



Brighton City Council Meeting

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

November 2, 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 October 19, 2023](#)

Correspondence

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

DISCUSSION

9. Presentation of Bodman PLC municipal resources
10. Presentation of telephone audit by Abilitia
11. Discuss date, time and location for MDOT Community Meeting regarding the new I-96 Diverging Diamond Interchange

Public Hearing

12. [Conduct a second reading, public hearing, and consider adoption of Ordinance #606, Consumers Energy Company Gas Franchise](#)
13. [Conduct a public hearing and consider approval for rezoning 23-01, 1112 Rickett Road from OS \(Office Service\) to IB \(Intermediate Industrial\)](#)

New Business

14. [Consider approval of a uniform video service local franchise agreement with WOW! Internet, TV & Phone](#)
15. [Consider approval of site plan 23-08, MSU Federal Credit Union, as presented, to include a waiver from the required loading space](#)
16. [Consider approval to purchase two new 2022 pickup trucks from LaFontaine Ford Lansing for the public works and water divisions in an amount of \\$116,943.22](#)
17. Consider Entering into Closed Session to Receive a Written Attorney-Client Privileged Communication pursuant to section MCL 15.268(1)(h) of the Open Meetings Act

Other Business

18. Call to the public

19. Adjournment



Brighton City Council Meeting

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MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON OCTOBER 19, 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, Mayor Pro Tem Bohn, Councilmembers: Albert, Gardner, Gipson, and Pettengill. Councilmember Emaus was absent.

Staff Present: City Manager Gretchen Gomolka, City Clerk Tara Brown, Human Resources Manager Michelle Miller, Community Development Manager Mike Caruso, Chief Brent Pirochta, and Attorney Sarah Gabis. There were eighteen people in the audience.

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

4. Consider approval of the agenda

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

5. Consider approval of consent agenda items

Motion by Councilmember Pettengill, seconded by Councilmember Gipson to approve the consent agenda as presented. **The motion carried, 6-0.**

Consent Agenda Items

a. Approval of Minutes: regular meeting of October 5, 2023

Correspondence

6. Call to the public

Mayor Tobbe opened the call to the public at 6:32 p.m. Hearing and seeing no comment, the call to the public was closed.

7. Staff updates

City Manager Gomolka stated that phase three of the Downtown Streetscape project began and expressed the benefits of beginning before phase two was completed. Director Goch also remarked that phase three beginning now while contractors are still on site is most beneficial to completing the project before or on time. City Council and staff discussed various aspects of phase three noting the only underground is a storm structure and detours will be through East Street. The street and sidewalk will be removed and replaced.

Director Goch noted Dunnigan will be in the Northwest Neighborhood to complete punch list items left over from the project in the neighborhood. Leaf pickup has begun, and the leaf vacuum machine will be out starting on October 30, 2023. The utility pole located in the Northwest Neighborhood that was knocked down is ordered but city staff is waiting on DTE.

Community Development Manager Caruso stated the Lindbom demolition has started with the 7th Street side coming down first. The Downtown Development Authority (DDA) discussed Christmas lighting that will be more robust than

years past. Funding of the holiday lights will be through individual sponsorships on Patronicity.

8. Updates from Councilmember liaisons to various boards and commissions

Councilmember Pettengill noted the Zoning Board of Appeals met on October 12, 2023, to hear two variances for 330 N 2nd Street for a reduction to minimum lot depth and reduction of rear-yard setbacks, both of which were approved. The vote was 5-2.

Mayor Pro Tem Bohn stated the Planning Commission met on October 16, 2023, to consider and eventually approved a site plan for the MSU Federal Credit Union at the former Big Boy location.

Councilmember Gardner stated the Brighton Arts and Culture Commission (BACC) met on October 9, 2023, and met with artist Erik Nordin, reviewed Hyne Alley, and discussed the sculpture tour and St. Paul pocket park. It was noted the BACC will help plan the unveiling of Decision Pending when it is placed in its new location at the center of the Mill Pond festival area.

Councilmember Albert stated the Downtown Development Authority met on October 17, 2023, conducted its bi-annual informational meeting and heard from the various advisory committees, consultants, and the Chamber of Commerce. Mr. Albert also noted City Council will conduct the annual City Manager review via a new review format crafted by the subcommittee tasked with developing the form.

9. Receive the Plante Moran annual audit report and presentation

Tim St. Andrew and Philip Femminineo from Plante Moran reviewed the audit presentation with City Council and were happy to report an unmodified audit which means that the audit was clean without any issues. Mr. St. Andrew happily reported the city is in great fiscal shape rating among the top in comparison to other Plante Moran municipal customers.

10. Transmittal of pension and OPEB reporting under Public Act 202 of 2017

Director Gaines presented the annual pension and OPEB information to comply with Public Act 202 of 2017, no action by City Council is necessary.

Discussion

11. MDOT I-96 diverging diamond interchange pedestrian pathway

Motion by Councilmember Gipson, seconded by Councilmember Pettengill to authorize MDOT to proceed with the dual pathway design construction, including the additional \$10,000 stretch as described with the City of Brighton maintaining the pathway. **The motion carried, 6-0.**

Public Hearing

12. Conduct a public hearing, second reading, and consider adoption of Ordinance 605: to repeal article X, "Massage Operations" of chapter 22 "Businesses" and codified as sections 22-301 through 22-325 of the City of Brighton Code of Ordinances

Mayor Tobbe opened the public hearing at 7:35 p.m. hearing and seeing no comment the public hearing was closed.

Motion by Councilmember Gipson, seconded by Councilmember Albert to adopt Ordinance 605 to repeal article X, "Massage Operations" of Chapter 22 "Businesses" and codified as sections 22-325 of the City of Brighton Code of Ordinances. **The motion carried by roll call vote, 6-0.**

New Business

13. Consider Entering into Closed Session to Receive a Written Attorney-Client Privileged Communication Pursuant to section MCL 15.268(1)(h) of the Open Meetings Act

Motion by Councilmember Albert, seconded by Councilmember Gipson to enter into closed session at 7:37 p.m. to receive a written attorney-client privileged communication pursuant to section MCL 15.268(1)(h) of the Open Meetings Act. **The motion carried by roll call vote, 6-0.**

Motion by Mayor Pro Tem Bohn, seconded by Councilmember Gipson to come out of closed session at 8:20 p.m. **The motion carried, 6-0.**

14. Consider entering into closed session to consider a periodic personnel evaluation of a public officer, employee, staff member, or individual agent, if the named individual requests a closed hearing pursuant to MCL 15.268 (1)(a) of the Open Meetings Act

Motion by Councilmember Gardner, seconded by Councilmember Gipson to enter into closed session at 8:21 p.m. to consider a periodic personnel evaluation of a public officer, employee, staff member, or individual agent, if the named individual requests a closed hearing pursuant to MCL 15.268 (1)(a) of the Open Meetings Act. **The motion carried by roll call vote, 6-0.**

Motion by Mayor Pro Tem Bohn, seconded by Councilmember Gardner to come out of closed session at 9:54 p.m. **The motion carried, 6-0.**

Other Business

15. Call to the public

Mayor Tobbe opened the call to the public at 9:54 p.m. Hearing and seeing no comment, the call to the public was closed.

16. Adjournment

Motion by Councilmember Gipson, seconded by Councilmember Albert to adjourn the meeting at 9:54 p.m. **The motion carried (6-0).**

Tara Brown, City Clerk



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

NOVEMBER 2, 2023

SUBJECT: CONDUCT A SECOND READING AND PUBLIC HEARING REGARDING CONSUMERS ENERGY COMPANY GAS FRANCHISE, ORDINANCE 606

BACKGROUND

- At the January 6, 1994, City of Brighton City Council meeting, a Consumers Power Gas Company Franchise Ordinance was approved. This ordinance is set to expire on January 21, 2024.
- Consumers is requesting the city to adopt a new 30-year ordinance. (See attached)
- This proposed ordinance allows Consumers Energy Company, its successors and assigns to maintain and commercially operate gas lines and conduct local gas business in the City of Brighton.

ADMINISTRATIVE SUMMARY

- Attorney Gabis reviewed and edited the draft ordinance and section 14-2 of the Charter and advised that a franchise must be non-exclusive, not longer than 30 years and must be granted by ordinance, not a vote.
- Review of the proposed ordinances meets both of these requirements.
- If adopted, this ordinance would repeal the expiring ordinance.

RECOMMENDATION

Recommend that City Council conduct a public hearing and adopt Ordinance 606: Consumers Energy Company Gas Franchise Ordinance.

Prepared by: Gretchen Gomolka, City Manger

Reviewed by: City Attorney (Required for all agreements, ordinances, etc.)

Acceptable Form and Ready to Execute

Other _____

ORDINANCE NO.606

CONSUMERS ENERGY COMPANY GAS FRANCHISE ORDINANCE

AN ORDINANCE, granting to CONSUMERS ENERGY COMPANY, its successors and assigns, the right and authority to lay, maintain and commercially operate gas lines and facilities including but not limited to mains, pipes, services and on, under, along, and across public places including but not limited to highways, streets, alleys, bridges, and waterways, and to conduct a local gas business in the CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN, for a period of thirty years.

THE CITY OF BRIGHTON ORDAINS:

SECTION 1. GRANT and TERM. The CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN, hereby grants to Consumers Energy Company, its successors and assigns, hereinafter called "Consumers" the right and authority, subject to the reasonable control of the City, to lay, maintain and commercially operate gas lines and facilities including but not limited to mains, pipes, services and valves on, under, along, and across public places including but not limited to highways, streets, alleys, bridges, and waterways, and to conduct a local gas business in the CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN, for a period of thirty years.

SECTION 2. CONDITIONS. No public place used by Consumers shall be obstructed longer than necessary during construction or repair, and shall be restored to the same order and condition as when work was commenced. All of Consumers' gas lines and related facilities shall be placed as not to unnecessarily interfere with the public's use of public places. Consumers shall have the right to trim or remove trees within the City's right of way if necessary in the conducting of such business.

SECTION 3. HOLD HARMLESS. Consumers shall save the City free and harmless from all loss, costs and expense to which it may be subject by reason of the construction and maintenance of the lines and related facilities hereby authorized. In case any action is commenced against the City on account of the permission herein given, Consumers shall, upon notice, defend the City and its representatives and hold them harmless from all loss, costs and damage arising out of such construction and maintenance.

SECTION 4. EXTENSIONS. Consumers shall construct and extend its gas distribution system within said City, and shall furnish gas service to applicants residing therein in accordance with applicable laws, rules and regulations.

SECTION 5. FRANCHISE NOT EXCLUSIVE. The rights, power and authority herein granted, are not exclusive.

SECTION 6. RATES and CONDITIONS. Consumers shall be entitled to provide gas service to the inhabitants of the City at the rates and pursuant to the conditions as approved by the Michigan Public Service Commission. Such rates and conditions shall be subject to review and change upon petition to the Michigan Public Service Commission.

SECTION 7. REVOCATION. The franchise granted by this ordinance is subject to revocation at the will of the Council and upon sixty (60) days written notice by either party. Upon revocation this ordinance shall be considered repealed and of no effect past, present or future.

SECTION 8. MICHIGAN PUBLIC SERVICE COMMISSION JURISDICTION. Consumers remains subject to the reasonable rules and regulations of the Michigan Public Service Commission

applicable to gas service in the City and those rules and regulations preempt any term of any ordinance of the City to the contrary.

SECTION 9. REPEALER. This ordinance, when enacted, shall repeal and supersede the provisions of any previous Consumers' gas franchise ordinance adopted by the City including any amendments.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect on _____.

We certify that the foregoing Franchise Ordinance was duly enacted by the City Council of the CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN, on the ____ day of _____, 20__.

Gretchen Gomolka, City Manager

Attest:

I, _____, Clerk of the CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN, DO HEREBY CERTIFY that the ordinance granting Consumers Energy Company, a gas franchise, was properly adopted by the City Council of the CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN, and that all proceedings were regular and in accordance with all legal requirements.

Tara Brown, City Clerk

Dated: _____, 20__



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL NOVEMBER 2, 2023

SUBJECT: CONDUCT PUBLIC HEARING AND CONSIDER RECOMMENDATION OF APPROVAL FOR REZONING 23-01.

PROPOSED REZONING OF 1112 RICKETT FROM OS – OFFICE SERVICE, TO IB- INTERMEDIATE INDUSTRIAL.

ADMINISTRATIVE SUMMARY

An application for a rezoning was submitted by the Work Skills Corporation. The applicant is requesting to change the zoning classification of vacant property addressed as 1112 Rickett, from OS-Office Service to IB-Intermediate Industrial. The applicant recently purchased the parcel to expand their business, which currently operates on two other properties close in proximity, located at 1279 Rickett and 100 Summit. Both properties have the IB-Intermediate Industrial zoning classification (see attached map). The applicant plans to construct a new facility on the vacant parcel that will allow for more corporate office space and additional training areas. The Summit Street property is adjacent to the subject parcel, and the Work Skills Corporation is envisioning a future idea where the properties could be combined to create a training campus atmosphere.

ADMINISTRATIVE REVIEW

- The adjacent property zoning classifications are the following:
 - South - IB-Intermediate Industrial
 - East - IB-Intermediate Industrial and railroad property
 - North - OS-Office Service, IB-Intermediate Industrial, and railroad property
 - West - Office Service
- There are a few remaining parcels along this section of Rickett that have the OS zoning classification. The future land use map within the city's Master Plan has this area visualized as light industrial (see attached map). The requested zoning change to IB-Intermediate Industrial complies with the light-industrial future use.
- The two remaining parcels in this area with the OS zoning designation are city-owned and contain water bodies that encompass most of the property (cannot be developed).
- The proposed zoning classification for this parcel should have no effect on nearby residential developments. There are buffer properties and a large retention pond between the multi-residential development to the east. The residential developments to the north and east are also buffered with properties and the CSX Railroad right-of way.
- The proposed use of the vacant property is consistent with permitted uses of the IB-Intermediate Industrial zoning classification.
- The Planning Commission conducted a public hearing and motioned to recommend approval at their October 2, 2023, regular meeting.



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL
NOVEMBER 2, 2023

RECOMMENDATION

With the city's Master Plan describing the future use of this area as light industrial and the applicant's planned use for the property being a low-intensity use for the IB classification; it is recommended that City Council motion to approve Rezoning 23-01, changing the zoning classification of 1112 Rickett from OS-Office Service, to IB-Intermediate Industrial.

Prepared by: Michael Caruso, Community Development Manager

Attachments:

1. Application
2. Work Skills Description
3. GIS Location Map
4. Current Zoning Map Location
5. Future Land Use Map Location
6. Planning Commission Minutes



CITY OF BRIGHTON REZONING REQUEST APPLICATION

200 N. First Street - Brighton, MI 48116 - commdev@brightoncity.org - 810.844.5149

Submit completed application, required documents, and \$1,500.00 fee to the above address.

REZONING LOCATION

Address(s): 1112 Rickett Road

Parcel Tax ID # 4718 - 31-400-048

Current Zoning Classification: O-S Office Service

Adjacent Property Zoning Classification: I-B north, south & east, R-3 west (separate by a body of water)

REZONING REQUEST

***Please attach a map or plot plan designating the property to be rezoned.

Request zoning to: I-B Intermediate Industrial

The requested zoning is proposed to accommodate the following use(s): future intermediate industrial

PETITIONER


Name: Tina Jackson

Phone: 810-534-6104

Company: Work Skills Corporation

Address: 100 Summit Street

Email: tinaj@wskills.com

Signature of Applicant(s): 

PROPERTY OWNER (if different than applicant)

Name: _____

Phone: _____

Company: _____

Address: _____

Email: _____

Signature of Property Owner(s): 

WORK SKILLS UMBRELLA of Services

Ready to
Change Lives?
SCAN HERE TO
MAKE A GIFT



LEARNING



WORKING



LIVING



IMPACT

50,000+

TOTAL PARTICIPANTS SERVED SINCE 1973

\$116,636

ARTISAN CORNER ARTISTS COMMISSION TO DATE

\$25,277,012

PARTICIPANT WORKER WAGES SINCE 1973

\$50,000,000+

EARNED BY STAFFING EMPLOYEES SINCE 1990



How can you help?

CONNECT * VOLUNTEER * GIVE

The Work Skills Foundation was created in 2005 to provide financial support and sustainability to WSC. Foundation funds ensure that all WSC participants receive the support they need to optimize their potential and lead richer, more successful lives.

Work Skills
Corporation



Our Mission

TO OPTIMIZE POTENTIAL



LEARNING

WSC Clinical Services offers multiple therapy options for children and adults. Our collaborative care network offers in-home, in-clinic, virtual, or hybrid options.

WSC Artisan Corner provides a platform for individuals to nurture their artistic skills, discover untapped talents, and promote their unique creations. This innovative space encourages creativity and self-expression while offering opportunities to showcase and sell artwork.

WSC Training Solutions offers premier live and virtual courses on leadership, diversity, emotional intelligence, and resilience, designing custom learning to meet specific needs and fill skills gaps.




WORKING

WSC Employment Services supports individuals with attaining employment outcomes that align with their strengths, preferences, requirements, abilities, and potential.

WSC Production Services integrates vocational skill development with outsourced tasks such as assembly, kitting, and packaging. This unique approach offers hands-on training while simultaneously fulfilling production needs.

WSC Staffing Services offers comprehensive temporary and direct hire solutions across diverse industries, meeting the staffing needs of both entry-level and professional candidates with efficiency and flexibility.



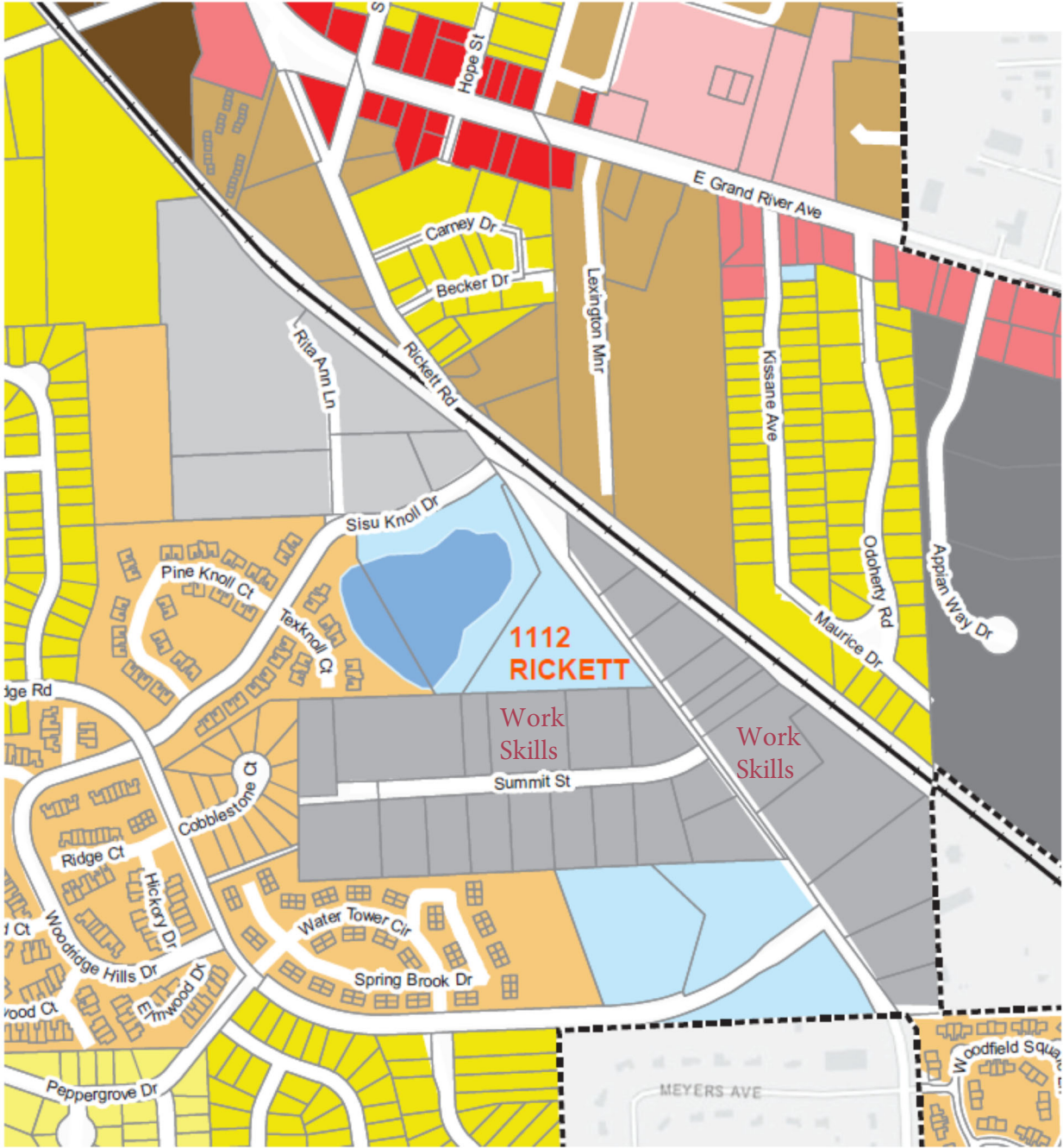
LIVING








WSC Residential Services offers tailored program options, such as homelike settings and supported apartments, to enable individuals to reach their maximum potential for independence. These carefully designed services empower personal growth and self-sufficiency.

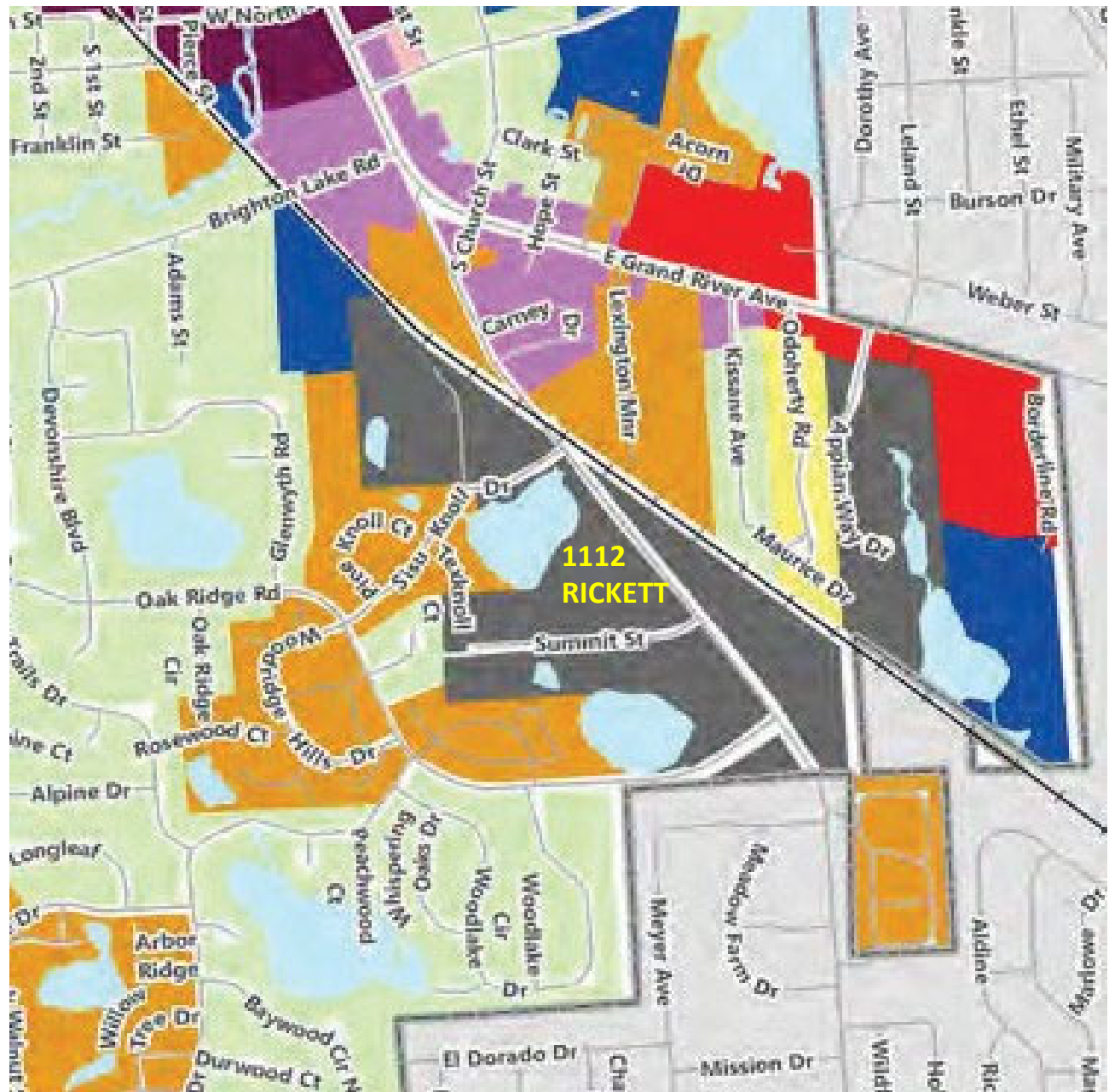
WSC Home Care offers reliable, tailored home care services, allowing clients to remain in their own homes while receiving high-quality care. This individualized approach fosters a supportive and nurturing atmosphere for both clients and their families.

1112 RICKETT

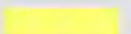





- | | | |
|--|--|--|
|  R-1: Single Family Residential |  R/M: Research Manufacturing | |
|  R-3: Multiple Family Low Density |  I-A: Light Industrial | |
|  R-4: Multiple Dwelling (Residential) |  I-B: Intermediate Industrial |  O-S: Office Service |



1112
RICKETT

	Single Family Residential		Light Industrial
	Low Density Mixed Residential		General Industrial
	General Business		Moderate Density Mixed Residential
	Mixed Office/Commercial		High Density Mixed Residential

**City of Brighton
City Hall Council Chambers
200 N. First St. Brighton, MI 48116
Planning Commission
Regular Meeting Minutes
October 2, 2023**

1. Call to Order/Roll Call

Commissioner Smith called the meeting to order at 7:00 p.m.

Commissioners Present: Jim Johnston, Matt Smith, Jim Bohn, Susan Gardner, Chuck Hundley, Steve Monet, Dave Petrak, and Ken Schmenk

Commissioner Absent: Chris Passeri

Others present: Mike Caruso, Community Development Manager; Kelly Haataja, Assistant to the Community Development Manager; and an audience of two people.

Motion by Commissioner Gardner, seconded by Commissioner Schmenk, to excuse Commissioner Passeri for personal reasons. **The motion carried without objection.**

2. Consider Approval of Consent Agenda Items

Consent Agenda Items

- a. **Approval of the September 2, 2023, Regular Meeting Minutes**
- b. **Approval of the October 2, 2023, Agenda**

Motion by Commissioner Bohn, seconded by Commissioner Schmenk to approve the Consent Agenda with an amendment to correct item 2a. meeting minutes date of September 18. **The motion carried without objection.**

3. Call to the Public

Commissioner Smith opened the Call to the Public at 7:02 p.m. Hearing and seeing no comments, the Call to the Public was closed at 7:02 p.m.

Public Hearing

4. Conduct a Public Hearing for rezoning 23-01, and consider recommendation of approval to rezone 1112 Rickett Rd. from OS-Office Service to IB-Intermediate Industrial

Mr. Caruso offered a summary of the request to rezone 1112 Rickett Rd., which is a vacant parcel. He noted the applicant owns two parcels near the vacant parcel, where they currently operate their business. Both properties are zoned I-B, Intermediate Industrial.

Ms. Tina Jackson, the applicant, introduced herself and shared background information regarding Work Skills and their operations. She explained that Work Skills recently purchased 1112 Rickett Rd. with intent to combine it with their adjacent property, 100 Summit, for the purpose of expanding their business. She stated they are currently at capacity at their other properties, and constructing a new facility on the vacant parcel would allow for more training areas, office, and light assembly space, while maintaining the campus type environment they desire.

Commissioner Smith closed the regular meeting and opened the Public Hearing at 7:07 p.m. Hearing and seeing no comments the Public Hearing was closed.

Mr. Caruso commented on the wide range of permitted uses in the IB district and stated the type of office work and light assembly that Work Skills conducts is significantly lighter than what is allowed. He further explained the future land use map and intent for the area, noting the vision for this area is light-industrial use, and there is a buffer between surrounding residential properties.

Commissioner Monet asked for clarification on the need to rezone and stated the applicant is allowed to perform the described operations in its current zoning.

Mr. Caruso stated light industrial is not permitted as a use in the Office Service district.

Ms. Jackson further explained the light duty assembly Work Skills provides.

Mr. Caruso noted that two parcels with different zoning districts cannot be combined.

Motion by Commissioner Monet, seconded by Commissioner Johnston to recommend approval to rezone 1112 Rickett Rd. from OS-Office Service to IB-Intermediate Industrial. **The motion carried without objection.**

Unfinished Business

None

New Business

None

Other Business

None

5. Staff Updates

Commissioner Smith thanked Commissioner Hundley for conducting the last Planning Commission meeting.

Mr. Caruso offered a brief overview of the previous meeting for the Commissioner's who were absent. Lastly, he provided an update on the streetscape project.

6. Commissioner Report

None

7. Call to the Public

Commissioner Smith opened the Call to the Public at 7:41 p.m. Hearing and seeing no comments, the Call to the Public was closed at 7:41 p.m.

8. Adjournment

Motion by Commissioner Petrak, seconded by Commissioner Schmenk to adjourn the meeting at 7:42 p.m. **The motion carried without objection.**

Drafted by:

Kelly Haataja, Assistant to the Community Development Manager



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

NOVEMBER 2, 2023

SUBJECT: **CONSIDER APPROVAL OF THE ATTACHED UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT WITH WOW! INTERNET, TV & PHONE**

BACKGROUND

- WOW!, a new internet, video and telephone provider is expanding its network to include the City of Brighton.
- This will add a third provider to the community, providing more choice for our residents

ADMINISTRATIVE SUMMARY

- The Michigan Public Service Commission in its provision of the Uniform Video Service Local Franchise Agreement requires that all new franchise fee agreements use a uniform agreement.
- WOW! has provided the attached agreement using the uniform document with a term of 10 years.
- The franchise fees are required to be set at 5% and the PEG fees are at 0.19% with a minimum of \$5,000 annually.

RECOMMENDATION

It is the recommendation of staff that City Council approve the attached Uniform Video Service Local Franchise Agreement with WOW! Internet, TV & Phone at a franchise fee rate of 5% and a PEG franchise fee rate of 0.19% with a minimum of \$5,000 annually.

Prepared by: Tara Brown, City Clerk

Reviewed by: City Attorney (Required for all agreements, ordinances, etc.)

Acceptable Form and Ready to Execute

Other _____

Reviewed &

Approved by: Gretchen Gomolka, City Manager

Attachments: WOW! Internet, TV & Phone Franchise Agreement

INSTRUCTIONS FOR UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT

Pursuant to 2006 Public Act 480, MCL 484.3301 *et seq*, any Video Service Provider seeking to provide video service in one or more service areas in the state of Michigan after January 30, 2007, shall file an application for a Uniform Video Service Local Franchise Agreement with the Local Unit of Government ("Franchising Entity") that the Provider wishes to service. Pursuant to Section 2(2) of 2006 PA 480, "Except as otherwise provided by this Act, a person shall not provide video services in any local unit of government without first obtaining a uniform video service local franchise as provided under Section 3." Procedures applicable to incumbent video service providers are set forth below.

As of the effective date (January 1, 2007) of the Act, no existing franchise agreement with a Franchising Entity shall be renewed or extended upon the expiration date of the agreement. The incumbent video Provider, at its option, may continue to provide video services to the Franchising Entity by electing to do one of the following:

1. Terminate the existing franchise agreement before the expiration date of the agreement and enter into a new franchise under a uniform video service local franchise agreement.
2. Continue under the existing franchise agreement amended to include only those provisions required under a uniform video service local franchise.
3. Continue to operate under the terms of an expired franchise until a uniform video service local franchise agreement takes effect. An incumbent video Provider with an expired franchise on the effective date has 120 days after the effective date of the Act to file for a uniform video service local franchise agreement.

On the effective date (January 1, 2007) of the Act, any provisions of an existing Franchise that are inconsistent with or in addition to the provisions of a uniform video service local Franchise Agreement are unreasonable and unenforceable by the Franchising Entity.

If, at a subsequent date, the Provider would like to provide video service to an additional Local Unit of Government, the Provider must file an additional application with that Local Unit of Government.

The forms shall meet the following requirements:

- The Provider must complete both the "Uniform Video Service Local Franchise Agreement" and "Attachment 1 - Uniform Video Service Local Franchise Agreement" forms if they are seeking a new/renewed Franchise Agreement, and send the forms by mail (certified, registered, first-class, return receipt requested, or by a nationally recognized overnight delivery service) to the appropriate Franchising Entity. Until otherwise officially notified by the Franchising Entity, the forms shall be sent to the Clerk or any official with the responsibilities or functions of the Clerk in the Franchising Entity. "Attachment 2 - Uniform Video Service Local Franchise Agreement" is not required to be filed at this time *unless* it is being used regarding amendments, terminations, or transfers pertaining to an existing Uniform Video Service Local Franchise Agreement. (Refer to Sections X to XII of the Agreement, as well as Section 3(4-6) of the Act.)
- Pursuant to Section 11 of the Act: Except under the terms of a mandatory protective order, trade secrets and commercial or financial information designated as such and submitted under the Act to the Franchising Entity or Commission are exempt from the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246 and **MUST BE KEPT CONFIDENTIAL**.
 1. The Provider may specify which items of information should be deemed "confidential." It is the responsibility of the provider to clearly identify and segregate any confidential information submitted to the franchising entity with the following information:

"[insert PROVIDER'S NAME]
[CONFIDENTIAL INFORMATION]"

2. The Franchising Entity receiving the information so designated as confidential is required (a) to protect such information from public disclosure, (b) exempt such information from any response to a FOIA request, and (c) make the information available only to and for use only by such local officials as are necessary to approve the franchise agreement or perform any other task for which the information is submitted.
 3. Any Franchising Entity which disputes whether certain information submitted to it by a provider is entitled to confidential treatment under the Act may apply to the Commission for resolution of such a dispute. Unless and until the Commission determines that part or all of the information is not entitled to confidential treatment under the Act, the Franchising Entity shall keep the information confidential.
- Responses to all questions must be provided and must be amended appropriately when changes occur.
 - All responses must be printed out, typed, signed/dated (where appropriate), and mailed (certified, registered, first class, return receipt requested, or by a national recognized overnight delivery service) to the appropriate party.
 - The Agreement and Attachments are templates. Tab through the documents and fill in as appropriate, use the appropriate "dropdown box" (City/Village/Township) when indicated.
 - For sections that need explanation, if the Provider runs out of space, the Provider should then submit the application with typed attachments that are clearly identified.
 - The Franchising Entity shall notify the Provider as to whether the submitted Franchise Agreement is complete as required by this Act within 15 business days after the date that the Franchise Agreement is filed. If the Franchise Agreement is not complete, the Franchising Entity shall state in its notice the reasons the franchise agreement is incomplete. The Franchising Entity cannot declare an application to be incomplete because it may dispute whether or not the applicant has properly classified certain material as "confidential."
 - A Franchising Entity shall have 30 days after the submission date of a complete Franchise Agreement to approve the agreement. If the Franchising Entity does not notify the Provider regarding the completeness of the Franchise Agreement or approve the Franchise Agreement within the time periods required under this subsection, the franchise agreement shall be considered complete and the Franchise Agreement approved. The Provider shall notify both the Franchising Entity and the Michigan Public Service Commission of such an approved and completed Agreement by completing **Attachment 3 - Uniform Video Service Local Franchise Agreement**.
 - For changes to an existing Uniform Video Service Local Franchise Agreement (amendments, transfers, or terminations), the Provider must complete the "**Attachment 2 - Uniform Video Service Local Franchising Entity**" form, and send the form to the appropriate Franchising Entity.
 - For information that is to be submitted to the Michigan Public Service Commission, please use the following address:

Michigan Public Service Commission
Attn: Video Franchising
P.O. Box 30221
Lansing, MI 48909

Fax: (517) 284-8200

Questions should be directed to the Telecommunications Division, Michigan Public Service Commission at (517) 284-8190.

UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT

THIS UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT ("Agreement") is made, pursuant to 2006 PA 480, MCL 484.3301 *et seq.*, (the "Act") by and between the City of Brighton, a Michigan municipal corporation (the "Franchising Entity"), and WideOpenWest Mid Michigan, LLC, a Delaware corporation doing business as WOW! Internet, TV & Phone.

I. Definitions

For purposes of this Agreement, the following terms shall have the following meanings as defined in the Act:

- A. "Cable Operator" means that term as defined in 47 USC 522(5).
- B. "Cable Service" means that term as defined in 47 USC 522(6).
- C. "Cable System" means that term as defined in 47 USC 522(7).
- D. "Commission" means the Michigan Public Service Commission.
- E. "Franchising Entity" means the local unit of government in which a provider offers video services through a franchise.
- F. "FCC" means the Federal Communications Commission.
- G. "Gross Revenue" means that term as described in Section 6(4) of the Act and in Section VI(D) of the Agreement.
- H. "Household" means a house, an apartment, a mobile home, or any other structure or part of a structure intended for residential occupancy as separate living quarters.
- I. "Incumbent video provider" means a cable operator serving cable subscribers or a telecommunication provider providing video services through the provider's existing telephone exchange boundaries in a particular franchise area within a local unit of government on the effective date of this act.
- J. "IPTV" means internet protocol television.
- K. "Local unit of government" means a city, village, or township.
- L. "Low-income household" means a household with an average annual household income of less than \$35,000.00 as determined by the most recent decennial census.
- M. "METRO Act" means the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act, 2002 PA 48, MCL 484.3101 *et seq.*
- N. "Open video system" or "OVS" means that term as defined in 47 USC 573.
- O. "Person" means an individual, corporation, association, partnership, governmental entity, or any other legal entity.
- P. "Public rights-of-way" means the area on, below, or above a public roadway, highway, street, public sidewalk, alley, waterway, or utility easements dedicated for compatible uses.
- Q. "Term" means the period of time provided for in Section V of this Agreement.
- R. "Uniform video service local franchise agreement" or "franchise agreement" means the franchise agreement required under the Act to be the operating agreement between each franchising entity and video provider in this state.
- S. "Video programming" means that term as defined in 47 USC 522(20).
- T. "Video service" means video programming, cable services, IPTV, or OVS provided through facilities located at least in part in the public rights-of-way without regard to delivery technology, including internet protocol technology. This definition does not include any video programming provided by a commercial mobile service provider defined in 47 USC 332(d) or provided solely as part of, and via, a service that enables users to access content, information, electronic mail, or other services offered over the public internet.
- U. "Video service provider" or "Provider" means a person authorized under the Act to provide video service.
- V. "Video service provider fee" means the amount paid by a video service provider or incumbent video provider under Section 6 of the Act and Section VI of this Agreement.

II. Requirements of the Provider

- A. An unfranchised Provider will not provide video services in any local unit of government without first obtaining a uniform video service local franchise agreement as provided under **Section 3 of the Act** (except as otherwise provided by the Act).
- B. The Provider shall file in a timely manner with the Federal Communications Commission all forms required by that agency in advance of offering video service in Michigan.
- C. The Provider agrees to comply with all valid and enforceable federal and state statutes and regulations.
- D. The Provider agrees to comply with all valid and enforceable local regulations regarding the use and occupation of public rights-of-way in the delivery of the video service, including the police powers of the Franchising Entity.
- E. The Provider shall comply with all Federal Communications Commission requirements involving the distribution and notification of federal, state, and local emergency messages over the emergency alert system applicable to cable operators.
- F. The Provider shall comply with the public, education, and government programming requirements of Section 4 of the Act.
- G. The Provider shall comply with all customer service rules of the Federal Communications Commission under 47 CFR 76.309 (c) applicable to cable operators and applicable provisions of the Michigan Consumer Protection Act, 1976 PA 331, MCL 445.901 to 445.922.
 - i. Including but not limited to: MCL 445.902; MCL 445.903 (1)(a) through 445.903(1)(cc); MCL 445.903(1)(ff) through (jj); MCL 445.903(2); MCL 445.905; MCL 445.906; MCL 445.907; MCL 445.908; MCL 445.910; MCL 445.911; MCL 445.914; MCL 445.915; MCL 445.916; MCL 445.918.
- H. The Provider agrees to comply with in-home wiring and consumer premises wiring rules of the Federal Communications Commission applicable to cable operators.
- I. The Provider shall comply with the Consumer Privacy Requirements of 47 USC 551 applicable to cable operators.
- J. If the Provider is an incumbent video provider, it shall comply with the terms which provide insurance for right-of-way related activities that are contained in its last cable franchise or consent agreement from the Franchising Entity entered before the effective date of the Act.
- K. The Provider agrees that before offering video services within the boundaries of a local unit of government, the video Provider shall enter into a Franchise Agreement with the local unit of government as required by the Act.
- L. The Provider understands that as the effective date of the Act, no existing Franchise Agreement with a Franchising Entity shall be renewed or extended upon the expiration date of the Agreement.
- M. The Provider provides an exact description of the video service area footprint to be served, pursuant to **Section 2(3)(e) of the Act**. If the Provider is not an incumbent video Provider, the date on which the Provider expects to provide video services in the area identified under **Section 2(3)(e) of the Act** must be noted. The Provider will provide this information in Attachment 1 - Uniform Video Service Local Franchise Agreement.
- N. The Provider is required to pay the Provider fees pursuant to **Section 6 of the Act**.

III. Provider Providing Access

- A. The Provider shall not deny access to service to any group of potential residential subscribers because of the race or income of the residents in the local area in which the group resides.
- B. It is a defense to an alleged violation of Paragraph A if the Provider has met either of the following conditions:
 - i. Within 3 years of the date it began providing video service under the Act and the Agreement; at least 25% of households with access to the Provider's video service are low-income households.
 - ii. Within 5 years of the date it began providing video service under the Act and Agreement and from that point forward, at least 30% of the households with access to the Provider's video service are low-income households.
- C. **[If the Provider is using telecommunication facilities]** to provide video services and has more than 1,000,000 telecommunication access lines in Michigan, the Provider shall provide access to its video service to a number of households equal to at least 25% of the households in the provider's telecommunication

service area in Michigan within 3 years of the date it began providing video service under the Act and Agreement and to a number not less than 50% of these households within 6 years. **The video service Provider is not required to meet the 50% requirement in this paragraph until 2 years after at least 30% of the households with access to the Provider's video service subscribe to the service for 6 consecutive months.**

- D. The Provider may apply to the Franchising Entity, and in the case of paragraph C, the Commission, for a waiver of or for an extension of time to meet the requirements of this section if 1 or more of the following apply:
- i. The inability to obtain access to public and private rights-of-way under reasonable terms and conditions.
 - ii. Developments or buildings not being subject to competition because of existing exclusive service arrangements.
 - iii. Developments or buildings being inaccessible using reasonable technical solutions under commercial reasonable terms and conditions.
 - iv. Natural disasters
 - v. Factors beyond the control of the Provider
- E. The Franchising Entity or Commission may grant the waiver or extension only if the Provider has made substantial and continuous effort to meet the requirements of this section. If an extension is granted, the Franchising Entity or Commission shall establish a new compliance deadline. If a waiver is granted, the Franchising Entity or Commission shall specify the requirement or requirements waived.
- F. The Provider shall file an annual report with the Franchising Entity and the Commission regarding the progress that has been made toward compliance with paragraphs B and C.
- G. Except for satellite service, the provider may satisfy the requirements of this paragraph and Section 9 of the Act through the use of alternative technology that offers service, functionality, and content, which is demonstrably similar to that provided through the provider's video service system and may include a technology that does not require the use of any public right-of-way. The technology utilized to comply with the requirements of this section shall include local public, education, and government channels and messages over the emergency alert system as required under Paragraph II(E) of this Agreement.

IV. Responsibility of the Franchising Entity

- A. The Franchising Entity hereby grants authority to the Provider to provide Video Service in the Video Service area footprint, as described in this Agreement and Attachments, as well as the Act.
- B. The Franchising Entity hereby grants authority to the Provider to use and occupy the Public Rights-of-way in the delivery of Video Service, subject to the laws of the state of Michigan and the police powers of the Franchising Entity.
- C. The Franchising Entity shall notify the Provider as to whether the submitted Franchise Agreement is complete as required by the Act within 15 business days after the date that the Franchise Agreement is filed. If the Franchise Agreement is not complete, the Franchising Entity shall state in its notice the reasons the Franchise Agreement is incomplete. The Franchising Entity cannot declare an application to be incomplete because it may dispute whether or not the applicant has properly classified certain material as "confidential."
- D. The Franchising Entity shall have 30 days after the submission date of a complete Franchise Agreement to approve the agreement. If the Franchising Entity does not notify the Provider regarding the completeness of the Franchise Agreement or approve the Franchise Agreement within the time periods required under **Section 3(3) of the Act**, the Franchise Agreement shall be considered complete and the Franchise Agreement approved.
- i. If time has expired for the Franchising Entity to notify the Provider, The Provider shall send (via mail: certified or registered, or by fax) notice to the Franchising Entity and the Commission, using Attachment 3 of this Agreement.
- E. The Franchising Entity shall allow a Provider to install, construct, and maintain a video service or communications network within a public right-of-way and shall provide the provider with open, comparable, nondiscriminatory, and competitively neutral access to the public right-of-way.
- F. The Franchising Entity may not discriminate against a video service provider to provide video service for any of the following:
- i. The authorization or placement of a video service or communications network in public right-of-way.
 - ii. Access to a building owned by a governmental entity.
 - iii. A municipal utility pole attachment.
- G. The Franchising Entity may impose on a Provider a permit fee only to the extent it imposes such a fee on incumbent video providers, and any fee shall not exceed the actual, direct costs incurred by the Franchising Entity for issuing the relevant permit. A fee under this section shall not be levied if the Provider already has

paid a permit fee of any kind in connection with the same activity that would otherwise be covered by the permit fee under this section or is otherwise authorized by law or contract to place the facilities used by the Provider in the public right-of-way or for general revenue purposes.

- H. The Franchising Entity shall not require the provider to obtain any other franchise, assess any other fee or charge, or impose any other franchise requirement than is allowed under the Act and this Agreement. For purposes of this Agreement, a franchise requirement includes but is not limited to, a provision regulating rates charged by video service providers, requiring the video service providers to satisfy any build-out requirements, or a requirement for the deployment of any facilities or equipment.
- I. Notwithstanding any other provision of the Act, the Provider shall not be required to comply with, and the Franchising Entity may not impose or enforce, any mandatory build-out or deployment provisions, schedules, or requirements except as required by **Section 9 of the Act**.
- J. The Franchising Entity is subject to the penalties provided for under Section 14 of the Act.

V. Term

- A. This Franchise Agreement shall be for a period of 10 years from the date it is issued. The date it is issued shall be calculated either by (a) the date the Franchising Entity approved the Agreement, provided it did so within 30 days after the submission of a complete franchise agreement, or (b) the date the Agreement is deemed approved pursuant to **Section 3(3) of the Act**, if the Franchising Entity either fails to notify the Provider regarding the completeness of the Agreement or approve the Agreement within the time periods required under that subsection.
- B. Before the expiration of the initial Franchise Agreement or any subsequent renewals, the Provider may apply for an additional 10-year renewal under **Section 3(7) of the Act**.

VI. Fees

- A. A video service Provider shall calculate and pay an annual video service provider fee to the Franchising Entity. The fee shall be 1 of the following:
 - i. If there is an existing Franchise Agreement, an amount equal to the percentage of gross revenue paid to the Franchising Entity by the incumbent video Provider with the largest number of subscribers in the Franchising Entity.
 - ii. At the expiration of an existing Franchise Agreement or if there is no existing Franchise Agreement, an amount equal to the percentage of gross revenue as established by the Franchising Entity of 5 % (percentage amount to be inserted by Franchising Entity which shall not exceed 5%) and shall be applicable to all providers
- B. The fee shall be due on a quarterly basis and paid within 45 days after the close of the quarter. Each payment shall include a statement explaining the basis for the calculation of the fee.
- C. The Franchising Entity shall not demand any additional fees or charges from a provider and shall not demand the use of any other calculation method other than allowed under the Act.
- D. For purposes of this Section, "gross revenues" means all consideration of any kind or nature, including, without limitation, cash, credits, property, and in-kind contributions received by the provider from subscribers for the provision of video service by the video service provider within the jurisdiction of the franchising entity.
 - 1. **Gross revenues shall include all of the following:**
 - i. All charges and fees paid by subscribers for the provision of video service, including equipment rental, late fees, insufficient funds fees, fees attributable to video service when sold individually or as part of a package or bundle, or functionally integrated, with services other than video service.
 - ii. Any franchise fee imposed on the Provider that is passed on to subscribers.
 - iii. Compensation received by the Provider for promotion or exhibition of any products or services over the video service.
 - iv. Revenue received by the Provider as compensation for carriage of video programming on that Provider's video service.
 - v. All revenue derived from compensation arrangements for advertising to the local franchise area.
 - vi. Any advertising commissions paid to an affiliated third party for video service advertising.
 - 2. **Gross revenues do not include any of the following:**
 - i. Any revenue not actually received, even if billed, such as bad debt net of any recoveries of bad debt.
 - ii. Refunds, rebates, credits, or discounts to subscribers or a municipality to the extent not already offset by subdivision (D)(i) and to the extent the refund, rebate, credit, or discount is attributable to the video service.

- iii. Any revenues received by the Provider or its affiliates from the provision of services or capabilities other than video service, including telecommunications services, information services, and services, capabilities, and applications that may be sold as part of a package or bundle, or functionality integrated, with video service.
 - iv. Any revenues received by the Provider or its affiliates for the provision of directory or internet advertising, including yellow pages, white pages, banner advertisement, and electronic publishing.
 - v. Any amounts attributable to the provision of video service to customers at no charge, including the provision of such service to public institutions without charge.
 - vi. Any tax, fee, or assessment of general applicability imposed on the customer or the transaction by a federal, state, or local government or any other governmental entity, collected by the Provider, and required to be remitted to the taxing entity, including sales and use taxes.
 - vii. Any forgone revenue from the provision of video service at no charge to any person, except that any forgone revenue exchanged for trades, barter, services, or other items of value shall be included in gross revenue.
 - viii. Sales of capital assets or surplus equipment.
 - ix. Reimbursement by programmers of marketing costs actually incurred by the Provider for the introduction of new programming.
 - x. The sale of video service for resale to the extent the purchaser certifies in writing that it will resell the service and pay a franchise fee with respect to the service.
- E. In the case of a video service that is bundled or integrated functionally with other services, capabilities, or applications, the portion of the video Provider's revenue attributable to the other services, capabilities, or applications shall be included in gross revenue unless the Provider can reasonably identify the division or exclusion of the revenue from its books and records that are kept in the regular course of business.
- F. Revenue of an affiliate shall be included in the calculation of gross revenues to the extent the treatment of the revenue as revenue of the affiliate has the effect of evading the payment of franchise fees which would otherwise be paid for video service.
- G. The Provider is entitled to a credit applied toward the fees due under **Section 6(1) of the Act** for all funds allocated to the Franchising Entity from annual maintenance fees paid by the provider for use of public rights-of-way, minus any property tax credit allowed under **Section 8 of the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act (METRO Act)**, 2002 PA 48, MCL 484.3108. The credits shall be applied on a monthly pro rata basis beginning in the first month of each calendar year in which the Franchising Entity receives its allocation of funds. The credit allowed under this subsection shall be calculated by multiplying the number of linear feet occupied by the Provider in the public rights-of-way of the Franchising Entity by the lesser of 5 cents or the amount assessed under the **METRO Act**. The Provider is not eligible for a credit under this section unless the provider has taken all property tax credits allowed under the **METRO Act**.
- H. All determinations and computations made under this section shall be pursuant to generally accepted accounting principles.
- I. Any claims by a Franchising Entity that fees have not been paid as required under **Section 6 of the Act**, and any claims for refunds or other corrections to the remittance of the Provider shall be made within 3 years from the date the compensation is remitted.
- J. The Provider may identify and collect as a separate line item on the regular monthly bill of each subscriber an amount equal to the percentage established under **Section 6(1) of the Act**, applied against the amount of the subscriber's monthly bill.
- K. The Franchising Entity shall not demand any additional fees or charges from a Provider and shall not demand the use of any other calculation method other than allowed under the Act.

VII. Public, Education, and Government (PEG) Channels

- A. The video service Provider shall designate a sufficient amount of capacity on its network to provide for the same number of public, education, and government access channels that are in actual use on the incumbent video provider system on the **effective date of the Act** or as provided under **Section 4(14) of the Act**.
- B. Any public, education, or government channel provided under this section that is not utilized by the Franchising Entity for at least 8 hours per day for 3 consecutive months may no longer be made available to the Franchising Entity and may be programmed at the Provider's discretion. At such a time as the Franchising Entity can certify a schedule for at least 8 hours of daily programming for a period of 3 consecutive months, the Provider shall restore the previously reallocated channel.
- C. The Franchising Entity shall ensure that all transmissions, content, or programming to be retransmitted by a video service Provider is provided in a manner or form that is capable of being accepted and retransmitted by a Provider, without requirement for additional alteration or change in the content by the Provider, over the

- particular network of the Provider, which is compatible with the technology or protocol utilized by the Provider to deliver services.
- D. The person producing the broadcast is solely responsible for all content provided over designated public, education, or government channels. The video service Provider *shall not* exercise any editorial control over any programming on any channel designed for public, education, or government use.
- E. The video service Provider is not subject to any civil or criminal liability for any program carried on any channel designated for public, education, or government use.
- F. If a Franchising Entity seeks to utilize capacity pursuant to **Section 4(1) of the Act** or an agreement under **Section 13 of the Act** to provide access to video programming over one or more PEG channels, the Franchising Entity shall give the Provider a written request specifying the number of channels in actual use on the incumbent video provider's system or specified in the agreement entered into under **Section 13 of the Act**. The video service Provider shall have 90 days to begin providing access as requested by the Franchising Entity. The number and designation of PEG access channels shall be set forth in an addendum to this agreement effective 90 days after the request is submitted by the Franchising Entity.
- G. A PEG channel shall only be used for noncommercial purposes.

VIII. PEG Fees

- A. The video service Provider shall also pay to the Franchising Entity as support for the cost of PEG access facilities and services an annual fee equal to one of the following options:
 1. If there is an existing Franchise on the effective date of the Act, the fee (enter the fee amount _____) paid to the Franchising Entity by the incumbent video Provider with the largest number of cable service subscribers in the Franchising Entity as determined by the existing Franchise Agreement;
 2. At the expiration of the existing Franchise Agreement, the amount required under (1) above, which is _____% of gross revenues. (The amount under (1) above is not to exceed 2% of gross revenues);
 3. If there is no existing Franchise Agreement, a percentage of gross revenues as established by the Franchising Entity and to be determined by a community need assessment, **is 0.19 or at least \$5,000 annually** of gross revenues. (The percentage that is established by the Franchising Entity is not to exceed 2% of gross revenues.); and
 4. An amount agreed to by the Franchising Entity and the video service Provider.
- B. The fee required by this section shall be applicable to all providers, pursuant to Section 6(9) of the Act.
- C. The fee shall be due on a quarterly basis and paid within 45 days after the close of the quarter. Each payment shall include a statement explaining the basis for the calculation of the fee.
- D. All determinations and computations made under this section shall be pursuant to generally accepted accounting principles.
- E. Any claims by a Franchising Entity that fees have not been paid as required under **Section 6 of the Act**, and any claims for refunds or other corrections to the remittance of the Provider shall be made within 3 years from the date the compensation is remitted.
- F. The Provider may identify and collect as a separate line item on the regular monthly bill of each subscriber an amount equal to the percentage established under **Section 6(8) of the Act**, applied against the amount of the subscriber's monthly bill.
- G. The Franchising Entity shall not demand any additional fees or charges from a Provider and shall not demand the use of any other calculation method other than allowed under the Act.

IX. Audits

- A. No more than every 24 months, a Franchising Entity may perform reasonable audits of the video service Provider's calculation of the fees paid under **Section 6 of the Act** to the Franchising Entity during the preceding 24-month period only. All records reasonably necessary for the audits shall be made available by the Provider at the location where the records are kept in the ordinary course of business. The Franchising Entity and the video service Provider shall each be responsible for their respective costs of the audit. Any additional amount due verified by the Franchising Entity shall be paid by the Provider within 30 days of the Franchising Entity's submission of invoice for the sum. If the sum exceeds 5% of the total fees which the audit determines should have been paid for the 24-month period, the Provider shall pay the Franchising Entity's reasonable costs of the audit.
- B. Any claims by a Franchising Entity that fees have not been paid as required under **Section 6 of the Act**, and any claims for refunds or other corrections to the remittance of the provider shall be made within 3 years from the date the compensation is remitted.

X. Termination and Modification

This Franchise Agreement issued by a Franchising Entity may be terminated or the video service area footprint may be modified, except as provided under **Section 9 of the Act**, by the Provider by submitting notice to the Franchising Entity. The Provider will use Attachment 2, when notifying the Franchising Entity.

XI. Transferability

This Franchise Agreement issued by a Franchising Entity or an existing franchise of an incumbent video service Provider is fully transferable to any successor in interest to the Provider to which it is initially granted. A notice of transfer shall be filed with the Franchising Entity within 15 days of the completion of the transfer. The Provider will use Attachment 2, when notifying the Franchising Entity. The successor in interest will assume the rights and responsibilities of the original provider and will also be required to complete their portion of the Transfer Agreement located within Attachment 2.

XII. Change of Information

If any of the information contained in the Franchise Agreement changes, the Provider shall timely notify the Franchising Entity. The Provider will use Attachment 2, when notifying the Franchising Entity.

XIII. Confidentiality

Pursuant to Section 11 of the Act: Except under the terms of a mandatory protective order, trade secrets and commercial or financial information designated as such and submitted under the Act to the Franchising Entity or Commission are exempt from the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246 and **MUST BE KEPT CONFIDENTIAL**.

- A. The Provider may specify which items of information should be deemed "confidential." It is the responsibility of the provider to clearly identify and segregate any confidential information submitted to the franchising entity with the following information:
 "[insert PROVIDER'S NAME]
 [CONFIDENTIAL INFORMATION]"
- B. The Franchising Entity receiving the information so designated as confidential is required (a) to protect such information from public disclosure, (b) exempt such information from any response to a FOIA request, and (c) make the information available only to and for use only by such local officials as are necessary to approve the franchise agreement or perform any other task for which the information is submitted.
- C. Any Franchising Entity which disputes whether certain information submitted to it by a provider is entitled to confidential treatment under the Act may apply to the Commission for resolution of such a dispute. Unless and until the Commission determines that part or all of the information is not entitled to confidential treatment under the Act, the Franchising Entity shall keep the information confidential.

XIV. Complaints/Customer Service

- A. The Provider shall establish a dispute resolution process for its customers. Provider shall maintain a local or toll-free telephone number for customer service contact.
- B. The Provider shall be subjected to the penalties, as described under **Section 14 of the Act**, and the Franchising Entity and Provider may be subjected to the dispute process as described in **Section 10 of the Act**.
- C. Each Provider shall annually notify its customers of the dispute resolution process required under **Section 10 of the Act**. Each Provider shall include the dispute resolution process on its website.
- D. Before a customer may file a complaint with the Commission under **Section 10(5) of the Act**, the customer shall first attempt to resolve the dispute through the dispute resolution process established by the Provider in **Section 10(2) of the Act**.
- E. A complaint between a customer and a Provider shall be handled by the Commission pursuant to the process as described in **Section 10(5) of the Act**.
- F. A complaint between a Provider and a franchising entity or between two or more Providers shall be handled by the Commission pursuant to the process described in **Section 10(6) of the Act**.
- G. In connection with providing video services to the subscribers, a provider shall not do any act prohibited by Section 10(1)(a-f) of the Act. The Commission may enforce compliance to the extent that the activities are not covered by **Section 2(3)(I) in the Act**.

XV. Notices

Any notices to be given under this Franchise Agreement shall be in writing and delivered to a Party personally, by facsimile or by certified, registered, or first-class mail, with postage prepaid and return receipt requested, or by a nationally recognized overnight delivery service, addressed as follows:

If to the Franchising Entity:
(must provide street address)

If to the Provider:
(must provide street address)

City of Brighton:

200 N. First St.

Brighton, MI 48116

Attn: Tara Brown

Fax No.:

WideOpenWest Mid Michigan, LLC

380 Wright Industrial Parkway

Pottersville, MI 48876

Attn: Michael Healy

Fax No.: 517-543-8057

Or such other addresses or facsimile numbers as the Parties may designate by written notice from time to time.

XVI. Miscellaneous

- A. **Governing Law.** This Franchise Agreement shall be governed by, and construed in accordance with, applicable Federal laws and laws of the State of Michigan.
- B. **The parties to this Franchise Agreement are subject to all valid and enforceable provisions of the Act.**
- C. **Counterparts.** This Agreement may be signed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute on and the same agreement.
- D. **Power to Enter.** Each Party hereby warrants to the other Party that it has the requisite power and authority to enter into this Franchise Agreement and to perform according to the terms hereof.
- E. **The Provider and Franchising Entity are subject to the provisions of 2006 Public Act 480.**

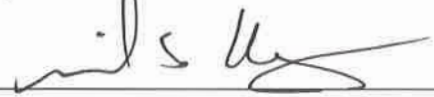
IN WITNESS WHEREOF, the Parties, by their duly authorized representatives, have executed this Franchise Agreement.

City of Brighton, a Michigan Municipal Corporation

By
Tara Brown
Print Name
Clerk
Title
200 N. First St.
Address
Brighton, MI 48116
City, State, Zip
810-227-0463
Phone

Fax
brownt@brightoncity.org
Email

**WideOpenWest Mid Michigan, LLC, a
Delaware corporation doing business as WOW!
Internet, TV & Phone**


By
Michael Healy
Print Name
Director, Government Relations
Title
380 Wright Industrial Parkway
Address
Pottersville, MI 48876
City, State, Zip
224-339-2512
Phone
517-543-8057
Fax
michael.healy@wowinc.com
Email

FRANCHISE AGREEMENT (Franchising Entity to Complete)

Date submitted:	09/22/2023
Date completed and approved:	

ATTACHMENT 1

**UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT
(Pursuant To 2006 Public Act 480)
(Form must be typed)**

Date: September 21, 2023		
Applicant's Name: WideOpenWest Mid Michigan, LLC		
Address 1: 380 Wright Industrial Parkway		
Address 2: PO Box 360		Phone: 224-339-2512
City: Potterville	State: MI	Zip: 48876
Federal I.D. No. (FEIN): 04-3561701		

Company executive officers:

Name(s): Teresa Elder
Title(s): President and CEO

Person(s) authorized to represent the company before the Franchising Entity and the Commission:

Name: Michael Healy		
Title: Director, Government Relations		
Address: 380 Wright Industrial Parkway, Potterville, MI 48876		
Phone: 224-339-2512	Fax: 517-543-8057	Email: michael.healy@wowinc.com

Describe the video service area footprint as set forth in Section 2(3e) of the Act. (An exact description of the video service area footprint to be served, as identified by a geographic information system digital boundary meeting or exceeding national map accuracy standards.)

Area system prints provided upon request.

[**Option A:** for Providers that Options B and C are not applicable, a description based on a geographic information system digital boundary meeting or exceeding national map accuracy standards]

[**Option B:** for Providers with 1,000,000 or more access lines in Michigan using telecommunication facilities to provide Video Service, a description based on entire wire centers or exchanges located in the Franchising Entity]

[**Option C:** for an Incumbent Video Service Provider, it satisfies this requirement by allowing the Franchising Entity to seek right-of-way information comparable to that required by a permit under the METRO Act as set forth in its last cable franchise or consent agreement from the Franchising Entity entered into before the effective date of the Act]

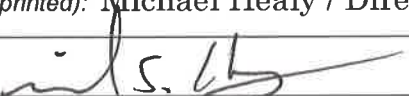
Pursuant to Section 2(3)(d) of the Act, if the Provider is not an incumbent video Provider, provide the date on which the Provider expects to provide video services in the area identified under Section 2(3)(e) (the Video Service Area Footprint).

Date: December 1, 2024

For All Applications:

**Verification
(Provider)**

I, Michael Healy, of lawful age, and being first duly sworn, now states: As an officer of the Provider, I am authorized to do and hereby make the above commitments. I further affirm that all statements made above are true and correct to the best of my knowledge and belief.

Name and Title (printed): Michael Healy / Director, Government Relations	
Signature: 	Date: 9/21/23

(Franchising Entity)

City of Brighton, a Michigan municipal corporation

By
Tara Brown
Print Name
Clerk
Title
200 N. First St.
Address
Brighton, MI 48116
City, State, Zip
810-227-0463
Phone
Fax
brownt@brightoncity.org
Email
Date



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

NOVEMBER 2, 2023

SUBJECT: CONSIDER APPROVAL OF SITE PLAN 23-08.

MSU FEDERAL CREDIT UNION, NEW COMMERCIAL BUILDING PROPOSED FOR 8510 W GRAND RIVER.

ADMINISTRATIVE SUMMARY

A site plan review application has been submitted by MSU Federal Credit Union, for consideration of a new commercial building located at 8510 W Grand River. The subject parcel for the proposed development is zoned C2 – General Business and is the former site of the Big Boy Restaurant. The applicant is proposing a complete redesign of the property, which would include full demolition of the current structure. The ingress/egress drives utilized for the new design will remain at their current locations. MSU Credit Union will not be purchasing the parcel, but instead is under contract for a long-term lease of the property.

The proposed 1-story structure will consist of 6,122 square feet of space and measure just over 17 feet in height. The site will include 4 drive-thru banking lanes that will be covered with a canopy structure, not attached to the main building. The site standard regulation listed in the zoning ordinance for the C2 district requires one loading space for a building of more than 5,000 square feet. City staff and consultants feel the banking use does not warrant the need for a loading space.

ADMINISTRATIVE REVIEW

- The proposed site plan is compliant with the regulations of the C2 – General Business District, except for the exclusion of the required loading space.
- The Planning Commission granted a recommendation of approval at their October 16, 2023, regular meeting, which included a waiver from installing the required zoning standard of one loading space.
- All Consultant review letter comments have been met.

RECOMMENDATION

It is recommended that City Council approve site plan 23-08 as presented, to include a waiver from the required loading space.

Prepared by: Michael Caruso, Community Development Manager

- Attachments:**
1. Application
 2. Consultant Final Comment Letters
 3. Exterior Elevation Images
 4. Site Plan
 5. Planning Commission Minutes (Unapproved)



CITY OF BRIGHTON SITE PLAN REVIEW APPLICATION

200 N. First Street - Brighton, MI 48116 - commdev@brightoncity.org - 810.844.5149

- | | |
|---|---|
| <input type="checkbox"/> Conceptual Site Plan – \$300 | <input type="checkbox"/> Administrative Review - \$400 |
| <input checked="" type="checkbox"/> New Site Plan – \$3,800 | <input type="checkbox"/> Exterior Building Review - \$675 |
| <input type="checkbox"/> Amended Site Plan – \$675 | <input type="checkbox"/> Change of Use Review - \$675 |

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

PROJECT LOCATION

Project Address: 8510 W. Grand River Ave.

Parcel Tax ID # 4718 - 30-100-088; 089

Current Zoning Classification: C-2 General Business

Adjacent Property Zoning Classification: C-2 General Business, I-A Light Industrial

PETITIONER

Name: Erin Bowdell Phone: 517333-2424

Company: MSU Federal Credit Union

Address: 3777 West Road, East Lansing MI 48823

Email: ebowdell@msufcu.org

PROPOSED DEVELOPMENT DESCRIPTION: New 7,700 sf one story credit union building for MSUFCU with three current and 1 future drive through lanes

If Residential, Number of Units: N/A Number of Buildings: 1



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.

Erin Bowdell

Signature of Petitioner

Erin A Bowdell

Printed Name of Petitioner

Date: 9/11/2023

Address: 3777 West Road, East Lansing MI 48823

Phone: 517 333-2424

Email: ebowdell@msufcu.org

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

J. Joseph Bruhn

Signature of Property Owner

J. JOSEPH BRUHN

Printed Name of Property Owner

Date: 9-14-23

Address: 3686 HONORS WAY, HOWELL, MI. 48843

Phone: 810-923-2124

Email: Joe Bruhn 4216 @GMAIL.COM



October 25, 2023

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

**Re: Michigan State University Federal Credit Union
8510 W. Grand River Avenue
Site Plan Review No. 3**

Dear Mr. Caruso:

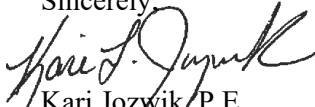
Tetra Tech has reviewed the revised site plan for the proposed Michigan State University (MSU) Federal Credit Union at 8510 W. Grand River Avenue. The proposed site plan is a redevelopment of the vacant lot formerly known as Big Boy, located at the southwest corner of Grand River Avenue and Challis Road. The 2.72-acre parcel is in the General Business C-2 zoning district.

The applicant is proposing a complete demolition of the existing building and parking lot. A new 7,700 square foot building, parking lot, and dumpster will be constructed on the site. The existing curb cuts on Grand River Avenue and Challis Road will remain in their current location. The site plan, dated October 25, 2023, prepared by Kebs, has been submitted in response to our October 6, 2023, review letter.

RECOMMENDATION

The applicant has addressed our previous concerns. Therefore, we have no engineering objection to the approval of the revised site plan dated October 25, 2023. Please call me at 810.360.9842 if you have any questions or comments.

Sincerely,


Kari Jozwik, P.E.,
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

September 26, 2023

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

RE: Michigan State University Federal Credit Union
8510 W. Grand River Ave.
Site Plan Review

Dear Mike:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on September 21, 2023 and the drawings are dated September 1, 2023. The project is based on an existing 2.72-acre parcel, plus a .74-acre parcel. The existing A2-use structure will be demolished to construct a new B-use bank. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. A new hydrant shall be located within 100' of the fire department connection. A new hydrant must be installed on the North side of the Grand River entrance drive near where the proposed water main lead crosses the curb. The water main up to the new hydrant must be increased to 8" and can be reduced to 4" beyond the new hydrant. The FDC must be installed on the Grand River side of the building in a location approved by the fire authority (preferred at the southeast corner).
IFC 912.8
2. The building shall include the building address on the building. The address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.
IFC 505.1
3. A Knox box shall be located adjacent to the main entrance of the structure, in a location coordinated with the fire authority.
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.

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.



September 26, 2023

Page 2

Michigan State University Federal Credit Union
8510 W Grand River Ave.
Site Plan Review

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
kari.jozwik@tetrattech.com



Livingston County Department of Planning

MEMORANDUM

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
Principal Planner

TO: City of Brighton Planning Commission
FROM: Scott Barb
DATE: October 10, 2023
SUBJECT: MSU Federal Credit Union – Site Plan Review #2

A site plan has been submitted for your consideration by Michigan State University Federal Credit Union for the construction of a 7,700 sq. ft. building with parking, drive-thru banking lanes, lighting, and associated landscaping at 8510 W. Grand River in the City of Brighton. The applicant has submitted a revised site plan that has addressed our comments from the previous review. Those items are detailed below:

1. C.2. One loading space is typically required for buildings greater than 5,000 sq. ft. Due to the banking use, we see no need for any loading spaces on the site. The Planning Commission may waive the loading space requirements once it has been determined that no loading space is required.
2. C.4. Driveway/Isle width: All drive isle widths appear to be compliant. We would suggest drive isle widths to be labeled on the western side of the site between the dumpster and drive-thru lanes on final plans. We are also requesting details of the Challis Road access to ensure it complies with standards established by MDOT. The applicant has provided the requested dimensions on the site.

Department Information

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

●
(517) 546-7555
Fax (517) 552-2347

●
Web Site
www.livgov.com

We are recommending approval of the proposed MSU Federal Credit Union site plan dated October 3, 2023. Should you have any questions regarding this review, please feel free to contact me at any time, and at your convenience.

Respectfully,

Scott Barb

Scott Barb, AICP, PEM



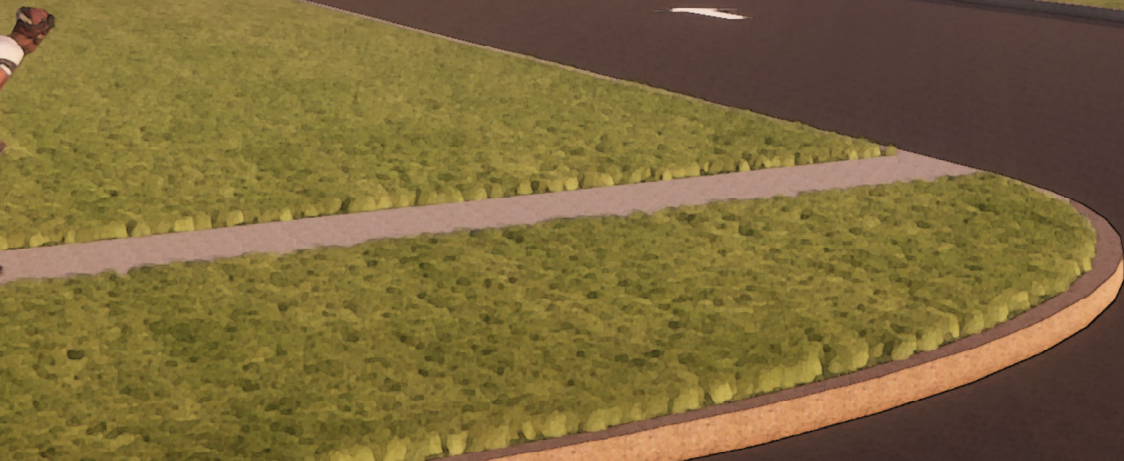
msufcu
MSU FEDERAL CREDIT UNION

msufcu
MSU FEDERAL CREDIT UNION





msufcu
MSU FEDERAL CREDIT UNION



Michigan State University Federal Credit Union 8510 W Grand River Ave. Brighton, MI 48116

OWNER Michigan State University
Federal Credit Union
3777 West Road
East Lansing, Michigan 48823
(517) 333 - 2424 ex. 2207

ARCHITECT NEUMANN/SMITH
ARCHITECTURE
400 GALLERIA OFFICENTRE, SUITE 555
SOUTHFIELD, MICHIGAN 48034
(248) 352-8310

**CONSTRUCTION
MANAGER** Granger
6267 Aurelius Road
Lansing, Michigan 48911
(517) 887 - 4127

CIVIL ENGINEER Kebs, Inc.
ARCHITECT CONSULTANT
2116 Haslett Road,
Haslett, Michigan 48840
(517) 339 - 1014

**LANDSCAPE
ARCHITECT** PEA Group
ARCHITECT CONSULTANT
1849 Pond Run
Auburn Hills, Michigan 48326
(248) 689 - 9090

**STRUCTURAL
ENGINEER** SDI Structures
ARCHITECT CONSULTANT
275 E. Liberty Street
Ann Arbor, Michigan 48104
(734) 213 - 6091

**MECH / ELECT
ENGINEER** IMEG Corp.
ARCHITECT CONSULTANT
1100 Warrenville Rd, Suite 400W
Naperville, Illinois (630) 527 - 2320

Location Map



INDEX OF DRAWINGS				
			NO.	SHEET TITLE
				GENERAL
		•	A001	TITLE SHEET
				CIVIL
		•	C001	COVER SHEET
		•	C002	EX. CONDITIONS AND DEMOLITION PLAN
		•	C003	SITE AND DIMENSION PLAN
		•	C004	UTILITY PLAN
		•	C005	STORM AND GRADING PLAN
		•	C006	SOIL EROSION PLAN
		•	C007	DETAILS
		•	C008	PROP. DRAINAGE MAP AND STORM CALCULATIONS
		•	C009	ROADWAY, PARKING AND SIDEWALK STANDARD DETAILS
		•	C010	SANITARY SEWER STANDARD DETAILS
		•	C011	STORM SEWER AND STREET DETAILS STANDARD DETAILS
		•	C012	WATER MAIN - SHEET 1 OF 2 STANDARD DETAILS
		•	C013	WATER MAIN - SHEET 2 OF 2 STANDARD DETAILS
				LANDSCAPE
		•	L001	LANDSCAPE PLAN
		•	L002	LANDSCAPE DETAILS
				ARCHITECTURAL
		•	A102	TRASH ENCLOSURE
		•	A104	ITMATM ISLAND PLAN AND DETAILS
		•	A201	FIRST FLOOR PLAN
		•	A401	BUILDING ELEVATIONS
				ELECTRICAL
		•	ES100	ELECTRICAL SITE PHOTOMETRIC PLAN

• DRAWINGS ISSUED
○ DRAWINGS ISSUED FOR REFERENCE ONLY

Issued for

CITY OF BRIGHTON
CITY COUNCIL APPROVAL -
10.25.2023
CITY OF BRIGHTON UPDATED
SITE PLAN APPROVAL -
10.03.2023
CITY OF BRIGHTON SITE PLAN
APPROVAL -
09.15.2023

Drawn Preliminary
- Construction
Checked Record
- Record
Approved Do not scale
SEC Use figured
Bidpak Number dimensions only

Job Number
2023038.04
Title
TITLE SHEET

Sheet
A001

ADDRESS: #8510 W. GRAND RIVER AVE.
PARCEL#: 4718-30-100-088

ADDRESS: CHALLIS
PARCEL#: 4718-30-100-089

LEGAL DESCRIPTION:

(As Surveyed)
A parcel of land in the Northwest 1/4 of Section 30, T2S, R6E, Brighton Township, Livingston County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Northwest corner of said Section 30; thence N88°03'20"E along the North line of said Section 30 a distance of 845.24 feet to the point of beginning of this description; thence N88°03'20"E continuing along said North line 518.71 feet to the centerline of Grand River Avenue; thence S22°10'29"E along said centerline 244.06 feet; thence S88°03'21"W 518.53 feet; thence N22°12'55"W 244.12 feet to the point of beginning; said parcel containing 2.72 acres, more or less, including 0.74 acre, more or less, presently in use as public right-of-way for Challis Road and Grand River Avenue; said parcel subject to all easements and restrictions, if any.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by Transnation Title Agency of Michigan Central Division LLC, Title Search Summary No. 416598LAN5, dated June 29, 2023)

Item 11: Release of Right of Way recorded in Liber 153, Page 94; crosses parcel, is plottable and shown hereon.

Item 12: Release of Right of Way recorded in Liber 153, Page 95; crosses parcel, is plottable and shown hereon.

Item 13: Survey recorded in Liber 622, Page 84; crosses parcel, however there are no plottable easements or restrictions noted on said survey, therefore not plottable or shown hereon.

Item 14: Survey recorded in Liber 634, Page 60; crosses parcel, said survey shows proposed right-of-way widenings of 60' from centerline for Grand River Road (existing shown as 50' wide) and proposed 50' wide from centerline of Challis Road (existing shown as 33' wide); said proposed rights-of-way are not shown hereon as they are portrayed as proposed widths only, and there are no other documents included in current titlework deeding said proposed areas to the public.

Item 15: Contract for water and sewer serviced recorded in Liber 656, Page 182; crosses parcel, however is blanket in character and not shown hereon.

Item 16: Easement recorded in Liber 1435, Page 360; crosses parcel, is plottable and shown hereon.

Item 17: Area as described in Liber 3290, Page 965; crosses parcel, is plottable and shown hereon.

Item 18: Area as described in Liber 3992, Page 365; crosses parcel, is plottable and shown hereon.

Item 19: Area as described in Liber 3992, Page 371; crosses parcel, however is blanket in character and not shown hereon.

MSUFCU - Brighton Branch

CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN

LANDOWNER: MSUFCU PO BOX 1208 EAST LANSING, MI 48826	ARCHITECT: NEUMANN/SMITH ARCHITECTURE 400 GALLERIA OFFICENTRE SOUTHFIELD, MI. 48034 PH: (248)352-8310 c/o JOSH PEARSON	ENGINEER/SURVEYOR: KEBS, Inc. 2116 HASLETT RD. HASLETT, MI. 48840 PH: (517) 339-1014 c/o GREG PETRU
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SPECIFICATIONS

SANITARY SEWERS

- All sanitary sewer construction and testing shall comply with the Construction Standards of the City of Brighton and shall be subject to the inspection and approval of the City.
- All sanitary sewer pipe shall be PVC SDR 26 with "0" ring joints.
- All pipe to be laid with the aid of laser equipment. All sewer pipe shall be televised following placement and mandrel tested. This includes main line pipe upon completion of any tie-ins.
- All sanitary sewer manholes shall be in accordance with Construction Standards of the City of Brighton with City of Brighton approved castings. See appropriate City details attached to plan set.
- Trench width shall be maintained to a point at least 12" above the top of the pipe to ensure bedding conditions.
- All sanitary sewer leads shall be 6" PVC SDR 26 at a minimum of 1%.
- All structures within the site shall be inspected by project manager in the presence of a City Inspector prior to final approval

STORM SEWER

- All on site storm sewer shall be HDPE N-12, RCP C-76 or equal, storm sewer in the public road R.O.W. shall be RCP C-76 CL IV
- All pipe to be laid with the aid of laser equipment.
- All storm sewer manholes and catch basins shall be in accordance with the City of Brighton Standards. Structures shall be precast ASTM C478 with the reinforced precast concrete adjusting rings for final grade adjustments.
- Curb castings shall be EJIW 7045 or similar approved by City. Storm manhole covers shall be EJIW 1040A. Lawn basin castings shall be EJIW 6508 or similar
- All catch basins and yard drains shall have a three foot deep sump.
- All structures within the site shall be inspected by project manager in the presence of a City Inspector prior to final approval

WATER SYSTEM

- All water system construction and testing shall comply with the Construction Standards of the City of Brighton and shall be subject to the inspection and approval of the City. Any water disruption in the area shall require, at a minimum, 72 hour notice due to the heavy commercial presence in the area.
- All water main shall be Ductile Iron Cl. 52, cement lined, push joint pipe, laid with a minimum of 5.5' of cover per City construction specifications.
- All gate valves shall be in accordance with the requirements of the City of Brighton
- All fire hydrants shall meet City of Brighton Standard Specifications.
- All water main shall have a minimum of 10 feet of horizontal separation from sewers and a minimum of 18 inches of vertical separation where water main and sewer lines cross.
- Retainer glands shall be used at all fitting connections. MEGA-Lug or equal retainer glands are to be used.
- Water main deflections @ the joints are not to exceed the manufacturers recommended deflection limits.
- Contractor must have 5.5' of cover on water main before approval to use, per City construction specifications.
- Connections to the water main will be done by the developer or the developer's contractor. All tie-ins and taps must meet or exceed City of Brighton Engineering Specifications. All excavation and materials to be provided by the contractor. Tie-ins require proper permitting and materials to be provided by the contractor. Tie-ins require proper permitting and inspection. Operation of all water system valves to be performed by the City's Water Department.
- If the water service taps are made before the water main has been accepted by the City, the taps and service lines need to be included in the pressure testing process.
- All water service lines are to be a minimum of 1" type 'K' copper.
- All existing water services to be abandoned shall be removed back to the corporation stop at the main.

SITE CLEARING

- Documentation of existing conditions, including existing trees and plantings should be obtained through the use of video or photos. All trees that are to be saved or removed, shall be properly identified with the use of the demolition plan and/or landscaping plan. If there are any uncertainties in what trees/plantings are to remain or be removed, the engineer and landscape architect shall be contacted. All saved items shall be protected for the duration of construction. Any ex. trees or shrubs that are to remain are damaged during construction, they shall be replaced
- Prior to work starting, all existing utilities shall be located and flagged, contact Miss Dig a minimum of 3 days before starting work. Any existing utilities that need to be shut off/capped, shall be capped at the main or per Utility Company or City of Brighton requirements. All utilities shall be disconnected prior to site clearing and earth moving work.
- Prior to earth moving operations, all temporary Soil Erosion measures shall be in place. See soil erosion plan for all installation details and notes. A soil erosion permit must be pulled and placed on-site before any earth moving operations can start.
- Except for any materials indicated to be stockpiled or to remain the owner's property, cleared or removed materials shall become the Contractor's property and shall be removed from the site property.
- Remove existing grass or sod prior to stripping the topsoil. Strip topsoil and remove any items that are encountered such as rocks, clay lumps, trash, debris or other with substantial size (2 inches).
- Stockpile topsoil as needed and locate pile strategically on-site to not interfere with construction or existing facilities nearby. All topsoil piles shall be graded at a maximum of 3 to 1 slopes. Topsoil piles shall be placed and graded to allow for surface water drainage, do not block ex. drainage paths. Any surplus topsoil shall be disposed of properly from the site.
- Remove any naturally formed rocks that are encountered during topsoil removal or excavation. Size of rocks to be kept shall measure a minimum of 1' diameter. Stockpile rocks strategically on-site to not interfere with construction or ex. facilities nearby. Any surplus rocks shall be disposed of properly
- See demolition plan for additional removal notes and details.

STREETS AND PARKING AREAS

- All construction within an existing or proposed public R.O.W. shall comply with the requirements of the City of Brighton and be subject to their inspection and approval.
- All disturbed areas between the curb and the road right of way shall be covered with 3" of top soil, seeded and mulched unless otherwise noted.
- All Radii shall be 25' unless noted.
- All roadway subgrade (sand) is to be compacted to 95% max. density and the base materials (aggregate) to 98% max. density. A qualified independent geotechnical testing firm shall be utilized to perform on-site testing to verify density requirements have been met. Paving and Concrete cross sections are provided on sheet
- All materials used for construction of subgrade and base for parking lots, roads, and for engineered fill shall be tested by geotechnical firm. This analysis shall be done at both on-site and borrow sources prior to use.

SIDEWALK

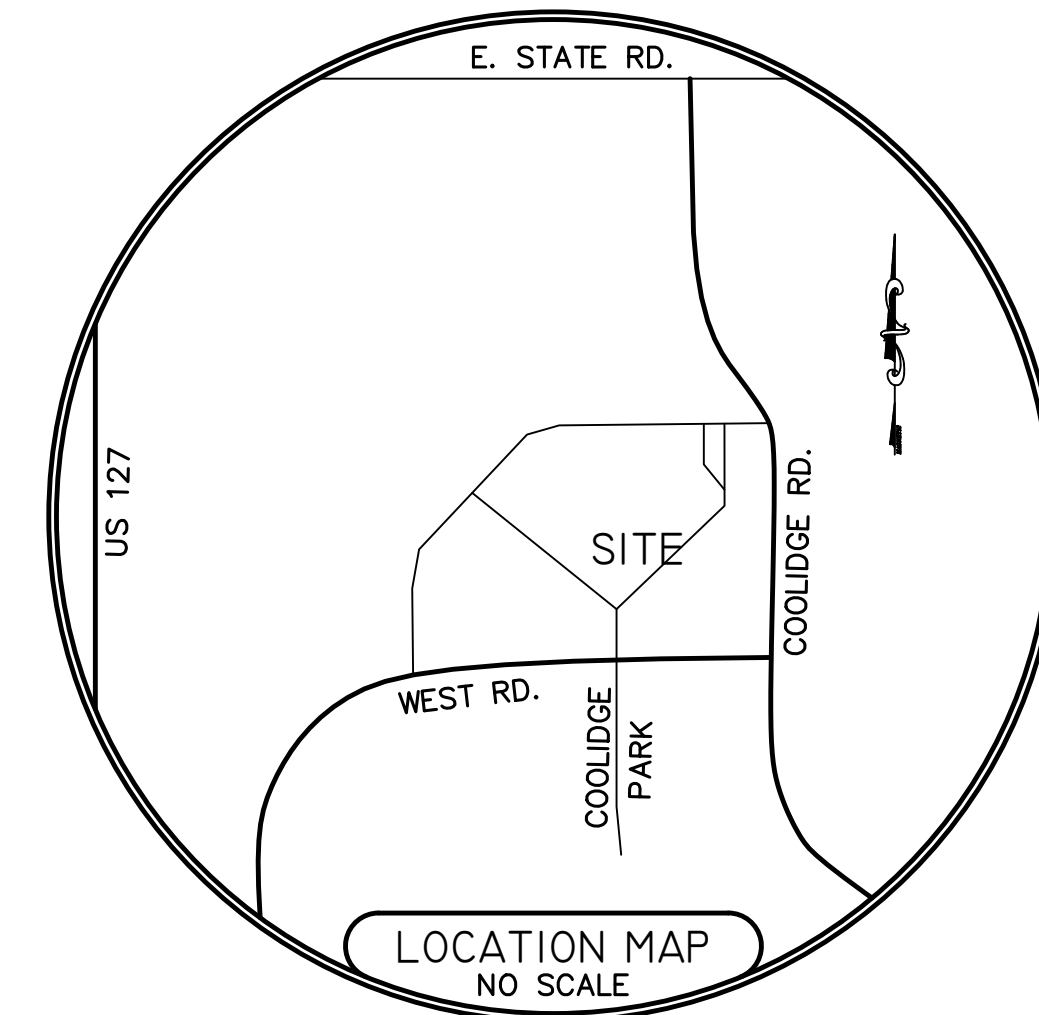
- All City sidewalk construction shall be in accordance with the requirements of the City of Brighton. The City of Brighton Sidewalk details are included.
- For sidewalk adjacent to the new facility, details have been provided on sheet

EXCAVATION & UTILITY BACKFILL

- Excavate subgrade to accommodate paving, sidewalk, building and other site features for construction. Proper depth shall be provided to ensure all required materials can be installed to meet the proper cross sections.
- Remove any unsuitable material that is encountered such as clay lumps, rocks or debris.
- Notify the engineer, architect and/or geotechnical engineer of any unexpected subsurface conditions or items.
- Provide properly sloped banks at the edges of excavation and remove any loose material. At the top of the excavation, slope grade away from the excavation area so surface runoff drains away from the excavation.
- All sewer pipe shall be bedded with CL. II granular material. Class II material shall be used in backfilling all sewer trenches to 1" above the sewer pipe. See City of Brighton detail sheet for further information.
- All backfill of trenches within the influence of roadways and sidewalks shall be MDOT CL II sand, compacted to 95% density. Equipment such as a small dozer in the trenches and a hoe-pack around the structures will be required, or equipment capable of reaching 95% density and all required trenches. Density testing is to be completed within utility trench locations (water and sewer) and reports are to be provided to the City. See City of Brighton detail sheet for further information.

GENERALS

- Information on depth, size, etc., of all other underground utilities shown herein is plan information only, obtained from survey (by others). Prior to any final design or construction, it is recommended that all utility companies, agencies, City Departments, etc., involved be contacted for verification of such locations.
- The locations, size and elevation of sewers and related structures shown herein, were obtained through field observation by others. Kebs, Inc., is not responsible for information on any other sewers, drains or related structures not found and not shown hereon, that may cross, parallel, lie contiguous to or service this site.
- For protection of underground utilities, the contractor shall dial 800-482-7171 a minimum of 72 hours prior to excavating in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the contractor of the responsibility of notifying utility owners who may not be a part of the "MISS DIG" alert system.
- All existing roads, driveways and yards disturbed during construction shall be restored by the contractor to its original condition.
- Contractor shall be responsible for obtaining all permits required for construction. Proper permitting is to be obtained prior to commencing construction activities and placement of traffic control.
- Contractor shall be responsible for maintaining as-built drawings for the entire project including all utility locations and elevations and surface locations and elevations. These will be provided to the City on a CD in Acad release 14 or newer prior to acceptance of the project.



ABBREVIATION CONVERSION CHART

& - AND	LF - LINEAR FEET
@ - AT	L.P. - LOW POINT
BM - BENCHMARK	M.H. - MANHOLE
BIT - BITUMINOUS	MIN - MINIMUM
C.B. - CATCH BASIN	N - NORTH
C.H. - CHORD	# - NUMBER
C/L - CENTERLINE	NO. - NUMBER
CL - CLASS	PAV'T - PAVEMENT
C.O. - CLEAN OUT	PERP - PERPENDICULAR
CONC. - CONCRETE	± - PLUS OR MINUS
CMP - CORRUGATED METAL PIPE	PC - POINT OF CURVE
CULV'T - CULVERT	PT - POINT OF TANGENT
DIA - DIAMETER	PROP - PROPOSED
E - EAST	RT - RIGHT
ELEV - ELEVATION	R.O.W. - RIGHT OF WAY
EX - EXISTING	SA - SANITARY
EXT. - EXISTING	SAN - SANITARY
EXIST. - EXISTING	S - SOUTH
F-F - FACE TO FACE	SY - SQUARE YARD
F-F - FIRST FLOOR	SQ. FT. - SQUARE FEET
ELEV. - ELEVATION	STA - STATION
G.V. - GATE VALVE	ST. - STORM
GA - GAUGE	STM. - STORM
HYD - HYDRANT	T/CAS - TOP OF CASTING
I.E. - INVERT	T/C - TOP OF CURB
LN - LANE	T/G - TOP OF GROUND
LT - LEFT	T/P - TOP OF PAVEMENT
	T/W - TOP OF WALK
	TYP - TYPICAL
	W - WEST
	W/ - WITH



EX. LEGEND

(M) = MEASURED DIMENSION	⊙ = SANITARY MANHOLE
(R) = RECORDED DIMENSION	⊙ = DRAINAGE MANHOLE
— SET 1/2" BAR WITH CAP UNLESS NOTED	⊙ = ELECTRIC MANHOLE
● = FOUND IRON AS NOTED	⊙ = TELEPHONE MANHOLE
— DEED LINE	■ = CATCH BASIN
— DISTANCE NOT TO SCALE	○ = CLEANOUT
— FENCE	⊙ = FIRE HYDRANT
— ASPHALT	⊙ = VALVE
— CONCRETE	⊙ = UTILITY POLE
— DECK	⊙ = LIGHT POLE
— GRAVEL	⊙ = GUY POLE
— EXISTING SPOT ELEVATION	— GUY WIRE
— EXISTING CONTOUR ELEVATION	— UTILITY PEDESTAL
— BUILDING OVERHANG	□ = TRANSFORMER
— SANITARY SEWER	□ = HANDHOLE
— STORM SEWER	□ = ELECTRIC METER
— WATER LINE	□ = GAS METER
— GAS LINE	□ = WATER METER
— UNDERGROUND TELEPHONE	● = SOIL BORING
— UNDERGROUND TELEVISION	— SON
— UNDERGROUND ELECTRIC	— POST
— OVERHEAD WIRES	□ = AIR CONDITIONING UNIT
— UNDERGROUND FIBER OPTIC	□ = FLAG POLE
— EDGE OF WOODS	□ = AIR CONDITIONER
— DECIDUOUS TREE	▼ = LAWN LIGHT
— CONIFEROUS TREE	
— BUSH	

LEGEND

— PROPOSED WATER MAIN	
— PROPOSED SANITARY SEWER	
— PROPOSED STORM SEWER	
⊙ PROPOSED HYDRANT	
⊙ PROPOSED GATE VALVE	
⊙ PROPOSED SAN. M.H.	
⊙ PROPOSED STORM M.H.	
□ PROPOSED C.B.	
— PROPOSED GRADES	
— PROPOSED FIRST FLOOR ELEV.	
▲ 1/4" 800.00 PROPOSED TOP OF CURB ELEV.	
▲ 1/8" 800.00 PROPOSED TOP OF GROUND ELEV.	
▲ 1/8" 800.00 PROPOSED TOP OF PAV'T ELEV.	
▲ 1/8" 800.00 PROPOSED TOP OF WALK ELEV.	
⊙ DENOTES S.E.S.C. KEYING SYSTEM	

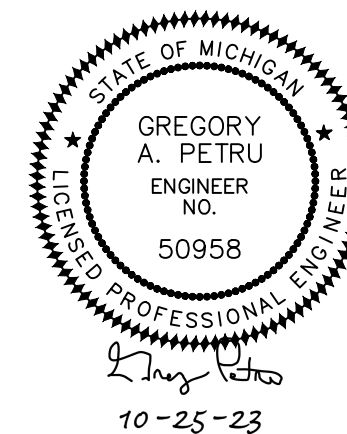


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Marshal Office
Ph. 269-781-9800
E-101634



10.25.2023	CITY COUNCIL APPROVAL
10.04.2023	SITE PLAN APPROVAL
09.15.2023	SITE PLAN APPROVAL
09.01.2023	PRELIMINARY SITE PLAN

Drawn	<input type="checkbox"/> Preliminary
GAP	<input type="checkbox"/> Construction
Checked	<input type="checkbox"/> Record
GAP	<input type="checkbox"/> Use figured dimensions only
Approved	
GAP	
Bidpak Number	

Job Number
2023038
Title

COVER SHEET

SHEET INDEX - CIVIL PLANS

- 0001. COVER SHEET
- 0002. EXISTING CONDITIONS AND DEMOLITION PLAN
- 0003. SITE & DIMENSION PLAN
- 0004. UTILITY PLAN
- 0005. STORM & GRADING PLAN
- 0006. SOIL EROSION PLAN
- 0007. DETAIL SHEET
- 0008. PROP. DRAINAGE MAP AND STORM CALCULATIONS

CITY OF BRIGHTON DETAILS (NOT INCLUDED WITH THIS SUBMITTAL)

BY OTHERS:
LANDSCAPING PLAN
LIGHTING PLAN

Sheet
C001

LEGEND

(M) = MEASURED DIMENSION	⊙ = SANITARY MANHOLE
(R) = RECORDED DIMENSION	⊕ = DRAINAGE MANHOLE
• = SET 1/2" BAR WITH CAP UNLESS NOTED	⊖ = ELECTRIC MANHOLE
□ = FOUND BAR & CAP #53497 UNLESS NOTED	⊗ = UNKNOWN MANHOLE
— = DEED LINE	⊗ = CATCH BASIN
— = DISTANCE NOT TO SCALE	⊗ = GAS METER
— = FENCE	⊗ = DOWN SPOUT
— = A.D.A RAMP	⊗ = FIRE HYDRANT
— = ASPHALT	⊗ = WELL
— = CONCRETE	⊗ = VALVE
— = GRAVEL	⊗ = SIGN
— = LANDSCAPING	⊗ = POST
— = BUILDING OVERHANG	⊗ = UTILITY POLE
— = SANITARY SEWER	⊗ = LIGHT POLE
— = STORM SEWER	⊗ = GUY WIRE
— = UNDERGROUND ELECTRIC	⊗ = UTILITY PEDESTAL
— = OVERHEAD WIRES	⊗ = TRANSFORMER
— = UNDERGROUND FIBER OPTIC	⊗ = HANDHOLE
⊗ = DECIDUOUS TREE	

MSUFCU - Brighton Branch

CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN

LEGAL DESCRIPTION:

(As provided by Transnation Title Agency of Michigan Central Division LLC, Title Search Summary No. 416598LANS, dated June 29, 2023)

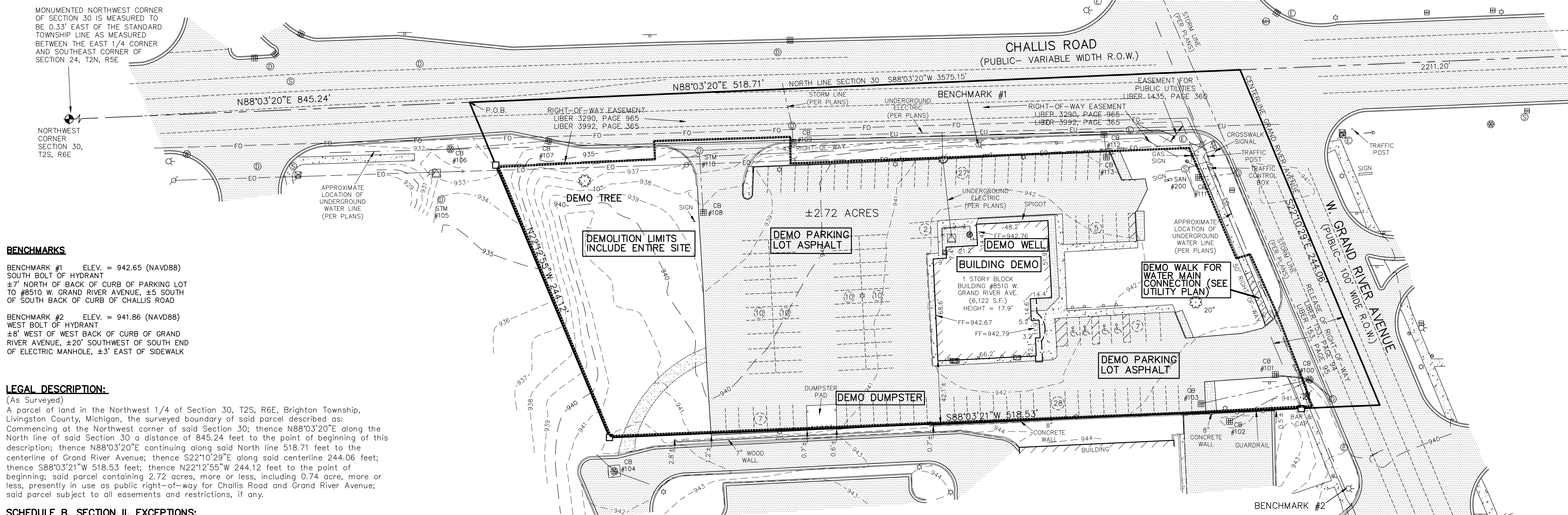
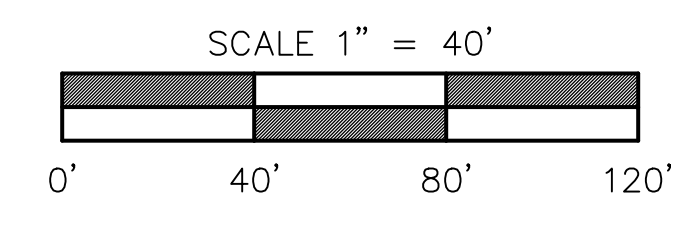
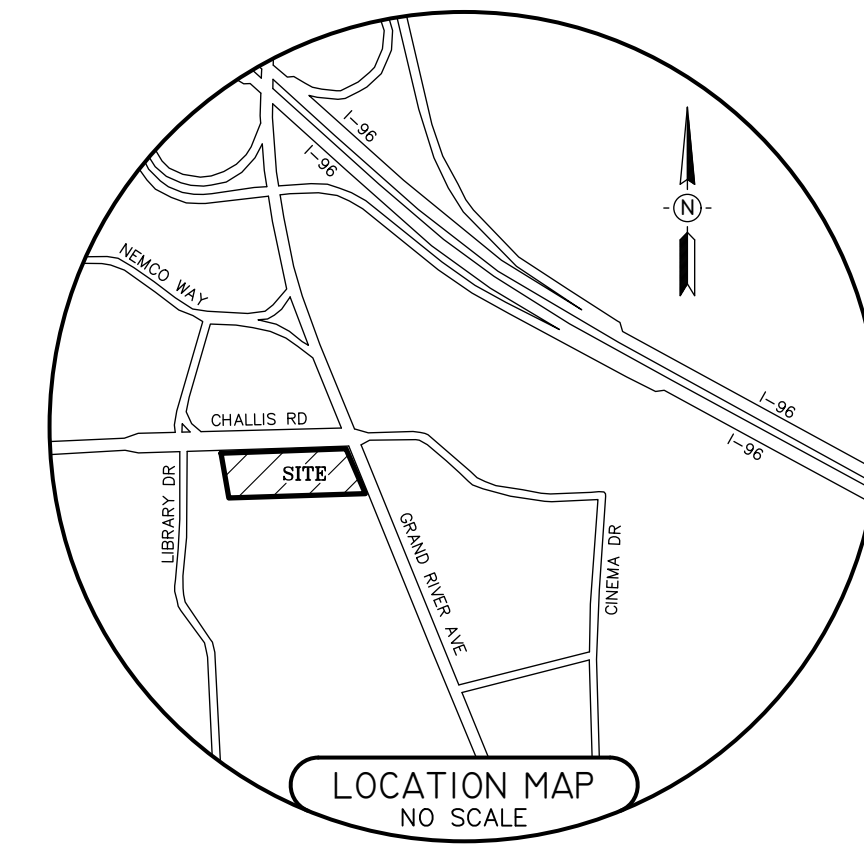
Beginning at a point on the North line of Section 30, Town 2 North, Range 6 East, Brighton Township, Livingston County, Michigan, said point bearing North 88 degrees 03 minutes 20 seconds East 810.06 feet from the Northwest corner of said Section; thence along the North line of said Section and the centerline of Challis Road North 88 degrees 03 minutes 20 seconds East 553.30 feet; thence along the centerline of Grand River Road South 22 degrees 12 minutes 55 seconds East 373.18 feet; thence South 88 degrees 03 minutes 20 seconds West 553.30 feet; thence North 22 degrees 12 minutes 55 seconds West 373.18 feet to the point of beginning, being part of the Northwest fractional 1/4 of said Section 30.

EXCEPT Beginning at a point on the centerline of Grand River Road, said point bearing North 88 degrees 03 minutes 20 seconds East 1363.36 feet and South 22 degrees 12 minutes 55 seconds East 244.12 feet from the Northwest corner of Section 30, Town 2 North, Range 6 East, Brighton Township, Livingston County, Michigan; thence along the centerline of said Grand River Road South 22 degrees 12 minutes 55 seconds East 129.06 feet; thence South 88 degrees 03 minutes 20 seconds West 553.30 feet; thence North 22 degrees 12 minutes 55 seconds West 129.06 feet; thence North 88 degrees 03 minutes 20 seconds East 553.30 feet to the point of beginning, being part of the Northwest fractional 1/4 of said Section 30, subject to the right of the public over the Easterly part thereof as occupied by the right of way for Grand River Road, also subject to other easements and restrictions of record.

FURTHER EXCEPTING a parcel of land described as: Commencing at the Northwest corner of Section 30, Town 2 North, Range 6 East, Brighton Township, Livingston County, Michigan; thence North 88 degrees 03 minutes 20 seconds East 810.06 feet along the North line of said Section and the centerline of Challis Road to the point of beginning; thence continuing North 88 degrees 03 minutes 20 seconds East 35.18 feet along said North line and said centerline; thence South 22 degrees 12 minutes 55 seconds East 244.12 feet; thence South 88 degrees 03 minutes 20 seconds West 35.18 feet; thence North 22 degrees 12 minutes 55 seconds West 244.12 feet to the point of beginning, being a part of the Northwest 1/4 of Section 30, Town 2 North, Range 6 East, Brighton Township, Livingston County, Michigan.

SEWER INVENTORIES

CATCH BASIN #100 RIM - 940.27 12" RCP NW - 936.85 12" RCP SE - PIPE INACCESSIBLE 12" RCP W - PIPE INACCESSIBLE 12" RCP NW - PIPE INACCESSIBLE	CATCH BASIN #101 RIM - 940.05 12" RCP SE - 937.14	CATCH BASIN #102 RIM - 941.76 8" CMP NE - 936.95	CATCH BASIN #103 RIM - 940.26 12" CMP E - 937.34	CATCH BASIN #104 RIM - 940.91 48" RCP SE - 930.27 48" RCP NW - 930.27	CATCH BASIN #105 RIM - 934.28 STRUCTURE FULL OF WATER, NO VISIBLE PIPES	CATCH BASIN #106 RIM - 931.51 12" RCP E - 928.87 12" RCP W - 927.91	CATCH BASIN #107 RIM - 933.44 12" RCP E - 929.98	12" RCP W - 929.81	CATCH BASIN #108 RIM - 938.10 12" CMP N - 933.99	CATCH BASIN #109 RIM - 936.62 12" RCP N - 934.26	STORM MANHOLE #110 RIM - 935.66 12" CMP E - 932.30 12" CMP S - 932.16 12" RCP W - 932.16	CATCH BASIN #111 RIM - 940.02 12" RCP E - 937.57	CATCH BASIN #112 RIM - 939.73 12" CMP E - 934.69 12" CMP S - 935.34 12" CMP W - 934.69	CATCH BASIN #113 RIM - 940.45 12" CMP N - 936.72	SANITARY MANHOLE #200 RIM - 941.49 8" UNKNOWN MATERIAL E - 934.97 6" PVC S - 935.48 8" UNKNOWN MATERIAL W - 935.23
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BENCHMARKS
BENCHMARK #1 ELEV. = 942.65 (NAVD88)
SOUTH BOLT OF HYDRANT
±7' NORTH OF BACK OF CURB OF PARKING LOT TO #8510 W. GRAND RIVER AVENUE, ±5 SOUTH OF SOUTH BACK OF CURB OF CHALLIS ROAD
BENCHMARK #2 ELEV. = 941.86 (NAVD88)
WEST BOLT OF HYDRANT
±8' WEST OF WEST BACK OF CURB OF GRAND RIVER AVENUE, ±20' SOUTHWEST OF SOUTH END OF ELECTRIC MANHOLE, ±3' EAST OF SIDEWALK

LEGAL DESCRIPTION:
(As Surveyed)
A parcel of land in the Northwest 1/4 of Section 30, T2S, R6E, Brighton Township, Livingston County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Northwest corner of said Section 30; thence N88°03'20"E along the North line of said Section 30 a distance of 845.24 feet to the point of beginning of this description; thence N88°03'20"E continuing along said North line 518.71 feet to the centerline of Grand River Avenue; thence S22°10'29"E along said centerline 244.06 feet; thence S88°03'21"W 518.53 feet; thence N22°12'55"W 244.12 feet to the point of beginning; said parcel containing 2.72 acres, more or less, including 0.74 acre, more or less, presently in use as public right-of-way for Challis Road and Grand River Avenue; said parcel subject to all easements and restrictions, if any.

SCHEDULE B, SECTION II, EXCEPTIONS:
(As provided by Transnation Title Agency of Michigan Central Division LLC, Title Search Summary No. 416598LANS, dated June 29, 2023)

Item 11: Release of Right of Way recorded in Liber 153, Page 94; crosses parcel, is plottable and shown hereon.

Item 12: Release of Right of Way recorded in Liber 153, Page 95; crosses parcel, is plottable and shown hereon.

Item 13: Survey recorded in Liber 622, Page 84; crosses parcel, however there are no plottable easements or restrictions noted on said survey, therefore not plottable or shown hereon.

Item 14: Survey recorded in Liber 634, Page 60; crosses parcel, said survey shows proposed right-of-way widenings of 60' from centerline for Grand River Road (existing shown as 50' wide) and proposed 50' wide from centerline of Challis Road (existing shown as 33' wide); said proposed rights-of-way are not shown hereon as they are portrayed as proposed widths only, and there are no other documents included in current titlework deeding said proposed areas to the public.

Item 15: Contract for water and sewer serviced recorded in Liber 656, Page 182; crosses parcel, however is blanket in character and not shown hereon.

Item 16: Easement recorded in Liber 1435, Page 360; crosses parcel, is plottable and shown hereon.

Item 17: Area as described in Liber 3290, Page 965; crosses parcel, is plottable and shown hereon.

Item 18: Area as described in Liber 3992, Page 365; crosses parcel, is plottable and shown hereon.

Item 19: Area as described in Liber 3992, Page 371; crosses parcel, however is blanket in character and not shown hereon.

WITNESSES TO SECTION CORNERS:

Northwest corner, Section 30, T2N, R6E, LSC# 1916m
Found remon nail & cap #21561 in mon box, left turn lane of Challis Road
Found remon nail & tag in top of guardrail post, N27E, 35.51'
Found remon pipe & cap, S01°37'57"E, 33.51'
Found punchmark on top of hydrant, S60°W, 99.79'
Found remon nail & tag in top of guardrail post, N40°W, 33.80'
Found mag nail in asphalt, S03E, 35.02'
Found mag nail in East side of utility pole, S05E, 46.98'

North 1/4 corner, Section 30, T2N, R6E
Corner falls in house
West witness corner: Found pipe with Livingston County cap, ±18" above grade
Found remon nail & tag in North side of stump, S81E, 4.55'
Found Boss nail & tag in East side of 16" Aspen, S11E, 29.96'
Found Boss nail & tag in Northeast side of 30" Aspen, S44E, 40.04'
Found Boss nail & tag in Northwest side of 10" Aspen, N39E, 21.87'
East witness corner: Found pipe with Livingston County cap
Found remon nail & tag in Southeast side of 20" Oak, S60E, 15.27'
Found remon nail & tag in East side of 24" Oak, S10°W, 46.52'
Found remon nail & tag in Southeast side of 22" Oak, S60°W, 51.33'
Found remon nail & tag in West side of 28" Oak, N20°W, 7.03'

DEMOLITION NOTES:

A DEMOLITION PERMIT IS REQUIRED, CONTRACTOR SHALL APPLY FOR AND RECEIVE PRIOR TO ANY DEMOLITION.

ALL UTILITIES MUST BE PROPERLY SHUT OFF/CAPPED AND/OR REMOVED PRIOR TO STARTING, VERIFY WITH UTILITY COMPANIES AND WITH THE CITY OF BRIGHTON. CITY OF BRIGHTON SHALL BE ONSITE FOR VERIFICATION OF ABANDONING THE EX. WATER.

ALL EX. STRUCTURES AND ANY FOUNDATIONS SHALL BE REMOVED FROM THE SITE.

DEMOLITION CONTRACTOR SHALL REVIEW ALL ENVIRONMENTAL REPORTS AND DISPOSE OF ALL EXISTING AND REMOVED MATERIALS AS REQUIRED BY ENVIRONMENTAL REPORT AND RECOMMENDATIONS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE DEMOLITION OF ALL ITEMS WITHIN DEMOLITION LIMITS, INCLUDING ITEMS THAT MAY NOT BE SPECIFICALLY SHOWN. IF CONTRACTOR HAS ANY DEMOLITION QUESTIONS THEY SHALL BE REQUESTED TO OWNER/ARCHITECT/ENGINEER PRIOR TO STARTING WORK.

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MICHIGAN STATE UNIVERSITY
FEDERAL CREDIT UNION

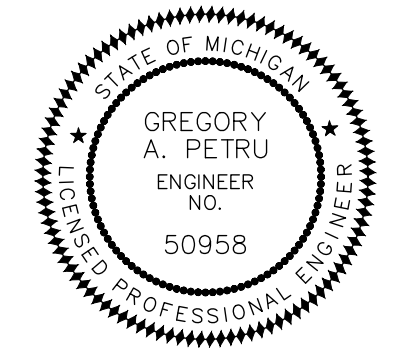
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Brighton, MI 48116

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BRYAN LAND SURVEYS

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Marshall Office
Ph. 269-761-9800

E-101634



Issued for

10.25.2023	CITY COUNCIL APPROVAL
10.04.2023	SITE PLAN APPROVAL
09.15.2023	SITE PLAN APPROVAL
09.01.2023	PRELIMINARY SITE PLAN

Drawn	<input type="checkbox"/> Preliminary
GAP	<input type="checkbox"/> Construction
Checked	<input type="checkbox"/> Record
GAP	<input type="checkbox"/> Record
Approved	Do not scale
GAP	Use figured dimensions only
Bidpak Number	

Job Number
2023038

Title

EX. CONDITONS & DEMOLITION PLAN

Sheet
C002

LEGAL DESCRIPTION:
(As Surveyed)
A parcel of land in the Northwest 1/4 of Section 30, T2S, R6E, Brighton Township, Livingston County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Northwest corner of said Section 30; thence N88°03'20"E along the North line of said Section 30 a distance of 845.24 feet to the point of beginning of this description; thence N88°03'20"E continuing along said North line 518.71 feet to the centerline of Grand River Avenue; thence S22°10'29"E along said centerline 244.06 feet; thence S88°03'21"W 518.53 feet; thence N22°12'55"W 244.12 feet to the point of beginning; said parcel containing 2.72 acres, more or less, including 0.74 acre, more or less, presently in use as public right-of-way for Challis Road and Grand River Avenue; said parcel subject to all easements and restrictions, if any.

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- Item 19: Area as described in Liber 3992, Page 371; crosses parcel, however is blanket in character and not shown hereon.

ADDRESS: #8510 W. GRAND RIVER AVE.
PARCEL#: 4718-30-100-088

ADDRESS: CHALLIS
PARCEL#: 4718-30-100-089

BENCHMARKS

BENCHMARK #1 ELEV. = 942.65 (NAVD88)
SOUTH BOLT OF HYDRANT
±7' NORTH OF BACK OF CURB OF PARKING LOT TO #8510 W. GRAND RIVER AVENUE, ±5 SOUTH OF SOUTH BACK OF CURB OF CHALLIS ROAD

BENCHMARK #2 ELEV. = 941.86 (NAVD88)
WEST BOLT OF HYDRANT
±8' WEST OF WEST BACK OF CURB OF GRAND RIVER AVENUE, ±20' SOUTHWEST OF SOUTH END OF ELECTRIC MANHOLE, ±3' EAST OF SIDEWALK

EX. LEGEND

(M) = MEASURED DIMENSION	(R) = RECORDED DIMENSION	● = SET 1/2" BAR WITH CAP UNLESS NOTED	□ = FOUND IRON AS NOTED	— = DEED LINE	— = DISTANCE NOT TO SCALE	— = FENCE	— = ASPHALT	— = CONCRETE	— = DECK	— = GRAVEL	— = EXISTING SPOT ELEVATION	— = EXISTING CONTOUR ELEVATION	— = BUILDING OVERHANG	— = SANITARY SEWER	— = STORM SEWER	— = WATER LINE	— = GAS LINE	— = UNDERGROUND TELEPHONE	— = UNDERGROUND TELEVISION	— = UNDERGROUND ELECTRIC	— = OVERHEAD WIRES	— = UNDERGROUND FIBER OPTIC	— = EDGE OF WOODS	— = DECIDUOUS TREE	— = CONIFEROUS TREE	— = BUSH	⊙ = SANITARY MANHOLE	⊙ = DRAINAGE MANHOLE	⊙ = ELECTRIC MANHOLE	⊙ = TELEPHONE MANHOLE	⊙ = CATCH BASIN	⊙ = CLEANOUT	⊙ = FIRE HYDRANT	⊙ = VALVE	⊙ = UTILITY POLE	⊙ = LIGHT POLE	⊙ = GUY POLE	⊙ = GUY WIRE	⊙ = UTILITY PEDESTAL	⊙ = TRANSFORMER	⊙ = HANDHOLE	⊙ = ELECTRIC METER	⊙ = GAS METER	⊙ = WATER METER	⊙ = SOIL BORING	⊙ = SIGN	⊙ = POST	⊙ = AIR CONDITIONING UNIT	⊙ = FLAG POLE	⊙ = AIR CONDITIONER	⊙ = LAWN LIGHT
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LEGEND

— = PROPOSED WATER MAIN	— = PROPOSED SANITARY SEWER	— = PROPOSED STORM SEWER	⊙ = PROPOSED HYDRANT	⊙ = PROPOSED GATE VALVE	⊙ = PROPOSED SAN. M.H.	⊙ = PROPOSED STORM M.H.	⊙ = PROPOSED C.B.	⊙ = PROPOSED GRADES	⊙ = PROPOSED FIRST FLOOR ELEV.	▲ = 1/4" 800.00	▲ = 1/8" 800.00	▲ = 1/16" 800.00	▲ = 1/32" 800.00	⊙ = PROPOSED TOP OF CURB ELEV.	⊙ = PROPOSED TOP OF GROUND ELEV.	⊙ = PROPOSED TOP OF PAVT ELEV.	⊙ = PROPOSED TOP OF WALK ELEV.	⊙ = DENOTES S.E.S.C. KEYING SYSTEM
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72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL-FREE)

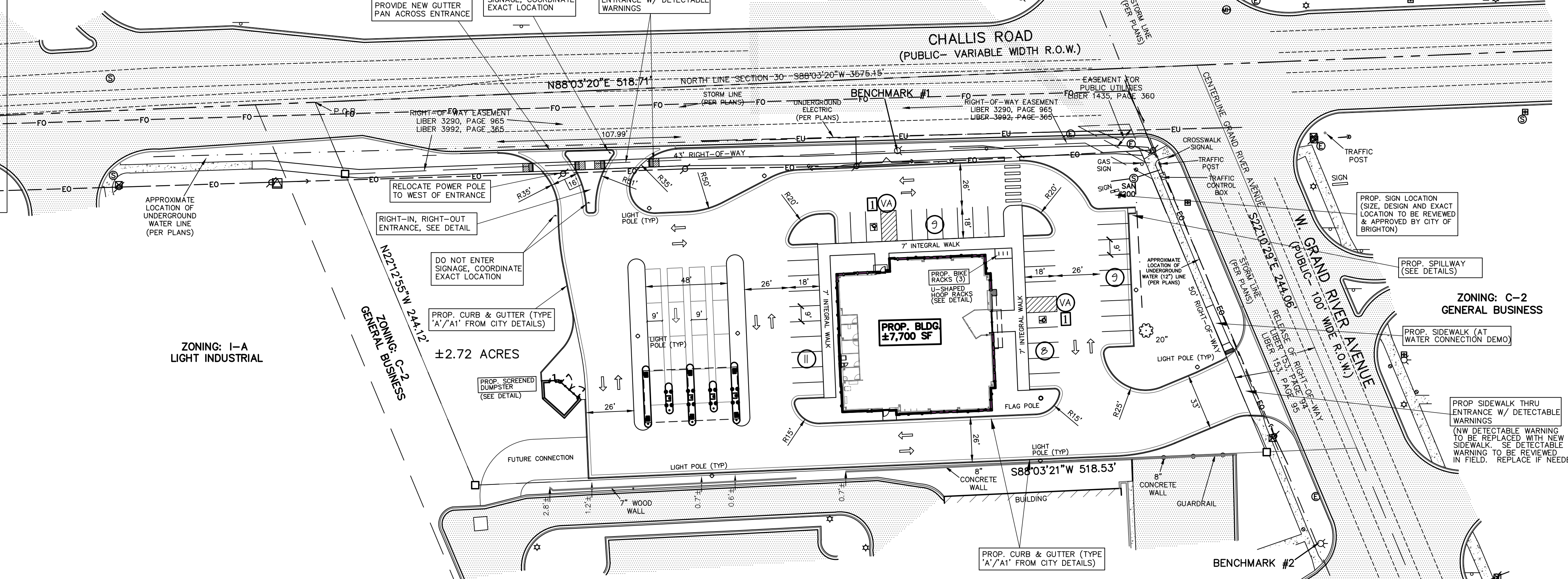
NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

MSUFUCU - Brighton Branch

CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN

SEWER INVENTORIES

CATCH BASIN #100 RIM - 940.27 12" RCP NW - 936.85 12" RCP SE - PIPE INACCESSIBLE 12" RCP W - PIPE INACCESSIBLE 12" RCP NW - PIPE INACCESSIBLE	CATCH BASIN #108 RIM - 938.10 12" CMP N - 933.99	CATCH BASIN #109 RIM - 936.62 12" RCP N - 934.26	STORM MANHOLE #10 RIM - 940.05 12" RCP SE - 937.14 12" CMP E - 932.30 12" CMP S - 932.16 12" RCP W - 932.16	CATCH BASIN #101 RIM - 940.05 12" RCP SE - 937.14 12" CMP E - 932.30 12" CMP S - 932.16 12" RCP W - 932.16	STORM MANHOLE #105 RIM - 934.29 STRUCTURE FULL OF WATER, NO VISIBLE PIPES	CATCH BASIN #111 RIM - 940.02 12" RCP E - 937.57 12" CMP E - 937.34	CATCH BASIN #112 RIM - 939.73 12" CMP E - 934.69 12" CMP S - 935.34 12" CMP W - 934.69	CATCH BASIN #103 RIM - 940.26 12" RCP E - 937.34 12" CMP E - 932.30 12" CMP S - 932.16 12" RCP W - 932.16	CATCH BASIN #104 RIM - 940.91 48" RCP SE - 930.27 48" RCP NW - 930.27	CATCH BASIN #106 RIM - 931.51 12" RCP E - 938.87 12" RCP W - 927.91 CATCH BASIN #107 RIM - 933.44 12" RCP E - 929.98	CATCH BASIN #113 RIM - 942.45 12" CMP N - 936.72	SANITARY MANHOLE #200 RIM - 941.49 8" UNKNOWN MATERIAL E - 934.97 8" PVC S - 935.48 8" UNKNOWN MATERIAL W - 935.23
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SITE DATA
PROPOSED USE: DEMOLITION OF EXISTING BUILDING AND PARKING LOT. PROPOSED CREDIT UNION WITH NEW BUILDING AND PARKING LOT.

TOTAL SITE AREA = SEE BELOW
118,764 SF = 2.726 ACRES (INCLUDES ROAD)
86,208 SF = 1.98 ACRES (NOT INCLUDING R.O.W.)

EX. ZONING: C-2 (GENERAL BUSINESS)

BUILDING SETBACKS
FRONT - 0 FEET
SIDES - 0 FEET (NOT ABUTTING RESIDENTIAL)
REAR - 0 FEET (NOT ABUTTING RESIDENTIAL)

BUILDING/UNIT DATA
PROPOSED BANK FLOOR AREA = 7,700 SF
MAX. BUILDING HEIGHT = 50 FT.
PROP. BUILDING HEIGHT = ONE STORY, LESS THAN 50'

PARKING
REQUIRED:
BANK/CREDIT UNION: 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA 7,700 S.F./200 S.F. = 39 SPACES

TOTAL REQUIRED = 39 SPACES
TOTAL PROVIDED = 39 SPACES (INCL. 2 B/F)

BIKE PARKING = PROVIDE (3) BIKE RACKS
BIKE PARKING = 6 BIKES

UTILITIES
WATER:
EXISTING CITY PUBLIC WATER MAIN

SANITARY SEWER:
EXISTING CITY PUBLIC SANITARY

STORM SEWER:
EXISTING STORM SEWER SYSTEM

TRASH:
ON-SITE DUMPSTER (TO BE SCREENED PER CITY)

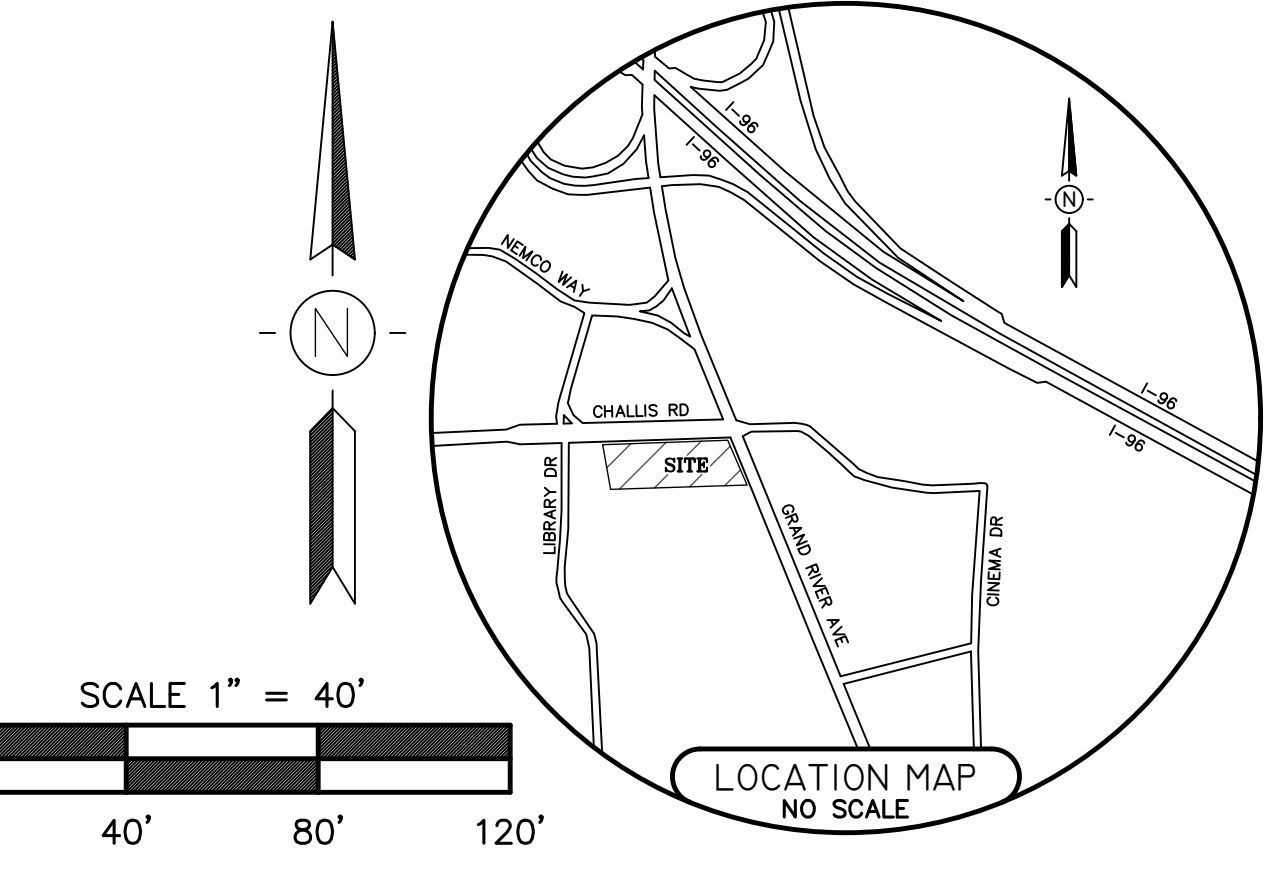
OPEN SPACE CALCULATIONS (TO R.O.W.)
EXISTING IMPERVIOUS: 54,348 SF
EXISTING PERVIOUS: 31,860 SF

PROPOSED IMPERVIOUS: 54,568 SF
PROPOSED PERVIOUS: 31,640 SF

NET INCREASE IN OPEN SPACE = -220 SF
(BECAUSE SITE IS ESSENTIALLY NO CHANGE IN PERVIOUS AREA, NO STORMWATER MANAGEMENT HAS BEEN PROPOSED)

NOTES
- LOCATE UTILITIES PRIOR TO INSTALLATION (COORDINATE W/ ENGINEER)
- AS-BUILT UTILITY LOCATIONS & ELEVATIONS MUST BE DELIVERED TO THE CITY ENGINEER UPON COMPLETION OF THE PROJECT

THE REQUIREMENT OF A LOADING SPACE FOR BUILDINGS IN C-2 ZONING OVER 5,000 SF WAS WAIVED BY THE PLANNING COMMISSION AT THE 10-16-2023 SITE PLAN APPROVAL MEETING



NEUMANN SMITH
architecture

SOUTHFIELD • DETROIT
400 Galleria Officecentre
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Southfield, Michigan 48034
phone 248.352.8310
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MICHIGAN STATE UNIVERSITY
FEDERAL CREDIT UNION

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STATE OF MICHIGAN
GREGORY A. PETRU
ENGINEER
NO. 50958
LICENSED PROFESSIONAL ENGINEER

Issued for

10.25.2023 CITY COUNCIL APPROVAL
10.04.2023 SITE PLAN APPROVAL
09.15.2023 SITE PLAN APPROVAL
09.01.2023 PRELIMINARY SITE PLAN

Drawn: GAP
Checked: GAP
Approved: GAP
Bidpak Number: _____

Job Number: **2023038**
Title: _____

SITE & DIMENSION PLAN

Sheet: **C003**

Drawn: _____
Checked: _____
Approved: _____
Bidpak Number: _____

Legend:
⊙ DENOTES PROPOSED NUMBER OF 9' x 18' PARKING SPACES
⊙ DENOTES NUMBER OF B/F SPACES
⊙ DENOTES VAN ACCESS B/F SPACES

LEGAL DESCRIPTION:
(As Surveyed)
A parcel of land in the Northwest 1/4 of Section 30, T2S, R6E, Brighton Township, Livingston County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Northwest corner of said Section 30; thence N88°03'20"E along the North line of said Section 30 a distance of 845.24 feet to the point of beginning of this description; thence N88°03'20"E continuing along said North line 518.71 feet to the centerline of Grand River Avenue; thence S22°10'29"E along said centerline 244.06 feet; thence S88°03'21"W 518.53 feet; thence N22°12'55"W 244.12 feet to the point of beginning; said parcel containing 2.72 acres, more or less, including 0.74 acre, more or less, presently in use as public right-of-way for Challis Road and Grand River Avenue; said parcel subject to all easements and restrictions, if any.

SCHEDULE B, SECTION II, EXCEPTIONS:
(As provided by Transation Title Agency of Michigan Central Division LLC, Title Search Summary No. 416598LANS, dated June 29, 2023)

Item 11: Release of Right of Way recorded in Liber 153, Page 94; crosses parcel, is plottable and shown hereon.

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Item 18: Area as described in Liber 3992, Page 365; crosses parcel, is plottable and shown hereon.

Item 19: Area as described in Liber 3992, Page 371; crosses parcel, however is blanket in character and not shown hereon.

BENCHMARKS

BENCHMARK #1 ELEV. = 942.65 (NAVD88)
SOUTH BOLT OF HYDRANT
±7' NORTH OF BACK OF CURB OF PARKING LOT TO #8510 W. GRAND RIVER AVENUE, ±5 SOUTH OF SOUTH BACK OF CURB OF CHALLIS ROAD

BENCHMARK #2 ELEV. = 941.86 (NAVD88)
WEST BOLT OF HYDRANT
±8' WEST OF WEST BACK OF CURB OF GRAND RIVER AVENUE, ±20' SOUTHWEST OF SOUTH END OF ELECTRIC MANHOLE, ±3' EAST OF SIDEWALK

EX. LEGEND

(M) = MEASURED DIMENSION	⊙ = SANITARY MANHOLE
(R) = RECORDED DIMENSION	⊙ = DRAINAGE MANHOLE
• = SET 1/2" BAR WITH CAP UNLESS NOTED	⊙ = ELECTRIC MANHOLE
□ = FOUND IRON AS NOTED	⊙ = TELEPHONE MANHOLE
— = DEED LINE	⊙ = CATCH BASIN
— = DISTANCE NOT TO SCALE	⊙ = CLEANOUT
— = FENCE	⊙ = FIRE HYDRANT
— = ASPHALT	⊙ = VALVE
— = CONCRETE	⊙ = UTILITY POLE
— = DECK	⊙ = LIGHT POLE
— = GRAVEL	⊙ = GUY POLE
— = EXISTING SPOT ELEVATION	⊙ = GUY WIRE
— = EXISTING CONTOUR ELEVATION	⊙ = UTILITY PEDESTAL
— = BUILDING OVERHANG	⊙ = TRANSFORMER
— = SANITARY SEWER	⊙ = HANDHOLE
— = STORM SEWER	⊙ = ELECTRIC METER
— = WATER LINE	⊙ = GAS METER
— = GAS LINE	⊙ = WATER METER
— = UNDERGROUND TELEPHONE	⊙ = SOIL BORING
— = UNDERGROUND TELEVISION	⊙ = SIGN
— = UNDERGROUND ELECTRIC	⊙ = POST
— = OVERHEAD WIRES	⊙ = AIR CONDITIONING UNIT
— = UNDERGROUND FIBER OPTIC	⊙ = FLAG POLE
— = EDGE OF WOODS	⊙ = AIR CONDITIONER
— = DECIDUOUS TREE	⊙ = LAWN LIGHT
— = CONIFEROUS TREE	
— = BUSH	

LEGEND

— — —	PROPOSED WATER MAIN
— — —	PROPOSED SANITARY SEWER
— — —	PROPOSED STORM SEWER
⊙	PROPOSED HYDRANT
⊙	PROPOSED GATE VALVE
⊙	PROPOSED SAN. M.H.
⊙	PROPOSED STORM M.H.
⊙	PROPOSED C.B.
⊙	PROPOSED GRADES
⊙	PROPOSED FIRST FLOOR ELEV.
▲ 1/0 800.00	PROPOSED TOP OF CURB ELEV.
▲ 1/0 800.00	PROPOSED TOP OF GROUND ELEV.
▲ 1/P 800.00	PROPOSED TOP OF PAVT ELEV.
▲ 1/W 800.00	PROPOSED TOP OF WALK ELEV.
⊙	DENOTES S.E.S.C. KEYING SYSTEM

72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-467-7171 (TOLL-FREE)

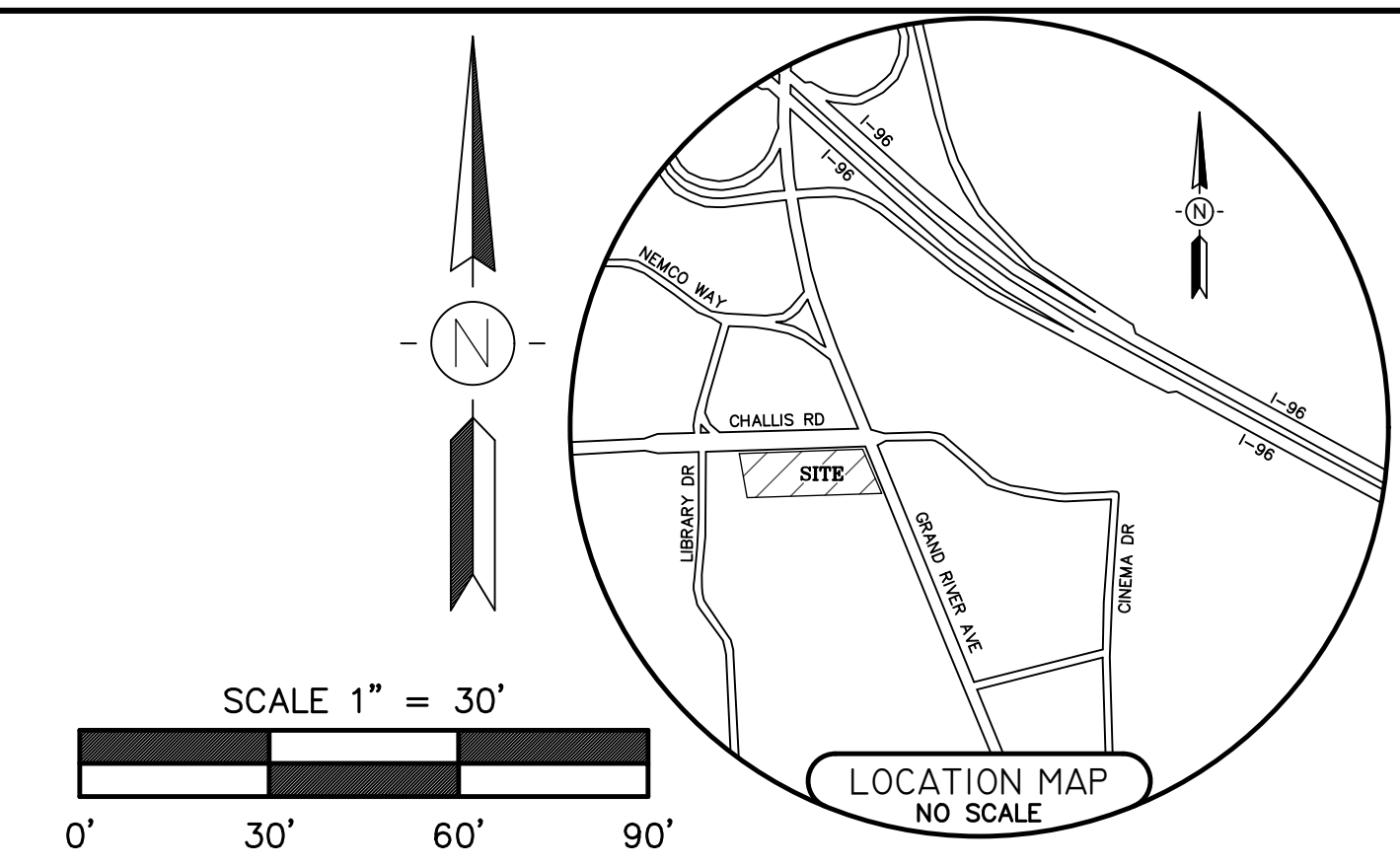
NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

MSUFUCU - Brighton Branch

CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN

SEWER INVENTORIES

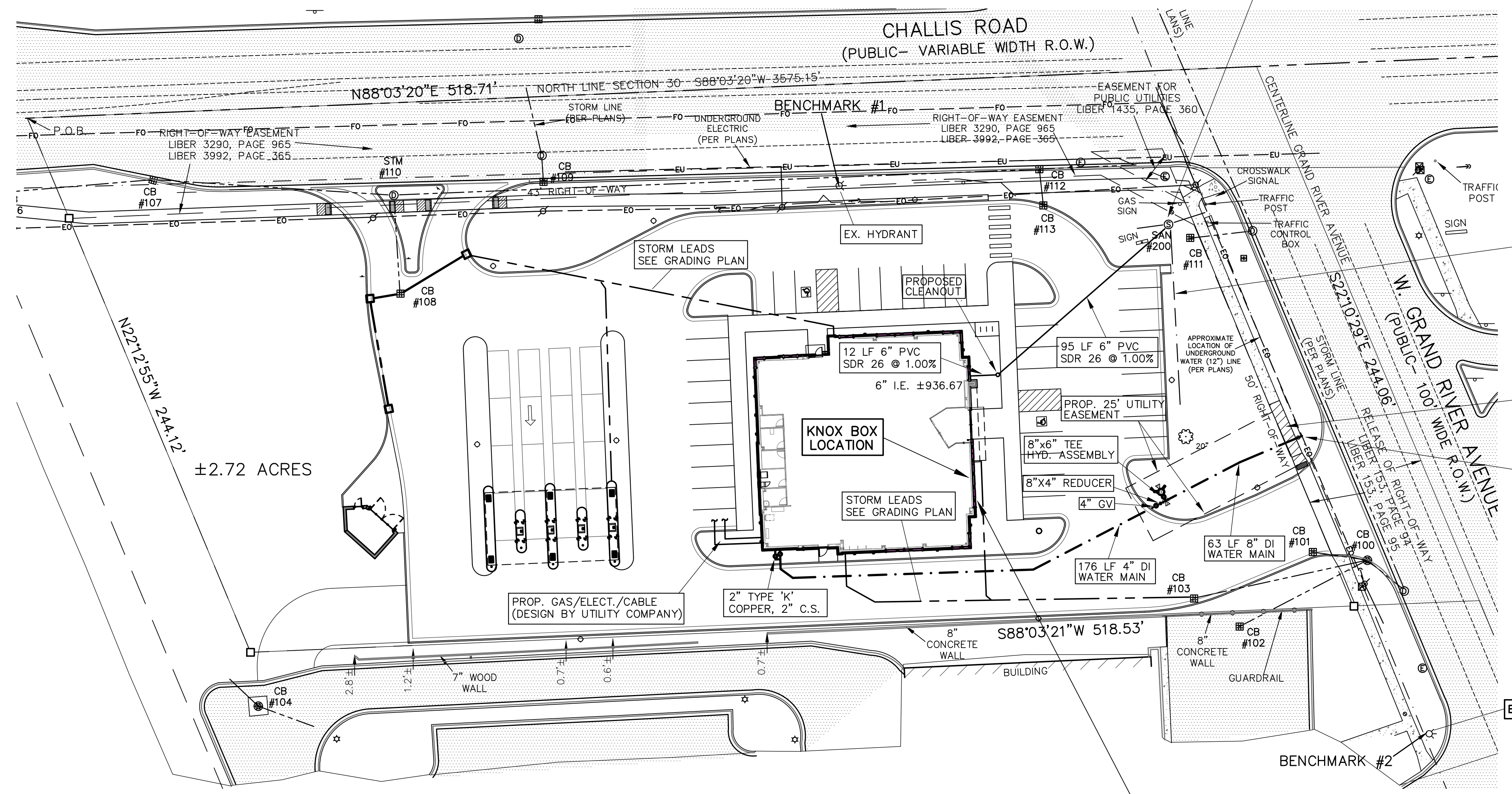
CATCH BASIN #100 RIM - 940.27 12" RCP NW - 936.85 12" RCP SE - PIPE INACCESSIBLE 12" RCP W - PIPE INACCESSIBLE 12" RCP NW - PIPE INACCESSIBLE	CATCH BASIN #108 RIM - 938.10 12" CMP N - 933.99
CATCH BASIN #101 RIM - 940.05 12" RCP SE - 937.14	CATCH BASIN #109 RIM - 936.62 12" RCP N - 934.26
CATCH BASIN #102 RIM - 941.76 8" CMP NE - 936.95	STORM MANHOLE #110 RIM - 935.66 12" CMP E - 932.30 12" CMP S - 932.16 12" RCP W - 932.16
CATCH BASIN #103 RIM - 940.26 12" CMP E - 937.34	CATCH BASIN #111 RIM - 940.02 12" RCP E - 937.57
CATCH BASIN #104 RIM - 940.91 48" RCP SE - 930.27 48" RCP NW - 930.27	CATCH BASIN #112 RIM - 939.73 12" CMP E - 934.69 12" CMP S - 935.34 12" CMP W - 934.69
STORM MANHOLE #105 RIM - 934.28 STRUCTURE FULL OF WATER, NO VISIBLE PIPES	CATCH BASIN #113 RIM - 940.45 12" CMP N - 936.72
CATCH BASIN #106 RIM - 931.51 12" RCP E - 928.87 12" RCP W - 927.91 CATCH BASIN #107 RIM - 933.44 12" RCP E - 929.98	SANITARY MANHOLE #200 RIM - 941.49 8" UNKNOWN MATERIAL E - 934.97 6" PVC S - 935.48 8" UNKNOWN MATERIAL W - 935.23 6" I.E. SW 935.60



CORE DRILL AND BOOT NEW 6" SANITARY LEAD. 6" I.E. 935.60

EX. MANHOLE MUST BE KEPT AT GRADE AND MUST BE ACCESSIBLE FOR SEWER MAINTENANCE CREWS

CONNECTION SHALL BE INSPECTED BY THE CITY OF BRIGHTON STAFF CONTACT COREY BROOKS AT (810 227-9479) TO SCHEDULE APPT.



EX. LEAD MAY SERVICE THE PROPERTY TO THE SOUTH BEWARE NOT TO DAMAGE OR REMOVE PORTION OF LEAD THAT MAY SERVICE BLDG.

REMOVE & REPLACE SIDEWALK AT WATER MAIN CONNECTION POINT (EXACT LIMITS OF REPLACEMENT TO BE DETERMINED IN FIELD)

12" x 8" LIVE TAP 8" G.V. CONC. TH. BLK.

PROVIDE BUILDING ADDRESS ON THE BUILDING. ADDRESS SHALL BE A MINIMUM OF 6" HIGH LETTERS OF A CONTRASTING COLOR AND BE CLEARLY VISIBLE FROM STREET

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Drawn	<input type="checkbox"/> Preliminary
GAP	<input type="checkbox"/> Construction
Checked	<input type="checkbox"/> Record
GAP	<input type="checkbox"/> Do not scale
Approved	Use figured dimensions only
GAP	
Bidpak Number	

Job Number
2023038

Title
UTILITY PLAN

Sheet
C004

LEGAL DESCRIPTION:
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MSUFCU - Brighton Branch

CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN

PROP. STORM

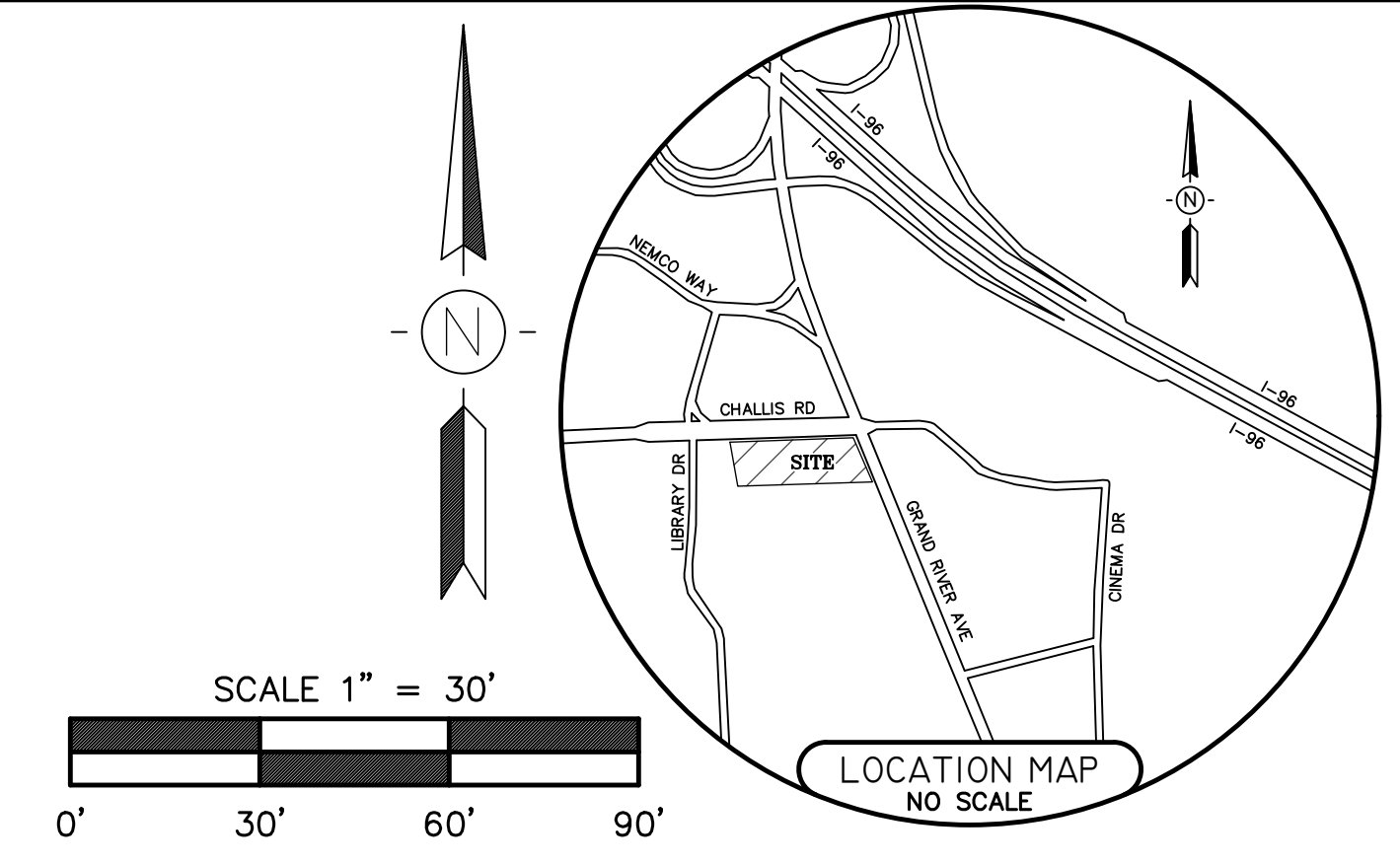
CB#1 RIM 937.00 T/C 937.50 12" SW 934.20 8" SE 934.30
CB#2 RIM 936.85 T/C 937.35 12" E 934.17 12" S 934.17
CB#3 RIM 937.90 T/C 938.40 12" N 934.41

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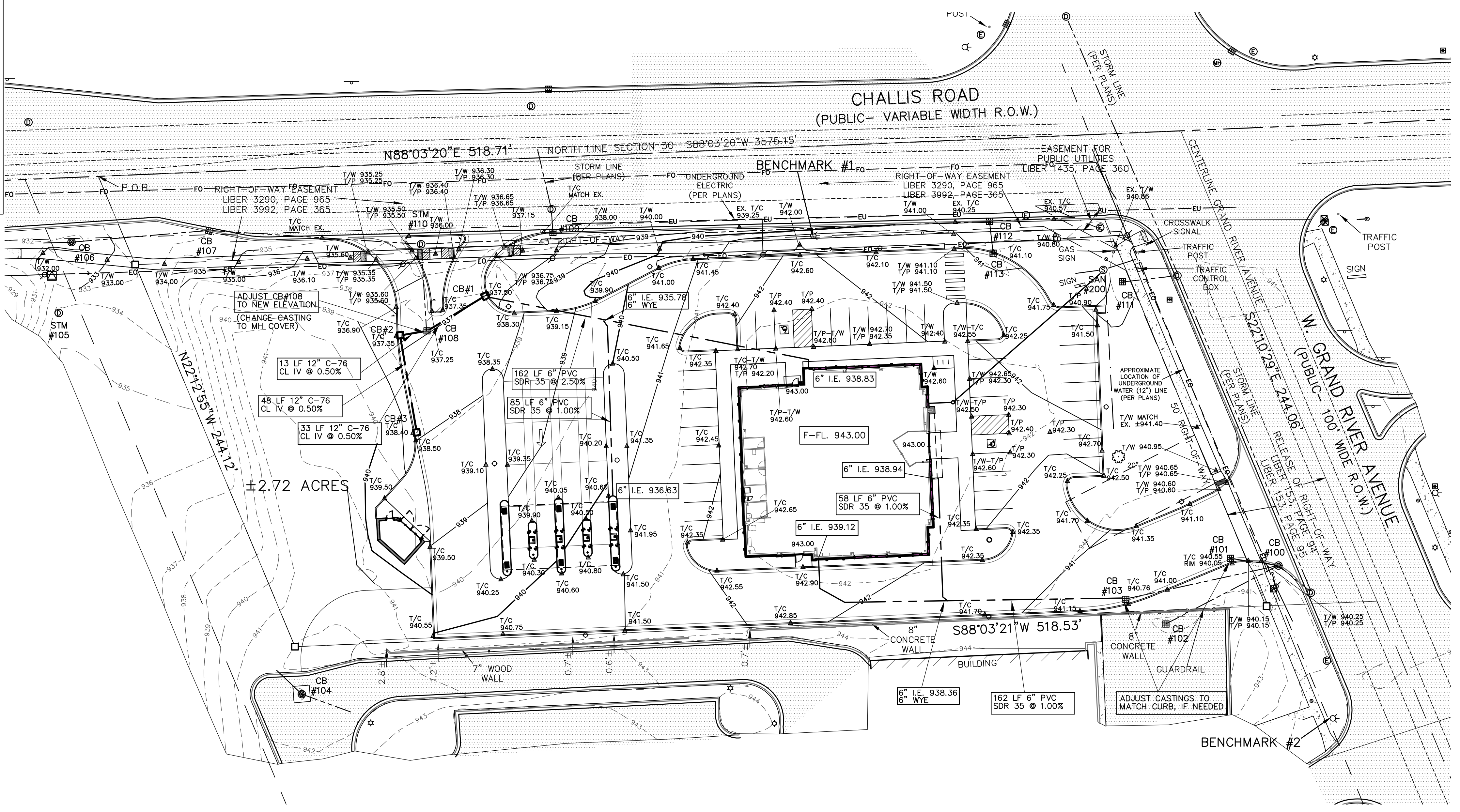
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LEGEND

— = PROPOSED WATER MAIN	— = PROPOSED SANITARY SEWER	— = PROPOSED STORM SEWER	⊙ = PROPOSED HYDRANT	⊙ = PROPOSED GATE VALVE	⊙ = PROPOSED SAN. M.H.	⊙ = PROPOSED STORM M.H.	⊙ = PROPOSED C.B.	⊙ = PROPOSED GRADES	⊙ = PROPOSED FIRST FLOOR ELEV.	⊙ = PROPOSED TOP OF CURB ELEV.	⊙ = PROPOSED TOP OF GROUND ELEV.	⊙ = PROPOSED TOP OF PAVT ELEV.	⊙ = PROPOSED TOP OF WALK ELEV.	⊙ = DENOTES S.E.C. KEYING SYSTEM
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Drawn	GAP	□ Preliminary
Checked	GAP	□ Construction
Approved	GAP	□ Record
Bidpak Number		Do not scale Use figured dimensions only

Job Number
2023038
Title

STORM & GRADING PLAN

Sheet
C005

SOIL EROSION CONTROL NOTES:

1. ALL SOIL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LIVINGSTON COUNTY DRAIN COMMISSION REQUIREMENTS AND PROJECT SPECIFICATIONS.
2. THE PERMITTEES ARE OWNER, APPLICANT, CONTRACTOR AND RESPONSIBLE PERSON LISTED ON THE APPLICATION AND PERMIT. THE RESPONSIBLE PERSON (AS THE LEGAL REPRESENTATIVE OF EITHER THE APPLICANT OR THE OWNER AS INDICATED ON THE APPLICATION) IS RESPONSIBLE FOR ALL SITE ACTIVITY AND THE INSTALLATION AND MAINTENANCE OF ALL SESC MEASURES.
3. ANY EROSION OR SEDIMENT FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS, OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. PERMITTEE SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO OR AT COMMENCEMENT OF CONSTRUCTION ACTIVITY. TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER EARTH CHANGES HAVE BEEN ESTABLISHED.
5. A MINIMUM 50' BY 20' WIDE, 6" DEEP CLEAN STONE TRACKING MAT SHALL BE PROVIDED AT ALL CONSTRUCTION ENTRANCES. SHOULD THE STONE BECOME LESS EFFICIENT IT SHALL BE REPLACED. ALL CONSTRUCTION TRAFFIC WILL USE THE CLEAN STONE EXITS. USE 1" X 3" CRUSHED STONE.
6. DUST CONTROL WILL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTORS. SPRINKLING TANK TRUCKS SHALL BE AVAILABLE AT ALL TIMES TO BE USED ON HAUL ROUTES OR OTHER PLACES WHERE DUST BECOMES A PROBLEM.
7. SEDIMENT @ C.B.'S SHALL BE REMOVED AFTER EVERY STORM. SEEDING OF EXPOSED AREAS SHALL BE COMPLETED WITHIN 5 DAYS OF FINAL GRADING.
8. ALL DISTURBED AREAS WILL RECEIVE PERMANENT EROSION CONTROL WITHIN 5 DAYS OF FINAL GRADING. AREAS NOT STABILIZED SHALL BE DIVERTED TOWARD RETENTION/SEDIMENT BASINS.
9. ANY CONSTRUCTION ACCESS ROAD WILL BE PROTECTED WITH CRUSHED STONE OR CRUSHED CONCRETE, AGGREGATE SIZE 1"-2".
10. WEATHER AND UNFORESEEN DELAYS MAY RESULT IN EXTENSION OF CONSTRUCTION SCHEDULE.
11. SITE DEVELOPMENT PERMITTEES SHALL INSPECT SOIL EROSION CONTROL MEASURES ON A DAILY BASIS, MORE OFTEN IF NECESSARY. ANY NEEDED REPAIRS SHALL BE PROMPTLY MADE.
12. SITE DEVELOPMENT PERMITTEES SHALL MEET WITH SOIL EROSION ENFORCEMENT OFFICER PRIOR TO START OF WORK.
13. ALL DISTURBANCE SHALL BE KEPT AT LEAST 25' FROM WATER FEATURES LEAVING AN UNDISTURBED VEGETATION BUFFER, UNLESS ADDITIONAL SESC MEASURES ARE PROPOSED AND APPROVED BY L.D.C.
14. EACH DISTURBANCE ADJACENT TO WETLANDS, INLAND STREAMS & LAKES, OR ADJACENT TO SLOPES GREATER THAN 8% SHALL BE TOPSOILED, SEEDED, AND EROSION CONTROL MATTING APPROPRIATE FOR THE SLOPE CONDITIONS INSTALLED, WITHIN 3 DAYS OF FINAL GRADING OR FINAL ACTIVITY OF THOSE AREAS.
15. STOCK PILE AREAS SHALL BE LOCATED GREATER THAN 25' FROM WETLANDS & INLAND STREAMS & LAKES, AND AT LEAST 25' FROM PROPERTY LINES. ANY STOCKPILE AREA SHALL BE IMMEDIATELY STABILIZED.

SEQUENCE OF CONSTRUCTION

1. INSTALL ALL TEMPORARY SILT FENCE (36" HEIGHT IS REQUIRED) PER PLAN AND AS SHOWN ON DETAIL.
2. CONSTRUCT THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PER DETAIL THIS SHEET (SEE CHALLIS (EXISTING ENTRANCE LOCATION)).
3. INSTALL INLET PROTECTION FABRIC DROPS BETWEEN THE FRAME AND COVER OF ALL EXISTING YARD BASINS OR INLETS WHICH MAY BE SUSCEPTIBLE TO SEDIMENT EROSION FROM THE PROPOSED CONSTRUCTION AS SHOWN IN THESE PLANS.
4. WHILE MAINTAINING A VEGETATIVE BUFFER WHENEVER POSSIBLE STRIP AND STOCKPILE TOPSOIL ABOVE AREAS OF PROPOSED EXCAVATION OR GRADING FOR LATER USE ON SITE. PLACE STOCKPILED TOPSOIL IN AREAS WHICH ARE NEITHER SUBJECT TO HIGH RUNOFF NOR ALONG STEEP SLOPES. SEED AND MULCH STOCKPILES IMMEDIATELY TO PREVENT WIND BLOWN SEDIMENT POLLUTION AND EXCESSIVE DUST.
5. EXCAVATE FOR PROPOSED PARKING LOT CONSTRUCTION AS NECESSARY. DO NOT EXPOSE AREAS FAR IN ADVANCE OF THE PROPOSED CONSTRUCTION FOR THAT AREA. ROUGHEN AND SOBBY EXPOSED SURFACES TO REDUCE RUNOFF VELOCITY AND SEDIMENTATION. MAINTAIN VEGETATION WHENEVER POSSIBLE TO PROVIDE A NATURAL BUFFER.
6. AFTER COMPLETION OF THE PROPOSED UTILITIES, INSTALL INLET PROTECTION FABRIC DROPS IN ALL INLETS. PLACE INLET PROTECTION FENCE AROUND ALL INLETS.
7. INSTALL TEMPORARY STONE FILTER BERMS PERPENDICULAR TO EXPOSED STEEP SLOPES AS NECESSARY ALONG THE PROPOSED STREETS TO REDUCE RUNOFF VELOCITY AND SEDIMENTATION.
8. TOPSOIL, SEED, FERTILIZE AND MULCH ALL EXPOSED AREAS AS SOON AS FEASIBLE TO PROTECT AND RESTORE PERMANENT VEGETATION.
9. WATER EXPOSED GROUND REGULARLY TO CONTROL AIRBORNE PARTICULATE MATTER.
10. THE SOIL EROSION PERMITTEE IS RESPONSIBLE FOR ENSURING THAT ALL PERMANENT AND TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS ARE INSTALLED CORRECTLY AND MAINTAINED UNTIL PERMANENT VEGETATION IS REESTABLISHED IN ALL EXPOSED AREAS.
11. THE SITE WILL BE PERIODICALLY INSPECTED BY THE LIVINGSTON COUNTY DRAIN OFFICE. THE PERMITTEES SHALL BECOME FAMILIAR WITH THE RULES AND REGULATIONS OF THAT OFFICE.
12. UPON FINAL APPROVED INSPECTION OF THE COMPLETED CONSTRUCTION BY ALL REVIEWING AGENCIES, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.

BENCHMARKS

BENCHMARK #1 ELEV. = 942.65 (NAVD88)
SOUTH BOLT OF HYDRANT
±7' NORTH OF BACK OF CURB OF PARKING LOT
TO ±810 W. GRAND RIVER AVENUE, ±5 SOUTH
OF SOUTH BACK OF CURB OF CHALLIS ROAD

BENCHMARK #2 ELEV. = 941.86 (NAVD88)
WEST BOLT OF HYDRANT
±8' WEST OF WEST BACK OF CURB OF GRAND
RIVER AVENUE, ±20' SOUTHWEST OF SOUTH END
OF ELECTRIC MANHOLE, ±3' EAST OF SIDEWALK

EX. LEGEND

- | | | | |
|-----|--------------------------------------|---|-------------------------|
| (M) | = MEASURED DIMENSION | ⊙ | = SANITARY MANHOLE |
| (R) | = RECORDED DIMENSION | ⊙ | = DRAINAGE MANHOLE |
| ● | = SET 1/2" BAR WITH CAP UNLESS NOTED | ⊙ | = ELECTRIC MANHOLE |
| □ | = FOUND IRON AS NOTED | ⊙ | = TELEPHONE MANHOLE |
| — | = DEED LINE | ⊙ | = CATCH BASIN |
| — | = DISTANCE NOT TO SCALE | ⊙ | = CLEANOUT |
| — | = FENCE | ⊙ | = FIRE HYDRANT |
| — | = ASPHALT | ⊙ | = VALVE |
| — | = CONCRETE | ⊙ | = UTILITY POLE |
| — | = DECK | ⊙ | = LIGHT POLE |
| — | = GRAVEL | ⊙ | = GUY POLE |
| — | = EXISTING SPOT ELEVATION | ⊙ | = GUY WIRE |
| — | = EXISTING CONTOUR ELEVATION | ⊙ | = UTILITY PEDESTAL |
| — | = BUILDING OVERHANG | ⊙ | = TRANSFORMER |
| — | = SANITARY SEWER | ⊙ | = HANDHOLE |
| — | = STORM SEWER | ⊙ | = ELECTRIC METER |
| — | = WATER LINE | ⊙ | = GAS METER |
| — | = GAS LINE | ⊙ | = WATER METER |
| — | = CABLES | ⊙ | = SOIL BORING |
| — | = UNDERGROUND TELEPHONE | ⊙ | = SIGN |
| — | = UNDERGROUND TELEVISION | ⊙ | = POST |
| — | = UNDERGROUND ELECTRIC | ⊙ | = AIR CONDITIONING UNIT |
| — | = OVERHEAD WIRES | ⊙ | = FLAG POLE |
| — | = UNDERGROUND FIBER OPTIC | ⊙ | = AIR CONDITIONER |
| — | = EDGE OF WOODS | ⊙ | = LAWN LIGHT |
| — | = DECIDUOUS TREE | ⊙ | |
| — | = CONIFEROUS TREE | ⊙ | |
| — | = BUSH | ⊙ | |

LEGEND

- | | |
|---|----------------------------------|
| — | = PROPOSED WATER MAIN |
| — | = PROPOSED SANITARY SEWER |
| — | = PROPOSED STORM SEWER |
| ⊙ | = PROPOSED HYDRANT |
| ⊙ | = PROPOSED GATE VALVE |
| ⊙ | = PROPOSED SAN. M.H. |
| ⊙ | = PROPOSED STORM M.H. |
| ⊙ | = PROPOSED C.B. |
| ⊙ | = PROPOSED GRADES |
| ⊙ | = PROPOSED FIRST FLOOR ELEV. |
| ⊙ | = PROPOSED TOP OF CURB ELEV. |
| ⊙ | = PROPOSED TOP OF GROUND ELEV. |
| ⊙ | = PROPOSED TOP OF PAVT. ELEV. |
| ⊙ | = PROPOSED TOP OF WALK ELEV. |
| ⊙ | = DENOTES S.E.S.C. KEYING SYSTEM |



TOTAL SITE AREA: 2.726 ACRES
TOTAL DISTURBED AREA: 2.10 ACRES

PROXIMITY TO NEAREST LAKE/STREAM:
SITE IS ±150 FEET FROM ANY LAKE,
STREAM OR DRAIN. (POND ACROSS
CHALLIS)

- DENOTES EXISTING DRAINAGE FLOW
- DENOTES PROPOSED DRAINAGE FLOW
- SILT FENCE (TYP.)
(ALL SILT FENCE MUST BE 36" HEIGHT)
- LIMITS OF EARTH DISTURBANCE (TYP.)
(ENTIRE SITE)

SOIL TYPE:
OmA: (92%) Owosso-Miami
sandy loam, 0 to 2 percent
slopes.
FrD: (5%) Fox-Boyer
Complex, 12 to 18 percent
CarabA: (3%) Carlisle Muck,
0 to 2 percent slopes

NOTE: STORM WATER RUNOFF FROM THIS SITE WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

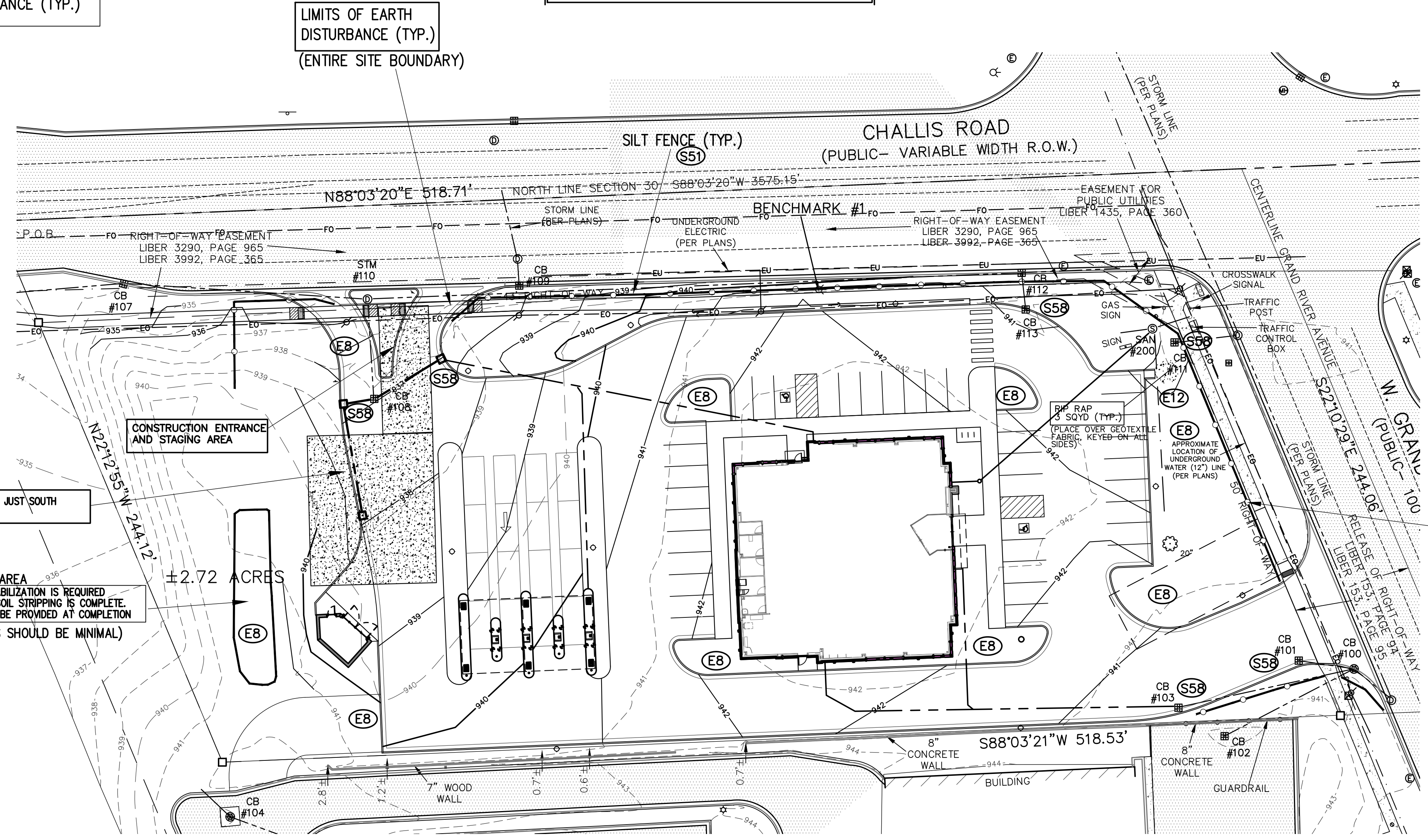
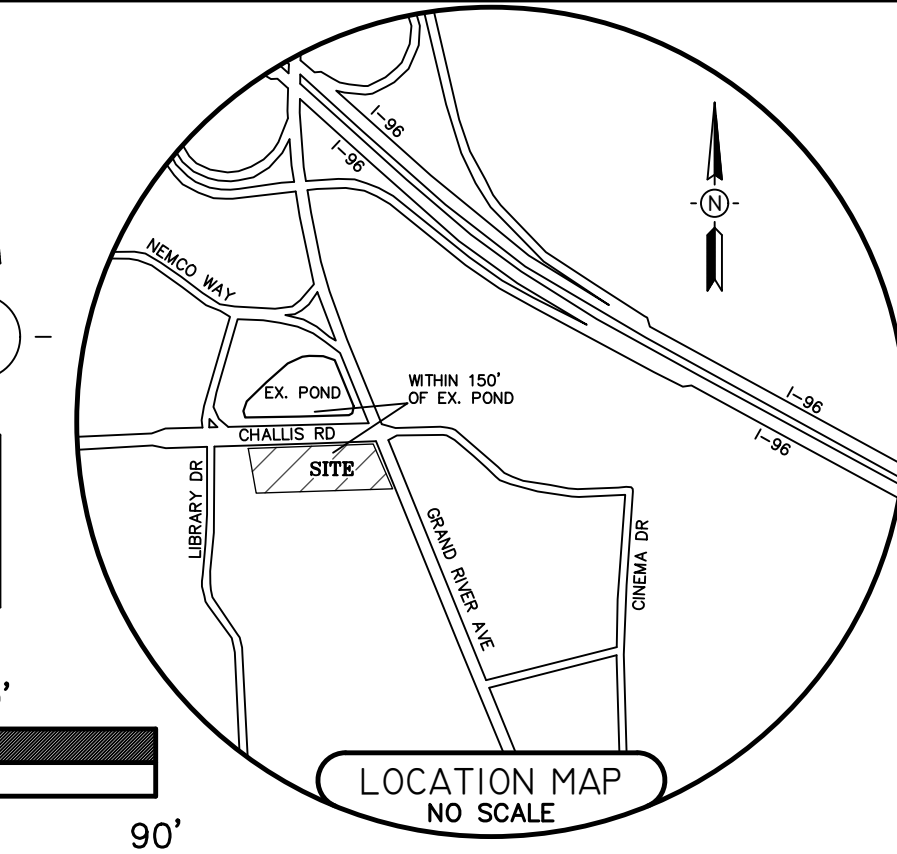
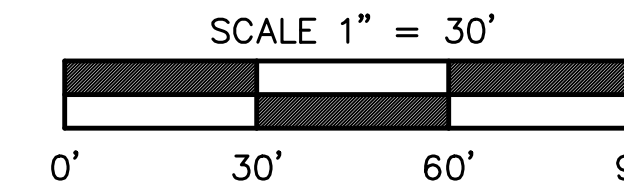
NOTE: ANY STOCKPILE OF SOIL SHALL BE SURROUNDED BY SILT FENCE, SEEDED IF LEFT OVER 30 DAYS.

MSUFUCU - Brighton Branch

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STREET SWEEPING NOTES:
GRAND RIVER & CHALLIS SHALL BE KEPT CLEAN AND FREE OF TRACKED SEDIMENT. A STREET SWEEPER OR A BOBCAT WITH A BROOM ATTACHMENT SHOULD BE KEPT ON SITE TO DEAL WITH ANY OFF-SITE TRACKING AS IT OCCURS.

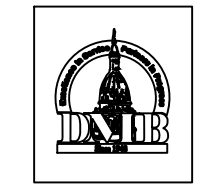
DEWATERING NOTE:
ANY DEWATERING THAT IS REQUIRED SHALL HAVE A DEWATERING PLAN SUBMITTED PRIOR TO STARTING THE ACTIVITY AND MAY REQUIRE EGLE APPROVAL.



TOP SOIL STORAGE AREA
TEMPORARY SEEDING/STABILIZATION IS REQUIRED IMMEDIATELY AFTER TOPSOIL STRIPPING IS COMPLETE. PERMANENT SEEDING TO BE PROVIDED AT COMPLETION (TOP SOIL AMOUNTS SHOULD BE MINIMAL)

SESC NOTES ON SEEDING:
TOP SOIL: 3" DEPTH MINIMUM
GRASS SEED: 210 LBS/ACRE MIN.
FERTILIZER: 150 LBS/ACRE MIN.
STRAW MULCH: 3" IN DEPTH OR 1.5-2 TONS PER ACRE. ALL MULCHING MUST HAVE A TIE DOWN, USE A TACKIFIER OR NET BINDING. (MULCH BLANKETS AS CALLED OUT)
HYDRO-SEEDING - HYDRO SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%. ON SLOPES OVER 1%, STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER, OR STRAW BLANKETS PEGGED IN PLACE

CONSTRUCTION SCHEDULE & SEQUENCING:	2023		2024									
	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER
PLACE AND MAINTAIN TEMPORARY EROSION CONTROLS												
DEMOLITION, TOPSOIL STRIPPING & STOCKPIILING												
ON-SITE UTILITIES CONSTRUCTION												
SITE GRADING & EARTHWORK												
BUILDING & PARKING LOT CONSTRUCTION												
TOPSOIL SPREADING												
PERMANENT SEEDING												
FINAL INSPECTIONS & REMOVE TEMPORARY EROSION CONTROLS												



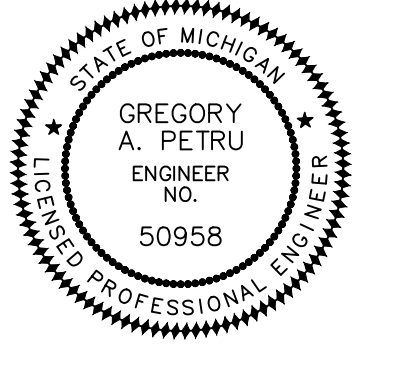
MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET
S-E-S-C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

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MICHIGAN STATE UNIVERSITY FEDERAL CREDIT UNION
Michigan State University Federal Credit Union
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KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
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Marshall Office Ph. 269-781-9800 E-101634



Issued for

10.25.2023 CITY COUNCIL APPROVAL
10.04.2023 SITE PLAN APPROVAL
09.15.2023 SITE PLAN APPROVAL
09.01.2023 PRELIMINARY SITE PLAN

Drawn: GAP Preliminary
Checked: GAP Construction
Recorded: GAP Record

Approved: GAP Do not scale
Bidpak Number: Use figured dimensions only

Job Number: 2023038
Title: SOIL EROSION PLAN

Sheet C006

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CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN



SOUTHFIELD • DETROIT

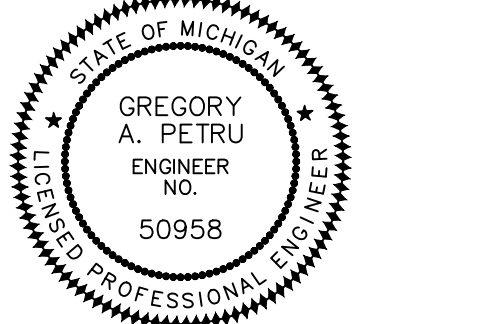
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Brighton, MI 48116



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Calculations for Stormwater Runoff Volume Control

SITE NAME: MSUFCU-BRIGHTON

Total Site Disturbed Area: 0.75 acres

2-Year, 24-Hour Rainfall: 2.42 in (See Rainfall Tab for regional rainfall value or site specific rainfall event may be substituted with DNRE approval)

Catchment	Cover Type	Soil Type	Area (sf)	Area (ac)	CN (from TR-55)	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
Pre-Development Conditions	Woods / Meadow	A	0	0	30	23.3	0.239369797	0
	Open Space	A	0	0	39	15.6	0.033587392	0
	Woods	B	0	0	55	8.2	0.068494681	0
	Meadow	B	0	0	58	7.2	0.114968453	0
	Open Space	B	0	0	61	6.4	0.17287823	0
	Woods	C	0	0	70	4.3	0.41762719	0
	Meadow	C	0	0	71	4.1	0.451846569	0
	Open Space	C	31859.784	0.7314	74	3.5	0.563795961	1496.868128
	Woods	D	0	0	77	3.0	0.690671598	0
	Meadow	D	0	0	78	2.8	0.736538307	0
Post-Development Conditions	Open Space	D	0	0	80	2.5	0.834027149	0
	Impervious	N/A	54348	1.25	98	0.2	2.19122478	9924.057011
	Other:	N/A	0	0	65	5.38	0.268123978	0
	TOTAL:	N/A	86207.8	2.0	N/A	N/A	N/A	11,421

Catchment	Cover Type	Soil Type	Area (sf)	Area (ac)	CN*	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
Post-Development Conditions	Impervious	N/A	54568.004	1.25	98	0.2	2.19122478	9964.230221
	Open Space	C	31639.98	0.73	74	3.5	0.563795961	1486.541088
	Open Space	D	0	0	80	2.5	0.834027149	0
	TOTAL:	N/A	86208	2.0	N/A	N/A	N/A	11,451

Runoff Volume Increase (ft³): 30

Runoff Volume Increase = (Post-Dev. Runoff Volume) MINUS (Pre-Dev. Runoff Volume)

1. **Runoff (in)** = $Q = (P - I_a)^2 / (P - I_a) + S$ Where: P = 2-Year, 24-Hour Rainfall (in)
I_a = 0.25 therefore; S = 1000/CN - 10
Runoff (in) = $Q = (P - 0.25)^2 / (P + 0.85)$ CN = Curve Number
Q = Runoff (in) Area = Area of specific land cover (ft²)

2. **Runoff Volume (ft³)** = $Q \times 1/12 \times \text{Area}$

* Runoff Volume must be calculated separately for pervious and impervious areas (without using a weighted CN)

SEWER INVENTORIES

CATCH BASIN #100 RIM = 940.27 12" RCP NW = 936.85 12" RCP SE = PIPE INACCESSIBLE 12" RCP W = PIPE INACCESSIBLE 12" RCP NW = PIPE INACCESSIBLE	CATCH BASIN #108 RIM = 938.10 12" CMP NE = 933.99 12" PROP. NE 934.04 12" PROP. W 934.10	CATCH BASIN #109 RIM = 936.62 12" RCP N = 934.26	CATCH BASIN #111 RIM = 940.02 12" RCP E = 937.57
CATCH BASIN #101 RIM = 940.05 12" RCP SE = 937.14	CATCH BASIN #112 RIM = 939.73 12" CMP E = 934.69 12" CMP S = 935.34 12" RCP W = 934.69	CATCH BASIN #113 RIM = 940.45 12" CMP N = 936.72	CATCH BASIN #107 RIM = 933.44
CATCH BASIN #102 RIM = 941.76 8" CMP NE = 936.95	CATCH BASIN #103 RIM = 940.26 12" CMP E = 937.34 6" PROP. W 937.50	CATCH BASIN #104 RIM = 940.91 48" RCP SE = 930.27 48" RCP NW = 930.27	CATCH BASIN #106 RIM = 931.51 12" RCP E = 928.87 12" RCP W = 927.91 CATCH BASIN #107 RIM = 933.44
CATCH BASIN #103 RIM = 940.26 12" CMP E = 937.34 6" PROP. W 937.50	CATCH BASIN #110 RIM = 941.76 8" CMP NE = 936.95	CATCH BASIN #105 RIM = 934.26 STRUCTURE FULL OF WATER, NO VISIBLE PIPES	SANITARY MANHOLE #200 RIM = 941.49 8" UNKNOWN MATERIAL E = 934.97 6" PVC S = 935.48 8" UNKNOWN MATERIAL W = 935.23

PROP. STORM

CB#1
RIM 937.00
T/C 937.50
12" SW 934.20
8" SE 934.30

CB#2
RIM 936.85
T/C 937.35
12" E 934.17
12" S 934.17

CB#3
RIM 937.90
T/C 938.40
12" N 934.41

9,730 SF = 0.22 ACRES
USE 'C' = 0.80 FOR SITE

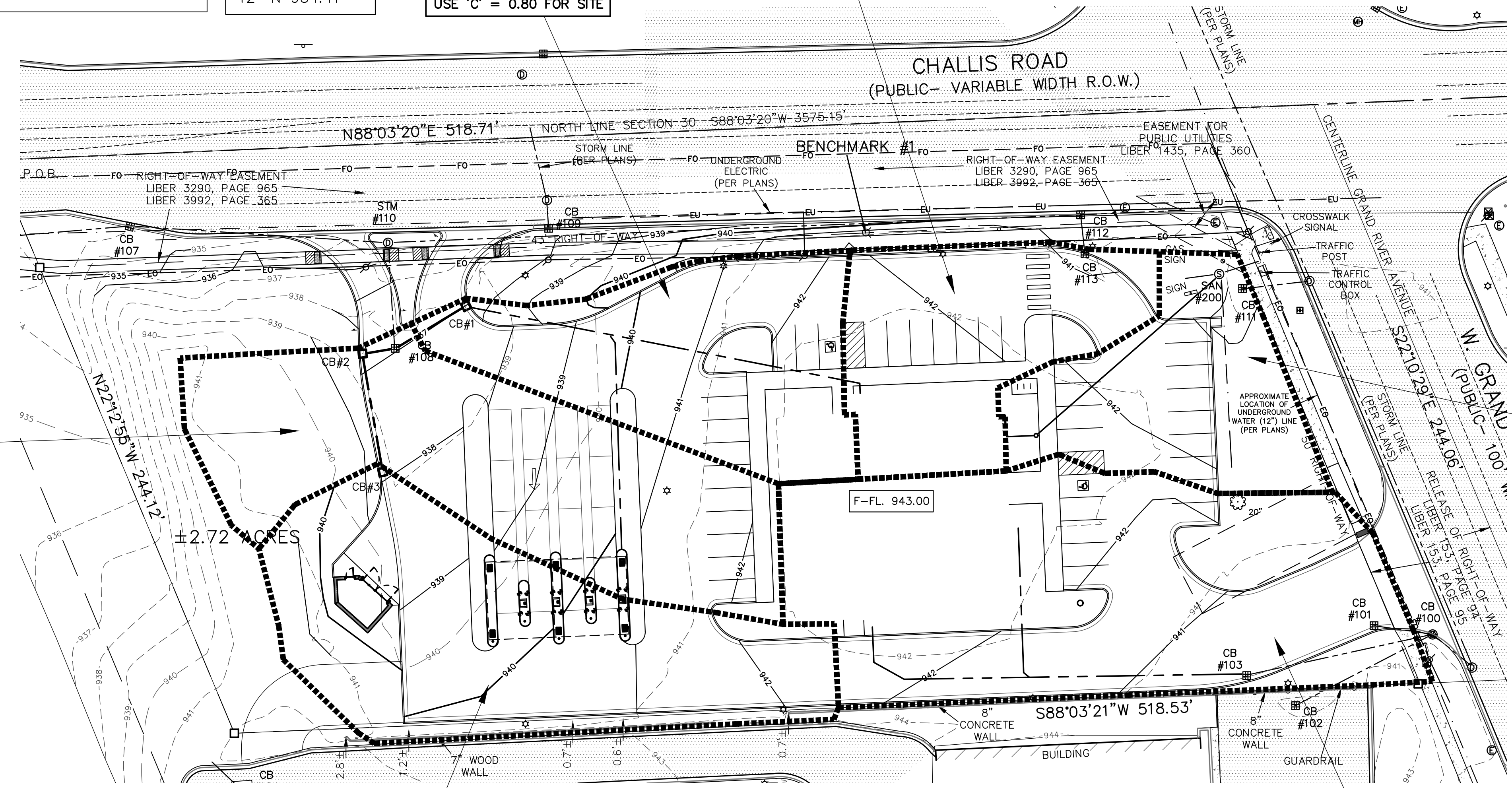
8,033 SF = 0.185 ACRES
USE 'C' = 0.80 FOR SITE

14,250 SF = 0.33 ACRES
USE 'C' = 0.80 FOR SITE

7,303 SF = 0.168 ACRES
USE 'C' = 0.80 FOR SITE

14,573 SF = 0.335 ACRES
USE 'C' = 0.80 FOR SITE

19,823 SF = 0.455 ACRES
USE 'C' = 0.80 FOR SITE



STORM DRAINAGE COMPUTATIONS BY: PROJECT MSUFCU - BRIGHTON

KEBS, INC. SHEET # 1 OF 2
2116 Haslet Road
Haslet, MI 48840
(517) 339-1014
CALCULATED BY: GP DATE: 10/4/2023
CHECKED BY: DATE:

10 YEAR STORM

STR #	CB3	TO STR#	CB2	INCREMENT AC. =	0.34	"C" =	0.80
INCREMENT "CA" =	0.27	TOT AC. =	0.34	TOT "CA" =	0.27	TC =	10.00
Q10	1.29	SIZE	12	"V" =	3.22	LENGTH	48
INV. UP =	934.41	INV. DOWN =	934.17	HYD. %	0.13%	REMARKS	TIS 0.25 SLOPE = 0.50%
HYD EL UP =	935.23	HYD EL DOWN =	935.17				

STR #	CB2	TO STR#	EXCB108	INCREMENT AC. =	0.33	"C" =	0.80
INCREMENT "CA" =	0.26	TOT AC. =	0.67	TOT "CA" =	0.53	TC =	10.25
Q10	2.50	SIZE	12	"V" =	3.22	LENGTH	13
INV. UP =	934.17	INV. DOWN =	934.10	HYD. %	0.49%	REMARKS	TIS 0.07 SLOPE = 0.50%
HYD EL UP =	935.16	HYD EL DOWN =	935.10				

STR #	CB1	TO STR#	EXCB108	INCREMENT AC. =	0.22	"C" =	0.80
INCREMENT "CA" =	0.18	TOT AC. =	0.22	TOT "CA" =	0.18	TC =	10.00
Q10	0.86	SIZE	12	"V" =	3.22	LENGTH	33
INV. UP =	934.21	INV. DOWN =	934.04	HYD. %	0.06%	REMARKS	TIS 0.17 SLOPE = 0.50%
HYD EL UP =	935.06	HYD EL DOWN =	935.04				

STR #	EXCB108	TO STR#	EXST110	INCREMENT AC. =	0.00	"C" =	0.80
INCREMENT "CA" =	0.00	TOT AC. =	0.89	TOT "CA" =	0.71	TC =	10.17
Q10	3.36	SIZE	12	"V" =	9.52	LENGTH	42
INV. UP =	934.04	INV. DOWN =	932.20	HYD. %	0.88%	REMARKS	TIS 0.07 SLOPE = 4.38%
HYD EL UP =	933.57	HYD EL DOWN =	933.20				

STORM DRAINAGE COMPUTATIONS BY: PROJECT MSUFCU - BRIGHTON

KEBS, INC. SHEET # 2 OF 2
2116 Haslet Road
Haslet, MI 48840
(517) 339-1014
CALCULATED BY: GP DATE: 10/4/2023
CHECKED BY: DATE:

10 YEAR STORM

STR #	EXCB113	TO STR#	EXCB112	INCREMENT AC. =	0.19	"C" =	0.80
INCREMENT "CA" =	0.15	TOT AC. =	0.19	TOT "CA" =	0.15	TC =	10.00
Q10	0.71	SIZE	12	"V" =	12.95	LENGTH	17
INV. UP =	936.72	INV. DOWN =	935.34	HYD. %	0.04%	REMARKS	TIS 0.02 SLOPE = 8.11%
HYD EL UP =	936.35	HYD EL DOWN =	936.34				

STR #	EXCB103	TO STR#	EXCB100	INCREMENT AC. =	0.35	"C" =	0.80
INCREMENT "CA" =	0.28	TOT AC. =	0.35	TOT "CA" =	0.28	TC =	10.00
Q10	1.33	SIZE	12	"V" =	3.52	LENGTH	74
INV. UP =	937.34	INV. DOWN =	936.89	HYD. %	0.14%	REMARKS	TIS 0.35 SLOPE = 0.60%
HYD EL UP =	937.99	HYD EL DOWN =	937.89				

STR #	EXCB101	TO STR#	EXCB100	INCREMENT AC. =	0.11	"C" =	0.80
INCREMENT "CA" =	0.08	TOT AC. =	0.11	TOT "CA" =	0.08	TC =	10.00
Q10	0.38	SIZE	12	"V" =	3.52	LENGTH	22
INV. UP =	937.14	INV. DOWN =	937.00	HYD. %	0.01%	REMARKS	TIS 0.10 SLOPE = 0.60%
HYD EL UP =	938.00	HYD EL DOWN =	938.00				

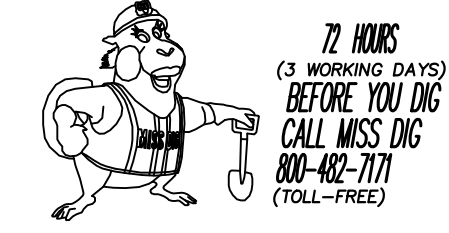
- ### EX. LEGEND
- (M) = MEASURED DIMENSION
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 - = FOUND IRON AS NOTED
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 - = ASPHALT
 - = CONCRETE
 - = DECK
 - = GRAVEL
 - = EXISTING SPOT ELEVATION
 - = EXISTING CONTOUR ELEVATION
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 - = GAS LINE
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 - = UNDERGROUND TELEVISION
 - = UNDERGROUND ELECTRIC
 - = OVERHEAD WIRES
 - = UNDERGROUND FIBER OPTIC
 - = EDGE OF WOODS
 - = DECIDUOUS TREE
 - = CONIFEROUS TREE
 - = BUSH
 - = SANITARY MANHOLE
 - = DRAINAGE MANHOLE
 - = ELECTRIC MANHOLE
 - = TELEPHONE MANHOLE
 - = CATCH BASIN
 - = CLEANOUT
 - = FIRE HYDRANT
 - = VALVE
 - = UTILITY POLE
 - = LIGHT POLE
 - = GUY POLE
 - = GUY WIRE
 - = UTILITY PEDESTAL
 - = TRANSFORMER
 - = HANDHOLE
 - = ELECTRIC METER
 - = GAS METER
 - = WATER METER
 - = SOIL BORING
 - = SIGN
 - = POST
 - = AIR CONDITIONING UNIT
 - = FLAG POLE
 - = AIR CONDITIONER
 - = LAWN LIGHT

- ### LEGEND
- = PROPOSED WATER MAIN
 - = PROPOSED SANITARY SEWER
 - = PROPOSED STORM SEWER
 - = PROPOSED HYDRANT
 - = PROPOSED SAN. VALVE
 - = PROPOSED SAN. M.H.
 - = PROPOSED C.B.
 - = PROPOSED GRADES
 - = PROPOSED FIRST FLOOR ELEV.
 - = PROPOSED TOP OF CURB ELEV.
 - = PROPOSED TOP OF GROUND ELEV.
 - = PROPOSED TOP OF PAVT ELEV.
 - = PROPOSED TOP OF WALK ELEV.
 - = DENOTES S.E.S.C. KEYING SYSTEM

BENCHMARKS

BENCHMARK #1 ELEV. = 942.65 (NAVD88)
SOUTH BOLT OF HYDRANT
±7' NORTH OF BACK OF CURB OF PARKING LOT
WEST BOLT OF HYDRANT
±5' SOUTH OF SOUTH BACK OF CURB OF CHALLIS ROAD

BENCHMARK #2 ELEV. = 941.86 (NAVD88)
WEST BOLT OF HYDRANT
±8' WEST OF WEST BACK OF CURB OF GRAND RIVER AVENUE, ±20' SOUTHWEST OF SOUTH END OF ELECTRIC MANHOLE, ±3' EAST OF SIDEWALK



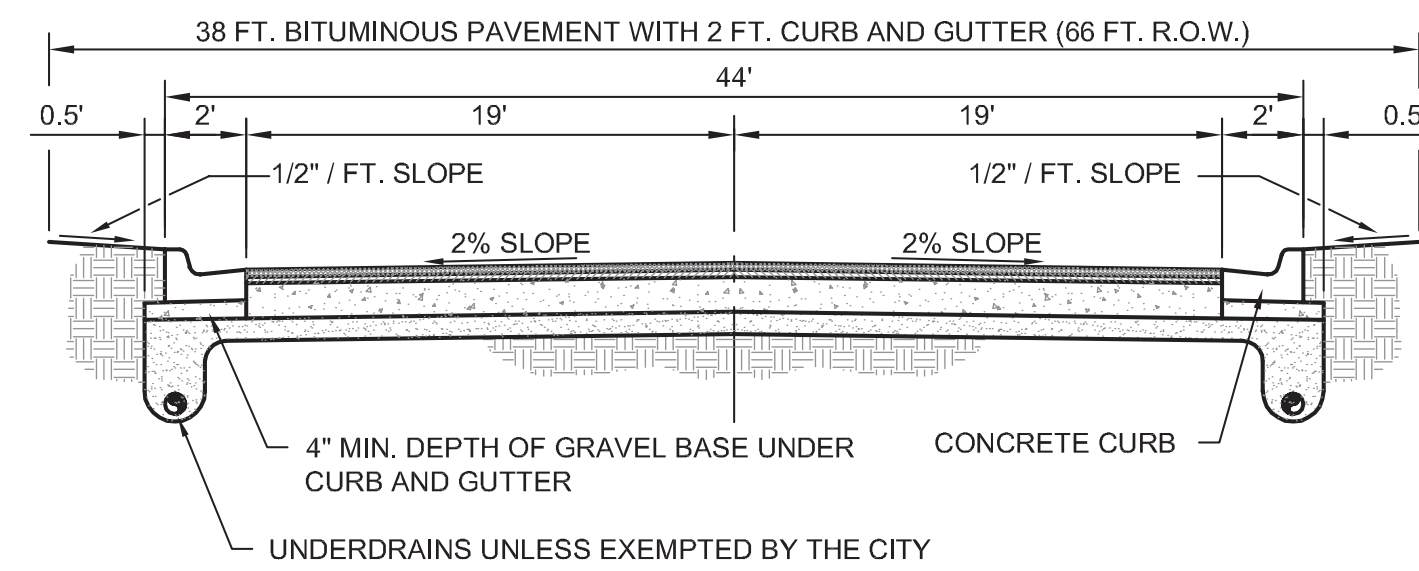
10.25.2023 CITY COUNCIL APPROVAL
10.04.2023 SITE PLAN APPROVAL
09.15.2023 SITE PLAN APPROVAL
09.01.2023 PRELIMINARY SITE PLAN

Drawn: GAP
Checked: GAP
Approved: GAP
Bids/pak Number: _____

Preliminary
 Construction
 Record

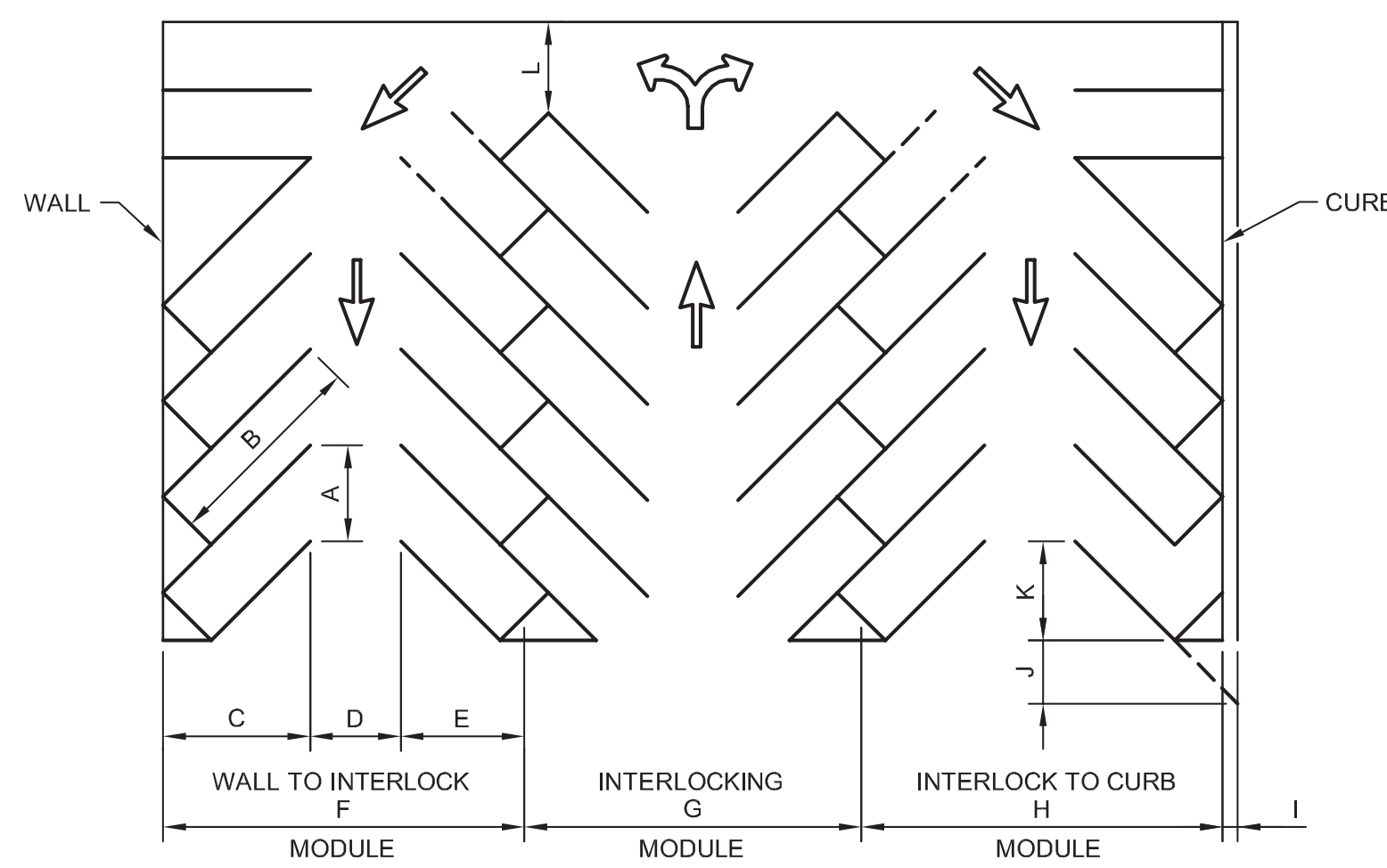
Do not scale
Use figured dimensions only

Job Number: **2023038**
Title: **PROP. DRAINAGE MAP & STORM CALCULATIONS**
Sheet: **C008**



1-1/2" BITUMINOUS AGGREGATE WEARING COURSE M.D.O.T. MIX 36A.
 USE 0.10 GAL/SY SS-1h BOND COAT BETWEEN COURSES.
 5" BITUMINOUS AGGREGATE LEVELING COURSE M.D.O.T. MIX 11A (2 COURSES).
 10" GRAVEL BASE, M.D.O.T. SPECIFICATION NO. 22A.
 12" CLASS II SUBBASE (DEPENDING ON SOILS) PREPARED, COMPACTED SUBGRADE.

TYPICAL COLLECTOR OR INDUSTRIAL PAVEMENT CROSS-SECTION



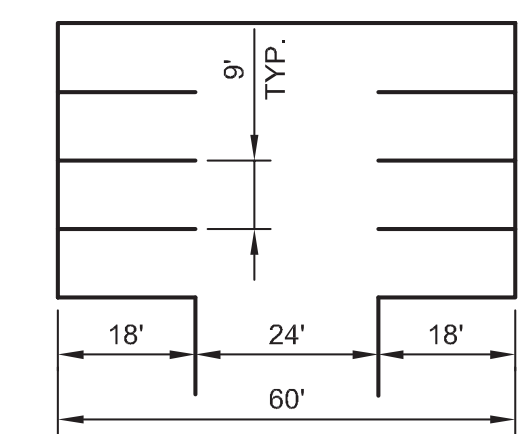
X = STALL NOT ACCESSIBLE IN CERTAIN LAYOUTS

PARKING LOT DIMENSIONS

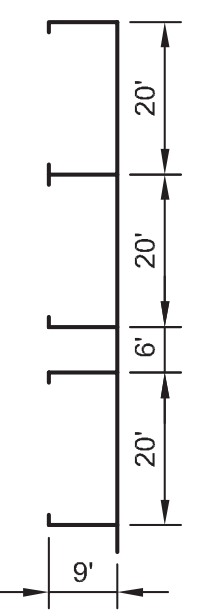
DIMENSION	ON DIAGRAM	45°	60°	75°	90°
STALL WIDTH PARALLEL TO AISLE	A	12.7	10.4	9.3	9.0
STALL LENGTH OF LINE	B	25.0	22.0	20.0	18.5
STALL DEPTH TO WALL	C	17.5	19.0	19.5	18.5
AISLE WIDTH BETWEEN STALL LINES	D	12.0	16.0	23.0	26.0
STALL DEPTH, INTERLOCK	E	15.3	17.5	18.8	18.5
MODULE, WALL TO INTERLOCK	F	44.8	52.5	61.3	63.0
MODULE, INTERLOCKING	G	42.6	51.0	61.0	63.0
MODULE, INTERLOCK TO CURB FACE	H	42.8	50.2	58.8	60.5
BUMPER OVERHANG (TYPICAL)	I	2.0	2.3	2.5	2.5
OFFSET	J	6.3	2.7	0.5	0.0
SETBACK	K	11.0	8.3	5.0	0.0
CROSS AISLE, ONE-WAY	L	14.0	14.0	14.0	14.0
CROSS AISLE, TWO-WAY	M	24.0	24.0	24.0	24.0

TYPICAL ANGLED PARKING LAYOUT

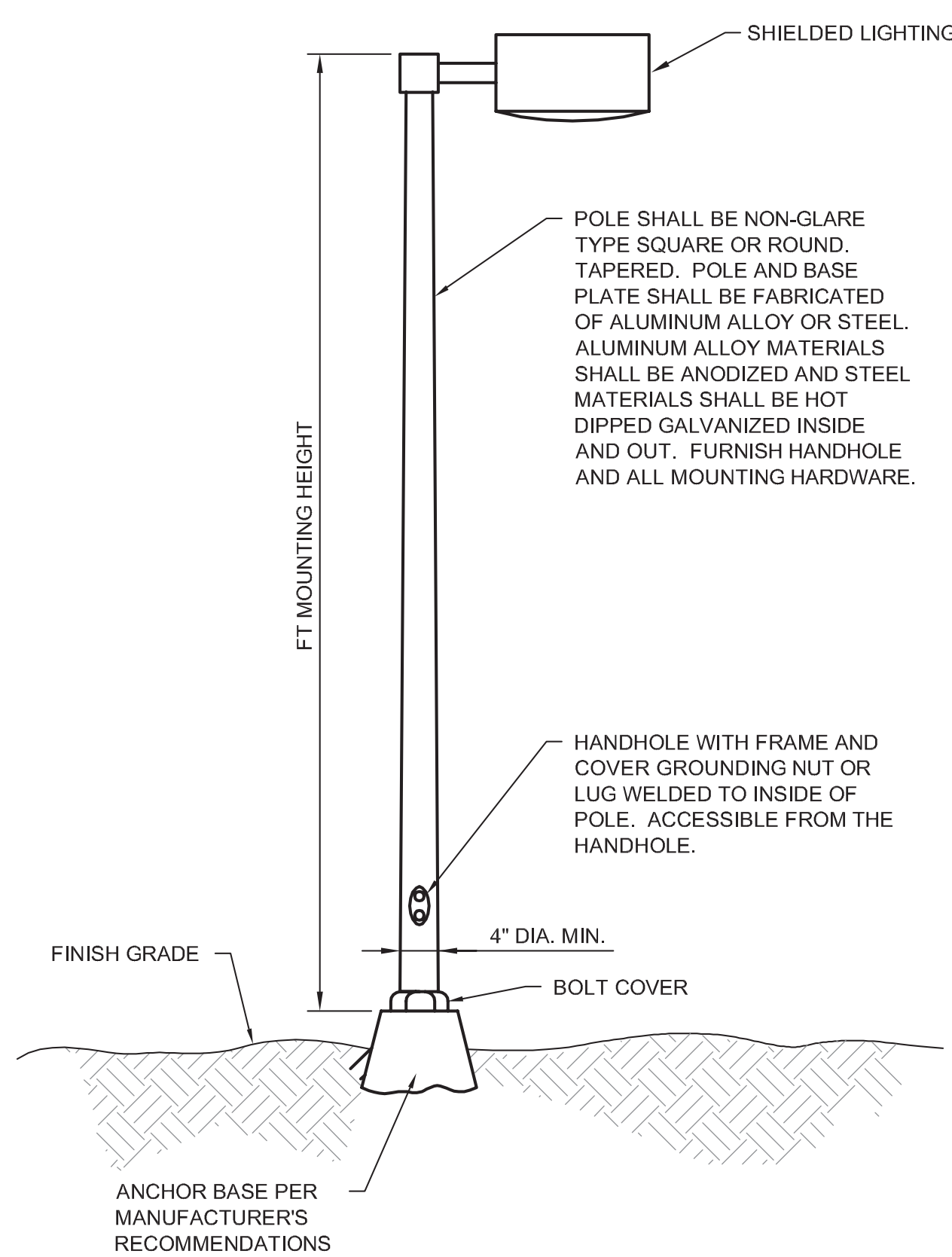
NOTE: PARKING DIMENSIONS ARE FOR 9 FOOT WIDE STALLS



TYPICAL 90° PARKING LAYOUT

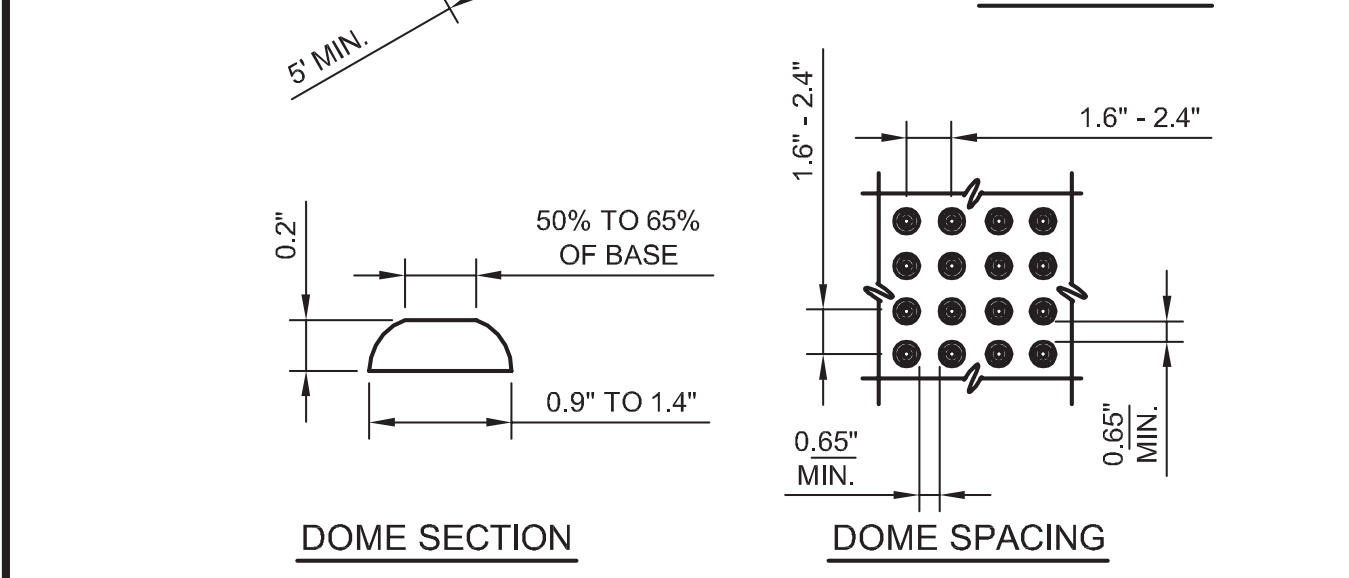
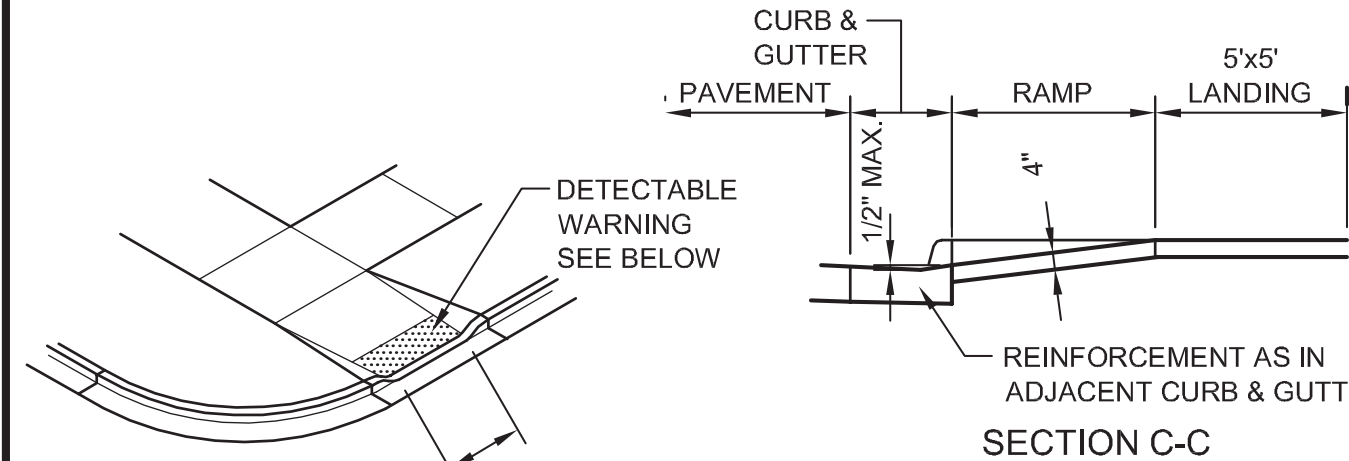
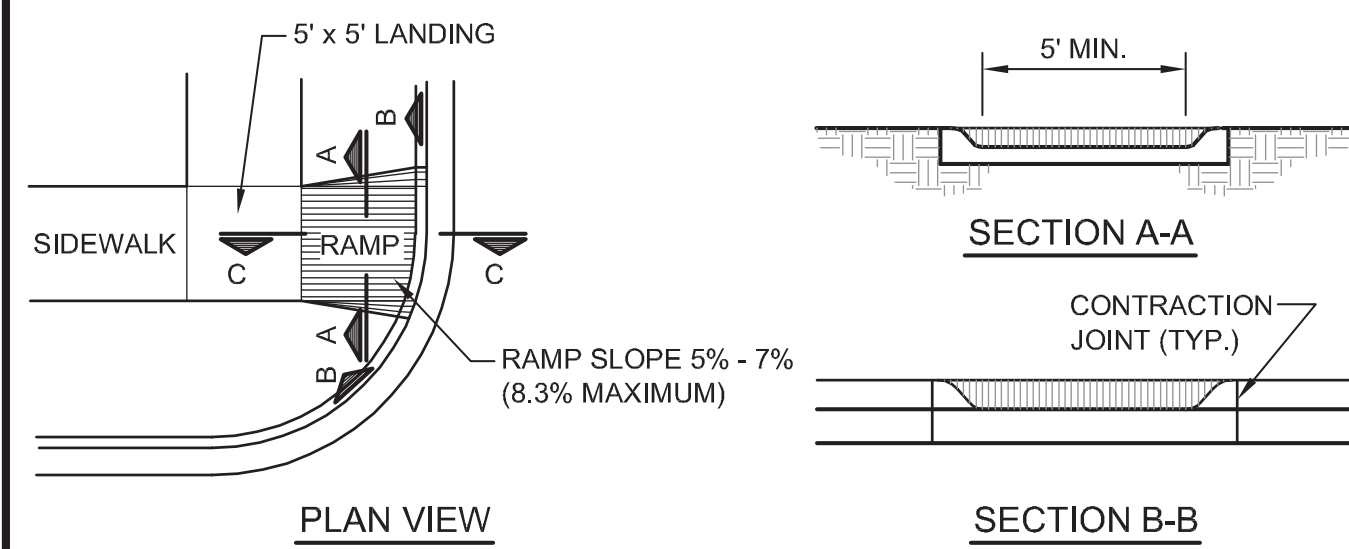


TYPICAL PARALLEL PARKING



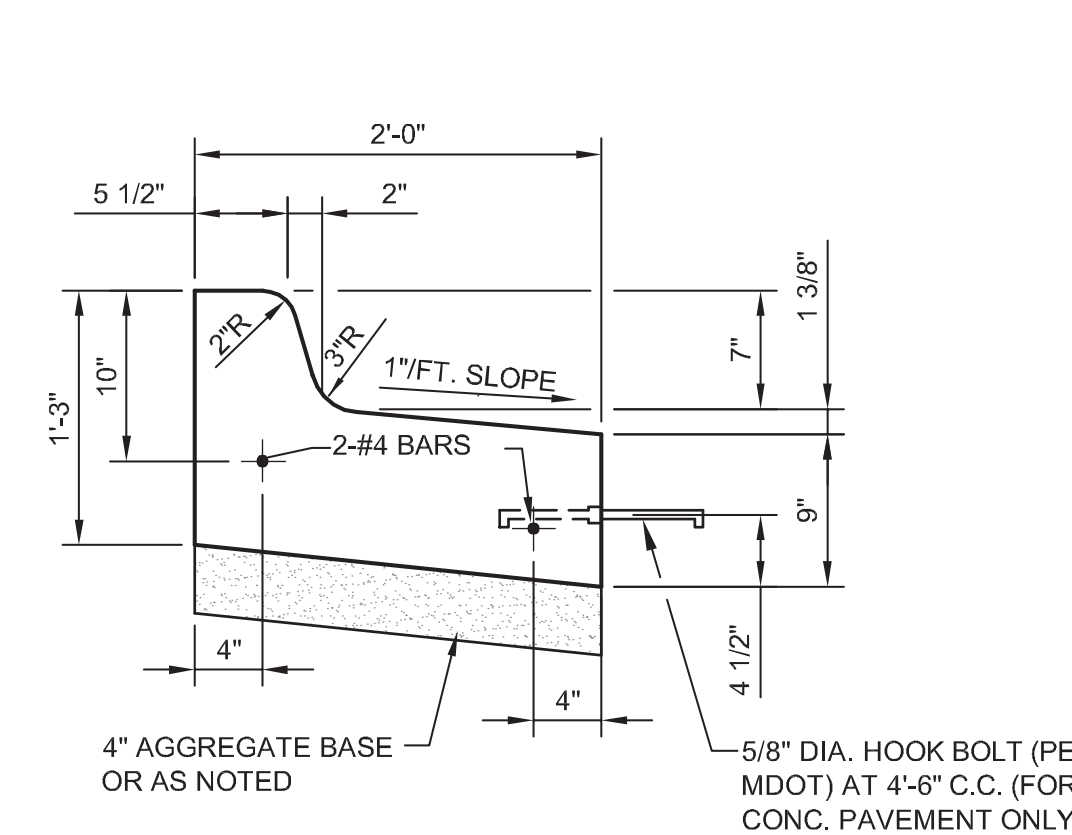
NOTES:
 1. NO LIGHT STANDARD SHALL BE MORE THAN 20 FEET IN HEIGHT.
 2. PARKING LOT LIGHTING SHALL MEET THE LUMINAIRE REQUIREMENTS OF SECTION 98-83 OF THE ZONING ORDINANCE.

TYPICAL PARKING AREA LIGHTING

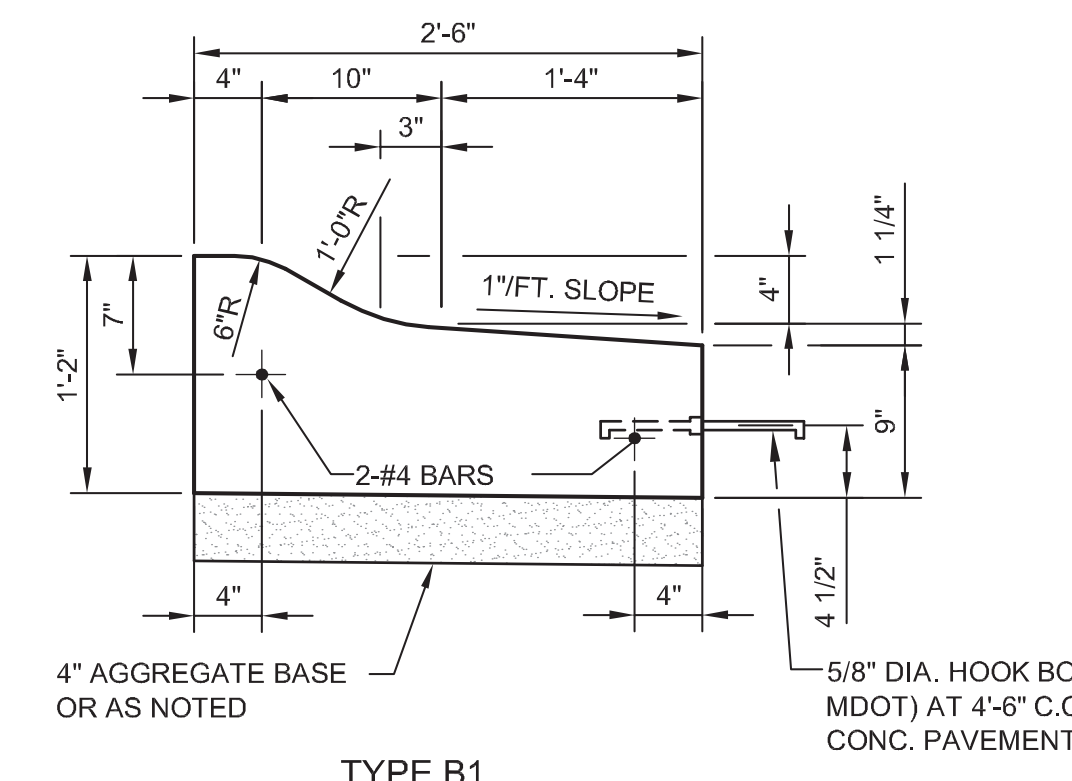


NOTE: SEE MDOT R-28-F SIDEWALK RAMP AND DETECTABLE WARNING DETAILS FOR ADDITIONAL INFORMATION.

SIDEWALK RAMP

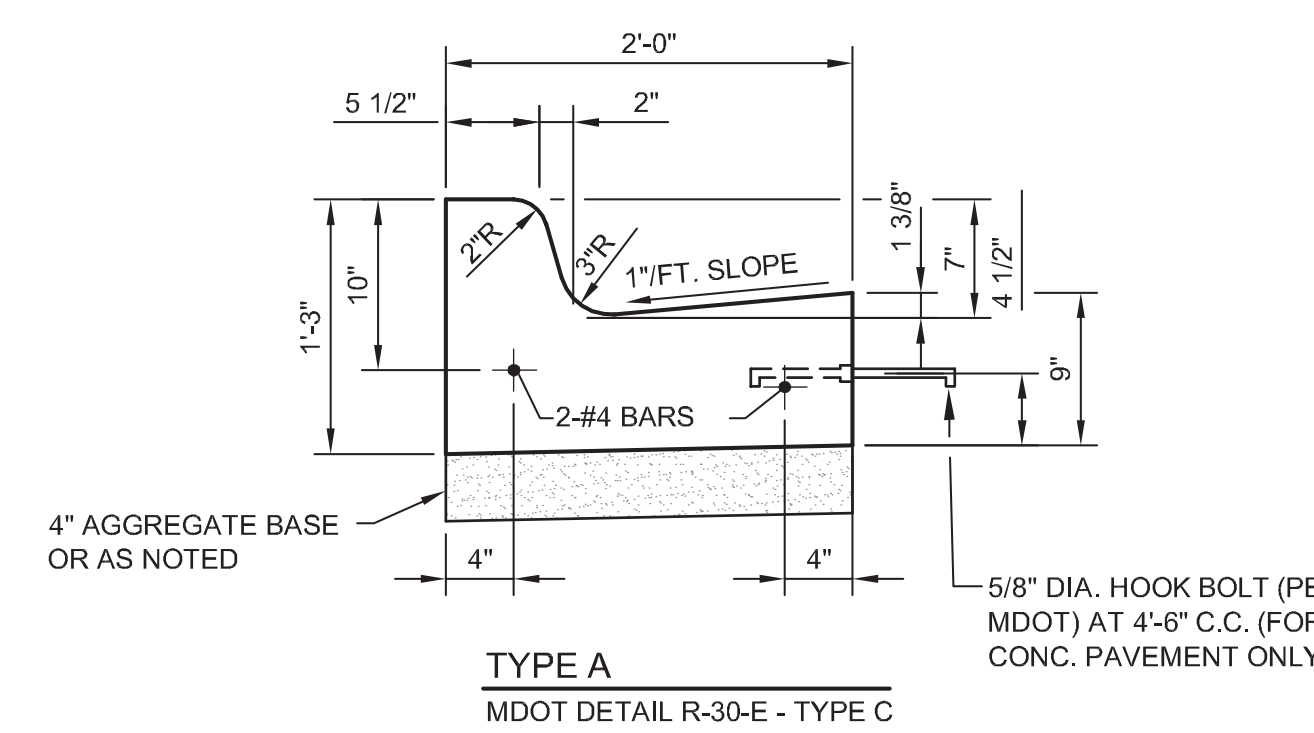


TYPE A1
MDOT DETAIL R-30-E - TYPE C - MODIFIED

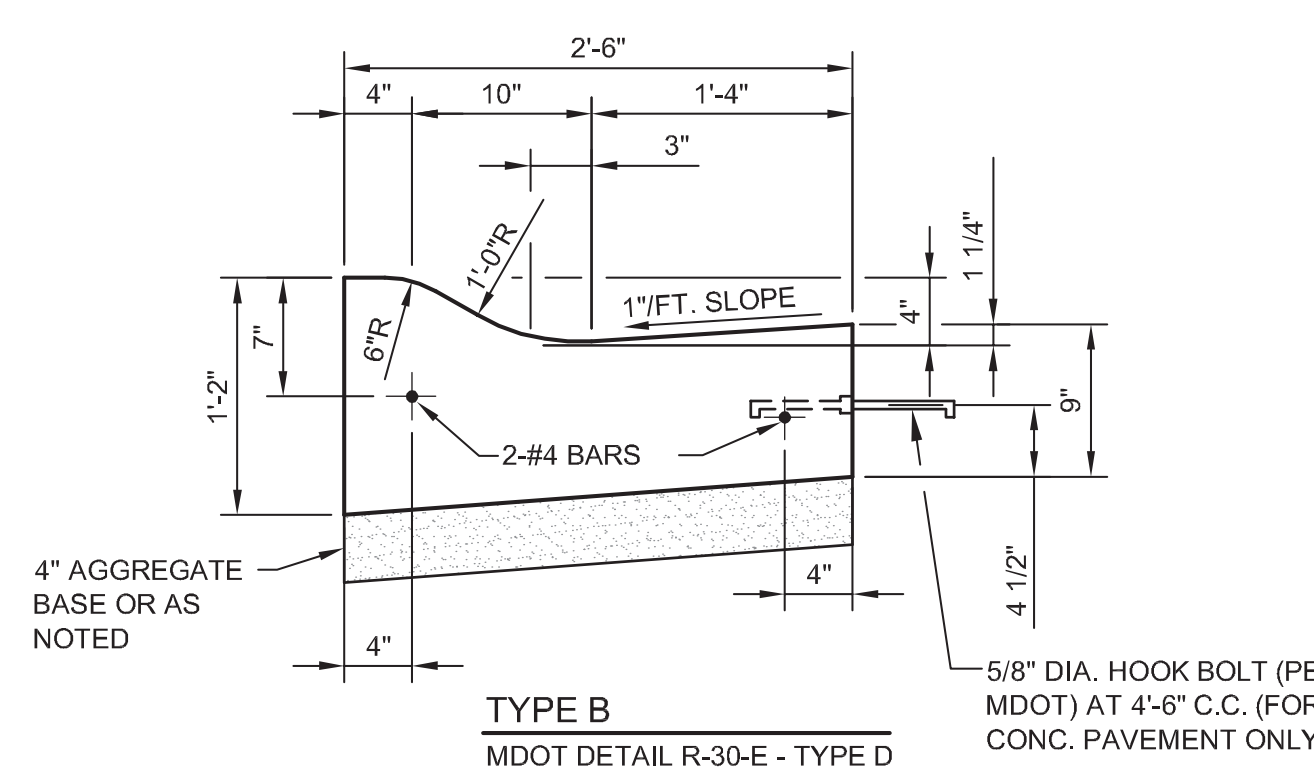


TYPE B1
MDOT DETAIL R-30-E - TYPE D - MODIFIED

CONCRETE CURB SPILLOUT

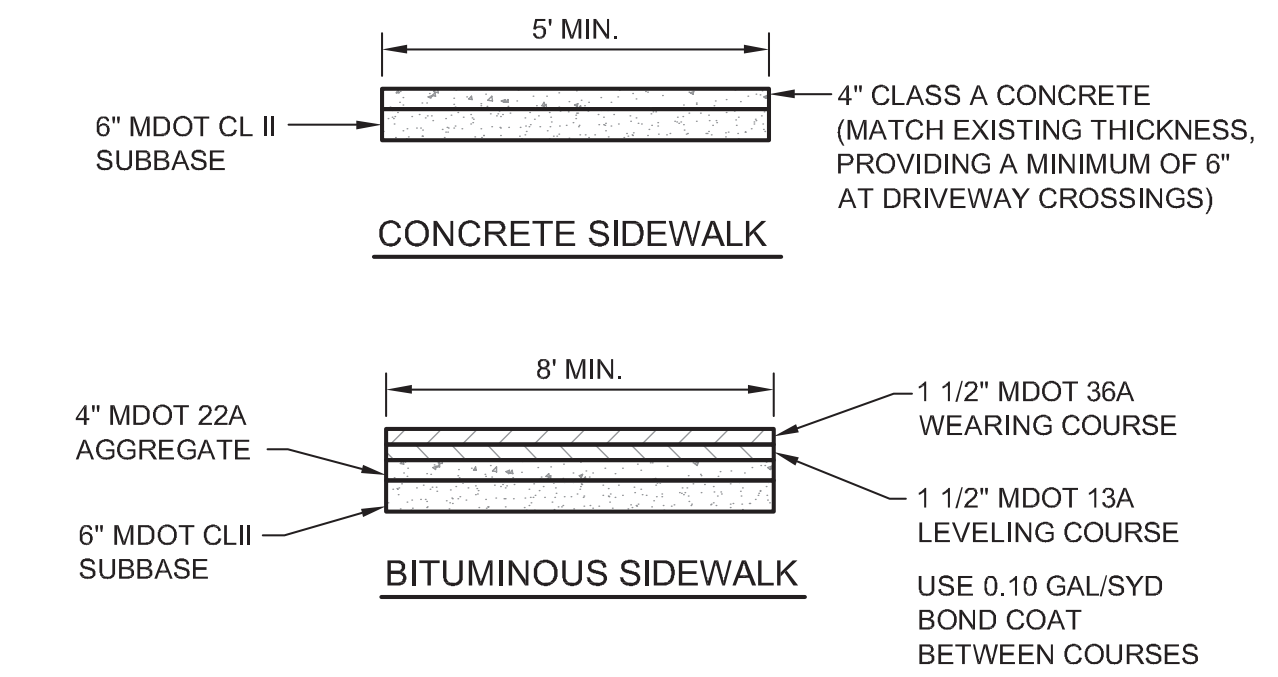


TYPE A
MDOT DETAIL R-30-E - TYPE C

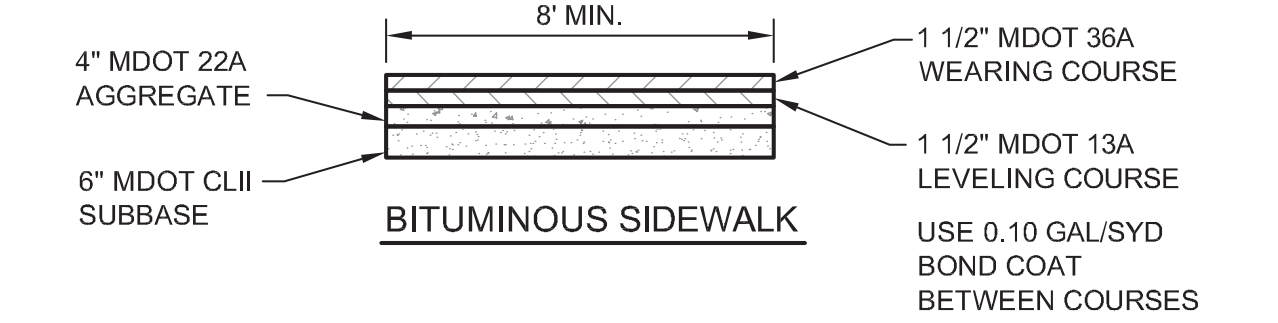


TYPE B
MDOT DETAIL R-30-E - TYPE D

CONCRETE CURB AND GUTTER



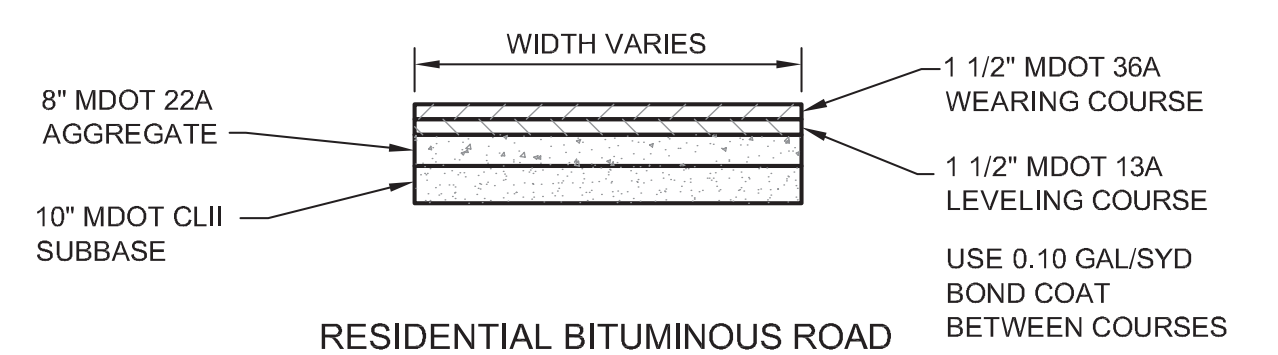
CONCRETE SIDEWALK



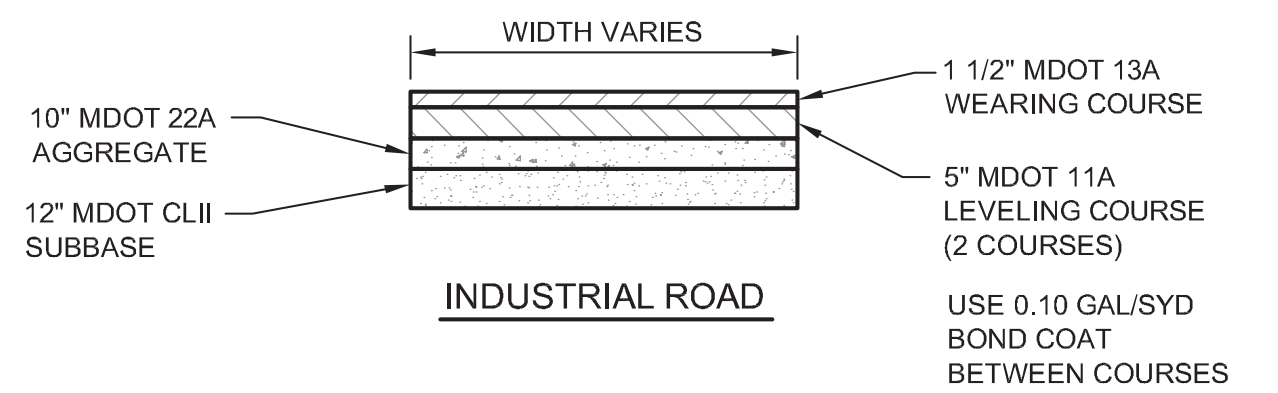
BITUMINOUS SIDEWALK

NOTES:
 1. SIDEWALKS WITHIN THE DOWNTOWN BUSINESS DISTRICT ARE SUBJECT TO SPECIAL REQUIREMENTS.
 2. CONCRETE SIDEWALKS TO BE PROVIDED ACROSS COMMERCIAL AND INDUSTRIAL DRIVEWAY ENTRANCES/ EXITS.

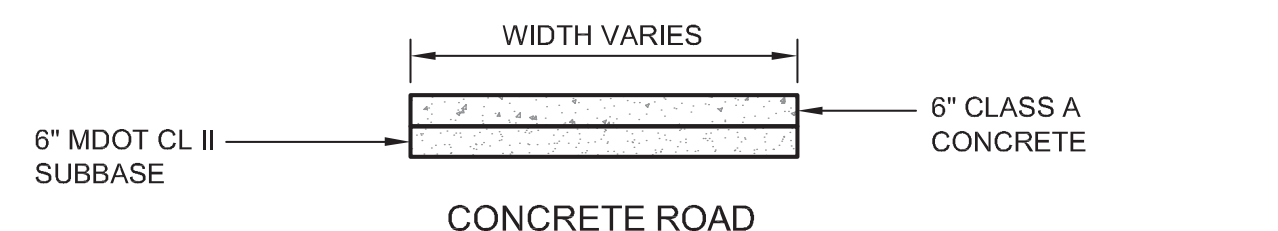
TYPICAL SIDEWALK SECTIONS



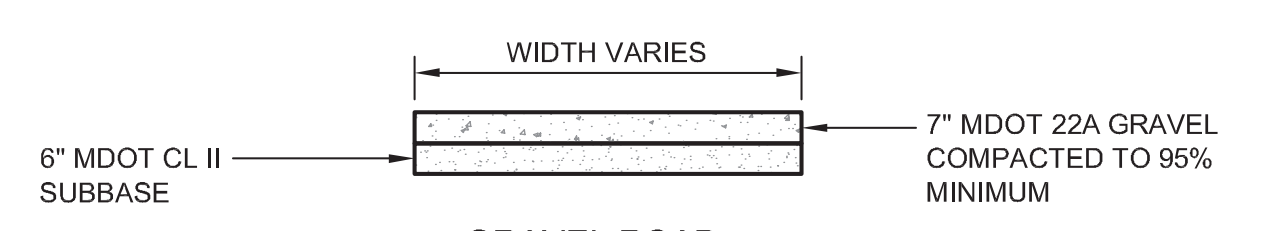
RESIDENTIAL BITUMINOUS ROAD



INDUSTRIAL ROAD

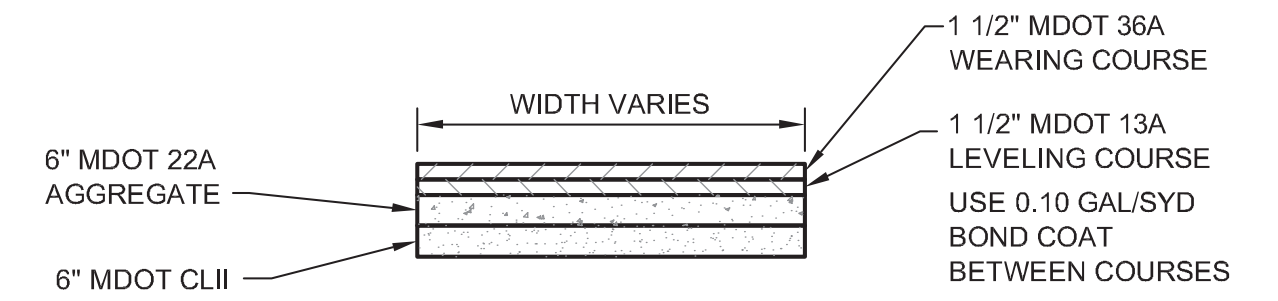


CONCRETE ROAD

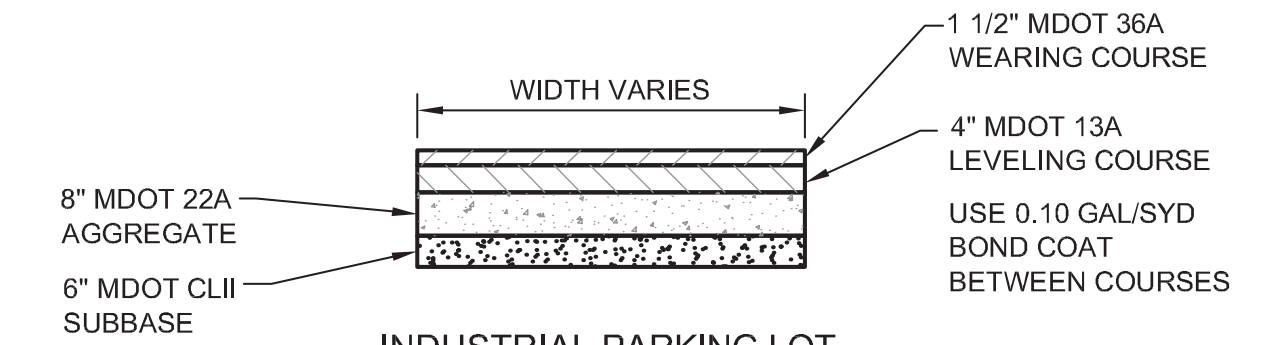


GRAVEL ROAD

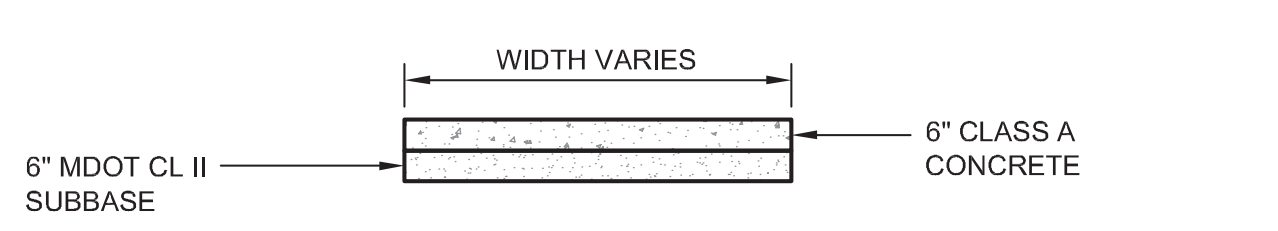
ROADWAY CROSS SECTIONS



LIGHT DUTY PARKING LOT



INDUSTRIAL PARKING LOT



CONCRETE PARKING LOT

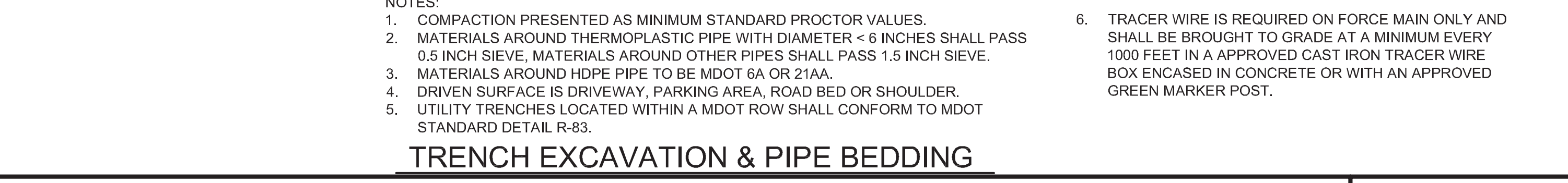
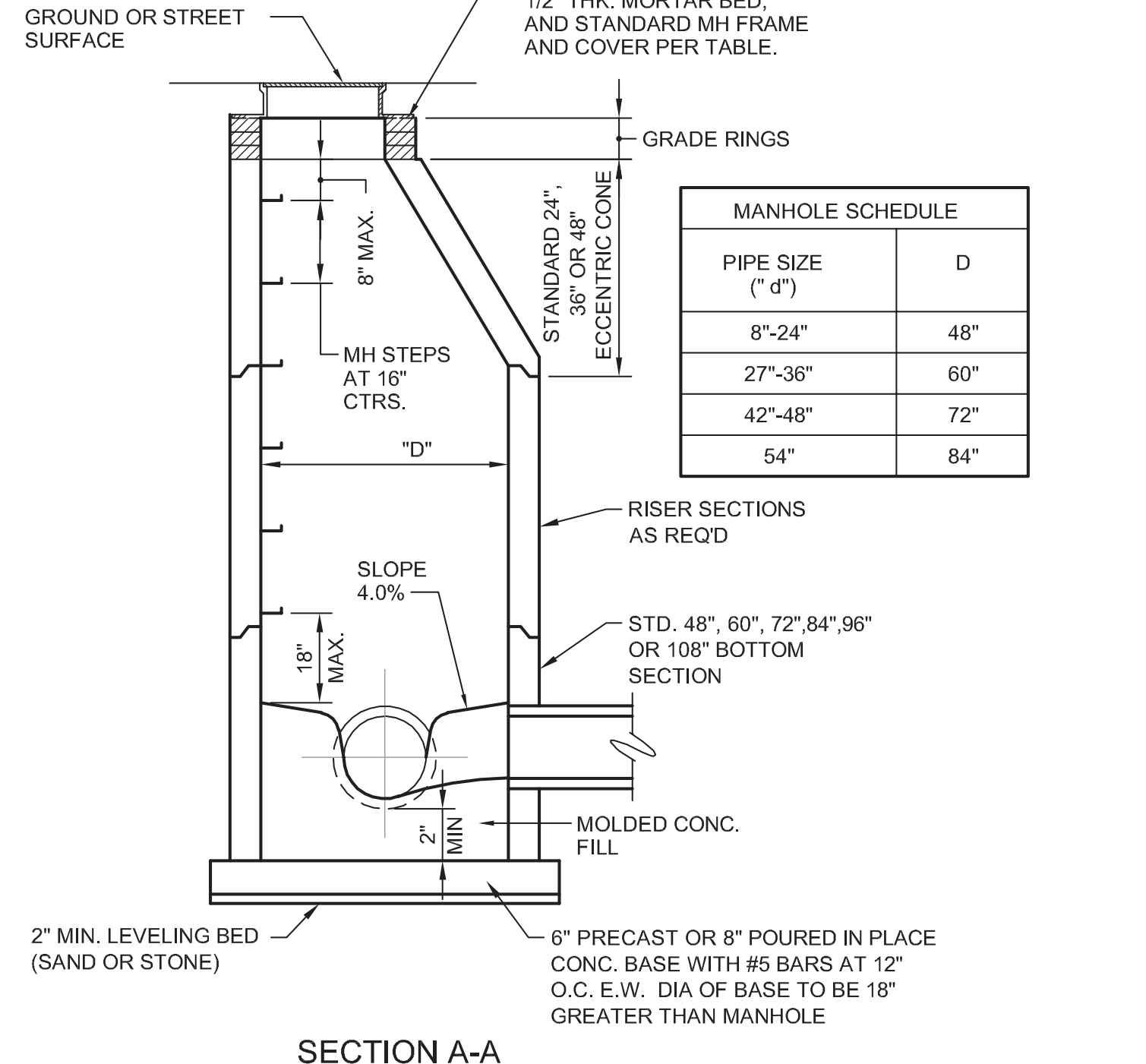
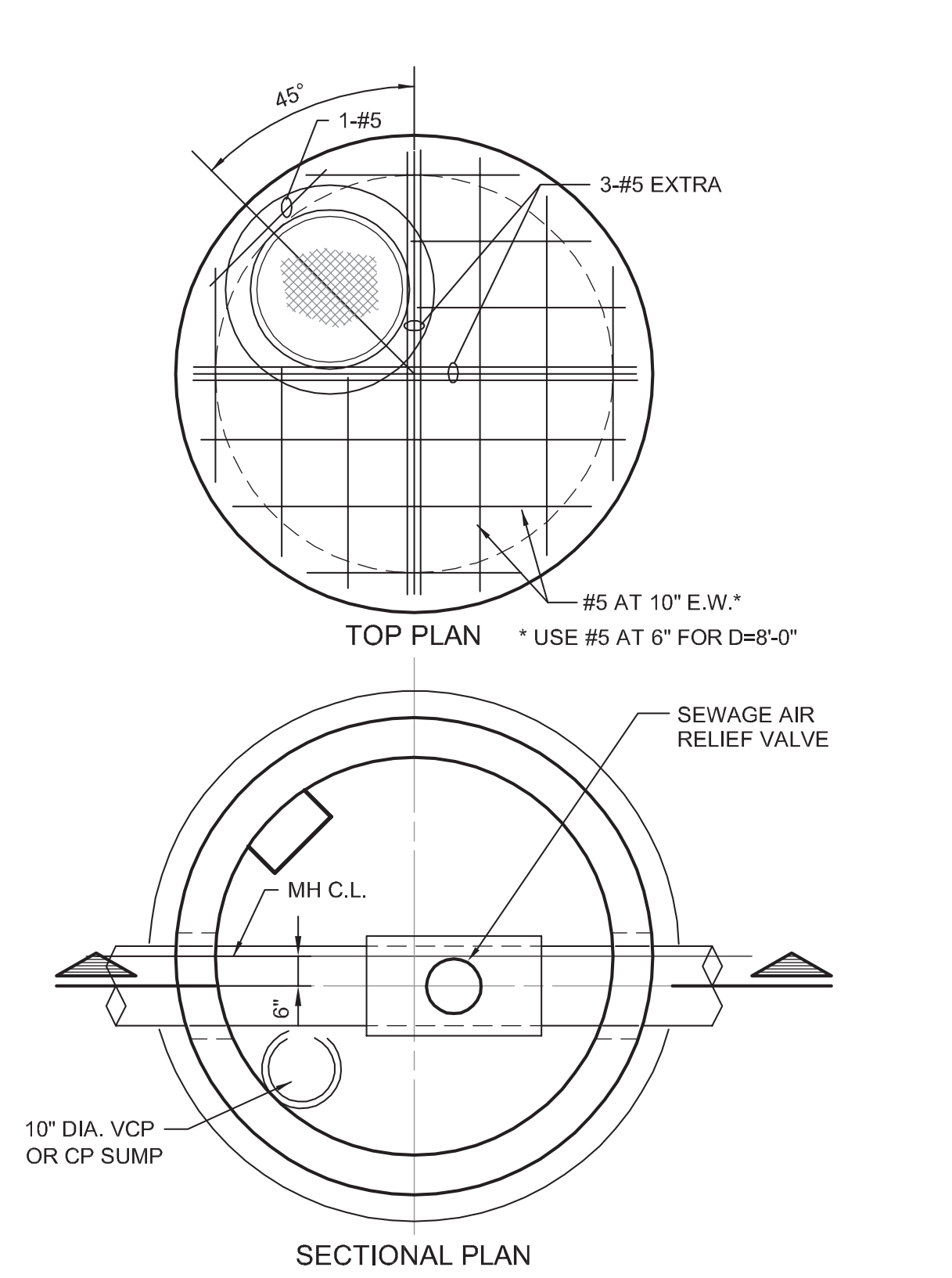
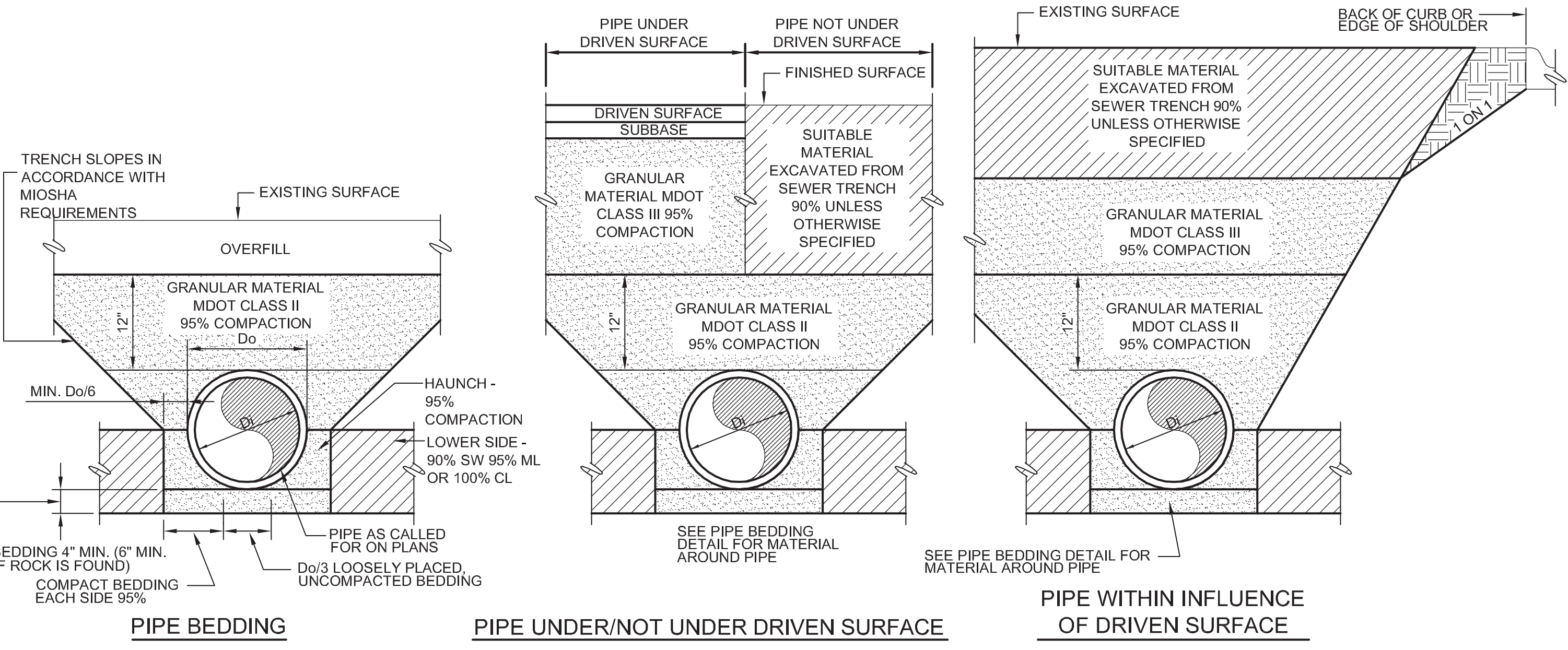
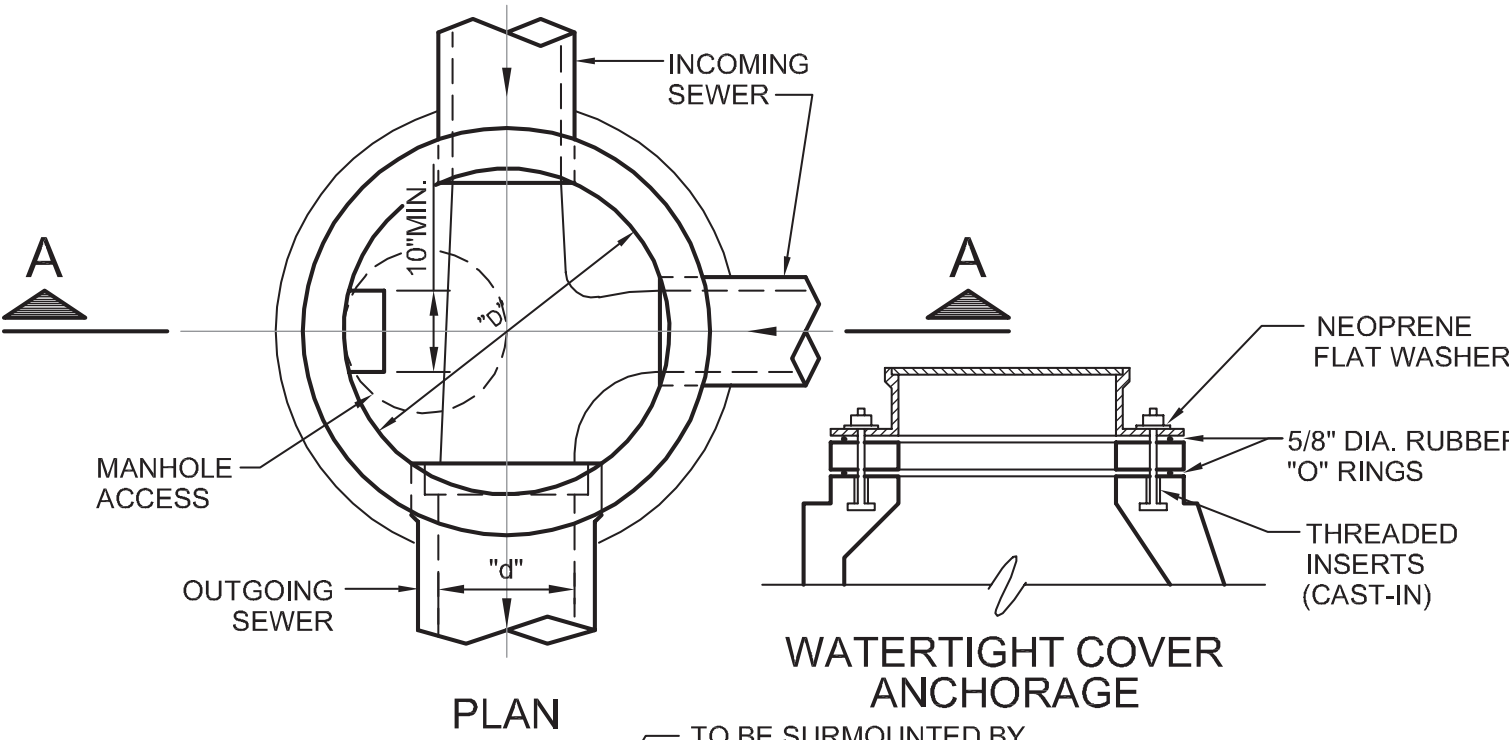
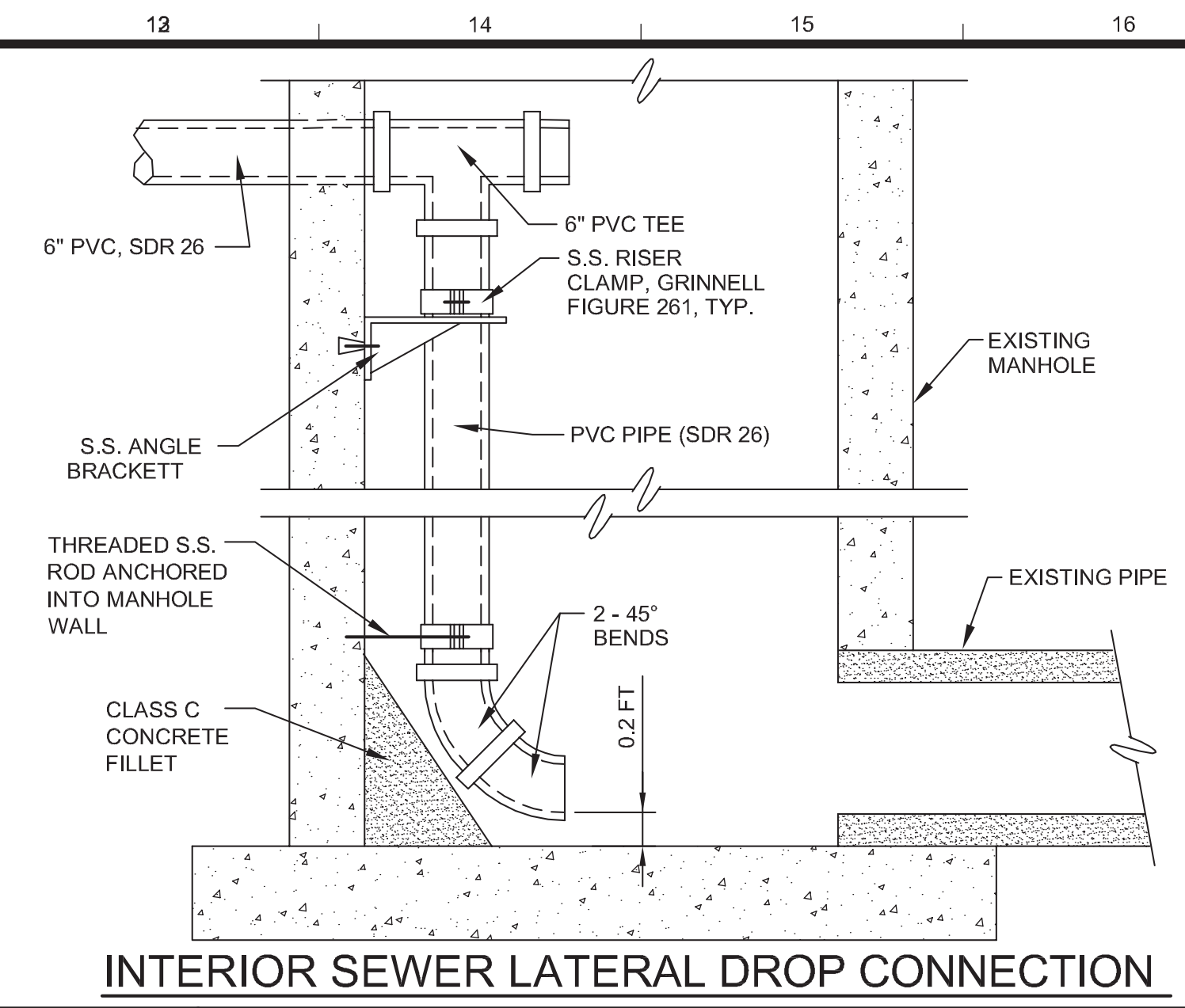
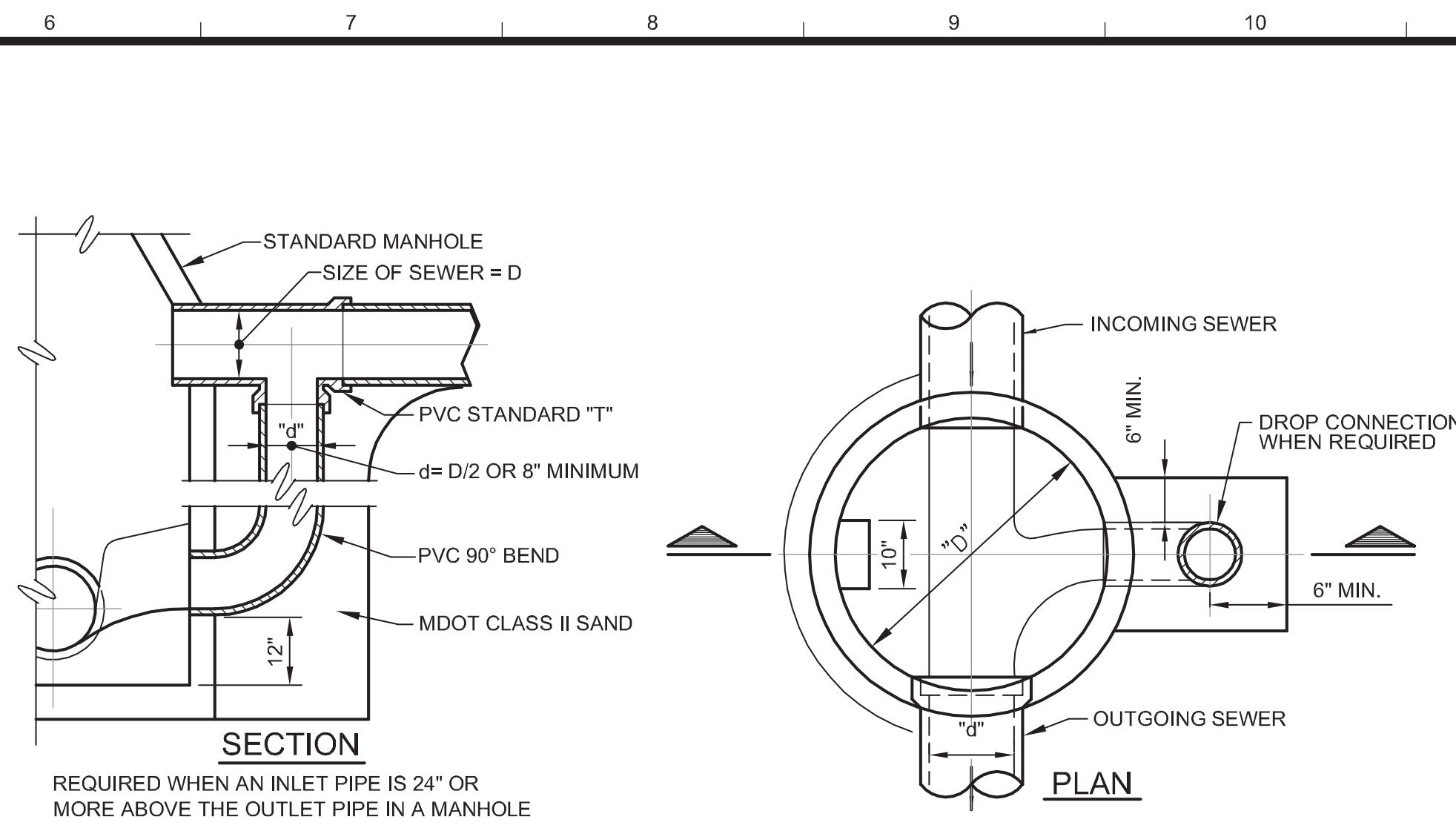
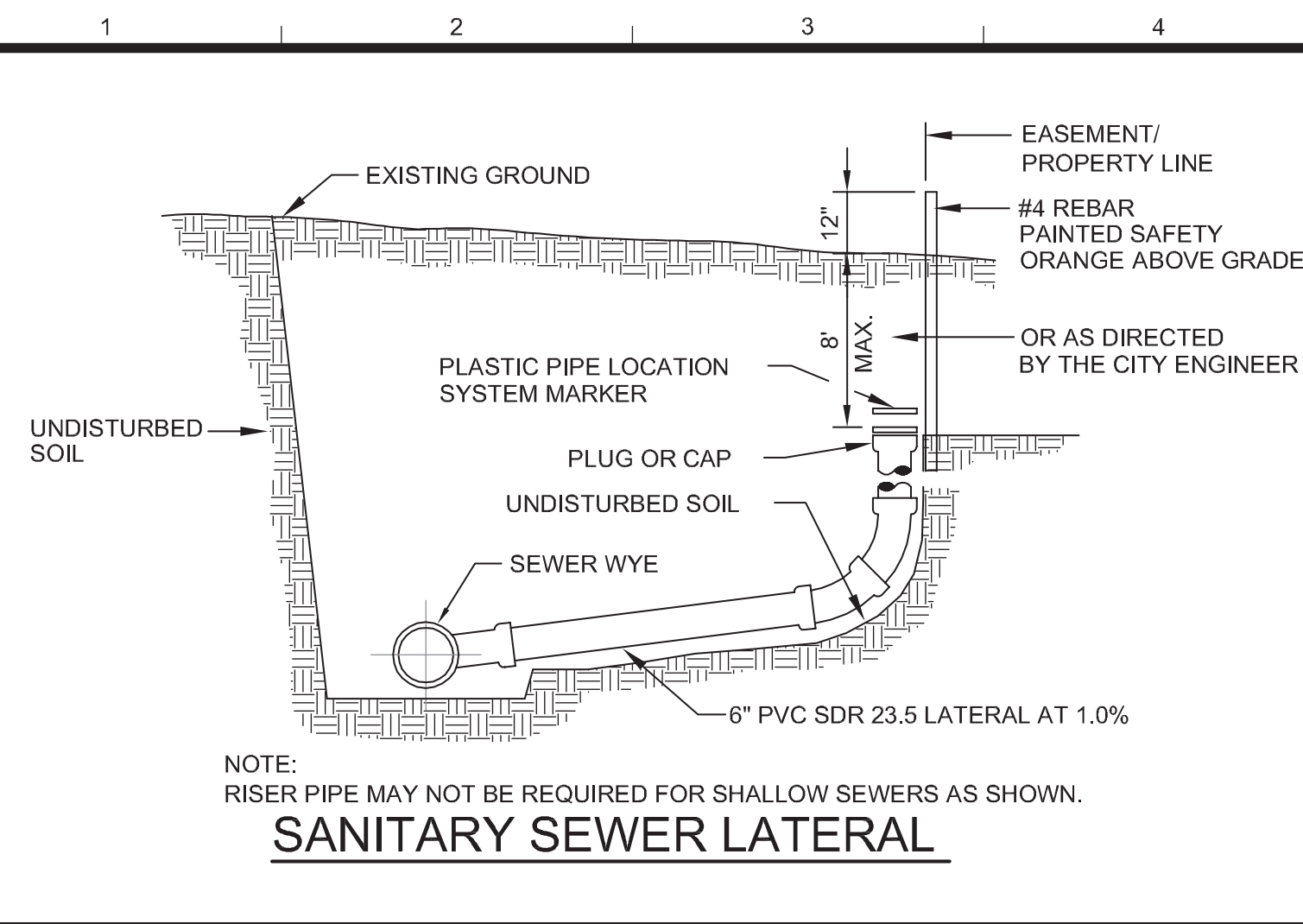
PARKING LOT CROSS SECTIONS



CITY OF BRIGHTON

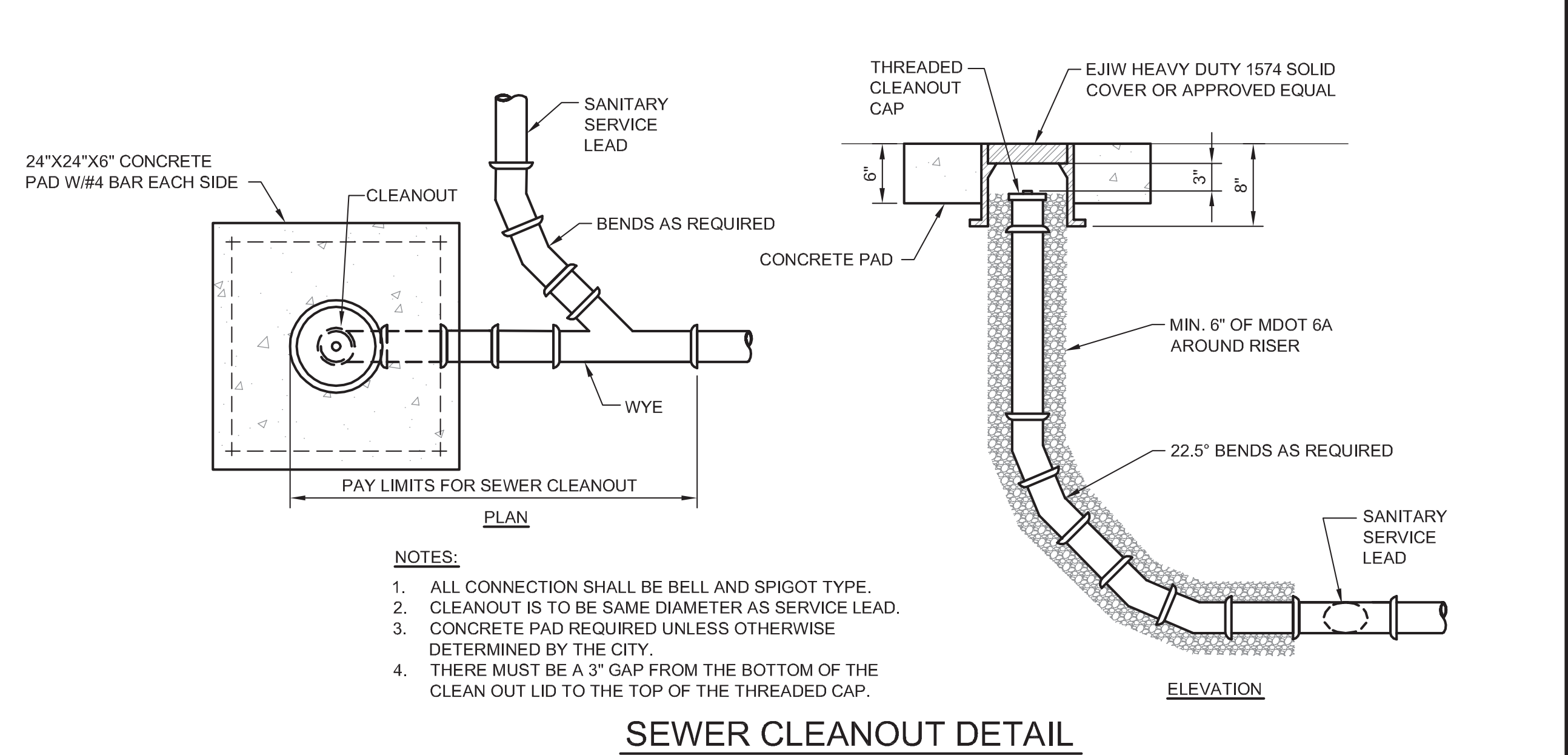
ROADWAY, PARKING & SIDEWALK STANDARD DETAILS

Scale: NONE
 Issued Date: MAY - 2014



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

FRAME & COVER FOR SANITARY SEWER MANHOLES			
TYPE	TYPE OF COVER	MANUFACTURER OR EQUAL	
		EAST JORDAN	NEENAH
MH	SANITARY - SOLID SELF-SEALING	1040.0000	R-1642
MH	SANITARY - SOLID WATERTIGHT	1040-APT	R-1916-F
CO	SOLID	1574A	R-1973-A

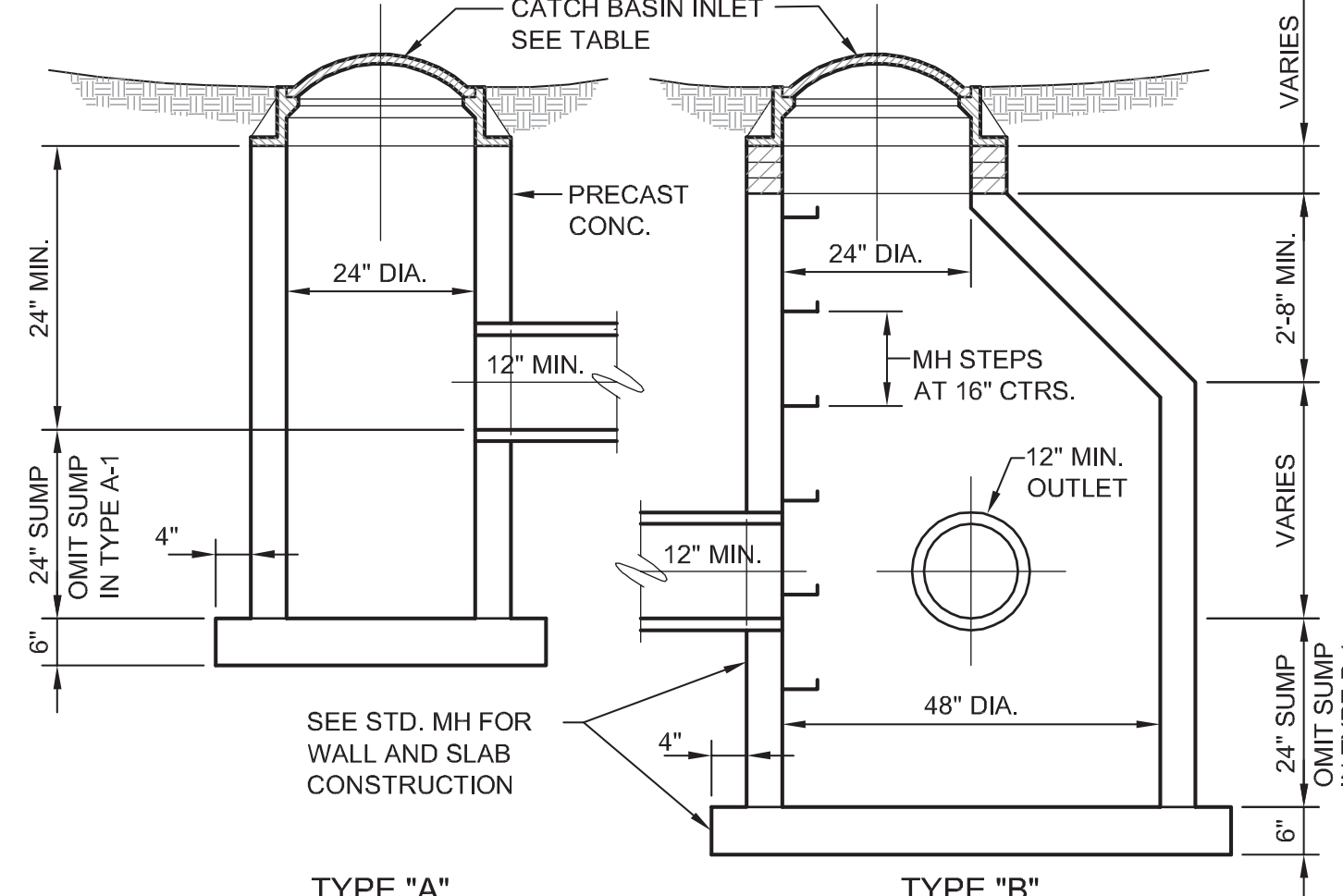


CITY OF BRIGHTON

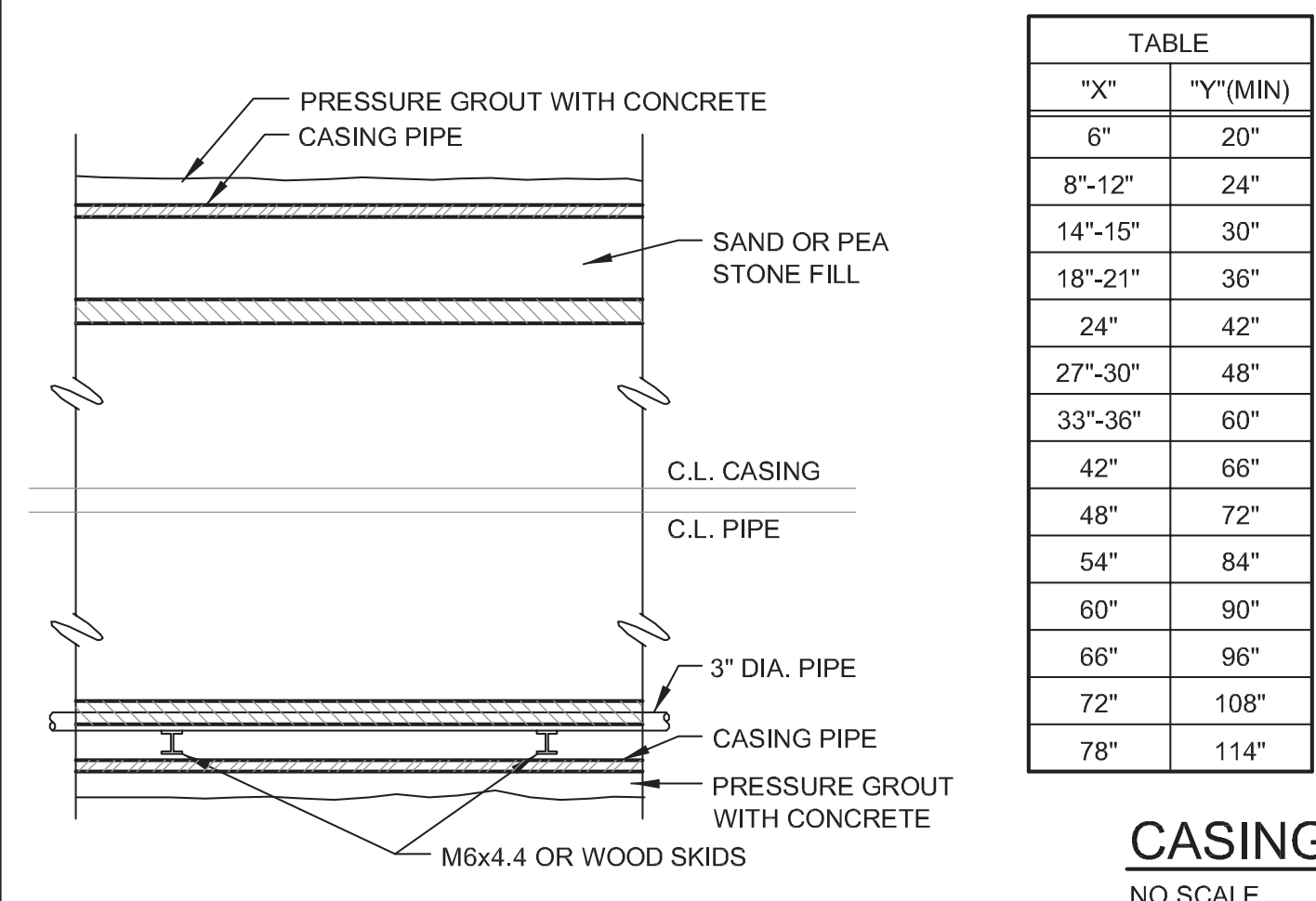
SANITARY SEWER STANDARD DETAILS

Scale: NONE
 Issued Date: MAY - 2014

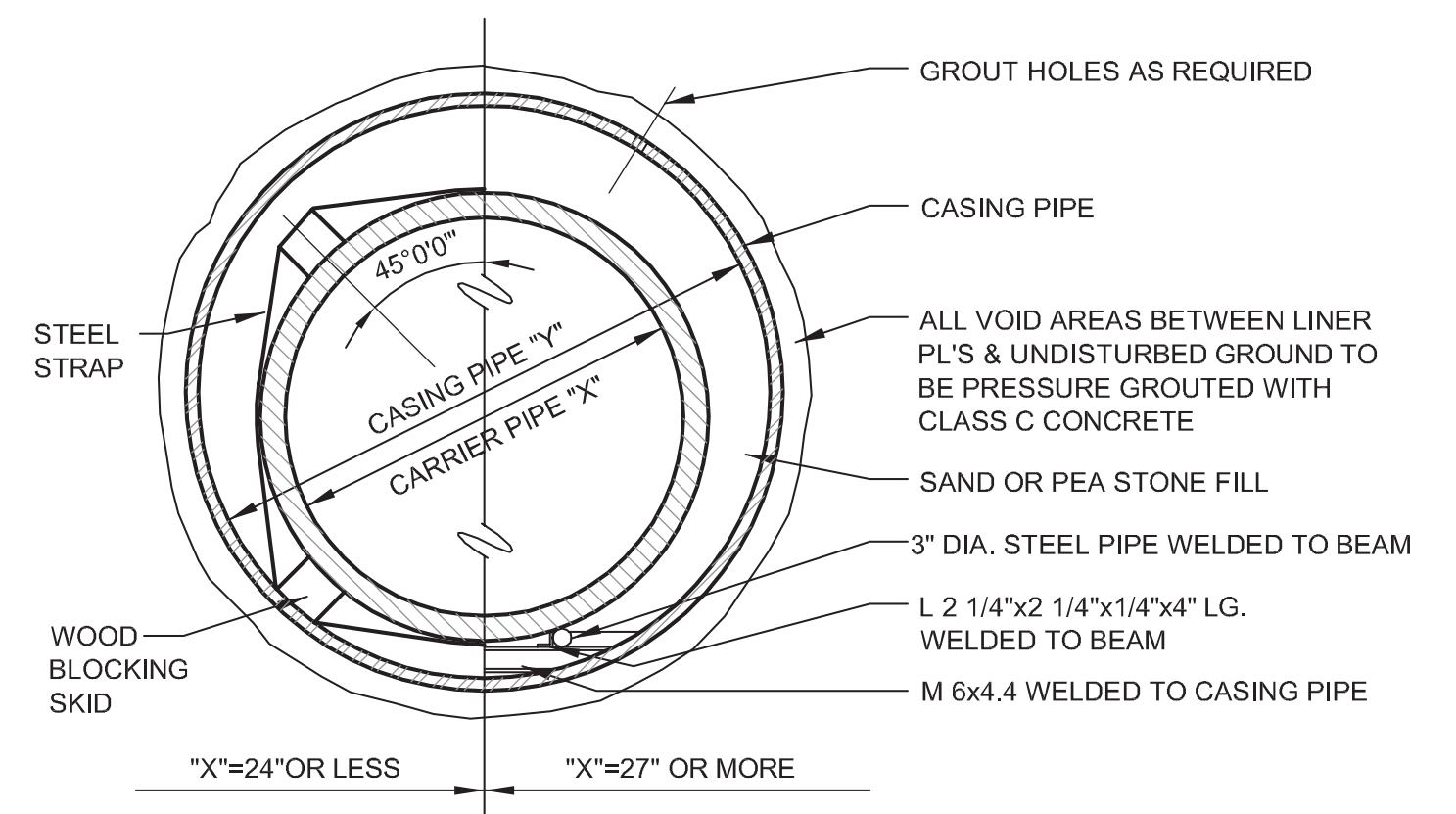
MANHOLE FRAME & COVER & CATCH BASIN INLETS					
TYPE	LOCATION	MANUFACTURER OR EQUAL		TYPE OF COVER OR INLET	MAXIMUM DRAINAGE AREA (ACRES)
		EAST JORDAN	NEENAH		
MH	ALL	1040	R-1916 F1	SANITARY-SOLID SELF-SEALING STORM-VENTED	N/A
CB	TYPE A CURB	7000-T1-M1	R-3070	FLAT GRATE WITH VERT. OPEN BACK	0.71
CB	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-2560-D	BEEHIVE GRATE 4" HIGH	0.63
CB	GUTTER	5100	R-3238	CONCAVE INLET	0.96



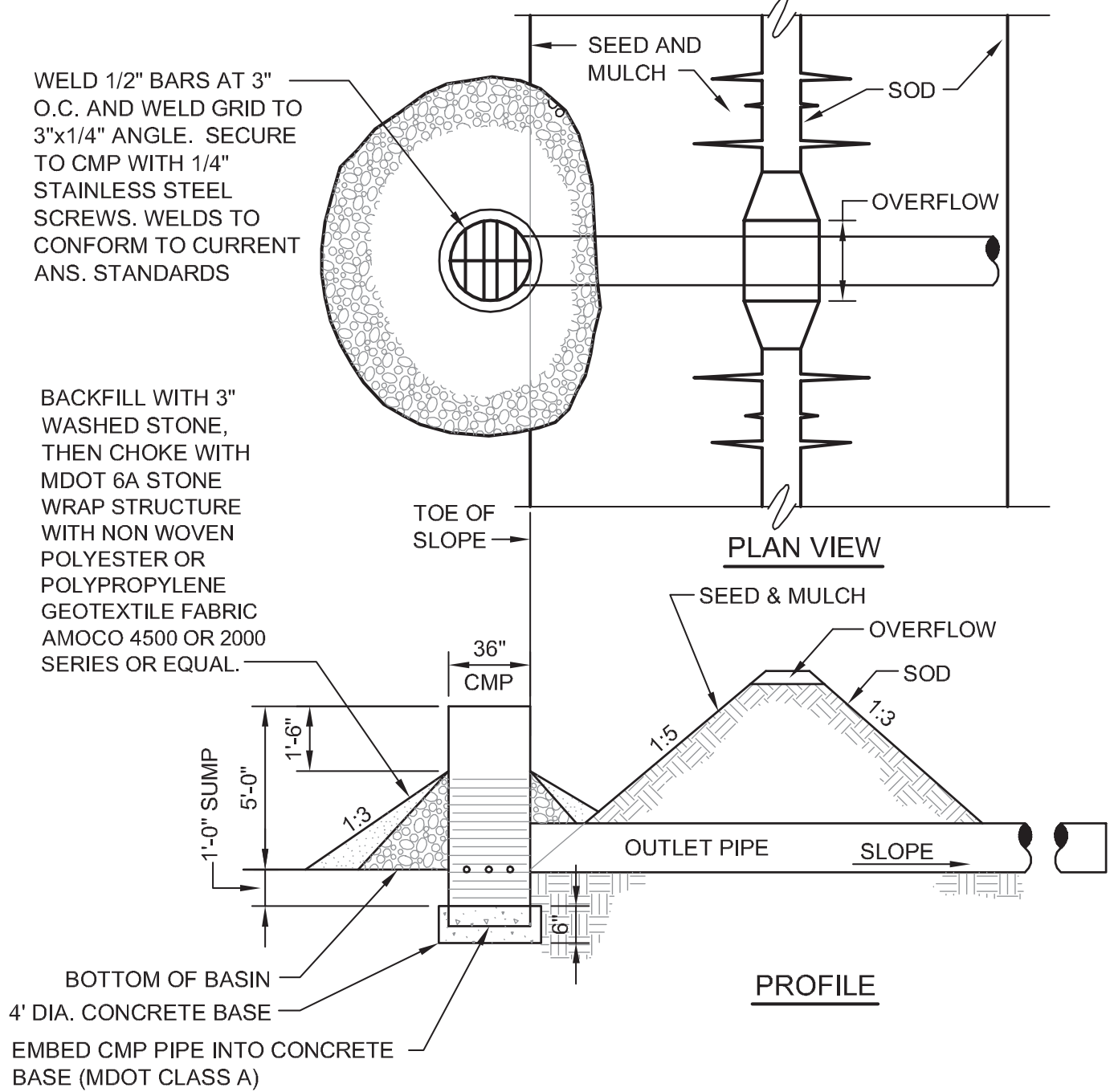
CATCH BASIN



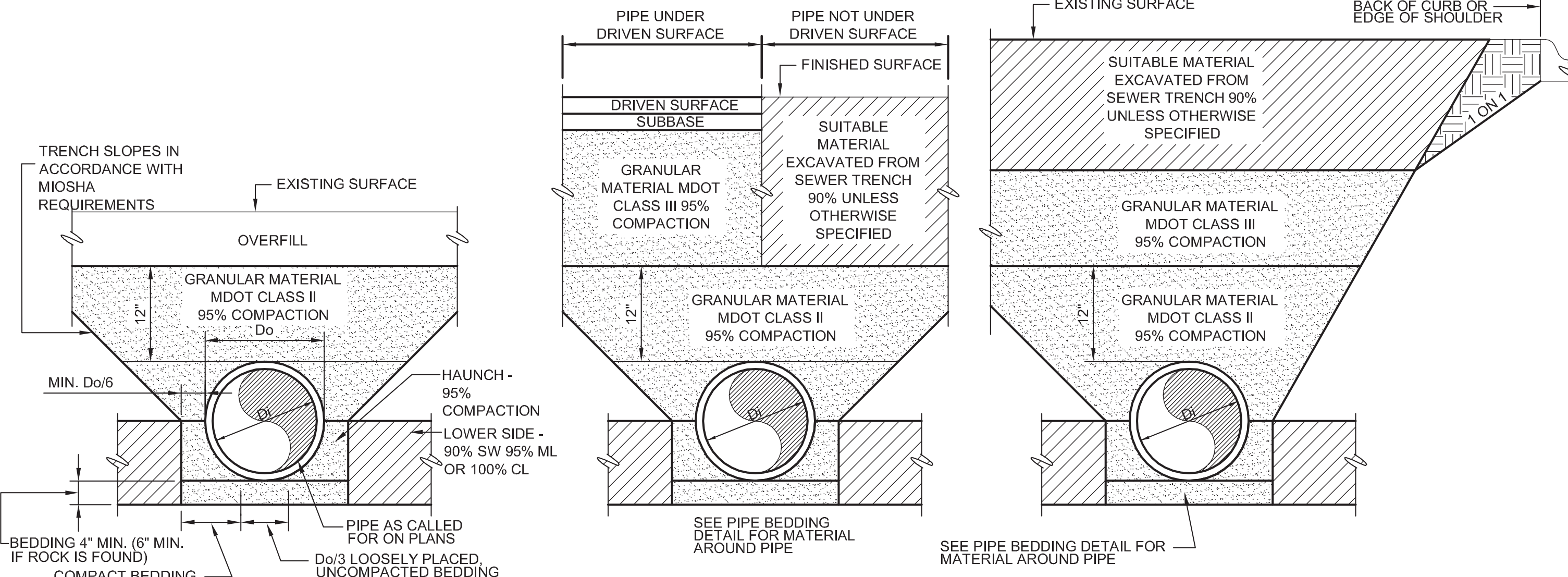
CASING PIPE AT HIGHWAY AND RAILROAD CROSSING



- NOTES:
- SEE SPECIFICATIONS FOR ALTERNATE CONSTRUCTION METHODS.
 - BORING SHALL BE AT 90 DEGREES TO ALL CROSSINGS UNLESS OTHERWISE APPROVED. THE BORING OF THE HOLE AND INSTALLATION OF THE CASING PIPE SHALL BE SIMULTANEOUS. BORE HOLE DIAMETER SHALL ESSENTIALLY BE THE SAME AS THE OUTSIDE DIAMETER OF THE CASING PIPE TO BE INSTALLED.
 - BORING TO EXTEND A MINIMUM OF 10' OUTSIDE THE EDGE OF PAVEMENT.
 - CASING SPACERS SHALL BE RESTRAINED-TYPE BOLTED SPACERS AND SHALL HAVE A MAXIMUM SPACING AS NOTED BELOW OR AS RECOMMENDED BY MANUFACTURER, WHICHEVER IS CLOSER. PIPE CASING SPACERS SHALL BE EQUIVALENT TO RANGER PLASTIC CASING SPACERS AS MANUFACTURED BY PIPELINE SEAL AND INSULATOR, INC. OR APPROVED EQUAL.
 - SPACER SHALL BE PLACED MAXIMUM 1' ON EACH SIDE OF CARRIER PIPE JOINT.
 - TYPICAL 6" MAXIMUM SPACING BETWEEN SPACERS.
 - MINIMUM ONE CASING SPACER WITHIN 1' OF EACH END OF CASING.
 - INSTALL STEEL ASSEMBLY FOR CARRIER PIPE SUPPORT AS SHOWN IN DRAWING AND DETAILED IN SPECIFICATIONS. SKIDS ARE REQUIRED TO EXTEND TO FULL LENGTH OF THE CASING.
 - CASING END SEALS SHALL BE SYNTHETIC NEOPRENE RUBBER PULL-ON TYPE END SEALS WITH STAINLESS STEEL BANDS, AS MANUFACTURED BY PIPELINE SEAL AND INSULATOR, INC. OR APPROVED EQUAL.

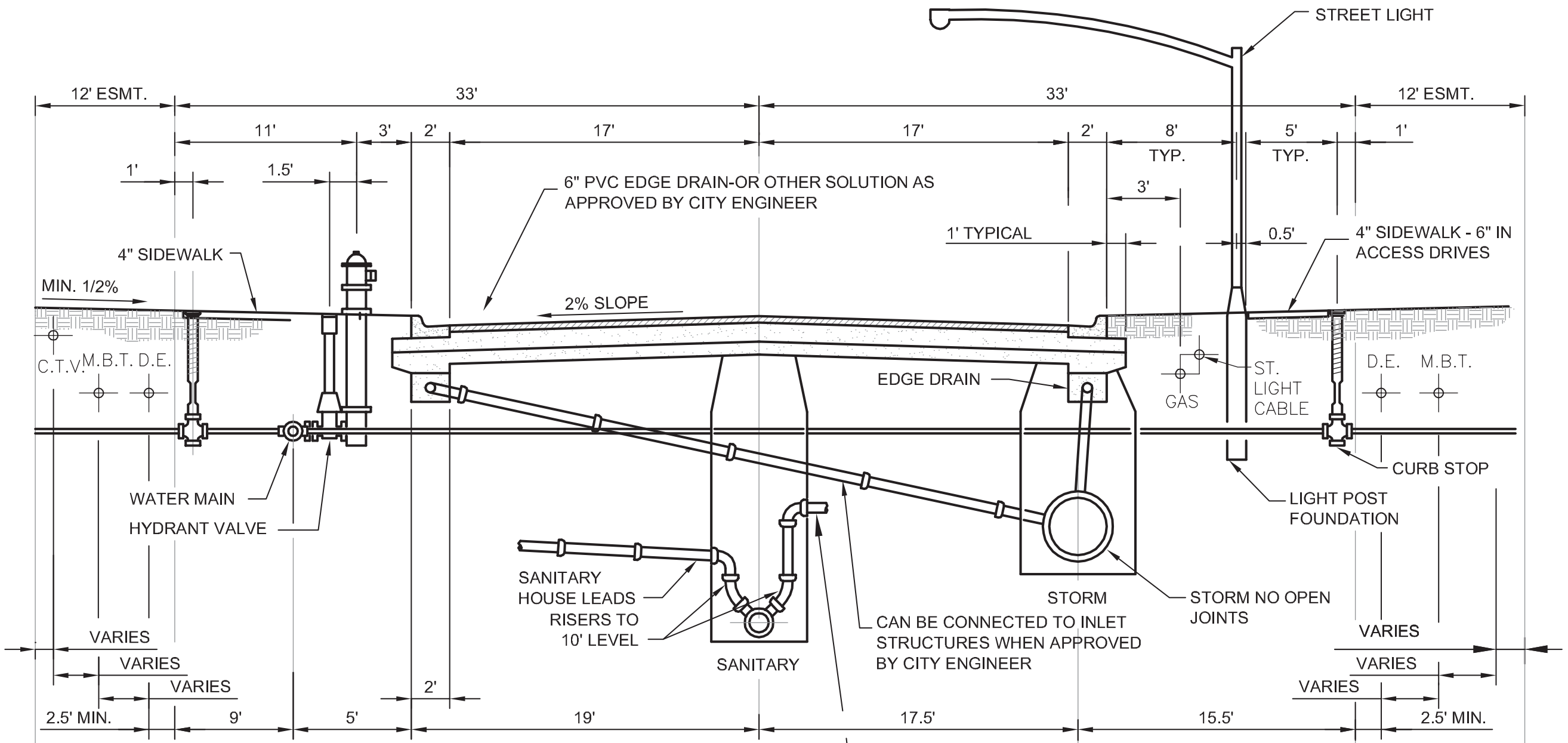


OUTLET CONTROL STRUCTURE

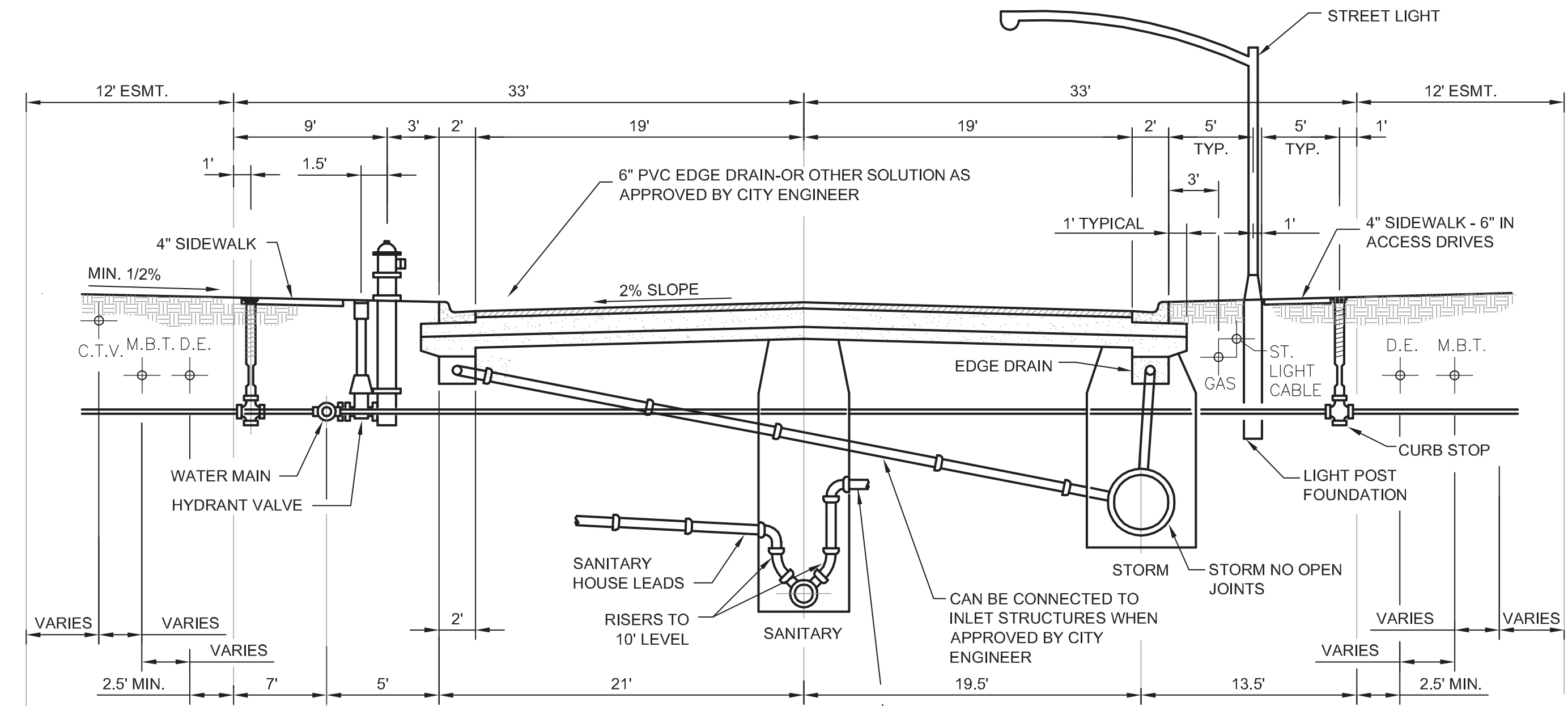


TRENCH EXCAVATION & PIPE BEDDING

- NOTES:
- COMPACTION PRESENTED AS MINIMUM STANDARD PROCTOR VALUES.
 - MATERIALS AROUND THERMOPLASTIC PIPE WITH DIAMETER < 6 INCHES SHALL PASS 0.5 INCH SIEVE, MATERIALS AROUND OTHER PIPES SHALL PASS 1.5 INCH SIEVE.
 - MATERIALS AROUND HDPE PIPE TO BE MDOT 6A OR 21AA.
 - DRIVEN SURFACE IS DRIVEWAY, PARKING AREA, ROAD BED OR SHOULDER.
 - UTILITY TRENCHES LOCATED WITHIN A MDOT ROW SHALL CONFORM TO MDOT STANDARD DETAIL R-83.



TYPICAL RESIDENTIAL STREET



TYPICAL COLLECTOR OR INDUSTRIAL STREET

Thursday, October 02, 2014 10:48:02 AM DRAWING: C:\Projects\laning\ER12766\200-12766-00-000\CAD\SheetFiles\Standards\Brighton-std.dwg



CITY OF BRIGHTON

STORM SEWER & STREET DETAILS
STANDARD DETAILS

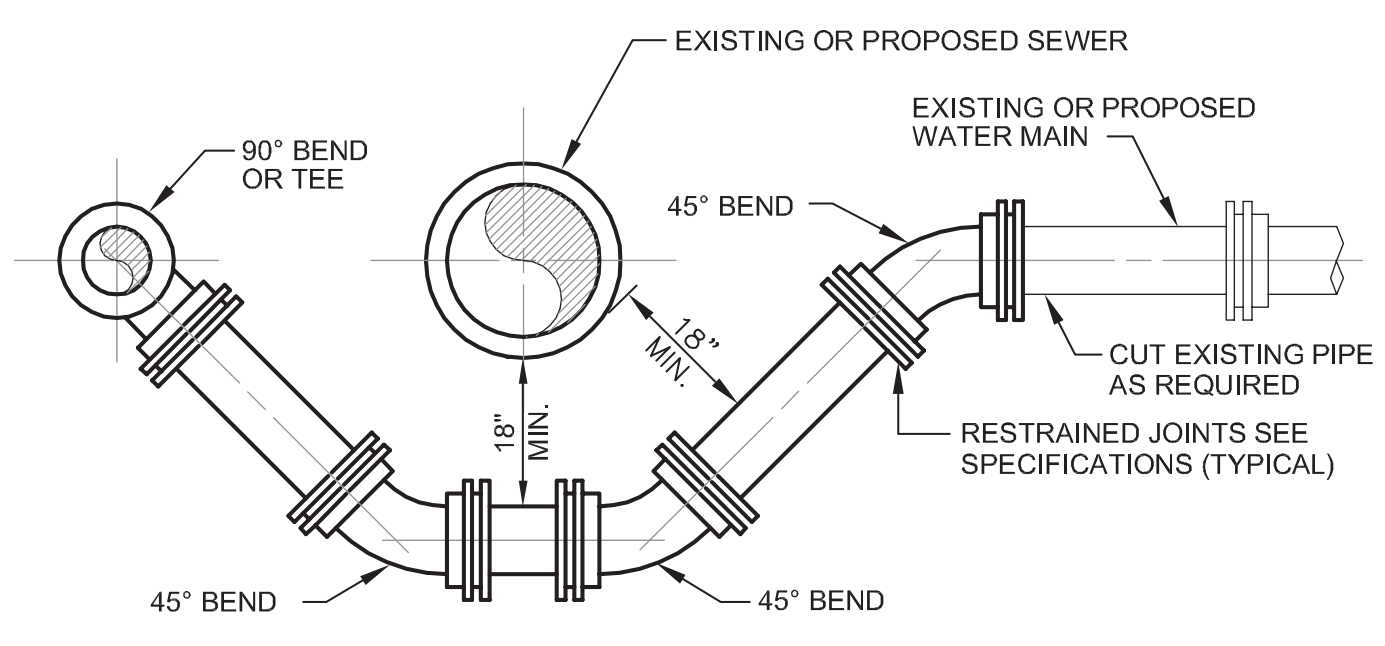
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Issued Date: MAY - 2014

PIPE RESTRAINT SCHEDULE

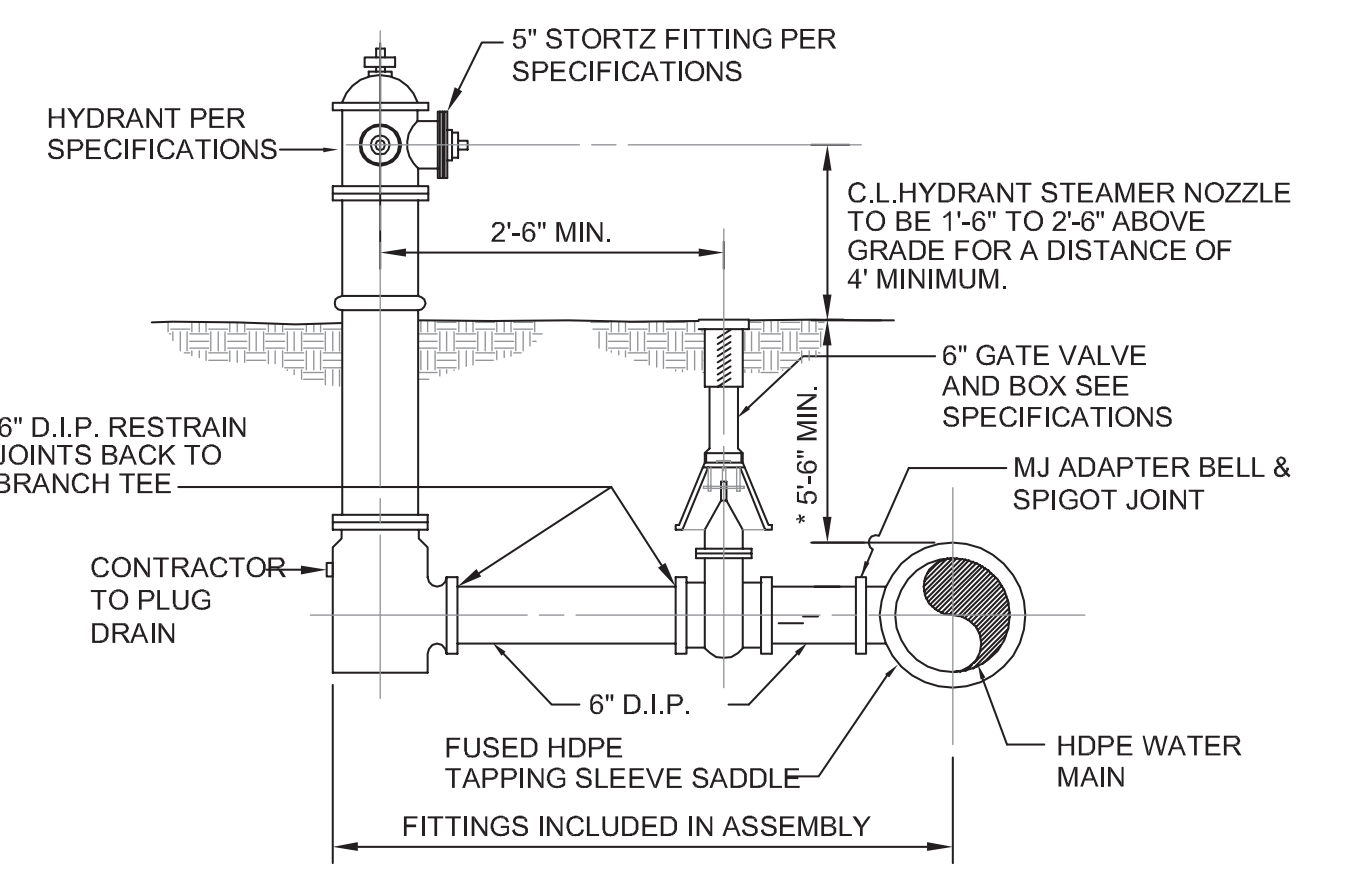
GROUND BURIED PRESSURE PIPE - POLYETHYLENE ENCASED DUCTILE IRON PIPE

PIPE DIAMETER	TEES, 90° BENDS	45° BENDS	22-1/2° BENDS	11-1/4° BENDS	DEAD ENDS	REDUCERS (ONE SIZE REDUCTION)*	REDUCERS (TWO SIZE REDUCTION)*
4	13	5	3	1	40	--	--
6	19	8	4	2	58	31	--
8	24	10	5	2	75	30	70
12	34	14	7	3	107	57	116
16	43	18	9	4	139	59	137
20	52	22	10	5	169	59	134
24	61	25	12	6	199	60	132
30	73	30	15	7	242	85	168
36	84	35	17	8	281	84	168

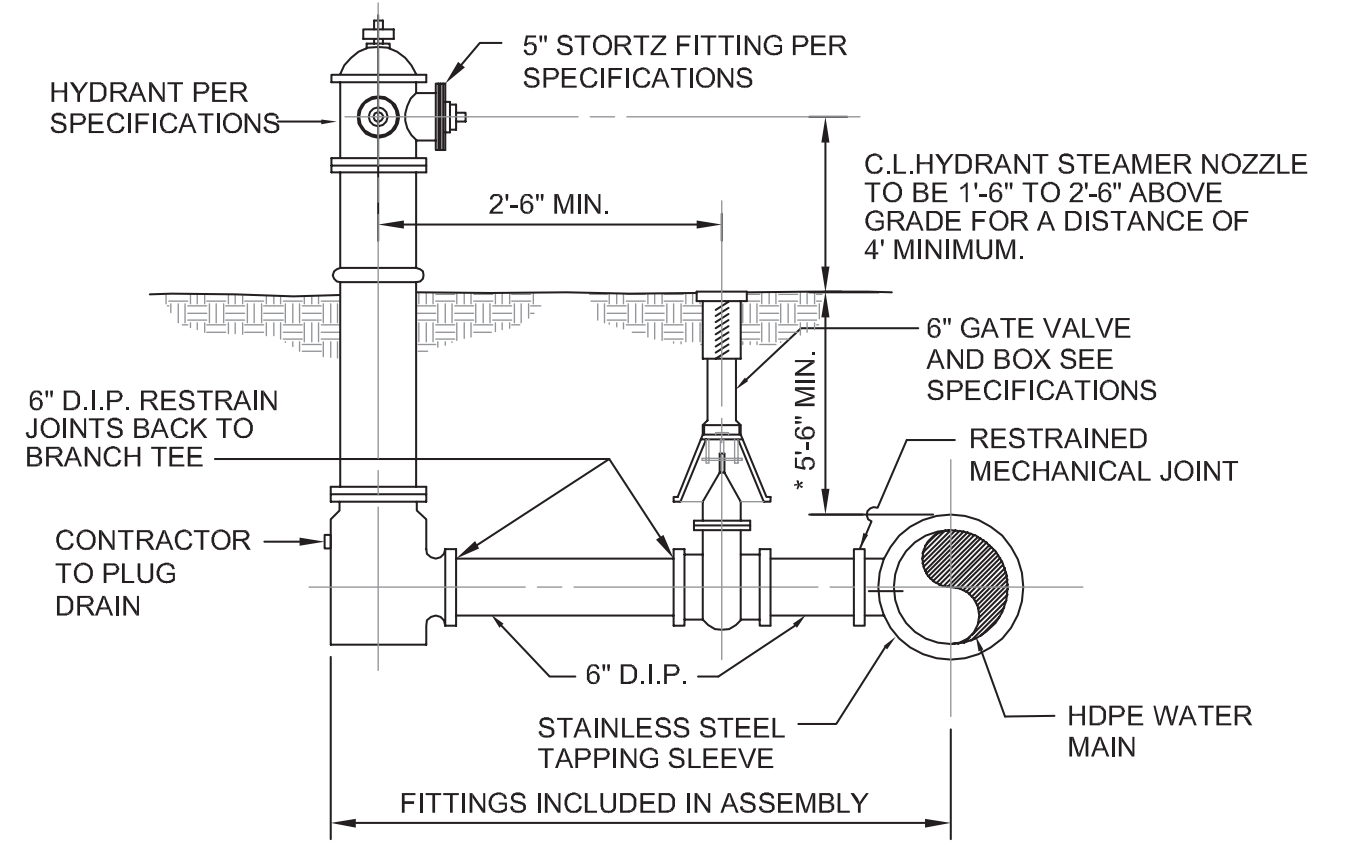
- LENGTHS OF PIPE RESTRAINT ARE GIVEN IN FEET.
 - IF REQUIRED PIPE DIAMETER IS NOT LISTED IN THIS TABLE, THE NEXT LARGEST PIPE DIAMETER SHALL BE USED.
 - THIS TABLE IS BASED ON A TEST PRESSURE OF 180 PSI (OPERATING PRESSURE PLUS WATER HAMMER. FOR OTHER TEST PRESSURES, ALL VALUES TO BE INCREASED OR DECREASED PROPORTIONALLY.
 - THE VALUES PROVIDED OF RESTRAINT LENGTH ARE IN EACH DIRECTION FROM THE POINT OF DEFLECTION OR TERMINATION EXCEPT FOR TEES, AT WHICH ONLY THE BRANCH IN THE DIRECTION OF THE STEM.
 - IF TIE RODS ARE USED, USE FOUR RODS MINIMUM AND ADD 1/8-INCH TO BAR DIAMETER AS CORROSION ALLOWANCE.
- * SIZE REDUCTION IS BASED UPON THE PIPE DIAMETER SHOWN IN THIS TABLE.
- BASED UPON: INTERNAL PRESSURE: 180
PIPE DEPTH: 5
BEDDING CLASS: TYPE 4
SOIL TYPE: GOOD SAND
SAFETY FACTOR: 2



WATER MAIN UTILITY OFFSET



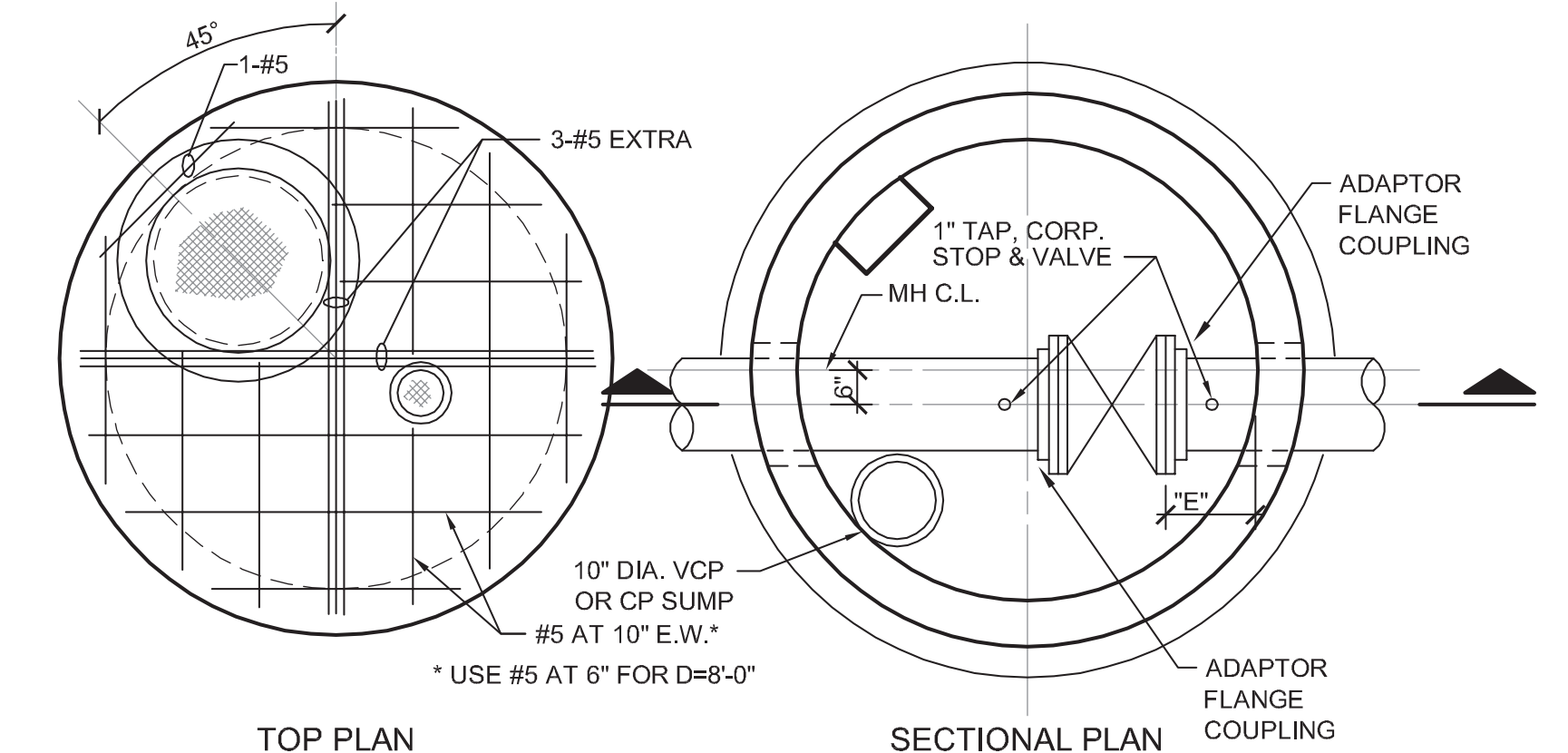
* SEE WATER MAIN PROFILE FOR DEPTH
WITH FUSED HDPE SADDLE



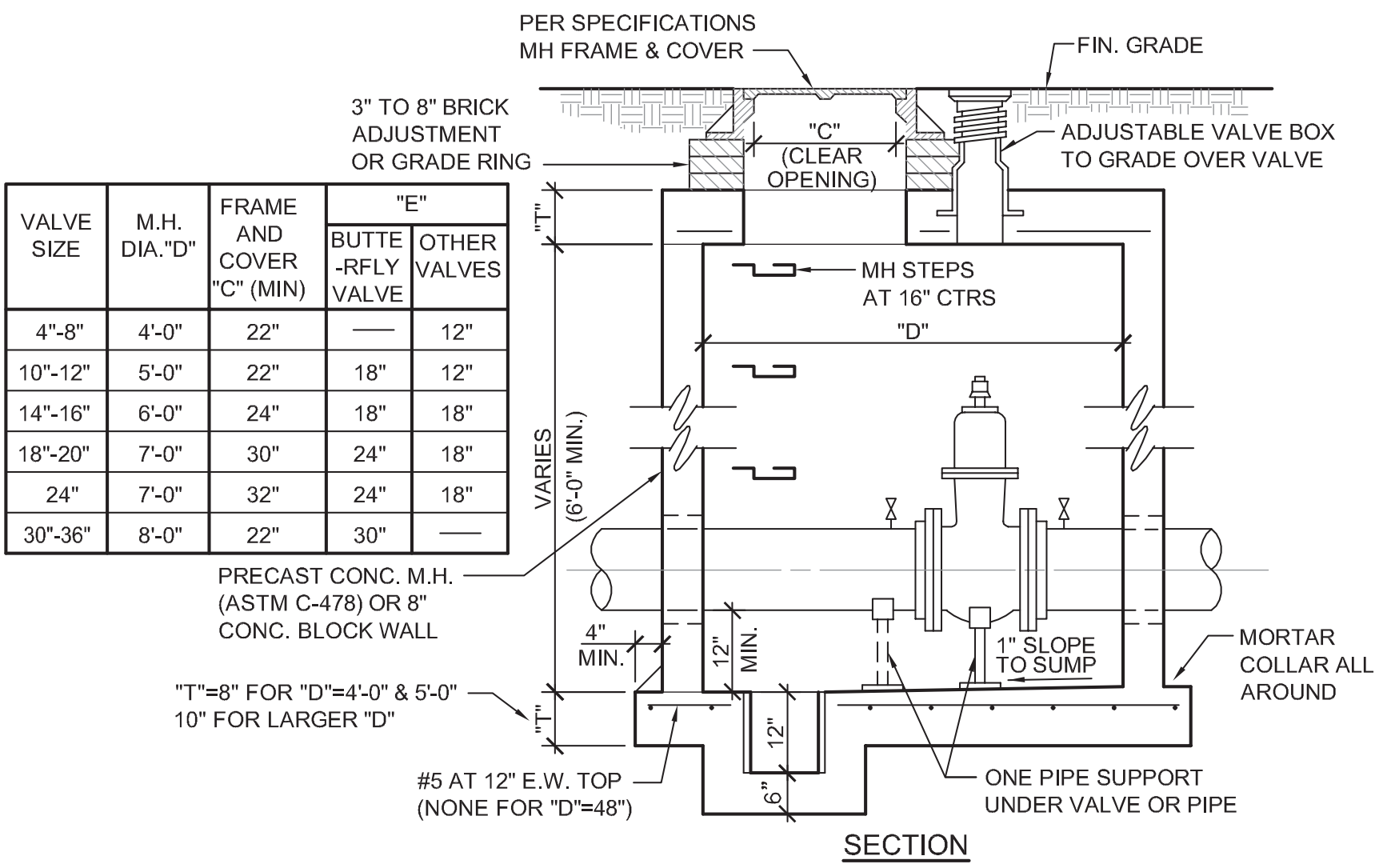
* SEE WATER MAIN PROFILE FOR DEPTH
WITH STAINLESS STEEL SADDLE

NOTE: USE OF HDPE FOR WATER MAIN APPLICATION REQUIRES SPECIAL APPROVAL FROM THE CITY OF BRIGHTON.

FIRE HYDRANT ASSEMBLY CONNECTION TO HDPE WATER MAIN
NO SCALE



TOP PLAN SECTIONAL PLAN



VALVE SIZE	M.H. DIA. "D"	FRAME AND COVER "C" (MIN)	"E" BUTTE-RFLY VALVES	OTHER VALVES
4"-8"	4'-0"	22"	12"	12"
10"-12"	5'-0"	22"	18"	12"
14"-16"	6'-0"	24"	18"	18"
18"-20"	7'-0"	30"	24"	18"
24"	7'-0"	32"	24"	18"
30"-36"	8'-0"	22"	30"	—

PRECAST CONC. M.H. (ASTM C-478) OR 8" CONC. BLOCK WALL

"E" = 8" FOR "D"=4'-0" & 5'-0" 10" FOR LARGER "D"

#5 AT 12" E.W. TOP (NONE FOR "D"=48")

ONE PIPE SUPPORT UNDER VALVE OR PIPE

MORTAR COLLAR ALL AROUND

1" SLOPE TO SUMP

12" MIN.

4" MIN.

6" MIN.

12" MIN.

ADJUSTABLE VALVE BOX TO GRADE OVER VALVE

"C" (CLEAR OPENING)

MH STEPS AT 16" CTRS

"D"

PER SPECIFICATIONS MH FRAME & COVER

FIN. GRADE

3" TO 8" BRICK ADJUSTMENT OR GRADE RING

ADJUSTABLE VALVE BOX TO GRADE OVER VALVE

ADAPTOR FLANGE COUPLING

1" TAP, CORP. STOP & VALVE

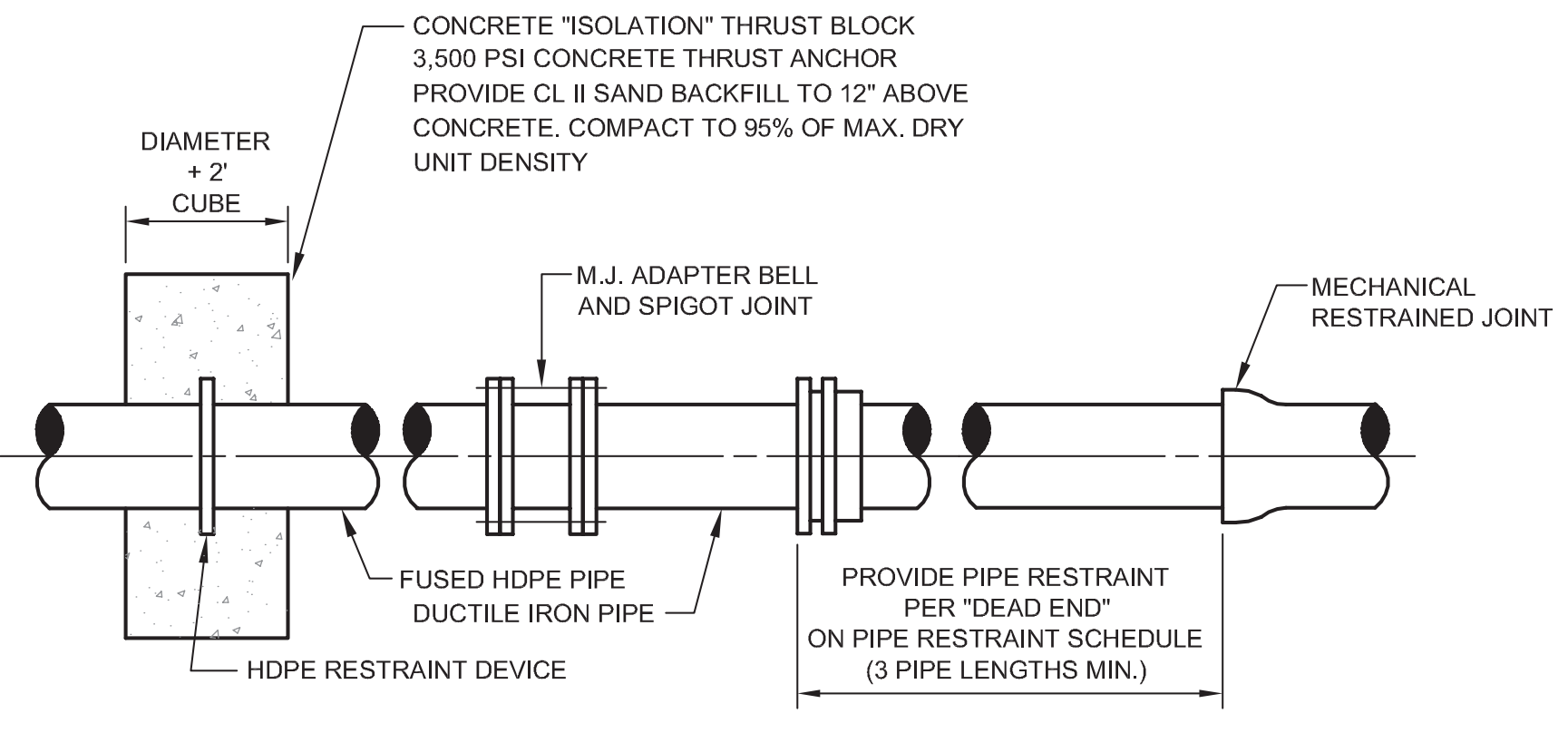
MH C.L.

10" DIA. VCP OR CP SUMP

#5 AT 10" E.W.*

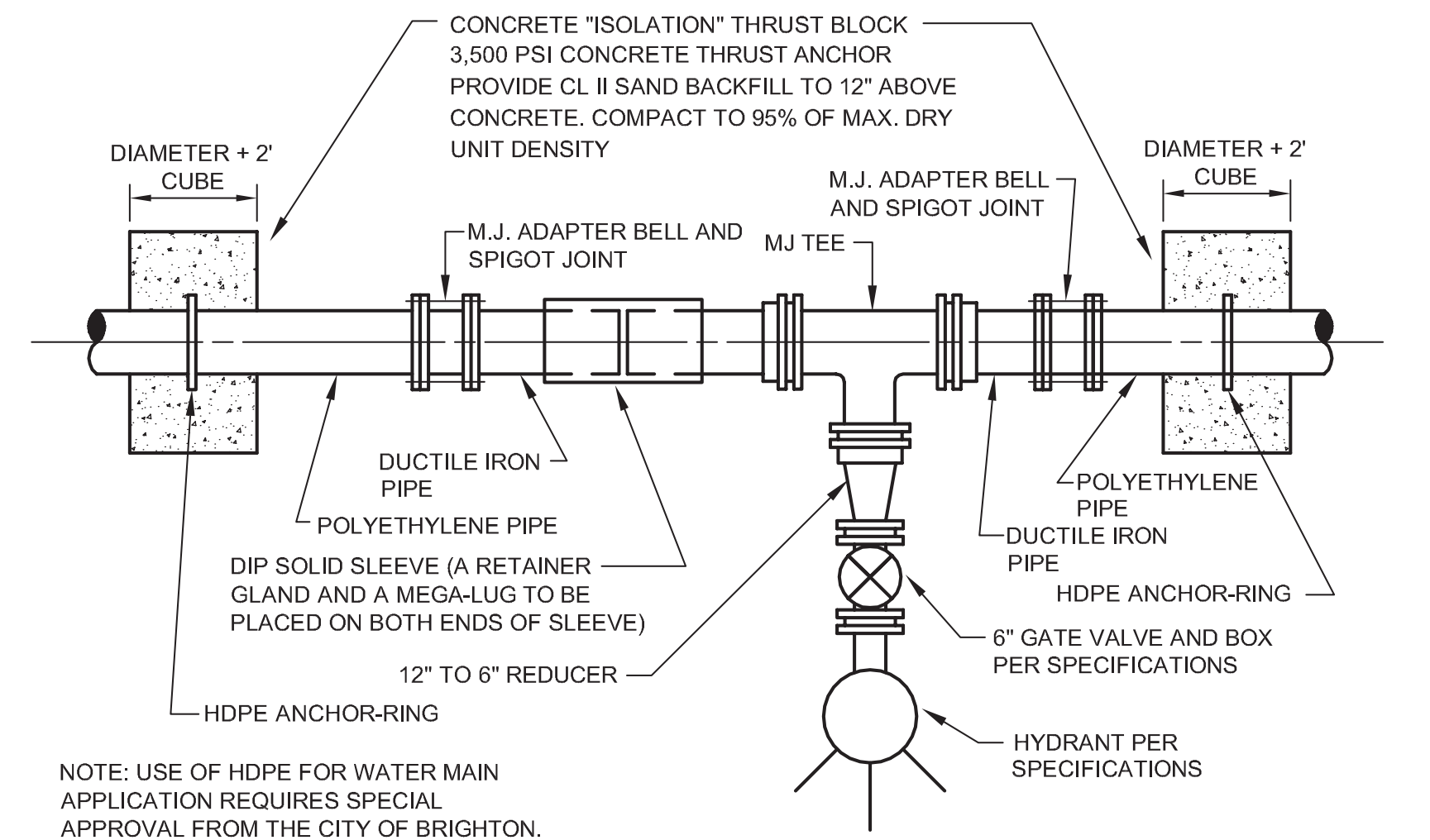
* USE #5 AT 6" FOR D=8'-0"

VALVE MANHOLE
NO SCALE



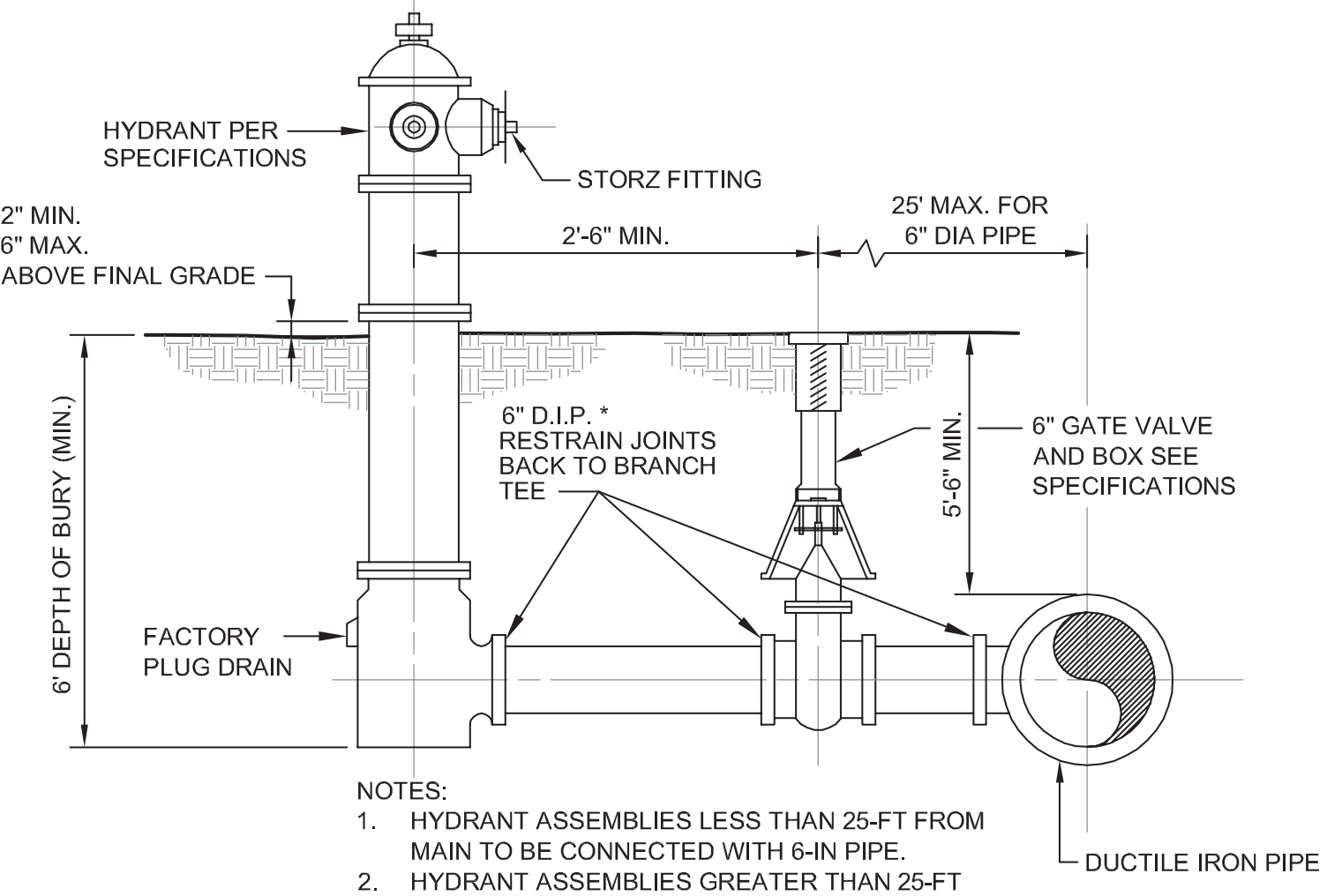
NOTE: USE OF HDPE FOR WATER MAIN APPLICATION REQUIRES SPECIAL APPROVAL FROM THE CITY OF BRIGHTON.

HDPE TO DIP PIPE CONNECTION DETAIL
NO SCALE



NOTE: USE OF HDPE FOR WATER MAIN APPLICATION REQUIRES SPECIAL APPROVAL FROM THE CITY OF BRIGHTON.

FIRE HYDRANT ASSEMBLY DIP TEE CONNECTION TO HDPE WATER MAIN
NO SCALE



- NOTES:
- HYDRANT ASSEMBLIES LESS THAN 25-FT FROM MAIN TO BE CONNECTED WITH 6-IN PIPE.
 - HYDRANT ASSEMBLIES GREATER THAN 25-FT FROM MAIN SHALL BE CONNECTED WITH AN 8-IN PIPE. THIS 8-IN PIPE MAY BE REDUCED TO 6-IN PIPE WITHIN 25-FT FROM THE HYDRANT.

FIRE HYDRANT ASSEMBLY
NO SCALE

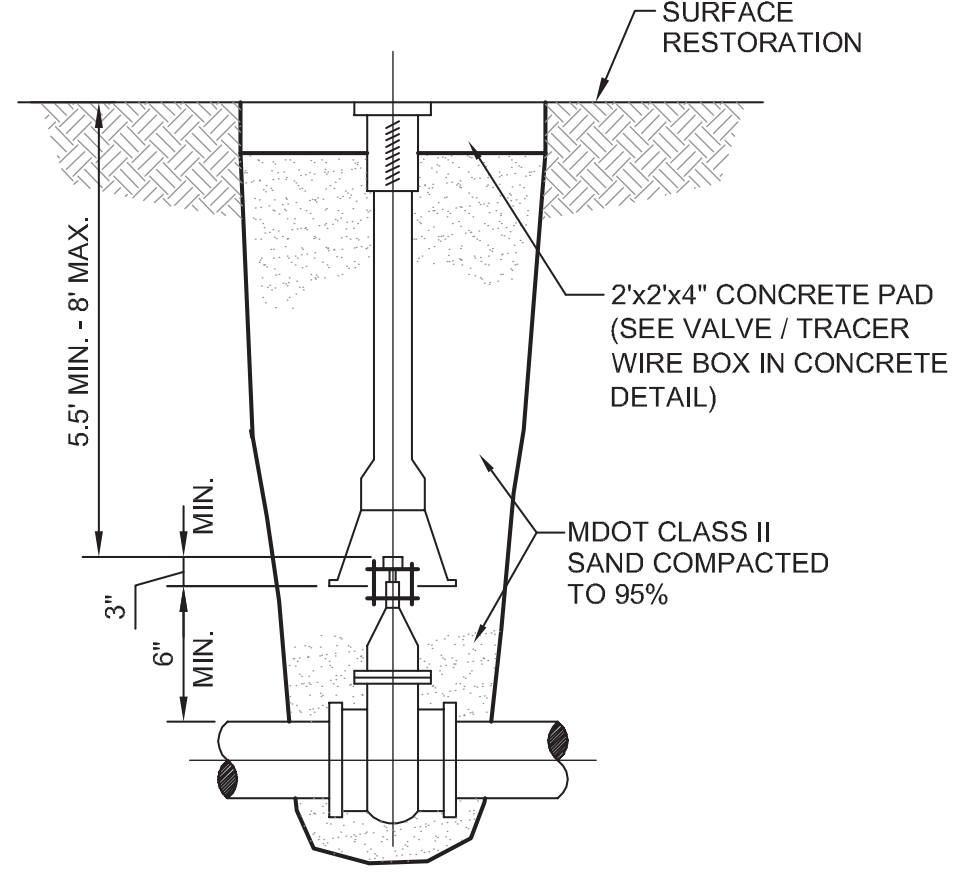
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CITY OF BRIGHTON

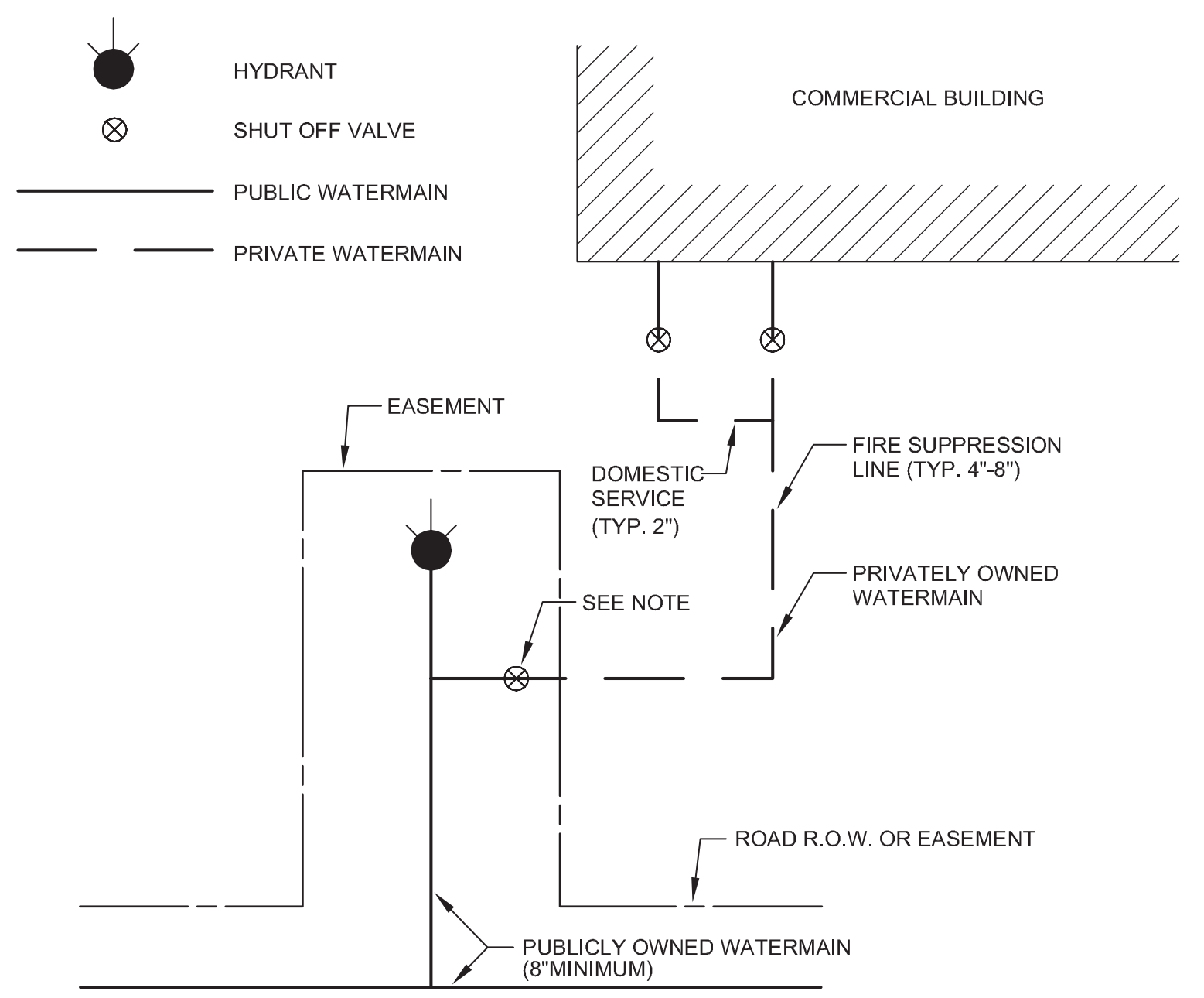
WATER MAIN - SHEET 1 OF 2
STANDARD DETAILS

Scale: NONE
Issued Date: MAY - 2014



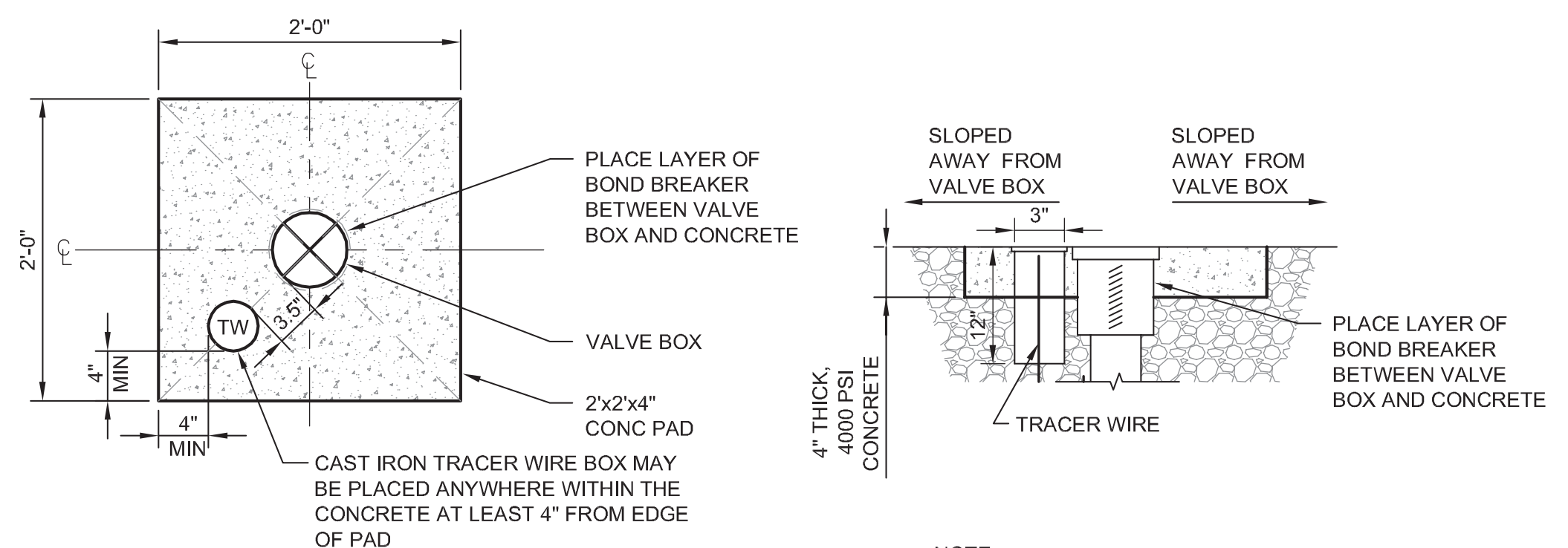
- NOTES:
1. VALVE BOX SHALL NOT REST ON VALVE OR MAIN LINE PIPE.
 2. A VALVE STEM EXTENSION WITH CENTERING RING IS REQUIRED FOR VALVES BURIED DEEPER THAN 6".

GATE VALVE AND BOX



NOTE: PUBLICLY OWNED SHUT OFF VALVE TO BE LOCATED IN EASEMENT.

COMMERCIAL BUILDING WATER SERVICE LAYOUT



NOTE: ALL BOXES & ADJOINING TW BOXES SHALL BE ENCASED IN A CONC. PAD UNLESS OTHERWISE DETERMINED BY THE CITY.

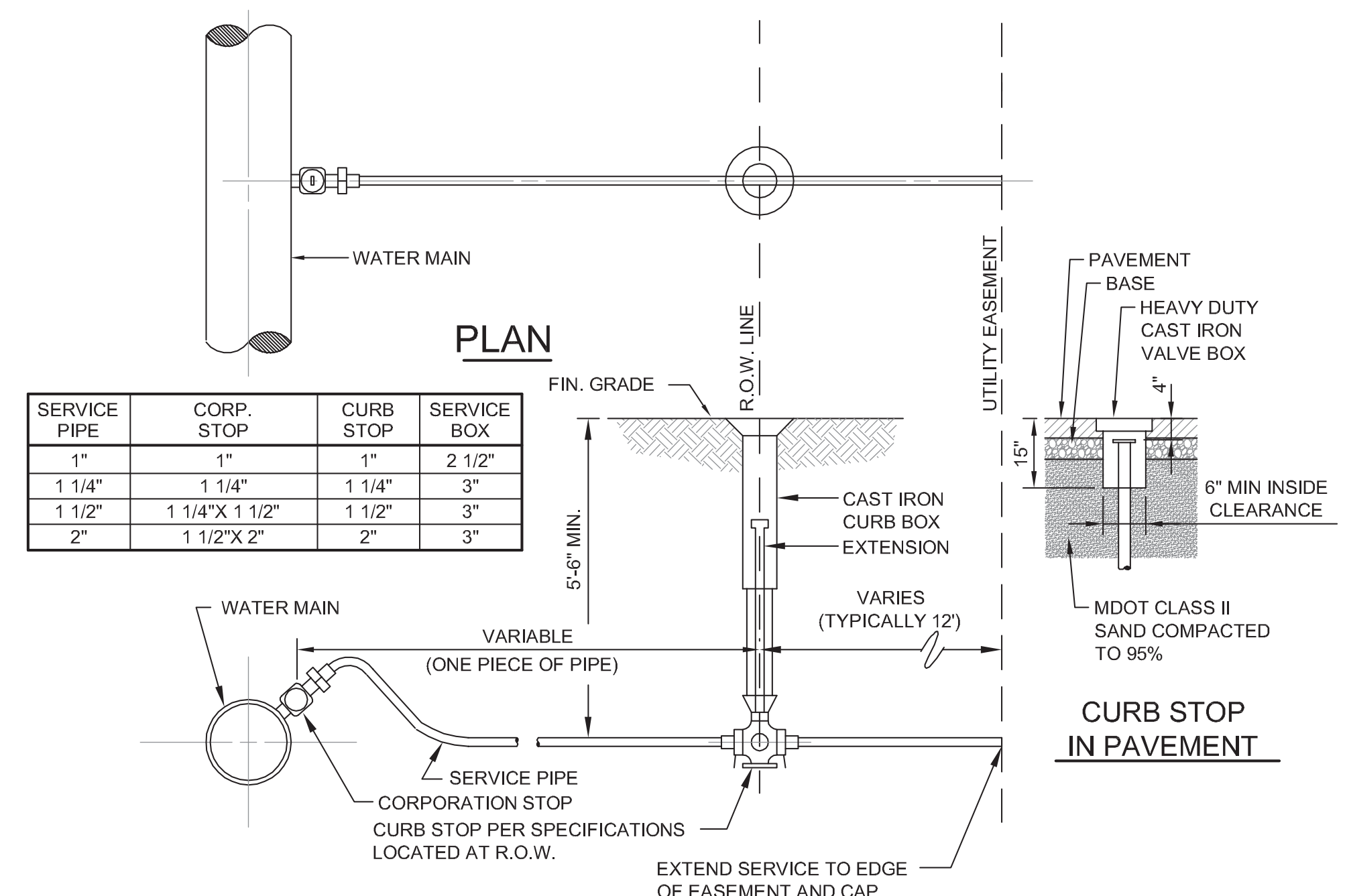
PLAN

GATE VALVE/TRACER WIRE BOX IN CONCRETE DETAIL

NO SCALE

- NOTE:
1. TRACER WIRE BOXES LOCATED WITHOUT A VALVE BOX ONLY REQUIRE AN 18" X 18" CONCRETE PAD.
 2. TRACER WIRE BOX SHALL HAVE A LOCKING LID W/STANDARD AWWA PENTAGON KEY.

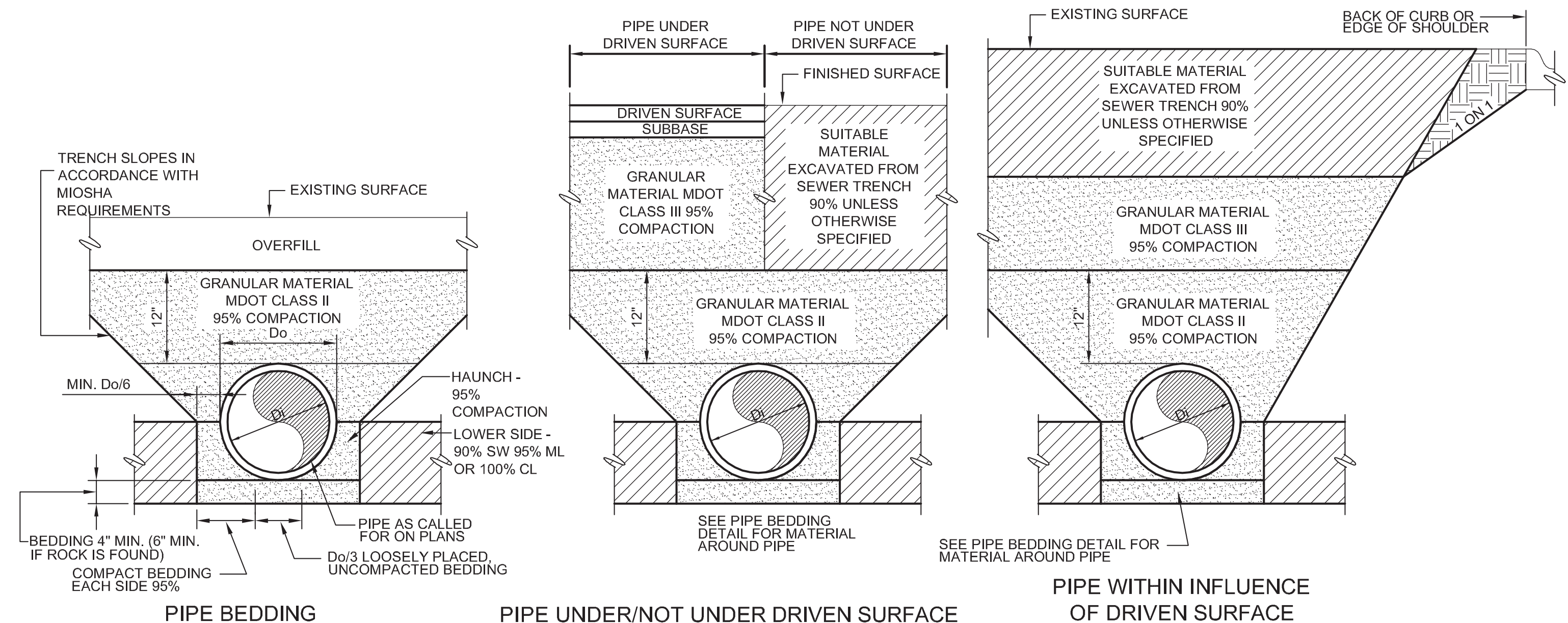
SECTION



SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2 1/2"
1 1/4"	1 1/4"	1 1/4"	3"
1 1/2"	1 1/4" X 1 1/2"	1 1/2"	3"
2"	1 1/2" X 2"	2"	3"

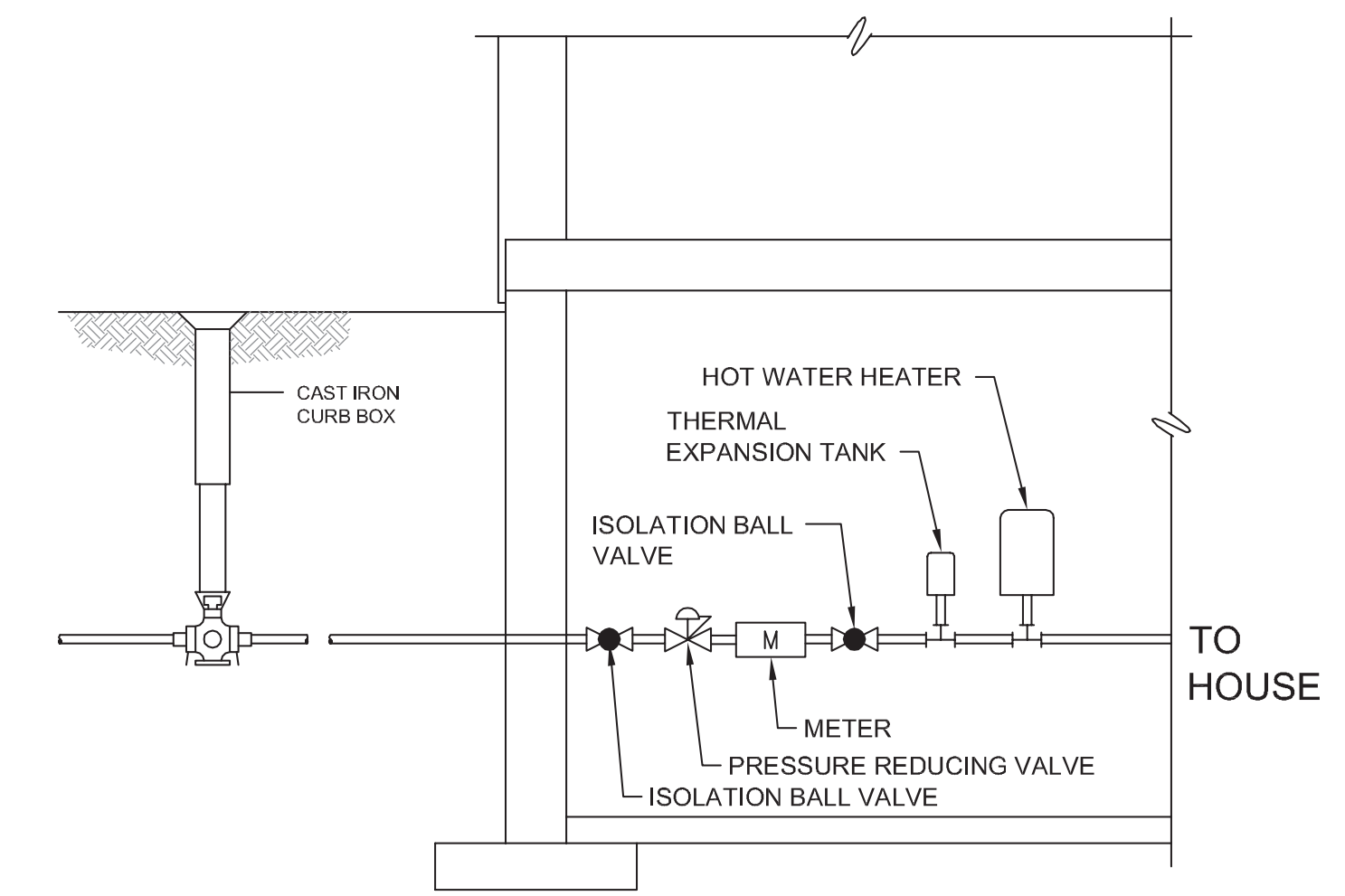
PLAN

SECTION WATER SERVICE LATERAL



- NOTES:
1. COMPACTION PRESENTED AS MINIMUM STANDARD PROCTOR VALUES.
 2. MATERIALS AROUND THERMOPLASTIC PIPE WITH DIAMETER < 6 INCHES SHALL PASS 0.5 INCH SIEVE. MATERIALS AROUND OTHER PIPES SHALL PASS 1.5 INCH SIEVE.
 3. MATERIALS AROUND HDPE PIPE TO BE MDOT 6A OR 21AA.
 4. DRIVEN SURFACE IS DRIVEWAY, PARKING AREA, ROAD BED OR SHOULDER.
 5. UTILITY TRENCHES LOCATED WITHIN A MDOT ROW SHALL CONFORM TO MDOT STANDARD DETAIL R-83.

TRENCH EXCAVATION & PIPE BEDDING



PRIVATE RESIDENCE PRESSURE REDUCING VALVE (PRV)

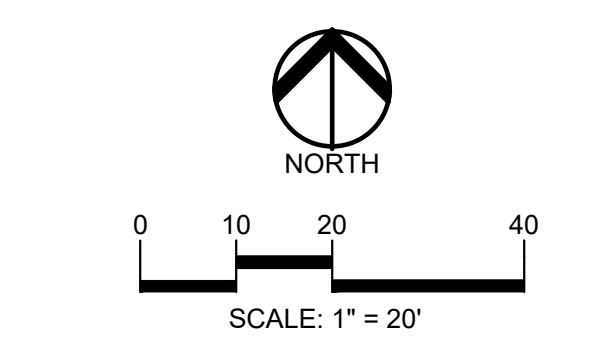
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CITY OF BRIGHTON

WATER MAIN - SHEET 2 OF 2
STANDARD DETAILS

Scale: NONE
Issued Date: MAY - 2014



- GENERAL PLANTING NOTES:**
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
 - ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
 - THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
 - ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
 - ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
 - ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
 - ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
 - NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
 - ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
 - IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
 - ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
 - ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
 - SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
 - FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
 - CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
 - TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

PLANT SCHEDULE L-1.0

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
AA2.5	3	ACER X 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	2.5" CAL.	B&B	PER PLAN	STRAIGHT SINGLE STEM
B88	6	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8' HT.	B&B	PER PLAN	MULTI STEM, MINIMUM 3 STEMS
LT2.5	2	LIRIODENDRON TULIPIFERA	TULIP TREE	2.5" CAL.	B&B	PER PLAN	STRAIGHT SINGLE STEM
ZS2.5	4	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.5" CAL.	B&B	PER PLAN	STRAIGHT SINGLE STEM, MATCHED
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
JB8	14	JUNIPERUS VIRGINIANA 'BURKIF'	BURKS UPRIGHT JUNIPER	8' HT.	B&B	PER PLAN	REMARKS: HEAVY, MATCHED, FULL BRANCHED TO GROUND
PG8	3	PICEA GLAUCA	WHITE SPRUCE	8' HT.	B&B	PER PLAN	
PG8	5	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8' HT.	B&B	PER PLAN	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
AG24	2	AMELANCHIER X 'GRANDIFLORA' 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8' HT.	B&B	PER PLAN	MULTI STEM, MINIMUM 5 STEMS
MSA2	3	MALUS X 'SARGENTII'	SARGENT CRABAPPLE	2" CAL.	B&B	PER PLAN	
SR2.5	7	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	B&B	PER PLAN	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
AG24	139	ARONIA MELANOCARPA 'CONNOR12'	GROUND HUGO BLACK CHOKEBERRY	3 GAL.	CONT.	2' O.C.	
BGG24	47	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	24" HT.	CONT.	2' O.C.	TRIM TO UNIFORM HEDGE
HA30	3	HYDRANGEA ARBORESCENS 'ABETWO'	INCREDIBALL HYDRANGEA	30" HT.	CONT.	5' O.C.	
HPB30	22	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	30" HT.	CONT.	3' O.C.	
HLL30	23	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	5 GAL.	CONT.	3' O.C.	
JSG24	57	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" SPRD	B&B	4' O.C.	FULL UNSHEARED
POS36	12	PHYSCARPUS OPULIFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK	36" HT.	CONT.	5' O.C.	
RG24	121	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL.	CONT.	4' O.C.	
RA24	46	ROSA X 'RADRAZZ KNOCKOUT'	KNOCKOUT ROSE	3 GAL.	CONT.	3' O.C.	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER TYPE	SPACING	REMARKS
AM	246	ALLIUM X 'MILLENIUM'	MILLENIUM ORNAMENTAL CHIVE	1 GAL.	CONT.	18" o.c.	
AT	210	AMSONIA TABERNAEMONTANA	EASTERN BLUESTAR	1 GAL.	CONT.	18" o.c.	
AO	111	ASTER OBLONGIFOLIUS 'OCTOBER SKIES'	OCTOBER SKIES ASTER	1 GAL.	CONT.	18" o.c.	
AR	93	ASTILBE X ARENDISI 'WHITE GLORIA'	WHITE GLORIA ASTILBE	1 GAL.	CONT.	18" o.c.	
CK	153	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONT.	24" o.c.	
CM	256	CALAMINTHA NEPETA 'MONTROSE WHITE'	MONTROSE WHITE CALAMINT	1 GAL.	CONT.	18" o.c.	
CC	83	COREOPSIS VERTICILLATA 'MAYO CLINIC FLOWER OF HOPE'	MAYO CLINIC FLOWER OF HOPE TICKSEED	1 GAL.	CONT.	18" o.c.	
CV	57	COREOPSIS VERTICILLATA 'ZAGREB'	ZAGREB THREADLEAF COREOPSIS	1 GAL.	CONT.	18" o.c.	
MSM	47	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	1 GAL.	CONT.	36" o.c.	
MM	39	MOLINIA CAERULEA 'MOORFLAMME'	MOORFLAMME MOOR GRASS	1 GAL.	CONT.	24" o.c.	
NFW	89	NEPETA X FAASSENI 'WALKER'S LOW'	WALKER'S LOW NEPETA	1 GAL.	CONT.	24" o.c.	
PG	115	PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET JAPANESE PACHYSANDRA	1 GAL.	CONT.	15" o.c.	
PVR	187	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	ROTSTRAHLBUSCH RED SWITCH GRASS	2 GAL.	CONT.	30" o.c.	
PB	45	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY'	BURGUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL.	CONT.	18" o.c.	
PAB	153	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	CONT.	12" o.c.	
PK	198	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	3 GAL.	CONT.	24" o.c.	
PAL	29	PEROVSKIA ATRIPLOCLIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL.	CONT.	24" o.c.	

LANDSCAPE CALCULATIONS:
PER CITY OF BRIGHTON ZONING ORDINANCE

GREENBELT (SEC. 98-5.7.C)
REQUIRED: 1 TREE PER 30 LF OF FRONTAGE INCLUDING OPENINGS;
CHALLIS RD: (435 + 45) / 30 = 16 TREES
GRAND RIVER AVE: 174 / 30 = 6 TREES
PARKING IN FRONT/STREET-FACING: PROVIDE 2-3' HT. CONTINUOUS SCREEN EITHER A BERM, HEDGROW, ORN. FENCE W/ PILLARS AND SHRUBS OR A MASONRY WALL.

PROVIDED: CHALLIS RD: 16 TREES AND PLANTING FORMING CONTINUOUS VISUAL SCREEN FROM PARKING;
GRAND RIVER AVE: 5 PROPOSED TREES AND 1 EXISTING TREE;
PLANTING FORMING CONTINUOUS VISUAL SCREEN FROM PARKING.

PARKING LOT LANDSCAPE (SEC. 98-5.7.E)
REQUIRED: PERIMETER LANDSCAPING
END CAP: MIN. OF 275 SF AND 10' WDE, INCLUDE 1 SHADE TREE
20 SPACE MAX. BETWEEN ISLANDS

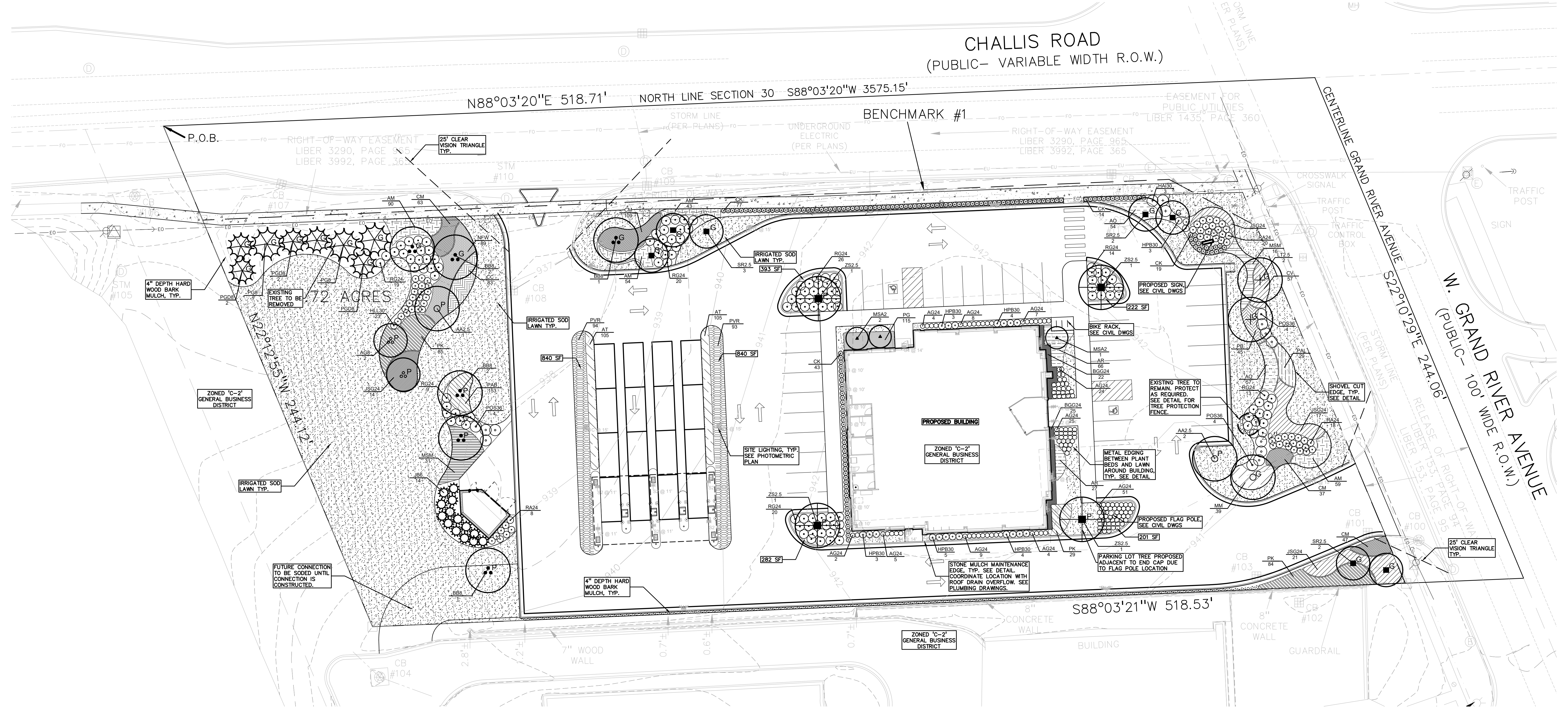
INTERNAL LANDSCAPING
3% OF PKG. SPACE & DRIVE MUST BE LANDSCAPED
1 DEC. OR EVG. TREE / 250 SF OF LANDSCAPE AREA REQUIRED
40,578 SF X 3% = 1,217 SF
1,217 / 250 = 5 TREES

PROVIDED: 1 TREE PER END CAP (5 TOTAL); 6 INTERNAL PARKING LOT TREES
2355 SF OF INTERIOR LANDSCAPE AREA

EXISTING TREE REMOVAL
REQUIRED: NONE
1 EXISTING TREE TO BE REMOVED

PROVIDED: 1 ADDITIONAL TREE

- KEY:
- G = GREENBELT TREES
 - P = PARKING LOT TREES
 - (Symbol: Tree with circle) = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE
 - (Symbol: Tree with X) = EXISTING TREES TO BE REMOVED



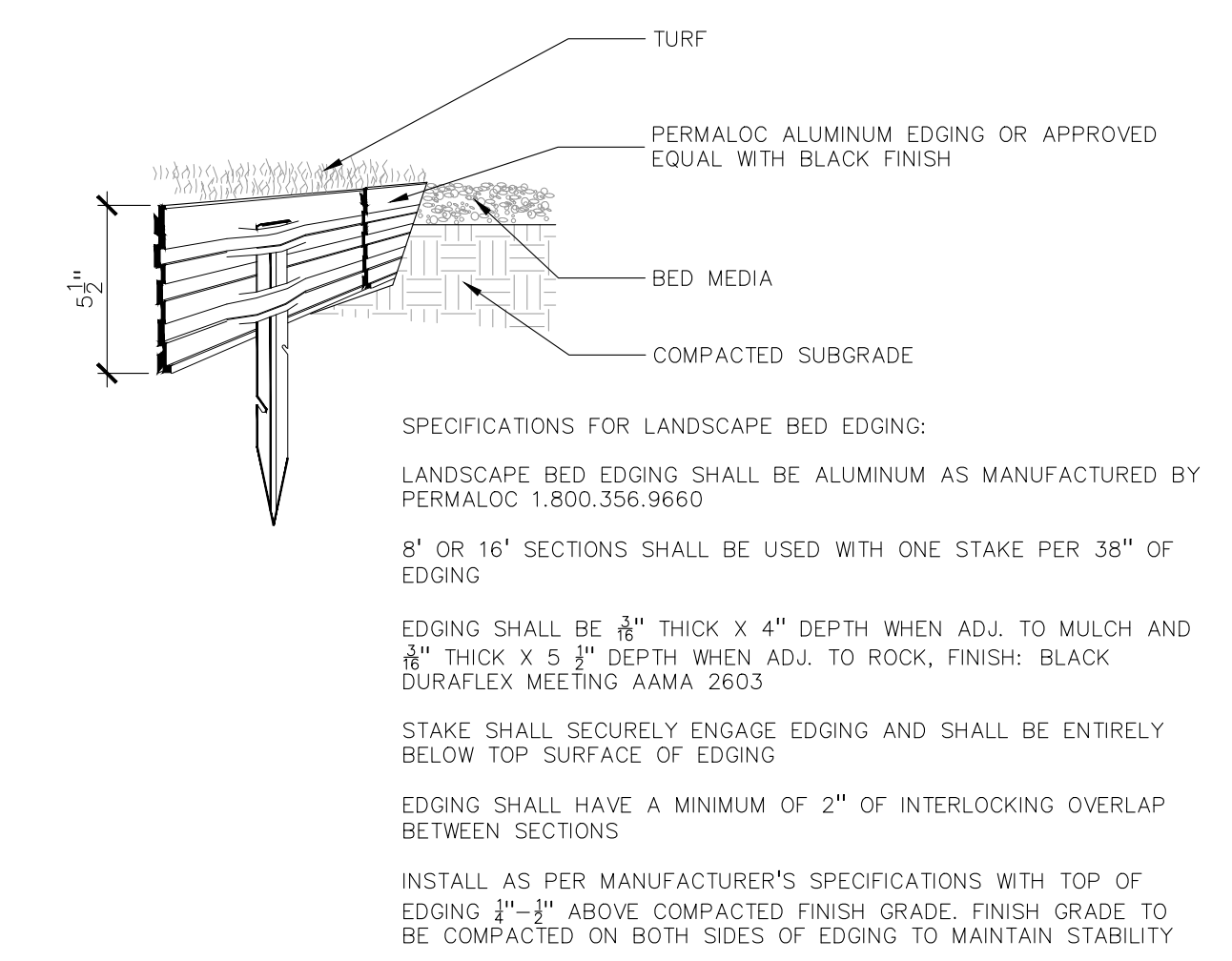
Issued for

10.25.2023 CITY COUNCIL APPROVAL
10.03.2023 UPDATED SITE PLAN APPL.
09.15.2023 SITE PLAN APPROVAL
09.13.2023 OWNER REVIEW

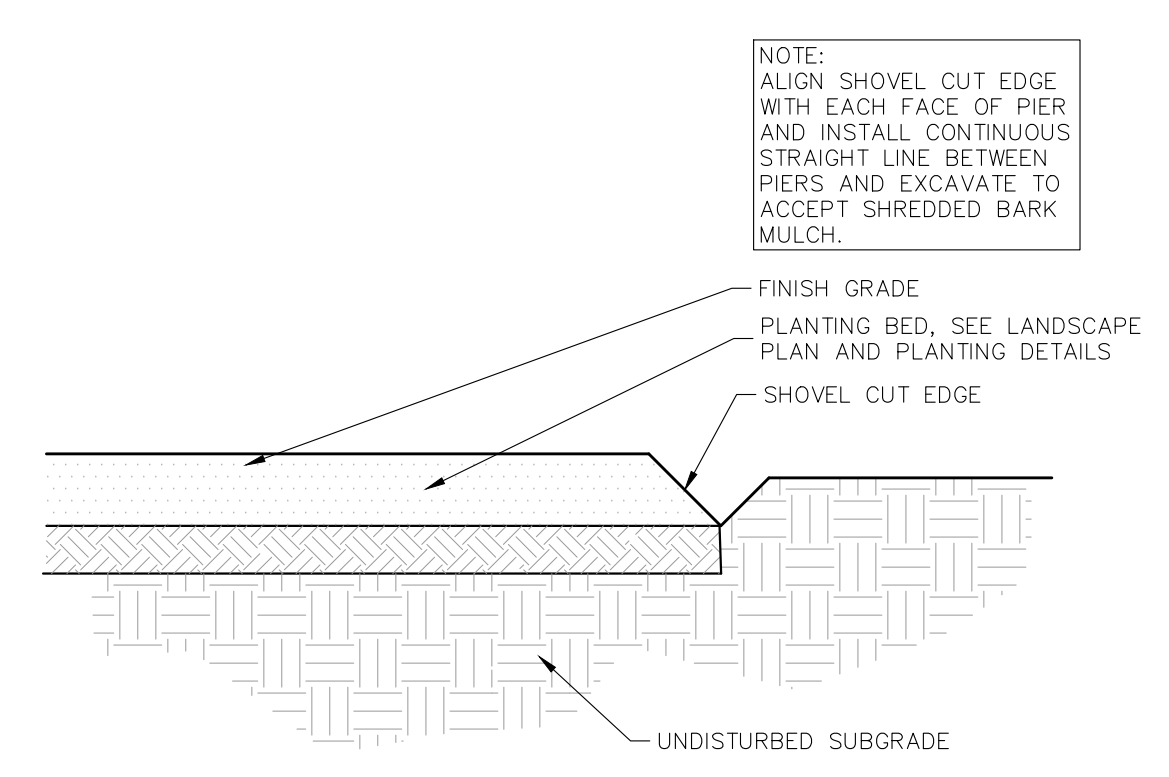
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Checked Record
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Bidpak Number

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2023038.04
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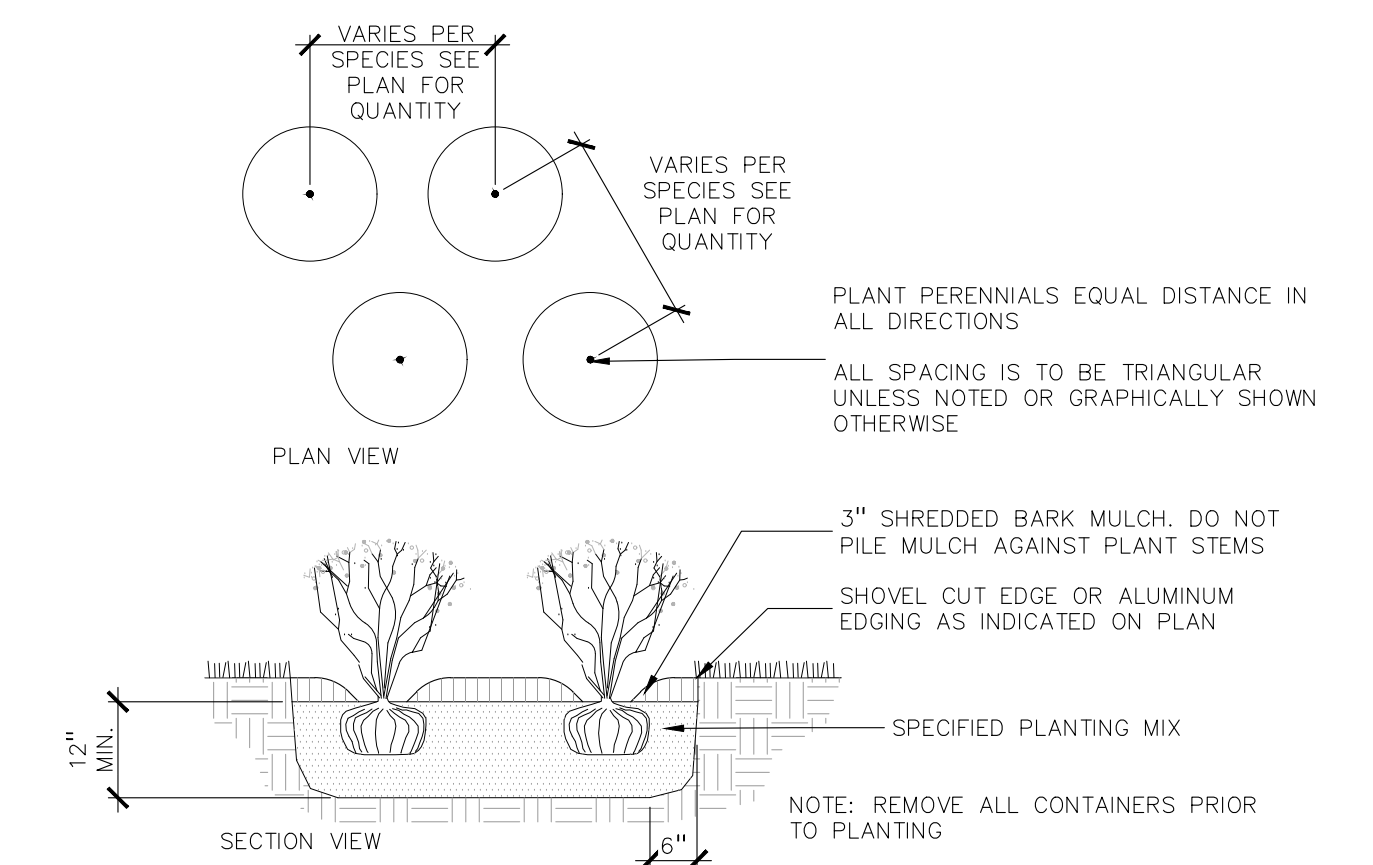
LANDSCAPE PLAN



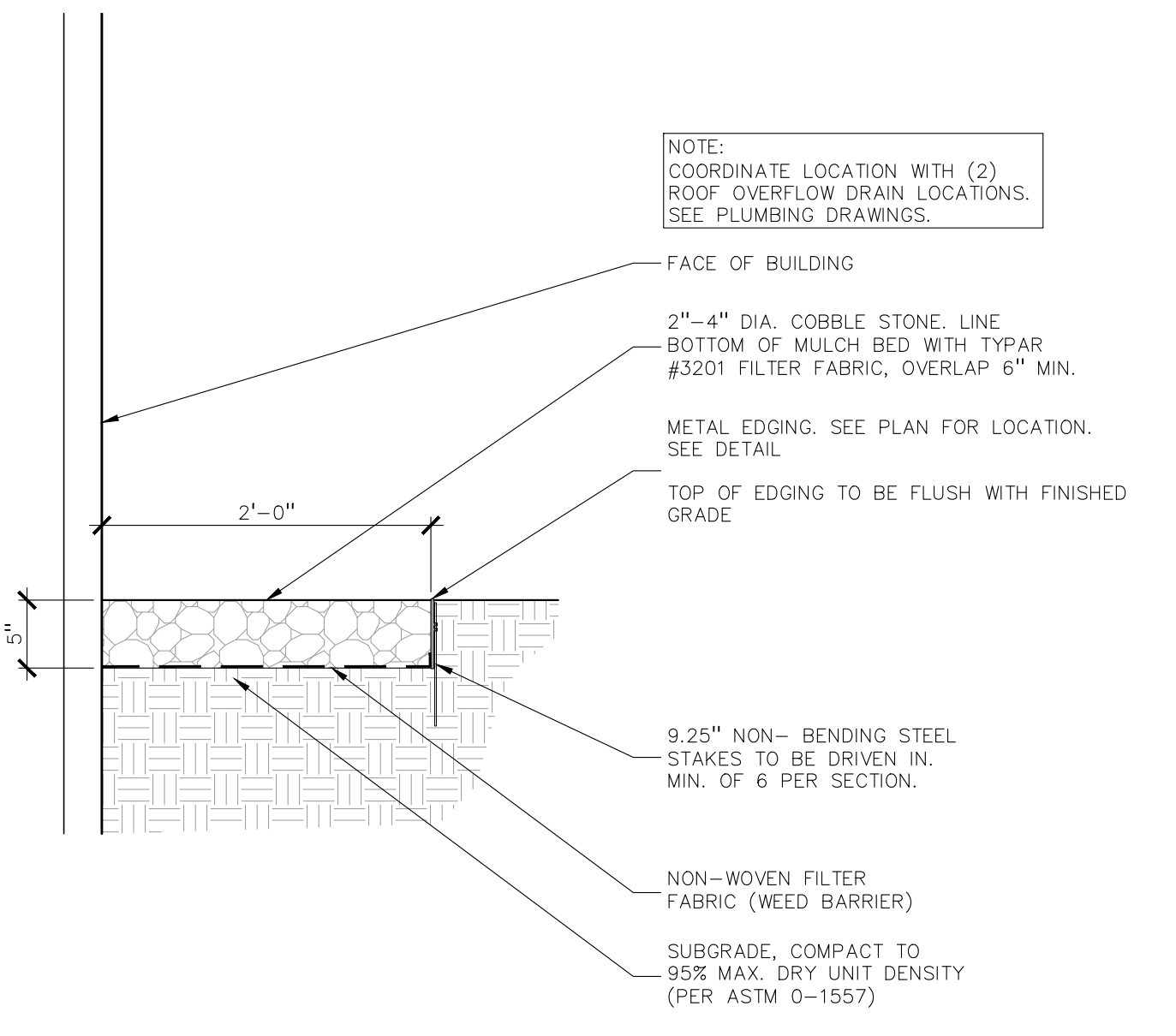
4 ALUMINUM EDGE DETAIL
SCALE: 1/2" = 1'-0"



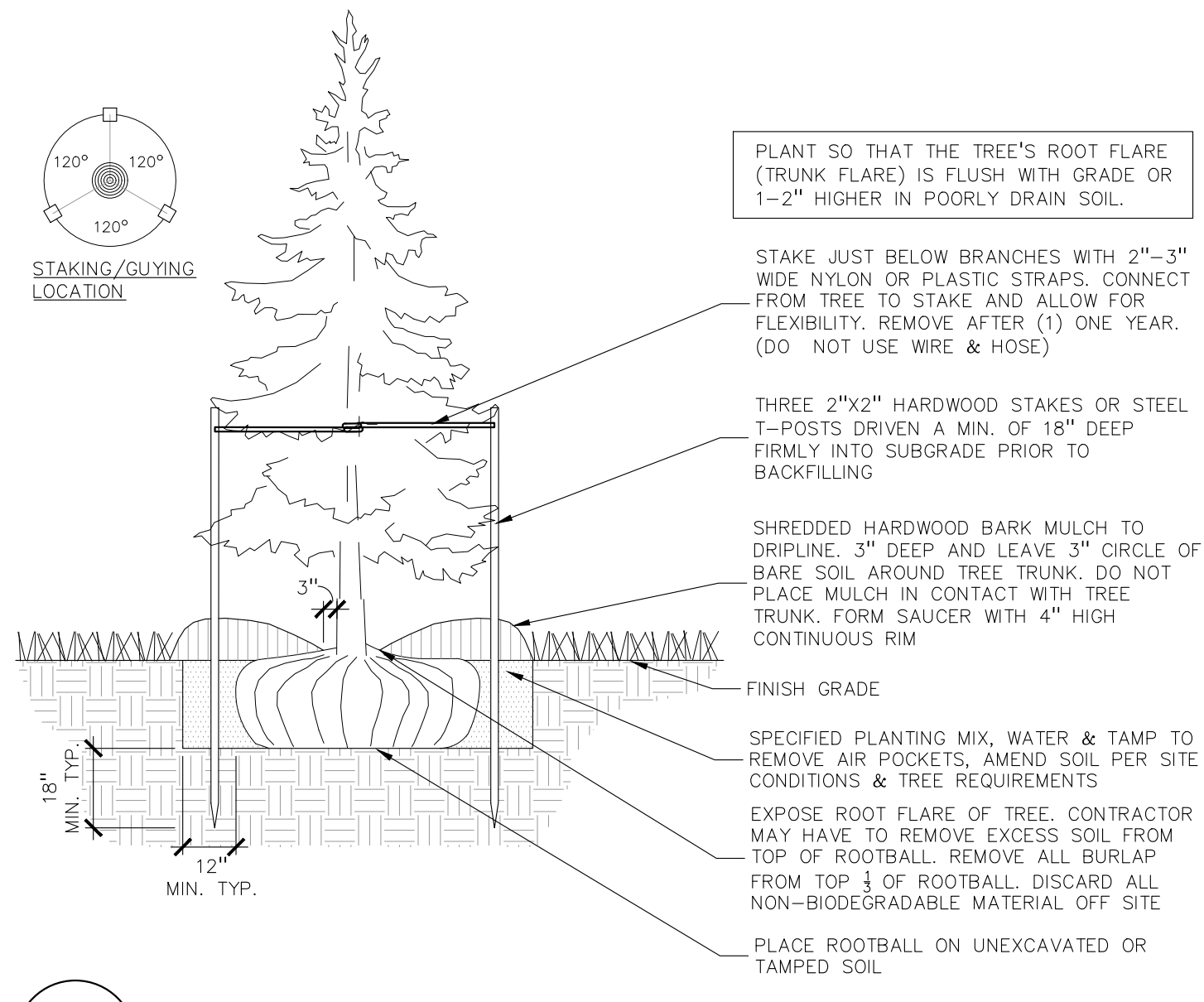
7 SHOVEL CUT EDGE
NOT TO SCALE



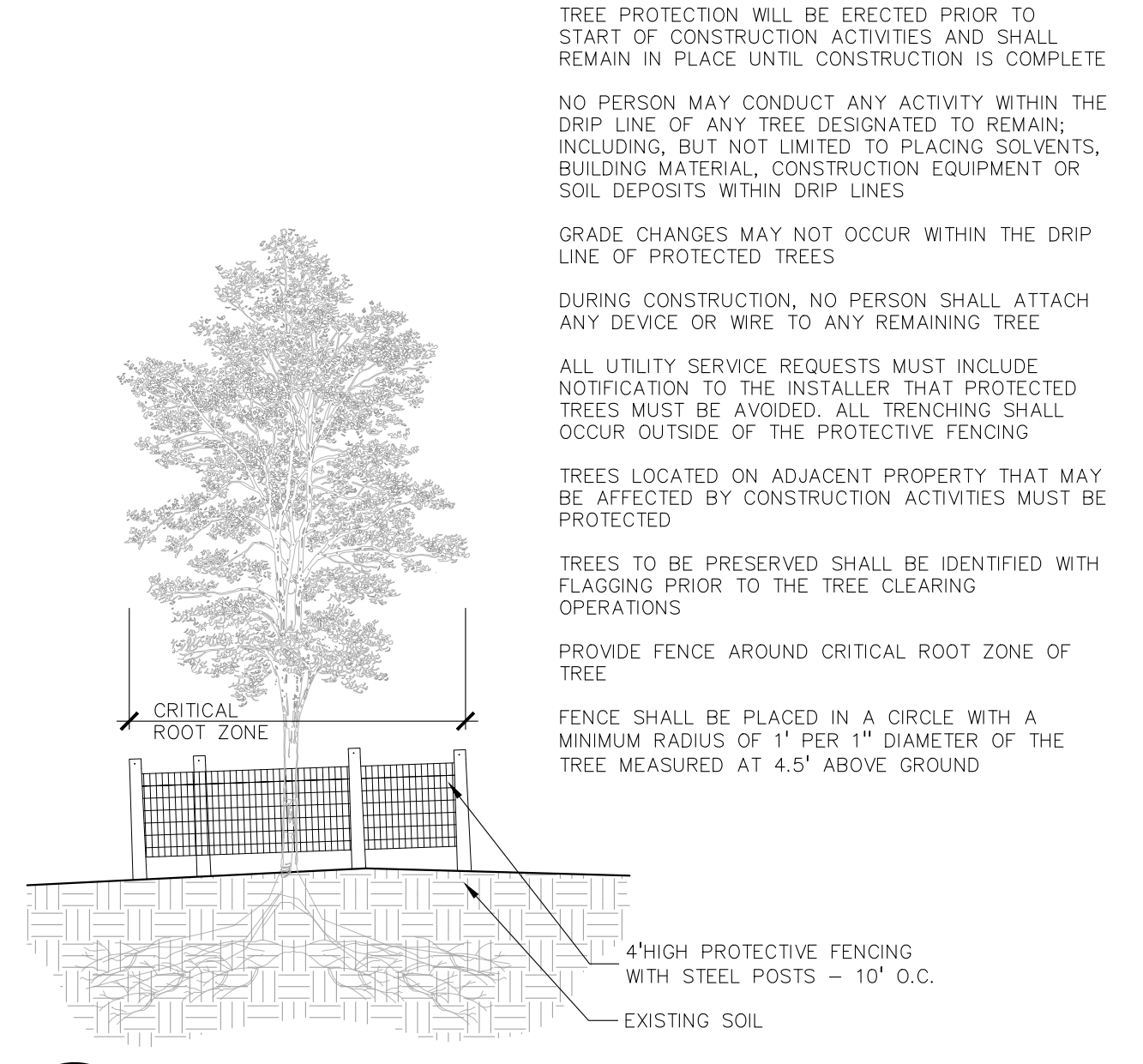
3 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'-0"



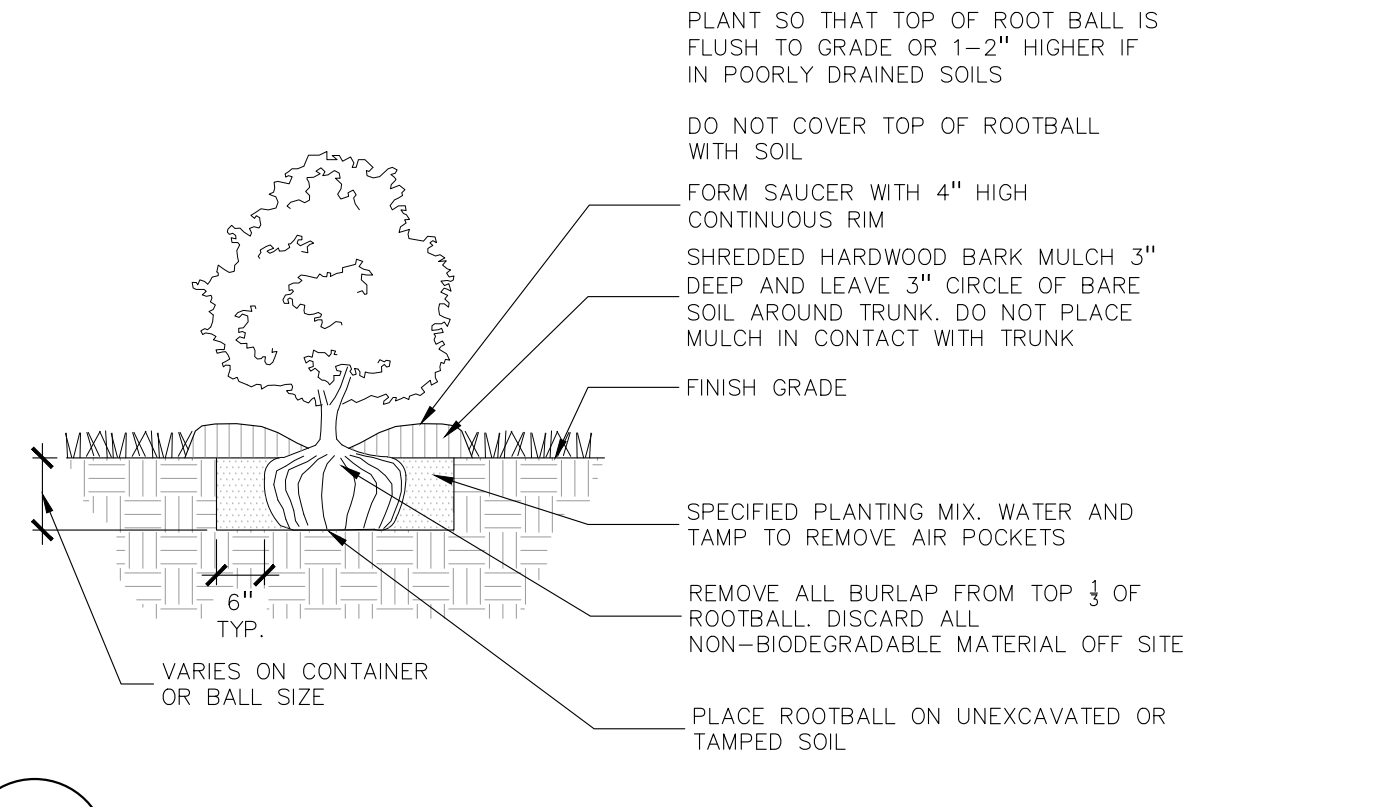
6 STONE MAINTENANCE STRIP
SCALE: 1" = 1'-0"



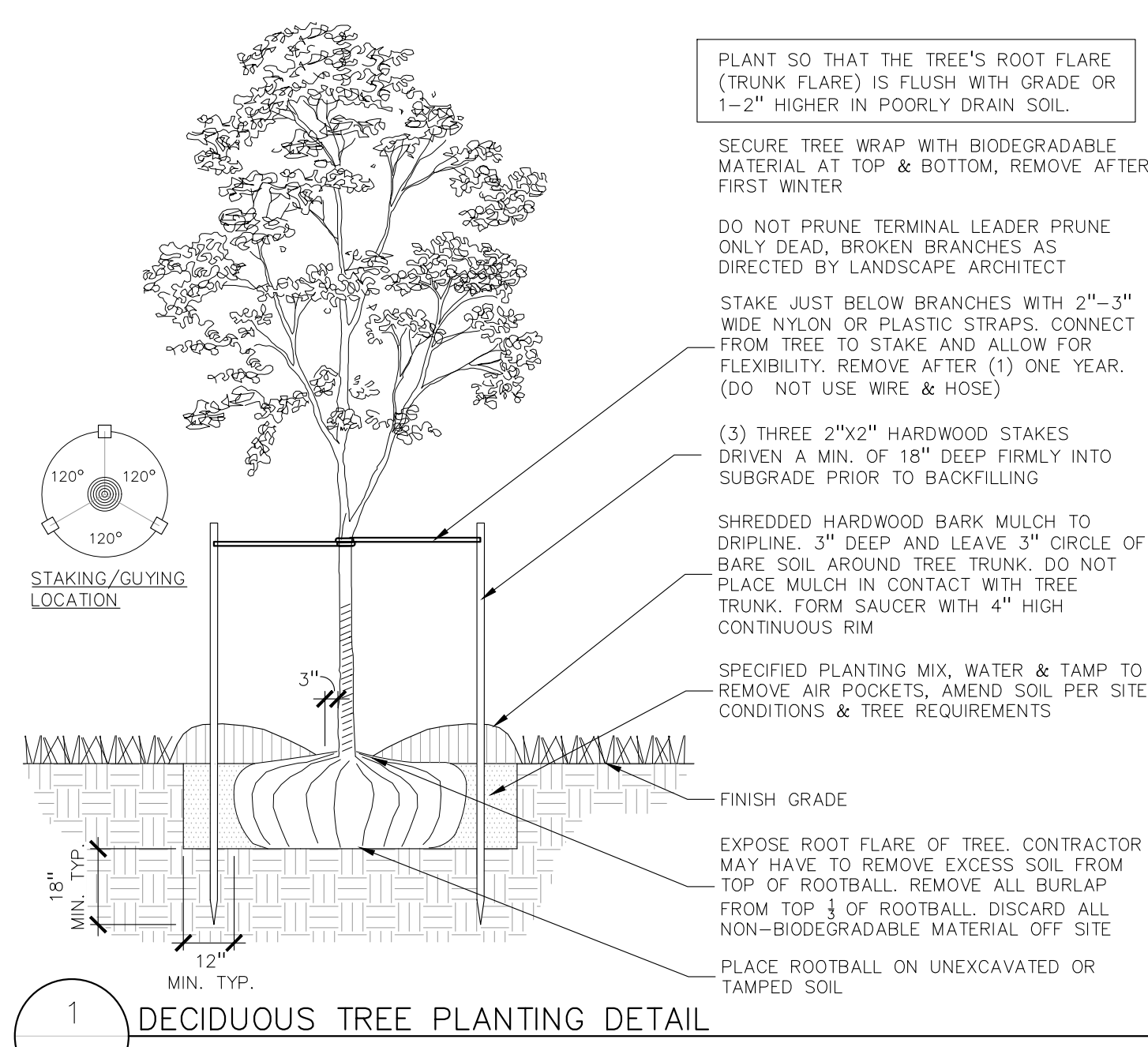
2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



8 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



5 SHRUB PLANTING DETAIL
SCALE: 1" = 2'-0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"

Issued for

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Drawn Preliminary
BZ Construction
Checked Record
MR
Approved Do not scale
MR Use figured dimensions only
Bidpak Number

Job Number
2023038.04
Title

LANDSCAPE DETAILS

Sheet
L002

COPING FINISH SCHEDULE:

- COPING 1 (RED); USED AT BR-1 LOCATIONS
- COPING 2 (GREEN); USED AT BR-2 LOCATIONS
- COPING 3 (MATCH METAL PANEL); USED AT ACM-I LOCATIONS
- COPING 4 (MATCH CURTAIN WALL); USED AT CURTAIN WALL LOCATIONS

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

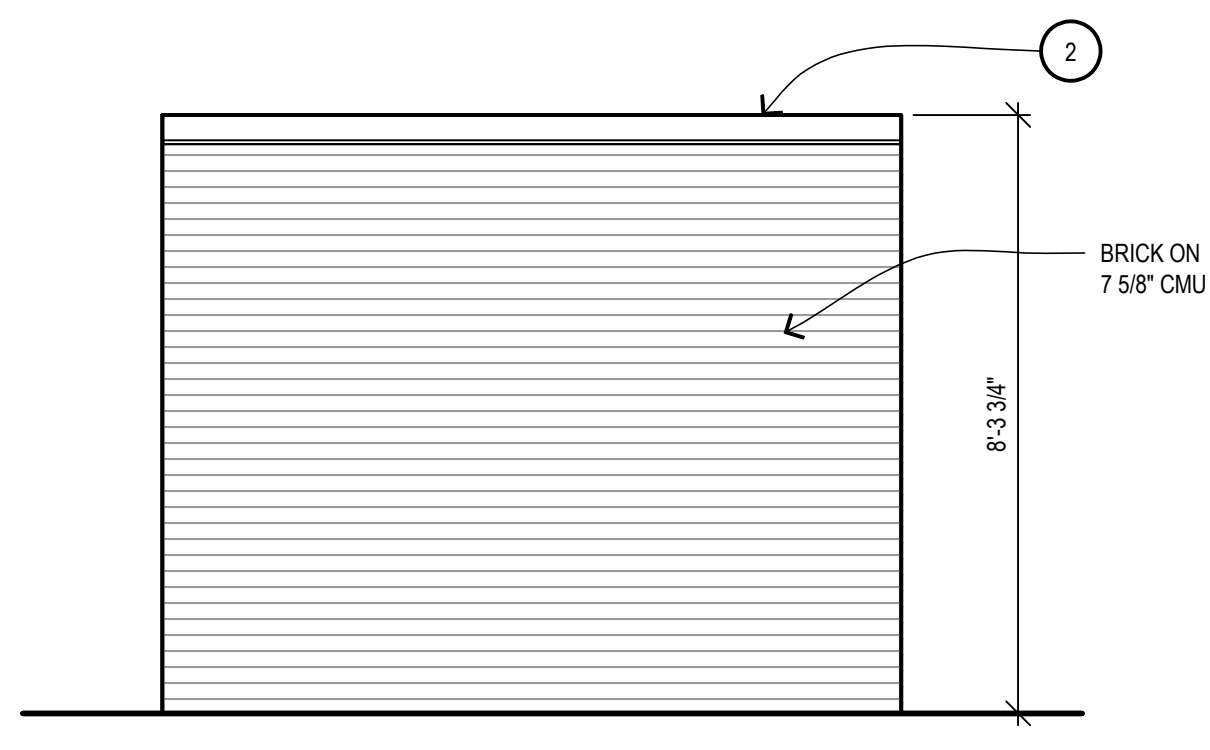
- KEYNOTES:
- FULLY ADHERED SINGLE PLY ROOFING MEMBRANE ON HIGH DENSITY COMPOSITE INSULATION BOARD ON TAPERED INSULATION AS REQUIRED TO ACHIEVE INDICATED SLOPE ON BASE ROOF INSULATION AS SPECIFIED OVER 1 1/2" OR 3" METAL ROOF DECK. REFER TO STRUCTURAL DOCUMENTS FOR DECK SIZE AND SLOPE. REFER TO ROOF PLAN FOR TAPERED INSULATION LOCATIONS.
 - FULLY ADHERED SINGLE PLY ROOFING MEMBRANE ON HIGH DENSITY COMPOSITE INSULATION BOARD ON TAPERED INSULATION AS REQUIRED TO ACHIEVE INDICATED SLOPE OVER 1 1/2" OR 3" METAL ROOF DECK. REFER TO STRUCTURAL DOCUMENTS FOR DECK SIZE. REFER TO ROOF PLAN FOR TAPERED INSULATION LAYOUT.
 - PRE-FINISHED METAL COPING, WITH CONTINUOUS CLEAT FOR CONCEALED ATTACHMENT AT OUTER FACE. COPING AND FLASHING FINISH TO MATCH ADJACENT MATERIALS. PROVIDE NON-CONTINUOUS SHIMS FOR COPING CLEAT AS RECD - TYPICAL.
 - PRE-FINISHED COMPOSITE METAL PANEL, RAINSCREEN SYSTEM WITH CONCEALED FASTENERS ON 4" FIBERGLASS Z GIRTS WITH 1" RIGID INSULATION ON 5/8" GLASS MAT. WATER RESISTANT GYPSUM SHEATHING WITH INTEGRATED AIR BARRIER ON COLD FORMED METAL STUD FRAMING @ 16" O.C. (FILL STUD FRAMING WITH MINERAL WOOL INSULATION AT PARAPET CONSTRUCTION).
 - PRE-FINISHED COMPOSITE METAL PANEL, RAINSCREEN SYSTEM WITH CONCEALED FASTENERS ON 5/8" GLASS MAT WATER RESISTANT GYPSUM SHEATHING WITH INTEGRATED WEATHER BARRIER ON COLD FORMED METAL STUD FRAMING @ 16" O.C.
 - PRE-FINISHED COMPOSITE METAL PANEL, RAINSCREEN SYSTEM WITH CONCEALED FASTENERS ON 5/8" GLASS MAT WATER RESISTANT GYPSUM SHEATHING ON COLD FORMED METAL STUD FRAMING @ 16" O.C.
 - PRE-FINISHED METAL SIDING SYSTEM, PRE-FINISHED GALVANIZED STEEL, 3/4" VERTICAL METAL, SPACING WITH EXPOSED FASTENERS ON 4" FIBERGLASS Z GIRTS WITH 1" RIGID INSULATION ON 5/8" GLASS MAT. WATER RESISTANT GYPSUM SHEATHING WITH INTEGRATED AIR BARRIER.
 - 4" NOMI BRICK VENEER ON AIR SPACE ON 3" RIGID INSULATION ON 5/8" GLASS MAT. WATER RESISTANT GYPSUM SHEATHING WITH INTEGRATED AIR BARRIER ON COLD FORMED METAL STUD FRAMING @ 16" O.C. (FILL STUD FRAMING WITH MINERAL WOOL INSULATION AT PARAPET CONSTRUCTION). REFER TO ELEVATIONS FOR BRICK TYPES.
 - 4" NOMI BRICK VENEER ON AIR SPACE ON 3" RIGID INSULATION ON FLUID APPLIED MEMBRANE AIR BARRIER ON CMU - REFER TO ELEVATIONS FOR TYPES.
 - FIBER CEMENT PANEL SYSTEM WITH SUPPORT CLIPS ON 1/4" SHIMS AS REQUIRED ON 4" FIBERGLASS Z GIRTS WITH 1" RIGID INSULATION ON 5/8" GLASS MAT. WATER RESISTANT GYPSUM SHEATHING WITH INTEGRATED AIR BARRIER ON COLD FORMED METAL STUDS AT 16" O.C.
 - PRE-FINISHED ALUMINUM CURTAIN WALL SYSTEM: 7 1/4" MULLION WITH VERTICAL BUTT JOINT (TWO-SIDE STRUCTURAL SILICON GLAZING AND 3" DEEP HORIZONTAL CAP WHERE SHOWN). REFER TO ELEVATIONS FOR SHIMMED LOCATIONS.
 - PRE-FINISHED ALUMINUM STOREFRONT SYSTEM: NON-THERMAL WITH 1/4" GLAZING INFILL.
 - PRE-FINISHED ALUMINUM STOREFRONT SYSTEM: THERMALLY BROKEN WITH 1" GLAZING INFILL.

NOTE: PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.

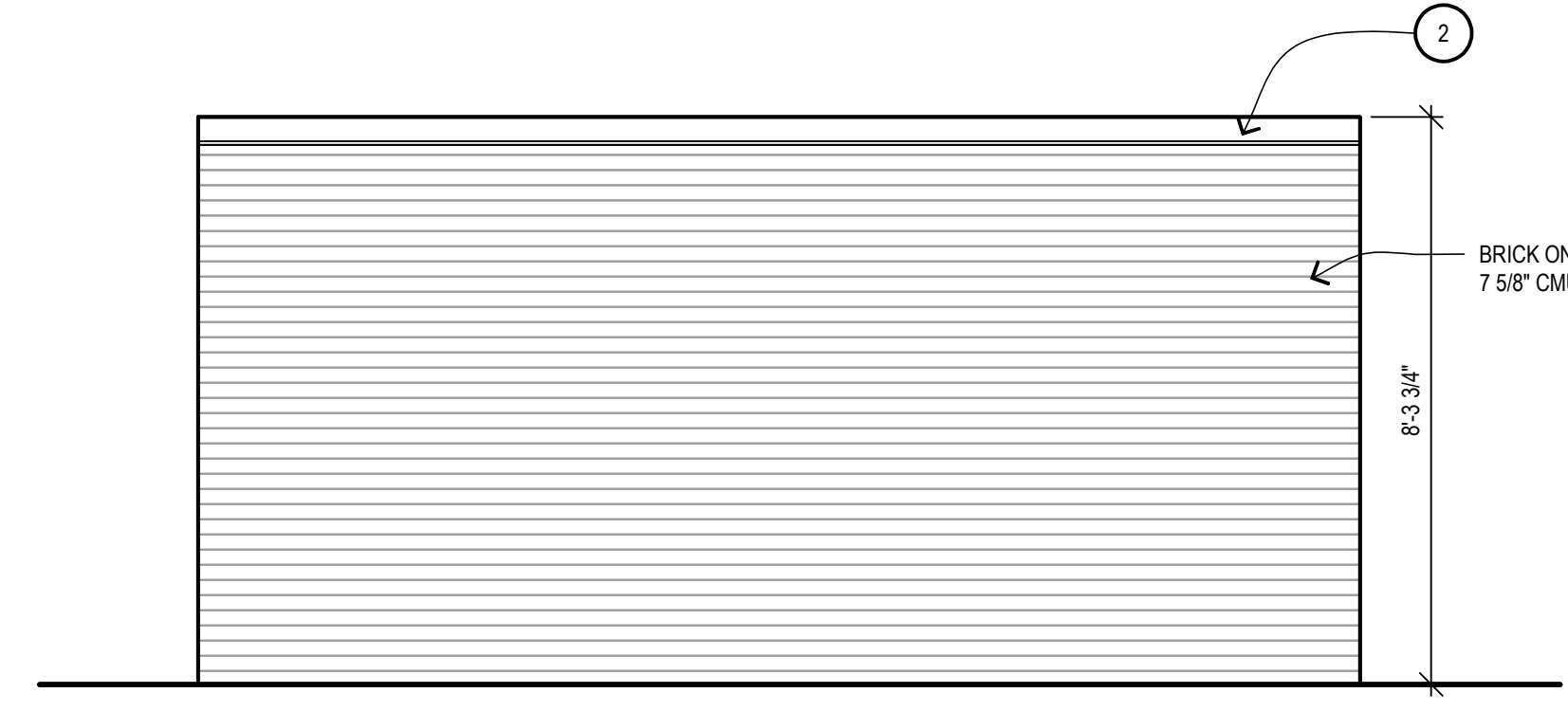
- REFER TO STRUCTURAL DOCUMENTS FOR COLUMNS, BEAMS, OTHER SHAPES, AND SPECIFIC REINFORCING REQUIREMENTS.
- REFER TO STRUCTURAL DOCUMENTS FOR CONCRETE WALLS, FOUNDATIONS, SIZES AND DETAILS.
- REINFORCED CONCRETE SLAB ON VAPOR BARRIER OVER COMPACTED GRANULAR FILL. TERMINATE VAPOR BARRIER @ TOP OF SLAB. REFER TO STRUCTURAL DOCUMENTS FOR REINFORCING.
- NOT USED.
- EXTERIOR REINFORCED CONCRETE SLAB WITH SNOW MELT TUBING WHERE INDICATED, ON COMPACTED BASE. REFER TO CIVIL DOCUMENTS FOR FURTHER DETAILS, LOCATIONS, AND FINISH TYPES. REFER TO MECHANICAL DOCUMENTS FOR SNOW MELT TUBING.
- LATERAL LOAD SUPPORT CLIP W/ VERTICAL SLOT CONNECTION (SHOWN DASHED).
- DEAD LOAD SUPPORT CLIP W/ RIGID CONNECTION (SHOWN DASHED).
- INTERIOR PARTITION - REFER TO FLOOR PLANS FOR WALL TYPES.
- CEILING SYSTEM - REFER TO CEILING PLANS FOR TYPE AND HEIGHT.
- EMBEDDED STAINLESS STEEL FLASHING WITH DRIP - EXTEND 1/2" BEYOND FACE OF MASONRY.
- EMBEDDED STAINLESS STEEL FLASHING WITH MORTAR BED AND GROUT FILL BELOW. EXTEND MIN. 6" ABOVE GRADE. HEM EDGE FLUSH W/ FACE OF MASONRY SUCH THAT METAL DOES NOT PROTRUDE.
- PROTECTION BOARD ON DAMP PROOFING OVER CONCRETE FOUNDATION.
- DAMP PROOFING OVER CONCRETE FOUNDATION. EXTEND 8" (MIN) ABOVE GRADE BEHIND STAINLESS STEEL FLASHING AND 8" BELOW TOP OF FOUNDATION.
- CAVITY DRAINAGE MATERIAL, W/ WEEP VENTS @ 24" O.C.
- PROVIDE FLUID-APPLIED TRANSITIONS TO MAINTAIN WEATHER BARRIER AT FLASHINGS, TRANSITIONS, ETC. PER SPECIFICATIONS.
- 1/2" PREMOLDED JOINT FILLER AND SEALANT.
- CONTINUOUS SEALANT AND BACKER ROD - 3/8" UN.O.
- ADJUSTABLE BRICK TIES @ 16" O.C., VERTICALLY AND HORIZONTALLY, STAGGERED - TYPICAL.
- CMU WITH HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. - REFER TO FLOOR PLANS FOR WALL TYPES.
- REINFORCED CMU BOND BEAM - REFER TO STRUCTURAL DOCUMENTS.
- NOT USED.
- 3" THICK, RIGID PERIMETER INSULATION (U.N.O.) EXTEND HORIZONTALLY MIN. 36" & VERTICALLY MIN. 42" (U.N.O.).
- DOOR AND FRAME AS SCHEDULED.
- GROUT SOLID.
- INTERIOR ALUMINUM GLASS FRAMING SYSTEM.
- PRE-FINISHED METAL CANOPY.
- EXPOSED AESS STEEL CANOPY - PAINT.

NOTE:

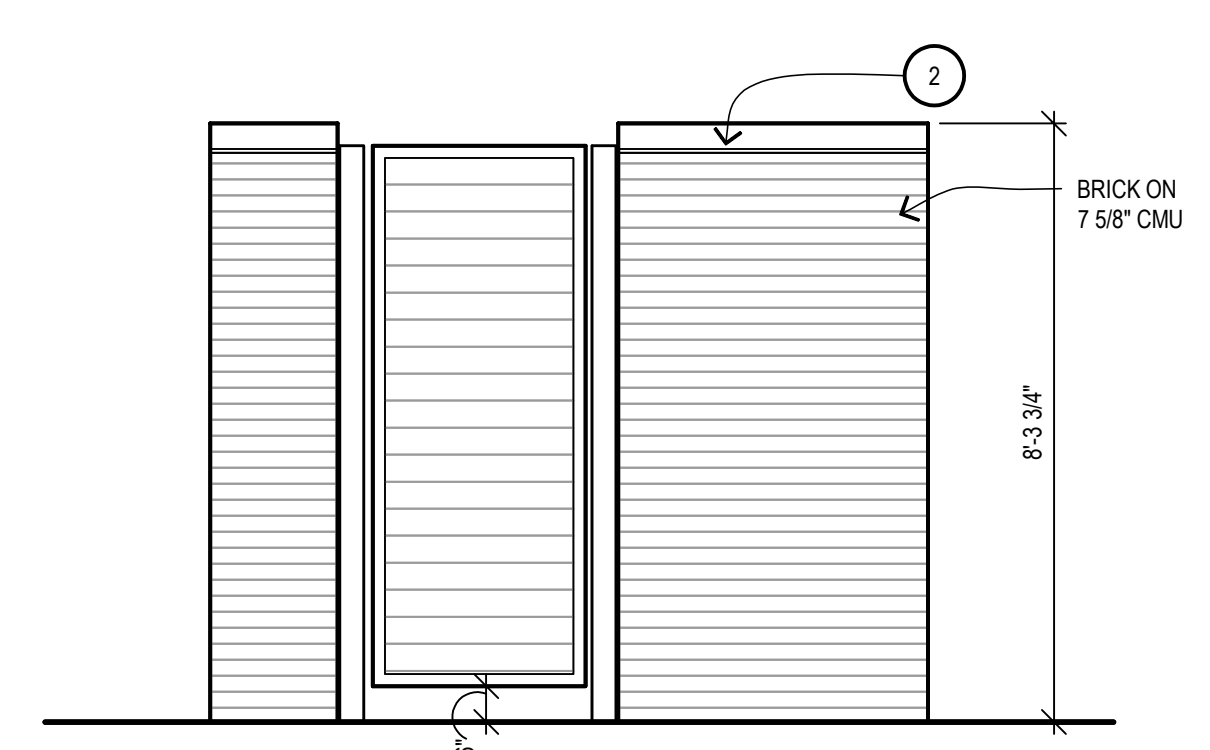
- PROVIDE ISOLATION MATERIALS BETWEEN ALL DISSIMILAR MATERIALS SUCH AS ROOF MEMBRANE, AIR BARRIER, ETC.
- PROVIDE ADDITIONAL LAYER OF AIR BARRIER AND OVERLAP 2" MIN. EACH SIDE BETWEEN CMU AND EXTERIOR SHEATHING WITH INTEGRATED AIR BARRIER.
- DISCONTINUE RELIEF ANGLES W/ 3/8" GAP WHERE RELIEF ANGLES INTERSECT VERTICAL CONTROL JOINTS.
- ALL EXTERIOR STEEL TO BE GALVANIZED - TYP. (U.N.O.).
- PROVIDE WATER STOP (SHOWN SHADED) BETWEEN MEMBRANE AND METAL FLASHING OR METAL COPING, ETC. IN WHICH ROOF BASE MEMBRANE DOES NOT EXTEND UP MORE THAN 1/2" VERTICALLY - TYP.
- CURTAIN WALL SYSTEM BASES OF DISJOINT PROFILE - SIGHT LINE 2 1/2" AND DEPTH 1" (U.N.O.).
- PROVIDE SEALANT AT COPING FASTENERS.
- PROVIDE CONTINUOUS METAL PLATE (16 GA. MIN.) AT BASE OF PARAPET AS RECD FOR INSTALLATION OF ROOF MEMBRANE STOP - FASTENER SPACING FOR MEMBRANE AS RECD FOR WIND UPLIFT - TYP.
- ALL FLASHING IS TO POSITIVELY PITCH TOWARDS THE EXTERIOR, 1/4" PER FOOT MIN. - TYP.
- PROVIDE AIR BARRIER TRANSITION MATERIAL @ BEAM PENETRATIONS AS RECD TO MAINTAIN CONTINUOUS AIR BARRIER.



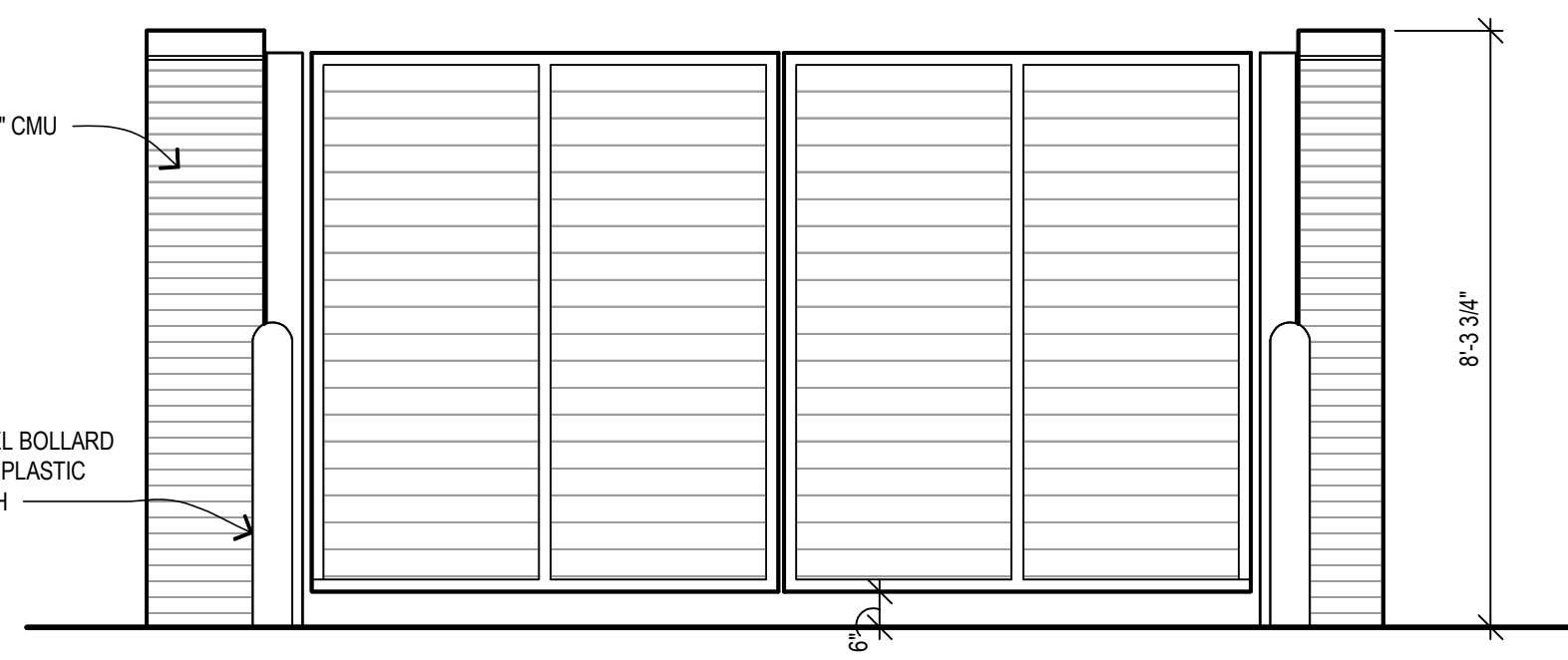
6
A102
TRASH ENCLOSURE ELEVATION - EAST
3/8" = 1'-0"



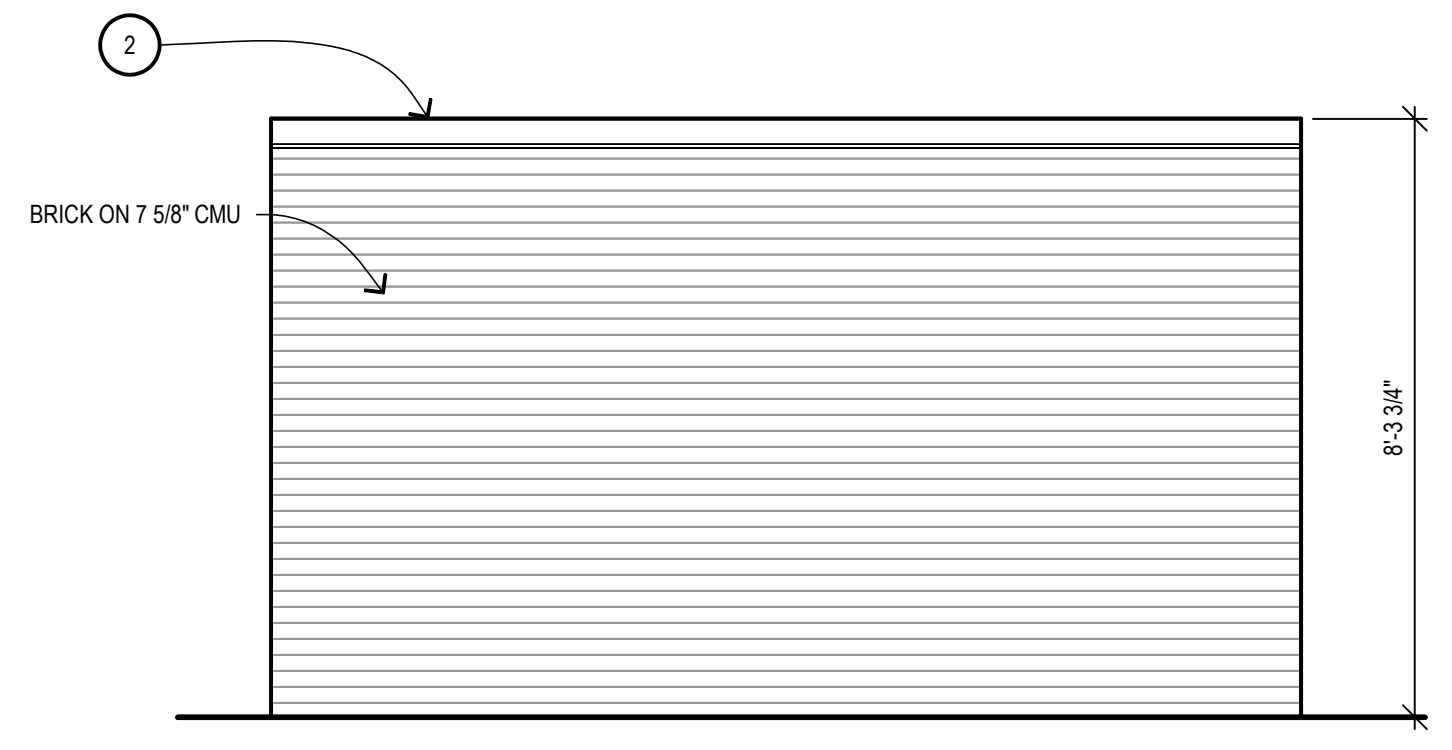
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A102
TRASH ENCLOSURE ELEVATION - SOUTH EAST
3/8" = 1'-0"



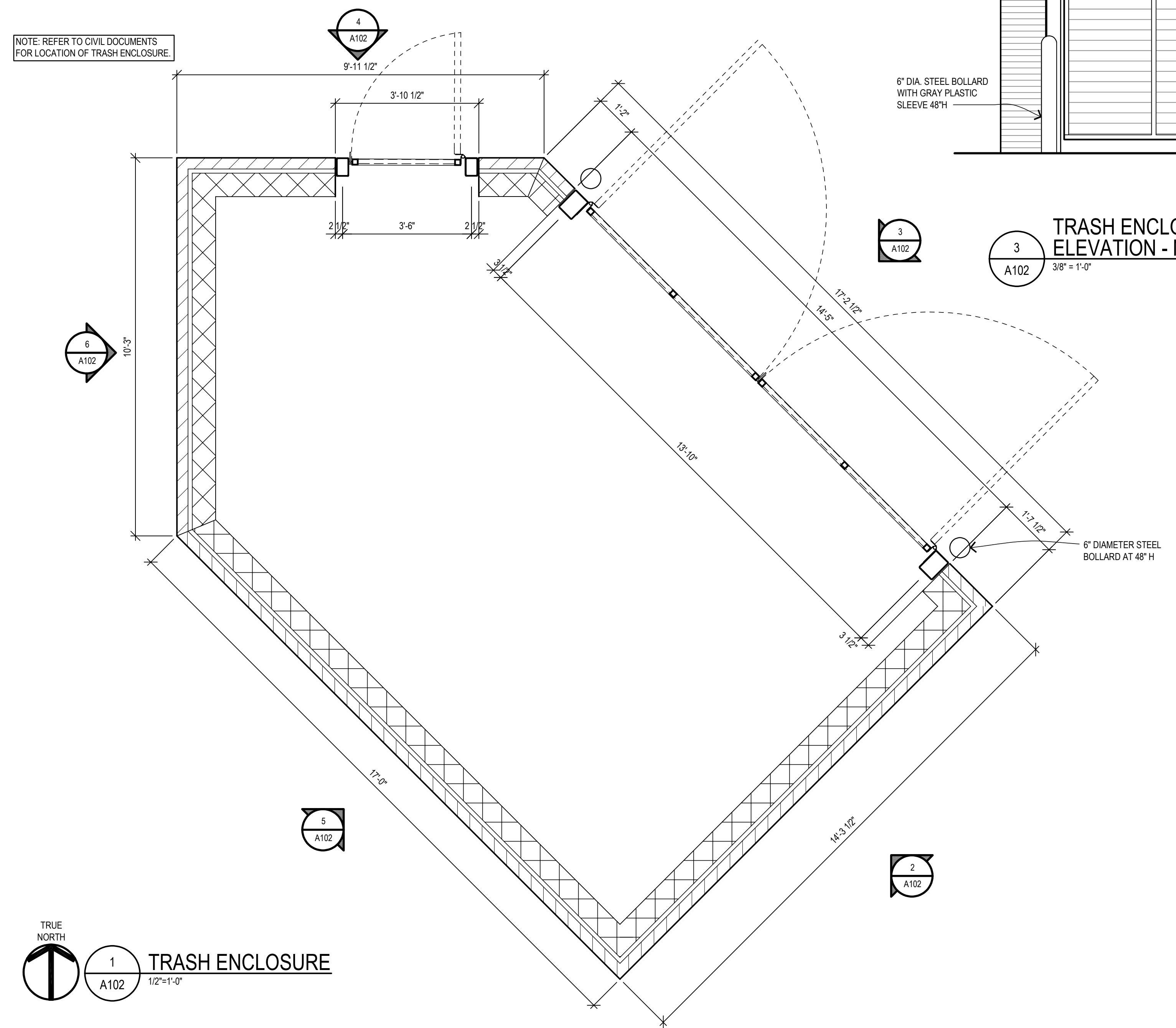
4
A102
TRASH ENCLOSURE ELEVATION - NORTH
3/8" = 1'-0"



3
A102
TRASH ENCLOSURE ELEVATION - NORTH EAST
3/8" = 1'-0"



2
A102
TRASH ENCLOSURE ELEVATION - NORTH WEST
3/8" = 1'-0"



1
A102
TRASH ENCLOSURE
1/2\"/>

Issued for

CITY OF BRIGHTON
CITY COUNCIL APPROVAL -
10.25.2023
CITY OF BRIGHTON UPDATED
SITE PLAN APPROVAL -
10.03.2023
CITY OF BRIGHTON SITE PLAN
APPROVAL -
09.15.2023

Drawn

<input checked="" type="checkbox"/>	Preliminary
<input type="checkbox"/>	Construction
<input checked="" type="checkbox"/>	Record
<input type="checkbox"/>	SEC

Approved Do not scale
SEC Use figured dimensions only
Bidpak Number

Job Number
2023038.04
Title
Trash Enclosure

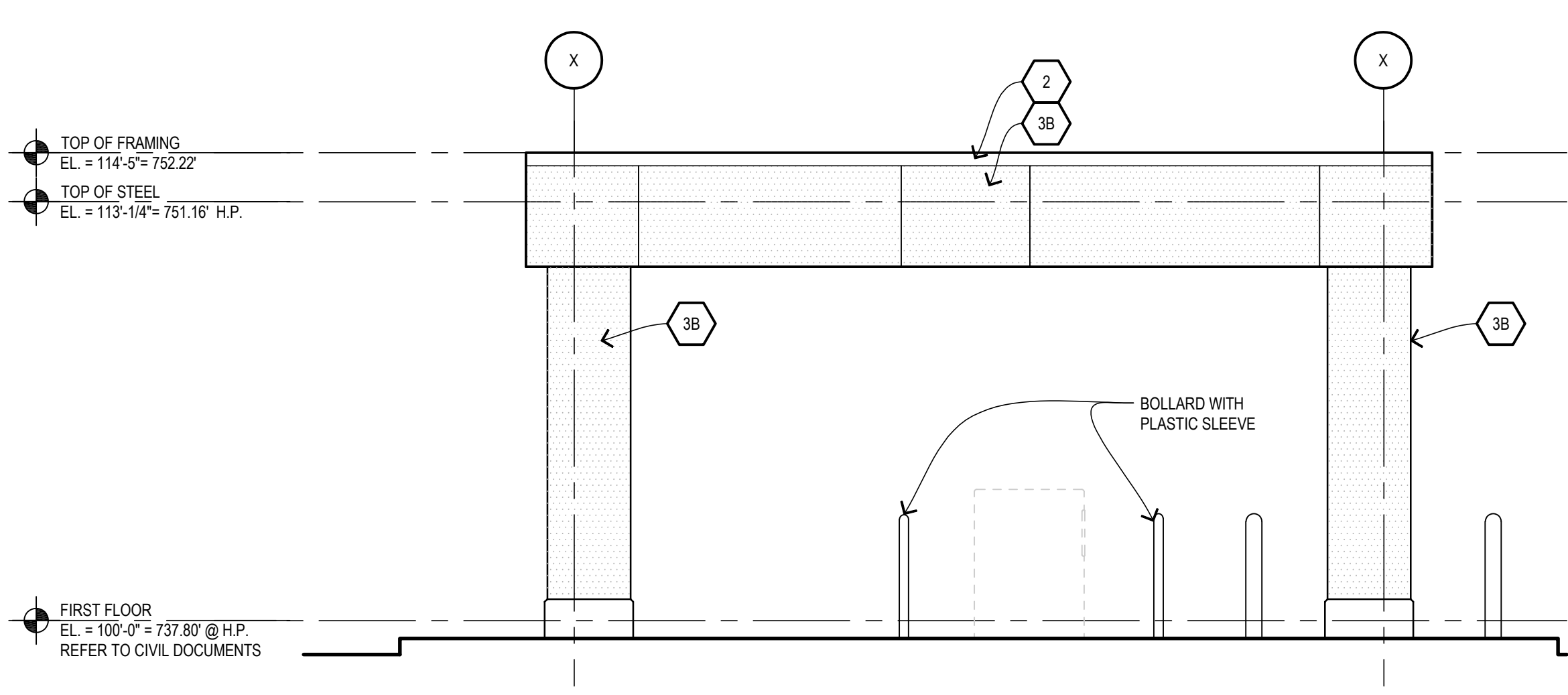
KEYNOTES:

- 1A FULLY ADHERED SINGLE PLY ROOFING MEMBRANE ON HIGH DENSITY COMPOSITE INSULATION BOARD ON TAPERED INSULATION AS REQUIRED TO ACHIEVE INDICATED SLOPE OVER 1/2" OR 3" METAL ROOF DECK. REFER TO STRUCTURAL DOCUMENTS FOR DECK SIZE AND SLOPE/STEEL LOCATIONS. REFER TO ROOF PLAN FOR TAPERED INSULATION LOCATIONS.
- 1B FULLY ADHERED SINGLE PLY ROOFING MEMBRANE ON HIGH DENSITY COMPOSITE INSULATION BOARD ON TAPERED INSULATION AS REQUIRED TO ACHIEVE INDICATED SLOPE OVER 1/2" OR 3" METAL ROOF DECK. REFER TO STRUCTURAL DOCUMENTS FOR DECK SIZE. REFER TO ROOF PLAN FOR TAPERED INSULATION LAYOUT.
- 2 PREFINISHED METAL COPING WITH CONTINUOUS GLEAT FOR CONCEALED ATTACHMENT AT OUTER FACE COPING AND FLASHING FINISH TO MATCH ADJACENT MATERIALS. PROVIDE NON-CONTINUOUS DMBE FOR COPING GLEAT AS REQ'D - TYPICAL.
- 3A PREFINISHED COMPOSITE METAL PANEL RAINSCREEN SYSTEM WITH CONCEALED FASTENERS ON 5/8" GLASS MAT WATER RESISTANT GYPSUM SHEATHING WITH INTEGRATED WEATHER BARRIER ON COLD FORMED METAL STUD FRAMING @ 16" O.C. FULL STUD FRAMING WITH MINERAL WOOL INSULATION AT PARAPET CONSTRUCTION.
- 3B PREFINISHED COMPOSITE METAL PANEL RAINSCREEN SYSTEM WITH CONCEALED FASTENERS ON 5/8" GLASS MAT WATER RESISTANT GYPSUM SHEATHING WITH INTEGRATED WEATHER BARRIER ON COLD FORMED METAL STUD FRAMING @ 16" O.C.
- 3C PREFINISHED COMPOSITE METAL PANEL RAINSCREEN SYSTEM WITH CONCEALED FASTENERS ON 5/8" GLASS MAT WATER RESISTANT GYPSUM SHEATHING ON COLD FORMED METAL STUD FRAMING @ 16" O.C.
- 4 PREFINISHED METAL SIDING SYSTEM. PREFINISHED GALVANIZED STEEL 3/4" VERTICAL METAL SIDING WITH EXPOSED FASTENERS ON 4" FIBERGLASS 2 GIRTS WITH 7" RIGID INSULATION ON 5/8" GLASS MAT WATER RESISTANT GYPSUM SHEATHING WITH INTEGRATED AIR BARRIER.
- 5A 1" NOMI BRICK VENEER ON AIR SPACE ON 7" RIGID INSULATION ON 5/8" GLASS MAT WATER RESISTANT GYPSUM SHEATHING WITH INTEGRATED AIR BARRIER ON COLD FORMED METAL STUD FRAMING @ 16" O.C. (FULL STUD FRAMING WITH MINERAL WOOL INSULATION FOR BRICK TYPES).
- 5B 4" NOMI BRICK VENEER ON AIR SPACE ON 7" RIGID INSULATION ON FLUID APPLIED MEMBRANE AIR BARRIER ON C.I.U. REFER TO ELEVATIONS FOR TYPES.
- 6 FIBER CEMENT PANEL SYSTEM WITH SUPPORT CLIPS ON 1/4" GIRTS AS REQUIRED ON 4" FIBERGLASS 2 GIRTS WITH 7" RIGID INSULATION ON 5/8" GLASS MAT WATER RESISTANT GYPSUM SHEATHING WITH INTEGRATED AIR BARRIER ON COLD FORMED METAL STUDS AT 16" O.C.
- 7 PREFINISHED ALUMINUM CURTAIN WALL SYSTEM: 7 1/4" MILLION WITH VERTICAL BUTT JOINT (TWO-SIDE STRUCTURAL SILICON GLAZING AND 3" DEEP HORIZONTAL CAP WHERE SHOWN. REFER TO ELEVATIONS FOR SPAN/HEAD LOCATIONS.
- 8A PREFINISHED ALUMINUM STOREFRONT SYSTEM: NON-THERMAL WITH 1/4" GLAZING INFILL.
- 8B PREFINISHED ALUMINUM STOREFRONT SYSTEM: THERMALLY BROKEN WITH 1" GLAZING INFILL.
- 9 REFER TO STRUCTURAL DOCUMENTS FOR COLUMNS, BEAMS, OTHER SHARES, AND SPECIFIC REINFORCING REQUIREMENTS.
- 10 REFER TO STRUCTURAL DOCUMENTS FOR CONCRETE WALLS, FOUNDATIONS, SIZES AND DETAILS.
- 11A REINFORCED CONCRETE SLAB ON VAPOR BARRIER OVER COMPACTED GRANULAR FILL. TERMINATE VAPOR BARRIER @ TOP OF SLAB - REFER TO STRUCTURAL DOCUMENTS FOR REINFORCING.
- 11B NOT USED.
- 11C EXTERIOR REINFORCED CONCRETE SLAB WITH SNOW MELT TUBING, WHERE INDICATED, ON COMPACTED BASE. REFER TO CIVIL DOCUMENTS FOR FURTHER DETAIL LOCATIONS AND FINISH TYPES. REFER TO MECHANICAL DOCUMENTS FOR SNOW MELT TUBING.
- 12A LATERAL LOAD SUPPORT CLIP W/ VERTICAL SLOT CONNECTION (SHOWN DASHED).
- 12B DEAD LOAD SUPPORT CLIP W/ RIGID CONNECTION (SHOWN DASHED).
- 13 INTERIOR PARTITION - REFER TO FLOOR PLANS FOR TYPE AND HEIGHT.
- 14 CEILING SYSTEM - REFER TO CEILING PLANS FOR TYPE AND HEIGHT.
- 15 EMBEDDED STAINLESS STEEL FLASHING WITH DRP - EXTEND 1/2" BEYOND FACE OF MASONRY.
- 16 EMBEDDED STAINLESS STEEL FLASHING WITH MORTAR BED AND GROUT FILL BELOW - EXTEND MIN. 8" ABOVE GRADE - HEM EDGE FLUSH W/ FACE OF MASONRY SUCH THAT METAL DOES NOT PROTRUDE.
- 17 PROTECTION BOARD ON DAMP PROOFING OVER CONCRETE FOUNDATION.
- 18 DAMP PROOFING OVER CONCRETE FOUNDATION - EXTEND 6" MIN. ABOVE GRADE BEHIND STAINLESS STEEL FLASHING AND 8" BELOW TOP OF FOUNDATION.
- 19 CAVITY DRAINAGE MATERIAL W/ WEEP VENTS @ 24" O.C.
- 20 PROVIDE FLUID APPLIED TRANSITIONS TO MAINTAIN WEATHER BARRIER AT FLASHINGS, TRANSITIONS, ETC. SEE SPECIFICATIONS.
- 21 1/2" PREMOLDED JOINT FILLER AND SEALANT.
- 22 CONTINUOUS SEALANT AND BACKER ROD - 3/8" U.N.O.
- 23 ADJUSTABLE BRICK TIES @ 16" O.C. VERTICALLY AND HORIZONTALLY STAGGERED - TYPICAL.
- 24 CMU WITH HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. - REFER TO FLOOR PLANS FOR WALL TYPES.
- 25 REINFORCED CMU BOND BEAM - REFER TO STRUCTURAL DOCUMENTS.
- 26 NOT USED.
- 27 3" THICK RIGID PERIMETER INSULATION (I.N.O.) EXTEND HORIZONTALLY MIN. 36" & VERTICALLY MIN. 42" (I.N.O.).
- 28 DOOR AND FRAME AS SCHEDULED.
- 29 GROUT SOLID.
- 30 INTERIOR ALUMINUM GLASS FRAMING SYSTEM.
- 31 PRE-FINISHED METAL CANOPY.
- 32 EXPOSED AESS STEEL CANOPY - PAINT.

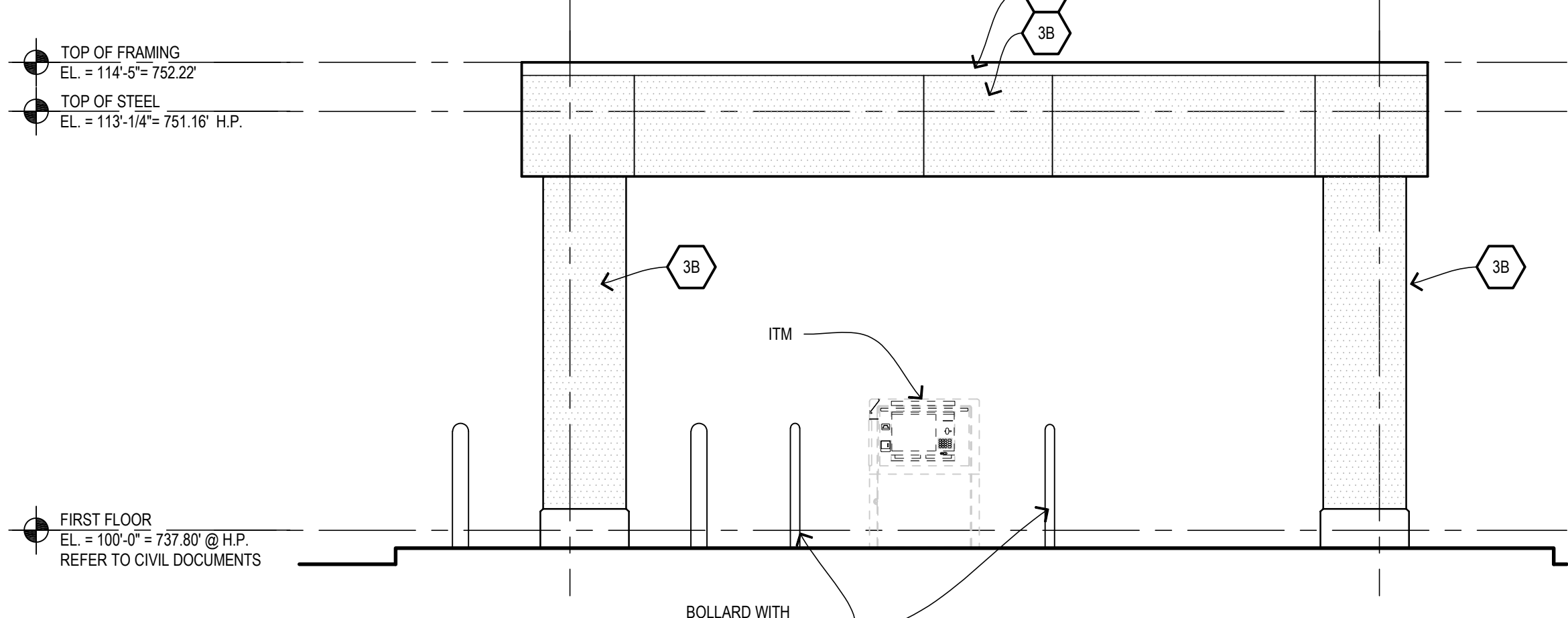
NOTE:
1. PROVIDE ISOLATION MATERIALS BETWEEN ALL DISSIMILAR MATERIALS SUCH AS ROOF MEMBRANE, AIR BARRIER, ETC.
2. PROVIDE ADDITIONAL LAYER OF AIR BARRIER AND OVERSLAP 2" MIN. EACH SIDE BETWEEN CMU AND HORIZONTAL CAP WHERE SHOWN. REFER TO ELEVATIONS FOR SPAN/HEAD LOCATIONS.
3. DISCONTINUE RELIEF ANGLES W/ 3/8" GAP WHERE RELIEF ANGLES INTERSECT VERTICAL CONTROL JOINTS.
4. ALL EXTERIOR STEEL TO BE GALVANIZED - TYP. (U.N.O.)
5. PROVIDE WATER STOP (SHOWN SHADED) BETWEEN MEMBRANE AND METAL FLASHING OR METAL COPING, ETC. IN WHICH ROOF BASE MEMBRANE DOES NOT EXTEND UP MORE THAN 1/2" VERTICALLY - TYP.
6. CURTAIN WALL SYSTEM BASES OF DESIGN PROFILE - SIGHT LINE 2 1/2" AND DEPTH 7" (U.N.O.)
7. PROVIDE SEALANT AT COPING FASTENERS.
8. PROVIDE CONTINUOUS METAL PLATE (1/8 GA. MIN.) AT BASE OF PARAPET AS REQ'D FOR INSTALLATION OF ROOF MEMBRANE STOP - FASTENER SPACING FOR MEMBRANE AS REQ'D FOR WIND UPLIFT - TYP.
9. ALL FLASHING IS TO POSITIVELY FIT ON TOWARDS THE EXTERIOR, 1/4" PER FOOT MIN. - TYP.
10. PROVIDE AIR BARRIER TRANSITION MATERIAL @ BEAM PENETRATIONS AS REQ'D TO MAINTAIN CONTINUOUS AIR BARRIER.

FINISH LEGEND:

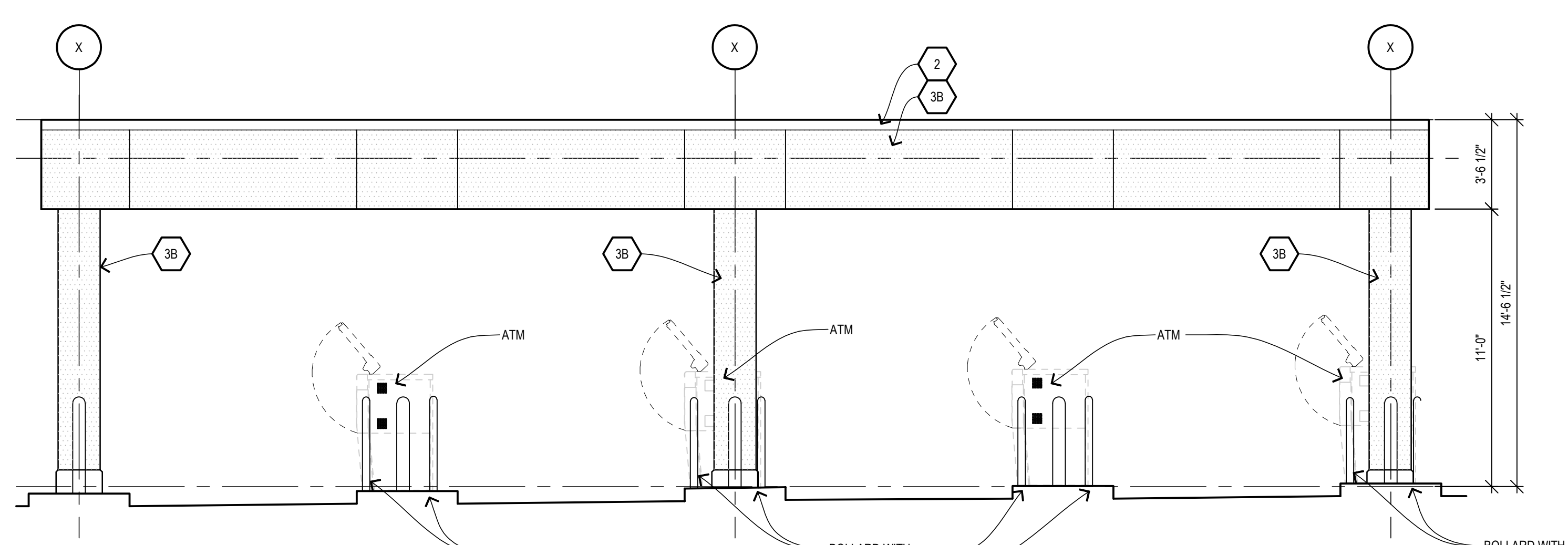
	BR-1
	BR-2
	BR-3
	GL-1
	GL-2
	FCP-1
	ACM-1
	ACM-2 - AT UNDERSIDE OF CANOPY



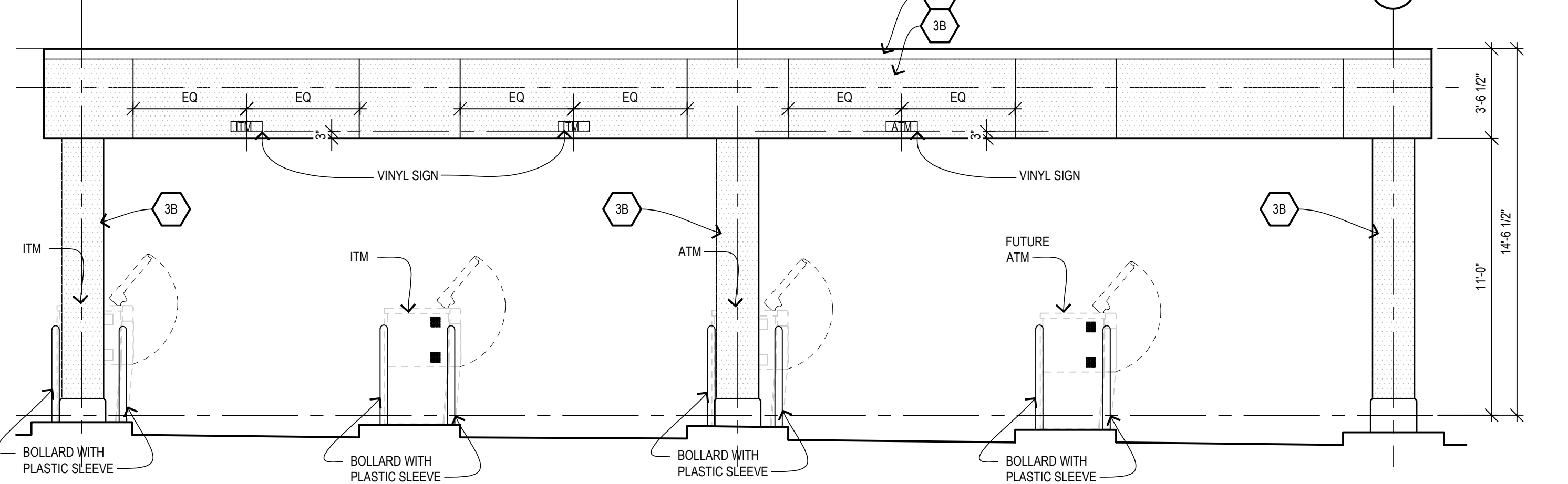
ITM/ATM CANOPY ELEVATION - WEST
8
A104
1/4" = 1'-0"



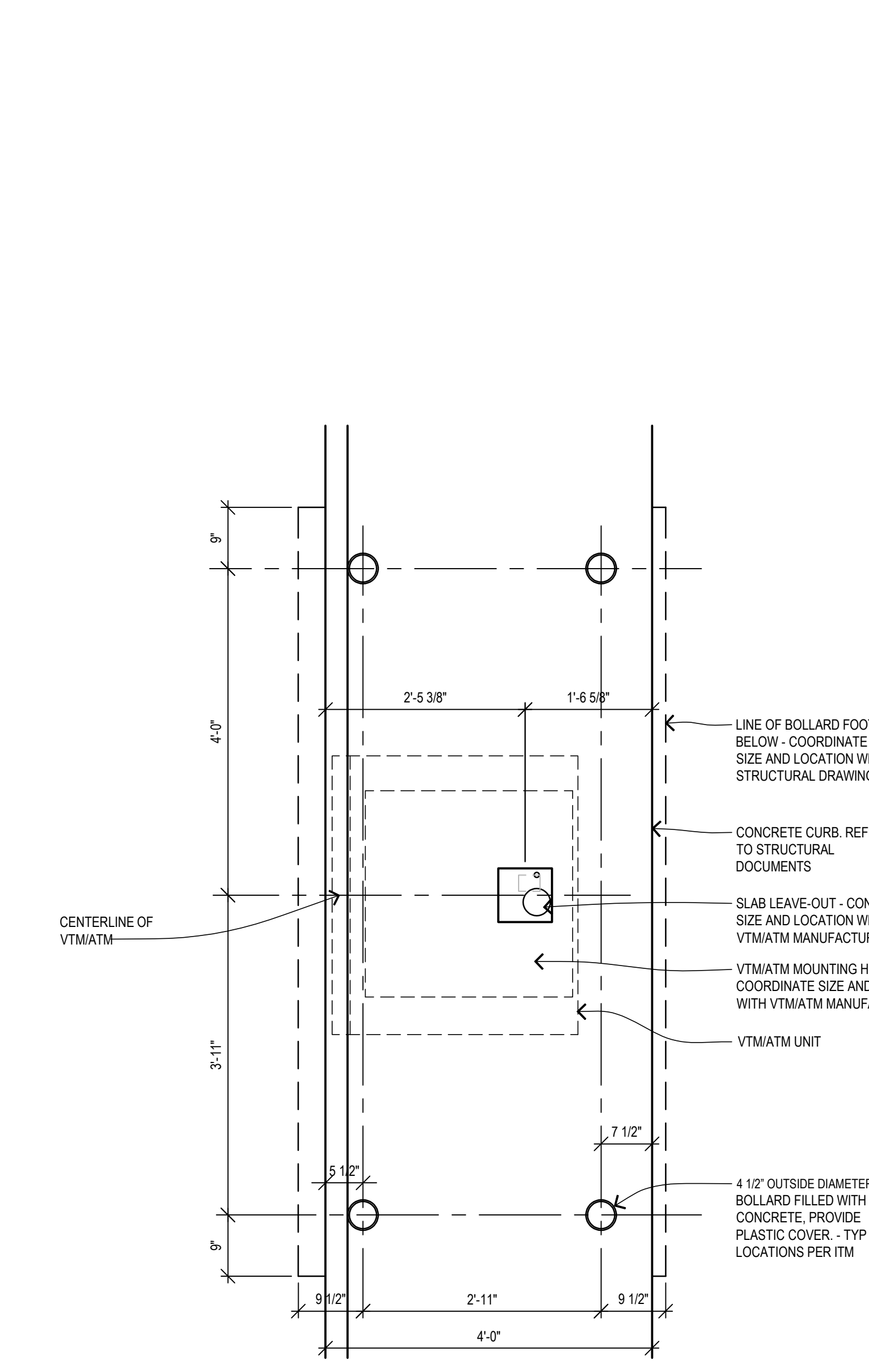
ITM/ATM CANOPY ELEVATION - EAST
6
A104
1/4" = 1'-0"



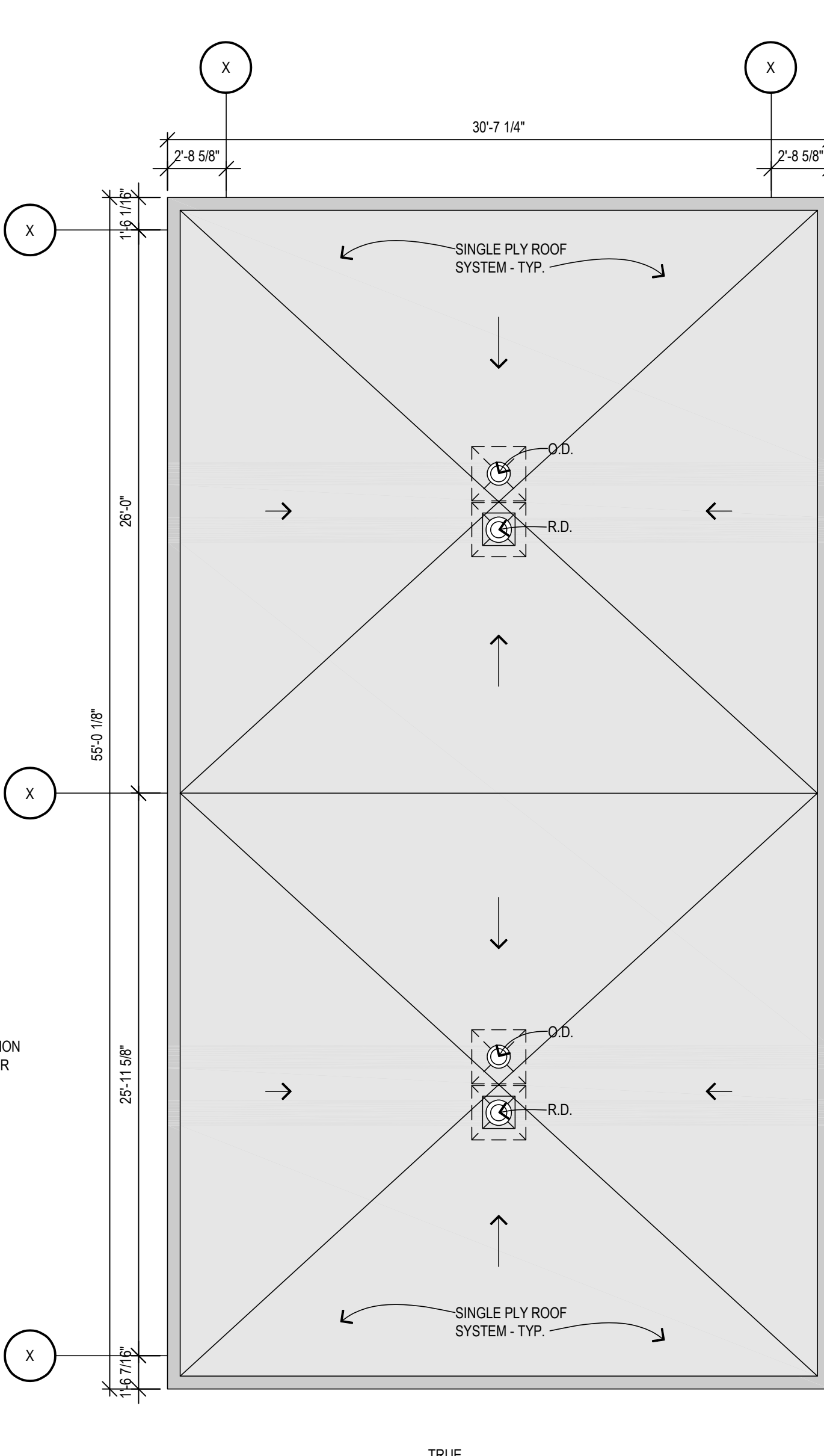
ITM/ATM CANOPY ELEVATION - SOUTH
7
A104
1/4" = 1'-0"



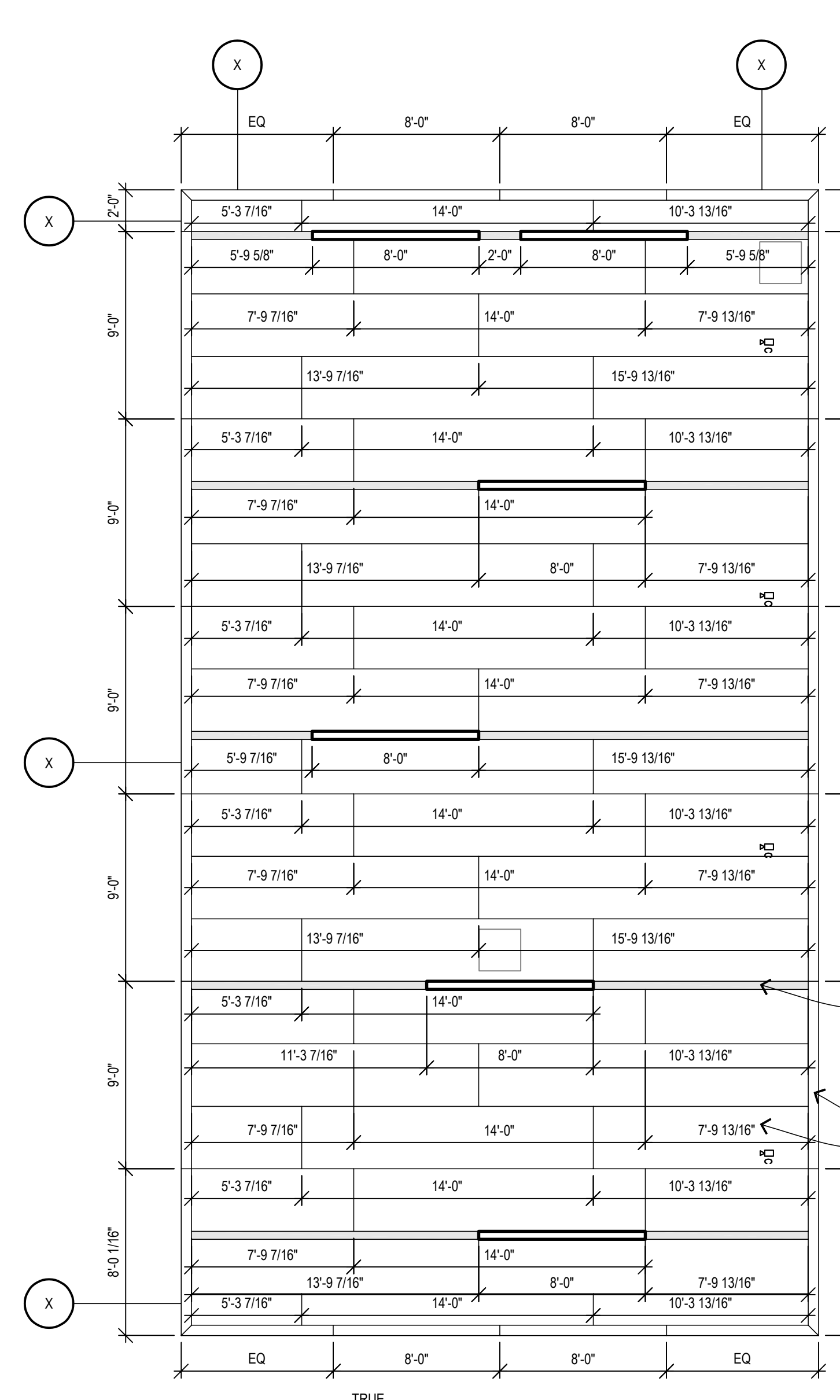
ITM/ATM CANOPY ELEVATION - NORTH
5
A104
1/4" = 1'-0"



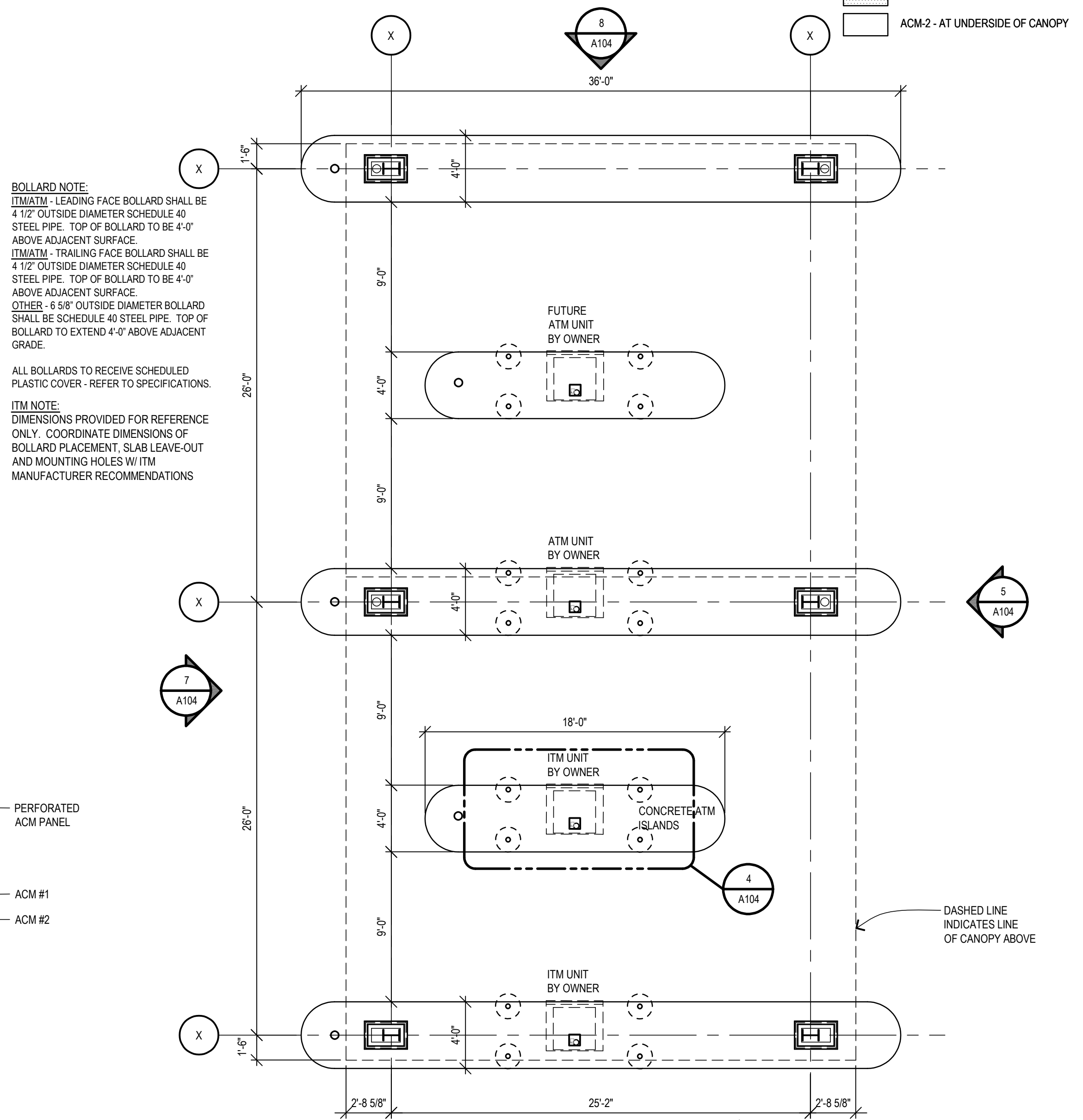
TYPICAL ITM/ATM PLAN DETAIL
4
A104
3/4" = 1'-0"



ITM/ATM CANOPY ROOF PLAN
3
A104
3/16" = 1'-0"



ITM/ATM CANOPY REFLECTED CEILING PLAN
2
A104
3/16" = 1'-0"



DRIVE THRU PLAN
1
A104
3/16" = 1'-0"

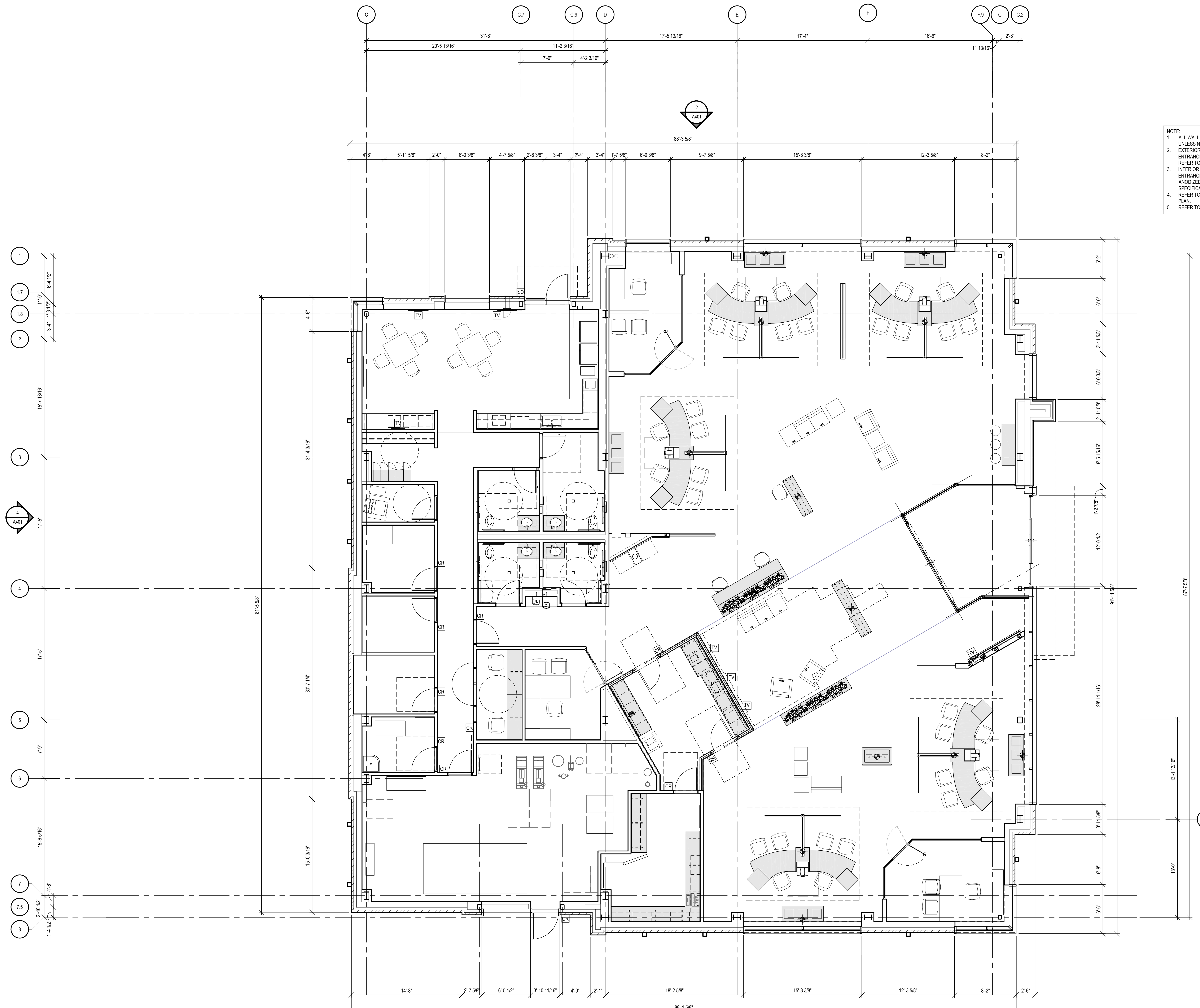
Issued for

**CITY OF BRIGHTON
CITY COUNCIL APPROVAL -
10.25.2023
CITY OF BRIGHTON UPDATED
SITE PLAN APPROVAL -
10.03.2023
CITY OF BRIGHTON SITE PLAN
APPROVAL -
09.15.2023**

Drawn Preliminary
 Construction
Checked Record
Approved SEC
Bidpak Number _____
Do not scale
Use figured dimensions only

Job Number
2023038.04
Title
**ITM/ATM Island Plan
and Details**

3/16" = 1'-0"
Sheet
A104



NOTE:
1. ALL WALL TO BE WALL TYPE P-1 UNLESS NOTED OTHERWISE.
2. EXTERIOR ALUMINUM FRAMING AND ENTRANCES TO BE DARK BRONZE. REFER TO SPECIFICATIONS.
3. INTERIOR ALUMINUM FRAMING AND ENTRANCES TO BE CLEAR ANODIZED. REFER TO SPECIFICATIONS.
4. REFER TO A201 FOR MILLWORK PLAN.
5. REFER TO A801 FOR FINISH PLAN.

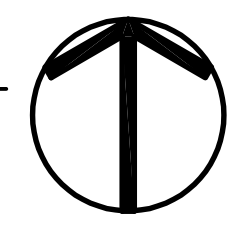
Issued for _____

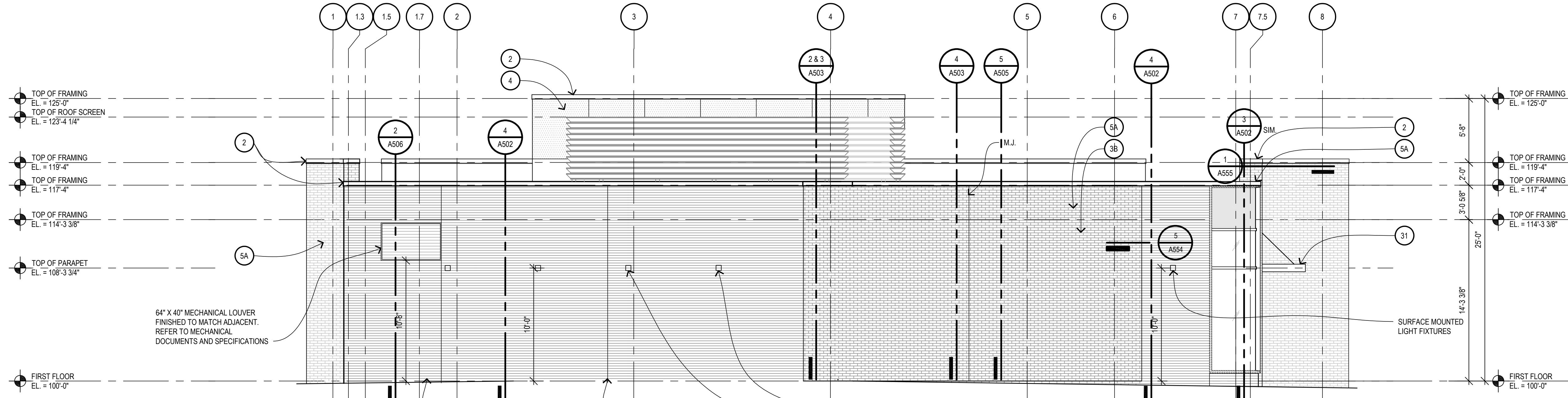
CITY OF BRIGHTON
CITY COUNCIL APPROVAL -
10.25.2023
CITY OF BRIGHTON UPDATED
SITE PLAN APPROVAL -
10.03.2023
CITY OF BRIGHTON SITE PLAN
APPROVAL -
09.15.2023

Drawn Preliminary
Checked Construction
Approved Record
SEC Bidpak Number _____
Do not scale
Use figured dimensions only

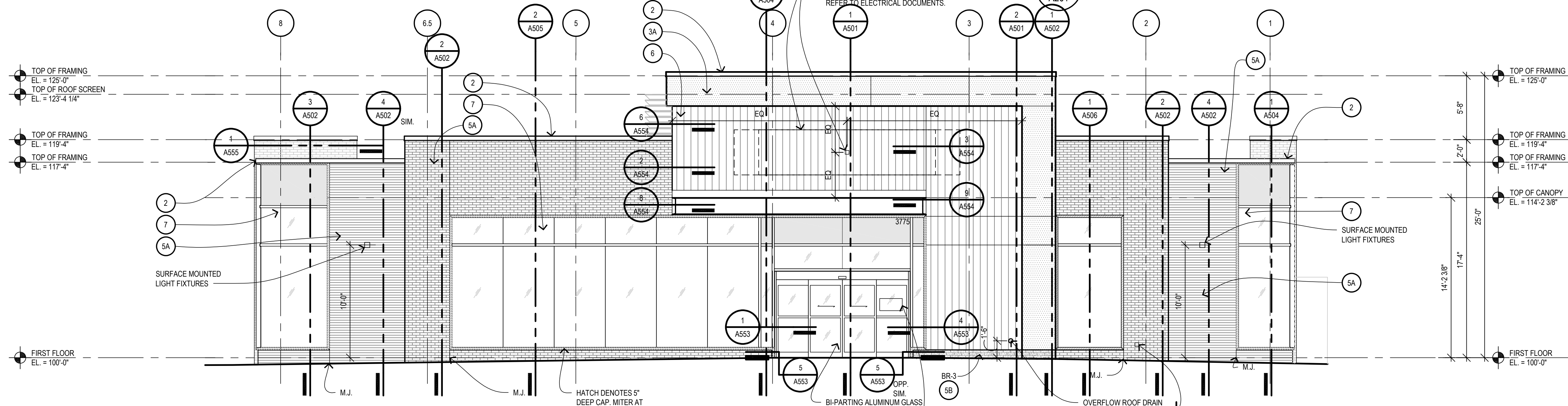
Job Number
2023038.04
Title
First Floor Plan

1 FIRST FLOOR PLAN
A201 3/16" = 1'-0"

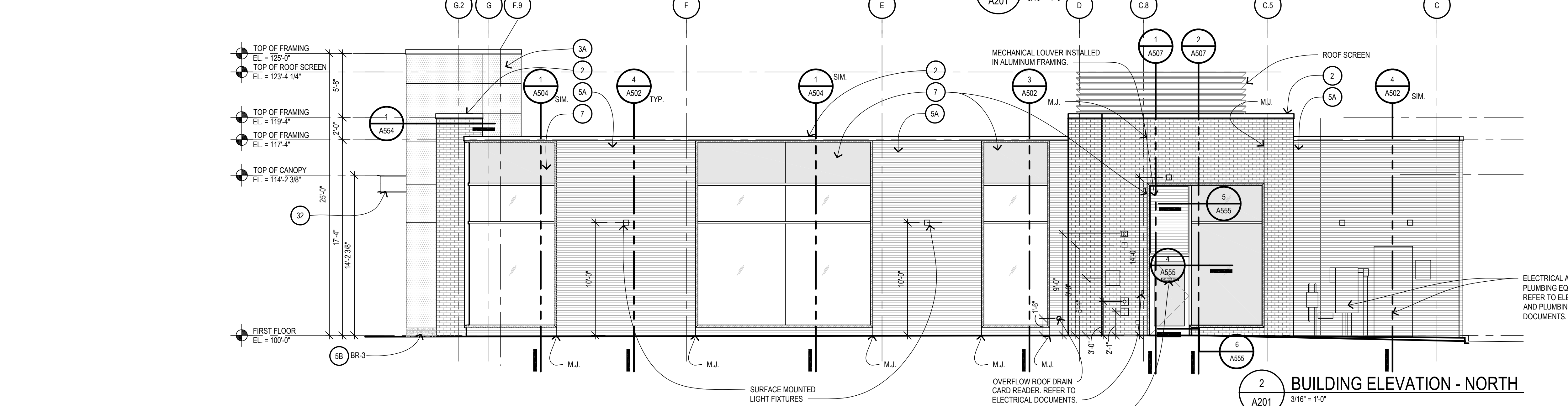




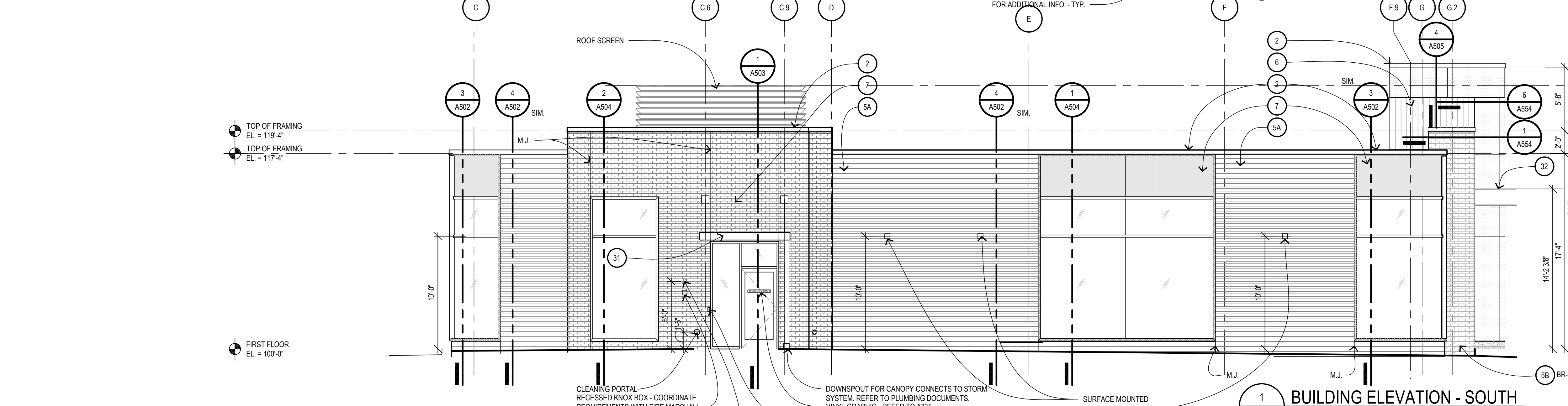
BUILDING ELEVATION - WEST
3/16" = 1'-0"



BUILDING ELEVATION - EAST
3/16" = 1'-0"



BUILDING ELEVATION - NORTH
3/16" = 1'-0"



BUILDING ELEVATION - SOUTH
3/16" = 1'-0"

- KEYNOTES:**
- (1A) FULLY ADHERED SINGLE PLY ROOFING MEMBRANE ON HIGH DENSITY COMPOSITE INSULATION BOARD ON TAPERED INSULATION AS REQUIRED TO ACHIEVE INDICATED SLOPE ON ROOF. REFER TO STRUCTURAL DOCUMENTS FOR DECK SIZE AND SLAB STEEL LOCATIONS. REFER TO ROOF PLAN FOR TAPERED INSULATION LOCATIONS.
 - (1B) FULLY ADHERED SINGLE PLY ROOFING MEMBRANE ON HIGH DENSITY COMPOSITE INSULATION BOARD ON TAPERED INSULATION AS REQUIRED TO ACHIEVE INDICATED SLOPE OVER 1/2" OR 3" METAL ROOF DECK. REFER TO STRUCTURAL DOCUMENTS FOR ROOF DECK. REFER TO ROOF PLAN FOR TAPERED INSULATION LOCATIONS.
 - (2) PREFINISHED METAL COPING WITH CONTINUOUS GLEAT FOR CONCEALED ATTACHMENT AT OUTER FACE. COPING AND FLASHING FINISH TO MATCH ADJACENT MATERIALS - PROVIDE NON-CORROSIVE SHIMS FOR COPING GLEAT AS REQD - TYPICAL.
 - (3A) PREFINISHED COMPOSITE METAL PANEL RAINSCREEN SYSTEM WITH CONCEALED FASTENERS ON 5/8" GLASS MAT. WATER RESISTANT GYPSUM SHEATHING WITH INTEGRATED AIR BARRIER ON COLD FORMED METAL STUD FRAMING @ 16" O.C. (FILL STUD FRAMING WITH MINERAL WOOL INSULATION AT PARAPET CONSTRUCTION)
 - (3B) PREFINISHED COMPOSITE METAL PANEL RAINSCREEN SYSTEM WITH CONCEALED FASTENERS ON 5/8" GLASS MAT. WATER RESISTANT GYPSUM SHEATHING WITH INTEGRATED WEATHER BARRIER ON COLD FORMED METAL STUD FRAMING @ 16" O.C.
 - (3C) PREFINISHED COMPOSITE METAL PANEL RAINSCREEN SYSTEM WITH CONCEALED FASTENERS ON 5/8" GLASS MAT. WATER RESISTANT GYPSUM SHEATHING ON COLD FORMED METAL STUD FRAMING @ 16" O.C.
 - (4) PREFINISHED METAL SIDING SYSTEM. PREFINISHED GALVANEZED STEEL 3/8" VERTICAL METAL SIDING WITH EXPOSED FASTENERS ON 4" FIBERGLASS 2 GRTS WITH 1" RIGID INSULATION ON 8" GLASS MAT. WATER RESISTANT GYPSUM SHEATHING WITH INTEGRATED AIR BARRIER.
 - (5A) 4" NOM BRICK VENEER ON AIR SPACE ON 2" RIGID INSULATION ON FLUID APPLIED MEMBRANE AIR BARRIER ON C.M.U. REFER TO ELEVATIONS FOR TYPES.
 - (5B) 4" NOM BRICK VENEER ON AIR SPACE ON 2" RIGID INSULATION ON FLUID APPLIED MEMBRANE AIR BARRIER ON C.M.U. REFER TO ELEVATIONS FOR TYPES.
 - (6) FIBER CEMENT PANEL SYSTEM WITH SUPPORT CLIPS ON 1/4" SHIMS AS REQUIRED ON 4" FIBERGLASS 2 GRTS WITH 3" RIGID INSULATION ON 5/8" GLASS MAT. WATER RESISTANT GYPSUM SHEATHING WITH INTEGRATED AIR BARRIER ON COLD FORMED METAL STUDS AT 16" O.C.
 - (7) PREFINISHED ALUMINUM CURTAIN WALL SYSTEM - 7 1/4" MILLION WITH VERTICAL BUTT JOINT (TWO-SIDE STRUCTURAL SILICON GLAZING AND 3" DEEP HORIZONTAL CAP WHERE SHOWN. REFER TO ELEVATIONS FOR SHIMMED LOCATIONS).
 - (8A) PREFINISHED ALUMINUM STOREFRONT SYSTEM. NON-THERMAL WITH 1/4" GLAZING INFILL.
 - (8B) PREFINISHED ALUMINUM STOREFRONT SYSTEM. THERMAL. BROKEN WITH 1" GLAZING INFILL.
 - (NOTE: PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.)
 - (8) REFER TO STRUCTURAL DOCUMENTS FOR COLUMNS, BEAMS, OTHER SHIMS, AND SPECIFIC REINFORCING REQUIREMENTS.
 - (9) REFER TO STRUCTURAL DOCUMENTS FOR CONCRETE WALLS, FOUNDATIONS, SIZES AND DETAILS.
 - (11A) REINFORCED CONCRETE SLAB ON VAPOR BARRIER OVER COMPACTED GRANULAR FILL. TERMINATE WORK BARRIER @ TOP OF SLAB. REFER TO STRUCTURAL DOCUMENTS FOR REINFORCING.
 - (11B) NOT USED.
 - (11C) EXTERIOR REINFORCED CONCRETE SLAB WITH SNOW MELT TUBING. WHERE INDICATED, ON COMPACTED BASE. REFER TO CIVIL DOCUMENTS FOR FURTHER DETAIL LOCATIONS, AND FINISH TYPES. REFER TO MECHANICAL DOCUMENTS FOR SNOW MELT TUBING.
 - (12A) LATERAL LOAD SUPPORT CLIP W/ VERTICAL SLOT CONNECTION (SHOWN DASHED).

- (13B) DEAD LOAD SUPPORT CLIP W/ ROOF CONNECTION (SHOWN DASHED)
 - (13) INTERIOR PARTITION - REFER TO FLOOR PLANS FOR WALL TYPES.
 - (14) CEILING SYSTEM - REFER TO CEILING PLANS FOR TYPE AND HEIGHT.
 - (15) EMBEDDED STAINLESS STEEL FLASHING WITH DRIP - EXTEND 1/2" BEYOND FACE OF MASONRY.
 - (16) EMBEDDED STAINLESS STEEL FLASHING WITH MORTAR BED AND GROUT FILL BELOW - EXTEND MIN 6" ABOVE GRADE - HEM EDGE FLUSH W/ FACE OF MASONRY SUCH THAT METAL DOES NOT PROTRUDE.
 - (17) PROTECTION BOARD ON DAMP PROOFING OVER CONCRETE FOUNDATION.
 - (18) DAMP PROOFING OVER CONCRETE FOUNDATION. EXTEND 6" (MIN) ABOVE GRADE BEHIND STAINLESS STEEL FLASHING AND 1/2" BELOW TOP OF FOUNDATION.
 - (19) CAVITY DRAINAGE MATERIAL, W/ WEEP VENTS @ 24" O.C.
 - (20) PROVIDE FLUID-APPLIED TRANSITIONS TO MAINTAIN WEATHER BARRIER AT FLASHINGS, TRANSITIONS, ETC. PER SPECIFICATIONS.
 - (21) PREMOULDED JOINT FILLER AND SEALANT.
 - (22) CONTINUOUS JOINT AND BACHER ROD - 3/8" U.N.O.
 - (23) ADJUSTABLE BRICK TIES @ 16" O.C. VERTICALLY AND HORIZONTALLY. STAGGERED - TYPICAL.
 - (24) CMU WITH HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. - REFER TO FLOOR PLANS FOR WALL TYPES.
 - (25) REINFORCED CMU BOND BEAM - REFER TO STRUCTURAL DOCUMENTS.
 - (26) NOT USED.
 - (27) 3" THICK RIGID PERIMETER INSULATION (I.N.O.) EXTEND HORIZONTALLY MIN. 36" & VERTICALLY MIN. 42" (I.N.O.)
 - (28) DOOR AND FRAME AS SCHEDULED.
 - (29) GROUT SOLID.
 - (30) INTERIOR ALUMINUM GLASS FRAMING SYSTEM.
 - (31) PRE-FINISHED METAL CANOPY.
 - (32) EXPOSED AESS STEEL CANOPY - PAINT.
- FINISH LEGEND:**
- BR-1
 - BR-2
 - BR-3
 - GL-1
 - GL-2
 - FCP-1
 - ACM-1
 - ACM-2 - AT UNDERSIDE OF CANOPY
- NOTE:**
1. ALL WALL TO BE WALL TYPE P-1 UNLESS NOTED OTHERWISE.
 2. EXTERIOR ALUMINUM FRAMING AND ENTRANCES TO BE DARK BRONZE. REFER TO SPECIFICATIONS.
 3. INTERIOR ALUMINUM FRAMING AND ENTRANCES TO BE CLEAR ANODIZED. REFER TO SPECIFICATIONS.
- COPING FINISH SCHEDULE:**
1. COPING 1 (RED): USED AT BR-1 LOCATIONS.
 2. COPING 2 (GREEN): USED AT BR-2 LOCATIONS.
 3. COPING 3 (MATCH METAL PANEL): USED AT ACM-1 LOCATIONS.
 4. COPING 4 (MATCH CURTAIN WALL): USED AT CURTAIN WALL LOCATIONS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

architecture

NEUMANN SMITH

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msufcu
MICHIGAN STATE UNIVERSITY FEDERAL CREDIT UNION

**Michigan State University
Federal Credit Union
Brighton Branch**
8510 W Grand River Ave.
Brighton, MI 48116

Issued for

**CITY OF BRIGHTON
CITY COUNCIL APPROVAL -
10.25.2023**

**CITY OF BRIGHTON UPDATED
SITE PLAN APPROVAL -
10.03.2023**

**CITY OF BRIGHTON SITE PLAN
APPROVAL -
09.15.2023**

Drawn: Preliminary
Construction
Checked: Record
Approved: Do not scale
SEC Use figured dimensions only
Bid/Number

Job Number
2023038.04
Title
Building Elevations

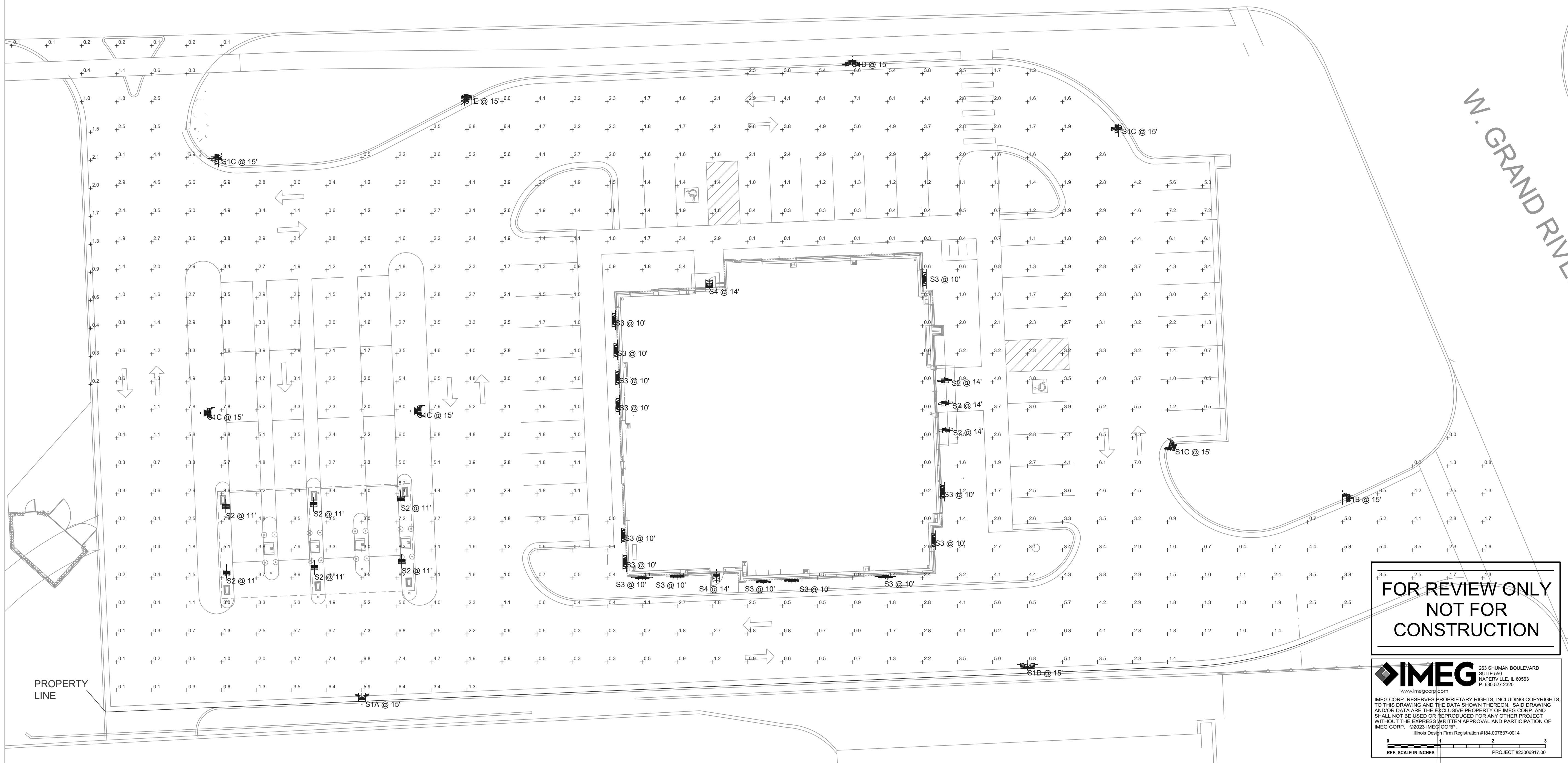
3/16" = 1'-0"
Sheet
A401

Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
S1A	1	Lithonia Lighting	DSX1 LED P6 30K 80CRI BLC3	D-Series Size 1 Area Luminaire P6 Performance Package 3000K CCT 80 CRI Type 3 Extreme Backlight Control	1	13013	0.9	165.25
S1B	1	Lithonia Lighting	DSX1 LED P6 30K 80CRI BLC4	D-Series Size 1 Area Luminaire P6 Performance Package 3000K CCT 80 CRI Type 4 Extreme Backlight Control	1	13440	0.9	165.25
S1C	5	Lithonia Lighting	DSX1 LED P6 30K 80CRI TFTM HS	D-Series Size 1 Area Luminaire P6 Performance Package 3000K CCT 80 CRI Forward Throw Houseside Shield	1	15332	0.9	165.2497
S1D	2	Lithonia Lighting	DSX1 LED P6 30K 80CRI T3M HS	D-Series Size 1 Area Luminaire P6 Performance Package 3000K CCT 80 CRI Type 3 Medium Houseside Shield	1	15508	0.9	165.2497
S1E	1	Lithonia Lighting	DSX1 LED P6 30K 80CRI T4M HS	D-Series Size 1 Area Luminaire P6 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield	1	15620	0.9	165.2497
S2	9	LumenWerx	VIAWET-TMG+HLO-LED-80-500-35-4FT	Via Wet	1	1999	0.9	22.47
S3	14	ARTEMIDE	T42004LW20	EFFETTO 14S 4 FASCI LARGHI 3000K grigio antracite	1	219	0.9	11
S4	2	Lithonia Lighting	WST LED P2 30K VF MVOLT	WST LED, Performance package 2, 3000 K, visual comfort forward throw, MVOLT	1	3236	0.9	25
S5	0	Lithonia Lighting	KBR8 LED 16C 700 30K SYM MVOLT	KBR8 WITH 4 LIGHT BOARDS (16 LEDs), 700mA DRIVER, 3000K COLOR TEMP, AND SYMMETRIC OPTIC	1	1608	0.9	39

Description	Symbol	Avg	Max	Min
PARKING LOT	+	2.7 fc	9.8 fc	0.0 fc
CANOPY	+	8.7 fc	8.7 fc	8.7 fc

CHALLIS ROAD

THE OVERALL SITE LIGHTING HEIGHT WILL NOT EXCEED 15'-0". SITE LIGHTING FIXTURES WILL HAVE HOUSING SHIELD.



**FOR REVIEW ONLY
NOT FOR
CONSTRUCTION**

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 WATERVILLE, IL 60593
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 Illinois Design Firm Registration #184-007637-0014
 REF. SCALE IN INCHES PROJECT #2300917.00



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 2116 HASLETT ROAD, HASLETT, MI 48840
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 Marshall Office
 Ph. 269-781-8800
 E-101634

Issued for

10.25.2023 CITY COUNCIL APPROVAL
 10.03.2023 UPDATED SITE PLAN APPROVAL
 09.15.2023 SITE PLAN APPROVAL
 09.01.2023 PRELIMINARY SITE PLAN

Drawn Preliminary
 Construction
 Checked Record
 TB
 Approved Do not scale
 TB Use figured dimensions only
 Bidpak Number

Job Number
2023038
 Title

**ELECTRICAL SITE
 PHOTOMETRIC PLAN**

Sheet
ES100

**City of Brighton
City Hall Council Chambers
200 N. First St. Brighton, MI 48116
Planning Commission
Regular Meeting Minutes
October 16, 2023**

1. Call to Order/Roll Call

Commissioner Petrak called the meeting to order at 6:59 p.m.

Commissioners Present: Jim Bohn, Susan Gardner, Chuck Hundley, Steve Monet, Chris Passeri, Dave Petrak, Ken Schmenk, and Jim Johnston

Commissioner Absent: Matt Smith

Others present: Mike Caruso, Community Development Manager; Kelly Haataja, Assistant to the Community Development Manager; and an audience of four people.

Motion by Commissioner Gardner, seconded by Commissioner Monet, to excuse Commissioner Smith for personal reasons. **The motion carried without objection.**

2. Consider Approval of Consent Agenda Items

Consent Agenda Items

- a. **Approval of the October 2, 2023, Regular Meeting Minutes**
- b. **Approval of the October 16, 2023, Agenda**

Motion by Commissioner Bohn, seconded by Commissioner Passeri to approve the Consent Agenda as presented. **The motion carried without objection.**

3. Call to the Public

Commissioner Petrak opened the Call to the Public at 7:00 p.m.

Susan Bakhaus 907 Brighton Lake Rd. stated the meeting started before the scheduled time.

Hearing and seeing no further comments, the Call to the Public was closed at 7:01 p.m.

New Business

4. Consider recommendation of approval for Site Plan 23-08, MSU Credit Union, new commercial building at 8510 W. Grand River

Mr. Caruso presented a summary of the proposal and noted that the applicant is requesting a waiver for the requirement of one loading space. He stated based on the banking use Livingston County Planning did not see a need for any loading spaces.

Erin Bowdell, Stan Cole, and Walt Wyderko, the development team from MSU Credit Union, offered an overview of their services and the site plan, noting there will be four drive-thru lanes, 1-2 ATM's, access from Grand River and Challis Rd, and there will be a no hand left turn onto Challis Rd.

Commissioner Bohn asked about the left hand turn onto Grand River.

Mr. Caruso stated it was reviewed by Tetra Tech and was determined not to be an issue as there are no visibility difficulties.

Commissioner Hundley commented that the building is aesthetically pleasing.

Commissioner Gardner commented on the sidewalk extension.

Commissioner Bohn asked if the developer has addressed the comments from Tetra Tech's last review.

Mr. Caruso stated the developer is aware and the site plan will be amended to reflect the comments.

Commissioner Petrak asked if there is currently loading space on site.

Mr. Caruso stated there is not a loading space on site.

Commissioner Schmenk thanked the applicant for investing in the city.

Motion by Commissioner Passeri, seconded by Commissioner Hundley to recommend approval of Site Plan 23-08, with the condition that Tetra Tech's remaining comments are met, and provide a waiver for the loading space requirement. **The motion carried unanimously.**

Other Business

None

5. Staff Updates

Mr. Caruso provided an update on the streetscape project and demolition of the Lindbom site.

6. Commissioner Report

None

7. Call to the Public

Commissioner Petrak opened the Call to the Public at 7:30 p.m. Hearing and seeing no comments, the Call to the Public was closed at 7:30 p.m.

8. Adjournment

Motion by Commissioner Bohn, seconded by Commissioner Gardner to adjourn the meeting at 7:30 p.m. **The motion carried without objection.**

Drafted by:

Kelly Haataja, Assistant to the Community Development Manager



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

NOVEMBER 2, 2023

SUBJECT: CONSIDER APPROVING THE PURCHASE OF TWO NEW 2022 PICK UP TRUCKS FROM LAFONTAINE FORD LANSING FOR THE PUBLIC WORKS AND WATER DIVISIONS IN AN AMOUNT OF \$116,943.22.

BACKGROUND

- The Department of Public Services has established a pick-up truck replacement program for all three of its divisions. This fiscal year, the schedule calls for the replacement of two vehicles, a 19-year-old 2004 Ford crew cab pick-up in the Public Works Division and the 21-year-old Ford pick-up with service body in the Water Division.

ADMINISTRATIVE SUMMARY

- With past truck purchases staff would contact specific dealers listed in the Mi-Deal program for the best pricing available. Due to a change in the Mi-Deal Program which has been affected by availability of vehicles and ordering timelines truck pricing has varied. Additionally, there are factors that could affect when we would see the new vehicles if we were to order 2024 model trucks now. After discussing truck availability with LaFontaine of Lansing, they informed us of two 2022 models that were available although not in the City's typical silver color but white. While the City has been ordering silver for all its fleet since 2018, we feel the color is not a big issue as both vehicles will be identified with the same markings and logos currently being used. Like the silver color we decided upon in 2018, white is offered as a standard color with no additional charge associated with fleet vehicles and it will be better for resale value in the future.
- The Water Division was prepared to order a Ford F250 with a service body and plow knowing that it would be at least one year before we would receive it. Fortunately, Lafontaine Ford had a new vehicle available on the lot with a service body already installed. Because it is 2022, we are receiving better pricing on top of the municipal rebate. A new 2024 truck would cost \$80,165 and would take a year to come in, therefore, the option of purchasing the 2022 vehicle for \$64,219.22 and receiving it immediately is preferred.
- The Public Works Division was also going to order a Ford crew cab F250 to replace our 19-year-old 2004. After pricing out a new 2024 at \$50,296 and a new 2022 at \$52,724 that is readily available, Staff had to consider the cost difference of \$2,428 and if it's worth waiting a year for a 2024 model. After evaluating the repairs that our current F250 Crew Cab needs and the cost for new tires that we were planning to purchase (\$1200), purchasing the new 2022 seems to be a better use of funds.
- If these vehicles are approved this evening, the current vehicles will be sold with the proceeds for the water truck going back to the Utilities fund and the proceeds from the Public Works vehicle going to the General Fund.

BUDGET INFORMATION

- In the 2023-24 Budget \$65,000 was approved for the replacement of a Public Works vehicle and an additional \$65,000 for a Water Division truck. With a cost of \$52,724 there are sufficient funds available to purchase the Public Works truck. Additionally, the cost of the Water Division truck came in at \$64,219.22 is also within the \$65,000 budgeted.

RECOMMENDATION

Recommend City Council approve the purchase of two pickup trucks from LaFontaine Ford Lansing for the Public Works and Water Divisions in the amounts of \$52,724 and \$64,219.22 respectively.

Prepared by: Marcel Goch, DPS Director

Reviewed by: Elizabeth Gaines, Finance Director

- Within Budget
- Budget Amendment Necessary and In Proper Form
- Other _____

Reviewed &

Approved by: Gretchen Gomolka, City Manager

Attachments: LaFontaine Truck Quotes

LaFontaine Ford Lansing
5103 S. Cedar St
Lansing, MI 48911
517-574-7120-Direct

QUOTATION

dwresinski@lafontaine.com

Name: City of Brighton
 Address: _____
 City: _____ State: _____ Zip: _____
 Contact: Marcel Goch
 Phone: 810-225-9282
 Email: gochm@brightoncity.org

Date: 10/25/2023
 Quote: 102523

2022 Ford F-250 Regular Cab XL 4x4 142" Wheelbase w/Service Body Upfit	
6.2L EFI V8 Engine	
6-Speed Automatic Transmission	
Oxford White Exterior	
Medium Earth Gray Vinyl Interior	
LT245/75R17E BSW All-Terrain Tires	
3.73 Electronic Locking Axle	
Power Equipment Group	
Pickup Box Delete	
Platform Running Boards	
4G WIFI LTE Hotspot Delete	
Snow Plow Prep and XL Value Packages	
Spare Tire and Wheel	
Trailer Brake Controller	
Upfitter Switches - Rear View Camera Prep Kit	
Knapheide Service Body Upfit	\$12,652.00
US Workvan Inc Lighting Upfit	\$1,850.00
Lansing Welding/Western 8' Prodigy Plow w/ LED Lighting Upfit	\$7,485.22
MSRP Sales Price w/ Upfits	\$68,256.22
Sales Price	\$64,204.22
Taxes	\$0.00
Registration and Title Fees	\$15.00
Delivery	\$0.00
Total Cost:	\$64,219.22

Signed: Daniel Wresinski

LaFontaine Ford Lansing
5103 S. Cedar St
Lansing, MI 48911
517-574-7120-Direct

QUOTATION

dwresinski@lafontaine.com

Name: City of Brighton
 Address: _____
 City: _____ State: _____ Zip: _____
 Contact: Marcel Goch
 Phone: 810-225-9282
 Email: gochm@brightoncity.org

Date: 10/19/2023
 Quote: 101923

2023 Ford F-250 XL 4x4 Crew Cab 176" Wheelbase	
6.8L DEVCT NA PFI V8 Engine	
10-Speed Auto Transmission	
Oxford White Exterior	
Medium Dark Slate Vinyl	
LT245/75R17E BSW All-Terrian Tires	
3.73 Electronic Locking Axle	
Snow Plow Prep Package	
Roof Clearance Lights	
Jack	
Upfitter Switches	
250 AMP Alternator	
XL Chrome Package	
MSRP Sales Price	\$54,180.00
Municipal Discount	-\$1,471.00
Sales Price	\$52,709.00
Taxes	\$0.00
Registration and Title Fees	\$15.00
Delivery	\$0.00
Total Cost:	\$52,724.00

Signed: Daniel Wresinski