

Staff and Consultants have not finished the review of this submittal.

GENOA TOWNSHIP
APPLICATION FOR PRIVATE ROAD
2911 Dorr Road, Brighton MI 48116 (810) 227-5225

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

APPLICANT: Todd Wyett

OWNER ADDRESS: 29201 Telegraph Rd, Ste 410, Southfield, MI 48034

SITE ADDRESS: Parcels 4711-08-400-020, 004, 006

APPLICABILITY OF PUBLIC VS. PRIVATE ROAD STANDARDS

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

1. Explain how there will be no need for the roadway to be dedicated as a public road in the future. Roadway will be part of an industrial PUD with association that will own

_____ and maintain the proposed roadway.

2. Explain how dedication of the road as a public street would not result in continuity in the public street system at the present time or in the future. The roadway will service the private industrial development sites within the PUD

3. What uses (number of lots, number of residential units, number of buildings, etc) will have access from the private road. Will the expected traffic volumes along the roadway be below five hundred (500) vehicles per average weekday, based on accepted trip generation figures? Future development of the site is still to be determined. Traffic volumes are dependent on

_____ specific uses in the future.

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

The site will ultimately be fully developed and planned around

_____ natural features to be preserved.

5. What financial and administrative mechanisms will be provided to ensure maintenance of the private road?
 The private road will be maintained by the industrial park association and a maintenance

agreement will be established outlining the obligations.

AFFIDAVIT

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

By: Todd Wyett

Address: 29201 Telegraph Rd, Ste 410, Southfield, MI 48034 Phone: 248-770-8484

Contact Information - Review Letters and Correspondence shall be forwarded to the following:			
1.) <u>Todd Wyett</u>	of <u>Versa Real Estate</u>	at ()	<u>todd@versacos.com</u>
<i>Name</i>	<i>Business Affiliation</i>		<i>Fax No.</i>
<u>Eric Lord</u>	<u>Atwell</u>		<u>elord@atwell-group.com</u>



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.	
Innovation Interchange - Phase 1	
PROJECT NAME:	<u>Latson Rd, South of I-96</u>
PROJECT LOCATON & DESCRIPTION:	<u>Phase 1 entrance roadway</u>
SIGNATURE: 	DATE: <u>7/15/24</u>
PRINT NAME: <u>Todd Wyett</u>	PHONE: <u>248-770-8484</u>
COMPANY NAME & ADDRESS:	<u>29201 Telegraph Rd, Ste4 410, Southfield, MI 48034</u>



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Todd Wyett
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Todd Wyett

SITE ADDRESS: 29201 Telegraph Rd, Ste 410, Southfield, MI 48034 PARCEL #(s): 4711-08-400-020, 004, 006

APPLICANT PHONE: (248) 770-8484 OWNER PHONE: () same

OWNER EMAIL: todd@versacos.com

LOCATION AND BRIEF DESCRIPTION OF SITE: _____

located south of the I-96 / Latson Rd interchange, south of the railroad and west of Latson Rd
Site is existing vacant land, part of 177 acre PUD for high-tech / light industrial development.

BRIEF STATEMENT OF PROPOSED USE: _____

The property is zoned PUD for high tech / light industrial development

THE FOLLOWING BUILDINGS ARE PROPOSED: To be determined

This site plan application is for the initial development access location and monument sign

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: Todd Wyett

ADDRESS: 29201 Telegraph Rd, Ste 410, Southfield, MI 48034

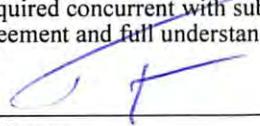
Contact Information - Review Letters and Correspondence shall be forwarded to the following:

1.) Todd Wyett of Versa Real Estate at todd@versacos.com
Name Business Affiliation E-mail Address

Eric Lord Atwell elord@atwell-group.com

FEE EXCEEDANCE AGREEMENT

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SIGNATURE:  DATE: 7/15/24
 PRINT NAME: Todd Wyett PHONE: 248-770-8484
 ADDRESS: 29201 Telegraph Rd, Ste4 410, Southfield, MI 48034

DRAFT PACKET PUBLIC HEARING #2

Jared Kime

From: Cathy Tallman <ctallman@livingstonroads.org>
Sent: Tuesday, August 6, 2024 7:39 AM
To: Jared Kime; Kim Hiller
Cc: Ammar Kalasho
Subject: ***Possible Spam*** RE: Latson Road PUD - Road Entrance Location

Good morning,
Innovation Drive is acceptable. Technology Drive is too. Genesis Drive is already used and would not work. I will go ahead and reserve Innovation Drive for you.

Thanks,
Cathy

Cathy Tallman
Livingston County Road Commission

From: Jared Kime <jkime@atwell-group.com>
Sent: Monday, August 5, 2024 4:10 PM
To: Kim Hiller <khiller@livingstonroads.org>
Cc: Ammar Kalasho <akalasho@atwell-group.com>; Cathy Tallman <ctallman@livingstonroads.org>
Subject: RE: Latson Road PUD - Road Entrance Location

Thanks Kim.

The proposed road name we would like to have reviewed is Innovation Drive.

Alternate Name Options:
Technology Drive
Genesis Drive

Stay tuned on the permit submittals. I'll confer with my client whether he wants to submit for that in advance of the site plan approval for the roadway with the Twp. Thanks.

Jared Kime, PE
Project Manager
ATWELL, LLC
248.447.2000 Office
734.223.0790 Mobile

From: Kim Hiller <khiller@livingstonroads.org>
Sent: Monday, August 5, 2024 2:58 PM
To: Jared Kime <jkime@atwell-group.com>
Cc: Ammar Kalasho <akalasho@atwell-group.com>; Cathy Tallman <ctallman@livingstonroads.org>
Subject: RE: Latson Road PUD - Road Entrance Location

Hi Jared,

A private road approach and a commercial driveway approach permit will be needed. I've attached both applications. They can be completed and emailed to permits@livingstonroads.org along with the pdf of the

construction plans. There is a \$200.00 application fee for each of them. This can be paid online with a credit card (<https://www.govpaynow.com/gps/user/cyg/plc/a005gn>) or a check can be delivered to our office. When you submit the application via email, please indicate the method of payment. We will not process the application until the fee is received.

We review road names for conformance with the Livingston County Addressing Policy (<https://milivcounty.gov/wp-content/uploads/Addressing-Policy.pdf>), if acceptable, we reserve the name in the Access (Road) Inventory Book (https://livingstonroads.org/wp-content/uploads/2024/07/AccessReferenceInventoryBook_July2024.pdf). Please email the proposed road names to Cathy Tallman and me. We will review the names and let you know if they are acceptable.

If you have any other questions, you may contact me.

Thank you,

Kim Hiller, P.E.

Utilities and Permits Engineer
Livingston County Road Commission
3535 Grand Oaks Drive
Howell, MI 48843
Ph. (517) 546-4250
khiller@livingstonroads.org
Office Hours: M-F 7:00 AM – 3:30 PM

From: Jared Kime <jkime@atwell-group.com>
Sent: Monday, August 5, 2024 2:27 PM
To: Kim Hiller <khiller@livingstonroads.org>
Cc: Ammar Kalasho <akalasho@atwell-group.com>
Subject: RE: Latson Road PUD - Road Entrance Location



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender jkime@atwell-group.com

Good afternoon Kim,

We are preparing to take the next steps in the development of the Latson Road PUD. Our first phase will consist on the initial section of road connecting to Latson per the approved site distance review. We have prepared and submitted a site plan package to the Township for review. At this stage, is there an additional review the LCRC would perform? Also, I believe we need to have a road name review completed, but I did not see a specific form for that. Can you provide direction on what needs to be submitted to get these next steps underway? Thank you.

Jared Kime, PE
Project Manager
ATWELL, LLC
248.447.2000 Office
734.223.0790 Mobile



**LIVINGSTON COUNTY ROAD COMMISSION
LAND SPLIT / SIGHT DISTANCE REVIEW**

****NOTE: THIS IS NOT A
DRIVEWAY PERMIT****

Review Number 2405-009REV

Property Owner and Applicant Information

Owner: **Todd Wyett**
 Street Address: **29201 Telegraph Road, Suite 410**
 City, State, ZIP: **Southfield, MI 48034**
 Day Phone: **(248) 771-8484**

Applicant:
 Company:
 Address:
 City, State: ,
 Applicant Phone:

Recommended for Approval:
Yes

Date of Review:
6/4/2024

Inspector:
Kim Hiller

Location

Township: **Genoa** Section **8** Roadway On: **Latson Road** Side of Street: **West**
 Approach Type: **Private Road** Development: **Innovation Interchange**
 Speed Limit (if posted): **55** Speed Factors (if any):

Comments:

The centerline of an industrial road could be located 540-665 feet north of Clover Bend. The LCRC would prefer it to be located at 540 feet from Clover Bend (500 feet from the railroad) in case it gets signalized in the future. A commercial driveway approach on the east side of Latson Road could be located at the proposed location, 368 feet north of Clover Bend.

Inspector: _____

Field Measurements: Location of existing property corners from nearest crossroad: **253 and 985 feet North of Clover Bend**

Parcel	Prop/Emnt Corners	Access Point(s)		Sight Distance Req.		Sight Distance Measured		S.D. Comply	CVA Comply	Neighbor Consent	Approve
				Std	Min						
Industrial Road (West)		540	660	930	770	930 North	930 South	Yes	Yes	No	Yes
Commercial (East)		368		850	610	740 North	850 East	Yes	Yes	No	Yes

** This review is based on the survey/sketch provided to us at the time of application or during the review process. Any changes to property lines or driveway locations after the date of this review will void the review and may prevent approval or permits for any future driveway approaches.

