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PLANNED DEVELOPMENT AGREEMENT

for

LEGACY HILLS

Entered into between:

Charter Township of Genoa, a Michigan Municipal Corporation

and

Pulte Homes of Michigan LLC, a Michigan limited liability company

Dated: November 10, 2026

18 NOV '26 PM 12:00
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LEGACY HILLS PLANNED UNIT DEVELOPMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this 10th day of November 2026 ("Effective Date"), by and between the CHARTER TOWNSHIP OF GENOA ("Township") a Michigan municipal corporation, with offices located at 2911 Dorr Road, Brighton, Michigan 48116, and Pulte Homes of Michigan LLC ("Developer"), a Michigan limited liability company, with offices located at 2800 Livernois Road, Building D, Suite 320, Troy, Michigan 48083.

Project Developer:	Pulte Homes of Michigan LLC, a Michigan limited liability company
Township Planning Director:	Genoa Township Planning Services Amy Ruthig
Project Engineer:	The Umlor Group

RECITALS

A. Developer is, or is under contract to become the owner of certain property more particularly described on **Exhibit A** attached hereto and incorporated herein ("Property"), which is currently zoned AG, Agricultural Zoning District.

B. Developer intends to develop the Property into a single-family site condominium project (the "Project") consisting of fifty-five (55) units ("Units") and consisting of approximately one- hundred-twenty-eight (128) acres.

C. In relation to development of the Project, Developer applied for approval of an amendment to the Township's Zoning Ordinance to amend the Township Zoning Map and rezone the property to Residential Planned Unit Development ("RPUD").

D. In accordance with the PUD zoning requirements as set forth in the Township Zoning Ordinance and Master Plan, the Project will have less than one (1) dwelling unit per net acre, and otherwise comply with required width, lot coverage, and setbacks requirements for RPUD zoning under the Zoning Ordinance, except as set forth in the Schedule of Regulations and Modifications attached as **Exhibit D** to this Agreement (the "Zoning Ordinance").

E. The Project will provide definite benefits to the Township including the preservation of significant natural features and pedestrian connectivity via an internal sidewalk system throughout the Project and an off-site pathway connection to the existing bikepath on Bauer Road.

NOW, THEREFORE, it is hereby agreed as follows:

1. SUMMARY DESCRIPTION OF THE PROJECT

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The Project covers an area comprising approximately one-hundred-twenty-eight (128) acres, located generally at Challis Road and Bauer Road in the Township. Developer is proposing to develop a single family residential condominium project that generally meets the requirements of the Zoning Ordinance and that is consistent with the conditions imposed in the recommendation of approval by the Planning Commission. The proposed use(s) are as follows: Single family residential homes, provided, however, that Developer may erect and maintain model homes on the Property and temporary promotional signage in furtherance of the sales activities of the Developer in relation to the condominium. Notwithstanding anything to the contrary contained elsewhere in this Agreement, until all Units in the entire Project are sold by Developer, Developer shall have the right to maintain a sales office, a business office, a construction office, models units, promotional signage, storage areas and reasonable parking incident to the foregoing, and such access to, from and over the Project as may be reasonable to enable development and sale of Units or the entire Project by the Developer, as permitted by the Zoning Ordinance.

2. ADHERENCE TO REQUIREMENTS FOR DEVELOPMENT

The Property shall be developed and improved in full compliance with the following (collectively referred to as the "Development Documents"):

a. The Township Zoning Ordinance. The Project is being developed in accordance with the provisions of Article 10, Planned Unit Development (PUD), in the form and on the terms existing on the Effective Date, except as otherwise provided in this Agreement (the "Zoning Ordinance") including but not limited all other modifications as set forth on **Exhibit D**, permitting the uses as shown on the Final Conceptual Site Plan for Legacy Hills attached as **Exhibit B**.

b. The "Final Site Plan for "Legacy Hills" was recommended for approval by the Planning Commission on August 11, 2025 and approved by the Township Board on January 20, 2026. The Final PUD Conceptual Plan for "Legacy Hills" prepared by The Umlor Group, Job No. 231213, with revision date of October 17, 2025, attached as **Exhibit B** hereto, and which consists of the following pages:

Sheet no. 1	Cover
Sheet no. 2	Existing Conditions Plan
Sheet no. 3	Tree Survey East
Sheet no. 4	Tree Survey West
Sheet no. 5	Tree Survey North
Sheet no. 6	Overall Site Plan
Sheet no. 7	Site Plan North
Sheet no. 8	Site Plan South
Sheet no. 9	Utility Plan North
Sheet no. 10	Utility Plan South
Sheet no. 11	SESC Plan
Sheet no. 12	Grading Plan North
Sheet no. 13	Grading Plan South

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Sheet no. 14 Legacy Hills Lane STA 0+00 to 14+50 Plan and Profile
Sheet no. 15 Legacy Hills Lane STA 14+50 to 22+50 Plan and Profile
Sheet no. 16 Coleridge Court Plan and Profile
Sheet no. 17 Legacy Ridge Way Plan and Profile
Sheet no. 18 Access and Shared Drive Plan and Profile
Sheet no. 19 Shared Drives Plan and Profile
Sheet no. 20 Intersection & Cul-De-Sac Plan
Sheet no. 21 Storm Design and Tributary Map
Sheet no. 22 Storm Sewer Profiles
Sheet no. 23 Storm Sewer Profiles 2
Sheet no. 24 Storm Sewer Profiles 3
Sheet no. 25 Storm Conveyance Calculations
Sheet no. 26 Stormwater Management Plan
Sheet no. 27 Challis Road Pathway STA 00+00 – 8+50
Sheet no. 28 Challis Road Pathway STA 8+50 – 16+50
Sheet no. 29 Pathway STA 8+50 – 16+50 Cross Sections
Sheet no. 30 Challis Road Pathway STA 16+50 – 22+32
Sheet no. 31 Entrance Detail
Sheet no. 32 Emergency Vehicle Plan
Sheet no. 33 Standard Details
Sheet no. 34 SESC Details

c. Conditions imposed on the Project by the Planning Commission in its recommendation for approval for the PUD Conceptual Development Plan for Legacy Hills on January 13, 2025, and the conditions imposed by the Township Board on the Legacy Hills PUD when it was approved on April 7, 2025, which may include the conditions recommended by the Township's Planning Consultant, staff, counsel, and Engineer, and any other reasonable conditions which may be subsequently imposed by the Township Board with respect to the Legacy Hills PUD approval, and the Planning Commission as part of the Final Conceptual Development Plan approval with respect to the Site Plan or other required approvals, all of which are set forth in **Exhibit C** attached hereto:

d. This Agreement and any conditions imposed herein.

e. Any and all conditions of the Final PUD Conceptual Development Plan Approval recommended by the Planning Commission and adopted by the Township Board pertaining to the Project are reflected in the official minutes of such meetings. The Conceptual Development Plan for Legacy Hills is attached as **Exhibit B** to this Agreement (together the official minutes described in this Section, conditions imposed in Section 2(c) above, and the Conceptual Development Plan for Legacy Hills shall be referred to as the "Final Conceptual Site Plan"). The Final Conceptual Site Plan shall be designed in conformance with the requirements of this Agreement. The Final Conceptual Development Plan for Legacy Hills is attached as Exhibit B to this Agreement.

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f. Conditions of approval of the Genoa Township Engineering Design Standards and any other reasonable conditions which might be required by the Township Engineer.

Furthermore, all development and improvement of the Property by Developer and all use of the Property shall be subject to and in accordance with all applicable Township Ordinances, and shall also be subject to and in accordance with all other approvals and permits required under applicable Township Ordinances, the Development Documents and state laws for the respective components of the Project. To the extent that there are conflicts or discrepancies between respective provisions of the Development Documents, or between provisions of the Development Documents and Township Ordinances, this Agreement shall control. In the event the PUD Agreement is silent on matters otherwise covered by the PUD, Final Conceptual Development Plan or Township Ordinances and regulations, the PUD and Final Conceptual Development Plan shall control.

All future owner(s) of the Property shall be bound by the terms of this Agreement and the Developer's authority and responsibilities stated herein. It shall be the responsibility of the Developer to transmit notice to all future owner(s) of the Property of the requirements contained within this Agreement. The Township shall require that all developers, present or future, of any portion of the PUD, and their respective successors in title, comply with the Township Ordinances and the Development Documents.

3. ADHERENCE TO ORDINANCES

Developer shall comply with all applicable Township ordinances, including the Zoning Ordinance, Condominium Ordinance, and/or the Subdivision Control Ordinance, in effect at the Effective Date of this Agreement, except where modified by this Agreement. Future phases, if applicable of development shall comply with the Zoning Ordinance of the Township in effect at the Effective Date of this Agreement, except where modified by this Agreement, including, but not limited to, the following dimensional deviations:

DIMENSIONAL DEVIATIONS

DESRIPTION	REQUIRED	PUD PROVIDED
AREA FOR SEPTIC & WELL	43,560 S.F.	32,670 S.F.
CUL-DE-SAC LENGTH	1,000 FT.	1,020 FT.
WETLAND SETBACK	50 FT.	50 FT.*
MINIMUM LOT AREA-LDR	43,560 S.F.	32,670 S.F.
MINIMUM LOT WIDTH-LDR	150 FT.	115 FT.
MINIMUM SIDE YARD-LDR	30 FT.	20 FT.
SIDE YARD TOTAL-LDR	60 FT.	50 FT.

* except where there is approved wetland impact, in those cases the proposed wetland buffer is less than 50 FT. as noted on the construction documents.

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Developer acknowledges that certain provisions of this Agreement may exceed the requirements of the Zoning Ordinance, and the Township acknowledges that items shown in the Final Conceptual Site Plan may be less than the requirements of the Zoning Ordinance. Developer shall fully comply with all engineering and other local, state and federal codes and regulations in effect at the time of this Agreement, except as and to the extent superseded or otherwise covered in this Agreement and the Final Conceptual Site Plan. The Final Conceptual Development Plan for Legacy Hills is attached as Exhibit B and minutes of the Planning Commission and Township Board meetings are attached as Exhibit E.

4. PERMITS AND AUTHORIZATIONS

The Township shall grant to Developer and its contractors and subcontractors all Township permits and authorizations necessary to develop and improve the Property in accordance with the Final Conceptual Site Plan, provided the Developer has first made all requisite applications for permits, complied with the requirements for said permits, and paid all required fees. Any applications for permits from the Township will be processed in the customary manner. The Township will cooperate with Developer in connection with Developer's applications for any necessary county, state, federal or utility company approvals, permits or authorizations to the extent that such applications and/or discussions are consistent with the Final Conceptual Site Plan, and this Agreement.

5. EXPIRATION AND PHASING

A. EXPIRATION

Developer shall commence construction of the Improvements (defined below) within thirty-six (36) months from the later of (i) the Effective Date of this Agreement, or (ii) issuance of Final Site Plan approval by the Township (the "Expiration Date").

The Developer has a right to request an extension for commencement of the Improvements for good cause from the Township Board not less than 90 days prior to the Expiration Date of this Agreement.

B. PHASING

Once construction has commenced on the Project as set forth in Section 5A, the Developer will be deemed to have obtained vested rights to complete construction of the planned development.

The Project is planned as a one phase development, which shall include the associated infrastructure improvements within, or necessary to serve, the phase.

Construction is scheduled to commence upon final PUD and final site plan approval and receipt by Developer of all permits from outside agencies necessary to permit construction and satisfaction of the conditions established by the Planning Commission during PUD and site plan approvals, as well as any additional conditions which may be imposed during Final PUD and

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Final Conceptual Site Plan review and approvals prior to the issuance of any permits by the Township.

Upon completion of the Project, it shall be capable of standing on its own in terms of the presence of services, facilities and infrastructure to serve the Project, and open space to be located within the Project, and shall contain the necessary components to insure the protection of natural resources, and the health, safety and welfare of the users of the Project and the residents of the surrounding area. For purposes of this section, "infrastructure" shall mean the Improvements to serve the Project as set forth in the Final Conceptual Site Plan.

6. ROADS, DRIVES AND PARKING LOTS

a. All roads for the Project, shall be designed, situated and constructed in accordance with the Township Engineering approvals and applicable Township Ordinances, the Development Documents, the Final Conceptual Site Plan. The roads in the Project will be private roads.

b. Except as may result from the unavailability of asphalt due to winter weather conditions, all roads and drives depicted on the Final Conceptual Site Plan, and which are necessary to serve any component of the Project then under construction shall be completed and approved (except top coat) prior to issuance of a final Certificate of Occupancy for any building or structure to be served thereby within the component of the Project. In the event that Developer fails to complete the roads, drives and parking lots by the time required by this Agreement, the Township may, at its option, after first giving written notice to Developer of the deficiency and an opportunity to cure the same in the manner and within the time for cure provided in Section 10 below, elect to pursue its remedies as set forth in Section 16. However, in the event the Livingston County Building Department elects to issue building permits, the paving of all areas referenced in this paragraph shall be completed and approved (excluding top coat) prior to issuance of a final Certificate of Occupancy. An extension of the time required to complete the paving of all areas may be granted by the Township administration, in its sole discretion, in the event of circumstances beyond the control of Developer, such as but not limited to adverse weather conditions.

c. The Township agrees to the proposed road hierarchy, geometrics, utility locations and amended rights-of-way as depicted on the Final Conceptual Site Plan.

c. No building or land use permits shall be issued for a construction phase or, if none, the Project, until the infrastructure to serve such construction phase is installed. This shall include, at a minimum, internal roads (except top coat), and storm water drainage and detention. Developer shall be entitled to the issuance of land use permits for model homes and Units for sale, provided that (i) all underground utilities for each respective construction phase wherein such model home or Unit is located are complete; and (ii) the access and service roads serving such model home or Unit are complete (except for topcoat).

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d. Developer shall not use the emergency access entrance as shown on the Site Plan for construction vehicles and traffic. All construction traffic must use the primary site entrance at all times.

7. LANDSCAPING, LIGHTING, AND ARCHITECTURAL STANDARDS

Developer shall construct the Project in full compliance with the Development Documents, which shall govern the landscaping, lighting, signs, architectural and other standards applicable to the Project.

8. STORM WATER DETENTION/RETENTION SYSTEM

Developer, at its sole expense, shall construct and maintain storm water detention/retention system ("System") (except to the extent that the System is accepted by Livingston County Drain Commissioner under a so-called 433 Agreement pursuant to Section 433 of Act No. 40 of the Public Acts of 1956, the Township will not require further maintenance), which System may include both on-site and off-site improvements, in accordance with the Development Documents, the Final Conceptual Site Plan, and all applicable ordinances, laws, codes, standards and regulations. The System shall be constructed and made to operate using best management practices. At a minimum, the System shall be designed in accordance with Livingston County standards. The System shall provide storm water detention/retention for all the Property.

9. OPEN SPACE AND NATURAL FEATURES

Developer shall dedicate a minimum of 50%, or such other amount as agreed upon by the Township and Developer, of the Property as "Open Space Area." The Open Space Areas shall be designed and landscaped to create natural vegetated areas that add to the overall aesthetics of the Project. For the purpose of insuring long term preservation of Open Space Areas and natural features within the Project, all Open Space Areas and storm water drainage and detention areas and facilities, including, but not limited to, any tree save areas, wetlands and preserved woodlands as identified in the Final Conceptual Site Plan, shall be perpetually preserved as unimproved areas (other than Project Improvements installed in accordance with the Final Conceptual Site Plan) by way of provisions contained in the master deed ("Master Deed") recorded to establish the Project as a Condominium under the Michigan Condominium Act, Act 59 of 1978 (the "Act"), and in accordance with Township and EGLE requirements as to any wetlands regulated by the Township EGLE and the terms of any conservation easements granted to the EGLE. A portion of the Open Space Areas shall be subject to the terms and conditions of an Open Space Conservation Easement to be recorded in the Livingston County Records and which states that the Developer and Co-Owner shall be prohibited from altering certain areas located within the Open Space Areas, including, but not limited to, the wetlands or certain tree save areas and wetlands contained in the condominium ("Open Space Conservation Areas"), including, but not limited to, the 50-foot natural features buffer. The Master Deed will address measures to minimize the impacts of lawn fertilizers on wetlands located within the Open Space Conservation Areas. Further, this Agreement and the Condominium Documents shall contain

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provisions prohibiting the cutting or pruning of oak trees by the Developer, Association and/or co-owners of Units, as applicable, during the active growing season (April 15 through July 15) in order to mitigate the spread of "oak wilt." Demarcation signs will be added in the portions of the Open Space Conservation Areas located in the general common elements of the Condominium to ensure that there is no encroachment into the 50-foot natural features buffer. Developer shall install signage along the perimeter of the wetlands and Open Space Conservation Areas contained in the general common elements, as necessary, to demarcate such areas and prohibit use of the wetlands and Open Space Conservation Areas except as set forth herein and in connection with development of the Condominium.

Notwithstanding anything contained herein to the contrary, in addition to the Open Space Conservation Areas shown on the Final Conceptual Site Plan, there is a 100 foot (100') perimeter landscape buffer area generally located along the rear of Units 1-9 and 32-45, and generally located along the boundary of Condominium to act as a buffer between the Condominium and neighboring residential communities and public roads. The Condominium Documents shall provide that each future co-owner of a unit in the condominium shall preserve and maintain the portion of the perimeter landscape buffer area located on their respective unit, which such maintenance may include typical landscaping, manicuring, mowing, the planting of trees and vegetation, trimming and clean-up. To the extent there are any regulated woodlands, wetlands or Open Space Conservation Areas located within the landscape buffer area, such areas shall be preserved in their natural states by each respective Co-Owner. No permanent structures may be placed in the perimeter landscape buffer areas. Except for the improvements as depicted in the condominium subdivision plan and approved as part of Final Conceptual Plan approval, there shall be no permanent above ground improvements (except landscaping, planting and vegetation) located within the perimeter landscape buffer area.

To the extent that a future co-owner of a unit in the Condominium violates the terms of this Section 9 by removing, trimming or damaging the vegetation and/or tree(s) to be preserved from the regulated Open Space Conservation Areas shown on the Final Conceptual Site Plan or existing natural features buffer areas of the Condominium, without the prior written approval of the Township, such co-owner will be in violation of this Agreement and the Master Deed and will be subject to the provisions of the Zoning Ordinance, including the assessment of penalties and fines as set forth therein. The Master Deed, Condominium Documents and sales disclosure documents for the Condominium shall provide that any co-owner found to be in violation of this Section 9 shall be subject to the penalties as set forth in the Bylaws of the Condominium in addition to the remedies set forth in the Zoning Ordinance. Further, any co-owner that violates the terms of this Section 9 more than one time shall be subject to additional penalties beyond those contained the Zoning Ordinance as determined by the Code Officer.

Additionally, in the event that the Developer violates the terms of this Section 9 and/or removes or damages any trees indicated for preservation on the Final Conceptual Site Plan, Developer shall be subject to a Five Thousand Dollar ($5,000) fine from the Township and shall immediately install replacement tree(s) for the tree(s) impacted by Developer on a 2:1 ratio per caliper inch DBH (diameter at breast height), weather permitting. The Master Deed and Bylaws shall contain language providing notice of this Section, including language regarding penalties for the Developer and Co-Owners found to be in violation of this Section.

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10. MAINTENANCE OBLIGATIONS

Provision for the continued maintenance of all roads, drives, parking lots, sidewalks, parks, open spaces, natural features, landscape materials, lighting, utility improvements and other improvements as described in the Final Conceptual Site Plan (all collectively "Improvements") are of major importance to the continued success of the Project. To ensure the proper installation and continued repair/maintenance of the Improvements, the following standards are imposed, which shall be incorporated into all contract documents relative to the Project, including, but not limited to, the Master Deed as provided below:

a. Developer Obligation to Construct and Repair/Maintain Improvements for the Project.

Developer shall be responsible for the construction of all Improvements as shown on the Final Conceptual Site Plan in the Project, including the installation of Utility Improvements, at no cost to the Township.

b. Maintenance Obligations

An association shall be established by Developer for maintenance of the common areas after the completion of the Project to control and be responsible for the repair/maintenance of the Improvements for the Project, at no cost to the Township, and to levy and collect assessments as necessary to pay the cost of such repair/maintenance. For purposes of this Agreement, the term "Association" shall refer to the association which will be created at a point designated by Developer in the Master Deed, or other similar documents to administer and operate the condominium for the Project established under the Act.

c. Additional Obligations

i. Except as provided in herein, Developer shall be responsible for the repair/maintenance of the all Improvements (except to the extent of dedication to the Township or County) within the Project, at no cost to the Township, until such time as the Association is formed and the appropriate Master Deed has been recorded, which sets forth the rights, powers, privileges, responsibilities and duties so assigned and conveyed, and which makes the Association responsible for the repair/maintenance of the Improvements, except to the extent that such Improvements have been dedicated to the public. At that time the Association shall become responsible for the same and Developer shall no longer be so responsible.

ii. The Improvements as constructed shall not be altered in any material way. The repair and maintenance of the Improvements shall not be deemed a material alteration.

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iii. Easements for the benefit of the Developer for repair/maintenance of the Improvements are acknowledged and reserved as shown in the approved final engineering plan. No structure, landscaping, planting, fill or other material shall be placed which may interfere with, impede, obstruct or change the direction of the water flow within the easements for the System, Project drainage areas, and utility easement areas, or which otherwise interferes with the use and maintenance of the Improvements. The repair/maintenance of all of the aforementioned easement areas shall be the responsibility of and enforced by Developer until the Transitional Control Date as defined in the Act, at which time the Association shall be responsible for the same and the Developer shall no longer be so responsible.

iv. In the event the Township determines that the Improvements are not being properly repaired/maintained, the Township shall serve written notice upon the Developer and/or the Associations, as appropriate, setting forth the manner in which they have failed to repair/maintain the Improvements, in reasonable condition and order. Written notice required in this Agreement may be provided by mail, or by electronic means or facsimile with a hard copy by mail. The notice shall include a demand that deficiencies in the repair/maintenance, in no event less than thirty (30) days (the "Improvement Notice and Cure Period").

11. CONDOMINIUM DOCUMENTS

The developer shall submit to the Township a proposed Master Deed and Bylaws, including the Exhibit B condominium plan (collectively the "Condominium Documents"), for the Project. The proposed documents shall be subject to review and approval by the Township Attorney and Township staff prior to recording. The Condominium Documents shall be fully executed and recorded prior to the issuance of any certificate of occupancy by the Township. As part of the Condominium Documents, there shall be provisions obligating Developer or the Association, if after the Transitional Control Date, to maintain and preserve all the Improvements, the private roads, drives, entranceways, parking, walkways, screening walls, landscaping, lighting, signage, greenbelts, open areas, pedestrian walkways and open area amenities, setbacks, the System and related easements and any other private common elements and Improvements described in the Final Conceptual Site Plan in good working order and appearance at all times and in accordance with the Development Documents and Section 11 of this Agreement. The Condominium Documents shall also contain reference to the actions which may be taken by the Township pursuant to Section 16 in the event that the Improvements are not preserved, maintained or repaired. Additionally, the Condominium Documents shall identify and make reference to the Development Documents and the regulations of the Property therein, including a reference to this Agreement.

The Condominium Documents shall contain provisions providing for the continued maintenance/repair of the Improvements, at no cost to the Township, and provisions requiring the levying and collection of assessments as necessary to pay the cost of such repair/maintenance and to ensure the ability to pay the cost of future repairs and maintenance of the Improvements.

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Developer shall install a landscape buffer along the rear boundary lines of Units 29 and 30. The Condominium Documents shall contain language providing for the long-term maintenance and preservation of the landscape buffers. Further, the Condominium Documents shall provide that Developer shall not be permitted to enter into purchase agreements and/or preliminary reservation agreements for the sale of Units 29 and 30 until the residence to be located on Unit 31 is constructed.

The Condominium Documents shall contain provisions prohibiting the use of fertilizers containing phosphorus by co-owners of Units and providing that the Township may regulate the type of fertilizers that may be used on a Unit and providing that overnight parking is prohibited on any shared drive located in the Condominium.

Water softener discharge shall not be discharged into the drainage system or wetlands. To the extent future co-owners of the Units desire to install a water softener system on their individual Unit, the Condominium Documents shall prohibit water softener discharge into the drainage system or direct discharge into the wetlands and shall require that each co-owner desiring to install a water softener system install a dry-well system to accommodate all water softener discharge. Such dry-well systems shall be maintained, repaired and replaced by the individual co-owners. Notwithstanding anything contained herein to the contrary, Units 12 through 17, inclusive must have a dry-well installed prior to issuance of a certificate of occupancy.

In its customary sales disclosure documents and Condominium Documents, Developer shall provide prospective purchasers of Units in the Condominium with notice regarding the potential existence of radon in all residential developments and referring prospective purchasers to investigate the risks associated with radon exposure and the methods available to detect, measure and mitigate radon exposure. Prior to closing on a unit, to the extent that radon is found to exist within a residential structure beyond acceptable levels (as defined by the United States Environmental Protection Agency), Developer will offer a credit to prospective purchasers in the amount of $500 to install a radon mitigation system.

12. OMIT.

13. OMIT.

14. REIMBURSABLE COSTS

a. The Developer shall reimburse the Township for the following costs:

i. All reasonable planning, engineering, legal and any consultant fees incurred in connection with the review and approval of the Project, in accordance with the Township's Planning and Engineering Services Fee Schedules.

ii. All reasonable planning, engineering, legal and any consultant fees, along with applicable permit and inspection fees, which may be incurred throughout the construction of the Project as a result of any required inspections or actions taken to ensure compliance with the Development Documents.

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b. In addition, Developer shall be responsible for all costs associated with the submission to the Township and consideration of all plans and documents associated with the Project, including, but not limited to, site plans, landscaping plans, engineering plans, as-built plans, permits, inspections, etc. Further, Developer shall be responsible for all costs related to variance requests, special use requests, and review and approval of any other agreements associated with the Project, including but not limited to, the Condominium Documents, petitions for any special assessments district, and other similar documents, plans and costs.

15. OMIT.

16. ENFORCEMENT AND REMEDIES

In the event there is a failure to timely perform any obligation or undertaking required by this Agreement, the Township shall serve written notice upon the Developer setting forth such deficiency and a demand that the deficiency be cured within thirty (30) days following the notice (with the exception of a deficiency determined by the Township to constitute an impending and immediate danger to the health safety, and welfare of the public). If the deficiency set forth in the notice is not cured within said thirty (30) day period, the Township may pursue any and all remedies available to it under the Zoning Ordinance or applicable law.

17. DEVELOPER ACKNOWLEDGMENT

By execution of this Agreement, Developer agrees that the conditions contained herein are fair, reasonable and equitable requirements and conditions; agrees that this Agreement does not constitute a taking of property for any purpose or a violation of any constitutional rights; and agrees to be bound by each and every provision of this Agreement. Furthermore, it is agreed that the Improvements and undertakings described herein are necessary and roughly proportional to the burden imposed, and are necessary in order to ensure that public services and facilities will be capable of accommodating the Project, and the increased service and facility loads caused by the Project; to protect the natural environment and conserve natural resources; to ensure compatibility with adjacent uses of land; to promote use of the Property in a socially and economically desirable manner; and to achieve other legitimate objectives authorized by law. It is further agreed and acknowledged that all the required Improvements, both on-site and off-site, are clearly related to the burdens to be created by the Project, and all such improvements are clearly and substantially related to the Township's legitimate interests in protecting the public health, safety and welfare.

18. MISCELLANEOUS

a. Binding Effect

This Agreement shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns, including the condominium association established to operate and manage the affairs of the Condominium

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("Association"). The Condominium Documents shall include a provision stating that the Association shall be bound by the terms and conditions of this Agreement and that any amendment to the Condominium Documents which impacts the Township's rights under such provision as it relates to this Agreement must be reviewed by the Township. The rights and obligations contained in this Agreement shall run with the Property. Developer shall be required, at its sole cost, to record this Agreement within thirty (30) days of execution with the Livingston County Register of Deeds, and provide a recorded copy to the Township as soon as a recorded copy is returned to Developer by the Livingston County Register of Deeds. Once Developer, or its successors or its assigns has completed the Project Improvements and turned over the Property to the Association, Developer shall have no further obligation or liability under this Agreement with respect to the obligations or liability first arising under this Agreement after the effective date of such assignment.

b. Authority

This Agreement has been duly authorized by Developer and the Township, through the approval of the Township Board at a meeting in accordance with the laws of the State of Michigan and the Ordinances of the Township. By the execution of this Agreement, the parties each warrant that they have the authority to execute this Agreement and bind the Property in its respective entities to its terms and conditions.

c. Final Conceptual Site Plan Approval

Developer acknowledges that, at the time of the execution of this Agreement, Developer has received Final Conceptual Site Plan approval, but not Final Site Plan approval and condominium approval, as required. Developer acknowledges that the Planning Commission may impose additional conditions other than those contained in this Agreement during site plan review and approval so long as those conditions are consistent with the approvals previously given and the intent of this Agreement. Developer agrees that any additional conditions which may be attached to the final approval by the Planning Commission shall be incorporated into and made a part of this Agreement, and shall be enforceable against Developer, in the event Developer proceeds with the Project and executes this Agreement. To the extent that Developer requires minor modifications to the PUD Documents, the Township Zoning Administrator shall be permitted to approve such minor modifications administratively in accordance with the Zoning Ordinance. Minor modifications may include without limitations: (a) a reduction in the size of any building; (b) an increase in the size of any building, provided that the size of other buildings is decreased so that all buildings within the Project do not exceed the density limitation set forth in this Agreement; (c) landscaping materials identified in the attached plan may be replaced by similar types of landscaping materials of better or like quality; (d) changes in floor plans and elevations which do not alter the character of the use; (e) correcting non-material errors; (f) changes requested by the Township, County, or State for safety reasons

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and (g) those matters defined as Minor changes in Section 10.11.03 of the Zoning Ordinance.

d. Other Governmental Approvals

It is understood that construction of some of the Improvements included in the Project may require the approval of other governmental agencies.

e. Amendment

This Agreement may only be amended pursuant to an instrument executed by the Township and the Developer, or their successors and assigns, after mutual consent of the parties.

f. Partial Invalidity

Invalidation of any of the provisions contained in this Agreement, or of the application thereof to any person by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person and the same shall remain in full force and effect.

g. No Partnership

None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between Developer and the Township.

h. Incorporation of Documents

The recitals contained in this Agreement, the introductory paragraph, and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement.

i. Cooperation

In the event that any third-party brings an action against either party regarding the validity or operation of this Agreement, the parties shall cooperate with the other in good faith in any such litigation.

j. Integration Clause

This Agreement is intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the

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parties required herein, other than additional conditions which may be attached to Final Conceptual Site Plan approval by the Planning Commission as stated in subsection (c) above.

k. No Third-Party Relationship

The parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives which would form the basis for interpretation construing a different intent and in any event expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.

l. Agreement Jointly Drafted

This Agreement represents the product of joint efforts and mutual understanding of Developer and the Township, and should be construed accordingly. Each party has had the opportunity to have this Agreement reviewed by legal counsel.

m. Governing Law

This Agreement shall be interpreted and construed in accordance with the laws of the State of Michigan, and shall be subject to enforcement only in Michigan courts. The parties agree that this Agreement is consistent with the intent and provisions of the Michigan and U.S. constitutions and applicable law.

n. Survival of Terms.

Any easement rights conveyed in this Agreement along with the following provisions will survive the expiration of this Agreement, along with any and all approvals related to deviations and modifications from the Zoning Ordinance as set forth herein so that any improvements constructed by Developer in accordance with the Development Documents and this Agreement shall be deemed to be in accordance with the Zoning Ordinance and any future zoning ordinances, including upon expiration of this Agreement.

o. Signed Counterparts.

This Agreement may be executed in one or more counterparts by the different parties in separate counterparts, each of which, when executed, shall be deemed to be an original but all of which, when taken together, shall constitute one and the same Agreement. This Agreement may be transmitted by facsimile or electronic mail, and said facsimile or electronic signature shall be deemed as an original.

p. Easements.

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Any easements granted or conveyed in this Agreement are non-exclusive easements.

q. **Notice.**

Unless later information is provided, notices under this Agreement will be provided to:

To Developer:

Pulte Homes of Michigan LLC
Attn: Joe Skore
2800 Livernois Road, Building D, Suite 320, Troy, Michigan 48083
Joe.skore@pultegroup.com

With a required copy to:

Alexandra E. Dieck
Bodman PLC
201 S. Division Street, Suite 400
Ann Arbor, Michigan 48104
adieck@bodmanlaw.com

To the Township:

Charter Township of Genoa
Attention: _____
2911 Dorr Road
Brighton, MI 48116
Phone: _____
Fax: _____
Email to _____
With a copy to the Township Attorney at the same address.

r. **Zoning Ordinance.**

All references in this Agreement to Zoning Ordinance or any Township ordinance and code shall be deemed to refer to the Township zoning ordinances and code in effect as of the Effective Date, subject to any deviation or waiver in respect thereof set forth in this Agreement, or any other provision hereof.

[remainder of page intentionally left blank]

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IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the day and year recited above.

CHARTER TOWNSHIP OF GENOA
a Michigan municipal corporation

By: Kevin Spicher
Its: Supervisor

By: Rick Soucy
Its: CLERK

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss
COUNTY OF)

The foregoing Agreement was acknowledged before me by Kevin Spicher, the duly elected Supervisor, and Rick Soucy the duly elected Clerk of the Charter Township of Genoa, on the 10th day of November, 2026.

Kathleen R Murphy, Notary Public
Livingston County, Michigan
My Commission Expires: June 30, 2028
Acting in Livingston County

KATHLEEN R. MURPHY
Notary Public, Livingston County, MI
My Commission Expires June 30, 2028

[signatures continued on following page]

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PULTE HOMES OF MICHIGAN LLC, a Michigan limited liability company

By: Joe Skore
Its: Vice President of Land Acquisition

ACKNOWLEDGEMENT

STATE OF)
) ss
COUNTY OF)

The foregoing Agreement was acknowledged before me by Joe Skore, the Vice President of Land Acquisition of Pulte Homes of Michigan LLC, a Michigan limited liability company on the 2 day of March, 2026.

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

KAREN BROWN
Notary Public - State of Michigan
County of Oakland
My Commission Expires Aug 21, 2026
Acting in the County of Oakland

Drafted by Alexandra E. Dieck
201 S. Division Street, Suite 400
Ann Arbor, Michigan 48104

Return Address: Genoa Township Hall
2911 Dorr Road Brighton, MI
48116

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Table of Exhibits

Exhibit A: Property Legal Description.

Exhibit B: Final Conceptual Development Plan for Legacy Hills.

Exhibit C: Conditions of Approval

Exhibit D: Schedule of Regulations and Modifications

Exhibit E: Planning Commission and Township Board Minutes.

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Exhibit A

Legal Description

THE LAND IS DESCRIBED AS FOLLOWS: SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN

PART OF THE SOUTH 1/2 OF SECTION 23, TOWN 2 NORTH, RANGE 5 EAST, TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 86 DEGREES 31 MINUTES 37 SECONDS WEST 1875.41 FEET ALONG THE SOUTH LINE OF SAID SECTION 23; THENCE ALONG THE BOUNDARY OF "MOUNTAIN VIEW PARK" LIVINGSTON COUNTY RECORDS LIBER 15, PAGE 38 THE FOLLOWING 8 CALLS (1) NORTH 3 DEGREES 25 MINUTES 33 SECONDS WEST 917.59 FEET; THENCE (2) NORTH 55 DEGREES 22 MINUTES 10 SECONDS WEST 814.43 FEET; THENCE (3) SOUTH 65 DEGREES 35 MINUTES 06 SECONDS WEST 478.31 FEET; THENCE (4) SOUTH 27 DEGREES 29 MINUTES 25 SECONDS WEST 312.10 FEET; THENCE (5) SOUTH 89 DEGREES 18 MINUTES 07 SECONDS WEST 118.40 FEET; THENCE (6) SOUTH 40 DEGREES 51 MINUTES 22 SECONDS WEST 158.27 FEET; THENCE (7) NORTH 48 DEGREES 54 MINUTES 49 SECONDS WEST 150.12 FEET; THENCE (8) SOUTH 65 DEGREES 58 MINUTES 43 SECONDS WEST 554.16 FEET; THENCE NORTH 02 DEGREES 29 MINUTES 36 SECONDS WEST 1927.53 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 23; THENCE NORTH 87 DEGREES 38 MINUTES 00 SECONDS EAST 1330.85 FEET ALONG SAID 1/4 LINE TO THE CENTER OF SECTION 23; THENCE CONTINUING ALONG SAID 1/4 LINE NORTH 86 DEGREES 29 MINUTES 04 SECONDS EAST 47.54 FEET TO A POINT ON THE THE SOUTHERLY RIGHT OF WAY LINE OF THE C & O RAILWAY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING 5 CALLS, (1) SOUTH 51 DEGREES 13 MINUTES 34 SECONDS EAST 822.86 FEET TO THE P.C. OF A CURVE; THENCE (2) SOUTHEASTERLY 1253.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 14 MINUTES 27 SECONDS, A RADIUS OF 11,509.16 FEET AND A LONG CHORD BEARING SOUTH 54 DEGREES 22 MINUTES 17 SECONDS EAST 1253.00 FEET; THENCE (3) SOUTH 86 DEGREES 34 MINUTES 24 SECONDS WEST 84.71 FEET TO THE P.C. OF A CURVE; THENCE (4) SOUTHEASTERLY 11,559.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 21 MINUTES 55 SECONDS, A RADIUS OF 11,599.16 FEET AND A LONG CHORD BEARING SOUTH 59 DEGREES 20 MINUTES 42 SECONDS EAST 880.44 FEET; THENCE (5) SOUTH 61 DEGREES 28 MINUTES 37 SECONDS EAST 413.07 FEET TO A POINT ON THE CENTERLINE OF BAUER ROAD, ALSO BEING THE EAST LINE OF SAID SECTION 23; THENCE SOUTH 02 DEGREES 36 MINUTES 43 SECONDS EAST 630.32 FEET ALONG SAID CENTERLINE OF BAUER ROAD TO THE POINT OF BEGINNING. CONTAINING 127.57 ACRES, MORE OR LESS. SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

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Exhibit B

Final Conceptual Development Plan for Legacy Hills

[Following]

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FINAL R.P.U.D. SITE PLAN
LEGACY HILLS

SECTION 23, TOWN 2 NORTH, RANGE 5 EAST
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

ENGINEER/SURVEYOR

UMLOR GROUP
19287 WEST ROAD WIXOM, MI 48393
TEL 248.773.7656 - FAX 866.690.4307

UMLOR GROUP
49287 WEST ROAD
WIXOM, MI 48393
FAX: (866) 690-4307
WEB: www.umlorgroup.com

WES LEE UMLOR, P.E., P.S.
PHONE: (248) 773-7656
EMAIL: wumlor@umlorgroup.com

DEVELOPER/APPLICANT

PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD
BLDG 9, SUITE 320
TROY, MI 48083
PHONE: (248) 647-2750

PROPERTY OWNERS

ASA GENOA, LLC
31550 NORTHWESTERN HWY, SUITE 220
FARMINGTON HILLS, MI 48334

EISENBERG BRIGHTON GENOA, LLC
(F/K/A EISENBERG GENOA, LLC)
37000 GRAND RIVER AVE, SUITE 340
FARMINGTON HILLS, MI 48335

THE AREFIVE FAMILY LIMITED PARTNERSHIP
6505 LEGACY WOODS TRAIL
WEST BLOOMFIELD, MI 48322

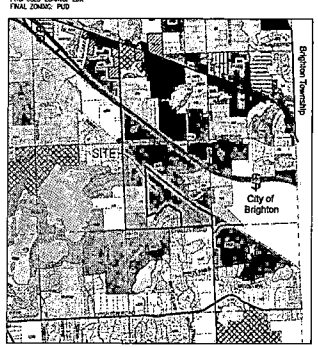
PARCEL TAX IDS

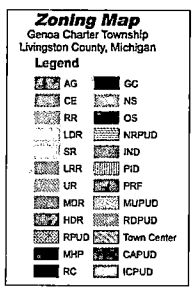
4711-23-300-003
4711-23-400-001
4711-23-400-007
4711-23-400-008

PARCEL ADDRESS: VACANT CHALLIS ROAD

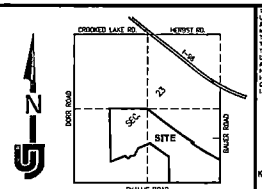
GENOA TOWNSHIP ZONING MAP & LEGEND

EXISTING ZONING: AG
PROPOSED ZONING: LDR
FINAL ZONING: PUD









VICINITY MAP
SEC. 23, T. 2 N., R. 5 E.
1" = 2000' ±

SHEET INDEX

1	COVER
2	EXISTING CONDITIONS PLAN
3	TREE SURVEY EAST
4	TREE SURVEY WEST
5	TREE SURVEY NORTH
6	OVERALL SITE PLAN
7	SITE PLAN NORTH
8	SITE PLAN SOUTH
9	UTILITY PLAN NORTH
10	UTILITY PLAN SOUTH
11	SESC PLAN
12	GRADING PLAN NORTH
13	GRADING PLAN SOUTH
14	LEGACY HILLS LANE STA 0+00 TO 14+50 PLAN AND PROFILE
15	LEGACY HILLS LANE STA 14+50 TO 22+50 PLAN AND PROFILE
16	COLERIDGE COURT PLAN AND PROFILE
17	LEGACY RIDGE WAY PLAN AND PROFILE
18	ACCESS AND SHARED DRIVE PLAN AND PROFILE
19	SHARED DRIVES PLAN AND PROFILE
20	INTERSECTION & CUL-DE-SAC PLAN
21	STORM DESIGN AND TRIBUTARY MAP
22	STORM SEWER PROFILES
23	STORM SEWER PROFILES 2
24	STORM SEWER PROFILES 3
25	STORM CONVEYANCE CALCULATIONS
26	STORMWATER MANAGEMENT PLAN
27	CHALLIS ROAD PATHWAY STA 00+00 - 8+50
28	CHALLIS ROAD PATHWAY STA 8+50 - 16+50
29	PATHWAY STA 8+50 - 16+50 CROSS SECTIONS
30	CHALLIS ROAD PATHWAY STA 16+50 - 22+32
31	ENTRANCE DETAIL
32	EMERGENCY VEHICLE PLAN
33	STANDARD DETAILS
34	SESC DETAILS

REFERENCE

SESC OPEN WATERS DELINEATION MAP
LANDSCAPE PLAN
ARCHITECTURAL DRAWINGS

SEPTIC & WELL NOTE:

ONSITE SEPTIC AND INDIVIDUAL WELLS ARE PROPOSED TO SERVE EACH UNIT. WE HAVE CONCEPTUAL APPROVAL FOR WELL AND SEPTIC SYSTEMS FROM THE LCHD.

MORE THAN 100 TEST HOLES WERE COMPLETED CONFIRMING THE SOILS ARE SUITABLE TO SUPPORT ON SITE SEPTIC SYSTEMS.

A HYDRO-GEOLOGICAL ANALYSIS WAS PERFORMED BY MACDOWELL AND ASSOCIATES CONFIRMING ADEQUATE QUALITY AND QUANTITY OF WATER FOR INDIVIDUAL WELLS.

THE AQUIFER ALSO LIKELY YIELDED ADEQUATE FLOW CAPACITY FOR FIRE SUPPRESSION WELLS.

STORMWATER NOTE:

THE SITE GENERALLY DRAINS TO THE CENTRALLY LOCATED WETLAND AREA AND STORM WATER WILL BE DIRECTED TO A DETENTION BASIN WITH SEDIMENT REMOVED PRIOR TO THE REGULATED OUTLET INTO THE WETLAND.

LCDC NOTE:

LCDC HAS APPROVED THE SITE DISTANCE AND LOCATION OF THE MAIN ENTRANCE & EMERGENCY ACCESS ENTRANCE

GENERAL NOTES:

1) A H.O.A. WILL BE SETUP FOR MAINTENANCE.
2) CONSTRUCTION IMPROVEMENTS WILL BE SECURED BY A BOND.
3) ALL WATER SOFTENER REGENERATION SHALL BE DISCHARGED INTO A DRY WELL (SEE DETAIL ON SHEET 33)
4) TREES AND WOODLANDS WILL BE PRESERVED AS SHOWN ON THE SITE PLAN, OR REPLACED BY RESOLUTION OF THE TOWNSHIP BOARD.

PATHWAY NOTE:

ACTIVE RECREATIONAL COMPONENT

LEGACY HILLS INCLUDES A WALKING PATH TO THE NEW ROUNDABOUT THROUGH THE PUBLIC R.O.W. THE PATH BEGINS ON THE EAST SIDE OF THE GRAND CIRCLE DRIVE ENTRANCE AND END AT THE ROUNDABOUT.

DIMENSIONAL DEVIATIONS:

DESRIPTION	REQUIRED	PUD PROVIDED
AREA FOR SEPTIC & WELL	43,560 S.F.	32,670 S.F.
CUL-DE-SAC LENGTH	1000 FT.	1020 FT.
WETLAND SETBACK	50 FT.	50 FT.*
MINIMUM LOT AREA-LDR	43,560 S.F.	32,670 S.F.
MINIMUM LOT WIDTH-LDR	150 FT.	115 FT.
MINIMUM SIDE YARD-LDR	30 FT.	20 FT.
SIDE YARD TOTAL-LDR	60 FT.	50 FT.

* Except where there is approved wetland impact, in those cases the proposed wetland buffer is less than 50' as noted on the construction documents.



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

811 Know what's below. Call before you dig.

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

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These documents, and intellectual property of service in respect of the Project, are and shall remain the property of the Consultant and may be used only for the specific purposes intended and will not be used in whole or in part for any other purpose or project, or be sold or offered for sale. The reproduction of drawings, plans, and documents without written permission of the Consultant and unauthorized use of the information contained thereon will be a violation of the Copyright Act and will subject the violator to legal prosecution.

UMLOR GROUP
19287 WEST ROAD WIXOM, MI 48393
TEL 248.773.7656 - FAX 866.690.4307

SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN

DATE
5/12/2025
REVISIONS
7/22/2025
8/15/2025 PER LCRC
9/09/2025
9/26/2025
10/17/2025

LEGACY HILLS
CLIENT: PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD BLDG. 9, SUITE 320
TROY, MICHIGAN 48083

COVER

DR.BY: DM/JT/SC/AO
CH.BY: SA/BB
P.M.: MH
SCALE: 0 100 200
1" = 200 FEET
JOB NO: 231213
SHEET NO: 1
SHEET 1 OF 34

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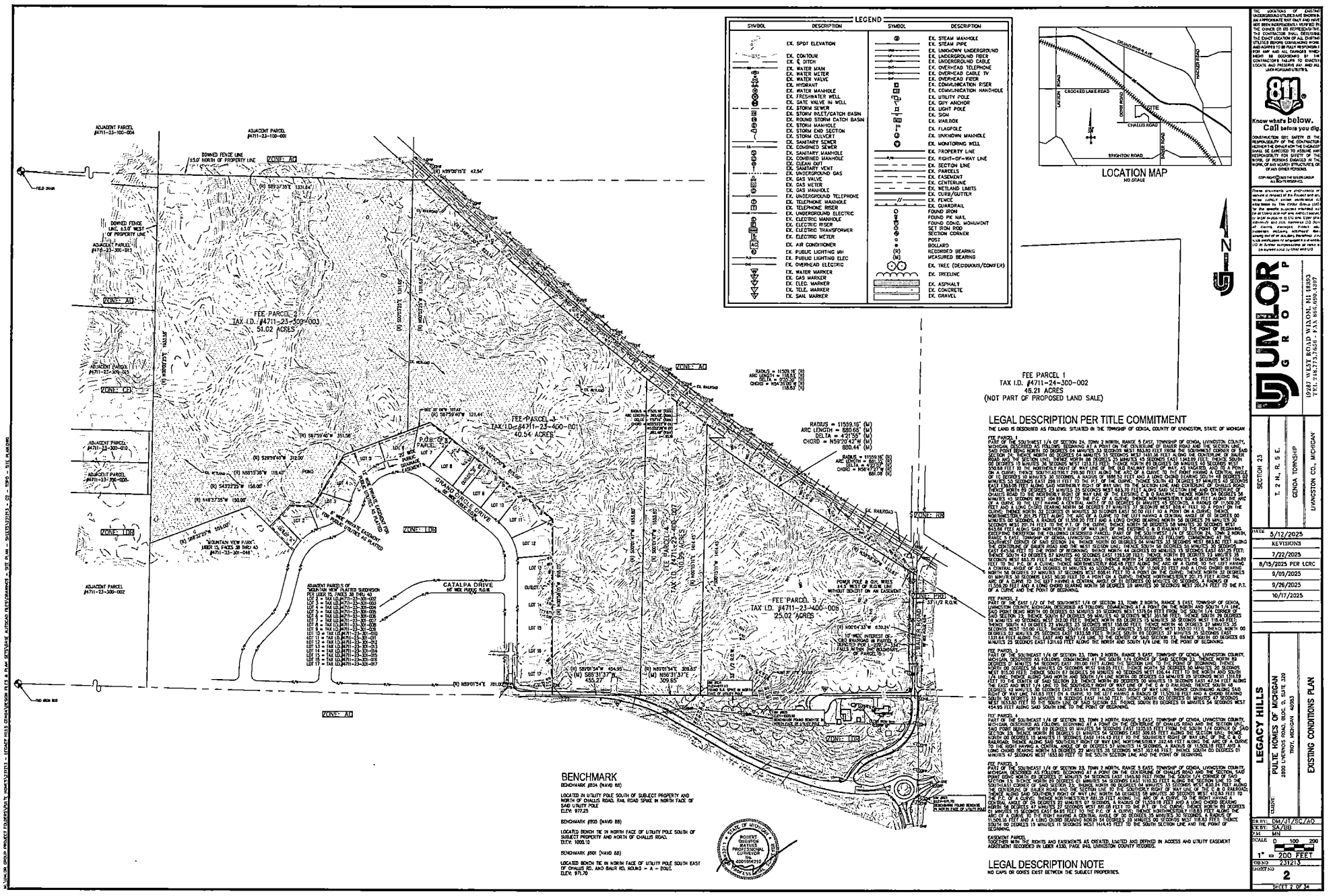

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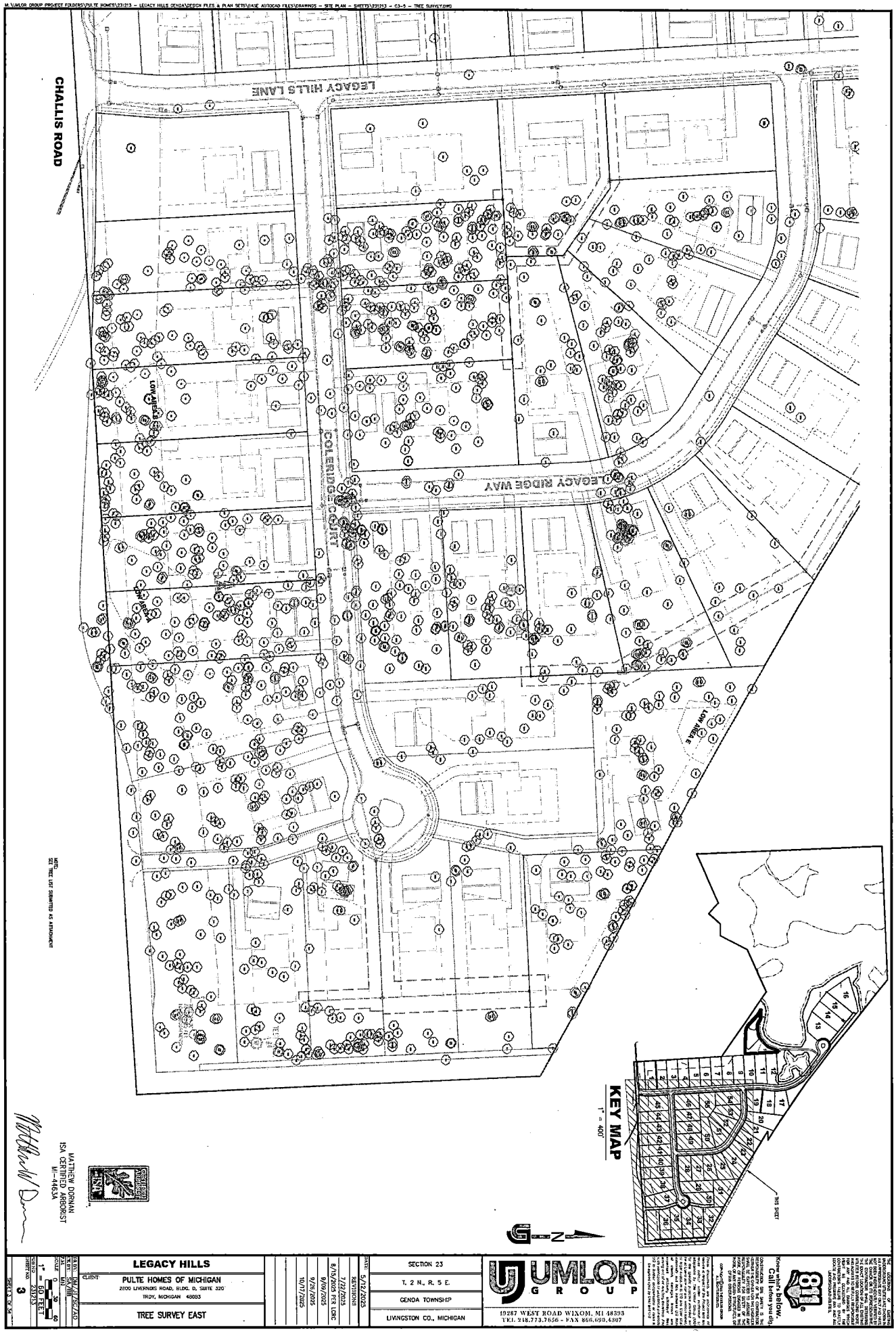

NOTE:
SEE TREE LIST SUBMITTED AS ATTACHMENT

MATTHEW DORNAN
ISA CERTIFIED ARBORIST
MI-4463A

DATE: 5/12/2025	REVISIONS	SECTION 23	UMLOR GROUP
8/15/2025 PER LCRC		T. 2 N., R. 5 E.	19287 WEST ROAD WIXOM, MI 48393 TEL 248.773.7656 - FAX 866.690.4307
7/22/2025		GENOA TOWNSHIP	
9/09/2025		LIVINGSTON CO., MICHIGAN	
9/26/2025			
10/17/2025			

LEGACY HILLS

CLIENT: PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320
TROY, MICHIGAN 48083

TREE SURVEY EAST

DR.BY: DM/JT/SC/AO
CK.BY: SK/BB
DATE: MAY 2025
SCALE: 1" = 60 FEET
JOB NO: 231213
SHEET NO: 3
SHEET 3 OF 34

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THIS PLAN ARE BASED ON INFORMATION OBTAINED FROM THE OWNERS OF THE UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY AND SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND UMLOR GROUP HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR UMLOR GROUP.

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NOTE:
SEE TREE LIST SUBMITTED AS ATTACHMENT

MATTHEW DORNAN
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MI-4463A

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

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These documents are instruments of service in respect of the Project and are the property of the Umlor Group (UG) for the specific purposes intended and are not intended for use in any other manner or on any other project. The UG and User shall be mutually and hold harmless UG from all claims, damages, losses and expenses, including, attorney's fees, arising out of or resulting therefrom. Any such modification or adaptation will entitle UG to further compensation at rates to be agreed upon by User and UG.

UMLOR GROUP
19287 WEST ROAD WIXOM, MI 48393
TEL 218.773.7656 - FAX 866.690.4307

SECTION 23
T. 2 N., R. 5 E.
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10/17/2025

LEGACY HILLS

CLIENT: PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320
TROY, MICHIGAN 48083

TREE SURVEY WEST

DR BY: DM/JT/SC/AO
CK BY: SA/BB
P.M. MN
SCALE: 0 30 60
1" = 60 FEET
JOB NO. 231213
SHEET NO. 4
SHEET 4 OF 34

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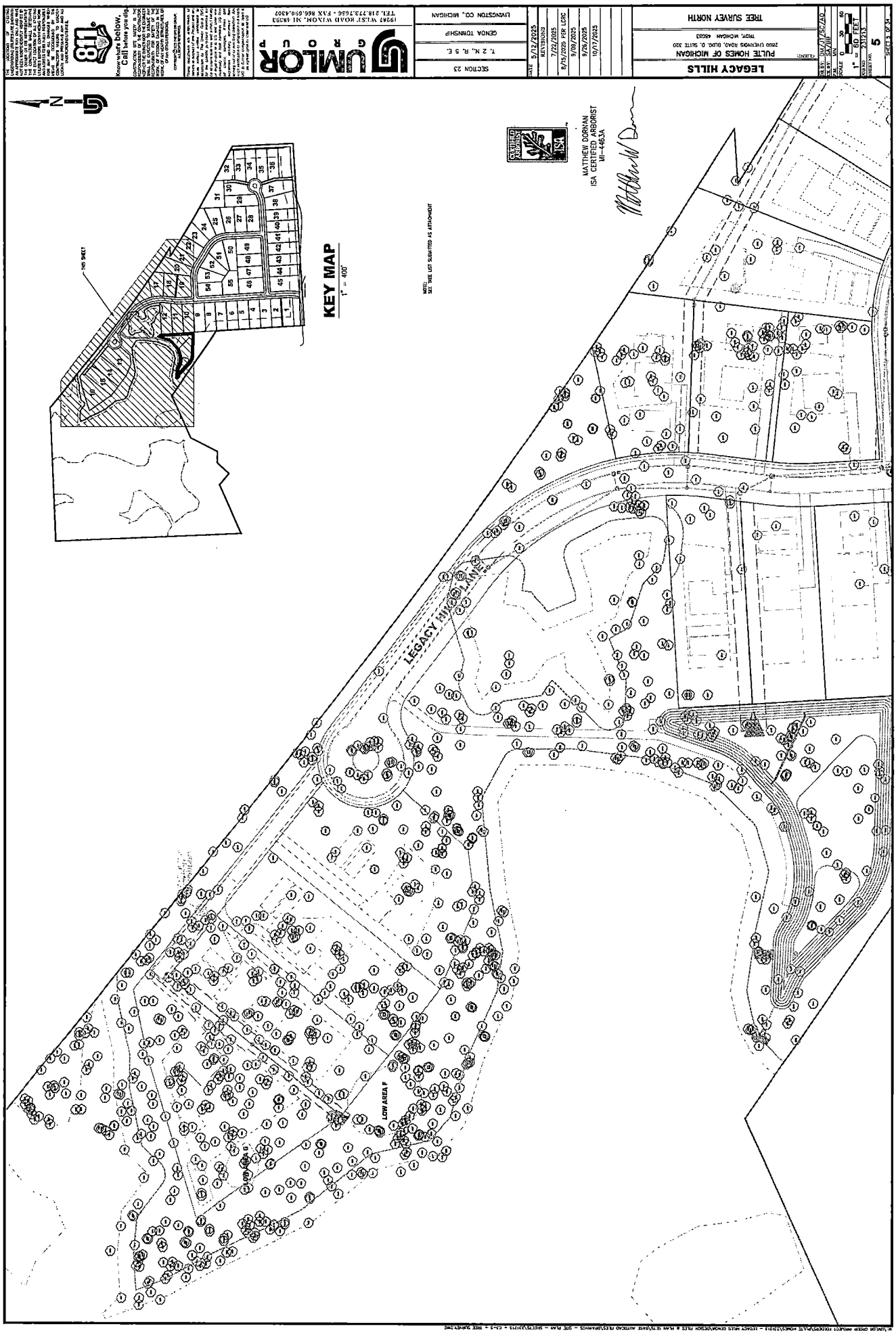

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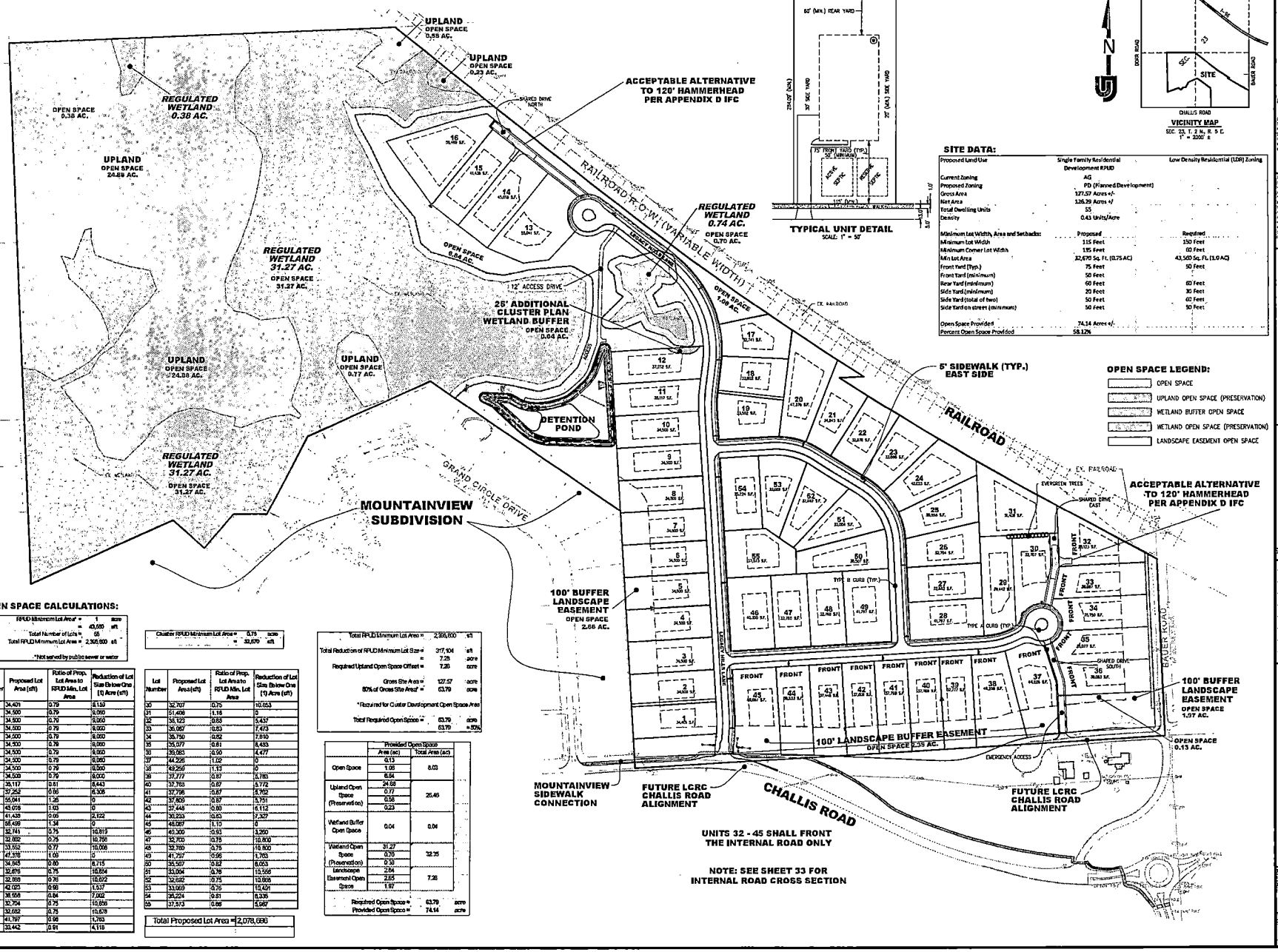

SITE DATA:

Proposed Land Use	Single Family Residential Development RPUD	Low Density Residential (LDR) Zoning
Current Zoning	AG	
Proposed Zoning	PD (Planned Development)	
Gross Area	127.57 Acres +/-	
Net Area	126.39 Acres +/	
Total Dwelling Units	55	
Density	0.43 Units/Acre	
Minimum Lot Width, Area and Setbacks:	Proposed	Required
Minimum Lot Width	115 Feet	150 Feet
Minimum Corner Lot Width	135 Feet	60 Feet
Min Lot Area	32,670 Sq. Ft. (0.75 AC)	43,560 Sq. Ft. (1.0 AC)
Front Yard (Typ.)	75 Feet	50 Feet
Front Yard (minimum)	50 Feet	
Rear Yard (minimum)	60 Feet	60 Feet
Side Yard (minimum)	20 Feet	30 Feet
Side Yard (total of two)	50 Feet	60 Feet
Side Yard on street (minimum)	50 Feet	50 Feet
Open Space Provided	74.14 Acres +/-	
Percent Open Space Provided	58.12%	

OPEN SPACE LEGEND:

- OPEN SPACE
- UPLAND OPEN SPACE (PRESERVATION)
- WETLAND BUFFER OPEN SPACE
- WETLAND OPEN SPACE (PRESERVATION)
- LANDSCAPE EASEMENT OPEN SPACE

OPEN SPACE CALCULATIONS:

RPUD Minimum Lot Area* = 1 acre = 43,560 sft
Total Number of Lots* = 55
Total RPUD Minimum Lot Area = 2,395,800 sft
*Not served by public sewer or water

Cluster RPUD Minimum Lot Area = 0.75 acre = 32,670 sft

Lot Number	Proposed Lot Area (sft)	Ratio of Prop. Lot Area to RPUD Min. Lot Area	Reduction of Lot Size Below One (1) Acre (sft)
1	34,401	0.79	8,159
2	34,500	0.79	9,060
3	34,500	0.79	9,060
4	34,500	0.79	9,060
5	34,500	0.79	9,060
6	34,500	0.79	9,060
7	34,500	0.79	9,060
8	34,500	0.79	9,060
9	34,500	0.79	9,060
10	34,500	0.79	9,060
11	36,117	0.81	8,443
12	37,252	0.85	6,308
13	55,041	1.26	0
14	45,076	1.03	0
15	41,438	0.95	2,122
16	56,498	1.29	0
17	32,741	0.75	10,819
18	32,892	0.75	10,756
19	33,552	0.77	10,008
20	47,316	1.08	0
21	34,945	0.80	8,715
22	32,876	0.75	10,684
23	32,668	0.75	10,022
24	42,023	0.96	1,537
25	38,558	0.88	7,002
26	32,704	0.75	10,856
27	32,682	0.75	10,878
28	41,797	0.96	1,763
29	33,442	0.91	4,118

Lot Number	Proposed Lot Area (sft)	Ratio of Prop. Lot Area to RPUD Min. Lot Area	Reduction of Lot Size Below One (1) Acre (sft)
30	32,707	0.75	10,853
31	51,466	1.18	0
32	38,123	0.88	5,437
33	36,087	0.83	7,473
34	36,750	0.82	7,810
35	35,077	0.81	8,483
36	39,583	0.90	4,477
37	44,226	1.02	0
38	49,259	1.13	0
39	37,777	0.87	5,783
40	37,763	0.87	5,772
41	37,798	0.87	5,762
42	37,809	0.87	5,751
43	37,448	0.86	6,112
44	36,233	0.83	7,327
45	48,087	1.10	0
46	40,300	0.93	3,260
47	32,700	0.75	10,860
48	32,760	0.75	10,800
49	41,797	0.96	1,763
50	39,507	0.92	6,053
51	33,004	0.76	10,566
52	32,682	0.75	10,998
53	33,969	0.78	10,401
54	36,224	0.83	6,336
55	37,573	0.86	5,987

Total Proposed Lot Area = 2,078,686

Total RPUD Minimum Lot Area = 2,395,800 sft
Total Reduction of RPUD Minimum Lot Size = 317,104 sft = 7.28 acre
Required Upland Open Space Offset = 7.28 acre
Gross Site Area = 127.57 acre
50% of Gross Site Area* = 63.79 acre
*Required for Cluster Development Open Space Area
Total Required Open Space = 63.79 acre = 50%

	Provided Open Space	
	Area (ac)	Total Area (ac)
Open Space	0.13	8.03
	1.08	
	6.84	
Upland Open Space (Preserved ac)	24.68	25.45
	0.77	
	0.58	
	0.23	
Wetland Buffer Open Space	0.04	0.04
Wetland Open Space (Preserved ac)	31.27	32.35
	0.70	
	0.38	
Landscape Easement Open Space	2.64	7.26
	2.65	
	1.97	
Required Open Space =	63.79	acre
Provided Open Space =	74.14	acre

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
811 Know what's below. Call before you dig.
CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY INJURY/ STRUCTURES, OR OF ANY OTHER PERSONS.
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UMLOR GROUP
23880 WOAST ROAD WILSON, MI 49896
TEL 906.779.7696 • FAX 906.optional

SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN

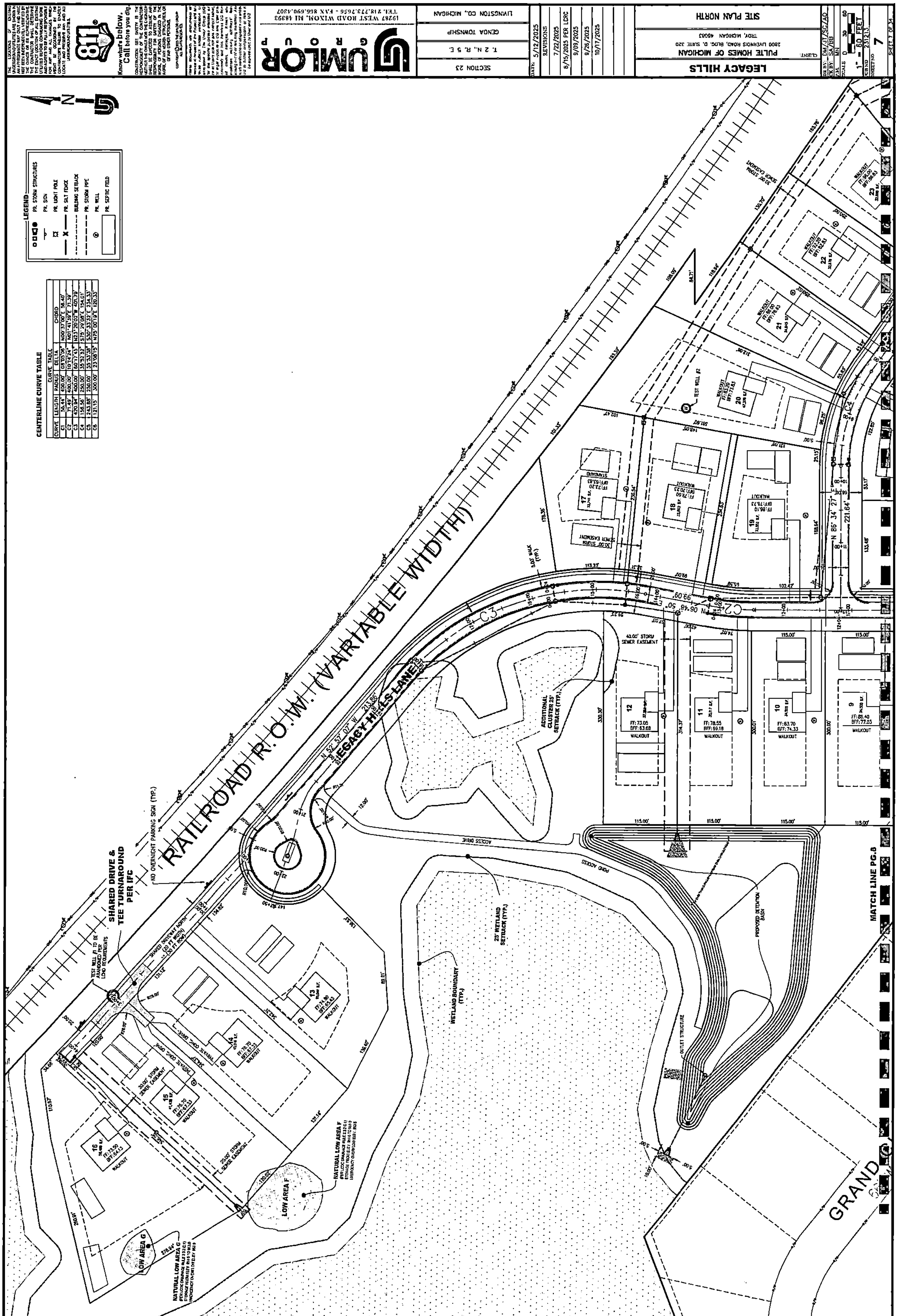
DATE: 5/12/2025

REVISIONS
7/22/2025
8/15/2025 PER LCRC
9/08/2025
9/26/2025
10/17/2025

CLIENT:
LEGACY HILLS
FULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG D, SUITE 320
TROY, MICHIGAN 48083

DRAWN: DM/JT/SC/AQ
CHKD: SL/BB
FILE: MN
SCALE: 0 75 150
1" = 150 FEET
JOB NO 23121A
SHEET NO 6
SHEET 6 OF 34

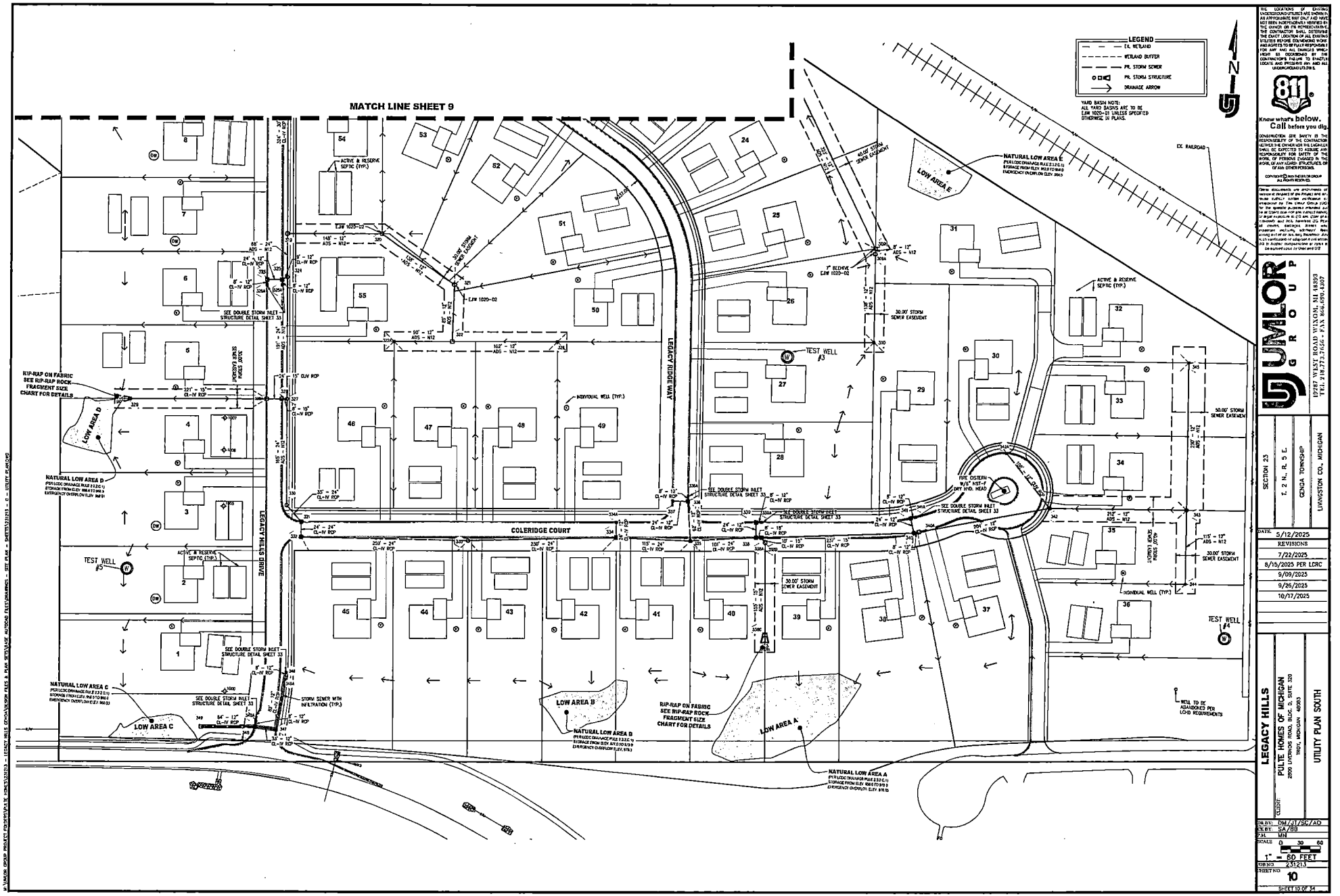
OVERALL SITE PLAN


LEGACY HILLS
PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320
TROY, MICHIGAN 48083
SITE PLAN NORTH
SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN
DATE: 5/12/2025
REVISIONS
7/22/2025
8/15/2025 PER LCRC
9/09/2025
9/26/2025
10/17/2025
UMLOR GROUP
19287 WEST ROAD WIXOM, MI 48393
TEL. 248.773.7656 - FAX 866.690.4307
DR BY: DM/JT/SC/AO
CK BY: SA/BB
P.M. MN
SCALE 0 30 60
1" = 60 FEET
JOB NO 231213
SHEET NO 7
SHEET 7 OF 34
Know what's below. Call before you dig.
LEGEND
PR. STORM STRUCTURES
PR. SIGN
PR. LIGHT POLE
PR. SILT FENCE
BUILDING SETBACK
PR. STORM PIPE
PR. WELL
PR. SEPTIC FIELD
CENTERLINE CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | CHORD
C1 | 56.44' | 400.00' | 08°05'06" | N00°37'00"E 56.40'
C2 | 71.49' | 400.00' | 10°14'24" | N01°41'59"E 71.39'
C3 | 420.94' | 400.00' | 60°17'45" | N23°20'02"W 401.79'
C4 | 156.56' | 250.00' | 35°52'52" | S75°29'08"E 154.01'
C5 | 243.88' | 250.00' | 55°53'38" | S30°33'32"E 234.33'
C6 | 121.15' | 300.00' | 23°08'15" | N75°00'19"E 120.33'
RAILROAD R.O.W. (VARIABLE WIDTH)
LEGACY HILLS LANE
N 52°57'07" W 213.86'
N 06°48'50" E 99.09'
N 86°34'27" E 221.64'
SHARED DRIVE & TEE TURNAROUND PER IFC
NO OVERNIGHT PARKING SIGN (TYP.)
TEST WELL #1 TO BE ABANDONED PER LCHD REQUIREMENTS
TEST WELL #2
SHARED DRIVEWAY NORTH (20 FT WIDTH) (30 FT ROW)
PRIVATE CONC. DRIVE
30.00' STORM SEWER EASEMENT
20.00' STORM SEWER EASEMENT
40.00' STORM SEWER EASEMENT
ADDITIONAL CLUSTER 25' SETBACK (TYP.)
25' WETLAND SETBACK (TYP.)
WETLAND BOUNDARY (TYP.)
ACCESS DRIVE
POND ACCESS
PROPOSED DETENTION BASIN
OUTLET STRUCTURE
LOW AREA F
NATURAL LOW AREA F
LOW AREA G
NATURAL LOW AREA G
MATCH LINE PG.8
GRAND
9 FF: 88.40 BFF: 77.03 WALKOUT
10 FF: 83.70 BFF: 74.33 WALKOUT
11 FF: 78.55 BFF: 69.18 WALKOUT
12 FF: 73.05 BFF: 63.68 WALKOUT
13 FF: 74.80 BFF: 65.43 WALKOUT
14 FF: 76.70 BFF: 67.33 WALKOUT
15 FF: 76.70 BFF: 67.33 WALKOUT
16 FF: 73.50 BFF: 64.13 WALKOUT
17 FF: 73.20 BFF: 63.83 STANDARD
18 FF: 79.60 BFF: 70.23 WALKOUT
19 FF: 86.10 BFF: 76.73 WALKOUT
20 FF: 83.20 BFF: 73.83 WALKOUT
21 FF: 86.00 BFF: 76.63 WALKOUT
22 FF: 92.20 BFF: 82.83 WALKOUT
23 FF: 96.00 BFF: 86.63 WALKOUT

LEGACY HILLS
SITE PLAN SOUTH
PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320
TROY, MICHIGAN 48083
SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN
5/12/2025 REVISIONS
7/22/2025
9/15/2025 PER LDFC
9/09/2025
9/26/2025
10/17/2025
GUMLOR GROUP
10307 WEST HOLLY WIXOM, MI 48393
TEL: 248.773.7656 - FAX 866.690.1307
Know what's below. Call before you dig.
811
LEGEND
PR. STORM STRUCTURES
PR. SAN
PR. LIGHT POLE
PR. SAT FENCE
BUILDING SETBACK
PR. STORM PIPE
PR. WELL
PR. SEPTIC FIELD
CENTERLINE CURVE TABLE
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | CHORD
C1 | 54.34' | 400.00' | 7°46'59" | N03°32'30"W 54.30'
C2 | 71.43' | 400.00' | 10°13'54" | N09°41'33"E 71.33'
C3 | 140.34' | 400.00' | 80°37'45" | N37°20'07"W 129.19'
C4 | 153.98' | 400.00' | 88°27'03" | N53°39'30"E 139.10'
C5 | 243.58' | 256.00' | 53°32'36" | S30°33'23"E 234.83'
C6 | 131.13' | 300.00' | 25°56'15" | N13°00'10"E 130.03'
BAUER ROAD
CHALLIS ROAD
SHARED DRIVE & TEE TURNAROUND PER IFC
PROPOSED EVERGREEN ROW
LEGACY RIDGE WAY
COLERIDGE COURT
LEGACY HILLS LANE
SCRATCH LINE PIGT
TEST WELL #1
TEST WELL #2
TEST WELL #3
TEST WELL #4
TEST WELL #5
LOW AREA A
LOW AREA B
LOW AREA C
LOW AREA D
NATURAL LOW AREA A
NATURAL LOW AREA B
NATURAL LOW AREA C
NATURAL LOW AREA D
NO OVERNIGHT PARKING SIGN (TYP.)
GATE W/KNOX BOX
EMERGENCY ACCESS
SHARED DRIVEWAY SOUTH (30 FT WIDE)
SHARED DRIVEWAY EAST (22 FT WIDE)
PRIVATE CONC. DRIVE
30.00' STORM SEWER EASEMENT
40.00' STORM SEWER EASEMENT
50.00' STORM SEWER EASEMENT
EX. RAILROAD
N 03° 25' 33" W 1086.54'
S 02° 36' 43" E 383.03'
N 89° 23' 17" E 328.33'
N 89° 34' 27" E 328.33'
S 89° 23' 17" W 328.33'
SCALE 1" = 30 FEET
SHEET NO 8 OF 24

LEGACY HILLS
PULTE HOMES OF MICHIGAN
2300 LIDDINGTON ROAD, BLDG. D, SUITE 320
BRIGHTON, MICHIGAN 48116
UTILITY PLAN NORTH
SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN
GOURLOR
10307 WEST ROAD WIXOM, MI 48393
TEL. 248.772.7656 - FAX 866.690.1307
811
Know what's below.
Call before you dig.
LEGEND
CL WETLAND
WETLAND WATER
PR. STORM SEWER
PR. STORM STRUCTURE
DRAINAGE ARROW
MATCH LINE SHEET 10
LEGACY HILLS LANE
RAILROAD R.O.W. (VARIABLE WIDTH)
LEGACY RIDGE WAY
TEST WELL #1 TO BE ABANDONED PER EGLE REQUIREMENTS
TEST WELL #2
MONUMENT WELL (TYP.)
HOME & RESERVE SEPTIC (TYP.)
WATER SOFTENER & SUMP DISCHARGE DRY WELL (TYP.)
RIP-RAP ON FABRIC REFER TO RIP-RAP FRAGMENT SIZE CHART FOR DETAILS
LOW AREA F
LOW AREA G
NATURAL LOW AREA F
NATURAL LOW AREA G
18" X 24" EMERGENCY OVER FLOW RIP-RAP ON FABRIC
10' X 15' X 3' PLUNGE POOL 4"-6" STONE ON FABRIC
SEE DOUBLE STORM INLET STRUCTURE DETAIL SHEET 13
STORM SEWER EASEMENT
ROOF DRAIN CONTINUOUS OF PIPE
SANITARY SEWER EASEMENT
SEE DETAIL SHEET 13 FOR SILT FENCE
SEE DETAIL SHEET 13 FOR SILT FENCE
SEE DETAIL SHEET 13 FOR SILT FENCE

Livingston County Register of Deeds. 2026R-025343



Know what's below. Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR ALONE & THE OWNER NOR THE LANDSCAPE ARCHITECT SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY HAZARD, STRUCTURES, OR OF ANY OTHER PERSONS.

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SAYLOR GROUP
10900 WEST ROAD WILSON, MI 48305
TEL: 248.773.7566 - FAX 866.870.4807

SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN

DATE: 5/12/2025

REVISIONS
7/22/2025
8/15/2025 PER LCRC
9/09/2025
9/26/2025
10/17/2025

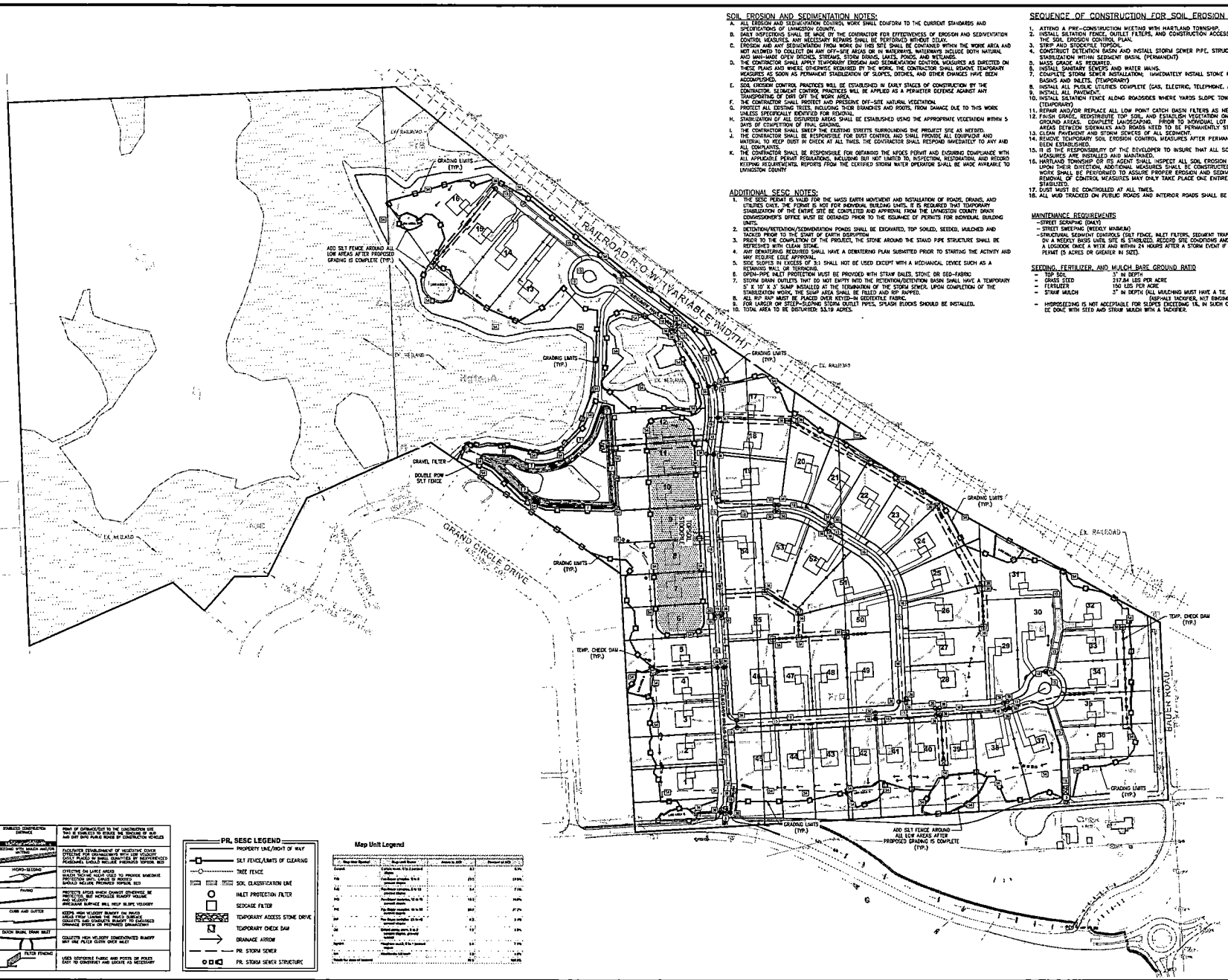
LEGACY HILLS
CLIENT: PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320
TROY, MICHIGAN 48083

UTILITY PLAN SOUTH

DR.BY: DM/JJ/SC/AO
CK.BY: SA/BB
P.M.: MH
SCALE: 0 30 60
1" = 60 FEET
JOB NO: 23121.3
SHEET NO: 10
SHEET 10 OF 34

M:\SAYLOR GROUP PROJECTS\2023\23121.3 - LEGACY HILLS GENOA\CAD\SITE PLANS & PLAN SET\SAVE AUTOCAD FILES\ENGINEERING - SITE PLAN - SHEETS\23121.3 - G - UTILITY PLAN.DWG

Livingston County Register of Deeds. 2026R-025343



SOIL EROSION AND SEDIMENTATION NOTES:

A. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF LIVINGSTON COUNTY.
B. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
C. EROSION AND ANY SEDIMENTATION FROM WORK DU THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STORMS, STORM DRAINS, LAKES, PONDS, AND WETLANDS.
D. THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS DIRECTED ON THESE PLANS AND WHERE OTHERWISE REQUIRED BY THE WORK. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER CHANGES HAVE BEEN ACCOMPLISHED.
E. SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF DIRT OFF THE WORK AREA.
F. THE CONTRACTOR SHALL PROTECT AND PRESERVE OFF-SITE NATURAL VEGETATION.
G. PROTECT ALL EXISTING TREES, INCLUDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS SPECIFICALLY IDENTIFIED FOR REMOVAL.
H. STABILIZATION OF ALL DISTURBED AREAS SHALL BE ESTABLISHED USING THE APPROPRIATE VEGETATION WITHIN 5 DAYS OF COMPLETION OF FINAL GRADING.
I. THE CONTRACTOR SHALL SWEEP THE EXISTING STREETS SURROUNDING THE PROJECT SITE AS NEEDED.
J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND SHALL PROVIDE ALL EQUIPMENT AND MATERIAL TO KEEP DUST IN CHECK AT ALL TIMES. THE CONTRACTOR SHALL RESPOND IMMEDIATELY TO ANY AND ALL COMPLAINTS.
K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NPDES PERMIT AND ENSURING COMPLIANCE WITH ALL APPLICABLE PERMIT REGULATIONS, INCLUDING BUT NOT LIMITED TO, INSPECTION, RESTORATION, AND RECORD KEEPING REQUIREMENTS. REPORTS FROM THE CERTIFIED STORM WATER OPERATOR SHALL BE MADE AVAILABLE TO LIVINGSTON COUNTY

ADDITIONAL SESC NOTES:

1. THE SESC PERMIT IS VALID FOR THE MASS EARTH MOVEMENT AND INSTALLATION OF ROADS, DRAINS, AND UTILITIES ONLY. THE PERMIT IS NOT FOR INDIVIDUAL BUILDING LIMITS. IF IS REQUIRED THAT TEMPORARY STABILIZATION OF THE ENTIRE SITE BE COMPLETED AND APPROVAL FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE MUST BE OBTAINED PRIOR TO THE ISSUANCE OF PERMITS FOR INDIVIDUAL BUILDING UNITS.
2. DETENTION/RETENTION/SEDIMENTATION PONDS SHALL BE EXCAVATED, TOP SOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF EARTH DISRUPTION
3. PRIOR TO THE COMPLETION OF THE PROJECT, THE STONE AROUND THE STAND PIPE STRUCTURE SHALL BE REFRESHED WITH CLEAN STONE.
4. ANY DEWATERING REQUIRED SHALL HAVE A DEWATERING PLAN SUBMITTED PRIOR TO STARTING THE ACTIVITY AND MAY REQUIRE EGLE APPROVAL.
5. SIDE SLOPES IN EXCESS OF 3:1 SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL OR TERRACING.
6. OPEN-PIPE INLET PROTECTION MUST BE PROVIDED WITH STRAW BALES, STONE OR GEO-FABRIC
7. STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE RETENTION/DETENTION BASIN SHALL HAVE A TEMPORARY 5' X 10' X 3' SUMP INSTALLED AT THE TERMINATION OF THE STORM SEWER. UPON COMPLETION OF THE STABILIZATION WORK, THE SUMP AREA SHALL BE FILLED AND RIP RAPPED.
8. ALL RIP RAP MUST BE PLACED OVER KEYED-IN GEOTEXTILE FABRIC.
9. FOR LARGER OR STEEP-SLOPED STORM OUTLET PIPES, SPLASH BLOCKS SHOULD BE INSTALLED.
10. TOTAL AREA TO BE DISTURBED: 53.19 ACRES.

SEQUENCE OF CONSTRUCTION FOR SOIL EROSION CONTROL

1. ATTEND A PRE-CONSTRUCTION MEETING WITH HARTLAND TOWNSHIP.
2. INSTALL SILTATION FENCE, OUTLET FILTERS, AND CONSTRUCTION ACCESS ROAD AS SHOWN ON THE SOIL EROSION CONTROL PLAN.
3. STRIP AND STOCKPILE TOPSOIL.
4. CONSTRUCT DETENTION BASIN AND INSTALL STORM SEWER PIPE, STRUCTURES AND SOIL STABILIZATION WITHIN SEDIMENT BASIN. (PERMANENT)
5. MASS GRADE AS REQUIRED.
6. INSTALL SANITARY SEWERS AND WATER MAINS.
7. COMPLETE STORM SEWER INSTALLATION; IMMEDIATELY INSTALL STONE FILTERS ON ALL CATCH BASINS AND INLETS. (TEMPORARY)
8. INSTALL ALL PUBLIC UTILITIES COMPLETE (GAS, ELECTRIC, TELEPHONE, AND CABLE TV).
9. INSTALL ALL PAVEMENT.
10. INSTALL SILTATION FENCE ALONG ROADSIDES WHERE YARDS SLOPE TOWARD ROADS. (TEMPORARY)
11. REPAIR AND/OR REPLACE ALL LOW POINT CATCH BASIN FILTERS AS NEEDED.(TEMPORARY)
12. FINISH GRADE, REDISTRIBUTE TOP SOIL, AND ESTABLISH VEGETATION ON ALL DISTURBED GROUND AREAS. COMPLETE LANDSCAPING. PRIOR TO INDIVIDUAL LOT DEVELOPMENT, ALL AREAS BETWEEN SIDEWALKS AND ROADS NEED TO BE PERMANENTLY STABILIZED.
13. CLEAN PAVEMENT AND STORM SEWERS OF ALL SEDIMENT.
14. REMOVE TEMPORARY SOIL EROSION CONTROL MEASURES AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED.
15. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSURE THAT ALL SOIL EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED.
16. HARTLAND TOWNSHIP OR ITS AGENT SHALL INSPECT ALL SOIL EROSION CONTROL MEASURES. UPON THEIR DIRECTION, ADDITIONAL MEASURES SHALL BE CONSTRUCTED OR MAINTENANCE WORK SHALL BE PERFORMED TO ASSURE PROPER EROSION AND SEDIMENTATION CONTROL. REMOVAL OF CONTROL MEASURES MAY ONLY TAKE PLACE ONE ENTIRE SITE IS FULLY STABILIZED.
17. DUST MUST BE CONTROLLED AT ALL TIMES.
18. ALL MUD TRACKED ON PUBLIC ROADS AND INTERIOR ROADS SHALL BE REMOVED DAILY.

MAINTENANCE REQUIREMENTS

- STREET SCRAPING (DAILY)
- STREET SWEEPING (WEEKLY MINIMUM)
- STRUCTURAL SEDIMENT CONTROLS (SILT FENCE, INLET FILTERS, SEDIMENT TRAPS) INSPECT AND MAINTAIN ON A WEEKLY BASIS UNTIL SITE IS STABILIZED. RECORD SITE CONDITIONS AND NECESSARY REPAIRS IN A LOGBOOK ONCE A WEEK AND WITHIN 24 HOURS AFTER A STORM EVENT IF REQUIRED BY THE NPDES PERMIT (5 ACRES OR GREATER IN SIZE).

SEEDING, FERTILIZER, AND MULCH RARE GROUND RATIO

– TOP SOIL	5" IN DEPTH
– GRASS SEED	217.84 LBS PER ACRE
– FERTILIZER	150 LBS PER ACRE
– STRAW MULCH	3" IN DEPTH (ALL MULCHING MUST HAVE A TIE DOWN) (ASPHALT TACKIFIER, NOT BINDING, ETC.)

– HYDROSEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%, IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.

3	STABILIZED CONSTRUCTION ENTRANCE	POINT OF ENTRANCE/EXIT TO THE CONSTRUCTION SITE THAT IS STABILIZED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES
6	RECEIVING WITH MULCH AND/OR MATTING	FACILITATES ESTABLISHMENT OF VEGETATIVE COVER EFFECTIVE FOR EXTENDED PERIODS WITH LOW VELOCITY OVERLAND FLOW. SUITABLE FOR MODERATELY SLOPED AREAS (NO STEEPER THAN 3:1) WITH SANDY TO CLAYEY SOILS. SHOULD INCLUDE PREPARED TOPSOIL BED
7	HYDRO-SEEDING	EFFECTIVE ON LARGE AREAS WHERE MACHINE MIGHT BE USED TO PROVIDE IMMEDIATE PROTECTION UNTIL SEEDING IS ESTABLISHED. SHOULD INCLUDE PREPARED TOPSOIL BED
15	PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VOLUME AND VELOCITY. ANY CLEAN SURFACE WILL HELP SLOPE VELOCITY
16	CURB AND GUTTER	KEEPS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING THE PAVED SURFACE. DIRECTS RUNOFF TO DESIRED POINTS. MUST BE ENCLOSED DRAINAGE SYSTEM OR PROTECTED DISCHARGE
36	CATCH BASIN, DRAIN INLET	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF MAY USE FILTER CLOTH OVER INLET
54	FILTER FENCING	USES GEOTEXTILE FABRIC AND POSTS OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY

PR. SESC LEGEND

- PROPERTY LINE/RIGHT OF WAY
- SILT FENCE/LIMITS OF CLEARING
- TREE FENCE
- SOIL CLASSIFICATION LINE
- INLET PROTECTION FILTER
- SEDCAGE FILTER
- TEMPORARY ACCESS STONE DRIVE
- TEMPORARY CHECK DAM
- DRAINAGE ARROW
- PR. STORM SEWER
- PR. STORM SEWER STRUCTURE

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CmmA	Colwood loam, 0 to 2 percent slopes	0.1	0.3%
FrB	Fox loam, 2 to 6 percent slopes	2.0	3.9%
FrC	Fox loam, 6 to 12 percent slopes	1.2	2.3%
FrD	Fox loam, 12 to 18 percent slopes	1.0	1.9%
FrE	Fox loam, 18 to 25 percent slopes	0.1	0.2%
GaA	Gilford sandy loam, 0 to 2 percent slopes	0.3	0.6%
GaB	Gilford sandy loam, 2 to 6 percent slopes	1.1	2.1%
Pgh	Pits, gravel	0.1	0.2%
W	Miscellaneous water	0.2	0.4%
Totals for Area of Interest		5.3	100.0%

UMLOR GROUP
LEROY WEST ROAD WILSON, NJ 18393
TEL: 716.773.7656 • FAX: 866.690.3307

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CONTRACTOR TO NOTIFY THE UMLOR GROUP ALL INSPECTIONS.

SECTION 23 | T. 2 N., R. 5 E. | GENOA TOWNSHIP | LIVINGSTON CO., MICHIGAN

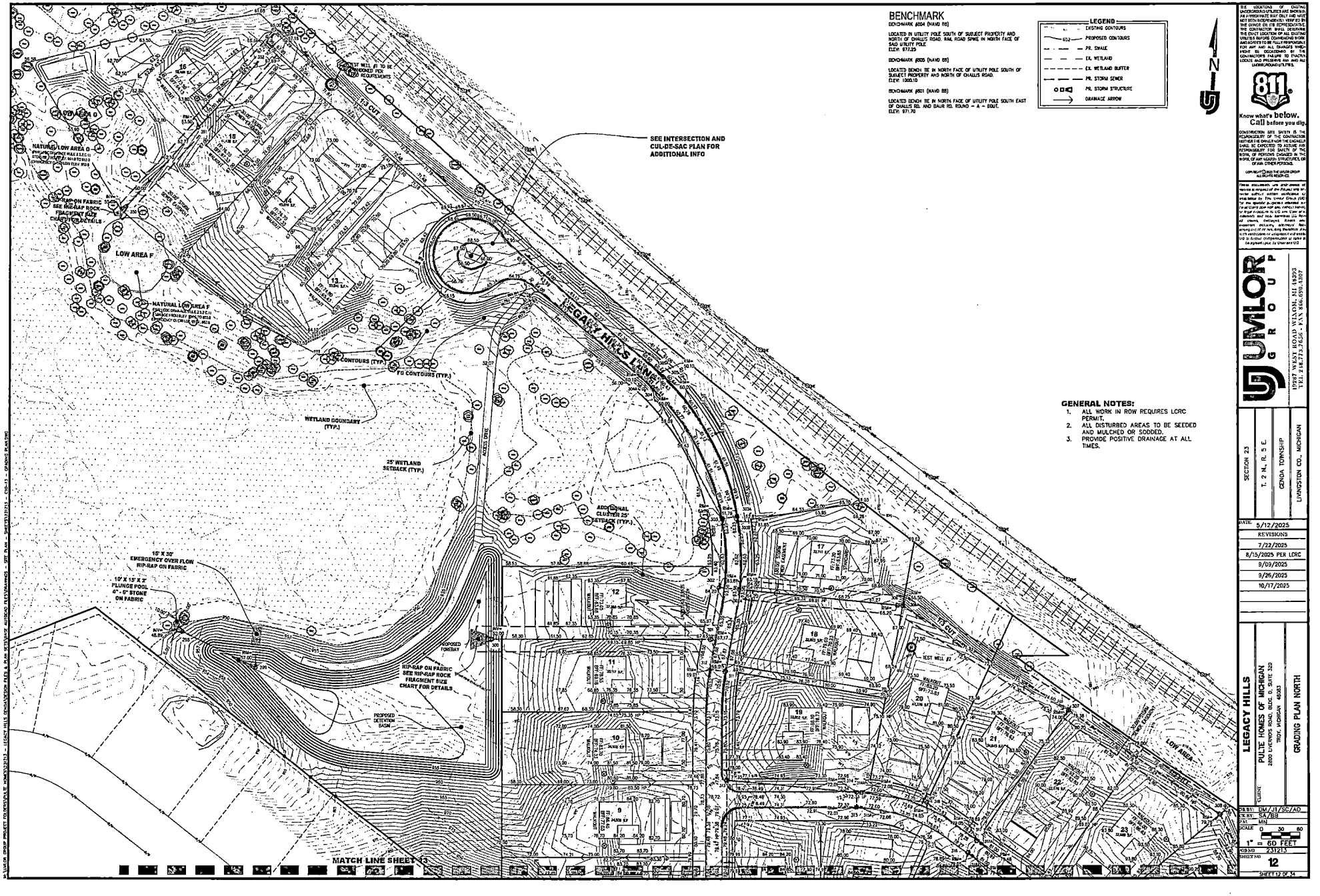
DATE
5/12/2025
REVISIONS
7/22/2025
8/15/2025 PER LCRC
9/09/2025
9/26/2025
10/17/2025

LEGACY HILLS

CLIENT: PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320
TROY, MICHIGAN 48083

SESC PLAN

DR BY: DM/JT/SC/AO
CK BY: SA/BB
PM: MH
SCALE: 0 75 150
1" = 150 FEET
JOB NO: 21121.1
SHEET NO: 11
SHEET 11 OF 34



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17987 WEST BOAD WIXOM, MI 48393
TEL: 248.773.7650 - FAX: 866.690.4307

SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN

DATE: 5/12/2025
REVISIONS
7/22/2025
8/15/2025 PER LCRC
9/09/2025
9/26/2025
10/17/2025

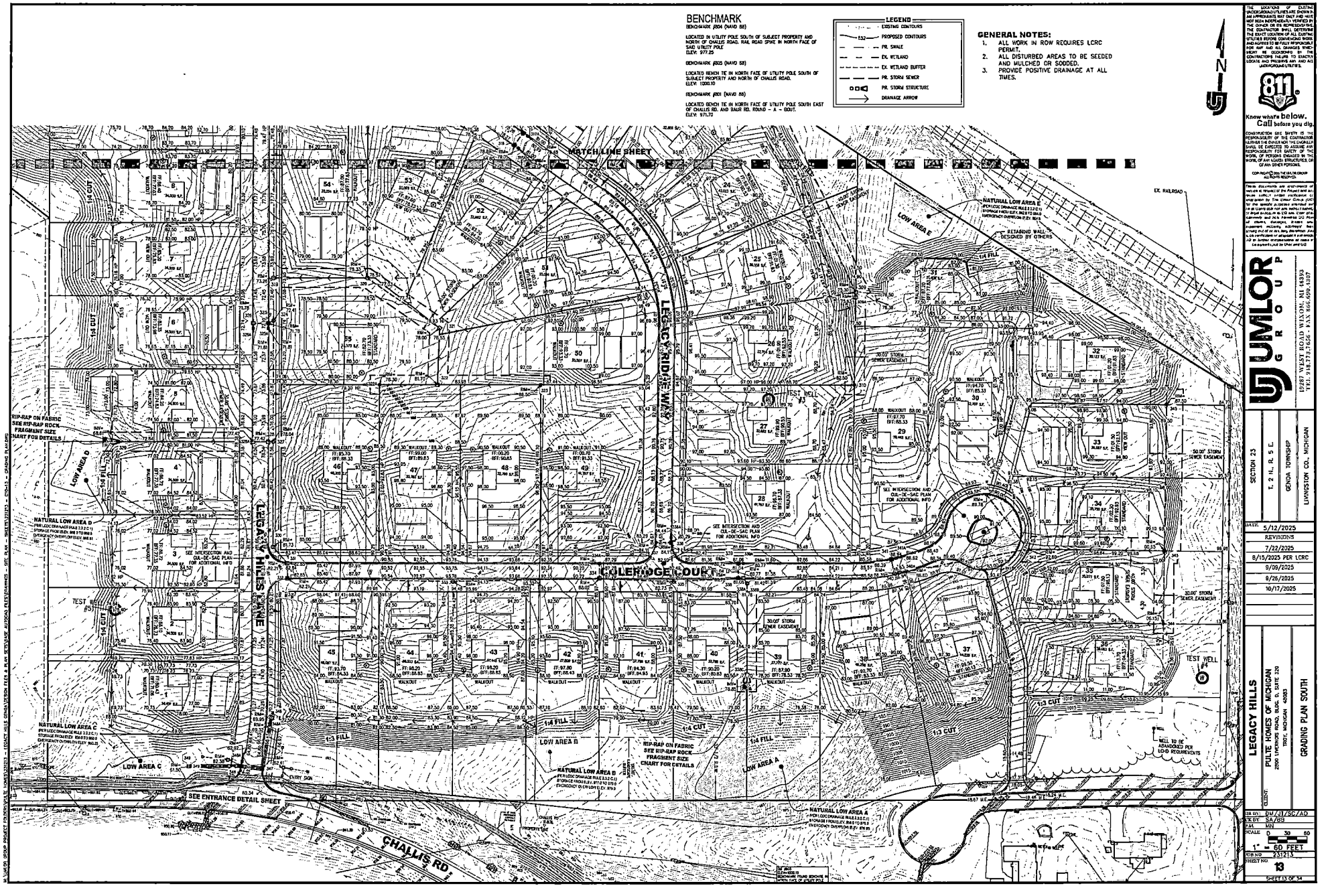
LEGACY HILLS
CLIENT: PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320
TROY, MICHIGAN 48083

