GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
OCTOBER 13, 2026 - TUESDAY
6:30 P.M.
AGENDA

CALL TO ORDER:
PLEDGE OF ALLEGIANCE:
APPROVAL OF AGENDA:
DECLARATION OF CONFLICT OF INTEREST:
CALL TO THE PUBLIC Non-Agenda Items Only): (*Note: The Board reserves the right to not begin new business after 10:00 p.m.)*

OPEN PUBLIC HEARING # 1… Consideration of an environmental impact assessment and site plan for a proposed parking lot expansion for Schultz Outfitters. The property is located at 5776 East Grand River Avenue, south side of Grand River Avenue west of Dorr Road. The request is petitioned by MITTS LLC.

A. Recommendation of Environmental Impact Assessment (8-19-26)
B. Disposition of Site Plan (9-18-26)

OPEN PUBLIC HEARING # 2… Consideration of an environmental impact assessment and site plan for a proposed parking lot expansion and site improvements for Jonna's Market. The property is located at 4986 Chilson Road, northwest corner of Chilson and Brighton Roads. The request is petitioned by Mike Jonna.

A. Disposition of Environmental Impact Assessment (9-15-26)
B. Recommendation of Site Plan (9-15-26)

ADMINISTRATIVE BUSINESS:

- Staff Report
- Approval of September 14, 2026 Planning Commission meeting minutes
- Member discussion
- 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 may be offered by the Chairman as they are presented. Anyone speaking on an agenda item will be limited to 2 minutes.

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: MITTS LLC 5796 E. Grand River Ave Howell, MI 48843
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: MITTS LLC 5796 E. Grand River Ave Howell, MI 48843

SITE ADDRESS: 5776 E. Grand River Ave Howell, MI 48843 PARCEL #(s): 4711-10-400-007

LOCATION AND BRIEF DESCRIPTION OF SITE: South side of Grand River Avenue, +/-900' west of Door Road. Existing vacant commercial site with existing single story commercial building and paved parking area.

BRIEF STATEMENT OF PROPOSED USE: Schultz Outfitters fishing fly and tackle shop with in store and on line sales and guided fishing trips. A portion of the existing building will be dedicated warehouse space for the storage of on line sales product, shipping materials and packages ready to ship.

THE FOLLOWING BUILDINGS ARE PROPOSED: No new buildings are proposed. The existing building will be repurposed for the proposed use. 9 additonal parking spaces are proposed as well as 8 banked parking spaces to meet zoning ordinance requirements for parking. A dumpster enclosure is proposed for the southeast corner of the site.

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: [redacted]

ADDRESS: [redacted]

APPLICANT INFORMATION:

Applicant Phone: [redacted] Owner Phone: [redacted]

Owner Email: [redacted]

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

1.) Chris Grzenkowicz (Name) of DESINE Inc. (Business Affiliation) at [redacted] (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: [redacted] DATE: 8-12-26

PRINT NAME: [redacted] PHONE: [redacted]

ADDRESS: [redacted]

Mr. Michael Prudhomme stated he is requesting a variance due to the topography of his yard. If he was to meet the setbacks, it would require extensive excavation and tree removal and put the structure within 25 feet of his house.

Ms. Kreutzberg asked if a survey has been done. Mr. Prudhomme stated there are markers on the property, but he cannot say that they are exact. He believes if they are not, they are off by inches.

Mr. Rockwell reviewed previous variance requests for accessory structures in this neighborhood. Two of them were withdrawn, one was denied, and two were approved for smaller structures and due to the locations of the well and septics. The request is supposed to be the least amount necessary. The applicant is requesting large variances.

Ms. Aulette stated there are at least five approved variances in this neighborhood.

Mr. Prudhomme stated he cannot meet the rear yard setback. He can move it further toward the front but will still need a variance. This would not disturb the neighbors because there are large pines and this location is lower than the adjacent properties.

Mr. Fons agrees that this is the ideal location on the site to put the structure; however, it does not meet the township's ordinance.

The call to the public was made at 7:15 pm.

Mr. Peter Kula of 3796 Kipling owns the house behind Mr. Prudhomme. He stated there is a lot of property in his backyard. He will see it from his house if it is put where it is being proposed. He is the president of the homeowner's association and their requirements are that the structure must be 12 x 12 minimum and the board has to approve the architecture.

The call to the public was closed at 7:17 pm.

Mr. Prudhomme reiterated that moving the structure further toward the front would be very close to his house and at a higher elevation. The location he has proposed is much lower. It would not be an eyesore. Keeping equipment outside would be an eyesore.

Moved by Kreutzberg, supported by Rockwell to table Case #26-15 for Michael Prudhomme until the October 20, 2026 ZBA meeting, at the applicant's request. **The motion carried unanimously**.

3. 26-16…A request by Mitts LLC, 5776 E. Grand River, for a side yard setback variance and any other variances deemed necessary by the Zoning Board of Appeals, for parking lot expansion.

Mr. Chris Grzenkowicz, the design engineer, provided a review of the property and the proposed project. They are requesting an eight-foot side-yard variance. There are nine parking spaces, which is sufficient for this business; however, the ordinance requires 23 spaces for this use. Parking cannot be put in the front of the property due to the setback requirements. They are proposing to make one driveway going in only and one going out only and add parking

spaces to each of those drives. They are proposing to bank parking spaces to avoid taking down trees. They also need to meet the Brighton Fire Authority's requirement for turning radius. He noted that all uses that are permitted, and those that require a special use at this property, would require a variance to meet the parking requirement.

Chairperson McCreary stated that if the fire department agrees with this, then she does also.

Mr. Grzenkowicz stated that 60 percent of their business is online, with only 40 percent at the store.

Mr. Soucy stated the proposed use compliments the other businesses in the area. He does not see any issues with this request. Mr. Fons agrees.

The call to the public was made at 7:42 pm with no response.

Moved by Rockwell, supported by Soucy, to approve Case #26-15 for Mitts, LLC for 5776 East Grand River, for a side yard variance of 8 feet from the required 10 feet for a side yard setback of 2 feet, to allow for additional parking, based on the following findings of fact:

- Strict compliance with the ordinance would prevent the applicant from having enough parking for the use. Granting of the requested variance does provide substantial justice or a substantial property right similar to that possessed by other businesses in this zoning district.
- The subject property possesses an irregular and angled lot configuration, with an existing principal structure occupying a substantial portion of the parcel. The relationship between the existing building, property boundaries, access points, and required vehicle circulation results in a limited usable area for parking. Strict application of the required side-yard setback would substantially reduce the functional parking area and would create practical difficulties in maintaining reasonable access and circulation on the site. These conditions are peculiar to the physical configuration and existing development of the property and are not the result of the applicant's actions. This issue is not self-created.
- The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire. Further, relocating these spaces out to two feet from the property line creates parking spaces that do not encroach into the Brighton Area Fire Departments clear turning radius.
- The proposed variance would have little or no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. Applicant must obtain Site Plan Approval through Planning Commission.
2. Applicant must close off connection to the adjacent property at 5796 Grand River.
3. No outside sales or storage in the lot.

The motion carried unanimously.

Administrative Business:

1. Approval of minutes for the August 18, 2026 Zoning Board of Appeals meeting.

Moved by Kreutzberg, supported by Soucy, to approve the minutes of the August 18, 2026 Zoning Board of Appeals meeting as submitted. **The motion carried unanimously.**

2. Correspondence

Ms. Aulette stated there will be one new case on next month's agenda.

3. Member Discussion

Mr. Soucy stated absentee ballots will be mailed out next week.

The board discussed having previous similar variance requests included in the packet.

4. Adjournment

Moved by Fons, supported by Kreutzberg, to adjourn the meeting at 7:52 pm. **The motion carried unanimously**.

Respectfully submitted:

Patty Thomas, Recording Secretary

DRAFT

September 29, 2026

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Schultz Outfitters – Site Plan Review #2
Location:	5776 East Grand River Avenue – south side of Grand River Avenue, west of Dorr Road
Zoning:	GCD General Commercial District

Dear Commissioners:

At the Township's request, we have reviewed the revised submittal requesting site plan review and approval for a new retail use in the existing commercial building at 5776 East Grand River Avenue (cover sheet dated 9/18/26).

A. Summary

1. The applicant requests Commission approval of banked parking based on a high ratio of online business (as opposed to in-person).
2. The Commission may allow the proposed evergreen trees in the required greenbelt (or may require the use of canopy trees).
3. The Commission may modify landscaping requirements, per Section 12.02.13.
4. The Commission may allow the proposed location of the waste receptacle and enclosure (rear yard with a 1' side setback).
5. The applicant must address any site plan comments provided by the Township Engineering and/or Brighton Area Fire Authority.

B. Proposal/Process

The applicant requests review and approval of a new retail business within an existing commercial building, as well as site improvements including additional parking, a new waste receptacle/enclosure, and additional landscaping.

Per Table 7.02 of the Township Zoning Ordinance, retail establishments with up to 15,000 square feet of gross floor area are permitted by right in the GCD (with no associated use requirements).

Procedurally, the Planning Commission has review and approval authority over the site plan but must put forth a recommendation to the Township Board on the Environmental Impact Assessment.



Aerial view of site and surroundings (looking south)

C. Site Plan Review

1. **Dimensional Requirements.** As a previously developed site, there are limited impacts on the dimensional requirements of the GCD. However, the project does include new parking spaces and additional impervious surface.

   The proposed parking spaces on the east side of the site do not meet the required 10' setback; however, a variance was recently granted by the ZBA. (The applicant has added a note to Sheet SP1 stating such.)

   Additionally, the slight increase in impervious surface remains compliant with the GCD maximum (75% allowed; 71.2% proposed).

2. **Building Design and Materials.** The applicant has confirmed that no exterior building modifications are proposed at this time.

3. **Pedestrian Circulation.** The site currently has a public sidewalk along Grand River Avenue, as well as a connection to the sidewalk along the front of the building.

4. **Vehicular Circulation.** The site currently has 2 curb cuts, and the proposal entails a one-way circulation pattern (counterclockwise). Drive aisles are of sufficient width for one-way circulation around the property.

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

5. **Parking.** Based on the parking calculations included on Sheet SP1, the project requires 23 parking spaces. The site plan provides 18 parking spaces, including 1 barrier-free space.

   The proposal includes banked parking for 8 additional spaces, with a net gain of 5 to bring the site into compliance.

   The applicant requests the use of banked parking in accordance with Section 14.02.05 because 60% of their business is conducted online.

The design and dimensions of parking spaces and drive aisles comply with Ordinance standards. While we do not typically advise the use of parallel parking spaces for commercial uses, the site layout will not allow perpendicular or angled parking on either side.

Lastly, the 2 parallel spaces closest to the rear of the site – 1 banked space on the west side and 1 proposed space on the east side – will be difficult to navigate given how tight the area around the spaces will be (the space on the east side abuts the waste receptacle enclosure). However, these spaces do meet dimensional requirements for parallel parking spaces.

6. **Exterior Lighting.** Our understanding is that no exterior lighting modifications are proposed.

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

Standard	Required	Proposed	Comments
Greenbelt	20' width 4 trees	2 existing trees 2 evergreen trees 28 shrubs	In compliance (PC may allow up to 50% evergreen trees)
Buffer Zone C (E)	10' width 11 trees OR 44 shrubs	2' width 2 trees 4 shrubs	ZBA variance mitigates deficient width; PC may modify requirements accordingly, per 12.02.13
Buffer Zone C (W)	10' width 11 trees OR 44 shrubs	10.7' width 11 existing trees 24 shrubs	In compliance
Buffer Zone C (S)	10' width 8 trees OR 32 shrubs	5' width 32 shrubs	Plantings in compliance; width is an existing condition that PC may allow to remain
Parking Lot	180 SF landscaped area 2 trees	261 SF landscaped area 1 existing tree 1 proposed tree	In compliance

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	Rear yard 1' side setback	Yard location is compliant; PC may allow side encroachment, per 12.04.02
Access	Clear access w/ out damaging buildings/vehicles	Sufficient access	Requirement met
Base design	9' x 9' concrete pad (minimum) w/ 6' extension	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 4th Masonry walls 6'	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

October 5, 2026

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

Re: Schultz Outfitters
Site Plan Review No. 2

Dear Ms. Ruthig:

Tetra Tech conducted a review of the site plan submittal for Schultz Outfitters last dated September 18, 2026. The site plan was prepared by Desine Inc on behalf of Mitts LLC. The development is located on 0.74 acres south of Grand River Avenue 1,000 feet west of Dorr Road. The Petitioner is proposing a parking lot expansion. The proposed site includes pavement improvements and a new dumpster enclosure.

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,

Sydney Streveler, EIT
Civil Engineering Group

Tetra Tech
3497 Coolidge Road, East Lansing, MI 48823
Tel 517.316.3930 Fax 517.484.8140 www.tetratech.com

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

October 2, 2026

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

RE: Schultz Outfitters
5776 E. Grand River Ave.
Howell, 48843
Site Plan Review

Dear Bobby:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on September 22, 2026 and the drawings are dated September 18, 2026. The project is based on proposed re-occupancy of an existing building. The site plan is for additional parking and a new dumpster enclosure. The plan review is based on the requirements of the International Fire Code (IFC) 2024 edition.

All previous comments have been addressed, and the Knox Padlocks have been ordered. BAFA has no further comments on the project.

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

Cordially,

Rick Boisvert, CFPS
Fire Marshal

cc: Amy Ruthig (amy@genoa.org)

Schultz Outfitters
5776 EAST GRAND RIVER
Genoa Township, Michigan
Site Plan Application

IMPACT ASSESSMENT

Property Owner / Applicant:
MITTS, L.L.C.
5796 East Grand River
Howell, Michigan 48843

Prepared by:
DESINE INC.
2183 Pless Drive
Brighton, Michigan 48114

A. INTRODUCTION (Sec. 18.07.01)

This impact assessment has been prepared pursuant to Article 18 – SITE PLAN REVIEW of the Zoning Ordinance for the Township of Genoa, Livingston County, Michigan. This assessment addresses the impact of the proposed renovation of the site for use as Schultz Outfitters fishing fly and tackle shop on the surrounding community and the economic condition and social environment of the Township.

This Impact Assessment has been prepared under the direction of Christopher A. Grzenkowicz, P.E., DESINE INC., 2183 Pless Drive, Brighton, Michigan 48114. Mr. Grzenkowicz is a licensed Civil Engineer, providing professional engineering services in Livingston County since 1995 with experience in private and municipal development including projects within Genoa Township and Livingston County.

B. SITE LOCATION / DESCRIPTION (Sec. 18.07.02)

The project site is located on the south side of Grand River Avenue, west of Dorr Road, as shown on Figure 1. The site is an existing parcel containing 0.74 acres of property, bordered on the North by Grand River Avenue, on the East by Wonderland Marine West, with Crystal Gardens banquet center to the South and West. Properties North of Grand River Avenue are zoned "Lakeshore Resort Residential" (LRR) district, to the East, West and South is zoned General Commercial (GCD).

The site is developed and contains an existing 7,124 square foot building with a bituminous driveway and parking area surrounding the building. Schultz Outfitters is proposing to renovate the building for use as a fishing fly and tackle shop. A portion of the building will be utilized as warehouse space for online sales while the remainder of the building will serve as retail space for in person sales. The Site Plan depicts renovation of the site including the addition 9 new parking spaces and 8 banked parking spaces to conform with the Township Zoning Ordinance parking requirements for the proposed use. The proposed parking improvements include relocation of the barrier free parking space closer to the front entrance of the building. Other improvements to the site will include a dumpster enclosure and additional landscaping. Proposed site improvements are depicted on Figure 2.

C. IMPACT ON NATURAL FEATURES (Sec. 18.07.03)

Existing soils on the property are Wawasee loam. These soils are well drained soils found in till plains and moraines, with slopes of 2%-6%. Surface runoff is medium, permeability is moderately low and the soil erosion hazard is light. The Soils Map, shown in Figure 3, shows the locations of specific soil types as classified.

Soil classifications are prepared by the United States Department of Agriculture, Soil Conservation Service, and "Soil Survey of Livingston County". On-site soils consist of the following:

> WAWASEE LOAM (MoB): WAWASEE LOAMS are typically well drained soils found in till plains and moraines, with slopes of 2%-6%. Surface runoff is medium, permeability is moderately low and the soil erosion hazard is light.

The property is currently fully developed and paved. Existing topography of the site is generally flat. Surface water drainage from the site is generally in a Northerly direction.

The proposed site improvements will not require any significant changes in grading of the property to construct the new parking spaces. Existing grades at the property lines will not be modified. The limits of disturbance are depicted as shaded areas on the grading plan.

Surface drainage characteristics on the property will not be significantly impacted by the proposed construction. Construction of the proposed parking spaces will not significantly change the permeable area on the property. The proposed changes and modifications to the surface drainage conditions will not have a negative impact on local aquifer characteristics or groundwater recharge capacity. Surface water runoff from the property will not have a significant impact on adjacent properties due to the proposed renovation.

Landscaping is proposed for the site to reduce the visual impact of the existing building and property. All proposed landscaping areas and plantings have been designed to improve the aesthetics of the property. Within the developed portion of the site, areas not otherwise covered, shall have lawn or other vegetative surface cover established.

No wildlife habitats currently exist on the property.

D. IMPACT ON STORM WATER MANAGEMENT (Sec. 18.07.04)

The property currently discharges surface water runoff to an existing storm sewer system along Grand River Avenue. Site grades mesh with existing grades on adjoining properties. No adverse impact to adjacent parcels is anticipated due to construction of the proposed parking spaces.

Soil erosion and sedimentation are controlled by the Soil Erosion Control Act No. 347 of the Public Acts of 1972, as amended and is administered by the Livingston County Drain Commissioner. Silt fencing will be installed around the portion of the site to be disturbed during construction. The Contractor shall comply with all regulations including control during and after construction.

Impact on adjoining properties due to the construction of this site will be minimized by implementing soil erosion control methods. No adverse impact to adjacent properties due to surface water runoff will be created as a result of the proposed improvements.

E. IMPACT ON SURROUNDING LAND USES (Sec. 18.07.05)

No adverse impact to adjacent properties is anticipated due to the renovation of the existing building, parking and site improvements.

Ambient noise levels on and around the property are largely generated by vehicular traffic on Grand River Avenue. Daily activities within the proposed buildings are not anticipated to create an increase in the sound level in the area.

All site lighting is existing building mounted fixtures. The proposed use of the property does not create any significant emissions of smoke, airborne solids, odors, gases, vibrations, noise or glare discernable and substantially annoying or injurious to person and/or property beyond the lot lines. No significant change in air pollution is anticipated.

The Contractor shall be responsible for initiating and maintaining adequate dust control measures during and after construction until the project site is fully stabilized and a vegetative cover established. Dust control measures used during construction may consist of site watering, mulching of completed areas, installation of windbreak fencing, and application of chemical dust control materials. The site will comply with the performance standards contained in Section 13.05 of the Township Zoning Ordinance.

Soil erosion control measures such as silt fence, geotextile silt sack filters and construction track mats will be used during construction to control siltation and sedimentation from entering the storm water system and have an adverse impact on adjacent properties.

F. IMPACT ON PUBLIC FACILITIES AND SERVICES (Sec. 18.07.06)

The Livingston County Sheriff and Michigan State Police will provide Police protection. Public safety services required to accommodate the proposed use are anticipated to be minor.

The Brighton Area Fire Department as a part of an existing governmental agreement will provide fire protection service. Existing fire hydrants are located along Grand River Avenue. The building address is posted at the front of the existing building. A 20-foot-wide fire lane will be maintained around the entire building. No significant change in fire protection services is anticipated as a result of the proposed renovation of the property.

The proposed plan modifications will not create any direct adverse impact on the public schools.

G. IMPACT ON PUBLIC UTILITIES (Sec 18.07.07)

The property is located within a municipal sewer & water service area. Water service is available along Grand River. Capacity is available within the existing water system to provide adequate service to this site.

Sanitary sewer is located along the eastern property line. Capacity is available within the existing sanitary sewer system to provide adequate service for the site.

The site is currently serviced by electric, gas, phone and cable systems located along Grand River Avenue.

Delivery services are generally limited to parcel trucks, such as UPS, and similar single axle vehicles. These delivery service providers will utilize the loading area at the rear of the building while dropping off deliveries and picking up online sales packages for shipping.

H. STORAGE AND HANDLING OF ANY HAZARDOUS MATERIALS (Sec. 18.07.08)

The proposed use within the existing building will not use, store, generate and/or discharge potentially polluting materials. Small quantities of material such as cleaning products and chemicals may be stored. No adverse effect is expected due to hazardous materials on-site.

I. TRAFFIC IMPACT STUDY (Sec. 18.07.09)

Schultz Outfitters conducts approximately 60% of their sales business online and only about 40% in person and is by default a low traffic generator. No significant increase in vehicle trips is anticipated as a result of the proposed use. The property currently contains 2 existing full movement driveway approaches on Grand River Avenue. The existing driveway approaches and parking drive aisles will be converted to one-way traffic so that all vehicles will enter through the west driveway, traverse counter clock wise around the building and exit through the east driveway. The proposed conversion to one-way traffic is anticipated to have a positive improvement on the traffic patterns for Grand River Avenue. There are existing sidewalks along the Grand River Avenue frontage of this site and a connector walk that provides pedestrian access to the front entrance of the building. No adverse impact on pedestrian traffic in the area is anticipated as a result of developing the proposed project.

J. HISTORIC AND CULTURAL RESOURCES (Sec. 18.07.10)

The existing building on the property does not have any major historic significance on a local, regional or state level.

K. SPECIAL PROVISIONS

No special provisions or requirements are currently proposed for this facility.

FIGURE 1

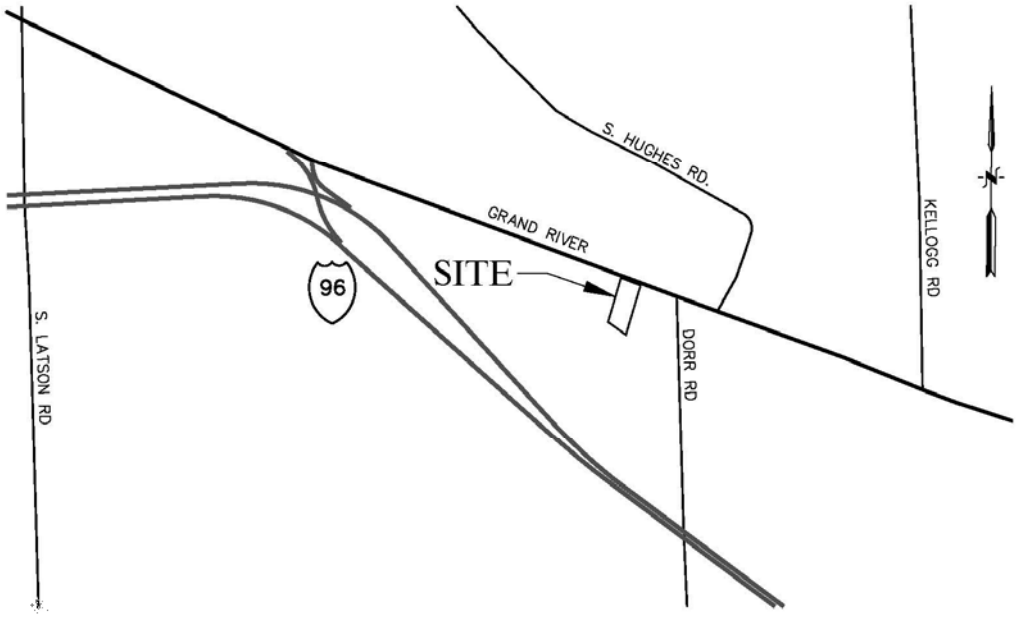
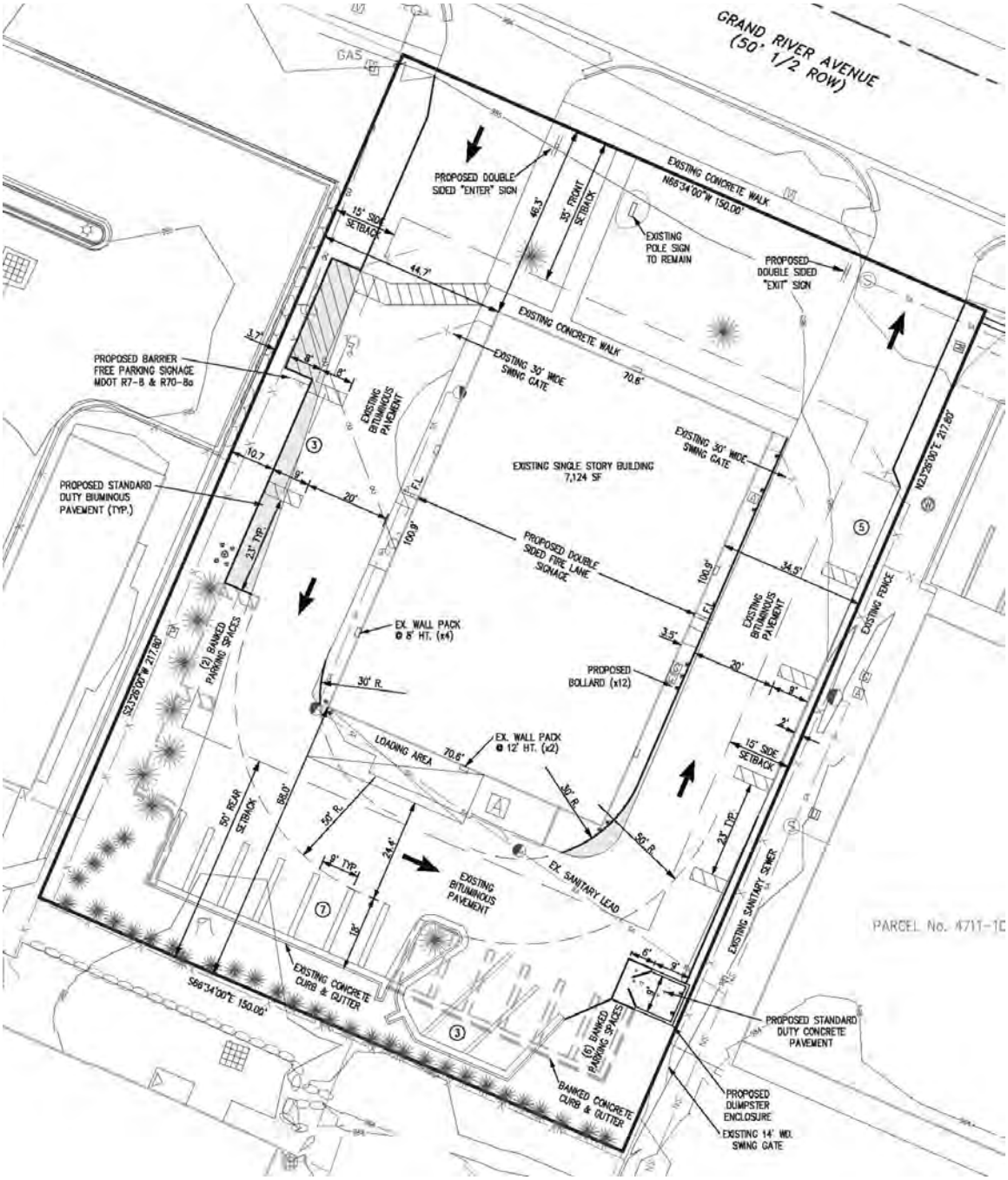

S. HUGHES RD.
GRAND RIVER
SITE
96
S. LATSON RD
DORR RD
KELLOGG RD
N
LOCATION MAP
SCALE: 1in. = 2000ft.

FIGURE 2



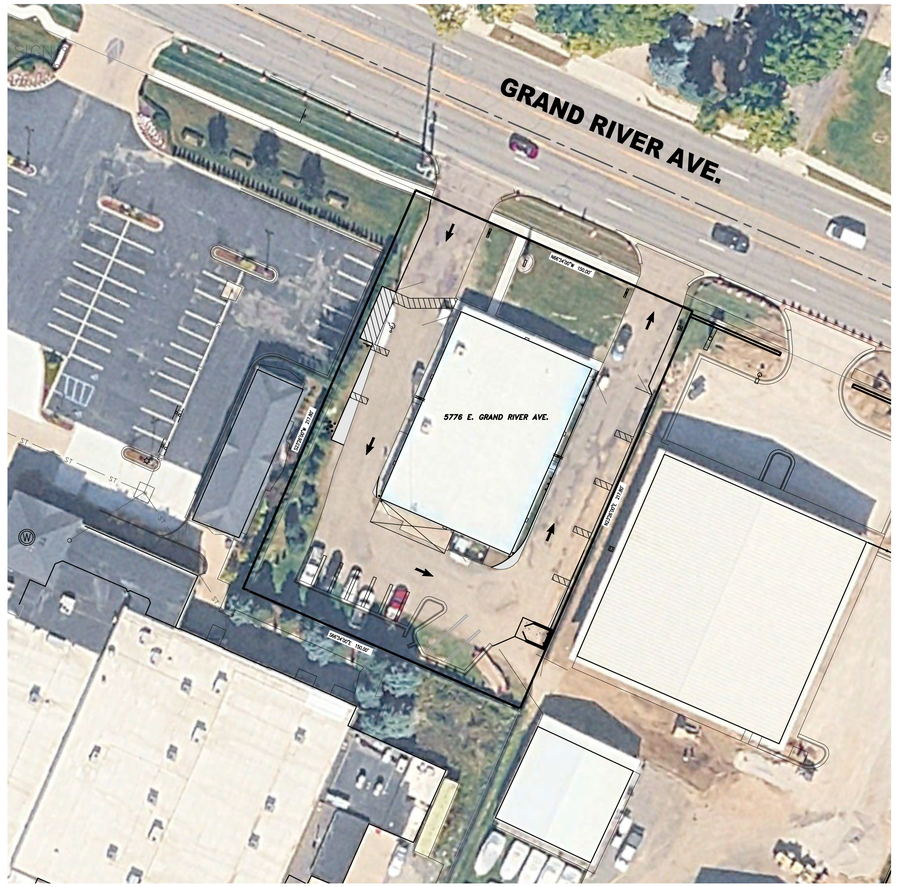
SITE IMPROVEMENTS
NOT TO SCALE

FIGURE 3



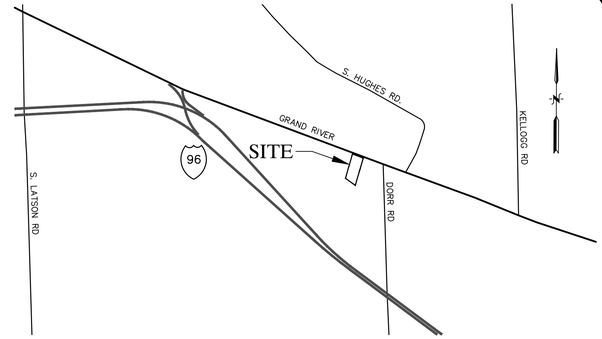
SOILS MAP
(NOT TO SCALE)

PROPOSED SITE PLAN FOR
SCHULTZ OUTFITTERS
5776 EAST GRAND RIVER AVENUE
HOWELL, MICHIGAN 48843
A PART OF THE SE 1/4 OF SECTION 10, T 2 N, R 5 E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



AERIAL PHOTOGRAPHY BY:
Google maps

Aerial photographic underlay is an unrectified image and is orientated to the engineering line work within reasonable accuracy and precision, and may not accurately depict current site conditions.



LOCATION MAP
SCALE: 1in. = 2000ft.

SHEET INDEX

EX1	EXISTING CONDITIONS & DEMOLITION PLAN
SP1	SITE PLAN
GR1	GRADING & PAVING PLAN
SE1	SOIL EROSION & SEDIMENTATION CONTROL PLAN
SE2	SOIL EROSION & SEDIMENTATION CONTROL NOTES & DETAILS
LA1	LANDSCAPE PLAN
LA2	LANDSCAPE NOTES & DETAILS
DT1	SITE & PAVEMENT NOTES & DETAILS
E1	BUILDING EXTERIOR PHOTOGRAPHS
F1	FLOOR PLAN

LEGAL DESCRIPTION

Part of the Southeast 1/4 of Section 10, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, more particularly described as follows:
Commencing at the Southeast Corner of said Section 10;
thence N02°08'E 800 feet;
thence N66°34'W 679 feet to the PLACE OF BEGINNING;
thence N66°34'W 200 feet;
thence S23°26'W 435.6 feet;
thence S66°34'E 200 feet;
thence N23°26'E 435.6 feet to the Place of Beginning.
Subject to and together with all easements and restrictions affecting title to the above described premises.
Tax ID No.: 4711-10-400-019
Also known as: 5796 E. Grand River, Howell, Michigan 48843

Refer to the current policy for title insurance for proof of ownership and all encumbrances affecting title to the described above parcel.

BENCHMARKS

BENCHMARK
DATUM BASED ON NGS OPUS SOLUTION REPORT, DATED MARCH 28, 2022 AT 11:26 AM. PREVIOUS DATUM FROM MARCH 1999 HAS A DIFFERENCE OF −0.76'.