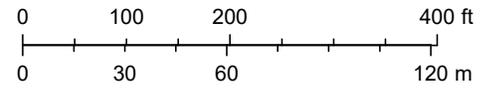
Livingston County GIS Map



5/7/2024, 4:34:45 PM

1:3,000

- Tax Parcel
- Minor Road
- Parcel Dimensions
- PLSS Section
- Roads
- Municipality
- Major Road



SEMCOG, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Livingston County IT/GIS

Livingston County IT/GIS

Map information depicted is not intended to replace or substitute for any official or primary source. Boundary measurements and area calculations are approximate and should not be construed as

COMMUNITY IMPACT ASSESSMENT

INNOVATION DRIVE – PHASE 1

October 17, 2024



Prepared By:



In accordance with Section 18.07 of the Genoa Township Zoning Ordinance, this impact assessment describes the property associated with the Phase 1 Innovation Drive, the potential impacts, and design features to minimize the negative impacts.

The Innovation Interchange PUD will be designated as an employment center for office, research, light industrial and warehousing uses.

18.07.01 Preparer.

This statement was prepared by Bradley Strader, AICP, Principal Planner, C2G and Eric Lord, P.E., Vice President, Atwell. A traffic impact study was previously submitted with the PUD and the development of the Phase 1 Innovation Drive does not warrant an update to this study.

**Cincar Consulting Group
(C2G)**
17199 N Laurel Park Drive
Suite 204
Livonia, MI 48152
(313) 652-1101
Bradley Strader, Principal
Brad.Strader@itsc2g.com

ATWELL, LLC
Two Towne Square, Suite 700
Southfield, MI 48076
(248) 447-2000
Eric Lord, Vice President
elord@atwell.com

FLEIS & VANDENBRINK
27725 Stansbury St #195
Farmington Hills, MI 48334
(248) 536-0080
Julie Kroll, Traffic Services
Group Manager
jkroll@fveng.com

18.07.02 Location.

The project site for the Phase 1 Innovation Drive is located south of the I-96 Interchange, approximately 380 feet south of the railroad tracks on the west side of Latson Road. The road is located on parcel 11-08-400-020. The existing structures on the property and the two adjacent properties (11-08-400-004 and 11-08-400-006) to the south will be removed. The location of the proposed road has been reviewed and approved by the Livingston County Road Commission for sight distance.

18.07.03 Impact on Natural Features.

The subject property is comprised of approximately 18.96 acres of land, described in title as parcels 1A and 1B, of which only the eastern 300 feet of parcel 1B will be impacted by the Phase 1 road construction. The property is currently occupied by a single family home on the east end and active farmland on the west. The topography of the parcel is gently rolling with a north-south ridge in the middle of the property. The topography generally slopes from north to south with 20 feet of varying relief with typically moderate slopes of 2-5%. The parcel is bordered on the north by the existing railroad and on the west by a tree row. There is a small, isolated wetland located adjacent to Latson Road, north of the proposed road location which is unaffected by the Phase 1 road.

18.07.04 Impact on Stormwater Management.

The topography west of Latson Road gently slopes away from Latson Rd. Therefore, the runoff from the road will be directed into the subject property and captured in a temporary sedimentation basin at the end of the road before following the existing drainage patterns on the property back to the Latson Rd storm sewer and ditch system, which continues to flow south towards the ultimate outlet, the Marion-Genoa Drain. The additional impervious area of the new proposed roadway is off set by the removal of the existing structures and driveways, meaning there will be no noticeable change in the stormwater runoff on the property.

According to the USDA Natural Resources Conservation Service Soils information, the subject area is primarily comprised of Wawasee Loam soil, which is classified as a soils group C. Soils of this type experience low to moderate infiltration with stormwater typically saturating the soil before running off toward lower areas. High groundwater is not anticipated. These soil types do not generally limit development of land.

Future development of the property will be designed to maintain similar drainage patterns to what occurs now. A stormwater management system will be designed for the future development in accordance with the requirements of the Livingston County Drain Commissioner's office, which will include:

- Water quality measures
- Stormwater detention sized for the 100-year storm event
- Soil erosion control

We anticipate the future detention basins will be strategically located at or near the existing low points of the property where stormwater is currently leaving the site. The basins will retain the water for a period with a restricted release to maintain the current drainage patterns from the property. As mentioned earlier, the subject area is tributary to the Marion Genoa Drainage District which is the ultimate receiving water course.

A soil erosion control permit will be obtained prior to construction from Livingston County which will require the site to be managed to control erosion created by construction activity. Examples of erosion control measures that are typically deployed during site development include:

- Silt fencing and vegetative buffer strips to keep soil contained within the construction area.
- Mud Mats at construction entrances to avoid tracking onto public roads.
- Inlet protection – silt sacks in catch basins to avoid sediment buildup in storm pipes and ponds.
- Stone Rip Rap – at culvert outlets to reduce scour and erosion.
- Seed and mulch – of graded areas to promote vegetation growth, which is key to controlling erosion. established.

18.07.05 Impact on Surrounding Land Use.

The land immediately north, west, and south of the proposed Innovation Drive are part of the approved Innovation Interchange PUD and will ultimately be provided access from the proposed roadway. This proposed roadway may ultimately become a signalized intersection once the PUD is further developed and will provide for an orderly flow of traffic to and from the development property.

18.07.06 Impact on Public Facilities and Services.

Innovation Drive is a private road and will be privately maintained by the property owner or future owners within the PUD. No impacts to County or Township services are expected with the development of the Phase 1 road. The road is not expected to have any impacts on police, fire, or emergency response services as the 3 existing residential driveways and homes are being replaced by a single access point to vacant land. The tax benefits of the future development to be serviced by this road will provide a high benefits-to-impact ratio for Genoa Township.

18.07.07 Impact on Public Utilities.

Public utilities are not impacted by the private road, however, future development will extend utilities along this roadway in accordance with the previously approved master plan for the PUD. Refer to utility exhibits within the appendix for future utility concept plans.

18.07.08 Storage and Handling of any Hazardous Materials.

The proposed roadway does not provide for storage or handling of hazardous materials. Each future development proposed within the subject area will be responsible for meeting all storage and handling requirements, as applicable.

18.07.09 Traffic Impact Study.

A traffic impact study has been previously prepared by Fleis and Vandenbrink. The study area and contents of this study has been coordinated with the Livingston County Road Commission with a focus on the potential cross section for Latson Road (such as a median), its design, and the preferred location for access points to the PUD along with impacted intersections in the surrounding area. Please refer to this report for a detailed analysis of traffic impacts and recommended improvements associated with the overall PUD. The Phase 1 installation of Innovation Drive does not warrant any updates to this study.

18.07.10 Historic and Cultural Resources.

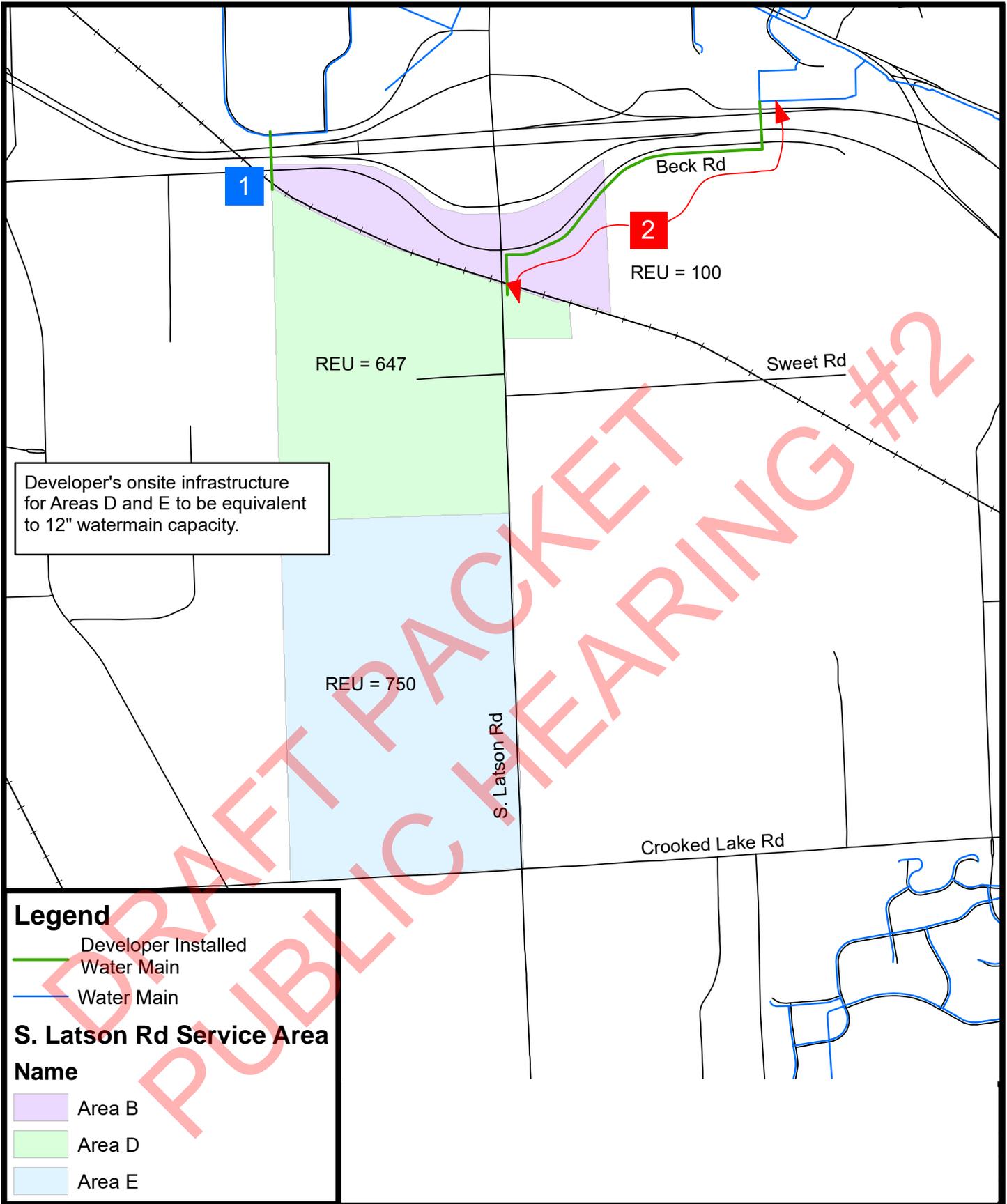
There are no historic or cultural resources on the property.

18.07.11 Special Provisions.

The PUD Agreement contains several provisions regarding the uses, operations, design and other standards that will apply to the Development and future site plans and owners.

Appendix:

- Figure 1: Water Distribution Infrastructure Map
- Water Main Concept Map
- Figure 2: Sanitary Sewer Collection Infrastructure Map
- Sanitary Sewer Concept Map
- Soils and Wetlands Site Map
- Topography and Natural Features Site Map



Developer's onsite infrastructure for Areas D and E to be equivalent to 12" watermain capacity.

Legend

- Developer Installed Water Main
- Water Main

S. Latson Rd Service Area

Name

- Area B
- Area D
- Area E

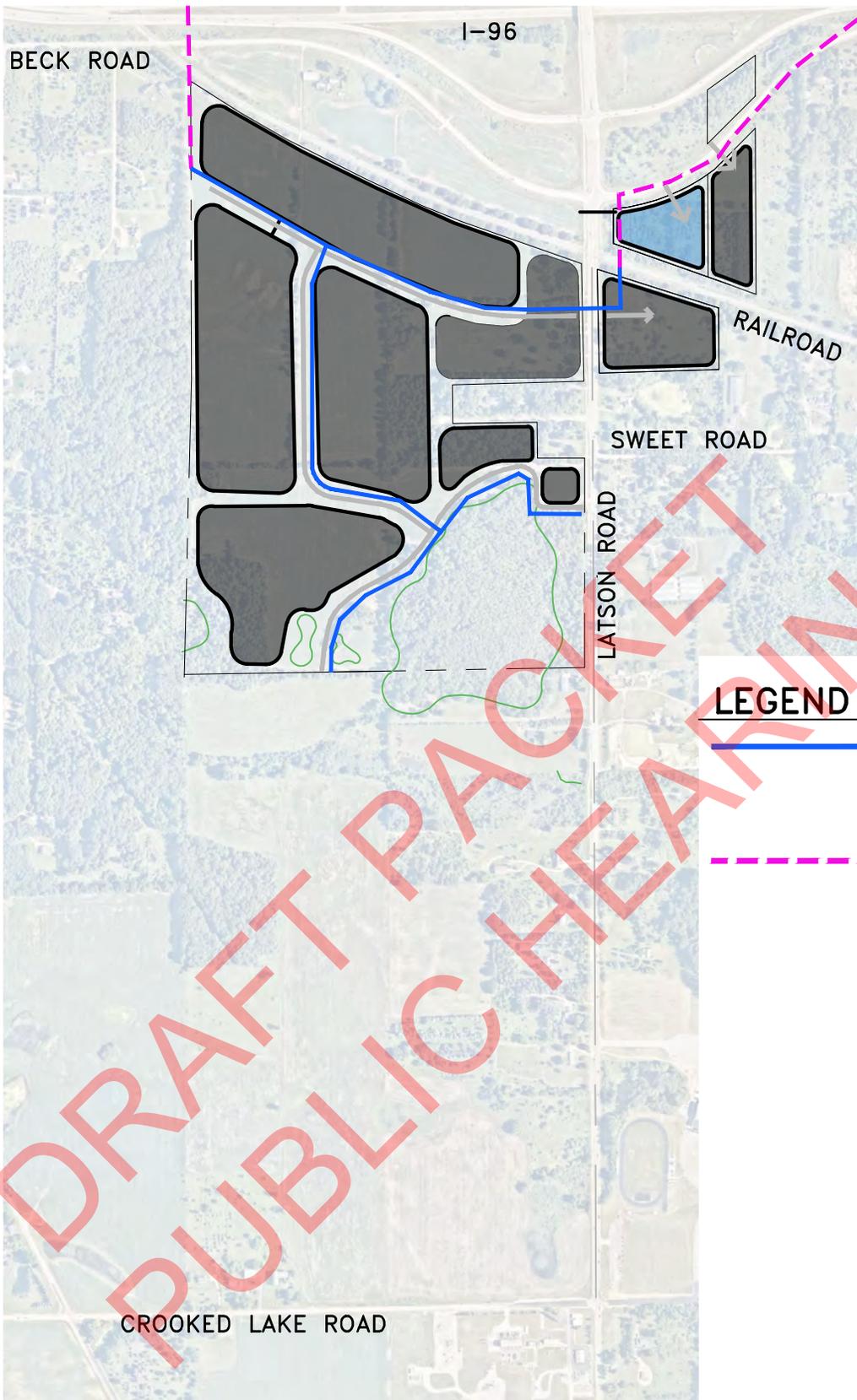
1 inch = 1,500 feet

Figure 1
Water Distribution Infrastructure

Date: 3/2/2018



Note: This is a graphical representation of the required improvements. Final routing and location will be required during the design phase.



