GENOA CHARTER TOWNSHIP PLANNING COMMISSION PUBLIC HEARING MAY 9, 2022 6:30 P.M. AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

DECLARATION OF CONFLICT OF INTEREST:

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

OPEN PUBLIC HEARING #1... Consideration of a special use application, environmental impact assessment and site plan for a proposed expansion of an existing family day care home (up to 6 children) to a group day care home (7 to 12 children) located at 2638 Hubert Road on the west side of Hubert Road, north of Herbst Road. The request is petitioned by Sarah Lanning.

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment (3-28-22)
- C. Recommedation of Site Plan (4-20-22)

OPEN PUBLIC HEARING # 2...Consideration of an environmental impact assessment and final PUD site plan for a proposed 2,600 sq. ft. restaurant with a drive-through facility located on the northwest corner of Latson Road and Grand Oaks Drive on parcel # 4711-08-200-018. The property is within the Livingston Commons Phase 2 Planned Unit Development and is petitioned by Panda Restaurant Group.

- A. Recommendation of Environmental Impact Assessment (4-20-22)
- B. Recommendation of Final PUD Site Plan (4-19-22)

ADMINISTRATIVE BUSINESS:

- Staff Report
- Approval of April 25th, 2022 Planning Commission meeting minutes
- Member discussion
- Adjournment



GENOA CHARTER TOWNSHIP Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:
APPLICANT NAME & ADDRESS: Saya and anima 2038 Hubert Rd Brighton 4814 If applicant is not the owner, a letter of Authorization from Property Owner is needed.
OWNER'S NAME & ADDRESS: Sarahl anning 2638 Hubert R. Brighton 4814
SITE ADDRESS: 2638 Hubert Rd Brighton 4814 PARCEL #(s):
APPLICANT PHONE: (810) 923-4062 OWNER PHONE: (810) 923-4062
OWNER EMAIL: Sarah lanning 19 (Cayahoo, Com
LOCATION AND BRIEF DESCRIPTION OF SITE: 3.46 acre site at 2638 Hubes
Rd Brighton 48114. Single family residence, pole barn + playhouse.
Property is surrounded by trees of vegetation that create a noise of visu
buffer between lots on either Side, Little awareness of neighbors.
BRIEF STATEMENT OF PROPOSED USE: A group home daypare
for 7-12 children. Hours of operation - Mon-Fri
7:00 AM -5:30 PM
THE FOLLOWING BUILDINGS ARE PROPOSED: The daycase is inside
the single family home in the bisement. The bisement
basement has an entry door located on the north side
of the home, suprounded by a fenced in playgroud.
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: Was Host Rd Brighton MIT WOUL
ADDRESS: 1/20 Hola + RI Brighton MIT 1101111

Contact Information - Review Letters and Correspondence shall be forwarded to the following:					
1.) Sasah Lanning of Sundan Always Daylace, freschoot Sasahlanning Gaylace Name Business Affiliation E-mail Address Const					
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: Scral Lange DATE: 2-28-2022					
PRINT NAME: Sacah Lapping PHONE: 810 923-4062					
ADDRESS: 2628 Hubert R& Brighton, MI 48114					



GENOA CHARTER TOWNSHIP Special Land Use Application

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

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?
There will be no adverse impacts to the environment or
local residents excepted by the proposed daycore borner
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.
Section 3.03.02. Dz is not approprie as I am not zoned Commercial
Siction 8.02.02 is not applicable as I am not zoned indus
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 Sacrific Landing STATES THAT THEY ARE THE FREE OWNER OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT. BY: Landing Landin
ADDRESS: 2638 Hubert Rd Brighton, MI 4814 Contact Information - Review Letters and Correspondence shall be forwarded to the following: Sacrah Lanning of Sunshine Alutys Paycare at Sarahlanning 19 (Alythoonon Name Business Affiliation Preschool Email
FEE EXCEEDANCE AGREEMENT
As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy. SIGNATURE:
PRINT NAME: Surah Lanning PHONE: 810 923-4062

d. Will the use involve any uses, activities, processes, or materials potentially detrimental to the natural



May 3, 2022

Planning Commission Genoa Township 2911 Dorr Road Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP				
	Planning Director and Assistant Township Manager				
Subject:	Lanning Day Care – Special Land Use and Site Plan Review #2				
Location:	2638 Hubert Road – west side of Hubert Road, north of Herbst Road				
Zoning:	RR Rural Residential				

Dear Commissioners:

At the Township's request, we have reviewed the revised submittal proposing to expand a family day care home (up to 6 children) to a group day care home (7 to 12 children).

A. Summary

1. Section 19.03 General Special Land Use Standards:

- a. In order to make a favorable finding, the Commission needs to find that the project upholds the goals of the Master Plan.
- b. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 3.03.02(k) need to be met to the Commission's satisfaction.
- c. The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority regarding public facilities and services.

2. Section 2.03.02(k) Use Conditions:

a. The use conditions are met.

3. Site Plan Review:

a. Given the nature of the property and proposed use, the majority of conventional site plan requirements are not applicable or are addressed by the use conditions.

B. Proposal/Process

The site contains a residence and a detached accessory building. The residence currently includes a licensed family day care home, which allows care for up to 6 children. The proposal is to expand the family day care home to a group day care home, which allows care for 7 to 12 children. (The current license allows care for up to 12 children, though Township approval is needed for this expansion.)

The group day care home will operate Monday through Friday from 7AM to 5:30PM, with a staggered drop-off/pick-up schedule.

Group day care homes are special land uses in the RR District (Table 3.03). Such uses are also subject to the conditions of Section 3.03.02(k).

Procedurally, the Planning Commission is to review the special land use, site plan, and Environmental Impact Assessment, and put forth a recommendation on each to the Township Board following a public hearing.

Township Board has the final review/approval authority over each element of the request.



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 Township Master Plan identifies the subject site and the adjacent properties as Low Density Residential, which is intended for single-family residences on lots with at least 1-acre of area.

The Low Density Residential category does not reference residential care uses. As such, the Commission would need to find that the proposal meets the goals of the Plan, some of which include:

- Accommodate a variety of land uses that are located in a logical pattern and complement community goals, the surrounding land uses, environment, capacity of roads and the sanitary sewer, and public water system capabilities.
- Provide land owners with reasonable use of their land in a manner that is compatible with adjacent land uses and the overall land use plan for the Township and the capacity of infrastructure.
- Promote harmonious and organized developed consistent with adjacent land uses.
- Achieve well-planned, safe, balanced, and pleasant residential neighborhoods.
- **2. Compatibility.** The subject area contains single-family homes on relatively large lots, including the subject site which contains 3.46 acres of area.

The use conditions of Section 3.03.02(k) are intended to help ensure compatibility. Provided these conditions are met, the proposal is expected to be compatible with the surrounding area.

3. Public Facilities and Services. The property is served by private well and septic systems, and the nature of the proposed use is not expected to adversely impact either.

With that being said, the applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority related to this criterion.

4. Impacts. Similar to the comment above, the use conditions of Section 3.03.02(k) are intended to limit impacts of the proposal upon the site and surrounding properties.

Genoa Township Planning Commission **Lanning Day Care** Special Land Use and Site Plan Review #2 Page 3

Provided these conditions are met, surrounding properties are not expected to be adversely impacted by the proposal.

5. Mitigation. If further concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

D. Use Conditions

Group day care homes are subject to the use conditions of Section 3.03.02(k), as follows:

1. Group day care homes shall be located at least one thousand five hundred (1,500) feet from any other group day care group home.

The submittal includes a search for licensed group day care homes in the surrounding area. This information demonstrates that the nearest such facility is more than 7 miles from the subject site.

2. An on-site drive shall be provided for drop offs\loading. This drive shall be arranged to allow maneuvers without affecting traffic flow on the public street.

The site currently provides a lengthy driveway with a large turn-around and sufficient parking area that will accommodate the proposed expansion without affecting traffic flow on Hubert Road.

3. There shall be a fenced, contiguous open space with a minimum area of one thousand five hundred (1,500) square feet provided on the same premises as the group day care home. The required open space shall not be located within a required front yard.

The revised plan depicts a fenced-in 1,700 square foot outdoor play area along the side and rear of the residence.

E. Site Plan Review

Given the nature of the property and proposed use, a full site plan review is unnecessary as the majority of conventional requirements do not apply and/or are covered by the use conditions.

Based on the sketch submitted and review of aerial photos, the site is heavily wooded, particularly along the property boundaries, which will help to protect nearby residences from any potential adverse impact.

There is also ample driveway/parking area to accommodate drop-off/pick-up without disrupting the public roadway. Additionally, the staggered drop-off/pick-up schedule will help to mitigate any potential traffic concerns.

The submittal also includes an Environmental Impact Assessment, which notes that no adverse impacts are anticipated.

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

Respectfully, **SAFEBUILT**

Brian V. Borden, AICP Michigan Planning Manager



May 4, 2022

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

Re: Lanning Daycare Site Plan Review No. 2

Dear Ms. Van Marter:

Tetra Tech conducted a second review of the proposed Lanning Daycare special use site plan received on April 21, 2022. The application proposes using an existing residential building as a daycare for 7-12 children. The site is located on the west side of Hubert Road, approximately 800 feet south of Simon Drive. Improvements to the driveway were completed previously and no new improvements are shown on the provided site plan. We offer the following comments:

GENERAL

- 1. The provided site plan has been updated to show the existing parking layout on site, with 8 existing parking spots, a turn area, and a long 10-foot-wide driveway. Since drop off and pick up times will be staggered, we do not have any engineering related concern with the existing site being used for the expanded daycare size.
- 2. The Livingston County Health Department has reviewed the proposed special use and indicated that the septic system was replaced in 2020 and was oversized at that time. The Petitioner will be responsible for any future inspection requirements with the Livingston County Health Department as part of the LARA licensing process.

DRAINAGE AND GRADING

1. Currently no improvements to the site are proposed, but it appears parking was added in the past to accommodate the daycare. This additional pavement causes a minor increase in runoff, but it appears this would drain to the existing pond to the north and not adversely affect the neighboring properties.

We recommend the Planning Commission consider the above comments prior to approval.

Sincerely,

Gary J. Markstrom, P.E.

Vice President

Shelby Byrne Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

April 13, 2022

Kelly VanMarter Genoa Township 2911 Dorr Road Brighton, MI 48116

RE: Lanning Daycare Special Use

2638 Hubert Road Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on March 30, 2022. The project is for special land use of an existing licensed at-home daycare facility. There is no proposed construction or increased use proposed. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

The fire authority has no comments related to the special land use.

If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

Rick Boisvert, CFPS Fire Marshal

cc:Amy Ruthig amy@genoa.org

 From:
 Matt Bolang

 To:
 Amy Ruthig

 Cc:
 Aaron Aumock

 Subject:
 Genoa LCHD Reviews

Date: Tuesday, April 19, 2022 3:46:41 PM

Attachments: <u>image002.png</u>

image003.png image007.png image008.png image001.png

Hi Amy,

We have reviewed all of the current proposals. Below are our comments:

- St. Joes: Will be connected to MHOG water and sewer. No LCHD review. Any potential new or remodeled food service will need to be reviewed by our department for licensure.
- Two Men and a Truck: We recommend that the new owner samples the well for bacteria, nitrates, and arsenic. We are available to review the results.
- Lanning Daycare: The septic system was replaced in 2020, likely due to overuse by the daycare. We oversized the system and required the installation of a diverter valve so the old system could be used again in the future. As part of the LARA licensing process, LCHD would be required to inspect the facility including the well and septic. Our last record of a licensing inspection was 2004.
- Panda: We have no comments initially. They will need LCHD approval in conjunction with the building department before approved to operate and issued a food service license.

Let me know if you have any questions. Also in the future you can email the proposed projects directly to Aaron Aumock (copied on this email).

Thanks, Matt

Matt Bolang, MSA, REHS
Deputy Health Officer
Director of Environmental Health

Livingston County Health Department 2300 East Grand River Howell, MI 48843

517-552-6870 | www.lchd.org



E-mail Confidentiality Notice: This message, including any attachments, is intended solely for the use of the named recipient(s) and may contain confidential and/or privileged information. Any unauthorized review, use, disclosure, or distribution of any confidential and/or privileged

Impact Assessment for 2638 Hubert Road Brighton, MI 48114

a. Sarah Lanning 2638 Hubert Rd Brighton, MI 48114 (homeowner)

b.Maps and written description/analysis of the project site, existing structures, driveway and parking are submitted on a 18x24 sheet.

c.Impact on natural features: The project was completed in 2004. There will be no impact on natural features. No grading or tree removal necessary.

d.Impact on stormwater management: Stormwater runs off the driveway to the west into grassy areas. No flooding or erosion from the water run off.

e.Impact on surrounding land use: There will be no impact on surrounding land use. No air pollution. No increase of light. The only lights needed and used are outside lights attached to the home and are typical of a residential home. When the children are playing outdoors around 10:30AM-12PM, in the designated play area, they will not be allowed to scream. Just normal playing and laughing/talking.

f.Impact on public facilities and services: .No impact on public facilities and services. The driveway used for daycare has a parking area that is 325 feet from the road and has an area to turn around so clients will not need to back up out of the driveway. Hours of operation are 7AM-5:30PM, Monday-Friday. Currently there are 6 cars coming in the morning and 6 in the afternoon.Clients arrive at different times throughout the day for dropping off and picking up their children. (see traffic and pedestrians for further reference) No school bus drop off or pick up at the driveway is allowed. There are 2 drivers in the household besides myself. They leave in the morning and do not return until the evening. They do not have any impact on traffic for the daycare or public facilities.

g.Impact on public utilities: No impact on public utilities. The site already has a private well and septic that was finished in February 2004. The septic field was replaced in March 2020 and is compliant with the Livingston county health department. There are about 5-6 gallon size bags per week that are disposed of into the trash bin that is emptied once per week on Wednesdays. I have had 12 children in the past and there is never more than 5 bags. The bags will be about 8-10 gallons in size with more children. The state regulates the ages of the children. So not all 12 children can be in diapers. See separate sheet submitted regarding licensing rules for family and group home daycares.

h. Storage and handling of any hazardous materials: There are none.

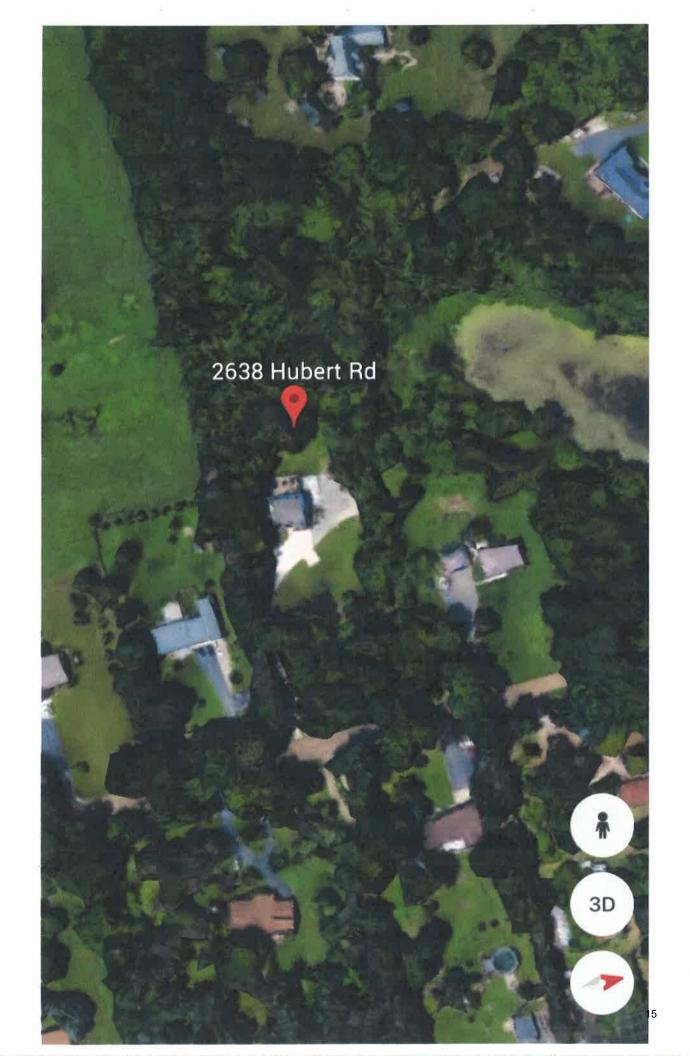
i.Impact on traffic and pedestrians:Currently there are 6 children enrolled in the child care home, but would like to increase to 12 as the state license (DG470267560) allows. (See copy of state license, submitted.) Parents drop children off at different times in the morning. The daycare opens at 7AM. Not all of the children are dropped off at 7AM. Times are: 7, 7:30, 8, 8:30, 9,

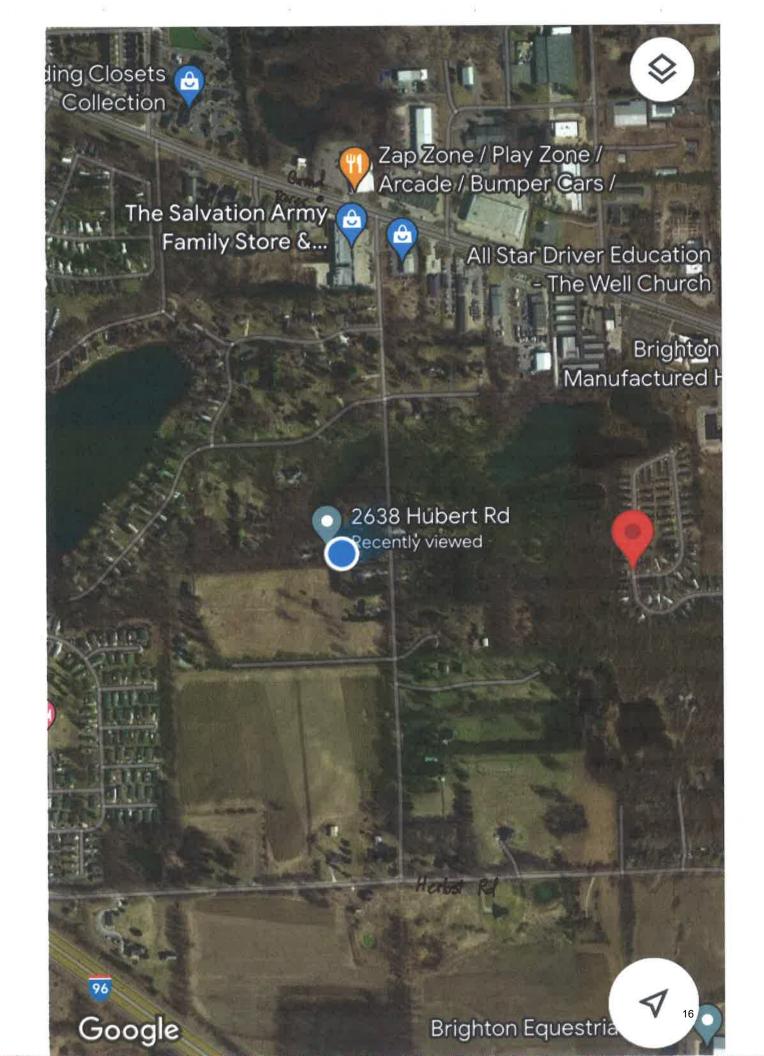
9:30, 10. The daycare closes at 5:30PM. Not all of the children are picked up at 5:30. Times are: 2:30, 3, 3:30, 4, 4:30, 4:45, 5, 5:15, 5:30. If I am allowed to increase to 12 children, I will designate drop off and pick up times for any new clients so there will not be any traffic congestion. I have had 12 clients in the past and there has never been any conflict with cars coming or going.

There are no sight distance limitations turning into or leaving the driveway. Clients can turn in from the right or the left.

j.Special Provisions: None







Sarah Lanning (homeowner)

Project address: 2638 Hubert Rd Brighton, MI 48114

Site is zoned residential-3.46 acres
The property has a single family home, a barn and a playhouse.

Proposed project:

A group home daycare in the home, inside the basement. Already licensed by the state of Michigan for 7-12 children. Currently operating with 6 children. Days/Hours Mon-Fri 7AM-5:30PM

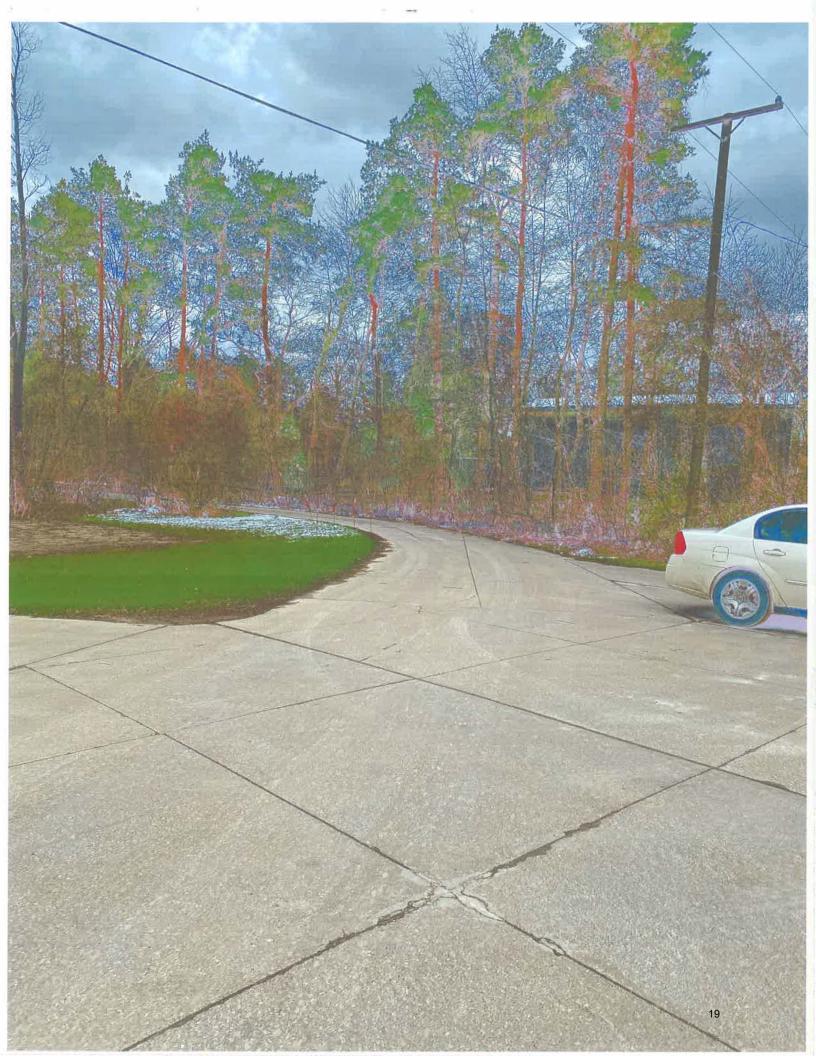
Project is finished. No new construction is necessary.

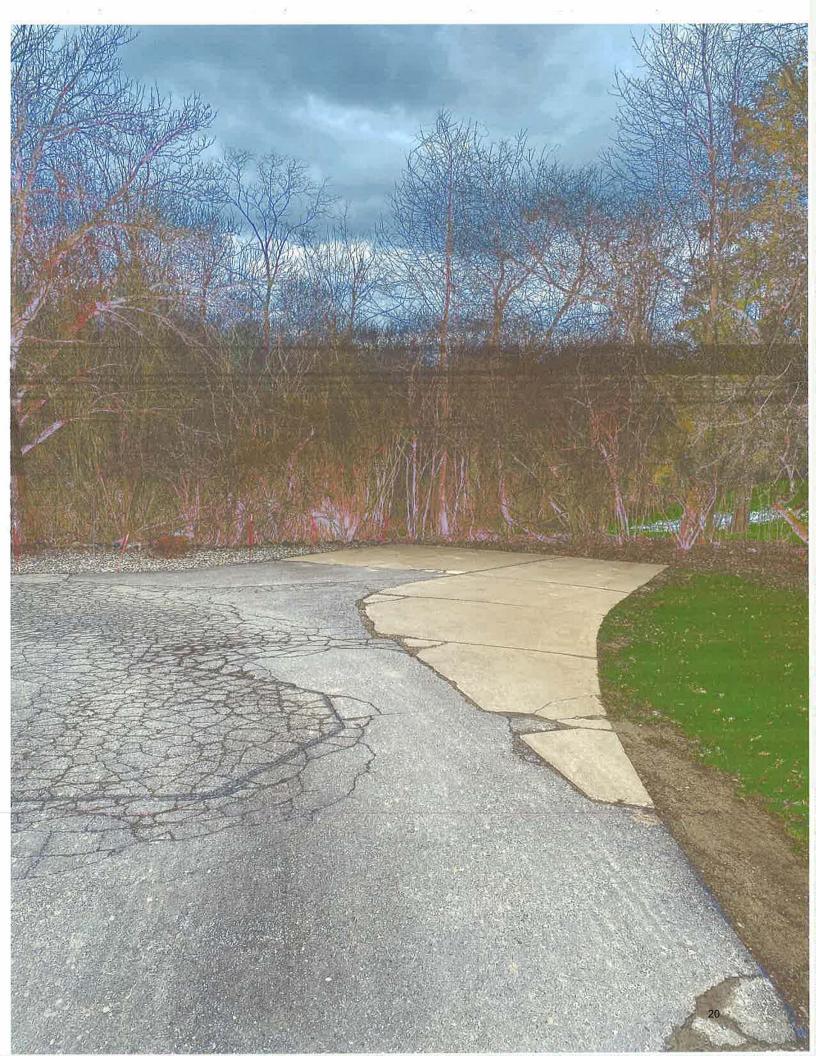
Requesting to keep the current state license for 7-12 children.

