GENOA CHARTER TOWNSHIP PLANNING COMMISSION PUBLIC HEARING AUGUST 12, 2013 6:30 P.M. AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

CALL TO THE PUBLIC:

OPEN PUBLIC HEARING #1... Review of a special use application, impact assessment and site plan for proposed grading within the natural features setback and construction of a new 2,368 square foot office building located on the north side of Grand River Avenue, east of Kellogg Road, Sec. 14, petitioned by Dr. Brad Rondeau.

Planning Commission disposition of petition

- A. Recommendation of Special Use.
- B. Recommendation of Environmental Impact Assessment.
- C. Recommendation of Site Plan.

OPEN PUBLIC HEARING #2... Review of a special use application, impact assessment and site plan for proposed outdoor storage and a 22,000 square foot addition of a manufacturing facility located at 1326 Grand Oaks Drive, Howell MI 48843, petitioned by Michigan Rod Products, Inc.

Planning Commission disposition of petition

- A. Recommendation of Special Use.
- B. Recommendation of Environmental Impact Assessment.
- C. Recommendation of Site Plan.

OPEN PUBLIC HEARING #3... Review of a special use application, impact assessment and site plan for proposed service center expansion, new collision center, and parking lot located at Maxey Ford, 2798 E. Grand River Avenue, Howell MI 48843, petitioned by SRM Associations, LLC.

Planning Commission disposition of petition

- A. Recommendation of Special Use.
- B. Recommendation of Environmental Impact Assessment.
- C. Recommendation of Site Plan.

Administrative Business:

- Staff report
- Approval of July 22, 2013 Planning Commission meeting minutes
- Member Discussion
- Adjournment

GENOA TOWNSHIP APPLICATION FOR SITE PLAN REVIEW

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS *: DR. BRAD RONDEAU, 7600 GRAND RIVER OWNER'S NAME & ADDRESS: SUITE 295, BRIGHTON MI 48114

SITE ADDRESS:

PARCEL #(s): 4711-14-200-021

APPLICANT PHONE: (80) 225 - 8338 OWNER PHONE: ()

LOCATION AND BRIEF DESCRIPTION OF SITE:

NORTH SIDE OF GRAND RIVER, JUST EAST OF KELLOGI, ROAD

BRIEF STATEMENT OF PROPOSED USE:

THE FOLLOWING BUILDINGS ARE PROPOSED:

2,368 SQUARE FOOT BUILDING WITH FULL BASEMENT

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

ADDRESS: 7600 GRAND RIVER SUITE 295, BRIGHTON MI 48114

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

Contact Information - Review Letters and Corres	spondence shall be forwarded	to the following:
Contact Information - Review Letters and Corres	Engineering	at (517)548-1670
Name	Busines Affiliation	Fax No

FEE EXCEEDANCE AGREEMENT

As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy. SIGNATURE SIGNATURE PRINT NAME BAD ROKOEAU ADDRESS 7600 GRAND RIVER, SUITE 295, BRIGHTON MI 48114

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BENOA TOWNSHIP

JUL 1 6 2013

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APPLICATION FOR SPECIAL LAND USE GENOA TOWNSHIP

APPLICANT NAME* & ADDRESS: Dr. Brad Rondeau, 7600 Grand River Ave., Suite 295, Brighton, MI 48114

OWNER NAME* & ADDRESS: Dr. Brad Rondeau, 7600 Grand River Ave., Suite 295, Brighton, MI 48114

SITE ADDRESS:

PARCEL #(s):<u>4711-14-200-021</u>

APPLICANT PHONE: (810) 225-8338 OWNER PHONE: (810) 225-8338

Location and brief description of site and surroundings:

The area of the proposed development is a vacant lot. To the east of the vacant lot is the Rollerama Skating Complex, to the north is a dental office and to the west are retail businesses.

Proposed Use: Dental office

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

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

The proposed facility will be providing dental services to the Brighton and Howell areas.

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

The architectural and site design have been created to minimize any impacts on the wetland that is on-site. The proposed facility is surrounded by neighborhood services.

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

The facility has direct access onto Grand River. A detention basin will be constructed to service the storm water runoff from the drainage area. The building will be served by public water and sewer. The primary use of the facility places little burden on roads, police and fire protection.

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

Minimal traffic impact. No hazardous substances.

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

Sec. 3.03.02 - Nothing.

Sec. 7.02.02 - Nothing.

Sec. 8.02.02 - Nothing.

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

THE UNDERSIGNED Dr. Brad Rondeau STATES THAT THEY ARE THE FREE OWNER* OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

GRATIS Riven DENTAL BY:

ADDRESS: 7600 Grand River Ave., Suite 295 Brighton, MI, 48114

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

Contact Information - Review Letters and Correspondence shall be forwarded to the following:					
1.) Scott Tousignant	of Boss Engineering	at (517) 548-1670			
Name	Business Affiliation	Fax No.			

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

FEE	EX	CEEDA	NCE	AGRE	EMENT
C 1212	LI A	CEEDA	THO DA	num	1931A9 931A 9

As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy. SIGNATURE PRINT NAMEE DT. Brad Rondeau ADDRESS: 7600 Grand River Ave., Suite 295 Brighton, MI, 48114



Community Planning Consultants

August 5, 2013

Planning Commission Genoa Township 2911 Dorr Road Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP
	Assistant Township Manager and Planning Director
Subject:	Dr. Rondeau Dental Office – Special Land Use and Site Plan Review #2
Location:	Grand River Avenue – north side of Grand River, east of Kellogg Road
Zoning:	OSD Office Service District

Dear Commissioners:

At the Township's request, we have reviewed the revised site plan (dated 7/30/13) proposing development of a 2,368 square foot building for use as a dental office. Additionally, the applicant seeks special land use approval for grading activities within the required natural feature setback. We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance and Master Plan.

A. Summary

- 1. Provided the disturbed area is returned to its natural condition upon completion of construction activities, the proposed grading within the natural feature setback is generally consistent with the general special land use standards of Article 19.
- 2. Any issues raised by the Township Engineer must be addressed.
- 3. The Planning Commission has approval authority over the building elevations.
- 4. The amount of parking requires Planning Commission approval.
- 5. The proposed driveway does not meet the spacing or offset requirements of Section 15.06.02.
- 6. The site plan does not provide a dedicated loading/unloading space.
- 7. The submittal indicates that the applicant will seek a variance to permit a projecting wall sign.

B. Proposal/Process

The applicant requests site plan review and approval for development of a 2,368 square foot dental office on the vacant 2.4-acre site. Table 7.02 lists medical offices with up to 15,000 square feet of gross floor area as a permitted use in the OSD.

There is a large wetland area immediately north of the proposed building placement and construction will require grading within 25 feet of the wetland. As such, special land use approval is also required by Section 13.02.04.

Following a public hearing on the request, the Planning Commission may forward its recommendation on the project to the Township Board for a final decision.

Genoa Township Planning Commission **Dr. Rondeau Dental Office** Special Land Use and Site Plan Review #2 Page 2



Aerial view of site and surroundings (looking north)

C. Special Land Use Review

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

1. Master Plan. The Master Plan and Future Land Use Map identify the site and adjacent properties to the east and west as Neighborhood Commercial, which is intended to provide "retail and service establishments whose primary market area includes residents and employees from with a two mile radius." The proposed use is consistent with this description; however, it is not the principal use, but rather the grading activity that requires special land use approval.

As part of its discussion on environmental features, the Master Plan states that "the plan recommends a number of means to accommodate development while protecting the valuable resources that area critical to Genoa Township's quality of life." The natural feature setback is one "means" of accomplishing this goal. Since the project entails only grading within the 25-foot setback, we are of the opinion that the project is consistent with the stated goal. This statement is made provided the disturbed area is returned to its natural condition upon completion of construction activities.

- 2. Compatibility. The site is located on the north side of Grand River and appears to be the only undeveloped site in the immediate area. Surrounding properties include a mix of office, commercial, recreational and industrial uses. The proposed use and grading activity are expected to be compatible with the surrounding properties. Similar to item 1 above, this statement is made provided the disturbed area is returned to its natural condition upon completion of construction activities.
- **3. Public Facilities and Services.** So long as soil erosion protection measures are put in place, the proposed grading activity is not expected to impact public facilities and services. With that being said, the Township should also consider any comments provided by the Township Engineer with respect to this criterion.

- 4. **Impacts.** Given the project entails only grading within the natural feature setback and does not actually encroach into the wetland area itself, the project is not expected to be harmful to environmental features. Once again, this statement is made provided the disturbed area is returned to its natural condition upon completion of construction activities.
- **5. Mitigation.** If any additional concerns arise as part of this review process, the Township may require mitigation necessary to limit or alleviate any potential adverse impacts as a result of the proposed project.

D. Site Plan Review

1. **Dimensional Requirements.** As described in the table below, the project complies with the dimensional standards of the OSD:

	Lot	Lot Size Minimum Setbacks (feet)		Lot Size		Minimum Setbacks (feet)		Max.	
District	Lot Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	r Parking I		Lot Coverage	
OSD	1	100	70	20	40	20 front 10 side/rear	35'	35% building 60% impervious	
Proposal	2.4	281	91.68	42.19 (E) 170 (W)	204.68	20 front 58 side	21'	2.27% building 10.88% impervious	

- 2. Building Materials and Design. Proposed elevations, including colors and materials, are subject to review and approval by the Planning Commission. The submittal includes elevation views of each side of the building as well as material calculations. The predominant material is brick, which is supplemented by split face block and siding. Based upon the calculations provided, the proposed building meets the wall material requirements of the Zoning Ordinance.
- **3. Parking.** In accordance with Section 14.04, medical offices require 1 parking space for each 200 square feet of gross floor area. Based upon the size of the proposed building, 12 spaces are required, while 17 are provided.

In accordance with Section 14.02.06, Planning Commission approval is required since the amount parking proposed exceeds the minimum requirement by more than 20%. In this instance, the amount of parking represents an overage of approximately 42%. In response, the applicant describes the amount of parking in terms of need, noting that 6 spaces will be reserved for employees, 5 will be reserved for operations, and 6 will be reserved for waiting.

The parking spaces, drive aisles and number of barrier free spaces comply with Article 14.

- **4. Pedestrian Circulation.** Section 12.05 requires a 5-foot wide concrete sidewalk for properties along Grand River east of the 141 interchange. The site plan includes the required sidewalk along Grand River, as well as a sidewalk between the parking lot and building entrance.
- **5.** Vehicular Circulation. The proposed driveway does not meet the minimum spacing requirement from the existing driveways to the east and west. Additionally, the proposed driveway does not meet the offset requirement from the existing driveway on the south side of Grand River to the east.

Given the placement of the existing driveways and the size of the property, full compliance is not possible. As such, the Township may allow the proposed placement so long as necessary driveway permits are obtained. As an alternative, the Township could direct the applicant to look into the possibility of a shared driveway agreement with one of the adjacent property owners.

6. Loading. Given the size of the building, Section 14.08.08 requires 1 loading space, which is to be located in a rear or side yard not directly visible to a public street. The site plan does not identify the required space, which is to contain 500 square feet, unless otherwise approved by the Planning Commission.

In this instance, Sheet C2 includes a note stating that deliveries will be via Fed Ex/UPS sized trucks and that loading/unloading will occur at the walk along the front of the building. The Commission must determine whether this proposal is acceptable or whether to require a dedicated loading space.

7. Landscaping. The following table is a summary of the landscaping required by Section 12.02:

Location	Requirements	Proposed	Comments
Front yard greenbelt	7 canopy trees 20-foot width	7 canopy trees 20-foot width	Requirement met
Detention pond	7 canopy OR evergreen trees 69 shrubs	7 canopy trees 3 evergreen trees 69 shrubs	Requirement met
Parking lot	2 canopy trees 2' tall hedgerow 200 s.f. of landscaped area	3 canopy trees 2-3' tall hedgerow 635 s.f. of landscaped area	Requirement met

- 8. Waste Receptacle and Enclosure. The applicant has addressed previous concerns over the placement of a waste receptacle in the front yard by removing the waste receptacle and utilizing curbside waste carts. Sheet C2 illustrates a proposed 5'x6' concrete pad adjacent to the east side door for storage of these carts.
- **9.** Exterior Lighting. Sheet C6 proposes two light poles in the parking lot. Pole height and light intensity readings comply with Section 12.03. A fixture detail has been added to Sheet C9, indicating use of downward directed, cut off fixtures, as required.
- **10. Signs.** Sheet A1 identifies a projecting sign on the building's south elevation, as well as details for a proposed monument sign. Projecting signs are not expressly permitted in the OSD, which the applicant acknowledges via a note stating the proposed signage will require a variance. Meanwhile, the proposed monument sign complies with the height, size and location requirements of Article 16.
- **11. Impact Assessment.** The submittal includes a revised Impact Assessment (dated 7/30/13). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

Should you have any questions concerning this matter, please do not hesitate to contact our office. I can be reached by phone at (248) 586-0505, or via e-mail at <u>borden@lslplanning.com</u>.

Sincerely, LSL_PLANNING, INC.

Brian V. Borden, AICP Senior Planner



August 5, 2013

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

Re: Rondeau Dental Office Site Plan Review #2

Dear Ms. Van Marter:

We have reviewed the resubmitted site plan documents and the letter from Boss Engineering dated July 30, 2013. The petitioner is planning a 1,607 square foot dental office on a previously undeveloped 2.5 acre parcel located on the north side of Grand River Avenue between Kellogg and Euler Roads. Tetra Tech reviewed the updated documents and offers the following additional comments:

IMPACT ASSESSMENT

1. G. Pre- and post- development flow calculations were submitted in the updated Impact Assessment, however the applicant chose to classify the space as an office building, which resulted in an equivalent user factor of 0.95 REUs. It has been our experience that these uses are typically documented as Doctor's Offices, which would result in an equivalent factor of (1.0 to $0.5^* \#$ of exam rooms (4)) = 3 REUs.

The petitioner should confirm and revise the projected REUs for Part G of the Impact Assessment to the satisfaction of the Township prior to gaining site plan approval.

Please call if you have any questions.

Sincerely,

Gary J. Markstrom, P.E. Unit Vice President

copy: Scott Tousignant, P.E., Boss Engineering

Joseph C. Siwek, P.E. Project Engineer



Brighton Area Fire Department

615 W. Grand River Brighton, Michigan 48116 810-229-6640 Fax: 810-229-1619

August 6, 2013

Kelly VanMarter Genoa Township 2911 Dorr Road Brighton, MI 48116

RE: Rondeau Dental Office N. side of Grand River – East of Kellogg Rd. Revised Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on August 1, 2013 and the drawings are dated July 30, 2013. The project is based on a new 2,368 square foot building (business use). The building is a single story with a basement level. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition. Previous comments appear to be addressed by the applicant in the revised submittal.

It is recommended that the Township consider the following comments as this project moves forward.

1. Future project submittals shall include the address and street name of the project in the title block.

IFC 105.4.2

- The building shall include the building address on the building. The address shall be a minimum of 6" high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation. This should be noted on the plans. IFC 505.1
 - IFC 505.1
- 3. The location of a key box (Knox Box) shall be indicated on future submittals. The Knox box will be located adjacent to the front door of the structure. This should be noted on the plans.

IFC 506.1

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). If you have any questions about the comments on this plan review please contact me at 810-229-6640.

August 6, 2013 Rondeau Dental Office N. side of Grand River – E. of Kellogg Rd. Revised Site Plan Review Page 2 of 2

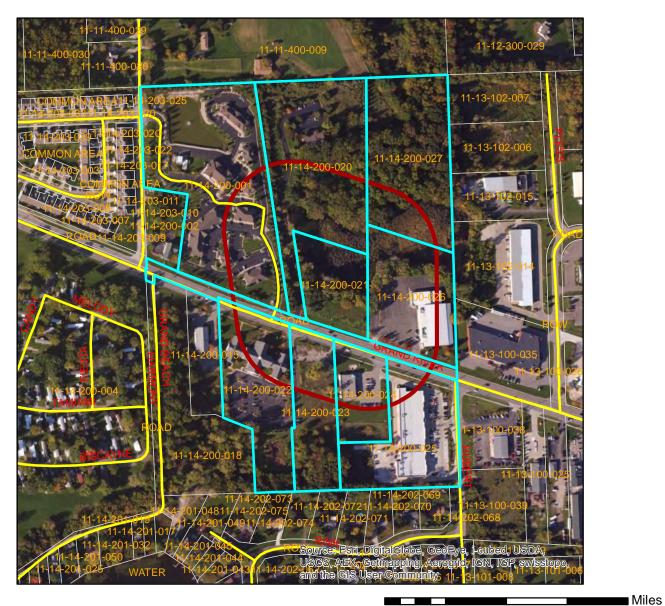
Cordially,

lu

Michael Evans Deputy Fire Chief

cc: Kathryn Poppy - Kathryn@Genoa.org

300 Ft Buffer for Noticing



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Rondeau Dental Office Building

Applicant: Dr. Brad Rondeau

Parcel: 11-14-200-021

Meeting Date: August 12, 2013

July 12, 2013



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

July 26, 2013

To Whom It May Concern:

There will be a hearing for a Special Land Use Permit in your general vicinity on Monday, August 12 at 6:30 p.m. at Genoa Township Hall, located at 2911 Dorr Road, Brighton, Michigan.

The property in question is located on the north side of Grand River Avenue, east of Kellogg Road in Sec. 14. The Special Land Use has been requested for proposed grading within the natural features setback to construct a new 2,368 square foot office building. The request is petitioned by Dr. Brad Rondeau.

Materials relating to this request are available for public inspection at the Genoa Township Hall during regular business hours. If you have any questions or objections in this regard, please be present at the public hearing noted above. Written comments may be addressed to the Planning Commission.

Sincerely,

Kelly VanMarter Assistant Township Manager / Community Development Director KKV/kp

SUPERVISOR Gary T. McCririe

CLERK Paulette A. Skolarus

TREASURER Robin L. Hunt

MANAGER Michael C. Archinal

TRUSTEES

H. James Mortensen Jean W. Ledford Todd W. Smith Linda Rowell

IMPACT ASSESSMENT FOR SITE PLAN PETITION "RONDEAU DENTAL OFFICE" GENOA TOWNSHIP, LIVINGSTON COUNTY MICHIGAN

Prepared for:

LINDHOUT ASSOCIATES ARCHITECTS, AIA, PC 10465 CITATION DRIVE BRIGHTON, MI 48116 (810) 227-5668

Prepared by:

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

July 30, 2013

13-026EIA

INTRODUCTION

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

DISCUSSION ITEMS

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

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

Prepared For : LINDHOUT ASSOCIATES ARCHITECTS, AIA, PC Client 10465 Citation Drive Brighton, MI 48116 (810) 227-5668

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

The site is located on the north side of Grand River Avenue, approximately 900 feet east of the Kellogg Road intersection. The property has frontage on Grand River at one location. There is 281 feet of Grand River road frontage. Across Grand River there exist properties in the neighborhood service district, and immediately adjacent to the site are office and general commercial uses. To the west and north is Dr. Fredric Bonine. To the east of the property line is Rollerama Skating. The subject property is currently undeveloped, and currently zoned Office Service District (OSD).

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

The total site area is 2.50 acres. There are 1.36 acres of wetlands and 0.10 acres of right-of-way for Grand River Avenue leaving a total of 1.04 acres of upland. With regards to the wetlands, there is one large area on the property. The large area makes up the northern half of the site. The site slopes north towards the large wetland area. Many of the trees on site are west and north of the proposed building and parking lot. Most of the upland area is open. Most of the trees are box elder and American elm. Four(4) trees will need to be removed, all of which are box elders. The USDA Soil Conservation Service soil classification for the site is Miami-Loam 6-12% slopes.

There will be proposed grading taking place within the 25 foot wetland setback but does not encroach into the wetland area itself. The disturbed area is to be returned to its natural condition upon completion of construction activities.

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

Surface runoff during periods of construction will be controlled by proper methods set forth by the Livingston County Drain Commissioner, including silt fence, pea stone filters, and seed and mulch. A meeting was held with the Livingston County Drain Commissioner to address stormwater management. Their primary recommendation is to maintain the existing drainage patterns as closely as possible.

At the time of construction, there may be some temporary dust, noise, vibration and smoke, but these conditions will be of relatively short duration and shall be controlled by applying appropriate procedures to minimize the effects, such as watering if necessary for dust control.

The Site Plan documents show the proposed locations of all site improvements along with detailed soil erosion control information. The plans will be reviewed by the Livingston County Drain Commissioner's office for compliance with their regulations prior to issuance of a Soil Erosion Control permit.

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

The applicant is planning on constructing a single office building totaling 2,368 square feet in size, with the required parking, pedestrian circulation and storm water management system associated with it.

The applicant is anticipating constructing the development in one phase.

With the proposed use being office, most of the activity on the property would be weekdays 8 AM to 5 PM. Unlike a commercial use, there would be limited evening or weekend traffic.

The increase in light, noise or air pollution would be far less than what is typically associated with a commercial development. Developing a single small office building on the property will have minimal impact on surrounding properties.

F. Impact on public facilities and services: Description of number of expected residents, employees, visitors, or patrons, and the anticipated impact on public schools, police protection and fire protection. Letters from the appropriate agencies may be provided, as appropriate.

The site is serviced by public water and sanitary sewer. The public water is provided by MHOG. There is no expected impact on Brighton Area Schools and very minimal impact on the police and fire departments.

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

The development will be served by both public water and sanitary sewer. With regards to storm water management, the project would be required to meet all local, county and state storm water and erosion control requirements. All of the required information is included in the Site Plan documents.

The pre-development sanitary flow from this site is zero. Post-development flows based on MHOG sewer standards for an office building is equivalent to 0.95 REU's.

Office Building = 0.4 x (2,368 s.f./1000) = 0.95 REU

An alternative method shows a post development flow of 0.49 REU's. This provides 15 gallons per day employee which accounts for all employee water usage through the course of a typical day. This yields 5 employees x 15 gal/emp. = 75 gallons. Add to that patient usage of 33.6 gallons (16 trips to lavatory at 2.1 gallons/trip). In addition, assuming 1 dishwasher cycle per day at 8 gallons, the total usage is 116.6 gallons, or 0.49 REU's.

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

There will be no hazardous materials used or disposed of on this site.

I. Impact on traffic and pedestrians: A description of the traffic volumes to be generated based on national reference documents, such as the most recent edition of the Institute of Transportation Engineers Trip Generation Manual, other published studies or actual counts of similar uses in Michigan.

According to the Institute of Transportation Engineers Trip Generation 6th addition, the number of trips generated by this development would be an average of 9 vehicle trips per hour during the AM peak hours, and 10 vehicle trips per hour during the PM peak hours. This is based on a Medical-Dental Office Building.

J. A detailed traffic impact study shall be submitted for any site over ten (10) acres in size which would be expected to generate 100 directional vehicle trips (i.e. 100 inbound or 100 outbound trips) during the peak hour of traffic of the generator or on the adjacent streets.

The anticipated number of directional vehicle trips during the peak hour of traffic is 10. Therefore a detailed traffic impact study is not necessary.

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

None

L. A list of all sources shall be provided.

Genoa Township's Submittal Requirements For Impact Assessment

Genoa Township Zoning Ordinances

Soil Survey of Livingston County, Michigan, U.S.D.A. Soil Conservation Service

National Wetland Inventory Plan, United States Department of the Interior, Fish and Wildlife Service

Trip Generation manual, 6th edition, Institute of Transportation Engineers

APPENDIX

SITE PLAN FOR RONDEAU DENTAL OFFICE PART OF NE 1/4 SEC. 14, T.2N. R.5E. GENOA TOWNSHIP, LIVINGSTON COUNTY, MI

PROPERTY DESCRIPTION:

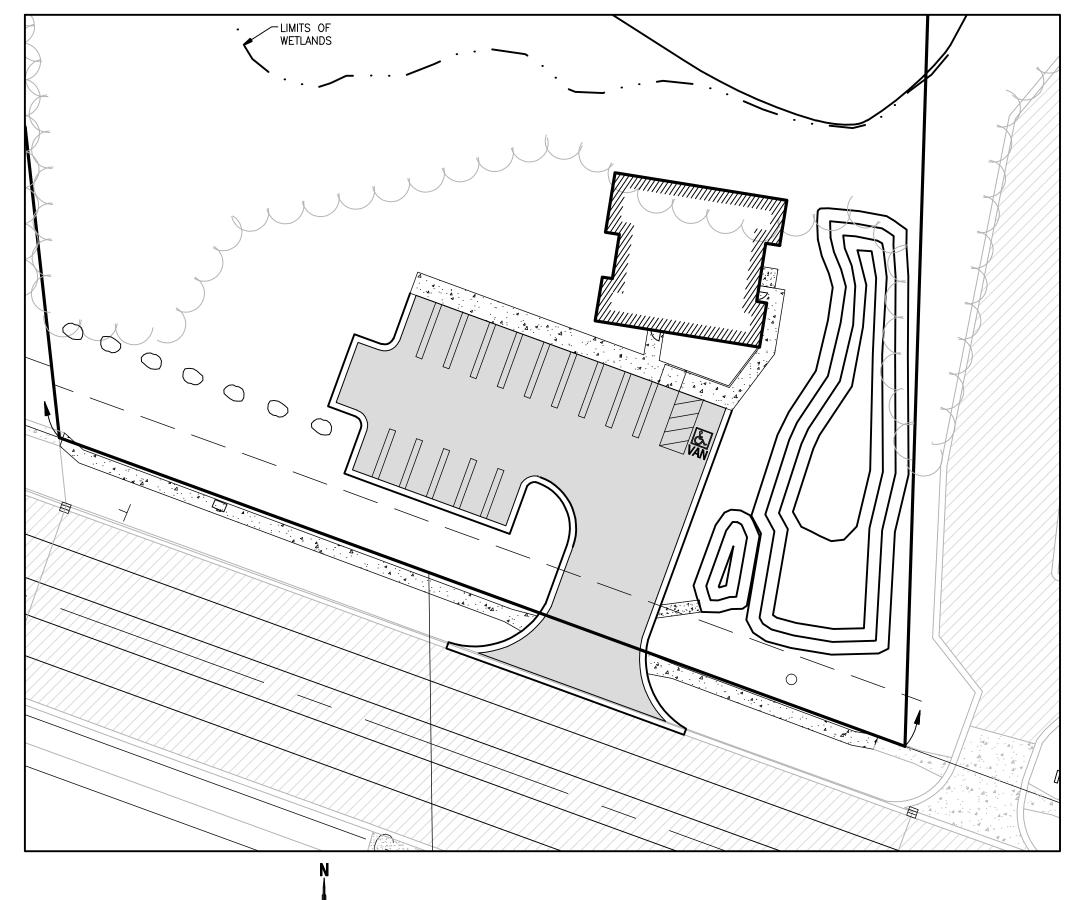
Part of the Northeast 1/4 of Section 14, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northeast Corner of said Section 14; thence S 89'55'17" W, 353.13 feet; thence S 01'47'33" W, 766.60 feet to the POINT OF BEGINNING of the Parcel to be described; thence S 01'47'33" W, 369.61 feet; thence along the North line of Grand River Avenue (100 foot wide Right-of-Way), N 69'57'00" W, 281.24 feet; thence N 06'18'35" W, 391.73 feet; thence S 69'57'02" E, 339.38 feet, to the POINT OF BEGINNING; containing 2.50 acres, more or less, and subject to the rights of the public over the existing Grand River Avenue. Also subject to any other easements or restrictions of record.

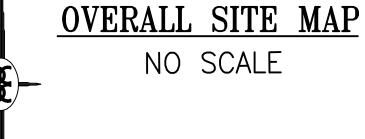
CONSTRUCTION NOTES

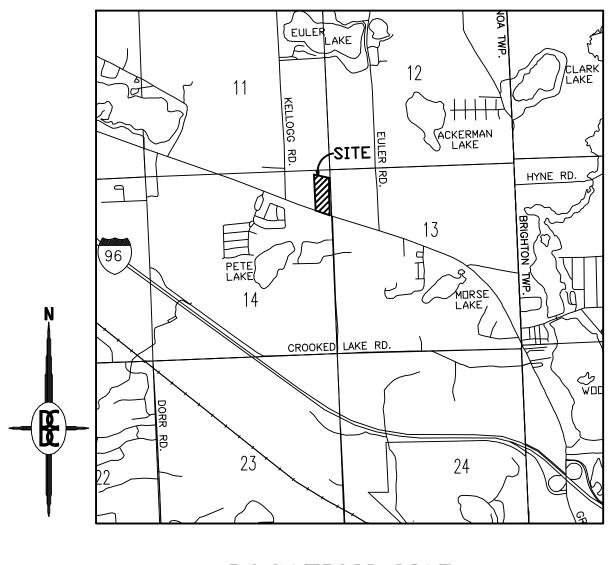
- THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES AND ANY WORK INVOLVED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. 1. THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF
- THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.
- DO NOT SCALE THESE DRAWINGS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
 A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
- 4. IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
- 5. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
- 6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
- 7. PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
- ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS.
 ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE
- BEGINNING CONSTRUCTION. 10. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF
- CONSTRUCTION. 11. THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE
- UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES. 12. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- 13. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- 14. THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
- 15. THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 16. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II).
- 17. ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- 18. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
 19. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
 20. DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT
- TO THE PROJECT. 21. IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY
- BE REQUIRED BY THE ENGINEER. 22. NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
- 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
- 24. ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDED OR SEEDED AS SPECIFIED OR DIRECTED BY THE ENGINEER.
- 25. ALL ROOTS, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL. WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
- 26. TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
- 27. ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- 28. AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
- 29. ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
- 30. NO SEEDING SHALL BE DONE AFTER OCTOBER 15 WITHOUT APPROVAL OF THE ENGINEER.
- 31. ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- 32. SOIL EROSION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
 33. ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCH MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.
- 34. PROPOSED STORM DRAINAGE/DETENTION SYSTEM IS PRIVATE, AND TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.



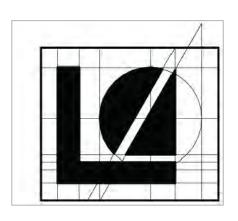




LOCATION MAP NO SCALE

	SHEET INDEX
SHEET NO.	DESCRIPTION
C1 C2 C3 C4 C5 C6 C7 C8 C9	COVER SHEET SITE PLAN GRADING, DRAINAGE & SOIL EROSION CONTROL PLAN UTILITY PLAN LANDSCAPE PLAN LIGHTING PLAN EXISTING CONDITIONS & DEMOLITION PLAN CONSTRUCTION NOTES & DETAILS CONSTRUCTION NOTES & DETAILS
	DRAWINGS PREPARED BY ARCHITECT
A1	ARCHITECTURAL PLANS

RONDEAU DENTAL OFFICE



PREPARED FOR:

LINDHOUT ASSOCIATES ARCHITECTS, AIA, PC 10465 CITATION DRIVE BRIGHTON, MI 48116 CONTACT: MIKE O'LEARY PHONE: 810-227-5668

PREPARED BY:

PER TWP REVIEW

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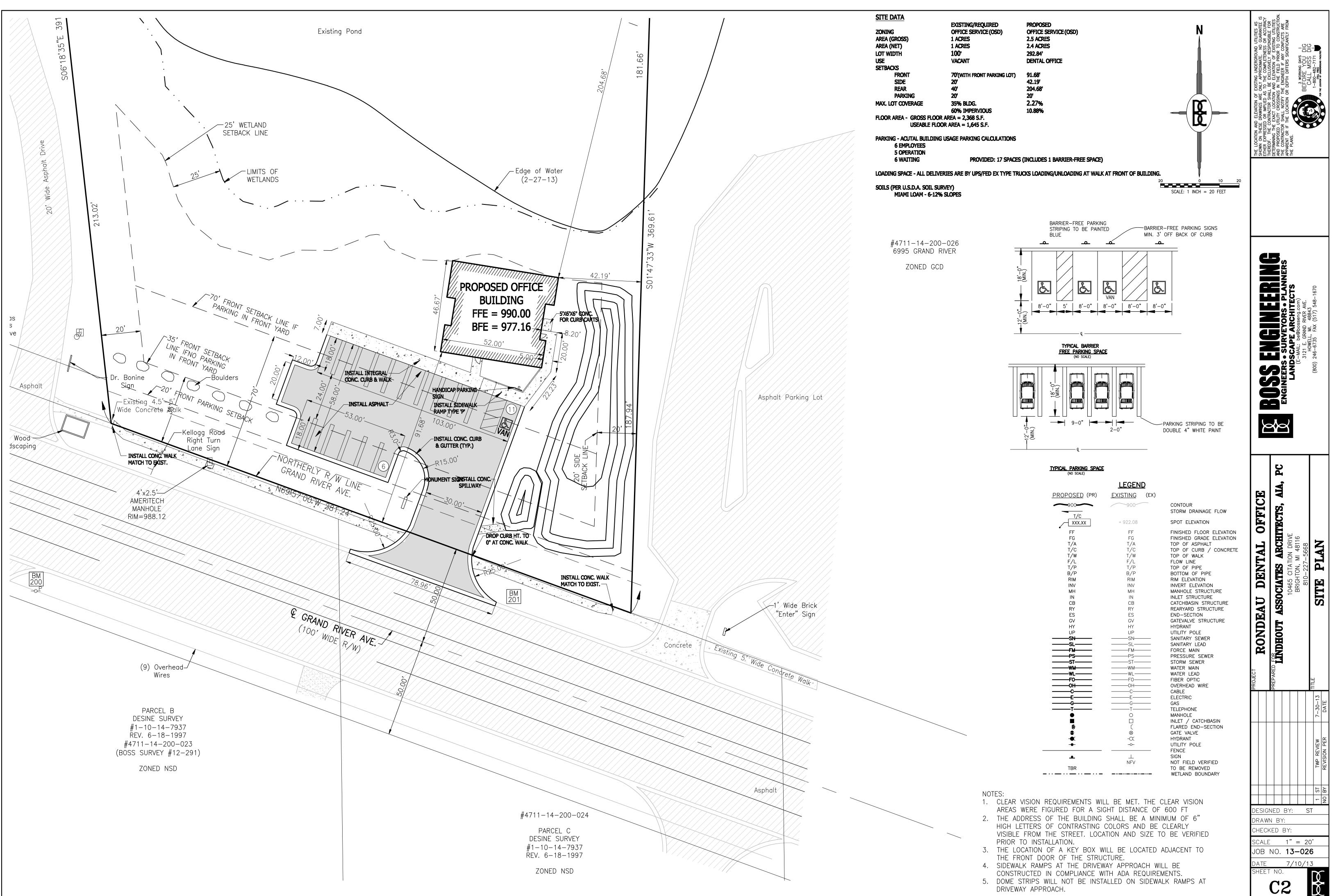
IO BY CK REVISION