BENCHMARK #201
ARROW ON HYDRANT, LOCATED ON THE SOUTHERLY SIDE OF GRAND RIVER, NEAR THE NORTHWESTERLY CORNER OF #5796 PARCEL.
ELEVATION = 986.63 (NAVD 88)

BENCHMARK #202
SOUTHEASTERLY CORNER OF CONCRETE PAD, LOCATED ON THE EASTERLY SIDE OF #5796 BUILDING.
ELEVATION = 983.53 (NAVD 88)

OWNER/DEVELOPER
MITTS LLC
5796 E. GRAND RIVER
HOWELL, MICHIGAN 48843
(517) 548-5122

CIVIL ENGINEER/LAND SURVEYOR
DESINE INC.
2183 PLESS DRIVE
BRIGHTON, MI. 48114
(810) 227-9533

STATE OF MICHIGAN
CHRISTOPHER GRZENKOWICZ
License No. 6201050674
LICENSED PROFESSIONAL ENGINEER

Know what's below. Call before you dig.
3 WORKING DAYS BEFORE YOU DIG
CALL 811 OR 1-800-482-7171 (TOLL FREE)
OR VISIT CALL811.COM

DESINE INC
(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

REVISED	SCALE: N/A
AUG. 19, 2026	PROJECT No.: 265156
SEPT. 18, 2026	DWG NAME: 5156 COV
	PRINT: SEPT. 18, 2026

DEMOLITION NOTES:

1. The demolition specifications of the Local Municipality are a part of this work. Refer to the General Notes on the project plans for additional requirements.

2. Contractor shall contact the 811 Underground Public Utility Locating System or other appropriate local underground utility locating Agency, a minimum of three (3) working days prior to performing demolition work. Existing utility information on the project plans may be from information disclosed to this firm by the Utility Companies, Local, County or State Agencies, and/or various other sources. No guarantee is given as to the completeness or accuracy thereof. Prior to construction, locations and depths of all existing utilities (in possible conflict with the proposed improvements) shall be verified in the field.

3. Contractor shall contact the appropriate Agencies to coordinate disconnect of the electric, gas, phone, cable and other public utilities as necessary prior to performing demolition work.

4. Contractor shall contact the appropriate Agencies to coordinate removal and/or relocation of any underground and/or overhead public utility lines as necessary prior to performing demolition work.

5. Contractor shall recycle and/or dispose of all demolition material and debris in accordance with the appropriate Local, County, State and Federal regulations.

6. All bituminous and concrete pavement that is to be removed shall be saw cut at the limits of removal to provide for a clean straight edge for future abutment.

7. All existing irrigation lines that are to be removed shall be terminated at the limits of demolition or as necessary to allow for construction of the proposed site improvements. Ends of pipe shall be capped and the location of marked for future connection.

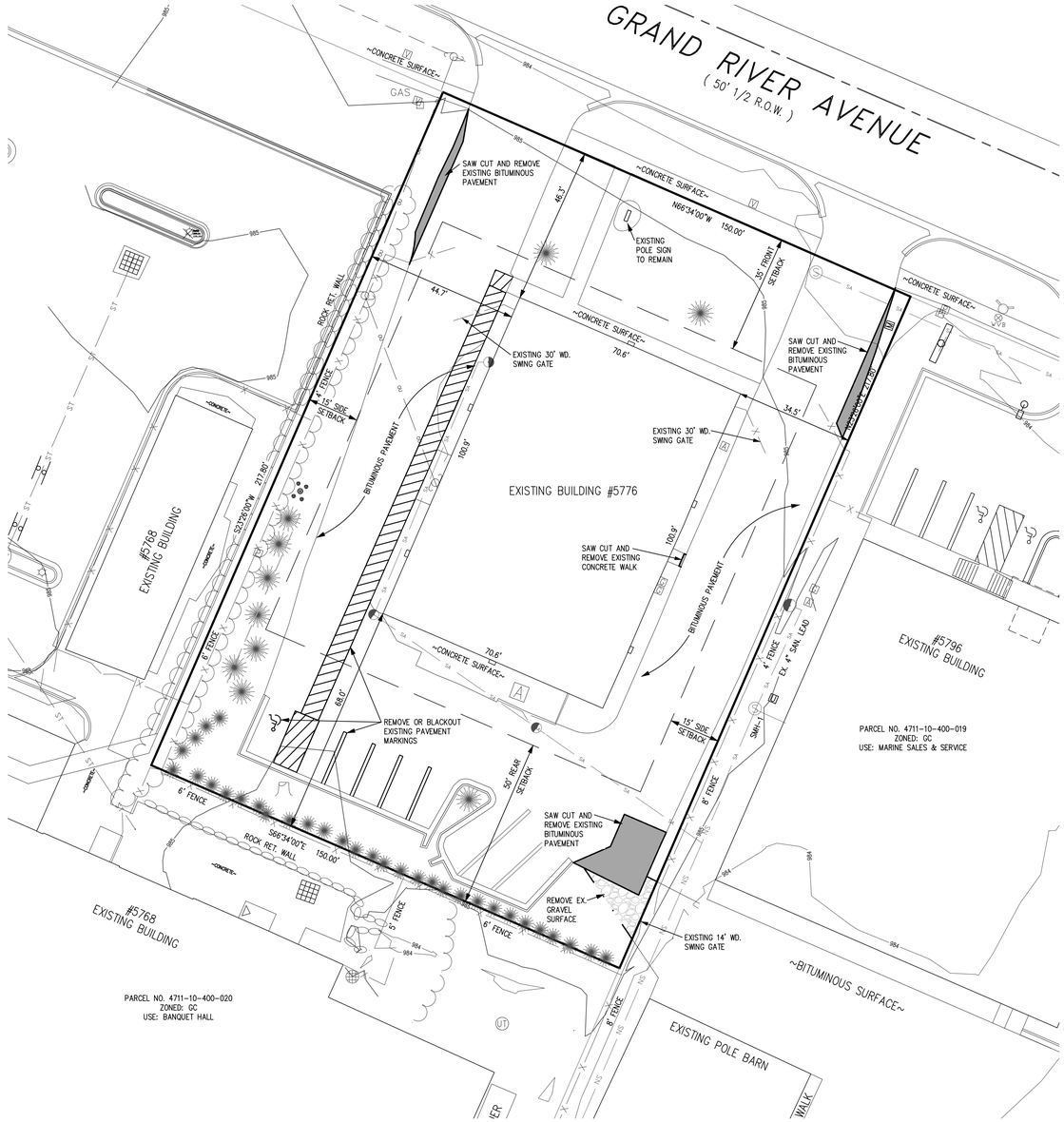
8. All existing water main and sanitary sewer that is to be removed shall be terminated at the limits of demolition or as indicated on the project plans. Temporary plugs shall be installed in the ends of pipe in accordance with the appropriate Agency and the locations of marked for future connection. Permanent plugs shall be installed in the ends of pipe in accordance with the appropriate Agency. The Contractor shall record the location of all permanent plugs and provide the location information to the appropriate Agency.

9. All existing storm sewer that is to be removed shall be terminated at the limits of demolition or as indicated on the project plans. Temporary plugs shall be installed in the ends of pipe in accordance with the appropriate Agency and the locations of marked for future connection. Permanent bulkheads shall be installed in the ends of pipe and/or openings in terminating structures in accordance with the appropriate Agency. The Contractor shall record the location of all permanent bulkheads and provide the location information to the appropriate Agency.

10. All existing light sources to be removed shall have their power cables removed up to the power source or properly terminated for future connection at the limits of demolition or as necessary to allow for construction of the proposed site improvements. Removal and termination of power cables shall be performed in accordance with local electric codes.

11. All existing utility meters that are to be removed shall be properly removed to allow for reuse. Any existing utility meters that are not to be reused as a part of this project shall be returned to the appropriate Agency.

12. All trenches and/or excavations resulting from the demolition of underground utilities, building foundations, etc., that are located within the 1 on 1 influence zone of proposed structures, paved areas and/or other areas subject to vehicular traffic shall be backfilled with MDOT Class III granular material (or better) to the proposed subgrade elevation. Backfill shall be shall be placed using the controlled density method (12" maximum lifts, compacted to 95% maximum unit weight, Modified Proctor).



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 INCH = 20 FEET

LEGEND

- = MISC. STRUCTURE (AS LABELED)
- = SURVEYOR'S MONUMENTATION (AS LABELED)
- = WELL WATER / MONITOR WELL
- = BOLLARD
- = STOP SIGN / PEDESTRIAN CROSSING SIGN
- = SIGN / MONUMENT SIGN
- = RAILROAD CROSSING SIGN
- = FLAG POLE
- = DIRECTION TO LOWER LEVEL (STEPS/STAIRS)
- = SOIL BORING / BENCHMARK W/IDENTIFIER
- = HANDICAP PARKING DESIGNATION
- = ELECTRIC VEHICLE DESIGNATION
- = ELECTRIC VEHICLE CHARGER
- = LIGHT FIXTURE / DECORATIVE LIGHT
- = LIGHT BASE
- = TRAFFIC LIGHT POLE / TRAFFIC SIGNAL POLE
- = TRAFFIC STREET LIGHT
- = OVERHEAD TRAFFIC SIGNAL / PEDESTRIAN CROSSING SIGNAL
- = UTILITY METERS & BOXES (ELECTRIC METER, GAS METER, WATER METER, PHONE BOX, CATV BOX, MAIL BOX, UTIL. BOX, VAULT)
- = AIR CONDITIONER UNIT
- = UTILITY MANHOLE (AS LABELED)
- = UTILITY POLE W/GUY WIRE
- = OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE)
- = U/G UTILITY LINES (PHONE/FIBER OPTIC/ELECTRIC/CABLE TV/MISC UTILITIES)
- = EDGE OF SHRUB LINE
- = EDGE OF BRUSH LINE
- = EDGE OF WOODS / TREE DRIP LINE
- = DECIDUOUS TREE W/IDENTIFIER
- = CONIFEROUS TREE W/IDENTIFIER
- = STUMP
- = BUSH / SHRUB
- = BOULDER
- = ROCKS / ROCK RETENTION WALL
- = FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
- = GUARD RAIL

BENCHMARK

DATUM BASED ON NGS OPUS SOLUTION REPORT, DATED MARCH 28, 2022 AT 11:26 AM. PREVIOUS DATUM FROM MARCH 1999 HAS A DIFFERENCE OF -0.76'.

BENCHMARK #201
ARROW ON HYDRANT, LOCATED ON THE SOUTHERLY SIDE OF GRAND RIVER, NEAR THE NORTHWESTERLY CORNER OF #5796 PARCEL.
ELEVATION = 986.63 (NAVD 88)

BENCHMARK #202
SOUTHEASTERLY CORNER OF CONCRETE PAD, LOCATED ON THE EASTERLY SIDE OF #5796 BUILDING.
ELEVATION = 983.53 (NAVD 88)

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BRIGHTON, MICHIGAN 48114

DESIGN: CAG
DRAFT: JHG
CHECK: CAG

REVISION #	DATE	REVISION-DESCRIPTION

REVISION #	DATE	REVISION-DESCRIPTION

SCHULTZ OUTFITTERS
GENOA TOWNSHIP, MI

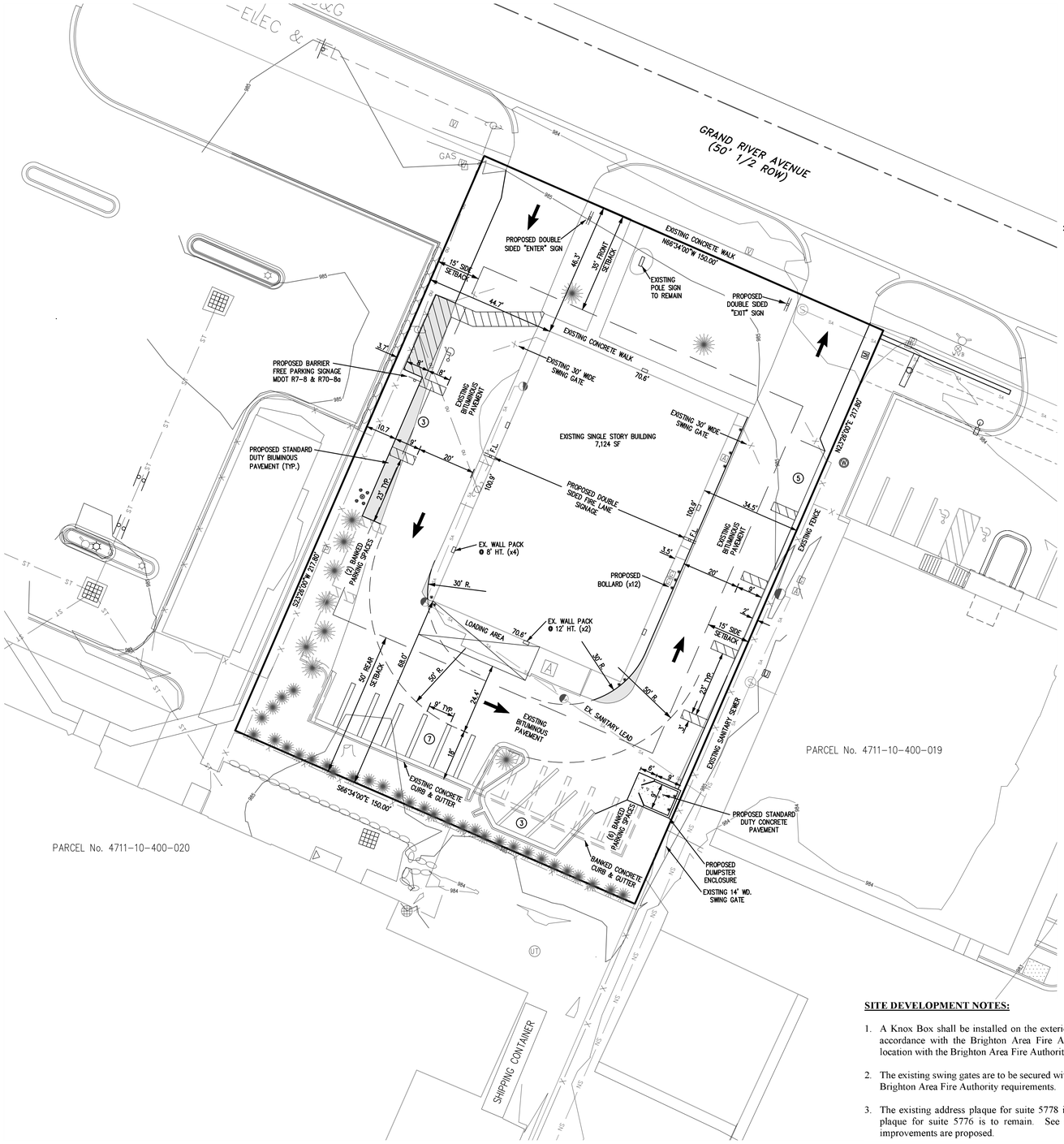
EXISTING CONDITIONS & DEMOLITION PLAN

CLIENT:
MITTS LLC

5796 E. GRAND RIVER
HOWELL, MICHIGAN, 48843
517-548-5122

SCALE: 1in. = 20ft.
PROJECT No.: 265156
DWG NAME: 5156 EX
ISSUED: SEPT. 18, 2026

EX1



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FEET

LEGEND

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- = WELL WATER / MONITOR WELL
- = BOLLARD
- = STOP SIGN / PEDESTRIAN CROSSING SIGN
- = SIGN / MONUMENT SIGN
- = RAILROAD CROSSING SIGN
- = FLAG POLE
- = DIRECTION TO LOWER LEVEL (STEPS/STAIRS)
- = SOIL BORING / BENCHMARK W/IDENTIFIER
- = HANDICAP PARKING DESIGNATION
- = ELECTRIC VEHICLE DESIGNATION
- = ELECTRIC VEHICLE CHARGER
- = LIGHT FIXTURE / DECORATIVE LIGHT
- = LIGHT BASE
- = TRAFFIC LIGHT POLE / TRAFFIC SIGNAL POLE
- = TRAFFIC STREET LIGHT
- = OVERHEAD TRAFFIC SIGNAL / PEDESTRIAN CROSSING SIGNAL
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- = CONIFEROUS TREE W/IDENTIFIER
- = STUMP
- = BUSH / SHRUB
- = BOULDER
- = ROCKS / ROCK RETENTION WALL
- = FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
- = STANDARD DUTY PAVEMENT
- = CONCRETE SIDEWALK
- = CONCRETE PAVEMENT

SITE DATA:

PARCEL No.:	4711-10-400-007		
ADDRESS:	5776 E. GRAND RIVER		
ZONING:	GC – GENERAL COMMERCIAL		
SITE AREA:	0.74 ACRES		
LOT WIDTH:	150.00'		
SETBACKS:	REQUIRED	PROVIDED	
FRONT:	35'	46.3'	
SIDE:	15'	44.7'	
SIDE:	15'	34.5'	
REAR:	50'	68.0'	
EXISTING USE:	VACANT		
PROPOSED USE:	RETAIL / WAREHOUSE		
	MAXIMUM	EXISTING	PROPOSED
BUILDING COVERAGE:	35.0%	22.0%	22.0%
IMPERVIOUS COVERAGE:	75.0%	70.6%	71.2%

PARKING REQUIREMENTS:

REQUIRED:
WAREHOUSE USE = 1 SPACE PER 1,500 SF GFA
= 1,650 SF x 1 SPACE / 1,500 SF
= 1.1 SPACES
RETAIL USE = 1 SPACE PER 250 SF GFA
= 5,474 SF x 1 SPACE / 250 SF
= 21.9 SPACES
TOTAL REQUIRED = 23 SPACES

PROPOSED = 18 SPACES
BANKED = 8 SPACES (REPLACES 3 EXISTING SPACES)
TOTAL AVAILABLE = 23 SPACES

BENCHMARK

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ARROW ON HYDRANT, LOCATED ON THE SOUTHERLY SIDE OF GRAND RIVER, NEAR THE NORTHWESTERLY CORNER OF #5796 PARCEL.
ELEVATION = 986.63 (NAVD 88)

BENCHMARK #202
SOUTHEASTERLY CORNER OF CONCRETE PAD, LOCATED ON THE EASTERLY SIDE OF #5796 BUILDING.
ELEVATION = 983.53 (NAVD 88)

BENCHMARK #210
TOP OF WELL, LOCATED NEAR THE WEST SIDE OF BUILDING ON #5776 GRAND RIVER, WEST OF PAVEMENT.
ELEVATION = 986.72 (NAVD 88)

BENCHMARK #211
ARROW ON HYDRANT, LOCATED IN CURB ISLAND NEAR THE FRONT OF BUILDING ON #5768 GRAND RIVER.
ELEVATION = 987.75 (NAVD 88)

SITE DEVELOPMENT NOTES:

1. A Knox Box shall be installed on the exterior building wall at the front entrance in accordance with the Brighton Area Fire Authority requirements. Coordinate the location with the Brighton Area Fire Authority prior to installation.
2. The existing swing gates are to be secured with Knox Padlocks in accordance with the Brighton Area Fire Authority requirements.
3. The existing address plaque for suite 5778 is to be removed. The existing address plaque for suite 5776 is to remain. See sheet E1. No other exterior building improvements are proposed.
4. No modifications to the exterior site lighting are proposed.
5. An 8' variance to the east side parking setback requirement was granted by the Genoa Charter Township Zoning Board of Appeals on September 15th, 2026.

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LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

DESIGN: CAG
DRAFT: JHG
CHECK: CAG

REVISION #	DATE	REVISION-DESCRIPTION
1	09/18/26	REVISED PER TOWNSHIP REVIEW COMMENTS

REVISION #	DATE	REVISION-DESCRIPTION

SCHULTZ OUTFITTERS
GENOA TOWNSHIP, MI

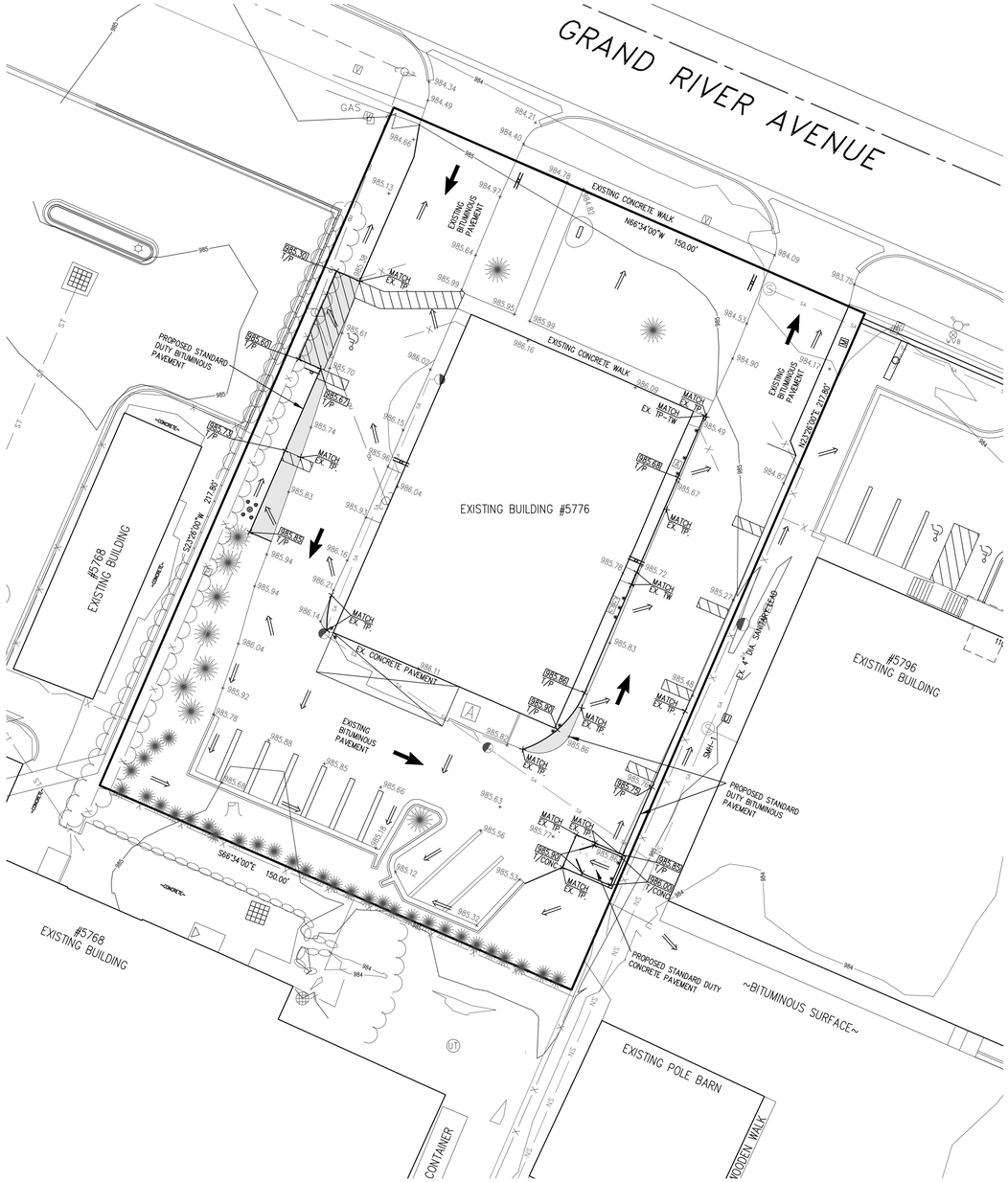
SITE PLAN

CLIENT:
MITTS LLC

5796 E. GRAND RIVER
HOWELL, MICHIGAN, 48843
517-548-5122

SCALE: 1in. = 20ft.
PROJECT No.: 265156
DWG NAME: 5156 SP
ISSUED: SEPT. 18, 2026

SP1



GRAPHIC SCALE

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- = CONIFEROUS TREE W/IDENTIFIER
- = STUMP
- = BUSH / SHRUB
- = BOULDER
- 985.12 = EXISTING SPOT ELEVATION
- 986.39 = PROPOSED SPOT ELEVATION
- = DRAINAGE FLOW ARROW

BENCHMARK

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GENOA TOWNSHIP, MI

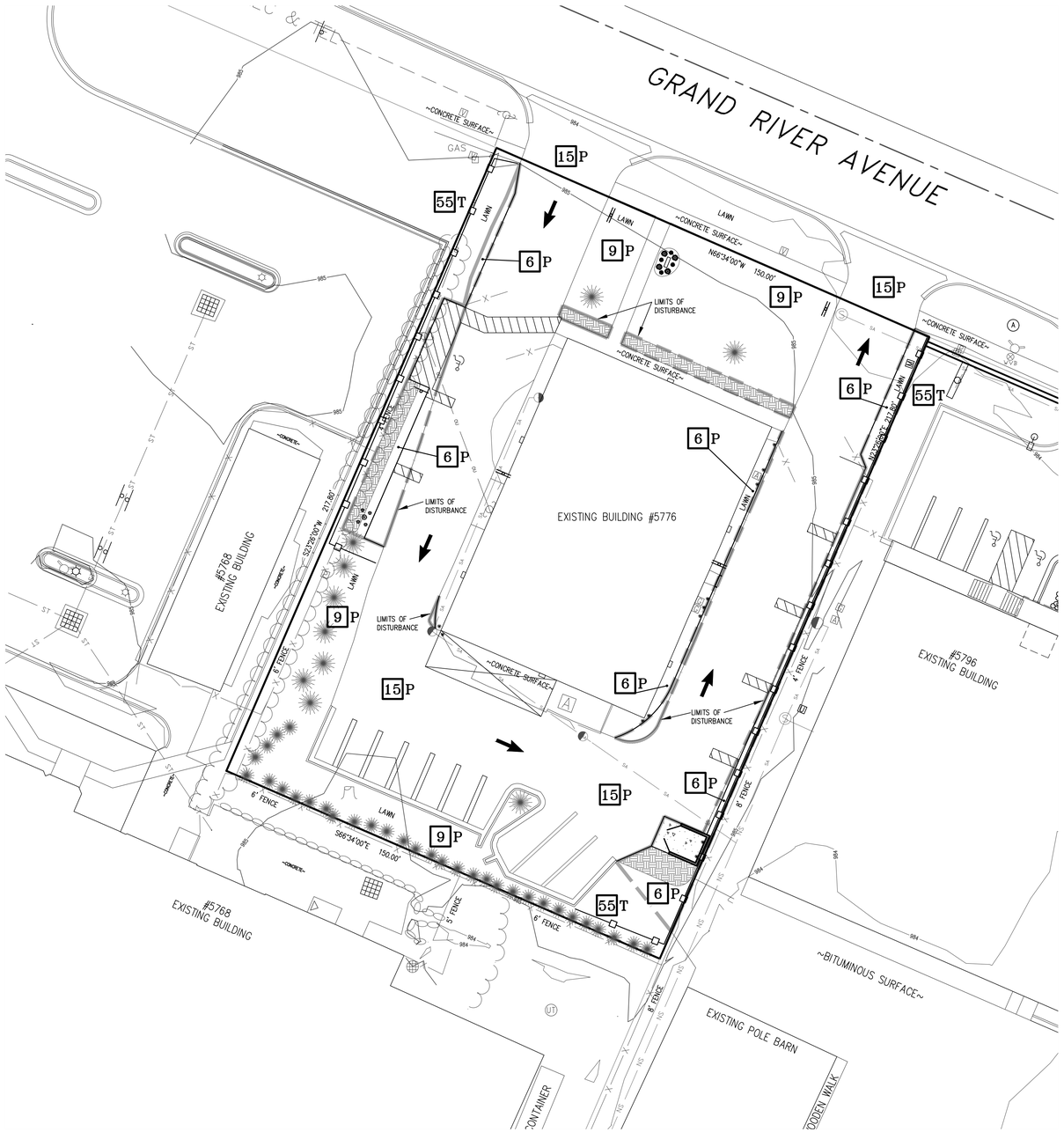
GRADING & PAVING PLAN

CLIENT:
MITTS LLC

5796 E. GRAND RIVER
HOWELL, MICHIGAN, 48843
517-548-5122

SCALE: 1in. = 20ft.
PROJECT No.: 265156
DWG NAME: 4052 GR
ISSUED: SEPT. 18, 2026

GR1



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SOIL EROSION CONTROL MEASURE LEGEND

6	SEEDING WITH MULCH AND/OR MATTING	FACILITATES ESTABLISHMENT OF VEGETATIVE COVER EFFECTIVE FOR DRAINAGEWAYS WITH LOW VELOCITY EASILY PLACED IN SMALL QUANTITIES BY INEXPERIENCED PERSONNEL SHOULD INCLUDE PREPARED TOPSOIL BED
9	VEGITATIVE BUFFER STRIP	SLOWS RUNOFF VELOCITY FILTERS SEDIMENT FROM RUNOFF REDUCES VOLUME OF RUNOFF ON SLOPES
15	PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF, VOLUME AND VELOCITY IRREGULAR SURFACE WILL HELP SLOW VELOCITY
55	GEOTEXTILE SILT FENCE	USES GEOTEXTILE AND POSTS OR POLES MAY BE CONSTRUCTED OR PREPACKAGED EASY TO CONSTRUCT AND LOCATE AS NECESSARY

T = TEMPORARY P = PERMANENT

TOTAL DISTURBED AREA = 0.1 ACRES

BENCHMARK

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SCHULTZ OUTFITTERS
GENOA TOWNSHIP, MI

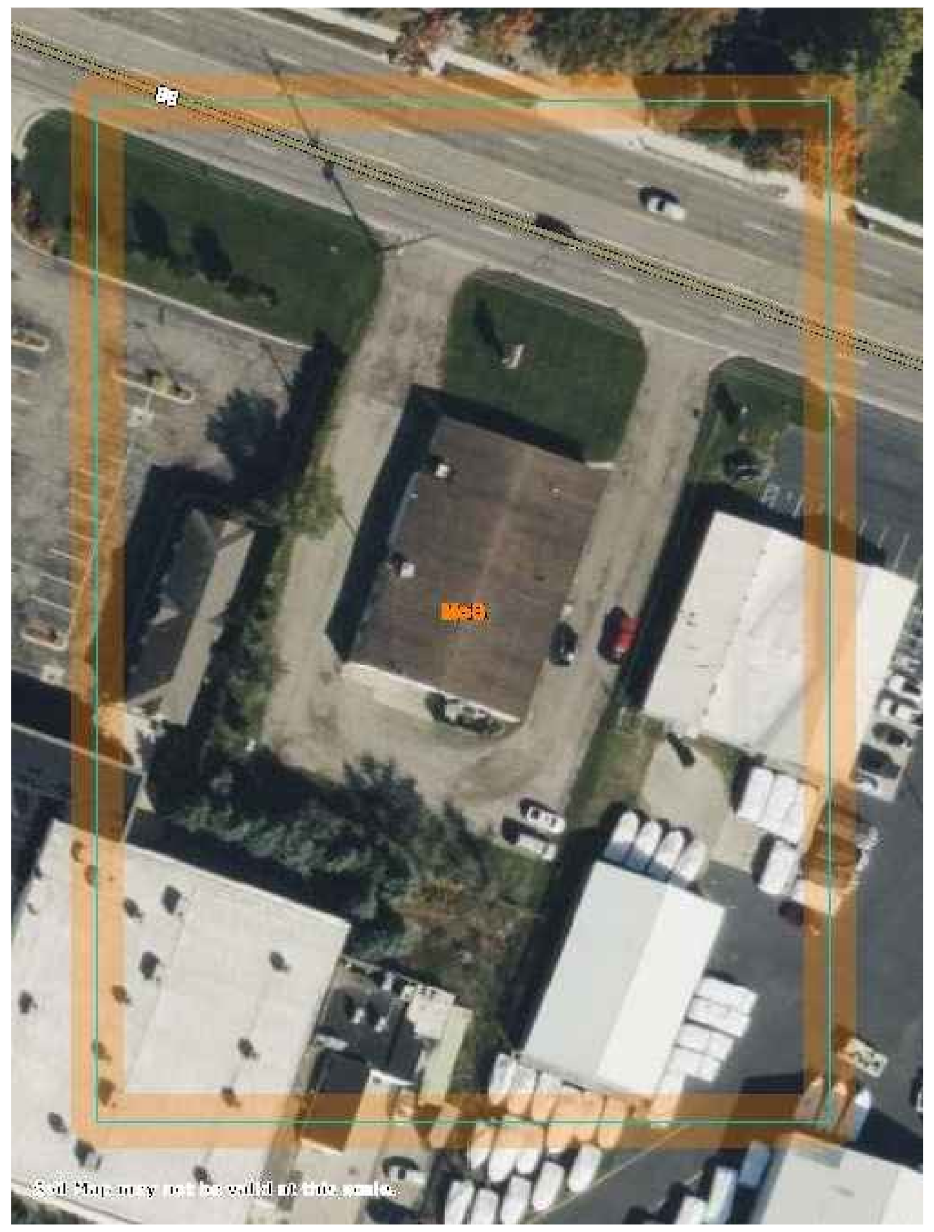
SOIL EROSION & SEDIMENTATION CONTROL PLAN

CLIENT:
MITTS LLC

5796 E. GRAND RIVER
HOWELL, MICHIGAN, 48843
517-548-5122

SCALE: 1in. = 20ft.
PROJECT No.: 265156
DWG NAME: 5156 SE1
ISSUED: SEPT. 18, 2026

SE1



SOILS MAP
NOT TO SCALE

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MoB	Wawasee loam, 2 to 6 percent slopes	2.7	100.0%
Totals for Area of Interest		**2.7**	**100.0%**

SOILS CHARACTERISTICS



NEAREST WATERCOURSE MAP
NOT TO SCALE

TIME LINE OF SOIL EROSION CONTROL AND CONSTRUCTION SEQUENCE

CONSTRUCTION & WORK CATEGORIES*	CONSTRUCTION PERIOD																																							
Month	July				August				Sept.				October				Nov.				Dec.				January				February				March				April			
Week	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
1. OBTAIN PERMITS							■	■	■	■	■	■	■	■																										
2. INSTALL INITIAL SESC MEASURES															■																									
3. INSPECT & MAINTAIN SESC MEASURES															■	■	■	■	■	■																				
4. DEMOLITION WORK															■																									
5. STORM BASIN WORK																																								
6. EARTH WORK																■																								
7. UNDERGROUND UTILITY WORK																																								
8. PAVEMENT WORK																■																								
9. FINISH GRADE WORK																	■																							
10. TOPSOIL, SEED & MULCH																	■																							
11. REMOVE TEMPORARY SESC MEASURES																				■																				

*REFER TO THE MAJOR WORK ITEMS OUTLINED IN THE SOIL EROSION CONTROL AND CONSTRUCTION SEQUENCE NOTES.

SOIL EROSION CONTROL AND CONSTRUCTION SEQUENCE:

1. Obtain all necessary Soil Erosion and Sedimentation Control related permits from the appropriate Local, County and/or State Agencies. Refer to the General Notes on the project plans for additional requirements.
2. Prior to commencement of any earth disruption, install Silt Fence, Tree Protection, Mud Tracking Control Devices, and Inlet Sediment Filters at existing storm sewer catch basins in accordance with the Soil Erosion and Sedimentation Control Plan and the Soil Erosion and Sedimentation Control Permit.
3. Inspect and maintain all Soil Erosion Control Measures daily. Maintain all Soil Erosion Control Measures as necessary and as directed by the Engineer and/or the Permitting Agency.
4. Perform tree clearing & demolition work in accordance with the project plans. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
5. Strip and stockpile topsoil from storm water management basin area. Construct the basin in accordance with the project plans. Finish grade, topsoil, seed and mulch the basin area. The basin shall be excavated, top soiled, seeded and tacked prior to the start of massive earth disruption. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
6. Strip and stockpile topsoil. Perform mass grading and land balancing in accordance with the project plans. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
7. Construct underground utilities including storm sewer and conduit for underground public utilities in accordance with the project plans. Install appropriate Soil Erosion Control Measures, including Inlet Sediment Filters on new catch basins and Culvert Sediment Traps on new culverts, in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
8. Construct proposed roadway in accordance with the project plans. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
9. Finish grade all disturbed areas outside of pavement and aggregate surface areas. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
10. Place topsoil, seed and mulch within 5 days of finish grade for establishment of vegetative ground cover outside of pavement and aggregate surface areas. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
11. Following establishment of sufficient vegetative ground cover and receipt of approval from the Permitting Agency, remove all *temporary* Soil Erosion Control Measures, clean all storm sewer structures, and repair any permanent Soil Erosion Control Measures as directed by the Engineer and/or the Permitting Agency.

MAINTENANCE NOTES FOR SOIL EROSION CONTROL MEASURES:

The Construction Site and all Soil Erosion Control Measures shall be inspected periodically in accordance with the appropriate local municipality/authority and the Michigan EGLE NPDES rules and regulations. At a MINIMUM, inspections shall be performed once a week and within 24 hours following a storm event resulting in 1" of rainfall or greater. Inspections shall be performed throughout the duration of the construction process and until the site is completely stabilized. Following construction, the owner (or its assignee) shall periodically inspect all permanent soil erosion control measures to ensure proper operation.

MUD TRACKING CONTROL DEVICE / CONSTRUCTION ACCESS: Mud tracking control devices shall be inspected for significant mud accumulation and to ensure the access is not eroding into public rights of way or drainage features. Add additional layers of stone or remove and replace stone each time the stone becomes covered with mud. All sediment dropped or eroded onto public rights of way shall be removed immediately. Sweeping of the public rights or way and/or paved access route shall be performed as necessary to maintain the access route free of sediment and debris.

SILT FENCE: Silt fencing shall be inspected for soil accumulation/clogging, undercutting, overtopping and sagging. Soil accumulation shall be removed from the face of the silt fence each time it reaches half the height of the fence. Removed sediment shall be disposed of in a stable upland site or added to a spoils stockpile. When undercutting occurs, grade out areas of concentrated flow upstream of the silt fence to remove channels and/or gulleys and repair or replace silt fence ensuring proper trenching techniques are utilized. Silt fencing, which sags, falls over or is not staked in shall be repaired or replaced immediately. Silt fencing fabric, which decomposes or becomes ineffective, shall be removed and replaced with new fabric immediately. Silt fencing shall be removed once vegetation is well established and the up-slope area is fully stabilized.

STOCKPILES: Temporary and permanent topsoil and spoils stockpiles shall be seeded to promote vegetative growth. Stockpiles shall be inspected to ensure excessive erosion has not occurred. When runoff or wind erosion is evident, reduce the side slopes of the stockpile or stabilize the stockpile with pieces of staked sod laid perpendicular to the slope. When filter fencing is used around a stockpile, the fencing shall be inspected to ensure piping has not occurred under the fencing and to ensure the fencing has not collapsed due to soil slippage or access by construction equipment. Repair or replace damaged fencing immediately. Berms at the base of stockpiles, which become damaged, shall be replaced.

SEEDING: Newly seeded areas shall be inspected until substantial vegetative growth is obtained. Seeded areas shall be inspected to ensure erosion is not occurring in the seeded area and vegetative growth is promoted. Eroded areas shall be finish graded as necessary to removal erosion channels or gulleys and new seed placed as soon as weather permits.

SOD: Newly sodded areas shall be inspected to ensure sod is maturing. Sod shall be inspected for failure, erosion or damage. Slipping or eroding sod on steep slopes shall be immediately repaired or replaced and staked in place. Damaged or failed sod shall be immediately replaced.

DRAINAGE SWALES: Drainage swales shall be inspected for sediment accumulation and to ensure that erosion is not occurring within the centerline or banks of the swale. Sediment accumulation shall be removed and shall be disposed of offsite or at an upland area and stabilized so that it does not re-enter the drainage course. Repair eroding swales immediately. Address vegetation and/or erosion concerns as soon as weather permits.

SPILLWAYS: Spillways shall be inspected to ensure that erosion is not occurring within and/or around the spillway. The discharge point shall be inspected to ensure that concentrated flows are not causing erosion downstream. Inspect the spillway for cracked concrete, uneven and/or excessive settling and proper function. Repair or replace failing spillways immediately. Address vegetation and/or erosion concerns as soon as weather permits.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

1. The Soil Erosion and Sedimentation Control Specifications of the appropriate Local, County and/or State Agencies are a part of this work. Refer to the General Notes on the Project Plans for additional requirements.

2. The Soil Erosion and Sedimentation Control (SESC) Permit Holder shall be responsible for compliance with the SESC Permit requirements for the duration of the project and until receipt of final approval from the Permitting Agency. For any site with an earth disturbance area of 1 acre or greater, the SESC Permit Holder shall retain a Certified Storm Water Operator in accordance with the SESC Permit requirements. The Certified Storm Water Operator shall perform routine inspections of the site and the SESC measures and file inspection reports in accordance with the SESC permit requirements. For any site with an earth disturbance area of 5 acres or greater, the SESC Permit Holder shall file a National Pollutant Discharge Elimination System (NPDES) Notice of Coverage Form with the State DEQ prior to any earth disruption.

3. The Contractor shall install the appropriate Soil Erosion Control Measures in accordance with the Project Plans prior to massive earth disruption, including but not limited to; silt fence, mud tracking control mats and sediment filters on existing storm sewer structures. Demolition work may be necessary prior to installation of some soil erosion control measures. In such cases, postpone installation of affected soil erosion control measures until immediately following demolition work. Refer to the Project Plans and the Soil Erosion Control and Construction Sequence for additional requirements.

4. The Contractor shall schedule work so as to minimize the period of time that an area is exposed and disturbed. The Contractor shall observe the grading limits and limits of disturbance in accordance with the Project Plans. The Contractor shall maintain an undisturbed vegetative buffer around the work when shown on the Project Plans.

5. The Contractor shall install and maintain Soil Erosion Control Measures in accordance with the Project Plans during the appropriate phases of construction. The Project Plans show the minimum requirements for Soil Erosion Control Measures. The Contractor shall install additional Soil Erosion Control Measures as necessary due to site conditions and as directed by the Permitting Agency and/or Engineer. The Contractor shall perform routine inspection and maintenance of all Soil Erosion Control Measures to ensure compliance with the permit requirements and proper operation of the Soil Erosion Control Measures.

6. The Contractor shall strip and stockpile topsoil from all areas of proposed disturbance. Topsoil stockpiles shall be located in accordance with the Project Plans. Topsoil stockpiles shall be stabilized with vegetative growth (or matted with straw during the non-growing season) to prevent wind and water erosion. A temporary diversion berm and/or silt fence shall encompass all earthen material stockpiles, including but not limited to topsoil, sand and gravel.

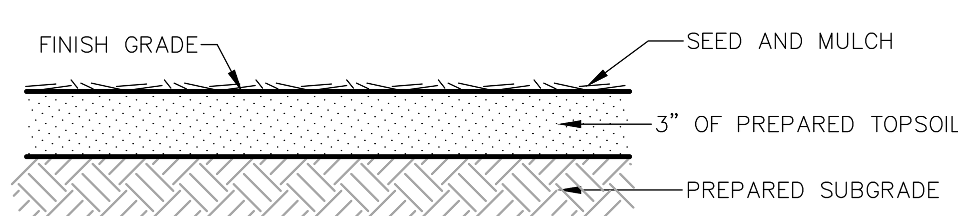
7. The Contractor shall install Soil Erosion Control Measures associated with the proposed storm sewer system during storm sewer construction. Inlet structure filters shall be installed immediately following completion of each storm inlet structure. Riprap shall be installed immediately following the installation of each flared end section with the following exception: Storm drain outlets that do NOT empty into a Retention, Detention or Sedimentation Basin shall have a temporary 5' wide x 10' long x 3' deep sump installed at the termination of the storm sewer. Upon completion of the stabilization work, the sump area shall be filled and riprap shall be installed in accordance with the Project Plans.

8. The Contractor shall install filter stone around the storm basin control structure(s) in accordance with the Project Plans immediately following installation of the control structure(s). The filter stone shall be monitored for sediment build up. The filter stone may need to be cleaned and/or replaced as site conditions require and as directed by the Permitting Agency and/or the Engineer.

9. All disturbed areas outside of paved areas shall be restored within 15 days of finish grading. Proposed vegetative areas shall be restored with a minimum of 3-inches of topsoil, then seeded and mulched, unless noted otherwise on the Project Plans. During the non-growing season, temporary stabilization shall be provided using straw matting or as directed by the Permitting Agency and/or the Engineer.

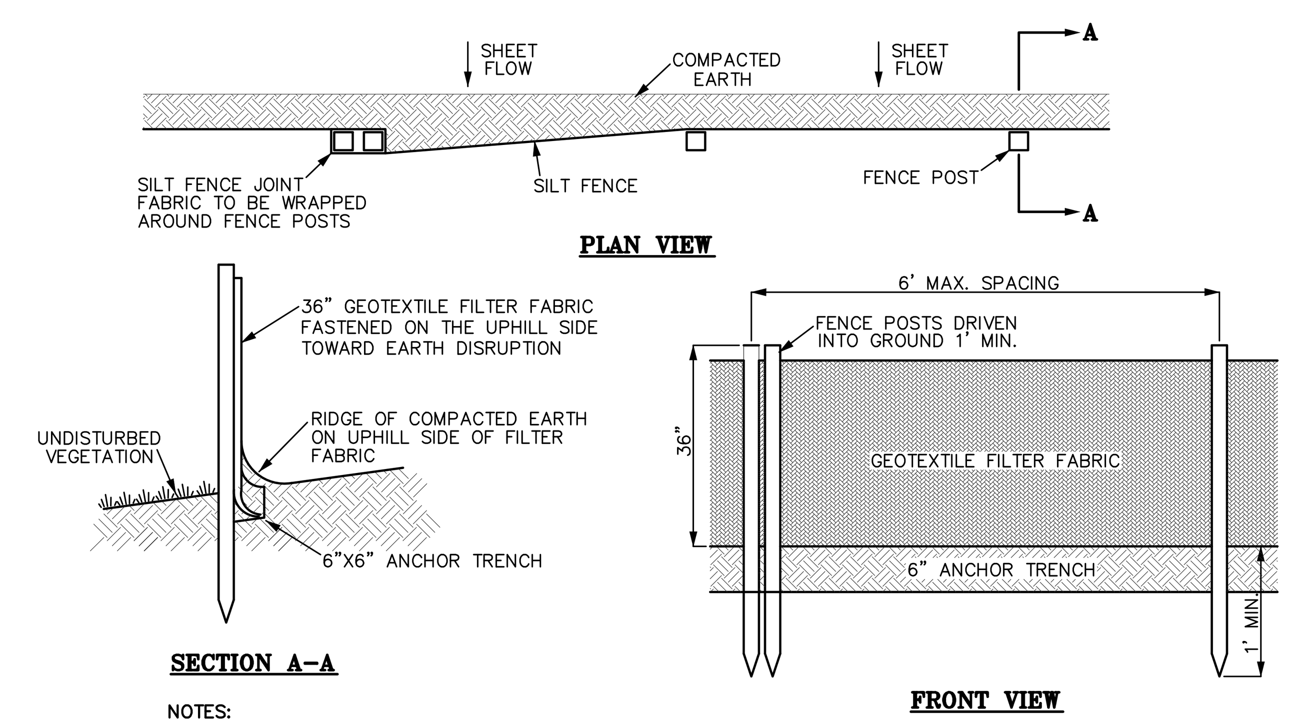
Seeding, Fertilizer and Mulch Bare Ground Ratio:
This information is provided as minimum guidance for acceptable application rates. Actual amounts depending on soil conditions and site topography shall be detailed on the construction plans.
Top-Soil 3 inches in depth.
Grass Seed 210 lbs. per acre.
Fertilizer 150 lbs. per acre.
Straw Mulch 3" in depth 1.5 to 2 tons per acre
(All mulch must have a tie down, such as tackifier, net binding, etc.)
Hydro-Seeding: Hydro-seeding is not acceptable for slopes exceeding 1%, in such cases; stabilization shall be done with seed and straw mulch with a tackifier.

10. Following complete site restoration and stabilization; sediment shall be removed from all storm sewer structures, paved areas and storm basins. The SESC Permit Holder shall contact the Permitting Agency to request closure of the SESC Permit. For any site with an earth disturbance area of 5 acres or greater, the SESC Permit Holder shall file a NPDES Notice of Termination Form with the State DEQ.



SEEDING DETAIL
NOT TO SCALE

1. Seed mixture shall consist of 10% – Kentucky Blue Grass
   20% – Perennial Ryegrass
   30% – Hard Fescue
   40% – Creeping Red Fescue
   Seed shall be uniformly applied at a rate of 210 pounds per acre.
2. Topsoil shall be a dark, organic, natural surface soil free of clay lumps, peat or muck, subsoil, noxious weeds or other foreign matter such as roots, sticks, rocks over 1/2" in diameter and not frozen or muddy. Material shall meet with approval of the Engineer.
3. Straw mulching shall be a minimum depth of 3" applied at a rate of 1.5 to 2 tons per acre. All mulching must have a tie down, such as tackifier, net binding, etc.
4. Fertilizer shall be evenly applied at a rate which will provide 150 pounds per acre of chemical fertilizer nutrients, in equal portions, (10-10-10), of Nitrogen, Phosphoric Acid and Potash.
5. Hydroseeding is not acceptable for slopes exceeding 1%. In such cases, stabilization shall be done with seed and straw mulch with a tackifier.
6. The earthen areas to receive topsoil shall be at the required grade and properly trimmed. Topsoil shall be spread on the prepared areas to a depth of 3 inches. After spreading, any large clods and lumps of topsoil shall be broken up and pulverized. Stones and rocks over 1/2" in diameter, roots, litter, and all foreign matter shall be raked up and disposed of by the contractor. Place topsoil only when it can be followed within a reasonable time by seeding operations.



NOTES:
1. REPAIR AND REPLACE SILT FENCE AS NEEDED, INCIDENTAL.
2. FIELD LOCATE SILT FENCE TO FOLLOW CONSTANT CONTOUR ELEVATIONS.
3. OVERLAP FENCES AT JOINTS.
4. INSTALL FILTER BERM AT LOW POINTS WHERE INDICATED ON PLANS.

55 SILT FENCE
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BRIGHTON, MICHIGAN 48114

DESIGN: CAG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: CAG						

SCHULTZ OUTFITTERS
GENOA TOWNSHIP, MI

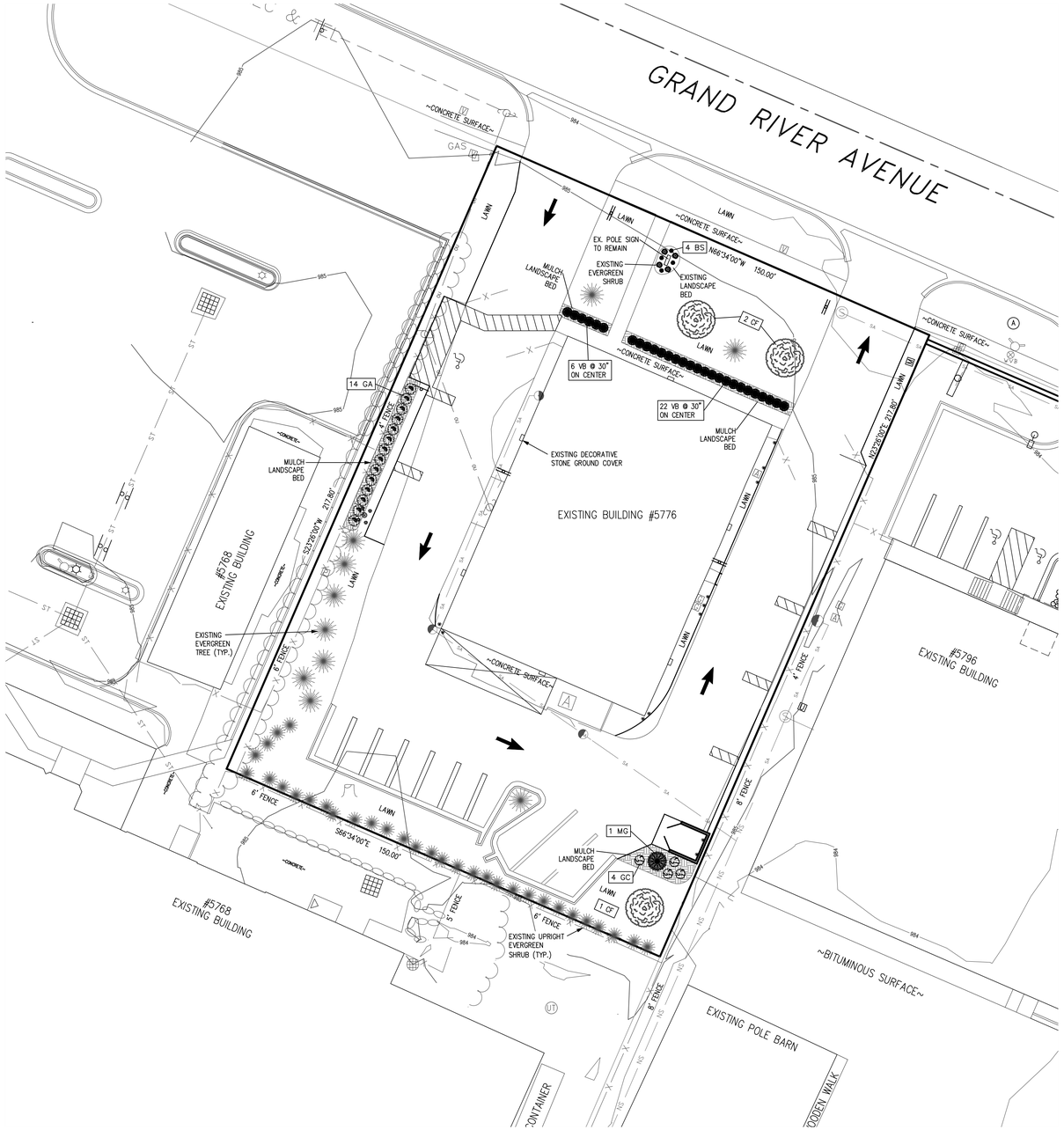
SOIL EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS

CLIENT:
MITTS LLC

5796 E. GRAND RIVER
HOWELL, MICHIGAN 48843
517-548-5122

SCALE: NOT TO SCALE
PROJECT No.: 265156
DWG NAME: 5156 SE1
ISSUED: SEPT. 18, 2026

SE2



LANDSCAPING CALCULATIONS

CATEGORY / CALCULATION	REQUIRED	EXISTING TO REMAIN	PROPOSED	TOTAL PROVIDED
GRAND RIVER AVENUE - STREET FRONTAGE GREENBELT:				
1 CANOPY TREE PER 40 LF OF FRONTAGE*				
150.0 LF x 1 TREES PER 40 LF =	*4*	2	2	**4**
SHRUBS - NOT REQUIRED				
150.0 LF x 45 SHRUBS PER 100 LF =	*0*	4	32	**36**
WEST SIDE PROPERTY LINE BUFFER:				
1 CANOPY OR EVERGREEN TREE PER 20 LF				
217.8 LF x 1 TREE PER 20 LF =	*11*	7	0	**7**
OR				
4 SHRUBS PER 20 LF				
217.8 LF x 4 SHRUBS PER 20 LF =	*44*	2	14	**16**
REAR PROPERTY LINE BUFFER:				
1 CANOPY OR EVERGREEN TREE PER 20 LF				
150.0 LF x 1 TREE PER 20 LF =	*8*	0	0	**0**
OR				
4 SHRUBS PER 20 LF				
150.0 LF x 4 SHRUBS PER 20 LF =	*30*	30	0	**30**
EAST SIDE PROPERTY LINE BUFFER:				
1 CANOPY OR EVERGREEN TREE PER 20 LF				
217.8 LF x 1 TREE PER 20 LF =	*11*	0	1	**1**
OR				
4 SHRUBS PER 20 LF				
217.8 LF x 4 SHRUBS PER 20 LF =	*44*	0	4	**4**
PARKING AREA LANDSCAPING:				
100 SF LANDSCAPE AREA PER 10 PARKING SPACES				
18 SPACES x 100 SF PER 10 SPACES =	*180*	96	165	**261**
1 CANOPY TREE PER 10 PARKING SPACES*				
18 SPACES x 1 TREE PER 10 SPACES =	*2*	1	1	**2**
TOTALS:				
TREES =	14	10	4	14
SHRUBS =	86	36	50	86

*ALL PROPOSED PLANTINGS ARE EVERGREEN TYPE FOR THE PROTECTION OF THE ADJACENT WONDERLAND MARINE WEST BOAT SALES AND SERVICE BUSINESS. WET LEAVES CAN CAUSE STAINING ON THE BOAT SEAT AND INTERIOR UPHOLSTERY AND CAUSE IRREVERSIBLE DAMAGE.

PROPOSED LANDSCAPE PLANTING LEGEND

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	ROOT
EVERGREEN TREES					
MG	1	*Juniperus scopulorum 'Moonglow'*	Moonglow Juniper	6' Height	Container
CF	3	*Abies concolor*	Concolor Fir	6' Height	B & B
EVERGREEN SHRUBS					
BS	4	*Juniperus squamata 'Blue Star'*	Blue Star Juniper	18" Height	Container
GA	14	*Thuja occidentalis 'Little Giant'*	Little Giant Globe Arborvitae	24" Height	Container
GC	4	*Juniperus communis 'Gold Cone'*	Gold Cone Juniper	18" Height	Container
VB	28	*Buxus x 'Green Velvet'*	Green Velvet Boxwood	24" Height	Container

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 INCH = 20 FEET

LEGEND

- = MISC. STRUCTURE (AS LABELED)
- = SURVEYOR'S MONUMENTATION (AS LABE
- = WELL WATER / MONITOR WELL
- = BOLLARD
- = STOP SIGN / PEDESTRIAN CROSSING SI
- = SIGN / MONUMENT SIGN
- = RAILROAD CROSSING SIGN
- = FLAG POLE
- = DIRECTION TO LOWER LEVEL (STEPS/ST
- = SOIL BORING / BENCHMARK W/IDENTIFI
- = HANDICAP PARKING DESIGNATION
- = ELECTRIC VEHICLE DESIGNATION
- = ELECTRIC VEHICLE CHARGER
- = LIGHT FIXTURE / DECORATIVE LIGHT
- = LIGHT BASE
- = TRAFFIC LIGHT POLE / TRAFFIC SIGNAL
- = TRAFFIC STREET LIGHT
- = OVERHEAD TRAFFIC SIGNAL / PEDESTRI
- = UTILITY METERS & BOXES (ELECTRIC METER, GAS METER, WATER PHONE BOX, CATV BOX, MAIL BOX, U
- = AIR CONDITIONER UNIT
- = UTILITY MANHOLE (AS LABELED)
- = UTILITY POLE W/GUY WIRE
- = OVERHEAD UTILITY LINES (ELECTRIC/PH
- = U/G UTILITY LINES (PHONE/FIBER OPTIC/ELECTRIC/CABLE
- 0.5 = EDGE OF SHRUB LINE
- 1.0 = EDGE OF BRUSH LINE
- 2.0 DEFAULT = EDGE OF WOODS / TREE DRIP LINE
- = DECIDUOUS TREE W/IDENTIFIER
- = BUSH / SHRUB
- = BOULDER
- = WASHED STONE COVER OVER WEED BARRIER
- = MULCH COVER OVER WEED BARRIER

BENCHMARK

DATUM BASED ON NGS OPUS SOLUTION REPORT, DATED MARCH 28, 2022 AT 11:26 AM. PREVIOUS DATUM FROM MARCH 1999 HAS A DIFFERENCE OF −0.76'.

BENCHMARK #201
ARROW ON HYDRANT, LOCATED ON THE SOUTHERLY SIDE OF GRAND RIVER, NEAR THE NORTHWESTERLY CORNER OF #5796 PARCEL.
ELEVATION = 986.63 (NAVD 88)

BENCHMARK #202
SOUTHEASTERLY CORNER OF CONCRETE PAD, LOCATED ON THE EASTERLY SIDE OF #5796 BUILDING.
ELEVATION = 983.53 (NAVD 88)

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GENOA TOWNSHIP, MI

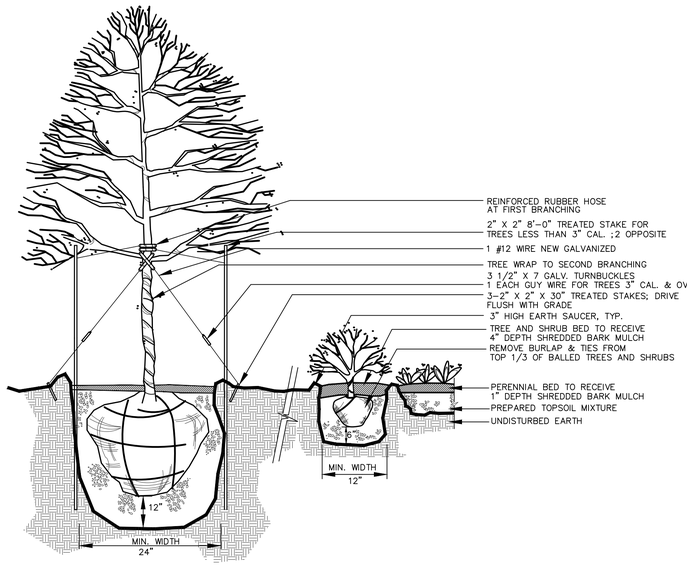
LANDSCAPE PLAN

CLIENT:
MITTS LLC

5796 E. GRAND RIVER
HOWELL, MICHIGAN, 48843
517-548-5122

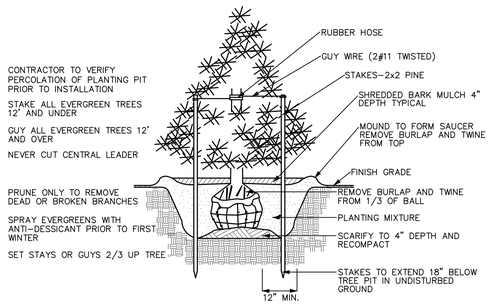
SCALE: 1in. = 20ft.
PROJECT No.: 265156
DWG NAME: 5156 LA
ISSUED: SEPT. 18, 2026

LA1



TYPICAL TREE/SHRUB/PERENNIAL PLANTING

NOT TO SCALE

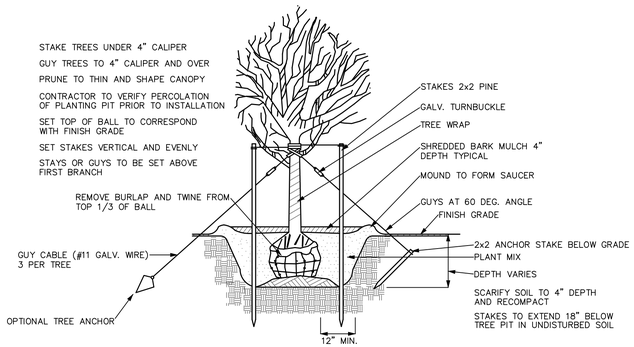


TYPICAL EVERGREEN TREE PLANTING

NOT TO SCALE

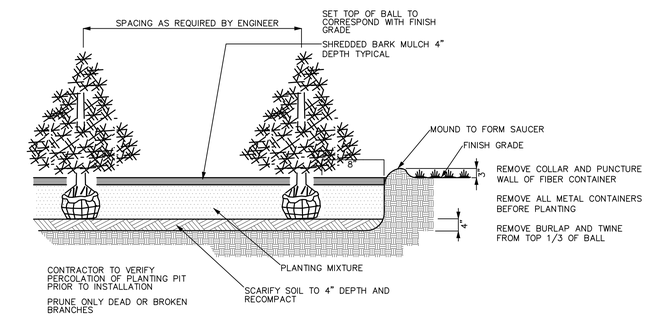
TYPICAL SHRUB PLANTING

NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING

NOT TO SCALE



TYPICAL EVERGREEN SHRUB PLANTING

NOT TO SCALE

LANDSCAPING NOTES:

