

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
August 17, 2026
6:30 p.m.

AGENDA

Call to Order:

Invocation:

Pledge of Allegiance:

Roll Call:

Call to the Public (Public comment must be addressed to the Chairperson and will be limited to three minutes per person) *:

Approval of Consent Agenda:

- 1) Payment of Bills: August 17, 2026
- 2) Request to approve the August 3, 2026 regular meeting minutes.

Approval of Regular Agenda:

- 3) Public Hearing on the proposed **Grand Beach Lake** Aquatic Weed Control Special Assessment Roll.
 - A. Call to the Property Owners
 - B. Call to the Public
- 4) Request for approval of Resolution #5 – Confirming the Special Assessment Roll for the **Grand Beach Lake** Aquatic Weed Control Special Assessment Project (winter tax 2026). (Roll Call)
- 5) Consideration of a recommendation for approval of an environmental impact assessment for a proposed 5,940 sq. ft. administrative office building for the MHOG Water Authority. The property is located at 900 Chilson Road, west side of Chilson Road, south of Grand River Avenue. The request is petitioned by MHOG.
- 6) Consideration of a recommendation for approval of an environmental impact assessment, PUD amendment and site plan for a proposed parking lot expansion for the existing Trinity Health Hospital. The property is located at 7575 Grand River Avenue, north side of Grand River Avenue, west of Hacker Road. The request is petitioned by Trinity Health.
 - A. Disposition of Environmental Impact Assessment
 - B. Disposition of Site Plan
 - C. Disposition of PUD Amendment

- 7) Consideration of a request to approve the Certificate of Recognition and Appreciation to be presented to Samuel C. Seizert in celebration of his 100th Birthday.
- 8) Request for approval of **Resolution 260817A** Declining Ownership and Operational Responsibility for the Community Water Supply System of Lake Chemung Outdoor Resort, Inc. (Roll Call)
- 9) Request for the introduction of proposed **Ordinance Number 260908** and to set the meeting date for considering the proposed ordinance for adoption before the Township Board on Tuesday, September 8, 2026 for the purpose of considering a Genoa Charter Township Peddlers and Solicitors Ordinance.
- 10) Consideration of a request for approval of additional services with Memtech Acoustics for ambient sound level data collection related to zoning and noise ordinance development at an additional cost not to exceed \$10,000 to be paid from Planning and Zoning Contractual Services budget line item 101-701-802-000.
- 11) Consideration of **Resolution 260817B** to extend the temporary Moratorium on the Acceptance and Approval of Applications for Data Centers and Cryptocurrency Mining Facilities within Genoa Charter Township for an additional six (6) months. (Roll Call)
- 12) Consideration of a request for approval of budget amendments to the Special Assessment Districts Fund No. 202 for the 2026/2027 Fiscal Year.
- 13) Consideration of a request to approve the renewal of the snow removal maintenance services contract with Cooper's Turf Management with the only change being a \$40 increase in salt cost per application for a term beginning November 1, 2026 through April 1, 2028.
- 14) Consideration of a request for the Township to ask the Livingston County Road Commission to perform a speed study on Bauer Road south of Brighton Road.
- 15) Request for approval of the closed session minutes from August 3, 2026.
 - A. If necessary, consider motion to enter into closed session under the Open Meetings Act, MCL 15.268(1)(h) to consider material exempt from discussion or disclosure by state or federal statute. (Roll Call, requires 2/3 vote)
 - B. If necessary, consider motion to adjourn the closed session and reconvene in open session. (Roll Call)

Items for Discussion:

- 16) Update on Transportation Town Hall presented by Township Supervisor.

Board Comments

Adjournment

*Citizen's Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items or at a second call to the public at the end of the meeting *may* be offered by the Chairman as they are presented.

BOARD PACKET

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING
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MEETING DATE: August 17, 2026

All information below through August 13, 2026

July 31, 2026 Bi Weekly Payroll - GENOA TOWNSHIP ONLY	\$	55,306.23
TOWNSHIP GENERAL EXPENSES	\$	61,772.07
OPERATING EXPENSES SAD (264CK)	\$	16,339.73
OPERATING EXPENSES PARKS AND REC (270CK)	\$	3,434.00
OPERATING EXPENSES LAKE EDGEWOOD (593FN)	\$	1,761.69
OPERATING EXPENSES OAK POINTE (592FN)	\$	17,293.36
TOTAL	\$	155,907.08

CASH REQUIREMENTS**CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 07/31/26: \$55,306.23****TRANSACTION SUMMARY**

SUMMARY BY TRANSACTION TYPE -	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	55,306.23
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	55,306.23
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	4,563.93
	CASH REQUIRED FOR CHECK DATE 07/31/26	59,870.16

TRANSACTION DETAIL**ELECTRONIC FUNDS TRANSFER** - Your financial institution will initiate transfer to Paychex at or after 12:01 A.M. on transaction date.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		BANK DRAFT AMOUNTS & OTHER TOTALS
07/30/26	BANK OF ANN ARBOR	xxxxxxxxxxxx130	Direct Deposit	Net Pay Allocations	39,530.13	39,530.13
07/30/26	BANK OF ANN ARBOR	xxxxxxxxxxxx130	Taxpay®	Employee Withholdings		
				Social Security	3,326.23	
				Medicare	777.92	
				Fed Income Tax	5,486.31	
				MI Income Tax	2,081.46	
				Total Withholdings	11,671.92	
				Employer Liabilities		
				Social Security	3,326.27	
				Medicare	777.91	
				Total Liabilities	4,104.18	15,776.10
				EFT FOR 07/30/26		55,306.23
				TOTAL EFT		55,306.23

REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES - Unless stated otherwise, Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<u>TOTAL</u>
07/31/26	Refer to your records for account Information		Payroll	Employee Deductions		
				457 EE Pretax	1,511.00	
				457 EE Roth	170.00	
				EE Medical Contribut	1,500.00	
				FSA Medical Pretax	617.26	
				Prin Retire Loan 1	672.59	
				Vol Life Ch Post Tax	1.82	

CHECK REGISTER FOR GENOA TOWNSHIP

CHECK DATE 07/30/2026 - 08/13/2026

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank 264CK ROAD PROJECTS & LAKE MAN REIM FUND #202					
07/30/2026	264CK	4630	LCRA/PLM LAKES & LAND MANAGEM	ALGAE AND WEED TREATMENT	8,771.87
08/13/2026	264CK	4631	GANNETT MICHIGAN LOCALIQ	GRAND BEACH WEED PUBLICATIONS	983.40
08/13/2026	264CK	4632	TETRA TECH, INC.	NORTH SHORE COMMONS PAVING INSPECTIONS	4,673.46
08/13/2026	264CK	4633	TIGRIS AQUATIC SERVICES/PARDE	ALGAE TREATMENT	1,911.00
264CK TOTALS:					
Total of 4 Checks:					16,339.73
Less 0 Void Checks:					0.00
Total of 4 Disbursements:					16,339.73
Bank 270CK FUTURE DEVELOPMENT-PARKS&REC #208					
08/13/2026	270CK	5856	COOPER'S TURF MANAGEMENT LLC	LAWN MAINTENANCE & VEGETATION CONTROL	3,159.00
08/13/2026	270CK	5857	KNOCK'EM OUT PEST CONTROL	YELLOW JACKET TREATMENT	275.00
270CK TOTALS:					
Total of 2 Checks:					3,434.00
Less 0 Void Checks:					0.00
Total of 2 Disbursements:					3,434.00
Bank 592FN OAK POINTE OPERATING FUND #592					
07/31/2026	592FN	6680	D'ANGELO BROTHERS INC.	EMERGENCY GRINDER REPAIR AT 4237 HIGHCR REPAIR GRINDER LINE @ 3945 HIGHCREST INSTALL GRINDER STATIONS AT 4075 & 4085	2,089.00 3,736.00 6,073.00
					11,898.00
08/04/2026	592FN	6681	GANNETT MICHIGAN LOCALIQ	OAK POINTE WATER REPORT PUBLICATION	1,462.60
08/13/2026	592FN	6682	AT&T LONG DISTANCE	PHONE & INTERNET	166.81
08/13/2026	592FN	6683	DTE ENERGY	5108 VERSAILLES AVE ACCT# 9100 094 2935 3477 LAKEWOOD SHORES ACCT# 9100 094 292 5210 MORET WATERTANK ACCT# 9100 094 300 3508 WOODRIDGE ACCT# 9100 160 4604 7 4505 OAK POINTE ACCT#9100 128 2901 6 5269 PENTWATER DR ACCT# 9100 172 9821 7 4975 BRIGHTON RD ACCT# 9100 154 9059 2 4531 BRIGHTON RD ACCT# 9100 128 2889 3 5025 OKA POINTE DR ACCT# 9100 128 2913 4386 FILBERT DR ACCT# 9100 125 9148 3	109.87 75.99 25.67 50.58 291.23 56.38 1,918.91 137.61 70.07 46.17
					2,782.48
08/13/2026	592FN	6684	DTE ENERGY	4610 CLIFFORD ACCT# 9100 094 2875 6 3684 HONORS WAY ACCT# 9100 160 4593 2 5497 SHARPE DR ACCT# 9100 094 2909 3	559.39 80.41 279.73
					919.53
08/13/2026	592FN	6685	DTE ENERGY	4335 CROOKED LAKE ACCT# 9100 094 2959 8	63.94
592FN TOTALS:					
Total of 6 Checks:					17,293.36
Less 0 Void Checks:					0.00

CHECK DATE 07/30/2026 - 08/13/2026

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CHECK REGISTER FOR GENOA TOWNSHIP

CHECK DATE 07/30/2026 - 08/13/2026

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank FNBCK GENERAL FUND CHECKING ACCT FUND 101					
08/13/2026	FNBCK	40435	EHIM, INC	JULY ADMINISTRATIVE FEES	535.00
				JULY CLAIMS FUNDING	9,171.29
					<u>9,706.29</u>
08/13/2026	FNBCK	40436	FEDERAL EXPRESS CORP	FED EX PACKAGE	80.44
08/13/2026	FNBCK	40437	GANNETT MICHIGAN LOCALIQ	PUBLICATIONS	416.44
08/13/2026	FNBCK	40438	GO TO COMMUNICATIONS, INC	AUGUST PHONE CONTRACT	809.74
				CREDIT ON ACCOUNT	(25.90)
					<u>783.84</u>
08/13/2026	FNBCK	40439	GORDON FOOD SERVICE	ELECTION FOOD	229.44
08/13/2026	FNBCK	40440	KP ELITE CLEANING LLC	TOWNSHIP HALL CLEANING	2,220.50
08/13/2026	FNBCK	40441	LIVINGSTON COUNTY TREASURER	BOARD OF REVIEW ADJUSTMENTS	68.82
08/13/2026	FNBCK	40442	MHOG DPW FUND	MMRMA 2026 REFUND	5,343.57
08/13/2026	FNBCK	40443	NETWORK SERVICES GROUP, L.L.C	MONTHLY SERVER AND WORKSTATION MAINTENA	2,241.25
				REMOTE MAINTENANCE	55.00
					<u>2,296.25</u>
08/13/2026	FNBCK	40444	PAMELA PRZYBYLA	MILES FOR DRIVING FOR ELECTION	85.27
08/13/2026	FNBCK	40445	RICHARD SOUCY	MILEAGE FOR ELECTION DAY	122.44
08/13/2026	FNBCK	40446	SAFEBUILT LLC	PLANNING AND ZONING SERVICES	5,410.68
08/13/2026	FNBCK	40447	SECURE TECH GROUP	WESTERN DIGITAL 8TB WD PURPLE PRO	744.76
08/13/2026	FNBCK	40448	SEWARD HENDERSON PLLC	PROFESSIONAL SERVICES	6,712.00
08/13/2026	FNBCK	40449	STAPLES	OFFICE SUPPLIES	259.22
				OFFICE SUPPLIES	77.01
					<u>336.23</u>
08/13/2026	FNBCK	40450	SUSAN DOMEN	MILEAGE FOR ELECTION	27.59
				ELECTION MILEAGE	68.17
				ELECTION FLASHDRIVE REIMBURSEMENT	42.28
					<u>138.04</u>
08/13/2026	FNBCK	40451	TETRA TECH, INC.	HOWELL FIRESTONE REVIEW	600.00
				MHOG UTILITES BUILDING REVIEW	600.00
				7 BREW REVIEW	600.00
					<u>1,800.00</u>
08/13/2026	FNBCK	40452	THREE FIRES ELEMENTARY SCHOOL	PRIMARY ELECTION LOCATION	300.00
08/13/2026	FNBCK	40453	VISA	CREDIT CARD PURCHASES	1,022.76
08/13/2026	FNBCK	40454	VISIBLY CLEAN LLC	WINDOW CLEANING	1,559.80
08/13/2026	FNBCK	40455	WELLNESS IQ	BIOMETRICS SCREENING	1,759.00
					<u>61,772.07</u>
FNBCK TOTALS:					
Total of 33 Checks:					61,772.07

CHECK REGISTER FOR GENOA TOWNSHIP
CHECK DATE 07/30/2026 - 08/13/2026

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank FNBCK GENERAL FUND CHECKING ACCT FUND 101					
Less 0 Void Checks:					0.00
Total of 33 Disbursements:					61,772.07
REPORT TOTALS:					
Total of 48 Checks:					100,600.85
Less 0 Void Checks:					0.00
Total of 48 Disbursements:					100,600.85

Available Credit Line \$8,977.24
 Available Cash \$0.00
 Amount Over Credit Line \$0.00
 Amount Past Due \$0.00
 Disputed Amount \$0.00

NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.

Important Information About Your Account

THANK YOU FOR CHOOSING OUR CREDIT CARD. WE'D LIKE TO NOTIFY YOU THAT A PORTION OF YOUR REWARD POINTS WILL EXPIRE ON OR AFTER DECEMBER 1, 2026, IF APPLICABLE. PLEASE REFER TO YOUR MONTHLY STATEMENT FOR DETAILS ABOUT YOUR POINTS BALANCE AND EXPIRATION.

Cardholder Account Summary

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
07/14	07/15	PBUS01	24801976195822113044527	PDQ BRIGHTON MI	\$108.75 ✓
07/14	07/16	PBUS01	24489936196500805450770	BAV INN LODGE-HOTEL FRANKENMUTH MI	\$358.00 ✓
07/21	07/22	PBUS01	24943006203471912960155	COSTCO WHSE #0786 BRIGHTON MI	\$162.79 ✓
07/23	07/24	PBUS01	24492186205100003122764	WWW.MICHIGANCLERKS.ORG WWW.MICHIGAN MI	\$50.00 ✓
07/25	07/27	PBUS01	24445006207200089843368	GFS STORE #0116 BRIGHTON MI	\$212.25 ✓
07/25	07/27	PBUS01	24692186207402628817483	QDOBA 1981 BRIGHTON MI	\$56.77 ✓
07/26	07/28	PBUS01	24000976208134907528465	RED OLIVE - HOWELL HOWELL MI	\$38.76 ✓
07/27	07/29		74009776210001204900364	PAYMENT - THANK YOU	\$933.40-

101-262-751-001
 101-215-910-000
 101-262-802-000
 101-215-910-000
 101-262-751-001
 101-262-802-005
 101-262-802-005

VISA

RICK SOUCY
 GENOA CHARTER TOWNSHIP
 Account Number: ##### 5990
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Cardholder Account Summary Continued

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
08/01	08/02	PBUS01	24011346213100159268122	POTBELLY POTBELLY.COM/ MI	\$35.44

101-262-802-005

cRewards Bonus Points Information as of 07/31/2026

cRewards	Beginning Balance	Points Earned	Points Adjusted	Points Redeemed	Ending Balance
	4,942	988	0	0	5,930

Finance Charge Summary / Plan Level Information

Plan Name	Plan Description	FCM ¹	Average Daily Balance	Periodic Rate *	Corresponding APR	Finance Charges	Effective APR Fees **	Effective APR	Ending Balance
PBUS01 001	PURCHASE	G	\$0.00	2.12416%(M)	25.4900%(V)	\$0.00	\$0.00	0.0000%	\$1,022.76

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
August 3, 2026

MINUTES

Call to Order

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

Invocation

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

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

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

Also present was Township Manager Kelly VanMarter, Township Attorneys Joe Seward and Kali Henderson, and 21 people in the audience.

Call to the Public

The call to the public was opened at 6:32 pm.

Mr. Robert Ford of 2692 Canfield Trail is objecting to the lake treatment proposal. The contractor only treats $\frac{2}{3}$ of the lake because they are not allowed to treat the lily pads. Now the lily pads have taken over that part of the lake. The residents are paying for treating the entire lake.

Ms. Marge Csizmadia of 6824 Rink Drive thanked Joe for taking on the responsibility of this project. The lake has improved substantially since she moved here. She stated that the property owners need to maintain the lake area in front of their home.

Ms. Polly Skolarus of Challis Court stated the board is doing a good job. Her and her residents are planning on redoing their subdivision roads. They previously did slurry coating on the roads, but it did not last more than five years. The township should put more money into the account that the township uses to fund the road projects; approximately \$500,000. She asked the board to address her project at one meeting instead of holding multiple public hearings to save the residents the cost of publishing multiple notices.

Mr. Bill Reiber of 3154 Stillriver Drive addressed recent events in the township relating to the upcoming primary election. He did not want to complain, bash, blame, finger point or accuse any of his fellow board members. He reminded his peers that all board members signed an agreement to conduct the business of the township in a respectful and professional manner. He feels the board has fallen short on this. Campaigning is hard, expensive, time consuming, and stressful. It can bring out the worst in people. The board has come short on delivering on the promise to conduct business in a respectful and professional manner. He offered an apology to the friends and neighbors for having them be exposed to things that the board promised to avoid; whether it be through emails, newspaper, or social media. The residents of Genoa Township deserve better.

Mr. Jeff Dhaenens of 5494 Sharp Drive wants the board to think about how the solicitor's ordinance will be enforced. He agrees with Mr. Reiber. After what occurred over the last few weeks, the township should have a social media policy. There should be no negative posting. He is looking forward to the town hall where the township will be talking about transportation.

Ms. Colleen Quinn of 4042 Brookstone Court agrees with Jeff regarding the solicitor's ordinance. It is more government getting in the way. She thanked Bill for his comments and agreed with what he said.

The call to the public was closed at 6:47 pm.

Approval of Consent Agenda:

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

- 1. Payment of Bills: August 3, 2026**
- 2. Request to approve the July 20, 2026 regular meeting minutes**

Approval of Regular Agenda:

Moved by Hunt, supported by Soucy, to approve the Regular Agenda with items 3 through 10. **The motion carried unanimously.**

- 3. Public Hearing on the proposed Grand Beach Lake Aquatic Weed Control Special Assessment Project.**
 - A. Call to the Property Owners**
 - B. Call to the Public**

The call to the property owners was opened at 6:49 pm.

Mr. Joe Fader of 6812 Rink Drive lives on the lake and worked with companies to have it treated. He would like more of it to be treated, like Bob mentioned, but it cannot be done because there are restrictions regarding the treatment of native plants. He explained the details of the treatments. His opinion is that the SAD's have worked well in the past.

The call to the property owners was closed at 6:54 pm.

The call to the public was opened at 6:54 pm with no response.

4. Request for approval of Resolution #3 - Approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared for the Grand Beach Lake Aquatic Weed Control Special Assessment Project (winter tax 2026). (Roll Call)

Supervisor Spicher explained the township's SAD process. These are brought to the township by the residents; they are not initiated by the township.

Ms. Hunt advised that the township is the financing mechanism. The contract is managed by the residents.

Ms. VanMarter stated this is a renewal of a Special Assessment District. She provided the details of how the costs are allocated for each property on the lake.

Moved by Soucy, supported by Hunt, to approve Resolution #3 - Approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared for the Grand Beach Lake Aquatic Weed Control Special Assessment Project (winter tax 2026). **The motion carried unanimously with a roll call vote (Reiber - yes; Hunt - yes; Valenti - yes; Hovarter - yes; Walker - yes; Soucy - yes; Spicher - yes)**

5. Request for approval of Resolution #4 - Resolution Acknowledging the Filing of the Special Assessment Roll, Scheduling the Second Hearing for August 17, 2026 and Directing the Issuance of Statutory Notices for the Grand Beach Lake Aquatic Weed Control Special Assessment Project (winter tax 2026). (Roll Call)

Moved by Hunt, supported by Walker, to approve Resolution #4 - Resolution Acknowledging the Filing of the Special Assessment Roll, Scheduling the Second Hearing for August 17, 2026 and Directing the Issuance of Statutory Notices for the Grand Beach Lake Aquatic Weed Control Special Assessment Project (winter tax 2026). **The motion carried unanimously with a roll call vote (Hunt - yes; Valenti - yes; Hovarter - yes; Walker - yes; Reiber - yes; Soucy - yes; Spicher - yes)**

6. Request for approval of Resolution #5A- to amend the Special Assessment Roll for the Genoa Estates No. 1 (Weatherly and Russell Drive) Road Rehabilitation Special Assessment Project to reduce the assessment amount to reflect construction cost savings (winter tax). (Roll Call)

Supervisor Spicher stated the final project cost was less than was estimated so the assessment amount will be lower. Ms. Hunt stated a refund check will be issued to the one resident who paid in full.

Moved by Hovarter, supported by Reiber, to approve Resolution #5A- to amend the Special Assessment Roll for the Genoa Estates No. 1 (Weatherly and Russell Drive) Road Rehabilitation Special Assessment Project to reduce the assessment amount to reflect construction cost savings (winter tax). **The motion carried unanimously with a roll call vote (Valenti - yes; Hovarter - yes; Walker - yes; Reiber - yes; Hunt - yes; Soucy - yes; Spicher**

- yes)

7. Review of a proposed Peddlers and Solicitors Ordinance.

Township attorney Kali Henderson submitted a proposed ordinance regarding commercial solicitation, noting it requires registration with the township, allows a no knock list, and restricts soliciting hours to match the township's noise ordinance or dusk. The board and the attorneys discussed this issue at length.

Mr. Reiber asked who will maintain the no knock list. Ms. Henderson stated it would be kept and maintained by the township clerk. The solicitor will need to ensure they have an updated copy of the list. He asked if the list will be public information and Ms. Henderson stated it will only be addresses, not names. If a resident has "No Trespassing" or "No Solicitating" signs on their property and if a solicitor disregards this, a complaint can be made to the township's code enforcement officer and there is a fine. There was a discussion regarding fees for the solicitors, providing window clings for residents on the no knock list, and what to do if residents sign up other people on the list.

Ms. Henderson stated that this ordinance will only apply to commercial solicitors. It does not apply to civic or philanthropic organizations, such as Girl Scouts, church organizations, caroling, political canvassing, etc.

Mr. Reiber requested to amend "it protects the people" to "it *is intended to* protect the people". Ms. Hunt agrees. There was a discussion regarding limiting the number of times that a solicitor can go to a resident's house. The township cannot do this.

There was further discussion regarding the time limits. Ms. Henderson advised that whatever time is chosen, there needs to be a specific reason why that time is chosen.

Mr. Seward and Ms. Henderson will review the feedback received this evening and present an ordinance for the board's review.

8. Request for approval of the closed session minutes from July 20, 2026.

- A. If necessary, consider motion to enter into closed session under the Open Meetings Act, MCL 15.268(1)(h) to consider material exempt from discussion or disclosure by state or federal statute. (Roll Call, requires $\frac{2}{3}$ vote)
- B. If necessary, consider motion to adjourn the closed session and reconvene in open session. (Roll Call)

Each board member reviewed their copy of the minutes provided by Mr. Soucy.

Moved by Reiber, supported by Hunt, to enter into closed session to discuss attorney client privileged information. **The motion carried unanimously with a roll call vote (Hovarter - yes; Walker - yes; Reiber - yes; Hunt - yes; Valenti - yes; Soucy - yes; Spicher - yes)**

The board entered into a closed session at 7:53 pm.

Moved by Hunt, supported by Soucy, to exit closed session and enter into closed session to discuss attorney client privileged information. **The motion carried unanimously with a roll call vote (Walker - yes; Reiber - yes; Hunt -yes; Valenti - yes; Hovarter - yes, Soucy - yes; Spicher - yes)**

The board returned to the open session at 8:04 pm.

Moved by Hunt, supported by Soucy, to approve the closed session minutes from July 20, 2026 as amended. **The motion carried unanimously.**

A call to the public was opened at 8:05 pm

Ms. Skolarus stated none of the trustees' name signs can be read from the audience. She also suggested that the documents that are put on the large screens should be enlarged so they can be seen by the public

The call to the public was closed at 8:06 pm.

Items for Discussion:

9. Discussion of funding and budget amendments for the Special Assessment District Fund No. 202

Ms. VanMarter noted that Ms. Skolarus spoke about this during the call to the public. She stated a budget amendment is needed for the SAD fund due to the many street projects that have been approved. There is only \$118 available at this time. The board can increase the fund by \$225,000 or not approve any more road projects until next fiscal year.

Supervisor Spicher provided details of this fund, how it was spent this year, and how the fund is replenished when the payments are received on the tax rolls.

Ms. Hunt addressed Ms. Skolarus' request to not have the public hearings to save money on publications. She stated it is required by law to hold the public hearings. She stated that this would be put on the summer 2027 tax bill.

Mr. Reiber stated the township has a budget, and he prefers waiting until the new fiscal year for any more road projects. No board members disagreed.

10. Update on Speed Radar Sign Installation and Future Deployment.

Supervisor Spicher stated there are two signs up; one is on Crooked Lake Road and the second one is on the westbound lane of Brighton Road, just west of Clifford Road, but it is not functional. The board discussed other locations for the signs.

Correspondence

Mr. Soucy provided complimentary notes received from residents thanking the clerk's department for its outstanding service. Pam and Susan are doing a phenomenal job.

Genoa Charter Township Board Meeting

August 3, 2026

Unapproved Minutes

Mr. Soucy stated 5,900 absentee ballots were mailed out and over 3,800 have been sent back. They have started preprocessing these ballots. There were 362 early voters.

Mr. Reiber asked if there is a published list of election workers that includes their names, which municipality they live in, and their political affiliation. Ms. Soucy stated, yes, he has provided that to the chair people of the political parties. He reiterated that the township held their own training and did not go through the county's training.

Board Comments

Mr. Walker stated that Chief Michael O'Brian resigned as BAFA Fire Chief. The board will be seeking a new chief.

Ms. Hovarter stated Saturday, August 8 is the Melon Ball. It will be at the Howell Opera House. People can register for the event on the HAPRA website. The Melonfest will start the following Friday, August 14.

Supervisor Spicher reminded the public that on Wednesday, August 5, at 6:30 pm the township will be holding a town hall to discuss transportation.

Mr. Reiber stated it was confirmed 100 percent that trustee Hovarter did not commit an act of theft.

Adjournment

Moved by Walker, supported by Hunt, to adjourn the meeting at 8:41 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

Approved: Rick Soucy, Clerk
Genoa Charter Township

Kevin Spicher, Supervisor
Genoa Charter Township



MEMORANDUM

TO: Honorable Board of Trustees

FROM: Kelly VanMarter, Township Manager

DATE: August 12, 2026

RE: Grand Beach Lake Weed Control SAD

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

Agenda items 3 and 4 are provided in advancement of the Grand Beach Lake Aquatic Weed Control special assessment project. In accordance with Public Act 188 of 1954, notice of the second public hearing was mailed to property owners in the proposed district on Friday, August 7, 2026 and published in the Livingston Daily on both August 7 and August 14, 2026. As of the date of this letter, I have not received any written objections to the proposed district.

For your consideration at Monday's meeting, there is first the requirement for a public hearing for both the property owners and the general public to hear objections to the special assessment roll. This is agenda item #3.

After the conclusion of the public hearing, the Township Board of Trustees will consider adoption of **Resolution #5** which will confirm the special assessment roll and set that the assessment may be paid in 5 installments due annually on December 1, 2026 without interest.

I look forward to discussing this with you at Monday's meeting. If, following the public hearing, you choose to approve the district, I request your consideration of Resolution 5 with disposition via roll call as follows:

Agenda Item #4 - Resolution #5 (Requires Roll Call)

Moved by _____ and supported by _____ to approve **Resolution #5** – Confirming the Special Assessment Roll for the **Grand Beach Lake Aquatic Weed Control** Special Assessment Project (winter tax 2026).

Sincerely,



Kelly VanMarter

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Resolution No. 5
Grand Beach Lake Aquatic Weed Control
Special Assessment Project (winter tax 2026)

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of the Township of Genoa, Livingston County, Michigan, (the “Township”) held at the Township Hall on August 17, 2026, at 6:30 p.m., there were

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and seconded by _____:

Resolution Confirming Special Assessment Roll

WHEREAS, the Board of Trustees of the Township has determined to proceed with the Grand Beach Lake Aquatic Weed Control Special Assessment Project within the Township as described in Exhibit A (the “Project”) and in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Board of Trustees of the Township has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds;

WHEREAS, the Township Supervisor has prepared the Special Assessment Roll entitled Special Assessment Roll for the Grand Beach Lake Aquatic Weed Control Project (the “Proposed Roll”) and has filed the Proposed Roll with the Township Manager and Township Clerk;

WHEREAS, the Township Board has scheduled a public hearing on the Proposed Roll and the Township Manager reported that proper notice of the hearing pursuant to the requirements of Act No 188, Michigan Public Acts of 1954, as amended, on these matters had been published in the Livingston County Daily Press & Argus on August 7, 2026 and August 14, 2026 and had been mailed by first-class mail to each property owner within the proposed assessment district as shown on the current tax rolls of the Township on August 7, 2026. Affidavits of the publications and mailing of these notices were then filed as part of the record in the office of the Manager; notice of the hearing has been properly provided;

WHEREAS, on August 17, 2026 a public hearing was held to hear any objections to the proposed roll as described in the notice of the hearing and notice of the hearing was provided pursuant to the requirements of Act No 188, Michigan Public Acts of 1954, as amended;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Roll Confirmed. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, the Township Board hereby confirms the Special Assessment Roll for the Grand Beach Lake Aquatic Weed Control Project (the “Roll”) (Exhibit B).

2. Future Installments - Principal. The Township Board determines that each special assessment may be paid in five installments. The first installment shall be due December 1, 2026.

3. Future Installments - Interest. All unpaid installments shall not bear interest.

4. Warrant. The Township Clerk is hereby directed to attach a warrant (in the form of Exhibit C to this resolution) to the Roll and to deliver such warrant and the Roll to the Township Treasurer, who shall thereupon collect the special assessments in accordance with the terms of this resolution, the Clerk's warrant and the statutes of the State of Michigan.

5. Inconsistent Prior Resolutions. All previously adopted resolutions that are in conflict with this resolution are repealed to the extent of such conflict.

A vote on the foregoing resolution was taken and was as follows:

YES:

NO:

ABSENT:

RESOLUTION DECLARED _____.

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at the August 17, 2026 meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Rick Soucy
Genoa Township Clerk

EXHIBIT A

GRAND BEACH LAKE AQUATIC WEED CONTROL PROJECT

DESCRIPTION OF PROJECT A FIVE-YEAR SPECIAL ASSESSMENT DISTRICT WITH PROJECTED COSTS AS FOLLOWS:

The project (the “Project”) will consist of Treatments in years 2027-2031 and assumes a 3% cost increase on permits, algaecide and herbicide each year:

MONTH	TREATMENT	Yr 1 - 2027	Yr. 2 - 2028	Yr. 3 - 2029	Yr. 4 - 2030	Yr. 5 - 2031
February	EGL Permit (5-20 Acres)	\$510.00	\$525.30	\$541.06	\$557.29	\$574.01
April	Water Quality Analysis & Vegetation Survey	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
April	Algicide Treatment	\$720.00	\$741.60	\$763.85	\$786.76	\$810.37
April	Contact Herbicide (5 acres)	\$1,890.00	\$1,946.70	\$2005.10	\$2065.25	\$2127.21
May	Algicide Treatment	\$720.00	\$741.60	\$763.85	\$786.76	\$810.37
June	Algicide Treatment	\$720.00	\$741.60	\$763.85	\$786.76	\$810.37
July	Lake Vegetation Survey	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
July	Algicide Treatment	\$720.00	\$741.60	\$763.85	\$786.76	\$810.37
July	Contact herbicide (5 Acres)	\$1,890.00	\$1,946.70	\$2005.10	\$2065.25	\$2127.21
July	Algicide Treatment	\$720.00	\$741.60	\$763.85	\$786.76	\$810.37
August	Water Quality Analysis	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
August	Algicide Treatment	\$720.00	\$741.60	\$763.85	\$786.76	\$810.37
Monthly	Muckbiotic Tablets (April–Sept)	\$4,900.00	\$4,900.00	\$4,900.00	\$4,900.00	\$4,900.00
Additional	Survey (as needed)	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
Additional	Algicide Treatment (as needed)	\$720.00	\$741.60	\$763.85	\$786.76	\$810.37
Additional	Contact Herbicide (as needed)	\$1,890.00	\$1,946.70	\$2005.10	\$2065.25	\$2127.21
Annual Budget Recommendation Total:		\$17,370.00	\$17,706.60	\$18,053.31	\$18,410.36	\$18,778.23
TOTAL PROJECT COST:						\$86,495.93

Projected Cost Allocation levied on the winter tax bill in years 2026-2030:

TOTAL 5 YEAR PROJECT COST	\$86,495.93
ADMINISTRATION COST (upfront)	\$2,000.00
MINUS ROLL OVER OF REMAINING FUND BALANCE:	(\$11,758.00)
TOTAL COST TO DISTRICT	\$76,737.93
Annual SAD Cost: \$15,347.59	
Per Parcel Cost Allocation (using original formula):	Annual 5 yr. Total All Parcel Total
Sylvan Glen (2 parcels share 50% of cost)	\$7,673.79 \$38,368.96 \$38,368.96
Riparian Lot Cost (33 + 1 to be shared by non-riparian)	\$225.70 \$1,128.50 \$37,240.46
Non-Riparian Lake Access Cost (10 parcels)	\$22.57 \$112.85 \$1,128.50
	\$15,347.59 \$76,737.93

Grand Beach Lake Aquatic Weed Control

Parcel #	Assessment	Owner City
4711-14-200-004 X072126	\$19,184.48	SUN SYLVAN GLEN LLC SOUTHFIELD
4711-14-201-019 X072126	\$1,128.50	HAYES-HALL PATRICIA FARMINGTON HILLS
4711-14-201-025 X072126	\$1,128.50	DEMARK MARGARET LTS 9.3 BRIGHTON
4711-14-201-027 X072126	\$1,128.50	EPLEY DONNA REV LIVING TRUST BRIGHTON
4711-14-201-028 X072126	\$1,128.50	EPLEY RANDALL & LORNA CANTON
4711-14-201-029 X072126	\$1,128.50	BUSH JERRY & SHARON LTS 9.3 BRIGHTON
4711-14-201-030 X072126	\$1,128.50	BUNTING JAMES & LORI HAAG BRIGHTON
4711-14-201-031 X072126	\$1,128.50	PATERSON BLYTHE HOWELL
4711-14-201-032 X072126	\$1,128.50	KIERPAUL LILLIAN BRIGHTON
4711-14-201-034 X072126	\$1,128.50	VOLICK DALE O & LINDA J BRIGHTON
4711-14-201-035 X072126	\$1,128.50	SMITH ERIK & SHARON L BRIGHTON
4711-14-201-036 X072126	\$1,128.50	BAKER MARGARET BRIGHTON
4711-14-201-039 X072126	\$1,128.50	LASAGNA MARK BRIGHTON
4711-14-201-040 X072126	\$1,128.50	STAMPER JAMI & DONALD BRIGHTON
4711-14-201-041 X072126	\$1,128.50	PORCARI TINA CANTON
4711-14-201-042 X072126	\$1,128.50	CLAUSNITZER TOM & CHERYL LTS 9.3 BRIGHTON
4711-14-201-043 X072126	\$1,128.50	HUGHEY JOYCE LTS 9.3 NEW BOSTON
4711-14-201-044 X072126	\$1,128.50	CSIZMADIA FRANK & MARGARET LIVONIA
4711-14-201-045 X072126	\$1,128.50	BOZOIAN TERESA & ANDREW HOWELL
4711-14-201-049 X072126	\$1,128.50	FADER JOSEPH A & EILEEN A BRIGHTON

4711-14-201-050 X072126	\$1,128.50	MARSHALL LUCY & JOHN BRIGHTON
4711-14-201-052 X072126	\$1,128.50	LEWIS BARBARA REV LIV TRUST BRIGHTON
4711-14-201-053 X072126	\$1,128.50	MORPHEW CYNTHIA & SMATHERS LAURA & TRENTON
4711-14-201-054 X072126	\$1,128.50	HAAG JEANNINE LTS 9.3 BRIGHTON
4711-14-400-007 X072126	\$19,184.48	SUN SYLVAN GLEN LLC SOUTHFIELD
4711-14-401-001 X072126	\$1,128.50	SKRZYPEK WANDA & KOCH ERIC L BRIGHTON
4711-14-401-002 X072126	\$1,128.50	FORD ROBERT & MAUREEN BRIGHTON
4711-14-401-003 X072126	\$1,128.50	NORTON CYNTHIA L BRIGHTON
4711-14-401-004 X072126	\$1,128.50	KUMOR PHILLIP & LESLEY BRIGHTON
4711-14-401-008 X072126	\$1,128.50	WELLS MICHAEL BRIGHTON
4711-14-401-009 X072126	\$1,128.50	WASKO TRACY BRIGHTON
4711-14-401-010 X072126	\$1,128.50	KLINE MINDY & DAVID BRIGHTON
4711-14-401-011 X072126	\$1,128.50	PRICE EMILY BRIGHTON
4711-14-401-012 X072126	\$112.85	FLYNN THOMAS M & CHRISTINE TRUST BRIGHTON
4711-14-401-013 X072126	\$112.85	ELLSWORTH LANETTE BRIGHTON
4711-14-401-014 X072126	\$112.85	MUDGE GAVIN & OYSTER ELEISE BRIGHTON
4711-14-401-016 X072126	\$112.85	GALL RICHARD & MARY BRIGHTON
4711-14-401-017 X072126	\$112.85	LASAGNA MICHAEL BRIGHTON
4711-14-401-018 X072126	\$112.85	NORRIS BRYAN & LAURIE BRIGHTON
4711-14-401-019 X072126	\$112.85	MOORE MACKENZIE & TERRY BRIGHTON
4711-14-401-020 X072126	\$112.85	DIAKOW FRANK & CAROL TRUST BRIGHTON
4711-14-401-021 X072126	\$112.85	HOOVER MICHAEL BRIGHTON

4711-14-401-022 X072126	\$1,128.50	CHEMIN PIARINA TRUST BRIGHTON
4711-14-401-023 X072126	\$1,128.50	BICKES ROBERT & CHERYL BRIGHTON
4711-14-401-024 X072126	\$112.85	MCKIDDIE ROBERT BRIGHTON
	\$76,737.96	

EXHIBIT C

WARRANT

TO: Esteemed Treasurer
Genoa Township
Livingston County, Michigan

I certify that attached to this Warrant is a true copy of the special assessment roll for the **Grand Beach Lake Aquatic Weed Control Special Assessment Project** (the "Roll") confirmed by the Township Board on August 17, 2026 (the "Confirming Resolution"). You are hereby directed to proceed to collect the amounts due on such Roll in accordance with this Warrant, the Confirming Resolution and the statutes of the State of Michigan.

Rick Soucy
Genoa Charter Township Clerk



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

MEMORANDUM

TO: Honorable Board of Trustees

FROM: Amy Ruthig, Planning Director

DATE: August 12, 2026

RE: MHOG Administration Building
900 Chilson Road, parcel #4711-06-400-003
Environmental Impact Assessment

Please find attached the project case file for the MHOG administration building. This project involves construction of a 5,940 sq. ft. administration building for the MHOG Water Authority located at the existing wastewater treatment. The property is located at 900 Chilson Road, west side of Chilson Road, north of I-96. The request is petitioned by MHOG Water Authority. The property is zoned Public Recreation and Facilities (PRF).



SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Procedurally, the Planning Commission has approval authority over the site plan, but is to put forth a recommendation to the Township Board on the Environmental Impact Assessment. The project was heard before the Planning Commission on August 10, 2026 and the Commission approved the site plan and recommended approval of the Impact Assessment as submitted. Based on the recommendation from the Planning Commission, I offer the following for your consideration:

ENVIRONMENTAL IMPACT ASSESSMENT Moved by _____, Supported by _____ to APPROVE the Environmental Impact Assessment dated July 21, 2026 for a proposed 5,940 sq. ft. administration building for the MHOG Water Authority located at 900 Chilson Road.

If you should have any questions, please feel free to contact me.
Best Regards,

A handwritten signature in blue ink that reads "Amy Ruthig". The signature is written in a cursive style and is set against a light blue rectangular background.

Amy Ruthig
Planning Director



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

(Application must be completed in its entirety)

APPLICANT NAME & ADDRESS: MHOG, 2911 Dorr Rd, Brighton, MI 48116

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

OWNER'S NAME & ADDRESS: MHOG, 2911 Dorr Rd, Brighton, MI 48116

SITE ADDRESS: 900 Chilson Road PARCEL #(s): 4711-06-400-003

LOCATION AND BRIEF DESCRIPTION OF SITE: Existing Wastewater Treatment Plant
located on the west side of Chilson Road between Grand River Ave and I-96.

BRIEF STATEMENT OF PROPOSED USE: Proposed MHOG Administration Building.

THE FOLLOWING BUILDINGS ARE PROPOSED: See above.

**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: Joseph C. White, PE, PLA

ADDRESS: 333 Albert Avenue, Ste. 622, East Lansing, MI 48823

- Signs on future renderings for submissions will meet requirements of the township ordinance to clarify intent.
- The petitioner will meet all requirements of the Fire Marshal's letter dated August 4, 2026 prior to issuance of a Land User Permit.
- The petitioner will meet all requirements of the township engineer's letter from August 4, 2026 prior to issuance of a Land User Permit.
- The petitioner will meet all requirements of the township planner's letter dated July 29, 2026 prior to issuance of a Land User Permit.
- The Planning Commission wants to make notice of its intent to create a connection between this overall property and the Meijer property as previous approvals have suggested to and it is incumbent upon the property owner to make those improvements when all agreements have been put in place.

The motion carried unanimously.

OPEN PUBLIC HEARING # 2... Consideration of an environmental impact assessment and site plan for a proposed 5,940 sq. ft. administrative office building for the MHOG Water Authority. The property is located at 900 Chilson Road, west side of Chilson Road, south of Grand River Avenue. The request is petitioned by MHOG.

A. Recommendation of Environmental Impact Assessment

B. Disposition of Site Plan

Dr. Greg Tatara of MHOG, Mr. Jason Lipa of Schafer Construction, Mr. Joe White of CivilWorks, and Ms. Katy Rupp of Fika Architects were present. Dr. Tatara provided a review of MHOG and the needs for the proposed building. Ms. Rupp showed colored renderings and building material samples.

Mr. Borden reviewed his letter dated July 31, 2026.

1. The amount of siding exceeds the limit for new buildings in the PRF; however, the Commission may allow the proposal based on a finding that it is in keeping with the intent and purpose of the Ordinance.
2. Building materials and color schemes are subject to review and approval by the Planning Commission.
3. The amount of parking proposed requires Planning Commission approval, per Section 14.02.06. The petitioner has provided information for the need for this parking in their response letter.
4. The Commission may allow existing trees and vegetation in lieu of new greenbelt tree plantings; however, there are large, mature trees on this site, so that can be included in the landscape requirement.
5. The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority.

Ms. Streveler stated the petitioner has addressed all of her previous comments.

The BAFA Fire Marshal's letter dated July 31 states that the petitioner has addressed all of his previous comments.

Chairperson McCreary read a response from Fika Architects addressing the vinyl siding overage. Commissioner Chouinard stated the developer did a nice job with the building design.

Ms. Ruthig advised that, while the final decision is with the Planning Commission, staff told the applicant to present the drawings with the additional siding because the design of the building will fit with the residential homes in the area.

The call to the public was opened at 7:43 pm with no response.

Commissioner Rauch asked for assurances that the screening will fully screen the sewer treatment plant. Dr. Totorra stated the buildings of the current wastewater treatment plant sit lower than the roadway so only the top of the roofs can be seen from Challis Road.

There was a discussion regarding what signage is proposed. There is currently a sign for the plant, so the current sign may be amended. There will not be any signage on the building.

Moved by Commissioner Rauch, supported by Commissioner Chouinard, to recommend to the township board approval of the Environmental Impact Assessment dated June 23, 2026 for a proposed 5,940 sq. ft. administrative office building for the MHOG Water Authority located at 900 Chilson Road. **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commissioner Rassel, to approve the Site Plan dated July 21, 2026 for a proposed 5,940 sq. ft. administrative office building for the MHOG Water Authority located at 900 Chilson Road, with the following conditions:

- The Planning Commission finds it appropriate to approve the deviation of building materials to match the existing character of the surrounding area, with the limitation of no wall signs.
- The request for additional parking over the 22 required spaces to 40 be granted so the building can function as intended.
- The existing vegetation is acceptable screening in lieu of new screening materials.
- The petitioner will meet all requirements of the Fire Marshal's letter dated July 31, 2026 prior to issuance of a Land User Permit.
- The petitioner will meet all requirements of the township engineer's letter from August 4, 2026 prior to issuance of a Land User Permit.
- The petitioner will meet all requirements of the township planner's letter dated July 31, 2026 prior to issuance of a Land User Permit.

The motion carried unanimously.

OPEN PUBLIC HEARING #3... Consideration of an environmental impact assessment, PUD amendment and site plan for a proposed parking lot expansion for the existing Trinity Health Hospital. The property is located at 7575 Grand River Avenue, north side of Grand River Avenue, west of Hacker Road. The request is petitioned by Trinity Health.

- A. Recommendation of Environmental Impact Assessment
- B. Recommendation of Site Plan
- C. Recommendation of PUD Amendment

Ms. Tiffany Spano of Trinity Health and Mr. Tristan Larsen of PEA Group were present. Ms. Spano stated they would like to add 318 additional parking spaces. These were banked parking spaces that were on the original submittal for the hospital. Based on their current volumes the original parking was not adequate for their staff parking. She stated the plans submitted this



July 31, 2026

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	MHOG Administration Building – Site Plan Review #2
Location:	900 Chilson Road – west side of Chilson Road, north of I-96
Zoning:	PRF Public and Recreational Facilities District

Dear Commissioners:

At the Township's request, we have reviewed the revised submittal materials requesting site plan review/approval for a new administration building for the MHOG Water Authority (plans dated 7/21/26).

A. Summary

1. The amount of siding exceeds the limit for new buildings in the PRF; however, the Commission may allow the proposal based on a finding that it is in keeping with the intent and purpose of the Ordinance.
2. Building materials and color scheme are subject to review/approval by the Planning Commission.
3. The amount of parking proposed requires Planning Commission approval, per Section 14.02.06.
4. The Commission may allow existing trees and vegetation in lieu of new greenbelt tree plantings.
5. The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority.

B. Proposal/Process

The applicant requests review/approval of a site plan for a new 5,940 square foot building to house administration/office services for the MHOG Water Authority.

Per Table 6.02, public buildings and uses for administrative functions are permitted by right in the PRF District.

Procedurally, the Planning Commission is to review the site plan and Environmental Impact Assessment.

The Commission has review/approval authority over the site plan, but must put forth a recommendation to the Township Board on the Impact Assessment.



Aerial view of site and surroundings (looking north)

C. Site Plan Review

- 1. Dimensional Requirements.** As noted in the table below, the site plan complies with the dimensional requirements of the PRF District:

	Min. Lot Req.		Minimum Yard Setbacks (feet)				Max. Lot Coverage (%)	Max. Height
	Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking Lot		
PRF	N/A	N/A	85	100	100	20 front 10 side/rear	N/A	35' 2 stories
Proposed	33.27	2,127	160	1,000 (N) 785 (S)	521	92 front 692 side/rear	Info not provided	20' 1 story

- 2. Building Design and Materials.** The primary building material is a vertical batten board siding with a stone base and composite accents.

Based on the calculations provided, the building exceeds the limit for siding for new buildings in the PRF. However, Section 12.01.04 does allow the Commission to approve modifications when it is in keeping with the intent and purpose of the Ordinance. The project architect has submitted a letter stating their rationale for alternative building materials (letter dated 7/17/26 from Fika Architects).

The applicant should be prepared to present building material and color samples to the Commission for their consideration. Ultimately, building materials and colors are subject to review and approval by the Planning Commission.

- 3. Pedestrian Circulation.** A public sidewalk/pathway is not required (nor proposed) in this location, though the site plan does include sidewalks between the parking lot and building entrances.
- 4. Vehicular Circulation.** The site plan proposes a new, full turning movement driveway to/from Chilson Road.

Internal drive aisles are of sufficient width for two-way traffic around the proposed development area.

The applicant must address any comments provided by the Township Engineer and/or the Brighton Area Fire Authority with respect to vehicular circulation, including the proposed driveway design and location.

5. **Parking.** Based on the standard for a municipal office building, the proposal requires 22 parking spaces, while 40 are provided.

Section 14.02.06 places limits on excessive parking, such that proposals for more than 120% of the minimum requirement must be approved by the Planning Commission. In this instance, the proposed parking results in 182% of the minimum requirement and the applicant has included a letter in support of the amount of parking proposed for the Commission's consideration.

The dimensions and design of parking spaces and drive aisles comply with Ordinance standards. The number of barrier-free spaces is also compliant.

6. **Exterior Lighting.** The lighting plan identifies 6 wall mounted fixtures, 4 pole mounted fixtures, and 3 canopy fixtures. The revised submittal includes fixture details noting the use of downward directed, cut-off LEDs.

Photometric readings on-site and along property lines comply with Ordinance standards.

7. **Landscaping.** The landscape plan has been reviewed for compliance with the standards of Section 12.02, as follows:

Standard	Required	Proposed	Comments
Front yard greenbelt	20' width 6 canopy trees (project area only)	90' width Existing trees	In compliance provided PC allows existing trees in lieu of new plantings
Parking lot	4 canopy trees 400 SF landscaped area	6 canopy trees 468 SF landscaped area	In compliance

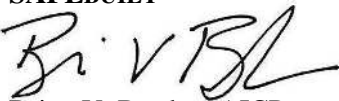
The Commission has the authority to modify landscaping requirements, per Section 12.02.13.

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 AND not less than 20' from residential	Side yard	Requirements met
Access	Clear access w/ out damaging buildings/vehicles	Sufficient maneuvering area	Requirements met
Base design	9' x 15' concrete pad	9' x 15' concrete pad	Requirement met
Enclosure	3-sided enclosure w/ gate Masonry walls 6' height/taller than receptacle	3 sides w/ gate across 4 th Masonry walls 6' height	Requirements met

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

Respectfully,
SAFEBUILT


Brian V. Borden, AICP
Planning Manager



August 4, 2026

Ms. Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: MHOG Administrative Building
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech conducted a review of the site plan submittal for MHOG Administration Building last dated July 20, 2026. The site plan was prepared by JW CivilWorks on behalf of MHOG Sewer and Water Utilities. The development is located on 33.2 acres west of Chilson Rd, 0.5 miles north of I-96. The Petitioner is proposing a new admin building. The proposed site includes a new parking lot, bioretention facility, and storm sewer.

We have reviewed the revised site plan, and the petitioner has satisfactorily addressed our previous comments. We have no further engineering related concern with the proposed site plan. Please call or email if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sydney Streveler', with a horizontal line extending from the end.

Sydney Streveler, EIT
Civil Engineering Group



BRIGHTON AREA FIRE AUTHORITY

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

July 31, 2026

Bobby Foster, Planner
Genoa Charter Township
2911 Dorr Rd.
Brighton, MI 48116

RE: MHOG Utility Building
900 Chilson Rd.
Site Plan Review

Dear Bobby:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The revised submission was received for review on July 22, 2026. The project is based on the proposed construction of a new 5,940-square-foot Business Occupancy. The plan review is based on the requirements of the International Fire Code (IFC) 2024 edition.

All previous comments have been revised on the drawings or noted to be complied with as part of the development.

Additional comments will be given during the building plan review process (specific to the building plans and occupancy) 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,

A handwritten signature in black ink, appearing to read "R. Boisvert".

Rick Boisvert, CFPS
Fire Marshal

cc: Amy Ruthig (amy@genoa.org)



Date: July 17, 2026

Planning Commission
Genoa Township
2911 Dorr Road Brighton, Michigan 48116
Re: Site Plan Review #1

Project Information:
900 Chilson Road – west side of Chilson Road, north of I-96

To Mr. Borden,

We appreciate your valuable feedback. After a thorough review, we have taken the necessary corrective measures and provided responses to your comments. For your reference, please find the attached letter along with the accompanying revised drawings dated 07/17/2026.

Site Plan Review #1:

1. We request the applicant provide building material calculations demonstrating compliance with the material standards of Section 12.01. **Acknowledged. The required calculations have been provided on Sheet A2-01.**

We believe the proposed design is consistent with the intent of the ordinance and the requirements of Section 12.01.05. The building's character and aesthetic are compatible with the surrounding area and are not contrary to the intent of the ordinance. Additionally, a dense band of mature trees and existing vegetation along the property will substantially screen the building from public view, further minimizing its visual impact.

The existing Lakeshore Village Apartments, located across Chilson Road, primarily utilize horizontal siding with a three-course brick base on the apartment buildings, reflecting a material palette similar to that of the proposed design.

A waiver request will be submitted in accordance with Section 12.01.04.

2. Building materials and color scheme are subject to review/approval by the Planning Commission. **Acknowledged. We have provided a material color scheme on sheet A2-01.**

Sincerely,

Fika Architects

A handwritten signature in black ink, appearing to read "David M. Murphy", written over a light blue horizontal line.

David M Murphy, AIA, NCARB
Architect.

**ENVIRONMENTAL IMPACT ASSESSMENT
FOR
THE NEW MHOG ADMINISTRATION BUILDING
GENOA TOWNSHIP, LIVINGSTON COUNTY**

Prepared for:

**MHOG Sewer and Water Utilities
Mr. Greg Tatara, Utility Director
(810)-244-5837**

Prepared by:

**JW CivilWorks
333 Albert Avenue, Ste. 622
East Lansing, MI 48823
(517)-204-2178**

Issue Date: June 23rd, 2026

Introduction

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

Discussion Items

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

Prepared For:
MHOG Sewer and Water Utilities
Mr. Greg Tatara, Utility Director
(810)-224-5837
Greg@MHOG.org

Prepared By:
JW CivilWorks
333 Albert Avenue, Ste. 622
East Lansing, MI 48823
(517)-204-2178
Joe@jwcivilworks.com

JW CivilWorks, LLC is a civil engineering and landscape architecture firm founded in 2023 by Joseph White. With over 30 years of experience, Mr. White guides the firm in delivering a distinctive blend of technical precision and creative design. By integrating the artistic principles of landscape architecture with disciplined civil engineering practices, JW CivilWorks produces solutions that are both functional and thoughtfully designed.

We serve residential, commercial, industrial, and municipal clients with a commitment to integrity, responsiveness, and accountability. Clients value our practical problem-solving approach, attention to detail, and consistent follow-through from project initiation through construction completion.

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

The project site is located on the west side of Chilson Road, between E. Grand River Avenue and I-96, on Parcel No. 4711-06-400-003. The parcel contains approximately 33 acres and is zoned PRF, Public and Recreational Facilities. The proposed project consists of the construction of the MHOG Water Authority Administration Building.

The proposed development area is currently wooded and generally undeveloped. Existing natural features on the site include mature wooded areas and undulating topography. Steep slopes greater than 20% are present along the west side of the proposed development area. The project has been designed to limit disturbance to the existing wooded areas where practicable, and as much of the existing woodlot as possible will be preserved.

Existing manmade facilities on the parcel include an existing wastewater treatment plant located west of the proposed administration building site. Chilson Road is located along the east side of the parcel and provides access to the general project area. Existing manmade features, natural features, wooded areas, topography, the proposed development limits, and the area within 10 feet of the property have been identified on the accompanying existing conditions plan.

Areas immediately adjacent to the property consist primarily of Suburban and High Density Residential across Chilson, existing public/utility-related facilities within the parcel, and wooded or undeveloped land surrounding portions of the proposed development area. No disturbance is proposed outside the project limits except as necessary for grading, utility connections, access, and related site improvements shown on the plans.

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

Prior to development, the proposed construction area is primarily wooded and undeveloped. Existing natural features include rolling to undulating topography, woodlands, and areas of steep slope. Existing grades generally slope toward the west/northwest, with steep slopes greater than 20% located along the west side of the proposed development area. An existing detention pond is located on the same overall parcel northwest of the proposed construction area and downhill from the proposed improvements.

Based on the USDA Web Soil Survey, the soils within the general project area are identified as Wawasee Loam, including areas mapped as Wawasee Loam, 2 to 6 percent slopes, and Wawasee Loam, 6 to 12 percent slopes. Existing soil and topographic conditions are shown on the Existing Conditions Sheet included with this submittal.

No wetlands, lakes, streams, creeks, or ponds are currently identified within the proposed construction area. The existing detention pond located northwest of the project area will remain in place. The site is currently wooded and may provide habitat for common wildlife typically associated with wooded and undeveloped land in the area. Development of the proposed MHOG Water Authority Administration Building will require clearing, grading, utility installation, driveway/access improvements, and construction of associated site improvements. Tree removal and clearing will be limited to the areas necessary to construct the proposed building, access drives, utilities, stormwater facilities, and related grading. As much of the existing woodlot as possible will be preserved.

Following development, the site will continue to include preserved wooded areas surrounding portions of the proposed administration building site. Drainage patterns will be modified as necessary to accommodate the proposed development and will be managed through the proposed grading and stormwater management design shown on the site plans. The proposed improvements are not anticipated to impact wetlands, lakes, streams, creeks, or natural ponds, as none are currently identified within the proposed construction area.

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

During grading and construction operations, soil erosion and sedimentation will be controlled using temporary and permanent soil erosion control measures. Proposed measures include silt fence, a temporary gravel construction access drive, temporary seeding, permanent seeding, mulch blankets, and check dams where necessary. These measures will be installed and maintained to reduce sediment migration from disturbed areas, protect downstream drainage facilities, and stabilize exposed soils until permanent ground cover is established.

Silt fence will be installed along downgradient limits of disturbance and other appropriate locations to intercept sediment-laden runoff. A gravel construction access drive will be provided to reduce the tracking of soil and debris onto adjacent roadways. Check dams will be installed in swales or concentrated flow areas where needed to reduce runoff velocity and encourage sediment deposition. Disturbed areas will be stabilized with temporary seed, permanent seed, and mulch blankets as appropriate based on the stage of construction and final site conditions.

During construction, there may be temporary dust, noise, vibration, and construction-related disturbance. These conditions will be temporary and will be controlled through appropriate construction practices, including watering for dust control when necessary, maintaining erosion control measures, and stabilizing disturbed areas in a timely manner. The site plans show the proposed locations of site improvements and soil erosion and sedimentation control measures. The project will be reviewed for compliance with

applicable Livingston County Drain Commissioner requirements prior to issuance of a Soil Erosion and Sedimentation Control permit. All erosion control measures will be installed, inspected, and maintained as required until construction is complete and permanent stabilization has been established.

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

The proposed project consists of the construction of an administration building for MHOG Water Authority. The building will support the existing public utility use on the parcel, which already contains a wastewater treatment plant located west of the proposed construction area. The proposed administration building is therefore consistent with the existing use of the property and will serve as an accessory/supporting facility for the owner.

No project phasing is currently proposed beyond normal construction sequencing for site clearing, grading, utility installation, building construction, paving, stormwater improvements, and final restoration. The proposed use does not represent a significant change in the overall character or function of the parcel, as the property is already used for public utility-related facilities. The proposed administration building is compatible with the PRF, Public and Recreational Facilities, zoning classification and is not expected to conflict with existing or potential development patterns in the surrounding area.

Site lighting will be provided for the proposed building. The lighting has been designed so that illumination levels are reduced to less than 0.1 foot-candles before reaching the property line. In addition, existing trees and wooded areas to be preserved on site will provide additional screening between the proposed improvements and surrounding properties. Therefore, the proposed lighting is not expected to negatively impact adjacent properties.

Because the proposed use is an administration building, no significant increase in noise or air pollution is anticipated. Noise associated with the use will generally be limited to normal employee, visitor, maintenance, and vehicle activity typical of an office/administrative facility. Any temporary noise, dust, or equipment emissions during construction will be limited in duration and will cease once construction is complete. Following development, the proposed use is not expected to create adverse impacts to surrounding land uses related to light, noise, or air pollution.

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

The building is not a residential use and will not generate any new residents or school-aged children. Therefore, the proposed development is not expected to have an impact on public school enrollment or public school facilities.

The building is expected to accommodate no more than approximately 20 employees on a typical day-to-day basis. A large conference room is also planned within the building, which may result in intermittent increases in visitors or meeting attendees. Additional parking has been provided to accommodate this occasional conference room's use.

The proposed administration building is expected to generate typical office-related activity, including employee trips, visitor trips, deliveries, and occasional maintenance or service vehicles. The use is not anticipated to create a significant increase in demand for police protection. Fire protection needs will be typical of an office/administrative building and will be addressed through applicable building code, fire code, site access, and utility requirements. The proposed site layout will be reviewed by the appropriate agencies as part of the site plan review process, and letters from applicable public safety agencies will be provided if required by the Township.

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

The proposed administration building will be served by public water and sanitary sewer facilities. Water service will be provided by extending approximately 496 feet of 2-inch Type K copper water service from a water main which will be constructed under separate contract within the Chilson Road right-of-way.

Sanitary sewer service will be provided by a proposed grinder station. Wastewater from the building will be collected and pumped through a proposed low pressure sewer line to an existing sanitary manhole located at the wastewater treatment plant. The proposed sanitary sewer flow is expected to be limited to typical office/administrative use associated with the MHOG Water Authority Administration Building. Pre- and post-development sanitary sewer flow calculations, including the equivalent single-family residential unit calculations, will be provided as part of the engineering review materials, as required.

Stormwater runoff from the proposed building, parking lot, and associated paved areas will be directed to a proposed bioretention basin. The basin will provide treatment for the Channel Protection Volume Control prior to discharging to the existing detention pond located northwest of the proposed construction area. The existing detention pond is located

downhill from the proposed development area and will continue to function as part of the overall stormwater management system for the site.

During construction, runoff and sediment will be controlled through soil erosion and sedimentation control measures, including silt fence, temporary gravel construction access, temporary and permanent seeding, mulch blankets, and check dams where necessary. These measures will be installed and maintained until construction is complete and permanent ground cover has been established.

No septic system is proposed for this development. Therefore, permits or documentation from the Livingston County Health Department for an on-site septic system are not required.

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

No hazardous materials are proposed to be stored, handled, or disposed of on the site.

I. Impact on Traffic and Pedestrians: A description of the traffic volumes to be generated based on the national reference documents, such as the most recent edition of the *Institute of Transportation Engineers Trip Generation Manual*, other published studies or actual counts of similar uses in Michigan. A detailed traffic impact study shall be submitted for any site over ten (10) acres in size which would be expected to generate 100 directional vehicle trips (i.e. 100 inbound or 100 outbound trips) during the peak hour of traffic of the generator or on the adjacent streets.

The overall parcel is greater than 10 acres in size; however, the proposed area of disturbance and development is less than 10 acres. Based on the proposed administrative use, expected staffing levels, and parking provided, the project is not expected to generate 100 or more inbound or 100 or more outbound directional vehicle trips during the peak hour of the generator or adjacent street system. Therefore, a detailed traffic impact study is not required.

Vehicular access will be provided as shown on the site plan. Traffic generated by the proposed building is expected to be compatible with the existing public utility use on the parcel, which already contains a wastewater treatment plant. Pedestrian activity is expected to be limited to employees and visitors accessing the building from the parking area. Proposed pedestrian routes, parking areas, and access drives have been designed to provide safe and orderly circulation on site.

J. Special Provisions. General description of any deed restrictions, protective covenants, master deed or association bylaws shall be included or attached as an exhibit.

There are no known deed restrictions, protective covenants, master deed or association bylaws encumbering this parcel.

ZONING INFORMATION

	REQUIRED	PROVIDED	ZO SECTION
MINIMUM LOT SIZE	3 ACRES	33.27 ACRES	6.02.02(0)(1)
MINIMUM LOT WIDTH	N/A	2,127.69 FT	
SETBACK - FRONT	40 FT (ADJACENT TO SUBURBAN RESIDENTIAL)	160 FT	6.03.04
SETBACK - SIDE	100 FT	1,009.65 FT AND 785.31 FT	6.03.05
SETBACK - REAR	100 FT	50' 62 FT	6.03.05
SETBACK - WATER BODIES	75 FT	N/A	6.03.03
SETBACK - PARKING AREA	20 FT FROM R/W 10 FT FROM P/L	92.5 FT FROM R/W 11,372 FT AND 692 FT FROM P/L	6.03.05
PARKING SPACES	25	40	14.04 (MUNICIPAL OFFICE BUILDINGS)
BARRIER - FREE SPACE	1	2	14.05.01

VARIANCE CONSIDERATIONS:
 1. SECTION 6.02.02 (0)(2): A FENCE SIX (6) FEET IN HEIGHT SHALL BE CONSTRUCTED ON THE BOUNDARY PROPERTY LINES.
 2. SECTION 6.03.05: WHERE PARKING ADJUTS A RESIDENTIAL DISTRICT, A BUFFER ZONE C, AS DEFINED IN SECTION 12.02, SHALL BE REQUIRED.
 3. SECTION 11.02.01: NO LOT MAY CONTAIN MORE THAN ONE (1) PRINCIPAL BUILDING, STRUCTURE, OR USE.
 4. SECTION 14.02.06: IN ORDER TO MINIMIZE EXCESSIVE AREAS OF PAVEMENT WHICH REDUCES AESTHETIC STANDARDS AND CONTRIBUTE TO HIGH RATES OF STORM WATER RUNOFF, EXCEEDING THE MINIMUM PARKING SPACE REQUIREMENTS BY MORE THAN TWENTY PERCENT (20%) SHALL ONLY BE ALLOWED WITH APPROVAL BY THE PLANNING COMMISSION.

PARCEL INFORMATION

PARCEL NUMBER: 4711-06-400-003
PARCEL LOCATION: WEST SIDE OF CHILSON ROAD, BETWEEN E GRAND RIVER AVE AND I-96
ADREAGE: APPROX. 33 ACERS
ZONING CLASSIFICATION: PRF - PUBLIC AND RECREATIONAL FACILITIES
EXISTING USE: VACANT / WASTEWATER TREATMENT PLANT
PROPOSED USE: MHOG WATER AUTHORITY ADMINISTRATION BUILDING

LEGAL DESCRIPTION (AS PROVIDED THIS OFFICE)

PARCEL #4711-06-400-003, AS SURVEYED:

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 3 EAST, GENOA CHARTER TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6; THENCE SOUTH 88°11'29" WEST 2218.35 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 6 TO THE POINT OF BEGINNING; THENCE SOUTH 18°11'59" EAST 358.45 FEET ALONG THE CENTERLINE OF SAID CHILSON ROAD; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 18°23'49" EAST 819.98 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 17°07'55" EAST 949.26 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF THE SAID RAILROAD NORTHEASTERLY 295.46 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3724.90 FEET, A CENTRAL ANGLE OF 4°32'41", AND SUBTENDED BY A CHORD BEARING NORTH 78°34'41" WEST 295.38 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 81°11'04" WEST 131.74 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTHEASTERLY 646.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2782.52 FEET, A CENTRAL ANGLE OF 13°18'58", AND SUBTENDED BY A CHORD BEARING NORTH 74°31'35" WEST 645.23 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 6; THENCE ALONG SAID NORTH-SOUTH 1/4 LINE NORTH 00°39'20" WEST 1746.80 FEET TO THE CENTER OF SAID SECTION 6; THENCE ALONG SAID EAST-WEST 1/4 LINE NORTH 88°11'29" EAST 451.05 FEET TO THE POINT OF BEGINNING, CONTAINING 33.27 ACRES (1,449,401.43 SQ.FT.), MORE OR LESS.



Know what's below.
Call before you dig.

!!! CAUTION !!!

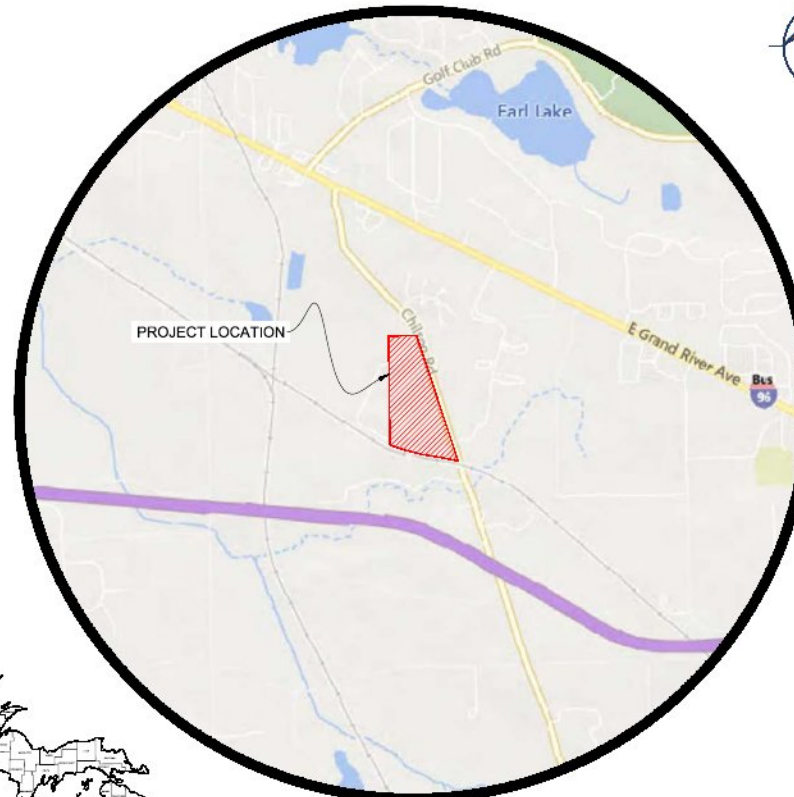
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN ACCORDANCE WITH MICHIGAN P.L. NO. 174 OF 2013.

900 CHILSON ROAD

PLAN OF PROPOSED

MHOG ADMINISTRATION BUILDING

GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



LOCATION MAP

1" = 1000'



PROJECT COUNTY



NOT TO BE USED AS CONSTRUCTION DRAWING

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	CERTIFICATE OF SURVEY
3	EXISTING CONDITIONS PLAN
4	DEMOLITION PLAN
5	SITE DIMENSION PLAN
6	UTILITY PLAN
7	UTILITY PROFILES
8	GRADING PLAN
9A	STORM WATER MANAGEMENT PLAN
9B	STORM WATER MANAGEMENT PLAN
10	SESC PLAN
11	LANDSCAPE PLAN
12	PHOTOMETRIC PLAN
13	LIGHTING DETAILS
14	SITE DETAILS
15	MISC MDOT DETAILS
16	MDOT DETAILS
17	MHOG DETAILS 1
18	MHOG DETAILS 2
19	MHOG DETAILS 3
20	MHOG DETAILS 4
21	FIRST FLOOR PLAN A1-01
22	ELEVATIONS A2-01

OWNER INFORMATION

MHOG SEWER AND WATER UTILITIES
 MR. GREG TATARA, UTILITY DIRECTOR
 PH. 810.224.5837
 GREG@MHOG.ORG

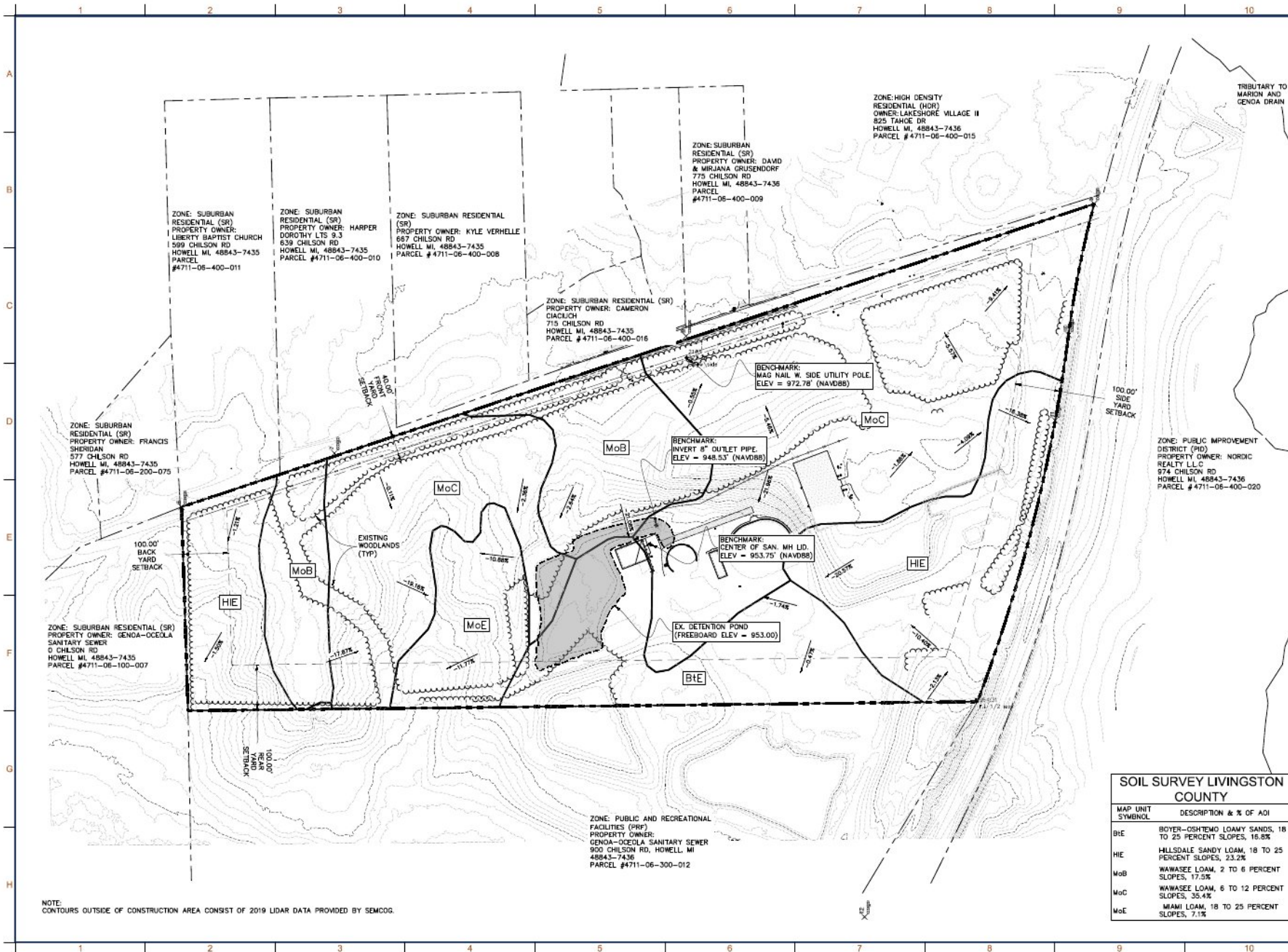
PREPARED UNDER SUPERVISION OF

(SEAL)



engineers | landscape architects
 333 Albert Avenue, Ste. 622
 East Lansing, Michigan 48823
 Ph: 517.204.2178





NOTE:
CONTOURS OUTSIDE OF CONSTRUCTION AREA CONSIST OF 2019 LIDAR DATA PROVIDED BY SEMCOG.

SOIL SURVEY LIVINGSTON COUNTY	
MAP UNIT SYMBOL	DESCRIPTION & % OF AOI
B/E	BOYER-COITWENO LOAMY SANDS, 18 TO 25 PERCENT SLOPES, 16.8%
H/E	HILLSDALE SANDY LOAM, 18 TO 25 PERCENT SLOPES, 23.2%
MoB	WAWASEE LOAM, 2 TO 6 PERCENT SLOPES, 17.5%
MoC	WAWASEE LOAM, 6 TO 12 PERCENT SLOPES, 35.4%
MoE	MIAMI LOAM, 18 TO 25 PERCENT SLOPES, 7.1%

engineers/landscape architects
333 Albert Avenue, Ste. 422
East Lansing, Michigan 48823
Ph: 517.204.2179

MHOG ADMINISTRATION BUILDING
GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

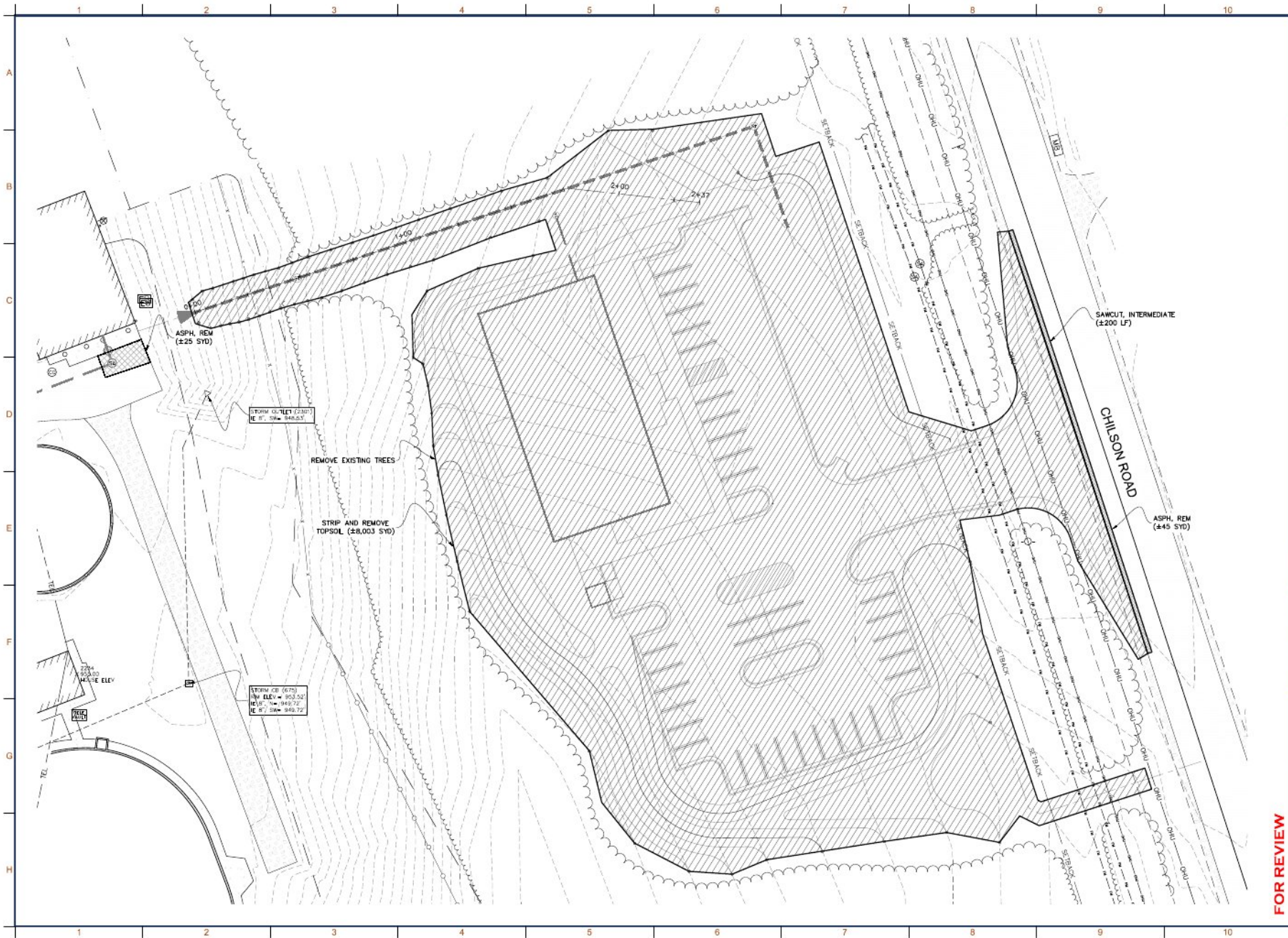
EXISTING CONDITIONS PLAN

PROJECT FILE

REV	DATE	DESCRIPTION
1	7/27/2025	REV PER MEETING WITH LDR 7/2/2025
2	7/22/2025	REV PER GENOA TWP REVIEW MEETING
		RECEIVED 7/24/2025

GRAPHIC SCALE
1" = 100'

DESIGNED BY	CHECKED BY
JCW	JCW
DRAWN BY	DATE
JAS	2026.06.23
SCALE	1" = 100'
JOB NO.	2026-050
SHEET NO.	3



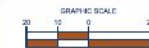
engineers | landscape architects
 133 Albert Avenue, Ste. 422
 East Lansing, Michigan 48823
 Ph: 517.204.2178

NEW MHOG ADMINISTRATION BUILDING

GENOA TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN

DEMOLITION PLAN

REV	DATE	DESCRIPTION
1	7/7/2026	REV PER MEETING WITH LDR 7/5/2026
2	7/25/2026	REV PER DESIGN TEAM REVIEW MEETING
		REVISION 7/14/2026

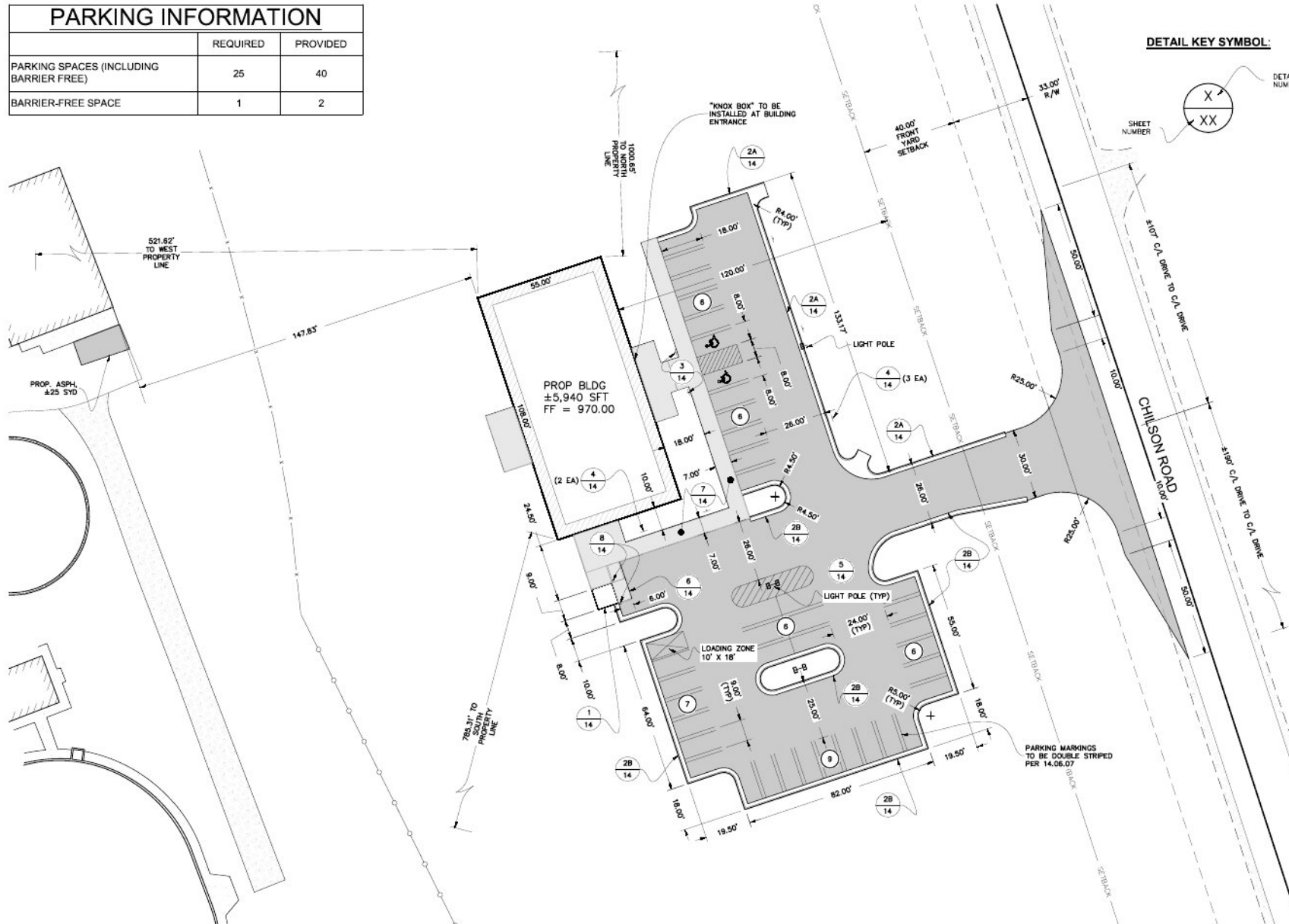


APPROVED	DATE
JCW	JCW
DRAWN	DATE
JAS	2026.06.23
SCALE	1"=20'
JOB NO.	JN2026-050
SHEET NO.	4

FOR REVIEW

<u>PARKING INFORMATION</u>		
	REQUIRED	PROVIDED
PARKING SPACES (INCLUDING BARRIER FREE)	25	40
BARRIER-FREE SPACE	1	2

	REQUIRED	PROVIDED
PARKING SPACES (INCLUDING BARRIER FREE)	25	40
BARRIER-FREE SPACE	1	2



FOR REVIEW



engineers | landscape architects

333 Albert Avenue, Ste. 622
East Lansing, Michigan 48823
Ph: 517.204.2178

NEW MHOG ADMINISTRATION BUILDING

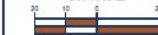
GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

SITE DIMENSION PLAN

REV	DATE	DESCRIPTION
1	3/1/2025	RECEIVED FROM [NAME] 1/2/2025
2	3/20/2025	RECEIVED FROM [NAME] 1/2/2025
		RECEIVED 1/2/2025



GRAPHIC SCALE



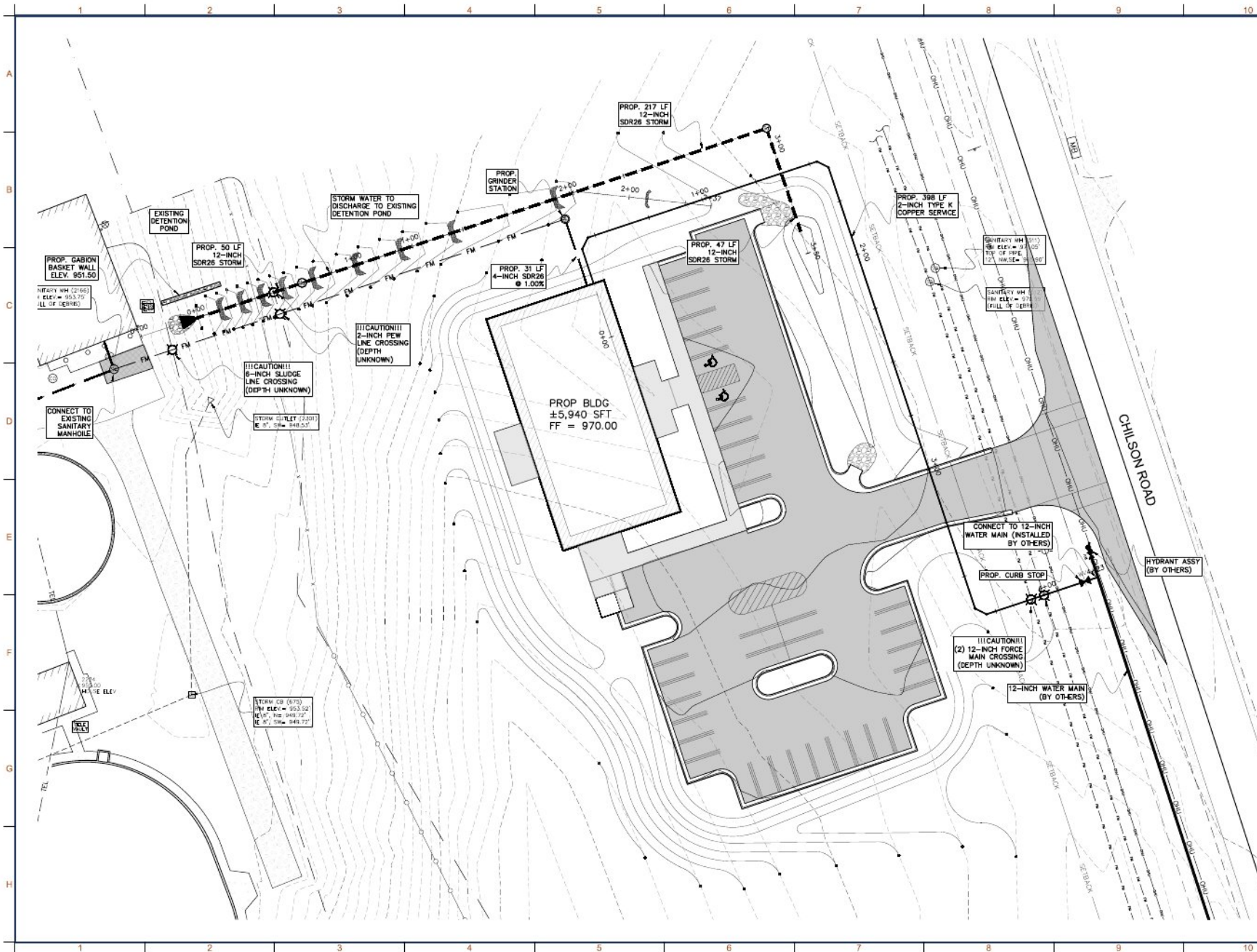
APPROVED	CREATED
JCW	JCW
DRAWN	DATE
JCW	2026.06.23

 $1'' = 20'$

JN2026-050

SHEET NO.

5

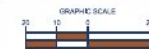


NEW MHOG ADMINISTRATION BUILDING

GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

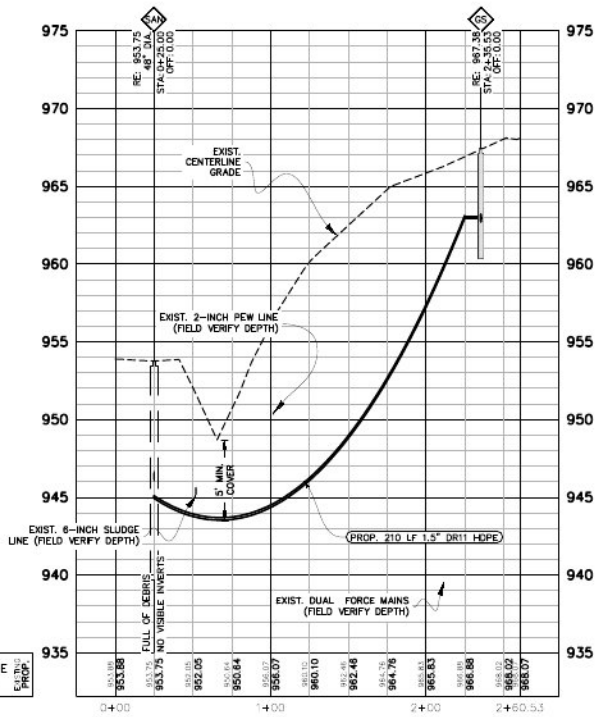
UTILITY PLAN

REV	DATE	DESCRIPTION
1	7/17/2024	REVISED FOR PERMITS
2	7/22/2024	REVISED FOR PERMITS

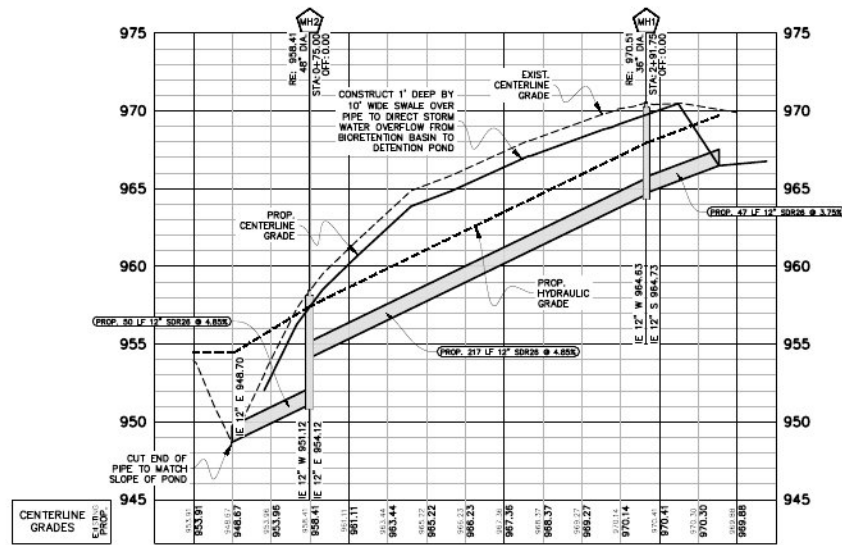


DESIGNED BY	JCW	CHECKED BY	JCW
DRAWN BY	JCW	DATE	2026.06.23
SCALE	1" = 20'		
JOB NO.	JN2026-050		
SHEET NO.	6		

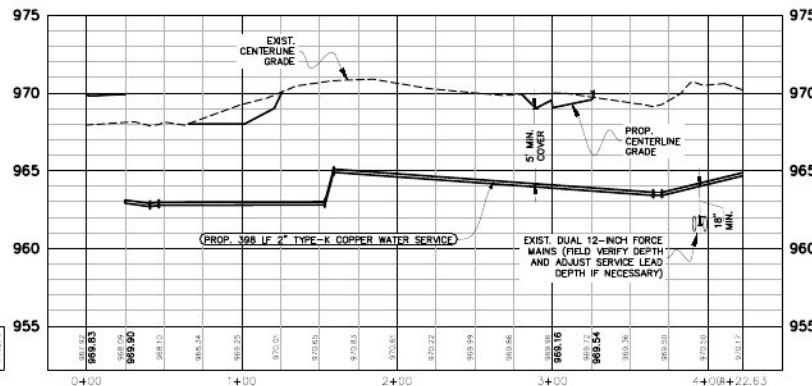
FOR REVIEW



1 LOW PRESSURE SEWER PIPING
1"=40'H 1"=4'V



2 STORM SEWER PIPING
1"=40'H 1"=4'V



3 WATER SERVICE PIPING
1"=40'H 1"=4'V



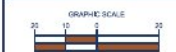
engineers/landscape architects
333 Albert Avenue, Ste. 422
East Lansing, Michigan 48823
Ph: 517.204.2178

NEW MHOG ADMINISTRATION BUILDING

GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

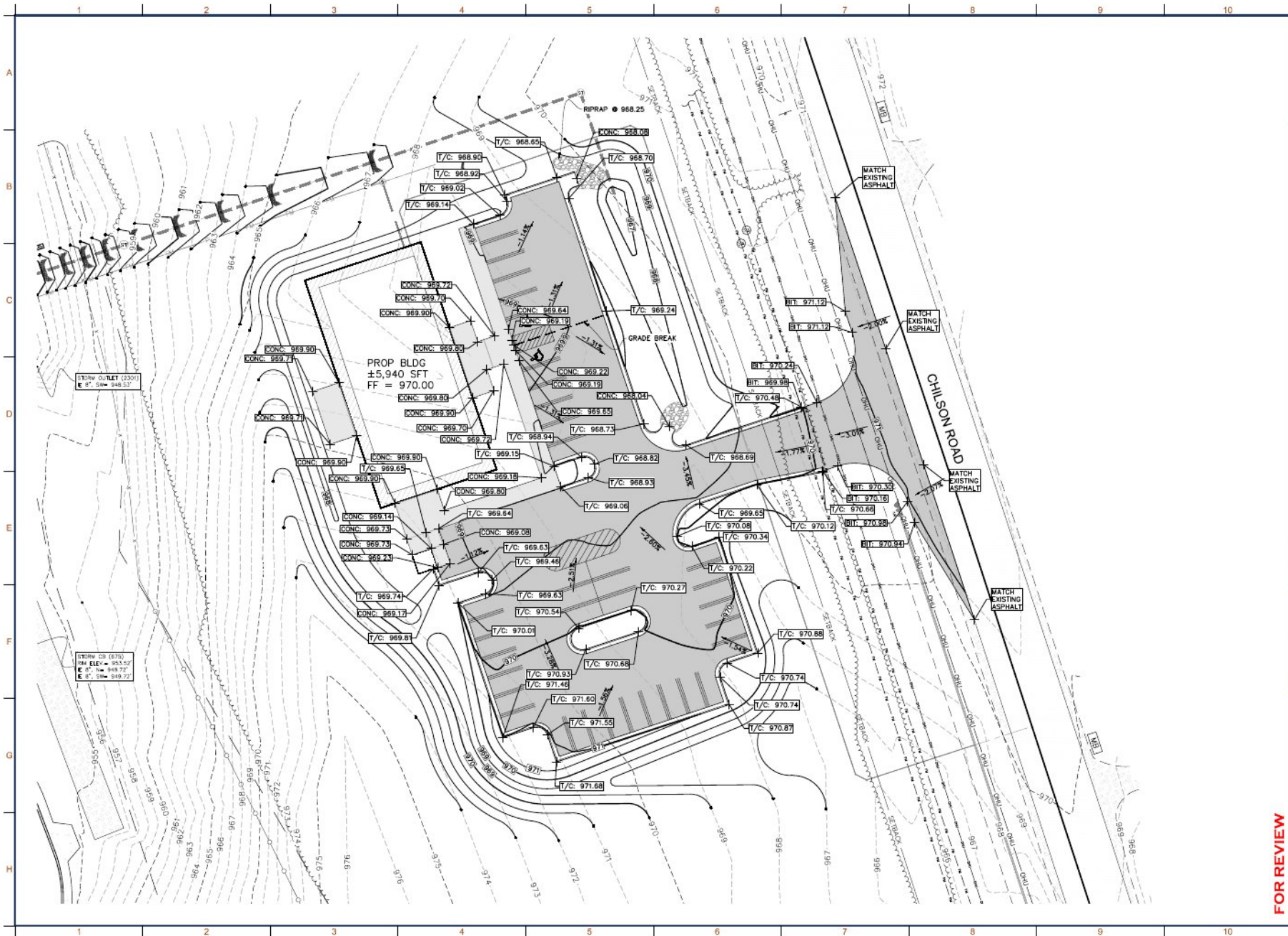
UTILITY PROFILES

REV	DATE	DESCRIPTION
1	7/7/2026	REV BY: JCW; DATE: 7/7/2026
2	7/20/2026	REV BY: JCW; DATE: 7/20/2026



APPROVED:	JCW	DRAWN:	JCW
DATE:	2026.06.23	SCALE:	1"=20'
JOB NO.:	JN2026-050	SHEET NO.:	7

FOR REVIEW



engineers | landscape architects
 133 Albert Avenue, Ste. 422
 East Lansing, Michigan 48823
 Ph: 517.204.2179

NEW MHOG ADMINISTRATION BUILDING

GENOA TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN

GRADING PLAN

REV	DATE	DESCRIPTION
1	7/7/2026	REV FOR MEETING WITH LDR 7/2/2026
2	7/23/2026	REV FOR DESIGN TEAM REVIEW MEETING
		RECEIVED 7/24/2026



GRAPHIC SCALE



DESIGNED BY	JCW	CHECKED BY	JCW
DRAWN BY	JAS	DATE	2026.06.23
SCALE	1"=20'		
JOB NO.	JN2026-050		
SHEET NO.	8		

FOR REVIEW

LIVINGSTON COUNTY DRAIN COMMISSION CONSTRUCTION PLAN CHECK LIST			
	Item	Included Y/N	Approved Y/N
1.	The property description including total acreage as well as the location of the proposed project by means of a small location map. If the project is to be completed in phases, the boundary and the number of acres in each phase shall also be included.	Sheet 1	
2.	The proposed project layout with all dimensions, including the proposed drainage system for the project.	Sheets 5 and 6	
3.	A map showing the drainage boundary of the proposed project and its relationship with existing drainage patterns.	Sheets 5A and 5B	
4.	The location and disposition of all inside and adjacent-of-site features including but not limited to: existing roads and easements, overhead, high tension power lines and/or underground transmission lines, canals, ditches, ponds, natural and artificial wetlands, wetlands and wetland boundaries, floodplains, lakes, bays, and bays, existing designated natural areas and significant natural features, any proposed environmental mitigation features, ditches, sewers, water mains, septic tanks, and wells, existing and proposed easements.	Sheet 3	
5.	Plans, profiles and details of all streets and storm sewers. The storm sewer details shall include type and size of pipe, length of run, percent of pipe invert elevation, dimensions, depth of buried, backfill type depth and compaction, and profile of the hydraulic gradient.	Sheets 5 and 7	
6.	Storm sewer calculations including the number of acres calculated to the nearest tenth of an acre, contributing to each specific subcatchment, the calculated hydraulic gradient elevation, maximum flow in cfs and the flow velocities for enclosed systems.	Sheet 5B	
7.	Plans, profiles, & details of all storm drains, drainage swales, and drainage structures.	Sheet 7	
8.	Plans and details of the proposed sedimentation and sedimentation control measures, both temporary (during construction) and permanent.	Sheet 10	
9.	Plans and details of proposed sedimentation control facilities. Test pit or Soil borings are required at the sites of these facilities.	Sheets 5 and 9	
10.	A drainage area map, oriented so that a copy of the site grading plan, which clearly shows the areas tributary to each sub-catchment and/or storage basin.	Sheet 8	
11.	Topographic maps, at one-inch contour intervals or less on NAD 83, showing existing and proposed grades, as well as off-site topography over at least 200 feet of the adjoining property. Maps will also show all existing water courses, lakes and wetlands, and the extent of all off-site drainage areas contributing flow to the development.	Sheets 5A	
12.	All drain field locations as approved by the Livingston County Environmental Health Department & all of its expansion areas. Drain fields shall not be located within drainage easements and shall comply with section distance requirements stated in the Livingston County sanitary code.	N/A	
13.	Locations of all existing water wells, including the well record for each well, shall not be located within drainage easements and shall also comply with the section distance requirements as stated in the Livingston County Sanitary Code, under the Michigan Well Construction Code (Part 137 of Act 306 of 1933, as amended), and/or the Michigan Safe Drinking Water Act (Act 306 of 1976, as amended).	N/A	
14.	Minimum basement opening elevations are required where vertical, daylight basements or signs windows are proposed. Where daylight, daylight basements, or signs windows are proposed construction will be contingent on elevations being met or exceeded as certified by the Applicant's Surveyor or Engineer. Where finished grades indicate a substantial amount of drainage across adjoining lots, the structures and flood walls shall be provided under the same lot line. To ensure that property owners do not alter or fill drainage swales, easements in the development governing documents (i.e., deed restrictions or master deed) will be required over areas deemed necessary by the Drain Commissioner. Additional information regarding site grading can be found in Appendix L.	N/A	
15.	Drainage locations and elevations using NAD 83.	Sheet 3	

MHOG Administration Building Storm Water Narrative:

Existing Drainage Routing:

The proposed subterranean building will be constructed within the existing wastewater treatment plant property, which is characterized by gently to moderately undulating terrain with ground elevations ranging from approximately 920 feet to 974 feet. A localized topographic ridge line extends generally north-south along the western edge of the proposed improvements and serves as a natural drainage divide for the project area. Runoff generated within the proposed limits of disturbance generally flows in a north-easterly direction, following the existing grades toward an established detention pond located adjacent to the building's handling facility. The existing drainage patterns provide a favorable opportunity to maintain natural runoff conveyance while minimizing the extent of grading required to accommodate the proposed improvements.

Proposed Storm Water Management System:

The proposed storm water management system has been designed to take advantage of the site's existing topography by preserving the natural drainage direction and enhancing alterations to established flow paths. Finished grades surrounding the proposed administration building, parking areas, sidewalks, and other site improvements have been carefully designed to direct runoff toward a centrally located swale, which directs water to the existing detention pond via an enclosed pipe network.

Storm water runoff generated from the site will be collected through overland sheet flow and shallow swales before entering the enclosed piping. Storm water will discharge through an outlet control structure and be conveyed to the existing detention pond.

During larger storm events that exceed the storage capacity of the enclosed pipe network, runoff will safely overflow the swale and be conveyed to the existing detention pond via a stabilized open channel. The overflow channel will incorporate a series of stone check dams to reduce flow velocities, dissipate energy, minimize erosive forces, and promote additional sediment settling prior to discharge into the detention pond. The emergency overflow path provides a resilient secondary conveyance system while protecting the integrity of the enclosed piping system and downstream infrastructure.

A sediment forebay will be constructed in the existing detention pond serving as a first stage of treatment by reducing flow velocities and allowing coarse sediments, debris, and other suspended solids to settle before runoff enters the primary detention basin. This pretreatment compartment improves overall water quality and reduces long-term maintenance requirements by limiting sediment accumulation within the main detention pond.

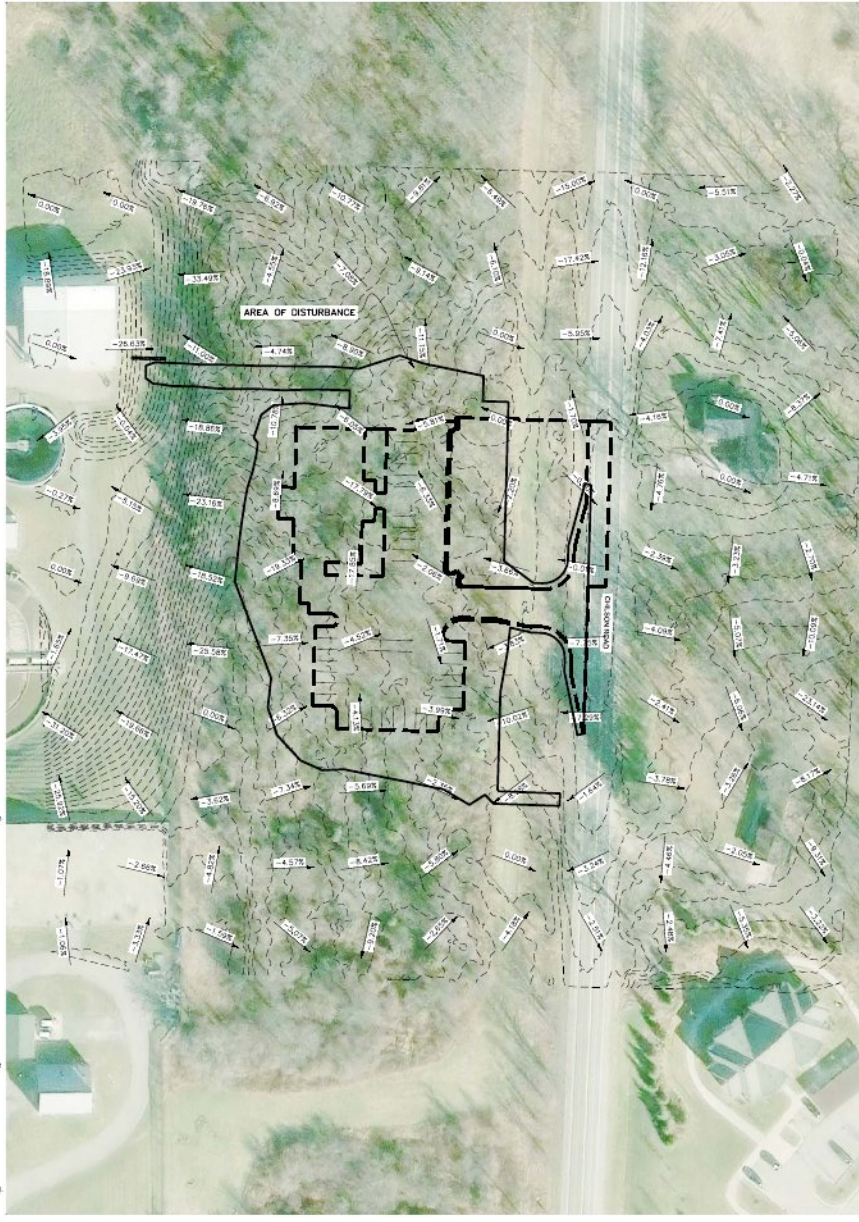
Following pretreatment, storm water will enter the detention basin through a constructed gabion basket wall. The gabion structure provides a stable and durable inlet while dissipating flow energy, minimizing erosion, and promoting uniform distribution of inflow into the basin. The rock-filled baskets also provide additional filtration and enhance the overall resilience of the inlet into the detention pond during larger storm events.

The existing detention pond will continue to provide downstream detention storage and controlled release of runoff from the site, maintaining the existing drainage characteristics while reducing pollutant loading and peak discharge rates. By utilizing the site's natural topography and existing storm water infrastructure, the proposed design minimizes earthwork, preserves existing drainage patterns, and provides an effective, sustainable, and resilient storm water management solution.

Soil Information:

According to the USDA Web Soil Survey, the project site is predominantly mapped as Waukegan Loam and Miami Loam. While these mapped soil types generally exhibit moderate infiltration, the proposed stormwater facility has conservatively assumed no infiltration into the underlying native soils. As a result, the facility has been sized and analyzed as a filtration practice with an underdrain system rather than relying on infiltration to achieve the required storage volume or drainage rate.

The project area is currently heavily wooded, preventing the completion of representative subsurface soil investigations within the proposed stormwater footprint prior to site clearing. Because tree removal has not yet occurred, excavation equipment cannot safely access the area to perform a test pit or infiltration testing. Once clearing activities have been completed, subsurface investigations may be performed to verify existing soil conditions and infiltration characteristics if requested by the reviewing agency or determined necessary during final design. Any favorable infiltration rates identified during subsequent testing would provide additional storage and water quality benefits beyond those assumed in the current design, as the storm water management calculations have been prepared using the more conservative no-infiltration approach.



REV	DATE	DESCRIPTION
1	7/27/2025	REVISED WITH LURE 7/2/2025
2	7/28/2025	REVISED WITH LURE 7/2/2025



DRAWN	DATE
JAS	2026.06.23
SCALE	1"=50'
JOB NO.	JN2026-050
SHEET NO.	9A

FOR REVIEW

ALL IMPROVED AREAS WILL DISCHARGE TO THE EXISTING DETENTION POND EAST/NORTH OF THE EXISTING BIOSOLIDS HANDLING FACILITY. A SEDIMENT FOREBAY IS BEING PROPOSED WITHIN THE DETENTION POND TO MEET THE REQUIREMENTS OF SECTION 2.2.1.2.b OF THE LIVINGSTON COUNTY DRAIN COMMISSION PROCEDURES AND DESIGN CRITERIA FOR STORMWATER MANAGEMENT SYSTEMS.

SHORT-INTERVAL CALCULATIONS

Enter the Drains Area

A Acres

C

Designated C - post development runoff coefficient

G (GUL) UNITED STATES OF AMERICA

mph

Base Flow:

Velocity Slope

Flow Time Length

Surface Flow:

Velocity S

Flow Time minutes S₂

Time of Concentration (T)

Required Quality Volume Control (mg) $V_{\text{mg}} = 3,000 \text{ C} \cdot \text{N}$ Required Water Volume Control (mg) $V^* = V_{\text{mg}}$ Required Forebay Volume (V) $V^* = V_{\text{mg}} \cdot 15\%$ REQUIRED = PROVIDED Required Water Control Treatment Basin Close $\text{Close} = \text{C} \cdot \text{N} \cdot 100\% / 360$			39.56 mg-ft 39.56 mg 485.32 ft 588.90 ft 2.30 sec	Forebay Volume is the same size as the discharge from the V/F: 300% Treatment mechanical treatment Reserve for underflow
--	--	--	--	--

Water Quality: Volume: Carbon is required for the sand filter 1 inch carbon media. This requirement is considered met if the last C/Pd can be run through infiltration units. The requirement is also met by using a filterbed with volume storage equal to 15% of the V_{max} unless the infiltration requirement is being met within the design required carbon volume is equal to the fill V_{max} .

Water Quality Rate Control: Based on the 1 Year Frequency storm event, may be provided by a mechanical treatment device in lieu of the Water Quality Frequency Filter Treatment. $Q_{max} = Q_{50}(2)^{(2/P-1)}$ where Q_50 = Storm Sewer flow rate in minutes. The system must have an 85% reduction in frequency discharge accumulation of C/Pd.

CHANNEL PROTECTION VOLUME CONTROL (CPVC)

407675: **CPVC** (Chlorinated Polyvinyl Chloride) **CPVC** 4.11P C-3 402836-01

The system will be designed to capture and neutralize the site runoff from the fast 1.3 km of tunnel. This is required for all sites to the Maximum Extent Feasible.

1. The Owner will be required to submit a test of soil from each site to determine and calibration. The results are to be submitted to the lead geologist in the 10 day period after the test of soil is to be made in accordance with the standards detailed in Appendix E.

2. In instances that test pits are not possible, a geotechnical group can perform a cone analysis, at the Dean Commissioner's discretion.

Provide adequate infiltration and/or slow-release BMPs, to the MGP, to provide the necessary CPVC. This may include (but is not limited to) bio-retention basins, permeable pavement, rain gardens, etc.

3. Select the appropriate infiltration and/or slow-release BMPs, to the MGP, to provide the necessary CPVC. This may include (but is not limited to) bio-retention basins, permeable pavement, rain gardens, etc.

2. When in-situ infiltration rates are between 0.24 in/hr and 0.5 in/hr, soils are marginally suitable for infiltration BMPs, and supplemental measures are necessary to avoid ponding, such as: (a) a sand layer or sand filter, (b) a sand layer or sand filter with a gravel layer, (c) a gravel layer, (d) a gravel layer with a sand layer, (e) a sand layer or sand filter with a gravel layer and a sand layer or sand filter, or an underdrain located at the top of the storage bed layer to maximize infiltration. (The Drain Commissioner reserves the right to require a sand layer or sand filter with a gravel layer for sites with infiltration rates between 0.24 in/hr and 0.5 in/hr in the event of the site having excessive mounds.)

4. Infiltration, EBM's shall completely desaturate in less than 72 hours, consisting of 24-hour desaturating to the surface, surface, and 48-hour desaturating of the most strenuous 50% that also be designed to fully desaturate within 72 hours.

Channel Protection Rate Control (CPRC)	$CPRC = 0.007 \times C \times A$	568.00-01	REQUIRED EXTEN
--	----------------------------------	-----------	----------------

Extended Detention Volume Discharge Rate Q_{ED}	$Q_{ED} = V_{ED} / (Hr)(60)(min)(day)$	To be used for Sulf Control Design
---	--	------------------------------------

NOTES:

- The cylinder will capture and provide extended detention for the site runoff volume generated from a 1.5 in. rainfall event and release over 48 hours.

DETERMINATION AND FLOOD CONTROL BOLLARD

The required detection and flood-control systems shall be implemented in stages, such that the 100-year frequency storm (see Atlas 14, Atlas 14 can be obtained from the National Weather Service) is fully protected by the end of the design period.

The required 100-year post-development peak flow (Q_{100}) will be approved by LCDC and can be calculated as follows:

1. Using the National Release Rate (see following equation) in the limited situations where sufficient downstream capacity exists.
2. County determined peak flow data based on known County flood capacity. In either, a pre-design meeting is required to develop the discharge

Variable	Release Rate (µg/h)	Q _{48h}	Q _{48h} = 1.000 - 0.208 * log(t)	1.00 µg dose
----------	---------------------	------------------	---	--------------

Available 100-year post development peak flow rate $Q_{100} = Q_{100} + Q_{100} \times A$ 1.24 ac/acre **ENGINEER MAZRA**

The required detention volume shall be calculated using all on-site contributing drainage areas. Volume stored within the freestay and extended detention

100-yr Peak Flood Volume: $V_{100} = 10005 \text{ m}^3 \cdot \text{s}$ (1022' ft)

Where:
 α Post-development runoff coefficient
 A Contributing area in acres

100-year Peak Inflow Rate (2296 cfs)	$Q_{100} = C \cdot I_{100} \cdot A$	6.25 m3
--------------------------------------	-------------------------------------	---------

I_{100} 100-year peak rainfall intensity in inches/hour

100-year Peak Rainfall Intensity (I_{100}) $I_{100} = 65.9 (T_r + 9.17)^{0.08}$ 0.50 in/hr

IC₅₀-Site-specific; time of concentration for the development of vesicles

Where:
 Y = Storage Curve Factor (dimensionless)
 Y_{100} = 100-year post-development peak flow rate in cfs
 Q = cfs

100-year Detention Basin Size (V_{100})	$V_{100} = A(18h + 7) - V_{100}$	578.59 cfs
---	----------------------------------	------------

where:

- V_{100}^R = Required 100-year detention volume in cubic feet
- V_{100}^S = 100-year storm volume in cubic feet
- S = Storage Curve Factor (dimensionless)
- V_{100}^{CVP} = Permitted CVP volume in cubic feet

The adjusted 100-year detection basin volume shall be equal to or greater than the Extended Detection Volume (EDV). The adjusted detection basin volume

Project	Harbore	Design From	18 year	Sheet No.
Number	2025-090			
Issued By	JOM	Checked By	Special Intensity: $F_2 = \sqrt{N} / (3 + 2N)$ where $N =$ time	

Annex 2: System 1									
CATN	Distance Area	C	Tree of	Pinell	Gib	Gib	Heart Disorders	L	Actual

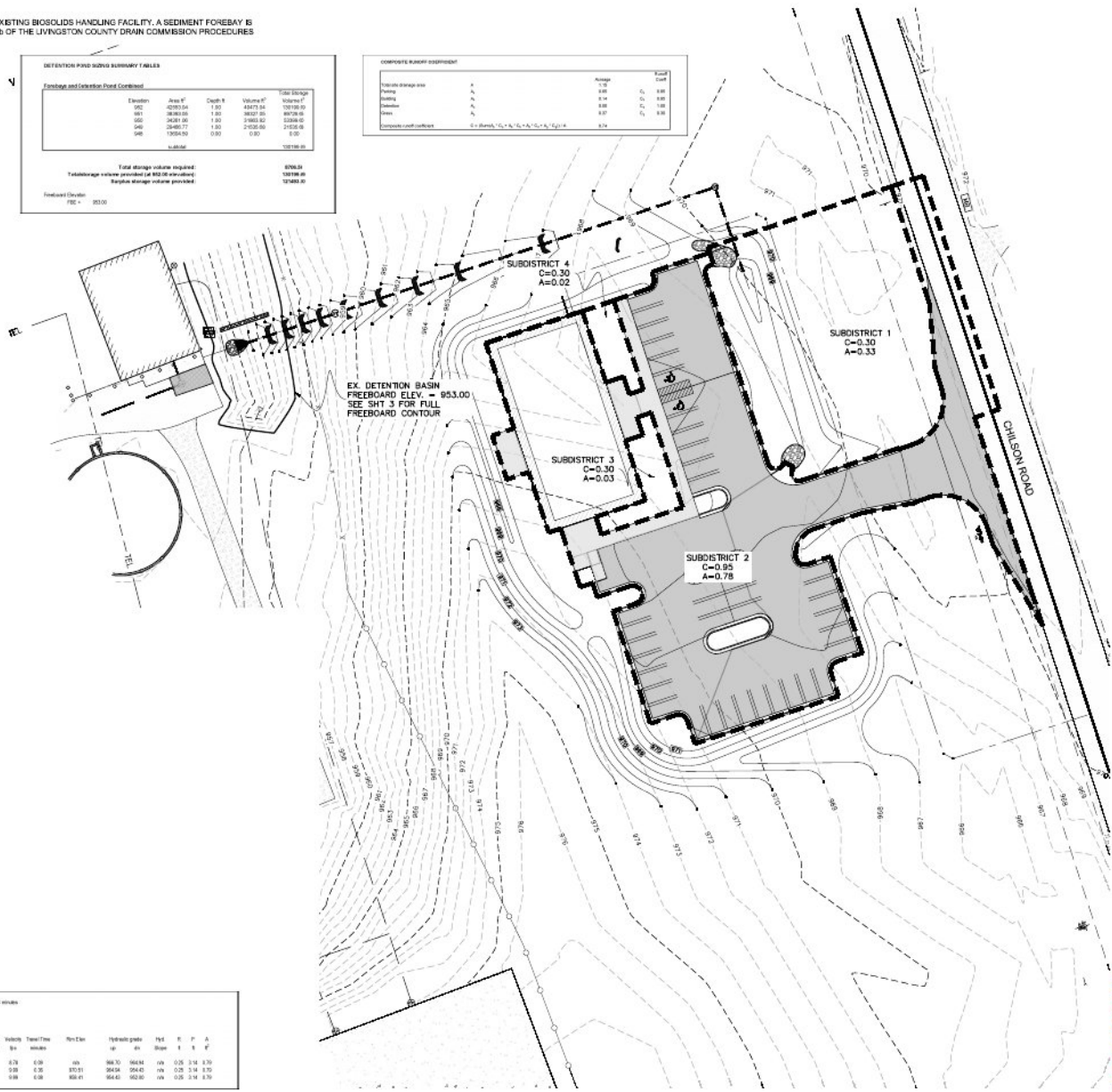
Sample	Isomeric Acetabulites	Foliar	Concentration	Intensity	Isomeric Acetabulites	ppm	Time	Size
10-100	1.00	1.00	0.74	0.74	1.00	1.00	1.00	1.00

QTD MD	0.85	1.15	0.30	5.33	5.77	8.00	4.28	384.64	354.13	216.75	4.85%
QTD ESI	0.85	1.15	0.30	5.48	5.78	8.00	4.95	351.13	348.70	30.38	4.85%

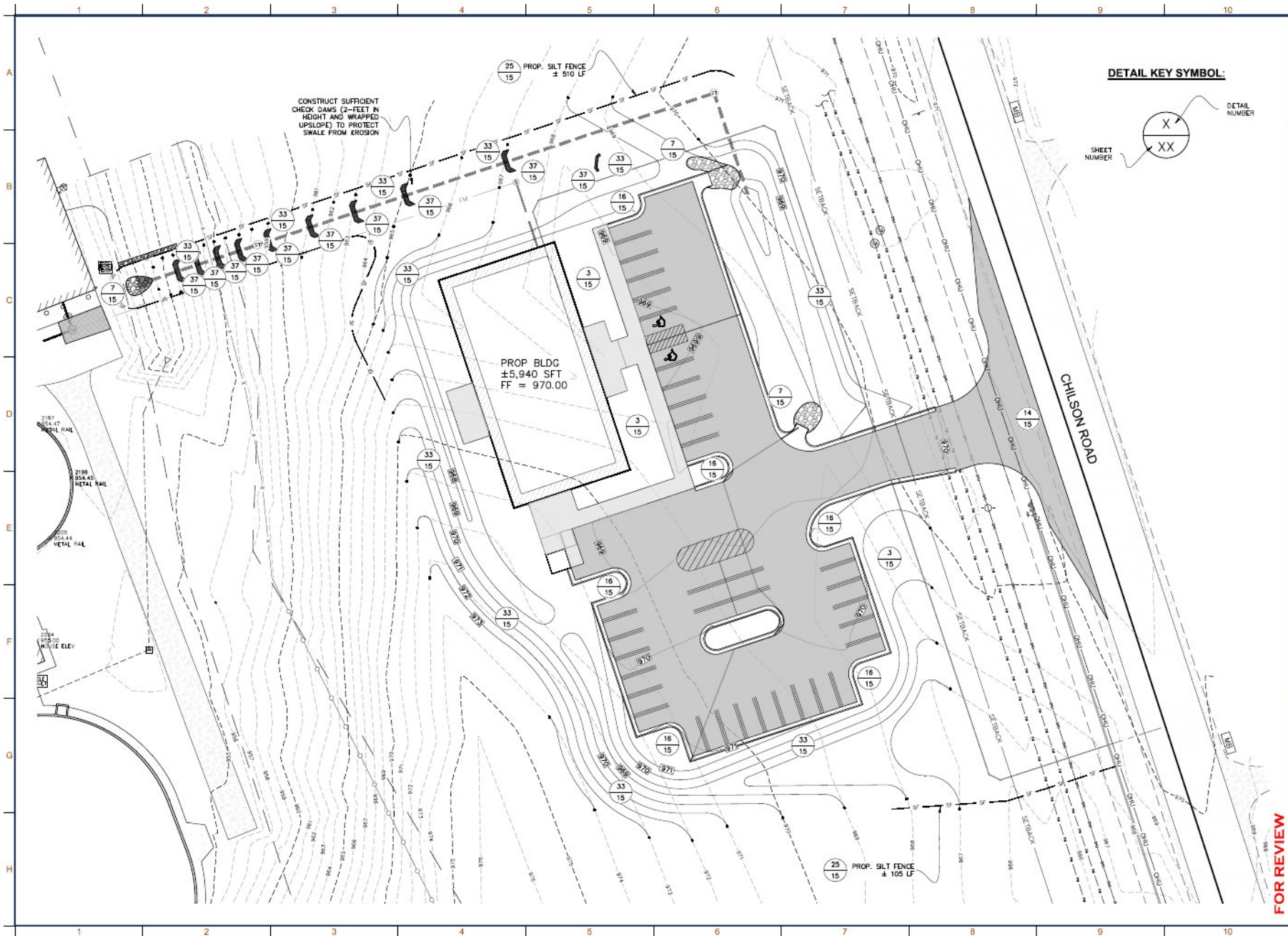
1	2	
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DEFLECTION POUD SAND SUMMARY TABLES				
Penetration and Extension Poud Continued				
	Penetration	Area ft ²	Depth ft	Volume ft ³
982	42053.54	1.92	4.8175	9.24
981	38363.03	1.83	3832.57	6979.36
980	34241.01	1.74	2180.82	3749.40
949	34463.77	1.83	2453.68	4452.83
948	13054.59	0.93	0.80	0.75
				132188.89
Total storage volume required:				8760.36
Tetrahedral volume provided by 802.00 ft ³ of sand:				132188.89
Residual storage volume required:				123483.50

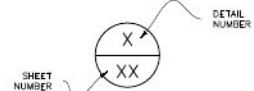
COMPOSITES MATERIALS ANALYSIS				
		Average		Result
Volume of storage area	A	1.15		
Painting	A_1	0.85	C_1	0.85
Coating	A_2	0.14	C_2	0.85
Sealant	A_3	0.05	C_3	1.00
Stress	A_4	0.07	C_4	0.95
Composites result coefficient	$C = (A_1/A_1 + A_2 + A_3 + A_4) \times C_1 + C_2 + C_3 + C_4$	0.74		



FOR REVIEW



DETAIL KEY SYMBOL:



333 Albert Avenue, Ste. 422
East Lansing, Michigan 48823
Ph: 517.204.2179

NEW MHOG ADMINISTRATION BUILDING

GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

SESC PLAN

REV	DATE	DESCRIPTION
1	7/7/2026	REV PER MEETING WITH LDR 7/5/2026
2	7/25/2026	REV PER GENOA TWP REVIEW MEETING
		RECEIVED 7/24/2026



GRAPHIC SCALE
0 10 20

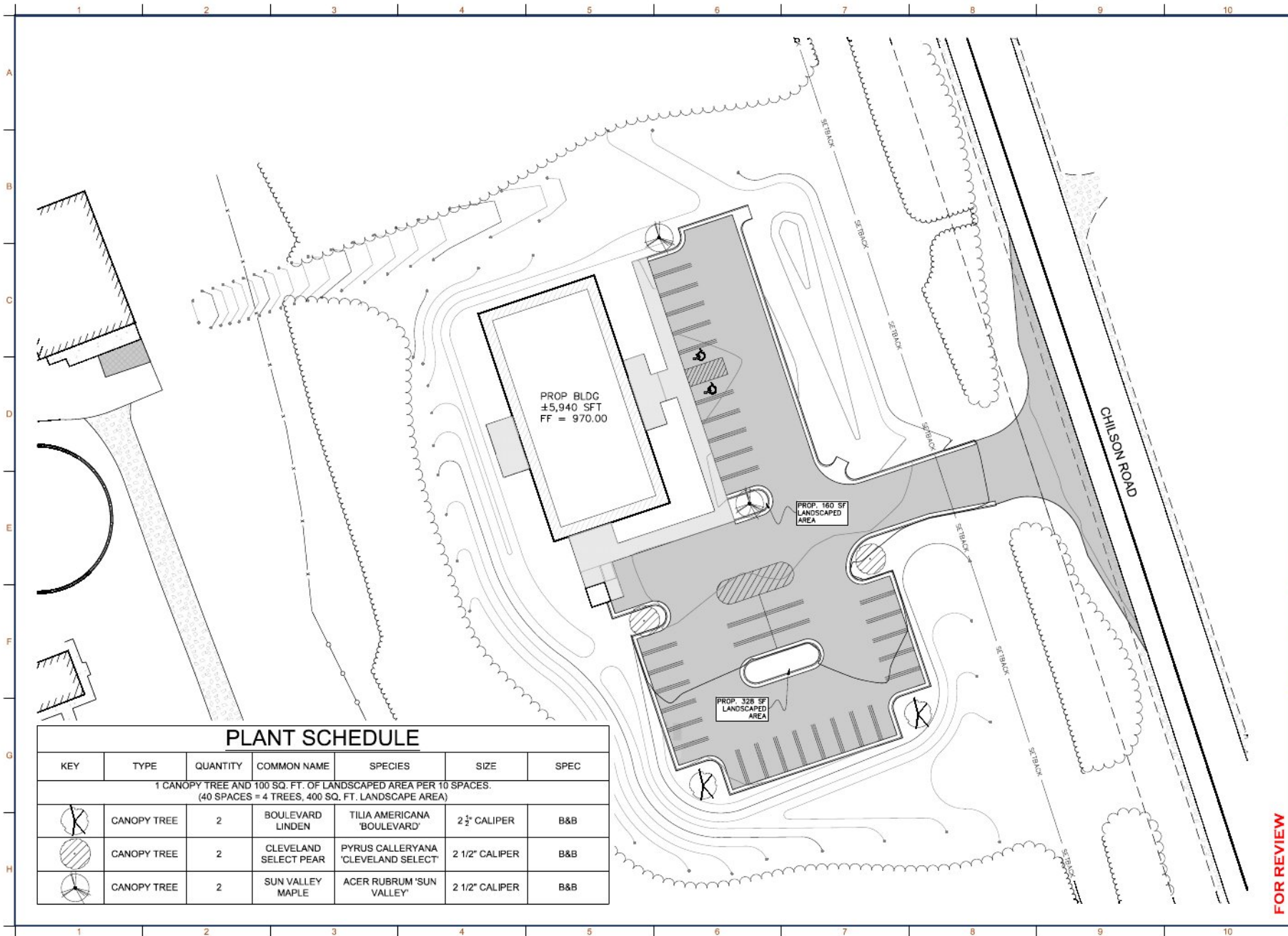
DESIGNED BY	JCW	CHECKED BY	JCW
DRAWN BY	JAS	DATE	2026.06.23

SCALE 1"=20'

JN2026-050

SHEET NO. 10

FOR REVIEW



PLANT SCHEDULE

KEY	TYPE	QUANTITY	COMMON NAME	SPECIES	SIZE	SPEC
1 CANOPY TREE AND 100 SQ. FT. OF LANDSCAPED AREA PER 10 SPACES. (40 SPACES = 4 TREES, 400 SQ. FT. LANDSCAPE AREA)						
	CANOPY TREE	2	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	2 1/2" CALIPER	B&B
	CANOPY TREE	2	CLEVELAND SELECT PEAR	PYRUS CALLERYANA 'CLEVELAND SELECT'	2 1/2" CALIPER	B&B
	CANOPY TREE	2	SUN VALLEY MAPLE	ACER RUBRUM 'SUN VALLEY'	2 1/2" CALIPER	B&B

NEW MHOG ADMINISTRATION BUILDING
GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
LANDSCAPE PLAN

REV	DATE	DESCRIPTION
1	7/7/2026	REV PER MEETING WITH LDR 7/5/2026
2	7/22/2026	REV PER DESIGN TEAM REVIEW MEETING
		REVISION 7/14/2026



DESIGNED BY JCW	DRAWN BY JCW
CHECKED BY JCW	DATE 2026.06.23
SCALE 1"=20'	
JOB NO. JN2026-050	
SHEET NO. 11	

FOR REVIEW

NEW WHOG ADMINISTRATION BUILDING
GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

LIGHTING DETAILS

[illegible]

APPROVED	ENGINEER
JCW	JCW
DRAWN	DATE
SF	2026.07.20
SCALE	
NO SCALE	
JOB NO.	
JN2026-050	
SHEET NO.	

13

[illegible][illegible][illegible]

HALO Commercial H2O • 100% • 6100

Photometric Data ☞ www.haloled.com

W 40" x D 40" x H 100" (1016 x 1016 x 2540 mm) **POWER: 100W, 150W, 200W, 300W** **WARRANTY: 5YR, 10YR**

Color
 Color Temperature: 3000K, 4000K, 5000K, 6000K
 CRI: 90, 95, 98
 Beam Angle: 120°, 150°, 180°

Beam Spread
 Beam Spread: 120°, 150°, 180°
 Beam Diameter: 1000mm, 1500mm, 2000mm

Light Output
 Light Output: 10000lm, 15000lm, 20000lm, 30000lm

Energy Efficiency
 Energy Efficiency: 100lm/W, 150lm/W, 200lm/W, 300lm/W

Dimming
 Dimming: 0-10V, DALI, DMX, RDM, TRIAC

Installation
 Installation: Surface Mount, Recessed Mount, Track Mount

Accessories
 Accessories: Halo Mounting Bracket, Halo Dimmer Switch, Halo Remote Control

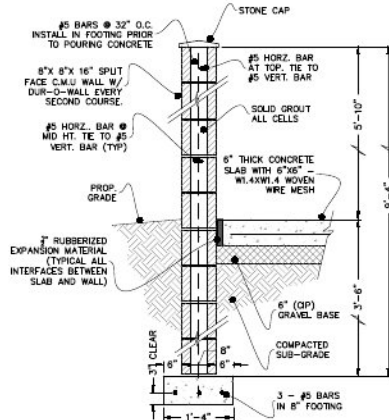
Notes:
 1. All dimensions are in millimeters unless otherwise specified.
 2. All weights are in kilograms unless otherwise specified.
 3. All prices are in US dollars unless otherwise specified.

HALO Commercial		ECO 1600-01-015			
Photometric Data					
BARRINGER & SUTHERLAND • SPECIFICALLY CALCULATED PHOTOMETRIC DATA LUMEN MEAS. BY CIE, 2000A					
General		Beam Spread			
Description		Beam Spread			
Model: 1600-01-015 Type: Track Voltage: 120V Wattage: 10W Beam Angle: 12° Beam Diameter: 1.5"					
					
Photometric Data		Photometric Data			
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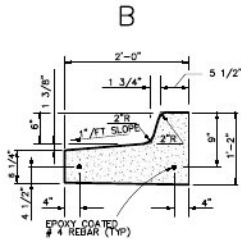
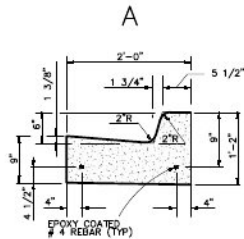
A horizontal number line with a vertical tick mark at 7 and another vertical tick mark at 8. The numbers 7 and 8 are written below the tick marks.

A horizontal number line with a vertical tick mark at 5 and a vertical tick mark at 6.

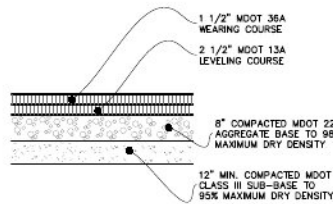
A horizontal number line with a central vertical tick mark. To the left of the center, there is a tick mark labeled '1'. To the right of the center, there is a tick mark labeled '2'.



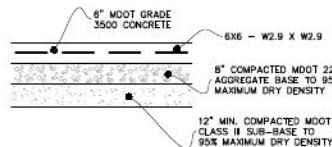
SECTION "A"
1 DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



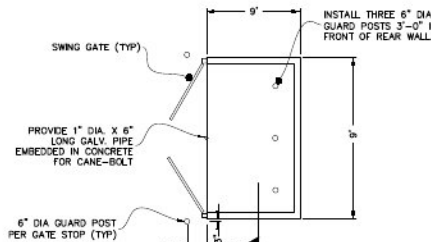
2 MDOT F4 CURB DETAIL
NOT TO SCALE



5 HMA PAVEMENT
NOT TO SCALE

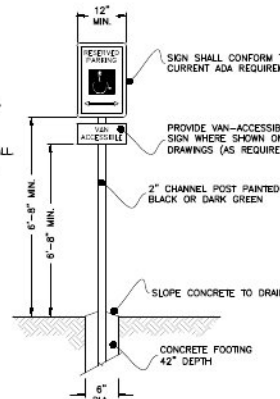


6 CONCRETE PAVEMENT
NOT TO SCALE

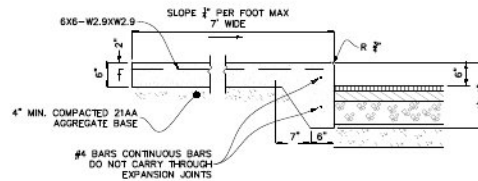


DUMPSTER PLAN VIEW

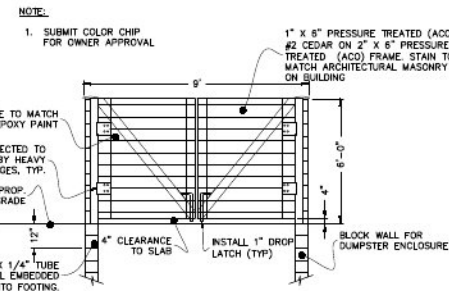
- NOTE:
1. MINIMUM SIGN MOUNTING HEIGHT IS 6'-8" TO BOTTOM OF THE SIGN. WHEN A "VAN ACCESSIBLE" SIGN IS REQUIRED IT SHALL BE MOUNTED AT A HEIGHT OF 6'-8" TO THE BOTTOM OF THE SIGN WITH THE GRAPHIC SIGN MOUNTED ABOVE.
 2. SIGN MAY ALSO BE MOUNTED ON BLDG. WALL.
 3. SIZE OF SIGN, GRAPHIC, MOUNTING HEIGHT ETC. SHALL CONFORM TO CURRENT ADA REQUIREMENTS.



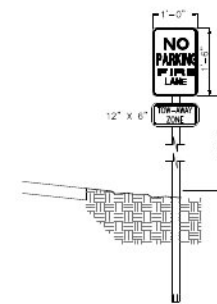
3 BARRIER FREE SIGN DETAIL
NOT TO SCALE



7 THICKENED EDGE WALK
NOT TO SCALE

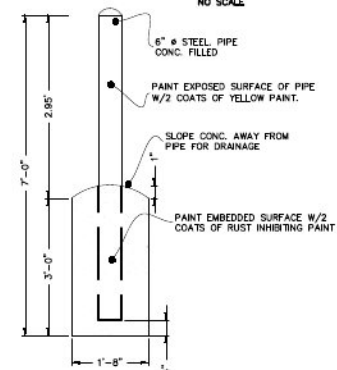


FRONT ELEVATION



"NO PARKING FIRE LANE" SIGN SHALL BE BY EMVCO, MODEL 18815 OR APPROVED EQUAL. THIS SIGN SHALL BE PLACED AND SHALL BE IN ACCORDANCE WITH ALL CURRENT MUTCD, MOOT, AND FHWA GUIDELINES AND SPECIFICATIONS.

4 SIGN-FIRE LANE
NOT TO SCALE



8 BOLLARD DETAIL
NOT TO SCALE

REV	DATE	DESCRIPTION
1	7/7/2026	REV PER MEETING WITH LDR 7/1/2026
2	7/25/2026	REV PER GENOA TWP REVIEW MEETING
		RECEIVED 7/24/2026

APPROVED:	DRAWN:
JCW	JAS
DATE:	DATE:
	2026.07.20
SCALE:	
NO SCALE	
JOB NO:	
JN2026-050	
SHEET NO:	

Figure 10 consists of two cross-sectional diagrams of a bridge deck. The top diagram, labeled 'TYPICAL SECTION', shows a 'NON-REINFORCED SLAB' on top of a 'CONCRETE' base. The slab is supported by a 'PIER' and an 'ABUTMENT'. The roadway is shown on top of the slab, and the sidewalk is on the side. The bottom diagram, also labeled 'TYPICAL SECTION', shows a similar cross-section but with a 'NON-REINFORCED SLAB' on top of a 'CONCRETE' base. The slab is supported by a 'PIER' and an 'ABUTMENT'. The roadway is shown on top of the slab, and the sidewalk is on the side. Both diagrams show the 'ROADWAY' and 'SIDEWALK' areas.

[illegible]

LEGEND

[Symbol]	CONCRETE
[Symbol]	ASPHALT
[Symbol]	GRAVEL

1. 1/4 ROUND CURB AND GUTTER

2. 1/2 ROUND CURB AND GUTTER

3. 3/4 ROUND CURB AND GUTTER

4. 1/4 ROUND CURB AND GUTTER

5. 1/2 ROUND CURB AND GUTTER

6. 3/4 ROUND CURB AND GUTTER

SECTION 01100 - CURB AND GUTTER

1.0 SUMMARY

A. Section Includes

- 1. Concrete curb and gutter
- 2. Asphalt curb and gutter
- 3. Gravel curb and gutter

2.0 REFERENCES

A. Specification for Concrete and Curb and Gutter

3.0 MATERIALS

A. Concrete

- 1. Concrete shall be of the type and quality specified in the Division 5.01, Section 05100, Part 3.01, Materials.

B. Asphalt

- 1. Asphalt shall be of the type and quality specified in the Division 5.01, Section 05100, Part 3.01, Materials.

C. Gravel

- 1. Gravel shall be of the type and quality specified in the Division 5.01, Section 05100, Part 3.01, Materials.

4.0 INSTALLATION

A. Subgrade

- 1. Subgrade shall be prepared and compacted to the required density and finish.

B. Formwork

- 1. Formwork shall be of the type and quality specified in the Division 5.01, Section 05100, Part 3.01, Materials.

C. Placement and Consolidation

- 1. Concrete shall be placed and consolidated in accordance with the Division 5.01, Section 05100, Part 3.01, Materials.

D. Finishing

- 1. Concrete shall be finished to the required profile and finish.

E. Curing

- 1. Concrete shall be cured in accordance with the Division 5.01, Section 05100, Part 3.01, Materials.

F. Protection

- 1. Concrete shall be protected from damage during construction.

5.0 MAINTENANCE

A. Repair

- 1. Repair shall be in accordance with the Division 5.01, Section 05100, Part 3.01, Materials.

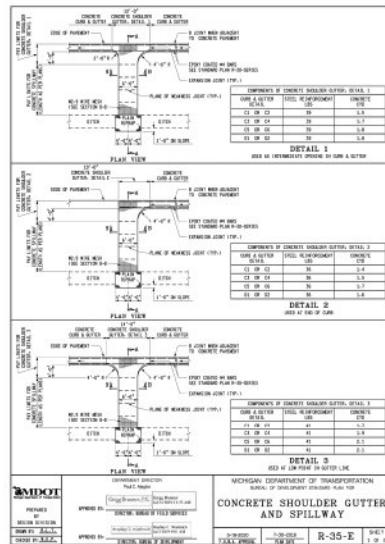
B. Replacement

- 1. Replacement shall be in accordance with the Division 5.01, Section 05100, Part 3.01, Materials.

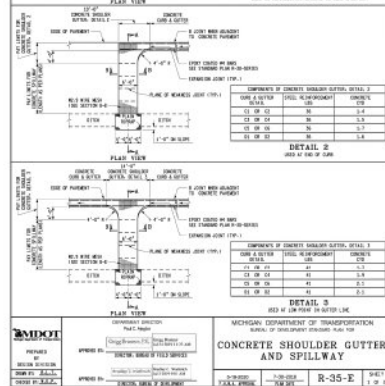
[illegible]

1 2 3 4 5 6 7 8 9 10

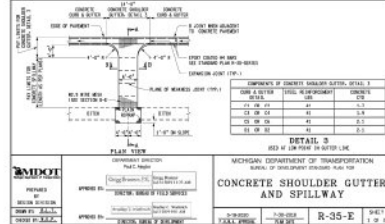
A



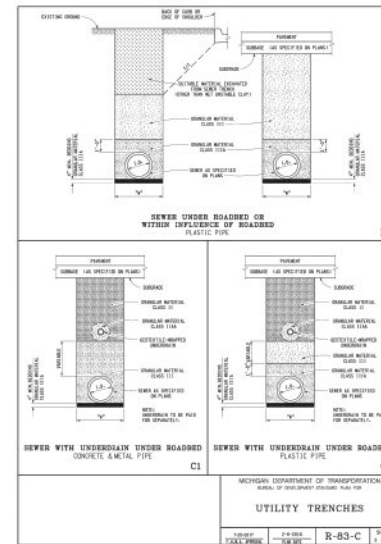
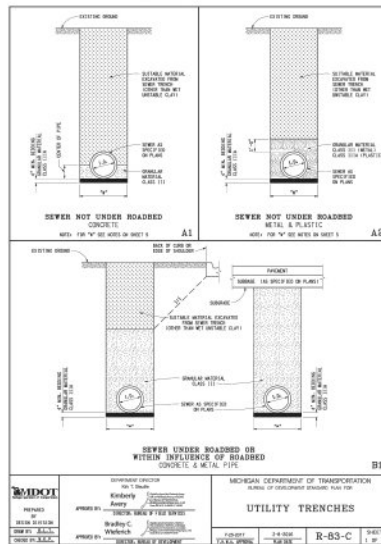
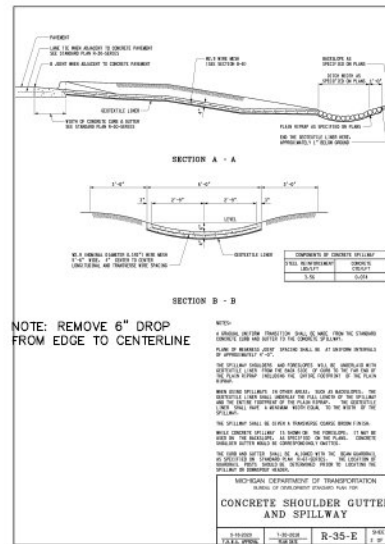
B



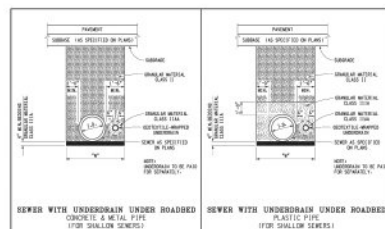
C



D



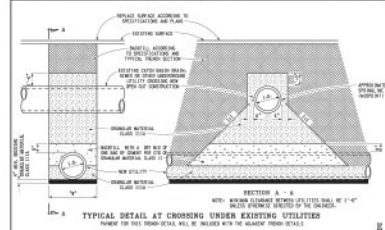
E



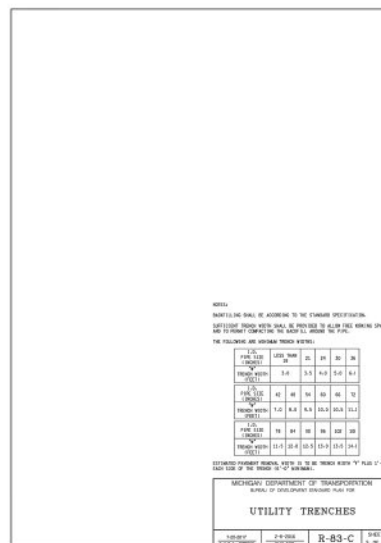
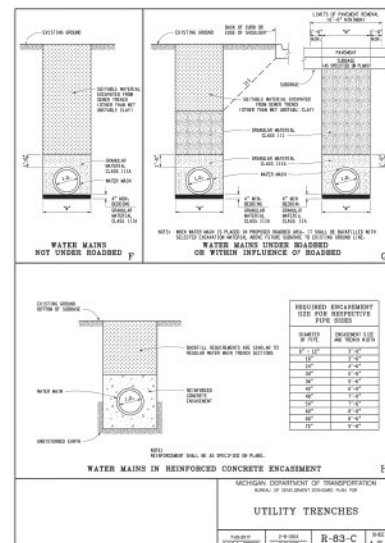
F



G



H



engineers/landscape architects
333 Albert Avenue, Ste. 422
East Lansing, Michigan 48823
Ph: 517.204.2178

NEW MHOG ADMINISTRATION BUILDING

GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

MISC UTILITY AND MDOT DETAILS

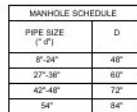
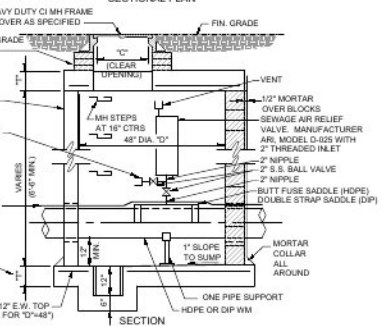
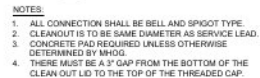
REV	DATE	DESCRIPTION
1	7/27/2008	REV FOR MEETING WITH DATE 7/2/2008
2	7/28/2008	REV FOR GENOA TWP REVIEW MEETING
3	7/29/2008	REV FOR MEETING

APPROVED	JCW	DATE	JCW
DRAWN	JAS	DATE	2026.07.20

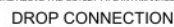
SCALE: NO SCALE

JOB NO: JN2026-050

SHEET NO: 16

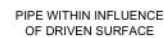
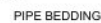
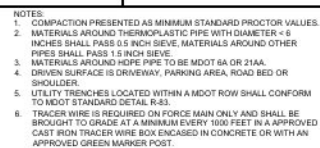


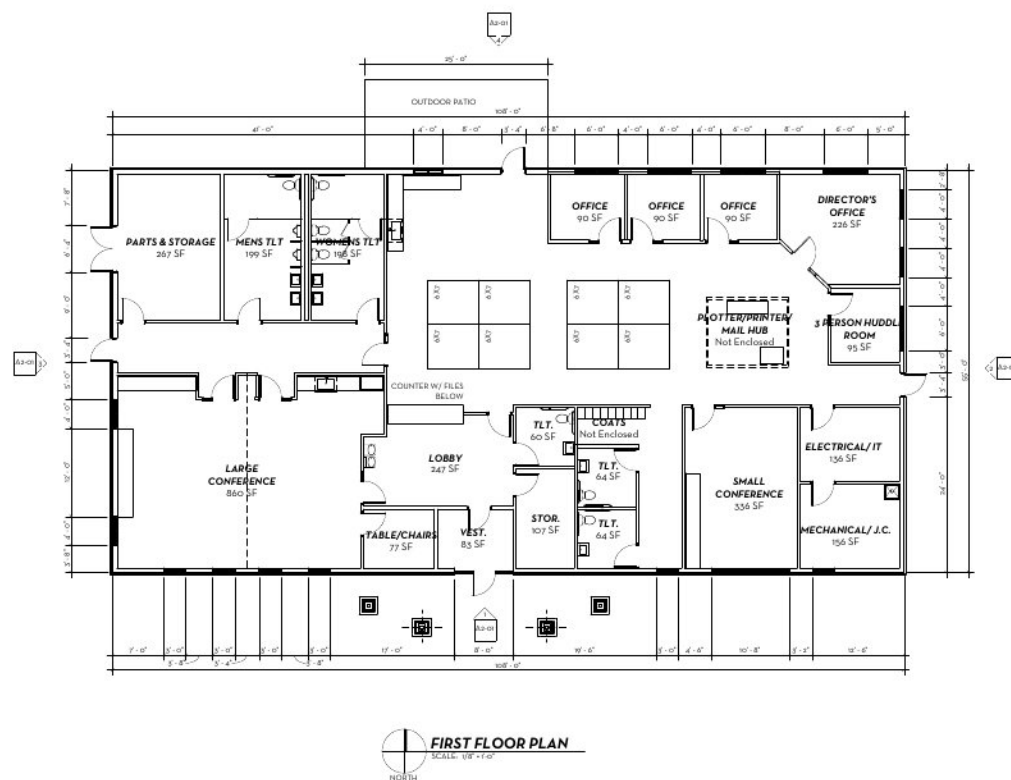
- NOTES:
1. ALL SANITARY MANHOLES TO BE PRECAST REINFORCED CONCRETE WITH PREMIUM JOINTS. SEE SPECIFICATIONS FOR BASE SLAB AND PIPE OPENINGS AND CONNECTIONS.
 2. MANHOLE CONES SHALL BE THE ECCENTRIC TYPE.
 3. PROVIDE 6" OF COMPACTED GRANULAR MATERIAL UNDER ALL PRECAST CONCRETE BASE SLVPC.
 4. FORCE MAINS CONNECT DIRECTLY TO A MANHOLE SHALL BE INSTALLED SO THAT THE ELEVATION OF THE PIPE CROWNS MATCH. THE FORCE MAIN SHALL BE DIRECTED DOWNWARD INTO THE FLOW CHANNEL.
 5. FOR SANITARY SEWERS ALL PIPES SHALL ENTER MANHOLE THROUGH RUBBER BOOTED CONNECTION.