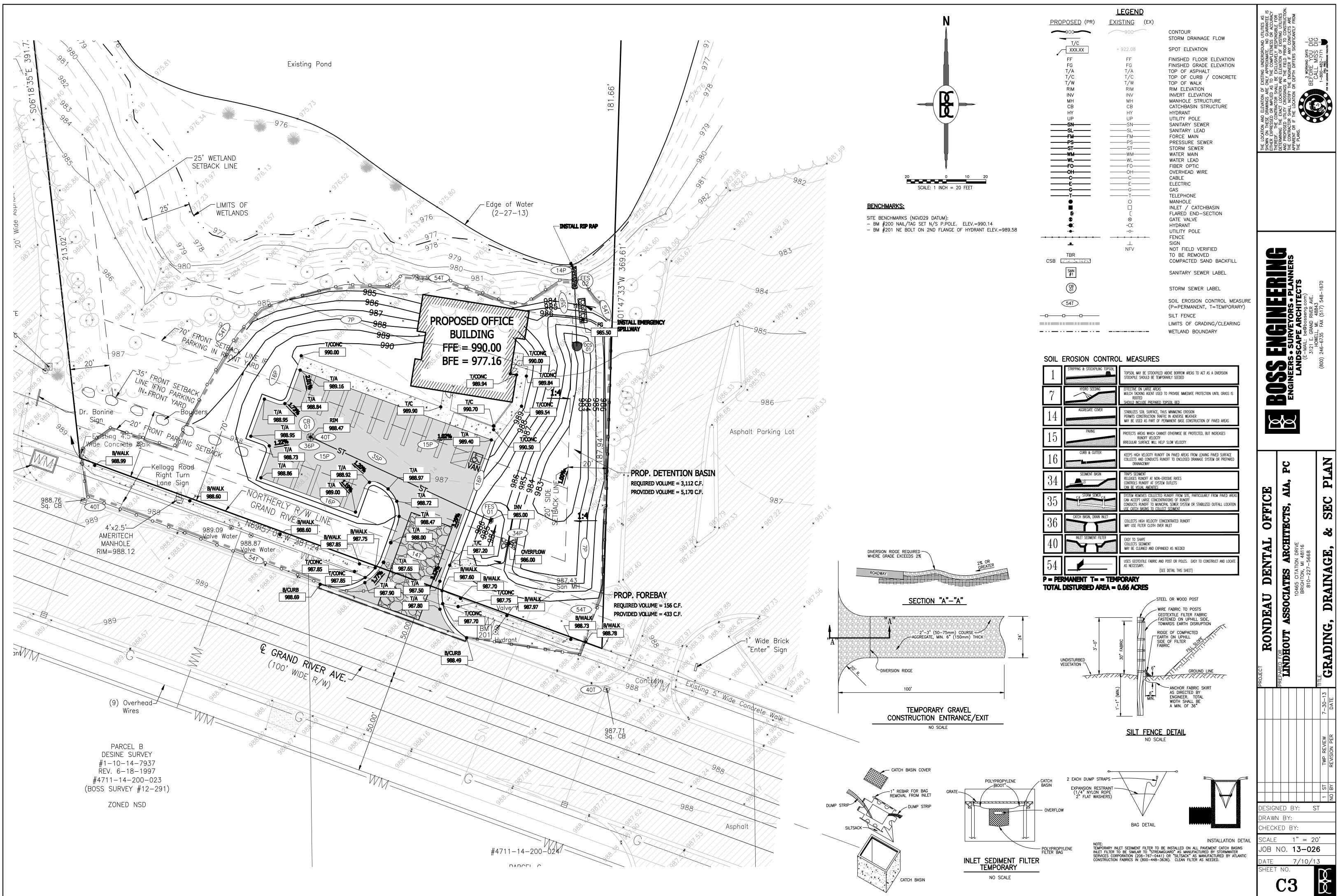


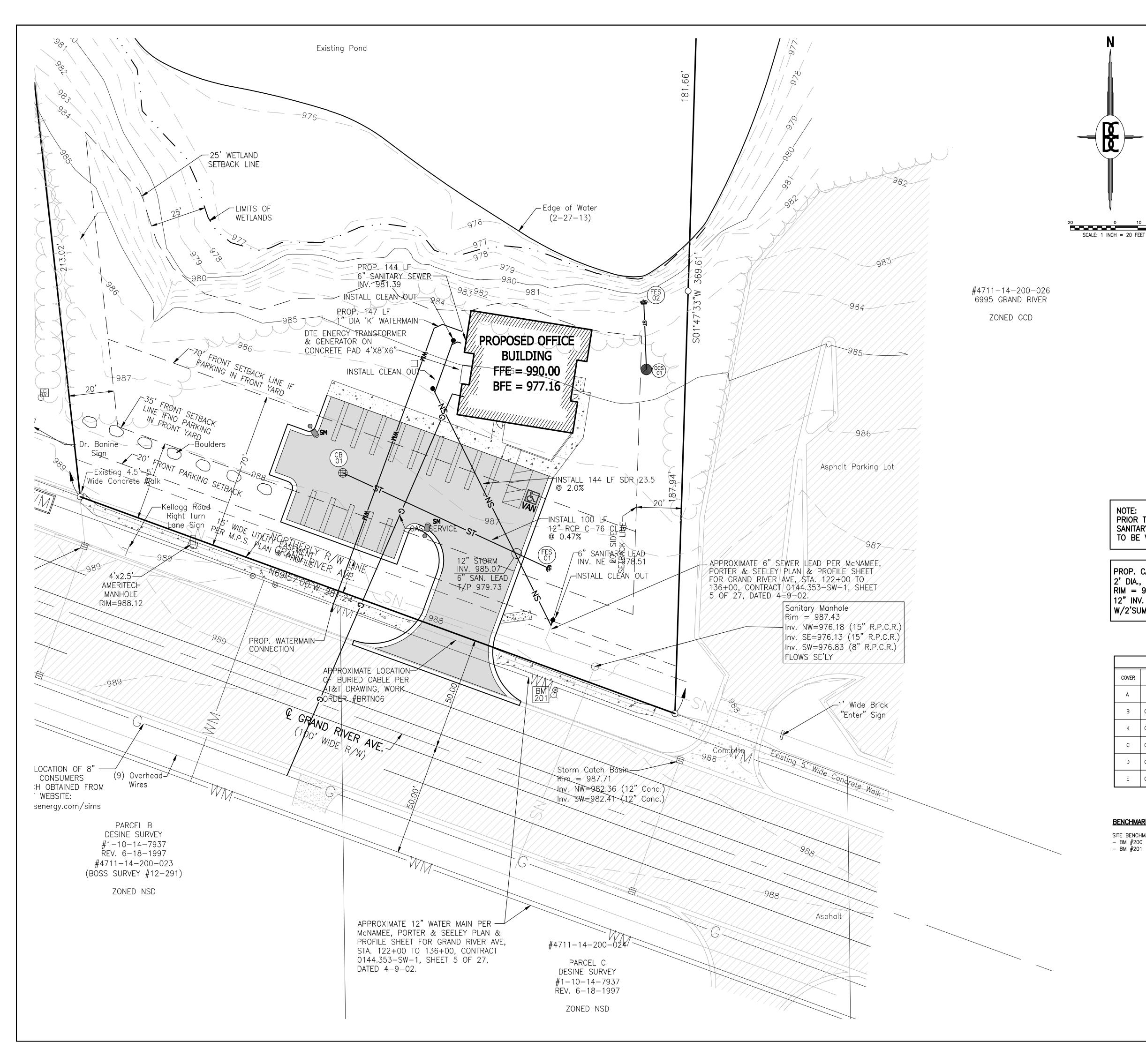
HOWELL, MI. 48843 (800) 246-6735 FAX (517) 548-1670

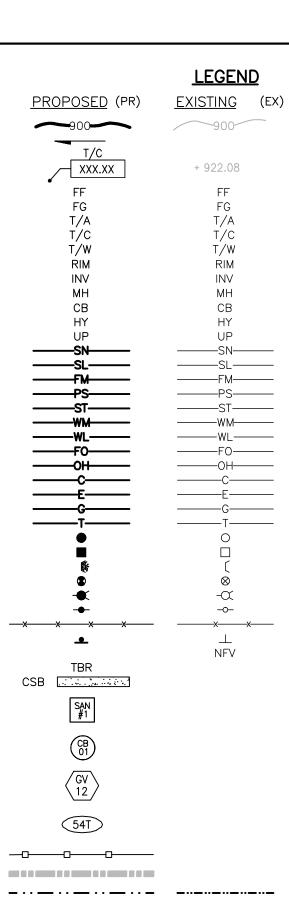
7–30–13 ISSUE DATE: 7/10/13

DATE JOB NO. 13-026









CONTOUR STORM DRAINAGE FLOW SPOT ELEVATION FINISHED FLOOR ELEVATION FINISHED GRADE ELEVATION TOP OF ASPHALT TOP OF CURB / CONCRETE TOP OF WALK RIM ELEVATION INVERT ELEVATION MANHOLE STRUCTURE CATCHBASIN STRUCTURE HYDRANT UTILITY POLE SANITARY SEWER SANITARY LEAD FORCE MAIN PRESSURE SEWER STORM SEWER WATER MAIN WATER LEAD FIBER OPTIC OVERHEAD WIRE CABLE ELECTRIC GAS TELEPHONE

MANHOLE INLET / CATCHBASIN FLARED END-SECTION GATE VALVE HYDRANT UTILITY POLE FENCE SIGN NOT FIELD VERIFIED TO BE REMOVED COMPACTED SAND BACKFILL SANITARY SEWER LABEL

STORM SEWER LABEL

WATER MAIN LABEL

SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY) SILT FENCE LIMITS OF GRADING/CLEARING WETLAND BOUNDARY

NOTE: PRIOR TO CONSTRUCTION, SANITARY LEAD INVERT IS TO BE VERIFIED.

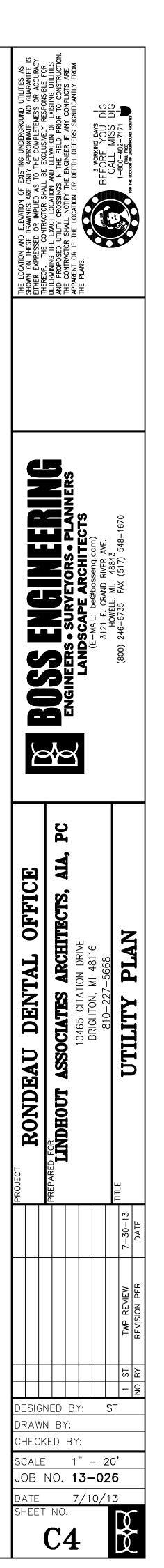
PROP. CATCH BASIN 2' DIA., COVER MDOT 'D' RIM = 988.47 12" INV. SE.= 985.47 W/2'SUMP

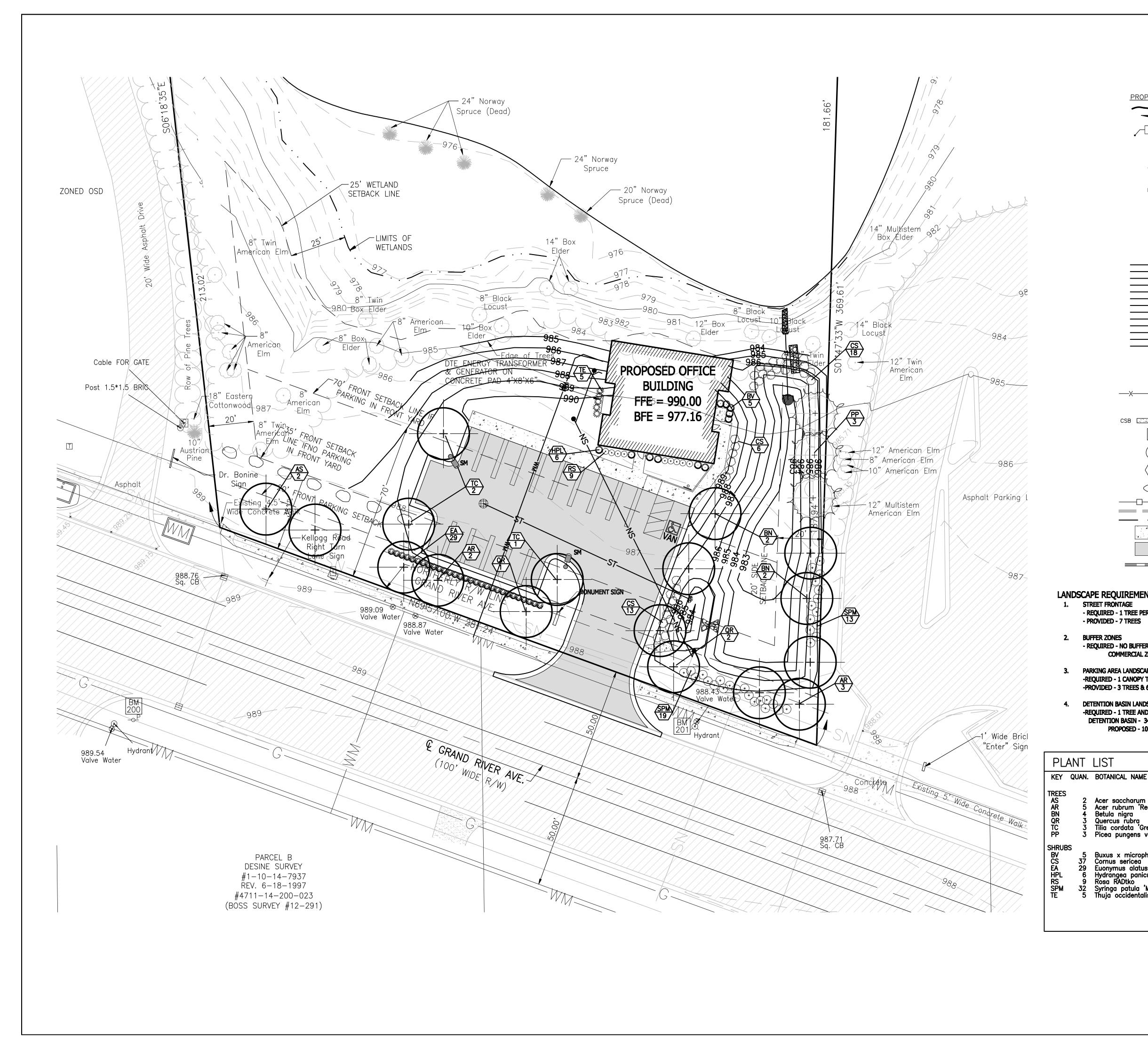
		STRUCTURE	FRAMES &	COVERS	
COVER	TYPE	USE	MANUFA OR E	CTURER QUAL	TYPE OF COVER OR GRATE
			EAST JORDAN	NEENAH	UK GRAIE
A	МН	ALL	1120	R-1415	SANITARY-SELF SEALING STORM-VENTED
В	CB & INLET	TYPE B2 CURB	7085	R-3038-A	
к	CB & INLET	TYPE C & F CURB	7045	R-3031-B	FLAT GRATE WITH VERT. 4" OPEN THROAT
С	CB & INLET	VALLEY CURB	7065	R-3034-B	
D	CB & INLET	PARKING LOTS	1020-MI	R-2560-D	FLAT GRATE
E	CB & INLET	lawn area or ditch	1020-01		BEEHIVE GRATE 4" HIGH

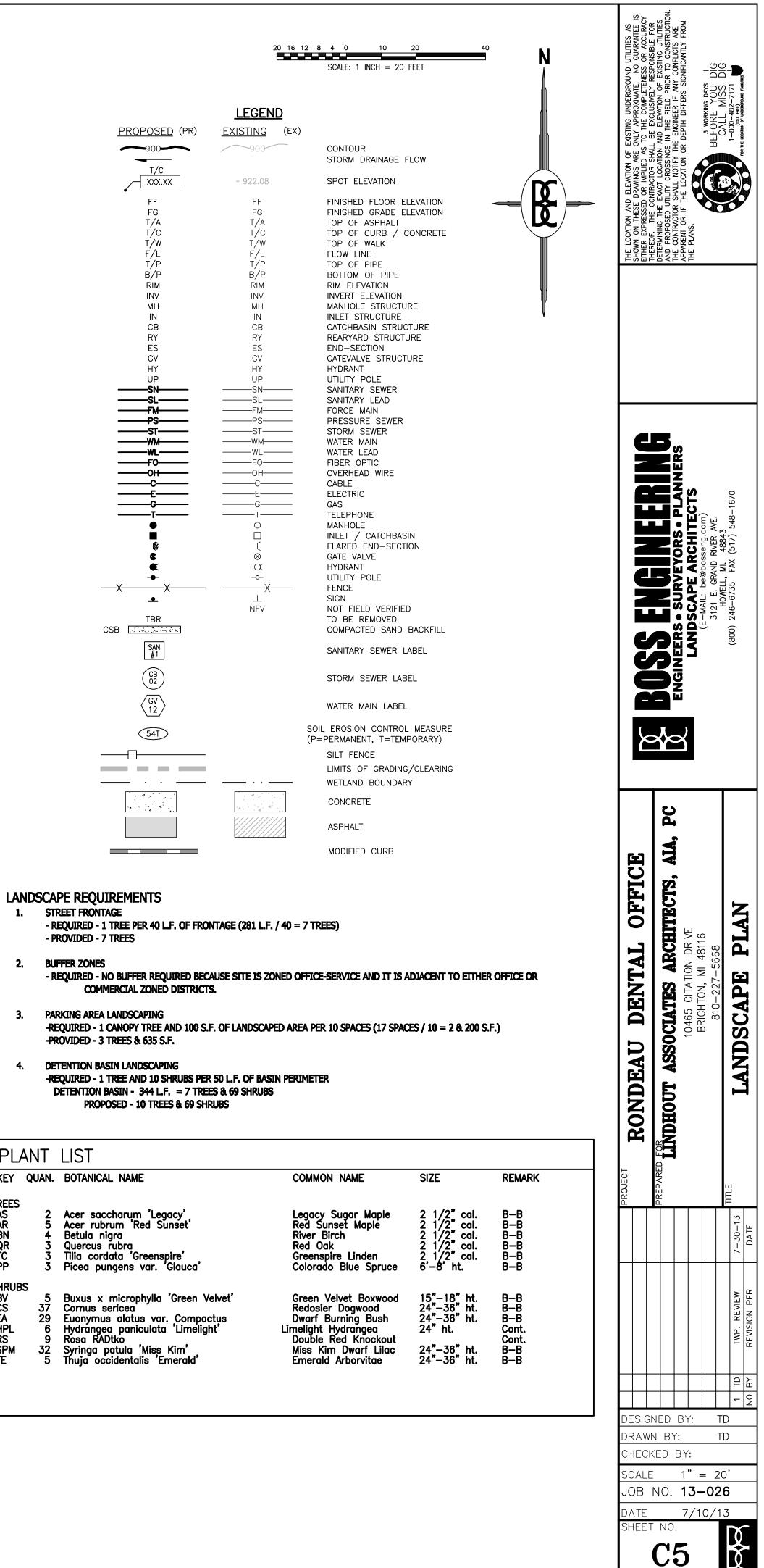
BENCHMARKS:

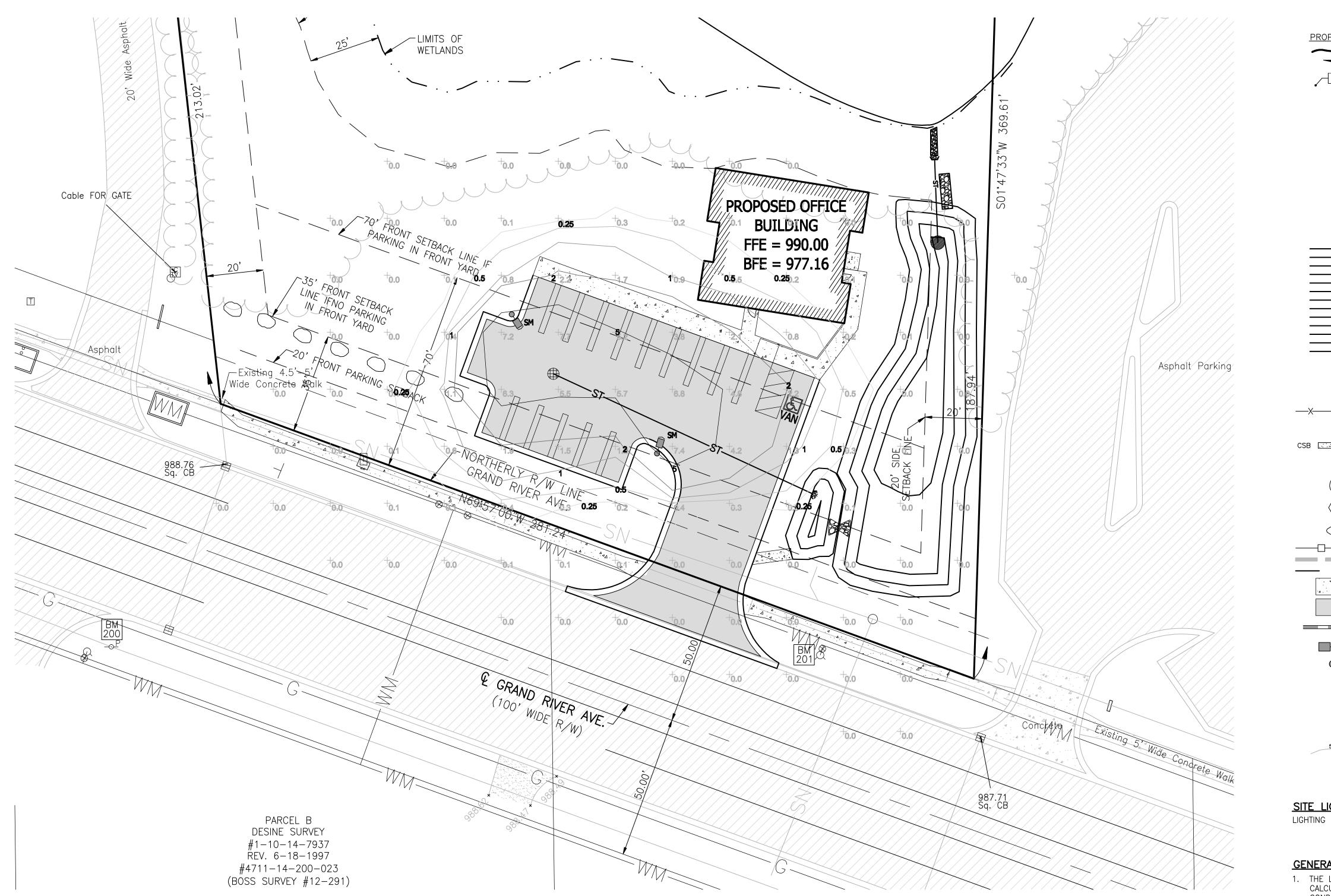
SITE BENCHMARKS (NGVD29 DATUM): — BM #200 NAIL/TAG SET N/S P.POLE. ELEV.=990.14

- BM #201 NE BOLT ON 2ND FLANGE OF HYDRANT ELEV.=989.58

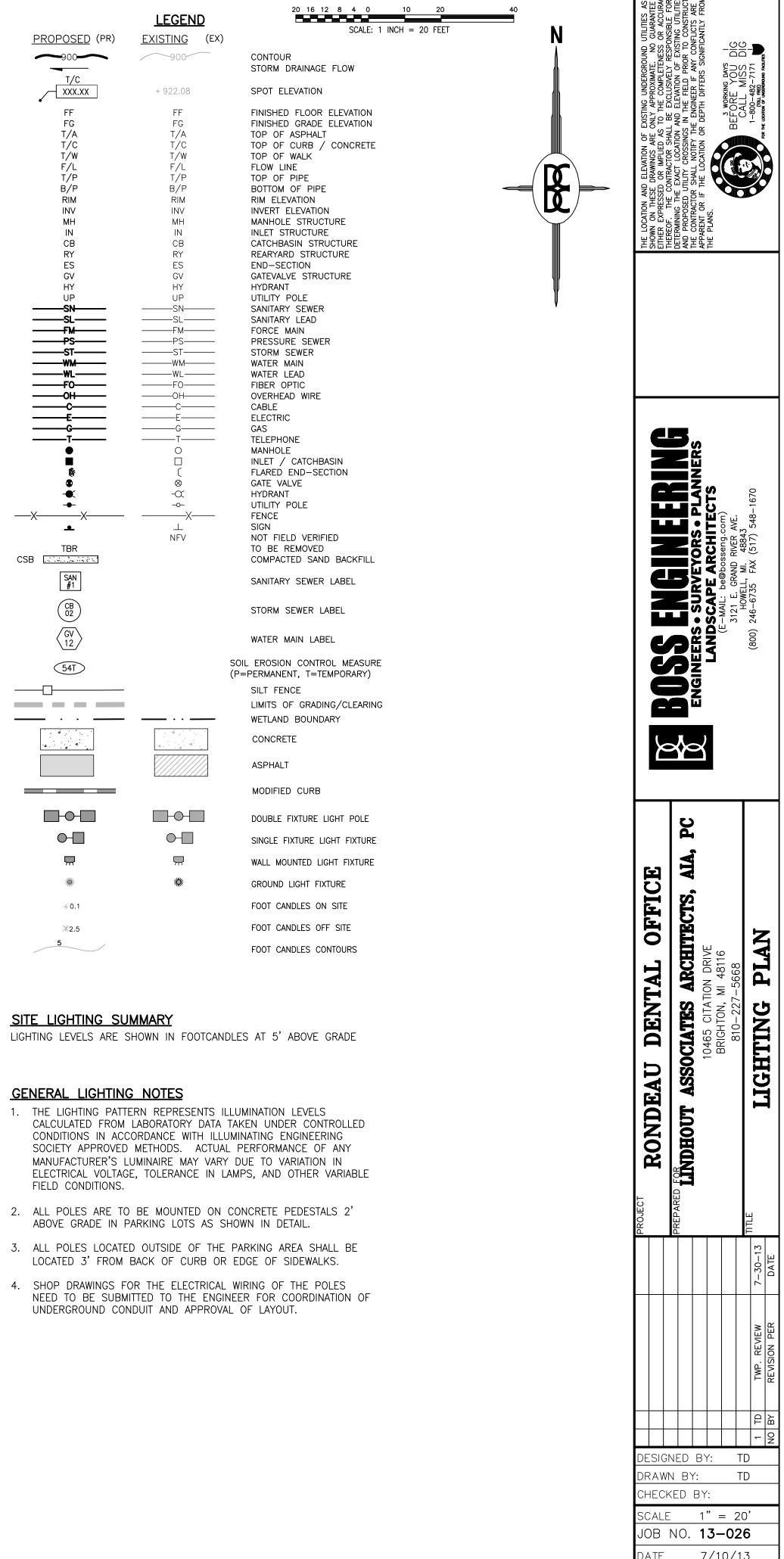




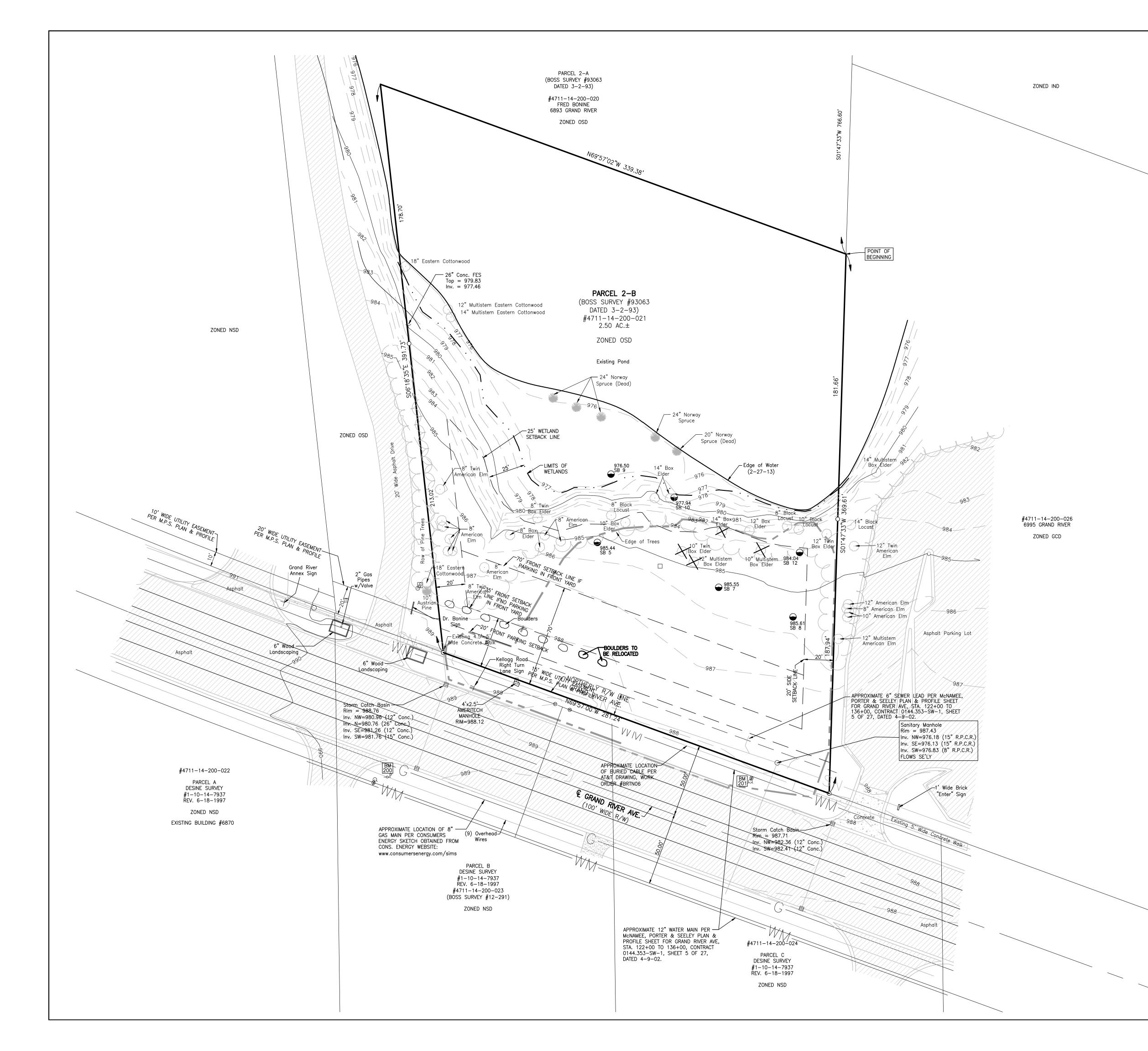




	LUMINAIRE SCHEDULE											
SYMBOL	LABEL	QTY.	DESCRIPTION	CATALOG NUMBER	LAMP	FILE	LUMENS	LLF	POLE DESCRIPTION	POLE HEIGHT	BASE HEIGHT	TOTAL HEIGHT
	SM	2	McGRAW-EDISON GALLERIA SQUARE	GSM-AIS-400-MP-277-SL-FG-BZ-F	400 WATT PULSE–START CLEAR ED–28 HORIZONTAL BURN	GSM-XX-400- MP-XX-SL-FG.I ES	40,000	.75	SSS4A23SF-BZ	23'	2'	25'
			R FOR CALCULATION OF LIGHTING LEVEL.									



7/10/13 SHEET NO. **C6**





IN ACCORDANCE WITH PUBLIC ACT NO. 53. OF 1974 THE PERMIT

TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE

HAVE A MINIMUM OF ONE (1) FOOT OF FREEBOARD. AN EMERGENCY THE EMERGENCY SPILLWAY FROM THE DETENTION POND SHALL BE

RETENTION/DETENTION PONDS SHALL BE FENCED WITH A 4' CHAIN ALL UNIMPROVED DISTURBED AREAS SHALL BE STRIPPED OF TOPSOIL

ON SITE DITCHES SHALL BE OF THE FLAT BOTTOM TYPE MINIMUM

CONSTRUCTION AS AN ALTERNATIVE TO THE STRAW BALE BARRIER A FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. 20. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE

IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM

THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM

HE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF

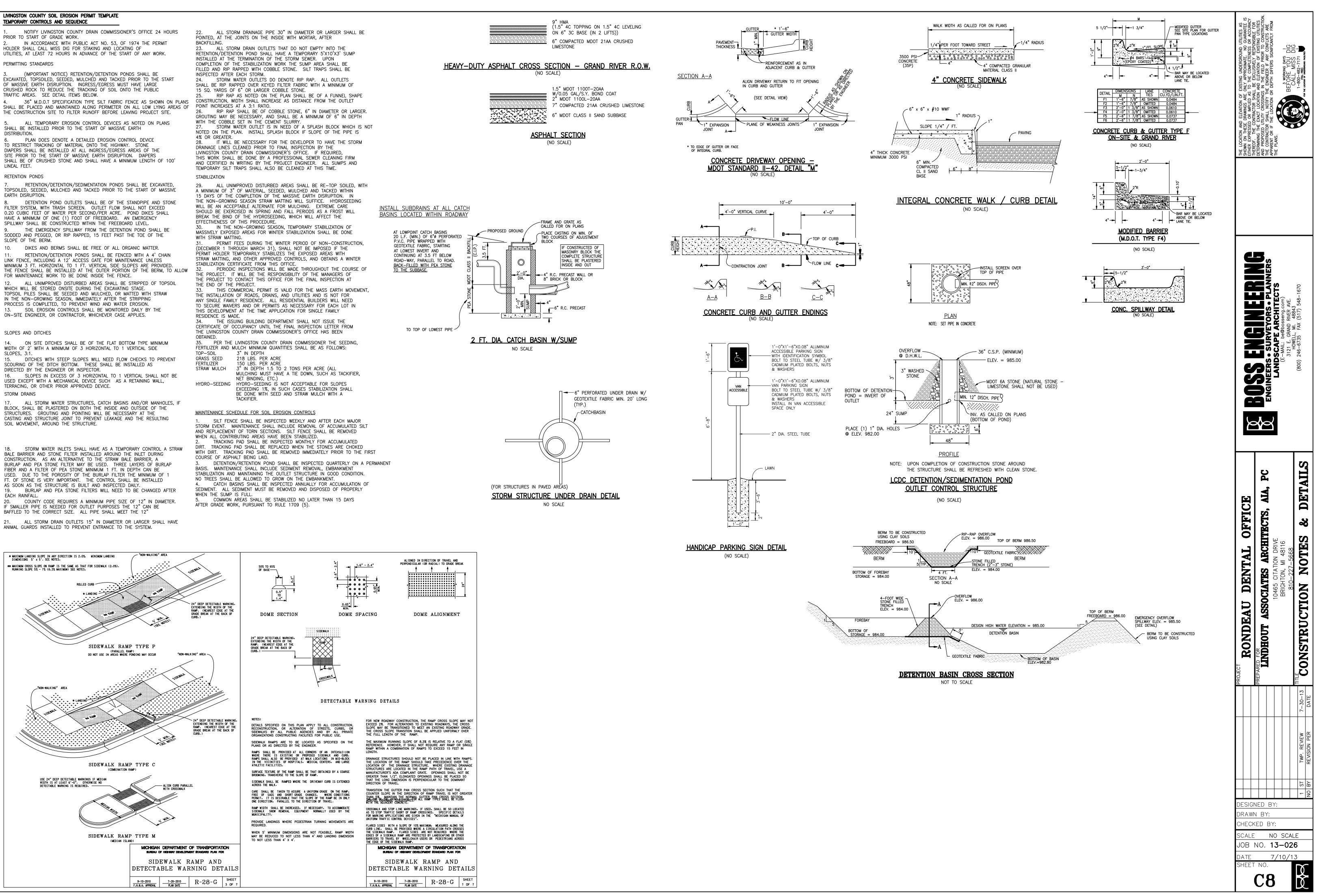
THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY

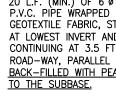
3" IN DEPTH

150 LBS. PER ACRE

NET BINDING, ETC.)

SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER EACH MAJOR TRACKING PAD SHALL BE INSPECTED MONTHLY FOR ACCUMULATED CATCH BASINS SHALL BE INSPECTED ANNUALLY FOR ACCUMULATION OF COMMON AREAS SHALL BE STABILIZED NO LATER THAN 15 DAYS





LIVINGSTON CO	OUNTY DETEN	TION BASIN	CALCULATION	S						LIVI
	IMPERVIOUS	ACRE								
AREA (ACRES)	FACTOR	IMPERVIOU								A
0.26	0.9	0.23								(AC
0.22	0.2	0.04								0
COMPOUND C:		0.58								0
TOTAL DRAINAG	GE AREA:		ACRES							COM
										TOTA
K1 = AxC (Desig Qa = MAX ALLO		(.2CFS / ACRE	0.278	CFS						K1 =
										Qa =
	DURATION	INTENSITY			OUTFL		STORAGE			DUD
MINUTES 5	SECONDS 300	<u>(IN/HR)</u> 9.17	<u>INCHES</u> 2751	IN. RUNOFF XAXC 765	DURATIC 29		INFLOW- 0			DUR
10	600	7.86	4716	1311	58			53		
15 20	900 1200	6.88 6.11	6192 7332	1721 2038	86		16 19	35 23		
30	1800	5.00	9000	2502	17		23			
60	3600	3.24	11664	3243	34		28			
90 120	5400 7200	2.39 1.90	12906 13680	3588 3803	51 69		30 31			
180	10800	1.34	14472	4023	103	37	29	86		1
										1
REQUIRED 100	YEAR DETENT		3112	CF						REQ
BANKFULL FLC										REQ
V _{BF} = 8160 x A x		2268	CF							
										FOR V(F)
										• (.)
FIRST FLUSH V V _{FF} = 1815 x A x		505	CF							
VFF - 1015 X A X	((505								STO
STORAGE PRO	VIDED									EL
ELEV.	AREA	DEPTH	VOLUME	TOTAL						9
	(FT ²)	(FT)	(FT ³)	VOLUME			-			9
986	4919	1	4,258	(FT ³) 9,428	FREEBOA		VATION			9
985	3596	1	3,012	5,170	DESIGN H			ATION		
984 983	2427	1	1,686	2,159						
982	945	1	473 0	473 0				_	-	
							-			
<u>FIRST FLUSH</u>										
X _{FF} =	982.47								4	
							1			
BANKFULL										
X _{BF} =	984.04									
<u>100 YEAR</u>										
X ₁₀₀ =	984.32									
OUTLET CONTR	ROL STRUCTU	RE								
FIRST FLUSH O	F RUNOFF									
THE AVERAGE	ALLOWABLE I	RELEASE RA	TE FOR RUNO	FF IS 0.5" OVER A	REA OF S	SITE IN 24	4 HRS.			
Q _{FF} = V _{FF} x (1/2	4HRS) x (1HR/	3600SEC)=		0.006	CES					
				0.000						
PLACE OPENIN	GS IN STANDF	PIPE AT BOTT	OM OF BASIN	=			0.00			
HEAD = h = X ₁₀₀				984.32	FT					
				004.02						
$A = Q_{FF} / (0.62 x)$	(2 x 32.2 x h) ⁰	^{0.5}) =		0.000	FT ²					
					0.00		05			
A	1	INCH DIAME	IER ORIFICE F	IAS AN AREA OF	0.00	55	SF			
A/	0.0055	=	0.01							
				1	INCH DIA					
THEREFORE, US 1.00		AT ELEV.	982.00	I			IOLES			
QFF _{ACTUAL} =	0.851	CFS								
BANKFULL FLO		SE RATE OF	24-40 HOURS,	CHECK THE DISC	CHARGE T	HROUGH	I THE			
FIRST FLUSH O			,				_			
				984.32	ст					
$HEAD = h = X_{100}$	- BOTIOM BA			984.32						
Q _{90.0} = 0.62x #H	OLES X (AREA	EACH HOLE	FF) X (2 X 32.2 >	$(h)^{0.5} =$				0.851	CFS	
T _{90.0} = (1SEC / 0						0.74	HRS			
SINCE HOLDING			3, ADDITIONAL	_ ORIFI IN STANDI			JUIKED.			
SUMMAR	Y OF REQUI	RED STAND	PIPE HOLES:							
ELEVATION	# OF HOLE		TER OF HOL							
984.04	0	2	INCHES							
		1.5	INCHES							
982.00	1	1	INCHES	1				1		

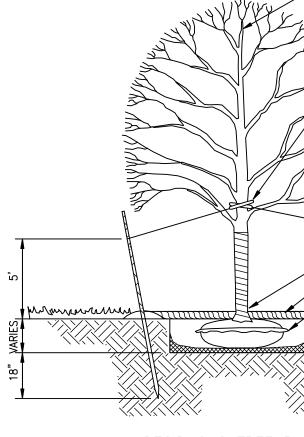
	ON COUNTY FOREBAY	CALCULATION	S			
		4005				
AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS				
0.26	0.9	0.23				
0.20	0.7	0.00				
0.22	0.2	0.04				
COMPOUN		0.58				
FOTAL DRA	AINAGE AREA:	0.48	ACRES			
$(1 - \Lambda) C ($	Design Constant)		0.079			
	Design Constant) ALLOW OUTFLOW (.20		0.278	CFS		
		SF37 ACRE) -	0.090			
DURATION	DURATION	INTENSITY		INFLOWVOLUME	OUTFLOW	STORAGEVOLUME
MINUTES	SECONDS	(IN/HR)	INCHES	IN. RUNOFF XAXC	DURATION x Qo	INFLOW - OUTFLOW
5	300	9.17	2751	765	29	736
10	600	7.86	4716	1311	58	1253
15	900	6.88	6192	1721	86	1635
20	1200	6.11	7332	2038	115	1923
30	1800	5.00	9000	2502	173	2329
60	3600	3.24	11664	3243	346	2897
90	5400	2.39	12906	3588	518	3069
120	7200	1.90	13680	3803	691	3112
180	10800	1.34	14472	4023	1037	2986
REQUIRED	100 YEAR DETENTION	N VOLUME =	3112	2 CF		
OREBAY						
/(F) = 5% (OF THE 100-YEAR STO	ORM VOLUME B	ASED ON THE	AREA TRIBUTAR	TO THE INLET	
\//E)-	(05)((100)					
V(F)= V(F)=	(.05)(V100) 156	CE				
	VOLUME REQUIRED:	156	CE			
		100				
			CUMMULATIN	/E		
ELEV	AREA	VOLUME	VOLUME			
986	467	330	433			
985	192	103	103			
984	14	7				
983	0	0				
		BEFORE BACK FILLI REMOVE ALL PLAST & METAL CONTAINE N FIBER POTS TO NEVER PRUNE EVEF TREE SHALL BEAR RELATION TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE RUBBER HOSE 1/2 POSITIONED DIRECTI ABOVE TREE BRANC	ic Balling Mate RS. Punch Ho Provide Draina Rgreens Same 1 UP Tree	RIÁL LES		

GAUGE TWISTED WIRE

4" MULCH — INSIDE SAUCER EARTH SAUCER — 5" DEEP

IN SODDED AREAS PLACE 2"X4"X30" STAKE SET -BELOW FIN. GRADE REMOVE TOP 1/3 -OF BURLAP, ROPES & PLANTING MIX -SUBGRADE-SCARIFY TO 4"

6" COMPACTED PLANTING -MIX UNDER BALL



DECIDUOUS TREE PLANTING DETAIL (NO SCALE)



monin

SCARIFY TO 1" DEPTH SET TREE STAKE AT LEAST 18" BELOW BOTTOM OF PIT IN UNDISTURBED SOIL

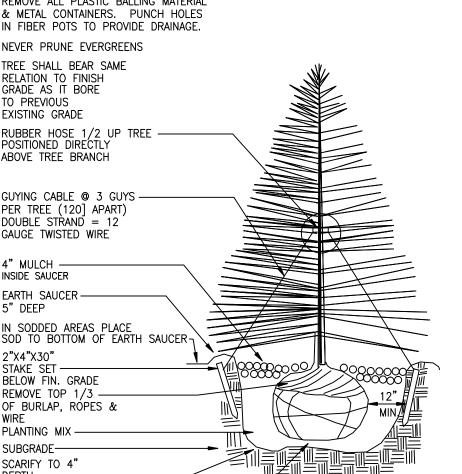
FINISH GRADE 12" MINIMUM PLANTING MIXTURE BETWEEN BALL AND PIT WALL UNDISTURBED SUBGRADE:

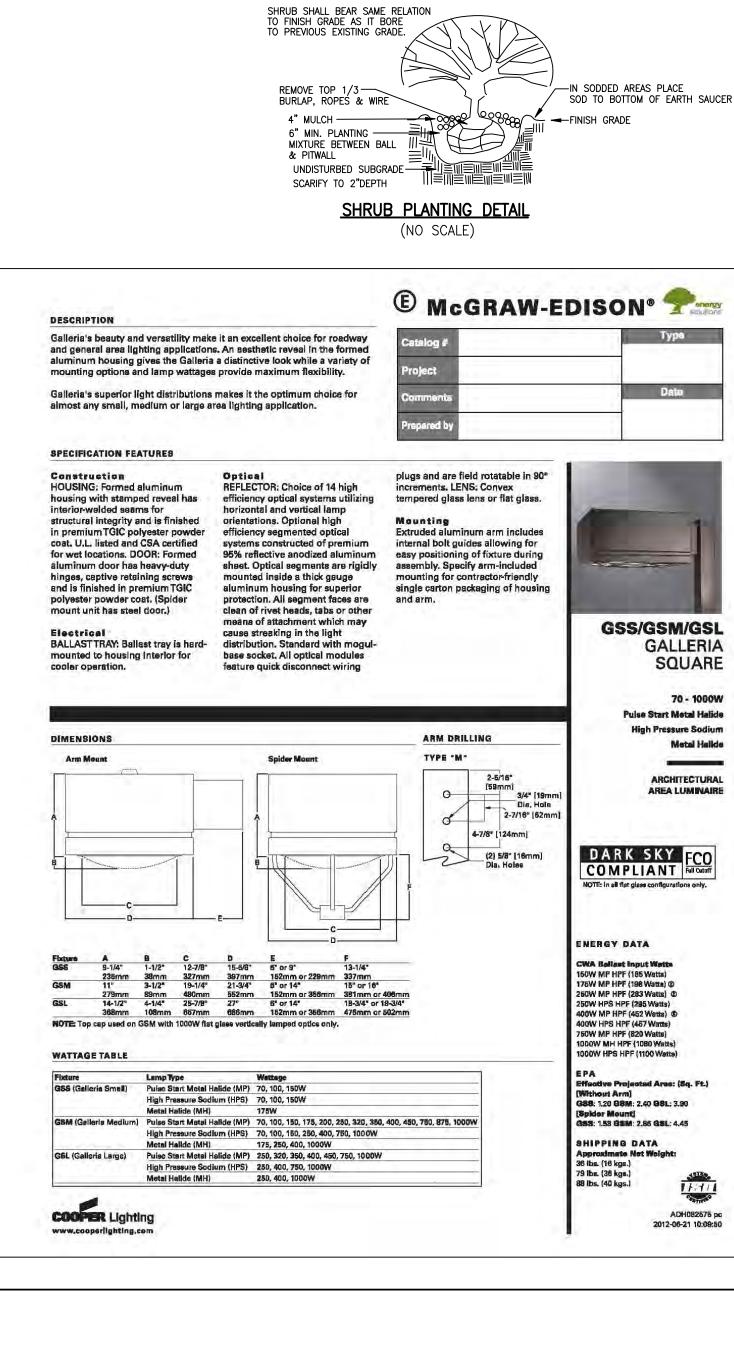
TREE WRAP TO FIRST BRANCH - MULCH 4" DEEP INSIDE SAUCER - REMOVE BURLAP, ROPES AND WIRE FROM TOP 1/3 OF BALL - IN SODDED AREAS PLACE SOD TO BOTTOM OF EARTH SAUCER

- PULL WIRE THROUGH HOLE AND AROUND STAKE BEFORE TYING BEFORE BACK FILLING AROUND PLANT. REMOVE ALL PLASTIC BALLING MATERIAL & METAL CONTAINERS. PUNCH HOLES IN FIBER POTS TO PROVIDE DRAINAGE.

NEVER CUT THE LEADER RUBBER HOSE POSITIONED DIRECTLY ABOVE THE TREE BRANCH — DOUBLE STRAND = 12 GAUGE TWISTED WIRE — TREE STAKES, THREE 120] APART





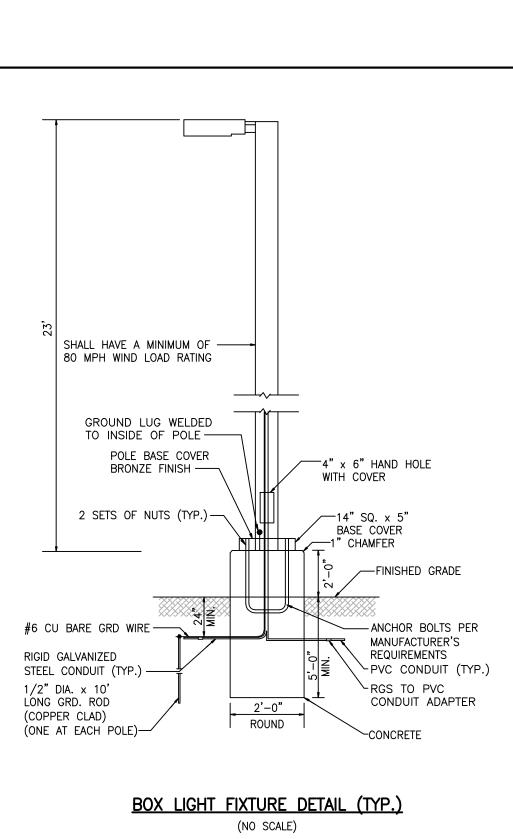


BEFORE BACK FILLING AROUND PLANT, REMOVE ALL PLASTIC BALLING MATERIAL

& METAL CONTAINERS. PUNCH HOLES

IN FIBER POTS TO PROVIDE DRAINAGE.

THIN FOLIAGE & BRANCHES (NOT ALL END TIPS) BY 1/3 – RETAIN NATURAL SHAPE



TREE PROTECTION NOTES:

- 1. THE LANDSCAPE ARCHITECT SHALL SUPERVISE THE TAGGING OF TREES TO BE TRANSPLANTED, TREES TO REMAIN, AND TREES TO BE REMOVED. FOR IDENTIFICATION OF PROPOSED ACTION FOR EXISTING TREES, THE FOLLOWING METHODS WILL BE USED: AN ORANGE PAINTED "X" FOR TREES TO BE REMOVED; YELLOW FLAGGING FOR TREES TO BE TRANSPLANTED; AND SNOW FENCE PROTECTION AS SHOWN IN THE DETAIL FOR TREES TO REMAIN.
- 2. EXISTING TREES WITHIN FIFTEEN FEET (15') OF BUILDINGS ARE TO BE PRUNED AFTER CONSTRUCTION BY A PROFESSIONAL TREE CONTRACTOR AS SPECIFIED BY THE LANDSCAPE ARCHITECT.
- 3. NO DAMAGING ATTACHMENTS SUCH AS WIRES (OTHER THAN CABLE WIRES FOR TREES) SIGNS, OR PERMITS MAY BE FASTENED TO ANY TREE PROTECTED BY THE ORDINANCE.
- 4. FOR TREES TO BE SAVED, A FOUR FOOT (4') HIGH SNOW FENCE SHALL BE ERECTED AROUND THE TREE DRIP LINE PRIOR TO LAND CLEARING AND CONSTRUCTION AND MAINTAINED THROUGHOUT SITE DEVELOPMENT. NO CUTTING, FILLING, OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREA WITH OUT APPROVAL OF THE CITY/TOWNSHIP. THE SNOW FENCING SHALL REMAIN IN ITS APPROVED LOCATION UNTIL SUCH TIME AS IT IS AUTHORIZED TO BE REMOVED BY THE CITY OR ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
- 5. NO ACTIVITY SHALL BE CONDUCTED WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO BE RETAINED, INCLUDING BUT NOT LIMITED TO THE PLACING OF ANY SOLVENTS, MATERIAL, CONSTRUCTION MACHINERY, OR SOIL WITHIN SUCH DRIP LINE.
- 6. THE DEVELOPER AND/OR THE BUILDER SHALL ERECT SIGNS THROUGHOUT THE PROJECT THAT ARE CLEARLY VISIBLE STATING WORDS TO THE EFFECT THAT ALL SUBCONTRACTORS, SUPPLIERS AND TRADESMEN ARE TO HELP MAINTAIN THE TREES AND WILL BE HELD RESPONSIBLE FOR ANY UNAUTHORIZED DAMAGE TO TREES AND WOODLANDS.
- 7. ALL PURCHASED REPLACEMENT TREES SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS, SUCH AS:
 - A. NURSERY GROWN; B. STATE DEPARTMENT OF AGRICULTURE INSPECTED;
 - C. NO. 1 GRADE WITH STRAIGHT, UNSCARRED TRUNK AND WELL DEVELOPED UNIFORM CROWN (PARK GRADE TREES WILL NOT BE ACCEPTED); D. STAKED, WRAPPED, WATERED AND MULCHED IN ACCORDANCE WITH STANDARD PLANTING
- PRACTICES; E. GUARANTEED FOR ONE (1) YEAR, INCLUDING LABOR, TO REMOVE AND DISPOSE OF DEAD MATERIALS.

GENERAL LANDSCAPE NOTES:

- 1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY AND SHALL BE NURSERY GROWN. ALL SIZES AND MEASUREMENTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIAL SHALL BE OF SELECTED SPECIMEN QUALITY AND HAVE A NORMAL HABIT OF GROWTH. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 2. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED STOCK OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT AND SECURELY WRAPPED AND BOUND.
- 3. ALL PLANT BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND OTHER EXTRANEOUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF 12 INCHES AND BACKFILLED TO GRADE WITH PLANTING MIX (SEE BELOW).
- 4. PLANTING MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL FROM ON SITE, 1 PART PEAT, AND 5 POUNDS OF SUPERPHOSPHATE PER CUBIC YARD OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED TO A UNIFORM CONSISTENCY.
- 5. ALL PLANT BEDS AND INDIVIDUAL PLANTS SHALL BE MULCHED WITH A 4 INCH LAYER OF SHREDDED BARK MULCH.
- 6. ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
- 7. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL REQUIREMENTS.
- 8. EDGING, WHERE NOTED ON THE PLANS, SHALL BE BLACK ALUMINUM EDGING, 3/16" X 4". INSTALL PER MANUFACTURER'S INSTRUCTIONS. ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
- 9. SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUEGRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4 INCH, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10 INCHES BY 18 INCHES. SOD SHALL BE KEPT MOIST AND LAID WITHIN 36 HOURS AFTER CUTTING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ALL SODDED AREAS THAT BROWN OUT OR HAVE NOT FIRMLY KNITTED TO THE SOIL BASE WITHIN A PERIOD OF ONE MONTH SHALL BE REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- 10. ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED. SEED MIXTURE SHALL BE AS FOLLOWS: KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES

ADELPHI, RUGBY, GLADE OR PARADE)	30%
RUBY RED OR DAWSON RED FINE FESCUE	30%
ATLANTA RED FESCUE	20%
PENNFINE PERENNIAL RYE	20%

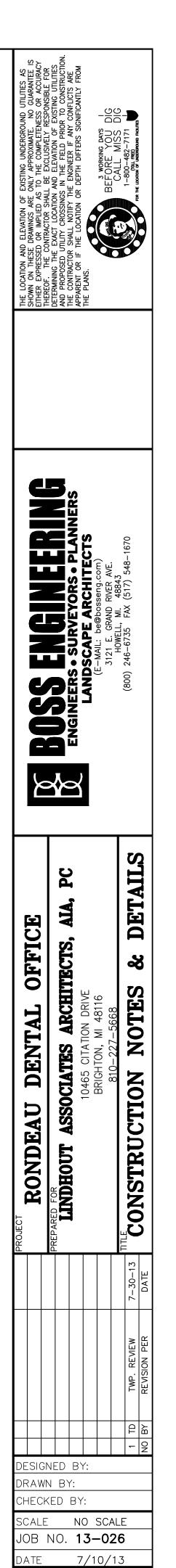
THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 POUNDS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL LAYER SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-0-10 ANALYSIS:

10% NITROGEN: A MINIMUM OF 25% FROM A UREAFORMALDEHYDE SOURCE 0% PHOSPHATE 10% POTASH: SOURCE TO BE POTASSIUM SULFATE OR POTASSIUM NITRATE.

THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 POUNDS OF BULK FERTILIZER PER 1000 SQUARE FEET.

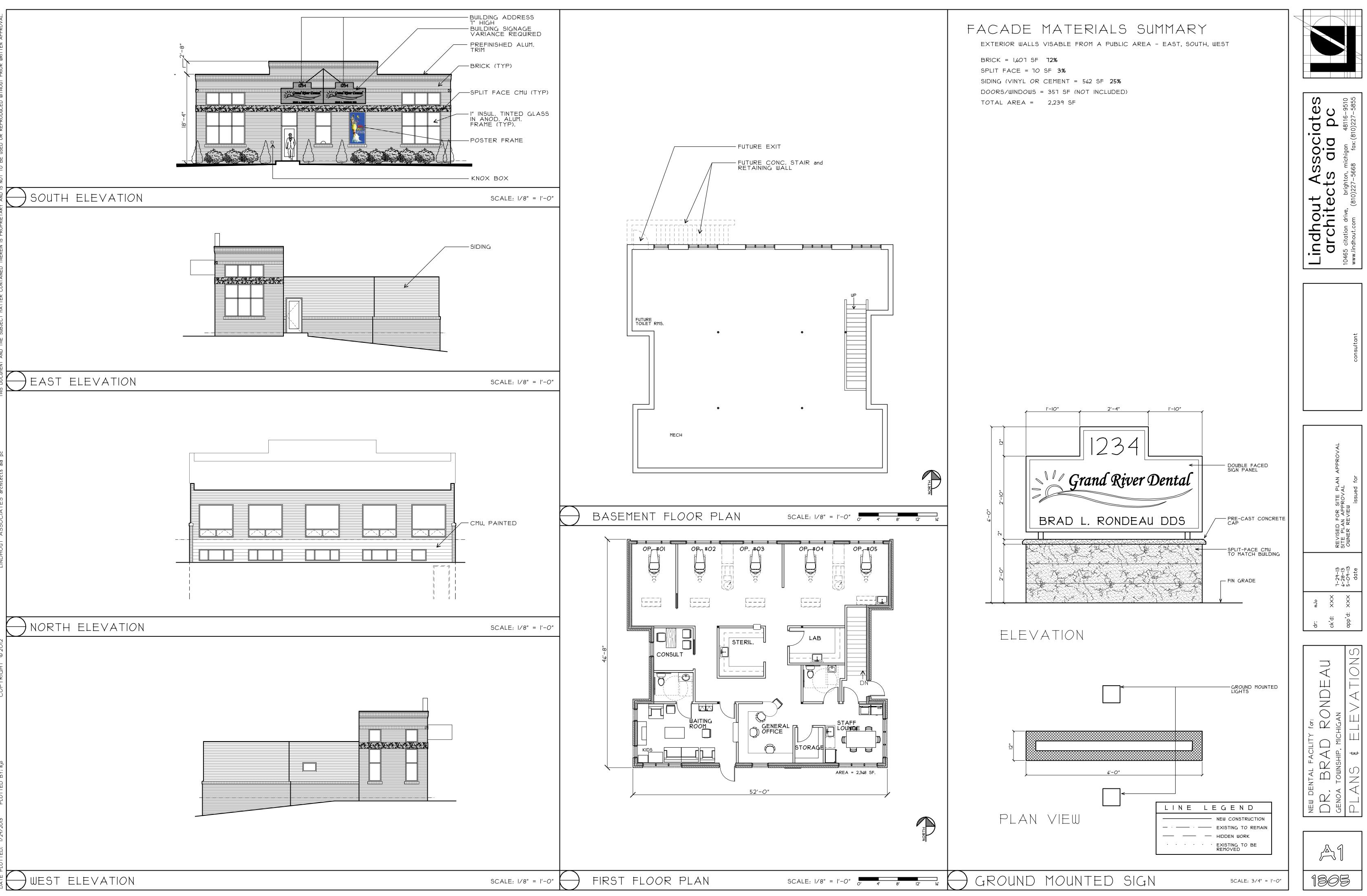
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RESEEDED AND SUCH RESEEDING SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.

- 11. ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 4 INCH LAYER OF CLEAN, FRIABLE TOPSOIL. THIS SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.
- 12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.
- 13. ALL PLANT MATERIALS SHALL BE FREE OF WEEDS, INSECTS AND DISEASE.



HEET NO.

C9



GENOA TOWNSHIP APPLICATION FOR SITE PLAN REVIEW

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD: Asselin Associates Architects APPLICANT NAME & ADDRESS *: 4488 W Bristol Rd, Fligt, MI 4850 OWNER'S NAME & ADDRESS: 1326 grand parts pr Howell m 48843 SITE ADDRESS: 1326 grand Ogy or Howell my 48843 PARCEL #(s): 4711-08-100-011 APPLICANT PHONE: (1) 230-9311 OWNER PHONE: (51) 552-9812 LOCATION AND BRIEF DESCRIPTION OF SITE: W(1) 1, 16,0001 D 41 Parle BRIEF STATEMENT OF PROPOSED USE: steel lomponiats tor automative manutacturin THE FOLLOWING BUILDINGS ARE PROPOSED: +1 -22,000 saft additio

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

DEST BRISTOL ROAD, FLINT, ME 48507 ADDRESS: 4433

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

BY:

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

1.) John Lasselin Le of Asselin Associates Architects at (\$10) 230-2831 Name Business Affiliation Fax No.

FEE EXCEEDANCE AGREEMENT

As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will						
be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee						
payment will be required concurrent with submittal to the Township Board. By signing below, applicant						
indicates agreement and full understanding of this policy.						
SIGNATURE COLEMATE DATE 7.6-13						
PRINT NAME RAYMOND L. EMBACH To PHONE \$10-230-9311						
ADDRESS 4488 LIEST BRISTAL ROAD, FLINT, MI 48507						

APPLICATION FOR SPECIAL LAND USE GENOA TOWNSHIP
APPLICANT NAME* & ADDRESS: 4488 W Acustol rd Flint, M. 48507 OWNER NAME* & ADDRESS: 1326 grand oaks dr Howell m. 48843
SITE ADDRESS: 1326 grand Daks dr. Howell, m. 4884 PARCEL #(s): 4711 - 08 - 100 - 0
APPLICANTPHONE: (51) 30 - 9311 OWNER PHONE: (51) 552 - 9812
Location and brief description of site and surroundings: with exciting building, between grand river avenue + 7-96
Proposed Use:

fabrication at sterl components for automotives industry

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

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

THE EXMING USE METS THE ZONING ORDINACES KERLIREMENTS AND VILL NOT CAUSE NEGITIVE IMPACT TO SURPANDING AREAS

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

THE ANTIDOR COLL STRAGE IS DESCRIED TO BE A CONCRETE SLAB OFF OF THE EXISTING INTERIOR DRIVE, WHICH IS SCREENED BY EASTIN VODED AREA. THE STORAGE VILL NOT IMPACT ANY OF THE SURROUNDING AREAS

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

THE USE IS ENGTING AND IS TO REMAIN. THE ONTDOOR STURAGE WILL. NOT IMPLET EXISTING PUBLIC FACILITIES IN ANY LAY

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

IT VILL NOT, IT IS A EXISTING USE THAT IS TO REMAIN

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

THE ONLY SPECIFIC CRITERIA IS THE ONTDOOR SPORAGE, WHICH IS SCREENED BY THE EXISTING DENSE LOODIE AREAS

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

THE UNDERSIGNED CONTROL OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: RAYMOND L. EMBACHIL (ANTHORIZED ACENT) ADDRESS: 4438 DEST. BRETCL ROAD, FLINT, MI 48507

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

Contact Information - Review Letters and Correspondence shall be forwarded to the following:							
L.John Lalichalr	of Asichin Associates Architects Business Affiliation	at <u>({ 1 >)</u> <u> } </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> 					

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

FEE EXCEEDANCE AGREEMENT

As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this					
policy.					
PRINT NAME RAZMOND L. EMPACIETO PHONE 230-9311					
ADDRESS 4488 VIEST BROFFI RAD, FLINT, MIT 48507					



Community Planning Consultants

August 5, 2013

Planning Commission Genoa Township 2911 Dorr Road Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP					
	Assistant Township Manager and Planning Director					
Subject:	Michigan Rod Products – Special Land Use and Site Plan Review #2					
Location:	1326 Grand Oaks Drive – west side of Grand Oaks, south of Cleary Drive					
Zoning:	IND Industrial District					

Dear Commissioners:

At the Township's request, we have reviewed the revised site plan (dated 7/30/13) and application for special land use proposing a 22,963 square foot addition to the existing Michigan Rod Products building located at 1326 Grand Oaks Drive. The request also entails three small outdoor storage areas near the building and parking lot.

The subject site and adjacent properties are within the IND Industrial zoning district. We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance and Master Plan.

A. Summary

- 1. In our opinion, the general special land use standards of Article 19 and specific use standards of Article 8 are met.
- 2. Any issues raised by the Township Engineer must be addressed.
- 3. The Planning Commission has approval authority over the building elevations.
- 4. The site plan is deficient by 113 parking spaces. The applicant proposes use of land banked parking to offset the difference.

B. Proposal/Process

The applicant requests special land use and site plan review/approval for: 1) a 22,963 square foot addition to the existing Michigan Rod Products building; and 2) development of an outdoor storage area.

Table 8.02 of the Township Zoning Ordinance lists manufacturing and fabrication operations as permitted uses, although the outdoor storage area is listed as a special land use. The latter is also subject to the use conditions of Section 8.02.02(b).

Following a public hearing, the Planning Commission may forward its recommendation on both the special land use and site plan to the Township Board for their consideration.



Aerial view of site and surroundings (looking north)

C. Special Land Use Review

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

1. Master Plan. The Master Plan and Future Land Use Map identify the site and adjacent properties as Industrial. This classification is generally intended for "industrial uses such as research, wholesale and warehouse activities and light industrial operations which manufacture, compound, process, package, assemble and/or treat finished or semi-finished products from previously prepared material."

Additionally, the Plan includes a goal to "encourage quality industrial development to diversify the tax base with room for future expansion, where not in conflict with surrounding land uses."

Given the statements above, we are of the opinion that the proposed project is consistent with the Township Master Plan. This statement is made provided the project complies with the specific use conditions of Section 8.02.02(b).

- **2. Compatibility.** The site is already developed with an industrial use in an area planned, zoned and generally used for industrial purposes. Given the established land use pattern in this area, the proposed project is generally expected to be compatible with surrounding land uses. Again, this statement is made provided the specific use conditions of Section 8.02.02(b) are met.
- **3. Public Facilities and Services.** The Impact Assessment notes that the site is currently served by public water and sanitary and contains an existing on-site detention system. The site has access to a paved public roadway and the proposed project is not expected to result in a substantial increase in traffic. With that being said, the applicant must address any comments provided by the Township Engineer with respect to this criterion.
- **4. Impacts.** The proposed addition is located where a parking lot currently exists and is not expected to impact any existing environmental features.

5. Mitigation. If any additional concerns arise as part of this review process, the Township may require mitigation necessary to limit or alleviate any potential adverse impacts as a result of the proposed project.

D. Use Conditions

Section 8.02.02(b) provides the following use conditions related to outdoor storage in the IND District:

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

The site contains a gross area of 20 acres.

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

The submittal notes that the outdoor storage area is intended for metal coils and that no loosely packaged materials will be stored.

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

The submittal notes that the outdoor storage will be on a concrete slab.

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

The outdoor storage area is well outside of required setbacks.

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

As a result of the proposed project, the building will provide 150,000 square feet of floor area; 8,000 of which is used for office space.

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

Given the location and design of drives and the outdoor storage area, this standard is met.

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

The outdoor storage area is in a location that will be screened by existing wooded areas. Additionally, it is located over 500 feet from the front lot line and is not expected to be visible from off-site.

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

The applicant has indicated that the coil storage will be limited to a height of 10 feet. Given the outdoor storage is intended to be screened by existing wooded areas, this requirement will be met.

E. Site Plan Review

1. Dimensional Requirements. As described in the table below, the project complies with the dimensional standards of the IND District:

	Size	Minimum Setbacks (feet)				Max.		
District	Lot Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking	Height	Lot Coverage
IND	1	150	85	25	40	20 front 10 side/rear	30'	40% building 85% impervious
Proposal	20	650	190	50 (S) 320 (N)	160	105 front 40 side	22'	17% building 29% impervious

- 2. Building Materials and Design. Proposed elevations, including colors and materials, are subject to review and approval by the Planning Commission. The submittal includes elevation views of the proposed addition, noting the use of decorative scored block wainscot for the building base, as well as metal siding and roofing, all of which are intended to match the existing industrial building.
- **3. Parking.** In accordance with Section 14.04, light industrial uses require 1.5 spaces for each 1,000 square feet of gross floor area, while offices require 1 space for each 300 square feet of gross floor area. Given the proposed size of the building, 242 spaces are required, while only 131 are provided.

The applicant proposes the use of 113 land banked spaces to offset the difference, noting that the additional spaces are not needed given actual usage. Per Section 14.02.05, the Township may require that such parking (or more parking) be constructed if determined to be necessary.

The existing parking spaces and drive aisles meet the standards of Article 14, while the revised plan also includes the required number of barrier free spaces.

- **4. Vehicular Circulation.** The proposed site plan will not substantially alter existing circulation patterns. As requested in our initial review letter, the applicant has provided a truck turning template to Sheet C1.3 and has added a small paved area as a potential truck "run-off" space.
- **5.** Loading. Given the size of the building, Section 14.08.08 requires 5 loading spaces, which are to be located in a rear or side yard not directly visible to a public street. The revised plan identifies 8 loading spaces (5 exterior spaces and 3 interior spaces). Given the number and placement of the loading spaces, this requirement is met.
- 6. Landscaping. The site plan identifies 5 new trees to be planted as part of the project. Review of aerial photos indicates the presence of greenbelt trees along Grand Oaks Drive and other heavily wooded areas on each side of the northerly parking lot and at the rear of the site that will not be disturbed as part of this project.

Genoa Township Planning Commission Michigan Rod Products Special Land Use and Site Plan Review #2 Page 5

- 7. Waste Receptacle and Enclosure. Sheet C1.3 identifies an existing waste receptacle. The note describing the receptacle states that it is within a masonry enclosure and placed on a concrete base pad, per Ordinance requirements.
- **8.** Exterior Lighting. The revised site plan includes a lighting plan. Sheet E1.1 includes a photometric plan and fixture details, both of which comply with current Ordinance standards.
- 9. Signs. A note on Sheet C1.3 states that no new advertising signage is proposed as part of this project.
- **10. Impact Assessment.** The submittal includes a revised Impact Assessment (dated 7/30/13). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

Should you have any questions concerning this matter, please do not hesitate to contact our office. I can be reached by phone at (248) 586-0505, or via e-mail at <u>borden@lslplanning.com</u>.

Sincerely,

LSL PLANNING, INC.

Brian V. Borden, AICP Senior Planner



August 5, 2013

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

Re: Michigan Rod Products Building Addition Site Plan Review #2

Dear Ms. Van Marter:

We have reviewed the resubmitted site plan documents from Asselin Associates Architects dated July 30, 2013. The approximately 20 acre site is located on Grand Oaks Drive and is proposed for a 22,000 square foot addition to the existing structure. The addition is proposed on the south side of the building and requires the parking lot to be relocated and expanded for the additional use. Tetra Tech has reviewed the documents and site plan and offers the following comments.

SITE PLAN

1. With the existing detention basin now shown on the plans, the proposed system has been reviewed and it does not appear to meet current Township standards. The impact statement notes there is a 74,326 cubic foot detention basin on site. Using the site information provided in your calculations, the basin is already under capacity and doesn't appear to have a sediment forebay to capture suspended particles from the first-flush. The table below shows the results of the site runoff for the pre- and post- construction modified C factor.

C-factor	Required Forebay Volume (cft)	Required Detention Volume (cft)
0.38 (pre-)	3838	76,769
0.39 (post-)	3968	79,359

It is recommended to utilize the depressed area near the existing stormwater outfall as the location of the forebay and to construct a more defined swale to the detention basin around the existing gas well. Additional excavation in the channel and edge of basin can be performed to meet the new detention requirements.

The petitioner has corrected all of the existing site information but must still provide solutions to the comments above and resubmit the site plan for review.

Ms. Kelly Van Marter Michigan Rod Products Building Addition – Site Plan Review #2 August 5, 2013 Page 2

Please call if you have any questions.

Sincerely,

Gary J. Markstrom, P.E. Unit Vice President

Sawet

Joseph C. Siwek, P.E. Project Engineer

Copy: John Asselin Jr., Asselin Associates Architects



Brighton Area Fire Department

615 W. Grand River Brighton, Michigan 48116 810-229-6640 Fax: 810-229-1619

August 6, 2013

Kelly VanMarter Genoa Township 2911 Dorr Road Brighton, MI 48116

RE: Michigan Rod Addition 1326 Grand Oaks Drive Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on July 30, 2013 and the drawings are dated July 30, 2013. The project is based on a 22,000 square foot addition to an existing 128,000 mixed use (F-2/S-2/B) building. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition and Genoa Township Ordinance. The following deficiencies shall be addressed prior to Fire Department approval.

- Fire Department access shall be improved based upon Chapter 503 and Appendix D of the IFC. Access road shall be extended along the entire west end of the structure to the southwest corner, and shall be provided with an approved means of turnaround. Road shall be at least 20 feet wide and comply with Appendix D. Based upon square footage of the current structure, a secondary access road shall be provided to the site. With the planned increase in area, non-conformance would be exacerbated. Accommodations may be possible if additional access and water supply improvements are provided.
- 2. Fire Department water supply shall be provided based upon Chapter 507 and Appendix C of the IFC. Fire hydrants shall be located along the main access road and fire department access road in accordance with Genoa/MHOG water requirements.
- 3. A hydrant shall be provided within 100' of the fire department connection.

IFC 912.2

4. The access road into the site shall be a minimum of 26' wide. With a width of 26' wide, one side of the street shall be marked as a fire lane. Include the location of the proposed fire lane signage and include a detail of the fire lane sign in the submittal. Access roads to site

August 6, 2013 Michigan Rod Products-addition 1326 Grand Oaks Drive Site Plan Review Page 2 of 2

shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

IFC D 103.6 IFC D103.1 IFC D 102.1 IFC D 103.3

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

Rick Boisvert Captain – Fire Inspector

300 Ft Buffer for Noticing



				Miles
0	0.04 0.08	0.16	0.24	0.32

Ν



Michigan Rod Addition

Applicant: John Asselin

Parcel: 11-08-100-011

Meeting Date: August 12, 2013



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

July 26, 2013

To Whom It May Concern:

There will be a hearing for a Special Land Use Permit in your general vicinity on Monday, August 12 at 6:30 p.m. at Genoa Township Hall, located at 2911 Dorr Road, Brighton, Michigan.

The property in question is located at 1326 Grand Oaks Drive, Howell MI 48843. The Special Land Use has been requested for outdoor storage and a 22,000 square foot building addition. The request is petitioned by Michigan Rod Products, Inc.

Materials relating to this request are available for public inspection at the Genoa Township Hall during regular business hours. If you have any questions or objections in this regard, please be present at the public hearing noted above. Written comments may be addressed to the Planning Commission.

Sincerely,

Kelly VanMarter Assistant Township Manager / Community Development Director KKV/kp

SUPERVISOR

Gary T. McCririe

CLERK Paulette A. Skolarus

TREASURER Robin L. Hunt

MANAGER Michael C. Archinal

TRUSTEES

H. James Mortensen Jean W. Ledford Todd W. Smith Linda Rowell

IMPACT ASSESSMENT MICHIGAN ROD PRODCUTS July 30, 2013

INTRODUCTION

The proposed development is a 83'-5" x 275' addition to the North side of the existing 200' x 642' manufacturing facility of Michigan Rod Products at 1326 Grand Oaks Drive. Potential areas of concern are noted along with the proposed methods of addressing each item. The format conforms to the impact assessment requirements as outlined in Section 18.07 of the published Zoning Ordinance for Genoa Township.

DISCUSSION ITEMS

A. Preparer: Name(s) and address(es) of person(s) responsible for preparation of the Impact Assessment and a brief statement of their qualifications.

Prepared by: Asselin Associates Architects Commercial/Industrial Architecture 4488 West Bristol Road Flint, Michigan 48507 (810) 230-9311 (810) 230-2831 Fax

Prepared for: Michigan Rod Products 1326 Grand Oaks Drive Howell, Michigan 48843

B. Location: Description/analysis of the project site including all existing structures, manmade facilities, natural features, and areas within 100 feet of the property.

The site is located on the west side of Grand Oaks Drive (100 feet R.O.W.) approximately 2,000 feet south of Grand River Avenue, in the Southwest ¹/₄ of Section 5, T2N-R5E, Genoa Township, Livingston County, Michigan. The approximate gross area of the parcel is 20 acres. The site slopes generally from the Southeast toward the Northwest. The site ultimately drains toward the Northwest, and thence West into an unnamed drain that flows to the West for approximately 1.5 miles into the Marion and Genoa drain. A 74,326 cubic foot detention basin is currently on the site in the northwest corner. A site plan has been prepared which provides a more detailed description of the site. There is significant existing vegetation on the site and is shown on the Site Plan. All significant vegetation lies outside the construction boundary. It is intended to have little grading done on the site except in the building footprint and a drive

extension to serve the addition. All of the surrounding property is part of the Grand Oaks Industrial Park and is zoned Industrial (IND).

C. Impact on Natural Features: Description of the environmental characteristics of the site prior to development and following development, i.e., topography, soils, geology, wildlife, woodlands, mature trees (eight inch caliper or greater), ground water (depth to aquifer(s), impermeable soil layers and identification of nearby wells), wetlands, drainage, lakes, streams, creeks, ponds, and surface and ground water quality.

As shown on the Site Plan, there will be little or no impact on the vegetation. The topography will be raised at the footprint of the building. After a short, smooth transition from the building, the existing topography will remain as presently existing.

D. Impact on Stormwater Management: Description of natural drainage patterns, soil infiltration, water capacity, changes to site drainage, stormwater management facilities to be installed, measures to control soil erosion and sedimentation during grading, construction operations, and until a permanent ground cover is established.

There will be a minimal increase of impervious surface of 6,059 square feet for this addition which will result in a marginal increase of the weighted runoff coefficient (Cw) from 0.39 to 0.39

Surface runoff during periods of construction will be controlled by proper methods set by the Livingston County Soil Erosion Control and Drain Commissioner, including silt fence, pea stone filters, seed, and mulch.

E. Impact on Surrounding Land Uses: Description of the types of proposed uses and other manmade facilities, including any project phasing and hours of operation. Description and control of light, noise or air pollution.

The applicant is proposing to construct a 22,963 square foot building addition. The site is located in the Industrial District (IND). The proposed use is compatible with surrounding zonings, as the site is located in an industrial park and is surrounded by Industrial zoning and uses. The expected impact due to construction of the building and circulation drives will be minimized because of the following:

1. There are no woodlands or other significant features on the site to be disturbed to facilitate construction of the site improvements. It is intended to continue the use of the 74,326 cubic feet detention basin at the northwest corner of the site.

- The site plan was prepared taking into account existing topography to minimize the amount of earthwork required for the building and parking areas. Filling is required to establish appropriate foundation elevations in the existing building. Current, well-developed landscaping to remain and is in accordance with Genoa Township standards.
- 3. Soil erosion control measures such as silt fence, straw bale filters, and pea stone filters at catch basins will be utilized during construction to control siltation and sedimentation from entering the detention areas.
- 4. A dumpster has been provided on site that will be screened using an eight (8) foot masonry enclosure.
- 5. Outdoor storage of steel coils screened by existing, well-developed vegetation.

There is no significant noise or air pollutant increases anticipated for the proposed use on this site. The only pollution and noise will come from car and truck traffic into and out of the site, which will be minimal for an industrial storage use such as this. No additional site lighting is proposed except for two new wall mounted egress light fixtures that will be directed downward.

F. Impact on Public Facilities and Services: Describe the number of expected residents, employees, visitors or patrons, and the anticipated impact on public schools, recreation facilities, police protection, fire protection and emergency services.

The facility is anticipated to employ the same number of people as existing.

G. Impact on Public Utilities: Describe the method to be used to serve the development with water and sanitary sewer facilities, control drainage on the site - including runoff control during periods of construction, and solid waste disposal. Expected sewage rates shall be provided in equivalents to a single family home. Other utilities serving the site shall be identified.

No additional service requirements are proposed for this parcel. Water service is provided via connection to a 12" DI extension of the watermain currently within the Grand Oaks Drive right-of-way. Sanitary sewer will not be used in the proposed addition. Storm water runoff from the proposed onsite detention basin will be restricted to an agricultural runoff rate from all developed areas. Underground gas, electric, and telephone are also available.

H. Storage and Handling of Any Hazardous Materials: Description of any hazardous substances expected to be used, stored or disposed of on the site including type of materials, location within the site and method of containment.

No hazardous materials will be used, stored, or disposed of on-site.

I. Impact on Traffic and Pedestrians: Description of the traffic volumes to be generated and impact on area.

The impact on traffic and pedestrians from this use will be minimal due to the location and nature of the use. The site is located within an industrial park, which will not be a primary location for pedestrian traffic. The use of automobile storage will constitute a minimal amount of additional vehicular traffic for the area on a daily basis.

No new access to Grand Oaks Drive is needed.

J. Historic and Cultural Resources

Not applicable.

K. Special provisions: Description of any deed restrictions, protective covenants, master deed, or association bylaws.

None. Current easements for a gas well on the Northwest side of the property will remain.

Proposed Addition for: **Michigan Rod Products** 1326 Grand Oaks drive, Genoa Township, Livingston Co. MI

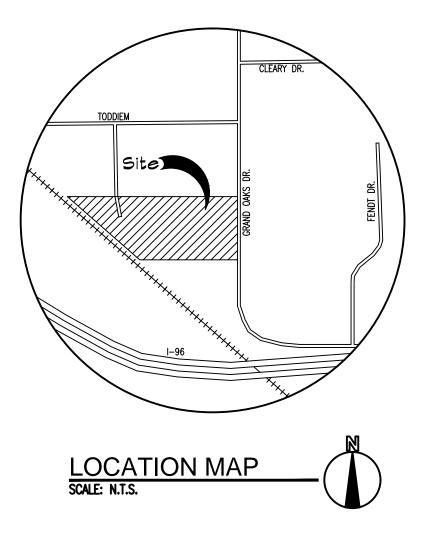
CONTRACTOR



ARCHITECT John L. Asselin, Jr.



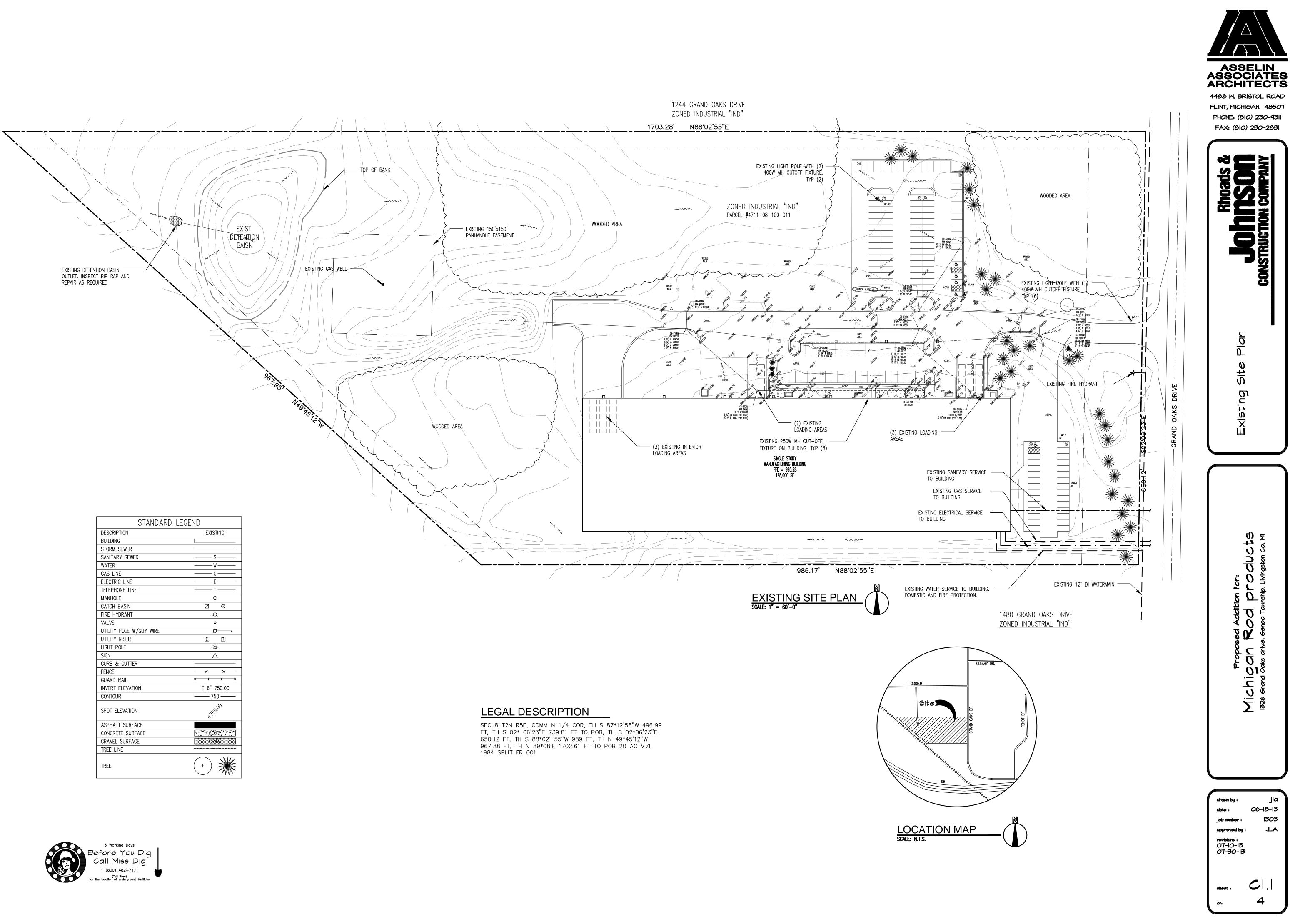
4488 West Bristol Road Flint, Michigan 48507 Phone: (810) 230–9311 Fax: (810) 230–2831



LEGAL DESCRIPTION

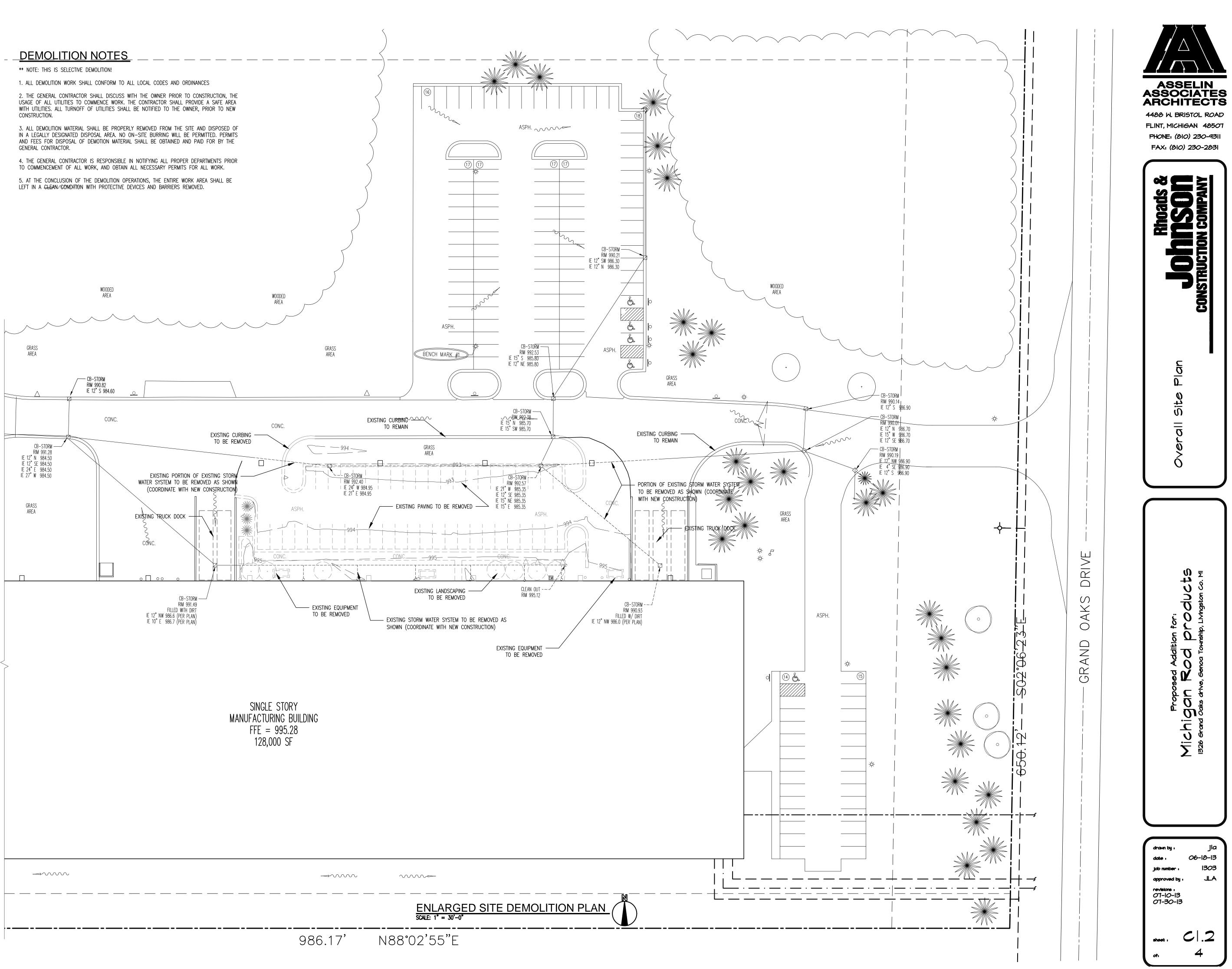
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ii .	Revised For Site Plan Review 07-30-13									
	Schedule of Drawings									
	Sheet Name	Revision Date								
	COVER SHEET	07-30-13								
CI.I	OVERALL EXISTING SITE PLAN	07-30-13								
CI.2	ENLARGED SITE DEMOLITION PLAN	07-30-13								
CI.3 CI.4	ENLARGED SITE PLAN ENLARGED GRADING PLAN	07-30-13 07-30-13								
EI.I	PHOTOMETRIC LAYOUT									
		07-30-13								
AI.I	FLOOR PLAN & ELEVATIONS	07-30-13								

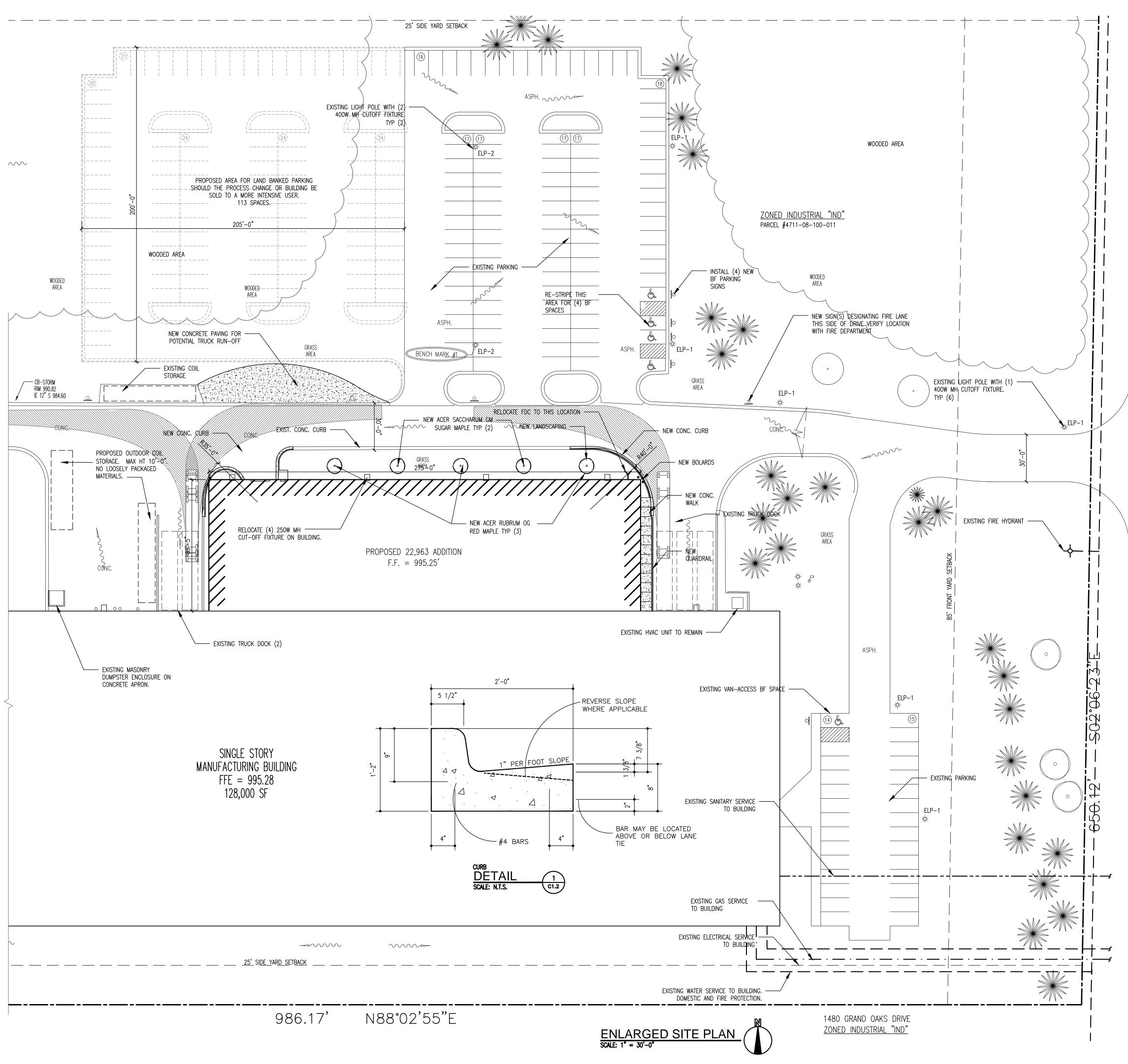


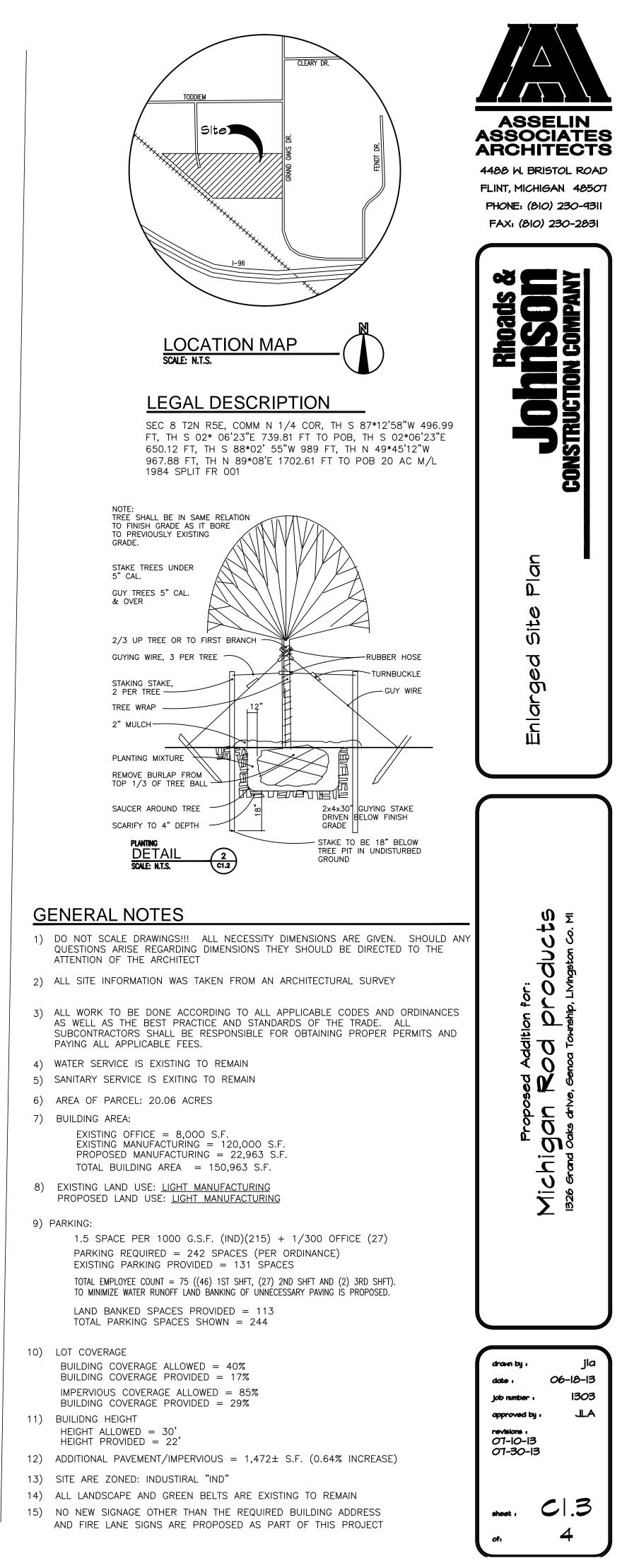
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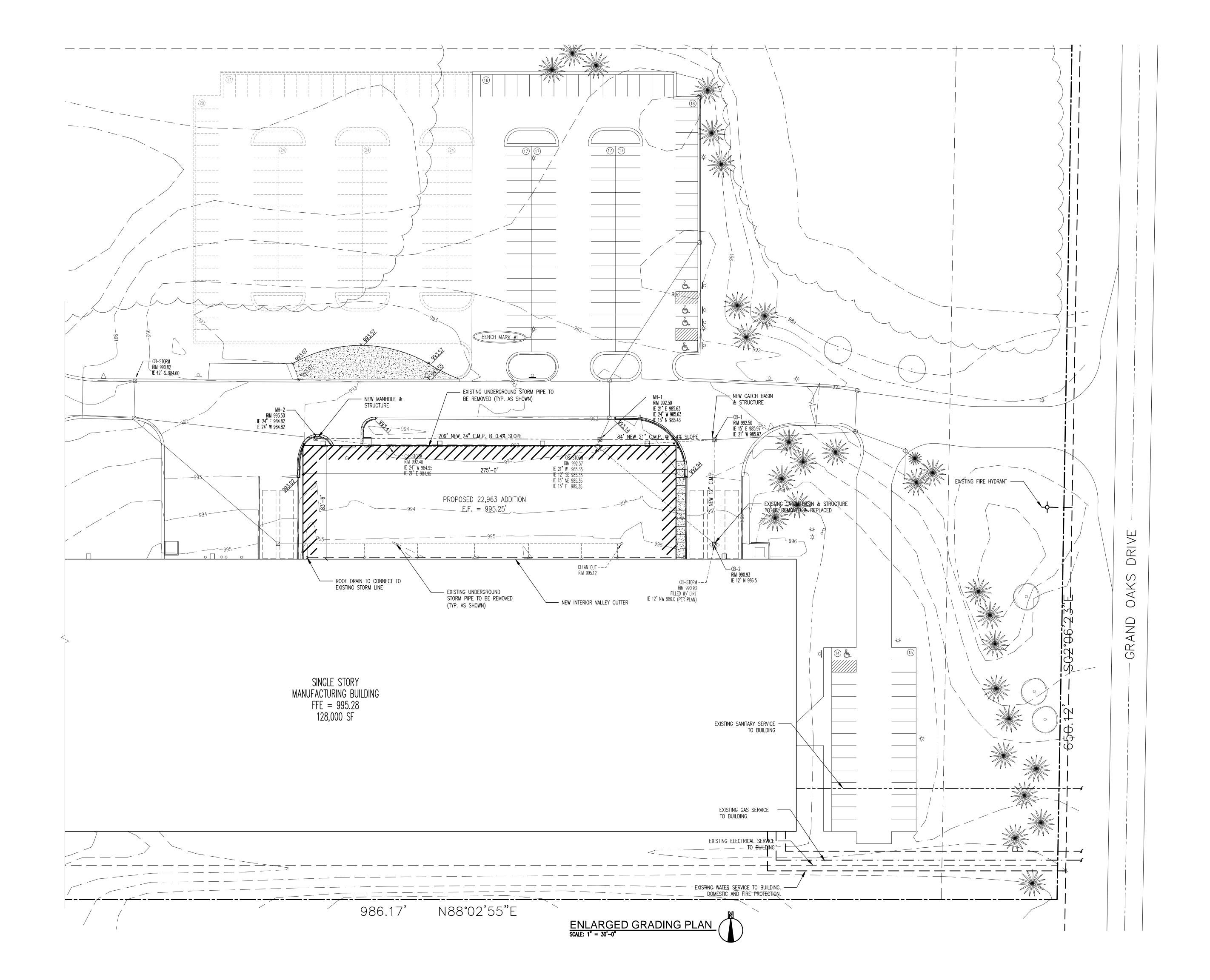


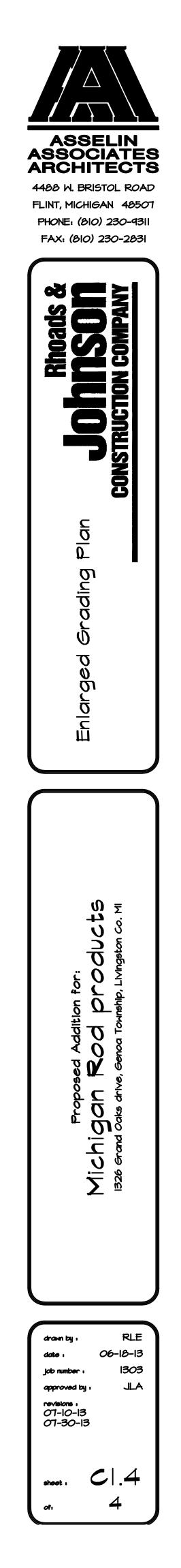


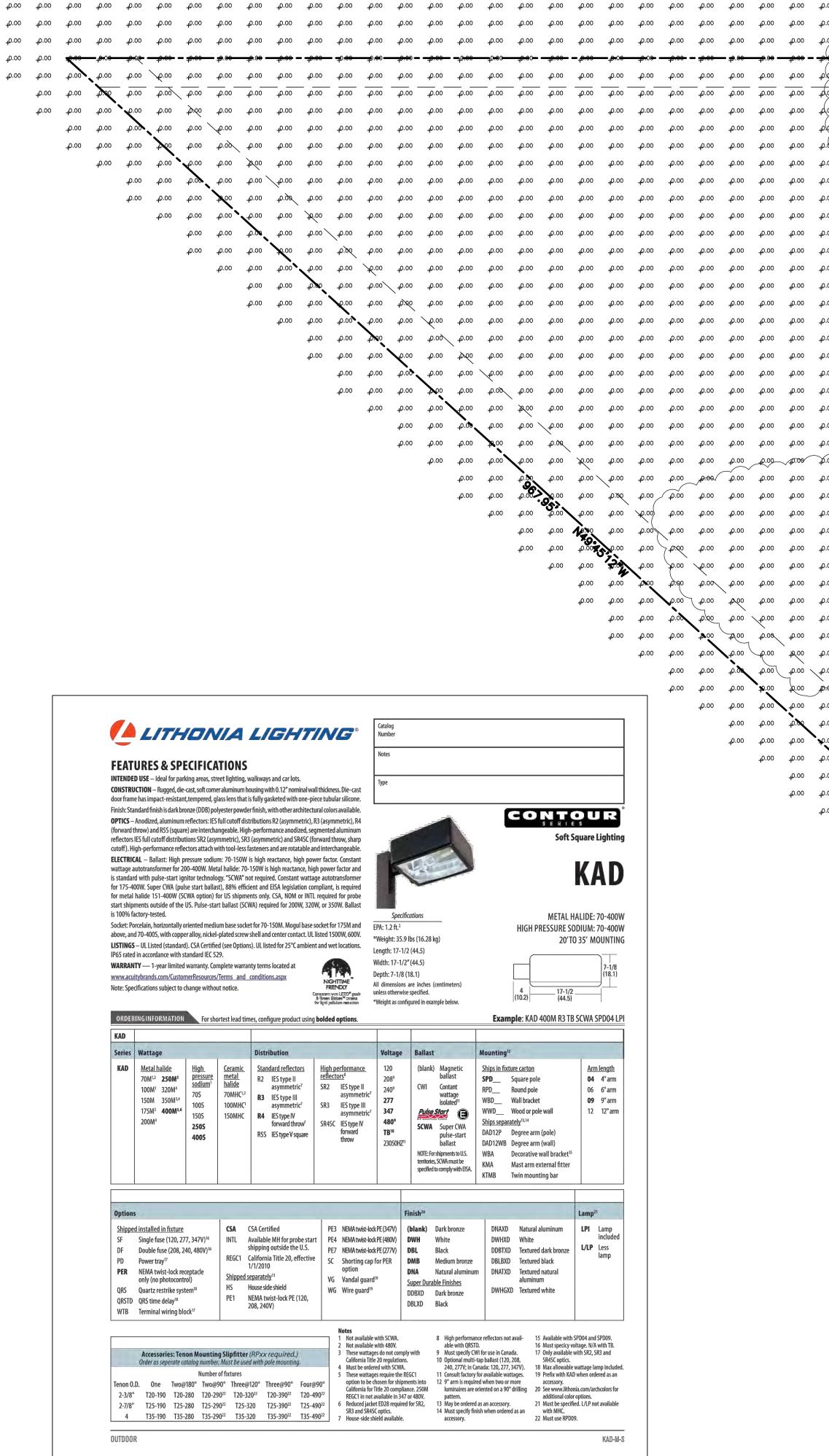
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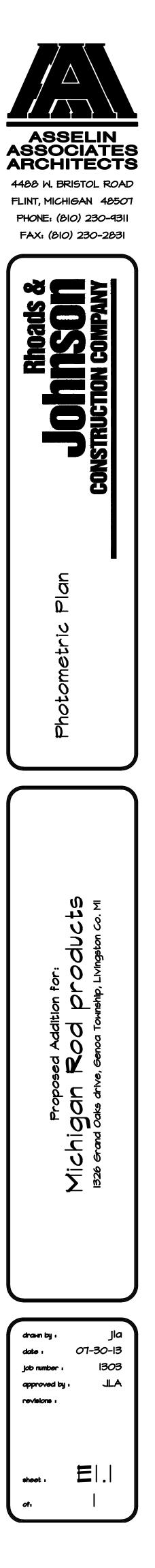


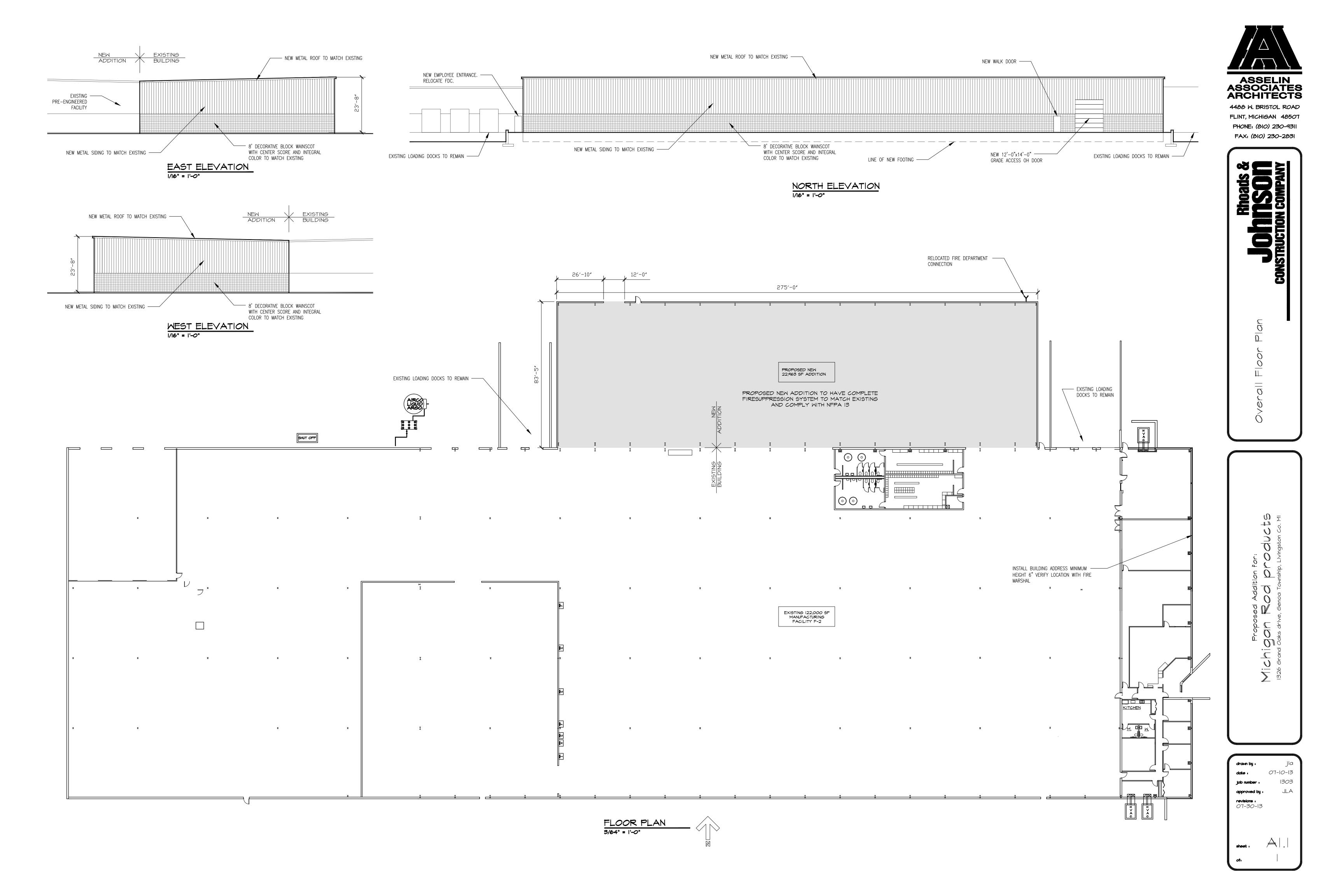




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PHOTOMETRIC PLAN





GENOA TOWNSHIP APPLICATION FOR SITE PLAN REVIEW

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS*: Mike Maxey, 2798 E. Grand River, Howell, MI 48843

OWNER'S NAME & ADDRESS: SRM Associates LLC, 2798 E. Grand River, Howell, MI 48843

SITE ADDRESS: 2798 E. Grand River, Howell, MI 48843 PARCEL #(s): 4711-06-200-058 & 103

APPLICANT PHONE: (517) 545-5700 OWNER PHONE: (517) 545-5700

LOCATION AND BRIEF DESCRIPTION OF SITE: Existing Ford dealership and service center.

BRIEF STATEMENT OF PROPOSED USE: Expand the existing service center, relocate collision center to this site and expand parking lot.

THE FOLLOWING BUILDINGS ARE PROPOSED: Service Center expansion and new collision center.

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

have BY

ADDRESS: Mike Maxey, 2798 E. Grand River, Howell, MI 48843

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

Contact Information - Review Letters and Correspondence shall be forwarded to the following:								
1.) Thom Dumond	of Boss Engineering	at (517) 548-1670						
Name	Business Affiliation	Fax No						

FEE EXCEEDANCE As stated on the site plan review fee schedule, all site plan one (1) Planning Commission meeting. If additional revie be required to pay the actual incurred costs for the addition payment will be required concurrent with submittal to the indicates agreement and full understanding of this policy.	is are allocated two (2) consultant reviews and ews or meetings are necessary, the applicant will onal reviews. If applicable, additional review fee Township Board. By signing below, applicant
SIGNATURE	DATE 7- 8-13
PRINT NAME Michael Maxey	PHONE 517-545-5700
ADDRESS 2798 E. Grand River, Howell, MI 48843	

APPLICATION FOR SPECIAL LAND USE GENOA TOWNSHIP

APPLICANT NAME* & ADDRESS: Mike Maxey, 2798 E. Grand River, Howell, MI 48843

OWNER NAME* & ADDRESS: SRM Associates LLC, 2798 E. Grand River, Howell, MI 48843

SITE ADDRESS: Same

_PARCEL #(s):<u>4711-06-200-103 & 058</u>

APPLICANT PHONE: (517) 545-5700 OWNER PHONE: (517) 545-5700

Location and brief description of site and surroundings:

The area of the proposed development is a automobile dealership. To the east of the existing dealership is the Elks Lodge, to the west is a commercial strip center, to the south is a residential development and to the north is Grand River Ave.

Proposed Use: Automobile dealership, service area and collision center.

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

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

The proposed improvements are an expansion of what is currently taking place on the property. The facility will be providing needed services to the greater Howell area including new and used automobile sales and service, general maintenance and collision repairs.

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

The architectural and site design have been created to tie into the existing facility.

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

The facility has direct access onto Grand River. The retention basin will be expanded to service the storm water runoff from the drainage area lessening the potential for flooding. Public utilities are currently location on the property will be minimally impacted from this expansion.

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

The storage and disposal of vehicle fluids will be in compliance with local, state and federal requirements.

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

Sec. 3.03.02 - Nothing.	Sec. 7.02.02 - All work will take place within the building in accordance with local, state	
and federal requirement	. Sec. 8.02.02 - Nothing.	

1 HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. 1 AGREE TO DESIGN, CONSTRUCT AND OPERATE, AND MAINTAIN THESE PREMISES AND THE BUILDINGS, STRUCTURES, AND FACILITIES WHICH ARE GOVERNED BY THIS PERMIT IN ACCORDANCE WITH THE STATED REQUIREMENTS OF THE GENOA TOWNSHIP ZONING ORDINANCE, AND SUCH ADDITIONAL LIMITS AND SAFEGUARDS AS MAY BE MADE A PART OF THIS PERMIT.

THE UNDERSIGNED Michael Maxey STATES THAT THEY ARE THE FREE OWNER* OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY:

ADDRESS: 2798 E. Grand River Ave., Howell

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

Contact Information - Review Letters and Correspondence shall be forwarded to the following:								
1.) Thom Dumond	of Boss Engineering	at (517) 548-1670						
Name	Business Affiliation	Fax No.						

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

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE

DATE -

PRINT NAME Michael Maxey

ADDRESS 2798 E. Grand River Ave., Howell

PHONE: 517-545-5700



Community Planning Consultants

August 6, 2013

Planning Commission Genoa Township 2911 Dorr Road Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP
	Assistant Township Manager and Planning Director
Subject:	Bob Maxey Ford Expansion – Special Land Use and Site Plan Review #2
Location:	2798 E. Grand River Avenue – south side of Grand River, east of Chilson Road
Zoning:	GCD General Commercial District

Dear Commissioners:

At the Township's request, we have reviewed the revised site plan (dated 7/29/13), as well as the application for special land use (dated 7/8/13) proposing an expansion of the existing auto dealership and service center on the 10-acre property. We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance.

A. Summary

- 1. Provided the Commission feels the 6-foot masonry screen wall is sufficient to protect the adjacent residential properties, the case can be made that the general special land use standards of Article 19 and specific use standards of Article 7 are met.
- 2. Any issues raised by the Township Engineer must be addressed and/or mitigated.
- 3. A 6-foot masonry screen wall is proposed along the rear lot line in lieu of the required buffer zone.
- 4. The proposed building addition requires a variance from the front yard setback requirements. In our opinion, paving the gravel storage area within the required rear yard setback also requires a variance.
- 5. The Planning Commission may reduce the rear yard setback requirement for the collision center given the proposal to install a 6-foot tall screen wall.
- 6. The Planning Commission has approval authority over the building elevations, including materials and colors. The proposed building addition will match the existing building; however, the proposed collision center does not meet the wall material requirements of Section 12.01.03.
- 7. If the amount of parking is deemed excessive, Planning Commission approval will be required.
- 8. The existing site is deficient in terms of all landscaping requirements. The proposed project includes new detention pond landscaping.
- 9. The waste receptacle location requires Planning Commission approval for an encroachment into the side yard setback. The concrete base pad must also be extended by 3 feet.
- 10. The Planning Commission may allow a second wall sign.
- 11. The revised Impact Assessment does not provide all of the information required by Section 18.07.09 for a Traffic Impact Statement.

Genoa Township Planning Commission **Bob Maxey Ford Expansion** Special Land Use and Site Plan Review #2 Page 2



Aerial view of site and surroundings (looking north)

B. Proposal/Process

The applicant requests special land use and site plan review/approval for a new 17,083 square foot collision center building, as well as a 10,139 square foot service center expansion. Table 7.02 of the Zoning Ordinance lists automobile dealerships as special land uses in the GCD.

In accordance with Section 19.06, the proposed expansion is considered a major amendment to an existing special land use. Therefore, a new application for special land use approval is required in addition to the need for site plan review and approval. Automobile dealerships are also subject to the specific use conditions of Section 7.02.02(c).

Lastly, the collision shop is an accessory component of the auto dealership, which is allowable per Table 7.02, although it would not otherwise be permitted in the GCD. That is, the accessory collision shop cannot operate in the absence of the auto dealership as the principal use of the property.

Following a public hearing on the request, the Planning Commission may forward its recommendation on the project to the Township Board for a final decision.

C. Special Land Use Review

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

1. Master Plan. The Township Master Plan and Future Land Use map designate the site as General Commercial. This Plan states that this classification is intended for "businesses which serve the requirements of the community at large including Genoa Township, Howell, Brighton and pass-by traffic along Grand River Avenue." The Plan also notes that uses in this category are likely to generate significant traffic and that outdoor sales and display areas may be included. Lastly, the Plan states that such areas are to be buffered from nearby residential areas.

It is the latter statement that is the potential concern under this criterion. Specifically, the proposed development encroaches into required setbacks and buffer zones between the residential uses to the south (see Sections D and E of this letter below). Provided the adjacent residences can be adequately protected, the proposed project may be viewed as consistent with the Master Plan.

- 2. Compatibility. Similar to the statement above, the primary concern over compatibility amongst land uses is related to the encroachments towards the residential properties immediately south of the site. In an effort to mitigate this concern, the applicant proposes a 6-foot masonry screen wall along the rear lot line. Provided the Township finds the screen wall sufficient to protect the adjacent residences from impact, the project may be viewed as compatible with surrounding land uses.
- **3. Public Facilities and Services.** As a developed site fronting Grand River, we are under the impression that necessary facilities and services are already in place. However, we defer to the Township Engineer and Fire Department for any concerns they may have under this criterion.
- 4. Impacts. Part of the proposed project includes an expansion of the retention basin. Provided engineering requirements are met, the project is not expected to impact environmental features.
- **5. Mitigation.** If any additional concerns arise as part of this review process, the Township may require mitigation necessary to limit or alleviate any potential adverse impacts as a result of the proposed project.

D. Use Conditions

Section 7.02.02(c) provides the following use conditions related to the sale of automobiles in the GCD:

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

Given this is an existing dealership, this standard is likely met.

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

All such areas are either paved already or are proposed to be paved as part of this project.

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

The site plan identifies 4 existing display pods within the required greenbelt and notes that they were approved as part of a 2008 site plan.

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

The main sales and service building contains 30,950 square feet of gross floor area.

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

The revised plans include a truck turning template and a note indicating that all maneuvering will occur on-site.

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

The properties to the south are zoned and used for residential purposes; however, the developed area encroaches into the required buffer. In the absence of sufficient area to accommodate the required buffer zone, the Township may require a 6-foot high screen wall or fence as an alternative. Accordingly, the site plan proposes a new 6-foot tall masonry screen wall 2.8 feet from the rear property line.

E. Site Plan Review

1. Dimensional Requirements. The project has been reviewed for compliance with the dimensional requirements of Section 7.03, as shown in the table below.

The existing sales building is nonconforming due to its reduced front yard setback, while existing parking/storage areas do not meet front, side or rear setback requirements. Additionally, the proposed building addition does not meet the front yard setback requirement and will require a variance from the ZBA. Furthermore, we are of the opinion that paving the current gravel storage area at the rear of the site is an improvement to a nonconforming situation that should also require a variance from ZBA.

Lastly, the proposed collision center does not meet the rear yard setback requirement; however, Section 7.03.03(m) allows the Planning Commission to grant a setback reduction when a 6-foot screen wall is proposed, as is the case.

	Lot	Size	Μ	inimum S	Max.				
District	Lot Area (acres)	Width (feet)			Rear Yard	Parking	Height	Lot Coverage	
GCD	1	150	70	15	50	20 front 10 side/rear	35	35% building 75% impervious	
Proposal	10.2	672	25 existing 65 proposed	36.9 (E)	41.7 proposed	0 front 0 side (E) 2.8 rear	19.8	13.2% building 67.4% impervious	

2. Building Materials and Design. The proposed elevations, including colors and materials, are subject to review and approval by the Planning Commission. The proposed building addition is constructed of an aluminum panel system. The amount of aluminum paneling generally exceeds the percentage limitation of Section 12.01.03; however, it appears as though the intent is to match the rest of the building. The Commission also has some discretion for alterations to existing buildings.

Meanwhile, the proposed collision center is to be constructed of CMU and metal siding. Both materials exceed the percentage limitations of Section 12.01.03. As a new building, the Township may wish to require compliance with current Ordinance standards.

3. Parking and Vehicular Circulation. Section 14.04 requires 1 parking space for each 200 square feet of gross leasable area, plus 3 spaces per auto service bay for auto sales uses. Based upon the applicant's calculations, 195 parking spaces are required. In total, there are 600 spaces for both parking and new/used vehicle storage.

A note on Sheet C2 indicates that 195 of the spaces will be reserved for customer and employee parking, while the remainder (405) will be used to store new and used vehicles. This is a rather unique situation as it relates to the maximum parking requirement of Section 14.02.06.

Specifically, if the Township treats the storage spaces similar to parking spaces, then Planning Commission approval is needed given the excessive amount of parking. Conversely, if the Township wishes to make the distinction between parking and storage, as depicted on the site plan, then the amount of parking is appropriate.

The parking spaces and drive aisles meet or exceed the dimensional standards of Section 14.06, while the details on Sheet C2 also provide for looped (or double) striped spaces, as required. The revised plans also provide the 6 required barrier free parking spaces (based on 195 parking spaces).

- **4. Pedestrian Circulation.** Section 12.05 requires sidewalks and pathways along certain road frontages, including an 8-foot pathway along Grand River Avenue west of the 141 interchange. The site plan shows an existing 8-foot wide concrete pathway, as is required.
- **5.** Vehicular Circulation. The site currently provides 3 driveways accessing Grand River. No changes are proposed to the existing driveways or circulation pattern as part of the proposed project.
- **6.** Loading. Given the size of the buildings, Section 14.08.08 requires 3 loading spaces, which are to be located in a rear or side yard not directly visible to a public street. The revised site plan includes the required spaces immediately west of the existing service building.

Location	Requirements	Proposed	Comments
Front yard greenbelt	17 canopy trees 20-foot width	10 existing trees 0 to 20-foot width (existing)	The project does not propose any changes to the existing greenbelt. Unless the Township requires removal of the existing front parking spaces on the westerly portion of the site, there is limited room for additional landscaping. One exception is there appears to be room for additional trees in the middle landscape island.
Buffer zone "A" (S) for outdoor storage	27 canopy trees 54 evergreens 107 shrubs 6' wall or 3' berm 50-foot width	6' wall 2.8-foot width	7.02.02(c) allows the Commission to approve a 6' screen wall in lieu of the required buffer zone.
Buffer zone "B" (S) for remainder of site	27 canopy trees 27 evergreens 105 shrubs 6' wall or 3' berm 20-foot width	Retain existing vegetation and provide detention pond landscaping 3 new evergreen trees 60-plus foot width	Section 12.02.13 allows the PC to modify landscaping requirements.
Detention pond	22 canopy OR evergreen trees 122 shrubs	7 evergreen trees 70 shrubs Retain existing vegetation	Section 12.02.13 allows the PC to modify landscaping requirements.
Parking lot (based on total number of parking and storage spaces)	40 canopy trees 4,000 s.f. of landscaped area	No landscaping provided (existing condition)	Section 12.02.13 allows the PC to modify landscaping requirements.

7. Landscaping. The following table is a summary of the landscaping required by Section 12.02:

8. Waste Receptacle and Enclosure. The site plan identifies a new waste receptacle in the southeast corner of the site. The proposed placement meets the spacing requirement from the residential district to the south, but encroaches into the side yard setback, which is only allowed with Planning Commission approval.

Details on Sheet A-202 show a concrete base pad and masonry enclosure; however, the base pad must be extended by 3 feet in length per Section 12.04.

- **9.** Exterior Lighting. The lighting plan on Sheet C6 proposes 26 new light fixtures, which includes 15 light poles and 11 wall mounted fixtures. The photometric plan provided demonstrates compliance with the light intensity standards of Section 12.03. Meanwhile, Sheet C9 includes detail sheets for the proposed fixtures showing the use of downward directed cutoff fixtures. Our only additional comment is that one of the light poles appears to be covered up by the water main easement note.
- **10. Signs.** The building elevation drawings identify 2 wall signs, although there are notes that seem to indicate 2 additional signs may be proposed. Table 16.1 limits the business to 1 wall sign; however, the Planning Commission may permit a second wall sign under "certain circumstances."

Specifically, Footnote 2(b) allows the Commission to grant two wall signs for businesses on interior lots, which require additional visibility due to obstructed views or building orientation. If two signs are allowed, their area cannot exceed a total of 100 square feet. If approved, the applicant must obtain a sign permit prior to installation of any signage.

11. Impact Assessment. As required by Ordinance, the submittal includes a revised Impact Assessment (dated 7/29/13). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

In response to our initial review letter, the Assessment has been updated to include a narrative on traffic; however, it does not provide all of the information required by Section 18.07.09.

Lastly, the Assessment notes that the applicant is currently preparing a Pollution Incident Prevention Plan (PIPP), in accordance with Section 13.07.04, given the inclusion of a collision shop and the potential for the need to deal with some potentially hazardous materials.

Should you have any questions concerning this matter, please do not hesitate to contact our office. I can be reached by phone at (248) 586-0505, or via e-mail at <u>borden@lslplanning.com</u>.

Sincerely, LSL PLANNING, INC.

Brian V. Borden, AICP Senior Planner



August 5, 2013

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

Re: Bob Maxey Ford Dealership Expansion - Site Plan Review #2

Dear Ms. Van Marter:

We have reviewed the resubmitted site plan documents from Boss Engineering dated July 29, 2013. The site is located on an 11.27 acre parcel on the south side of Grand River Avenue and is proposing to build an approximate 10,139 expansion to the existing service center and a new 17,083 square foot collision center on the southeast corner of the lot. Tetra Tech reviewed the updated documents and offers the following additional comments.

SITE PLAN

Sheet C4

- 1. All proposed public sewer and water main shall have the recommended size permanent easement shown clearly on the drawings. This was not shown on any of the submitted sheets.
- 2. The comment regarding the 2-inch force main connection was intended to indicate a detail for the proposed connection should be clarified through the connection note or through inclusion of a detail. Connection to the manhole will require a detail showing that the discharge is directed down and into the flow channel to avoid accelerated corrosion of the manhole. This must be included on the construction drawings.

The petitioner has successfully addressed all previous comments. After addressing the comment to show all required permanent easements on the drawings, we have no objections to approval of the site plan.

Please call if you have any questions.

Sincerely,

Gary J. Markstrom, P.E. Unit Vice President

Joseph C. Siwek, P.E. Project Engineer

Copy: Thom Dumond, R.L.A, LEED AP., Boss Engineering



Brighton Area Fire Department

615 W. Grand River Brighton, Michigan 48116 810-229-6640 Fax: 810-229-1619

August 8, 2013

Kelly VanMarter Genoa Township 2911 Dorr Road Brighton, MI 48116

RE: Bob Maxey Ford Expansion 2798 E. Grand River Revised Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned revised site plan. The plans were received for review on August 1, 2013 and the drawings are dated July 9, 2013. The project is based on a 9,700 square foot expansion to an existing service building and a 17,100 square foot new body shop building. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition.

It is recommended that the Township consider the following comments prior to approving this project.

- Second Request: An approved fire apparatus access road shall be provided to extend within 150 feet of all portions of the exterior walls. Access around the proposed buildings shall provide emergency vehicles with an outside turning radius of 50' and a minimum vertical clearance of 13 ½ feet. The applicant needs to show an adequate fire apparatus access route that meets this criteria. Several proposed parking spaces on both the east and west side of the collision center are impeding this performance requirement. IFC 503.1 & 503.2
- 2. The body shop building is shown to be protected with an automatic fire sprinkler system. However, the addition to the main building does not appear to have the same protection. Both additions shall be provided with an automatic sprinkler system in accordance with NFPA 13, Standard for the Installation of Automatic Sprinkler Systems. Note: the Architect has provided a code analysis document showing how the front building would not be required to be protected by a sprinkler system. However, this document does not meet the requirements of the Fire Code for S-1 use groups and repair garages.

IFC 903

A. **Corrected:** The FDC shall be located on the front of the buildings within 100' of a hydrant (Location to be approved by fire official). *FDC is shown on sheet A-103 for the collision center in an acceptable location.*

August 8, 2013 Bob Maxey Ford Expansion 2798 E. Grand River Site Plan Review Page 2 of 2

- B. **Corrected for the Collision Center:** The location, size, gate valve, and connection of the fire protection lead shall be indicated on the utility site plan.
- 3. **Corrected:** The applicant is showing the addition of one hydrant to the west of the body shop building. However, due to the proposed spacing and access routes, at least one additional hydrant will be required on the east side of the buildings.

IFC C103.1

4. **Corrected:** Where fire hydrants are subject to impact and damage by motor vehicles, guard posts or other approved means of protection shall be provided in accordance with Section 312 of the IFC.

IFC507.5.6

5. **Second Request:** The location of a key box (Knox Box) shall be indicated on future submittals. The Knox box will be located adjacent to the front door of the structure.

IFC 506.1

This proposed plan represents challenges regarding providing adequate access to and from the proposed buildings. It is suggested the designer and applicant meet with a fire department representative to discuss concerns and alternative solutions.

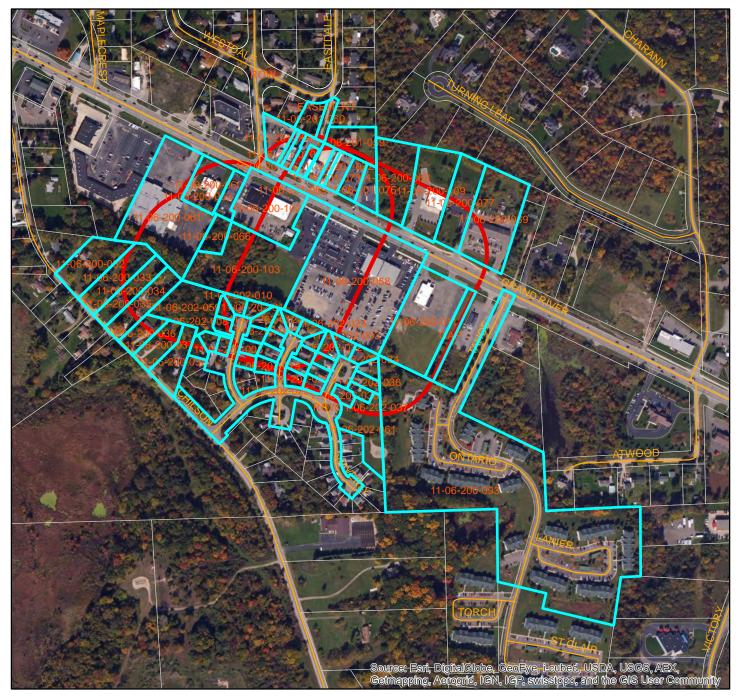
Additional comments will be given during the building plan review process (specific to the building plans and occupancy). If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

Michael Evans Deputy Fire Chief

cc: Kathryn Poppy - Kathryn@Genoa.org

300 Ft Buffer for Noticing





Miles 0 0.0276.055 0.11 0.165 0.22 Maxey Ford Expansion Applicant: Mike Maxey Parcel: 11-06-200-058 & 103

Meeting Date: August 12, 2013

July 12, 2013



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

July 26, 2013

To Whom It May Concern:

There will be a hearing for a Special Land Use Permit in your general vicinity on Monday, August 12 at 6:30 p.m. at Genoa Township Hall, located at 2911 Dorr Road, Brighton, Michigan.

The property in question is located at Maxey Ford, 2798 E. Grand River Avenue, Howell MI 48843. The Special Land Use has been requested for a proposed service center expansion, new collision center, and parking lot addition. The request is petitioned by SRM Associations, LLC.

Materials relating to this request are available for public inspection at the Genoa Township Hall during regular business hours. If you have any questions or objections in this regard, please be present at the public hearing noted above. Written comments may be addressed to the Planning Commission.

Sincerely,

Kelly VanMarter Assistant Township Manager / Community Development Director KKV/kp

SUPERVISOR Gary T. McCririe

CLERK Paulette A. Skolarus

TREASURER Robin L. Hunt

MANAGER Michael C. Archinal

TRUSTEES

H. James Mortensen Jean W. Ledford Todd W. Smith Linda Rowell

IMPACT ASSESSMENT FOR "BOB MAXEY FORD DEALERSHIP EXPANSION"

GENOA TOWNSHIP, LIVINGSTON COUNTY MICHIGAN

Prepared for:

Bob Maxey Ford 2798 E. Grand River Howell, Michigan 48843 517.545.5700

Prepared by:

BOSS ENGINEERING COMPANY 3121 E. GRAND RIVER HOWELL, MICHIGAN 48843 517-546-4836

July 29, 2013

INTRODUCTION

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

DISCUSSION ITEMS

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

Prepared By : BOSS ENGINEERING COMPANY 3121 E. Grand River Howell, Michigan 48843

Prepared For: Bob Maxey Ford 2798 E. Grand River Howell, Michigan 48843

B. Description of the site, including existing structures, man made facilities, and natural features, all-inclusive to within 100' of the property boundary.

Bob Maxey Ford is located on 11.27 acres on the south side of Grand River Avenue between Tenpenny Furniture to the west and Howell Elks Lodge to the east. Approximately 6.75 acres of the property is currently being used by the automobile dealership. The remainder of the site (4.52 acres) has been left in its natural state and undeveloped except for a retention basin in the southwest corner of the property.

The property is at a high point along Grand River Avenue with a majority of it sloping south and west to the existing retention basin area. A portion of the property sheet flows to the east. The total elevation change across the property is approximately 32 feet. The undeveloped portion of the property is covered with scattered trees, brush and native grasses.

Existing utilities on-site and abutting the site include a 12" watermain along the south side of Grand River Ave., and a 8" watermain running through the center of the property. The sanitary sewer service is provided to the dealership through a sanitary lead which connects to the public sewer located near the southeast corner of the property. The storm sewer system is self contained on site.

Grand River Avenue is a five (5) lane roadway under the jurisdiction of the Michigan Department of Transportation (M.D.O.T.) with curb and gutter, and a center left turn lane.

Also, a small portion of the existing parking lot currently extends into the Grand River Avenue rightof-way by 4 feet. Section 24.10 of the Genoa Township Ordinance states "Where a nonconforming front setback, parking lot setback or green belt is created as a result of additional road right-of-way width being acquired by a road agency, the building or parking lot may be improved or expanded without the need to obtain a variance from the ZBA, providing the following conditions are met:"

1. Conformed Prior to Right-of Way Widening – Even though Boss Engineering has been working on the site since 1998, we do not have any record of the original site plan and how it related to

the Grand River right-of-way. The asphalt was installed prior to the previous owner purchasing the dealership which was in 1996.

2. Will Not Decrease Conformity – Our plan is to leave the front area untouched. Therefore, not decreasing the conformity.

C. Impact on natural features: A written description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.

As previously mentioned, the subject site slopes gradually from Grand River towards the southwest. The U.S.D.A. Soil Conservation Service "Soil Survey of Livingston County" indicates the soils to be as follows:

Percent of Site	Name	Percent Slopes
100%	Miami Loam	2-6%

The site contains no streams, creeks, lakes or regulated wetlands per the National Wetland Inventory Plan prepared by the United States Department of the Interior, and site visit.

The undeveloped portion of the site contains a mix of trees, brush and grasses.

D. Impact on storm water management: description of soil erosion control measures during construction.

Most of the existing storm drainage runoff is captured in a retention basin located at the southwest corner of the property. The area where the service center expansion is proposed and the new body shop location, is currently paved and part of the automobile dealership. The only increase in impervious surface will be for the parking lot expansion located in the center portion of the property. This area will drain into the proposed expanded retention basin. A storm water forebay will be added to the storm treatment system per the requirements of the Livingston County Drain Commission to pre-treat the storm water runoff.

The Livingston County Drain Commissioner must issue a Soil Erosion Control permit to ensure proper soil erosion control measures are used during construction. All requirements will be met including temporary drainage control, temporary dust control and runoff control. The following methods will be used as required, diversion berms, geotextile sediment control fences, diversion ditching, and slope stabilization. Stone filters will be installed on catch basins, inlets and pipe inlets. Finish grades, redistribution of top soil and lawn will be installed upon building and paving construction completion. Pavements, swales, basins, etc will be cleaned after construction and properly maintained by Maxey Ford.

At the time of construction, there may be some temporary dust, noise, vibration and smoke, but these conditions will be of relatively short duration and shall be controlled by applying appropriate procedures to minimize the effects, such as watering if necessary for dust control and working near adjacent buildings only during daytime hours.

E. Impact on surrounding land use: Description of proposed usage and other man made facilities; how it conforms to existing and potential development patterns. Effects of added lighting, noise or air pollution which could negatively impact adjacent properties.

The owner is proposing to construct a 10,139 square foot expansion to the existing service center located on the east side of the dealership. The expansion will allow for the servicing of up to 15

vehicles at one time. The project also includes the reconfiguration and expansion of the existing parts and service area. The hours for the dealership vary depending on the services needed and the day of the week.

In addition to the service center addition, Maxey Ford will be relocating the collision center from Victory Drive to behind the dealership. The new collision center is be 17,083 square feet in size and it will contain the body shop, paint shop and alignment center. The staff and most of the equipment from the existing center will be relocated to the new facility.

With the service center expansion and addition of the collision center, a portion the of the existing site lighting will be removed and replaced with new light fixtures designed to meet the current Genoa Township lighting ordinance.

Included with this submittal are new identification elements required by Ford. Plans have been prepared by Ford and the Cityscape to shown the proposed additions.

F. Impact on public facilities and services: Description of number of residents, employees, patrons, and impact on general services, i.e., schools, police, fire.

The development will be served by public water and sewer systems adjacent to the site. In addition to connecting the new collision to the public sanitary sewer system, the existing used vehicle building will be connection to the sewer and water system. Currently the used vehicle building is on a pump and haul arrangement.

G. Impact on public utilities: Description of public utilities serving the project, i.e., water, sanitary sewer, and storm drainage system. Expected flows projected in residential units.

The site is located within the Genoa-Oceola Sanitary Sewer District. The applicant will work with Township staff to determine the number of Residential Equivalent Units (R.E.U.) for the proposed use.

Because the storm sewer system is located entirely on the site, limited impact is anticipated from storm events. The retention basin will be expanded to mean current Livingston County Drain Commission requirements and include a forebay for pretreatment. Much of the existing and proposed site sheet flows towards the existing retention basin.

All other utilities, including gas, electric, and telephone are available at the site and are not expected to increase in size or capacity. All proposed dry utilities will be underground.

H. Storage or handling of any hazardous materials: Description of any hazardous materials used, stored, or disposed of on-site.

The automobile fluids (new and used) kept on site will be stored or disposed of in accordance with current local, state and federal requirements.

Impact on traffic and pedestrians: Description of traffic volumes to be generated and their effect on the area.

Based on the Institute of Transportation Engineers Publication TRIP GENERATION manual for automobile care centers, the number of trips in an average weekday is 1500, with the peak being between 4:00 PM and 6:00 PM.

Traffic Impact Statement

Bob Maxey Ford is located on Grand River Avenue which is under the jurisdiction of the Michigan Department of Transportation. The five lane road has two west and two east bound lanes with a center turn. Michigan Department of Transportation has no plans to make any modifications to the current configuration of the road.

There are three drive approaches onto the site from Grand River. The first two are on either side of the new vehicle showroom, and the final drive approach is a shared approach with the development to the west. No improvements are proposed for the three approaches.

With the expansion of the service, the dealership is anticipating a small increase in traffic due to the additional services. The reason for the building addition is to allow the dealership to keep vehicles being serviced inside the building, instead of moving vehicles in and out as parts become available.

Maxey Ford currently has a collision just to the east of their property on Victory Drive. The intent is move their entire collision center operation to their main facility. The new building will be able to handle a similar number of vehicles being serviced. There should be little or no increase in traffic on Grand River with the move of their collision from their existing site to this property. The customers currently using the existing facility are already using Grand River Avenue to access the facility. The traffic will be shifted down the street to the relocated collision center. Therefore, the existing road network can accommodate the minimal increase in the additional new vehicle trips the development is anticipated to generate.

J. Special provisions: Deed restrictions, protective covenants, etc.

None

K. Description of all sources:

- Genoa Township's Submittal Requirements For Impact Assessment/Impact Statement
- Genoa Township Zoning Ordinances
- Soil Survey of Livingston County, Michigan, U.S.D.A. Soil Conservation Service
- Trip Generation 6th Edition, Institute of Transportation Engineers

PROPERTY DESCRIPTION:

(Per Metropolitan Title Company, Commitment No. NU-412578, effective date March 28, 2002 at 8:00 A.M.): Revision E, May 13, 2002

the Township of Genoa, Livingston County, Michigan, described as follows: Parcel 1: A part of the Northeast fractional 1/4 of Section 6, Town 2 North, Range 5 East, Parcel 1: A part of the Northeast fractional 1/4 of Section 6, Iown 2 North, Kange 5 Last, described as follows: Commencing at the East 1/4 corner of said Section 6; thence N 87'31'15" W 804.54 feet; thence N 1'34'30" E 1022.16 feet; thence N 60'06'45" W 616.07 feet along the centerline of Grand River Avenue to the point of beginning of the land to be described; running thence N 60'06'45" W 531.00 feet along the centerline of Grand River Avenue; thence S 29'53'15" W 570.00 feet; thence S 60'06'45" E 531.00 feet; thence N 2953 15" E 570.00 feet to the point of beginning. Parcel 2: Part of the Northeast 1/4 of Section 6, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, Described as follows: Commencing at the East 1/4 corner of said Section 6; thence N Described as follows: Commencing at the East 1/4 corner of said Section 6; there N 87'24'40" W 1616.81 feet along the East-West 1/4 line to a found iron rod; thence N 01'33'53" E 796.77 feet to a found concrete monument; thence N 60'06'45" W 531.00 feet to a found concrete monument and to the point of beginning of the land to be described; running thence N 70'11'20" W 525.21 feet (recorded as N 70'16'30" W 525.00 feet) to a found 1/2 inch iron rod; thence N 30'12'43" E 166.40 feet (recorded as N 29'41'36" E 166.45 feet) to a found 1/2 inch iron rod; thence S 78'31'03" E 114.50 feet (recorded as 77'78'17' E 114'6 feat) the found 1/2 inch iron rod; thence S 78'31'03" E 114.50 feet (72'78'17') S 78738'13' E 114.55 feet) to a found 1/2 inch iron rod; thence N 21'31'08' E 173.16 feet (recorded as N 21'26'18'' E 173.06 feet) to a found 1/2 inch iron rod; thence S 173.16 6001/58" E 326.49 feet (recorded as S 60/0645" E) to a set 1/2 inch iron rod; thence N 29'52'49" E 105.14 feet to a set 1/2 inch iron rod; thence N 60'01'58" W 35.46 feet to a set 1/2 inch iron rod; thence N 29'52'49" E 183.46 feet and passing through the centerline of a curb cut to the centerline of Grand River Avenue; thence S 60'01'58" E 141.66 feet (recorded as S 60'06'45" E) along the centerline of Grand River Avenue; thence S 29'52'49" W 570.00 feet (recorded as S 29'53'15" W 570.00 feet) to the point of beginning.

Easement Forcen: Easement for Common Driveway as created, limited and defined in the document entitled Grant of Common Driveway Easement dated January, 15, 1997, recorded in Liber 2147, page 719, Livingston County Records.

: Item No. 11–06–200–058–201–47070, as to Parcel 1 : Item No. 11–06–200–103–201–47070, as to Parcel 2

(AFTER SITE PLAN APPROVAL AND PRIOR TO ISSUANCE OF THE LAND USE PERMIT A PARCEL COMBINATION WILL BE COMPLETED)

CONSTRUCTION NOTES

THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES AND ANY WORK INVOLVED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT 1. THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS

2. DO NOT SCALE THESE DRAWINGS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION

3. A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION

4. IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.

5. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATION 6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.

PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.

. ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS 9. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF

CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.

10. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START O CONSTRUCTION. 11. THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE

LITH ITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING IRRIGATION LINES AND PRIVATE LITH ITY LINES. 12. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.

13. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.

14 THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION UMITS" BROOM CLEAN AT ALL TIMES

15. THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION

16. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT. EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II).

17. ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION

18. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. 19. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.

20. DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.

21. IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THA MAY BE REQUIRED BY THE ENGINEER.

22. NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY

24. ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDED OR SEEDED AS SPECIFIED OR DIRECTED BY THE ENGINEER.

25. ALL ROOTS, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL. WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS. 26. TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC

CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.

27. ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.

28. AFTER REMOVAL OF TOPSOIL. THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT 29. ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE

PRIOR TO COMPACTING.

30. NO SEEDING SHALL BE DONE AFTER OCTOBER 15 WITHOUT APPROVAL OF THE ENGINEER

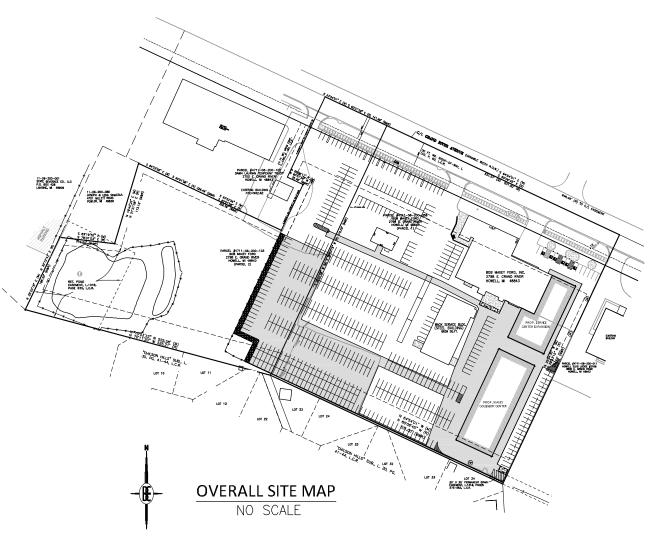
31. ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC, SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

32 SOIL FROSION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR LINTIL VEGETATION HAS BEEN RE-ESTABLISHED

33. ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCH MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.

SITE / CONSTRUCTION PLANS FOR **BOB MAXEY FORD OF HOWELL DEALERSHIP EXPANSION**

PART OF NE 1/4 SEC. 6, T.2N., R.6E. GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.





SHEET NO.	DESCRIPTION
C1	COVER SHEET
C2	SITE PLAN
C3	GRADING, DRAINAGE & SOIL EROSION CONTROL PLAN
C4	UTILITY PLAN
C5	LANDSCAPE PLAN
C6	LIGHTING PLAN
C7	EXISTING CONDITIONS & DEMOLITION PLAN
C8	CONSTRUCTION NOTES & DETAILS
C9	CONSTRUCTION NOTES & DETAILS
C10	MHOG SANITARY SEWER DETAILS
C11	MHOG WATER SERVICE DETAILS
	DRAWINGS PREPARED BY ARCHITECT
A-101	RENOVATED SALES BLDG. FLOOR PLAN
A-103	PROPOSED BODY SHOP PLAN
A-201	SALES: EXTERIOR ELEVATIONS
A-202	BODY SHOP: BUILDING ELEVATIONS

BOB MAXEY FORD DEALERSHIP EXPANSION



OWNER **BOB MAXEY FORD** 2798 E. GRAND RIVER HOWELL, MICHIGAN 48843 CONTACT: MR. MICHAEL MAXEY PHONE: 517-545-5700

CIVIL ENGINEER/LANDSCAPE ARCHITECT

40850 GRAND RIVER AVE, SUITE 200

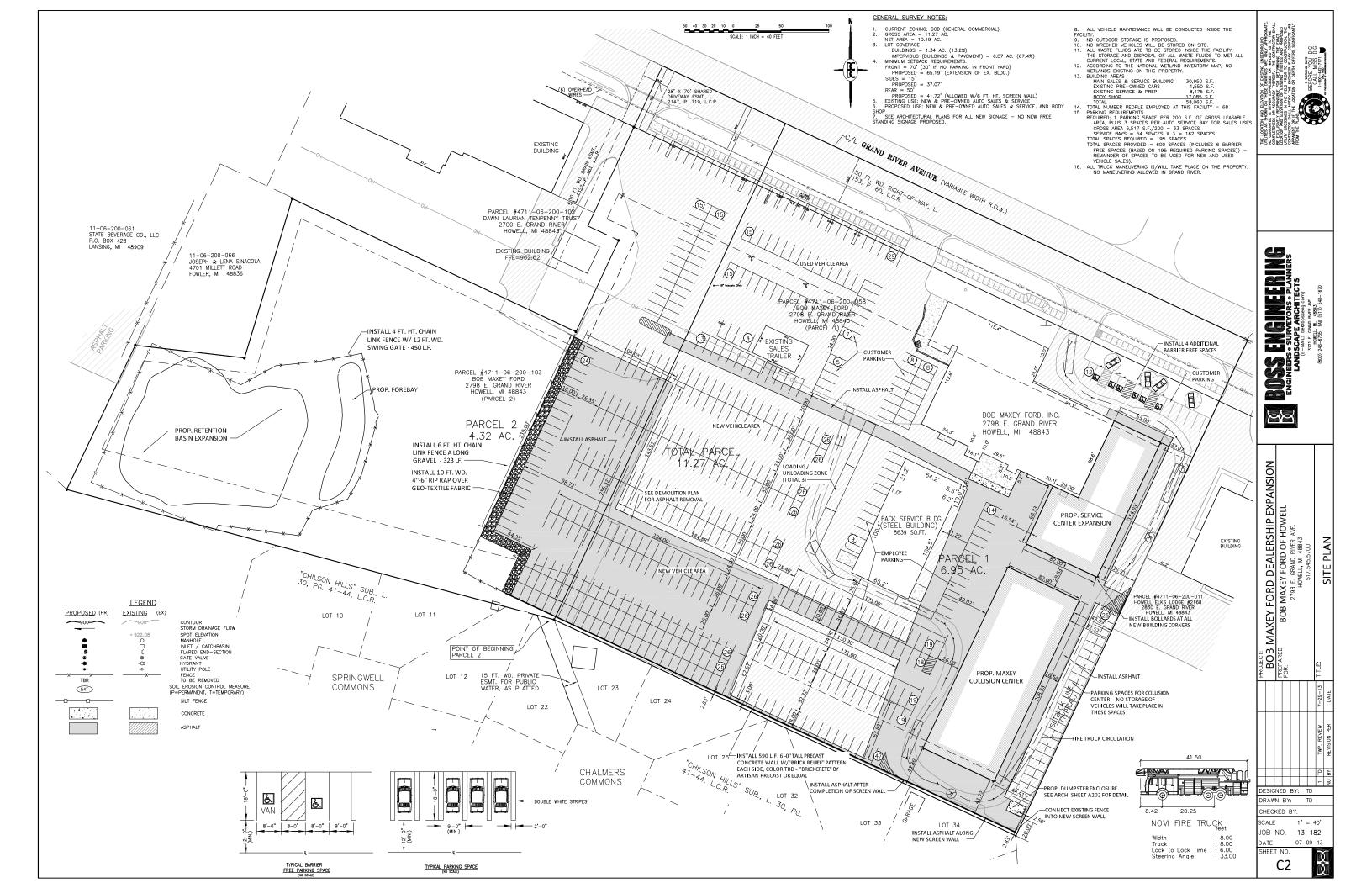


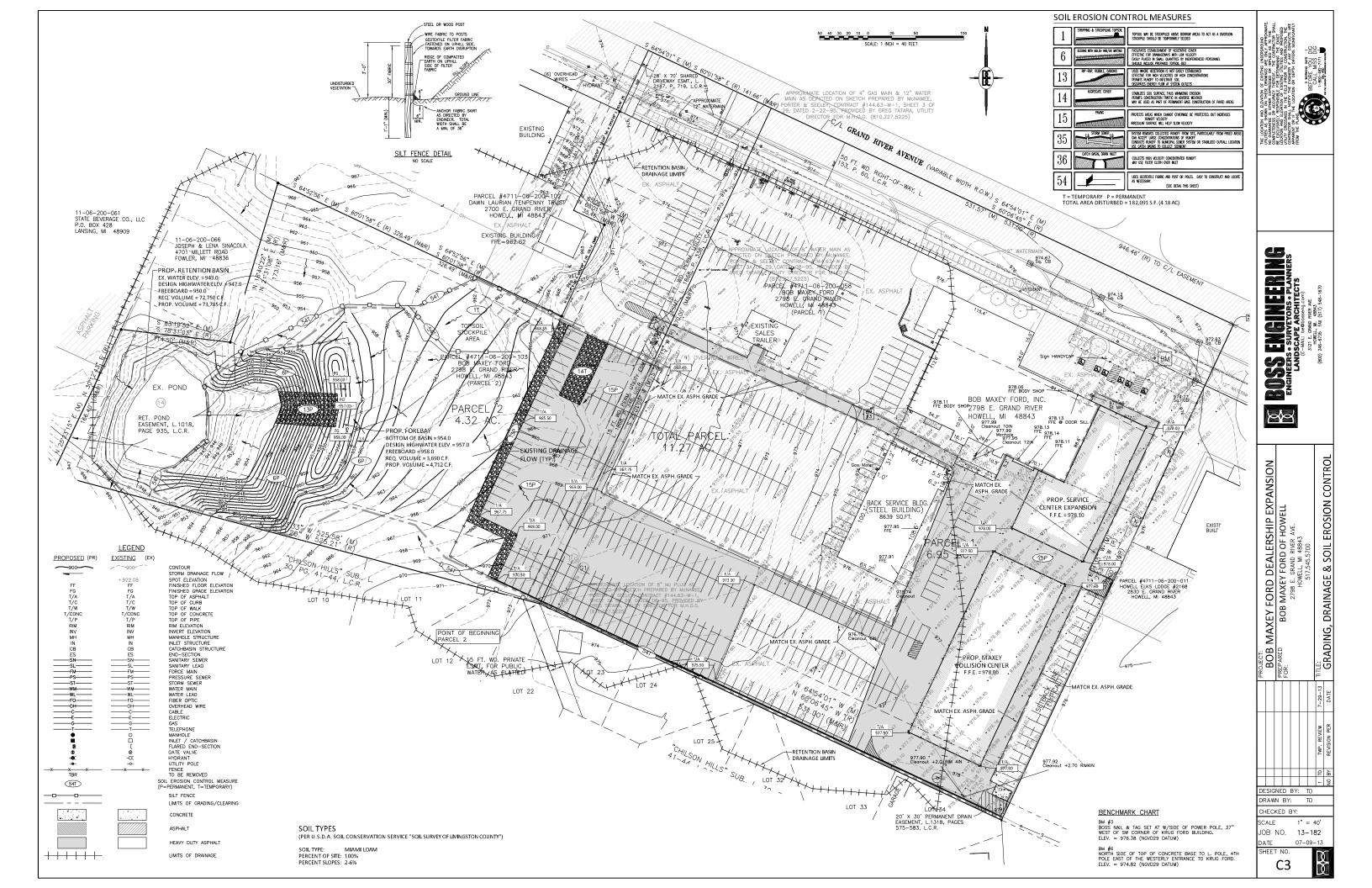
TWP REVIEW

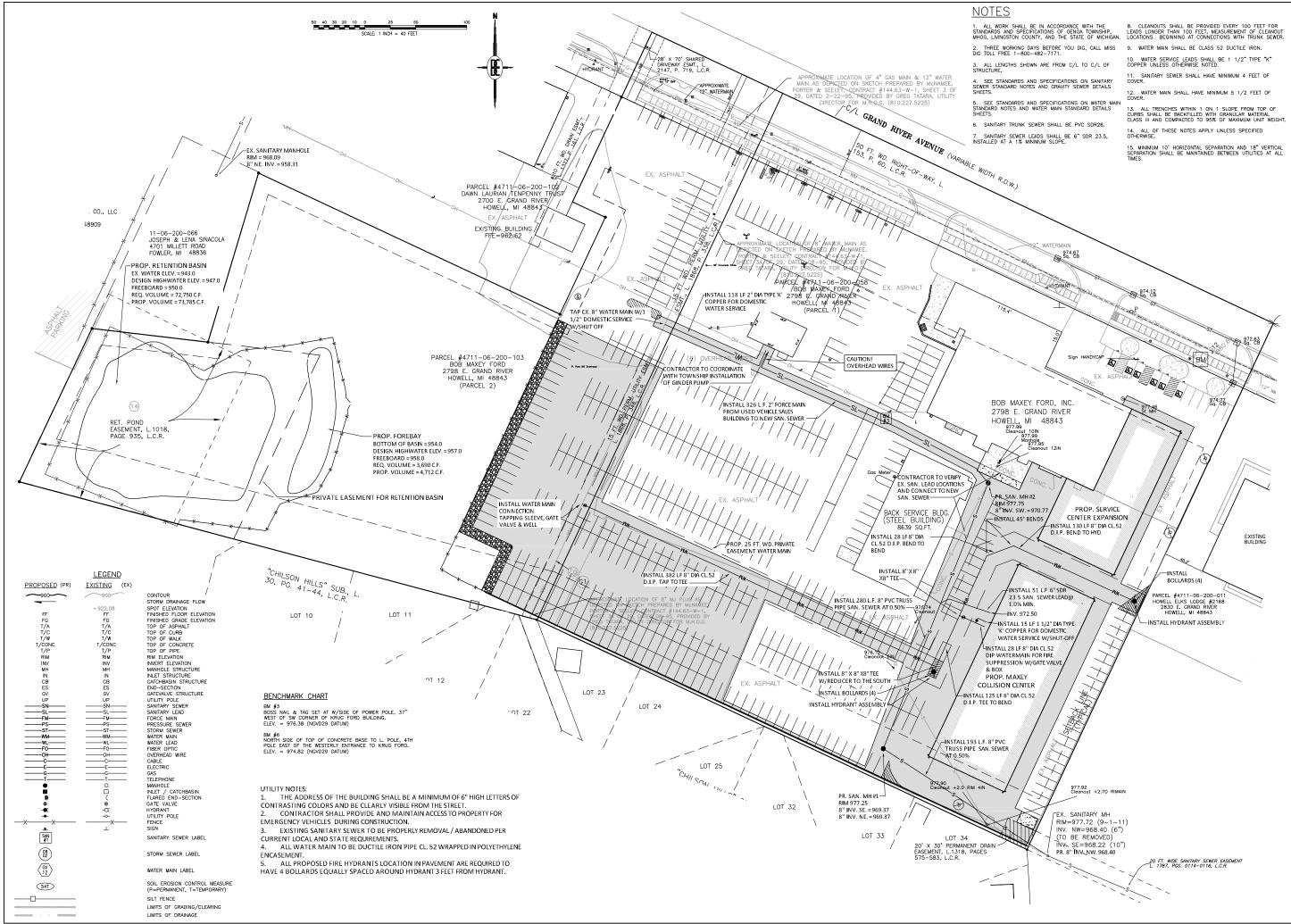
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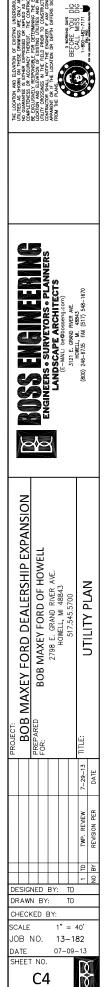
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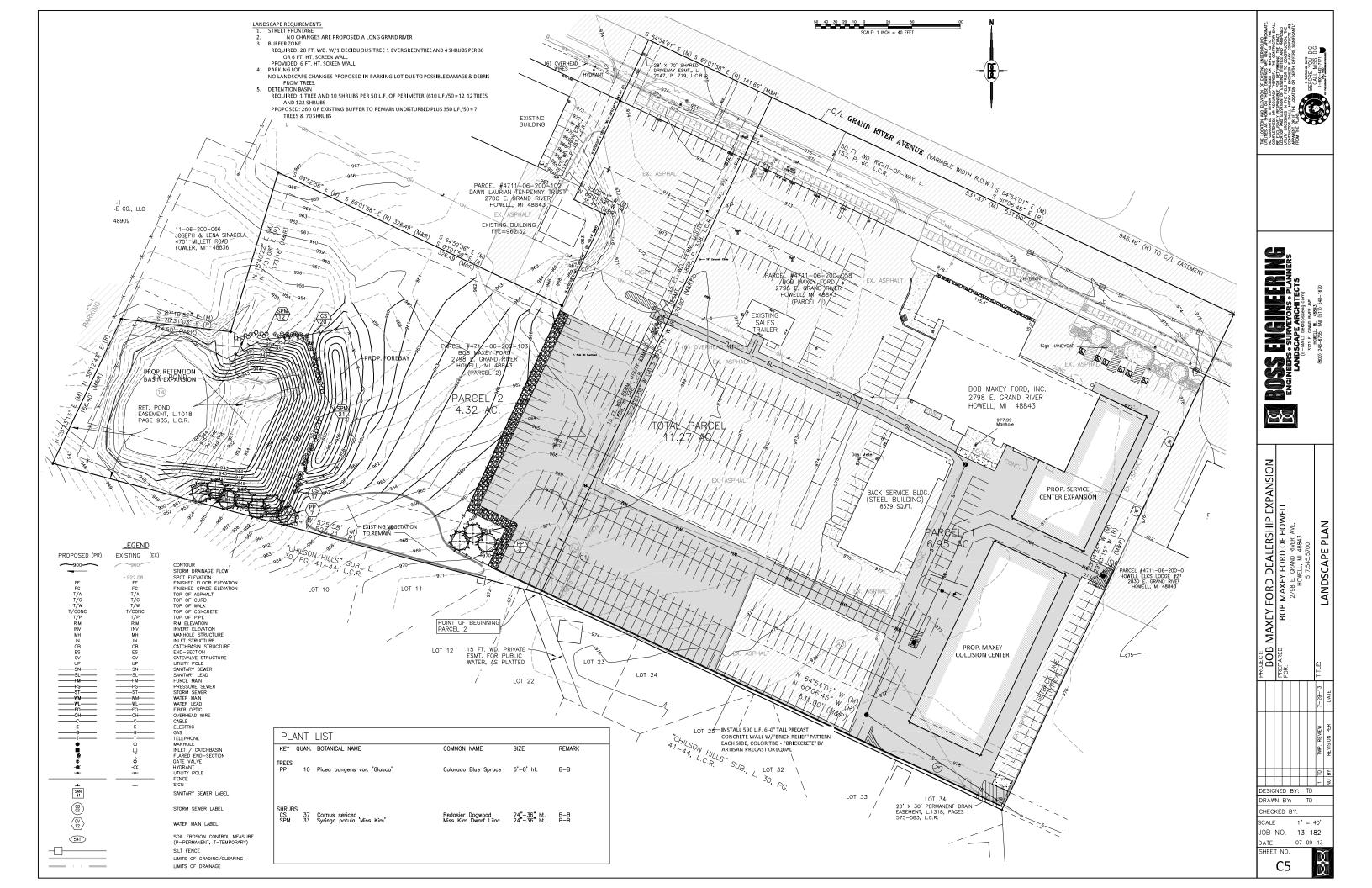
-29-13 ISSUE DATE: 7-09-

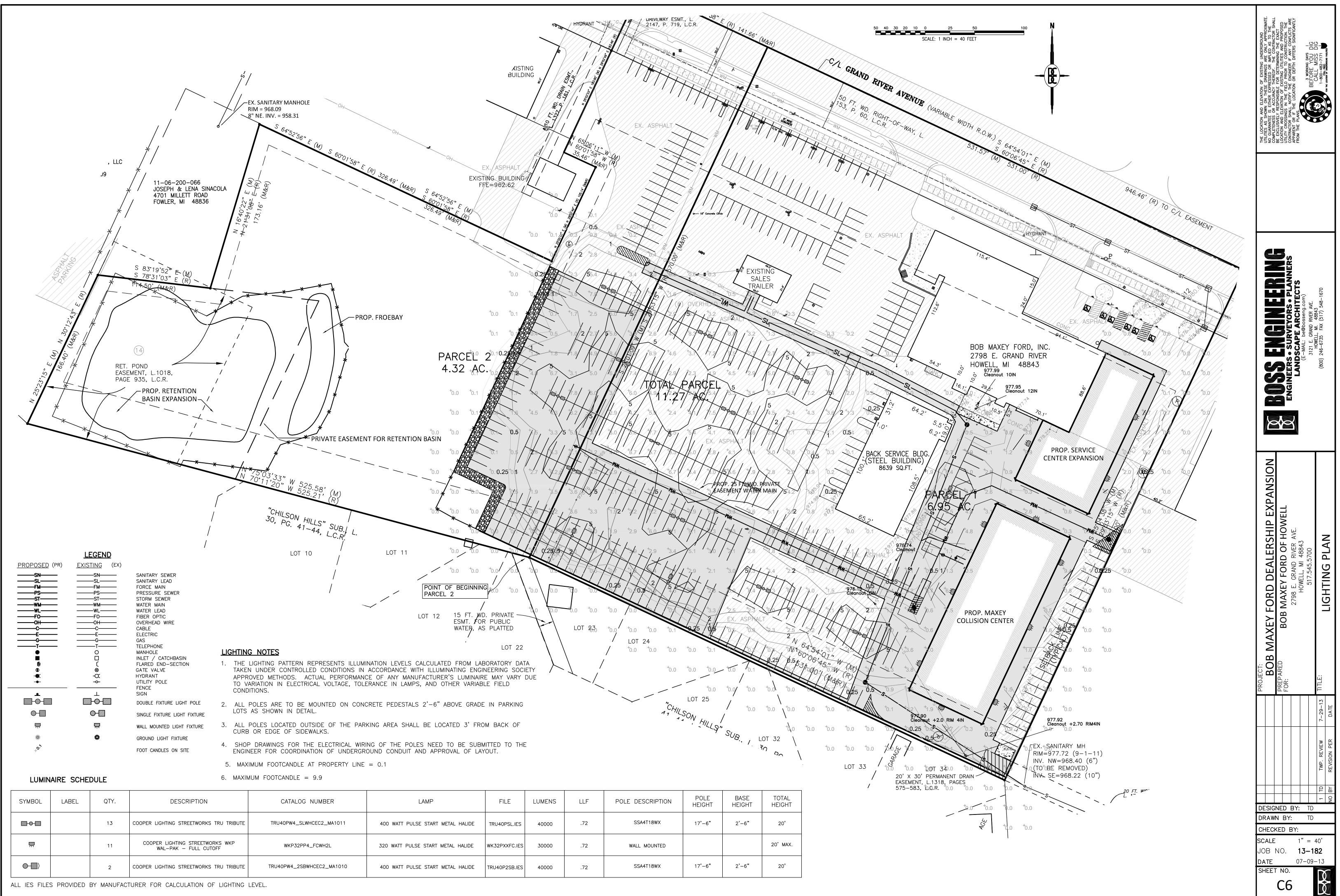




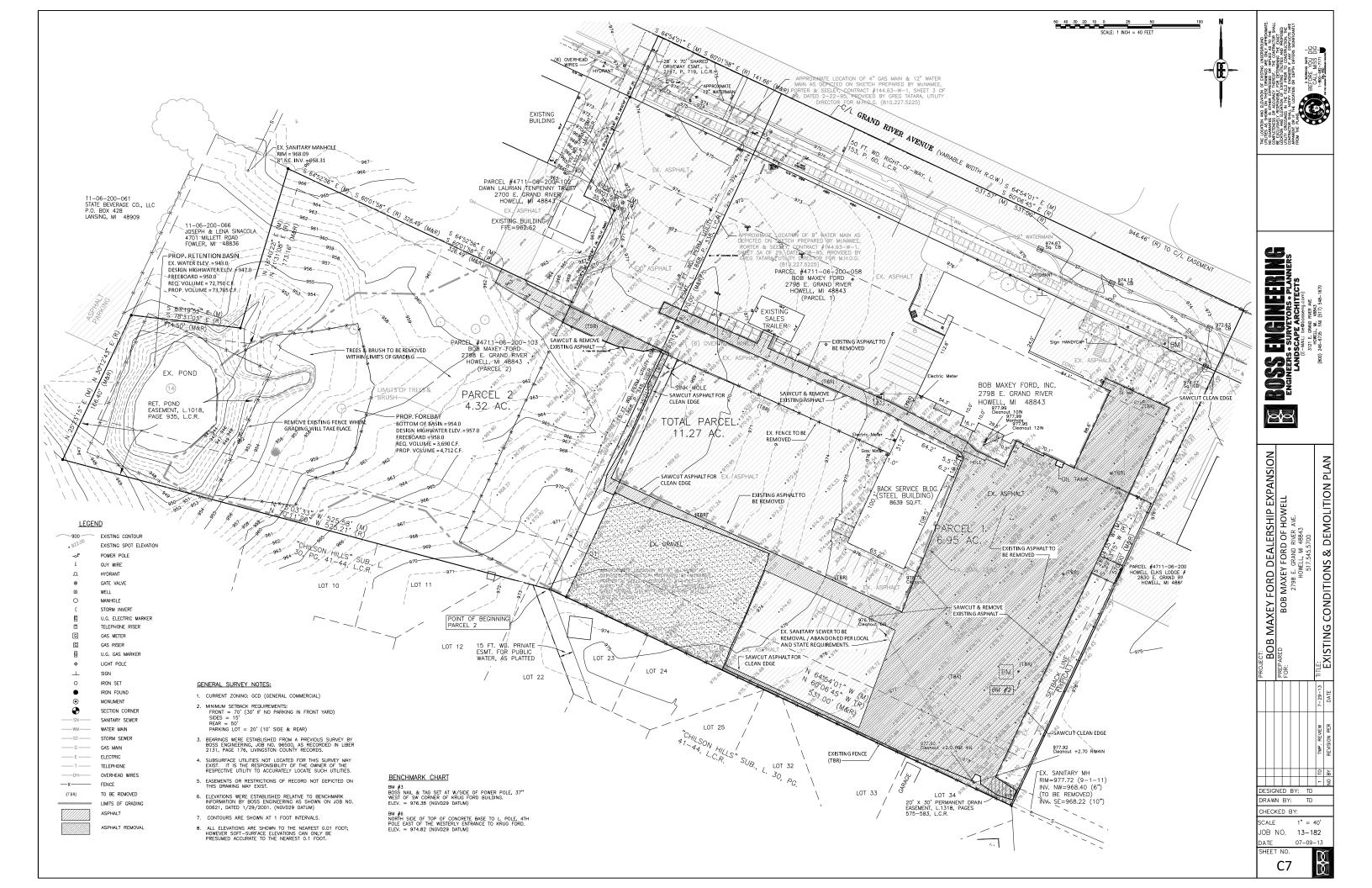








SYMBOL	LABEL	QTY.	DESCRIPTION	CATALOG NUMBER	LAMP	FILE	LUMENS	LLF	POLE DESCRIPTION	POLE HEIGHT	BASE HEIGHT	TOTAL HEIGHT
		13	COOPER LIGHTING STREETWORKS TRU TRIBUTE	TRU40PW4_SLWHCEC2_MA1011	400 WATT PULSE START METAL HALIDE	TRU40PSL.IES	40000	.72	SSA4T18WX	17'-6"	2'-6"	20'
T		11	COOPER LIGHTING STREETWORKS WKP WAL-PAK - FULL CUTOFF	WKP32PP4_FCWH2L	320 WATT PULSE START METAL HALIDE	WK32PXXFC.IES	30000	.72	WALL MOUNTED			20' MAX.
		2	COOPER LIGHTING STREETWORKS TRU TRIBUTE	TRU40PW4_2SBWHCEC2_MA1010	400 WATT PULSE START METAL HALIDE	TRU40P2SB.IES	40000	.72	SSA4T18WX	17'-6"	2'-6"	20'
ALL IES FILES PROVIDED BY MANUFACTURER FOR CALCULATION OF LIGHTING LEVEL.												



IGSTON COUNTY SOIL EROSION PERMIT TEMPLATE TEMPORARY CONTROLS AND SEQUENCE

1. NOTIFY LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO START OF GRADE WORK.

PRIOR TO START OF GRADE WORK. 2. IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974 THE PERMIT HOLDER SHALL CALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK. PERMITTING STANDARDS

3. (MPORTANT NOTICE) RETENTION/DETENTION PONDS SHALL BE EXCAVATED, TOPSOLED, SEEDED, WULCHED AND TACKED PROR TO THE START OF MASSIVE EARTH DISRUPTION. INCRESS/EXERCISS MUST HAVE LARCE CRUSHED ROCK TO REDUCE THE TRACKING OF SOL ONTO THE PUBLIC TRAFFIC AREAS. SEE DETAIL TIENS BELOW.

1. JOINT ARCAS. SEE DEIAIL NEWS BELOW.
4. 36" M.D.O.T. SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.

5. ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION.

UISTRIBUTION. 6. PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INDRESS/ECRESS AREAS OF THE STIE PRIOR TO THE START OF MASSIVE EARTH DERQHTION. DWPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FET.

RETENTION PONDS

7. RETENTION/DETENTION/SEDIMENTATION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE FARTH DISRUPTION

LAKIH USKUPIUM. 8. DETENTION POND OUTLETS SHALL BE OF THE STANDPIPE AND STONE FILTER SYSTEM, WITH TRASH SCREEN. OUTLET FLOW SHALL NOT EXCEED 0.20 CUBIC FET OF WATER PER SECOND/PER ARCH. POND MIKES SHALL HAVE A MINIMUM OF ONE (1) FOOT OF FREEBOARD. LAN EMERGENCY SHILWAY SHALL BE CONSTRUCTED WITHIN THE REEBOARD LEVEL.

9. THE EMERGENCY SPILLWAY FROM THE DETENTION POND SHALL BE SODDED AND PEGGED, OR RIP RAPPED, 15 FEET PAST THE TOE OF THE SLOPE OF THE BERM. DIKES AND BERMS SHALL BE FREE OF ALL ORGANIC MATTER.

10. 1. DITLE THE DEMOS STREED. IT ILL OF ALL DE FRACE WITH A 4' CHAIN LINK FERCE, INCLUDING A 12' ACCESS GATE FOR MAINTENANCE UNLESS MINIUMUS 5T. HORIZONTAL TO IT VERTICAL SUE SLOPES ARE PROVIDED. THE FERCE SHALL BE INSTALLED AT THE OUTER PORTION OF THE BERM, TO ALLOW FOR MAINTENANCE WORK TO BE DONE INSIDE THE FERCE.

FUN MINISTERVACE WURK TU BE LUNKE INSULE THE FEMCE.
12. ALL UNINPROVED DISTURBED AREAS SHALL BE STREPED OF TOPSOIL
WHICH WILL BE STORED ONSITE DURING THE EXCAVATING STAGE.
DIPSOIL PILES SHALL BE SEEDED AND MULCHED, OR MATTED WITH STRAW
IN THE NON-GROWING SEASON, IMAGUNELY AFTER THE STRIPPING
PROCESS IS COMFLETED, TO PREVENT WING AND WATER FROSION.
13. SOL EROSION CONTROLS SHALL BE MONTORED DAILY BY THE
ON-STE ENGINEER, OR CONTRACTOR, WHICHER CASE APPLIES.

SLOPES AND DITCHES

ON SITE DITCHES SHALL BE OF THE FLAT BOTTOM TYPE MINIMUM H OF 2' WITH A MINIMUM OF 3 HORIZONTAL TO 1 VERTICAL SIDE 14. ON WIDTH OF 2' SLOPES, 3:1.

SLOPES, 3-1. 15. DTOCHES WITH STEEP SLOPES WILL NEED FLOW CHECKS TO PREVENT SCOURNO OF THE DITCH BOTTOM. THESE SHALL BE INSTALLED AS DIRECTED BY THE ENKINEET OR INSPECTOR. 16. SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERMACING, OR OTHER PRORV APPROVED DEVICE.

STORM DRAINS

17. ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND DUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOLL MOVEMENT, AROUND THE STRUCTURE.

18. STORN WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER. A DURLAP AND PLAS STONE FILTER MAY BE USED. THREE LOVERS OF BRUAP RED. DUE TO THE PORGSTY OF THE BURLAP FILTER THE WINNING OF 1 TO F STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY. 10. BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL. 20. COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12' IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12' CAN BE BAFTLED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 20' DUMETER CODE SIZE. 21. ALL STORM DRAIN OUTLETS 15' IN DIAMETER OT LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.

THE CONTR AND THAT	ACTOF COMPI	TION SEQUENCE I IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED JANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ID ORDINANCES IS MAINTAINED THROUGHOUT EXECUTION OF THIS
1 DAYS	1.	INSTALL SILT FENCE AS SHOWN ON PLANS.
5 DAYS	2.	ROUGH GRADE AND INSTALL STORM DRAINAGE.
1 DAY	3.	INSTALL INLET PROTECTION ON STORM INLETS.
180 DAY	4.	START BLDG. CONSTRUCTION
4 DAYS	5.	INSTALL PAVEMENT
4 DAYS	6.	FINE GRADE AROUND BUILDING, SPREAD TOPSOIL, SEED OR SOD AS APPLICA
1 DAY	7.	REMOVE ALL EROSION CONTROL STRUCTURES.

1 DAY REMOVE ACCUMULATED SILT FROM ALL EXISTING DRAINAGE.

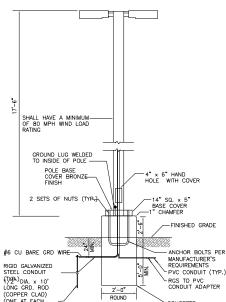
SWEEP PARKING LOT

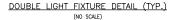
CONTROLS & MEASURES NARRATIVE

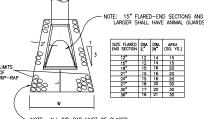
				1	ACTIVITY	DESCRIPTION
CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE					MAINTAIN LANDSCAPING, REPLACE MULCH	COLLECT GRASS, TREE, AND SHRUB CLIPPINGS. DISPOSE IN APPROVED CONTAINER, REPLACE DEAD SOD.
ACTIVITY	WEEKLY	MONTHLY	AS REQUIRED		NEI ENGE MOEGIT	TREES AND SHRUBS.
MAINTAIN LANDSCAPING, REPLACE MULCH	х	х	x		CLEAN INLETS	REMOVE LITTER, SEDIMENT, AND DEBRIS. DISPOSE OF IN APPROVED LANDFILL.
CLEAN INLETS		х	х		COLLECT LITTER	DISPOSE OF WITH INLET DEBRIS.
COLLECT LITTER	х		x		SWEEP PARKING LOT	REMOVE MUD, DIRT, GREASE AND OIL WITH PERIODIC SWEEPING
SWEEP PARKING LOT		х	X		DUST CONTROL	SPRINKLE WATER AS NEEDED

22. ALL STORM DRAINAGE PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED, AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROLS

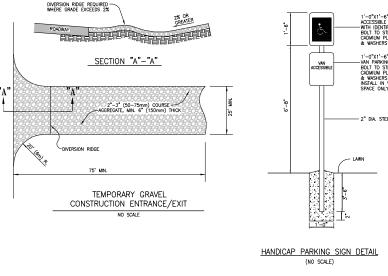
MAINTENANCE SCHEDULE FOR SOLE EROSION CONTROLS SILT SULFFORCE SHALL DE INSPECTOR WEEKLY AND AFTER EACH MAJOR STORM EVENT. MAINTENANCE SHALL INCLUDE RELIVAUAL OF ACCUMULATED SILT AND REPLACEMENT OF TORM SECTIONS. SILT FENCE SHALL BE REMOVED WHEN ALL CONTRIBUTING AREAS HAVE BEEN STABLIZED. TRACKING PAD SHALL BE INSPECTOR MONTHLY FOR ACCUMULATED DIRT. TRACKING PAD SHALL BE REMOVED MIMETATIVE PROR TO THE FIRST COURSE OF ASPHALT BEING LAID. D. DETENTION, REETING THE STALL BE INSPECTED QUARTERLY ON A PERMANENT BASIS. MAINTENANCE SHALL INCLUDE SEDMENT REMOVAL EMBANKENT SCHBULZTON, RETINGTING THE OUTLET STRUCTURE. IN COD CONDITION. NO THEE STALL SEDWENT MUST BE REMOVED AND DISFOSED OF PROPERLY WHEN THE SUMP IS FULL. S. COMMON AREAS SHALL BE STABLIZED NO LATER THAN 15 DAYS AFTER CRADE WORK, PURSUANT TO RULE 1709 (5).

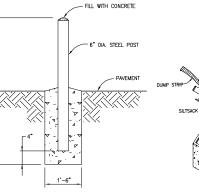






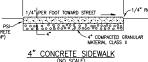
TYPICAL RIP-RAP DETAIL

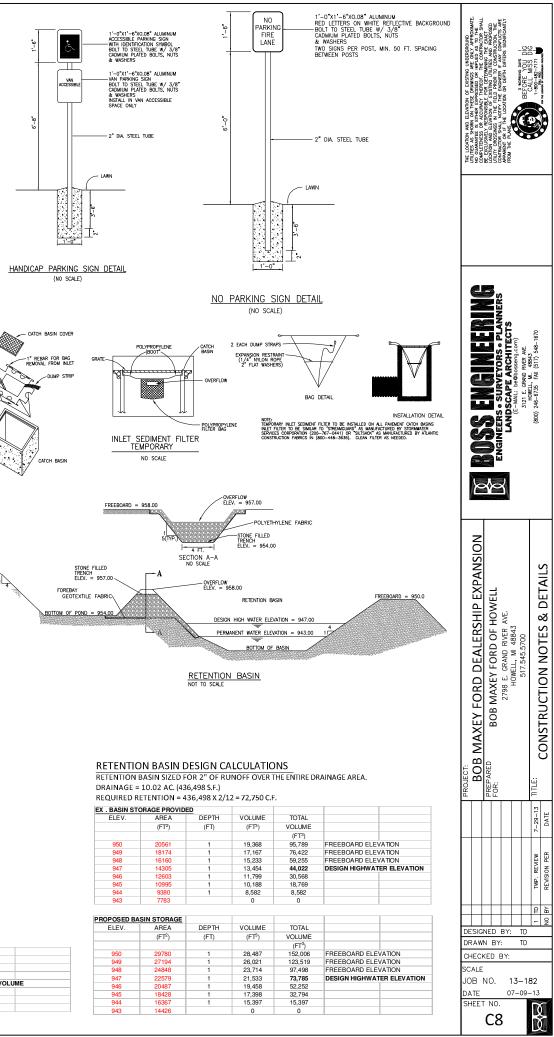




BOLLARD DETAIL (NO SCALE)







RETENTION DRAINAGE	= 10.02
REQUIRED	KETENT
EX . BASIN ST	ORAGE
ELEV.	AF
	(F
950	20
949	18
948	16
947	14
946	12
945	10
944	9
943	7

FOREBAY DESIGN CALCULATIONS	
OREBAY SIZE BASED ON 5% OF TOTAL VOLUME	
PROPOSED RETENTION = 73,785 C.F.	

FOREBAY VOLUME = 73,785 C.F. X 0.05 = 3.690 C.F

FOREBAY STC	DRAGE VOLUME	PROVIDED:				
			CUMMULATIVE			
ELEV	AREA	VOLUME	VOLUME			
958	8025	5740	10452		_	
957	3454	2766	4712	STORAGE VOLUME		
956	2078	1493	1946			
955	907	454	454			
954	0					

-FINISHED GRADE ANCHOR BOITS PER

THE LUWINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OFTAINED. FRR THE LUWINGSTON COUNTY DRAIN COMMISSIONER THE SEEDING, FERTLIZER AND MUICH MINIMUM QUANTIRES SHALL BE AS FOLLOWS: TOP-SOL 3[°] IN DEPTH GRASS SEED 218 LBS. DERA CRE FERTLIZER 150 LBS. PER ACRE STRAW MULCH STRAW MULCH MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, MULCHING, ETC.) HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 14, IN SUCH CASES STABILIZATION SHALL BE CREDIE WITH SEED AND STRAW MULCH WITH A TACKIFIER. (TV2+) DIA. x 10' LONG GRD. ROD (COPPER CLAD) (ONE AT EACH POLE)

STETL. THE DIVISION CONTROL DEPARTMENT OF BULLING & STETL. THE PERMIT WILL BE NEEDLD BY THE OWNER/DEVELOPER OF THIS PROJECT TO TAP TO THE LEGALLY ESTABLISHED COUNTY STORM DRAIN, THE OWNER/DEVELOPER SHALL MAKE A WIRTER REQUEST TO THE DRAIN COMMISSIONER TO REQUEST THE TAP TO THE STORM SEWER. THE FEES FOR SUCH TAP ARE AS FOLLOWS: A. NON REFUNDABLE ADMINISTRATIVE FEE OF \$50.00, TO BE PAID AT THE TIME OF APPLICATION. B. INSPECTION FEES ARE BASED ON TIME AND MATERIAL BASIS FROM PORT TO PORT FOR THE OT STELL INSPECTORS RATE, VENICLE MILLAGE, AND 0.5 HOURS OF REPORT PREPARATION TIME WILL BE CHARGED AS WELL AS ANY INCCESSARY MATERIALS. THE AND MATERIAL FEES ARE PAID AT THE COMPLETION OF THE TAP INSTALLATION.

- NOTE-

STABILIZATION

SANITARY SEWERS





GENERAL LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY AND SHALL BE NURSERY GROWN. ALL SIZES AND MEASUREMENTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIAL SHALL BE OF SELECTED SPECIMEN QUALITY AND HAVE A NORMAL HABIT OF GROWTH. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE APPHITERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT
- 2. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED STOCK OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT AND SECURELY WRAPPED AND BOUND.
- 3. ALL PLANT BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND OTHER EXTRANEOUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF 12 INCHES AND BACKFILLED TO GRADE WITH PLANTING MIX (SEE BELOW).
- 4. PLANTING MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL FROM ON SITE, 1 PART PEAT, AND 5 POUNDS OF SUPERPHOSPHATE PER CUBIC YARD OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED TO A UNIFORM CONSISTENCY.
- ALL PLANT BEDS AND INDIVIDUAL PLANTS SHALL BE MULCHED WITH A 4 INCH LAYER OF SHREDDED BARK MULCH.
- ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
- 7. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGORUS, THRINING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE GUARANTEE GUARANTEE PERIOD DEDI REVIEWED STORY SUMIL AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL REQUIREMENTS.
- EDGING, WHERE NOTED ON THE PLANS, SHALL BE BLACK ALUMINUM EDGING, 3/16⁺ x 4⁺, INSTALL PER MANUFACTURER'S INSTRUCTIONS. ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
- 9. SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUEGRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4 INCH, AND CUT IN UNIFORM STRIPS NOT LESS THAN TO INCHES BY 18 INCHES. SOD SHALL BE KEPT MOIST AND LAID WITHIN 36 HOURS ATTER CUTURNO. AFTER CUTTING

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A The responsibility of the contraction to establish a perfection of the stabilish a perfection of the stabilish and the perfect of the stabilish of the performance of the source of the source within a period of one month shall be replaced by the contractor, at no cost to the owner.

10. ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED. SEED MIXTURE SHALL BE AS FOLLOWS:

KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES: ADELPHI, RUGBY, GLADE OR PARADE) RUBY RED OR DAWSON RED FINE FESCUE 30% 30% ATLANTA RED FESCUE 20% 20% PENNFINE PERENNIAL RYE

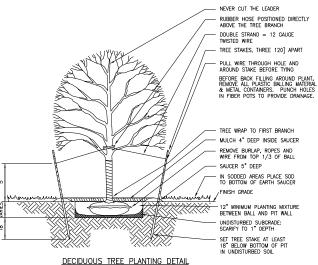
THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 POUNDS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL LAYER SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-20-10 ANALYSIS

10% NITROGEN: A MINIMUM OF 25% FROM A UREAFORMALDEHYDE SOURCE 20% PHOSPHATE

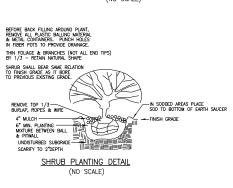
10% POTASH: SOURCE TO BE POTASSIUM SULFATE OR POTASSIUM NITRATE. THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10

POUNDS OF BULK FERTILIZER PER 1000 SQUARE FEET. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RESEEDED AND SUCH RESEEDING SHALL CONTINUE UNTL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.

- ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 4 INCH LAYER OF CLEAN, FRIABLE TOPSOIL. THIS SOLI SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.
- 13. ALL PLANT MATERIALS SHALL BE FREE OF WEEDS, INSECTS AND DISEASE.



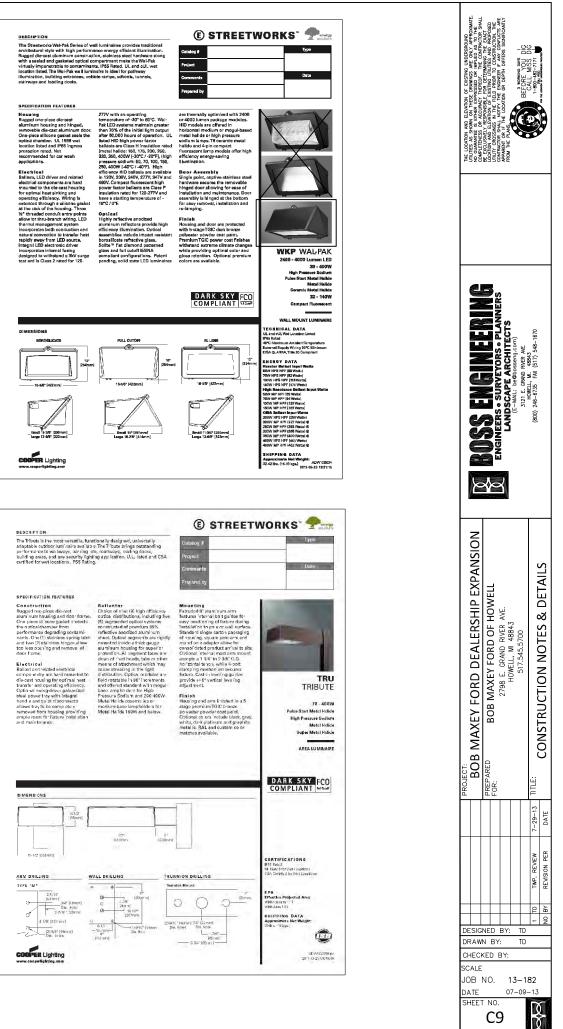
(NO SCALE)



BEFORE BACK FILLING AROUND PLANT, REMOVE ALL PLASTIC BALLING MATERIAL & METAL CONTAINERS. PUNCH HOLES IN FIBER POTS TO PROVIDE DRAINAGE. NEVER PRUNE EVERGREENS TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE RUBBER HOSE 1/2 UP TREE POSITIONED DIRECTLY ABOVE TREE BRANCH GUYING CABLE @ 3 GUYS PER TREE (120] APART) DOUBLE STRAND = 12 GAUGE TWISTED WIRE 4" MULCH -EARTH SAUCER 5" DEEP IN SODDED AREAS PLACE SOD TO BOTTOM OF EARTH SAUCER 2"X4"X30" STAKE SET BELOW FIN. GRADE REMOVE TOP 1/3 -10000000 OF BURLAP, ROPES & WIRE PLANTING MIX SUBGRADE 6" COMPACTED PLANTING MIX UNDER BALL

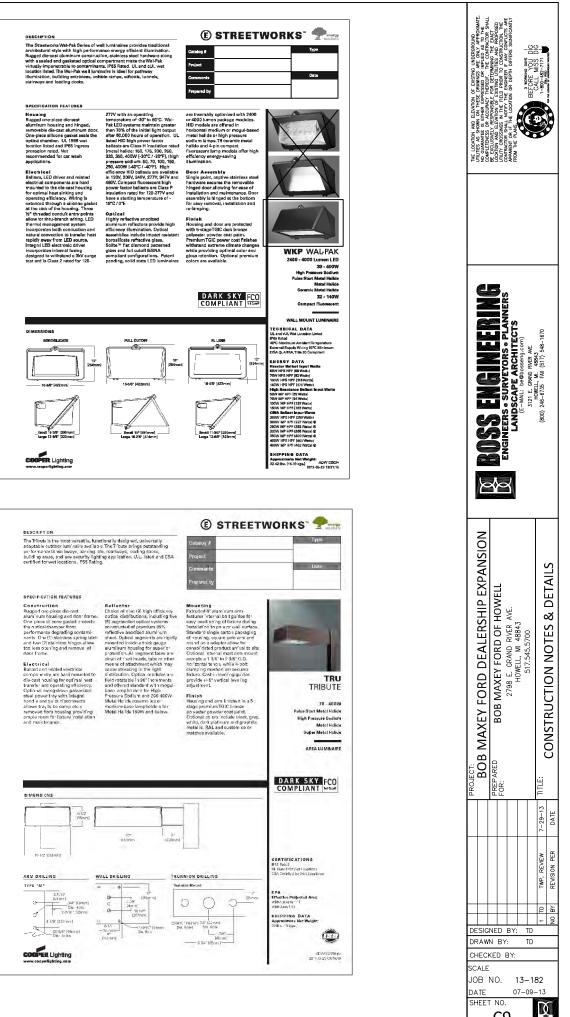
EVERGREEN TREE PLANTING DETAIL (NO SCALE)

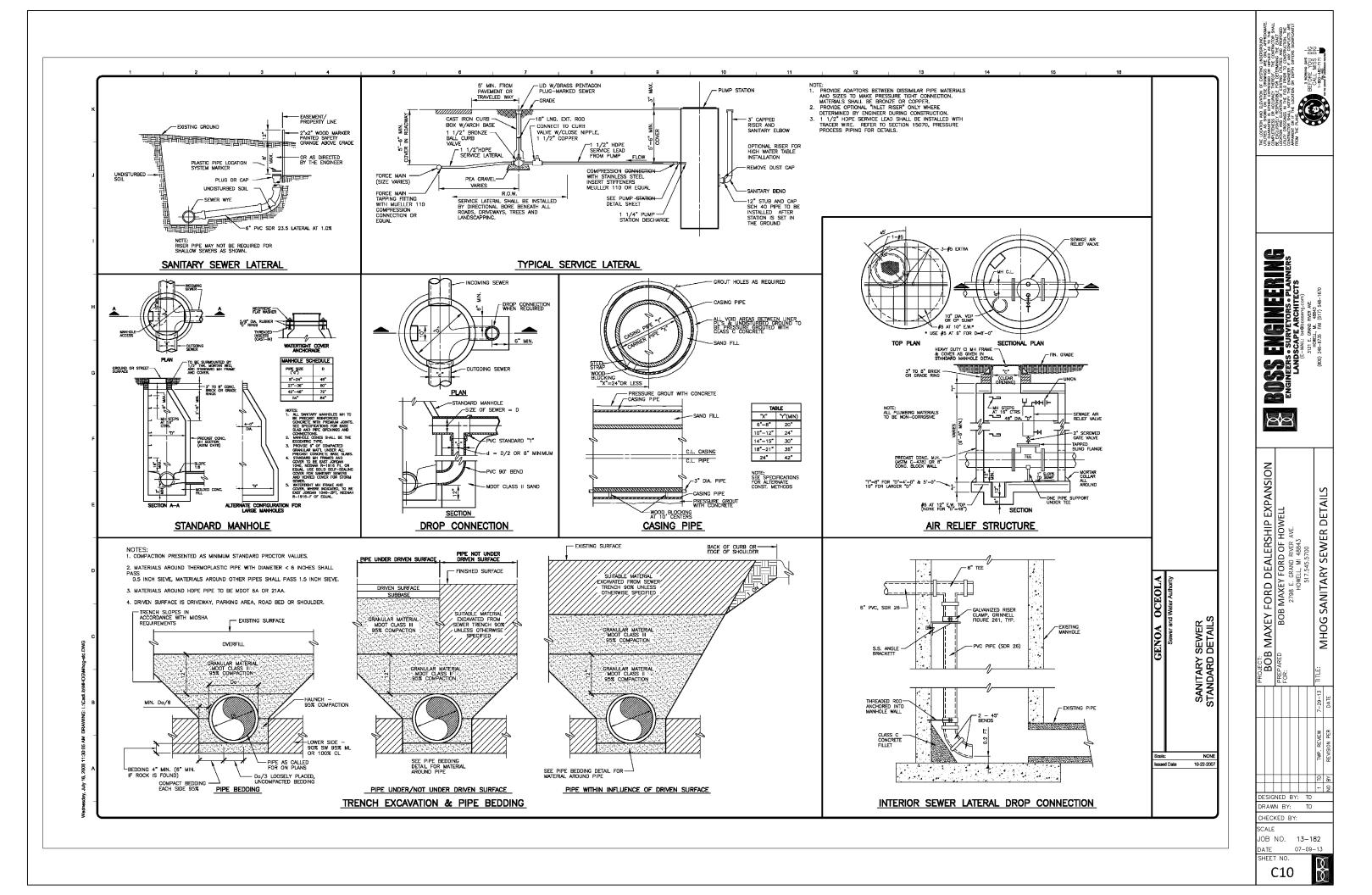


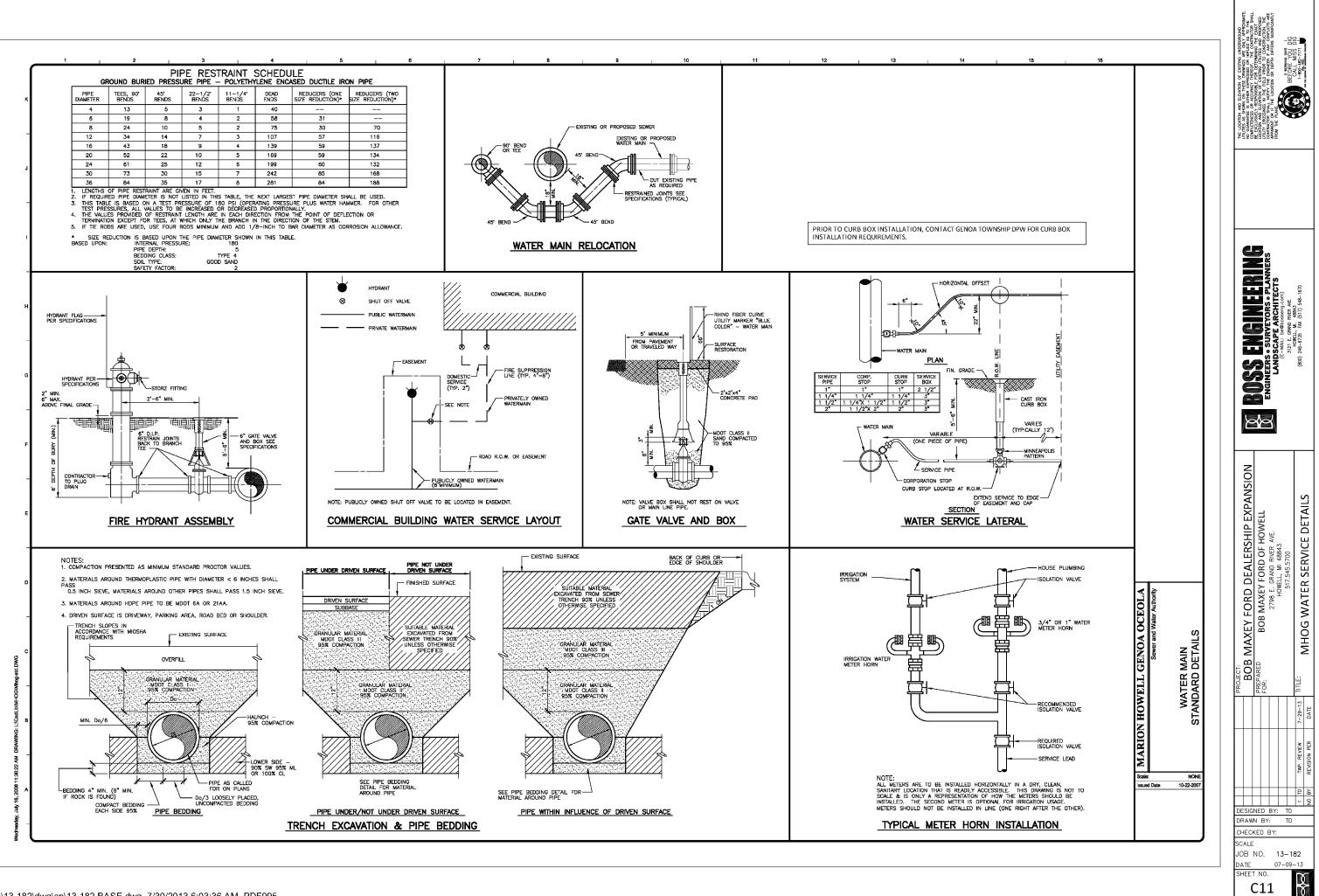


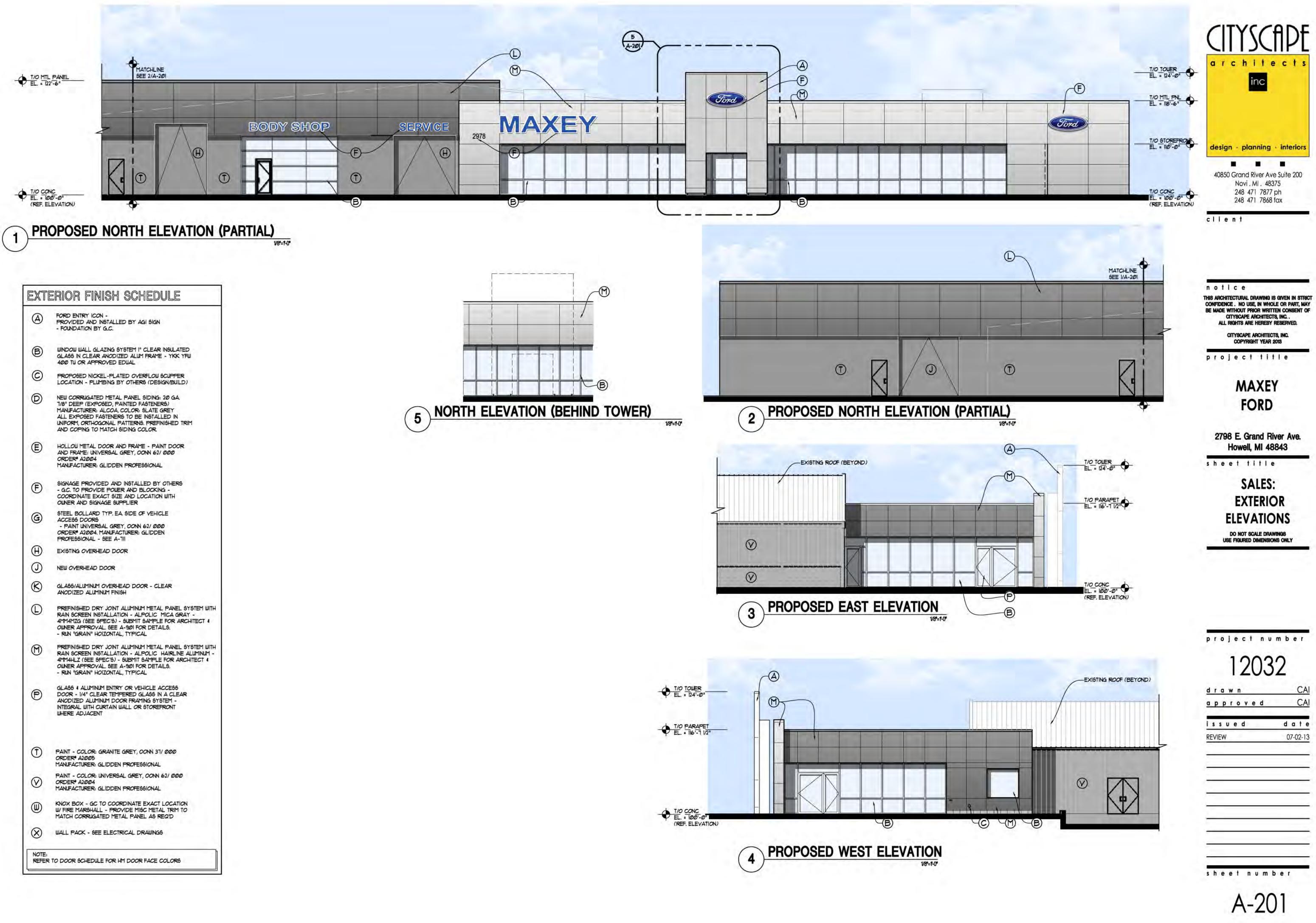
adaptabl performa building	als is the most versatile, functionally designed, universally, cultoric luminaries are labor if the Those brings sustanding near to wa kwaye, serving oils, roathways, posting doors, mass, and any security lighting app loation. U.L. Isted and C or wet locations. PSS flating.

Rugged one-piece die-cast aluminum housing and door frame.	Chnice of nine optica distribu
One piece sill cone gasket protects	(5) segmented
the optical champer from	constructed of
performance degrading contami-	reflective anot
nants. One (1) stainless spring latch	sheet. Optical
and two (2) stainless hinges allow	mounted insid
too less ocening and removal of	aluminum hou
door frame.	protection. All cloan of rivet h
Electrical	means of attac
Ballast and related electrical	cause streakin
componentry are hard mounted to	d stribution. O
die-cast neusing for optimal neat	field rotatable
transfer and operating efficiency.	and offered st
Optional swing-down galvanized	base ampholo
steel power tray with integral	Pressure Sodie
hand e and guick disconnects	Metal Halide a
allows tray to be completely	modium-base
removed from housing providing	Metal Halide 1
ample room for fixture instal ation and maintenance.	
and maintenance.	



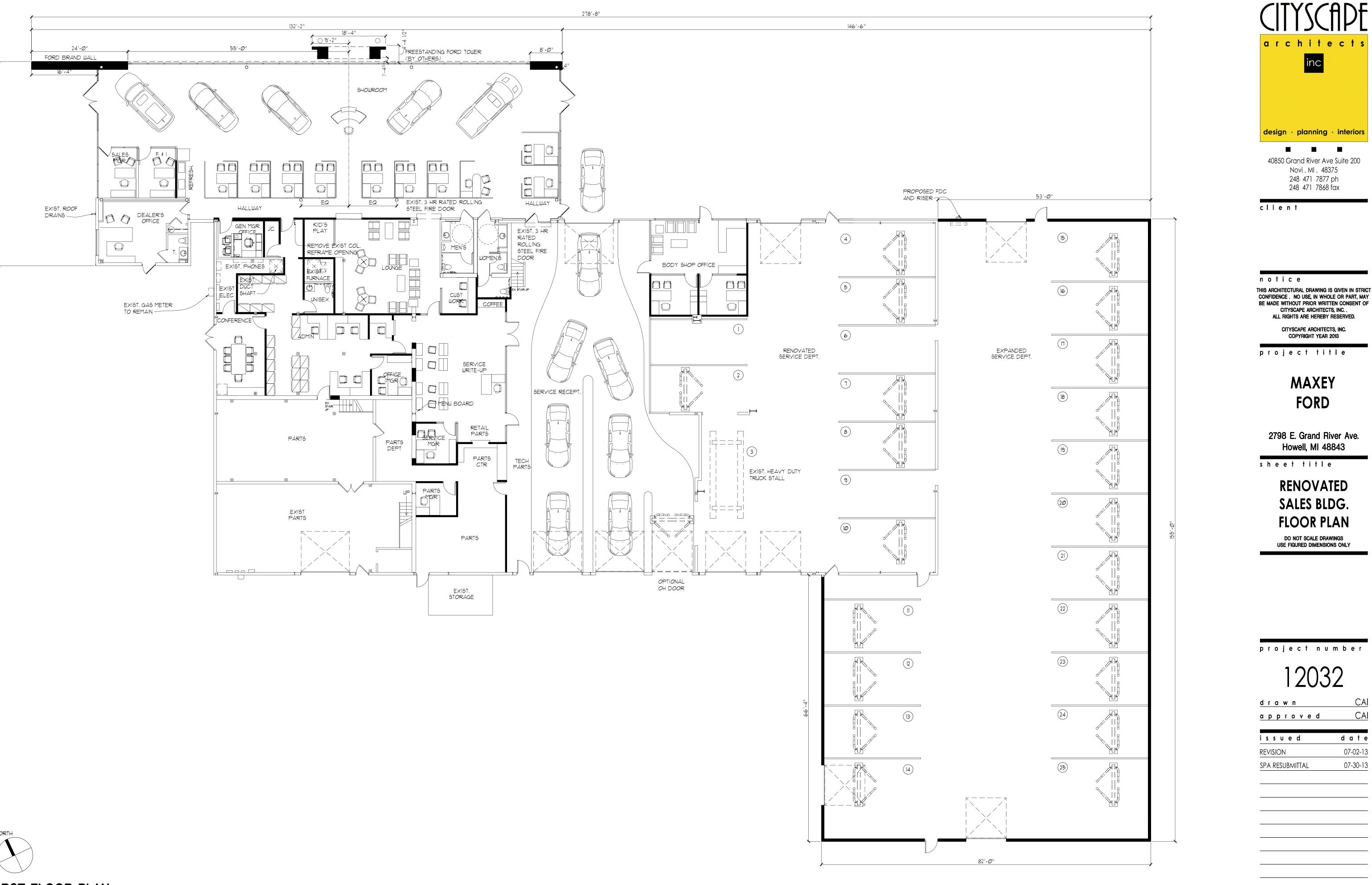






٨	FORD ENTRY ICON - PROVIDED AND INSTALLED BY AGI SIGN - FOUNDATION BY G.C.
₿	WINDOW WALL GLAZING SYSTEM I" CLEAR INSULATED GLASS IN CLEAR ANODIZED ALUM FRAME - YKK YFW 400 TU OR APPROVED EDUAL
©	PROPOSED NICKEL-PLATED OVERFLOW SCUPPER LOCATION - PLUMBING BY OTHERS (DESIGN/BUILD)
Ø	NEW CORRUGATED METAL PANEL SIDING: 20 GA. 1/8" DEEP (EXPOSED, PAINTED FASTENERS) MANUFACTURER: ALCOA, COLOR: SLATE GREY ALL EXPOSED FASTENERS TO BE INSTALLED IN UNIFORM, ORTHOGONAL PATTERNS. PREFINISHED TRIM AND COPING TO MATCH SIDING COLOR.
E	HOLLOW METAL DOOR AND FRAME - PAINT DOOR AND FRAME: UNIVERSAL GREY, OONN 62/000 ORDER® A2004 MANUFACTURER: GLIDDEN PROFESSIONAL
Ē	SIGNAGE PROVIDED AND INSTALLED BY OTHERS - G.C. TO PROVIDE POWER AND BLOCKING - COORDINATE EXACT SIZE AND LOCATION WITH OWNER AND SIGNAGE SUPPLIER
G	STEEL BOLLARD TYP. EA. SIDE OF VEHICLE ACCESS DOORS - PAINT UNIVERSAL GREY, OONN 62/ 000 ORDER® A2004. MANUFACTURER: GLIDDEN PROFESSIONAL - SEE A-TII
\oplus	EXISTING OVERHEAD DOOR
0	NEW OVERHEAD DOOR
ß	GLASS/ALUMINUM OVERHEAD DOOR - CLEAR ANODIZED ALUMINUM FINISH
C	PREFINISHED DRY JOINT ALUMINUM METAL PANEL SYSTEM WITH RAIN SCREEN INSTALLATION - ALPOLIC MICA GRAY - 4MM4MZG (SEE SPEC'S) - SUBMIT SAMPLE FOR ARCHITECT # OUNER APPROVAL. SEE A-901 FOR DETAILS. - RUN "GRAIN" HOIZONTAL, TYPICAL
۲	PREFINISHED DRY JOINT ALUMINUM METAL PANEL SYSTEM WITH RAIN SCREEN INSTALLATION - ALPOLIC HAIRLINE ALUMINUM - 4MM4HLZ (SEE SPEC'S) - SUBMIT SAMPLE FOR ARCHITECT & OUNER APPROVAL, SEE A-901 FOR DETAILS. - RUN "GRAIN" HOIZONTAL, TYPICAL
P	GLASS & ALUMINUM ENTRY OR VEHICLE ACCESS DOOR - 1/4" CLEAR TEMPERED GLASS IN A CLEAR ANODIZED ALUMINUM DOOR FRAMING SYSTEM - INTEGRAL WITH CURTAIN WALL OR STOREFRONT WHERE ADJACENT
1	PAINT - COLOR: GRANITE GREY, OONN 37/ 000 ORDER® A2005 MANUFACTURER: GLIDDEN PROFESSIONAL
\bigotimes	PAINT - COLOR: UNIVERSAL GREY, OONN 62/ 000 ORDER® A2004 MANUFACTURER: GLIDDEN PROFESSIONAL
۲	KNOX BOX - GC TO COORDINATE EXACT LOCATION W/ FIRE MARSHALL - PROVIDE MISC METAL TRIM TO MATCH CORRUGATED METAL PANEL AS REQ'D
\otimes	WALL PACK - SEE ELECTRICAL DRAWINGS
NOTE:	

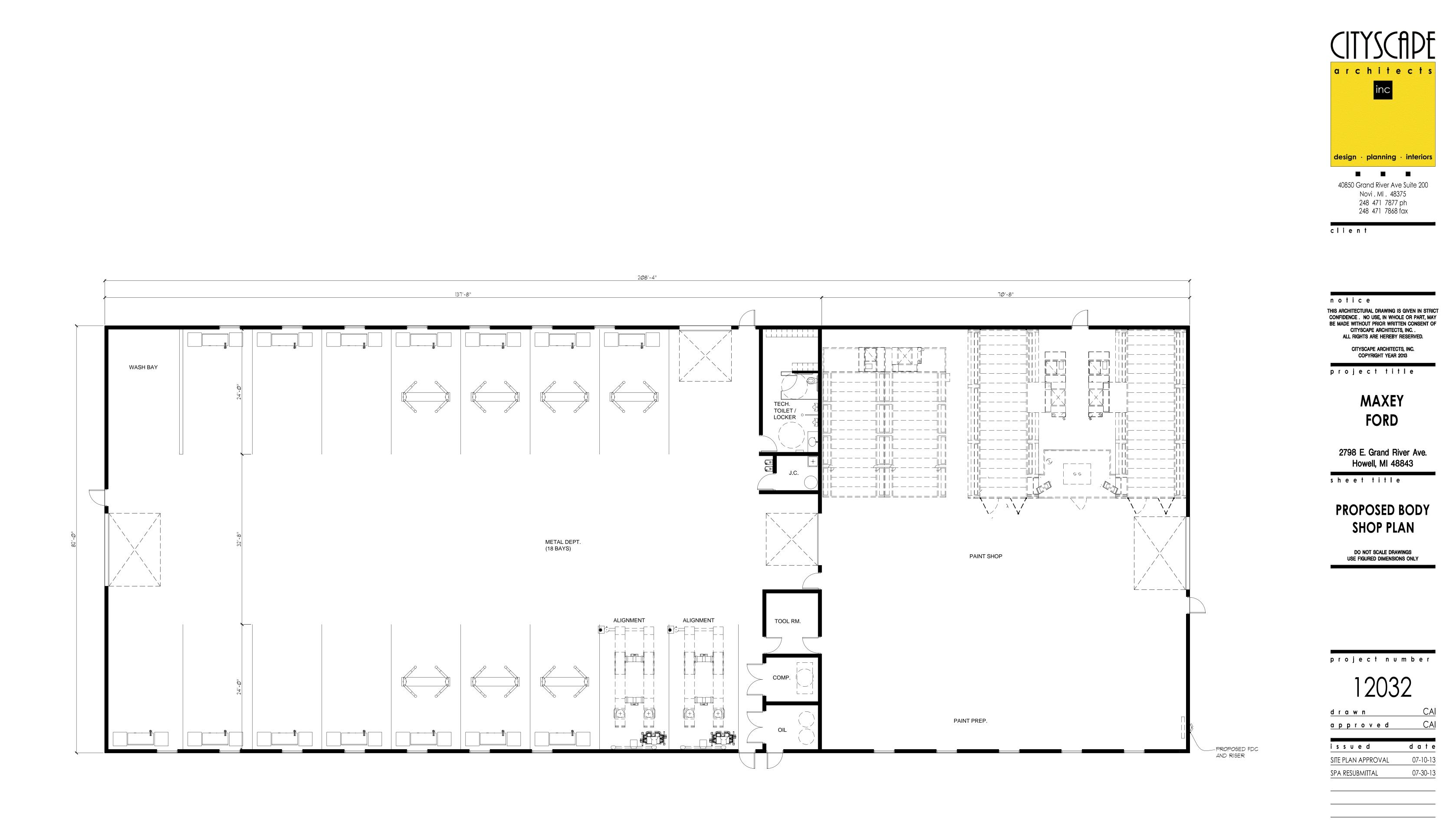
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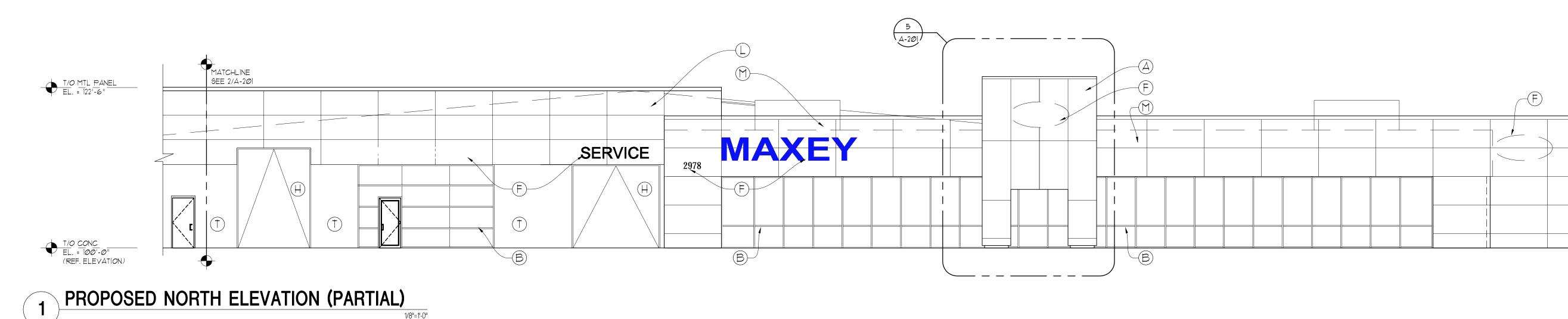
A-101



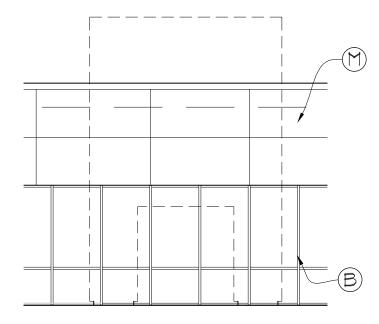


sheet number



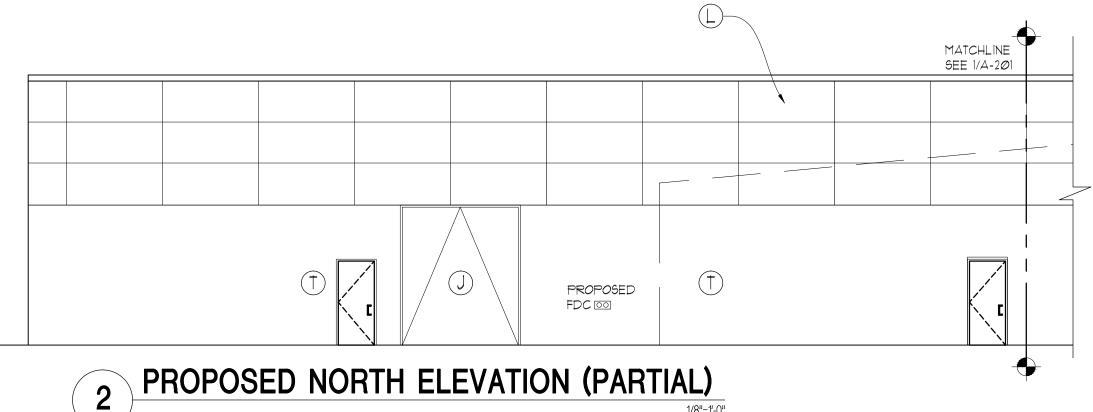


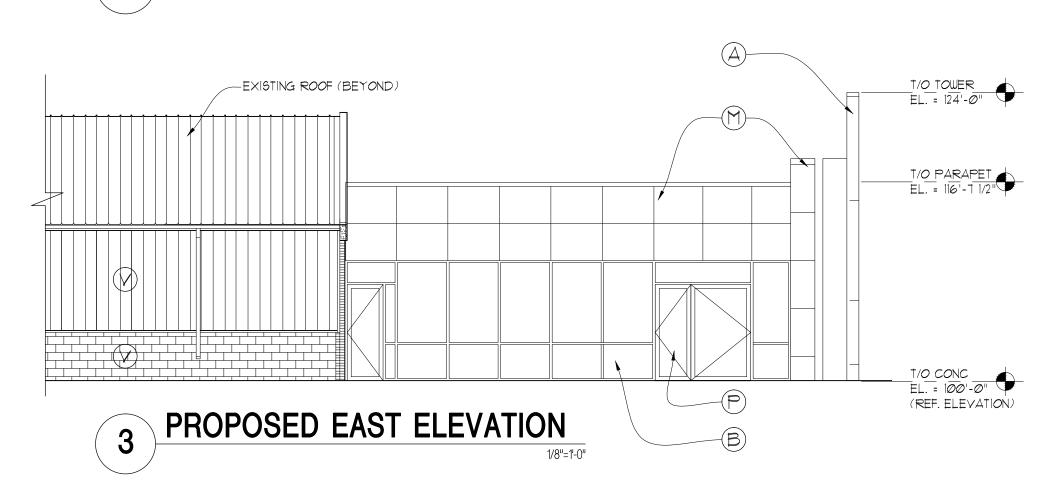
EXTERIOR FINISH SCHEDULE (A)FORD ENTRY ICON -PROVIDED AND INSTALLED BY AGI SIGN - FOUNDATION BY G.C. (\mathbb{B}) WINDOW WALL GLAZING SYSTEM 1" CLEAR INSULATED GLASS IN CLEAR ANODIZED ALUM FRAME - YKK YFW 400 TU OR APPROVED EDUAL \bigcirc PROPOSED NICKEL-PLATED OVERFLOW SCUPPER LOCATION - PLUMBING BY OTHERS (DESIGN/BUILD) \bigcirc NEW CORRUGATED METAL PANEL SIDING: 20 GA. 1/8" DEEP (EXPOSED, PAINTED FASTENERS) MANUFACTURER: ALCOA, COLOR: SLATE GREY ALL EXPOSED FASTENERS TO BE INSTALLED IN UNIFORM, ORTHOGONAL PATTERNS. PREFINISHED TRIM AND COPING TO MATCH SIDING COLOR. E HOLLOW METAL DOOR AND FRAME - PAINT DOOR AND FRAME: UNIVERSAL GREY, OONN 62/000 ORDER# A2004 MANUFACTURER: GLIDDEN PROFESSIONAL SIGNAGE PROVIDED AND INSTALLED BY OTHERS (F) - G.C. TO PROVIDE POWER AND BLOCKING -COORDINATE EXACT SIZE AND LOCATION WITH OWNER AND SIGNAGE SUPPLIER STEEL BOLLARD TYP. EA. SIDE OF VEHICLE (\mathbf{G}) ACCESS DOORS - PAINT UNIVERSAL GREY, OONN 62/ 000 ORDER# A2004, MANUFACTURER: GLIDDEN PROFESSIONAL - SEE A-711 (H)EXISTING OVERHEAD DOOR \bigcirc NEW OVERHEAD DOOR (k)GLASS/ALUMINUM OVERHEAD DOOR - CLEAR ANODIZED ALUMINUM FINISH PREFINISHED DRY JOINT ALUMINUM METAL PANEL SYSTEM WITH RAIN SCREEN INSTALLATION - ALPOLIC MICA GRAY -4MM4MZG (SEE SPEC'S) - SUBMIT SAMPLE FOR ARCHITECT \$ OWNER APPROVAL. SEE A-901 FOR DETAILS. - RUN "GRAIN" HOIZONTAL, TYPICAL (M)PREFINISHED DRY JOINT ALUMINUM METAL PANEL SYSTEM WITH RAIN SCREEN INSTALLATION - ALPOLIC HAIRLINE ALUMINUM -4MM4HLZ (SEE SPEC'S) - SUBMIT SAMPLE FOR ARCHITECT \$ OWNER APPROVAL. SEE A-901 FOR DETAILS. - RUN "GRAIN" HOIZONTAL, TYPICAL GLASS & ALUMINUM ENTRY OR VEHICLE ACCESS (P) DOOR - 1/4" CLEAR TEMPERED GLASS IN A CLEAR ANODIZED ALUMINUM DOOR FRAMING SYSTEM -INTEGRAL WITH CURTAIN WALL OR STOREFRONT WHERE ADJACENT (\uparrow) PAINT - COLOR: GRANITE GREY, OONN 37/ 000 ORDER# A2005 MANUFACTURER: GLIDDEN PROFESSIONAL PAINT - COLOR: UNIVERSAL GREY, OONN 62/ 000 \bigtriangledown ORDER# A2*00*4 MANUFACTURER: GLIDDEN PROFESSIONAL (U)KNOX BOX - GC TO COORDINATE EXACT LOCATION W/ FIRE MARSHALL - PROVIDE MISC METAL TRIM TO MATCH CORRUGATED METAL PANEL AS REQ'D WALL PACK - SEE ELECTRICAL DRAWINGS NOTE: REFER TO DOOR SCHEDULE FOR HM DOOR FACE COLORS

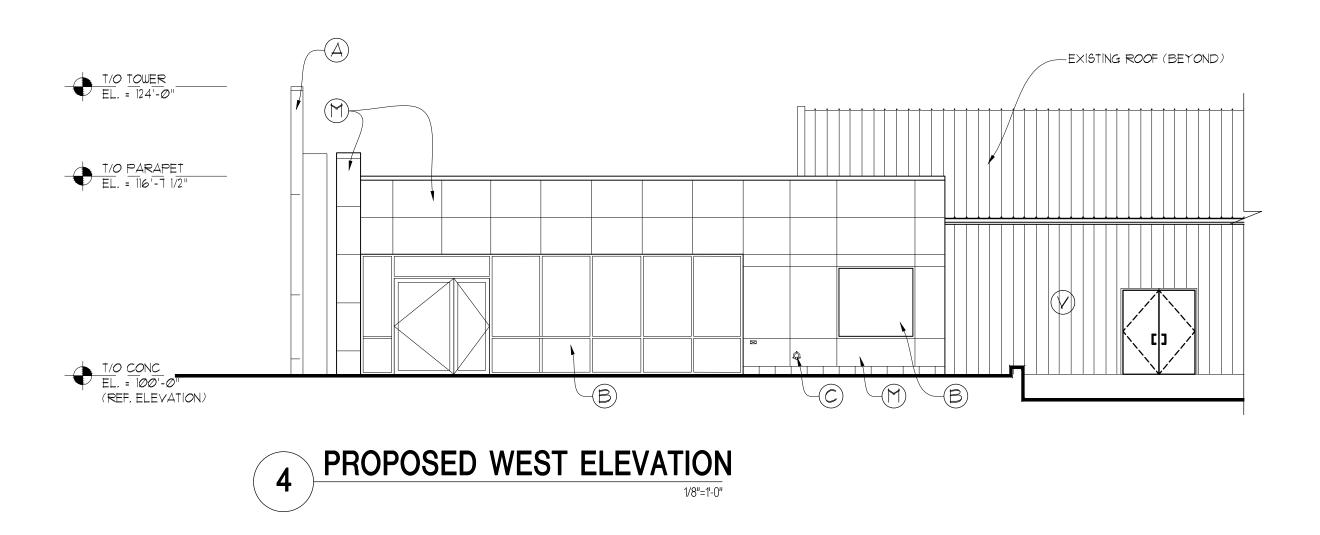


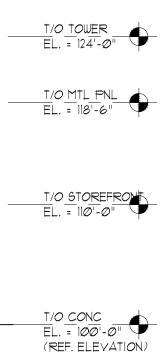
5 NORTH ELEVATION (BEHIND TOWER)

1/8"=1'-0"









PROPOSED NORTH ELEVATION (PARTIAL) 1/8"=1'-0"



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COPYRIGHT YEAR 2013 project title

> MAXEY FORD

2798 E. Grand River Ave. Howell, MI 48843

sheet title

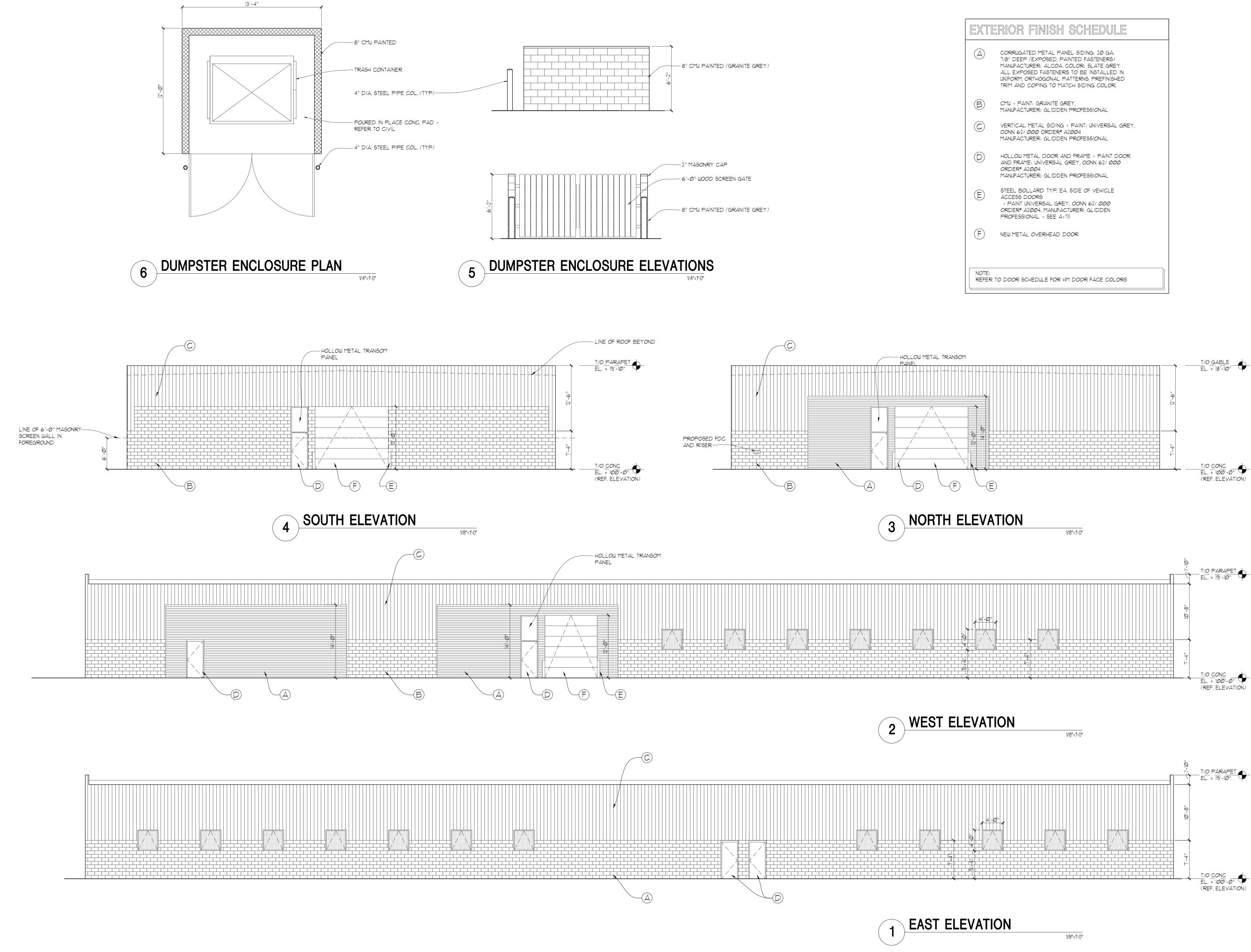
SALES: EXTERIOR **ELEVATIONS**

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

project number 12032 CA drawn CA <u>approve</u>d issued date REVIEW 07-02-13 07-30-13 SPA RESUBMITTAL

sheet number







client

notice

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2798 E. Grand River Ave. Howell, MI 48843

sheet title

BODY SHOP: BUILDING **ELEVATIONS**

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

project number 12032 CA drawn CA a p p r o v e d issued date SITE PLAN APPROVAL 07-10-13 07-30-13 SPA RESUBMITTAL sheet number



DESCRIPTION

The Streetworks Wal-Pak Series of wall luminaires provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP65 Rated. UL and cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.



Catalog #	Туре
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Housing

Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber UL 1598 wet location listed and IP65 ingress protection rated. Not recommended for car wash applications.

Electrical

Ballasts, LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to withstand a 3kV surge test and is Class 2 rated for 120-

277V with an operating temperature of -30° to 60°C. Wal-Pak LED systems maintain greater than 70% of the initial light output after 50,000 hours of operation. UL listed HID high power factor ballasts are Class H insulation rated (metal halide: 150, 175, 200, 250, 320, 350, 400W [-30°C / -20°F], (high pressure sodium: 50, 70, 100, 150, 250, 400W [-40°C / -40°F] High efficiency HID ballasts are available in 120V, 208V, 240V, 277V, 347V and 480V. Compact fluorescent high power factor ballasts are Class P insulation rated for 120-277V and have a starting temperature of -18°C / 0°F.

Optical

Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, Solite[™] flat diamond patterned glass and full cutoff IESNA compliant configurations. Patent pending, solid state LED luminaires

are thermally optimized with 2400 or 4000 lumen package modules. HID models are offered in horizontal medium or mogul-based metal halide or high pressure sodium lamps. T6 ceramic metal halide and 4-pin compact fluorescent lamp models offer high efficiency energy-saving illumination.

Door Assembly

Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance. Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

Finish

Housing and door are protected with 5-stageTGIC dark bronze polyester powder coat paint. Premium TGIC power coat finishes withstand extreme climate changes while providing optimal color and gloss retention. Optional premium colors are available.







WKP WAL-PAK

2400 - 4000 Lumen LED 39 - 400W **High Pressure Sodium Pulse Start Metal Halide** Metal Halide **Ceramic Metal Halide** 32 - 140W **Compact Fluorescent**

WALL MOUNT LUMINAIRE

TECHNICAL DATA

UL and cUL Wet Location Listed P65 Rated 40°C Maximum Ambient Temperature External Supply Wiring 90°C Minimum EISA ©, ARRA, Title 20 Compliant

ENERGY DATA

[254mm]

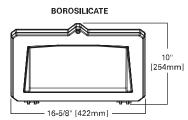
Reactor Ballast Input Watts 50W HPS NPF (58 Watts) 70W HPS NPF (82 Watts) 100W HPS NPF (118 Watts) 150W HPS NPF (175 Watts) High Reactance Ballast Input Watts 50W MP HPF (69 Watts) 70W MP HPF (94 Watts) 100W MP HPF (129 Watts) 150W MP HPF (185 Watts) CWA Ballast Input Watts 200W HPS HPF (250 Watts) 200W MP HPF (227 Watts) (E) 250W MP HPF (283 Watts) © 320W MP HPF (365 Watts) © 350W MP HPF (400 Watts) 🗈 400W HPS HPF (465 Watts) 400W MP HPF (452 Watts) 🖲

SHIPPING DATA

Approximate Net Weight: ADW100024
 Approximate
 ADV.1001

 32-42 lbs. (15-19 kgs.)
 2012-05-23 13:21:15

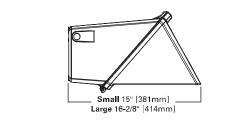






COOPER Lighting

www.cooperlighting.com

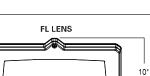


FULL CUTOFF

16-5/8" [422mm]

10"

[254mm]



16-5/8" [422mm]

Small 11-3/8" [290mm]

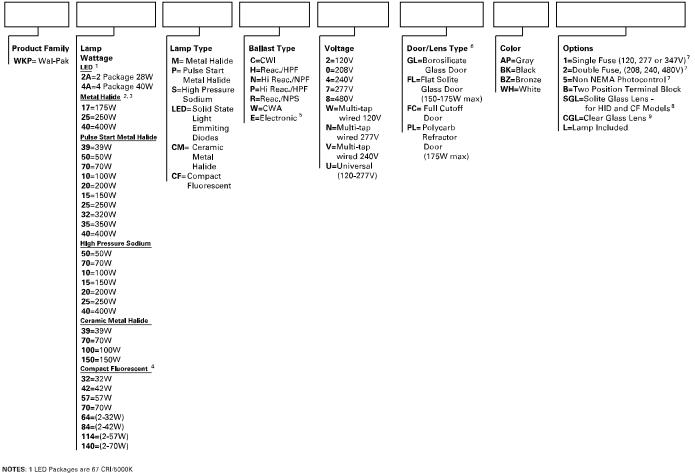
Large 12-6/8" [323mm]



DARK SKY FCO

ORDERING INFORMATION

Sample Number: WKP10PC2GL



2 MH products available for non-US markets only. 3 MH and MP 175W and below are medium base all others are mogul base. 250 and 350W MP are not Title 20 Compliant. 400W MP must be ordered with Lamp option to be Title 20 Compliant. 4 Electronic Ballast Standard with CF. 5 Available with 70-150W Pulse Start or CM Lamps.

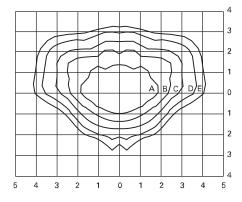
6 Small housing offered for 175W and below, CF and LED Models. Large Housing for 200-400W. FL Door not available with CF or 200-400W Models.
 Polycarbonate lens available in models up to 175W max including LED. Polycarbonate lens not available with full cutoff door or FL models. Solite stipple glass is standard for FL lens. Clear glass is standard for full cutoff door types except for LED. LED full cutoff door is standard with solite glass.

7 Specify voltage. 1 - 120, 277 or 347V, 2 - 208 or 240V 8 SGL optional on HID and CF models only.

9 Clear Glass not available with LED.

WATTAGE	
50, 70, 100, 150, 200, 250, 320, 350, 400W	
175, 250, 400W	
50, 70, 100, 150, 250, 400W	
39, 70, 100, 150W	
(1) 32, (1) 42, (1) 57, (1) 70, (2) 32, (2) 42, (2) 57, (2) 70	
2A=28W, 4A=40W	
	50, 70, 100, 150, 200, 250, 320, 350, 400W 175, 250, 400W 50, 70, 100, 150, 250, 400W 39, 70, 100, 150W (1) 32, (1) 42, (1) 57, (1) 70, (2) 32, (2) 42, (2) 57, (2) 70





TRU40MXX3S

400-Watt MH Type III Segmented 40,000-Lumen Clear Lamp

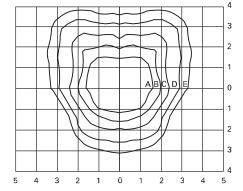
Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Footcandle Values for

Height	Isofootcandle Lines							
	Α	В	С	D	E			
20'	3.00	1.50	0.75	0.30	0.15			
25'	2.00	1.00	0.50	0.20	0.10			
30'	1.38	0.69	0,34	0.13	0.06			

MOUNTING CONFIGURATIONS



TRU40MXX4S

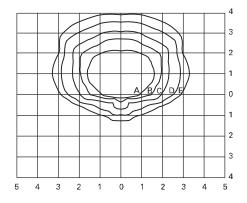
400-Watt MH Type IV Segmented 40,000-Lumen Clear Lamp

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line, Distance in units of mounting height.

Mounting Footcandle Values for

Height	Isofootcandle Lines							
	Α	В	С	D	E			
20'	3.00	1.50	0.75	0.30	0.15			
25'	2.00	1.00	0.50	0.20	0.10			
30'	1,38	0.69	0.34	0,13	0.06			



TRU40MXXSL

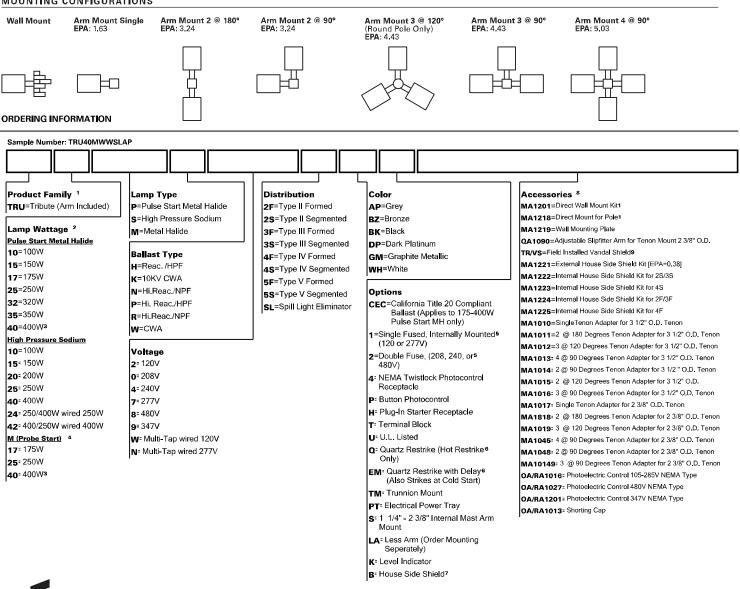
400-Watt MH Spill Light Eliminator 40,000-Lumen Clear Lamp

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line, Distance in units of mounting height.

Mounting Footcandle Values for

Height	Isofootcandle Lines							
	Α	В	С	D	E			
20'	3.00	1.50	0.75	0.30	0.15			
25'	2.00	1.00	0.50	0.20	0.10			
30'	1,38	0.69	0.34	0,13	0.06			



Notes: The harm and pole adapter included with fixture. Specify Less Arm "LA" option when mounting accessory is ordered separately. 2, 150W and below in Metal Halide are medium base sockets. All other watages are complete the separately of the se www.cooperlighting.com Customer First Center 1121 Highway 74 South Peachtree City, GA 30269 770.486.4800 FAX 770.486.4801

DESCRIPTION

The Tribute is the most versatile, functionally designed, universally adaptable outdoor luminaire available. The Tribute brings outstanding performance to walkways, parking lots, roadways, loading docks, building areas, and any security lighting application. U.L. listed and CSA certified for wet locations. IP55 Rating.



	1
-	energy
=	solutions

Catalog #	Туре
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction

Rugged one-piece die-cast aluminum housing and door frame. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One (1) stainless spring latch and two (2) stainless hinges allow toolless opening and removal of door frame

Electrical

Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency. Optional swing-down galvanized steel power tray with integral handle and quick disconnects allows trav to be completely removed from housing providing ample room for fixture installation and maintenance.

Reflector

Choice of nine (9) high efficiency optical distributions, including five (5) segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Optical modules are field rotatable in 90° increments and offered standard with mogulbase lampholders for High Pressure Sodium and 200-400W Metal Halide assemblies or medium-base lampholders for Metal Halide 150W and below.

Mounting

Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter allow for consolidated product arrival to site. Optional internal mast arm mount accepts a 1 1/4" to 2 3/8" O.D. horizontal tenon, while 4-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment.

Finish

Housing and arm finished in a 5 stage premium TGIC bronze polyester powder coat paint. Optional colors include black, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.



TRU TRIBUTE

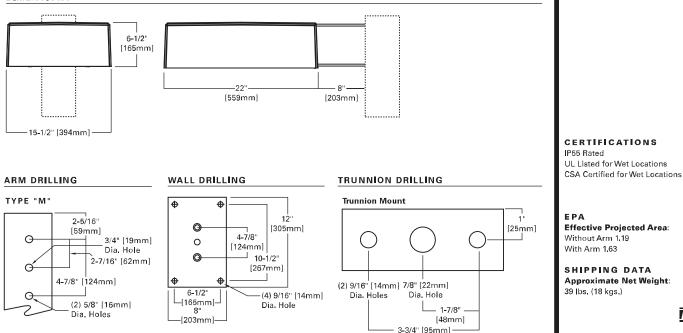
70 - 400W **Pulse Start Metal Halide High Pressure Sodium** Metal Halide Super Metal Halide

AREA LUMINAIRE

FC₀

Full Cutoff

DIMENSIONS



EPA Effective Projected Area:

Without Arm 1.19 With Arm 1.63

DARK SKY

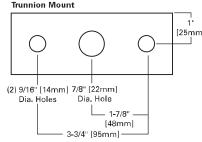
COMPLIANT

SHIPPING DATA Approximate Net Weight: 39 lbs. (18 kgs.)



ADW082658 pc 2011-03-29 09:49:48

COOPER Lighting www.cooperlighting.com



GENOA CHARTER TOWNSHIP PLANNING COMMISSION PUBLIC HEARING JULY 22, 2013 6:30 P.M.

MINUTES

<u>CALL TO ORDER:</u> The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 pm. Present were Chairman Doug Brown, Barbara Figurski, James Mortensen, Diana Lowe, John McManus and Dean Tengle. Also present were Assistant Township Manager, Kelly VanMarter, and Brian Borden of LSL Planning.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

<u>APPROVAL OF THE AGENDA:</u> **Motion** by Barbara Figurski and supported by John McManus to approve the agenda with the removal of "Introductions". **Motion carried unanimously**.

<u>CALL TO THE PUBLIC:</u> Chairman Brown opened the call to the public at 6:31 p.m. with no response.

OPEN PUBLIC HEARING #1... Review of site plan, special use, and environmental impact assessment for proposed 16,120 square-foot gymnasium and classroom addition for Brighton Nazarene Church, located at 7669 Brighton Road in Section 25, petitioned by Brighton Nazarene Church.

Brent LaVanway with Boss Engineering and Gary Anscombe, member and construction manager with Brighton Nazarene Church were present on behalf of the petitioner. Mr. LaVanway reviews the project location and the proposed addition. The addition includes a gymnasium and classrooms. The existing gym will be converted to Sunday school classrooms. They are also adding parking to the rear of the existing lot. The existing parsonage is not being used as such at this time. They are providing underground detention for the new parking area. The Livingston County Drain Commissioner Department has approved that. They have met with the health department for the on-site septic system. They are re-routing the public water to the west side of the building.

Jim Mortensen questions if the garage and playground are being moved or eliminated. Mr. Anscombe states that the garage is being removed and the equipment will be moved into the new building. The playground is going to be moved forward and reduced in size. It will not be moved closer to the property line.

Brian Borden reviews his letter. This is considered a major amendment to an existing special land use because of the size of the addition. That is why special land use approval is necessary. The project is generally compliant with the standards of the ordinance. The Planning Commission should take into consideration any concerns of the Township Engineer. The applicant should confirm that the addition will match the existing building architecture. He needs to obtain the west elevation drawing because it was excluded from the plans. The shared parking arrangement with the high school across the street should be defined by the petitioner. The Township should know if there if there a shuttle and how pedestrians get to the site. Lastly, the amount of parking they are proposing is above and beyond the 120% threshold. The Planning Commission would need to approve this exception based on the ordinance.

Chairman Brown asks the applicant to describe the parking situation. He is concerned with a new kitchen, new seats in the gymnasium, new parking and the health of the on site septic system. Mr. Anscombe states that the high school parking lot is only used twice a year for Christmas and Easter. It is done as a courtesy rather than a need so that visitors can park close to the building. They provide a shuttle for those events. Mr. Brent LaVanway states that the septic system is in the front between the church and Brighton Road. The system needs a dosing tank to manage the peak flows that occur due to the nature of its use. They will be adding a dosing tank and an additional storage tank. Without the approval of the health department the addition would not be allowed.

Chairman Brown asked about intentions for a private school or child day care. Mr. Anscombe states the classrooms are only for Sunday school classes and no schools or day care are planned.

Mr. Mortensen asks to speak about the landscaping comment number 4 in the LSL letter. Mr. Borden explains that they will have long rows of parking with no break up of landscaping. They are adding parking and the Planning Commission may consider adding landscaping islands to break up the long rows of parking.

Chairman Brown would like to see landscaping on the west side of the property to screen the utilities. Once the water main relocation work is done, he would like to see some landscape material added in there. He would like to see more landscaping on the west side of the building and the applicant should work with staff to soften the harsh look of the building from the Jehovah witness property.

Chairman Brown asked the applicant to discuss the comments in the Township Engineer's letter. Brent LaVanway stated that the water main is being re-routed around the building. Al Herndon, is with the Building and Grounds Committee for the church and he indicated that the existing well on-site was approved by the City of Brighton and they plan to continue using it for irrigation. In response the Brighton Fire Department review letter, Mr. LaVanway states that the conditions will be complied with. The entire building will retrofitted to include sprinklers for Fire Protection.

Chairman Brown commends the applicant on a job well done on the Environmental Impact Statement.

The call to the public was made at 7:07pm with the following response:

Frank Des Champs would like to know how far the trees will go down on the west side. He lives at the last home down the gravel drive and in the summer it is pretty well screened, but in the winter it is very unattractive to look at the building and the cars and the payloader. The west side needs more landscaping. He would like to see more pines.

Chairman Brown would like to see the applicant work with staff to add landscaping in this area. Mr. Mortensen is not a fan of a solid wall of evergreens and would prefer to see the pines broken up in clusters.

Mike Barrett, Worden Lake Woods Homeowners Association president disagreed with Mr. Mortensen and stated that they the wall of evergreens gives a blockage. In the rear of the subdivision you can see right through to the church property. They want a row of evergreens that totally screen the homes on Aljoann. The existing tree row should be extended all the way back.

Andrea Spanstra, lives in Worden Lake Woods and she stated that the Church was supposed to plant trees and maintain them. The trees are all dead and dying and they were supposed to maintain them. The area where there is brush has trees that have died and those trees fall over their road and they have to clean them up. The church pushes its snow over the landscaping in the winter that further leads to the degradation of the buffer area. The trees are not maintained and something needs to be done. The intersection with the traffic signal is so crazy with the school, church, and Pine Creek traffic plus there is no pedestrian signal. It is very dangerous.

Mike Barrett – has had complaints with kids drag racing in the parking lot at night. Speed humps it the parking lot would be nice and it should be considered.

David Tiemann lives in lot 5. He wonders if the new parking lot is going into the existing tree line. The tree line looks really bad. They were supposed to add trees in 2003, 16 to 19 new trees were supposed to be added. We discussed a speed bump in a past meeting. It is used as a motorcycle testing and truck testing. They should have a gate at the front. The requirements and the things we talked about in previous meetings have not been met. He is trying to sell his home and people want to know what it is like to live next to the church. The kid's

music blares at night. The addition will bring more to the parking lot. They should go to the high school to play basketball. More parking means more kids. They should have privacy and they need protection from the church.

Mr. McManus asks about the motorcycle testing. Mr. Tiemann states they use the parking lot for the motorcycling testing class for people getting licenses. They also have Gordon Food, school bus and other CDL license testing on the property.

Mr. McManus asks if the addition will increase use of the facility. Mr. Anscombe states that the addition will relieve the overcrowding but is not expected to increase use.

Mr. Barrett handed the Chairman a copy of the minutes of approval from May 12, 2003. Chairman Doug Brown asked if the church is familiar with the minutes from that meeting. Mr. Brown reviewed the minutes and asked if that was done. Al Herndon stated that they have someone that is there 24/7 to patrol the property. They also planted the 16 trees – Some of them may have died. Chairman Brown tells Mr. Herndon that it appears that your parking lot is a nuisance and we need to mitigate these annoyances to the neighbors.

John McManus states that the Church needs to be responsible to the neighbors in order to make this work. Mr. Herndon responds that he believes great strides have been made. McManus asks if the church is alright with people in the parking lot late at night. Al Herndon states that they do not want people in the parking lot at night either.

Mr. Tengel discussed the parking lot island requirements. He would like to see the applicant add the islands and redesign the parking so there is no long straight stretches so that people can't drag race in the parking lot. They should resubmit a parking lot plan.

Mr. Mortensen would like to see this tabled tonight to look at landscaping, a site plan that shows playground and also the issue of the problems with the neighbors. We need the petitioner to come back with a plan incorporating the comments in the 2003 minutes and also revising the environmental impact assessment.

Mr. David Tiemann states that there are cars on Aljoann but the problem is the kids meet back there. The pastor says to call the police, but the police won't go because it is private. The parking lot is a big concern. There is a lot of noise. The tree line should be planted and it should be maintained. The snow gets pushed and kills the trees. If the parking is going further back you will have more cars, more kids, and more annoyance. They need to protect our neighborhood.

Mr. Barrett agrees the gate for a church is not ideal. The parking lot islands are a good idea. They want to be good neighbors to everyone.

Call to public was closed at 7:35 p.m.

Planning Commission disposition of petition

Motion by James Mortensen to table the petition from the Brighton Nazarene Church to resolve landscaping issues, issues regarding use and misuse of the property in the evening, to resubmit the site plan with revised landscaping, playground location and any redesign of the parking lot and revision of the Environmental Impact Assessment to reflect resolution of concerns raised by the neighbors regarding, noise, misuse of parking area.

Support by Barb Figurski, Motion carried unanimously.

Administrative Business:

- Staff report Mrs. VanMarter indicated that there are 3 items for the August meeting. The Capital Improvement Plan will be coming to a future meeting and the Master Plan was approved for distribution.
- Approval of June 10, 2013 Planning Commission meeting minute. **Moved** by Barb Figurski to approve the minutes as submitted. **Support by Diana Lowe. Motion carried unanimously.**
- **Moved** by McManus, **Support** by Figurski to adjourn the meeting at 8:22 p.m. **Motion carried unanimously.**