LEGEND

- PR WATERMAIN
(TO BE INSTALLED
AS PART OF THE
INNOVATION
INTERCHANGE PUD)
- - - EX WATERMAIN

DRAFT PUBLIC HEARING #2

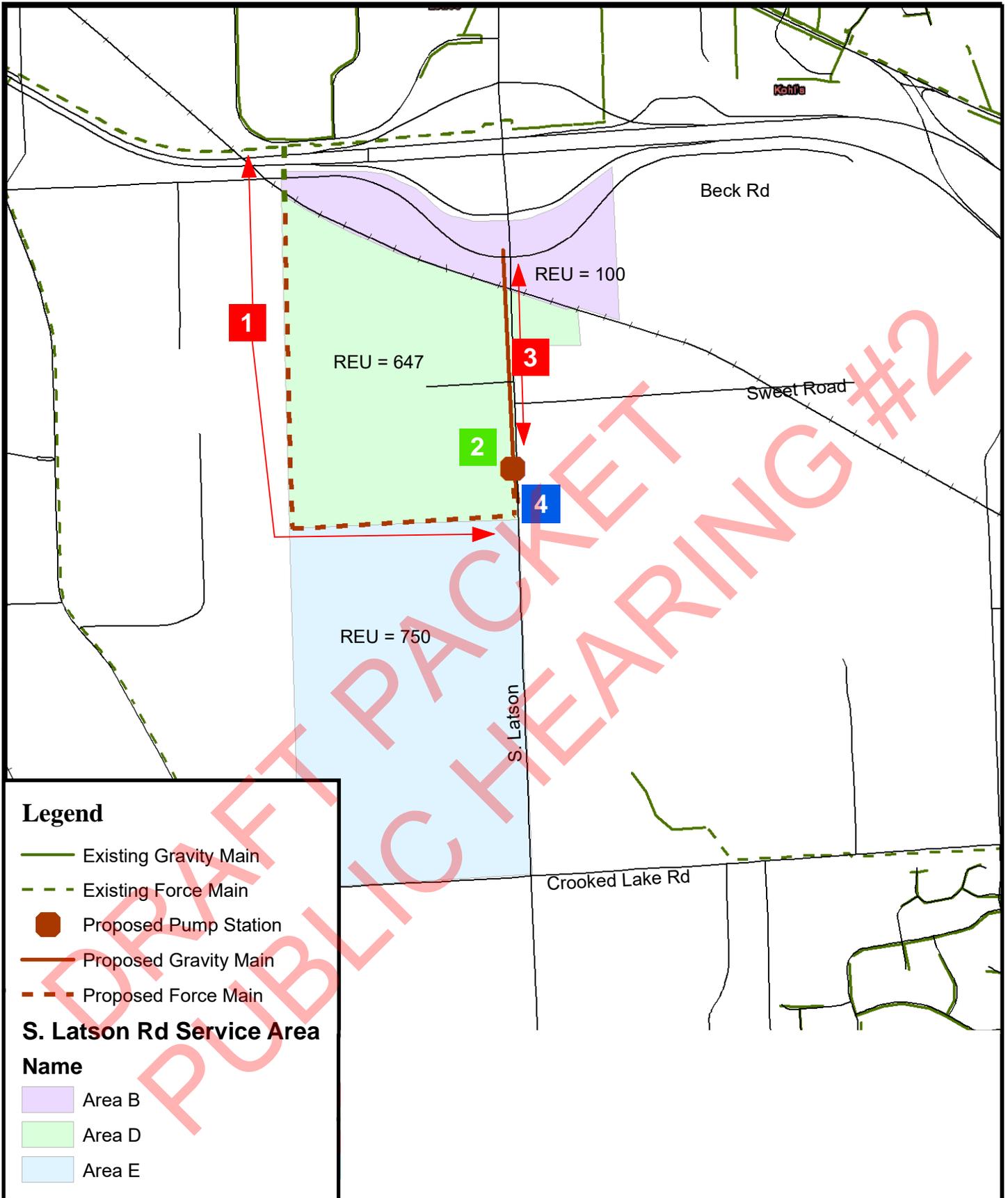
WATERMAIN CONCEPT

NOTE:
WATER MAIN TO BE A COMBINATION OF 8" AND
12" IN DIAMETER

PROJECT NO.: 16001784
DATE: 2024-09-25



ATWELL
866.850.4200 www.atwell-group.com



1 inch = 1,500 feet

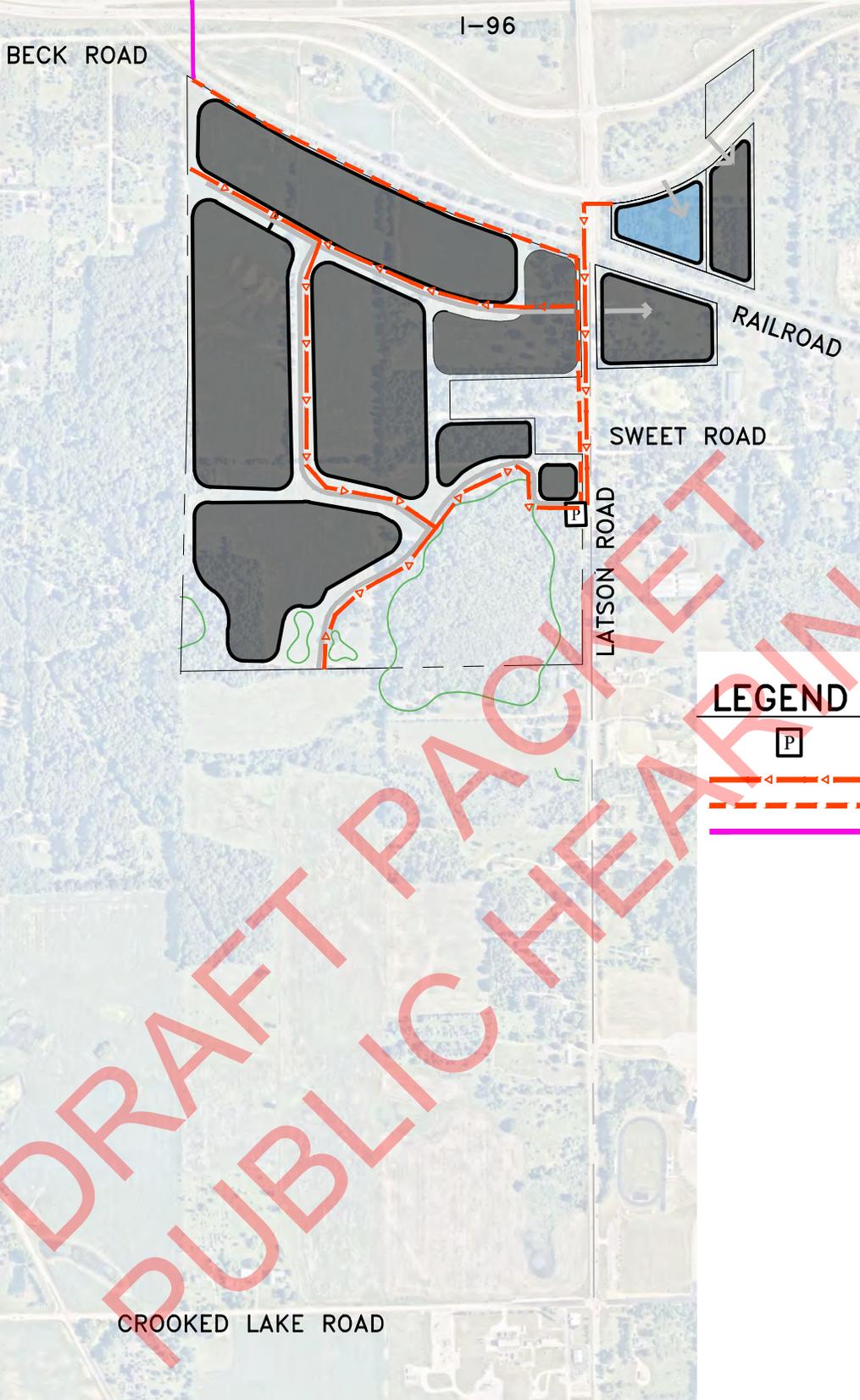
Figure 2

Date: 3/2/2018

Sanitary Sewer Collection Infrastructure

Note: This is a graphical representation of the required improvements. Final routing and location will be required during the design phase





DRAFT PUBLIC HEARING #2

SANITARY SEWER CONCEPT

PROJECT NO.: 16001784
 DATE: 2024-06-25

NOTE:
 SANITARY SEWER TO BE A COMBINATION OF 8"
 AND 10" GRAVITY SEWER AND 8" FORCE MAIN

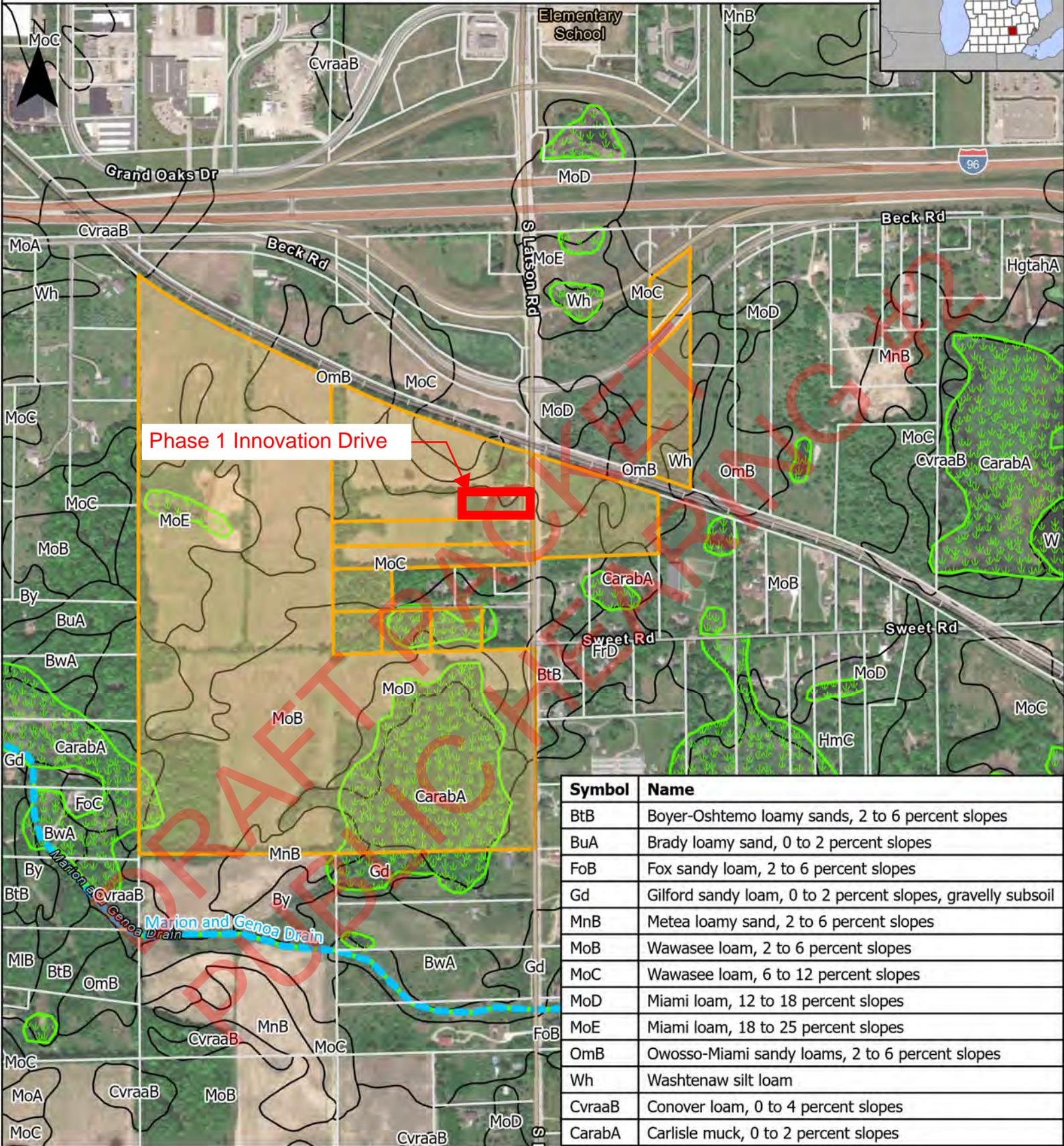


ATWELL
 866.850.4200 www.atwell-group.com

Innovation Interchange PUD

Site Map - Soils and Wetlands

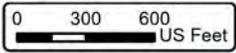
Genoa Township, Livingston County, Michigan



Phase 1 Innovation Drive

Symbol	Name
BtB	Boyer-Oshtemo loamy sands, 2 to 6 percent slopes
BuA	Brady loamy sand, 0 to 2 percent slopes
FoB	Fox sandy loam, 2 to 6 percent slopes
Gd	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil
MnB	Metea loamy sand, 2 to 6 percent slopes
MoB	Wawasee loam, 2 to 6 percent slopes
MoC	Wawasee loam, 6 to 12 percent slopes
MoD	Miami loam, 12 to 18 percent slopes
MoE	Miami loam, 18 to 25 percent slopes
OmB	Owosso-Miami sandy loams, 2 to 6 percent slopes
Wh	Washtenaw silt loam
CvraaB	Conover loam, 0 to 4 percent slopes
CarabA	Carlisle muck, 0 to 2 percent slopes