STANDARD MANHOLE

"X"	"Y"(MIN)
6°-8°	20°
10°-12°	24°
14°-15°	30°
18°-21°	36°
24°	42°

- NOTE:
SEE SPECIFICATION
FOR ALTERNATE
CONST. METHODS





FACADE MATERIAL SCHEDULE - S12-01			
WALL MATERIAL	AREA STD	PROPOSED %	MAX. ALLOWABLE %
EAST ELEVATION (FRONT FACING)			
STONE/BRICK	363	33.3% - OK	100%
SIDING	593	53.6% - OK	25 %
REFLECTIVE GLASS	205	19.0% - OK	25 %
TOTAL	1,161 STD		
SOUTH ELEVATION (PARKING FACING)			
STONE/BRICK	184	33.4% - OK	100%
SIDING	363	61.1% - OK	25 %
REFLECTIVE GLASS	45	8.4% - OK	25 %
TOTAL	592 STD		

GENERAL NOTES:
1. REFER TO ORDINANCE 19-01 FOR PERCENTAGES REFERENCED ABOVE.
2. ROOF HAS NOT BEEN CALCULATED AS PART OF THE OVERALL PERCENTAGES ALTHOUGH HAS SIGNIFICANT BEARING ON THE FIELD OF VIEW.
NOTES TO THE REVIEWER:
1. ALL NON REFLECTIVE GLASS AND DOORS HAVE BEEN OMITTED FROM CALCULATION
2. ROOF AREAS ARE GREATER THAN 5:12 PITCH AND HAVE NOT BEEN INCLUDED IN THE CALCULATION PER SECTION 19.01.04.
3. A WAIVER REQUEST WILL BE SUBMITTED IN ACCORDANCE WITH SECTION 19.01.04.

MATERIALS LEGEND:

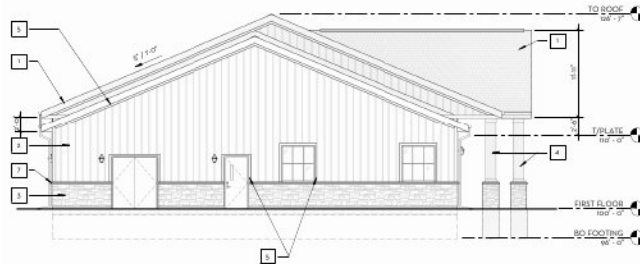
- 1" CLEAR INSULATED GLASS UNIT
ARGON FILLED WITH LOW-E COATING
- VERTICAL BATTEN BOARD - BASIS OF DESIGN
COLOR SAGEWIND WILLIAMS TONY TAURE (SW 7038)
- LEDGE STONE VENEER - BASIS OF DESIGN
BELDON ALAMO BLEND

KEYED NOTES - ELEVATION

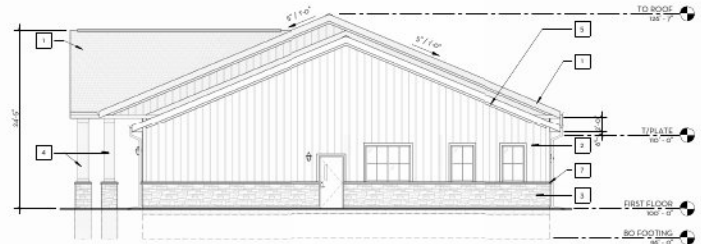
- 1 ASPHALT SHINGLE ROOFING
- 2 VERTICAL BATTEN BOARD SIDING
- 3 LEDGESTONE VENEER
- 4 COMPOSITE COLUMN ENCLOSURE - WOOD GRAIN WALNUT FINISH
- 5 3X4 TRIM - COLOR SAGEWIND WILLIAMS TONY TAURE (SW 7038) - TYPICAL
- 6 COMPOSITE TRUSS - WOOD GRAIN WALNUT FINISH
- 7 LIMESTONE SILL CAP
- 8 GUTTER & DOWNSPOUT



4 WEST ELEVATION
SCALE: 3/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



1 EAST ELEVATION
SCALE: 3/8" = 1'-0"



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

MEMORANDUM

TO: Honorable Board of Trustees

FROM: Amy Ruthig, Planning Director

DATE: August 12, 2026

RE: Trinity Health Parking Expansion
7575 Grand River Avenue, parcel #4711-13-200-009
PUD Amendment, Site Plan and Environmental Impact Assessment

Please find attached the project case file for the Trinity Health parking lot expansion. This project involves construction of a parking lot expansion for the existing Trinity Health Hospital. The property is located at 7575 Grand River Avenue, north side of Grand River Avenue, west of Hacker Road. The request is petitioned by Trinity Health. The property is zoned Non-Residential Planned Unit Development (NRPUD).

The approved site plan from 2022 allowed for a total of 1,064 parking spaces, consisting of 846 spaces to be constructed and 218 spaces to be banked. The submitted site plan identifies that only 791 parking spaces were constructed. Therefore, an amendment to the PUD Agreement is required to correct the total number of parking spaces previously approved. The proposed addition of 318 parking spaces would result in a total of 1,109 parking spaces on the site, which is 45 spaces more than the 1,064 spaces previously approved.



SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

In order to proceed with the proposed parking lot expansion, a PUD amendment is required because the requested number of parking spaces exceeds the number previously approved in 2022. Procedurally, the Planning Commission is responsible for reviewing the PUD amendment, site plan, and Environmental Impact Assessment and providing recommendations on each item to the

Township Board. The project was presented to the Planning Commission on August 10, 2026, at which time the Commission recommended approval of the site plan, PUD amendment, and Environmental Impact Assessment.

Based on the Planning Commission's recommendation, I offer the following for the Township Board's consideration:

PUD AGREEMENT AMENDMENT Moved by _____, supported by _____ to APPROVE the amendment to the Trinity Health Planned Unit Development agreement with the following condition:

1. The petitioner will meet all requirements of township staff and the township attorney prior to issuance of a Land Use Permit.

ENVIRONMENTAL IMPACT ASSESSMENT Moved by _____, supported by _____ to APPROVE the Environmental Impact Assessment dated July 2, 2026 for a proposed parking lot expansion for Trinity Health located at 7575 Grand River Avenue.

SITE PLAN Moved by _____, supported by _____ to approve the site plan dated July 14, 2026 for a proposed parking lot expansion for Trinity Health located at 7575 Grand River Avenue with the following conditions:

1. Any trees marked as transplanted need to survive their first year or be replanted with the same species of trees.
2. There is consistency in the site lighting throughout the entirety of the site.
3. Any areas on the plans identified as future development areas be removed so it clarifies the intent of this submittal prior to Land Use Permit issuance.
4. The petitioner will meet all requirements of the Fire Marshal's letter dated August 3, 2026 prior to issuance of a Land Use Permit issuance.
5. The petitioner will meet all requirements of the township engineer's letter from August 4, 2026 prior to issuance of a Land Use Permit issuance.
6. PUD agreement shall be executed prior to Land Use Permit issuance.

If you should have any questions, please feel free to contact me.

Best Regards,

A handwritten signature in blue ink that reads "Amy Ruthig". The signature is written in a cursive, flowing style.

Amy Ruthig
Planning Director



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

GENOA TOWNSHIP

JUL 14 2026

RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

(Application must be completed in its entirety)

APPLICANT NAME & ADDRESS: Tiffany Spano

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

OWNER'S NAME & ADDRESS: 7575 Grand River Avenue, Brighton, MI 48114

SITE ADDRESS: 7575 Grand River Avenue, Brighton, MI 48114 PARCEL #(s): 4711-13-200-009

LOCATION AND BRIEF DESCRIPTION OF SITE: _____

Project Site is located at 7575 Grand River Avenue, Brighton, MI 48114. Project to
include 318 additional parking spaces needed for the recent Hospital Addition and
Medical office building.

BRIEF STATEMENT OF PROPOSED USE: _____

Project to include 318 additional parking spaces needed for the recent Hospital
Addition and Medical office building.

THE FOLLOWING BUILDINGS ARE PROPOSED: _____

No buildings are proposed as part of this project.

**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: Tiffany Spano

ADDRESS: 7575 Grand River Avenue, Brighton, MI 48114

APPLICANT INFORMATION:

Applicant Phone: [REDACTED] Owner Phone: [REDACTED]

Owner Email: [REDACTED]

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

1.) Tiffany Spano of [REDACTED]
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: Tiffany Spano DATE: July 14, 2026
PRINT NAME: Tiffany Spano PHONE: [REDACTED]
ADDRESS: 7575 Grand River Avenue, Brighton, MI 48114



Genoa Township Planning Commission
Attn: Amy Ruthig, Planning Director
2911 Dorr Road
Brighton, Michigan 48116

RE: Trinity Livingston additional site parking needs
August 6th, 2026

Dear Mrs. Ruthig,

Thank you for your consideration of Trinity Health Livingston Hospital's request to construct additional parking to support our growth, maintain safe operations, and ensure adequate access for patients, visitors, and staff.

Since opening on April 19, 2026, the hospital has consistently experienced a shortage of onsite parking to support both existing operations and ongoing growth. At the time of opening, the limited availability of staff parking resulted in employees utilizing spaces intended for patients and visitors, creating challenges for those accessing healthcare services. To mitigate this issue, Trinity Health has partnered with neighboring properties, including Genoa Woods and 242 Community Church, to secure temporary off-site parking accommodations for staff while a permanent solution is pursued.

As part of the original hospital development plans, banked parking was identified as a future option should operational demand warrant expansion. At that time, projected parking demand did not indicate that the additional capacity would be needed immediately upon opening, and therefore the banked parking was not constructed.

Over the past several months, we have closely monitored parking utilization and staffing growth. The data and daily operational experience demonstrate that existing staff-designated parking areas are no longer sufficient to meet current demand. Staff members are frequently required to park in remote locations and utilize shuttle transportation, which impacts operational efficiency and presents safety concerns during early morning, evening, overnight, and inclement weather conditions.

The need for additional parking will become even more critical as the hospital continues to expand services to meet community healthcare needs. Trinity Health is scheduled to add 24 inpatient beds in May 2027 and anticipates bringing an additional 16 beds online in the future, along with a future procedure room. These expansions will require additional clinical, support, and operational staff.

Additionally, the hospital's growth reflects the increasing healthcare needs of the Livingston County community. Adequate parking is a critical component of supporting that growth and ensuring that patients, visitors, physicians, and staff can safely and efficiently access the facility.



The proposed parking expansion is necessary too:

- Preserve convenient and accessible parking for patients and visitors.
- Provide adequate parking capacity for existing and future staff.
- Improve employee safety by reducing reliance on off-site parking and shuttle transportation.
- Support the hospital's planned bed expansion and growing outpatient services.
- Ensure the hospital can continue meeting the healthcare needs of the Livingston County community efficiently and responsibly.

The requested parking is not intended to accommodate speculative future development, but rather to address a demonstrated operational need that exists today and will continue to grow as patient volumes and healthcare services expand. Constructing the additional parking now will allow the hospital to safely support current operations while preparing for anticipated growth needed to serve our community.

In addition, Trinity Health has carefully evaluated alternatives for both parking and stormwater management. Given the limited amount of remaining developable land on the hospital campus, an underground stormwater detention system represents the most responsible long-term solution. This approach allows the hospital to address current parking deficiencies while preserving valuable land for future healthcare development. Rather than dedicating surface acreage to stormwater detention, the proposed design maximizes the efficient use of the campus and maintains flexibility for future patient care services, clinical expansion, and supporting healthcare infrastructure needed to serve our growing community. The proposal reflects Trinity Health's commitment to thoughtful planning, responsible land stewardship, and the long-term healthcare needs of Livingston County.

We respectfully request approval of the additional parking and associated underground stormwater detention system as a necessary improvement to support the current and future operational needs of Trinity Health Livingston Hospital. The proposed expansion will provide the infrastructure required to accommodate continued patient growth, future service line expansion, and planned campus development while maintaining a safe and accessible environment for patients, visitors, physicians, and staff. This investment will ensure the hospital can continue to effectively serve the evolving healthcare needs of Livingston County and the surrounding region for years to come.

Thank you for your consideration and continued support.

Sincerely,

Tiffany Spano

Tiffany Spano
Trinity Planning, Design and Construction
Sr. Project Manager



August 7, 2026

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Trinity Health of Michigan – Amendment to approved final PUD Site Plan (Review #1)
Location:	7575 Grand River Avenue – north side of Grand River, west of Bendix Road
Zoning:	NRPUD Non-Residential Planned Unit Development

Dear Commissioners:

At the Township's request, we have reviewed the submittal materials from Trinity Health of Michigan requesting an amendment to their approved final PUD site plan (cover sheet dated 7/14/26).

A. Summary

1. PUD Agreement:

- a. The applicant must provide an amendment to the PUD Agreement addressing the contents of this request.
- b. The applicant must address any comments put forth by Township staff or the Township Attorney.

2. PUD Site Plan:

- a. We suggest the Commission include a condition that the applicant must replace any transplanted trees that do not survive re-planting.
- b. We request the applicant confirm that light poles and fixtures match existing conditions for continuity throughout this PUD.
- c. The Commission should consider comments provided by the Township Engineer and/or Brighton Area Fire Authority.
- d. The future development items depicted on the site plan should be removed.

B. Proposal/Process

The applicant proposes a minor amendment to their approved final PUD site plan. Specifically, the request is to build additional parking, much of which was approved as banked parking in the 2022 site plan.

Per the applicant (see letter dated 8/6/26), the need for more parking is critical to their operation, which has recently been overwhelmed by the number of vehicles and patients visiting the site. Township staff have been working with the applicant to help mitigate this issue.

Procedurally, the Commission has review/approval authority over the amendment to the final PUD site plan; however, the corresponding amendment to the PUD Agreement and updated Impact Assessment require review and recommendation to the Township Board, who has final approval authority over such matters.



Aerial view of site and surroundings (looking west)

C. Amended PUD Agreement

The applicant is currently working on a corresponding amendment to the PUD Agreement to address the parking situation, though it has yet to be finalized for review. As of the date of this review letter, the document is expected to be submitted prior to the upcoming meeting.

Given the nature and timing of this request, we suggest the Commission include a condition noting that the amended PUD Agreement is subject to review comments by Township staff and the Township Attorney.

D. Amended PUD Site Plan

- 1. Parking.** The approved final PUD site plan granted a total of 1,064 parking spaces (846 to be built and 218 to be banked). Site conditions reflect that only 791 spaces were constructed. Per the PUD Agreement, Commission approval is required to construct the banked parking since it was not fully engineered at that time.

This request entails the construction of an additional 318 spaces, which results in a total of 1,109 total spaces.

The fact that the parking numbers do not match is what necessitates this minor amendment to the approved final PUD site plan and a corresponding amendment to the PUD Agreement (though Commission approval to construct the banked parking is required regardless, as previously noted).

The design and dimensions of proposed spaces meet current Ordinance standards.

- 2. Pedestrian Circulation.** The plan includes sidewalks, crosswalks, and connections as an extension of the existing pedestrian pathway system to help visitors safely navigate the large field of parking.
- 3. Vehicular Circulation.** Similar to the comments above, the vehicular circulation pattern is consistent with the existing pattern. The project is compatible and consistent with the existing layout of parking and drive aisles and generally matches the layout of the banked parking previously approved.

The Commission should consider any additional comments provided by the Township Engineer and/or Brighton Area Fire Authority with respect to vehicular circulation.

- 4. Landscaping and Screening.** The landscape plan for the project area includes a mixture of 23 existing trees to be retained and protected, 20 existing trees on-site to be relocated via transplanting, and 22 new trees (12 deciduous and 10 evergreen).

The plan demonstrates compliance with the applicable requirement for parking lot landscaping, and types, sizes, and quantities meet current Ordinance standards.

We suggest the Commission include a condition that the applicant must replace any transplanted trees that do not survive re-planting.

- 5. Lighting.** The lighting plan includes 18 light poles in and around the new parking area. Pole heights (30'), photometric readings (4.4 footcandles max), and fixture type (downward directed, cut-off LEDs) comply with current Ordinance standards.

We request the applicant confirm that poles and fixtures match existing conditions for continuity throughout this PUD.

- 8. Grading, Drainage, and Utilities.** We defer to the Township Engineer for review and comment on site engineering elements.

- 9. Additional Considerations.** There are several items noted on the site plan that are not subject to this review letter. Notably, the plan identifies 3 future development areas, a future facility out building, a future MOB, and a temporary ED trailer.

We request the applicant remove these items from the plan to avoid any future confusion, as the focus of this review/action is solely on the expanded parking lot and related site improvements.

Any future development proposal will be reviewed separately and in accordance with the approved PUD Conceptual Site plan.

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

Respectfully,
SAFEBUILT



Brian V. Borden, AICP
Planning Manager



August 4, 2026

Ms. Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: St. Joe's Parking Expansion
Site Plan Review No. 1**

Dear Ms. Ruthig:

Tetra Tech conducted a review of the site plan submittal for Trinity Health – Parking Expansion last dated July 14, 2026. The site plan was prepared by PEA Group on behalf of Trinity Health of Michigan. The development is located on 77.59 acres north of Grand River Ave, 0.3 miles east of Euler Road. The Petitioner is proposing a new parking lot expansion. The proposed site includes sidewalk improvements, underground detention system and new storm sewer.

We offer the following comments:

GENERAL

1. The land use summary table on the cover sheet seems to indicate the proposed plans will decrease the impervious area of the site when this is not the case. Table should be updated as necessary.

DRAINAGE AND GRADING

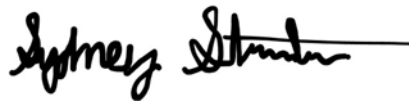
1. Easements should be provided and shown in plans for proposed storm if required by LCDC.
2. Drainage areas for CB 9 and 11 exceed the maximum drainage area allowed for the inlet type assumed by Genoa Township Engineering Standards for open areas. A double inlet should be added in both locations to meet the drainage requirements and avoid ponding during rain events.
3. Soil borings should be provided for the proposed underground detention system as required by the Township's Engineering Standards. Soil borings shall be provided to a depth of 20 feet below the proposed bottom elevation and documented groundwater elevations provided.
4. Structural calculations should be provided where the underground detention is located under pavement to ensure the system will not fail under normal loading conditions.
5. A system maintenance plan shall be submitted to ensure the underground detention will be taken care of properly.

PARKING LOT

1. Spot elevations or slope arrows should be provided within the proposed parking lot to ensure grades meet Genoa Township Engineering Standards
2. Township requirements define the minimum subbase thickness for sidewalk as 6-inches. The sidewalk details provided do not meet this requirement and should be updated accordingly.
3. For the asphalt cross sections, the subbase thickness and material should be called out and meet Genoa Township Standards.
4. The asphalt cross sections show the bond coat to be 0.05 Gal/SY. Genoa Township Engineering Standards require that the bond coat be 0.10 Gal/SY and should be updated accordingly.

We recommend that the petitioner address the above comments and resubmit for additional review. Please call or email if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Sydney Streveler", followed by a horizontal line.

Sydney Streveler, EIT
Civil Engineering Group



BRIGHTON AREA FIRE AUTHORITY

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

August 3, 2026

Bobby Foster, Planner
Genoa Charter Township
2911 Dorr Rd.
Brighton, MI 48116

RE: St. Joseph Mercy Brighton - Parking Lot Expansion
7575 Grand River
Site Plan Review

Dear Bobby:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on July 15, 2026, and the drawings are dated July 14, 2026. The proposed project is for a parking lot expansion. The plan review is based on the requirements of the International Fire Code (IFC) 2024 edition.

The fire authority has no objection to the proposed parking lot expansion. As the drives are not emergency vehicle access, they are not required to meet width and radius dimensions. Improvements will be required if the "future development" area is developed.

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

Cordially,

A handwritten signature in black ink, appearing to read "R. Boisvert".

Rick Boisvert, CFPS
Fire Marshal

cc: Amy Ruthig (amy@genoa.org)

FIRST AMENDMENT TO
AMENDED AND RESTATED
PLANNED UNIT DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO AMENDED AND RESTATED PLANNED UNIT DEVELOPMENT AGREEMENT (the “Amendment”) is made as of August ____, 2026, between the **CHARTER TOWNSHIP OF GENOA** whose address is 2911 Dorr Road, Brighton, Michigan 48116 (the “Township”) and TRINITY HEALTH-MICHIGAN, d/b/a SAINT JOSEPH MERCY HEALTH SYSTEM, formerly known as MERCY HEALTH SERVICES, a Michigan nonprofit corporation, whose address is 1600 South Canton Center Road, Canton, Michigan 48155 (the “Owner”).

RECITALS

A. The Owner and the Township entered into an Amended and Restated Planned Unit Development Agreement dated January 5, 2023 (the “Agreement”), with respect to the development of property owned by Owner consisting of approximately 77.74 acres of land and located in the Township of Genoa, County of Livingston, State of Michigan, commonly known as 7575 Grand River Avenue (Parcel Identification Number 47-11-13-200-009), more particularly described on **Exhibit A** attached hereto (the “Property”). The Agreement was recorded on January 27, 2023 as Document No. 2023R-001549, Livingston County Records. Capitalized terms not otherwise defined in this Amendment shall have the meanings ascribed to them in the Agreement.

B. In connection with the approval of the Agreement on October 17, 2022, the Township Board also approved a site plan. (“Site Plan”).

C. Paragraph 4.2.3 of the Agreement provided that the Owner would provide 846 parking spaces (620 newly built and 226 retained from existing parking lots) and 218 unbuilt banked parking spaces pursuant to Exhibit H to the Agreement. Built and unbuilt spaces totaled 1,064.

D. To date, 791 parking spaces have been constructed.

E. The Agreement further provided that development of the banked parking spaces would be subject to the Township Planning Commission’s approval.

F. The Owner has completed construction of a new, four-story hospital (“Hospital”), additions to the existing medical buildings located on the Property, expansion of the Emergency Department and Outpatient Surgery Services, as well as renovations to the Emergency Department, Outpatient Surgery Services, Imaging and Lab (“Project”).

G. The Hospital has been opened and increased staff requires the expansion of the Hospital’s and Project’s parking needs (“Parking Expansion”).

H. On July 14, 2026, the Owner submitted to the Township an Application-Planned Unit Development (PUD) and a revised Preliminary Site Construction Plan (“Revised Site Plan”) in support of the Parking Expansion.

I. Additional parking is critical to the operation of the Hospital and adjacent buildings located on the Property. An additional 318 parking spaces are required, which would include related sidewalk improvements and a new storm sewer and underground detention system improvements as a minor amendment to the Site Plan.

J. [Insert Township Planning Commission date of recommendation and date of Township Board approval of Amendment and revised Site Plan.]

K. To facilitate the Parking Expansion, the Owner and the Township desire to amend the Agreement.

NOW, THEREFORE, in consideration of the foregoing and the remaining terms, conditions and covenants hereinafter set forth, the Township and the Owner agree as follows:

1. Paragraph 4.2.3 of the Agreement is deleted in its entirety and restated as follows:

Consistent with the Owner's experience developing large-scale hospital, clinical, and medical office facilities, parking for the Project and the existing medical buildings shall be provided at a ratio of one (1) space for each two hundred seventy-five square feet (275 SF) of eighty percent (80%) of gross building area, resulting in 952 required parking spaces. The Owner shall provide 1,109 parking spaces, consisting of 791 existing parking spaces retained from existing parking lots and 318 land-banked parking spaces. Development of the land-banked parking spaces shall be subject to Planning Commission approval. See Exhibit H - Updated Parking Plan Per PEA Group Drawings C-3.1 and C-3.2.

2. Exhibit H to the Agreement is deleted in its entirety and replaced with Exhibit H attached to this Amendment.

3. Binding Effect. The Agreement and this Amendment shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors, and assigns. The rights and obligations under this Agreement and this Amendment shall run with the Property and shall bind and inure to the benefit of any successors-in-interest of the Owner in the Property.

4. Governing Law. The Agreement and this Amendment shall be governed by and construed in accordance with the laws of the State of Michigan, without giving effect to principles of conflicts of law.

5. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall constitute an original, and all of which shall constitute one and the same agreement.

6. The terms of the Agreement, as hereby amended, shall run with the land and shall be recorded on title to the Property with the Livingston County Register of Deeds.

[Remainder of Page Intentionally Left Blank.]

This Amendment has been executed by a duly authorized representative of the Owner as of the date first set forth above.

TRINITY HEALTH-MICHIGAN, d/b/a
SAINT JOSEPH MERCY HEALTH
SYSTEM, formerly known as MERCY
HEALTH SERVICES,
a Michigan nonprofit corporation

By: _____
Printed Name: _____
Its: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of August, 2026, by _____, the _____ of TRINITY HEALTH-MICHIGAN, d/b/a SAINT JOSEPH MERCY HEALTH SYSTEM, formerly known as MERCY HEALTH SERVICES, a Michigan nonprofit corporation, on behalf of the corporation.

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

[Signatures Continued on the Following Page.]

APPROVED by the Township Board for Genoa Charter Township on the _____ day of _____, 2026, at a meeting duly called and held.

GENOA CHARTER TOWNSHIP,
a Michigan charter township

By: _____
Printed Name: _____
Its: Supervisor

By: _____
Printed Name: _____
Its: Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of August, 2026, by _____ and _____, the Supervisor and Clerk, respectively, of GENOA CHARTER TOWNSHIP, a Michigan charter township, on behalf of said Township.

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

Drafted by:

Richard A. Sundquist
Clark Hill PLC
500 Woodward Avenue, Suite 3500
Detroit, Michigan 48226
(313) 965-8227
rsundquist@clarkhill.com

When Recorded, Return to:

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Commencing at the Northeast Corner of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence S 89°38'11" W 1355.85 feet (recorded as N 87°59'50" W 1355.93 feet) along the North line of said Section 13 for a PLACE OF BEGINNING; thence S 02°11'38" E 763.41 feet (recorded as S 00°08'31" E 763.54 feet); thence N 87°56'59" E 6.62 feet (recorded as S 89°20'22" E 6.57 feet); thence S 02°09'04" E 1733.44 feet; thence S 86°51'52" W 7.47 feet (recorded as S 89°16'32" W 7.47 feet); thence S 03°08'08" E 92.85 feet (recorded as S 00°38'37" E 92.41 feet); thence S 89°29'10" W 38.78 feet (recorded as N 88°05'08" W 38.78 feet); thence S 03°08'08" E (recorded as S 00°30'54" E) 176.36 feet; thence N 69°43'30" W 1410.63 feet (recorded as N 67°17'30" W 1402.44 feet) along the Northerly Right-of-Way of Grand River Avenue; thence N 02°12'10" W 2268.75 feet along the North-South 1/4 line to the North 1/4 Corner of said Section 13; thence N 89°38'11" E 1341.07 feet (recorded as S 87°54'35" E 1341.18 feet) along the North line of said Section 13 to the Place of Beginning. Being a part of the Northeast 1/4 and the Southeast 1/4 of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Containing 77.74 acres of land, more or less. Being subject to easements and restrictions of record, if any.

EXHIBIT H
UPDATED PARKING PLAN PER PEA GROUP DRAWINGS C-3.1 AND C-3.2

See attached pages.

IMPACT ASSESSMENT
Trinity Health of Michigan
July 2, 2026

INTRODUCTION

The proposed development is additional parking for a 77.59-acre medical use site located north of Grand River Ave. Potential areas of concern are noted along with the proposed methods of addressing each item. The format conforms to the impact assessment requirements as outlined in section 18.07 of the published zoning ordinance for Genoa Township.

a. Name(s) and address(es) of person(s) responsible for preparation of the impact assessment.

Trinity Health of Michigan
7575 Grand River Ave Rd, Brighton, MI 48114
(810) 844-7575

PEA Group
7927 Nemco Way, Suite 115, Brighton, MI 48116
(517) 546-8583

Janet Evans | PLA
jevans@peagroup.com | (248) 509-7229

Tristan Larson | Civil, PE
tlarson@peagroup.com | (810) 819-7007

b. Map(s) and written description/analysis of the project site

The Trinity Health of Michigan site (Parcel ID: 4711-13-200-009) is in Section 13 of Livingston County, north on Grand River Road, west of South Hacker Road and east of the Genoa Business Park. It is a 77.59-acre site that currently has a medical facility and a senior living facility residing on it. These establishments are supported by surface parking as well as an access road that has shared connections shared with the Business Park. Please see attached documentation PEA Group Existing Conditions Plan – Overall (sheet C-1.0) for easement information and surrounding zoning.

c. Impact on natural features:

1. Slopes and Grade: The site presents steeper slopes in some areas between the proposed parking and the water body to the northeast. It is intended that this plan will minimize the amount of grading that will need to be done on-site. This grading will be performed on 4 acres of the site. Sidewalks being replaced will be ADA accessible. Refer to PEA Group Grading Plan (sheets C-4.0 and C-4.1).

2. Wetland and Soils: The site contains two creeks and two wetland/detention ponds north of the existing medical building. The proposed development is staying out of wetlands as delineated previously by SmithGroup. The proposed outlet will be over restricted from 0.15 cfs/acre to 0.10 cfs/acre in compliance with Livingston County Drain Commissioner due to flooding concerns.

3. Vegetation: There is minimal vegetation on the proposed site, as shown on the Existing Conditions Plan sheets. Most of this vegetation tends to be undergrowth and brush. Some of this vegetation will need to be removed to accommodate the proposed additional parking. It is the intent of this design to minimize vegetation removal, and the improvements will not be removing more than 25% of existing vegetation on site. Refer to PEA Group Demolition Plan (sheets C-2.0 and C-2.1) and PEA Group Landscape Plans.

d. Impact on stormwater management:

The existing stormwater drainage is contained within the site and drain to a regional pond/detention system. An existing wet pond with forebay is currently functioning as the stormwater mitigation system for the entirety of the site's drainage area. Existing on-site underground storm sewer will be utilized to continue to convey stormwater to the existing wet pond. Proposed underground storm sewer and an underground detention system will be added to support the additional parking areas and impervious cover. The improvements to the existing detention system are to enhance the overall quality of the stormwater system. Surface runoff during construction will be controlled by silt fences, inlet filters, and seed and mulch.

e. Impact on surrounding land used:

The proposed land banked parking is planned to benefit the community by providing more parking spaces at the medical center. Currently, there is not an adequate number of spaces and visitors are having to park across the street at 242 Community Church. The land banked parking will increase the safety of the community since visitors will not need to cross a busy road to get to the medical center. Site improvements include 318 parking spaces, relocation of sidewalks and ramps associated with land banked parking entrances, relocation of signs and light poles, and curb and gutter in newly paved areas. There will be no impact to the current noise level and air pollution at the site.

f. Impact on public facilities and services:

The proposed development will include demolition of sidewalk and curb, relocation of light poles and signs, grading, paving, and installation of storm sewer. There will be no impact to public schools. Police and fire protection will not be needed for the project.

g. Impact on public utilities:

Sanitary sewer and water utilities are reviewed by Marion, Howell, Ocoola, and Genoa (MHOG) Sewer and Water Utilities. The proposed development does not include any changes to the sanitary sewer or water utilities.

h. Storage and handling of any hazardous materials:

The proposed development will include demolition of sidewalk and curb, relocation of light poles and signs, grading, paving, and installation of storm sewer. There will be no hazardous materials needing storage or handling on the site as part of this project.

i. Impact on Traffic and Pedestrians:

The proposed development does not have a current traffic study as it will not have an impact on traffic or pedestrians. The proposed land banked parking will not affect any adjacent streets or rights-of-way. The proposed land banked parking will provide more parking spaces in the Trinity Health site, as there are not enough parking spaces currently and visitors are having to park elsewhere.

A traffic study was completed for the previous project (Trinity Health building) by Bergmann on March 24, 2022. The report covers all of the items listed below apart from the crash analysis as it was not requested by LCRC or MDOT. Please see attached Appendix I for the Traffic study's executive summary and full report.

Description of existing daily and peak hour traffic on adjacent street(s) and a description of any sight distance limitations along the right-of-way frontage of the site.

Forecasted trip generation of the proposed use for the a.m. and p.m. peak hour and average daily traffic generated.

For any project with a completion date beyond one year at the time of site plan approval, the analysis shall also include a scenario analyzing forecasted traffic at date of completion along the adjacent street

network using a forecast based either on historic annual percentage increases and/or on expected development in the area.

Projected traffic generated shall be distributed (inbound v. outbound, left turn v. right turn) onto the existing street network to project turning movements at site driveways and nearby intersections. Rationale for the distribution shall be provided.

Capacity analysis at the proposed driveway(s) using the procedures outlined in the most recent edition of the Highway Capacity Manual published by the Transportation Research Board. Capacity analyses shall be provided for all street intersections where the expected traffic will comprise at least five-percent (5%) of the existing intersection capacity.

Accident data for the previous three (3) years for roadway sections and intersections experiencing congestion or a relatively high accident rate, as determined by the township or staff from the Livingston County Road Commission or Michigan Department of Transportation.

Analysis of any mitigation measures warranted by the anticipated traffic impacts. Where appropriate, documentation shall be provided from the appropriate road agency regarding time schedule for improvements and methods of funding.

A map illustrating the location and design of proposed access, including any sight distance limitations, dimensions from adjacent driveways and intersections within 250 feet of the edge of the property frontage, and other data to demonstrate that the driveway(s) will provide safe and efficient traffic operation and be in accordance with Article 15.

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

All easements are shown on PEA Group Existing Conditions Plan – Overall (sheet C-1.0).

k. **A list of all sources shall be provided.**

PEA Group Survey and Plans

Refer to sources from previous project:

Traffic Study Appendix I

Preliminary Wetland Analysis Appendix II

Title Search Appendix III

PRELIMINARY SITE - CONSTRUCTION PLANS

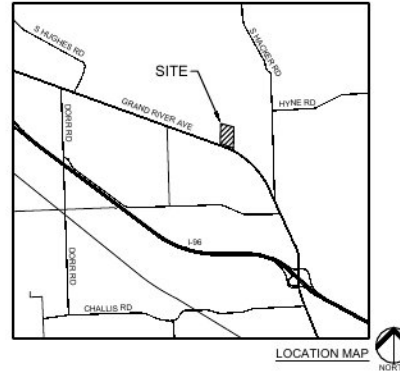
TRINITY HEALTH - PARKING EXPANSION

7575 GRAND RIVER AVE.
GENOA TWP, LIVINGSTON COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
7/14/2024		SITE PLAN SUBMITTAL
7/14/2024		LDCD DRAINAGE/SESC
7/14/2024		LDCD ENGINEERING REVIEW

Land Use Summary - Trinity Additional Parking		
Characteristic	Existing Conditions	Proposed Conditions
Total Development Area (AC)	4.18 acres	4.18 acres
Impervious Area (AC)	2.42 acres	2.33 acres
Total Pervious Area (AC)	1.76 acres	1.85 acres
Pervious Area Breakdown by cover type		
Meadow/wetland/natural areas (non-cultivated)	1.76 acres	1.76 acres
Predominant NCRS Soil Type (A, B, C, or D)	B	B
Improved areas (turf grass, landscape, row crops)	NA	0.09 acres
Predominant NCRS Soil Type (A, B, C, or D)	B	B
Wooded Areas	NA	NA
Predominant NCRS Soil Type (A, B, C, or D)	NA	NA
CPWC Volume Calculated	12,232 cf	12,232 cf
CPWC Volume Provided	12,232 cf	12,232 cf

The professional engineer who signs and seals this plan certifies that the values in the table reflect the LDCD stormwater calculations required for this development and that geotechnical investigations, when performed, have been reviewed and approved. The professional engineer who signs and seals this plan certifies that the values in the table reflect the LDCD stormwater calculations required for this development and that geotechnical investigations, when performed, have been reviewed and approved. The professional engineer who signs and seals this plan certifies that the values in the table reflect the LDCD stormwater calculations required for this development and that geotechnical investigations, when performed, have been reviewed and approved.



LEGAL DESCRIPTION (AS SURVEYED):	
PARCEL 1:	
BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 13, TOWNSHIP 36N, RANGE 18E, LIVINGSTON COUNTY, MICHIGAN; THENCE N 89D 34M 13S E 1347.8 FEET ALONG THE NORTH LINE OF SAID SECTION 13 ALSO PART OF THE SOUTH LINE OF "HARRINGTON FARMS" AS RECORDED IN LIVER 30 OF PLATS, PAGE 40-42, INCLUSIVE; LIVINGSTON COUNTY RECORDS; THENCE THE FOLLOWING THREE COURSES ALONG THE LINE ESTABLISHED BY CIRCUIT COURT CONSENT JUDGMENT DATED MARCH 23, 1987, FILE # 27-84-72582: (1) S 89D 34M 41S E 763.94 FEET ALONG THE WEST LINE OF "PERRILLE CREEK" AS RECORDED IN LIVER 37 OF PLATS, PAGE 30-36, INCLUSIVE; LIVINGSTON COUNTY RECORDS; AND THE SOUTHERLY EXTENSION THEREOF; (2) N 87D 38M 30S E 8.57 FEET; (3) S 89D 34M 33S E 1733.84 FEET; THENCE S 88D 33M 33S W 7.47 FEET; THENCE S 89D 34M 41S E 92.4 FEET; THENCE S 89D 34M 41S W 35.78 FEET; THENCE S 89D 34M 41S E 176.46 FEET; THENCE N 89D 34M 41S W 140.27 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER (UNPAVED WIDTH) AS DEFINED IN THE RELEASE OF RIGHT OF WAY RECORDED IN LIVER 153 OF RECORDS, PAGE 10; LIVINGSTON COUNTY RECORDS; THENCE N 89D 34M 41S W 2272.71 FEET ALONG THE NORTH - SOUTH 1/4 OF SAID SECTION 13 AND THEN EAST LINE OF "GENOA ONE CONDOMINIUM" REPLAY NO. 2 OF LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 275, MASTER DEED RECORDED IN LIVER 5005, PAGE 103, LIVINGSTON COUNTY RECORDS TO THE POINT OF BEGINNING, BEING PART A PART OF THE NORTHEAST 1/4 OF SAID SECTION 13 CONTAINING 77.58 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO ANY TERMS, CONDITIONS, OR RESTRICTIONS OF RECORD, IF ANY.	

INDEX OF DRAWINGS	
Sheet Number	Sheet Title
---	COVER
C-1.0	EXISTING CONDITIONS PLAN - OVERALL
C-1.1	EXISTING CONDITIONS PLAN - NORTH
C-1.2	EXISTING CONDITIONS PLAN - SOUTH
C-2.0	DEMOLITION PLAN - NORTH
C-2.1	DEMOLITION PLAN - SOUTH
C-3.0	DIMENSION & PAVING PLAN - OVERALL SITE
C-3.1	DIMENSION & PAVING PLAN - NORTH
C-3.2	DIMENSION & PAVING PLAN - SOUTH
C-4.0	GRADING PLAN - NORTH
C-4.1	GRADING PLAN - SOUTH
C-5.0	SESC PLAN - NORTH
C-5.1	SESC PLAN - SOUTH
C-6.0	UTILITY PLAN - NORTH
C-6.1	UTILITY PLAN - SOUTH
C-7.0	UTILITY PROFILES
C-7.1	UTILITY PROFILES
C-7.2	UTILITY PROFILES
C-8.0	DRAINAGE AREA PLAN
C-8.1	STORMWATER MANAGEMENT CALCULATIONS
C-9.0	UNDERGROUND STORMWATER DETAILS
C-9.1	UNDERGROUND STORMWATER DETAILS
C-9.2	WATER QUALITY UNIT DETAILS
C-10.0	CONSTRUCTION NOTES AND DETAILS
C-10.1	CONSTRUCTION NOTES AND DETAILS
C-10.2	CONSTRUCTION NOTES AND DETAILS
C-10.3	CONSTRUCTION NOTES AND DETAILS
L-1.0	OVERALL LANDSCAPE PLAN
L-1.1	LANDSCAPE PLAN NORTH
L-1.2	LANDSCAPE PLAN SOUTH
L-2.1	LANDSCAPE SPECIFICATIONS
L-2.2	LANDSCAPE SPECIFICATIONS
	PHOTOMETRIC PLAN
	PHOTOMETRIC DETAILS

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
TRINITY HEALTH OF MICHIGAN 7575 GRAND RIVER AVE. BRIGHTON, MI 48114 CONTACT: TIFFANY SPANO EMAIL: TIFFANY.SPANO@TRINITY-HEALTH.ORG	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: TRISTAN LARSON, PE PHONE: 844.813.2949 EMAIL: TLARSON@PEAGROUP.COM

LANDSCAPE ARCHITECT

PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JANET EVANS, PLA
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

PEA
GROUP



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	7/14/2024

NOT FOR CONSTRUCTION

LEGAL DESCRIPTION (AS SURVEYED)

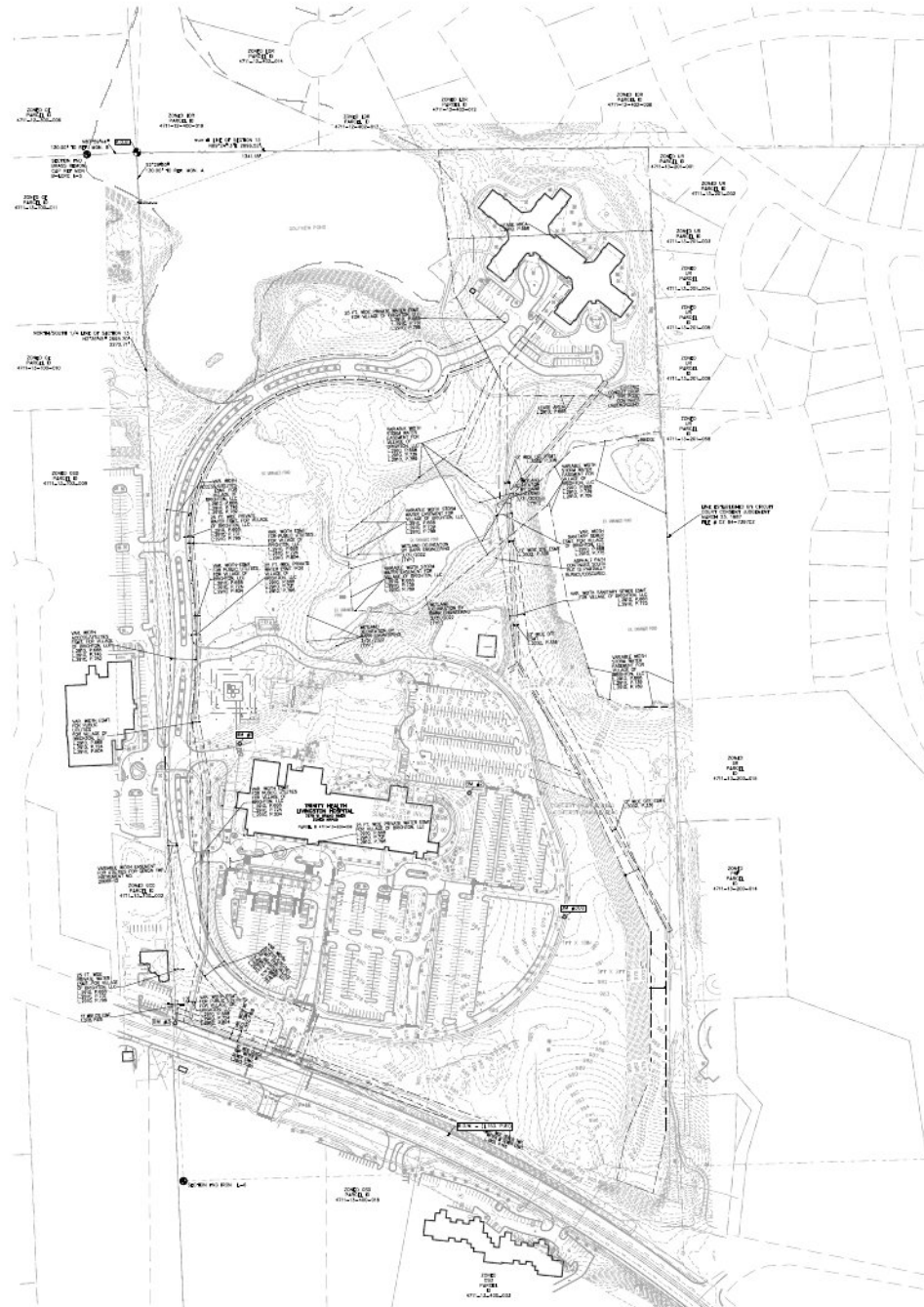
TABLE 1.

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 13, T20N, R06E, TOWNSHIP OF GEORGIA, LINCOLN COUNTY, MICHIGAN; THENCE N 88D 34M 13S E 1241.8 FEET ALONG THE NORTH LINE OF SAID SECTION 13 ALSO PART OF THE SOUTH LINE OF HUNTERSTON FARM#1 AS RECORDED IN LITER 30 OF PLATS, PAGE 49-52, INCLUDING LINCOLN COUNTY RECORDS; THENCE THE FOLLOWING THREE COURSES ALONG THE LINE ESTABLISHED BY CIRCUIT COURT CONSENT AGREEMENT DATED MARCH 25, 1987, FILE # OF 84-720000 (1) S 00D 54M 41S E 763.54 FEET ALONG THE WEST LINE OF "PIERCE CREEK" AS RECORDED IN LITER 37 OF PLATS, PAGE 30-35, INCLUDING LINCOLN COUNTY RECORDS; AND THE SOUTHWESTLY EXTENSION THEREOF; (2) N 87D 34M 40S E 8.37 FEET; (3) S 02 D 02 M 37S E 1733.84 FEET; THENCE S 28 D 35 M 32S W 7.47 FEET; THENCE S 03D 18 M 48S E 92.4 FEET; THENCE S 88D 13M 45S W 35.18 FEET; THENCE S 55M 12D 58S E 154.43 FEET; THENCE N 88D 58M 42S W 1402.31 FEET ALONG THE NORTHERLY FRONT - OF-WAY LINE OF GRAND RIVER (VARIABLE WIDTH) AS SHOWN IN THE RELEASE OF RIGHT OF WAY RECORDED IN LITER 153 OF PLATS, PAGE 91 LINCOLN COUNTY RECORDS; THENCE N 03D 35M 45S W 2272.71 FEET ALONG THE NORTH - SOUTH 1/2 OF SAID SECTION 13 AND THEN EAST LINE OF "GEORGIA ONE CONDOMINIUM" REPLAT NO. 2 OF LINCOLN COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 275, MASTER DEED RECORDED IN LITER 5002, PAGE 803 LINCOLN COUNTY RECORDS TO THE POINT OF BEGINNING, BEING PART A PART OF THE NORTHEAST 1/4 OF SAID SECTION 13 CONTAINING 27.58 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO ANY TERMS, CONDITIONS OR RESTRICTIONS OF RECORD, IF ANY.

SOIL INVESTIGATION

PER THE US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOILS MAP FOR LINCOLN COUNTY, SITE SOILS CONSIST OF:

WM - WASHNETAW SILT LOAM
 BWA - BUTTE-CHATEAU LOAMY SANDS, 3-2% SLOPES
 PWB - FOX-BOWEN COMPLEX, 3-8% SLOPES
 PWA - FOX-BOWEN COMPLEX, 8-12% SLOPES
 PVE - FOX-BOWEN COMPLEX, 12-18% SLOPES
 PVE - FOX-BOWEN COMPLEX, 18-25% SLOPES



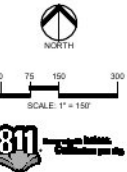
LEGEND:

- EX. OH. ELEC. POLE & DWP WIRE
- EX. U.S. CABLE TV & FIBER OPT.
- EX. U.S. COMMUNICATIONS WIRE, FIBER OPT. & MANHOLE
- EX. U.S. ELEC. MANHOLE, METER & VEHICLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & REGULATOR VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SAUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BODINE CATCH BASIN
- EX. YARD DRAIN, U.S. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MANHOLE, BELL LIGHTPOLE & GUARD POST
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREES & SHRUB
- EX. TREE TAG & TREELINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. RETIARD
- IRON FOUND. SET
- NAIL FOUND. NAIL & CAP SET
- BRASS PILE SET
- MONUMENT FOUND. SET
- SECTION CORNER FOUND
- RECORDED / UNRECORDED / CALCULATED
- GLOBAL NAVIGATION SATELLITE SYSTEM

BENCHMARKS:

- BM #1
ELEV. - 162.07
IN DESCRIPTION, TOP OF ARROW ON HYDRANT
- BM #2
ELEV. - 167.83
IN DESCRIPTION, TOP OF ARROW ON HYDRANT
- BM #3
ELEV. - 167.45
IN DESCRIPTION, TOP OF ARROW ON HYDRANT

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CAUTION:
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TRINITY HEALTH OF MICHIGAN
 7515 GRAND RIVER AVE
 GRAND RIVER, MI 49431

PROJECT TITLE
TRINITY HOSPITAL - PARKING
 7515 GRAND RIVER AVE
 GRAND RIVER, LINCOLN COUNTY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
 July 14, 2026

DRAWING TITLE
EXISTING CONDITIONS PLAN - OVERALL

PEA JOB NO. 26-0684
 P.M. TL
 D.N. JMR
 DES. JMR
 DRAWING NUMBER:

C-1.0

NOT FOR CONSTRUCTION

Topographic map showing a proposed road layout for a residential development. The map includes existing topography, proposed roads, parking lots, and building footprints. Key features include a large parking lot on the left, a proposed road running vertically through the center, and a curved road on the right. Elevation points are marked throughout the site.

LEGEND:

	EX, CH, ELEC, POLE & C/W WYE
	EX, UZ, CABLE TIE & PULLFAST
	EX, UZ, COMBINATION TIE, PULLFAST, & MANHOLE
	EX, UZ, COMBINATION TIE, PULLFAST & MANHOLE
	EX, GAS LINE
	EX, GAS VALVE & GAS LINE W/INVERT
	EX, TRANSFORMER & POLE/TIE W/INVERT
	EX, WATER MAIN
	EX, HYDRANT - GATE VALVE & POLE/TIE INDICATOR VALVE
	EX, WATER VALVE & GATE SHUTOFF
	EX, SANITARY SEWER
	EX, MANHOLE - CLEANOUT & INVERT
	EX, CONNECTED SEWER MANHOLE
	EX, STORM SEWER
	EX, CLEANOUT & MANHOLE
	EX, SQUARE, ROUND & REEFING CATCH BASIN
	EX, TARD DRAIN, UZ, RIGID DRAIN & CONDUIT
	EX, MANHOLE, STREET LIGHT
	EX, MANHOLE, RING, LIGHT POLE & STAND POLE
	EX, TRENCH
	EX, GUARDRAIL
	EX, CIRC, TREE, CONIFEROUS TREE & SHURB
	EX, TREE, TALL & TREE LINE
	EX, TPO ELEVATION
	EX, CONTOUR
	EX, WETLAND
	EX, FENCE
	EX, FOUND TIE & CAP SET
	BRASS PUG SET
	MONUMENT PUG SET
	CONCRETE CORNER FOUND
	GEOTECHNICAL (W/BRASS) GULLY CATCHER
	GEOTECH. MANHOLE SETTING SYSTEM

LOCATIONS AND FUNCTIONS OF EXISTING AND PROPOSED STAFF AND WORK ON THE PROJECTS ARE SET FORTH HEREIN. MANAGEMENT OF THE PROJECTS WILL BE PLACED AT THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR MAINTAINING THE EXISTING UTILITY LOCATIONS AND ELEVATIONS TO THE DEPTH OF CONSTRUCTION.

C-1.2

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:
 TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY SMITH GROUP.
 PCA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

NOT FOR CONSTRUCTION.

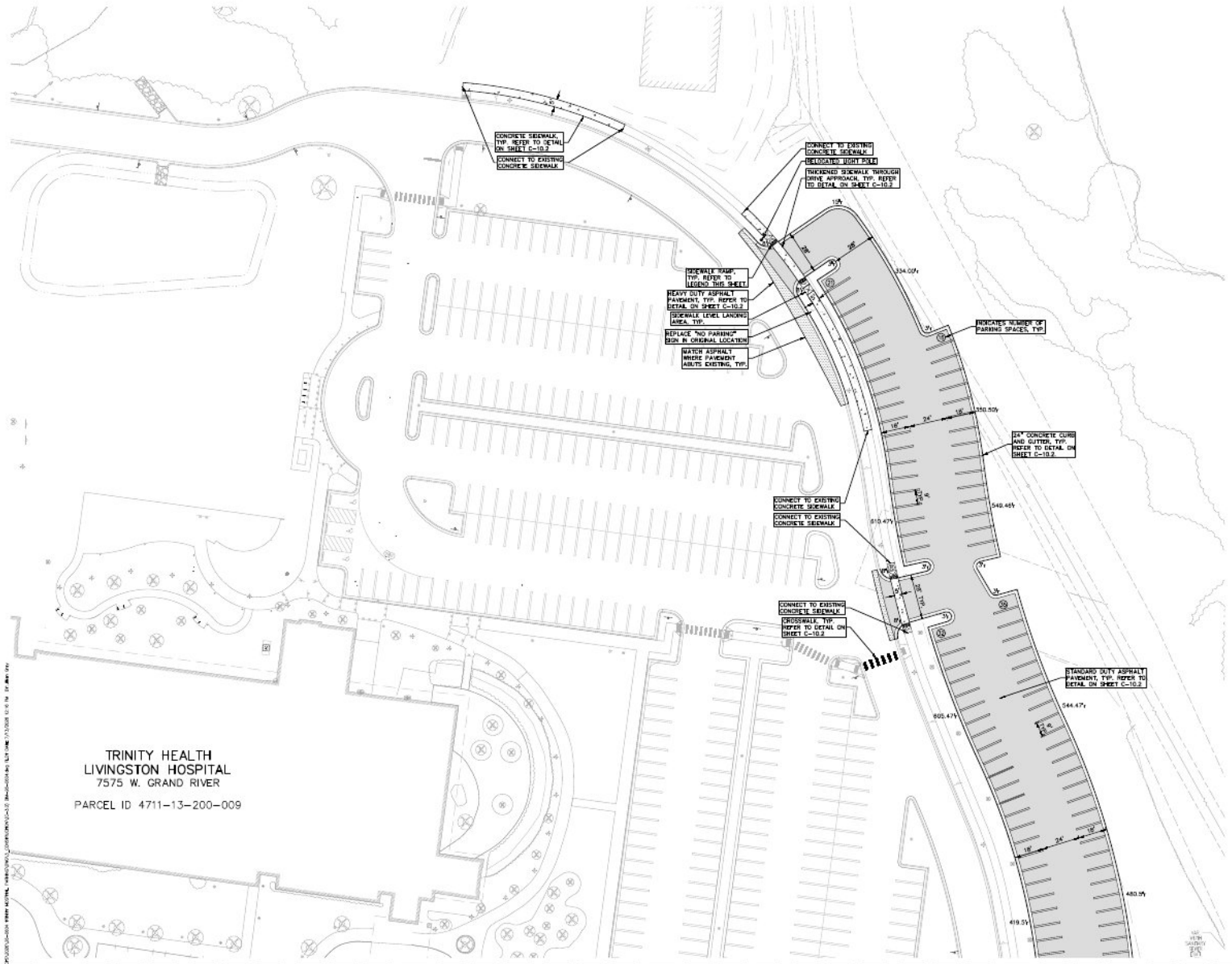
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LIMITS OF DISTURBANCE

CAUTION!
LOCATIONS AND ELEVATIONS OF EXISTING CONDITIONS AND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. CONSTRUCTION SETTERS ARE RESPONSIBLE FOR CHECKING ALL THE CONDITIONS AND UTILITIES ON-SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THEREOF. CONSTRUCTION SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES TO BE REMOVED OR CONSTRUCTED.

C-2.1

C-2.1



TRINITY HEALTH
LIVINGSTON HOSPITAL
7575 W. GRAND RIVER
PARCEL ID 4711-13-200-009

LEGEND:

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL
	WETLAND
	CONCRETE CURB AND GUTTER
	REVERSE GUTTER PAN
	SETBACK LINE
	SIGN LOCATION
	FENCE
	GROUND RAIL

SIGN LEGEND:

	NO PARKING FIRE LANE SIGN
	STOP SIGN
	CROSSWALK SIGN

REFER TO DETAIL SHEET FOR SIGN DETAILS

- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 2. NO PARKING FIRE LANE SIGNS SHALL BE POSTED ALONG ALL FIRE LINES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
 4. REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS.

SIDEWALK RAMP LEGEND:

	SIDEWALK RAMP TYPE B
	CURB DROP ONLY

REFER TO ADJUST STANDARD RAMP AND DETECTABLE WARNING DETAILS

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811

SCALE: 1" = 30'

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7575 GRAND RIVER AVE
ANN ARBOR, MI 48106

PROJECT TITLE
TRINITY HOSPITAL - PARKING
7575 GRAND RIVER AVE
ANN ARBOR, MI 48106

REVISIONS

ORIGINAL ISSUE DATE:
July 14, 2026

DRAWING TITLE
DIMENSION & PAVING PLAN - NORTH

PEA JOB NO.	28-0864
P.M.	TL
D.N.	JMR
D.S.	JMR

DRAWING NUMBER:

SEE SHEET C-3.2 FOR CONTINUATION

NOT FOR CONSTRUCTION **C-3.1**

[illegible]

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF FACE OF SIDEWALK OR OUTSIDE FACE OF BUILDING. PROPERTY LINE, CENTER OF CURB/CLASHED BASKIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG ALL FIRE LANKS AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
4. REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS

SIDEWALK RAMP LEGEND:

CURB RAMP TYPE "R" 

SEWER DROP ONLY 

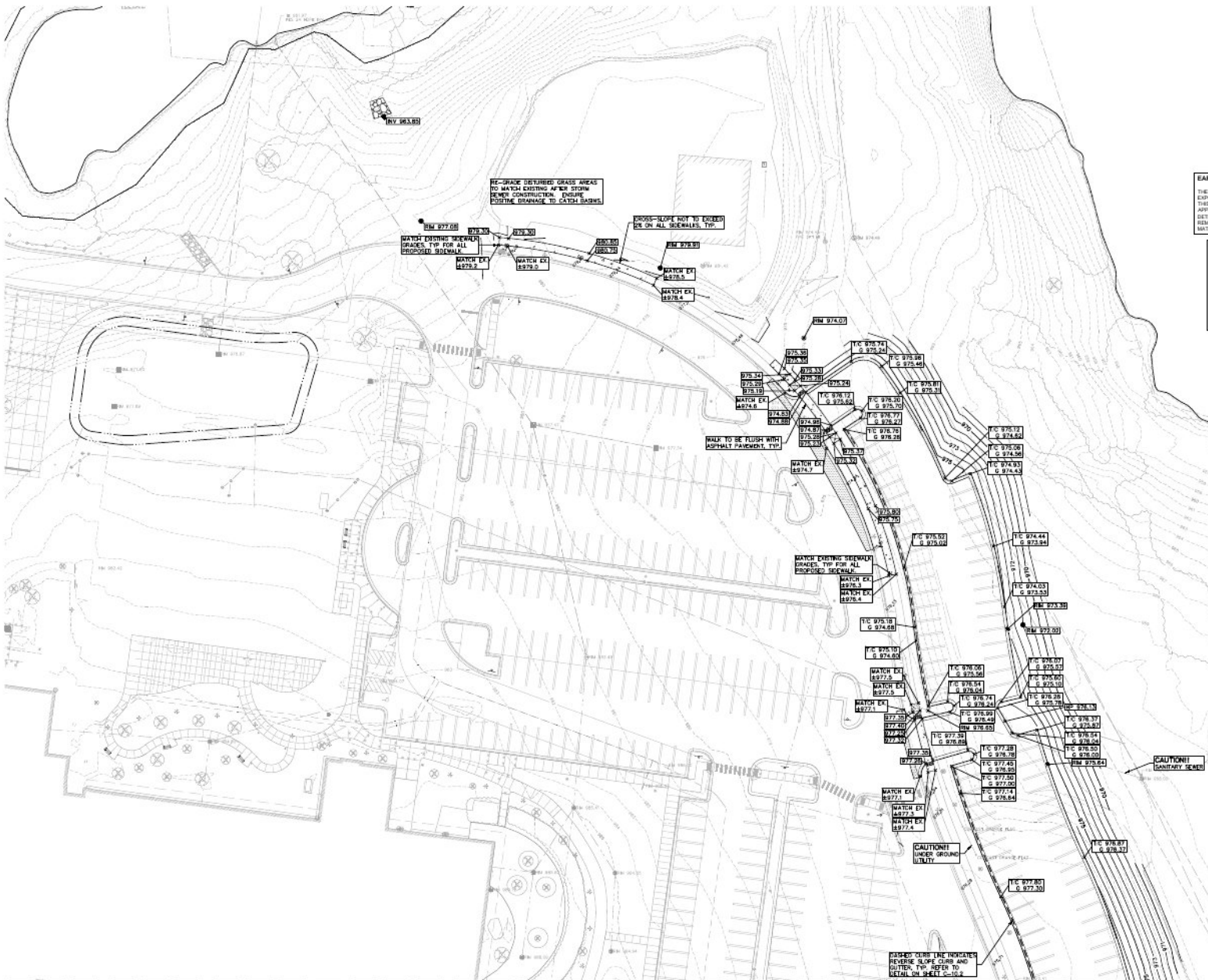
REFER TO MOST STANDARD RAMP AND DETECTABLE WARNING DETAILS

CAUTION!
The locations and functions of the touchpads change and will be different on the next generation of the product. Please refer to the complete English or Japanese version of the instruction manual for detailed information on the touchpads. Please refer to the touchpad icon on the touchpads for the touchpads.

PROJECT TITLE
**TRINITY
HOSPITAL -
PARKING**
575 GRAND RIVER AVE
BLOOM TWP, LIVINGSTON COUNTY, MICHIGAN

PEA JOB NO.	26-0604
M.	TL
N.	JMR
ES.	JMR
DRAWING NUMBER:	

NOT FOR CONSTRUCTION C-3.2



GRADING LEGEND:

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION, TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED INDOOR LINE
- PROPOSED SLOPE/SECTION

ABBREVIATIONS:

- T.C. = TOP OF CURB
- T.P. = TOP OF PAVEMENT
- T.S. = TOP OF SIDEWALK
- T.W. = TOP OF WALL
- B.W. = BOTTOM OF WALL
- F. = FINISH/PAVEMENT
- G. = GUTTER GRADE
- P.F. = FINISH FLOOR
- F.G. = FINISH GRADE
- R.B. = RISE ELEVATION

REFER TO GRADING NOTES ON SHEET C-4.0.

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL HAVE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

BENCHMARKS:

- BM #1 ELEV. - 162.07 (W. DESCRIPTION - TOP OF ARROW ON HYDRANT)
- BM #2 ELEV. - 167.03 (W. DESCRIPTION - TOP OF ARROW ON HYDRANT)
- BM #3 ELEV. - 167.48 (W. DESCRIPTION - TOP OF ARROW ON HYDRANT)



811

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GRAND RIVER, MI 49431

PROJECT TITLE
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GRAND RIVER, MI 49431

REVISIONS

ORIGINAL ISSUE DATE:
July 14, 2026
DRAWING TITLE
GRADING PLAN - NORTH

PEA JOB NO.	26-0694
P.M.	TL
D.N.	JMR
DES.	JMR
DRAWING NUMBER:	C-4.0

NOT FOR CONSTRUCTION

EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
TYPICALLY TOP OF PAVEMENT
IN PAVED AREAS, GUTTER GRADE
IN CURB LINES

EXISTING CONTOUR
PROPOSED CONTOUR

PROPOSED REVERSE GUTTER PAN
PROPOSED RIDGE LINE
PROPOSED SIGNAL/ISOLCH

ABBREVIATIONS

TIP = TOP OF CURB	F = FLUSH/WALK
TIP = TOP OF PAVEMENT	G = GUTTER GRADE
TIP = TOP OF SIDEWALK	FG = FINISH GRADE
W = TOP OF WALL	FW = FINISH GRADE
BW = BOTTOM OF WALL	RAW = RAW ELEVATION

REFER TO GRADING NOTES ON SHEET C-10.0.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

BM #1
ELEV. - 982.97
BM DESCRIPTION ... TOP OF ARROW ON HYDRANT

BM #2
ELEV. - 987.83
BM DESCRIPTION ... TOP OF ARROW ON HYDRANT

BM #3
ELEV. - 977.49
BM DESCRIPTION ... TOP OF ARROW ON HYDRANT



AUTION!

TRINITY HEALTH
OF MICHIGAN
575 GRAND RIVER AVE
PO BOX 10000, SA 48104

PROJECT TITLE
**TRINITY
HOSPITAL -
PARKING**
575 GRAND RIVER AVE
BLOOM TWP, LIVINGSTON COUNTY, MICHIGAN

REVISIONS

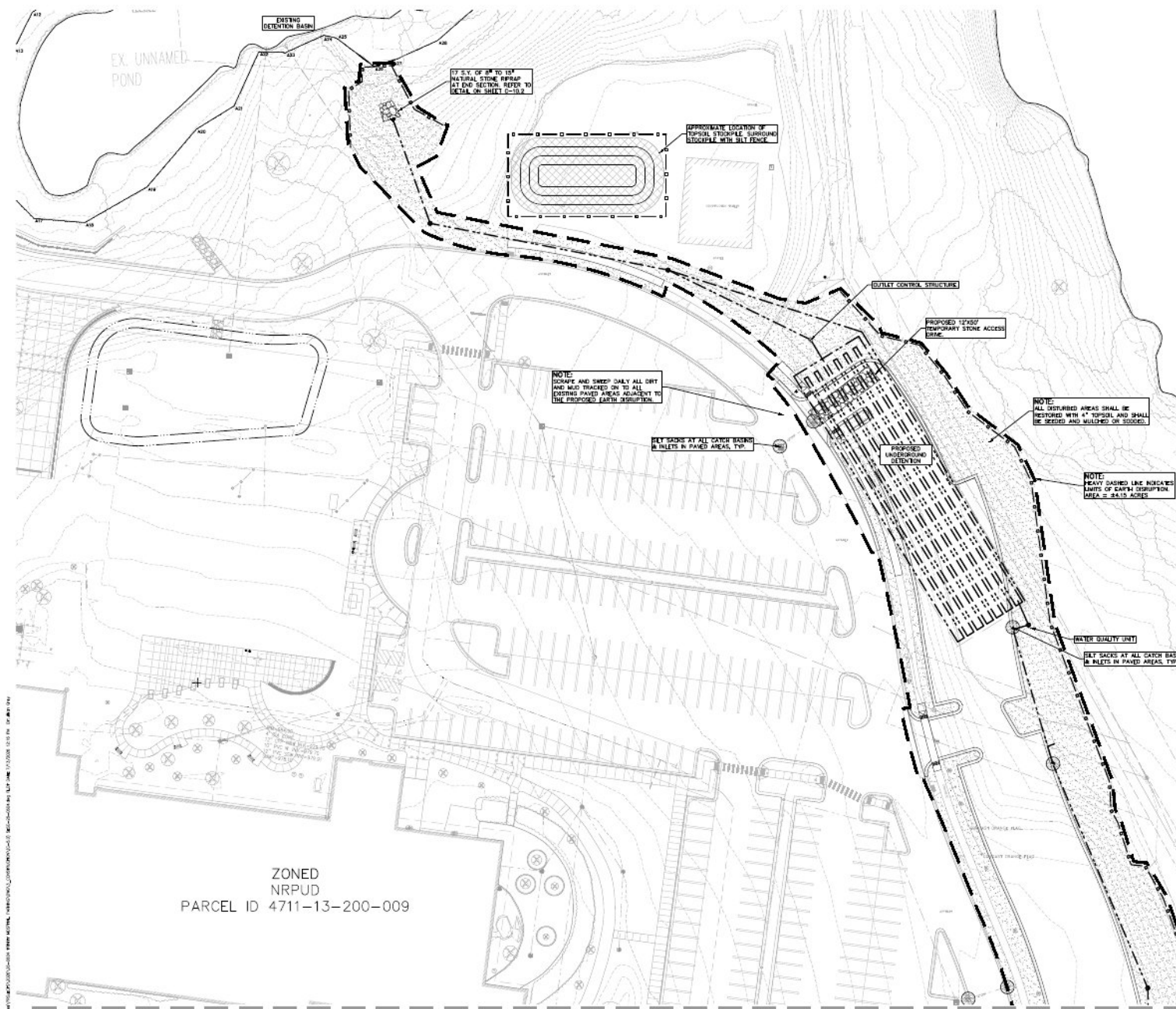
ORIGINAL ISSUE DATE:
July 14, 2026

DRAWING TITLE
**GRADING PLAN -
SOUTH**

FEA JOB NO.	26-0804
M.	TL
N.	JMR
ES.	JMR
DRAWING NUMBER:	

C-4.1

NOT FOR CONSTRUCTION



SYMBOLS: EROSION CONTROL:

- SALT FENCE
- INLET FILTER
- TEMPORARY STONE ACCESS DRIVE
- EROSION CONTROL BLANKET
- ROADP
- TOPSOIL SEED AND MULCH BLANKET

REFER TO LOCAL SOIL EROSION AND SEDIMENTATION CONTROL DETAILS INCLUDED ON THE DETAIL SHEETS

EROSION CONTROL STANDARDS:

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE JURISDICTIONAL AGENCY UNDER PART 81 OF ACT 451 OF 1994, AS AMENDED.
2. DAILY INSPECTIONS SHALL BE MADE BY CONTRACTOR WHILE WORKING TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY. ALL SOIL EROSION CONTROL PROVISIONS SHALL BE PROPERLY MAINTAINED DURING CONSTRUCTION.
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
4. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGE AREAS HAVE BEEN COMPLETED.
5. STAGING THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH.
6. SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERMEABLE BARRIER AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
7. DUST SHALL BE CONTROLLED BY WATERING OR BY OTHER APPROVED MEANS THROUGHOUT ALL CONSTRUCTION OPERATIONS.
8. PERMANENT SOIL EROSION CONTROL MEASURES FOR SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHEN SIGNIFICANT EARTH CHANGE ACTIVITY OCCURS, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 5 CALENDAR DAYS. TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
9. THE CONTRACTOR SHALL PRESERVE NATURAL VEGETATION AS MUCH AS POSSIBLE.
10. ANY WORK OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL REQUIRE A SEPARATE GRADING PERMIT.
11. FOLLOWING THE PLACEMENT OF 4" OF TOPSOIL AND SEED, STRAW MULCH BLANKET IS TO BE INSTALLED PERPENDICULAR ALONG THE PROPOSED SLOPES 1:4 OR STEEPER FROM TOP OF SLOPE TO THE OF SLOPE, INCLUDING OTTH BOTOOMS, AND IT MUST BE PEGGED IN PLACE.
12. ALL HIGHWAY TRACED OVER EXISTING COUNTY/CTY ROADS FROM THIS SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
13. THE INFILTRATION/SEDIMENTATION/DETENTION PONDS SHALL BE EXCAVATED, TOP SOIL, SEEDS, MULCHES, FENCED AND RINGED WITH SALT FENCE PRIOR TO THE START OF MAJOR EARTH DISRUPTION.
14. TEMPORARY STABILIZATION OF THE ENTIRE SITE SHALL BE COMPLETED AND APPROVAL OBTAINED FROM THE LANSING COUNTY GRASS COMMISSIONERS OFFICE PRIOR TO THE ISSUANCE OF INDIVIDUAL BUILDING PERMITS.
15. PERMANENT STABILIZATION WILL REQUIRE GRASS SEED APPLIED AT 210 LBS./AC. FERTILIZER APPLIED AT 150 LBS./AC. AND STRAW MULCH 1" DEPTH, 1.5 TO 2 TONS/AC. NOTE ALL MULCH MUST HAVE TE DOWNS, SUCH AS TACKIFIER, NET BONDING ETC.

SOIL EROSION SCHEDULE AND SEQUENCE OF CONSTRUCTION:

1. PLACE SALT FENCE AND SEDIMENT TRAPS AS INDICATED ON PLANS. NOTE THAT ALL SALT FENCE SHALL BE 36" HIGH, NO EXCEPTIONS (SEPT 2026)
2. INSTALL MULCH MAT AT SITE ENTRANCE (SEPT 2026)
3. REMOVE ALL TOPSOIL, ORGANIC MATTER, AND DEBRIS/STRAW MATERIALS FROM AREAS TO BE GRADED. TOPSOIL MAY BE STORED ON SITE AREAS INDICATED, AND USED FOR FUTURE PLANTING AND FILL AREAS IN GREENSPACE. TOPSOIL STORED OFF-SITE AT OWNERS REQUEST, STOCKPILE AREAS SHALL BE SEEDS AND MULCHES OF WATERED WITH STRAW AND PROVIDED WITH A PERIMETER OF SALT FENCE IMMEDIATELY FOLLOWING THE STRIPPING PROCESS (SEPT 2026)
4. ROUGH GRADE SITE TO WITHIN 0.5' OF FINAL GRADE PRIOR TO BEGINNING UTILITY CONSTRUCTION (SEPT 2026)
5. INSTALL STORM WATER MANAGEMENT SYSTEM AND STORM SEWERS (OCTOBER 2026)
6. GRADE ROADS TO PAVEMENT SUBGRADE ELEVATION (OCTOBER 2026)
7. PLACE ROAD PAVING (OCTOBER 2026)
8. REDISTRIBUTE TOPSOIL. SITE SHALL BE GRADED ACCORDING TO GRADING PLAN. FINAL GRADERS WILL BE SET AT THE TWO SITE PLANS ARE AVAILABLE FOR EACH APARTMENT BUILDING (OCTOBER 2026)
9. ESTABLISH VEGETATION AND/OR LANDSCAPE ANY REMAINING DISTURBED AREAS (OCTOBER 2026)
10. CLEAN PAVEMENT AND STORM SEWERS
11. REMOVE ALL SEDIMENT FROM WATER QUALITY UNIT AND UNDERGROUND DETENTION SYSTEM (NOV 2026)
12. REMOVE ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS (UPON SITE COMPLETION)

EROSION CONTROL QUANTITIES:

SALT FENCE	4310 LF
INLET FILTER	18 EA
TEMPORARY CONSTRUCTION ACCESS DRIVE	1 EA
TOPSOIL, SEED, MULCH BLANKET	7085 SY
NEW RAS, PLAIN	17 SY

ZONED
NRPU
PARCEL ID 4711-13-200-009

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811
SCALE: 1" = 30'
NORTH

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7175 GRAND AVENUE
ANN ARBOR MI 48106

PROJECT TITLE
TRINITY HOSPITAL - PARKING
7175 GRAND AVENUE
ANN ARBOR MI 48106

REVISIONS

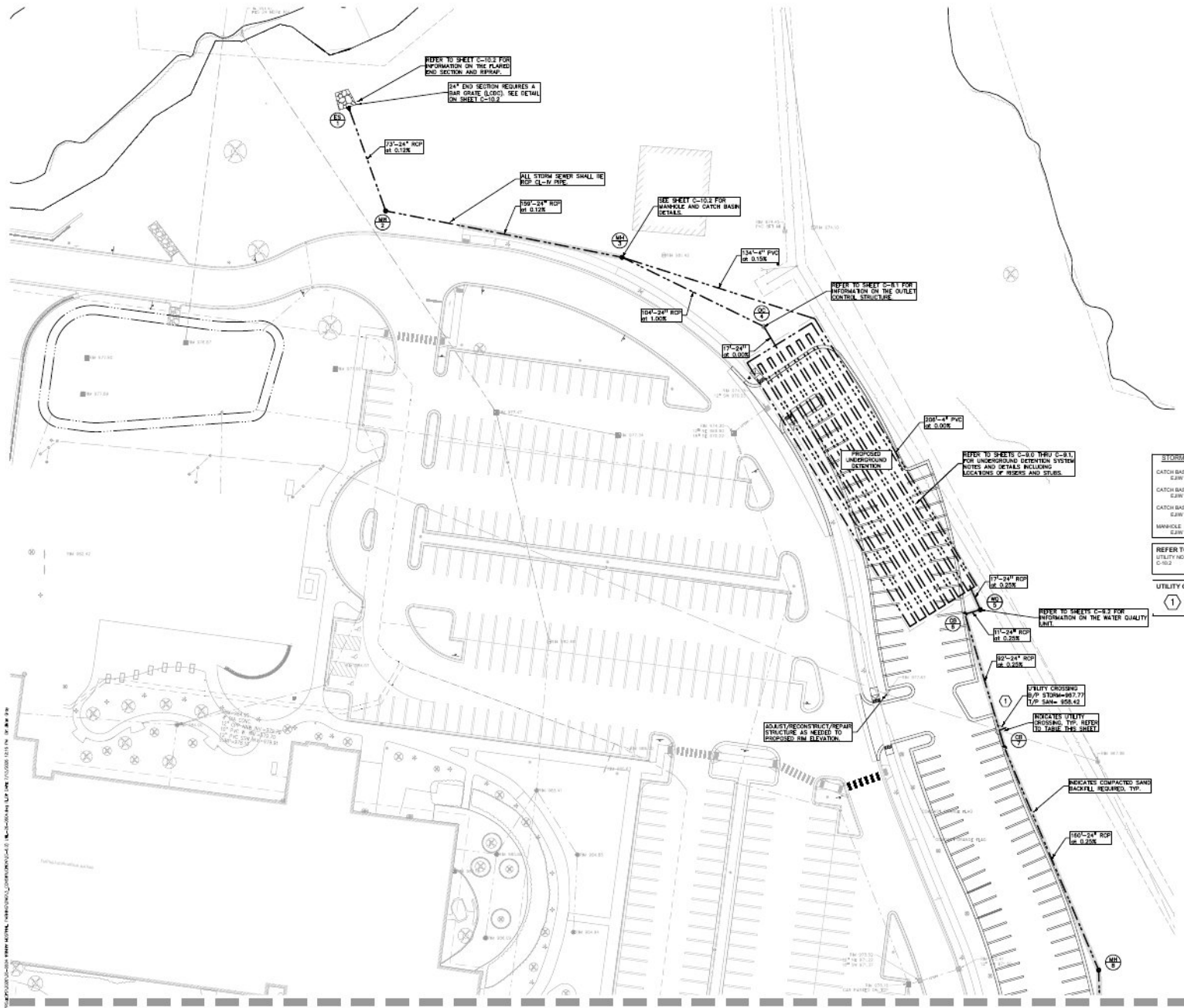
NO.	DESCRIPTION	DATE

ORIGINAL ISSUE DATE:
July 14, 2026
DRAWING TITLE
SESC PLAN - NORTH

PEA JOB NO. 26-0604

P.M.	TL
D.N.	JMR
D.S.	JMR

DRAWING NUMBER:



UTILITY LEGEND:

—●—●—	EX. ON ELEC. POLE & 8" W/TE
—●—●—	EX. U.S. CABLE TV & FIBER
—●—●—	EX. U.S. COMMUNICATION LINE, FIBER, & MANHOLE
—●—●—	EX. U.S. ILL. MANHOLE, WATER & MANHOLE
—●—●—	EX. GAS VALVE & GAS LINE MARKER
—●—●—	EX. GAS VALVE & GAS LINE MARKER
—●—●—	EX. TRANSFORMER & BREAKER VALVE
—●—●—	EX. WATER MAIN
—●—●—	EX. HYDRA. GATE VALVE & POST INDICATOR VALVE
—●—●—	EX. WATER VALVE BOX & SHUTOFF
—●—●—	EX. SANITARY SEWER
—●—●—	EX. SANITARY CLEANOUT & MANHOLE
—●—●—	EX. CORNERED SEWER MANHOLE
—●—●—	EX. STORM SEWER
—●—●—	EX. CLEANOUT & MANHOLE
—●—●—	EX. SQUARE, ROUND, & SIDE-WIDE CATCH BASIN
—●—●—	EX. YARD DRAIN & ROOF DRAIN
—●—●—	EX. UNIDENTIFIED STRUCTURE
—●—●—	PROPOSED WATER MAIN
—●—●—	PROPOSED HYDRA. GATE VALVE
—●—●—	PROPOSED TAPPING BOX, VALVE & WELL
—●—●—	PROPOSED POST INDICATOR VALVE
—●—●—	PROPOSED SANITARY SEWER
—●—●—	PROPOSED SANITARY CLEANOUT & MANHOLE
—●—●—	PROPOSED STORM SEWER
—●—●—	PROPOSED STORM SEWER CLEANOUT & MANHOLE
—●—●—	PROPOSED CATCH BASIN, INLET & YARD DRAIN

STORM SEWER QUANTITIES:

4" PVC SD 26	346 LF
12" RCP CL-IV PIPE	303 LF
15" RCP CL-IV PIPE	328 LF
24" RCP CL-IV PIPE	88 LF
24" PLUMED END SECTION	1 EA
4" DIA. CATCH BASIN	1 EA
4" DIA. MANHOLE	4 EA
4" DIA. OUTLET CONTROL STRUCTURE	1 EA
4" DIA. WATER QUALITY UNIT	1 EA

NOTE:
CONTRACTOR TO VERIFY ALL QUANTITIES. ANY DEVIATIONS TO THE PLANT QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF PEA GROUP FOR VERIFICATION PRIOR TO CONSTRUCTION.

PREMIUM TRENCH BACKFILL NOTE:
ALL UTILITIES UNDER PAYMENT OR WITHIN 5' OF THE EDGE OF PAVEMENT OR WITHIN THE 45' LINE OF INFLUENCE OF PAVEMENT SHALL HAVE M.D.T. CLASS 1 GRANULAR BACKFILL COMPACTED TO MIN. MAX. DRY DENSITY (ASTM D-1557).

STORM SEWER & DRAINAGE STRUCTURES

CATCH BASIN/INLET IN CURB C.B.W. #100-T1-01
CATCH BASIN/INLET IN PAVED AREA C.B.W. #100-SH
CATCH BASIN/INLET IN GRASS AREAS C.B.W. #100 WITH BEEHIVE 4" GRATE
MANHOLE C.B.W. #104 WITH VENTED COVER

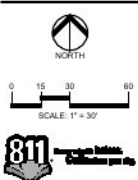
REFER TO:
UTILITY NOTES AND DETAILS ON SHEET C-10.3 AND C-10.2

UTILITY CROSSING INFORMATION:
1 BOTTOM OF STORM = 867.77
TOP OF SANITARY = 868.42

STORM STRUCTURES

ES 1	24" x 863.85
WH 2	(4' DIA./2' SAMP) RM = 877.08 24" E 863.84 24" W 863.84
WH 3	(4' DIA./2' SAMP) RM = 878.91 24" SE 864.13 4" E 864.13 24" W 864.13
OC 4	(4' DIA./2' SAMP) RM = 874.07 24" SE 865.17 24" NW 865.17
WSU 5	(4' DIA./2' SAMP) RM = 871.89 24" W 868.24 24" NW 868.24
CB 6	(4' DIA./2' SAMP) RM = 873.45 24" S 867.27 24" E 868.57
CB 7	(4' DIA./2' SAMP) RM = 875.84 24" SE 867.80 24" W 867.80
WH 8	(4' DIA./2' SAMP) RM = 876.11 24" S 868.70 24" NW 868.20
CB 9	(4' DIA./2' SAMP) RM = 876.16 15" W 873.35 15" W 872.85 24" N 870.25
WH 10	(4' DIA./2' SAMP) RM = 868.02 15" W 873.08 15" NE 872.08
CB 11	(4' DIA./2' SAMP) RM = 874.16 12" NW 874.16 15" NE 873.96
CB 12	(4' DIA./2' SAMP) RM = 863.80 12" W 874.24 12" SE 874.24
CB 13	(4' DIA./2' SAMP) RM = 876.38 12" E 874.87
CB 14	(4' DIA./2' SAMP) RM = 876.63 12" W 872.40 15" E 873.30
CB 15	(4' DIA./2' SAMP) RM = 865.24 12" E 873.80

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1.844.813.2949
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CLIENT
TRINITY HEALTH OF MICHIGAN
7515 GRAND RIVER AVE
GRAND RIVER, MI 49431

PROJECT TITLE
TRINITY HOSPITAL - PARKING
7515 GRAND RIVER AVE
GRAND RIVER, MI 49431

REVISIONS

1		
2		
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ORIGINAL ISSUE DATE:
July 14, 2028

DRAWING TITLE
UTILITY PLAN - NORTH

PEA JOB NO. 28-0884

P.M.	TL
D.N.	JMR
D.S.	JMR

DRAWING NUMBER:

SEE SHEET C-6.1 FOR CONTINUATION

NOT FOR CONSTRUCTION **C-6.0**

Site plan of a parking lot with various annotations and callouts. The plan shows a large parking area with several rows of parking spaces. A curved driveway or access road runs along the right side of the lot. Various callouts and notes are present:

- Top right: "100'-12" ROP" and "100'-12" ROP" with a note "OR 0.50%".
- Right side: "100'-12" ROP" and "100'-12" ROP" with a note "OR 0.50%".
- Bottom right: "100'-12" ROP" and "100'-12" ROP" with a note "OR 0.50%".
- Bottom center: "100'-12" ROP" and "100'-12" ROP" with a note "OR 0.50%".
- Bottom left: "100'-12" ROP" and "100'-12" ROP" with a note "OR 0.50%".
- Left side: "100'-12" ROP" and "100'-12" ROP" with a note "OR 0.50%".
- Top left: "100'-12" ROP" and "100'-12" ROP" with a note "OR 0.50%".
- Center: "100'-12" ROP" and "100'-12" ROP" with a note "OR 0.50%".
- Bottom right note: "ALL DRIVEWAYS SHALL BE 10' CL-11 PPE".
- Bottom right note: "SEE SHEET C-103 FOR MANHOLE AND CATCH BASIN DETAILS".
- Bottom center note: "INDICATES COMPACTED SAND BACKFILL REQUIRED, TYP".

STORM SEWER FRAME & COVER NOTES CATCH BASIN/INLET IN CURB E.W. #7000-T1-A1 CATCH BASIN/INLET IN PAVED AREA E.W. #1020-M1 CATCH BASIN/INLET IN GRASS AREAS E.W. #1020 WITH BED/VEH. 4" GRATE MANHOLE E.W. #1040 WITH VENTED COVER	
REFER TO: UTILITY NOTES AND DETAILS ON SHEET C-10.0 AND C-10.2	
UTILITY CROSSING INFORMATION:  BOTTOM OF STORM = 967.77 TOP OF SANITARY = 968.42	

STORM SEWER QUANTITIES:	
1" PVC SDR 26	346 LF
12" RCP 44 PIPE	303 LF
18" RCP 54 PIPE	528 LF
36" RCP 64-PI PIPE	855 LF
3" FLARED END SECTION	1 EA.
4" DIA. CATCH BASIN	8 EA.
6" DIA. MANHOLE	4 EA.
6" DIA. OUTLET CONTROL STRUCTURE	1 EA.
4" DIA. WATER QUALITY UNIT	1 EA.

NOTE:
CONTRACTOR TO VERIFY ALL QUANTITIES. ANY DEVIATIONS TO THE PLAN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF PEA GROUP FOR VERIFICATION. PRIOR TO BIDDING.

PREMIUM TRENCH BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT FOR WITHIN THE 45' LINE OF INFLUENCE OF PAVEMENTS SHALL HAVE H.D.D. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557)

STORM STRUCTURES	
ET 1	34° S 963.85 (Δ^1 ST, Δ^2 SUMP) 24° S 963.08 24° S 963.94 24° S 964.94
MR 2	(Δ^1 ST, Δ^2 SUMP) NW = 978.81 NW = 978.02 41° E 984.13 24° S 983.13
MR 3	(Δ^1 ST, Δ^2 SUMP) NW = 974.07 NW = 974.07 34° NW 983.17
UC 4	(Δ^1 ST, Δ^2 SUMP) NW = 974.07 NW = 974.07 34° NW 983.17
MR 5	(Δ^1 ST, Δ^2 SUMP) NW = 974.07 NW = 974.07 34° NW 983.17
MR 6	(Δ^1 ST, Δ^2 SUMP) NW = 974.07 NW = 974.07 34° NW 983.17
CR 7	(Δ^1 ST, Δ^2 SUMP) NW = 974.07 NW = 974.07 34° NW 983.17
MR 8	(Δ^1 ST, Δ^2 SUMP) NW = 974.07 NW = 974.07 34° NW 983.17
CR 9	(Δ^1 ST, Δ^2 SUMP) NW = 974.07 NW = 974.07 34° NW 983.17
MR 10	(Δ^1 ST, Δ^2 SUMP) NW = 974.07 NW = 974.07 34° NW 983.17
CR 11	(Δ^1 ST, Δ^2 SUMP) NW = 974.07 NW = 974.07 34° NW 983.17
CR 12	(Δ^1 ST, Δ^2 SUMP) NW = 974.07 NW = 974.07 34° NW 983.17
CR 13	(Δ^1 ST, Δ^2 SUMP) NW = 974.07 NW = 974.07 34° NW 983.17
CR 14	(Δ^1 ST, Δ^2 SUMP) NW = 974.07 NW = 974.07 34° NW 983.17
CR 15	(Δ^1 ST, Δ^2 SUMP) NW = 974.07 NW = 974.07 34° NW 983.17
CR 16	(Δ^1 ST, Δ^2 SUMP) NW = 974.07 NW = 974.07 34° NW 983.17

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. WORKMEN SHOULD BE ADVISED OR INFLUENCED BY THE COMPETENCIES OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR ESTABLISHING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

PEA JOB NO.	26-0804
P.M.	TL
DN.	JMR
DES.	JMR
DRAWING NUMBER:	

C-6.1

Profile view of the proposed road construction. The vertical axis shows elevation from 955 to 990 feet. The horizontal axis shows stationing from 178+00 to 220+00. The profile includes existing and proposed grades, compacted sand backfill, and a hydraulic grade line. Vertical curve data is provided for each segment.

Station	Curve Data
178+00	178'-12" RCP at 0.35%
202+00	24'-12" RCP at 0.35%
248+00	248'-15" RCP at 0.35%
272+00	211'-15" RCP at 0.35%
296+00	220'-24" RCP at 0.25%

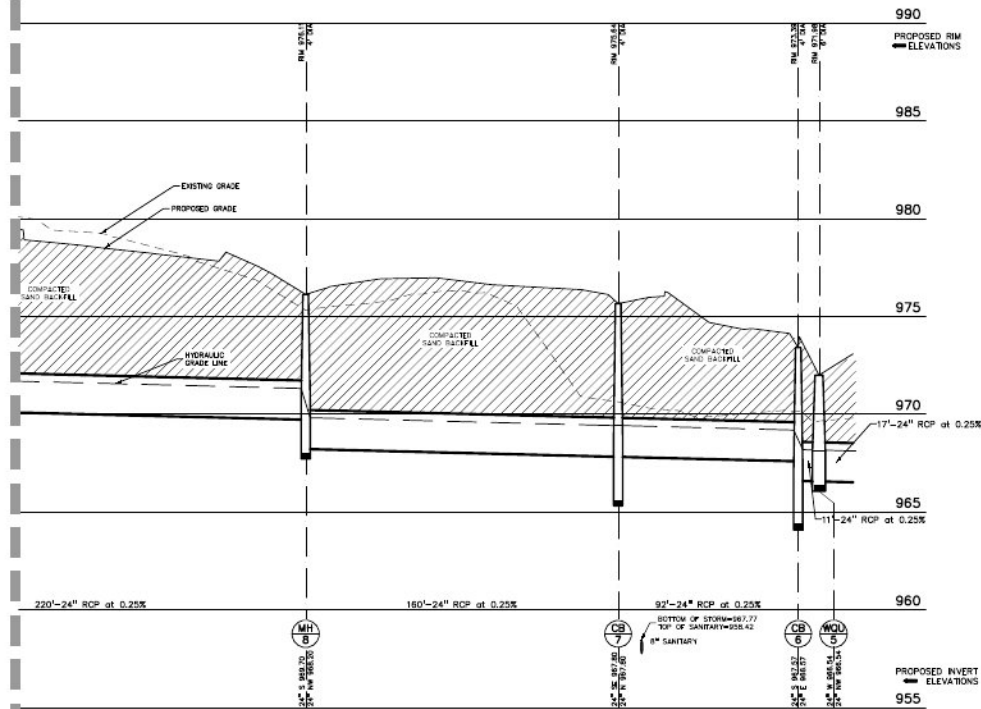
[View full research paper](#)

C-7.0

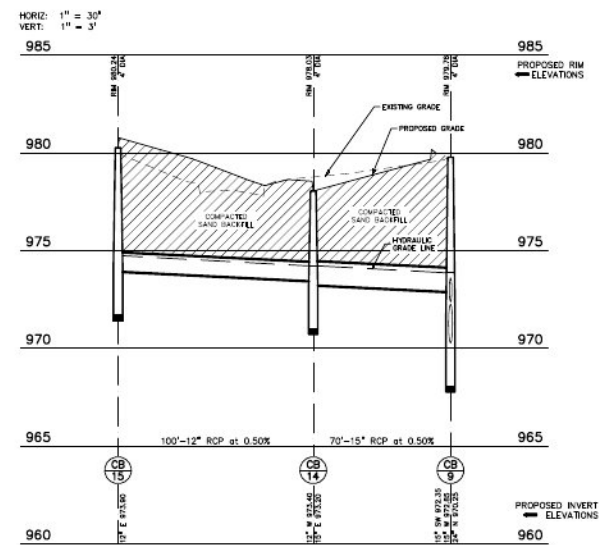
SEE SHEET C-7.1 FOR CONTINUATION

NOT FOR CONSTRUCTION

SEE SHEET C-7.0 FOR CONTINUATION



CB13 - DET PROFILE



CB15 - CB 9 PROFILE



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CLIENT
TRINITY HEALTH OF MICHIGAN
7515 GRAND RIVER AVE
GRAND RIVER, MI 49431

PROJECT TITLE
TRINITY HOSPITAL - PARKING
7515 GRAND RIVER AVE
GRAND RIVER, MICHIGAN 49431

REVISIONS

ORIGINAL ISSUE DATE:
July 14, 2026

DRAWING TITLE
UTILITY PROFILES

PEA JOB NO.	26-0604
P.M.	TL
D.N.	JMR
D.E.S.	JMR
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

DET – ES1 PROFILE

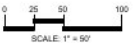
Region: Michigan
Location: Livingston County

I =	B/(T+D) ^ E	B = 175.00	D = 25.00	E = 1.00
C =	varies			
T = 15	(min.)	Pipe "n" Value =	0.013	

FROM STR	TO STR	AREA (A) (Acres)	COEF. C	A + C	TOTAL AREA (A+C)	TOTAL AREA (Acres)	TIME I (min)	I' (in/hr)	FLOW Q (cfs)	PPE CAP. (cfs)	PPE DIA. (in)	PPE LENGTH (ft)	PPE SLOPE (%)	MIN Q" (cfs)	VEI FULL (ft-lb/sec)	TIME FLOW (min)	N.G.L. ELEV. UP STREAM	N.G.L. ELEV. DOWN STREAM	R.M. ELEV. UP STREAM	R.M. ELEV. DOWN STREAM	INVERT ELEV. UP STREAM	INVERT ELEV. DOWN STREAM	PPIPE COVER UP STREAM	PPIPE COVER DOWN STREAM	HGL COVER UP STREAM	HGL COVER DOWN STREAM
13	12	0.30	0.94	0.28	0.58	0.40	15.0	4.38	1.23	21	12	0.75	0.35	0.126	2.7	1	975.67	975.05	978.28	983.60	974.87	974.24	3.24	8.19	3.61	8.56
12	11	0.32	0.94	0.28	0.60	0.42	15.0	4.38	1.23	21	12	0.75	0.35	0.126	2.7	1	975.67	975.05	978.28	983.60	974.87	974.24	3.24	8.19	3.61	8.56
11	10	0.96	0.20	0.19	0.70	1.50	16.0	4.25	2.99	3.82	15	248	0.35	0.21%	3.1	1.3	974.96	974.09	981.02	984.22	973.95	973.09	5.62	9.70	6.06	10.10
10	9	0.00	0.00	0.00	0.70	1.50	16.0	4.25	2.99	3.82	15	211	0.35	0.21%	3.1	1.3	974.96	973.25	984.02	987.78	973.09	972.35	9.70	5.97	10.15	6.41
9	8	0.00	0.00	0.00	0.70	1.50	16.0	4.25	2.99	3.82	15	170	0.35	0.21%	3.1	1.3	974.96	973.25	984.02	987.78	973.09	972.35	9.70	5.97	10.15	6.41
8	7	0.00	0.00	0.00	1.86	3.38	19.0	3.92	7.48	11.31	24	100	0.25	0.15%	3.6	0.7	969.80	969.40	978.11	973.54	968.20	967.80	5.56	5.81	6.31	6.23
7	6	0.48	0.91	0.45	2.30	3.89	20.0	3.85	8.88	11.31	24	100	0.25	0.15%	3.6	0.4	969.80	969.17	978.54	973.45	967.80	967.57	5.56	3.83	6.23	4.28
6	5	0.00	0.00	0.00	2.30	3.89	20.0	3.92	8.88	11.31	24	100	0.25	0.15%	3.6	0.4	969.80	969.17	978.54	973.45	967.80	967.57	5.56	3.83	6.23	4.28
5	2B	0.00	0.00	0.00	2.59	4.18	20.0	3.83	9.92	11.31	24	100	0.25	0.15%	3.6	0.1	968.14	968.10	978.54	973.07	968.54	968.50	3.18	4.32	3.83	4.97
14	13	0.63	0.92	0.59	0.59	0.63	15.0	4.38	2.56	2.52	12	100	0.50%	3.2	0.5	974.72	974.20	980.24	978.03	973.90	973.40	3.18	3.46	5.53	3.83	
4	3	0.44	0.94	0.41	1.00	1.08	15.0	4.32	4.32	4.57	15	70	0.50	0.45%	3.7	0.3	974.20	973.85	978.03	979.78	973.20	972.85	3.39	5.47	3.83	5.91
20	4	1.18	0.62	2.59	2.59	4.18	42.0	2.58	6.69	0.51	24	17	0.00	0.00%	0.0	122.3	969.79	966.77	978.03	974.07	965.17	965.17	6.28	6.65	6.91	7.30
4	3	0.00	0.00	0.00	2.59	4.18	42.0	2.58	6.69	22.82	24	104	1.00	0.00%	7.2	0.2	966.77	965.73	977.07	970.91	965.17	964.15	7.06	13.53	7.30	14.18
3	2	0.00	0.00	0.00	2.59	4.18	42.0	2.58	6.69	22.82	24	104	1.00	0.00%	7.2	0.2	966.77	965.73	977.07	970.91	965.17	964.15	7.06	13.53	7.30	14.18
2	0.00	0.00	0.00	0.00	2.59	4.18	42.0	2.58	6.69	22.82	24	73	0.12	0.00%	2.5	0.5	966.54	965.43	977.07	966.19	965.14	963.85	10.89	0.29	11.54	0.7



PEA
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CAUTION!
The locations and instructions of existing underground utilities are shown on the drawings and may vary from the actual conditions. It is the responsibility of the user to verify the locations and instructions of existing underground utilities before construction. The user is responsible for obtaining the exact utility locations and instructions from the utility owner.

**TRINITY HEALTH
OF MICHIGAN**
1575 GRAND RIVER AVE
PO BOX 1000, SA 48104

PROJECT TITLE
**TRINITY
HOSPITAL -
PARKING**
1575 GRAND RIVER AVE
BENTON TWP, LIVINGSTON COUNTY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
July 14, 2026

DRAINAGE
AREA PLAN

PEA JOB NO. 26-0804

PM TI

ON.
JMR

DES. JMR

DRAWING NUMBER:

C-8.0

Site Drainage Data		
Select County:	Livingston	
Select NCRS Soil type:	B	
Existing		
Dry/Wet Detention/Retention Basin	acre	C = 1.00
Water Surface	acre	C = 1.00
Roof	acre	C = 0.95
Asphalt or Concrete Pavement	acre	C = 0.95
Gravel, Brick, or Macadam	2.42 acre	C = 0.80
Grass & open space	1.76 acre	C = 0.20
Forested	acre	C = 0.20
Recreational/Mow area	acre	C = 0.20
Barren/land	acre	C =
Permeable Pavement/Green Roof	acre	C =
Water Area:	0.00 acre	C = 0.05
Impervious Area:	2.42 acre	C = 0.80
Permeous Area:	1.76 acre	C = 0.20
Total Area (A):	4.18 acre	
Weighted Coefficient of Runoff (C):	0.62	
Proposed		
Dry/Wet Detention/Retention Basin	acre	C = 1.00
Water Surface	acre	C = 1.00
Roof	acre	C = 0.95
Asphalt or Concrete Pavement	2.33 acre	C = 0.95
Gravel, Brick, or Macadam	acre	C = 0.80
Grass & open space	1.85 acre	C = 0.20
Forested	acre	C = 0.20
Recreational/Mow area	acre	C = 0.20
Barren/land	acre	C =
Permeable Pavement/Green Roof	acre	C =
Water Area:	0.00 acre	C = 0.05
Impervious Area:	2.33 acre	C = 0.95
Permeous Area:	1.85 acre	C = 0.20
Total Area (A):	4.18 acre	
Weighted Coefficient of Runoff (C):	0.62	
Rainfall Intensity		
Road Control Time of Concentration, T _c =	20.00 minutes	
	15.00	

Time of Concentration (T _c)	20.00 min
Site Area (A)	4.18 acres
Runoff Coefficient (C)	0.62
Rainfall Intensity	
Since 15<T _c <60, use intensity equation	
$i = 30.2 [(T_c + 3.17)^{-1}]$	1.97 in/hr
$i_{10} = 175(T_c + 25)$	3.89 in/hr
$i_{100} = 83.3(T_c + 3.17)^{-1.08}$	5.42 in/hr
Water Quality Volume	
V ₁₀₀ = 3639CA	9,408 cf
Channel Protection Volume Control (CPVC) Volume	
V _{CP} = 4719CA	12,230 cf
Channel Protection Rate Control (CPRC) Volume	
V _{CP} = 6897CA	17,874 cf
Q ₁₀₀ = V _{CP} /(48*60*60)	0.10 cfs
Detention and Flood Control Volume Release Rate	
Q ₁₀₀ = 1.1055-0.208ln(A)	0.81 cfs/acre
If A < 2 acres, Q ₁₀₀ = 1.0	
If A > 100 acres, Q ₁₀₀ = 0.10 cfs/acre	
Mandated Outflow Rate	0.10 cfs/acre
Q ₁₀₀ is the lesser of the two rates multiplied by A.	
Q ₁₀₀ =	0.42 cfs
100-year Peak Runoff Volume	
V ₁₀₀ = 18885CA	49,202 cf
100-year Peak Inflow Rate	
Q ₁₀₀ = C ₁₀₀ A	14.05 cfs
100-year Post-Development Peak Flow Rate	
Q ₁₀₀ = Q ₁₀₀ A	1.75 cfs
Storage Curve Factor for the 100-year Detention Volume	
R = [0.206 - 0.15ln(Q ₁₀₀ /Q ₁₀₀)]	0.73
100-Year Detention Size	
V ₁₀₀ = V ₁₀₀ R	36,074 cf
Channel Protection Volume Credit	
V ₁₀₀ is the volume infiltrated (cannot exceed V ₁₀₀)	
Infiltration Volume Provided:	0 cf
V ₁₀₀ =	0 cf
V ₁₀₀ = (V ₁₀₀ R) - V ₁₀₀	36,074 cf
Detention Basin Volume	
The larger of V ₁₀₀ and V ₁₀₀ controls:	36,074 cf
Detention at Q ₁₀₀ rate:	0.42 cfs

Design Requirements for Trinity			
C-Factor Calculation			
Drainage Area	Area (acres)	C	CxA
6	0.32	0.91	0.29
7	0.48	0.91	0.43
8	0.80	0.20	0.16
11	0.96	0.20	0.19
13	0.30	0.94	0.28
14	0.44	0.94	0.41
15	0.63	0.94	0.60
17	0.25	0.94	0.23
Total			
	4.18	5.96	2.58
Weighted Runoff Coefficient (C) = 0.62			
WQV Tributary Area (A) = 4.18 AC			
WQV Time of Concentration (T_c) = 20.80 min			
From Storm Sewer Calculations Spreadsheet			

Design Requirements	
CPRC Extended Detention: V ₁₀₀ =	17,874 cf
CPRC Allowable Outlet Rate: Q ₁₀₀ =	0.10 cfs
100-Year Storage Volume: V ₁₀₀ =	36,074 cf
100-Year Allowable Outlet Rate: Q ₁₀₀ =	0.42 cfs
Detention Peak Inflow: Q ₁₀₀ =	14.05 cfs
Design Requirements	
CPRC Extended Detention: V ₁₀₀ =	17,874 cf
CPRC Allowable Outlet Rate: Q ₁₀₀ =	0.10 cfs
100-Year Storage Volume: V ₁₀₀ =	36,074 cf
100-Year Allowable Outlet Rate: Q ₁₀₀ =	0.42 cfs
Detention Peak Inflow: Q ₁₀₀ =	14.05 cfs

Underground Detention Storage	
Required Storage Volume:	36,074 cf
Pipe Diameter:	80 in
Pipe Volume per Linear Foot:	19.63 cdf
Total Pipe Length, L:	1,850 ft
Pipe Storage Volume:	28,471 cf
Storage in Stone Backfill?	Y
Priority:	3.3 %
Stone Storage Volume:	8,371 cf
Stone Storage Volume per Linear Foot:	5.77 cdf
Provided System Volume:	36,842 cft
Lowest Grade over system:	970.00
Required Cover over system:	2.00 ft
Inlet of Detention System:	965.17
Inlet of CCS:	965.17

Pipe Manifold System Detention Design				
Pipe Diameter (ft)	Spacing (ft)	Maximum Run (ft)	Number of Runs	Double Header?
8	2.5	200	7	Y
Header Length, Total Pipe (ft)				
8.00	1,450	28,471	207	1
Footprint				
Total length of pipe is equal to the number of runs times the maximum run, plus the spaces between all runs.				

Storage in Stone Backfill				
Stone Bed Thickness (ft)	Stone in Bed ?	Porosity %	Env. Thickness (ft)	Perimeter Thickness (ft)
0.5	Y	30%		
Total				
Stone Storage	Stone Storage	Stone Storage	Stone Storage	Stone Storage
Width (ft)	Depth (ft)	Length (ft)	Width (ft)	Depth (ft)
90	5.3	205	8.37	

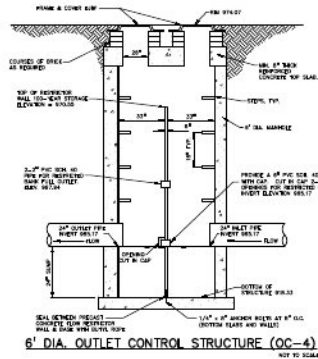
Storage in Circular Pipe Detention System	
Effective End Area of Pipe:	25.41 sf
Effective Diameter of Pipe:	5.69 ft
Invert of System:	965.17

CPRC Volume	
Fill Area of CPRC Storage Volume (CPRC/L):	17,874 sf
Fill Area:	12.33 sf
Effective Fill Depth (per method above):	177.23 degrees
Fill Area:	12.33 sf
Effective Fill Depth (per method above):	2.78 ft
V ₁₀₀ Storage Elevation:	967.84
Fill Depth:	2.77 ft

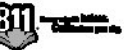
Orifice Design	
Q ₁₀₀ Outlet Rate:	0.10 cfs
Aug. Head over Orifice (H _o):	h=0.4y
Area of Orifice (A _o):	0.0197 sf
$A_o = Q_{100} / (0.62 \sqrt{2gH_o})$	
Enter Outlet Hole Diameter:	1.25 in
Restriction Hole Area:	0.0085 sf
Enter Number of Restriction Holes:	2
Set orifice elevation at:	965.17
Total Restriction Hole Area:	0.017 sf
Actual Discharge (Q ₂):	0.088 cfs
$Q_2 = 0.62 \sqrt{A_o} \sqrt{2gH_o}$	
Must be determined for at least 48 hours:	
Drain Time:	55.61 hrs

100-Year Volume	
Fill Area of 100-Year Volume:	36,074 sf
Fill Area:	24.86 sf
Effective Fill Depth (per method above):	305.34 degrees
Fill Area:	5.35 radians
Effective Fill Depth (per method above):	24.86 sf
V ₁₀₀ Storage Elevation:	970.55
Fill Depth:	5.38 ft

Orifice Design	
Q ₁₀₀ Outlet Rate:	0.42 cfs
Aug. Head over Orifice (H _o):	h=0.4y
Flow through Q ₁₀₀ Orifice at this head:	0.124 cfs
Q ₁₀₀ Allowed:	0.29 cfs
Residual Head over Orifice (H ₂):	1.04 ft
Area of Orifice (A _o):	0.0578 sf
$A_o = Q_{100} / (0.62 \sqrt{2gH_o})$	
Outlet Hole Diameter:	2 in
Restriction Hole Area:	0.0218 sf
Number of Restriction Holes:	2
Set orifice elevation at:	967.94
Total Restriction Hole Area:	0.0436 sf
Actual Discharge (Q ₂):	0.35 cfs
$A_o = Q_{100} / (0.62 \sqrt{2gH_o})$	
Is this less than the Q ₁₀₀ ?	Yes
Drain Time:	65.36 hrs
Total Detention Time:	65.36 hrs



PEA GROUP
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CLIENT
TRINITY HEALTH OF MICHIGAN
7515 GRAND RIVER AVE
GRAND RIVER, MI 49431

PROJECT TITLE
TRINITY HOSPITAL - PARKING
7515 GRAND RIVER AVE
GRAND RIVER, MICHIGAN 49431

REVISIONS	
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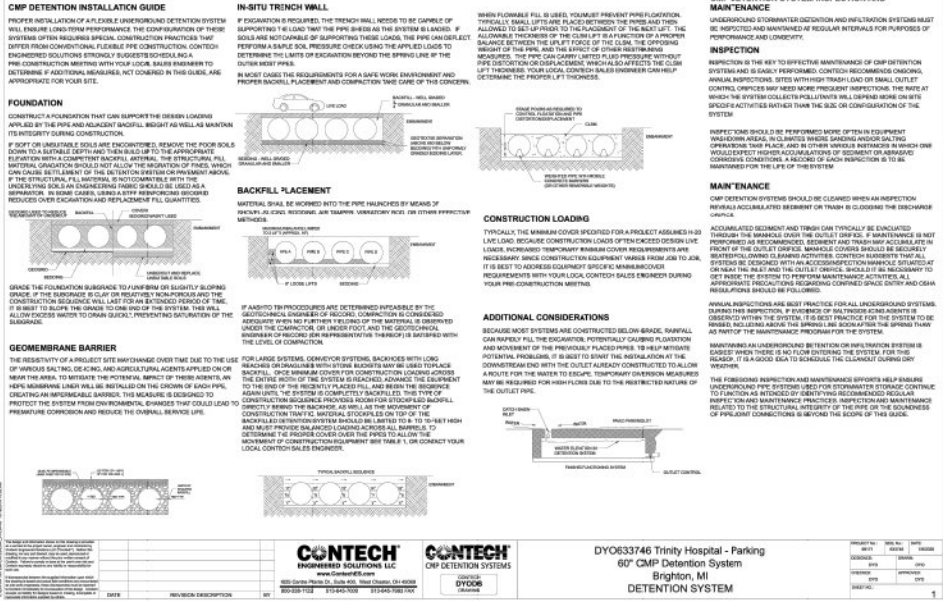
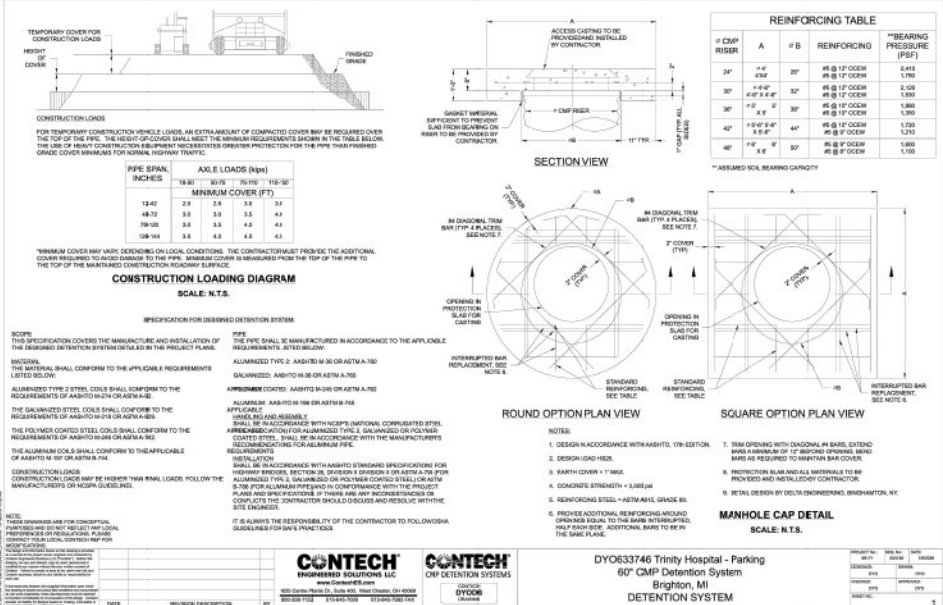
ORIGINAL ISSUE DATE:
July 14, 2026

DRAWING TITLE
STORMWATER MANAGEMENT CALCS

PEA JOB NO. 26-0564
P.M. TL
D.N. JMR
DES. JMR
DRAWING NUMBER:

C-8.1

NOT FOR CONSTRUCTION



PROJECT TITLE
**TRINITY
HOSPITAL -
PARKING**
7575 GRAND RIVER AVE
GENOA TWP. LIVINGSTON COUNTY MICHIGAN

WATER QUALITY UNIT DETAILS

DRAWING NUMBER:

C-9.2



GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT AND MUNICIPAL STANDARDS AND REGULATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR NAMES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
4. UNLESS OTHERWISE AGREED UPON BETWEEN THE OWNER AND CONTRACTOR, THE CONTRACTOR SHALL PAY ALL MUNICIPAL, COUNTY, AND STATE PERMIT INSPECTION AND/OR TESTING FEES. THE CONTRACTOR SHALL ALSO PROVIDE THE NECESSARY BONDS AND INSURANCE REQUIRED TO COMPLETE THE PROJECT.
5. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SUE DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT COME IN ALIGNMENT WITH THE CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
6. CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY THE CONTRACTOR PRIOR TO BEGINNING THE CONSTRUCTION. APPROVAL, HAVING TO BE ADJUSTED OR RECALCULATED, SHALL BE AT THE CONTRACTOR'S EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
7. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
8. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER AND/OR CONSULTANT SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
10. THE USE OF CRUSHED CONCRETE IS PROHIBITED ON THE PROJECT WITHIN 100 FEET OF ANY WATER COURSE (STREAM, RIVER, COUNTRY DRAIN, ETC.) AND USE, REGARDLESS OF THE APPLICATION OR LOCATION OF THE WATER COURSE OR LAKE RELATIVE TO THE PROJECT LIMITS.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

PAVING NOTES:

1. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
2. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF FROST SLAB AT EXTERIOR BUILDING DOORS.
3. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE MIN. LIFT THICKNESS SHOULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURES, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
4. ALL EXPANSION JOINTS AND CONCRETE PAVEMENT JOINTS TO BE SEALED.
5. CONCRETE PAVEMENT JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION:
 - 5.1. WHERE PROPOSED CONCRETE ADJUTS A STRUCTURE, PROVIDE A MINIMUM 12" EXPANSION JOINT. THE JOINT FILLER BOARD MUST BE AT LEAST THE FULL DEPTH OF THE CONCRETE AND BE DOWN A 12" TO ALLOW FOR SEALING.
 - 5.2. WHERE PROPOSED CONCRETE ADJUTS EXISTING CONCRETE OR IN BETWEEN POLES OF PROPOSED CONCRETE (CONSTRUCTION JOINT), PROVIDE 50Y SPACINGS EVERY 2' CENTER TO CENTER UNTIL HALF WAY ALONG THE THICKNESS OF THE PROPOSED PAVEMENT, ALTERNATE DONUTS SIZES AND SPACING MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
 - 5.3. WHERE PROPOSED CONCRETE ADJUTS EXISTING OR PROPOSED SIDEWALK OR CURBING, PROVIDE A MINIMUM 12" EXPANSION JOINT.
 - 5.4. CONTROL, LONGITUDINAL AND/OR TRANSVERSE JOINTS SHALL BE PLACED TO PROVIDE PANELS WITHIN THE PAVEMENT AS SQUARE AS POSSIBLE WITH THE FOLLOWING MAXIMUM SPACING PARAMETERS:
 - 5.4.1. 6-INCH THICK CONCRETE PAVEMENT: 12' X 12'
 - 5.4.2. 8-INCH THICK CONCRETE PAVEMENT: 18' X 18'
 - 5.4.3. 12-INCH THICK CONCRETE PAVEMENT: 24' X 24'
 - 5.5. IF REGULAR SHAPED PANELS MAY REQUIRE THE USE OF REINFORCING MESH OR FIBER MESH AS DETERMINED BY THE ENGINEER, THE USE OF MESH MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
 - 5.6. IF A JOINT PLAN IS NOT PROVIDED IN THE PLANS, THE CONTRACTOR SHALL SUBMIT ONE TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
6. CONCRETE CURBING JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION:
 - 6.1. JOINTS WHEN ADJACENT TO ADJUTAL PAVEMENT:
 - 6.1.1. PLACE CONSTRUCTION JOINTS AT 10' INTERVALS.
 - 6.1.2. PLACE 12" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - 6.1.3. PLACE 1" EXPANSION JOINT:
 - 6.1.3.1. AT SPRING POINTS OF INTERSECTIONS OR ONE OF THE END OF RADIOUS LOCATIONS PLAIN CURVE.
 - 6.1.3.2. AT 40' MAXIMUM INTERVAL ON STRAIGHT RISE.
 - 6.1.3.3. AT THE END OF RADIUS AT OPPOSITE END IN A CURVED LANDSCAPE ISLAND.
 - 6.1.4. JOINTS WHEN TIED TO CONCRETE PAVEMENT:
 - 6.2.1. PLACE CONSTRUCTION JOINTS OPPOSITE ALL TRANSVERSE CONSTRUCTION JOINTS IN PAVEMENT.
 - 6.2.2. PLACE 12" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - 6.2.3. PLACE 1" EXPANSION JOINT OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT.
 - 6.2.4. CONCRETE CURB AND GUTTER AND CONCRETE PAVEMENT SHALL BE TIED TOGETHER SIMILAR TO A LONGITUDINAL LAKE THE ON MOUNT DETAIL, 8-1/2" OR LATEST VERSION. THE BASE SHALL BE ELEVATED TO THE TOP OF THE CURB OR GUTTER (WHICH IS 1" LONG FOR A 12" ELEV CURB AND GUTTER AND 2" OF A 24" CURB AND GUTTER) SIMILAR TO THE MOUNT DETAIL, 8-1/4" OR LATEST VERSION, TYPE B.
 - 6.3. CARRY THE REBAR CONTINUOUSLY BETWEEN POINTS:
 - 6.3.1. IF THE REBAR IS NOT LONG ENOUGH TO CARRY CONTINUOUSLY, THEN THE TWO PIECES OF REBAR FOR THE LATEST MOUNT SPECIFICATIONS.
 - 6.3.2. IF THE REBAR IS NOT LONG ENOUGH TO CARRY CONTINUOUSLY, THEN THE TWO PIECES OF REBAR FOR THE LATEST MOUNT SPECIFICATIONS.
 7. CONCRETE SIDEWALK JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION:
 - 7.1. PLACE TRANSVERSE CONSTRUCTION JOINTS EQUAL TO THE WIDTH OF THE WALK WHEN WIDTH IS LESS THAN 8'.
 - 7.2. PLACE TRANSVERSE AND LONGITUDINAL CONSTRUCTION JOINTS EQUAL TO 1/2 THE WIDTH OF THE WALK WHEN WIDTH IS EQUAL TO OR GREATER THAN 8'.
 - 7.3. PLACE 1" EXPANSION JOINT WHERE ANYTHING SIDEWALK RAMP AND/OR RADIOUS INTERSECTION.
 - 7.4. PLACE TRANSVERSE 12" EXPANSION JOINT AT MAXIMUM OF 18' SPACING.
 - 7.5. PLACE 12" EXPANSION JOINT WHEN ADJUTS A FIXED STRUCTURE, OTHER PAVEMENT (CONCRETE PAVEMENT AND DRIVE APPROACHES), UTILITY STRUCTURES, LIGHT POLE BASES AND COLUMNS.

GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
2. ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
4. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE AUTHORIZED PUBLIC AGENCY OF JURISDICTION. UNDERSTANDING CONTROL, PERMIT MUST BE SECURED FROM LINCOLN COUNTY PRIOR TO CONSTRUCTION.
5. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION.
6. REFER TO SOIL EROSION CONTROL PLAN FOR ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
7. ALL DISTURBED AREAS SHALL BE RESEED AND MULCHED OR SOODED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 2" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE THREE PARTY TESTING COMPANY, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUFFICIENT MATERIAL.
9. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
10. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEN AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOTEXTILES OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DIRECTED BY FIELD CONDITIONS.
11. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL AREAS OR BELOW SUBGRADE IN CUT AREAS WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
12. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE KNOWN AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT.
13. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

GENERAL UTILITY NOTES:

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF GENOA TOWNSHIP.

1. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING AND/OR DRIVE APPROACH SHALL BE BACKFILLED WITH MDOT C-10 SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
2. WHERE EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
3. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNDERLYING AND MEASURING. THE DESIGN ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. CONTRACTOR SHALL FIELD VERIFY UTILITIES.
4. THE CONTRACTOR SHALL COORDINATE TO ENSURE ALL REQUIRED PIPES, CONDUITS, CABLES AND BELIEVES ARE PROPERLY PLACED FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, IRRIGATION, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT AND LANDSCAPING.
5. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE AND TO END OF PLANNED END SECTION UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL INSPECT ALL EXISTING PUBLIC STORM SEWER, SANITARY SEWER AND WATER MAIN STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION AND WITH THE GOVERNING AGENCY INSPECTOR PRIOR TO ESTABLISHING FINAL GRADE. NOTIFY THE ENGINEER, OWNER/DEVELOPER, AND GOVERNING AGENCY IF STRUCTURE IS DEEMED TO BE STRUCTURALLY INSOUND AND/OR IN NEED OF REPAIR.
7. COORDINATE MANHOLE.

STORM SEWER NOTES:

1. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-70) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443).
2. REFER TO THE UNDERGROUND STORM WATER MANAGEMENT PLANS AND DETAILS.

CONSTRUCTION MATERIAL SUBMITTALS

UNLESS OTHERWISE NOTED IN THE PROJECT SPECIFICATIONS, THE CONTRACTOR SHALL ONLY SUBMIT THE FOLLOWING CONSTRUCTION MATERIAL SUBMITTALS, AS APPLICABLE TO THE PLANS FOR REVIEW BY THE ENGINEER. UNLESS APPROVED IN ADVANCE AND IN WRITING BY THE ENGINEER, ANY MATERIAL SUBMITTALS PROVIDED TO THE ENGINEER FOR REVIEW IN ADDITION TO THIS LIST SHALL BE RETURNED TO THE CONTRACTOR WITHOUT A REVIEW BEING PERFORMED.

1. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES
2. UTILITY TRENCH BACKFILL MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
3. RCP PIPE MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
4. STORM AND SANITARY SEWER PIPING INCLUDING JOINTS
5. STORM AND SANITARY SEWER STRUCTURES
6. STORM SEWER STRUCTURE FRAME AND COVERS INCLUDING CLEAN OUTS
7. STORMWATER MANAGEMENT OUTLET CONTROL STRUCTURES INCLUDING COVERS OR GRATES
8. STORMWATER MANAGEMENT MECHANICAL PRE-TREATMENT UNITS INCLUDING COUERS. CONTRACTOR MUST OBTAIN APPROVAL FROM AUTHORITY HAVING JURISDICTION (A) FOR ANY ALTERNATE SYSTEM PRIOR TO SUBMISSION TO THE ENGINEER.
9. STORMWATER MANAGEMENT UNDERGROUND DETENTION SYSTEM MATERIAL AND SHOP DRAWINGS DETECTING THE LAYOUT OF THE SYSTEM. CONTRACTOR MUST OBTAIN APPROVAL FROM AUTHORITY HAVING JURISDICTION (A) FOR ANY ALTERNATE SYSTEM PRIOR TO SUBMISSION TO THE ENGINEER.
10. PAVEMENT AGGREGATE BASE MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
11. PAVEMENT MATERIAL AND BACKFILL WITH ALL BACKFILL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER.
 - 11.1. CONCRETE MIX DESIGN REVIEW CHECKLIST (FORM 3000)
 - 11.2. SUPERPAVE MIX DESIGN CHECKLIST (FORM 1000)
 - 11.3. MARSHALL MIX DESIGN CHECKLIST (FORM 1000)
12. ANY ITEMS SHOWN IN THE PLANS OR DETAIL SHEETS THAT SPECIFICALLY STATE FOR THE CONTRACTOR TO SUBMIT A SHOP DRAWING TO THE ENGINEER FOR REVIEW. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO:
 - TRENCH DRAIN MATERIAL AND SHOP DRAWING DETECTING THE LAYOUT OF THE SYSTEM

ANY SPECIALTY ITEMS SHOWN IN THE PLANS OR DETAIL SHEETS THAT SPECIFICALLY DO NOT STATE FOR THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING TO THE ENGINEER FOR REVIEW BUT THE CONTRACTOR REQUESTS TO BE REVIEWED. THE CONTRACTOR REQUEST FOR REVIEW MUST BE IN WRITING AND APPROVED BY THE ENGINEER PRIOR TO SUBMITTING THE INFORMATION.



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CLIENT
TRINITY HEALTH OF MICHIGAN
1715 GRAND RIVER AVE
ANN ARBOR, MI 48106

PROJECT TITLE
TRINITY HOSPITAL - PARKING
7515 GRAND RIVER AVE
ANN ARBOR, MI 48106

REVISIONS	

ORIGINAL ISSUE DATE:
July 14, 2026

DRAWING TITLE
CONSTRUCTION NOTES AND DETAILS

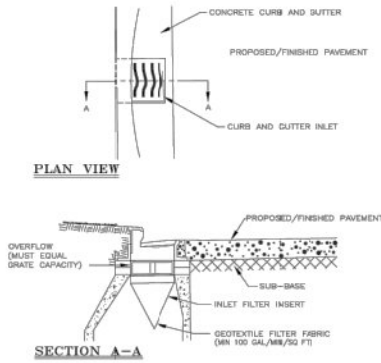
PEA JOB NO.	26-0684
P.M.	TL
D.N.	JMR
D.E.S.	JMR
DRAWING NUMBER:	

C-10.0

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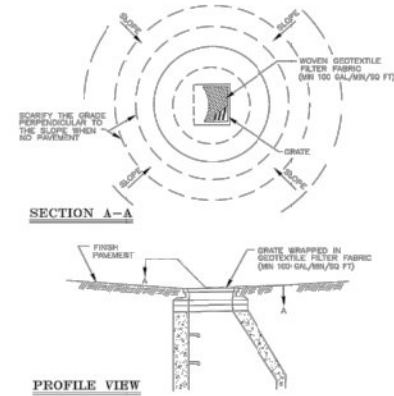
SILT SACK OR APPROVED EQUAL CURB AND GUTTER INLET FILTER
STANDARD CONTROL YEAR ROUND OR WINTER USE

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



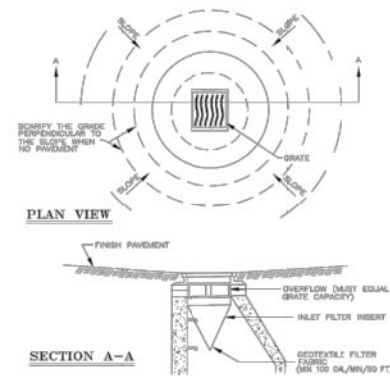
GEOTEXTILE FABRIC LOW POINT/YARD INLET FILTER
STANDARD CONTROL NON-WINTER USE

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

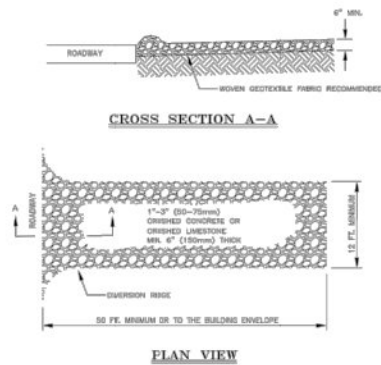


SILT SACK OR APPROVED EQUAL LOW POINT/YARD INLET FILTER
STANDARD CONTROL YEAR ROUND OR WINTER USE

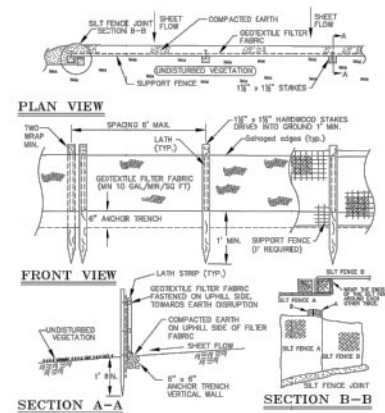
APPROVED FOR USE DURING WINTER MONTHS OR IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING



TRACKING MAT
STANDARD CONTROL

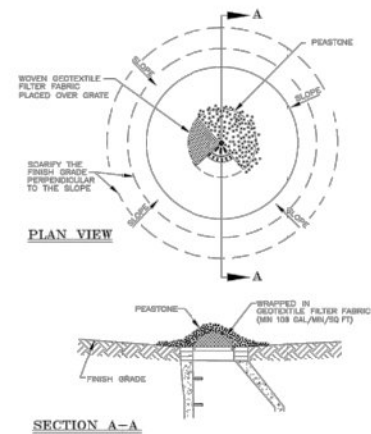


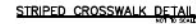
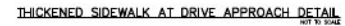
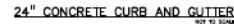
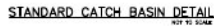
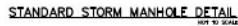
36" SILT FENCE
STANDARD CONTROL



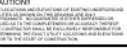
GEOTEXTILE & PEASTONE LOW POINT/YARD INLET FILTER
STANDARD CONTROL NON-WINTER USE

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





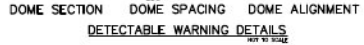
NOTE:
ALL FLARED SECTIONS ARE TO BE
REINFORCED CONCRETE (R.C.P.) UNLESS
SPECIFICALLY CALLED OUT ON THE
PLANS. THE FIRST DOWNSTREAM PIPE
SECTION CONNECTING TO THE FLARED
END SECTION FROM THE UPSTREAM
STORM STRUCTURE SHALL ALSO BE
R.C.P. REFER TO UTILITY PLAN.



PROJECT TITLE
**TRINITY
HOSPITAL -
PARKING**
175 GRAND RIVER AVE.
BOKA TON, LIVINGSTON COUNTY, MICHIGAN

EA JOB NO.	26-0804
M.	TL
N.	JMR
ES.	JMR
DRAWING NUMBER:	

C-10.2



•MAXIMUM LANDING SLOPE IS 1:48 (2.08%)
IN EACH DIRECTION OF TRAVEL. LANDING
MINIMUM DIMENSIONS 5' X 5'. SEE NOTES.

•MAXIMUM RAMP CROSSING SLOPE IS
1:48 (2.08%). RUNNING SLOPE 5%-7%
(8.33% MAXIMUM). SEE NOTES.

-
- A technical diagram of a 'NON-WALKING' AREA. The area is a rectangular zone with a stippled texture. It is bordered by a 'ROLLED CURB' on the right and a 'PERMANENT OBSTRUCTION' at the bottom. A 'DETECTABLE WARNING SURFACE 24" ACROSS FULL WIDTH (SEE NOTE)' is located within the area. A 'RAMP' with a '2:1' slope leads into the area from the left. A 'HANDING' area is shown to the left of the ramp. A 'SEEKAL' is indicated at the top left. A 'WALKING' area is shown to the right of the non-walking area. Dimensions include '2'-0" for the width of the non-walking area and '2'-0" for the width of the handing area.

CURB RAMP TYPE R
(FILLED SOCS)

PROJECT TITLE
**TRINITY
HOSPITAL -
PARKING**
7575 GRAND RIVER AVE
DETOIT, MI 48202, LIVINGSTON COUNTY, MICHIGAN

DRAWING NUMBER:

The diagram illustrates a cross-section of a curb and gutter assembly. Key components and dimensions include:

- PAVEMENT**: The base surface on the left.
- CURB RAMP OPENING**: The vertical gap in the curb.
- RAMP RUN**: The sloped surface of the curb ramp.
- LANDING**: The flat surface at the end of the ramp.
- 2" MAX**: Dimension for the curb ramp opening.
- 1" EXPANSION JOINT**: Located at the base of the curb.
- GRADE BREAK**: Indicated by a break in the ground line.
- STITCHABLE WARNING SURFACE 24" ACROSS FULL WIDTH (SEE NOTES)**: A textured surface on the ramp.
- RAMP SLOPE 10-12% (SEE MAXIMUM) SEE NOTES**: The slope of the ramp.
- RAMP AND LANDING SLAB THICKNESSES SHALL BE AS CALLED FOR ON THE PLANS**: A note regarding slab thickness.

SECTION A-A

PAVEMENT SHALL END FLUSH WITH THE GUTTER PAN

WATER RAMP SLOPE NOT TO EXCEED MAXIMUM RISE 0

RAMP SHALL END FLUSH WITH BACK OF CURB

TRANSITION ADJACENT GUTTER PAN CROSS SECTION TO PROVIDE 2.0% MAXIMUM COUNTER SLOPE ACROSS THE RAMP TOPPING

REINFORCEMENT AS IN ADJACENT CURB AND GUTTER

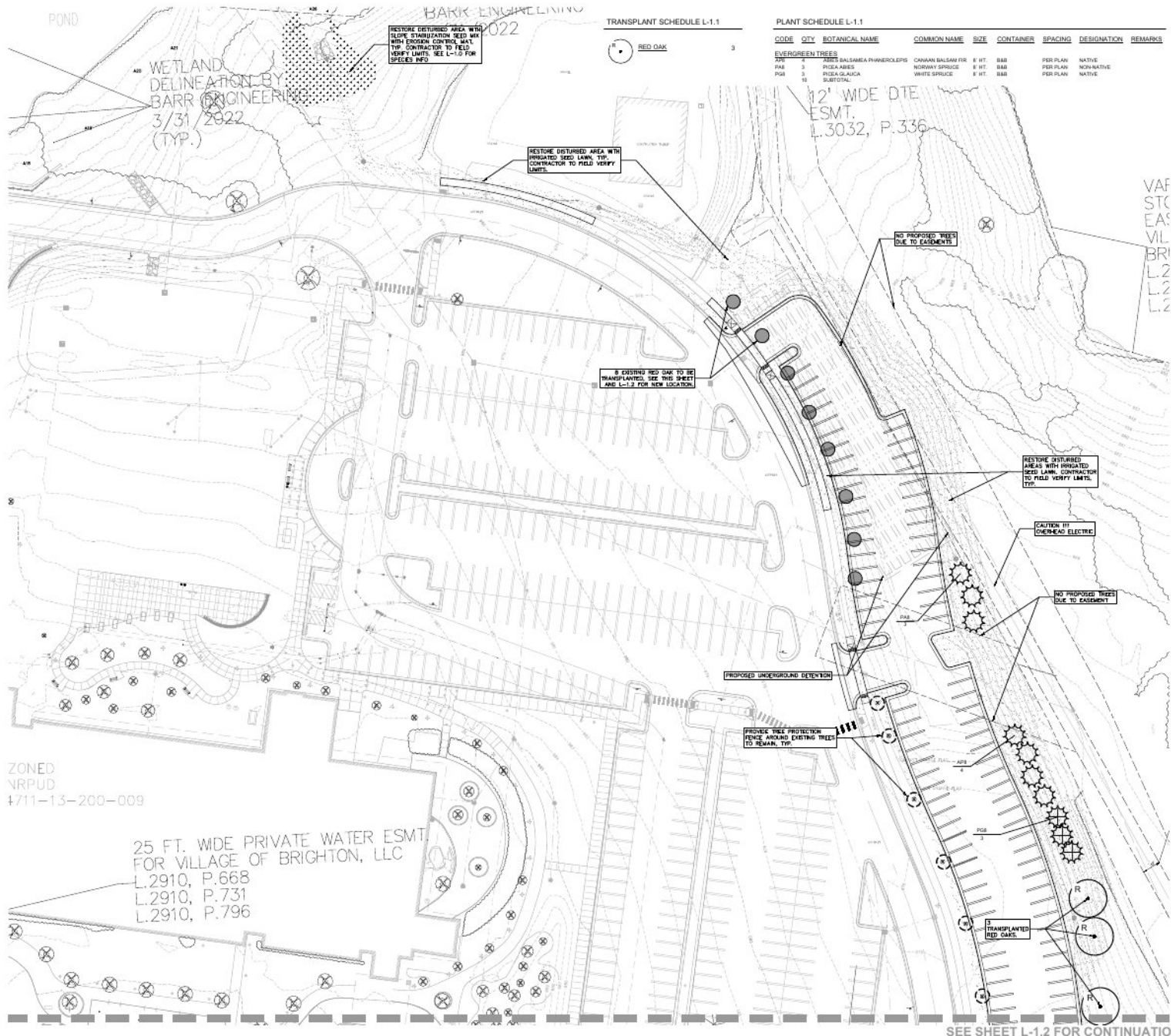
REINFORCEMENT DATA TABLE:

CURB TYPE	MIN. REINFORCEMENT
TYPE 1	4 # 8
TYPE 2	4 # 8
TYPE 3	4 # 8
TYPE 4	4 # 8
TYPE 5	4 # 8
TYPE 6	4 # 8
TYPE 7	4 # 8
TYPE 8	4 # 8

LAKE THE REINFORCEMENT AS IN ADJACENT CURB IS OUTLINED BY STANDARD PAVING NOTES

SECTION THROUGH CURB RAMP OPENING
(TYPICAL ALL RAMP TYPES)
NOT TO SCALE

C-10.3



TRANSPLANT SCHEDULE L-1.1

PLANT SCHEDULE L-1.1

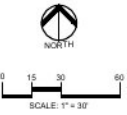
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
PER PLAN	3	RED OAK	RED OAK	8" HT.	8" DB	PER PLAN	NATIVE	
PER PLAN	3	PIKEA ALBA	PIKEA ALBA	8" HT.	8" DB	PER PLAN	NON-NATIVE	
PER PLAN	3	PIKEA ALBA	PIKEA ALBA	8" HT.	8" DB	PER PLAN	NATIVE	

KEY:

- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED TRANSPLANTED TREES DESTINATION
- PROPOSED TRANSPLANTED TREES ORIGIN
- RESTORE WITH IRRIGATED SEED LAWN
- RESTORE WITH SLOPE STABILIZATION SEEDING WITH EROSION MAT. SEE L-1.0 FOR SPECIES INFO
- EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

FOR TRANSPLANT TREE SYMBOLS SEE TRANSPLANT SCHEDULE THIS SHEET
FOR LANDSCAPE SPECIFICATIONS SEE SHEET L-2.1 AND L-2.2
FOR LANDSCAPE PLAN SOUTH SEE SHEET L-1.2
FOR OVERALL LANDSCAPE, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS AND TRANSPLANT GUIDELINES SEE SHEET L-1.0

PEA GROUP
1.844.813.2949
www.peagroup.com



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CLIENT
TRINITY HEALTH OF MICHIGAN
7515 GRAND RIVER AVE
GRAND RIVER, MI 49431

PROJECT TITLE
TRINITY HOSPITAL - PARKING
7515 GRAND RIVER AVE
GRAND RIVER, MI 49431

REVISIONS

ORIGINAL ISSUE DATE:
July 14, 2028

DRAWING TITLE
LANDSCAPE PLAN NORTH

PEA JOB NO.	28-0904
TM	TL
DN	CL
DES	JE

DRAWING NUMBER:

L-1.1

NOT FOR CONSTRUCTION

SEE SHEET L-1.2 FOR CONTINUATION

GENERAL LANDSCAPING REQUIREMENTS

1.0 GENERAL

1.1 SUMMARY

Includes But Not Limited To

1. General procedures and requirements for Site Work.

2.0 PRODUCTS - Not Listed

3.0 EXECUTION

3.1 PREPARATION

3.1.1 Practices

1. Erosion Control

A. Apply spillage by covering and securing loads when hauling on or adjacent to public streets or highways.

B. Remove spillage and sweep, wash, or otherwise clean project, streets, and highways.

2. Erosion Control

A. Take precautions necessary to prevent erosion and transportation of soil downstream, to adjacent properties, and into on-site or off-site drainage systems.

B. Develop, install, and maintain an erosion control plan if required by law.

C. Repair and correct damage caused by erosion.

3. Existing Plant And Features

A. Do not damage trees, shrubs, and roots of existing trees and shrubs on site which are included to remain.

B. Do not use heavy equipment within trench opened. Interfering branches may be removed only with permission of Landscape Architect.

C. Do not damage other plants and features which are to remain.

3.1.2 Inspection

Inspected procedures are not taken to completion and report made promptly. Owner may take such action as may be deemed necessary and deduct costs of such from monies due to Contractor. Such action or lack of action on Owner's part does not relieve Contractor from responsibility for proper protection of the Work.

END OF SECTION

LANDSCAPING PREPARATION

1.0 GENERAL

1.1 SUMMARY

Includes But Not Limited To

1. General landscape work requirements.

2.0 QUALITY ASSURANCE

1. General landscape work requirements.

2. Clean and pay for all applied pesticides, poisons, and fees.

3.0 PROTECT CONDITIONS

1. Locations and identify existing underground and overhead services and utilities within contract work areas. (Call 800-FIND-IT 1-800-482-7171 or 1-800-482-7171)

2. Provide access means to protect utilities and services designated to remain.

3. Repair utilities damaged during site work operations at Subcontractor's expense.

4. When scheduled or reasonably delayed underground piping or other utilities and services are encountered during site work operations, notify the applicable utility company immediately to obtain procedure directions. Cooperate with the applicable utility company in maintaining access engineering in operation.

5. Locate, protect, and maintain benchmarks, monuments, control points and project engineering instruments. Re-establish disturbed or destroyed benchmarks at Subcontractor's expense.

6. Perform landscape work operations and the removal of debris and materials to assure minimum interference with streets, walks, and other adjacent facilities.

7. Clean governing authority, within permission when required to close or obstruct streets, walks and adjacent facilities. Provide alternate means around closed or obstructed traffic ways when required by governing authorities.

8. Protect and maintain street lights, utility poles and services, traffic signal control boxes, curb boxes, valves and other services, except items designated for removal.

9. The General Contractor will occupy the premises and adjacent facilities during the entire period of construction. Perform landscape work operations to minimize conflicts and to facilitate General Contractor's use of the premises and control of his normal operations.

10. Perform landscape preparation work before commencing landscape construction.

11. Provide necessary barricades, covering and protection to prevent damage to existing improvements indicated to remain.

12. Protect existing trees scheduled to remain against injury or damage including cutting, breaking or pulling of roots, trunks or branches, undermining by excavation including materials, excavated materials or vehicles, traffic, within trench opened.

2.0 PRODUCTS

2.1 MATERIALS/ EQUIPMENT

As selected by the General Contractor, except as indicated.

1. Tree protection:

A. Wood fencing - Snow fencing if high.

B. Posts - Steel fence post.

C. Hardware for fence restoration - "Round up" by Monrovia.

3.0 EXECUTION

3.1 EXISTING UTILITIES

Call MISS DIG #11 before construction begins. Information on the drawings related to existing utility lines and services is for the information of the contractor only. Excavate test pits as required to determine exact location of utilities and services.

3.2 CLEARING

1. Locate and identify existing trees and improvements indicated to remain.

2. Fencing/erect fence to be installed.

3. Any equipment that compacts the soil in the areas of existing trees is not allowed.

4. Protect trees scheduled to remain with 4" high snow fence post.

5. No vehicle traffic is permitted beneath pipe or any line. All lawn areas are to be worked by hand.

6. Clear and grub areas within contract limits as required for site access and execution of the work.

7. Remove trees, plants, underground, other vegetation and debris, except items indicated to remain.

8. Tree planting and lawn areas are required with herbicide per manufacturer recommendations to kill existing vegetation prior to planting, seeding and sodding.

9. Remove stumps and roots to a clear depth of 24" below subgrade. Remove stumps and roots to full depth within 50' of underground structures, utility lines, buildings, and paved areas.

3.0 DISPOSAL OF WASTE MATERIALS

1. Stockpile, haul from site and properly dispose of waste materials and debris. Accumulation is not permitted.

END OF SECTION

LAWN SEEDING

1.0 GENERAL

1.1 SUMMARY

Includes But Not Limited To

1. Furnish and install seed/soil as described in Contract Documents.

2.0 SUBMITTALS

1. Submit seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. There is a reserve to prevent seeding and distribution.

2. Project notification: Notify Landscape Architect of General Contractor's representative at least seven (7) working days prior to start of seeding operation.

3. Protect existing utilities, paving, and other facilities from damage caused by seeding operations.

4. Perform seeding work only after planting and other work affecting ground surface has been completed.

5. Provide hose and water metering equipment as required.

6. The irrigation system will be installed prior to seeding. Locate, protect, and maintain the irrigation system during seeding operations. Repair irrigation system components damaged during seeding operations at the Sub-Contractor's expense.

1.5 WARRANTY

See Landscape Maintenance and Warranty Section

2.0 PRODUCTS

2.1 MATERIALS

1. Sub-Contractor, or testing agency to make recommendations on type of quantity of additive required to establish satisfactory pH factor and supply of nutrients to bring balance to satisfactory level for planting.

1.3 QUALITY ASSURANCE

1. Participate in pre-installation meeting with Landscape Architect.

2. Also see Landscape Preparation Section.

3. Protect existing trees, plants, lawns, and other features designated to remain as part of the landscaping work.

4. Promptly repair damage to adjacent facilities caused by topical operations. Cost of repair at Subcontractor's expense.

5. Promptly notify the General Contractor and Landscape Architect of unexpected adverse conditions.

2.0 PRODUCTS

2.1 MATERIALS

1. Topsoil applied and stockpiled topsoil prepared for use must meet the following criteria results specified. Topsoil must conform to requirements and recommendations from the soil test and by the Landscape Architect.

2. Existing topsoil, existing topsoil from site which shall be utilized. All processing, cleaning, and preparation of the amended topsoil to render it acceptable for use is the responsibility of the Subcontractor.

3. Provide additional topsoil as required to complete the job. Topsoil must meet testing criteria results specified.

4. All processing, cleaning, and preparation of the applied topsoil to render it acceptable for use is the responsibility of the Subcontractor.

5. Supplied and stockpiled topsoil, shall be fertile, black, dark in color and representative of that productive soil, capable of sustaining vigorous plant growth and free of clay lumps, silt, stones, rocks, weeds or other foreign matter such as disease of 1/4" or any disease, rocks, debris, and other extraneous material not frozen or muddy. PH of soil range between 5.0 and 7.5.

6. Soil shall not contain more than 2 percent of particles measuring over 2.0 mm in largest size.

7. Prepared topsoil shall be used in planting operation as specified in Trees, Plants, and Ground Cover.

8. All beds prepared as specified.

1.0 EXECUTION

1.1 EXAMINATION

1. Do not commence work of this Section until grading/terrain is specified as met.

2.0 PREPARATION

1. Prior to grading, dig out weeds from planting areas by their roots and remove from site. Before placing, but not interlocking areas, remove rocks larger than 1 inch in any dimension and foreign matter such as building rubble, wire, iron, debris, concrete, etc.

2. Prior to placing topsoil, remove any organic lawn material present in planting areas down to natural subgrade or other material acceptable to Landscape Architect.

3.0 PERFORMANCE

1. Soil Tolerances

A. Total Topsoil Depth - 12 inches minimum compacted.

B. Lawn And Groundcover Planting Areas - 3 inches minimum compacted.

C. Shrub Planting Areas - 12 inches minimum throughout entire shrub bed area.

D. Seeded Lawn Areas - 1/4 inch below.

E. Sodded Lawn Areas - 1 1/2 inches below.

F. Shrub And Ground Cover Areas - 3 inches below.

3.3.2 Do not expose or damage existing shrubs or trees.

3.3.3 Redistribute approved existing topsoil retained on site as a result of rough grading. Remove organic material, rocks and debris greater than 1 inch in any dimension, and other objectionable material. Provide additional approved topsoil required for specified topsoil depth and bring surface to specified elevation relative to walk or curb.

3.3.4 For trees, shrubs, ground cover beds and plant in beds use Erosion Plants section.

3.3.5 Provide earth berming where indicated on plan.

3.3.6 Berms to be free flowing in shape and design, as indicated, and to blend into existing grades gradually so that the top of slope is not readily visible. Landscape Architect or General Contractor's representative to verify final berms before planting.

3.3.7 Regardless of final grading elevations indicated, it is intended the grading be such that proper drainage of surface water away from buildings will occur and that no low areas are created to allow ponding. Subcontractor to consult the General Contractor and Landscape Architect regarding variations in grade elevations before rough grading is completed.

3.3.8 Slope grade away from building for 12 feet minimum from walls at slope of 1/4" per 1 foot minimum unless otherwise noted. High point of front grade of building foundation shall be 6 inches minimum below front face level. Sheet surface drainage is never indicated on drawings for existing surface to facilitate runoff of water. Follow signs and provide walls for soil and grade to drain properly.

3.3.9 Rate all topsoil to remove rocks, roots, weeds, and debris.

3.3.10 Grade and shape area to bring surface to true uniform plane free from irregularities and to provide proper drainage and slopes per plan.

4.0 CLEANING

1. Upon completion of topical operations, clean areas within contract limits, remove tools, equipment, and final all excess topsoil off site. Site shall be clean, free of debris, and suitable for other work operations.

END OF SECTION

LAWN SEEDING

1.0 GENERAL

1.1 SUMMARY

Includes But Not Limited To

1. Furnish and install seed/soil as described in Contract Documents.

2.0 SUBMITTALS

1. Submit seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. There is a reserve to prevent seeding and distribution.

2. Project notification: Notify Landscape Architect of General Contractor's representative at least seven (7) working days prior to start of seeding operation.

3. Protect existing utilities, paving, and other facilities from damage caused by seeding operations.

4. Perform seeding work only after planting and other work affecting ground surface has been completed.

5. Provide hose and water metering equipment as required.

6. The irrigation system will be installed prior to seeding. Locate, protect, and maintain the irrigation system during seeding operations. Repair irrigation system components damaged during seeding operations at the Sub-Contractor's expense.

1.5 WARRANTY

See Landscape Maintenance and Warranty Section

2.0 PRODUCTS

2.1 MATERIALS

1. Sub-Contractor, or testing agency to make recommendations on type of quantity of additive required to establish satisfactory pH factor and supply of nutrients to bring balance to satisfactory level for planting.

1.3 QUALITY ASSURANCE

1. Participate in pre-installation meeting with Landscape Architect.

2. Also see Landscape Preparation Section.

3. Protect existing trees, plants, lawns, and other features designated to remain as part of the landscaping work.

4. Promptly repair damage to adjacent facilities caused by topical operations. Cost of repair at Subcontractor's expense.

5. Promptly notify the General Contractor and Landscape Architect of unexpected adverse conditions.

2.0 PRODUCTS

2.1 MATERIALS

1. Topsoil applied and stockpiled topsoil prepared for use must meet the following criteria results specified. Topsoil must conform to requirements and recommendations from the soil test and by the Landscape Architect.

2. Existing topsoil, existing topsoil from site which shall be utilized. All processing, cleaning, and preparation of the amended topsoil to render it acceptable for use is the responsibility of the Subcontractor.

3. Supplied and stockpiled topsoil, shall be fertile, black, dark in color and representative of that productive soil, capable of sustaining vigorous plant growth and free of clay lumps, silt, stones, rocks, weeds or other foreign matter such as disease of 1/4" or any disease, rocks, debris, and other extraneous material not frozen or muddy. PH of soil range between 5.0 and 7.5.

4. Soil shall not contain more than 2 percent of particles measuring over 2.0 mm in largest size.

5. Prepared topsoil shall be used in planting operation as specified in Trees, Plants, and Ground Cover.

6. All beds prepared as specified.

1.0 EXECUTION

1.1 EXAMINATION

1. Do not commence work of this Section until grading/terrain is specified as met.

2.0 PREPARATION

1. Prior to grading, dig out weeds from planting areas by their roots and remove from site. Before placing, but not interlocking areas, remove rocks larger than 1 inch in any dimension and foreign matter such as building rubble, wire, iron, debris, concrete, etc.

2. Prior to placing topsoil, remove any organic lawn material present in planting areas down to natural subgrade or other material acceptable to Landscape Architect.

3.0 PERFORMANCE

1. Soil Tolerances

A. Total Topsoil Depth - 12 inches minimum compacted.

B. Lawn And Groundcover Planting Areas - 3 inches minimum compacted.

C. Shrub Planting Areas - 12 inches minimum throughout entire shrub bed area.

D. Seeded Lawn Areas - 1/4 inch below.

E. Sodded Lawn Areas - 1 1/2 inches below.

F. Shrub And Ground Cover Areas - 3 inches below.

3.3.2 Do not expose or damage existing shrubs or trees.

3.3.3 Redistribute approved existing topsoil retained on site as a result of rough grading. Remove organic material, rocks and debris greater than 1 inch in any dimension, and other objectionable material. Provide additional approved topsoil required for specified topsoil depth and bring surface to specified elevation relative to walk or curb.

3.3.4 For trees, shrubs, ground cover beds and plant in beds use Erosion Plants section.

3.3.5 Provide earth berming where indicated on plan.

3.3.6 Berms to be free flowing in shape and design, as indicated, and to blend into existing grades gradually so that the top of slope is not readily visible. Landscape Architect or General Contractor's representative to verify final berms before planting.

3.3.7 Regardless of final grading elevations indicated, it is intended the grading be such that proper drainage of surface water away from buildings will occur and that no low areas are created to allow ponding. Subcontractor to consult the General Contractor and Landscape Architect regarding variations in grade elevations before rough grading is completed.

3.3.8 Slope grade away from building for 12 feet minimum from walls at slope of 1/4" per 1 foot minimum unless otherwise noted. High point of front grade of building foundation shall be 6 inches minimum below front face level. Sheet surface drainage is never indicated on drawings for existing surface to facilitate runoff of water. Follow signs and provide walls for soil and grade to drain properly.

3.3.9 Rate all topsoil to remove rocks, roots, weeds, and debris.

3.3.10 Grade and shape area to bring surface to true uniform plane free from irregularities and to provide proper drainage and slopes per plan.

4.0 CLEANING

1. Upon completion of topical operations, clean areas within contract limits, remove tools, equipment, and final all excess topsoil off site. Site shall be clean, free of debris, and suitable for other work operations.

END OF SECTION

LAWN SEEDING

1.0 GENERAL

1.1 SUMMARY

Includes But Not Limited To

1. Furnish and install seed/soil as described in Contract Documents.

2.0 SUBMITTALS

1. Submit seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. There is a reserve to prevent seeding and distribution.

2. Project notification: Notify Landscape Architect of General Contractor's representative at least seven (7) working days prior to start of seeding operation.

3. Protect existing utilities, paving, and other facilities from damage caused by seeding operations.

4. Perform seeding work only after planting and other work affecting ground surface has been completed.

5. Provide hose and water metering equipment as required.

6. The irrigation system will be installed prior to seeding. Locate, protect, and maintain the irrigation system during seeding operations. Repair irrigation system components damaged during seeding operations at the Sub-Contractor's expense.

1.5 WARRANTY

See Landscape Maintenance and Warranty Section

2.0 PRODUCTS

2.1 MATERIALS

1. Sub-Contractor, or testing agency to make recommendations on type of quantity of additive required to establish satisfactory pH factor and supply of nutrients to bring balance to satisfactory level for planting.

1.3 QUALITY ASSURANCE

1. Participate in pre-installation meeting with Landscape Architect.

2. Also see Landscape Preparation Section.

3. Protect existing trees, plants, lawns, and other features designated to remain as part of the landscaping work.

4. Promptly repair damage to adjacent facilities caused by topical operations. Cost of repair at Subcontractor's expense.

5. Promptly notify the General Contractor and Landscape Architect of unexpected adverse conditions.

2.0 PRODUCTS

2.1 MATERIALS

1. Topsoil applied and stockpiled topsoil prepared for use must meet the following criteria results specified. Topsoil must conform to requirements and recommendations from the soil test and by the Landscape Architect.

2. Existing topsoil, existing topsoil from site which shall be utilized. All processing, cleaning, and preparation of the amended topsoil to render it acceptable for use is the responsibility of the Subcontractor.

3. Supplied and stockpiled topsoil, shall be fertile, black, dark in color and representative of that productive soil, capable of sustaining vigorous plant growth and free of clay lumps, silt, stones, rocks, weeds or other foreign matter such as disease of 1/4" or any disease, rocks, debris, and other extraneous material not frozen or muddy. PH of soil range between 5.0 and 7.5.

4. Soil shall not contain more than 2 percent of particles measuring over 2.0 mm in largest size.

5. Prepared topsoil shall be used in planting operation as specified in Trees, Plants, and Ground Cover.

6. All beds prepared as specified.

1.0 EXECUTION

1.1 EXAMINATION

EXTERIOR PLANTS

1.0 GENERAL

1.1 SUMMARY

1.1.1 Include But Not Limited To:

1.1.1.1 Function and install landscaping plants as described in Contract Documents

1.2 QUALITY ASSURANCE

1.2.1 Plant names listed comply with "Standardized Plant Names" as adopted by the latest edition of the American Society of Horticultural Researchers. Names of varieties not listed shall conform generally with names accepted by the nursery trade. Provide stock to be installed neat and lightly balled.

1.2.2 Comply with rating and grading standards of the latest edition of "American Standard for Nursery Stock" as published by the American Nursery and Landscape Association.

1.2.3 All plants shall be grown under nursery climatic conditions similar to those in the locality of the project for a minimum of two years.

1.2.4 Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional charge. Larger plants shall not be cut back to size indicated.

1.2.5 Provide "specimen" plants with special height, shape, or character of growth. Landscape Subcontractor to tag specimen trees or shrubs at the source of supply. The Landscape Subcontractor shall accompany Landscape Architect on final selection trip. The Landscape Architect will inspect specimen selections for suitability and accessibility to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of the proposed specimen plants for approval.

1.2.6 Plants may be inspected and approved at the place of growth for compliance with specification requirements for quality, size, and variety.

1.2.7 Approval of plant material as the place of growth shall not excuse the right of inspection and rejection upon delivery at the site or during progress of the work.

1.2.8 Before proceeding with planting, verify planting schedule and timing. Follow planting schedule to complete procedure in order. Submit test results to Landscape Architect prior to starting work.

1.2.9 Before proceeding with work, check and verify dimensions of area. Report variances between Drawings and site to Landscape Architect before proceeding with work of the section.

1.2.10 Plant notes are for convenience only and are not guaranteed. Verify amounts shown on Drawings. All plantings indicated on Drawings are required unless indicated otherwise.

1.3 SUBMITTALS

1.3.1 Provide and pay for material testing. Testing agency shall be acceptable to the Landscape Architect. Provide the following:

1.3.1.1 The loss of weight by light and moisture absorption capacity that is tested for peak moisture.

1.3.1.2 Submit the following material samples to Landscape Architect:

1.3.1.2.1 Plant stock, finished hardwood bark mulch, planting accessories, pre-emergent herbicides, and post fertilizers.

1.3.1.2.2 Topsoil source and soil type, plant media, and plant fertilizer.

1.4 DELIVERY, STORAGE, AND HANDLING

1.4.1 Deliver finished materials to original, unopened and undamaged containers showing weight, amount, and name of manufacturer. Store in manner to prevent settling and deterioration.

1.4.2 Take all precautions of storage in plant material in preparing plants for moving. Workmanship not to face to receive the highest standards will be required.

1.4.3 Spray pesticides in foliage with an approved "Test Chemical" immediately after digging to prevent desiccation.

1.4.4 Dig, pack, transport, and handle plants with care to ensure protection against injury.

1.4.5 Inspection certificates required by law shall accompany each shipment (invoice or order to stock on arrival). The certificate shall be filed with the General Contractor's representative.

1.4.6 Protect plants from physical harm. Plants cannot be planted immediately upon delivery. Properly protect them with mulch, shrouded hardwood bark mulch, or in a manner acceptable to the General Contractor's representative.

1.5 PROJECT CONDITIONS

1.5.1 See Landscape Preparation Section.

1.5.2 Work indication: notify Landscape Architect at least seven working days prior to installation of plant material.

1.5.3 Protect existing utilities, paving, and other facilities from damage caused by landscaping operations.

1.5.4 A complete plan of plants, including a schedule of size, quantities, and other requirements is shown on the proposed plans. In the event that quantity discrepancies or material omissions occur in the proposed form, Subcontractor shall notify the Landscape Architect during the proposed bidding process.

1.5.5 An irrigation system will be installed prior to planting. Locate, protect, and maintain the irrigation system during planting operations. Repair irrigation system components, damaged during planting operations, at the Landscape Subcontractor's expense.

1.5.6 The Landscape Subcontractor shall inspect existing soil conditions in all areas of the site where the operations will take place, prior to the beginning of work. It is the responsibility of the Landscape Subcontractor to notify the General Contractor's representative and the Landscape Architect in writing of any conditions which affect the acceptability of plant material to be installed.

1.6 WARRANTY

1.6.1 See Landscape Maintenance and Warranty Standards.

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Plants: Provide plant types of their species or variety, with normal, densely developed branches and vigorous, dense root systems. Provide only mature, healthy, vigorous plants free from defects, debilitating diseases, seasonal signs, frost cuts, diseases of the bark, plant diseases, insect signs, blemishes, and all forms of infection. All plants shall have a fully developed system from without roots and roots.

2.1.2 Dig balled and burlapped plants with roots, natural balled with a sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide test tubes complying with the latest edition of the "American Standard for Nursery Stock". Checked or unrooted balled plants are not acceptable.

2.1.3 All trees shall have one day of dry balm. Trees with no water shall be rejected.

2.1.4 Provide tree species that mature at heights over 25'-0" with a single main trunk. Trees that have the main trunk forming "Y" shape are not acceptable.

2.1.5 Plants shall be in flower or mature at least 25'-0" with a single main trunk. Trees that have the main trunk forming "Y" shape are not acceptable.

2.1.6 Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.

2.1.7 No pruning wounds shall be present with a diameter of more than 1" and which would not show signs of healing or callus.

2.1.8 Evergreen trees shall be pruned and maintained to the ground.

2.1.9 Shrubs and small plants shall meet the requirements for spread and height indicated on the drawings.

2.1.10 Plant materials shall be subject to approval by the Landscape Architect as to size, health, quality, and character.

2.1.11 Bare root trees are not acceptable.

2.1.12 Provide plant materials from licensed nursery or grower.

2.1.13 Bare root plants: dig with adequate fibrous roots, to be covered with a uniformly thick coating of mulch being pushed immediately after they are dig or packed in moist earth or peat moss.

2.1.14 Container grown plants: grow in a container of sufficient height of size for root system to have developed to level of soil together, firm, and stable.

1. No plants shall be loose in the container.

2. Container stock shall not be too loose.

3. Single stemmed or plants will not be accepted.

4. Side branches shall be present, well trained, and the plant shall be well balled to the ground.

5. Plants shall be in flower, vigorous condition, free from dead wood, broken or other root or branch injury.

2.1.4 Collected stock consists of plants growing under natural conditions in soil and climate as well as to be planted, in locations and forms to proper collecting procedure. Root system (bark) to be at least twenty-five (25%) percent of the plant's weight.

2.1.5 Specimen shall be specimen designated plants which are to be grown, fully developed, under quality, and location conditions of the species. Plants designated to be planted in new soil must be received, symmetrical, and uniform in height, spread, color, and branching density.

2.1.6 Main trunk shall be straight from the same nursery and, preferably, from the same root or tree. An specimen material will be accepted by the Landscape Architect in variety.

2.1.7 Topsoil for planting mix: fertile, friable, natural quality of loamy character, without admixture of natural materials, obtained from and grown under stable, reasonably free from clay, large, coarse sands, stones, plants, roots, sticks, and other foreign materials with sandy ridge of between 1/4" and 3/4" for aridaceous plants.

2.1.8 Plant stock: grown to stock root, weed, and soil-free granulated soil.

2.1.9 Provide ASTM D2007 polypropylene plant mesh with a pH value of 6.0 for aridaceous plants.

2.1.10 Planting mixture "A": three identical plants shall be a mixture of 1/4" soil and 1/4" planting medium per manufacturer's requirements. Follow planting schedule.

2.1.11 Planting mixture "B": for perennial flowers, groundcover plants, and entrance plants (planting balled) shall be a mixture of 1/4" soil and 1/4" planting medium. All weeding soil shall be covered and removed. Adding bottom types "A" and "B" to water per manufacturer's requirements. Follow planting schedule.

2.1.12 Planting mixture "C": for annual flowers, lawn, and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.13 Planting mixture "D": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.14 Planting mixture "E": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.15 Planting mixture "F": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.16 Planting mixture "G": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.17 Planting mixture "H": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.18 Planting mixture "I": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.19 Planting mixture "J": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.20 Planting mixture "K": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.21 Planting mixture "L": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.22 Planting mixture "M": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.23 Planting mixture "N": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.24 Planting mixture "O": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.25 Planting mixture "P": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.26 Planting mixture "Q": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.27 Planting mixture "R": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.28 Planting mixture "S": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.29 Planting mixture "T": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.30 Planting mixture "U": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.31 Planting mixture "V": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.32 Planting mixture "W": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.33 Planting mixture "X": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.34 Planting mixture "Y": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.35 Planting mixture "Z": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.36 Planting mixture "AA": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.37 Planting mixture "AB": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.38 Planting mixture "AC": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.39 Planting mixture "AD": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.40 Planting mixture "AE": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.41 Planting mixture "AF": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.42 Planting mixture "AG": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.43 Planting mixture "AH": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.44 Planting mixture "AI": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.45 Planting mixture "AJ": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.46 Planting mixture "AK": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.47 Planting mixture "AL": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.48 Planting mixture "AM": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.49 Planting mixture "AN": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.50 Planting mixture "AO": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.51 Planting mixture "AP": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.52 Planting mixture "AQ": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.53 Planting mixture "AR": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.54 Planting mixture "AS": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.55 Planting mixture "AT": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.56 Planting mixture "AU": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.57 Planting mixture "AV": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.58 Planting mixture "AW": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.59 Planting mixture "AX": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.60 Planting mixture "AY": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.61 Planting mixture "AZ": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.62 Planting mixture "BA": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.63 Planting mixture "BB": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.64 Planting mixture "BC": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.65 Planting mixture "BD": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.66 Planting mixture "BE": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.67 Planting mixture "BF": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.68 Planting mixture "BG": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.69 Planting mixture "BH": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.70 Planting mixture "BI": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.71 Planting mixture "BJ": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.72 Planting mixture "BK": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.73 Planting mixture "BL": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.74 Planting mixture "BM": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.75 Planting mixture "BN": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.76 Planting mixture "BO": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.77 Planting mixture "BP": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.78 Planting mixture "BQ": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.79 Planting mixture "BR": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.80 Planting mixture "BS": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.81 Planting mixture "BT": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.82 Planting mixture "BU": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.83 Planting mixture "BV": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.84 Planting mixture "BW": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.85 Planting mixture "BX": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.86 Planting mixture "BY": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

2.1.87 Planting mixture "BZ": for lawn and other plants. Submit a sample to the Landscape Architect for approval to proceed.

manufacturer's recommendations. Clean area of all dead material after five (5) days.

3. The Evergreen landscape applied per manufacturer's recommendations to same area where "Tested" has been applied and to planting bed areas, after areas cleared of dead vegetation.

4. Herbicides to be applied by licensed applicator as required by the State.

5. Excavate shrub plant pits with vertical sides, per planting pits specifically indicated in the planting list. Provide plant pits except balled. Depth of pit shall accommodate the root system. Clearly the bottom of the pit is a depth of 2'.

6. Roughen sides of excavation.

7. Provide permanent planting mixture "A" for use around the base and roots of all deciduous and evergreen trees planted.

3.3.3 Perforation Testing of Plant Beds:

Provide permanent planting by filling plant pits with water and monitoring length of time for water to penetrate permeable material. Submit test results to Landscape Architect prior to starting work.

1. Dig hole at least 12" in diameter by 12" in depth, with excavated plantbed.

2. Fill hole with water and let it stand.

3. Fill hole with water and let it stand.

4. Measure the water that is left in the hole after 24 hours. Continue to measure the water level every hour until the hole is empty, noting the number of inches the water level drops per hour.

Any hole with a rate of 1" or less is acceptable to slow and water recommendations to remedy same that is provided to Architect and Owner.

3.3.4 Ground Cover Beds, Perennial Flower Beds, and Entrance Plant Beds:

1. Excavate existing soil 12" deep over entire bed area and remove soil from site. Clearly bottom of the hole is 4" deep. Set plants according to drawings and specifications. Submit test results to Landscape Architect prior to starting work.

2. Measure the water that is left in the hole after 24 hours. Continue to measure the water level every hour until the hole is empty, noting the number of inches the water level drops per hour.

Any hole with a rate of 1" or less is acceptable to slow and water recommendations to remedy same that is provided to Architect and Owner.

3.3.5 Mass Shrub Beds, Hedge Beds:

1. Excavate existing soil 18" deep over entire bed area and remove soil from site. Clearly bottom of the hole is 4" deep. Set plants according to drawings and specifications. Submit test results to Landscape Architect prior to starting work.

2. Measure the water that is left in the hole after 24 hours. Continue to measure the water level every hour until the hole is empty, noting the number of inches the water level drops per hour.

Any hole with a rate of 1" or less is acceptable to slow and water recommendations to remedy same that is provided to Architect and Owner.

3.3.6 Annual Flower Beds:

1. Excavate existing soil 12" deep over entire bed area and remove soil from site. Clearly bottom of the hole is 4" deep. Set plants according to drawings and specifications. Submit test results to Landscape Architect prior to starting work.

2. Measure the water that is left in the hole after 24 hours. Continue to measure the water level every hour until the hole is empty, noting the number of inches the water level drops per hour.

Any hole with a rate of 1" or less is acceptable to slow and water recommendations to remedy same that is provided to Architect and Owner.

3.4 INSTALLATION

3.4.1 Planting shall be performed only by experienced workers familiar with planting procedures under the supervision of a qualified supervisor.

3.4.2 Planting shall be done with vertical sides and flat bottom, and record in accordance with surface and dimensions shown on the planting schedule.

3.4.3 See drawings for planting details.

3.4.4 If obstructions are encountered that are not indicated, do not proceed with planting operations until alternative plans have been selected and approved in writing by the Landscape Architect. When location or spacing dimensions are not clearly shown, request clarification by the Landscape Architect.

3.4.5 Setpoint material in planting pit to proper grade and alignment.

1. Setpoint material, plants, and balled to be in good condition or relationship to the soil or adjacent situation.

2. Setpoint material with balled to be in good condition or relationship to the soil or adjacent situation.

3. Setpoint material with balled to be in good condition or relationship to the soil or adjacent situation.

4. Setpoint material with balled to be in good condition or relationship to the soil or adjacent situation.

5. Setpoint material with balled to be in good condition or relationship to the soil or adjacent situation.

6. Setpoint material with balled to be in good condition or relationship to the soil or adjacent situation.

7. Setpoint material with balled to be in good condition or relationship to the soil or adjacent situation.

8. Setpoint material with balled to be in good condition or relationship to the soil or adjacent situation.

9. Setpoint material with balled to be in good condition or relationship to the soil or adjacent situation.

10. Setpoint material with balled to be in good condition or relationship to the soil or adjacent situation.

11. Setpoint material with balled to be in good condition or relationship to the soil or adjacent situation.

12. Setpoint material with balled to be in good condition or relationship to the soil or adjacent situation.

13. Setpoint material with balled to be in good condition or relationship to the soil or adjacent situation.

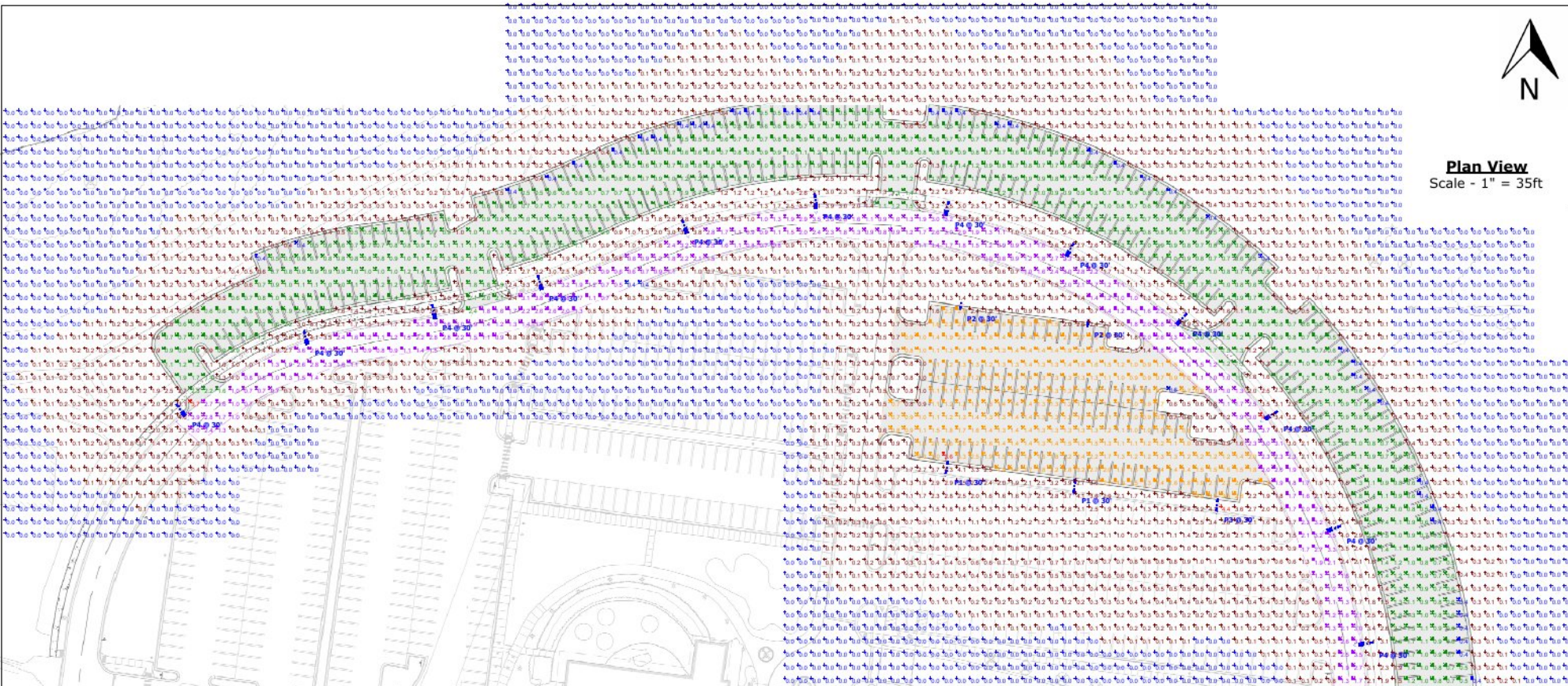
14. Setpoint material with balled to be in good condition or relationship to the soil or adjacent situation.

15. Setpoint material with balled to be in good condition or relationship to the soil or adjacent situation.

16. Setpoint material with balled to be in good condition or relationship to the soil or adjacent situation.



Plan View
Scale - 1" = 35ft



Schedule						
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp
	P1	2	Lithonia Lighting	RSX1 LED P3 40K R4 EGS	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution with EGS Shield	12083
	P2	2	Lithonia Lighting	RSX1 LED P3 40K R4 EGS	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution with EGS Shield	12083
	P3	1	Lithonia Lighting	RSX1 LED P3 40K R3 EGS	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R3 Distribution with EGS Shield	12009
	P4	12	Lithonia Lighting	RSX1 LED P3 40K R4 EGS	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution with EGS Shield	12083
	P5	1	Lithonia Lighting	RSX1 LED P3 40K R5 EGS	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R5 Distribution with EGS Shield	9809

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive Lanes		1.8 fc	4.1 fc	0.4 fc	10.3:1	4.5:1
Overall/Grade		0.6 fc	4.4 fc	0.0 fc	N/A	N/A
Parking Addition 1		1.0 fc	3.7 fc	0.4 fc	9.3:1	2.5:1
Parking Addition 2		1.5 fc	3.6 fc	0.6 fc	6.0:1	2.5:1

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDELES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

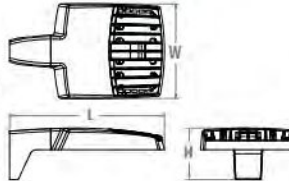


RSX1 LED Area Luminaire



Specifications

EPA (ft ² @0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Catalog
Number

Notes

Type

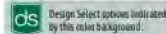
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details



Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4 P5	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide R5S Type 5 Short AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ¹ HVOLT (347V-480V) ¹ XVOLT (277V-480V) ¹ (use specific voltage for options as noted) 120 ¹ 277 ¹ 208 ¹ 347 ¹ 240 ¹ 480 ¹	SPA Square pole mounting (3.0" min. 50 gph for 1 at 90°, 3.5" min. 10 gph for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. R40 pole for 2, 3, 4 at 90°, 3.0" min. dia. R40 pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (for 2-1/2" OD horizontal arms) IS Adjustable slipfitter (fits 1-3/8" OD lenses) ⁴ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁴ AARP Adjustable tilt arm round pole mounting ⁴ AAWB Adjustable tilt arm wall bracket ⁴ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁴

Options

Shipped Installed

HS	Heat sink design
PE	Power cord, built-in style ¹
PER7	Seven-wire twist-lock receptacle only (no control) ^{1, 2, 3}
SF	Single fan (120, 277, 347) ¹
DF	Double fan (208, 240, 480) ¹
SPD20KV	20KV Surge pack (10KV standard)
FAD	Field adjustable design ¹
DMG	3-1/4" diameter gasket nut base of housing for external thermal (external ordered separate) ¹

Shipped Installed

*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)
NLTAIR2 PIRHIN nLight AIR generation 2, with Networked, Bi-Level motion sensor series¹

BAA Buy America(s) Act and/or Build America Buy America Qualified
CCE Coastal Construction¹

*Note: NLTAIR2 PIRHIN with nLight AIR can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield ¹
EGFV	External glare full view (360° around light aperture) ¹
BS	Bird spikes ¹

Finish

DOBXD	Dark Bronze
DWLDX	Black
DNALXD	Natural Aluminum
DWHXD	White
DOBTD	Textured Dark Bronze
DWBLXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHDXD	Textured White



1 Acuity Way • Decatur, GA 30035 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Lithonia RSX1 Area LED
Rev. 05/14/28
Page 1 of 9

Designer
SK
Date
07/06/2026
Scale
Not to Scale
Drawing No.
#28-40131 V2

TRINITY HEALTH PARKING EXPANSION - BRIGHTON, MI
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM





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

MEMORANDUM

TO: Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: August 11, 2026
RE: Certificate of Recognition – Sam Seivert’s 100th Birthday

I was recently contacted by a neighbor of Sam Seivert, a remarkable Township resident who will soon be celebrating his 100th birthday. In addition to reaching this incredible milestone, Mr. Seivert is also a disabled World War II veteran. His lovely neighbor asked if we offer recognition of 100th birthdays, and while I’m not aware that we have ever done one before, I loved the idea of recognizing him with a Certificate of Recognition in honor of his birthday and his service to our country.

In response, I did a little research and prepared the attached Certificate of Recognition for the Board’s consideration. In doing so, I found a February 2020 church bulletin from Englewood United Methodist Church that includes a wonderful tribute to Mr. Seivert, written by Pastor Vic. Many of the details included in the proposed certificate came from that tribute.

I also came across a delightful Facebook group called “**Sam Seizert with People Requesting Photos,**” which is pretty amazing. The group was created by his wife just one year ago and already has 76 members (well, 77 now that I joined!) and 138 photographs of Mr. Seivert with people who have asked to have their picture taken with him. The most recent photo was posted just last week, so apparently at 99 years old, he is still quite the celebrity! It was a fun find and another indication of how much he is loved and appreciated by those in the community.

I’ve provided links below to these touching testaments to Mr. Seivert’s life and the impact he has had on those around him. I encourage you to follow the links for a wonderful glimpse into his life, his service to our country, and the special place he holds in the community.

- *Englewood United Methodist Church* – [February 2020 Bulletin](#)
- Facebook Group – “[Sam Seizert with People Requesting Photos](#)”:

I am seeking the Board’s support for approval of the Certificate so that we may present the plaque on behalf of the Township. We’re going to do our best to present it to Mr. Seivert in person and hopefully add a photo of the occasion to his Facebook group!

Most sincerely,

Kelly VanMarter, Township Manager

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

**GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

CERTIFICATE OF RECOGNITION & APPRECIATION

Presented to

SAMUEL C. SEIZERT

In Celebration of His 100th Birthday

On behalf of the residents, staff, and leadership of Genoa Township, we offer our warmest congratulations and highest praise to resident Samuel C. Seizert on achieving the momentous milestone of his 100th birthday. This certificate stands as an expression of our community's deep gratitude for a century marked by profound character, humble service, and enduring faith.

A proud member of the Greatest Generation, Mr. Seizert defended our nation's freedom during World War II as a courageous tank driver in the Philippines. The heavy trials of war deeply moved him, inspiring a lifetime commitment to peace and community healing. Upon returning home, he stepped forward to shepherd others, embarking on a long and distinguished career in pastoral ministry.

His generous heart and steady guidance have enriched countless lives across multiple communities. From his years in Southeast Michigan at Royal Oak First United Methodist Church and St. Paul United Methodist Church in Bloomfield Hills, to his decades of outreach at Englewood Methodist Church in Florida, and his valued presence right here in our community at Cornerstone Evangelical Presbyterian Church in Brighton, he has left a legacy of kindness, comfort, and wisdom.

As an esteemed resident of Cortland Avenue, Mr. Seizert remains a quiet inspiration to his neighbors and a treasured pillar of the Genoa Township community. We are incredibly honored to celebrate his centennial birthday and extend our heartfelt wishes for continued health, joy, and peace in the years ahead.

Given under our hands this 17th day of August, 2026.

**Township Supervisor
Genoa Charter Township**

**Township Clerk
Genoa Charter Township**



MEMORANDUM

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

TO: Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: August 11, 2026
RE: Resolution Declining Public Ownership of Lake Chemung Outdoor Resort, Inc. Water Supply System

Lake Chemung Outdoor Resort, Inc. is requesting Board approval of a resolution formally declining public ownership and operational responsibility for the private community water supply system serving Lake Chemung Outdoor Resort. Lake Chemung Outdoor Resort, Inc. operates an independent private community water system utilizing localized well infrastructure to serve its campground facilities and RV sites.

Under the Michigan Safe Drinking Water Act (1976 PA 399), the Michigan Department of Environment, Great Lakes, and Energy (EGLE) must provide the local unit of government with the opportunity to assume ownership and operation of a proposed community water supply system before issuing the necessary operating approvals for a privately-operated system. The Township's formal decision to decline ownership and operation is therefore required for the resort to proceed with obtaining its private water supply permits from EGLE.

From the Township's perspective, approval of the resolution is appropriate because the water system is private infrastructure serving a private development, and there is no municipal need or benefit associated with the Township assuming responsibility for the system. By formally declining ownership and operation, the Township allows the resort to maintain responsibility for its own water infrastructure while avoiding the potential costs and administrative obligations associated with operating and maintaining a private community water system. The action also preserves a clear distinction between the Township's municipal water service, including the MHOG system, and the privately-owned water infrastructure serving the campground.

Approval of the resolution does not transfer an existing Township water system or create a new municipal service. Rather, it confirms the Township's decision not to assume ownership or operational responsibility for the resort's private system and allows the resort to satisfy the state requirement necessary to obtain its EGLE

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

August 11, 2026

Lake Chemung Outdoor Resorts Water System Resolution

Page 2 of 2

permits. The resort will remain responsible for the system's operation, maintenance, testing, monitoring, and future replacement.

I recommended that the Board of Trustees approve the attached resolution at the request of Lake Chemung Outdoor Resort, Inc. Approval will allow the resort to proceed with the required state permitting process while protecting the Township from assuming responsibility for private water infrastructure and maintaining a clear separation between private and municipal water service.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly VanMarter", with a long horizontal flourish extending to the right.

Kelly VanMarter
Township Manager

**GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

RESOLUTION NO. 260817A

LAKE CHEMUNG OUTDOOR RESORTS, INC. WATER SYSTEM RESOLUTION

At a regular meeting of the Township Board for the Charter Township of Genoa, Livingston County, Michigan, held on the 17th day of August, 2026, at 6:30 p.m.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and seconded by _____.

RESOLUTION NUMBER 260817A

LAKE CHEMUNG OUTDOOR RESORTS, INC. WATER SYSTEM RESOLUTION

WHEREAS, Lake Chemung Outdoor Resorts, Inc. (L.C.O.R.I) owns and operates a drinking water system serving 340 campsites and related common facilities located at 320 S. Hughes Road, Howell, Michigan, Section 4, Town, T2N, Range R5E; and

WHEREAS, Lake Chemung Outdoor Resorts, Inc. possesses the ability and willingness to continue effective operation and maintenance of said system; and

WHEREAS, Genoa Charter Township recognizes the need for effective and continued operation and maintenance of said system to protect the public health; and

WHEREAS, Genoa Charter Township deems it impractical for the Township to own, operate, and administer this particular drinking water supply;

NOW THEREFORE, BE IT RESOLVED that Genoa Charter Township refuses to accept ownership of or operation, maintenance, and administrative responsibilities for said particular drinking water supply. Genoa Charter Township endorses the application of Lake Chemung Outdoor Resorts, Inc. to continue these responsibilities under state permit.

A roll call vote on the foregoing resolution was taken and was as follows:

AYES: _____

NAYS: _____

ABSENT: _____

The resolution was declared ADOPTED.

CERTIFICATION OF CLERK

The undersigned, being the duly elected Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records of my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Rick Soucy

Genoa Charter Township Clerk

Date



MEMORANDUM

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

TO: Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: August 11, 2026
RE: Peddlers and Solicitors Ordinance No. 260908

A final draft of the revised Peddlers and Solicitors Ordinance, incorporating the changes discussed at the August 3 Township Board meetings, is provided for the Board's consideration. The revisions include incorporating the "intent" language discussed by the Board into the ordinance's Purpose section and making the "window cling" a requirement for the Township to send to all who register.

Under the Charter Township Act, an ordinance must first be introduced by the Township Board, followed by publication as required by law. The ordinance may then be considered for adoption at a subsequent Board meeting. Accordingly, the Board is being asked to introduce the revised Peddlers and Solicitors Ordinance at this meeting so that the required publication can occur and the ordinance can be brought back to the Board for consideration of adoption at the next meeting.

Sincerely,

Kelly VanMarter
Township Manager

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

GENOA CHARTER TOWNSHIP
PROPOSED REVISED PEDDLERS AND SOLICITORS ORDINANCE

Proposed Ordinance No. 260908

Draft for Board review — replaces Ordinance No. 070716-A

ARTICLE I — PURPOSE AND DEFINITIONS

Sec. 1. Purpose. This ordinance is intended to protect the privacy, peace, and safety of Township residents and protect the public from fraud, theft, and harm, while respecting the right to engage in expression.

Sec. 2. Definitions.

“Peddler” and “solicitor” mean any person who, for a commercial purpose, travels from house to house or place to place to sell, take orders for, or offer goods, wares, merchandise, or services. The terms “peddler” and “solicitor” do not include a person invited to a social gathering within a home by the occupant, or a person selling the products of their own farm, orchard, or garden.

“Commercial solicitation” means solicitation that proposes a commercial transaction.

“Noncommercial solicitation” means a request for support, including a money donation, for a charitable, religious, patriotic, civic, educational, political, or philanthropic purpose.

“Charitable or civic organization” means a nonprofit qualified under Section 501(c)(3) or 501(c)(4) or a tax-exempt veterans’ organization.

A “minor” means any person under the age of 18.

ARTICLE II — LICENSING OF COMMERCIAL PEDDLERS AND SOLICITORS

Sec. 3. License required. No person shall act as a commercial peddler or solicitor within the Township without first obtaining a license from the Township Clerk. This Article applies only to commercial activity.

Sec. 4. Application. An applicant shall file with the Clerk a signed application stating:

- the applicant’s name,
- address,
- telephone number,
- the nature of the goods or services,
- name, address, and telephone number of the business they work for,
- whether they have ever been convicted of, are serving a sentence, including probation or parole, or are currently being charged with any of the following:
 - A violation related to their peddling or solicitation activities;
 - A fraud crime;
 - A theft crime;
 - A crime involving violence against a person;
 - A crime of breaking and entering any dwelling;
 - A crime of manufacturing and distributing illegal materials.
- and provide a current photo identification.

By submitting an application, the applicant acknowledges that the Township will perform a background check. This information is gathered for purposes of enforcement of this Article only.

By providing an address, the applicant agrees to accept service of any citations at that address via regular mail.

Sec. 5. Issuance is ministerial. The Clerk shall issue the license to any applicant who completes the application, pays the fee, and has not listed a crime or charge as described in Section 4. The Clerk has no discretion to grant or deny a license based on the viewpoint or cause of the applicant.

Sec. 6. Fee. The license fee shall be set by resolution of the Board in an amount that does not exceed the Township's actual cost of administering this Article. No fee shall be required of any person exempt under state or federal law.

Sec. 7. License to be carried; registry list to be obtained. Each licensee shall carry the license at all times while soliciting and shall produce it on request. Each licensee shall obtain the current No-Knock Registry list from the Clerk and shall not call at any address on that list.

Sec. 8. Term; suspension; revocation. Licenses expire after 90 days of issuance. The Clerk may suspend, and the Board may, after notice and an opportunity to be heard as defined in Sec. 22, revoke a license for violation of this ordinance.

Sec. 9. Noncommercial. No License required. Neither this Article nor any other part of this ordinance applies to noncommercial solicitation.

ARTICLE III — NO-KNOCK REGISTRY

Sec. 10. Registry established. The Township Clerk shall establish and maintain a No-Knock Registry of residential addresses whose lawful occupants do not wish to receive commercial peddlers and solicitors.

Sec. 11. Resident opt-in; term. A lawful occupant may register their residential address with the Clerk at no cost or at a cost-based fee set by the Board. A registration remains in effect for five (5) years. The occupant must re-register to remain on the list. The occupant may remove the address at any time by written request. The Township has no duty to remind a registrant to re-register.

Sec. 12. Effect of registration. No commercial peddler or solicitor shall knock, ring the doorbell, or otherwise physically call at any address on the Registry. This section applies regardless of whether the solicitor holds a Township license.

Sec. 13. List furnished to licensees. The Clerk shall make the current Registry available to every licensee. A licensee is responsible for obtaining the current list before soliciting each day.

Sec. 14. Window cling. The Township will issue a window cling identifying a registered residence upon registration. The absence of a window cling does not excuse a violation of Section 12.

Sec. 15. Posted signs honored. Independent of the Registry, no commercial peddler or solicitor shall call at any residence that displays a "No Soliciting," "No Trespassing," "No Peddlers," or equivalent sign in a conspicuous location.

Sec. 16. No liability. The Township assumes no liability for any error or omission in the Registry, and no claim shall lie against the Township arising from the maintenance or distribution of the Registry.

ARTICLE IV — ANTI-FRAUD AND CONDUCT

Sec. 17. No misrepresentation. No person shall, in connection with any commercial solicitation or peddling, misrepresent their name, occupation, affiliation, or purpose, or any other information. This section shall also apply to the application process, such that no person shall make any misrepresentations in their application submitted for any license under this ordinance.

Sec. 18. Conduct. No licensed peddler or solicitor shall obstruct traffic, refuse to leave private property when asked, or engage in threatening or harassing conduct. A person shall leave a residence immediately upon request.

ARTICLE V — HOURS

Sec. 19. Hours of solicitation. No commercial peddler or solicitor shall call at any residence before 9:00 a.m., or after 10:00 p.m. or dusk, whichever is earlier.

ARTICLE VI — PENALTIES AND GENERAL PROVISIONS

Sec. 20. Civil infraction. A violation of any provision of this ordinance is a municipal civil infraction punishable by a fine of not more than \$500.00. Each occurrence is a separate offense.

Sec. 21. Revocation in addition to fine. In addition to a fine, the Board may revoke the license of a violator as described under Sections 8 and 22.

Sec. 22. Due Process. Upon issuance, the Clerk will forward any notice of suspension to the Supervisor and Township Manager. The matter will be an agenda item at the next Board meeting which is at least 7 days after the issuance of the suspension. The applicant or her/his employer has the right to contest the suspension at this meeting. Notice of the meeting shall be mailed to the address on the applicant's application. At the meeting, after providing an opportunity to be heard, the Board may revoke the license.

Any person who contests their denial of an application may also submit a letter to the Clerk outlining their complaint. The Clerk shall then forward that letter to Supervisor and Township Manager. The matter will be an agenda item at the next Board meeting which is at least three days after the receipt of the letter by the Clerk. The applicant or her/his employer has the right to contest the denial at this meeting. Notice of the meeting shall be mailed to the address on the applicant's application. At the meeting, after providing an opportunity to be heard, the Board may, upon finding the conditions of the application met, issue a license.

Any person contesting the denial of a license based on a past conviction may submit the above contest to the Clerk. Such an applicant bears the burden of demonstrating to the Board that an exception should be granted to them because of good cause shown.

Sec. 23. Severability. If any provision of this ordinance is held invalid, the remaining provisions remain in full effect. In particular, the No-Knock Registry (Article III), and the Anti-fraud and Conduct rules (Article IV) are intended to operate independently of the licensing provisions of Article II, and the invalidity of any licensing provision shall not affect them.

Sec. 24. Effective date; repeal of conflicting ordinances. This ordinance repeals and replaces Ordinance No. 070716-A and all ordinances in conflict, and takes effect upon publication as required by law.

GENOA CHARTER TOWNSHIP
PROPOSED REVISED PEDDLERS AND SOLICITORS ORDINANCE

Proposed Ordinance No. 260908

Draft for Board review — replaces Ordinance No. 070716-A

ARTICLE I — PURPOSE AND DEFINITIONS

Sec. 1. Purpose. This ordinance ~~protects~~is intended to protect the privacy, peace, and safety of Township residents and ~~protects~~protect the public from fraud, theft, and harm, while respecting the right to engage in expression.

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“Commercial solicitation” means solicitation that proposes a commercial transaction.

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- the applicant’s name,
- address,
- telephone number,
- the nature of the goods or services,
- name, address, and telephone number of the business they work for,
- whether they have ever been convicted of, are serving a sentence, including probation or parole, or are currently being charged with any of the following:
 - A violation related to their peddling or solicitation activities;
 - A fraud crime;
 - A theft crime;
 - A crime involving violence against a person;
 - A crime of breaking and entering any dwelling;
 - A crime of manufacturing and distributing illegal materials.
- and provide a current photo identification.

By submitting an application, the applicant acknowledges that the Township will perform a background check. This information is gathered for purposes of enforcement of this Article only.

By providing an address, the applicant agrees to accept service of any citations at that address via regular mail.

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Sec. 14. ~~Optional window~~Window cling. The Township ~~may make available an optional~~will issue a window cling identifying a registered residence. ~~A cling is a convenience and its~~ upon registration. The absence of a window cling does not excuse a violation of Section 12.

Sec. 15. Posted signs honored. Independent of the Registry, no commercial peddler or solicitor shall call at any residence that displays a "No Soliciting," "No Trespassing," "No Peddlers," or equivalent sign in a conspicuous location.

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ARTICLE VI — PENALTIES AND GENERAL PROVISIONS

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Sec. 21. Revocation in addition to fine. In addition to a fine, the Board may revoke the license of a violator as described under Sections 8 and 22.

Sec. 22. Due Process. Upon issuance, the Clerk will forward any notice of suspension to the Supervisor and Township Manager. The matter will be an agenda item at the next Board meeting which is at least 7 days after the issuance of the suspension. The applicant or her/his employer has the right to contest the suspension at this meeting. Notice of the meeting shall be mailed to the address on the applicant's application. At the meeting, after providing an opportunity to be heard, the Board may revoke the license.

Any person who contests their denial of an application may also submit a letter to the Clerk outlining their complaint. The Clerk shall then forward that letter to Supervisor and Township Manager. The matter will be an agenda item at the next Board meeting which is at least three days after the receipt of the letter by the Clerk. The applicant or her/his employer has the right to contest the denial at this meeting. Notice of the meeting shall be mailed to the address on the applicant's application. At the meeting, after providing an opportunity to be heard, the Board may, upon finding the conditions of the application met, issue a license.

Any person contesting the denial of a license based on a past conviction may submit the above contest to the Clerk. Such an applicant bears the burden of demonstrating to the Board that an exception should be granted to them because of good cause shown.

Sec. 23. Severability. If any provision of this ordinance is held invalid, the remaining provisions remain in full effect. In particular, the No-Knock Registry (Article III), and the Anti-fraud and Conduct rules (Article IV) are intended to operate independently of the licensing provisions of Article II, and the invalidity of any licensing provision shall not affect them.

Sec. 24. Effective date; repeal of conflicting ordinances. This ordinance repeals and replaces Ordinance No. 070716-A and all ordinances in conflict, and takes effect upon publication as required by law.



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: August 12, 2026
RE: Request for Approval of Phase 2 Baseline Noise Study

I respectfully request that the Board of Trustees approve Phase 2 of the Memtech Acoustics proposal, which consists of establishing baseline noise conditions within the Township.

At the June 15, 2026, Board of Trustees meeting, the Board previously approved Phase 1 and Phase 3 of the proposal. Phase 1 addresses the development and review of the ordinance framework and applicable regulations, while Phase 3 addresses the development of the ordinance language and related process.

Phase 2, which is the subject of this request, involves establishing baseline noise measurements within the Township. This baseline information will provide the factual foundation necessary to appropriately develop the standards included in the proposed zoning ordinance for emerging commercial and industrial uses, as well as amendments to the general noise ordinance.

My original intent was to be fiscally responsible and avoid additional Township expense by utilizing noise information that applicants would be required to provide as part of the development or site plan submittal process. Based on the consultant's subsequent guidance, however, that approach would not accomplish the purpose of Phase 2. Proceeding without an independent baseline could result in the Township developing standards without sufficient information regarding existing conditions. Staff was also advised that relying solely on measurements provided by individual applicants would not be an appropriate substitute for an independent baseline study.

Applicant measurements are generally associated with a particular property, proposed use, or project. They do not necessarily establish existing sound conditions throughout the Township and are not an independent representation of the Township's ambient noise environment.

Obtaining the baseline information now will allow the Township to use the same data in developing both the proposed zoning ordinance and the general noise ordinance amendments, providing value beyond a single ordinance or development application.

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Baseline information will help determine whether proposed noise limits are realistic for the Township. Without an understanding of existing ambient conditions, there is a risk of establishing standards that existing, lawful activities may already exceed. This could create enforcement difficulties or require exceptions or variances for existing activities that were lawful prior to adoption of the new standards.

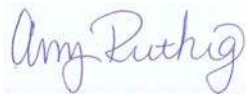
Additionally, if a noise standard is challenged or an enforcement matter proceeds to a hearing or court, the Township will be better positioned to demonstrate that the standard was based on objective, measurable conditions within the community rather than an arbitrary number or a standard simply borrowed from another municipality. This is particularly important when establishing regulations for certain uses, such as data centers. Data centers can involve significant mechanical and cooling equipment, and the Township should have reliable information regarding existing ambient conditions before determining what noise standards are appropriate for these facilities and other commercial and industrial uses.

Based on the consultant's recommendation and the need for objective baseline information to support the development of the proposed regulations, staff recommends the following motion:

Approve the additional services with Memtech Acoustics for ambient sound level data collection (Phase 2) related to zoning and noise ordinance development at an additional cost not to exceed \$10,000 to be paid from Planning and Zoning Contractual Services budget line item 101-701-802-000.

Please contact me if you should have any questions.

Best Regards,

A handwritten signature in blue ink that reads "Amy Ruthig". The signature is written in a cursive, flowing style.

Amy Ruthig
Planning Director

on June 30, 2029. **The motion carried unanimously with a roll call vote (Reiber -yes; Hunt – yes; Hovarter – yes; Walker – yes; Soucy – yes; Spicher – yes)**

12. Consideration of a request to re-appoint Michele Kreutzberg to the Zoning Board of Appeals for a 3-year term ending on June 30, 2029.

Supervisor Spicher stated staff is very happy with Michele's performance on the ZBA. Mr. Soucy agrees. Michele makes many motions and they are always very detailed.

Moved by Hovarter, supported by Hunt, to re-appoint Michele Kreutzberg to the Zoning Board of Appeals for a three-year term ending on June 30, 2029. **The motion carried unanimously.**

13. Consideration of a request to approve phases 1 and 3 of a proposal with Memtech Acoustics to assist with zoning and noise ordinance development at a cost not to exceed \$4,500 from Planning and Zoning Contractual Services Fund #101-701-802-000.

Ms. VanMarter provided a review of the proposal. A township resident who works for Memtech contacted the township after reading the draft data center ordinance, noting that many of the provisions that are in there are not enforceable.

Mr. Reiber questioned why Phase 2 is not being done. Ms. VanMarter stated it makes more sense to have the baseline data provided by the developer as part of the site plan review process. The applicant would then pay for the analysis instead of the township.

Ms. Hunt stated the township should do all that it can to ensure that ordinances are enforceable.

Mr. Reiber asked what the process would be if Memtech recommends the township purchase a piece of equipment for decibel level monitoring. Supervisor Spicher stated anything would need to come before the township board.

Moved by Soucy, supported by Walker, to approve Phases 1 and 3 of a proposal with Memtech Acoustics to assist with zoning and noise ordinance development at a cost not to exceed \$4500 from Planning and Zoning Contractual Services Fund #101-701-802-000. **The motion carried unanimously.**

Board Comments:

Ms. Hunt advised that the 2026 Summer Taxes are available on the township website. They are not levied until July 1 so no payments can be made until that date. They are due September 14, 2026.

Supervisor Spicher stated the repaving of the parking lot on the township property is anticipated to last approximately a month. Also, BAFA hosts the 4th of July parade in Downtown Brighton. It begins at 10 am.

Ms. VanMarter stated last week there were issues with the water system at the township hall. It has been repaired, but they identified there is a problem with a part of the tank pump, so the board will see payments made to Adams Well Drilling for this work. Also, the programming unit for the irrigation well for the soccer fields needed to be replaced so that will also be on a future payment of bills.

ACOUSTIC CONSULTING ENGAGEMENT

Noise Ordinance Development & Review

Prepared for: Genoa Township

Date: June 3, 2026

ENGAGEMENT OVERVIEW

This document outlines a four-phase plan structured around that request. The City may engage Phase 1 as a standalone deliverable or commit to a strategic incremental approach. Phases are sequential, with each one building on the deliverables of the prior phase.

Most municipal noise ordinances were written before continuous-operation industrial developments such as data centers, AI compute facilities, and cryptocurrency mining became common. These facilities produce low-frequency and tonal noise that often complies with basic numeric limits in current ordinances while still generating sustained community complaints. Infrasound and steady-state hum are rarely addressed in conventional ordinance language.

An ordinance that anticipates these characteristics protects the City's ability to permit responsibly, proactively respond to resident concerns with defensible data, and avoid the kind of post-construction mitigation disputes that have become common in other jurisdictions.

FOUR-PHASE SCOPE

PHASE 1 | Ordinance Review and Baseline Framework

This is the diagnostic step. We compare the City's existing draft against the goals stated by the Planning Department, evaluate it against the local environment (rural, suburban, mixed industrial, high-traffic corridors), and return a marked-up framework that identifies gaps, ambiguities, and language that may be difficult to enforce. Skipping this step risks reinforcing weaknesses already present in the draft.

Scope of work:

- Review of the current draft ordinance and the City's stated goals
- Assessment of the City's land use mix, zoning patterns, and ambient noise environment
- Identification of regulatory gaps, including infrasound, tonality, and continuous-operation noise sources
- Marked-up baseline framework with recommended structural changes
- If necessary, simulated playbacks of various scenarios using the proposed ordinance can be arranged

Typical cost/duration: *Approximately \$1,800-\$2,000 for deliverables outlined in the above scope. Deliverable within 5-10 Business days.*

PHASE 2 | Ambient Sound Level Data Collection

An ordinance that sets numeric limits without knowledge of current ambient sound levels can either be too strict (creating problems for existing businesses who are already in violation) or too permissive (failing to prevent the very issue it was intended to address). Field measurements across representative districts give the ordinance a defensible, technical foundation and provide a baseline for future enforcement.

Scope of work:

- Sound level monitoring at selected locations (residential, commercial, industrial, downtown)
- Day/night and weekday/weekend sampling as appropriate to land use
- Statistical results delivered alongside the Phase 1 framework
- Documentation suitable for reference in adopted ordinance language

Typical cost/duration: *Quoted per project based on site count and monitoring duration.*

Single site, 24-hour environmental noise study, data analysis, and summary report ~ \$4,950 + \$1,600/additional site, deliverable within 15-Business days of data acquisition.

PHASE 3 | Collaborative Ordinance Development

The baseline framework becomes a working ordinance through iteration with City staff, legal counsel, and elected officials. This phase covers attendance at planning sessions, response to legal review feedback, and translation of technical acoustic concepts into language the Planning Commission, Council, and public can act on. Ordinances most often fail at the adoption stage when this step is rushed.

Scope of work:

- Attendance at Planning Commission and Council meetings (in-person or virtual)
- Workshop sessions with City staff and legal counsel
- Iterative redlines, clarifications, and definitional refinements
- Educational support for staff and elected officials on acoustic concepts (tonality, dBA vs. dBC, infrasound)
- Audio playback demonstrating the subjective effects of various proposed criteria

Typical cost: *Minimum 1 or 2-hour Acoustical Consultant per service. Full support and iterative redlining for collaborative ordinance development approximately \$2,500.*

PHASE 4 | Site Study Requirements & Permitting Framework

An ordinance is only as effective as its enforcement mechanism. This phase provides guidance on preconstruction noise considerations, and builds post-construction acoustic compliance requirements into the City's site plan review process. The result is that any future data center, industrial facility, or other significant noise source comes to the City with a qualified noise impact. This phase ensures proactive action rather than complaint driven post-remediation, and shifts the burden of proof onto the applicant, where it belongs.

Scope of work:

- Drafting of zoning and site plan ordinance language requiring acoustic validation
- Definition of risk factors (use type, capacity, equipment thresholds)
- Standardized study scope language for applicants and City reviewers
- Optional review checklists and reviewer training materials

Typical cost/duration: *Quoted per service requirement and adopted ordinance language, deliverable timeline based on scope. Estimated for drafting and study definition at \$1,850. Deliverable within 10-15 Business days.*

WHY MEMTECH ACOUSTICS

- 25+ years in environmental and industrial acoustics
- Locally based in Rochester Hills, Michigan
- Recent regional permitting and mitigation work, including the Archaea/BP renewable natural gas facility in Canton Township (2022)
- Active members of INCE-USA, Acoustical Society of America, AIA Michigan, and Construction Association of Michigan
- MBE certified

NEXT STEPS

The City may engage Phase 1 as a standalone deliverable or proceed with a bundled Phase 1-3 scope. Phase 4 is typically defined after the ordinance language is finalized so that pricing reflects the adopted structure.

To discuss scope, scheduling, or modifications to this engagement, please contact:

Michael Castaño

Managing Principal, Memtech Acoustics

Mike@memtechacoustics.com

(248) 289-1123

2175 Avon Industrial Dr., Rochester Hills, MI 48309

This document is a preliminary engagement framework. Fees, durations, and scope items are placeholders for internal completion prior to delivery to the City.



Capabilities Statement

*Environmental & Infrastructure Noise Control
Acoustic Engineering, Testing & Mitigation Solutions
Compliance Support for Government Facilities & Infrastructure*

COMPANY OVERVIEW

For more than 25 years, Memtech Acoustics has helped organizations evaluate and control environmental noise generated by industrial operations, energy infrastructure, transportation systems, and commercial development.

We work with developers, site planners, zoning and planning authorities, and engineering teams to quantify community impact and design mitigation for new construction projects to meet regulatory and ordinance requirements. Beyond planning and permitting, we also assist facilities in diagnosing and resolving existing community noise concerns in alignment with community requirements. Our services combine field measurement, predictive acoustic modeling, and engineered noise control systems to minimize sound propagation across property boundaries and into surrounding residential areas.

CORE COMPETENCIES

Environmental Noise Assessment

- Community Noise Impact Studies
- Environmental Noise Monitoring Baseline
- Environmental Noise Surveys
- Noise Ordinance And Regulatory Compliance Analysis
- Property Line Boundary Surveys

Predictive Acoustic Modeling

- Environmental Sound Propagation Modeling
- Barrier & Other Mitigation Performance Modeling
- Site Layout Optimization For Noise Control
- Equipment Noise Source Characterization

Remediation Capabilities

- Temporary Construction Barriers
- Absorptive Noise Barriers
- Equipment Acoustic Enclosures
- Acoustic Curtain Systems
- Vibration Isolation Systems

TYPICAL APPLICATIONS

Memtech supports environmental noise management across a wide range of industries, including:

- Data Centers & Digital Infrastructure
- Power Generation Facilities
- Oil & Gas Infrastructure
- Industrial Manufacturing Facilities
- Utilities & Electrical Substations
- Transportation Corridors & Infrastructure
- Commercial & Mixed-Use Developments

NAICS CODES

- 541330 – Engineering Services
- 541620 – Environmental Consulting Services
- 541380 – Testing Laboratories
- 541690 – Other Scientific & Technical Consulting Services
- 541370 – Surveying and Mapping Services
- 423390 – Construction Material Merchant Wholesalers

Read more at www.memtechacoustics.com



CONTACT INFORMATION

POC: Michael Castaño
Managing Principal

(248) 289-1123
 info@memtechacoustics.com

2175 Avon Industrial Dr.
Rochester Hills, MI 48309

Contact us to discuss acoustic planning for your next project.

DIFFERENTIATORS



Engineered Solutions

Memtech applies comprehensive acoustic modeling and analysis to evaluate noise impacts during the project design phase, allowing clients to make informed decisions that minimize community disturbance.



Root-Cause Noise Diagnostics

Our team identifies the equipment noise mechanisms and characteristics, as well as the propagation pathways responsible, allowing mitigation strategies to be targeted and cost-effective.



Data-Driven Decision Making

All recommendations are supported by field measurements, predictive modeling, and technical analysis to ensure regulatory defensibility and stakeholder confidence.



Practical Mitigation Strategies

Solutions are engineered to integrate with existing infrastructure and operational requirements while achieving significant noise reductions.

PAST PERFORMANCE

Archaea Canton Renewables – RNG Facility Expansion

Canton Township, MI | 2022

Provided launch-to-completion acoustic engineering and noise mitigation support for a renewable natural gas (RNG) facility. This project required compliance with a 70 dBA local noise ordinance. Conducted comprehensive acoustic modeling to assess projected sound levels and identify potential exceedances at key property line boundaries.

Scope & Responsibilities:

- Performed acoustic analysis and modeling for RNG equipment.
- Identified probable noise radiation issues along North and West property lines.
- Designed a dual noise barrier wall system to assure legal compliance.
- Coordinated permitting and approvals with local township authorities.
- Implemented a permanent outdoor noise control solution.



Solution Delivered:

- 16-ft North wall (90 precast panels) for highest exposure zone & 12-ft West wall (76 precast panels).
- Fully certified to withstand wind loads and all safety requirements.
- High-performance masonry system (STC 46 / NRC up to 0.90).
- Integrated sound blocking and absorption to reduce direct and reflected noise.

Results:

- Achieved full compliance with 70 dBA ordinance at all property lines.
- Enabled unrestricted facility expansion and operations.
- Provided an aesthetically pleasing design for the community.
- Delivered a durable, scalable solution supporting future growth.

MEMBERSHIPS



CONTACT INFORMATION

www.memtechacoustics.com



(248) 289-1123



info@memtechacoustics.com



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MEMORANDUM

TO: Honorable Board of Trustees

FROM: Amy Ruthig, Planning Director

DATE: August 12, 2026

RE: Request for Six-Month Extension of Temporary Moratorium on Data Centers and Cryptocurrency Mining Facilities

Staff is requesting that the Board of Trustees approve a one-time, six-month extension of the temporary moratorium on the acceptance, processing, and approval of applications for data centers and cryptocurrency mining facilities within Genoa Charter Township.

This extension is necessary to complete a comprehensive noise study and ensure the resulting Zoning Ordinance amendments are fully enforceable and legally sound before final adoption.

The Board of Trustees adopted a temporary six-month moratorium to address high-intensity emerging land uses specifically data centers and cryptocurrency mining operations. These facilities could carry distinct impacts not currently addressed in the Zoning Ordinance, including: Continuous operational noise, lighting, and low-frequency vibration.

The original resolution included a provision allowing for a single six-month extension if additional time was required to complete a thorough regulatory review and develop appropriate land-use standards.

The extension will allow staff and the Planning Commission to review noise study, ensure ordinance enforceability, finalize drafts, conduct public hearings and formal adoption.

At the May 11, 2026 Planning Commission meeting, commissioners reviewed a draft ordinance with no formal action taken. Following that meeting, a concerned resident who is a qualified sound engineer contacted Township staff regarding the draft's sound provisions. Specific concerns were raised that the draft language—particularly regarding low-frequency/low-decibel sound and continuous hum—would be difficult to enforce effectively under real-world conditions.

If you wish to move forward with the Resolution, I offer the following motion for your consideration: **(REQUIRES ROLL CALL)**

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Moved by _____, supported by _____, to approve Resolution No. 260817-B to extend the temporary moratorium on the acceptance and approval of applications for data centers and cryptocurrency mining facilities.

Please contact me if you have any questions.

Best Regards,

A handwritten signature in purple ink that reads "Amy Ruthig". The signature is written in a cursive, flowing style.

Amy Ruthig
Planning Director

Genoa Charter Township
Livingston County, Michigan

RESOLUTION NO. 260817-B

**RESOLUTION TO EXTEND THE TEMPORARY MORATORIUM ON THE ACCEPTANCE
AND APPROVAL OF APPLICATIONS FOR DATA CENTERS AND CRYPTOCURRENCY
MINING FACILITIES**

At a regular meeting of the Township Board for the Charter Township of Genoa, Livingston County, Michigan, held on the ____ day of _____, 2026, at 6:30 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

WHEREAS, on February 2, 2026, the Township Board adopted Resolution No. 260202A (the “Original Resolution”), establishing a temporary moratorium, pursuant to Section 21.06.03 of the Zoning Ordinance, on the submission, acceptance, processing, and approval of any applications, petitions, or requests for zoning approval, site plan review, special land use, land use permit, or other approvals for any Data Center, including cryptocurrency mining facilities, within Genoa Charter Township; and

WHEREAS, the Original Resolution provided that the moratorium would remain in effect for a period of six (6) months from its effective date, or until an amendment to the Township's Zoning Ordinance regarding Data Centers becomes effective, whichever occurs first, and that the Township Board may, by resolution, extend the moratorium one time for a period not to exceed six (6) additional months, if necessary to complete the Zoning Ordinance Text Amendment; and

WHEREAS, Section 21.06.03 of the Zoning Ordinance authorizes the Township Board to impose a temporary moratorium for a period of up to twelve (12) months, and further authorizes a one-time extension of up to six (6) additional months by resolution; and

WHEREAS, since the adoption of the Original Resolution, the Township has been diligently engaged in the process of reviewing and drafting amendments to the Zoning Ordinance to appropriately regulate Data Centers and cryptocurrency mining facilities, including referral of the matter to the Planning Commission, which considered the proposed Data Center zoning regulations at public meetings held on March 9, 2026, May 11, 2026, and June 8, 2026; and

WHEREAS, at its June 8, 2026 meeting, the Planning Commission determined that an in-depth acoustical analysis, to be conducted by outside acoustical consultants, is necessary to develop appropriate noise-related performance standards applicable to Data Centers and cryptocurrency mining facilities, and further recommended that the Township Board extend the moratorium to allow sufficient time to complete such analysis; and

WHEREAS, on June 15, 2026, the Township Board approved the engagement of an outside acoustical consultant to conduct the acoustical analysis recommended by the Planning Commission; and

WHEREAS, such acoustical analysis, together with the associated engagement of qualified outside consultants, requires additional time beyond the initial six-month moratorium period to complete; and

WHEREAS, the Township Board finds that additional time is necessary to complete the Zoning Ordinance Text Amendment, including the acoustical analysis and related consultant review described above, and that extending the moratorium for an additional six (6) months is reasonable, necessary, and in the best interest of the public health, safety, and welfare; and

WHEREAS, this extension does not exceed the six (6) month maximum extension period authorized under Section 21.06.03 of the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1) The temporary moratorium established by Resolution No. 260202A on the submission, acceptance, processing, and approval of any applications, petitions, or requests for zoning approval, site plan review, special land use, land use permit, or other approvals for any Data Center, including cryptocurrency mining facilities, within Genoa Charter Township, is hereby extended for an additional period of six (6) months, pursuant to Section 21.06.03 of the Zoning Ordinance.
- 2) This extension shall commence immediately upon the expiration of the initial six-month moratorium period and shall remain in effect for six (6) additional months thereafter, or until an amendment to the Township's Zoning Ordinance regarding Data Centers is effective, whichever occurs first. This is the one-time extension authorized under Section 21.06.03 of the Zoning Ordinance, and the moratorium shall not be further extended beyond the period set forth herein.
- 3) All other terms, conditions, definitions, and exceptions set forth in Resolution No. 260202A, including but not limited to the definition of "Data Center," the exceptions for previously approved development agreements, and the referral to the Planning Commission, shall remain in full force and effect and are hereby ratified and incorporated by reference.
- 4) The provisions of this Resolution are severable. If any provision, clause, or part is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall not be affected and shall remain in full force and effect.
- 5) Notice of this Resolution shall be published within seven (7) days of its adoption. The notice must include a summary of the Resolution's effect, the length of the extension, and where the public may inspect the Resolution enacting the extension.
- 6) This Resolution shall become effective immediately following publication.

A roll call vote on the foregoing resolution was taken and was as follows:

AYES: _____

NAYS: _____

ABSENT: _____

The resolution was declared ADOPTED.

CERTIFICATION OF CLERK

The undersigned, being the duly elected Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records of my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Rick Soucy, Genoa Charter Township Clerk

Date

Commissioner Rauch thanked staff for their work on this ordinance. He knows that these additions need to be made but requested that other ordinances be reviewed to see how they can be scaled down.

Ms. Ruthig advised that the section regarding pesticides and phosphorous fertilizer may be removed because it will be difficult to enforce.

The call to the public was opened at 6:54 pm.

Ms. Deb Beattie of 3109 Pineview Trail provided information regarding protecting the wetlands that are less than two acres. She asked why there would be any grading or storage within a wetland setback. Commissioner Rauch explained this would be allowed during the detention pond construction. She recommends that the details of the wetland setback signs be included in the ordinance.

The call to the public was closed at 6:58 pm.

Ms. Ruthig and the commissioners discussed non-regulated wetlands and determined that the ordinance language will remain the same as it is currently.

Moved by Commissioner Rassel, supported by Commissioner Rauch, to approve ordinance amendments to Article 13 amendment to Article 13 entitled "Environmental Protection Regulation" related to "Hazardous Materials and Fuel Storage and Wetland Protection Standards". **The motion carried unanimously.**

OPEN PUBLIC HEARING #2... Discussion of a preliminary draft ordinance amendment in regards to Data Centers.

Ms. Ruthig stated the township's moratorium on data centers is close to expiring. She showed a preliminary draft ordinance and requested feedback from the commissioners. Recommended changes were discussed.

Ms. Ruthig stated the changes recommended this evening will be reviewed by the township attorney and a draft ordinance will be presented at the June Planning Commission meeting for action.

The call to the public was opened at 7:58 pm.

Ms. Deb Beattie of 3109 Pineview Trail provided recommendations for the ordinance based on this evening's discussion, specifically the number of buildings allowed, setbacks, water conservation, noise levels, and lighting.

Mr. Jeff Dhaenens of 5494 Sharp Drive spoke regarding the water usage, generators, and brownfield development regarding data centers.

The call to the public was closed at 8:08 pm.

Ms. Ruthig and the commissioners discussed addressing redevelopment in this ordinance.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated there will be one case and the data center ordinance at the June meeting.

Approval of the April 13, 2026 Planning Commission meeting minutes

Moved by McCreary, supported by Commissioner Rassel, to approve the April 13, 2026 Planning Commission meeting minutes as presented. **The motion carried unanimously.**

Member Discussion

Commissioner McCreary reminded the commissioners to speak loudly into the microphone so members of the public and people watching at home can hear what is being said.

Adjournment

Moved by Commissioner Rassel, seconded by Commissioner Reiber, to adjourn the meeting at 8:17 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: August 12, 2026
RE: Fund 202 Budget Amendments

As you know, the Township Board has approved a number of new Special Assessment District (SAD) projects since the adoption of the new fiscal year budget. When preparing the budget, we were aware that these projects were anticipated and used the best available estimates at the time to account for their expected impact on Fund 202. However, because the projects had not yet received final approval, we did not establish separate budget line items for them. Now that these projects have received full authorization, we recommend amending the Fund 202 – SAD Roads and Lakes budget to establish the appropriate revenue and expenditure accounts and reflect the projects as approved.

For your review, the full Fund 202 budget spreadsheet is attached, with all proposed amendments highlighted. A summary of the requested amendments is provided below for your consideration.

Following approval of Resolution #5 authorizing the Grand Beach No. 3 and Herbst Estates – Lindsey Drive Road Rehabilitation projects, the following amendments are necessary:

CREATE NEW DEPARTMENT #504 – GRAND BEACH NO. 3 (W2026-2035)

Fund Type	Fund Number	Description	Proposed Amendment
Revenue	202-504-628-005	SAD Principle	\$18,400
Revenue	202-504-665-001	Interest	\$3,680
Appropriation	202-504-801-075	Project Expense	\$240,000
Appropriation	202-504-801-076	Admin. Expense	\$4,000

CREATE NEW DEPARTMENT #505 – HERBST ESTATES-LINDSEY DRIVE (W2026-2035)

Fund Type	Fund Number	Description	Proposed Amendment
Revenue	202-505-628-005	SAD Principle	\$4,850
Revenue	202-505-665-001	Interest	\$970
Appropriation	202-505-801-075	Project Expense	\$60,000
Appropriation	202-505-801-076	Admin. Expense	\$2,000

Following approval of Resolution #5 authorizing the Pardee Lake and Grand Beach Lake Weed Control projects, the following adjustments are necessary to reflect the updated special assessment revenue:

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter



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DEPARTMENT #571 – PARDEE LAKE WEED (W2026-2030)

Fund Type	Fund Number	Description	Current Budget	Proposed Amendment
Revenue	202-571-628-005	SAD Principle	\$22,396	\$23,436

DEPARTMENT #572 – GRAND BEACH LAKE WEED (W2026-2030)

Fund Type	Fund Number	Description	Current Budget	Proposed Amendment
Revenue	202-572-628-005	SAD Principle	\$14,105	\$15,348

Finally, one amendment is needed for the Earl Lake Weed Control project. This adjustment is necessary because expenses incurred during the prior fiscal year were paid during the current fiscal year, requiring an increase to the current-year appropriation as follows:

DEPARTMENT #576 – EARL LAKE WEED (W2024-2029)

Fund Type	Fund Number	Description	Current Budget	Proposed Amendment
Appropriation	202-576-801-075	Project Expense	\$2,264	\$3,598

Please note that, based on the projected revenues and expenditures reflected in these amendments, Fund 202 will show a projected negative bank balance of approximately \$118. Because these are projected amounts, we will monitor revenues and expenditures in the fund closely throughout the fiscal year. If actual revenues or expenditures vary from the projections in a manner that would result in a shortfall, additional budget amendments will be brought forward for consideration, which may include a transfer of additional funds into Fund 202.

For your consideration, I offer the following motion:

Moved by _____, supported by _____, to approve the budget amendments to Fund 202 – SAD Roads and Lakes as presented.

I look forward to discussing these amendments with you at the meeting. Please let me know if you have any questions in advance.

Sincerely,

Kelly VanMarter

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

GL Number	Description	2026-27 ACTIVITY as of 7/21/2026	2026-27 AMENDED BUDGET	2026-27 AMENDMENT REQUEST
Fund: 202 SAD ROADS AND LAKES			INCREASE	DECREASE
Account Category: Revenues				
000				
202-000-452-001	INTEREST	3,722	12,000	12,000
202-000-699-000	TRANSFER IN - FUND # 101	0	100,000	100,000
Total 000:		3,722	112,000	112,000
448				
202-448-628-005	WHITE PINES LIGHTING -SAD PRINCIPAL	64	1,000	1,000
Total 448:		64	1,000	1,000
478				
202-478-628-005	HOMESTEAD (S22-31) -SAD PRINCIPAL	559	14,967	14,967
202-478-665-001	HOMESTEAD (S22-31) -INTEREST	0	1,796	1,796
Total 478:		559	16,763	16,763
484				
202-484-628-005	EARL LAKE (W18-25) -SAD PRINCIPAL	883	0	0
Total 484:		883	0	0
485				
202-485-628-005	NOVEL ESTATES (W18-25) -SAD PRINCIPAL	0	0	0
Total 485:		0	0	0
487				
202-487-628-005	EDWIN DR (S25-29) -SAD PRINCIPAL	311	0	0
202-487-665-001	EDWIN DR (S25-29) -INTEREST	0	0	0
Total 487:		311	0	0
489				
202-489-628-005	BLACK OAKS (W21-30) -SAD PRINCIPAL	0	2,200	2,200
202-489-665-001	BLACK OAKS (W21-30) -INTEREST	0	220	220
Total 489:		0	2,420	2,420
490				
202-490-628-005	DARLENE DR (W21-30) -SAD PRINCIPAL	0	6,900	6,900
202-490-665-001	DARLENE DR (W21-30) -INTEREST	0	690	690
Total 490:		0	7,590	7,590
491				
202-491-628-005	ELMHURST (S20-26) -SAD PRINCIPAL	815	8,564	8,564
202-491-665-001	ELMHURST (S20-26) -INTEREST	0	171	171
Total 491:		815	8,735	8,735
492				
202-492-628-005	MCNAMARA (S23-32) -SAD PRINCIPAL	0	14,708	14,708
202-492-665-001	MCNAMARA (S23-32) -INTEREST	0	2,059	2,059
Total 492:		0	16,767	16,767
494				
202-494-628-005	STILLRIVER (S23-32) -SAD PRINCIPAL	0	9,575	9,575
202-494-665-001	STILLRIVER (S23-32) -INTEREST	0	1,340	1,340
Total 494:		0	10,915	10,915
495				
202-495-628-005	TIMBERVIEW PRIV (W23-32)-SAD PRINCIPAL	0	3,514	3,514
202-495-665-001	TIMBERVIEW PRIV (W23-32)-INTEREST	0	492	492
Total 495:		0	4,006	4,006
496				
202-496-628-005	CRYSTAL VALLEY (S24-33) - SAD PRINCIPAL	1,742	36,900	36,900
202-496-665-001	CRYSTAL VALLEY (S24-33) - INTEREST	0	5,904	5,904
Total 496:		1,742	42,804	42,804

GL Number	Description	2026-27 ACTIVITY as of 7/21/2026	2026-27 AMENDED BUDGET	2026-27 AMENDMENT REQUEST
497				
202-497-628-005	GRAND RAVINE (W24-38) -SAD PRINCIPAL	604	12,275	12,275
202-497-665-001	GRAND RAVINE (W24-38) -INTEREST	0	3,191	3,191
Total 497:		604	15,466	15,466
498				
202-498-628-005	LAKEWOOD KNOLL (W24-38) -SAD PRINCIPAL	1,800	35,633	35,633
202-498-665-001	LAKEWOOD KNOLL (W24-38) -INTEREST	0	9,265	9,265
Total 498:		1,800	44,898	44,898
499				
202-499-628-005	MILROY MYSTIC LK (W24-34) - SAD PRINC	0	55,600	55,600
202-499-665-001	MILROY MYSTIC LK (W24-34) - INTEREST	0	8,896	8,896
Total 499:		0	64,496	64,496
500				
202-500-628-005	GENOA ESTATES 1 (W25-34) -SAD PRINCIPAL	0	25,000	25,000
202-500-665-001	GENOA ESTATES 1 (W25-34) -INTEREST	0	4,500	4,500
Total 500:		0	29,500	29,500
501				
202-501-628-005	TIMBER GREEN (W25-39) - SAD PRINCIPAL	17,886	14,054	14,054
202-501-665-001	TIMBER GREEN (W25-39) - INTEREST	238	3,935	3,935
Total 501:		18,125	17,989	17,989
502				
202-502-628-005	FOREST VIEW (S26-35) -SAD PRINCIPAL	11,270	30,250	30,250
202-502-665-001	FOREST VIEW (S26-35) - INTEREST	0	6,050	6,050
Total 502:		11,270	36,300	36,300
503				
202-503-628-005	NORTHSHORE COMMONS (S26-35) - SAD PRINCI	55,638	40,320	40,320
202-503-665-001	NORTHSHORE COMMONS (S26-35) - INTEREST	0	8,064	8,064
Total 503:		55,638	48,384	48,384
504				
202-504-628-005	GRAND BEACH NO.3 (W26-35) - SAD PRINCIPAL	0	0	18,400
202-504-665-001	GRAND BEACH NO.3 (W26-35) - INTEREST	0	0	3,680
Total 504:		0	0	22,080
505				
202-505-628-005	LINDSEY DRIVE (W26-35) - SAD PRINCIPAL	0	0	4,850
202-505-665-001	LINDSEY DRIVE (W26-35) - INTEREST	0	0	970
Total 505:		0	0	5,820
570				
202-570-628-005	LK CHEMUNG (W23-27) -SAD PRINCIPAL	3,339	41,850	41,850
Total 570:		3,339	41,850	41,850
571				
202-571-628-005	PARDEE LK (W21-25) -SAD PRINCIPAL	3,125	22,396	23,436
Total 571:		3,125	22,396	23,436
572				
202-572-628-005	GRAND BEACH (W21-25) -SAD PRINCIPAL	870	14,105	15,348
Total 572:		870	14,105	15,348
573				
202-573-628-005	E/W CROOKED LK (S23-27) -SAD PRINCIPAL	524	18,049	18,049
Total 573:		524	18,049	18,049

GL Number	Description	2026-27 ACTIVITY as of 7/21/2026	2026-27 AMENDED BUDGET	2026-27 AMENDMENT REQUEST
575				
202-575-628-005	BAETCKE LK (S23-27) -SAD PRINCIPAL	0	7,600	7,600
Total 575:		0	7,600	7,600
576				
202-576-628-005	EARL LAKE (W24-29) - SAD PRINCIPAL	0	2,789	2,789
Total 576:		0	2,789	2,789
577				
202-577-628-005	ROUND LAKE (S26-30) - SAD PRINCIPAL	0	29,920	29,920
Total 577:		0	29,920	29,920
Estimated Revenues		103,389	616,742	646,925
Account Category: Appropriations				
223				
202-223-801-000	AUDIT	0	5,000	5,000
Total 223:		0	5,000	5,000
448				
202-448-801-075	WHITE PINES LIGHTING -PROJECT EXPENSE	157	1,000	1,000
Total 448:		157	1,000	1,000
478				
202-478-801-075	HOMESTEAD (S22-31) -PROJECT EXPENSE	0	0	0
202-478-802-000	HOMESTEAD (S22-31) -ANNUAL MAINT. EXP	0	6,100	6,100
Total 478:		0	6,100	6,100
502				
202-502-801-075	FOREST VIEW (S26-35) - PROJECT EXPENSE	0	375,000	375,000
202-502-801-076	FOREST VIEW (S26-35) - ADMIN EXPENSE	2,865	4,000	4,000
Total 502:		2,865	379,000	379,000
503				
202-503-801-075	NORTHSHORE COMMONS (S26-35) - PROJECT EX	143	399,200	399,200
202-503-801-076	NORTHSHORE COMMONS (S26-35) - ADMIN EXPE	0	4,000	4,000
Total 503:		143	403,200	403,200
504				
202-504-801-075	GRAND BEACH NO.3 (W26-35) - PROJECT EXPENSE	0	0	240,000
202-504-801-076	GRAND BEACH NO.3 (W26-35) - ADMIN EXPENSE	0	0	4,000
Total 504:		0	0	244,000
505				
202-505-801-075	LINDSEY DRIVE (W26-35) - PROJECT EXPENSE	0	0	60,000
202-505-801-076	LINDSEY DRIVE (W26-35) - ADMIN EXPENSE	2,000	0	2,000
Total 505:		2,000	0	62,000
570				
202-570-801-075	LK CHEMUNG (W23-27) -PROJECT EXPENSE	25,565	55,000	55,000
Total 570:		25,565	55,000	55,000
571				
202-571-801-075	PARDEE LK (W21-25) -PROJECT EXPENSE	16,456	25,000	25,000
202-571-801-076	PARDEE LAKE - ADMIN EXPENSE	600	4,000	4,000
Total 571:		17,056	29,000	29,000
572				
202-572-801-075	GRAND BEACH (W21-25) -PROJECT EXPENSE	10,217	14,800	14,800
202-572-801-076	GRAND BEACH - ADMIN EXPENSE	2,357	4,000	4,000
Total 572:		12,574	18,800	18,800

GL Number	Description	2026-27 ACTIVITY as of 7/21/2026	2026-27 AMENDED BUDGET	2026-27 AMENDMENT REQUEST
573				
202-573-801-075	E/W CROOKED LK (\$23-27) -PROJECT EXPENSE	4,577	15,910	15,910
Total 573:		4,577	15,910	15,910
575				
202-575-801-075	BAETCKE LK (\$23-27) -PROJECT EXPENSE	7,250	7,250	7,250
Total 575:		7,250	7,250	7,250
576				
202-576-801-075	EARL LAKE (W24-29) - PROJECT EXPENSE	3,598	2,264	3,598
Total 576:		3,598	2,264	3,598
577				
202-577-801-075	ROUND LAKE (\$26-30) - PROJECT EXPENSE	18,418	28,610	28,610
202-577-801-076	ROUND LAKE (\$26-30) - ADMIN EXPENSE	2,441	4,000	4,000
Total 577:		20,859	32,610	32,610
852				
202-852-995-101	SAD INTEREST TRANSFER OUT TO 101	0	35,000	35,000
Total 852:		0	35,000	35,000
906				
202-906-956-000	MISC EXPENSE	150	1,000	1,000
Total 906:		150	1,000	1,000
Appropriations		96,792	991,134	1,298,468
Fund 202 - SAD ROADS AND LAKES:				
TOTAL ESTIMATED REVENUES		103,389	616,742	646,925
TOTAL APPROPRIATIONS		96,792	991,134	1,298,468
NET OF REVENUES & APPROPRIATIONS:		6,597	(374,392)	(651,543)
7/21/2026 BANK BALANCE		651,425	277,033	(118)



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

MEMORANDUM

TO: Board of Trustees
FROM: Administrative Committee
DATE: August 11, 2026
RE: Recommendation for Renewal – Cooper's Turf Management Snow Removal Contract

Dear Board Members,

Cooper's Turf Management has provided snow removal and salt/ice melt services to Genoa Charter Township under the current contract covering the 2024–2026 winter seasons. Cooper's is a long-term, preferred Township vendor that has consistently provided reliable, responsive, and high-quality service. The company is familiar with Township facilities, service expectations, and the need for timely response during winter weather events.

Cooper's is requesting a new two-year agreement for the 2026–2028 winter seasons. Other than an adjustment to the salt/ice melt application rate to reflect increased commodity costs, the proposed agreement maintains the current pricing and provisions of the existing contract. The salt/ice melt application rate will increase from \$295 to \$335 per application, while the snow removal rates and all other contract provisions remain at their current rates. The proposed renewal therefore provides the Township with two additional years of price stability across the contract, with an adjustment limited to the salt/ice melt application rate.

The cost of salt and other deicing materials has been subject to increased market pressures over the past several years. Availability, transportation costs, weather conditions, and demand can all affect the cost of these materials, with severe winters creating additional pressure on supply. Cooper's has limited its proposed adjustment to the portion of the contract directly affected by increased commodity costs rather than seeking broader increases across the agreement. The continuation of current rates for the remainder of the contract reflects Cooper's commitment to maintaining a long-term relationship with the Township and should not be viewed as an indication that prior contract rates were excessive.

The Township's Purchasing and Bid Policy provides for consideration of a vendor's established history and successful performance when determining whether competitive

SUPERVISOR

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MANAGER

Kelly VanMarter

bidding is necessary. The policy specifically provides an exception where there is a “long-standing successful relationship for services and the knowledge gained through this relationship adds value integral to the services provided.” The policy also recognizes the value of recurring service relationships and provides for review of vendor selection and pricing to maintain adequate and reasonable competitiveness.

Cooper’s Turf Management meets these criteria based on its established relationship with the Township and consistently satisfactory performance. Continuing with an experienced contractor provides operational continuity and the benefit of a vendor already familiar with Township facilities, access requirements, and service expectations.

ADMINISTRATIVE COMMITTEE RECOMMENDATION

The Administrative Committee recommends approval of the two-year renewal with Cooper’s Turf Management. The proposed agreement provides the Township with continued service from a proven vendor and two additional years of price stability, while limiting the pricing adjustment to the salt/ice melt application rate in response to increased commodity costs. The Committee believes the proposed renewal represents a favorable value for the Township and is consistent with the Township’s Purchasing and Bid Policy.

RECOMMENDED MOTION:

Approve the renewal of the snow removal and salt/ice melt services contract with Cooper’s Turf Management for the 2026–2028 winter seasons, at the proposed contract rates, as recommended by the Administrative Committee, and authorize the Township Manager to execute the agreement on behalf of the Township.

Respectfully submitted on behalf of the Administrative Committee,

A handwritten signature in blue ink, reading "Kelly VanMarter", with a long horizontal flourish extending to the right.

Kelly VanMarter
Township Manager



SNOW REMOVAL CONTRACT

A Lawn, Landscape, Sprinkler and Snow Company

PO BOX 501 HOWELL, MI. 48844-0501 517.548.6653

Contract Dates

11/1/26

to

4/1/28

CUSTOMER INFORMATION:

Full Legal Name Genoa Township Phone Fax
Address 2911 Dorr Rd. City State Zip
Site Address City State Zip
DOB SS# D.L. #

SNOW PLOWING

Snow will be plowed when accumulation reaches a minimum of 2 inches, avoiding fire hydrants, handicaps and sidewalks. Plowing does NOT include salt. Failure to salt may cause unusually slippery conditions which may cause injury to persons or property. We highly recommend salt following plowing. Please sign the appropriate "X" under "SALT". Cost is per push

Genoa Twsp Hall \$ 242; TWP Park Walking Trails \$200; Brighton/Bauer Rd. walks \$515

\$145/per hour for use of track loader to clear sidewalks; Latson to GC \$395 Pavilion \$30

SALT Lk Chemung-Kellogg \$395; Dillon to 7th \$99; Kellogg to Herbst \$405; Latson to Nixon \$320; latson to Lk Chemung

Parking lots and streets will be de-iced as needed and additionally as requested by the management agent in the event of any snow fall, plowable or not, an ice storm or under other conditions that pose an injury hazard. These conditions will be left to the discretion of Cooper's Turf Management. The salt market has the potential to become unstable. In the event that our salt cost exceeds \$125/ton, an additional charge may apply.

Salt per Application Cost Hall

Salt per Ton Cost

Salting per Pound Cost

This is the only change. The former rate was \$295 for the 2024-2025 contract.

335.00

I/WE want salt to be applied at the discretion of Cooper's Turf Management, please sign X

I/WE do NOT want salt applications, please read waiver and sign X

WAIVER to salt application—I/We do not wish to have parking lots/streets salted. I/We understand that accidents may occur under these conditions and I/We take full responsibility if any accidents do occur even if salt application is requested on a "will call" basis. I/We agree to defend and hold Cooper's Turf Management harmless of any and all liability.

SIDEWALKS

Walks shall be cleared by snow blower or snow shovel, removing or chipping of ice and snow. Walks shall be Cleaned the entire length and entire width up to 36". Snow will not be piled on landscaping. Calcium Chloride Is used on concrete walks.

Sidewalk Cost.....\$ 65.00

Calcium Chloride Cost.....\$ 25/per bag

I/WE want de-icer to be applied at the discretion of Cooper's Turf Management, please sign X

I/We do NOT want de-icer applied, please read waiver and sign X

WAIVER for sidewalk de-icer—I/We do not wish to have sidewalks de-iced. I/We understand that accidents may occur under these conditions and I/We take full responsibility if any accidents do occur even if de-icing is requested on a "will call" basis. I/We agree to defend and hold Cooper's Turf Management harmless of any and all liability.

Customer agrees to defend and hold Cooper's Turf Management harmless from any and all liability. Reports of damages must be reported to our office within 24 hours of the occurrence. Invoices/statements will be mailed monthly. Payment is due in 15 days. Late payments are subject to a \$ 25.00 late fee and finance charges of 18% annually (1.5% monthly). Per push plowing/per application salting and de-icing contracts may be canceled in writing at any time by either party. Account balance must be paid in full upon cancellation. Seasonal contracts may be canceled but the customer is responsible to pay the entire seasonal price upon cancellation. If you will not need services on a particular day we must be notified a minimum of 24 hours in advance. We will not be responsible for services

Cooper's Turf Management, LLC Representative

Date

Customer Acceptance Signature

Date



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

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CLERK

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MANAGER

Kelly VanMarter

Summary

TO: Board of Trustees
FROM: Kevin Spicher, Supervisor
DATE: 8-13-2026
RE: Request for Speed Study – Bauer Road, South of Brighton Road

At the Livingston County Road Commission meeting on 8/13/2026, a Genoa Township resident asked the Road Commission to perform a speed study on the paved portion of Bauer Road, south of Brighton Road.

The unposted, statutory speed limit on Bauer Road is 55 mph, which is the Livingston County standard for paved county roads. The speed limit drops to 25 mph during designated arrival and dismissal times near Maltby Intermediate School and Hornung Elementary School, and is posted with a flashing light.

Per Livingston County Road Commission guidelines, absolute or modified speed limits lower than 55 mph are only posted if a joint traffic engineering study has been conducted with the Michigan State Police. Safety Engineer Mike Goryl informed the resident he would perform the study if Genoa Township made a formal request. As I was present at the meeting, I was asked to do so, and informed the LCRC I would take the request to my board for consideration.

How The Process Works:

1. **Data Collection:** Traffic engineers measure the speeds of vehicles on a specific road during normal, free-flowing traffic conditions.
2. **Speed Sorting:** They sort the recorded speeds from lowest to highest.
3. **Finding the Cutoff:** They identify the speed at or below which 85% of the vehicles travel.
4. **Setting the Limit:** The official speed limit is typically set within 5 mph of that 85th percentile speed.

The Logic Behind It

- **Targets the Reckless:** A limit set at the 85th percentile safely accommodates 85% of drivers. It leaves enforcement officers to focus strictly on the top 15% of truly dangerous speeders.
- **Reduces Speed Variance:** When a speed limit matches how people naturally drive, it groups traffic together at a uniform speed. This reduces tailgating, weaving, and overtaking, which causes fewer crashes.



MEMORANDUM

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TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: August 12, 2026
RE: Closed Session Minutes

Sealed envelopes containing individual copies of the draft closed session minutes from the last meeting will be available for Board member review and approval at Monday's meeting. Please note that if changes to the closed session minutes are requested which would disclose the contents of the minutes, a closed session will be required. The agenda includes action items for this if necessary.

Please let me know if you have any questions or comments.

Sincerely,

Township Manager

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MEMORANDUM

TO: Board of Trustees
FROM: Kevin Spicher, Supervisor
DATE: August 11, 2026
RE: Transportation Town Hall Update

Genoa Township hosted a Town Hall focused on Transportation on Wednesday, August 5th. In addition to Clerk Soucy, Treasurer Hunt and myself, we were joined by Manager VanMarter, Planning Director Ruthig; Undersheriff Jason Pless, Lt. Chad Self and Lt. Matt Young; LCRC Engineering Director Garrett Olson and LETS Director Greg Kellogg.

There were roughly a dozen residents in attendance, and the panel fielded some great questions on a variety of topics, including:

- LETS ridership numbers. 1 out of every 5 LETS trips either starts or ends in Genoa Township. While there are often wait times, the statistics say no requested rides go unfilled. Contracts in other Townships have increased utilization and reduced wait times for residents.
- The Livingston County Sheriff's Office cannot enforce Genoa Township zoning ordinances unless they are contracted to do so. There were discussions about speed enforcement, managing truck traffic and excessive noise.
- The Livingston County Road Commission has adopted a new policy whereby, starting in 2027, they will contribute 25% toward subdivision road improvement SAD costs if the roads are public. This was a huge announcement, and comes after County Road Commissions secured increased state funding starting in 2026. Those increases came at the expense of Cities, Townships and Villages via cuts in State Revenue sharing.

I invite those interested in learning more to review video of the Town Hall on the Genoa Township Public Channel on YouTube. There were some graphics on the main screen during most of the meeting, so the people are tucked away in the upper right-hand corner, but the audio quality was excellent. I am also attaching a copy of the handout provided to attendees that highlighted specific feedback from the Master Plan Survey.

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Transportation based questions from Master Plan survey

Question #14

Genoa Township regularly budgets \$500,000 annually (approx. 7% of budget) to road / infrastructure improvements. The County Road Commission leverages these funds to maximize road miles improved. This expenditure is:

48.64%	Too little or Far too little
47.35%	Just Right
4.00%	Too much or far too much

Question #15

How important are each of these transportation options to you:

% of respondents @ 4 or 5

Cars	82.4%
Walking	73.8%
Bikes	26.2% (26.5% = 3, 11.3% = 1)
Taxi, Uber, Lyft	38.1% (29.1% = 3, 14.4% = 1)
Buses	33.5% (29.5% = 3, 26% = 1)
Carpool	27.2% (39.2% = 3, 22.5% = 1)

97 suggestion feedbacks yielded:

25 (25.7%)	More bike / walking paths
9 (9.3%)	Lets or other bussing
3 (3.0%)	Need Uber/Lyft/Taxi Service

Question #16

The Township maintains a pathway along Grand River Avenue & encourages a mix of uses along this corridor. What Improvements would you like to see along this corridor:

	% of respondents
More sidewalks / paths	61.84%
Safer Crossings	56.60%
More places to walk /bike	52.92%
Public Transit Stations	17.59%
Nothing	13.19%
Other	8.50%

Question #17

The Township maintains works with county & state agencies to improve safety and reduce congestion, especially where regional and local traffic meet. What are your top concerns about traffic and road safety in Genoa Township:

	% of respondents concerned or very concerned	
Congestion	72.99%	(+ 20.39% slightly concerned)
Dangerous Intersections	68.18%	(+ 21.54% slightly concerned)
Speeding	67.42%	(+ 20.22% slightly concerned)
Need for sidewalks / bike paths	59.11%	(+ 20.39% slightly concerned)
Condition of roads	50.78%	(+ 33.95% slightly concerned)

Suggested Improvements

Intersections needing improvement:

Brighton Rd. / Chilson Rd.	32	
Crooked Lk Rd. / Dorr Rd.	31	
Crooked Lk Rd. / Latson Rd.	25	
Bauer Rd. / Brighton Rd.	18	*especially during school pickup / dropoff
Chilson Rd. / Latson Rd.	17	
Hughes Rd. / Golf Club Rd.	9	
Challis Rd. / Dorr Rd.	9	
Clifford Rd. / Brighton Rd.	6	
Oak Pointe DR. / Brighton Rd.	6	(+ Glenway Dr.)
Grand River Ave / Hughes Rd.	5	
Hacker Rd. / Hyne Rd.	5	

These dirt roads should be paved:

For the purpose of offering a bypass to Downtown Brighton

Conrad from Clifford to intersection w/ Dorr	11	
Bauer Rd from end of pavement to Twp Line	10	* Would need coordination w/ Hamburg Twp.
Golf Club Rd.	5	
Finish Herbst Rd.	5	
Crooked Lake from Chilson to Latson	5	
Widen Latson Rd. North of Grand River	5	* Would need coordination w/ Oceola Twp.

These areas need crosswalk improvements:

Brighton Rd. @ Brighton High School	8
Grand River Ave @ Latson Rd.	4
Grand River Ave @ Dorr (or Lake Chemung)	3
Dorr Rd. @ Township Hall	2
Grand River Ave. @ Hacker Rd.	2

Suggested areas for additional walking / bike paths:

Connect Genoa Hall to Howell &/or Brighton	9
Finish Brighton Rd. from Chilson to existing path at Brookwood Meadows (Rolling Meadows sub just W of Maltby)	7
Many existing walks/paths do not connect to Go anywhere	5
Dorr Rd.	4
Crooked Lk. Rd. from Latson Rd. to Dorr Rd.	3
Hughes Rd.	3

Other Concerns Mention Frequently:

- Speed limits (MSP has final say)
- R/R Crossing maintenance (has to be done by owner of R/R)
- Not enough police patrols for speeding, traffic violations