



Brighton City Council Meeting

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

April 23, 2024 – 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 April 2, 2024](#)
- b. Approval of minutes: [special budget workshop of April 9, 2024](#)
- c. Approval of minutes: [special budget workshop of April 10, 2024](#)

Correspondence

6. Call to the public
7. Staff updates
8. Updates from Councilmember liaisons to various boards and commissions
9. Mayoral Proclamation: Eagle Scout Ian Cox

Discussion

10. Sidewalk café ordinance
11. Parking lots
12. Discuss leasing arrangement with Brighton Area Fire Authority

New Business

13. [Consider awarding the contract for the St. Paul pocket park concrete repair and coating to Better 2 Enterprises in an amount not to exceed \\$20,223](#)
14. [Consider approval of site plan 24-01, warehouse/maintenance facility proposed at 129 Summit Street](#)
15. [Consider awarding the contract for bituminous chip seal & fog seal to Highway Maintenance and Construction in an amount not to exceed \\$222,223](#)
16. 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

17. Call to the public
18. Adjournment



Brighton City Council Meeting

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MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON APRIL 2, 2024

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, Pettengill, and Schmenk.

Staff Present: City Manager Gretchen Gomolka, Finance Director Liz Gaines, City Clerk Tara Brown, DPS Director Marcel Goch, Chief Brent Pirochta, and Attorney Sarah Gabis.

4. Consider approval of the agenda

Motion by Councilmember Gipson, seconded by Mayor Pro Tem Bohn to move item 11 under Correspondence as item 8a. **The motion carried, 7-0.**

Motion by Councilmember Gipson, seconded by Councilmember Schmenk to approve the amended agenda. **The motion carried, 7-0.**

5. Consider approval of consent agenda items

Motion by Councilmember Pettengill, seconded by Councilmember Schmenk to approve the consent agenda as presented. **The motion carried, 7-0.**

Consent Agenda Items

- a. **Approval of Minutes: regular meeting of March 12, 2024**
- b. **Approval of Resolution #2024-07, approval of Social District License Application for Main St. Steakhouse, Inc. (The Reserve) located at 317 W. Main Street**
- c. **Approval of Resolution #2024-08, approval of Social District License Application for L & R Ciao Amici's, Inc. located at 217 W. Main Street**

Correspondence

6. Call to the public

Mayor Tobbe opened the call to the public at 6:35 p.m.

Jim Vichich spoke regarding several events and programs at the CoBACH center which are listed on the CoBACH website and Facebook page.

Tony Kassab asked that City Council or Downtown Development Authority investigate shuttle services for event organizers and staff to free parking for patrons and visitors.

Hearing and seeing no further comment, the call to the public was closed at 6:42 p.m.

7. Staff updates

Director Goch noted the sidewalk gap contractors are working quickly and should be finished by the end of June. The East Street project is out to bid to include East Street, Beaver Street, and Liberty Street. Crack sealing is on the agenda for approval, the City's contractor for Streetscape will be coming back early this spring to complete some

punch list items, and new parking signs for some low visibility areas have been placed to ensure safety.

8. Updates from Councilmember liaisons to various boards and commissions

Councilmember Schmenk noted the Zoning Board of Appeals met for training with Giffels Webster and were joined by some Planning Commission members.

Councilmember Pettengill stated the Civic Event Committee met to discuss the applications on the agenda. The annual spring kickoff at the Imagination Station is scheduled for May 4 (rain day of May 18), 2024, beginning at 9:00 a.m. The volunteers will spread over 60 yards of mulch and prepare the playground for a busy summer.

Mayor Pro Tem Bohn stated the Planning Commission met on April 1, 2024, and approved a site plan for Summit Street and discussed future land uses and zoning districts.

Councilmember Albert stated the Brighton Veterans Memorial Committee is scheduled to meet on April 17, 2024, and a message from Jim Muzzin, Brighton Area Fire Authority, indicated that the Authority is discussing how they will utilize their FEMA grant.

Mayor Tobbe thanked staff and fellow Councilmembers for their continued dedication to public service. Also Mayor Tobbe stated that he was honored to be offered a seat on the SEMCOG Economic Development Council.

8a. Conduct a public hearing and consider approval of Resolution #2024-09, adopting a final project plan for wastewater treatment plant and collection system improvements and designating an authorized project representative

City Manager Gomolka provided a detailed overview of the wastewater infrastructure needs, the intent of the public hearing, the specific requirements from the State of Michigan to apply for this loan, the intricacies of the project plan, utility billing and specifics on various billing types based on meter size, and ultimately the plans for moving forward thought the lengthy state mandated process. Manager Gomolka stressed that adopting a project plan tonight will not assess fees on utility bills right away, but rather the public hearing is the first of many steps necessary to apply for the loan.

City Manager Gomolka read necessary language, attached, as required by the State of Michigan.

Mayor Tobbe opened the public hearing at 7:37 p.m.

Dianne Hamm spoke regarding her current water bill and asked that she speak with someone in utility billing to understand her bill.

Director Gaines will arrange a meeting with Ms. Hamm to address her concerns specifically regarding her billing.

Susan Bakhaus spoke about utility rates and garbage fees.

Mayor Tobbe asked for clarification on rate increases. Manager Gomolka clarified that no fees would be assessed right away.

Kelly Genei would like to be provided with the fee structure of the project plan.

Manager Gomolka clarified that the plan is only an estimate right now and what is in reserves, going out to bid to better understand costs associated with the project plan.

Chris Genei would like a better understanding of meter sizes specifically for family usage.

Director Goch clarified that rates are based on flow through specific meter sizes. Larger meter sizes, than normal residential, would pay a higher fee.

Pat Cole asked if users with two meters would be billed twice.

Manager Gomolka stated that irrigation meters will not be charged for sewer usage and therefore are not affected. Only the meter associated with the residential usage with sewer will ultimately be charged a fee.

Rob Trafton asked about fee structure and the interest rate for the loan and asked about the debt service roll off.

Manager Gomolka clarified debt service roll off, interest rate for the loan, and fees. Director Goch spoke about the water treatment facilities and needs.

Dale Borst asked for clarification on multiple family units pay a different fee than single family units.

Manager Gomolka clarified the specifics on residential equivalent units (REUs) and development from a single-family unit to multifamily units and calculation of bills for development.

Marty Genei asked for clarification on how various meter sizes fees are calculated.

Manager Gomolka explained the flow factor calculation that was used to determine rates and then relayed debt service amounts for each meter size.

Seeing and hearing no further comment, Mayor Tobbe closed the public hearing at 8:10 p.m.

Steve Magnan, Tetra Tech engineer, expressed the need for the project plan on the aging system.

Motion by Councilmember Gipson, seconded by Councilmember Albert to approve of Resolution #2024-09, adopting a final project plan for wastewater treatment plant and collection system improvements and designating an authorized project representative. **The motion carried by roll call vote, 7-0.**

Discussion

9. Farmers market booth

City Council discussed staffing a tent at the Brighton Farmers Market once a month, staff to send out a survey signup to lock in dates.

10. 2024/2024 Budget presentation

City Manager Gomolka provided a high level overview of the budget to City Council. The Budget Work Sessions have been scheduled for April 9, 10, and 11 2024.

Public Hearing

~~**11. Conduct a public hearing and consider approval of Resolution #2024-09, adopting a final project plan for wastewater treatment plant and collection system improvements and designating an authorized project representative (Moved to Correspondence as item 8a)**~~

New Business

12. Consider appointments to boards and commissions, Brighton Arts and Culture Commission

Motion by Councilmember Gipson, seconded by Councilmember Pettengill to appoint Susanne Clausniter and Michelle Trame Lanzi to the Brighton Arts and Culture Commission. **The motion carried, 7-0.**

13. Consider civic event applications

Motion by Councilmember Gardner, seconded by Councilmember Pettengill to approve the 2024 civic event applications as presented. **The motion carried, 7-0.**

14. Consider setting date for unveiling of Decision Pending Sculpture

Motion by Councilmember Pettengill, seconded by Councilmember Garnder to set a date of June 8, 2024, at 10:00

a.m. for the unveiling of Decision Pending. **The motion carried, 7-0.**

15. Consider approval to award the crack sealing services contract to Wolverine Seal Coating, LLC in an amount not to exceed \$30,000

Motion by Councilmember Albert, seconded by Councilmember Pettengill to award the crack sealing services contract to Wolverine Seal Coating, LLC in an amount not to exceed \$30,000. **The motion carried, 7-0.**

16. Consider approval of the Hubbell, Roth & Clark, Inc. proposal for design and construction engineering of the Center Street CSX Parking Lot for an amount not to exceed \$49,886

Motion by Councilmember Gipson, seconded by Councilmember Albert to table the approval of the Hubbell, Roth & Clark, Inc. proposal for design and construction engineering of the Center Street CSX Parking Lot for an amount not to exceed \$49,886. **The motion carried, 7-0.**

17. Consider approval to purchase a portable hoist from Allied Incorporated in the amount of \$47,199

Motion by Councilmember Gardner, seconded by Councilmember Pettengill to approve the purchase of a portable hoist from Allied Incorporated in the amount of \$47,199. **The motion carried, 7-0.**

18. Consider approval of the purchase of a Gorman-Rupp Factory Built Water Booster Station from Dubois-Cooper Associates, Inc. for Pine Creek Subdivision in an amount not to exceed \$270,860

Motion by Councilmember Pettengill, seconded by Councilmember Schmenk to approve the purchase of a Gorman-Rupp Factory Built Water Booster Station from Dubois-Cooper Associates, Inc. for Pine Creek Subdivision in an amount not to exceed \$270,860. **The motion carried, 7-0.**

Other Business

19. Call to the public

Mayor Tobbe opened the call to the public at 10:43 p.m.

Bryan Bradford thanked City Council for the event approvals, specifically the Weekends on West that will donate 10% of profits to Veterans Connected.

Hearing and seeing no further comment, Mayor Tobbe closed the call to the public at 10:48 p.m.

20. Adjournment

Motion by Councilmember Gardner, seconded by Councilmember Gipson to adjourn the meeting at 10:48 p.m. **The motion carried, 7-0.**



City Council Special Meeting

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MINUTES OF THE SPECIAL BUDGET WORK SESSION OF THE BRIGHTON CITY COUNCIL HELD ON APRIL 9, 2024

1. Call to Order

Mayor Tobbe called the special budget work session to order at 6:00 p.m.

2. Roll Call

Present were Mayor Tobbe, Mayor Pro Tem Bohn, Councilmembers: Albert, Gipson, Pettengill, and Schmenk. Councilmember Gardner was absent.

Staff Present: City Manager Gretchen Gomolka, Finance Director Liz Gaines, City Clerk Tara Brown, Human Resources Manager Michelle Miller, and Chief Brent Pirochta.

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

3. Pledge of Allegiance

4. Consider approval of the agenda

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

5. Call to the Public

Mayor Tobbe opened the call to the public at 6:02 p.m. Hearing and seeing no comment, the call to the public was closed.

6. Budget Discussion

City Council and staff discussed the General Fund, specifically revenue vs. expenditures, and financial big picture; as well as departmental budgets such as City Council, Administrative Services, Finance, Information Technology, Community Development, Police; and miscellaneous transfers out and post-employment benefits; Brownfield Redevelopment Authority; Brighton Arts and Culture Commission; Downtown Development Authority; and the Imagination Station budgets.

7. Call to the Public

Mayor Tobbe opened the call to the public at 8:15 p.m. Hearing and seeing no comment, the call to the public was closed.

8. Adjournment

Motion by Councilmember Albert, seconded by Councilmember Gipson to adjourn the meeting at 8:15 p.m. **The motion carried, 6-0.**

Tara Brown, City Clerk



City Council Special Meeting

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MINUTES OF THE SPECIAL BUDGET WORK SESSION OF THE BRIGHTON CITY COUNCIL HELD ON APRIL 10, 2024

1. Call to Order

Mayor Tobbe called the special budget work session to order at 6:00 p.m.

2. Roll Call

Present were Mayor Tobbe, Mayor Pro Tem Bohn, Councilmembers: Albert, Gipson, Pettengill, and Schmenk. Councilmember Gardner was absent.

Staff Present: City Manager Gretchen Gomolka, Finance Director Liz Gaines, City Clerk Tara Brown, DPS Director Marcel Goch, and Deputy Chief Craig Flood.

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

3. Pledge of Allegiance

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.**

Motion by Councilmember Schmenk, seconded by Councilmember Pettengill to cancel the April 11, 2024, budget work session. **The motion carried, 6-0.**

5. Call to the Public

Mayor Tobbe opened the call to the public at 6:03 p.m. Hearing and seeing no comment, the call to the public was closed.

6. Budget Discussion

City Council and staff discussed the Public Service and Utilities budget.

7. Call to the Public

Mayor Tobbe opened the call to the public at 7:51 p.m.

Susan Bakhaus spoke regarding the community center rental and the availability of Brighton Area Fire Authority station 31.

Hearing and seeing no comment, the call to the public was closed at 7:52 p.m.

Mayor Tobbe gave compliments to City Manager Gomolka on her transmittal letter and is proud to have her as the City's Manager. Mayor Tobbe then thanked city staff by name.

8. Adjournment

Motion by Councilmember Albert, seconded by Councilmember Gipson to adjourn the meeting at 7:54 p.m. **The motion carried, 7-0.**

Tara Brown, City Clerk



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

April 23, 2024

SUBJECT: CONSIDER AWARDING THE CONTRACT FOR THE ST. PAUL POCKET PARK CONCRETE REPAIR & COATING TO BETTER 2 ENTERPRISES IN AN AMOUNT NOT TO EXCEED \$20,223

BACKGROUND

The St. Paul Pocket Park was installed in 2010. This park is located on the north side of St. Paul Street, between Grand River and the entrance to the Old National Bank parking lot. It is an open area with cement, brick pavers, art sculptures, and concrete seating.

The curved cement retaining wall not only delineates the space but also integrates an architectural dimension into its functional role as a retaining structure.

The Brighton Arts and Culture Commission (BACC) received a generous \$17,000 donation from the Robertson Brothers for community engagement initiatives and was exploring the idea of commissioning an artist to adorn the curved wall of the St. Paul Pocket Park with a mural. During discussions with the original designer of the park and a local artist about a potential mural, it became apparent that the cement covering of the retaining wall had numerous gaps and cracks, likely resulting from damage caused by skateboards/scooters and water seepage beneath the surface, leading to its deterioration. It was determined that a mural would not be able to be installed on the wall in its current condition.

Regardless of a final mural installation, this retaining wall is an asset of the city that has a functional purpose along the sidewalk of St. Paul Street.

City staff had a local contractor provide a scope of work so that a formal Invitation to bid could be published. The proposed repairs entail addressing concrete cracks on the wall and one of the steps on the stairway, sealing them with urethane sealer at the junction between the wall and the steps, power washing the surface, and finally, administering two coats of Masterseal to both the wall and steps.

ADMINISTRATIVE SUMMARY

An Invitation to Bid (ITB) was published on the Michigan Intergovernmental Trade Network (MITN) website on March 1, 2024, using the bidding documents previously approved by the City Attorney. A mandatory pre-event meeting was also held on site with all interested bidders.

Sealed bids were opened on Wednesday, March 27, 2024, and five bids were received. See bid results below.

St. Paul Pocket Park Concrete Repair & Coating #ITB-DDA-24-01	
Vendor	Bid Amount
Better 2 Enterprises; Montrose, MI	\$17,585
Borner Restoration, Inc.; Lansing, MI	\$19,829

Ram Construction; Detroit, MI	\$26,575
Pullman SST; Trenton, MI	\$36,850
Smith's Waterproofing; Almont, MI	\$38,898

Better 2 Enterprises from Montrose, MI was the low bidder. All references provided by them were checked and all responses were favorable.

BUDGET INFORMATION

This project is included in the fiscal year 2024/25 proposed budget that will be up for approval in May, however staff would prefer to complete this project soon before more damage is done. We are asking for a budget amendment to the fiscal year 2023/24 budget. The funds budgeted for in fiscal year 2024/25 will remain in the capital improvement reserve fund budget and if needed, will be available to fund other projects. If not needed, those funds will stay in the capital reserve fund. As is customary with our projects we are requesting a 15 percent contingency for unforeseen issues bringing the total request to \$20,223.

RECOMMENDATION

Award the Contract for the St. Paul Pocket Park Concrete Repair & Coating to Better 2 Enterprises in an amount not to exceed \$20,223 and approve related budget amendments to the capital fund and capital reserve fund.

Prepared by: Patty Thomas, Asst. to the DPS Director

Reviewed by: Michelle Miller, Human Resources Manager, BACC Liaison
 Marcel Goch, DPS Director

Elizabeth Gaines, Finance Director

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

Reviewed &
 Approved by: Gretchen Gomolka, City Manager



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

APRIL 23, 2024

SUBJECT: CONSIDER APPROVAL OF SITE PLAN 24-01, WAREHOUSE/MAINTENANCE FACILITY PROPOSED AT 129 SUMMIT STREET

ADMINISTRATIVE SUMMARY

A site plan review application has been submitted by Flewelling Properties, LLC, for consideration of a new warehouse and maintenance building at 129 Summit Street. Glen Flewelling, President, is proposing the new structure to serve as a central warehouse and a maintenance facility for his multiple business ventures. The vacant parcel is in the IB-Intermediate zoning district that encompasses all of Summit Street. The proposed use is permitted by right and compatible to adjacent businesses.

The proposed structure has a 2,400 square foot building footprint and is just under 25 feet in height. The exterior features are shown as horizontal metal siding and metal roof, with a brick wainscoting on the front façade. The rear-third portion of the property consists of a low wetland area with thick brush and tree line, rendering that area of the property unbuildable without significant engineering. The property has been listed for sale for several years and has proved to be a challenging site to develop, mainly due to the wetland and wooded area. Staff have previously worked with multiple developers on the site, but none of which resulted in a site plan submittal.

ADMINISTRATIVE REVIEW

- The south boundary line of the property is adjacent to a residential development. The proposed use should not be a nuisance to the residents of that area. The wetland area and thick tree and brush line at the rear of the property, will act as a natural buffer and sound barrier.
- Livingston County Planning Department has recommended approval of the site plan.
- Tetra Tech has recommended approval of the site plan.
- The City of Brighton Water and Wastewater Departments have recommended approval of the site plan.
- The Brighton Fire Authority has recommended approval of the site plan.
- The Planning Commission reviewed the proposed development at their regular meeting held on April 1, 2024, and motioned to grant a recommendation of approval, with a condition of the installation of a dumpster enclosure be added to the site plan.

RECOMMENDATION

Given the prolonged vacancy of the subject parcel and the various development constraints posed by its topography and wetland issues, it is evident that the city stands to gain from its development. Therefore, in light of these challenges and recognizing the potential benefits to the community, the staff recommends granting approval to site plan 24-01, subject to the conditions outlined in the Planning Commission motion.

Prepared by: Michael Caruso, Community Development Manager

Reviewed &

Approved by: Gretchen Gomolka, City Manager

Attachments:

1. Application
2. GIS Location
3. Consultant Final Comment Letters
4. Site Plan
5. PC Minutes – 04/01/24



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: 129 Summit Street

Parcel Tax ID # 4718 - 31-401-007

Current Zoning Classification: I-B

Adjacent Property Zoning Classification: I-B West/North/East; R-3 South

PETITIONER

Name: Glen Flewelling, President Phone: 734-476-2917

Company: Flewelling Properties, LLC

Address: 7750 Cooley Lake Road, Waterford, MI 48327

Email: _____

PROPOSED DEVELOPMENT DESCRIPTION: Construction of a 40x60 maintenance garage and associated paving and drainage. Garage will have an office space for maintenance staff, bathrooms and environmentally controlled storage for owner's maintenance division in support of his property rentals and restaurant businesses.

If Residential, Number of Units: _____ Number of Buildings: 1



Application Instructions

1. For a new or amended site plan review application, the following is required for submittal: application, an electronic version of the complete site plan, and applicable fees. All site plan submittal documents can be submitted via email at: commdev@brightoncity.org and the associated fee to: City of Brighton Attention: Community Development 200 N. First Street, Brighton, MI 48116. Review fees, property delinquencies and penalties shall be paid at the time of submittal. Initial review fees are the minimum fees required. Additional fees may be incurred.
2. For a conceptual site plan review, the following is required, but not limited to: the application, plot plan, parking layout, access, and building elevations. Any comments made by the Planning Commission or Applicant are non-binding.
3. An initial site plan review meeting may be scheduled to consider staff and consultant input. It will be determined by the city whether an additional review meeting is needed, or additional documents are required. Additional meetings will be assessed applicable fees indicated of the planning and engineering fee schedules. Failure to submit additional information and documents in a timely manner, may delay consideration of the site plan review application.
4. The meeting at which the Planning Commission will consider the plan will be determined when the application is deemed complete. A meeting schedule is included on the last page of this packet.

Procedure:

In preparation for the Planning Commission meeting, the site plan application will be reviewed by city staff and consultants for compliance with all applicable codes. The Planning Commission will either approve, conditionally approve, table, or deny the proposed site plan. In the case of an approved or conditionally approved site plan, the Planning Commission's recommendation may be forwarded to the City Council for further consideration. The City Council meeting at which the site plan application will be considered is coordinated by and at the discretion of the City Manager.

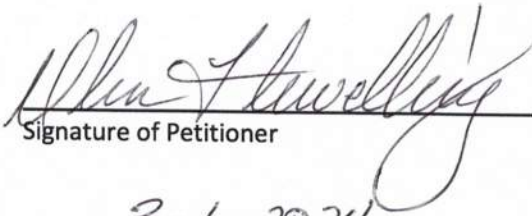
Property Delinquencies:

City Charter provisions prohibit the review of any petition for rezoning, site plan review, building permits, or extension of water and sewer service to properties which are in default to the City. This includes, but is not limited to, tax delinquencies, special assessment delinquencies, and water and wastewater payment delinquencies.

Warranty of Petitioner (MUST BE COMPLETED BY PETITIONER):

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

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



Signature of Petitioner

Glen Flewelling

Printed Name of Petitioner

Date: 3-1-2024

Address: 1510 Andover Blvd. Howell, MI 48843

Phone: 734-476-2917

Email: g.flewelling@hotmail.com

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



Signature of Property Owner

Glen Flewelling

Printed Name of Property Owner

Date: 3-1-2024

Address: 1510 Andover Blvd. Howell, MI. 48843

Phone: 734 476 2917

Email: g.flewelling@hotmail.com

2024 Planning Commission Meeting Schedule

Meetings are held the first and third Monday of every month at 7:00 p.m. All meetings are held in the City Council Chambers at 200 N. First Street, Brighton, MI 48116. For questions, please contact the Community Development/Planning Department at 810.844.5149 or commdev@brightoncity.org

The Application Submittal Deadline is 30 Days Prior to the Meeting

Meeting Dates

*January 22

*February 12

March 4 & 18

April 1 & 15

May 6 & 20

June 3 & 17

July 1 & 15

August 5 & 19

*September 16

October 7 & 21

November 4 & 18

December 2 & 16

*Schedule adjusted for holiday.

129 SUMMITT STREET





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: March 21, 2024

SUBJECT: Flewelling Properties Proposed Maintenance Facility – Site Plan Review #2

A revised site plan has been submitted for your consideration by Flewelling Properties for the construction of a 2,400 SF building at 129 Summit Street in the City of Brighton. The revised plans dated 3/20/2024 have been reviewed and have satisfied the minor outstanding comments addressed in our previous letter. Items that have been corrected include the following:

Article 5, Section 98-5.2 Refuse Disposal: The developer will include roll off trash receptacles that will be stored within the building and serviced as needed.

Article 5, Section 98-5.7 Landscaping and Screening Requirements: A note has been placed on the site plan indicating a hose bib will be located inside the building adjacent to the front door to irrigate site landscaping as needed.

We are recommending approval of the proposed site plan dated 3/20/24 for Flewelling Properties proposed maintenance facility at 129 Summit Street. Should you have any questions regarding our review, please do not hesitate to contact me at any time, and at your convenience.

Respectfully,

Scott Barb

Scott Barb, AICP, PEM

Department Information

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

●
(517) 546-7555
Fax (517) 552-2347

●
Web Site
www.livgov.com



March 22, 2024

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

**Re: Maintenance Facility
129 Summit Street
Site Plan Review No. 2**

Dear Mr. Caruso:

Tetra Tech has reviewed the revised site plan for the proposed Maintenance Facility at 129 Summit Street. The existing 1.091-acre parcel is undeveloped, located in an industrial subdivision zoned I-B. The development includes a 2,400-sf building, curbed bituminous driveway, and on-site stormwater management. Existing public utilities (sanitary/water) are located within the Summit Street public right-of-way.

The applicant has satisfactorily addressed our previous concerns from our March 14, 2024, review letter. Therefore, we have further engineering concerns regarding the approval of the revised site plan, dated March 20, 2024, as prepared by Monument Engineering Group Associates, Inc.

Please call me at 810.360.9842 if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads 'Kari Jozwik'.

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

March 25, 2024

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

RE: Flewelling Properties Maintenance Facility
129 Summit St.
Brighton, MI
Site Plan Review

Dear Mike:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on March 11, 2024 and the drawings are dated March 4, 2024. The project is based on a proposed new 2,400-square-foot S-2 storage building. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. 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
2. The location of a Knox Box shall be indicated on future submittals. The Knox box shall be located adjacent to the main entrance of the structure, in a location coordinated with the fire authority.
IFC 506.1
3. 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.

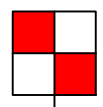
If you have any questions about the comments on this plan review please contact me at 810-229-6640.

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



PRELIMINARY SITE PLAN FOR FLEWELLING PROPERTIES, L.L.C. PROPOSED WAREHOUSE AND MAINTENANCE FACILITY

LEGAL DESCRIPTION (AS PROVIDED)

(PER TAX DESCRIPTION AS PROVIDED BY LIVINGSTON COUNTY GEOSPATIAL INFORMATION SYSTEM (GIS) MAPPING)

TAX ID: 4718-31-401-007

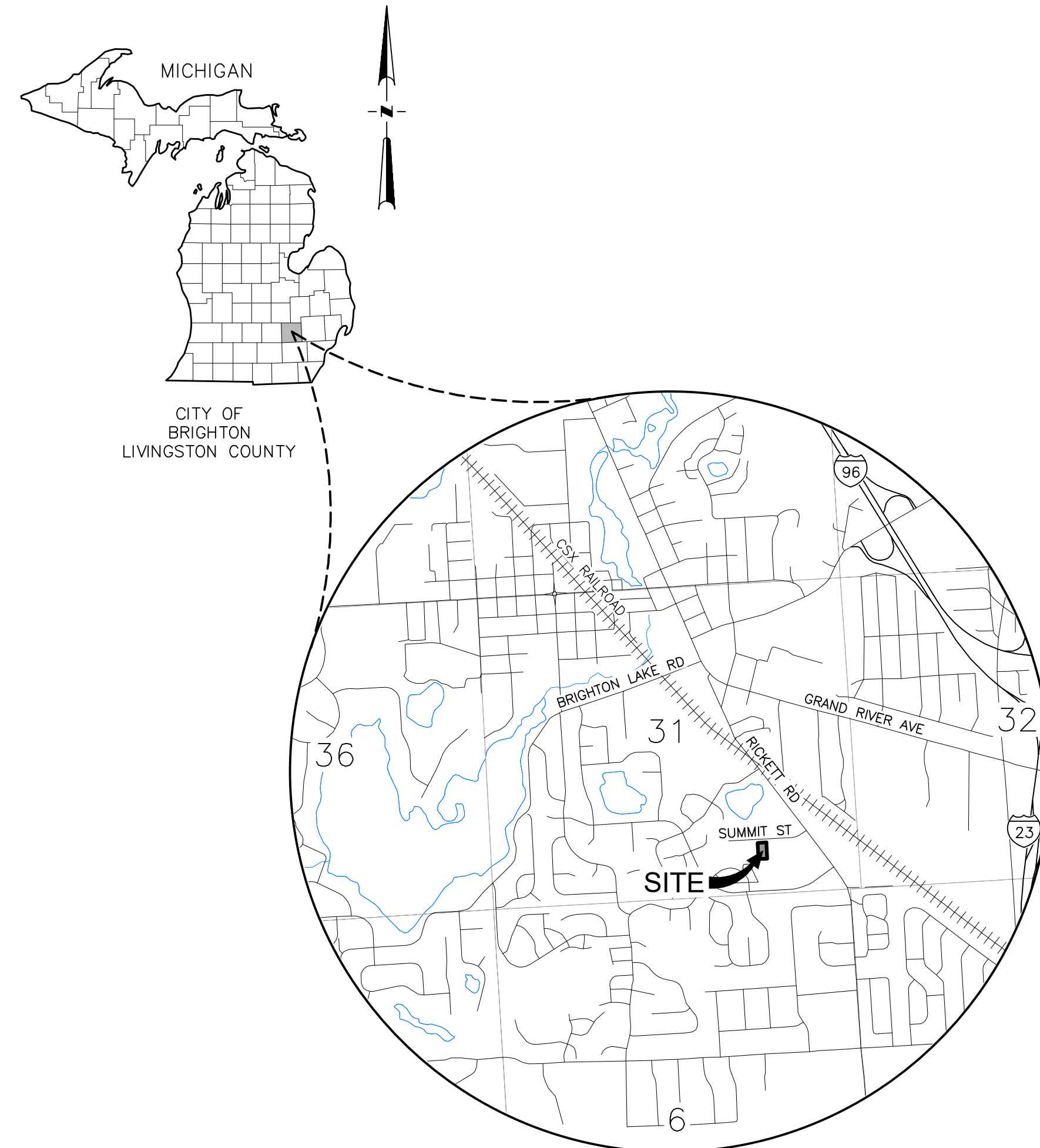
SEC 31 T2N R6E RICKETT RD INDUSTRIAL PARK SUB, LOT 7.

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM:
MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113,
INTERNATIONAL FEET, GROUND
(LAT: 42°31'08.77" N, LON: 83°46'26.80" W, ELEV: 955, SCALE FACTOR: 1.00011842).

DRAINAGE OWNERSHIP NOTE

DRAINAGE SYSTEM IS TO BE OWNED AND PROPERLY MAINTAINED BY THE PROPERTY OWNER.



LOCATION MAP

DESIGN ENGINEER/SURVEYOR

MONUMENT ENGINEERING GROUP ASSOCIATES, INC

INNOVATIVE GEOSPATIAL &
ENGINEERING SOLUTIONS

298 VETERANS DRIVE,
FOWLERVILLE, MI 48836
PHONE: 517-223-3512

LANDSCAPE ARCHITECT

FELINO PASCUAL ASSOCIATES

24333 ORCHARD LAKE ROAD, SUITE G
FARMINGTON HILLS, MI 48336
PHONE: 248-557-5588
FELINO (JOEL) PASCUAL, RLA, CLARB
FELINO@FPA.LA

CLIENT

FLEWELLING PROPERTIES, LLC
7750 COOLEY LAKE ROAD
WATERFORD, MI 48327
POC: GLEN FLEWELLING
PHONE: 734-476-2917

		PLAN SUBMITTALS	
		SITE PLAN SUBMITTAL	REVISED SITE PLAN SUBMITTAL
SHEET INDEX			
		3/04/2024	3/20/2024
INCLUDED SHEETS			
GENERAL			
SHEET	G-1.0	COVER	● ●
SURVEY			
SHEET	V-1.0	TOPO SURVEY & DEMO PLAN	● ●
SITE PLAN			
SHEET	C-1.0	DIMENSION AND PAVING PLAN	● ●
VEHICLE CIRCULATION			
SHEET	C-2.0	EMERGENCY VEHICLE CIRCULATION	● ●
SHEET	C-2.1	WB-40 TRUCK & TRAILER CIRCULATION	● ●
UTILITY			
SHEET	C-3.0	UTILITY PLAN	● ●
GRADING SOIL EROSION & SEDIMENTATION CONTROL (SESC)			
SHEET	C-7.0	GRADING & SESC PLAN	● ●
SHEET	C-7.1	LCDC SESC NOTES AND DETAILS	● ●
SHEET	C-7.2	LCDC SESC DETAILS	● ●
STORMWATER MANAGEMENT			
SHEET	C-9.0	STORMWATER MANAGEMENT PLAN	● ●
SHEET	C-9.1	STORM CALCS AND DETAILS	● ●
DETAILS			
SHEET	C-11.0	DETAILS	● ●
SPECIFICATIONS			
SHEET	C-12.0	SPECIFICATIONS	● ●
SHEET	C-12.1	SPECIFICATIONS	● ●
LIGHTING			
SHEET	L-1	LIGHTING / PHOTOMETRIC PLAN	● ●
LANDSCAPE			
SHEET	LS-1	LANDSCAPE PLANTING DETAIL	● ●
CITY OF BRIGHTON, LIVINGSTON COUNTY STANDARD DETAILS			



Kevin C. McDevitt

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GLEN FLEWELLING
7750 COOLEY LAKE RD.,
WATERFORD, MI 48327

COVER
PROPOSED MAINTENANCE FACILITY
129 SUMMIT STREET
PART OF SE 1/4, SEC 31, T2N-R6E
CITY OF BRIGHTON, LIVINGSTON COUNTY, MI

DATE	PLAN SUBMITTALS/REVISIONS
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03/20/2024	REVISED SITE PLAN SUBMITTAL

ORIGINAL ISSUE DATE:
03/04/2024

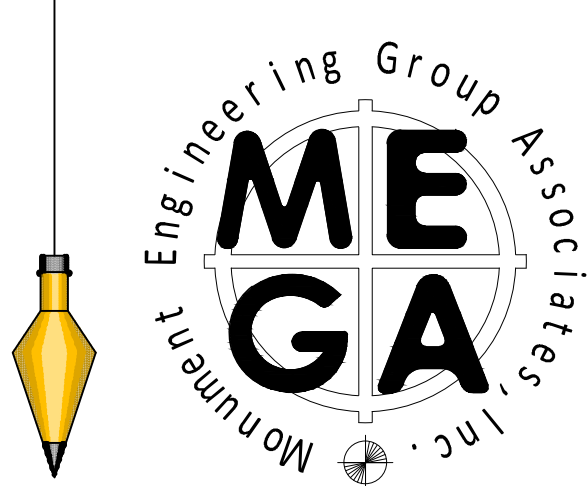
PROJECT NO: 24-009

SCALE: N/A
0 1/2" 1"

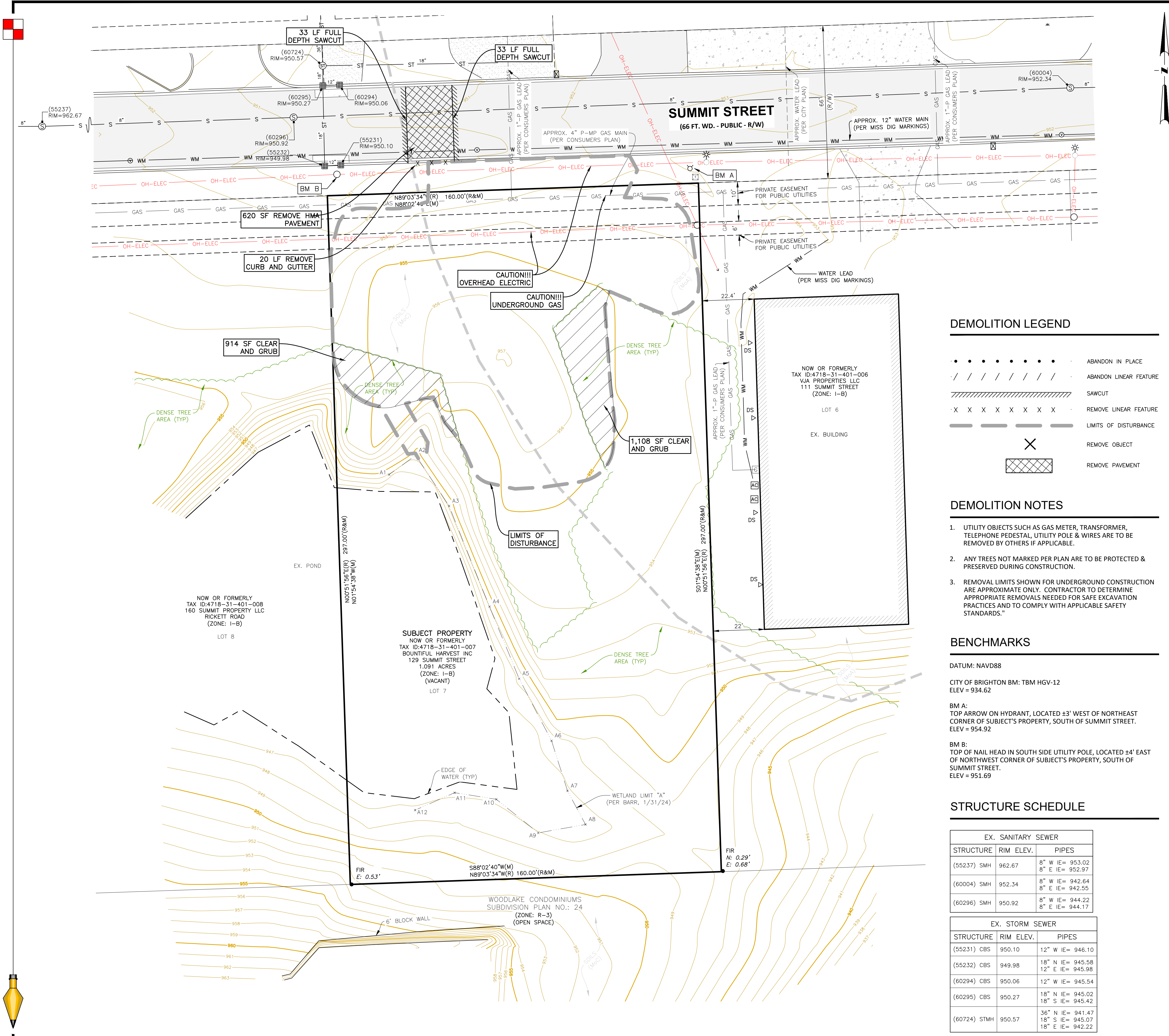
FIELD: RZ
DRAWN BY: DC
DESIGN BY: KM
CHECK BY: AP, MB

G-10

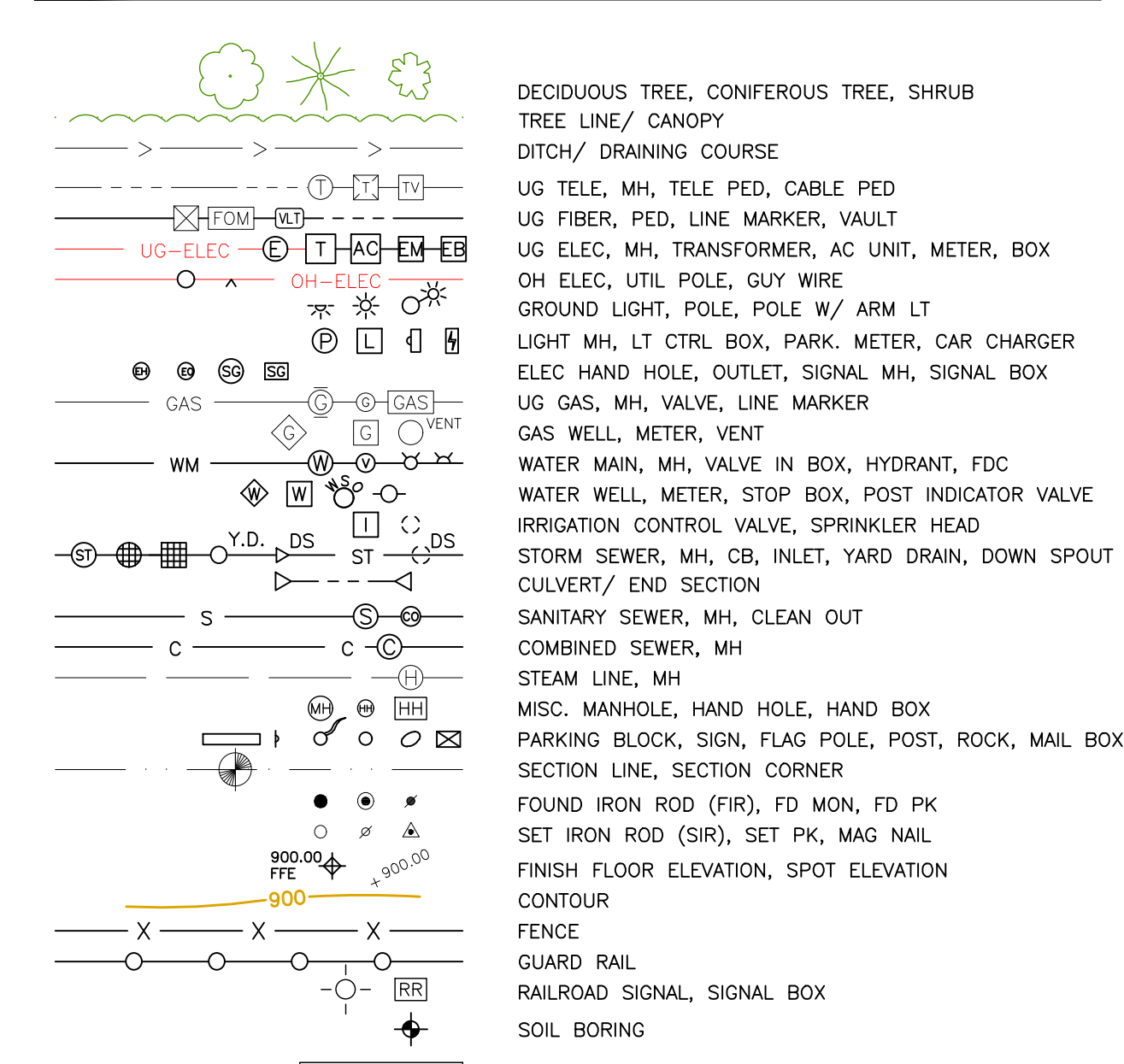
NOTE:
THE OWNER SHALL FURNISH AS-BUILT DRAWINGS TO THE CITY OF BRIGHTON INDICATING ALL CHANGES AND DEVIATIONS FROM THE APPROVED DRAWINGS.



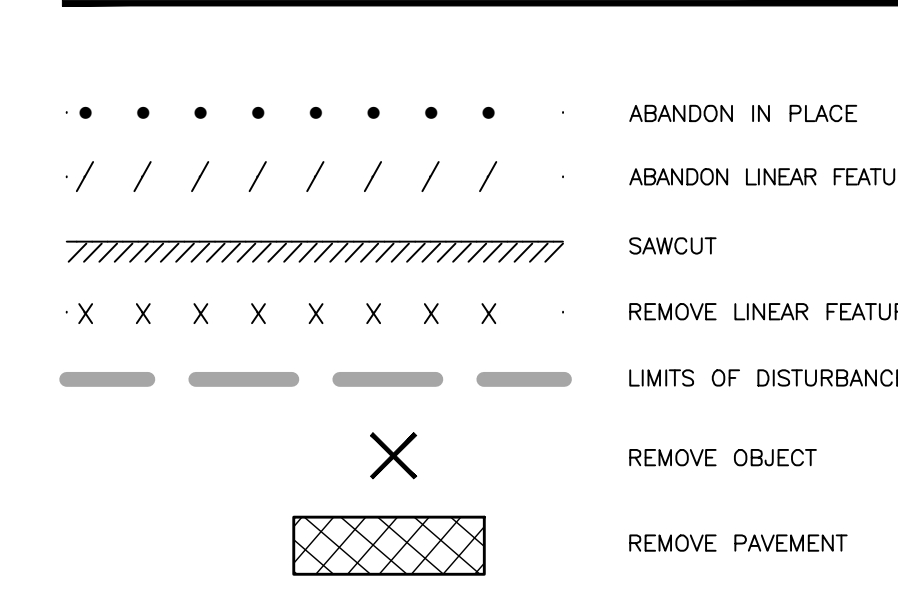
NOT FOR CONSTRUCTION



EXISTING LEGEND



DEMOLITION LEGEND



DEMOLITION NOTES

- UTILITY OBJECTS SUCH AS GAS METER, TRANSFORMER, TELEPHONE PEDESTAL, UTILITY POLE & WIRES ARE TO BE REMOVED BY OTHERS IF APPLICABLE.
- ANY TREES NOT MARKED PER PLAN ARE TO BE PROTECTED & PRESERVED DURING CONSTRUCTION.
- REMOVAL LIMITS SHOWN FOR UNDERGROUND CONSTRUCTION ARE APPROXIMATE ONLY. CONTRACTOR TO DETERMINE APPROPRIATE REMOVALS NEEDED FOR SAFE EXCAVATION PRACTICES AND TO COMPLY WITH APPLICABLE SAFETY STANDARDS.

BENCHMARKS

DATUM: NAVD88
 CITY OF BRIGHTON BM: TBM HGV-12
 ELEV = 934.62

BM A:
 TOP ARROW ON HYDRANT, LOCATED ±3' WEST OF NORTHEAST CORNER OF SUBJECT'S PROPERTY, SOUTH OF SUMMIT STREET.
 ELEV = 954.92

BM B:
 TOP OF NAIL HEAD IN SOUTH SIDE UTILITY POLE, LOCATED ±4' EAST OF NORTHWEST CORNER OF SUBJECT'S PROPERTY, SOUTH OF SUMMIT STREET.
 ELEV = 951.69

STRUCTURE SCHEDULE

EX. SANITARY SEWER		
STRUCTURE	RIM ELEV.	PIPES
(55237) SMH	962.67	8" W IE= 953.02 8" E IE= 952.97
(60004) SMH	952.34	8" W IE= 942.64 8" E IE= 942.55
(60296) SMH	950.92	8" W IE= 944.22 8" E IE= 944.17
EX. STORM SEWER		
STRUCTURE	RIM ELEV.	PIPES
(55231) CBS	950.10	12" W IE= 946.10
(55232) CBS	949.98	18" N IE= 945.58 12" E IE= 945.98
(60294) CBS	950.06	12" W IE= 945.54
(60295) CBS	950.27	18" N IE= 945.02 18" S IE= 945.42
(60724) STMH	950.57	36" N IE= 941.47 18" S IE= 945.07 18" E IE= 942.22

WETLAND NOTE

ACCORDING TO THE DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) WEBSITE (HTTPS://WWW.MGI.STATE.MI.US/WETLANDS/MCGMAP.HTML), THERE ARE NOTED WETLANDS ON THE SUBJECT PARCEL. WETLAND FLAGGING WAS OBSERVED DURING THE FIELD SURVEY. AN OFFICIAL STUDY FOR THE PRESENCE OF WETLANDS WAS CONDUCTED BY: BARR ENGINEERING, DATED: 2/2/2024.

FLOOD ZONE

FEMA MAP SCALES DO NOT SUPPLY SUFFICIENT LEVEL OF DETAIL TO PLOT ACCURATELY. ZONES IF PLOTTED HEREIN ARE APPROXIMATE.

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE (X) AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF LIVINGSTON, COMMUNITY PANEL NO. (26093C0345D), EFFECTIVE DATE: 9/17/2008.

WINTER NOTE

THIS SURVEY WAS PERFORMED UNDER WINTER CONDITIONS. ALL REASONABLE MEASURES WERE TAKEN DURING THE SURVEY TO OBTAIN ALL INFORMATION NECESSARY. HOWEVER, SOME INFORMATION MAY NOT BE SHOWN DUE TO SNOW COVER.

EXISTING PARKING

THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.

UTILITY REFERENCES

WM: CITY OF BRIGHTON
 RECEIVED: 8/24/23

SAN: CITY OF BRIGHTON
 RECEIVED: 8/24/23

STORM: CITY OF BRIGHTON
 RECEIVED: 8/24/23

GAS: CONSUMERS ENERGY
 RECEIVED: 9/7/23

ELEC: DTE ENERGY
 RECEIVED: 9/6/23

PHONE/CABLE: AT&T
 RECEIVED: 9/1/23

PHONE/CABLE: COMCAST
 RECEIVED: 8/31/23

UTILITY NOTES

- ALL UTILITIES SHOWN ARE BASED ON:
 A. MISS DIG MARKINGS LOCATED AT TIME OF SURVEY, OR,
 B. UTILITY MAPS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

SOILS INFO

SOIL TYPES ARE ACCORDING TO THE USDA SOIL SURVEY WEB SITE (HTTPS://WEBSOILSURVEY.SC.EGOU.USDA.GOV/APP/HOMEPAGE.HTM)

SOIL TYPE LIMIT AND LABEL

- MoA: WAWASEE LOAM, 0-2% SLOPES
- MoC: WAWASEE LOAM, 6-12% SLOPES

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 MONUMENTENGINEERING.COM

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KEVIN C. McDEVITT
 ENGINEER
 NO. 6201043260

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1-800-482-7171
 www.missdig.org

CLIENT :

FLEWELLING PROPERTIES, LLC
 GLEN FLEWELLING
 7750 COOLEY LAKE RD.,
 WATERFORD, MI 48327

TOPO SURVEY & DEMO PLAN

PROPOSED MAINTENANCE FACILITY
 129 SUMMIT STREET
 PART OF SE 1/4, SEC 31, T2N-R6E
 CITY OF BRIGHTON, LIVINGSTON COUNTY, MI

DATE	DESCRIPTION
03/04/2024	REVISED SITE PLAN SUBMITTAL

ORIGINAL ISSUE DATE: 03/04/2024

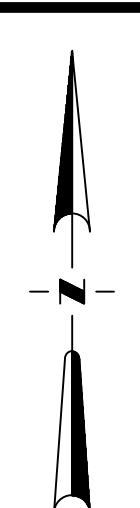
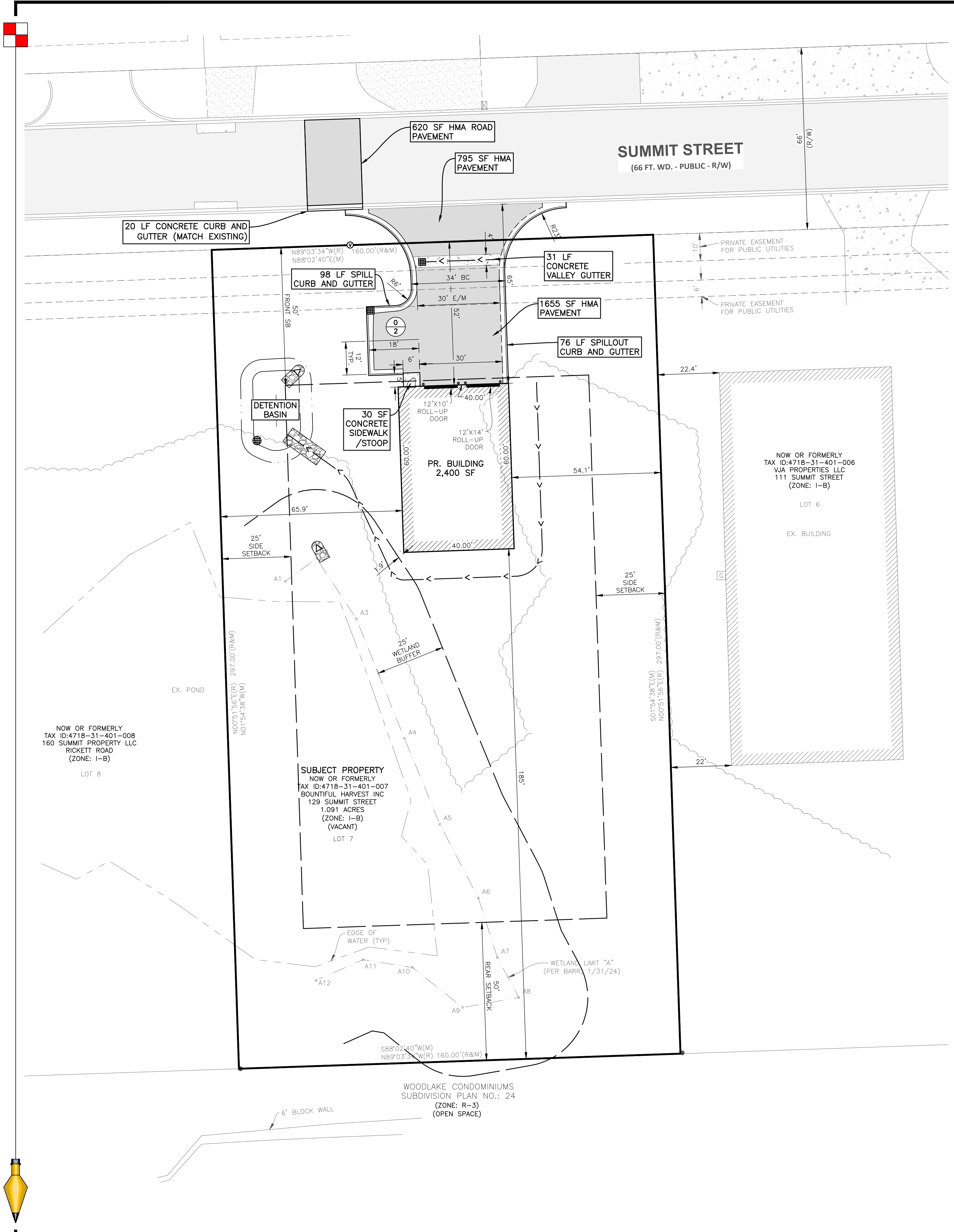
PROJECT NO: 24-009

SCALE: 1" = 20'

FIELD: RZ
 DRAWN BY: DC
 DESIGN BY: KM
 CHECK BY: AP, MB

V-10

NOT FOR CONSTRUCTION



ZONING INFORMATION

THIS ZONING INFORMATION IS TAKEN FROM THE CITY OF BRIGHTON ZONING ORDINANCE- DATED: OCTOBER 20, 2017

SUBJECT PARCEL ZONING: (I-B) INTERMEDIATE INDUSTRIAL	SUBJECT PARCEL		PROPOSED BUILDING		MAXIMUM HEIGHT OF BUILDING		BUILDING SETBACKS (FT)			MAXIMUM % LOT AREA COVERED BY ALL BUILDINGS
	AREA (AC)	WIDTH AT BUILDING SITE (FT)	EX. BLDG AREA (SF)	ADDITION AREA (SF)	IN STORIES	IN FEET	FRONT (S)	SIDE (W,E)	REAR (N)	
REQUIRED	NONE SPECIFIED	NONE SPECIFIED	N/A	N/A	3	45	50	25	50	NONE SPECIFIED
PROVIDED	1.09	160	0	2400	1	30	52	65.9, 54.1	185.0	5.05

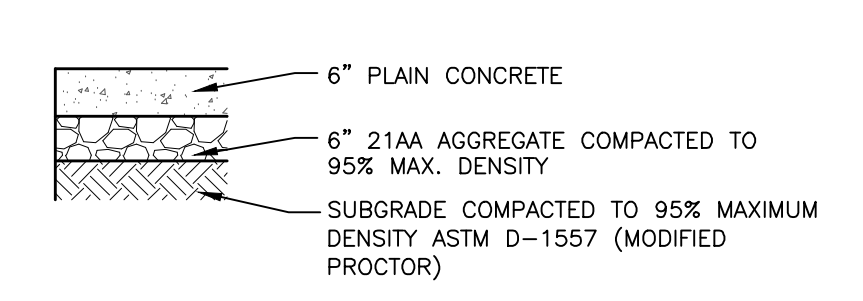
ADJACENT ZONING

NORTH: (I-B) INTERMEDIATE INDUSTRIAL
 SOUTH: (R-3) MULTIPLE FAMILY LOW DENSITY
 EAST: (I-B) INTERMEDIATE INDUSTRIAL
 WEST: (I-B) INTERMEDIATE INDUSTRIAL

% LOT AREA COVERAGE (BUILDINGS ONLY)

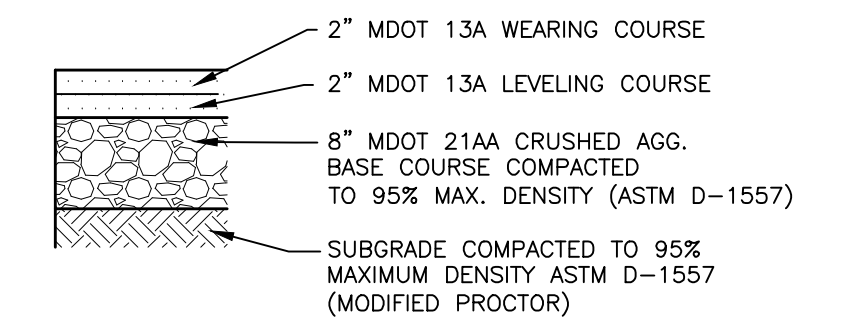
SUBJECT PARCEL AC = SUBJECT PARCEL SF
 1.09 AC = 47,520 SF
 COVERAGE = BUILDING SF/SUBJECT PARCEL SF
 2,400 SF/47,520 SF = 0.0517 = 5.05%

CONCRETE SIDEWALK SECTION



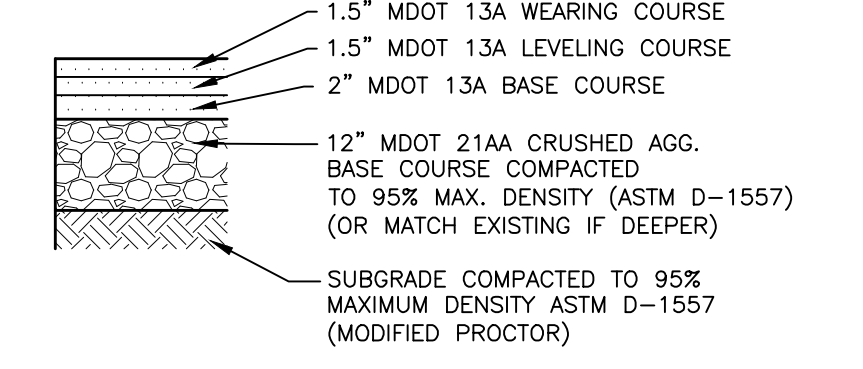
STANDARD DUTY HMA PAVEMENT SECTION

Applies to: ON SITE PAVING



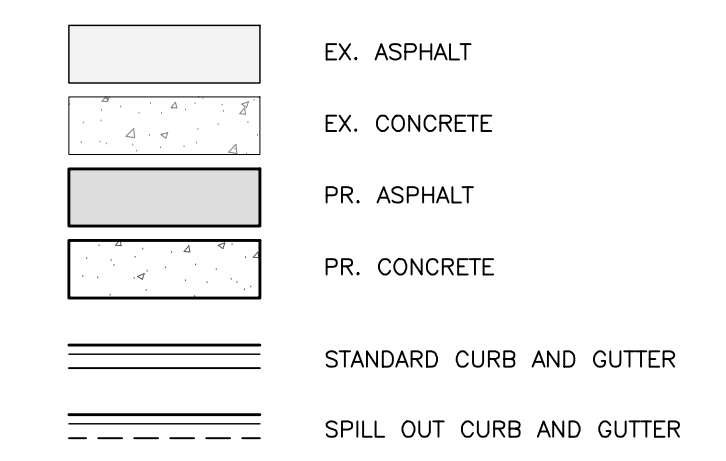
HEAVY DUTY HMA PAVEMENT SECTION

Applies to: ROADWAY PAVING



NOTE
 THE HEAVY DUTY HMA PAVEMENT SECTION REPRESENTS THE MINIMUM CROSS SECTION TO BE CONSTRUCTED. THE PAVEMENT REPAIR SHALL BE CONSTRUCTED TO MATCH THIS SECTION OR THE DEPTH OF THE EXISTING PAVEMENT AND BASE, WHICHEVER IS DEEPER.

PAVEMENT LEGEND



PROPOSED PARKING

1 SPACE PER 300 SF OF OFFICE SPACE + 1 SPACE PER EMPLOYEE IN LARGEST SHIFT

TOTAL PARKING REQUIRED: 2

BARRIER FREE PARKING SPACES: 2 (0) REGULAR SPACES

TOTAL PARKING PROVIDED: 2 (2) BARRIER FREE SPACES

NOTE: BOTH PARKING SPACES ARE TO BE BARRIER FREE.

NOTES

- THE BUILDING IS TO BE USED FOR ENVIRONMENTALLY CONTROLLED STORAGE AND AS THE PRIMARY MAINTENANCE OFFICE FOR FLEWELLING PROPERTIES, L.L.C. THERE WILL BE ONE FULL TIME MAINTENANCE MANAGER WORKING OUT OF THIS LOCATION.
- THE BUILDING WILL BE SERVICED BY A CURBSIDE ROLL-OFF TRASH RECEPTACLE STORED WITHIN THE BUILDING.
- PROPOSED LIGHTING SHALL BE BUILDING MOUNTED LIGHTS. ONE WILL BE CENTERED OVER THE OVERHEAD DOORS AND THE OTHER OVER THE SERVICE DOOR. LIGHTING SHALL BE HIGH EFFICIENCY LED LIGHTING, FULLY SHIELDED TO RESTRICT ANY OFF-SITE LIGHT POLLUTION. SEE SHEET L-1.0.
- BOTH PROVIDED PARKING SPACES ARE TO BE 12' WIDE ACCESSIBLE SPACES, THEREFOR NO ADA MARKINGS OR SIGNING IS BEING PROPOSED.

DIMENSIONING NOTE

- RADI DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE SPECIFIED.
 - ALL OTHER DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
- BC = BACK OF CURB
 FC = FACE OF CURB

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SERVICE DISABLED VETERAN OWNED
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KEVIN C. MCDEVITT
 ENGINEER
 NO. 6201043260

Kevin C. McDevitt

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 3 full working days before you dig.

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 1-800-482-7171
 www.missdig.org

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CLIENT :

FLEWELLING PROPERTIES, LLC

GLEN FLEWELLING
 7750 COOLEY LAKE RD.,
 WATERFORD, MI 48327

DIMENSION AND PAVING PLAN

PROPOSED MAINTENANCE FACILITY
 129 SUMMIT STREET
 PART OF SE 1/4, SEC 31, T2N-R6E
 CITY OF BRIGHTON, LIVINGSTON COUNTY, MI

DATE	DESCRIPTION
03/04/2024	PLAN SUBMITTALS/REVISIONS
03/20/2024	SITE PLAN SUBMITTAL
	REVISED SITE PLAN SUBMITTAL

ORIGINAL ISSUE DATE: 03/04/2024

PROJECT NO: 24-009

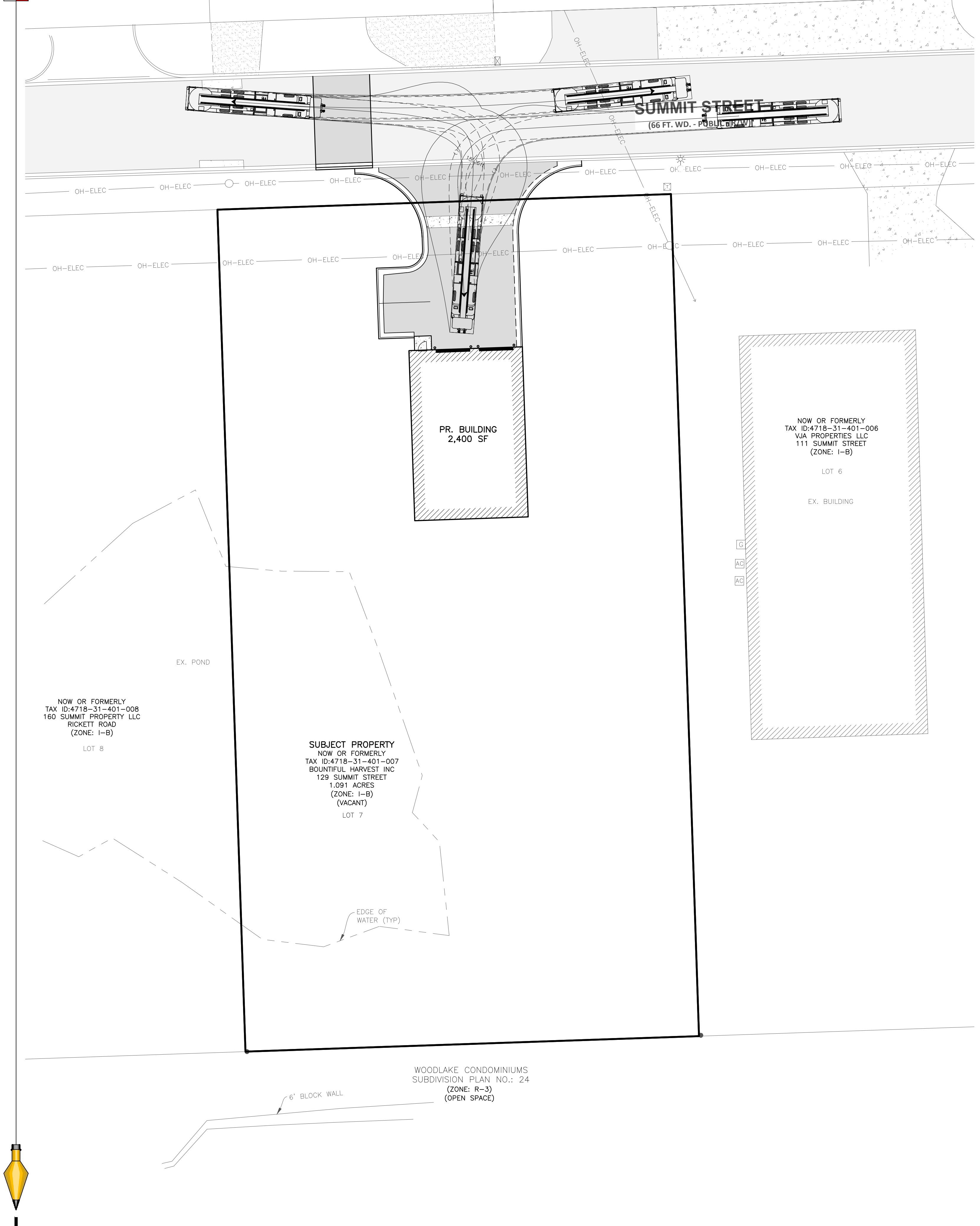
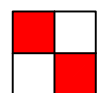
SCALE: 1" = 20'

0 1/2" 1"

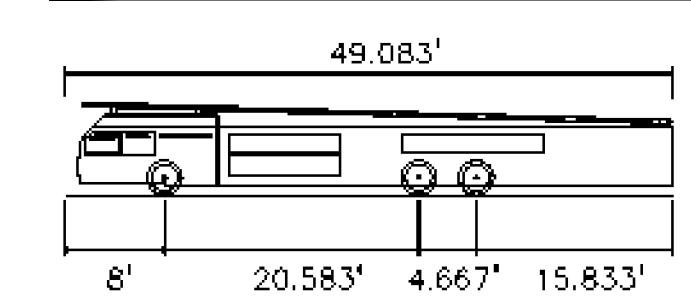
FIELD: RZ
 DRAWN BY: DC
 DESIGN BY: KM
 CHECK BY: AP, MB

C-10

NOT FOR CONSTRUCTION



EMERGENCY VEHICLE



Brighton 49' Fire Truck
Overall Length 49.083ft
Overall Width 8.167ft
Overall Body Height 7.500ft
Min Body Ground Clearance 0.750ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 45.00°

FIRE TRUCK DETAIL
NOT TO SCALE

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INC.

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CLIENT :

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GLEN FLEWELLING
7750 COOLEY LAKE RD.,
WATERFORD, MI 48327

EMERGENCY VEHICLE CIRCULATION

PROPOSED MAINTENANCE FACILITY
129 SUMMIT STREET
PART OF SE 1/4, SEC 31, T2N-R6E
CITY OF BRIGHTON, LIVINGSTON COUNTY, MI

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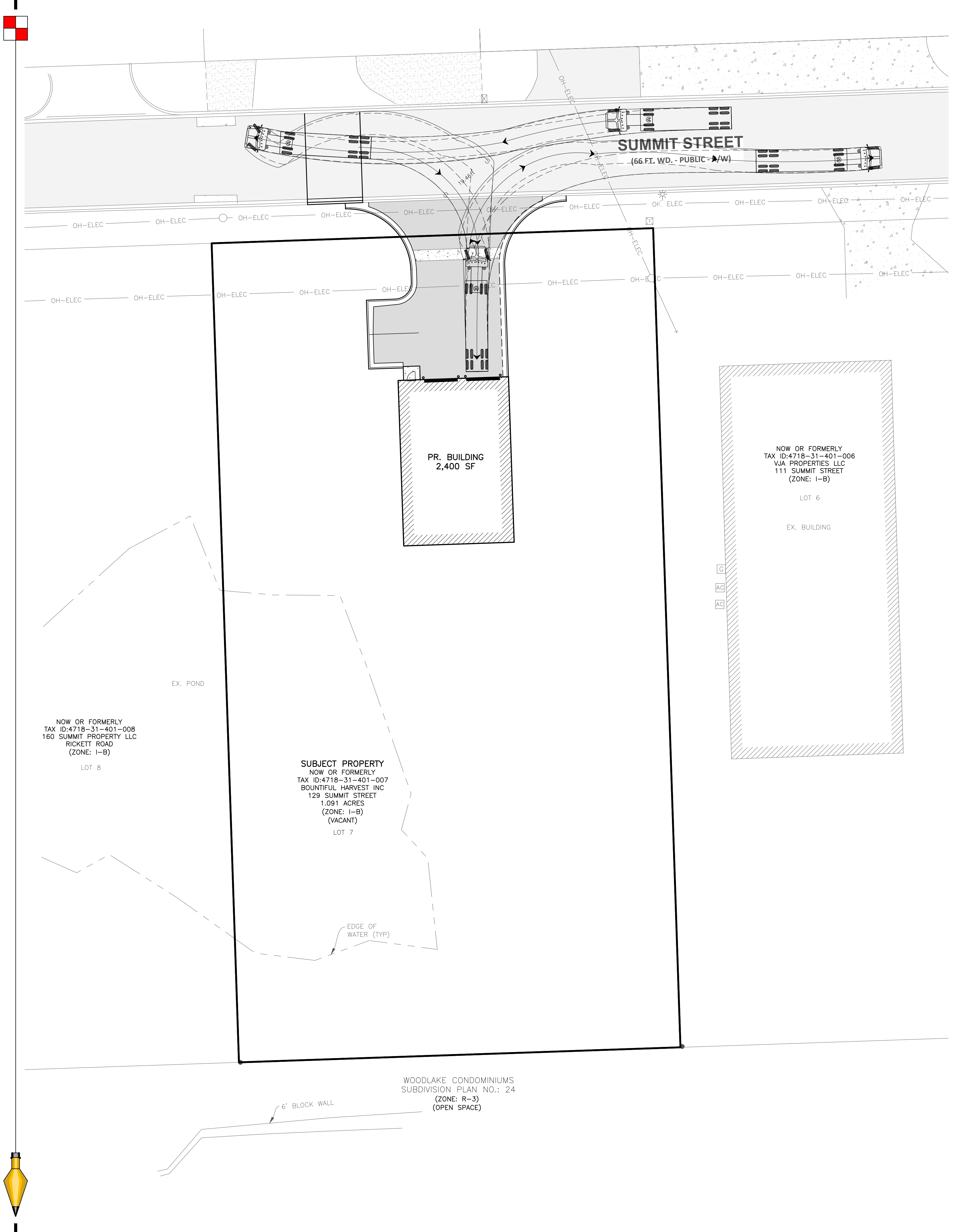
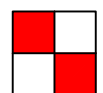
PROJECT NO: 24-009

SCALE: 1" = 20'

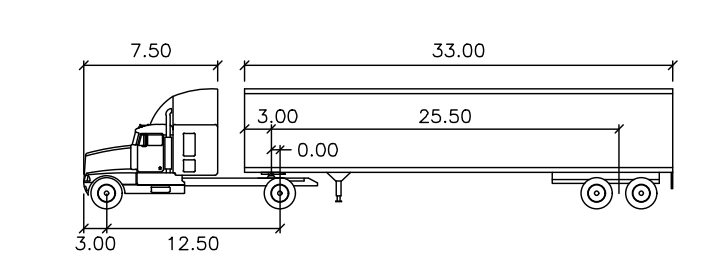
FIELD: RZ
DRAWN BY: DC
DESIGN BY: KM
CHECK BY: AP, MB

C-2.0

NOT FOR CONSTRUCTION



WB-40 VEHICLE



WB-40

feet	
Tractor Width	: 8.00
Trailer Width	: 8.00
Tractor Track	: 8.00
Trailer Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 20.3
Articulating Angle	: 70.0

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CLIENT :

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7750 COOLEY LAKE RD.,
WATERFORD, MI 48327

WB-40 CIRCULATION

PROPOSED MAINTENANCE FACILITY
129 SUMMIT STREET
PART OF SE 1/4, SEC 31, T2N-R6E
CITY OF BRIGHTON, LIVINGSTON COUNTY, MI

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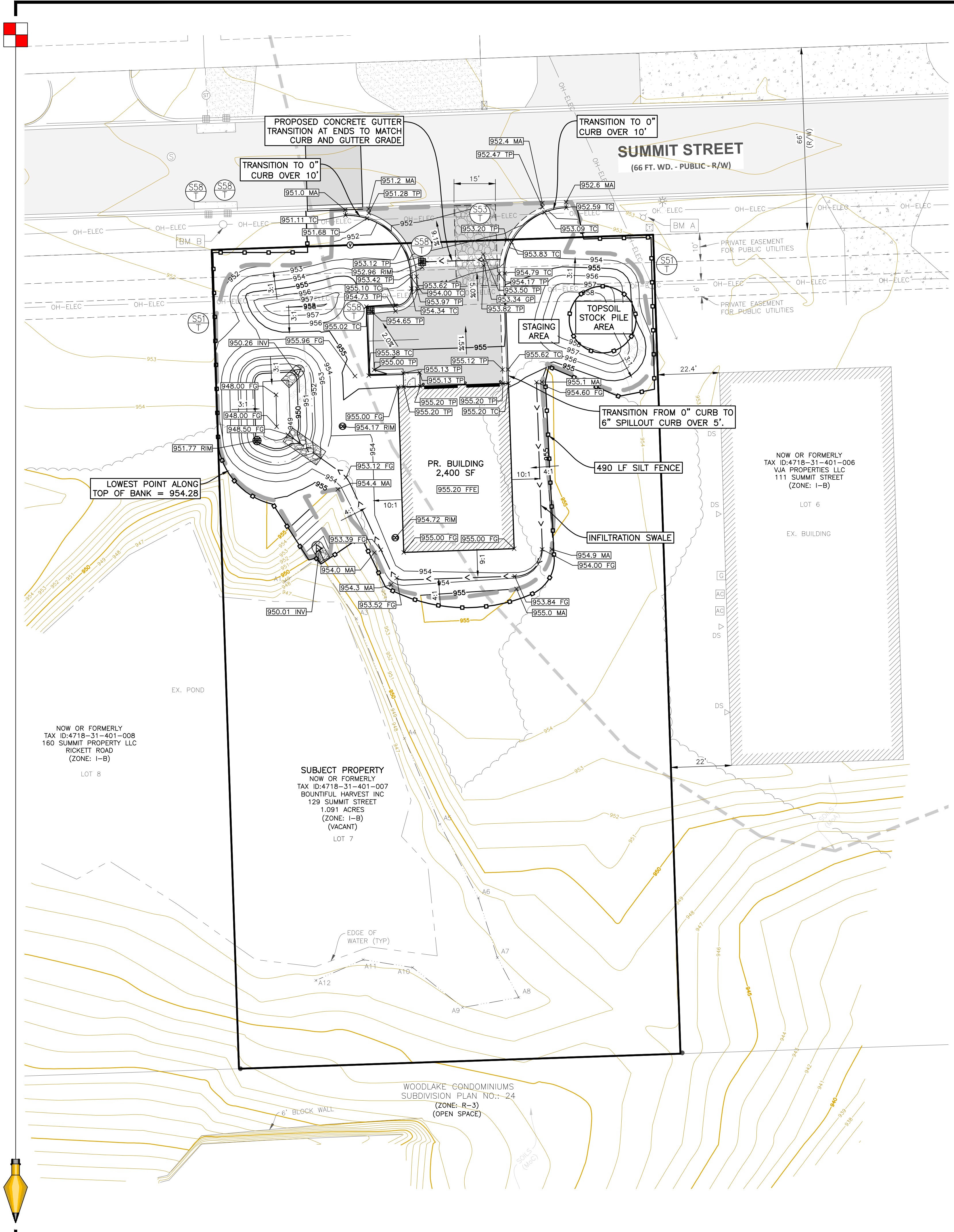
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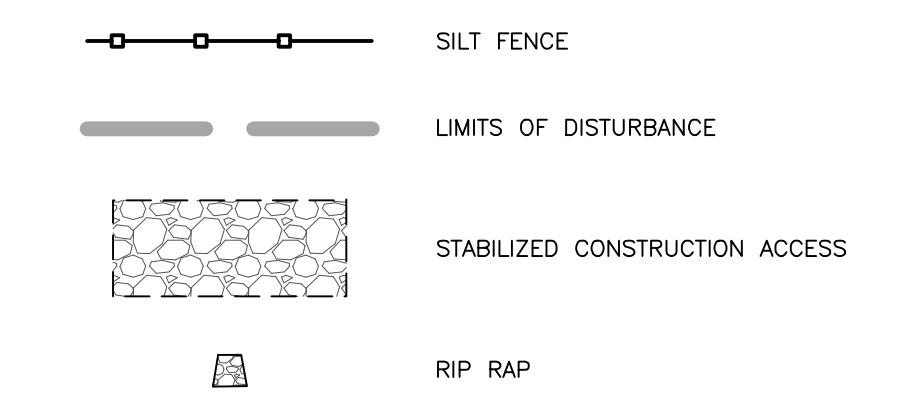
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DRAWN BY: DC
DESIGN BY: KM
CHECK BY: AP, MB

C-2.1

NOT FOR CONSTRUCTION



SESC LEGEND



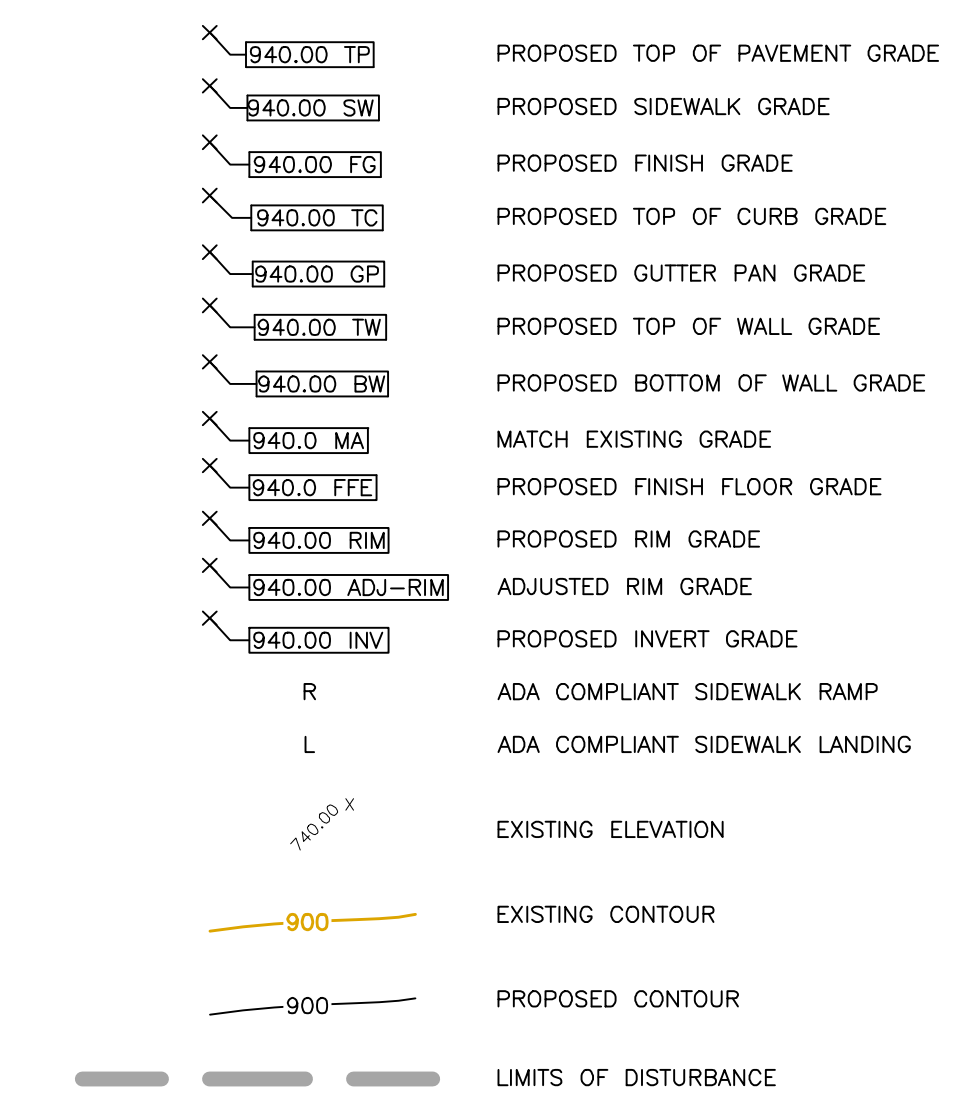
EROSION CONTROL QUANTITIES

Disturbed Area: 0.36 Acres

QTY	UNIT	ITEM
566	LF	SILT FENCE
4	EA	INLET FILTER
1	EA	STABILIZED CONSTRUCTION ACCESS
16.8	SY	RIP-RAP

NOTE: QUANTITIES ARE FOR ENTIRE SITE

GRADING LEGEND



BENCHMARKS

DATUM: NAVD88
 CITY OF BRIGHTON BM: TBM HGV-12
 ELEV = 934.62
 BM D:
 BOLT ON SOUTHEAST SIDE OF HYDRANT FLANGE, 157± EAST FROM SUBJECT'S EAST PROPERTY LINE & 4± SOUTH FROM BACK OF CURB OF SUMMIT STREET.
 ELEV = 950.60
 BM E:
 PAINTED "X" ON EAST SIDE OF CONCRETE LIGHT POLE BASE, 105± NORTH FROM BACK OF CURB OF SUMMIT STREET & 13± WEST OF SUBJECT'S EAST PROPERTY LINE.
 ELEV = 953.89

SOILS INFO

SOIL TYPES ARE ACCORDING TO THE USDA SOIL SURVEY WEB SITE (<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>)

SOIL TYPE LIMIT AND LABEL

- MoA: WAWASEE LOAM, 0-2% SLOPES
- MoC: WAWASEE LOAM, 6-12% SLOPES

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE -- BEGINNING MAY 2024			
	MAY	JUNE	JULY	AUGUST
1 CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON APPROVED PLANS AND INLET FILTERS IN CATCH BASINS IN ROAD.				
2 DETENTION BASIN SHALL BE EXCAVATED, TOP SOILED, AND SEEDED IMMEDIATELY AFTER CLEARING WORK IS COMPLETED.				
3 REMOVE ALL TOPSOIL AND ORGANIC MATTER. TOPSOIL MAY BE STORED ON SITE IN THE FRONT BERM AREA TO BE USED FOR FUTURE PLANTING AND FILL AREAS.				
4 ROUGH GRADE AND INSTALL UTILITY LEADS. PLACE INLET FILTERS AT PROPOSED CATCH BASINS THROUGHOUT SITE.				
5 CONSTRUCT BUILDING.				
6 FINISH GRADE AROUND BUILDING AND STABILIZE AS SOON AS POSSIBLE. STABILIZE ALL DISTURBED AREAS WITH CLASS A SEED AND MULCH. IN AREAS OF SLOPES OF 1:4 OR STEEPER, CONTRACTOR TO SEED AND INSTALL PEGGED IN PLACE EROSION CONTROL BLANKETS.				
7 REPAIR/CLEAN INLET FILTERS AS REQUIRED.				
8 INSTALL FINAL LANDSCAPING PER SEPARATE LANDSCAPE PLAN.				
9 STONE AROUND OUTLET STANDPIPE STRUCTURE SHALL BE REFRESHED.				
10 REMOVE TEMPORARY SOIL EROSION MEASURES ONCE SEEDED VEGETATION HAS BEEN ESTABLISHED. CLEAN ALL AFFECTED STORM STRUCTURES AS NECESSARY.				

DTMB SOIL EROSION & SEDIMENTATION CONTROL MEASURES

MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT, AND BUDGET (DTMB)

EROSION CONTROLS			
KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E6	MULCH		FOR USE IN AREAS SUBJECT TO ERODING SURFACE FLOWS OR SEVERE WIND OR ON NEWLY SEEDD AREAS.
E8	PERMANENT SEEDING		STABILIZATION METHOD UTILIZED ON SITES WHERE EARTH CHANGE HAS BEEN COMPLETED (FINAL GRADING ATTAINED).

SEDIMENT CONTROLS			
KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
S51	SILT FENCE		USE ADJACENT TO CRITICAL AREAS, TO PREVENT SEDIMENT LAIDEN SHEET FLOW FROM ENTERING THESE AREAS.
S53	STABILIZED CONSTRUCTION ACCESS		USED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE.
S55	SEDIMENT BASIN		AT THE OUTLET OF DISTURBED AREAS AND AT THE LOCATION OF A PERMANENT DETENTION BASIN.
S58	INLET PROTECTION FABRIC DROP		USE AT STORMWATER INLETS, ESPECIALLY AT CONSTRUCTION SITES.

EROSION & SEDIMENT CONTROLS			
KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
ES31	CHECK DAM		USED TO REDUCE SURFACE FLOW VELOCITIES WITHIN CONSTRUCTED AND EXISTING FLOW CORRIDORS.

TEMPORARY (XX T) PERMANENT (XX P)

EROSION CONTROL STANDARDS

- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE.
- DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
- EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
- CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER CHANGES HAS BEEN ACCOMPLISHED.
- STAGING OF THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLACES AND AS REQUIRED TO INSURE PROGRESSIVE STABILIZATION OF DISTURBED AREAS.
- SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
- A CERTIFIED STORM WATER OPERATOR WILL BE NAMED ON THE EGLE NOTICE OF COVERAGE FOR NPDES AS REQUIRED.
- ALL DISTURBED AREAS ARE TO BE TOP SOILED AND SEEDED WITH THE FOLLOWING MIN RATIO:
 TOPSOIL TO BE SCREENED, 3" MIN. IN DEPTH. GRASS SEED 218 LBS PER ACRE, FERTILIZER 150 LBS PER ACRE, STRAW MULCH 3" DEPTH 1.5 TO 2 TONS PER ACRE.
- 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.

SOIL EROSION CONTROL MAINTENANCE SCHEDULE AND NOTES.

- CONTRACTOR MUST OBTAIN A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE PRIOR TO COMMENCING WORK.
- EARTHWORK SHALL BE LIMITED TO THE PROPOSED SITE AS SHOWN ON THE PLAN.
- CONTRACTOR SHALL INSPECT THE SOIL EROSION/SEDIMENTATION CONTROL DEVICES ONCE A WEEK AND/OR WITHIN 24 HOURS OF A RAINFALL EVENT WHICH RESULTS IN A STORM WATER DISCHARGE FROM THE SITE. ANY DAMAGE TO EROSION CONTROL MEASURES MUST BE REPAIRED IMMEDIATELY.
- ALL MUD OR DEBRIS TRACKED ONTO EXISTING PUBLIC ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT-UP SEDIMENT WHEN THE SEDIMENT HEIGHT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE, REPLACE, RETRENCH OR RE-BACKFILL THE SILTATION FENCE SHOULD IT FAIL OR BE DAMAGED DURING CONSTRUCTION.
- PERMANENT STABILIZATION MUST BE COMPLETED WITHIN 30 DAYS OF FINAL GRADING.
- ACCESS ROADS MUST BE MAINTAINED AS NECESSARY, TO KEEP THEM EFFECTIVE. NEW LAYERS OF STONE MAY BE ADDED AS OLD LAYERS BECOME COMPACTED. STEPS SHOULD ALSO BE TAKEN TO REPAIR THE ACCESS ROADS IF RUTS OR PONDING WATER APPEARS.
- INLET FILTERS SHOULD BE INSPECTED FOR BUILDUP OF SILT AND OTHER DEBRIS. THIS IS EVIDENT IF GEOTEXTILE/SOD STRUCTURE IS CAUSING FLOODING. MAINTENANCE WOULD CONSIST OF REMOVING OF SEDIMENTS WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR, IT MAY BE NECESSARY TO REPLACE BOTH THE SOD AND GEOTEXTILE FILTER.
- IF SOIL EROSION/SEDIMENT CONTROL MEASURES ARE INADEQUATE FOR THE SITE. THE PROPER EROSION CONTROL AUTHORITY MUST BE NOTIFIED.
- ANY DEWATERING REQUIRED SHALL HAVE A DEWATERING PLAN SUBMITTED PRIOR TO STARTING THE ACTIVITY AND MAY REQUIRE EGLE APPROVAL.

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GRADING AND SESC PLAN

PROPOSED MAINTENANCE FACILITY
 129 SUMMIT STREET
 PART OF SE 1/4, SEC 31, T2N-R6E
 CITY OF BRIGHTON, LIVINGSTON COUNTY, MI

DATE	DESCRIPTION
03/04/2024	PLAN SUBMITTALS/REVISIONS
03/20/2024	REVISIONS

ORIGINAL ISSUE DATE:
03/04/2024

PROJECT NO: 24-009

SCALE: 1" = 20'

FIELD: RZ
 DRAWN BY: DC
 DESIGN BY: KM
 CHECK BY: AP, MB

C-7.0

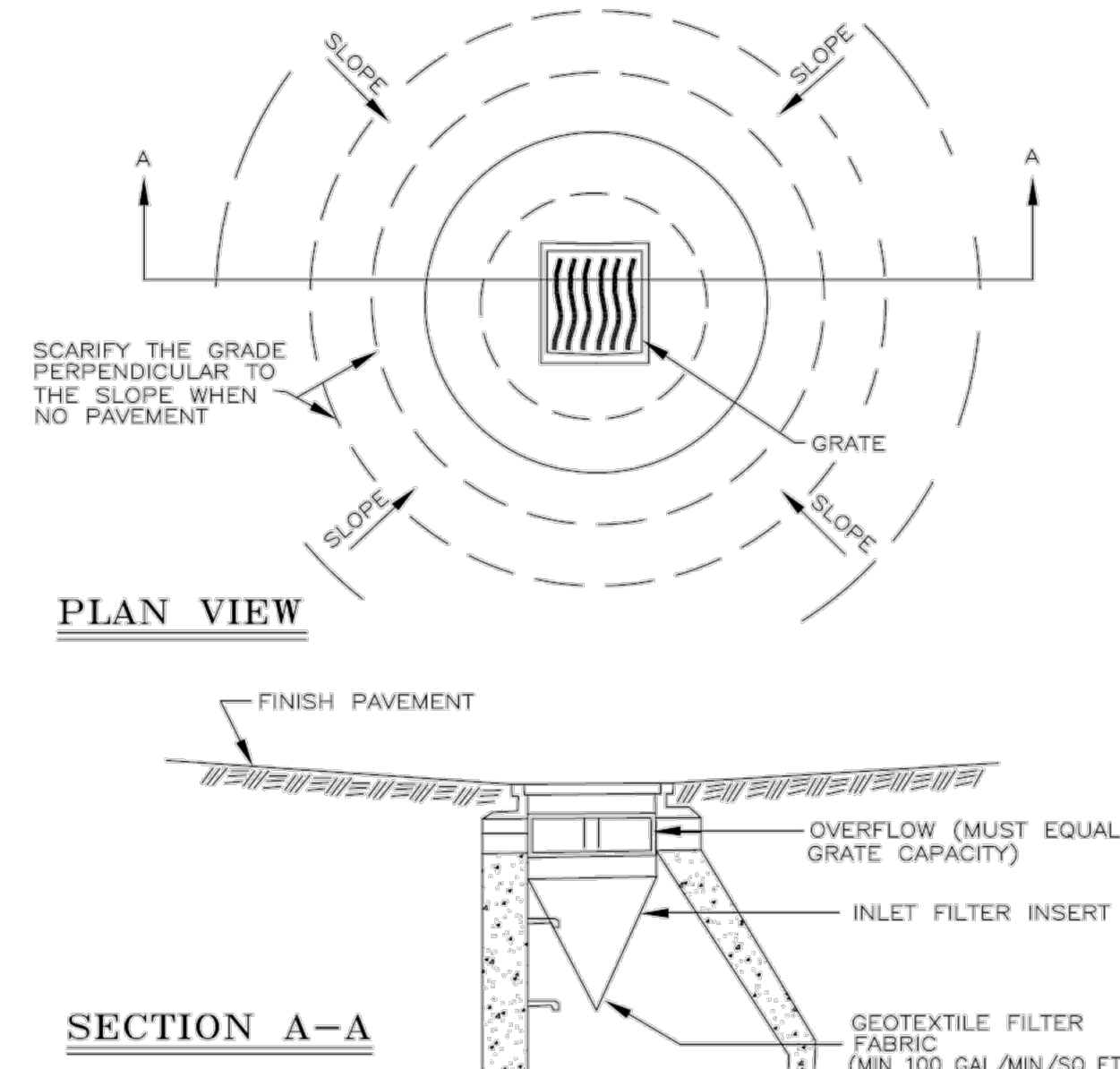
NOT FOR CONSTRUCTION



SILT SACK OR APPROVED EQUAL LOW POINT/YARD INLET FILTER

STANDARD CONTROL YEAR ROUND OR WINTER USE

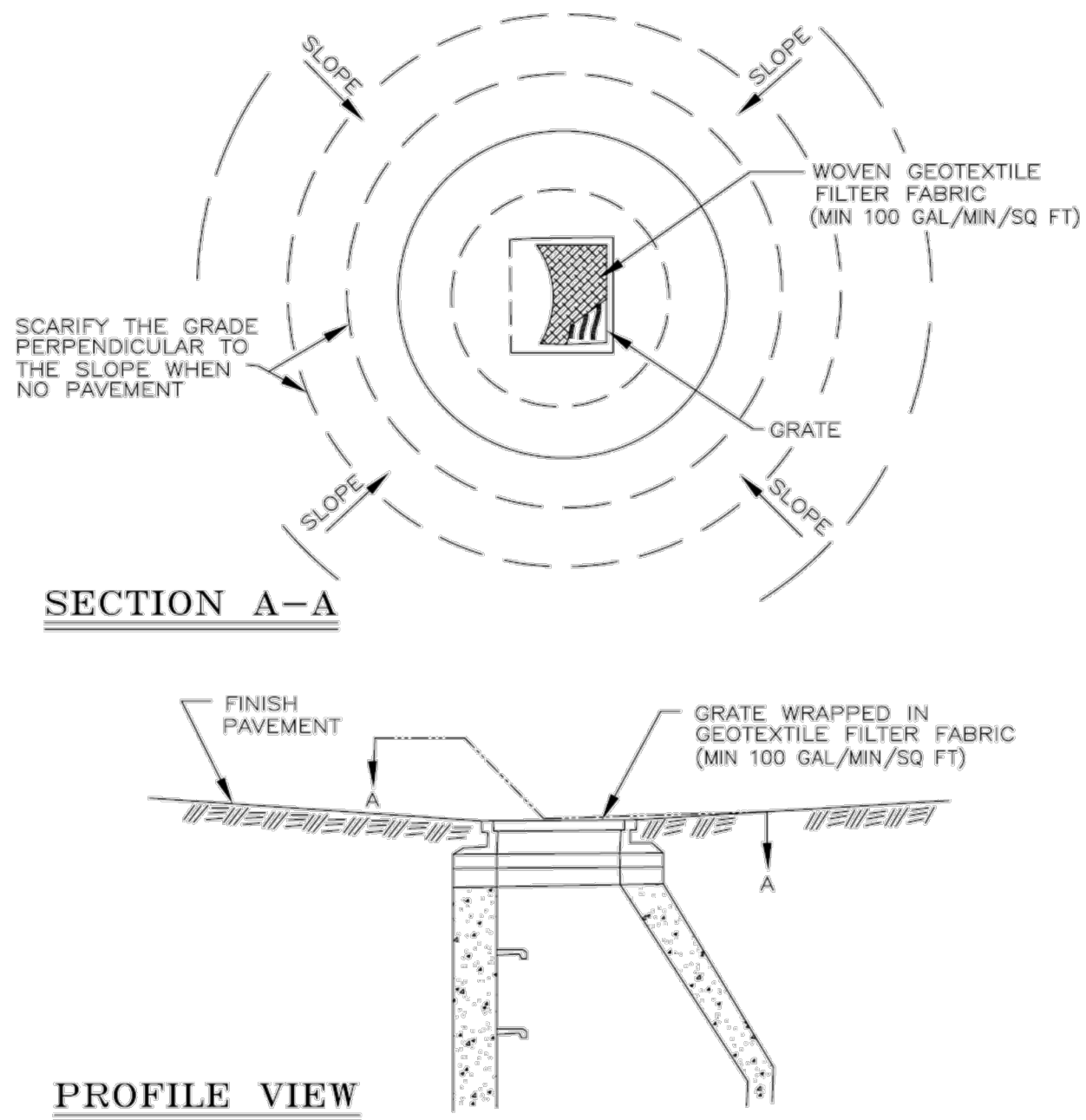
APPROVED FOR USE DURING WINTER MONTHS OR IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING



GEOTEXTILE FABRIC LOW POINT/YARD INLET FILTER

STANDARD CONTROL NON-WINTER USE

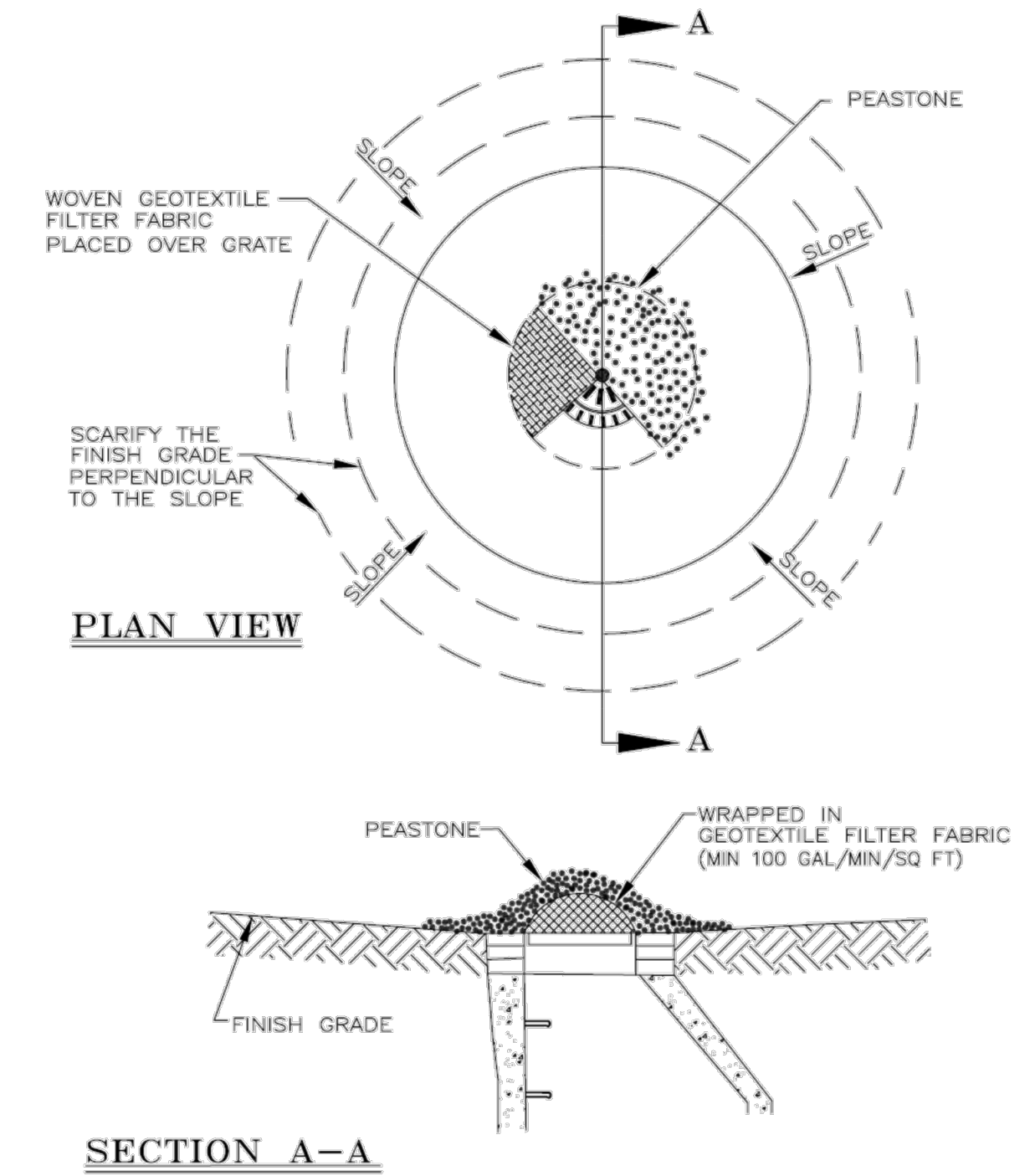
NOT FOR USE IN WINTER MONTHS OR IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING



GEOTEXTILE & PEASTONE LOW POINT/YARD INLET FILTER

STANDARD CONTROL NON-WINTER USE

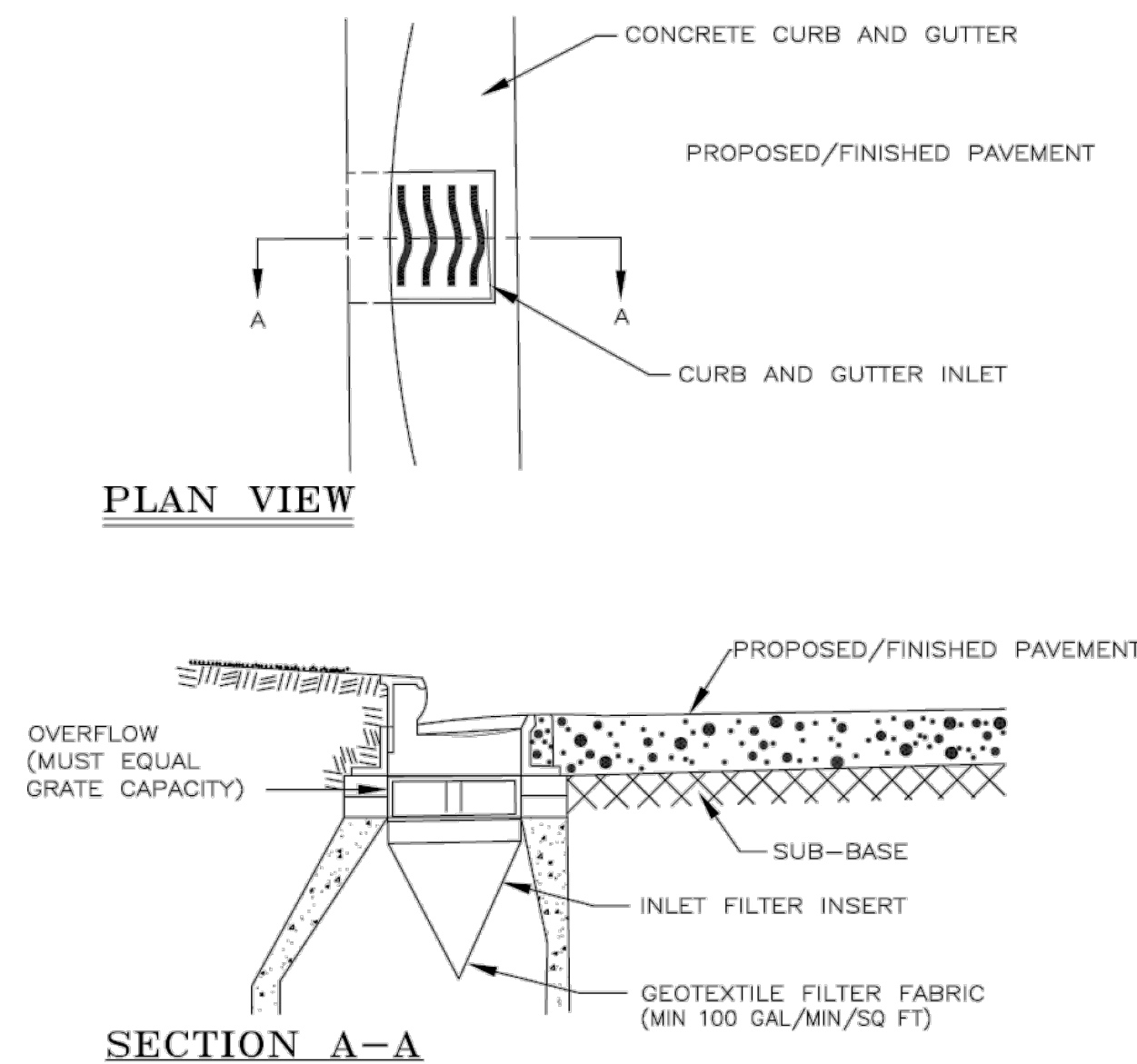
NOT FOR USE IN WINTER MONTHS OR IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING



SILT SACK OR APPROVED EQUAL CURB AND GUTTER INLET FILTER

STANDARD CONTROL YEAR ROUND OR WINTER USE

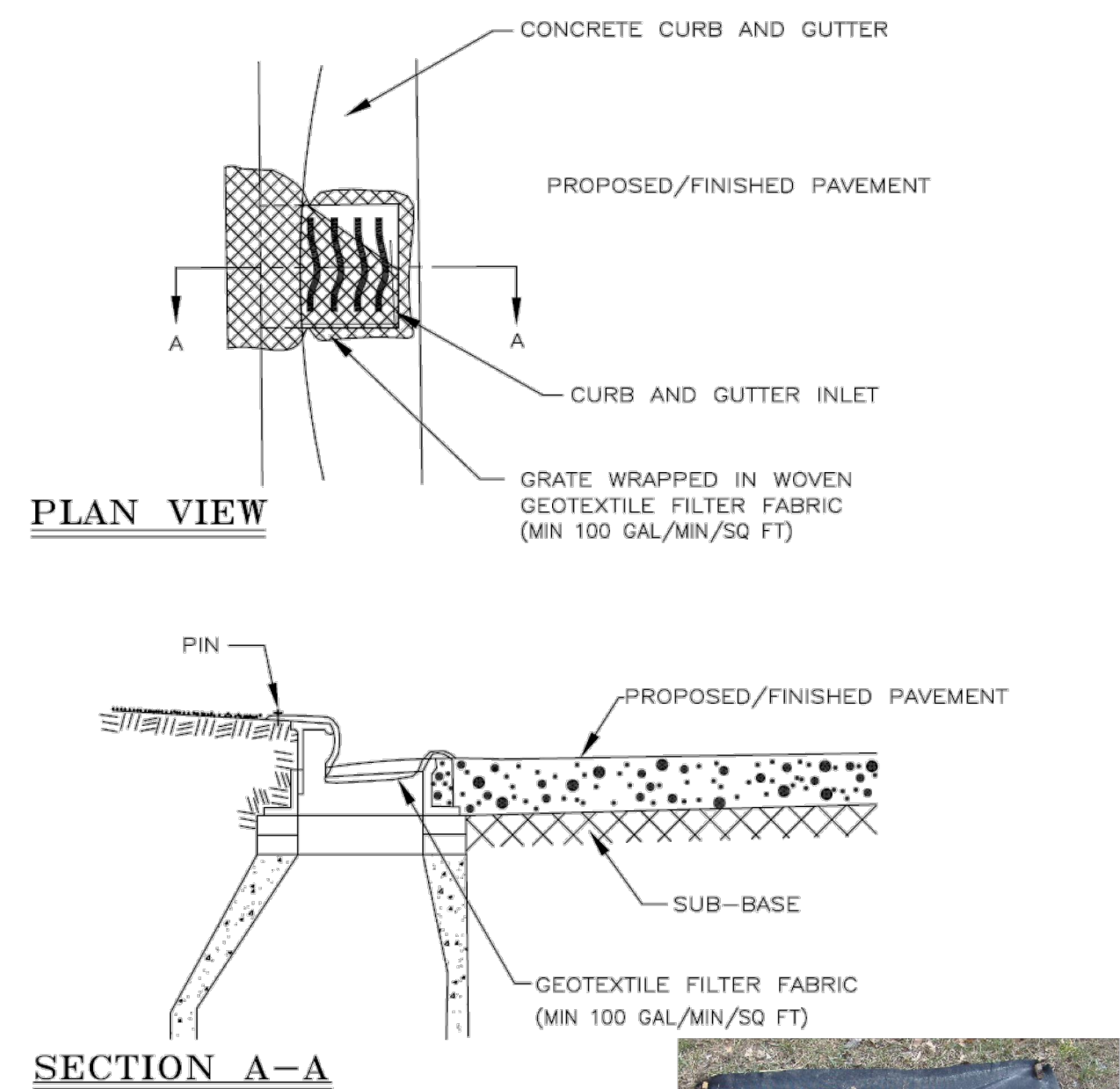
APPROVED FOR USE DURING WINTER MONTHS OR IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING



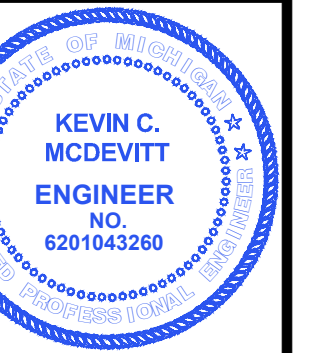
GEOTEXTILE FABRIC CURB AND GUTTER INLET FILTER

STANDARD NON-WINTER USE

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



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LCDC SESC DETAILS

PROPOSED MAINTENANCE FACILITY
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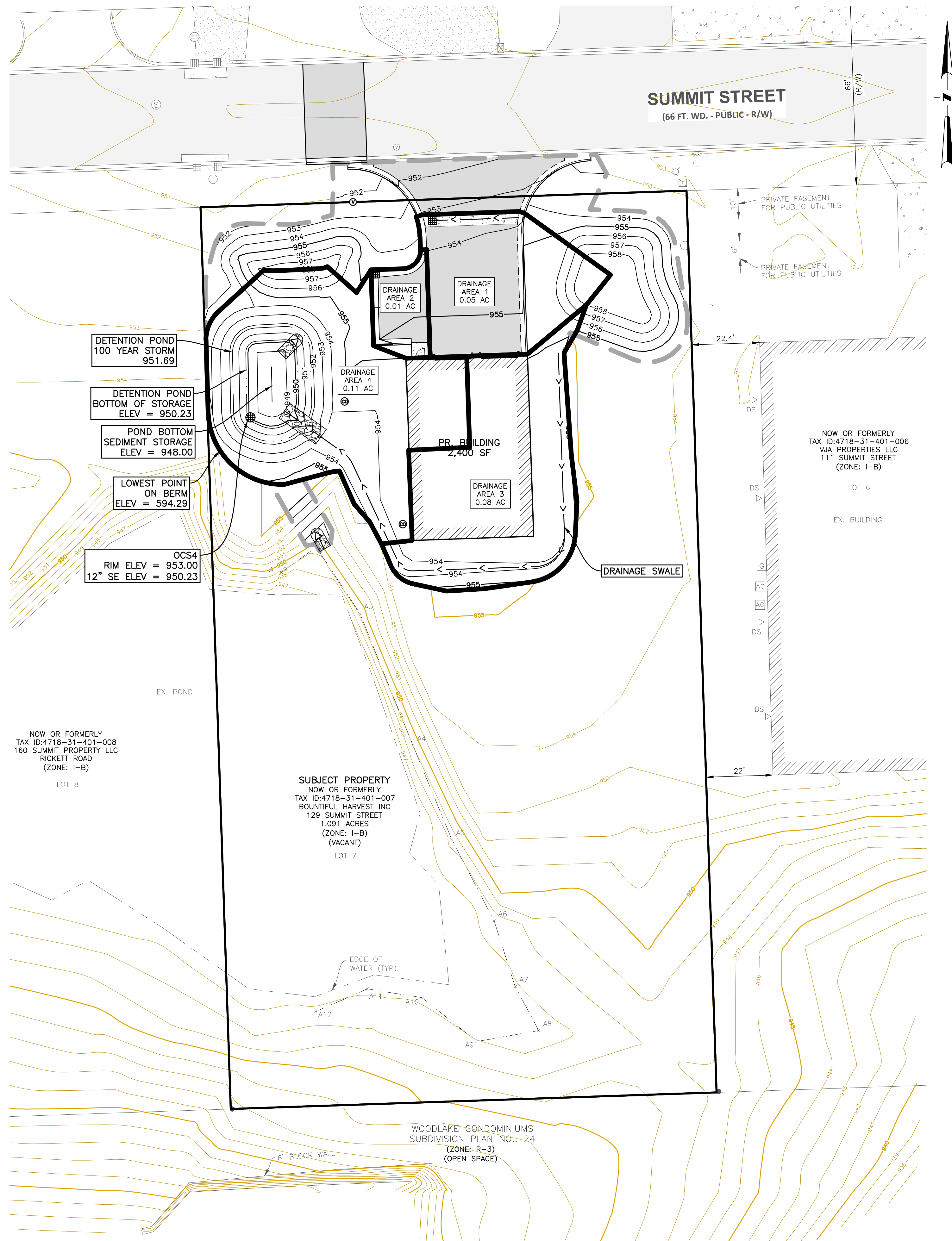
SCALE: N/A
 0 1/2" 1"

FIELD: RZ
 DRAWN BY: DC
 DESIGN BY: KM
 CHECK BY: AP, MB

C-7.2

NOT FOR CONSTRUCTION

DRAINAGE AREA MAP



RUNOFF COEFFICIENT CALCULATIONS

COMPOUND RUNOFF COEFFICIENT FOR AREA 1 (TO IN-1)

	AREA (SF)	AREA (AC)	C
OVERALL	2222	0.05	
CONTRIBUTING	2222	0.05	
FLOWING OFF	0	0.00	
EX BUILDING	0	0.95	0
EX PAVEMENT	0	0.95	0
PR BUILDING	0	0.95	0
PR PAVEMENT	1522	0.95	1445.9
NATURAL AREAS	700	0.30	210
TOTALS	2222		1655.9

$COMPOUND C = \frac{TOTAL A \times C}{CONTRIBUTING AREA} = \frac{1655.9}{2222} = 0.75$

COMPOUND RUNOFF COEFFICIENT FOR AREA 2 (TO CB-2)

	AREA (SF)	AREA (AC)	C
OVERALL	542	0.01	
CONTRIBUTING	542	0.01	
FLOWING OFF	0	0.00	
EX BUILDING	0	0.95	0
EX PAVEMENT	0	0.95	0
PR BUILDING	0	0.95	0
PR PAVEMENT	509	0.95	483.55
NATURAL AREAS	33	0.30	9.9
TOTALS	542		493.45

$COMPOUND C = \frac{TOTAL A \times C}{CONTRIBUTING AREA} = \frac{493.45}{542} = 0.91$

COMPOUND RUNOFF COEFFICIENT FOR AREA 3 (TO SWALE - AT LOWEST EMBANKMENT)

	AREA (SF)	AREA (AC)	C
OVERALL	3589	0.08	
CONTRIBUTING	3589	0.08	
FLOWING OFF	0	0.00	
EX BUILDING	0	0.95	0
EX PAVEMENT	0	0.95	0
PR BUILDING	1800	0.95	1710
PR PAVEMENT	0	0.95	0
NATURAL AREAS	1789	0.30	536.7
TOTALS	3589		2246.7

$COMPOUND C = \frac{TOTAL A \times C}{CONTRIBUTING AREA} = \frac{2246.7}{3589} = 0.63$

COMPOUND RUNOFF COEFFICIENT FOR AREA 4 (DIRECT TO POND)

	AREA (SF)	AREA (AC)	C
OVERALL	4864	0.11	
CONTRIBUTING	4864	0.11	
FLOWING OFF	0	0.00	
EX BUILDING	0	0.95	0
EX PAVEMENT	0	0.95	0
PR BUILDING	600	0.95	570
PR PAVEMENT	0	0.95	0
PR POND	944	1.00	944
NATURAL AREAS	4264	0.30	1279.2
TOTALS	5808		2793.2

$COMPOUND C = \frac{TOTAL A \times C}{CONTRIBUTING AREA} = \frac{2793.2}{4864} = 0.57$

COMPOUND RUNOFF COEFFICIENT - ENTIRE SITE

	AREA (SF)	AREA (AC)	C
OVERALL	47,520	1.09	
CONTRIBUTING	11,214	0.26	
FLOWING OFF	36,306	0.83	
EX BUILDING	0	0.90	0
EX PAVEMENT	0	0.90	0
PR BUILDING	2,400	0.90	2,160
PR PAVEMENT	2,031	0.90	1,828
PR POND	944	1.00	944
GRASS	6,783	0.20	1,357
TOTALS	12,158		6,289

$COMPOUND C = \frac{TOTAL A \times C}{CONTRIBUTING AREA} = \frac{6,289}{11,214} = 0.56$

SITE INFO

OVERALL AREA	=	1.09 AC
CONTRIBUTING AREA (A)	=	0.26 AC
ALLOWABLE DISCHARGE (Qa)	=	0.20 CFS/AC
COMPOUND C	=	0.56

DETENTION CALCULATIONS

REQUIRED CHANNEL PROTECTION VOLUME

$$V_{cp} = \frac{1.3''}{12''} \times 43560 \times A \times C = 681 \text{ CF}$$

REQUIRED FOREBAY VOLUME

WITH DOWNSTREAM INFILTRATION $V_f = V_{wq}$

$$V_f = 524 \text{ CF}$$

REQUIRED EXTENDED DETENTION VOLUME

$$V_{ED} = \frac{1.9''}{12''} \times 43560 \times A \times C = 996 \text{ CF}$$

EXTENDED DETENTION DISCHARGE RATE

$$Q_{ED} = \frac{V_{ED}}{172800} = 0.01 \text{ CFS}$$

100 YR STORM INLET RATE

$$Q_{100in} = C \times A \times \frac{30.2033 \times 100^{0.2203}}{(T_c + 9.1747)^{0.8069}} = 0.77 \text{ CFS}$$

100 YR STORM ALLOWABLE OUTLET RATE

$$Q_{100out} = A \times Q_a = 0.05 \text{ CFS}$$

STORAGE CURVE FACTOR

$$R = 0.206 - 0.15 \times \ln\left(\frac{Q_{100out}}{Q_{100in}}\right) = 0.61$$

100 YR STORM VOLUME IN

$$V_{100in} = 18985 \times C \times A = 2741 \text{ CF}$$

100 YR STORM STORAGE VOLUME

$$V_{100det} = V_{100in} \times R - V_{cp} = 995 \text{ CF}$$

REQUIRED DETENTION VOLUME = 996 CF

EXTENDED DETENTION VOLUME CONTROLS

THE EXTENDED DETENTION VOLUME IS LARGER THAN THE REQUIRED 100 YEAR VOLUME. POND IS SIZED FOR THE EXTENDED DETENTION VOLUME AND RELEASE RATE.

VOLUME SUMMARY

FOREBAY VOLUME $V_f = 524 \text{ CF}$

INFILTRATION VOLUME $V_{cp} = 681 \text{ CF}$

EXTENDED DETENTION VOLUME $V_{ED} = 996 \text{ CF}$

100-YEAR VOLUME $V_{100} = 995 \text{ CF}$

STORAGE ELEVATIONS

EXTENDED DETENTION ELEVATION	= 951.00	VOLUME 1	430
ELEVATION	= 952.00	VOLUME 2	1,250
		$V_{tot} = 996$	

ED ELEVATION (Zed) = 951.69

100-YEAR ELEVATION	= 951.00	VOLUME 1	430
ELEVATION	= 952.00	VOLUME 2	1,250
		$V_{100} = 995$	

100 ELEVATION (Z₁₀₀) = 951.69

WAWABEE LOAMY SOILS ARE POORLY DRAINED. THEREFOR, INFILTRATION IS NOT BEING PROPOSED FOR THIS PROJECT. DUE TO THE SMALL SIZE OF THE POND, A SEPARATE FOREBAY IS NOT BEING PROPOSED. THE POND IS BEING PROVIDED WITH A 2' SUMP TO STORE SEDIMENT.

OUTLET CONTROL CALCULATIONS

OUTLET CONTROL STRUCTURE ORIFICE CALCULATIONS

EXTENDED DETENTION CONTROLS

OUTLET RATE TO OUTLET V_{ed} OVER 72 HOURS

$$Q_{ed} = \frac{V_{ed}}{T_{72}} = \frac{V_{ed}}{72 \times 3600} = 0.004 \text{ CFS}$$

OPENINGS IN BOTTOM OF BASIN

$$Z_{bttm} = 950.23$$

$$H_{avg} = \frac{2}{3} \times (Z_{ed} - Z_{bttm}) = 0.973 \text{ FT}$$

$$A_{ed} = \frac{Q_{ed}}{0.62 \sqrt{2 \times g \times H_{avg}}} = 0.0008 \text{ SF}$$

1" DIA HOLE HAS AN AREA OF 1.083 = 0.0055 SF

0.75" DIA HOLE HAS AN AREA OF 0.75 = 0.0031 SF

DETENTION TIME FOR ONE (1) 0.75" DIA HOLE

$$T_{ed} = \frac{V_{ed}}{Q_{ed}} = \frac{V_{ed}}{Q_{ed} \times 3600} = 18.37 \text{ HRS}$$

DETENTION POND OUTLET HAS BEEN DESIGNED WITH A SINGLE 3" RESTRICTOR HOLE WITHIN THE SEDIMENTATION CONTROL STRUCTURE. A SMALLER RESTRICTOR OPENING IS NOT RECOMMENDED DUE TO THE EASE OF PLUGGING.

THE 3" HOLE ALLOWS THE RELEASE OF THE EXTENDED DETENTION IN LESS THAN 72 HOURS, BUT AT 0.0151 CFS IS SIGNIFICANTLY LOWER THAN THE 100 YEAR ALLOWABLE OUTFLOW FOR A 100 YEAR STORM.

THE SEDIMENTATION STRUCTURE HAS ALSO BEEN DESIGNED WITH AN INTERNAL 8" OVERFLOW OUTLET AT THE 100 YEAR STORM ELEVATION THAT HAS APPROXIMATELY 2 FEET OF FREEBOARD BEFORE OVERTOPPING THE BERM, AND THE 8" OVERFLOW HAS A HIGHER OUTLET RATE THAN THE UNRESTRICTED 100 YEAR STORM.

SEE SHEET C-9.1 FOR DETAILS OF THE SEDIMENTATION AND DETENTION CONTROL STRUCTURE.

OVERFLOW CAPACITY CALCULATION

FLOW THROUGH AN 8" ORIFACE

FREEBOARD ELEV.	$Z_{berm} = 954.29$
OVERFLOW ELEV.	$Z_{of} = 951.69$
PRESSURE HEAD	$H_{\square} = 2.60 \text{ FT}$
AREA OF ORIFACE	$A_{of} = 0.3491 \text{ SF}$

$$Q_{of} = A_{of} \times 0.62 \sqrt{2 \times g \times H_{\square}} = 2.8008 \text{ CFS}$$

100 YEAR POND INLET RATE = 0.77 CFS

OVERFLOW HAS CAPACITY TO PASS 100 YEAR STORM

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STORMWATER MANAGEMENT PLAN

PROPOSED MAINTENANCE FACILITY
129 SUMMIT STREET
PART OF SE 1/4, SEC 31, T2N-R6E
CITY OF BRIGHTON, LIVINGSTON COUNTY, MI

DATE	DESCRIPTION
03/04/2024	DATE
03/20/2024	REVISIONS

PLAN SUBMITTALS/REVISIONS

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FIELD: RZ
DRAWN BY: DC
DESIGN BY: KM
CHECK BY: AP, MB

C-9.0

NOT FOR CONSTRUCTION

A NEW WAREHOUSE BUILDING FOR GLEN FLEWELLING

BRIGHTON, MI. 48116

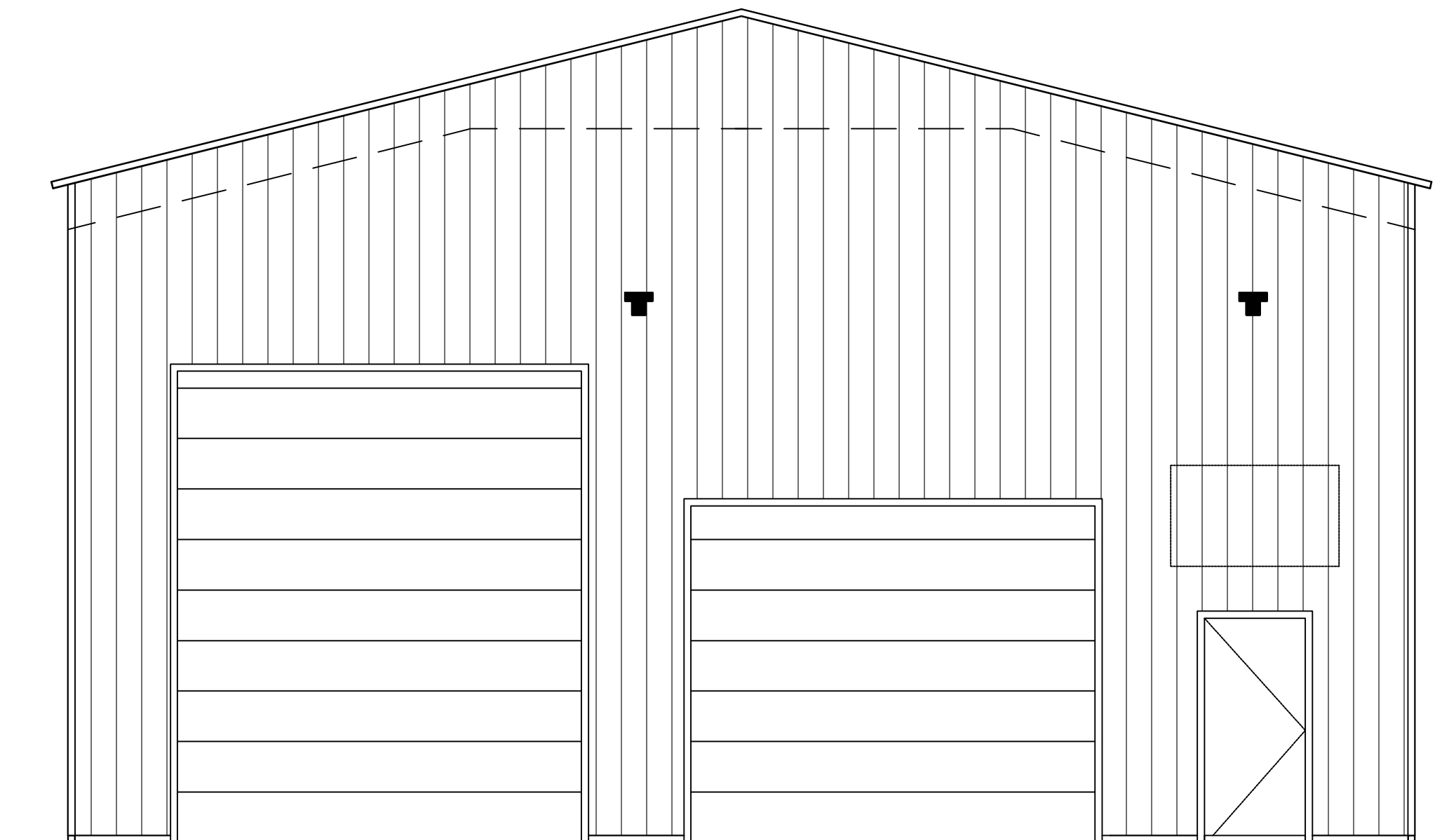
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brand studio

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EXTERIOR ELEVATION

VICINITY MAP



REVISIONS

DRAWING INDEX

ARCHITECTURAL	MECHANICAL
A-001 COVER INDEX SHEET A-002 GENERAL NOTES, COMCHECK A-100 LIFE SAFETY PLAN A-101 FLOOR PLAN A-102 ROOF PLAN A-103 REFLECTED CEILING PLAN A-201 ACCESSIBILITY DETAILS A-202 TOILET ROOM ENLARGEMENTS A-301 EXTERIOR ELEVATIONS A-401 BUILDING SECTION A-601 STOREFRONT SCHEDULE AND DETAILS A-603 DOOR SCHEDULE	TO BE DETERMINED
	ELECTRICAL
	TO BE DETERMINED
	PLUMBING
	TO BE DETERMINED
CIVIL	
UNDER SEPARATE COVER	
STRUCTURAL	
UNDER SEPARATE COVER (SEE METAL BUILDING DRAWINGS)	

**A NEW WAREHOUSE BUILDING FOR
GLEN FLEWELLING**

**ADDRESS: 129 SUMMIT STREET
BRIGHTON, MI. 48116**

COORDINATION NOTES

APPLICABLE CODES

PERMIT INFORMATION

1. I.T. PACKAGE AND SECURITY SYSTEMS WILL BE PROVIDED BY OWNER. NOT IN THE SCOPE OF THIS WORK.
2. SEE METAL BUILDING DRAWINGS FROM AMERICAN STEEL CARPORTS, INC.
3. ALL EXTERIOR SIGNAGE WILL BE A SEPARATE SUBMITTAL TO CITY/COUNTY BY GC. THE GC SHALL COORDINATE WITH OWNER IF REQUIRED.

BUILDING CODE: 2021 MICHIGAN BUILDING CODE
MECHANICAL: 2021 MICHIGAN MECHANICAL CODE
PLUMBING: 2021 MICHIGAN PLUMBING CODE
FIRE: 2021 MICHIGAN FIRE CODE
FUEL/GAS: 2021 MICHIGAN FUEL GAS CODE
ELECTRICAL: 2020 NATIONAL ELECTRIC CODE
ACCESSIBILITY: 2017 ACCESSIBILITY CODE (2017 ANSI A117.1)
LIFE SAFETY: 2012 NFPA 101
ENERGY: 2009 ENERGY CONSERVATION CODE

SUMMARY OF THE WORK:
NEW PRE-ENGINEERED METAL BUILDING, SLAB ON GRADE
BASE BRAND STUDIOS WILL NOT BE PROVIDING CONTRACT/ CONSTRUCTION ADMINISTRATION SERVICES, NOR ADA SITE ANALYSIS OR DESIGN FOR THIS PROJECT.

HEIGHT: ONE STORY, TOP OF RIDGE 24'-9"

CONSTRUCTION TYPE: VB, UNPROTECTED

SUPPRESSION/ ALARM: NON SPRINKLERED

OCCUPANCY CLASSIFICATION: STORAGE S-2

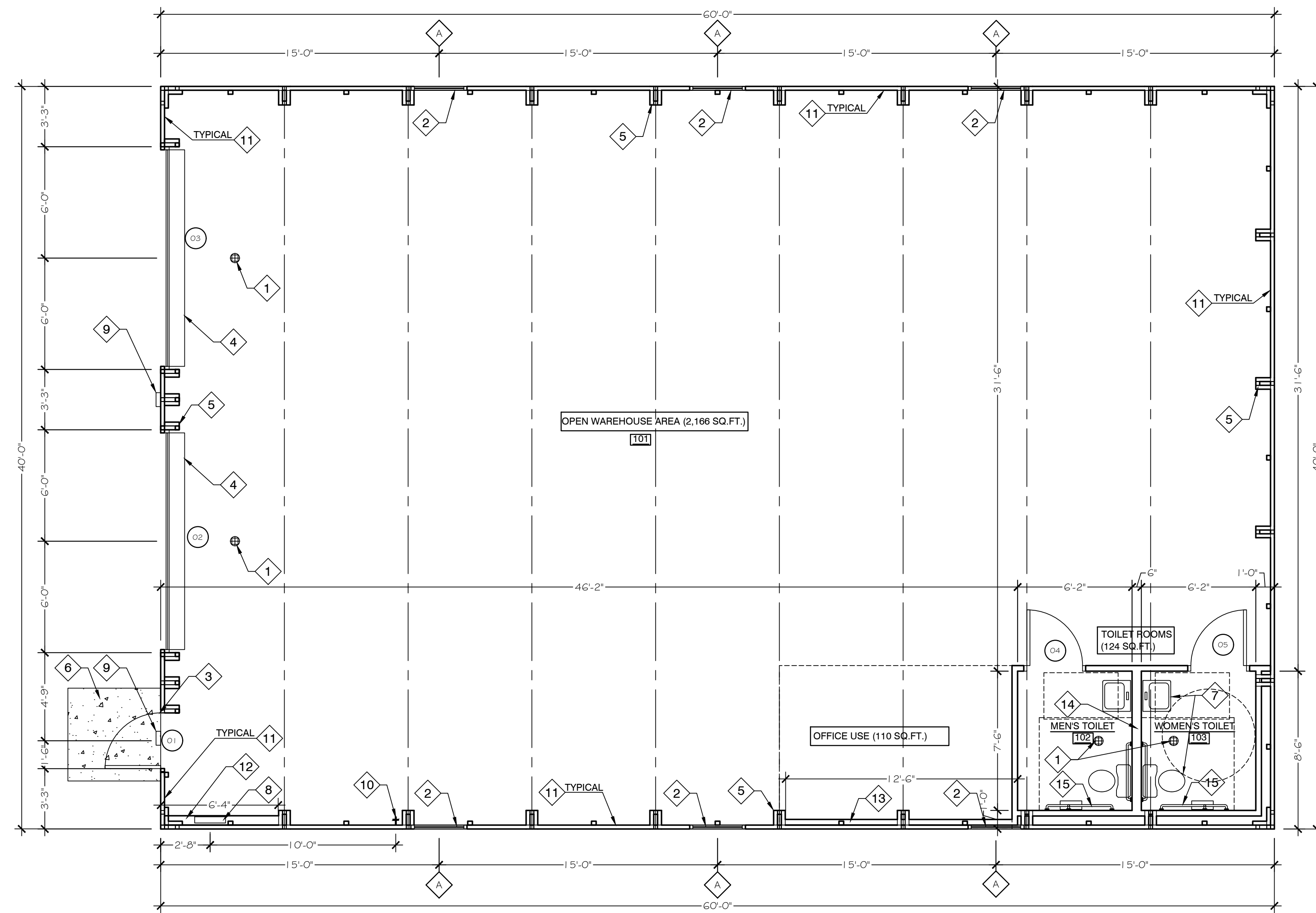
BUILDING AREA(S): 2,400 SF

PROJECT TEAM

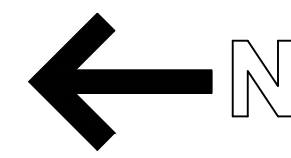
ARCHITECT	MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER	BUILDING OWNER	CIVIL ENGINEER (UNDER SEPARATE COVER)	CONTRACTOR
BASE BRAND STUDIOS PROJECT ARCHITECT: PAUL GRESHAM 465 MATLAND AVENUE ALTAMONTE SPRINGS, FL 32701 CONTACT: JOHN COLA- PROJECT MANAGER John@Basebrandstudios.com OFFICE: 770-632-9545	PROFICIENT ENGINEERING, INC. 6991 PEACHTREE INDUSTRIAL BLVD. BLDG 700 PEACHTREE CORNERS, ga 30092 CONTACT: BRIAN ARMENTA OFFICE: 404-330-9798	FLEWELLING PROPERTIES, LLC 7750 COOLEY LAKE RD., WATERFORD, MI 48327 CONTACT: GLEN FLEWELLING	MONUMENT ENGINEERING GROUP ASSOCIATES, INC. 298 VETERANS DRIVE FOWLERVILLE, MICHIGAN CONTACT: KEVIN McDEVITT OFFICE: 517-923-3512 Ext. 308	TO BE DETERMINED

ORIGINAL ISSUE DATE: 03/09/2024
BUILDING TYPE: NEW BUILD
PROJECT NUMBER: 24051

COVER INDEX SHEET
A-001



1 SCHEMATIC FLOOR PLAN
1/4" = 1'-0"



X KEY NOTES	
1	FLOOR DRAINS CENTERED IN FRONT OF OVERHEAD COILING DOORS
2	ALUM. STOREFRONT WINDOWS - SEE WINDOW SCHEDULE AND EXTERIOR ELEVATIONS
3	EGRESS DOOR - SEE DOOR SCHEDULE
4	OVERHEAD DOORS - SEE DOOR SCHEDULE
5	PRE-ENGINEERED METAL BUILDING COLUMNS DESIGNED BY METAL BUILDING MANUF. CONFIRM LOCATION WITH METAL BUILDING SHOP DRAWINGS
6	5'x5' ADA LANDING, SLOPE IN EACH DIRECTION 1:48 MAX.
7	ACCESSIBLE PLUMBING FIXTURES - SEE MEP DRAWINGS.
8	RECESSED ELECTRICAL PANEL. REFER TO MEP DRAWINGS FOR MORE INFORMATION
9	EXTERIOR LIGHT FIXTURES. SEE EXTERIOR ELEVATIONS AND MEP DRAWINGS.
10	PROVIDE INTERIOR HOSE BIBB. SEE MEP DRAWINGS FOR MORE INFORMATION
11	PROVIDE FRP WALL PANELS UP TO 8'-0" A.F.F. ON THE INSIDE FACE OF FRAMING. TYPICAL ALL SIDES OF OPEN STORAGE AREA
12	6" METAL STUD FURRED WALL EXTENDED TO DECK TO RECEIVE RECESSED ELECTRICAL PANEL. WALL TO BE FINISHED WITH FRP OVER 1/2" GYP. BD. ON INTERIOR SIDE ONLY.
13	3-5/8" METAL STUD FURRED WALL EXTENDED TO DECK TO RECEIVE RECEPTACLES. SEE MEP DRAWINGS FOR MORE INFORMATION. WALL TO BE FINISHED WITH FRP OVER 1/2" GYP. BD. ON INTERIOR SIDE ONLY.
14	6" METAL STUD PLUMBING WALL EXTENDED TO DECK TO. SEE MEP DRAWINGS FOR MORE INFORMATION. WALL TO BE FINISHED WITH FRP OVER 1/2" GYP. BD. ON INTERIOR SIDE ONLY. PROVIDE 2x WOOD BLOCKING AS REQUIRED FOR WALL MOUNTED PLUMBING FIXTURES
15	PROVIDE 2x WOOD BLOCKING AS REQUIRED TYPICAL AT EACH GRAB BAR CONNECTION TO ACCOMMODATE MINIMUM 250 LBS.

BASE
brand studio

155 WOODLESTON ROAD, STE 100
BRIGHTON, MI 48116
482 WATLAND AVENUE
ALABAMA, SPRINGVILLE, PA 15772
P: 724-243-3153

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REVISIONS

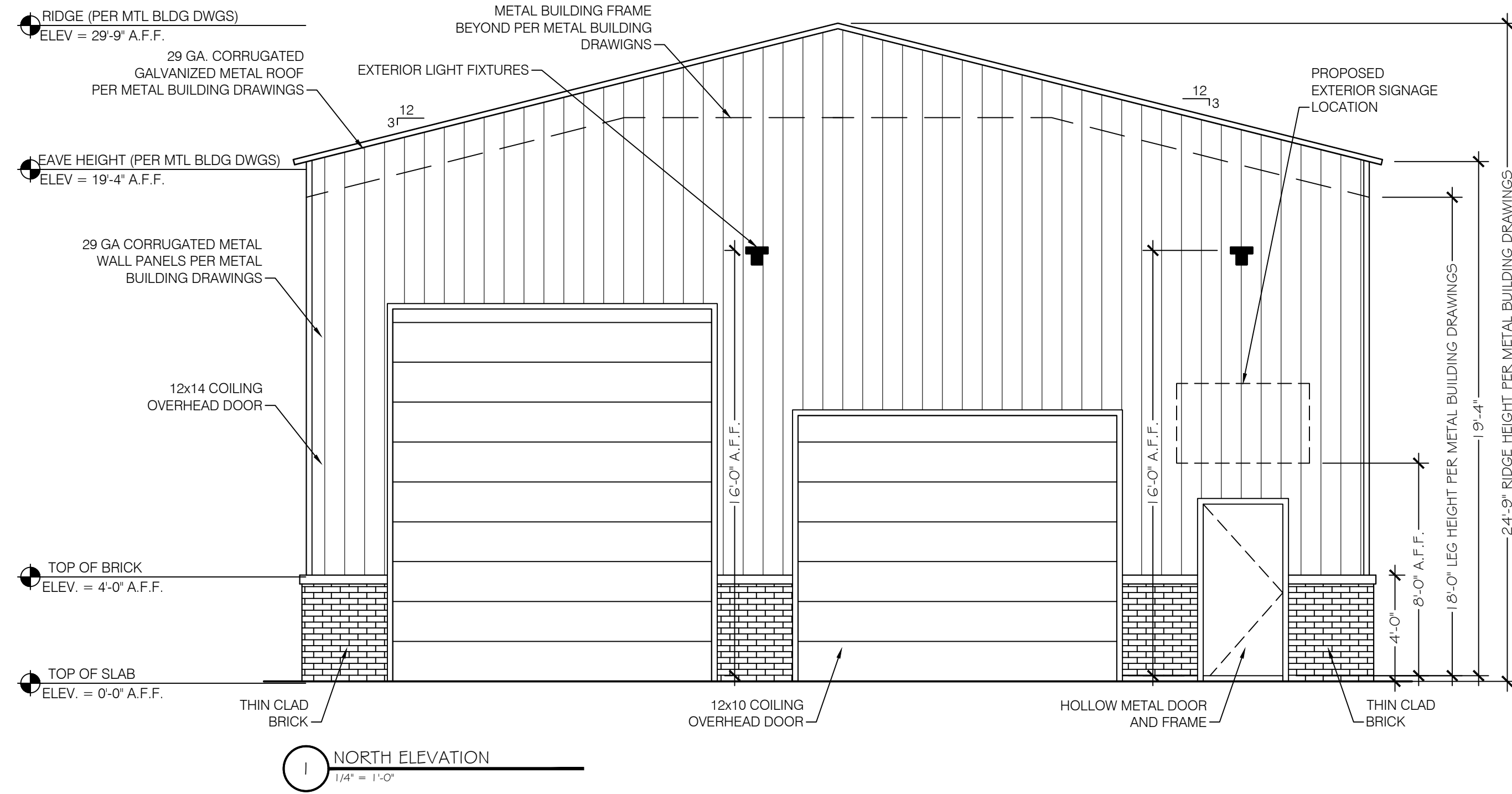
NO.	DESCRIPTION

**A NEW WAREHOUSE BUILDING FOR
GLEN FLEWELLING**
ADDRESS: 129 SUMMIT STREET
BRIGHTON, MI. 48116

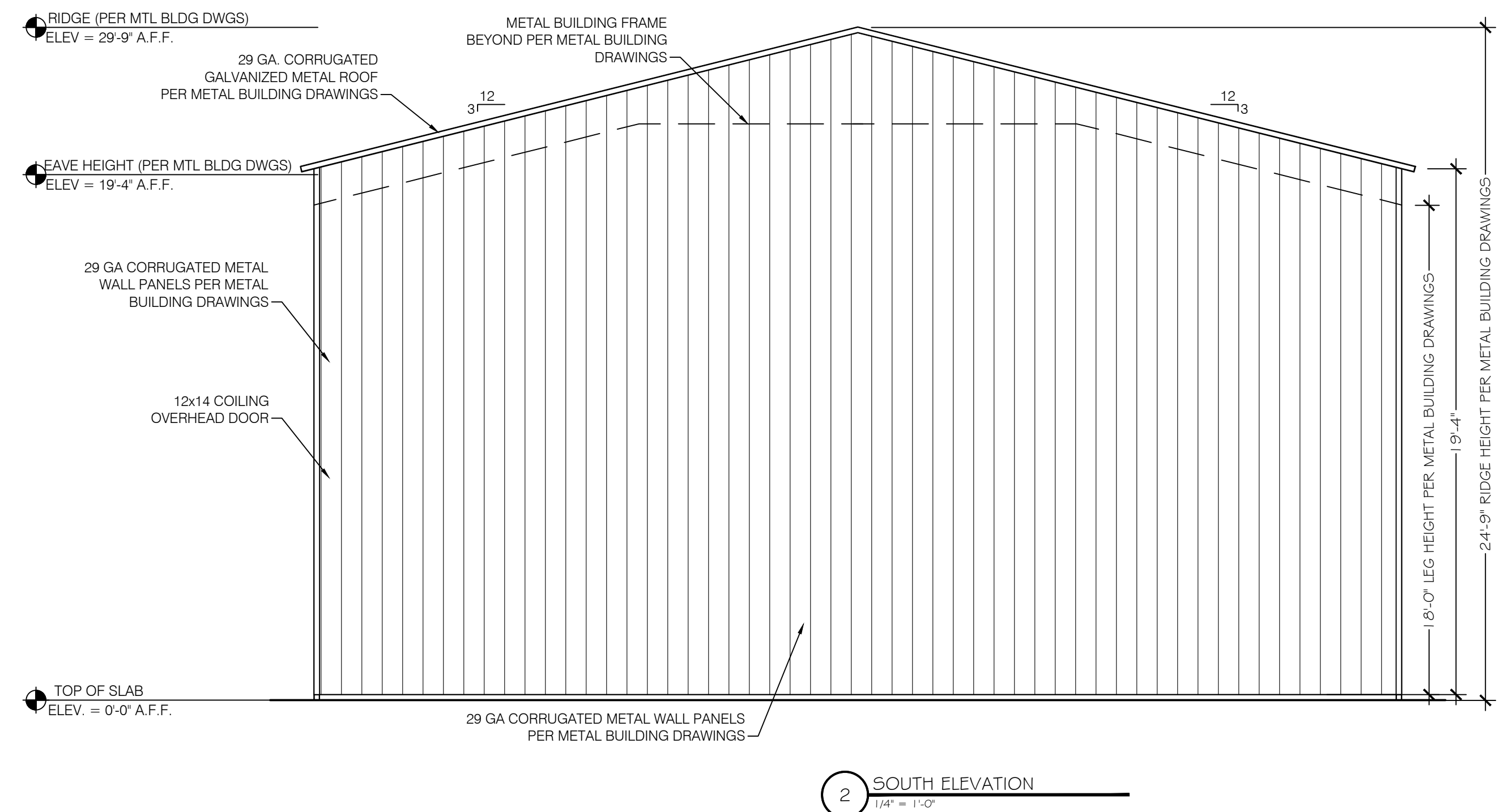
ORIGINAL ISSUE DATE: 03/09/2024
BUILDING TYPE: NEW BUILD
PROJECT NUMBER: 24051

SCHEMATIC
FLOOR PLAN

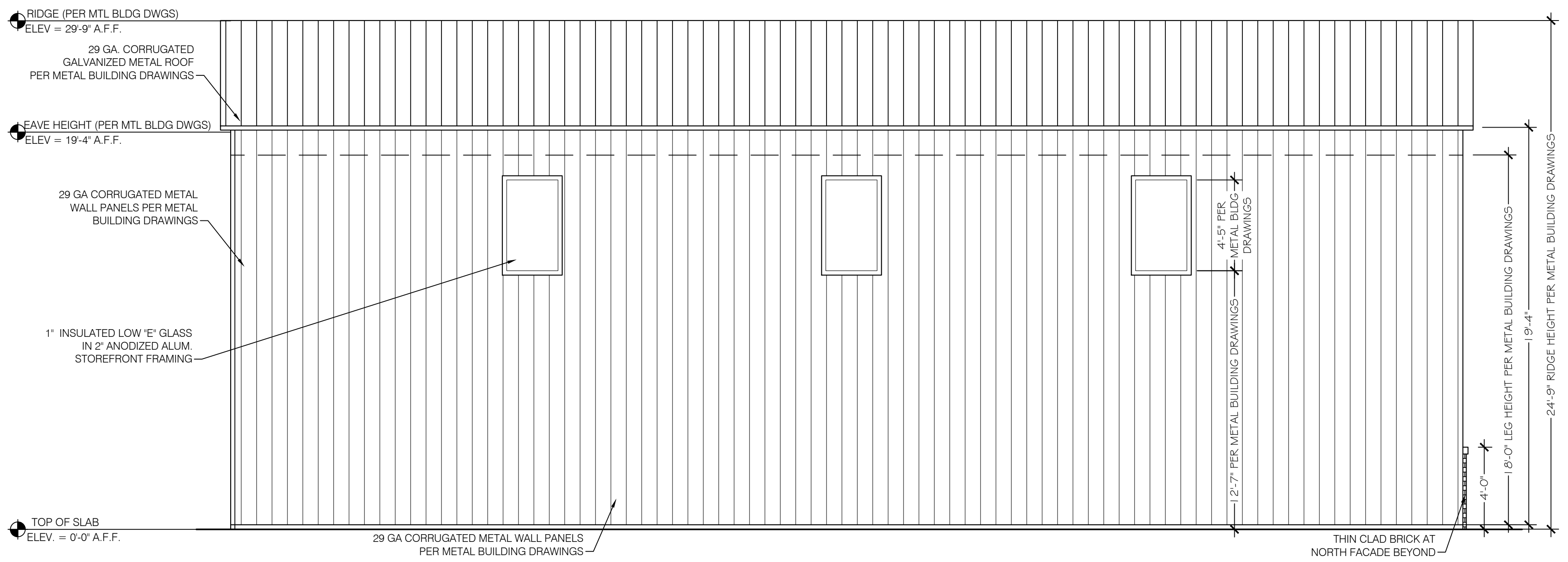
A-101



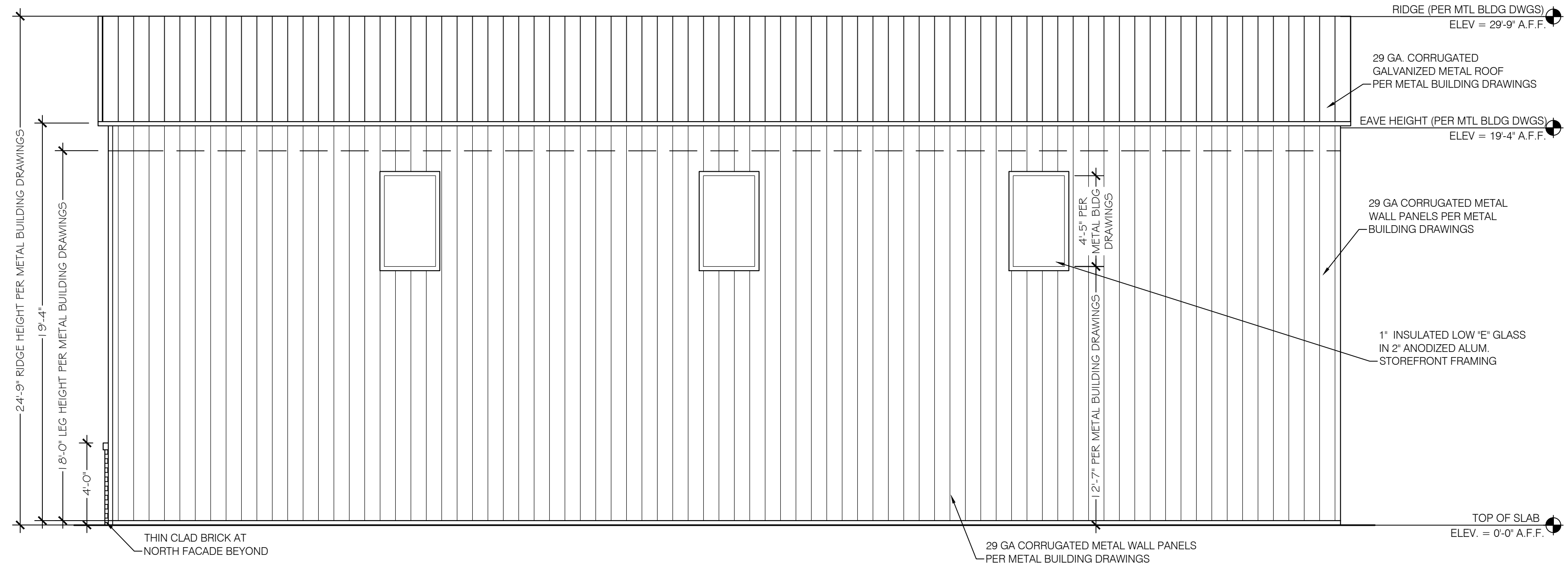
1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

BASE

brand studio

155 HULLSTON ROAD, STE 1000
 HEARTREE CITY, GA 30234
 445 WATLAND AVENUE
 ALBANY, SPRING, PA 17701
 P: 717-264-3153

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REVISIONS

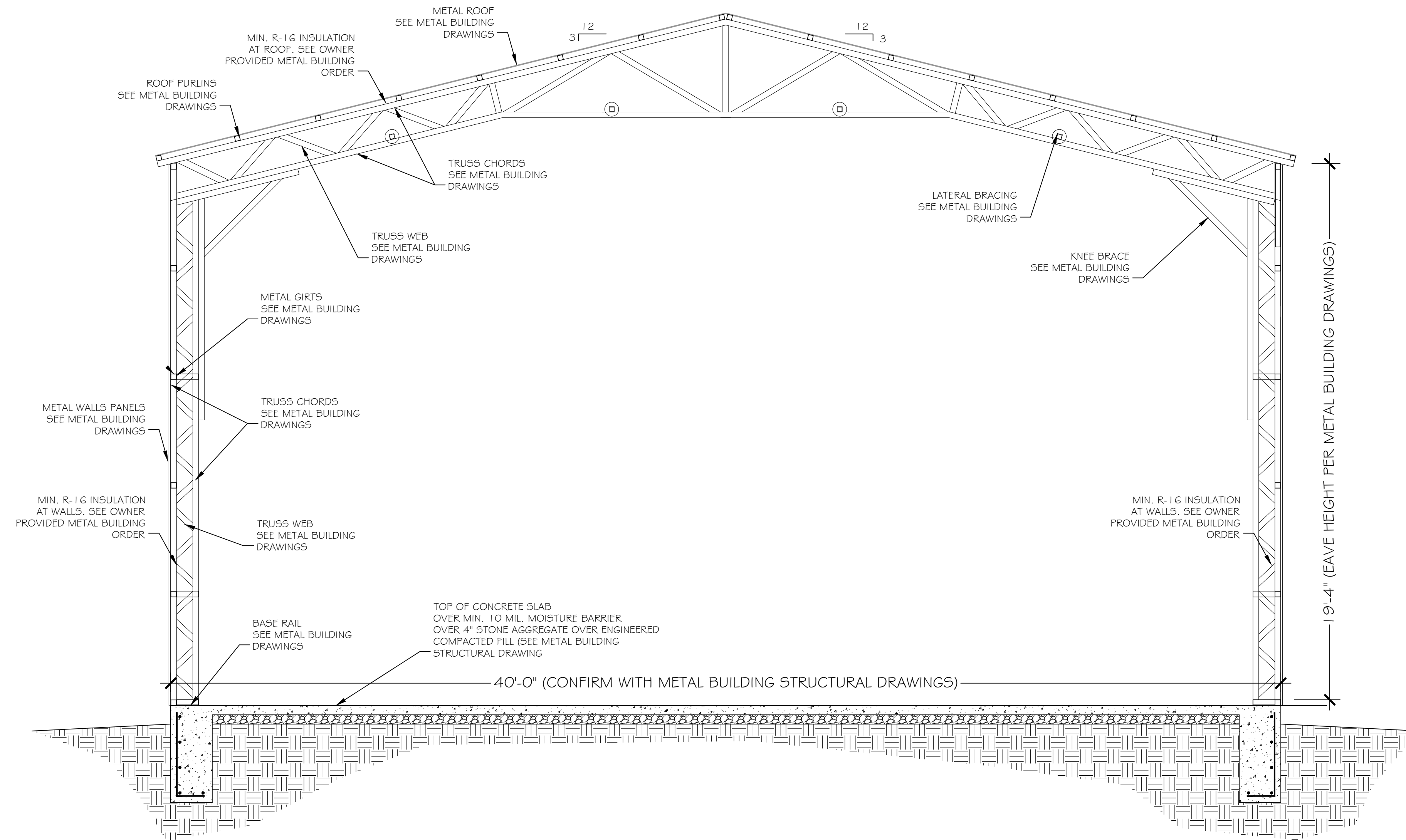
NO.	DATE	DESCRIPTION

FLEWELLING PROPERTIES, L.L.C.
MAINTENANCE FACILITY
 ADDRESS: 129 SUMMIT STREET
 BRIGHTON, MI. 48116

ORIGINAL ISSUE DATE: 03/09/2024
 BUILDING TYPE: NEW BUILD
 PROJECT NUMBER: 24051

EXTERIOR ELEVATIONS

A-301



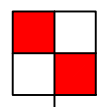
4 TYPICAL BUILDING SECTION
3/8" = 1'-0"

NO.	DATE	DESCRIPTION

**A NEW WAREHOUSE BUILDING FOR
GLEN FLEWELLING**
ADDRESS: 129 SUMMIT STREET
BRIGHTON, MI. 48116

ORIGINAL ISSUE DATE: 03/09/2024
BUILDING TYPE: NEW BUILD
PROJECT NUMBER: 24051

BUILDING
SECTION
A-401



Kevin C. McDevitt

Call MISS DIG
3 full working days before you dig:
Michigan's Utility One-Call Notification Organization
1-800-482-7171
www.missdig.org

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE UNDOUBTEDLY RESPONSIBLE FOR DETERMINING THE EXACT DEPTH, LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT :

FLEWELLING PROPERTIES, LLC
GLEN FLEWELLING
7750 COOLEY LAKE RD.,
WATERFORD, MI 48327

STORM CALCS AND DETAILS

PROPOSED MAINTENANCE FACILITY
129 SUMMIT STREET
PART OF SE 1/4, SEC 31, T2N-R6E
CITY OF BRIGHTON, LIVINGSTON COUNTY, MI

PLAN SUBMITTALS/REVISIONS	DATE
SITE PLAN SUBMITTAL	03/04/2024
REVISED SITE PLAN SUBMITTAL	03/20/2024

ORIGINAL ISSUE DATE:
03/04/2024

PROJECT NO: 24-009

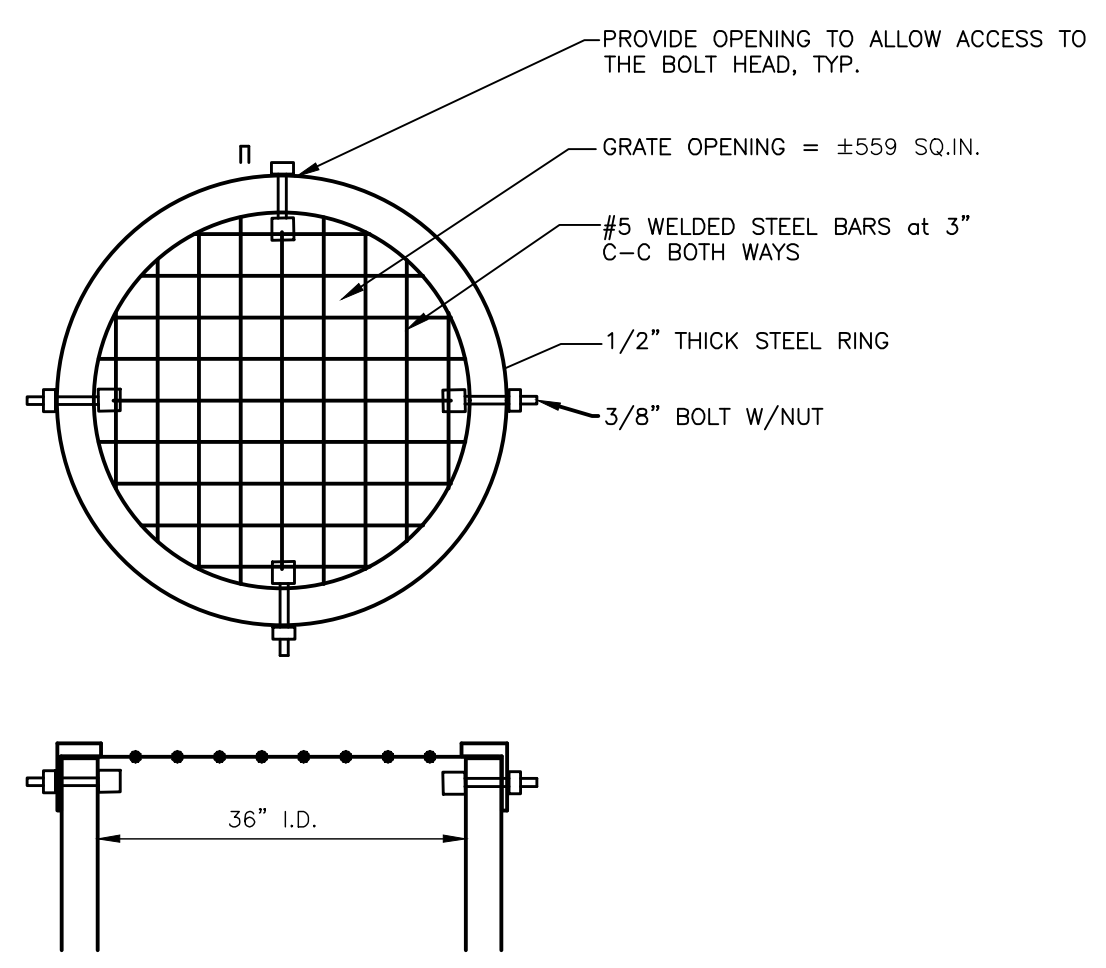
SCALE: N/A
0 1/2" 1"

FIELD: RZ
DRAWN BY: DC
DESIGN BY: KM
CHECK BY: AP, MB

C-9.1

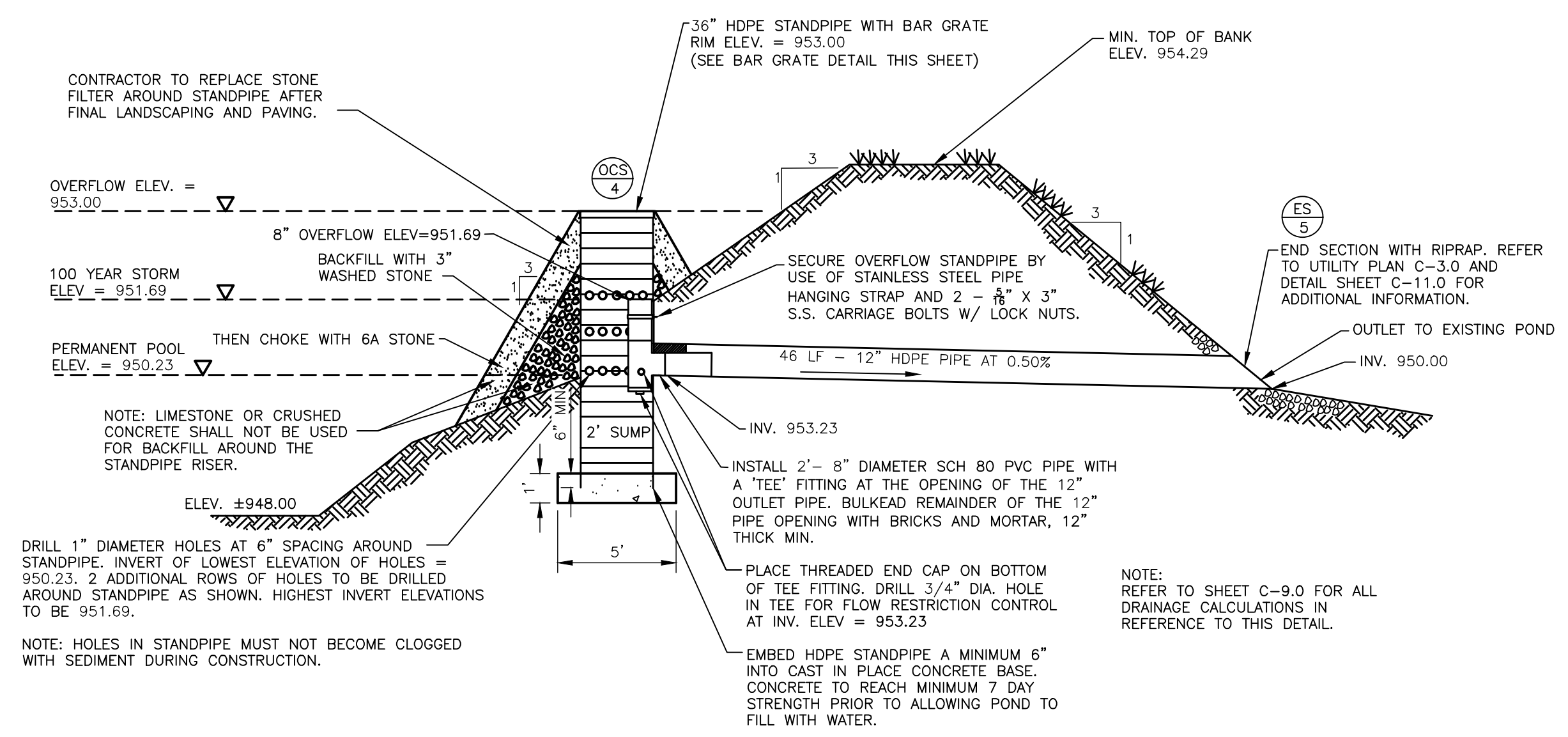
NOT FOR CONSTRUCTION

BAR GRATE DETAIL - FOR OUTLET CONTROL STRUCTURE



NOTE:
BAR GRATE TO BE BOLTED TO STANDPIPE AS SHOWN

DETENTION BASIN DETAIL - RISER



STORM SEWER CALCULATIONS

STORM SEWER DESIGN															MONUMENT ENGINEERING GROUP ASSOCIATES, LLC 298 VETERANS DRIVE FOWLERVILLE, MI 48836 517-223-3512										
Q = C I A Q = A x 1.488/n x R ^{2/3} x S ^{1/2} I = 175/(t+25)			t = 20	n1 = 0.01 HDPE & PVC	n2 = 0.013 CONC.	AREA TOTAL	TOTAL C x A	TIME t	INT. I	FLOW Q	PIPE CAP.	PIPE AREA	PIPE LENGTH	PIPE DIA.	PIPE SLOPE	MIN PIPE SLOPE	H.G. SLOPE	VEL. FULL	TIME FLOW	H.G. ELEV. UP STREAM	INVERT ELEV. DOWN STREAM	UP STREAM	DOWN STREAM	RM ELEV. UP STREAM	RM ELEV. DOWN STREAM
FROM STR TO STR	AREA A	COEFF. C	A x C	AREA TOTAL At	TOTAL C x A	TIME t min.	INT. I in/hr	FLOW Q c.f.s.	PIPE CAP. c.f.s.	PIPE AREA sq. ft.	PIPE LENGTH ft.	PIPE DIA. in.	PIPE SLOPE %	MIN PIPE SLOPE %	H.G. SLOPE %	VEL. FULL ft/sec	TIME FLOW min.	H.G. ELEV. UP STREAM	INVERT ELEV. DOWN STREAM	UP STREAM	DOWN STREAM	RM ELEV. UP STREAM	RM ELEV. DOWN STREAM		
MAIN RUN IN-1 TO CB-2	0.05	0.75	0.038	0.051	0.038	20.00	3.89	0.15	3.03	0.79	26	12	0.43	0.18	0.43	3.87	0.11	951.95	951.84	950.49	950.38	952.87	954.60		
CB-2 TO ES-3	0.01	0.91	0.011	0.063	0.050	20.11	3.88	0.19	3.03	0.79	35	12	0.43	0.18	0.43	3.87	0.15	951.84	951.69	950.38	950.23	954.60	950.23		
MAIN RUN OCS-4 TO ES-5	0.26	0.56	0.144	0.257	0.144	20.00	3.89	0.56	3.27	0.79	46	12	0.50	0.18	0.50	4.17	0.18	951.03	950.80	950.23	950.00	953.00	950.00		

WPLED26N



Project:	Type:
Prepared By:	Date:
Driver Info	LED Info
Type: Constant Current	Watts: 26W
120V: 0.26A	Color Temp: 4000K (Neutral)
208V: 0.16A	Color Accuracy: 83 CRI
240V: 0.14A	L70 Lifespan: 100000
277V: 0.12A	Lumens: 2,415
Input Watts: 30W	Efficacy: 81 LPW
Efficiency: 86%	

Technical Specifications

LED 26W Wallpacks. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.
Color: Bronze Weight: 7.5 lbs

UL Listing: Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Dark Sky Approved: The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

LED Characteristics: DLC Product Code: 79000175P

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity: RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction: Ingress Protection rating of IP66 for dust and water.

Finish: Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Ambient Temperature: Suitable for use in 40°C ambient temperatures.

Cold Weather Starting: The minimum starting temperature is -40°F/40°C.

Thermal Management: The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN30164996AS.

Green Technology: RAB LEDs are Mercury, Arsenic and UV free.

For use on LEED Buildings: IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical: Multi-chip 26W high output long life LED Driver Constant Current, 720mA, Class 2, 6kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V/4 Amps.

THD: 8.4% at 120V, 10.7% at 277V

Other:

California Title 24: See WPLED26/PC for a 2013 California Title 24 compliant model.

Equivalency: The WPLED26N is Equivalent in delivered lumens to a 175W Metal Halide Wallpack.

HID Replacement Range: The WPLED26N can be used to replace 150 - 200W Metal Halide Wallpacks based on delivered lumens.

Patents: The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN30164996AS.

Country of Origin: Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Country of Origin: RAB LEDs are Mercury, Arsenic and UV free. Designed by RAB in New Jersey and assembled in Taiwan.

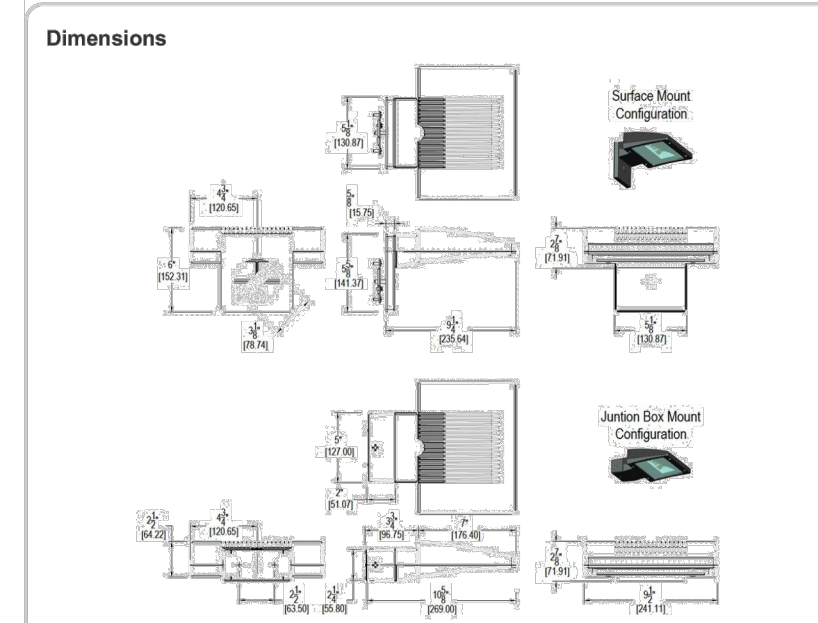
Trade Agreements Act Compliant: This product is a product of Taiwan and a "designated country" and product that complies with the Trade Agreements Act.

GSA Schedule: Suitable in accordance with FAR Subpart 25.4.

Optical:

BUG Rating: B1 U0 G0

WPLED26N



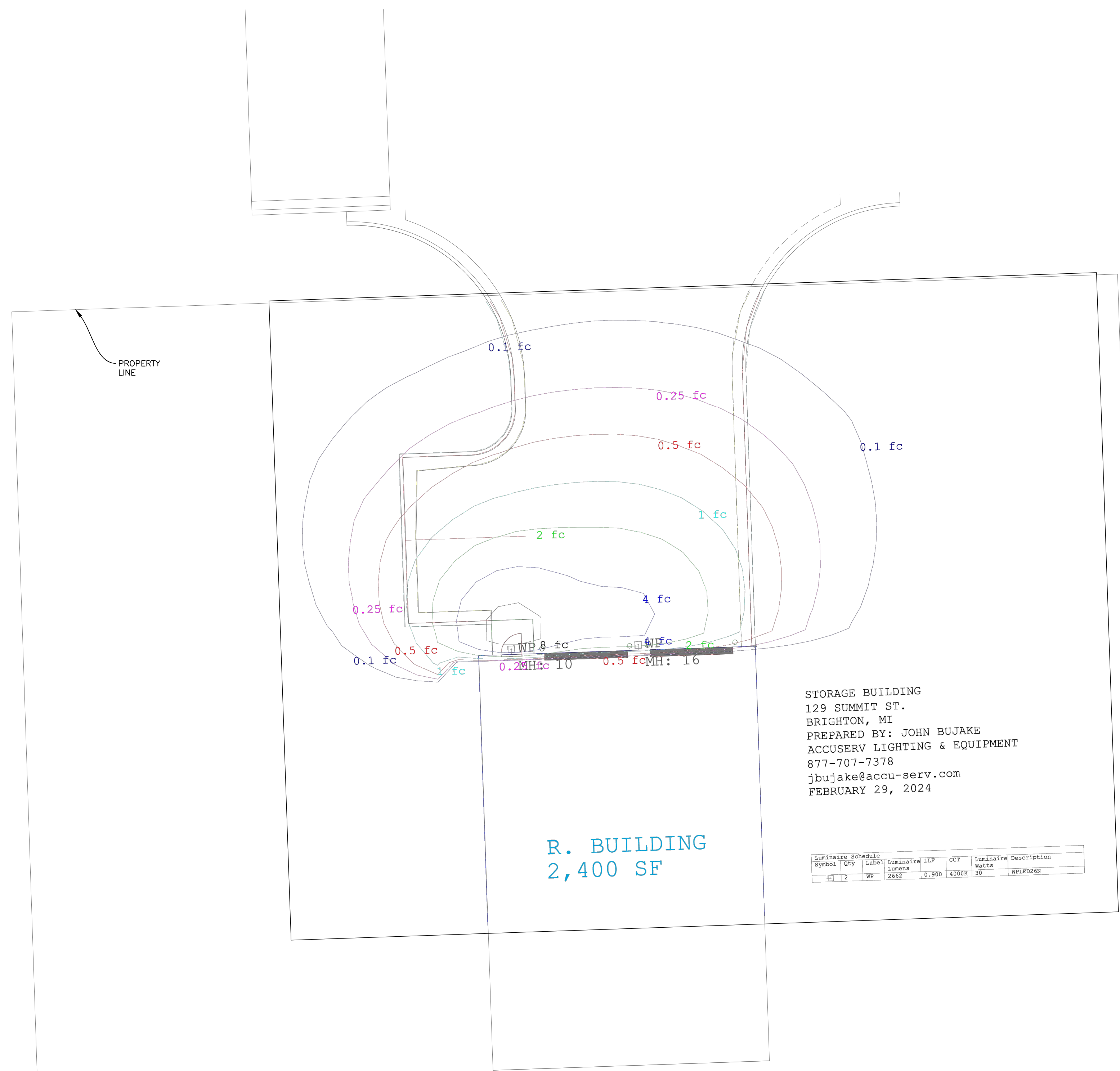
Dimensions

Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5 year warranty

Ordering Matrix

Family	Watts	Color Temp	Sensor	Finish	Photocell	Dimming
WPLED	26 = 26W	= 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	= No Sensor MS = Mini Sensor	= Bronze W = White	= No Photocell IPC = 120V Button IPCS = 120V Swivel IPC2 = 277V Button	= No Dimming D10 = Dimmable



PHOTOMETRIC PLAN

BY OTHERS. SEE INFORMATION IN PLAN ABOVE.

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

MEGA ENGINEERING GROUP ASSOCIATES INC.

298 VETERANS DRIVE FOWLERVILLE, MICHIGAN 48836 (OFFICE) 517-223-3512 MONUMENTENGINEERING.COM

SERVICE DISABLED VETERAN OWNED SMALL BUSINESS (SDVOSB)

Call MISS DIG 3 full working days before you dig.

Michigan's One-Call Utility Notification Organization

1-800-482-7171 www.missdig.org

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CLIENT :

FLEWELLING PROPERTIES, LLC

GLEN FLEWELLING 7750 COOLEY LAKE RD., WATERFORD, MI 48327

LIGHTING / PHOTOMETRIC PLAN

PROPOSED MAINTENANCE FACILITY 129 SUMMIT STREET PART OF SE 1/4, SEC 31, T2N-R6E CITY OF BRIGHTON, LIVINGSTON COUNTY, MI

DATE	DESCRIPTION
03/04/2024	DATE
03/20/2024	DATE

ORIGINAL ISSUE DATE: 03/04/2024

PROJECT NO: 24-009

SCALE: 1"=10'

FIELD: RZ
DRAWN BY: DC
DESIGN BY: KM
CHECK BY: AP, MB

L-10

NOT FOR CONSTRUCTION

general landscape notes:

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN/DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON-SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY BRIGHTON TOWNSHIP AND LANDSCAPE ARCHITECT IN WRITING.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARD BARK MULCH.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACKFILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE LAWN SEEDING FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
 - SHADE TREES 5 FT.
 - ORNAMENTAL AND EVERGREEN TREES 10 FT. (CRAB, PINE, SPRUCE, ETC.)
 - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY 2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN, SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND INSTALLATION FOR A PERIOD OF TWO YEARS BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.
- UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 2" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTURER'S SPECIFICATION.
- PLANT MATERIALS SHALL NOT BE PLANTED WITHIN 4' OF THE PROPERTY LINE.
- WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
- ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.

detention basin seed mix

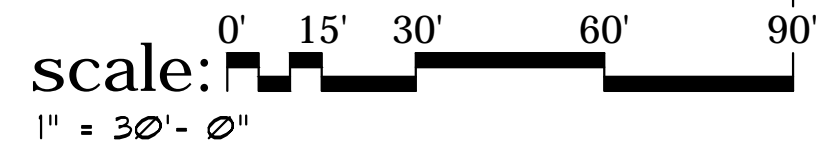
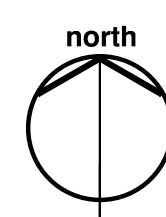
A WETLAND SEED MIX FOR SATURATED SOILS IN A DETENTION POND OR FOR SEEDING A SATURATED BASIN. THIS MIX WILL TOLERATE HIGHLY FLUCTUATING WATER LEVELS AND POOR WATER QUALITY ASSOCIATED WITH URBAN STORMWATER WETLANDS AND PONDS. FOR DETENTION BASINS THAT EXPERIENCE LONG, DRY PERIODS, USE THE ECONOMY PRAIRIE SEED MIX IN THE UPPER THIRD TO HALF OF THE BASIN AREA IN COMBINATION WITH THIS MIX. THIS SEED MIX INCLUDES AT LEAST 10 OF 12 NATIVE PERMANENT GRASS AND SEDGE SPECIES AND 13 OF 17 NATIVE FORB SPECIES. APPLY AT 36.22 PLS POUNDS PER ACRE.

BOTANICAL NAME	COMMON NAME	PLS OZ/ACRE
PERMANENT GRASSES/SEDGES		
BOLBOSCHOENUS FLUVIATILIS	RIVER BULRUSH	1.00
CAREX CRISTATELLA	CRESTED OVAL SEDGE	0.50
CAREX LURIDA	BOTTLEBRUSH SEDGE	3.00
CAREX VULPINOIDEA	BROWN FOX SEDGE	2.00
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	24.00
GLYCERIA STRIATA	FOWL MANNA GRASS	1.00
JUNCUS EFFUSUS	COMMON RUSH	1.00
LEERSIA ORYZOIDES	RICE CUT GRASS	1.00
PANICUM VIRGATUM	SWITCH GRASS	2.00
SCHOENOPLECTUS TABERNAEMONTANI	GREAT BULRUSH	3.00
SCIRPUS ATROVIRENS	DARK GREEN RUSH	2.00
SCIRPUS CYPERINUS	WOOL GRASS	1.00
	TOTAL	41.50

TEMPORARY COVER		
AVENA SATIVA	COMMON OAT	512.00
	TOTAL	512.00

FORBS		
ALISMA SUBCORDATUM	COMMON WATER PLANTAIN	2.50
ASCLEPIAS INCARNATA	SWAMP MILKWEED	2.00
BIDENS SPP. BIDENS	SPECIES	2.00
EUPATORIUM PERFOLIATUM	COMMON BONESET	1.00
HELENUM AUTUMNALE	SNEEZEWEED	2.00
IRIS VIRGINICA V. SHREVEI	BLUE FLAG	4.00
LYCOPUS AMERICANUS	COMMON WATER HOREHOUND	0.50
MIMULUS RINGENS	MONKEY FLOWER	1.00
PENTHORUM SEDOIDES	DITCH STONECROP	0.50
PERSICARIA SPP.	PINKWEED SPECIES	2.00
RUDBECKIA SUBTOMENTOSA	SWEET BLACK-EYED SUSAN	1.00
RUDBECKIA TRILOBA	BROWN-EYED SUSAN	1.50
SAGITTARIA LATIFOLIA	COMMON ARROWHEAD	1.00
SENNA HEBECARPA	WILD SENNA	2.00
SYMPHYOTRICHUM LANCEOLATUM	PANICLED ASTER	0.50
SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	0.50
THALICTRUM DASYCARPUM	PURPLE MEADOW RUE	2.00
	TOTAL	26.00

ALL NEW TREES TO BE LOCATED A MINIMUM 10 FEET FROM UTILITY STRUCTURES AND SANITARY SEWER LINES, AND 5 FEET FROM OTHER UNDERGROUND UTILITY LINES



landscape requirement summary

greenbelt	REQUIRED	PROVIDED
TOTAL LINFT. OF SUMMIT STREET 160' ±		
ONE (1) CANOPY OR EVERGREEN TREE PER 30' 160' / 30' PER TREE=5.33 TREES	6	6
ONE (1) ORNAMENTAL TREE PER 40' (14.3' / 40' PER TREE= 2.12 TREES)	2	2
TWO (2) SHRUB PER 20' 74.3' / 40' PER SHRUBS= 2.12X2=4.24 SHRUBS	4	5

REQUIRED	PROVIDED
TOTAL LINFT. OF SUMMIT STREET 152' ±	
ONE (1) CANOPY OR EVERGREEN TREE PER 35' 152' / 35' PER TREE=9.04 TREES	4
TEN (10) SHRUB PER 50' 152' / 50' PER SHRUBS= 3.04 X 10 SHRUBS =30.4 SHRUBS	31

landscape maintenance notes:

LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTION OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.

1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

3. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN THREE (3) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.

lawn area:

80D LAWN AREAS SHALL BE KENTUCKY BLUE GRASS BLEND GRASS IN A 80D NURSERY ON LOAM SOIL. 80D TO BE INSTALLED ON A MINIMUM 4" TOPSOIL.

SEEDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:

- 5% PERENNIAL RYE GRASS
- 10% RED FESCUE
- 25% CHEERING FESCUE
- 60% KENTUCKY BLUE GRASS

SEED MIX SHALL BE APPLIED AT A RATE OF 2000 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1%. SEED, PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDED LAWN AREA

HATCH PATTERNS DENOTES DETENTION POND TO RECEIVE DETENTION POND MIX

DISTURBED LAWN AREAS TO RECEIVE SEEDING ON FINISH GRADES. ADJUST IRRIGATION AS REQUIRED

HATCHING DENOTES EXISTING TREES AND VEGETATION TO REMAIN

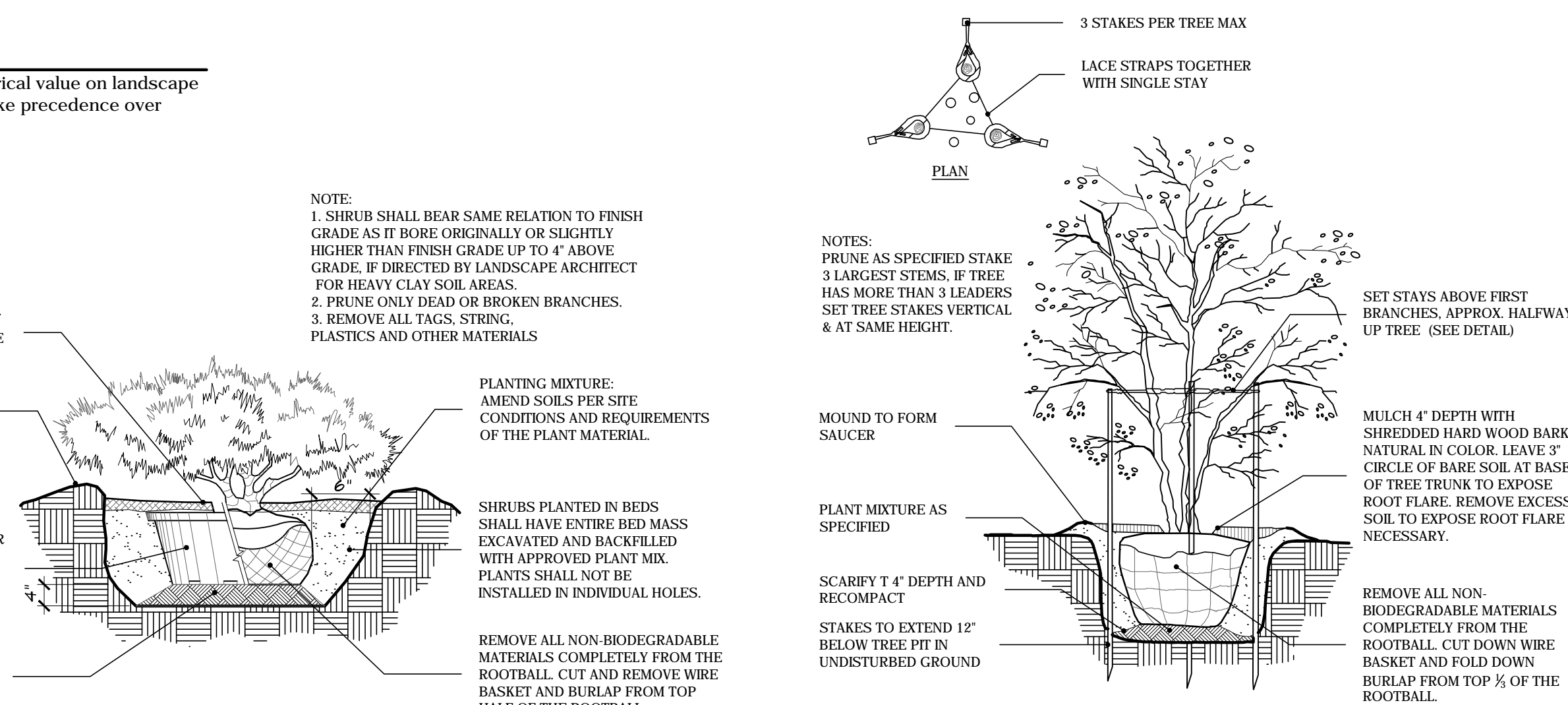


plant material list

key	quant. LS-1	botanical name	common name	size	comments
QB	2	QUERCUS BI-COLOR	WHITE SWAMP OAK	3" BB	
TR	1	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	3" BB	
AR	2	ACER RUBRA	RED MAPLE	3" BB	
AC	1	'ANELANCHIER X 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8" BB	MULTI-STEM
MF	1	MALUS FLORIBUNDA	JAPANESE FLOWERING CRAB	2" BB	
PD	1	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8" BB	
AW	2	ABIES CONCOLOR	CONCOLOR FIR	8" BB	
RAG	13	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	30" CONT	48" O.C. SPACING
CS	9	CORNUS STOLONIFERA	REDTIG DOGWOOD	30" CONT	48" O.C. SPACING
CF	10	CORNUS SERICEA 'FLAYIRAMEAI'	YELLOWTIG DOGWOOD	30" CONT	48" O.C. SPACING
VD	1	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	30" CONT	48" O.C. SPACING

note:

unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.

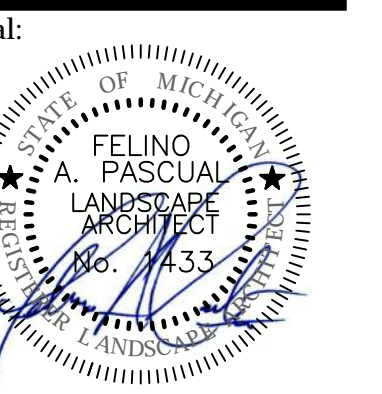


shrub planting detail
no scale

multi-stem tree planting detail
no scale

evergreen planting detail
no scale

tree planting detail
no scale



client:

FLEWELLING PROPERTIES, LLC
7750 COOLEY LAKE ROAD
WATERFORD, MICHIGAN
48327

project:

NEW STORAGE BUILDING

project location:

City of Brighton, Michigan

129 Summit Street

sheet title:

LANDSCAPE PLANTING DETAIL

job no. / issue / revision date:

LS24.036.03 PSP 3-1-2024
TWP. COMMENTS 3-19-2024

drawn by:
JP

checked by:
FP

date:
2-28-2024

notice:
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The location and elevations of existing underground utilities as shown on this drawing are only approximate; no guarantee is either expressed or implied as to the completeness of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no:
LS24.036.03

sheet no:
LS-1

**City of Brighton
City Hall Council Chambers
200 N. First St. Brighton, MI 48116
Planning Commission
Regular Meeting Minutes
April 1, 2024**

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, and Dave Petrak.

Commissioners absent: Chris Passeri

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

Motion by Commissioner Petrak, seconded by Commissioner Gardner, 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 March 18, regular meeting minutes

b. Approval of the April 1, 2024, meeting agenda

Motion by Commissioner Gardner, seconded by Commissioner Bohn to approve the consent agenda as presented. **The motion carried without objection.**

3. Call to the public

Commissioner Smith opened the call to the public at 7:01 p.m. Hearing and seeing no comment, the call to the public was closed.

Unfinished Business

None

New Business

4. Consider recommendation of approval for site plan 24-01, a warehouse & maintenance facility at 129 Summit Street

Mr. Caruso offered a summary of the proposed development and mentioned that this parcel has proved to be a difficult site to develop due to the wetland and wooded areas. He then introduced the applicant, Glen Flewelling and the applicant's engineer, Kevin McDevitt, Monument Engineering Group. Mr. Flewelling stated the new structure would serve as a warehouse and maintenance facility to support his rental properties and restaurants. A small office would be included, and he anticipates having up to two employees on site.

Commissioner Bohn expressed concern with not providing a dumpster enclosure, noting it could be necessary for future use of the property.

Mr. McDevitt demonstrated where a dumpster enclosure could be placed and indicated a significant portion of landscaping would need to be reduced to accommodate one. It also eliminates the ability to create a barrier of the abandoned building on the adjacent parcel.

Mr. Flewelling explained there would be very little trash on site and a roll-out cart is most practical for his business use.

Commissioner Petrak commented that the façade is not the most aesthetically pleasing.

Motion by Commissioner Bohn, seconded by Commissioner Monet to recommend approval for site plan 24-01, a warehouse and maintenance facility at 129 Summit Street, with the condition a dumpster enclosure is provided.

Commissioner Petrak remarked he'd prefer to see the proposed landscaping and a better-looking façade.

The motion carried 6-1, with Commissioner Petrak voting no.

5. Discussion of the future land use map and designations

Commissioners reviewed a single-family residential area on the west side of N. East Street, and the consensus was to keep its future land use as moderate density mixed residential to allow for more redevelopment options.

The city's northwest corridor was reviewed and whether innovation is still a good fit for the area's future land use. Research and manufacturing, and office research are the current zoning districts within this area. Allowing for a mix of more uses, given there has been minimal commercial development interest and a strong interest in residential, was suggested. The Commissioners discussed the need for a multi-family residential inclusion in regard to the future land use of this area.

6. Discussion of the current zoning map

Mr. Caruso reviewed three conditionally zoned properties in the C-2, general business district. There was consensus that the parcels do not need to remain conditionally zoned, as all parcels fit within the C-2 district and the surrounding areas are also zoned C-2.

Next, Mr. Caruso reviewed an area off Grand River and Charles Orndorf, and Library Drive. The zoning district is I-A, Intermediate Industrial. There are hotels, retail, restaurant, medical, banks, library, and a post office, which are not permitted uses within this district. The future land uses consist of general business, innovation, and community service. It was agreed to explore rezoning the properties rather than changing the future land use map.

Other Business

None

6. Staff updates

None

6. Commissioner report

None

7. Call to the public

Commissioner Smith opened the call to the public at 8:21 p.m. Hearing and seeing no comments, the call to the public was closed.

8. Adjournment

Motion by Commissioner Bohn, seconded by Commissioner Petrak to adjourn the meeting at 8:22 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

April 23, 2024

SUBJECT: CONSIDER AWARDING THE CONTRACT FOR BITUMINOUS CHIP SEAL & FOG SEAL TO HIGHWAY MAINTENANCE AND CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$222,223

BACKGROUND

When preparing the current 2023/2024 budget, DPS Staff requested funding to have chip seal pavement treatment applied on the driveways of the Public Works, Water Plant, and Wastewater Treatment Plant (WWTP) facilities. This is an effective treatment, and more cost effective than repaving. Additionally, last fall a deteriorating portion of Appian Way was repaved, and after further evaluation, it was determined the remaining portion of the street would benefit from a chip & fog seal treatment. The fog seal goes on top of the chip seal to keep the chips in place.

ADMINISTRATIVE SUMMARY

An Invitation to Bid (ITB) was published on the Michigan Intergovernmental Trade Network (MITN) website on March 21, 2024, using the bidding documents previously approved by the City Attorney.

Sealed bids were opened on Wednesday, April 10, 2024, and three bids were received. See bid results below.

BITUMINOUS CHIP SEAL & FOG SEAL					
#ITB-DPW-24-01					
Contractor	Chip Seal (per sq yd)	Fog Seal (per sq yd)	Chip Seal (sq yd)	Fog Seal (sq yd)	TOTAL without Contingency
Highway Maintenance & Construction Romulus, MI	\$4.51	\$0.84	37,063	31,051	\$193,236.97
Pavement Maintenance Systems Imlay City, MI	\$4.78	\$0.69	37,063	31,051	\$198,586.33
Fahrner Asphalt Sealers Saginaw, MI	\$8.96	\$2.01	37,063	31,051	\$394,496.99

Highway Maintenance and Construction was the low bidder. All of their references were checked, and all responses were favorable.

BUDGET INFORMATION

The current budget total for the local streets fund, general fund, and utilities fund, which finance the construction of these parking lots, amounts to \$141,000 for the current year. This amount falls short of covering the total project costs, including a 15% contingency, which totals \$222,223. This shortfall arises due to revised evaluations and recommendations by contractors, indicating the necessity of two layers of chip seal instead of the initially proposed one.

Staff has identified available funding and savings from other projects to make up the difference in each fund and no budget

amendments are necessary.

RECOMMENDATION

Award the Contract for Bituminous Chip Seal and Fog Seal to Highway Maintenance and Construction in an amount not to exceed \$222,223.

Prepared by: Marcel Goch, DPS Director

Reviewed by:

Elizabeth Gaines, Finance Director

- Within Budget
- Budget Amendment Necessary and In Proper Form
- Other: Using available funding and savings from other projects

Reviewed &

Approved by: Gretchen Gomolka, City Manager