1. All minimum planting sizes specified on the Project Plans shall be at the time of planting.
2. All landscape materials shall be as specified on the Project Plans or approved equal. Substitutions shall not be made without prior written approval from the Project Engineer and receipt of the Owner's Authorization.
3. All plant material shall be free of disease and insects and shall conform to the American Standard of Nursery Stock of the American Association of Nurserymen.
4. All landscape plantings shall be planted and maintained in a healthy condition and shall be guaranteed by the Landscape Contractor and/or Supplier for a minimum period of 1 year from the time of planting. Any plantings that die or become diseased during the guarantee period shall be removed and replaced by the Landscape Contractor and/or Supplier at no cost to the Owner.
5. Excavations for container or balled plantings shall be no deeper than the root ball or container and shall be at least twice the diameter of the root ball or container.
6. Excavations for bare root plantings shall be no deeper than the longest roots and shall be at least twice the diameter of the root spread.
7. The sides of planting excavations in heavy and/or wet soils shall be scarified with a fork, pick or shovel to eliminate glazing.
8. Landscape planting backfill shall consist of a prepared mixture of 4 parts topsoil, 1 part peat moss, ½ part well-rotted manure, 10 pounds 5-10-5 planting fertilizer properly mixed per cubic yard. Berm around each planting to form a bowl shape.
9. The Landscape Contractor shall stake and reinforce all trees to prevent wind damage. The Landscape Contractor shall remove all tree reinforcement and stakes upon expiration of the guarantee period.
10. Perennials shall be planted on a 3" minimum bed of prepared peat moss, composted manure and topsoil mixture.
11. Landscape beds shall be separated from lawn areas with landscape edging. Landscape edging shall be black heavy-duty polyethylene type with UV protection and a double V-lip bottom edge to prevent frost heave. Landscape edging shall be staked in accordance with the Manufacturer's recommendations to prevent frost heave. Landscape edging shall be installed in strict accordance with the Manufacturer's specifications and recommendations.
12. Ground cover within landscape beds shall be placed over a landscape fabric weed barrier. Landscape fabric shall be non-woven, 4 oz. per sq. yd. minimum weight, with UV protection. Landscape fabric shall be installed in strict accordance with the Manufacturer's specifications and recommendations. Landscape fabric shall not be installed over or within 12 inches of perennial plantings.
13. Decorative stone ground cover, where specified on the project plans, shall be 2" to 4" diameter washed river rock free of any dirt, dust and/or debris, placed 4" deep.
14. Mulch ground cover, where specified on the project plans, shall be herbicide treated, shredded hardwood, ¾ to 2 inch in size, uniformly mixed and free of elm wood. Color shall be dark brown unless otherwise specified by the Owner. Bark mulch shall be placed uniformly over the planting bed allowing no weed barrier to be seen, 3" deep within tree and shrub beds and 1" deep within perennial beds.
15. Unless otherwise noted on the project plans, all areas not receiving structures, pavement, rip-rap, landscaping, decorative stone, mulch or other improvements shall be considered lawn areas and shall be stabilized with topsoil and vegetative growth. Lawn areas shall be established with 3" minimum depth of prepared topsoil and hydroseed. The Landscape Contractor shall guarantee all lawn areas for a minimum period of 1 year from time of seeding. All lawn areas that do not take root or die during the guarantee period shall be re-hydroseeded as appropriate by the Landscape Contractor at no cost to the Owner. All lawn areas that become diseased during the guarantee period shall be removed and re-hydroseeded as appropriate by the Landscape Contractor at no cost to the Owner.
16. Topsoil shall be a dark, organic, natural surface soil free of clay lumps, peat, muck, subsoil, noxious weeds and other foreign material such as roots, sticks, rocks over ½" diameter, debris greater than 2" in any direction, litter and other foreign matter. Topsoil shall not be frozen or muddy. All earthen areas to receive topsoil shall be finish graded and properly trimmed. Topsoil shall be spread on the prepared areas to a minimum depth of 4" in lawn areas and 12" in landscape planting areas. After spreading, any large clods and lumps of topsoil shall be broken up and pulverized. Stones and rocks over ½" in diameter, roots, litter and all foreign matter shall be raked up and disposed of by the Landscape Contractor. Seed and mulch shall be placed within 5 days of topsoil placement.
17. Seed mixture for lawn areas shall consist of 10% Kentucky Blue Grass, 20% Perennial Rye Grass, 30% Hard Fescue and 40% Creeping Red Fescue placed at a minimum of 220 pounds per acre. Hydroseed shall be placed within 5 days of topsoil placement and shall be placed to provide complete and uniform coverage. Fertilizer shall be placed at 80 pounds per acre, hydro mulch at 1,200 pounds per acre and water at 500 gallons per acre unless otherwise specified by the Seed Distributor/Manufacturer. All over spray areas shall be properly cleaned and restored at no expense to the contract.
18. Storm water seed mixture for storm water management basins shall be Stormwater Seed Mix by Stantec Native Plant Nursery or approved equal. Seed mixture shall be applied at 36.38 pounds per acre unless otherwise specified by the Manufacturer. Fertilizer and mulch shall be placed in accordance with the Manufacturer's specifications.
19. Seed and mulch may be substituted for hydroseed when authorized by the Owner. Seed mixtures shall meet the requirements for lawn areas as outlined above. Seed shall be uniformly applied at a rate of 220 lbs per acre unless otherwise recommended by the seed Distributor/Manufacturer. Seed mixture shall be fertilized. Lawn fertilizer shall be 55% nitrogen, 10% phosphorus and 10% potash where 50% of the nitrogen is derived from a ureaform source. Work fertilizer into the soil at a rate of 220 pounds per acre before seeding. Place the seed and fertilizer then lightly rake and the roll with 200-pound roller. Place mulch or erosion blankets over the seeded area and then water immediately.
20. All seeded areas with a slope less than 1:4 shall be stabilized with straw mulch placed at 2 tons per acre unless otherwise recommended by the seed Distributor/Manufacturer. Erosion control blankets shall be substituted for straw mulch in roadway greenbelts, lawn areas adjacent to heavy traffic, lawn areas subject to high winds, slopes of 1:4 or greater and within ditches, swales and other areas exposed to concentrated overland storm water flow. Erosion control blankets shall consist of 100% straw fiber matrix with photodegradable polypropylene netting and have a 12-month minimum longevity rating. Erosion control blankets shall be pinned with biodegradable pins and shall be installed in accordance with the Manufacturer's recommendations.
21. Sod shall only be utilized where specified on the project plans. (Sod may be substituted for hydroseed when required by the Municipality or if necessary for site stabilization late in the growing season. Sod shall not be substituted without receipt of the Owner's Authorization.) Sod shall be a drought tolerant species consisting primarily of Fine Leafed Fescues including Red Fescue, Chewings Fescue and Hard Fescue with Kentucky Bluegrass filler for hardiness. Sod shall be placed on a prepared subgrade. Subgrade shall be finish graded and tilled to a depth of 4" to 6". All foreign material, roots, sticks, large soil clumps and rocks over 2" diameter shall be removed from the subgrade. Sod shall not be placed on frozen or saturated subgrade. Fertilizer, lime and/or compost shall be placed over the prepared subgrade in accordance with the Sod Supplier/Manufacturer's recommendations. Sod shall be placed in accordance with the Sod Supplier/Manufacturer's recommendations. Sod shall be installed with biodegradable stakes on slopes of 1:4 or greater and within ditches, swales and other areas exposed to concentrated overland storm water flow. All sod shall be planted and maintained in a healthy condition and shall be guaranteed by the Landscape Contractor and/or Supplier for a minimum period of 1 year from the time of planting. Any sod that dies or become diseased during the guarantee period shall be removed and replaced by the Landscape Contractor and/or Supplier at no cost to the Owner.
22. The Landscape Contractor shall be responsible for watering non-irrigated plantings and sod during dry weather conditions throughout the guarantee period as necessary to promote growth and establishment.

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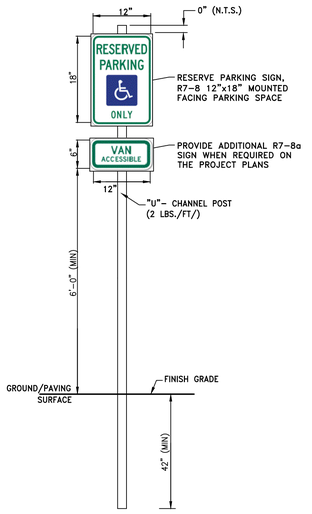
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LANDSCAPE NOTES & DETAILS

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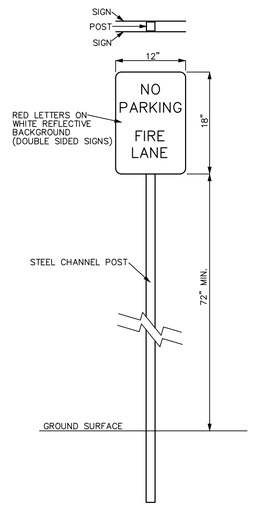
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PROJECT No.: 265156
DWG NAME: 5156 LA
ISSUED: SEPT. 18, 2026

LA2



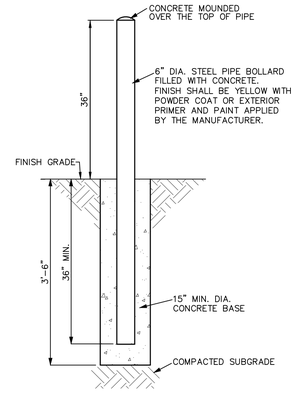
BARRIER FREE PARKING SIGN DETAIL

NOT TO SCALE



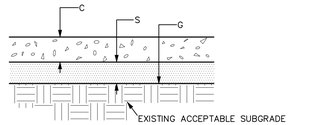
FIRE LANE SIGN POST DETAIL

NOT TO SCALE



BOLLARD DETAIL

NOT TO SCALE



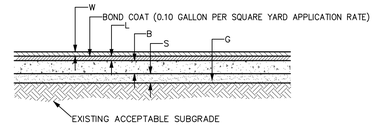
STANDARD DUTY CONCRETE PAVEMENT CROSS-SECTION

NOT TO SCALE

KEY	DESCRIPTION	MATERIAL SPEC.	MIN. THICKNESS
R	REINFORCEMENT	N/A	N/A
C	CONCRETE	MDOT 4000	6"
B	AGGREGATE BASE	N/A	N/A
S	GRANULAR SUBBASE	MDOT CLASS II	6"
G	GEOGRID	N/A	N/A

CONCRETE PAVEMENT CROSS SECTION NOTES:

1. The construction specifications of the Local Municipality are a part of this work. Refer to the General Notes and the Concrete Pavement Cross Section Detail on the Project Plans for additional requirements
2. The existing subgrade soils shall be prepared prior to placement of the granular subbase. Unsuitable soils found within the 1 on 1 influence zone of the proposed pavement areas, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced with structural fill. Structural fill shall be MDOT Class II granular material placed in accordance with the General Notes on the Project Plans.
3. The concrete pavement subgrade shall be proof rolled prior to placement of the granular subbase. The Material Testing Engineer and/or the Project Engineer shall observe the subgrade proof roll. Areas of subgrade that do not pass a proof roll inspection shall be undercut in accordance with the Subgrade Undercut Notes and Details on the Project Plans. Alternative means of subgrade stabilization may be considered when recommended by the Material Testing Engineer. Alternative methods shall not be performed without receipt of the Owner's Authorization.
4. The concrete pavement compacted subbase material shall be MDOT Class II granular material. No subbase material substitutions shall be permitted without prior written approval of the Project Engineer and receipt of the Owner's Authorization. The subbase shall be compacted to a minimum of 95% of the maximum unit weight, Modified Proctor.
5. Concrete material shall be MDOT 4000 or equal. Concrete pavement mixture shall be air entrained, have a minimum 28-day design compressive strength of 4,000 PSI made with Type I or Type II cement per ASTM C150 and aggregate meeting MDOT specifications. The Contractor shall submit concrete mix design and aggregate mechanical analysis report to the Material Testing Engineer for review and approval prior to use.
6. Install transverse contraction joints and longitudinal contraction joints at the locations specified on the Project Structural Plans. Joints shall be 2" deep, unless noted otherwise on the Project Structural Plans. Tool joints in fresh concrete or saw cut within 4 hours after placement with soft cut saws.
7. Provide 1" asphalt fiber control joint between concrete pavement and all other concrete structures such as concrete building foundations, concrete curb and concrete sidewalks.
8. The Concrete Pavement shall not be exposed to vehicular traffic until the concrete has reached at least 75% of the design flexural strength.



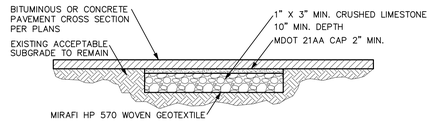
STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION

NOT TO SCALE

KEY	DESCRIPTION	MATERIAL SPECIFICATION	MINIMUM COMPACTED THICKNESS
W	WEARING COURSE	MDOT 36A	1.5"
L	LEVELING COURSE	MDOT 13A	1.5"
B	AGGREGATE BASE	MDOT 21AA	8"
S	GRANULAR SUBBASE	MDOT CLASS II	6"
G	GEOGRID	N/A	N/A

BITUMINOUS PAVEMENT CROSS SECTION NOTES:

1. The construction specifications of the Local Municipality are a part of this work. Refer to the General Notes and the Bituminous Pavement Cross Section Details on the Project Plans for additional requirements.
2. The existing subgrade soils shall be prepared prior to placement of the granular subbase. Unsuitable soils found within the 1 on 1 influence zone of the proposed pavement areas, including bank parking areas, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced with structural fill. Structural fill shall be MDOT Class II granular material placed in accordance with the General Notes on the Project Plans.
3. The bituminous pavement subgrade shall be proof rolled prior to placement of the granular subbase. The Material Testing Engineer and/or the Project Engineer shall observe the subgrade proof roll. Areas of subgrade that do not pass a proof roll inspection shall be undercut in accordance with the Subgrade Undercut Notes and Details on the Project Plans. Alternative means of subgrade stabilization may be considered when recommended by the Material Testing Engineer. Alternative methods shall not be performed without receipt of the Owner's Authorization.
4. The bituminous pavement granular subbase material shall be MDOT Class II sand. No granular subbase material substitutions shall be permitted without prior written approval of the Project Engineer and receipt of the Owner's Authorization. The granular subbase shall be compacted to a minimum of 95% of the maximum unit weight, Modified Proctor.
5. The bituminous pavement aggregate base material shall be MDOT 21AA crushed angular limestone or crushed angular natural stone aggregate material. Crushed concrete shall NOT be utilized for the bituminous pavement aggregate base. No aggregate base material substitutions shall be permitted without prior written approval of the Project Engineer and receipt of the Owner's Authorization. The aggregate base shall be compacted to a minimum of 95% of the maximum unit weight, Modified Proctor.
6. The bituminous pavement leveling course material shall be MDOT 13A bituminous material placed in 1 lift. The bituminous pavement wearing course material shall be MDOT 36A bituminous material placed in 1 lift. The bituminous pavement leveling and wearing courses shall NOT be combined into a single course. No bituminous material substitutions shall be permitted without prior written approval of the Project Engineer and receipt of the Owner's Authorization. Compaction of the leveling course shall be achieved prior to placement of the wearing course. Any sediment, soil, debris and other foreign materials that accumulate on the leveling course shall be removed prior to placement of the wearing course. The bond coat shall be sprayed on the leveling course within 24 hours of placement of the wearing course. The bituminous pavement material shall be compacted to a minimum of 95% of the 50-blow Marshall Density.
7. Bituminous mix designs shall be developed in accordance with the MDOT HMA Production Manual. The Contractor shall submit the bituminous pavement mix designs to the Material Testing Engineer for review and approval a minimum of 3 business days prior to use. Bituminous pavement work shall not commence without receipt of the Material Testing Engineer's approval of the bituminous mix designs. RAP mixtures shall not be utilized without prior written approval of the Material Testing Engineer and receipt of the Owner's authorization. RAP mixtures, if authorized, shall be designed and produced in accordance with MDOT Tier I or Tier II RAP Mixture Specifications. In no instance shall MDOT Tier III or non-MDOT RAP mixtures be permitted or utilized.



SUBGRADE UNDERCUT AND REPLACEMENT CROSS-SECTION

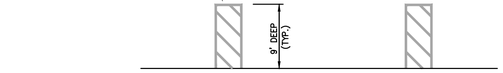
NOT TO SCALE

PAVEMENT SUBGRADE UNDERCUT NOTES:

1. Areas of pavement subgrade that do not pass a proof roll inspection shall be undercut when directed by the Material Testing Engineer and/or Project Engineer. All undercut work shall be witnessed and field measured by the Material Testing Engineer and/or Project Engineer. Copies of the field notes depicting the field measurements of the undercut areas shall be provided to the General Contractor and/or Earthwork Subcontractor and Owner.
2. Undercut areas shall be excavated to a depth of 12" below the proposed subgrade elevation using an Excavator or Backhoe with a Smooth Edged Ditching Bucket so as not to scarify the underlying soils. Undercut areas shall remain free of all construction traffic and equipment to avoid rutting and/or tracking of the underlying soils.
3. Mirafi HP 570 Woven Geotextile Fabric (or approved equal) shall be placed over all undercut areas per the Manufacturer's specifications. Overlap all seams a minimum of 12" unless specified otherwise by the Manufacturer.
4. Backfill the undercut areas with 1" x 3" minimum size crushed angular limestone and cap with 21AA crushed angular limestone up to the proposed subgrade elevation. Crushed concrete material shall NOT be substituted for crushed limestone material. The backfill material shall be spread with a Wide Track Dozer to minimize loading on the underlying soils. Static roll the backfill material with a large smooth drum roller.
5. Construct the appropriate Bituminous or Concrete Pavement Cross Section over the undercut areas per the Project Plans.

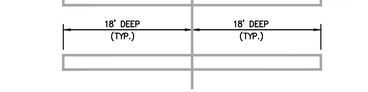
GENERAL NOTES:

1. Contractor shall perform the work in accordance with the requirements of the appropriate Local, County and State Agencies and all other Government and Regulatory Agencies with jurisdiction over the project. Contractor shall notify the appropriate Agencies in advance of each stage of work in accordance with each Agency's requirements.
2. Contractor shall comply with all permit, insurance, licensing and inspection requirements associated with the work. Prior to construction, Contractor and Owner/Developer shall determine who is responsible for obtaining each required permit. Contractor shall verify that the each required permit has been obtained prior to commencement of the stage of work associated with the required permit(s).
3. Contractor shall furnish liability insurance and property damage insurance to save harmless the Owner, Developer, Architect, Engineer, Surveyor and Government Agencies for any accident occurring during the construction period. Refer to the appropriate Local, County and State Agencies for additional requirements. Copies of insurance certifications shall be made available to the Owner/Developer.
4. Contractor shall conduct and perform work in a safe and competent manner. Contractor shall perform all necessary measures to provide for traffic and pedestrian safety from the start of work and through substantial completion. Contractor shall determine procedures and provide safety equipment such as traffic controls, warning devices, temporary pavement markings and signs as needed. Contractor shall comply with the safety standards of the State Department of Labor, the occupational health standards of the State Department of Health and safety regulations of the appropriate Local, County, State and Federal Agencies. Refer to the safety specifications of the appropriate Regulatory Agencies. The Contractor shall designate a qualified employee with complete job site authority over the work and safety precautions; said designated employee shall be on site at all times during the work.
5. Contractor shall coordinate scheduling of all work in the proper sequence, including work by Subcontractors. Additional costs due to improper planning by Contractor or work done out of sequence as determined by standard acceptable construction practices, shall be Contractor's responsibility.
6. Contractor shall contact the 811 Underground Public Utility Locating System or other appropriate local underground utility locating Agency, a minimum of three (3) working days prior to construction. Existing utility information on the project plans may be from information disclosed to this firm by the Utility Companies, Local, County or State Agencies, and/or various other sources. No guarantee is given as to the completeness or accuracy thereof. Prior to construction, locations and depths of all existing utilities (in possible conflict with the proposed improvements) shall be verified in the field.
7. Contractor shall coordinate scheduling a Pre-Construction Meeting with Engineer prior to commencement of work.
8. The Local Municipality, County and/or State in which the project is located may require an Engineer's Certification of construction of the proposed site improvements. Contractor shall verify the certification requirements with Engineer prior to commencement of work. Contractor shall coordinate construction staking, testing, documentation submittal and observation with the appropriate Agency, Surveyor and/or Engineer as required for Engineer's Certification and Government Agency Acceptance. All materials used and work done shall meet or exceed the requirements of certification and acceptance, the contract documents and the material specifications noted on the project plans. Any materials used or work done that does not meet said requirements, contract documents and/or specifications shall be replaced and/or redone at Contractor's expense. The Owner/Developer may wait for test results, certifications and/or Agency reviews prior to accepting work.
9. Engineer may provide subsurface soil evaluation results, if available, to Contractor upon request. Subsurface soil evaluation results, soils maps and/or any other documentation does NOT guarantee existing soil conditions or that sufficient, acceptable on-site granular material is available for use as structural fill, pipe bedding, pipe backfill, road subbase or use as any other granular material specified on the project plans. On-site granular material that meets or exceeds the material specifications noted on the project plans may be used as structural fill, pipe bedding, pipe backfill and/or road subbase material. On-site granular material shall be stockpiled and tested as acceptable to the appropriate Agency and/or Engineer prior to use.
10. During the performance of their work, Contractor shall be solely responsible for determining soil conditions and appropriate construction methods based on the actual field conditions. Contractor shall furnish, install and maintain sheeting, shoring, bracing and/or other tools and equipment and/or construction techniques as needed for the safety and protection of the workers, pedestrians and vehicular traffic and for protection of adjacent structures and site improvements.
11. Contractor shall install temporary and permanent soil erosion and sedimentation control devices at the appropriate stages of construction in accordance with the appropriate regulatory Agencies. Refer to Soil Erosion and Sedimentation Control Plans and Notes on the project plans.
12. Structural fill shall be placed as specified on the project plans and within the 1 on 1 influence zone of all structures, paved areas and other areas subject to vehicular traffic. Structural fill shall be placed using the controlled density method (12" maximum lifts, compacted to 95% maximum unit weight, modified proctor). Fill material shall meet or exceed the specifications noted on the project plans or as directed by Engineer when not specified on the project plans.
13. All existing monuments, property corners, ground control and benchmarks shall be protected and preserved; and if disturbed by Contractor, shall be restored at Contractor's expense. Contractor shall notify Surveyor of any conflicts between existing monuments, property corners, ground control and/or benchmarks and the proposed site improvements.
14. Contractor shall notify Owner/Developer and Engineer immediately upon encountering any field conditions, which are inconsistent with the project plans and/or specifications.
15. When noted on the project plans for demolition and/or removal, Contractor shall remove existing structures, building and debris and recycle and/or dispose of in accordance with Local, County, State and Federal regulations.
16. Contractor shall remove excess construction materials and debris from site and perform restoration in accordance with the project plans and specifications. Disposing of excess materials and debris shall be performed in accordance with Local, County, State and Federal regulations.
17. Construction access to the site shall be located as acceptable to the Owner/Developer and to the appropriate Local, County and/or State Agency with jurisdiction over the road(s) providing access to the site. Construction access shall be maintained and cleaned in accordance with the appropriate Local, County and/or State Agencies and as directed by Owner/Developer and/or Engineer.
18. Contractor shall take necessary precautions to protect all site improvements from heavy equipment and construction procedures. Damage resulting from Contractor actions shall be repaired at Contractor's expense.



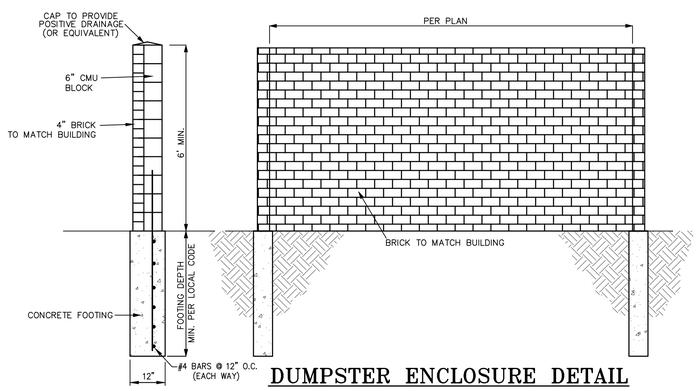
PARALLEL PARKING SPACE STRIPING DETAIL

NOT TO SCALE



PARKING SPACE STRIPING DETAIL

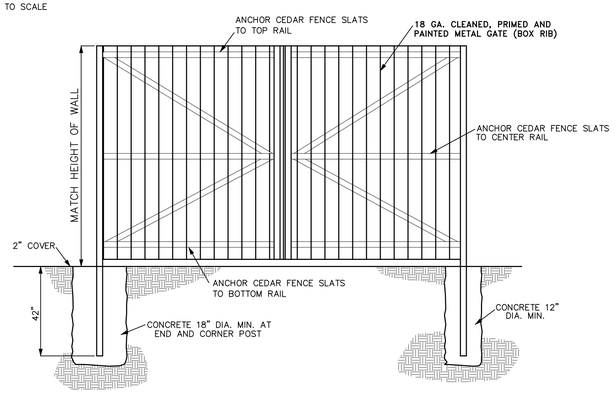
NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE

NOTES:
1. MAY SUBSTITUTE 8" SPLIT FACE CMU IN LIEU OF 6" PLAIN CMU WITH BRICK VENEER WHEN AUTHORIZED BY LOCAL MUNICIPALITY AND OWNER.



DUMPSTER GATE DETAIL

NOT TO SCALE

NOTES:
1. ALL POLES, RAILS AND HARDWARE SHALL BE GALVANIZED STEEL.
2. FENCE SLATS SHALL BE 6" MINIMUM WIDTH ROUGH SAWN CEDAR

DESINE INC
(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

REVISION #	DATE	REVISION-DESCRIPTION
1	09/18/26	REVISED PER TOWNSHIP REVIEW COMMENTS

DESIGN: CAG
DRAFT: JHG
CHECK: CAG

SCHULTZ OUTFITTERS
GENOA TOWNSHIP, MI

SITE & PAVEMENT NOTES & DETAILS

CLIENT: MITTS LLC
5796 E. GRAND RIVER
HOWELL, MICHIGAN 48843
517-548-5122

SCALE: N/A
PROJECT No.: 265156
DWG NAME: 5156 DT
ISSUED: SEPT. 18, 2026

DT1



NORTH BUILDING ELEVATION

NOT TO SCALE



SOUTH BUILDING ELEVATION

NOT TO SCALE



WEST BUILDING ELEVATION
NORTH END

NOT TO SCALE



WEST BUILDING ELEVATION
SOUTH END

NOT TO SCALE



EAST BUILDING ELEVATION
SOUTH END

NOT TO SCALE



EAST BUILDING ELEVATION
NORTH END

NOT TO SCALE

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BRIGHTON, MICHIGAN 48114

DESIGN: CAG
DRAFT: JHG
CHECK: CAG

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1	09/18/26	REVISED PER TOWNSHIP REVIEW COMMENTS

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SCHULTZ OUTFITTERS
GENOA TOWNSHIP, MI

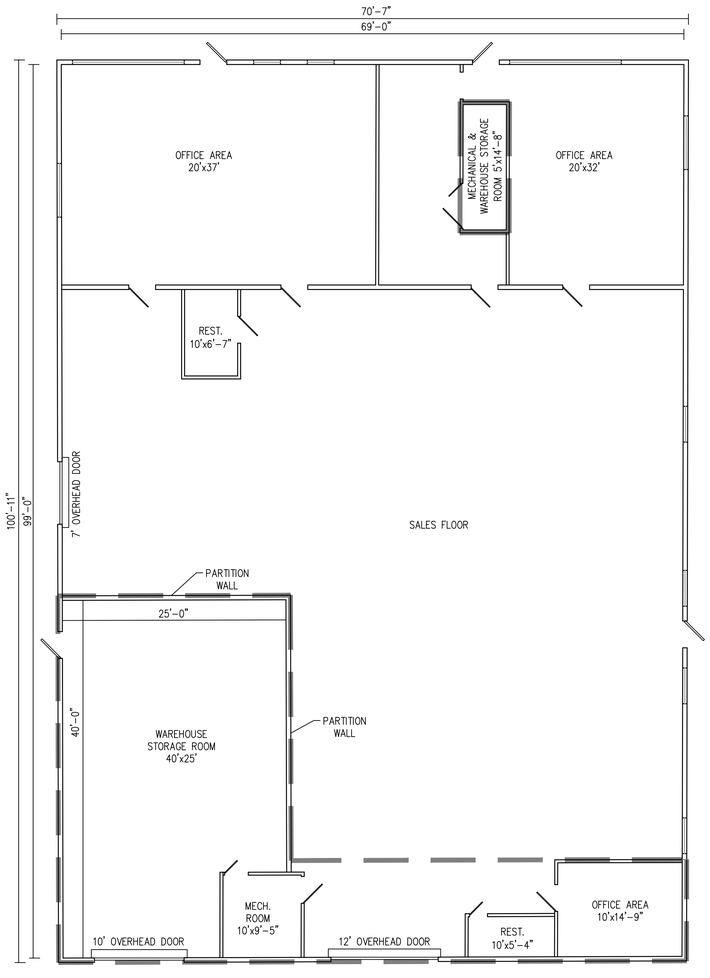
BUILDING
EXTERIOR PHOTOGRAPHS

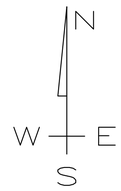
CLIENT:
MITTS LLC

5796 E. GRAND RIVER
HOWELL, MICHIGAN, 48843
517-548-5122

SCALE: NOT TO SCALE
PROJECT No.: 265156
DWG NAME: 5156 ELEV
ISSUED: SEPT. 18, 2026

E1





FLOOR AREAS:

RETAIL USE = 5,474 SF
WAREHOUSE = 1,650 SF
TOTAL = 7,124 SF

FLOOR PLAN

F1

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: Mike Jonna, 1455 North Michigan Ave, Suite 100, Howell, MI 48843
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: _____

SITE ADDRESS: 4986 Chilson Road, Howell, MI 48843 PARCEL #(s): 4711-28-301-016 & 012

LOCATION AND BRIEF DESCRIPTION OF SITE: _____
NW CORNER OF CHILSON RD AND BRIGHTON RD

BRIEF STATEMENT OF PROPOSED USE: _____
THE EXISTING BUILDING IS CONVENIENCE STORE USED AS BAR AND GRILL

THE FOLLOWING BUILDINGS ARE PROPOSED: _____
NO NEW BUILDINGS ARE PROPOSED. EXISTING BUILDING WILL REMAIN AND USED AS IS

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: _____

ADDRESS: _____

APPLICANT INFORMATION:

Applicant Phone: ([redacted] Owner Phone: ( )

Owner Email: [redacted]

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

1.) [redacted] of [redacted] at [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: [redacted] DATE: 7-9-2026

PRINT NAME: [redacted] PHONE: [redacted]

ADDRESS: [redacted]

October 7, 2026

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Jonna's Market – Site Plan Review #2
Location:	4986 Chilson Road – northwest corner of Chilson and Brighton Roads
Zoning:	NSD Neighborhood Services District

Dear Commissioners:

At the Township's request, we have reviewed the revised submittal materials requesting site plan review/approval of a parking lot expansion for Jonna's Market (plans dated 9/15/26).

A. Summary

1. The proposed cooler addition does not meet the required rear yard setback (6.1' provided; 40' required), which requires a variance from ZBA. A detail of the cooler addition must also be provided.
2. The Planning Commission may accept a performance guarantee in lieu of bike path construction, per Section 12.05.02.
3. The Planning Commission may allow the excess parking proposed, per Section 14.02.06.
4. The landscape plan does not provide the required plantings around the detention pond (3 trees and 30 shrubs).
5. The Zoning Administrator may approve the outdoor seating area, per Section 7.02.02(i); however, in our opinion, the patio must be shifted outside of the required front yard.
6. 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 parking lot expansion and related site improvements (electric vehicle charging, lighting, landscaping, etc.).

The site is currently developed with a convenience store, and it is our understanding that parking has been an issue given the popularity of the business. The owner acquired the abutting property to the north, which formerly housed a single-family residence, and now seeks to expand the parking lot.

Per Section 18.02, the construction of a new parking lot with more than 5 spaces requires site plan review/approval by the Planning Commission.

Procedurally, the Planning Commission has review/approval authority over the site plan but must make a recommendation to the Township Board on the Impact Assessment.



Aerial view of site and surroundings (looking north prior to removal of residence to the north)

C. Site Plan Review

1. **Dimensional Standards.** Given the scope of the project, the only NSD dimensional standards impacted are the building setback for the cooler addition and the parking setbacks.

   The proposed cooler addition on the north side of the building matches the existing setback from the westerly lot line; however, the existing building is nonconforming. By definition, the westerly lot line is a rear lot line, which requires a 40' setback, though only 6.1' is provided. In order to expand the nonconforming building, a variance from the ZBA is required.

   A detail of the cooler must also be provided.

   The parking lot complies with side and rear setback requirements, though the existing front setback is nonconforming (7.7' provided; 10' required). However, since the front setback matches existing conditions and does not worsen the nonconforming condition, it is allowed to remain.

2. **Pedestrian Circulation.** Per Section 12.05, an 8-foot bike path is required along both road frontages. In response, the applicant has indicated that there is insufficient area for the required bike path given the presence of drainage ditches.

   Accordingly, the Planning Commission may accept a performance guarantee in lieu of pathway construction, per Section 12.05.02.

3. **Vehicular Circulation.** The site currently has access to/from each roadway. The plan proposes removal of the existing driveway to/from Chilson Road and construction of a new one further north. The Brighton driveway will be improved and widened but is generally in the same location.

   Internal drive aisles are of sufficient width for two-way traffic around the site.

   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.

4. **Parking.** General retail establishments require 1 parking space for each 250 square feet of gross floor area. As such, the site requires 18 parking spaces, while 53 are proposed.

Section 14.02.06 limits the amount of parking to no more than 120% of the minimum requirement without Planning Commission approval. In this instance, the proposal results in 294% of the minimum requirement, which requires Planning Commission approval.

In response to our request for evidence in support of the excess parking, the applicant notes that "current traffic in and out of the existing building has increased and additional parking is warranted."

The spaces themselves meet Ordinance requirements in terms of dimensions (9' x 18') and design (looped striping). The number of barrier-free spaces is also compliant.

Lastly, though there is not currently a requirement, the plan proposes 4 electric vehicle charging spaces.

5. **Exterior Lighting.** The lighting plan identifies 6 parking lot light poles and 6 wall mounted fixtures. Fixture details note the use of downward directed, cut-off LEDs.