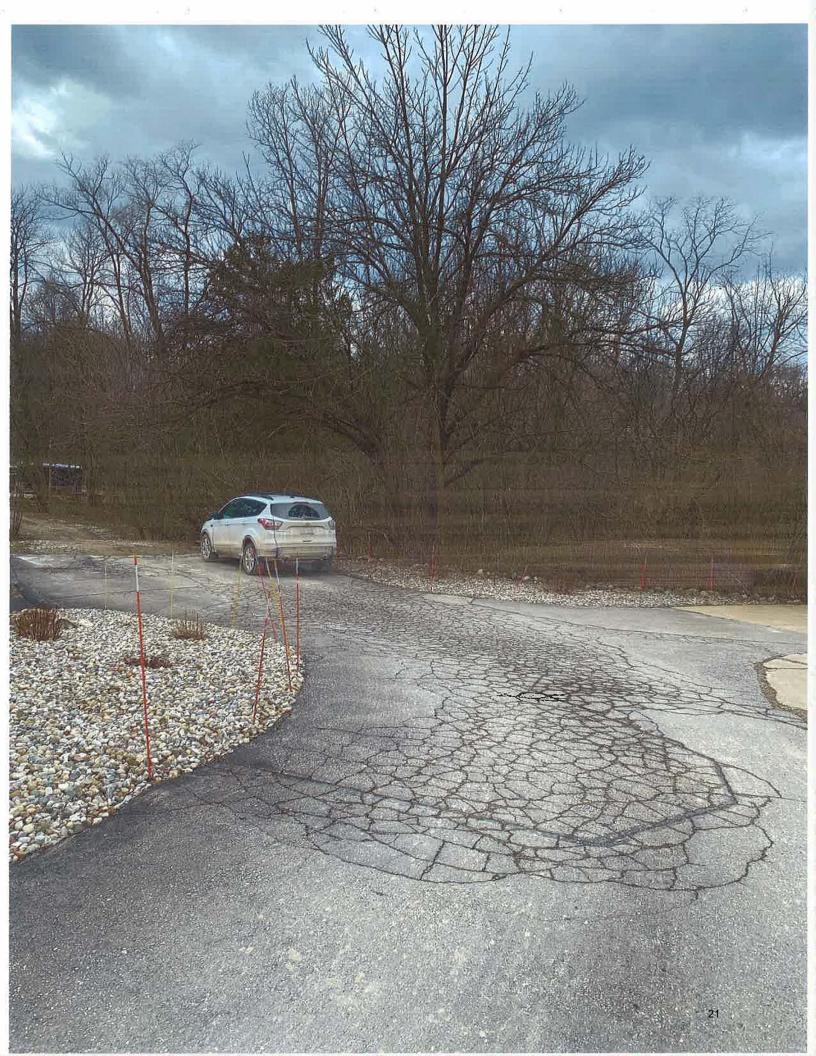
Changes:

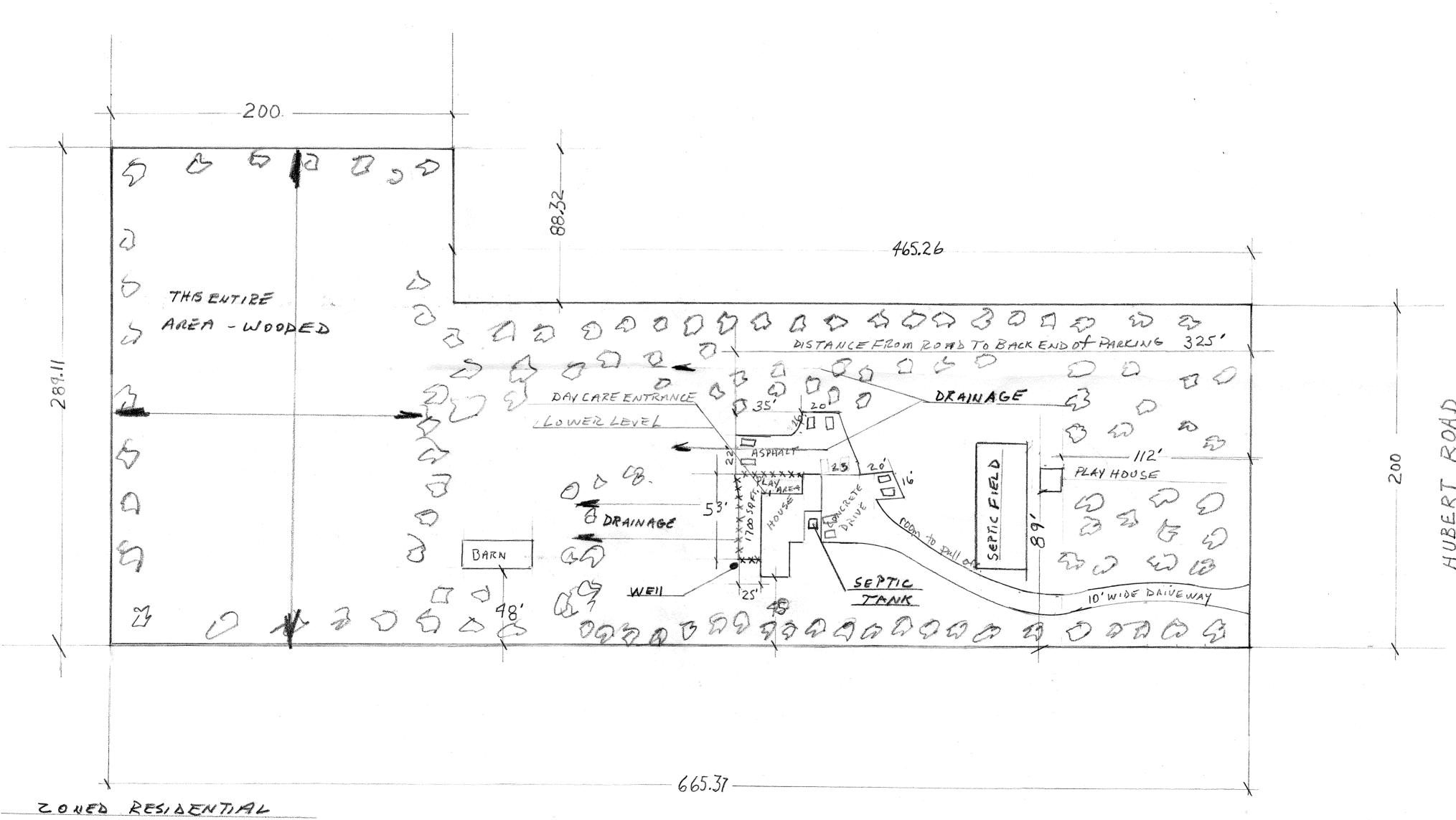
8 parking spaces added to site plan
Playground fence added to site plan
Pictures of driveway submitted
Space to pull off driveway if needed, marked on site plan











REPRESENTS WODDED AREA REPRESENTS FENCE REPRESENTS CARS

SARAH LANNING RESIDENCE

2638 HUBERT RD GENOA TOWNSHIP

SCALE 1" = 40'



GENOA CHARTER TOWNSHIP Application for Site Plan Review

GENOA TOWNSHIP

MAR 04 2022

RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Residurant Group 1683 Walnut Grove Ave Rosemead, CA 91770-3711
If applicant is not the owner, a letter of Authorization from Property Owner is needed. Genoa Plaza, LLC
29592 Beck Rd OWNER'S NAME & ADDRESS: Wixom. MI 48393-2821
SITE ADDRESS: TBD (NE Corner Grand Oaks & S Latson Rd) PARCEL #(s): 4711-08-200-018
APPLICANT PHONE: (847) 477-5125 OWNER PHONE: (248) 767-5337
OWNER EMAIL: kbahnam@usa2goquickstore.com
LOCATION AND BRIEF DESCRIPTION OF SITE: Site located at the NW corner of S Latson Rd and
Grand Oak intersection (immediately east of Lowe's). The site is currently undeveloped.
BRIEF STATEMENT OF PROPOSED USE: Casual Fast Food Restaurant with Drive-Thru
THE FOLLOWING BUILDINGS ARE PROPOSED: 2,600 SF Stand Alone Drive-Thru Restaurant
I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY
KNOWLEDGE AND BELIEF.
BY: Hakim Yala
ADDRESS:1683 Walnut Grove Ave. Rosemead, CA 91770

<u>Contact Information</u> - Review Letters and Correspondence shall be forwarded to the following:					
1.) Brian A. Styck, P.E. of Atwell, LLC at bstyck@atwell-group Name Business Affiliation E-mail Address					
	EEF EVCEEDAN	NOE A CDEEN TENT			
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: Hakim Yala	- 44-	DATE: 2/28/2022			

ADDRESS: 1683 Walnut Grove Ave. Rosemead. CA 91770



May 4, 2022

Planning Commission Genoa Township 2911 Dorr Road Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP				
	Planning Director and Assistant Township Manager				
Subject:	Panda Express – Final PUD Site Plan Review #2				
Location:	Northwest corner of Latson Road and Grand Oaks Drive				
Zoning:	NRPUD Non-Residential PUD (Livingston Commons Phase II)				

Dear Commissioners:

At the Township's request, we have reviewed the revised site plan submittal for a Panda Express restaurant with a drive-through on the undeveloped site at the northwest corner of Latson Road and Grand Oaks Drive (plans dated 4/19/22).

A. Summary

- 1. The applicable use requirements of Section 7.02.02(j) are met.
- 2. The applicant should be prepared to present a material sample board and color rendering to the Commission as part of their review.
- 3. On-site lighting intensity exceeds Ordinance limits.
- 4. Confirmation is needed to ensure that the ornamental street lighting along Latson Road matches the Township's specifications for this area.
- 5. Road Commission approval is needed for plantings in the right-of-way.
- 6. The southeast corner of the site may be an appropriate location for the required Township entranceway landmark (with Road Commission approval if in the right-of-way).
- 7. The applicant must address any comments provided by the Township's engineering consultant and/or the Brighton Area Fire Authority.

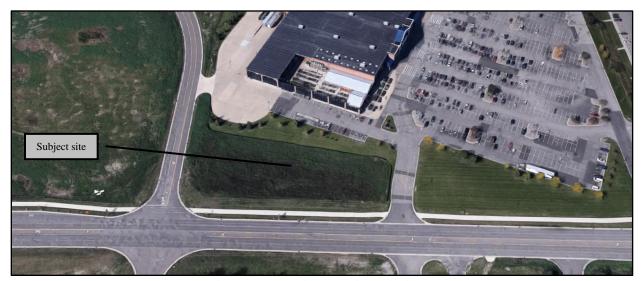
B. Proposal/Process

The applicant proposes construction of a 2,600 square foot restaurant with a drive-through facility on the 2.31-acre site intended for use as a Panda Express.

Per the PUD Agreement, up to 2 restaurants with drive-through facilities are permitted by right within Phase II of the PUD, though the use requirements of Section 7.02.02(j) apply to the request.

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

www.safebuilt.com 25



Aerial view of site and surroundings (looking west)

C. Use Requirements

The project has been reviewed for compliance with the use requirements of Section 7.02.02(j), as follows:

1. Principal and accessory buildings shall be setback fifty (50) feet from any adjacent public right of way line or property line.

The proposal complies with this requirement.

2. The establishment of a new drive-through restaurant shall require the lot be separated a minimum of five hundred (500) feet from any other lot containing a drive-through restaurant.

The PUD Agreement waives this requirement.

3. Only one (1) access shall be provided onto any street.

Vehicular access to the site includes a shared driveway connection to Latson Road, a right turn only ingress from Grand Oaks, and a cross-access drive with the Lowe's property. This requirement is met.

4. Such restaurants constructed adjacent to other commercial developments shall have a direct vehicular access connection where possible.

The project includes 2 cross-access driveways, which connect the development to the larger commercial property to the north and west. This requirement is met.

D. Site Plan Review

1. Dimensional Requirements. As noted below, the revised site plan complies with the dimensional standards outlined in the PUD Agreement (Phase II, Zone 1):

	Min. L	ot Req.	Minimum Yard Setbacks (feet)			Max. Lot	Max.	
	Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking Lot	Coverage (%)	Height (feet)
PUD	1	120	10	10	5	10 front 5 side/rear	50% building 90% impervious	75'
Proposed	2.31	280+	83 (Latson) 118 (Grand Oaks)	200+	50	10 front 5 side/rear	2.6% building 42.1% impervious	23.3'

Genoa Township Planning Commission **Panda Express** Site Plan Review #2 Page 3

2. Building. The revised submittal depicts a building constructed of brick and stone, with EIFS and metal accents.

The applicant should be prepared to present a material sample board and color rendering to the Commission as part of their review.

3. Parking. As noted in the table below, the revised parking lot complies with the standards of Article 14:

	Required	Proposed	Comments
Parking Spaces			
Drive-through restaurant (1 space per	32	39	
70 SF GLA + 3 short term spaces + 2	3	3	
RV spaces + 10 stacking spaces)	2	2	
	10	19 (double	
		drive-through)	In compliance
Barrier Free Spaces	2	2	In compliance
Dimensions			
Spaces (75 to 90-degree)	9' x 18'	9' x 18'	In compliance
Drive aisle width (two-way)	24'	26' (minimum)	In compliance
Construction	Looped striping	Looped striping	In compliance
	Curbing on all sides	Curbing	In compliance

4. Pedestrian Circulation. There is an existing sidewalk/pathway along the Latson Road frontage.

The plan proposes an extension along the Grand Oaks frontage, a connection and crosswalk between the building entrance and Latson Road path, walks along 3 sides of the building, and a walk along the south side of the driveway access to/from Latson Road.

5. Vehicular Circulation. The plan proposes access via the existing driveway to/from Latson Road, as well as a turn restricted drive from Grand Oaks (right turns in only).

Additionally, the plans include an east/west connection to the Lowe's property. The revised submittal notes that preliminary approval has been granted for this connection.

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

6. Exterior Lighting. The lighting plan depicts 10 light poles around the site, as well as wall mounted and decorative outdoor fixtures.

Details indicate the use of shielded, downward directed LED fixtures.

The revised plan corrects the excess illumination along the property lines (1.0 footcandle maximum); however, the maximum on-site intensity of 14.3 footcandles exceeds that allowed by Ordinance (10 footcandles). The plan must be revied to meet this standard.

Lastly, the ornamental street lighting required along Latson Road has been provided, though it is unclear whether these poles/fixtures meet the Township's spec for their location.

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

Standard	Required	Proposed	Notes
Greenbelt –	20' width	10' to 20' width	Width reduction is allowed per PUD
Latson and	11 canopy trees	11 canopy trees	Agreement.
Grand Oaks	Hedgerow to screen	Hedgerow	Plantings in compliance.
	parking		
Buffer Zone	10' width	5' to 10' width	Width reduction is allowed per PUD
C (N and W	26 trees OR 101 shrubs	5 trees	Agreement.
total)	(or combination thereof)	84 shrubs	Plantings in compliance
Parking Lot	4 trees	4 trees	In compliance
	400 SF landscaped area	Approx. 450 SF	-
	•	landscaped area	

Additionally, the plan incorporates 2 canopy trees, 14 deciduous shrubs, and 12 evergreen shrubs at the intersection of Latson and Grand Oaks (as was previously requested. These plantings are subject to Road Commission approval.

8. Waste Receptacle. The proposed waste receptacle has been reviewed for compliance with the standards of Section 12.04, as follows:

	Requirement	Proposed	Comments
Location	Rear yard or non-required side yard		
Access	Clear access w/ out damaging buildings/vehicles	Sufficient maneuvering area for refuse removal vehicles	Requirement met
Base design	9' x 15' concrete pad	30' x 25' concrete pad	Requirement met
Enclosure	Must have lid 3-sided enclosure w/ gate Masonry walls 6' height	Lid must be provided 3 sides w/ gate across 4 th Brick to match building 7.3' height	Requirements met

9. Impact Assessment. The initial submittal included the required Environmental Impact Assessment.

In summary, the Assessment states that the proposed development is not expected to have an adverse impact upon natural features, stormwater, surrounding land, public services/utilities, or traffic and pedestrians.

10. Additional Considerations. The PUD Agreement requires a Township entranceway landmark (as depicted in Exhibit D). The southeast corner of the site may be an appropriate location (pending authorization from the Road Commission if within the right-of-way).

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

Respectfully, **SAFEBUILT**

Brian V. Borden, AICP Michigan Planning Manager



May 4, 2022

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

Re: Panda Express

Site Plan Review No. 2

Dear Ms. Van Marter:

Tetra Tech conducted a second review of the proposed Panda Express site plan last dated April 19, 2022. The plans were prepared by Atwell on behalf of Panda Restaurant Group Inc. The site is located on a 2.31-acre parcel on the west side of South Latson Road, just north of Grand Oaks Drive. The proposed improvements include a 2,600-square-foot drive-through restaurant, as well as proposed parking lot and storm sewer improvements. We offer the following comments:

SITE PLAN

- 1. The Petitioner is proposing a "right in only" entrance off Grand Oaks Drive. In practice these do not function as intended. We suggest removing the "right in only" lane, as the site has two other entrances that can be used.
- 2. The proposed drive-through does not include any bypass lane for people to drive around the drive-through stacking area or exit the drive-through line once they enter. The Planning Commission may wish to require that a bypass lane is provided by either eliminating the second drive-through line or pushing the drive-through lines to the east.
- 3. Bumper blocks were removed from the site plan, but the parking spot detail still shows bumper blocks. These should be removed from the detail.

DRAINAGE AND GRADING

1. Storm sewer calculations have been provided to demonstrate that the proposed storm sewers are adequately sized. The site plan should include inverts of the proposed storm sewer to provide more information on how the connection to the existing storm sewer will be achieved. The storm sewer calculations should also include the hydraulic grade line in the proposed pipe.

We recommend the Planning Commission consider the above comments prior to approval.

Sincerely,

Gary J. Markstrom, P.E.

Vice President

Shelby Byrne

Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

May 3, 2022

Kelly VanMarter Genoa Township 2911 Dorr Road Brighton, MI 48116

RE: Panda Express

NW Corner of S. Latson & Grand Oaks

Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on April 28, 2022 and the drawings are dated February 16, 2022 with latest revisions dated April 19, 2022. The project is based on an existing 2.31-acre vacant parcel proposed for redevelopment as a 2,600 square foot A-2 fast-casual restaurant. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

 The building address shall be a <u>minimum of 6"</u> high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation. Future project submittals shall include the address and street name of the project in the title block. (Noted to comply once an provided)

FC 505.1

All other concerns have been addressed on the recent suibmittal drawings.

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department.

If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

Rick Boisvert, FM, CFPS

Fire Marshal

cc:Amy Ruthig amv@aenoa.ora

 From:
 Matt Bolang

 To:
 Amy Ruthig

 Cc:
 Aaron Aumock

 Subject:
 Genoa LCHD Reviews

Date: Tuesday, April 19, 2022 3:46:41 PM

Attachments: <u>image002.png</u>

image003.png image007.png image008.png image001.png

Hi Amy,

We have reviewed all of the current proposals. Below are our comments:

- St. Joes: Will be connected to MHOG water and sewer. No LCHD review. Any potential new or remodeled food service will need to be reviewed by our department for licensure.
- Two Men and a Truck: We recommend that the new owner samples the well for bacteria, nitrates, and arsenic. We are available to review the results.
- Lanning Daycare: The septic system was replaced in 2020, likely due to overuse by the
 daycare. We oversized the system and required the installation of a diverter valve so the old
 system could be used again in the future. As part of the LARA licensing process, LCHD would
 be required to inspect the facility including the well and septic. Our last record of a licensing
 inspection was 2004.
- Panda: We have no comments initially. They will need LCHD approval in conjunction with the building department before approved to operate and issued a food service license.

Let me know if you have any questions. Also in the future you can email the proposed projects directly to Aaron Aumock (copied on this email).

Thanks, Matt

Matt Bolang, MSA, REHS
Deputy Health Officer
Director of Environmental Health

Livingston County Health Department 2300 East Grand River Howell, MI 48843

517-552-6870 | www.lchd.org



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CONSULTING. ENGINEERING. CONSTRUCTION.

IMPACT ASSESSMENT



PANDA RESTAURANT GROUP

PREPARED BY:

ATWELL, LLC 12745 23 MILE ROAD, SUITE 200 SHELBY TOWNSHIP, MI 48315



INTRODUCTION

Panda Restaurant Group proposes to develop 2,600 square foot Panda Express quick service restaurant with drive-through on the parcel at the northwest corner of S Latson Road and Grand Oaks Drive.

This impact assessment was prepared by Atwell, LLC, a full service consulting, engineering, and construction services firm with 100+ licensed professionals.

OVERALL SITE CONDITIONS

As depicted in the associated site plans the property is 2.310 acres located to the northwest of Latson Road and Grand Oaks Drive. The property is undeveloped consisting of grass/field with an access drive to the western property on the central portion of the parcel. Existing topography at the east and south property boundary generally flows toward the right of way. Topography onsite would generally result in surface flow to the north and west. No floodplains, wetlands, or other natural features were documented on the site.

IMPACT STATEMENTS

IMPACT ON STORMWATER MANAGEMENT: Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established.

Soil erosion best management practices will be employed during the construction process in accordance with Livingston County Drain Commissioner's requirements.

IMPACT ON SURROUNDING LAND USED: Description of the types of proposed uses and other manmade facilities, including any project phasing, and an indication of how the proposed use conforms or conflicts with existing and potential development patterns. A description shall be provided of any increases of light, noise or air pollution which could negatively impact adjacent properties.

The proposed land use is consistent and conforms with the surrounding developments. Light from the property is consistent with surrounding properties.

IMPACT ON PUBLIC FACILITIES AND SERVICES: Describe the number of expected residents, employees, visitors, or patrons, and the anticipated impact on public schools, police protection and fire protection. Letters from the appropriate agencies may be provided, as appropriate.

The proposed use anticipates a maximum of ten employees on a typical shift. The impact on public facilities and services will be consistent with typical uses in the NRPUD zoning district.

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

All necessary water and sanitary sewer facilities are available at the site. No improvements to existing infrastructure or offsite utility extensions are necessary to service the site.

12745 23 Mile Road, Suite 200, Shelby Township, MI 48315 Tel: 586.786.9800 www.atwell-group.com



Proposed water and sanitary sewer facilities include the following:

- 1.5 inch diameter water service.
- 6-8 inch diameter fire suppression.
- 6 inch diameter sanitary sewer service.
- Oil/water separator connected to sanitary sewer system.

The proposed development anticipates a demand of 7.5 residential equivalent units (REU) with an approximate flow of 0.0025 cubic feet per second (cfs).

STORAGE AND HANDLING OF ANY HAZARDOUS MATERIALS: A description of any hazardous substances expected to be used, stored or disposed of on the site. The information shall describe the type of materials, location within the site and method of containment. Documentation of compliance with federal and state requirements, and a Pollution Incident Prevention Plan (PIPP) shall be submitted, as appropriate. **No storage or handling of hazardous materials will occur.**

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 (ITE) Trip Generation Manual, other published studies or actual counts of similar uses in Michigan.

The following table summarizes the total new trips based on the ITE Trip Generations Manual.

Land Use	LUC	Amount	Units		Hou			Ho	ur	Weekday
				In	Out	Total	In	Out	Total	
Fast-Food Restaurant w/ Drive-Through	934	2,600	SF	57	55	112	43	40	83	1,169
Pass-By Rates, LUC 934	: 49% Î	Midday², 50	% <i>PM</i>	28	27	55	22	20	42	579
		Total New	Trips	29	28	57	21	20	41	590

¹ - No information available for midday peak hour vehicle trip generation; average rate published for AM peak hour was utilized.

SPECIAL PROVISIONS: The site is within a planned unit development outlined in agreements records on 07/13/2015 and 08/31/2017. Refer to the included survey for additional information regarding access and utility easements.

12745 23 Mile Road, Suite 200, Shelby Township, MI 48315 Tel: 586.786.9800 www.atwell-group.com

² - No information available for midday peak hour pass-by rate; pass-by rate published for AM peak hour was utilized.

DEVELOPMENT TEAM

APPLICANT

PANDA RESTAURANT GROUP 1683 WALNUT GROVE AVE. ROSEMEAD, CA 91770-3711 CONTACT: BRIAN KAN PHONE: 626-372-8550 EMAIL: Brian.Kan@PandaRG.com

CIVIL ENGINEER

ATWELL, LLC 12745 23 MILE ROAD, SUITE 200 SHELBY TOWNSHIP, MI 48315 PHONE: (586) 786-9800 CONTACT: MICHAEL McPHERSON EMAIL: mmcpherson@atwell-group.com

ARCHITECT

150 W. JEFFERSON AVE., SUITE 1300 DETROIT, MI 48226 CONTACT: DINA MEKAWY PHONE: 313-324-3085 EMAIL: dina.mekawy@norr.com

SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.:

LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON,

PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5

PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 8: THENCE ALONG THE NORTH LINE OF SECTION 8. SOUTH 87 DEGREES 16 MINUTES 42 SECONDS WEST, 3.27 FEET, TO THE

CONSTRUCTION CENTERLINE OF LATSON ROAD, THE FOLLOWING THREE (3)

COURSES: 1) SOUTHERLY ALONG A ARC RICH T, HAVING A LENGTH OF 159.72 FEET, A RADIUS OF 10000.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 54 MINUTES 55 SECONDS, AND A LONG CHORD WHICH BEARS SOUTH 00 DEGREES 40 MINUTES 20 SECONDS WEST, 159.72 FEET; 2)

SOUTH 01 DEGREES 07 MINUTES 48 SECONDS WEST, 913.15 FEET; 3)

OF THE CONSTRUCTION CENTERLINE OF LATSON ROAD AND THE

SOUTHERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 148.82 FEET, A

RADIUS OF 10000.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 51 MINUTES

10 SECONDS. AND A LONG CHORD WHICH BEARS SOUTH 00 DEGREES 42

CONSTRUCTION CENTERLINE OF RELOCATED GRAND OAKS DRIVE: THENCE ALONG THE CONSTRUCTION CENTERLINE OF RELOCATED GRAND OAKS DRIVE, SOUTH 89 DEGREES 48 MINUTES 26 SECONDS WEST, 159.53 FEET; THENCE

NORTH 00 DEGREES 15 MINUTES 45 SECONDS EAST, 40.00 FEET, TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF RELOCATED GRAND OAKS DRIVE, SOUTH

89 DEGREES 48 MINUTES 26 SECONDS WEST 105.82 FEET; THENCE NORTH 10 DEGREES 21 MINUTES 54 SECONDS EAST, 317.42 FEET; THENCE NORTH 12 DEGREES 59 MINUTES 10 SECONDS EAST, 332.05 FEET; THENCE SOUTH 79 DECREES 09 MINUTES 02 SECONDS EAST, 22.66 FEET; THENCE NORTH 11

DEGREES 14 MINUTES 53 SECONDS EAST, 360.22 FEET; THENCE ALONG THE

WESTERLY RIGHT OF WAY LINE OF LATSON ROAD, THE FOLLOWING TWO

COURSES: 1) SOUTH 01 DECREES 07 MINUTES 48 SECONDS WEST, 874.11

FEET: 2) SOUTHERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 10.59 FEET, A RADIUS OF 10060.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 03

DEGREES 05 MINUTES 59 SECONDS WEST, 10.59 FEET; THENCE ALONG A

LIMITED ACCESS RIGHT OF WAY LINE, SOUTH 45 DEGREES 17 MINUTES 49

MINUTES 37 SECONDS, AND A LONG CHORD WHICH BEARS SOUTH 01

SECONDS WEST, 142.07 FEET, TO THE POINT OF BEGINNING.

MINUTES 13 SECONDS WEST, 148.82 FEET, TO THE POINT OF INTERSECTION

EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN MORE

CONSTRUCTION CENTERLINE OF LATSON ROAD; THENCE ALONG THE

TC13-94024, COMMITMENT DATE: 01/11/2022:

STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

THE LAND IS DESCRIBED AS FOLLOWS:

PLANNING

GENOA TOWNSHIP PLANNING DEPT. 2911 DORR ROAD BRIGHTON, MI 48116 CONTACT: KELLY VANMARTER PHONE: 810-227-5225 EMAIL: kelly@genoa.org

WATER/SEWER

M.H.O.G. UTILITY DEPARTMENT 2911 DORR ROAD BRIGHTON, MI 48116 CONTACT: SHELBY SCHERDT PHONE: 810-227-5225 EMAIL: Shelby.Scherdt@tetratech.com

SOIL EROSION

EMAIL: drain@livgov.com

LIVINGSTON COUNTY DRAIN COMMISSIONER, BOARD OF PUBLIC WORKS, DIRECTOR 2300 E GRAND RIVER AVE, SUITE 105 **HOWELL**, MI 48843 **CONTACT: BRIAN JONCKHEERE** PHONE: 517.546.0040

ROAD COMMISSION

LIVINGSTON COUNTY ROAD COMMISSION 3535 GRAND OAKS **HOWELL**, MI 48843 PHONE: 517-546-4250

STORMWATER

GOVERNING AGENCIES / UTILITY CONTACTS

LIVINGSTON COUNTY DRAIN COMMISSIONER, BOARD OF PUBLIC WORKS, DIRECTOR 2300 E GRAND RIVER AVE, SUITE 105 HOWELL, MI 48843 **CONTACT: BRIAN JONCKHEERE** PHONE: 517.546.0040 drain@livgov.com

DATA / TELEPHONE

AT&T CONTACT: CRAIG MCCREIGHT PHONE: 734-996-5341, 248-494-2735 (M) EMAIL: cm1434@att.com

GAS

CONSUMERS ENERGY 1 ENERGY PLAZA JACKSON, MI 49201 PHONE: 800-477-5050

ELECTRIC

DTE ENERGY

PHONE: 800-477-4747 EMAIL: NWPD Account@dteenergy.com

SITE PLANS



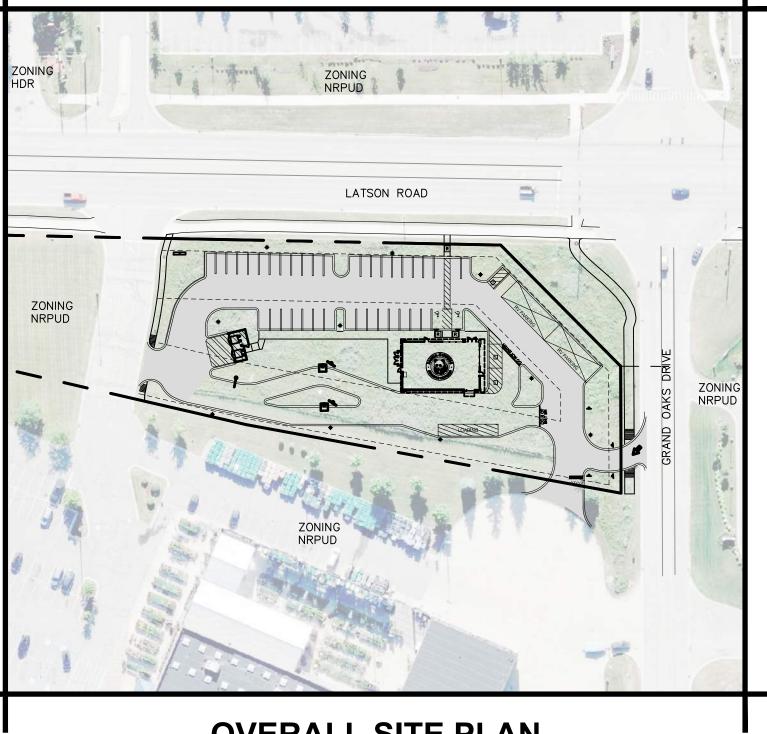
LATSON ROAD GENOA CHARTER TOWNSHIP, MICHIGAN

PREPARED BY:

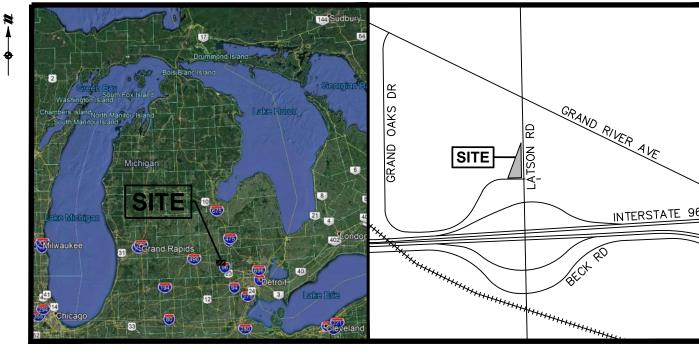
Atwell, LLC 12745 23 Mile Road Shelby Township, Michigan Telephone: 586-786-9800

PREPARED FOR:

PANDA RESTAURANT GROUP INC. 1683 Walnut Grove Ave. Rosemead, California

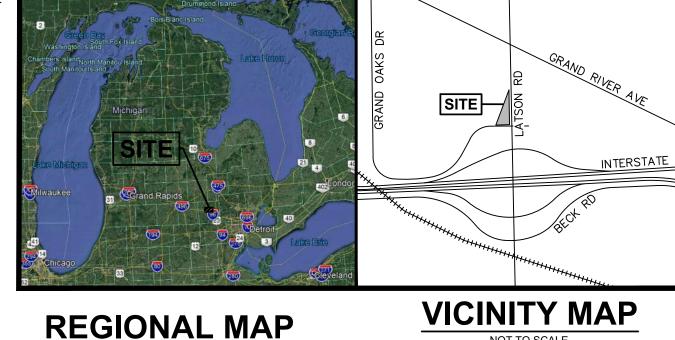


OVERALL SITE PLAN



Telephone: 626.799.9898

Facsimile: 626.372.8288



SITE DATA

IMPERVIOUS COVERAGE

IMPERVIOUS AREA (TOTAL)

BUILDING

PAVED SURFACES

PERCENTAGE

2,600

39,472

42,072

FARCEL ID#		PARCEL	ZONING
4711-08-200-018	3	±2.31 AC.	NRPUD (NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT)
BUILDING DAT	ГА		
HEIGHT	GROSS FLOOR	AREA	
23'-6"	2,600 SFT		
STANDARD PA	ARKING DATA	4	
		PROPOSED	REQUIRED
USER	FLOOR AREA		SPACES FORMULA
			38 SPACES 1 SPACE/70 SF GLA
SHORT TERM	PARKING DA	ΛTΑ	
USER	_		
PANDA EXPRESS		3 SPACES	_
RV PARKING [DATA		
IISFR	PROPOSED	REQUIRED	
<u>USER</u> PANDA EXPRESS			<u> </u>
PANDA EXPRESS	2 SPACES	2 SPACES	
	2 SPACES PARKING DA	2 SPACES	FORMUL A
ACCESSIBLE	2 SPACES PARKING DA PROPOSED	2 SPACES TA REQUIRED	FORMULA 26-50 TOTAL SPACES
ACCESSIBLE TOTAL	2 SPACES PARKING DA PROPOSED 2 SPACES	2 SPACES TA REQUIRED 2 SPACES	FORMULA 26-50 TOTAL SPACES
ACCESSIBLE TOTAL DRIVE-THRU	2 SPACES PARKING DA PROPOSED 2 SPACES STACKING DA	2 SPACES TA REQUIRED 2 SPACES ATA	26-50 TOTAL SPACES
ACCESSIBLE TOTAL DRIVE-THRU SUSER	2 SPACES PARKING DA PROPOSED 2 SPACES STACKING DA PROPOSED	2 SPACES TA REQUIRED 2 SPACES ATA REQUIRED	26-50 TOTAL SPACES
ACCESSIBLE TOTAL DRIVE-THRU	2 SPACES PARKING DA PROPOSED 2 SPACES STACKING DA PROPOSED	2 SPACES TA REQUIRED 2 SPACES ATA REQUIRED	26-50 TOTAL SPACES
ACCESSIBLE TOTAL DRIVE-THRU SUSER	2 SPACES PARKING DA PROPOSED 2 SPACES STACKING DA PROPOSED 19 SPACES	2 SPACES TA REQUIRED 2 SPACES ATA REQUIRED	26-50 TOTAL SPACES
PANDA EXPRESS ACCESSIBLE TOTAL DRIVE-THRU S USER PANDA EXPRESS	2 SPACES PARKING DA PROPOSED 2 SPACES STACKING DA PROPOSED 19 SPACES	2 SPACES TA REQUIRED 2 SPACES ATA REQUIRED 10 SPACES	26-50 TOTAL SPACES

MAXIMUM

90

2.6

39.5

42.1

SHEET INDEX

C00 COVER

NOT TO SCALE

C01 SITE LAYOUT PLAN

C02 PRELIMINARY GRADING PLAN

C03 PRELIMINARY UTILITY PLAN

C04 LANDSCAPE PLAN

C05 LANDSCAPE DETAILS C06 DETAILS

ATTACHED PLANS

ALTA SURVEY A-101 KITCHEN PLAN A-200 EXTERIOR ELEVATIONS A-201 EXTERIOR ELEVATIONS A-202 EXTERIOR PERSPECTIVES A-300 TRASH ENCLOSURE DETAILS PHOTOMETRIC PLAN A-400 LIGHTING CUT SHEETS **EX-01 FIRE ACCESS EXHIBIT** EX-02 DRAINAGE AREA EXHIBIT MHOG WATER & SEWER DETAILS



PANDA RESTAURANT GROUP INC. 1683 Walnut Grove Ave. Rosemead. California 91770

> Telephone: 626.799.9898 Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

SITE PLAN RE-SUBMITTAL 04-19-2022

SITE PLAN SUBMITTAL

DRAWN BY: MSB/LEH

PANDA PROJECT #: JCDT20036100 PANDA STORE #: D8103 ENG PROJECT #: 20003483





PANDA EXPRESS

TRUE WARM & WELCOME LATSON RD. & GRAND OAKS DR. HOWELL, MI

C00

COVER

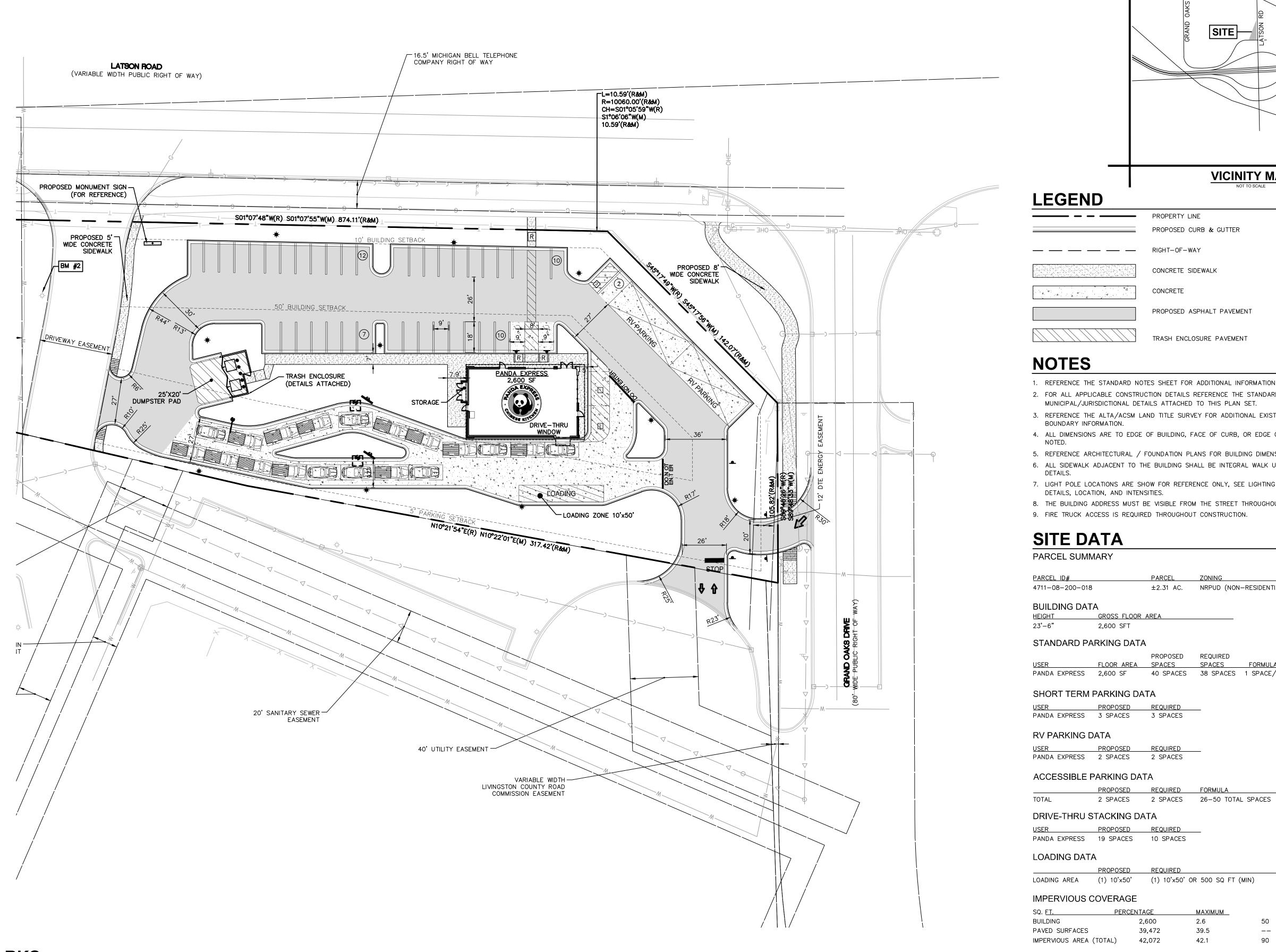
THIS PROJECT PROPOSES TO CONSTRUCT A 2,600 SQUARE FOOT PANDA EXPRESS RESTAURANT WITH DRIVE-THRU IN AN OUTLOT AT LOWES.

PROJECT NARRATIVE

24-HOUR CONTACT: PANDA PM

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

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF THI WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER AND ALL UNDERGROUND UTILITIES





VICINITY MAP

INTERSTATE 96

PROPERTY LINE PROPOSED CURB & GUTTER PROPOSED SIGN (20) PARKING ROW COUNT RIGHT-OF-WAY ACCESSIBLE PARKING SPACE CONCRETE SIDEWALK ★ PROPOSED LIGHT POLE CONCRETE R RAMP PROPOSED ASPHALT PAVEMENT

SITE

- 1. REFERENCE THE STANDARD NOTES SHEET FOR ADDITIONAL INFORMATION.
- 2. FOR ALL APPLICABLE CONSTRUCTION DETAILS REFERENCE THE STANDARD DETAILS SHEET(S) AND ANY MUNICIPAL/JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
- 3. REFERENCE THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING FEATURES AND PROPERTY
- 4. ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE
- 5. REFERENCE ARCHITECTURAL / FOUNDATION PLANS FOR BUILDING DIMENSIONS.
- 6. ALL SIDEWALK ADJACENT TO THE BUILDING SHALL BE INTEGRAL WALK UNLESS OTHERWISE NOTED. SEE
- 7. LIGHT POLE LOCATIONS ARE SHOW FOR REFERENCE ONLY, SEE LIGHTING PLAN (BY OTHERS) FOR LIGHT POLE
- 8. THE BUILDING ADDRESS MUST BE VISIBLE FROM THE STREET THROUGHOUT THE PROJECT.
- 9. FIRE TRUCK ACCESS IS REQUIRED THROUGHOUT CONSTRUCTION.

PARCEL ZONING ±2.31 AC. NRPUD (NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT)

GROSS FLOOR AREA

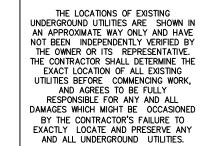
PROPOSED REQUIRED FLOOR AREA SPACES SPACES FORMULA PANDA EXPRESS 2,600 SF 40 SPACES 38 SPACES 1 SPACE/70 SF GLA

<u>USER PROPOSED REQUIRED</u> PANDA EXPRESS 19 SPACES 10 SPACES

PROPOSED REQUIRED

MAXIMUM 2.6 39,472 39.5 --42,072





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

REVISIONS:

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda

Express Inc. and were created for use on this specific project.

None of these ideas, designs, arrangements or plans may be

used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

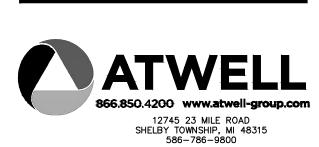
ISSUE DATE:

SITE PLAN SUBMITTAL SITE PLAN RE-SUBMITTAL 04-19-2022

DRAWN BY: MSB/LEH

PANDA PROJECT #: JCDT20036100 PANDA STORE #: D8103 ENG PROJECT #: 20003483





PANDA EXPRESS

TRUE WARM & WELCOME LATSON RD. & GRAND OAKS DR. HOWELL, MI

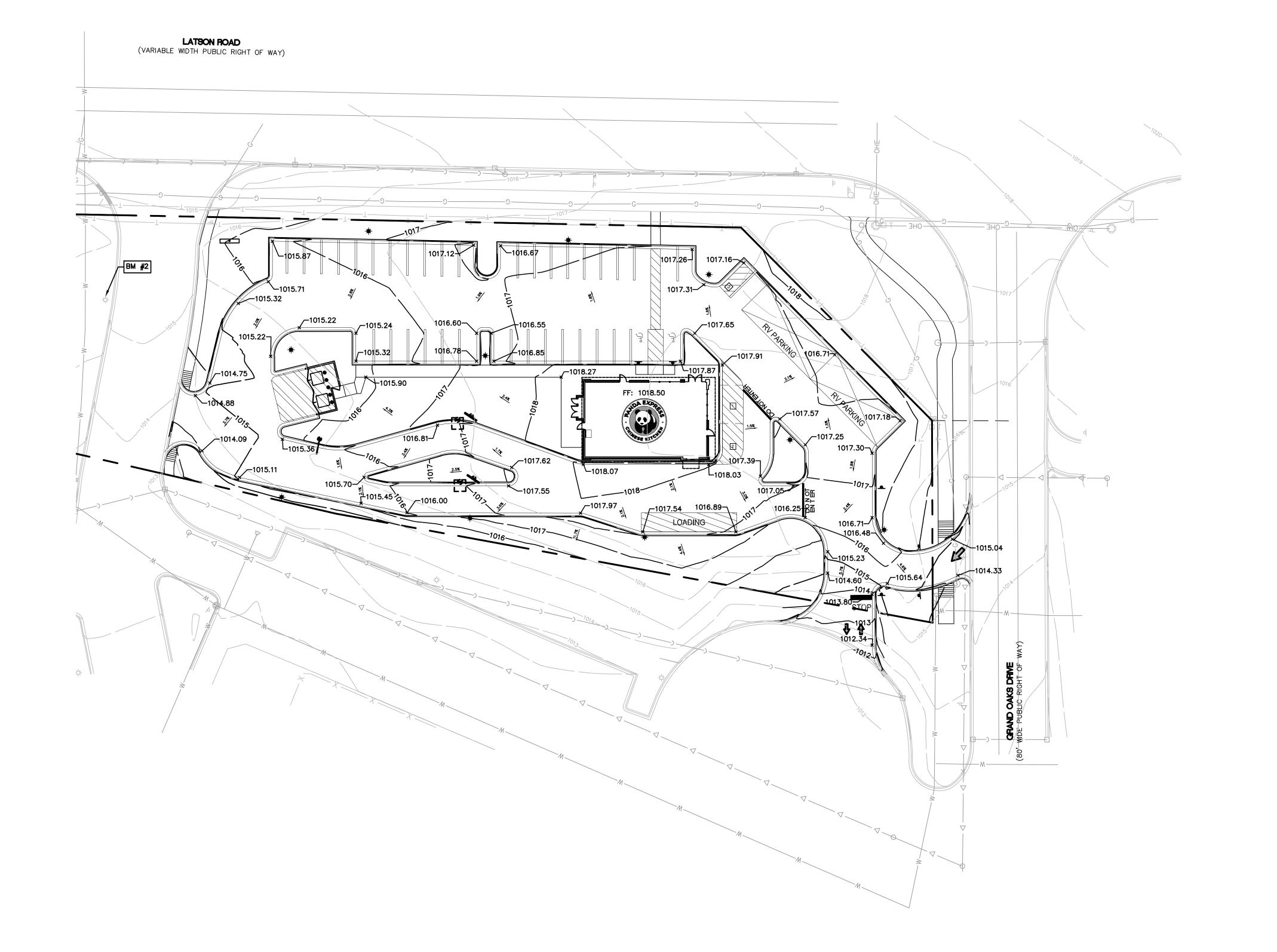
C01

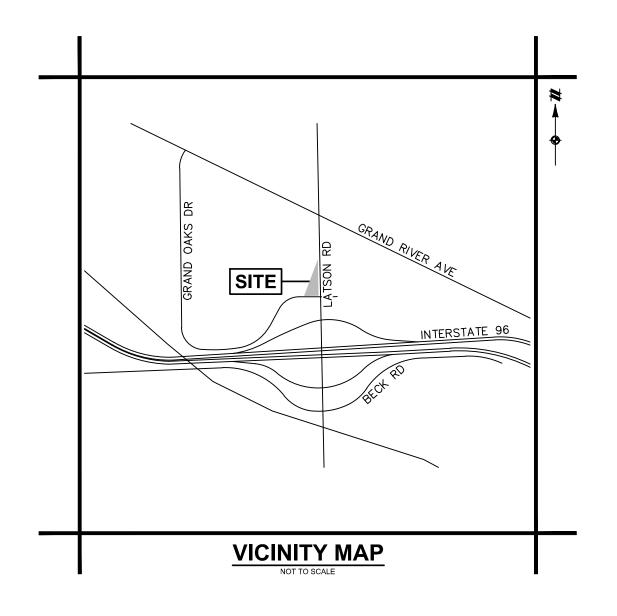
SITE LAYOUT PLAN

SITE BENCHMARKS

BM #1: SET MAG NAIL IN SOUTH SIDE OF LIGHT POLE BASE IN WESTERLY RIGHT OF WAY OF LATSON ROAD ELEVATION: 1013.51 (NAVD88)

BM #2: SET MAG NAIL IN EAST SIDE OF LIGHT POLE BASE NORTH OF ENTRANCE DRIVE ELEVATION: 1017.51 (NAVD88)





		PROPERTY LINE
————900———		EXISTING CONTOUR
 900		PROPOSED CONTOUR
	2.0%	DRAINAGE FLOW DIRECTION
>	< 1017.27	PROPOSED SPOT ELEVATION

NOTES

- REFER TO EXISTING CONDITIONS PLAN FOR BENCHMARK(S).
 FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAILS SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
- 3. ALL ELEVATIONS SHOWN ARE TOP OF PAVEMENT/FINISH GRADE UNLESS
- OTHERWISE NOTED.

 4. PROPOSED ELEVATIONS FOR STRUCTURES ARE:
 HYDRANT = BASE FLANGE
 VALVE/MANHOLE/CLEANOUT = RIM

CATCH BASIN/INLET = RIM/FLOW LINE



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REVISIONS:				

ISSUE DATE:

SITE PLAN SUBMITTAL	02-16-202
SITE PLAN RE-SUBMITTAL	04-19-202

DRAWN BY: MSB/LEH

PANDA PROJECT #: JCDT20036100 PANDA STORE #: D8103 ENG PROJECT #: 20003483





PANDA EXPRESS

TRUE WARM & WELCOME
LATSON RD. & GRAND OAKS DR.
HOWELL, MI

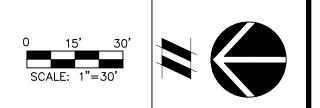
C02

PRELIMINARY GRADING PLAN

SITE BENCHMARKS

BM #1: SET MAG NAIL IN SOUTH SIDE OF LIGHT POLE BASE IN WESTERLY RIGHT OF WAY OF LATSON ROAD ELEVATION: 1013.51 (NAVD88)

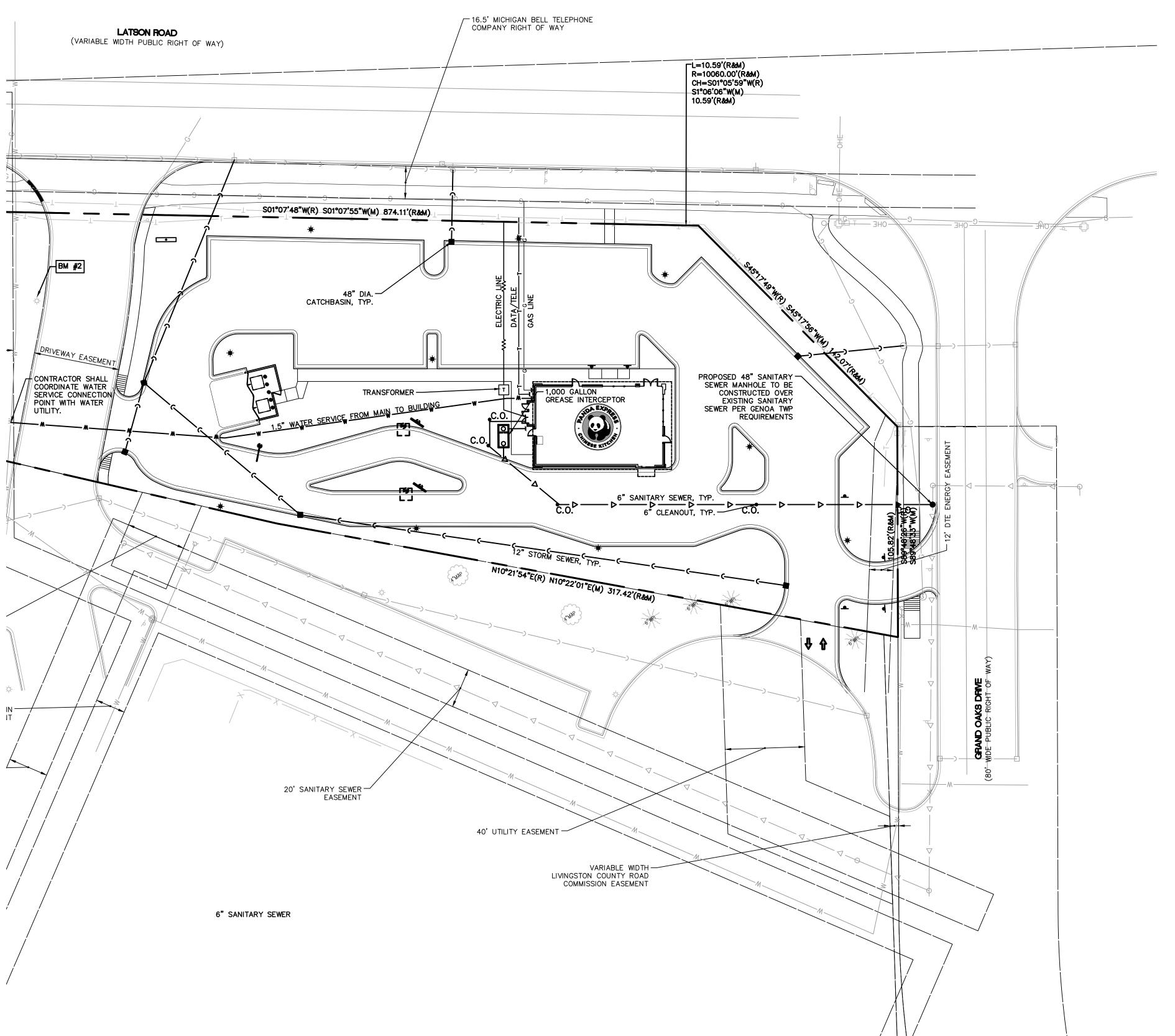
BM #2: SET MAG NAIL IN EAST SIDE OF LIGHT POLE BASE NORTH OF ENTRANCE DRIVE ELEVATION: 1017.51 (NAVD88)

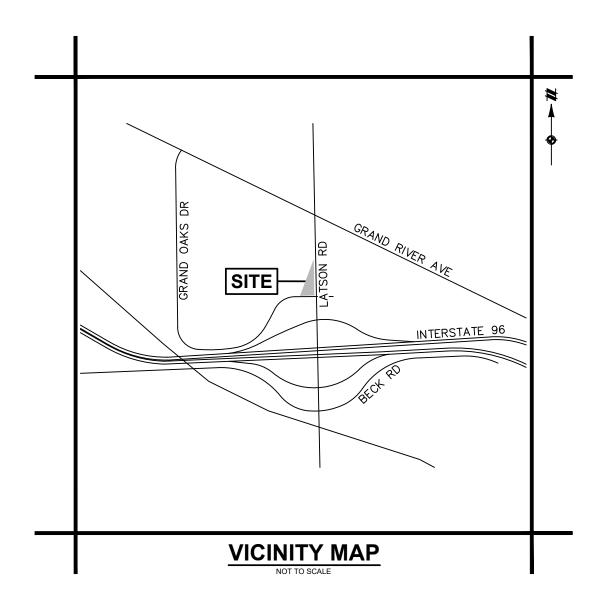




THE LOCATIONS OF EXISTING
UNDERGROUND UTILITIES ARE SHOWN IN
AN APPROXIMATE WAY ONLY AND HAVE
NOT BEEN INDEPENDENTLY VERIFIED BY
THE OWNER OR ITS REPRESENTATIVE.
THE CONTRACTOR SHALL DETERMINE THE
EXACT LOCATION OF ALL EXISTING
UTILITIES BEFORE COMMENCING WORK,
AND AGREES TO BE FULLY
RESPONSIBLE FOR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

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





_			
-			PROPERTY LINE
_	— > ——	— > —— > ——	EXISTING SANITARY SEWER
_			EXISTING WATER
_			EXISTING GAS
_	т	тттт	EXISTING UNDERGROUND TELEPHONE
-	~~~		EXISTING UNDERGROUND ELECTRIC
-	——ОНЕ —	OHE	EXISTING OVERHEAD LINES
-	TV	TVTV	EXISTING UNDERGROUND CABLE
-			PROPOSED STORM SEWER
-	->	- b b	PROPOSED SANITARY SEWER
-	w	w	PROPOSED WATER
-			PROPOSED GAS
-	 w		PROPOSED UNDERGROUND ELECTRIC
-	—т—	тт	PROPOSED UNDERGROUND DATA
		0	EXISTING MANHOLE/CATCHBASIN
		• •	PROPOSED MANNHOLE/CATCHBASIN
		•C.O.	PROPOSED CLEANOUT
		Þ	EXISTING HYDRANT
		\otimes \otimes	EXISTING / PROPOSED VALVE
		/	

NOTES

1. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH UTILITY COMPANY OR AUTHORITY HAVING JURISDICTION PRIOR TO START OF CONSTRUCTION.

EXISTING UTILITY POLE

★ PROPOSED LIGHT POLE

- CONTRACTOR SHALL CALL 'MISS DIG' AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.
- FRANCHISE UTILITY LOCATIONS SHOWN FOR REFERENCE ONLY.
 OWNER/CONTRACTOR TO COORDINATE FRANCHISE UTILITY SERVICE CONNECTIONS, PERMITTING, ROUTING, ETC. WITH UTILITY COMPANIES.
- 4. ALL SANITARY SEWER LEAD SHALL BE 6' PVC SDR 23.5 WITH MINIMUM 1% SLOPE.

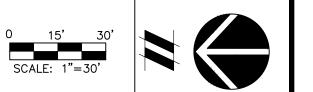
STORMWATER NARRATIVE

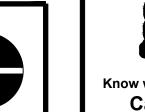
ON-SITE STORMWATER LEAVES THE SITE VIA 12-INCH DIAMETER PIPE CONNECTED TO THE STORMWATER MANAGEMENT SYSTEM CONSTRCUCTED AS PART OF THE MDOT INTERCHANGE PROJECT.

BM #1: SET MAG NAIL IN SOUTH SIDE OF LIGHT POLE BASE IN WESTERLY RIGHT OF WAY OF LATSON ROAD ELEVATION: 1013.51 (NAVD88)

BM #2: SET MAG NAIL IN EAST SIDE OF LIGHT POLE BASE NORTH OF ENTRANCE DRIVE ELEVATION: 1017.51 (NAVD88)

SITE BENCHMARKS







THE LOCATIONS OF EXISTING
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REVISIONS:

ISSI	JE DATE:	
	SITE PLAN SUBMITTAL	02-16-2022
	SITE PLAN RE-SUBMITTAL	04-19-2022

DRAWN BY: MSB/LEH

PANDA PROJECT #: JCDT20036100
PANDA STORE #: D8103
ENG PROJECT #: 20003483



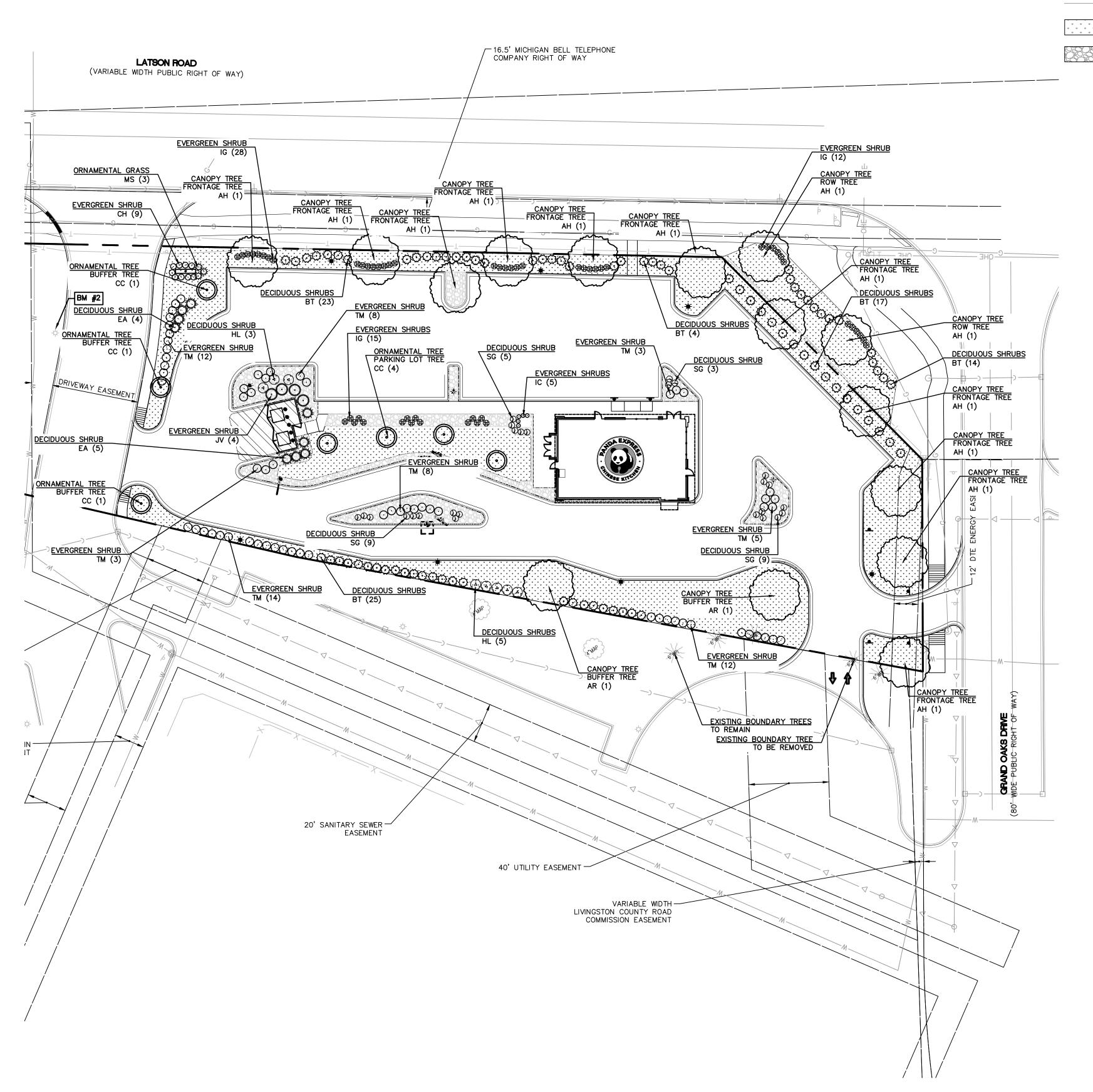


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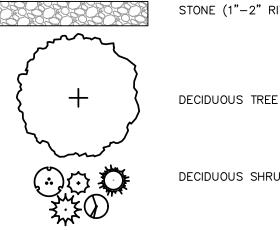
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C03

PRELIMINARY UTILITY PLAN



SANITARY SEWER STORM SEWER WATERMAIN UNDERGROUND ELECTRIC UNDERGROUND TELEPHONE FENCE PROPOSED SOD STONE (1"-2" RIVER STONE)



DECIDUOUS SHRUBS

EVERGREEN SHRUBS

PLANT KEY PA (3) - PLANT QUANTITY

LANDSCAPE REQUIREMENTS SUMMARY

ITEM	QTY PROVIDED	QTY REQUIRED	FORMULA
PARKING LOT			
PARKING LOT TREES	4 TREES	4 TREES	1 TREE/2,000 SQ. FT OF PAVED PARKING
			(EXCLUDING AISLES)
			1 TREE PER 10 SPACES
			(41 SPACES/10 = 4.1 = 4 TREES)
GREEN BELT LANDSCAPING			
GREEN BELT PUBLIC ROW TREES	11 TREES	11 TREES	1 TREE/40 LINEAR FT OF FRONTAGE
			435 L.F/ 40 = 10.87 = 11 TREES
BUFFER ZONE			
BUFFER ZONE TREES/SHRUBS	5 TREES		1 CANOPY/EVERGREEN TREE OR 4 SHRUE
,	84 SHRUBS		PER 20 LINEAR FEET ALONG PROPERTY
LINE			
			506 LF/20 =25.3=26
			(5 TREES, $21X4 = 84$ SHRUBS)

SITE

VICINITY MAP

DECIDUOUS CANOPY TREE SCHEDULE

KEY	′ QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AR	2	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	3" CAL.	B & B
٨⊔	17	CADDINITE CADOLINIANA	AMEDICAN HODNDEAM	3" CAL	D % D

DECIDUOUS ORNAMENTAL TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CC	7	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B & B

SHRUB SCHEDULE

<u>KEY</u>	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ВТ	83	BERBERIS THUNBEREGII	JAPANESE BARBERRY	30" HT.*	3 GAL
CH	9	COTONEASTER HORIZONTALIS 'TOM THUMB'	TOM THUMB COTONEASTER	24" SPR.	3' O.C.
EA	9	EUONYMUS ALATA 'COMPACTA'	COMPACT EUONYMUS	24" HT.	CONT.
HL	8	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	30" HT.	CONT.
IC	5	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL HOLLY	36" HT.	CONT.
IG	55	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" HT.	CONT.
JV	4	JUNIPERUS VIRGINIANA 'CONCORCOR'	EMERALD SENTINAL JUNIPER	48" HT.	6' O.C.
MS	3	MISCANTHUS SINENSIS 'MORNING LIGHT'	EULALIA GRASS	3 GAL.	CONT.
SG	26	SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME SRIREA	24" HT.	CONT.
TM	65	TAXUS X. MEDIA 'DENSIFORMIS'	DENSE YEW	24" HT.	CONT.

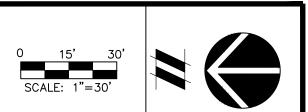
*NOTE JAPANESE BARBERRY MUST BE 30" HEIGHT AT THE TIME OF PLANTING

NOTES TO CONTRACTOR

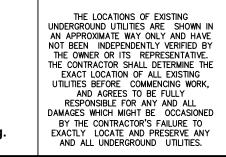
- 1. ALL DISEASED, DAMAGED, OR DEAD PLANTING MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH STANDARDS OF THE GENOA TOWNSHIP ZONING ORDINANCE.
- 2. ALL PLANTS SHALL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS.
- 3. SITE IRRIGATION TO BE PROVIDED FOR ALL PROPOSED LANDSCAPE IMPROVEMENT AREAS AND LAWN AREAS

SITE BENCHMARKS BM #1: SET MAG NAIL IN SOUTH SIDE OF LIGHT POLE BASE IN WESTERLY RIGHT OF WAY OF LATSON ROAD ELEVATION: 1013.51 (NAVD88) BM #2: SET MAG NAIL IN EAST SIDE OF LIGHT POLE

BASE NORTH OF ENTRANCE DRIVE ELEVATION: 1017.51 (NAVD88)







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



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ISSUE DATE: SITE PLAN SUBMITTAL SITE PLAN RE-SUBMITTAL

DRAWN BY: MSB/LEH

PANDA PROJECT #: JCDT20036100 PANDA STORE #: D8103 ENG PROJECT #: 20003483





PANDA EXPRESS

TRUE WARM & WELCOME LATSON RD. & GRAND OAKS DR. HOWELL, MI

C04

LANDSCAPE PLAN

GENERAL NOTES

- LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTINGS AND RELATED WORK. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING 811 PRIOR TO STAKING PLANT LOCATIONS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WITH ANY CONCERNS. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- 2. PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS AND MUST BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS.
- 3. LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
- 4. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUBS MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED. AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED, ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- 5. ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- 6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT AND OWNER BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
- 7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION.
- 8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS. BACKFILL AND CROWN PARKING LOT ISLANDS 6" ABOVE ADJACENT CURBS WITH TOPSOIL. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
- 9. ACCEPTANCE OF GRADING AND SOD/SEED SHALL BE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE HAS BEEN RECEIVED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD/SEED IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE, THE OWNER WILL ASSUME ALL MAINTENANCE
- 10. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD AS REQUIRED.
- 11. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER
- 12. OWNER OR OWNER'S REPRESENTATIVE SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY OR NOT MEETING SPECIFICATIONS.
- 13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF SITE AT THE COMPLETION OF LANDSCAPING EACH DAY. AT ALL TIMES THE SIDEWALKS SHALL BE MAINTAINED CLEAN AND ERFE OF DEBRIS, REMOVE SURPLUS SOIL AND WASTE MATERIAL. TRASH AND DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF SAME IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND
- 14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL, EROSION AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL PREVENT EROSION OF SOIL AND ENTRY OF SOIL-BEARING WATER AND AIRBORNE DUST ONTO ADJACENT PROPERTIES AND INTO THE PUBLIC STORMWATER FACILITIES. REFER TO EROSION CONTROL PLANS FOR DETAILS.

MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE.

- MULCH MATERIAL: AS SPECIFIED ON THE LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH. ALL SHRUB PLANTING BEDS TO RECEIVE 3" DEEP MULCH. ALL EVERGREEN AND DECIDUOUS TREES (IF USED) TO RECEIVE 6" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK. EXTENT OF MULCH TO BE 5'-0" DIA. AT TREES AND 18" BEYOND SHRUB DRIP LINES.
- 5. TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM. AT END OF GUARANTEE PERIOD ALL STAKES SHALL BE REMOVED BY LANDSCAPE CONTRACTOR. ALL STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY AND ALL CIRCULATION ROUTES.
- 6. TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.
- 7. EDGING: EDGING SHALL BE SPADE EDGED.
- 8. FERTILIZER: JUMP-SHOT ROOT STIMULATOR AS MANUFACTURED BY ACME, OR APPROVED EQUAL, SHALL BE APPLIED TO THE SOIL BACKFILL OF EACH PLANT DURING INSTALLATION.
- 9. PLANT SIZING: MEASURE TREES AND SHRUBS ACCORDING TO ANSI Z60.1 STANDARDS. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE GROUND FOR TREES UP TO 4" CALIPER AND 12 INCHES ABOVE GROUND FOR LARGER TREES. ALWAYS HANDLE BALLED AND BURLAPPED MATERIAL BY THE ROOT BALL. PLANT MATERIAL SHALL BE DELIVERED TO THE SITE AND PLANTED THE SAME DAY.
- 10. PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.

MAINTENANCE / WARRANTY

- . MAINTENANCE OF PLANT MATERIALS AND LAWN AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN THE FOLLOWING STATED PERIODS:
- PLANT MATERIALS: 90 DAYS AFTER SUBSTANTIAL COMPLETION LAWN AREAS: 60 DAYS AFTER SUBSTANTIAL COMPLETION
- 2. AFTER REQUIRED MAINTENANCE PERIOD, THE OWNER, UPON REQUEST, WILL MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. UNACCEPTABLE WORK SHALL BE REPAIRED OR REPLACED AND REINSPECTED BEFORE FINAL ACCEPTANCE IS
- 3. A WRITTEN WARRANTY SHALL BE PROVIDED TO THE OWNER GUARANTEEING THAT ALL PLANT MATERIALS, SOD, AND/OR SEEDED AREAS WILL BE THRIVING FOR THE FOLLOWING STATED PERIODS: TREES, SHRUBS, AND GROUND COVERS - ONE YEAR AFTER FINAL ACCEPTANCE. SOD AND SEEDED AREAS - 90 DAYS AFTER FINAL ACCEPTANCE PERENNIALS - 90 DAYS AFTER FINAL ACCEPTANCE.
- 4. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS REGARDING MAINTENANCE OF EACH TYPE OF VEGETATION. THE OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE MATERIALS DURING THE WARRANTY PERIOD AS OUTLINED IN THE MAINTENANCE INSTRUCTIONS. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE SITE AND WILL INFORM THE OWNER OF ANY LACK OF PROPER MAINTENANCE IN WRITING. OWNER'S FAILURE TO COMPLY WITH THE MAINTENANCE PROGRAM SHALL RENDER THE WARRANTY NULL AND VOID.
- 5. THE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE INCLUDING ABNORMAL WEATHER CONDITIONS, EROSION, VANDALISM, NOR DAMAGES BY OTHERS. IF ANY CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR SHOULD OCCUR, THE MATERIALS AFFECTED WILL NO LONGER BE COVERED BY THE WARRANTY.

PLANT MATERIALS

- 1. PROVIDE PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED AND IN CONFORMANCE WITH THE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANTS SHALL HAVE BEEN GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL
- ALL PLANTS SHALL BE FULL. WELL-BRANCHED PLANTS CHARACTERISTIC OF THE SPECIES. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- 3. PLANT STOCK SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO CONDITIONS IN THE LOCALITY OF THE PROJECT.
- 4. LABEL AT LEAST ONE PLANT OF EACH KIND WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON
- 5. PROVIDE FRESHLY DUG BALLED & BURLAPPED PLANT MATERIALS. DO NOT DROP BALLED & BURLAPPED STOCK DURING DELIVERY.
- 6. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING

INSTALLATION

- 1. INSTALL TREES AND SHRUBS ACCORDING TO STANDARD DETAILS SHOWN ON THE
- 2. ALL TREE SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- ALL TREE SAUCERS AND SHRUB BEDS SHALL BE MULCHED WITH A 3-INCH LAYER OF ORGANIC TRIPLE SHREDDED HARDWOOD BARK MULCH. NON-ORGANIC MULCHES

SUCH AS GRAVEL, CRUSHED BRICK, LAVA ROCK, ETC. ARE UNACCEPTABLE.

- 4. TREE GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
- 5. APPLY 12 CUBIC FEET OF PEAT MOSS PER 100 SQUARE FEET AND 20 POUNDS OF 8-8-8 FERTILIZER PER 100 SQUARE FEET OF GROUND COVER PLANTING BEDS. ROTOTILL THE BEDS TO A DEPTH OF 6 INCHES AND SMOOTH TO AN EVEN AND UNIFORM SURFACE. PLANT GROUND COVER MATERIALS, APPLY 2 INCHES OF ORGANIC MULCH, AND WATER.

PLANTING NOTES

- 1. NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- 2. SEE CIVIL/SITE PLAN FOR ALL SITE DIMENSIONS, SQUARE FOOTAGES, PARKING CALCULATIONS, AND DETAILS OF ALL SITE IMPROVEMENTS.
- 3. IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 4. PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS (TO BE PROTECTED) ACCORDING TO THE TREE PROTECTION DETAIL AND MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS WITHOUT APPROVAL.
- 5. ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS, IF WET, CLAY SOILS OR POOR DRAINING SOILS ARE EVIDENT, PLANT HIGHER. REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP 1/3 OF ROOT BALL AND FROM TREE TRUNKS.
- 6. ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
- 7. SEED AND/OR SOD ALL AREAS DISTURBED DUE TO GRADING AND CONSTRUCTION ACTIVITIES. WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND. REFER TO PLAN FOR SOD/SEED LOCATIONS
- 8. PRUNE, THIN AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. APPLY MINIMUM 4" MULCH CUP AT ALL TREES NOT PLANTED IN PLANTING BEDS.
- 9. EXISTING LAWN AREAS TO BE SAVED AND AREAS THAT ARE DAMAGED DURING CONSTRUCTION MUST BE INSPECTED TO DETERMINE VIABILITY. IF THE EXISTING LAWN IS FOUND TO BE LEVEL. HEALTHY. DENSE & FREE FROM WEEDS. LAWN MAY NOT REQUIRE REPLACEMENT OR RENOVATION. IF RENOVATION IS REQUIRED OR IS PART OF THE APPROVED PLAN, THEN THE FOLLOWING REQUIREMENTS WILL APPLY:
- EXISTING LAWN FOUND TO BE IN POOR CONDITION MUST FIRST BE SPRAYED WITH ROUND-UP (OR EQUAL) TO KILL THE EXISTING LAWN AND WEED AREAS. WAIT A MIN. OF (10) DAYS FOR THE HERBICIDE TO TAKE EFFECT, THEN REMOVE ALL DEAD SOD & WEEDS TO A MIN. DEPTH OF (2) INCHES. ADD A MIN. OF 6 INCHES OF NEW TOPSOIL TO ALL LAWN AREAS. BACKFILL AND COMPACT TOPSOIL TO THE TOP OF ALL CURBS & WALKS PRIOR TO SODDING. REGRADE TO
- EXISTING LAWN FOUND TO BE IN GOOD CONDITION, BUT WITH BARE, SPARSE OR WEEDY AREAS MUST BE RENOVATED BY FILLING IN LOW AREAS, RAKING OVERSEEDING AND TOP DRESSING ALL SPARSE AND BARE SPOTS AND BY INITIATING A WEED AND FEED PROGRAM.
- 10. CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:

ELIMINATE ALL BUMPS & DEPRESSIONS AND RESOD ALL AREAS.

- A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 24"-30" DEPENDING ON THE DEPTH OF SUB BASE AND DISPOSE OF OFF SITE.
- B. REPLACE EXCAVATED MATERIAL W/ GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MIN. OF 2" ABOVE TOP OF CURB AND SIDEWALK, ADD 4"-6" OF TOPSOIL AND CROWN TO A MIN. OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING, UNLESS NOTED OTHERWISE
- IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREAS, REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADE W/ GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER
- . ALL TREE PITS MUST BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREES. A DRAINAGE SYSTEM MUST BE INSTALLED IF PLANTING PIT DOES NOT DRAIN SUFFICIENTLY. (REQUIRED IN HEAVY CLAY SOILS)
- 12. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES & SHRUBS.
- 13. ALL MULCH RINGS AND SHRUB BEDS IN LAWN AREAS SHALL BE EDGED WITH A MANICURED EDGE OR WITH MANUFACTURED EDGING AS INDICATED.
- 14. MULCHING AND WATERING OF ALL PLANTS & TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.

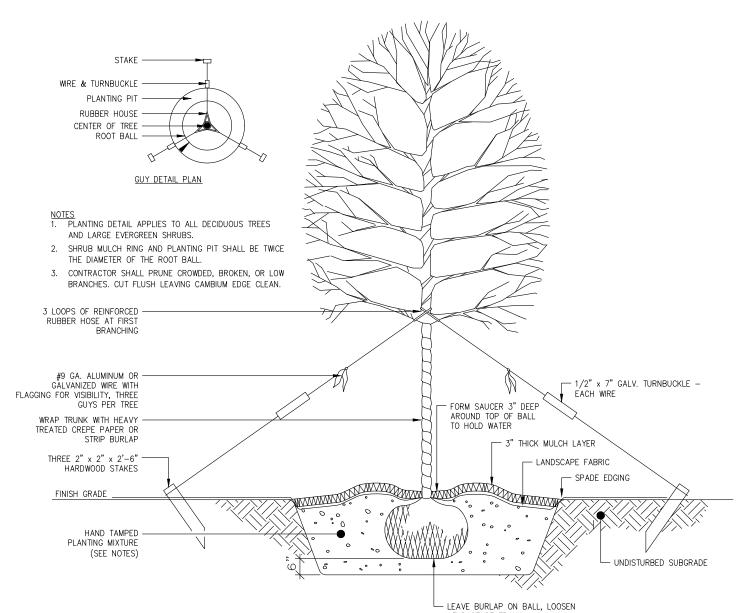
LAWN INSTALLATION

- 1. LAWN AREAS SHALL BE PREPARED ACCORDING TO THE SECTION BELOW ENTITLED "SEEDBED PREPARATION".
- 2. LOCALLY-GROWN SOD SHALL BE PROVIDED IN AREAS WHERE SEEDING IS NORMALLY UNSUCCESSFUL OR WILL BE UNSUCCESSFUL DUE TO CLIMATE, SEASON, OR OTHER TEMPORARY CONSTRAINT. SOD SHALL BE STRONGLY ROOTED, FREE OF WEEDS, AND OF UNIFORM THICKNESS WITH NO MORE THAN 1.5 INCHES OR LESS THAN 1 INCH OF SOIL.
- 3. SOD SHALL BE TIGHTLY-FITTED TOGETHER. ENDS AND EDGES SHALL MEET WITHOUT OVERLAP AND JOINTS SHALL BE STAGGERED WITH ADJACENT ROWS. AFTER INSTALLATION, SOD SHALL BE THOROUGHLY WATERED. ON SLOPES STEEPER THAN 2:1. SOD SHALL BE HELD IN PLACE WITH WOODEN STAKES MEASURING 1 INCH SQUARE BY 6 INCHES LONG. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE SOD'S SOIL LAYER.

- 4. PROVIDE GRASS SEED THAT IS FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. PROVIDE SEED TYPE OR SEED MIX WITH BEST RECORD OF SUCCESS IN LOCALITY OF PROJECT OR PER PROJECT SPECIFICATIONS.
- 5. APPLY SEED AT THE APPROPRIATE RATE, PER M.D.O.T. SPECIFICATIONS, FOR ESTABLISHING A NEW LAWN. SOW SEED USING A SPREADER OR SEEDING MACHINE. DISTRIBUTE SEED EVENLY OVER ENTIRE AREA BY SOWING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. RAKE SEED LIGHTLY INTO TOP 1/8-INCH OF SOIL, ROLL LIGHTLY, AND WATER WITH A FINE SPRAY.
- PROTECT ALL SEEDED AREAS AGAINST EROSION BY SPREADING A CLEAN, SEED FREE SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY. SPREAD UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1.5 INCHES LOOSE MEASUREMENT OVER SEEDED AREA.
- 7. TREATMENTS SUCH AS JUTE MESH, EXCELSIOR MATTING, OR FIBERGLASS ROVING SHALL BE USED TO STABILIZE DITCHES OR STEEP SLOPES SUSCEPTIBLE TO EROSION. THE TREATMENT SHALL BE INSTALLED PRIOR TO THE MULCHING

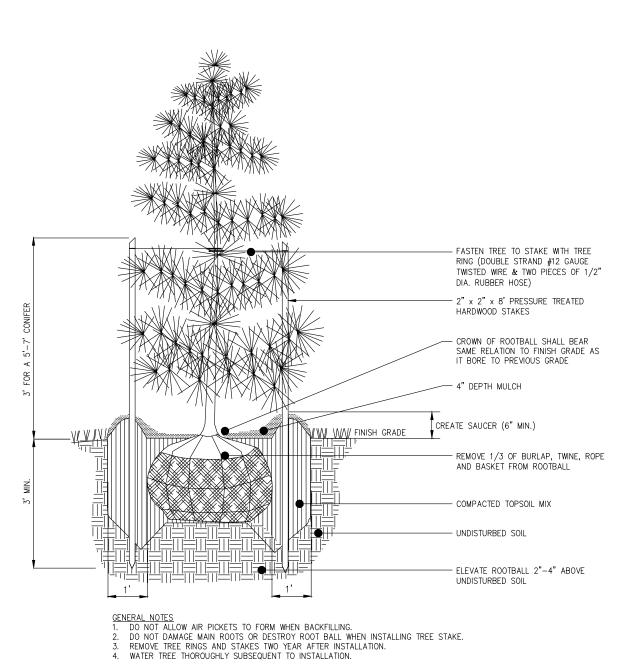
SEEDBED PREPARATION

- 1. ALL DISTURBED AREAS SHALL BE DRESSED TO THE TYPICAL SECTIONS AND/OR GRADES SHOWN AND PLOWED TO A DEPTH OF 5 INCHES. THE TOP 2 INCHES SHALL BE PULVERIZED TO PROVIDE A UNIFORM SEEDBED.
- REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER DEBRIS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM. SOIL LEVEL SHALL BE APPROXIMATELY 1 INCH BELOW ALL TOPS OF CURBS AND WALKWAYS.
- 3. APPLY LIME AND FERTILIZER WITH NECESSARY EQUIPMENT TO ENSURE UNIFORM DISTRIBUTION OF THE MATERIALS. THE HAND/BUCKET METHOD IS NOT ACCEPTABLE. THE RATES AND TYPES OF MATERIALS TO BE APPLIED ARE AS
- TURFGRADE FERTILIZER WITH SLOW RELEASE NITROGEN (E.G. 18-24-10) -RATE THAT WILL PROVIDE 5 LBS. OF PHOSPHORUS PER 1000 SQUARE LIMESTONE - 75 LBS. PER 1000 SQUARE FEET
- (LIMESTONE MAY BE WAIVED IF EXISTING PH IS GREATER THAN 5.5.) 4. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY, ALLOW
- SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY



CONTRACTOR SHALL PRUNE CROWDED, BROKEN, OR STRAY BRANCHES. CUT FLUSH, LEAVING CAMBIUM EDGE CLEAN 2. HAND TAMPED PLANTING MIXTURE SHALL BE 1-PART APPROVED ORGANIC MATTER, 4-PARTS NATIVE SOIL, $\frac{1}{2}$ LB

DECIDUOUS CANOPY TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL

LAWN SEED MIXES

FINISH GRADE FOR LAWN

EXISTING SOIL -

 GEOTURF MDOT CLASS A - 40% CREEPING RED FESCUE, 30% KENTUCKY BLUEGRASS, 30% PERENNIAL RYEGRASS OR APPROVED EQUAL. BAG SIZE 50 LB. RECOMMENDED SEEDING RATE 220 LB/ACRE.

— SPECIFIED TOPSOIL

CSI GEOTURF (WWW.GEOTURF.COM) 1225 76TH STREET, SW BYRON CENTER, MI 49315 (615) 583-0588

— EARTH/SPADE EDGE WITH 5"-6"

(FLUSH WITH TOP OF LAWN)

. USE WHEREVER MULCHED PLANTINGS TRANSITION TO TURN AREAS, INCLUDING

EARTH/SPADE EDGE DETAIL

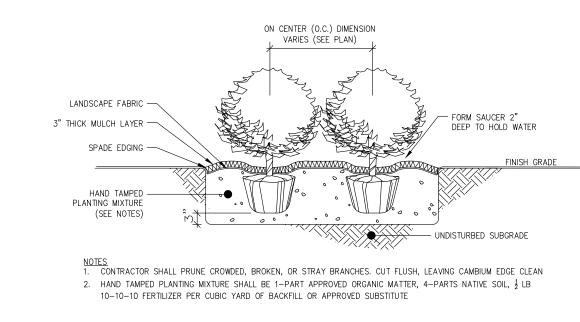
NOT TO SCALE

ALL TREE MULCH RINGS, SHRUB BEDS, MASS PLANTING BEDS, ETC

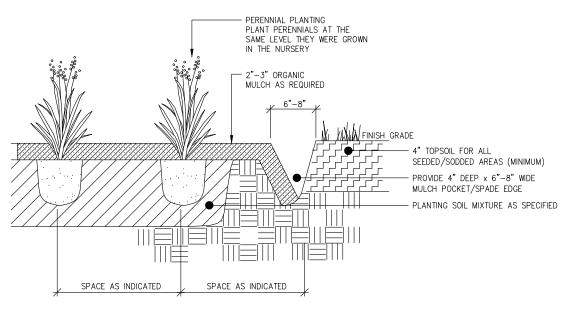
SPECIFIED MULCH

- GEOTURF MDOT TSM - 50% SPRING OATS, 50% PERENNIAL RYEGRASS OR APPROVED EQUAL. BAG SIZE 50 LB. RECOMMENDED SEEDING RATE 100-200 LB/ACRE.

> CSI GEOTURF (WWW.GEOTURF.COM) 1225 76TH STREET, SW BYRON CENTER, MI 49315 (615) 583-0588



CONTAINER SHRUB PLANTING DETAIL



SHRUB/PERENNIAL BED DETAIL

NOT TO SCALE

DASHED LINES ILLUSTRATE BRANCHES AND STUMPS THAT ARE TO BE REMOVED. DO NOT REMOVE THE LEADER.

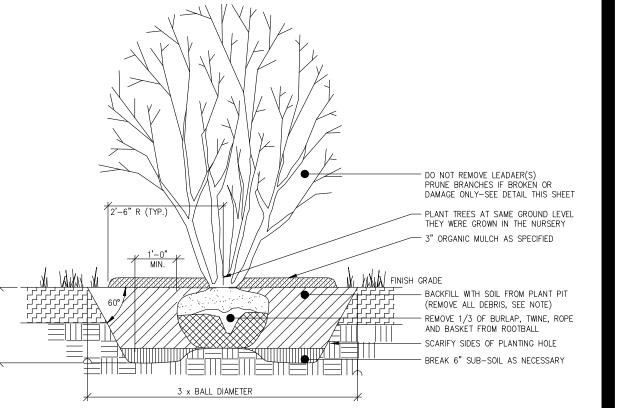
- (1) REMOVE SUCKERS & SHOOTS ARE BASE OF TREE
- (2) MAKE CLEAN CUTS ON OLD STUBS, IF PRESENT
- (3) REMOVE ENTIRE SUPPLY OF TWIGS & BUDS ON TRUNK

SHAPE TREE BY REMOVING DAMAGED & MISSHAPEN BRANCHES

5 REMOVE CROSS BRANCHES & THOSE DEVELOPING INTO SECONDARY LEADERS

DECIDUOUS TREE PRUNING DETAIL

NOT TO SCALE



GENERAL NOTES

IF ROOT BALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE PLANTING OIL IN TWO LIFTS. AFTER FIRST LIFE, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSAF

MULTI-STEMMED PLANTING DETAIL NOT TO SCALE



PANDA RESTAURANT GROUP INC 1683 Walnut Grove Ave. Rosemead, California

Telephone: 626.799.9898

Facsimile: 626.372.8288

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VISIONS:		
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ISSUE DATE: SITE PLAN SUBMITTAL

04-19-2022

SITE PLAN RE-SUBMITTAL

DRAWN BY: MSB/LEH

PANDA PROJECT #: JCDT20036100 PANDA STORE #: D8103

ENG PROJECT #: 20003483

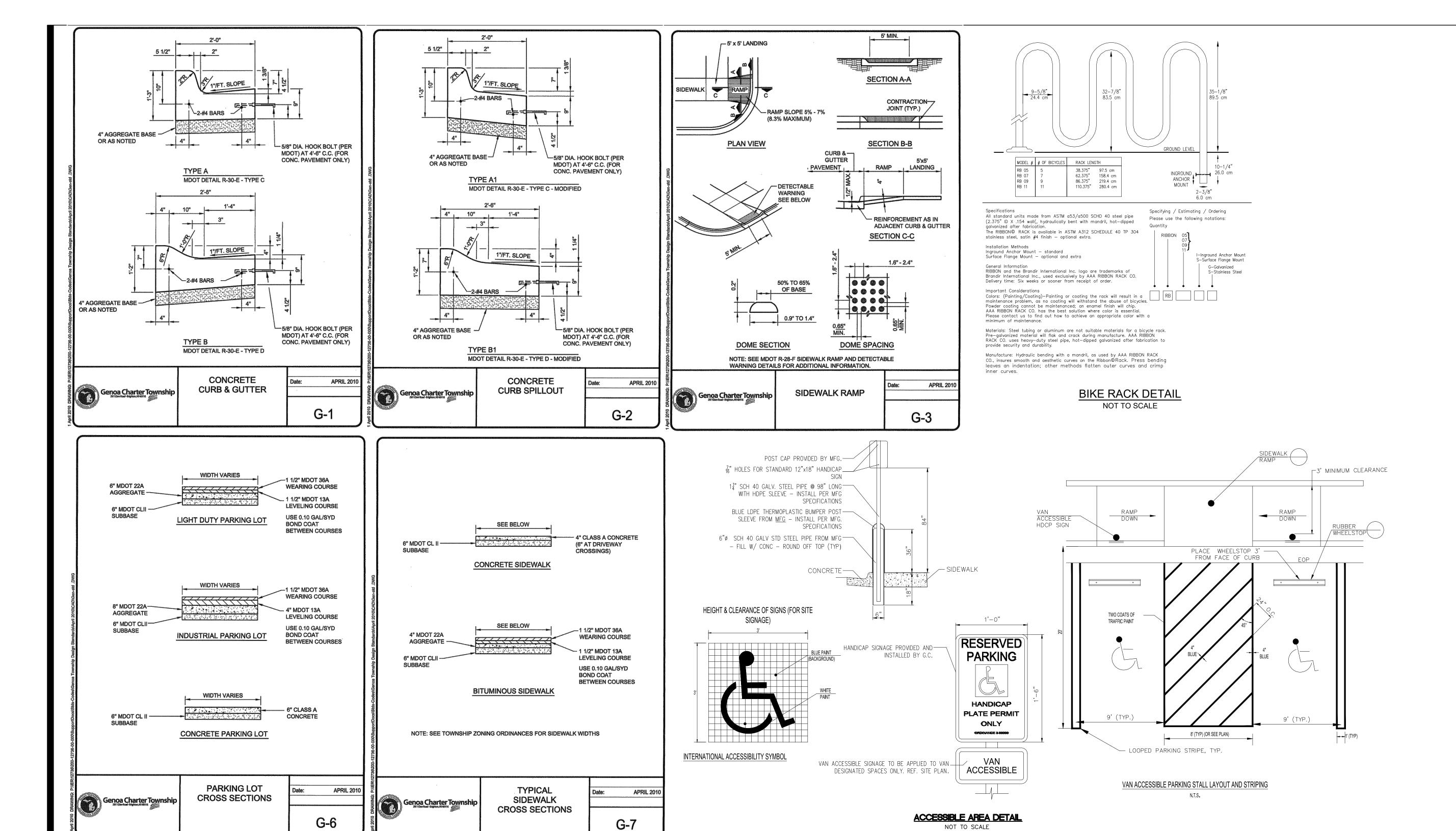


PANDA EXPRESS

TRUE WARM & WELCOME LATSON RD. & GRAND OAKS DR. HOWELL, MI

C05

LANDSCAPE DETAILS



--- PROP. CONC. PAVEMENT (4,000 PSI) — REBAR #3 @ 24" С-С

12" COMPACTED -SUBGRADE PER

GEOTECHNICAL REPORT

RECOMMENDATIONS

TRASH ENCLOSURE

CONCRETE PAVEMENT SECTION NOT TO SCALE

6" GRADED AGGREGATE BASE

NOT TO SCALE



PANDA RESTAURANT GROUP INC.

1683 Walnut Grove Ave.

Rosemead, California

91770

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SITE PLAN RE-SUBMITTAL

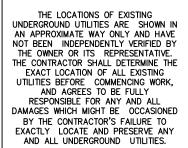
PANDA EXPRESS

TRUE WARM & WELCOME LATSON RD. & GRAND OAKS DR. HOWELL, MI

C06

DETAILS

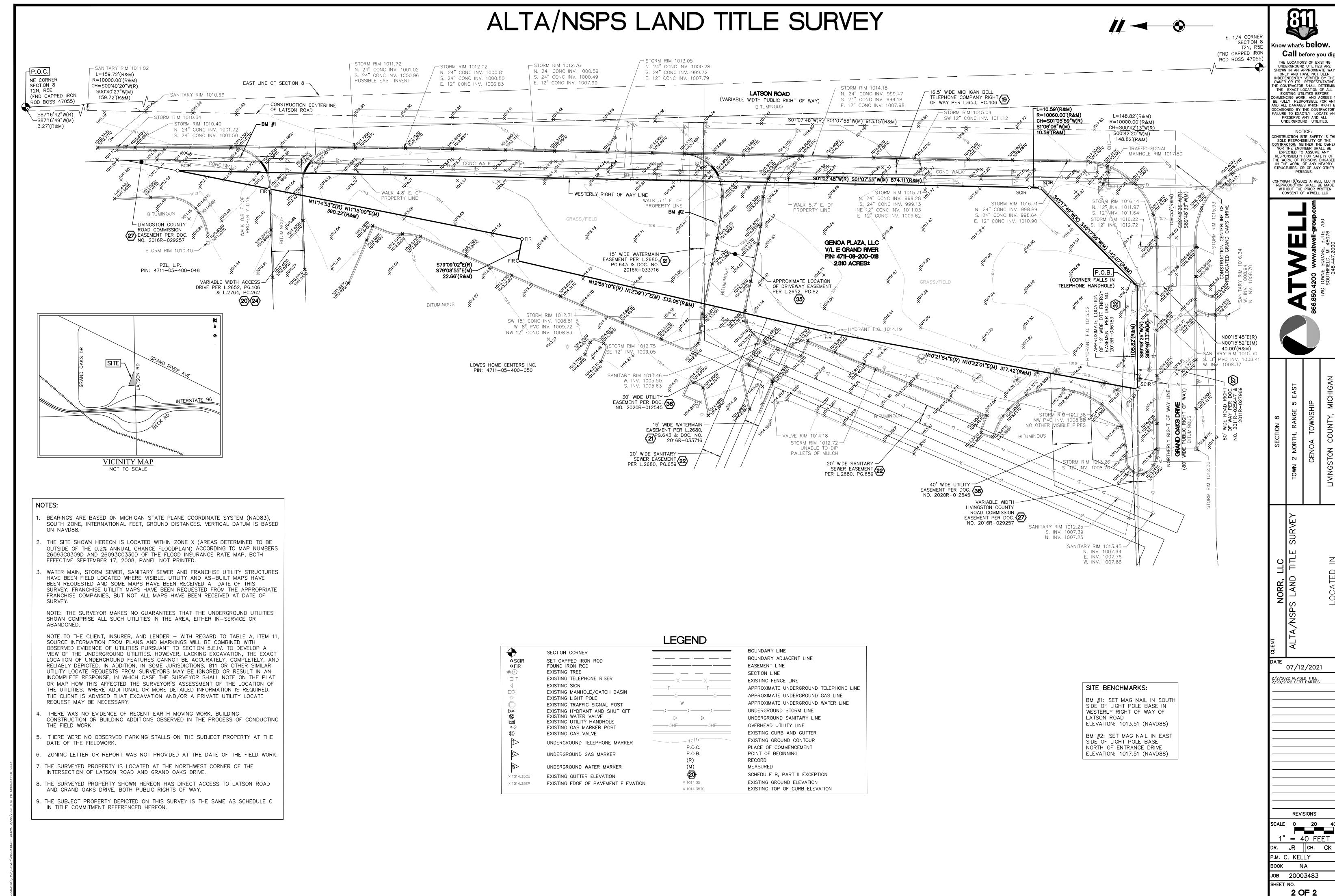




NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS

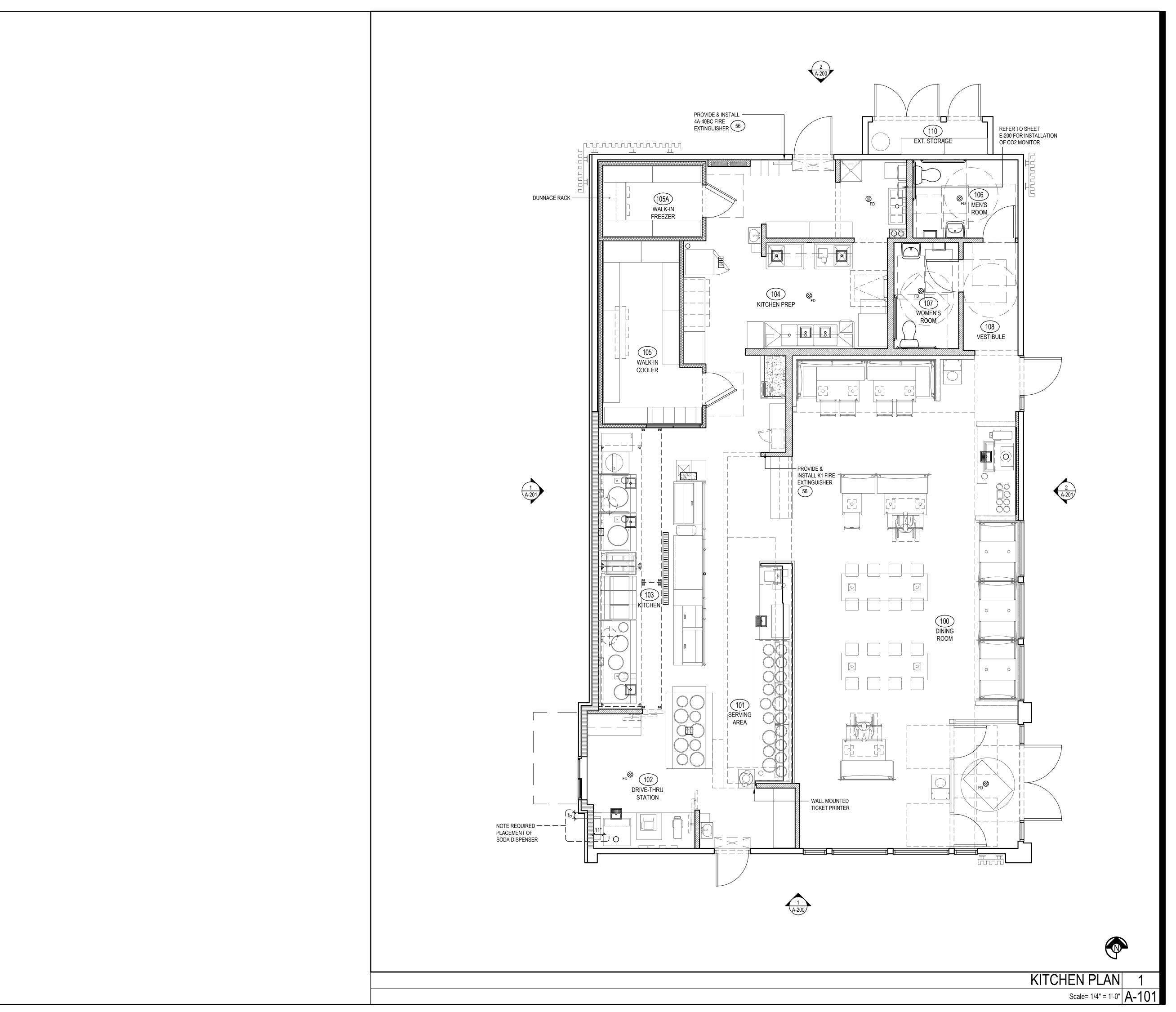
ALTA/NSPS LAND TITLE SURVEY E. 1/4 CORNER SECTION 8 T2N, R5E (FND CAPPED IRON ROD BOSS 47055) L=159.72'(R&M)INDEPENDENTLY VERIFIED BY THOUSENER OR ITS REPRESENTATIVE NE CORNER R=10000.00'(R&M) EAST LINE OF SECTION 8 -SECTION 8 CH=S00°40'20"W(R T2N, R5E S00°40'27"W(M) -16.5' WIDE MICHIGAN BELL LATSON ROAD EXISTING UTILITIES BEFORE TELEPHONE COMPANY RIGHT OF WAY PER L.653, PG.406 (FND CAPPED IRON 159.72'(R&M) (VARIABLE WIDTH PUBLIC RIGHT OF WAY ROD BOSS 47055) FULLY RESPONSIBLE FOR A - CONSTRUCTION CENTERLINE L=10.59'(R&M) OF LATSON ROAD S87°16'42"W(R) R=10060.00'(R&M) L=148.82'(R&M) S01°07'48"W(R) S01°07'55"W(M) 913.15'(R&M) `—S87°16'49"W(M) CH=S01°05'59"W(R R=10000.00'(R&M)3.27'(R&M) <u>\$1</u>°0<u>6'06</u>"W(M) 10.59'(R&M) <u>CH</u>=S00°42'13"W(R) ONSTRUCTION SITE SAFETY IS T SOLE RESPONSIBILITY OF THE 148.82'(R&M) ONTRACTOR; NEITHER THE OWNE NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY (IE WORK, OF PERSONS ENGAG IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER S01°07'48"W(R) S01°07'55"W(M) 874.11'(R&M) COPYRIGHT © 2022 ATWELL LLC REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC WESTERLY RIGHT OF WAY LINE ROAD COMMISSION EASEMENT PER DOC 2016R-02925 GENOA PLAZA, LLC V/L E GRAND RIVER 15' WIDE WATERMAIN PIN: 4711-08-200-018 EASEMENT PER L.2680, 21 PG.643 & DOC. NO. 2.310 ACRES± S79°09'02"E(R) PZL, L.P. PIN: 4711-05-400-048 S79'08'55"E(M) 22.66'(R&M) (CORNER FALLS IN APPROXIMATE LOCATION VARIABLE WIDTH ACCESS -OF DRIVEWAY EASEMENT TELEPHONE HANDHOLE) DRIVE PER L.2652, PG.106 PER L.2652, PG.82 & L.2764, PG.262 N00°15'45"E(R) -N00°15'52"E(M) 40.00'(R&M) LOWES HOME CENTERS INC PIN: 4711-05-400-050 30' WIDE UTILITY EASEMENT PER DOC. (36) NO. 2020R-012545 15' WIDE WATERMAIN EASEMENT PER L.2680, PG.643 & DOC. NO. 2016R-033716 VICINITY MAP SEWER EASEMENT PER L.2680, PG.659 NOT TO SCALE 20' WIDE SANITARY SEWER EASEMENT PER L.2680, PG.659 SCHEDULE B, PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE 22. TERMS, CONDITIONS AND PROVISIONS OF SANITARY SEWER 29. TERMS, CONDITIONS AND PROVISIONS OF SPECIAL WARRANTY DEED 40' WIDE UTILITY INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EASEMENT WITH THE TOWNSHIP OF GENOA, AS SET FORTH IN WITH THE LIVINGSTON COUNTY ROAD COMMISSION AS SET FORTH IN EASEMENT PER DOC. (36) NO. 2020R-012545 COMMITMENT NO.: TC13-94024, COMMITMENT DATE: 01/11/2022: INSTRUMENT RECORDED IN LIBER 2680, PAGE 659, LIVINGSTON INSTRUMENT RECORDED IN INSTRUMENT NO. 2011R-026206, COUNTY RECORDS. LIVINGSTON COUNTY RECORDS. VARIABLE WIDTH -RESPONSE: EXHIBIT A WALMART COVERS OTHER LAND, LOT 1 COVERS RESPONSE: EXHIBIT A COVERS ROAD RIGHT OF WAY TO THE EAST AND 17. TERMS, CONDITIONS AND PROVISIONS OF GAS STORAGE AGREEMENT LIVINGSTON COUNTY ROAD COMMISSION EASEMENT PER DOC. NO. 2016R-029257 WITH PANHANDLE EASTERN PIPE LINE COMPANY, AS SET FORTH IN OTHER LAND, LOT 2 COVERS OTHER LAND, LOT 3 COVERS OTHER LAND, TRACT 2 COVERS OTHER LAND, TRACT 3 COVERS OTHER LAND, INSTRUMENT RECORDED IN LIBER 400, PAGE 278, AND AFFECTED PHASE 2 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, EXHIBIT 30. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT FOR HIGHWAY BY RELEASE OF SURFACE RIGHTS, AS SET FORTH IN INSTRUMENT PURPOSES, AS SET FORTH IN INSTRUMENT RECORDED IN B AS SHOWN HEREON. RECORDED IN LIBER 1090, PAGE 9, RELEASE OF SURFACE RIGHTS IN LIBER 785, PAGE 75 AND BY NOTICE OF INTENTION TO RETAIN INSTRUMENT NO. 2012R-019135, LIVINGSTON COUNTY RECORDS 23. TERMS, CONDITIONS AND PROVISIONS OF ABOVEGROUND & RESPONSE: EXHIBIT A PARCEL 228 COVERS LAND TO EAST, PARCEL MINERAL RIGHTS RECORDED IN LIBER 1106, PAGE 845, LIVINGSTON 224 LOCATED WEST OF SUBJECT PROPERTY, PARCEL 232 LOCATED UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE COUNTY RECORDS. SOUTH OF SUBJECT PROPERTY. RESPONSE: L.400, PG.278 COVERS SUBJECT PROPERTY AND DETROIT EDISON COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 2756, PAGE 53, LIVINGSTON COUNTY RECORDS. ADDITIONAL LAND. L.1090, PG.9 COVERS SUBJECT PROPERTY AND 31. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT FOR ADDING ADDITIONAL LAND. L.785, PG.75 COVERS LAND TO SOUTH. L.1106, RESPONSE: EXHIBIT A LOWES COVERS LAND TO WEST, PHASE 2 SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE PG.848 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND. EXISTING LANDS TO AN EXISTING COUNTY DRAIN AND COUNTY COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, EXHIBIT B COVERS INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DRAINAGE DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED IN LAND TO WEST, EASEMENT LOCATED WEST OF SUBJECT PROPERTY... COMMITMENT NO.: TC13-94024, COMMITMENT DATE: 01/11/2022: INSTRUMENT NO. 2013R-023228, LIVINGSTON COUNTY RECORDS. 18. TERMS, CONDITIONS AND PROVISIONS OF DETROIT EDISON RESPONSE: COVERS ROAD RIGHT OF WAY TO THE EAST AND SOUTH. 24. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT WITH OVERHEAD EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT SITE BENCHMARKS: THE LAND IS DESCRIBED AS FOLLOWS: COVENANTS AND RESTRICTIONS AFFECTING LAND, AS SET FORTH IN EDISON COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT RECORDED IN LIBER 2764, PAGE 262, LIVINGSTON 32. TERMS, CONDITIONS AND PROVISIONS OF DTE ELECTRIC COMPANY LIBER 2208. PAGE 876. LIVINGSTON COUNTY RECORDS. BM #1: SET MAG NAIL IN SOUTH LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF DTE SIDE" OF LIGHT POLE BASE IN COUNTY RECORDS. RESPONSE: COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, NO STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: RESPONSE: COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, GRAND ELECTRIC COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN WESTERLY RIGHT OF WAY OF POLES LOCATED ON SITE, UNABLE TO PLOT EASEMENT. LATSON ROAD RIVER SIGN LOCATED NORTH OF SUBJECT PROPERTY, LATSON ROAD INSTRUMENT NO. 2015R-036189, LIVINGSTON COUNTY RECORDS. PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE ELEVATION: 1013.51 (NAVD88) SIGN LOCATED NORTH OF SUBJECT PROPERTY, ACCESS DRIVE AS RESPONSE: COVERS SUBJECT PROPERTY AND LAND TO SOUTH, 19. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY IN FAVOR 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN MORE SHOWN HEREON. WALMART LOCATED NORTH OF SUBJECT PROPERTY. EASEMENT APPROXIMATELY AS SHOWN HEREON. OF MICHIGAN BELL TELEPHONE COMPANY, AS SET FORTH IN PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE BM #2: SET MAG NAIL IN EAST LOWES LOCATED WEST OF SUBJECT PROPERTY, TRACT 3 COVERS INSTRUMENT RECORDED IN LIBER 653, PAGE 406, LIVINGSTON NORTHEAST CORNER OF SECTION 8; THENCE ALONG THE NORTH LINE SIDE" OF LIGHT POLE BASE OTHER LAND, PHASE 2 COVERS SUBJECT PROPERTY AND ADDITIONAL 33. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF COUNTY RECORDS. OF SECTION 8, SOUTH 87 DEGREES 16 MINUTES 42 SECONDS WEST. NORTH OF ENTRANCE DRIVE RESTRICTIONS AND EASEMENTS AS SET FORTH IN INSTRUMENT RESPONSE: EASEMENT AS SHOWN HEREON. ELEVATION: 1017.51 (NAVD88) 3.27 FEET, TO THE CONSTRUCTION CENTERLINE OF LATSON ROAD; 07/12/2021 RECORDED IN INSTRUMENT NO. 2016R-016340, LIVINGSTON COUNTY THENCE ALONG THE CONSTRUCTION CENTERLINE OF LATSON ROAD, THE 25. TERMS, CONDITIONS AND PROVISIONS OF PLANNED UNIT 20. TERMS, CONDITIONS AND PROVISIONS OF PLANNED UNIT FOLLOWING THREE (3) COURSES: 1) SOUTHERLY ALONG A ARC RIGHT, RESPONSE: EXHIBIT A PARCEL 1 COVERS SUBJECT PROPERTY AND DEVELOPMENT AGREEMENT, AS SET FORTH IN INSTRUMENT DEVELOPMENT AGREEMENT, AS SET FORTH IN INSTRUMENT HAVING A LENGTH OF 159.72 FEET, A RADIUS OF 10000.00 FEET, A SURVEYOR'S CERTIFICATE ADDITIONAL LAND, PARCEL 2 COVERS SUBJECT PROPERTY, PARCEL 3 RECORDED IN INSTRUMENT NO. 2009R-023916, LIVINGSTON COUNTY RECORDED IN LIBER 2609, PAGE 205, RE-RECORDED IN LIBER CENTRAL ANGLE OF 00 DEGREES 54 MINUTES 55 SECONDS, AND A RECORDS. COVERS OTHER LAND, EXHIBIT B COVERS OTHER LAND, EXHIBIT C 2652, PAGE 106, RE-RECORDED IN LIBER 2764, PAGE 304, LONG CHORD WHICH BEARS SOUTH OO DEGREES 40 MINUTES 20 RESPONSE: EXHIBIT A PHASE 2 COVERS SUBJECT PROPERTY AND COVERS OTHER LAND. AMENDMENT THERETO RECORDED IN INSTRUMENT NO. 2015-021742, -FIRST AMERICAN TITLE INSURANCE COMPANY SECONDS WEST, 159.72 FEET; 2) SOUTH 01 DEGREES 07 MINUTES 48 ADDITIONAL LAND. SECOND AMENDMENT THERETO RECORDED IN INSTRUMENT NO. -CFT NV DEVELOPMENTS, LLC SECONDS WEST, 913.15 FEET; 3) SOUTHERLY ALONG AN ARC LEFT, 34. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT AS 2017R-025669, LIVINGSTON COUNTY RECORDS. -TITLE CONNECT, LLC HAVING A LENGTH OF 148.82 FEET, A RADIUS OF 10000.00 FEET, A TO SHARED ACCESS DRIVE AS SET FORTH IN INSTRUMENT 26. TERMS, CONDITIONS AND PROVISIONS OF PARTIAL ASSIGNMENT OF RESPONSE: L.2609, PG.205 SCHEDULE A PARCEL 1 COVERS OTHER CENTRAL ANGLE OF 00 DEGREES 51 MINUTES 10 SECONDS, AND A EASEMENT RIGHTS. AS SET FORTH IN INSTRUMENT RECORDED IN RECORDED IN INSTRUMENT NO. 2016R-016342, LIVINGSTON COUNTY LAND, PARCEL 2 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE LONG CHORD WHICH BEARS SOUTH 00 DEGREES 42 MINUTES 13 SCHEDULE B COVERS OTHER LAND. L.2652, PG.106 SCHEDULE A INSTRUMENT NO. 2011R-017022, LIVINGSTON COUNTY RECORDS. RECORDS. MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR SECONDS WEST, 148.82 FEET, TO THE POINT OF INTERSECTION OF THE RESPONSE: LOCATED SOUTH OF SUBJECT PROPERTY. RESPONSE: EXHIBIT A COVERS OTHER LAND, EXHIBIT B COVERS PARCEL 1 COVERS OTHER LAND, SCHEDULE B COVERS OTHER LAND, ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, CONSTRUCTION CENTERLINE OF LATSON ROAD AND THE CONSTRUCTION SUBJECT PROPERTY AND ADDITIONAL LAND, EXHIBIT C LOCATED WEST EXHIBIT G EASEMENT AS SHOWN HEREON. L.2764, PG.304 SCHEDULE A AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14 CENTERLINE OF RELOCATED GRAND OAKS DRIVE; THENCE ALONG THE 27. TERMS, CONDITIONS AND PROVISIONS OF SPECIAL WARRANTY DEED OF SUBJECT PROPERTY. PARCEL 1 COVERS OTHER LAND, SCHEDULE B COVERS OTHER LAND. AND 16 OF TABLE A THEREOF. CONSTRUCTION CENTERLINE OF RELOCATED GRAND OAKS DRIVE, SOUTH WITH THE LIVINGSTON COUNTY ROAD COMMISSION AS SET FORTH IN 2015R-021742 EXHIBIT A PARCEL 2 COVERS OTHER LAND. 89 DEGREES 48 MINUTES 26 SECONDS WEST, 159.53 FEET; THENCE INSTRUMENT RECORDED IN INSTRUMENT NO. 2011R-025647, AND 35. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION 2017R-025669 EXHIBIT A COVERS SUBJECT PROPERTY. FIELD WORK WAS COMPLETED ON JULY 8, 2021 NORTH 00 DEGREES 15 MINUTES 45 SECONDS EAST, 40.00 FEET, TO RE-RECORDED IN INSTRUMENT NO. 2011R-027969, AND OF RESTRICTIONS AND EASEMENTS FOR OUTLOTS RECORDED IN THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE RE-RECORDED IN INSTRUMENT NO. 2016R-029257, LIVINGSTON 21. TERMS, CONDITIONS AND PROVISIONS OF WATER LINE EASEMENT LIBER 2652, PAGE 82, LIVINGSTON COUNTY RECORDS ALONG THE NORTHERLY RIGHT OF WAY LINE OF RELOCATED GRAND RESPONSE: TEMPORARY ACCESS DRIVE IN EXHIBIT E COVERS SUBJECT COUNTY RECORDS. WITH THE TOWNSHIP OF GENOA, AS SET FORTH IN INSTRUMENT OAKS DRIVE, SOUTH 89 DEGREES 48 MINUTES 26 SECONDS WEST RESPONSE: 2011R-025647 EXHIBIT A AS SHOWN HEREON, TRACT A RECORDED IN LIBER 2680, PAGE 643 AND AMENDMENT THERETO PROPERTY, EXHIBIT G CONTAINING LEGAL DESCRIPTION FOR ACCESS 105.82 FEET; THENCE NORTH 10 DEGREES 21 MINUTES 54 SECONDS DRIVE NOT INCLUDED IN DOCUMENT, APPROXIMATELY AS SHOWN COVERS SUBJECT PROPERTY AND ADDITIONAL LAND. 2011R-027969 RECORDED IN INSTRUMENT NO. 2016R-033716, LIVINGSTON COUNTY EAST, 317.42 FEET; THENCE NORTH 12 DEGREES 59 MINUTES 10 EXHIBIT A AS SHOWN HEREON, TRACT A COVERS SUBJECT PROPERTY HEREON. SECONDS EAST, 332.05 FEET; THENCE SOUTH 79 DEGREES 09 MINUTES AND ADDITIONAL LAND. 2016R-029257 PARCEL 1 AS SHOWN HEREON, RESPONSE: L.2680, PG.643 EXHIBIT A WALMART COVERS OTHER LAND, REVISIONS 02 SECONDS EAST, 22.66 FEET; THENCE NORTH 11 DEGREES 14 36. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN PERMANENT LOT 1 COVERS OTHER LAND, LOT 2 COVERS OTHER LAND, LOT 3 PARCEL 2 AS SHOWN HEREON. MINUTES 53 SECONDS EAST, 360.22 FEET; THENCE ALONG THE UTILITY EASEMENT IN FAVOR OF GENOA CHARTER TOWNSHIP COVERS OTHER LAND, LOT 4 COVERS OTHER LAND, LOT 5 COVERS WESTERLY RIGHT OF WAY LINE OF LATSON ROAD, THE FOLLOWING TWO RECORDED IN INSTRUMENT NO. 2020R-012545. 28. TERMS, CONDITIONS AND PROVISIONS OF AFFIDAVIT OF OTHER LAND, TRACT 2 COVERS LAND TO WEST, TRACT 3 COVERS RESPONSE: EXHIBIT A TRACT I LOCATED WEST OF SUBJECT PROPERTY, CORRECTION, AS SET FORTH IN INSTRUMENT RECORDED IN (2) COURSES: 1) SOUTH 01 DEGREES 07 MINUTES 48 SECONDS WEST, 1" = 40 FEETOTHER LAND, PHASE 2 COVERS LAND TO EAST AND SOUTH, EXHIBIT B 874.11 FEET; 2) SOUTHERLY ALONG AN ARC LEFT, HAVING A LENGTH INSTRUMENT NO. 2014R-011729, LIVINGSTON COUNTY RECORDS. EXHIBIT B AS SHOWN HEREON. AS SHOWN HEREON. 2016R-033716 EXHIBIT A COVERS SUBJECT DR. JR || CH. CK CHRISTOPHER P. KELLY RESPONSE: COVERS OTHER LAND. OF 10.59 FEET, A RADIUS OF 10060.00 FEET, A CENTRAL ANGLE OF 00 PROPERTY, EXHIBIT B LOCATED WEST OF SUBJECT PROPERTY. PROFESSIONAL SURVEYOR NO. 4001056500 P.M. C. KELLY 37. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENTS DEGREES 03 MINUTES 37 SECONDS, AND A LONG CHORD WHICH BEARS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 2020R-011270. SOUTH 01 DEGREES 05 MINUTES 59 SECONDS WEST, 10.59 FEET; CKELLY@ATWELL-GROUP.COM DATE BOOK NA RESPONSE: EXHIBIT A TRACT I LOCATED WEST OF SUBJECT PROPERTY, THENCE ALONG A LIMITED ACCESS RIGHT OF WAY LINE, SOUTH 45 TWO TOWNE SQUARE, SUITE 700 JOB 20003483 EXHIBIT B COVERS SUBJECT PROPERTY. DEGREES 17 MINUTES 49 SECONDS WEST, 142.07 FEET, TO THE POINT SOUTHFIELD, MICHIGAN 48076 OF BEGINNING. SHEET NO. 248.447.2000

1 OF 2



UNDERGROUND UTILITIES ARE
SHOWN IN AN APPROXIMATE WAY
ONLY AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY THE
OWNER OR ITS REPRESENTATIVE OWNER OR ITS REPRESENTATION FOR THE CONTRACTOR SHALL DETERMING THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE OMMENCING WORK, AND AGREES BE FULLY RESPONSIBLE FOR AN

1" = 40 FEET





> Telephone: 626.799.9898 Facsimile: 626.372.8288

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REV	ISIONS:

ISSUE DATE:

	PANDA HOME_2600_R1	03-04-22
	PLANNING COMMISSION	04-19-22

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PANDA PROJECT #: D8103
PANDA STORE #:

ARCH PROJECT #: JDCT20-0361

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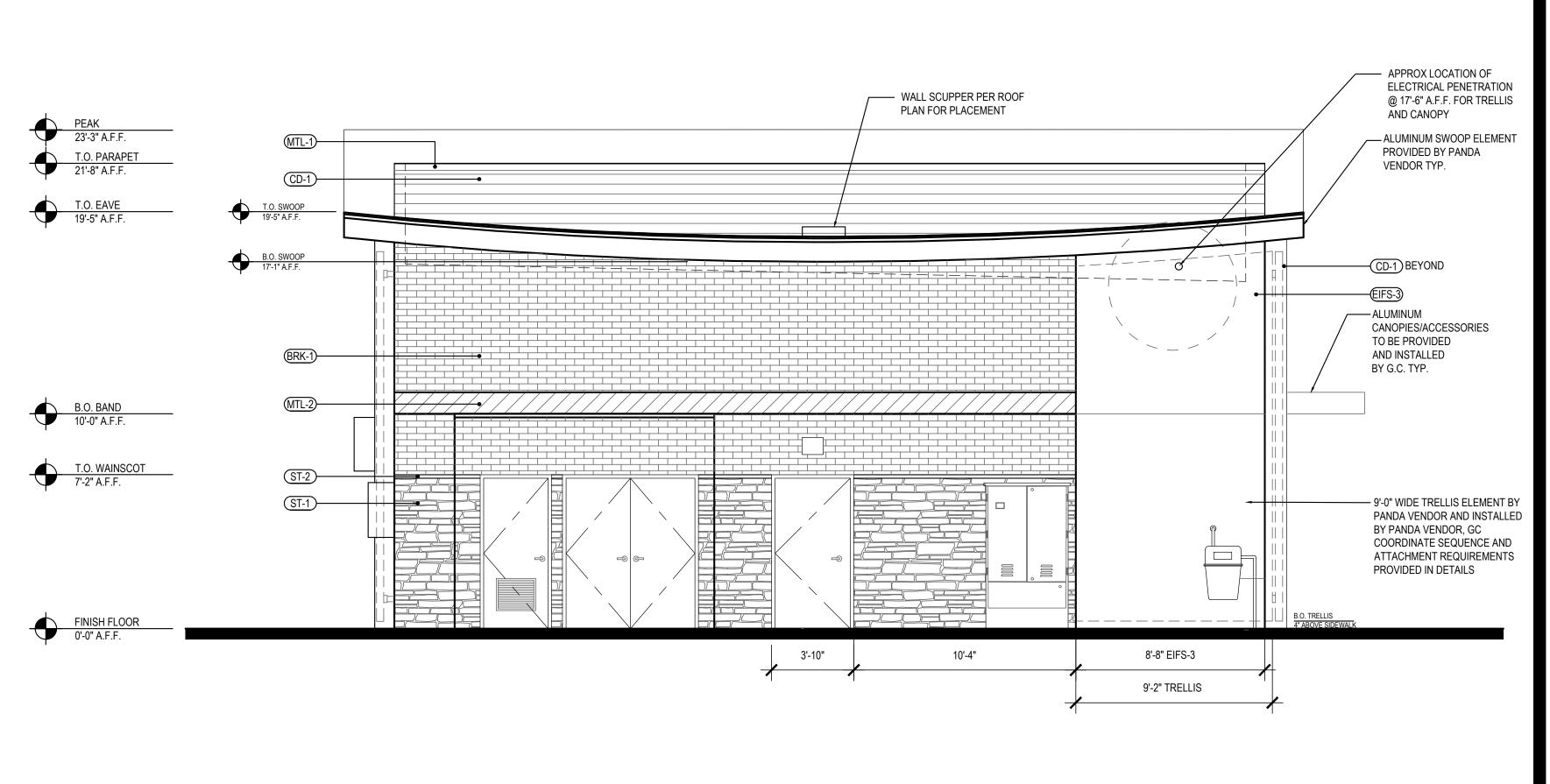
TRUE WARM & WELCOME Grand Oaks Dr. & Latson Rd Howell, MI 48843

A-101

KITCHEN PLAN

PANDA HOME 2600 R1 44

EXTE	RIOR FINISH SCI	HEDULE INSTA	ALLED AND FURNISHED BY. C	G.C. UNLESS NOTED OTH	HERWISE
NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(BRK-1)	TBD		ASPEN WHITE		BUILDING BODY
EIFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
EIFS-3	STO	STOTHERM ESSENCE SYSTEM	PANTONE COLOR 200C - RED	-	EIFS BEHIND TRELLIS
ST-1S	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: CHARCOAL
CD-1	NICHIHA	VINTAGEWOOD	SPRUCE	-	COMPOSITE DECKING
MTL-2	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK- 7C	SATIN FINISH	CANOPY W/ LED W/ DOWN LIGHT AROUND BUILDING
MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IR	ON ORE"	CAP FLASHING



Scale= 1/4" = 1'-0" **A-200** "HOLD-FINISH LINE" FOR ROOF SWOOP PLACEMENT. FINISHES CON'T TO — APPROX LOCATION OF ELECTRICAL PENETRATION @ 17'-6" A.F.F. FOR TRELLIS AND CANOPY T.O. SIDE PARAPET 21'-8" A.F.F. T.O. EAVE 20'-0" A.F.F. - ALUMINUM ROOF SWOOP AND T.O. PARAPET 19'-8" A.F.F. ELEMENT PROVIDED AND INSTALLED BY PANDA VENDOR ROOF BEYOND (BRK-1)— — RETURN CD-1 TO WALL MTL-2)— (CD-1) PORTAL MOONGATE PROVIDED AND INSTALLED BY PANDA VENDOR — 2'-4" WIDE TRELLIS ELEMENT BY PANDA VENDOR AND INSTALLED BY PANDA VENDOR, GC COORDINATE SEQUENCE AND ATTACHMENT REQUIREMENTS PROVIDED IN DETAILS FINISH FLOOR 0'-0" A.F.F. SECURITY KEYPAD

SOUTH ELEVATION

NORTH ELEVATION 2

Scale= 1/4" = 1'-0" **A-200**

PANDA EXPRESS, INC. 1683 Walnut Grove Ave. Rosemead, California 91770

Telephone: 626.799.9898 Facsimile: 626.372.8288

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REVISIONS:

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PANDA HOME_2600_R1 03-04-22	\dashv		
PANDA HOME_2600_R1 03-04-22			
	ISSU	E DATE:	
PLANNING COMMISSION 04-19-22			03-04-22
		PLANNING COMMISSION	04-19-22
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DRAWN BY: DM	DRA	VN BY: DM	

PANDA PROJECT #: D8103 PANDA STORE #:

ARCH PROJECT #: JDCT20-0361

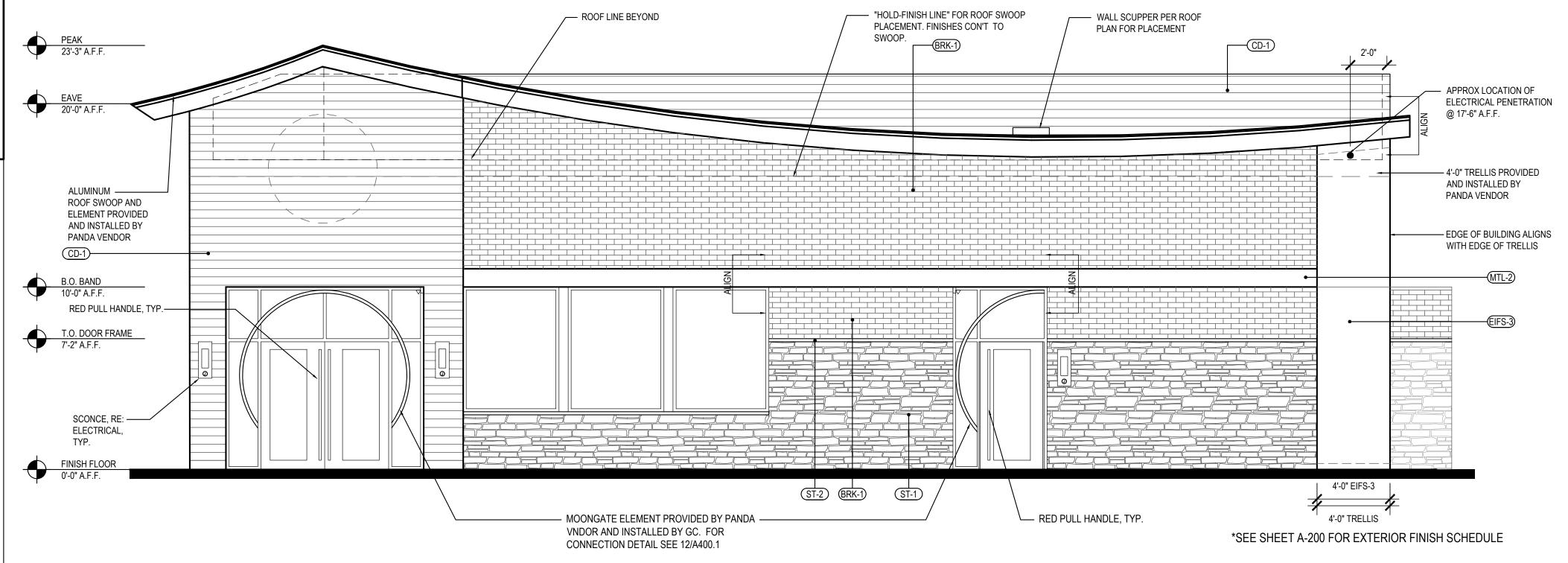
PANDA EXPRESS

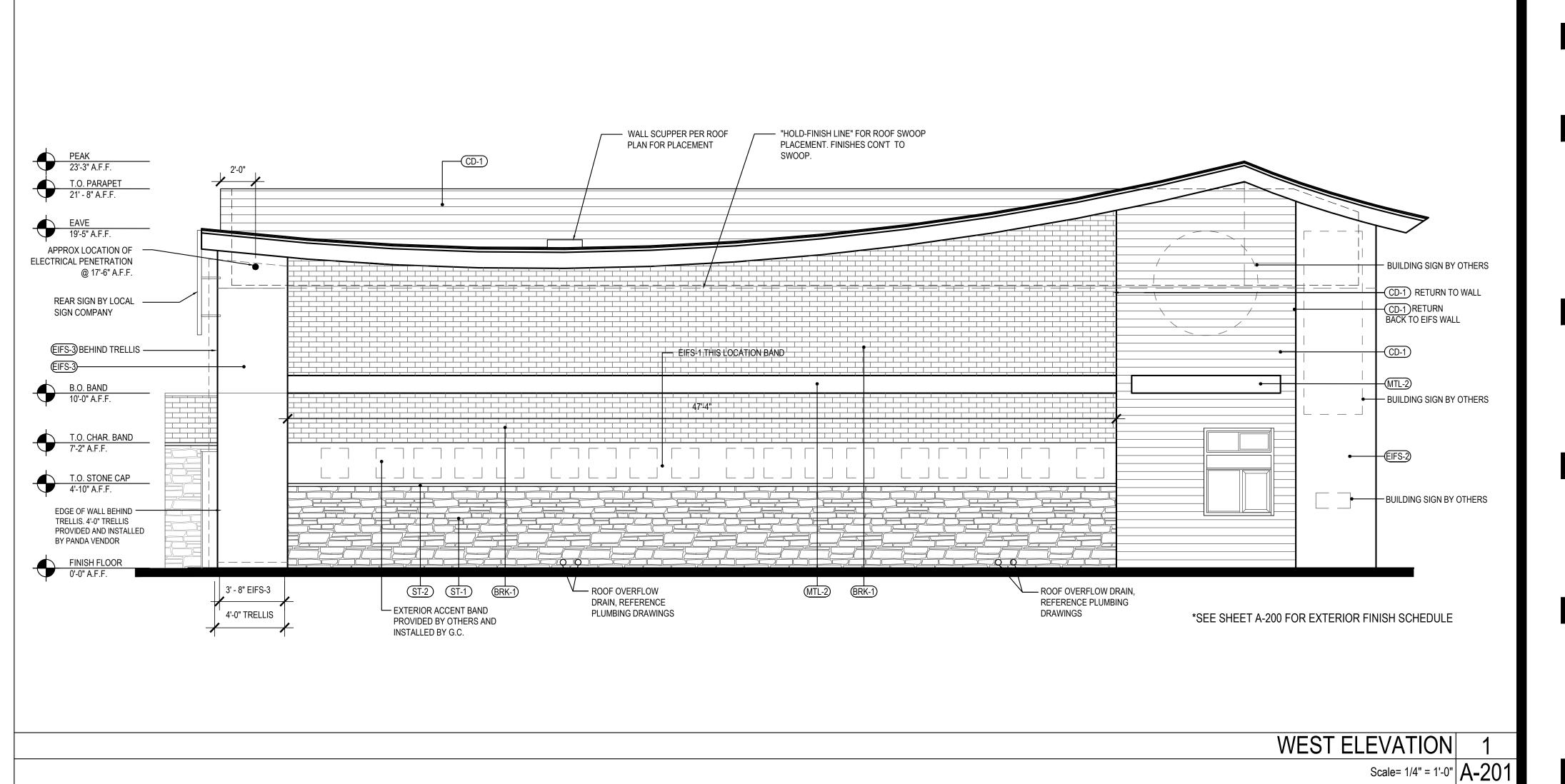
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EXTERIOR ELEVATIONS

PANDA HOME 2600 R1

EXTE	RIOR FINISH SC	HEDULE INSTA	ALLED AND FURNISHED BY. (G.C. UNLESS NOTED OT	HERWISE
NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(BRK-1)	TBD		ASPEN WHITE		BUILDING BODY
(EIFS-2)	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
EIFS-3	STO	STOTHERM ESSENCE SYSTEM	PANTONE COLOR 200C - RED	-	EIFS BEHIND TRELLIS
ST-1S)	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: CHARCOAL
CD-1	NICHIHA	VINTAGEWOOD	SPRUCE	-	COMPOSITE DECKING
MTL-2	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK- 7C	SATIN FINISH	CANOPY W/ LED W/ DOWN LIGHT AROUND BUILDING
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IF	RON ORE"	CAP FLASHING







Telephone: 626.799.9898 Facsimile: 626.372.8288

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	PLANNING COMMISSION	04-19-2

DRAWN BY: DM

EAST ELEVATION 2

Scale= 1/4" = 1'-0" **A-201**

PANDA PROJECT #: D8103
PANDA STORE #:

ARCH PROJECT #: JDCT20-0361

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A-201

EXTERIOR ELEVATIONS

PANDA HOME 2600 R1





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ISSUE DATE:

PC SUBMITTAL 2-25-202

DRAWN BY:

PANDA PROJECT #: JCDT20036100
PANDA STORE #: D8103
ARCH PROJECT #: -

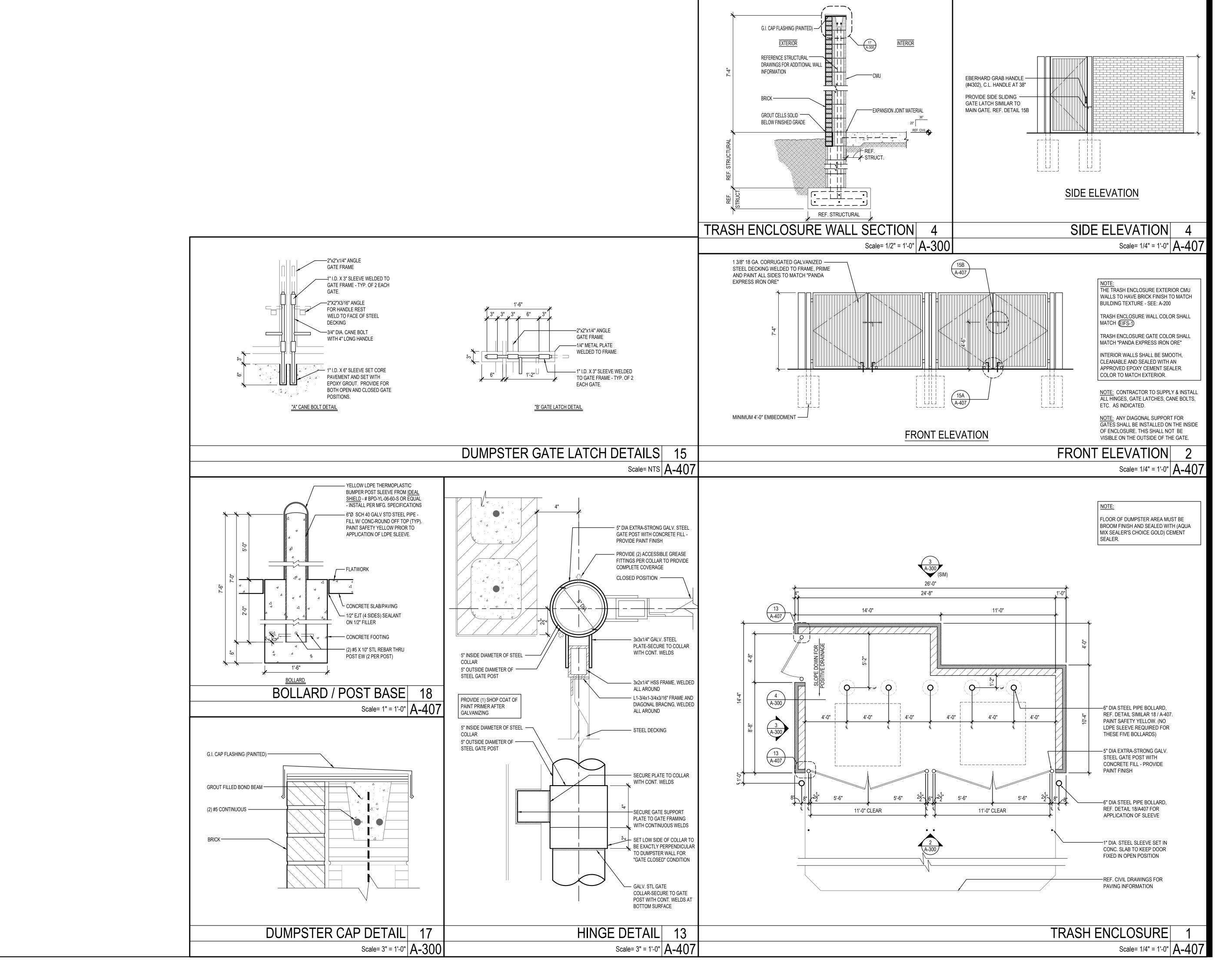
PANDA EXPRESS

TRUE WARM & WELCOME LATSON RD & GRAND OAKS DR.. HOWELL, MI

A-202

EXTERIOR PERSPECTIVES

Scale = NTS **A-202**





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ISSUE DATE:

PANDA HOME_2600_R1	03-04-22
PLANNING COMMISSION	04-19-22

DRAWN BY: DM

PANDA PROJECT #: D8103
PANDA STORE #:

ARCH PROJECT #: JDCT20-0361

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A-300

TRASH ENCLOSURE DETAILS

PANDA HOME 2600 R1 ⁴⁸

hedule										
Symbol	Label	Quantity	Catalog Number	Description	Filename	Lumens Per Lamp	Lumen Multiplie r	Light Loss Factor	Wattage	Efficiency
	A	4	SLM-LED-18L-SIL-FT-40- -70CRI-IL	CONTACT RYAN ZINSELMEIER- 314-531-2600	SLM-LED-18L- SIL-FT-40- 70CRI-IL.ies	12046	1	1	148.5	100%
_ _	D	3	SLM-LED-18L-SIL-FT-40- -70CRI-IL	CONTACT RYAN ZINSELMEIER- 314-531-2600	SLM-LED-18L- SIL-FT-40- 70CRI-IL.ies	12046	1	1	297	100%
	L90	2	1649XX-LED	CONTACT RYAN ZINSELMEIER- 314-531-2600	L90.ies	197	1	1	12.1	100%
	F	3	LXM4-PT-3-LED-10L-40- IL	CONTACT RYAN ZINSELMEIER- 314-531-2600	LXM4-PT-3-LED- -10L-40-IL.ies	8519	1	0.9	77	100%
	L85	2	WPSLS-04L-40	CONTACT RYAN ZINSELMEIER- 314-531-2600	WPSLS-04L- 40.ies	4051	1	1	37.05	100%

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC SUMMARY- PAVED SURFACE	+	2.8 fc	14.3 fc	0.1 fc	143.0:1	28.0:1
TRASH ENCLOSURE	+	3.0 fc	3.9 fc	2.3 fc	1.7:1	1.3:1
CALC SUMMARY- PROPERTY LINE	+	0.3 fc	0.9 fc	0.0 fc	N/A	N/A

Plan View

Scale - 1" = 25ft

	-
N	ote

1. MOUNTING HEIGHT OF 22' (20'POLE)

2. CALCULATIONS TAKEN AT GROUND LEVEL

3.CONTACT VILLA LIGHTING- RYAN ZINSELMEIER-

RYAN.ZINSELMEIER@VILLALIGHTING.COM- 314-531-2600

1.4 +1.8 +2.1 +2.2 1.7 +2.0 +2.4 +2.8 +3.0 +2.9 +2.8 +2.4 +2.0 1.7 +1.9 +2.3 +2.8 +3.3 +3.5 +3.5 +3.5 +3.3 +2.8 +2.2 +1.9 +1.6 +1.4 +1.5 1.9 +2.1 +2.3 +2.7 +3.3 +3.8 +4.1 +4.0 +3.6 +3.0 +2.5 +2.1 +1.9 +1.9 +1.9 +1.8 +2.0 +2.1 +2.3 +2.4 2.5 +2.6 +2.6 +2.8 +3.4 +4.1 +4.4 +4.4 +3.8 +3.0 +2.7 +2.5 +2.3 +2.1 +2.2 +2.2 +2.4 +2.4 +2.4 +2.4 +2.6 +2.7 #35 | 32 | +2.8 | +2.9 | +3.7 | +4.4 | +4.6 | +4.5 | +3.9 | +3.1 | +2.9 | +3.0 | +3.0 | +2.5 | +2.6 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +3.0 | +2.5 | +2.6 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +3.0 | +2.8 | +2.7 | +2.9 | +2.8 | +2.7 | +2.9 | +2.8 | +2.7 | +2.9 | +2.8 | +2.7 | +2.9 | +2.8 | +2.7 | +2.9 | +2.8 | +2.7 | +2.9 | +2.8 | +2.8 | +2.7 | +2.9 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 | +2.8 33 43 58 +3.1 +3.1 +4.0 +4.5 +4.6 +4.5 +3.9 +3.1 +3.2 +3.7 +3.9 +3.1 +3.0 +3.9 +3.8 +3.2 +2.9 +3.2 +3.3 +2.7 32 + 4.5 + 4.1 + 3.4 + 3.2 + 4.1 + 4.5 + 4.5 + 4.4 + 3.9 + 3.2 + 3.6 + 4.3 + 4.5 + 3.4 + 3.5 + 4.5 + 4.4 + 3.7 + 3.3 + 3.5 + 3.5 + 2.9 + 2.2 + 1.5 + 0.8 + 0. 7 4.0 +3.4 3.7 3.5 +4.1 +4.2 +4.2 +4.1 +3.5 +3.1 +3.6 +4.2 +4.5 +3.4 +3.5 +4.7 +4.6 +4.1 +3.8 +4.2 +4.4 +4.1 +3.4 +2.6 +1.8 +1.1 72.5 3.4 3.3 +2.9 +2.9 3/6 4.0 +4.1 +4.1 +4.0 +5.4 +2.9 +3.2 +3.9 +4.0 +3.1 +3.3 +4.3 +4.2 +3.7 +3.6 +4.3 +4.6 +4.3 +3.7 +2.9 +2.2 +1.5 21 26 27 27 27 29 35 3.9 4.0 4.0 3.7 3.4 2.7 28 3.1 3.1 2.7 2.7 3.4 3.5 3.4 3.6 4.4 4.7 4.4 3.8 3.0 2.4 1.7 +\|8\|727, \|2.4\|2.6\|2.9\|3.5\|3.8\|3.9\|3.8\|3.9\|3.8\|42.5\|2.5\|2.5\|2.5\|2.5\|2.3\|2.3\|2.3\|2.3\|2.6\|2.9\|3.2\|3.6\|4.4\|4.8\|4.4\|3.9\|3.4\|2.7\|1.8\| ### # 1.9 | #2.3 | #2.6 | #2.9 | #3.3 | #3.7 | #3.8 | #3.6 | #3.2 | #2.8 | #2.5 | #2.3 | #2.1 | #1.9 | #2.0 | #2.1 | #2.2 | #2.6 | #3.0 | #3.6 | #4.3 | #4.7 | #4.5 | #4.0 | #3.6 | #2.9 | #1.9 | +0,7+4418+2.0+2.3+2.6+3.0+3.3+3.6+3.7+3.4+3.1+2.7+2.4+2.2+2.0+1.8+1.8+1.9+2.1+2.4+3.0+3.7+4.4+4.6+4.4+3.9+3.1+2.1+4 +0.8 + 2.1 +2.5 +2.8 +3.4 +3.6 +3.6 +3.6 +3.6 +3.6 +3.0 +2.7 +2.4 +2.2 +2.0 +1.9 +1.8 +1.8 +2.1 +2.5 +3.1 +3.8 +4.4 +4.7 +4.5 +3.7 +2.5 +1.6 +1.2 +0.7 | + 1.8 + 1.8 + 2.1 + 2.4 + 2.4 + 3.6 + 3.8 + 3.6 + 3.1 + 2.6 + 2.4 + 2.2 + 2.0 + 1.9 + 1.8 + 1.8 + 2.1 + 2.4 + 2.2 + 3.6 + 4.2 + 4.5 + 4.4 + 3.8 + 2.8 + 1.8 | +0.5 | 116 + 2.0 + 2.3 + 2.8 + 3.2 + 3.6 + 3.8 + 3.4 + 2.9 + 2.5 + 2.2 + 2.0 + 1.9 + 1.8 + 1.7 + 1.8 + 1.8 + 2.0 + 2.3 + 2.8 + 3.3 + 4.0 + 4.3 + 4.2 + 3.9 + 3.4 + 2.7 | +_{0.4}/1.2 + 1,7 - 2.1 + 2.4 + 2.8 + 3.3 + 3.6 + 3.2 + 3.6 + 3.2 + 2.7 + 2.4 + 2.2 + 2.2 + 2.1 + 2.1 + 2.1 + 2.2 + 2.2 + 2.3 + 2.5 + 2.8 + 3.1 + 3.5 + 3.8 + 3.8 + 3.7 + 3.4 + 2.9 +0.2 +1.4 +2.3 +2.6 +2.7 +2.9 +3.3 +3.8 +3.8 +3.6 +3.1 +2.6 +2.2 +2.1 +2.1 +2.2 +2.2 +2.2 +2.3 +2.3 +2.3 +2.3 +2.4 +2.6 +2.8 +3.1 +3.4 +3.6 +3.4 +3.0 +2.4 +1.8 | 3.0 | 3.2 | 3.0 | 42.9 | 43.3 | 43.5 | 43.0 | 42.5 | 42.2 | 42.0 | 42.1 | 42.2 | 42.4 | 42.6 | 42.6 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 | 42.5 +2.3 +3.7 +4.0 +3.4 +3.0 +3.4 +3.9 +3.7 +3.4 +2.9 +2.3 +2.1 +2.1 +2.3 +2.6 +2.9 +3.2 +3.3 +3.2 +3.0 +2.8 +2.7 +2.6 +2.7 +2.8 +2.7 +2.4 +1.8 +1.3 +2.3 +3.9 +4.4 +3.8 +3.2 +3.3 +3.7 +3.6 +3.3 +2.7 +2.5 +2.0 +2.1 +2.5 +3.1 +3.6 +3.8 +3.9 +3.9 +3.7 +3.2 +2.8 +2.6 +2.5 +2.5 +2.4 +2.0 +1.4 +1.0 12.1 +3.6 +4.0 +3.4 +3.3 +3.6 +3.4 +3.1 +2.6 +2.1 +1.9 +2.1 +2.6 +3.4 +4.0 +4.0 +3.8 +4.0 +3.9 +3.3 +2.7 +2.4 +2.4 +2.3 +2.1 +1.7 +1.1 +0.8 2 1 2.9 +2.4 +4 0 3.3 +3.2 +3.5 +3.2 +2.9 +2.4 +1.9 +1.7 +1.8 +2.2 +2.8 +3.1 +2.9 +2.5 +3.0 +3.0 +3.0 +2.5 +2.1 +2.0 +2.2 +2.1 +1.8 +1.0 +0.7 ⁺0.1 +2.3 +3.6 +3.7 +3.2 +2.8 +3.0 +3.8 +3.0 +2.7 +2.3 +1.8 +1.6 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| 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | PANDA EXPRESS HOWELL, MI +0.2 +1.5 +2.2 +2.4 +2.5 +2.6 +2.9 +3.3 +3.1 +2.7 +2.2 +2.0 +2.1 +2.5 +3.0 +3.5 +3.8 +3.8 +3.8 +3.8 +3.6 +3.2 +2.9 +2.9 +3.0 +3.2 +3.4 +3.3 +2.8 +2.4 +0.3 +1.4 +1.9 +2.1 +2.4 +2.6 +2.9 +3.2 +3.3 +3.2 +2.9 +2.4 +2.1 +2.1 +2.3 +2.5 +2.8 +3.1 +3.2 +3.1 +2.9 +2.7 +2.8 +2.9 +3.2 +3.4 +3.5 +3.4 +3.1 +2.6 ⁺0.3 +1.4 +1.8 +2.1 +2.4 +2.8 +3.1 +3.5 +3.4 +3.5 +3.4 +3.1 +2.6 +2.4 +2.2 +2.2 +2.2 +2.3 +2.4 +2.5 +2.5 +2.5 +2.4 +2.4 +2.6 +3.0 +3.4 +3.7 +3.7 +3.6 +3.4 +3.0 +0.4 † 16 †20 †23 †2.6 †3.0 †3.4 †3.6 †3.8 †3.9 †3.7 †3.3 †2.9 †2.5 †2.3 †2.2 †2.1 †2.2 †2.2 †2.3 †2.3 †2.4 †2.7 †3.1 †3.5 †3.8 †3.8 †3.7 †3.5 †3.2 ⁺0.6 F @ 208 /⁺2.0 ⁺2.2 ⁺2.5 ⁺2.7 | 2.8 | 2.8 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 L85 @ 12' +0.9 +0.9 +1.0 +1.0 +1.1 +1.4 +1.8 +2.4 +2.9 +3.2 +3.2 +3.0 +2.8 +2.4 ⁺0.6 2.4 +2.5 +2.6 +2.8 +3.0 +2.5 +2 +0.6 +0.6 +0.7 +0.7 +0.9 +1.2 +1.6 +2.1 +2.7 +3.0 +3.1 +3.1 +3.1 +2.6 / ⁺2.9 ⁺2.8 ⁺2.7 ⁺2.9 | 2.9 | 2.5 | 2.5 | 2.5 | 2 | 2.5 | 2.5 | 2 | 2.5 | 2 | 2.5 | 2 +0.4 +0.4 +0.5 +0.7 +1.0 +1.4 +2.0 +2.6 +3.0 +3.0 +2.9 +2.7 +2.3 +0.3 3.6 +3.7 +3.2 +2.8 +2.9 +3.1 +2.6 +2 +0.2 +0.2 +0.3 +0.4 +0.6 +0.9 +1.3 +2.0 +2.6 +3.1 +3.2 +2.9 +2.6 +2.2 +0.2 4.0 4.3 3.7 3.0 3.0 3.2 2.5 +0.2 +0.2 +0.2 +0.3 +0.5 +0.9 +1.4 +2.0 +2.7 +3.4 +3.5 +3.1 +2.6 +2. +0.2 ⁺2.2 ⁺3.7 ⁺4.5 ⁺3.9 ⁺3.2 ⁺3.1 ⁺3.3 ⁺2.5 ⁺ 0.2 +0.2 +0.9 +1.5 +2.2 +3.0 +3.6 +3.6 +3.1 +2.5 +1.5 +0.2 2 **4 6 7 2 4 4 5 9 1 3 9 1 3 3 1 3 4 1 2 5 1** 0.1 0.2 +0.2 +0.3 +0.5 +1.0 +1.7 +2.5 +3.2 +3.6 +3.5 +3.0 +2.4 +1. 0.1 0.2 +0.2 +0.3 +0.6 +1.2 +2.0 +2.9 +3.3 +3.3 +3.3 +3.4 +2.8 +2.3 +1.6 +2.5 +4.0 +4.4 +3.8 +3.2 +3.2 +3.5 +2.5 + +2.5 +3.8 +3.9 +3.4 +3.0 +3.3 +3.6 +3.2 + 0.3 0,2 +0.2 +0.4 +0.7 +1.5 +2.4 +3.2 +3.3 +3.2 +3.0 +2.6 +2.1 +1.2 ⁺0.1 1.1 0.5 \(\) 0.3 \(\) 0.5 \(\) 0.9 \(\) 1.8 \(\) 2.8 \(\) 3.4 \(\) 3.2 \(\) 3.1 \(\) 3.1 \(\) 3.1 \(\) 2.6 \(\) 1.7 \(\) 0.8 +2.0 +3 +3.2 +3.0 +2.9 +3.4 +3.7 +3.4 +4.8 +0.1 1290 68 0.4 0.6 13 +2 2 +3.1 +3.4 +3.0 +2.5 +2.2 +1.9 +1.3 +1.3 +1.6 /2 +2.7 +2.8 +3.0 +3.4 | 3.7 +3.5 + 1.8 ⁺0.1 +1.4 +2.5 /2.4 +2.7 +3.0 +3.4 | 3.6 +3.6 | +1.0 +0.7 +0.5 +0.9 +1.7 +2 6 +3.3 +3.2 +2.5 +1.5 +1.0 +0.9 +0.7 +0.5 +0.1 +2.2 0.8 +0.7 1.2 +2.9 +2.9 +3.3 +3.0 +2.1 +1.9 +0.2 +0.2 +1.6/2,0 +2.4 +2.8 +3.3 +3.7 +4.0 +4.3 +4.9 +6.6 +9.5 10,5 8,0 +4,7 +2.7 +7.7 +7.1 +0.9 +7.0 +1.3 +1.8 +2.5 +2.9 +3.0 +3.0 +2.8 +4.9 +0.9 ⁺0.1 +1.4 +1.9 +2.8 +2.7 +3.1 +3.5 +3.7 +3.9 +4 +5.3 +6.5 +6.8 +5.5 +3.8 +2.5 +7.5 +0.9 +1.2 +1.4 +1.6 +2.1 +2.6 +2.9 +2.9 +2.9 +2.9 +2.8 +2.1 ⁺0.1 14+1.7 +2.1 +2.5 +2.9 +3.1 +3.3 +3.5 +3.9 +4.4 +4.9 +4.8 +4.0 +2.8 +2.0 +7.2 +1.5 +1.6 +1.7 +2.0 +2.3 +2.8 +3.1 +2.9 +2.6 +2.3 +1.7 +0.8 +0.5 +0.4 1.7 +2.1 +2.4 +2.7 +2.8 +3.0 +3.4 +3.8 +4.2 +4.4 +3.9 +3.0 +2.0 +1.8 +1.9 +2.2 +2.5 +2.8 +2.9 +2.8 +2.5 +2.2 +1.3 +0.8 +0.4 21 +2.1 +2.2 +26 +3.3 +4.1 +4.4 +3.3 +2.8 +2.0 +3.2 +3.6 +3.3 +2.7 +2.3 +2.1 +2.1 +2.1 +2.1 +2.1 +2.1 +3.1 +1.9 +1.8 +1.6 +1.3 +1.0 23 +2.4 +2.6 +3.0 +3.7 +4.4 +4.1 +3.2 +3.9 +3.2 +4.1 +4.6 +3.8 +3.0 +2.5 +2.2 +2.1 +2.0 +1.9 +1.5 +1.8 +1.1 +2.9 +2.9 +3.0 +3.4 +3.9 +4.2 +3.9 +2.9 +3.8 +4.2 +5.1 +4.8 +4.0 +3.1 +2.5 +2.3 +2.2 +2.0 +1.8 +1.5 +1.3 +1.1 73.4 57 55 73.7 73.9 73.7 73.9 73.7 73.3 74.4 75.3 75.7 75.4 74.9 74.0 73.1 726 72.4 72.2 72.0 71.7 73.4 72.2 3.8 +3.9 +4.0 +4.0 +4.0 +3.9 +3.9 +4.3 +5.3 +5.9 +5.7 +5.3 +4.6 +3.8 +3.4 +2.7 +2.5 +2.2 +1.8 +1.5 +1.2 8 1.0 1.4 2.0 2.4 2.7 3.1 3.5 3.9 4.2 4.3 4.3 4.3 4.3 4.4 4.4 4.8 5.3 5.4 5.1 4.8 4.2 3.6 3.1 2.7 2.3 1.9 1.6 1.3 0 Designer 00 +0.6 +1.0 +1.5 +1.8 +1.9 +2.1 +2.4 +2.8 +3.3 +3.7 +4.4 +4.9 +5.0 +4.8 +4.4 +4.1 +3.9 +3.7 +3.7 +3.7 +3.7 +3.2 +3.1 +2.5 +1.8 +4.4 R. ZINSELMEIER +0.5 +0.8 +1.2 +1.6 +1.8 +1.9 +2.2 +2.8 +3.6 +4.4 +4.9 +5.3 +5.6 +5.4 +4.7 +4.1 +3.7 +3.5 +3.5 +3.3 +2.8 +2.1 +1.6 +0.5 +0.5 +0.5 4/19/2022 Scale 2.6 +2.5 +2.2 +1.8 A @ 22' NOTED **Drawing No. Summary**

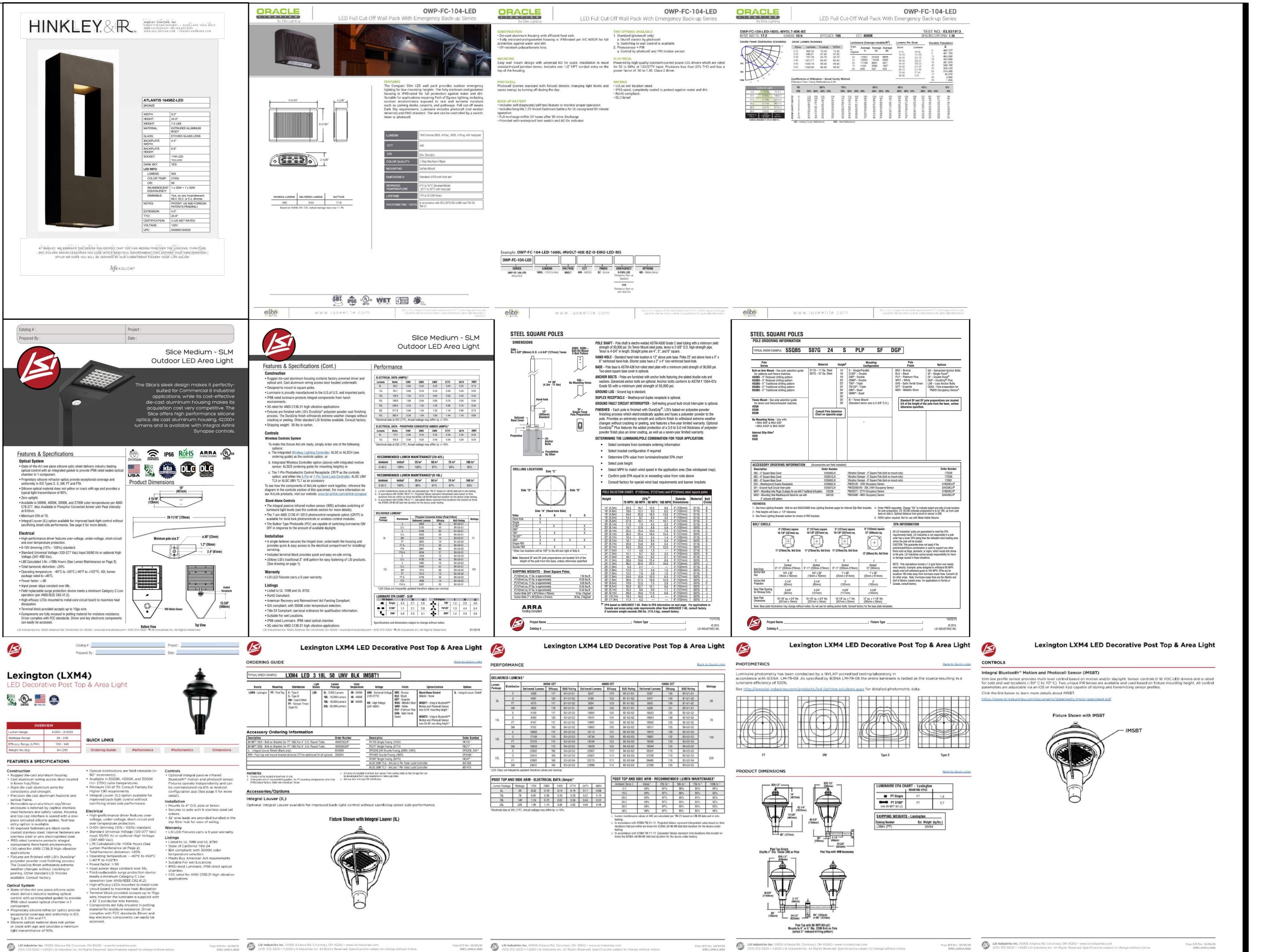
1 qf 1

+0.2

0.3

+0.0

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Telephone: 626.799.9898 Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

PANDA HOME 2600 R1 PLANNING COMMISSION 04-19-22

DRAWN BY:

PANDA PROJECT #: D8103

PANDA STORE #:

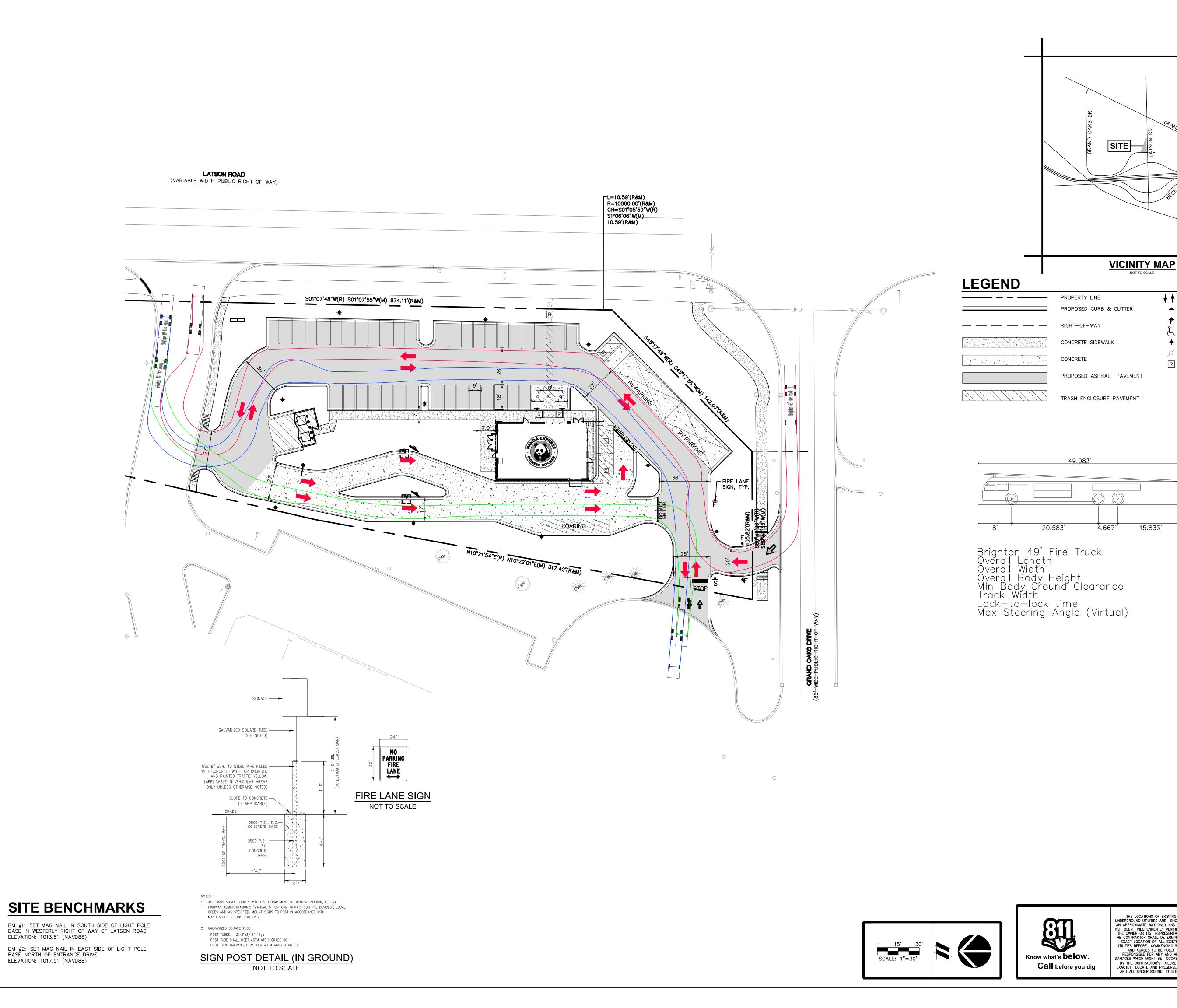
ARCH PROJECT #: JDCT20-0361

PANDA EXPRESS

TRUE WARM & WELCOME Grand Oaks Dr. & Latson Rd Howell, MI 48843

LIGHTING CUT SHEETS

PANDA HOME 2600 R1





PANDA RESTAURANT GROUP INC. 1683 Walnut Grove Ave. Rosemead, California

INTERSTATE 96

PROPOSED FIRE SIGN

EXISTING UTILITY POLE

49.083ft 8.167ft

ACCESSIBLE PARKING SPACE

PROPOSED SIGN

R RAMP

15.833'

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

NOTICE:

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

91770 Telephone: 626.799.9898 Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

SITE PLAN SUBMITTAL 02-16-2022 SITE PLAN RE-SUBMITTAL 04-19-2022

DRAWN BY: MSB/LEH

PANDA PROJECT #: JCDT20036100 PANDA STORE #: D8103 ENG PROJECT #: 20003483



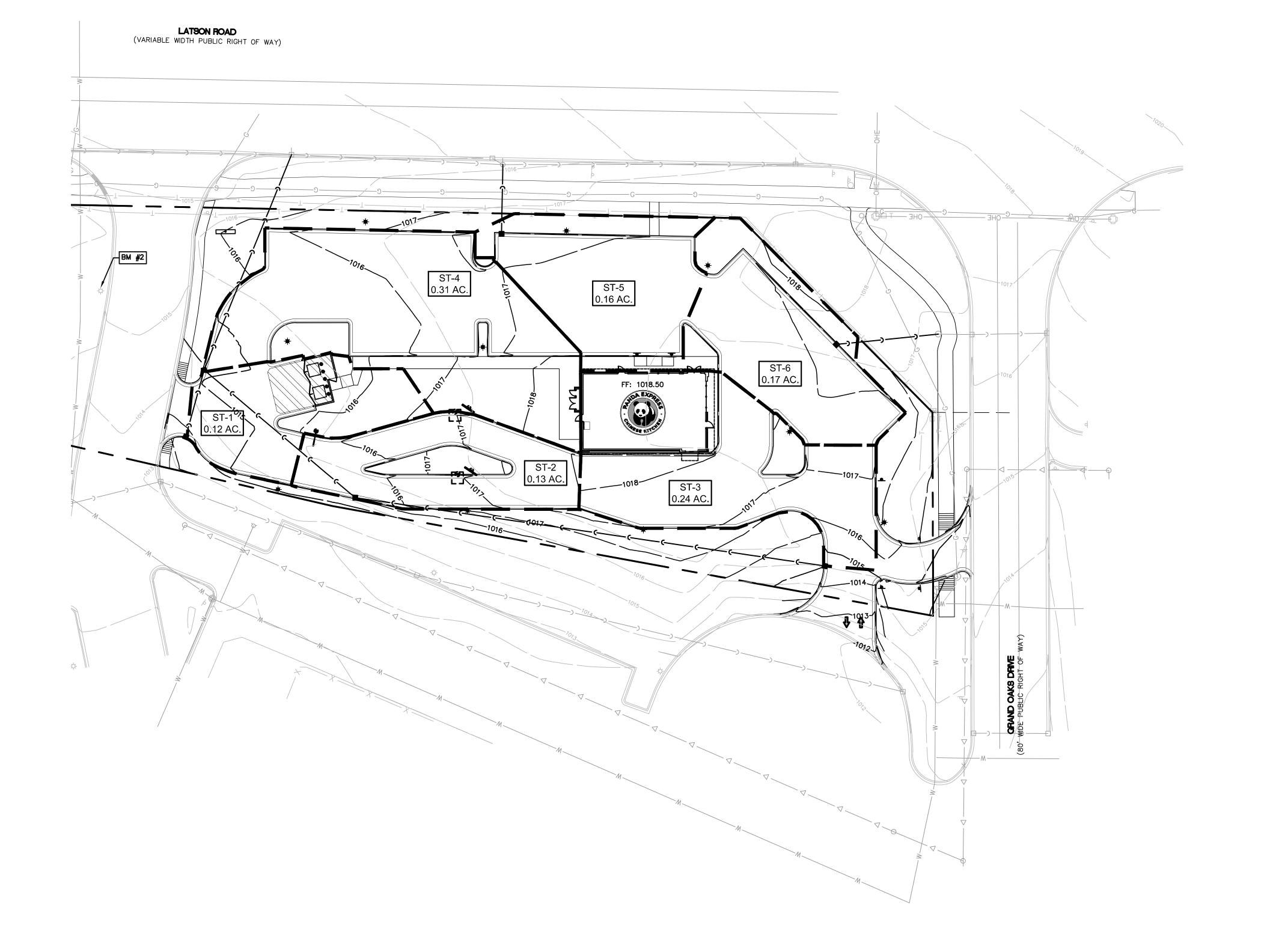


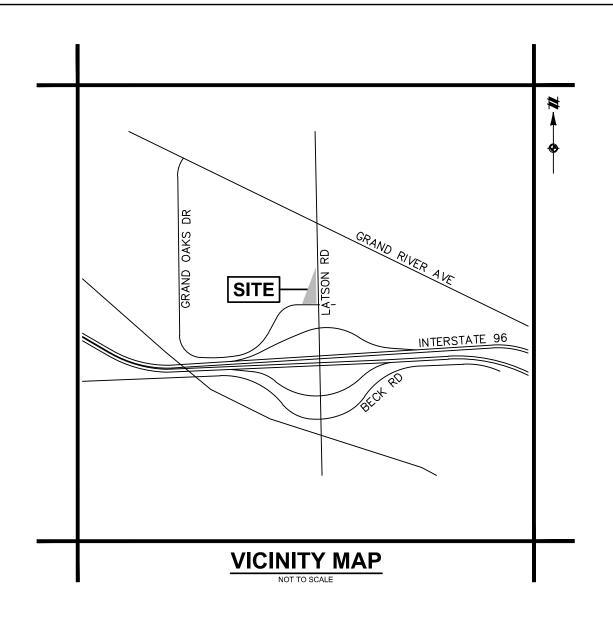
PANDA EXPRESS

TRUE WARM & WELCOME LATSON RD. & GRAND OAKS DR. HOWELL, MI

EX-01

FIRE ACCESS **EXHIBIT**





	PROPERTY LINE
900	EXISTING CONTOUR
900	PROPOSED CONTOUR
	DRAINAGE AREA DIVI

STORM CALCULATIONS

Inlet		Pervious						Pipe		Pipe
Structure	Α	Area	C	ı*	\mathbf{Q}_{inlet}	$\mathbf{Q}_{\text{total}}$	D_{pipe}	Slope	$V_{\text{full flow}}$	Capacity
	acres	sf		in/hr	cfs	cfs	in	%	ft/s	cfs
ST-1	0.12	1,685	0.68	4.375	0.35	0.35	12	0.40	2.87	2.25
ST-2	0.13	734	0.86	4.375	0.49	1.48	12	0.40	2.87	2.25
ST-3	0.24	431	0.94	4.375	0.99	0.99	12	0.40	2.87	2.25
ST-4	0.31	2,938	0.79	4.375	1.07	2.90	12	0.80	4.06	3.19
ST-5	0.16	1,181	0.82	4.375	0.58	0.58	12	0.40	2.87	2.25
ST-6	0.17	1,597	0.78	4.375	0.58	0.58	12	0.40	2.87	2.25

*Calculation based on Section 1.02.f.1 of the Genoa Township Engineer Design Standards



PANDA RESTAURANT GROUP INC. 1683 Walnut Grove Ave. Rosemead, California 91770

> Telephone: 626.799.9898 Facsimile: 626.372.8288

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REVI	SIONS:	
ISSU	E DATE:	
	SITE PLAN SUBMITTAL	02-16-2022

SITE PLAN RE-SUBMITTAL

DRAWN BY: MSB/LEH

PANDA PROJECT #: JCDT20036100 PANDA STORE #: D8103 ENG PROJECT #: 20003483





PANDA EXPRESS

TRUE WARM & WELCOME LATSON RD. & GRAND OAKS DR. HOWELL, MI

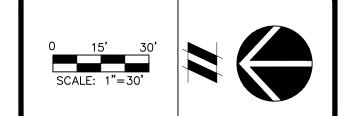
EX-02

DRAINAGE AREA EXHIBIT

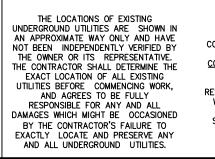
SITE BENCHMARKS

BM #1: SET MAG NAIL IN SOUTH SIDE OF LIGHT POLE BASE IN WESTERLY RIGHT OF WAY OF LATSON ROAD ELEVATION: 1013.51 (NAVD88)

BM #2: SET MAG NAIL IN EAST SIDE OF LIGHT POLE BASE NORTH OF ENTRANCE DRIVE ELEVATION: 1017.51 (NAVD88)

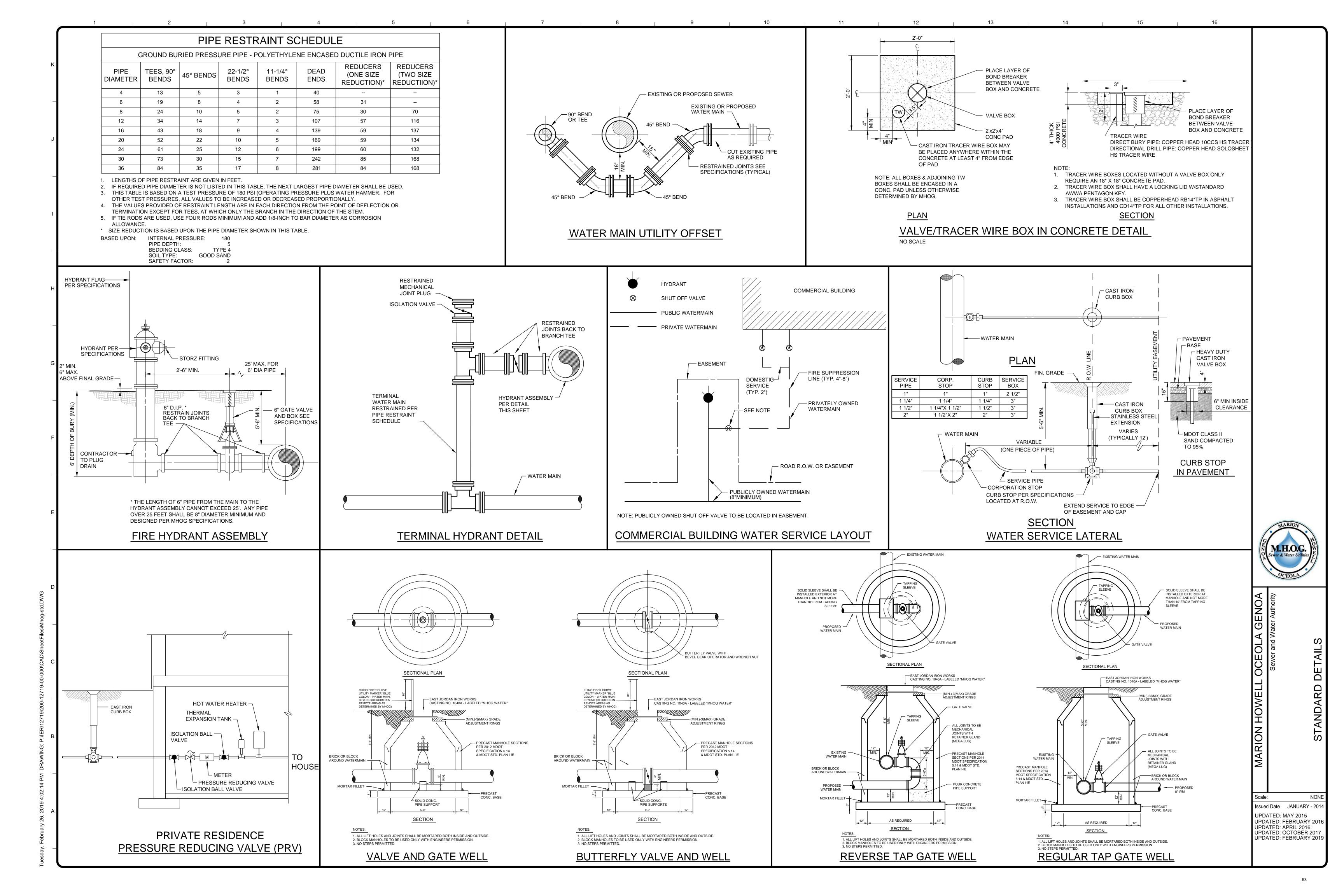


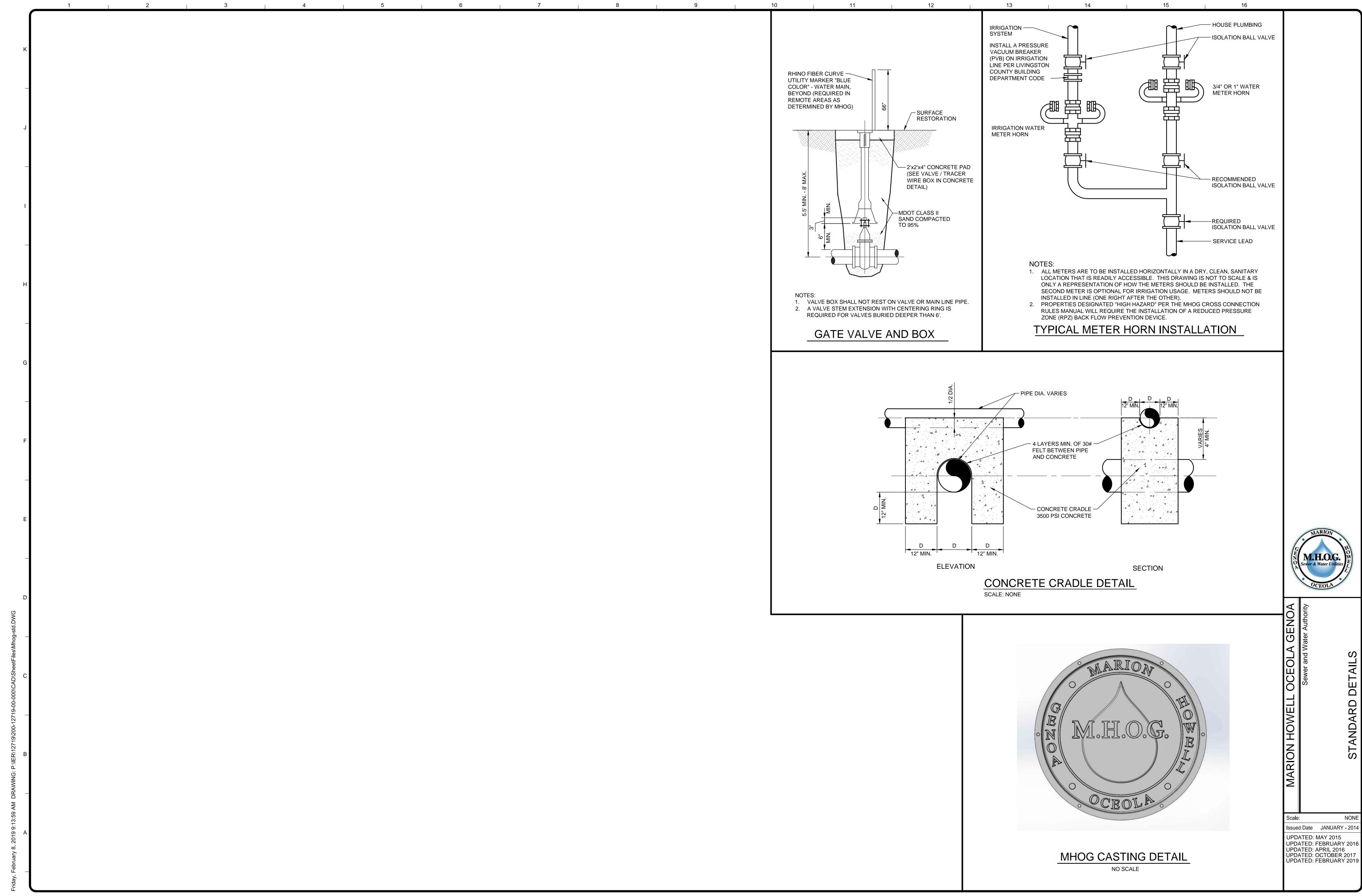


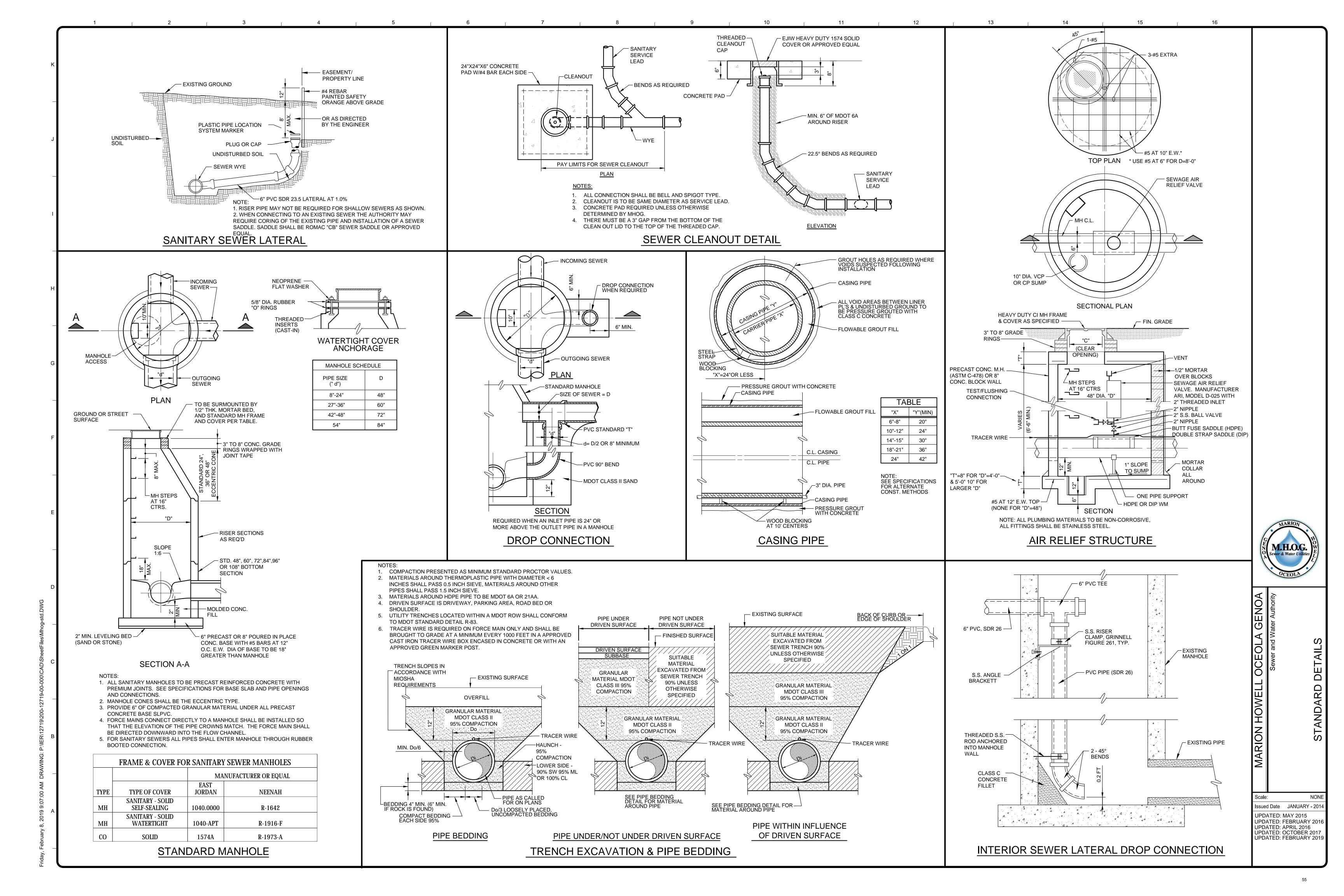


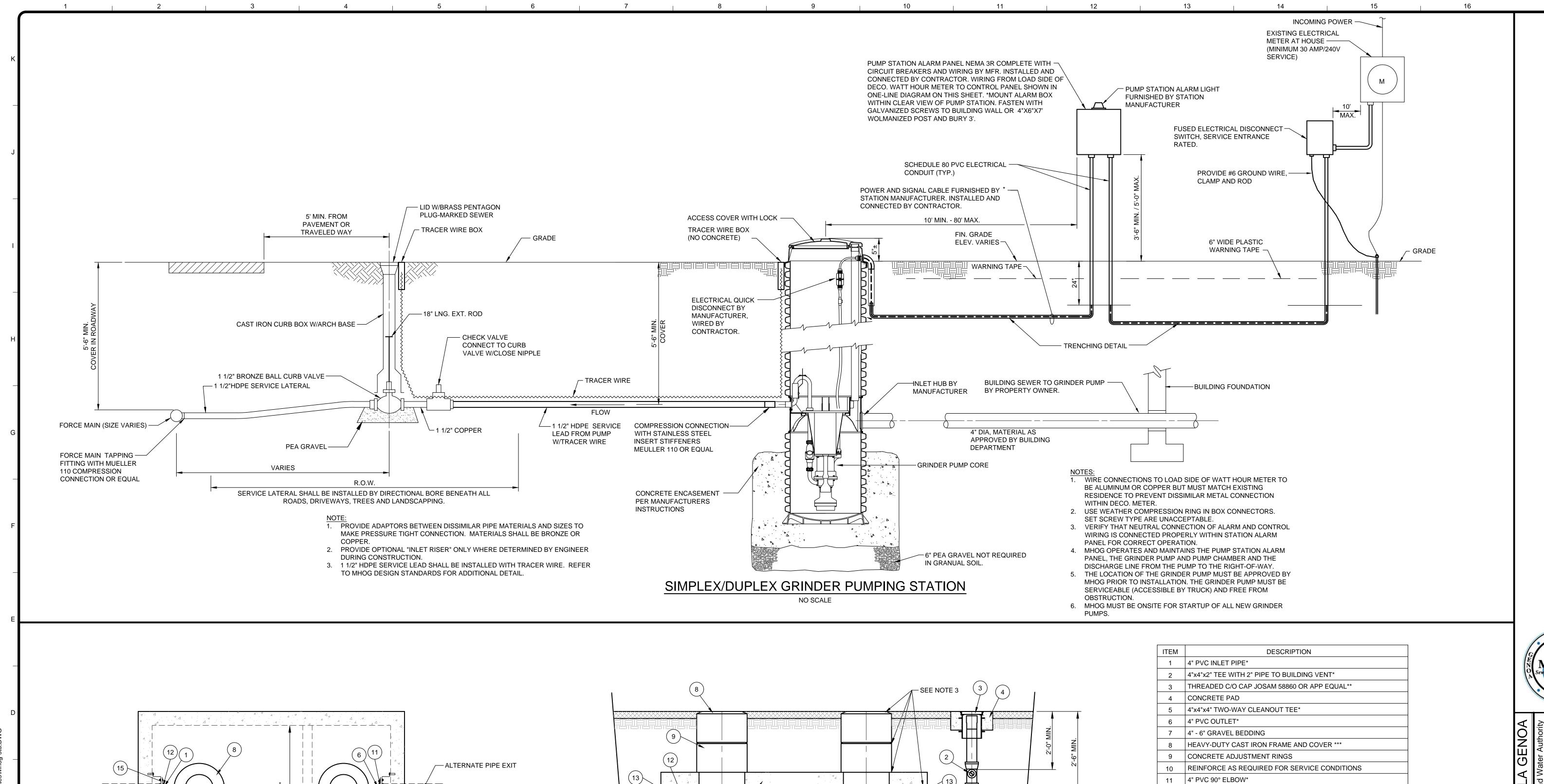
NOTICE:

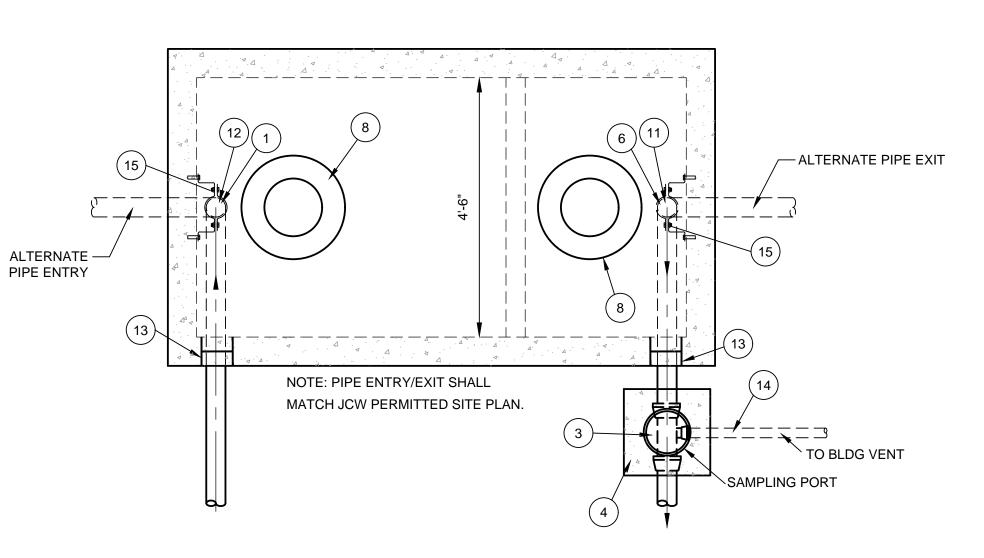
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENCAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

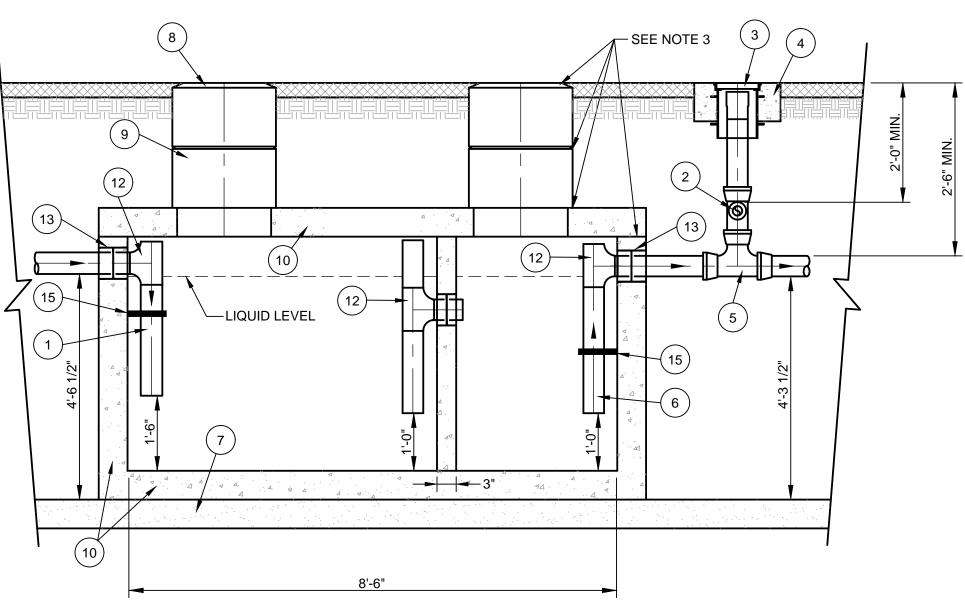












ITEM	DESCRIPTION
1	4" PVC INLET PIPE*
2	4"x4"x2" TEE WITH 2" PIPE TO BUILDING VENT*
3	THREADED C/O CAP JOSAM 58860 OR APP EQUAL**
4	CONCRETE PAD
5	4"x4"x4" TWO-WAY CLEANOUT TEE*
6	4" PVC OUTLET*
7	4" - 6" GRAVEL BEDDING
8	HEAVY-DUTY CAST IRON FRAME AND COVER ***
9	CONCRETE ADJUSTMENT RINGS
10	REINFORCE AS REQUIRED FOR SERVICE CONDITIONS
11	4" PVC 90° ELBOW*
12	4" PVC TEE*
13	A-LOK OR PRESS SEAL PSX PIPE/WALL CONNECTOR
14	2" VENT PIPE (IDENTIFY PIPE TYPE, CLASS & JOINT
	AS REQUIRED FOR PROJECT)
15	STAINLESS STEEL PIPE SUPPORT CLAMP ****

* 6" PIPE MAY BE SUBSTITUDED TO MATCH UPSTREAM PIPE DIAMETER.

** REFER TO CLEAN OUT DETAIL(S) ON STANDARD DETAIL SHEET. *** CLAY & BAILEY 2008 BV OR EQUAL (FROST PROOF COVERS OPTIONAL)

****FM STAINLESS FASTNERS #63 OR EQUAL. 1/2"x2-1/2" SS BRACKET W/ 1/2"x1-1/2" FULLY THREADED SS HEX BOLT WITH 1/2" SS WASHER AND 1/2"X1-3/4" SS ANCHORS. CLAMP TO BE FACTORY INSTALLED.

- NOTES:

 1. THREE COVERS AND RISERS SHOWN. TWO COVERS AND RISERS CENTERED OVER UPPER TWO BAFFLES ARE OPTIONAL.
- 2. INTERCEPTOR SIZE 1000 GAL MINIMUM (REVISE THE SIZE DIMENSIONS, AS NEEDED, FOR LARGER CAPACITY INTERCEPTORS)
- 3. ALL JOINTS AT THE FRAME & COVER*, CONCRETE ADJUSTMENT RINGS AND THE LID OF THE INTERCEPTOR SHALL BE SEALED WITH A MINIMUM OF TWO (2) ROWS OF 3/4 TO 1 INCH PREFORMED BUTYL JOINT SEALER AND A 6" BUTYL JOINT WRAP AROUND SLEEVE (EZ WRAP). THE ENDS OF THE 6"
- EZ WRAP SHALL OVERLAP BY 12". 4. PIPING ON THE INTERIOR OF THE INTERCEPTOR SHALL BE PVC WITH SOLVENT-CEMENTED JOINTS. GREASE INTERCEPTOR INCLUDING ADJUSTMENT RINGS AND CASTINGS SHALL BE WATER TESTED
- FOR WATER TIGHTNESS AFTER THE BACKFILL OPERATIONS HAVE BEEN COMPLETED. WATER TESTING SHALL CONSIST OF THE FOLLOWING: 1. SEAL THE TANK, 2. FILL WITH WATER, 3. LET STAND FOR 24 HOURS, 4. REFILL TANK, 5. TANK IS APPROVED IS WATER LEVEL IS HELD FOR 1 HOUR.

6. ONLY KITCHEN WASTE SHALL BE DIVERTED TO THE GREASE TRAP.

ssued Date JANUARY - 2014

UPDATED: MAY 2015 JPDATED: FEBRUARY 2016 UPDATED: APRIL 2016 UPDATED: OCTOBER 2017 UPDATED: FEBRUARY 2019

GREASE INTERCEPTOR 1000 GALLON

Genoa Township Planning Commission April 25, 2022 Unapproved Minutes

GENOA CHARTER TOWNSHIP PLANNING COMMISSION SPECIAL MEETING / PUBLIC HEARING APRIL 25, 2022 6:30 P.M. MINUTES

<u>CALL TO ORDER:</u> Chairman Grajek called the special meeting of the Genoa Charter Township Planning Commission meeting to order at 6:30 p.m. Present were Chris Grajek, Eric Rauch, Jeff Dhaenens, Marianne McCreary, Glynis McBain and Tim Chouinard. Absent was Jim Mortensen. Also present was Kelly VanMarter, Community Development Director/Asst. Township Manager.

<u>PLEDGE OF ALLEGIANCE:</u> The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

CALL TO THE PUBLIC:

The call to the public was made at 6:31 pm with no response.

OPEN PUBLIC HEARING #1... Consideration of Zoning Ordinance Text amendments to Article 7 "Commercial and Service Districts" of the Zoning Ordinance.

A. Recommendation of Text Amendment.

Ms. VanMarter stated she is proposing a minor zoning ordinance amendment to Article 7, Table 7.02 related to educational land uses in Commercial Districts. This amendment is to allow schools and school-related uses within all commercial districts. Specifically, to allow elementary schools, junior and senior high schools, and colleges as a special land use in the Neighborhood Service District (NSD) and as a permitted use in both the General Commercial District and Regional Commercial District. It is currently a special use in only the Office Service District (OSD). It would also add dormitories or student apartments as an accessory to a college as a special land use within all commercial districts, instead of just the OSD. Lastly, vocational and technical training facilities would be added as a special land use in the NSD.

There was a discussion regarding how to address schools having outdoor activities. Ms. VanMarter stated these activities or uses can be considered incidental or accessory to the principal use, which would be the school. Commissioner McCreary requested to add this text to the ordinance under Section Sec. 7.04.01 "Additional Site Development Standards".

The call to the public was made at 6:43 pm with no response.

Genoa Township Planning Commission April 25, 2022 Unapproved Minutes

Moved by Commissioner Dhaenens, seconded by Commissioner Rauch, to recommend to the Township Board approval of the text amendments to Article 7 "Commercial and Service Districts" of the Zoning Ordinance per the Planning Director/Asst. Township Manager's letter dated April 21, 2022, adding a footnote to the schedule regulations to reference principal vs accessory uses. **The motion carried unanimously**.

OPEN PUBLIC HEARING # 2...Discussion of 2022 Master Plan update as presented by Giffels Webster.

Mr. Matt Wojciechowski and Ms. Sri Komaragiri of Giffels Webster were present.

They provided an update of the changes made after last month's Planning Commission meeting. The changes were made to the transportation, goals, future land use, and housing sections.

The Planning Commission discussed and suggested minor additional changes to the plan presented this evening.

Mr. Wojciechowski stated they will make the changes this evening. The next step will be to meet with the Planning Commission in the coming months to discuss these changes and the action strategies and then recommend to the Township Board to release the updated plan to Livingston County and the surrounding communities.

Commissioner McBain stated that she would like the Planning Commission to look to the Master Plan when reviewing and approving developments presented to the Township, specifically when Special Land Use requests are made. Ms. Komaragiri stated the zoning ordinance is the document that is enforceable and not the Master Plan. Ms. VanMarter agreed, adding that updates being made to the Plan will prompt updates to the zoning ordinance.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. VanMarter stated the shopping plaza where Dunhams is located has a new owner. They are planning to reconstruct the parking lot. Ms. VanMarter will be meeting with them.

Ms. VanMarter stated Staff has been discussing having board and commission meetings start earlier in the evening. Commissioners agreed to keep the meeting starting at 6:30 pm.

Approval of the April 11, 2022 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the April 11, 2022 Planning Commission Meeting as amended. **The motion carried unanimously.**

Genoa Township Planning Commission April 25, 2022 Unapproved Minutes

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to adjourn the meeting at 9:23 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary