GENOA CHARTER TOWNSHIP PLANNING COMMISSION PUBLIC HEARING NOVEMBER 12, 2019 (TUESDAY) 6:30 P.M. AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

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

1. UPDATE FROM LIVINGSTON COUNTY PLANNING COMMISSION

OLD BUSINESS:

2. OPEN PUBLIC HEARING #1... Review of a special use, site plan and environmental impact assessment for outdoor sales, storage and display for Home Depot. The property in question is located at 3330 E. Grand River, Howell. The request is petitioned by Scott A. Mommer.

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment. (10-2-19)
- C. Recommendation of Site Plan. (10-1-19)

<u>NEW BUSINESS</u>:

3. OPEN PUBLIC HEARING #2...Review of a site plan application, PUD application, PUD agreement, environmental impact assessment, and final site plan for a proposed planned industrial development with a new 67,000 sq. ft. indoor climate controlled storage building. The proposed project is located at 2528 Harte Drive, Brighton consisting of 10.62 acres on parcel 4711-13-300-009. The request is petitioned by James Pappas of Fusco, Shaffer and Pappas, Inc.

- A. Recommendation of PUD Agreement
- B. Recommendation of Impact Assessment (10-1-2019)
- C. Recommendation of Final Site Plan (10-25-19)

4. OPEN PUBLIC HEARING #3...Review of a special use, sketch plan and environmental impact assessment for a proposed indoor recreation use for the addition of golf simulators in the former Burrough's Roadhouse restaurant located on the north side of Brighton Road at 5311 Brighton Road, Brighton. This request is petitioned by Andrew Lerch and Kevin Johnson.

- A. Recommendation of Special Use Application
 - 1. Recommendation of Special Use Setback Variance to the ZBA
- B. Recommendation of Environmental Impact Assessment (10-21-19)
- C. Recommendation of Sketch Plan (10-15-19)

ADMINISTRATIVE BUSINESS:

- Staff Report
- Approval of October 15, 2019 Planning Commission meeting minutes
- Member discussion
- Adjournment

2	E	CE	IV	ΈĽ)	
-			_			



By Amy Ruthig at 10:50 am, May 09, 2019 GENOA CHARTER TOWNSH

Special Land Use Application

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

APPLICANT NAME & ADDRESS: Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (____) EMAIL:

OWNER NAME & ADDRESS:

SITE ADDRESS: _____ PARCEL #(s):_____

OWNER PHONE: (_____ EMAIL:_____

Location and brief description of site and surroundings:

Proposed Use:

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

- a. Describe how the use will be compatible and in accordance with the goals, objectives, and policies of the Genoa Township Comprehensive Plan and subarea plans, and will promote the Statement of Purpose of the zoning district in which the use is proposed.
- b. Describe how the use will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity.
- c. How will the use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools?

- d. Will the use involve any uses, activities, processes, or materials potentially detrimental to the natural environment, public health, safety, or welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, odors, glare, or other such nuisance? If so, how will the impacts be mitigated?
- e. Does the use have specific criteria as listed in the Zoning Ordinance (sections 3.03.02, 7.02.02, & 8.02.02)? If so, describe how the criteria are met.

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

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

BY: Scott A. Mommer

ADDRESS:

<u>Contact Information</u> - Review Letters and Correspondence shall be forwarded to the following:

of

Name

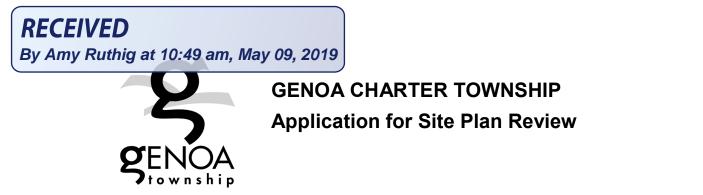
Business Affiliation

Email

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE:	Scott A. Mommer]	DATE:	
PRINT NAME:_		PHONE:		



TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Scott A. Mommer; 4694 W. Jacquelyn Ave, Fresno, CA 93722 If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Home Depot U.S.A., Inc.; 2455 Paces Ferry Rd., Atlanta, GA 30339

SITE ADDRESS: 3330 E. Grand Ave, Howell, MI PARCEL #(s): 11-05-300-027

APPLICANT PHONE: (559) 978-7060 OWNER PHONE: (770) 384-3364

OWNER EMAIL: _smommer@larsandersen.com

LOCATION AND BRIEF DESCRIPTION OF SITE: The site is an existing Home Depot store located

at Grand Oaks Drive and Grand River Ave. The site is currently Zoned RCD - Regional Commercial District.

BRIEF STATEMENT OF PROPOSED USE: _____ The proposed Use is for additional storage areas per the

submitted Site Plan. The proposed request is for area for display of three (3) rental trailers, rental equipment display,

a 12' fence at the south end of the site for large equipment storage, seasonal sales display areas, and staging areas.

THE FOLLOWING BUILDINGS ARE PROPOSED: No buildings are being proposed.

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

BY: Scott A. Mommer

ADDRESS: 4694 W. Jacquelyn Ave, Fresno, CA 93722

<u>Contact Information</u> - Review Letters and Correspondence shall be forwarded to the following:

1.) Scott A. Mommer

Name

of Scott A. Mommer Consulting

atsmommer@larsandersen.co

E-mail Address	
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: Scott A. Mommer	DATE: 5/3/2019				
PRINT NAME: Scott A. Mommer	PHONE: 559-978-7060				
ADDRESS: 4694 W. Jacquelyn Ave., Fresno, CA 93722					

03/01/10

AFFIDAVIT

I, Jessica Borgert _____ certify by my signature below that I hereby Scott A. Mommer authorize _ _ to act as my agent regarding the Special Land Use Application of the below described property. Property described as: See attached Legal Description. ISA HOME DEPO Senior Corporate Counsel Date Subscribed and sworn to me a Notary Public on this day of Notary Public Barbara Turner My Commission Expires:

Barbara Turner NOTARY PUBLIC Fulton County, GEORGIA My Commission Expires 09/10/2022

LUER3086 PAGE0274

#2751

EXHIBIT A

Legal Description

Part of the Southwest ¼ of Section 5, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the West ¼ Corner of said Section 5: thence along the East-West 1/4 line of said Section 5, N 87°09'05" E, 272.34 feet; thence along Easterly line of Victory Drive (66 foot wide Right-of-Way), as recorded in the Plat of "Grand Oaks West Industrial Park", Liber 30 of Plats, pages 1-5, Livingston County Records, S 01°04'09" E, 8.88 feet; thence along the South line of Lot 1 of said Plat, S 77°41'07" E, 148.07 feet; thence S 86°26'47" E, 226.20 feet; thence S 73°13'50" E, 20.78 feet; thence N 25°07'05" E (previously recorded as N 27°04'E), 240.92 feet; thence along the Southerly line of Grand River Avenue (50 foot wide and 70 foot wide 1/2 Right-of-Way), on the following three (3) courses; 1) S 64°54'26" E, 93.60 feet, 2) S 25°05'34" W, 20.00 feet, 3) S 64°54'26" E, 157.49 feet to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the Southerly line of Grand River Avenue on the following four (4) courses: 1) S 64°54'26" E, 117.51 feet, 2) N 25°05'34" E, 20.00 feet, 3) S 64°54'26" E. 61.15 feet, 4) S 64°41'56" E, 657.17 feet; thence S 25°10'07"W, 233.14 feet; thence S 41°41'17" E, 115.37 feet; thence S 52°21'03" E, 57.81 feet; thence S 64°41'56" E. 278.96 feet; thence N 87°53'27" E, 46.62 feet; thence along the Westerly line of Grand Oaks Drive (100 foot wide Right-of-Way), as recorded in the Plat of "Grand Oaks Commercial Park", Liber 21 of Plats, pages 45-47, Livingston County Records, Southwesterly on an arc left, having a length of 70.72 feet, a radius of 500.00 feet, a central angle of 08°06'15", and a long chord which bears S 05°43'50" W, 70.66 feet; thence S 87°53'37" W, 1101.09 feet; thence N 71°04'09" W, 170.00 feet (previously recorded as 169.43); thence N 20°20'51"E, 285.83 feet (previously recorded as 282.65 feet), thence N 02°44'46" E, 405.20 feet (previously recorded as 407.10), thence N 08°08'15"E, 169.00 feet, thence N 84°00'24" E, 39.14 feet to the POINT OF BEGINNING; Containing 15.10 acres, more or less, and subject to the rights of the Public over the existing Grand River Avenue. Also including the use of Grand Oaks Drive, as recorded in the Plat of "Grand Oaks Commercial Park", Liber 21 of Plats, pages 45-47, Livingston County Records.

TAX PARCEL ID NO: 4711-05-300-027

- 1. The Commission may allow building materials that do not comply with Section 12.01 (too much vinyl siding) since they will match the existing building.
- 2. The parking calculations on Sheet C2.0 need to be corrected and 2 additional barrier-free parking spaces are required. Mr. Rudolph stated he can add the spaces per his suggestion.
- 3. The applicant should provide specification sheets for the proposed light fixtures.
- 4. The landscape plan is deficient in buffer zone B and detention pond plantings. The applicant did make modifications to the original plan; however, they are still missing the required amount of plantings. The Planning Commission can modify this requirement; however, he recommends that the buffer zone plantings be required. Mr. Rudolph noted that there are existing plantings in that area; however, they can add additional plantings as required.

The call to the public was made at 6:45 pm with no response.

Moved by Commissioner Grajek, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Environmental Impact Assessment dated March 26, 2019 as written. **The motion carried unanimously**.

Moved by Commissioner Grajek, seconded by Commissioner Dhaenens, to approve the Site Plan dated July 2, 2019 with the following conditions:

- Allowing the use of vinyl siding, which does not meet ordinance, due to the existing siding used on the building.
- Two barrier free spaces shall be added and approved by staff.
- Lighting will be converted to LED lighting throughout the development and spec sheets shall be provided.
- Additional plantings shall be included in the buffer zone to the rear, which can be approved by staff.
- Compliance with the Engineer's review letter July 2, 2019.

The motion carried unanimously.

NEW BUSINESS:

OPEN PUBLIC HEARING #2... Review of a special use, site plan and environmental impact assessment for outdoor sales, storage and display for Home Depot. The

property in question is located at 3330 E. Grand River Howell. The request is petitioned by Scott A. Mommer.

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment. (6-12-19)
- C. Recommendation of Site Plan. (6-10-19)

Brent LaVanway of Boss Engineering was present. There are three types of storage areas for which they are requesting approval. One is a temporary storage area for materials prior to being brought into the building, permanent product display areas in the front, and then the temporary seasonal storage area, which includes the outside plant and flower area in part of the parking lot.

Mr. Borden reviewed the outstanding issues of his letter dated July 2, 2019.

The revised submittal does not demonstrate full compliance with the landscaping/screening conditions of Section 7.02.02(d). There is not a full Buffer Zone B shown on the plans. The applicant is required to screen the entire height of the outdoor storage.

The applicant should identify the dimensions and square footage of each outdoor area proposed, with an understanding that they will be limited to such areas.

He noted that the reason this item is on the agenda this evening is because the Township has dealt with many years of outdoor storage enforcement issues.

Commissioner Mortensen agrees that this has been an ongoing issue for years and Home Depot is simply doing what they want. He definitely wants the storage in the rear to have screening and what is being proposed is not sufficient.

Commissioner Dhaenens agrees that the specific sizes of the areas for the storage should be noted on the plans. He does not agree with the storage in the middle of the parking lot.

Commissioner Grajek would like to have the sheds moved from the front of the building. He understands that the grade drops and there are trees screening the site, so they can't be seen from the road anyway. He stated that if the items are kept where they are supposed to be and kept organized and neat then there would not be a problem with it, but he agrees with Commissioner Mortensen's comment that it seems Home Depot is doing what they want. Mr. LaVanway believes that the trees along Grand River provide appropriate screening for the site.

Commissioner Rauch does not agree with the 12-foot chain link fence that is providing security for the rental equipment. He is not in favor of this proposal. He does not want to approve permanent outdoor displays. He suggested that this type of outdoor seasonal storage be reviewed and approved each year as it is done with other uses of this type.

Commissioner McCreary agrees with Commissioner Rauch and she does not approve of the sheds being displayed in the front of the store.

Chairman Brown was surprised when he saw the number of violations that have been issued to Home Depot over many years and that they have not done anything to comply with the ordinance.

Ms. VanMarter referenced Commissioner Rauch's suggestion about the administrative process to obtain a seasonal display. Seasonal display permits area only valid for 28 days, which is why staff recommended that the applicant obtain approval for a formal plan.

She suggested that if the areas are approved, they should be delineated in some way (pavement markings, bollard posts, etc.). When staff is enforcing the site plan, it is difficult to determine if they are staying within the allowable area.

They do receive complaints from drive by traffic due to the staging of the material in the northwest corner of the building.

Commissioner Grajek understands that Home Depot needs to have outdoor storage and seasonal displays in order to do business, but they are good members of the community. He would like the Township to be able to meet with them and come to an agreement. Ms. VanMarter will coordinate a meeting.

Commissioner Rauch noted that the site has over 100 extra parking spaces and suggested that they develop an outdoor and seasonal display area that can be delineated and screened properly.

The call to the public was made at 7:25 pm with no response.

Ms. VanMarter suggested postponing this item until the August 12 Planning Commission meeting.

Moved by Commissioner Grajek, seconded by Commissioner Mortensen, to postpone Open Public Hearing #2, at the applicant's request, until the August 12, 2019 Planning Commission meeting. **The motion carried unanimously**.

OPEN PUBLIC HEARING #3...Review of a special use, site plan and environmental impact assessment for outdoor sales, storage and display for Lowe's. The property in question is located at 1100 S. Latson Road, Howell. The request is petitioned by Lowe's Home Centers, LLC.

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment (6-18-19)
- C. Recommendation of Site Plan. (6-18-19)

Mr. Todd Simmons of Freeland & Kauffman, the engineer for Lowe's, was present. He is aware of the ongoing issues with the outdoor storage and display at Lowe's. He met with Township staff and developed the plan that was submitted for review this evening. He reviewed the plan, specifically the screening of the areas. Some areas may not have completely met the ordinance; however, they believe their proposal meets the intent of the ordinance.

As it relates to the engineer's concerns that these areas are on utility easements, they understand that if any maintenance needs to be done on the utilities, their items would need to be removed.

Commissioner Mortensen stated he has the same concerns with Lowe's and the numerous violations that they have received that he did with Home Depot. Mr. Borden reviewed his letter dated July 2.

- 1. Because this is a PUD, it is suggested that the Township require the applicant to provide a cross-access easement to the outlot adjacent to the east.
- Aside from the screening requirements (Buffer Zone B), the revised submittal is generally compliant with the conditions of Section 7.02.02(d). There is not a full Buffer Zone B shown on the plans.



Planning Commission Genoa Township 2911 Dorr Road Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP	
	Planning Director and Assistant Township Manager	
Subject:	ect: Home Depot – Special Land Use and Site Plan Review #4	
Location:	3330 E. Grand River Avenue – south side of Grand River, west of Grand Oaks Drive	
Zoning:	RCD Regional Commercial District	

Dear Commissioners:

At the Township's request, we have reviewed the revised special land use and site plan submittal from Home Depot (dated 10/1/19) to allow outdoor sales/storage/display areas for the existing business.

As discussed at the July 8, 2019 Planning Commission meeting, there has been a lengthy Ordinance enforcement history for outdoor sales/storage/display at this site. Township staff tracked this history (provided in a separate document with the July agenda packet) noting issues dating back to 2001. As a result, the Township revoked the applicant's special land use permit for outdoor sales/storage/display in 2015.

Action on the request was postponed at the July 8, 2019 meeting due to several concerns raised by the Commission and Township staff. Concerns included visibility of storage areas from Grand River, a lack of screening required by the Ordinance, and the lack of clear demarcations of these areas.

A. Summary

- 1. In order to make a favorable finding on the general special land use standards of Section 19.03, the use conditions of Section 7.02.02(d) must be met to the Township's satisfaction.
- 2. The applicant must also address any concerns provided by the Township Engineer and/or Brighton Area Fire Authority.
- 3. The Commission may require additional shrub plantings, or allow excess existing trees to count as the required buffer zones.
- 4. The Commission may allow a 6-foot tall wood fence in lieu of a buffer zone B along the southerly lot line.
- 5. The height of materials stored within the 3 parking lot areas will generally exceed the height of screening provided.
- 6. The applicant must identify the dates/seasons that the temporary sales display area will be in use.
- 7. At least 2 of the areas proposed appear to block/disrupt pedestrian circulation to/from the building.

B. Proposal/Process

The revised submittal includes 13 areas of outdoor display/storage/sales accessory to a permitted commercial use (Home Depot). Such uses are allowed with special land use approval (Section 7.02).

Section 7.02.02(d) also includes use conditions for commercial outdoor display, storage and sales.

Procedurally, following the required public hearing, the Planning Commission is to put forth a recommendation on the special land use, site plan review and Impact Assessment. The Township Board has the final review/approval authority over the project.

Genoa Township Planning Commission Home Depot Outdoor Display, Sales and Storage Special Land Use and Site Plan Review #4 Page 2



Aerial view of site and surroundings (looking north)

C. Special Land Use Review

Special land uses are subject to the review criteria of Section 19.03, as follows:

1. Master Plan. The Master Plan identifies the site and adjacent properties as Regional Commercial, which is intended for "higher intensity commercial uses that serve the comparison shopping needs of the entire community and the regional market."

While the Plan does not specifically address outdoor uses within Regional Commercial, it does note the intent to allow for "big box retail," which is consistent with the principal use of this site.

Given the nature of the request and the planned uses for the subject area, the proposal is generally compatible with the Master Plan and Future Land Use Map.

2. Compatibility. The inclusion of some outdoor components associated with a big box retailer is not generally expected to adversely impact nearby uses. However, such uses are subject to the conditions of Section 7.02.02(d) to ensure compatibility.

In our opinion, the use conditions must be met to the Township's satisfaction in order to make a favorable finding under this criterion.

3. Public Facilities and Services. As a developed site, we do not anticipate issues with public facilities and services.

However, the applicant must address any concerns raised by the Township Engineer and/or Brighton Area Fire Authority with respect to this criterion.

- **4. Impacts.** Similar to the comment in paragraph #2 above, provided the use conditions are met, the project would not generally be expected to result in adverse impacts upon surrounding properties.
- **5.** Mitigation. If additional concerns arise as part of the review process, the Township may require mitigation efforts to alleviate/eliminate potential adverse impacts.

Genoa Township Planning Commission Home Depot Outdoor Display, Sales and Storage Special Land Use and Site Plan Review #4 Page 3

D. Use Conditions

As previously noted, the proposal is subject to the use conditions of Section 7.02.02(d), as follows:

1. Minimum lot area shall be one (1) acre.

The notes on Sheet 1 of 4 identify a lot area of 15.1 acres.

2. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.

The Impact Assessment states that "any stockpiles of soils, fertilizer or similar loosely packaged materials will be wrapped in visqueen for not only protection of the material, but to the environment."

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

All of the proposed outdoor display/storage/sales areas are located on an existing paved surface.

4. No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the commercial outdoor display, sales or storage use is located. Any approved outdoor sales or display within a parking lot shall meet the required parking lot setback; provided the Planning Commission may require additional landscaping screening or ornamental fencing.

The current site plan complies with this standard.

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

The existing building contains 121,265 square feet of floor area, plus a 14,168 square foot garden center and 9,993 square feet of seasonal sales.

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

This standard is met.

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

The applicant proposes use of existing landscaping plus 3 new evergreen trees (northwest corner of the property) and a 212-foot length of 6-foot tall wood stockade fencing (along the south lot line) as screening for the outdoor areas.

The areas to the west and southeast do not provide the shrubs required for a buffer zone B; however, the existing tree plantings greatly exceed the number required. The Commission may require additional shrubs (27 total in our estimation), or allow the existing trees in lieu of additional shrubs.

Genoa Township Planning Commission Home Depot Outdoor Display, Sales and Storage Special Land Use and Site Plan Review #4 Page 4

The Commission may also allow the 6-foot screen fencing along the southerly lot line in lieu of a buffer zone B.

8. The height of all material and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence. Boats and recreational vehicles may exceed the height of the fence provided that they are setback from the fence a distance equal to their height. Storage of materials up to the height of the adjacent building wall may be permitted in the rear yard if it is illustrated on the site plan, the rear yard does not abut a residential district, will not be visible from an expressway and such storage is confined to within twenty (20) feet of the building.

The revised submittal notes that items stored within the shed display area, temporary seasonal sales display area and large equipment rental area will not exceed a height of 12 feet.

No screening is depicted for the temporary seasonal sales area and the large equipment rental area is screened by 6-foot tall fencing. The shed display area is partially screened by mature deciduous trees. As such, most, if not all of the materials stored in these areas will exceed the height of screening provided.

E. Site Plan Review

1. **Dimensional Requirements.** The revised plans comply with the dimensional requirements of the Zoning Ordinance. Additionally, dimensions are provided for each of the 13 areas proposed, as previously requested.

If approved, the applicant will be held to these locations/dimensions and any expansion will be treated as a violation or will require submittal of an amended site plan. The applicant has acknowledged this in the current submittal.

2. Parking. The revised submittal addresses concerns raised over the parking calculations in the previous submittal (notes on Sheet 4 of 4).

In summary, the development requires 389 parking spaces, while 452 are generally provided; however, the amount provided will temporarily be reduced to 389 while the seasonal sales display area is operational. Since this area is noted as "temporary," we request the applicant identify the dates/seasons it will be in use.

3. Vehicular and Pedestrian Circulation. The revised plans depict compliant drive aisles widths.

The revised submittal states that display areas are not located in front of doors; however, the plan still depicts the "plant seasonal display area" towards the south end of the building in front of doors and the "S/O fence display area" towards the north end is located immediately outside of exit doors.

4. Impact Assessment. The submittal includes a revised Impact Assessment (dated 10/2/19), which states that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

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

Respectfully, SAFEBUILT STUDIO

Brian V. Borden, AICP

Brian V. Borden, AICI Planning Manager



October 31, 2019

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

Re: Home Depot Outdoor Storage Site Plan Review No. 4

Dear Ms. Van Marter:

Tetra Tech has conducted a fourth site plan review of the Home Depot site plan and special land use application submitted on October 10, 2019. The site plans last dated October 1, 2019, were prepared by Scott A. Mommer Consulting on behalf of Home Depot U.S.A., Inc. The development includes 15.1 acres at 3330 East Grand River Avenue. The petitioner is requesting a special land use for additional outdoor storage areas totaling 15,000 square feet.

The Petitioner revised their site plan to include a temporary drive aisle next to the proposed temporary seasonal sales display area to replace the existing aisle and maintain flow of traffic. They also revised their parking calculations to reflect this change. This revision addresses the comment from our previous letters, and we have no further engineering related concerns to the proposed outdoor storage plans.

Please call or email if you have any questions.

Sincerely,

Gary J. Markstrom, P.E. Vice President

helby Scherdt

Shelby Scherdt Project Engineer

BRIGHTON AREA FIRE AUTHORITY



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

October 18, 2019

Kelly VanMarter Genoa Township 2911 Dorr Road Brighton, MI 48116

RE: Home Depot (outdoor storage) 3330 E. Grand River Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on October 11, 2019, and the drawings are dated June 10, 2019, with a revision date of October 1, 2019. The project is based on an existing Mercantile-use. The facility has applied for a special land-use permit to increase the quantity of outside storage in the front and rear of the store.

The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

All areas of concern have been substantially addressed and revisions made to reflect them.

The fire authority has no further comments regarding the proposal as submitted.

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department. If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

Rick Boisvert, CFPS Fire Marshal

Environmental Impact Assessment For Home Depot – Special Land Use Application

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

Scott A. Mommer 4694 W. Jacquelyn Ave. Fresno, CA 93722

Scott Mommer is a Professional Engineer and has been involved with the industry for over 30 years. He has prepared Environmental Impact Assessments and Initial Studies for a broad range of projects from commercial, industrial, and residential. He has also prepared and assisted in EIR Assessments related to ground water contamination of heavy metals and gasoline to meet various State requirements. Mr. Mommer has also been responsible for preparing Permits of storage of hazardous materials, tractor repairs on soils, and Discharge Permits (SWPPP).

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 site is an existing Home Depot building. Within 10 feet of the property is E Grand River Avenue to the North, Discount Tire to the East, a commercial/industrial building the South, and vacant land to the West.



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.

There will not an impact to natural features with the proposed Use, as the Home Depot property is fully developed. The request is for additional display areas to the existing Home Depot.

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

There will be no grading or construction operations that would create soil erosion or sedimentation.

e. **Impact on surrounding land used:** Description of the types of proposed uses and other manmade facilities, including any project phasing, and an indication of how the proposed use conforms or conflicts with existing and potential development patterns. A description shall be provided of any increases of light, noise or air pollution which could negatively impact adjacent properties. The proposed Use is consistent with the Commercial nature of the surrounding land uses. The proposed Use is for additional display areas for rental equipment and staging areas for deliveries. The equipment will not be used or maintained on the property.

f. **Impact on public facilities and services:** Describe the number of expected residents, employees, visitors, or patrons, and the anticipated impact on public schools, police protection and fire protection. Letters from the appropriate agencies may be provided, as appropriate. The site is an existing Home Depot and the proposed Use would be for rental for customers. The site will not impact the existing fire, police, and EVA's; therefore, there will be no change to the site conditions affecting these services. No effect to the School District.

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

Existing services for water, sewer, and refuse will not be altered and no additional services being proposed or requested.

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

There will be no storage or handling of hazardous material.

Any stockpiles of soils, fertilizer or similar loosely packaged materials will be wrapped in visqueen for not only protection of the material, but to the environment.

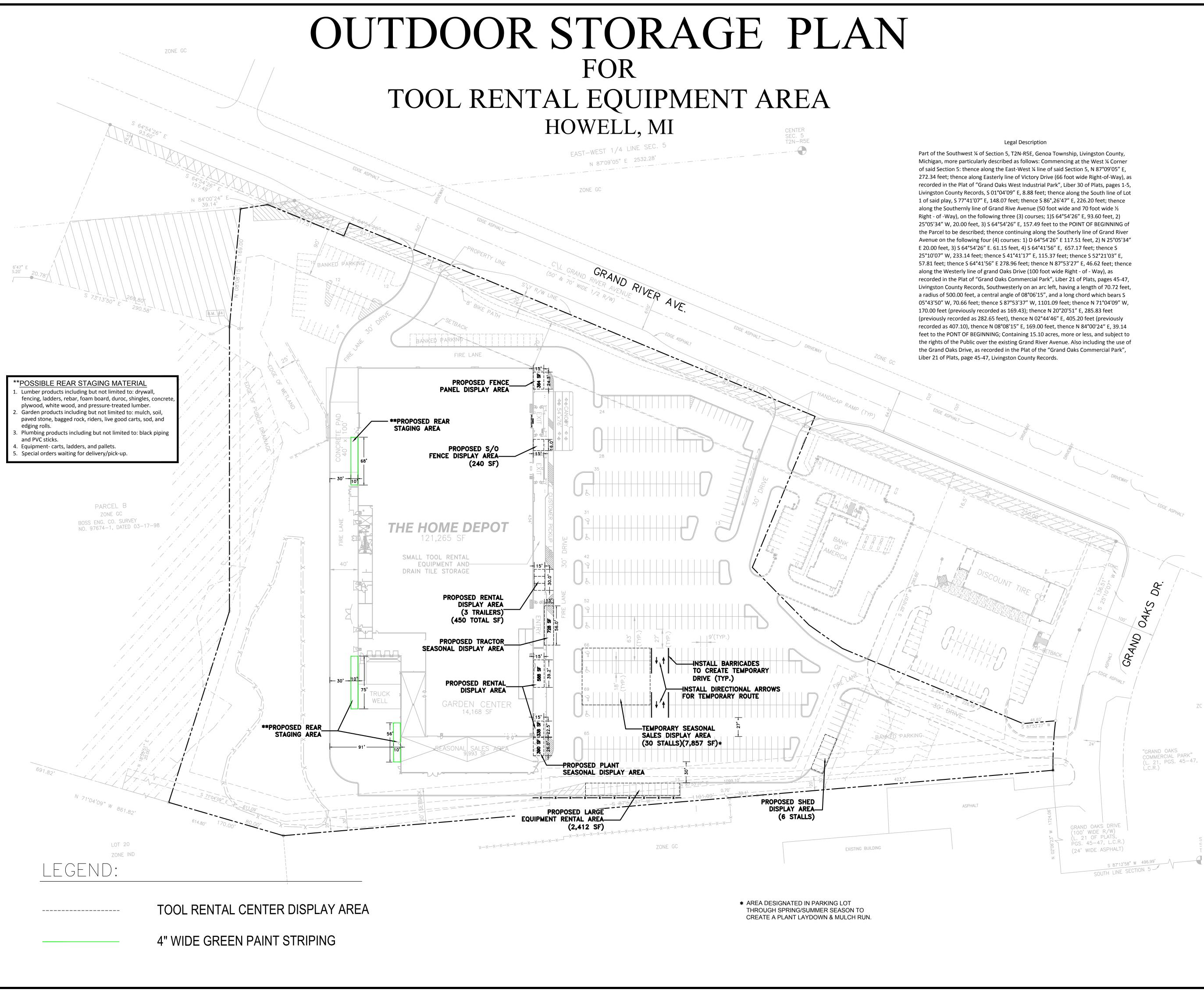
i. **Impact on Traffic and Pedestrians:** A description of the traffic volumes to be generated based on national reference documents, such as the most recent edition of the *Institute of Transportation Engineers Trip Generation Manual*, other published studies or actual counts of similar uses in Michigan. A detailed traffic impact study shall be submitted for any site over ten (10) acres in size which would be expected to generate 100 directional vehicle trips (i.e. 100 inbound or 100 outbound trips) during the peak hour of traffic of the generator or on the adjacent streets. The contents of the detailed study shall include: The total proposed square footage display areas are 5,898.5 SF. Therefore, the proposed uses are expected create seven (9) AM peak trips and twelve (14) PM peak trips (91 inbound and 91 outbound).

Source: ITE Trip Generation Rates - 9th Edition

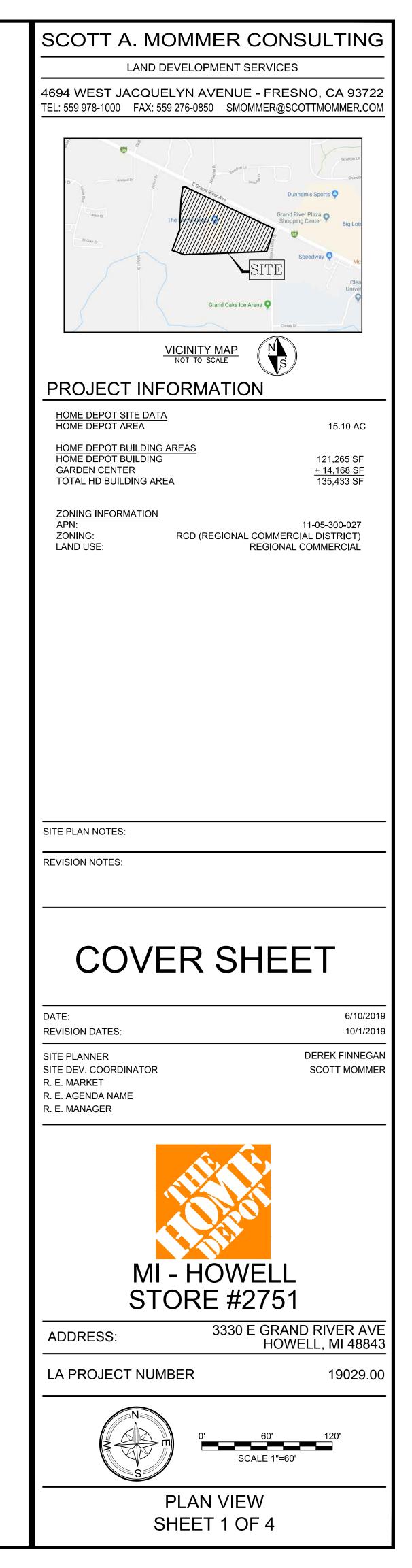
The proposed display areas will not disrupt proper and safe vehicular access. The proposed display areas are either on existing paved surface or are to be within existing parking stalls; the display areas will not impact aisleways or driveway paths. The proposed temporary seasonal sales area in the parking lot will be surrounded by temporary fencing to ensure safe access and walkway for pedestrian and prohibit access through the aisles to vehicles.

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

N/A.

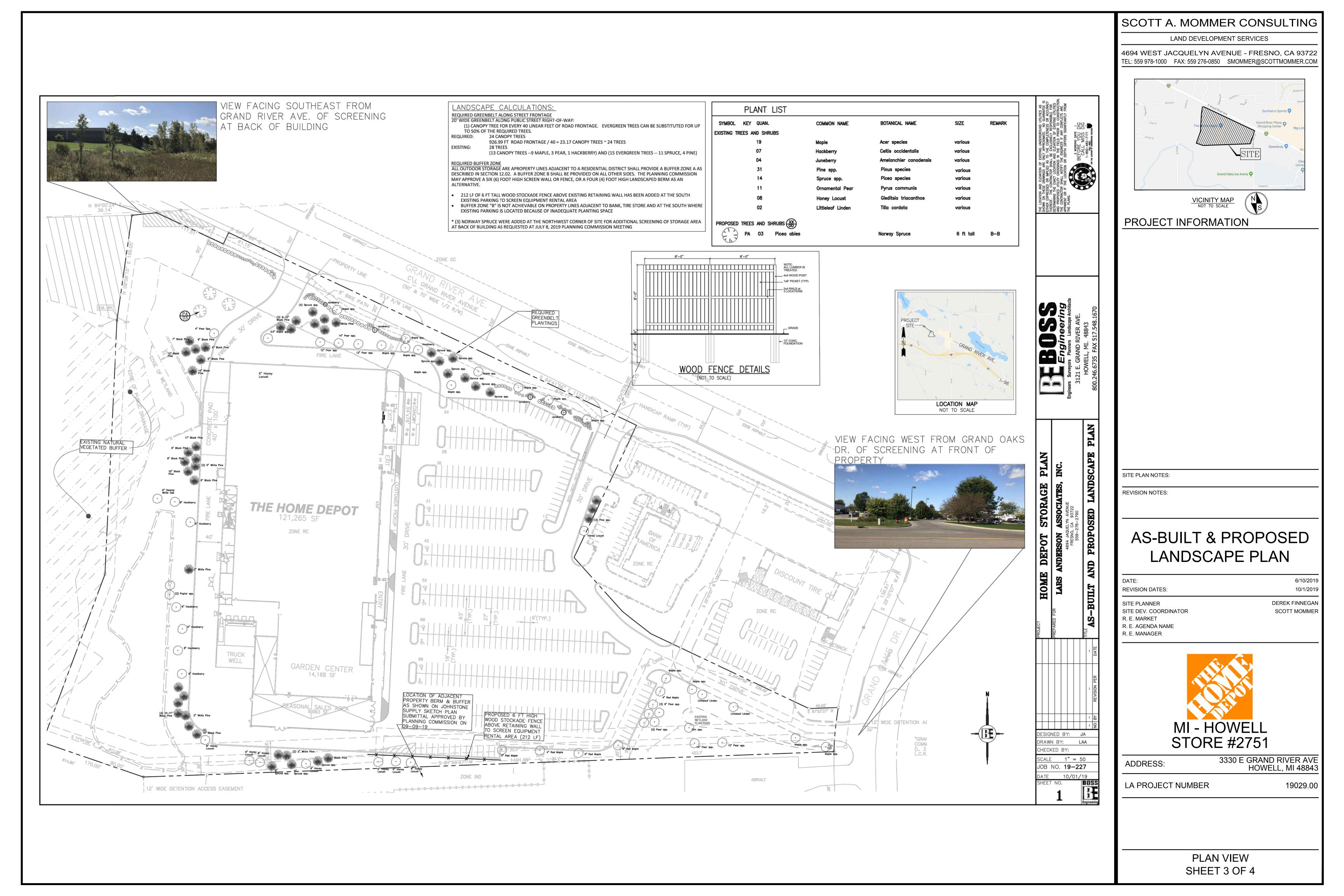


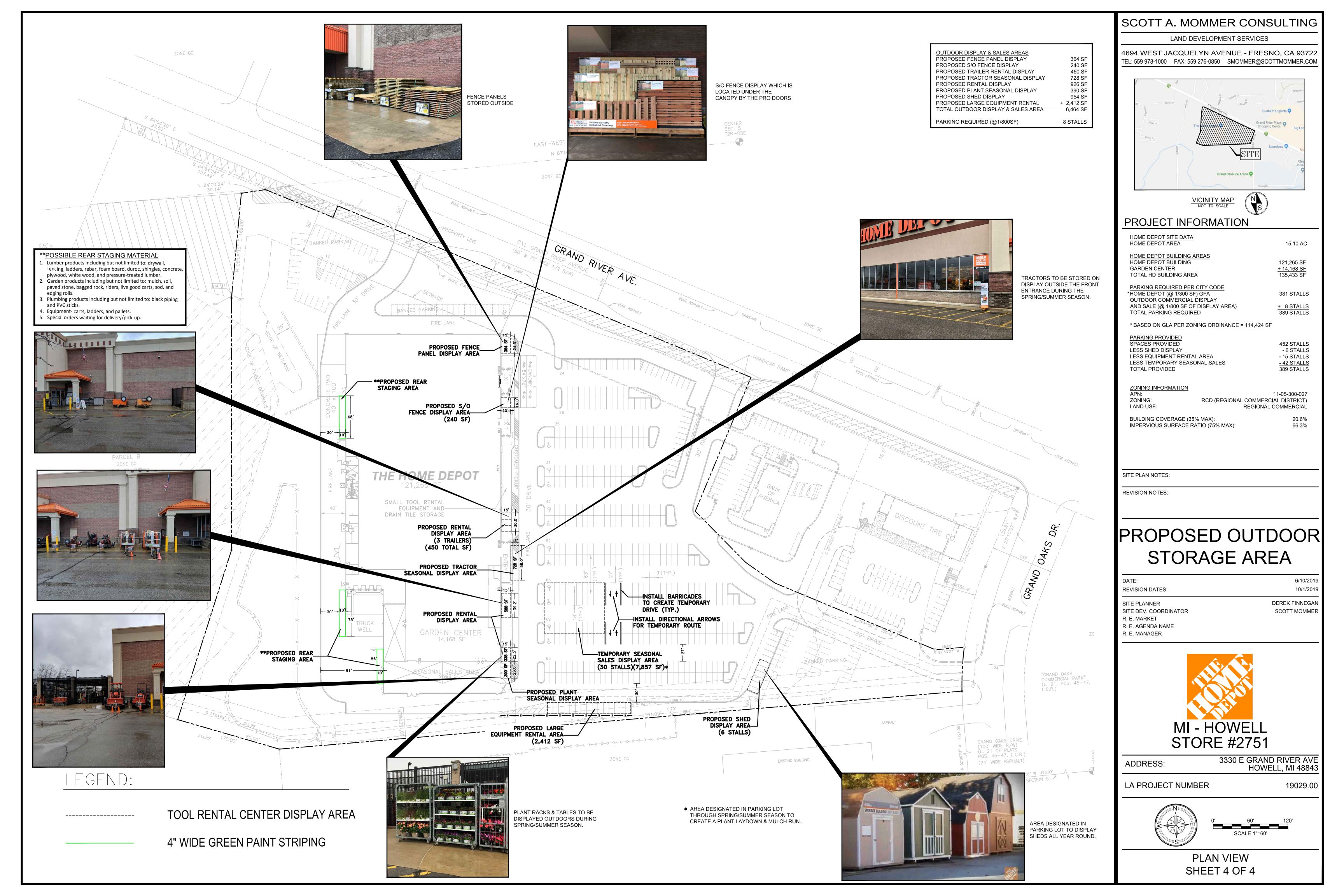






PLAN VIEW SHEET 2 OF 4







GENOA CHARTER TOWNSHIP Application for Site Plan Review

GENOA TOWNSHIP JAN 2 9 2019 RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

James Pappas, Fusco, Shaffer & Pappas, Inc. APPLICANT NAME & ADDRESS: 550 East Nine Mile Road, Ferndale, MI 48220 If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Jim Harte, 2528 Harte Drive, Brighton, MI 48114

SITE ADDRESS 2524 Harte Drive, Brighton, MI 48114 , PARCEL #(s): 4711-13-300-009

APPLICANT PHONE: (248) 543-4100 OWNER PHONE: (810) 499-7144

OWNER EMAIL: ________ birkenstockconstructionllc@gmail.com

LOCATION AND BRIEF DESCRIPTION OF SITE: South side of Grand River between S Hacker

and Euler Road. 10.62 acre site with an existing 1-story office building at the north

end and heavy topography at the central area. Site plateau area at rear of site.

BRIEF STATEMENT OF PROPOSED USE: We are seeking a PID to develop the south end of

the site for a 67,596 SF climate control storage facility.

THE FOLLOWING BUILDINGS ARE PROPOSED: We are proposing a single, predominately

1-story climate control self storage building at 67,596 SF with a 100 SF sales office

and a second floor 1,500 SF managers unit above the office.

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: James Pappas

ADDRESS: 550 East Nine Mile Road, Ferndale, MI 48220

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

 1.) James Pappas
 of Fusco, Shaffer & Pappas, Inc. at jpappas@fsparch.com

 Name
 Business Affiliation

NHERON PORTUGATION

-85 1 5 16 18

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 indicate agreement and full understanding of this policy.
PRINT NAME: James Pappas PHONE: 248-543-4100
ADDRESS 550 East Nine Mile Road, Ferndale, MI 48220



GENOA CHARTER TOWNSHIP APPLICATION

Planned Unit Development (PUD)

GENOA TOWNSHIP

JAN 2 9 2019

RECEIVED

APPLICANT NAME: James Pappas, President	, Fusco, Shaffer & Pappas, Inc.
APPLICANT EMAIL: jpappas@fsparch.com 550 East Nine N	file Road
APPLICANT ADDRESS & PHONE: Ferndale, MI 48	.(248) 543-4100
OWNER'S NAME:James Harte	
2528 Harte Drive	
OWNER ADDRESS & PHONE: Brighton, MI 481	L4 .(810) 499-7144
TAX CODE(S):	

QUALIFYING CONDITIONS (To be filled out by applicant)

- 1. A PUD zoning classification may be initiated only by a petition,
- 2. It is desired and requested that the foregoing property be rezoned to the following type of PUD designation:
 - Residential Planned Unit Development (RPUD)
 - Planned Industrial District (PID)
 - Mixed Use Planned Unit Development (MUPUD)
 - Redevelopment Planned Unit Development (RDPUD)
 - Non-residential Planned Unit Development (NRPUD)
 - Town Center Planned Unit Development (TCPUD)
- 3. The planned unit development site shall be under the control of one owner or group of owners and shall be capable of being planned and developed as one integral unit.

EXPLAIN __ The property will be owned by one entity:

Birkenstock Self-Storage, LLC

- 4. The site shall have a minimum area of twenty (20) acres of contiguous land, provided such minimum may be reduced by the Township Board as follows:
 - A. The minimum area requirement may be reduced to five (5) acres for sites served by both public water and public sewer.
 - B. The minimum lot area may be waived for sites zoned for commercial use (NSD, GCD or RCD) where the site is occupied by a nonconforming commercial, office or industrial building, all buildings on such site are proposed to be removed and a new use permitted within the underlying zoning district is to be established. The Township Board shall only permit the PUD on the smaller site where it finds that the flexibility in dimensional standards is necessary to allow for innovative design in redeveloping the site and an existing blighted situation will be eliminated. A parallel plan shall be provided showing how the site could be redeveloped without the use of the PUD to allow the Planning Commission to evaluate whether the modifications to dimensional standards are the

4. The apparent demand for the types of uses permitted in the PUD;

See Impact Assessment and Self Storage Development Feasibility Study (10-15-18).

AFFIDAVIT

The undersigned says that they are the <u>owner</u> (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:	James	Harte,	Birkenstock	Enterprises,	LLC	Lines	Soulo	Itasta

ADDRESS: 2528 Harte Drive, Brighton, MI 48114

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

James Pappas	ofFusco.	Shaffer & Pappas,	Inc.atjpappas@fsparch.com
Name		Business Affiliation	E-mail

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.

PROJECT NAME: Birkenstock Self Storage					
PROJECT LOCATON & DESCRIPTION: Climate Control Storage with Sales Office					
on the South side of Grand River between S Hacker and Euler Road					
SIGNATURE: DATE: 1.21.19					
PRINT NAME: James Pappas PHONE: 248-543-4100					
COMPANY NAME & ADDRESS: Fusco, Shaffer & Pappas, Inc.					
550 East Nine Mile Road, Ferndale, MI 48220					

Moved by Mortensen and supported by Lowe to approve the contract with Mica Crafters in the amount of \$6,446.00 as requested. The motion carried unanimously.

6. Public hearing for the Edwin Drive Road Maintenance Project (Summer 2019).

A. Call to the Property Owners and to the Public.

A call to property owners and the public was made with no response.

B. Request for approval of Resolution #5 [confirming the special assessment roll] for the Edwin Drive Road Improvement Project Special Assessment District (Summer 2019).

Moved by Ledford and supported by Skolarus to approve Resolution # 5 as requested. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

7. Consideration of a recommendation for approval of a rezoning (adoption of Ordinance Z-19-01), PUD Agreement, Impact Assessment and conceptual PUD Plan for a proposed planned industrial development with a new 67,000 sq. ft. indoor climate controlled storage building. The rezoning requested is from GCD to IND with a Planned Industrial District (PID) overlay located at 2528 Harte Drive, Brighton consisting of 10.62 acres on parcel 4711-13-300-009. The request is petitioned by James Pappas of Fusco, Shaffer and Pappas, Inc., also known as the Birkenstock property.

A. Call to the public.

A call to the public was made with no response.

B. Request for approval of the adoption of Ordinance Z-19-01 to rezone parcel 4711-13-300-009 from GCD to IND/PID.

Moved by Lowe and supported by Skolarus to approve and adopt Ordinance No. Z-19-01. This approval is made because the proposed amendment to the Zoning Map and reclassification as a Planned Industrial Park District (PID) with the related development agreement and conceptual plan has been found to comply with the criteria stated in Sections 10.02.04, 10.07.01 and 22.04 of the Township Zoning Ordinance. This finding includes that the rezoning encourages innovative and beneficial land uses, is consistent with the goals, objectives, and land use map of the Master Plan, preserves open space and historical features, promotes efficient provision of public services and utilities, reduces adverse vehicular and pedestrian traffic impacts, and encourages the use and improvement of an existing site. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

C. Disposition of PUD Agreement revised on April 16, 2019.

Moved by Hunt and supported by Lowe to approve the PUD Agreement revised on April 16, 2019 with the following conditions:

- 1. The revisions suggested by the Township Attorney related to Section III, Item A. shall be incorporated and the revised draft shall be reviewed and approved by Township staff and Township Attorney.
- 2. Page numbering shall be corrected.
- 3. In regard to permitted uses, the first "whereas..." statement on page 2, Section I. Item B., and Section II, Item A. shall be revised so as not to indicate that all permitted uses are included. A list of uses shall be provided in table format as an Exhibit C and shall depict all permitted and special land uses applicable to the property.
- 4. Section I, Item F. shall remove the reference to Article 13 and instead state "shall comply with the Zoning Ordinance".

The motion carried unanimously.

D. Disposition of Environmental Impact Assessment dated January 2019.

Moved by Hunt and supported by Lowe to approve the environmental impact assessment dated January 2019 as submitted. The motion carried unanimously.

E. Disposition of Conceptual PUD Plan dated 2/22/19 with revised sheets A.S.101 and C.102 dated 4/5/19.

Moved by Lowe and supported by Skolarus to approve the Conceptual PUD Plan dated 2/22/19 with revised sheets A.S.101 and C.102 dated 4/5/19 with the following conditions:

- 1. The petitioner is encouraged to retain and/or relocate to the extent possible any healthy and mature trees in the final PUD site plan submittal.
- 2. Details of the electronic message sign shall be provided with the Final PUD site plan.
- 3. As requested by the Township Engineer, documentation of the temporary grading easement shall be provided with the Final PUD Site Plan submittal.

The motion carried unanimously.

8. Consideration of a recommendation for approval of a special use, site plan and environmental impact assessment for an amendment to a previously approved special use permit for a K-12 Livingston Christian School located within the Brighton Church of the Nazarene. The property in question is located at 7669 Brighton Road, Brighton, Michigan, on parcel #4711-25-400-059. The request is petitioned by Livingston Christian Schools.

A. Disposition of Special Use.

agreement will cover the access road fro for the property at the north, which is not part of the condominium development.

- The master deed and/or by-laws should spell out that because of the road easement for the property to the north, future development on that property to the north may occur.
- The petitioner should request review by the Health Department regarding the location of the septic field on the property to the north of the development relative to its location next to Lot #15's well and septic field.
- The petitioner should review the landscaping plan to ensure that trees planted will not interfere with septic fields.
- The petitioner will follow recommendations made by the Township engineer in his letter dated February 25, 2019 and the Brighton Area Fire Authority letter dated March 4, 2019.

The motion carried unanimously.

Commissioner Dhaenens stated he appreciates the applicant listening to the comments made by the Planning Commission and the consultants and presenting a revised plan that was more fitting.

OPEN PUBLIC HEARING # 2... Review of a rezoning application, PUD application, PUD agreement, impact assessment, and conceptual PUD plan for a proposed planned industrial development with a new 67,000 sq. ft. indoor climate controlled storage building. The rezoning requested is from GCD to IND with a Planned Industrial District (PID) overlay located at 2528 Harte Drive, Brighton consisting of 10.62 acres on Parcel #4711-13-300-009. The request is petitioned by James Pappas of Fusco, Shaffer and Pappas, Inc.

- A. Recommendation of Rezoning and PUD Applications GCD to IND (PUD)
- B. Recommendation of PUD Agreement (2-22-19)
- C. Recommendation of Environmental Impact Assessment (January 2019)
- D. Recommendation of Conceptual Site Plan (2-22-19)

Mr. Jim Pappas, the engineer, and Mr. Harte, the property owner, were present. They are proposing to building a climate controlled storage building with a sales office. There will also be a residential unit on the second story of the building for the caretakers of the storage facility. Mr. Pappas showed the site plan, building elevations, and proposed building materials. He reviewed the drainage plan, landscape plan, site access, and the proposed ground sign.

They will need to request an amendment to the PUD because it requires a two-acre acre minimum lot size and the lot split and they are requesting is one acre. They believe the proposed materials are attractive and appropriate for this location.

They will need to remove all of the trees on the site so they are proposing to replace as many trees as possible throughout the site.

They are installing a greenbelt around three sides of the building at the property line; however, they are requesting the requirement for the wall be waived. They do not believe it is in the best interest of the residential neighborhood that is adjacent to this property on three sides. Many of the kids use this site to "cut through" to Grand River to get to and from the bus stop. If they were to put up the wall, it would make it a much longer walk for them. They will install a sidewalk throughout the site which will assist with these kids continuing to cut through the site.

The ground sign on Grand River is larger than allowed. Mr. Pappas noted that the Planning Commission can approve an increase in the size by 50 percent and if that is done, they would be within that limit. The existing building cannot be seen from Grand River, so it is important to have a larger sign for visibility. They also want to be able to have all of the businesses on this site have their name on the sign.

They have reviewed the engineer's letter and will address his concerns and the Brighton Area Fire Authority has approved their design.

Mr. Borden reviewed his letter dated March 6, 2019. The applicant has addressed most of his comments. He did note that the Township Board can reduce or waive the minimum property size requirement because of the availability of water and sewer.

- Rezoning to IND on its own would not generally be considered compatible with the Township Master Plan; however, they believe that the inclusion of a request for the PID overlay mitigates this concern.
- The applicant has provided sample building materials; however, he would like to see the materials of the existing building on this site to see if they are compatible. Mr. Pappas showed a photograph of the existing building. It is brick with stone accents and a metal roof.
- While Mr. Borden feels the applicant did a great job in replacing the trees, given the extent of tree removal proposed, he encourages the applicant to retain additional healthy mature trees and/or possibly relocate them elsewhere on site.
- The planting requirements for the Buffer Zone "B" this have been met. The applicant is asking to have the Planning Commission waive the requirement for the wall. The Planning Commission has the discretion to waive this requirement.

Planning Commission Meeting March 11, 2019 Approved Minutes

 The Planning Commission may allow an increase in the sign area based upon the nature of the development. However, the sign height needs to be reduced or included in the PUD Agreement as a deviation. Ms. VanMarter stated that the Genoa Business Park sign across the street is 10 feet 2 inches tall and the St. Joseph Mercy Woodland sign down Grand River is 12 feet, ½ inch. The applicant is proposing and 8-foot high sign.

Mr. Markstrom review his letter dated March 1, 2019. They have addressed his previous concerns. The items in his letter are procedural in nature.

- The petitioner has noted that they are currently working on getting approval from adjacent properties for their temporary grading easement. Documentation for these easements should be provided for the Township's records.
- The water main improvements will be public infrastructure and will require construction plan review and MDEQ permitting through MHOG. The petitioner will be required to provide easement documentation for the proposed water main prior to MDEQ permitting. This can be done after site plan approval.