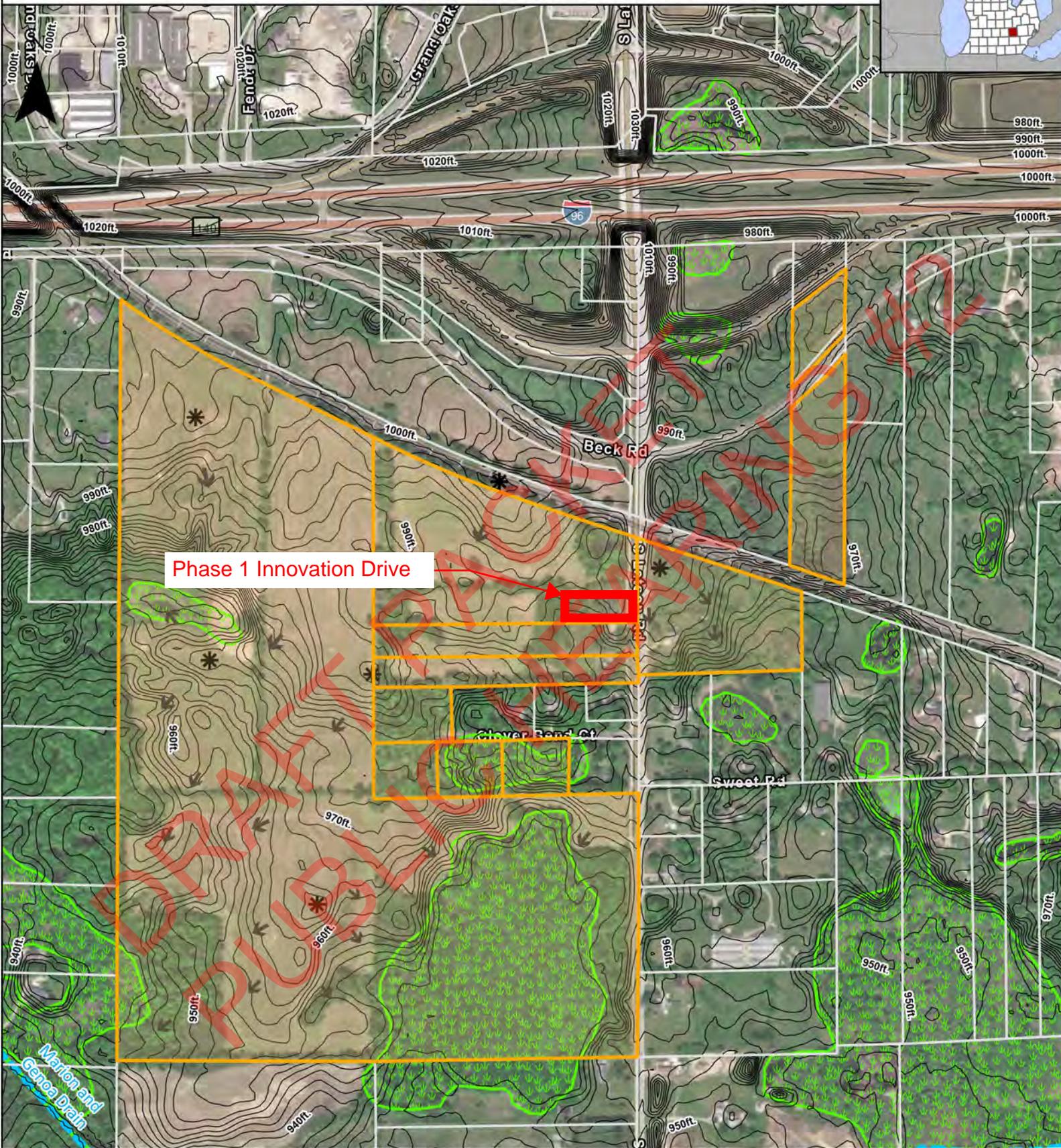
Innovation Interchange PUD
 Parcel Boundary
 NWI Wetlands
 Soil Types



Innovation Interchange PUD

Topography & Natural Features

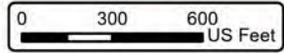
Genoa Township, Livingston County, Michigan



Phase 1 Innovation Drive

- Innovation Interchange PUD
- Parcel Boundary
- Local High Point

- NWI Wetlands
- 2 Ft Contour
- Estimated Flow Direction
- Watercourse NHD



**PRIVATE ROAD EASEMENT
AND MAINTENANCE AGREEMENT**

THIS PRIVATE ROAD EASEMENT AND MAINTENANCE AGREEMENT (“Easement”) is made this ____ day of _____, 2024, by Latson Partners, LLC (“Owner”), whose address is 29201 Telegraph Road, Suite 410, Southfield, Michigan 48034.

RECITALS

WHEREAS, the Owner is the title holder of certain real property located in the Township of Genoa, County of Livingston, State of Michigan, more particularly described as Parcels 4711-08-400-004 and 4711-08-400-006 (the “Property”), as more particularly described on **Exhibit A**.

WHEREAS, the Property is part of a Planned Unit Development (“PUD”) known as the Innovation Park PUD, which includes approximately 177 acres of land located south of the Latson Road/I-96 interchange, and is the subject of a PUD Agreement recorded on October 6, 2020, with the Livingston County Register of Deeds.

WHEREAS, in order to carry out the PUD, the Owner has submitted an application for site plan approval and application for private road (to be known as “Innovation Drive”) to construct the planned access drive to service a portion of the PUD on the west side of Latson Road as depicted and described on the Plan attached as **Exhibit B**. As a private road, Innovation Drive will be constructed, operated and maintained by the Owner or its successors in interest.

WHEREAS, it is the desire of the Owner to establish a private road easement and maintenance agreement and an easement for public utilities for the benefit of the Township and public sewer and water authorities.

NOW, THEREFORE, in pursuance of this Easement and in consideration of the mutual covenants and benefits contained herein, the Owner declares and agrees as follows:

EASEMENT DECLARATION

1. Owner hereby grants, transfers, establishes and declares for the use and benefit of the Innovation Park PUD, Genoa Township and for public utilities, a non-exclusive, perpetual easement (the “Easement”) for ingress and egress and for the location of public and private utilities, over, under and across Innovation Drive as described and depicted in **Exhibit C** (the “Easement Area”).

2. The Easement shall run with the land and is binding on all future owners, heirs, assigns and successors in title.

EASEMENT MAINTENANCE

3. The Owner shall be responsible for all maintenance and repairs of the Easement Area as necessary to keep the Easement Area in good repair for safe vehicular and pedestrian passage. Maintenance obligations include the removal of snow, ice, paper and debris in a timely and reasonable manner and the patching and filling of cracks and undertaking other necessary repairs or replacement over time.

4. The maintenance and repair obligations under this Easement are specifically enforceable by Genoa Township, with its reasonable costs and expenses chargeable to and collectible against the Owner, or its successors and assigns, as owner of the Property, and, if necessary, as a delinquent special assessment on the Township tax rolls.

5. That the Easement and the rights and responsibilities set forth are permanent and perpetual and intended to bind the parties hereto, their heirs, successors and assigns, and their respective properties, to touch and concern said parcels, and to run with the land and succeeding interests therein.

6. In the event the PUD becomes a condominium and a condominium master deed is recorded with respect to the entire Property, or the PUD becomes subject to comprehensive covenants, easements and restrictions, then Owner and Township agree that this Easement shall become null and void, provided the condominium master deed or covenants, easements and restrictions include rights similar to this Easement. In such circumstances, Owner shall have the right to execute and record a termination of this Easement.

7. This Easement shall be governed by and construed in accordance with the laws of the State of Michigan.

8. This Easement may be amended or modified at any time by an agreement in writing mutually agreed to, executed and acknowledged by the Owner or its successors and assigns and any first mortgagee then encumbering the Property (or any part thereof), and approved by Genoa Township and thereafter duly recorded.

9. In the event any provision or portion of this Easement is held by any court of competent jurisdiction to be invalid or unenforceable, such holding will not affect the remainder hereof, and the remaining provisions shall continue in full force and effect at the same extent as would have been the case had such invalid or unenforceable provision or portion never been a part hereof.

Exempt from transfer tax pursuant to MCL §207.505(a) and MCL §207.526(a).

IN WITNESS WHEREOF, the Owner has executed this Easement as of the day and year first above written.

[Signatures on following pages]

OWNER:

**LATSON PARTNERS, LLC, a
Michigan limited liability company**

By: _____

Name: _____

Its: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by _____, the Managing Member of Latson Partners, LLC, a Michigan limited liability company, on behalf of said limited liability company.

_____, Notary Public
State of Michigan, County of _____
My Commission expires: _____
Acting in the County of _____

DRAFTED BY:

Alan M. Greene, Esq.
Dykema Gossett PLLC
39577 Woodward Avenue, Suite 300
Bloomfield Hills, MI 48304

WHEN RECORDED RETURN TO:

Genoa Township
2911 Dorr Road
Brighton, MI 48116

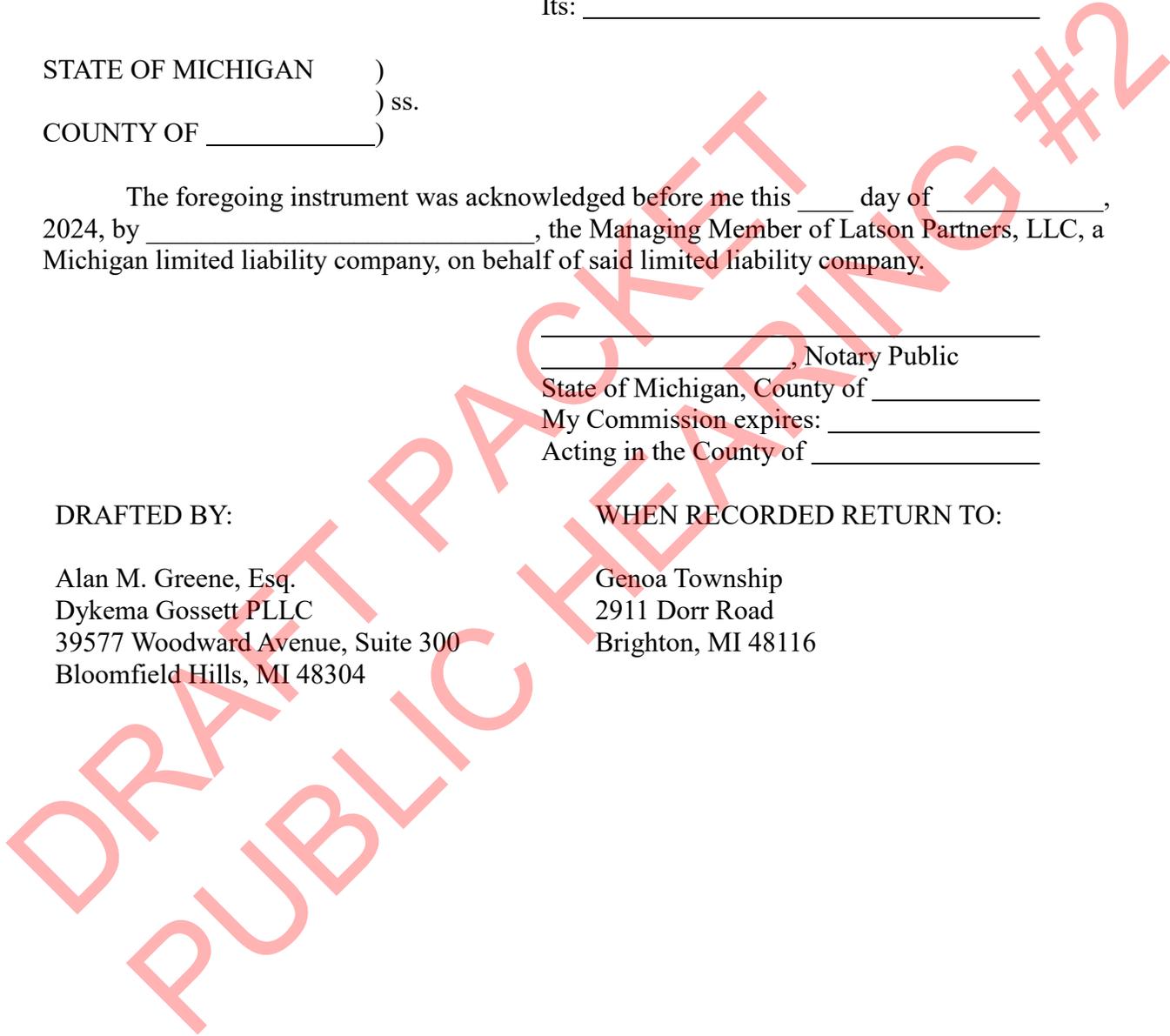


EXHIBIT A
(Legal Description of Property)

DRAFT PACKET
PUBLIC HEARING #2

EXHIBIT B
(Plan for Innovation Drive)

DRAFT PACKET
PUBLIC HEARING #2

EXHIBIT C
(Legal Description of Easement Area)

DRAFT PACKET
PUBLIC HEARING #2

102984.000185 4856-4678-2947.1

[Exhibit C to Private Road Easement and Maintenance Agreement]

EXHIBIT A

DESCRIPTION OF PARCELS 1A AND 1B PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1015454, COMMITMENT DATE: JULY 25, 2024:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1A:

PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID SECTION 8, SOUTH 01 DEGREES 46 MINUTES 00 SECONDS WEST 1437.61 FEET TO A POINT OF THE SOUTHERLY RAILROAD RIGHT OF WAY LINE (AS CONSTRUCTED), ALSO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 8, SOUTH 01 DEGREES 46 MINUTES 00 SECONDS WEST 231.97 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 06 SECONDS WEST 1293.05 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS EAST 744.25 FEET TO A POINT ON THE SOUTHERLY RAILROAD RIGHT OF WAY LINE (AS CONSTRUCTED); THENCE ALONG THE SAID SOUTHERLY RAILROAD RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: SOUTH 62 DEGREES 03 MINUTES 36 SECONDS EAST 88.07 FEET; CURVE TO THE LEFT 527.26 FEET, RADIUS OF 4000.00 FEET, CENTRAL ANGLE OF 07 DEGREES 33 MINUTES 09 SECONDS, CHORD BEARING AND LENGTH SOUTH 65 DEGREES 50 MINUTES 11 SECONDS EAST 526.88 FEET, SOUTH 69 DEGREES 36 MINUTES 45 SECONDS EAST 765.54 FEET TO THE POINT OF BEGINNING.

PARCEL 1B:

THE NORTH 5 ACRES OF THE NORTH 1/2 OF THE SOUTH 30 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY MICHIGAN.

PARCEL 1B ALSO DESCRIBED BY SURVEY AS FOLLOWS:

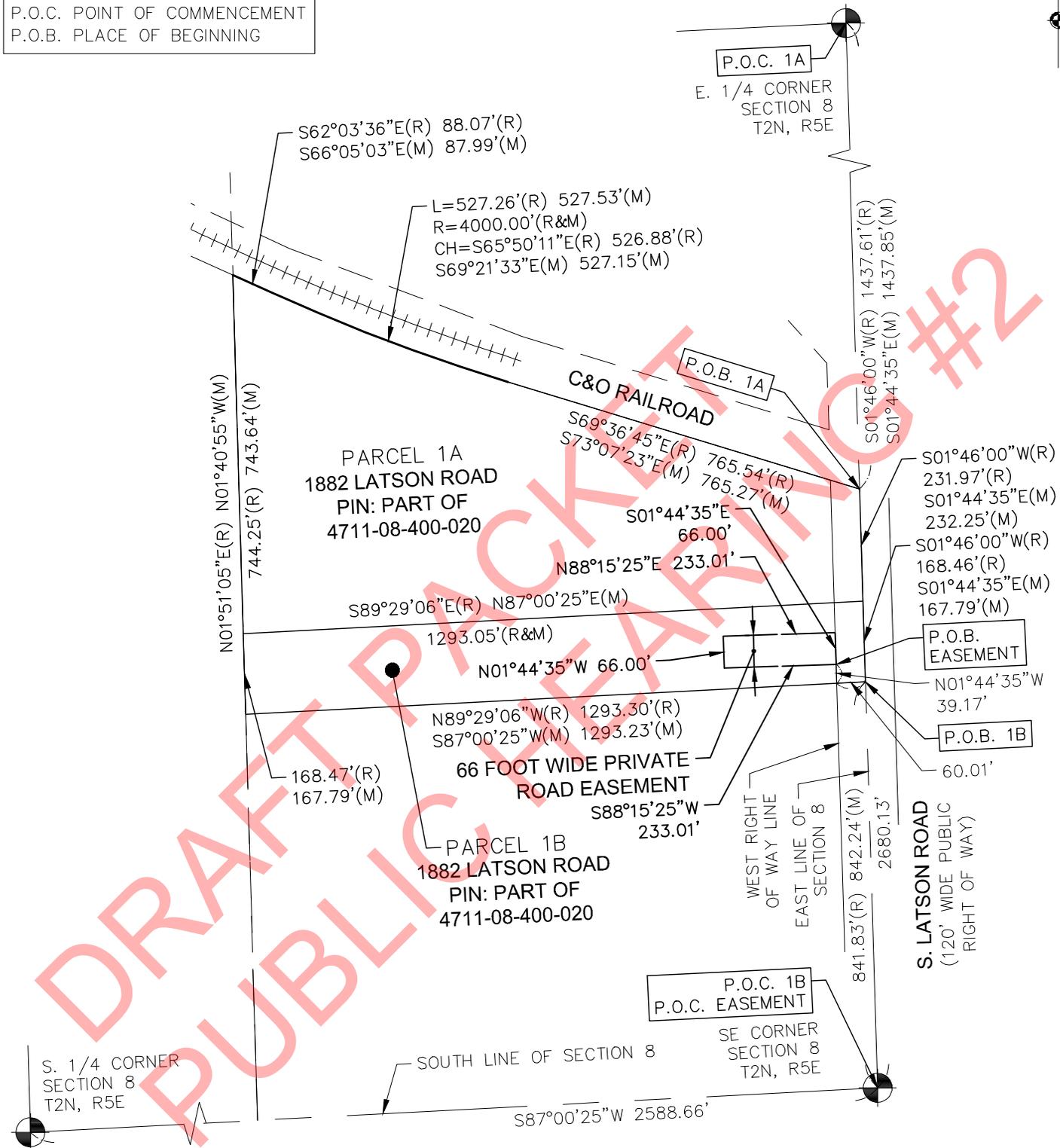
PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 01 DEGREES 46 MINUTES 00 SECONDS EAST 841.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 29 MINUTES 06 SECONDS WEST 1293.30 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS EAST 168.47 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 06 SECONDS EAST 1293.05 FEET; THENCE SOUTH 01 DEGREES 46 MINUTES 00 SECONDS WEST 168.46 FEET TO THE POINT OF BEGINNING.

DRAFT PUBLIC HEARING

CLIENT LATSON PARTNERS, LLC SKETCH & DESCRIPTION OF A 66 FOOT WIDE PRIVATE ROAD EASEMENT LOCATED IN SECTION 8 TOWN 2 NORTH, RANGE 5 EAST GENOA TOWNSHIP LIVINGSTON COUNTY, MICHIGAN	JOB: 16001784	CAD EA-03	TAX PARCEL NO.: 4711-08-400-020 BEARING BASE: NAD83(2011) MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE, INTERNATIONAL FEET
	DR. JEP	CH. CPK	
	BOOK NA	PG. NA	
	SHEET 01 OF 03	DATE: 10-21-2024	
FILE CODE: EA-01 ROAD EASEMENT			
 ATWELL 866.850.4200 www.atwell-group.com <small>TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000</small>			

EXHIBIT B

LEGEND	
	SECTION CORNER
	P.O.C. POINT OF COMMENCEMENT
	P.O.B. PLACE OF BEGINNING



CLIENT	LATSON PARTNERS, LLC
SKETCH & DESCRIPTION OF A 66 FOOT WIDE PRIVATE ROAD EASEMENT LOCATED IN	
SECTION 8 TOWN 2 NORTH, RANGE 5 EAST GENOA TOWNSHIP LIVINGSTON COUNTY, MICHIGAN	
SCALE:	0 150 300 1 INCH = 300 FEET

JOB: 16001784	CAD EA-03
DR. JEP	CH. CPK
BOOK NA	PG. NA
SHEET 02 OF 03	DATE: 10-21-2024
FILE CODE: EA-01 ROAD EASEMENT	
 ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	

TAX PARCEL NO.:
4711-08-400-020
BEARING BASE: NAD83(2011)
MICHIGAN STATE PLANE
COORDINATES, SOUTH ZONE,
INTERNATIONAL FEET

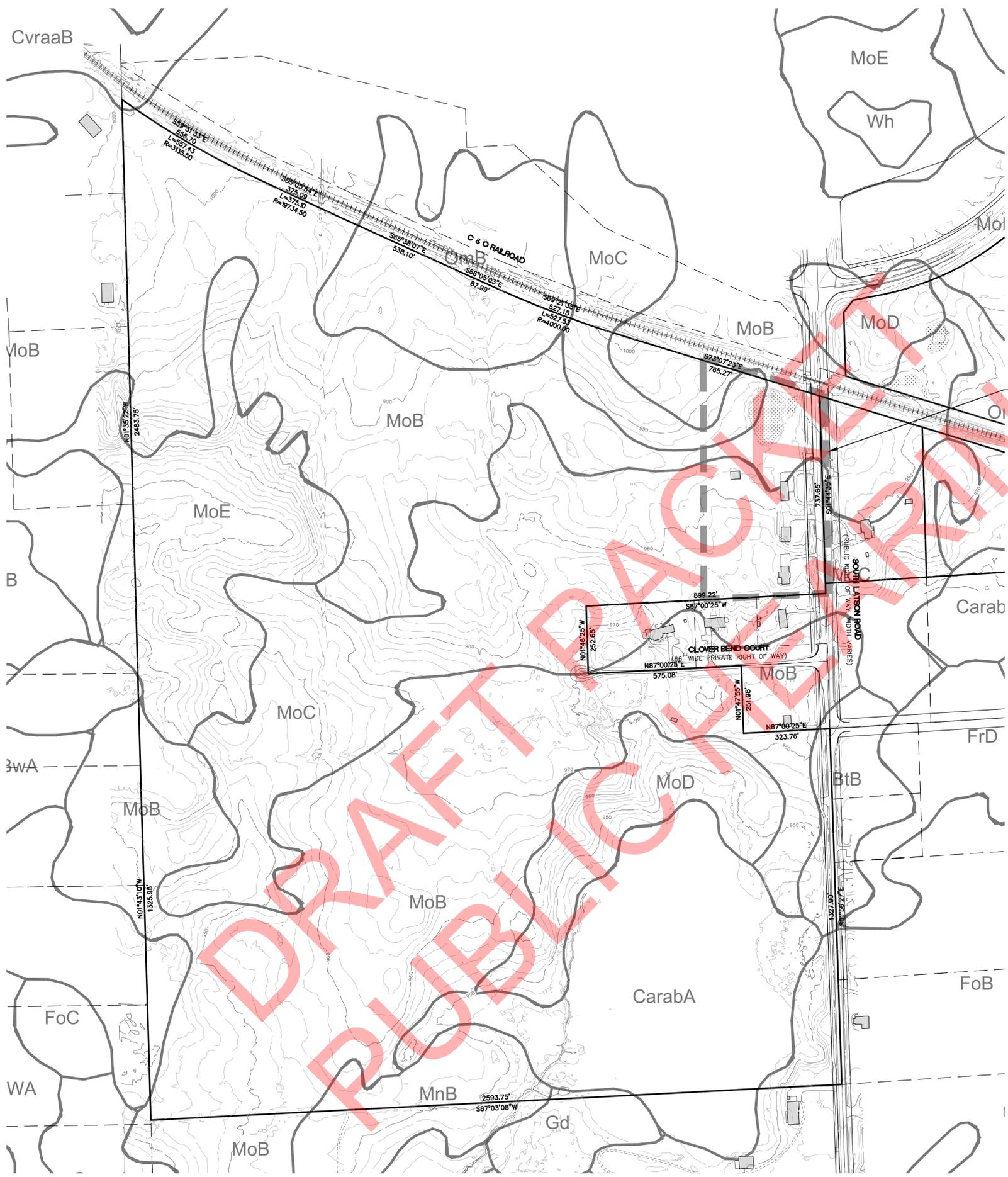
EXHIBIT C

DESCRIPTION OF A 66 FOOT WIDE PRIVATE ROAD EASEMENT LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE N01°44'35"W 842.24 FEET (RECORDED AS N01°46'00"E 841.83 FEET) ALONG THE EAST LINE OF SAID SECTION 8, LYING IN S. LATSON ROAD (120 FEET WIDE); THENCE S87°00'25"W (RECORDED AS N89°29'06"W) 60.01 FEET; THENCE N01°44'35"W 39.17 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID S. LATSON ROAD FOR A **PLACE OF BEGINNING**; THENCE S88°15'25"W 233.01 FEET; THENCE N01°44'35"W 66.00 FEET; THENCE N88°15'25"E 233.01 FEET; THENCE S01°44'35"E 66.00 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID S. LATSON ROAD TO THE PLACE OF BEGINNING.

DRAFT PACKET PUBLIC HEARING #2

CLIENT LATSON PARTNERS, LLC SKETCH & DESCRIPTION OF A 66 FOOT WIDE PRIVATE ROAD EASEMENT LOCATED IN SECTION 8 TOWN 2 NORTH, RANGE 5 EAST GENOA TOWNSHIP LIVINGSTON COUNTY, MICHIGAN	JOB: 16001784	CAD EA-03	TAX PARCEL NO.: 4711-08-400-020 BEARING BASE: NAD83(2011) MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE, INTERNATIONAL FEET
	DR. JEP	CH. CPK	
	BOOK NA	PG. NA	
	SHEET 03 OF 03	DATE: 10-21-2024	
FILE CODE: EA-01 ROAD EASEMENT			
 ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000			



LEGEND

	BOUNDARY LINE		SECTION CORNER
	BOUNDARY ADJACENT LINE		SOIL BORING
	EASEMENT LINE		FOUND MAC NAIL
	SECTION LINE		FOUND MONUMENT
	RIGHT OF WAY CENTERLINE		FOUND CAPPED IRON ROD
	OVERHEAD UTILITY LINE		EXISTING SIGN
	EXISTING WETLAND		EX. GUY ANCHOR WITH WIRE
	APPROXIMATE CENTERLINE OF DITCH		EXISTING UTILITY POLE
	APPROXIMATE UNDERGROUND FIBER LINE		EXISTING WATER BBOX
	APPROXIMATE UNDERGROUND TELEPHONE LINE		EXISTING TELEPHONE RISER
	APPROXIMATE UNDERGROUND GAS LINE		EX. MANHOLE/CATCH BASIN
	UNDERGROUND STORM LINE		EXISTING CULVERT
	UNDERGROUND WATER LINE		EXISTING CABLE RISER
	EXISTING FENCE		EXISTING LIGHTPOLE
	EXISTING LIMITS OF VEGETATION		UNDERGROUND GAS MARKER
	EXISTING CURB AND GUTTER		UNDERGROUND WATER MARKER
	EXISTING GROUND CONTOUR		POINT OF COMMENCEMENT
			PLACE OF BEGINNING
			RECORD
			MEASURED



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

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 SOUTHFIELD, MI 48076
 248.447.2000

SECTION 8
 TOWN 2 NORTH, RANGE 5 EAST
 GENOA TOWNSHIP
 LIVINGSTON COUNTY MICHIGAN

LATSON PARTNERS, LLC
 INNOVATION INTERCHANGE
 SITE PLAN - PHASE 1
 OVERALL EXISTING CONDITIONS
 NOT FOR CONSTRUCTION

DATE	JULY 23, 2024
2024-09-17 REVISIONS	
2024-11-11 PER TWP	
REVISIONS	
SCALE 0 100 200	
1" = 200 FEET	
DR. MM CH. JK	
P.M. J. KIME	
JOB 16001784	
SHEET NO.	2

SOIL SYMBOL	SOIL TYPE
BtB	BOYER-OSHTEMO LOAMY SANDS, 2 TO 6 PERCENT SLOPES
BtD	BOYER-OSHTEMO LOAMY SANDS, 12 TO 18 PERCENT SLOPES
BuA	BRADY LOAMY SAND, 0 TO 2 PERCENT SLOPES
BwA	BRONSON LOAMY SAND, 0 TO 2 PERCENT SLOPES
By	BROOKSTON LOAM, 0 TO 2 PERCENT SLOPES
CarabA	CARLISLE MUCK, 0 TO 2 PERCENT SLOPES
CvraaB	CONOVER LOAM, 0 TO 4 PERCENT SLOPES
FoB	FOX SANDY LOAM, 2 TO 6 PERCENT SLOPES
FoC	FOX SANDY LOAM, 6 TO 12 PERCENT SLOPES
Frc	FOX-BOYER COMPLEX, 6 TO 12 PERCENT SLOPES
FrD	FOX-BOYER COMPLEX, 12 TO 18 PERCENT SLOPES
Gd	GILFORD SANDY LOAM, 0 TO 2 PERCENT SLOPES, GRAVELLY SUBSOIL
Mb	METAMORA SANDY LOAM, 0 TO 4 PERCENT SLOPES
MbA	META LOAMY SAND, 2 TO 6 PERCENT SLOPES
MoA	WAWASEE LOAM, 0 TO 2 PERCENT SLOPES
MoB	WAWASEE LOAM, 2 TO 6 PERCENT SLOPES
MoC	WAWASEE LOAM, 6 TO 12 PERCENT SLOPES
MoD	MIAMI LOAM, 12 TO 18 PERCENT SLOPES
MoE	MIAMI LOAM, 18 TO 25 PERCENT SLOPES
OmB	OWOSSO-MIAMI SANDY LOAMS, 2 TO 6 PERCENT SLOPES
Wh	WASHTENAW SILT LOAM

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

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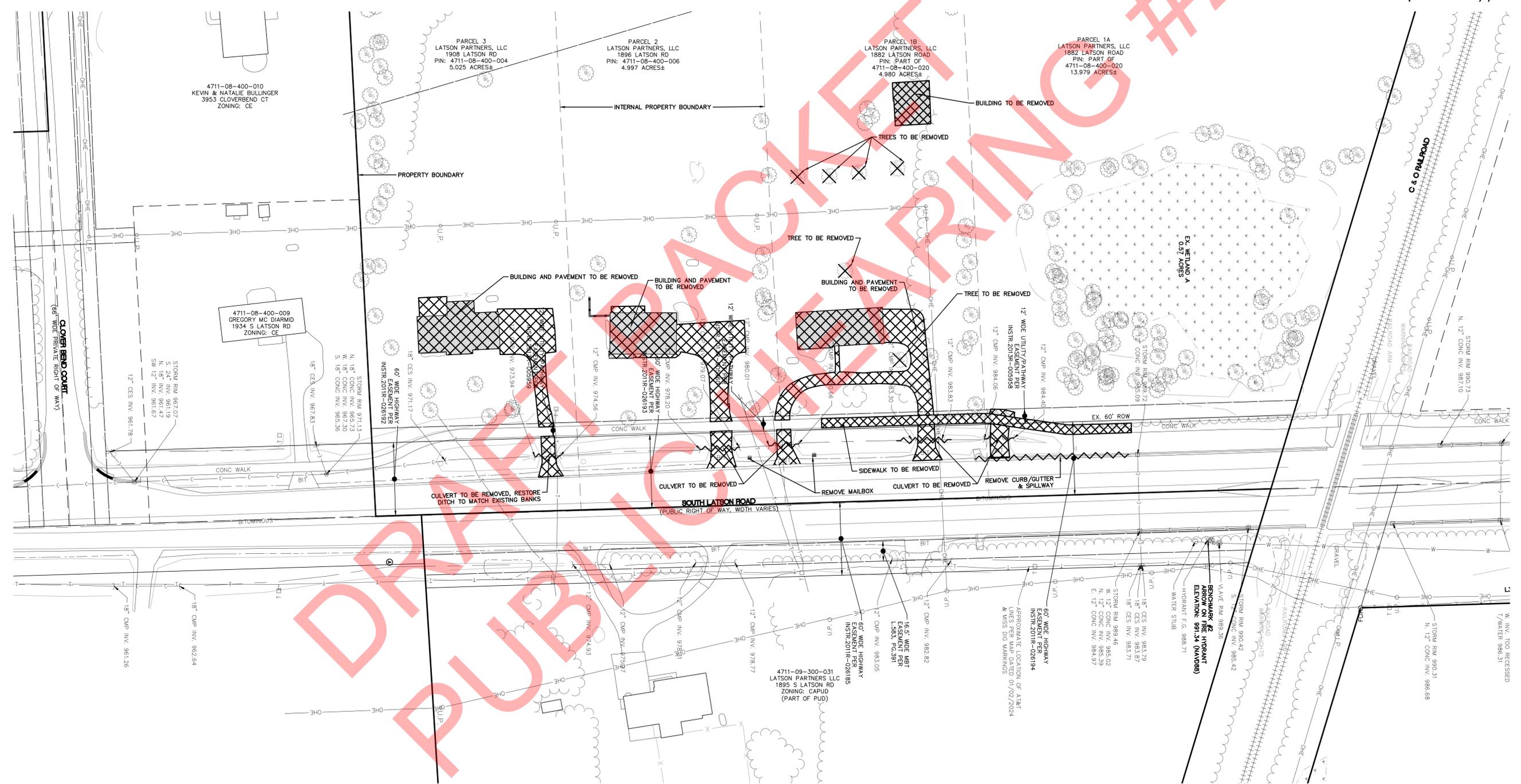
SECTION 8 TOWN 2 NORTH, RANGE 5 EAST GENOA TOWNSHIP LIVINGSTON COUNTY MICHIGAN

LATSON PARTNERS, LLC INNOVATION INTERCHANGE SITE PLAN - PHASE 1 EXISTING CONDITIONS AND DEMOLITION PLAN NOT FOR CONSTRUCTION

Table with columns: DATE, REVISIONS, SCALE, DR, CH, SHEET NO. Includes date July 23, 2024 and scale 1" = 40 FEET.

LEGEND

- BOUNDARY LINE, SOIL BORING, FOUND MAC NAIL, FOUND MONUMENT, FOUND CAPPED IRON ROD, EXISTING SIGN, EX. GUY ANCHOR WITH WIRE, EXISTING UTILITY POLE, EXISTING WATER BBOX, EXISTING FIRE HYDRANT, EXISTING TELEPHONE RISER, EX. MANHOLE/CATCH BASIN, EXISTING CULVERT, EXISTING CABLE RISER, EXISTING LIGHTPOLE, UNDERGROUND GAS MARKER, UNDERGROUND WATER MARKER, POINT OF COMMENCEMENT, PLACE OF BEGINNING, RECORD, MEASURED.



NO PORTION OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

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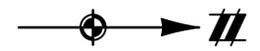
SECTION 8
TOWN 2 NORTH, RANGE 5 EAST
GENOA TOWNSHIP
LIVINGSTON COUNTY MICHIGAN

LATSON PARTNERS, LLC
INNOVATION INTERCHANGE
SITE PLAN - PHASE 1
LAYOUT, GRADING AND UTILITY PLAN
NOT FOR CONSTRUCTION

DATE	JULY 23, 2024
2024-09-17 REVISIONS	
2024-11-11 PER TWP	
REVISIONS	
SCALE	0 20 40 1" = 40 FEET
DR.	MM CH JK
P.M.	J. KIME
JOB	16001784
SHEET NO.	5

LEGEND

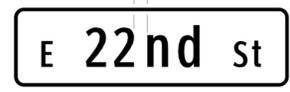
- PROPERTY LINE
- PROPOSED ROW
- PROPOSED CURB AND GUTTER
- PROPOSED 1" CONTOUR
- PROPOSED 5" CONTOUR
- EXISTING 1" CONTOUR
- EXISTING 5" CONTOUR
- GRADING LIMITS
- PROPOSED CONCRETE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EX MANHOLE/CATCH BASIN/END SECTION
- PR MANHOLE/CATCH BASIN/END SECTION



STORMWATER MANAGEMENT NARRATIVE:

RUNOFF FROM THE ROADWAY WILL INITIALLY FLOW OFF THE END OF THE ROADWAY INTO THE UNDEVELOPED PORTION OF THE SITE WHERE IT WILL BE CAPTURED IN A TEMPORARY SEDIMENT BASIN. ULTIMATELY, THE MINIMAL STORMWATER GENERATED FROM THIS ROAD SECTION WILL FOLLOW THE EXISTING DRAINAGE PATTERNS OUT TO THE LATSON ROAD DITCH AND FLOW SOUTH TO THE EXISTING WETLANDS BEFORE OUTLETTING TO THE MARION GENOA DRAIN TO THE SOUTH OF THE PUD PROPERTY.

FUTURE PHASE EXPANSIONS OF THIS ROADWAY AND SITE DEVELOPMENT WILL INSTALL PERMANENT STORM SEWER AND DETENTION BASINS MEETING CURRENT LIVINGSTON COUNTY DRAIN COMMISSION STANDARDS.



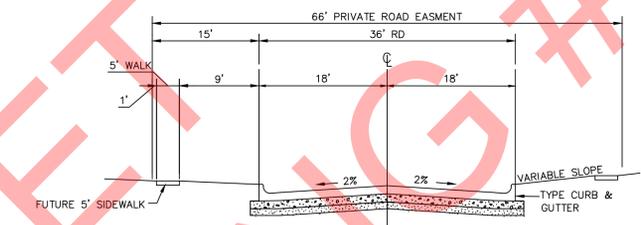
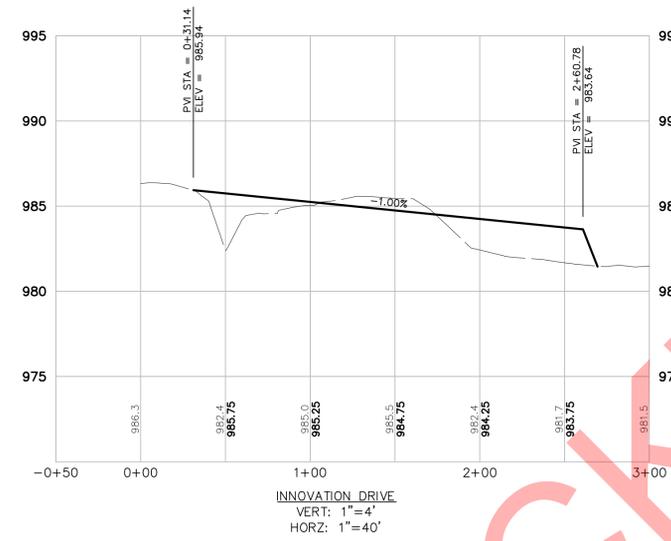
WHEN ROAD NAME USES A COMBINATION OF NUMBERS AND LETTERS (i.e. 22ND AVE) USE J AS THE SPACE BETWEEN THE NUMBERS AND THE LETTERS.

D3-1
STREET NAME

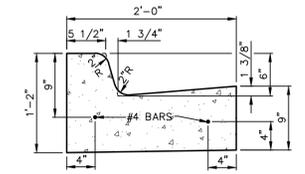
DIMENSIONS (INCHES)										
A	B	C	D	E	F	G	H	J		
VAR.	8	.5	2	4	2-W	3	2-W	1.5	3	1.5
VAR.	12	.5	3	6	2-W	4	2-W	1.5	5	2
VAR.	16	.5	4	8	2-W	6	2-W	1.5	6	3
VAR.	24	.5	6	12	2-W	10	2-W	1.5	9	4

COLORS
LEGEND AND BORDER - WHITE (REFL.)
BACKGROUND - GREEN (REFL.)
CENTRALLY LOCATE ALL LEGENDS
THE BORDER MAY BE OMITTED FROM THIS SIGN

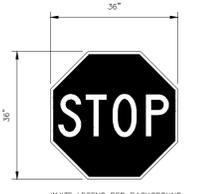
MDOT
Traffic and Safety
PW Reference Documents\Traffic Reference\Typical\Develop\Sign_Sign\HighwaySigns_D3v03_01.dgn
REVISION DATE: 06/30/2020 NM DRAWN BY: NM CHECKED BY: MN



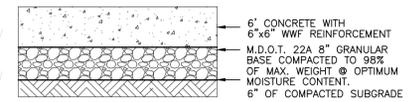
TYPICAL ROAD CROSS SECTION
NO SCALE



F4 CURB DETAIL
NO SCALE



R1-1 STOP SIGN
NO SCALE



CONCRETE PAVING SECTION
N.T.S.
*FINAL PAVEMENT DESIGN TO BE DETERMINED AFTER GEOTECHNICAL EVALUATION

