



# Brighton City Council Meeting

200 N First St • City Hall Council Chambers • Brighton, Michigan 48116  
(810) 227-1911 • [www.brightoncity.org](http://www.brightoncity.org)

June 1, 2023 – 6:30 p.m.

## AGENDA

1. Call to order
2. Pledge of Allegiance
3. Roll call
4. Consider approval of the agenda
5. Consider approval of consent agenda items

### Consent Agenda Items

- a. Approval of Minutes: [regular meeting of May 18, 2023](#)
- b. [Approval of resolution #2023-16, of a Social District License Application for Full Circle Brews, LLC, located at 709 W. Grand River](#)

### Correspondence

6. Call to the public
7. Staff updates
8. Updates from Councilmember liaisons to various boards and commissions

### Discussion

9. Wastewater Treatment Plant

### New Business

10. [Consider approval of site plan 23-04, Fifth-Third Building, Main Street, as recommended with the conditions as stated by the Planning Commission](#)
11. [Conduct a first reading and set a public hearing for proposed ordinance 602 amendments and reorganization of Chapter 66 – Signs, of the City of Brighton Code of Ordinances](#)
12. Consider entering into closed session to consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation, being Rohrkemper v 1023 Holdings, LLC et al, because an open meeting would have a detrimental financial effect on the litigating or settlement position of the public body pursuant to MCL 15.268(1)(e) of the Open Meetings Act
13. Consider entering into closed session to consider the purchase or lease of real property pursuant to MCL 15.268 (1)(h) of the Open Meetings Act

### Other Business

14. Call to the public
15. Adjournment



# Brighton City Council Meeting

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## MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON MAY 18, 2023

### 1. Call to order

Mayor Tobbe called the meeting to order at 6:30 p.m.

### 2. Pledge of Allegiance

### 3. Roll call

Present were Mayor Tobbe, Councilmembers: Emaus, Gardner, Gipson, and Pettengill.

Staff Present: City Manager Gretchen Gomolka, City Clerk Tara Brown, Finance Director Liz Gaines, Community Development Manager Mike Caruso, Deputy DPS Director Corey Brooks, Human Resources Manager Michelle Miller, Executive Assistant to Community Development Kelly Haataja, Deputy Chief Craig Flood, Chief Brent Pirochta, and Attorney Sarah Gabis. There were approximately ten people in the audience.

**Motion** by Councilmember Gipson, seconded by Councilmember Emaus to excuse Mayor Pro Tem Bohn for personal reasons. **The motion carried, 6-0.**

### 4. Consider approval of the agenda

**Motion** by Councilmember Gardner, seconded by Councilmember Emaus to approve the agenda as presented. **The motion carried, 6-0.**

### 5. Consider approval of consent agenda items

**Motion** by Councilmember Emaus, seconded by Councilmember Albert to approve the consent agenda as presented. **The motion carried by roll call vote, 6-0.**

#### Consent Agenda Items

- a. **Approval of Minutes: regular meeting of May 4, 2023**
- b. **Acceptance of quarterly financial report**
- c. **Acceptance of quarterly investment report**
- d. **Approval of resolution #2023-14, Weed Maintenance Lien**
- e. **Approval of resolution #2023-15, of a Social District License Application for 2317 LLC, d/b/a Jameson's Irish Pub, located at 110 E Grand River**

#### Correspondence

### 6. Eagle Scout Proclamation: Patrick Wallace

Mayor Tobbe presented Eagle Scout Patrick Wallace with a proclamation on behalf of City Council for achieving the Eagle Scout rank.

### 7. Believe in Brighton Presentation

A Taste of Brighton board member, Ken Larscheid, gave a brief presentation on Believe in Brighton, a new merchant collaboration website and marketing effort.

### 8. Call to the public

Mayor Tobbe opened the call to the public at 7:03 p.m.

Jim Vichich from the Brighton Historical Society, spoke regarding a recent award that was received by the Brighton Historical Society for its restoration efforts in the Old Village Cemetery.

Hearing and seeing no further comment, the call to the public was closed at 7:05 p.m.

## 9. Staff updates

Clerk Brown stated that the City of Brighton staff will host a booth at the Farmer Market two times a month. The first Saturday will be May 20, 2023, and City Manager Gomolka and Clerk Brown will be the first to man the booth. There will be giveaways as well as activities for children but most of all, the booth is there to relay important city information about ongoing projects, register voters, and more.

Deputy Chief Flood stated that Chief Pirochta will be joining the meeting shortly.

Director Goch provided an update on the Grand River project, Streetscape, water tower painting, and the Wastewater claricone rehabilitation.

## 10. Updates from Councilmember liaisons to various boards and commissions

Councilmember Albert appreciated the efforts by Believe in Brighton to prioritize food and shopping in the downtown Streetscape project area.

Councilmember Emaus stated the DDA met May 16, 2023, to discuss detailed portions of the Streetscape Millpond Park designs. Specifically, the Adirondack chairs will be changed to benches due to cost. L.E.T.S. buses run on Friday and Saturday to shuttle employees to and from the downtown area with parking at Meijer. If there is a need and usage increases, there may be funds to expand to visitors; however, visitors will not be turned away. There are incentives for businesses to utilize the bus system. Also, the Brighton Veterans Memorial Committee met to discuss the Memorial Day Parade that will begin at 10:00 a.m. at the high school and will continue onto S. Seventh Street, to Main Street, to N. First Street, and then over the Tridge to the Veterans Memorial. The Brighton High School band will be participating although ending with an alternative route.

Councilmember Gardner met with the Brighton Arts & Culture Commission for a walking tour and review of current sculptures and to discuss enhancements in the pocket park. The Planning Commission met on May 15, 2023, and gave unanimous site plan approval with conditions for a new Fifth-Third building to be built in the current parking lot between Ciao Amici's and the former FitWall. The plan is to turn the current Fifth-Third building location into parking. The final recommendation for approval will come to City Council in the very near future.

Mayor Tobbe recently attended a SEMCOG event.

## New Business

### 11. Consider entering into closed session for strategy session connected with the negotiation of a collective bargaining agreement pursuant to MCL 15.268 (c) of the Open Meetings Act

**Motion** by Councilmember Gardner, seconded by Councilmember Pettengill to enter into closed session at 7:28 p.m. for session for strategy session connected with the negotiation of a collective bargaining agreement pursuant to MCL 15.268 (c) of the Open Meetings Act. **The motion carried by roll call vote, 6-0.**

**Motion** by Councilmember Gipson, seconded by Councilmember Gardner to come out of closed session at 8:47 p.m. **The motion carried, 6-0.**

### 12. Consider entering into closed session to consider the purchase or lease of real property pursuant to MCL 15.268 (1)(h) of the Open Meetings Act and to invite representatives from the State Land Bank

**Motion** by Councilmember Gipson, seconded by Councilmember Emaus to enter into closed session at 8:53 p.m. to consider the purchase or lease of real property pursuant to MCL 15.268 (1)(h) of the Open Meetings Act and to invite representatives from the State Land Bank. **The motion carried by roll call vote, 6-0.**

**Motion** by Councilmember Gipson, seconded by Councilmember Gardner to come out of closed session at 11:05 p.m. **The motion carried, 6-0.**

## Other Business

**13. Call to the public**

Mayor Tobbe opened the call to the public at 11:05 p.m. Hearing and seeing no comment, the call to the public was closed.

**14. Adjournment**

**Motion** by Councilmember Gardner, seconded by Councilmember Emaus to adjourn the meeting at 11:05 p.m. **The motion carried (6-0).**

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Tara Brown, City Clerk



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL MAY 18, 2023

**SUBJECT: CONSIDER APPROVAL OF RESOLUTION FOR SOCIAL DISTRICT LICENSE APPLICATION**

### **ADMINISTRATIVE SUMMARY**

The attached resolution is for approval of a Social District License for Full Circle Brews, LLC, located at 709 W. Grand River

This entity has completed the application process and received educational compliance from the Brighton City Police Department.

### **RECOMMENDATION**

Staff recommendation is for City Council adoption of Resolution #2023-16 by roll call vote.

Prepared by: Kelly Haataja, Executive Assistant to Community Development  
Reviewed by: Michael Caruso, Community Development Manager  
Approved by: Gretchen Gomolka, City Manager

Attachments: 1. Resolution #2023-16  
2. Application  
3. Education Compliance

PSD23-05

RECEIVED

MAY 22 2023

CITY OF BRIGHTON



City of Brighton APPROVED Date: 5/22/23  
By: KA

CITY OF BRIGHTON SOCIAL DISTRICT LICENSE APPLICATION

200 N. First Street - Brighton, MI 48116 - [commdev@brightoncity.org](mailto:commdev@brightoncity.org) - 810.225.9255

no 99#

New Application Submittal - Fee \$50 or  Annual Renewal - Fee \$50

paid ck #131

APPLICANT

Name:

Full Circle Brews, LLC (NICK? Colleen Miller)

Phone:

[Redacted]

Business Name:

Full Circle Brews

Address:

709 W. Grand River Ave Brighton 48116

Email:

fullcirclebrews@gmail.com

HAVE YOU HAD A LICENSE OR PERMIT REQUIRED BY THE CITY OF BRIGHTON OR ANY OTHER STATE OR MUNICIPAL AUTHORITY REVOKED, SUSPENDED, OR DENIED IN THE LAST THREE YEARS? IF YES, PLEASE PROVIDE DETAILS:

NO

HOLD HARMLESS ACKNOWLEDGEMENT

To the fullest extent permitted by law, Full Circle Brews, agrees to defend, pay on behalf of, indemnify, and hold harmless the City of Brighton, its elected and appointed officials, employees, volunteers, and others working on behalf of the City of Brighton, against all claims, demands, suits or loss, including all costs connected therewith, and for any damages, which may be asserted, claimed, or recovered against or from the City of Brighton, its elected and appointed officials, employees, volunteers, and others working on behalf of the City of Brighton, by reason of personal injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this application.

Printed Name: Colleen Miller

Date: 5/20/23

Signature:

[Handwritten Signature]

## Below is the proof for your PO#65963

\*This proof is not to scale. Please see Actual Imprint Size below.

Quantity: X

Imprint Color: Navy 294

Item #: P-GC16 - 16/18 oz



Side Two:  
Actual Imprint Size:  
1.75"W x 1.5"H



Side One  
Actual Imprint Size:  
1.75"W x 1.7"H

This proof is Intended to be an approximate representation of the finished product. Imprint color, and substrate color will vary. Placement and size of the imprint on the virtual is approximate and Intended to help demonstrate the overall look of the finished piece and is not Intended to be an exact representation. Limitations and variables present in the production process WILL likely cause variations in the final product. Any changes or revisions to your original instructions after the original e-proof will Incur an additional charge of \$20.00 (g) per color, each revision. Changes will delay proof approval and require a change in your original scheduled ship date. Pick up orders will be held for 48 hours. After 48 hours there will be a charge of \$10.00 per day.



# STATE OF MICHIGAN - LIQUOR CONTROL COMMISSION

This is to certify that a License is hereby granted to the person(s) named with the stipulation that the licensee is in compliance with Commission Rule R 436.1003, which states that a licensee shall comply with all state and local building, plumbing, zoning sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcement officials who have jurisdiction over the licensee. Issuance of this license by the Michigan Liquor Control Commission does not waive this requirement. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this license for the sale of alcoholic liquor on the licensed premises.

This License is granted in accordance with the provisions of Act 58 of the Public Acts of 1998 and shall continue in force for the period designated unless suspended, revoked, or declared null and void by the Michigan Liquor Control Commission. Failure to comply with all laws and rules may result in the revocation of this license.

**THIS LICENSE SUPERSEDES ANY AND ALL OTHER LICENSES ISSUED PRIOR TO MAY 19, 2023**  
FILE NUMBER:

IN WITNESS WHEREOF,  
this License has been duly signed  
and sealed by both the Michigan  
Liquor Control Commission and the  
Licensee(s).

**BUSINESS ID: 0279603**  
**FULL CIRCLE BREWS, LLC**  
**D/B/A**

LIVINGSTON COUNTY  
L-273  
BRIGHTON CITY

709 W GRAND RIVER AVE,  
BRIGHTON, MI 48116-2312

LICENSE # L-000460351  
LICENSE: Micro Brewer

ACT:

L-000460352 On-Premises Tasting Room Permit

TOTAL BARS: 0 OUTDOOR SERVICE AREA: 1  
DIRECT-CONNECTIONS: 0 PASSENGERS:

ROOMS:

PERMIT  
Beer & Wine Tasting, Entertainment, Outdoor Service Area (1)

LIQUOR CONTROL COMMISSION

*Pat Aschick*  
*Devin Baker*  
*Michelle LeMay*  
*Dee Gonzalez*  
*Edna Tama*

LICENSEE(S) SIGNATURE(S)

2023

2024

**LICENSE EFFECTIVE MAY 1, 2023 - EXPIRES APRIL 30, 2024**



**Brighton City Police**

**Deputy Chief of Police  
Craig C Flood**

**810-844-5134**

**[floodc@brightoncitypolice.org](mailto:floodc@brightoncitypolice.org)**

# Memo

**To:** Community Development

**From:** Deputy Chief Flood

**Date:** 5/26/2023

**Re: Full Circle Brews**

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On May 23rd, 2023, I presented Social District Education to Full Circle Brews. The meeting was held at Full Circle Brews.

I provided the approved Social District Education Packet, read through the packet with them and answered any questions as they had.

Full Circle Brews has met the Social District education requirement as prescribed by Resolution 2021-015.

In attendance was:

Nick Miller  
Colleen Miller



Resolution #2023-16

**Local Governmental Unit Approval For Social District Permit**

Instructions for Governing Body of Local Governmental Unit:

A qualified licensee that wishes to apply for a Social District Permit must first obtain approval from the governing body of the local governmental unit where the licensee is located and for which the local governmental unit has designated a social district with a commons area that is clearly marked and shared by and contiguous to the licensed premises of at least two (2) qualified licensees, pursuant to MCL 436.1551. Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a Regular meeting of the Brighton City council/board  
(regular or special) (name of city, township, or village)

called to order by \_\_\_\_\_ on June 1, 2023 at \_\_\_\_\_ p.m.  
(date) (time)

the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from Full Circle Brews, LLC  
(name of licensee - if a corporation or limited liability company, please state the company name)

for a **Social District Permit** is \_\_\_\_\_ by this body for consideration for approval by the  
(recommended/not recommended)

Michigan Liquor Control Commission.

If not recommended, state the reason: \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Brighton City  
council/board at a \_\_\_\_\_ meeting held on June 1, 2023  
(regular or special) (date) (name of city, township, or village)

I further certify that the licensed premises of the aforementioned licensee are contiguous to the commons area designated by the council/board as part of a social district pursuant to MCL 436.1551.

Tara Brown

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL

June 1, 2023

**SUBJECT: CONSIDER APPROVAL OF SITE PLAN 23-04,**

**FIFTH-THIRD BANK, NEW COMMERCIAL BUILDING PROPOSED FOR VACANT LOT ON MAIN STREET.**

### ADMINISTRATIVE SUMMARY

A site plan review application has been submitted by DA Building on behalf of Fifth-Third Bank, for consideration of a new commercial building on Main Street. The location of the property proposed for the development is the parking lot parcel adjacent to the Ciao Amici Restaurant. 5/3 Bank is the current owner of the property and has leased the parking lot to the City's Downtown Development Authority (DDA) since 2015, for the sole purpose of providing parking for the Main Street corridor. DA Building is under contract to purchase the property from 5/3 Bank, and once the new building is completed, 5/3 Bank will move from their current downtown location into the Main Street site as a tenant. The bank will be occupying a portion of the ground floor and the rest will be commercial tenant space for lease.

The proposed 3-story structure will consist of 22,916 square feet of commercial tenant space, with the third story having a 19-foot setback on the front of the building along Main Street. DA Building is proposing the third floor as a restaurant use, which would allow for outdoor, roof-top dining in the setback area that overlooks Main Street, and Millpond Park. Parking calculations for the development would require an estimated 60-80 parking spaces to be included over and above the 65-space allotment for the Downtown Business District. The developer is under contract to acquire the current 5/3 Bank parcel and will utilize this property as future parking for the site (see page 5 of proposed site plan).

The proposed development will also include an improved 11-foot walkway between the adjacent Ciao Amici's Restaurant and the new structure, which will allow for pedestrian access to Main Street. The Ciao Amici main entrance located on the side of the building facing the proposed walkway, will not be affected. There also will be two drive-thru banking lanes at the rear of the building covered by a canopy and accessed from the alley street.

### ADMINISTRATIVE REVIEW

- The proposed site plan is compliant with all regulations of the Downtown Business District (DBD) and the development includes a 19-foot step back of the third story. The minimum requirement for a third story setback in the DBD is 10 feet. The applicant is willing to expand the setback beyond requirements, to preserve the current architectural landscape of Main Street.
- The future parking lot for the current 5/3 Bank parcel provides enough spaces for the proposed uses to comply with parking calculations.
- All comments listed in the Livingston County Planning Department review letter have been met.
- All comments listed in the Brighton Fire Authority review letter have been met.
- All comments listed in the Tetrattech review letter have been met.
- The Planning Commission granted a recommendation of approval at their regular meeting on May 15, 2023, with the condition that future parking be provided on the current 5/3 Bank parcel, after demo of the building.

## **RECOMMENDATION**

Staff is recommending approval of site plan 23-04 with the condition as stated by the Planning Commission.

Prepared by: Michael Caruso, Community Development Manager

Approved by: Gretchen Gomolka, City Manager

**Attachments:**

1. Application
2. GIS Location
3. Consultant Final Comment Letters
4. Site Plan



# CITY OF BRIGHTON SITE PLAN REVIEW APPLICATION

200 N. First Street - Brighton, MI 48116 - [commdev@brightoncity.org](mailto:commdev@brightoncity.org) - 810.844.5149

Conceptual Site Plan – \$300

Administrative Review - \$400

New Site Plan – \$3,800

Exterior Building Review - \$675

Amended Site Plan – \$675

Change of Use Review - \$675

\*Application fee is due at time of submittal. Payment does not include possible consulting fees.

## PROJECT LOCATION

Project Address: \_\_\_\_\_

Parcel Tax ID # 4718 - \_\_\_\_\_

Current Zoning Classification: \_\_\_\_\_

Adjacent Property Zoning Classification: \_\_\_\_\_

\_\_\_\_\_

## PETITIONER

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

PROPOSED DEVELOPMENT DESCRIPTION: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If Residential, Number of Units: \_\_\_\_\_ Number of Buildings: \_\_\_\_\_



**Warranty of Petitioner (MUST BE COMPLETED BY PETITIONER):**

I understand that the proposed site plan will not be considered by the Planning Commission until such time that the plan contains at least the minimum amount of information required by the city, per **Section 98-6.1(D)** of the City of Brighton Zoning Ordinance.

I understand that if the Planning Commission and/or City Council approve the approved site plan, it will be effective for one (1) year following the date of final approval, and that I am bound to construct the project in strict compliance with the approved plan.

Megyn Foster \_\_\_\_\_  
Signature of Petitioner Printed Name of Petitioner

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

I, the property owner, authorize the petitioner to submit this application for review by the Planning Commission.

\_\_\_\_\_  
Signature of Property Owner Printed Name of Property Owner

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_



**Warranty of Petitioner (MUST BE COMPLETED BY PETITIONER):**

I understand that the proposed site plan will not be considered by the Planning Commission until such time that the plan contains at least the minimum amount of information required by the city, per Section 98-6.1(D) of the City of Brighton Zoning Ordinance.

I understand that if the Planning Commission and/or City Council approve the approved site plan, it will be effective for one (1) year following the date of final approval, and that I am bound to construct the project in strict compliance with the approved plan.

\_\_\_\_\_  
Signature of Petitioner

MEGAN FARKAS  
\_\_\_\_\_  
Printed Name of Petitioner

Date: 4/6/2023  
Address: 29665 WK SMITH DR SUITE A NEW HUDSON, MI 48165  
Phone: 248-921-2896  
Email: MEGAN@SOLOMONREALESTATEMI.COM

I, the property owner, authorize the petitioner to submit this application for review by the Planning Commission.

*Jennifer E Hume*  
Signature of Property Owner

FIFTH THIRD BANK *Jennifer E Hume*  
Printed Name of Property Owner

Jennifer E. Hume  
AVP, Fifth Third Bank  
EWS Real Estate Manager

Date: 4/13/2023  
Address: 38 Fountain Squ. Plaza MD 10903K Cincinnati, Ohio 45202  
Phone: (513) 534-5059  
Email: jennifer.hume@53.com

# BRIGHTON





# BRIGHTON AREA FIRE AUTHORITY

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

April 24, 2023

Mike Caruso  
Building/Zoning Dept.  
City of Brighton  
200 North First Street  
Brighton, MI 48116

RE: Fifth Third Bank Proposed  
300 W. North St.  
Site Plan Review

Dear Mike:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on April 21, 2023 and the drawings are dated April 17, 2023. The project is based on a proposed three-story mixed-use structure to be constructed on an existing vacant parcel. The first floor is proposed to be a Business-use, and the top two floor occupancies are not provide on the plans. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. The building shall be provided with an automatic sprinkler system in accordance with NFPA 13, *Standard for the Installation of Automatic Sprinkler Systems*.

**IFC 903**

  - A. The FDC shall be located on the front of the building near the fire riser (Main St.).
  - B. The location, size, gate valve, and connection of the fire protection lead shall be indicated on the utility site plan. Connection of FP lead and domestic shall be installed per City standards.
2. The building address shall be provided on the street side of the building and installed a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.

**IFC 505.1**
3. The location of a Knox Box shall be indicated on future submittals. The Knox box shall be located adjacent to the main entrance of the structure, in a location coordinated with the fire authority. An additional box shall be located at the rear exit stair door.

**IFC 506.1**
4. During the construction process, the building will be evaluated for emergency responder radio signal strength. If coverage is found to be questionable or inadequate; the contractor or the building owner shall hire an approved contractor to conduct a grid test of the facility. If the signal strength coverage is found to be non-compliant, an approved emergency responder radio coverage system shall be provided in the building.

**IFC 510**
5. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.



April 24, 2023

Page 2

Fifth Third - Dumpster Enclosure

300 W. North St.

Site Plan Review

6. Once an address is issued, future project submittals shall include the address and street name of the project in the title block.

**IFC 105.4.2**

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,

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

Rick Boisvert, FM, CFPS  
Fire Marshal

cc: [Sbarb@livgov.com](mailto:Sbarb@livgov.com)  
[kari.jozwik@tetrattech.com](mailto:kari.jozwik@tetrattech.com)



# Livingston County Department of Planning

## MEMORANDUM

Scott Barb  
AICP, PEM  
Director

Robert A. Stanford  
AICP, PEM  
Principal Planner

**TO:** City of Brighton Planning Commission

**FROM:** Scott Barb

**DATE:** May 24, 2023

**SUBJECT:** Fifth Third Bank – Site Plan Review #3

A revised site plan has been submitted for your consideration by Fifth Third Bank for the construction of a new banking building located between Ciao Amici's and Fitwall on Main Street in downtown Brighton. The property is zoned DBD (Downtown Business District) and requires review due to a new commercial building being constructed on a previously vacant lot.

We have reviewed the revised plans dated May 1, 2023, and note the following items identified in our previous review letter:

1. (D.10) Access: Five (5) ft. sidewalk widths have been revised on the south side of the building and are compliant with the Ordinance and the City of Brighton Engineering Standards.

We are recommending approval of the proposed site plan. Should you have any comments regarding our review, please do not hesitate to contact me at any time, and at your convenience.

Respectfully,

*Scott Barb*

Scott Barb, AICP, PEM

### Department Information

Administration Building  
304 E. Grand River Avenue  
Suite 206  
Howell, MI 48843-2323

●  
(517) 546-7555  
Fax (517) 552-2347

●  
Web Site  
[co.livingston.mi.us](http://co.livingston.mi.us)



May 25, 2023

Mr. Michael Caruso  
City of Brighton  
200 North First Street  
Brighton, MI 48116

**Re: Fifth Third Bank  
Site Plan Review No. 3**

Dear Mr. Caruso:

Tetra Tech has reviewed the revised site plan for the Fifth Third Bank located on the south side of West Main Street adjacent to 217 West Main Street (occupied by Ciao Amici's). The applicant is proposing to demolish the existing parking lot and construct a 3-story building on a 0.35-acre parcel. The new building will create space for retail occupants along with the relocation of the Fifth Third Bank, which is currently located south of the proposed building on West North Street.

The revised site plan dated May 22, 2023 has been prepared by Livingston Engineering in response to our May 2, 2023 review letter. The petitioner has satisfactorily addressed our previous comments. We have further no engineering objections to the approval of the site plan dated May 22, 2023.

Please call me at 810.360.9842 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kari Jozwik'.

Kari Jozwik, P.E.  
Project Engineer

H:\23012 - 300 Main Street office\dwg\23012 - Fifth Third SD v6.dwg  
 DATE PLOTTED: 5/1/2023 2:09:43 PM FILE LOCATION: C:\Users\k4rvt\COPYRIGHT © 2020 LINDHOUT ASSOCIATES architects aia pc THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN APPROVAL

# Fifth Third Bank



Total Floor Area	
Name	Area
Level 1	8,101 SF
Level 2	8,224 SF
LEVEL 3	6,585 SF
<b>GRAND TOTAL</b>	<b>22,914 SF</b>
<b>—</b>	<b>—</b>
<b>GROSS FOOTPRINT</b>	<b>9,191 SF</b>

**PARKING CALCULATIONS:**

Basement	9,191 sf / 1,030 sf (vertical circulation) = 8,161 sf Use: storage & mechanical = 0 cars
First Floor	9,191 sf / 1,030 sf (vertical circulation) = 8,161 sf Use: Bank 4,000 sf / 200 = 20 cars Retail 4,151 sf / 300 = 14 cars
Second Floor	9,311 sf / 1,030 sf (vertical circulation) = 8,281 sf Use: Retail 8,281 sf / 300 = 28 cars
Third Floor	7,120 sf / 1,030 sf (vertical circulation) = 6,490 sf Use: Retail 6,490 sf / 300 = 24 cars
Total calculated parking = 86 cars DBD parking waiver = 45 cars Total Required parking spaces = 21 cars	
Existing parking on S/3 site = 43 cars Possible parking on existing S/3 site = 88 cars, see referenced parking lot scheme	

## DRAWING INDEX

- C2.0 TOPOGRAPHIC SURVEY
- C02.1 EXISTING CONDITIONS AND REMOVALS PLAN
- C03.0 DETAILED LAYOUT AND UTILITY PLAN
- C03.1 PARKING LOT PLAN - FOR REFERENCE ONLY
- C05.0 GRADING PLAN
- C05.1 SESC PLAN
- C0.0 STORM SEWER PLAN
- C1.0 DETAILS
  
- A1 1ST and 2ND FLOOR PLANS
- A2 2ND and 3RD FLOOR PLANS
- A3 EXTERIOR ELEVATIONS
  
- SITE PHOTOMETRICS

THE OWNER SHALL FURNISH AS-BUILT DRAWINGS TO THE CITY OF BRIGHTON INDICATING ALL CHANGES AND DEVIATIONS FROM THE APPROVED DRAWINGS

**CONTACT INFORMATION**

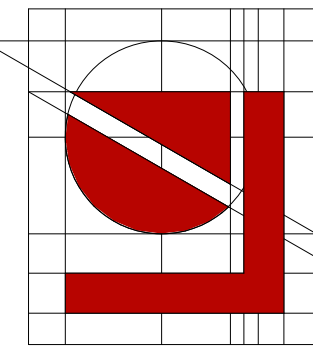
**OWNER:**  
 BY BRIGHTON LLC  
 DAN ALLOR  
 daller@solomonplumbing.net  
 248-484-1600

**OWNERS REP. (CONTACT):**  
 MEGAN FARKAS  
 Megan@solomonrealestate.com  
 248-921-2894

**CONTRACTOR:**  
 DA BUILDING  
 BARRY KEMPER  
 barrykemper@gmail.com  
 509-429-1543

**ONSITE CONTACT:**  
 FERE DAVESY  
 davesyfer@gmail.com  
 248-844-5593

**ARCHITECT:**  
 LINDHOUT ASSOCIATES ARCHITECTS  
 10465 CITATION DR.  
 BRIGHTON, MI 48114  
 810-221-5448  
 MICHAEL O'LEARY: mo@lindhout.com



**Lindhout Associates**  
**architects aia pc**  
 10465 Citation Drive, Brighton, Michigan 48116-9510  
 www.lindhout.com (810) 227-5668 fax: (810) 227-5855

CONSULTANT

DRAWN: TBJ	5-1-23	SITE PLAN REVIEW	ISSUED FOR
CHECKED: MJO	4-11-23	SITE PLAN REVIEW	
APP'D:	DATE:		

NEW BUILDING for:  
**Fifth Third Bank**  
 Brighton, MI  
**COVER SHEET**

CV  
 23012

**STORM AND SANITARY SEWER STRUCTURE INVENTORY:**  
(INVENTORY FROM ARCHITECTURAL SURVEY BY BOSS ENGINEERING, JOB NO. 19-163, DATED 6/26/19)

STORM STRUCTURE INVENTORY:	STORM STRUCTURE INVENTORY:	SANITARY STRUCTURE INVENTORY:
CB 1 RM=919.97 INV. SE: 916.67 (12")	ST MH 1 RM=920.30 INV. NW: 917.08 (12") INV. S: 916.45 (12") INV. E: 915.52 (24") INV. W: 915.47 (18")	SAN MH 1 RM=922.88 INV. N: 913.02 (8" CLAY) INV. S: 912.92 (8" CLAY) INV. W: 913.22 (8" CLAY)
CB 2 RM=919.68 INV. N: 916.86 (12") INV. S: 917.58 (12") INV. E: 917.78 (6" PVC)	ST MH 2 RM=922.47 INV. E: 916.15 (6" CLAY) INV. W: 919.77 (4" PVC) INV. NE: 918.72 (12")	SAN MH 2 RM=921.60 INV. E: 916.15 (6" CLAY) INV. W: 914.15 (8" CLAY) INV. S: 914.69 (6" CLAY)
CB 3 RM=920.20 INV. SW: 918.05 (6" PVC)	ST MH 3 RM=919.84 INV. W: 917.06 (8" CLAY) *L.E.	
CB 4 RM=920.29 INV. NW: 917.51 (6" CLAY)	ST MH 4 RM=920.18 INV. N: 916.78 (8" PVC) (FULL OF WATER) INV. E: 917.00 (12" Conc.)	
CB 5 (YARD BASIN) RM=921.29 (FULL OF WATER)	ST MH 14 RM=919.51 INV. W: 914.41 (12" Conc.) INV. E: 908.96 (12" Conc.)	
CB 6 (YARD BASIN) RM=921.34 (FULL OF WATER)		
CB 7 (YARD BASIN) RM=921.30 (FULL OF WATER)		

\*L.E. DENOTES FIELD MEASURED BY LIVINGSTON ENGINEERING APRIL 2023

**DESCRIPTION OF PARCELS #4718-300-308-007, #4718-300-308-018 & #4718-300-308-017 FROM A PREVIOUS SURVEY BY BOSS ENGINEERING, JOB NO. 06224, DATED 7-7-06:**

Situated in the City of Brighton, Livingston County, Michigan.  
Tax Number: 18-30-308-007:  
Lot 105, and the West 44 feet of Lot 106 of Smith and McPherson's Addition to the Village (Now City) of Brighton, according to the recorded plat thereof, Livingston County, Michigan. Subject to rights of way now held by Consumers Power Company. Also subject to 12 foot alley easement over the rear of said lots.

Tax Number: 18-30-308-018:  
Lot 111 and the West 8 rods of Lots 112, 113, and 114 of Smith and McPherson's Addition to the Village (Now City) of Brighton, according to the recorded plat thereof, Livingston County, Michigan.

Tax Number: 18-30-308-017:  
Lot 110 of Smith and McPherson's Addition to the Village (Now City) of Brighton, according to the recorded plat thereof, Livingston County, Michigan.