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

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

Standard	Required	Proposed	Comments
Chilson greenbelt	20' width 9 canopy trees	7.7' width 9 trees	Plantings met. Deficient width is an existing condition that the PC may allow to remain.
Brighton greenbelt	20' width 4 canopy trees	30' width 4 trees	Requirements met
Buffer Zone C (N)	10' width 7 trees OR 27 shrubs	10' width 3 trees 27 shrubs	Requirements met
Parking lot	6 canopy trees 530 SF landscaped area 2.5' hedgerow OR 3' wall	5 canopy trees 2 ornamental trees 722 SF landscaped area 2.5' hedgerow (Chilson)	Requirements met
Detention Pond	3 trees 30 shrubs	No plantings	Deficient by 3 trees and 30 shrubs

7. **Waste Receptacle.** The proposed waste receptacle and enclosure have been reviewed for compliance with the requirements of Section 12.04, as follows:

	Requirement	Proposed	Comments
Location	Rear yard or non-required side yard AND not less than 20' from residential	Non-required side yard	Requirements met
Access	Clear access w/ out damaging buildings/vehicles	Clear access	Requirements met provided pick-up is scheduled for off-hours to avoid parked cars
Base design	9' x 15' concrete pad	12' x 16' concrete pad	Requirements met
Enclosure	3-sided enclosure w/ gate Masonry walls 6' height/taller than receptacle	3-sided enclosure w/ gate Masonry walls 7'	Requirements met

8. **Additional Considerations.** The project includes a 20' x 20' patio that is intended for use as an outdoor seating area. Though the principal use is not a restaurant per se, the convenience store does offer prepared food for takeout. As such, outdoor seating is allowed accessory to a restaurant, though the use requirements of Section 7.02.02(i) must be met.

The Zoning Administrator may approve the outdoor seating area as part of a land use permit with a sketch plan providing details.

Our only concern with this area at this time is the fact that it encroaches into the required front yard setback. In our opinion, the patio area must be shifted outside of the required setback.

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

Respectfully,
SAFEBUILT

Brian V. Borden, AICP
Planning Manager

October 6, 2026

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

Re: Jonna's Market Parking Expansion
Site Plan Review No. 2

Dear Ms. Ruthig:

Tetra Tech conducted a review of the site plan submittal for Jonna's Market last dated September 15, 2026. The site plan was prepared by Fairway Engineering, LLC on behalf of Mike Jonna. The development is located on 0.95 acres on the northwest corner of Brighton Road and Chilson Road. The Petitioner is proposing a new parking lot expansion. The proposed site includes sidewalk improvements and new storm sewer.

We offer the following comments:

GENERAL

1. The dimensions provided for the dumpster enclosure detail should be checked and updated as both the inside and outside width of the enclosure is said to be 12 feet.

DRAINAGE AND GRADING

1. The dimensions for the center chamber should be checked as the current dimensions have the top elevation at grade without a buffer to account for the grade rings/riser and the structure itself.

2. The petitioner is proposing storage area for stormwater 6-inches above the proposed catch basin rim in the parking lot. Genoa Township does not consider ponding in a parking lot acceptable for providing stormwater detention. The petitioner has commented that an underground storage method has been explored and deemed infeasible as the outlet depth cannot be deep enough to accommodate this method of storage. Surface storage is provided for only the proposed parking lot and existing lot drainage is directed to the existing retention basin.

3. The proposed storm sewer is said to be 8-inches. Minimum size required for storm sewers in paved areas is 12-inches. The petitioner has commented that the 8-inch size will remain due to site constraints and to provide adequate ground cover on the pipe.

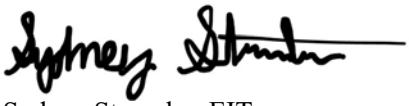
4. LCDC and LCRC have concerns with the existing retention basin that at high water level the basin would overflow down Chilson Road and towards the railroad tracks. The existing basin should be turned into a more functional sedimentation basin and outlet to LCRC installed structure and culvert. The LCRC structure and culvert are not expected to be installed until October. The new structure and culvert should be shown in the

Tetra Tech
3497 Coolidge Road, East Lansing, MI 48823
Tel 517.316.3930 Fax 517.484.8140 www.tetratech.com

plans. Additionally, calculations should be provided for the basin for review to ensure enough storage is provided.

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

Sincerely,



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

October 1, 2026

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

RE: Jonna's Market Parking Lot Expansion
4986 Chilson Rd.
Site Plan Review

Dear Bobby:

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

All previous comments regarding vehicle access and circulation have been addressed on the most current submittal.

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

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

Cordially,

Rick Boisvert, CFPS
Fire Marshal

cc: Amy Ruthig (amy@genoa.org)

FAIRWAY ENGINEERING, LLC
Land Development ◆ Geotechnical ◆ Structural
28525 BECK RD., SUITE 114
WIXOM, MI 48393
(248) 214-5913

Impact Assessment

Proposed Parking Lot Improvements

Project Location: 4986 Chilson Road, Howell, MI 48843
Municipality: Genoa Township, Livingston County, Michigan

1. Introduction

This Written Impact Assessment has been prepared by **Fairway Engineering, LLC** on behalf of the property owner in accordance with the requirements of **Section 18.07 of the Genoa Township Zoning Ordinance** as part of the Site Plan Review application for the proposed parking lot expansion and associated site improvements at **4986 Chilson Road, Howell, Michigan**.

Section 18.07 of the Genoa Township Zoning Ordinance requires an evaluation of the potential impacts of a proposed development on natural features, stormwater management, surrounding land uses, public facilities and services, public utilities, hazardous materials, traffic, historic and cultural resources, and other factors affecting the public health, safety, and welfare.

This assessment has been prepared to address these required review criteria and demonstrate that the proposed improvements are compatible with existing conditions, surrounding land uses, available public infrastructure, and the intent of the Township's Site Plan Review standards.

The proposed project consists solely of improvements to an existing commercial development and does not include expansion of the existing building, a change in land use, or an increase in the intensity of the existing commercial operation. The improvements are intended to provide additional parking capacity, improve circulation, enhance accessibility, improve stormwater management, increase site safety, and modernize the overall appearance and functionality of the property.

The proposed improvements include:

- Approximately **11,616 square feet of pavement addition to an existing 10790 sf**.
- Total of **53 parking spaces**, including 27 added spaces.
- Installation of electric vehicle charging stations.
- Installation of energy-efficient LED parking lot lighting.
- New landscape improvements.
- Stormwater improvements consisting of catch basins, storm sewer conveyance, a water quality treatment unit, an end section, and riprap outlet protection discharging to the existing railroad drainage ditch.

Based on the evaluation provided herein, the proposed improvements are not expected to result in significant adverse impacts to the surrounding community, public infrastructure, or natural resources. The project is consistent with the requirements of **Section 18.07 (Written Impact Assessment)** and is designed to satisfy the applicable site plan review standards established in **Section 18.08 of the Genoa Township Zoning Ordinance**.

These improvements are intended to improve parking capacity, internal circulation, accessibility, stormwater quality, site safety, and the overall functionality of the property while maintaining the existing commercial use.

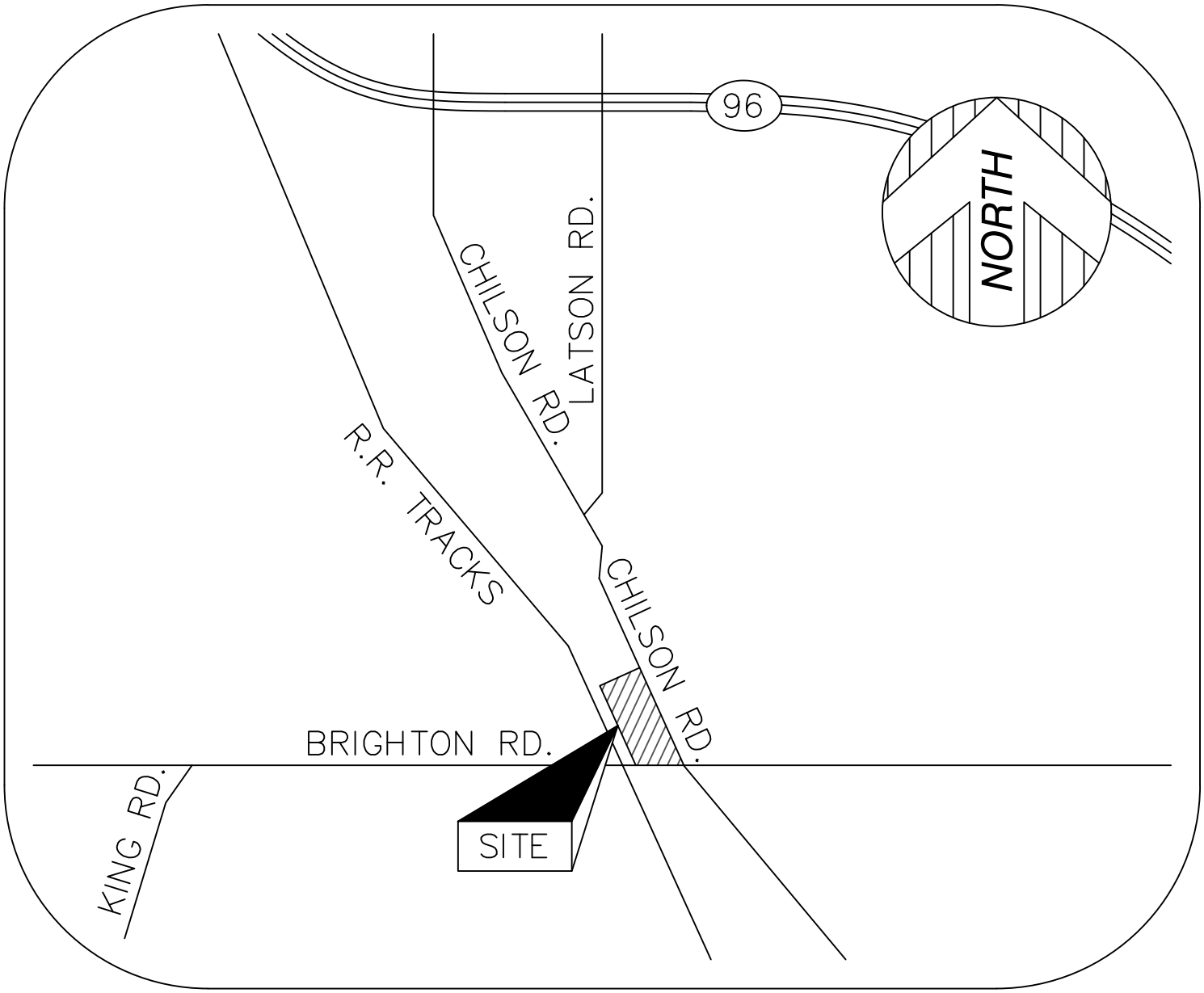
2. Site Location

The subject site is located within Genoa Township Section 28, Township 2 North, Range 5 East, Livingston County, Michigan. 4986 Chilson Road, Howell, Michigan 48843, The property is situated along Chilson Road within an established commercial area of the Township and is currently developed with an existing commercial building, associated parking areas, site improvements, and supporting infrastructure. The site is zoned **NSD-neighborhood services district**.

The project site is identified as an existing commercial parcel and is surrounded by existing developed properties, public roadways, and supporting infrastructure consistent with the character of the surrounding area. The proposed improvements are limited to the existing developed property boundaries and are intended to improve site functionality, circulation, parking capacity, accessibility, and stormwater management without changing the existing commercial use.

The proposed work includes approximately **11,616 square feet of pavement**, addition of **27 parking spaces**, installation of electric vehicle charging stations, new LED parking lot lighting, landscape improvements, and associated stormwater management improvements. A location map, aerial photograph, zoning map and soils map of the subject site is included in this report as Exhibit "A", Exhibit "B", Exhibit "C", Exhibit "D" respectively.

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Phone: (248) 214-5913



VICINITY MAP

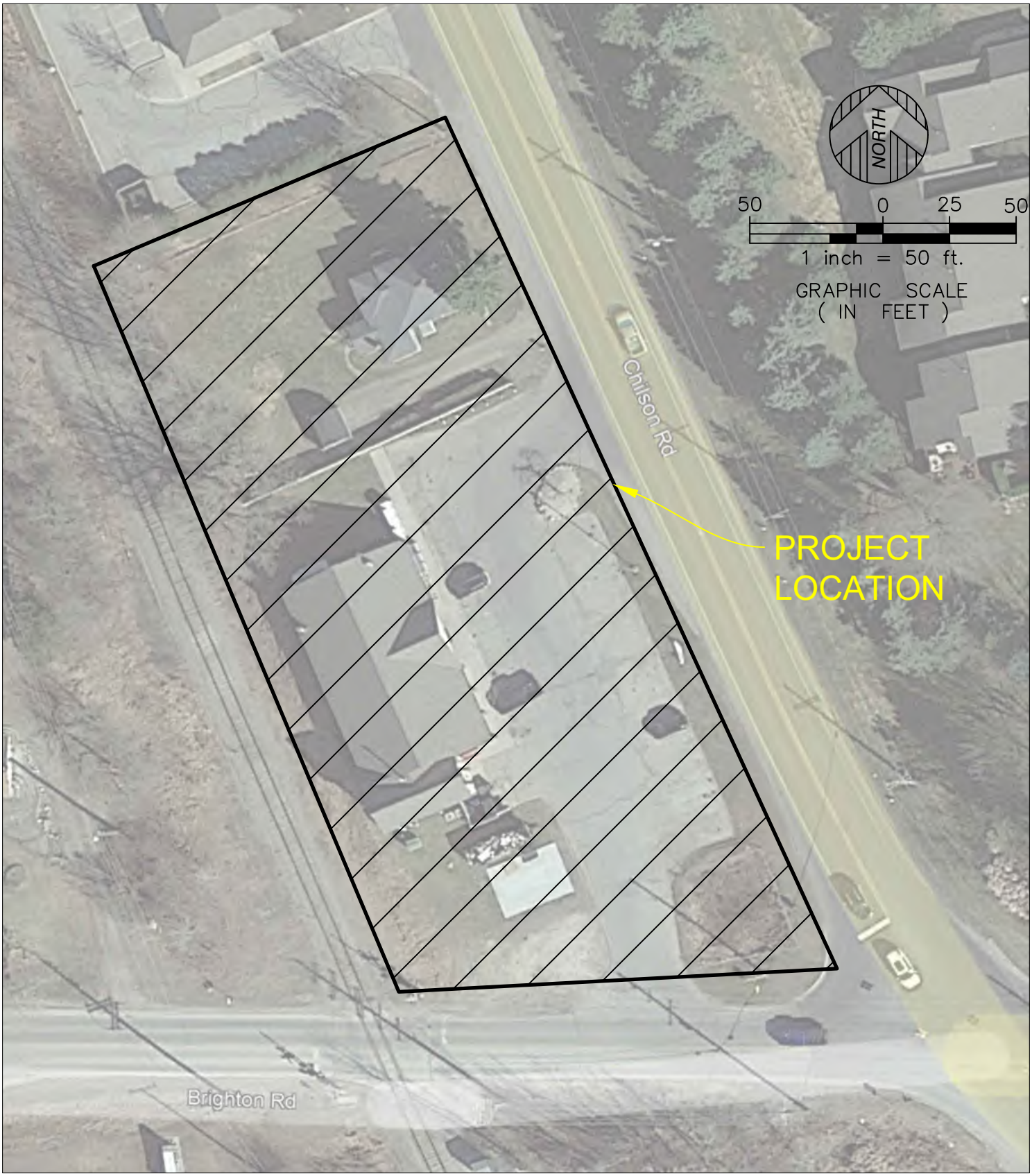
(NOT TO SCALE)

FAIRWAY ENGINEERING, LLC
LAND DEVELOPMENT ■ STRUCTURAL ■ GEOTECHNICAL
28525 BECK RD., SUITE 114
WIXOM, MI 48393
OFFICE: (248)938-4902
CELL: (248)214-5913

EXHIBIT-"A" -LOCATION MAP

PROJECT NAME:
JONNA'S MARKET - PROPOSED PARKING IMPROVEMENTS
4986 CHILSON RD,
HOWELL, LIVINGSTON COUNTY, MI 48843

PROJECT No:	26-1013
DATE:	07-16-2026
SCALE:	N.T.S.

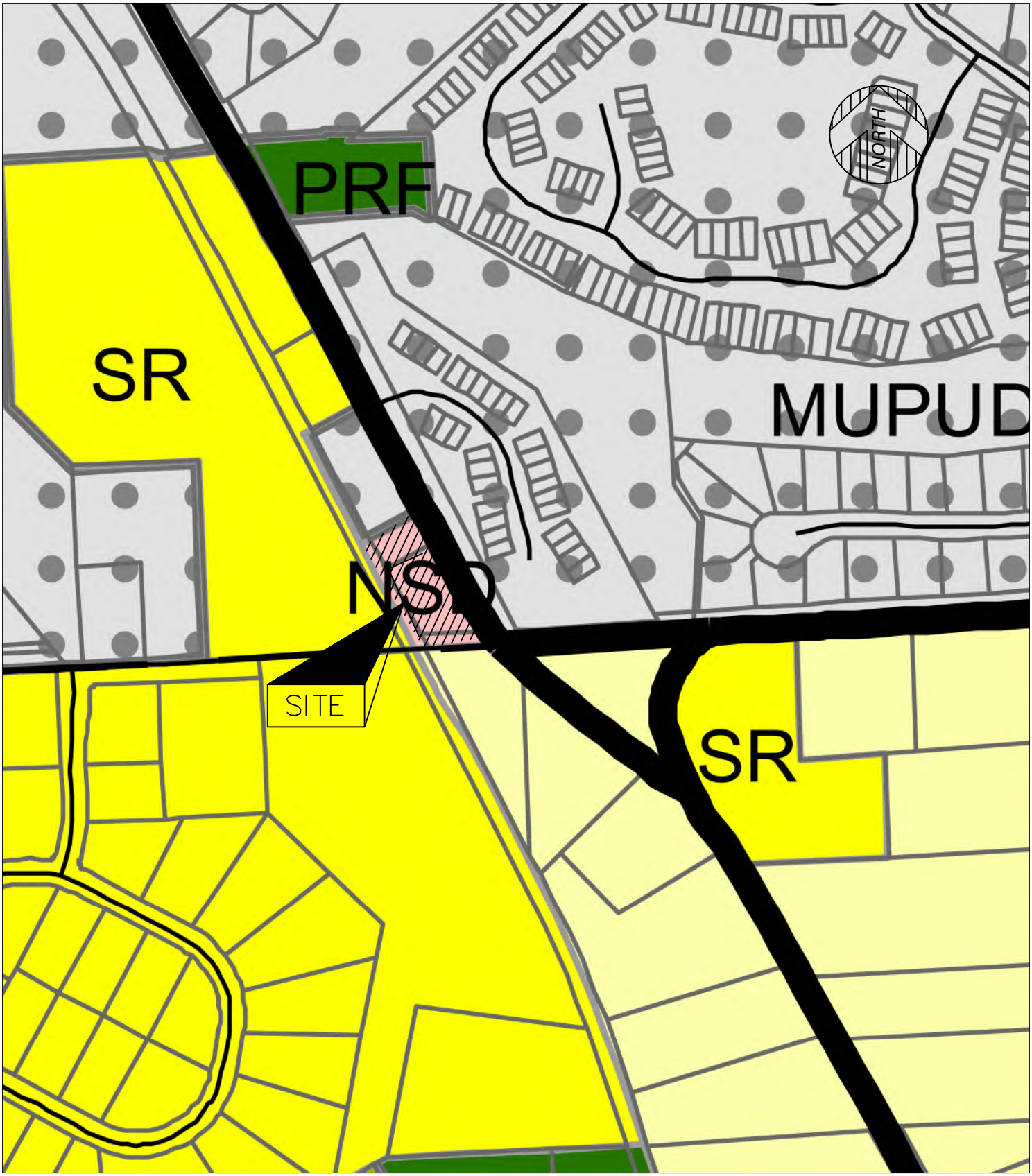


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EXHIBIT-"B" -AERIAL PHOTOGRAPH

PROJECT NAME:
JONNA'S MARKET - PROPOSED PARKING IMPROVEMENTS
4986 CHILSON RD,
HOWELL, LIVINGSTON COUNTY, MI 48843

PROJECT No: 26-1013
DATE: 07-16-2026
SCALE: N.T.S.



PROPERTY ZONED- NSD (NEIGHBORHOOD SERVICE DISTRICT)

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WIXOM, MI 48393
OFFICE: (248)938-4902
CELL: (248)214-5913

EXHIBIT-"C" -ZONING MAP

PROJECT NAME:
JONNA'S MARKET - PROPOSED PARKING IMPROVEMENTS
4986 CHILSON RD,
HOWELL, LIVINGSTON COUNTY, MI 48843

PROJECT No:	26-1013
DATE:	07-16-2026
SCALE:	N.T.S.

Soil Map—Livingston County, Michigan
(EXHIBIT -"D"-SOILS MAP)



Map Scale: 1:1,240 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Livingston County, Michigan
Survey Area Data: Version 23, Sep 4, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 9, 2022—Oct 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CarabA	Carlisle muck, 0 to 2 percent slopes	0.1	2.3%
FoA	Fox sandy loam, 0 to 2 percent slopes	3.1	97.7%
Totals for Area of Interest		**3.2**	**100.0%**

3. Natural Features

The subject property is an existing developed commercial site that has been previously graded and improved. The proposed work is generally confined to areas that have been previously disturbed or are immediately adjacent to existing site improvements. As a result, the project is not expected to adversely affect significant natural features or environmentally sensitive resources.

Based on available site information and project design, the proposed improvements will not impact regulated wetlands, floodplains, lakes, streams, woodlands, wildlife habitat, or other protected natural resources. Existing vegetation located outside the limits of construction will remain undisturbed to the greatest extent practicable.

Site grading has been designed to minimize unnecessary earth disturbance while maintaining appropriate drainage throughout the development. Following construction, all disturbed areas will be permanently stabilized through landscaping and vegetative cover to reduce erosion potential and enhance the environmental quality and visual character of the property.

Overall, the proposed improvements are compatible with the existing site conditions and are not anticipated to result in any significant adverse impacts to natural features.

4. Stormwater Management

The proposed parking lot expansion will increase the site's impervious surface area by approximately 11616 (additional pavement) square feet. To accommodate this increase, a comprehensive stormwater collection and treatment system has been incorporated into the project design.

Stormwater runoff generated from the expanded parking area will be collected through a catch basin and conveyed by underground storm sewer to a water quality treatment structure. Following treatment, runoff will discharge through an end section equipped with riprap outlet protection before entering the existing railroad drainage ditch. The outlet protection has been designed to dissipate discharge velocities and minimize erosion at the point of discharge.

The proposed stormwater management system is intended to maintain positive drainage throughout the site while improving the quality of runoff leaving the property through the removal of sediment and associated pollutants. Temporary soil erosion and sedimentation control measures will be installed and maintained throughout construction in accordance with Livingston County requirements to prevent off-site sediment transport.

The proposed improvements are expected to maintain or improve existing drainage conditions while protecting downstream properties.

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Phone: (248) 214-5913

5. Surrounding Land Uses

The subject property is an established commercial development located within an area characterized by a mix of commercial development. The proposed improvements do not alter the existing land use, building footprint, occupancy, or overall character of the site.

The parking expansion has been designed to improve the functionality of the existing development by providing additional parking capacity, improving traffic circulation, enhancing pedestrian safety, and modernizing site amenities. The proposed improvements are consistent with the existing commercial character of the surrounding area and will not introduce land uses or operational characteristics that are incompatible with adjacent properties.

New landscaping and upgraded site lighting will enhance the visual appearance of the property while maintaining appropriate buffering and minimizing impacts on neighboring properties. Construction-related impacts, including noise, dust, and temporary traffic disruptions, will be limited in duration and managed using accepted construction practices.

6. Public Facilities and Services

The proposed project is not expected to create a measurable increase in demand for public facilities or municipal services. Because the project does not include expansion of the existing building or an increase in occupancy, the anticipated demand for police protection, fire protection, emergency medical services, roadway maintenance, and other governmental services will remain substantially unchanged.

Existing public facilities currently serving the property have sufficient capacity to accommodate the proposed improvements without requiring expansion or modification.

7. Public Utilities

The existing utilities serving the property is adequate to accommodate the proposed site improvements. Utility work associated with the project is limited primarily to electrical service extensions necessary to support new parking lot lighting and electric vehicle charging stations.

The project will continue utilizing existing utility services, including electrical, telecommunications, water, and sanitary sewer facilities where available. Because no additional building area or change in occupancy is proposed, the project is not expected to create a significant increase in utility demand or require off-site utility improvements.

8. Storage and Handling of Hazardous Materials

The proposed improvements do not involve the introduction of new industrial processes or the long-term storage of hazardous materials beyond those associated with the existing commercial

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Phone: (248) 214-5913

operation.

Contractors will implement appropriate spill prevention and housekeeping practices throughout construction to minimize the potential for accidental releases. Upon completion of construction, the site's hazardous material handling practices will remain substantially unchanged from existing conditions.

9. Impact on Traffic

The proposed improvements are intended to improve the efficiency and safety of vehicle circulation within the site rather than increase traffic demand. The 53 parking spaces will provide improved parking availability for customers and employees while reducing internal congestion and improving circulation patterns.

Existing driveway access at south entrance will remain unchanged, and existing east entrance will be moved to approximately 75 ft north at Chilson Rd, preserving the current access to the public roadway system. Because the project does not include an expansion of the building or a change in land use. There is no changes in vehicle trip generation.

The revised parking layout incorporates improved circulation patterns, clearly defined parking aisles, accessible parking accommodations, pedestrian connections, and upgraded pavement markings. New LED parking lot lighting will further enhance nighttime visibility and improve overall site safety for both motorists and pedestrians.

Overall, the project is expected to improve on-site traffic operations without creating adverse impacts to the surrounding transportation network.

10. Historic and Cultural Resources

The proposed improvements are confined entirely to an existing developed commercial property and are not anticipated to impact historic structures, archaeological resources, or other cultural resources.

11. Special Provisions

The proposed project incorporates numerous improvements intended to enhance the long-term functionality, sustainability, safety, and appearance of the site.

New energy-efficient LED lighting fixtures will provide uniform illumination throughout the parking lot while minimizing glare and light trespass through the use of full-cutoff luminaires and a photometric layout designed to comply with Township requirements.

Landscape improvements will include new parking lot landscape islands, perimeter plantings, canopy trees, ornamental trees, evergreen plantings, shrubs, and groundcover installed in accordance with the approved Landscape Plan. These improvements will soften the visual

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Phone: (248) 214-5913

appearance of the expanded parking area, provide seasonal interest, reduce heat island effects, improve stormwater infiltration, and contribute to the overall character of the development.

The installation of electric vehicle charging stations provides infrastructure supporting alternative-fuel transportation and demonstrates a commitment to sustainable site development while accommodating future customer demand.

Construction activities will be conducted in accordance with all applicable Livingston County, and Genoa Township regulations. Temporary traffic control, dust suppression, soil erosion and sedimentation control, and general construction management practices will be implemented throughout the duration of construction to minimize impacts on adjacent properties and the traveling public.

10. Other Items

The proposed improvements represent an investment in an existing commercial property that will improve safety, accessibility, and long-term functionality without changing the property's existing commercial use. Benefits of the project include:

- Increased parking capacity to better serve customers and employees.
- Improved internal traffic circulation and pedestrian safety.
- Enhanced ADA accessibility and overall site usability.
- Modernized site lighting that improves security while reducing energy consumption.
- New landscaping that enhances the visual character of the property and provides environmental benefits.
- Installation of EV charging stations supporting sustainable transportation.
- Improved pavement condition and site appearance, extending the useful life of the development.

The proposed parking lot expansion and associated site improvements represent a substantial reinvestment in an existing commercial property and will significantly improve the functionality, appearance, accessibility, and long-term performance of the site. The project provides approximately **22,406 square feet of pavement**, **53 parking spaces**, upgraded stormwater infrastructure, enhanced landscaping, modern energy-efficient lighting, and electric vehicle charging stations without expanding the existing building or altering the approved commercial use.

The proposed improvements have been designed to protect natural resources, maintain compatibility with surrounding land uses, preserve the capacity of existing public facilities and utilities, improve stormwater quality, and enhance site circulation and safety. Based upon the foregoing evaluation, the project is not expected to create significant adverse impacts on the surrounding community and is consistent with the intent and review standards of the Genoa Township Zoning Ordinance governing Site Plan Review and Written Impact Assessments.

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Phone: (248) 214-5913

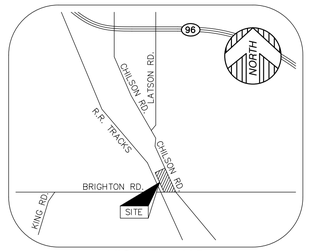
PRELIMINARY SITE PLAN

PROPOSED DEVELOPMENT
PARCEL NO-4711-28-301-012
JONNA'S MARKET
4986 CHILSON RD,HOWELL , MI 48843



PROPOSED WORK AREA MAP

(NOT TO SCALE)



VICINITY MAP

(NOT TO SCALE)

SHEET INDEX

C-1 COVER SHEET
C-2 EXISTING CONDITIONS
C-3 DEMOLITION PLAN
C-4 DIMENSION PLAN
C-5 PROPOSED SITE PLAN
C-6 GRADING PLAN
C-7 STORM SEWER PLAN, PROFILE AND CALCULATIONS
C-8 TRUCK ROUTE PLAN
C-9 SOIL EROSION AND SEDIMENT CONTROL PLAN
C-10 DETAILS SHEET 1 OF 2
C-11 DETAILS SHEET 2 OF 2

LP-1 LANDSCAPE PLANTING PLAN
LT-1 LIGHTING PLAN
LT-2 LIGHTING PLAN DETAIL

CLIENT

MR. MIKE JONNA

1455 NORTH MICHIGAN AVENUE, SUITE 100
HOWELL, MI 48843

ENGINEER

FAIRWAY ENGINEERING LLC

28525 BECK ROAD, SUITE 114 WIXOM, MICHIGAN 48393
O:(248) 938-4902
CONTACT: MR. MARK MAHAJAN
P:(248) 214-5913

SITE ADDRESS

4986 CHILSON RD, HOWELL, MI 48843

TAX ID NUMBER

4711-28-301-012

ZONING

NSD – NEIGHBORHOOD SERVICES DISTRICT

LEGAL DESCRIPTION

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

PARCEL 1:
LOTS 8 THROUGH 11, BOTH INCLUSIVE, OF VILLAGE OF CHILSON BLOCK D OF SECTION 28, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AS RECORDED IN LIBER 1 OF PLATS, PAGE 10 OF LIVINGSTON COUNTY RECORDS.

PARCEL 2:
LOTS 12 THROUGH 20, BOTH INCLUSIVE, OF VILLAGE OF CHILSON BLOCK D OF SECTION 28, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AS RECORDED IN LIBER 1 OF PLATS, PAGE 10 OF LIVINGSTON COUNTY RECORDS.

BASIS OF BEARINGS

SOUTH 86°46'45" WEST, BEING THE NORTHERLY LINE OF BRIGHTON ROAD, BASED ON GPS OBSERVATION, MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.

BENCHMARK

SITE BENCHMARK #1
CUT "X" IN WEST SIDE OF LIGHT POLE BASE.
ELEVATION = 942.75' (NAVD 88)

SITE BENCHMARK #2
NAIL IN WEST SIDE OF POWER POLE ON EAST SIDE OF CHILSON ROAD.
ELEVATION = 946.65' (NAVD 88)

ZONING REQUIREMENTS

EXISTING ZONING: NSD-1 TOTAL PROJECT/SITE AREA = ±0.95 ACRES

SETBACKS

REQUIRED:	EXISTING BUILDING:
10 FT. (MIN.) FRONT SETBACK	10 FT FRONT SETBACK @ CHILSON RD.
10' SIDE SETBACK	10' SIDE SETBACK
10 FT. (MIN.) REAR SETBACK	6.1 FT. REAR SETBACK

OWNER IS REQUESTING VARIANCE FOR COOLER ADDITION.
TAX ID NUMBER: 4711-28-301-016
PARCEL 1: 11,616± SQUARE FEET = 0.27± ACRES

TAX ID NUMBER: 4711-28-301-012
PARCEL 2: 29,760± SQUARE FEET = 0.68± ACRES
TOTAL: 41,376± SQUARE FEET = 0.95± ACRES

ZONING: NSD (NEIGHBORHOOD SERVICES DISTRICT)
AREA OF DEVELOPMENT: 34,122 SQ FT (0.78 AC)
BUILDING COVERAGE: 4420 SQ FT
AREA OF PAVEMENT: 23,406 SQ FT
EXISTING AREA OF PAVEMENT: 13,770 SQ FT
REMAINING GREEN AREA: 9267 SQ FT (22.40%)

STATE OF MICHIGAN
MADHUKAR S. MAHAJAN
ENGINEER
No. 6201035585
LICENSED PROFESSIONAL ENGINEER

9/15/2026

DATE	ISSUE	BY	DATE	ISSUE	BY
9/15/26	GENOA TOWNSHIP REVISION-1	AG			
–	–	–			
–	–	–			

PROJECT
JONNAS MARKET-BRIGHTON
4986 CHILSON ROAD, HOWELL, MI 48843

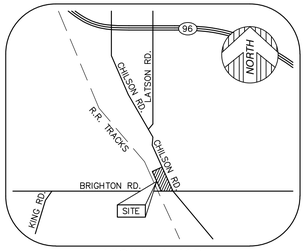
FAIRWAY ENGINEERING, LLC.
LAND DEVELOPMENT-STRUCTURAL-GEOTECH-CONSTRUCTION MANAGEMENT-QUALITY CONTROL
28525 BECK ROAD, SUITE 114 WIXOM, MI 48393-4743 O:(248) 938-4902

DATE	6-10-26	CKD. BY	DATE
DRAWN	AG		
DESIGN	MM	MM	
SECTION	28 T- 1 -N. R- 5 -E.		