All of the previous concerns of the Brighton Area Fire Authority have been met.

Chairman Brown provided suggested edits for the PUD Agreement. There was a discussion regarding the Agreement containing uses that are prohibited. It was suggested that the applicant amend the document to list the uses that are permitted, instead of what are prohibited.

The call to the public was made at 8:37 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Rezoning of the Birkenstock property from General Commercial District (GCD) to Industrial (IND) with a Planned Industrial Development (PID) overlay, subject to the following:

• The Planning Commission finds that the qualifying conditions in Section 10.02 of the Township Ordinance are met with the proposed use of the property, including single ownership initiated by petition of the owner and other requirements in this section.

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the PUD Agreement dated February 22, 2019 for the Birkenstock property, subject to the following:

Planning Commission Meeting March 11, 2019 Approved Minutes

- The table of prohibited uses will be eliminated and replaced with selected and restricted permitted uses from the Office Service and Industrial zoning districts.
- The sign proposed at 8 feet high is allowed due to its consistency with other signs on Grand River Avenue and there are multiple businesses on this site located a considerable distance from Grand River.
- Approval of the deviation of one-acre minimum lot size due to the availability of shared municipal water for all three parcels.

The motion carried unanimously.

Moved by Commissioner Grajek, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Impact Assessment dated January 2019. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Conceptual Plan dated February 22, 2019 for the Birkenstock property, subject to the following:

- The building materials and the rendering of the existing building are acceptable and the samples will become Township property.
- The petitioner is encouraged to retain and/or relocate to the extent possible any healthy and mature trees.
- The wall requirements for the Buffer Zone "B" plantings as depicted will remain.
- The sign proposed at 8 feet high is allowed due to its consistency with other signs on Grand River Avenue and there are multiple businesses on this site located a considerable distance from Grand River. The existing pole sign shall be removed.
- Details of the electronic messaging will be provided at the final PUD plan
- The requirements of the Township engineer in his letter dated March 1 shall be addressed.

The motion carried unanimously.

OPEN PUBLIC HEARING #3... Review of a site plan amendment for a proposed private road project known as "Misty Meadows" located on a vacant property to a previously approved project known as "Misty Meadows Private Road".

A. Disposition of Site Plan Amendment (1-25-19)

Mr. Keith Genzel and Mr. Guy Genzel were present.

Mr. Borden stated the Township's private road standards permit this road to be gravel.



Planning Commission Genoa Township 2911 Dorr Road Brighton, Michigan 48116

Attention:	Kelly VanMarter, AICP			
	Assistant Township Manager/Community Development Director			
Subject:	Birkenstock Enterprises – Final PUD Site Plan Review #2			
Location:	2528 Harte Drive – south side of Grand River, between Euler Road and Genoa Business			
	Park Drive			
Zoning:	PID Planned Industrial District			

Dear Commissioners:

At the Township's request, we have reviewed the revised final PUD site plan submittal (plans most recently dated 10/25/19).

The applicant proposes development of a 66,418 square foot climate controlled storage building at the rear of the 10.62-acre site.

Earlier this year, the Township granted PID rezoning, approved the conceptual PUD site plan and executed a PUD Agreement for the subject site.

We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance, as well as the PUD Agreement for this site.

A. Summary

- 1. The final PUD site plan is generally consistent with the approved conceptual PUD site plan, as well as the terms of the PUD Agreement.
- 2. The applicant must address any comments raised by the Township Engineer and/or Brighton Area Fire Department.

B. Proposal/Process

The applicant requests final PUD site plan review/approval for a 66,418 square foot climate controlled storage facility, including associated site design elements (parking, landscaping, lighting, waste receptacle, etc.) and parking improvements for the existing office building.

The proposed use is permitted by right within this PID.

Procedurally, the Planning Commission is to review the final PUD site plan and Impact Assessment and put forth a recommendation to the Township Board, who has the final approval authority.



Aerial view of site and surroundings (looking east)

C. Final PUD Site Plan Review

1. Dimensional Requirements. The PID is tied to the dimensional standards of the IND (Section 8.03). The revised plans meet or exceed these standards, as outlined in the following table:

	Minimum Yard Setbacks (feet)				Max. Lot	Max.
	Front Yard	Side Yard	Rear Yard	Parking Lot	Coverage (%)	Height (feet)
PID	85	50	80	20 front 10 side/rear	40% building 85% impervious	30
Proposed	1,000+ from Grand River	85.4 (E) 87.7 (W)	116.2	20 side (E) 22 side (W) 48.5 rear	17% building 45.2% impervious	20

- 2. Building Design and Materials. The proposed building materials include brick, metal siding and a composite siding. The elevation drawings and materials are consistent with the approved conceptual PUD site plan and are consistent with the Ordinance modifications noted in the PUD Agreement.
- **3. Vehicular and Pedestrian Circulation.** Vehicular access to the proposed building is via existing Harte Drive, which intersects with Grand River Avenue slightly west of Genoa Business Park Drive.

The project includes a driveway extension to the rear of the site with a ring road looped around the proposed building. Drive aisles meet or exceed minimum Ordinance standards and a truck turning template is depicted, demonstrating that larger vehicles can adequately maneuver around the site.

There are existing sidewalks along Grand River Avenue, the east side of Harte Drive and around the existing office building. The project includes 7-foot wide sidewalks around the proposed building.

4. Parking. The proposed development requires 47 parking spaces, while 49 are provided, including the 2 required barrier-free spaces.

The overall project also includes expanded parking for the existing office building. The Ordinance requires 43 spaces, while 73 are provided, including 19 new spaces.

Though the amount of parking provided would typically be considered excessive, this aspect of the project was discussed during consideration of the PID rezoning and conceptual PUD site plan review, and was approved accordingly.

All of the proposed parking spaces meet or exceed dimensional standards of the Ordinance and the applicant has indicated that the spaces will be double-striped.

5. Lighting. The lighting plan includes 15 light poles along the driveway and around the parking lot, as well as 14 wall-mounted fixtures around the proposed building.

Fixture details demonstrate the use of LED lighting that is downward directed and cut-off, per Ordinance requirements. The photometric plan also complies with Ordinance standards for illumination both on-site and along property lines.

A pole detail is included depicting the use of 22-foot tall steel light poles.

6. Landscaping. The landscape plan includes new plantings for buffer zones, detention ponds and the parking lot, as follows:

Standard	Required	Proposed	Notes
Parking lot	5 canopy trees	9 canopy trees	Requirements met
	490 SF landscaped area	Well over 490 SF	
		landscaped area	
Buffer zone	20' width	20' width	Requirements met
"B" (East)	27 canopy trees	40 canopy trees	
	27 evergreen trees	40 evergreen trees	
	107 shrubs	160 shrubs	
Buffer zone	20' width	22' width	Requirements met; the site plan includes an
"B" (West)	29 canopy trees	44 canopy trees	approximately 140' length of 8' tall masonry
	29 evergreen trees	44 evergreen trees	screen wall
	116 shrubs	176 shrubs	
Buffer zone	20' width	40' width	Requirements met
"B" (South)	13 canopy trees	20 canopy trees	
	13 evergreen trees	20 evergreen trees	
	52 shrubs	80 shrubs	
Detention	18 trees	18 trees	Requirements met
pond (#1)	174 shrubs	180 shrubs	_
Detention	11 trees	11 trees	Requirements met
pond (#2)	104 shrubs	110 shrubs	

As part of the conceptual PUD site plan approval, the Township granted the applicant's request to waive the screen wall/berm requirements for the required buffer zone areas.

7. Signage. The site plan includes a new monument sign for the entire development with the median of Harte Drive, near the intersection with Grand River Avenue, as well as a directional sign for the storage use internal to the site. Details of both signs are provided on Sheet L.901.

The monument sign has a maximum height of 8 feet and a sign area of approximately 82 square feet. A deviation was granted as part of the overall PID/PUD Agreement for the sign height.

The revised plan also provides submittal includes a directional sign with an area of 4 square feet and a height of 3 feet, both of which comply with Ordinance standards.

As was discussed during review of the conceptual PUD site plan, the monument sign includes a 20 square foot electronic messaging center on each side. The size and sign type meet Ordinance standards, while a note has been added stating that the sign will comply with the requirements of Section 16.07.02(e).

Genoa Township Planning Commission **Birkenstock Enterprises** Final PUD Site Plan Review #2 Page 4

- 8. Waste Receptacle/Enclosure. The project includes 2 new waste receptacles northeast and southwest of the proposed building. The location, enclosure design and base pad are all in accordance with the Ordinance requirements of Section 12.04.
- **9. Impact Assessment.** The submittal includes an Impact Assessment (dated October 1, 2019). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

The site plan includes a tree survey and tree removal plan noting that the vast majority of existing trees will be removed to accommodate site grading. This information is referenced in the Impact Assessment and includes a note that "most of the very large trees are in poor condition."

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

Respectfully, **SAFEBUILT STUDIO**

Brian V. Borden, AICP Planning Manager



November 4, 2019

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

Re: Birkenstock Storage Site Plan Review No. 4

Dear Ms. Van Marter:

Tetra Tech conducted a fourth site plan review of the Birkenstock Office and Storage building plans. The plans, last dated October 25, 2019, were submitted by Fusco, Shaffer, & Pappas, Inc. on behalf of Jim Harte. The development includes a 10.62-acre site with an existing office building and is located on the south side of Grand River Avenue, between South Hacker Road and Euler Road. The petitioner is proposing to develop the south end of the site for a 67,596-square-foot climate-controlled storage facility. The petitioner is also proposing to rezone the property from general commercial district (GCD) to planned industrial development (PID). We offer the following comments:

GENERAL NOTES

1. The petitioner has provided documentation for their temporary grading easement with adjacent properties for the Township's records, as was previously requested.

UTILITIES

1. The water main and sanitary sewer improvements will be public infrastructure and will require construction plan review and EGLE permitting through MHOG. The construction plans should include the proposed utilities in profile view and all structures, such as proposed hydrants, valves, and manholes should be clearly labeled with unique IDs. This can be done after site plan approval.

The additional documents address our previous comments and we have no further engineering related concerns regarding the proposed site plan.

Please call or email if you have any questions.

Sincerely,

Gary J. Markstrom, P.E. Vice President

by Schordt

Shelby Scherdt Project Engineer

BRIGHTON AREA FIRE AUTHORITY



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

October 30, 2019

Kelly VanMarter Genoa Township 2911 Dorr Road Brighton, MI 48116

RE: Birkenstock Self Storage 2528 Harte Dr. Genoa Twp., Ml

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on October 30, 2019, and the drawings are dated January 29, 2019, with the latest revisions dated October 25, 2019. The project is a 10.62-acre parcel with an existing 12,816 square foot mixed-use office building. This review is for a proposed new construction 66,148 square-foot climate control storage warehouse facility. There is also an open space area used as parking that has been highlighted for a potential future building. This area will require a new site plan review if developed.

We have no further comments related to the proposed structure.

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department. If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

Rick Boisvert, CFPS Fire Marshal



CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

Harte Birkenstock Storage Building Impact Assessment - NFE K362-01

Final PID Submission October 1, 2019

The following is the applicants impact statement for the referenced project.

18.07.01 Preparer

This statement was prepared by Michael D. Peterson, P.E., Civil Engineer, Nowak and Fraus Engineers, with input from Steve Roffi, RA, Architect, Fusco, Shaffer and Pappas. NFE has been doing business in SE Michigan for 50 years.

Nowak and Fraus Engineers

46777 Woodward Avenue Pontiac, MI 48342 (248) 332-7931 Michael D. Peterson, P.E., Principal mpeterson@nfe-engr.com Fusco, Shaffer & Pappas, Inc. 550 E. Nine Mile Road Ferndale, MI 48220 (248) 543-4100 Steve Roffi, RA sroffi@fsparch.com

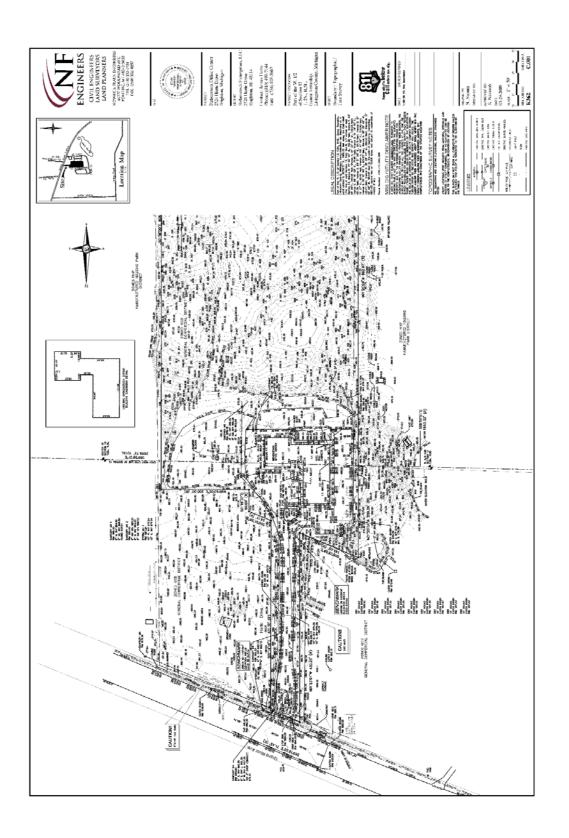
18.07.02 Location

The plans submitted with this application contain larger scale and more detailed information of the existing site/location/proposed improvements. The site is located at 2528 Harte Drive, on the south side of Grand River Avenue. The site is located between Hubert and Bendix Road. The property tax ID is 4711-13-300-009.

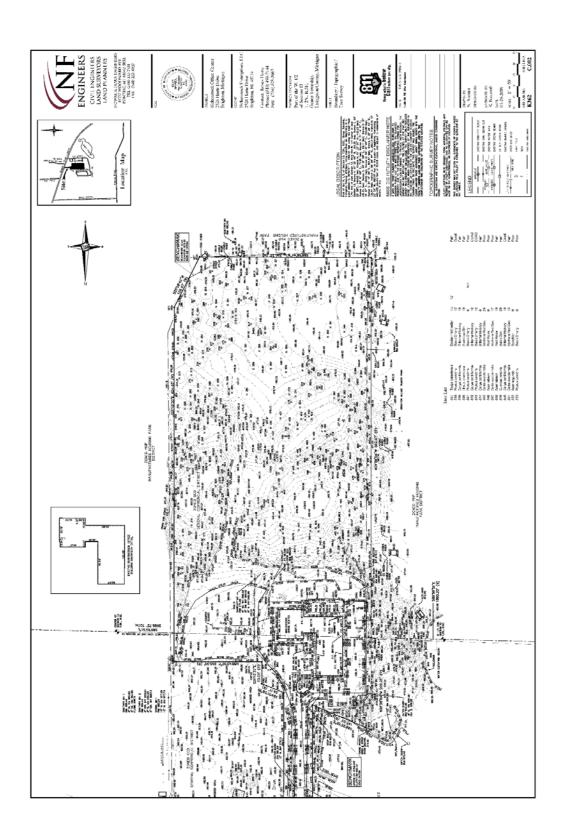


K362 Birkenstock Impact Statement Final PID Submission October 1, 2019 Page 2 of 13





NOWAK & FRAUS ENGINEERS



K362 Birkenstock Impact Statement Final PID Submission October 1, 2019 Page 5 of 13

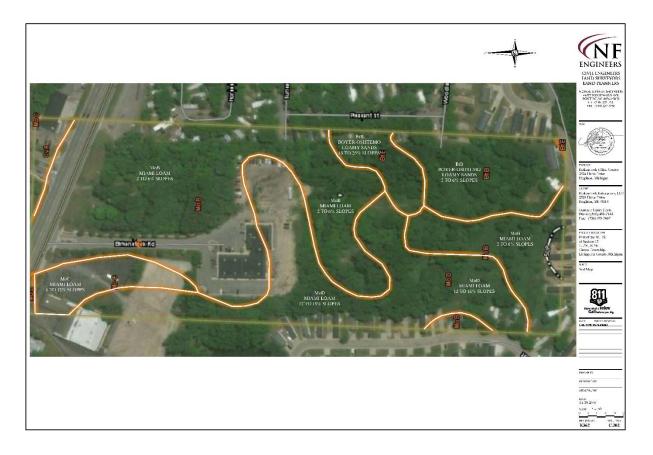
18.07.03 Impact on Natural Features

The site is approximately 10.61 acres in size. The front or north 1/3 to 1/2 of the site contains an office building with drive access from Grand River Avenue. The existing building is set back from Grand River approximately 500 feet.

The remainder of the property where the proposed improvements are to made can be considered "rolling" with changes in elevation of approximately 20 feet. The Owners intent is to make improvements that will utilize this relief/natural feature and to work with the land as much as possible with the proposed project.

Where the proposed improvements are to be made on the site, the east, south and west sides are bounded by a premanufactured development. The northwest portion of the site is bounded on the west side by and existing church which has been approved for improvements as well. The church property is proposing to relocate an ingress/egress point from Grand River to the existing Harte Drive.

The soils specific to this site according to the USDA soils map are: MoB-Miami Loam, BtB-Boyer-Oshemo Loamy Sands, MoD-Miami Loam.



A larger depiction of this graphic can be found in the site plan documents submitted to the Township.

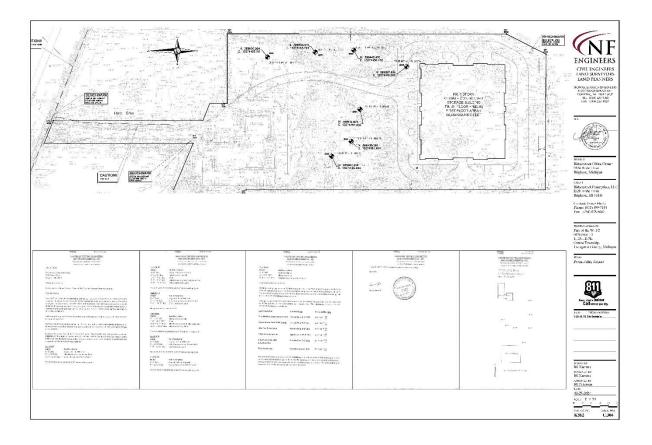
There is little wildlife on this site which has not been previously impacted by the other surrounding developments.

The plans submitted for this project contain a tree survey which identifies all of the trees 8" in caliper and larger. The majority of the trees on site are between 8" and 14" in diameter. The majority of the trees are in poor to fair condition. Most of the very large trees are in poor condition.

INGINEERS	CIVIL INCOMERS LAND SURVIYORS LAND PLANDIES MOMENT INCOMENT	LEAD OF ALL ALL ALL ALL ALL ALL ALL ALL ALL AL		nookei Holoneleekohko (neer Päättinen Duse Huguan Mukaga	Description of the second seco	mmer tectmen Paradette W. 15 Paradette W. 15 Chennel J. 159 Cana Hendler Lingdon Combin	teatro: "Topogradais" Teo Stroy:	Experience of the second sector of the second sector of the second sector of the second secon		K. Nacar K. Katara Line Association arrestoria etc.	A. Maracul 10.1 91,435,055 601.1 60.
151 1600 1000 1000 1000 1000 1000 1000 1	2000 D 2000				1000 1000 1000 1000 1000 1000 1000 100		na Maria Ma		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		a de la constante de
	e ř s	C	# 7 - 77		* *		av.	••	•	- :	We.
8 8 9 10	111	373	111 1 11	3311	33 3	i aragaar	1		1	33	2
Internet Sector	and state and st	A state of the sta	trait C wy trait C wy trait Ot- trait Ot- trait Ot- trait Ot- Particle Martin M	and Converting and Co	Like Proceedings of the service of t	Distriction of the second seco	Territy of the second s	and the second s	Mark Norman Sector 10 Comparison of the Comparis	Land On- Landson (1997) Sates Conserved Sates Conserved Land An- Land An- Land An- Land An-	E. SAA MEETIN
 CORL CORPTANIE CORPTANIE CORPTANIE	C 100 100 100 100 100 100 100 100 100 10	 Construction Const	 C. D. Markovski, J. M. Markovski, J. M. Markovski, M. M. Mar	 C. Martin and C. Martin and C.	 FLAAMIN CONTRACT FLAAMIN CONTRACT FLAAMIN CONTRACT CONTRACT CONTRAC	Action and the second s	All Andrewski († 1994) All An	Annual Control of Cont	 Composition of the second secon	 Capital Strategy and a strategy and strategy and a strategy and a strategy and a strategy and a st	6-0-10-11-
2138391919191		(« ز « و « و «	(), 1 , 1, 2, 3, 1, 3, 3, 1, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3,	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	13138333331	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		0)0)3033 1 81	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	13133 <u>3</u> 9	13,1883,91
	0.22	-		0		5 B		10	**		-
: * : *	5177	111 111	1	3 3	7 5	1 1	, ,	1111 1 1	75	5 5	1 1
							10	*****	. 10. 1. 1977.	00030.0	
Instruction Instruction Instruction Average Average Instruction Instruction Instruction Instruction	Rankin Data Crevy Lank Crevy Lank Crevy Lank Crevy Lank Crevy Lank Crevy Lank Crevy	tertion better better better better better better	KAAAC and KAAAC and KAAAC and KAAAC and KAAAC and Caller 12 Distorted Caller 12 Distorted Caller 2 Distorted	Cuerto 2 Statistica Cuerto	S 2.040 K. S 2.040 K. Leffer 2.040 K. Leffer 2.040 K. Leffer 2.040 K. Leffer 2.040 K. Leffer 4.040 K. Leffer 4.040 K. Leffer 2.040 K. Lefter 3.040 K.	Caller V Chromo Caller V Chromo Later V Chromo Later V Chromo Later V Chromo Later V Chrom Later V Chrom Later V Chrom Later V Chrom Later V Chrom Later V Chrom	EAR COME BAR COME BAR COME BAR COME Carl COME BAR COME BAR COME BAR COME BAR COME BAR COME BAR COME BAR COME BAR COME	Landon Landon Landon Landon Landon Landon Landon Landon Landon	babCore transform And And And Form Form Form Form Form Form Form Form	tes Ruis Las Corre Las Corre Las Corre Las Corre Las Corre Las Corre	East Control East Control East Control East Control East Control East Control East Control
200 Pressontin 200 Pressontin 201 Pressontin 201 Pressontin 201 Pressontin 201 October Press 201 October Press 201 Pressontin 201 Pressontin	 Martinger Martinger Passesser Passesser Passesser Passesser Passesser Passesser Passesser Passes Passes	10 Control of Control				Price Price Monthle Price Price Monthle Price Price Monthle Price Price Monthle Pric		CO PRACTICAT CO PRACTICAT PRACT	201 Pressionalist 201 Pressionalist 202 Hoston 203 Press, Norsen 203 Press, Norsen 2	201 date date date date 202 date date date 203 date date date	Die Prosperies Die Prosperies Die Prosperies Die Prosperies Die Gewanneleit Die Gewanneleit Die Gewanneleit
Common State	2282888	1122222		1882828282	12122202218	****	100010000			******	
a					a. 2	39'YE			, 9	· · ·	
ž ž	5	11	3 1		1111	11 I			11 7 11	3 1 3 1	1 1
€ €_>:_>_>×	Y:		207ourture	-PR: NOPPEN	(2): var 9773)	I		*************	**********	10	.77
CLARADA VARD Disch (Flux Disch (Flux Disch (Flux Disch (Flux Disch (Flux Disch (Flux Disch (Flux Disch (Flux Disch (Flux Disch (Flux	Including tentrative tentrative tentrative tentrative tentrative	transmer Laster Chen Rev Chen Rev Chen Rev Chen Rev Chen Rev Chen Rev Chen Rev Chen	Notifier Not	Annual An	Lawren Carponen Services Variation Variation Anterina Ant	Autor Calibration Matter Calibration March Calib	Band Residence Association Band Residence Association Association association	Marchan Barrian Day Marchan Marchan Control Marchan Control Marchan Control Marchan Control Marchan Control Marchan Control Marchan Control Marchan	MANAGER MANAGER MANAGER MANAGER MANAGER MANAGER MANAGER MANAGER MANAGER MANAGER MANAGER MANAGER	ter Cher RecCer	Marchen Unter Aller Unter Aller Marchen Marchen Marchen Marchen Marchen
Arry Addition Varies Addition Arry Addition Addition Arry Arry Addition Arry Additiona Arry	10 Programmer (Construction) 10 Pro	 The Property of the second seco		 Aller and Aller and All		 Person and Section and Sectio	 P. S. Annu Markov, A. S. Santan, S. S.		 Programmer and Projection State Systems Projection State Syst	 Contraction Contraction Provide Contract	PP) Procession 201 Procession 202 Procession 203 Procession 203 Procession 204 Pr

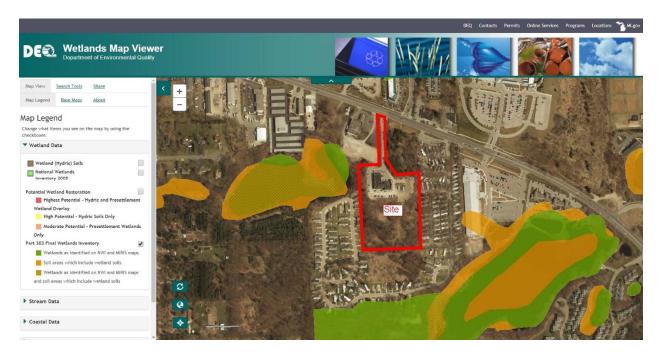
K362 Birkenstock Impact Statement Final PID Submission October 1, 2019 Page 7 of 13

Test pits were dug on this site to assess the soil conditions and where the ground water may be located. The tests were performed by Hasting Testing Engineers and Environmental Inc. The test pits were dug in the areas of the proposed retention pond which will be area where there are existing low areas prior to development/improvement. No water has been observed to collect in this area and that is consistent with the soils found which is mainly medium to course sand. There are also some heavier/less permeable soils found in some areas/layers. The water table also varied in depth from the surface but is generally between elevation 947 and 950. This is approximately 10 feet or greater than the proposed pond bottom.



Water service to this property as well as the surrounding properties are provided by a City system. To our knowledge there are no wells in the area of this project/property.

K362 Birkenstock Impact Statement Final PID Submission October 1, 2019 Page 8 of 13



There are no wetlands on this site. Below is a wetland map for the site and the area around the site.

Storm water for this site percolates into the ground. There are a couple of low areas on the site that will be reshaped and used as a retention basin, (Retention, meaning no outlet). The basin has been designed to contain the volume of water that will be produced by 2 - 100 year back to back storms. This is in accordance with the requirements of the Township and the County Drain Commission. The frequency of a 100-year storm is once every 100 years.

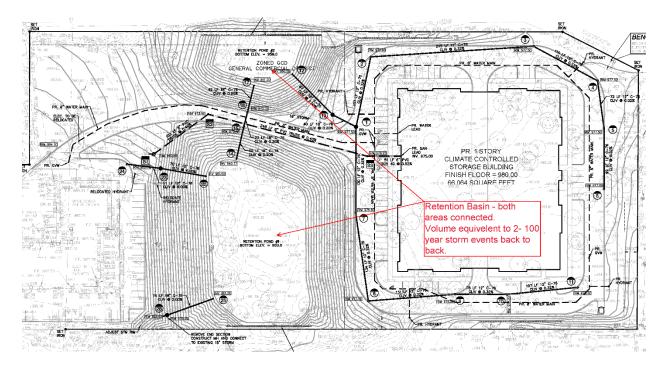
There are no lakes, streams or ponds on the site. Therefore, none of these items will be affected by this development.

As discussed above, surface and ground water quality will not be affected with the proposed site improvements. The storm water in the ponds will be naturally filtered as it percolates into the ground. This is done in accordance with best management practices and the requirements of the Township and County.

<u>Hydrologic Impact Statement</u> – The design features of this site such as percolation and natural filtration of storm water as well as the use of existing and proposed water main and sanitary infrastructure ensure that there will be no negative effects on the natural hydrology of the surrounding area.

18.07.04 Impact on Storm Water Management

As discussed, the storm water on this site either percolates into the ground and/or flows to the two low areas and percolates, evaporates and is picked up by vegetation. The intent is to continue this same practice, but, enlarge the low areas for more volume and a factor of safety (i.e. 2 – 100-year storm events back to back).



To reiterate, the volume of the pond is slightly greater than the volume of water that would be produced by 2 - 100year storm events back to back. The probability of a 100-year storm is that such an event would occur once every 100 years. A retention pond is a pond that has no outlet and thus the requirement is to size it to handle 2 - 100-year storm events back to back. Water leaves the pond by percolating into the ground (soaking into the ground), by evaporation and by transpiration (water used by vegetation). No standing water has been observed in the existing depression areas and therefore it is assumed that the ground is adequate to allow the percolation of storm water.

County Drain Commissions throughout SE Michigan are now requiring that a portion if not all the storm water produced on a site be percolated back into the ground. This is part of evolving best management practices for dealing with storm water in areas where development occurs.

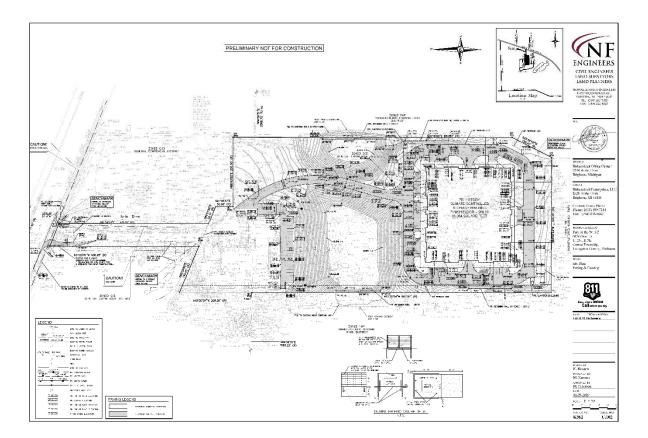
18.07.05 Impact on Surrounding Land Use

The subject parcel is Master Planned for commercial office. There is currently on site, an existing office building that will remain. This existing office is located in the front/northern 1/3 to 1/2 of the site. The proposed development/improvement will be a climate-controlled storage facility with a sales office. The project architect has designed the exterior of the new building with a commercial office look using flat roofs, high quality materials, window patterns, etc.

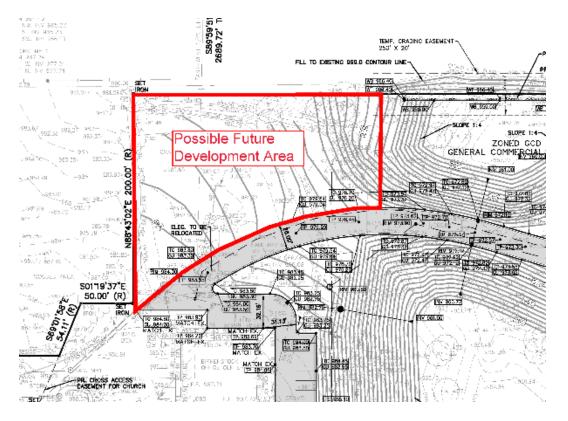
The proposed commercial use is compatible with the adjacent zoning/uses along Grand River Avenue. Low anticipated traffic volume (typical for this type of project) and negligible environmental effects, make for a low impact facility for the site and surrounding properties. Esthetics of the proposed design will blend and be harmonious with the adjacent properties. The existing MFP zoned areas along the East, South and West sides will be screened with a minimum 20-foot-wide buffer that will contain existing trees and planted vegetation.

The Township staff through meetings and discussion have suggested that this project be developed as a PID.

The 66,418 sf, climate-controlled storage building will be constructed on the southern half of the site as depicted in the project drawings. The building, pavement and utilities will be constructed at one time and will not be phased. Landscaping will be installed after the building and related appurtenances are completed.



The applicant has requested that the site and building be designed so that it is harmonious as possible with the existing land. The applicant has reserved the northeast portion of the site to possibly be developed/improved at a later date. This possible future improvement has been considered in the design and the site calculations.



No additional light impact is anticipated with the proposed project. No additional noise or air pollution is anticipated with this project.

It is anticipated that the site will be open for business between 8:00 AM and 6:00 PM. Outside lighting will be minimal as needed for security. Inside lighting will be subdued. A photometric plan will be prepared as part of the construction documents. These plans will be submitted to the Township and other applicable agencies having jurisdiction over the project for their review, approval and applicable permits. The lighting will conform to the Township's requirements.

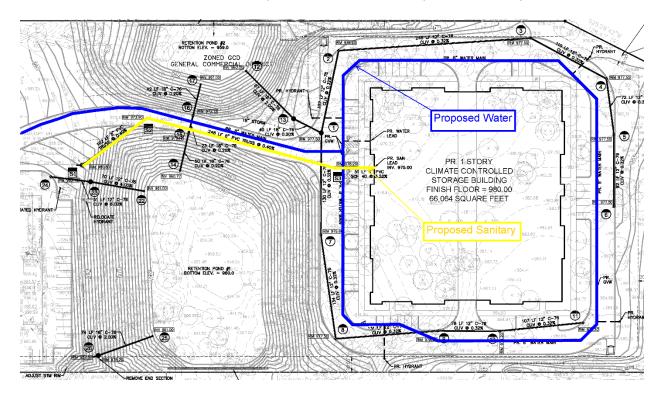
In regard to the performance standards as noted in Section 13.05 there shall be no: smoke, airborne solids, odor, gasses, vibration, noise, glare, radioactive materials, fire and safety hazards, underground storage tanks, above ground storage tanks, toxic or hazardous materials.

18.07.06 Impact on Public Facilities and Services

The will be no residents on site. There will be 3 employees on site. Visits to the site are anticipated to be 24 per day. There is no anticipated impact to schools and recreation facilities. There is no anticipated increase to police, fire and emergency services.

18.07.07 Impact Public Utilities

Water service will be provided through a connection to an existing water main located on site. Sanitary service will be provided through a connection to an existing sanitary sewer located on site. Use or volume of flow from and to the water and sanitary systems will be negligible. Calculations will be provided on the engineering construction documents at a later date and will conform to the requirements of the Township and the County.



As discussed previously, storm water will be collected (catch basins) and directed to the retention pond. The retention pond will have a volume equivalent to 2-100-yr storm events back to back.

During construction the runoff developed will be controlled as required by the Township and the County. The first construction activity on site will be to install the soil erosion and sedimentation control measures that will be depicted on the plans approved by the Township. The retention pond will be reshaped as the second item of construction and storm water directed to the area. Upon completion of the construction, the ponds and storm system will be cleaned, and vegetation established. Once the vegetation is established, the SESC measure will be removed.

As noted the site will be served with public water and sanitary service. Connection to those services will be on site. Calculations for use will be provided as part of the engineering/construction document submittal in accordance with the requirements of the Township. Franchise utilities serving the site will include: gas, electric, phone and data. K362 Birkenstock Impact Statement Final PID Submission October 1, 2019 Page 13 of 13

18.07.08 Storage and Handling of any Hazardous Materials

No hazardous materials are expected to be on site.

18.07.09 Traffic Impact Study

With the proposed low impact development and low trip generation for this type of use, the proposed project falls below the threshold for peak hour usage and below the threshold for a traffic impact study.

18.07.10 Historic and Cultural Resources

This project does not involve the alteration or demolition of historic structures.

18.07.11 Special Provisions

There are no deed restrictions or protective covenants on this property.

TOWNSHIP OF GENOA PLANNED INDUSTRIAL DISTRICT AGREEMENT FOR BIRKENSTOCK SELF-STORAGE

THIS AGREEMENT is made as of the _____ day of ______, 2019, by and between the Genoa Charter Township, Livingston County, Michigan, (hereinafter called the "Township"), the offices of which are located at 2911 Dorr Road, Brighton, Michigan 48116 and Birkenstock Self-Storage, LLC, a Michigan limited liability company (hereinafter referred to as "Developer"), the address of which is 2528 Harte Drive, Brighton, Michigan 48114.

WITNESSETH:

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 hereto and incorporated herein by reference (sometimes hereinafter referred to as the "Property"); and

WHEREAS, Developer desires to develop the Property as a climate controlled storage facility and sales office under a comprehensive development plan as a planned industrial district ("PID" or "Planned Industrial District") to be known as "Birkenstock Self-Storage"; and

WHEREAS, the Township's Planning Commission, after giving proper notice, held a public hearing on _______, 2019, at which Developer's Application for a PID ("Application"), Conceptual PID Site Plan, Impact Statement and this PID Agreement was considered, comments and recommendations of the public were heard, and the Planning Commission recommendations were made to the Township Board; and

WHEREAS, on_____, 2019, the Township Board reviewed the Application, Conceptual PID Site Plan, Impact Statement and this PID Agreement and made recommendations to Developer concerning the proposed development; and

WHEREAS, on ______, 2019, Developer submitted to the Planning Commission an Application for Final Approval of the PID ("Final Application"), pursuant to the provisions of Article 10 of the Township's Zoning Ordinance ("Zoning Ordinance")' and WHEREAS, the Planning Commission, after giving proper notice, held a public hearing on______, 2019, as required by P.A. 184 of 1983, as amended, at which the Final Application was considered, comments and recommendations of the public were heard, and recommendations were made by the Planning Commission to the Township Board concerning the Final Application; and

WHEREAS, the uses permitted within a PID include uses permitted in the Industrial and Office-Service Districts, including a climate controlled storage facility and sales office and other uses as set forth herein; and

WHEREAS, the Township Planning Commission and the Township Board have reviewed the Final Site Development Plan, attached hereto as Exhibit B, and have approved the Final Site Development plan as to: (1) total acreage under consideration for the Planned Industrial District; (2) the general location and acreage therein for the proposed use in the specified zoning district (being climate controlled storage facility and sales office); and (3) the general site layout and infrastructure improvements; and

WHEREAS, the approved Final Site Development Plan for the PID is consistent with the purposes and objectives of the Township; and further, is consistent with the Township's Zoning Ordinance pertaining to permitted land uses, the intensity of such uses, site access and storm water management; and

WHEREAS, Developer has made its application for final approval of the PID to the Township Board pursuant to and in accordance with the provisions of Article 10 of the Township's zoning ordinance; and

WHEREAS, at a regular public meeting of the Township Board on ______ 2019, the Township Board approved the Final Application submitted by the Developer and rezoned the property to a PID Zoning District; and

WHEREAS, the Township's Zoning Ordinance requires the execution of a Planned Industrial District Agreement in connection with the approval of a PID which Agreement shall be binding on the Township and the Developer;

NOW, THEREFORE, the Developer and the Township, in consideration of the mutual covenants of the parties described herein, and with the express understanding that this Agreement (sometimes hereinafter and in other documents related to the proposed development as the "PID Agreement") contains important and essential terms as part of Final Approval of the Final Application, agree as follows:

I. GENERAL TERMS OF AGREEMENT

A. Township and Developer acknowledge and represent that the foregoing recitals are true and accurate and binding on the respective parties.

B. Township acknowledges and represents that the Property has been rezoned to a PID Zoning District. In addition to the approval of the PID rezoning and the approval of the

proposed use of the Property herein as a climate controlled storage facility with sales office, alternative uses of the Property that shall be allowed either as a permissible use or special land use are set forth in Exhibit C attached hereto.

C. The PID shown and described in Exhibit A (legal description of the PID Site) and the Final Site Development Plan referenced herein as Exhibit B (and specifically captioned as "Construction Drawings for Birkenstock Self-Storage" consisting of Sheets C-1 through C-___, both inclusive, and Sheet ____) is hereby approved in accordance with the authority granted to and vested in the Township under and pursuant to Act 110 of 2006, being the Michigan Zoning Enabling Act, MCL 125.3101, et seq., and Act 33 of 2008, being the Michigan Planning Act, MCL 125.3801, et seq.; and in accordance with the Zoning Ordinance of Genoa Charter Township, enacted October 7, 1991, as amended, except as modified herein; subject to the terms of this Agreement and in compliance with Exhibit B, and all provisions of the Township Zoning Ordinance pertaining thereto (collectively referred to herein as the "Applicable Regulations"), according to the terms thereof as of the date of approval of the PID.

D. The Approved Plan for the PID ("Approved Plan") includes Exhibit A and Exhibit B. The Approved Plan was formulated by the Developer and approved by the Township based upon the material terms of the Impact Statement and Application materials, which were presented to the Township by the Developer.

E. The Developer and the Township acknowledge that the Approved Plan takes precedence over the terms of the foregoing documents.

F. Developer and Township acknowledge and agree that rezoning to PID of the Property described in Exhibit A constitutes approval of Exhibit B as it sets forth the general configuration of permitted land uses. Site plan review for the PID described in Exhibits A and B are not subject to any subsequent enactments or amendments to the Zoning ordinance or the Applicable Regulations and will be reviewed and approved in light of this Agreement including Exhibit B hereto, the Zoning Ordinance and Applicable Regulations as they exist at the date of this Agreement. Developer shall comply with the Zoning Ordinance, as modified herein and as may be otherwise required, with respect to any site plan approved by Township at Developer's request. Any subsequent zoning action by the Township shall be in accordance with applicable constitutional law, the Michigan Zoning Enabling Act and the Zoning Ordinance.

G. The approval of the PID described herein and in Exhibit B, and the terms, provisions and conditions of this Agreement are and shall be deemed to be of benefit to the Property described on Exhibit A and shall run with and bind such Property and shall bind and inure to the benefit of the parties hereto and their successors and assigns.

II. SPECIFIC TERMS OF AGREEMENT REGARDING LAND USE AND LAND DEVELOPMENT

A. The uses permitted hereunder shall be consistent with Article 10 of the Genoa Township

Zoning Ordinance, and Section 10.03.02 specifically, except as otherwise modified and approved herein.

B. Developer represents that it intends to develop the parcel of Property identified in the Final Site Development Plan as a climate controlled storage facility with sales office. The Final Site Development Plan (Exhibit B), including the exterior design, shall be constructed in a manner consistent with a commercial sales office, using a flat roof design, high quality building materials, commercial window patterns and site improvements consistent with the surrounding uses and aesthetic features both on and off site. A 20' landscape buffer, with existing trees, will be installed to screen the existing MHP – Manufactured Housing District use on the east, west and south sides of the property.

C. Developer shall be permitted to deviate from the specific requirements set forth in Article 8, Industrial District, concerning Schedule of Area and Bulk Requirements, and the Township hereby approves a variance from the one-acre minimum lot area requirement set forth in Sec. 8.03.01. Developer shall also be permitted to deviate from the monument sign height limitation set forth in Article 16, Sign Standards, Table 16.1, and the Township hereby approves a maximum height of eight (8) feet for the monument sign due to the consistency with other signs along Grand River Avenue and the existence of multiple businesses on the site that are located a significant distance from Grand River. Developer shall also be permitted to deviate from the specific requirements set forth in Article 12, Site Development Regulations, concerning Industrial District (IND) Exterior Building Wall Materials, and the Township hereby approves a variance from Sec. 12.01.03 for the minimum exterior building material percentage of brick on walls exposed to a public street and adjacent residential areas, which shall be consistent with the brick, metal siding, composite siding and metal canopy percentages set forth in the Front Side Elevation (North), Left Side Elevation (East), Rear Elevation (South), and Right Side Elevation (West) set forth in the submitted Architectural Design Package, Sheet 3 of 4, of the Final Site Development Plan as prepared by Fusco, Shaffer & Pappas, Inc.

D. In accordance with Article 10 of the Genoa Township Zoning Ordinance, the Genoa Township Planning Commission on ______, 2019 has determined that the proposed PID, as presented, may provide community benefits, including but not limited to, a means of secondary access to the adjacent Community Bible Church property and a safe route of pedestrian travel from the adjacent manufactured housing community to the designated public school bus stop at Grand River.

E. The storm water retention/detention system for the PUD shall meet the requirements of the Livingston County Drain Commissioner and all applicable laws and regulations.

F. All utilities required in connection with the development of Birkenstock Self-Storage shall be installed underground.

III. MISCELLANEOUS TERMS OF THIS AGREEMENT

A. Any violation of the terms of this Agreement shall be a violation of the Zoning Ordinance.

The remedies of Township for a violation shall be such remedies as are provided by State and Local law as well as remedies provided by case law.

B. The parties hereto make this Agreement on behalf of themselves, their successors and assigns and the signers hereby warrant that they have the authority and capacity to make this contract. All references to Developer herein shall include any successor to the Developer who or which may act as Developer of the Property or any part thereof. So long as Developer shall not violate any of the terms of this Agreement, it shall be relieved of further responsibilities hereunder upon conveyance by it of the Property or any part thereof to a successor developer. This Agreement shall be recorded with the Livingston County Register of Deeds and the benefits and burdens set forth herein shall run with the Property described in Exhibit A.

C. This Agreement may be amended only by a written instrument executed and recorded by the parties hereto and their successors and assigns.

D. This Agreement may be executed in counterparts, each and all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the date set forth at the outset of this Agreement.

TOWNSHIP OF GENOA,

a Michigan municipal corporation

By: _____

Supervisor

And

By: _____

Clerk

STATE OF MICHIGAN))SS. COUNTY OF LIVINGSTON)

The foregoing Planned Unit Development Agreement was acknowledged before me this ______day of _______, 2019, by _______ and ______ the Supervisor and Clerk respectively of the Genoa Charter Township, a Michigan municipal corporation, on behalf of the corporation.

> Notary Public, Livingston County, Michigan My Commission expires:

BIRKENSTOCK SELF-STORAGE, LLC,

a Michigan limited liability company

By: James Harte Its: Managing Member

STATE OF MICHIGAN))SS COUNTY OF LIVINGSTON)

The foregoing Planned Unit Development Agreement was acknowledged before me this day of ______, 2019, by James Harte, Managing Member of Birkenstock Self-Storage, LLC, a Michigan limited liability company, on behalf of the limited liability company.

Notary Public, Livingston County, Michigan My Commission expires:

This Instrument Drafted By:

Roger L. Myers MYERS & MYERS, PLLC 915 N. Michigan Ave. Howell, Michigan 48843

When recorded return to Drafter

EXHIBIT C

TABLE OF ALTERNATIVE USES

Permissible Uses	Special Land Uses
Business services such as mailing, copying,	Child care centers, preschool and commercial
data processing and retail office supplies;	daycare; Retail sales of goods assembled,
Personal and business service establishments,	manufactured, compounded, processed,
performing services on the premises,	packaged or treated from previously prepared
including: dry-cleaning drop-off stations	materials, or repaired or stored, on the
(without on-site processing), photographic	premises; and Accessory uses, buildings and
studios, copy centers, mailing centers, data	structures customarily incidental to any of the
processing centers, dressmakers and tailors,	above.
shoe repair shops, tanning salons, beauty	
parlors, barber shops, and similar	
establishments; Studios of photographers and	
artists; Offices of non-profit professional,	
civic, social, political and religious	
organizations; Medical offices of doctors,	
dentists, optometrists, chiropractors,	
psychiatrists, psychologists and similar or	
allied professions, excluding clinics, and	
urgent care centers; Offices of lawyers,	
engineers, architects, insurance, and real estate	
agents, financial consultants, and brokers,	
advertising offices, accounting, and	
bookkeeping services, clerical, and	
stenographic services, sales offices, other types	
of executive, or administrative offices and	
similar or allied professions; Contractors	
offices and buildings with only indoor storage	
of equipment and machinery; Research and	
development facilities, testing laboratories;	
Warehousing establishments; Professional or	
corporate offices; Radio and television studios;	
and Accessory uses, buildings and structures	
customarily incidental to any of the above.	

GENOA TOWNSHIP LIST OF DRAWINGS

CIVIL ENGINEERING

C.001 BOUNDARY/ TOPOGRAPHIC/ TREE SURVEY

- C.002 BOUNDARY/ TOPOGRAPHIC/ TREE SURVEY C.003 BOUNDARY/ TOPOGRAPHIC/ AERIAL OVERLAY
- C.102 PAVING-GRADING PLAN

C.201 SITE PLAN UTILITIES C.302 SOIL MAP

C.303 FIRE TRUCK ACCESS, STRINGER DIMENSION & SIGNAGE PLAN C.304 PERMEABILITY REPORT

LANDSCAPING

- L.S.1 SITE LANDSCAPE PLAN L.S.2 PLANTING DETAIL
- LT.1 TREE REMOVAL PLAN LT.2 TREE REMOVAL PLAN
- L.901 SITE DETAILS

ARCHITECTURAL

- A.S.101 ARCHITECTURAL SITE PLAN
- A.101 OVERALL FLOOR PLAN

A.201 ELEVATIONS

ELECTRICAL EX.001 SITE PLAN - PHOTOMETRICS EX.002 SITE PLAN - LIGHT FIXTURES

OFFICE/STORAGE BUILDING BIRKENSTOCK

DEVELOPMENT TEAM

OWNER/ DEVELOPER

BIRKENSTOCK ENTERPRISES, LLC BRIGHTON, MI

ARCHITECT

FUSCO, SHAFFER & PAPPAS, INC. 550 EAST NINE MILE RD. FERNDALE, MICHIGAN 48220 248.543.4100

CIVIL ENGINEER

NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. **PONTIAC, MI 48342** 248.332.7931

LANDSCAPE ARCHITECT

HAGENBUCH WEIKALL LANDSCAPE ARCHITECTURE **33203 BIDDESTONE FARMINGTON HILLS, MI 48334** 248.477.3600

STRUCTURAL ENGINEER

JCA ENGINEERING INC. 595 FOREST AVENUE, SUITE 6B PLYMOUTH MICHIGAN 48170 734.453.4400

MECHANICAL /ELECTRICAL ENGINEER

MECHANICAL ELECTRICAL ENGINEERING **1415 GOLDSMITH PLYMOUTH, MI 48170** 734.454.5516

DATE

01.29.19

04.17.19

10.01.19

10.25.19

ISSUE

PID SITE SUBMISSION PID SITE RE-SUBMISSION FINAL PID SUBMISSION FINAL PID RE-SUBMISSION

SIGNATURE BLOCK SIGNATURE INITIALS DATE

OWNER ARCHITECT **GENERAL CONTRACTOR** LENDER

SURETY COMPANY



FSP FUSCO, SHAFFER & PAPPAS, INC. **ARCHITECTS AND PLANNERS** COPYRIGHT 2019-FUSCO, SHAFFER & PAPPAS, INC.



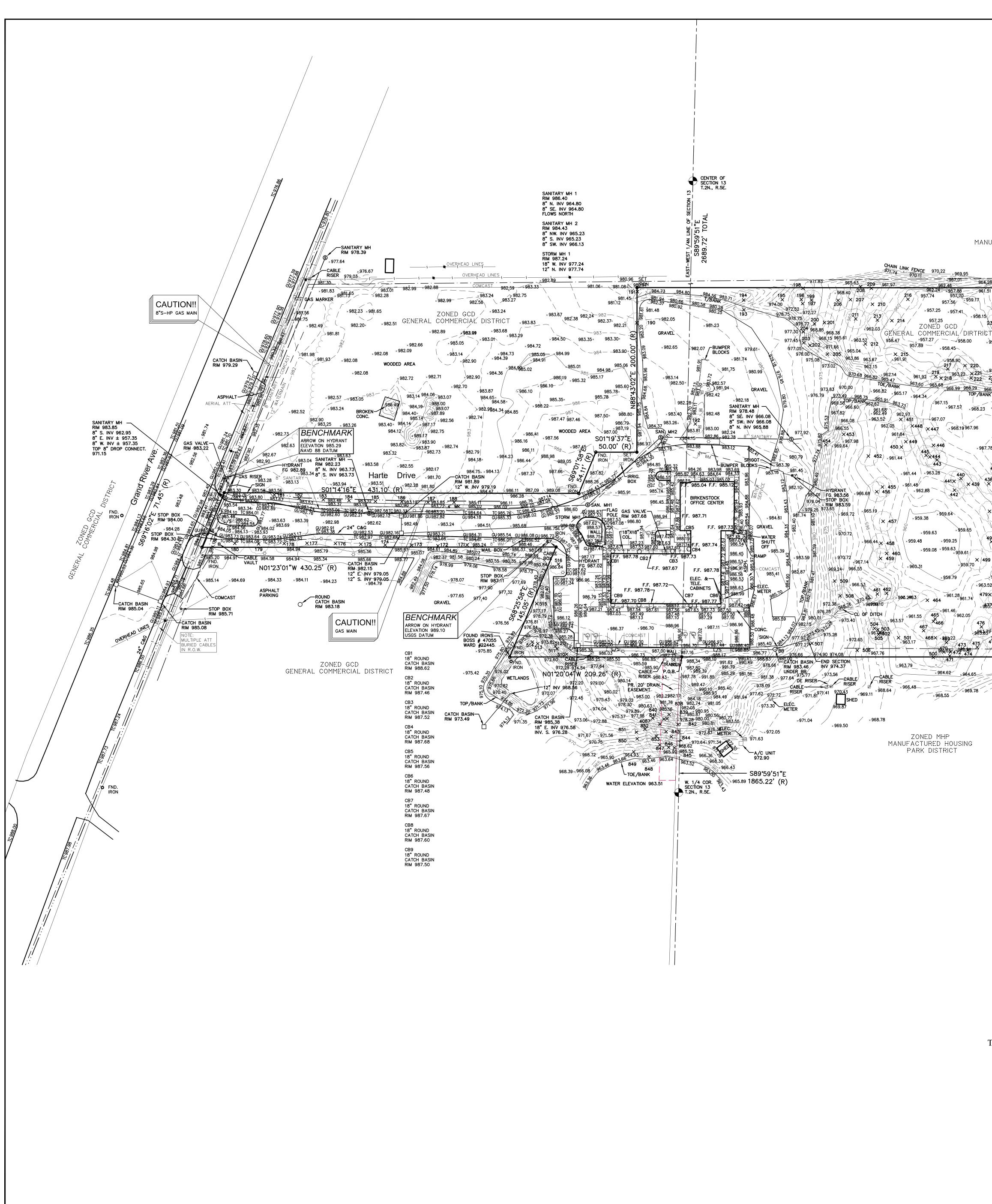
MICHIGAN **SUMMARY TABLE**

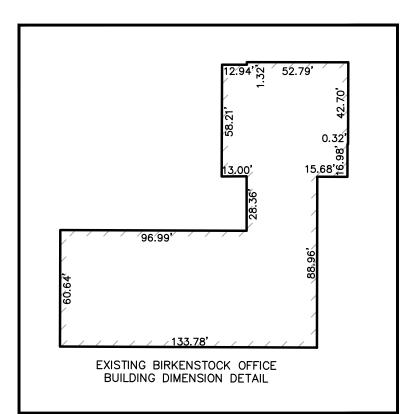
SITE AREA (GROSS)		
MINIMUM PROVIDED	+/- 462 6	3 ACRES 07 S.F. OR +/- 10.62 ACRES
FROVIDED	1/- 402,0	07 S.F. OK 17- 10.02 ACKES
LOT WIDTH		
MINIMUM PROVIDED		150 FT 450 FT
ZONING		COMMERCIAL DISTRICT
EXISTING PROPOSED	PID (PLANNED INDUSTRIA	L DEVELOPMENT W/ INL BASE
FOTAL BUILDING FOOTPRINT	ADEA	
EXISTING	AREA	12,816 S.F
PROPOSED TOTAL		<u> </u>
LOT COVERAGE (BUILDINGS)		
MAXIMUM ALLOWED EXISTING		185,042 S.F (40 % 12,816 S.F. (2.7%
PROPOSED (TOTAL INC. EXIS	STING)	79,234 SF. (17%
LOT COVERAGE (IMPERVIOUS	SURFACE INCL. BUILDING)	
MAXIMUM ALLOWED PROPOSED (TOTAL INC. EXI	STING)	393,215 S.F (85 % 209,275 S.F. (45.2%
BUILDING HEIGHT MAXIMUM ALLOWED PROPOSED		30'-0" - 2 STORY 19'-8" - 1 STORY
BUILDING AREA (GROSS) EXISTING OFFICE BUILDING	ł	12,816 S.F
		12,010 51
PROPOSED STORAGE BUILD STORAGE W/ 700 S.F. SA		59,947 S.F
TRUCK LOADING (ENCL	OSED) STORAGE BUILDING	6,471S.F 66,418 S.F
TOTALT KOT USED		00,410 5.1
GRAND TOTAL	(INCLUDING EXISTING)	79,234 S.F
PARKING REQUIRED - NEW BUILDING		
REQUIRED - NEW BUILDING STORAGE (1 PER 1,500 S.	F 65,718 / 1,005 = 43.8)	
REQUIRED - NEW BUILDING	F 65,718 / 1,005 = 43.8)	44 SPACE: 3 SPACE: 47 SPACE:
REQUIRED - NEW BUILDING STORAGE (1 PER 1,500 S. SALES OFFICE (1 PER 300 TOTAL PROPOSED- NEW BUILDING	F 65,718 / 1,005 = 43.8) 9 S.F 700 / 300 = 2.33)	3 SPACE: 47 SPACE:
REQUIRED - NEW BUILDING STORAGE (1 PER 1,500 S. SALES OFFICE (1 PER 300 TOTAL	F 65,718 / 1,005 = 43.8) 9 S.F 700 / 300 = 2.33)	3 SPACES
REQUIRED - NEW BUILDING STORAGE (1 PER 1,500 S. SALES OFFICE (1 PER 300 TOTAL PROPOSED- NEW BUILDING	F 65,718 / 1,005 = 43.8) D S.F 700 / 300 = 2.33) E (INCL. 4 P.H. SPACES)	3 SPACE: 47 SPACE:

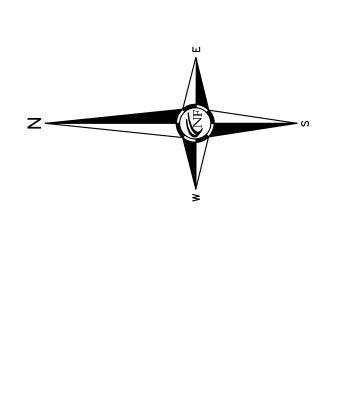
1. ALL INTENSITY AND DIMENSIONAL DATA NOTES AS "REQUIRED" OR "ALLOWABLE" IS BASED ON THE IND BASE ZONING STANDARDS (AS

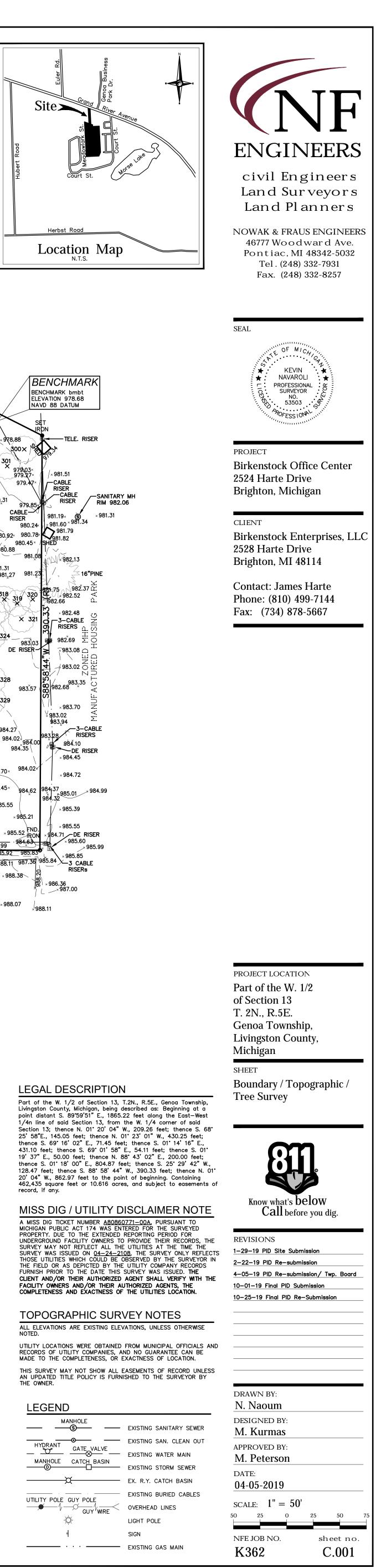
AMENDED). 2. THE BUILDING SHALL BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13











ZONED MHP MANUFACTURED HOUSING PARK DISTRICT

S0118'00"E. 804.87' (R) 975.08 × 970.50 × 970.51 × 978.66 75.54 × 976.2 973.00 ×976.33 -973.6 ∖× 431 X 370 428 373 × 426 X 328 X 332 × 984.75 N01*20'04"W 862.97" (R) 987.24 7.06 RISER 987.98 988.11 987.36 985.84 -3 CABLE ×990.00 985.92 SHED -CARLE *×988.05 ×988.38 × 987.79 987<u>*</u>48 ×972.07 ′ 976 08 × 986.25 RIM 986.81 × 979.'46 BRIGHTON VILLAGE TRAILER PARK

LEGEND	
MANHOLE	EXISTING SANITARY
HYDRANT	EXISTING SAN. CLE
	EXISTING WATER M
MANHOLE CATCH BASIN	EXISTING STORM SI
×	EX. R.Y. CATCH BA
UTILITY POLE GUY POLE	EXISTING BURIED C
	OVERHEAD LINES
ж.	LIGHT POLE
q	SIGN
· · · ·	EXISTING GAS MAIN

ree L	List
837	Tsuga canadensis
838	Prunus serotina
839	Carya cordiformis
840	Ulmus americana
841	Prunus serotina
842	Carya cordiformis
843	Prunus serotina
844	Carya cordiformis
845	Celtis occidentalis
846	Acer rubrum
847	Celtis occidentalis
848	Acer rubrum
849	Quercus velutina
850	Carya cordiformis
851	Celtis occidentalis
852	Acer negundo
853	Prunus serotina

× 977.83

Eastern red cedar Black Cherry Bitternut Hickory American Elm Black Cherry Bitternut Hickory Black Cherry Bitternut Hickory Northern Red Oak Red Maple Northern Red Oak Red Maple Black Oak Bitternut Hickory Northern Red Oak Boxelder Black Cherry

1.5 12' 12 10 twin 12

10

8

12

28

17

10

29

10

13

9

Fair Good Fair Fair Poor DEAD DEAD Fair Poor Poor Poor Fair Fair

Good

Fair

Poor

Poor

Tree List

111 Phys. Call.Socie Main S Cool 112 Phys. Call.Socie Socie Particle Marce Particle Marce </th <th><u>Tree #</u></th> <th>Botanical Name</th> <th><u>Common Name</u></th> <th>Dia.</th> <th><u>Height</u></th> <th>Type</th> <th>Other Dia.</th> <th><u>Condition</u></th>	<u>Tree #</u>	Botanical Name	<u>Common Name</u>	Dia.	<u>Height</u>	Type	Other Dia.	<u>Condition</u>
171 Price derivation Bind of Part 0 1 171 Price derivation 0 0 0 172 Price derivation 0 0 0 0 173 Price derivation 0 0 0 0 174 Price derivation 0 0					-			
17.1 Partice designment Bording Fame 10 Image Bording Fame 17.1 Partice designment Bording Fame 10 Image 17.1 Partice designment Bording Fame 10 Image 17.1 Partice designment Bording Fame 10 Image 18.1 Partice designment Bording Fame 10 Image 18.1 Partice designment Bording Fame 1 Image 19.1 Adver registrice Bording Fame 1 Image 10.1 Adver registrice Bording Fame 1 Image 10.1								
17: Pire objersme Bradiod Prant 0								
1710 Prine callengem Bandford Pater 10 Prine callengem Bandford Pater 10 Prine callengem Pater 1711 Prine callengem Bandford Pater 10 Pater Pater 1712 Prine callengem Bandford Pater 0 Pater Pater 1713 Prine callengem Bandford Pater 0 Pater Pater 1714 Prine callengem Bandford Pater 0 Pater Pater 1715 Prine callengem Bandford Pater 7 Pater Bandford Pater 7 Pater 1715 Prine callengem Bandford Pater 7 Pater Pater 1716 Prine callengem Bandford Pater 7 Pater Pater 1716 Prine callengem Bandford Pater 7 Pater Pater 1716 Prine callengem Bandford Pater 7 Pater Pater 1717 Prine callengem Bandford Pater 7 Pater Pater 1718 Prine callengem Bandford Pater 7 Pater Pater 1718 Pater Bandford Pater 7 Pater Pater 1718 Pater Bandford Pater<	176		Bradford Pear	9				Good
110 Pire offersom Bodto Pierra 0 Pierra 111 Pierra Bodto Pierra 0 Pierra 112 Pierra Bodto Pierra 0 0 113 Pierra Bodto Pierra 0 0 114 Pierra Bodto Pierra 0 0 115 Pierra Bodto Pierra 0 0 116 Pierra Bodto Pierra 0 0 117 Pierra Bodto Pierra 0 0 118 Pierra Bodto Pierra 0 0 119 Accorrogram Bodto Pierra 1 0 110 Accorrogram Bodto Pierra 1 0 111 Accorrogram Bodto Pierra 1 0 112 Accorrogram Bodto Pierra 1 0 113 Accorrogram Bodto Pierra 1 0 114 Accorrogram Bodto Pierra 1 0 115 Accorrogram Bodto Pierra 1 0 116 Accorrogram Bodto Pierra 1 0 116 Accorrogram Bodto Pierra 1 0 116 Accor								
161 Prinz calleryme Backles Parse 1 France 163 Prinz calleryme Backles Parse 1 10001 164 Prinz calleryme Backles Parse 1 10001 165 Prinz calleryme Backles Parse 1 10001 166 Prinz calleryme Backles Parse 1 10001 167 Prinz calleryme Backles Parse 1 1 10001 168 Prinz calleryme Backles Parse 1 1 10001 169 Prinz calleryme Backles Parse 1 1 10001 161 Acar regarded Backles Parse 1 1 10001 161 Acar regarded Backles Parse 1 1 10001 162 Acar regarded Backles Parse 1 1 10001 163 Acar regarded Backles Parse 1 1 10001 164 Acar regarded Backles Parse 1 1 1 10001 164 Acar regarded Backles Parse 1 1 10001 170 Parse Parse Backles Parse 1 1 1 1 171 Dacar regarde	179	Pyrus calleryana	Bradford Pear	9				Fair
16.16 Processer/arrow Bandfaire Arrow 6 Formal Bandfaire Arrow Galoed 16.8 Processer/Arrow Bandfaire Arrow 7 Second Galoed 16.9 Processer/Arrow Bandfaire Arrow 10 Processer/Arrow Galoed 16.9 Adversser/Arrow Bandfaire Arrow 10 Far Far 16.9 Adversser/Arrow Bandfaire Arrow 10 <td< td=""><td></td><td></td><td></td><td></td><td></td><td>multi</td><td></td><td></td></td<>						multi		
164.8 Prinz calleryam Brackof Para 7 U Good 119 Prinz calleryam Brackof Para 7 U Good 119 Prinz calleryam Brackof Para 7 U Good 119 Prinz calleryam Brackof Calleryam 14 Vain B Para 119 Prinz calleryam Brackof Calleryam 7 U Para Para 119 Prinz calleryam Brackof Calleryam 7 U Para Para 119 Prinz calleryam Brackof Calleryam 7 U Para Para 119 Accorregand Brackof Calleryam T U Para Para 119 Accorregand Brackof Calleryam T U Para Para 110 Accorregand Brackof Calleryam T U Para 110 Accorregand Brackof Calleryam T U Para 110 Accorregand Brackof Calleryam <td>182</td> <td>Pyrus calleryana</td> <td>Bradford Pear</td> <td>8</td> <td></td> <td></td> <td></td> <td>Good</td>	182	Pyrus calleryana	Bradford Pear	8				Good
1610 Partic closym Brackbod Party 7 Second Second Party 5 161 Partic closym Brackbod Party 7 Second Second Party 5 163 Partic closym Brackbod Party 13 Vin 8 Party 164 Party closym Brackbod Party 13 Vin 8 Party 164 Party closym Black Clery 13 Vin 8 Party 164 Party closym Black Clery 13 Vin 8 Party 164 Aper fuguedo Black Clery 13 Vin 8 Party 174 Aper fuguedo Blackbod Party 17 Vin Party Party 175 Aper fuguedo Blackbod Party 7 Vin Party 176 Aper fuguedo Blackbod Party 10 Vin Party 176 Aper fuguedo Blackbod Party 10 Vin Party <tr< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr<>								
131 Priva cellsionane Boarding Parra 7 Secondard Parra 5 138 Proja Le deboldes Estern Convoco 13 Mori 8 Port 139 Accorr regardos Boardor 7 Inco Port 139 Porta cellsionane Boardor 7 Inco Port 139 Actor regardos Boardor 7 Inco Port 139 Actor regardos Boardor 7 Inco Port 139 Actor regardos Boardor 7 Inco Port 139 Materiagio Actor Boardor 7 Inco Port 130 Materiagio Actor Regardos Port Port 131 Materiagio Actor Regardos Port Port 132 Materiagio Actor Regardos Port Port 133 Materiagio Actor Regardos Port Port 134 Actor Boardos Regardos Regardos Port 135 Actor Boardos Regardos Regardos Port 136 Actor Boardos Regardos Regardos Port	185	Pyrus calleryana	Bradford Pear	7				Good
198 Physical existing Eastern Colorwood 14 bun 8 Phone 101 Accor regundo Booder 17 bund 8 Pirat 101 Accor regundo Booder 7 Pirat Pirat 101 Accor regundo Booder 7 Pirat Pirat 102 Accor regundo Booder 7 Pirat Pirat 103 Accor regundo Booder 7 Pirat Pirat 104 Accor regundo Booder 8 mull 12 Pirat 105 Advar regundo Booder 8 mull 12 Pirat 105 Advar regundo Booder 8 mull 12 Pirat 106 Malta Spin Appler 8 mull 12 Pirat 107 Pirat Sector Accor regundo Booder 13 Pirat 108 Malta Spin Appler 10 T Pirat 109 Pirat Scholder Essen Coronwood 10 Pirat 101 Pirat Scholder Essen Coronwood 10 Pirat 102 Pirat Scholder Essen Coro								
161 Avernmendo BackBern 13 Non 5 Porcinal 161 Avernmendo Boardian 7 Non Forma 161 Avernmendo Boardian 7 Non Porcinal 161 Avernmendo Boardian 7 Non Porcinal 161 Avernmendo Boardian 14 Mon 12 Porcinal 161 Avernmendo Boardian 14 Mon 12 Porcinal 162 Porcinal Sector 14 Mon 12 Porcinal 163 Avernmendo Boardian 14 Mon 12 Porcinal 164 Avernmendo Boardian 14 V Porcinal Porcinal 163 Avernmendo Boardian 14 V Porcinal Porcinal 164 Avernmendo Boardian 14 V Porcinal Porcinal 17 Montal Sector Boardian 14 Porcinal <td></td> <td></td> <td></td> <td></td> <td></td> <td>tuin</td> <td>0</td> <td></td>						tuin	0	
1910 Pipuka olimisyaha Losabler 7 Film Picri 191 Acker regundo Boweller 7 Film Picri 191 Acker regundo Boweller 7 Film Picri 191 Acker regundo Boweller 6 mu8 12 Picri 191 Males scol Acyele 6 mu8 12 Picri 191 Acker regundo Boweller 6 mu8 Film Picri 192 Acker regundo Boweller 6 mu8 Film Picri 201 Poptus debades Eastern Cotonwood 8 Film Film 202 Poptus debades Eastern Cotonwood 8 Film Film 203 Poptus debades Eastern Cotonwood 8 Film Film 204 Portus enclaina Back Male 12 Film Film 205 Portus enclaina Back Male 13 Film Film 201 Acconstrantina Back Cherry 14 Kim Film 201 Acconstrantina Back Cherry 13 Kim Film 201 Acconstrantina Back Chery		•				LWITI	0	
161 Actir regundo Basedor 7 Pour Pour 181 Actir regundo Bowellor 7 Pour 182 Actir regundo Bowellor 10 Pour 183 Actir regundo Bowellor 10 Nor Pour 184 Mains sign Apple 9 Nor Pour 185 Actir regundo Bowellor 7 Nor Pour 180 Actir regundo Bowellor 7 Nor Pour 180 Mains sign Apple 7 Nor Pour 180 Popula delotade Eastern Colonwood 8 Pour Pour 180 Popula delotade Eastern Colonwood 8 Pour Pour 180 Popula delotade Eastern Colonwood 8 Pour Pour 181 Popula delotade Eastern Colonwood 10 Pour 181 Popula delotade		•				twin	8	
191 Processima Black Chary 17 Processima Processima 191 Actar regundo Boarder 14 Mn 12 Processima 191 Actar regundo Boarder 1 Multi Processima Processima 191 Actar regundo Boarder 7 multi Processima 192 Actar regundo Boarder 7 multi Processima 192 Actar regundo Boarder 8 F Processima 192 Actar regundo Boarder 1 F Processima 192 Actar regundo Boarder 1 F Processima 192 Actar regundo Boarder 12 F Processima 193 Actar regundo Boarder 13 F Processima 194 Actar regundo Boarder 13 F Processima 194 Actar regundo Boarder 14 Nort Processima 194 Actar regundo Boarder 14 Nort Processima 194 Actar regundo Boarder 14 Nort Processima 194 Actar regundo Boarder 14				6				
1919 Action regarding Black Charry 9		u						
1910 Addits spin Apple Port 2000 Maller spin Apple Bondlar Ford 2000 Maller spin Apple Ford Ford 2000 Populac debidies Estern Contraved B Ford Ford 2000 Populac debidies Estern Contraved B Ford Ford 2000 Populac debidies Estern Contraved B Ford Ford 2000 Ador forgunita Bondlar B Ford Ford 2000 Ador forgunita Bondlar B Ford Ford 2011 Ador forgunita Bondlar B Ford Ford 2012 Ador forgunita Bondlar B Ford Ford 2013 Ador forgunita Bondlar B Ford Ford 2014 Populac debidies Eastern Contraved B Ford Ford 2014 Populac debidies Eastern Contraved B Ford Ford 2014 Populac debidies Eastern Contraved B Ford Ford 2014 Ador forgunita Bondlar B Ford Ford 2014 Ador forgunita	196	Prunus serotina	Black Cherry	9				Poor
1919 Alora magindo Boixdor 6 mulia Pour 201 Alora magindo Boixdor 16 Fill Pour 201 Alora magindo Boixdor 16 Fill Pour 201 Popula deloides Eastern Contravood 8 Fill Fill 201 Popula deloides Eastern Contravood 8 Fill Fill 201 Portus servina Black Chary 12 Fill Codad 201 Portus servina Black Chary 12 Fill Fill 201 Ader magindo Black Chary 13 Fill Fill 201 Ader magindo Black Chary 13 Fill Fill 201 Ader magindo Black Chary 13 Fill Fill 211 Quercus wikina Black Chary 13 Fill Fill 212 Portus servina Black Chary 14 Fill Fill 213 Ader magindo Boix Chary 15 Fill Fill 214 Portus servina Black Chary 13 Fill Fill 215 Popula deloides Eastern Contravoco 24 Fill Geix <td></td> <td>-</td> <td></td> <td></td> <td></td> <td>twin</td> <td>12</td> <td></td>		-				twin	12	
20 Popula detoides Eastern Cottonwend 9 Figure detoides Eastern Cottonwend 9 Figure detoides Eastern Cottonwend 9 Figure detoides Eastern Cottonwend 9 9 Figure detoides Figure detoides Figure detoides Figure detoides Figure detoides 9 <td>199</td> <td>Acer negundo</td> <td>Boxelder</td> <td>8</td> <td></td> <td>multi</td> <td></td> <td>Poor</td>	199	Acer negundo	Boxelder	8		multi		Poor
202 Popula editodice Eastern Cottonwood 7 Fair 203 Popula editodice Eastern Cottonwood 8 Fair 204 Popula editodice Eastern Cottonwood 8 Fair 205 Popula editodice Eastern Cottonwood 8 Fair 206 Popula editodice Eastern Cottonwood 8 Fair 207 Porune sortion Bield Corr 2 Good 208 Aser regunde Bield Corr 1 Fair 209 Aser regunde Bield Corr 16 Fair 210 Cuercus velatina Bield Corr 16 Fair 211 Cuercus velatina Bield Corr 16 Fair 212 Cuercus velatina Bield Corr 17 Fair 213 Aser regunde Eastern Cottonword 20 Fair 214 Popula editodice Eastern Cottonword 20 Fair 215 Aser regunde Eastern Cottonword 20 Fair 212 Porus esortina Bield Charny 11 Fair 213 Aser regunde Eastern Cottonword 22 Furne sortina 214 Porus esortina Bield Charny			• •					
120. Population debades Eastern Cohorwood 8 Fair 120. Portal schering Boadler 8 Fair 120. Portal schering Boadler 8 Fair 121. Portal schering Black Chry 12 Schering Fair 121. Portal schering Black Cak 17 Schering Fair 121. Quarcus velding Black Cak 18 Fair 121. Populati debades Black Cak 18 Fair 121. Populati debades Black Cak 18 Fair 121. Population Black Cak 18 Fair 121. Population Black Chry 11 thm 12 121. Population Black Chry 11 thm 12 Population 122. Population Black Chry 13 thm 12 Population 122. Population Black Chry 13 thm 13 Population 123. Population Black Chry 13 thm 14 Population 122. Population Black Chry 13 thm 16 Good 123.	202	Populus deltoides		8				Fair
1910 Poipulas defanides Fasler Cottownod 8 Fair 2010 Acar negundo Back Cherry 12 Porol 2011 Acar negundo Back Cherry 17 Porol 2012 Acar negundo Back Cherry 18 Porol 2013 Acar negundo Back Cherry 18 Porol 2014 Porol escharter Eastern Cottownood 20 Porol 2015 Porol escharter Back Cherry 10 Porol 2016 Porol escharter Back Cherry 10 Porol 2017 Porol escharter Back Cherry 10 Porol 2018 Porol escharter Back Cherry 10 Porol 2019 Porol escharter Back Cherry 10 Porol 2010 Acar negundo Back Cherry 10 Porol 2011 Acar negundo Back Cherry 10 Porol 2021 Porol escharter Porol Porol		•						
202 Purus serotina Black Chery 11 Image: Chery Chery Chery Far 210 Accrutorum Black Cak 17 Image: Chery Far 211 Charcas velutina Black Cak 17 Image: Chery Far 211 Charcas velutina Black Cak 17 Image: Chery Far 213 Charcas velutina Black Cak 17 Image: Chery Far 214 Applish debuidse Eastern Cottonwood 20 Image: Chery Far 214 Populas debuidse Eastern Cottonwood 20 Image: Chery Far 217 Populas debuidse Eastern Cottonwood 21 Image: Chery Far 218 Accrutorum Black Chery 12 Image: Chery Far Populas debuidse Eastern Cottonwood 23 Norn 15 Good 219 Populas debuidse Eastern Cottonwood 24 Image: Chery 6 Image: Chery Popor 220 Popul		Populus deltoides						
200 Pursus Serdian Black Olary 1 Fair 211 Ourroza valufana Black Olak 17 Fair 212 Ourroza valufana Black Olak 18 Fair 213 Ourroza valufana Black Olak 18 Fair 214 Acer regundo Boak Olak 18 Fair 215 Acer regundo Boak Olak Fair 216 Acer regundo Boak Charry 16 rutli 12 Poro 218 Acer regundo Boak Charry 16 rutli 12 Poro 219 Acer regundo Boak Charry 12 Purtus serteina Black Charry 13 Poro 220 Purtus serteina Black Charry 12 Poro Poro 221 Purtus serteina Black Charry 14 Poro Poro 223 Acer regundo Boak Charry 14 Poro Poro 224 Purtus serteina Black Charry 14 <t< td=""><td></td><td>•</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>		•						
211 Acer uburn Red Maple 26 Second Good 211 Acer regund Black Oak 16 Second Fair 213 Acer regund Black Oak 16 Second Fair 214 Acer regund Black Oak 16 Fair Fair 214 Acer regund Black Oak 16 muli 12 Period 215 Acer ragund Black Obery 6 muli 7 Fair 218 Acer ragund Black Obery 6 muli 7 Fair 221 Acer ragund Black Obery 12 Particle Poor 222 Purus strotina Black Obery 12 Poor Poor 223 Particle strotina Black Obery 12 Poor Poor 224 Purus strotina Black Obery 12 Poor Poor 225 Portina strotina Black Obery 12 Poor Poor 226 </td <td></td> <td>_</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		_						
1213 Coer negrando Biox Coak 16 Fair 1214 Populas debides Enstem Cottonwood 20 Fair 1215 Populas debides Enstem Cottonwood 20 Fair 1216 Populas debides Enstem Cottonwood 20 Fair 1217 Popula debides Enstem Cottonwood 20 Fair 1218 Acer regundo Boskfor 24 Funs scrohn Bisk Chery 221 Purus scrohn Bisk Chery 0 mula 17 Popula 222 Purus scrohn Bisk Chery 12 mula Poor 223 Purus scrohn Bisk Chery 14 Poor Poor 224 Purus scrohn Bisk Chery 6 mula 23,15 God 224 Popula scholicitis Enstem Cottonwood 24 mula 23,15 God 225 Popula scholicitis Bookfor 16 wal 8 Poor 230 Por regundo <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td>			-					
213 Aper regurds Boseklar 6 Fair 214 Populas deltoides Easten Cottorwood 20 Fair 215 Populas deltoides Easten Cottorwood 20 Popula 217 Populas deltoides Easten Cottorwood 20 Popula 218 Punus secritina Easten Cottorwood 20 Populas deltoides 219 Aper regurds Easten Cottorwood 20 Populas secritina 210 Aper regurds Bostéchor 1 buin 7 Fair 210 Aper regurds Bostéchor 1 mula Popula Popula 211 Punus secritina Black Cherry 15 Popula Popula Popula 212 Populas deltoides Easten Cottorwood 22 Main 15 Godo 212 Aper regurds Bostéchor 7 Populas deltoides Easten Cottorwood 22 Por 213 Aper regurds Bostéchor 7 Por Por 224 Aper regurds Bostéchor 7 Populas del								
215 Acer regundo Bowlers 24 Far Poor 217 Populas deltoides Eastern Cotonwood 25 Poor 218 Pruns serotina Black Cherry 16 muli 12 Poor 218 Pruns serotina Black Cherry 6 muli Poor Poor 221 Pruns serotina Black Cherry 6 muli Poor Poor 222 Pruns serotina Black Cherry 12 Poor Poor 222 Pruns serotina Black Cherry 12 Poor Poor 224 Pruns serotina Black Cherry 12 Poor Poor 225 Pruns serotina Black Cherry 6 Muli 23,15 Good 226 Poor regundo Bowler 12 Fair Fair 230 Pare regundo Bowler 12 Fair Fair 231 Acer regundo Bowler 12 Poor Poor 234 Acer regundo Bowler 12 Poor Poor	213	Acer negundo	Boxelder	16				Poor
1217 Papel, editorides Baseler 24 Poor 218 Portula editorides Bask Cherry 16 muli 12 Poor 218 Acer regundo Bosk Cherry 16 muli 7 Fair 220 Acer regundo Bask Cherry 8 muli Poor 221 Funus serotina Black Cherry 12 muli Poor 221 Funus serotina Black Cherry 12 muli 23.5 221 Funus serotina Black Cherry 13 Good 222 Main sign Aper regundo Boor Poor 223 Main sign Aper regundo Book 23.5 Good 224 Poorus deitorides Eastern Cotonwood 24 muli 23.5 Good 225 Aper regundo Bookfer 16 Win 8 Poor 233 Aper regundo Bookfer 16 Win 8 Poor 233		-						
218 Dare negundo Back Chenry 6 mula 12 Porr 219 Acer negundo Bowkler 6 Win Fair 220 Acer negundo Black Chenry 9 mula Porr 221 Frunus serotina Black Chenry 15 Porr 223 Frunus serotina Black Chenry 15 Porr 224 Hrunus serotina Black Chenry 15 Good 225 Malus serotina Black Chenry 15 Good 226 Porpulas delioidos Eastern Cottonwood 22 Win 15 Good 226 Acer negundo Bowkler 11 Win 3.15 Good 230 Acer negundo Bowkler 11 Win 8 Poor 234 Acer negundo Bowkler 7 Win 8 Poor 235 Acer negundo Bowkler 7 Win 8 Poor 235 Acer negundo	216	Acer negundo	Boxelder	24				Poor
11 Acer norum Red Maple 11 Main 7 Fair 221 Acer negundo Boxelor 6 Main Fair 221 Futus serotina Black Cherry 9 multi Poor 222 Futus serotina Black Cherry 12 Poto Poto 224 Futus serotina Black Cherry 12 Poto Poto 225 Malka Septo Apple 14 multi 15 Good 226 Popula debtoides Eastern Cotonwood 24 multi 23.15 Good 228 Popula debtoides Eastern Cotonwood 24 multi 23.15 Good 238 Acer negundo Boaklar 6 Win 8 Poor 234 Acer negundo Boaklar 16 Win 8 Poor 234 Acer negundo Boaklar 16 Win 8 Poor 235 Acer negundo Boaklar 10		•				multi	12	
121 Purus seroina Black Cherry 9 muli Poor 122 Purus seroina Black Cherry 12 Purus seroina Black Cherry 12 224 Purus seroina Black Cherry 12 Poor 225 Malus seroina Black Cherry 12 Poor 226 Malus seroina Black Cherry 14 Poor 227 Porus deltoides Eastern Cotonwood 25 Good 228 Popula deltoides Eastern Cotonwood 24 muti 23.15 229 Purus seroina Black Cherry 6 Wn 23.15 230 Purus seroina Black Cherry 12 Far 231 Acer negundo Bowlder 13 Wn 8 233 Acer negundo Bowlder 14 Wn 8 234 Acer negundo Bowlder 16 Wn 8 237 Acer negundo Bowlder 16 Wn 8 239 Purus seroina Black Cherry 18 Poor 234 Acer negundo Bowlder 16 Wn 8 239 Purus seroina Black Cherry 18 Poor </td <td>219</td> <td>Acer rubrum</td> <td>Red Maple</td> <td>11</td> <td></td> <td>twin</td> <td></td> <td>Fair</td>	219	Acer rubrum	Red Maple	11		twin		Fair
222 Prunus seroina Black Cherry 12 Proce 223 Prunus seroina Black Cherry 15 Poor 224 Prunus seroina Black Cherry 15 Poor 225 Malus seloides Eastern Cottonwood 22 twin 15 Good 227 Populus seloides Eastern Cottonwood 24 mutil 23.15 Good 228 Acer negundo Boxelter 6 twin Poor Fair 230 Acer negundo Boxelter 9 Poor Poor 231 Acer negundo Boxelter 11 Poor Poor 234 Acer negundo Boxelter 7 Vernus seroina Black Cherry 8 Vernus seroina Poor 234 Acer negundo Boxelter 7 Vernus seroina Black Cherry 8 Vernus seroina Black Cherry 8 Vernus seroina Black Cherry 16 Vernus seroina Poor 235 Acer negundo <td></td> <td>-</td> <td></td> <td></td> <td></td> <td>twin</td> <td></td> <td></td>		-				twin		
224Prutue serotineBlack Cherry15Proor225Molius delbidesEastern Cottonwood22twin15Good226Populus delbidesEastern Cottonwood24multi23.15Good228Acer negundoBoxelfer6twinFair230Acer negundoBoxelfer9FairFair231Acer negundoBoxelfer16twin8Poor233Acer negundoBoxelfer16twin8Poor234Acer negundoBoxelfer16twin8Poor235Acer negundoBoxelfer7FairPoor236Acer negundoBoxelfer8FairPoor237Acer negundoBoxelfer8FairPoor238Acer negundoBoxelfer8FairPoor239Prunus serotinaBlack Cherry8FairPoor244Umus americanaAmérican Elm17FairPoor245Acer negundoBlack Cherry16FairPoor246Acer negundoBlack Cherry16FairFair247Acer negundoBlack Cherry16FairFair248Prunus serotinaBlack Cherry16FairFair244Humus serotinaBlack Cherry16FairFair245Acer nachumRed Maple16FairFair2	222		Black Cherry			multi		
226Populas delationsEastern Cattonwood22twin15Good227Populas delationsEastern Cattonwood24multil23.15Good228Acer regundaBoxelder6winFair230Acer regundaBoxelder9Fair231Acer robumRed Maple12Poor233Acer regundaBoxelder9Poor234Acer regundaBoxelder11Poor235Acer regundaBoxelder7Poor236Acer regundaBoxelder7Poor237Acer regundaBoxelder7Poor238Acer regundaBoxelder7Poor239Pruns serotinaBlack Cherry8Poor239Pruns serotinaBlack Cherry18Poor240Acer regundaBlack Cherry18Poor241Cuercus veldinaBlack Cherry16Poor243Pruns serotinaBlack Cherry16Poor244Acer rubmRed Maple16Poor245Acer rubmRed Maple16Poor246Purus serotinaBlack Cherry18Purus serotina247Acer rubmRed Maple16Poor248Purus serotinaBlack Cherry16Poor249Purus serotinaBlack Cherry16Poor241Purus serotinaBlack Cherry10			•					
1227 Populas delatiodes Eastern Cottonwood 25 Social						huin	1 5	
220 Aciar negundo Boxelder 6 Fair Fair 231 Acar rubrum Bed Maple 12 Fair 231 Acar negundo Boxelder 9 Poor 233 Acar negundo Boxelder 11 Poor 234 Acar negundo Boxelder 16 Win 8 Poor 235 Acar negundo Boxelder 7 Win 8 Poor 236 Acar negundo Boxelder 7 Win 8 Poor 237 Acar negundo Boxelder 7 Poor Poor 238 Acar negundo Boxelder 7 Poor Poor 239 Pouns seroina Black Chary 8 Poor Poor 240 Acar negundo Boxelder 6 Poor Poor 241 Unus seroina Black Chary 8 Poor Poor 242 Punus seroina Black Chary 16 Poor Pair 244 Unus seroina Black Chary 16 Poor Pair 244 Punus seroina Black Chary 16 Poor Pair 245 Punus seroina Black C		•				LWITI	15	
233 Aper negunda Black Cherry 6 Fair 233 Aper negunda Boxelder 1 Poor 234 Aper negunda Boxelder 1 Poor 235 Aper negunda Boxelder 1 Poor 236 Aper negunda Boxelder 7 Poor 236 Aper negunda Boxelder 7 Poor 236 Aper negunda Boxelder 7 Poor 237 Aper negunda Boxelder 8 Poor 238 Aper negunda Boxelder 8 Poor 239 Aper negunda Boxelder 8 Poor 230 Aper negunda Boxelder 8 Poor 240 Aper negunda Boxelder 8 Poor 241 Aper negunda Boxelder 10 Poor 242 Prunus serotina Black Cherny 8 Poor 243 Aper negunda Bark Cherny 16 Poor 244 Utus serotina Black Cherny 16 Poor 245 Prunus serotina Black Cherny 16 Pair 246 Prunus serotina Black Cherny 16 <td></td> <td>•</td> <td></td> <td></td> <td></td> <td></td> <td>23,15</td> <td></td>		•					23,15	
2232 Acer negundo Boxelder 9 Poor 233 Acer negundo Boxelder 16 win 8 Poor 234 Acer negundo Boxelder 7 Win 8 Poor 235 Acer negundo Boxelder 7 Poor Poor 236 Celtis occidentalis Northern Red Oak 6 Poor 237 Acer negundo Boxelder 7 Poor 238 Acer negundo Boxelder 7 Poor 239 Prunus serotina Black Cherry 8 Poor 241 Quercus velutina Black Cherry 8 Poor 242 Prunus serotina Black Cherry 8 Poor 244 Ulrus serotina Black Cherry 16 Poor 244 Junus serotina Black Cherry 16 Poor 244 Prunus serotina Black Cherry 16 Poor 245 Prunus serotina Black Cherry 16 Poor 251 Prunus serotina Black Cherry 16 Poor 252 Cettis occidentalis Northern Red Oak 10 Fair 254 Cettis occidentalis	230	Prunus serotina		6				Fair
233 Aper negundo Bowelder 11 Poor 234 Aper negundo Bowelder 7 bvin 8 Poor 235 Celis cocidentalis Northem Red Oak 6 Poor Poor 236 Celis cocidentalis Northem Red Oak 6 Poor Poor 237 Acer negundo Boxelder 8 Poor Poor 238 Panus serotha Black Cherry 8 Poor Good 240 Acer negundo Boxelder 6 Poor Good 241 Quercus vultina Black Cherry 8 Poor Poor 244 Hunus serotina Black Cherry 8 Poor Poor 245 Acer nabrum Red Maple 9 Poor Poor 246 Quercus vultina Black Cherry 16 Win 8 Pair 247 Acer nabrum Red Maple 9 Poor Pair Poor 251 Prunus serotina Black Cherry 16 Win 8 Pair 250 Prunus serotina Black Cherry 8 Win Poor Pair 252 Acer saccharum Sugar Maple <			-					
236 Acer negundo Boxelder 7 Poor 237 Acer negundo Boxelder 8 Poor 238 Acer negundo Boxelder 8 Poor 238 Prunus serotina Black Cherry 8 Good 240 Acer negundo Boxelder 6 Poor 241 Quercus velutina Black Cherry 18 Poor 242 Prunus serotina Black Cherry 18 Poor 244 Prunus serotina Black Cherry 18 Poor 244 Umus americana American Elm 17 Poor 244 Quercus velutina Black Cherry 16 Poor 246 Quercus velutina Black Cherry 16 Poor 247 Acer nubrum Red Maple 9 Fair 248 Prunus serotina Black Cherry 16 Nuin 8 250 Prunus serotina Black Cherry 16 Nuin 8 Fair 251 Acer seaccharum Suga Maple 15 Good Good 252 Acer seaccharum Suga Maple 15 Good Poor 253 Cetts occidentalis Nor	233	Acer negundo	Boxelder	11				Poor
237 Acer negundo Boxelder 7 Fair 238 Acer negundo Boxelder 8 Poor 239 Acer negundo Boxelder 8 Poor 239 Prunus sertima Black Cherry 8 Poor 240 Acer negundo Boxelder 6 Poor 241 Quercus veluina Black Cherry 18 Poor 242 Prunus sertina Black Cherry 18 Poor 243 Acer rubrum Red Maple 16 Poor 244 Umus sertina Black Cherry 16 Poor 244 Quercus veluina Black Cherry 16 Wrin 8 Fair 246 Quercus veluina Black Cherry 16 Wrin 8 Fair 250 Prunus sertina Black Cherry 12 Fair Fair 251 Prunus sertina Black Cherry 12 Fair Fair 251 Prunus sertina Black Cherry 10 Fair Fair 252 Celis occidentalis </td <td></td> <td>-</td> <td></td> <td></td> <td></td> <td>twin</td> <td>8</td> <td></td>		-				twin	8	
233 Acer negundo Boxelder 8 Poor 239 Fruns serotina Black Cherry 8 Good 241 Quercus velutina Black Cherry 8 Poor 242 Pruns serotina Black Cherry 8 Poor 243 Pruns serotina Black Cherry 8 Poor 244 Umus serotina Black Cherry 8 Poor 244 Umus serotina Black Cherry 16 Poor 244 Cerus velutina Black Cherry 16 Poor 244 Umus serotina Black Cherry 16 Poor 244 Purus serotina Black Cherry 16 twin 8 247 Purus serotina Black Cherry 16 twin 8 Fair 250 Purus serotina Black Cherry 15 Good Good 251 Purus serotina Black Cherry 8 twin Fair 252 Acer secharum Sugar Maple 15 Good Good 253 Celtis occidentalis Northem Red Oak 20 Fair Fair 256 Celtis occidentalis Northem Red Oak 20 Poor Fair	236	Celtis occidentalis	Northern Red Oak	6				Poor
239 Purus Serotina Black Cherry 6 6 Poor 240 Acer negundo Black Cherry 16 Poor 241 Quercus velutina Black Cherry 18 Poor 242 Purus serotina Black Cherry 18 Poor 243 Purus serotina Black Cherry 18 Poor 244 Umus americana American Elin 17 Fair 245 Acer rubrum Red Maple 9 Poor 246 Quercus velutina Black Cherry 16 Min 8 Fair 247 Acer rubrum Ruga Maple 9 Fair Fair Fair 251 Purus serotina Black Cherry 16 Min 8 Fair 252 Acer saccharum Sugar Maple 16 Min 8 Fair 253 Celtis occidentalis Northern Red Oak 9 Poor Fair 254 Celtis occidentalis Northern Red Oak 10 Win 10 Fair 254 Celtis occidentalis		-						
241 Quercus [®] velutina Black Cherry 18 9007 242 Prunus serotina Black Cherry 8 9007 243 Prunus serotina Black Cherry 8 9007 244 Umus serotina Red Maple 17 Fair 245 Acer rubrum Red Maple 9 9007 246 Quercus velutina Black Cherry 16 9007 247 Acer rubrum Red Maple 9 9007 248 Prunus serotina Black Cherry 16 9007 249 Prunus serotina Black Cherry 16 9007 251 Prunus serotina Black Cherry 12 Fair 252 Acer saccharum Sugar Maple 15 5000 253 Calits occidentalis Northem Red Oak 21 9007 254 Celtis occidentalis Northem Red Oak 26 9007 255 Plaus serotina Black Cherry 8 bvin 9007 256 Celtis occidentalis Northem Red Oak 26 9007 256 Celtis occidentalis Northem Red Oak 26 9007 256 Malus spp. Pear 12	239	Prunus serotina	•					
243 Prunus serotina Black Cherry 8 Poor 244 Ulmus americane American Elm 17 Fair 245 Acer ubrum Red Maple 16 Poor 246 Acer ubrum Red Maple 9 Fair 247 Acer ubrum Red Maple 9 Pair 248 Prunus serotina Black Cherry 16 Min 8 Fair 250 Prunus serotina Black Cherry 16 Min 8 Fair 251 Prunus serotina Black Cherry 12 Fair Fair 252 Acer saccharum Sugar Maple 15 Fair Fair 252 Acer saccharum Sugar Maple 10 Fair Fair 254 Celtis occidentalis Northem Red Oak 21 Fair Fair 255 Celtis occidentalis Northem Red Oak 26 Poor Poor 257 Prunus serotina Black Cherry 8 twin 10 Fair 261 Prunus serotina Black Cherry		-						
244 Umus americana American Em 17 Fair 245 Acer rubrum Black Oak 16 Poor 247 Acer rubrum Black Chery 16 Fair 247 Acer rubrum Red Maple 9 Fair 248 Prunus serotina Black Cherry 16 twin 8 Fair 250 Prunus serotina Black Cherry 12 Fair Fair 251 Prunus serotina Black Cherry 12 Fair 252 Acer saccharum Sugar Maple 15 Good Good 253 Celtis occidentalis Northern Red Oak 21 Fair Fair 254 Celtis occidentalis Northern Red Oak 26 Good Good 256 Celtis occidentalis Northern Red Oak 26 Poor Fair 255 Pitus spp. Apple 8 twin Poor Poor 261 Prutus serotina Black Cherry 8 twin 10 Fair 262 Prutus serotina Black Che			· · · · · · · · · · · · · · · · · · ·					
246Cuercus velutinaBlack Oak16Fair247Acer nubrumRed Maple99248Prunus serotinaBlack Cherry16twin8250Prunus serotinaBlack Cherry12Fair251Prunus serotinaBlack Cherry12Fair252Acer saccharumSugar Maple15Fair253Celtis occidentalisNorthem Red Oak21Fair254Celtis occidentalisNorthem Red Oak10Fair255Celtis occidentalisNorthem Red Oak26Good256Celtis occidentalisNorthem Red Oak26Fair256Celtis occidentalisNorthem Red Oak26Fair256Pirus spp.Apple8twinPoor258Milus spp.Apple8twinFair260Prunus serotinaBlack Cherry8twinFair261Prunus serotinaBlack Cherry8twinFair262Prunus serotinaBlack Cherry8Fair263Prunus serotinaBlack Cherry9twin9264Acer nubrumRed Maple10multi8Fair265Prunus serotinaBlack Cherry8FairFair266Acer nubrumRed Maple10multi8Fair276Quercus velutinaBlack Cherry9twin12Fair276			•					
247Acer rubrumRed Maple9Fair248Prunus serotinaBlack Cherry16twin8Fair250Prunus serotinaBlack Cherry8Fair251Prunus serotinaBlack Cherry8Fair252Acer saccharumSugar Maple15Fair253Cettis occidentalisNorthern Red Oak9Fair254Cettis occidentalisNorthern Red Oak10Fair255Cettis occidentalisNorthern Red Oak10Fair256Cettis occidentalisNorthern Red Oak10Fair257Prunus serotinaBlack Cherry8Poor258Malus spp.Pair12Fair260Prunus serotinaBlack Cherry10twin10271Prunus serotinaBlack Cherry10twin10,8,8Poor272Prunus serotinaBlack Cherry8FairFair273Prunus serotinaBlack Cherry9twin9Poor274Prunus serotinaBlack Cherry8FairFair276Acer ubrumRed Maple10multi8Fair276Prunus serotinaBlack Cherry9twin9Poor276Acer ubrumRed Maple10multi8Fair276Prunus serotinaBlack Cherry9twin9Poor276Prunus serotinaBlack			•					
249Prunus serotinaBlack Cherry16twin8Fair250Prunus serotinaBlack Cherry12Fair251Prunus serotinaSlack Cherry12Good253Cetis occidentalisNorthem Red Oak9Fair254Cetis occidentalisNorthem Red Oak1Fair255Cetis occidentalisNorthem Red Oak1Fair256Cetis occidentalisNorthem Red Oak26Good257Prunus serotinaBlack Cherry8VinPoor258Malus spp.Pear12Fair260Prunus serotinaBlack Cherry10twin10261Prunus serotinaBlack Cherry16multi10,8,8262Prunus serotinaBlack Cherry8twinPoor263Prunus serotinaBlack Cherry8FairFair264Acer rubrumRed Maple10multi8Fair265Prunus serotinaBlack Cherry9twin9Poor266Acer negundoBoxelder8FairGood267Quercus velutinaBlack Cherry9FairFair268Prunus serotinaBlack Cherry9Fair269Prunus serotinaBlack Cherry9Fair266Acer rubrumBlack Cherry9Fair277Prunus serotinaBlack Cherry8Good <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>								
250Prunus serotinaBlack Cherry8Fair251Prunus serotinaBlack Cherry12Fair252Acer saccharumSugar Maple15Fair253Cettis occidentalisNorthern Red Oak9Fair254Cettis occidentalisNorthern Red Oak1Fair255Cettis occidentalisNorthern Red Oak26Fair256Cettis occidentalisNorthern Red Oak26Good257Prunus serotinaBlack Cherry8Win268Malus spp.Apple8WinPoor259Pyrus spp.Pear12Fair260Prunus serotinaBlack Cherry16multi10,8,8261Prunus serotinaBlack Cherry8Fair262Purus serotinaBlack Cherry8Fair263Prunus serotinaBlack Cherry9Win9264Acer rubrumRed Maple10multi8Fair265Purus serotinaBlack Cherry9Win9Poor266Acer negundoBoxelder8FairGood270Prunus serotinaBlack Cherry9Win9Poor271Cettis occidentalisNorthern Red Oak27FairFair270Prunus serotinaBlack Cherry8FairGood271Perunus serotinaBlack Cherry8Min12Fair </td <td></td> <td></td> <td>•</td> <td></td> <td></td> <td>twin</td> <td>8</td> <td></td>			•			twin	8	
252Acer saccharumSugar Maple15Good253Celtis occidentalisNorthern Red Oak9Fair254Celtis occidentalisNorthern Red Oak10Fair255Celtis occidentalisNorthern Red Oak26Good256Celtis occidentalisNorthern Red Oak26Poor257Prunus serotinaBlack Cherry8twinPoor258Malus spp.Apple8twinPoor259Pyrus spp.Pear12Fair260Prunus serotinaBlack Cherry10twin10261Prunus serotinaBlack Cherry8twinPoor262Prunus serotinaBlack Cherry16multi10,8,8Poor263Prunus serotinaBlack Cherry9twin9Poor264Acer rubrumRed Maple10multi8Fair265Pornus serotinaBlack Cherry9twin9Poor266Acer negundoBoxelder8FairGood270Prunus serotinaBlack Cherry9FairFair271Celtis occidentalisNorthern Red Oak27Fair272Prunus serotinaBlack Cherry8multi12273Prunus serotinaBlack Cherry8multi6ood274Prunus serotinaBlack Cherry8multiFair274Prunus serotina	250	Prunus serotina	Black Cherry	8		(Will	0	Fair
253Celtis occidentalisNorthern Red Oak9Fair254Celtis occidentalisNorthern Red Oak21Fair255Celtis occidentalisNorthern Red Oak26Good256Celtis occidentalisNorthern Red Oak26Poor257Prunus serotinaBlack Cherry8twinPoor258Malus spp.Pear12Fair260Prunus serotinaBlack Cherry10twin10Fair261Prunus serotinaBlack Cherry8twinPoor262Prunus serotinaBlack Cherry8Fair263Punus serotinaBlack Cherry8Fair264Acer nubrumRed Maple10multi8265Punus serotinaBlack Cherry9Fair266Acer nubrumRed Maple15Good267Quercus velutinaBlack Cherry9Fair268Punus serotinaBlack Cherry9Fair269Punus serotinaBlack Cherry9Fair270Punus serotinaBlack Cherry9Fair271Celtis occidentalisNortherry8multiFair272Punus serotinaBlack Cherry13twin12Fair273Punus serotinaBlack Cherry8GoodGood274Punus serotinaBlack Cherry13twin12Fair273Punus			-					
255Celtis occidentalisNorthern Red Oak10Fair256Celtis occidentalisNorthern Red Oak26Good257Prunus serotinaBlack Cherry8twinPoor258Malus spp.Apple8twinPoor259Pyrus spp.Pear12Fair260Prunus serotinaBlack Cherry10twin10Fair261Prunus serotinaBlack Cherry8twinPoor262Prunus serotinaBlack Cherry8Fair263Prunus serotinaBlack Cherry8Fair264Acer nabrumRed Maple10multi8Fair265Prunus serotinaBlack Cherry9twin9Poor266Acer nebrumRed Maple10multi8Fair267Quercus velutinaBlack Cherry9FairGood268Prunus serotinaBlack Cherry9FairFair270Prunus serotinaBlack Cherry9FairFair271Celtis occidentalisNorthern Red Oak27FairFair272Prunus serotinaBlack Cherry8GoodGood273Prunus serotinaBlack Cherry8GoodFair274Prunus serotinaBlack Cherry8GoodGood275Acer nabrumRed Maple14twin7Good276Ace	253	Celtis occidentalis	Northern Red Oak	9				Fair
256Celtis occidentalisNorthem Red Oak26Good257Prunus serotinaBlack Cherry8hvinPoor258Malus spp.Pear12Fair260Prunus serotinaBlack Cherry10twin10Fair261Prunus serotinaBlack Cherry8winPoor262Prunus serotinaBlack Cherry8twinPoor263Prunus serotinaBlack Cherry8Fair264Acer rubrumRed Maple10multi8Fair265Prunus serotinaBlack Cherry9twin9Poor266Acer negundoBoxelder8FairGood267Quercus welutinaBlack Cherry9FairGood268Prunus serotinaBlack Cherry9Fair270Prunus serotinaBlack Cherry9Fair271Celtis occidentalisNorthem Red Oak27Fair272Prunus serotinaBlack Cherry8multi12273Prunus serotinaBlack Cherry8Good274Prunus serotinaBlack Cherry8Good275Acer nubrumRed Maple14twin8Fair276Acer saccharumSugar Maple8multi8Good277Prunus serotinaBlack Cherry17FairFair278Acer nubrumRed Maple8<								
258Malus spp.Apple8twinPoor259Pyrus spp.Pear12Fair260Prunus serotinaBlack Cherry10twin10Fair261Prunus serotinaBlack Cherry8twinPoor262Prunus serotinaBlack Cherry16multi10,8,8Poor263Prunus serotinaBlack Cherry8Fair264Acer rubrumRed Maple10multi8Fair265Prunus serotinaBlack Cherry9twin9Poor266Acer negundoBoxelder8FairGood267Quercus velutinaBlack Cherry9FairGood268Prunus serotinaBlack Cherry9Fair269Prunus serotinaBlack Cherry9Poor270Prunus serotinaBlack Cherry9Poor271Cettis occidentalisNorthern Red Oak27Poor272Prunus serotinaBlack Cherry8Good273Prunus serotinaBlack Cherry8Good274Prunus serotinaBlack Cherry8Good275Acer rubrumRed Maple14twin7Good276Acer rubrumRed Maple8multi8Good277Prunus serotinaBlack Cherry14twin7Good276Acer rubrumRed Maple8multi	256	Celtis occidentalis	Northern Red Oak	26				Good
259Pyrus spp.Pear12Fair260Prunus serotinaBlack Cherry10twin10Fair261Prunus serotinaBlack Cherry8twinPoor262Prunus serotinaBlack Cherry8Fair263Prunus serotinaBlack Cherry8Fair264Acer rubrumRed Maple10multi8Fair265Prunus serotinaBlack Cherry9twin9Poor266Acer negundoBoxelder8FairGood267Quercus velutinaBlack Cherry9FairGood268Prunus serotinaBlack Cherry9FairFair269Prunus serotinaBlack Cherry9PoorFair270Prunus serotinaBlack Cherry9PoorFair271Cettis occidentalisNorthern Red Oak27Fair272Prunus serotinaBlack Cherry8multi12273Prunus serotinaBlack Cherry8multiGood274Prunus serotinaBlack Cherry8multi6ood275Acer rubrumRed Maple14twin8Good276Prunus serotinaBlack Cherry17FairGood275Acer rubrumRed Maple8multi8Good276Acer rubrumRed Maple8twin7Good277 <td< td=""><td></td><td></td><td>•</td><td></td><td></td><td>twin</td><td></td><td></td></td<>			•			twin		
261Prunus serotinaBlack Cherry8twinPoor262Prunus serotinaBlack Cherry16multi10,8,8Poor263Prunus serotinaBlack Cherry8Fair264Acer rubrumRed Maple10multi8Fair265Prunus serotinaBlack Cherry9twin9Poor266Acer negundoBoxelder8FairFair267Quercus velutinaBlack Oak15FairGood268Prunus serotinaBlack Cherry9FairFair269Prunus serotinaBlack Cherry9FairFair270Prunus serotinaBlack Cherry9Fair271Cettis occidentalisNorthem Red Oak27Fair272Prunus serotinaBlack Cherry13twin12273Prunus serotinaBlack Cherry8Good274Prunus serotinaBlack Cherry8Good275Acer rubrumRed Maple14twin8Fair276Acer rubrumRed Maple8multi8Good277Prunus serotinaBlack Cherry17FairFair276Acer rubrumRed Maple8multi8Good277Prunus serotinaBlack Cherry14twin7Good278Acer rubrumRed Maple8multi8Good <tr<< td=""><td></td><td></td><td>Pear</td><td></td><td></td><td>h in</td><td>10</td><td></td></tr<<>			Pear			h in	10	
263Prunus serotinaBlack Cherry8Fair264Acer rubrumRed Maple10multi8Fair265Prunus serotinaBlack Cherry9twin9Poor266Acer negundoBoxelder8FairFair267Quercus velutinaBlack Cherry9FairGood268Prunus serotinaBlack Cherry9FairFair269Prunus serotinaBlack Cherry9FairFair269Prunus serotinaBlack Cherry9FairFair270Prunus serotinaBlack Cherry9FairFair271Cettis occidentalisNorthem Red Oak27FairFair273Prunus serotinaBlack Cherry13twin12Fair274Prunus serotinaBlack Cherry8GoodGood275Acer rubrumRed Maple14twin8Fair276Acer saccharumSugar Maple8multi8Good277Prunus serotinaBlack Cherry17FairFair278Acer rubrumRed Maple8multi8Good279Prunus serotinaBlack Cherry15PoorPoor281Cetis occidentalisNorther White Cedar420'Poor281Cetis occidentalisNorther White Cedar420'Poor282Prunus serotinaBla			•				10	
264Acer rubrumRed Maple10multi8Fair265Prunus serotinaBlack Cherry9twin9Poor266Acer negundoBoxelder8Fair267Quercus velutinaBlack Oak15Good268Prunus serotinaBlack Cherry9Fair269Prunus serotinaBlack Cherry9Fair270Prunus serotinaBlack Cherry9Fair271Celtis occidentalisNorthem Red Oak27Fair272Prunus serotinaBlack Cherry13twin12273Prunus serotinaBlack Cherry8multiFair274Prunus serotinaBlack Cherry8multi8275Acer rubrumRed Maple14twin8Fair276Acer saccharumSugar Maple8multi8Good277Prunus serotinaBlack Cherry17FairFair276Acer rubrumRed Maple8multi8Good277Prunus serotinaBlack Cherry14twin7Good278Acer rubrumRed Maple8multi8Good279Prunus serotinaBlack Cherry15PoorPoor281Celtis occidentalisNorthem White Cedar420'Poor282Prunus serotinaBlack Cherry8twin8Fair2			•			multi	10,8,8	
266Acer negundoBoxelder8Fair267Quercus velutinaBlack Oak15Good268Prunus serotinaBlack Cherry9Fair269Prunus serotinaBlack Cherry8Fair270Prunus serotinaBlack Cherry9Poor271Celtis occidentalisNorthern Red Oak27Fair272Prunus serotinaBlack Cherry8multiFair273Prunus serotinaBlack Cherry8multiFair274Prunus serotinaBlack Cherry8Good275Acer rubrumRed Maple14twin8Fair276Acer saccharumSugar Maple8GoodGood277Prunus serotinaBlack Cherry17FairFair278Acer rubrumRed Maple8multi8Good279Prunus serotinaBlack Cherry17FairFair278Acer rubrumRed Maple8multi8Good279Prunus serotinaBlack Cherry14twin7Good280Prunus serotinaBlack Cherry15PoorPoor281Celtis occidentalisNorthern White Cedar420'Poor282Prunus serotinaBlack Cherry8twin8Fair283Acer rubrumRed Maple9GoodGood284Acer rubrumRed Mapl	264		•			multi	8	Fair
267Quercus velutinaBlack Oak15Good268Prunus serotinaBlack Cherry9Fair269Prunus serotinaBlack Cherry8Fair270Prunus serotinaBlack Cherry9Poor271Cettis occidentalisNorthem Red Oak27Fair272Prunus serotinaBlack Cherry13twin12273Prunus serotinaBlack Cherry8multiFair274Prunus serotinaBlack Cherry8Good275Acer rubrumRed Maple14twin8Fair276Acer saccharumSugar Maple8GoodGood277Prunus serotinaBlack Cherry17FairFair276Acer rubrumRed Maple8multi8Good277Prunus serotinaBlack Cherry17FairFair278Acer rubrumRed Maple8multi8Good279Prunus serotinaBlack Cherry14twin7Good279Prunus serotinaBlack Cherry14twin7Good279Prunus serotinaBlack Cherry14twin7Good270Prunus serotinaBlack Cherry14twin7Good280Prunus serotinaBlack Cherry15Poor28281Cettis occidentalisNorthem White Cedar420'Poor						twin	9	
269Prunus serotinaBlack Cherry8Fair270Prunus serotinaBlack Cherry9Poor271Celtis occidentalisNorthern Red Oak27Fair272Prunus serotinaBlack Cherry13twin12Fair273Prunus serotinaBlack Cherry8multiFair274Prunus serotinaBlack Cherry8multiFair275Acer rubrumRed Maple14twin8Fair276Acer saccharumSugar Maple8GoodGood277Prunus serotinaBlack Cherry17Fair278Acer rubrumRed Maple8multi8Good279Prunus serotinaBlack Cherry14twin7Good279Prunus serotinaBlack Cherry15PoorPoor280Prunus serotinaBlack Cherry15PoorPoor281Celtis occidentalisNortherr White Cedar420'Poor282Prunus serotinaBlack Cherry8twin8Fair283Acer rubrumRed Maple9GoodGood284Acer rubrumRed Maple8GoodGood285Prunus serotinaBlack Cherry9multi8Fair286Acer rubrumRed Maple8FairFair286Acer rubrumRed Maple8FairFair <tr< td=""><td>267</td><td>Quercus velutina</td><td>Black Oak</td><td>15</td><td></td><td></td><td></td><td>Good</td></tr<>	267	Quercus velutina	Black Oak	15				Good
270Prunus serotinaBlack Cherry9Poor271Celtis occidentalisNorthem Red Oak27Fair272Prunus serotinaBlack Cherry13twin12273Prunus serotinaBlack Cherry8multiFair274Prunus serotinaBlack Cherry8Good275Acer rubrumRed Maple14twin8Fair276Acer saccharumSugar Maple8GoodGood277Prunus serotinaBlack Cherry17Fair278Acer rubrumRed Maple8multi8Good279Prunus serotinaBlack Cherry14twin7Good280Prunus serotinaBlack Cherry14twin7Good281Celtis occidentalisNorthern White Cedar420'Poor282Prunus serotinaBlack Cherry8twin8Fair283Acer rubrumRed Maple9GoodGood284Acer rubrumRed Maple9GoodGood285Prunus serotinaBlack Cherry9multi8Fair286Acer rubrumRed Maple8FairFair286Acer rubrumRed Maple8FairFair286Acer rubrumRed Maple8FairFair286Acer rubrumRed Maple8FairFair286Ace			-					
272Prunus serotinaBlack Cherry13twin12Fair273Prunus serotinaBlack Cherry8multiFair274Prunus serotinaBlack Cherry8Good275Acer rubrumRed Maple14twin8Fair276Acer saccharumSugar Maple8GoodFair277Prunus serotinaBlack Cherry17Fair278Acer rubrumRed Maple8multi8Good279Prunus serotinaBlack Cherry14twin7Good280Prunus serotinaBlack Cherry15PoorPoor281Celtis occidentalisNorthern White Cedar420'Poor282Prunus serotinaBlack Cherry8twin8Fair283Acer rubrumRed Maple9GoodGood284Acer rubrumRed Maple8GoodGood285Prunus serotinaBlack Cherry9multi8Fair286Acer rubrumRed Maple8FairFair286Acer rubrumRed Maple8FairFair286Acer rubrumRed Maple8FairFair286Acer rubrumRed Maple8FairFair286Acer rubrumRed Maple8FairFair286Acer rubrumRed Maple8FairFair286	270	Prunus serotina	Black Cherry	9				Poor
273Prunus serotinaBlack Cherry8multiFair274Prunus serotinaBlack Cherry8Good275Acer rubrumRed Maple14twin8Fair276Acer saccharumSugar Maple8GoodFair277Prunus serotinaBlack Cherry17Fair278Acer rubrumRed Maple8multi8Good279Prunus serotinaBlack Cherry14twin7Good280Prunus serotinaBlack Cherry15PoorPoor281Celtis occidentalisNorthern White Cedar420'Poor282Prunus serotinaBlack Cherry8twin8Fair283Acer rubrumRed Maple9GoodGood284Acer rubrumRed Maple8GoodGood285Prunus serotinaBlack Cherry9multi8Fair286Acer rubrumRed Maple8FairGoodFair286Acer rubrumRed Maple8FairFair286Acer rubrumRed Maple8FairFair286Acer rubrumRed Maple8FairFair286Acer rubrumRed Maple8FairFair287Quercus velutinaBlack Oak12FairFair						twin	12	
275Acer rubrumRed Maple14twin8Fair276Acer saccharumSugar Maple8Good277Prunus serotinaBlack Cherry17Fair278Acer rubrumRed Maple8multi8Good279Prunus serotinaBlack Cherry14twin7Good280Prunus serotinaBlack Cherry15PoorPoor281Celtis occidentalisNorthern White Cedar420'Poor282Prunus serotinaBlack Cherry8twin8Fair283Acer rubrumRed Maple9GoodGood284Acer rubrumRed Maple8GoodGood285Prunus serotinaBlack Cherry9multi8Fair286Acer rubrumRed Maple8FairFair286Acer rubrumRed Maple8FairFair286Acer rubrumBlack Cherry9multi8Fair286Acer rubrumRed Maple8FairFair287Quercus velutinaBlack Oak12FairFair	273	Prunus serotina	Black Cherry	8				Fair
276Acer saccharumSugar Maple8Good277Prunus serotinaBlack Cherry17Fair278Acer rubrumRed Maple8multi8Good279Prunus serotinaBlack Cherry14twin7Good280Prunus serotinaBlack Cherry15Poor281Celtis occidentalisNorthern White Cedar420'Poor282Prunus serotinaBlack Cherry8twin8Fair283Acer rubrumRed Maple9GoodGood284Acer rubrumRed Maple8GoodGood285Prunus serotinaBlack Cherry9multi8Fair286Acer rubrumRed Maple8FairFair286Acer rubrumRed Maple8FairFair287Quercus velutinaBlack Oak12Fair			•			twin	8	
278Acer rubrumRed Maple8multi8Good279Prunus serotinaBlack Cherry14twin7Good280Prunus serotinaBlack Cherry15Poor281Celtis occidentalisNorthern White Cedar420'Poor282Prunus serotinaBlack Cherry8twin8Fair283Acer rubrumRed Maple9GoodGood284Acer rubrumRed Maple9GoodGood285Prunus serotinaBlack Cherry9multi8Fair286Acer rubrumRed Maple8FairFair287Quercus velutinaBlack Oak12FairFair	276	Acer saccharum	Sugar Maple	8				Good
279Prunus serotinaBlack Cherry14twin7Good280Prunus serotinaBlack Cherry15Poor281Celtis occidentalisNorthern White Cedar420'Poor282Prunus serotinaBlack Cherry8twin8Fair283Acer rubrumRed Maple9GoodGood284Acer rubrumRed Maple8Good285Prunus serotinaBlack Cherry9multi8286Acer rubrumRed Maple8Fair286Acer rubrumRed Maple8Fair287Quercus velutinaBlack Oak12Fair			· · · · · · · · · · · · · · · · · · ·			multi	8	
281Celtis occidentalisNorthern White Cedar420'Poor282Prunus serotinaBlack Cherry8twin8Fair283Acer rubrumRed Maple9GoodGood284Acer rubrumRed Maple8Good285Prunus serotinaBlack Cherry9multi8Fair286Acer rubrumRed Maple8FairFair286Acer rubrumBlack Oak12FairFair	279	Prunus serotina	Black Cherry	14			7	Good
282Prunus serotinaBlack Cherry8twin8Fair283Acer rubrumRed Maple9Good284Acer rubrumRed Maple8Good285Prunus serotinaBlack Cherry9multi8286Acer rubrumRed Maple8Fair286Acer rubrumBlack Cherry9multi8287Quercus velutinaBlack Oak12Fair			-		20'			
284Acer rubrumRed Maple8Good285Prunus serotinaBlack Cherry9multi8Fair286Acer rubrumRed Maple8Fair287Quercus velutinaBlack Oak12Fair	282	Prunus serotina	Black Cherry	8		twin	8	Fair
285Prunus serotinaBlack Cherry9multi8Fair286Acer rubrumRed Maple8Fair287Quercus velutinaBlack Oak12Fair	284	Acer rubrum		8				Good
287 Quercus velutina Black Oak 12 Fair			•			multi	8	
288Prunus serotinaBlack Cherry13Poor	287	Quercus velutina	Black Oak	12				Fair
	288	Prunus serotina	Black Cherry	13				Poor

Prunus serotina	Black Cherry	8
Prunus serotina	Black Cherry	8
Prunus serotina	Black Cherry	12
Acer rubrum	Red Maple	8
Ulmus americana	American Elm	10
Prunus serotina	Black Cherry	8
Quercus velutina	Black Oak	15
Quercus velutina	Black Oak	16
Prunus serotina	Black Cherry	10
Acer rubrum	Red Maple	9
Prunus serotina	Black Cherry	8
Acer negundo	Boxelder	11
Prunus serotina	Black Cherry	16
Prunus serotina	Black Cherry	14
Prunus serotina	Black Cherry	15
Prunus serotina	Black Cherry	13
Acer rubrum	Red Maple	8
Acer rubrum	Red Maple	8
Pyrus calleryana Acer rubrum	Bradford Pear Red Maple	8
Acer rubrum	Red Maple	9
Prunus serotina	Black Cherry	8
Acer rubrum	Red Maple	11
Acer rubrum	Red Maple	8
Prunus serotina	Black Cherry	9
Prunus serotina	Black Cherry	9
Prunus serotina	Black Cherry	9
Prunus serotina	Black Cherry	18
Prunus serotina	Black Cherry	8
Populus deltoides	Eastern Cottonwood	11
Populus deltoides	Eastern Cottonwood	8
Populus deltoides	Eastern Cottonwood	11
Acer negundo	Boxelder	9
Populus deltoides	Eastern Cottonwood	15
Populus deltoides	Eastern Cottonwood	9
Populus deltoides	Eastern Cottonwood Eastern Cottonwood	11
Populus deltoides Populus deltoides	Eastern Cottonwood	8 9
Populus deltoides	Eastern Cottonwood	9
Populus deltoides	Eastern Cottonwood	11
Populus deltoides	Eastern Cottonwood Eastern Cottonwood	8 9
Populus deltoides Populus deltoides	Eastern Cottonwood	9
Populus deltoides	Eastern Cottonwood	10
Populus deltoides	Eastern Cottonwood	16
Populus deltoides	Eastern Cottonwood Eastern Cottonwood	14 18
Populus deltoides Populus deltoides	Eastern Cottonwood	18
Ulmus pumila	Siberian Elm	8
Populus deltoides	Eastern Cottonwood	16
Populus deltoides	Eastern Cottonwood	19
Populus deltoides	Eastern Cottonwood	9
Populus deltoides	Eastern Cottonwood	11
Populus deltoides	Eastern Cottonwood	10
Tsuga canadensis	Eastern red cedar	1
Tsuga canadensis	Eastern red cedar	1
Populus deltoides	Eastern Cottonwood	15
Populus deltoides	Eastern Cottonwood	8
Populus deltoides	Eastern Cottonwood	15
Populus deltoides	Eastern Cottonwood	10
Populus deltoides	Eastern Cottonwood	16
Populus deltoides	Eastern Cottonwood	9
Acer negundo	Boxelder	11
Acer rubrum	Red Maple	13
Acer negundo	Boxelder	10
Populus deltoides	Eastern Cottonwood	12
Populus deltoides	Eastern Cottonwood	10
Prunus serotina	Black Cherry	10
Prunus serotina	Black Cherry	14
Prunus serotina	Black Cherry	11
Prunus serotina	Black Cherry	11
Acer rubrum	Red Maple	10
Prunus serotina	Black Cherry	8
Pinus sylvestris	Scotch Pine	1
Populus deltoides	Eastern Cottonwood	16
Populus deltoides	Eastern Cottonwood	16
Prunus serotina	Black Cherry	12
Prunus serotina	Black Cherry	9
Prunus serotina	Black Cherry	12
Acer rubrum	Red Maple	15
Prunus serotina	Black Cherry	10
Prunus serotina	Black Cherry	15
Prunus serotina	Black Cherry	12
Prunus serotina	Black Cherry	8
Quercus velutina	Black Oak	17
Prunus serotina	Black Cherry	8
Quercus velutina	Black Oak	14
Prunus serotina	Black Cherry	9
Prunus serotina	Black Cherry	9
Acer rubrum	Red Maple	9
Acer rubrum	Red Maple	9
Prunus serotina	Black Cherry	8
Prunus serotina	Black Cherry	14 10
Malus spp. Quercus velutina	Apple Black Oak	8
Populus deltoides	Eastern Cottonwood	15
Ulmus americana	American Elm	8
Acer rubrum	Red Maple	10
Prunus serotina	Black Cherry	14
Prunus serotina	Black Cherry	14
Acer rubrum	Red Maple	11
Prunus serotina	Black Cherry	8
Acer rubrum	Red Maple	10
Prunus serotina	Black Cherry	12
Acer rubrum	Red Maple	10
Prunus serotina	Black Cherry	14
Prunus serotina	Black Cherry	12
Acer rubrum	Red Maple	9
Prunus serotina	Black Cherry	10
Prunus serotina	Black Cherry	13
Prunus serotina	Black Cherry	12
Prunus serotina	Black Cherry	10
Prunus serotina	Black Cherry	10
Acer negundo	Boxelder	14
Quercus velutina	Black Oak	14
Prunus serotina	Black Cherry	8
Quercus velutina	Black Oak	8

	twin	8
	multi twin	8
	multi	8,8
	twin twin multi multi	13 8 11,11,10,8 8,8
	multi twin twin multi twin multi twin	8 9
	twin	
	twin	10
	multi	
7' 8'	twin	7
	twin	11
	multi	13,12
15'	multi multi	13,12
15'		13,12
15'	multi	13,12 14 10 8
15'	multi multi twin twin multi	14 10
15'	multi multi twin twin multi twin	14 10 8
15'	multi multi twin multi twin	14 10 8
15'	multi multi twin multi twin	14 10 8
15'	multi multi twin twin twin twin	14 10 8 9
15'	multi multi twin twin twin twin	14 10 8 9
15'	multi multi twin twin twin twin twin twin	14 10 8 9 9 8 9

Fair

Poor

Poor Good

Fair

Poor

Fair

Poor

Fair

Fair

Fair

Fair

Fair

Poor

Poor

Poor

Poor

Good

Poor

Fair

Fair

Fair

Fair

Fair

Poor

Poor

Fair

Poor Poor

Good

Poor

Fair

Good

Fair

Fair

Good Fair

Fair

Good

Fair Fair

Fair

Fair

Good Fair

Fair

Fair

Fair

Fair

Fair

Good

Fair

Poor

Fair

Poor

Poor

Poor

Fair

Fair

Fair

Poor

Fair

Poor

Fair

Fair

Fair

Good

Fair

Poor

Poor

Poor

Fair

Fair

Poor

Fair

Fair

Fair

Good

Fair

Fair

Poor

Poor

Fair Fair

Fair

Good

Fair

Poor Good

Fair

Fair

Fair

Fair

Fair

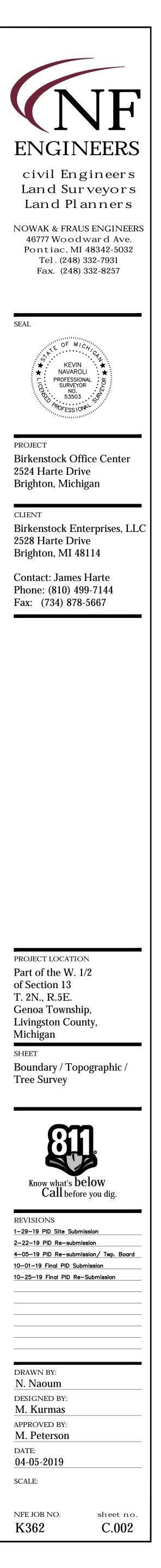
Fair

Good Poor Fair

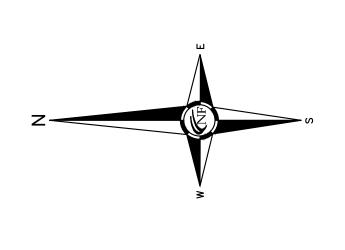
Poor Fair Good Poor Good Fair Fair

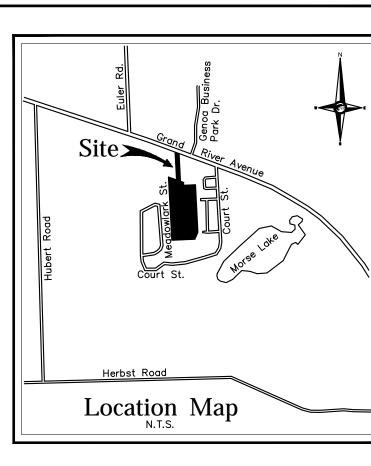
Black Oak Northern Pin Oa Northern Pin Oa Northern Pin Oa Northern Pin Oa Black Oak Eastern White F Eastern White F Eastern White Black Oak Black Oak Black Oak Black Cherry Black Cherry Black Cherry Black Cherry Black Cherry Black Cherry American Elm American Elm Black Cherry Black Cherry Red Maple Black Cherry Black Cherry Black Cherry Black Cherry Black Oak Black Oak Black Oak Siberian Elm Boxelder Boxelder Boxelder Eastern Cotton Black Cherry Shagbark Hicko Black Cherry Black Oak Black Cherry Black Cherry White Mulberry Black Cherry Boxelder Boxelder Shagbark Hicko Black Oak Eastern Cotton Eastern Cotton Black Cherry Northern Pin Oa Shagbark Hicko Shagbark Hicko Shagbark Hicko Shagbark Hicko Boxelder Black Cherry Boxelder Eastern Cotton Eastern Cotton Eastern Cotton Eastern Cotton Eastern red ceo Eastern red ceo Eastern red ceo Eastern White F Eastern White F Eastern White F Eastern White F Black Cherry Eastern White Eastern White F Black Cherry Black Cherry Eastern White Eastern White F Eastern White F Black Cherry Eastern White Black Oak Boxelder Black Oak American Elm Black Cherry Bitternut Hickor Black Cherry Black Cherry Eastern White F Black Cherry Black Cherry Black Oak Black Cherry Eastern Cottor Eastern Cottor Boxelder Black Oak Black Oak Black Oak Black Oak Black Oak red pine Black Cherry Black Oak Shagbark Hicko Eastern Cotton Eastern Cotton Eastern Cottor Black Oak Eastern Cotton Eastern Cotton Bradford Pear

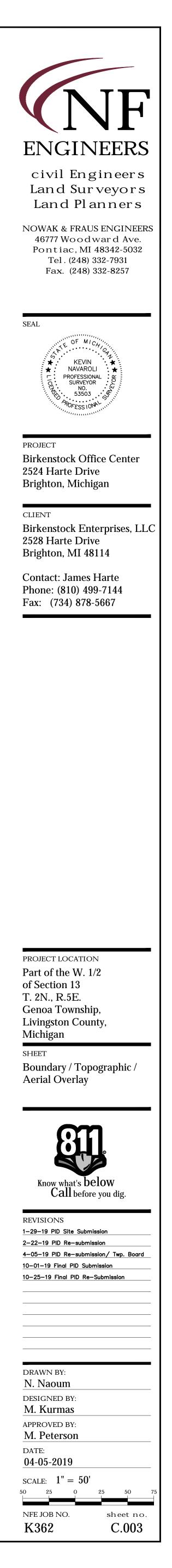
Jak	14 12				Fair Good
Dak	10				Good
Dak Dak	25 10				Fair Fair
e Pine	10 10	40'			Poor Poor
e Pine e Pine	9 11	30' 30'			Poor Poor
	14	50	twin		Fair
	10 14				Fair Good
	11 9		twin	10	fair Poor
	14 10		multi	13,10	Poor Poor
	10 10		multi	9,8	Poor Poor
า	16				Fair
ו	16 12		twin	10	Poor Poor
	8 12		multi twin	8 12	Poor Fair
	9 10				Poor Poor
	8 9		multi	o	Poor
	10		multi twin	8	Fair Good
	13 9		twin	11	Good Fair
	13 9		twin		Fair Poor
	8 9				Poor Poor
nwood	14		twin	11 14	Poor
kory	18 8		twin		Fair Fair
	10 9		twin	9	Fair Poor
	8 8		twin		Poor Poor
ſУ	12 10		multi	11,11	Fair Fair
	11				Poor
kory	21 13		multi		Good Poor
nwood	32 8				Fair Poor
onwood	9 8				Good Poor
⊃ak kory	8 11				Fair Good
kory	12		twin	12	Fair
kory kory	12 10		twin		Good Fair
	11 12		twin	10	Poor Poor
onwood	13 39				Poor Fair
onwood	37 25				Good Fair
nwood	23				Poor
edar edar	5 4	20' 25'	twin	4	Fair Poor
edar e Pine	6 20	35' 80'			Fair Fair
e Pine e Pine	13 14	80' 80'			Fair Poor
e Pine	10 11	75'			Fair Poor
Pine	15	70'			Fair
e Pine	11 14	65'	multi	13,12	Poor Good
e Pine	21 11	70'			Poor Fair
e Pine e Pine	13 13	50' 45'			Poor Fair
	15				Fair
e Pine	11 8	70'			Fair Fair
	8 16				Fair Fair
า	14 16		twin	8	Good Fair
ory	9 14		twin	8	Good Fair
Dina	9	70'		0	Poor
e Pine	13 11	70'	twin		Fair Poor
	9 8				Poor Poor
nwood	15 40		multi		Poor Fair
nwood	38 11				Poor Poor
	10				Fair
	12 9				Good Fair
	11 10		twin	8	Fair Good
	9 18			-	Poor Poor
1	11		1 - 3 -	0	Fair
kory onwood	10 8		twin twin	8	Fair Fair
onwood onwood	8 9				Fair Fair
onwood	11 8				Fair Fair
nwood r	9 12		multi multi	8,8 10,10	Good Poor
	12		maiu	10,10	

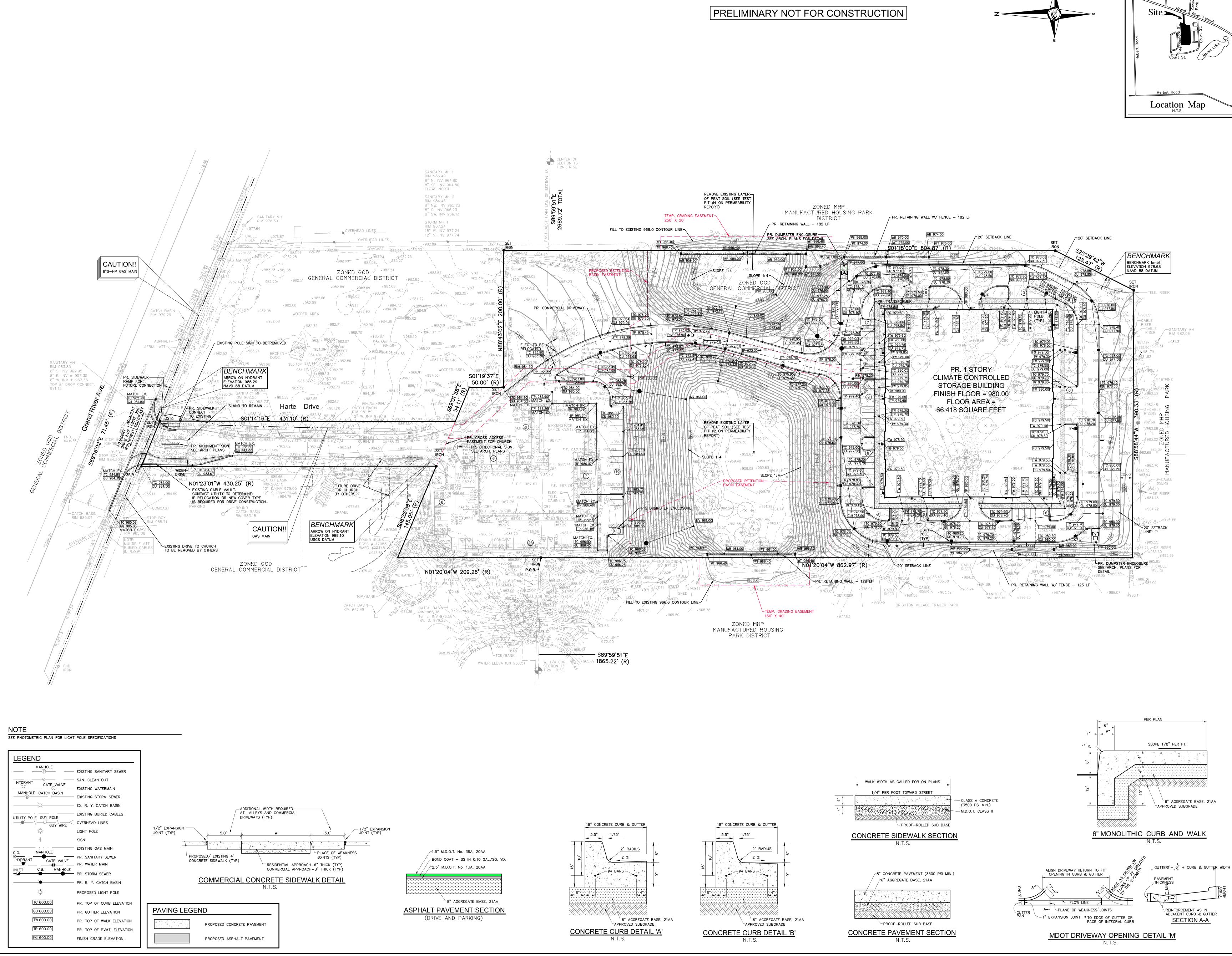


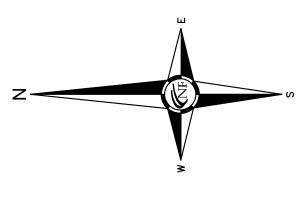


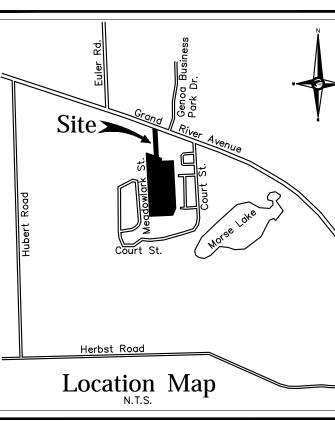


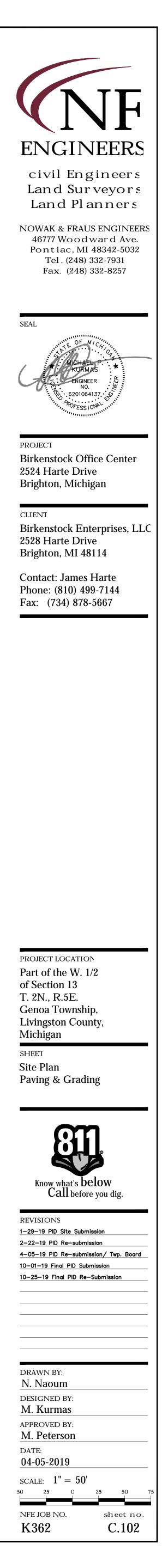






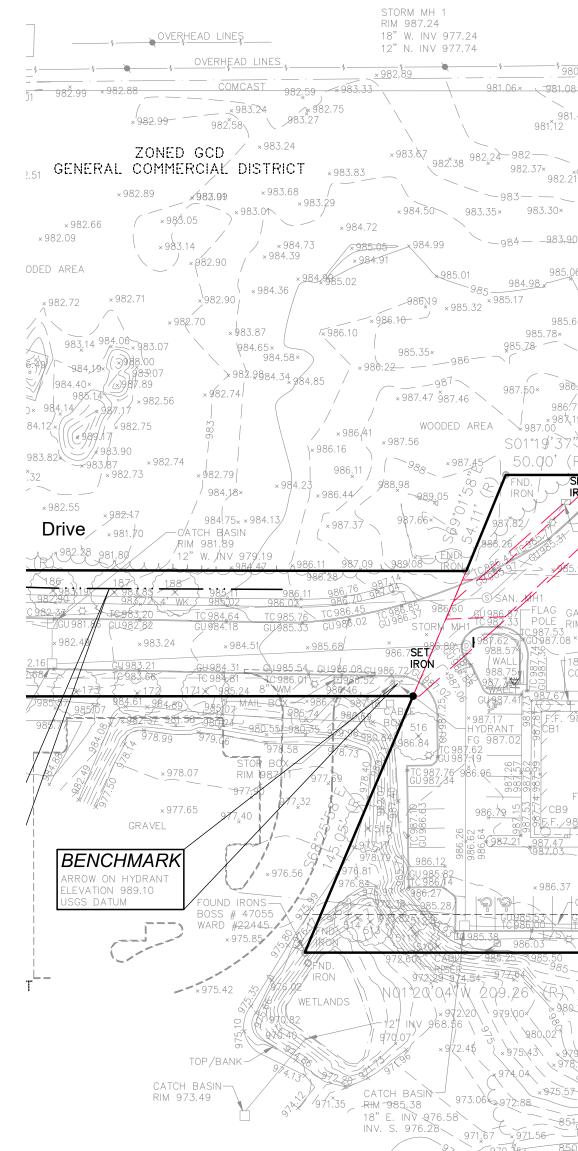






	er Structure edule
Structure Name	Structure Details
#1 4' DIA MH	PR. RIM 977.50 PR. 12" E. INV. 971.79 PR. 12" W. INV. 972.33 PR. 18" NE. INV. 971.45
#2 4' DIA CB	PR. RIM 976.60 PR. 12" S. INV. 972.13 PR. 12" W. INV. 972.13
#3 4' DIA CB	PR. RIM 977.50 PR. 12" SW. INV. 972.92 PR. 12" N. INV. 972.92
#4 4' DIA MH	PR. RIM 977.50 PR. 12" W. INV. 973.27 PR. 12" NE. INV. 973.27
#5 4' DIA CB	PR. RIM 977.50 PR. 12" W. INV. 973.51 PR. 12" E. INV. 973.50
#6 4' DIA CB	PR. RIM 977.80 PR. 12" E. INV. 973.80
#7 4' DIA CB	PR. RIM 976.60 PR. 12" W. INV. 972.75 PR. 12" E. INV. 972.75
#8 4' DIA CB	PR. RIM 977.50 PR. 12" S. INV. 973.18 PR. 12" E. INV. 973.18
#9 4' DIA CB	PR. RIM 978.20 PR. 12" S. INV. 973.60 PR. 12" N. INV. 973.60
#10 4' DIA CB	PR. RIM 978.20 PR. 12" S. INV. 973.85 PR. 12" N. INV. 973.85
#11 4' DIA CB	PR. RIM 978.20 PR. 12" N. INV. 974.20
#12 18" END SECT	PR. 18" SW. INV. 960.00
#13 4' DIA MH	PR. RIM 977.01 PR. 18" SW. INV. 971.37 PR. 18" NE. INV. 961.73
#14 18" END SECT	PR. 18" E. INV. 960.77
#15 4' DIA CB	PR. RIM 972.12 PR. 18" E. INV. 960.87 PR. 18" W. INV. 960.87
#16 4' DIA CB	PR. RIM 972.12 PR. 18" E. INV. 960.92 PR. 18" W. INV. 960.92
#17 18" END SECT	PR. 18" W. INV. 961.00
#22 12" END SECT	PR. 12" N. INV. 961.00
#23 4' DIA MH	PR. RIM 979.00 PR. 12" N. INV. 975.00 PR. 12" S. INV. 963.80
#24 4' DIA CB	PR. RIM 982.75 PR. 12" S. INV. 978.07
#25 18" END SECT	PR. 18" N. INV. 961.00
#26 4' DIA MH	PR. RIM 978.20 PR. 18" N. INV. 974.37 PR. 18" S. INV. 962.49

Sanitary Structure Schedule					
Structure Name	Structure Details				
#S1 EXISTING SAN MH	PR. RIM 980.80 PR. 8" SE. INV. 966.00 PR. 8" N. INV. 965.88				
#S2 4' DIA SAN MH	PR. RIM 973.90 PR. 8" S. INV. 966.41 PR. 8" NW. INV. 966.41				
#S3 4' DIA SAN MH	PR. RIM 978.20 PR. 6" S. INV. 973.20 PR. 8" N. INV. 967.40				



BIRKENSTOCK RETENTION CALCULATIONS

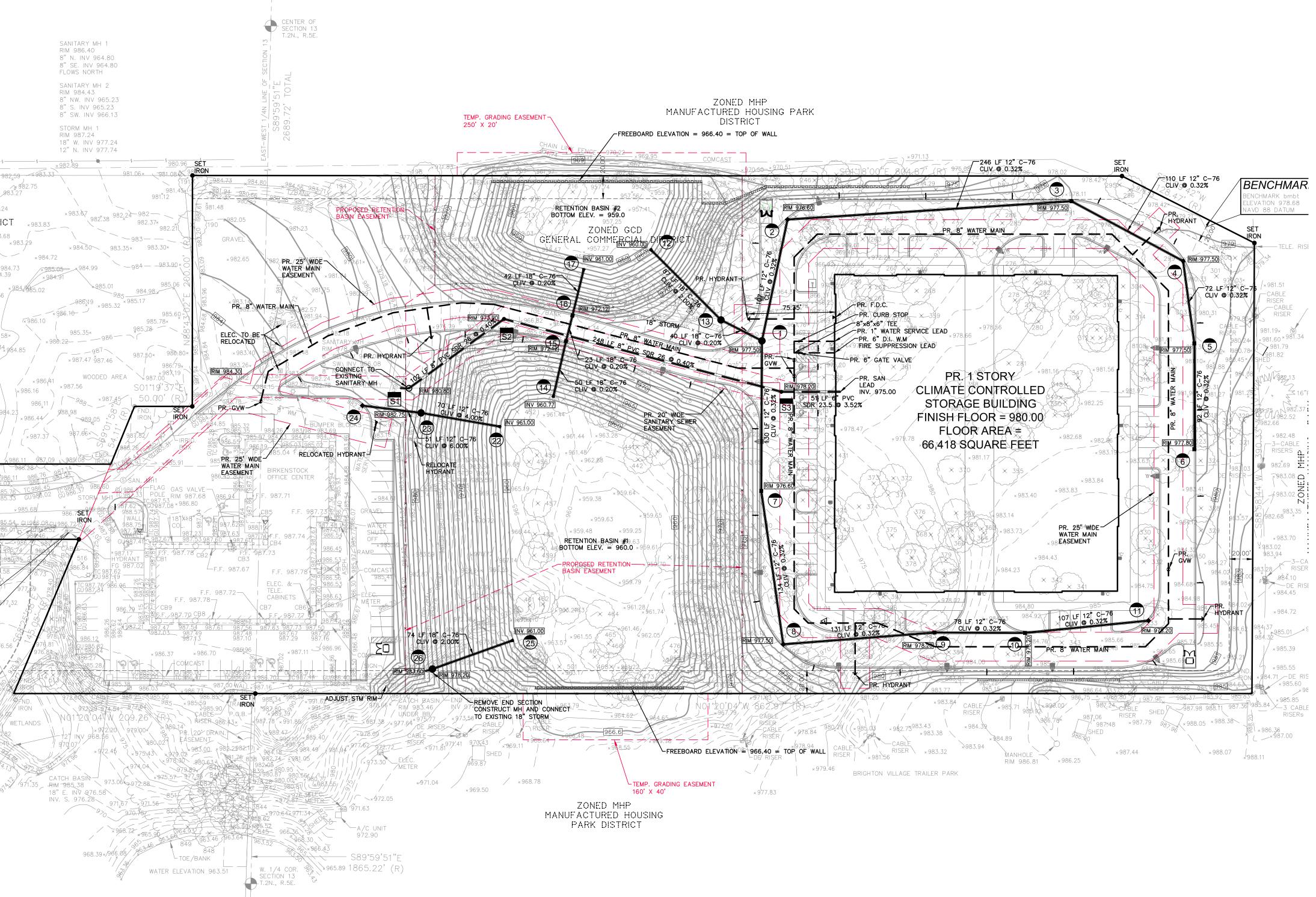
AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS	
3.46	0.20	0.69	LAWN
6.15	0.90	5.54	PVMT, BLDG, SW
1.00	1.00	1.00	WATER SURFACE
FACTORED C:		0.68	
TOTAL DRAINAGE AREA	\:	10.61	

REQUIRED RETENTION POND VOLUME PER GENOA TWP. STANDARDS = 2 INCHES OVER ENTIRE SITE

0.1666 FT x 10.61 AC x 43,560 SQ. FT. / AC = 76998 CUBIC FEET OF STORAGE

RETENTION POND #1 STORAGE PROVIDED

<u>ELEV.</u>	AREA (SFT)	DEPTH (FT)	<u>VOLUME (FT³)</u>	<u>TOTAL VOLUME (FT³)</u>		
966	48622	1	47105	239901		
965	45588	1	44126	192796		
964	42663	1	41249	148670	COMBINED VOLUN	<u>1E PONDS #1 AND #2</u>
963	39835	1	38469	107421		
962	37103	1	35822	68952	ELEV.	TOTAL VOLUME (FT ³)
961	34540	1	33131	33131	966	318859
960	31721	1	0	0	965	257037
					964	199428
ION POND #2	STORAGE PROVIDED				963	145875
					962	96229
ELEV.	AREA (SFT)	DEPTH (FT)	VOLUME (FT ³)	TOTAL VOLUME (FT ³)	961	50307
966	15348	1	14717	78959	960	8101
965	14086	1	13484	64242	959	0
964	12881	1	12305	50758		
963	11728	1	11177	38454	STORAGE PROVIDE	D WITH 3 FEET OF FREEBOARD AT
962	10626	1	10101	27277		
961	9575	1	9075	17176	167,296 CUBIC FEET	OF STORAGE = 4.345 INCHES OF R
960	8575	1	8101	8101		
959	7627	1	0	0	STORAGE PROVIDE	D AT ELEV. 966.0 (0.4 FEET BELOW



Storm Water Design Narrative:

proposed freeboard elevation.

Storm water storage for the proposed site is designed to be handled by use of 2 retention basins

route to an off-site water body, the retention basins have been conservatively designed to

accommodate 4.345 inches of water over the entire site before reaching the required 3 feet of

connected by equalizing pipes. Per Genoa Township requirements, retention basins shall be sized to

accommodate two inches of runoff from the entire tributary area. Due to the lack of a natural overflow

freeboard. In the most extreme storm events, the retention basins are capable of handling 8.282 inches

of water over the entire site before reaching a water elevation of 966.0 which is still 0.4 feet below

The retention basins will drain through evaporation and infiltration over an extended period of time.

Test hole locations and a corresponding permeability report completed by Hastings Testing Engineers

and Environmental Inc. are included as part of the site plan submittal (sheet C.304). Test holes #2 and #4

show a layer of peat starting at EL 957.75 and El 955.75 respectively and extending 2.5 to 3.5 feet deep

which are believed to be formed over many years of accumulated organic matter being deposited by

storm water runoff to the natural low point. These pockets of peat soil appear to be isolated based on

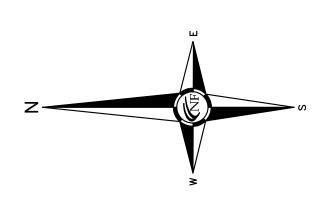
adjacent test pits showing sandy soils down to elevation 952.0 and will be called out to be removed as

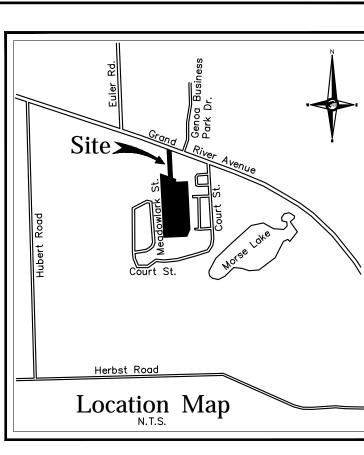
part of retention basin grading. The remainder of the test pits show sandy soils conducive to infiltration.

CUBIC FEET AT ELEV. 963.40 = 167296

F RAINFALL OVER ENTIRE SITE

DW FREEBOARD) = 318,859 CF OR 8.282 INCHES OVER ENTIRE SITE

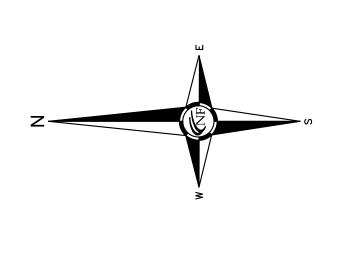


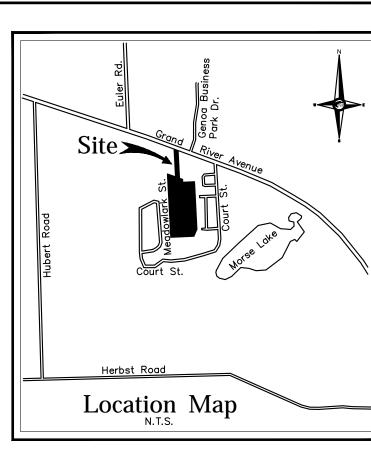


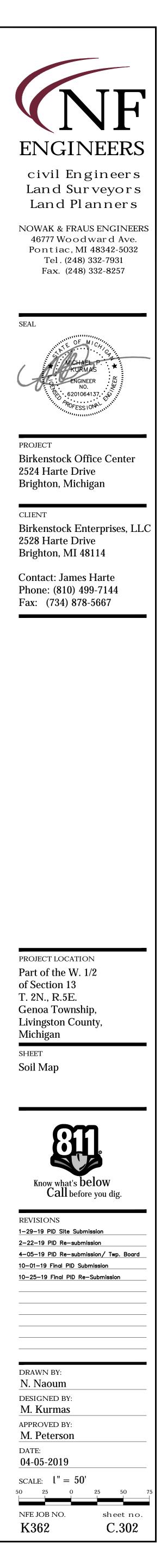
LEGEND MANHOLE ----- EXISTING SANITARY SEWER ------ SAN. CLEAN OUT HYDRANT GATE_VALVE EXISTING WATER MAIN MANHOLE CATCH BASIN EXISTING STORM SEWER - EX. R. Y. CATCH BASIN _____X___ EXISTING BURIED CABLES _____ · ____ UTILITY POLE GUY POLE < overhead lines -74 -74 LIGHT POLE SIGN · _____ EXISTING GAS MAIN _____ · · · MANHOLE **__** ----- PR. SANITARY SEWER HYDRANT GATE VALVE PR. WATER MAIN MANHOL PR. STORM SEWER PR. R. Y. CATCH BASIN SAND BACKFILL _____ (95 % DENSITY) PROPOSED LIGHT POLE

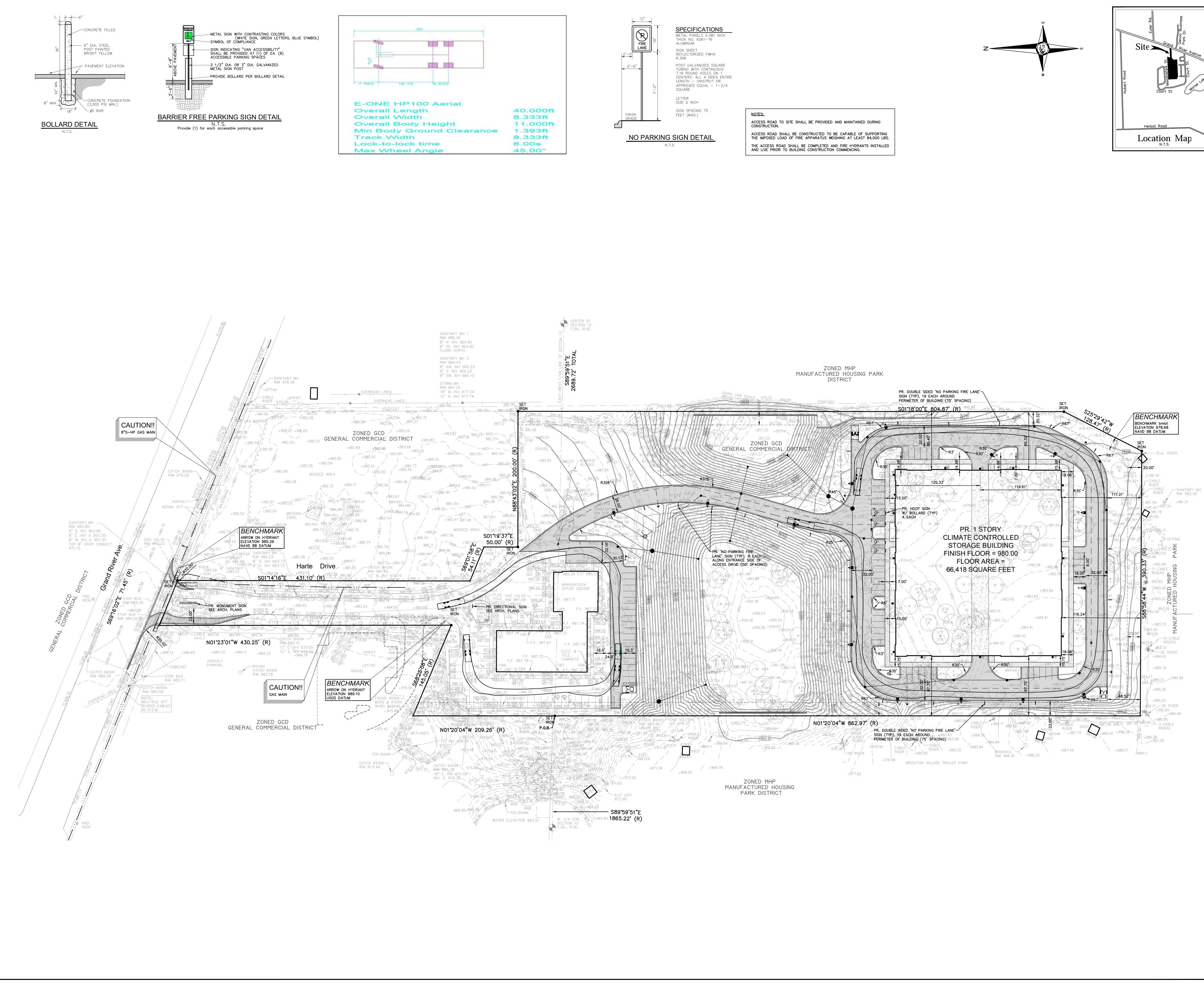


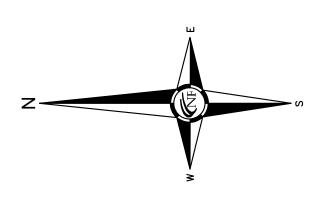


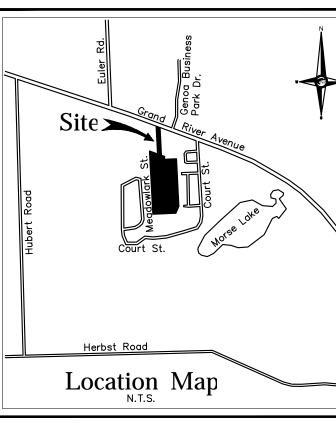


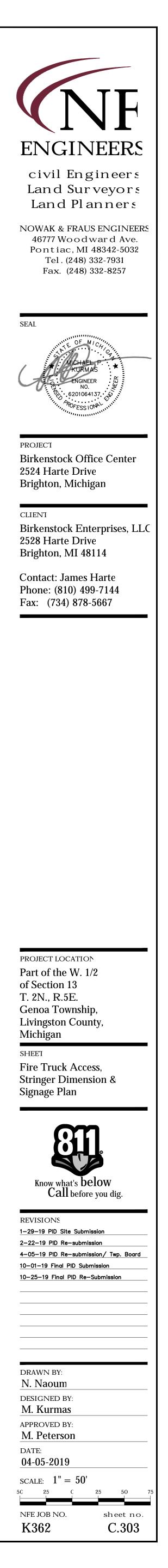


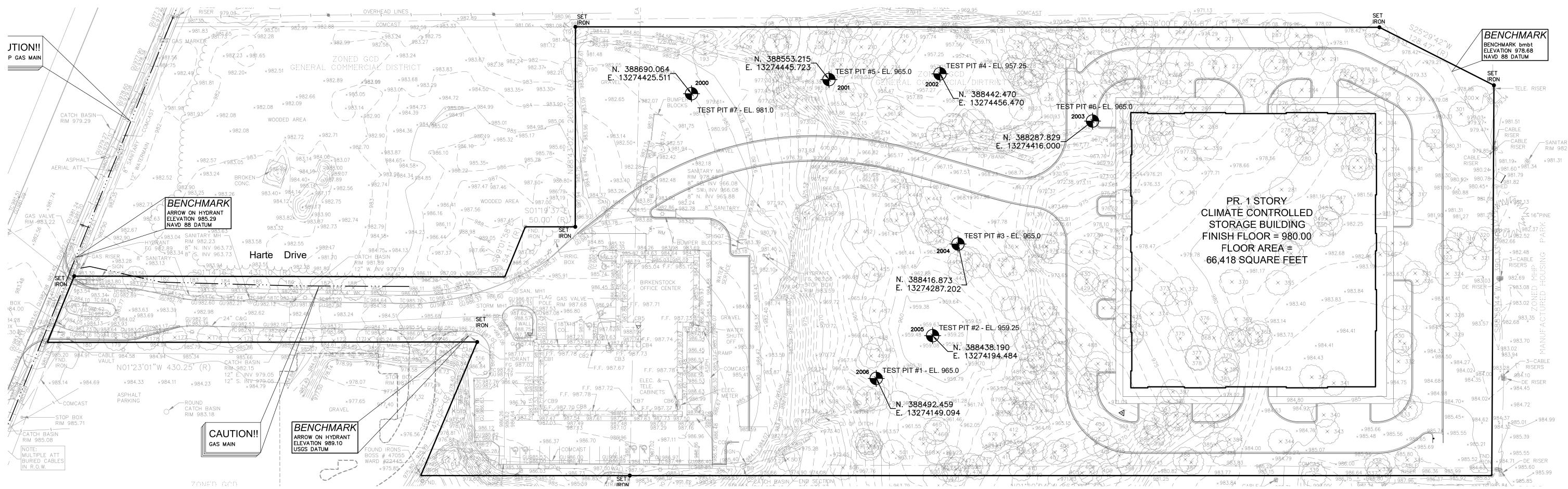












Test Pit #2 Depth 0 - 6" BEG 6" - 1'-6" B 1'-6" - 5'-0' 5'-0" - 9'-0' 9'-0" - 13'-0		HASTINGS TESTING ENGI AND ENVIRONMENTAL "Testing to keep America on a firm four 4841 GOLF CLUB ROAD • HOWELL, M Soil Description	INC.
Depth 0 - 6" BEG 6" - 1'-6" B 1'-6" - 5'-0' 5'-0" - 9'-0'		"Testing to keep America on a firm four 4841 GOLF CLUB ROAD • HOWELL, M Soil Description	ndation"
Depth 0 - 6" BEG 6" - 1'-6" B 1'-6" - 5'-0' 5'-0" - 9'-0'		4841 GOLF CLUB ROAD * HOWELL, M	
Depth 0 - 6" BEG 6" - 1'-6" B 1'-6" - 5'-0' 5'-0" - 9'-0'		Soil Description	1 48843
Depth 0 - 6" BEG 6" - 1'-6" B 1'-6" - 5'-0' 5'-0" - 9'-0'		5	
Depth 0 - 6" BEG 6" - 1'-6" B 1'-6" - 5'-0' 5'-0" - 9'-0'		5	
0 - 6" BEG 6" - 1'-6" B 1'-6" - 5'-0' 5'-0" - 9'-0'	BEG	5	
1'-6" - 5'-0' 5'-0" - 9'-0'	BEG	Organic Soil and Material	
5'-0" - 9'-0'		Silty Brown Clay (Fill)	
	" BEG	Peat	
9'-0" - 13'-0	" BEG	Silty Brown Clay With Silty Gray Clay	
	0" BEG	Silty Coarse Gray Sand	
Ground wat	ter encour	ntered at 9'-0" below existing grade.	
Test Pit #3			
Depth		Soil Description	
0 - 4" BEG		Organic Soil and Material	
4" – 5'-0" BI		Silty Medium Coarse Brown Sand	
5'-0" - 13'-0	0" BEG	Silty Fine Brown Sand	
No ground v	water enco	ountered.	
Test Dis Ha			
Test Pit #4		Coll Decederation	
Depth 0" – 1'-6" BE		Soil Description	
1'-6" - 4'-0"		Silty Brown Clay (Fill) Peat	
4'-0" - 10'-0		Silty Brown Clay With Silty Gray Clay	
		Silty Coarse Gray Sand	
Ground wate	ter encoun	ntered at 10'-0" below existing grade.	
T			
Test Pit #5			
Depth		Soil Description	
0 - 6" BEG 6" – 2'-0" BE		Organic Soil and Material	
2'-0" - 10'-0		Silty Medium Coarse Brown Sand	
2-0 -10-0	DEG	Coarse Brown Sand	
Ground wate	er encour	tered at 6'-0" below existing grade.	
S. Guild Wall	er encoun	second to o below existing grade.	
Test Pit #6			
Depth		Soil Description	
0 - 4" BEG		Organic Soil and Material	
4" – 12'-6" B		Coarse Brown Sand With Gravel	
Ground wate	er encoun	tered at 10'-0" below existing grade.	
			4" – 12'-6" BEG Coarse Brown Sand With Gravel Ground water encountered at 10'-0" below existing grade.

HASTINGS TESTING ENGINEERS AND ENVIRONMENTAL INC. "Testing to keep America on a firm foundation" 4841 GOLF CLUB ROAD . HOWELL, MI 48843 <u>Test Pit #7</u> Depth Soil Description 0 - 6" BEG Asphalt Millings 6" – 9'-0" BEG Silty Brown Clay 9'-0" – 13'-0" BEG Coarse Brown Sand With Gravel No ground water encountered. Hastings Testing Engineers and Environmental Inc. was requested to perform permeability tests from soil sampled during excavating operations. Samples were taken of the different soil types. The permeability tests were performed to determine the hydraulic conductivity of existing soils in the influence of proposed retention pond. Hastings Testing Engineers and Environmental Inc. performed the permeability tests according to ASTM D2434 for the appropriate soil classification. The laboratory tests of the soil permeability rates are as follows: Soil Description Sampled Area Permeability Rate Silty Medium Coarse Brown Sand Test pit #1 at 2'-0" BEG $8.8 \times 10^{-3} \frac{cm}{sec}$ Coarse Brown Sand With Gravel Test pit #6 at 6-0" BEG $1.2 \times 10^{-1} \frac{cm}{sec}$ Silty Fine Brown Sand Test pit #3 at 8'-0" BEG $5.2 \times 10^{-5} \frac{cm}{m}$ Silty Coarse Gray Sand Test Pit #4 at 12'-0" BEG 1.7 * 10⁻⁴ cm Silty Brown Clay with Test pit #2 at 7'-0" BEG $2.1 * 10^{-8} \frac{cm}{cm}$ Silty Gray Clay Silty Brown Clay Test pit #7 at 5'-0" BEG $7.3 \times 10^{-7} \frac{cm}{cm}$ Experience indicates that actual subsoil conditions at the site could vary from those generalized on the basis of the test borings made at specific locations. It is therefore essential that Hastings Testing Engineers and Environmental Inc. be notified of any variation of the soil conditions to determine the effects on the results noted in this report.

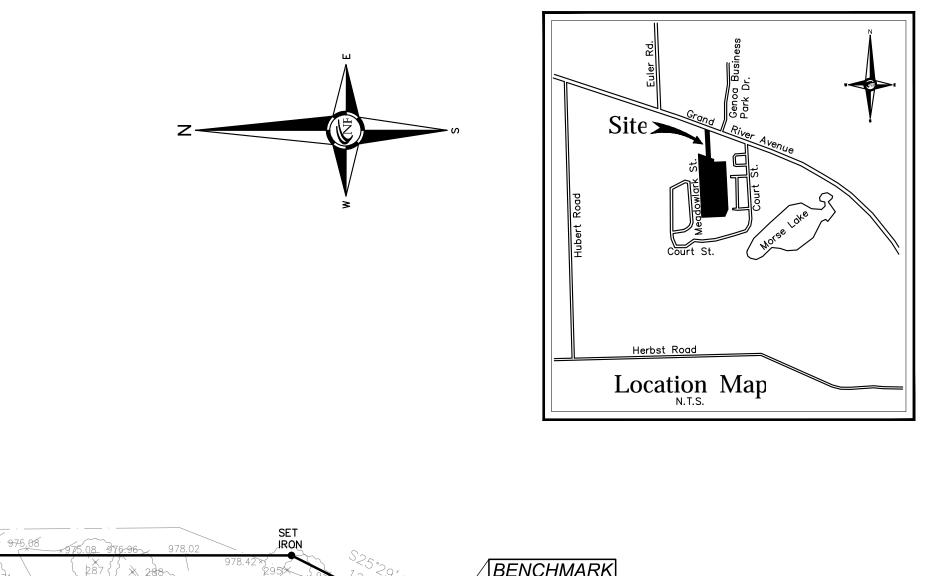
FAX (517) 546-1478

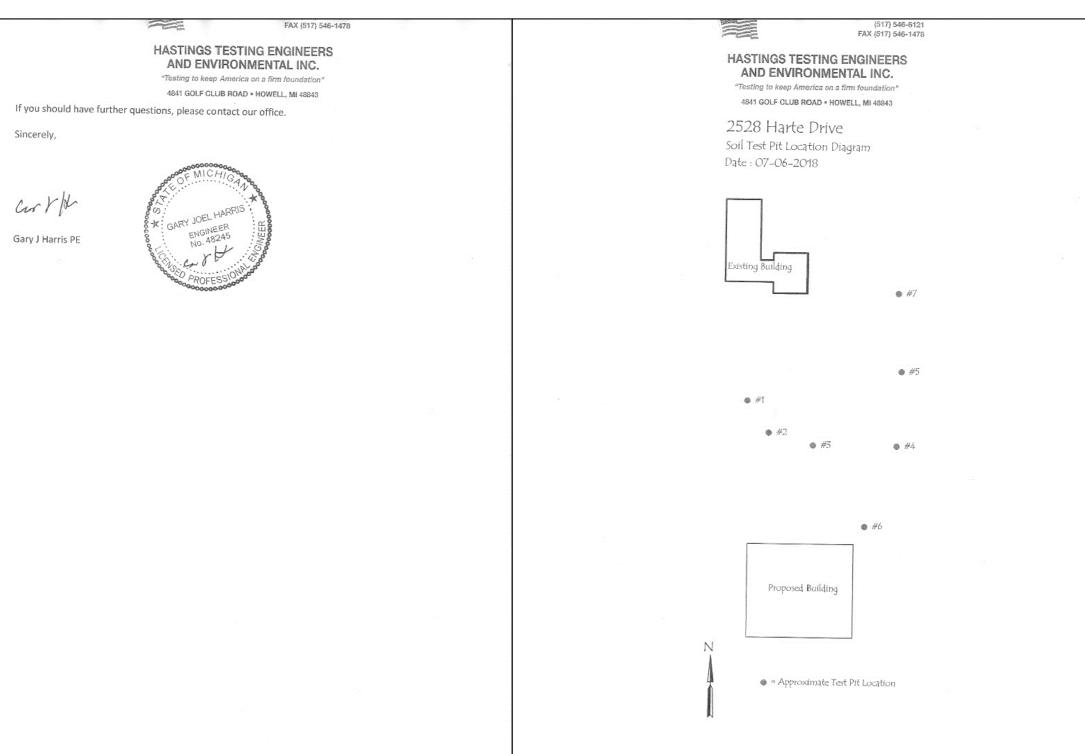
Corre

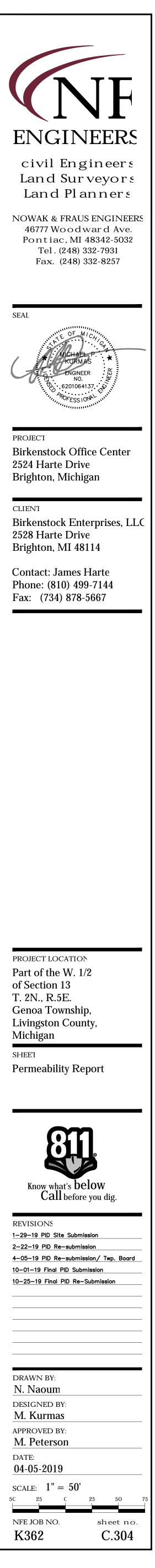
Gary J Harris PE

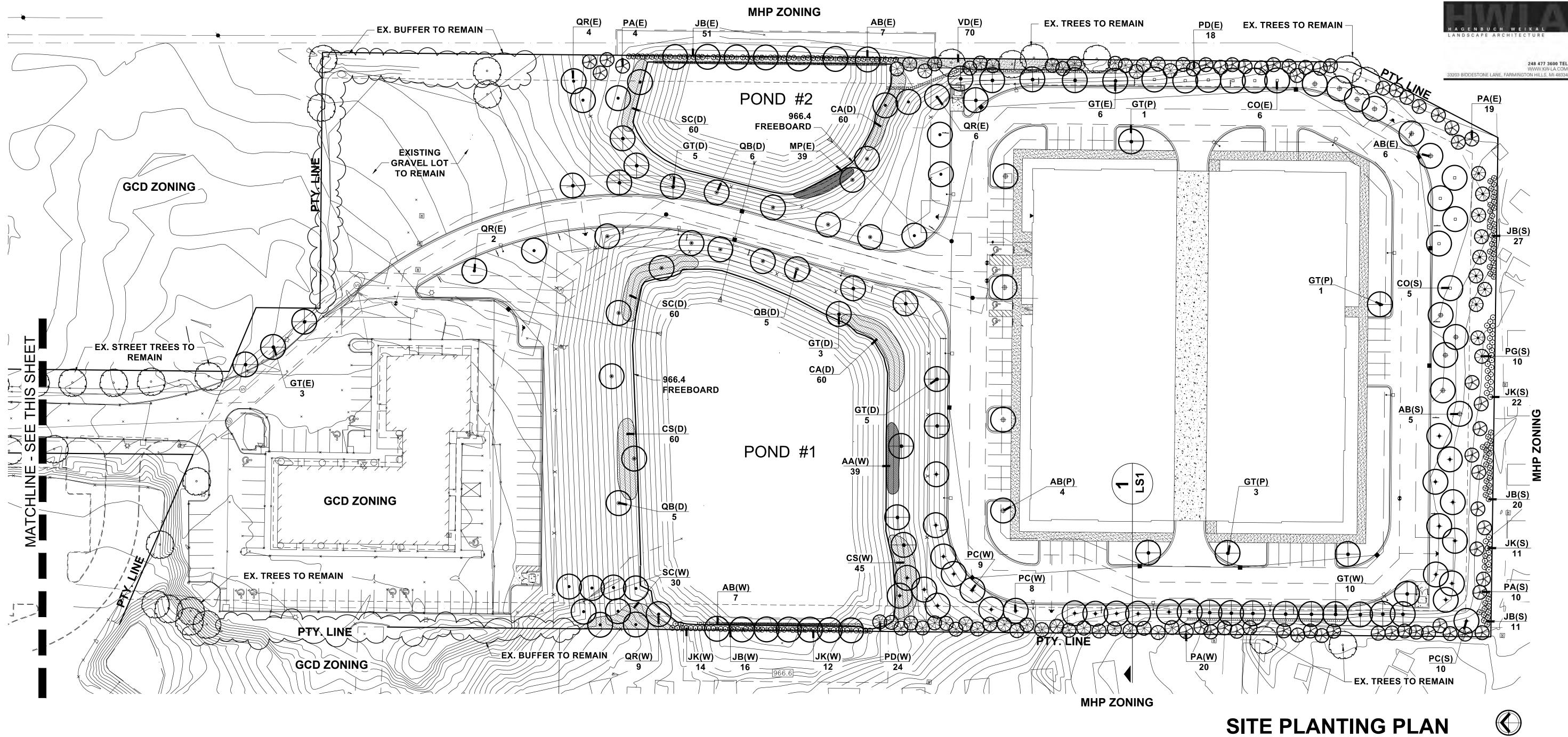
Sincerely,

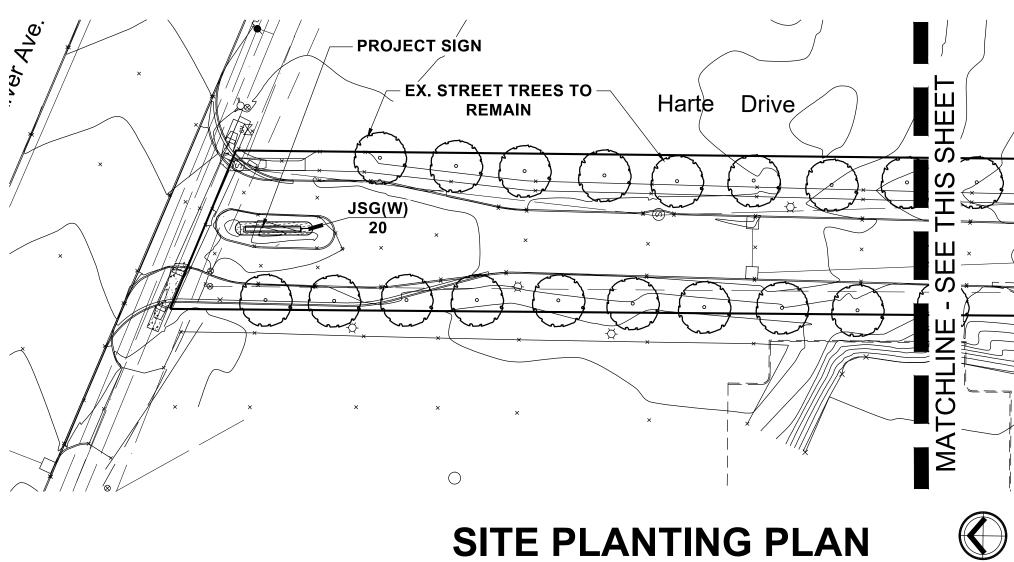












SITE PLANTING PLAN SCALE 1" = 40'



(1) 6 CU FT. ORGANIC COMPOST (1) 40LB BAG COMPOSTED POULTRY MANURE

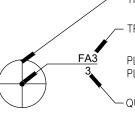
PER 100 SQ FT BED AREA.

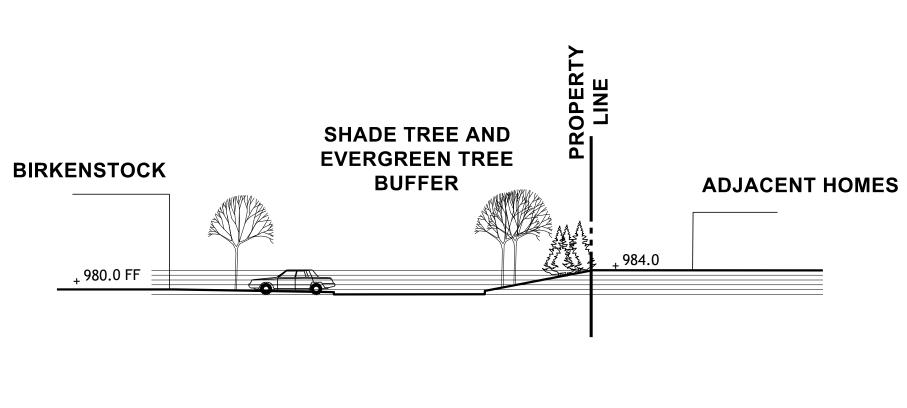
LAWNS:

MULCH

NO GROUND WOOD PALETTE MULCH PERMITTED

PLANTING KEY







NORTH

SITE PLANTING PLAN

SCALE 1" = 40'

- "CHICK MAGIC" 5-3-2 WWW.CHICKMAGIC.NET (262)495-6220 (1) 5 LB BAG SHEMINS 13–13–13 MULTI PURPOSE FERTILIZER
- HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

ALL LAWNS TO BE IRRIGATED SEED LAWN

MULCH IS DOUBLE SHREDDED HARDWOOD BARK MULCH

- -TREE SYMBOL - TREE TYPE KEY
- PLANT LIST-SEE SHEET LS-2 PLANTING DETAILS-SEE SHEET LS-2

NORTH

GENERAL PLANTING NOTES:

- (A) ALL TREES TO HAVE CLAY OR LOAM BALLS, TREES WITH SAND BALLS **WILL BE REJECTED**.
- (B) ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- (C) ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- (D) ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- (E) ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- (F) NO MACHINERY IS TO BE USED WITHIN THE DRIPLINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIPLINE OF EXISTING TREES.
- G ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- (H) IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- () ALL PLANTING BEDS SHALL RECEIVE SHREDDED BARK MULCH. SEE PLANTING DETAILS FOR DEPTH.
- (J) SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

PLANT BED PREPARATION

EXCAVATE PLANT BEDS TO DEPTH SHOWN ON DETAILS -DISPOSE OF SPOILS OFF SITE.

ALL PLANT BEDS TO RECEIVE CONTINUOUS PLANT MIX AS SPECIFIED (NOT INDIVIDUAL PLANT PITS)

PLANTING BEDS AND PLANT PITS TO RECEIVE: A MIXTURE OF 70% LOAM TOPSOIL, 10% COMPOST, 20% SAND



COPYRIGHT 2019 - FUSCO, SHAFFER & PAPPAS, INC



$\overline{}$ \mathbf{C} M (\mathbf{T}) IR $\left(\right)$

	_
10-25-2019	FINAL PID RE-SUBMISSIO
10-01-2019	FINAL PID SUBMISSION
02-22-2019	PID SITE RE-SUBMISSION
01-29-2019	PID SITE SUBMISSION

DATE

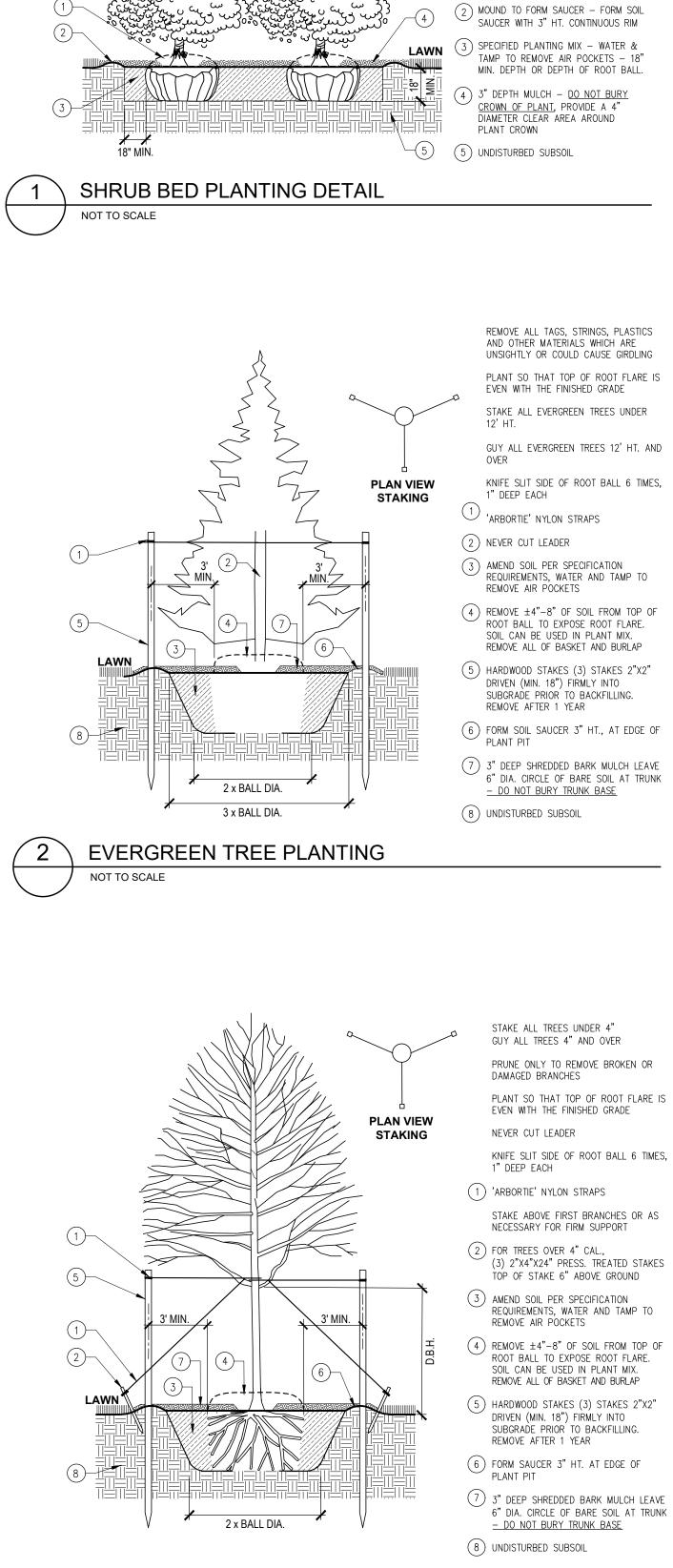
KEY PLAN

ISSUE

FSP PROJECT NO. HAR17.032

DRAWING TITLE SITE LANDSCAPE PLAN





NOT TO SCALE

DECIDUOUS TREE PLANTING

KNIFE SLIT SIDE OF ROOT BALL 6 TIMES,

PRUNE BRANCHES TO THIN OR MATCH, RETAIN NORMAL PLANT SHAPE. PRUNE

SHRUBS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO ORIGINAL GRADE.

REMOVE ALL FIBER, PLASTIC OR METAL CONTAINERS.

KNIFE SLIT SIDE OF ROOT BALL 6

TIMES, 1" DEEP EACH

ROOTBALL

(1) REMOVE ALL OF BURLAP FROM

DEAD BRANCHES

- STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT
- (3) 2"X4"X24" PRESS. TREATED STAKES
- TOP OF STAKE 6" ABOVE GROUND
- (3) AMEND SOIL PER SPECIFICATION REQUIREMENTS, WATER AND TAMP TO
- (4) REMOVE ±4"-8" OF SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE. SOIL CAN BE USED IN PLANT MIX. REMOVE ALL OF BASKET AND BURLAP

- 6 FORM SAUCER 3" HT. AT EDGE OF
- 7 3" DEEP SHREDDED BARK MULCH LEAVE 6" DIA. CIRCLE OF BARE SOIL AT TRUNK - DO NOT BURY TRUNK BASE

LANDSCAPE REQUIREMENTS

A. BUFFERS BUFFER TYPE B -

	REQUIRED	PROVIDED
DECIDUOUS TREES	40	40
EVERGREEN TREES	40	40
SHRUBS	160	160
SOUTH BUFFER (S	5) - 388 LF	
	REQUIRED	PROVIDED
DECIDUOUS TREES	20	20
EVERGREEN TREES	20	20
SHRUBS	80	80
WEST BUFFER (W)) - 870 LF	
	REQUIRED	PROVIDED
DECIDUOUS TREES	44	44
EVERGREEN TREES	44	44
SHRUBS	176	176
PARKING (P) - 49 S	PACES	
	REQUIRED	PROVIDED
DECIDUOUS TREES	5	9
DETENTION (D) - PO	OND #1 - 870	LF PERIME
	REQUIRED	PROVIDED
DECIDUOUS TREES	18	18

DETENTION (D) - POND #2 - 520 LF PERIMETER

	REQUIRED	PROVIDED
DECIDUOUS TREES	11	11
SHRUBS	110	110

PLANT LIST - EAST BUFFER (E)

QUAN.	<u>KEY</u>	COMMON/ BOTANICAL NAME	SIZE	SPEC.
13	AB	Autumn Blaze Maple Acer x. fremanii 'Autumn Blaze'	2.5" Cal.	B&B
6	со	Hackberry Celtis occidentalis	2.5" Cal.	B&B
9	GT	Thornless Honeylocust Gleditsia 'Skyline'	2.5" Cal.	B&B
12	QR	Northern Red Oak <i>Quercus rubra</i>	2.5" Cal.	B&B
22	PA	Norway Spruce Picea Abies	6' Ht.	B&B
18	PD	Black Hills Spruce <i>Picea g. 'Densata'</i>	6' Ht.	B&B
51	JB	Brodie Red Cedar <i>J. virginiana 'Brodi</i> e'	4' Ht.	B&B
39	MP	Bayberry Myrica pensylvanica	24" ht.	Cont.
70	VD3	Arrowood Viburnum Viburnum dentatum	24" Ht.	Cont.

PLANT LIST - SOUTH BUFFER (S)

		· · · · · · · · · · · · · · · · · · ·		
QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
5	AB	Autumn Blaze Maple Acer x. fremanii 'Autumn Blaze'	2.5" Cal.	B&B
5	со	Hackberry Celtis occidentalis	2.5" Cal.	B&B
0	GT	Thornless Honeylocust Gleditsia 'Skyline'	2.5" Cal.	B&B
10	PC	Columbia London Plane Tree Platanus x. acerifolia 'Columbia'	2.5" Cal.	B&B
10	PA	Norway Spruce Picea Abies	6' Ht.	B&B
10	PG	White Spruce Picea glauca	6' Ht.	B&B
33	JK	Ketler Juniper <i>J. 'Ketlerii'</i>	4' Ht.	B&B
47	JB	Brodie Red Cedar J. virginiana 'Brodie'	4' Ht.	B&B

PLANT LIST - WEST BUFFER (W)

QUAN.	<u>KEY</u>	COMMON/ BOTANICAL NAME	SIZE	SPEC.
7	AB2	Autumn Blaze Maple Acer x. fremanii 'Autumn Blaze'	2" Cal.	B&B
10	GT	Thornless Honeylocust Gleditsia 'Skyline'	2.5" Cal.	B&B
18	PC	Columbia London Plane Tree Platanus x. acerifolia 'Columbia'	2.5" Cal.	B&B
9	QR	Northern Red Oak <i>Quercus rubra</i>	2.5" Cal.	B&B
20	PA	Norway Spruce <i>Picea Abies</i>	6' Ht.	B&B
24	PD	Black Hills Spruce <i>Pic</i> ea g. 'Densata'	6' Ht.	B&B
39	AA	Red Chokeberry Aronia arbutifolia 'Brilliantissima'	24" Ht.	Cont.
45	CS	Redtwig Dogwood Cornus sericea	24" Ht.	Cont.
26	JK	Ketler Juniper <i>J. 'Ketlerii'</i>	4' Ht.	B&B
16	JB	Brodie Red Cedar <i>J. virginiana 'Brodi</i> e'	4' Ht.	B&B
30	SC	Common Elderberry Sambucus canadensis	24" Ht.	Cont.
20	JSG	Sea GreenJuniper J. 'Sea Green'	24" Spr.	Cont.





550 E. NINE MILE ROAD FERNDALE, MICHIGAN, 48220 PHONE 248.543.4100 FAX 248.543.4141

COPYRIGHT 2019 - FUSCO, SHAFFER & PAPPAS, INC.

PLANT LIST - PARKING (P)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
4	AB	Autumn Blaze Maple Acer x. fremanii 'Autumn Blaze'	2.5" Cal.	B&B
5	GT	Thornless Honeylocust Gleditsia 'Skyline'	2.5" Cal.	B&B

PLANT LIST - DETENTION POND #1 (D)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
8	GT	Thornless Honeylocust Gleditsia 'Skyline'	2.5" Cal.	B&B
10	QB	Swamp White Oak <i>Quercus bicolor</i>	2.5" Cal.	B&B
60	CA	Buttonbush Cephalanthus occidentalis	24" Ht.	Cont.
60	CS	Redtwig Dogwood Cornus sericea	24" Ht.	Cont.
60	SC	Common Elderberry Sambucus canadensis	24" Ht.	Cont.

PLANT LIST - DETENTION POND #2 (D)

QUAN.	<u>KEY</u>	COMMON/ BOTANICAL NAME	SIZE	SPEC.
5	GT	Thornless Honeylocust Gleditsia 'Skyline'	2.5" Cal.	B&B
6	QB	Swamp White Oak <i>Quercus bicolor</i>	2.5" Cal.	B&B
60	CA	Buttonbush Cephalanthus occidentalis	24" Ht.	Cont.
50	SC	Common Elderberry Sambucus canadensis	24" Ht.	Cont.



 \mathbf{F} C M C KE BIR

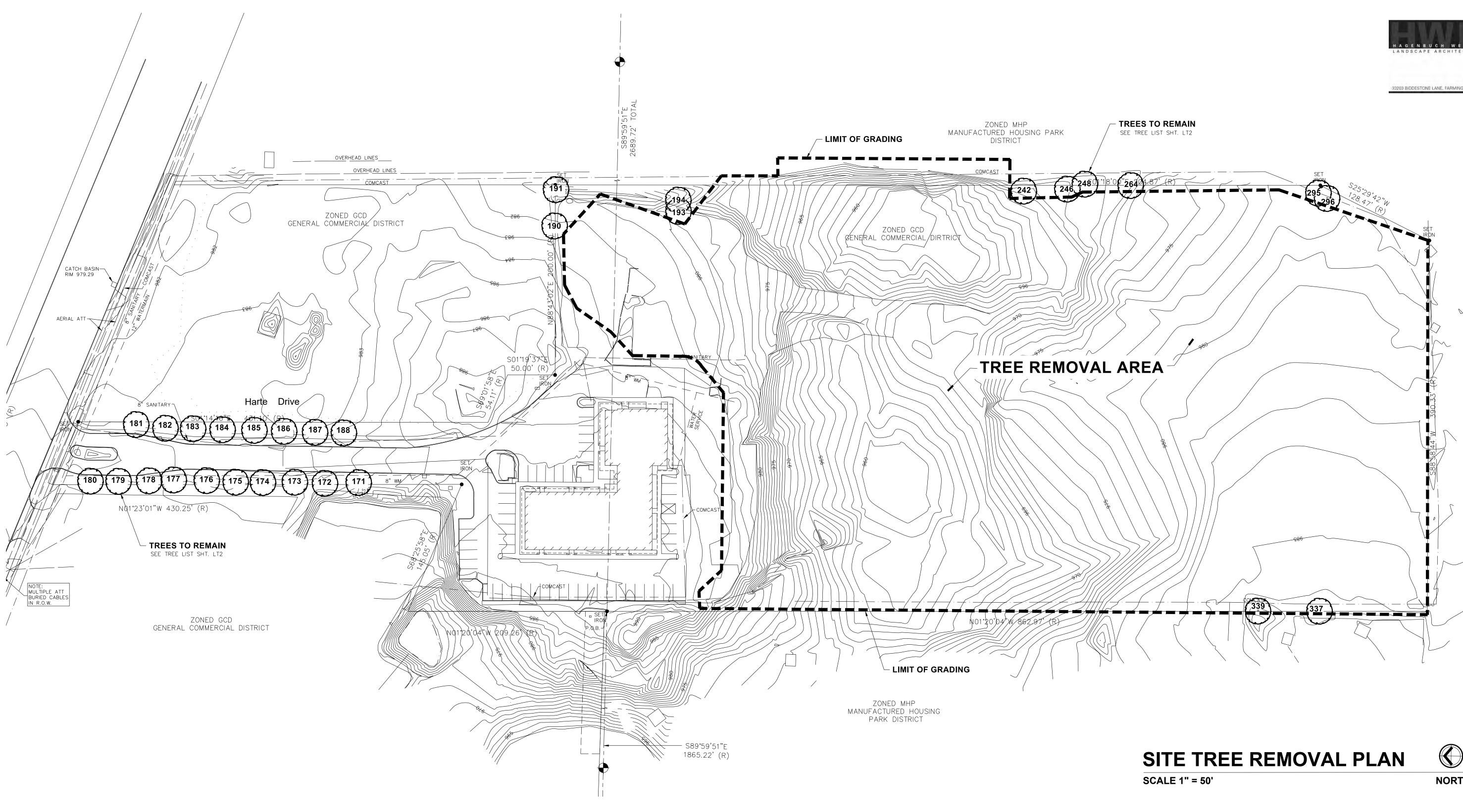
_____ 10-25-2019 FINAL PID RE-SUBMISSION 10-01-2019 FINAL PID SUBMISSION 02-22-2019 PID SITE RE-SUBMISSION 01-29-2019 PID SITE SUBMISSION DATE ISSUE

KEY PLAN

FSP PROJECT NO. HAR17.032

DRAWING TITLE PLANTING DETAIL



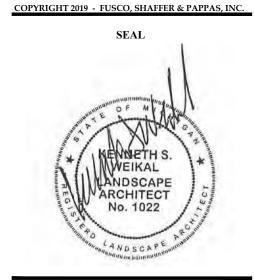


-

IKE	E LIS I	OFF S
837	Tsuga canadens	sis
838	Prunus serotina	
839	Carya cordiform	is
840	Ulmus american	а
841	Prunus serotina	
842	Carya cordiform	is
843	Prunus serotina	
844	Carya cordiform	is
845	Celtis occidenta	lis
846	Acer rubrum	
847	Celtis occidenta	lis
848	Acer rubrum	
849	Quercus velutina	l
850	Carya cordiform	is
851	Celtis occidenta	lis
852	Acer negundo	
853	Prunus serotina	



550 E. NINE MILE ROAD FERNDALE, MICHIGAN, 48220 PHONE 248.543.4100 FAX 248.543.4141



 \mathbf{F}

C

OL

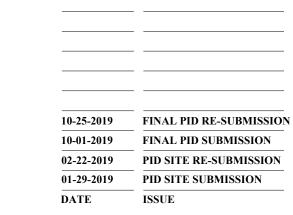
KENS

GE

OR

BIR S

E



KEY PLAN

TREE LIST OFF SITE TREES NEAR SHED TO REMAIN

	· • · · –		
Eastern red cedar	1.5	12'	Fair
Black Cherry	12		Good
Bittemut Hickory	10		Fair
American Elm	10		Fair
Black Cherry	8	twin	Poor
Bitternut Hickory	12		DEAD
Black Cherry	12		DEAD
Bitternut Hickory	8		Fair
Northern Red Oak	28		Poor
Red Maple	8		Poor
Northern Red Oak	17		Poor
Red Maple	10		Fair
Black Oak	29		Fair
Bitternut Hickory	10		Good
Northern Red Oak	13		Fair
Boxelder	9		Poor
Black Cherry	8		Poor

NORTH

FSP PROJECT NO. HAR17.032

DRAWING TITLE TREE REMOVAL PLAN

DRAWING NUMBER



ree #	Botanical Name	Common Name	Dia.	<u>Height Type</u>	<u>Other Dia.</u>	Conditio
171 P	yrus calleryana	Bradford Pear	9	twin	6	Good
	yrus calleryana yrus calleryana	Bradford Pear Bradford Pear	10 11			Good Fair
	yrus calleryana	Bradford Pear	9			Fair
	yrus calleryana	Bradford Pear	10			Good
	yrus calleryana yrus calleryana	Bradford Pear Bradford Pear	9 10			Good Good
•	yrus calleryana	Bradford Pear	10			Good
	yrus calleryana	Bradford Pear	9			Fair
	yrus calleryana yrus calleryana	Bradford Pear Bradford Pear	10 11	multi		Fair Fair
•	yrus calleryana	Bradford Pear	8			Good
	yrus calleryana	Bradford Pear	6			Fair
	yrus calleryana yrus calleryana	Bradford Pear Bradford Pear	7 7			Good Good
•	yrus calleryana	Bradford Pear	9			Good
	yrus calleryana	Bradford Pear	7			Good
	yrus calleryana opulus deltoides	Bradford Pear Eastern Cottonwood	7 14	twin	8	Good Poor
	runus serotina	Black Cherry	13	<u>1</u>		Poor
	cer negundo	Boxelder Bradford Pear	13 7	twin	8	Fair Fair
	yrus calleryana opulus deltoides	Eastern Cottonwood	6			Poor
	cer negundo	Boxelder	7			Poor
	cer negundo runus serotina	Boxelder Black Cherry	17 9			Poor Poor
	cer negundo	Boxelder	14	twin	12	Poor
198 M	lalus spp.	Apple	9			Poor
	cer negundo lalus spp.	Boxelder Apple		multi		Poor Fair
	cer negundo	Boxelder	15			Poor
202 P	opulus deltoides	Eastern Cottonwood	8			Fair
	opulus deltoides opulus deltoides	Eastern Cottonwood Eastern Cottonwood	7 8			Fair Fair
	opulus deltoides	Eastern Cottonwood	о 8			Fair
206 A	cer negundo	Boxelder	6			Poor
	runus serotina cer negundo	Black Cherry Boxelder	12 20			Good Poor
	runus serotina	Black Cherry	20 11			Fair
210 A	cer rubrum	Red Maple	26			Good
	uercus velutina uercus velutina	Black Oak Black Oak	17 16			Fair Fair
213 A	cer negundo	Boxelder	16			Poor
	opulus deltoides	Eastern Cottonwood	20			Fair
	opulus deltoides cer negundo	Eastern Cottonwood Boxelder	30 24			Fair Poor
	opulus deltoides	Eastern Cottonwood	26			Poor
	runus serotina	Black Cherry	16	multi	12	Poor
	cer rubrum cer negundo	Red Maple Boxelder	11 6	twin twin	7	Fair Fair
	runus serotina	Black Cherry	8	WITT		Poor
	runus serotina	Black Cherry	9	multi		Poor
	runus serotina runus serotina	Black Cherry Black Cherry	12 15			Poor Poor
	lalus spp.	Apple				Poor
	opulus deltoides	Eastern Cottonwood	22	twin	15	Good
	opulus deltoides opulus deltoides	Eastern Cottonwood Eastern Cottonwood	25 24	multi	23,15	Good Good
	cer negundo	Boxelder	6	twin	23,10	Poor
	runus serotina	Black Cherry	6			Fair
	cer rubrum cer negundo	Red Maple Boxelder	12 9			Fair Poor
	cer negundo	Boxelder	11			Poor
	cer negundo	Boxelder	16 7	twin	8	Poor
	cer negundo eltis occidentalis	Boxelder Northern Red Oak	6			Poor Poor
	cer negundo	Boxelder	7			Fair
	cer negundo runus serotina	Boxelder Black Cherry	8 8			Poor Good
	cer negundo	Boxelder	6			Poor
241 Q	uercus velutina	Black Oak	10			Good
	runus serotina runus serotina	Black Cherry	18 8			Poor Poor
	runus serouna Imus americana	Black Cherry American Elm				Fair
	cer rubrum	Red Maple	16			Poor
	uercus velutina	Black Oak Bed Maple	<u>16</u> 9			Fair
	cer rubrum runus serotina	Red Maple Black Cherry	9 16			Fair Poor
249 Pi	runus serotina	Black Cherry	16	twin	8	Fair
	runus serotina	Black Cherry	8 12			Fair Fair
	runus serotina cer saccharum	Black Cherry Sugar Maple	12 15			Fair Good
253 C	eltis occidentalis	Northern Red Oak	9			Fair
	eltis occidentalis eltis occidentalis	Northern Red Oak Northern Red Oak	21 10			Fair Fair
	eltis occidentalis	Northern Red Oak	10 26			Fair Good
257 Pi	runus serotina	Black Cherry	8			Poor
	lalus spp. vrus spp	Apple Pear	8 12	twin		Poor Fair
	yrus spp. runus serotina	Black Cherry	12 10	twin	10	Fair Fair
261 Pi	runus serotina	Black Cherry	8	twin		Poor
	runus serotina runus serotina	Black Cherry Black Cherry	16 8	multi	10,8,8	Poor Fair
	cer rubrum	Red Maple	0 10	multi	8	Fair
265 Pi	runus serotina	Black Cherry	9	twin	9	Poor
	cer negundo uercus velutína	Boxelder Black Oak	8 15			Fair Good
	uercus velutina runus serotina	Black Oak Black Cherry	15 9			Good Fair
269 Pi	runus serotina	Black Cherry	8			Fair
	runus serotina eltis occidentalis	Black Cherry Northern Red Oak	9 27			Poor Fair
	eitis occidentalis runus serotina	Black Cherry	13	twin	12	Fair
273 Pi	runus serotina	Black Cherry	8	multi		Fair
	runus serotina	Black Cherry	8	<i>L</i>	o	Good
	cer rubrum cer saccharum	Red Maple Sugar Maple	14 8	twin	8	Fair Good
	runus serotina	Black Cherry	0 17			Fair
278 A	cer rubrum	Red Maple	8	multi	8	Good
	runus serotina runus serotina	Black Cherry Black Cherry	14 15	twin	7	Good Poor
	eltis occidentalis	Northern White Cedar	4	20'		Poor
282 Pi	runus serotina	Black Cherry	8	twin	8	Fair
	cer rubrum	Red Maple	9			Good Good
	cer rubrum runus serotina	Red Maple Black Cherry	8 9	multi	8	Good Fair
	cer rubrum	Red Maple	8			Fair
	uercus velutina	Black Oak	12			Fair

		Pruni		
		Pruni		
		Pruni Acer		
29	3	Ulmu	sam	eric
		Pruni		
29		Quer		
29		Quer Prunt		
		Acer		
		Pruni		
30	0	Acer	negı	indc
		Pruni Pruni		
30	3	Pruni	is se	rotir
30	4	Pruni	is se	rotii
		Acer Acer		
		Pyrus		
30	8	Acer	rubri	ım
30	9	Acer	rubru	IM
		Pruni Acer		
		Acer Pruni		
		Pruni		
31	6	Pruni Pruni	is se is se	rofii
31	7	Pruni Pruni	is se	rotii
	8	Рори	lus d	elto
		Рори Рори		
32		Acer		
32	2	Ρορι		
32		Popu		
32		Рори Рори		
32		Popu		
32	7	Рори	lus d	elto
32 32		Рори Рори		
32		Рори Рори		
33		Рори		
33		Ρορι		
33		Рори Рори		
33		Ρορι		
33	6	Ρορι	lus d	elto
33		Ulmu		
33		Рори Рори		
		Ρορι	lus d	elto
34 34		Рори Рори		
34		Tsug		
34		Tsug		
34 34		Рори Рори		
34	7	Рори	lus d	eltö
34 34		Popu		
		Рори Рори		
35	1	Acer	negu	Indo
35 35		Acer Acer		
L		Popu		
	5	Рори	lus d	elto
35	6	Pruni	JS SE	rotii
	./ 8	Pruni Pruni	is se Is se	rotii
		Pruni		
36	0	Acer	rubri	JM .
36	1	Prunu Pinus	IS SE	roti ostr
36	3	Popu	lus d	elto
36	4	Popu	lus d	elto
36	5	Pruni Pruni	IS SE	roti
36	o 7	Pruni	is se is se	roti
	8	Acer	rubri	im
36	9	Pruni Pruni	is se	rotii
37	0 1	Pruni	JS SC	rotu
37	2	Pruni	10.00	rotie
37	3	Quer Pruni	CUS V	elut
37	4 5	Pruni Quer	JS Se	rotii voluit
37	ß	Prini	10.00	roti
37	7	Pruni	ls se	rotii
	8	Acer	ruori	Jm∴
	0	Acer Pruni	is se	rotii
- 38	1	Pruni Malu:	ls se	roti
		Quer Popu		
38	5	Ulmu	s am	enc
	Ø	Acer	ruori	JM .
		Pruni Pruni		
- 38	9	Acer	rubru	lm.∵
39	0	Pruni	is se	rotii
		Acer Pruni		
39	4 3	Pruni Acer	rubri	i out Im
39	4	Pruni	js se	rotii
39	5	Prunu	is se	rotii
		Acer Pruni		
		Pruni		
39	9	Prunu	is se	roti
		Pruni Pruni		
	2			
40	3	Quer	cus v	elut
40 40	3 4	Quer Pruni	cus v Js se	elut rotii
40 40	3 4	Quer	cus v Js se	elut rotii

bitinaBlack Cherry12nRed Maple8multiiricanaAmerican Elm10bitinaBlack Cherry8twinblutinaBlack Oak15blutinaBlack Oak16bitinaBlack Cherry10multimRed Maple9bitinaBlack Cherry8bitinaBlack Cherry11mRed Maple9bitinaBlack Cherry16bitinaBlack Cherry16bitinaBlack Cherry14bitinaBlack Cherry14bitinaBlack Cherry13bitinaBlack Cherry13	8 8,8 13 8 11,11,10,8 8,8	Poor Good Fair Poor Fair Poor Fair Fair Fair Fair Fair Fair
btinaBlack Cherry8twinlutinaBlack Oak15lutinaBlack Oak16btinaBlack Cherry10multinRed Maple9btinaBlack Cherry8idoBoxelder11btinaBlack Cherry16btinaBlack Cherry16btinaBlack Cherry16btinaBlack Cherry14btinaBlack Cherry15btinaBlack Cherry13btinaBlack Cherry13	8,8 13 8 11,11,10,8	Poor Fair Poor Fair Fair Fair Fair
IutinaBlack Oak16otinaBlack Cherry10multinRed Maple9otinaBlack Cherry8idoBoxelder11otinaBlack Cherry16otinaBlack Cherry16otinaBlack Cherry16otinaBlack Cherry16otinaBlack Cherry14otinaBlack Cherry15otinaBlack Cherry13	13 8 11,11,10,8	Poor Fair Fair Fair Fair
n Red Maple 9 otina Black Cherry 8 ido Boxelder 11 otina Black Cherry 16 twin otina Black Cherry 14 twin otina Black Cherry 15 multi otina Black Cherry 13 multi	13 8 11,11,10,8	Fair Fair Fair
ido Boxelder 11 otina Black Cherry 16 twin otina Black Cherry 14 twin otina Black Cherry 15 multi otina Black Cherry 13 multi	8 11,11,10,8	Fair
otina Black Cherry 14 twin otina Black Cherry 15 multi otina Black Cherry 13 multi	8 11,11,10,8	Fair
otina Black Cherry 13 multi		Poor
	• • • • • • • • • • • • • • • • • • • •	Poor Poor
n Red Maple 8 n Red Maple 8		Poor Good
ryana Bradford Pear n Red Maple 8 multi		Poor
n Red Maple 9 twin otina Black Cherry 8 twin	8	Fair Fair
n Red Maple 11 n Red Maple 8 multi		Fair Fair
otina Black Cherry 9 twin otina Black Cherry 9 multi		Fair Poor
otina Black Cherry 9 twin otina Black Cherry 18	9	Poor Fair
otina Black Cherry 8 Itoides Eastern Cottonwood 11		Poor Poor
Itoides Eastern Cottonwood 8 Itoides Eastern Cottonwood 11		Good Poor
ido Boxelder 9 Itoides Eastern Cottonwood 15		Fair Good
Itoides Eastern Cottonwood 9 Itoides Eastern Cottonwood 11		Fair Fair
Itoides Eastern Cottonwood 8 Itoides Eastern Cottonwood 9 twin		Good Fair
Itoides Eastern Cottonwood 9 Itoides Eastern Cottonwood 11		Fair Good
Itoides Eastern Cottonwood 8 Itoides Eastern Cottonwood 9		Fair Fair
Itoides Eastern Cottonwood 9 Itoides Eastern Cottonwood 10 twin	10	Fair Fair
Itoides Eastern Cottonwood 16 Itoides Eastern Cottonwood 14		Good Fair
Itoides Eastern Cottonwood 18 Itoides Eastern Cottonwood 18		Fair Fair
ila Siberian Elm 8 multi Itoides Eastern Cottonwood 16		Fair Fair
Itoides Eastern Cottonwood 19 Itoides Eastern Cottonwood 9		Fair Good
Itoides Eastern Cottonwood 11 Itoides Eastern Cottonwood 10 twin	7	Fair Fair
adensis Eastern red cedar 1 7' adensis Eastern red cedar 1 8'		Fair Fair
Itoides Eastern Cottonwood 15 Itoides Eastern Cottonwood 8		Fair Fair
Itoides Eastern Cottonwood 15 Itoides Eastern Cottonwood 10		Fair Fair
Itoides Eastern Cottonwood 16 Itoides Eastern Cottonwood 9		Fair Fair
ido Boxelder 11 twin n Red Maple 13	11	Fair Fair
ido Boxelder 10 Itoides Eastern Cottonwood 12		Poor Fair
Itoides Eastern Cottonwood 10 otina Black Cherry 10		Poor Poor
otina Black Cherry 14 multi otina Black Cherry 11	13,12	Poor Fair
otina Black Cherry 11 n Red Maple 10		Fair Fair
otina Black Cherry 8 multi stris Scotch Pine 1 15'		Poor Fair
Itoides Eastern Cottonwood 16 Itoides Eastern Cottonwood 16		Poor Fair
otina Black Cherry 12 multi otina Black Cherry 9		Fair Fair
otina Black Cherry 12 n Red Maple 15		Good Fair
otina Black Cherry 10 twin otina Black Cherry 15 twin	14	Poor Poor
otina Black Cherry 12 multi otina Black Cherry 8 twin	10 8	Poor Fair
lutina Black Oak 17 otina Black Cherry 8 Iutina Black Oak 14		Fair Poor Fair
lutina Black Oak 14 otina Black Cherry 9 twin	9	Fair Fair Fair
n Black Cherry 9 n Red Maple 9 Pod Maple 9		Fair Good Fair
n Red Maple 9 twin otina Black Cherry 8 otina Black Cherry 14		Fair Fair Poor
otina Black Cherry 14 Apple 10 Iutina Black Oak 8		Poor Poor Fair
itoides Eastern Cottonwood 15 ricana American Elm 8		Fair Fair Fair
n Red Maple 10 btina Black Cherry 14 multi	9	Good
n Red Maple 11	8	Poor Good
n Black Cherry 8 n Red Maple 10		Fair Fair
n Red Maple 10 Dtina Black Cherry 12 n Red Maple 10 twin	9	Fair
otina Black Cherry 14 Black Cherry 12	*	Fair Fair
n Red Maple 9 bina Black Cherry 10 twin	9	Good Poor
otina Black Cherry 13 twin Dina Black Cherry 12	11	Fair Poor
otina Black Cherry 10 Dina Black Cherry 10		Fair Good
ndo Boxelder 14 twin Jutina Black Oak 14		Poor Good
otina Black Cherry 8 Jutina Black Oak 8		Fair Fair

406 407	Quercus velutina Celtis occidentalis	Black Oak Northern Pin Oak	14 12				Fai Go
408 409	Celtis occidentalis Celtis occidentalis	Northern Pin Oak Northern Pin Oak	10 25				Go Fai
410	Celtis occidentalis	Northern Pin Oak	10				Fai
411 412	Quercus velutina Pinus strobus	Black Oak Eastern White Pine	10 10	40'			Po Po
413	Pinus strobus	Eastern White Pine	9	30'			Po
414 415	Pinus strobus Quercus velutina	Eastern White Pine Black Oak	11 14	30'	twin		Po Fai
116	Quercus velutina	Black Oak	14				Fai
417 1 1 0	Quercus velutina	Black Oak			4 .1.600	10	Go fair
418 419	Prunus serotina Prunus serotina	Black Cherry Black Cherry	9		twin		Po
420	Prunus serotina	Black Cherry			multi	13,10	Po
421 422	Prunus serotina Prunus serotina	Black Cherry Black Cherry	10 10		multi	9,8	Po Po
423	Prunus serotina	Black Cherry	10				Po
424 425	Ulmus americana Ulmus americana	American Elm American Elm	16 16				Fai Po
426	Prunus serotina	Black Cherry	12		twin	10	Po
427 428	Prunus serotina Acer rubrum	Black Cherry Red Maple			multi twin	8 12	Po Fai
429	Prunus serotina	Black Cherry	9			•	Po
430 431	Prunus serotina Prunus serotina	Black Cherry Black Cherry	10 8				Po Po
432	Prunus serotina	Black Cherry	9		multi	8	Fai
433	Quercus velutina	Black Oak	10		twin	• •	Go
434 435	Quercus velutina Quercus velutina	Black Öak Black Oak	13 9		twin	11	Go Fai
436	Ulmus pumila	Siberian Elm	13				Fai
437 438	Acer negundo	Boxelder Boxelder	9 8		twin		Po Po
439	Acer negundo Acer negundo	Boxelder	9				Po
440	Populus deltoides	Eastern Cottonwood			twin	11	Po
441 442	Prunus serotina Carya ovata	Black Cherry Shagbark Hickory	18 8		twin	14	Fai Fai
443	Prunus serotina	Black Cherry	10		twin	9	Fai
444 445	Quercus velutina Prunus serotina	Black Oak Black Cherry	9 8		twin		Po Po
446	Prunus serotina	Black Cherry	8				Po
447 448	Morus alba Prunus serotina	White Mulberry Black Cherry	12 10		multi	11,11	Fai Fai
449	Acer negundo	Boxelder	11				Po
450	Acer negundo	Boxelder Shaahad/ Hiskon	21		multi		Go
451 452	Carya ovata Quercus velutina	Shagbark Hickory Black Oak	13 32				Po Fa
453	Populus deltoides	Eastern Cottonwood	8				Po
454 455	Populus deltoides Prunus serotina	Eastern Cottonwood Black Cherry	9				Go Po
456	Celtis occidentalis	Northern Pin Oak	8				Fai
457 458	Carya ovata Carya ovata	Shagbark Hickory Shagbark Hickory	11 12		twin	12	Go Fai
459	Carya ovata	Shagbark Hickory	12		twin	1	Go
460	Carya ovata	Shagbark Hickory	10 11				Fai Po
461 462	Acer negundo Prunus serotina	Boxelder Black Cherry	12		twin	10	Po
463		Boxelder	13				Po
464 465	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	39 37				Fai Go
466	Populus deltoides	Eastern Cottonwood	25				Fai
467 468	Populus deltoides Tsuga canadensis	Eastern Cottonwood Eastern red cedar	23 5	20'			Po Fai
469	Tsuga canadensis	Eastern red cedar	4	25'	twin	4	Po
470 471	Tsuga canadensis Pinus strobus	Eastern red cedar Eastern White Pine	6 	35' 80'			Fai Fai
472	Pinus strobus	Eastern White Pine	13	80'			Fa
473	Pinus strobus	Eastern White Pine Eastern White Pine	14	80' 75'			Po
474 475	Pinus strobus Prunus serotina	Black Cherry	10 11	75'			Fai Po
476	Pinus strobus	Eastern White Pine	15	70'			Fai
477 478	Pinus strobus Prunus serotina	Eastern White Pine Black Cherry	11 14	65'	multi	13:12	Po Go
479	Prunus serotina	Black Cherry	21				Po
480 481	Pinus strobus Pinus strobus	Eastern White Pine Eastern White Pine	11 13	70' 50'			Fa Po
481 482	Pinus strobus	Eastern White Pine	13 13	50 45'			Po Fa
483 4 ° 4	Prunus serotina	Black Cherry	15			·····	Fa
484 485	Pinus strobus Quercus velutina	Eastern White Pine Black Oak	11 8	70'			Fa Fa
486	Acer negundo	Boxeider	8				Fa
487 488	Quercus velutina Ulmus americana	Black Oak American Elm	16 14				Fa Go
489	Prunus serotina	Black Cherry	16		twin	8	Fa
490 491	Carya cordiformis Prunus serotina	Bitternut Hickory Black Cherry	9 14		tarin	8	Go Fa
491 492	Prunus serotina	Black Cherry Black Cherry	14 9		twin	U	га Ро
493	Pinus strobus	Eastern White Pine	13	70'			Fa
494 495	Prunus serotina Prunus serotina	Black Cherry Black Cherry	11 9		twin		Po Po
496	Quercus velutina	Black Oak	8				Po
497 498	Prunus serotina Populus deltoides	Black Cherry Eastern Cottonwood	15 40		multi		Po Fa
499	Populus deltoides	Eastern Cottonwood	- 38				Po
500 501	Acer negundo	Boxelder Black Oak	11				Po
501 502	Quercus velutina Quercus velutina	Black Oak Black Oak	10 12				Fa Go
503	Quercus velutina	Black Oak	9				Fa
504 505	Quercus velutina Quercus velutina	Black Oak Black Oak	11 10		twin	8	Fa Go
506	Pinus resinosa	red pine	9		soutt		Po
507 508	Prunus serotina	Black Cherry	18				Po
508 509	Quercus velutina Carya ovata	Black Oak Shagbark Hickory	11 10		twin	8	Fa Fa
510	Populus deltoides	Eastern Cottonwood	8		twin	T	Fa
511 512	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	8 9				Fai Fai
513	Quercus velutina	Black Oak	11				Fa
514 515	Populus deltoides	Eastern Cottonwood	8				Fai
515	Populus deltoides	Eastern Cottonwood	9		multi multi	8,8 10,10	Go Po





550 E. NINE MILE ROAD FERNDALE, MICHIGAN, 48220 PHONE 248.543.4100 FAX 248.543.4141

COPYRIGHT 2019 - FUSCO, SHAFFER & PAPPAS, INC. SEAL SCA

C

C

U

BIRKE

HP TOW OA GEN

10-25-2019	FINAL PID RE-SUBMISSION
10-01-2019	FINAL PID SUBMISSION
02-22-2019	PID SITE RE-SUBMISSION
01-29-2019	PID SITE SUBMISSION
DATE	ISSUE

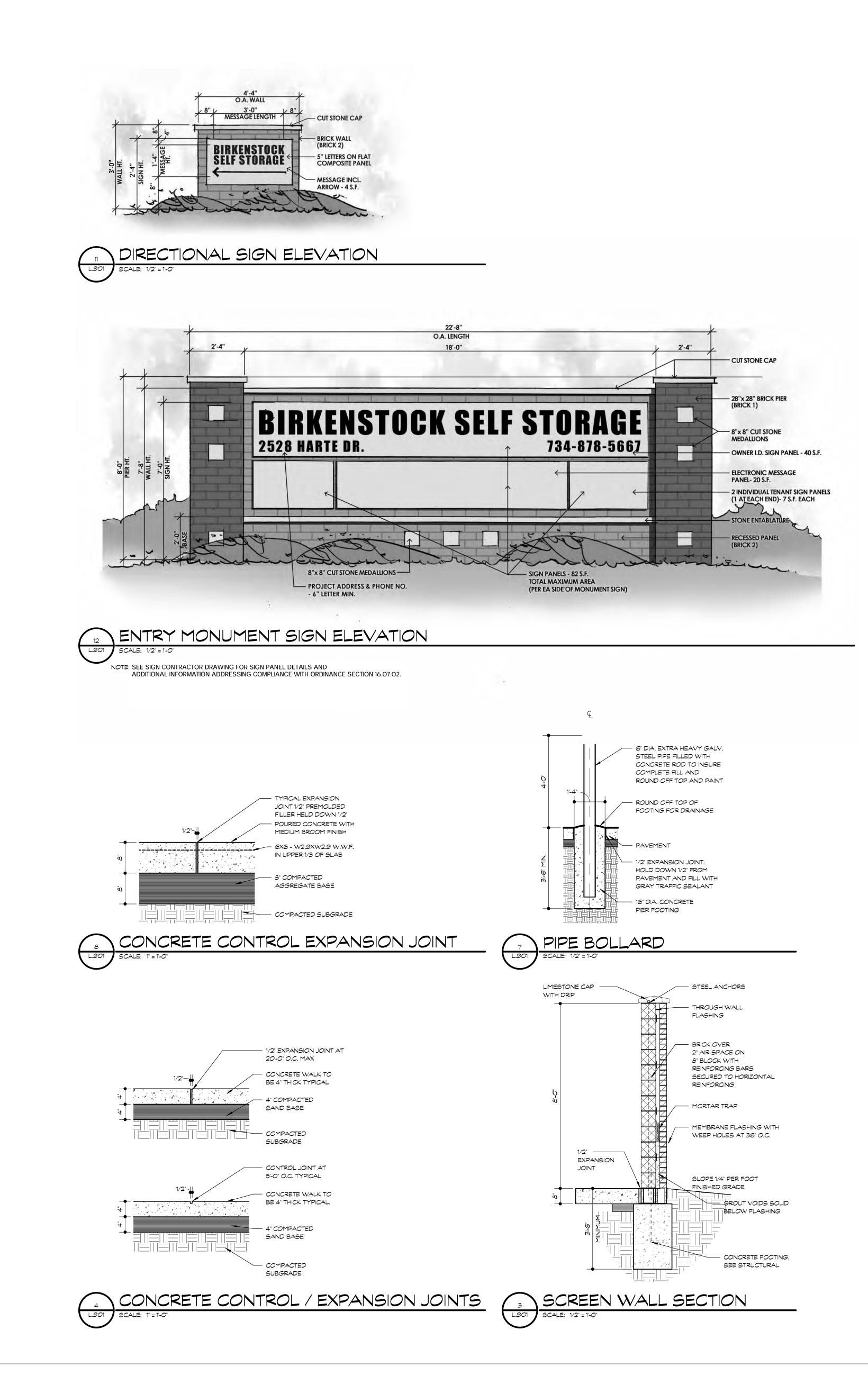
_____ _____

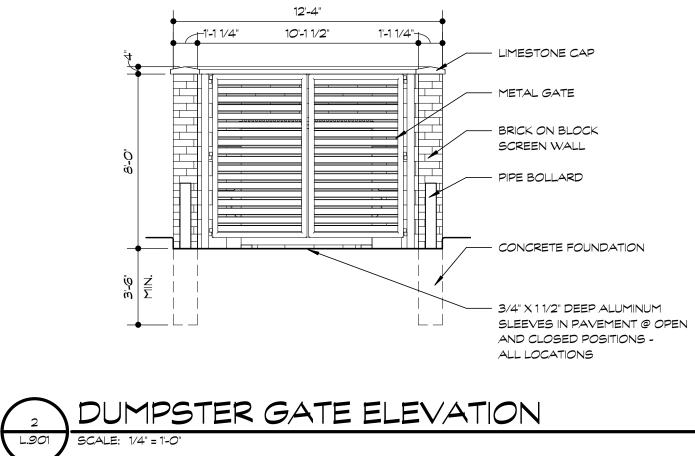
KEY PLAN

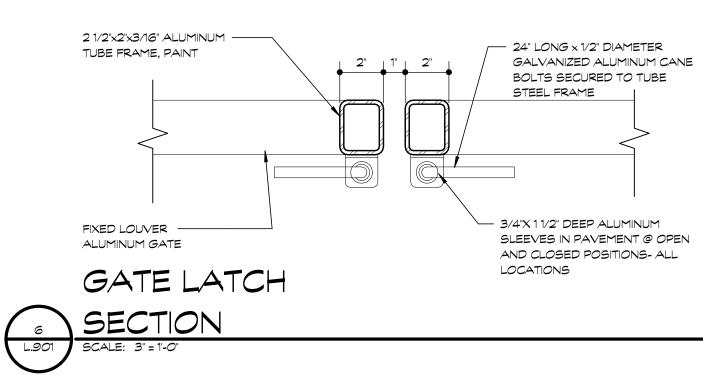
FSP PROJECT NO. HAR17.032

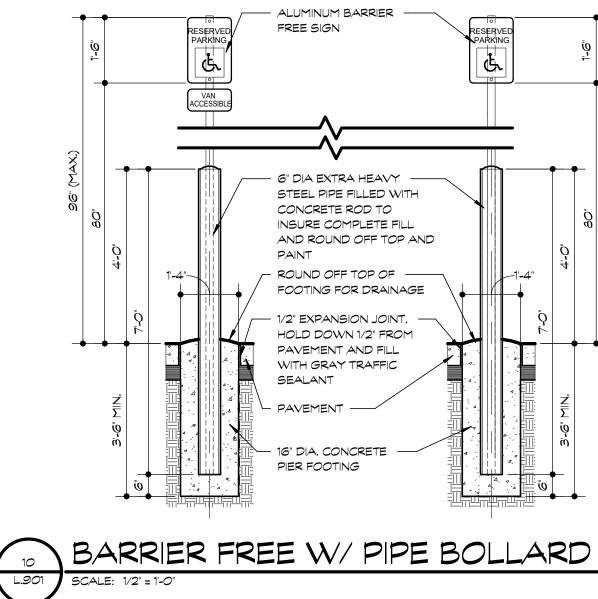
DRAWING TITLE TREE REMOVAL PLAN

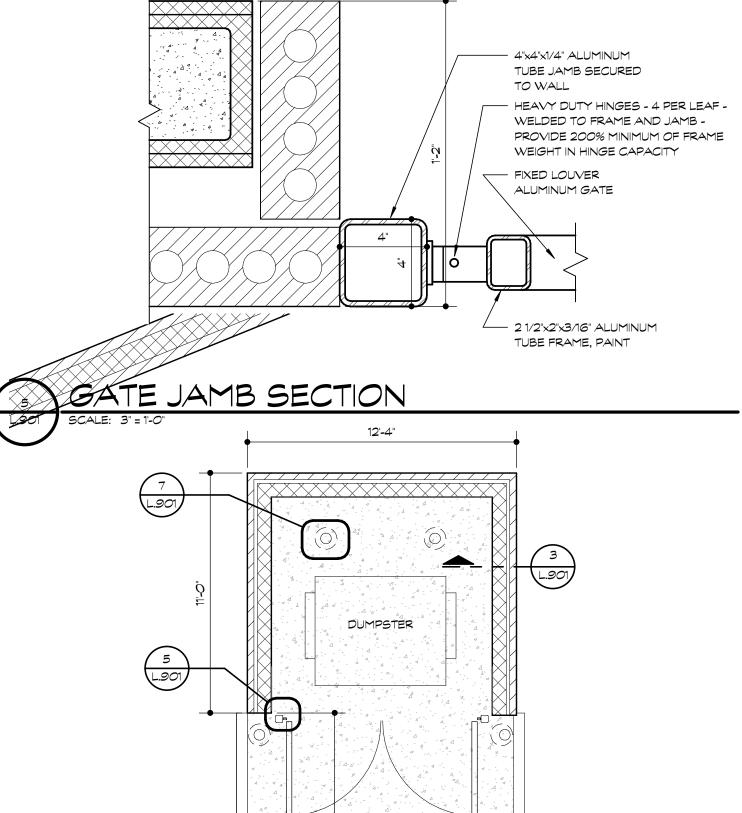
> DRAWING NUMBER \top











412'-2 1/2"

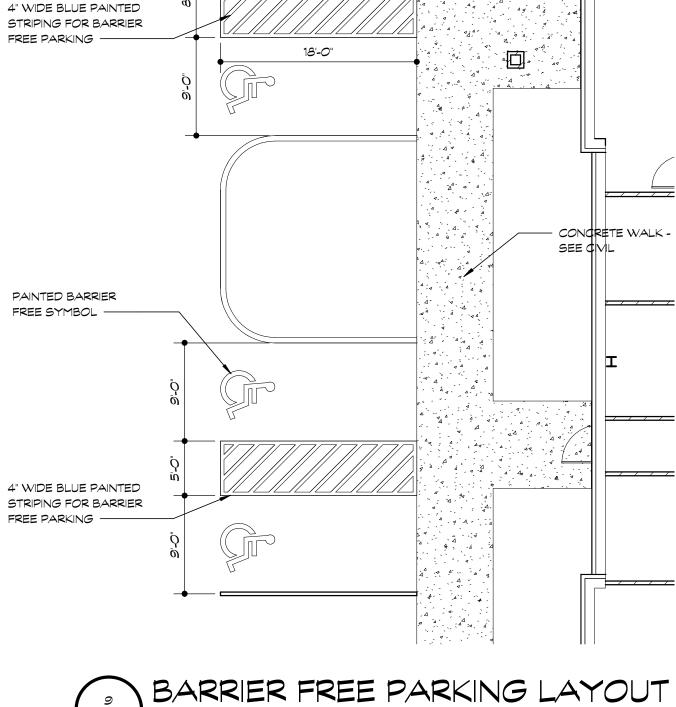
2

DUMPSTER ENCLOSURE PLAN

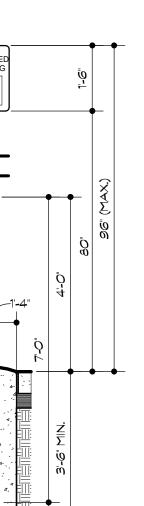
1

L.901 SCALE: 1/4" = 1'-0"

8 L.901

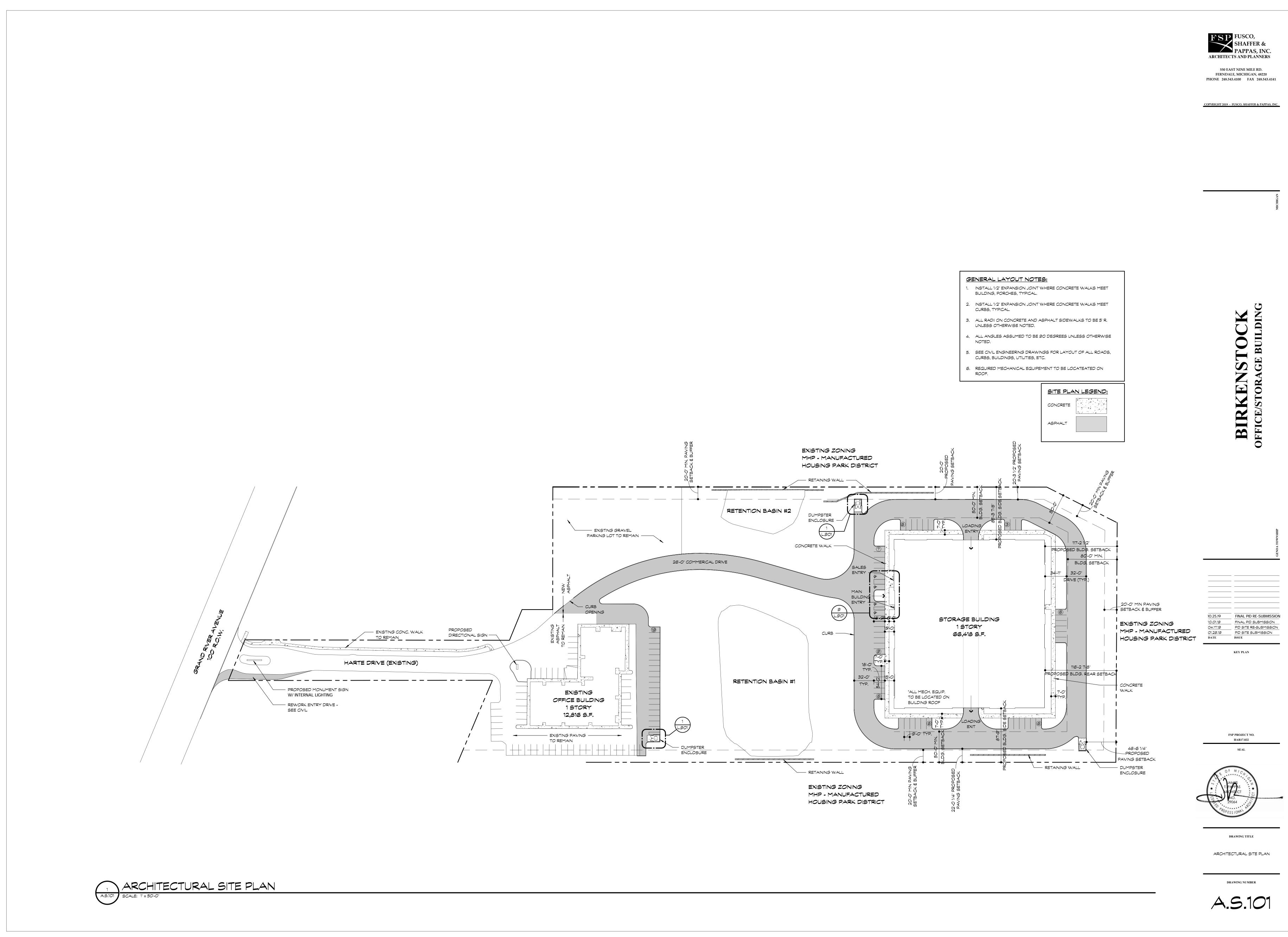


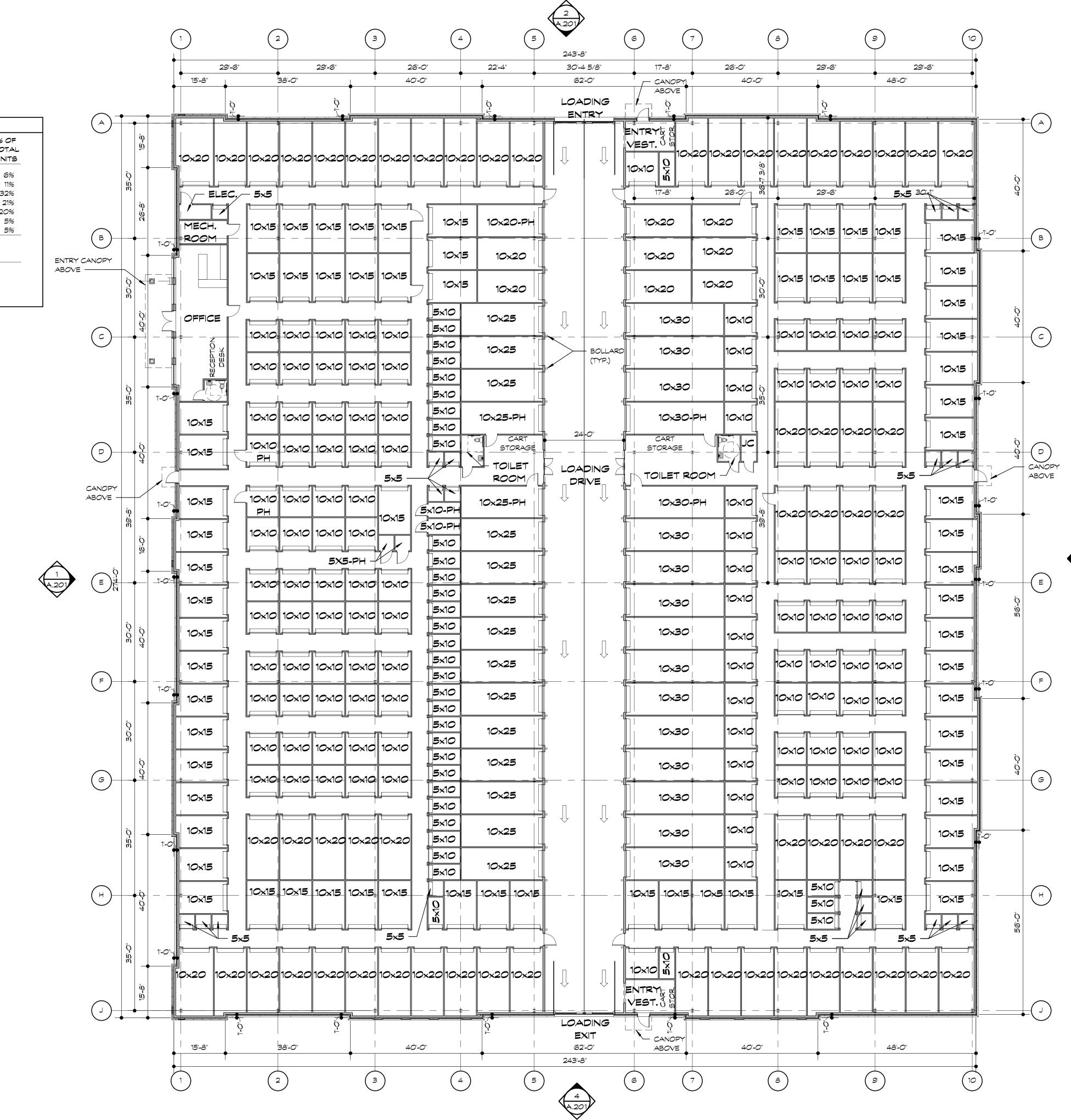
L.901 SCALE: 1/8" = 1'-0"





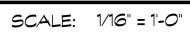






			% OF
	PRO-FORMA	QTY.	TOTAL
UNIT SIZES	REQ'D QTY.	PROVIDED	UNITS
5X5	20	20	6%
5X10	36	37	11%
10X10	108	108	32%
10X15	70	71	21%
10X20	66	66	20%
10X25	16	16	5%
10X30	16	16	5%
TOTAL	332	334	
	REQD	PROVIDED	
ACCESSIBLE UNITS	14-	14	

OVERALL FIRST FLOOR PLAN

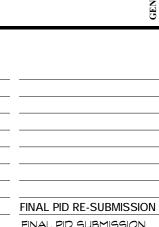




COPYRIGHT 2019 - FUSCO, SHAFFER & PAPPAS, INC.







10.01.19 F 04.17.19 P 01.29.19 P		
04.17.19 P 01.29.19 P	10.25.19	FI
01.29.19 P	10.01.19	F
	04.17.19	Ρ
DATE IS:	01.29.19	Ρ
	DATE	IS

FINAL PID RE-SUBMISSION FINAL PID SUBMISSION PID SITE RE-SUBMISSION PID SITE SUBMISSION ISSUE

KEY PLAN

FSP PROJECT NO. HAR17.032

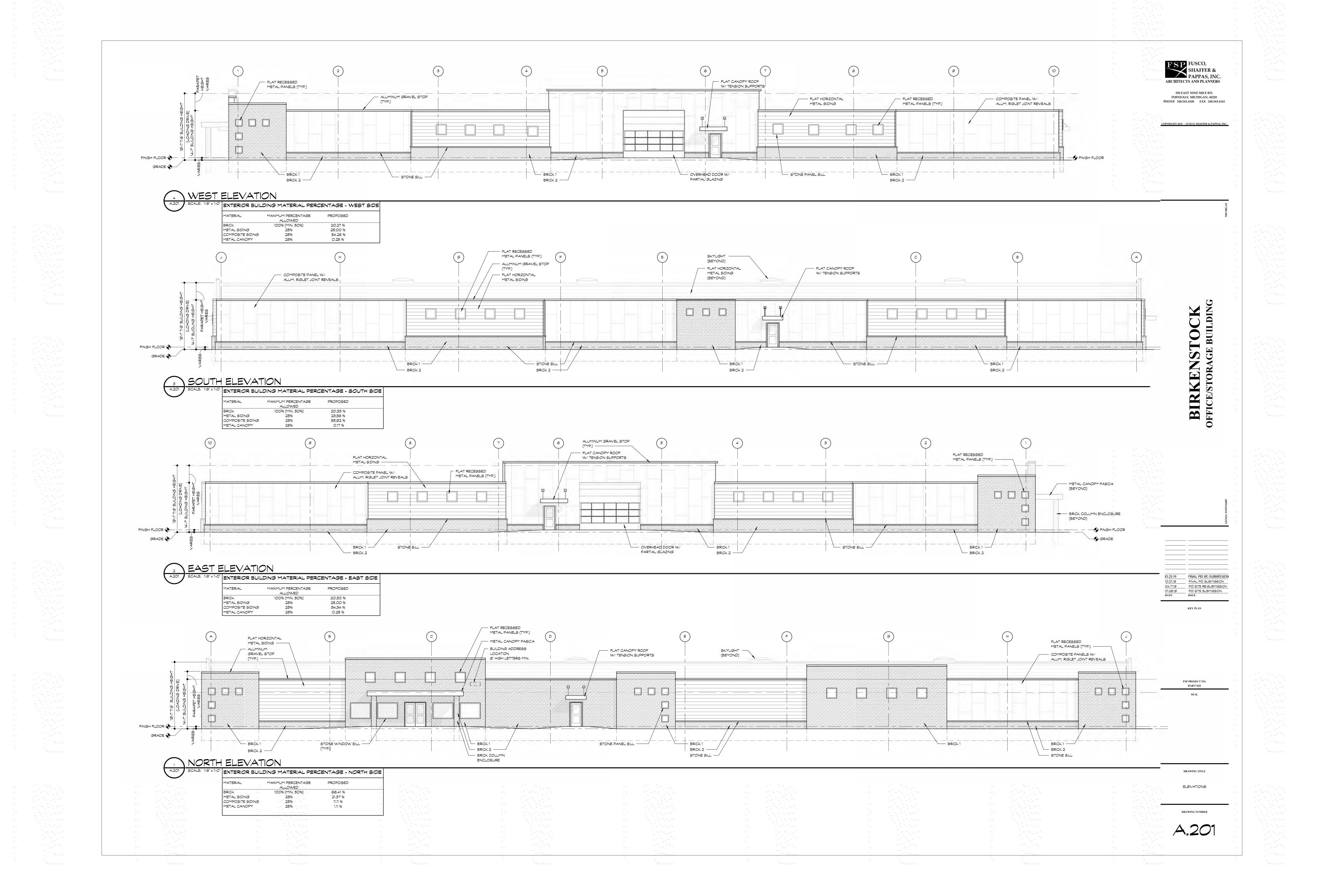
SEAL

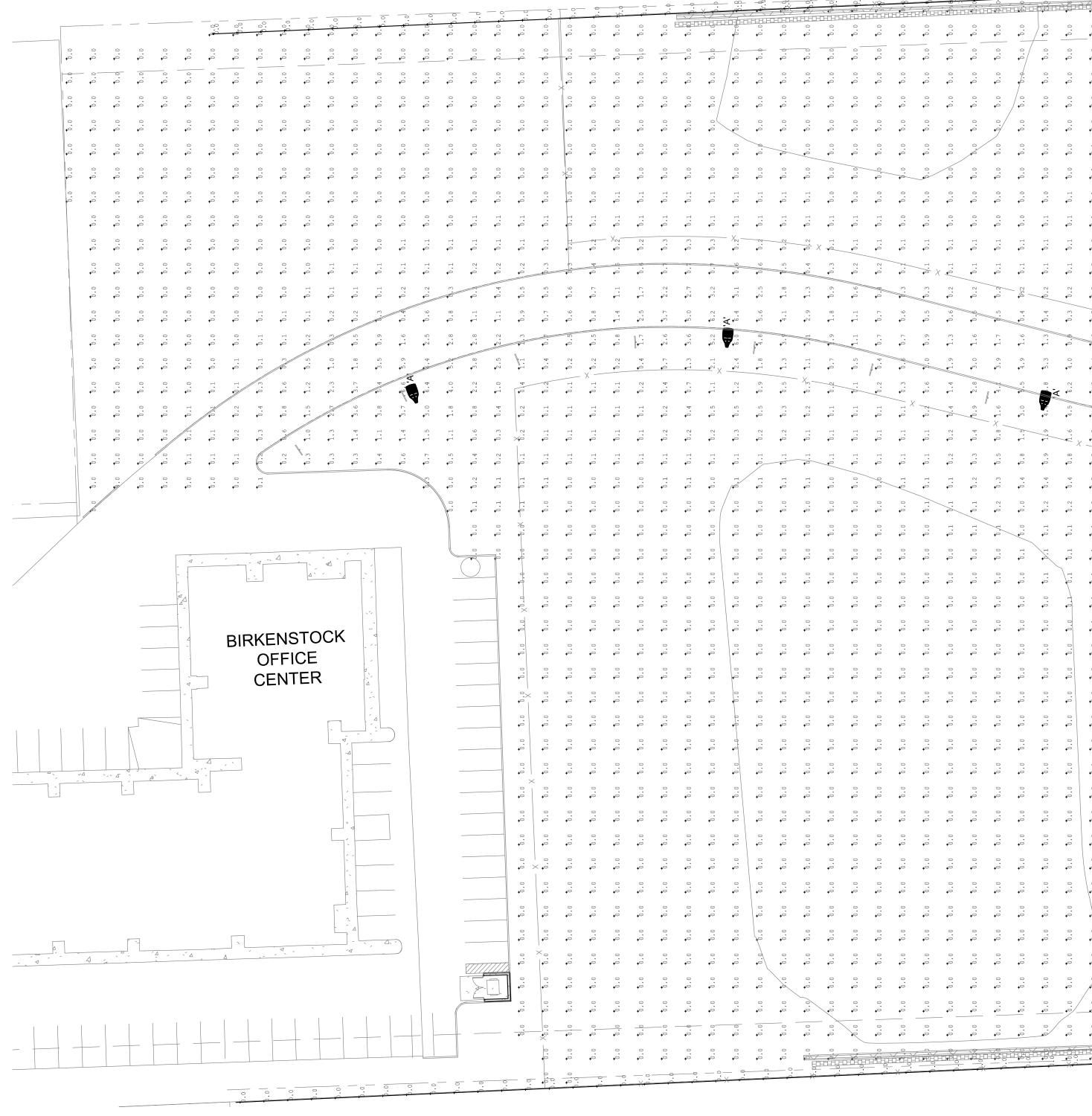
DRAWING TITLE

OVERALL FLOOR PLAN

DRAWING NUMBER





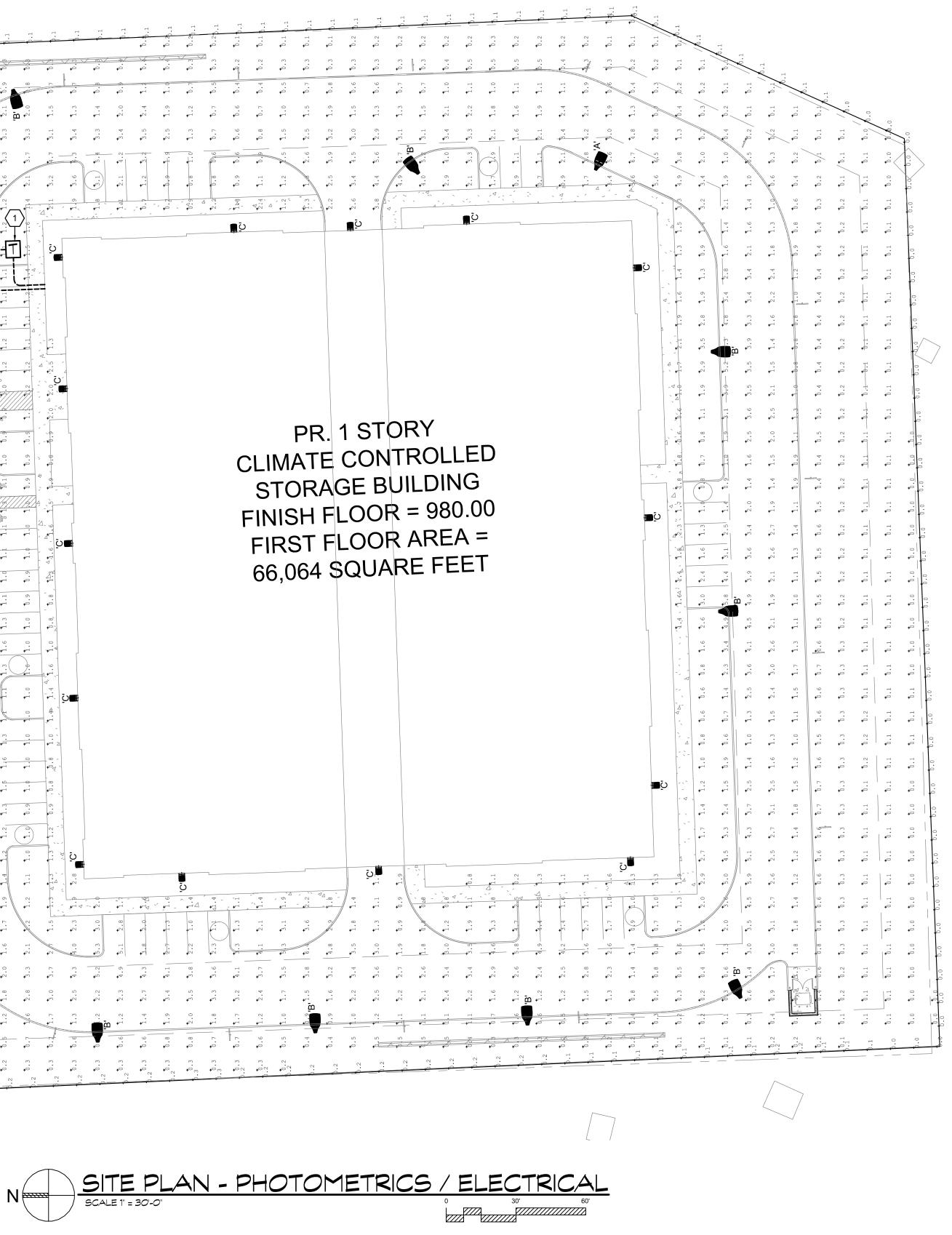


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.76	6.8	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.05	0.3	0.0	N.A.	N.A.
Entry Drive	Illuminance	Fc	1.98	6.8	0.2	9.90	34.00
Parking Drive	Illuminance	Fc	2.09	6.7	0.2	10.45	33.50

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Total Watts	BUG Rating	Lum. Watts
	4	А	SINGLE	N.A.	0.950	VISIONAIRE VSX-1-T2-15L-4K-VOLT SINGLE @ 20' MTG. HT.	408	B3-U0-G3	102
	11	В	SINGLE	N.A.	0.950	VISIONAIRE VSX-1-T3-15L-4K-VOLT SINGLE @ 20' MTG. HT.	1122	B3-U0-G3	102
	14	с	SINGLE	N.A.	0.950	VISIONAIRE VSC-1-T3-16LC-3-4K-VOLT WM @ 15' MTG. HT.	252	B1-U0-G1	18

																	_	0	0	0	0	o. 0			1 1							0 0 0	+ >
		0		<u> </u>		. 8				-000-		X	<u> </u>	. °.— •	° °X c						÷ X ↔	· ·		.1	1 2	N N	- m	<u> </u>		//		/ /	
•	<u> </u>	•			Х / ^с х пъдни				e HHHH °	*** ``````````````````````````````````			e e	<u>•</u> •••••••••••••••••••••••••••••••••••			0	0	0	•••	o o		-	+0	а т.	ي. ب	• -	•ບ •ບ ຄຸ ແ		+0 	•° •°	ں ۔ د	
••	••	•	••	••	•°	ľ	••	+0	•° —	••	••	••	••	• 	· •	· • ·	- <u>+</u> •	/+°	<u>+</u> °	_+°						+0	••		+0	•°	•• ••	· •	
••	••	+0	+0	-0 +0	+0	+0	•0	••	••	•0	••	••	••	• •		, . , .	+0	••	•• •	•• •	0 0 0 0	••	••	•		¢.0		² , B	+	+	+ + +	v •	
•	•0	••	•	0 .0	••	••	•	•	••	•	•••	•	•••	• •	o o o •o	•	ţ.	•••	•••	•••	• •	•	• • • 1	• • •	m r	/+	2.1 2.1	т. •т. •т. •т.	•.1 .1	4	+~ +~	ν + Ω	
0.0	0.0	0.0	0.0	0.0	•	•	0.0	••	•	0	•	••	•	0 0 0 0		· ·	/ o • o	0	•••	• •	0.0	•	0.1	• • •	0 0 0		2.0	3.3 3.7	4		→ → ↔	* + •	-
0.0	0.0	0.0	0.0	0.0	•	0.0	0.0	0.0	0.	0.0	0.0	0.0	0.0	0.0			0.	0.0	0.0	0.	0 1	- 1	× .1		9 r.	ы	4	9.1		•••	- -	- 2	
••	•0 0	•° °	••	•	•• `	*	+0	•° 0	•0	•0 0	•	••	•° 0	• • • •		, ,	•0	••	+ ⁰	•• ·	р • 0 	• • • -	0+ 5	4 •0	- - 0	•" ~	+- س	4 ²	+ ^m	+ ^m	* (** *		
••	•0	•0	•0	+0	•	•0	•°	+0	•	•• ••	•• •	•	•	• •		, . •	•	•	•	•°	• •	•	••	•••	.i ₊ċi	5.	+			•	+-' +-'	₫ Ħ,= + 0	、 、
•••	•	••	•	• •	••	•	•	••	••	•	•• •	••	••		> -⊂ → +⊂	••	•••	••	•	• •	0.1	0.2	• 0.4	•	3+ 5-5 3-6	÷َّٰر_2							
0.0	•	•0	•	•••	•	•	•	•	•	0	•••	•••	•••	0 0 0 0	· ·	•••	••	••	•	•	0.1	•0	- ⁰	< +ri	+ , +4	, ,	+ ⁻¹		<u>ِن</u>				
0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.0	o .			0.0	0.1	0.1	0.1	m 5				4.0	5.2	.1.		₹,-	-			
-01-	- X _N -	N	m	m	m	X _N		~	~		г.	г.								•	0 0		•	Q	<u>n</u>	ج ۲	- <u>m</u>						
+ ⁰	+0	+0	+0	+0	+0	+ ⁰	•0	+ ⁰	+0 X	*°	+0	+0	••	•• ••		• • • -	•°	••	+0 -	•••		• •	••	•~	++ + ···	3		+" +	1 - 1				
+0	+0	+0	•0	0	•0	+0	+0	+0	<u> </u>	+0	+0	•0	••	> X -	, •°	; ,·	•0	••	+0	, 0	o o	+0	• 	J •	m +4	1 7	• •	<u>+</u> i +i					
0.7	+ 1.1	1.7	2.2	2.7	•5 •5	* .1	2.5	• •	ю. Т	б. 0	.0 •	+0 +	т. •	m. c •○ •¢	, v ⇒ •⊂	· · ·		0 .2	•	•0	0 0	•0.4	,	1:0	3 + 5, 3	.0 	•1.	1 1	, - C				
• 0.8	1.4	2.5	3 7	2.0	• • •	C + ⁰	9 2	4 1	2.9	1.8	1. 1	0.7	9 0		· · ·		0.4	0.4	. 0 •	∕~ X -	е 0 3	,	•••	\		2.9	•	N N	, 5, V	4			
5	8.	1		9.9	. 2				1	6.		۲	L	o	n u		9			9.	۰ ۲	е		m.	- 9	œ	⁴ .	0 0		E)			
• ∼	ں +	4" +"	+0	•°'	+ ^u) ∎	40	∞ *5	• ⁽¹⁾	+ ⁽¹⁾	+		+0	+0	•• • • •	יי יי ה כ	'•⊓ ⊳ თ	•r	•" ~	•0	4 +0	ი თ		•0 *	+0 m	+∪ +⊓ m ∞	-1 +	-		- A - 0. 7,				
×	+0	+0	0	+		+ ∾	+	+	+ ⁻ⁱ	••	•° /	, •°	•°		-		+ ⁴	س	+ 4	•~	0	••	•0	•	•• ••	.	• •	r° -		_			
•	•0	•	+ 0	0.7	 	1.2	• •	•0	+0	+0 +0	+	0 .2	••••	• • •	⊣ + ⊂ ₁ ∝	+++++			۰. •••	• ⁴	5 3 5		•0	•0.4	•••••	+ 1.0	+	•• ••	,-*P				
•	• 0.1	• •	0 .2	0 .4	•0	0.2	0.5	е. •	•0.	• 0.1	•	• 0.1	•0.1	r, , , , , , , , , , , , , , , , , , ,	* •	1.0	0. •	+	4.5	+4"	<u>м</u> 4 м		• •	•0.5	•0. •0 •0.0	1 .4	1.2	• 1.0	> œ. ••				
0.1	0 .1	 0	0.2	0.2	0.5	е. •	0.2	0.2	0.1	• 0	0 .1	0.1	•	, , ,	v v	· ~ ~ ·	1.5	9	^1.6	• 1. 5	м г •	8 •	0 .5	4	0.7 1.8	2.2	• 0	1.1 1.9		~-			
0.1	г.	г.	Ŀ.		-	г.	г.			ц.	•0							ه. •0	~		0 4	e e		°.		.4	5.3	- <u>/%///////////////////////////////////</u>					
	•0 0	•° 0	- -	•• ••	••	•	1	-	-1 •	••		• •														• ^m	+~	ĥ.	2- 6				
••	+0	• ⁻	•°	+0	•• /	THE STREET	•	•	••		••	+0		• • •							0, 0 0				*" +"	• •	• •	+-i +-i	<u>i</u> j				
•••	••	••	•0	•	••	0.0 •	•	•	••	••	••	••	•••		+ · · ·	••••	•••	0.5	•	•0	0 0	•0	•	+	* ⁶⁴	•°`		•- •-	- 4 ⁺	l			
•	0 •	••	••	•	••	0.0	•	••	••	•	•••	••	••	• •		1	0.0	• 0.1	• 0.1	•	• 0.1 0.1	0 •0	••	*	³ .4	°,-⊣	1.5	• •	4. 4.				
0	0	0.0	0	0	•••	0.0	0.0	0.0	0	0.0	••	0.0	0.0	• •		• •	• • • •	, I	0 .1	•0.1	0 5	0.4	0.7	 ×2²	2.7 4.9	- • •	1.7	1.1 0.0	- ®. •0				
•	•	0	0	0	0	•	0 •0	0													0 1					ى بە	m	 	-				
		•																									° + 9						
••	••	•0	•0	••	••		•	••						•• •						•0.1		•			••••••••••••••••••••••••••••••••••••••	ی م+	2 .6	1.0 1.0	-	ſ			
••	••	••	•0	•	••	••	••	•0	••	••	•••	•	••		· ·	•••	••	••	••	•••	• •	•0	• 0.2	×	+ 0.4 1.4	*	5.0		9. 				
0 •	••	••	••	0.0	••	••	0.0	•••	•••	••	•••	••	••	• •		•••	•••	0. •	••	••	0 1 0 1	• 0.1	• 0.1	••	• • •	•• ••	+ 1	1.0	, μ. ζ				
0	0.0	0	0.0	0	•••	0.0	0.0	0.0	0	0	••	0.0	0.0	• •		· ·	•••	0.0	0.0	0. •0	0 1	• •	0.1	••	0.2 0	1.2	1.4	<u>,</u>					
0.0	0 +0	0	0	0	0	0		0											0		 0 - 0	1	10		m 6.	1	1.8	€ 0 •					
			•0	•°																									+ 2	l			
••	••	•0	•0	+0	•0	•	••	••						• •							0, 1 0, 1					•~	5 .6	***	+°ų `				
••	•••	•	••	••	••	+	•0.0	•0	••	•	•••	••	••	• •	· •	•••	••	••	••	••	0 1 0 1	••	•0	•••	••• •••	•°	2 .7	• •	•••				
•	0.0	0.0 •	•••	• •	••	0.0 •	0.0 •	•••	•••	••	•••	••	••	• •	· · •⊂	•••	•0.0	••	•••	•	0 1		0.2	6. •	4 I.8	•°°	2.2	•. 1 •. •0	6.0				
0.0	0.0	0.0	0.0	0.0	•••	0.0	0.0	•	0.0	•0	••	•0	••	• •		· · ·	0.0	••	0.0	••••	0 1	•	و 0	1.2	די דיים ביים ביים ביים ביים ביים ביים ביים	• ⁴	2.0	· · · · · · ·	, - 2				
0.0	0.0	0.0	0.	0.	0.0	0.0	0.0	0.						• •							0 0		0	۱ ×	2.5 4.9	<u>۲.</u>	2.2	1.0	` - `	5			
			••	•• •	•0																					54 +	° ↓ 0		m ` /	C m w			
••	•	،	•0	•0 ⁻	• • •	••	•	• <u> </u>	••	••	••	••	••	• •		•••	••	•0	••	•• •	0 1 0 1	••	•0	•0	3.4	↓ 4	• ~	+	↓	ו•			
••	• •	• •	•0	••	••	••	•0	•0	••	••	••	••	••	• •		•••	•0.	•	••	•••	• •	••	•••	•0 •	↓° ↓	•	•°	*	+[۔ - ۲۰۰۰ م	* · ·	· · ·	4 ~
•••	•	••	•0	••	••	•	•0	•••	••	•0	••	•0	•0	• •	o. ⊂ • •⊂	•••	••	••	••		0 1	•0	0.2	•• >	••••••	·2· ·2•	2.5	г с. •		2.3	× 0. •• 0•	0 v	
0.0	0.0	0.0	••	0.0	0	0.0	0.0	•••	••	0.0	••	••	••	• •		· · ·	0.0	0.0	0.0	↓. •	0 0	0.1	0.1	•	0.5	~.	ی ا	.1. €	→~~	4.0		- ∞ • • ~	
0.0	0.1	0.1	0.1	0.1	0.1	0.0	0	0	0.0	••	0	•	0				0	0	0	0.	0.0	. 1	.1	0	0 7	r.	m.		.7	e.		n	
	•0 0	•0 0	•0	•0 0	•0 0	••	2	•0	د. 0							, , 0 , 0	•0	•0		••	⊷ •0 0 0	•••	1 •			∩ ∩	+-	•~ •^^ ∞ ∞	• ^m	€ 4	v+ (u+	o ⊢ • •¤	
••	+ 0	• 0	•0	+ 0	٠.	• 0	+0	••·	••	••	••	••	••	• •		••	••	•0.	••	••	0 0 0 0	••	+0	•0.1	• • •	••	•	2+ 2+	+m	•~	•• ·••	ю , и	
••	•	•	•	••	••	•	••	+0.	••	••	••	••	••	• •		•••	••	••	••	, o .	0 0 0	••	0 .1	•	• • • •	• 0.4	•0.7	1.2 1.6	···	1.3		1. t 1. t	
•	•	•	•	•	••	•	•	•	••	•••	•••	•	•		o	•••	••	•	_•°	0	0 0	•	•	• •	+	-5 -0	• • •	•••••		••		0.0	
0.0	0. •	•	0	 •0	- 0. •	0.0	0.0		0.0	0.0	¥.º	0.0	- 0.0 -	•		• •	0.0	0.0	0.0	0.0	0 0	0.0	0.0	0.1	• • • •	0.1	0.2	• • •	°. •0	с. 0	°°°°, °°	° •	
•••	0.	0.	0	0	0.	0	0	0.	0.	0	•	0	~~~	°./{						Х́д Г	₽	0	5 °	•					7 7 0	. 2		2	0.2
+ ○	, ○	+ ○	+0	+ ○	+ ○	+ ○	, ○	, ○	ev/ EEB		ingri	filgi	FILT			-,;	<u>,</u>	+00	<u>+</u> ;	_+°		ó X -		-									



SHEET KEY NOTES: $\langle \# \rangle$

- TRANSFORMER.

1. UTILITY COMPANY PAD-MOUNT

2. UNDERGROUND ELECTRICAL SERVICE BY UTILITY COMPANY. PROVIDE (2) 4"C.

TO POINT OF SERVICE. 3. UNDERGROUND COMMUNICATIONS SERVICE BY SERVICE PROVIDER.

PROVIDE (2) 4"C. TO POINT OF SERVICE.





COPYRIGHT 2019 - FUSCO, SHAFFER & PAPPAS, INC.



	<u> </u>
	_
	_
10-25-19	Final PID Re-submissi
02-22-19	PID Re-submission
01-29-19	PID Site submission

KEY PLAN

FSP PROJECT NO. •

SEAL

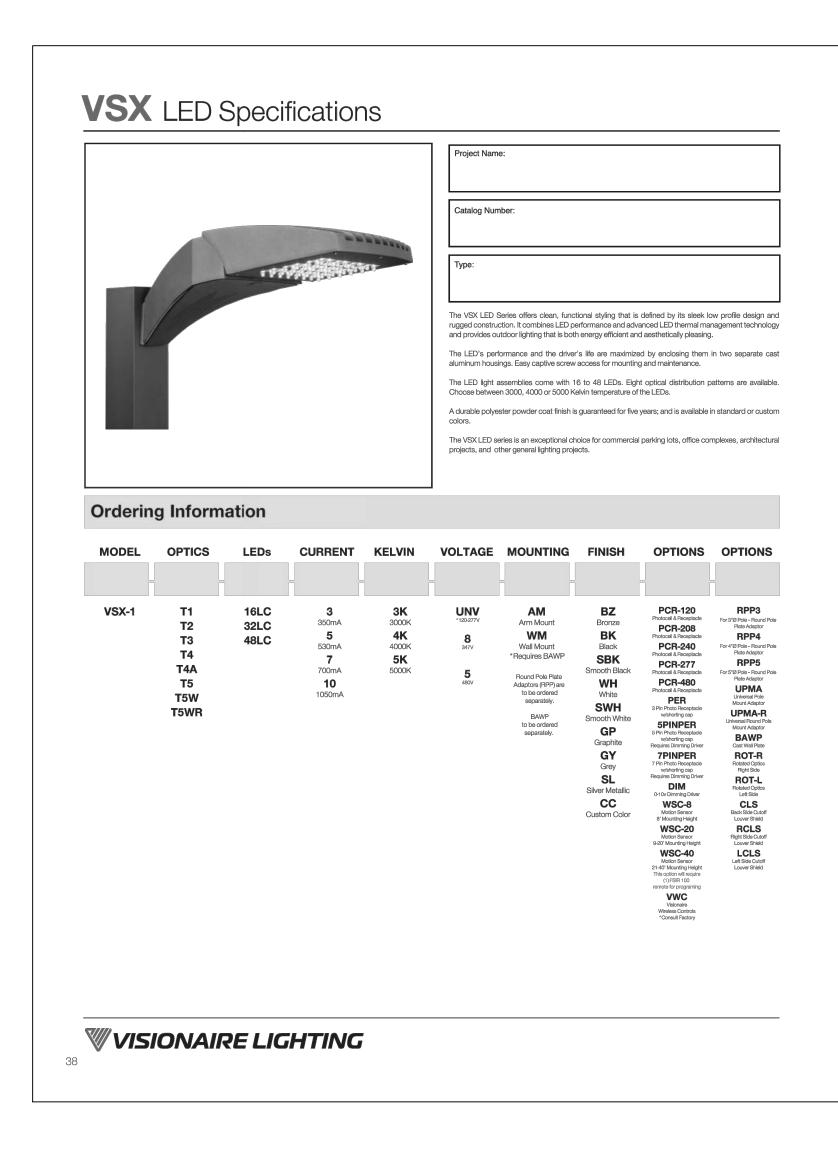
JORDAN KOENIG ENGINEER No. 59789

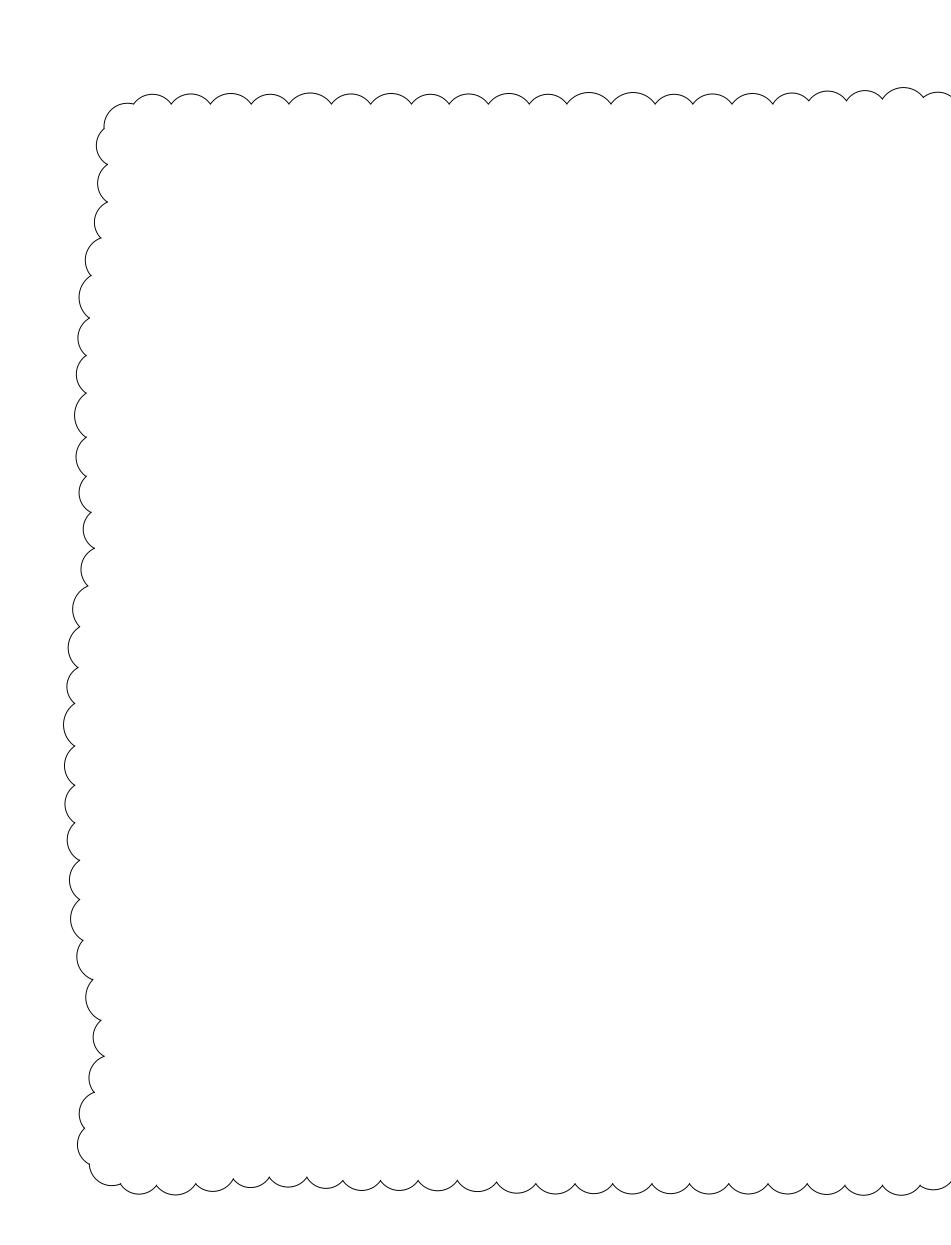


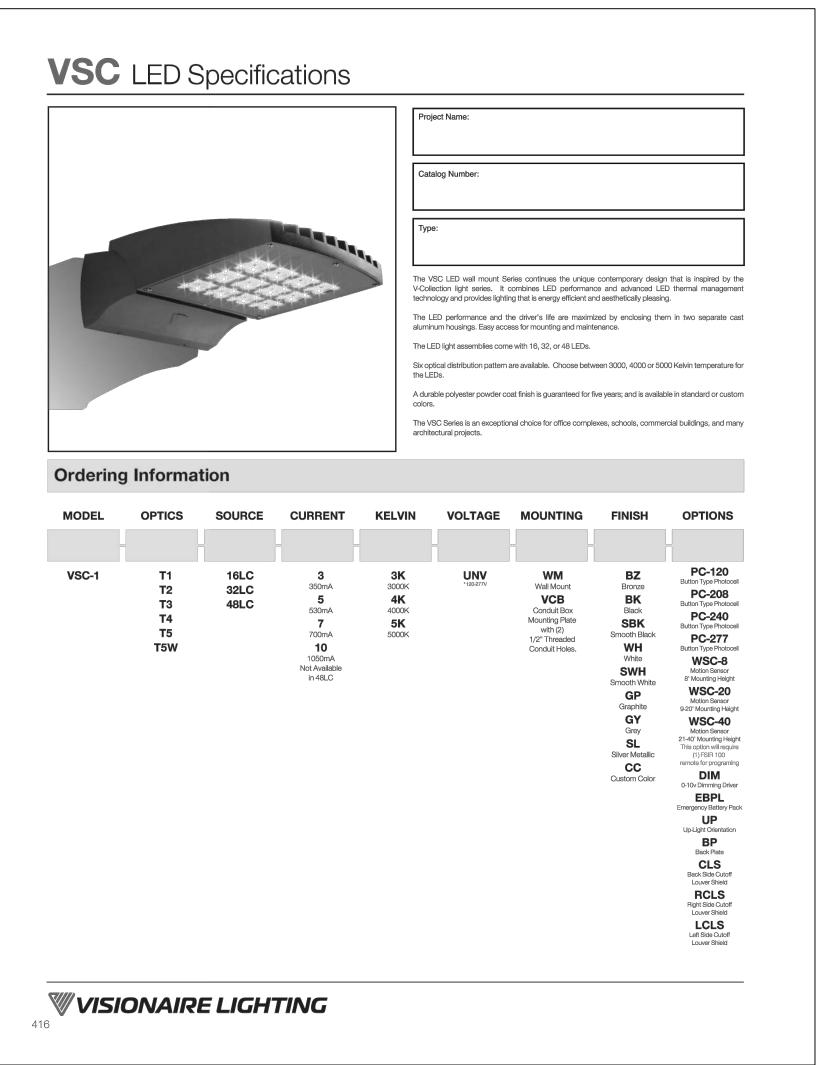


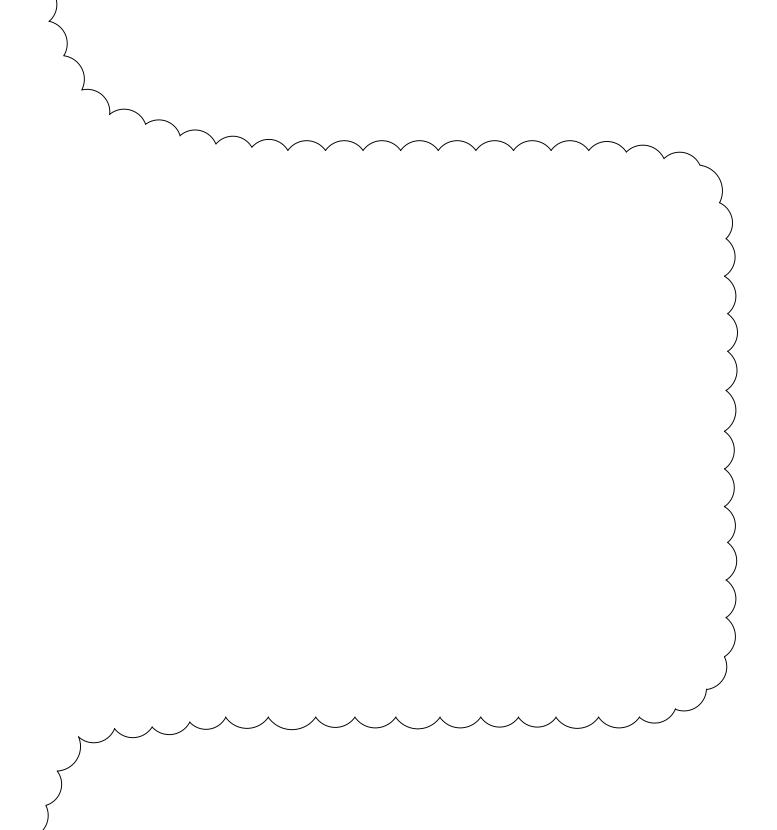


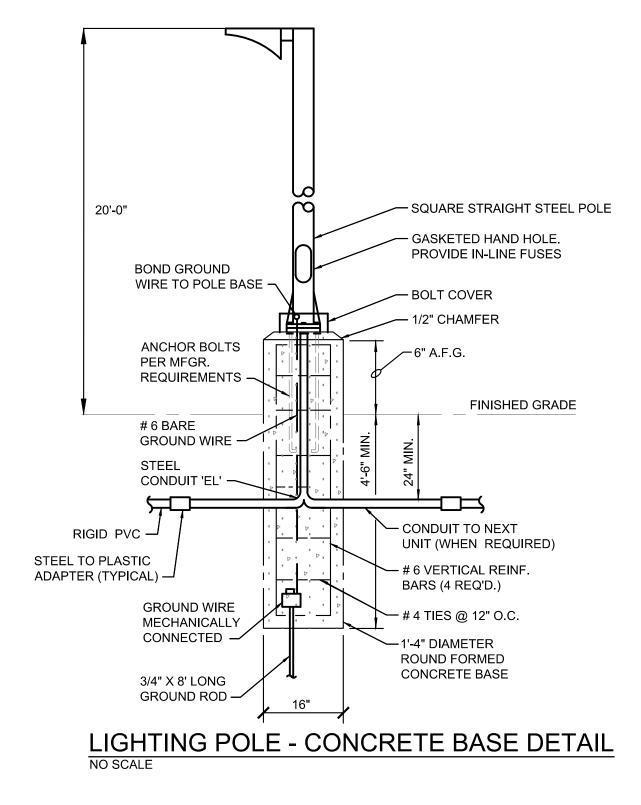
















COPYRIGHT 2019 - FUSCO, SHAFFER & PAPPAS, INC.



<u>10-25-19</u>	Final PID Re-submiss
02-22-19	PID Re-submission
	PID Site submission
01-29-19	

KEY PLAN

FSP PROJECT NO.

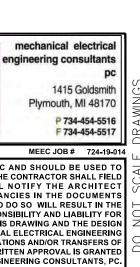
•





DRAWING NUMBER

EX.002





Planning Commission Genoa Township 2911 Dorr Road Brighton, MI 48116

RE:	Birkenstock Enterprises – PID Review #2
PROJECT #:	724-19-014
PROJECT:	Birkenstock Office/Storage Building Genoa Township, MI
DATE:	October 25, 2019

The following are revisions made to the electrical site plan per the comment received.

1. Lighting.

Site Plan Lighting Fixtures EX.002 has been updated to remove the grade-mounted sign flood light from the project.

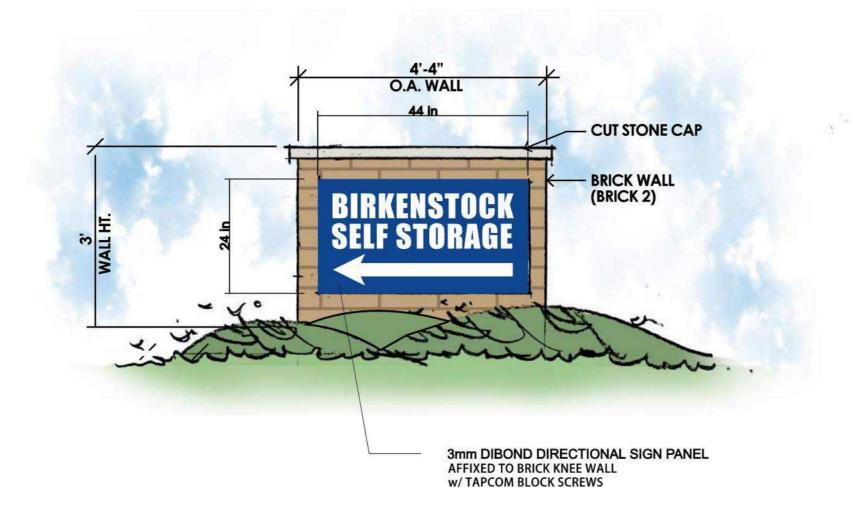
Sincerely, MECHANICAL ELECTRICAL ENGINEERING CONSULTANTS, PC

Jordan J. Koenig, P.E. President





wight signs.com	⊭ 810•588•4703 f: 810•588•4706 8200 Grand River Road Brighton, MI 48114	Customer Name: Company: Street: City: State: Zip: Country: Phone: Fau:	Job Number: Order Taken By: Order Date: Delivery Date: Shipping: File Name: MontumentSigns0619.fs Comments: Description:	NOTE: All sales are final once proofing has begun. There are no refunds once production has begun. Jobs canceled prior to production may be subject to design fees, %50 deposit required before production to begin. Artwork & Files are owned exclusively by W4 Signs, inc. unless originally provided by client or specifically stated. Original artwork files and rights may be purchased for an additional fee. It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials as indicated. After the 3rd proof, each additional revision will incur an additional \$20 fee. Proof approval authorizes W4 Signs to proceed with production of the design selected. Call for specific estimated completion time, otherwise jobs will be completed within the production soledule and/or notified for installation.
Revisions: 1 2 3 (Add. Revisions \$20 Extra Charg	e) 4 5 6	E-mail:		All Balances due upon completion / installation.
Please verify your proof approval or revisions	have been received.	It is the responsibility of the	client to ensure proof accuracy, i	ncluding all spelling, colors & materials specified.
Approval Signature:		Date:	NOT APPROVED:	APPROVED: APPROVED W/ REVISIONS:





09-20-19P12:31 RCVD

2019R-025314 RECORDED ON 09/20/2019 02:10:35 PM BRANDON DENBY REGISTER OF DEEDS LIVINGSTON COUNTY, MI 48843 RECORDING: 26.00 REMON: 4.00 PAGES: 8

TEMPORARY GRADING EASEMENT

This **Temporary Grading Easement** (the "**Easement**") is entered into on this <u>20</u>" day of September, 2019, by and between Brighton Village Associates LLC, 31200 Northwestern Hwy., of Farmington Hills, MI 48334 ("**Grantor**"), and Birkenstock Self-Storage, LLC, a Michigan limited liability company, of 2528 Harte Drive, Brighton, MI 48114 ("**Grantee**"), on the following terms and conditions.

1. **Purpose.** Grantor and Grantee own adjacent parcels of land. Grantee wishes to acquire a temporary easement from Grantor over a portion of Grantor's land for temporary grading and land balancing as part of Grantee's approved site plan and climate-controlled self-storage project and in order to complete construction of landscaping improvements on Grantee's parcel, which will temporarily burden Grantor's parcel for the benefit of Grantee's adjacent parcel.

2. Burdened and Benefited Properties. Grantor owns land in Genoa Township, Livingston County, Michigan, described as Grantor's Parcel on the attached Exhibit A (the "Burdened Property") and Grantee owns land in Genoa Township, Livingston County Michigan described as Grantee's Parcel on the attached Exhibit A (the "Benefited Property").

3. **Consideration.** Grantee, in consideration of the grant of the Easement agrees to pay Grantor the sum of One and 00/100 Dollar (\$1.00) payable at the time of the signing of this Easement.

4. **Description and Duration of the Easement.** Grantor grants to Grantee the temporary Easement for grading and land balancing which easement shall, subject to Section 9 hereof, automatically expire upon (a) the completion of the grading and land balancing work or (b) by August 31, 2020, whichever is first, and shall take place in the area as described and shown on the attached **Exhibit B** (the "**Easement**"), for the benefit of the Benefited Property as described on the attached Exhibit A. Notwithstanding anything set forth herein to the contrary, Grantor reserves the right to use and enjoy the Easement so long as Grantor's use does not materially interfere with the rights granted to Grantee herein.

5. **Condition and Work Performed.** Grantee shall be solely responsible for the grading and land balancing work within the Easement which shall be done in accordance with Grantee's approved site plan and with all applicable laws, regulations, rules, restrictions and requirements of any governmental authorities and agencies having jurisdiction. Grantee agrees, at Grantee's sole cost and expense, to restore the Easement area and any adjacent portions of the Burdened Property affected by Grantee's work, to substantially the same condition that existed before the work was performed, including but not limited to, restoration of the asphalt and any improvements and landscaping located thereon, and to pay for all damages, if any, sustained to the Burdened Property as a result of or related to the work performed by Grantee, its agents, employees, representatives or contractors. In the event Grantee fails to restore the

receipt of an invoice therefor.

6. **Interest in realty.** The Easement is to be a temporary easement over the Burdened Property for the use and benefit of the Benefited Property for the term set forth in paragraph 4 herein and shall automatically expire upon (a) the completion of the grading and land balancing work or (b) by August 31, 2020, whichever is first. Upon its expiration, the Easement shall be null and void and of no further force or effect, and all of the rights and obligations of the parties hereunder shall cease except for any obligations which expressly survive the termination or expiration of this Easement.

7. **Indemnification; Insurance.** Grantee agrees to indemnify and hold Grantor harmless from any and all claims, debts, causes of actions, or judgments for any damage to any property or injury to any person that may arise out of any of Grantee's actions within the Burdened Property or out of the use of, or around the Easement, by Grantee, its agents, employees, representatives, and contractors. This provision shall survive the termination of this Easement. Grantee shall maintain commercial general liability insurance coverage and other insurance policies in commercially reasonably amounts. Upon Grantor's request, Grantee shall provide a certificate of insurance to Grantor, naming Grantor as additional insured.

8. Liens. Grantee has no right to cause, and shall not cause, any construction lien to be filed against the Burdened Property. In the event such a lien is so filed, Grantee, at its sole cost and expense, shall cause the same to be discharged of record within twenty (20) days of such filing. Grantee shall defend, protect, indemnify and hold harmless Grantee and the Burdened Property from and against all claims and demands, including any action or proceeding brought thereon, and all costs, losses, expenses and liabilities of any kind relating thereto, including reasonable attorneys' fees and cost of suit, arising out of or resulting from such lien.

9. Default. If Grantee fails to perform any obligation under this Easement for which it is responsible, Grantor will have the right to institute any or all of the following remedies upon ten (10) days' prior written notice to Grantee (except in an emergency, in which event prior notice from Grantor will not be required): (a) Grantor may perform any such obligations, and any costs or expenses incurred by Grantor for the performance of such obligations under this Easement, will be reimbursed by Grantee upon Grantee's receipt of an invoice for such costs incurred by Grantor, (b) institute legal action against Grantee for specific performance, declaratory relief, damages or any other legal and/or equitable remedies available, or (c) terminate this Easement if such failure is not cured within fifteen (15) days after receipt of written notice thereof from Grantor. The remedies provided in this Easement and their enforcement are in addition to and not in substitution for or at the exclusion of any other rights and remedies which Grantor may have under this Easement or at law or in equity. Grantor's recording of an affidavit of termination shall be conclusive evidence of termination of this Easement and anyone with knowledge of such affidavit shall have the right to rely upon the recording of such affidavit as evidence of the termination of this Easement.

10. **Subordination**. This Easement is and shall be subject and subordinate, at all times, to (a) the lien of any mortgage or mortgages which may now or hereafter affect the Burdened Property, and to all advances made or hereafter to be made upon the security thereof and to the

interest thereon, and to any agreements at any time made modifying, supplementing, extending or replacing any such mortgages, and (b) any ground or underlying lease which may now or hereafter affect the Burdened Property, including all amendments, renewals, modifications, consolidation, replacements, and extensions thereof.

11. Entire Agreement. This Easement and all exhibits constitute the entire agreement between the parties regarding the subject matter of this Easement, and all prior negotiations and agreements regarding the Easement between the parties, whether written or oral, shall be of no further force and effect. This Easement may not be modified except by a written document signed by both parties.

12. Notice. Except as otherwise provided, all notices required under this Easement shall be effective only if in writing or in a form of electronic or facsimile transmission that provides evidence of receipt and shall be either personally served, electronically transmitted, or sent with postage prepaid to the appropriate party at its address as set forth in the introductory paragraph of this Easement. Either party may change its address by giving notice of the change or a new facsimile transmission number to the other as provided in this section.

13. Severability. If any term, covenant, or condition of this Easement or the application of which to any party or circumstance shall be to any extent invalid or unenforceable, the remainder of this Easement, or the application of such term, covenant, or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall be effective, and each term, covenant, or condition of this Easement shall be valid and enforced to the fullest extent permitted by law.

14. **Jurisdiction and venue.** Any disputes under this conveyance shall be subject to the laws of the state of Michigan and venue for any disputes shall lie in Livingston County, Michigan.

15. **Time is of the essence.** Time shall be of the essence in the performance and actions undertaken under this Easement.

16. **Assignability**. This Easement may not be assigned or transferred by Grantee without the prior written consent of Grantor, which Grantor may not unreasonably withhold.

17. Exhibits. The following exhibits are attached to and are a part of this Easement:

Exhibit A—Legal Descriptions of the Benefited Property and the Burdened Property.

Exhibit B—Drawing and Description of the Easement.

18. Effective date. Grantor and Grantee have signed this Easement, and it shall be effective as of the day and year first above written.

[SIGNATURES ON FOLLOWING PAGES]

[SIGNATURE PAGE TO TEMPORARY GRADING EASEMENT BY BRIGHTON VILLAGE ASSOCIATES, LLC IN FAVOR OF BIRKENSTOCK SELF-STORAGE LLC]

Grantor:

BRIGHTON VILLAGE ASSOCIATES LLC,

a Michigan limited liability company

By: Joel. K. Brown Its: Authorized Representative

STATE OF MICHIGAN

OAKLAND COUNTY

Acknowledged before me in Oakland County, Michigan on $Sept \Pi_{-}$, 2019 by

pel K. Brown, on behalf of Brighton Village Assoc. uc

)

)

Notary public,

State of Michigan, County of _ My commission expires _ Acting in the County of _



MICHELLE CHAKLOS Notary Public, State of Michigan County of Oakland My Commission Expires Apr. 22, 2020 Acting in the County of

[SIGNATURE PAGE TO TEMPORARY GRADING EASEMENT BY BRIGHTON VILLAGE ASSOCIATES, LLC IN FAVOR OF BIRKENSTOCK SELF-STORAGE LLC]

Grantee:

BIRKENSTOCK SELF-STORAGE, LLC,

a Michigan limited liability company

fimes Ando

By: James Harte Its: Managing Member

STATE OF MICHIGAN) Cokland LIVINGSTON COUNTY) Acknowledged before me in Eivingston County, Michigan on Oth , 2019 by James

Harte, Managing Member of Birkenstock Self-Storage, LLC, a Michigan limited liability company, on behalf of the limited liability company.

)cnen

Notary public,

State of Michigan, County of _ My commission expires _ Acting in the County of _

Karen Vresland NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF OAKLAND My Commission Expires Mar. 23, 2021 Acting in the County of Oakland



Drafted by and when recorded return to:



Roger L. Myers Myers & Myers, PLLC 915 N. Michigan Avenue Howell, MI 48843 (517) 540-1700

EXHIBIT "A"

LEGAL DESCRIPTIONS OF BENEFITED AND BURDENDED PROPERTY

LEGAL DESCRIPTION: BURDENED PROPERTY (PER TAX RECORDS)

Part of the W. 1/2 of Section 13, T.2N., R.5E., Genoa Township, Livingston County, Michigan, being described as: Commencing at the center of said Section 13; thence N. 01° 00' 00" W. 314.82 feet along the North-South 1/4 line of said Section 13; thence N. 68° 00' 00" W. 749.36 feet; thence S. 01° 00' 00" E. 430.25 feet; thence N. 68° 00' 00" W. 145.05 feet; thence S. 01° 00' 00" E. 206.68 feet to the point of beginning; thence S. 01° 00' 00" E. 865.55 feet; thence N. 88° 00' 00" E. 390.20 feet; thence S. 26° 00' 00" W. 501.50 feet; thence S. 39° 00' 00" W. 12.90 feet; thence S. 89° 00' 00" W. 672.38 feet; thence N. 01° 00' 00" W. 1329.11 feet; thence N. 89° 00' 00" E. 525.00 feet to the point of beginning. Containing 18.88 acres.

Parcel Number: 4711-13-300-036

LEGAL DESCRIPTION: BENEFITED PROPERTY

Part of the W. 1/2 of Section 13, T.2N., R.5E., Genoa Township, Livingston County, Michigan, being described as: Beginning at a point distant S. 89'59'51" E., 1865.22 feet along the East-West 1/4 line of said Section 13, from the W. 1/4 corner of said Section 13; thence N. 01' 20' 04" W., 209.26 feet; thence S. 68' 25' 58"E., 145.05 feet; thence N. 01' 23' 01" W., 430.25 feet; thence S. 69' 16' 02" E., 71.45 feet; thence S. 01' 14' 16" E., 431.10 feet; thence S. 69' 01' 58" E., 54.11 feet; thence S. 01' 19' 37" E., 50.00 feet; thence N. 88' 43' 02" E., 200.00 feet; thence S. 01' 18' 00" E., 804.87 feet; thence S. 25' 29' 42" W., 128.47 feet; thence S. 88' 58' 44" W., 390.33 feet; thence N. 01' 20' 04" W., 862.97 feet to the point of beginning. Containing 462,435 square feet or 10.616 acres.

Parcel Number: 4711-13-300-009

EXHIBIT "B"

DESCRIPTION AND DEPICTION OF EASEMENT AREA

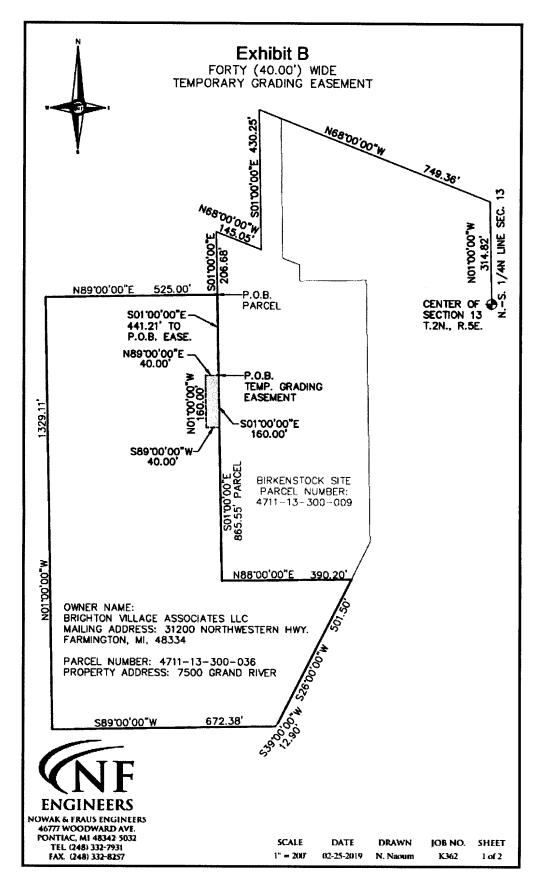
LEGAL DESCRIPTION: TEMPORARY GRADING EASEMENT

Part of the W. 1/2 of Section 13, T.2N., R.5E., Genoa Township, Livingston County, Michigan, being described as: Commencing at the center of said Section 13; thence N. 01° 00' 00" W. 314.82 feet along the North-South 1/4 line of said Section 13; thence N. 68° 00' 00" W. 749.36 feet; thence S. 01° 00' 00" E. 430.25 feet; thence N. 68° 00' 00" W. 145.05 feet; thence S. 01° 00' 00" E. 441.21 feet to the point of beginning; thence S. 01° 00' 00" E. 160.00 feet; thence S. 89° 00' 00" W. 40.00 feet; thence N. 01° 00' 00" W. 160.00 feet; thence N. 89° 00' 00" E. 40.00 feet to the point of beginning.

[*Easement Depiction on Following Page*]

31609576.2

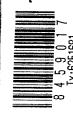
7



31609576.2

8





09-20-19P12:31 RCVD

TEMPORARY GRADING EASEMENT

This **Temporary Grading Easement** (the "**Easement**") is entered into on this **Zo^{+b}** day of September, 2019, by and between Brighton Village Associates LLC, 31200 Northwestern Hwy., of Farmington Hills, MI 48334 ("**Grantor**"), and Birkenstock Self-Storage, LLC, a Michigan limited liability company, of 2528 Harte Drive, Brighton, MI 48114 ("**Grantee**"), on the following terms and conditions.

1. **Purpose.** Grantor and Grantee own adjacent parcels of land. Grantee wishes to acquire a temporary easement from Grantor over a portion of Grantor's land for temporary grading and land balancing as part of Grantee's approved site plan and climate-controlled self-storage project and in order to complete construction of landscaping improvements on Grantee's parcel, which will temporarily burden Grantor's parcel for the benefit of Grantee's adjacent parcel.

2. Burdened and Benefited Properties. Grantor owns land in Genoa Township, Livingston County, Michigan, described as Grantor's Parcel on the attached Exhibit A (the "Burdened Property") and Grantee owns land in Genoa Township, Livingston County Michigan described as Grantee's Parcel on the attached Exhibit A (the "Benefited Property").

3. **Consideration.** Grantee, in consideration of the grant of the Easement agrees to pay Grantor the sum of One and 00/100 Dollar (\$1.00) payable at the time of the signing of this Easement.

4. **Description and Duration of the Easement.** Grantor grants to Grantee the temporary Easement for grading and land balancing which easement shall, subject to Section 9 hereof, automatically expire upon (a) the completion of the grading and land balancing work or (b) by August 31, 2020, whichever is first, and shall take place in the area as described and shown on the attached **Exhibit B** (the "**Easement**"), for the benefit of the Benefited Property as described on the attached Exhibit A. Notwithstanding anything set forth herein to the contrary, Grantor reserves the right to use and enjoy the Easement so long as Grantor's use does not materially interfere with the rights granted to Grantee herein.

5. **Condition and Work Performed.** Grantee shall be solely responsible for the grading and land balancing work within the Easement which shall be done in accordance with Grantee's approved site plan and with all applicable laws, regulations, rules, restrictions and requirements of any governmental authorities and agencies having jurisdiction. Grantee agrees, at Grantee's sole cost and expense, to restore the Easement area and any adjacent portions of the Burdened Property affected by Grantee's work, to substantially the same condition that existed before the work was performed, including but not limited to, restoration of the asphalt and any improvements and landscaping located thereon, and to pay for all damages, if any, sustained to the Burdened Property as a result of or related to the work performed by Grantee, its agents, employees, representatives or contractors. In the event Grantee fails to restore the Burdened Property as provided in the foregoing sentence within ten (10) days of notice from Grantor, Grantor shall have the option to perform such restoration at Grantee's sole cost and expense, and Grantee shall reimburse Grantor for all costs incurred within ten (10) days of

Burdened Property as provided in the foregoing sentence within ten (10) days of notice from Grantor, Grantor shall have the option to perform such restoration at Grantee's sole cost and expense, and Grantee shall reimburse Grantor for all costs incurred within ten (10) days of receipt of an invoice therefor.

6. **Interest in realty.** The Easement is to be a temporary easement over the Burdened Property for the use and benefit of the Benefited Property for the term set forth in paragraph 4 herein and shall automatically expire upon (a) the completion of the grading and land balancing work or (b) by August 31, 2020, whichever is first. Upon its expiration, the Easement shall be null and void and of no further force or effect, and all of the rights and obligations of the parties hereunder shall cease except for any obligations which expressly survive the termination or expiration of this Easement.

7. **Indemnification; Insurance.** Grantee agrees to indemnify and hold Grantor harmless from any and all claims, debts, causes of actions, or judgments for any damage to any property or injury to any person that may arise out of any of Grantee's actions within the Burdened Property or out of the use of, or around the Easement, by Grantee, its agents, employees, representatives, and contractors. This provision shall survive the termination of this Easement. Grantee shall maintain commercial general liability insurance coverage and other insurance policies in commercially reasonably amounts. Upon Grantor's request, Grantee shall provide a certificate of insurance to Grantor, naming Grantor as additional insured.

8. Liens. Grantee has no right to cause, and shall not cause, any construction lien to be filed against the Burdened Property. In the event such a lien is so filed, Grantee, at its sole cost and expense, shall cause the same to be discharged of record within twenty (20) days of such filing. Grantee shall defend, protect, indemnify and hold harmless Grantee and the Burdened Property from and against all claims and demands, including any action or proceeding brought thereon, and all costs, losses, expenses and liabilities of any kind relating thereto, including reasonable attorneys' fees and cost of suit, arising out of or resulting from such lien.

9. Default. If Grantee fails to perform any obligation under this Easement for which it is responsible, Grantor will have the right to institute any or all of the following remedies upon ten (10) days' prior written notice to Grantee (except in an emergency, in which event prior notice from Grantor will not be required): (a) Grantor may perform any such obligations, and any costs or expenses incurred by Grantor for the performance of such obligations under this Easement, will be reimbursed by Grantee upon Grantee's receipt of an invoice for such costs incurred by Grantor, (b) institute legal action against Grantee for specific performance, declaratory relief, damages or any other legal and/or equitable remedies available, or (c) terminate this Easement if such failure is not cured within fifteen (15) days after receipt of written notice thereof from Grantor. The remedies provided in this Easement and their enforcement are in addition to and not in substitution for or at the exclusion of any other rights and remedies which Grantor may have under this Easement or at law or in equity. Grantor's recording of an affidavit of termination shall be conclusive evidence of termination of this Easement and anyone with knowledge of such affidavit shall have the right to rely upon the recording of such affidavit as evidence of the termination of this Easement.

31666594.1

2

10. **Subordination**. This Easement is and shall be subject and subordinate, at all times, to (a) the lien of any mortgage or mortgages which may now or hereafter affect the Burdened Property, and to all advances made or hereafter to be made upon the security thereof and to the interest thereon, and to any agreements at any time made modifying, supplementing, extending or replacing any such mortgages, and (b) any ground or underlying lease which may now or hereafter affect the Burdened Property, including all amendments, renewals, modifications, consolidation, replacements, and extensions thereof.

11. Entire Agreement. This Easement and all exhibits constitute the entire agreement between the parties regarding the subject matter of this Easement, and all prior negotiations and agreements regarding the Easement between the parties, whether written or oral, shall be of no further force and effect. This Easement may not be modified except by a written document signed by both parties.

12. Notice. Except as otherwise provided, all notices required under this Easement shall be effective only if in writing or in a form of electronic or facsimile transmission that provides evidence of receipt and shall be either personally served, electronically transmitted, or sent with postage prepaid to the appropriate party at its address as set forth in the introductory paragraph of this Easement. Either party may change its address by giving notice of the change or a new facsimile transmission number to the other as provided in this section.

13. Severability. If any term, covenant, or condition of this Easement or the application of which to any party or circumstance shall be to any extent invalid or unenforceable, the remainder of this Easement, or the application of such term, covenant, or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall be effective, and each term, covenant, or condition of this Easement shall be valid and enforced to the fullest extent permitted by law.

14. **Jurisdiction and venue.** Any disputes under this conveyance shall be subject to the laws of the state of Michigan and venue for any disputes shall lie in Livingston County, Michigan.

15. **Time is of the essence.** Time shall be of the essence in the performance and actions undertaken under this Easement.

16. **Assignability**. This Easement may not be assigned or transferred by Grantee without the prior written consent of Grantor, which Grantor may not unreasonably withhold.

17. Exhibits. The following exhibits are attached to and are a part of this Easement:

Exhibit A—Legal Descriptions of the Benefited Property and the Burdened Property.

Exhibit B—Drawing and Description of the Easement.

18. Effective date. Grantor and Grantee have signed this Easement, and it shall be effective as of the day and year first above written.

[SIGNATURES ON FOLLOWING PAGES]

[SIGNATURE PAGE TO TEMPORARY GRADING EASEMENT BY BRIGHTON VILLAGE ASSOCIATES, LLC IN FAVOR OF BIRKENSTOCK SELF-STORAGE LLC]

Grantor:

BRIGHTON VILLAGE ASSOCIATES LLC,

a Michigan limited liability company

By: Joel K. Brown Its: Authorized Representative

STATE OF MICHIGAN

OAKLAND COUNTY

Acknowledged before me in Oakland County, Michigan on Sept 17, 2019 by

for K. Brown, on behalf of Brighton Village Assoc. LLC.

)

)

Notary public,

State of Michigan, County of _ My commission expires _ Acting in the County of _



MICHELLE CHAKLOS Notary Public, State of Michigan County of Oakland My Commission Expires Apr. 22, 2020 Acting in the County of

[SIGNATURE PAGE TO TEMPORARY GRADING EASEMENT BY BRIGHTON VILLAGE ASSOCIATES, LLC IN FAVOR OF BIRKENSTOCK SELF-STORAGE LLC]

Grantee:

BIRKENSTOCK SELF-STORAGE, LLC,

a Michigan limited liability company

Junes Aulo By: James Harte

Its: Managing Member /

STATE OF MICHIGAN) Oakland LIVINGSTON COUNTY) Acknowledged before me in Livingston-County, Michigan on _____, 2019 by James

Harte, Managing Member of Birkenstock Self-Storage, LLC, a Michigan limited liability company, on behalf of the limited liability company.

Notary public,

Koren le

State of Michigan, County of _ cokland . My commission expires _ . Acting in the County of _ .

Karan Vresland NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF OAKLAND My Commission Expires Mar. 23, 2021 Acting in the County of Oakland



Drafted by and when recorded return to:

()

Roger L. Myers Myers & Myers, PLLC 915 N. Michigan Avenue Howell, MI 48843 (517) 540-1700

31666594.1

6

<u>EXHIBIT "A"</u>

LEGAL DESCRIPTIONS OF BENEFITED AND BURDENDED PROPERTY

LEGAL DESCRIPTION: BURDENED PROPERTY (PER TAX RECORDS)

Part of the W. 1/2 of Section 13, T.2N., R.5E., Genoa Township, Livingston County, Michigan, being described as: Beginning at a point distant N. 00° 57' 00" W., 1336.36 feet along the North-South 1/4 line of said Section 13, from the S. 1/4 corner of said Section 13; thence S. 89° 30' 00" W. 663.63 feet.; thence N. 26° 53' 00" E. 630.28 feet; thence N. 00° 57' 00" W. 1202.25 feet; thence S. 68° 25' 00" E. 400.00 feet; thence S. 00° 57' 00" E. 1611.54 feet to the point of beginning. Containing 16.2 acres.

Parcel Number: 4711-13-300-011

LEGAL DESCRIPTION: BENEFITED PROPERTY

Part of the W. 1/2 of Section 13, T.2N., R.5E., Genoa Township, Livingston County, Michigan, being described as: Beginning at a point distant S. 89'59'51" E., 1865.22 feet along the East-West 1/4 line of said Section 13, from the W. 1/4 corner of said Section 13; thence N. 01' 20' 04" W., 209.26 feet; thence S. 68' 25' 58"E., 145.05 feet; thence N. 01' 23' 01" W., 430.25 feet; thence S. 69' 16' 02" E., 71.45 feet; thence S. 01' 14' 16" E., 431.10 feet; thence S. 69' 01' 58" E., 54.11 feet; thence S. 01' 19' 37" E., 50.00 feet; thence N. 88' 43' 02" E., 200.00 feet; thence S. 01' 18' 00" E., 804.87 feet; thence S. 25' 29' 42" W., 128.47 feet; thence S. 88' 58' 44" W., 390.33 feet; thence N. 01' 20' 04" W., 862.97 feet to the point of beginning. Containing 462,435 square feet or 10.616 acres.

Parcel Number: 4711-13-300-009

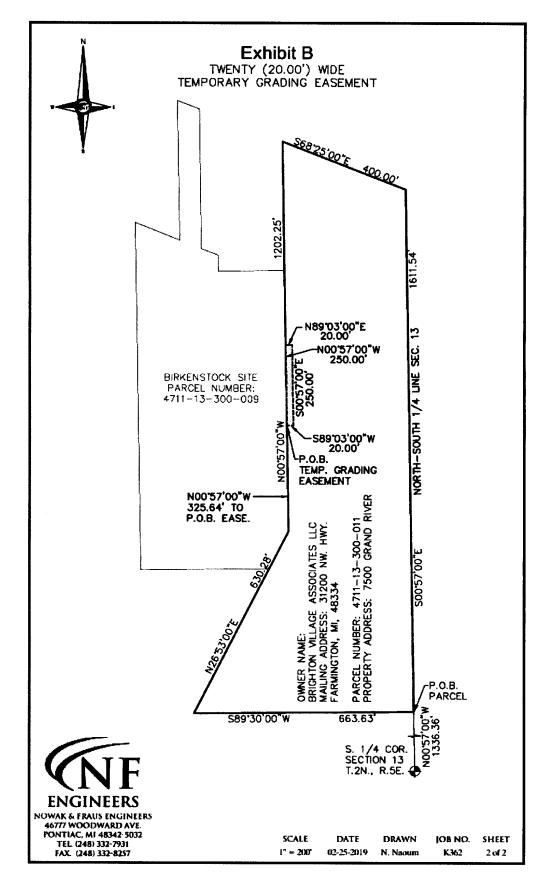
EXHIBIT "B"

DESCRIPTION AND DEPICTION OF EASEMENT AREA

LEGAL DESCRIPTION: TEMPORARY GRADING EASEMENT

Part of the W. 1/2 of Section 13, T.2N., R.5E., Genoa Township, Livingston County, Michigan, being described as: Commencing at the S. 1/4 corner of said Section 13; thence N. 00° 57' 00" W., 1336.36 feet along the North-South 1/4 line of said Section 13; thence S. 89° 30' 00" W. 663.63 feet.; thence N. 26° 53' 00" E. 630.28 feet; thence N. 00° 57' 00" W. 325.64 feet to the point of beginning; thence N. 00° 57' 00" W. 250.00 feet; thence S. 89' 03' 00" E. 20.00; thence S. 00° 57' 00" E. 250.00 feet; thence S. 89° 03' 00" W. 20.00 feet to the point of beginning.

[Easement Depiction on Following Page]





GENOA CHARTER TOWNSHIP Special Land Use Application

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

APPLICANT NAME & ADDRESS: Andrew Lerch and Kevin Johnston (3722 Honors Way, Howell, MI 48843) Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHO	NE: (734) 63	34-6584	EMAIL:	alerch@sbcglobal.net	
OWNER NAME &	ADDRESS:	Mike Myers 8111 Ham	imel Road, E	Brighton, MI 48116	
SITE ADDRESS:	5311 Brighton	Road, Brighton, MI 4811	6 PAR	CEL #(s):	

OWNER PHONE: (810) 217-6350 EMAIL: docer1650@hotmail.com

Location and brief description of site and surroundings: Andrew Lerch and Kevin Johnston have signed a purchase agreement to purchase Burroughs Roadhouse located in Brighton, Michigan at 5311 Brighton Road from Mike Myers. Burroughs sits adjacent to Oak Pointe Country Club on the North side of Brighton Road.

Proposed Use: Please see attachment

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

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

Please see attachment

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

Please see attachment

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

No change from how it was served in the past.

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

No

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

Article 7.02.02 s (Indoor Commercial Recreation): We are seeking a variance to requirement that structure shall be not located within one-hundred (100) feet of any residential district or permitted residential use. We confirm all uses will be conducted completely within a fully enclosed building.

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

	THE UNDERSIGNED Andrew Lerch / Kevin Johnston	STATES THAT THEY ARE THE
0 3	FREE OWNER OF THE PROPERTY OF PROPERTIES DESCR APPLICATION FOR THIS SPECIAL LAND USE PERMIT.	RIBED ABOVE AND MAKES

Business Affiliation

Andrew Lerch BY: Honors Way Howell M. 48843 3722 ADDRESS:

Contact Information - Review Letters and Correspondence shall be forwarded to the following: Andrew Lerch at alerch@sbcglobal.net of Name

Email

FEE EXCEED	DANCE AGREEMENT
 Planning Commission meeting. If additional required to pay the actual incurred costs for the ad- 	site plans are allocated two (2) consultant reviews and one eviews or meetings are necessary, the applicant will be ditional reviews. If applicable, additional review fee all to the Township Board. By signing below, applicant policy.
SIGNATURE: R. dent	DATE: 10-16-19
PRINT NAME: Andrew Lerch / Kevin Johnston	PHONE: 734-634-6584

Proposed Use:

. . . .

As done in the past, we will utilize the outdoor patio area for entertainment (band nights, etc...)

For the indoor operations, the business model will change. Rather than operate as a traditional restaurant, we are planning to lease space for corporate offices and convert space to golf simulators.

- Corporate Offices: Around 25% of the building space will be leased to Optishot Golf for their corporate offices. There will be around eight Optishot employees working out of this office.
- Simulators: Around 25% of the building space will be converted to golf simulators. Additionally, one small space will be converted to a hung simulator. Each simulator accommodates four players at a time. At any time, we could have up to 20 people utilizing the simulators.
- Bar Area: We will continue operating the bar area and serving food. This service will primarily be used to accommodate the people utilizing the simulators. Therefore, the overall intensity of use for the indoor operations will be greatly reduced from the previous restaurant model.

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

As mentioned in the Proposed Use, there will be a significant reduction in use of the indoor operations. Rather than operating a restaurant which could have upwards of 150 people utilizing the facility at any given time, we will typically have 28 people (8 in corporate offices and 20 utilizing simulators). This should greatly reduce the traffic coming into and out of the property. We plan to invest significant capital to update/improve this historic building. Some of these updates include replacing the roof (which is old and leaking), replacing all rooftop mechanicals (which are old, inoperable and in violation of code), disguising rooftop mechanicals with attractive lattice, making ADA compliance improvements to the facility, installing an indoor fire sprinkler system, repairing parking lot, repairing/replacing major electrical components which are severely damaged by rust from leaking roof, and many cosmetic improvements inside and out (while preserving the historical style of the building). We will provide additional employment to the community by hiring a general manager and hourly staff. We will offer a unique indoor golf experience that is rapidly growing in popularity and lacking in our community.

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

The existing and intended character will not change. We plan to invest significant capital to update/improve this historic building. Some of these updates include replacing the roof (which is old and leaking), replacing all rooftop mechanicals (which are old, inoperable and in violation of code), disguising rooftop mechanicals with attractive lattice, making ADA compliance improvements to the facility, installing an indoor fire sprinkler system, repairing parking lot, repairing/replacing major electrical components which are severely damaged by rust from leaking roof, and many cosmetic improvements inside and out (while preserving the historical style of the building).



GENOA CHARTER TOWNSHIP APPLICATION Sketch Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: See Attached

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

OWNER'S NAME & ADDRESS: See Attached

SITE ADDRESS: 5311 Brighton Road, Brighton PARCEL #(s):_____

APPLICANT PHONE: 734, 634.6584 OWNER PHONE: 810, 317-6350

LOCATION AND BRIEF DESCRIPTION OF SITE: See Attached

BRIEF STATEMENT OF PROPOSED USE: See Attached

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: See Attached

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: Andrew Lerch and Kevin Johnston

ADDRESS: 3722 Honors Way, Howell, MI 48842

Contact Information - Review Letters Andrew Lerch Name	and Correspondence shall be forwarded to th of The Bunker 19 LLC Business Affiliation	e following: Alerch?sbeglobal.net at Email Address
reviews or meetings are necessary, the a reviews. If applicable, additional review	FEE EXCEEDANCE AGREEMENT Insultant review and one (1) Planning Commission pplicant will be required to pay the actual index v fee payment will be required concurrent will be require	curred costs for the additional th submittal for a Land Use Permit. y.

APPLICANT NAME & ADDRESS:

· . . .

Andrew Lerch and Kevin Johnston (3722 Honors Way, Howell, MI 48843)

OWNER'S NAME & ADDRESS:

Mike Myers (8111 Hammel Road, Brighton, MI 48116)

LOCATION AND BRIEF DESCRIPTION OF SITE:

Andrew Lerch and Kevin Johnston have signed a purchase agreement to purchase Burroughs Roadhouse located in Brighton, Michigan at 5311 Brighton Road from Mike Myers. Burroughs sits adjacent to Oak Pointe Country Club on the North side of Brighton Road. Burroughs has traditionally operated as a restaurant/bar/outdoor entertainment facility.

BRIEF STATEMENT OF PROPOSED USE:

As done in the past, we will utilize the outdoor patio area for entertainment (band nights, etc...) For the indoor operations, the business model will change. Rather than operate as a traditional restaurant, we are planning to lease space for corporate offices and convert space to golf simulators.

- Corporate Offices: Around 25% of the building space will be leased to Optishot Golf for their corporate offices. There will be around eight Optishot employees working out of this office.
- Simulators: Around 25% of the building space will be converted to golf simulators. Additionally, one small space will be converted to a hung simulator. Each simulator accommodates four players at a time. At any time, we could have up to 20 people utilizing the simulators.
- Bar Area: We will continue operating the bar area and serving food. This service will primarily be used to accommodate the people utilizing the simulators. Therefore, the overall intensity of use for the indoor operations will be greatly reduced from the previous restaurant model.

THE FOLLOWING IMPROVEMENTS ARE PROPOSED:

We plan to invest significant capital to update/improve this historic building. Some of these updates include replacing the roof (which is old and leaking), replacing all rooftop mechanicals (which are old, inoperable and in violation of code), disguising rooftop mechanicals with attractive lattice, making ADA compliance improvements to the facility, installing an indoor fire sprinkler system, repairing parking lot, repairing/replacing major electrical components which are severely damaged by rust from leaking roof, and many cosmetic improvements inside and out (while preserving the historical style of the building).

October 16, 2019

The Bunker 19 LLC Kevin Johnston Andy Lerch

Dear Kevin & Andy:

I, Michael E. Myers, the owner of 5311 Brighton Road, aka Burroughs, grant permission to submit an application for sketch plan review and special land use with Genoa Township. You are free to submit the applications.

Please let me know if you require anything else.

Sincerely,

memp

Michael E. Myers



Planning Commission Genoa Township 2911 Dorr Road Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP	
	Planning Director and Assistant Township Manager	
Subject:	The Bunker – Special Land Use and Sketch Plan Review #1	
Location:	5311 Brighton Road – north side of Brighton Road, east of Oak Pointe Drive	
Zoning:	MUPUD – Mixed Use Planned Unit Development	

Dear Commissioners:

At the Township's request, we have reviewed the special land use and sketch plan submittal (application forms dated 10/16/19) to incorporate indoor commercial recreation (golf simulators) within the existing bar/restaurant at 5331 Brighton Road.

A. Summary

- 1. The request is generally consistent with the special land use standards of Section 19.03.
- 2. The applicant must address any concerns provided by the Township Engineer and/or Brighton Area Fire Authority.
- 3. The applicant seeks a variance from the ZBA for one of the two applicable use conditions in Section 7.02.02(s). A favorable recommendation on the special land use and sketch plan should be conditioned upon granting of the variance request.
- 4. If exterior building improvements are proposed, details must be provided.
- 5. There are no details provided with respect to the ADA access improvements proposed.
- 6. If new signage is proposed, the applicant should provide details for review.
- 7. The parking spaces are re-painted, they should be double-striped per current Ordinance standards.
- 8. A sign permit will be required prior to installation of new signage.

B. Proposal/Process

As noted above, the proposal includes a new indoor recreational facility (golf simulators) within the existing bar/restaurant business. Per the PUD Agreement for this site, such uses are allowed with special land use approval.

Section 7.02.02(s) of the Township Zoning Ordinance includes conditions applicable to indoor commercial recreation uses.

Procedurally, following the required public hearing, the Planning Commission is to put forth a recommendation on the special land use, sketch plan review and Impact Assessment. The Township Board has the final review/approval authority over the project.



Aerial view of site and surroundings (looking north)

C. Special Land Use Review

Special land uses are subject to the review criteria of Section 19.03, as follows:

1. Master Plan. The Township Master Plan identifies the site as Neighborhood Commercial, which is intended for "retail and service establishments whose primary market area includes residents and employees from within a two mile radius."

Given the nature of the request and the planned/existing uses for the subject area, which include private recreation and residential, we are of the opinion that the proposal is compatible with the Master Plan and Future Land Use Map.

2. Compatibility. The site and adjacent properties are part of a larger PUD that includes a golf and country club, as well as a residential neighborhood.

The inclusion of golf simulators within an existing bar/restaurant space is not expected to adversely impact the established nature of the area. In fact, the proposed operation should be quite complementary to the existing golf and country club.

3. Public Facilities and Services. Given the nature of the project as a new business within an existing building/developed site, we do not anticipate issues with necessary public facilities and services.

However, the applicant must address any issues raised by the Township Engineer and/or Brighton Area Fire Authority with respect to this standard.

- **4. Impacts.** Given the nature of the proposal and the surrounding area, adverse impacts are not anticipated. As noted in the project description, the proposal has the potential to reduce vehicular trips to/from the site given a conversion of restaurant space to golf simulators.
- **5.** Mitigation. If additional concerns arise as part of the review process, the Township may require mitigation efforts to alleviate/eliminate potential adverse impacts.

D. Use Conditions

The proposed use is also subject to the use conditions of Section 7.02.02(s), as follows:

1. The principal and accessory buildings and structures shall be not be located within onehundred (100) feet of any residential district or permitted residential use.

The proposed use is within an existing building; however, that building does not meet this standard. As such, the applicant has also applied to the Zoning Board of Appeals (ZBA) seeking a variance.

If the Commission considers a favorable recommendation, it should be conditioned upon ZBA approval.

2. All uses shall be conducted completely within a fully enclosed building.

The existing building has an outdoor patio space; however, this is used for bar/restaurant service and not the recreation element of the business. As such, we consider this standard to be met.

E. Site Plan Review

1. **Dimensional Requirements.** As a new use within an existing building, the project does not alter any of the established dimensions.

Per comments under Paragraph D above, the applicant is seeking a variance from the spacing requirement between indoor commercial recreation and residential.

2. Building Design and Materials. The submittal references replacement of the existing roof and mechanical equipment, as well as cosmetic improvements to the building.

However, no details are provided as to what, if any, exterior building improvements are proposed.

- **3.** Vehicular and Pedestrian Circulation. Access will continue to be provided via an access easement with the Country Club property. The only change noted in the submittal is related to access improvements per ADA, though no details are provided.
- **4. Parking.** Similar to the comment above, the site utilizes shared parking with the Country Club via an easement. As such, the amount of parking available to the site will not change. Although detailed calculations are not provided, the amount of parking required will be slightly reduced based on the conversion of some bar/restaurant space to indoor recreation and office space.

In short, the amount of parking provided will remain in compliance with current Ordinance standards.

The submittal also references parking lot repairs, though details are not provided. If the parking lot is resurfaced and spaces are re-painted, they should be double-striped per current Ordinance requirements.

5. Signs. The submittal does not identify any new signage as part of the proposal. If new signage is proposed, details should be provided for the Commission's consideration as part of this review.

The applicant should also be aware that a permit is required from the Township prior to installation of any new signage.

6. Impact Assessment. The submittal includes an Impact Assessment (dated 10/21/19), which states that the project is not anticipated to adversely impact natural features, public services/utilities or surrounding land uses.

Genoa Township Planning Commission **The Bunker** Special Land Use and Sketch Plan Review #1 Page 4

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

Respectfully, SAFEBUILT STUDIO

Brian V. Borden, AICP Planning Manager



October 31, 2019

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

Re: The Bunker Special Land Use Plan Review No. 1

Dear Ms. Van Marter:

Tetra Tech has conducted a review of The Bunker plans and special land use application submitted on October 16, 2019. The improvements, which are being proposed by Andrew Lerch and Kevin Johnston, include updates to the building previously called "Burroughs Roadhouse" in order to use the building for corporate offices, golf simulators, and a bar area.

The proposed improvements are all internal to the existing structure. The proposed use is less intense than the previous restaurant bar facility and as such should result in a lower use of the existing parking lot and utilities. There appears to be no site improvements being proposed. Therefore, we have no engineering related concerns to the proposed special land use application.

Please call or email if you have any questions.

Sincerely,

Gary J. Markstrom, P.E. Vice President

helby Scherdt

Shelby Scherdt Project Engineer

BRIGHTON AREA FIRE AUTHORITY



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

October 30, 2019

Kelly VanMarter Genoa Township 2911 Dorr Road Brighton, MI 48116

RE: The Bunker Indoor Golf/Optishot 5311 Brighton Rd. Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned special land-use plan. The plans were received for review on October 18, 2019, and the drawings are not dated. The project is based on an existing 5,700 square foot A-2 occupancy. The building is proposed to be modified to a change of use to a mixed-use B & A-2. The building is currently a non-suppressed, Type IIIB construction. The applicant has noted that they will be providing fire suppression. The submittal is not a complete site plan submittal, however, additional detail must be provided.

The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

- 1. The water main location is not indicated on the submittal nor is the location of the proposed fire protection lead or the closest hydrant to the site.
- 2. A hydrant shall be located within 100' of the fire department connection for the fire sprinkler system.

IFC 912.2

3. The building will be provided with an automatic sprinkler system. It shall be installed in accordance with NFPA 13, Standard for the Installation of Automatic Sprinkler Systems.

IFC 903

- A. The FDC shall be located on the front of the building (Brighton Rd.) within 100-feet of the nearest hydrant.
- B. The location, size, gate valve, and connection of the fire protection lead shall be indicated on the utility site plan.
- 4. Future project submittals shall include the address and street name of the project in the title block.

IFC 105.4.2

5. The building shall include the building address on the building. The address shall be a <u>minimum of 6"</u> high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.

IFC 505.1

6. The access road into the site is existing to access the rear parking area. There shall be a fire



October 30, 2019 Page 2 The Bunker Indoor Golf/Optishot 5311 Brighton Rd. Site Plan Review

lane located along the rear-drive adjacent to the building at a minimum of 26-feet wide. With a width of 26-feet wide, the building side of the drive shall be marked as a fire lane. Include the location of the proposed fire lane signage and include a detail of the fire lane sign in the submittal. Access roads of 26-feet shall circulate the site and back to the exit drive. Access 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 75,000 pounds.

> IFC D 103.6 IFC D 103.1 IFC D 102.1 IFC D 103.3

- 7. Access around the access drive shall provide emergency vehicles with a turning radius up to 30-feet inside and 50-feet outside.
- 8. A minimum vertical clearance of 131/2 feet shall be maintained throughout the access.
- 9. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department. If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

Rick Boisvert, CFPS Fire Marshal

IMPACT ASSESSMENT THE BUNKER LLC (FORMERLY BURROUGHS ROADHOUSE) October 21, 2019

Preparers:

Andrew Lerch 3722 Honors ?Way Howell, MI 48843 734-634-6584 alerch@sbcglobal.net

We will be utilizing an architect and are leaning toward Scott M. Bowers of Bowers Associates. Bowers has worked on a wide spectrum of projects including commercial office building, mixed use developments, senior housing, hotels, and educational facilities since 1987.

Location:

The project site is 5311 Brighton Road, Brighton. The proposed new use will be located inside the existing 5,700 square foot restaurant formerly named Burroughs Roadhouse. We will continue to operate as a bar and restaurant with the addition of indoor golf simulators. As done in the past, we will utilize the outdoor patio area for entertainment (band nights, etc...) For the indoor operations, rather than operate as a traditional restaurant, we are planning to lease space for corporate offices and convert space to golf simulators.

- Corporate Offices: Around 25% of the building space will be leased to Optishot Golf for their corporate offices. There will be around eight Optishot employees working out of this office.
- Simulators: Around 25% of the building space will be converted to golf simulators. Each simulator accommodates four players at a time. At any time, we could have up to 20 people utilizing the simulators.
- Bar Area: We will continue operating the bar area and serving food. This service will primarily be used to accommodate the people utilizing the simulators. Therefore, the overall intensity of use for the indoor operations will be greatly reduced from the previous restaurant model.

Impact on Natural Features:

None. There will be no changes.

Impact on Stormwater Management:

None. There will be no changes.

Impact on Surrounding Land Used:

The existing vacant building will be renovated to become an indoor golf simulator facility with corporate offices for Optishot Golf who is the simulator technology provider. We plan to invest significant capital to update/improve this historic building. Some of these updates include replacing the roof (which is old and leaking), replacing all rooftop mechanicals (which are old, inoperable and in violation of code), disguising rooftop mechanicals with attractive lattice, making ADA compliance improvements to the facility, installing an indoor fire sprinkler system, repairing parking lot, repairing/replacing major electrical components which are severely damaged by rust from leaking roof, and many cosmetic improvements inside and out (while preserving the historical style of the building). We will provide additional employment to the community by hiring a general manager and hourly staff. We will offer a unique indoor golf experience that is rapidly growing in popularity and lacking in our community.

Impact on Public Facilities and Services:

There will be a significant reduction in use of the indoor operations. Rather than operating a restaurant which could have upwards of 150 people utilizing the facility at any given time, we will typically have 33 people (3-5 managing operations, 8 in corporate offices and 20 utilizing simulators). This should greatly reduce the traffic coming into and out of the property. There will be no impact on public schools. Fire trucks and police will have access to site.

Expected business hours will be from 8:00 AM to 10:00 PM, seven days per week. Peak use hours will be from 5:00 PM to 10:00 PM, seven days a week. The busy season for this use is November through March when it is too cold to play golf outside.

Impact on Public Utilities:

diam'r 14

Water supply is existing and will remain unchanged. Electrical service is existing and will remain unchanged. Gas service is existing and will remain unchanged.

Storage and Handling of any Hazardous Materials:

There will be no storage or handling of hazardous materials, beyond normal cleaning and maintenance supplies.

Impact on Traffic and Pedestrians:

Brighton road provides all access to the existing building and no access changes are proposed. The change in use from a restaurant to an indoor golf simulator will be a reduction in traffic on the site from historical use and numbers. At any given time, there will be 20 people utilizing the simulators with some potential overlap. The site is less than ten acres and the scope of the project does not warrant a detailed traffic impact study.

Special Provisions:

There are no known deed restrictions at this time.

A list of all sources shall be provided.

Attachments:

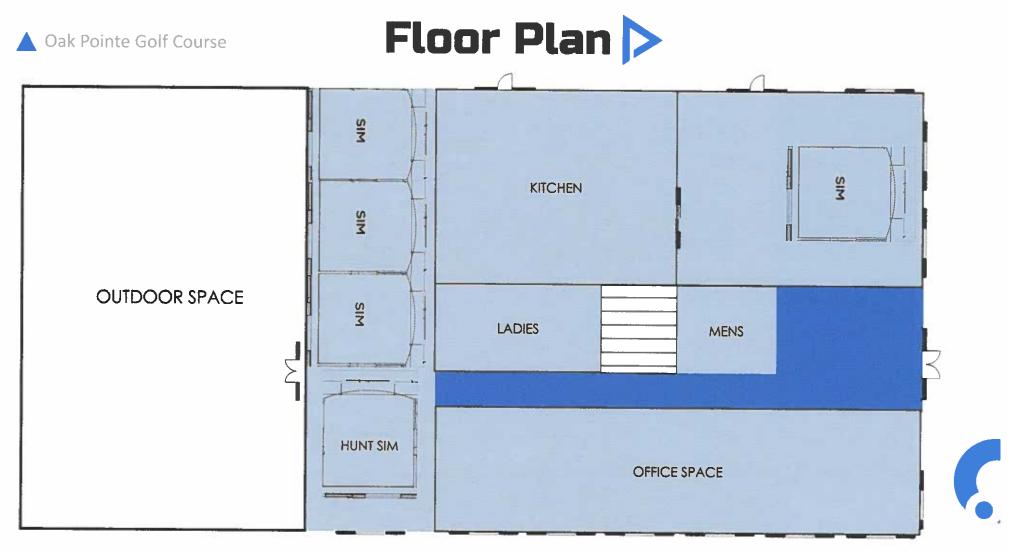
- Site Sketch Plans (2)
 Site Floor Plan (1)
- 3. Golf Simulator Renderings (2)
- 4. Genoa Township Survey
- 5. Parking Lot Agreement



-

 σ





100

Brighton Road 💙

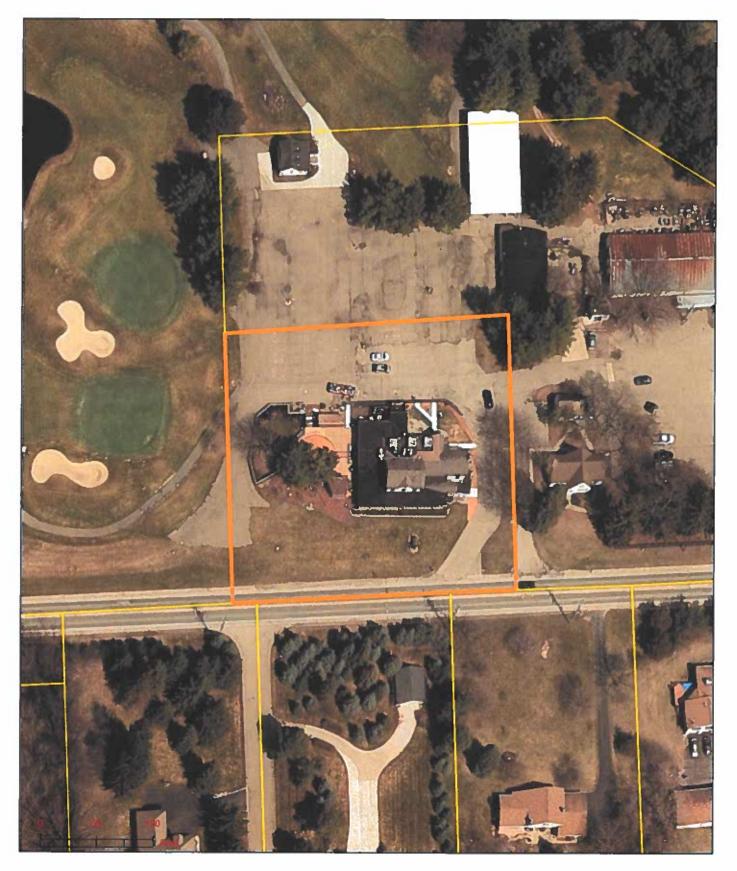


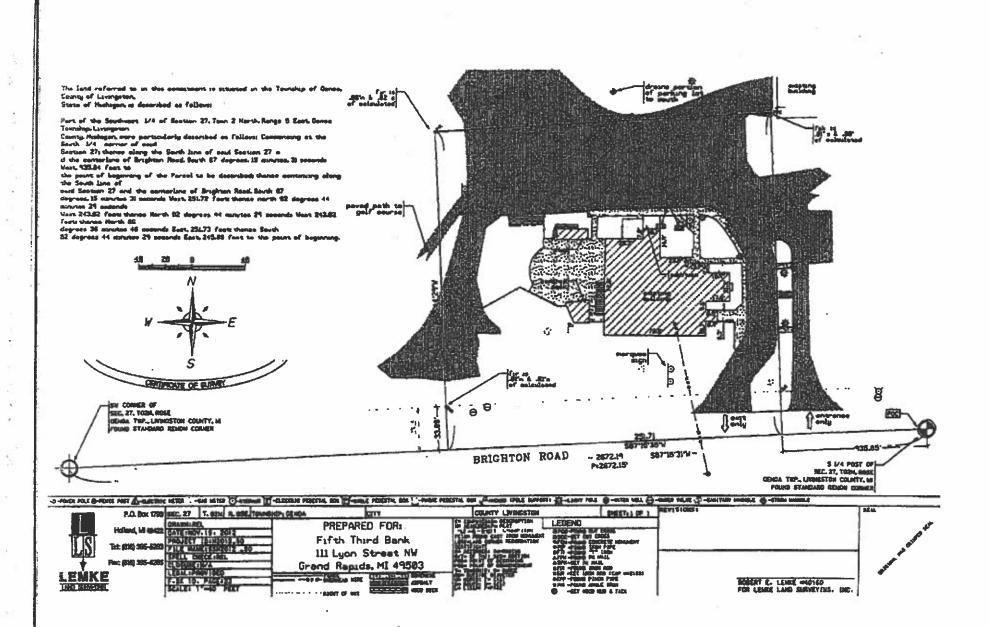


٩,



GENOA TOWNSHIP





003512 10213B 222 RETURN TO: VIOLE E. JACONS; RSQ. MASCE, STRUMARDT, JACOBS.; & PERIMAN SUBJUTCHED, MT 48075 SUBJUTCHED, MT 48075 (1913 ME) 9058CLARATION OF RECIPROCAL EASEMENTS (1910) FOR ACCESS AND RECIPROCAL EASEMENTS (0960)

٠.

3.

THIS AGREEMENT made this 500 day of here , 1995, by OAK POINTE HOLDINGS, LTD., a Delaware corporation ("Declarant"), whose address is 856 Featherstone, Pontisc, Michigan 48342,

يوالية المراجع

Ì

RECITALS

Declarant is, as of this date, the owner in fee of certain premises; A. described as Parcel I and Parcel II on Exhibit A attached hereto and hereby made a part hereof (hereinafter referred to as "Parcel I" and "Parcel II", respectively);

B. Declarant desires to impose and establish upon and against Parcel I and the portions of Parcel II designated on Exhibit "A" as the "North Parting Eggement" and the "East Parking Easement" casements of common use for means of egress and parking, for the benefit of Parcel I and Parcel II, respectively; and total control entain egress -195.8 other agreements. NEODIDED 294

AG	연고적	MENT	

NOW. THEREFORE, it is hereby declared as follows:

1. a. There is hereby reserved during the period of this Declaration, as set forth in Paragraph 2 hereof, in favor of the present and future owners, mortgagees, heirs, successors and assigns of Parcel I and II for the benefit of said Parcels and the owners, mortgagees, tenants, visitors and invitees of all or any parts thereof, a non-exclusive, irrevocable, perpetual easement: (I) for pedestrian and vehicular ingress and egress upon and over the present and future parking areas, walkways, roads, roadways, entrances and exits of Parcel I and the North Parking Easement and the East Parking Easement, and to; and from each such parcel to and from the streets in the vicinity; and (ii) for the parking of motor vehicles upon the present and future parking areas within Parcel I and the North Parking Essement and the East Parking Easement as such parking areas exist from time to time.

At all times there will be not fewer than 30 parking spaces Ь. situated upon Parcel I, available for the common use of the owners of all or any part of Parcels I and II, and their successors and assigns, and the mortgagees, tenants, visitors and invitees of all or any part of Parcels I and II.

1

169436

2 8 24

1.00 71-0.00

Perpetual Parking Agreement

040495

UN1913 EE9961

c. At all times there will be not fewer than 190 parking spaces situated upon the North Parking Essement and the East Parking Essement adjacent to Parcel I, available for the common use of the owners of all or any part of Parcels I and II, and their respective successors and assigns, and the mortgagees, tenants, visitors and invitees of all or any part of Parcels I and II.

d. The owner of Parcel II shall have the right to reconfigure the present parking areas on the North Parking Easement and the East Parking Easement in a reasonable manner, provided that at all times there will not be fewer than 190 parking spaces situated thereon, and further provided that the owner of Parcel II shall first have obtained the prior written consent of the owner of Parcel I, which consent shall not be unreasonably withheld or delayed.

e. The owner of Parcei I shall, at its sole expense, continually repair and maintain Parcel I and its ingress, egress and parking areas throughout the period of this Declaration, including cleaning, lighting, painting, striping, landscaping, removal of garbage and trash, removal of obstructions, snow, water and ice, and including repairs to and surfacing of the parking areas, paving, curbs, walkways, driveways, drainage and lighting facilities when necessary from time to time.

f. The owner of Parcel II shall at its sole expense continually maintain and repair the North Parking Easement and the East Parking Easement, and its ingress, egress and parking areas throughout the period of this Declaration, including cleaning, lighting, painting, striping, landscaping, removal of garbage and trash, removal of obstructions, anow, water and ice, and including repairs to and surfacing of the parking areas, peving, curbs, walkways, driveways, drainage and lighting facilities when necessary from time to time; provided, however, the owner of Parcel I shall annually reimburse to the owner of Parcel II the reasonable costs incurred by the owner of Parcel I in maintaining and repairing the North Parking Easement within thirty (30) days following receipt of an invoice detailing such dosts, together with such back-up information as the owner of Parcel I may reasonably request with respect to such maintenance costs.

2. All declarations, essements, covenants and restrictions contained in this Declaration shall be perpetual and may only be terminated in accordance with Paragraph 6 hereof.

3. All agreements, declarations, easements, covenants and restrictions contained in this Declaration shall run with the tand (i.e., Parcels I and II) and against Parcels I and II and shall be a charge and burden thereon for the benefit of the parties (subject to Paragraph 4 hereof) and lands described hereunder and of the holders of any mortgages on such real property. If any party obligated hereunder fails or omits to perform any obligations hereunder imposed upoli Parcel I or Parcel II, or fails to perform any other act or discharge or any other obligation in respect of the premises, which failure or

106.1 /0 Stat-205

2

1581 913 100952

omission may cause any provision of the agreements, declarations, easements, covenants and restrictions herein contained to be impaired, breached or non-performed, the defaulting party shall perform the same within thirty (30) days following written notice from the non-defaulting party describing such breach, and, in the event the defaulting party fails to remedy such breach within said thirty (30) days period, then the non-defaulting party or any mortgages shall have the right, but not the obligation, to cure such default and/or take such action, including without limitation, entry upon the Parcel of the defaulting party as the non-defaulting party so curing may deem necessary or expedient to cure such default. The party or mortgage holder so performing shall have a lien for the full and complete cost for the expense of such performance, including reasonable attorneys' fees, against such defaulting party's Parcel, which lien may be foreclosed by suit and which lien shall be subordinate and interior to the lien of any mortgage now or hereafter placed on all or any part of such Parcel. Notwithstanding anything contained herein to the contrasy, the obligations and liabilities of any mortgages of all or any part of the property described in the attached exhibits who acquires title to such property by foreclosure, deed in lieu of foreclosure or otherwise, shall be limited to such mortgages's interest in such property. acquired, and such mortgages shall have no personal liability for such obligations or liabilities in excess of its interest in such property.

4. Enforcement may be by legal proceedings against any person or persons violating or attempting to violate any declaration, restriction, covenant, condition or agreement herein contained either to restrain or enjoin such violation and/or recover damages; provided, however, that no such easement, declaration, restriction, covenant, condition or agreement or any similar rights or privilages may be enforced by legal action or otherwise by any person whatsoever (such as tenants or occupants of the buildings and structures which may now or hereafter be constructed upon Parcels 1 and II), except the owners of Parcel J or II, Oak Pointe Country Club, Inc. (under its current lease of Parcel II), and mortgagees shall be the only persons entitied to bring an action under and to enforce the rights and remedies of this Declaration.

5. This Declaration may be modified, amended or terminated only by all of the owners of Parcels I and II, their heirs, representatives, successors and assigns, and mortgagees of Parcels I and II, but no other persons whatsoever (such as tenants or occupants of the buildings and structures which may now or hereafter be constructed upon Parcels I and II), shall have any rights whatsoever to join in, prevent or otherwise affect or limit any such modification, amendment or termination.

6. The owner of each Parcel agrees to handle for and on behalf of, defend in the event of stigation, indemnify and save harmless the owners and mortgagees of the other Parcel against and from all claims for injury or death to persons or damage to or loss of property arising out of or alleged to have arisen out of or occasioned by the construction, use, operation or maintenance of (a) any portion of the Parcel owned by such indemnitor

0005 1 JPG 274P-2025

3

(except such claims arising out of work performed by the owners of the other Parcel on the indemnitor's Parcel) and (b) any portion of the other Parcel arising out or work performed by the indomnitor on such other Parcel.

.....

1.

UNE 913 MED 963

1.1.1

7. This Declaration shall be binding upon and inure to the benefit of the owners of Parcels I and II and their respective mortgagees, heirs, representatives, successors and assigns.

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

Witnesses:

DECLARANT:

Its: IT IC A

corporation

By:

GLOONON JUITY Burson

338

REAL PROPERTY

. STATE OF MICHIGAN)

COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _ sensery, 1995 by <u>Rolling McDoultes</u> the <u>VII</u> Pointe Holdings, Ltd., a Delaware corporation an behalf of said corporation. day of of Oak

Varia 200 BUTTA BUSCH

· OAK POINTE HOLDINGS, LTD., a Delaware

Notary Public LIVINGSTON County, Mi My commission expires: 6-20-95

DRAFTED BY:

ij

È

S. S. S. M.S.

1

JEANNINE F. GLEESON-SMITH, ESQ. 600 S. Adams, Suite 210 Birmingham, MI 48009

1 1 1

The state of the s

JOHN E. JACOBS, ESQ.

WHEN RECORDED RETURN TO:

Mason, Steinhardt, Jacobs & Perlman 4000 Town Center, Suite 1500 Southfield, MI 48075

040495

MA.1. #0 7MP.

48 SE 2 CA 1001;913 ME0964 MORTGAGEE SUBORDINATION SEE EXHIBIT "A" ATTACHED HERETO The undersigned, holder of a mortgage on Parcel II, described above, agrees that the foregoing Declaration of Reciprocal Easements for Access and Parking shall be prior and superior to the undersigned's mongage lien. OLD KENT BANK, a Michigan corporation K. Weiri Pres ndus Mess STATE OF MICHIGAN) COUNTY OF Kent) The foregoing instrument was acknowledged before me this <u>7th</u> day of <u>April</u>, 1995, by <u>foregood B übeicc</u>, the <u>Uice Presider</u> of Old Kent Bank, a Michigan corporation, on behalf of said corporation. Ma ANA CAM Mass Jon WARDER JUST MALES 10 Ny Patrio. Basiy Cours Resident Basiste Feb Public Banad County, MI My commission expires: 2-2-47 * Arsing in krut Count 040495 a i dati sa di sala

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO

CONSENT

ant states at

The undersigned holds an interest in Parcel II, described above, by virtue of a certain Lesse/Option Agreement dated March 11, 1992 between the undersigned and the Declaratin, described above; the undersigned hereby consents to the foregoing Declaration of Reciprocal Essements for Access and Parking, and by these presents agrees that said essements shall be prior and superior to the undersigned's interest in said premises.

Michigan corporation

BATES B. HOD BE: Lice

OAK POINTE COUNTRY CLUB, INC., a

nes

.

STATE OF MICHAE

1244

UNER 1913 MAR 0965

COUNTY OF ALLEGERTY

The foregoing instrument was acknowledged before me this 20⁻⁴ day of <u>March</u> 1995, by <u>David Low or the Use</u> the <u>Use</u> <u>Previolen</u> of Oak Pointe Country Club, a Michigan corporation, on behalf of said corporation.

Notary Public Aller he County, MP October Table ! 21.1996

and sold a

010895

um 1913 HM 966

CONSENT

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO

The undersigned holds an interest in Parcel I, described above, by virtue of a certain Purchase Agreement dated December 22, 1994 between the Chuck Rachwitz and the Declarant, described above; the undersigned hereby consents to the foregoing Declaration of Reciprocal Eissements for Access and Parking.

una Olson REGUNA BENSO

KA-ROCK ASSOCIATES, a Michigan copartnership By: 11-

STATE OF MICHIGAN)

1.96 250.4

. . .

12

a,

à

38.2 434

COUNTY OF Livingston

The foregoing instrument was acknowledged before me this 5 day of APRIL 1995, by CHARLES CACHWITZ the ARCTICLE of KA-ROCK Associates, a Michigan co-partnership, on behalf of said co-partnership.

1 177

1) Berson Regina Benson Notary Public LIVINGSTON County, MI My commission expires: 6-20-9

and have been a strike to and with the strike the state have been strike to be

010695

1. 16

1.1

1881913 HEL3967

EXCLUSION NO.11

翻

PARCEL I

OPTION EXCEPTION PARCEL (Road House Restaurand): Part of the Southrest 1/4 of Saction 27, T2N-RSE, Conce Township, Uningelon County, litchigan, eners particularly described as follows: Commercing at the South 1/4 Corner of said Section 27; thence along the South fine of acid Section 27 and the contertime of Brighton Road, S 87°15'31" H, 935.84 feet to the POINT OF SECTIONE of the Parosi to be described; thence on acting a dang the South fine of South fine of Brighton Road, S 87°15'31" H, 935.84 feet to the POINT OF SECTIONE of the Parosi to be described; thence of Brighton Road, S 87°15'31" H, 935.84 feet to the POINT of South fine of add Section 27 and the contentine of Brighton Road, S 87°15'31" H, 9251.72 feet; thence N 88°30'48" E, 251.73 feet; thence S 92°44'29" E, 245.85 feet to the POINT OF BECONTING;

PARCEL II

PART OF THE SOUTHMEST 1/4 OF SECTION 27, T2N-R3E, GENOA TOMPISHP, LUMINGSTON COUNTY, MICHGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCIAL AT THE SOUTH 1/4 CORNER OF SND SECTION 77; THENCE ALONG THE SOUTH LINE OF SAID SECTION 27 AND THE CORDERLINE OF BRIGHTON ROAD, 8 87°15'31" W: 240.32 FEET TO PORT OF BEDREMAR OF THE PARCH, TO BE DESCRIBED; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 27 AND THE CENTERLINE OF BRIGHTON ROAD, S 87°15'31" W, 694.92 FEET; THENCE M 02°44'29" W, 245.85; THENCE S 86°36'8 W, 231.73 FEET; THENCE S 58°36'19" E. 725.15 FEET TO THE PORT OF BEDREMARY CONTAINING 4.65 ACRES, MORE OR LESS, AND SUBJECT TO THE BRIGHTS OF THE PUBLIC OVER THE EXISTING BRIGHTON ROAD. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORDS.

154

See. 4. 4

1.0

ua:913 HE0968

BITTETT WAN (COUPED)

HORTH PARKING EASTREENT

HORTH EXSEMENT FOR OPTION EXCEPTION PARCEL: Part of the Southwest '1/4 of Section 27, T2H-RSE, Gence Township, Likingston County, Michigan, mains particularly described as follows: Commencing at the South 1/4 Corner of edid Section 27, thence along the South line of edid Section 27 and the carborna of Brighton Road, 3 87"15"31" W, 1187.58 foot: Thence N 02"44"29" W, 243.02 foot: thence H 88"36"48" E, 27.72 foot to the FOINT OF BECHONNE of the Parcel to be described; Wence N 02"44"29" W, 91.55 feet; thence H 87"15"31" E, 214.00 feet; thence S 02"44"29" E, 85,14 feet; thence S 86"36"48" K, 214.01 feet to the POINT OF BECHONNE;

RAST PARKING BASEMENT

EAST EASEMENT FOR OPTION EXCEPTION PARCEL: (FOR INCRESS, EGRESS AND PARKING) Part of the Southwest 1/4 of Section 27, 724-RSE, Genou Township, Livingston County, Michigon, more performing described on follows: Commencing of the South 1/4 consur of and Souther 27; thence clong the South fine of soid Section 27 and the centerline of Brighton Road, S 87°15'31" W, 517.84 feel to the PODIT OF BECHNENC of the Easternant to be described; thence continuing elong the South fike of antic Section 27 and the contactions of Brighton Theod, S 87°15'31" W, 418.00 feel; thence N 02°44'20" W, 236.34 feel; thence N 88°31'42" E, 104.12 feel; thence N 01°7'83" W 20.97 feel; thence N 87°15'31" E; 214.12 feel; thence S 38°36'19" E, 118.85 feel; thence S 02°44'29" E, 187.75 feel to the PONIT OF BECRIVENC;

61.4

กรรณ์ เพราะ แล้วแล้วไปหนึ่งที่สุดที่มีการเป็นและเป็นเป็นการเป็นเป็นการเป็นเป็นการเป็นเป็นการเป็นเป็นการเป็นเป็

THE PARTY OF

GENOA CHARTER TOWNSHIP PLANNING COMMISSION PUBLIC HEARING OCTOBER 15, 2019 6:30 P.M. MINUTES

<u>CALL TO ORDER:</u> The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 p.m. Present were Chairman Doug Brown, Marianne McCreary, Jim Mortensen, Chris Grajek, Eric Rauch, Jeff Dhaenens, and Jill Rickard. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden of Safebuilt Studio, and Gary Markstrom of Tetra Tech. There were over 100 audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

Chairman Brown reviewed the process for the Planning Commission meeting.

APPROVAL OF AGENDA:

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

CALL TO THE PUBLIC: The call to the public was made at 6:34 pm with no response.

OLD BUSINESS:

OPEN PUBLIC HEARING #1... Review of a special use, site plan and environmental impact assessment for outdoor sales, storage and display for Lowe's. The property in question is located at 1100 S. Latson Road, Howell. The request is petitioned by Lowe's Home Centers, LLC.

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment (9-24-19)
- C. Recommendation of Site Plan. (9-24-19)

Mr. Todd Simmons, the engineer, and Mr. Ryan Hogan, District Asset Protection and Safety Manager for Lowe's, were present.

Mr. Simmons reviewed the changes that have been made since they were last before the Planning Commission. Lowe's has decided to agree to providing the access easement to the adjacent property to the east. They are requesting that it be a 40-foot wide drive. They feel that is adequate. They will also extend the water easement as requested by the Township Engineer. They will not be pursuing the addition of Area D from their request this evening.

Mr. Borden reviewed his letter dated October 8, 2019.

Planning Commission Meeting October 15, 2019 Unapproved Minutes

- 1. The special land use standards of Section 19.03 are generally met, provided the use conditions of Section 7.02.02(d) are met to the Township's satisfaction.
- 2. The applicant must address any concerns provided by the Township Engineer and/or Fire Authority.
- 3. Area B is being proposed to be screened with 8-foot tall Arborvitae; however, the items being proposed to be stored in this area exceed eight feet in height. The Township has the discretion to approve what the applicant is proposing.
- 4. The Commission may allow a cross-access easement width of 40 feet, although the requirement is 66 feet.
- 5. He recommends that the cross-access easement be recorded prior to issuance of the special land use permit.

Commissioner Rauch questioned if the Arborvitae could grow to over 10 feet tall. Mr. Borden agreed that they are fast growing and in a couple of years, they could possibly be sufficient to screen the materials. Mr. Hogan stated the materials they are proposing for the area would be no more than eight feet high. They can amend the document to reflect this.

There was a discussion regarding the condition that the cross-access agreement be recorded prior to the issuance of the Special Land Use Permit. Mr. Simmons has a concern that if the other property owner does not sign it within the required 60 days, they will not be issued their permit. Commissioner Mortensen suggested delaying this item to go before the Township Board to allow more time for the cross-access agreement to be recorded. The petitioner agreed.

Mr. Markstrom stated that his items have been addressed.

The Brighton Area Fire Authority's letter dated October 7, 2019 stated their items have been addressed.

The call to the public was made at 6:59 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Special Use Permit to allow Lowe's to have outdoor storage on their site as depicted in the Site Plan dated September 24, 2019 with the exception of the parking lot coral depicted as Area D and the associated landscaping immediately to the east of this area will be removed. This recommendation is made because the Planning Commission believes Section 19.03 and Section 7.02.02(d) are met and based on the following conditions:

- The recording of the cross access agreement in the southeast corner of the property with the property immediately to the east shall be done prior to issuance of the special land use permit.
- The recording of the utility easement just north of the area known as Area B shall be done prior to issuance of the special land use permit.

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated September 24, 2019 submitted by Lowe's relative to requesting a Special Use Permit for outdoor storage on their site. **The motion carried unanimously**.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Site Plan for Lowe's Outdoor Storage dated September 24, 2019, subject to the following:

- The area shown as Area D and the screening immediately to its east shall be removed from the site plan.
- The Planning Commission agrees that the 8-foot tall Arborvitae will be acceptable to screen Area B and the petitioner has agreed to not store material in excess of 8 feet high.
- The cross access easement of 40-foot wide is acceptable given it is only for one property, for which the easement is required. The easement will be recorded within 60 days of approval of the site plan by the Township Board.
- The utility easement will be extended to the existing water main easement.
- The requirements of the Township Engineer spelled out in their letter dated September 30, 2019 shall be met.
- The requirements of the Brighton Area Fire Authority's letter dated October 7, 2019 shall be met.
- Signage or direction marking on the pavement shall be provided for the pickup area adjacent to Area B.

The motion carried unanimously.

OPEN PUBLIC HEARING # 2... Review of a rezoning application and impact assessment to rezone approximately 46.5 acres from Rural Residential (RR) to Urban Residential (UR) for parcel# 11-05-200-002. The parcel is located at 3850 Golf Club Road on the southwest corner of Golf Club Road and Latson Road. This request is petitioned by Gary R. Boss.

- A. Recommendation of Rezoning Application.
- B. Recommendation of Environmental Impact Assessment. (9-4-19)

Mr. Gary Boss, the property owner, and Steve Morgan, Mr. Boss' representative, were present.

Mr. Morgan provided a review of the proposal. He showed a colored conceptual plan for the development. He noted that the concept plan shown this evening is not a site plan and not a final proposal.

Approximately 15 years ago, Mr. Boss allowed easements through his property when water and sewer were proposed along Latson Road. The arrangement at that time was that Mr. Boss would have access to this water and sewer for development of this property. The property has

Planning Commission Meeting October 15, 2019 Unapproved Minutes

been for sale for over two years and now Mr. Boss has a tentative contract with a developer that is conditioned upon this rezoning. He noted Mr. Boss has installed over two miles of trails and planted trees on his property and has allowed neighbors to use it.

The Urban Residential (UR) zoning that they are requesting is the least dense allowed by the Township for a property that has access to water and sewer. The zoning for the property to the south is four units per acre, and UR zoning allows for only three units per acre. Another adjacent property allows for five units per acre. Ms. VanMarter showed a map outlining how the surrounding properties were developed. Rolling Ridge, directly to the south of Mr. Boss' property was developed at 2.38 units per acre. Mr. Morgan advised that due to setback requirements, easements, open space requirements, wetlands, topography, etc. this property will probably be developed at approximately 1.68 units per acre. He added that the proposed buyer is expecting to use 25 acres of this property for their church to develop the remaining as residential.

Mr. Morgan has spoken to the Livingston County Road Commission and they are not allowing access from Mr. Boss' property onto Latson Road. He noted that the Road Commission hopes to widen Latson Road to five lanes; however, they do not currently have the funding. The Road Commission has approved access onto Golf Club and there would be a secondary access to the south onto Sugarbush Drive.

Commissioner Rickard stated that more dense residential housing, such as duplexes, apartments, etc. could be developed if it will be built only on the remaining acres. She is not comfortable with this. She would feel better if this was a conditional zoning based on a plan.

Chairman Brown stated that water and sewer could be put on a parcel that is zoned less dense than UR. Mr. Morgan agreed.

Commissioner Dhaenens is concerned with where the cars are entering and exiting the development. Commissioner Grajek noted that the plan presented this evening is just conceptual.

Commissioner Grajek stated the church can be developed on this site as it is currently zoned.

Before Mr. Borden began the review of his letter dated October 8, 2019, he noted that the zoning density is based on gross acreage and not usable land.

Mr. Borden noted that for the most part, the concerns noted in his review are related to the concept plan included with the submittal, and not necessarily the rezoning request itself. He does agree that some type of rezoning of this property would be appropriate.

1. The proposed rezoning is generally consistent with the review standards of Article 22; however, he is deferring to the Township Engineer, Utilities Director and Fire Department

for any comments related to infrastructure compatibility or capacity and environmental impacts.

- 2. The request is not consistent with the Future Land Use Map; however, the applicant requests consideration of a change in conditions (availability of public utilities) to mitigate this inconsistency. The availability of water and sewer to this site was not considered when the last Master Plan update was done.
- 3. If the rezoning is granted, the Township should amend the Future Land Use Map accordingly during the next five-year review/update.
- 4. The areas around the subject site have primarily been developed as single family residential at a variety of densities.
- 5. The host of uses permitted in UR are compatible with the site and surrounding area.

Mr. Markstrom reviewed his letter dated September 30, 2019.

He reviewed the available water and sewer for this site and stated an impact study would need to be done to determine if what is being proposed can be serviced by the utilities that are present.

- The concept plan shows two drives coming off Latson Road. This does not match the rezoning application which states that "any future development will require a collector road from Golf Club Road on the north and connect to the existing planned outlet to Sugarbush Drive to the south". The concept plan should be consistent with the rezoning application and impact assessment. The petitioner should provide approval from the Livingston County Road Commission for their proposed access drives. He noted that the Road Commission does not have the funds to widen Latson Road as stated by the petitioner.
- 2. The impact assessment does not address the predicted peak hour trips that are anticipated for the proposed development. A Traffic Impact Assessment or Statement may be necessary for final site plan approval depending on the number of peak hour trips generated by the proposed development or adjacent streets as required in Section 18.10.09 of the Genoa Township Zoning Ordinance.

Commissioner Mortensen does not believe that any development with three units per acre would be able to be developed on this property.

The Brighton Area Fire Authority's letter dated September 16, 2019 addresses their concerns regarding the site and not the concept plan

The call to the public was made at 8:10 pm.

Mr. Tom Reader of 3478 Snowden Lane has a traffic engineer in his office and he spoke to the Road Commission yesterday. Due to the apex on Latson Road, they will not allow an access road. He is concerned with the access and that it could potentially come through their subdivision.

Mr. Steven McKenny, an attorney retained by some residents on Lane Drive, stated that if this is to be rezoned as requested, it will allow for three units per acre, or 72 units. These units could be developed as duplexes, so then that would allow for 144 units on this site. He stated that the agreement that Mr. Morgan referred to regarding the access onto Latson Road is not valid. Rezoning is not to be for the benefit of the developer, but to follow the Master Plan.

Ms. Glynis Bain of 280 Lane Drive stated that her entire neighborhood would be affected by this rezoning. She reviewed the reason for a Master Plan and how this development would be inconsistent with the Township's current plan and is inconsistent with the surrounding properties. She reviewed the aspects of the Township that would be negatively affected by the rezoning,

The pastor of the church that is in a pre-purchase agreement with Mr. Boss understands the concerns of the neighbors. His church has outgrown their existing facility and would like to continue to grow on this property. The church would be on 25 acres and do not envision clear cutting the trees from the property. They do not want to put any traffic through Rolling Ridge. They have plans that will place the road off of Golf Club, between the two wetlands onto the site. They would work with the developer of the residential property next to their church and will not allow duplexes or townhouses. The reason they want to rezone the property is because they need to have a developer that would be interested enough to assist with building the road between the two wetlands.

Mr. Morgan stated that there are a number of people from the church present who are in support of this rezoning.

Don Putkela of 3878 Sugarbush and Bruce Macey of 3366 Snowden represent the HOA. They are not against developing the property, but they want to protect their investment. They would like documentation that the access from onto Sugarbush is allowed. They believe it is a private easement for development by the association or the developer who built their subdivision. They also believe they need to provide approval for any access easements.

Mr. Morgan does not have the documentation; however, it is a public access easement. Mr. Putkela does not have any information that the HOA turned this parcel over to the County as a public road access.

Mr. Paul Rottach of 3897 Sugarbush lives near Lot 162 of the conceptual plan. He noted that the trees would be cut down and the road would be 15 feet from his house. He asked that the Planning Commission make a decision on facts.

Mr. Kurt Heirholzer of 3836 Sugarbush believes that the residents of the proposed subdivision will use Sugarbush. Their home values will go down.

Ms. Jennifer Canfield of 3013 Stillriver Drive lives in the subdivision adjacent to Rolling Ridge. Additional traffic would impact their roads. They are private roads so they have to pay to maintain them. She is also concerned with the drainage that could negatively affect their properties.

Mr. Lance Lockhart of 3441 Woodridge Drive is a member of the church and their plan is very different than what is on the concept plan. He believes that developing their church there would bring positives to the neighborhood.

Mr. Don Farr of 170 Lane Drive expressed his opposition to the rezoning. It does not best serve the residents and the Township. He is concerned with the safety issues of the increased traffic. Their home values will be negatively impacted by this development.

Mr. Mike Siterlet of 3780 Golf Club Road stated his wife's family previously lived on this property. He believes that the Master Plan is to provide guidelines to improve the quality of life of the residents and increasing the density in this area would have a negative and not a positive impact.

Mr. Tom Lemkau of 47 Lane Drive has two acres of land. Developing this property at this density is going to negatively affect his property values. The vehicles on Golf Club drive very fast.

Mr. Paul White of 306 Newberry Lane has been a resident of Genoa Township for 50 years. He has seen the immense changes that have occurred. Progress is not going to be stopped and people are not going to stop moving here. There has to be a compromise that has to be reached.

Mr. Bruce Macey stated that if the church is developed, there will be a parking lot and parking lot lights.

Chairman Brown stated there were approximately 10 people who submitted letters and emails who were not in favor of this rezoning.

The call to the public was closed at 9:00 pm.

Mr. Morgan clarified the issue of duplexes being developed on this property. If all were duplexes there would be half as many buildings and not twice as many. Seventy-two units, whether they were single-family homes or duplex units. Mr. Borden agreed.

He stated that their environmental impact assessment does speak to traffic generated by a church. The Road Commission considers a church to be a minimum traffic generator.

Planning Commission Meeting October 15, 2019 Unapproved Minutes

Chairman Brown asked for a show of hands of audience members who were in support of and against the rezoning. Approximately 70% were against and 30% in favor.

Commissioner Grajek stated that before he votes to approve the request to rezone, he would like to see what is being proposed by the church if they purchase the property.

Commissioner Mortensen stated that would be a conceptual plan. He believes the roads of the Township are insufficient to handle the additional traffic. What would be approved with this rezoning would be three units per acre, which is denser than the adjacent properties and not consistent with the Master Plan. He is not in favor of the rezoning.

Commissioner Dhaenens knows that we all want to see progress. All of our homes were a vacant piece of land at one time; however, skipping zoning classifications to UR does not make sense to him.

Commissioner Rickard agrees with Commissioner Grajek in that she would like to see the plan. She would not approve just a straight rezoning.

Mr. Morgan noted that any proposed development on this property would be required to receive site plan approval by the Township. The reality of the density of this zoning of three units per acre will turn out to really be approximately 1.5 units per acre. He reiterated the agreement and that at the time of the Master Plan updated; neither Mr. Boss nor Township staff provided that information to the Planning Commission.

Chairman Brown read a staff correspondence which states "This is the staff correspondence indicating that the easement agreement approved by the Township Supervisor in 2007 did as compensation provide access to the Township Utility System however it did not 'allow the subject parcel to be developed into a residential community' as suggested. This is included in your packet to clarify that there was never any indication that the easement agreement allowed the property to be developed into a residential community." Ms. VanMarter clarified that the agreement was only to allow free connection to the utility systems if and when this property was developed.

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board denial of the rezoning application for the Boss Property at the corner of Latson and Golf Club Roads due to the following reasons:

- The requested zoning could end up with a higher density than the adjacent neighbors.
- It appears that there is inadequate highway to support such zoning.
- It is inconsistent with the Master Plan.
- Duplexes are inconsistent with the surrounding developments and the Master Plan.

The motion carried unanimously with a roll call vote.

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board denial of the Environmental Impact Assessment dated September 4, 2019 for the Boss Property at the corner of Latson and Golf Club Roads due to the following reasons:

- The requested zoning could end up with a higher density than the adjacent neighbors.
- It appears that there is inadequate highway to support such zoning.
- It is inconsistent with the Master Plan.
- Duplexes are inconsistent with the surrounding developments and the Master Plan.

The motion carried unanimously with a roll call vote.

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter stated there will be a meeting on November 12, 2019, which is a Tuesday due to the Veteran's Day Holiday.

She provided a review of upcoming applications.

Approval of the September 9, 2019 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Grajek, to approve the minutes of the November 9, 2019 Planning Commission Meeting as submitted. The motion carried unanimously.

Member Discussion

Ms. VanMarter noted that ordinance information regarding docks was provided to the Planning Commission in their packet this evening. She reviewed the information and asked the Commissioners to provide any feedback to her. There was a brief discussion regarding the information provided.

Adjournment

Moved by Commissioner Dhaenens, seconded by Commissioner Rickard, to adjourn the meeting at 9:53 pm. The motion carried unanimously.

Respectfully Submitted,

Patty Thomas, Recording Secretary