Commonly Known as: 300 W. North St.

**GENERAL SURVEY NOTES:** (FROM ARCHITECTURAL SURVEY BY BOSS ENGINEERING, JOB NO. 19-163, DATED 6/26/19)

- CURRENT ZONING: DBR (DOWNTOWN BUSINESS DISTRICT)
- BEARINGS WERE ESTABLISHED FROM "NOBLE'S PLAT OF THE VILLAGE (NOW CITY) OF BRIGHTON," AS RECORDED IN LIBER 2 OF PLATS, PAGE 10, LIVINGSTON COUNTY RECORDS.
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
- ELEVATIONS WERE ESTABLISHED RELATIVE TO BENCHMARK INFORMATION BY KEM-TEC AS SHOWN ON JOB NO. 10-02422, DATED 07/12/10. (NGVD29 DATUM), AS USED ON NUMEROUS JOBS BY BOSS ENGINEERING.
- CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- A PREVIOUS SURVEY AND ELECTRONIC FILE WAS PROVIDED BY KEM-TEC FOR REFERENCE IN PREPARING THIS DRAWING ALONG WITH NUMEROUS PREVIOUS SURVEYS BY BOSS ENGINEERING.

**SITE BENCHMARKS:** (SEE GENERAL SURVEY NOTE #5)

BENCHMARK #5:  
BOSS NAIL/TAG E/S 18" LOCUST SOUTH SIDE OF MAIN STREET, NEAR THE NORTHWEST CORNER OF THE NORTH PARKING LOT, EAST OF BUILDING #305. ELEVATION = 921.71

BENCHMARK #6:  
BOSS NAIL/TAG N/S 6" MAPLE NEAR THE NORTHWEST CORNER OF THE EXISTING 5/3 BANK (#300). ELEVATION = 925.29

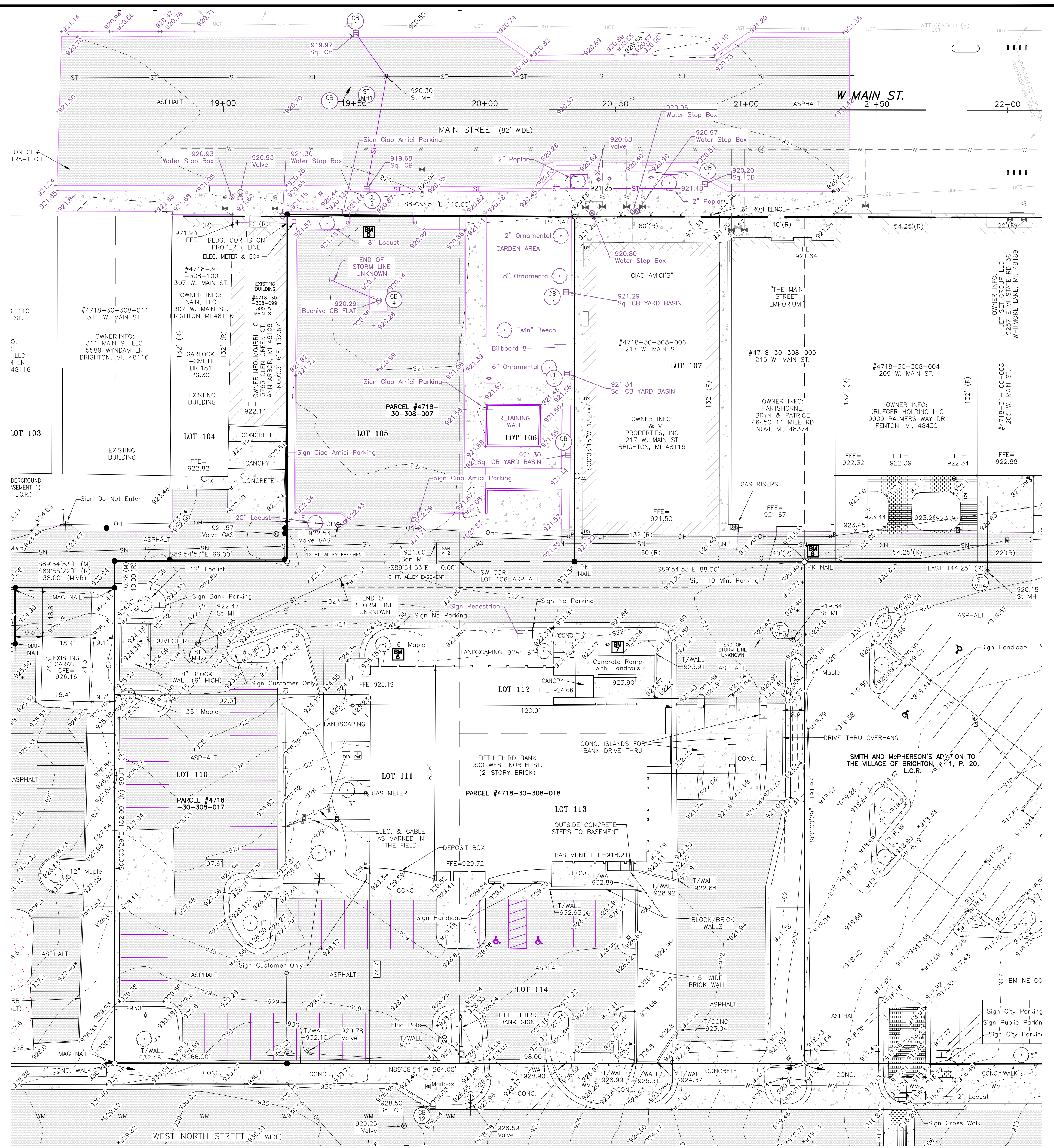
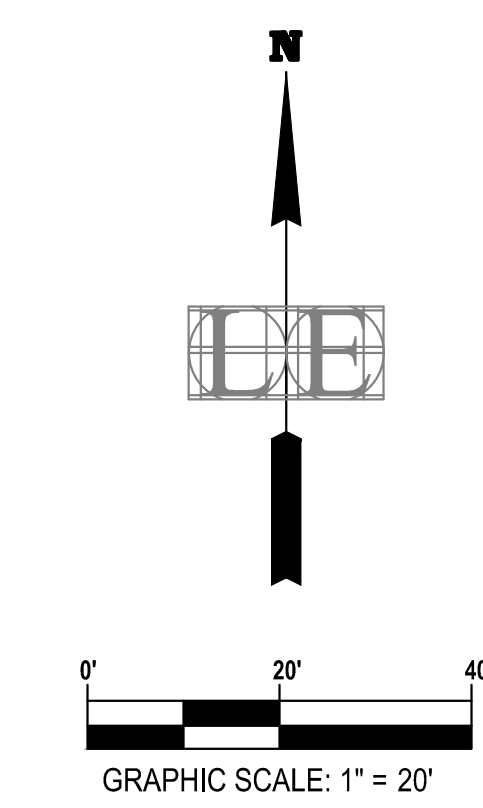
BENCHMARK #7:  
NORTHEAST CORNER OF CONC. BASE OF LIGHT POLE NEAR THE NORTHEAST CORNER OF THE EXISTING 5/3 BANK (#300). ELEVATION = 923.25

**PLAN NOTES:**

- INFORMATION SHOWN HEREON IS BASED ON ARCHITECTURAL SURVEY BY BOSS ENGINEERING, JOB NO. 19-163, DATED 6/26/19 PROVIDED BY OWNER.

**LEGEND**

900	EXISTING CONTOUR
922.00	EXISTING SPOT ELEVATION
—P—	POWER POLE
—G—	GUY WIRE
—T—	TRANSFORMER PAD
—R—	ELECTRIC RISER
—E—	U.G. ELECTRIC MARKER
—M—	ELECTRIC METER
—A—	AIR CONDITIONING UNIT
—L—	LIGHT POLE
—O—	ORNAMENTAL LIGHT
—W—	GATE VALVE
—V—	WATER MANHOLE
—M—	MANHOLE
—B—	STORM CATCH BASIN (BEEHIVE)
—S—	STORM CATCH BASIN (SQUARE)
—I—	STORM INVERT
—R—	TELEPHONE RISER
—T—	U.G. TELEPHONE MARKER
—G—	GAS METER
—R—	GAS RISER
—M—	U.G. GAS MARKER
—C—	CABLE TV RISER
—M—	U.G. CABLE TV MARKER
—M—	MAILBOX
—S—	SIGN
—D—	DECIDUOUS TREE
—C—	CONIFEROUS TREE
—S—	STEEL ROD OR MAG NAIL SET
—P—	STEEL ROD/PIPE/MAG NAIL FOUND
—M—	MONUMENT
—SN—	SANITARY SEWER
—WM—	WATER MAIN
—ST—	STORM SEWER
—G—	GAS MAIN
—E—	ELECTRIC
—OH—	OVERHEAD WIRES
—X—	FENCE
—C—	CONC.
—SN MH	SANITARY MANHOLE
—ST MH	STORM MANHOLE
—C—	CENTERLINE
—L—	LIBER
—P—	PAGE
—L.C.R.	LIVINGSTON COUNTY RECORDS
—(M&R)	MEASURED AND RECORD
—P.O.B.	POINT OF BEGINNING
—H—	HANDICAP SYMBOL



FILE:C:\Users\jzimmer\Documents\Projects\2023\23115 Soloman\_5th\3rd Floor\03 DWG\Plan\Site\_Plan\_23115\_02\_0\_LOPO\_SURVEY.dwg

**UTILITY DISCLAIMER**

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

Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given either as to the completeness or accuracy thereof. Contractor shall call "811" 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.

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**LIVINGSTON ENGINEERING**  
CIVIL ENGINEERING SURVEYING PLANNING  
3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
PHONE: (810) 225-7000 FAX: (810) 225-7699  
WWW.LIVINGSTONENG.COM

**Client**  
DA Building  
29665 WK Smith Drive, Ste A  
New Hudson, MI 48165  
Attn: Megan Farkas

**FIFTH THIRD BANK**  
CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN  
SITE PLAN  
OVERALL TOPOGRAPHIC SURVEY

DATE	REVISIONS
05/07/2023	PER CITY REVIEW
05/22/2023	PER PC MEETING

Drawn: LZF  
Checked:  
Approved:  
Date: 04/17/2023

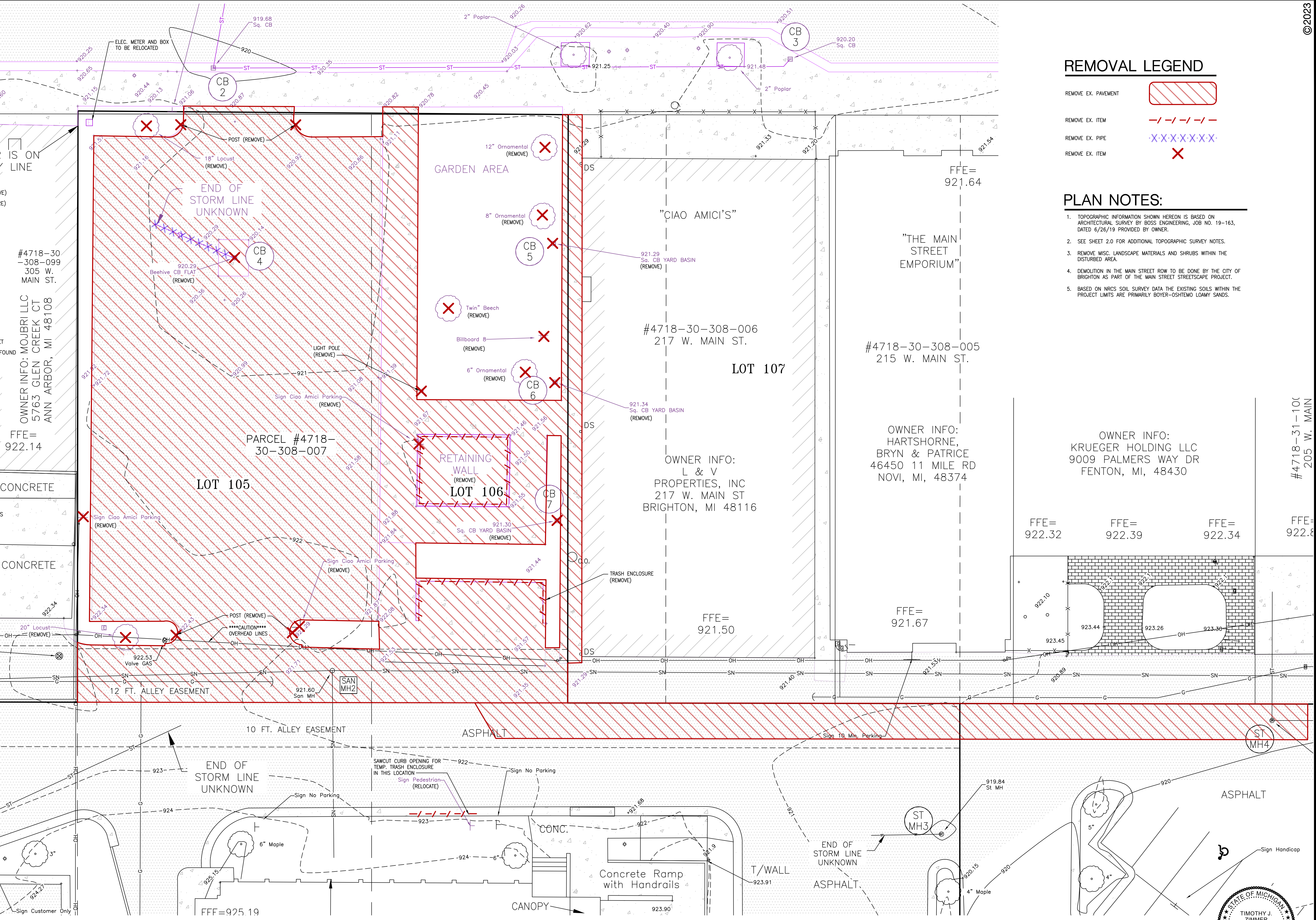
Job No. 23135  
Scale:  
Vertical: T = 20'  
Horizontal:

C20

NOT TO BE USED AS CONSTRUCTION DRAWINGS

**LEGEND**

- 900 - EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- POWER POLE
- GUY WIRE
- TRANSFORMER PAD
- ELECTRICAL RISER
- U.G. ELECTRIC MARKER
- ELECTRICAL METER
- AIR CONDITIONING UNIT
- LIGHT POLE
- ORNAMENTAL LIGHT
- WELL
- HYDRANT
- GATE VALVE
- WATER MANHOLE
- MANHOLE
- STORM CATCH BASIN (BEEHIVE)
- STORM CATCH BASIN (SQUARE)
- STORM INVERT
- TELEPHONE RISER
- U.G. TELEPHONE MARKER
- GAS METER
- GAS RISER
- U.G. GAS MARKER
- CABLE TV RISER
- U.G. CABLE TV MARKER
- MAILBOX
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- STEEL ROD OR MAG NAIL SET
- STEEL ROD/PIPE/MAG NAIL FOUND
- MONUMENT
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- GAS MAIN
- ELECTRIC
- OVERHEAD WIRES
- FENCE
- CONC.
- SAN MH
- ST MH
- CENTERLINE
- L
- P
- PAGE
- L.C.R.
- (M&R)
- P.O.B.
- HANDICAP SYMBOL



**REMOVAL LEGEND**

- REMOVE EX. PAVEMENT
- REMOVE EX. ITEM
- REMOVE EX. PIPE
- REMOVE EX. ITEM

**PLAN NOTES:**

1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON ARCHITECTURAL SURVEY BY BOSS ENGINEERING, JOB NO. 19-163, DATED 6/26/19 PROVIDED BY OWNER.
2. SEE SHEET 2.0 FOR ADDITIONAL TOPOGRAPHIC SURVEY NOTES.
3. REMOVE MISS. LANDSCAPE MATERIALS AND SHRUBS WITHIN THE DISTURBED AREA.
4. DEMOLITION IN THE MAIN STREET ROW TO BE DONE BY THE CITY OF BRIGHTON AS PART OF THE MAIN STREET STREETScape PROJECT.
5. BASED ON NRCS SOIL SURVEY DATA THE EXISTING SOILS WITHIN THE PROJECT LIMITS ARE PRIMARILY BOYER-OSHTEMO LOAMY SANDS.

OWNER INFO: MOJBRI LLC  
 -308-099  
 305 W. MAIN ST.  
 ANN ARBOR, MI 48108

FFE= 922.14

CONCRETE

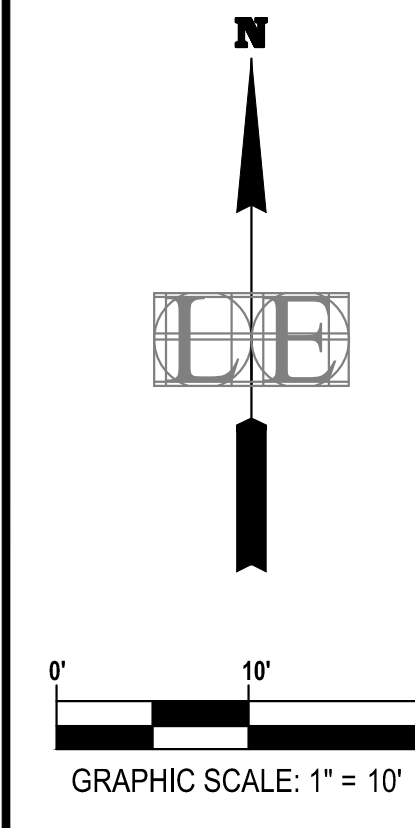
CONCRETE

12 FT. ALLEY EASEMENT

10 FT. ALLEY EASEMENT

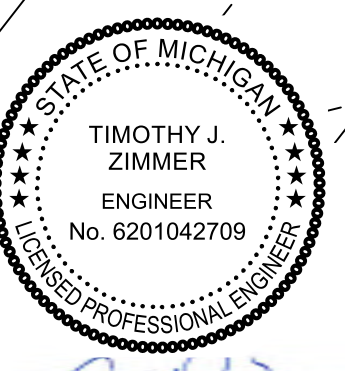
ASPHALT

ASPHALT



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**LF**  
 WWW.LIVINGSTONENG.COM

Client: DA Building  
 28665 WK Smith Drive, Ste A  
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 Attn: Megan Farkas

**FIFTH THIRD BANK**  
 CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN  
 SITE PLAN  
 EXISTING CONDITIONS AND REMOVALS PLAN

DATE	REVISIONS
05/07/2023	PER CITY REVISIONS
05/22/2023	PER PC MEETING

Drawn: T.J.Z.  
 Checked:  
 Approved:  
 Date: 04/17/2023

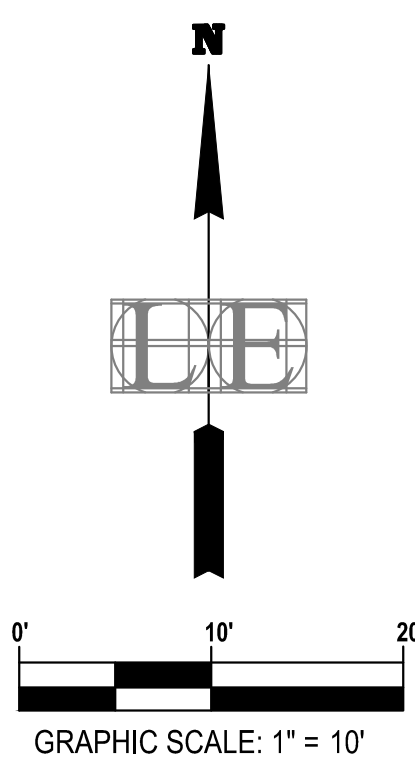
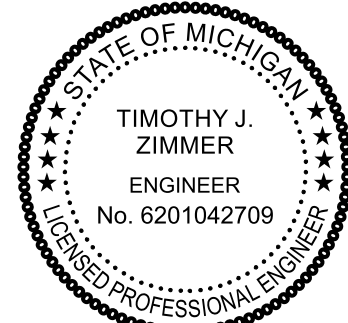
Job No. 23135  
 Scale:  
 Vertical: T = 10'  
 Horizontal:

C21

# LEGEND

NOTE: SEE TOPOGRAPHIC SURVEY LEGEND ON SHT. C2.0 FOR EXISTING SITE INFO.

- SPOT GRADE: PROPOSED:
- CONTOUR:
- SPOT GRADE:  $\frac{1}{100}$
- DRAINAGE ARROW:
- SANITARY SEWER:
- SANITARY SEWER STRUCTURE LABEL:
- STORM SEWER:
- STORM SEWER STRUCTURE LABEL:
- WATER:
- WATER STRUCTURE LABEL:
- OVERHEAD:
- FENCE:
- GAS:
- ELECTRIC:
- DRAINAGE AREA BOUNDARY:
- LIMITS OF DISTURBANCE:
- RIDGE LINE:
- SWALE LINE:
- SILT FENCE:
- LOW POINT INLET FILTER:
- SIGN:
- GATE VALVE IN WELL:



## UTILITY GENERAL NOTES:

- ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
- ALL STORM SEWER, WATER MAIN AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BRIGHTON AND LIVINGSTON COUNTY STANDARDS AND SPECIFICATIONS.
- PROVIDE MINIMUM 18" VERTICAL & 10 FT HORIZONTAL SEPARATION BETWEEN ALL UTILITIES.
- THE CONTRACTOR SHALL NOTIFY THE CITY A MINIMUM OF 48 HOURS PRIOR TO ANY WORK IN THE CITY'S ROAD RIGHT-OF-WAY, EXISTING EASEMENTS, AND PROPOSED EASEMENTS.
- ALL WORKMANSHIP, DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN THE ACCORDANCE WITH THE CITY OF BRIGHTON ENGINEERING DESIGN STANDARDS, LATEST EDITION.
- PROPOSED WATER AND STORM SEWER CONNECTIONS AT W. MAIN STREET ARE BASED ON MAIN STREET STREETScape PLANS AND WATER MAIN PLANS BY THE CITY OF BRIGHTON.

## STORM SEWER NOTES:

- STORM SEWER TO BE PVC UNLESS OTHERWISE NOTED.
- ALL PIPE LENGTHS SHOWN ARE FROM  $\epsilon$  TO  $\epsilon$  OF STRUCTURE OR FROM  $\epsilon$  OF STRUCTURE TO END OF FLARED END SECTION.
- ALL STORM SEWER WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
- MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.

## SANITARY SEWER NOTES:

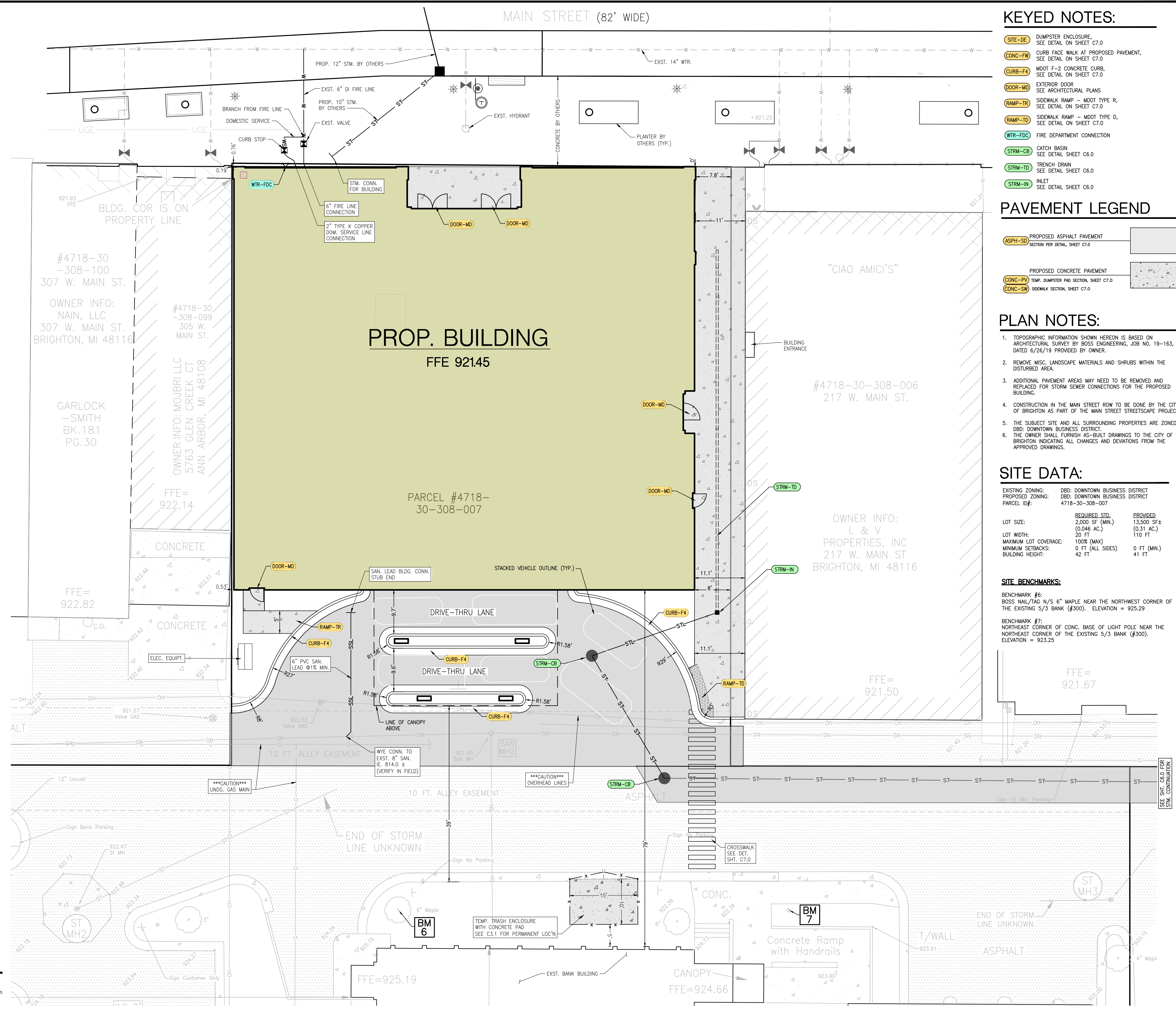
- SANITARY LEAD SHALL BE 6" SDR 26 PVC PIPE LAD AT A MIN. 1% GRADE.
- ALL PIPE LENGTHS SHOWN ARE FROM  $\epsilon$  TO  $\epsilon$  OF STRUCTURE.
- ALL SEWER WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
- MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.

## WATER MAIN NOTES:

- ALL PIPE LENGTHS SHOWN ARE FROM  $\epsilon$  TO  $\epsilon$  OF STRUCTURE/FITTING.
- WATER MAIN SHALL BE D.I. CLASS 52 INSTALLED WITH A MIN. OF 5.5 FT OF COVER.
- WATER SERVICE LEADS SHALL BE 2" DIA. TYPE 'K' COPPER.
- MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.
- ALL WATER MAIN WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
- FIRE HYDRANTS SHALL BE LOCATED 3 FT FROM BACK OF CURB.
- BUILDING WILL HAVE A WATER METER THAT SHALL BE ACCESSIBLE TO THE CITY AT ALL TIMES.
- TRACING WIRE AND TERMINALS SHALL BE PROVIDED ON ALL WATER MAIN DISTRIBUTION LINES AND SERVICE LEADS. MATERIALS AND INSTALLATION SHALL BE PER THE CITY'S ENGINEERING DESIGN STANDARDS SPECIFICATION SECTION 22113.
- TRACING WIRE SYSTEMS SHALL TERMINATE IN RHINO TRIVEX FLEXTM TRACING WIRE STATIONS. TERMINALS SHALL BE EXTERNAL AND BLUE FOR WATER MAIN SYSTEMS.
- ALL NUTS, BOLTS AND WASHERS FOR INSTALLATION ON SLEEVES, COUPLINGS AND MECHANICAL JOINT CONNECTIONS SHALL BE COR-BLUE.
- ALL NUTS, BOLTS AND WASHERS USED BY MANUFACTURER TO FABRICATE AND ASSEMBLE GATE VALVES SHALL BE #316 STAINLESS STEEL AND EXPOSED PORTIONS SHALL BE FIELD COATED WITH PIPE MASTIC OR AN APPROVED CORROSION PROTECTIVE SPRAY.

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## KEYED NOTES:

- SITE-DE** DUMPSTER ENCLOSURE SEE DETAIL ON SHEET C7.0
- CONC-FW** CURB FACE WALK AT PROPOSED PAVEMENT, SEE DETAIL ON SHEET C7.0
- CURB-F4** MDOT F-2 CONCRETE CURB, SEE DETAIL ON SHEET C7.0
- DOOR-MD** EXTERIOR DOOR SEE ARCHITECTURAL PLANS
- RAMP-TR** SIDEWALK RAMP - MDOT TYPE R, SEE DETAIL ON SHEET C7.0
- RAMP-TD** SIDEWALK RAMP - MDOT TYPE D, SEE DETAIL ON SHEET C7.0
- WTR-FDC** FIRE DEPARTMENT CONNECTION
- STRM-CB** CATCH BASIN SEE DETAIL SHEET C6.0
- STRM-TD** TRENCH DRAIN SEE DETAIL SHEET C6.0
- STRM-IN** INLET SEE DETAIL SHEET C6.0

## PAVEMENT LEGEND

- ASPH-SW** PROPOSED ASPHALT PAVEMENT SECTION PER DETAIL SHEET C7.0
- CONC-PV** PROPOSED CONCRETE PAVEMENT TEMP. DUMPSTER PAD SECTION, SHEET C7.0
- CONC-SW** SIDEWALK SECTION, SHEET C7.0

## PLAN NOTES:

- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON ARCHITECTURAL SURVEY BY BOSS ENGINEERING, JOB NO. 19-163, DATED 6/26/19 PROVIDED BY OWNER.
- REMOVE MISC. LANDSCAPE MATERIALS AND SHRUBS WITHIN THE DISTURBED AREA.
- ADDITIONAL PAVEMENT AREAS MAY NEED TO BE REMOVED AND REPLACED FOR STORM SEWER CONNECTIONS FOR THE PROPOSED BUILDING.
- CONSTRUCTION IN THE MAIN STREET ROW TO BE DONE BY THE CITY OF BRIGHTON AS PART OF THE MAIN STREET STREETScape PROJECT.
- THE SUBJECT SITE AND ALL SURROUNDING PROPERTIES ARE ZONED DBD: DOWNTOWN BUSINESS DISTRICT.
- THE OWNER SHALL FURNISH AS-BUILT DRAWINGS TO THE CITY OF BRIGHTON INDICATING ALL CHANGES AND DEVIATIONS FROM THE APPROVED DRAWINGS.

## SITE DATA:

EXISTING ZONING:	DBD: DOWNTOWN BUSINESS DISTRICT
PROPOSED ZONING:	DBD: DOWNTOWN BUSINESS DISTRICT
PARCEL ID#:	4718-30-308-007
LOT SIZE:	REQUIRED STD. 2,000 SF (MIN.) (0.046 AC.) PROVIDED 13,500 SF (0.31 AC.)
LOT WIDTH:	20 FT
MAXIMUM LOT COVERAGE:	100% (MAX)
MINIMUM SETBACKS:	0 FT (ALL SIDES)
BUILDING HEIGHT:	42 FT
	0 FT (MIN.)
	41 FT

## SITE BENCHMARKS:

- BENCHMARK #6:** BOSS NAL/7AG N/S 6" MAPLE NEAR THE NORTHWEST CORNER OF THE EXISTING 5/3 BANK (#300). ELEVATION = 925.29
- BENCHMARK #7:** NORTHEAST CORNER OF CONC. BASE OF LIGHT POLE NEAR THE NORTHEAST CORNER OF THE EXISTING 5/3 BANK (#300). ELEVATION = 923.25

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**LIVINGSTON ENGINEERING**  
CIVIL ENGINEERING SURVEYING PLANNING  
3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
PHONE: (810) 225-7000 FAX: (810) 225-7699  
WWW.LIVINGSTONENG.COM

Client: DA Building  
29665 WK Smith Drive, Ste A  
New Hudson, MI 48165  
Attn: Megan Farkas

**FIFTH THIRD BANK**  
CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN  
SITE PLAN  
DETAILED LAYOUT AND UTILITY PLAN

DATE	REVISIONS
05/07/2023	PER CITY REVISIONS
05/22/2023	PER PC MEETING

Drawn: LZF	Checked:	Approved:	Date: 04/17/2023
Scale:	Vertical:	Horizontal:	T = 10'

Job No. 23135

C3.0

NOT TO BE USED AS CONSTRUCTION DRAWINGS

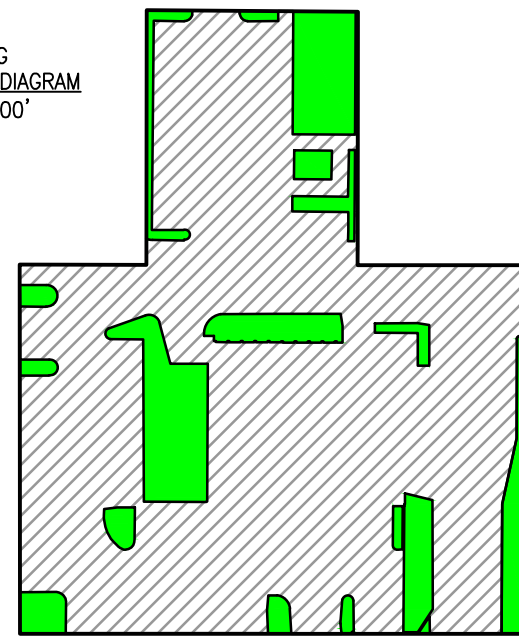
# IMPERVIOUS AREAS CALC:

## EXISTING CONDITION

TYPE OF SURFACE	AREA (AC.)	C FACTOR	AVC
PAVEMENT AND ROOF	1.23	0.90	1.10
GREENSPACE (H.S.G. B)	0.27	0.20	0.05
TOTAL	1.50		1.15

COMPOSITE C FACTOR 1.15 / 1.50 = 0.77

EXISTING AREAS DIAGRAM  
1" = 100'

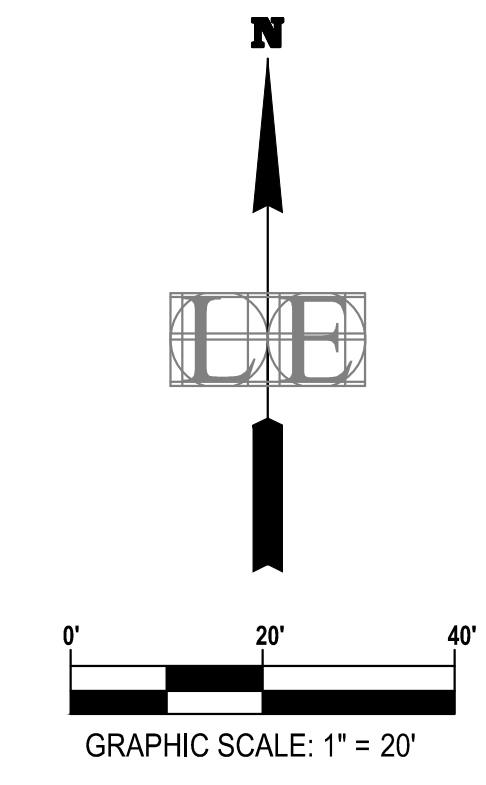
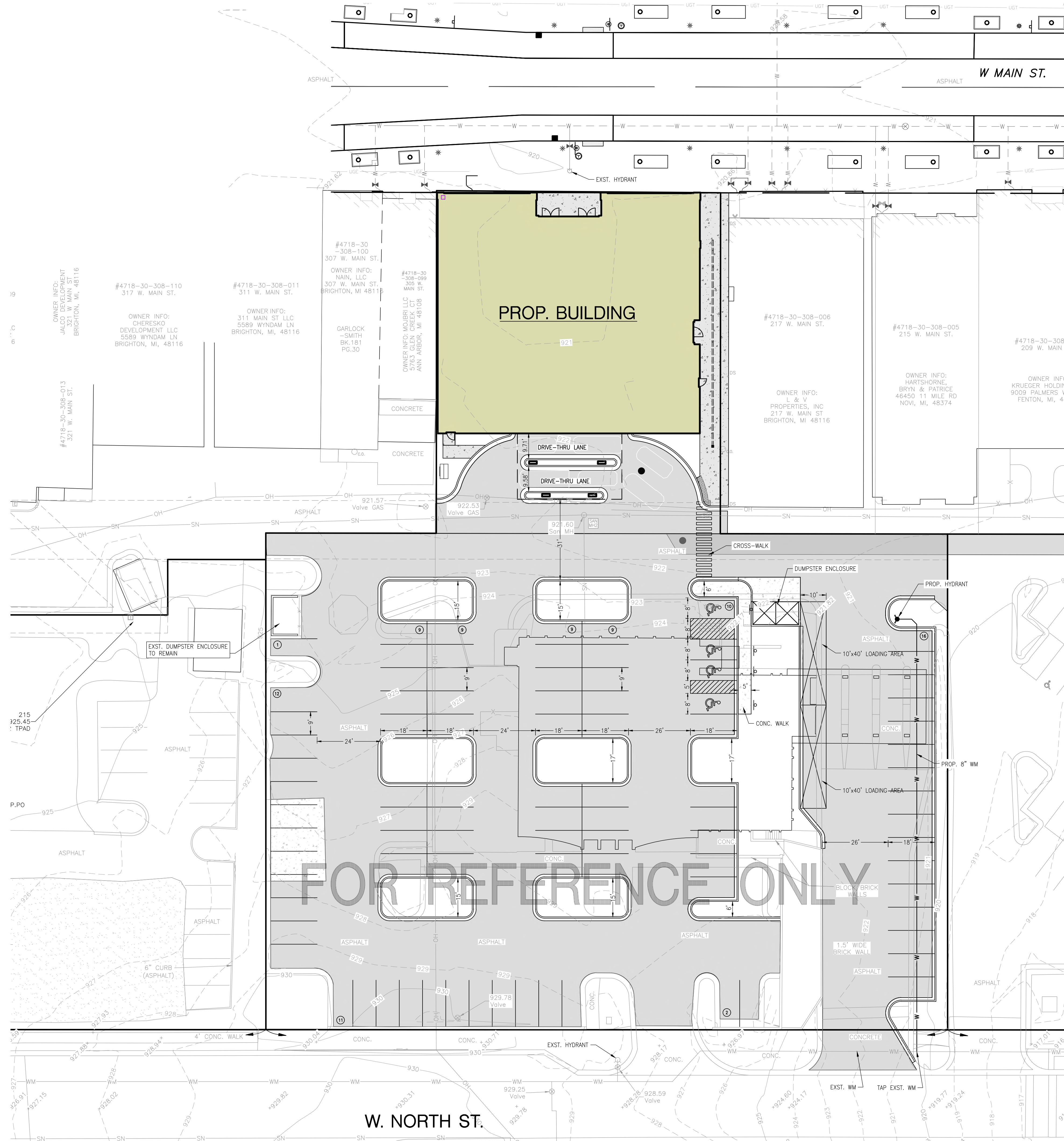
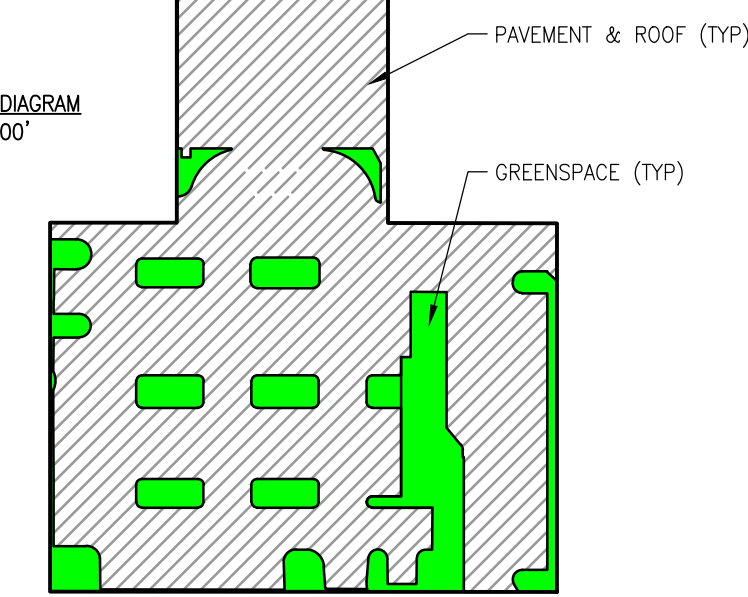


## FUTURE CONDITION

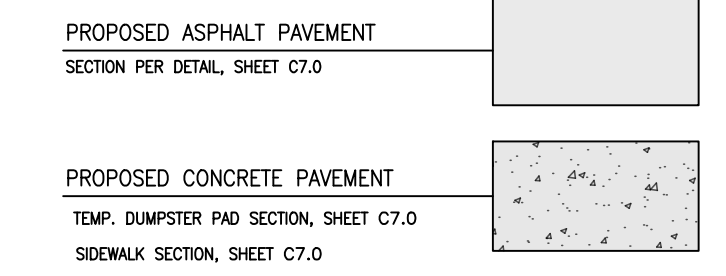
TYPE OF SURFACE	AREA (AC.)	C FACTOR	AVC
PAVEMENT AND ROOF	1.23	0.90	1.10
GREENSPACE (H.S.G. B)	0.27	0.20	0.05
TOTAL	1.50		1.15

COMPOSITE C FACTOR 1.15 / 1.50 = 0.77

FUTURE AREAS DIAGRAM  
1" = 100'



## PAVEMENT LEGEND



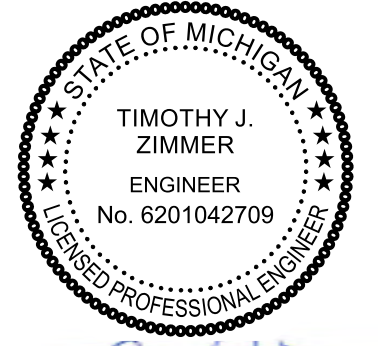
## PLAN NOTES:

1. ARCHITECTURAL SURVEY BY BOSS ENGINEERING, JOB NO. 19-163, DATED 6/26/19 PROVIDED BY OWNER.
2. THE EXISTING AND FUTURE IMPERVIOUS AREAS ARE EQUAL (RUNOFF COEFFICIENT = 0.77). SEE CALC. THIS SHEET.
3. THIS PLAN IS PROVIDED FOR REFERENCE ONLY.

FOR REFERENCE ONLY

## UTILITY DISCLAIMER

**811** Know what's below. Call before you dig.  
Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given either as to the completeness or accuracy thereof. Contractor shall call "MISS DIG" 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.



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**LIVINGSTON ENGINEERING**  
CIVIL ENGINEERING SURVEYING PLANNING  
3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
PHONE: (810) 225-7000 FAX: (810) 225-7699  
WWW.LIVINGSTONENG.COM

**LE**

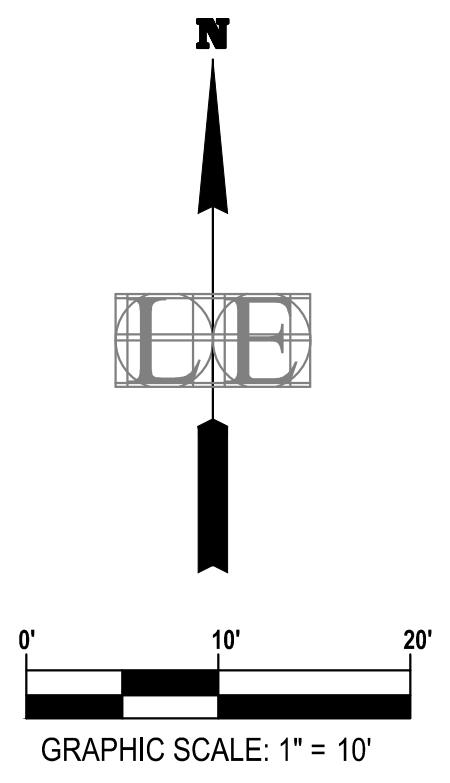
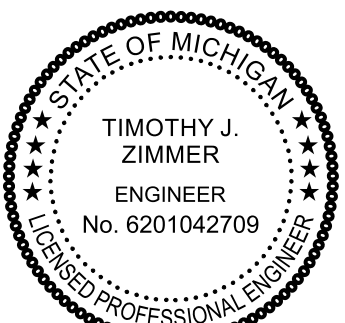
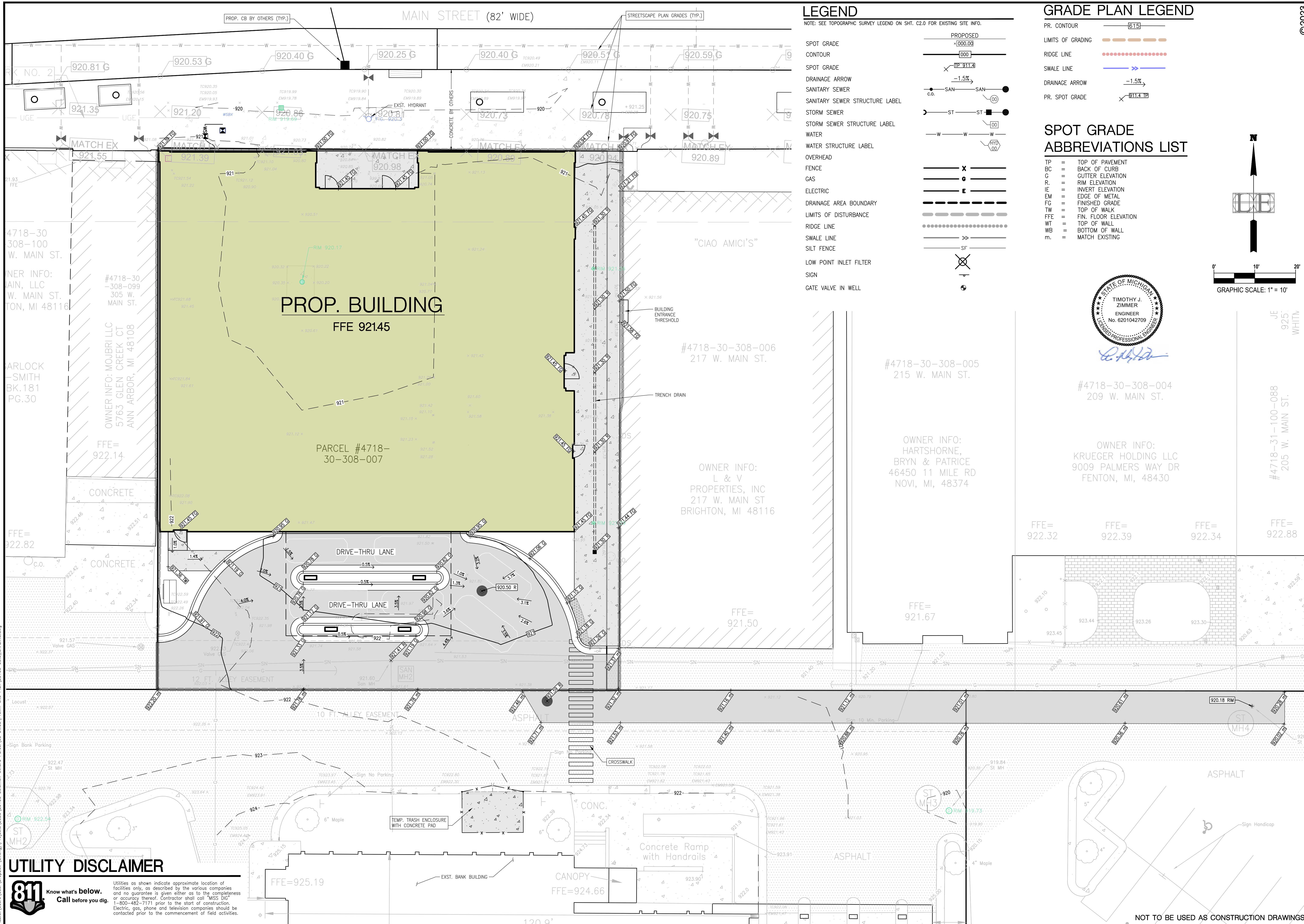
Client  
DA Building  
29665 WK Smith Drive, Ste A  
New Hudson, MI 48165  
Attn: Megan Farkas

**FIFTH THIRD BANK**  
CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN  
SITE PLAN  
PARKING LAYOUT PLAN - REFERENCE ONLY

DATE	REVISIONS	Drawn: T.J.Z.	Checked:	Approved:	Date: 04/17/2023
05/07/2023	PER CITY REVISIONS				
05/22/2023	PER PC MEETING				

Job No. 23135  
Scale:  
Vertical: 1" = 20'  
Horizontal:

C3.1



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**LIVINGSTON ENGINEERING**  
CIVIL ENGINEERING SURVEYING PLANNING  
3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
PHONE: (810) 225-7699  
WWW.LIVINGSTONENG.COM

**LF**

Client: DA Building  
29665 WK Smith Drive, Ste A  
New Hudson, MI 48165  
Attn: Megan Farikas

**FIFTH THIRD BANK**

CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN  
SITE PLAN  
GRADING PLAN

DATE	REVISIONS
05/07/2023	PER CITY REVISIONS
05/22/2023	PER PC MEETING

Drawn: LIZ  
Checked:  
Approved:  
Date: 04/17/2023

Job No: 23135  
Scale:  
Vertical: T = 10'  
Horizontal:

C5.0

**Livingston County Soil Erosion Control  
Temporary Controls And Sequence of Construction**

1. NOTIFY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO THE START OF GRADE WORK.
2. IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974, THE PERMIT HOLDER SHALL CALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK.
3. (IMPORTANT NOTICE) DETENTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE - DETAIL ITEMS BELOW.
4. SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
5. ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO START OF MASSIVE EARTH DISRUPTION. PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 75 LINEAR FEET.
7. TOPSOIL OR SOIL STORAGE AREAS SHALL BE SEEDED AND MULCHED OR MATTED WITH STRAW, IMMEDIATELY AFTER THE STRIPPING PROCESS IS COMPLETED, TO PREVENT WIND AND WATER EROSION.

- SLOPES**
8. SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE. SLOPES STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL SHALL HAVE STAKED MULCH BLANKETS OR SOD TO MINIMIZE THE CHANGE FOR EROSION.

- STORM DRAINS**
9. ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.
  10. PAVEMENT ADJACENT TO STREET STORMWATER INLET STRUCTURES SHALL BE CUT OUT AFTER THE FIRST COAT OF PAVING. CONCRETE SHALL BE POURED AND A SECOND LAYER OF ASPHALT LAID OVER THE CONCRETE CUT. RINGS AND CASTINGS SHALL BE CENTERED AT THIS TIME. GROUTING AND POINTING SHALL BE DONE AT THIS TIME TO PREVENT LEAKAGE INTO THE STRUCTURES AND THE RESULTING SOIL MOVEMENT.
  11. STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL, A STRAW BALE BARRIER AND A STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE 1 FT OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.
  12. BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
  13. COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE BAFLED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.
  14. ALL STORM DRAIN OUTLETS 15" IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.
  15. ALL STORM DRAINAGE PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.
  16. ALL STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE DETENTION POND SHALL HAVE A TEMPORARY 5'x10'x3' SUMP INSTALLED AT THE TERMINATION OF THE STORM SEWER. UPON COMPLETION OF THE STABILIZATION WORK THE SUMP AREA SHALL BE FILLED AND RIP RAPPED WITH COBBLE STONE. SILT TRAPS SHALL BE INSPECTED AFTER EACH STORM.
  17. ALL OUTLETS SHALL BE RIP RAPPED OVER KEYED FILTER FABRIC WITH A MINIMUM OF 15 SQ. YARDS OF 6" OR LARGER COBBLE STONE.
  18. RIP RAP AS NOTED ON THE PLAN SHALL BE OF A FUNNEL SHAPE CONSTRUCTION, WIDTH SHALL INCREASE AS THE DISTANCE FROM THE OUTLET POINT INCREASES AT A 3:1 RATIO.
  19. RIP RAP SHALL BE OF COBBLE STONE, 6" IN DIAMETER OR LARGER. GROUTING MAY BE NECESSARY, AND SHALL BE A MINIMUM OF 6" IN DEPTH WITH THE COBBLE SET IN THE CEMENT SLURRY.
  20. IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMPS AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.

- STABILIZATION**
21. ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOPSOILED WITH A MINIMUM OF 3" OF MATERIAL. SEEDED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASSIVE EARTH DISRUPTION. IN THE NON-GROWING SEASON STRAW MATTING WILL SUFFICE. HYDROSEEDING WILL BE AN ACCEPTABLE ALTERNATE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BIND OF THE HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
  22. IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.
  23. PERIODIC INSPECTIONS WILL BE MADE THROUGHOUT THE COURSE OF THE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF THE PROJECT TO CONTACT THIS OFFICE FOR THE FINAL INSPECTION AT THE END OF THE PROJECT.
  24. THIS COMMERCIAL PERMIT IS VALID FOR THE MASS EARTH MOVEMENT, THE INSTALLATION OF ROADS, DRAINS, AND UTILITIES, AND IS NOT FOR ANY SINGLE FAMILY RESIDENCE. ALL RESIDENTIAL BUILDERS WILL NEED TO SECURE WAIVERS AND/OR PERMITS AS NECESSARY FOR EACH LOT IN THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY RESIDENCE IS MADE.
  25. THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN RECEIVED.

**SEQUENCE OF CONSTRUCTION:**

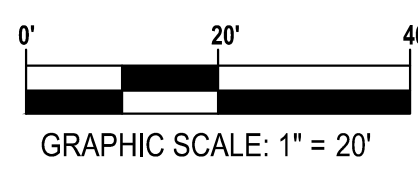
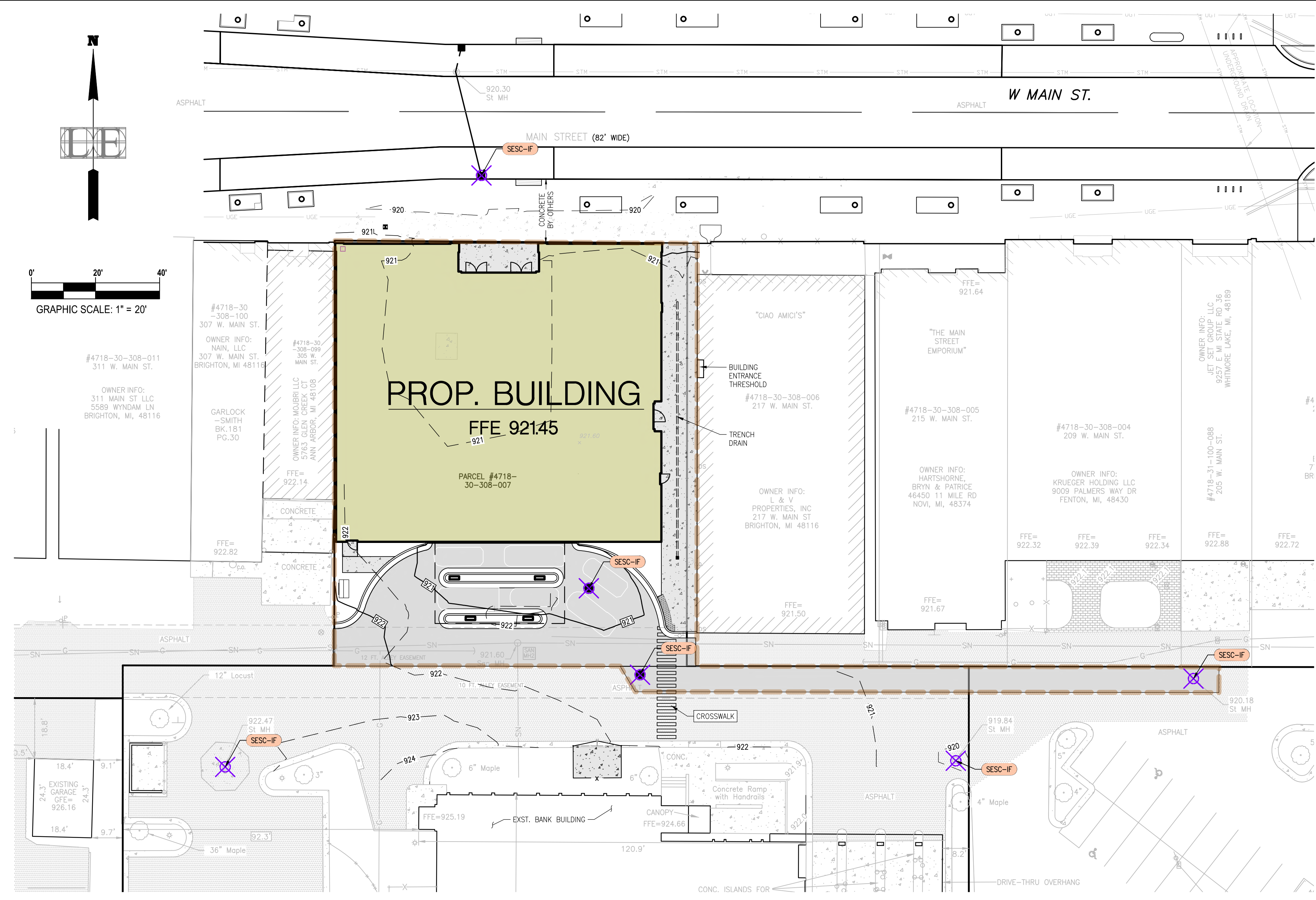
1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES PER PLAN.
2. PERFORM SITE DEMOLITION REQUIRED.
3. INSTALL STORM DRAINAGE SYSTEM INCLUDING DETENTION BASINS; INSTALL INLET FILTERS.
4. ROUGH GRADE SITE & STORE SOIL.
5. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES, AS REQUIRED.
6. BRING PAVEMENT AREAS TO SUB-BASE; PLACE SUB-BASE; REMOVE PARKING LOT INLET FILTER AND PLACE ASPHALT PAVEMENT.
7. FINISH GRADE, REDISTRIBUTE TOPSOIL, SEED & MULCH ALL DISTURBED AREAS.
8. REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES; SEED AND MULCH ALL REMAINING UNSTABILIZED AREAS.

**SEEDING, FERTILIZER AND MULCH BARE GROUND RATIO:**

- TOP-SOIL 3" IN DEPTH
- GRASS SEED 210 LBS./AC.
- FERTILIZER 150 LBS./AC.
- STRAW MULCH 3" IN DEPTH, 1.5 TO 2 TONS / AC. (ALL MULCHING MUST HAVE A TIE DOWN - ASPHALT TACKIFIER, NET BINDING, ETC.)
- HYDROSEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%, IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.

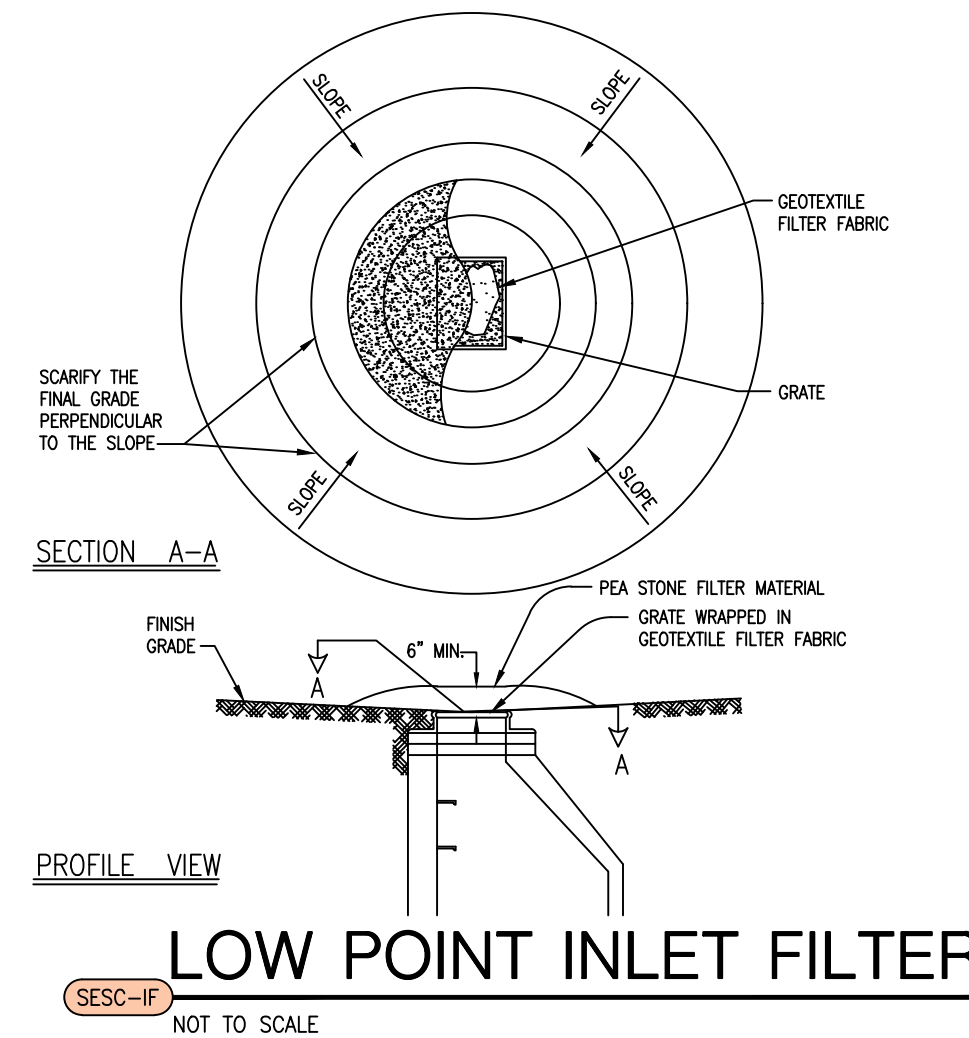
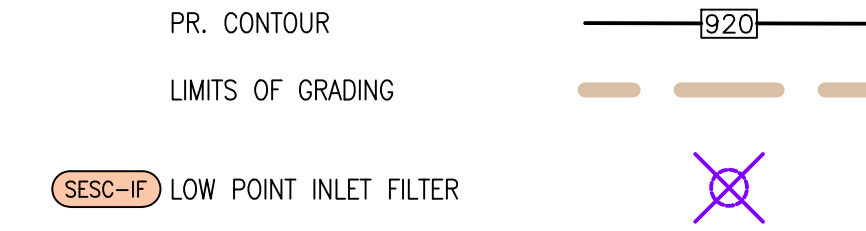
**MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROLS**

1. SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER EACH MAJOR STORM EVENT. MAINTENANCE SHALL INCLUDE REMOVAL OF ACCUMULATED SILT AND REPLACEMENT OF TORN SECTIONS. SILT FENCE SHALL BE REMOVED WHEN ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
2. TRACKING PAD SHALL BE INSPECTED MONTHLY FOR ACCUMULATED DIRT. TRACKING PAD SHALL BE REPLACED WHEN THE STONES ARE CHOCKED WITH DIRT. TRACKING PAD SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FIRST COURSE OF ASPHALT BEING LAID.
3. DETENTION POND SHALL BE INSPECTED QUARTERLY ON A PERMANENT BASIS. MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL, EMBANKMENT STABILIZATION AND MAINTAINING THE OUTLET STRUCTURE IN GOOD CONDITION. NO TREES SHALL BE ALLOWED TO GROW ON THE EMBANKMENT.
4. CATCH BASINS SHALL BE INSPECTED ANNUALLY FOR ACCUMULATION OF SEDIMENT. ALL SEDIMENT MUST BE REMOVED AND DISPOSED OF PROPERLY WHEN THE SUMP IS FULL.
5. COMMON AREAS SHALL BE STABILIZED NO LATER THAN 15 DAYS AFTER GRADE WORK, PURSUANT TO RULE 1709 (5).



**TOTAL DISTURBED AREA = 16,448 S.F. (0.38 AC.)**

**SESC LEGEND**



**PROPOSED CONSTRUCTION SCHEDULE 2023/2024**

ACTIVITY	JUNE	JULY	AUG	SEPT	OCT	WINTER NOV-MAR	APRIL	MAY
DEMOLITION	[Bar]							
BUILDING CONST.		[Bar]						
UTILITIES			[Bar]					
PAVING							[Bar]	
SEED & MULCH								[Bar]

**UTILITY DISCLAIMER**

Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given either as to the completeness or accuracy thereof. Contractor shall call "MISS DIG" 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.



NOT TO BE USED AS CONSTRUCTION DRAWINGS

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 CIVIL ENGINEERING SURVEYING PLANNING  
 3300 S. O.L.D. U.S. 23, BRIGHTON, MI 48114  
 PHONE: (810) 225-7000  
 FAX: (810) 225-7699  
 WWW.LIVINGSTONENGINEERING.COM

**Client**  
 DA Building  
 29665 WK Smith Drive, Ste A  
 New Hudson, MI 48165  
 Attn: Megan Farkas

**FIFTH THIRD BANK**  
 CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN  
 SITE PLAN  
 SESC PLAN

DATE	REVISIONS
05/07/2023	
05/22/2023	

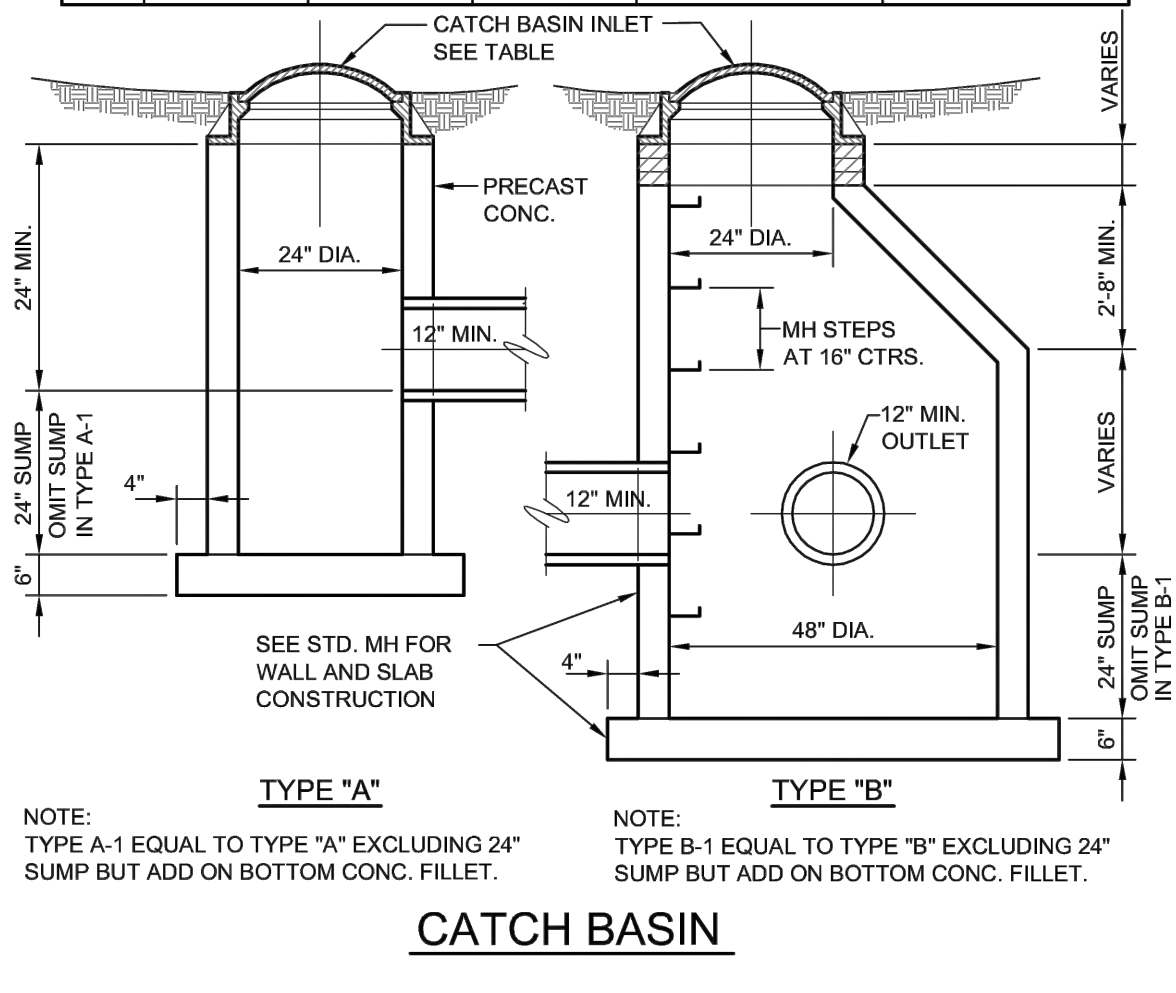
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 Checked: [Signature]  
 Approved: [Signature]  
 Date: 04/17/2023

Job No. 23135  
 Scale: [Blank]  
 Vertical: [Blank]  
 Horizontal: T = 20'

23135  
 TIMOTHY J. ZIMMER  
 ENGINEER  
 No. 6201042709

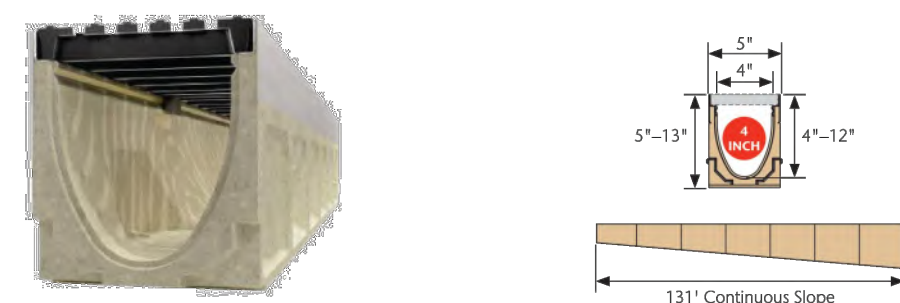
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MANHOLE FRAME & COVER & CATCH BASIN INLETS					
TYPE	LOCATION	MANUFACTURER OR EQUAL		TYPE OF COVER OR INLET	MAXIMUM DRAINAGE AREA (ACRES)
		EAST JORDAN	NEENAH		
MH	ALL	1040	R-1916 F1	SANITARY-SOLID SELF-SEALING STORM-VENTED	N/A
CB	TYPE A CURB	7000-T1-M1	R-3070	FLAT GRATE WITH VERT. OPEN BACK	0.71
CB	TYPE B CURB	7065-T1-M1	R-3034-B	FLAT GRATE WITH ROLL-BACK	0.87
CB	PAVEMENT/SHOULDER	1020-M1	R-2060-D	FLAT GRATE	0.66
CB	OPEN AREA	1020-01	R-2660-D	BEEHIVE GRATE 4" HIGH	0.63
CB	GUTTER	5100	R-3238	CONCAVE INLET	0.96



**CATCH BASIN / INLET**  
 STRM-CB NTS  
 STRM-IN NTS  
 EXCERPT FROM CITY OF BRIGHTON STD. DETAILS

**KlassikDrain K100/KS100**  
 4" Internal Width General Purpose System



K100 is a 4" internal width, general purpose system with galvanized steel edge rail and the widest choice of grates in different materials and slot styles up to Load Class E (134,885 lbs) featuring either patented DrainLoK or QuickLoK® boltless locking systems.

KS100 is the same system, but the edge rail is grade 304 stainless steel. KS100 should be used where increased aesthetics are required or where increased corrosion resistance is required.

- Typical Applications:**
- Parking lots & garages
  - Shopping malls
  - Pedestrian areas
  - Light industrial areas
  - Commercial areas
  - Internal applications

- KLASSIKDRAIN K100/KS100 SELECTION CRITERIA**
- Light to industrial duty loads
  - Product can be used towards LEED & EPA requirements
  - Resistant to many everyday chemicals
  - Multiple grate options to meet legal requirements
  - Multiple grate options to meet design requirements
  - General, everyday hydraulic capacity
  - Constant depth and/or sloped depth channels



**TRENCH DRAIN DETAIL**  
 STRM-TD NTS  
 OR APPROVED EQUAL

**UTILITY GENERAL NOTES:**

- ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
- ALL STORM SEWER, WATER MAIN AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BRIGHTON AND LIVINGSTON COUNTY STANDARDS AND SPECIFICATIONS.
- PROVIDE MINIMUM 18" VERTICAL & 10 FT HORIZONTAL SEPARATION BETWEEN ALL UTILITIES.
- THE CONTRACTOR SHALL NOTIFY THE CITY A MINIMUM OF 48 HOURS PRIOR TO ANY WORK IN THE CITY'S ROAD RIGHT-OF-WAY, EXISTING EASEMENTS, AND PROPOSED EASEMENTS.
- ALL WORKMANSHIP, DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BRIGHTON ENGINEERING DESIGN STANDARDS, LATEST EDITION.
- PROPOSED WATER AND STORM SEWER CONNECTIONS AT W. MAIN STREET ARE BASED ON MAIN STREET STREETScape PLANS AND WATER MAIN PLANS BY THE CITY OF BRIGHTON.

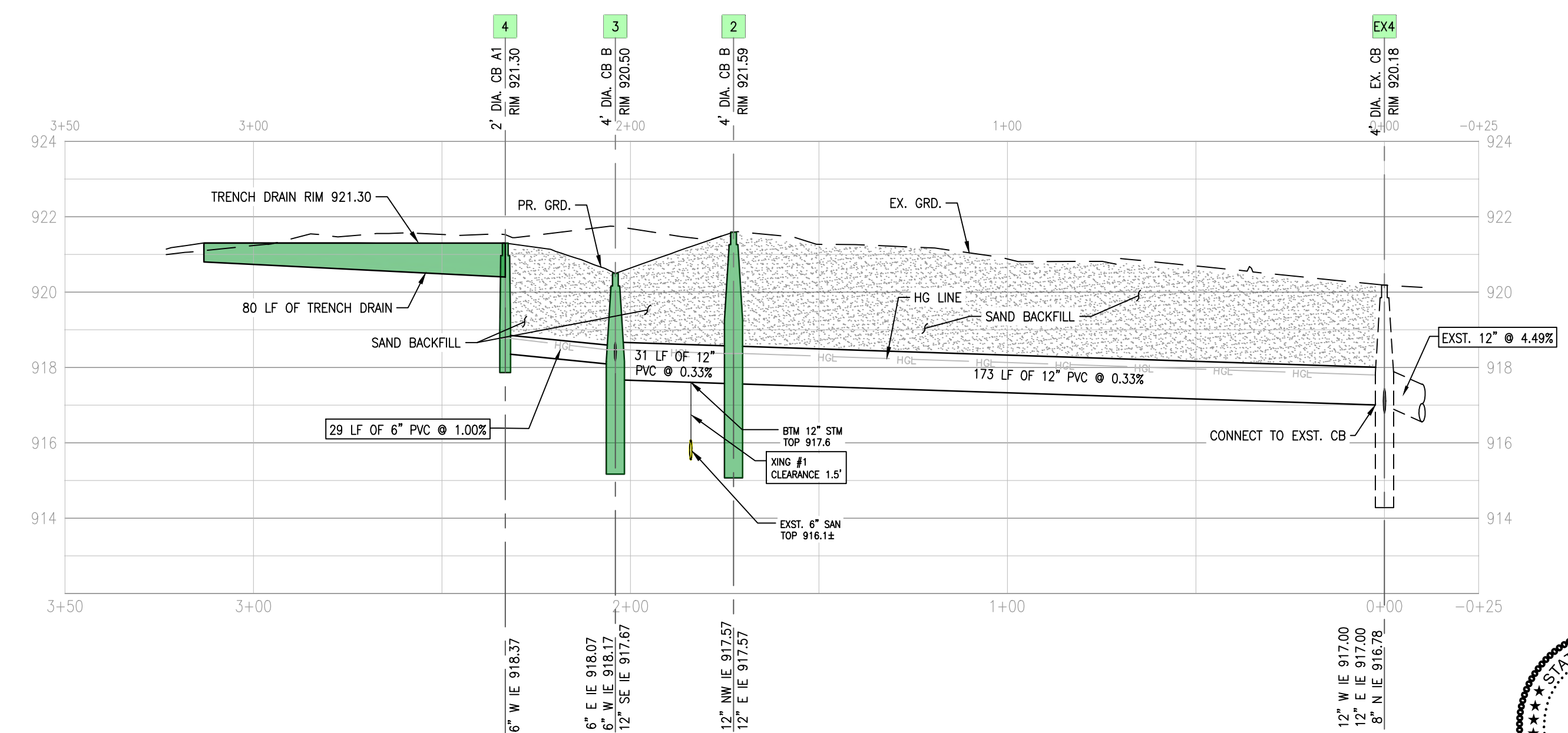
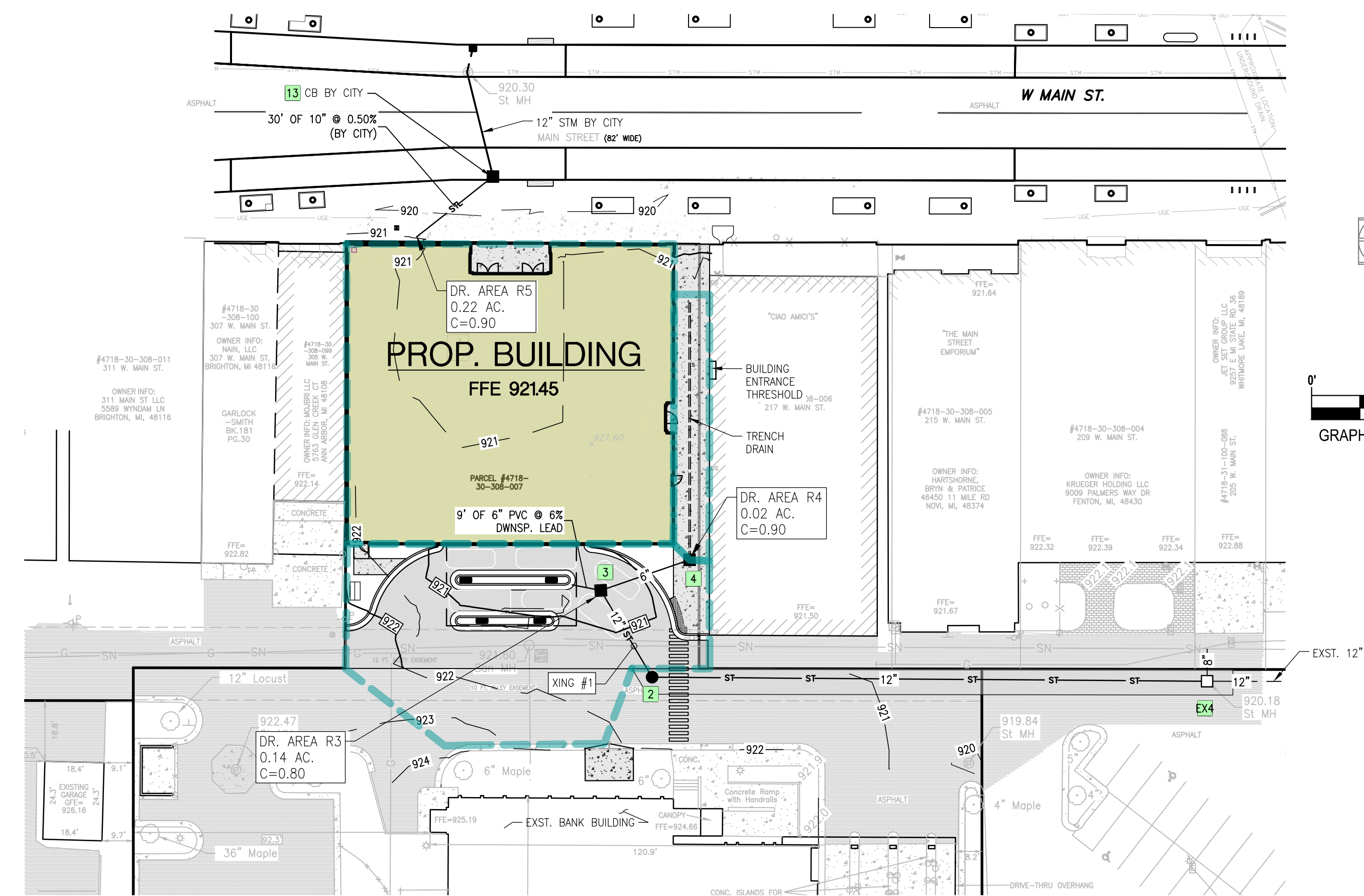
**STORM SEWER NOTES:**

- STORM SEWER TO BE PVC UNLESS OTHERWISE NOTED.
- ALL PIPE LENGTHS SHOWN ARE FROM  $\epsilon$  TO  $\epsilon$  OF STRUCTURE OR FROM  $\epsilon$  OF STRUCTURE TO END OF FLARED END SECTION.
- ALL STORM SEWER WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
- MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.

**LEGEND**

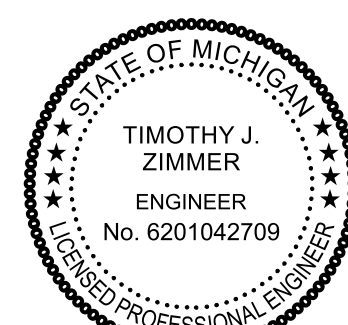
NOTE: SEE TOPOGRAPHIC SURVEY LEGEND ON SHT. C2.0 FOR EXISTING SITE INFO.

SPOT GRADE	PROPOSED	<math>\times 000.00</math>
CONTOUR		000
SPOT GRADE		$\times 011.4$
DRAINAGE ARROW		-1.5%
SANITARY SEWER		c.o. SAN SAN
SANITARY SEWER STRUCTURE LABEL		ST ST
STORM SEWER		ST ST
STORM SEWER STRUCTURE LABEL		W W
WATER		W W
WATER STRUCTURE LABEL		HYD HYD
OVERHEAD		X
FENCE		G
GAS		E
ELECTRIC		
DRAINAGE AREA BOUNDARY		---
LIMITS OF DISTURBANCE		---
RIDGE LINE		---
SWALE LINE		---
SILT FENCE		SF
LOW POINT INLET FILTER		$\times$
SIGN		$\times$
LIGHT POLE		$\times$
UTILITY POLE		$\times$
DECIDUOUS TREE		$\times$
GATE VALVE IN WELL		$\times$



**STORM SEWER PROFILE**  
 SCALE: 1" = 30' H., 1" = 3' V.

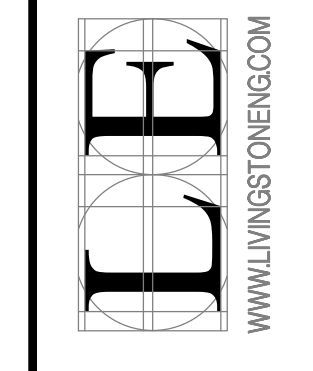
STORM DRAINAGE CALCULATION SHEET																					
Runoff Formula: $Q = CIA$										PROJECT/CLIENT:											
LIVINGSTON ENGINEERING, L.C. 3300 S. Old U.S.23 Brighton, MI 48114 (810) 225-7100 Ph, (810) 225-7699 Fax										5/3 BANK											
Type of Pipe = pvc $n = 0.013$										Job No.: 23135											
$x = 175$ $y = 25$ (10 Year Storm Event)										Date: 04/28/23											
c factor impervious = 0.90 c factor for turfgrass = 0.20										By: TJZ											
										Revised:											
Structure No.	Drainage Area A (Acres)	%imperv	Runoff Coeff. C	CxA	ADD. CxA	$\Sigma$ CxA	Time T (min.)	Rainfall I (in./hr.)	Q (cfs)	Pipe Dia. (in.)	Pipe Length (ft.)	Slope %	H.G. Slope %	Velocity Flowing Full (ft./sec.)	Travel Time (min.)	Pipe Capacity (cfs)	Rim Elev. Upstr.	H.G. Upstr.	H.G. Dwnstr.	Invert Elev. Upstr.	Invert Elev. Dwnstr.
R4	R3	0.02	100	0.90	0.02	0.02	20	3.89	0.07	6	29	1.00	0.02	2.87	0.17	0.56	921.30	918.77	918.47	918.37	918.07
R3	R2	0.14	85	0.80	0.11	0.13	20.17	3.87	0.49	12	31	0.33	0.02	2.61	0.20	2.05	920.50	918.47	918.37	917.67	917.57
R2	EX4	0.00	100	0.90	0.00	0.13	20.37	3.86	0.49	12	173	0.33	0.02	2.61	1.10	2.05	921.59	918.37	917.80	917.57	917.00
R5	CITY 13	0.22	100	0.90	0.20	0.20	20.00	3.89	0.76	10	30	0.50	0.12	2.85	0.18	1.55		917.77	917.62	917.10	916.95



FILE:C:\Users\jv\Dropbox (Living)\Projects\2023\23135 Solomon\_5th\3rd Floor\03 DWG\Printin Site Plan\23135 CB.0\_SWMP.dwg  
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 Scale  
 Vertical: T = 30'  
 Horizontal: C6.0  
 Date: 05/07/2023  
 PER CITY REVISIONS: 05/22/2023  
 Drawn: TJZ  
 Checked:  
 Approved:  
 Date: 04/17/2023

**UTILITY DISCLAIMER**

Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given either as to the completeness or accuracy thereof. Contractor shall call "MISS DIG" 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.



Client  
 DA Building  
 29665 WK Smith Drive, Ste A  
 New Hudson, MI 48165  
 Attn: Megan Farkas

**FIFTH THIRD BANK**  
 CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN  
 SITE PLAN  
 STORM SEWER PLAN

DATE	05/07/2023
PER CITY REVISIONS	05/22/2023
PER PC MEETING	
Drawn	TJZ
Checked	
Approved	
Date	04/17/2023

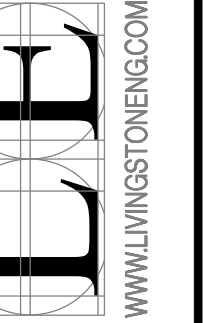
Job No. 23135  
 Scale  
 Vertical: T = 30'  
 Horizontal: C6.0

FILE:C:\Users\juser\OneDrive\Documents\Projects\2023\23135\_Solomon\_5th\3rd Parcel\03 DWG\Plan\23135\_C7.0\_DETAIL.dwg



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**LIVINGSTON ENGINEERING**  
 CIVIL ENGINEERING SURVEYING PLANNING  
 3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
 PHONE: (810) 225-7000 FAX: (810) 225-7699



Client  
 DA Building  
 29665 WK Smith Drive, Ste A  
 New Hudson, MI 48165  
 Attn: Megan Farkas

**FIFTH THIRD BANK**  
 CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN  
 SITE PLAN  
 DETAILS

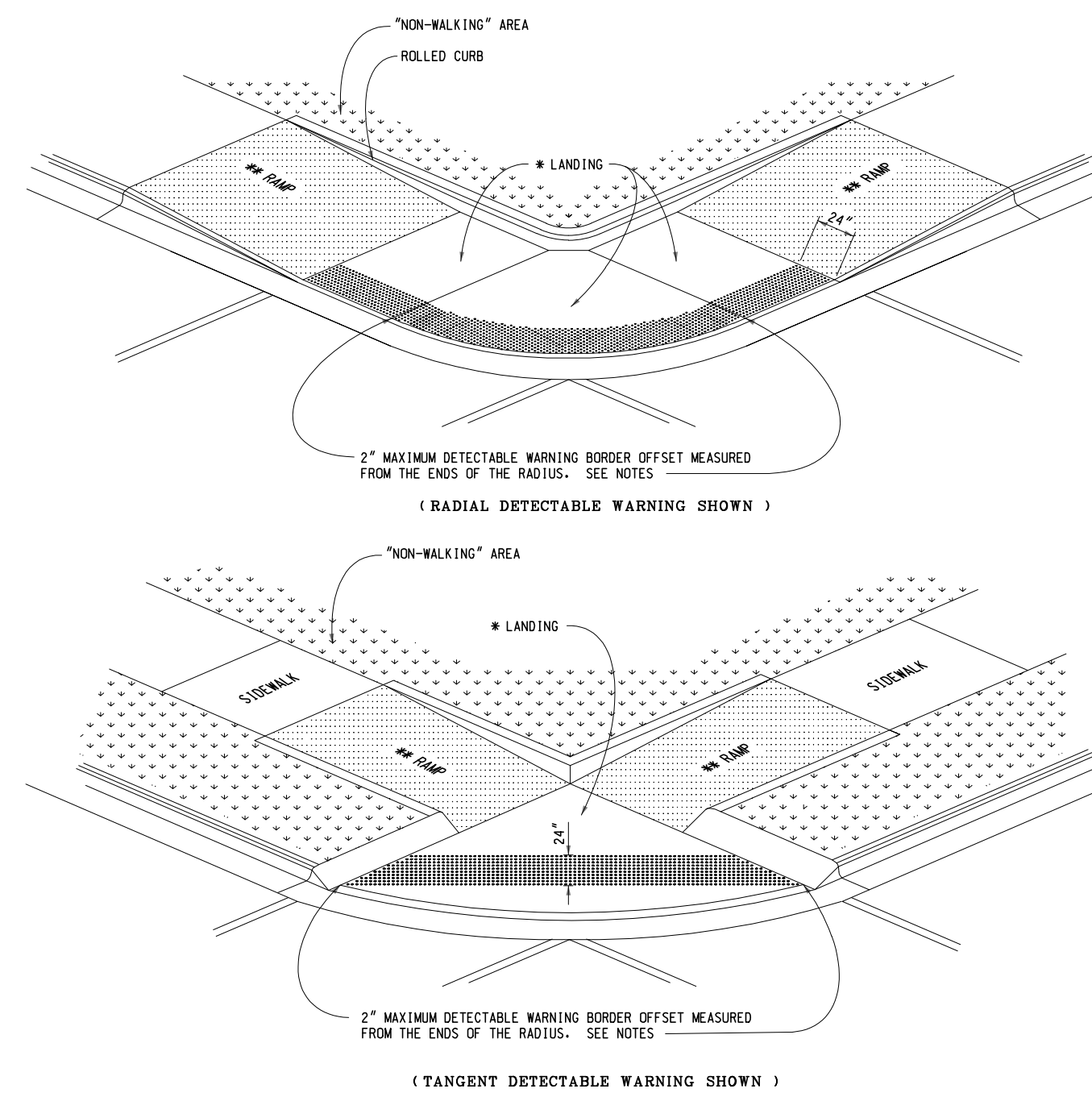
REVISIONS	DATE
PER CITY REVIEW	05/07/2023
PER PC MEETING	05/22/2023

Drawn: T.J.Z.  
 Checked:  
 Approved:  
 Date: 04/17/2023

Job No. **23135**  
 Scale:  
 Vertical:  
 Horizontal:

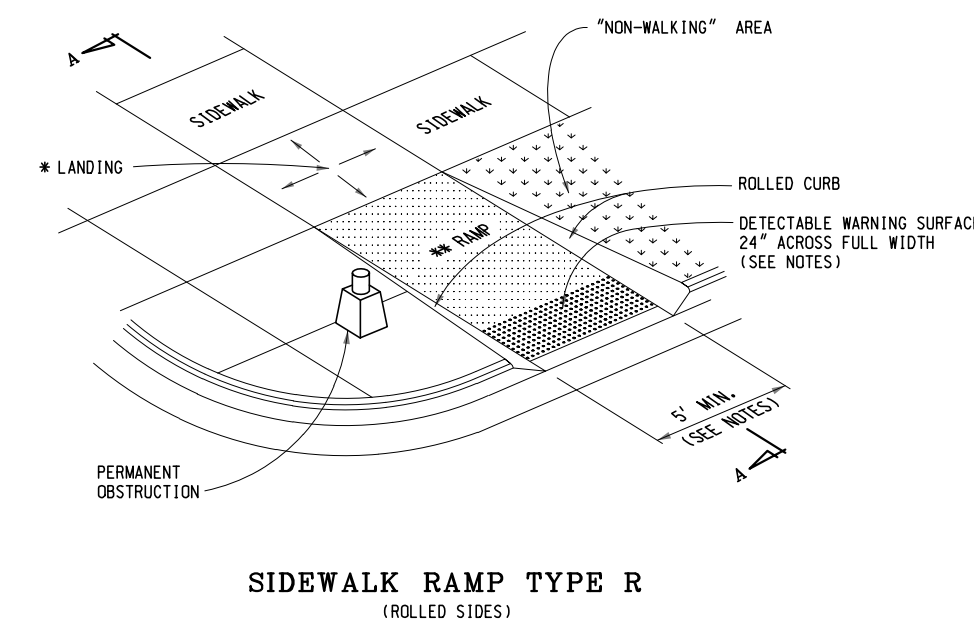
**C7.0**

\* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES. IF THE RAMP RUNNING SLOPE IS LESS THAN 5%, IT IS CONSIDERED A "BLENDED TRANSITION" AND DOES NOT REQUIRE A LANDING.  
 \*\* MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.

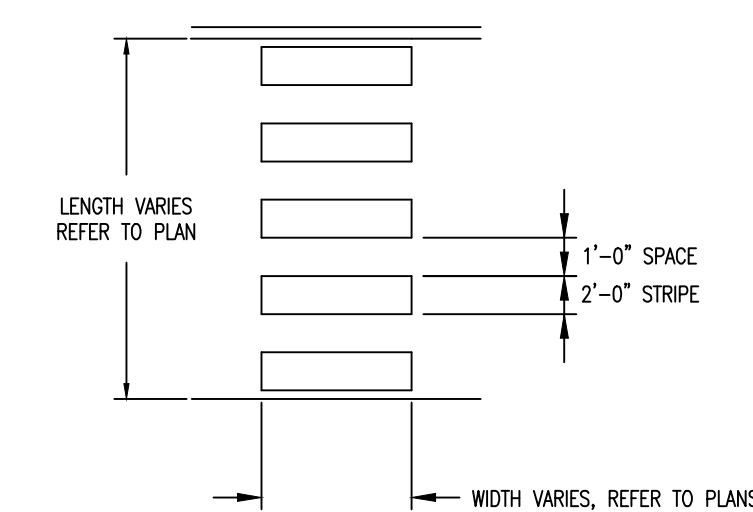


**MDOT SIDEWALK RAMP - TYPE D**  
 RAMP-D NOT TO SCALE SEE MDOT STD. DETAIL R-28-J FOR NOTES

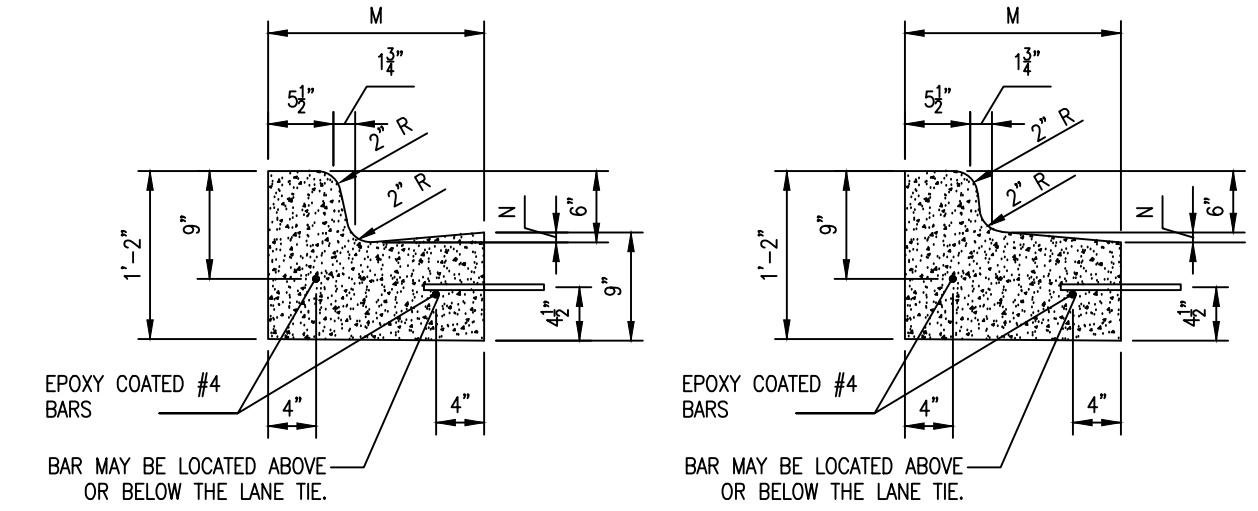
\* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES. IF THE RAMP RUNNING SLOPE IS LESS THAN 5%, IT IS CONSIDERED A "BLENDED TRANSITION" AND DOES NOT REQUIRE A LANDING.  
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**MDOT SIDEWALK RAMP - TYPE R**  
 RAMP-TR NOT TO SCALE SEE MDOT STD. DETAIL R-28-J FOR NOTES



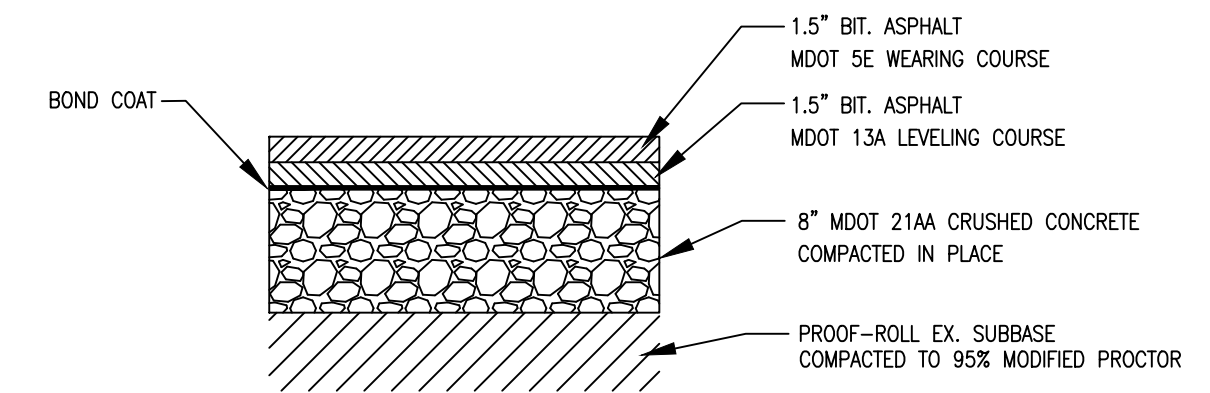
**CROSSWALK STRIPING DETAIL**  
 NO SCALE



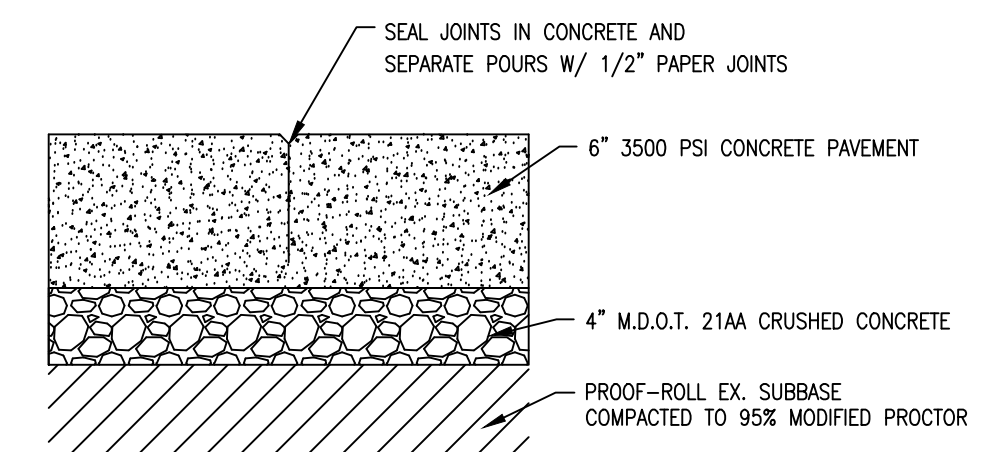
**STANDARD CURB**      **REVERSE CURB**

DETAIL	DIMENSIONS	LANE TIES	CONCRETE CU. YD. / LIN. FT.
F1	1'-6"	7/8"	AS SHOWN 0.0484
F2	1'-6"	7/8"	OMITTED 0.0484
F3	2'-0"	1 3/8"	AS SHOWN 0.0610
F4	2'-0"	1 3/8"	OMITTED 0.0610
F5	2'-6"	1 7/8"	AS SHOWN 0.0737
F6	2'-6"	1 7/8"	OMITTED 0.0737

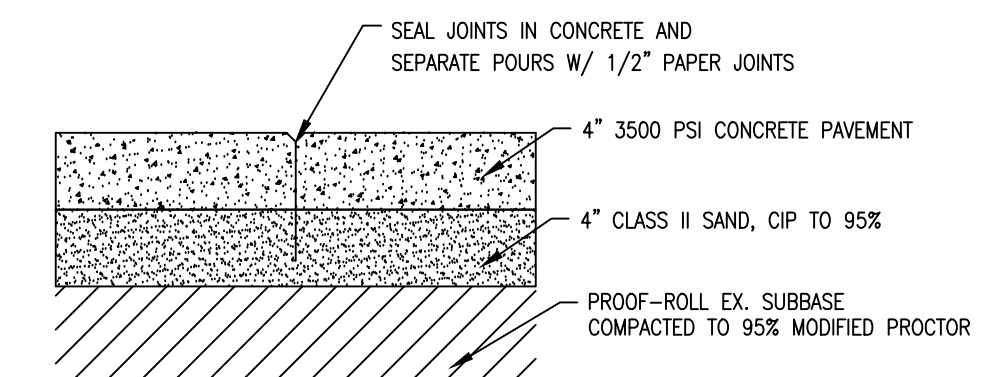
**MDOT "F" CONCRETE CURB**  
 CURB-F2 NOT TO SCALE



**ASPH-SD ASPHALT PAVEMENT SECTION**  
 NOT TO SCALE



**CONC-PV CONCRETE PAVEMENT SECTION**  
 \*\* FOR USE IN TEMPORARY DUMPSTER PAD \*\*  
 NOT TO SCALE



**CONC-SW CONCRETE SIDEWALK SECTION**  
 \*\* FOR USE IN SIDEWALK AREAS THAT DO NOT ABUT PAVEMENT \*\*  
 NOT TO SCALE

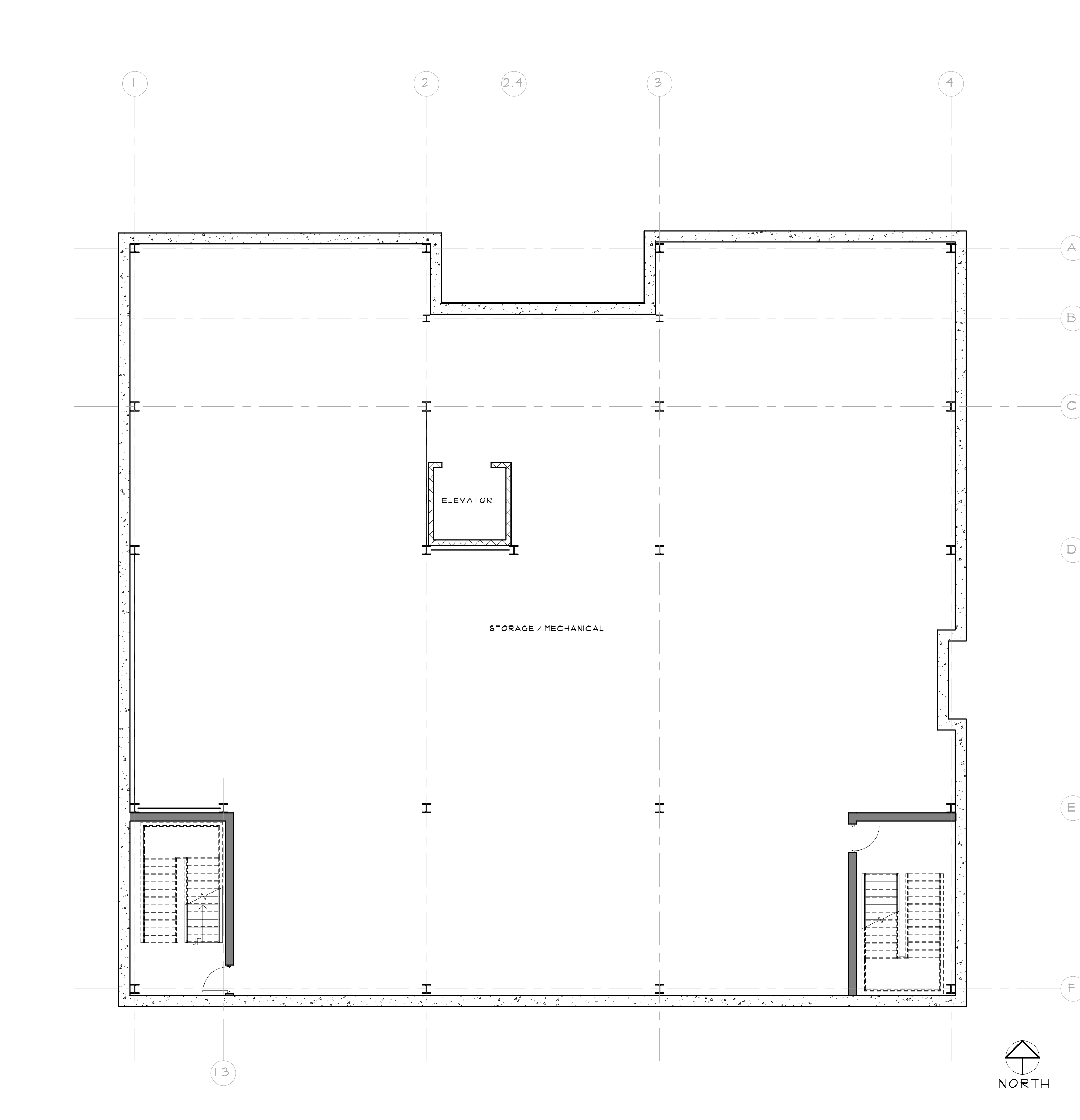
**UTILITY DISCLAIMER**



Know what's below. Call before you dig.  
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NOT TO BE USED AS CONSTRUCTION DRAWINGS

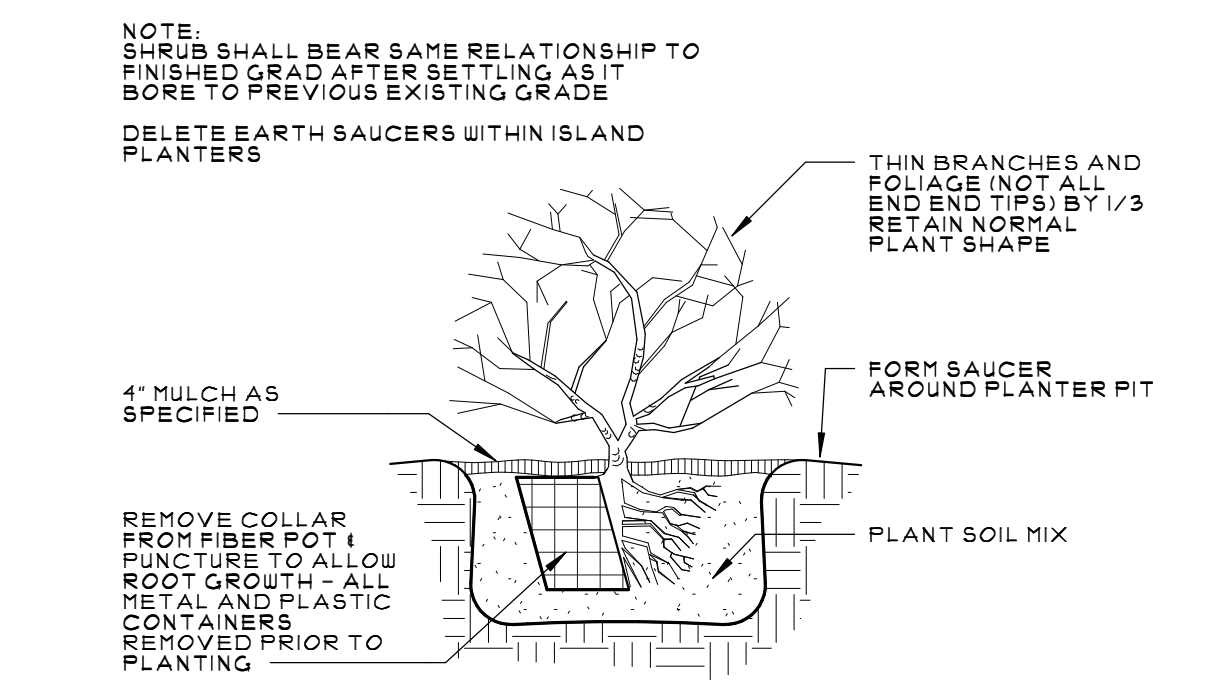
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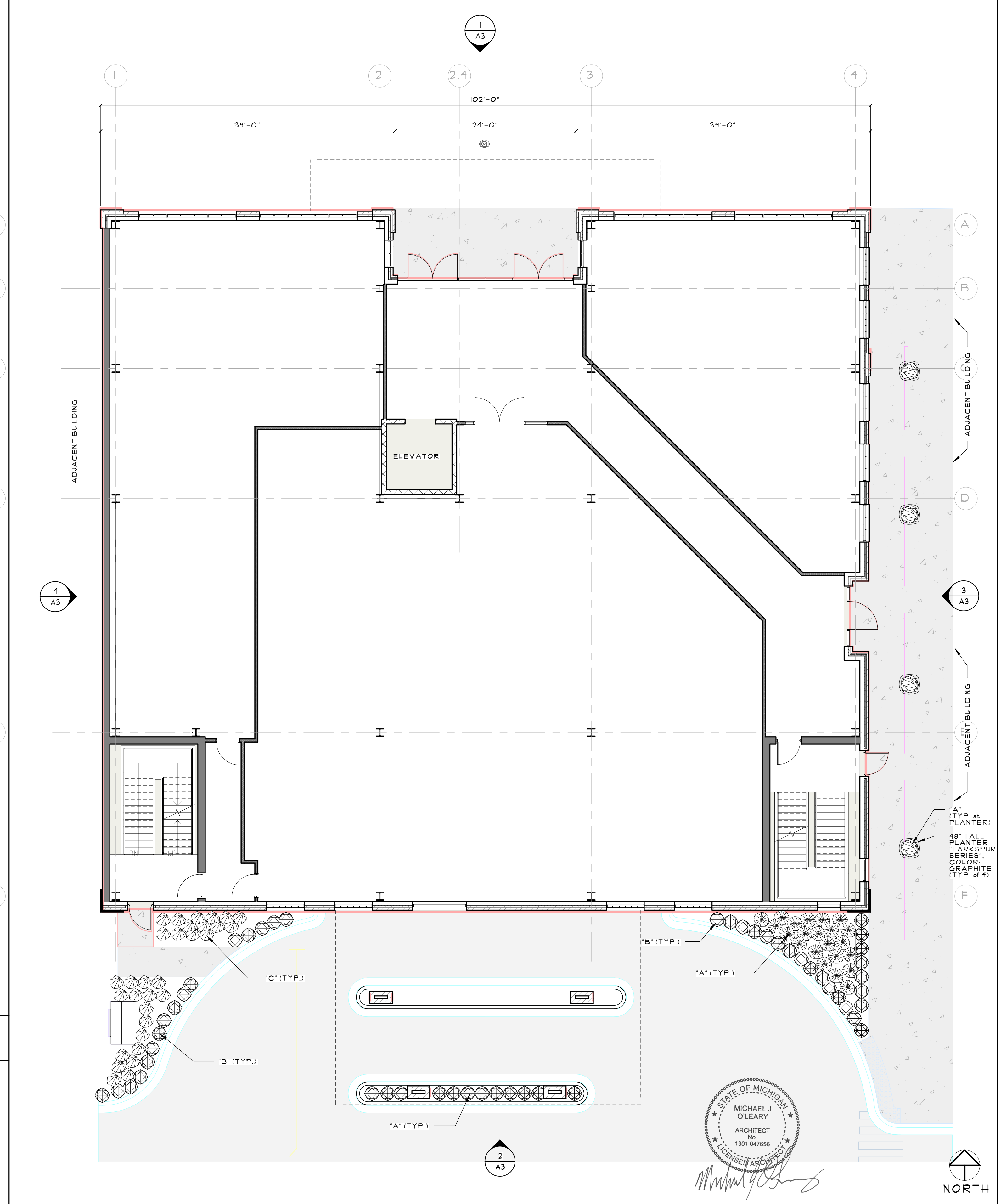
**2 BASEMENT LEVEL**  
1/8" = 1'-0"

**LANDSCAPE NOTES**

- ALL PLANT MATERIALS SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK LATEST EDITION.
- ALL TREES SHALL BE STAKED AND GUYED WITH A MINIMUM OF TWO LINES USING STEEL WIRE AND HARDWOOD STAKES IN ACCORDANCE WITH RECOMMENDED NURSERY PRACTICES.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
- ALL PLANTING AREAS SHALL HAVE A DEPTH OF 12" TO 18" OF CLEAN FILL AND SHALL BE CROWNED TO A HEIGHT OF 4" ABOVE ADJACENT CURBS, WALKS, AND GRADES WITH 4" TO 4" OF TOP SOIL.
- ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 4" SHREDDED BARK MULCH WITH WEED BARRIER FABRIC.
- ALL PLANTING BEDS NOT BORDERED BY WALKS, WALKS, OR PAVING SHALL BE EDGED WITH BLACK HEAVY DUTY PLASTIC BORDER TRIMMING.
- ALL PLANTING BEDS TO BE IRRIGATED.



**SHRUB PLANTING DETAIL**  
1/8" = 1'-0"



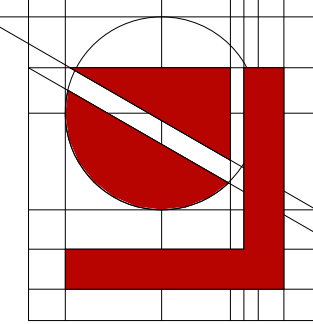
**LANDSCAPE SCHEDULE**

TOTAL	ABBRV	COMMON NAME	BOTANICAL NAME	SIZE	PLANTING NOTES
54	A	FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER"	#3 CONT.	PLANT 18" O.C.
40	B	MUHLY GRASS	MUHLENBERGIA REVERCHONII "UNDAUNTED"	#1 CONT.	PLANT 24" O.C.
31	C	SPILLED WINE WEIGELA	WEIGELA FLORIDA "BOKRASPIII"	#3 CONT.	PLANT 24" O.C.

**Total Floor Area**

Name	Area
Level 1	8,015 SF
Level 2	8,224 SF
Level 3	6,585 SF
<b>GRAND TOTAL</b>	<b>22,824 SF</b>

**1 1ST LEVEL FLOOR PLAN**  
1/8" = 1'-0"



**Lindhout Associates**  
architects aia pc  
10465 Citation Drive, Brighton, Michigan 48116-9510  
www.lindhout.com (810) 227-5668 fax: (810) 227-5855

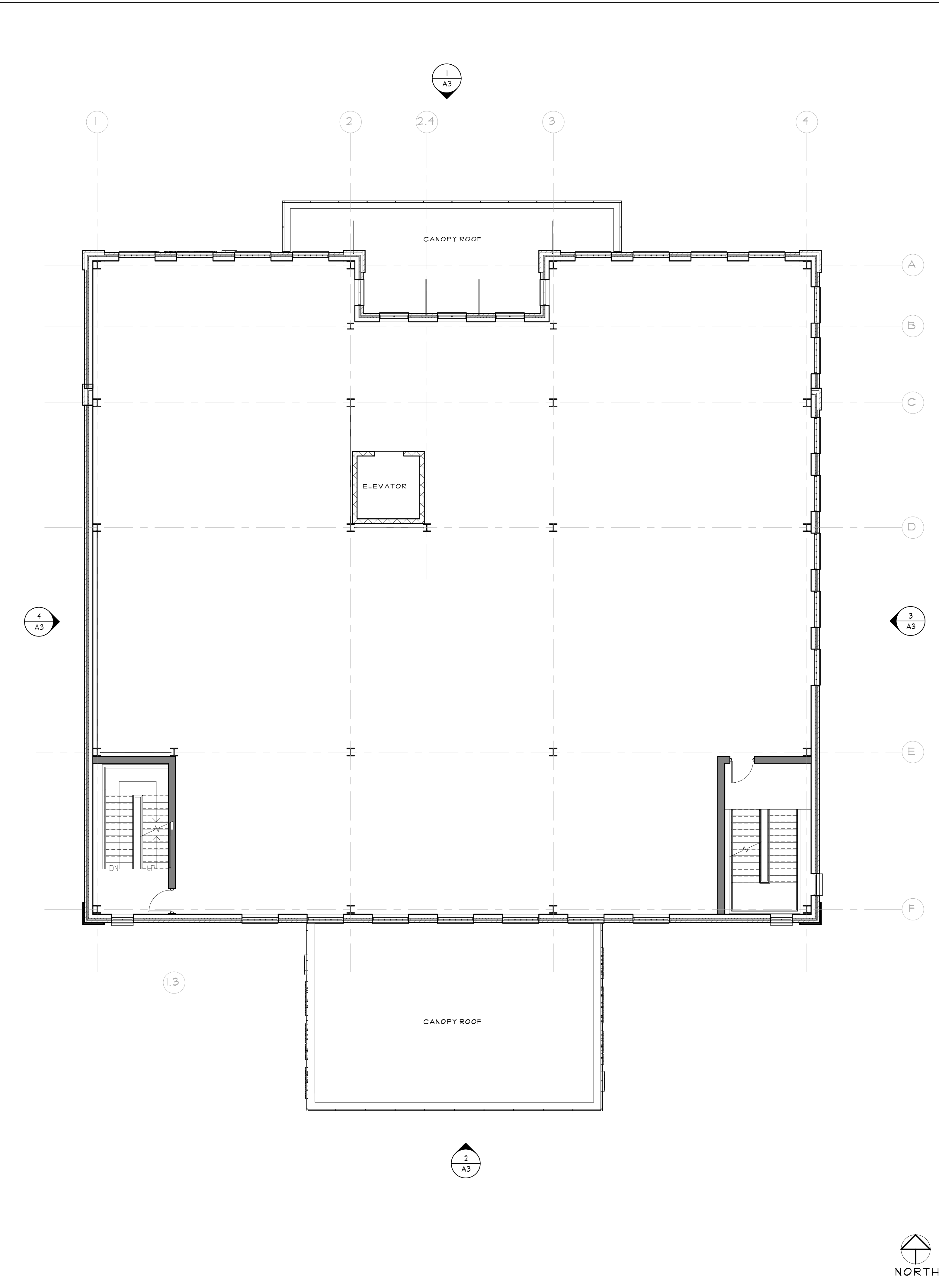
CONSULTANT

DRWN	TBY	CHECKED	MJO	DATE	ISSUED FOR
		5-22-23			SITE PLAN REVIEW
		5-1-23			SITE PLAN REVIEW
		4-17-23			SITE PLAN REVIEW

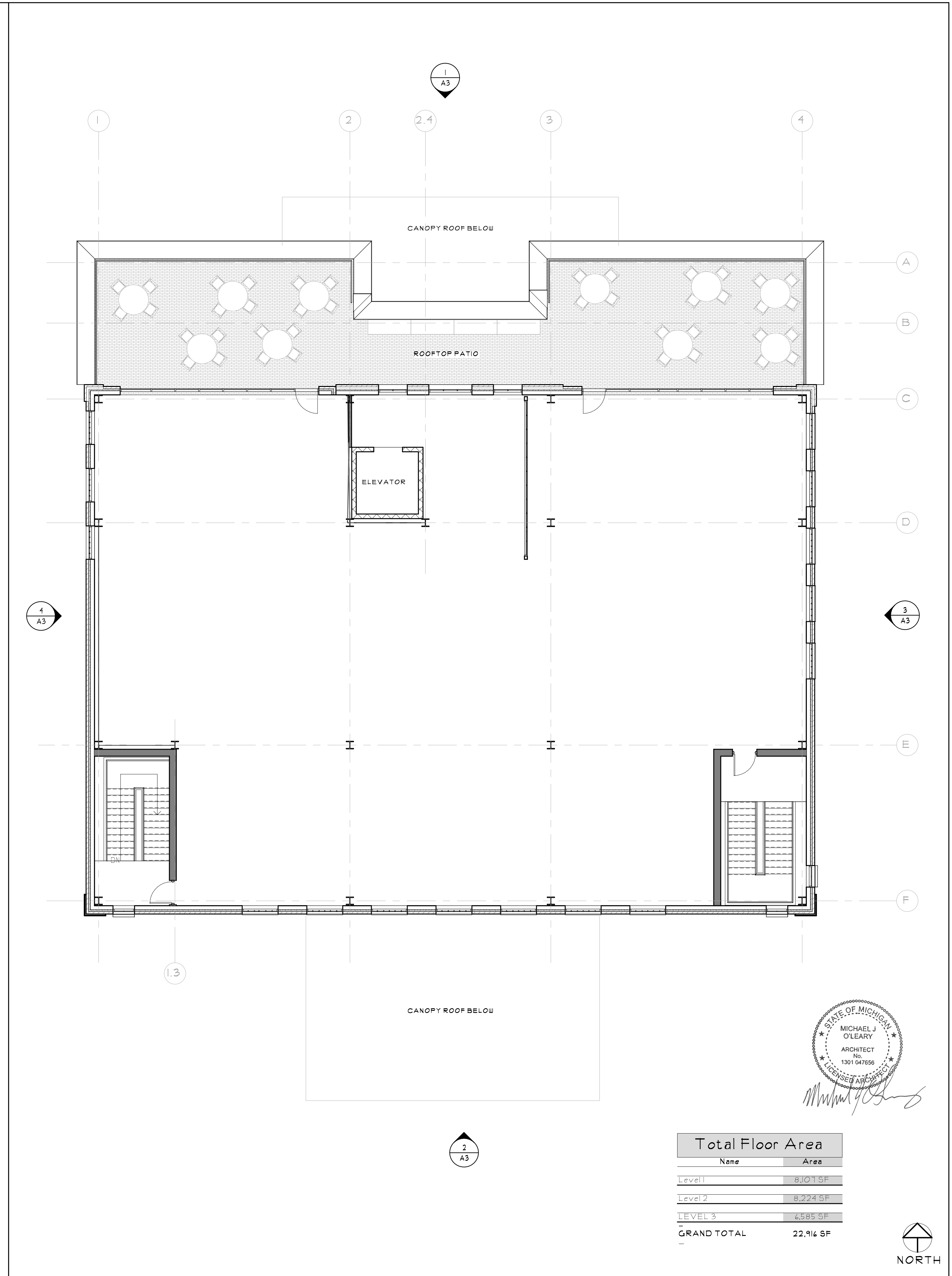
NEW BUILDING for:  
**Fifth Third Bank**  
Brighton, MI  
**1ST and 2ND FLOOR PLANS**

**A1**  
**23012**

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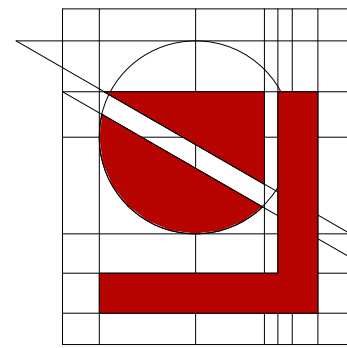
1  
A3
**2nd LEVEL FLOOR PLAN**  
 1/8" = 1'-0"



2  
A3
**3rd LEVEL FLOOR PLAN**  
 1/8" = 1'-0"

Total Floor Area	
Name	Area
Level 1	8,101 SF
Level 2	8,224 SF
LEVEL 3	6,585 SF
<b>GRAND TOTAL</b>	<b>22,914 SF</b>

STATE OF MICHIGAN  
 MICHAEL J. O'LEARY  
 ARCHITECT  
 No. 1301047856  
 LICENSED ARCHITECT  
*Michael J. O'Leary*



**Lindhout Associates**  
**architects aia pc**  
 10465 Citation Drive, Brighton, Michigan 48116-9510  
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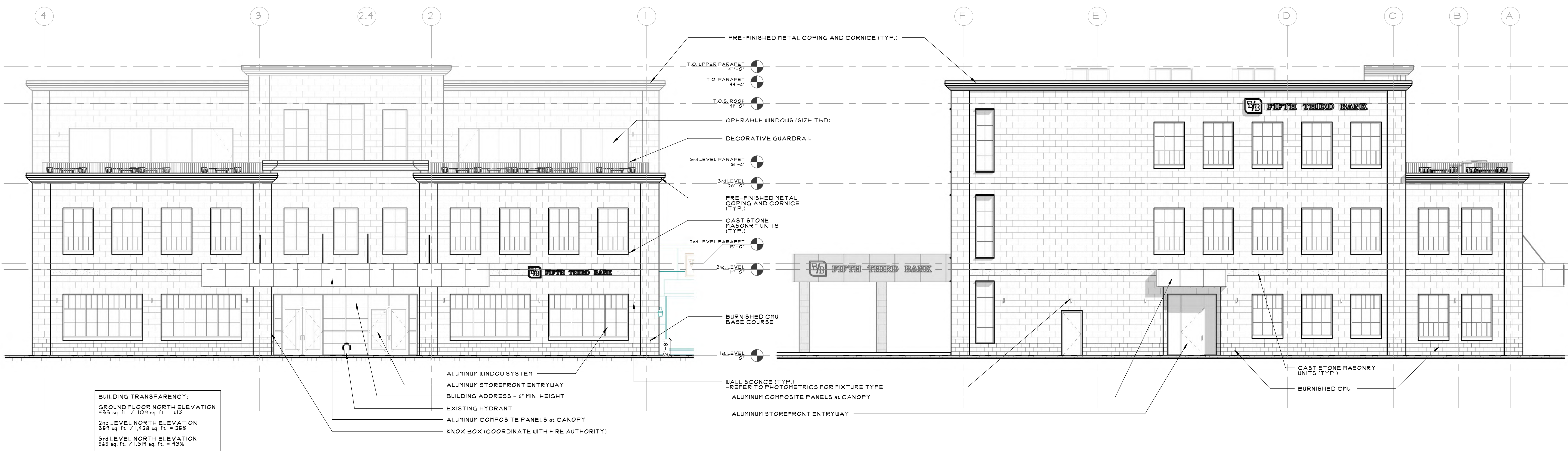
CONSULTANT

DRWN	TBY	CHECKED	MJO	APP'D	DATE	ISSUED FOR
		5-22-23				SITE PLAN REVIEW
		5-11-23				SITE PLAN REVIEW
		4-11-23				SITE PLAN REVIEW

NEW BUILDING for:  
**Fifth Third Bank**  
 Brighton, MI  
**2ND and 3RD FLOOR PLANS**

A2  
23012

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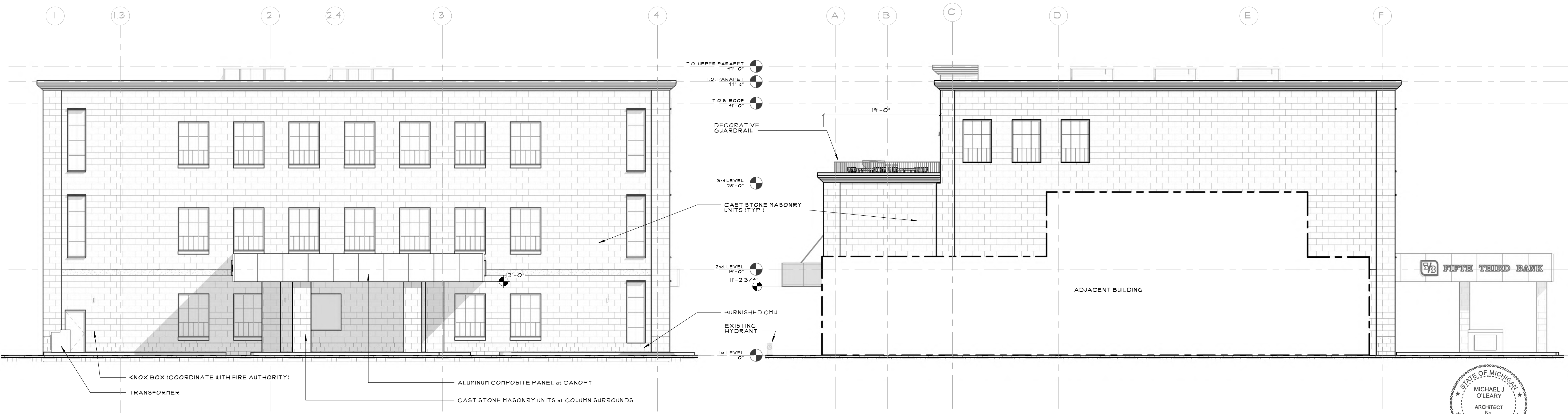
**BUILDING TRANSPARENCY**  
 GROUND FLOOR NORTH ELEVATION  
 433 sq. ft. / 109 sq. ft. = 41%  
 2nd LEVEL NORTH ELEVATION  
 354 sq. ft. / 1,428 sq. ft. = 25%  
 3rd LEVEL NORTH ELEVATION  
 345 sq. ft. / 1,514 sq. ft. = 23%

**NORTH ELEVATION**  
 1/8" = 1'-0"

**EAST ELEVATION**  
 1/8" = 1'-0"

**SOUTH ELEVATION**  
 1/8" = 1'-0"

**WEST ELEVATION**  
 1/8" = 1'-0"



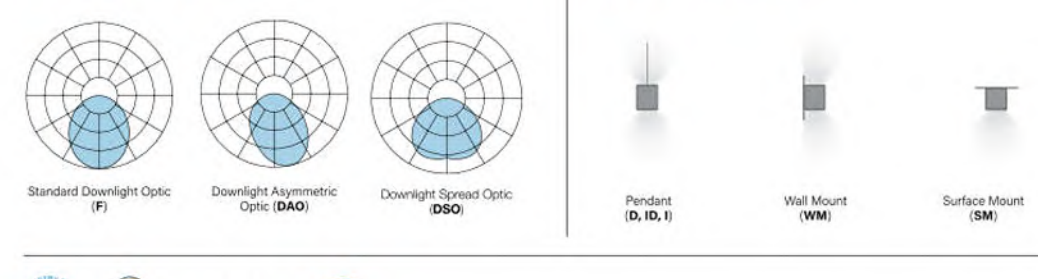
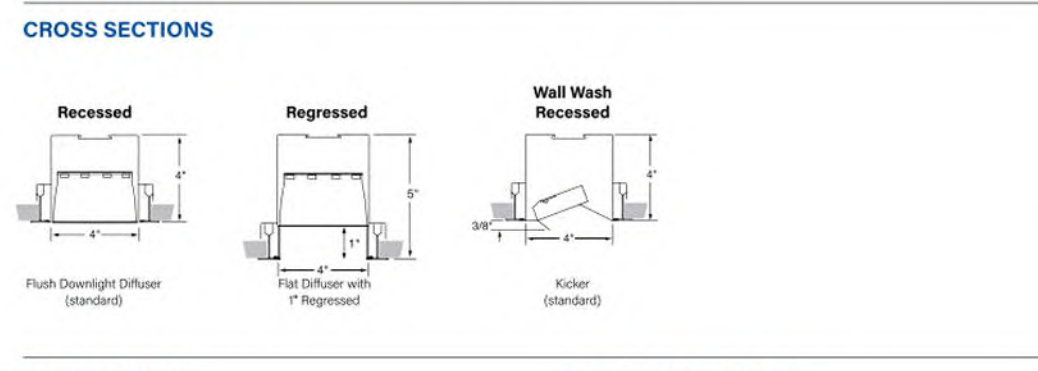
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 10465 Citation Drive, Brighton, Michigan 48116-9510  
 www.lindhout.com (810) 227-5668 fax: (810) 227-5855

CONSULTANT

DATE:	4-11-23	ISSUED FOR
APP'D:		
CHECKED: MJO	5-22-23	SITE PLAN REVIEW
DRAWN: TBJ	5-11-23	SITE PLAN REVIEW

NEW BUILDING for:  
**Fifth Third Bank**  
 Brighton, MI  
**EXTERIOR ELEVATIONS**

**A3**  
**23012**



LED semi-recessed ceiling downlight - partially frosted crystal glass

**Application**  
LED semi-recessed ceiling luminaire with partially frosted crystal glass and symmetrical wide beam light distribution designed for downlighting stairs, passages and other interior and exterior locations.

**Materials**  
Luminaire housing constructed of die-cast marine grade, copper free 60-30% copper content (AL6060) aluminum alloy.  
Partially frosted crystal glass.  
Reflector made of pure oxidized aluminum.  
High temperature silicone gasket.  
Stainless steel screw cap.  
Galvanized steel rough in ceiling pan with through wiring box.

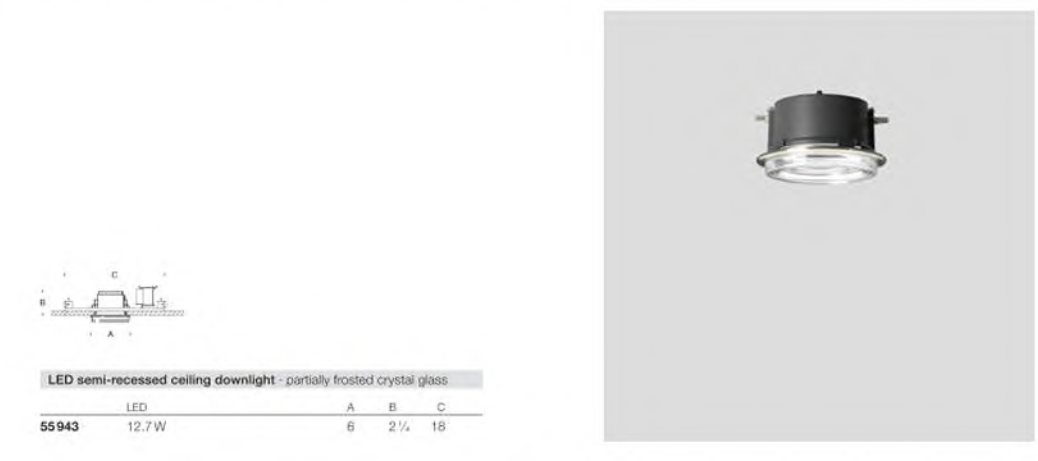
**Notes:** Lead to North American Standards, suitable for wet locations.  
Protection class IP55.  
Weight 12.8 lbs.

**Electrical**  
Operating voltage 120-277V AC  
Minimum start temperature -20°C  
LED module voltage 12-17V  
System voltage 15-5V  
Conductivity 0-100Ω (dimming down to 0.1%)  
Color rendering index Ra > 90  
Luminaire lumens 400 lumens (3000K)  
Lifetime at Ta = 15°C 400,000 h (L70)  
Lifetime at Ta = 25°C 200,000 h (L70)

**LED color temperature**  
□ 4000K - Product number = **K4**  
□ 5000K - Product number = **K35**  
□ 5700K - Product number = **K27**

**BEGA** can equip you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

**Finish**  
All finished stainless steel.  
Custom colors are not available.  
Stainless steel requires regular cleaning and maintenance, much like household appliances to maintain its luster and prevent tarnishing or the appearance of rust like stains.



BEGA 1000 BEGA Way, Capetown, CA 90011 800-184-1033 info@bega.us.com

**General Note**  
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.  
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0'  
3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

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

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

**WDGE1 LED**  
Architectural Wall Sconce

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

**Introduction**  
The WDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely recessed shape that blends with any architecture. The clean, rectangular design comes in four sizes with luminaire 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-pollinated 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.

**WDGE LED Family Overview**

Luminaire	Standard/FL	CEILING/DT	Series	H1	H2	H3	H4	H5	H6
WDGE120	4W	---	Standard	1,200	2,800	---	---	---	---
WDGE130	5W	10W	Standard	1,300	2,900	5,000	6,000	---	---
WDGE140	10W	15W	Standard	1,400	4,500	10,000	12,000	---	---
WDGE150	---	---	Standard	15,000	18,000	20,000	23,000	25,000	---

**Ordering Information** EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXKD

Series	Package	Color Temperature	CR	Beam Spread	Mounting	Options
WDGE120	P1	27K	80CRI	VF	Wall/Luminaire/flush	SRM
	P2	40K	90CRI	VF	Wall/Luminaire	PE
		50K	90CRI	VF	Wall/Luminaire	SRM
		60K	90CRI	VF	Wall/Luminaire	SRM
		5700K	---	---	---	---

**Accessories**

Code	Description	Notes
DD10	Emergency battery backup (LED only for 20000K and 25000K)	1. Not available with SRM
FL1	Partial, Beam Type	2. SRM not available with DD10
SS	Sub-mounting (comes with 2 screws and 1 light pipe; see page 1 for detail)	3. SRM not available with DD10
SSC	30 degree emergency battery backup (see with emergency battery backup)	4. Not available with SRM
REL	Recessed luminaire for back box (see page 1 for details)	5. Non-compliant for UL, Not available with SRM
SMA	By the manufacturer	6. SRM not available with DD10

**Notes**  
1. Not available with SRM  
2. SRM not available with DD10  
3. SRM not available with DD10  
4. Not available with SRM  
5. Non-compliant for UL, Not available with SRM  
6. SRM not available with DD10

LED semi-recessed ceiling downlight - partially frosted crystal glass

**Application**  
LED semi-recessed ceiling luminaire with partially frosted crystal glass and symmetrical wide beam light distribution designed for downlighting stairs, passages and other interior and exterior locations.

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Reflector made of pure oxidized aluminum.  
High temperature silicone gasket.  
Stainless steel screw cap.  
Galvanized steel rough in ceiling pan with through wiring box.

**Notes:** Lead to North American Standards, suitable for wet locations.  
Protection class IP55.  
Weight 12.8 lbs.

**Electrical**  
Operating voltage 120-277V AC  
Minimum start temperature -20°C  
LED module voltage 12-17V  
System voltage 15-5V  
Conductivity 0-100Ω (dimming down to 0.1%)  
Color rendering index Ra > 90  
Luminaire lumens 400 lumens (3000K)  
Lifetime at Ta = 15°C 400,000 h (L70)  
Lifetime at Ta = 25°C 200,000 h (L70)

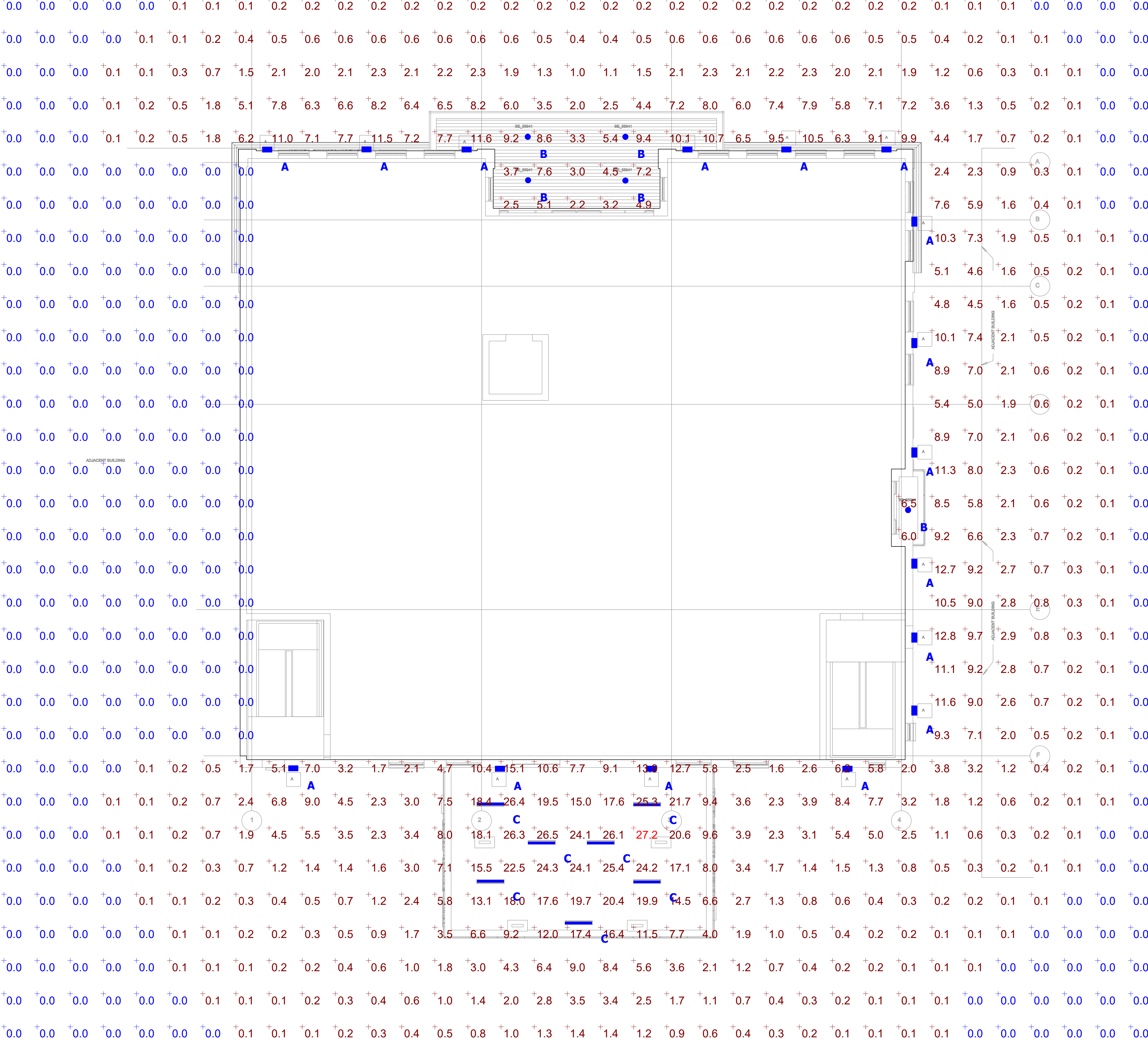
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□ 5000K - Product number = **K35**  
□ 5700K - Product number = **K27**

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**Finish**  
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Custom colors are not available.  
Stainless steel requires regular cleaning and maintenance, much like household appliances to maintain its luster and prevent tarnishing or the appearance of rust like stains.



BEGA 1000 BEGA Way, Capetown, CA 90011 800-184-1033 info@bega.us.com



**Schedule**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	16	Lithonia Lighting	WDGE1 LED P2 40K 80CRI VF	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1978	0.9	15.0178
○	B	5	BEGA	Converted by LUMCat V 19.09.2014 / H.L.R.	BEGA DOWNLIGHT	801	0.9	15.5
⊥	C	7	FINELITE, INC.	HP-4-R-4ft-V-835	EXTRUDED WHITE PAINTED METAL HOUSING WITH WHITE PAINTED FLAT METAL END CAPS, FORMED WHITE PAINTED METAL REFLECTOR/CIRCUIT BOARD MOUNT, 4 CIRCUIT BOARDS EACH WITH 40 LEDs, EXTRUDED FROSTED PLASTIC DIFFUSER. DIFFUSER FROSTED BOTH SIDES.	23	0.9	37

**Statistics**  
Scale - 1" = 8ft

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Grade	+	2.5 fc	27.2 fc	0.0 fc	N/A	N/A	0.1:1



FIFTH THIRD BANK  
PHOTOMETRIC SITE PLAN  
GASSER BUSH ASSOCIATES  
WWW.GASSERBUSH.COM

Designer  
DB  
Date  
04/17/2023  
Scale  
Not to Scale  
Drawing No.  
QUICK CALC V2  
1 of 1



# City of Brighton

## REPORT FROM THE CITY MANAGER TO CITY COUNCIL JUNE 1, 2023

**SUBJECT: FIRST READING AND SETTING OF A PUBLIC HEARING FOR PROPOSED ORDINANCE - 602.  
AMENDMENTS AND REORGANIZATION OF CHAPTER 66 – SIGNS**

### ADMINISTRATIVE REVIEW

- The structure of the current sign ordinance is confusing and leads to the repetition of information. Some information has been grouped together for clarity and the ordinance has been reorganized to streamline its content and make it easier to navigate.
- The ordinance has been reorganized into the clearzoning format.
- Another guiding element for this revision is the need for sign ordinances to comply with the Supreme Court's 2015 Gilbert vs. Reed decision, which limited communities' ability to define and regulate signs based on their content.
- Gilbert vs. Reed declared the regulation of signs based on their content unconstitutional. The updated ordinance takes a conservative approach to regulations that could be interpreted as pertaining to content.
- The draft ordinance was prepared by city staff and Giffels Webster, city planning consultant.
- The city attorney reviewed the original draft and recommended changes. The final draft version has incorporated those recommendations.

### RECOMMENDATION

Staff recommends City Council consider setting a public hearing on July 20, 2023, regarding the proposed amendments of ordinance 602.

Prepared by: Michael Caruso, Community Development Manager

Approved by: Gretchen Gomolka, City Manager

Attachments: 1. Updated Sign Ordinance – Proposed Final Draft



# Chapter 66

## City of Brighton

### Sign Ordinance

Effective DATE

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# How to Use This Ordinance

## 1. SYMBOLS AND USER NOTES

The following symbols are used throughout the Sign Ordinance:

-  indicates the term is defined in Article 2, Definitions. (Note: Not every defined term is designated with a  symbol. Consult Article 2, Definitions, for a list of all defined terms.)
-  indicates there is a graphic that illustrates the standard or requirement.

## 2. READING THE ORDINANCE


Rules have been established to assist with interpreting the ordinance. Below are some rules to keep in mind when reading this document:

- Sometimes there may be general and specific regulations that pertain to one particular aspect of site design. In such instances, the specific regulations must be followed.
- Discrepancies between text and an illustration (including its caption) may occur. In the case of such discrepancies, the text is considered the accurate source of information.
- The use of the word shall carries significant meaning. Shall regulations must be followed. Requirements that use the word may are discretionary, meaning that the requirement is at the discretion of the Planning Commission or Zoning Board of Appeals.
- Article 2, Definitions, contains many terms. If a term is not listed in this section, it will carry the meaning customarily assigned to it.
- Conjunctions are often used and must be read accurately:
  - AND indicates that all connected items, conditions, provisions or events shall apply.
  - OR indicates that the connected items, conditions, provisions or events may apply singly or in any combination. (OR may also be read “and/or”)
  - EITHER ... OR indicates that the connected items, conditions, provisions or events shall apply singly, but not in combination.

### Digital User Note:

#### What is a link?

A link allows for quick reference to a relevant section. By ‘clicking’ a link, the user is taken directly to a page in the Ordinance or another reference document. The user may return to the original page by clicking the ‘previous view’ button in Adobe Acrobat Reader.

 If you do not see the ‘previous view’ button on your Adobe Acrobat Reader screen, you can add it by turning on your ‘page navigation toolbar’. For assistance, refer to the ‘Help’ menu in your version of Acrobat Reader.

#### What information is linked?

All **blue text** is linked to either another page within the Ordinance, a separate City ordinance or document, or an external website.

In addition, several other features of the document are linked to allow users to navigate through the ordinance. Click on any of the following features to quickly locate another section:

**Article tabs** located on the side of each page are linked to the Contents page of each Article.



**Icons** located at the bottom of each page are linked to the ‘How to Use This Ordinance’ section, the main Table of Contents, and the Zoning Map



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# *Chapter 66*

## *Article 1.0*

### *Purpose and Intent*

**1** Purpose and Intent

**2** Definitions

**3** General Regulations

**4** Zoning District Regulations

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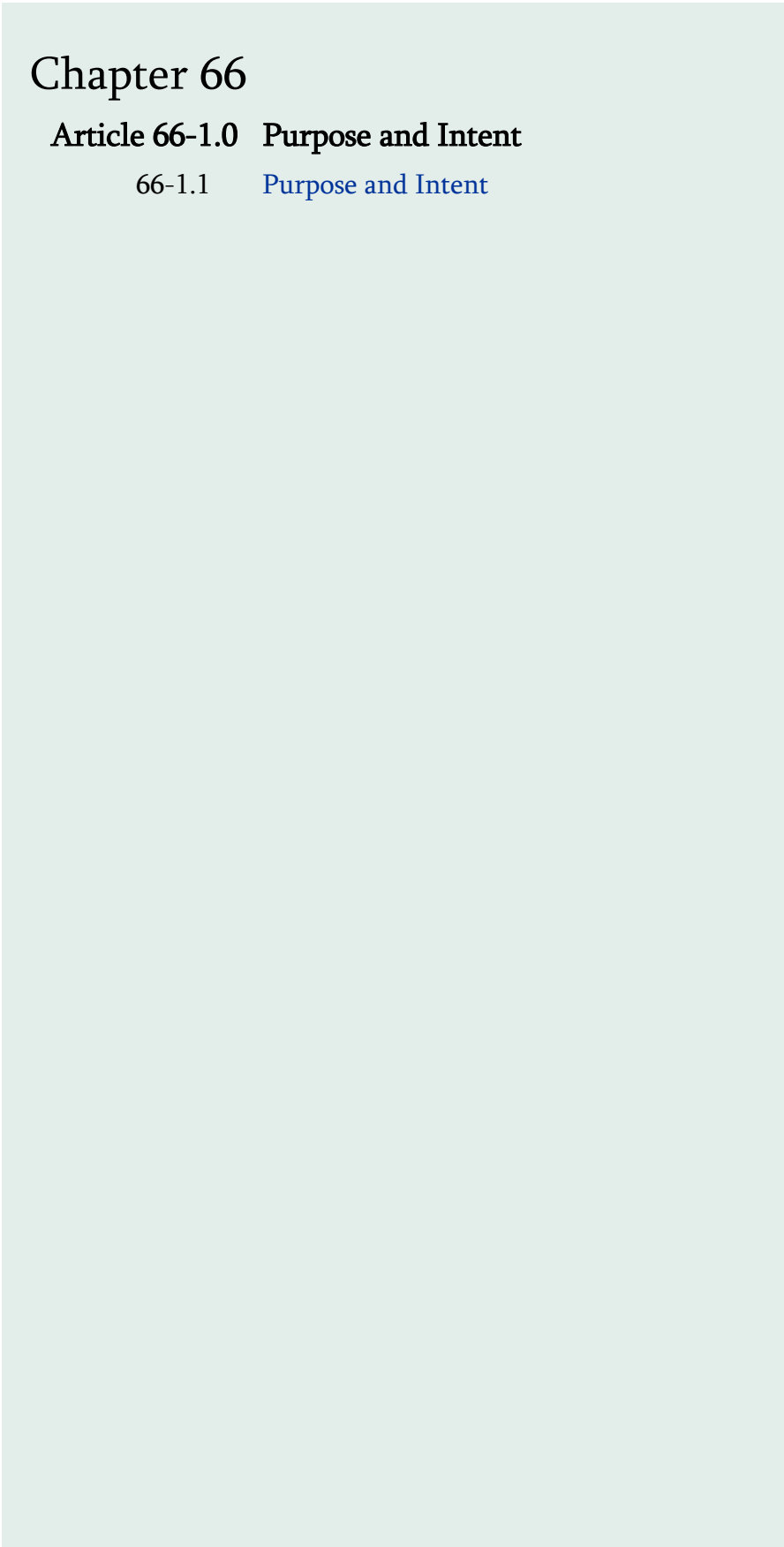
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# Chapter 66

## Article 66-1.0 Purpose and Intent

### 66-1.1 Purpose and Intent



# 66-1.0 Purpose and Intent

## 66-1.1 PURPOSE AND INTENT

- A. The regulations set forth in this chapter or set forth elsewhere in this code when referred to in this chapter, are the regulations for the control of all publicly visible signs, symbols and displays within the city.
- B. These regulations establish rules and standards for the construction, location, maintenance and removal of all signs except those exempted from regulation by this ordinance. Directional, emergency, or traffic-related signs owned by city, county, state or federal government agencies are not regulated by this section. The execution of these regulations recognizes that the purpose of this chapter is to protect the interest of public health, safety and welfare and to ensure the maintenance of an attractive physical environment while satisfying the needs of sign users for adequate identification and communication. In order that such purposes can be achieved, the following objectives shall be applied for this chapter and any future additions, deletions and amendments:
1. General. Ensure that signs are located, designed, constructed, installed and maintained in a way that protects life, health, morals, property and the public welfare.
  2. Public Safety. Protect public safety by prohibiting signs that 1) are structurally unsafe or poorly maintained; 2) cause unsafe traffic conditions because they unreasonably distract motorists, have similarities to official traffic signs or hinder vision; and 3) impede safe movement of pedestrians or safe ingress and egress from buildings or sites.
  3. Protect Aesthetic Quality of Districts and Neighborhoods. Prevent blight and protect aesthetic qualities by preventing visual clutter and protecting views. Prevent proliferation of signs in residential areas and eliminate abandoned signs and sign structures on unused properties. Also, avoid glare, light trespass, and skyglow through selection of proper fixture type(s) and location, lighting technology, and control of light levels. Additionally, reflect the character of unique districts as may be established by the City's Master Plan, other adopted plans or the zoning ordinance.
  4. Free Speech. Allow signs as a means of communication consistent with the constitutionally guaranteed right of free speech.
  5. Reduce Conflict. Reduce conflict among signs and light and between public and private information systems.
  6. Identification and Communication. Allow for reasonable signage for business identification and other commercial speech, non-commercial speech, and dissemination of public information, including but not limited to, public safety information and notification as may be required by law.
  7. Foster Economic Development. Ensure that signs are located in a manner that does not cause visual clutter, blight, and distraction, but rather promotes identification and communication necessary for sustaining and expanding economic development in the city.
  8. Recognize Unique Areas. Acknowledge the unique character of certain districts, and establish special time, place and manner regulations that reflect the unique aesthetic, historical, and/or cultural characteristics of these areas.

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## Article 66-2.0 Definitions

### 66-2.1 Definitions

- Abandoned sign
- Accessory sign
- Administrator
- Architectural blade
- Architectural projection
- Awning
- Awning or Canopy sign
- Background area
- Banner sign
- Billboard
- Building
- Building face or wall
- Building frontage
- Canopy
- Changeable message sign  
(manual or electronic/digital)
- Comprehensive design plan
- Copy, permanent and temporary
- Digital sign
- Electrical sign
- Electronic sign
- Embellishment
- Erected
- Face of sign
- Flashing sign
- Freestanding sign
- Frontage
- Ground level
- Ground sign
- Illuminated sign
- Indexing
- Indirectly illuminated sign
- Individual letter sign
- Interior property line
- Lot
- Maintain
- Marquee
- Marquee sign
- Moving or animated sign
- Nonconforming sign, legal
- Owner
- Parapet or parapet wall
- Pedestrian-oriented sign
- Pole sign
- Portable sign
- Premises
- Projecting sign
- Right-of-way
- Rear entry sign
- Roof sign
- Shopping center sign
- Sign
- Sign structure
- Street
- Temporary sign
- Under-canopy sign
- Unlawful sign
- Use
- Wall sign
- Window sign



# 66-2.0 Definitions

## 66-2.1 DEFINITIONS

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. “**Shall**” means will or must. It indicates a mandatory requirement.

**Abandoned sign** means a sign erected at a premises which has been vacant for longer than 90 days.

**Administrator** means the city manager or designated representative.

**Architectural blade** means a roof sign or projecting sign with no legs or braces. Designed to look as though it could have been part of the building structure, rather than something suspended from or standing on the building.

**Architectural projection** means any projection not intended for occupancy which extends beyond the property line, not including signs, canopies or marquees.

**Awning** means a non-permanent roof-like structure supported by a frame that projects out from a façade over windows and doors. Awnings shall be made of canvas, glass, or metal and shall have straight sheds that are flat (perpendicular to the façade) or angled.

**Awning or Canopy sign** means either 1) a sign that is printed or painted on the drip edge of a straight shed awning above a business door or window; or 2) a sign that is comprised of individual letters that are attached to the top front edge of a flat awning or canopy above a business door or window.

**Background area** means the entire area of a sign on which copy could be placed, as opposed to the copy area.

**Banner sign** means a temporary sign composed of lightweight material either enclosed or not enclosed in a rigid frame, secured or mounted so as to allow movement of the sign caused by movement of the atmosphere.

**Billboard** means a freestanding sign that is larger than otherwise permitted in this ordinance.

**Building** means a structure, either temporary or permanent, having a roof supported by columns or walls, and intended for the shelter or enclosure of persons, animals, chattels, or property of any kind.

**Building face or wall** means all window and wall area of a building in one plane or elevation.

**Building frontage** means the linear length of a building facing the right-of-way or the linear length of the right-of-way facing the building, whichever is smaller.

**Canopy** means a roof-like cover, supported from the ground or deck, floor or walls of a structure, for protection from the sun or weather.

**Changeable message sign (manual or electronic/digital)** means a sign that includes a message area that can be changed manually in the field, i.e., reader boards with changeable letters, or through electronic means.



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**Comprehensive design plan** means building design and signs integrated into one architectural plan, the comprehensive plan being completed in all other building, structural and electrical requirements.

**Copy, permanent and temporary,** means the wording and messaging on a sign surface either in permanent or removable form.

2 Definitions

**Digital sign** (see Electronic sign).

**Electronic sign** means a sign with a fixed or changeable display or message composed of a series of lights that may be changed through electronic means.

3 General Regulations

**Embellishment** means letters, figures, characters or representations in cut-outs or irregular forms or similar ornaments attached to or superimposed upon the sign.

**Erected** means attached, altered, built, constructed, reconstructed, enlarged or moved, and shall include the painting of wall signs, but does not include copy changes on any sign.

4 Zoning District Regulations

**Face of sign** means the entire area of sign on which copy could be placed.

**Flashing sign** means any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of reflection, animation, or an externally-mounted intermittent light source.

5 Specific Regulations

**Freestanding sign** means a sign erected on a freestanding frame, base, mast or pole and not attached to any building (see also Ground sign and Pole sign). ↗

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**Frontage** means that portion of any property abutting a principal street; a corner lot and a through lot having frontage on both abutting streets.

**Ground level** means street grade.

**Ground sign** means a sign extending upward from grade which is attached to a permanent foundation and contains a support structure or base that is at least 50 percent of the width of the primary sign structure.

**Illuminated sign** means any sign illuminated by any type of artificial light, whether by emission or reflection.

**Indexing** means turning and stopping action of the triangular vertical sections of a multiprism sign designed to show three messages in the same area.

**Individual letter sign** means any sign made of self-contained letters that are mounted on the face of a building, top of a parapet, roof edge of a building or on top of or below a marquee.

**Interior property line** means property lines other than those fronting on street, road or highway.

**Lot** means the contiguous land in the same ownership which is not divided by any public highway or alley, including any part thereof subject to any easement for any purpose other than a public highway or alley, but excluding any part thereof severed from another lot where the severance creates any nonconformity of use or structure.



**Maintain** means to permit a sign, structure or any part of each to continue or to repair or refurbish a sign, structure or any part of either.

**Marquee** means any permanent roof-like structure projecting above the entrance to a place of assembly, attached to and supported by the building and projecting beyond the wall of the building.

**Marquee sign** means any sign attached to, part of, or on a marquee. *✍*



**Moving or animated sign** means a sign which, in whole or in part, moves or revolves from natural (wind) or man-made sources. A sign that uses lights or other reflective materials to depict movement or action is also a moving sign.

**Nonconforming sign, legal**, means any advertising structure or sign which was lawfully erected and maintained prior to such time as it came within the purview of this chapter and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this chapter, or a nonconforming sign for which a special permit has been issued.

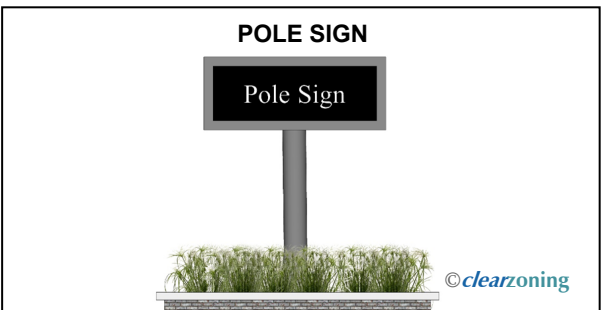
**Owner** means a person or entity recorded as such on official records and includes a duly authorized agent or notary, a purchaser, devisee, judiciary, or any person or entity having a vested or contingent interest in the property in question.

**Parapet or parapet wall** means that portion of a building wall that rises above the roof level.

**Pedestrian-oriented sign** means a sidewalk and sandwich board sign with an A-frame construction designed for placement on the sidewalk in front of the place of business by the owner of that business and is generally two-sided. *✍*



**Pole sign** means a sign erected on a freestanding frame, mast or pole and not attached to any building. *✍*



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**Portable sign** means any sign not permanently attached to the ground or a building.

**Premises** means an area of land with its appurtenances and buildings which, because of its unity of use, may be regarded as the smallest conveyable unit of real estate.

2 Definitions

**Projecting sign** means a sign other than a wall sign, which is perpendicularly attached to, and projects from a structure or building wall not specifically designed to support the sign. ✍



**Right-of-way** means a strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special public or quasi-public use. Right of way also includes any area designated, owned, used, or controlled by the city as right or way.

**Rear entry sign** means a wall sign which is located near the rear entry door on a building.

**Roof sign** means any sign erected upon, against or directly above a roof or on top of or above the parapet of a building.

**Shopping center sign** means a sign identifying a building or group of buildings sharing a common privately-owned parking lot.

**Sign** means any identification, description, illustration, structure, banner, placard, pennant, painting or device illuminated or nonilluminated, of a permanent or temporary nature, which is visible from any public place or is located on private property and exposed to the public and which contains any words, phrases, logos or emblems designed to draw attention to its contents, with the exception of national flags. For the purpose of removal, signs shall also include all sign structures.

**Sign structure** means any structure or its parts which supports, has supported or is necessary to the support of a sign, including decorative cover and frame.

**Street** means any thoroughfare or way, other than a public alley, dedicated to the use of the public and open to public travel, whether designated as a road, avenue, highway, boulevard, drive, lane, circle, place, court, terrace, or any similar designations.

**Temporary sign** means a sign which that is not permanently affixed or mounted to the ground, building, or structure, and does not require a building permit to be placed or installed, and is intended to convey information for a limited period of time not to exceed 30 days.

**Under-canopy sign** means a sign suspended from the underside of a canopy.

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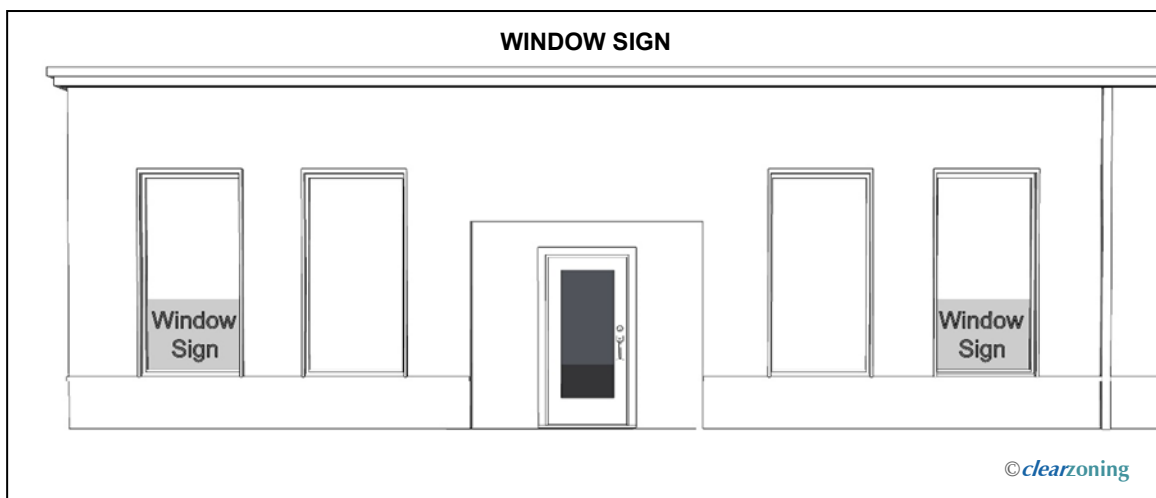


**Unlawful sign** means a sign which contravenes this chapter or which the administrator may declare as unlawful if it becomes dangerous to public safety by reason of dilapidation or abandonment or a nonconforming sign that is not legally nonconforming.

**Use** means the general purpose for which land, a building or structure may be designed, arranged, constructed or intended to be used, or for which land, a building or structure may be occupied under the terms and conditions of this chapter.

**Wall sign** means a sign attached to or erected against the wall of a building with the face in a parallel plane to the plane of the building wall or a mansard roof.

**Window sign** means a sign that is applied, painted, posted, displayed, or etched onto a glazed surface, regardless of opacity or perforation, including those placed or posted inside and located within twenty (20) feet of the window that are visible and legible from the exterior as determined by the Community Development Manager or authorized designee. ✍



The list is not exhaustive and should be supplemented by the latest edition of *Merriam-Webster Abridged Dictionary* for interpretations beyond those in this section.

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## *Article 3.0*

### *General Regulations*

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- 66-3.1 Sign Permits
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- 66-3.3 Measurement of Sign Area and Height
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- 66-3.7 Addresses
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- 66-3.9 Exempt Signs



# 66-3.0 General Regulations

## 66-3.1 SIGN PERMITS

- A. Signs Not Requiring a Permit. The following types of signs shall not require a sign permit. They are, however, subject to all other provisions of this chapter.
1. Up to four (4) internal pole or ground signs not exceeding four square feet in area or four feet in height provided they are setback at least thirty (30) feet from any property line.
  2. Freestanding temporary signs under 12 square feet in area.
  3. The flags, emblems or insignia of any nation, political subdivision, or corporation.
  4. Governmental signs for control of traffic and other regulatory purposes, including street signs, danger signs, railroad crossing signs, signs of public service companies indicating danger, and aids to service or safety which are erected by or on the order of, a public officer in the performance of his or her public duty.
  5. Address numbers and wall signs not exceeding two square feet in area for each residential building.
  6. Memorial signs when cut or inlaid into a building's façade or when constructed of bronze or other incombustible material.
  7. Signs required or specifically authorized for a public purpose by any law, statute or ordinance; which may be of any type, number, area, height above grade, location, illumination, or animation, required by the law, statute or ordinance under which the signs are erected.
  8. Signs warning the public of the existence of danger, but containing no advertising material, of a size as may be necessary, to be removed upon subsidence of danger.
  9. Window signs.
  10. Temporary signs in single-family residential districts and temporary signs in other districts under 3 square feet in area as permitted in [Section 5.1](#) unless otherwise specified.
- B. Signs Requiring a Permit. Unless exempted by subsection A above, a sign permit shall be required for all of the following sign types any time a new sign is proposed, or any time an existing sign is structurally changed, relocated, or changed in area or height.
1. Pole signs
  2. Ground signs
  3. Projecting signs
  4. Wall signs
  5. Changeable copy signs, including electronic message centers
  6. Marquee signs
  7. Canopy signs
  8. Under-Canopy signs
  9. Awning Signs
  10. Pedestrian-oriented signs
  11. Temporary signs over 3 square feet in area in all non-single-family residential districts.
- C. Exempt Actions. The following operations shall not be considered as creating a sign insofar as requiring the issuance of a permit, but the signs must be in conformance with all other building, structural, and electrical laws and regulations of the city:
1. Changing of the advertising copy or message on an existing changeable copy sign or a similar approved sign whether electrical, illuminated, electronic changing message center or nonilluminated painted message which are all specifically designed for the use of replaceable copy.
  2. Painting, repainting, cleaning or other normal maintenance and repair of a sign not involving structural changes. Replacement of the plastic face will be included as an exempt operation provided that it is due to a change caused by breakage and/or deterioration of the face
  3. Changes in the content of window signs and permitted temporary signs.

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D. Application for Permit. Application for a permit under this article shall be made to the administrator upon a form provided by the administrator and shall be accompanied by such information as may be required to assure compliance with all appropriate laws and regulations of the city including:

1. Name and address of owner of the sign.
2. Name and address of owner or the person in possession of the premises where the sign is located or to be located.
3. Clear and legible drawings with description definitely showing location of the sign which is the subject of the permit and all other existing signs for which construction requires permits, when such signs are on the same premises.
4. Drawings showing the dimensions, construction supports, sizes, electrical wiring and components, materials of the sign and method of attachment and character of structural members to which attachment is to be made. The design, quality, materials and loading shall conform to the requirements of the Building Officials' and Code Administrators' Code (BOCA), as amended. If required by the administrator, engineering data shall be supplied on plans submitted certified by a duly licensed engineer or architect.
5. All illuminated signs must have an Underwriters' Laboratory (UL) label or be certified electrically safe by a licensed electrician.
6. Before any manufacturer can engage in the manufacturing of an illuminated sign, they must demonstrate the ability to meet the Underwriters' Laboratory (UL) illuminated signs specification, or some similar electrical labeling requirement.
7. Application for permits under this article shall be filed with the city administrator. Upon approval of the permit by the administrator, the applicant shall pay the permit fee as specified by the city council. In addition, when any sign is erected, placed, installed or otherwise established on any property prior to obtaining permits as required by this section, the fee specified under this article shall be doubled but the payment of such double fee shall not relieve any person from complying with other provisions of this section or from penalties prescribed in this chapter.

E. Granting and Issuance of Permit.

1. The administrator shall issue a permit for a sign within the city when an application therefor has been properly made and the sign complies with all appropriate laws and regulations of the city.
2. The administrator may, in writing, suspend or revoke a permit under provisions of this section whenever the permit is issued on the basis of a misstatement of fact or fraud. When a sign permit is denied by the administrator, he shall give written notice of the denial to the applicant, together with a brief written statement of the reasons for the denial.
3. No permit for a sign issued under this article shall be deemed to constitute permission or authorization to maintain an unlawful sign nor shall any permit issued hereunder constitute a defense in an action to abate an unlawful sign.
4. Every sign permit issued by the administrator shall become null and void if sign is not ready for final inspection within 180 days from the date of such permit.
5. Whenever there is a change in the sign user or owner of the property on which the sign is located, the new sign user or owner shall forthwith notify the administrator of this change.
6. Indemnification for sign installation and maintenance. As a condition to the issuance of the permit required by this article, all persons engaged in the business of installing or maintaining signs which involves, in whole or part, the erection, alteration, relocation and maintenance of a sign or other sign work in or over or immediately adjacent to a public right-of-way or public property is used or encroached upon by the sign installer, shall agree to hold harmless and indemnify the city, its officers, agents, and employees, from any and all claims of negligence resulting from the erection, alteration, relocation and maintenance of a sign or other sign work insofar as this chapter has not specifically directed the placement of a sign.



7. Insurance. Every applicant for a permit under this article shall, before such permit is granted, file with the city or state, a satisfactory certificate of insurance to indemnify the city or state, town or municipality against any form of liability to a minimum of \$300,000.00, or shall be responsible through any agent or subcontractor. The insurance shall be maintained in full force and effect during the term of the business permit and such insurance policy or certificate shall provide that the city be notified of any cancellation of the insurance ten days prior to the date of cancellation. This subsection applies only for those signs which indemnity is required under subsection E.6 of this section.
8. Federal or state licenses and/or permits. Federal or state licenses and/or permits, as applicable, are required. Any sign company seeking to erect, construct, enlarge, alter, repair, move, improve, maintain, convert or manufacture any sign shall demonstrate and register with the city a statement that they have all the necessary licenses and/or permits from all other governmental agencies applicable, or shall be represented by a duly licensed agent or subcontractor.
9. Permission to install. No person shall erect, construct or maintain any sign upon any property or building without the consent of the owner or person entitled to possession of the property or building if any, or their authorized representatives.

F. Inspection.

1. The person erecting, altering or relocating a sign shall notify the administrator upon completion of the work for which permits are required. These signs are subject to final inspection.
  - a. Inspections. All freestanding signs are subject to a footing inspection and all signs to a final inspection by the administrator.
  - b. Sign permit renewal and certification.
    - i. All presently erected signs shall be inspected. Every two years thereafter signs which encroach into the public right-of-way shall be reinspected to determine that the sign has been maintained in such a manner as to ensure that the sign is in a safely maintained condition as to the electrical, structural and material specifications of this chapter, and shall be tagged on behalf of or by the permit holder to certify that his or her sign complies with this chapter.
    - ii. Any sign for which the two-year inspection permit has not been secured and the sign duly tagged with the date of the appropriate month shall be removed at the owner's expense after 30 days from written notification. The written notification shall come from the administrator.
    - iii. All signs shall bear a suitable label provided by the administrator which identifies the permit number under which the sign was constructed.

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- iv. The biennial tag for the certification that the sign is in a safe condition as to its material, electrical and structural application shall be issued in two alternative methods:
  - a) A licensed sign company shall duly certify and file with the city that the sign meets as nearly as possible all of the structural, electrical and material specifications set out in this chapter or the laws or regulations of the city; or
  - b) Alternatively, the city shall send out an inspector and the inspector shall verify that the sign is in a safe condition with respect to its physical characteristics. The administrator shall charge an hourly rate for such inspection of signs as determined by council.
  
- 2. Any sign owned, kept, displayed or maintained by any person within the city, the ownership keeping a display which is unlawful pursuant to the provisions of this chapter, is hereby declared to be in violation of this chapter. The administrator may declare a sign to be unlawful, and such declaration shall state in writing the reason or reasons why such sign and the keeping, owning, maintenance, construction, and display or operation thereof, is unlawful under the terms of this chapter.

## 66-3.2 PROHIBITED SIGNS

The following types of signs are expressly prohibited in all districts, except as otherwise provided by this chapter:

- A. Moving signs, except as follows:
  - 1. Changeable copy signs as regulated herein.
  - 2. Indexing signs.
- B. The tacking, pasting or otherwise affixing of signs on trees, poles, posts, fences or other structure is prohibited.
- C. Portable or wheeled signs are prohibited, including any sign on a motor vehicle or trailer which is parked so as to be visible from a public right-of-way.
- D. Signs which bear or contain statements, words or pictures of an obscene, pornographic, immoral character, or which contain advertising matter which is untruthful.
- E. Signs which emit audible sound, odor, or visible matters.
- F. Signs which imitate, resemble, purport to be, or may be confused with an official traffic sign or signal or emergency vehicle lights.
- G. Signs painted on buildings.
- H. Roof signs.
- I. Abandoned signs.
- J. Signs that are not expressly permitted are prohibited.
- K. Any sign placed or erected on or projecting into the public right-of-way is prohibited, except for pedestrian-oriented signs and other signs expressly permitted in the right-of-way in this ordinance. The city may remove and destroy or otherwise dispose of, without notice to any person, any sign which is placed within or erected on the public right-of-way in violation of this subsection. Governmental signs not subject to a permit under Section 66-3.1, subsection A.4 are permitted in the public right-of-way when placed by a public officer in the performance of their public duty.



**66-3.3 MEASUREMENT OF SIGN AREA AND HEIGHT**

The area and height of signs shall be measured as follows:

- A. The area of a sign shall be measured within a single, continuous rectilinear perimeter that encloses the extreme limits of the message, together with any frame or other material or color forming an integral part of the display, message, drawing, or similar device, or used to differentiate same, regardless of opacity, from the background against which it is placed, excluding the necessary supports, braces and/ or uprights of the sign. For signs consisting of individual letters, figures, or symbols applied directly onto a building or structure, the sign area shall be that area enclosed within the smallest rectangular figure needed to completely encompass all letters, figures, or symbols.
- B. Where a sign has two sides, placed back to back, one face only is used to calculate the area. Where the sizes of the two sides differ, the larger face will be counted.

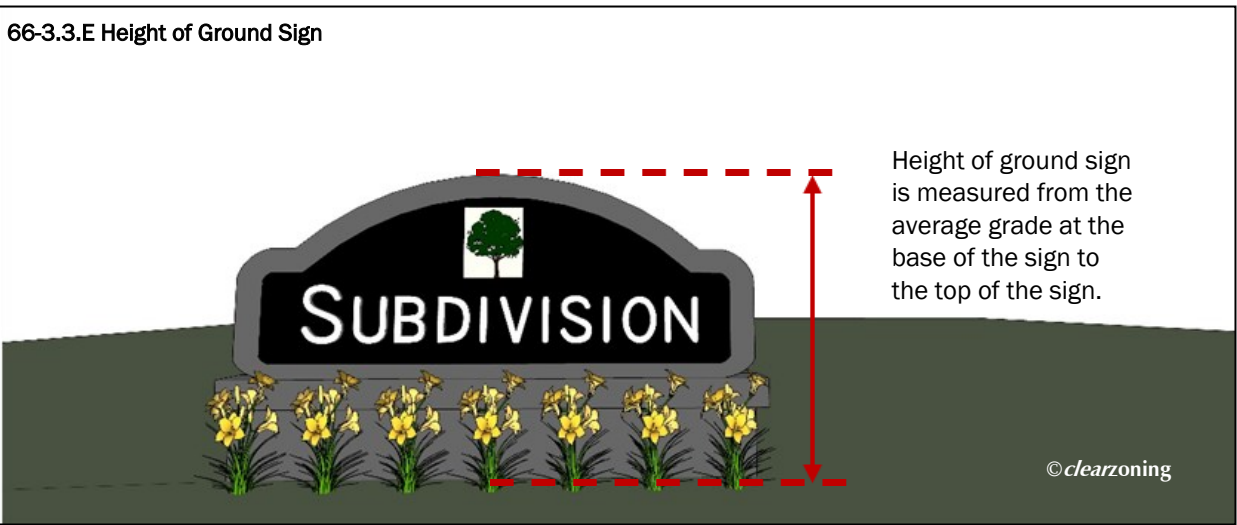
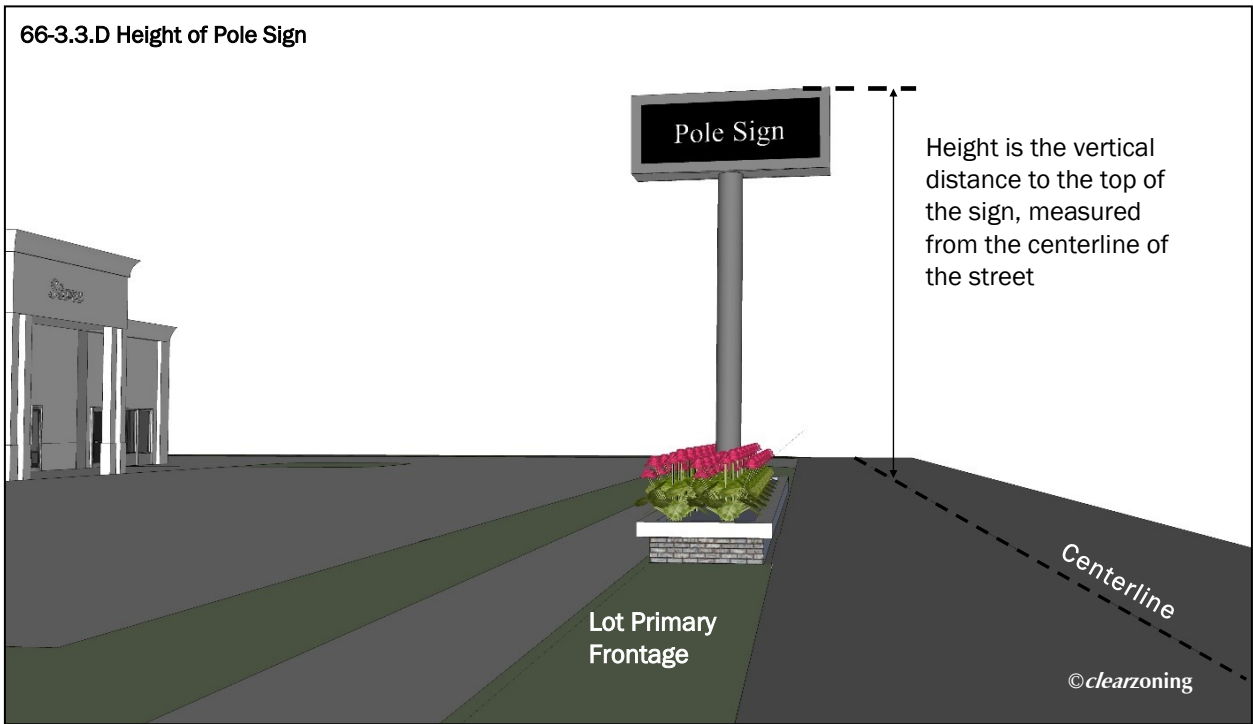
- C. The necessary uprights, backgrounds or structures used to support or serve as a design feature of a freestanding sign shall be excluded from the calculation of sign area, provided that the surface is not, by definition, a sign and provided further that the area of the support structure / design feature is not more than two (2) times the area of the sign being supported. If the background and support structures are illuminated and are not black or other neutral earth tone color, the area of background and support structures shall be counted towards the total sign area. ✍
- D. The height of a pole sign shall be the vertical distance to the top of the sign, measured from the centerline of the street on which the lot has primary frontage. ✍
- E. The height of a ground sign shall be measured from the average grade at the base of the sign to the top of the sign. ✍

**66-3.3.C Maximum Area of Monument Sign Support Structure**



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#### 66-3.4 CLEAR VISION TRIANGLE

No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision or at any location where, by reason of the position, shape or color it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device, or which makes use of the words “Stop,” “Look,” “Danger” or any word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic. At street intersections no signs, other than municipal traffic control signs, shall be located within eight feet of the ground surface in the triangle formed by the property lines paralleling the streets and extending for a distance of 25 feet each way from the intersection of the right-of-way lines at the corner lot. No sign, signal, marking, device, blinking, oscillating, or rotating light or lights shall be erected adjacent to any public right-of-way so as to create a traffic hazard.

#### 66-3.5 OTHER LOCATIONAL STANDARDS

- A. No sign shall be erected, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape. No sign of any kind shall be attached to a standpipe or fire escape.
- B. No sign in any district shall be erected or placed in the public right-of-way except as may otherwise be expressly authorized by this chapter. The city retains the right to remove any signs found to be in violation of this section. The owner of any sign which has been removed from the right-of-way in violation of this provision shall pay to the city a sum as specified in the city fee schedule for reimbursement of the costs of removing such sign before recovering such sign. If any sign is not claimed within 30 days, it shall be destroyed.
- C. No sign shall be permitted to be placed on any curb, sidewalk, post, pole, electrolier, hydrant, bridge, tree or other surface located on public property or over or across any street or public thoroughfare except as may otherwise expressly be authorized by this chapter.
- D. Signs placed flat against the wall of a building shall not exceed the height of that wall.
- E. Signs shall not be located on any fence or wall that is not part of a building.

#### 66-3.6 ILLUMINATION

- A. Illuminated signs shall not be of the flashing or intermittent type, in whole or in part. No sign shall be permitted which is animated by means of animated, flashing, scintillating, blinking, traveling lights, intermittent or moving lights.
- B. The source of illumination may be internal or external. The source of the light shall not be exposed except for lighting that is integral for the use of an electronic sign, as regulated in [Section 66-5.4](#).
- C. External sources of illumination shall be stationary, shielded and directed to prevent glare onto public rights-of-way or neighboring properties.
- D. No sign shall be illuminated in such a manner as to interfere with, mislead or confuse traffic.
- E. Reflectors, lights and other forms of illumination shall be permitted on ground, pole or wall signs only, subject to the other requirements of this section.

#### 66-3.7 ADDRESSES

Addresses shall be visible and legible from the public right-of-way.

#### 66-3.8 SUBSTITUTION

Nothing in this ordinance shall be construed to prohibit non-commercial messages on signs that are otherwise allowed herein.

#### 66-3.9 EXEMPT SIGNS

Signs not visible from the public right-of-way or neighboring properties and traffic safety signs meeting the standards of the Uniform Manual on Traffic Control Devices are exempt from this ordinance.

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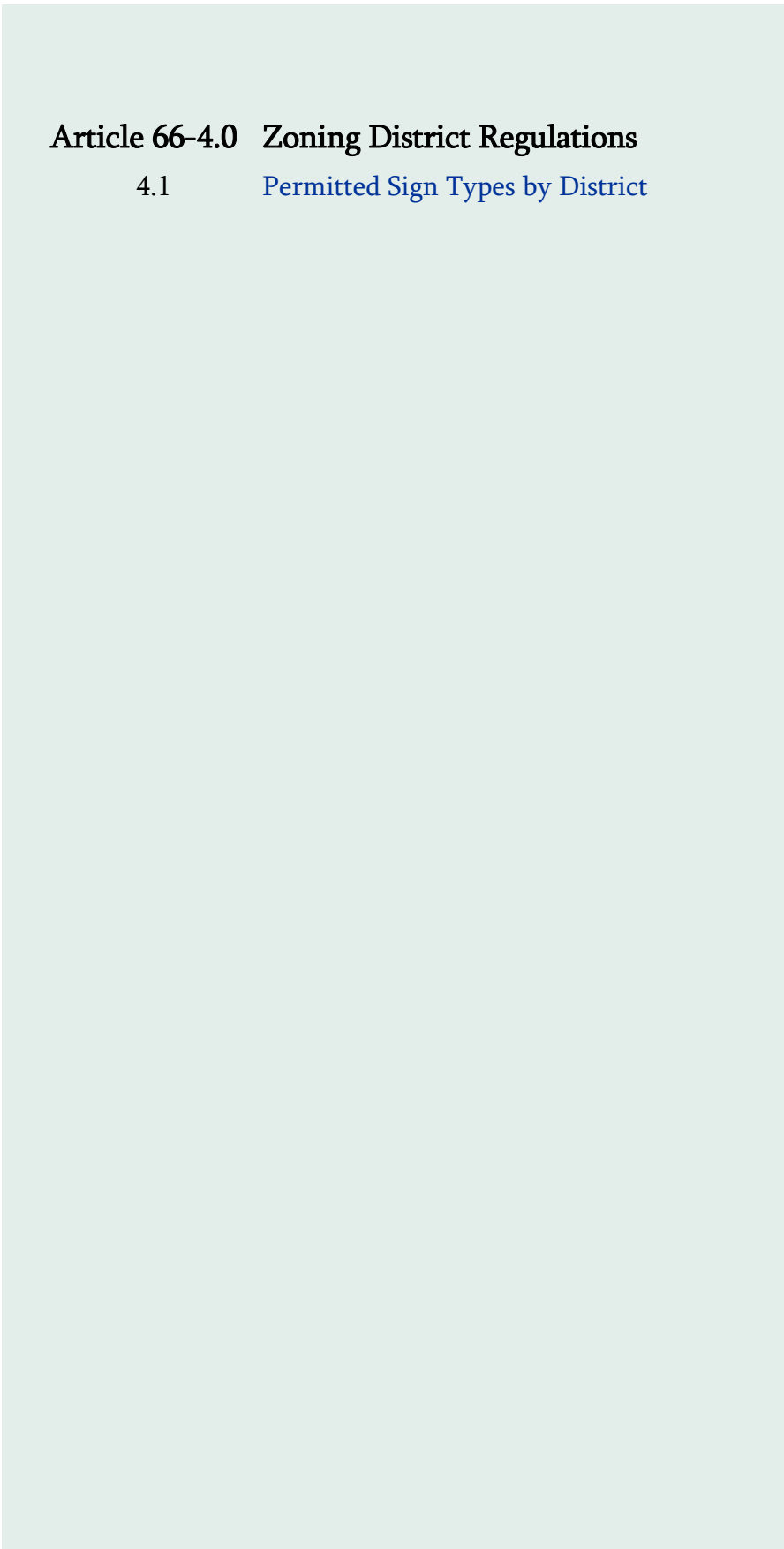
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## Article 66-4.0 Zoning District Regulations

### 4.1 Permitted Sign Types by District



# 66-4.0 Zoning District Regulations

## 66-4.1 PERMITTED SIGN TYPES BY DISTRICT

Table 66-4.1 Permitted Sign Types by District				
A. Single-Family Residential Districts (A-1, A-2, R-1)				
Sign Type	Location	Max. Display Area	Max Height	Number
Single-Family Home Wall Sign*	Ground floor front façade	1 square foot	Locate on ground floor	1
Single-Family Subdivision Ground Sign	Greater than 2 feet from right-of-way, unless placed in a center island of a subdivision entrance, subject to approval from the appropriate road agency.	18 square feet	6 feet	1
Permitted Non-Residential Use Ground Sign	Greater than 2 feet from right-of-way	18 square feet	6 feet	1
Permitted Non-Residential Use Wall Sign	Front façade	6 square feet	Below eave or roofline	1

\*Permit not required for residential wall sign

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Table 66-4.1 Permitted Sign Types by District (Continued)				
B. Multiple-Family Residential Districts (R-4 and R-5)				
Sign Type	Location	Max. Display Area	Max Height	Number
Single-Family Home Wall Sign*	Ground floor front façade	1 square foot	Locate on ground floor	1
Multiple-Family Wall sign for multiple family unit with exterior entrance*	Ground floor front façade, within 5 feet of entry	1 square foot	Locate on ground floor	1
Multiple-Family Complex Ground Sign	Greater than 2 feet from right-of-way	24 square feet in the R-4 district; up to 32 square feet	4 feet	1
Multiple-Family Complex Wall Sign in the R-5 district.	One façade, provided that if illuminated, such sign shall not face a residential district.	32 square feet, plus 1 square foot per linear foot of building over 50 feet, up to 132 square feet	May not extend above top of wall	1
Permitted Non-Residential Use Ground Sign	Greater than 2 feet from right-of-way	18 square feet	6 feet	1
Permitted Non-Residential Use Wall Sign	Primary Façade	12 square feet	Below eave or roofline	1
*Permit not required for single-family home wall sign or multiple-family wall sign				



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Table 66-4.1 Permitted Sign Types by District (Continued)				
C. Community Shopping Center District (C-1)				
Sign Type	Location	Max. Display Area	Max Height	Number
Pole Sign**	May extend to nearest edge of right-of-way*	60 square feet	20 feet above the centerline of the nearest roadway	1**
Ground Sign (may include changeable/electronic area per <a href="#">Section 66-5.4</a> )**	Greater than 2 feet from right-of-way	60 square feet	6 feet	1**
Wall/Canopy/Marquee Sign	Primary façade	32 square feet, plus 1 square foot per linear foot of building frontage over 50 feet, up to 132 square feet	May not extend above top of wall	N/A
Secondary Wall/Canopy/Marquee Sign***	Secondary façade facing public right-of-way	50% of primary sign	May not extend above top of wall	N/A
Awning Sign	Awning	Sum of awning sign and wall sign may not exceed permitted wall sign maximum	--	1 per awning
* 8 feet of clearance required				
** See <a href="#">Section 66-5.3</a>				



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Table 66-4.1 Permitted Sign Types by District (Continued)				
D. General Business (C-2) and Limited Intensity Business/Office (C-4) Districts				
Sign Type	Location	Max. Display Area	Max Height	Number
Pole Sign**	May extend to nearest edge of right-of-way*	40 square feet	20 feet above the centerline of the nearest roadway or height of principal building, whichever is less	1**
Ground Sign (may include changeable/electronic area per <a href="#">Section 66-5.4</a> )**	Greater than 2 feet from right-of-way	40 square feet	6 feet	1**
Wall Sign	Primary façade	50 square feet, plus 1 square foot per linear foot of building frontage over 50 feet, up to 100 square feet	May not extend above top of wall	1
Secondary Wall Sign	Secondary façade facing public right-of-way	50% of primary sign	May not extend above top of wall	1
Projecting Sign***	Primary façade (no closer than 1 foot to right-of-way; min 20 feet from any other projecting sign)	20 square feet	Flat or sloping roof: height of roof covering more than 50% of building Hip/gable/mansard/curved roof: three feet above eave*	1
Canopy Sign	Primary façade	1 square foot per 1 foot of storefront, up to 20 square feet	3 feet above canopy	1
Under-Canopy Sign*	Within 15 feet of entry	15 square feet	--	1 per storefront
Awning Sign	Awning	Sum of awning sign and wall sign may not exceed wall sign maximum	--	1 per awning
* 8 feet of clearance required ** See <a href="#">Section 66-5.3</a> *** Not permitted if a wall sign is present				



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Table 66-4.1 Permitted Sign Types by District (Continued)				
E. Limited Business District (C-3)				
Sign Type	Location	Max. Display Area	Max Height	Number
Residential Uses Single-Family Home Wall Sign*	Ground floor, primary façade	2 square feet	Ground floor	1 per unit with exterior entry
Ground Sign (may include changeable/electronic area per <a href="#">Section 66-5.4</a> )	Greater than 2 feet from right-of-way	24 square feet	6 feet	1**
Wall Sign	Primary façade	24 square feet	Vertical dimension may not exceed 4 feet	1
* Permit not required for single-family home wall sign				
** A ground sign is not permitted if a wall sign is present				
F. Office Service District (O-S)				
Sign Type	Location	Max. Display Area	Max Height	Number
Tenant Wall Sign*	Within ten feet of entrance	2 square feet per tenant unit	Ground floor	1 per tenant
Ground Sign (may include changeable/electronic area per <a href="#">Section 66-5.4</a> )**	Greater than 2 feet from right-of-way	24 square feet	6 feet	1*
Wall Sign	Primary façade	40 square feet	Vertical dimension may not exceed 4 feet	1
Interior Ground Sign (such as a directory)***	Greater than 25 feet from right-of-way	24 square feet	6 feet	1
* Permit not required for tenant wall sign				
** A ground sign is not permitted if a wall sign is present				
*** Permitted when two or more buildings share a parking lot				



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Table 66-4.1 Permitted Sign Types by District (Continued)				
G. Industrial and Office-Research Districts (O-R, I-A, I-B, LIP, RM)				
Sign Type	Location	Max. Display Area	Max Height	Number
Ground Sign (may include changeable/electronic area per <a href="#">Section 66-5.4</a> )**	Greater than 2 feet from right-of-way	50 square feet	6 feet	1**
Wall Sign	Primary façade	30 square feet, plus 1 square foot per linear foot of building frontage over 50 feet, up to 100 square feet	May not extend above top of wall	1 per tenant space
Secondary Wall Sign	Secondary façade facing a public right-of-way	50% of primary wall sign	May not extend above top of wall	1 per tenant space
* See <a href="#">Section 66-5.3</a>				
H. Residential Transition District (R-T)				
Sign Type	Location	Max. Display Area	Max Height	Number
Tenant Wall Sign*	Within ten feet of entrance	2 square feet per tenant unit	Ground floor	1 per tenant
Ground Sign	Greater than 4 feet from right-of-way	20 square feet	5 feet	1*
Wall Sign	Primary façade	20 square feet	May not extend above top of wall	1
* Permit not required for tenant wall sign				
** A ground sign is not permitted if a wall sign is present				



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**Table 66-4.1 Permitted Sign Types by District (Continued)**

**I. Downtown Business District (DBD)**

Sign Type	Location	Max. Display Area	Max Height	Number
Ground Sign (may include changeable/electronic area per <a href="#">Section 66-5.4</a> )	Greater than 2 feet from right-of-way	40 square feet	6 feet	1
Wall Sign*	Primary façade	50 square feet, plus 1 square foot per linear foot of building frontage over 50 feet, up to 100 square feet	May not extend above top of wall	1
Secondary Wall Sign	Secondary façade facing a public right-of-way	50% of primary wall sign area	May not extend above top of wall	1
Rear Entry Wall Sign	Rear façade at rear entryway	6 square feet	Ground floor	1
Projecting Sign*.*.*	Primary façade (may extend up to 48 inches into right-of-way above sidewalk)	20 square feet	--	1
Canopy Sign*	Primary façade	50 square feet, plus 1 square foot per linear foot of storefront over 50 feet, up to 100 square feet	Height of ground floor	1
Under-Canopy Sign	Within 15 feet of entry	15 square feet	--	1 per storefront
Marquee Sign*.*.*.*	May extend up to 48 inches into right-of-way above sidewalk	1.5 square feet per linear frontage of storefront	Height of ground floor	1 per street frontage
Pedestrian-Oriented Sign	Shall be against the building	8 square feet per side	4 feet	1

\* The combined area of all wall, canopy, marquee, and projecting signs shall not exceed the maximum permitted wall sign area  
 \*\* 8 feet of clearance required  
 \*\*\* Permitted only for places of assembly



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## Article 66-5.0 Specific Regulations

- 66-5.1 Specific Regulations for All Temporary Freestanding and Temporary Wall Signs
- 66-5.2 Nameplate Signs
- 66-5.3 Freestanding Signs
- 66-5.4 Changeable Copy/Electronic Message Center Signs
- 66-5.5 Wall Signs
- 66-5.6 Marquee and Canopy Signs
- 66-5.7 Under-Canopy Signs
- 66-5.8 Awning Signs
- 66-5.9 Projecting Signs
- 66-5.10 Pedestrian-Oriented Signs
- 66-5.11 Window Signs



# 66-5.0 Specific Regulations

## 66-5.1 SPECIFIC REGULATIONS FOR ALL TEMPORARY FREESTANDING AND TEMPORARY WALL SIGNS

Temporary signs shall be permitted as follows.

- A. **Temporary wall sign duration.** The display period for temporary wall signs shall be limited to a total of twenty-eight (28) days per calendar year. Such signs shall not be displayed for any continuous period greater than fourteen (14) days. After this time expires, the sign shall be removed.
- B. **Freestanding temporary sign setback.** Freestanding temporary signs shall be set back five feet from all property lines.
- C. **Freestanding temporary sign duration.**
  1. The maximum display time for freestanding temporary signs is 65 days. After this time expires, the sign shall be removed. Once the temporary sign is removed, there shall be a gap of at least thirty (30) days between display of the same temporary sign on the same zoning lot.
  2. Notwithstanding the above, 3 square feet of temporary freestanding or temporary wall sign area is allowed on each zoning lot at any time and without expiration of display time. The area of this sign is counted towards the area maximum in Table 66-5.1.
3. When all or a portion of a building or land area on a zoning lot is listed or advertised for sale or lease, the maximum display time for temporary signs on the building or land area shall be the duration the building, building unit or land is listed or advertised for sale or lease. Once a building unit is leased or sold, the sign shall be removed. In all cases, the sign area limits in Table 5.1 apply.
4. When all or a portion of a building or land area on a zoning lot is under active construction, the maximum display time of freestanding temporary signs and temporary signs mounted on buildings shall be between the issuance of a building permit and certificate of occupancy,
  - A. **Temporary sign construction.** Temporary signs shall be constructed of durable, all-weather materials and designed to remain in place and in good repair so long as they remain on display.
  - B. Temporary signs shall be subject to the maintenance standards of this section.
  - C. Temporary pedestrian-oriented signs are regulated separately in [Section 66-5.10](#).

66-5.1 Maximum size, maximum height, and permitted type of temporary signs

Use	Permitted Types	Maximum Area of All Temporary Signs	Maximum Area of Any Individual Sign	Maximum Height (Freestanding)
Single Family Residential	Freestanding	12 square feet	6 square feet	4 feet
	Wall	6 square feet	6 square feet	
Multiple Family Residential	Freestanding	32 square feet	32 square feet	6 feet
Non-Residential Uses in A-1, A-2, R-1, R-4, C-3, R-T districts	Freestanding	40 square feet	32 square feet	6 feet
	Wall	20 square feet	20 square feet	
Non-Residential Uses in all other districts	Freestanding	64 square feet	20 square feet	6 feet
	Wall	32 square feet	32 square feet	

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**66-5.2 NAMEPLATE SIGNS**

Nameplate signs shall be placed flat against a building or designed as part of an architectural feature thereof, except that signs may be freestanding if they do not exceed a height of four feet or project into any required building setback area.

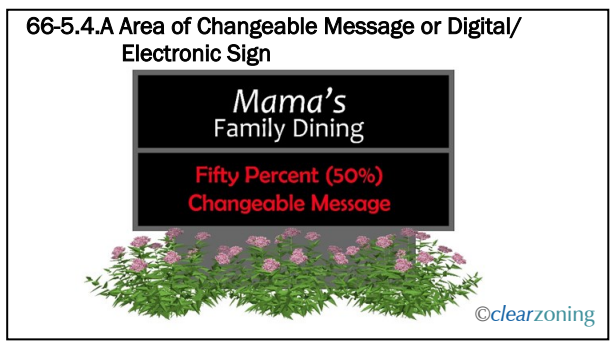
**66-5.3 FREESTANDING SIGNS**

- A. The sign structure of a freestanding sign may extend above the maximum allowable height of the sign for embellishment purposes. Under no circumstances, however, may such extension exceed 20 percent of the maximum allowable height for the sign or one and one half feet, whichever is less. Such embellishment shall not include thereon any word, phrase, letter, symbol, representation, logogram, insignia, illustration, or other form of message, nor shall it be illuminated in any manner.
- B. Not more than one freestanding sign may be erected on any lot regardless of the number of parties, tenants or uses contained therein, except that a lot may have two freestanding signs when any of the following conditions apply:
  - 1. The lot that abuts three or more streets
  - 2. The lot abuts one street and a limited access highway,
  - 3. The lot has 200 or more feet of frontage on one street
- C. A pole sign may stand no higher than the building it represents or 20 feet above the level of the street upon which the sign faces, whichever is less. The level of the street shall be measured at the centerline. A pole sign may extend to the nearest edge of a public right-of-way, provided the lower edge thereof is eight feet or more above the ground level.
- D. Ground Signs shall be located greater than two (2) feet from the edge of the public right-of-way and shall meet the clear vision triangle standards of [Section 66-3.4](#).

**66-5.4 CHANGEABLE COPY/ELECTRONIC MESSAGE CENTER SIGNS**

Changeable copy/electronic message center signs are permitted to occupy a portion of the permitted sign area of ground signs and menu board signs as follows:

- A. Area of changeable message sign or digital/electronic sign shall not exceed 50 percent of the total allowable area of the ground sign or menu board sign. ✍
- B. That a digital/electronic sign can only be



considered as part of a conforming ground sign or menu board sign, and located below the main sign.

- C. Electronic message centers shall automatically dim. The brightness of any electronic message center shall not exceed 0.3 footcandles above ambient light levels, as measured from the distances in the following table:

5.4.C Electronic Message Centers	
Size of display area	Measuring distance
16 square feet or less	40 feet
Between 16 and 32 square feet	48 feet
32 square feet or greater	55 feet

- D. The digital/electronic messages shall be displayed for at least 15 minutes and changes shall be immediate.
- E. Any voids or burned out bulbs must be replaced.
- F. If the sign malfunctions (becomes animated, illegible, etc.) it must be turned off until it can be repaired.

- G. Signs shall not interfere with the vision of pedestrians, cyclists, motorists, or adjacent property owners.
- H. Indexing multiprism units shall not exceed a speed of two complete revolutions every 20 seconds.

**66-5.5 WALL SIGNS**

- A. Signs placed flat against the wall of a building shall not exceed the height of that wall.
- B. No wall sign shall cover wholly or partially any wall opening, nor project beyond the ends or top of the wall to which it is attached.
- C. No wall sign shall have a thickness greater than 12 inches measured from the wall to which it is attached to the outer surface.
- D. Wall signs shall not be attached to a wall at a height of less than eight feet above any sidewalk or 15 feet above any driveways, alleys, and thoroughfares.
- E. No wall sign shall project into any public right-of-way more than the thickness permitted as provided in subsection C above.

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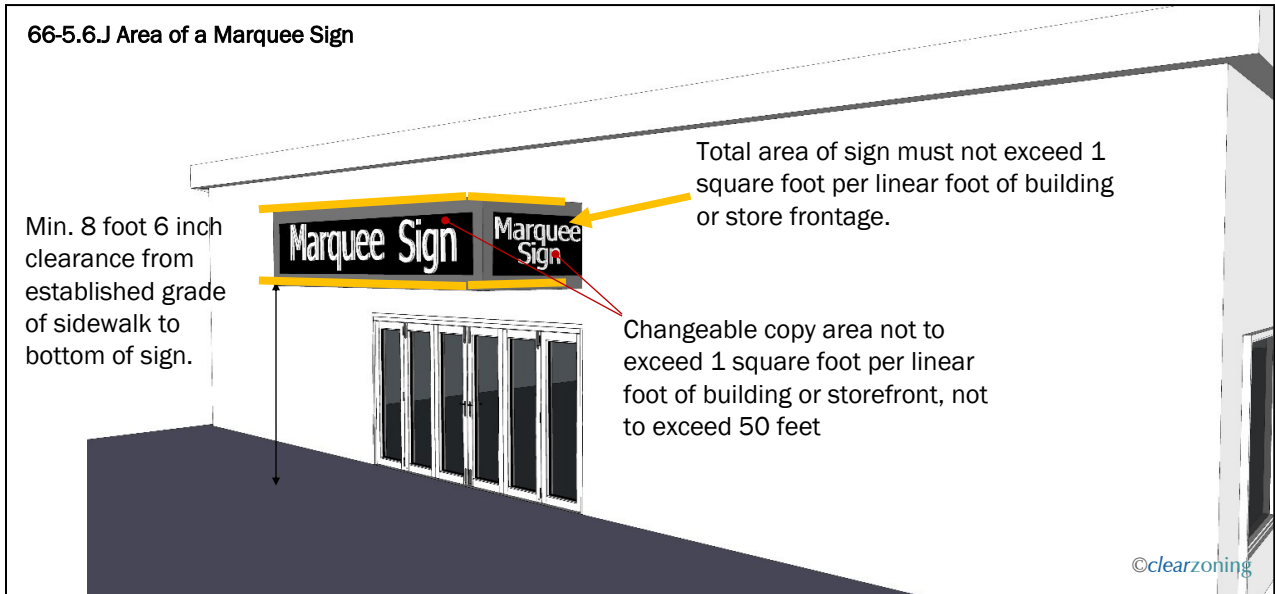
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66-5.6 MARQUEE AND CANOPY SIGNS

- A. Marquees and canopies shall have a minimum of eight feet, six inches of clearance above the established grade of the sidewalk or ground, or shall be otherwise located so as not to interfere with pedestrian traffic.
- B. Marquees and canopies shall not project over a public street. For purposes of this section, a public sidewalk is not considered to be a public street.
- C. Marquees and canopies shall be architecturally compatible with the building to which they are attached, constructed of durable material, and maintained to ensure safety.
- D. No marquee or canopy sign shall project into an alley or truck service driveway more than two feet.
- E. Marquee and canopy signs not extending into the public right-of-way may have a height of not greater than three feet. The height of marquee and canopy signs extending into the public right-of-way shall be limited to a maximum of two feet.
- F. The total square footage of a marquee or canopy sign shall be subtracted from the maximum allowable square footage of wall signs for the building or storefront.
- G. In the case of a flat or sloping roof, a marquee or canopy sign shall not extend above the height of that portion of the roof covering more than 50 percent of the ground area of the building. In the case of a gable, hip, or curved building roof, the sign shall not extend more than three feet above the eave line. In no event shall a marquee or canopy sign extend above the peak of the roof of the building to which it is affixed.
- H. A marquee or canopy sign shall not project greater than 48 inches beyond the property line. In measuring the sign's projection, the measurement shall be taken from the surface of building from which it protrudes, including any open area between the wall face and the sign face.
- I. Canopy and marquee signs are not permitted above the ground floor.
- J. The following regulations apply specifically to marquee signs:
  1. One marquee shall be permitted per street frontage.
  2. The changeable copy area of a marquee shall not exceed one square foot per lineal foot of building or storefront frontage, not to exceed 50 square feet total. The area of the changeable copy area of a marquee shall be subtracted from the maximum allowable wall size area for the building or storefront.
  3. The total area of a marquee sign shall not exceed one and one-half square feet per lineal foot of building or storefront frontage.



**66-5.7 UNDER-CANOPY SIGNS**

- A. Under-marquee or under-canopy signs may encroach into the public right-of-way as hereinafter provided in such instances where public or private canopies, awnings, walk covers or structural projections extend into a public right-of-way in such a way as to obstruct, block from view or otherwise hinder the reasonable observance of a complying wall sign. It shall be possible to erect a single under-marquee or under-canopy sign as hereinafter provided:
  - 1. The sign may not unreasonably obstruct the view of any neighboring sign.
  - 2. The sign may have a total surface area not exceeding one square foot for each lineal foot of building frontage not to exceed 15 square feet.
  - 3. The sign may not exceed two feet in height.
  - 4. The sign shall maintain a ground clearance of at least eight feet.
  - 5. The sign shall be thoroughly secured to the building by a single concealed mounting method.
  - 6. The sign shall not be located over a public street.

**66-5.8 AWNING SIGNS**

- A. The sum of the areas of the awning sign(s) and the wall sign on a building may not exceed the total area allowed for a wall sign in [Section 66-5.5](#).

**66-5.9 PROJECTING SIGNS**

- A. Any moving part of a projecting sign, such as a cover of a service opening, shall be securely fastened by chains or hinges.
- B. The distance measured between the principal faces of any projecting sign shall not exceed an average of 12 inches.
- C. Projecting signs shall not be attached to nor supported by frame buildings nor the wooden framework of a building. All projecting signs shall be thoroughly secured to the building by a single concealed fastening method. Visible angle iron frames or structures to support projecting signs are prohibited.

- D. Height limitations. A projecting sign in the case of a flat or sloping roof shall not extend above the height of that portion of the roof covering more than 50 percent of the ground area of the building. A projecting sign in the case of a gable, hip or curved roof shall not extend more than three feet above the eave line.
- E. The bottom of the projecting sign shall be a minimum of eight feet above the surface of the sidewalk or ground area, or otherwise be located so as not to interfere with pedestrian traffic.
- F. No projecting/blade/pedestrian/hanging sign shall project into an alley or truck service driveway more than two feet.
- G. If any projecting sign is suspended over a public property, sidewalk or alley, the owner shall at all times carry liability insurance in such amounts as are satisfactory to the city, and issued by companies acceptable to the city, licensed in the state of Michigan naming the city as an additional insured on any such policy. The owner will file with the city certificates or policies evidencing such insurance coverage. The insurance policies or certificates shall provide that the city shall be given 30 days' written notice before a cancellation in coverage may occur.
- H. If at any time the insurance policy obtained pursuant to subsection G of this section is canceled, the projecting sign shall be immediately removed. In the event the sign is not so removed, the City of Brighton shall have the right to remove the sign and repair the façade at the expense of the property owner.

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66-5.10 PEDESTRIAN-ORIENTED SIGNS

Pedestrian-oriented signs are permitted in any non-residential district as follows:

- A. A pedestrian-oriented board sign shall be placed within ten feet of the primary customer entrance, shall provide a minimum pedestrian clearance area of four (4) feet on any sidewalk.
- B. A pedestrian-oriented board sign must be of A-frame construction with a minimum base spread of two feet and a maximum height of four feet. A pedestrian-oriented sign may not exceed eight square feet per side.
- C. Pedestrian-oriented signs shall have a frame that is black, gray, or white, or is comprised of exposed metal or wood and be a quality design that is heavy enough to withstand normal wind and weather conditions. The following materials are not permitted:
  - 1. Glass, clear acrylic sheeting or breakable materials
  - 2. Paper or laminated paper
  - 3. Corrugated or hollow core plastics and/or plastic changeable copy letters
  - 4. PVC pipe frames
  - 5. Internal illumination or spotlight illumination
  - 6. Moving parts, balloons, streamers, or similar attachments
- D. One pedestrian-oriented sign may be permitted per each ground-floor business and shall require an annual pedestrian-oriented sign permit application and upon approval of the administrator the applicant shall pay a permit fee as set forth in the annual fee schedule set by the city council. For each calendar year, a new permit must be obtained prior to display of a pedestrian-oriented sign.
- E. Pedestrian-oriented signs must be kept against the building face for the business to which the sign pertains and shall not obstruct pedestrian traffic or impede maintenance and/or snow and ice removal.
- F. A pedestrian-oriented sign must be properly maintained and must not be allowed to become unsightly.
- G. A pedestrian-oriented sign may only be in place during the commercial establishment's business hours and shall be stored inside the establishment when the business is closed.
- H. The owner of a pedestrian-oriented sign shall at all times carry liability insurance in such amounts as are satisfactory to the city, and issued by companies acceptable to the city, licensed in the state of Michigan naming the city as an additional insured on any such policy. The owner will file with the city certificates or policies evidencing such insurance coverage. The insurance policies or certificates shall provide that the city shall be given 30 days' written notice before a cancellation in coverage may occur. If at any time the insurance policy obtained pursuant to this section is canceled, the pedestrian-oriented sign shall be immediately removed. In the event the sign is not so removed, the City of Brighton shall have the right to remove the sign at the expense of the property owner.

Figure 66-5.10.B Pedestrian-oriented Sign



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66-5.11 WINDOW SIGNS

- A. Window signs in residential districts are permitted in ground floor and second floor windows. The total window sign area shall not exceed three square feet per dwelling unit. Such signs shall not be illuminated.
- B. Window signs in all other districts shall not exceed 25 percent of the glass area of the building façade on the ground floor of the building. Such signs may be illuminated subject to Section 66-3.6 and shall contain a static message and shall not flash, scroll or otherwise give the appearance of movement or intermittent change.

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# Chapter 66

## Article 6.0

### Administration and Enforcement

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## Article 66-6.0 Administration and Enforcement

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# 66-6.0 Administration and Enforcement

## 66-6.1 NONCONFORMING SIGNS

Except as otherwise provided in this chapter, all signs lawfully existing on the date of adoption of the ordinance from which this chapter was derived shall be allowed to remain and be maintained as provided in [Section 66-3.1.C](#) without a permit; provided such sign does not constitute a public hazard, and provided the sign is not an abandoned sign.

- A. Nonconforming signs. Signs lawfully erected under [Article 66-4](#) of this code or other previous ordinance, prior to the effective date of the ordinance codified in this section, which do not meet standards of this chapter may be maintained except as hereinafter provided.
- B. Nonconforming signs. Signs lawfully erected prior to the effective date of this ordinance, which do not meet standards of this chapter may be maintained except as hereinafter provided.
  1. No nonconforming sign shall be changed to another nonconforming sign.
  2. No nonconforming sign shall have any changes made in the words or symbols used or the message displayed on the sign unless the sign is specifically designed for periodic changes of message.
  3. No nonconforming sign shall be structurally altered so as to prolong the life of the sign or so as to change the shape, size, or type or design of the sign.
  4. No nonconforming sign shall have the face or faces changed when such sign is a type of construction so as to permit such a complete change of face.
  5. No nonconforming sign shall be reestablished or maintained after the activity, business or usage to which it relates has been discontinued for 90 days or longer.
  6. No nonconforming sign shall be repaired or erected after being damaged if the repair or erection of the sign would cost more than 50 percent of the cost of an identical new sign as determined by the city building inspector and assessor.
- C. Removal of abandoned signs. Any abandoned sign shall be removed by the owner, agent or person having the beneficial use of the building or premises within 30 days after written notice to remove such sign from the administrator.

## 66-6.2 MAINTENANCE OF SIGNS

- A. Maintenance. Every sign in the city, including but not limited to those signs for which permits or for which no permits or permit fees are required, shall be maintained in good structural condition at all times. All signs, including those exempted, shall be kept neatly painted, including all metal parts and supports. The administrator shall inspect and have the authority to order the painting, repair, alteration or removal of signs which become dilapidated or are abandoned, or which constitute physical hazard to the public safety.
- B. Signs declared unlawful. The administrator may declare a sign unlawful if it endangers public safety by reasons of inadequate maintenance, dilapidation or abandonment. Any such declaration shall state the reasons of the administrator for stating that the sign constitutes a safety hazard to the general public.

## 66-6.3 PENALTIES

- A. A person violating this article shall be subject to the following:
  1. For the first time is responsible for a municipal civil infraction and is subject to payment of a civil fine of not less than \$50.00, plus costs.
  2. For the second time is responsible for a municipal civil infraction and is subject to payment of a civil fine of not less than \$100.00, plus costs.
  3. For the third time is responsible for a municipal civil infraction and is subject to payment of a civil fine of not less than \$200.00, plus costs.
  4. For the fourth time is responsible for a municipal civil infraction and is subject to payment of a civil fine of not less than \$500.00, plus costs.
- B. Any person or entity found responsible of violating this article shall also be subject to civil proceedings for damages and/or injunctive relief by the city or by any person or entity injured or damaged by such violation. Commencement of any such proceedings shall not constitute an election of remedies.

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66-6.4 BOARD OF APPEALS

- A. Organization. The sign board of appeals shall be organized as provided in [chapter 2](#) of the City Code.
- B. Powers and Duties. The sign board of appeals shall have the power and duty to:
  - 1. Hear and decide appeals by the sign permit applicant from a decision of the administrator denying, or failing to grant a sign permit within 30 days of application.
  - 2. Grant variances from the requirements of this chapter as part of the disposition of an appeal from action of the administrator denying or failing to grant a sign permit. The zoning board of appeals has the exclusive jurisdiction to hear appeals related to denials based on the zoning provisions of this ordinance.
  - 3. Hear and decide appeals of a determination by the administrator that a sign must be removed for noncompliance with this chapter.
  - 4. Make recommendations to the council for changes to this chapter.
  - 5. Give advice to the sign code administrator when asked.
- C. Criteria for Decision.
  - 1. Appeals without petition for variance. In appeals to the sign board of appeals from the administrator denying a sign permit in connection with which no petition for variance has been filed, the board's scope of review shall be limited to determining whether or not the administrator's decision is in accordance with the requirements of this chapter and accordingly, affirm or reverse his decision. No variance from the requirements of this chapter shall be granted or allowed, except as provided in subsection C.3. If the administrator's decision is reversed, the board shall direct the administrator to issue the permit in accordance with its decision. If the administrator fails to do so within five business days from receipt of the direction from the board, the board may issue the permit.
  - 2. Appeals from failure to issue permit. In appeals from failure of the administrator to grant a permit within 30 days of application, the sign board of appeals shall determine whether the sign and the application meet the requirements of this chapter. If so, the board shall grant the permit; if not, the board shall deny the permit. No variance from the requirements of this chapter shall be granted or allowed, except as provided in subsection C.3.
  - 3. Appeals with petition for variance. In appeals from decision of the administrator denying or refusing to grant a sign permit in connection with which the appealing party or any other interested party has filed a petition for variance, the sign board of appeals shall have the power and duty to hear, decide and grant or deny the requested variance from the provisions or requirements of this chapter.
  - 4. Grounds for variance. The sign board of appeals may grant a variance from the provisions or requirements of this chapter only where:
    - a. That the request is based upon circumstances or features that are exceptional and unique to the property and that are not self-created;
    - b. That the failure to grant relief will result in substantially more than mere inconvenience or financial expenditures;
    - c. That application of the regulations in this section without a variance will unreasonably prevent or limit the use of the property or will unreasonably preclude the visibility or identification of a nonresidential building on the property;
    - d. That the variance will not result in a sign or condition that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter; and



- e. When taken on its own, or in combination with other existing conditions on the property or in the area, that the variance will not result in a sign or condition that has an adverse effect on the essential character or aesthetics of the establishment or surrounding area, is detrimental to or negatively affects the character of surrounding residential development, or compromises the public health, safety or welfare.
- f. Any approval of a variance pursuant to this subsection shall specifically detail the limits of the relief granted and shall be subject to such reasonable conditions as the sign zoning board of appeals may require to preserve and promote the character of the district in question, the affirmative findings necessary for granting the variance, and the purposes of this chapter. The sign zoning board of appeals may revoke any grant of a variance under this subsection for a violation of such grant upon the giving of thirty (30) days' notice of such violation to the owner of the premises and a hearing held thereon.

**D. Perfection of Appeal and Stay of Proceedings.**

- 1. An appeal with or without petition for variance may be considered by the sign board of appeals only if:
  - a. Written notice of appeal, with or without petition for variance, is filed with the board as follows:
    - i. Within ten days of the decision of the administrator denying a sign permit.
    - ii. Within 40 days of the submission of a sign permit application which the administrator has neither granted nor denied within 30 days.
  - b. The notice of appeal is accompanied by a fee as specified by the city council.
  - c. The appellant serves upon the board a written statement of the reasons in support of his position 30 days before the hearing on the appeal.

- 2. The sign board of appeals shall, on its own motion, or on the motion of any interested party, dismiss an appeal for failure of the appellant to meet any of the requirements of this subsection or for failure of the appellant to otherwise diligently prosecute the appeal, or if the board finds the appellant has made any knowingly false or misleading statements or representations in his sign application or appeal.
- E. Procedure.**
- 1. Delivery of sign application to board. Upon the filing of a notice of appeal with the sign board of appeals as provided in subsection G, the administrator shall promptly transmit to the board, the appropriate application for a sign permit, the written notice of denial with reasons therefor, together with all plans, specifications and other papers pertaining to the application. When the appeal is from failure of the administrator to grant a permit within 30 days, the administrator shall, in addition to the foregoing, furnish the board with a brief written statement of the reasons for the failure.
  - 2. Statement in support of administrator's position. Upon any appeal, the administrator may, in his discretion, furnish the sign board of appeals with a written statement of his position on the appeal and may therein reply to the position of the appellant. Such statements must be filed with the board at least ten days in advance of the hearing on the appeal.
  - 3. Administrator's appearance at the hearing. The administrator may attend and state his position at any appeal or variance hearing.
- F. Advice from Board.** The administrator may seek the advice of the sign board of appeals on novel or difficult situations, signs, or questions that arise under this chapter. However, such advice shall not bind the administrator.

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G. Notice of Hearing.

1. The sign board of appeals shall hear and decide appeals at their next regular meeting following receipt of the appeal provided provisions of subsection D above are complied with. Notice of the hearing on an appeal shall be given by the board not less than fifteen days prior to the hearing to:
  - a. The appellant, in writing, at the address given on the notice of appeal.
  - b. The administrator, in writing.
  - c. To any person filing a written statement in opposition to the appellant's position taken in the appeal.
2. Any person filing a written request with the city for special notice of board hearings in the six months following giving of the request.
3. To the public by posting a copy of the notice of hearing in a conspicuous place within the city hall.
4. To the property owners within 300 feet of the property which is concerned in the appeal by mail.

H. Such notices shall be in a form prescribed by the sign board of appeals and shall set forth the time, place and purpose of the hearing.

I. Hearing. All hearings of the sign board of appeals shall be open to the public, and those in attendance shall be afforded an opportunity, the length and conditions of which shall be prescribed by the board, to address the board on issues to be determined. The appellant and the administrator shall be afforded an opportunity to address the board on any matter at issue. Any party or interested person may be represented by another at the hearing.

J. Hearing Minutes and Decision. The sign board of appeals shall keep minutes of its proceedings, together with its findings of fact in support of that decision, all of which shall be open to public inspection. Copies of the board's decision on appeals and petitions for variances shall be mailed or delivered to the applicant, to the administrator, and to persons filing requests for special notice of hearings pursuant to subsection G above.