72 HOURS 3 WORKING DAYS | BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

COVER SHEET

JOB No. 26-1013
SHEET C-1
SHEET 1 OF 14



VICINITY MAP
(NOT TO SCALE)

PARKING
HANDICAP PARKING = 1 STALL
STANDARD PARKING = 25 STALLS

PARCEL AREA
PARCEL 1:
11,616± SQUARE FEET = 0.27± ACRES
PARCEL 2:
29,760± SQUARE FEET = 0.68± ACRES
TOTAL:
41,376± SQUARE FEET = 0.95± ACRES

BASIS OF BEARING
SOUTH 86°46'45" WEST, BEING THE NORTHERLY LINE OF BRIGHTON ROAD, BASED ON GPS OBSERVATION, MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.

BENCHMARK
SITE BENCHMARK #1
CUT "X" IN WEST SIDE OF LIGHT POLE BASE.
ELEVATION = 942.75' (NAVD 88)

SITE BENCHMARK #2
NAIL IN WEST SIDE OF POWER POLE ON EAST SIDE OF CHILSON ROAD.
ELEVATION = 946.65' (NAVD 88)

LEGEND
- FOUND MONUMENT (AS NOTED)
- FOUND SECTION CORNER (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- 0.00 GROUND ELEVATION
- ELECTRIC METER
- UTILITY POLE
- GAS LINE MARKER
- GAS METER
- TELEPHONE RISER
- CABLE TV RISER
- RR RAIL ROAD CROSSING SIGNAL
- TRAFFIC SIGNAL
- AC AIR CONDITIONING UNIT
- LIGHTPOST/LAMP POST
- MAIL BOX
- PARKING METER
- SINGLE POST SIGN
- DOUBLE POST SIGN
- HANDICAP PARKING
- TREE (AS NOTED)
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT (AS NOTED)
- BUILDING
- BUILDING OVERHANG
- CENTERLINE ROAD
- CONCRETE CURB
- PARKING
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- EDGE OF GRAVEL
- R/R TRACK
- FENCE (AS NOTED)
- WALL (AS NOTED)
- TREE / BRUSH LINE (AS NOTED)
- OVERHEAD UTILITY LINE
- G GAS LINE
- S SANITARY LINE
- D STORM LINE
- W WATER LINE
- EDGE OF WATER (AS NOTED)
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- BUILDING AREA
- ASPHALT
- CONCRETE





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

PARCEL 1:
LOTS 8 THROUGH 11, BOTH INCLUSIVE, OF VILLAGE OF CHILSON BLOCK D OF SECTION 28, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AS RECORDED IN LIBER 1 OF PLATS, PAGE 10 OF LIVINGSTON COUNTY RECORDS.

PARCEL 2:
LOTS 12 THROUGH 20, BOTH INCLUSIVE, OF VILLAGE OF CHILSON BLOCK D OF SECTION 28, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AS RECORDED IN LIBER 1 OF PLATS, PAGE 10 OF LIVINGSTON COUNTY RECORDS.

TITLE REPORT NOTE
A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

SURVEYOR'S NOTE
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtec-survey.com

STATE OF MICHIGAN
ANTHONY T. SYCKO, JR
PROFESSIONAL SURVEYOR
No. 4001047976
LICENSED PROFESSIONAL SURVEYOR

KEM-TEC
PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GEOPOINT COMPANIES
Ann Arbor (734) 994-0888
Grand Blanc (888) 694-0001
Eastpointe (800) 266-7222
Detroit (313) 758-0677
www.kemtecgroupofcompanies.com

TOPOGRAPHIC SURVEY
PREPARED FOR: JONNA'S MARKET BRIGHTON
4934 & 4986 CHILSON ROAD, GENOA TWP., MICHIGAN,
PART OF SECTION 28,
TOWN 2 NORTH, RANGE 5 EAST

REVISION	DATE	BY	DESCRIPTION

DRAWN BY: LJ/NPH/JDM 04/17/23
CHECKED BY: ATS 04/17/23
DATE: APRIL 17, 2023
PROJECT NO.: 23-00627
SCALE: 1" = 20'

1

1 OF 1 SHEETS



DEMOLITION PLAN
SCALE: 1"=20'

NORTH

20 0 10 20
1 inch = 20 ft.
GRAPHIC SCALE
(IN FEET)

LEGEND

- FOUND MONUMENT (AS NOTED)
- FOUND SECTION CORNER (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- 0.00 GROUND ELEVATION
- ELECTRIC METER
- UTILITY POLE
- GAS LINE MARKER
- GAS METER
- TELEPHONE RISER
- CABLE TV RISER
- RR RAIL ROAD CROSSING SIGNAL
- TRAFFIC SIGNAL
- AC AIR CONDITIONING UNIT
- LIGHTPOST/LAMP POST
- MB MAIL BOX
- PARKING METER
- SINGLE POST SIGN
- DOUBLE POST SIGN
- HANDICAP PARKING
- TREE (AS NOTED)
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT (AS NOTED)
- EXIST BUILDING
- BUILDING OVERHANG
- CENTERLINE ROAD
- EXIST CONCRETE CURB
- EXIST PARKING
- EXIST EDGE OF CONCRETE (CONC.)
- EXIST EDGE OF ASPHALT (ASPH.)
- EXIST EDGE OF GRAVEL
- EXIST R/R TRACK
- FENCE (AS NOTED)
- WALL (AS NOTED)
- TREE / BRUSH LINE (AS NOTED)
- OW EXIST OVERHEAD UTILITY LINE
- GAS EXIST GAS LINE
- SAN EXIST. SANITARY LINE
- ST EXIST STORM LINE
- W EXIST WATER LINE
- EDGE OF WATER (AS NOTED)
- EXIST MINOR CONTOUR LINE
- EXIST MAJOR CONTOUR LINE
- EXIST BUILDING AREA
- EXIST. ASPHALT ROAD
- EXIST CONCRETE
- EXIST. ASPHALT PARKING

DATE	ISSUE	BY	DATE	ISSUE	BY
9/15/26	GENOA TOWNSHIP REVISION-1	AG			
–	–	–			
–	–	–			

PROJECT
JONNAS MARKET-BRIGHTON
4986 CHILSON ROAD, HOWELL, MI 48843

FAIRWAY ENGINEERING, LLC.
LAND DEVELOPMENT-STRUCTURAL-GEOTECH-CONSTRUCTION MANAGEMENT-QUALITY CONTROL
28525 BECK ROAD, SUITE 114 WIXOM, MI 48393-4743 O:(248) 938-4902

DATE	6-10-26	CKD. BY	DATE
DRAWN	AG		
DESIGN	MM	MM	
SECTION	28 T- 1 -N. R- 5 -E.		

72 HOURS 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

DEMOLITION PLAN

JOB No. 26-1013
SHEET C-3
SHEET 3 OF 14



LEGEND

- PARCEL BOUNDARY LINE
- SECTION LINE
- EXIST BUILDING
- BUILDING OVERHANG
- CENTERLINE ROAD
- EXIST R/R TRACK
- FENCE (AS NOTED)
- WALL (AS NOTED)
- TREE / BRUSH LINE (AS NOTED)
- EXIST OVERHEAD UTILITY LINE
- EXIST GAS LINE
- EXIST. SANITARY LINE
- EXIST STORM LINE
- EXIST WATER LINE
- EDGE OF WATER (AS NOTED)
- EXIST MINOR CONTOUR LINE
- EXIST MAJOR CONTOUR LINE
- EXIST BUILDING AREA
- EXIST. ASPHALT ROAD
- PROP. CONCRETE WALK
- PROP. EV CHARGING PARKING
- PROPOSED HANDICAP PARKING

DIMENSION PLAN
SCALE: 1"=20'

DATE	ISSUE	BY	DATE	ISSUE	BY
9/15/26	GENOA TOWNSHIP REVISION-1	AG			
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PROJECT
JONNAS MARKET-BRIGHTON
4986 CHILSON ROAD, HOWELL, MI 48843

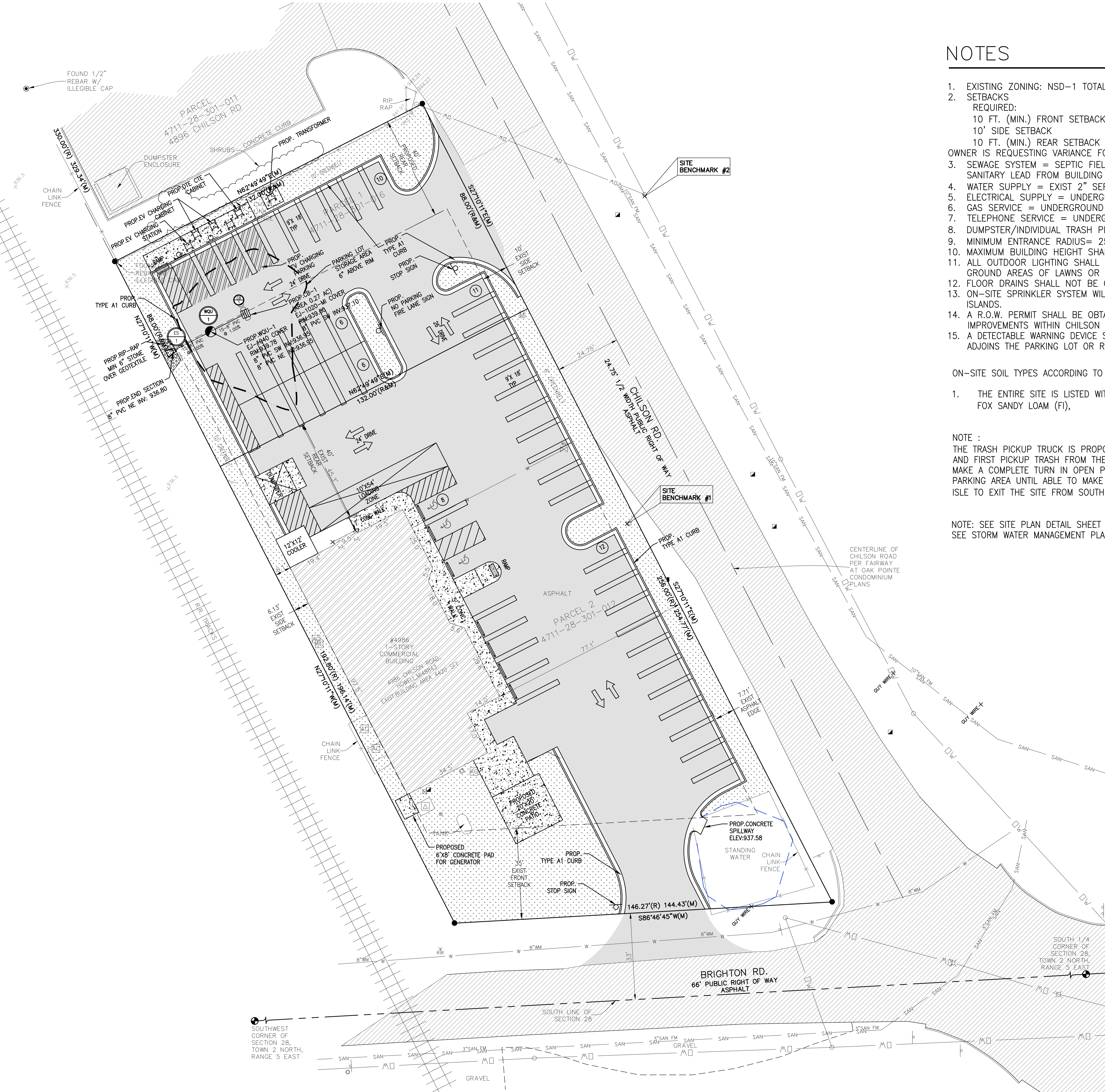
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28525 BECK ROAD, SUITE 114 WXOM, MI 48393-4743 O:(248) 938-4902

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72 HOURS 3 WORKING DAYS | BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

DIMENSION PLAN

JOB No. 26-1013
SHEET C-4
SHEET 4 OF 14



PROPOSED SITE PLAN

SCALE: 1"=20'

NOTES

1. EXISTING ZONING: NSD-1 TOTAL PROJECT/SITE AREA = ±0.95 ACRES
2. SETBACKS

REQUIRED:	EXISTING BUILDING:
10 FT. (MIN.) FRONT SETBACK	10 FT FRONT SETBACK @ CHILSON RD.
10' SIDE SETBACK	10' SIDE SETBACK
10 FT. (MIN.) REAR SETBACK	6.1 FT. REAR SETBACK

OWNER IS REQUESTING VARIANCE FOR COOLER ADDITION.

3. SEWAGE SYSTEM = SEPTIC FIELD IS ON SITE LOCATED SOUTH OF THE BUILDING AND 6" SANITARY LEAD FROM BUILDING WITH CLEANOUT.
4. WATER SUPPLY = EXIST 2" SERVICE LEADS FROM PUBLIC WATER MAIN.
5. ELECTRICAL SUPPLY = UNDERGROUND DETROIT EDISON
6. GAS SERVICE = UNDERGROUND CONSUMERS ENERGY
7. TELEPHONE SERVICE = UNDERGROUND AMERITECH
8. DUMPSTER/INDIVIDUAL TRASH PICK-UP PER BUILDING WILL BE PROVIDED.
9. MINIMUM ENTRANCE RADIUS= 25'
10. MAXIMUM BUILDING HEIGHT SHALL BE 20 FEET.
11. ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED TOWARDS AND CONFINED TO THE GROUND AREAS OF LAWNS OR PARKING LOTS.
12. FLOOR DRAINS SHALL NOT BE CONNECTED TO THE SANITARY SEWER.
13. ON-SITE SPRINKLER SYSTEM WILL BE PROVIDED FOR ALL THE LANDSCAPED AREAS INCLUDING THE ISLANDS.
14. A R.O.W. PERMIT SHALL BE OBTAINED FROM ROAD COMMISSION FOR LIVINGSTON COUNTY FOR IMPROVEMENTS WITHIN CHILSON ROAD, BRIGHTON ROAD R.O.W.
15. A DETECTABLE WARNING DEVICE SHALL BE PROVIDED IN THE AREAS WHERE SIDEWALK CROSSES OR ADJOINS THE PARKING LOT OR ROADWAY.

ON-SITE SOIL TYPES ACCORDING TO THE LIVINGSTON COUNTY SOIL SURVEY MAP

1. THE ENTIRE SITE IS LISTED WITH SOIL TYPE FI
   FOX SANDY LOAM (FI),

NOTE :
THE TRASH PICKUP TRUCK IS PROPOSED TO FOLLOW THE FOLLOWING SEQUENCE: " ENTER THE SITE AND FIRST PICKUP TRASH FROM THE DUMPSTER LOCATED ON THE WEST SIDE OF THE SITE, THEN MAKE A COMPLETE TURN IN OPEN PAVED PARKING LOT AREA THEN FOLLOWING THE DRIVING ISLE OF PARKING AREA UNTIL ABLE TO MAKE LEFT TURN TO WEST DRIVING ISLE, THEN FOLLOW THE DRIVING ISLE TO EXIT THE SITE FROM SOUTH ENTRANCE TO BRIGHTON RD."

NOTE: SEE SITE PLAN DETAIL SHEET FOR PAVEMENT, CURB, AND ROAD SIGN DETAILS.
SEE STORM WATER MANAGEMENT PLAN FOR DETAILS

SITE DATA

TAX ID NUMBER: 4711-28-301-016
PARCEL 1: 11,616± SQUARE FEET = 0.27± ACRES
TAX ID NUMBER: 4711-28-301-012
PARCEL 2: 29,760± SQUARE FEET = 0.68± ACRES
TOTAL: 41,376± SQUARE FEET = 0.95± ACRES
ZONING: NSD (NEIGHBORHOOD SERVICES DISTRICT)
AREA OF DEVELOPMENT: 34,122 SQ FT (0.78 AC)
BUILDING COVERAGE: 4420 SQ FT
AREA OF PAVEMENT: 22,406 SQ FT
AREA OF CONCRETE: 3979 SQ FT
AREA OF COOLER: 144 SQ FT
EXISTING AREA OF PAVEMENT: 13,770 SQ FT
EXIST POND AREA: 1160 SQ FT
REMAINING GREEN AREA: 9267 SQ FT (22.40%)

EXISTING PARKING - 26 SPACES (INCL 1 HANDICAP)
PROPOSED PARKING - TOTAL=53 SPACES PROVIDED
(3 HANDICAP & 4 EV CHARGING PARKING INCLUDED IN TOTAL PARKING)
REQUIRED PARKING=1 SPACE FOR 250 SFT
$=\frac{1}{250}$*4420 SFT=17.68≈18 SPACES
PROVIDED PARKING SPACES=53
FOR EXTRA PARKING SPACES OWNER IS REQUESTING VARIANCE FOR PARKING.

NORTH

20 0 10 20
1 inch = 20 ft.
GRAPHIC SCALE
(IN FEET)

LEGEND

- PARCEL BOUNDARY LINE
- SECTION LINE
- EXIST BUILDING
- BUILDING OVERHANG
- CENTERLINE ROAD
- EXIST R/R TRACK
- FENCE (AS NOTED)
- WALL (AS NOTED)
- EXIST OVERHEAD UTILITY LINE
- EXIST GAS LINE
- EXIST. SANITARY LINE
- EXIST STORM LINE
- EXIST WATER LINE
- EDGE OF WATER (AS NOTED)
- EXIST MINOR CONTOUR LINE
- EXIST MAJOR CONTOUR LINE
- EXIST BUILDING AREA
- EXIST. ASPHALT ROAD
- PROP. ASPHALT PARKING
- PROP. CONCRETE WALK
- PROP. STORM SEWER
- PROP. STORM SEWER STRUCTURE
- PROP. PARKING
- PROPOSED HANDICAP PARKING

DATE	ISSUE	BY	DATE	ISSUE	BY
9/15/26	GENOA TOWNSHIP REVISION-1	AG			
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–	–	–			

PROJECT
JONNAS MARKET-BRIGHTON
4986 CHILSON ROAD, HOWELL, MI 48843

FAIRWAY ENGINEERING, LLC.
LAND DEVELOPMENT-STRUCTURAL-GEOTECH-CONSTRUCTION MANAGEMENT-QUALITY CONTROL
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DATE	6-10-26	CKD. BY	DATE
DRAWN	AG		
DESIGN	MM	MM	
SECTION	28 T- 1 -N. R- 5 -E.		

72 HOURS
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

PROPOSED SITE PLAN

JOB No. 26-1013
SHEET C-5
SHEET 5 OF 14



GRADING PLAN
SCALE: 1"=20'

NORTH

20 0 10 20
1 inch = 20 ft.
GRAPHIC SCALE (IN FEET)

LEGEND

- PARCEL BOUNDARY LINE
- SECTION LINE
- EXIST BUILDING
- BUILDING OVERHANG
- CENTERLINE ROAD
- EXIST R/R TRACK
- FENCE (AS NOTED)
- WALL (AS NOTED)
- EXIST OVERHEAD UTILITY LINE
- EXIST GAS LINE
- EXIST. SANITARY LINE
- EXIST STORM LINE
- EXIST WATER LINE
- EDGE OF WATER (AS NOTED)
- EXIST MINOR CONTOUR LINE
- EXIST MAJOR CONTOUR LINE
- EXIST BUILDING AREA
- EXIST. ASPHALT ROAD
- PROP. ASPHALT PARKING
- PROP. CONCRETE WALK
- PROP MINOR CONTOUR
- PROP MAJOR CONTOUR
- PROP. STORM SEWER
- PROP. STORM SEWER STRUCTURE
- PROP. PARKING
- P 660.45 — PROPOSED PAVEMENT ELEVATION
- TC 660.45 — PROPOSED TOP OF CURB ELEVATION
- PROPOSED HANDICAP PARKING
- DIRECTION OF DRAINAGE FLOW

DATE	ISSUE	BY	DATE	ISSUE	BY
9/15/26	GENOA TOWNSHIP REVISION-1	AG			
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PROJECT
JONNAS MARKET-BRIGHTON
4986 CHILSON ROAD, HOWELL, MI 48843

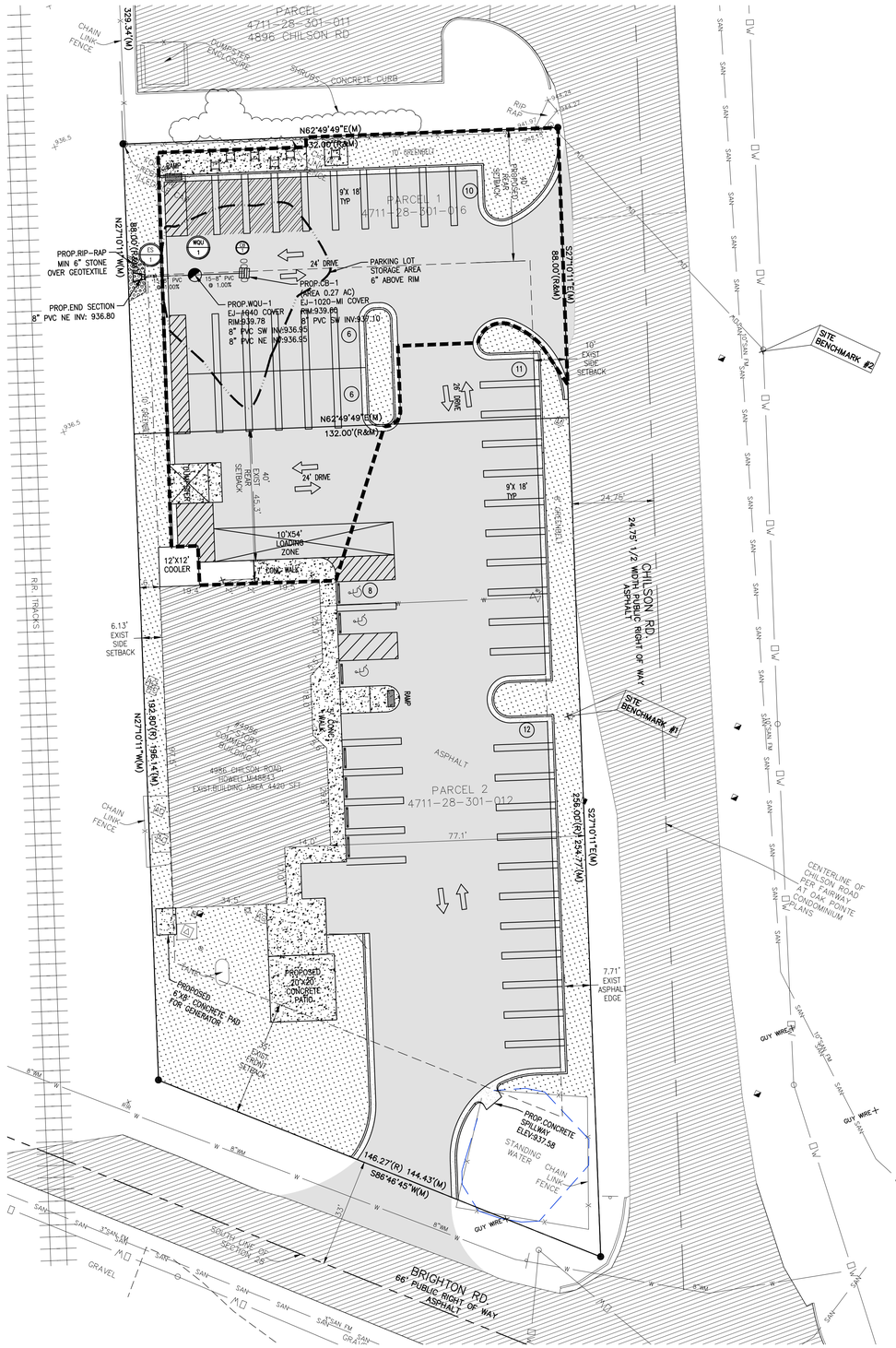
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SECTION	28 T- 1 -N. R- 5 -E.		

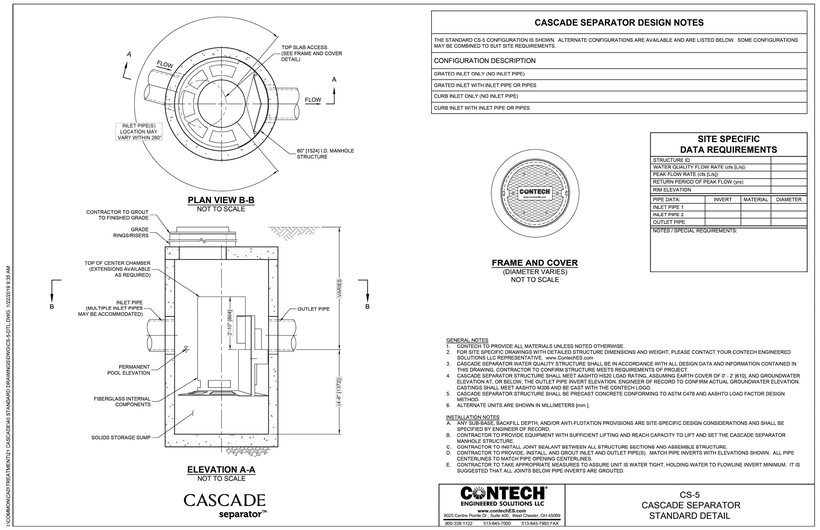
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GRADING PLAN

JOB No. 26-1013
SHEET C-6
SHEET 6 OF 14



STORM SEWER PLAN
SCALE: 1"=20'



CASCADE SEPARATOR DESIGN NOTES
THE STANDARD CS-5 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE or www.ContechES.com.
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THE LATEST VERSION OF THE CASCADE SEPARATOR TECHNICAL AND DESIGN MANUAL.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (610), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm.]

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANUFACTURER'S RECS.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
9025 Centre Pointe Drive, Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-5
CASCADE SEPARATOR
STANDARD DETAIL



LEGEND

- PARCEL BOUNDARY LINE
- SECTION LINE
- EXIST BUILDING
- BUILDING OVERHANG
- CENTERLINE ROAD
- EXIST R/R TRACK
- FENCE (AS NOTED)
- WALL (AS NOTED)
- EXIST OVERHEAD UTILITY LINE
- EXIST GAS LINE
- EXIST. SANITARY LINE
- EXIST STORM LINE
- EXIST WATER LINE
- EDGE OF WATER (AS NOTED)
- EXIST MINOR CONTOUR LINE
- EXIST MAJOR CONTOUR LINE
- EXIST BUILDING AREA
- EXIST. ASPHALT ROAD
- PROP. ASPHALT PARKING
- PROP. CONCRETE WALK
- PROP. STORM SEWER
- PROP. STORM SEWER STRUCTURE
- PROP. PARKING
- PROPOSED HANDICAP PARKING
- PROP. DRAINAGE AREA

DRAINAGE AREA AND C COMPOUND FOR CATCH BASIN CALCULATIONS

JONNAS MARKET
GENOA TOWNSHIP CALCULATIONS
EXISTING COMPOUND C

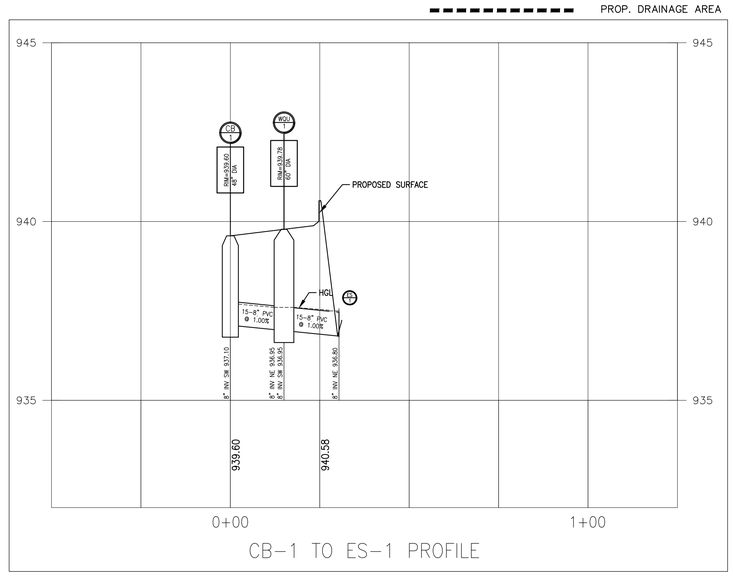
AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPER.	
0.40	0.15	0.06	GREEN BELT AREA
0.13	0.80	0.11	BLDG
0.04	0.90	0.04	EX CONCRETE
0.30	0.90	0.27	EX ASPHALT
0.05	0.60	0.03	GRAVEL PARKING
0.03	1.00	0.03	POND AREA
COMPOUND C:		0.40	
TOTAL DRAINAGE AREA:		0.95	ACRES

PROPOSED COMPOUND C

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPER.	
0.21	0.15	0.03	GREEN BELT AREA
0.10	0.80	0.08	BLDG
0.09	0.90	0.08	PROP CONCRETE
0.51	0.90	0.46	ASPHALT PARKING
0.03	1.00	0.03	POND AREA
COMPOUND C:		0.72	
TOTAL DRAINAGE AREA:		0.95	ACRES

PROPOSED COMPOUND C- CB-1

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPER.	
0.03	0.15	0.00	GREEN BELT AREA
0	0.90	0.00	BLDG
0.03	0.90	0.03	PROP CONCRETE
0.21	0.90	0.19	ASPHALT PARKING
COMPOUND C:		0.82	
TOTAL DRAINAGE AREA:		0.27	ACRES



CB-1 TO ES-1 PROFILE

STORM SEWER PROFILE
SCALE: H:1"=20' V:1"=2'

STORM SEWER PIPE CALCULATIONS

FROM	TO	ACRES A	RUNOFF COEFF C	EQUIV. AREA A * C	ADD'L AREA A * C	SUM OF A * C	INTEN-SITY I	TIME OF CONC. T_C	RUNOFF (CFS) Q	PIPE LENGTH (LF)	PIPE DIA. (IN)	VELOCITY FLOWING FULL (FPS)	HYDRAULIC GRADIENT SLOPE %	ACTUAL SLOPE USED	MANNING FLOW CAPACITY	MANNING'S VELOCITY (FT/SEC)	TIME (MIN)	HG ELEV UPPER END	HG ELEV LOWER END	RIM ELEV UPPER END	INVERT UPPER END	INVERT LOWER END	RIM- INV	RIM- HG >1	PIPE COVER >3.0' UPST	PIPE COVER >3.0' DWST	FLOW THRU COVER	PIPE CON. CLASS OR CMP	PIPE DIA. FT.	STRUCTURE COVER TYPE
CB-1	WQU-1	0.27	0.82	0.22		0.22	4.38	15.00	0.97	15	8	2.79	0.65%	1.00%	1.21	3.47	0.07	937.69	937.60	939.60	937.10	936.95	2.50	1.91	1.58	1.91	0.97	PVC	4	EJ 1040-MI
WQU-1	ES-1	0.00	0.82	0.00		0.22	4.37	15.07	0.97	15	8	2.79	0.64%	1.00%	1.21	3.47	0.07	937.60	937.50	939.78	936.95	936.80	2.83	2.18	1.91	1.00	0.00	PVC	6	EJ 1040
																		937.50												

DATE	ISSUE	BY	DATE	ISSUE	BY
9/15/26	GENOA TOWNSHIP REVISION-1	AG			
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PROJECT
JONNAS MARKET-BRIGHTON
4986 CHILSON ROAD, HOWELL, MI 48843

FAIRWAY ENGINEERING, LLC.
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STORM SEWER PLAN, PROFILE AND CALCULATIONS

JOB No. 26-1013
SHEET C-7
SHEET 7 OF 14



TRUCK ROUTE PLAN

SCALE: 1"=20'

NORTH

20 0 10 20

1 inch = 20 ft.

GRAPHIC SCALE (IN FEET)

LEGEND

- PARCEL BOUNDARY LINE
- SECTION LINE
- EXIST BUILDING
- BUILDING OVERHANG
- CENTERLINE ROAD
- EXIST R/R TRACK
- FENCE (AS NOTED)
- WALL (AS NOTED)
- TREE / BRUSH LINE (AS NOTED)
- EXIST OVERHEAD UTILITY LINE
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- EXIST. SANITARY LINE
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- EXIST. ASPHALT ROAD
- PROP. CONCRETE WALK
- PROP. EV CHARGING PARKING
- PROPOSED HANDICAP PARKING

DATE	ISSUE	BY	DATE	ISSUE	BY
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PROJECT

JONNAS MARKET-BRIGHTON

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DRAWN	AG		
DESIGN	MM	MM	
SECTION	28 T- 1 -N. R- 5 -E.		