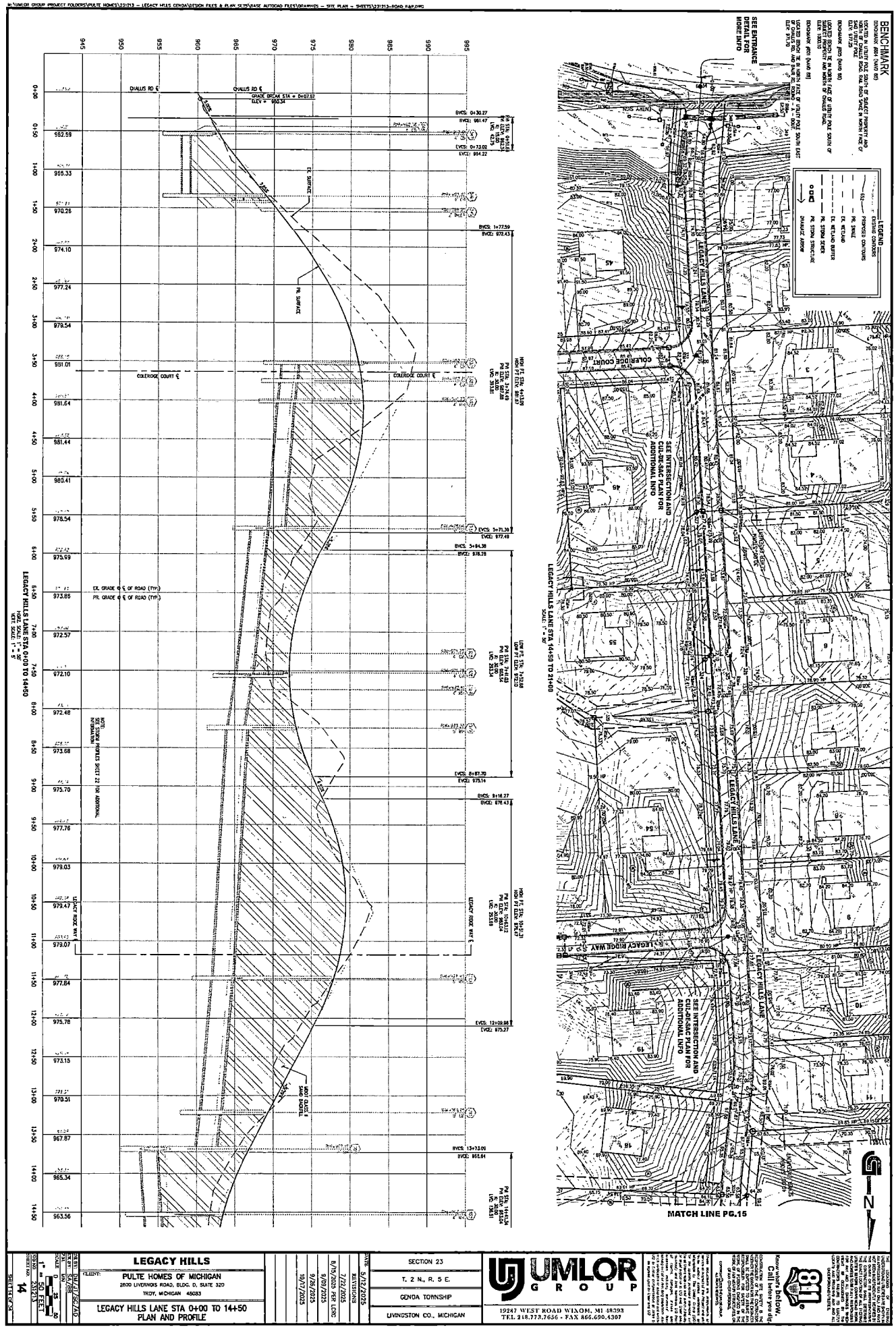
GRADING PLAN NORTH

DES BY: DM/JT/SC/AO
CK BY: SA/BB
P.M.: MN
SCALE: 1" = 60 FEET
JOB NO: 231213
SHEET NO: 12
SHEET 12 OF 14

Livingston County Register of Deeds. 2026R-025343

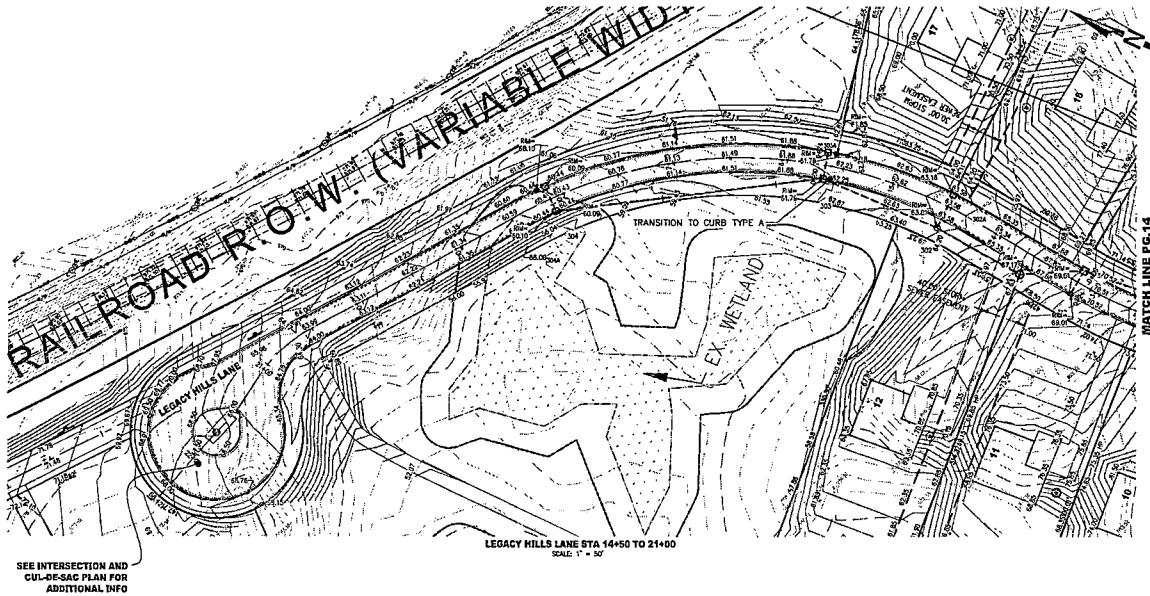
Livingston County Register of Deeds. 2026R-025343



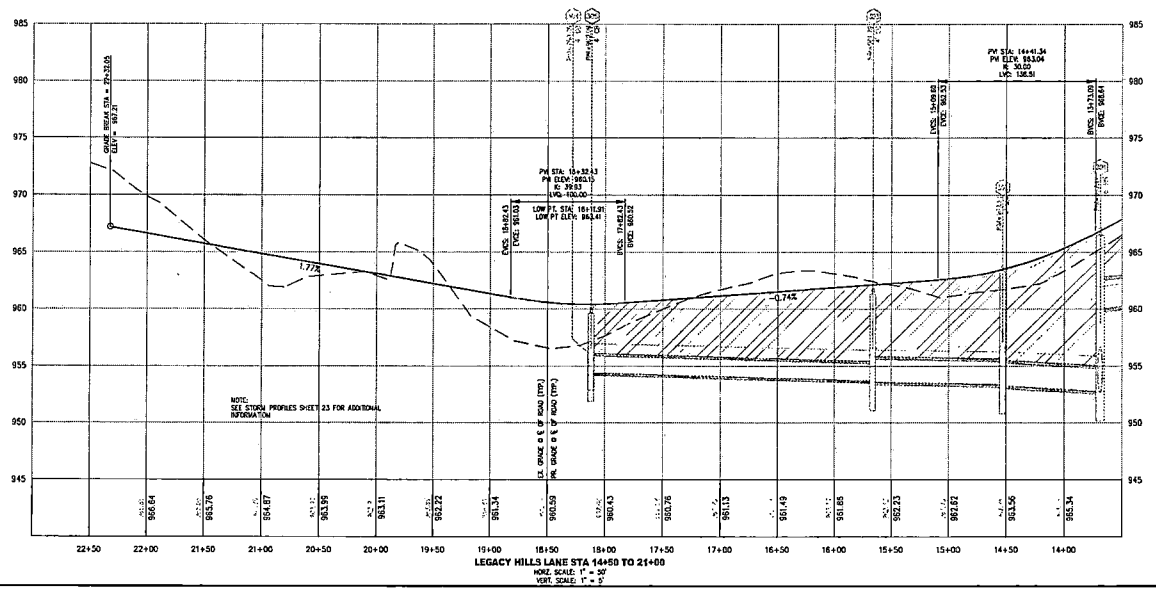

BENCHMARK
LEGEND
EXISTING CONTOURS
PROPOSED CONTOURS
PR. SWALE
EX. WETLAND
EX. WETLAND BUFFER
PR. STORM PIPES
PR. STORM STRUCTURE
DRAINAGE ARROW
LEGACY HILLS LANE STA 0+00 TO 14+50
HORIZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'
LEGACY HILLS LANE STA 14+50 TO 21+40
SCALE: 1" = 50'
DUALLS RD ℄
COLERIDGE COURT ℄
LEGACY RIDGE WAY
EX. GRADE ℄ OF ROAD (TYP.)
PR. GRADE ℄ OF ROAD (TYP.)
SEE INTERSECTION AND CUL-DE-SAC PLAN FOR ADDITIONAL INFO
SEE ENTRANCE DETAILS SHEET FOR MORE INFO
MATCH LINE PG.15
LEGACY HILLS
PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320
TROY, MICHIGAN 48083
LEGACY HILLS LANE STA 0+00 TO 14+50
PLAN AND PROFILE
SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN
UMLOR GROUP
19287 WEST ROAD WIXOM, MI 48393
TEL 248.773.7636 - FAX 866.690.4307
REVISIONS
7/22/2025 PER LCRC
9/08/2025
9/26/2025
10/17/2025
8/15/2025
Know what's below. Call before you dig.
811

Livingston County Register of Deeds. 2026R-025343

LEGEND
- EXISTING CONTOURS
- 652 PROPOSED CONTOURS
- PR. SWALE
- EX. WETLAND
- EX. WETLAND BUFFER
- PR. STORM SEWER
- PR. STORM STRUCTURE
- DRAINAGE ARROW



LEGACY HILLS LANE STA 14+50 TO 21+00
SCALE: 1" = 50'



LEGACY HILLS LANE STA 14+50 TO 21+00
HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'

BENCHMARK

BENCHMARK #804 (NAVD 88)

LOCATED IN UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD, RAIL ROAD SPIKE IN NORTH FACE OF SAID UTILITY POLE
ELEV. 977.25

BENCHMARK #805 (NAVD 88)

LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD.
ELEV. 1000.10

BENCHMARK #801 (NAVD 88)

LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH EAST OF CHALLIS RD. AND BAUR RD. ROUND – A – BOLT.
ELEV. 971.70

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

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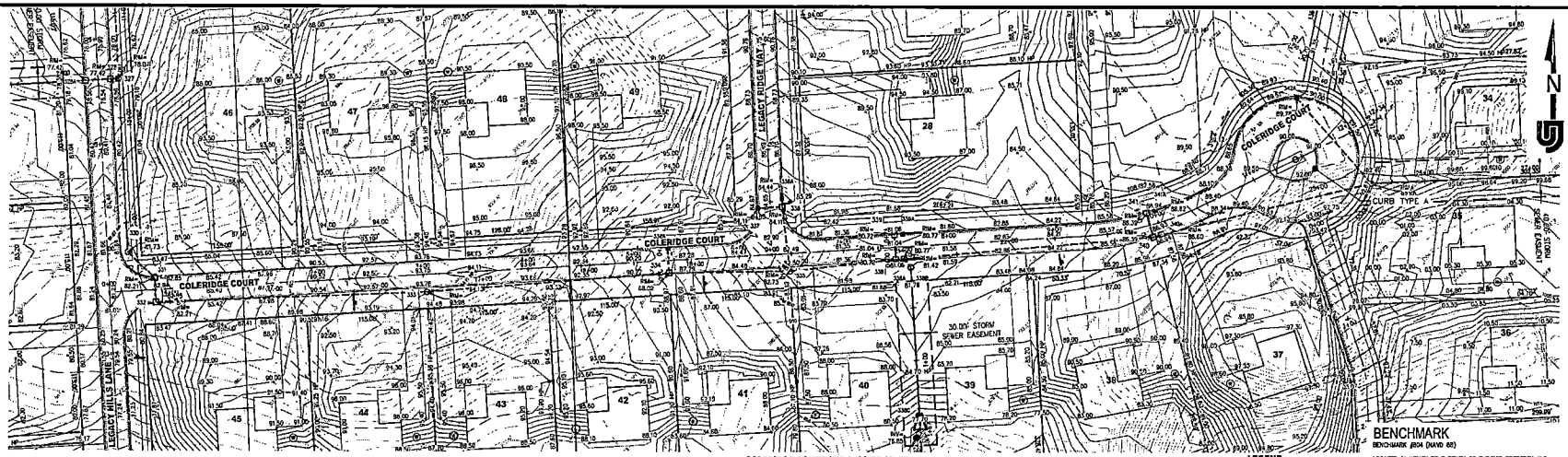


COLERIDGE COURT STA 0+00 TO 12+00
SCALE: 1" = 100'

BENCHMARK

BENCHMARK #804 (NAVD 88)

LOCATED IN UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD. RAIL ROAD SPIKE IN NORTH FACE OF SAID UTILITY POLE
ELEV: 977.25

BENCHMARK #825 (NAVD 88)

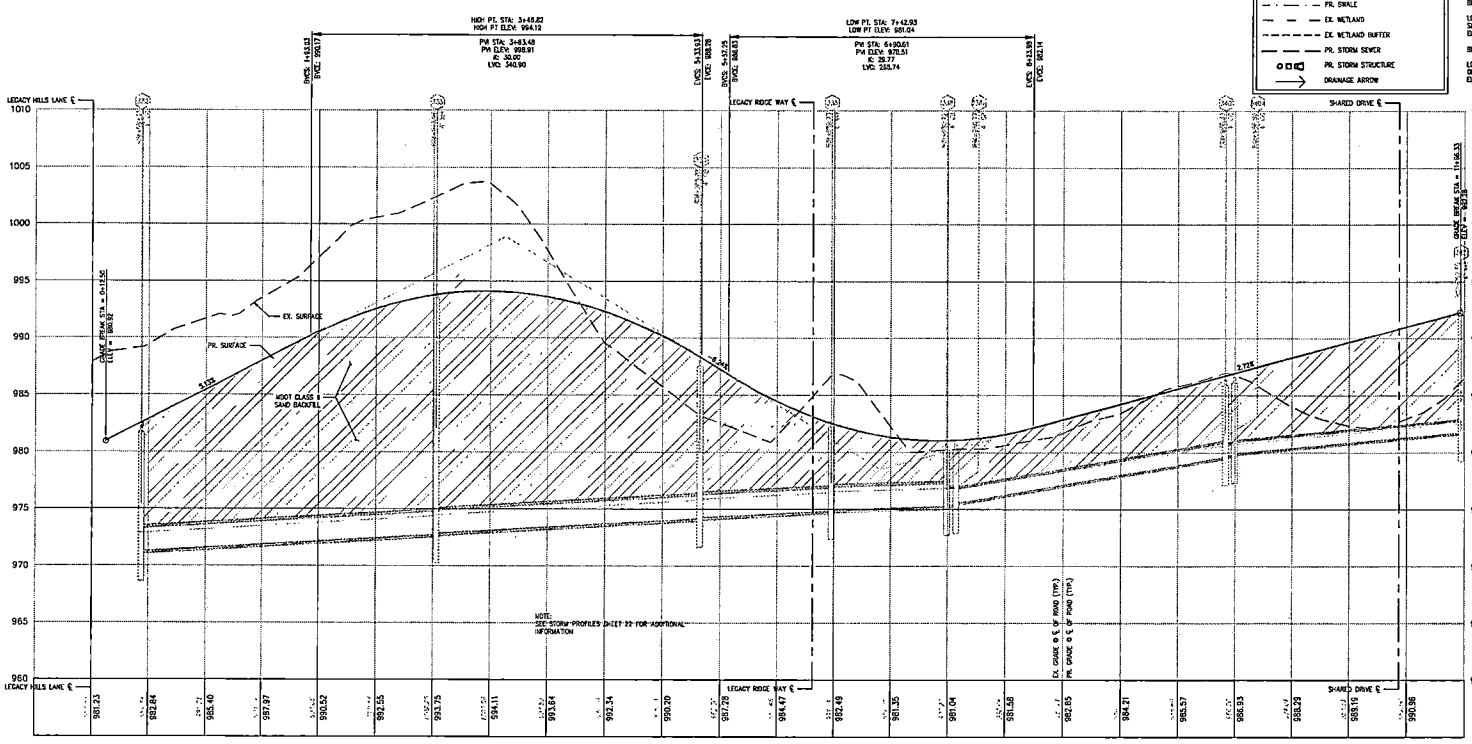
LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD.
ELEV: 1000.10

BENCHMARK #801 (NAVD 88)

LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH EAST OF CHALLIS RD. AND BAUR RD. ROUND - A - BOUT.
ELEV: 971.70

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PR. SWALE
- EX. WETLAND
- EX. WETLAND BUFFER
- PR. STORM SEWER
- PR. STORM STRUCTURE
- DRAINAGE ARROW



COLERIDGE COURT STA 0+00 TO 12+00
HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'

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19287 WEST ROAD WIXOM, MI 48393
TEL: 248.773.7656 • FAX 866.690.4397

SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN

DATE: 5/12/2025

REVISIONS
7/22/2025
8/15/2025 PER LCRC
9/09/2025
9/26/2025
10/17/2025

LEGACY HILLS
CLIENT: PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320
TROY, MICHIGAN 48083

COLERIDGE COURT PLAN AND PROFILE

DR. BY: DM/JT/SC/AO
CK. BY: SA/BB
FILE: MN
SCALE: 0 25 50
1" = 50 FEET
JOB NO. 231213
SHEET NO. 16
SHEET 16 OF 34

Livingston County Register of Deeds. 2026R-025343

BENCHMARK

BENCHMARK #804 (NAVD 88)

LOCATED IN UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD. RAIL ROAD SPIKE IN NORTH FACE OF SAID UTILITY POLE
ELEV: 977.25

BENCHMARK #805 (NAVD 88)

LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD.
ELEV: 1000.10

BENCHMARK #801 (NAVD 88)

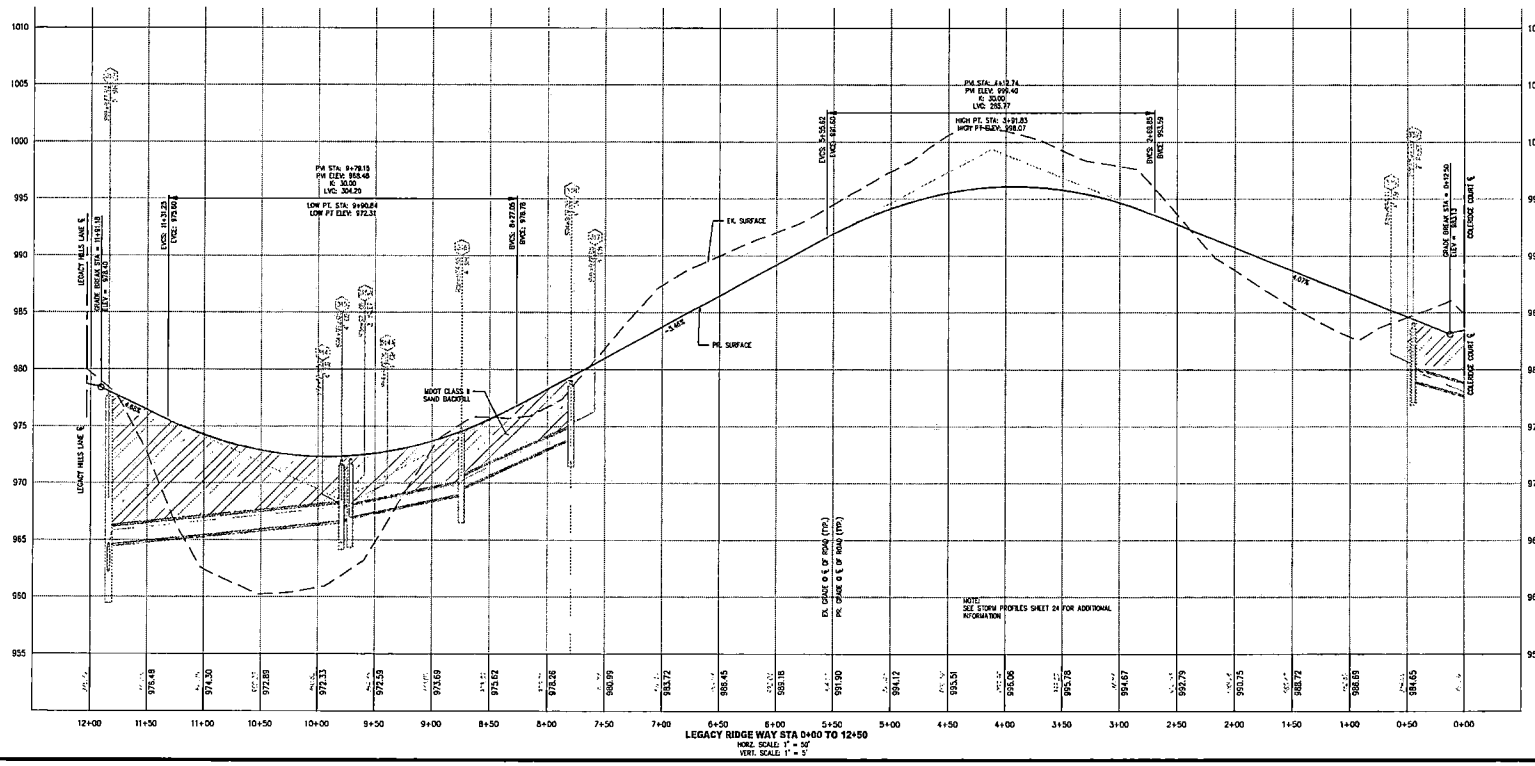
LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH EAST OF CHALLIS RD. AND BAUR RD. ROUND – A – BOUT.
ELEV: 971.70

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PR. SWALE
- EX. WETLAND
- EX. WETLAND BUFFER
- PR. STORM SEWER
- PR. STORM STRUCTURE
- DRAINAGE ARROW



LEGACY RIDGE WAY STA 0+00 TO 12+50
SCALE: 1" = 50'



LEGACY RIDGE WAY STA 0+00 TO 12+50
HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'

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SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN

DATE: 5/12/2025

REVISIONS
7/22/2025
8/15/2025 PER LCRC
9/09/2025
9/26/2025
10/17/2025

LEGACY HILLS
PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320
TROY, MICHIGAN 48083

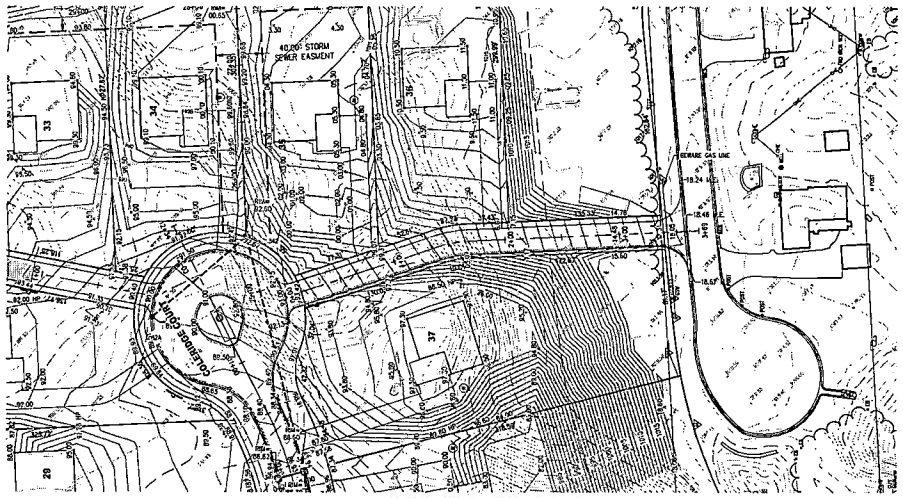
LEGACY RIDGE WAY PLAN AND PROFILE

DR.BY: DM/JT/SC/AQ
CK.BY: SA/BB
PM: MN
SCALE: AS NOTED
JOB NO. 23121.1
SHEET NO. 17
SHEET 17 OF 34

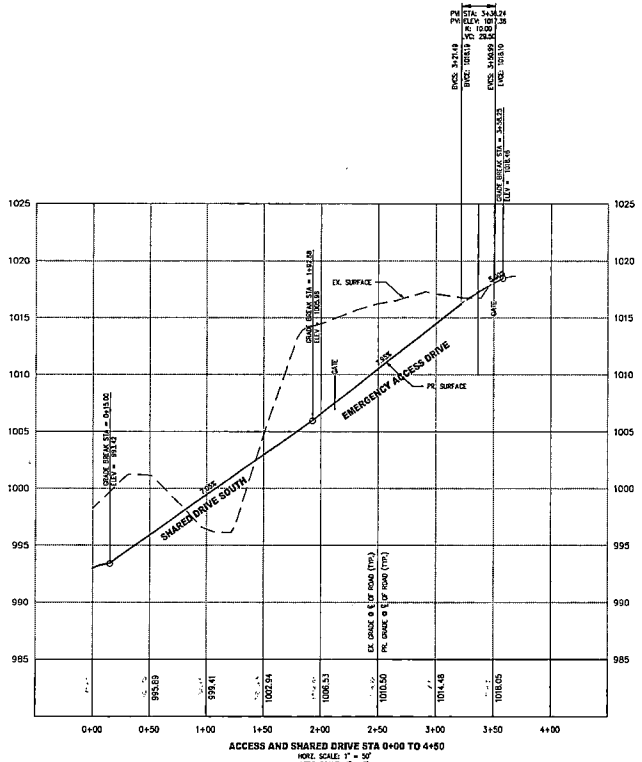
M:\LARSON GROUP\PROJECT FOLDERS\PULTE HOMES\23121.1 - LEGACY HILLS GENOA\WORK FILES & PLAN SETS\LAYOUT AUTOCAD FILES\DRAWINGS\PLAN - SHEETS\23121.1-ROAD PLAN.DWG

Livingston County Register of Deeds. 2026R-025343

LEGEND
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PR. SWALE
- EX. WETLAND
- EX. WETLAND BUFFER
- PR. STORM SEWER
- PR. STORM STRUCTURE
- DRAINAGE ARROW



ACCESS AND SHARED DRIVE STA 0+00 TO 4+50
SCALE: 1" = 50'



ACCESS AND SHARED DRIVE STA 0+00 TO 4+50
HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'

BENCHMARK

BENCHMARK @914 (NAVD 88)

LOCATED IN UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD. RAIL ROAD SPIKE IN NORTH FACE OF SAID UTILITY POLE
ELEV. 977.25

BENCHMARK @505 (NAVD 88)

LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD.
ELEV. 1000.10

BENCHMARK @501 (NAVD 88)

LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH EAST OF CHALLIS RD. AND BAUR RD. ROUND – A – BOUT.
ELEV. 971.76

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10090 WEST BOYD, WILSON, MI 49896
TEL: 906.228.6566 FAX: 866.690.4897

SECTION 23
T. 2 N., R. 5 E.
DENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN

DATE: 5/12/2025

REVISIONS
7/22/2025
8/15/2025 PER LCRC
9/09/2025
9/26/2025
10/17/2025

LEGACY HILLS
CLIENT: PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 220
TROY, MICHIGAN 48083

ACCESS AND SHARED DRIVE PLAN AND PROFILE

DR.BY: DM/JT/SC/AQ
CK.BY: SA/BB
P.M.: MN
SCALE: 0 25 50
1" = 50 FEET
JOB NO. 230215
SHEET NO. 18
SHEET 18 OF 34

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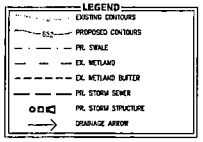
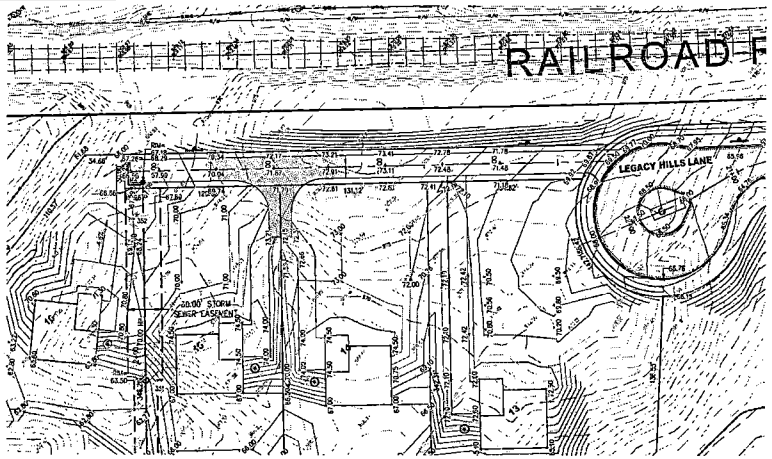
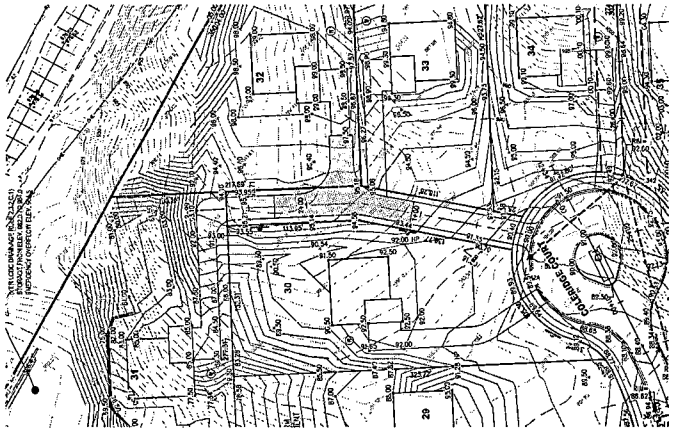
Livingston County Register of Deeds. 2026R-025343

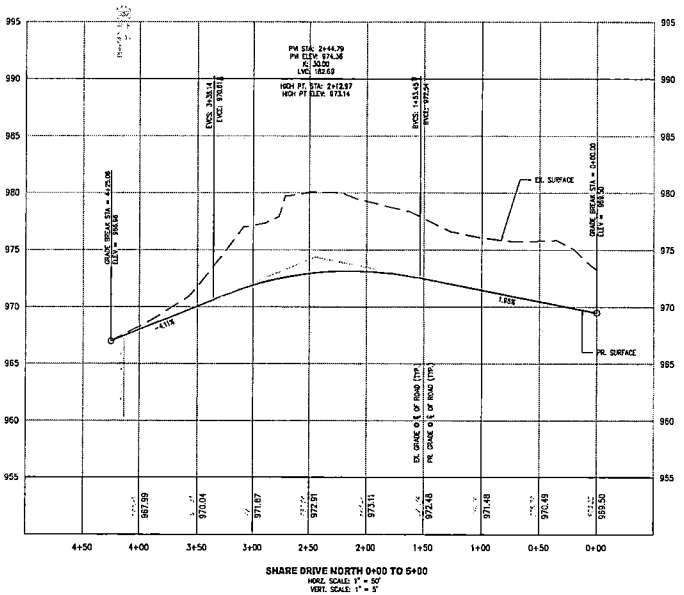




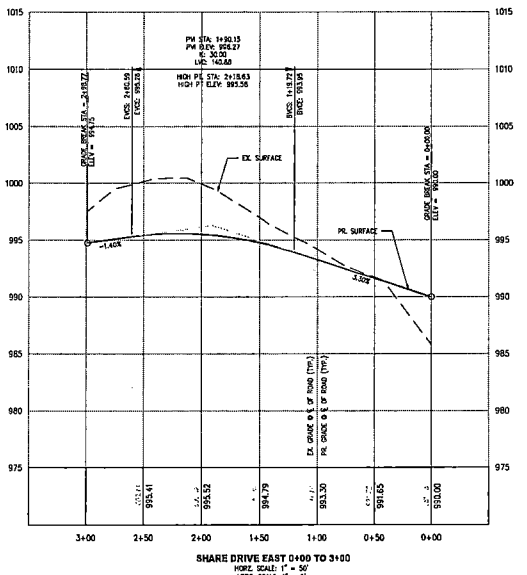
SHARE DRIVE NORTH 0+00 TO 5+00
SCALE: 1" = 100'



SHARE DRIVE EAST 0+00 TO 3+00
SCALE: 1" = 100'



SHARE DRIVE NORTH 0+00 TO 5+00
HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'



SHARE DRIVE EAST 0+00 TO 3+00
HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'

BENCHMARK

BENCHMARK #804 (NAVD 88)

LOCATED IN UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD, RAIL ROAD SPIKE IN NORTH FACE OF SAID UTILITY POLE
ELEV: 977.25

BENCHMARK #805 (NAVD 88)

LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD.
ELEV: 1000.10

BENCHMARK #801 (NAVD 88)

LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH EAST OF CHALLIS RD. AND BAUR RD. ROUND – A – ABOUT.
ELEV: 971.70

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

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10287 WEST ROAD WIXOM, MI 48393
TEL: 248.735.5616 - FAX: 248.735.5617

SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN

DATE: 5/12/2025

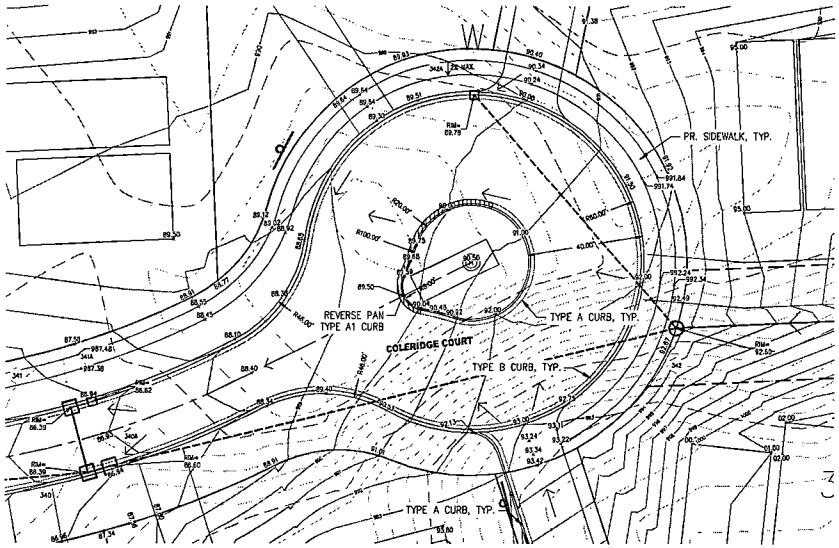
REVISIONS
7/22/2025
8/15/2025 PER LCRC
9/09/2025
9/26/2025
10/17/2025

LEGACY HILLS
DEVELOPER:
PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320
TROY, MICHIGAN 48083

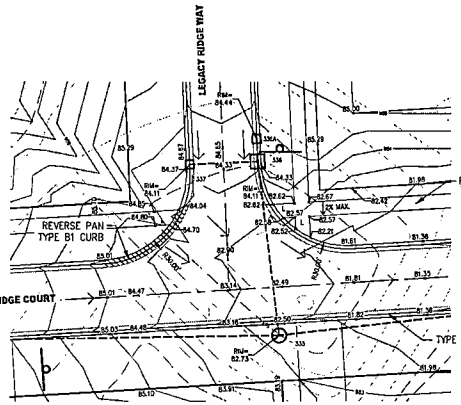
SHARED DRIVES PLAN AND PROFILE

DSN BY: DMJ/JL/SC/AO
CK BY: SA/BB
FB: MN
SCALE: 0 25 50
1" = 50 FEET
JOB NO.: 23123
SHEET NO.: 19
SHEET 19 OF 34

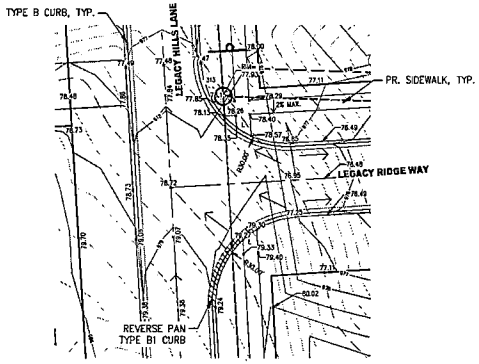
Livingston County Register of Deeds. 2026R-025343



COLERIDGE COURT CUL - DE - SAC
SCALE: 1" = 20'



COLERIDGE COURT AND LEGACY RIDGE WAY INTERSECTION
SCALE: 1" = 20'

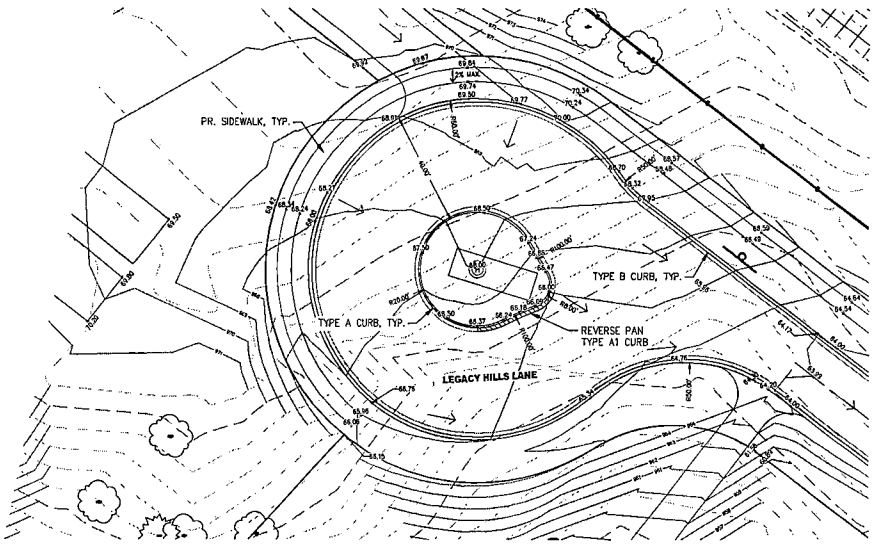


LEGACY HILLS LANE AND LEGACY RIDGE WAY INTERSECTION
SCALE: 1" = 20'

GENERAL NOTES:

1. ALL WORK IN ROW REQUIRES LCRC PERMIT.
2. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED OR SODDED.
3. PROVIDE POSITIVE DRAINAGE AT ALL TIMES.
4. ALL SIDEWALK RAMPS AND LANDINGS SHALL MEET ADA STANDARDS.

LEGEND
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PR. SWALE
- EX. WETLAND
- EX. WETLAND BUFFER
- PR. STORM SEWER
- PR. STORM STRUCTURE
- DRAINAGE ARROW
- LANDING



LEGACY HILLS LANE CUL - DE - SAC
SCALE: 1" = 20'

BENCHMARK

BENCHMARK (BM4 (NAVD 88)

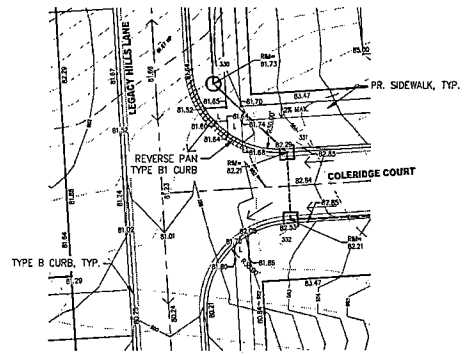
LOCATED IN UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD. RAIL ROAD SPIKE IN NORTH FACE OF SAID UTILITY POLE
ELEV: 977.25

BENCHMARK (BS5 (NAVD 88)

LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD.
ELEV: 1000.10

BENCHMARK (BS1 (NAVD 88)

LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH EAST OF CHALLIS RD. AND BAUR RD. ROUND - A - BOLT.
ELEV: 977.70



LEGACY HILLS LANE AND COLERIDGE COURT INTERSECTION
SCALE: 1" = 20'

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LIVINGSTON CO., MICHIGAN

DATE: 9/12/2025

REVISIONS
7/22/2025
8/15/2025 PER LCRC
9/09/2025
9/26/2025
10/17/2025

PROJECT: LEGACY HILLS
CLIENT: PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320
TROY, MICHIGAN 48083

INTERSECTION & CUL-DE-SAC PLAN

JOB BY: DM/JJ/SC/AO
CHKD: SA/BB
PM: MM
SCALE: 0 10 20
1" = 20 FEET
JOB NO: 23213
SHEET NO: 20
SHEET 20 OF 34

Livingston County Register of Deeds. 2026R-025343

LOW AREA ANALYSIS

Each low area has an adequate overflow or enter a storm pipe where no residential structure openings are at risk for ponded storm water.

Low Area A Storage Volume

Elevation (ft)	Area (sf)	Height, H (ft)	Incr Vol. (cf)	Vol (cf)
956	40.56	-	-	-
957	255.12	1.00	148	146
958	595.64	1.00	425	573
959	1,026.59	1.00	811	1,384
960	1,588.40	1.00	1,307	2,691
961	2,366.29	1.00	1,976	4,667
962	3,354.55	1.00	2,860	7,527
963	4,304.32	1.00	3,829	11,356
964	5,294.32	1.00	4,799	16,155
965	6,295.54	1.00	5,775	21,930
966	7,271.31	1.00	6,783	28,654
967	8,375.04	1.00	7,823	36,517
968	9,565.73	1.00	8,971	45,488
969	10,843.46	1.00	10,205	55,693
970	12,203.23	1.00	11,523	67,216
971	13,651.52	1.00	12,927	80,144
972	15,143.26	1.00	14,397	94,541
973	16,655.12	1.00	15,899	110,440
974	18,194.85	1.00	17,425	127,865
975	19,787.61	1.00	18,991	146,857
			Total Volume =	146,857

Area (Ac.)	C Factor	Supplied cf
3.37	0.27	-

Channel Protection Volume CPVC=4917(A)(C) 4,294 <146,857 cf

Area A will enter a storm pipe at elevation 976.85 with the lowest structure opening being 978.20

Low Area B

Elevation (ft)	Area (sf)	Height, H (ft)	Incr Vol. (cf)	Vol (cf)
977	234.14	-	-	-
978	2,709.51	1.00	1,472	1,472
979	6,285.56	1.00	4,498	5,969
			Total Volume =	5,969

Area (Ac.)	C Factor	Supplied cf
1.11	0.26	-

Channel Protection Volume CPVC=4917(A)(C) 1,362 <5,969 cf

Area B will overlow southerly into the Chalk Road RWat 979.00

Low Area C

Elevation (ft)	Area (sf)	Height, H (ft)	Incr Vol. (cf)	Vol (cf)
958	139.08	-	-	-
959	1,978.00	1.00	1,059	1,059
960	3,934.00	1.00	2,956	4,015
			Total Volume =	4,015

Area (Ac.)	C Factor	Supplied cf
1.06	0.26	-

Channel Protection Volume CPVC=4917(A)(C) 2,429 <4,018 cf

Low Area C will overflow SWly into the Chalk Road RWat into the Legacy Hills storm system at 960.33

Low Area D

Elevation (ft)	Area (sf)	Height, H (ft)	Incr Vol. (cf)	Vol (cf)
958	19.21	-	-	-
967	1,173.04	1.00	597	597
968	3,348.04	1.00	2,260	2,856
968.5	4,648.00	0.50	2,048	4,904
			Total Volume =	4,904

Area (Ac.)	C Factor	Supplied cf
3.15	0.26	-

Channel Protection Volume CPVC=4917(A)(C) 4,152 <4,904 cf

Low Area D will enter a storm pipe at the 968.81 elev. which is lower than the lowest elev. at the prop. End of 968.73

Low Area E

Elevation (ft)	Area (sf)	Height, H (ft)	Incr Vol. (cf)	Vol (cf)
962	47.00	-	-	-
963	2,907.60	1.00	1,477	1,477
964	5,422.64	1.00	4,165	5,642
			Total Volume =	5,642

Area (Ac.)	C Factor	Supplied cf
2.87	0.25	-

Channel Protection Volume CPVC=4917(A)(C) 3,160 <5,642 cf

Low Area E will overflow NEly into the RR RWat the 964.5 elevation

Low Area F

Elevation (ft)	Area (sf)	Height, H (ft)	Incr Vol. (cf)	Vol (cf)
951	5,385.46	-	-	-
952	7,469.05	1.00	6,427	6,427
953	9,632.18	1.00	8,551	14,978
			Total Volume =	14,978

Area (Ac.)	C Factor	Supplied cf
3.84	0.27	-

Channel Protection Volume CPVC=4917(A)(C) 4,099 <14,978 cf

Low Area F will overflow SWly into the wetland at the 953.5 elev. The low area will provide adequate sedimentation

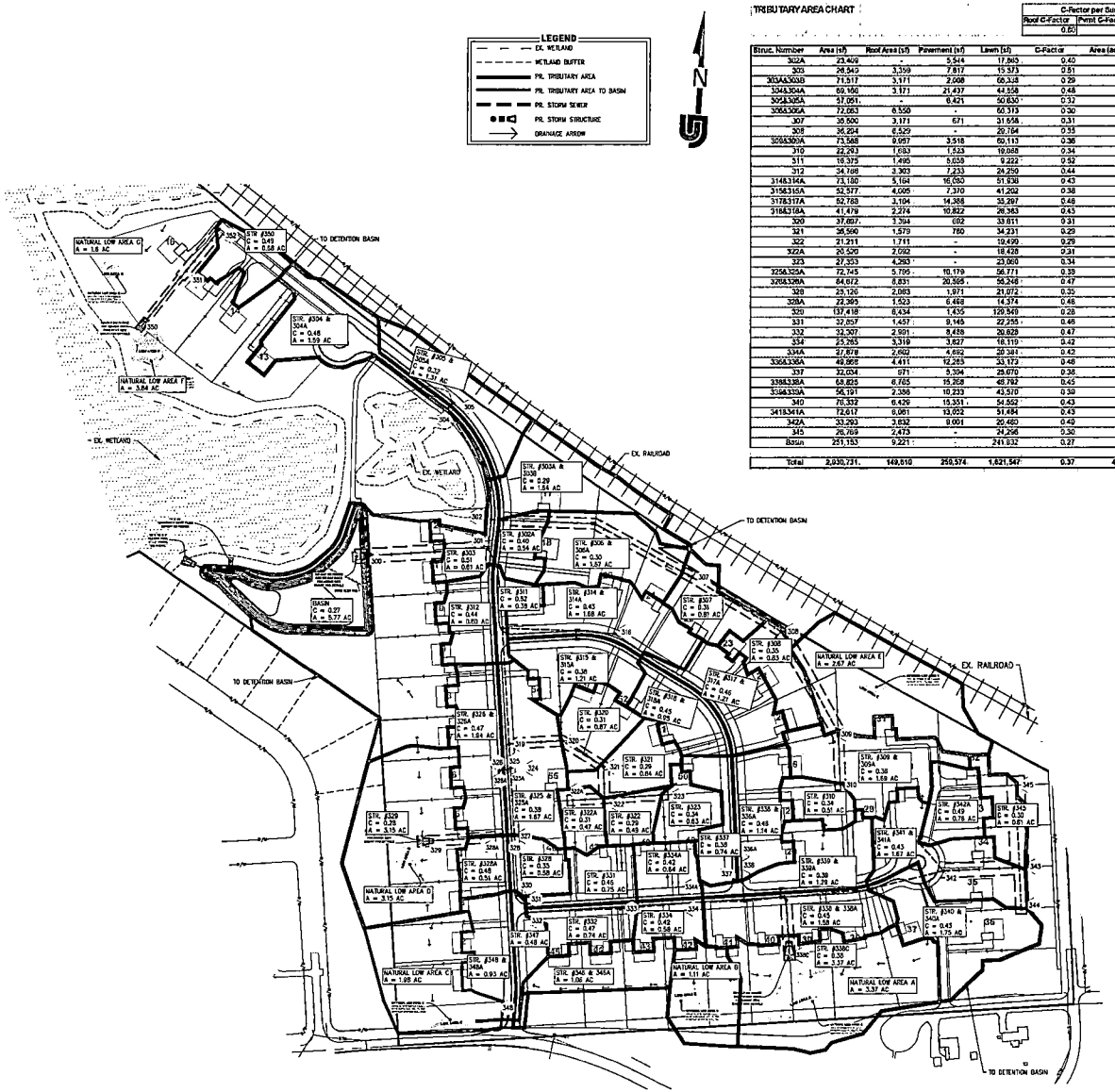
Low Area G

Elevation (ft)	Area (sf)	Height, H (ft)	Incr Vol. (cf)	Vol (cf)
951	321.59	-	-	-
952	1,441.27	1.00	881	881
953	2,704.28	1.00	2,073	2,954
			Total Volume =	2,954

Area (Ac.)	C Factor	Supplied cf
1.6	0.26	-

Channel Protection Volume CPVC=4917(A)(C) 1,963 <2,954 cf

Low Area G will overflow SWly in to the wetland at the 953.0 elev. The low area will provide adequate sedimentation



TRIBUTARY AREA CHART

C-Factor per Surface Type		
Roof C-Factor	Pvmt C-Factor	Lawn C-Factor
0.60	0.90	0.25

Struc. Number	Area (sf)	Roof Area (sf)	Pavement (sf)	Lawn (sf)	C-Factor	Area (ac)	C * (A (ac))
302A	23,402	-	5,544	17,865	0.40	0.54	0.22
303	28,549	3,359	7,817	15,373	0.51	0.61	0.31
303A&303B	71,517	3,171	2,068	66,338	0.29	1.64	0.48
304&304A	59,166	3,171	21,437	44,558	0.48	1.59	0.76
305&305A	57,051	-	6,421	50,630	0.32	1.31	0.42
306&306A	72,083	6,558	-	65,313	0.30	1.67	0.50
307	36,500	3,171	671	31,658	0.31	0.81	0.25
308	36,264	6,529	-	29,764	0.55	0.83	0.20
309&309A	73,588	9,957	3,518	60,113	0.36	1.69	0.60
310	22,293	1,683	1,523	19,088	0.34	0.51	0.17
311	16,375	1,495	5,658	9,222	0.52	0.38	0.20
312	34,799	3,303	7,233	24,250	0.44	0.80	0.35
314&314A	73,180	5,164	16,080	51,936	0.43	1.68	0.73
315&315A	52,577	4,005	7,370	41,202	0.38	1.21	0.46
317&317A	52,788	3,104	14,388	35,297	0.48	1.21	0.56
318&318A	41,479	2,274	10,822	28,383	0.45	0.95	0.43
320	37,667	3,394	692	33,611	0.31	0.87	0.27
321	36,560	1,579	780	34,231	0.29	0.84	0.24
322	21,211	1,711	-	19,499	0.29	0.49	0.14
322A	20,520	2,092	-	18,428	0.31	0.47	0.14
323	27,353	4,293	-	23,060	0.34	0.63	0.21
325&325A	72,745	5,706	10,179	56,771	0.33	1.67	0.54
326&326A	84,672	8,831	20,395	55,246	0.47	1.94	0.90
328	25,126	2,083	1,971	21,072	0.35	0.58	0.20
329A	22,995	1,523	6,468	14,974	0.48	0.51	0.24
330	137,418	6,434	1,455	129,549	0.28	3.15	0.89
331	32,857	1,457	9,145	22,255	0.48	0.75	0.34
332	32,307	2,931	8,488	20,828	0.47	0.74	0.35
334	25,265	3,316	3,827	18,119	0.42	0.58	0.24
334A	27,878	2,492	4,662	20,381	0.42	0.64	0.27
336&336A	49,866	4,411	12,283	33,172	0.48	1.14	0.53
337	32,034	671	5,304	26,070	0.38	0.74	0.28
338&338A	68,825	6,705	15,268	46,782	0.45	1.58	0.71
339&339A	56,197	2,386	10,233	43,578	0.39	1.29	0.51
340	76,332	6,429	15,351	54,552	0.43	1.75	0.75
341&341A	72,617	6,061	13,052	53,484	0.43	1.67	0.71
342A	33,293	3,832	9,001	20,460	0.49	0.76	0.37
345	26,769	2,473	-	24,296	0.30	0.61	0.19
Basin	251,153	9,221	-	241,932	0.27	5.77	1.56
Total	2,030,731	149,510	250,574	1,631,547	0.37	46.62	17.42

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3580 WEST ROAD NEW HOPE, MI 48823
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SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN

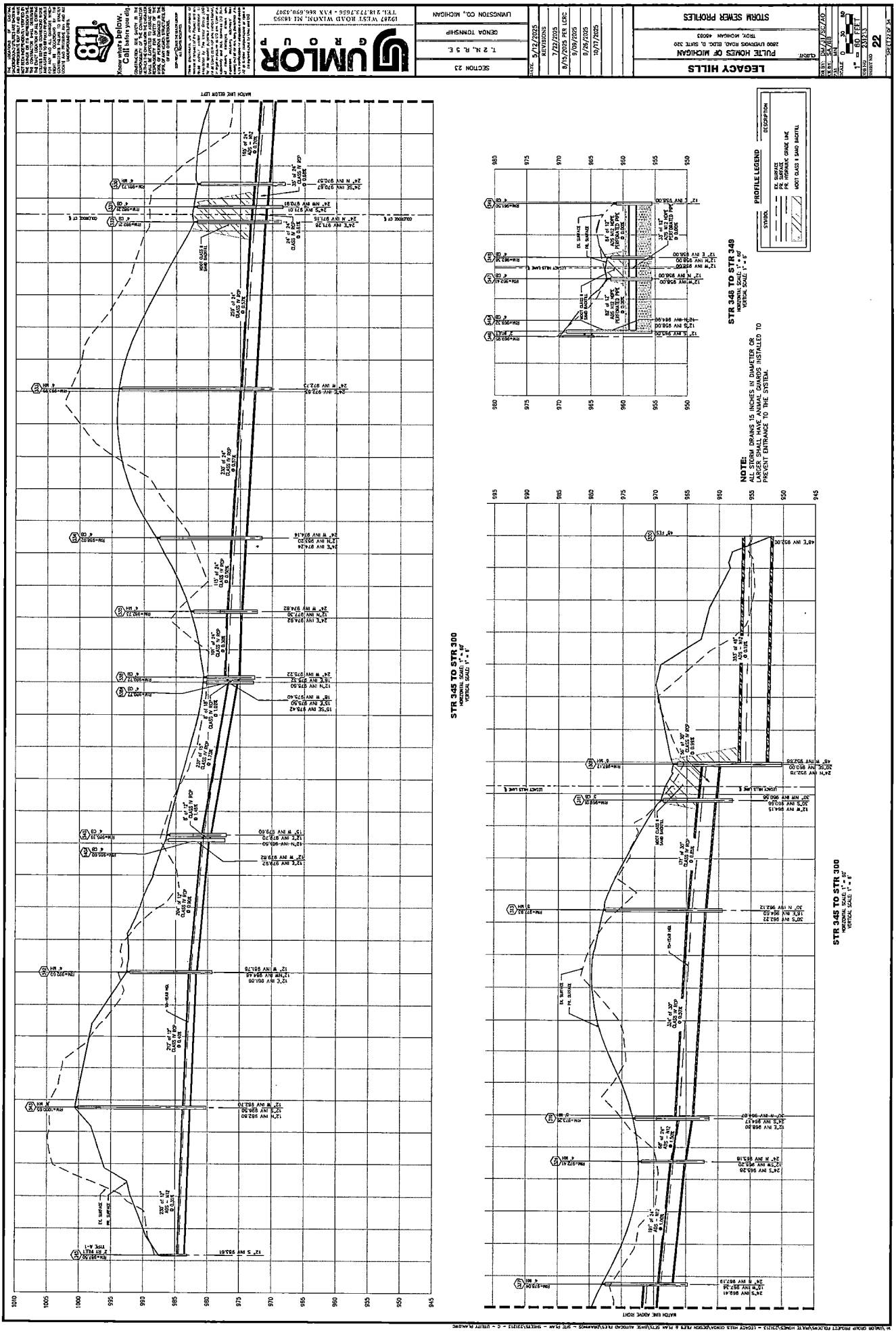
DATE: 5/12/2025
REVISIONS
7/22/2025
5/15/2025 PER LCRC
9/09/2025
9/26/2025
10/17/2025

LEGACY HILLS
CLIENT: PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320
TROY, MICHIGAN 48083

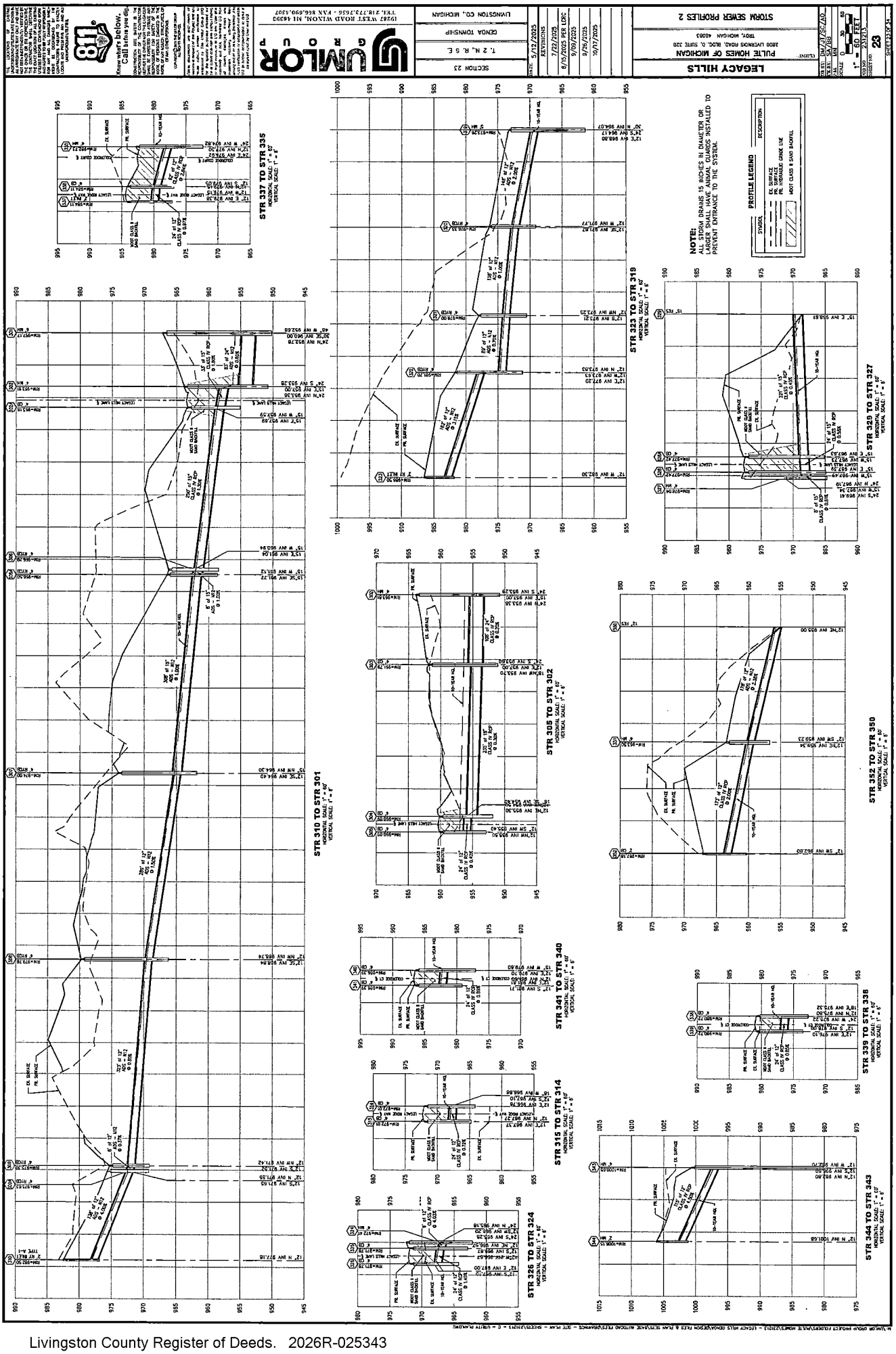
STORM DESIGN AND TRIBUTARY MAP

DR BY: DM/JT/SC/AO
CK BY: SA/BB
PM: MH
SCALE: 0 75 150
1" = 150 FEET
JOB NO. 23213
SHEET NO. 21
SHEET 21 OF 34

M:\TAYLOR GROUP\PROJECT FOLDERS\VALE HOMES\23213 - LEGACY HILLS GENOA\CIVIL\23213 - C - UTILITY PLAN.DWG



Livingston County Register of Deeds. 2026R-025343



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GMLOR GROUP
19887 WEST ROAD NOVI, MI 48375
TEL: 313.773.7656 - FAX 866.690.4307

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9/08/2025	
9/25/2025	
10/17/2025	

LEGACY HILLS
CLIENT: PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. 5, SUITE 320
TROY, MICHIGAN 48083

STORM SEWER PROFILES 3

DRAWN: KM/JH/JSO/AG
CHECKED: MN
SCALE: 0 30 60 1" = 60 FEET
JOB NO. 23124.05
SHEET NO. 24
SHEETS OF 34

Know what's below. Call before you dig. 811

CONTRACTOR: SEE ARTICLE 4, THE RESPONSIBILITIES OF THE CONTRACTOR SECTION OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION FOR SAFETY PRECAUTIONS AND PROGRAMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION EXCEPT TO THE EXTENT THAT SPECIFIC MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES ARE SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS CHARGED WITH THE EXECUTION OF THE WORK AND FOR THE SAFETY OF ANY OTHER PERSONS.

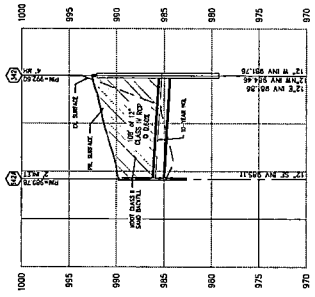
CONSTRUCTION NOTES

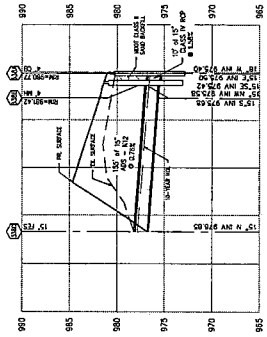
These documents are prepared in accordance with the requirements of the Michigan Occupational Safety and Health Act (MIOSHA) and the Construction Safety Standards (CSS) promulgated thereunder. The Contractor is solely responsible for compliance with MIOSHA and CSS, including those requirements that may be interpreted as applying to the Engineer's employees or agents. The Contractor is solely responsible for jobsite safety, and for the means, methods, sequencing and procedures of construction. The Contractor is responsible for providing, erecting, and maintaining all necessary safeguards for safety and protection. The Contractor agrees that he or she is an employer as defined in MIOSHA and CSS, and that he or she controls the jobsite. The Contractor also agrees to indemnify and hold harmless the Engineer and its employees and agents from and against all claims, damages, losses and expenses, including but not limited to attorney's fees arising out of or allegedly arising out of inspections performed by the Engineer's employees or agents, or the failure of the Engineer's employees or agents to conduct inspections.

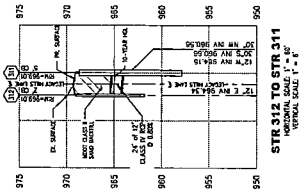
NOTE:
ALL STORM DRAINS 15 INCHES IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.

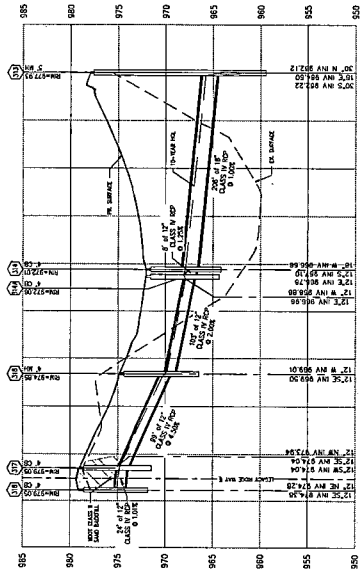
PROFILE LEGEND

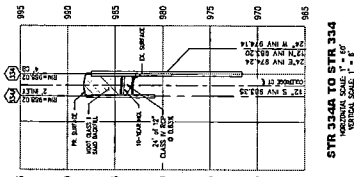
SYMBOL	DESCRIPTION
	EX. SURFACE
	PR. SURFACE
	PR. HYDRAULIC GRADE LINE
	MDOT CLASS II SAND BACKFILL

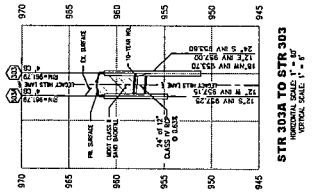


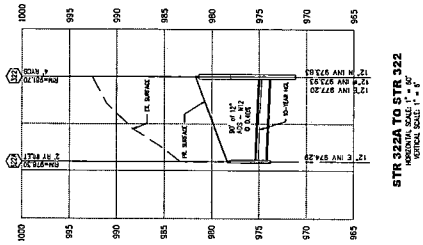












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Livingston County Register of Deeds. 2026R-025343

Livingston County Register of Deeds. 2026R-025343

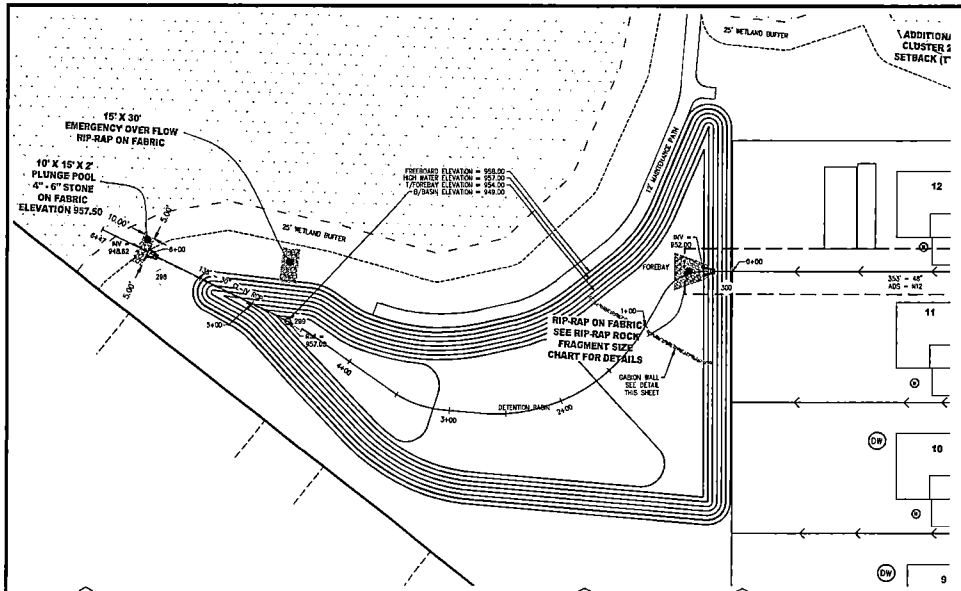
STORM SEWER CALCULATIONS:

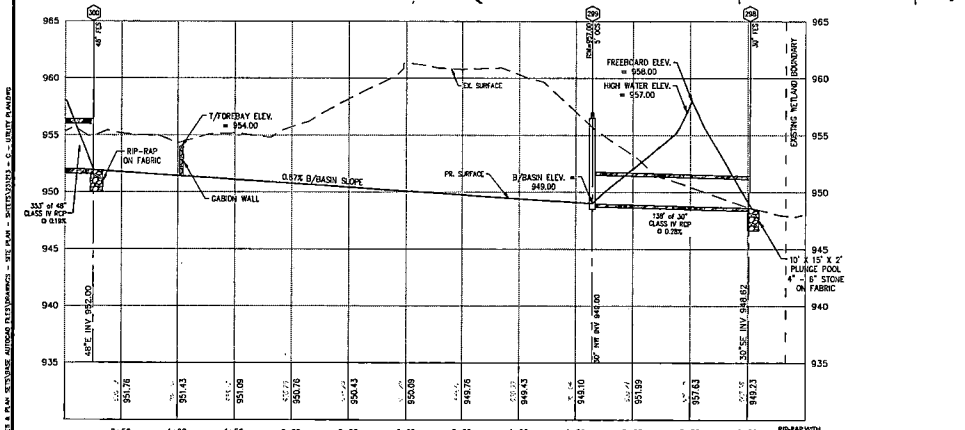
FROM	TO	C coeff	AREA	TOTAL AREA	A*C	TOTAL A*C	T	I	DIA CIN	Q =	PIPE SIZE	PIPE TYPE	PIPE LENGTH	PIPE SLOPE	FALL	UPST INV	DWNST HG	DWNST INV	V	V =	PIPE CAP	UPST INV	DWNST INV	UPST RIM	DWNST RIM	UPST INV	DWNST CVRST	UPST PIPE TO
301	302	0.90	0.61	0.61	0.55	0.55	10 min. = 4.50 in/hr		0.61	2.77	12	hr	256.00	0.82%	2.10	964.61	963.88	3.79	1.25	7.04	0.53%	962.61	962.40	967.50	967.50	3.00	25.50	3.79	72.19	3.00
							10.72									965.43						962.79		XXX.15						
302	303	0.37	0.88	0.90	0.33	0.90	10.00	4.36	0.90	7.66	15	hr	113.00	0.00%	0.00	963.48	963.36	3.44	1.25	2.37	0.47%	962.79	962.79	XXX.15	XXX.15	4.48	4.15	3.21	2.85	3.46
							21.53									964.08								XXX.85						
303	342	0.37	0.89	0.91	0.42	0.19	10.72	4.03	0.21	3.25	12	hr	213.36	0.09%	0.11	963.28	963.16	3.44	1.25	2.37	0.47%	962.79	962.58	XXX.85	XXX.85	17.21	16.74	16.78	8.14	17.15
																963.64						962.58								
342A	342	0.48	0.78	0.78	0.37	0.56	10.00	4.04	2.24	3.76	12	hr	104.00	0.42%	0.51	963.91	963.34	0.34	1.25	2.37	0.47%	963.11	962.66	XXX.78	XXX.78	4.67	8.14	3.39	8.37	3.67
																963.96														
342	342A	0.37	0.60	1.38	0.00	0.74	20.16	4.33	3.33	3.58	12	hr	384.27	0.52%	1.98	963.95	963.75	0.61	1.25	2.37	0.47%	963.78	963.58	972.00	13.84	8.17	9.68	8.11	10.64
342A	343	0.61	0.00	1.38	0.00	1.12	22.09	3.66	4.04	4.10	12	hr	60.00	1.31%	0.78	963.79	963.58	0.02	1.25	2.37	0.47%	963.62	963.20	969.63	6.75	6.98	6.62	6.53	5.80
							23.01									964.57								969.35						
343A&343B	345	0.63	1.07	1.07	0.71	0.71	10.00	4.36	3.12	3.57	12	hr	23.67	0.77%	0.18	963.61	963.43	0.43	1.25	2.37	0.47%	963.71	963.63	969.26	4.98	4.98	5.51	5.72	5.98
							15.88									964.18								969.24						
343	343A	0.61	0.88	0.88	0.37	0.31	22.21	3.74	0.04	0.68	12	hr	236.64	1.61%	3.80	966.53	962.91	0.80	0.82	1.55	0.17%	964.08	962.58	969.26	4.98	1.22	0.94	3.76	5.80
343A	344	0.65	0.96	0.96	0.38	0.69	23.12	3.62	0.91	1.60	12	hr	6.00	0.17%	0.01	962.98	962.92	0.79	0.82	1.55	0.17%	962.58	962.57	969.24	4.98	1.40	2.88	2.88	3.88
							23.84									963.53								969.23						
344&344A	354	0.38	1.78	1.78	0.68	0.61	10.00	4.36	2.71	3.55	12	hr	38.00	0.96%	0.36	964.61	964.42	0.14	1.25	2.37	0.47%	963.96	963.78	969.23	4.98	4.82	3.14	3.15	3.91
							15.96									964.97						963.78		969.22						
344	353	0.63	0.79	2.57	0.16	3.42	23.96	3.63	13.85	12.15	24	hr	151.07	0.26%	0.33	964.83	964.43	0.43	3.82	2.94	0.53%	964.38	964.00	969.22	5.05	3.75	3.35	5.84	5.82
							24.07									965.62						964.00		969.21						
347	338 &338A	0.38	0.74	2.74	0.28	0.28	10.00	4.36	1.21	1.21	12	hr	23.01	0.13%	0.03	966.18	965.96	0.26	1.54	2.47	0.61%	965.78	965.75	969.11	4.70	4.56	3.96	3.78	4.61
338 &338A	338	0.66	1.14	1.66	0.53	0.82	10.26	4.35	3.48	4.00	12	hr	8.00	0.86%	0.10	965.93	965.93	0.22	1.54	2.47	0.61%	965.96	965.83	969.11	5.06	5.11	3.93	3.95	4.26
							15.46									966.42								969.25						
351	354	0.37	0.88	0.88	0.32	0.32	24.07	3.57	11.36	14.08	24	hr	110.00	0.44%	0.31	964.25	964.14	0.40	4.79	3.26	0.83%	964.10	963.74	969.25	7.61	12.66	6.48	13.75	8.31
							25.76									964.56														
354A	354	0.42	0.84	0.84	0.29	0.27	10.00	4.36	1.18	2.67	12	hr	23.67	0.19%	0.03	966.13	966.09	0.27	1.49	2.86	0.82%	965.38	965.25	969.82	4.67	5.49	3.59	4.74	3.87
																966.16														
354	353	0.62	0.56	10.79	0.34	4.75	24.07	3.54	16.73	17.66	24	hr	298.28	0.84%	1.25	965.76	964.63	0.72	3.82	2.44	0.53%	964.16	963.53	969.82	13.98	10.71	11.63	10.54	13.75
353	352	0.37	0.68	10.77	0.00	4.75	25.61	3.48	16.48	17.66	24	hr	225.56	0.50%	1.58	964.51	963.76	0.63	3.82	2.44	0.53%	963.73	963.38	969.68	21.25	13.10	13.90	15.87	18.63
352	351	0.61	0.76	11.53	0.46	5.68	25.92	3.43	19.43	17.61	24	hr	172.76	0.29%	0.74	964.26	963.75	0.50	3.82	2.44	0.53%	963.71	963.20	969.68	21.25	13.48	14.61	17.15	19.43
351	350	0.66	0.75	12.25	0.50	6.18	26.08	3.43	18.98	18.65	24	hr	74.93	0.68%	0.51	963.91	963.47	0.40	4.08	2.60	0.61%	963.41	963.01	969.21	11.30	13.23	9.65	15.44	8.73
350	327	0.37	0.88	12.38	0.00	6.18	26.59	3.42	18.54	18.65	24	hr	49.37	0.61%	0.30	963.77	963.51	0.47	4.08	2.60	0.61%	963.47	963.17	969.21	11.48	8.91	7.98	7.98	9.56
							26.61									964.08						963.17		969.21						
329	326A	0.24	0.15	0.15	0.04	0.04	10.00	4.36	0.16	0.61	15	hr	221.94	0.09%	0.21	969.12	968.96	0.16	1.38	1.38	0.44%	968.81	968.75	972.81	8.06	8.59	NA	8.35	8.06
326A	326	0.65	0.51	0.67	0.34	0.38	14.98	4.07	4.62	4.62	15	hr	94.83	0.47%	0.45	969.03	968.59	0.34	2.80	2.80	0.89%	968.75	968.59	972.80	8.06	11.28	6.58	9.45	9.83
326	327	0.38	0.38	4.23	0.23	1.59	15.26	4.04	4.63	4.63	15	hr	8.00	0.63%	0.04	968.63	968.58	0.04	3.17	4.04	0.94%	968.58	968.54	972.63	10.05	9.93	6.58	8.45	6.53
							16.05									968.85						968.54		972.63						
327	324	0.37	0.88	15.51	0.33	6.52	26.86	3.38	21.97	21.03	24	hr	190.51	0.86%	1.51	968.65	967.56	0.45	7.53	7.23	1.86%	967.16	963.36	973.64	14.98	7.19	8.48	4.82	8.19
							27.15									967.64						963.36		973.61						
325 &325A	325 &325A	0.47	1.94	1.94	0.91	0.91	10.91	4.28	3.86	4.23	12	hr	21.67	1.25%	0.28	967.93	967.67	0.26	3.87	3.87	1.40%	967.61	967.31	971.78	4.79	5.11	3.81	3.85	3.86
325 &325A	324	0.36	1.67	1.81	0.64	1.55	15.08	4.07	6.96	7.12	12	hr	8.16	3.80%	0.33	967.37	967.07	0.22	8.00	8.07	4.00%	967.07	966.71	971.78	5.71	7.29	4.65	6.13	4.41
							15.94									967.66						966.76		972.61						
324	326	0.37	0.88	20.10	0.70	8.40	27.53	3.34	27.98	27.73	24	hr	87.43	1.43%	1.25	967.64	966.39	0.13	8.63	8.80	1.95%	966.98	966.81	972.61	7.73	8.58	4.66	6.84	6.57
							27.54									968.17						966.81		972.59						
333	332	0.38	0.83	0.83	0.31	0.31	10.00	4.36	0.99	0.12	12	hr	41.06	0.02%	0.01	963.13	963.00	0.25	1.14	0.06	0.19%	962.50	962.30	967.25	4.39	4.23	3.61	3.98	3.42
																963.63														
332A	327	0.51	0.67	0.67	0.34	0.34	10.00	4.36	0.62	2.25	12	hr	97.00	0.23%	0.22	963.68	963.46	0.17	2.86	1.37	0.46%	963.30	963.08	967.63	4.61	7.50	3.84	6.23	3.21
																964.13						963.08		967.61						
327	321	0.26	0.48	1.56	0.12	0.46	17.26	4.11	2.76	2.98	12	hr	28.00	0.36%	0.10	964.63	964.53	0.10	2.05	1.82	0.62%	963.63	963.35	967.63	7.67	4.82	6.12	5.35	7.07
321	320	0.37	0.81	2.43	0.30	0.76	17.99	4.06	3.92	3.94	12	hr	6.00	0.17%	0.01	964.53	964.52	0.01	2.61	2.32	0.79%	964.02	963.98	967.63	4.08	3.92	3.72	3.98	4.08
320	319	0.31	0.67	3.30	0.21	1.01	18.44	4.03	4.08	5.04	12	hr	144.48	1.39%	1.99	965.17	963.50	0.98	6.42	3.26%	963.98	963.48	967.63	4.58	8.54	3.59	4.38	3.78
							18.65									966.27								967.61						
319	315	0.37	0.98	33.42	0.40	8.27	27.43	3.36	30.67	30.83	30	hr	304.62	0.56%	1.79	966.07	964.37	0.67	6.21	6.31	0.51%	964.68	963.25	971.28	6.78	10.75	8.43	12.05	7.76
							27.97									966.72						963.25		971.26						
314 &314A	317 &317A	0.45	0.55	0.55	0.25	0.25	10.00	4.36	1.07	3.24	12	hr	25.67	0.39%	0.07	970.56	970.46	0.17	2.39	4.56	1.01%	970.26	970.16	975.05	4.77	5.01	2.85	3.84	3.57
317 &317A	316	0.49	1.21	2.18	0.76	0.96	15.17	4.06	4.28	7.56	12	hr	36.75	1.43%	0.45	969.71	969.36	0.30	5.48	6.42	4.50%	969.36	969.03	973.35	5.11	6.28	3.54	4.16	4.12
316	316A	0.37	0.88	2.43	0.32	0.96	15.67	4.02	3.84	7.54	12	hr	30.61	1.19%	0.36	969.46	969.10	0.26	5.47	6.40	2.80%	969.03	968.83	973.65	4.88	5.82	3.72	3.98	3.82
316A	314	0.65	0.64	3.06	0.35	1.35	15.79	4.02	5.78	11.04	18	hr	8.00	0.63%	0.05	969.88	969.83	0.05	3.27	4.78	1.35%	968.86	968.75	973.04	5.30	5.00	3.49	4.00	4.05
							15.82									969.88						968.80		973.01						
313 &313A	314	0.56	1.31	1.31	0.48	0.48	10.00	4.36	2.09	2.84	12	hr	23.67	0.32%	0.08	970.63	970.55	0.15	2.56	3.80	0.87%	967.77	967.51	973.01	4.72	4.91	3.55	3.74	3.84
							15.95									971.08								973.01						
314	315	0.43	0.84	8.25	0.36	2.17	15.82	4.05	8.31	15.58	18	hr	208.51	0.75%	1.52	969.88	968.33	0.65	5.27	6.84	1.76%	968.88	968.43	973.01	5.35	13.53	3.55	11.82	4.15
							16.47									970.17								973.01						
315	311	0.37	0.88	42.43	0.62	11.25	27.61	3.30	37.15	37.03	30	hr	171.44	0.82%	1.41	966.12	962.78	0.38	7.72	7.73	0.89%	962.12	960.60	977.63	15.91	8.35	13.12	3.58	13.61
							27.95									967.53														
312	311	0.44	0.80	29.27	0.35	0.53	10.00	4.36	1.94	3.73	12	hr	23.67	0.16%	0.04	965.44	964.88	0.52	1.48	4.08	0.82%	964.34	964.15	969.61	4.67	4.48	3.53	3.69	3.87
																965.48														
311	301	0.52	0.38	25.46	0.20	11.83	28.36	3.34	34.68	41.03	30	hr	14.31	0.84%	0.08	962.78	962.03	0.12	7.98	8.30	1.00%	962.18	962.06	966.51	3.68	8.75	3.66	8.33	8.45
							29.47									963.88														
310	309A	0.34	0.51	0.51	0.17	0.17	10.00	4.36	0.75	2.13	12	hr	134.39	0.54%	0.60	967.94	967.13	0.61	0.66	0.87	0.25%	967.14	967.13	972.50	5.52	3.61	4.16	3.74	4.73
309A	309	0.34	0.44	1.38	0.30	0.47	17.41	4.13	1.96	2.11	12	hr	6.00	0.33%	0.02	967.91	967.53	0.06	2.49	3.17	0.72%	967.13	967.03	972.50	5.65	4.58	3.93	3.97	3.54
309	308	0.36	0.66	2.04	0.32	0.77	17.46	4.12	3.10	3.10	12	hr	129.76	0.34%	0.44	967.53	966.94	0.33	2.42	3.15	0.69%	966.94	966.50	972.50	5.46	12.81	3.70	10.64	3.05
308	307	0.36	0.61	3.03	0.22	1.00	18.76	4.10	4.25	4.38	12	hr	219.16	1.62%	4.11	968.16	964.61	0.99	5.41	5.56	1.54%	964.61	964.26	972.76	11.32	10.98	9.90	8.12	10.23
307	306A	0.51	0.61	3.63	0.25	1.25	19.08	3.83	3.94	5.48	15	hr	104.35	0.64%	1.19	964.33	963.98	1.22	4.83	5.56	1.10%	964.03	963.81	972.76	8.75	8.64	7.94	7.35	8.19
306A	306	0.53	0.64	4.27	0.25	1.47	20.07	3.81	4.66	6.46	15	hr	8.00	0.88%	0.07	963.73	963.54	0.19	4.87	5.53	1.53%	963.54	963.42	972.76	5.36	5.61	3.94	3.97	4.38
306	305A	0.50	0.64	4.83	0.32	1.63	20.55	3.81	6.21	7.57	15	hr	214.04	1.17%	2.51	964.04	961.54	0.72	5.50	7.50%	961.54	961.42	967.66	5.29	5.85	3.91	4.41	4.04
305A	305	0.55	0.64	5.47	0.35	1.98	20.66	3.81	7.56	8.67	15	hr	8.00	0.88%	0.07	963.63	963.56	0.06	6.31	7.56	1.80%	963.42	963.14	967.66	4.16	4.16	4.02	4.66	4.66
							21.06									964.29														
304 &304A	304 &304A	0.33	1.21	1.21	0.40	0.40	10.00	4.36	1.65	3.31	12	hr	23.67	0.25%	0.06	967.83	967.77	0.06	2.26	2.64	0.62%	967.43	967.38	972.50	4.67	5.17	3.52	7.85	3.05
304 &304A	303	0.62	1.96	3.90	0.76	1.16	15.17	4.06	5.14	5.78	12	hr	225.30	0.74%	0.58	968.67	966.65	1.35	3.91	3.25	0.92%	967.40	963.75	972.50	5.60	5.72	3.96	5.01	3.13
																969.17														
303A &303B	303	0.39	1.66	1.66	0.65	0.65	10.00	4.36	2.82	2.82	12	hr	23.67	0.22%	0.05	967.80	967.85	0.15	2.26	3.60	0.82%	967.75	967.60	972.50	4.84	4.79	3.67	3.92	3.84
																968.83														
303	302	0.51	0.61	8.15	0.31	1.97	15.81	4.03	7.91	13.12	24	hr	108.47	0.14%	0.15	968.43	968.28	0.15	4.02	3.32	0.20%	968.28	968.13	973.18	6.19	12.05	5.64	10.36	5.36
							17.30									969.24														
302	301	0.37	0.60	13.21	0.50	4.81	21.24	3.80	15.23	17.62	24	hr	87.74	0.60%	0.58	968.26	967.88	0.38	5.13	4.26	0.34%	968.13	967.83	973.18	10.53	12.20	8.34	10.64	7.65
							23.01									969.26														
301	300	0.37	0.88	47.88	0.96	15.80	28.27	3.27	51.73	52.01	48	hr	302.62	0.12%	0.35	961.68	961.33	1.43	4.12	4.96	0.14%	961.33	960.88	967.17	16.40	17.14	16.17	13.96	17.29
							29.60									962.03														
350	351	0.48	0.96	0.96	0.46	0.46	10.00	4.36	1.40	3.04	12	hr	139.29	0.76%	0.75	963.63	962.13	1.15	3.85	4.42	1.06%	962.80	962.13	967.16	4.36	4.17	3.79	3.80	3.56
351	352	0.48	0.96	0.96	0.46	0.92	14.26	4.21	3.92	4.00	12	hr	177.07	1.24%	0.79	963.93	963.10	1.08	3.79	4.38	1.04%	962.93	962.63	967.16	4.77	NA	3.98	NA	3.67
							14.93									964.72														
THRU FUNCTION OUTFLOW FOR LOW AREA A																														
339C	339B	0.53	1.37	3.37	0.72	1.28	10.00	4.36	1.40	5.42	15	hr	134.61	0.75%	1.17	977.75	976.64	0.57	4.57	4.58	0.91%	976.45	976.18	984.83	NA	5.74	NA	4.31	NA
339B	339A	0.36	0.63	3.37	0.62	1.28	10.57	4.31	5.52	5.54	15	hr	8.94	0.79%	0.07	976.56	976.56	0.00	4.50	4.50	0.78%	976.54	976.18	984.62	5.84	11.61	4.61	9.88	4.66
							10.90									977.33														

STORM SEWER STRUCTURE TABLE

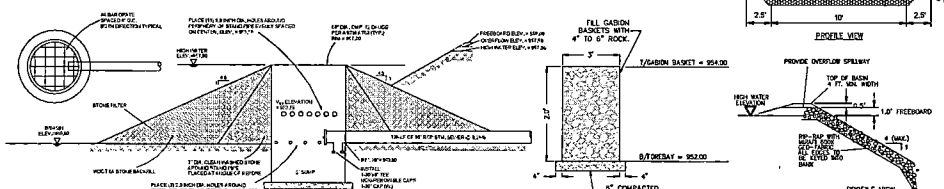
Structure	Type	Size (Dia)	Sump Depth	Rim/ FLY	INV IN	INV IN	INV OUT	Frame & Cover
299	FLARED END SECTION	30"	-	-	949.62	-	-	CONCRETE END SECTION
298	DCB	5'	2'	957.00	-	-	948.00	CURB, 12 GAUGE PER ASTM A1011
322	FLARED END SECTION	48"	-	-	952.00	-	-	CONCRETE END SECTION
301	B MH	6'	2'	957.17	952.78	949.00	952.68	EJW 1040 - SOLID COVER
302	B MH	4'	2'	963.81	953.33	957.00	953.23	EJW 1040 - SOLID COVER
302A	B CB	4'	2'	963.18	947.88	-	957.78	7085-T1-M1
303	B CB	4'	2'	961.78	957.00	953.78	953.68	7085-T1-M1
303A	B CB	4'	2'	961.78	957.25	-	957.15	7085-T1-M1
303B	A 1 INLET	2'	0'	961.85	-	-	957.35	7085-T1-M1
304	B CB	4'	2'	960.00	954.50	954.50	954.40	7085-T1-M1
304A	A 1 INLET	2'	0'	960.40	-	-	954.80	7085-T1-M1
305	B CB	4'	2'	960.00	955.80	-	955.40	7085-T1-M1
305A	A 1 INLET	2'	0'	959.10	-	-	955.80	7085-T1-M1
306	B RYCB	4'	2'	964.20	961.04	-	960.94	EJW 1020-02
306A	B RYCB	4'	2'	966.50	961.32	-	961.12	EJW 1020-02
307	B RYCB	4'	2'	974.00	964.43	-	964.30	EJW 1020-02
308	B RYCB	4'	2'	978.79	968.94	-	968.74	EJW 1020-02
309	B RYCB	4'	2'	975.50	971.68	-	971.58	EJW 1020-02
309A	B RYCB	4'	2'	975.43	971.81	-	971.71	EJW 1020-02
310	A-1 RY INLET	2'	0'	962.50	-	-	957.54	EJW 1020-01
311	B CB	4'	2'	959.01	954.15	950.05	950.05	7085-T1-M1
312	A INLET	2'	2'	959.01	-	-	954.34	7085-T1-M1
313	B MH	4'	2'	977.83	964.80	962.73	962.12	EJW 1040 - SOLID COVER
314	B CB	4'	2'	972.91	967.16	956.78	956.68	7085-T1-M1
314A	B CB	4'	2'	972.00	966.86	-	956.86	7085-T1-M1
315	B CB	4'	2'	973.91	967.37	-	967.27	7085-T1-M1
315A	A-1 INLET	2'	0'	973.00	-	-	967.47	7085-T1-M1
316	B MH	4'	2'	974.95	969.90	-	969.81	EJW 1040 - SOLID COVER
317	B CB	4'	2'	979.08	974.06	974.06	973.96	7085-T1-M1
317A	A-1 INLET	2'	0'	979.40	-	-	974.14	7085-T1-M1
318	B CB	4'	2'	979.00	974.33	-	974.28	7085-T1-M1
318A	A-1 INLET	2'	0'	979.49	-	-	974.43	7085-T1-M1
319	B MH	4'	2'	973.28	958.80	964.17	964.07	EJW 1040 - SOLID COVER
320	B RYCB	4'	2'	976.33	971.87	-	971.77	EJW 1020-02
321	B RYCB	4'	2'	976.00	973.21	-	973.11	EJW 1020-02
322	B RYCB	4'	2'	981.70	977.93	977.20	977.83	EJW 1020-02
322A	A-1 RY INLET	2'	0'	976.30	-	-	974.78	EJW 1020-01
323	A-1 RY INLET	2'	0'	980.50	-	-	982.30	EJW 1020-01
324	B MH	4'	2'	977.41	976.30	965.26	965.16	EJW 1040 - SOLID COVER
325	B CB	4'	2'	971.78	969.87	966.87	966.97	7085-T1-M1
325A	A-1 INLET	2'	0'	971.91	-	-	966.77	7085-T1-M1
326	B CB	4'	2'	971.78	967.18	-	967.08	7085-T1-M1
326A	A-1 INLET	2'	0'	971.81	-	-	967.20	7085-T1-M1
327	B MH	4'	2'	978.06	967.34	969.41	967.19	EJW 1040 - SOLID COVER
328	B CB	4'	2'	977.42	967.49	-	967.39	7085-T1-M1
328A	B CB	4'	2'	977.42	967.73	-	967.63	7085-T1-M1
329	FLARED END SECTION	15"	-	-	-	-	966.91	CONCRETE END SECTION
330	B MH	4'	2'	981.73	970.67	-	970.57	EJW 1040 - SOLID COVER
331	B CB	4'	2'	982.21	971.01	-	970.91	7085-T1-M1
332	B CB	4'	2'	982.21	971.26	-	971.16	7085-T1-M1
333	B MH	4'	2'	972.62	972.43	-	972.73	EJW 1040 - SOLID COVER
334	B CB	4'	2'	968.68	963.22	974.24	974.14	7085-T1-M1
334A	A INLET	2'	2'	968.68	-	-	963.35	7085-T1-M1
335	B MH	4'	2'	982.73	976.60	974.93	974.67	EJW 1040 - SOLID COVER
336	B CB	4'	2'	984.11	979.90	979.99	979.43	7085-T1-M1
336A	A-1 INLET	2'	0'	984.44	-	-	979.80	7085-T1-M1
337	A INLET	2'	2'	984.11	-	-	979.62	7085-T1-M1
338	B CB	4'	2'	980.72	979.90	975.10	975.22	7085-T1-M1
338A	B CB	4'	2'	980.77	975.90	975.43	975.40	7085-T1-M1
339B	B MH	4'	2'	981.43	979.68	-	979.58	EJW 1040 - SOLID COVER
339C	FLARED END SECTION	15"	-	-	-	-	979.85	CONCRETE END SECTION
339	B CB	4'	2'	980.72	979.10	-	979.00	7085-T1-M1
339A	A-1 INLET	2'	0'	980.77	-	-	979.20	7085-T1-M1
340	B CB	4'	2'	980.39	981.50	979.79	979.59	7085-T1-M1
340A	B CB	4'	2'	986.60	979.92	-	979.82	7085-T1-M1
341	B CB	4'	2'	984.38	981.91	-	981.71	7085-T1-M1
341A	A-1 INLET	2'	0'	986.62	-	-	981.91	7085-T1-M1
342	B MH	4'	2'	982.00	980.46	981.86	981.76	EJW 1040 - SOLID COVER
342A	A

Livingston County Register of Deeds. 2026R-025343





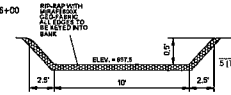
DETENTION BASIN PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



DETENTION BASIN OUTLET STRUCTURE (#299) DETAIL
NO SCALE

GABION BASKET DETAIL
NO SCALE

DETENTION BASIN EMERGENCY OVERFLOW SPILLWAY
NO SCALE



PROFILE VIEW

Stormwater Narrative

The proposed development shall collect and convey stormwater to a basin and outlet to an existing wetland onsite. The stormwater shall be collected via road catch basins and yard inlets and conveyed via concrete pipe to the basin. The basin shall provide the detention and flood control volume to satisfy the requirements of *Livingston County Procedures and Design Criteria for Stormwater Management Systems Drainage Rule 2.2.1.4*. The basin shall outlet to an existing regulated wetland, which is part of a conservation easement, on the northwest part of the site.

Additionally, natural low areas are designated on site to remain in their natural state per *Livingston County Procedures and Design Criteria for Stormwater Management Systems Drainage Rule 2.3.2.c.1*. The natural low areas are summerized in the chart on Sheet 21 - Storm Design and Tributary Map. Each low area has been designed to accomodate Channel Protection Volume and have an overflow or enter a storm pipe well below any residential structure opening.

Infiltration Narrative

We propose to infiltrate the 100 year storm to accomodate the drainage heading south on Legacy Hills Lane just before reaching the road right-of-way. The pipes designed diameter will be based on the 10 year capacity and will be ADSN-12 perforated pipe bedded in stone and connected to the existing sand. The pipes will be installed according to ASTM and ADS technical specifications.

The final infiltration rate is based on LCDC specifications and the tested infiltration rate per McDowell & Associates Infiltration Study dated August 20, 2025.

PROFILE LEGEND

SYMBOL	DESCRIPTION
	EX. SURFACE
	PR. SURFACE
	PR. HYDRAULIC GRADE LINE
	MDOT CLASS II SAND BACKFILL

LEGEND

	EX. WETLAND
	WETLAND BUFFER
	PR. STORM SEWER
	PR. STORM STRUCTURE
	DRAINAGE ARROW

Detention Basin

C= Contributing Runoff Coef	0.37	
A= Contributing Area from Conveyance	40.85 acres	
A= Contributing Area to Basin	5.77 acres	
A= Total Contributing Area	46.62 acres	
Tc= Time of Concentration	29.03 min	<-- (from conveyance)

Water Quality Control (WQ)

Vwq = required Water Quality volume		
Vwq = 3.632 x C x A	62,615 ft^3	
*Vwq = 0.15 * Vwq	9,392 ft^3	
*Upstream Infiltration Provided		

Channel Protection Volume Control (CPVC)

Vcpv = Channel Protection Volume required from 1.3" Rainfall		
Vcpv = 4.719 x C x A	81,400 ft^3	<-- to be infiltrated

See proposed Infiltration table for Infiltration volume

Channel Protection Rate Control - Extended Detention (CPRC)

Vcp = Extended Detention from 1.0" Rainfall (dewater in 48 hours)
Vcp = 6.897 x C x A 118,969 ft^3
See proposed Detention Basin Volume table for basin elevations and volume

Extended Detention Volume Discharge Rate

Qcp = = VED/(48 hr)(60min)(60sec) 0.69 cfs

Detention & Flood Control Volume (DFC)

Safe conveyance of 100-year, 24-hr storm w/ 1' freeboard
Quwa = Variable Release Rate
Quwa = 1.1055 - 0.205 LnA) 0.31 ft^3/acre

lesser of:

Quwa = Variable Release Rate	0.31	cfs/acre
*Development size (<2acre-1.0cfs ,>10acre-.15cfs)	N/A	cfs/acre
Qar = **Restricted rate for the outlet drain	N/A	cfs/acre
Qar = **Prorated share of the outlet drain's capacity	N/A	cfs/acre
Qcpvout= Peak Flow Rate (lesser of)	0.31	cfs/acre

* If acerage of development is <2 or > 100 use specified rate unless outlet restrictions
** If there are no outlet drain restrictions use Quwa

Vuwa = Required Detention Volume
Vuwa = 19.065 x C x A 327,480 ft^3

Qcpvout= 100-year post development inflow rate
Qcpvout= 275(Tc + 30) x C x A 79.15

R= Storage Curve Factor

R= 0.206-0.15Ln(Qcpvout/Qcpvin) 1.035

Total Volume Reduction Provided (Vcpv)	-	cf
Channel Protection Volume Required (Vcpv)	81,400	cf
Channel Protection Volume Credit (Vcpv)	-	cf
Vwqcpv = (Vcpv x R) - Vcpv	339,088	cf
Vm = minimum detention size	118,962	cf
Detention Volume Required (greater of)	339,088	cf

Water Quality Control (WQ) per Genoa Township

Vwq = 5% * Vwqcpv 16,954 cf

INFILTRATION STORM CALCS NEAR ROAD R/W

These calculations are to accomodate the drainage heading south on Legacy Hills Lane just before reaching the road R/W. The infiltration structures are 346, 346A, 347, 343, 348A, and 349.

INFILTRATION STRUCTURES AND AREAS:

346 & 346A =	1.06 AC
347 =	0.48 AC
348 & 348A =	0.53 AC
LOW AREA C (349) =	1.58 AC
TOTAL AREA (A) =	4.45 AC
C - FACTOR =	0.34

100 YEAR STORM DEWATER REQUIRMENT PER LCDC:
Vreq = 18,935 * C * A = 28724 CF

TOTAL INFILTRATION LENGTH:
82' + 33' + 84' = 199 FT

4' X 4' X 4' TRENCH TOTAL INFILTRATIVE AREA:
4' X 4' X 4' TRENCH = 12 SF/F
199FT * 12SF/FT = 2388 SF

DESIGN INFILTRATION RATE PER MCDOWELL:
13.0 IN/HR/12FT = 1.13 FT/HR

TOTAL INFILTRATION RATE:
1.13FT/HR * 2388SF = 2698 CF/HR

TOTAL TIME OF DEWATERING:
28724CF / 2698CF/HR = 10.64 HR

See Infiltration storm profile on sheet 22.
See "Standard Details" sheet 33 for "Standard Bedding for Infiltration Perforated Pipe" detail.

DETENTION BASIN ORIFICE SIZING Vro OUTLET

Volume of Storage Required =			118,960	cf
Depth of Storage h =			3.58	ft
Dro =			0.69	cfs
A = Qro / (0.625*sqrt(64.4*h)) =			0.07	sf
Orifice Area, A =			10.45	in^2
Area for 2" hole =			3.14	in^2
Number of 2" holes =			3.3	
Therefore use	3	- 2" Dia. Holes Centered At Elev.	949.00	
Qactual =		0.615 cfs < Qro	0.688	cfs
Time to Dewater Vro =		3,223 min	53.7	hr
Depth of Total Storage =		5 ft		
Qcmax at Bottom of Storage =		0.81 cfs		

DETENTION BASIN ORIFICE SIZING 100-YEAR OUTLET

Volume of Storage Required =			339,088	cf
Depth of Remaining Storage =			1.42	ft
Depth of Storage h =			5.00	ft
Qres = Q100ALL * Contributing Acre			14.64	cfs
Qcmax at Bottom of Storage =			0.81	cfs
Qtotal - Qpmax =			13.83	cfs
Orifice Area A =			2.33	sf
A = (0.3858 * Am^(5/(1/2))) / 172,800			335.54	in^2
Area for 6" hole =			28.26	in^2
Number of 6" holes =			11.9	
Therefore use	11	- 6" Dia. Holes Centered At Elev.	953.58	
Qactual =		12.816 cfs		
Qactual = Qpmax+Qres =		13.623 cfs < Qpmax	14.641	cfs
Time to Dewater Vpmax =		415 min	6.9	hr
Full Time to Dewater Vro and Vpmax =			60.53	hr

DETENTION BASIN OUTLET STRUCTURE SIZING

Size of Overflow MH =	6	ft
% of MH that can be used as weir =	50%	
Length of Weir = L =	9.82	ft
Acreage Tributary to Overflow (on + off site) =	46.62	Ac
Composite Runoff Coefficient =	0.37	
Longest Time of Flow from Basin =	29.03	min
Sum of all Flow into Basin (From Pipe Flow Calculations) =	52.61	cfs
Volume of Basin (Dirt Calcs) =	339,088	ft^3
Storage Elevation =	957.00	ft
Freeboard Elevation =	958.00	ft
Time to Fill Basin Vpmax / Flow into Basin =	90.20	min.
I = 175 / (Tc+25) =	1.21	in/hr
Qcap = C*I*A =	20.79	cfs
Qweir = 3.33*(L*(h^2)) =		

Calculate how high the water will rise above the Outlet Structure to pass the expected flow.

h =	0.74	ft
Weir Outlet MH =	957.00	ft
Elevation of Water during Overflow Conditions =	957.74	ft

Elevation of water during overflow condition is less than freeboard elevation, therefore the outlet MH is adequately sized.

CAPACITY OF THE DETENTION BASIN OUTLET PIPE

Orifice Formula, Q = 0.62*A*sqrt(2*32.2*H)		
Qcap =	20.79	cfs
Outlet Size =	30.00	in
Area of Pipe =	4.91	sf
Invert Elevation =	949.00	ft
Springline E. =	950.25	ft
H =	5.00	ft
Qprov (Orifice Formula) =		
Q = 0.62*A*sqrt(2*32.2*H)	54.61	cfs
Pipe slope =	0.28%	
Qprov (Pipe Flow Formula) =		
Q = 1.486/n*A*R^(2/3)*S^(1/2) =	21.70	cfs
Use	30	in Dia Outlet

Use 30" Diameter Overflow Outlet Pipe @0.28% Slope

Basin Volume

Elevation (ft)	Area (sf)	Height, H (ft)	Incr Vol. (cf)	Vol (cf)	
952	7,716	-	-	-	Bf Forebay
953	8,602	1.00	8,158	8,159	Vfeb=
954	10,181	1.00	9,392	17,551	16,954 cf

Elevation (ft)	Area (sf)	Height, H (ft)	Incr Vol. (cf)	Vol (cf)	
950	6,190	-	-	-	Bf Basin
951	25,751	-	-	-	Vbb =
952	47,420	1.00	37,090	37,090	118,960 cf
953	52,637	1.00	50,033	87,123	Vbb Elev. =
954	58,109	1.00	55,373	142,496	953.58
955	63,895	1.00	60,902	203,398	
956	69,383	1.00	66,639	269,937	
957	75,171	1.00	72,277	342,214	High Water
958	81,059	1.00	78,115	420,329	Freeboard

UMLOR GROUP
10211 WEST GRAND RIVER, BRIGHTON, MI 48116
TEL: (810) 227-5600 • FAX: (810) 227-3813

SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN

DATE: 5/12/2025

REVISIONS
7/22/2025
8/15/2025 PER LCRC
9/09/2025
9/26/2025
10/17/2025

LEGACY HILLS
PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. 10, SUITE 320
TROY, MICHIGAN 48083

STORMWATER MANAGEMENT PLAN

DES BY: DM/JT/SC/AD
DR BY: SA/BB
CK BY: MN
SCALE: 0 25 50
1" = 50 FEET
JOB NO: 231213
SHEET NO: 26
SHEET 26 OF 34

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

Know what's below. Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR (EITHER THE OWNER OR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY ADJACENT STRUCTURES OR OF ANY OTHER PERSONS.

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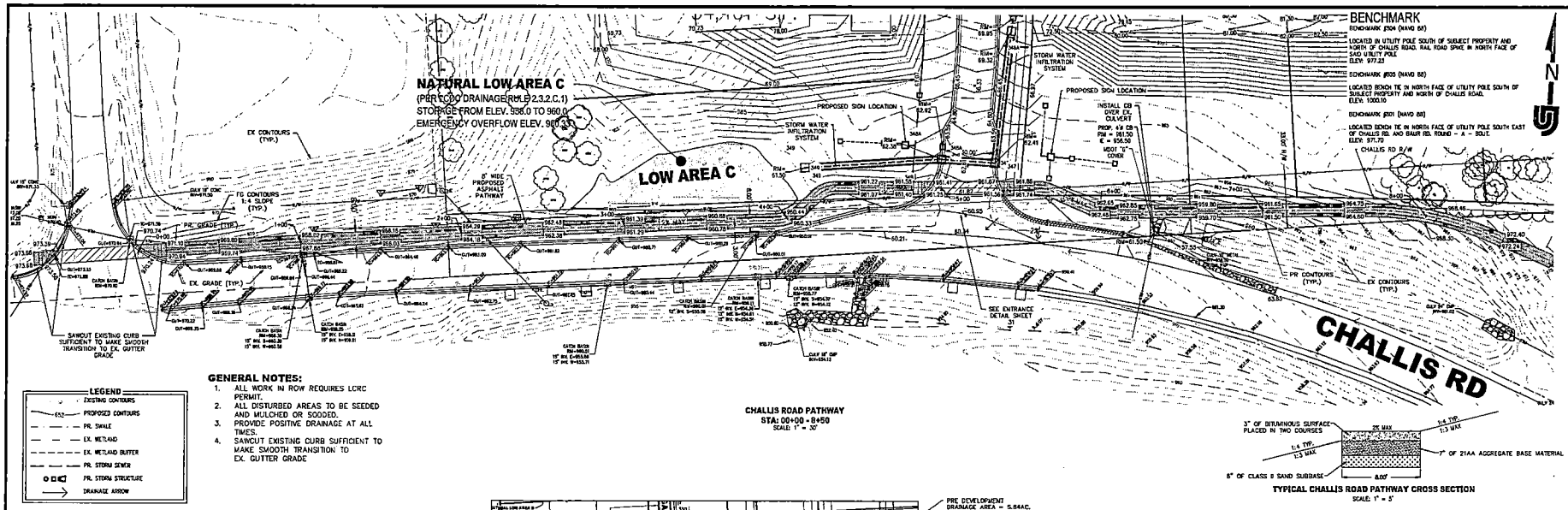
Livingston County Register of Deeds. 2026R-025343



CHALLIS ROAD PATHWAY
STA: 00+00 - 8+50
SCALE: 1" = 30'

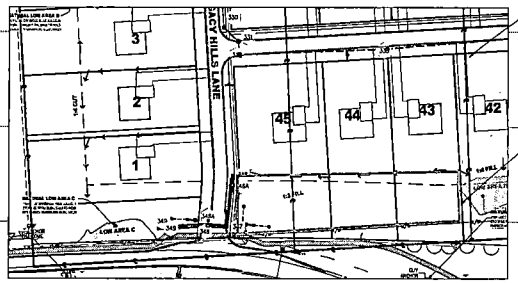
TYPICAL CHALLIS ROAD PATHWAY CROSS SECTION
SCALE: 1" = 5'

GENERAL NOTES:

1. ALL WORK IN ROW REQUIRES LCRC PERMIT.
2. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED OR SODDED.
3. PROVIDE POSITIVE DRAINAGE AT ALL TIMES.
4. SAWCUT EXISTING CURB SUFFICIENT TO MAKE SMOOTH TRANSITION TO EX. GUTTER GRADE

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PR. SWALE
- EX. WETLAND
- EX. WETLAND BUFFER
- PR. STORM SEWER
- PR. STORM STRUCTURE
- DRAINAGE ARROW



R.O.W. DRAINAGE AREA
SCALE: 1" = 100'

NOTE:
THE EXISTING DRAINAGE AREA IS REDUCED BY 5.01 AC. DUE TO THE DRAINAGE BEING CONVEYED TO THE ON-SITE DETENTION BASIN AND ON-SITE INFILTRATION SYSTEM.

CHALLIS ROAD PATHWAY PROFILE
STA: 00+00 - 8+50
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

811 Know what's below. Call before you dig.

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UMLOR GROUP
ENGINEERS & SURVEYORS
2987 WEST GRAND BOULEVARD, SUITE 101, DETROIT, MI 48202
TEL: 313.872.7606 • FAX: 866.690.9307

SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN

DATE
5/12/2025
REVISIONS
7/22/2025
8/15/2025 PER LCRC
9/09/2025
9/26/2025
10/17/2025

LEGACY HILLS

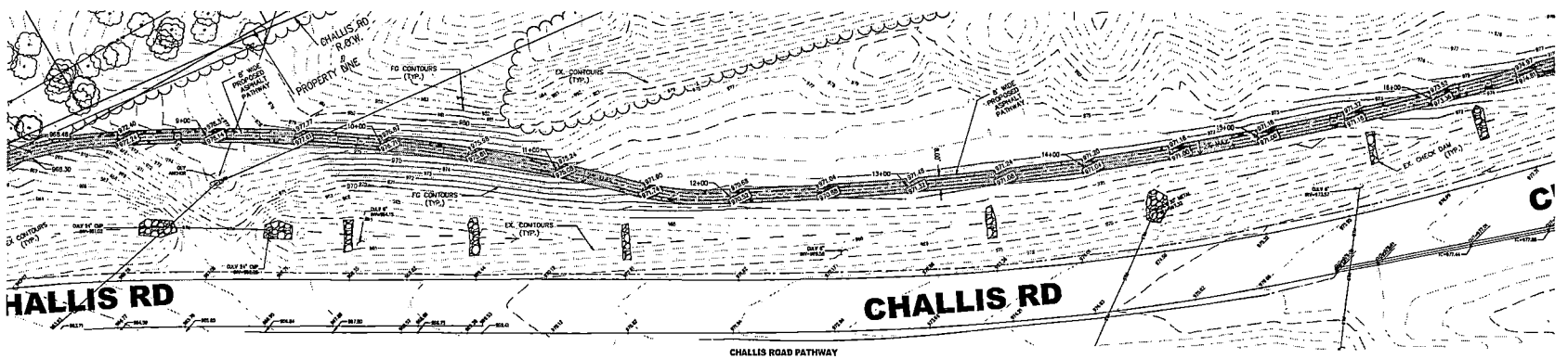
CLIENT: PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320
TROY, MICHIGAN 48083

CHALLIS ROAD PATHWAY STA 00+00 - 8+50

DR BY: DM / JJ / SC / AO
CK BY: SA / BB
PM: MH
SCALE: AS NOTED
JOB NO: 23121N
SHEET NO: 27
SHEET 27 OF 34

M:\UMLOR GROUP PROJECT FOLDERS\PULTE HOMES\23121 - LEGACY HILLS EXPANSION\PLANS & PLAN SETS\ACAD FILES\PLANS\ - SITE PLAN - SHEETS\23121 - CHA-13 - GRADING PLAN.DWG

Livingston County Register of Deeds. 2026R-025343



CHALLIS ROAD PATHWAY
STA: 8+50 - 16+50
SCALE: 1" = 30'

LEGEND
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PR. SWALE
- EX. WETLAND
- EX. WETLAND BUFFER
- PR. STORM SEWER
- PR. STORM STRUCTURE
- DRAINAGE ARROW

GENERAL NOTES:
1. ALL WORK IN ROW REQUIRES LCRC PERMIT.
2. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED OR SODDED.
3. PROVIDE POSITIVE DRAINAGE AT ALL TIMES.

BENCHMARK

BENCHMARK #804 (NAVD 88)

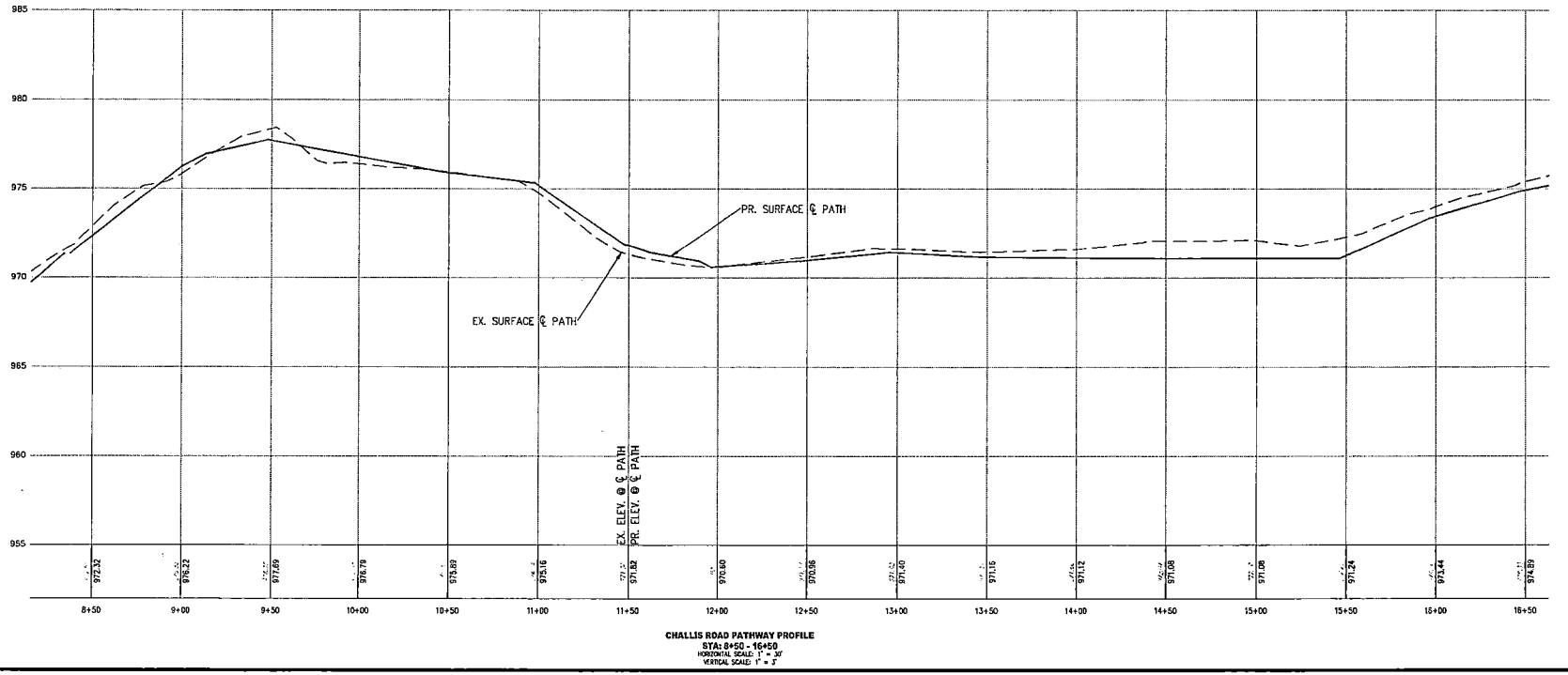
LOCATED IN UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD. RAIL ROAD SPIKE IN NORTH FACE OF 3140 UTILITY POLE
ELEV. 977.25

BENCHMARK #805 (NAVD 88)

LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD.
ELEV. 1000.19

BENCHMARK #801 (NAVD 88)

LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH EAST OF CHALLIS RD. AND BAUR RD. ROUND - A - BOLT.
ELEV. 971.79



CHALLIS ROAD PATHWAY PROFILE
STA: 8+50 - 16+50
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

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19287 WEST ROAD WILSON, MI 48393
TEL: 734.773.7656 - FAX 866.690.4307

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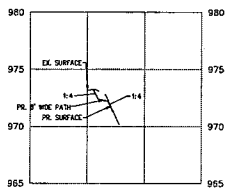
CLIENT:
LEGACY HILLS
PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320
TROY, MICHIGAN 48083

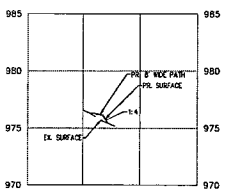
CHALLIS ROAD PATHWAY STA 8+50 - 16+50

JOB BY: DM / JT / SC / AO
CK. BY: SA / BB
DWG: MH
SCALE: AS NOTED
JOB NO: 23121.5
SHEET NO: 28
SHEET 28 OF 34

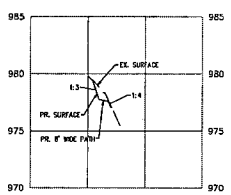
Livingston County Register of Deeds. 2026R-025343



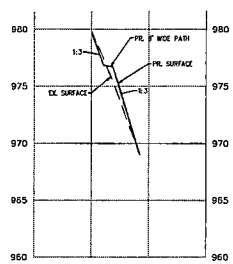
CHALLIS ROAD PATHWAY
STA 8 + 50 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



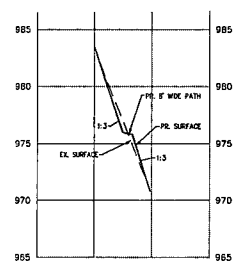
CHALLIS ROAD PATHWAY
STA 9 + 00 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



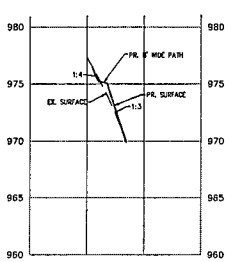
CHALLIS ROAD PATHWAY
STA 9 + 50 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



CHALLIS ROAD PATHWAY
STA 10 + 00 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



CHALLIS ROAD PATHWAY
STA 10 + 50 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



CHALLIS ROAD PATHWAY
STA 11 + 00 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

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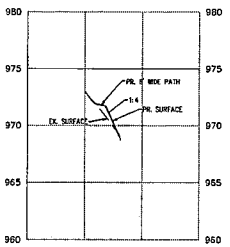
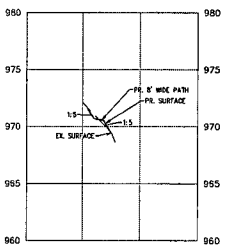
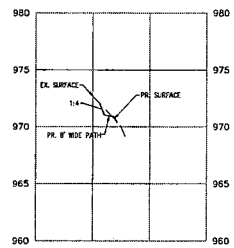
3. PROVIDE POSITIVE DRAINAGE AT ALL TIMES.
4. 1:3 MAX (REQUIRES SESC BLANKET)
   1:4 (TYP.)



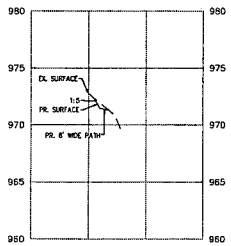
CHALLIS ROAD PATHWAY
STA 11 + 50 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



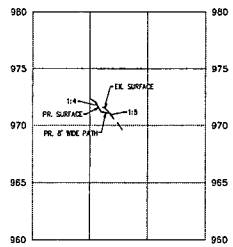
CHALLIS ROAD PATHWAY
STA 12 + 00 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



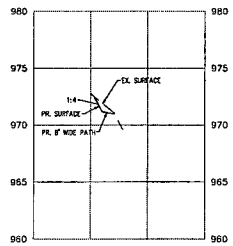
CHALLIS ROAD PATHWAY
STA 12 + 50 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



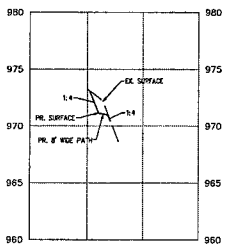
CHALLIS ROAD PATHWAY
STA 13 + 00 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



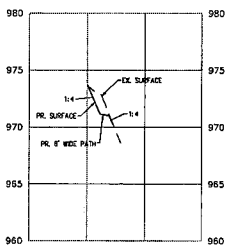
CHALLIS ROAD PATHWAY
STA 13 + 50 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



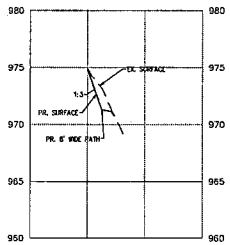
CHALLIS ROAD PATHWAY
STA 14 + 00 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



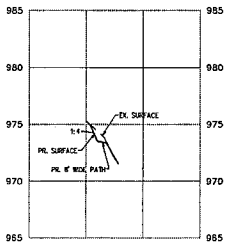
CHALLIS ROAD PATHWAY
STA 14 + 50 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



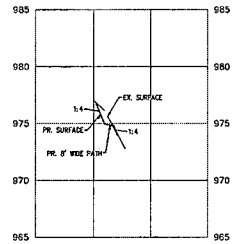
CHALLIS ROAD PATHWAY
STA 15 + 00 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



CHALLIS ROAD PATHWAY
STA 15 + 50 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



CHALLIS ROAD PATHWAY
STA 16 + 00 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



CHALLIS ROAD PATHWAY
STA 16 + 50 CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

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10287 WEST ROAD WILSON, MI 48393
TEL: 248.773.7656 • FAX 866.690.4307

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LIVINGSTON CO., MICHIGAN

DATE: 5/12/2025

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9/09/2025
9/26/2025
10/17/2025

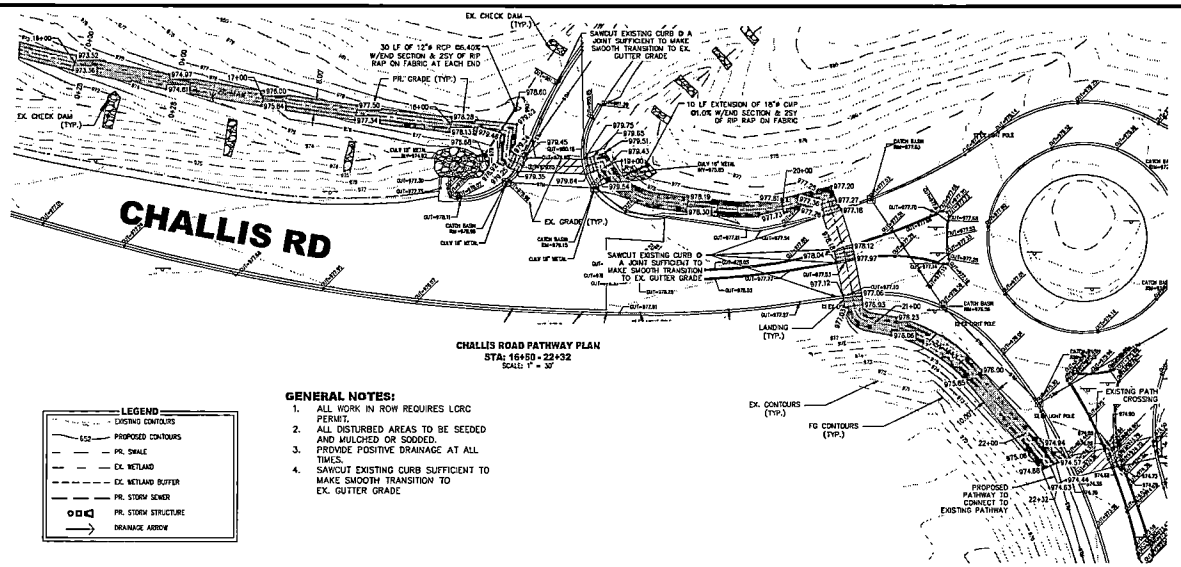
CLIENT
LEGACY HILLS
PULTE HOMES OF MICHIGAN
2800 EATON RAPIDS ROAD, EDC 10, SUITE 320
TROY, MICHIGAN 48083

PATHWAY STA 8+50 - 16+50 CROSS SECTIONS

DR BY: DM/JJ/SC/AO
CK BY: SA/BB
P.M. MN
SCALE: 0
AS NOTED
JOB NO 231213
SHEET NO 29
SHEET 29 OF 34

M:\UMLOR GROUP PROJECT FOLDERS\PULTE HOMES\231213 - LEGACY HILLS CONSTRUCTION PLANS & PLAN SETS\MASTER AUTOCAD FILES\DRAWINGS - SITE PLAN - SHEETS\231213 - CVD-13 - GRADING PLAN.DWG

Livingston County Register of Deeds. 2026R-025343



CHALLIS ROAD PATHWAY PLAN
STA: 16+50 - 22+32
SCALE: 1" = 30'

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BENCHMARK #804 (NAVD 88)

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LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH EAST OF CHALLIS RD. AND BAUR RD. ROUND - A - BOUT.
ELEV: 971.70

LEGEND
- EXISTING CONTOURS
- 952 PROPOSED CONTOURS
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- EX. WETLAND BUFFER
- PR. STORM SEWER
- PR. STORM STRUCTURE
- DRAINAGE ARROW

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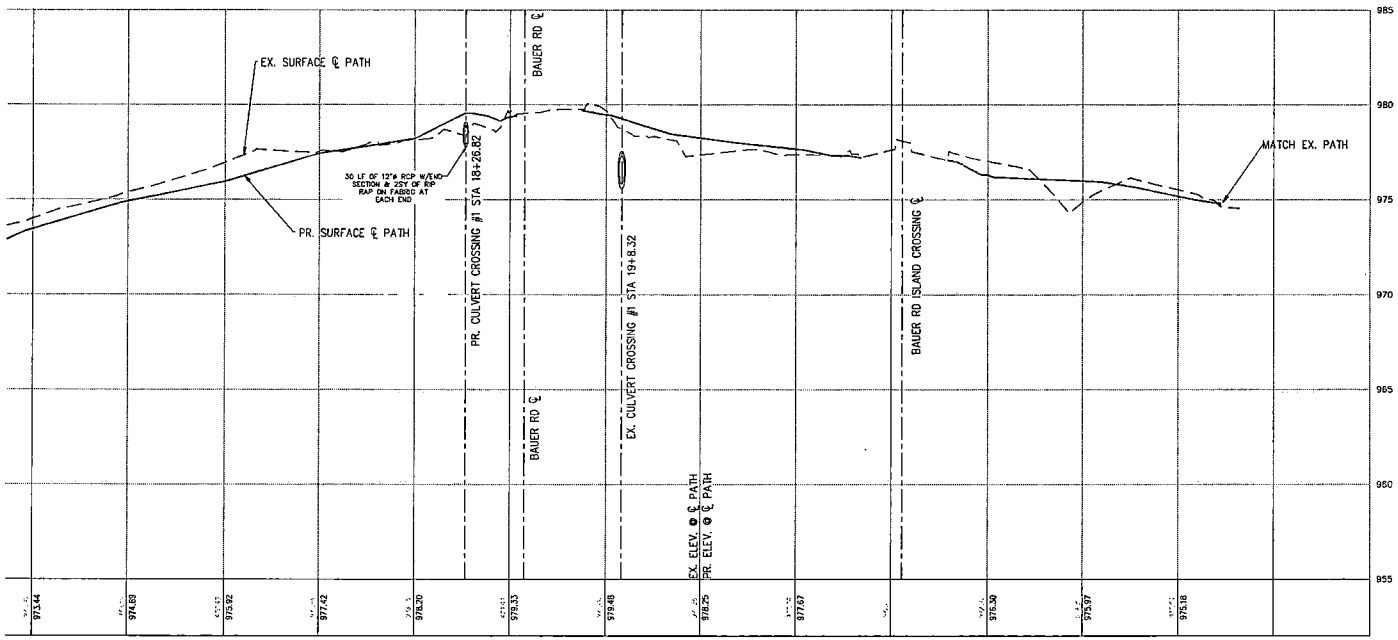
4. SAWCUT EXISTING CURB SUFFICIENT TO MAKE SMOOTH TRANSITION TO EX. GUTTER GRADE



CHALLIS ROAD PATHWAY PROFILE
STA: 16+50 - 22+32
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VERTICAL SCALE: 1" = 3'

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UMLOR GROUP
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TEL: 248.773.7656 - FAX 866.690.4397

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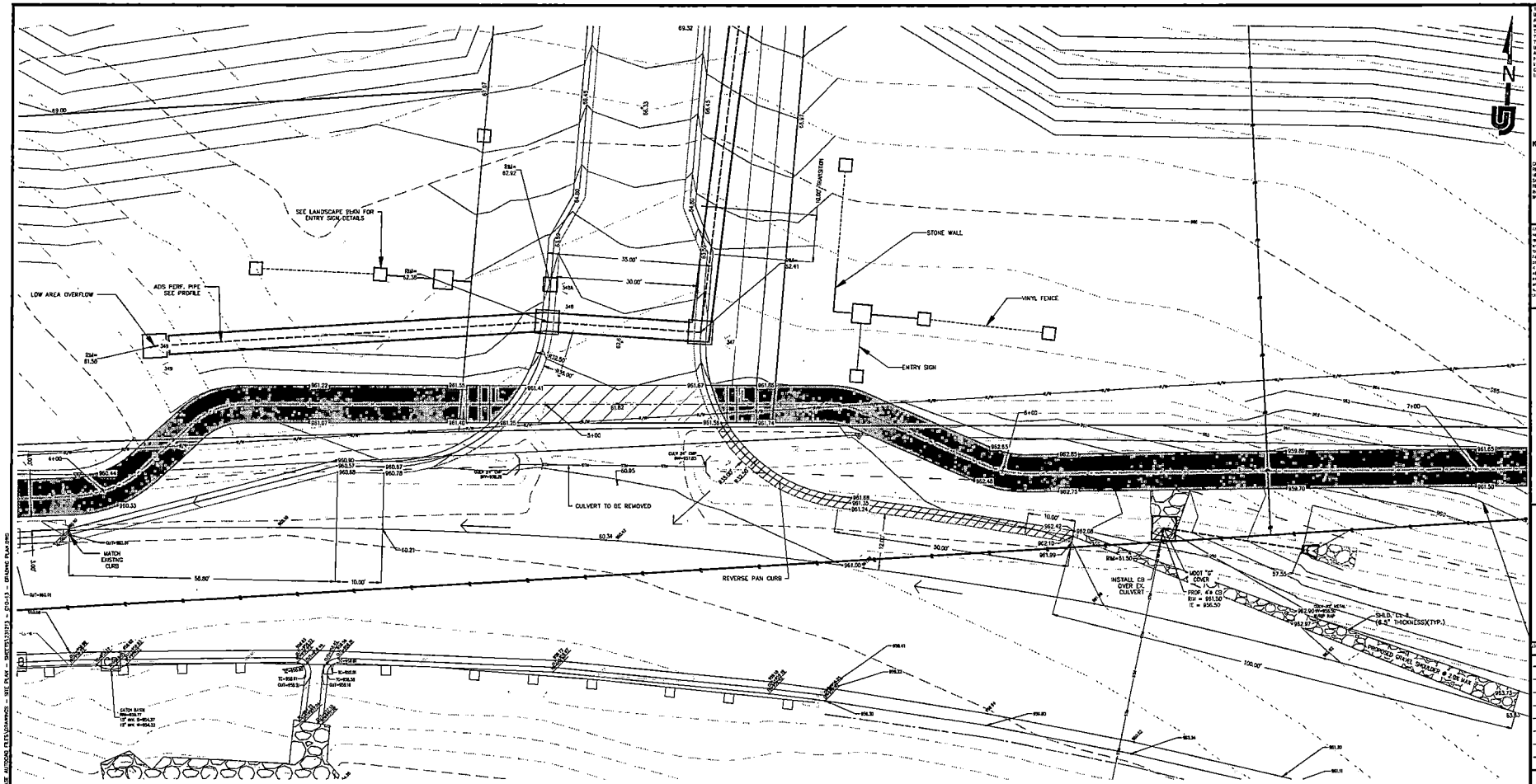
TROY, MICHIGAN 48083

CHALLIS ROAD PATHWAY STA 16+50 - 22+32

DRAWN BY: DM/JJ/SC/AD
CHK BY: SA/BB
P.M.: MH
SCALE: AS NOTED
JOB NO.: 23121.13
SHEET NO.: 30
SHEET 30 OF 34

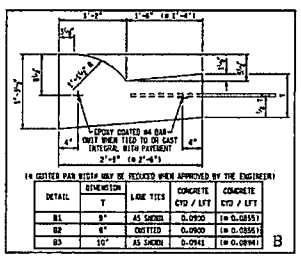
M:\UMLOR GROUP PROJECT FILES\SPLIT HOMES\23121.13 - LEGACY HILLS ENGINEERING\PROJECT FILES & PLAN SETS\BASE AUTOCAD FILES\DRAWINGS - SITE PLAN - SHEETS\23121.13 - CHALLIS ROAD PATHWAY GRADING PLAN.DWG

Livingston County Register of Deeds. 2026R-025343



PATHWAY - ENTRANCE DETAIL

SCALE: 1" = 10'



(4 GUTTER PAN WIDTH MAY BE REDUCED WHEN APPROVED BY THE ENGINEER)

DETAIL	DIMENSION T	LOAD TIES	CONCRETE CYD / LFT	CONCRETE CYD / LFT
B1	6"	45 SHOWN	0.0930	(@ 0.0851)
B2	8"	OMITTED	0.0900	(@ 0.0885)
B3	10"	85 SHOWN	0.0941	(@ 0.0894)

B

BENCHMARK

BENCHMARK #004 (NAVD 88)

LOCATED IN UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD, RAIL ROAD SPIKE IN NORTH FACE OF 3140 UTILITY POLE
ELEV: 977.25

BENCHMARK #005 (NAVD 88)

LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH OF SUBJECT PROPERTY AND NORTH OF CHALLIS ROAD.
ELEV: 1000.10

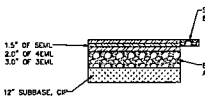
BENCHMARK #001 (NAVD 88)

LOCATED BENCH TIE IN NORTH FACE OF UTILITY POLE SOUTH EAST OF CHALLIS RD. AND BAER RD. ROUND – A – BOLT.
ELEV: 971.70

LEGEND
- EXISTING CONTOURS
- 652 PROPOSED CONTOURS
- PR. SWALE
- EX. WETLAND
- EX. WETLAND BUFFER
- PR. STORM SEWER
- PR. STORM STRUCTURE
- DRAINAGE ARROW

GENERAL NOTES:

1. ALL WORK IN ROW REQUIRES LCRC PERMIT.
2. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED OR SODDED.
3. PROVIDE POSITIVE DRAINAGE AT ALL TIMES.



PAVEMENT CROSS SECTION FOR APPROACH WITHIN THE CHALLIS ROW

NO SCALE

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

811 Know what's below. Call before you dig.

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

CONSULTANTS AND EMPLOYEES OF UMLOR GROUP ALL RIGHTS RESERVED.

UMLOR GROUP
19297 WEST 10 MILE ROAD, WILKOX, MI 48393
TEL: 248.273.7625 - FAX: 866.699.3307

SECTION 23 | T. 2 N., R. 5 E. | GENOA TOWNSHIP | LIVINGSTON CO., MICHIGAN

DATE	REVISIONS
5/12/2025	
7/22/2025	
8/15/2025 PER LCRC	
9/09/2025	
9/26/2025	
10/17/2025	

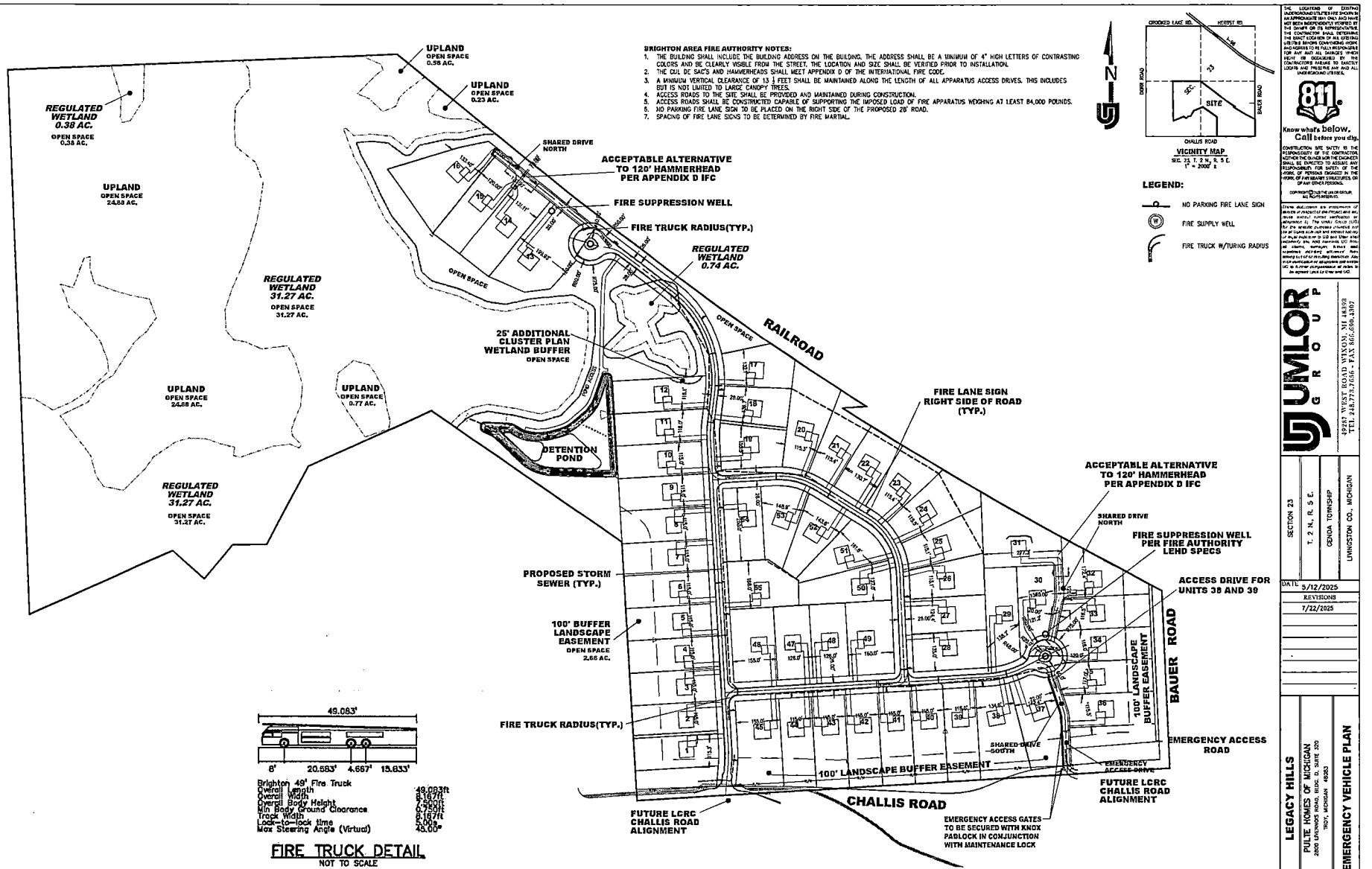
CLIENT: LEGACY HILLS OF MICHIGAN
PULTE HOMES OF MICHIGAN
2600 LIVERNOIS ROAD, BLDG. 13, SUITE 370
TROY, MICHIGAN 48083

ENTRANCE DETAIL

DR.BY: DM/JJ/SC/AO
CK.BY: SA/BB
PAT: MH
SCALE: AS NOTED
JOB NO: 231215
SHEET NO: 31
SHEET 31 OF 34

© UMLOR GROUP PROJECT FILES\PULTE HOMES\231215 - LEGACY HILLS GENOA\VERSION FILES & PLAN SETS\ARE AUTOCAD FILES\DRAWINGS - SITE PLAN - SHEETS\231215 - ENTR-3 - ENTRANCE PLAN.DWG

Livingston County Register of Deeds. 2026R-025343



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49285 WEST ROAD WIXOM, MI 48393
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SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN

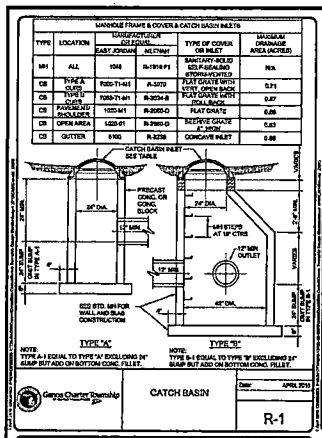
DATE 5/12/2025
REVISIONS
7/22/2025

LEGACY HILLS
CLIENT: PULTE HOMES OF MICHIGAN
2800 DIFEMBER ROAD, SUITE 320
HOWELL, MICHIGAN 48843

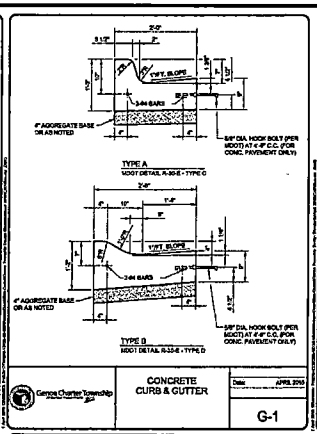
EMERGENCY VEHICLE PLAN

DR BY: SA/BB/MG
CK BY: SA/BB
FAX MN
SCALE 0 75 150
1" = 150'
JOB NO 231213
SHEET NO. 32
SHEET 32 OF 32

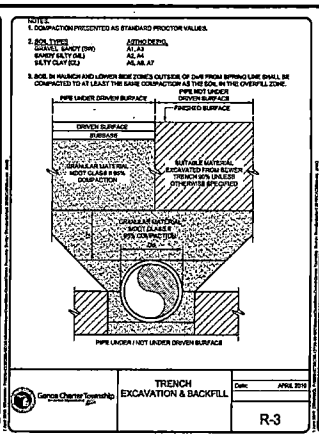
Livingston County Register of Deeds. 2026R-025343



R-1



G-1



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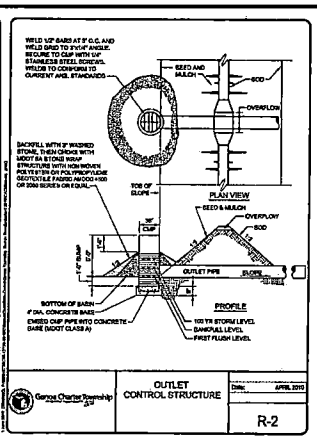
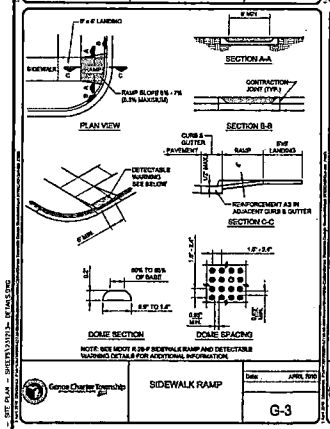
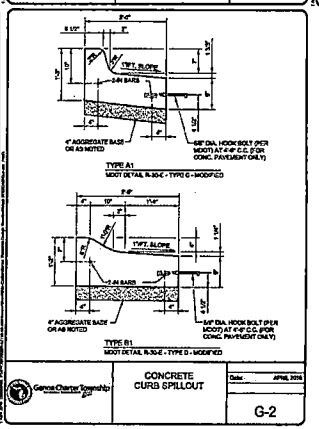


R-2



G-3

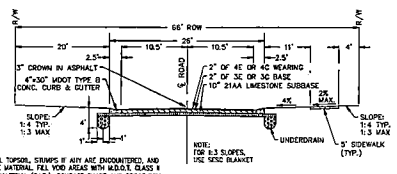


G-2

SIGN TYPE "D"



NOTE: SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305mm) WIDE BY 18 INCHES (457mm) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON ONE OR BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED BY SECTION D103.6.1 OR D103.6.2

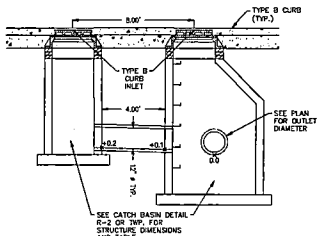


NOTES:
REMOVE ALL TOPSOIL, STUMPS IF ANY ARE ENCOUNTERED, AND UNSUITABLE MATERIAL. FILL VOID AREAS WITH M.D.O.T. CLASS II GRANULAR MATERIAL (CLP.). COMPACT SHAPE AND PROOF ROLL SUB-BASE PRIOR TO PLACEMENT OF GEOTEXTILE FABRIC.

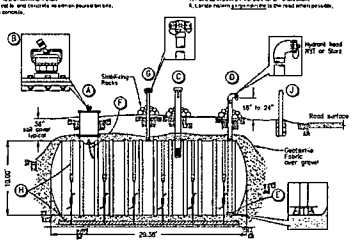
WEARING COURSE SHALL BE PLACED AFTER HOMES ARE INSTALLED.

INTERNAL ROAD CROSS SECTION
NO SCALE

NOTE: OPEN AREA FRAME AND COVER TO BE EJIW 1020-1 OE EJIW 1020-2 AS SHOWN ON PLANS.

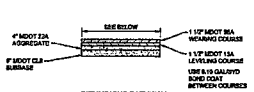


DOUBLE STORM INLET STRUCTURE DETAIL
NO SCALE

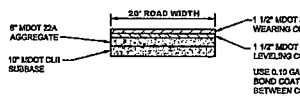


RURAL FIRE CISTERN - SUCTION DRY HYDRANT DETAIL
NO SCALE

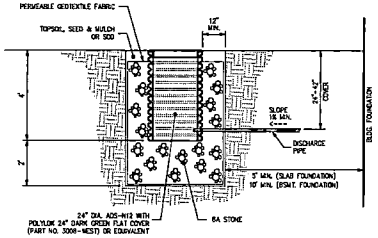




NOTE: SEE TOWNSHIP ZONING ORDINANCES FOR SIDEWALK WIDTHS

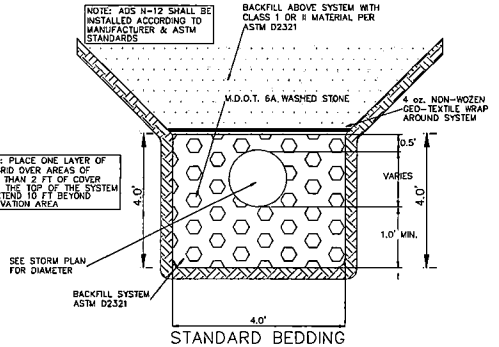


SHARED DRIVE CROSS SECTION
NOT TO SCALE



NOTES:
1. PORTIONS OF THE DISCHARGE PIPE THAT ARE EXPOSED OR HAVE LESS THAN 4'0" OF COVER SHALL BE INSULATED.
2. WET WELL DESIGNED FOR USE IN LAWN/LANDSCAPE AREAS WITH WELL DRAINING SOILS.
3. DISCHARGE LINE SHALL BE FITTED WITH BACKFLOW PREVENTION AS DIRECTED BY THE GENOA TOWNSHIP PLUMBING INSPECTOR.
4. WATER SOFTNER REGENERATION SHALL NOT BE DISCHARGED TO TO A SEPTIC TANK OR FIELD PER LCHD.

WATER SOFTENER AND SUMP DISCHARGE DRY WELL DETAIL
NOT TO SCALE



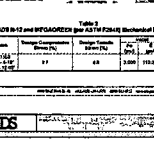
STANDARD BEDDING FOR INFILTRATION PERFORATED PIPE
NO SCALE

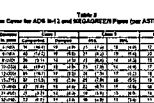
TECHNICAL NOTE

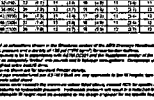
Introduction

Minimum Cover in Traffic Applications

Maximum Cover









UMLOR GROUP
10287 WEST ROAD WILSON, NY 14093
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SECTION 23
T 2 N., R 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN

DATE: 5/12/2025
REVISIONS
7/22/2025
8/15/2025 PER LCRC
9/09/2025
9/26/2025
10/17/2025

CLIENT:
LEGACY HILLS
PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. B, SUITE 320
TROY, MICHIGAN 48083

STANDARD DETAILS

DR BY: DM/JT/SC/AO
CK BY: SA/BB
P.M.: MN
SCALE: 0 AS NOTED
JOB NO: 231213
SHEET NO: 33
SHEET 33 OF 34

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

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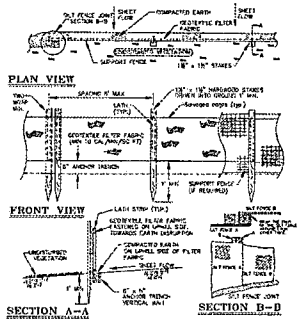
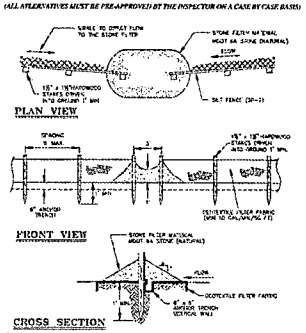
36" SILT FENCE
STANDARD CONTROL

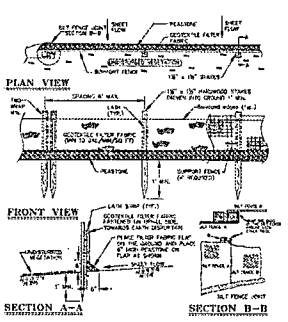


36" SILT FENCE GRAVEL FILTER
STANDARD CONTROL

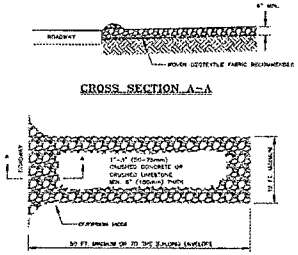
(ALL ALTERNATIVES MUST BE PRE-APPROVED BY THE INSPECTOR ON A CASE BY CASE BASIS)



36" SILT FENCE
WINTER FROZEN GROUND INSTALLATION
STANDARD CONTROL

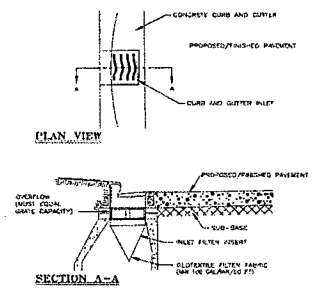


TRACKING MAT
STANDARD CONTROL



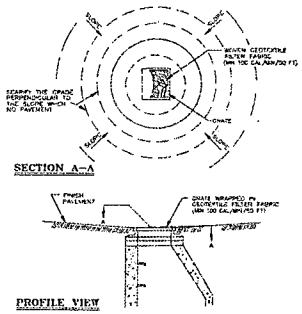
SILT SACK OR APPROVED EQUAL CURB AND GUTTER INLET FILTER
STANDARD CONTROL YEAR ROUND OR WINTER USE

APPROVED FOR USE DURING WINTER MONTHS OR IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING



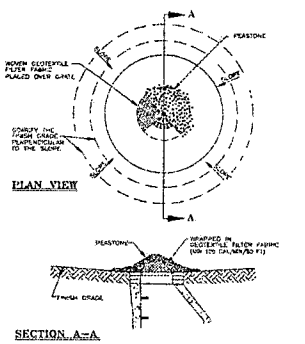
GEOTEXTILE FABRIC LOW POINT/YARD INLET FILTER
STANDARD CONTROL NON-WINTER USE

NOT FOR USE IN WINTER MONTHS OR IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING



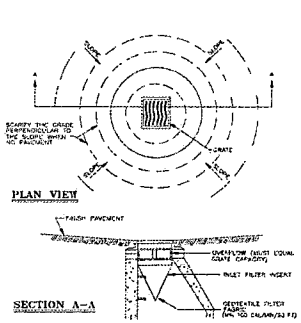
GEOTEXTILE & PEASTONE LOW POINT/YARD INLET FILTER
STANDARD CONTROL NON-WINTER USE

NOT FOR USE IN WINTER MONTHS OR IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING

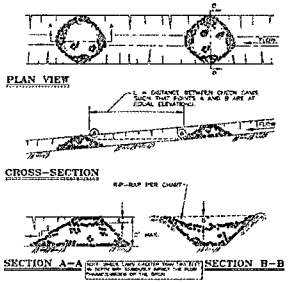


SILT SACK OR APPROVED EQUAL LOW POINT/YARD INLET FILTER
STANDARD CONTROL YEAR ROUND OR WINTER USE

APPROVED FOR USE DURING WINTER MONTHS OR IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING

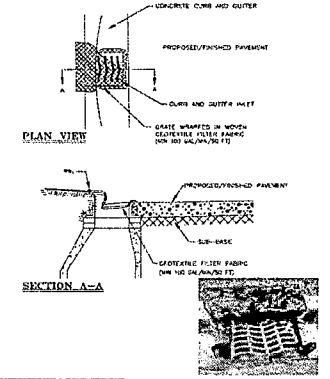


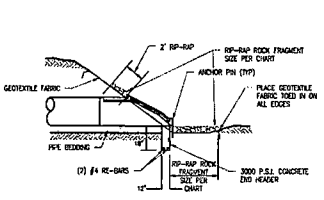
ANGULAR RIP RAP CHECK DAM
STANDARD CONTROL



GEOTEXTILE FABRIC CURB AND GUTTER INLET FILTER
STANDARD NON-WINTER USE

NOT FOR USE IN WINTER MONTHS OR IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING

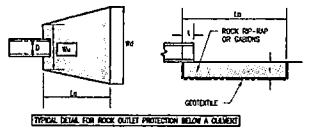




PROFILE VIEW

END SECTION AND BAR SCREEN DETAIL

NOTES:
A. BAR GRATE SCREEN SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION IS COMPLETE.
B. RIP-RAP MAY NOT CONTAIN ANY BROKEN CONCRETE.

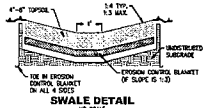


TYPICAL DETAIL FOR ROCK OUTLET PROTECTION BELOW A CULVERT

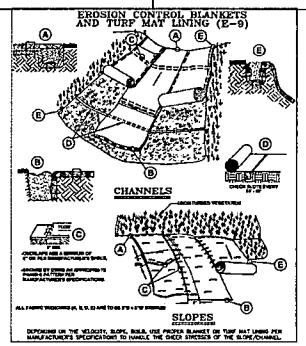
Culvert Size D, (inches)	Rock Size d_{50}, (inches)	Apron Length L_a, (Feet)	Upstream Width W_u, (Feet)	Downstream Width W_d, (Feet)	Thickness t, (inches)	Quantity (Cubic Yards)
12	6	12	3	11	18	15
18	9	14	4.5	16	24	30
21	9	16	5	20	24	33
24	9	20	6	22	24	62
30	9	22	7.5	24	24	76
36	12	24	9	27	36	125
42	15	26	10.5	30	36	160
48	18	28	12	32	36	210

ROCK OUTLET PROTECTION APRON DIMENSIONS

RIP RAP ROCK FRAGMENT SIZE CHART



SWALE DETAIL
NO SCALE



DEPENDING ON THE VELOCITY, SLOPE, SOILS, USE PROPER BLANKET OR TURF MAT LINING PER MANUFACTURER'S SPECIFICATIONS TO HANDLE THE SHEER STRESSES OF THE SLOPE/CHANNEL

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

Know what's below. Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR WITHOUT LIMITING THE OWNER'S AND THE ENGINEER'S RIGHTS OR DUTIES. THE CONTRACTOR SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY ADJACENT STRUCTURES, OR OF ANY OTHER PERSONS.

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UMLOR GROUP
39987 WEST ROAD WIXOM, MI 48393
TEL 248.773.7656 • FAX 866.090.4307

SECTION 23
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON CO., MICHIGAN

DATE: 5/12/2025
REVISIONS
7/22/2025
8/15/2025 PER LCRC
9/09/2025
9/26/2025
10/17/2025

LEGACY HILLS

CLIENT: PULTE HOMES OF MICHIGAN
2800 LIVERNOIS ROAD, BLDG. 70, SUITE 320
TROY, MICHIGAN 48083

SESC DETAILS

DRAWN BY: DM/JT/SC/AO
CHK BY: SA/BB
APP: MH
SCALE: NO SCALE
JOB NO. 230213
SHEET NO. 34
SHEET 34 OF 34

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Exhibit C

Conditions for Approval

- At least thirty percent (30%) of the residential structures in the Project shall have an additional setback of at least ten (10) feet from the standard minimum required setback.
- The PUD Agreement shall include a tree preservation section which shall include requirements for tree preservation and protection.
- The portion of the yards for Units 32-45 which have frontage on either Challis Road or Bauer Road shall be considered the "rear" portion of the yards.

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Exhibit D

Schedule of Regulations and Modifications

DIMENSIONAL DEVIATIONS

DESRIPTION	REQUIRED	PUD PROVIDED
AREA FOR SEPTIC & WELL	43,560 S.F.	32,670 S.F.
CUL-DE-SAC LENGTH	1,000 FT.	1,020 FT.
WETLAND SETBACK	50 FT.	50 FT.*
MINIMUM LOT AREA-LDR	43,560 S.F.	32,670 S.F.
MINIMUM LOT WIDTH-LDR	150 FT.	115 FT.
MINIMUM SIDE YARD-LDR	30 FT.	20 FT.
SIDE YARD TOTAL-LDR	60 FT.	50 FT.

* except where there is approved wetland impact, in those cases the proposed wetland buffer is less than 50 FT. as noted on the construction documents.

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EXHIBIT E

Planning Commission and Township Board Minutes

[Following]

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GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
AUGUST 11, 2025

MINUTES

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST: None

Commissioner McCreary stated that she does not have a conflict of interest; however, she has done business with ~~Carolyn~~ Catherine Riesterer in the past. Commissioner McBain stated she does not have a conflict of interest, but she has a relationship with Van Kennel.

CALL TO THE PUBLIC:

The call to the public was made at 6:32 pm with no response.

OPEN PUBLIC HEARING #1... Consideration for a PUD agreement, environmental impact assessment, final PUD plan to construct a 55-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road. The project includes the following parcels: 4711-23-400-008, 4711-23-400-007, 4711-23-400-001 and 4711-23-300-003. The request is submitted by Pulte Homes of Michigan.
A. Recommendation of Planned Unit Development Agreement
B. Recommendation of Environmental Impact Assessment (3-5-25)
C. Recommendation of Final PUD Site Plan (7-22-25)

Mr. Mike Noles of The Umlor Group, the engineering firm representing Pulte Homes, stated they are requesting approval of the final PUD site plan. This is their fifth meeting at the Township regarding this project. He understands that approval can be made with conditions, including approval from EGLE, the attorneys, and final comments from the Township's consultants.

He reviewed the items discussed at the prior meetings. He noted that the Planning Commission and the Township Board unanimously approved the preliminary site plan, and they have not made any changes to that plan. He provided a review of the site plan, wetland protection, tree

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preservation, and the installation of an off-site walking path to connect to the existing path on Brighton Road.

Mr. Borden reviewed his letter dated August 5, 2025

Private Road Review:

1. There are conditions present that warrant consideration of private roads and the PUD Agreement identifies the roads as private. It was always presented as having private roads and there is verbiage in place in the agreement regarding this.
2. The applicant must provide a Private Road Maintenance Agreement.
3. The design and construction requirements are subject to review and comment by the Township Engineer and Brighton Area Fire Authority.
4. The applicant must maintain 15 feet of overhead tree clearance. The revised plan notes the clearance as 13.5 feet.

Final PUD/Condominium Plan:

1. The applicant must address any comments provided by Township staff and the Township Attorney on the condominium documents.
2. The road connection to Units #13-16 requires EGLE approval for encroachment into a wetland.
3. There are minor inconsistencies on the landscape plan that need to be corrected.
4. The Township may require the applicant to provide "mechanisms for the long-term funding of open space preservation". Commissioner Rauch does not believe this is necessary since the preservation area is going to remain untouched and natural. Mr. Noles noted that there are open spaces that will need to be maintained, such as the property lots, the private roads, storm systems, and access to detention basins and those maintenance agreements are in the agreement.

   Commissioner Reiber questioned the possibility of flooding from the open spaces so he would like to know how it will be maintained. Mr. Noles stated that they will develop this site meeting the requirements of the Township's ordinance and the Livingston County Drain Commissioner, but there is nothing to maintain within the preservation area.

5. The applicant must address any comments provided by staff, the Township's engineering consultant, and/or Brighton Area Fire Authority.

Ms. Byrne reviewed her letter dated August 5, 2025.

General

1. The site plan includes stormwater and private road improvements within regulated wetland limits. An EGLE wetland permit will be required for this work and should be obtained prior to a land use permit being issued.

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2. The proposed pathway along Challis Road is bituminous tying into an existing bituminous pathway. The Genoa Township Ordinance states that paths should be concrete but can be asphalt based on the recommendation of the Township Planner and Engineer. She supports the proposed bike path material, as it meets Township standards for bituminous sidewalk and is tying into an existing pathway of the same material.

Drainage and Grading

1. The proposed detention basin design includes upstream infiltration within storm pipes around the site with a rate of six inches per hour used. Infiltration testing should be completed to determine the actual infiltration rate for the infiltration locations, and this should be provided prior to final site plan approval so that the proposed storm systems can be reviewed. Infiltration testing should follow the requirements of LCDC standards, Appendix E. Mr. Noles stated this test is being done tomorrow.
2. There are multiple inverts and rim elevations that are given in the storm calculations that do not match what is given in the profile view. Update elevations accordingly.
3. The profile provided for structure 350-352 is titled incorrectly and should be updated. Additionally, there is a double label at structure 352 for the invert elevation that should be corrected.
4. On sheet 21, a tributary area for Structure 344 seems to be missing. This area should be included on the plans and other tributary areas adjusted accordingly.
5 The easement given for storm sewer from Structures 308-309 should be upsized to a 40-foot-wide easement based on the burial depth.
6. There is an unlabeled retaining wall on lot 31 that needs to be identified on the plans and details should be provided. Retaining walls over three feet tall shall be designed by a licensed professional engineer per Section 11.04.03.j of the Genoa Township Zoning Ordinance.
7. Structures 306-309 and 320-321 are in open areas. Per detail R-1 on Sheet 32 the type of cover would be a beehive grate. The drainage areas to these structures exceed the maximum drainage area for that cover type. Additional structures, alternative catch basin covers, or calculations should be provided to ensure no flooding while draining during a weather event.
8. The tributary area for Structure 331 differs from what is given in the plan view versus the chart. The area should be verified and updated accordingly.
9. The slope given for the outlet pipe of the detention basin outlet structure is 0.5% in the detail and 0.55% in the calculations. The slope should be verified and updated accordingly.

Private Road

1. The Petitioner is proposing 6-7.85% percent road grades at various locations throughout the site, which exceed the maximum 6 percent grade noted in the Genoa Township Engineering Standards. Due to the natural topography of the site, it would require a large amount of grading to reduce the slope of the private road, and we support this deviation subject to the input from the Brighton Area Fire Authority.
2. Dimensions for private road ROW are not centered on the road and should be adjusted.

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The Brighton Area Fire Authority Fire Marshal's letter dated August 4, 2025 stated the following:

1. Fire protection water supply will be discussed further once the final site plan has been completed. The final design of the 15,000-gallon tanks was received after this submittal was submitted. The tank design meets BAFA standards; however, suction point orientation has not been finalized. A 12"x18" durable white reflective sign with red border and red lettering shall be installed at each tank, indicating the volume of water within. The sign shall include the universal draft suction symbol. Tanks shall be installed, filled, and usable before the arrival of combustible construction materials on site.
2. Provide additional details on the secondary access. Initial conversations stated that the access would be gated on both ends. The details shall be submitted and approved. The gates shall be secured with a Knox padlock in conjunction with the maintenance lock, so the access is maintained year-round. Additional details regarding the gates have not been provided.

Commissioner McCreary stated the BAFA letter stated 58 residential units, but there are 55.

Commissioner McCreary questioned what will be done to ensure trees that are to remain will be saved and an owner will not remove them. Mr. Noles stated this information is in the Master Deed and By-laws and in the disclosure document, including the penalties. He is not in favor of placing signs along the buffers to advise residents they cannot enter the preserved area. She asked how residents will know what fertilizers are not allowed. Mr. Noles stated this is also in the Deed and By-laws and in the disclosure document. She questioned how the radon testing will occur, and Mr. Noles provided her with the steps that will be taken for the testing and any remediation that is needed.

Commissioner Rauch asked how the seven low areas that will be used for managing the stormwater will be maintained. Mr. Noles explained how these areas are used and maintained. Commissioner Rauch would like it to be within an easement and the buyer be made aware of it. Ms. Byrne agrees and that will be required by the Drain Commissioner.

The call to the public was opened at 7:28 pm.

Ms. Debra Beattie of 3109 Pineview Trail likes the plan. She hopes the 100 foot buffer on Bauer will be natural and that trees will not be removed and new ones planted. She thinks the signs advising residents that they are not to encroach onto the preserved area should be installed.

The call to the public was closed at 7:30 pm.

Mr. Noles showed where trees will remain and where they will be cleared and replanted. They need to be removed to install the entrance drive, properly grade the site, install the stormwater management system, etc.

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Chairman Grajek asked if any of the septic systems would need to be engineered. Mr. Noles stated they do not anticipate needing any engineered septic fields.

Commissioner Rauch commended the petitioner and the public. This is a good example of the process working well. The result of the conversations over the last year is a sign that preserves almost 70 acres of wetlands and many trees in the community and installs a walking path for the public.

Moved by Commissioner Rauch, supported by Commission Rassel, to recommend to the Township Board approval of the Planned ~~United~~ Unit Development Agreement to construct a 55-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road, including parcels 4711-23-400-008, 4711-23-400-007, 4711-23-400-001 and 4711-23-300-003, with the following conditions:

- The private road maintenance agreement shall be added to the Agreement.
- Easements for the low areas as part of the storm water management system shall be added to the Agreement.
- The applicant shall update the plans to show 15 feet of overhead tree clearance
- The applicant shall comply with all pertinent comments from the Township engineer, planner, BAFA, Livingston County Drain Commission, and EGLE
- Township staff and attorney comments must be incorporated in the PUD Agreement.

The motion carried unanimously.

Moved by Commissioner Rauch, supported by Commission Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment dated March 5, 2025 to construct a 55-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road, including parcels 4711-23-400-008, 4711-23-400-007, 4711-23-400-001 and 4711-23-300-003. **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commission Rassel, to recommend to the Township Board approval of the Final PUD Site Plan dated July 22, 2025 to construct a 55-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road, including parcels 4711-23-400-008, 4711-23-400-007, 4711-23-400-001 and 4711-23-300-003, with the following conditions:

- The applicant shall comply with all pertinent comments from the Township engineer, planner, BAFA, Livingston County Drain Commission, and EGLE
- All stormwater easements shall be depicted on these plans.
- The parcels will need to be combined prior to the issuance of the Land Use Permit.

The motion carried unanimously.

OPEN PUBLIC HEARING #2...Consideration for a Special Land Use application, site plan and impact assessment for a drive through restaurant within a multi-tenant commercial building. The property is located at 1111 S. Latson Road (4711- 09-100-043), east side of Latson Road, south

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of Grand River Avenue. The request is submitted by Kevin Bahnam A. Recommendation of Special Use Application.
B. Recommendation of Environmental Impact Assessment (5-27-25)
C. Recommendation of Site Plan (5-27-25)

Mr. Scott Tousignant and Ms. Catherine Riesterer, the applicant's attorney, was present. Mr. Tousignant provided a review of the project and the changes that have been made since the previous submittal, specifically the user being a fast food restaurant and not a coffee shop, and a reduction in square footage of the building. They have received approvals from all of the necessary outside agencies.

He addressed Mr. Borden's review letter comments. They have received ZBA approval for not meeting the 500-foot spacing requirement between drive-throughs. He provided the reasons for the deficiency in their landscape plantings, the length of the wall on the rear of the site, the signage, and the escape lane.

Mr. Borden reviewed his letter dated July 31, 2025

1. Special Land Uses (Section 19.03):
   A. The Special Land Use standards of Section 19.03 are generally met.
   B. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 7.02.02(j) must be met to the Commission's satisfaction.
   C. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.
2. Drive-Through Use Conditions (Section 7.02.02(j)):
   A. The Planning Commission has the authority to waive or modify the 500-foot spacing requirement between drive-throughs. Mr. Tousignant stated they have received approval from the ZBA.
   B. The rear yard buffer zone provides the required plantings but is deficient in width and a full length screen wall or fence, which is what was in the previously approved plan.
   C. In his opinion, the plan may benefit from some additional directional signage or pavement markings to help patrons properly navigate the site.
   D. The plan provides a partial escape lane. The Planning Commission has the authority to waive or modify the escape lane requirement. He noted that the new use of a fast food restaurant is less of an impact than the originally proposed coffee shop.
3. Site Plan Review:
   A. Building materials and color scheme are subject to review and approval by the Planning Commission.
   B. The rear yard Buffer Zone B is deficient in width and screen wall or fence length; however, the Planning Commission has the discretion to modify these requirements, similar to the previously approved plans.

Ms. Byrne stated there have been no significant changes to the original plans, so she has no concerns.

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The Brighton Area Fire Authority Fire Marshal's letter dated June 4, 2025, stated the following: "All previous concerns cited for the project have been addressed. The fire authority has no further concerns regarding the amended Special Land Use Change based on the recently submitted documents."

Commissioner Rauch addressed the deficiency in the buffer to the rear of the site, noting that the noise study shows it is below the Township ordinance.

Commissioner McBain is concerned with the safety of the outdoor seating. Mr. Tousignant stated that they can add signage and pavement markings in this area. There is also fencing delineating the seating area.

Commissioner McCreary is concerned with the safety of the traffic flow in, out, and within this site and the site to the north. Mr. Tousignant stated this was discussed when the adjacent site was developed, noting that it is a one-way in and out. Commissioner Rauch stated that the change in user from what was previously approved has decreased the amount of traffic, possibly in half. There are pavement markings at the entrance and exit as well as within the site.

The call to the public was opened at 8:13 pm with no response.

Moved by Commissioner Chouinard, supported by Commissioner Rassel, to recommend to the Township Board approval of the Special Land Use Application for a drive through restaurant within a multi-tenant commercial building. **The motion carried unanimously.**

Moved by Commissioner Chouinard, supported by Commissioner Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment dated 5/27/25 for a drive through restaurant within a multi-tenant commercial building. **The motion carried unanimously.**

Moved by Commissioner Chouinard, supported by Commissioner Rassel, to recommend to the Township Board approval of the Site Plan dated 5/27/25 for a drive through restaurant within a multi-tenant commercial building. **The motion carried unanimously.**

OPEN PUBLIC HEARING #3... Consideration for a Special Land Use application, impact assessment, private road with a shared driveway for 7 new homes on 20.39 acres located at 6025 Brighton Road. Special Land Use is required for shared driveway crossing regulated wetland and 25-foot natural features buffer. The proposed development is for the following parcels: 4711-26-300-011 and 4711-27-400-012. The request is submitted by Boss engineering.
A. Recommendation of Special Use Application
B. Recommendation of Environmental Impact Assessment (5-20-25)
C. Recommendation of Site Plan (7-22-25)

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Mr. Brent Lavanway of Boss Engineering and Mr. Kevin VanKannel, the property owner and developer, were present. Mr. Lavanway provided a review of the property and the proposed project. He stated they are requesting a Special Land Use for the crossing of the regulated wetland. They are working with the health department and the State of Michigan for the wetland crossing approval.

Mr. Borden reviewed his letter dated July 31, 2025.

Shared Residential Driveway (Section 15.04):
1. Construction is subject to review and comment by the Township Engineer and Brighton Area Fire Authority.
2. If necessary, the applicant must obtain a permit from the County.
3. The applicant must obtain a permit from EGLE for the wetland crossing.

Private Road Review (Section 15.05):
1. The Private Road Easement and Maintenance Agreement has been provided and is subject to review and comment by the Township Attorney.
2. The design and construction requirements are subject to review and comment by the Township Engineer and Brighton Area Fire Authority.
3. If favorable action is considered by the Township, it should be conditioned upon approval by the Livingston County Road Commission.

Special Land Use Review (Section 19.03):
1. As long as impacts to the wetland are minimized and properly mitigated to the Commission's satisfaction, the Township may find that the request is consistent with the Master Plan.
2. The applicant must address any comments provided by Township staff, the Township Engineer, and the Brighton Area Fire Authority.
3. The wetland crossing requires approval by the Planning Commission for activity within 10 feet of the wetland itself. He recommends that if this item is approved, this should be a condition of approval.

Ms. Byrne reviewed her letter dated August 4, 2025.
1. Section 15.05.03.d of Genoa Township's Ordinance states that for any single means of access serving more than five lots, it shall include a turn-around with a center landscaped island or continuous loop. A hammerhead turnaround is provided in the plan set. This ordinance requirement may be adjusted by the Planning Commission in particular cases. The BAFA has approved this, and she agrees.
2. Brighton Area Fire Authority has required that the width of the private road be increased to 26 feet wide from the 22-foot road width required in the Genoa Township Zoning Ordinance. Due to this, the gravel shoulder has been reduced from five feet to three feet wide and she has no engineering related concern to this reduced shoulder width.

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The Brighton Area Fire Authority Fire Marshal's letter dated August 5, 2025, stated that all previous comments have been addressed in the recent submittal.

Commissioner McCreary is concerned about the wetland crossing. She asked if it would affect Baetcke Lake. Mr. LaVanway stated the disturbance is 1/100 of an acre. The application for the wetland crossing has been prepared and submitted to EGLE by Boss Engineering's wetland specialist. This is a very low impact project, and they do have a detention basin and forebay and will not affect that lake.

Commissioner Reiber asked why the road will be paved and not gravel. Mr. LaVanway stated that was considered, but because it comes off a paved road and the types and costs of the homes and the clientele it will attract, a paved road would be preferred.

Commissioner Rauch asked if the parcels utilize the hammerhead turnarounds as the beginning of their driveways. Mr. Lavanway stated they do not plan to use them as driveways. The Commission, Mr. Lavanway and Mr. VanKannel discussed the hammerhead turnarounds. Mr. VanKannel can revisit the turnaround design and the placement of the homes on the site, but he would not like to be limited at this time. Commissioner Rauch stated he would like to see the turnarounds used as driveways. Mr. Lavanway stated that due to the topography of the site, those locations may not be the best for installing the driveways.

The call to the public was opened at 8:43 pm.

Ms. Linda Rally of 5117 Forest View Court is concerned with drivers wanting to make left turns onto and off of Brighton Road. There are already concerns with the existing roads.

Ms. Debra Beattie of 3109 Pineview Trail is concerned with the small wetland. It appears to be a drain into the larger wetland. All of these new properties will be sending more water into the wetland. She does not believe the 10 foot encroachment into the wetland should be approved. She is not in favor of the types of turnarounds proposed.

The call to the public was closed at 8:46 pm.

Mr. VanKannel stated he understands the concerns with the left hand turns. He lives off of Old Hickory and does not experience problems. The wetland is just a four-foot wide flat piece of land that is mostly dry. Photos of the wetland were shown. Mr. Lavanway stated that this is Wetland A. Wetland B is the larger wetland. Commissioner Rauch stated that the Township has a responsibility to protect wetlands.

Moved by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Special Land Use for a shared driveway crossing regulated wetland and 25-foot natural features buffer for seven new homes on 20.39 acres located at 6025 Brighton Road for Parcels 4711-26-300-011 and 4711-27-400-012 as the Planning

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Commission finds that the encroachment within the 25 foot natural features setback and crossing meet the intent of the Township Zoning Ordinance. **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commissioner McCreary, to recommend to the Township Board approval of the Environmental Impact Assessment dated 5/20/25 for a private road with a shared driveway for seven new homes on 20.39 acres located at 6025 Brighton Road for Parcels 4711-26-300-011 and 4711-27-400-012. **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commissioner McCreary, to recommend to the Township Board approval of the Site Plan dated 7/22/25 for a private road with a shared driveway for seven new homes on 20.39 acres located at 6025 Brighton Road for Parcels 4711-26-300-011 and 4711-27-400-012, with the following conditions:

- All conditions stated in the township engineer and township planner's review letters shall be met.
- The petitioner shall have receipt of a permit from EGLE for the wetland crossing prior to the issuance of Land Use Permit.
- The hammerheads for Parcels 3 and 4 shall be identified as being utilized for the driveways for their concurrent parcel.
- Delineation signs for the wetlands shall be added to the site plan prior to presentation to the Township Board.

The motion carried unanimously.

The Planning Commission took a break from 9:04 to 9:14 pm.

OPEN PUBLIC HEARING #4... Consideration of an ordinance amendment to Article 13 entitled Environmental Protection Regulations" and Article 21 entitled "Administration and Enforcement". STAFF REQUESTS ARTICLE 13 "**ENVIRONMENTAL PROTECTION REGULATIONS" TO BE POSTED TO THE SEPTEMBER 8, 2025 PLANNING COMMISSION MEETING.**

A. Recommendation of Zoning Ordinance Amendment to Article 21 entitled "Administration and Enforcement".

Ms. Ruthig stated that she is still working on Article 13, so she is requesting that it be postponed until the September meeting. She reviewed the changes proposed for Article 21. The Board, Ms. Ruthig and Mr. Borden discussed the amendments and additional changes that are needed.

The call to the public was opened at 9:26 pm with no response.

Moved by Commissioner Rassel, supported by Commissioner McCreary, to postpone Article 13 "Environmental Protection Regulations" until the September 8, 2025 Planning Commission meeting. **The motion carried unanimously.**

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Moved by Commissioner Rassel, supported by Commissioner McCreary, to approve the changes to Article 21 "Administration and Enforcement", with the changes discussed this evening. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated the only item on September's meeting will be the review of Article 13 "Environmental Protection Regulations" .

Approval of the June 9, 2025 Planning Commission meeting minutes.

Moved by Commissioner McCreary, seconded by Commissioner Rauch, to approve the minutes of the June 9, 2025 Planning Commission Meeting as presented. **The motion carried unanimously.**

Member Discussion

Commissioner Rauch stated that one of the objectives and goals of the previous Master Plan revision was to promote affordable housing. The revised tree ordinance adds costs to developers. When changes are made or additional requirements are added, they should not prohibit the Township from reaching this goal.

Adjournment

Moved by Commissioner McCreary, seconded by Commissioner Rassel, to adjourn the meeting at 9:38 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

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GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
January 20, 2026

MINUTES

Call to Order
Supervisor Spicher called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall.

Invocation
Supervisor Spicher led the invocation for the Board and the members of the public.

Pledge of Allegiance
The Pledge of Allegiance was recited.

Roll Call
The following members were present constituting a quorum for the transaction of business: Kevin Spicher, Candie Hovarter, Robin Hunt, Bill Reiber, Rick Soucy, Jodie Valenti, Todd Walker.

Also present was Township Manager Kelly VanMarter, Township Attorney Joe Seward, and 12 people in the audience.

Call to the Public

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

Mr. Tom Sullivan of 4596 Villa France Drive asked for help. The homes in Oak Pointe that are along the golf range are often hit with balls. They have had broken window frames, broken windows, they have hit their cars and have also hit people. The Oak Pointe Homeowner's Association has not responded. He noted that the Township Supervisor and Manager are aware of this situation.

Mr. Ben Tasich of 3492 Lakewood Shores Drive stated the fifth annual Rosa Parks Transit Equity Day event is being held on February 4 at 8:00 am at Cleary University. He listed the advantages of having public transportation available.

Ms. Deb Beattie of 3109 Pineview Trail questioned the natural buffer shown on the plans for the Pulte development on the agenda this evening. It appears that the residents are able to do anything they want except building a structure. She requested this be changed tonight.

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Mr. Carl Mauch of 6305 Catalpa would like to learn if any of the outstanding issues for Legacy Hills have been addressed.

The call to the public was closed at 6:38 pm.

Approval of Consent Agenda:

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

1. **Payment of Bills: January 20, 2026**

2. **Request to approve the January 5, 2026 regular meeting minutes.**

3. **Request to approve a project agreement with the Livingston County Road Commission for the Forest View Estates Road Rehabilitation project with the Township's cost not to exceed $375,000.**

Approval of Regular Agenda:

Supervisor Spicher requested to have Agenda Item #4 - Update from Dr. Greg Tatara regarding Oak Pointe water main break added to the agenda.

Moved by Hovarter, supported by Walker, to approve the Regular Agenda as amended. **The motion carried unanimously.**

4. **Update from Dr. Greg Tatara regarding Oak Pointe water main break.**

Dr. Tatara stated that 400,000 gallons of water was lost in over an hour due to the water main break, which occurred on Sunday evening at approximately 6 pm. He showed the location of the break, photographs of the repair, and explained what was done to repair it and restore service. There are additional repairs that will need to be made to this main when the weather improves. He costs associated with this repair and other improvements that are needed will be approximately $30,000. He thanked MHOG and Township Staff, the contractors, and the Township Board for their support. The residents are still on a boil water alert.

5. **Consideration of a recommendation for approval of the PUD agreement, Environmental impact assessment, and final PUD plan to construct a 55-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road. The project includes the following parcels: 4711-23-400-008, 4711-23-400-007, 4711-23-400-001 and 4711-23-300-003. The request is submitted by Pulte Homes of Michigan.**
   a. **Disposition of Planned Unit Development Agreement**
   b. **Disposition of Environmental Impact Assessment (12-17-25)**

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c. Disposition of Final PUD Site Plan (12-15-25)

Mr. Mike Noles of The Umlor Group, the engineering firm representing Pulte, stated the Planning Commission unanimously made a recommendation for approval with conditions which they have done. He provided a review of the project, noting there are no significant changes to the plan that was presented to the Board previously.

He stated that there are restrictions in the bi-laws and master deed that prohibit the cutting down of trees in the 100-foot natural buffer as well as penalties if done. He noted that residents are required to maintain the area. When the plan was previously presented, 2,159 trees were proposed to be removed, and now the current plan is to remove only 1,954.

There are additional corrections needed in the PUD Agreement. He is requesting that it be approved this evening, conditioned upon those changes being made.

There was a discussion regarding the language that states what is prohibited within the natural buffer and what owners must do to maintain the area. The Board and the applicant also discussed possible expansion of the project. Mr. Noles agreed to make the changes discussed.

Mr. Noles reviewed the public benefit improvements that Pulte has done for this project, including the preservation area and the off site walking path.

Moved by Soucy, supported by Hunt, to approve the PUD Agreement including final PUD plan dated October 17, 2025 as submitted with the following condition:

1. The PUD Agreement shall be recorded with the Livingston County Register of Deeds prior to and use permit issuance.

The motion carried unanimously with a roll call vote (Reiber - yes; Hunt – yes; Walker – yes; Valenti – yes; Hovarter – yes; Soucy – yes; Spicher – yes)

Moved by Hunt, supported by Soucy, to approve Impact Assessment dated December 17, 2025. **The motion carried unanimously with a roll call vote (Hovarter – yes; Valenti – yes; Spicher -yes; Hunt – yes; Soucy – yes; Walker – yes; Reiber – yes)**

Moved by Hunt, supported by Soucy, to approve the Final PUD Plan dated December 15, 2025 with the following conditions:

1. The applicant shall comply with all comments from the Township engineer, planner, BAFA, Livingston County Drain Commission, and EGLE.
2. Applicant shall update the plans to show 15 feet of overhead tree clearance.
3. Comments shall be included in the master deed and bylaws. Once completed, master deed and bylaws shall be recorded with the Livingston County Register of Deeds prior to issuance of Certificate of Occupancy.

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4. Site plan overages must be paid in full prior to land use permit issuance.
5. The last sentence in the Master Deed 4.7 removing the word "cut" and remove "including, but not limited to, any landscape buffer area contained within individual units as set forth in Section 4.8 below"

The motion carried unanimously with a roll call vote (Walker – yes; Reiber – yes; Hunt- yes; Valenti – yes; Hovarter – yes; Soucy – yes; Spicher – yes).

6. Request for approval of the Genoa Charter Township Principles of Governance.

Ms. VanMarter recommends approving these each year, and specifically since there is a new trustee.

Mr. Reiber asked to have township staff have a similar document. Supervisor Spicher stated this is a good faith gesture to the residents. Ms. Hunt noted this was approved last year. Ms. VanMarter stated this is from the Michigan Township Association and they recommend elected bodies approve and sign it.

Moved by Hunt, supported by Hovarter, to approve the Genoa Charter Township Principles of Governance. **The motion carried unanimously**.

7. Consideration of a request to accept the resignation of Robin Hunt from the Election Commission and to appoint a replacement to fulfill the remainder of her term ending on November 20, 2028.

Mr. Soucy explained why Ms. Hunt is resigning from the Election Commission and a new trustee must be appointed.

Moved by Walker, supported by Reiber, to accept the resignation of Robin Hunt from the Election Commission. **The motion carried unanimously**.

Moved by Reiber, supported by Walker, to appoint Jodie Valenti to the Election Commission with a term ending on November 20, 2028. **The motion carried unanimously.**

8. Consideration of approval for elected official participation in the Michigan Township Association Annual Conference and Capital Conference.

Supervisor Spicher recommended that trustees attend if they are able. Mr. Reiber stated they offer some portions of the event online, which would be much less expensive than attending in person.

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Moved by Hunt, supported by Valenti, to approve the elected official participation in the Michigan Township Association Annual Conference and Capital Conference if anyone chooses. **The motion carried unanimously.**

9. **Closed session to consider a confidential written legal opinion exempt from discussion or disclosure by state or federal statute pursuant to MCL 15.268(1)(h).**
   a. **Consider motion to enter into closed session to consider a confidential written legal opinion exempt from discussion or disclosure by state or federal statute pursuant to MCL 15.268(1)(h). (roll call)**
   b. **Consider motion to conclude the closed session and return to open session. (roll call)**

Moved by Hovarter, supported by Walker, to enter into closed session to consider a confidential written legal opinion exempt from discussion or disclosure by state or federal statute pursuant to MCL 15.268(1)(h). (roll call). **The motion carried unanimously with a roll call vote (Hunt Reiber Walker Valenti Hovarter Soucy Spicher – yes).**

The Board entered into the closed session at 8:25 pm.

Moved by Walker, supported by Soucy, to conclude the closed session and return to open session. (roll call). **The motion carried unanimously with a roll call vote (Walker – yes; Reiber – yes; Hunt – yes; Valenti – yes: Hovarter – yes; Soucy – yes; Spicher – yes)**

The closed session ended at 9:30 pm.

Items for Discussion:

10. Discussion regarding website compliance with upcoming ADA standards.

Supervisor Spicher stated the Township's website is not ADA compliant so a new one will be needed. He asked the board members to provide him with features they would like to see.

Correspondence

Ms. VanMarter provided a letter from Foster Swift regarding Public Act 233 of 2023, a flier regarding the Rosa Parks Transit Equity Day, and a copy of the Planning Commission's annual report.

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Board Comments

Mr. Reiber provided a review of the items that were at the previous Planning Commission meeting.

Mr. Walker provided a review of the last BAFA meeting.

Ms. Valenti stated the senior center will have free tax preparation. It is not only for seniors; low income residents qualify for the service also.

Mr. Reiber stated there is a free seminar regarding data centers on February 18 through the Michigan Township Association website.

The Livingston County Master Plan review is available for feedback until January 23. There is a link on the township's website.

Adjournment

Moved by Hovarter supported by Walker, to adjourn the meeting at 9:54 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved: Rick Soucy, Clerk
Genoa Charter Township

Kevin Spicher, Supervisor
Genoa Charter Township

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