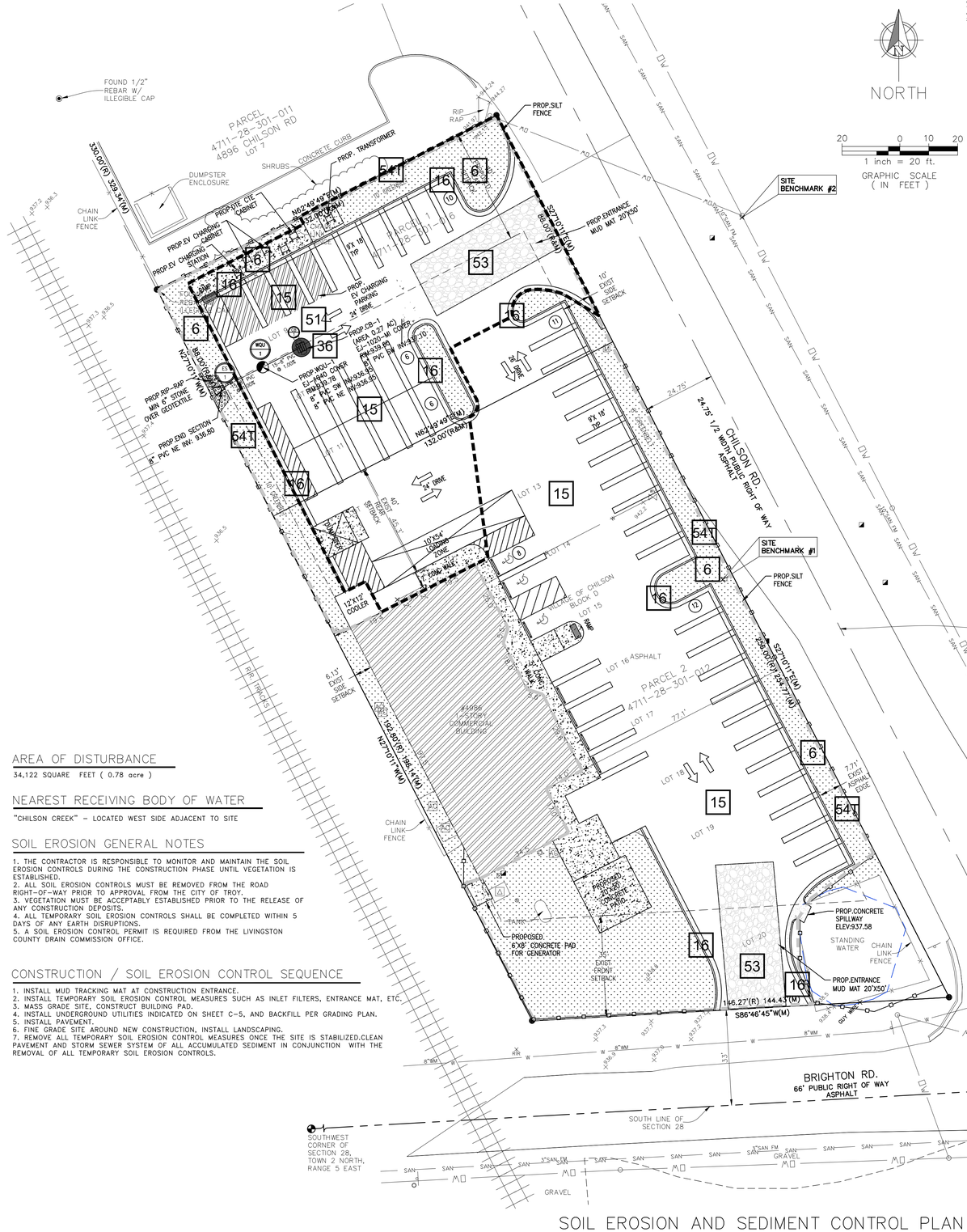
72 HOURS 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

TRUCK ROUTE PLAN

JOB No. 26-1013

SHEET C-8

SHEET 8 OF 14



AREA OF DISTURBANCE

34,122 SQUARE FEET (0.78 acre)

NEAREST RECEIVING BODY OF WATER

"CHILSON CREEK" – LOCATED WEST SIDE ADJACENT TO SITE

SOIL EROSION GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE TO MONITOR AND MAINTAIN THE SOIL EROSION CONTROLS DURING THE CONSTRUCTION PHASE UNTIL VEGETATION IS ESTABLISHED.
2. ALL SOIL EROSION CONTROLS MUST BE REMOVED FROM THE ROAD RIGHT-OF-WAY PRIOR TO APPROVAL FROM THE CITY OF TROY.
3. VEGETATION MUST BE ACCEPTABLY ESTABLISHED PRIOR TO THE RELEASE OF ANY CONSTRUCTION DEPOSITS.
4. ALL TEMPORARY SOIL EROSION CONTROLS SHALL BE COMPLETED WITHIN 5 DAYS OF ANY EARTH DISRUPTIONS.
5. A SOIL EROSION CONTROL PERMIT IS REQUIRED FROM THE LIVINGSTON COUNTY DRAIN COMMISSION OFFICE.

CONSTRUCTION / SOIL EROSION CONTROL SEQUENCE

1. INSTALL MUD TRACKING MAT AT CONSTRUCTION ENTRANCE.
2. INSTALL TEMPORARY SOIL EROSION CONTROL MEASURES SUCH AS INLET FILTERS, ENTRANCE MAT, ETC.
3. MASS GRADE SITE, CONSTRUCT BUILDING PAD.
4. INSTALL UNDERGROUND UTILITIES INDICATED ON SHEET C-5, AND BACKFILL PER GRADING PLAN.
5. INSTALL PAVEMENT.
6. FINE GRADE SITE AROUND NEW CONSTRUCTION, INSTALL LANDSCAPING.
7. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES ONCE THE SITE IS STABILIZED.CLEAN PAVEMENT AND STORM SEWER SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SOIL EROSION CONTROLS.

SOIL EROSION, SEDIMENT CONTROL SCHEDULE AND MAINTENANCE NOTES

TOTAL SITE AREA = 0.98 ACRES
TOTAL DISTURBED AREA – 0.78 AC APPROXIMATE
STARTING DATE – 08-01-2026 APPROXIMATE
COMPLETION DATE – 09-31-2026

THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE OF LIVINGSTON COUNTY

ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE COUNTY

EROSION AND ANY SEDIMENTATION FROM WORK ON THE 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.

STAGING OF THE WORK WILL BE DONE BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE AS DIRECTED BY THESE PLANS, AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTRIBUED EARTH CHANGE.

THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF SOIL EROSION AND SEDIMENTATION CONTROL DEVICES.

THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE SHALL IMPLEMENT AND MAINTAIN THE SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE, AND AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO SOIL EROSION CONTROL MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY LIVINGSTON COUNTY

IF ANY OF THE SESC MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE, LIVINGSTON COUNTY HAS THE RIGHT TO REQUIRE ADDITIONAL SESC MEASURES AT THE EXPENSE OF THE LANDOWNER.

INSTALL A CRUSHED CONCRETE ACCESS DRIVE PLACE ON GEOTEXTILE FABRIC AS INDICATED ON THE PLAN.
INSTALL SILT FENCE AS INDICATED ON THE PLAN AND AT ADDITIONAL AREAS AS NECESSARY. A) SILT FENCE SHALL BE INSTALLED PER DETAIL B) BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1-1/3 TO 1-1/2 OF THE HEIGHT OF THE SILT FENCE. C) IF SILT FENCE FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF ITS EXPECTED USABLE LIFE AND THE BARRIERE IS STILL REQUIRED, THE SILT FENCE SHALL BE REPLACED PROMPTLY. D) SILT FENCE SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT. REQUIRED MAINTENANCE SHALL BE PROVIDED PROMPTLY.

INSTALL INLET FILTERS ON ALL PAVEMENT CATCH BASINS PER DETAIL.
A) INLET FILTERS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT.
B) BUILD UP OF SEDIMENT SHALL BE REMOVED PROMPTLY. C) IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF ITS EXPECTED USABLE LIFE AND THE BARRIERE IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY.
C) IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF ITS EXPECTED USABLE LIFE AND THE BARRIERE IS STILL REQUIRED,THE FABRIC SHALL BE REPLACED PROMPTLY.

ALL STOCKPILED SOILS SHALL BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM LEAVING THE SITE. IF THE STOCKPILE WILL BE ON SITE FOR MORE THAN 30 DAYS, THEN THE STOCKPILE MUST BE SEEDED. SILT FENCE MUST BE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE. NO SOIL STOCKPILE ARE ANTICIPATED.

IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNWEATHERED SMALL GRAIN STRAW, SPREAD UNIFORLY AT THE RATE OF 1 TO 2 TONS PER AREA OR 100 POUNDS (2-3 BALES) PER 1000 S.F. THIS MULCH SHOULD BE ANCHORED WITH DSC TYPE MULCH ANCHORING TOOL OR OTHER MEANS AS

IF ANY DEWATERING IS NEEDED, IT SHALL BE DISCHARGED THROUGH A FILTER BAG OVER A WELL-VEGETATED AREA. THE PUMP MUST DISCHARGE AT A NON-ERODIE VELOCITY, IF NECESSARY, AN APPROVED ENERGY DISPATOR MAY BE USED. NO DEWATERING ON THIS SITE IS ANTICIPATED.

ALL DIRT TRACKED ONTO ANY ROADWAY SHALL BE REMOVED IMEADIATELY. STREETS AND/OR PARKING AREAS WILL BE SCRAPEED ON A DAILY BASIS AND SWEPT AT A MINIMUM OF ONCE PER WEEK BY THE LANDOWNERS OR LANDOWNERS REPRESENTATIVE. DURING DRY PERIODS, ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL.
PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAY AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABALIZE A DISTRUBED AREA AFTER EARTH CHANGE ACIVITY CEASES, TEMPORARY SOILL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MANTAINED UNTIL PERMANENT SOIL EROIN CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
FINAL GRADE, ESTABLISH VEGETATION AND/OR LANDSCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON.

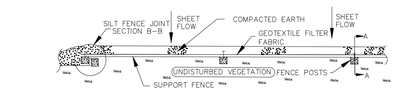
REMOVED ALL TEMPORARY SOIL EROSION DEVICES AFTER PERMANENT STABILIZATION IS ESTABLISHED.

SOIL EROSION CONTROL MEASURES

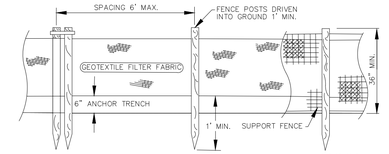
1	Stripping & Stockpiling Topsoil	TOPSOIL MAY BE STOCKPILED ABOVE BORROW AREAS TO ACT AS A DIVERSION STOCKPILE SHOULD BE TEMPORARILY SEEDED
6	Seeding with Mulch and/or Matting	FACILITATES ESTABLISHMENT OF VEGETATIVE COVER EFFECTIVE FOR DRAINAGE WAYS WITH LOW VELOCITY EASILY PLACED IN SMALL QUANTITIES BY INDEPERENCED PERSONNEL SHOULD INCLUDE PREPARED TOPSOIL BED
15	Paving	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VOLUME AND VELOCITY IRREGULAR SURFACE WILL HELP SLOW VELOCITY
16	Curb and Gutter	KEEPS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING PAVED SURFACE COLLECTS AND CONDUCTS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINAGEWAY
36	Catch Basin, Drain Inlet	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF MAY USE FILTER CLOTH OVER INLET
51	GRAVEL BAG SEDIMENT TRAP	USE ON ALL CATCH BASINS / INLETS
54T	Geotextile Silt Fence	USE GEOTEXTILE AND POSTS OR POLES MAY BE CONSTRUCTED OR PREPACKAGED EASY TO CONSTRUCT AND LOCATE AS NECESSARY

IMPLEMENTATION SCHEDULE

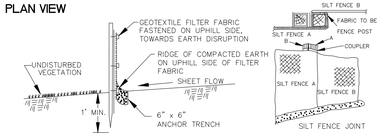
DESCRIPTION	JULY	AUG	SEP	OCT	NOV	DEC
CLEAR / GRUB EROSION CONTROL INSTALL						
MASS GRADING						
RIP RAP INSTALLATION						
UNDERGROUND UTILITY INSTALLATION						
PRIVATE UTILITY INSTALLATION						
ABC/CURB INSTALLATION						
ASPHALT PAVING						
SEEDING						
INSTALL LANDSCAPING						
REMOVE TEMPORARY EROSION CONTROL						



PLAN VIEW

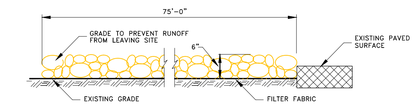


PLAN VIEW

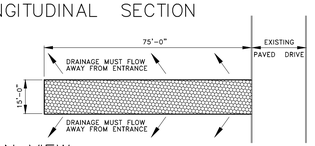


SECTION A-A SECTION B-B

54T	Geotextile Silt Fence	USE GEOTEXTILE AND POSTS OR POLES MAY BE CONSTRUCTED OR PREPACKAGED EASY TO CONSTRUCT AND LOCATE AS SHOWN



LONGITUDINAL SECTION



PLAN VIEW

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED, WASHED ROCK.
2. LENGTH SHALL BE 75'-0".
3. THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH SHALL BE 15'-0".
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

53	STABILIZED CONSTRUCTION ENTRANCE	USED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE

LEGEND

- PARCEL BOUNDARY LINE
- SECTION LINE
- EXIST BUILDING
- BUILDING OVERHANG
- CENTERLINE ROAD
- EXIST R/R TRACK
- FENCE (AS NOTED)
- WALL (AS NOTED)
- EXIST OVERHEAD UTILITY LINE
- EXIST GAS LINE
- EXIST. SANITARY LINE
- EXIST STORM LINE
- EXIST WATER LINE
- EDGE OF WATER (AS NOTED)
- EXIST MINOR CONTOUR LINE
- EXIST MAJOR CONTOUR LINE
- EXIST BUILDING AREA
- EXIST. ASPHALT ROAD
- PROP. ASPHALT PARKING
- PROP. CONCRETE WALK
- PROP. STORM SEWER
- PROP. STORM SEWER STRUCTURE
- PROP. PARKING
- PROPOSED HANDICAP PARKING
- PROP. DRAINAGE AREA
- PROP. INLET FILTER
- PROP. SILT FENCE
- PROP. MUD MAT

SOIL EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'

DATE	ISSUE	BY	DATE	ISSUE	BY
9/15/26	GENOA TOWNSHIP REVISION-1	AG			
–	–	–			
–	–	–			

PROJECT
JONNAS MARKET–BRIGHTON
4986 CHILSON ROAD, HOWELL, MI 48843

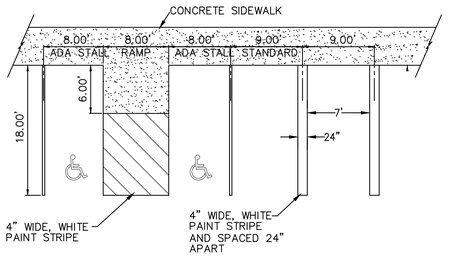
FAIRWAY ENGINEERING, LLC.
LAND DEVELOPMENT–STRUCTURAL–GEOTECH–CONSTRUCTION MANAGEMENT–QUALITY CONTROL
28525 BECK ROAD, SUITE 114 WIXOM, MI 48393–4743 O:(248) 938–4902

DATE	6–10–26	CKD. BY	DATE
DRAWN	AG		
DESIGN	MM	MM	
SECTION	28 T– 1 –N. R– 5 –E.		

72 HOURS 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 800–482–7171 (TOLL FREE)

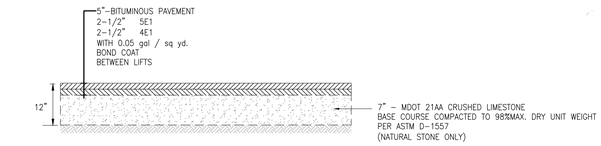
SOIL EROSION AND SEDIMENT CONTROL PLAN

JOB No. 26–1013
SHEET C–9
SHEET 9 OF 14



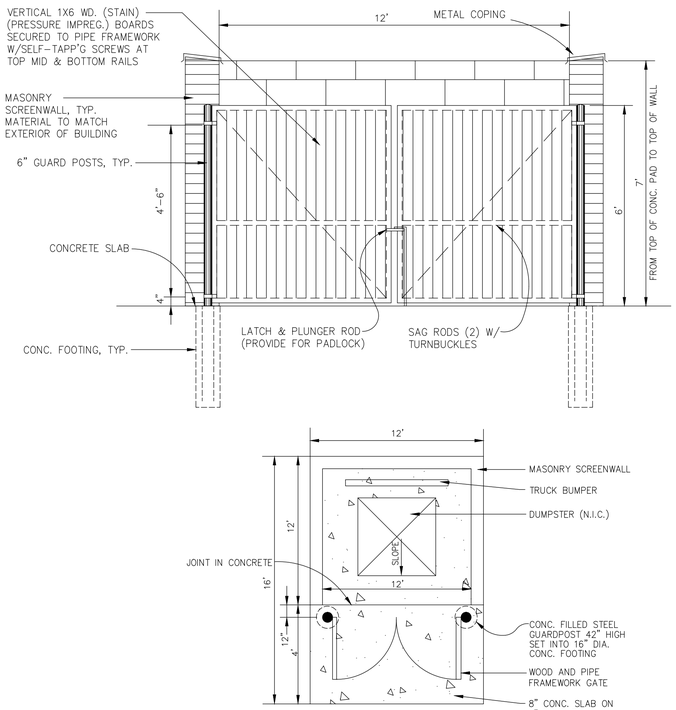
TYPICAL PARKING STALL DIMENSIONS

NTS



PROPOSED ASPHALT PAVEMENT SECTION-ROW

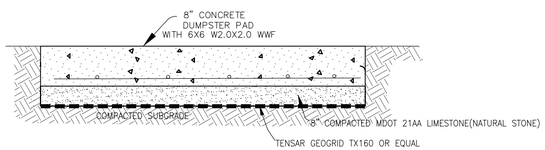
NOT TO SCALE



TRASH ENCLOSURE DETAIL
(SINGLE UNIT)

DUMPSTER DETAIL

NOT TO SCALE

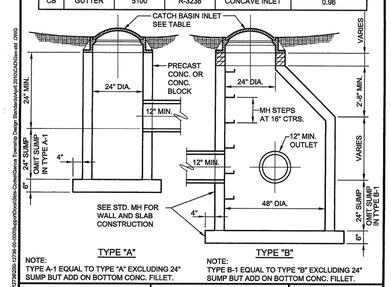


8" THICK CONCRETE DUMPSTER PAD DETAIL

NOT TO SCALE

MANHOLE FRAME & COVER & CATCH BASIN INLETS

TYPE	LOCATION	MANUFACTURER OR EQUAL EAST JORDAN	MANUFACTURER OR EQUAL NEENAH	TYPE OF COVER OR INLET	MAXIMUM DRAINAGE AREA (ACRES)
MH	ALL	1040	R-1916 F1	SANITARY-SOLID SELF-SEALING STORM-VENTED	N/A
CB	TYPE A CURB INLET	7000-T1-M1	R-3070	FLAT GRATE WITH VERT. OPEN BACK	0.71
CB	TYPE B CURB INLET	7065-T1-M1	R-3034-B	FLAT GRATE WITH VERT. OPEN BACK	0.87
CB	PAVEMENT/ SHOULDER	1020-M1	R-2060-D	FLAT GRATE	0.66
CB	OPEN AREA	1040-D1	R-2556-D	SEE MFR. GRATE 4" HIGH	0.83
CB	GUTTER	5100	R-3238	CONCAVE INLET	0.98

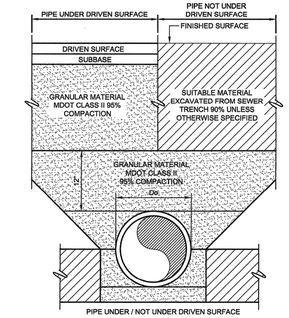


Genoa Charter Township | CATCH BASIN | Date: APRIL 2010 | R-1

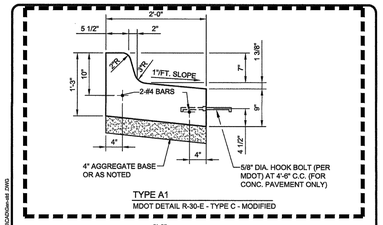
NOTES:
1. COMPACTION PRESENTED AS STANDARD PROCTOR VALUES.
2. SOIL TYPES

	ASTHO DESIG.
GRAVEL, SANDY (SW)	A1, A3
SANDY SILTY (ML)	A2, A4
SILTY CLAY (CL)	A5, A6, A7

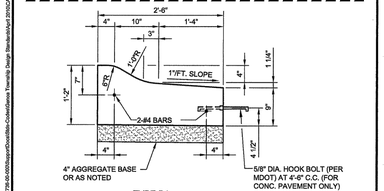
3. SOIL IN HAUNCH AND LOWER SIDE ZONES OUTSIDE OF Do/6 FROM SPRING LINE SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS THE SOIL IN THE OVERFILL ZONE.



Genoa Charter Township | TRENCH EXCAVATION & BACKFILL | Date: APRIL 2010 | R-3

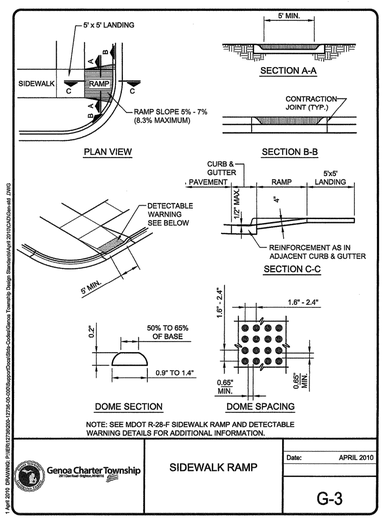


TYPE A1
MDOT DETAIL R-30-E - TYPE C - MODIFIED

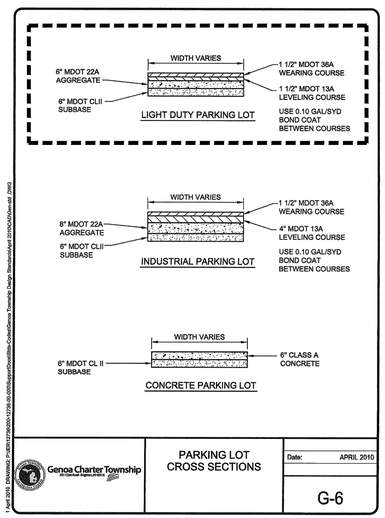


TYPE B1
MDOT DETAIL R-30-E - TYPE D - MODIFIED

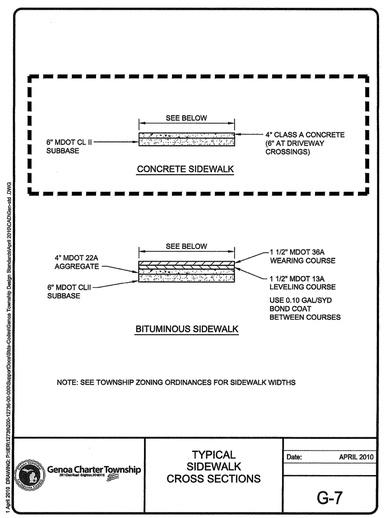
Genoa Charter Township | CONCRETE CURB SPILLOUT | Date: APRIL 2010 | G-2



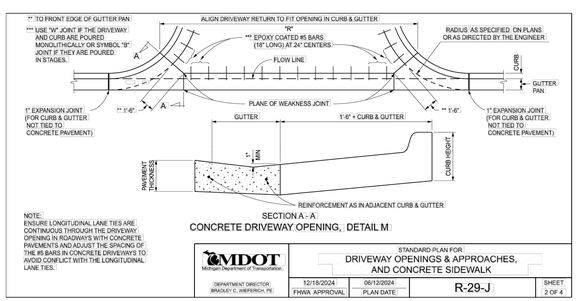
Genoa Charter Township | SIDEWALK RAMP | Date: APRIL 2010 | G-3



Genoa Charter Township | PARKING LOT CROSS SECTIONS | Date: APRIL 2010 | G-6



Genoa Charter Township | TYPICAL SIDEWALK CROSS SECTIONS | Date: APRIL 2010 | G-7



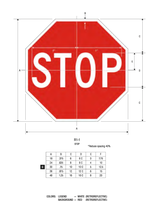
CONCRETE DRIVEWAY OPENING, DETAIL M

MDOT Michigan Department of Transportation | DEPARTMENT DIRECTOR: BRADLEY C. WIEFERICH, P.E.

STANDARD PLAN FOR: DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK

12/18/2024	06/12/2024	R-29-J	SHEET 2 OF 4
FHWA APPROVAL	PLAN DATE		







DATE	ISSUE	BY	DATE	ISSUE	BY
9/15/26	GENOA TOWNSHIP REVISION-1	AG			
–	–	–			
–	–	–			

PROJECT
JONNAS MARKET-BRIGHTON
4986 CHILSON ROAD, HOWELL, MI 48843

FAIRWAY ENGINEERING, LLC.
LAND DEVELOPMENT-STRUCTURAL-GEOTECH-CONSTRUCTION MANAGEMENT-QUALITY CONTROL
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DATE	6-10-26	CKD. BY	DATE
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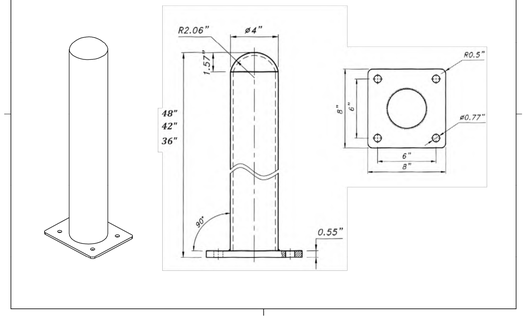
72 HOURS 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

DETAILS SHEET

JOB No. 26-1013
SHEET C-10
SHEET 10 OF 14

Encore Commercial Products, Inc.
37525 Interchange Dr., Farmington Hills, MI 48335
Toll Free 1: 866-737-8900 Fax 248-354-4095
www.postguard.com

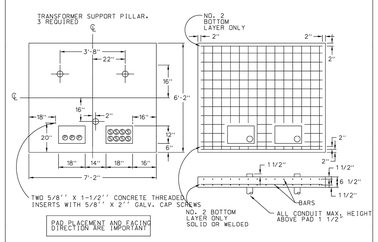
Title: 4" Bolt Down Bollard		Drawing Number: 4BDB
Recommended Use: Concrete	**Specifications:** 4" OD Schedule 40 steel Powder Coated Yellow With cap and 8"x8" base plate with 4-¾" corner holes	Date: 11-7-13
		Size: 4" Diameter
		Page: 1 of 1



FEB 16	UNDERGROUND SERVICE	3-6-4

CONCRETE TRANSFORMER PAD
(SECONDARY METERED)

1-56-102B



NOTES :
1. SEE SIM-ESIG PAGES 3-6-9 & 3-6-10 FOR PAD AND GROUND ROD INSTALLATION DETAILS AND 3-7-11 FOR MINIMUM CLEARANCES TO OBSTRUCTIONS.
2. PRIMARY CONDUIT MUST BE POSITIONED AT THE FRONT OF THE PRIMARY WINDOW AS SHOWN.
3. NUMBER OF CONDUITS IS TO BE APPROVED BY DTE ELECTRIC PLANNER.
4. IF CONDUCTORS ARE NOT PULLED IN ALL SECONDARY SERVICE CONDUITS, THE UNUSED CONDUIT SHOULD BE AT THE FRONT POSITION.
5. SWEEPS MUST BE 4'' WITH MINIMUM 36'' RADIUS BENDS.
6. CONCRETE MIX 6 BAGS PER YARD.
7. MAINTAIN CONCRETE COVER CLEARANCES BETWEEN REINFORCEMENT RODS AND SURFACES AS SHOWN.
8. TRANSFORMER AND PAD SELECTION ON SECONDARY METERED INSTALLATIONS ARE DETERMINED BY DTE ELECTRIC PLANNER.
9. MINIMUM COMPRESSIVE STRENGTH 3500 PSI AT 28 DAYS

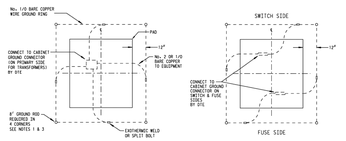
DTE ELECTRIC COMPANY ASSUMES NO RESPONSIBILITY FOR INJURY OR DAMAGE ARISING FROM THE USE OF THIS SPECIFICATION DIAGRAM.

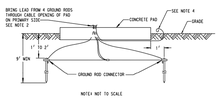
DESIGN PRACTICES	SIM-ESIG	DTE ELECTRIC COMPANY

MAR 24	UNDERGROUND SERVICE	3-6-9

GROUNDING FOR CUSTOMER INSTALLED PAD

1-15-202

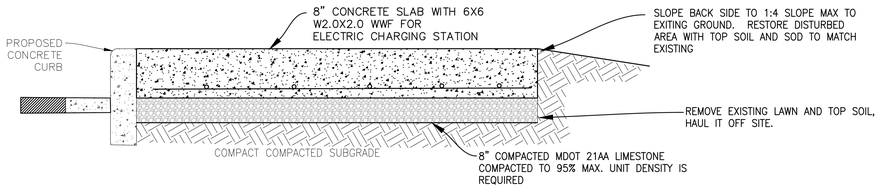




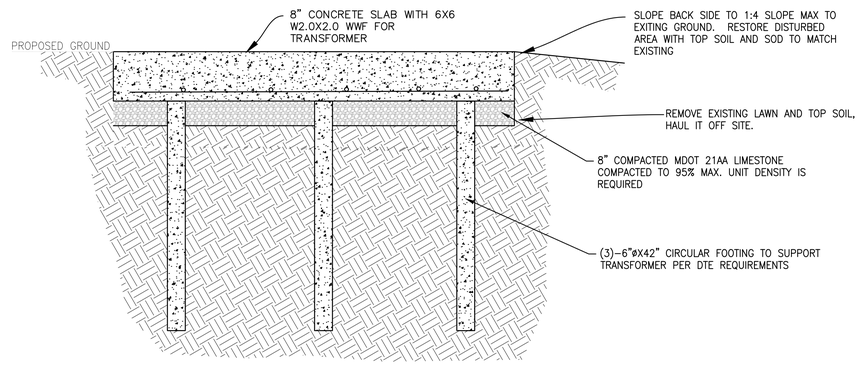
NOTES:
1. MAY BE ACCOMPLISHED USING (1) 8' GROUND ROD OR (2) 4' GROUND RODS WITH COUPLER.
2. 7' OF GROUND WIRE SHALL BE EXTENDED ABOVE SURFACE OF PAD TO CONNECT TO EQUIPMENT.
3. GROUNDS SHALL BE RESISTANCE TESTED TO BE 15 OHMS OR LESS. IF TESTED ABOVE 15 OHMS, RODS(S) SHALL BE DRIVEN DEEPER AND ADDITIONAL EXTENSION ROD(S) SHALL BE COUPLED ON TOP UNTIL PROPER RESISTANCE IS MEASURED.
4. DTE TO PUNCH AND LEAVE 20' BARE NO. 6 GROUND WIRE FOR THE TELEPHONE UTILITY TO BOND THEIR NON-JOINT PEDESTALS THAT ARE WITHIN 20' OF A PAD. THEY MUST PIGGYBACK THE GROUND WIRE AT THE ENGINEERING MEETING FOR REAR LOT CONSTRUCTION. FOR FRONT LOT CONSTRUCTION, 2T ZS TO BE INSTALLED AT ALL TRANSFORMERS.

DTE ELECTRIC COMPANY ASSUMES NO RESPONSIBILITY FOR INJURY OR DAMAGE ARISING FROM THE USE OF THIS SPECIFICATION DIAGRAM.

DESIGN PRACTICES	SIM-ESIG	DTE ELECTRIC



CONCRETE SLAB DETAILS FOR EV CHARGING STATION
NOT TO SCALE



CONCRETE SLAB AND FOOTING DETAILS FOR DTE TRANSFORMER
NOT TO SCALE

DATE	ISSUE	BY	DATE	ISSUE	BY
9/15/26	GENOA TOWNSHIP REVISION-1	AG			
–	–	–			
–	–	–			

PROJECT
JONNAS MARKET-BRIGHTON
4986 CHILSON ROAD, HOWELL, MI 48843

FAIRWAY ENGINEERING, LLC.
LAND DEVELOPMENT-STRUCTURAL-GEOTECH-CONSTRUCTION MANAGEMENT-QUALITY CONTROL
28525 BECK ROAD, SUITE 114 WIXOM, MI 48393-4743 O:(248) 938-4902

DATE	6-10-26	CKD. BY	DATE
DRAWN	AG		
DESIGN	MM	MM	
SECTION	28 T- 1 -N. R- 5 -E.		

72 HOURS
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

DETAILS SHEET

JOB No. 26-1013
SHEET C-11
SHEET 11 OF 14

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	P1	1	Lithonia Lighting	[...]	[...]	[. . .]	0.9	135.42
			Lithonia Lighting	DSX0 LED P2 30K 80CRI TFTM EGS	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Forward Throw External Glare Shield	4853	0.9	45.14
			Lithonia Lighting	DSX0 LED P2 30K 80CRI T4M EGS	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 4 Medium External Glare Shield	4518	0.9	45.14
			Lithonia Lighting	DSX0 LED P2 30K 80CRI TFTM EGS	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Forward Throw External Glare Shield	4853	0.9	45.14
	P2	2	Lithonia Lighting	DSX0 LED P3 30K 80CRI BLC3 EGS	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 3 Extreme Backlight Control External Glare Shield	5164	0.9	68.95
	P3	1	Lithonia Lighting	DSX0 LED P1 30K 80CRI LCCO EGS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control External Glare Shield	3037	0.9	33.21
	P4	1	Lithonia Lighting	DSX0 LED P1 30K 80CRI RCCO EGS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control External Glare Shield	3037	0.9	33.21
	P5	1	Lithonia Lighting	DSX0 LED P2 30K 80CRI TFTM EGS	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Forward Throw External Glare Shield	4853	0.9	45.14
	W1	6	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1161	0.9	10.0002

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.4 fc	4.5 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	✳	1.2 fc	3.5 fc	0.4 fc	8.8:1	3.0:1
Property Line	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE & 5'-0" ABOVE GRADE AT PROPERTY LINE

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.

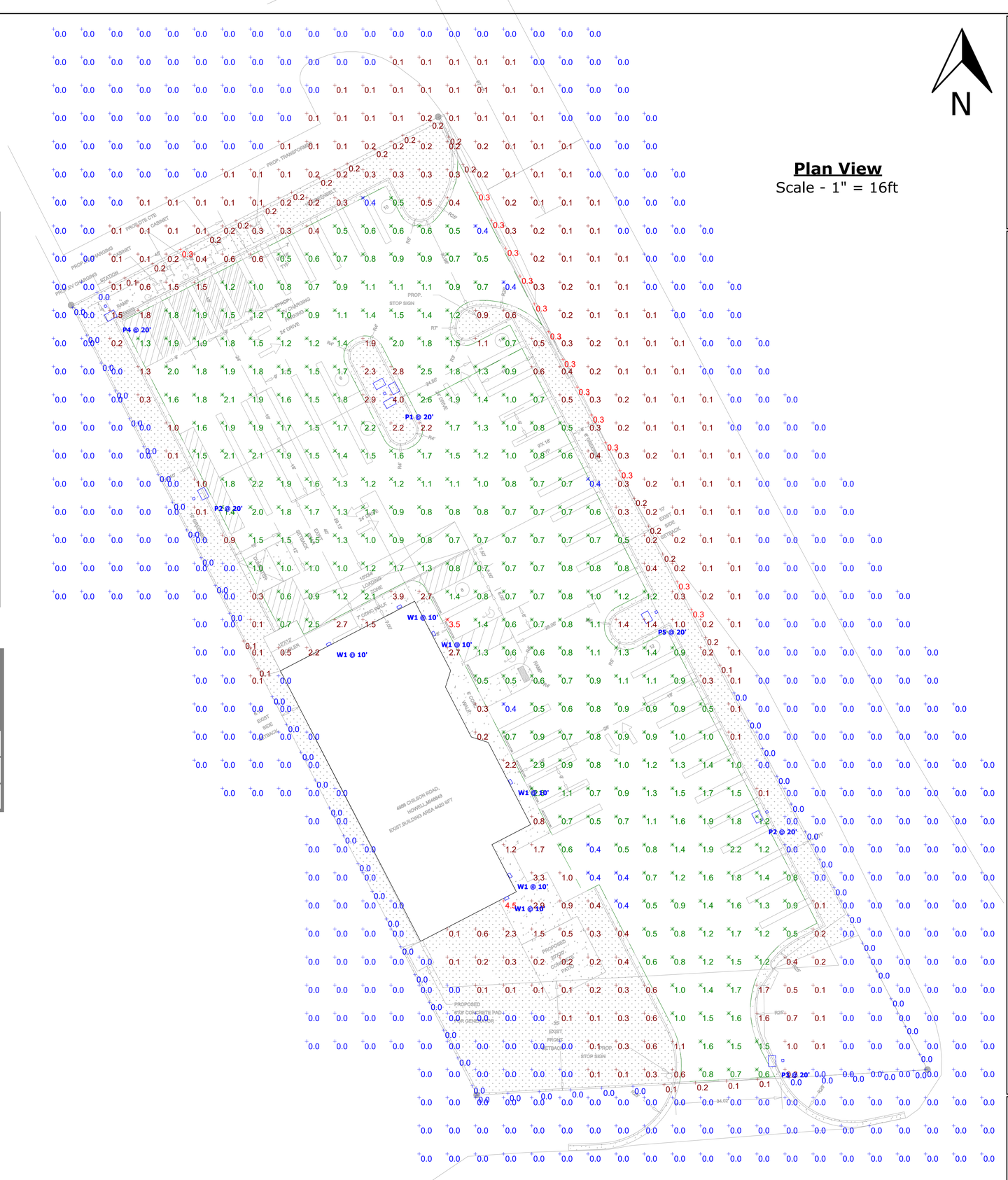
UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

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.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

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.



Plan View
Scale - 1" = 16ft

JONNA'S MARKET - GENOA TOWNSHIP
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
06/29/2026
Scale
Not to Scale
Drawing No.
#26-60340



D-Series Size 0
LED Area Luminaire

Catalog Number

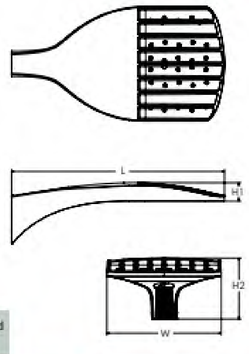
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

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: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series

DSX0 LED

LEDs

Forward optics
P1 P5
P2 P6
P3 P7
P4

Rotated optics
P10[1] P12[1]
P11[1] P13[1]

Color temperature[2] (this section 70CRI only)
30K 3000K
40K 4000K
50K 5000K
27K 2700K
30K 3000K
35K 3500K
40K 4000K
50K 5000K

Color Rendering Index[2]
70CRI
70CRI
70CRI
80CRI
80CRI
80CRI
80CRI
80CRI

Distribution
AFR Automotive front row
T1S Type I short
T2M Type II medium
T3M Type III medium
T3LG Type III low glare[2]
T4M Type IV medium
T4LG Type IV low glare[2]
TFTM Forward throw medium
T5M Type V medium
T5LG Type V low glare
T5W Type V wide
BLC3 Type III backlight control[3]
BLC4 Type IV backlight control[3]
LCCO Left corner cutoff[3]
RCCO Right corner cutoff[3]

Voltage
MVOLT (120V-277V)[4]
HVOLT (347V-480V)[3,5]
XVOLT (277V-480V)[7,8]
120[16,24]
208[16,24]
240[16,24]
277[16,24]
347[16,24]
480[16,24]

Mounting

Shipped included
SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole)
RPA Round pole mounting (#8 drilling, 3" min. RND pole)
SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole)[9]
RPA5 Round pole mounting (#5 drilling, 3" min. RND pole)[9]
SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
WBA Wall bracket[10]
MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[11,12,18,19]
PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[11,18,19]
PER NEMA twist-lock receptacle only (controls ordered separate)[14]
PER5 Five-pin receptacle only (controls ordered separate)[14,19]
PER7 Seven-pin receptacle only (controls ordered separate)[14,19]
FAO Field adjustable output[15,19]
BL30 Bi-level switched dimming, 30%[16,19]
BL50 Bi-level switched dimming, 50%[16,19]
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]

Other options

Shipped installed
HS Houseside shield (black finish standard)[20]
L90 Left rotated optics[1]
R90 Right rotated optics[1]
CCE Coastal Construction[21]
HA 50°C ambient operation[22]
BAA Buy America(n) Act and/or Build America Buy America Qualified
SF Single fuse (120, 277, 347V)[24]
DF Double fuse (208, 240, 480V)[24]

Shipped separately
EGSR External Glare Shield (reversible, field install required, matches housing finish)
BSDB Bird Spikes (field install required)

Finish *(required)*
DDBXD Dark Bronze
DBLXD Black
DNAXD Natural Aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

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WDGE1 LED
Architectural Wall Sconce

Catalog Number

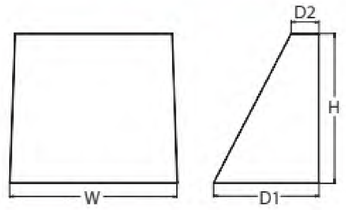
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select

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

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series

WDGE1 LED

Package
P0
P1
P2

Color Temperature
27K 2700K
30K 3000K
35K 3500K
40K 4000K
50K[1] 5000K

CRI
80CRI
90CRI

Distribution
VF Visual comfort forward throw
VW Visual comfort wide

Voltage
MVOLT
347[2]

Mounting

Shipped included
SRM Surface mounting bracket
ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3]

Shipped separately
AWS 3/8inch Architectural wall spacer[4]
PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE Photocell, Button Type[6]
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE Dual Switching (1 Driver, 2 Light Engines)
CCE Coastal Construction[8]

Finish
DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DSSXD Sandstone
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white
DSSTXD Textured sandstone

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GBA

JONNA'S MARKET - GENOA TOWNSHIP
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
06/29/2026
Scale
Not to Scale
Drawing No.
#26-60340

LANDSCAPE DEVELOPMENT NOTES:

PLANTING

1. Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by Genoa Township, Michigan.
2. The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock.*
3. The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
4. Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
5. Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
6. The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
7. When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
8. Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4') deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of four inches (4"). Only natural color shredded hardwood bark mulch will be accepted.
9. Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems.
10. All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Do not apply tree paint to freshly cut wounds. Shrubs between the retaining walls shall be allowed to grow together in a natural form.
11. Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
12. All lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil.
13. All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
14. Plant trees and shrubs no closer than the following minimum distances from sidewalks, curbs, and parking stalls:
    a. Shade/Canopy Trees — Three feet (3')
    b. Ornamental/Flowering Trees — Five feet (5')
    c. Evergreen Trees — Five feet (5')
    d. Evergreen/Flowering Shrubs — Four feet (4').
15. Backfill directly behind all curbs and along sidewalks and compact to the to of curbs or walk to support vehicle and pedestrian weight without settling.
16. All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay loam). Add four inches to six inches (4"-6") of topsoil over the fill material and crown a minimum of six inches (6") above the top of curbs and/or walks after earth settling unless otherwise noted on the landscape plan.
17. Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner: a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site; b. Call the Township for an inspection prior to backfilling; c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay loam) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan.
    If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay loam) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.
18. Edging shall consist of metal aluminum edging, spaded edge, or approved equivalent.

MATERIAL

1. Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be: a. Nursery grown; b. State Department of Agriculture inspected; c. No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d. Staked, wrapped, watered, and mulched according to the details provided; and e. Guaranteed for one (1) year.
2. Topsoil shall be friable, fertile soil of clayloam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
3. The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Victa/Merit/Gnome" @ fifty percent (50%), Chewing Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ fifteen percent (15%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
4. Sod shall be two (2) year old "Baron/Victa/Merit/Gnome" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
5. Cobblestone mulch shall consist of cobbles between two inches to four inches (2"-4") in diameter six inches (6") deep with geotextile fabric beneath.
6. Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

GENERAL

1. Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
2. The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
3. The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
4. All landscape areas including landscape berms, boulevard medians, and cul-de-sac islands shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering. Provide a battery timer for irrigation systems in cul-de-sac islands.
5. All written dimensions override scale dimensions on the plans.
6. Report all changes, substitutions, or deletions to the Owner's representative.
7. All bidders must inspect the site and report any discrepancies to the Owner's representative.
8. All specifications are subject to change due to existing conditions.
9. The Owner's representative reserves the right to approve all plant material.
10. All ground mounted mechanical units shall be screened on three (3) sides with living plant material.

MAINTENANCE OF GENERAL LANDSCAPE AREAS

1. The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
2. The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
3. The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
4. All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
5. Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
6. All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
7. Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
GREENBELT LANDSCAPING ALONG STREET FRONTAGE (Chilson Road)				
AMI	32	*Aronia melanocarpa* 'Iroquois Beauty'	Iroquois Beauty Black Chokeberry	24" ht., 3 gal. pot
COP	4	*Celtis occidentalis* 'Prairie Sentinel'	Prairie Sentinel Hackberry	2-1/2" cal. B&B
LSS	4	*Liquidambar styraciflua* 'Slender Silhouette'	Slender Silhouette American Sweetgum	2-1/2" cal. B&B
RAG	8	*Rhus aromatica* 'Gro Low'	Gro Low Fragrant Sumac	30" ht., 5 gal. pot
GREENBELT LANDSCAPING ALONG STREET FRONTAGE (Brighton Road)				
ARA	4	*Acer rubrum* 'Armstrong'	Armstrong Red Maple	2-1/2" cal. B&B
BUFFER ZONE LANDSCAPING (North Property Line)				
AML	24	*Aronia melanocarpa* 'Low Scape Hedger'	Low Scape Hedger Black Chokeberry	24" ht., 3 gal. pot
AAG	3	*Acer rubrum* 'Armstrong Gold'	Armstrong Gold Red Maple	2-1/2" cal. B&B
POA	5	*Physocarpus opulifolius* 'Amber Jubilee'	Amber Jubilee Eastern Ninebark	30" ht., 5 gal. pot
QMU	1	*Quercus macrocarpa* 'Urban Pinnacle'	Urban Pinnacle Bur Oak	2-1/2" cal. B&B
BUFFER ZONE LANDSCAPING (West Property Line)				
JVT	14	*Juniperus virginiana* 'Taylor'	Taylor Upright Juniper	5' ht. B&B
PAC	3	*Picea abies* 'Cupressina'	Cupressina Norway Spruce	6' ht. B&B
TOE	10	*Thuja occidentalis* 'Emerald Green'	Emerald Green Arborvitae	5' ht. B&B
PARKING LOT LANDSCAPING				
ALC	3	*Amelanchier laevis* 'Cumulus'	Cumulus Serviceberry	2" cal. B&B
LTA	3	*Liriodendron tulipifera* 'Arnold'	Arnold Tuliptree	2-1/2" cal. B&B
QBB	2	*Quercus bicolor* 'Beacon'	Beacon Swamp White Oak	2-1/2" cal. B&B
RAG	4	*Rhus aromatica* 'Gro Low'	Gro Low Fragrant Sumac	30" ht., 5 gal. pot
CVM	62	*Coreopsis verticillara* 'Moonbeam'	Moonbeam Coreopsis	1 gal. pot, 24" o.c.
HPM	69	*Hemerocallis sp.* 'Pardon Me'	Pardon Me Daylily	1 gal. pot, 30" o.c.
PAG	50	*Pennisetum alopecuroides* 'Ginger Love'	Ginger Love Fountain Grass	1 gal. pot, 36" o.c.

LANDSCAPE CALCULATIONS:

GREENBELT LANDSCAPING ALONG STREET FRONTAGE

Chilson Road (316 ln. ft.)

* One (1) deciduous shade or evergreen tree / 40 l.f. = 7.9 trees = 8 trees

Brighton Road (144 ln. ft.)

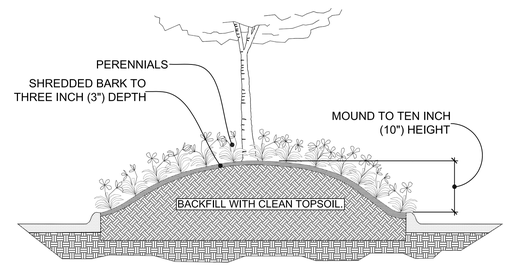
* One (1) deciduous shade or evergreen tree / 40 l.f. = 3.6 trees = 4 trees

BUFFER ZONE LANDSCAPING (132 ln. ft.)

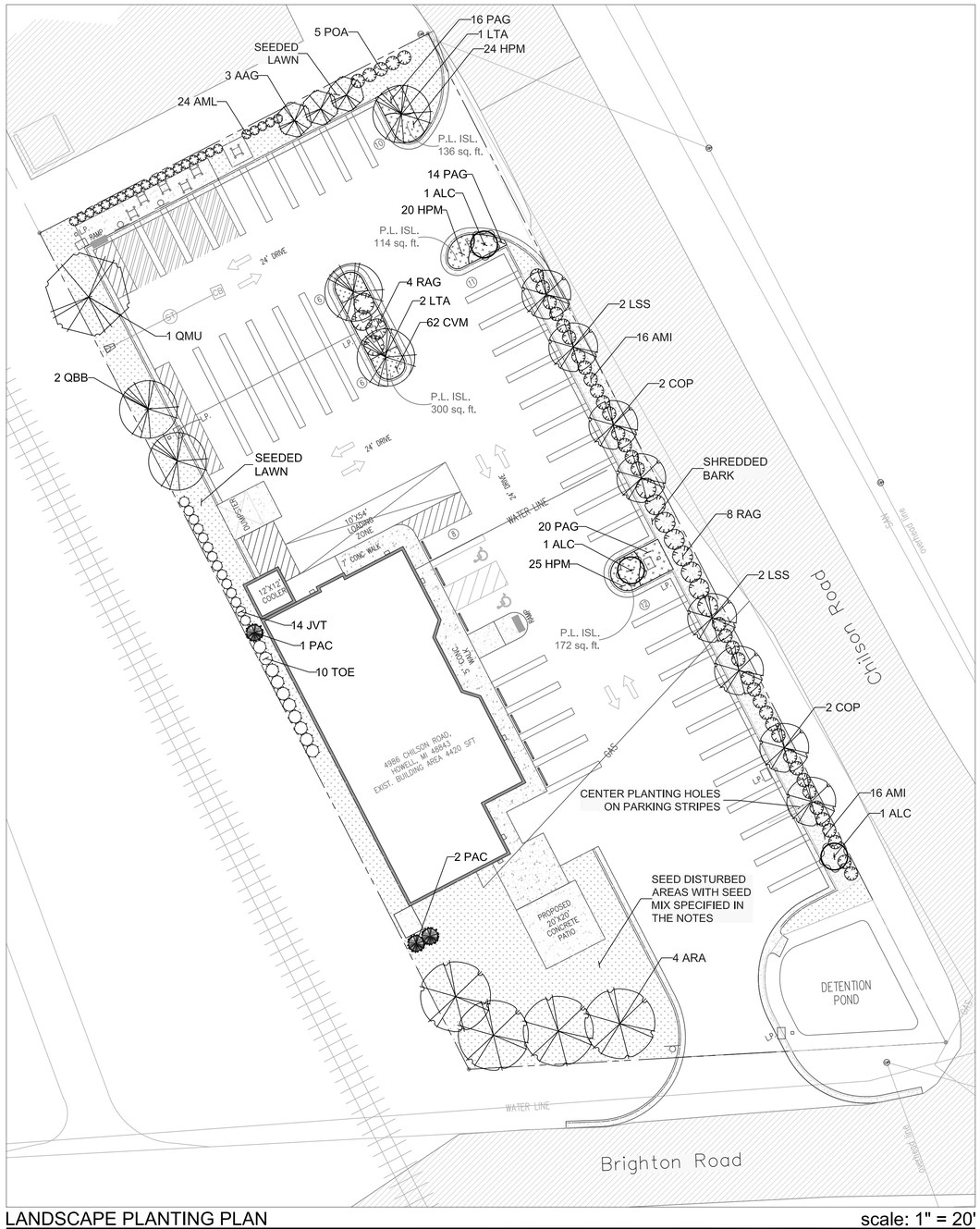
* One (1) canopy tree or evergreen tree or four (4) shrubs shall be provided for each twenty lineal feet (20 ln. ft.)
* 132 ln. ft. divided by one (1) tree per twenty (20) ln. ft. equals 6.6 trees = 7 trees or twenty eight (28) shrubs

PARKING LOT PLANTING (53 parking spaces)

* One hundred square feet (100 sq. ft.) of interior parking lot landscaping shall be provided for each ten (10) parking spaces
* 53 parking spaces times 100 square feet per ten (10) spaces equals 530 square feet of interior parking lot landscaping
* Interior parking lot landscaping provided equals 722 square feet
* One (1) canopy tree shall be provided for each ten (10) parking spaces equals 5.3 trees = 6 trees



PARKING LOT ISLAND PLANTING DETAIL not to scale



LANDSCAPE PLANTING PLAN scale: 1" = 20'

NOTES:

* STAKE TREES UNDER FOUR INCH (4") CALIPER.
* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
* SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
* SET STAKES VERTICAL & EVENLY SPACED.
* STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.
* DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
* REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.

1. STAKE TREE JUST BELOW FIRST BRANCH USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
2. 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
3. APPLY TREE WRAP AND SECURE WITH A BIODEGRADABLE MATERIAL AT TOP AND BOTTOM. REMOVE AFTER ONE (1) WINTER.
4. SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
5. MOUND TO FORM TREE SAUCER.
6. FINISH GRADE SLOPED AWAY FROM TREE.
7. CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
8. WIDTH OF ROOTBALL ON EACH SIDE.
9. PLANTING MIX SHALL BE AMMENDED PER SITE CONDITIONS AND PLANT REQUIREMENTS.
10. SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.

DECIDUOUS TREE

NOTES:

* STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH. GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
* NEVER CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
* SET STAKES VERTICAL AND EVENLY SPACED.
* REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

1. STAKE TREE AS INDICATED USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
2. 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
3. SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
4. MOUND TO FORM TREE SAUCER.
5. FINISH GRADE SLOPED AWAY FROM TREE.
6. CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
7. PLANTING MIX SHALL BE AMENDED PER SITE CONDITIONS AND PLANT REQUIREMENTS.
8. WIDTH OF ROOTBALL ON EACH SIDE.
9. SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.

EVERGREEN TREE

GENERAL NOTES FOR ALL PLANTINGS:

* DO NOT CUT CENTRAL LEADER.
* REMOVE ALL TAGS, STRINGS,PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
* PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
* CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.

NOTE:

* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.

1. SHREDDED BARK MULCH AT FOUR INCH (4") MINIMUM DEPTH. MULCH SHALL BE NATURAL IN COLOR.
2. FORM A SAUCER WITH MULCH AND SOIL AROUND SHRUB BED.
3. CUT AND REMOVE BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
4. 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
5. EXCAVATE PLANTING HOLE AND BACKFILL WITH PREPARED PLANTING MIX.
6. UNDISTURBED SUBGRADE.
7. LAWN.
8. SCARIFY SUBGRADE.

SHRUB

NOTE:

* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
* PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.

1. SEE PLANT LIST FOR SPACING DISTANCE.
2. SHREDDED HARDWOOD BARK OF A NATURAL COLOR MULCH AT FOUR INCH (4") MINIMUM DEPTH.
3. 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
4. EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX AT A TEN INCH (10") DEPTH.
5. UNDISTURBED SUBGRADE.
6. PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND, LEAF COMPOST, AND NATIVE SOIL.
7. LAWN.

ANNUAL / PERENNIAL / GROUNDCOVER

PLANTING DETAILS not to scale

LANDSCAPE PLAN FOR:
Fairway Engineering, L.L.C.
28525 Beck Road, Suite 114
Wixom, Michigan 48393
(248) 938-4902

PROJECT LOCATION:
Jonna's Market
4986 Chilson Road
Genoa Township,
Michigan

LANDSCAPE PLAN BY:
Nagy Devlin Land Design
31736 West Chicago Ave.
Livonia, Michigan 48150
(734) 634-9208

STATE OF MICHIGAN J. BRIAN DEVLIN NO.1260 REGISTERED LANDSCAPE ARCHITECT

J. Brian Devlin AUTOCAD SIGNATURE ORIGINAL IN BLUE

20' 0' 20' 40' 60' north
scale: 1" = 20'

date: July 6, 2026
revised:

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

LP - 1: LANDSCAPE PLANTING PLAN

* Base data provided by Fairway Engineering, L.L.C.

GENOA TOWNSHIP PLANNING COMMISSION
Public Hearing
September 14, 2026

MINUTES

Call to Order

Chairperson McCreary called the meeting of the Genoa Charter Township Planning Commission to order at 6:33 p.m. at the township hall.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

The following members were present constituting a quorum for the transaction of business: Chairperson Marianne McCreary, Tim Chouinard, Michael Hadjinian, and Bill Reiber. Absent were Glynis McBain, Greg Rassel, and Eric Rauch.

Also present were Planning Director Amy Ruthig, Planning Coordinator Bobby Foster, Brian Borden of Safebuilt, Sydney Streveler from Tetra Tech, and 11 people in the audience.

Approval of the Agenda

Moved by Reiber, supported by Chouinard, to approve the agenda as presented. **The motion carried unanimously**.

Declaration of Conflict of Interest: None

Call to the Public

The call to the public was opened at 6:34 pm with no response.

Presentation by Memtech Acoustics regarding the Township's existing noise regulations.

Mr. Michael Castano and Mr. Ely Franklin of Memtech were present. Their presentation included a review of their company, the definition of outdoor noise, the noise associated with AI, data and crypto-mining facilities, the sound details of an AI site in Mississippi, different measurements of sound, examples of different types of sound, different ways sound can behave, the difference between sound power and sound pressure, what is sound annoyance, what should be included in a good noise ordinance, examples of a well-designed noise barrier, and details of noise modeling.

There was a discussion on how Memtech can gather data in Genoa Township to assist with developing the ordinance.

DRAFT

A call to the public was made at 7:30 pm with no response.

OPEN PUBLIC HEARING # 1… Consideration of an amendment to the Lorentzen Planned Unit Development agreement, conceptual PUD plan, and environmental impact assessment for the creation of a new outlot in the southeast corner of the existing Meijer property. The outlot would allow for a proposed multi-tenant commercial building including restaurant with a drive-through. he property is located in the parking lot at 3883 Grand River, on the west side of Latson Road, north of Grand River Avenue. The request is petitioned by Howell Outlot 1, LLC.
A. Recommendation of PUD Amendment
B. Recommendation of Environmental Impact Assessment
C. Recommendation of Conceptual PUD Plan

Mr. Paul Weisberger, representing the applicant, Mr. Ryan Duff, the applicant, Mr. Andy Andre, of Triumph Engineering, and Ms. Julie Kroll, of Fleis & VandenBrink were present. Mr. Weisberger provided a review of the project and showed colored renderings and building material samples. He addressed the comments in the consultants' letters, noting that they will address their concerns prior to presentation to the township board.

Mr. Borden reviewed his letter dated September 9, noting the applicant has addressed many of his concerns. He stated this is the first step in the process, and many of his and Ms. Streveler's comments can be addressed during the final site plan review.

1. Amended PUD Agreement:
   A. The applicant should provide parking calculations for the Meijer site to determine whether a deviation is necessary.
   B. In our opinion, the applicant must provide the amended table of uses (Schedule C).
   C. The applicant must address any comments provided by Township staff and/or the Township Attorney on the draft PUD Agreement.

2. PUD Conceptual Plan:
   A. The proposal generally meets the Conceptual PUD Plan standards of Section 10.07.01.
   B. The proposal generally meets the MUPDU standards of Section 10.03.03; however, in our opinion, an amended Schedule C is required and must identify the proposed uses as either permitted or special land uses and include references to the use requirements.
   C. The Commission should consider comments provided by the Township Engineer and/or Brighton Area Fire Authority.

3. Site Plan Comments:
   A. The applicant will need to provide a color rendering and building material samples for the Commission's consideration.
   B. Cross-access between Meijer and the commercial center to the west needs to be provided.
   C. The light spill-over to the west should be added to the list of dimensional deviations in the amended PUD Agreement.

Ms. Ruthig confirmed that the Schedule C table in the PUD does not need to be updated.

Ms. Streveler reviewed her letter dated September 10, 2026.

DRAINAGE AND GRADING
1. Calculations for the storm sewer should be provided for review.

PARKING LOT
1. Township requirements define the minimum subbase thickness for concrete pavement to be 6-inches. The pavement details provided do not meet this requirement and should be updated accordingly.
2. The Township is seeking to have the road connection between the Meijer property and Grand River Plaza installed as part of this project to address border access and circulation concerns. Plans and details should be provided in the site plan of the improvements to this connection.
3. A traffic study has been provided that was conducted by Fleis & VandenBrink on behalf of the petitioner for future conditions and site circulation. The study had the following conclusions:
   a. Future conditions of the site are expected to account for less than 5% of total traffic volume along study roadways and any impact from the site is expected to be negligible.
   b. The projected drive-through evaluation indicates that during peak operations, the max anticipated stacking spaces of 3 past the payment kiosk is expected to adequately accommodate the site, without exceeding the internal site circulation and impacting the adjacent roadway network.
4. MDOT has provided the following comment that should be addressed in regard to the traffic study: Traffic counts were collected during several significant ramp closures in this area. The I-96 westbound on-ramp at Latson Road was closed during the counts, as were the two Grand River Avenue on/off ramps at I-96. As a result, traffic movements were affected by these closures (even though the overall traffic volumes were generally comparable. For example, the PM peak-hour volume for westbound Grand River Avenue was approximately 1,967 vehicles per hour in 2025, compared with only 1,498 vehicles in 2026 – a 23% decrease. Given these significant volume variations, the TIS does not provide a fair representation of typical traffic conditions. Furthermore, despite the substantial differences in existing turning movement volumes, the TIS indicates that at least one movement at Latson Road and Grand River Avenue is projected to deteriorate from Level of Service (LOS) E to LOS F in the PM peak. This would not be acceptable under MDOT standards.

Mr. Reiber is concerned with the increase in traffic. Although it is only a five percent increase, it is still an increase. He asked why the drive thru lane is on the south side of the building and visible from Grand River. Mr. Andre stated this location is the ideal way to provide for the stacking for the drive thru lane.

Mr. Reiber asked why this petitioner is responsible for the cross access easement. Ms. Ruthig stated the Township is requiring Meijer to complete the easement because of the increase in traffic due to this development. She noted there is another proposed outlot project in the Hobby Lobby parking lot that will not be able to move forward until the connection is in place.

Mr. Hadjinian agrees that the connection will help with the traffic on Grand River and will benefit the patrons and businesses of both of these sites.

DRAFT

Chairperson McCreary read an email received today from MDOT regarding the traffic study. Ms. Kroll explained how the traffic study was performed. She has spoken to Mr. Fournier from MDOT and they agree that the intersection of Latson & Grand River is at capacity, there is no way to make improvements, and the cross connection is a benefit. She stated that outlots in a Meijer parking lot are complimentary uses. Drivers go from Meijer to the outlot or vice versa so it's not traffic for each separate use.

Chairperson McCreary does not agree with a traffic study that was done during the I-96 construction. Mr. Chouinard agrees. Mr. Reiber stated there is no data to show that the cross access easement will assist with the traffic.

Mr. Weisberger noted that the applicant will be paying for the completion of the cross access drive; Meijer is not going to do it.

Mr. Andre explained how they will address the light spill-over noted in Mr. Borden's letter.

The Brighton Area Fire Authority Fire Marshals letter dated August 28, 2026 states all previous comments have been resolved by the applicant on the most recent submittal. The Fire Authority has no further comments on the project unless additional revisions are made.

Chairperson McCreary reviewed a letter received from a resident in opposition to the project.

Mr. Reiber reviewed all the deviations that are being requested in the amended PUD. There were reasons why these were in the original agreement. He is not comfortable with this. Mr. Chouinard stated the deviations are caused by the building being built into an existing parking lot.

Mr. Chouinard stated that the cross access drive should help with the traffic but agrees that there is no data. Also, MDOT said that the traffic increase is not acceptable.

Ms. Kroll reviewed details of her traffic study, noting that this development will increase the traffic by 22 cars in the morning and 66 in the afternoon. She noted that the entire intersection is not rated an F, it is only the northbound traffic straight through the intersection. The entire intersection is rated D, which is acceptable in southeast Michigan. The increase of less than five percent at this intersection is negligible and would not be noticed.

Mr. Borden stated only three of the deviations listed in the PUD Agreement are actual deviations. Four of them are able to be waived by the Planning Commission.

The call to the public was made at 8:47 pm.

Mr. Matt Hurley of 4070 Brookstone Court stated that during the recent master plan activity, it was noted that there are many unused commercial properties in the area, so why do new buildings need to be built.

Ms. Debra Beattie 3019 Pineview Trail is concerned with the traffic. She does not want any more commercial development bringing more traffic. The cross access drive will not help.

The call to the public was closed at 8:51 pm.

Mr. Chouinard would like to have MDOT's approval. He agrees with the remainder of the project.

Mr. Hadjinian agrees with having MDOT's approval. He is in favor of the project. He questions if this will really generate that much more traffic.

Mr. Reiber reiterated that there is no data. He recommends filling in the vacant buildings before a new building is built.

Ms. Ruthig stated that staff tries to fill the empty buildings, but landlords charge high rent and do not care that their buildings sit empty.

Ms. Kroll stated she can work with MDOT to revise the report using 2023 traffic counts and adjust them for growth. Ms. Ruthig stated perhaps they can provide data for the impact of the completion of the cross access agreement.

Moved by Chouinard, supported by Hadjinian, to table Public Hearing #1, Items A, B, and C to allow the applicant to return with favorable findings of the traffic study and address the items in the consultants' letters. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated there will be two items on the October meeting agenda.

She showed photos provided by the business owner next to Truck & Trailer. She, Ms. Streveler, and a representative from the Drain Commission will be meeting on site tomorrow.

Approval of the August 12, 2026 Planning Commission meeting minutes

Needed changes were noted.

Moved by Reiber, supported by Chouinard, to approve the June 8, 2026 Planning Commission meeting minutes as amended. **The motion carried unanimously.**

Member Discussion

None

Adjournment

Moved by Hadjinian, seconded by Chouinard, to adjourn the meeting at 9:17 pm. **The motion carried unanimously.**

DRAFT

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT