



Brighton City Council Meeting

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

October 28, 2025 – 6:30 p.m.

AGENDA

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

Consent Agenda Items

- a. [Approval of minutes: regular meeting of October 14, 2025](#)
- b. [Approval of the Interlocal Agreement for Livingston County to opt out of a Designated Assessor for the period January 1, 2026, through December 31, 2030](#)
- c. [Approval of Kaboom! Community Partner Agreement](#)
- d. [Acceptance of the quarterly financial report](#)
- e. [Acceptance of the quarterly investment report](#)

Correspondence

6. Councilmember updates
7. Staff updates
8. Call to the public
9. Receive the Plante Moran annual audit report and presentation

Discussion

10. Brighton Lake Road sidewalk gap and traffic concerns

New Business

11. [Transmittal of pension and OPEB reporting under Public Act 202 of 2017](#)
12. [Consider increasing funding for Senior Center memberships along with a budget amendment of \\$2,000 from the general fund](#)
13. [Consider the approval of a three-year contract with Biotech Argonomics for biosolids hauling services](#)
14. [Consider of approval of site plan 25-05, construction of a new commercial building proposed at the northwest corner of Nemco Way and Holloway Drive, within the Brighton Towne Square development](#)
15. Consider entering into closed session to consider the purchase or lease of real property pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(d), Michigan Compiled Laws.
16. Consider entering into a closed session to conduct a periodic personnel evaluation of a public officer, employee, staff member, or individual agent, if the named individual requests a closed hearing, pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(a), Michigan Compiled Laws

Other Business

17. Call to the public
18. Adjournment



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MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON OCTOBER 14, 2025

1. Call to order

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

2. Pledge of Allegiance

Mayor Tobbe led those in attendance in the Pledge of Allegiance

3. Roll call

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

Others Present: City Manager Gretchen Gomolka, DPS Director Marcel Goch, Community Development Manager Caruso, Deputy DPS Director Corey Brooks, City Clerk Tara Brown, Attorney Sarah Gabis, and Chief Brent Pirochta.

Councilmember Gipson was absent.

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

4. Consider approval of the agenda

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

5. Consider approval of consent agenda items

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

Consent Agenda Items

- a. **Approval of minutes: regular meeting of September 23, 2025**
- b. **Approval of the Police Department Network Rack Clean-Up and Switch Upgrade project with Dewpoint LLC, in an amount not to exceed \$9,143.48**
- c. **Approval of the installation of two left turn arrow signals at the corner of East Grand River and Church Street by Severance Electric Company, Inc. in the amount of \$10,220.66 and related budget amendments**

Correspondence

6. Councilmember updates

Councilmember Pettengill stated the Brighton Arts and Culture Commission met and discussed restoring Hyne Alley and enhancing it. A plan is being put together, and updates will be forthcoming.

Councilmember Schmenk noted that the Kiwanis Club has placed a new book in the story walk. Dino-Football by Lisa Wheeler, a Michigan author, is a fun delight for all ages. Dinosaurs compete in an epic football match with all creatures for the champion title. Councilmember Schmenk also noted the Tour de Livingston was well attended and concluded without any issues.

Councilmember Gardner noted during the Brighton Area Fire Authority meeting ongoing discussions are being held to resolve the communication issues within the first responder system. The next Brighton Area Fire Authority meeting will be held on November 13, 2025, at 8:00 a.m. at Station 32. All future meetings will continue at Station 32 until construction is completed at Station 31.

Councilmember Albert stated the Brighton Veterans Memorial Committee met to discuss enhanced efforts to encourage more participation at the Veterans Day Parade. The Main Street banner will be updated with the parade sign and increased efforts on social media will help with turnout. The parade will be held on November 8, 2025, at 11:00 a.m. and conclude with a ceremony at the AMP.

Councilmember Pettengill asked that anyone in the community who needs leaf pick up assistance to please reach out to her as she has a dedicated team of Boy Scouts ready to help.

Mayor Tobbe stated that he met with a team of staff at Michigan State University to discuss a new concrete that is self-healing and warming. This innovation is a welcome advancement, more information to come as staff work with MSU to find a suitable application.

7. Staff updates

Clerk Brown noted that all City of Brighton voters who wish to vote by absentee ballot for the November 4, 2025, election reach out to her at City Hall during normal business hours or visit the Michigan Voter Information Center on the state website to request a ballot. Otherwise, election day polling locations will be open from 7:00 a.m. to 8:00 p.m.

Chief Pirochta noted that the Home Coming parade will be held on Friday, October 17, 2025, at 6:00 p.m. Chief Pirochta also noted that drivers should be aware of two new left turn arrows at Church Street and Grand River Avenue.

Community Development Manager Caruso stated the new code enforcement officer is working out well as he is getting caught up on enforcement around the city.

DPS Director Goch stated leaf pick information has been updated on the city website as well as posted on city social media outlets.

City Manager Gomolka highlighted the City's app, My Brighton MI, which provides useful information such as leaf pickup schedules, community events, and more. The app is available for download in your app store.

She also reminded residents that the Streets Millage Open House will be held on Saturday, October 18, 2025, from 9:00 a.m. to noon. This is an opportunity to ask questions and hear directly from City Council and staff.

For those unable to attend, or anyone seeking additional details, visit brightoncitymi.gov and explore the Project Hub for the latest updates on current and upcoming projects.

8. Mayoral Proclamation: Brighton Garden Club

9. Call to the public

Mayor Tobbe opened the call to public at 7:05 p.m.

Dennis Nauss spoke regarding the alley way behind adjacent homes near his house.

Guy Knight, James Beeman, Bob Roberts, Scott Tousignant, Laura Tousignant, and Susan Walters-Bakhaus spoke regarding speed concerns on Brighton Lake Road.

Hearing and seeing no further comment, the call to the public was closed at 7:22 p.m.

Discussion

10. Discussion of Administrative Service Agreement and Land Banking Agreement with the State Land Bank

City Manager Gomolka introduced the agenda item and discussed how the State Landbank operates and benefits that would be made utilizing this service for future development as it pertains to potential brownfield opportunities.

New Business

11. Consider appointments to the Officers Compensation Commission

Motion by Councilmember Gardner, seconded by Councilmember Schmenk to approve the appointments of Christina Quinn, Timothy Moore, Steve Monet, and Ramiro Galvan to the Officers Compensation Commission. **The motion carried, 6-0.**

12. Consider approving the purchase of six electric motors for the oxidation ditch rotors from Marshall E.

Campbell Company for a cost not to exceed \$22,023.12 and installation assistance by Cyr Electric for \$6,000.

Motion by Councilmember Pettengill, seconded by Councilmember Schmenk to approve the purchase of six electric motors for the oxidation ditch rotors from Marshall E. Campbell Company for a cost not to exceed \$22, 023.12 and installation assistance by Cyr Electric for \$6,000. **The motion carried, 6-0.**

13. Consider approval of the purchase of a Ford Police Interceptor Explorer and a Ford F150 from Lunghamer

Ford in the amount of \$114,360 and up-fitting in an amount not to exceed \$55,000 by Cruisers and W-4 Signs with materials purchased from various vendors.

Motion by Mayor Pro Tem Bohn, seconded by Councilmember Gardner to approve the purchase of a Ford Police Interceptor Explorer and a Ford F150 from Lunghamer Ford for a total amount for \$114,360 and up-fitting in an amount not to exceed \$55,000 by Cruisers and W-4 Signs with materials purchase from various vendors. **The motion carried, 6-0.**

14. Consider Entering into Closed Session to Receive a Written Attorney-Client Privileged Communication pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(h), Michigan Compiled Laws.

Motion by Councilmember Garnder, seconded by Councilmember Pettengill to enter into closed session at 7:40 p.m. to receive a written attorney-client privileged communication pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(h), Michigan Compiled Laws. **The motion carried by roll call vote, 6-0.**

Motion by Mayor Pro Tem Bohn, seconded by Councilmember Gardner to come out of closed session at 9:02 p.m. **The motion carried, 6-0.**

Other Business

15. Call to the public

Mayor Tobbe opened the call to public at 9:02 p.m. Hearing and seeing no comment, the call to the public was closed.

16. Adjournment

Motion by Councilmember Gardner, seconded by Councilmember Pettengill to adjourn the meeting at 9:03 p.m. **The motion carried, 6-0.**

Tara Brown, City Clerk



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

OCTOBER 28, 2025

SUBJECT: APPROVAL OF INTERLOCAL AGREEMENT FOR LIVINGSTON COUNT TO OPT OUT OF A DESIGNATED ASSESSOR FOR THE PERIOD JANUARY 1, 20226 THORUGH DECEMBER 31, 2030

BACKGROUND

- Under the General Property Tax Act, a Designated Assessor program is for those units who are substantially noncompliant with the PA 660 audit. A designated assessor from outside of our county would be paid a retainer fee by all local units. If a unit were to fail the audit, the unit would then be charged by the designated assessor to oversee the unit, correct the issues, and maintain compliance.
- Public Act 12 of 2024 amends the General Property Tax Act to allow a county to opt out of the requirement to appoint a Designated Assessor.
- The county has determined to opt out of the program because none of the units in Livingston County were deemed substantially noncompliant in our 2025 audit, the County doesn't think it makes sense to have local units pay a retainer fee on the chance a unit fails the next round of the audit. The units in the County did exceedingly well on this last round of the audit, and the County believes it is more cost effective to maintain the quality of work we have seen in these departments than it is to pay a designated assessor after the fact.
- P.A. 12 of 2024 requires each County that chooses to opt out of the Designated Assessor Program enter into an interlocal agreement that must be approved by the County Board and a majority of the assessing districts in the County.

RECOMMENDATION

- Approve the Interlocal Agreement for Livingston County to Opt Out of a Designated Assessor for the Period January 1, 2026 through December 31, 2030 and authorize the City Manager to execute.

Prepared by: Gretchen M. Gomolka, City Manager

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

☒ Acceptable Form and Ready to Execute

☐ Other _____

Attachments: Interlocal Agreement

Interlocal Agreement for Livingston County to Opt Out of a Designated Assessor for the period January 1, 2026 through December 31, 2030

Public Act 12 of 2024 amends the General Property Tax Act to allow a county to opt out of the requirement to appoint a Designated Assessor. Accordingly, the following interlocal agreement (hereinafter “AGREEMENT”) has been executed by the Board of Commissioners for Livingston County, a majority of the assessing districts in Livingston County, Livingston County and the Assessing Districts are collectively referred to throughout this AGREEMENT as the “Parties.”

RECITALS

WHEREAS, The Assessing Districts are Municipal Corporations located within the County of Livingston, in the State of Michigan;

WHEREAS, The Michigan Constitution of 1963, Article 7, Section 28 permits a political subdivision to exercise jointly with any other political subdivision any power, privilege or authority which such political subdivisions share in common with each other and which each might exercise separately;

WHEREAS, The Urban Cooperation Act of 1967, being MCL 124.505 et seq, and the Intergovernmental Transfer of Functions and Responsibilities Act, give effect to the Constitutional provision by providing that public agencies may enter into interlocal agreements to carry out their respective functions, powers and authority.

WHEREAS, P.A. 12 of 2024 requires each County to enter into an AGREEMENT that designates the individual who will opt out as the County’s Designated Assessor, or elects to opt out of appointing an individual as the Designated Assessor. That interlocal agreement must be approved by the County Board and a majority of the assessing districts in the County.

WHEREAS, P.A. 12 of 2024 mandates that if a county decides to opt out of the requirement to appoint a Designated Assessor the State Tax Commission will appoint an individual to serve if an assessing district is not in substantial compliance per Public Act 660 of 2018 (MCL. 211.10g).

WHEREAS, P.A. 12 of 2024 requires that if a county decides to opt out of the requirement to appoint a Designated Assessor and the State Tax Commission appoints a Designated Assessor to serve if an assessing district is not in substantial compliance the assessing district will be responsible for covering all expenses related to the Designated Assessor appointed to oversee and manage the annual assessment roll.

NOW, THEREFORE, based on the foregoing Recitals, and in consideration of the terms of this Agreement, the Members agree as follows:

Livingston County proposes to opt out of appointing an individual to serve as the Designated Assessor for the following assessing districts within Livingston County.

SIGNATURES

LIVINGSTON COUNTY BOARD CHAIR:

Date

ASSESSING DISTRICT REPRESENTATIVES:

CONWAY TOWNSHIP

CONWAY TOWNSHIP REPRESENTATIVE

Date

COHOCTAH TOWNSHIP

COHOCTAH TOWNSHIP REPRESENTATIVE

Date

DEERFIELD TOWNSHIP

DEERFIELD TOWNSHIP REPRESENTATIVE

Date

TYRONE TOWNSHIP

TYRONE TOWNSHIP REPRESENTATIVE

Date

HANDY TOWNSHIP

HANDY TOWNSHIP REPRESENTATIVE

Date

HOWELL TOWNSHIP

HOWELL TOWNSHIP REPRESENTATIVE

Date

OCEOLA TOWNSHIP

OCEOLA TOWNSHIP REPRESENTATIVE

Date

HARTLAND TOWNSHIP

HARTLAND TOWNSHIP REPRESENTATIVE

Date

IOSCO TOWNSHIP

IOSCO TOWNSHIP REPRESENTATIVE

Date

MARION TOWNSHIP

MARION TOWNSHIP REPRESENTATIVE

Date

GENOA TOWNSHIP

GENOA TOWNSHIP REPRESENTATIVE

Date

BRIGHTON TOWNSHIP

BRIGHTON TOWNSHIP REPRESENTATIVE

Date

UNADILLA TOWNSHIP

UNADILLA TOWNSHIP REPRESENTATIVE

Date

PUTNAM TOWNSHIP

PUTNAM TOWNSHIP REPRESENTATIVE

Date

HAMBURG TOWNSHIP

HAMBURG TOWNSHIP REPRESENTATIVE

Date

GREEN OAK TOWNSHIP

GREEN OAK TOWNSHIP REPRESENTATIVE

Date

HOWELL CITY

HOWELL CITY REPRESENTATIVE

Date

BRIGHTON CITY

BRIGHTON CITY REPRESENTATIVE

Date

FENTON CITY

FENTON CITY REPRESENTATIVE

Date



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

OCTOBER 28, 2025

SUBJECT: APPROVAL OF KABOOM! COMMUNITY PARTNER AGREEMENT

BACKGROUND

- City staff has been working closely with Kaboom! on securing funding on a community playground at Kissane Park.
- Kaboom! works with communities to help match them with funding partners to build community playgrounds. Many of the funding partners require community matching funds, however the funder for this grant does not require matching funds.
- We have gone through several screening processes and interviews and one of the final steps in pre-approval is getting the attached Community Partner Agreement signed.
- Selection for funding is not guaranteed, but if we are selected for funding there is no required city match other than finding and feeding volunteers to help design and build the park.
- The agreement has blank spaces for required dates and the name of the funding partner, who will be Ralph C. Wilson Foundation. If we are selected for funding, we will have an addendum to this agreement that fills in those items and then the agreement will be countersigned by Kaboom!
- Attorney Gabis has reviewed the agreement and Kaboom! has agreed to a couple of amendments she proposed.

RECOMMENDATION

- Approve the Community Partner Agreement with Kaboom! and authorize the city manager to execute.

Prepared by: Gretchen M. Gomolka, City Manager

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

☒ Acceptable Form and Ready to Execute

☐ Other _____

Attachments: Kaboom! Community Partner Agreement Cover Letter

Kaboom! Community Partner Agreement



Dear Potential Community Partner,

Thank you for applying for a KABOOM! Playground grant. We appreciate the time you have invested in this process and for prioritizing play for kids! The next step in the screening process is to fully review, sign, and return the agreement.

CONTEXT:

A playground grant is made possible by a large donation from a Funding Partner (FP). Our role at KABOOM! is to identify, screen, and recommend a viable Community Partner (CP) to the FP for confirmation of the grant. We can only recommend a CP once the standard agreement has been approved as we are representing to the FP that there are no barriers (legal or otherwise) to moving forward with a project. When the agreement is approved and signed by the CP, we will send a formal recommendation to the FP.

Signing the agreement does not guarantee that your organization has been approved for the grant. The playground grant is contingent upon FP funding and formal confirmation. If approved for a grant, KABOOM! will countersign the agreement and the agreement will be fully executed.

NEXT STEPS:

- ☐ Please review the attached Letter of Agreement.
- ☐ Route the agreement through your formal contracting review and approval process (attorney, board, risk, etc.).
- ☐ If there are questions or concerns, please address them at this point. (Note: KABOOM! uses an approved standard agreement with limited ability to edit. The assurances in this agreement, are based on specific assurances that KABOOM! has made to the FP as part of FP donation. These assurances include but are not limited to insurance and indemnification provisions.)
- ☐ Once the agreement has been fully vetted and approved, please have the legal signatory sign the agreement. The legal signatory represents and warrants that they are authorized to execute the agreement.
- ☐ KABOOM! will send a formal recommendation to the FP.
- ☐ If/When the FP confirms the project, KABOOM! will immediately countersign the agreement.
- ☐ Playground planning can begin!!

Please let me know if you have any questions. Our team is ready to jump in and support this approval process and would be happy to talk to anyone on your team to move this forward.



COMMUNITY PARTNER AGREEMENT

October 24, 2025

KABOOM!, Inc. (referred to herein as KABOOM!) is pleased that the City of Brighton (referred to herein as the Community Partner) has agreed to collaborate with KABOOM! and **FP** (referred to herein as the Funding Partner) in the construction of a new playspace at 306 Maurice Drive, Brighton, MI 48116 (the "Project"). This Community Partner Agreement (this "Agreement"), which sets forth the Community Partner's obligations in connection with the Project and certain matters on which the parties have agreed, will, when executed by the duly authorized representatives of each party, supersede any prior agreements and represent the complete legally binding agreement between the parties regarding the Project. The Community Partner acknowledges and agrees the primary source of funding for the Project is a contribution from the Funding Partner. In the event that such a contribution is not funded, then this agreement shall immediately terminate upon written notice thereof from KABOOM!.

1. Obligations of the Community Partner. The Community Partner shall work with KABOOM! and the Funding Partner as well as community residents to design, plan, and build the Project. By executing this Agreement, the Community Partner is unconditionally agreeing to each of the following obligations, in each case meeting the requirements provided by KABOOM!:
 - (a) Project Site.
 - (i) Ownership. At the time of execution of this Agreement, the Community Partner shall provide KABOOM! with proof of land ownership evidenced by either a deed granting title to the property to the Community Partner or a letter from the property owner showing approval for the Project. The Community Partner is the owner of the playspace in its entirety, for the lifetime of the product, including the equipment and/or safety surfacing at the time purchased by KABOOM! with the financial resources provided by the Funding Partner.
 - (ii) Permits. Prior to Build Week, the Community Partner shall obtain or cause to be obtained all necessary permits and licenses regarding the installation, possession, and use of the playspace in compliance with applicable laws and regulations.
 - (iii) Preparation. The Community Partner shall ensure that the Project site is safe for volunteers and children, which responsibility includes: (1) preparing the site for the installation of the Project at least two weeks before Build Week, which may include removing existing equipment, footers, and safety surfacing, grading the land, repairing existing surfacing and removing fencing (2) conducting up to two (2) utility checks as reasonably requested by KABOOM! with the appropriate utility companies, with the first test being completed before Design Day (as defined below) and with all utility check documentation provided upon completion to the KABOOM! Project Manager who shall supervise the planning and installation of the equipment (the "Project Manager"); and (3) conducting up to two (2) soil site tests as reasonably requested by KABOOM!, with the first test being completed before Design Day and with all soil check documentation provided to the Project Manager upon completion. The Community Partner is responsible for undertaking any necessary risk mitigation should the soil be deemed unsafe for children and volunteers.
 - (iv) Safety and Security. The Community Partner shall ensure the security of equipment, tools, supplies, and well-being of the adults and children from the beginning of the preparation activities until the conclusion of Build Week, including any postponement. The Community Partner shall also ensure that all volunteers

sign a waiver and designate a CPR certified staff member or volunteer to serve as the safety leader onsite for the Build Week.

- (v) Maintenance. Maintenance of the facility and supervision of its use is the sole responsibility of the Community Partner. The Community Partner shall collaborate with KABOOM! during the Project planning process to develop a maintenance program (a copy of which has been provided) for the play equipment and, with the support of the property owner (if owner is a separate party), shall maintain the equipment and the property before and after the Build Week to ensure a safe and attractive playspace. It is also the responsibility of the Community Partner to ensure that no one enters the playground within 72 hours of the completion of the final Build Day. Anyone accessing and/or touching the playground within 72 hours of its completion could prevent the concrete from curing properly or the surfacing (if rubber) from setting properly, leading to long-term damage that would be the responsibility of the Community Partner to repair. In furtherance of the foregoing, in the event any equipment included in the Project no longer is permitted for any reason to be located at its original site of construction or such site is no longer controlled by the Community Partner for any reason, then the Community Partner promptly shall notify KABOOM! following its becoming aware of such situation and shall, at the Community Partner's sole cost and expense, take such steps as may be necessary to promptly and safely relocate the equipment (including any permanent signage and other fixtures) to an alternate site that serves children or to ensure that the successor controlling person of such site shall continue to make such equipment available to children in the same manner contemplated as of the Build Week and maintain (or permit the Community Partner to maintain) such play equipment in accordance with the maintenance program. In addition, if applicable, the Community Partner shall accept and maintain engineered wood fiber as play equipment safety surfacing, meeting standards established by Consumer Product Safety Commission guidelines, for the lifetime of the playspace. Guidance and materials for the purpose of developing a maintenance plan for the playspace are available, upon request, from the play equipment and safety surfacing manufacturers.
- (b) Design Day. The Community Partner agrees to host a KABOOM! facilitated Design Day event with at least twenty (20) adult volunteers and twenty (20) youth. Such adult volunteers shall remain engaged in the planning activities throughout the Project's planning process.
- (c) Build Week. The Community Partner shall recruit up to 90 total community volunteers to participate in a 3-day volunteer installation event (to be comprised of 30 volunteers on Day 1, 10 volunteers on Day 2 and 50 volunteers on Day 3) scheduled to occur from XX to XX and which is referred to herein as the Build Week. The Community Partner shall ensure that all volunteers sign a waiver (a copy of which has been provided). During the Build Week, the Community Partner shall provide food, water, tools, dumpsters, music, hand washing and/or hand sanitizing facilities, and restroom facilities for all volunteers on each day.
- (d) Promotion; Intellectual Property. The Community Partner shall seek prior approval from KABOOM! and/or the Funding Partner for any materials that reference the Project or contain the name, trademarks, service marks, logos and other intellectual property (collectively, and together with all goodwill attached or which shall become attached to any of them, the "Marks") of KABOOM! and/or the Funding Partner, including press releases, fliers, and promotional materials. The Community Partner acknowledges and agrees that each of KABOOM! and the Funding Partner is the sole owner of all rights, title, and interest in and to its respective Marks. The parties acknowledge that KABOOM! and the Funding Partner may take all steps to protect their Marks as they deem appropriate. Any use of the Marks will inure to the sole benefit of KABOOM! or the Funding Partner (as applicable). The Community Partner shall not use the Marks in any manner that would harm the reputation of KABOOM! or the Funding Partner or disparage or negatively reflect upon the Marks. Upon expiration of or termination of this Agreement for any reason, the Community Partner shall cease all use of the Marks. The Community Partner shall collaborate with KABOOM! and the Funding Partner to secure media coverage for the Project.

- (e) Signage. The Community Partner shall allow the names and logos of KABOOM! and the Funding Partner to be displayed on permanent signage (a copy of which has been provided) and shall be no greater than 19 ½ inches wide by 30 ¼ inches tall and mounted on poles in a mutually agreed location. If applicable, the Community Partner shall allow individual instructional signs to accompany the equipment.
- (f) Costs. The Community Partner is solely responsible for and shall hold KABOOM! and the Funding Partner harmless from any costs incurred by the Community Partner for any prior site preparation, upgrades, or improvements, or any equipment or materials purchased to supplement those secured by KABOOM!.
- (g) Warranty. The equipment and the safety surfacing related to the Project may be covered under warranty by the applicable manufacturers (a copy of which has been provided). The Community Partner acknowledges that any warranties and/or guarantees on any equipment or material are subject to the respective manufacturer's terms thereof, and the Community Partner agrees to look solely to such manufacturers for any such warranty and/or guarantee. Neither KABOOM! nor the Funding Partner nor any of their respective affiliates, directors, officers, managers, partners, members, shareholders, employees, agents or representatives, have made nor are in any manner responsible or liable for any representation, warranty, or guarantee, express or implied, in fact or in law, relative to any equipment or material, including its quality, mechanical condition or fitness for a particular purpose.
- (h) Insurance. The Community Partner (or such other appropriate entity to which KABOOM! consents in writing) shall obtain and maintain from no less than seven (7) days prior to the Build Week and through the first anniversary of the Build Week, commercial general liability insurance (providing coverage against liability for bodily injury, death, and property damage that may arise out of or be based upon the use of the equipment) with a limit of not less than one million dollars (\$1,000,000) per occurrence. The Community Partner shall also obtain and maintain worker's compensation insurance policies with statutory limits for the state in which the work is performed for their volunteer employees. Within seven (7) days from execution of this Agreement, the Community Partner shall provide to KABOOM! a copy of a certificate from its insurer indicating the nature, scope, duration, and amount of insurance coverage, and naming KABOOM! and the Funding Partner as additional insureds under such policy, which insurance shall be primary over any other insurance covering KABOOM! and the Funding Partner and which policy shall provide that KABOOM! and the Funding Partner is given at least thirty (30) days prior written notice of any change or cancellation of coverage.
- (i) Indemnification. Except as expressly prohibited by law, the Community Partner shall indemnify and hold harmless KABOOM!, the Funding Partner and their respective affiliates, directors, officers, managers, partners, members, shareholders, employees, agents, and representatives from any and all losses, liabilities, claims, actions, fees, and expenses (including interest and penalties due and payable with respect thereto and reasonable attorneys' and accountants' fees and any other reasonable out-of-pocket expenses incurred in investigating, preparing, defending, or settling any action), including any of the foregoing arising under, out of or in connection with any breach of this Agreement resulting from any actions taken by the Community Partner associated with this Project or resulting from the use of any play property and equipment, including those for personal injury, death, or property damage, except to the extent resulting from the gross negligence or willful misconduct of such indemnified person. This provision shall survive any termination or expiration of this Agreement. This provision shall not be construed as a waiver of any immunities provided by law to Community Partner.
- (j) Data and Reporting. The Community Partner shall distribute and complete play-related surveys, provided by KABOOM!, to its stakeholders, including parents/caregivers, volunteers, and staff (i) promptly following the execution of this agreement (ii) 2 weeks following the completion of the Project (iii) 12 months after the completion of the Project. Additionally, the Community Partner shall use its reasonable efforts to provide KABOOM! with any other information related to the Project that KABOOM! may request.
- (k) Code of Conduct. The Community Partner agrees to comply with the build site rules (a copy of which has been provided). The Community Partner shall allow the build site rules to be displayed on site and

communicate and enforce the build site rules for all participants in the Project's Design Day and Build Week events.

2. Obligations of KABOOM!.

- (a) Project. KABOOM! shall provide technical and organizational leadership and guidance for the Project and shall:
 - (i) Coordinate Funding Partner participation, facilitate design, including regular planning meetings, and work with vendors to procure equipment and materials in a timely manner, except to the extent that safety surfacing other than engineered wood fiber is used, which shall be procured by the Community Partner.
 - (ii) On the behalf of and in collaboration with the Community Partner, KABOOM! shall manage construction logistics for the Project, coordinate site preparation activities with the Community Partner, inventory equipment and materials, and assure that the necessary small hand tools and materials and other general supplies are available on the Build Week; Lead the Build Week activities, including the coordination of Build Week volunteers.
 - (iii) Make available certain educational and promotional materials related to the Project.
- (b) Inspection. KABOOM!, in collaboration with the Community Partner, will secure an Installation Supervisor to review the structure at the conclusion of the Build Week to ensure that the structure is safe and built to all appropriate standards and guidelines, unless the installation is not completed during the Build Week due to failure of the Community Partner, in which case the Community Partner shall secure the Installation Supervisor.
- (c) Promotion. KABOOM! will provide proposed promotional materials relating to the Project for the Community Partner's review and approval, which approval shall not be unreasonably withheld or delayed.
- (d) Website Listing. KABOOM! will place the playspace on its list of KABOOM! builds on the KABOOM! website, and KABOOM! will send information to the Community Partner on maintenance programming and enhancements.

3. Build Week Postponement.

- (a) Public Health Compliance. KABOOM! will adhere to public health and safety guidelines as required. If health conditions do not allow project completion within close to the originally scheduled date, project will be rescheduled on a mutually agreed upon date or converted to a professional installation with no volunteers participating in building the playspace.
- (b) Weather or other conditions unrelated to Public Health. Build Week shall not be postponed except when weather or other conditions jeopardize the safety of the volunteers or threaten the structural integrity of the playspace. The decision to postpone the Build Week will be made by majority agreement of the representatives of KABOOM!, the Community Partner, and the Funding Partner, except where such decision must be made by KABOOM! on the construction site and representatives of the Community Partner and the Funding Partner are not available for consultation. In the event that the Build Week is postponed, KABOOM!, the Community Partner, and the Funding Partner shall develop a plan for rescheduling the Build Week at the next earliest date possible for each party. The Funding Partner shall be responsible for all additional expenses related to the rescheduled Build Week, including, without limitation, equipment, labor and materials, storage and travel costs and expenses; provided, however, that the Funding Partner shall be notified of the estimated amount of such additional expenses in connection with rescheduling of the Build Week. Notwithstanding the foregoing, in the event that the date of the Build Week is cancelled or changed as a result of the Community Partner's failure to satisfy its obligations in connection with the Project, then the Community Partner shall be liable to KABOOM! and the Funding Partner for all such additional expenses related to the rescheduled Build Week.

4. Funding Partner Relations. KABOOM! has a separate contract with the Funding Partner pursuant to which the Funding Partner has agreed to provide financial and human resources for the Project. In recognition of the Funding Partner's contribution of such resources, the Funding Partner shall receive first placement on any recognition materials developed for the Project, including signage, banners, T-shirts, press releases, website and newsletter stories, and flyers, and the Community Partner shall not solicit sponsors or donors in relation to the Project whose products or services directly compete with the products or services of the Funding Partner as identified to the Community Partner by KABOOM! and/or the Funding Partner. In the event the Community Partner solicits other sponsors or donors, then the Community Partner shall not permit such sponsors or donors to compete with the Funding Partner for signage and sponsorship recognition.
5. Termination. In the event that the Community Partner fails to make the payments required under Section 1(a) or otherwise breaches this Agreement, KABOOM! may terminate this Agreement upon written notice to the Community Partner of such termination. Furthermore, if either party is delayed or prevented from fulfilling any of its obligations hereunder by any cause beyond its reasonable control, including acts of God, acts or omissions of civil or military authorities, fire, strike, flood, riot, act of terrorism, war, transportation delay, or inability due to such causes to obtain required labor, materials or facilities, such party shall not be liable hereunder for such delay or failure and either party may terminate this Agreement if the other is unable to perform any obligation hereunder for a period longer than ten (10) calendar days due to such force majeure event, in which case KABOOM! shall refund to the Community Partner any amounts paid to KABOOM!, less expenses already committed and/or incurred prior to the date of such termination. If, upon termination as provided herein, the sum due KABOOM! by the Community Partner exceeds the sum paid to KABOOM! hereunder, the Community Partner shall pay KABOOM! for any such additional sum due upon presentation of appropriate documentation within thirty (30) days of invoice. Except as set forth above, upon any termination, this Agreement shall become void and have no effect, and no party shall have any liability to the other party, except that nothing herein will relieve any party from liability for any intentional breach of this Agreement prior to such termination.
6. General Provisions. The Community Partner represents to KABOOM! that all information provided by it to KABOOM!, including in the application, is true, correct and complete in all respects and does not omit any information relevant to the Project. Each party has all requisite power and authority, including any necessary approval by its governing body, to execute and deliver this Agreement, and to perform its obligations hereunder. This Agreement may not be assigned or transferred by either party without the prior written consent of the other party hereto. This Agreement shall inure to the benefit of and be binding upon the parties hereto, their respective successors and permitted assigns, and where expressly stated, their affiliates and representatives. This Agreement shall be governed by and construed under the laws of the State of Michigan, without regard to conflicts of laws principles to the extent that the application of the laws of another jurisdiction would be required thereby. This Agreement may be altered, modified, or amended only by a written document signed by both parties. This Agreement may be executed in two or more counterparts, each of which shall be an original and all of which, when taken together, shall constitute the same agreement and may be delivered by facsimile or electronic mail transmission with the same force and effect as if originally executed copies hereof were delivered. Any notices required or permitted to be given hereunder shall be sent by certified or registered United States mail, postage prepaid, by personal delivery addressed to the applicable party or by facsimile or electronic mail transmission (the receipt of which is confirmed) at the address set forth under such party's signature below. The Funding Partner shall be an intended third party beneficiary of Sections 1(b), (e), (f), (g), (h), (i), and (j) and Sections 2(b), 3, 4 and 6 of this Agreement and is entitled to enforce its rights under such sections as if it were a party to this Agreement.

By executing this Community Partner Agreement where indicated below, each of KABOOM! and the Community Partner agrees, as of the date identified above, to be legally bound by all of the terms and provisions set forth above.

The City of Brighton

By: _____
Date: _____

Name: Gretchen Gomolka
Title: City Manager

Address: _____
«S1_Address»
T: «S1_Phone»
F:«S1_Fax»
e-mail: «S1_Email»

KABOOM!, Inc.

By: _____
Date: _____

Name: Gerry Megas
Title: Chief Financial Officer

Address: _____
7200 Wisconsin Avenue, Suite 400
Bethesda, MD 20814
T: (202) 464- 6180
F: (202) 659-0210
e-mail: gmegas@kaboom.org

Contact information from the Community Partner who should receive KABOOM! invoices:

Name: _____
Title: _____
Mailing Address: _____
Email Address: _____
Phone Number: _____



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL OCTOBER 28, 2025

SUBJECT: QUARTERLY FINANCIAL REPORT FOR THE PERIOD ENDING SEPTEMBER 30, 2025

ADMINISTRATIVE SUMMARY

- This report is for the quarter of the fiscal year and it is still quite early in the year, but budgeted items are trending in line with budget, with the exception of interest income and grants which have already exceeded the budget.
- We will continue to monitor the budget and make City Council aware of any significant budget variances if they should arrive prior to next quarters report.

Prepared by: Elizabeth Gaines, Finance Director

Reviewed &

Approved by: Gretchen Gomolka, City Manager

FINANCIAL REPORT FOR CITY OF BRIGHTON - GENERAL FUND
PERIOD ENDING 9/30/2025

Favorable compared to Budget
Materially In line with Budget
Monitoring
Unfavorable compared Budget

DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 9/30/2025	OVER/ (UNDER) AMENDED BUDGET	NOTES
REVENUE					
PROPERTY TAXES	8,773,620.00	8,773,620.00	8,676,366.91	(97,253.09)	We have collected the majority of our taxes, more will trickle in throughout the year.
TAX PENALTIES, INTEREST & FEES	295,500.00	295,500.00	279,626.79	(15,873.21)	This is the tax administrative fee (1% fee on all taxes added to tax bills), we have collected on the summer tax bills and will continue collecting this on the winter tax bills.
LICENSES & PERMITS	414,750.00	414,750.00	117,754.02	(296,995.98)	We received some Building permit fees, which will pick up in the spring. We wont start receiving cable franchise fees until early November.
STATE SHARED REVENUE	1,125,000.00	1,125,000.00	0.00	(1,125,000.00)	This includes the PPT reimbursement, which which we receive in October and May, and the State Shared revenue which we receive bi-monthly, on a two month lag.
INVESTMENT EARNINGS	30,000.00	30,000.00	88,780.84	58,780.84	Due to high interest rates we have exceeded the budgeted amount.
RENTS & ROYALTIES	76,350.00	76,350.00	4,515.00	(71,835.00)	The majority of this line item represents charges to Major and Local streets for employees working on street projects, which will be recorded at year end. This line also includes building rental fees (AMP and community center).
OTHER REVENUE	68,500.00	68,500.00	47,623.97	(20,876.03)	Includes reimbursement for civic events, dividend payment from our purchasing card and reimbursements to the City for retiree health savings account pre-funding.
OTHER FINANCING SOURCES	271,000.00	271,000.00	5,528.22	(265,471.78)	This represents appropriation from DDA, Utility and Brownfield Funds. Which will be fully recorded by year end.
SERVICE CHARGES	872,200.00	872,200.00	273,836.86	(598,363.14)	This is primarily refuse collection user fees.
FINES & FORFEITS	26,000.00	26,000.00	15,114.49	(10,885.51)	Primarily police related fines which come in sporadically throughout the year.
LOCAL UNIT CONTRIBUTION	100,000.00	100,000.00	23,253.94	(76,746.06)	This account is for the liaison officer payments from Brighton Schools.
GRANTS	21,000.00	21,000.00	34,463.26	13,463.26	We received a traffic safety grant and reimbursement from the State for exempt personal property. Neither was anticipated.
TOTAL REVENUES	12,073,920.00	12,073,920.00	9,566,864.30	(2,507,055.70)	

Favorable compared to Budget
Materially In line with Budget
Monitoring
Unfavorable compared Budget

DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 9/30/2025	OVER/ (UNDER) AMENDED BUDGET	NOTES
EXPENDITURES					
CITY COUNCIL	38,267.00	38,267.00	8,565.76	(29,701.24)	Primary expense is Per Diems, which are paid at the end of the year.
CITY MANAGER	298,438.00	298,438.00	77,763.13	(220,674.87)	Includes City Manager, a portion of both management assistant positions and an allocated portion of the budgeted additional payment to MERS.
COMMUNICATIONS	50,768.00	50,768.00	16,265.86	(34,502.14)	This budget is limited to community promotions expenses.
LEGAL SERVICES	256,040.00	256,040.00	21,831.07	(234,208.93)	General and Labor attorney retainers and other expenses.
CITY CLERK	238,165.00	238,165.00	60,382.32	(177,782.68)	Election costs and per diems, a portion of both management assistant positions, general operating expenses as well as an allocated portion of the budgeted additional payment to MERS.
HUMAN RESOURCES	260,884.00	295,884.00	54,173.88	(241,710.12)	General operations, a portion of both management assistant positions, as well as an allocated portion of the budgeted additional payment to MERS.
FINANCE	942,238.00	942,238.00	265,599.84	(676,638.16)	General operations as well as an allocated portion of the budgeted additional payment to MERS.
INFORMATION SYSTEMS	233,411.00	233,411.00	64,774.12	(168,636.88)	General operations to run IT, primarily software related expenses.
POLICE	4,119,077.00	4,119,077.00	1,092,307.43	(3,026,769.57)	General operations as well as an allocated portion of the budgeted additional payment to MERS.
PUBLIC WORKS	2,994,688.00	3,031,288.00	818,818.90	(2,212,469.10)	General operations covering all city buildings and public spaces.
COMMUNITY DEVELOPMENT	659,220.00	659,220.00	186,307.13	(472,912.87)	General operations as well as an allocated portion of the budgeted additional payment to MERS.
POST EMPLOYMENT BENEFITS	557,859.00	557,859.00	152,960.47	(404,898.53)	Healthcare for retirees.
TRANSFERS-OUT AGENCIES	166,200.00	166,200.00	6,000.00	(160,200.00)	425 Agreement payment to Genoa Township based on the Taxable Value for the parcels in the agreement, as well as an appropriation to Economic Development Council, the Historical Society and Brighton Senior Center.
TRANSFERS-OUT OTHER FUNDS	1,792,805.57	1,803,026.23	599,814.10	(1,203,212.13)	Appropriations to other funds are made as expenditures in those funds occur. The difference between the original budget and the amended budget is primarily due to an increase to the capital reserve.
TOTAL EXPENDITURES	12,608,060.57	12,689,881.23	3,425,564.01	(9,264,317.22)	
NET OF REVENUES & EXPENDITURES	(534,140.57)	(615,961.23)	6,141,300.29		It is too early in the year to make projections. Overall revenues and expenditures are materially inline with the budget. Note the budgeted use of fund balance is primarily due to an additional \$572,399 (\$600,000 total including utilities fund portion) payment into MERS.



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL OCTOBER 28, 2025

SUBJECT: QUARTERLY INVESTMENT REPORT FOR THE PERIOD ENDING SEPTEMBER 30, 2025

ADMINISTRATIVE SUMMARY

- The City's total investment/bank balance has increased by \$6,048,212 or 23.5% over last quarter to \$31,839,565.
- This increase is to be expected as we collected tax revenue in the first quarter, while expenditures tend to be constant throughout the year.
- The City's average rate of return on investments increased from 3.66% to 3.7% over the last quarter. This increase is due to investing more money with Michigan Class (average 4.28% ROR).
- The City's earnings remain somewhat lower than the benchmark 3-month Treasury Bill Rate and the Fed Funds Rate. This is due to the city's need for liquidity and protecting funds in low interest, higher insurance coverage bank accounts. The City invests in US Treasuries to close the gap. The City continues to properly diversify funds in order to obtain the most FDIC insurance coverage as possible. Investing US Treasuries is considered one of the safest investments available, backed by the full faith and credit of the U.S. government.
- The City's deposits/investments with Flagstar Bank, Independent Bank, Michigan Class, and Huntington Bank total 13.2%, 16%, 34.2%, and 25.7%, respectively, of the City's overall portfolio. The high ratio of deposits held in Flagstar and Huntington Bank is because Flagstar is fully insured earning moderate interest as well as satisfying our need for liquidity and Huntington Bank houses our US Treasury investments.
- We continue to work within the primary objectives of the City's Investment Policy, which, in priority are: safety, liquidity, and return on investment.

Prepared by: Elizabeth Gaines, Finance Director

Reviewed and approved by: Gretchen Gomolka, City Manager

MEMORANDUM

To: City Council
From: Laura Hoshaw, Treasurer 
Subject: Quarterly Investment Report
Date: October 21, 2025

We are earning interest rates ranging from 0% to 4.28% on our money market, savings, and checking accounts held at various financial institutions. We have two accounts that are earning 0% interest at Old National Bank. One is a small balance account, which allows our Police officers no fee money orders for out of county court warrants. The other is a tax account that gives our citizens another location to pay their property taxes. These funds are liquid in nature and are available to use on demand. We currently have three CDs ranging from \$249,967 to \$274,964. They range from 9 months to 11 months in length with interest rates from 3.75% to 4.05%. We also have two CDARS (Certificate of Deposit Account Registry Service) at CIBC Bank. CDARS allows investments in CDs held by many different FDIC insured banking institutions so it can achieve full FDIC coverage for the total sum. One account is \$1,071,608 at 4.25%, that has 5 months remaining and the other is for \$1,026,171 at 4.10% that has 16 months left. Our account at Huntington Bank currently has \$8,185,947 invested with maturities from 1–3 years and an average interest rate of 4.07%. Municipalities are required to use Michigan banks for investment purposes.

Sellers in the U.S. housing market currently outnumber buyers by about 500,000 the biggest gap on record since data collecting began in 2013. This imbalance has deepened over the past few months, as the country's housing market slowed to a crawl due to growing economic uncertainty, elevated borrowing costs, and rising home prices which kept buyers on the sidelines. Americans are facing the most buyer friendly market they have seen in years, with many sellers willing to slash prices to stand out from the competition. Faced with climbing prices and stubbornly high mortgage rates, buyers started withdrawing from the market this year. Meanwhile, many sellers who locked into their homes with lower monthly payments decided to stop waiting for rates to come down or were forced by personal situations to put their properties on the market. As a result, the number of homes for sale across the nation surged to over 2 million this summer.

U.S. companies shed 32,000 jobs in September, a surprising decline that adds to growing concerns about the rapidly weakening labor market. While there have been some signs of softening particularly in job growth, the U.S. economy has generally remained resilient. There continues to be a heightened degree of uncertainty stemming from complex geopolitical conditions, tariffs and trade uncertainty, elevated asset prices, and the risk of inflation.

In support of its goals, The Committee decided to lower the target range for the federal funds rate to 4 to 4 1/4%. Recent indicators suggest that growth of economic activity moderated in the first half of the year. Job gains have slowed, and the unemployment rate has edged up but remains low. Inflation has moved up and remains somewhat elevated. The Committee seeks to achieve maximum employment and inflation at the rate of 2 percent over the long run. Uncertainty about the economic outlook remains elevated. The Committee is attentive to the risks of both sides of its dual mandate and judges that downside risks to employment have risen.

CITY OF BRIGHTON
 QUARTERLY INVESTMENT REPORT
 AS OF SEPTEMBER 30, 2025

Investment Accounts	Account Balance	Maturity Date	Current % Interest Rate	Average R.O.R.
OLD NATIONAL BANK-Checking	41,462	Immediate	0.00%	0.00%
OLD NATIONAL BANK-Juvenile	14,535	Immediate	0.00%	0.00%
Total Old National Bank	55,998			
BANK OF ANN ARBOR	204,173	Immediate	1.21%	0.01%
Total Bank of Ann Arbor	204,173			
HORIZON BANK-MM	288,683	Immediate	0.45%	0.00%
Total Horizon Bank	288,683			
FLAGSTAR BANK-Refundable Deposit	3,934	Immediate	3.10%	0.00%
FLAGSTAR BANK-Combined Savings	242,878	Immediate	3.10%	0.02%
FLAGSTAR BANK-A/P Checking	3,966,781	Immediate	2.55%	0.32%
Total Flagstar Bank	4,213,593			
HUNTINGTON BANK-MM	11,023	Immediate	2.21%	0.00%
HUNTINGTON BANK-INVESTMENT	8,174,924	Various	4.07%	1.04%
	8,185,947			
INDEPENDENT BANK UTILITY LB CHECKING	5,103,708	Immediate	2.90%	0.46%
Total Independent Bank	5,103,708			
MICHIGAN CLASS	10,892,067	Immediate	4.28%	1.47%
Total Michigan Class	10,892,067			
CD-COMERICA BANK	274,964	01/26/26	4.05%	0.03%
CD-CIBC BANK	272,686	11/19/25	4.00%	0.03%
CDARS-CIBC	1,026,171	02/11/27	4.10%	0.13%
CDARS-CIBC	1,071,608	02/12/26	4.25%	0.14%
CD-BANK OF ANN ARBOR	249,967	05/14/26	3.75%	0.03%
Total Certificate of Deposits	2,895,395		2.88%	
 TOTAL	 31,839,565			 3.70%
Three Month Treasury Bill Rate*				4.18%
Average Fed Funds Rate**				4.23%
City's Avg. R.O.R. over/(under) the 3-month T-Bill Rate				-0.48%
City's Avg. R.O.R. over/(under) the Avg. Fed Funds Rate				-0.52%



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

OCTOBER 28, 2025

SUBJECT: TRANSMITTAL OF PENSION AND OPEB REPORTING UNDER PUBLIC ACT 202 OF 2017

BACKGROUND

- In 2018, the Michigan Department of Treasury released initial reporting requirements under Public Act 202 of 2017, the Protecting Local Government Retirement Benefits Act ("the Act"), which was a primary component of the act. These reporting requirements apply to all local units of government that offer or provide defined pension and/or defined benefit OPEB retirement benefits.
- In addition to submitting this form to the Department of Treasury, local units must also post this information on their website. The governing body of the local unit must also receive a copy of this form, in accordance with the Act, but the Act does not require approval by the governing body.
- The reporting form provided by the State uses inputs from the annual audit, actuarial reports, and investment providers to determine if a local unit meets the definition of "underfunded status" which will require corrective action plans by the local unit.
- The tests to determine if an "underfunded status" is triggered for Pension and OPEB are as follows:
 - Pension Triggers – The plan is less than 60% funded AND the annual Actuarial Determined Contribution is greater than 10% of Governmental fund revenues
 - OPEB Triggers – The plan is less than 40% funded AND the Annual Required Contribution is greater than 12% of Governmental fund revenues

ADMINISTRATIVE SUMMARY

- Attached is a copy of the completed report for the City of Brighton and we are pleased to say that an "underfunded status" was not triggered on either our pension or OPEB plans. We do, however, want to point out that while our funded status measure for both Pension and OPEB have improved over the last few years we continue to be somewhat close in both cases to the trigger point, but we are starting to see some improvement. Please note that the inputs from the actuarial reports are as of December 31, 2024.
 - Additional contribution and investment gain brought our funded status of the pension plan to 67.8% funded up from 64.8% in the prior year. We continue to be below the 10% limit for the Annual Requirement Contribution limit as we are at 7% up from 6.4% in the prior year.
 - For the OPEB plan we continue to fail the 40% funded mark as we are at 31.4% funded, however this is an increase over the 29.6%, and 27.3% funded status we had in the last two years. This increase is a result of the changes to the OPEB plans that were implemented in 2020 and investment gains. We continue to be below the 12% limit for the Annual Requirement Contribution limit as we are at 4.5%, an increase from 4.2% in the prior year.
- In order to continue to avoid triggering "underfunded status" in future years, city council approved a \$600,000 additional payment to MERS in the 2025-26 budget. Management will continue looking into making further additional contributions to these plans as a part of the annual budget process.

- The report also includes trigger calculations using State mandated uniform assumptions. These assumptions are included on the report so that the State can compare all municipalities as though all plans had the same assumptions. While these are not the official calculations for determining if triggers are pulled, they are indicative of what will happen if and when MERS changes assumptions. Using the State Assumptions, the City's pension plan does NOT pull any triggers, but is very close. The assumptions used in calculating the OPEB plan liability were similar as the state uniform assumptions and we saw favorable differences between the two calculations.

RECOMMENDATION

- No action is needed by Council at this time

Prepared by: Elizabeth Gaines, Finance Director

Reviewed &

Approved by: Gretchen M. Gomolka, City Manager

Attachments: Form 5572 for both Pension and OPEB

The Protecting Local Government Retirement and Benefits Act (PA 202 of 2017) & Public Act 530 of 2016 Pension Report

Enter Local Government Name	City of Brighton	Instructions: For a list of detailed instructions on how to complete and submit this form, visit michigan.gov/LocalRetirementReporting .
Enter Six-Digit Municode	472010	
Unit Type	City	
Fiscal Year End Month	June	
Fiscal Year (four-digit year only, e.g. 2019)	2025	
Contact Name (Chief Administrative Officer)	Elizabeth Gaines	Questions: For questions, please email LocalRetirementReporting@michigan.gov . Return this original Excel file. Do not submit a scanned image or PDF.
Title if not CAO	Finance Director	
CAO (or designee) Email Address	gaines@brightoncity.org	
Contact Telephone Number	810-225-9283	
Pension System Name (not division) 1	MERS	If your pension system is separated by divisions, you would only enter one system. For example, one could have different divisions of the same system for union and non-union employees. However, these would be only one system and should be reported as such on this form.
Pension System Name (not division) 2		
Pension System Name (not division) 3		
Pension System Name (not division) 4		
Pension System Name (not division) 5		

Line	Descriptive Information	Source of Data	System 1
1	Is this unit a primary government (County, Township, City, Village)?	Calculated	YES
2	Provide the name of your retirement pension system	Calculated from above	MERS
3	Financial Information		
4	Enter retirement pension system's assets (system fiduciary net position ending)	Most Recent Audit Report	21,753,386
5	Enter retirement pension system's liabilities (total pension liability ending)	Most Recent Audit Report	32,098,317
6	Funded ratio	Calculated	67.8%
7	Actuarially Determined Contribution (ADC)	Most Recent Audit Report	1,088,827
8	Governmental Fund Revenues	Most Recent Audit Report	15,643,168
9	All systems combined ADC/Governmental fund revenues	Calculated	7.0%
10	Membership		
11	Indicate number of active members	Actuarial Funding Valuation used in Most Recent Audit Report	38
12	Indicate number of inactive members	Actuarial Funding Valuation used in Most Recent Audit Report	13
13	Indicate number of retirees and beneficiaries	Actuarial Funding Valuation used in Most Recent Audit Report	58
14	Investment Performance		
15	Enter actual rate of return - prior 1-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	7.72%
16	Enter actual rate of return - prior 5-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	6.91%
17	Enter actual rate of return - prior 10-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	6.62%
18	Actuarial Assumptions		
19	Actuarial assumed rate of investment return	Actuarial Funding Valuation used in Most Recent Audit Report	6.93%
20	Amortization method utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	Level Percent
21	Amortization period utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	15
22	Is each division within the system closed to new employees?	Actuarial Funding Valuation used in Most Recent Audit Report	No
23	Uniform Assumptions		
24	Enter retirement pension system's actuarial value of assets using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	22,437,440
25	Enter retirement pension system's actuarial accrued liabilities using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	32,861,956
26	Funded ratio using uniform assumptions	Calculated	68.3%
27	Actuarially Determined Contribution (ADC) using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	1,280,268
28	All systems combined ADC/Governmental fund revenues	Calculated	8.2%
29	Pension Trigger Summary		
30	Does this system trigger "underfunded status" as defined by PA 202 of 2017?	Primary government triggers: Less than 60% funded <u>AND</u> greater than 10% ADC/Governmental fund revenues. Non-Primary government triggers: Less than 60% funded	NO

Requirements (For your information, the following are requirements of P.A. 202 of 2017)

Local governments must post the current year report on their website or in a public place.

The local government must electronically submit the form to its governing body.

Local governments must have had an actuarial experience study conducted by the plan actuary for each retirement system at least every 5 years.

Local governments must have had a peer actuarial audit conducted by an actuary that is not the plan actuary OR replace the plan actuary at least every 8 years.

By emailing this report to the Michigan Department of Treasury, the local government acknowledges that this report is complete and accurate in all known respects.

The Protecting Local Government Retirement and Benefits Act (PA 202 of 2017) Health Care (OPEB) Report

Enter Local Government Name	City of Brighton	Instructions: For a list of detailed instructions on how to complete and submit this form, visit michigan.gov/LocalRetirementReporting .
Enter Six-Digit Municode	472010	
Unit Type	City	
Fiscal Year End Month	June	
Fiscal Year (four-digit year only, e.g. 2019)	2025	
Contact Name (Chief Administrative Officer)	Elizabeth Gaines	Questions: For questions, please email LocalRetirementReporting@michigan.gov . Return this original Excel file. Do not submit a scanned image or PDF.
Title if not CAO	Finance Director	
CAO (or designee) Email Address	gaines@brightoncity.org	
Contact Telephone Number	810-225-9283	

OPEB System Name (not division) 1	City of Brighton Retiree Healthcare Plan	If your OPEB system is separated by divisions, you would only enter one system. For example, one could have different divisions of the same system for union and non-union employees. However, these would be only one system and should be reported as such on this form.
OPEB System Name (not division) 2		
OPEB System Name (not division) 3		
OPEB System Name (not division) 4		
OPEB System Name (not division) 5		

Line	Descriptive Information	Source of Data	System 1
1	Is this unit a primary government (County, Township, City, Village)?	Calculated	YES
2	Provide the name of your retirement health care system	Calculated from above	City of Brighton Retiree Healthcare
3	Financial Information		
4	Enter retirement health care system's assets (system fiduciary net position ending)	Most Recent Audit Report	3,113,498
5	Enter retirement health care system's liabilities (total OPEB liability)	Most Recent Audit Report	9,917,105
6	Funded ratio	Calculated	31.4%
7	Actuarially determined contribution (ADC)	Most Recent Audit Report	672,412
7a	Do the financial statements include an ADC calculated in compliance with Numbered Letter 2018-3 ?	Most Recent Audit Report	YES
8	Governmental Fund Revenues	Most Recent Audit Report	15,643,168
9	All systems combined ADC/Governmental fund revenues	Calculated	4.3%
10	Membership		
11	Indicate number of active members	Actuarial Funding Valuation used in Most Recent Audit Report	20
12	Indicate number of inactive members	Actuarial Funding Valuation used in Most Recent Audit Report	-
13	Indicate number of retirees and beneficiaries	Actuarial Funding Valuation used in Most Recent Audit Report	40
14	Provide the amount of premiums paid on behalf of the retirants	Most Recent Audit Report or Accounting Records	555,405
15	Investment Performance		
16	Enter actual rate of return - prior 1-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	9.75%
17	Enter actual rate of return - prior 5-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	8.86%
18	Enter actual rate of return - prior 10-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	7.07%
19	Actuarial Assumptions		
20	Assumed Rate of Investment Return	Actuarial Funding Valuation used in Most Recent Audit Report	7.00%
21	Enter discount rate	Actuarial Funding Valuation used in Most Recent Audit Report	7.00%
22	Amortization method utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	Level Dollar
23	Amortization period utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	24
24	Is each division within the system closed to new employees?	Actuarial Funding Valuation used in Most Recent Audit Report	Yes
25	Health care inflation assumption for the next year	Actuarial Funding Valuation used in Most Recent Audit Report	7.25% pre-65 6.5% post-65
26	Health care inflation assumption - Long-Term Trend Rate	Actuarial Funding Valuation used in Most Recent Audit Report	3.50%
27	Uniform Assumptions		
28	Enter retirement health care system's actuarial value of assets using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	2,719,132
29	Enter retirement health care system's actuarial accrued liabilities using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	9,729,342
30	Funded ratio using uniform assumptions	Calculated	27.9%
31	Actuarially Determined Contribution (ADC) using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	700,701
32	All systems combined ADC/Governmental fund revenues	Calculated	4.5%
33	Summary Report		
34	Did the local government pay the retiree insurance premiums for the year?	Accounting Records	YES
35	Did the local government pay the normal cost for employees hired after June 30, 2018?	Accounting Records	N/A
36	Does this system trigger "underfunded status" as defined by PA 202 of 2017?	Primary government triggers: Less than 40% funded AND greater than 12% ARC/Governmental fund revenues. Non-Primary government triggers: Less than 40% funded	NO

Requirements (For your information, the following are requirements of P.A. 202 of 2017)

Local governments must post the current year report on their website or in a public place.

The local government must electronically submit the form to its governing body.

Local governments must have had an actuarial experience study conducted by the plan actuary for each retirement system at least every 5 years.

Local governments must have had a peer actuarial audit conducted by an actuary that is not the plan actuary OR replace the plan actuary at least every 8 years.

By emailing this report to the Michigan Department of Treasury, the local government acknowledges that this report is complete and accurate in all known respects.



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

OCTOBER 28, 2025

SUBJECT: CONSIDER INCREASING FUNDING FOR SENIOR CENTER MEMBERSHIPS ALONG WITH A BUDGET AMENDMENT OF \$2,000 FROM THE GENERAL FUND

ADMINISTRATIVE SUMMARY

Starting FY2024/25 City Council approved \$5,000 annually towards basic senior center memberships for City of Brighton residents. A basic membership costs \$25 per year. The senior centers fiscal year starts July 1st and ends June 30th. To date this fiscal year we have given away all of the 200 membership allotment. Staff is anticipating a slow down in membership requests now that we are past the initial beginning of the membership year rush. Staff is suggesting to approve \$2,000 additional funds, which will provide 80 basic memberships. If these additional 80 sell out, we will request additional funding at that time and if they do not sell out the funds will remain in the general fund.

BUDGET INFORMATION

A budget amendment will be required to add additional membership funding.

RECOMMENDATION

Approve an additional \$2,000 to fund 80 basic senior center memberships for City of Brighton residents and amend the general fund in the same amount.

Prepared by: Elizabeth Gaines, Finance Director

Reviewed by: 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

OCTOBER 28, 2025

**SUBJECT: CONSIDER THE APPROVAL OF A THREE-YEAR CONTRACT WITH BIOTECH ARGONOMICS
FOR BIOSOLIDS HAULING SERVICES**

BACKGROUND

Biotech Argonomics has provided Biosolids Management services to the City of Brighton since 2009. Biosolids is the technical term of the sludge that is produced after the wastewater treatment process has been completed. Biotech's services include collecting annual samples of our Biosolids, providing reports and documents to be used in our annual report to the Michigan Department of Environment, Great Lakes and Energy (EGLE), and the loading and transporting of Biosolids to State of Michigan and federally approved application sites. They have secured land that the city has been using for many years. These sites are large tracts of farmland that are in various locations in Livingston County. Biotech speaks to farmers on the City's behalf and provides them information on the benefits of using Biosolids as a fertilizer source for the crops on their farms.

ADMINISTRATIVE SUMMARY

For the last 16 years, the City of Brighton has been working with Biotech Agronomics, who acquired the company that we were working with at that time, Merrill Brothers, Inc. Since then, Biotech has been a great company to work with. They have competitive pricing, they communicate well and have provided excellent service.

Biotech works hard to keep and maintain the relationships that we have with our current farmers. If we were to switch to a different Biosolids Management company, there is no guarantee that the farmers that we work with now would agree to working with a new company. This could force us to look for new land to apply Biosolids, which is becoming more difficult due to development in Livingston County and farmers' concerns about contaminants such as heavy metals and PFAS chemicals.

Each year we hire Biotech to transport approximately 1,000,000 gallons of Biosolids, which at the new 2026 proposed rate of \$0.0650 per gallon, would total \$65,000 annually. As part of this new three-year contract, Biotech is proposing an increase each year to the price per gallon for the hauling and application of Biosolids and testing services. Pricing for these items can be found in Table #3 below. The fuel surcharge table from the previous contract will remain the same in the new contract. The fuel surcharge is applied when the price of diesel fuel surpasses \$4.00 per gallon. The fuel surcharge is determined by the United States Department of Energy's Energy Information Administration Publication of Retail Prices for the Midwest United States in the On-Highway Diesel Fuel Price Table. Each time the price of diesel fuel rises ten cents over \$4.00 per gallon, 1 percent of the total cost for Biosolids hauling services will be added to the invoice. An example would be if fuel is at \$4.50 per gallon, then there would be a six percent surcharge. See Table #2 below.

Table #3 – Cost of Services

Year	Hauling & Application (per gallon)	Metals and Nutrients Testing (per sample)	Fecal Coliform Testing (per set of seven)	Tank Cleaning Services (per hour)
2026	\$0.0650	\$452	\$442	\$525
2027	\$0.0670	\$458	\$448	\$525
2028	\$0.0690	\$465	\$455	\$525

Table #2 – Fuel Surcharge

Diesel Price \$/Gallon	% Increase to Contract Price
Below \$4.00	No Increase
\$4.00 - \$4.099	1%
\$4.10 - \$4.199	2%
\$4.20 - \$4.299	3%
\$4.30 - \$4.399	4%
\$4.40 - \$4.499	5%
\$4.50 - \$4.599	6%
\$4.60 - \$4.699	7%
\$4.70 - \$4.799	8%
\$4.80 - \$4.899	9%
\$4.90 - \$4.999	10%

After speaking with other communities, including several neighboring cities, Staff believes that the contract amount proposed by Biotech is competitive and it is in The City’s best interest to continue our relationship with our current service provider. The City Attorney reviewed the Biotech contract previously, and there so no changes, except to the pricing, so Staff recommends moving forward with the contract.

BUDGET INFORMATION

Funding for biosolids hauling services is currently budgeted in the Utilities Operating Fund with future anticipated costs being added through the current budget process for the next fiscal year.

RECOMMENDATION

Approve the three-year contract with Biotech Argonomics for Biosolids Hauling Services.

Prepared by: Corey Brooks, Deputy DPS Director

Reviewed by: 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

Attachments: Biotech Contract



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL OCTOBER 28, 2025

SUBJECT: CONSIDER APPROVAL OF SITE PLAN 25-05, CONSTRUCTION OF A NEW COMMERCIAL BUILDING PROPOSED AT THE NORTHWEST CORNER OF NEMCO WAY AND HOLLOWAY DRIVE, WITHIN THE BRIGHTON TOWNE SQUARE DEVELOPMENT.

ADMINISTRATIVE SUMMARY

A site plan review application has been submitted by Etkin Management LLC for consideration of a new commercial building located within the Brighton Towne Square Development. The subject parcel for the development is zoned OR – Office Research and is vacant property. The applicant is proposing a single-story office building with 15,000 square feet of space, and parking on three sides of the structure totaling 72 spaces. This is not proposed as a multi-tenant building, and the applicant has a tenant secured for the entire office space.

ADMINISTRATIVE REVIEW

- The parcel described for this development is still part of an 18-acre parcel that includes the vacant land on the east side of Holloway Dr. Consideration of approval should be made contingent upon a registered property split that the applicant will be filing.
- The proposed parcel does not comply with the 8-acre minimum lot size for the OR Zoning District. However, city records show that this has been waived with final approvals as only three of the twenty-five parcels in the Brighton Towne Square development comply with this regulation. Consideration of approval should be made with a waiver from the minimum lot size.
- Parking for any development in the OR Zoning District is not allowed in the front yard area of a parcel. As with the minimum lot size regulation stated above, this also has been waived in all but two parcels in the Towne Square Development. Consideration of approval should be made with a waiver for front yard parking.
- The developer has addressed all comments from the city engineer as stated in the Tetrattech final letter of 10/15/25.
- Livingston County Planning listed one item remaining in their final review letter dated 10/14/25, which was the Installation of a sidewalk on Holloway Drive. After a discussion at the Planning Commission meeting, the applicant has agreed to include a sidewalk along Holloway Drive, and the site plan has been revised.
- The Fire Marshal listed one item remaining in his final review letter dated 10/20/25, which was a comment regarding the turning radius at the south entrance and drive lane. The applicant has made corrections to the radius with the Fire Marshal's approval. The site plan has been revised to comply.
- All other comments from city staff and consultants were satisfied.

- The Planning Commission granted a recommendation of approval at their meeting held on 10/20/25 with the following conditions:
 - Completion of a registered property split,
 - A waiver from the required minimum lot size,
 - A waiver to allow front yard parking,
 - Inclusion of a sidewalk along Holloway Drive,
 - Compliance with the Fire Marshal's review letter.

RECOMMENDATION

City Council should consider the following action:

Motion to approve site plan 25-05 with the following contingencies:

- Completion of a registered property split,
- A waiver from the required minimum lot size,
- A waiver to allow front yard parking.

Prepared by: Michael Caruso, Community Development Manager

Approved by: Gretchen Gomolka, City Manager

Attachments: 1. Application
2. Final Consultant Comment Letters
3. Site Plan



CITY OF BRIGHTON SITE PLAN REVIEW APPLICATION

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

- | | |
|---|---|
| ☐ Conceptual Site Plan – \$300 | ☐ Administrative Review - \$400 |
| ☒ New Site Plan – \$3,800 | ☐ Exterior Building Review - \$675 |
| ☐ Amended Site Plan – \$675 | ☐ Change of Use Review - \$675 |

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

PROJECT LOCATION

Project Address: Vacant Land

Parcel Tax ID # 4718 - 24-400-042 (A Portion of)

Current Zoning Classification: O-R "Office Research"

Adjacent Property Zoning Classification: O-R "Office Research"

PETITIONER

Name: Josh Suardini Phone: 248-358-0800

Company: Etkin Management, LLC on behalf of Etkin LLC

Address: 150 W. 2nd Street, Suite 200, Royal Oak, MI 48067

Email: jsuardini@etkinllc.com

PROPOSED DEVELOPMENT DESCRIPTION: New, 15,000 S.F., single story Office Building

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



CITY OF BRIGHTON
COMMUNITY DEVELOPMENT/PLANNING DEPARTMENT

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

Josh Suardini

Printed Name of Petitioner

Date: _____

Address: **150 W. 2nd Street, Suite 200, Royal Oak, MI 48067**

Phone: **248-358-0800**

Email: **jsuardini@etkinllc.com**

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



Signature of Property Owner

Mark Murphy

Printed Name of Property Owner

Date: **9/1/25**

Address: **11661 San Vicente Blvd**

Phone: **310-709-7788**

Email: **mark@tripleminvestments.com**



BRIGHTON AREA FIRE AUTHORITY

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

October 20, 2025

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

RE: Project Empty Acres
Nemco Way and Holloway Drive
Site Plan Review

Dear Mike:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on September 17, 2025 and the drawings are dated September 10, 2025. The project is based on the development of a vacant parcel for a new proposed 15,000-square-foot single-story office building. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. The existing fire hydrant on Holloway Dr. is within the proper distance for the FDC and should remain in its current location. A new fire hydrant needs to be installed near the southern entrance at Nemco Way to maintain spacing and coverage along Nemco Way. **(This has been waived by BAFA. The building is fire suppressed and complies with all other fire flow and hose stream requirements.)**
2. The building shall be provided with an automatic sprinkler system in accordance with NFPA 13, *Standard for the Installation of Automatic Sprinkler Systems*. **(To be suppressed, remaining items are approved or noted on Sheets C7.0 and C10.0.)**

IFC 903

- A. The FDC location is been approved, located on Holloway Drive.
 - B. The location, size, gate valve, and connection of the fire protection lead shall be indicated on the utility site plan.
3. Future project submittals shall include the address and street name of the project in the title block. **(No address has been issued but future plans will be updated.)**
 4. The building 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. **(Noted to comply.)**

IFC 105.4.2

IFC 505.1

5. Two-way emergency vehicle access roads shall be a minimum of 26 feet wide, exclusive of curbs and shoulders. With a width of 26 feet, both sides of the circulation drive are marked as a fire lane due to limited access. Access roads to the site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds. **(Noted that the access drive can support the apparatus weight.)**

IFC D 103.6



October 20, 2025

Page 2

Project Empty Acres

Nemco Way and Holloway Drive

Site Plan Review

IFC D 103.1

IFC D 102.1

IFC D 103.3

6. Access around the building shall provide emergency vehicles with a turning radius of 50-feet outside and 30-feet inside. Turning radii do not comply with the required radii. Vehicle circulation shall account for non-emergency traffic and maintain the vehicle within the boundary of lanes of travel. Drive widths may need to be increased to accommodate the required turning radius. Provide an updated circulation plan. **(The outside turning radii on the southern portion of the access drive are show as a 42 foot radius. This radius needs to be revised to soften the turning radius for emergency vehicles.)**

IFC 503.2.4

7. 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. **(Noted on the plan.)**

IFC 506.1

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

IFC 510

9. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor. **(Provided on the cover sheet.)**

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

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

Cordially,

Rick Boisvert, FM, CFPS
Fire Marshal

cc: Sbarb@livgov.com
kari.jozwik@tetrattech.com



Livingston County Department of Planning

MEMORANDUM

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
AICP
Principal Planner

TO: City of Brighton Planning Commission
FROM: Scott Barb
DATE: October 14, 2025
SUBJECT: Project Empty Acres – Site Plan Review #2

A revised site plan has been submitted for consideration by PEA Group on behalf of Etkins Management, LLC, for the construction of a 15,000 sq. ft. office building at the corner of Nemco Way and Holloway Drive. The site is zoned O-R (Office Research) and will be developed as a single-story office related use.

We have reviewed the revised site plan and offer the following comments for your consideration:

1. The City of Brighton Planning Commission may consider waiving the minimum lot size requirement of 8 acres as the parcel is part of a much larger overall development plan for the Brighton Towne Square site.
2. A sidewalk along Nemco Way has been provided with a concrete approach to entry. **We are still requesting a 5 ft. wide sidewalk to be placed along the east side of Holloway Drive as all developments within the overall Brighton Towne Square concept should include sidewalks for pedestrian inter-connectivity.**
3. The use for parking calculations has been corrected on the site plan and is noted as 'office' and reflects the correct calculations for parking on the site.
4. The City of Brighton Planning Commission may waive the front yard parking requirement. Due to the proposed use, we don't see any issues with waiving this requirement.

We are requesting that the applicant address the outstanding item listed in this review letter. Please feel free to contact me at any time, and at your convenience, with any questions regarding these comments.

Respectfully,

Scott Barb

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



October 15, 2025

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

**Re: Project Empty Acres
Site Plan Review No. 2**

Dear Mr. Caruso:

Tetra Tech has reviewed the revised site plan for the proposed Project Empty Acres site on the northeast corner of Nemco Way and Holloway Drive. The site plan, last dated October 9, 2025, was prepared by PEA Group on behalf of Etkin Equities. The proposed work includes a new 15,000 square-foot building on the 2.52-acre site. Other improvements include parking lot and driveway for the building and storm sewer and grading improvements.

The applicant has satisfactorily addressed our previous concerns. Therefore, we have no further engineering objections to the proposed site plan. Please call if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads 'Shelby Byrne'.

Shelby Byrne, P.E.
Project Engineer

PRELIMINARY AND FINAL SITE PLANS

PROJECT EMPTY ACRES

NEMCO WAY AND HOLLOWAY DRIVE

CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL

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

LEGAL DESCRIPTION – EXISTING PARENT PARCEL
TAX ID PARCEL 4718-24-400-042
(PER LIVINGSTON COUNTY TAX RECORDS)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWN 02 NORTH, RANGE 05 EAST, CITY OF BRIGHTON, LIVINGSTON COUNTY, STATE OF MICHIGAN, BEING DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 18 MINUTES 25 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 24, 1645.57 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO BRIGHTON PROPCO, LLC, AND DESCRIBED IN A WARRANTY DEED RECORDED IN LIBER 2243, PAGE 849, LIVINGSTON COUNTY RECORDS; 254.38 FEET TO THE SOUTHWESTERLY CORNER OF THE STUART EASY STORAGE PARCEL; THENCE NORTH 08 DEGREES 30 MINUTES 24 SECONDS WEST, ALONG THE WESTERLY LIMITS OF THE STUART EASY STORAGE PARCEL, 896.98 FEET; THENCE NORTH 06 DEGREES 17 MINUTES 28 SECONDS WEST, CONTINUING ALONG THE WESTERLY LIMITS OF THE STUART EASY STORAGE PARCEL, 422.34 FEET; THENCE NORTH 88 DEGREES 51 MINUTES 18 SECONDS EAST, 365.91 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO BRIGHTON THEATRE, LLC, AND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN LIBER 2850, PAGE 0689, LIVINGSTON COUNTY RECORDS; THENCE CONTINUING NORTH 88 DEGREES 51 MINUTES 18 SECONDS EAST, ALONG THE SOUTHERLY LIMITS OF THE BRIGHTON THEATRE PARCEL, 441.15 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LIMITS OF THE BRIGHTON THEATRE PARCEL 134.23 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 127.50 FEET, A CENTRAL ANGLE OF 80 DEGREES 19 MINUTES 20 SECONDS, AND CHORD BEARING NORTH 57 DEGREES 26 MINUTES 09 SECONDS EAST, 128.12 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LIMITS OF THE BRIGHTON THEATRE PARCEL 183.93 FEET ALONG A TANGENT REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 205.50 FEET, A CENTRAL ANGLE OF 45 DEGREES 42 MINUTES 22 SECONDS, AND CHORD BEARING NORTH 50 DEGREES 07 MINUTES 37 SECONDS EAST, 159.82 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LIMITS OF THE BRIGHTON THEATRE PARCEL, SOUTH 89 DEGREES 02 MINUTES 17 SECONDS EAST, 5.93 FEET; THENCE SOUTH 01 DEGREES 09 MINUTES 42 SECONDS EAST, 747.11 FEET; THENCE SOUTH 14 DEGREES 28 MINUTES 14 SECONDS WEST, 94.06 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 18 SECONDS WEST, 11.17 FEET; THENCE SOUTH 01 DEGREES 09 MINUTES 42 SECONDS EAST, 43.31 FEET TO THE CENTERLINE OF NEMCO WAY AND THE NORTHERLY LIMITS OF A PARCEL OF LAND CONVEYED TO STELLER HOSPITALITY BRIGHTON, LLC, AND DESCRIBED IN A WARRANTY DEED RECORDED IN LIBER 2017R, PAGE 030746, LIVINGSTON COUNTY RECORDS; THENCE SOUTH 88 DEGREES 50 MINUTES 18 SECONDS WEST, ALONG THE CENTERLINE OF NEMCO WAY ALSO BEING THE NORTHERLY LIMITS OF STELLER HOSPITALITY PARCEL, THE NORTHERLY LIMITS OF THE BRIGHTON PROPCO PARCEL, AND THE NORTHERLY LIMITS OF A PARCEL OF LAND CONVEYED TO PARTNERS PROPERTIES FIVE, LLC, AND DESCRIBED IN A WARRANTY DEED RECORDED IN LIBER 2017R, PAGE 037303, LIVINGSTON COUNTY RECORDS, 827.85 FEET TO THE NORTHWESTERLY CORNER OF THE PARTNERS PROPERTIES FIVE PARCEL, THENCE SOUTH 01 DEGREES 09 MINUTES 42 SECONDS EAST, ALONG THE WESTERLY LIMITS OF THE PARTNERS PROPERTIES FIVE PARCEL, 105.46 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 18 SECONDS WEST, CONTINUING ALONG THE WESTERLY LIMITS OF THE PARTNERS PROPERTIES FIVE PARCEL, 7.80 FEET; THENCE SOUTH 01 DEGREES 09 MINUTES 42 SECONDS EAST, CONTINUING ALONG THE WESTERLY LIMITS OF THE PARTNERS PROPERTIES FIVE PARCEL, 46.72 FEET; THENCE SOUTH 36 DEGREES 15 MINUTES 49 SECONDS EAST, CONTINUING ALONG THE WESTERLY LIMITS OF THE PARTNERS PROPERTIES FIVE PARCEL, 31.93 FEET; THENCE SOUTH 25 DEGREES 08 MINUTES 49 SECONDS EAST, CONTINUING ALONG THE WESTERLY LIMITS OF THE PARTNERS PROPERTIES FIVE PARCEL, 59.21 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 18 SECONDS EAST, ALONG THE SOUTHERLY LIMITS OF THE PARTNERS PROPERTIES FIVE PARCEL, 189.64 FEET TO THE WESTERLY LIMITS OF THE BRIGHTON PROPCO PARCEL; THENCE SOUTH 01 DEGREES 09 MINUTES 42 SECONDS EAST, ALONG THE WESTERLY LIMITS OF THE BRIGHTON PROPCO PARCEL, 365.07 FEET TO THE SOUTHERLY LINE OF SAID SECTION 24 AND THE POINT-OF-BEGINNING OF THIS PARCEL DESCRIPTION, CONTAINING 19.83 ACRES OF LAND.

PROPOSED LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWN 02 NORTH, RANGE 05 EAST, CITY OF BRIGHTON, LIVINGSTON COUNTY, STATE OF MICHIGAN, BEING DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 87 DEGREES 53 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 24, 1909.09 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO STELLER HOSPITALITY BRIGHTON, LLC, AND DESCRIBED IN A WARRANTY DEED RECORDED IN LIBER 2243, PAGE 849, LIVINGSTON COUNTY RECORDS; THENCE NORTH 09 DEGREES 55 MINUTES 05 SECONDS WEST, ALONG THE WESTERLY LIMITS OF THE STUART EASY STORAGE PARCEL, 623.22 FEET TO THE POINT-OF-BEGINNING OF THIS PARCEL DESCRIPTION; THENCE NORTH 09 DEGREES 56 MINUTES 05 SECONDS WEST, CONTINUING ON SAID WESTERLY LINE, 274.14 FEET; THENCE NORTH 07 DEGREES 42 MINUTES 57 SECONDS WEST, CONTINUING ON SAID WESTERLY LINE, 89.97 FEET; THENCE NORTH 87 DEGREES 25 MINUTES 17 SECONDS EAST, 340.39 FEET; THENCE SOUTH 02 DEGREES 34 MINUTES 43 SECONDS EAST, 341.46 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 01 SECONDS WEST, PARALLEL WITH THE CENTERLINE OF NEMCO WAY, 299.03 FEET TO THE POINT-OF-BEGINNING OF THIS PARCEL DESCRIPTION, CONTAINING 2.52 ACRES OF LAND.

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
ETKIN EQUITIES 150 W. 2ND STREET, STE 200 ROYAL OAK, MI 48067 CONTACT: JOSH SUARDINI PHONE: 248-358-0800 EMAIL: JSUARDINI@ETKINLLC.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: BRETT HOLLANDSWORTH, PS, PE PHONE: 844.813.2949 EMAIL: BHOLLANDSWORTH@PEAGROUP.COM

ARCHITECT	LANDSCAPE ARCHITECT
F. A. STUDIO 26261 EVERGREEN RD, SUITE #123 SOUTHFIELD, MI 48076 CONTACT: BRIAN LIMING PHONE: 248-619-2354 EMAIL: BLIMING@FASTUDIO	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: LYNN WHIPPLE, PLA PHONE: 844.813.2949 EMAIL: LWHIPPLE@PEAGROUP.COM



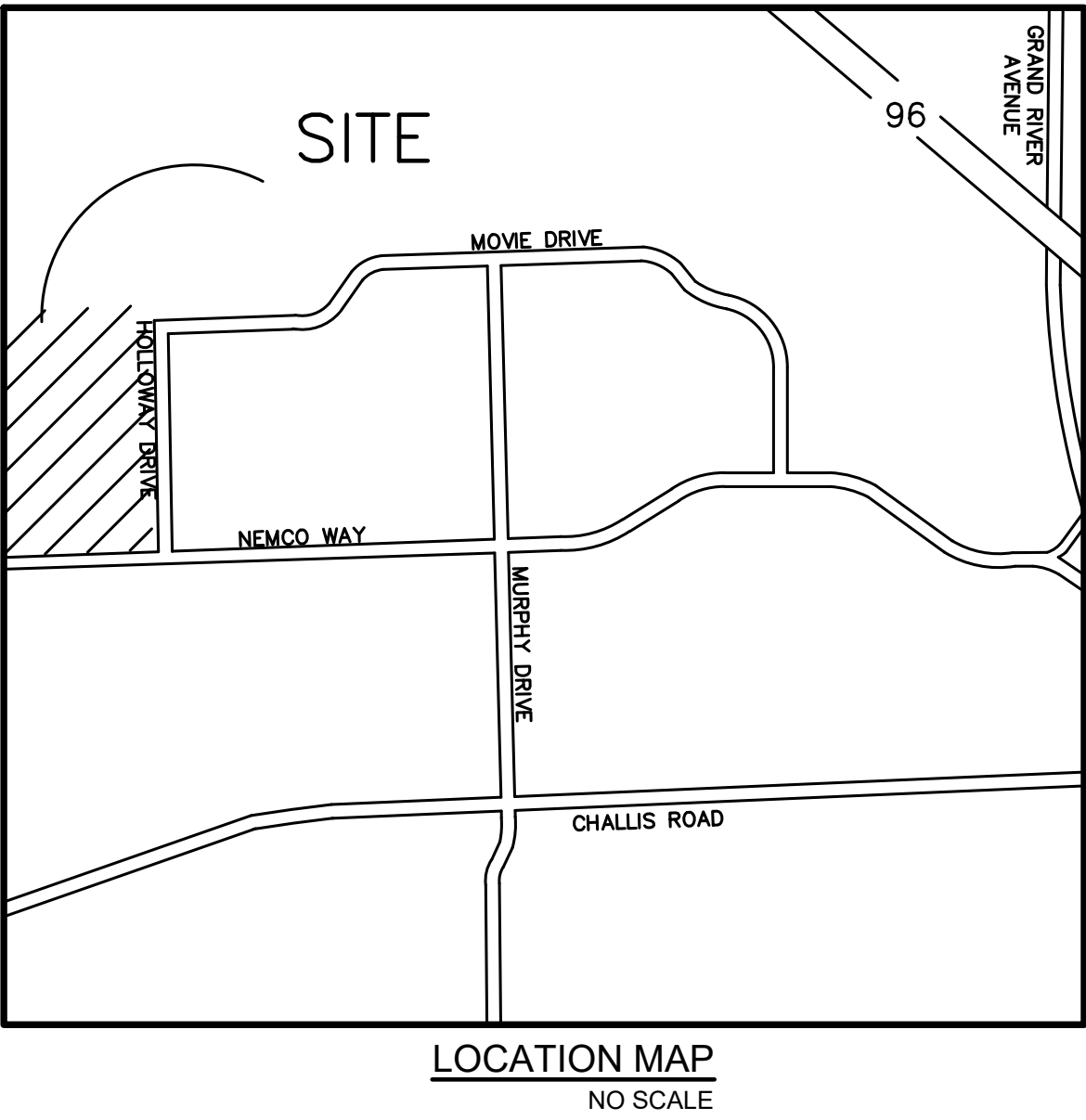
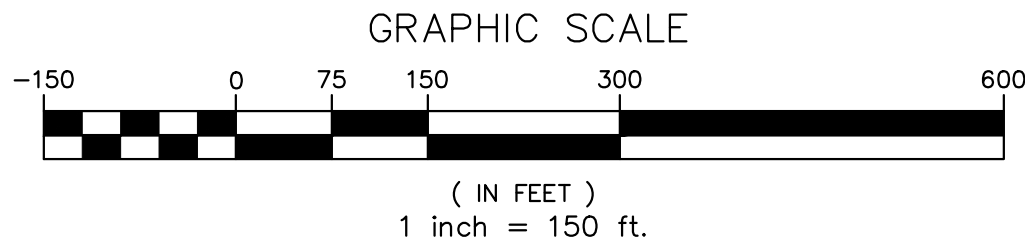
INDEX OF DRAWINGS	
NUMBER	TITLE
C-0.0	COVER SHEET
C-1.0	MIXED USE DEVELOPMENT AMENDMENT
C-2.0	EXISTING CONDITIONS & TOPOGRAPHIC SURVEY
C-3.0	DEMOLITION PLAN
C-4.0	SITE PLAN
C-5.0	GRADING PLAN
C-6.0	EROSION CONTROL PLAN
C-7.0	UTILITY PLAN
C-8.0	UTILITY PROFILES
C-9.0	DRAINAGE AREA PLAN
C-10.0	FIRE ACCESS PLAN
C-11.0	NOTES
C-11.1	DETAILS
C-11.2	DETAILS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
I-1.0	IRRIGATION PLAN
1 OF 1	SITE LIGHTING AND PHOTOMETRIC PLAN
1	BRIGHTON - ROADWAY, PARKING & SIDEWALK DETAILS
2	BRIGHTON - SANITARY SEWER DETAILS
3	BRIGHTON - STORM SEWER & STREET DETAILS
4	BRIGHTON - WATER MAIN SHEET 1 DETAILS
5	BRIGHTON - WATER MAIN SHEET 2 DETAILS
PFP-1	OVERALL FLOOR PLAN
PE-1	OVERALL BUILDING ELEVATIONS
1 OF 1	PROPOSED EXTERIOR RENDERINGS



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE - SITE PLAN APPROVAL SUBMITTAL	9/10/2025
SITE PLAN RESUBMITTAL	10/9/2025

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1144 PROJECT EMPTY ACRES\DWG\2 SITE PLAN\G-1.0 MIXED USE DEVELOPMENT AMMENDMENT-25-1144.dwg PLOT DATE: 10/9/2025 BPL:jlms cmy



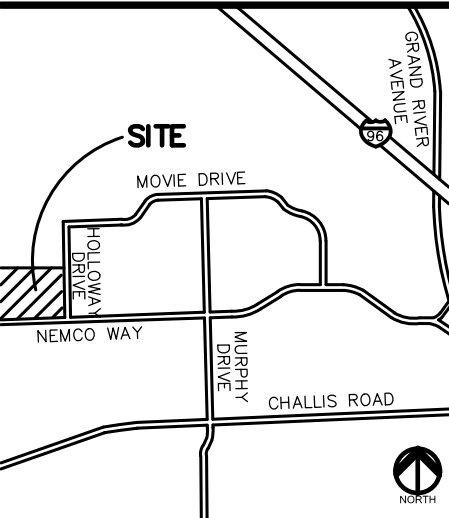
PEA GROUP
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STATE OF MICHIGAN
BRETT STURGEON
HOLLANDSWORTH
LICENSED PROFESSIONAL ENGINEER
License No. 8201064848
Brett Sturgeon

NORTH



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



ETKIN EQUITIES
150 W. 2ND STREET, SUITE 200
ROYAL OAK, MI 48067

PROJECT TITLE
PROJECT EMPTY ACRES
NEMCO WAY & HOLLOWAY DRIVE
BRIGHTON, MI 48116

REVISIONS	
SITE PLAN RESUBMITTAL	10/9/2025

ORIGINAL ISSUE DATE:
SEPTEMBER 10, 2025

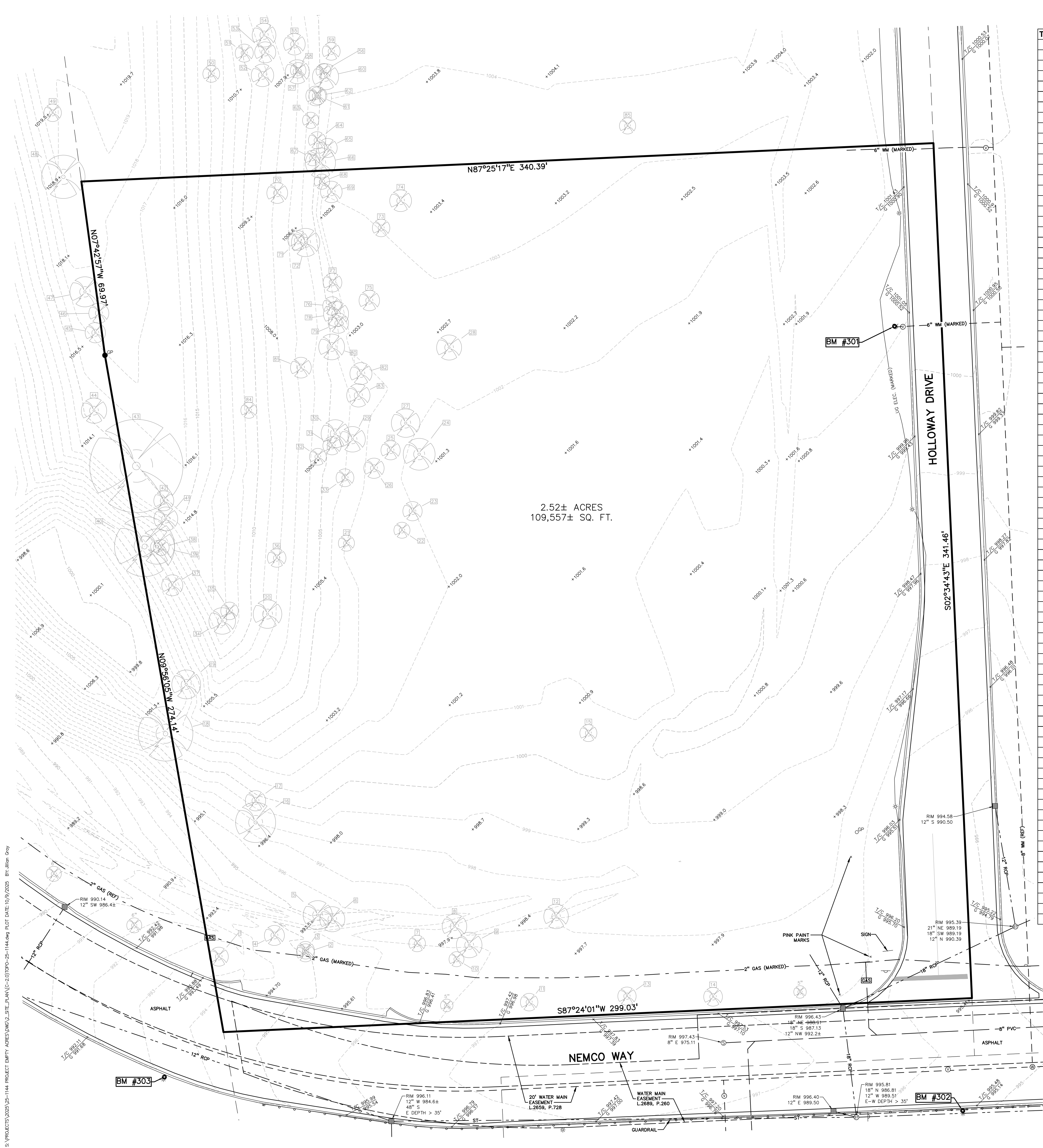
DRAWING TITLE
MIXED USE DEVELOPEMENT AMMENDMENT

PEA JOB NO.	25-1144
P.M.	BSH
DN.	JKP
DES.	JKP

DRAWING NUMBER:

NOT FOR CONSTRUCTION

C-1.0



TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND
1	PR	7.6	Pear	Pyrus communis	GOOD
2	PR	7.2	Pear	Pyrus communis	GOOD
3	CT	6.7	Cottonwood	Populus deltoides	GOOD
4	CT	8.5	Cottonwood	Populus deltoides	GOOD
5	CT	11.6	Cottonwood	Populus deltoides	GOOD
6	CT	10.1	Cottonwood	Populus deltoides	GOOD
7	BL	6.6	Black Locust	Robinia pseudoacacia	GOOD
8	CT	9.8	Cottonwood	Populus deltoides	GOOD
9	BL	10.2	Black Locust	Robinia pseudoacacia	GOOD
10	BL	6	Black Locust	Robinia pseudoacacia	GOOD
11	PR	7	Pear	Pyrus communis	GOOD
12	BL	9.8	Black Locust	Robinia pseudoacacia	GOOD
13	PR	7.3	Pear	Pyrus communis	GOOD
14	PR	7.5	Pear	Pyrus communis	GOOD
15	BL	6.8	Black Locust	Robinia pseudoacacia	GOOD
16	CT	16	Cottonwood	Populus deltoides	GOOD
17	CT	8.1	Cottonwood	Populus deltoides	GOOD
18	MV	21.8	White Mulberry	Morus alba	GOOD
19	AP	11.5	Domestic Apple	Malus sylvestris	GOOD
20	CT	11.4	Cottonwood	Populus deltoides	GOOD
21	BL	10.4	Black Locust	Robinia pseudoacacia	GOOD
22	CT	6.4	Cottonwood	Populus deltoides	GOOD
23	CT	7.7	Cottonwood	Populus deltoides	GOOD
24	BL	12.7	Black Locust	Robinia pseudoacacia	GOOD
25	BL	7.7	Black Locust	Robinia pseudoacacia	GOOD
26	BL	8.1	Black Locust	Robinia pseudoacacia	GOOD
27	BL	11.4	Black Locust	Robinia pseudoacacia	GOOD
28	BL	10	Black Locust	Robinia pseudoacacia	GOOD
29	BL	10.2	Black Locust	Robinia pseudoacacia	GOOD
30	BL	11.2	Black Locust	Robinia pseudoacacia	GOOD
31	CT	7.3	Cottonwood	Populus deltoides	GOOD
32	BL	6.7	Black Locust	Robinia pseudoacacia	GOOD
33	CT	7.1	Cottonwood	Populus deltoides	GOOD
34	BL	10.6	Black Locust	Robinia pseudoacacia	GOOD
35	BL	7	Black Locust	Robinia pseudoacacia	GOOD
36	BW	7.4	Black Walnut	Juglans nigra	GOOD
37	BW	8.4	Black Walnut	Juglans nigra	GOOD
38	MH	6.3	Bitternut Hickory	Carya cordiformis	GOOD
39	BX	14.1	Box elder	Acer negundo	FAIR
40	RO	24	Red Oak	Quercus rubra	GOOD
41	MH	9.5	Bitternut Hickory	Carya cordiformis	GOOD
42	PR	8.1	Pear	Pyrus communis	GOOD
43	WO	37.2	White Oak	Quercus alba	FAIR
44	BW	10.1	Black Walnut	Juglans nigra	GOOD
45	MH	8.1	Bitternut Hickory	Carya cordiformis	GOOD
46	RO	8	Red Oak	Quercus rubra	GOOD
47	CH	12	Domestic Cherry	Prunus avium	GOOD
48	PH	17.3	Pignut Hickory	Carya glabra	GOOD
49	CH	7	Domestic Cherry	Prunus avium	GOOD
50	BW	6.7	Black Walnut	Juglans nigra	GOOD
51	CT	7.2	Cottonwood	Populus deltoides	GOOD
52	CT	9	Cottonwood	Populus deltoides	GOOD
53	CT	8.4	Cottonwood	Populus deltoides	GOOD
54	CT	9.5	Cottonwood	Populus deltoides	GOOD
55	CT	8.6	Cottonwood	Populus deltoides	GOOD
56	CT	6	Cottonwood	Populus deltoides	GOOD
57	CT	9.6	Cottonwood	Populus deltoides	GOOD
58	CT	6.2	Cottonwood	Populus deltoides	GOOD
59	CT	7.1	Cottonwood	Populus deltoides	GOOD
60	BL	10.4	Black Locust	Robinia pseudoacacia	GOOD
61	CT	7.1	Cottonwood	Populus deltoides	GOOD
62	CT	7.9	Cottonwood	Populus deltoides	GOOD
63	CT	6.5	Cottonwood	Populus deltoides	GOOD
64	CT	6.9	Cottonwood	Populus deltoides	GOOD
65	CT	7.6	Cottonwood	Populus deltoides	GOOD
66	CT	12	Cottonwood	Populus deltoides	GOOD
67	CT	6.2	Cottonwood	Populus deltoides	GOOD
68	CT	6.1	Cottonwood	Populus deltoides	GOOD
69	CT	8.6	Cottonwood	Populus deltoides	GOOD
70	EE	8.3	Siberian Elm	Ulmus pumila	GOOD
71	PR	7.9	Pear	Pyrus communis	GOOD
72	CT	11.3	Cottonwood	Populus deltoides	GOOD
73	CW	7	Crack Willow	Salix fragilis	GOOD
74	CW	8.7	Crack Willow	Salix fragilis	GOOD
75	BL	8.2	Black Locust	Robinia pseudoacacia	GOOD
76	CT	7.4	Cottonwood	Populus deltoides	GOOD
77	CT	7.5	Cottonwood	Populus deltoides	GOOD
78	CT	10	Cottonwood	Populus deltoides	GOOD
79	CT	8.1	Cottonwood	Populus deltoides	GOOD
80	CT	10.3	Cottonwood	Populus deltoides	GOOD
81	CT	8.3	Cottonwood	Populus deltoides	GOOD
82	BL	8.8	Black Locust	Robinia pseudoacacia	GOOD
83	BL	9.3	Black Locust	Robinia pseudoacacia	GOOD
84	BL	6.4	Black Locust	Robinia pseudoacacia	GOOD
85	BL	6.5	Black Locust	Robinia pseudoacacia	GOOD

BENCHMARKS:
(NAVD 88, GPS DERIVED)

BM 300 - MAG NAIL WITH WASHER ON EAST SIDE OF CONCRETE LIGHT POLE BASE, LOCATED 120' SOUTH OF THE INTERSECTION OF HOLLOWAY DRIVE AND MOVIE DRIVE, ALONG THE WEST CURB LINE OF HOLLOWAY DRIVE.
ELEVATION: 999.48

BM 301 - ARROW ON FIRE HYDRANT, LOCATED 290' NORTH OF THE INTERSECTION OF NEMCO WAY AND HOLLOWAY DRIVE, ALONG THE WEST CURB LINE OF HOLLOWAY DRIVE.
ELEVATION: 1002.55

BM 302 - MAG NAIL WITH WASHER ON NORTH SIDE OF CONCRETE LIGHT POLE BASE, LOCATED 320' WEST OF THE INTERSECTION OF NEMCO WAY AND HOLLOWAY DRIVE.
ELEVATION: 995.98

BM 303 - MAG NAIL WITH WASHER ON NORTH SIDE OF CONCRETE LIGHT POLE BASE, LOCATED 320' WEST OF THE INTERSECTION OF NEMCO WAY AND HOLLOWAY DRIVE, ALONG THE SOUTH CURB LINE OF NEMCO WAY.
ELEVATION: 994.08

SURVEYOR'S NOTES:

A. BEARINGS WERE ESTABLISHED VIA GNSS OBSERVATIONS AND LINKED TO CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) WITHIN THE MICHIGAN SPATIAL REFERENCE NETWORK (MSRN).

B. UTILITY IS SHOWN AS REFERENCE UNLESS OTHERWISE NOTED.

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26093C064SD DATED 9/17/2008.

PROPOSED LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWN 02 NORTH, RANGE 06 EAST, CITY OF BRIGHTON, LIVINGSTON COUNTY, STATE OF MICHIGAN, BEING DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 87 DEGREES 53 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 24, 1645.57 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO STUART EASY STORAGE, INC. AND DESCRIBED IN A WARRANTY DEED RECORDED IN LIBER 2243, PAGE 849, LIVINGSTON COUNTY RECORDS; THENCE NORTH 09 DEGREES 56 MINUTES 05 SECONDS WEST, ALONG THE WESTERLY LIMITS OF THE STUART EASY STORAGE PARCEL, 623.22 FEET TO THE POINT-OF-BEGINNING OF THIS PARCEL DESCRIPTION; THENCE NORTH 09 DEGREES 56 MINUTES 05 SECONDS WEST, CONTINUING ON SAID WESTERLY LINE, 271.14 FEET; THENCE NORTH 07 DEGREES 42 MINUTES 57 SECONDS WEST, CONTINUING ON SAID WESTERLY LINE, 69.97 FEET; THENCE NORTH 87 DEGREES 25 MINUTES 17 SECONDS EAST, 340.39 FEET; THENCE NORTH 02 DEGREES 54 MINUTES 43 SECONDS EAST, 341.46 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 01 SECONDS WEST, PARALLEL WITH THE CENTERLINE OF NEMCO WAY, 299.03 FEET TO THE POINT-OF-BEGINNING OF THIS PARCEL DESCRIPTION, CONTAINING 2.52 ACRES OF LAND.

LEGEND:

- OH-ELEC-W-O EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV EX. U.G. CABLE TV & PEDESTAL
- UG-COMM EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC-EX EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- EX GAS LINE
- EX GAS VALVE & GAS LINE MARKER
- EX TRANSFORMER & IRRIGATION VALVE
- EX WATER MAIN
- EX HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- RECORDED / MEASURED / CALCULATED
- GLOBAL NAVIGATION SATELLITE SYSTEM
- CABLE COMCAST CABLE TV
- ELECTRIC CONSUMERS ENERGY
- GAS BRIGHTON CITY SANITARY SEWER
- STORM BRIGHTON CITY STORM SEWR
- TELEPHONE AT&T TELEPHONE
- WATER BRIGHTON CITY POTABLE WATER

REFERENCE DRAWINGS:
MISS DIG DESIGN TICKET: 2025070104669, DATED: 7/1/2025

CABLE COMCAST CABLE TV
ELECTRIC CONSUMERS ENERGY
GAS BRIGHTON CITY SANITARY SEWER
STORM BRIGHTON CITY STORM SEWR
TELEPHONE AT&T TELEPHONE
WATER BRIGHTON CITY POTABLE WATER

PEA GROUP
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BRETT STURGEON
HOLLANDSWORTH
License No. 620106469
PROFESSIONAL ENGINEER

0 10 20 40
SCALE: 1" = 20'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

SITE
MOVIE DRIVE
NEMCO WAY
HOLLOWAY DRIVE
CHALLIS ROAD

CLIENT
ETKIN EQUITIES
150 W. 2ND STREET, SUITE 200
ROYAL, MI 48067

PROJECT TITLE
PROJECT EMPTY ACRES
NEMCO WAY & HOLLOWAY DRIVE
BRIGHTON, MI 48116

REVISIONS

SITE PLAN RESUBMITTAL	10/9/2025
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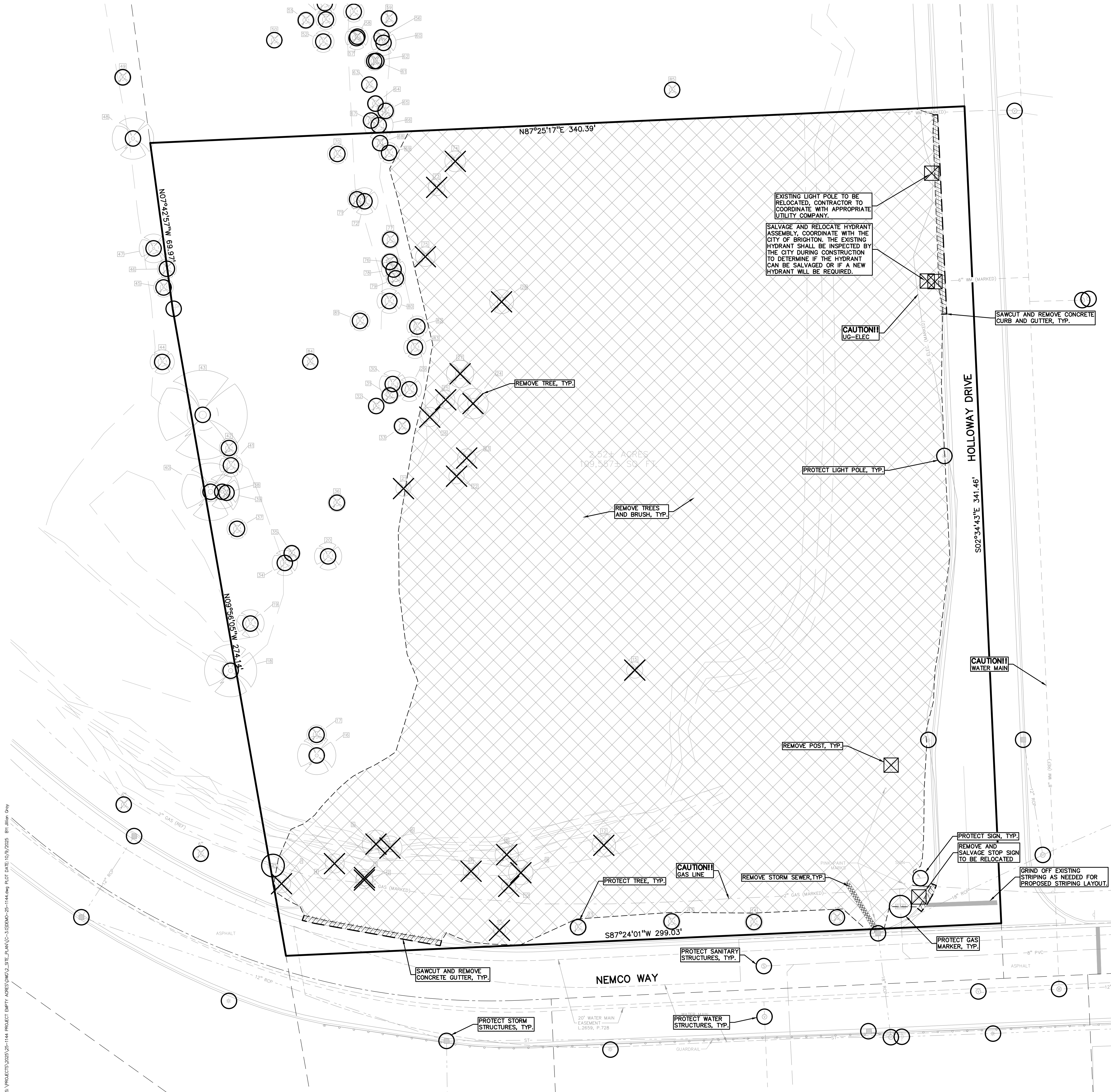
EXISTING CONDITIONS & TOPOGRAPHIC SURVEY

PEA JOB NO. 25-1144
P.M. CB
DN. JML
DES.
DRAWING NUMBER:

NOT FOR CONSTRUCTION

C-2.0

S:\PROJECTS\2025\25-1144\PROJECT EMPTY ACRES\DWG\2 SITE PLAN\C-3.0.DWG-25-1144.dwg PLOT DATE: 10/9/2025 BY: Jillian Gray



GENERAL DEMOLITION NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:

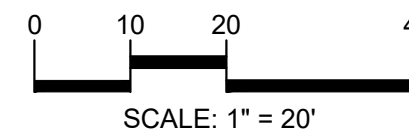
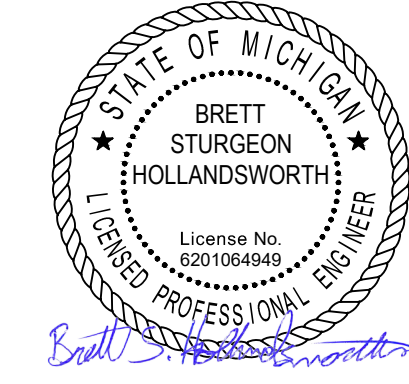
1. ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
2. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
3. STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
5. REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, FLOOR SLABS, UNDERGROUND UTILITIES, CONCRETE, ASPHALT, TREES, ETC.
6. REFER TO LANDSCAPE PLANS FOR TREE PROTECTION DETAILS.
7. THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15 FEET OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
10. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
11. ALL BUILDING GAS LEADS, METERS AND ASSOCIATED EQUIPMENT SHALL BE REMOVED AS SHOWN ON THE PLANS. COORDINATE ALL ASSOCIATED WORK WITH THE APPROPRIATE UTILITY COMPANY.
12. REMOVE ALL OVERHEAD AND UNDERGROUND ELECTRICAL LINES WITHIN THE AREA OF CONSTRUCTION AS SHOWN ON THE PLANS. COORDINATE SHUTDOWNS AND REMOVALS WITH ELECTRICAL SERVICE PROVIDER OR THE APPROPRIATE UTILITY COMPANY. (NOTE: PHONE AND CABLE T.V. SERVICES MAY ALSO BE LOCATED ON OVERHEAD LINES.)
13. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
14. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

DEMOLITION LEGEND:

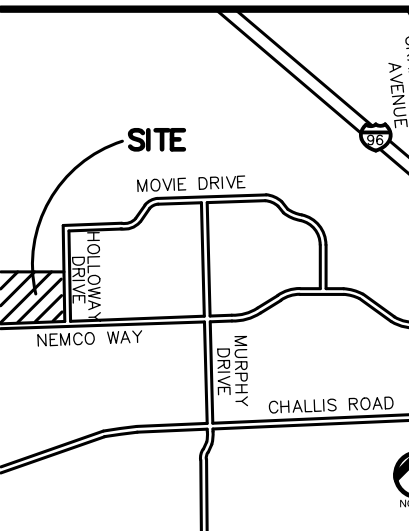
ITEM TO BE PROTECTED	
ITEM TO BE REMOVED	
CURB/FENCE REMOVAL	
CONCRETE PAVEMENT AND SIDEWALK REMOVAL	
TREE AND BRUSH AREA TO BE REMOVED	
UTILITY REMOVAL	
ABANDON UTILITY	
ASPHALT REMOVAL	
TREE REMOVAL	
SAWCUT LINE	

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CLIENT

ETKIN EQUITIES
150 W. 2ND STREET, SUITE 200
ROYAL, OH, MI 48067

PROJECT TITLE

PROJECT EMPTY ACRES
NEMCO WAY & HOLLOWAY DRIVE
BRIGHTON, MI 48116

REVISIONS

SITE PLAN RESUBMITTAL 10/9/2025

ORIGINAL ISSUE DATE:
SEPTEMBER 10, 2025

DRAWING TITLE

DEMOLITION PLAN

PEA JOB NO. 25-1144

P.M. BSH

DN. JKP

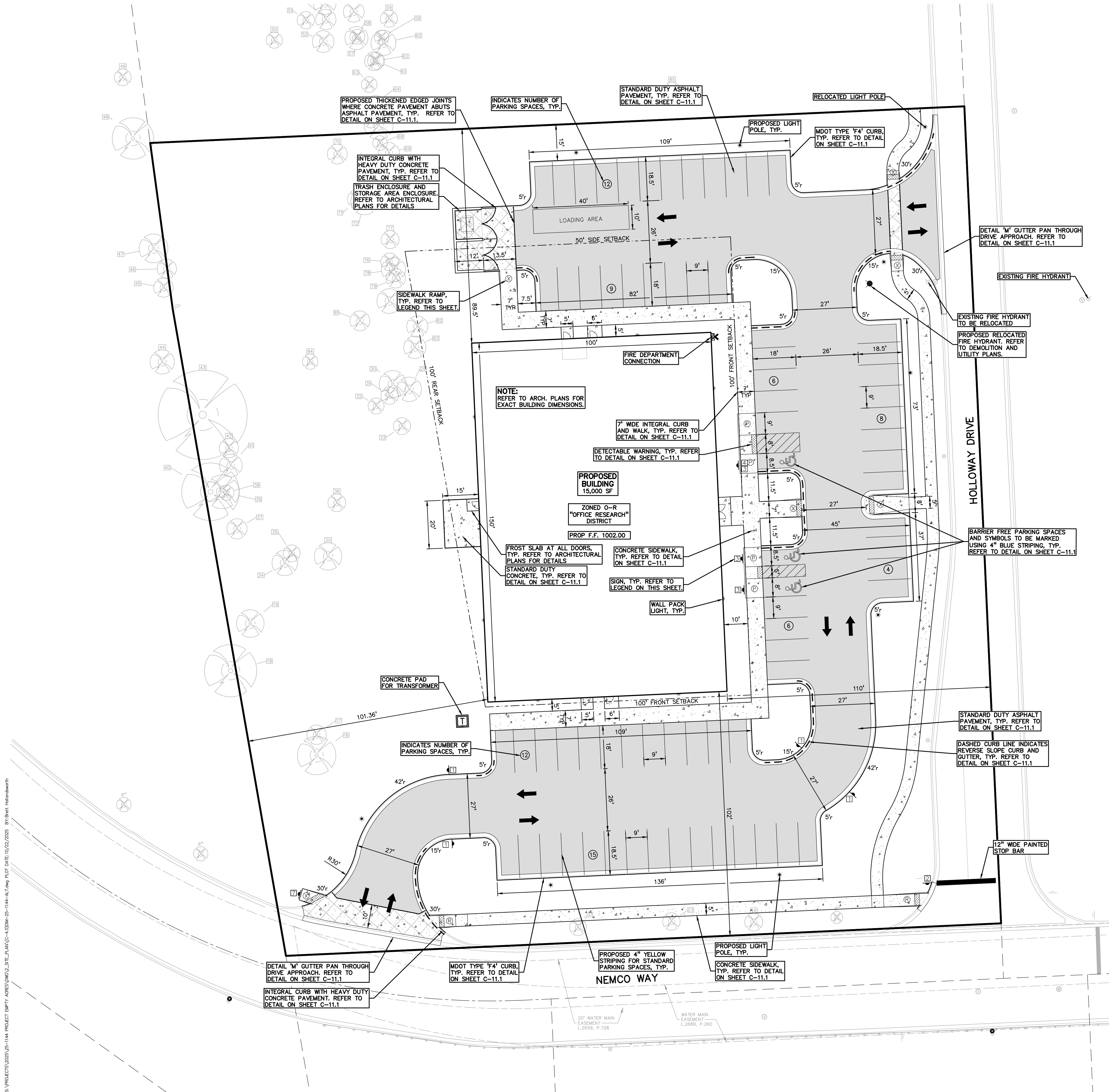
DES. JKP

DRAWING NUMBER:

C-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1144 PROJECT EMPTY ACRES\DWG\2 SITE PLAN\G-4.000M-25-1144-A1.dwg PLOT DATE 10/22/2025 BY Brett Hollandsworth



LEGEND:			
STD DUTY	HEAVY DUTY	R.O.W. ONLY	CONCRETE PAVEMENT
STD DUTY	HEAVY DUTY	DEEP STRENGTH	ASPHALT PAVEMENT
			GRAVEL
			WETLAND
			CONCRETE CURB AND GUTTER
			REVERSE GUTTER PAN
			SETBACK LINE
			SIGN
			LIGHTPOLE, WALL PACK LIGHT
			FENCE
			GUARD RAIL

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

SITE DATA TABLE:		
SITE AREA:	2.52 ACRES (109,557 SF.)	
ZONING:	OFFICE RESEARCH (O-R)	
EXISTING PID:	18-24-400-042	
EXISTING ADDRESS:	0 NEMCO WAY	
EXISTING USE:	VACANT	
PROPOSED PID:	TBD	
PROPOSED ADDRESS:	TBD HOLLOWAY DRIVE	
PROPOSED USE:	OFFICE (15,000 SF)	
BUILDING INFORMATION:		
• MAXIMUM ALLOWABLE BUILDING HEIGHT = 45 FT. (4 STORIES)		
• PROPOSED BUILDING HEIGHT = 19'-4" (1 STORY)		
• BUILDING FOOTPRINT AREA = 15,000 SF.		
• BUILDING USABLE AREA = 14,684 SF.		
• BUILDING LOT COVERAGE = 13.7%		
• MAXIMUM BUILDING LOT COVERAGE = 35%		
SETBACK REQUIREMENTS:		
• FRONT (EAST)	100'	110'
• FRONT (SOUTH)	100'	102'
• SIDE (NORTH)	50'	89.5'
• REAR (WEST)	100'	101.36'
PARKING CALCULATIONS:		
REQUIRED		
• OFFICE = 1 SPACE PER 300 SF.		
• TOTAL OFFICE PARKING REQUIRED = 15,000 SF / 200 SF = 50 SPACES		
• TOTAL REQUIRED PARKING = 50 SPACES		
PROPOSED		
• TOTAL PROPOSED PARKING SPACES = 72 SPACES INC. 3 HIC SPACES		
SITE SOILS INFORMATION:		
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR LIVINGSTON COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:		
WAWASEE LOAM 0 TO 12 % SLOPES		
MIAMI LOAM 18 TO 25% SLOPES		

SIDEWALK RAMP LEGEND:		SIGN LEGEND:	
SIDEWALK RAMP 'TYPE R'	②	'NO PARKING FIRE LANE' SIGN	1
SIDEWALK RAMP 'TYPE F'	①	'STOP' SIGN	2
SIDEWALK RAMP 'TYPE P'	③	'BARRIER FREE PARKING' SIGN	3
SIDEWALK RAMP 'TYPE C'	④	'VAN ACCESSIBLE' SIGN	4
SIDEWALK RAMP 'TYPE D'	⑤	'CROSSWALK' SIGN	5
CURB DROP ONLY	⑥	'DO NOT ENTER' SIGN	6
REFER TO C-11.0 FOR RAMP NOTES		'SIDEWALK ENDS' SIGN	7
REFER TO C-11.1 FOR RAMP DETAILS		'NO PARKING LOADING ZONE' SIGN	8
REFER TO LATEST MDOT R-28			
STANDARD RAMP AND DETECTABLE WARNING DETAILS			

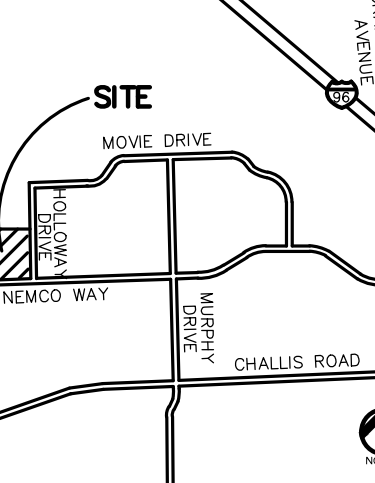
PEA GROUP
t: 844.813.2949
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0 10 20 40
SCALE: 1" = 20'



CAUTION!!
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CLIENT
ETKIN EQUITIES
150 W. 2ND STREET, SUITE 200
ROYAL, ONT. M1 4B9

PROJECT TITLE
PROJECT EMPTY ACRES
NEMCO WAY & HOLLOWAY DRIVE
BRIGHTON, ON M1 4B1

REVISIONS	
SITE PLAN RESUBMITTAL	10/9/2025
HOLLOWAY SIDEWALK ADDED	10/22/2025

ORIGINAL ISSUE DATE:
SEPTEMBER 10, 2025

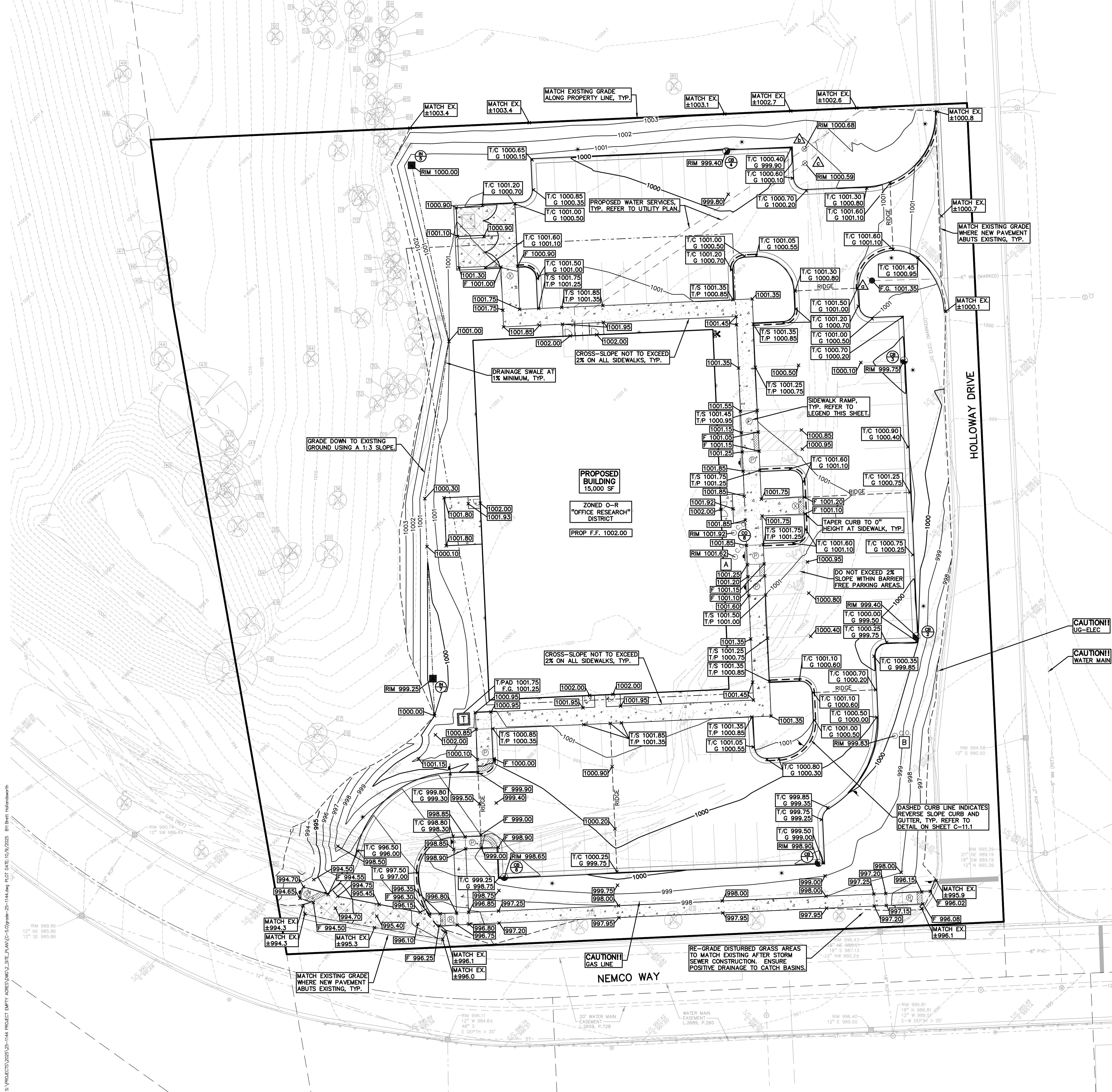
DRAWING TITLE
SITE PLAN

PEA JOB NO.	25-1144
P.M.	BSH
DN.	JKP
DES.	JKP
DRAWING NUMBER:	

C-4.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1144 PROJECT EMPTY ACRES\DWG\3 SITE PLAN (C-5.0)grade-25-1144.dwg PLOT DATE: 10/09/2025 BY: Brett Hollandsworth



GRADING LEGEND:

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

EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED REVERSE GUTTER PAN
PROPOSED RIDGE LINE
PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB
T/P = TOP OF PAVEMENT
T/W = TOP OF WALL
BW = BOTTOM OF WALL

F = FLUSH WALK
G = GUTTER GRADE
FF = FINISH FLOOR
RM = RIM ELEVATION

REFER TO GRADING NOTES ON SHEET C-4.0.

BENCHMARKS:
(NAVD 88, GPS DERIVED)

BM 300 - MAG NAIL WITH WASHER ON EAST SIDE OF CONCRETE LIGHT POLE BASE, LOCATED 120'± SOUTH OF THE INTERSECTION OF HOLLOWAY DRIVE AND MOVIE DRIVE, ALONG THE WEST CURB LINE OF HOLLOWAY DRIVE. ELEVATION: 999.48

BM 301 - ARROW ON FIRE HYDRANT, LOCATED 290'± NORTH OF THE INTERSECTION OF NEMCO WAY AND HOLLOWAY DRIVE, ALONG THE WEST CURB LINE OF HOLLOWAY DRIVE. ELEVATION: 1002.55

BM 302 - MAG NAIL WITH WASHER ON NORTH SIDE OF CONCRETE LIGHT POLE BASE, LOCATED ON THE SOUTH SIDE OF THE INTERSECTION OF NEMCO WAY AND HOLLOWAY DRIVE. ELEVATION: 995.98

BM 303 - MAG NAIL WITH WASHER ON NORTH SIDE OF CONCRETE LIGHT POLE BASE, LOCATED 320'± WEST OF THE INTERSECTION OF NEMCO WAY AND HOLLOWAY DRIVE, ALONG THE SOUTH CURB LINE OF NEMCO WAY. ELEVATION: 994.08

RETAINING WALL NOTE:

TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE.

EARTHWORK BALANCING NOTE:

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

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP "TYPE R" (R)
SIDEWALK RAMP "TYPE F" (F)
SIDEWALK RAMP "TYPE P" (P)
SIDEWALK RAMP "TYPE C" (C)
SIDEWALK RAMP "TYPE D" (D)
CURB DROP ONLY (X)

REFER TO C-11.0 FOR RAMP NOTES
REFER TO C-11.1 FOR RAMP DETAILS

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
BRETT STURGEON
HOLLANDSWORTH
LICENSE NO. 820106489
REGISTERED PROFESSIONAL ENGINEER

NORTH
0 10 20 40
SCALE: 1" = 20'

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

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SITE
MOVIE DRIVE
NEMCO WAY
HOLLOWAY DRIVE
CHALLIS ROAD

CLIENT
ETKIN EQUITIES
150 W. 2ND STREET, SUITE 200
ROYAL, OH, MI 48067

PROJECT TITLE
PROJECT EMPTY ACRES
NEMCO WAY & HOLLOWAY DRIVE
BRIGHTON, MI 48116

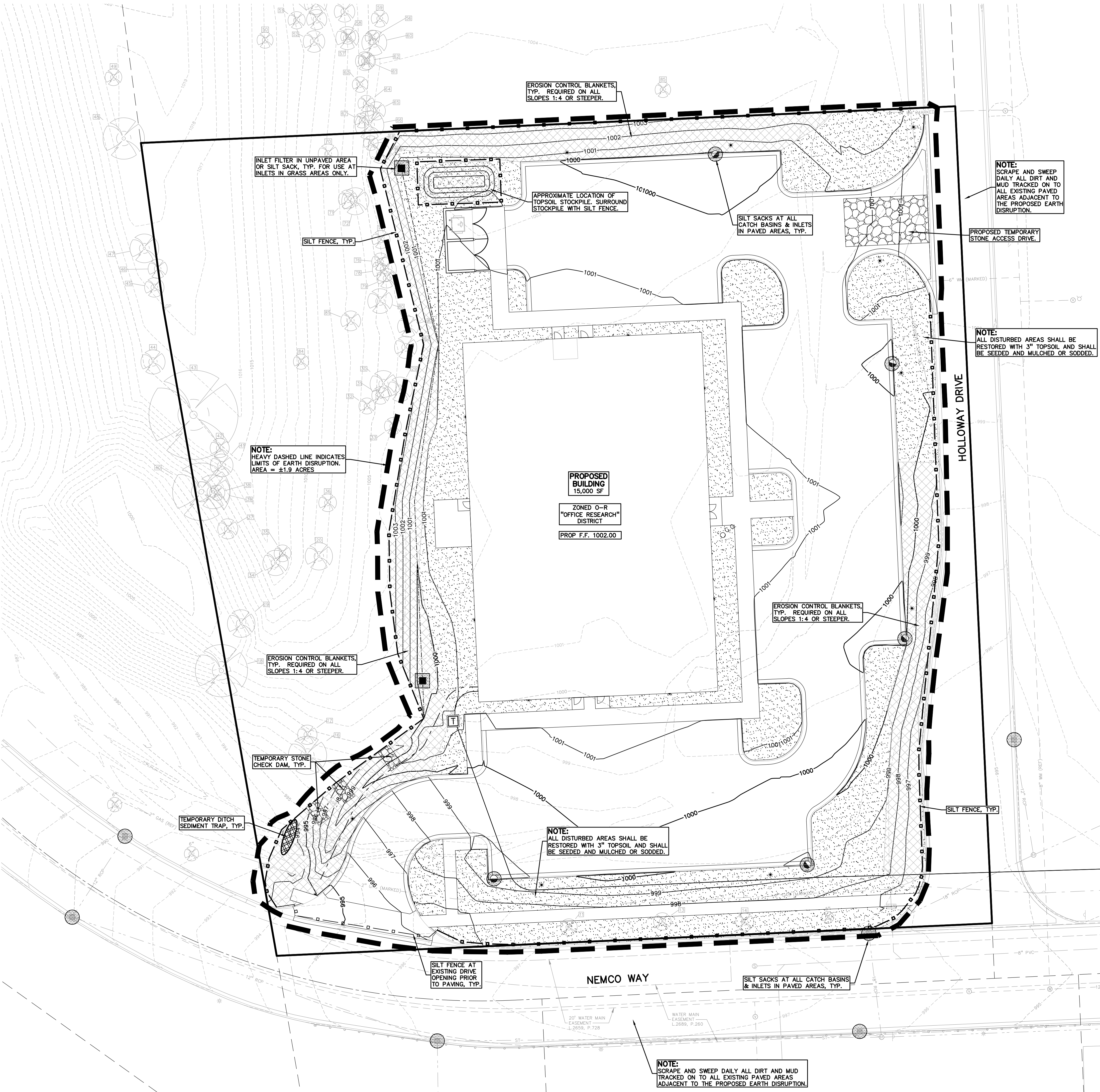
REVISIONS	
SITE PLAN RESUBMITTAL	10/9/2025

ORIGINAL ISSUE DATE:
SEPTEMBER 10, 2025
DRAWING TITLE
GRADING PLAN

PEA JOB NO.	25-1144
P.M.	BSH
DN.	JKP
DES.	JKP
DRAWING NUMBER:	

NOT FOR CONSTRUCTION **C-5.0**

S:\PROJECTS\2025\25-1144 PROJECT EMPTY ACRES\DWG\2 SITE PLAN (C-6.0)SSC-25-1144.dwg PLOT DATE 10/9/2025 BY: Allan Gray



EROSION CONTROL QUANTITIES:

SILT FENCE	1217 LF
SILT SACK	11 EA.
INLET FILTER	2 EA.
TEMPORARY DITCH SEDIMENT TRAP	1 EA.
TEMPORARY STONE CHECK DAM	3 EA.
TEMPORARY CONSTRUCTION ACCESS DRIVE	1 EA.
EROSION CONTROL BLANKETS	1085 S. Y.
TEMPORARY SEEDING	2090 S. Y.

GENERAL SITE CONDITIONS:

TOTAL AREA OF EARTH DISTURBANCE= 1.9± ACRES

DRAINAGE TRIBUTARY TO:
BRIGHTON TOWNE SQUARE DETENTION BASIN 4-3

NAME OF NEAREST WATERCOURSE:
BRIGHTON TOWNE SQUARE DETENTION BASIN 4-2

DISTANCE TO NEAREST WATERCOURSE IN FEET: 100±

APPROXIMATE START DATE: TBD

APPROXIMATE COMPLETION DATE: TBD

EXISTING PID: 18-24-400-042

EXISTING ADDRESS: 0 NEMCO WAY

EXISTING USE: VACANT

PROPOSED PID: TBD

PROPOSED ADDRESS: TBD HOLLOWAY DRIVE

PROPOSED USE: OFFICE (15,000 SF)

NAME(S) AND PHONE NUMBER(S) FOR THE PERSON(S) RESPONSIBLE FOR THE MAINTENANCE OF ALL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES:

NAME: TBD

COMPANY: TBD

STREET ADDRESS: TBD

CITY, STATE, ZIP: TBD

PHONE NUMBER: TBD

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR LIVINGSTON COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

WAWASEE LOAM 0 TO 12 % SLOPES

MIAMI LOAM 18 TO 25% SLOPES

SOIL EROSION SCHEDULE AND SEQUENCE OF CONSTRUCTION:

- PLACE SILT FENCE AND SEDIMENT TRAPS AS INDICATED ON PLANS. NOTE THAT ALL SILT FENCE SHALL BE 36" HIGH, NO EXCEPTIONS.
- INSTALL MUD MAT AT SITE ENTRANCE.
- REMOVE ALL TOPSOIL, ORGANIC MATTER, AND DELETERIOUS MATERIALS FROM AREAS TO BE GRADED. TOPSOIL MAY BE STORED ON SITE IN AREAS INDICATED AND USED FOR FUTURE PLANTING AND FILL AREAS IN GREENSPACE, BERMS, AND REAR YARDS. TRUCK TOPSOIL OFF SITE AT OWNER'S REQUEST. STOCKPILE AREAS SHALL BE SEEDED AND MULCHED OR MATTED WITH STRAW, AND PROVIDED WITH A PERIMETER OF SILT FENCE IMMEDIATELY FOLLOWING THE STRIPPING PROCESS.
- CONSTRUCT DETENTION PONDS AND SEDIMENTATION PONDS; PONDS SHALL BE TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO ANY OTHER EARTH DISRUPTION.
- GRADE ROADS TO PAVEMENT SUBGRADE ELEVATION.
- ROUGH GRADE SITE TO WITHIN 0.5' OF FINAL GRADE PRIOR TO BEGINNING UTILITY CONSTRUCTION.
- INSTALL UTILITIES, PLACE INLET FILTERS ON ALL CATCH BASINS AND INLETS.
- PLACE ROAD PAVING.
- REDISTRIBUTE TOPSOIL. SITE SHALL BE GRADED ACCORDING TO GRADING PLAN. FINAL GRADES WILL BE SET AT THE TIME SITE PLANS ARE AVAILABLE FOR EACH HOUSE.
- INSTALL FRANCHISE UTILITIES (ELECTRIC, GAS, TELEPHONE).
- ESTABLISH VEGETATION AND/OR LANDSCAPE ANY REMAINING DISTURBED AREAS.
- CLEAN PAVEMENT AND STORM SEWERS.
- REMOVE ALL SEDIMENT FROM SEDIMENT BASIN AND DETENTION POND.
- REMOVE ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.

SYMBOLS: EROSION CONTROL

- SILT FENCE
 - SILT SACK
 - INLET FILTER IN UNPAVED AREA OR SILT SACK
 - TEMPORARY CONSTRUCTION ACCESS DRIVE
 - EROSION CONTROL BLANKETS
 - TEMP. DITCH SEDIMENT TRAP
 - TEMP. STONE CHECK DAM
 - APPROXIMATE TEMPORARY SEEDING LOCATIONS
- REFER TO DETAILS ON SHEET C-11.2

EROSION CONTROL STANDARDS:

- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE JURISDICTIONAL AGENCY UNDER PART 91 OF ACT 451 OF 1994, AS AMENDED.
- DAILY INSPECTIONS SHALL BE MADE BY CONTRACTOR WHILE WORKING TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY. ALL SOIL EROSION CONTROL PROVISIONS SHALL BE PROPERLY MAINTAINED DURING CONSTRUCTION.
- 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 PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGE AREAS HAVE BEEN COMPLETED.
- STAGING THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH.
- 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.
- DUST SHALL BE CONTROLLED BY WATERING OR BY OTHER APPROVED MEANS THROUGHOUT ALL CONSTRUCTION OPERATIONS.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 5 CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
- THE CONTRACTOR SHALL PRESERVE NATURAL VEGETATION AS MUCH AS POSSIBLE.
- ANY WORK OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL REQUIRE A SEPARATE GRADING PERMIT.
- FOLLOWING THE PLACEMENT OF 4" OF TOPSOIL AND HYDROSEED, STRAW MULCH BLANKET IS TO BE INSTALLED PERPENDICULAR ALONG THE PROPOSED SLOPES 1:4 OR STEEPER FROM TOP OF SLOPE TO TOE OF SLOPE INCLUDING DITCH BOTTOMS, AND IT MUST BE PEGGED IN PLACE.
- ALL MUD/DIRT TRACKED ONTO EXISTING COUNTY/CITY ROADS FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- TEMPORARY STABILIZATION OF THE ENTIRE SITE SHALL BE COMPLETED AND APPROVAL OBTAINED FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONERS OFFICE PRIOR TO THE ISSUANCE OF ANY SINGLE FAMILY DWELLING PERMITS.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE TASKS AND SCHEDULE - DURING CONSTRUCTION

TASKS	COMPONENTS	SCHEDULE
Install & maintain soil erosion control measures	Storm Water System	Per plans or as required
Inspect for accumulated sediment	Catch Basin Sumps	Weekly or after rain event
Removal of accumulated sediment > 1' deep	Catch Basin Inlets	As required
Inspect for erosion	Channels and Ditches	Weekly or after rain event
Reestablish permanent & temporary controls	Basin Outlet Filters	As required
Inspect for floatables and debris	Discharge Outlets	Weekly or after rain event
Remove floatables and debris	Buffers	As required
Replace rip-rap or stone check dams		As required
Mowing		Two times, annually
Certified Stormwater Manager inspections		Weekly or after rain event
Professional engineer, reporting to developer, construction observations		As required
Modifications per engineering recommendation		Monthly
Certified Stormwater Manager maintenance and inspection records		Weekly

STORMWATER MANAGEMENT SYSTEM MAINTENANCE TASKS AND SCHEDULE - POST CONSTRUCTION

TASKS	COMPONENTS	SCHEDULE
Inspect for accumulated sediment	Storm Water System	Annually
Removal of accumulated sediment > 1' deep	Catch Basin Sumps	5 years or as required
Inspect for erosion	Catch Basin Inlets	Annually
Reestablish permanent controls, eroded areas	Channels and Ditches	As required
Inspect for floatables and debris	Basin Outlet Filters	Annually
Remove floatables and debris	Discharge Outlets	As required
Replace rip-rap or stone check dams	Buffers	As required
Mowing		Two times, annually
Vegetation and animal control		Annually, or as required
Professional engineer, observation during rain event		Annually
Modifications per engineering recommendation		As required
Professional engineer, emergency observations		As required
Maintenance & inspection records by owner		Annually

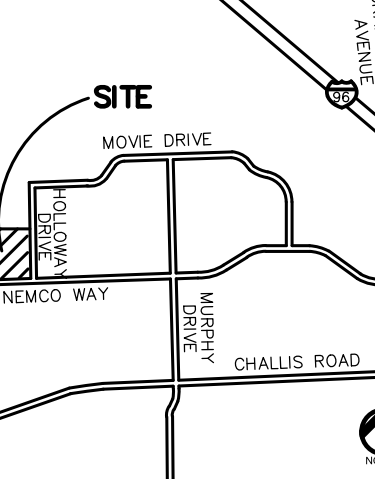
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0 10 20 40
SCALE: 1" = 20'



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CLIENT
ETKIN EQUITIES
150 W. 2ND STREET, SUITE 200
ROYAL OAK, MI 48067

PROJECT TITLE
PROJECT EMPTY ACRES
NEMCO WAY & HOLLOWAY DRIVE
BRIGHTON, MI 48116

REVISIONS

SITE PLAN RESUBMITTAL 10/9/2025

ORIGINAL ISSUE DATE:
SEPTEMBER 10, 2025

DRAWING TITLE EROSION CONTROL PLAN

PEA JOB NO. 25-1144

P.M. BSH

D.N. JKP

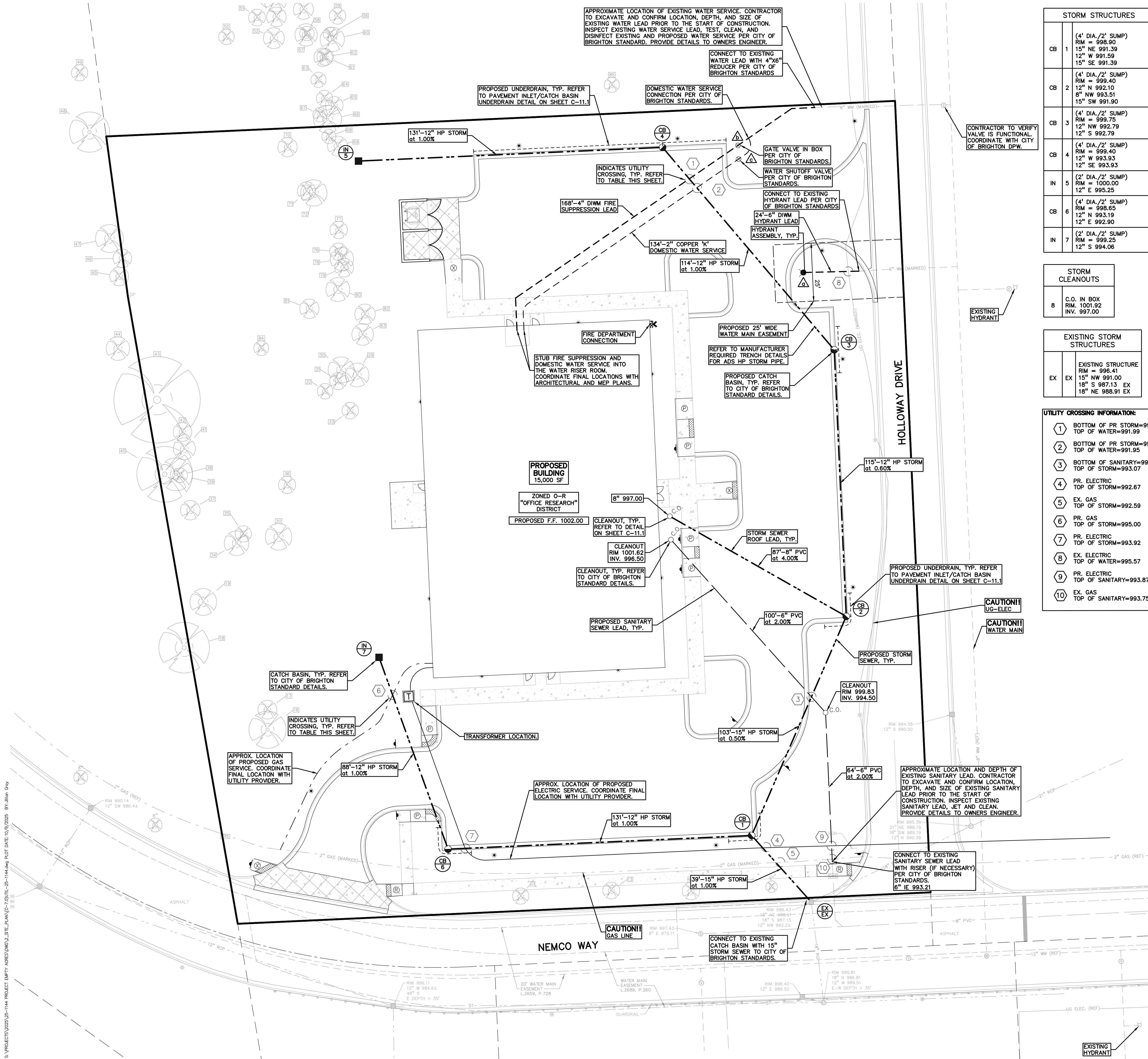
DES. JKP

DRAWING NUMBER:

C-6.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1144 PROJECT EMPTY ACRES\DWG\2 SITE PLAN\C-7.0\UTIL-25-1144.dwg PLOT DATE:10/9/2025 BT:Ellen Gray



STORM STRUCTURES		
CB 1	1	(4' DIA./2' SUMP) RIM = 998.90 15' NE 991.39 12' W 991.59 15' SE 991.39
CB 2	2	(4' DIA./2' SUMP) RIM = 999.40 12' N 992.10 8' NW 993.51 15' SW 991.90
CB 3	3	(4' DIA./2' SUMP) RIM = 999.75 12' NW 992.79 12' S 992.79
CB 4	4	(4' DIA./2' SUMP) RIM = 999.40 12' W 993.93 12' SE 993.93
IN 5	5	(2' DIA./2' SUMP) RIM = 1000.00 12' E 995.25
CB 6	6	(4' DIA./2' SUMP) RIM = 998.65 12' N 993.19 12' E 992.90
IN 7	7	(2' DIA./2' SUMP) RIM = 999.25 12' S 994.06

STORM CLEANOUTS		
8		C.O. IN BOX RIM, 1001.92 INV. 997.00

EXISTING STORM STRUCTURES		
EX	EX	EXISTING STRUCTURE RIM = 996.41 15' NW 991.00 18' S 987.13 EX 18' NE 988.91 EX

UTILITY CROSSING INFORMATION:		
1		BOTTOM OF PR STORM=993.65 TOP OF WATER=991.99
2		BOTTOM OF PR STORM=993.60 TOP OF WATER=991.95
3		BOTTOM OF SANITARY=994.67 TOP OF STORM=993.07
4		PR. ELECTRIC TOP OF STORM=992.67
5		EX. GAS TOP OF STORM=992.59
6		PR. GAS TOP OF STORM=995.00
7		PR. ELECTRIC TOP OF STORM=993.92
8		EX. ELECTRIC TOP OF WATER=995.57
9		PR. ELECTRIC TOP OF SANITARY=993.87
10		EX. GAS TOP OF SANITARY=993.75

HYDRANTS		
a		HYDRANT ASSEMBLY F.G. = 1001.35

WATER MAIN STRUCTURES		
b		4" GV IN BOX RIM = 1000.68
c		2" WSO RIM = 1000.59

SANITARY CLEANOUTS		
B		C.O. IN BOX RIM = 999.83 INV. 994.50
A		C.O. IN BOX RIM = 1001.62 INV. 996.50

UTILITY LEGEND:	
GH-ELEC-4V-O	EX. OH. ELEC. POLE & GUY WIRE
UG-CATV-4V	EX. U.G. CABLE TV & PEDESTAL
UG-COMM-4V	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
UG-ELEC-4V-E	EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
EX. GAS LINE	EX. GAS LINE
EX. GAS VALVE & GAS LINE MARKER	EX. GAS VALVE & GAS LINE MARKER
EX. TRANSFORMER & IRRIGATION VALVE	EX. TRANSFORMER & IRRIGATION VALVE
EX. WATER MAIN	EX. WATER MAIN
EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
EX. WATER VALVE BOX & SHUTOFF	EX. WATER VALVE BOX & SHUTOFF
EX. SANITARY SEWER	EX. SANITARY SEWER
EX. SANITARY CLEANOUT & MANHOLE	EX. SANITARY CLEANOUT & MANHOLE
EX. COMBINED SEWER MANHOLE	EX. COMBINED SEWER MANHOLE
EX. STORM SEWER	EX. STORM SEWER
EX. CLEANOUT & MANHOLE	EX. CLEANOUT & MANHOLE
EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN	EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
EX. YARD DRAIN & ROOF DRAIN	EX. YARD DRAIN & ROOF DRAIN
EX. UNIDENTIFIED STRUCTURE	EX. UNIDENTIFIED STRUCTURE
PROPOSED WATER MAIN	PROPOSED WATER MAIN
PROPOSED HYDRANT AND GATE VALVE	PROPOSED HYDRANT AND GATE VALVE
PROPOSED TAPPING SLEEVE, VALVE & WELL	PROPOSED TAPPING SLEEVE, VALVE & WELL
PROPOSED POST INDICATOR VALVE	PROPOSED POST INDICATOR VALVE
PROPOSED SANITARY SEWER	PROPOSED SANITARY SEWER
PROPOSED SANITARY CLEANOUT & MANHOLE	PROPOSED SANITARY CLEANOUT & MANHOLE
PROPOSED STORM SEWER	PROPOSED STORM SEWER
PROPOSED STORM SEWER CLEANOUT & MANHOLE	PROPOSED STORM SEWER CLEANOUT & MANHOLE
PROPOSED CATCH BASIN, INLET & YARD DRAIN	PROPOSED CATCH BASIN, INLET & YARD DRAIN

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

PREMIUM TRENCH BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45' LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

REFER TO:
UTILITY NOTES ON SHEET C-11.0
STORM SEWER DESIGN ON THIS SHEET
UTILITY DETAILS ON SHEET C-11.1 AND CITY OF BRIGHTON STANDARD DETAILS

CITY OF BRIGHTON STORM SEWER FRAME AND COVER NOTES

CATCH BASIN INLET - PAVEMENT
FRAME:EJ #7045 WITH 7050 T1 BACK
COVER: TYPE 'M1'

CATCH BASIN INLET - YARD
FRAME:EJ #1020
COVER: TYPE 01 BEEHIVE GRATE

MANHOLE
FRAME:EJ 1040
COVER:VENTED

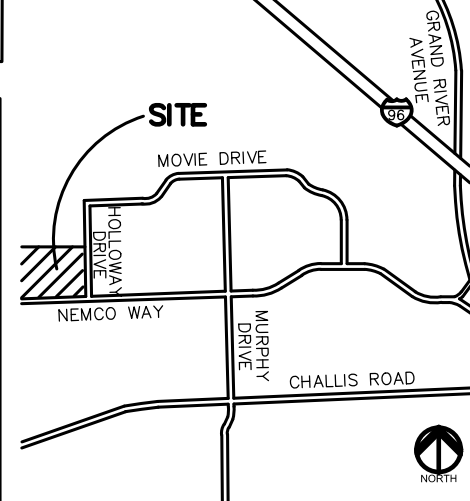
PEA GROUP
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0 10 20 40
SCALE: 1" = 20'



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CLIENT
ETKIN EQUITIES
150 W. 2ND STREET, SUITE 200
ROYAL, OH, MI 48067

PROJECT TITLE
PROJECT EMPTY ACRES
NEMCO WAY & HOLLOWAY DRIVE
BRIGHTON, MI 48116

REVISIONS	
SITE PLAN RESUBMITTAL	10/9/2025

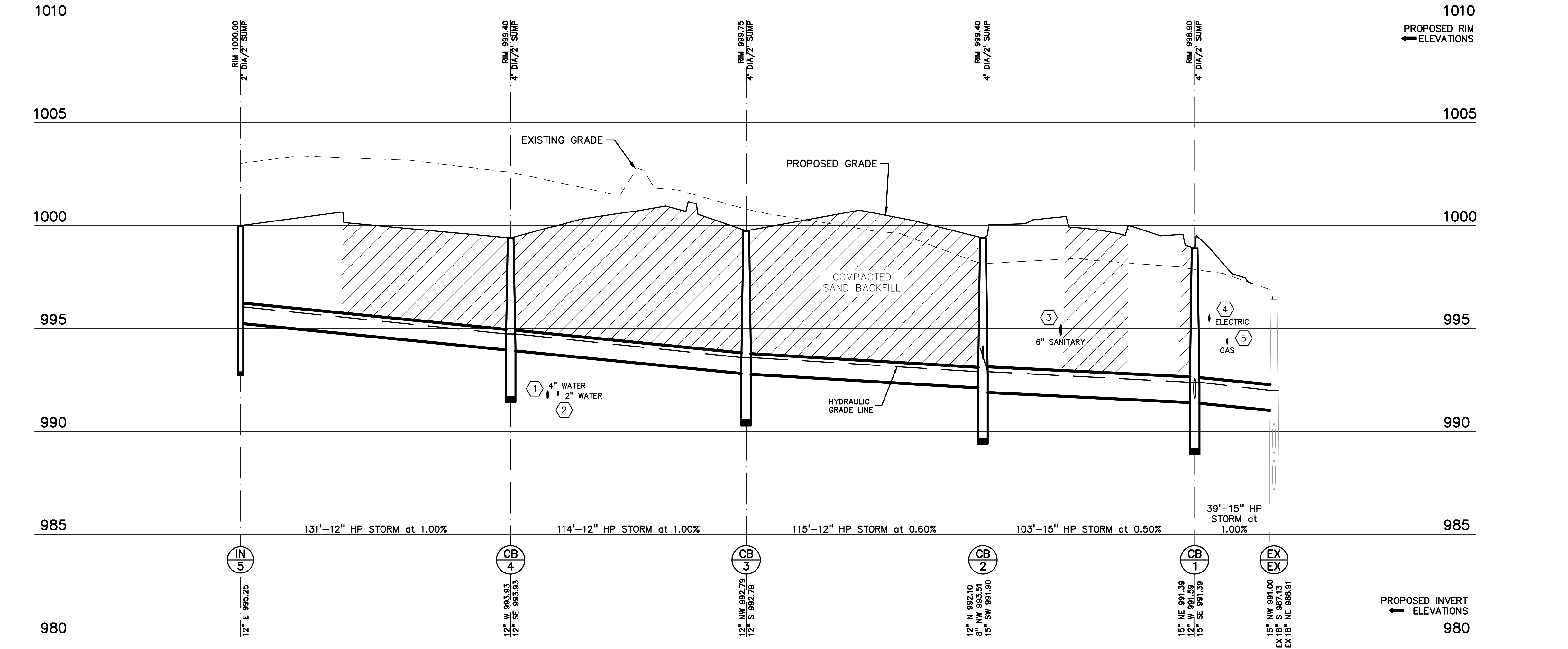
ORIGINAL ISSUE DATE:
SEPTEMBER 10, 2025

DRAWING TITLE
UTILITY PLAN

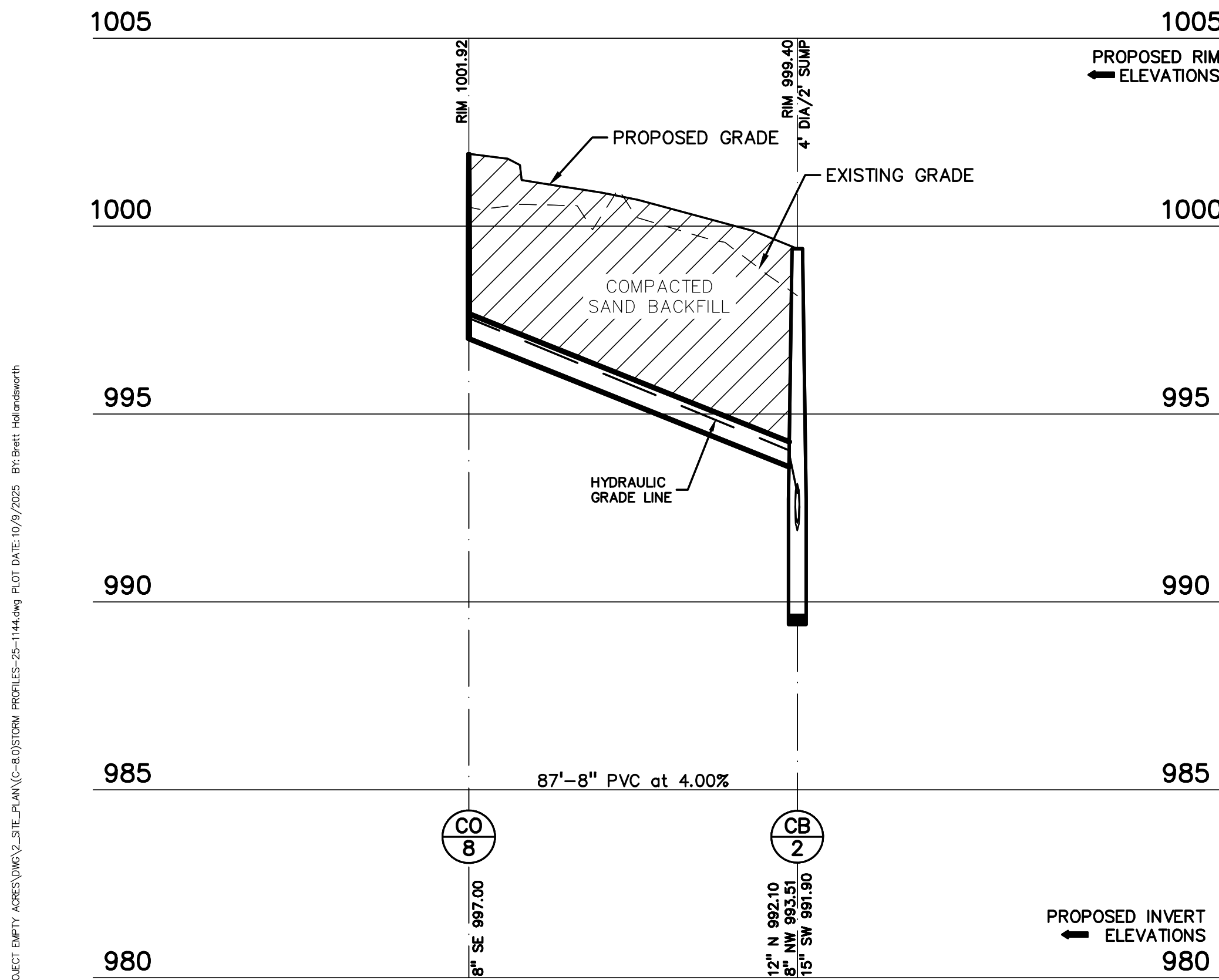
PEA JOB NO.	25-1144
P.M.	BSH
DN.	JKP
DES.	JKP
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

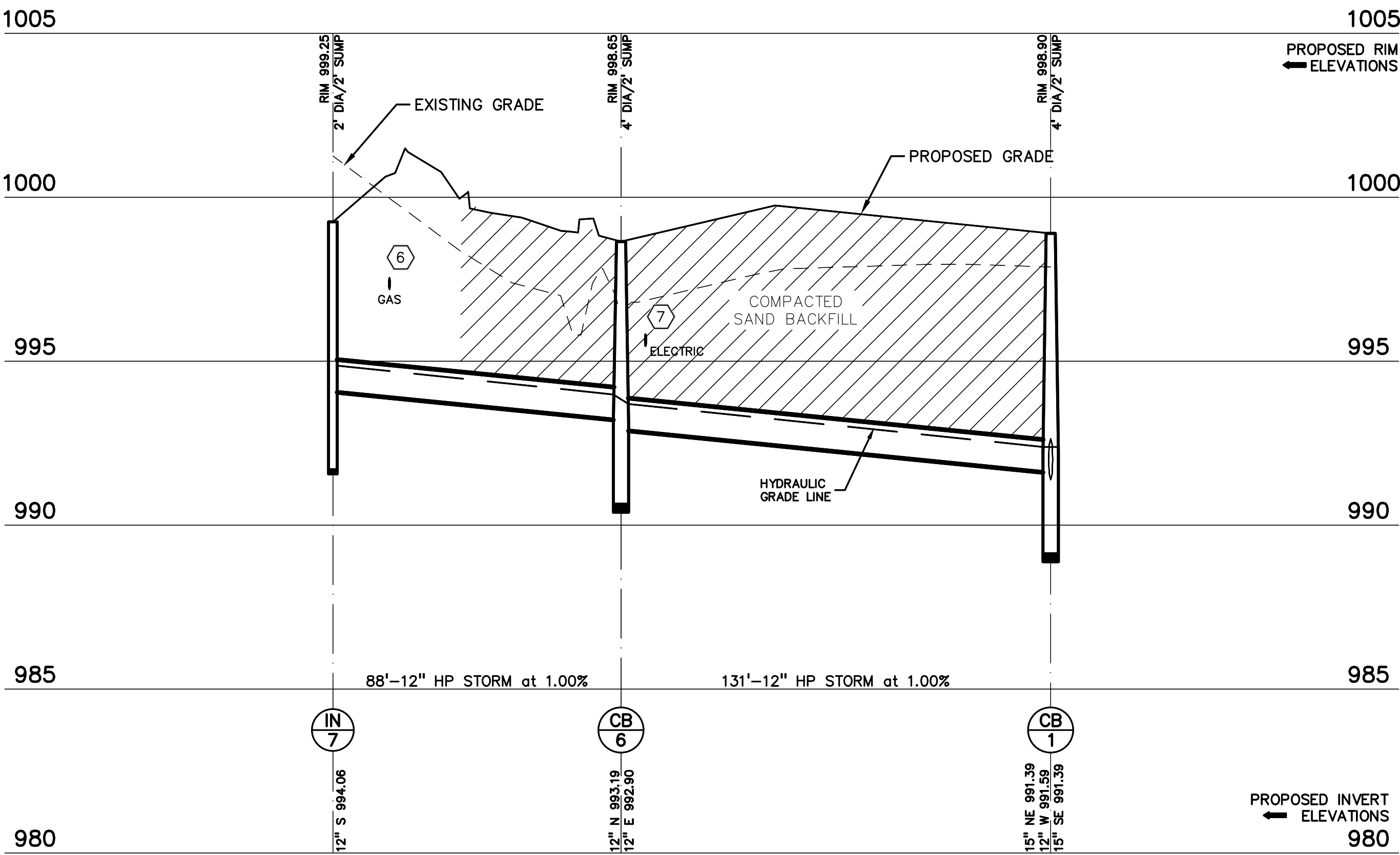
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ST 5-EX PROFILE



ST 8-2 PROFILE



ST 7-1 PROFILE

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

PREMIUM TRENCH BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

REFER TO:
UTILITY NOTES ON SHEET C-11.0
STORM SEWER DESIGN ON THIS SHEET
UTILITY DETAILS ON SHEET C-11.1 AND CITY OF BRIGHTON STANDARD DETAILS

CITY OF BRIGHTON STORM SEWER FRAME AND COVER NOTES
CATCH BASIN INLET-PAVEMENT
FRAME:EJ #7045 WITH 7050 T1 BACK COVER: TYPE 'M1'
CATCH BASIN INLET-YARD
FRAME:EJ #1020 COVER: TYPE 01 BEEHIVE GRATE
MANHOLE
FRAME:EJ 1040 COVER:VENTED

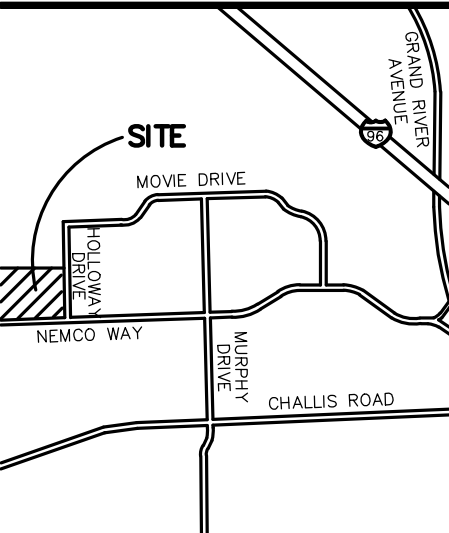
UTILITY CROSSING INFORMATION:	
1	BOTTOM OF PR STORM=993.65 TOP OF WATER=991.99
2	BOTTOM OF PR STORM=993.60 TOP OF WATER=991.95
3	BOTTOM OF SANITARY=994.67 TOP OF STORM=993.07
4	PR. ELECTRIC TOP OF STORM=992.67
5	EX. GAS TOP OF STORM=992.59
6	PR. GAS TOP OF STORM=995.00
7	PR. ELECTRIC TOP OF STORM=993.92
8	EX. ELECTRIC TOP OF WATER=995.57
9	PR. ELECTRIC TOP OF SANITARY=993.87
10	EX. GAS TOP OF SANITARY=993.75

PEA GROUP
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STATE OF MICHIGAN
BRETT STURGEON
HOLLANDSWORTH
LICENSE NO. 8201064849
PROFESSIONAL ENGINEER



CAUTION!!
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CLIENT
ETKIN EQUITIES
150 W. 2ND STREET, SUITE 200
ROYAL, OH, MI 48067

PROJECT TITLE
PROJECT EMPTY ACRES
NEMCO WAY & HOLLOWAY DRIVE
BRIGHTON, MI 48116

REVISIONS	
SITE PLAN RESUBMITTAL	10/9/2025

ORIGINAL ISSUE DATE:
SEPTEMBER 10, 2025

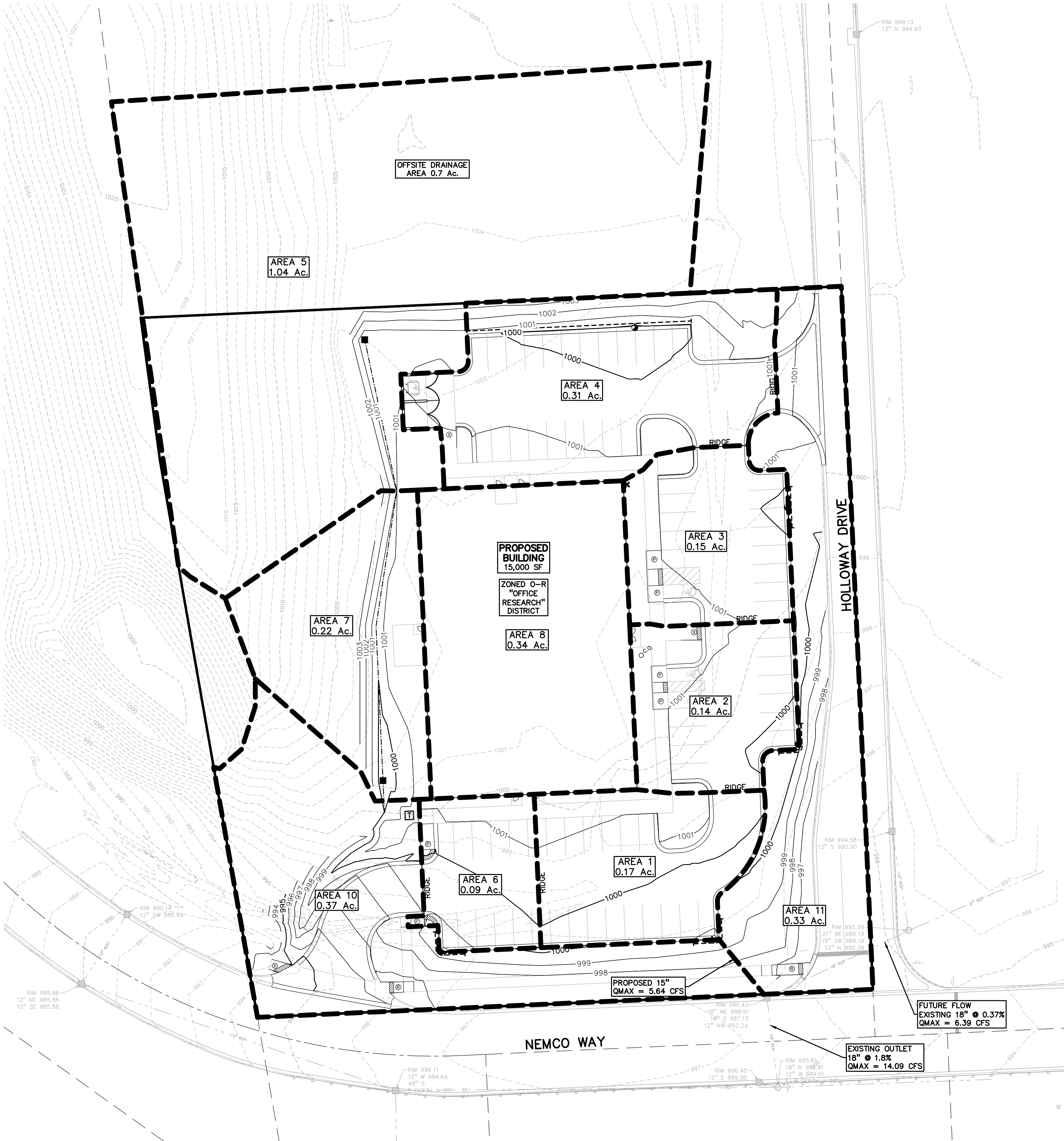
DRAWING TITLE
UTILITY PROFILES

PEA JOB NO.	25-1144
P.M.	BSH
DN.	JKP
DES.	JKP
DRAWING NUMBER:	

C-8.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1144 PROJECT EMPTY ACRES\DWG\2 SITE PLAN\C-9.0\DRAIN-25-1144.dwg PLOT DATE: 10/9/2025 BY: Jilian Gray



STORM SEWER SYSTEM DESIGN

Region Michigan
Location: Livingston County

$I = \frac{B}{(T+D)} \cdot E$ $B = 175.00$ $D = 25.00$ $E = 1.00$
 $C = \text{varies}$
 $T = 15 \text{ }^{\circ}(\text{min.})$ Pipe "n" Value = 0.013

FROM STR	TO STR	AREA (A) (Acres)	COEF. C	A x C	TOTAL AREA (AxC)	TOTAL AREA (Acres)	TIME T (min.)	INT. I (in/hr)	FLOW Q (cfs)	PIPE CAP. (cfs)	PIPE DIA. (in.)	PIPE LENGTH (ft.)	PIPE SLOPE (%)	MIN HG PER "Q"	VEL. FULL (ft./sec)	TIME FLOW (min.)	H.G.L. ELEV.		RIM ELEV.		INVERT ELEV.		PIPE COVER		HGL COVER		STRUCTURE DROPS			
																	UP STREAM	DOWN STREAM	UP STREAM	DOWN STREAM	UP STREAM	DOWN STREAM	UP STREAM	DOWN STREAM	UP STREAM	DOWN STREAM	RULE LOWER	DROP LOWER	ADD'L DROP LOWER	TOTAL DROP LOWER
5	4	1.04	0.25	0.26	0.26	1.04	15.00	4.38	1.14	3.56	12	131	1.00	0.10%	4.5	0.5	996.05	994.73	1000.00	999.40	995.25	993.93	3.59	4.30	3.95	4.67	.8 TENTHS	0.00	+0.00	
4	3	0.31	0.75	0.23	0.49	1.35	15.50	4.32	2.14	3.56	12	114	1.00	0.36%	4.5	0.4	994.73	993.59	999.40	999.75	993.93	992.79	4.30	5.79	4.67	6.16	.8 TENTHS	0.00	+0.00	
3	2	0.15	0.83	0.12	0.62	1.50	15.90	4.28	2.64	2.76	12	115	0.60	0.55%	3.5	0.5	993.59	992.90	999.75	999.40	992.79	992.10	5.79	6.13	6.16	6.50	.8 TENTHS	0.20	+0.00	+0.20
2	1	0.14	0.84	0.12	1.06	1.98	16.40	4.23	4.49	4.57	15	103	0.50	0.48%	3.7	0.5	992.90	992.39	999.40	998.90	991.90	991.39	6.06	6.08	6.50	6.51	.8 TENTHS	0.00	+0.00	
1	EX	0.17	0.87	0.15	1.35	2.46	16.90	4.18	5.64	6.46	15	39	1.00	0.76%	5.3	0.1	992.39	992.00	998.90	996.41	991.39	991.00	6.08	3.97	6.51	4.41	END	0.00	+0.00	
8	2	0.34	0.95	0.33	0.33	0.34	15.00	4.38	1.43	2.42	8	87	4.00	1.40%	6.9	0.2	997.54	994.04	1001.92	999.40	997.00	993.51	4.12	5.09	4.39	5.36	.8 TENTHS	0.47	+1.14	+1.61
7	6	0.22	0.27	0.06	0.06	0.22	15.00	4.38	0.26	3.56	12	88	1.00	0.01%	4.5	0.3	994.86	993.99	999.25	998.65	994.06	993.19	4.02	4.30	4.39	4.66	.8 TENTHS	0.00	+0.29	+0.29
6	1	0.09	0.87	0.08	0.14	0.31	15.30	4.34	0.62	3.56	12	131	1.00	0.03%	4.5	0.5	993.70	992.39	998.65	998.90	992.90	991.59	4.59	6.15	4.95	6.51	.8 TENTHS	0.20	+0.00	+0.20

NOT FOR CONSTRUCTION

PEA GROUP

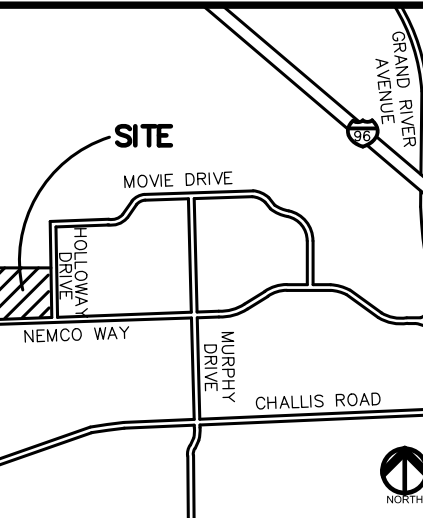
t: 844.813.2949
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0 15 30 60
SCALE: 1" = 30'



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CLIENT

ETKIN EQUITIES
150 W. 2ND STREET, SUITE 200
ROYAL, MI 48067

PROJECT TITLE

PROJECT EMPTY ACRES
NEMCO WAY & HOLLOWAY DRIVE
BRIGHTON, MI 48116

REVISIONS

SITE PLAN RESUBMITTAL 10/9/2025

ORIGINAL ISSUE DATE:
SEPTEMBER 10, 2025

DRAWING TITLE

DRAINAGE AREA PLAN

PEA JOB NO. 25-1144

P.M. BSH

DN. JKP

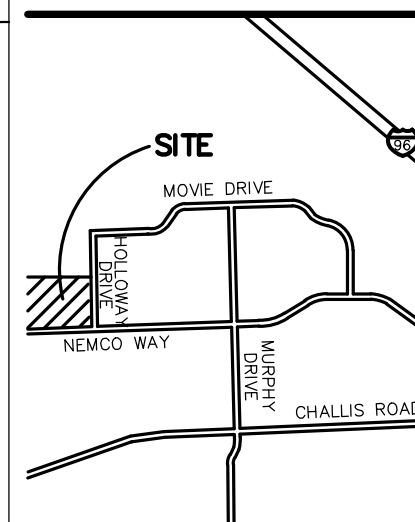
DES. JKP

DRAWING NUMBER:

C-9.0



CAUTION!!
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CLIENT
ETKIN EQUITIES
150 W. 2ND STREET, SUITE 200
ROYAL OAK, MI 48067

PROJECT TITLE
**PROJECT EMPT
ACRES**
NEMCO WAY & HOLLOWAY DRIVE
BRIGHTON, MI 48116

REVISIONS	
SITE PLAN RESUBMITTAL	10/9
HOLLOWAY SIDEWALK ADDED	10/22
CURB RADIUS ADJUSTED	10/22

ORIGINAL ISSUE DATE:
SEPTEMBER 10, 2025

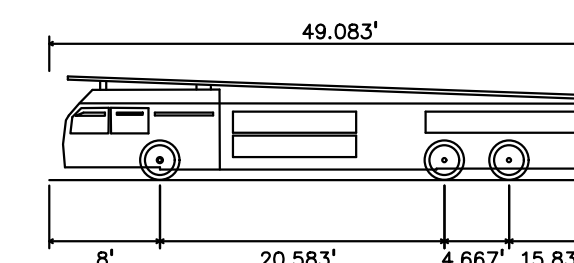
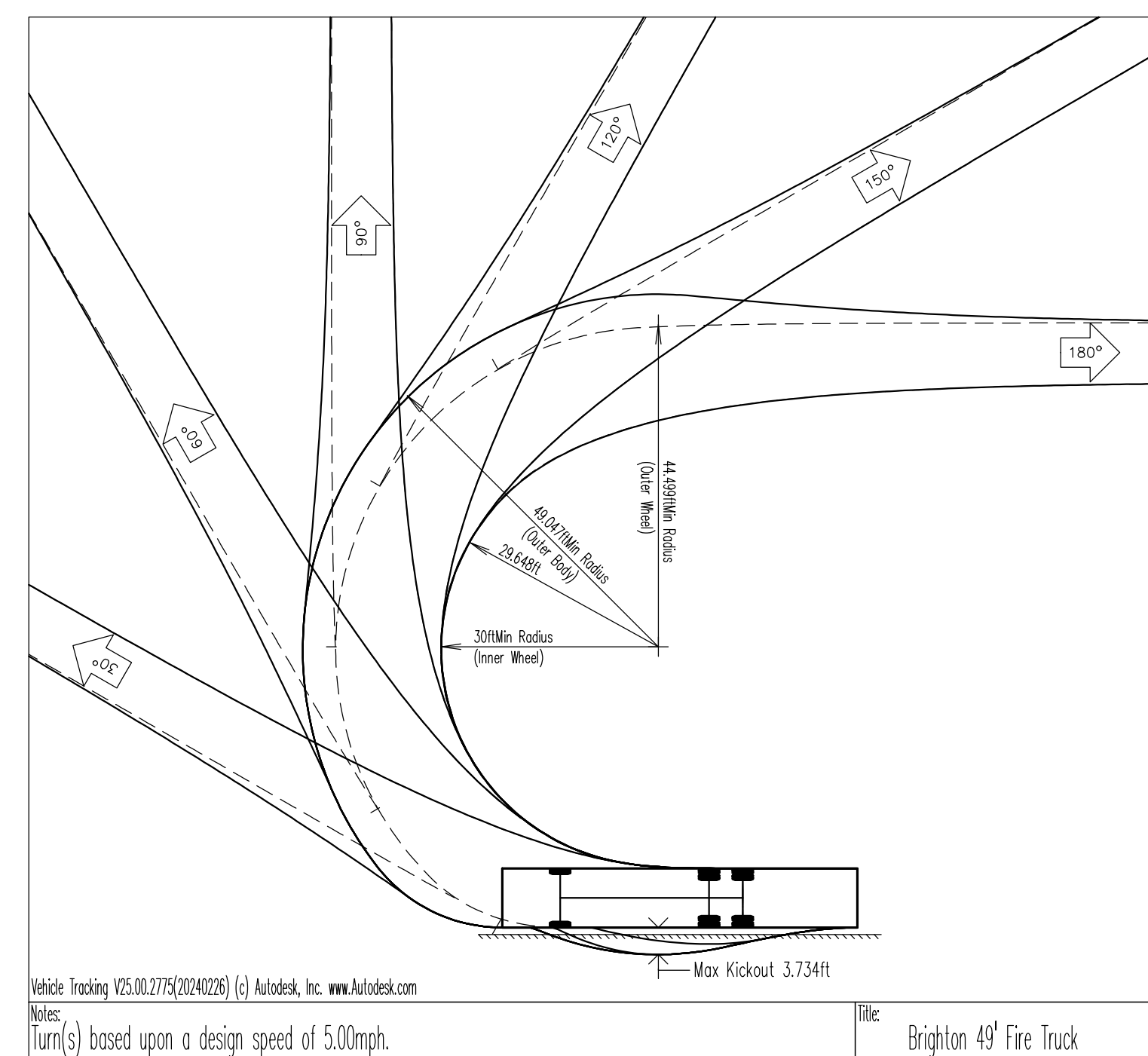
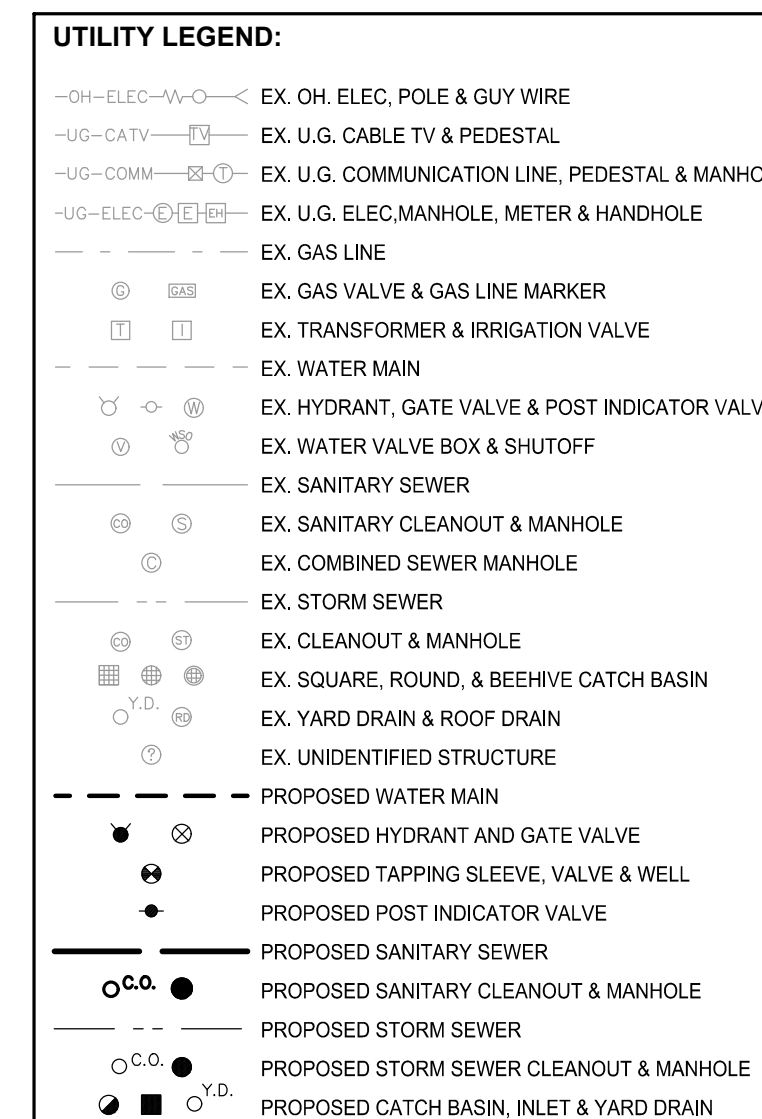
DRAWING TITLE

**FIRE ACCESS
PLAN**

PEA JOB NO.	25-1
P.M.	
DN.	
DES.	

DRAWING NUMBER:

C-10.0



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
Wall to Wall Turning Radius	49.047ft

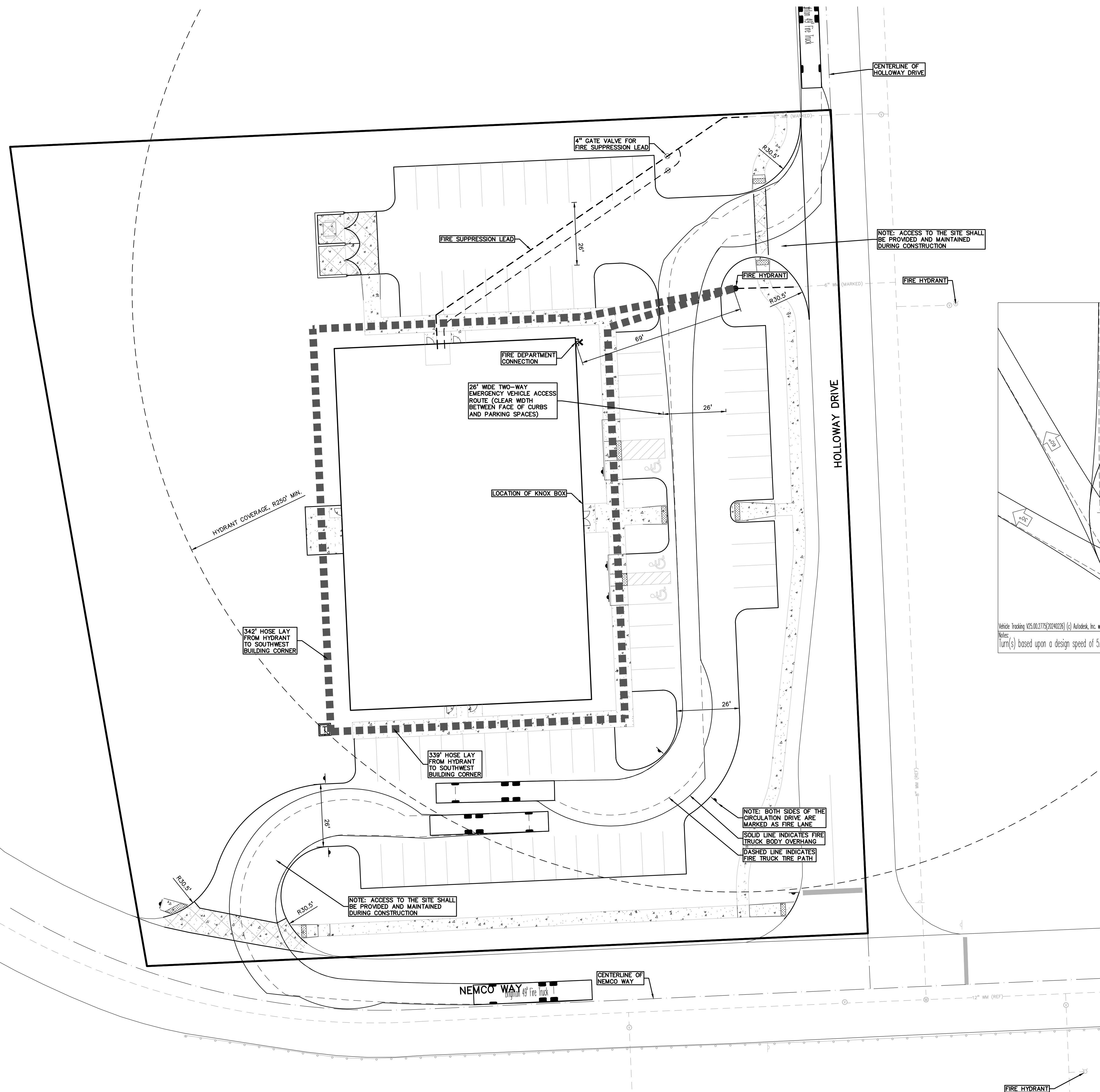
FIRE TRUCK DETAIL
NOT TO SCALE

NOTE:
ACCESS AROUND BUILDING PROVIDES EMERGENCY
VEHICLES WITH A TURNING RADIUS UP TO 50'
OUTSIDE AND 30' INSIDE AND A MINIMUM VERTICAL
CLEARANCE OF 13.5' PER BRIGHTON AREA FIRE
AUTHORITY REQUIREMENTS.

NOTE:
EMERGENCY FIRE ACCESS DRIVE SHALL REMAIN
CLEAR OF OBSTACLES AND WILL BE MAINTAINED AND
PLOWED DURING WINTER SEASON.

NOTE:
EMERGENCY FIRE ACCESS DRIVE PAVEMENT SECTIONS ARE DESIGNED PER CITY OF BRIGHTON STANDARDS AND ARE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 84,000 POUNDS.

\\PROJECTS\2025\25-1144 PROJECT EMPTY ACCESS.P14N\0-10.03E6 ACCESS.P14N-25-1144.dwg PLOT DATE: 10/22/2025
BY: Brett Hollandsworth



NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1144\PROJECT EMPTY ADRES\WMO\V_SITE_PLAN\G-11\DETAILS-25-1144.dwg PLOT DATE: 10/9/2025 BT: Billon Gray

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT AND MUNICIPALITY STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE OWNERS ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
- UNLESS OTHERWISE AGREED UPON BETWEEN THE OWNER AND CONTRACTOR, THE CONTRACTOR SHALL PAY ALL MUNICIPAL, COUNTY, AND STATE PERMIT, INSPECTION, AND/OR TESTING FEES. THE CONTRACTOR SHALL ALSO PROVIDE THE NECESSARY BONDS AND INSURANCE REQUIRED TO COMPLETE THE PROJECT
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE AT THE CONTRACTORS EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTORS FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE USE OF CRUSHED CONCRETE IS PROHIBITED ON THE PROJECT WITHIN 100 FEET OF ANY WATER COURSE (STREAM, RIVER, COUNTY DRAIN, ETC.) AND LAKE, REGARDLESS OF THE APPLICATION OR LOCATION OF THE WATER COURSE OR LAKE RELATIVE TO THE PROJECT LIMITS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

PAVING NOTES:

- IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR DETAILS OF FROST SLAB AT EXTERIOR BUILDING DOORS.
- CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
- ALL EXPANSION JOINTS AND CONCRETE PAVEMENT JOINTS TO BE SEALED.
- CONCRETE PAVEMENT JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION:
 - WHERE PROPOSED CONCRETE ABUTS A STRUCTURE, PROVIDE A MINIMUM 1/2" EXPANSION JOINT. THE JOINT FILLER BOARD MUST BE AT LEAST THE FULL DEPTH OF THE CONCRETE AND HELD DOWN A 1/2" TO ALLOW FOR SEALING.
 - WHERE PROPOSED CONCRETE ABUTS EXISTING CONCRETE OR IN BETWEEN POURS OF PROPOSED CONCRETE (CONSTRUCTION JOINT), PROVIDE 5/8" DOWELS EVERY 30" CENTER TO CENTER HALF WAY ALONG THE THICKNESS OF THE PROPOSED PAVEMENT. ALTERNATE DOWELS SIZES AND SPACING MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
 - WHERE PROPOSED CONCRETE ABUTS EXISTING OR PROPOSED SIDEWALK OR CURBING, PROVIDE A MINIMUM 1/2" EXPANSION JOINT.
 - CONCRETE AND LONGITUDINAL TRANSVERSE JOINTS SHALL BE PLACED TO PROVIDE PANELS WITHIN THE PAVEMENT AS SQUARE AS POSSIBLE WITH THE FOLLOWING MAXIMUM SPACING PARAMETERS:
 - 6-INCH THICK CONCRETE PAVEMENT: 12' X 12'
 - 8-INCH THICK CONCRETE PAVEMENT: 15' X 15'
 - IRREGULAR-SHAPED PANELS MAY REQUIRE THE USE OF REINFORCING MESH OR FIBER MESH AS DETERMINED BY THE ENGINEER. THE USE OF MESH MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
 - IF A JOINT PLAN IS NOT PROVIDED IN THE PLANS, THE CONTRACTOR SHALL SUBMIT ONE TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
- CONCRETE CURBING JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION
 - JOINTS WHEN ADJACENT TO ASPHALT PAVEMENT
 - PLACE CONTRACTION JOINTS AT 10' INTERVALS
 - PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - PLACE 1" EXPANSION JOINT:
 - AT SPRING POINTS OF INTERSECTIONS OR ONE OF THE END OF RADIUS LOCATIONS IN A CURVE
 - AT 400' MAXIMUM INTERVALS ON STRAIGHT RUNS
 - AT THE END OF RADIUS AT OPPOSITE ENDS IN A CURBED LANDSCAPE ISLAND
 - JOINTS WHEN TIED TO CONCRETE PAVEMENT
 - PLACE CONTRACTION JOINTS OPPOSITE ALL TRANSVERSE CONTRACTION JOINTS IN PAVEMENT
 - PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - PLACE 1" EXPANSION JOINT OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT
 - CURB AND GUTTER AND CONCRETE SHALL BE TIED TOGETHER SIMILAR TO A LONGITUDINAL LANE TIE JOINT (MDOT B1 JOINT)
 - IN BETWEEN POURS OF PROPOSED CONCRETE CURBING (CONSTRUCTION JOINT):
 - CARRY THE REBAR CONTINUOUSLY BETWEEN POURS
 - IF THE REBAR IS NOT LONG ENOUGH TO CARRY CONTINUOUSLY, THEN TIE TWO PIECES OF REBAR PER THE LATEST MDOT SPECIFICATIONS
 - CONCRETE SIDEWALK JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION
 - PLACE TRANSVERSE CONTRACTION JOINTS EQUAL TO THE WIDTH OF THE WALK WHEN WIDTH IS LESS THAN 8'
 - PLACE TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS EQUAL TO 1/2 THE WIDTH OF THE WALK WHEN WIDTH IS EQUAL TO OR GREATER THAN 8'
 - PLACE 1" EXPANSION JOINT WHERE ABUTTING SIDEWALK RAMP AND/OR RADIUS IN INTERSECTION
 - PLACE TRANSVERSE 1/2" EXPANSION JOINT AT MAXIMUM OF 100' SPACING
 - PLACE 1/2" EXPANSION JOINT WHEN ABUTTING A FIXED STRUCTURE, OTHER PAVEMENT (CONCRETE PAVEMENT AND DRIVE APPROACHES), UTILITY STRUCTURES, LIGHT POLE BASES AND COLUMNS

GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE AUTHORIZED PUBLIC AGENCY OF JURISDICTION. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE LIVINGSTON COUNTY DRAIN COMMISSION PRIOR TO CONSTRUCTION.
- ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT.
- REFER TO SOIL EROSION CONTROL PLAN FOR ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
- THE DETENTION BASIN SIDE SLOPES AND ALL SLOPE EXCEEDING 1:6 MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODEDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE THIRD PARTY TESTING COMPANY, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.
- ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
- THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
- SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROT HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL AREAS OR BELOW SUBGRADE IN CUT AREAS WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
- SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT.
- ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

GENERAL UTILITY NOTES:

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

STORM SEWER NOTES:

- HP-STORM SEWER 12" DIAMETER OR LARGER SHALL BE ADS HP-STORM DUAL WALL PIPE (OR ENGINEER APPROVED EQUAL) WITH BELL AND SPIGOT JOINT (ASTM 22081 OR AASHTO M300), WATER TIGHT (ASTM D3212 WITH GASKETS MEETING REQUIREMENTS OF ASTM F477 AND INSTALLED PER MANUFACTURERS SPECIFICATIONS
- ALL STORM SEWER LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
- ALL STORM SEWER 10" OR LESS AND/OR LEADS SHALL BE SDR 26.
- JOINTS FOR P.V.C. PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.

WATER MAIN NOTES:

- ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5) DEGREE BENDS, PROPERLY ANCHORED.
- ALL TEES, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
- PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL REQUIRED TESTING IS SATISFACTORILY COMPLETED.
- MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY/STORM SEWER OR STRUCTURE.
- NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY OF BRIGHTON.
- ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
- WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
- ALL FIRE HYDRANTS SHALL BE EJW #58R MODEL #250 PER CITY OF BRIGHTON STANDARDS.
- ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
- ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY OF BRIGHTON.
- UNLESS NOTED SPECIFICALLY OTHERWISE ON THE PLANS, THE DESIGN INTENT IS TO HAVE THE WATER MAIN CONSTRUCTED WITH THIS PROJECT BE INSTALLED VIA OPEN CUT TRENCH BY THE CONTRACTOR. IF THE CONTRACTOR CHOOSES A DIFFERENT METHOD OF CONSTRUCTION, OTHER THAN WHAT IS SHOWN ON THE APPROVED PLANS UPON WHICH THE PERMIT WAS GRANTED, THE CONTRACTOR WILL BE RESPONSIBLE TO CONTACT THE REGULATORY AGENCIES TO REVISE THE APPROVED PERMIT.
- ALL PIPES, PROTECTIVE MATERIALS, JOINING AND SEALING MATERIALS, AND MECHANICAL DEVICES USED IN THE WATERMAIN CONSTRUCTION SHALL COMPLY WITH THE CURRENT NSF/ANSI 61 STANDARDS FOR DRINKING WATER SYSTEM COMPONENTS.
- THE WATER MAIN CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC SERVICES OF THE CITY OF BRIGHTON AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION. ALL WATER CONNECTIONS MUST BE WITNESSED BY CITY STAFF.

SANITARY SEWER NOTES:

- DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
- ALL SANITARY LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
- ALL SANITARY SEWER 8" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
- SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.I.W. #1565 BOX OR EQUAL.
- ALL WASTEWATER CONNECTIONS MUST BE WITNESSED BY CITY STAFF. CONTACT COREY BROOKS 3 DAYS PRIOR TO THE WORK BEING DONE AT 810-227-9479 TO SCHEDULE THE INSPECTION.

GENERAL ADA ACCESSIBILITY NOTES:

THE FOLLOWING NOTES PROVIDE AN OUTLINE OF SOME OF THE REQUIREMENTS CONTAINED WITHIN THE "STANDARDS FOR ACCESSIBLE DESIGN – AMERICANS WITH DISABILITIES ACT 2010", AND "ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES", ICC/ANSI A117.1-2009. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE REQUIREMENTS PRESENTED WITHIN THESE DOCUMENTS, WHICH ARE AVAILABLE IN FULL UPON REQUEST.

- AN ACCESSIBLE ROUTE CONSISTS OF WALK SURFACES, CURB RAMPS AND RAMPS. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES, ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE BUILDING OR FACILITY ENTRANCE THEY SERVE.
- THE RUNNING SLOPE OF ALL WALKING SURFACES SHALL NOT EXCEED 5% (1:20) AND THE CROSS-SLOPE SHALL NOT EXCEED 2% (1:48).
- WALKING SURFACES MUST BE LEVEL WITH PERMITTED VERTICAL CHANGES IN LEVEL NOT TO EXCEED 1/4", OR BEVELED CHANGES IN LEVEL NOT TO EXCEED 1/2". REFER TO DETAIL DET-8 THIS SHEET. ANY CHANGE IN LEVEL GREATER THAN 1/2" MUST BE RAMPED.
- TURNING SPACES ALONG ACCESSIBLE ROUTES MUST BE AT LEAST 5 FEET WIDE IN ALL DIRECTIONS AND NOT EXCEED 2% SLOPE (1:48) IN ANY DIRECTION.
- ACCESSIBLE ROUTES WILL BE DESIGNED TO BE A MINIMUM OF 5 FEET WIDE. THE MINIMUM CLEAR WIDTH IS 3 FEET.
- RAMPS ALONG ACCESSIBLE ROUTES WILL HAVE A RUNNING SLOPE GREATER THAN 5% (1:20) AND LESS THAN 8.3% (1:12).
- THE CROSS-SLOPE OF RAMP RUNS SHALL NOT EXCEED 2% (1:48)
- THE MINIMUM CLEAR WIDTH OF ANY RAMP IS 36 INCHES.
- THE MAXIMUM RISE FOR ANY RAMP (NOT INCLUDING CURB RAMPS) SHALL NOT EXCEED 30 INCHES. LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF EACH RAMP. LANDINGS SHALL HAVE A CROSS-SLOPE NOT EXCEEDING 2% (1:48). SHALL BE 5 FEET LONG AND AT LEAST AS WIDE AS THE RAMP CLEAR WIDTH. IF THERE IS A CHANGE OF DIRECTION AT A LANDING, THEN THE LANDING MUST BE AT LEAST 5 FEET WIDE AND 5 FEET LONG.
- HANDRAILS ARE REQUIRED FOR ANY RAMP (NOT INCLUDING CURB RAMPS) WITH A RISE GREATER THAN 6 INCHES. ALL HANDRAILS ARE REQUIRED TO HAVE EDGE PROTECTION UNLESS ADJOINING ANOTHER ACCESS POINT OR IF THE VERTICAL DROP-OFF AT THE EDGE OF THE RAMP DOES NOT EXCEED 1/2" IN 10 FEET. EDGE PROTECTION CAN BE PROVIDED BY MEANS OF A 4" MIN. CURB OR BARRIER.
- CURB RAMPS ALONG ACCESSIBLE ROUTES SHALL NOT BE STEEPER THAN 8.3% (1:12). APPROACHING SLOPES TO THE RAMP CANNOT EXCEED 5%, WHICH INCLUDES SIDEWALKS, PAVEMENT, GUTTERS ETC.
- IF CURB RAMP SIDES ARE FLARED, THE FLARES SHALL NOT BE STEEPER THAN 10% (1:10).
- LANDINGS ARE REQUIRED AT THE TOP OF ALL CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE A MINIMUM OF 38" AND WILL BE AS WIDE AS THE CURB RAMP.
- CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
- HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
- WHERE DETECTABLE WARNING IS REQUIRED AT CURB RAMPS, THE DETECTABLE WARNING SHALL BE 24" MINIMUM IN DEPTH AND SHALL EXTEND THE FULL WIDTH OF THE RAMP. THE DETECTABLE WARNING SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE CURB LINE.
- ACCESSIBLE PARKING SPACES ON SITE SHALL BE PROVIDED AS REQUIRED IN SECTION 502 OF THE ADA IF THE SITE HAS MORE THAN ONE PARKING FACILITY. EACH FACILITY IS REQUIRED TO MEET THESE REQUIREMENTS SEPARATELY. THE REQUIRED NUMBER OF SPACES SHALL BE BASED ON THE TOTAL NUMBER OF PARKING SPACES IN EACH PARKING FACILITY ON SITE.
- FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, ONE VAN ACCESSIBLE SPACE SHALL BE PROVIDED.
- ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO A BUILDING ENTRANCE. IF THERE IS MORE THAN ONE ACCESSIBLE ENTRANCE, PARKING SHALL BE DISPERSED ALONG THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCES.
- ADA ACCESSIBLE CAR PARKING SPACES SHALL BE A MINIMUM OF 8 FEET WIDE WITH AN ACCESS AISLE 5 FEET WIDE MINIMUM. VAN ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 11 FEET WIDE WITH A 5' WIDE ACCESS AISLE. VAN ACCESSIBLE SPACES ARE ALSO ACCEPTABLE WITH AN 8 FOOT WIDTH AND 8 FOOT WIDE ACCESS AISLE. THE ACCESS AISLE IN ALL CASES MUST EXTEND THE FULL LENGTH OF THE PARKING SPACE.
- SURFACE SLOPES WITHIN THE PARKING SPACES AND AISLES SHALL NOT EXCEED 2% (1:48)
- ACCESSIBLE AREAS INCLUDING PARKING SPACES, AISLES AND PATHWAYS, REQUIRE A MINIMUM VERTICAL CLEARANCE OF 98 INCHES.
- ACCESSIBLE PARKING SPACES ARE REQUIRED TO BE IDENTIFIED BY SIGNS. THE SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN PARKING SPACES ARE REQUIRED TO BE DESIGNATED AS "VAN ACCESSIBLE". REFER TO DETAILS ON THIS SHEET.
- ACCESSIBLE STAIRS SHALL HAVE A UNIFORM RISER HEIGHT AND UNIFORM TREAD DEPTH. RISERS SHALL BE 4 INCHES MINIMUM AND 7 INCHES MAXIMUM. TREADS SHALL BE AT LEAST 11 INCHES IN DEPTH. OPEN RISERS ARE NOT PERMITTED.

RAMP NOTES

PEA GROUP

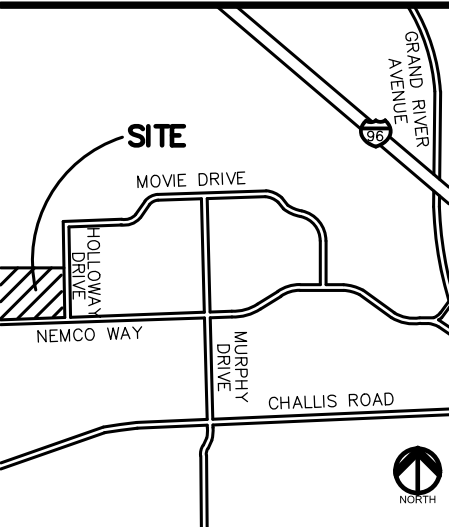
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www.peagroup.com





NORTH



CLIENT
ETKIN EQUITIES
150 W. 2ND STREET, SUITE 200
ROYAL OAK, MI 48067

PROJECT TITLE
PROJECT EMPTY ACRES
NEMCO WAY & HOLLOWAY DRIVE
BRIGHTON, MI 48116

REVISIONS	
SITE PLAN RESUBMITTAL	10/9/2025

ORIGINAL ISSUE DATE:
SEPTEMBER 10, 2025

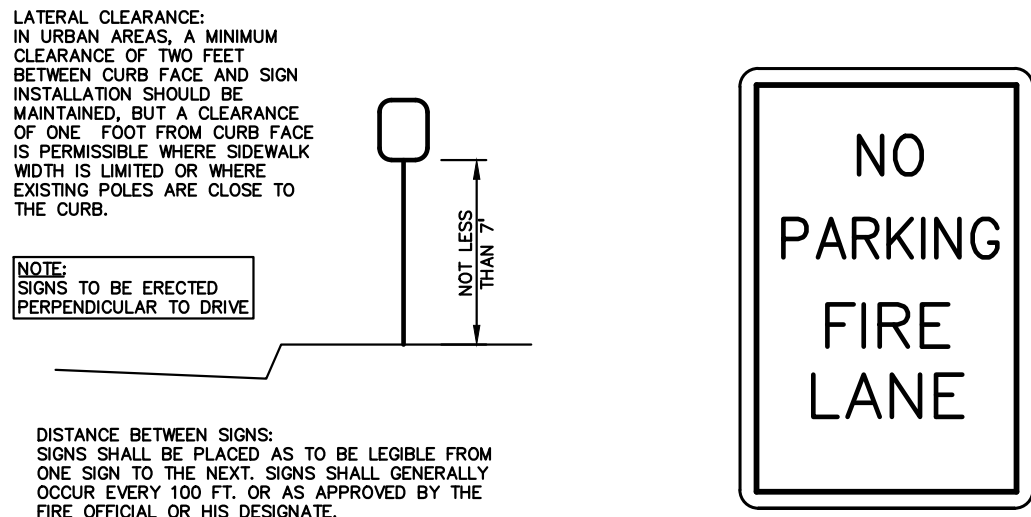
DRAWING TITLE
NOTES

PEA JOB NO.	25-1144
P.M.	BSH
DN.	JKP
DES.	JKP

DRAWING NUMBER:

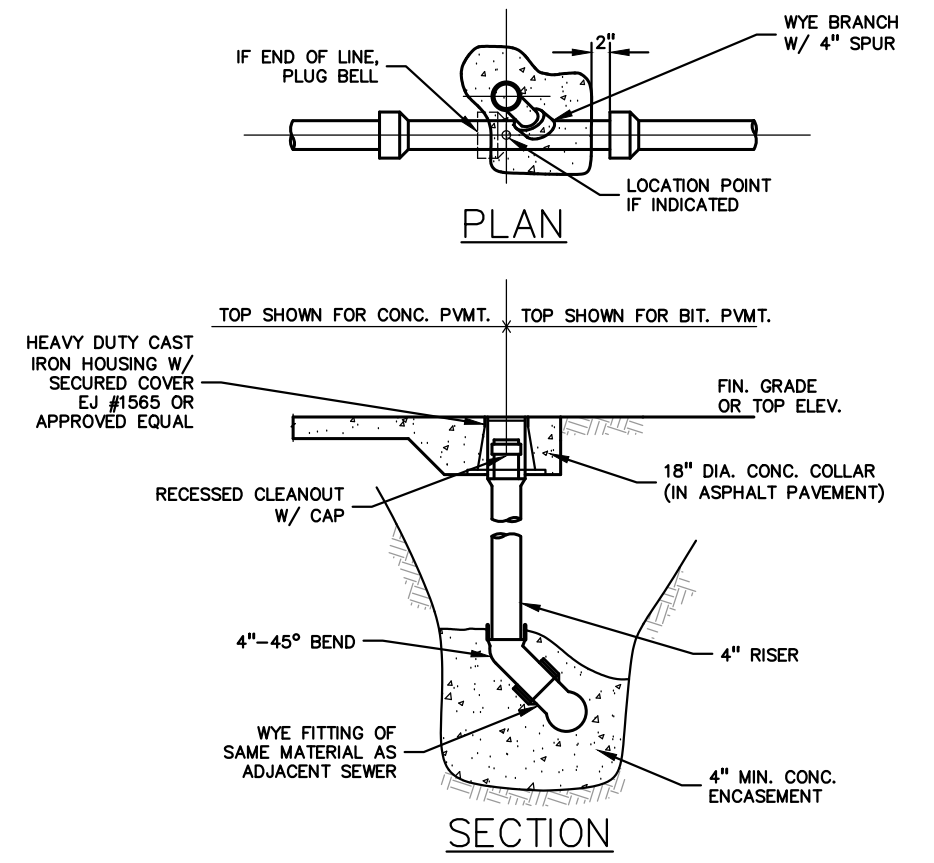
NOT FOR CONSTRUCTION

C-11.0

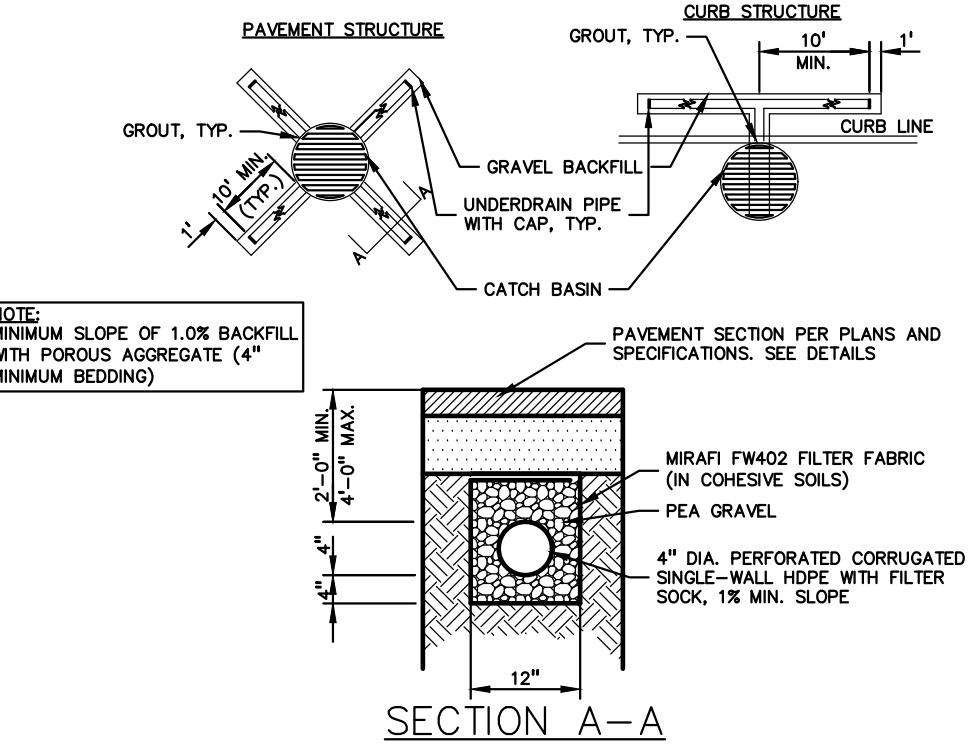


FIRE LANE SIGN PLACEMENT DETAIL
NOT TO SCALE

NO PARKING SIGN DETAIL
NOT TO SCALE



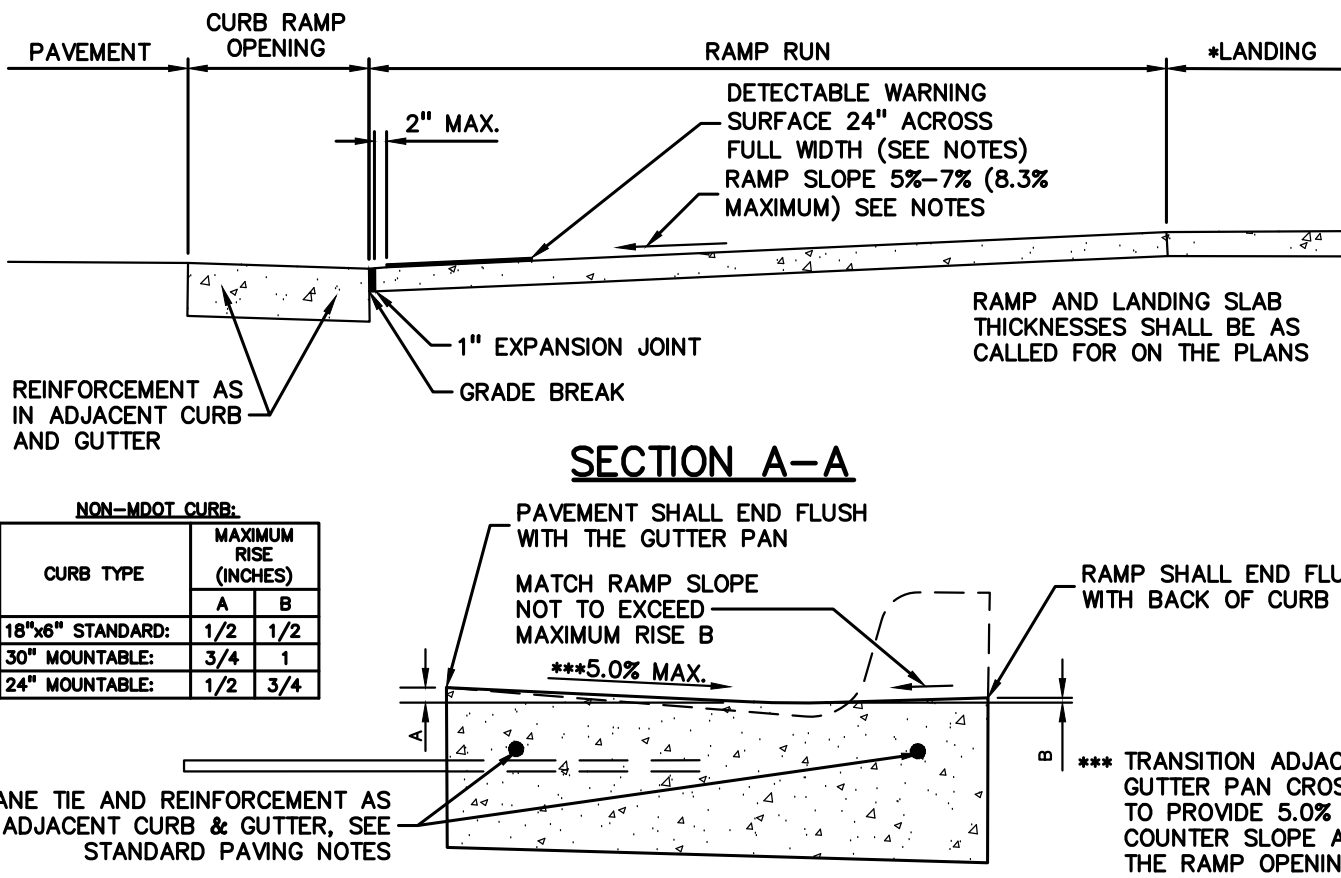
CLEANOUT
NOT TO SCALE



PAVEMENT INLET/CATCH BASIN UNDERDRAIN DETAIL
NOT TO SCALE

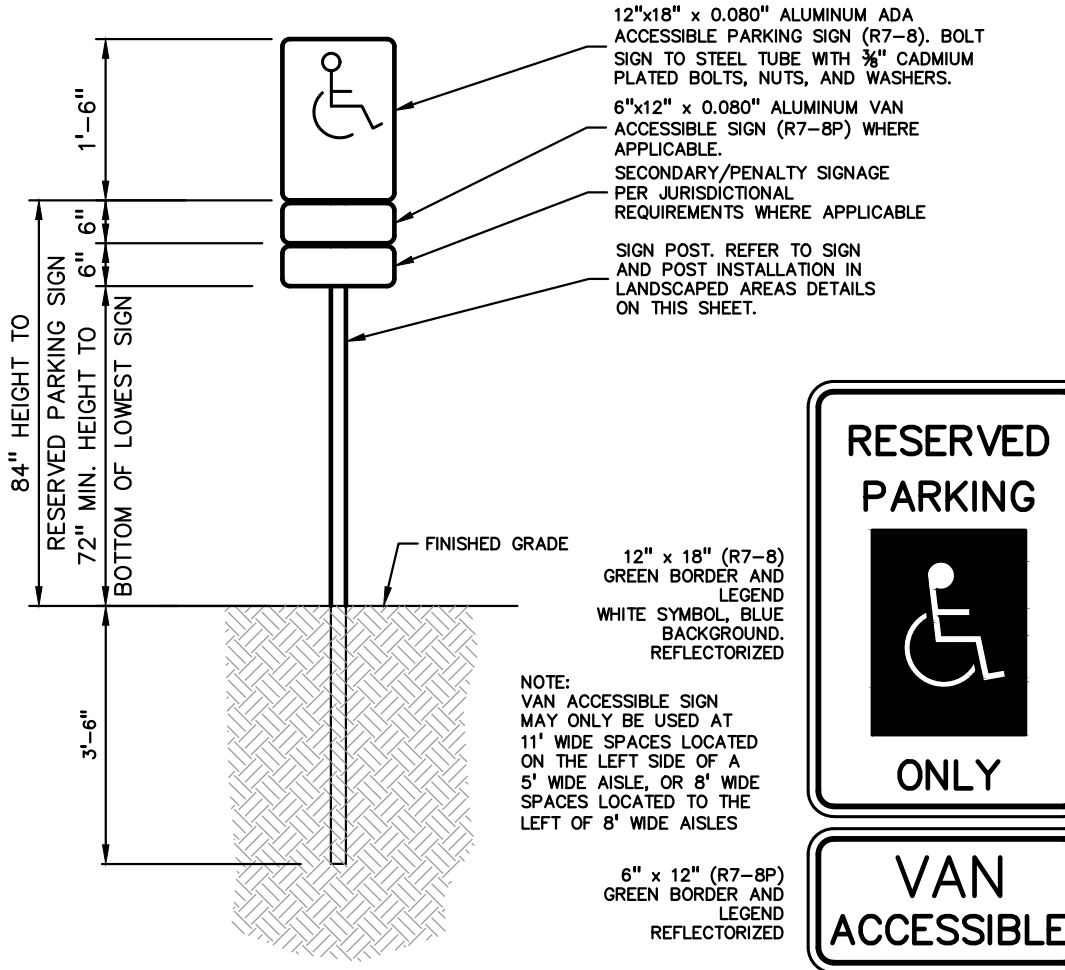
CURB TYPE	MAXIMUM RISE (INCHES)	
	A	B
B1	3/4	1
B2	3/4	1
B3	3/4	1
D1	3/4	1
D2	3/4	1
D3	3/4	1
C1	1/2	1/2
C2	1/2	1/2
C3	3/4	1/2
C4	3/4	1/2
C5	1	1/2
C6	1	1/2
F1	1/2	1/2
F2	1/2	1/2
F3	3/4	1/2
F4	3/4	1/2
F5	1	1/2
F6	1	1/2

FOR CURB TYPES SEE STANDARD PLAN R-30-SERIES



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

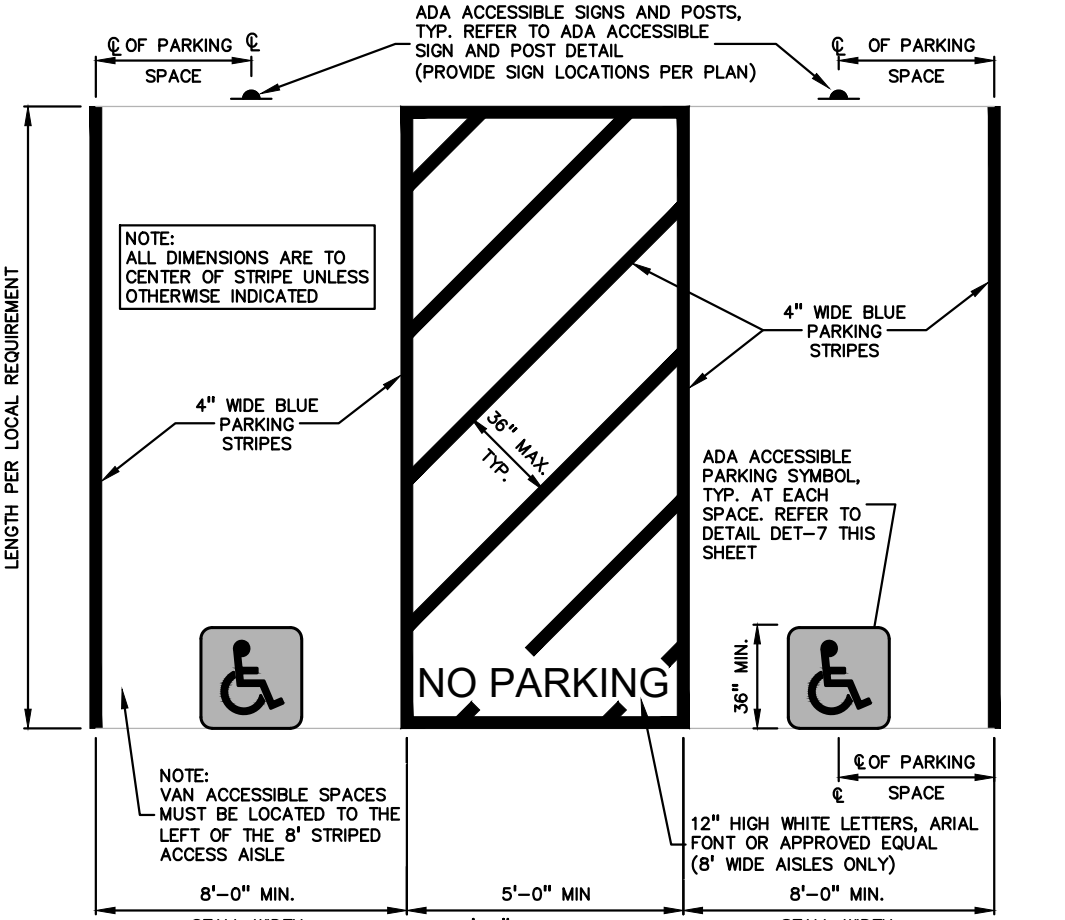
- ADA ACCESSIBLE SIGN NOTES:
- ONE SIGN IS REQUIRED AT EACH ADA ACCESSIBLE PARKING SPACE.
 - ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
 - WHEN TWO ADA ACCESSIBLE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
 - SIGN POSTS SHALL BE 2" NOM. SQUARE 14-GAUGE GALVANIZED STEEL TUBE WITH 7/16" HOLES AT 1" CENTERS. POSTS SHALL TELESCOPE INSIDE ANCHOR POSTS A MINIMUM OF 12".
 - ANCHOR POSTS SHALL BE 2.25" NOM. SQUARE 12-GAUGE GALVANIZED STEEL POST, A MINIMUM OF 3 FEET LONG.
 - IF THESE NOTES AND DETAILS CONFLICT WITH LOCAL CODES AND ORDINANCES, THE STRICTER REQUIREMENT SHOULD BE USED.
 - ALTERNATE MATERIALS MAY BE USED IF IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL REQUIREMENTS.



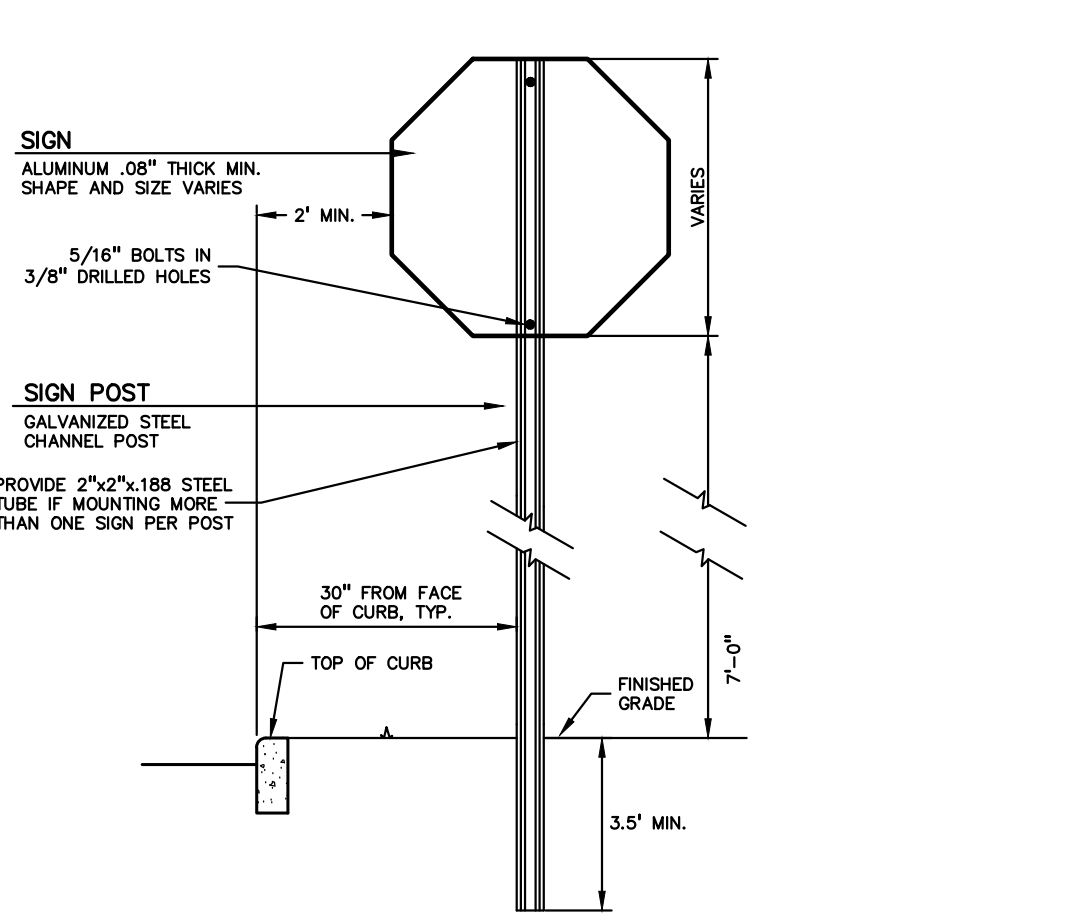
ADA ACCESSIBLE SIGN AND POST DETAIL
NOT TO SCALE

DOME SECTION DOME SPACING DOME ALIGNMENT

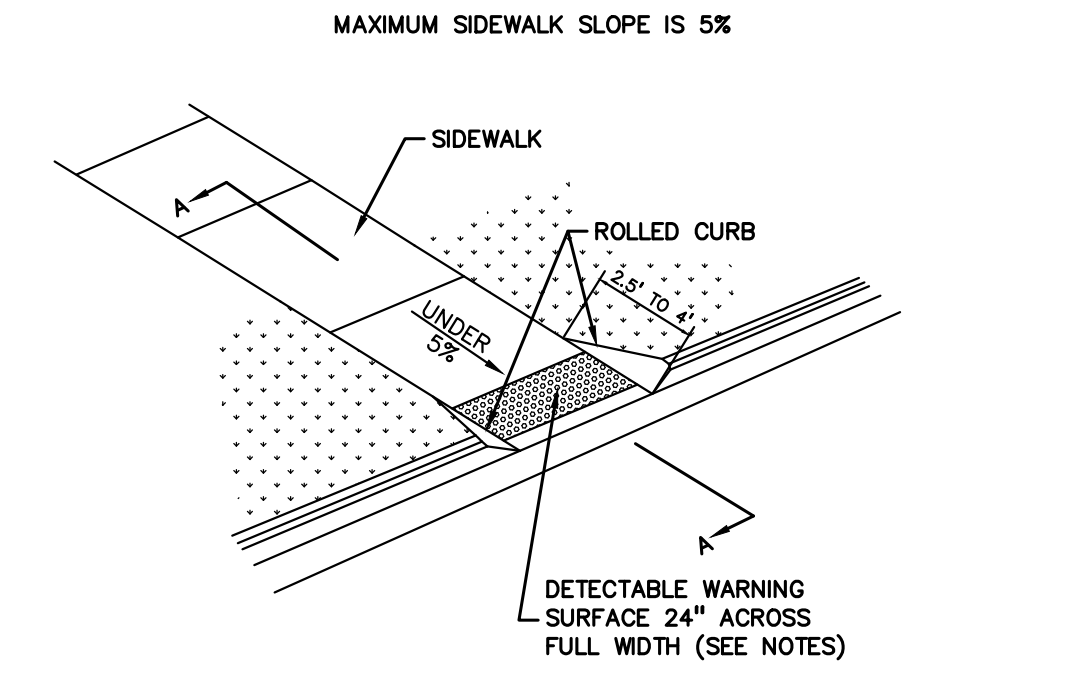
DETECTABLE WARNING DETAILS
NOT TO SCALE



ALTERNATE ADA ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE

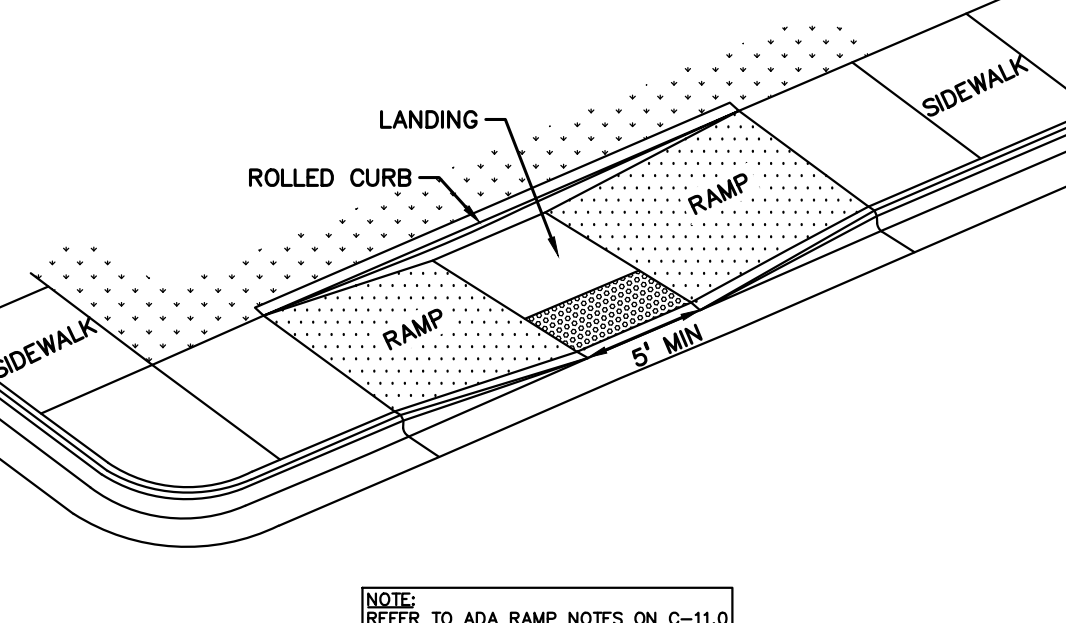


SIGN AND POST INSTALLATION IN LANDSCAPED AREAS
NOT TO SCALE



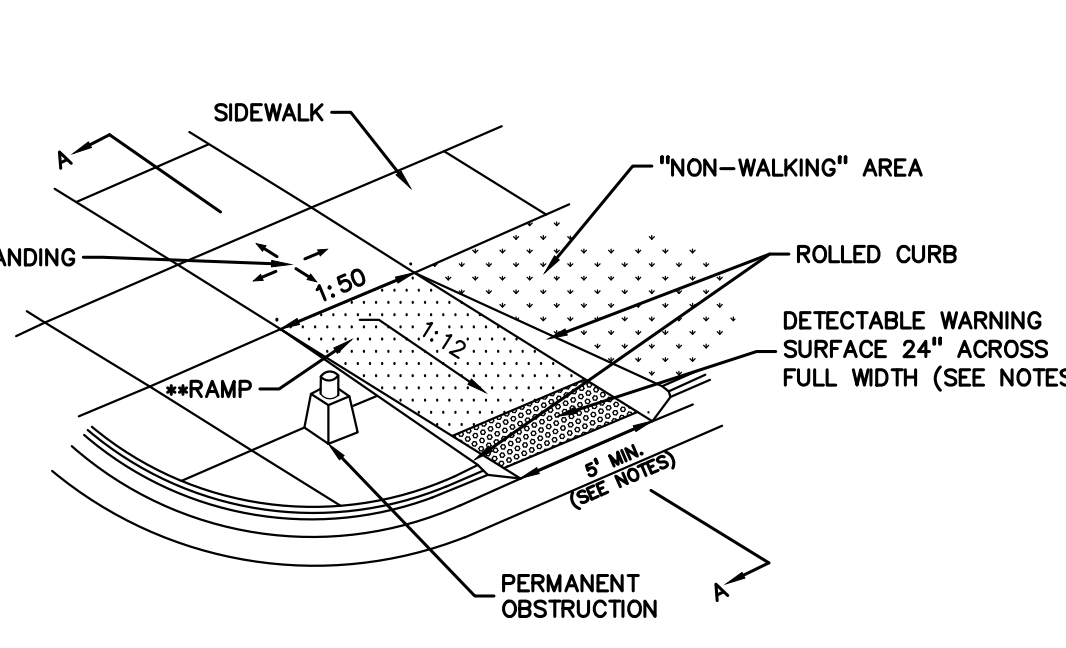
CURB RAMP TYPE X
(CURB CUT)
NOT TO SCALE

- MAXIMUM LANDING SLOPE IS 1:48 (2.08%) IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' X 5'. SEE NOTES.
- MAXIMUM RAMP CROSSING SLOPE IS 1:48 (2.08%), RUNNING SLOPE 5%-7% (8.33% MAXIMUM). SEE NOTES.

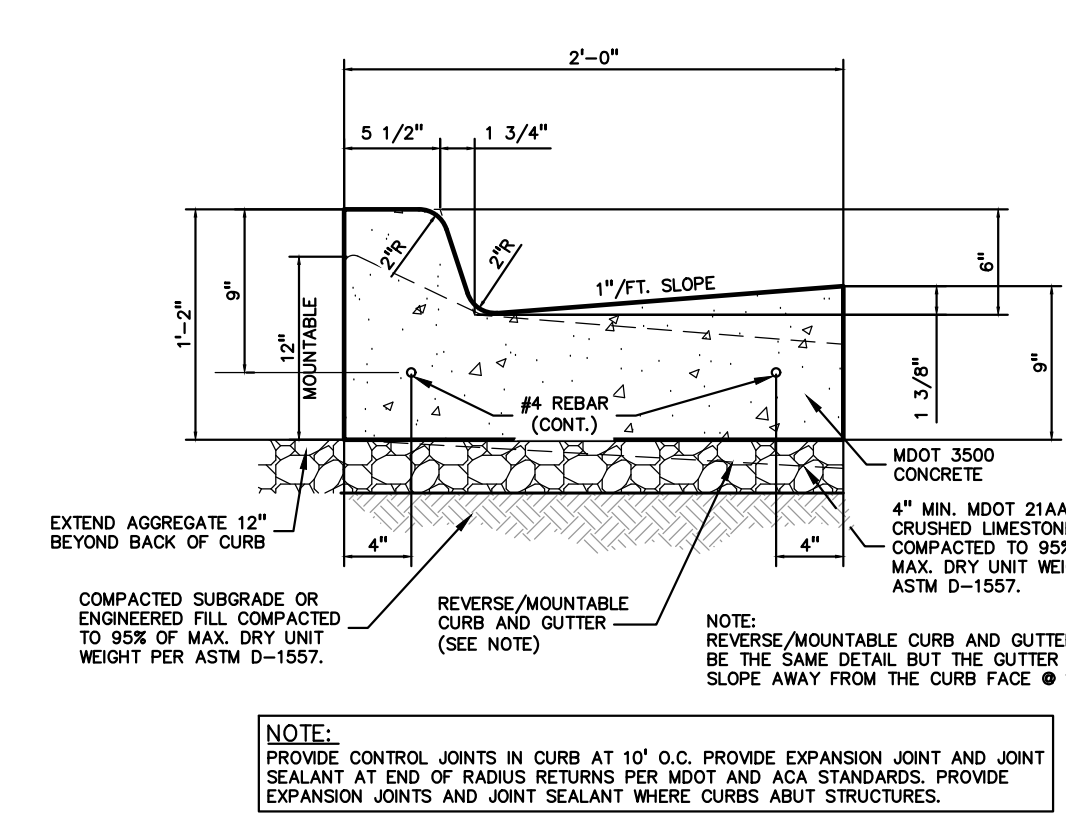


CURB RAMP TYPE P
(PARALLEL RAMP)
DO NOT USE IN AREAS WHERE PONDING MAY OCCUR
NOT TO SCALE

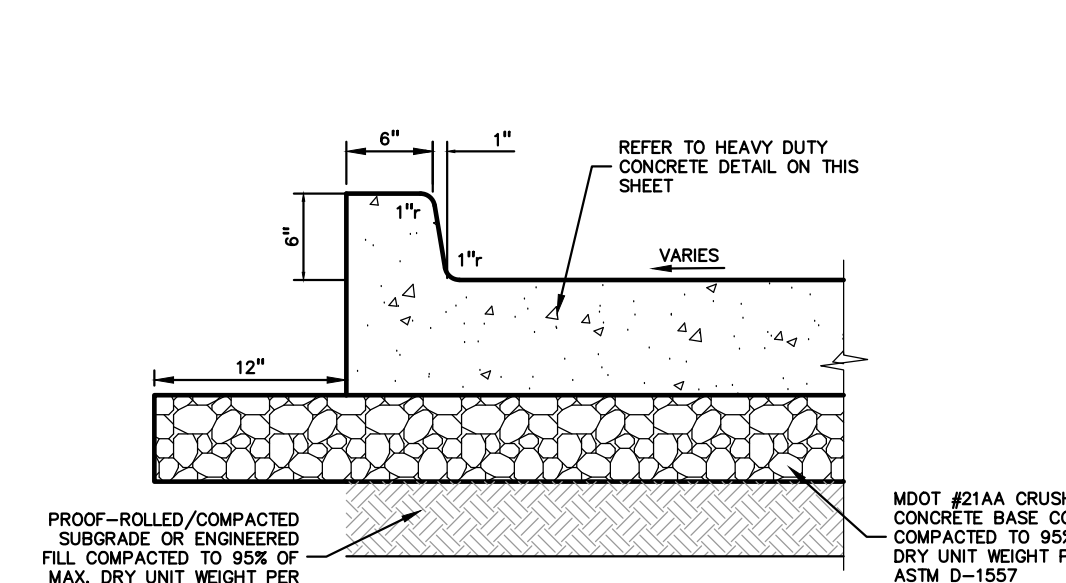
- MAXIMUM LANDING SLOPE IS 1:48 (2.08%) IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' X 5'. SEE NOTES.
- MAXIMUM RAMP CROSSING SLOPE IS 1:48 (2.08%), RUNNING SLOPE 5%-7% (8.33% MAXIMUM). SEE NOTES.



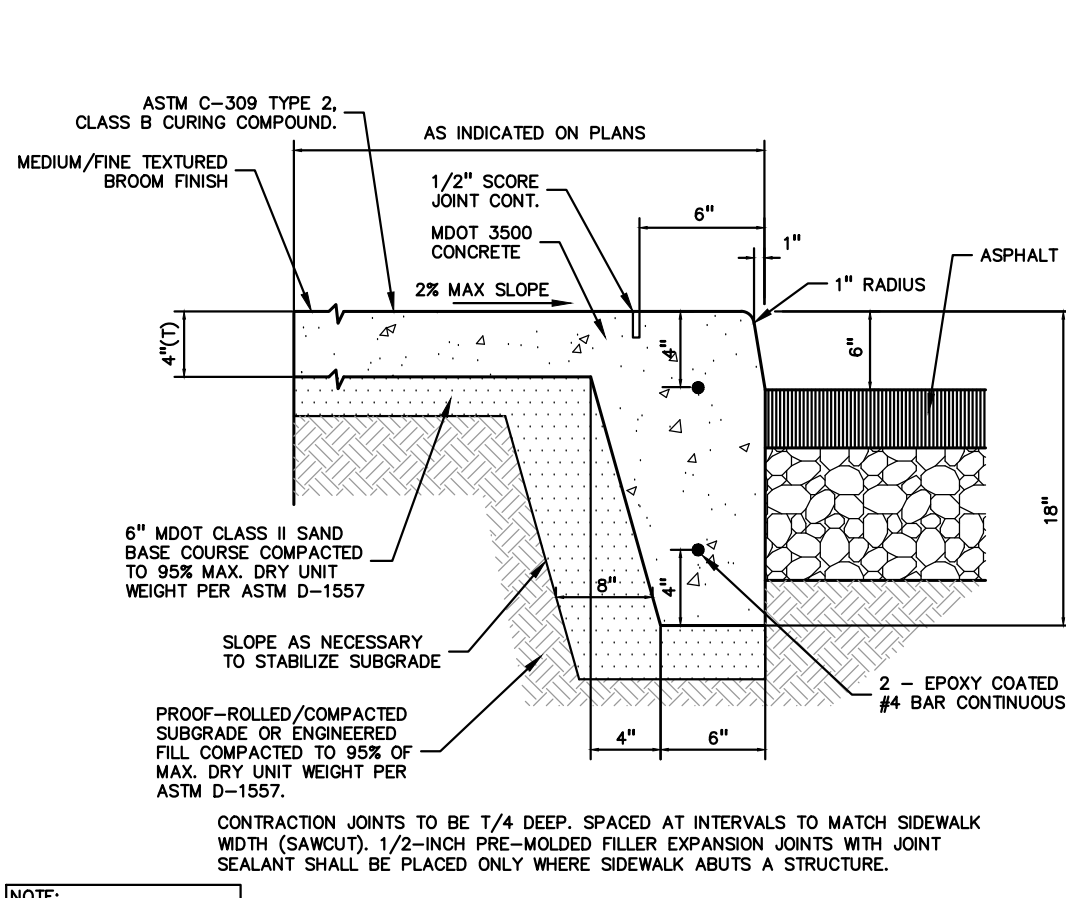
CURB RAMP TYPE R
(ROLLED SIDES)
NOT TO SCALE



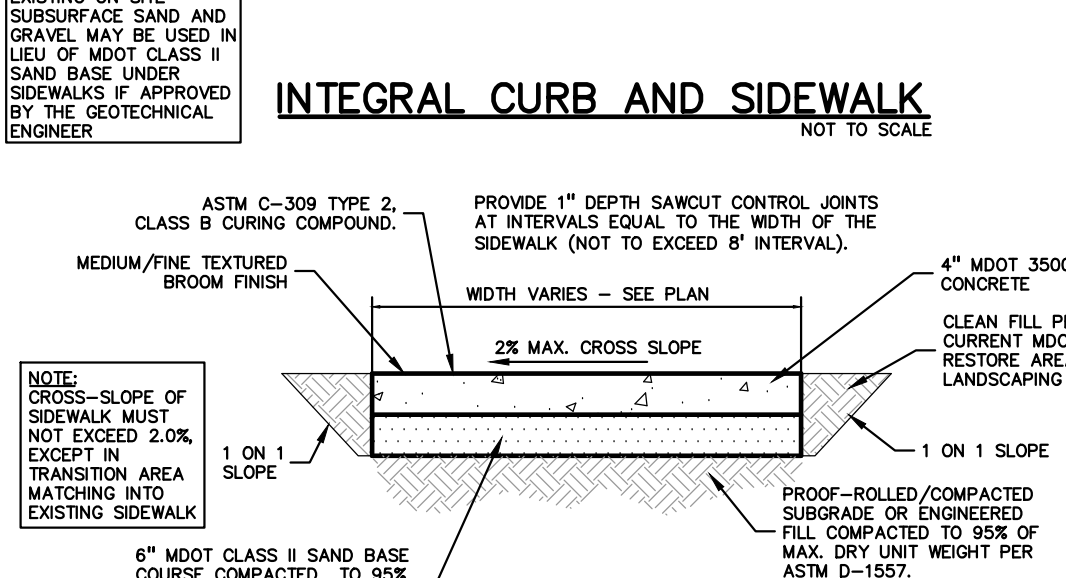
MDOT CURB DETAIL "F-4"
NOT TO SCALE



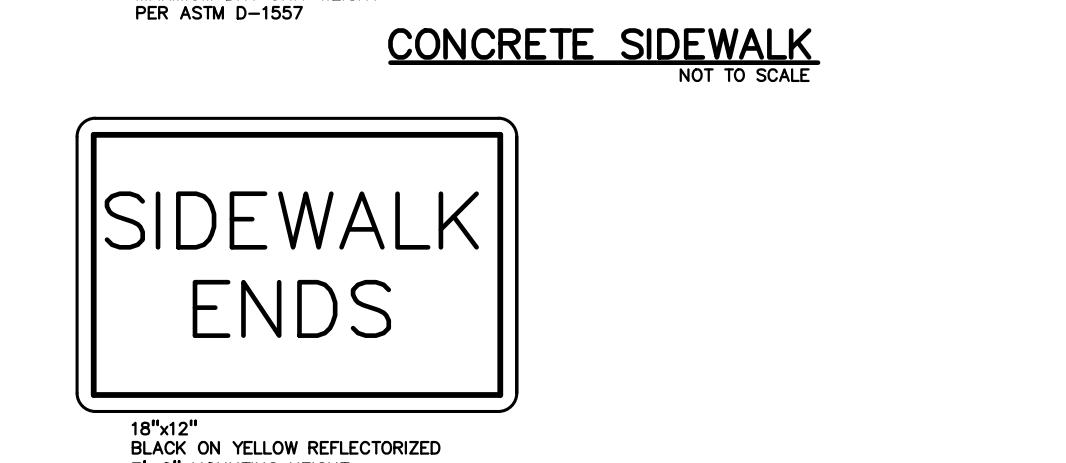
CONCRETE PAVEMENT WITH INTEGRAL CURB
NOT TO SCALE



THICKENED EDGE ASPHALT DETAIL
NOT TO SCALE

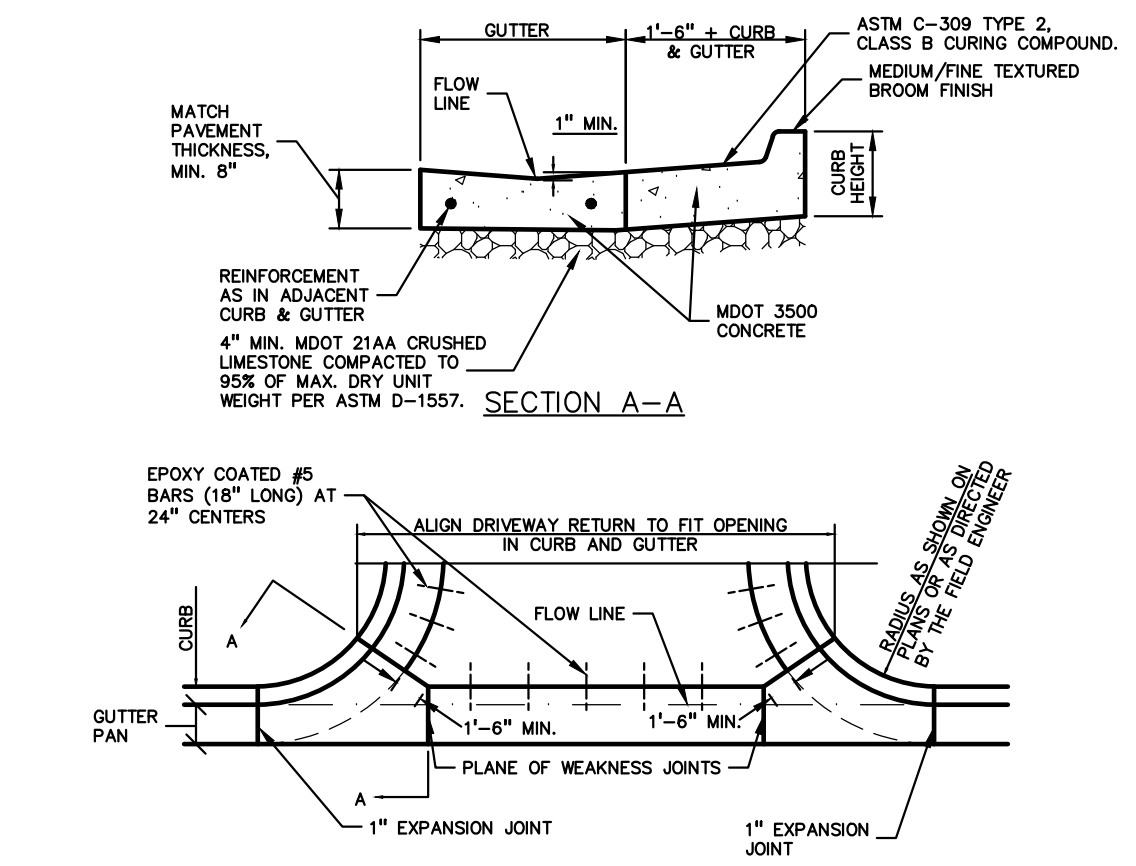


STANDARD DUTY CONCRETE DETAIL
NOT TO SCALE

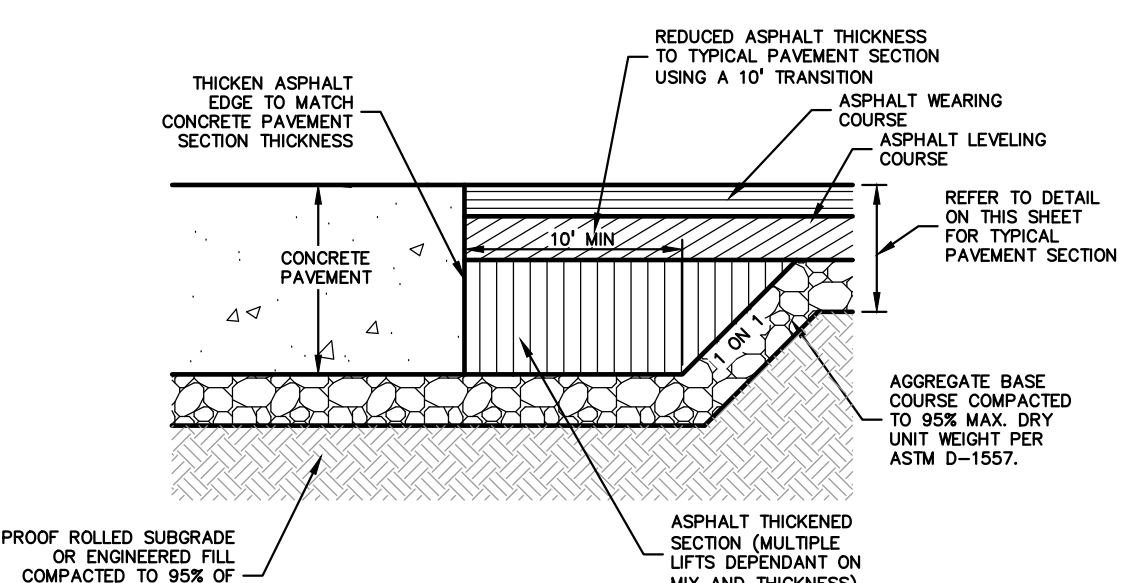


HEAVY DUTY CONCRETE DETAIL
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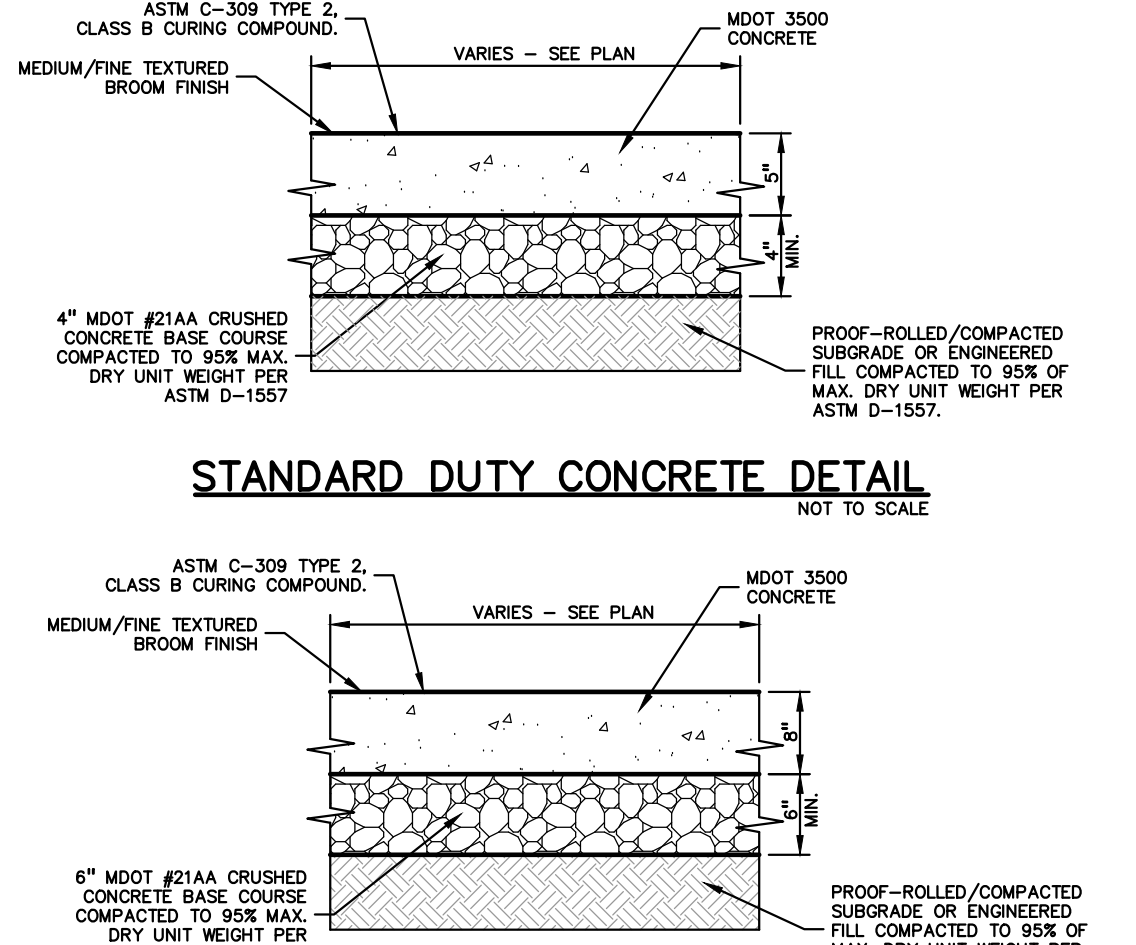
SIDEWALK ENDS SIGN DETAIL
NOT TO SCALE



MDOT DRIVEWAY OPENING-DETAIL 'M'
NOT TO SCALE

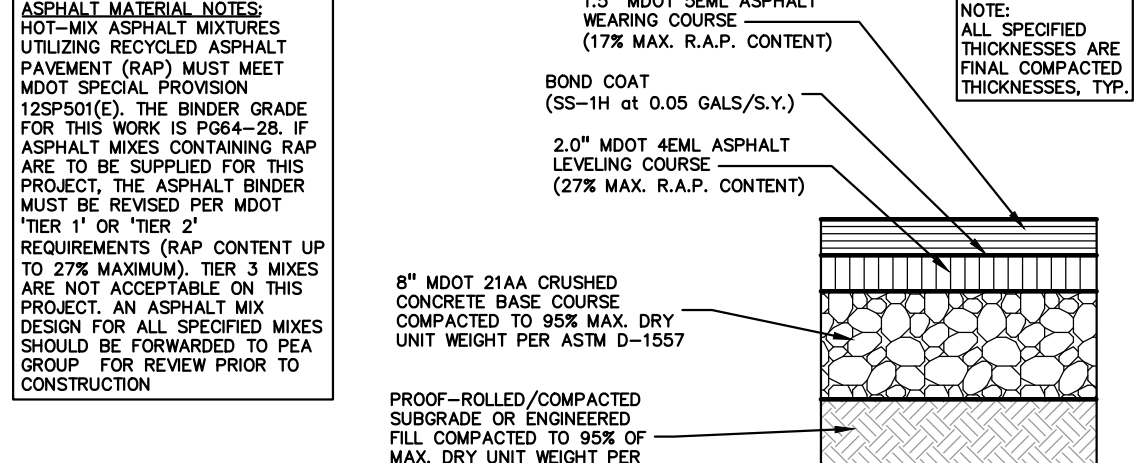


STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE



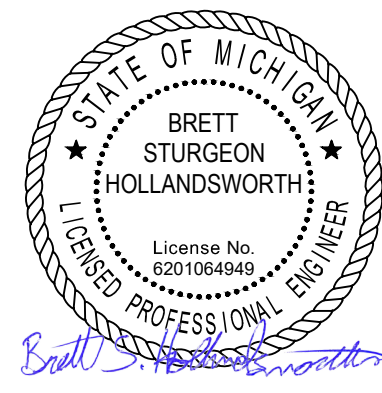
HEAVY DUTY ASPHALT DETAIL
NOT TO SCALE

ASPHALT MIX DESIGN CHART					
COMMERCIAL ADT 0-300	COMMERCIAL ADT 301-1000	COMMERCIAL ADT 1001-3400	COMMERCIAL ADT 3401	APPLICATION RATE (LB/10')	COURSE APPLICATION
2EL	2EML	2EMH	2EH	435-550	BASE
3EL	3EML	3EMH	3EH	330-410	BASE AND/OR LEVELING
4EL	4EML	4EMH	4EH	220-275	LEVELING AND/OR TOP
5EL	5EML	5EMH	5EH	165-220	TOP
PG 58-28	PG 64-28	PG 64-28	PG 70-28P		



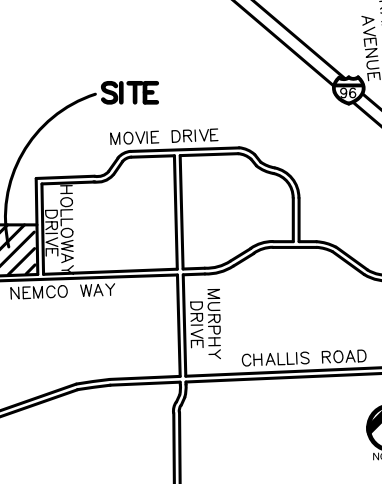
STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE AS TO ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
ETKIN EQUITIES
150 W. 2ND STREET, SUITE 200
ROYAL OAK, MI 48067

PROJECT TITLE
PROJECT EMPTY ACRES
NEMCO WAY & HOLLOWAY DRIVE
BRIGHTON, MI 48116

REVISIONS

SITE PLAN RESUBMITTAL	10/9/2025
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ORIGINAL ISSUE DATE:
SEPTEMBER 10, 2025

DRAWING TITLE

DETAILS

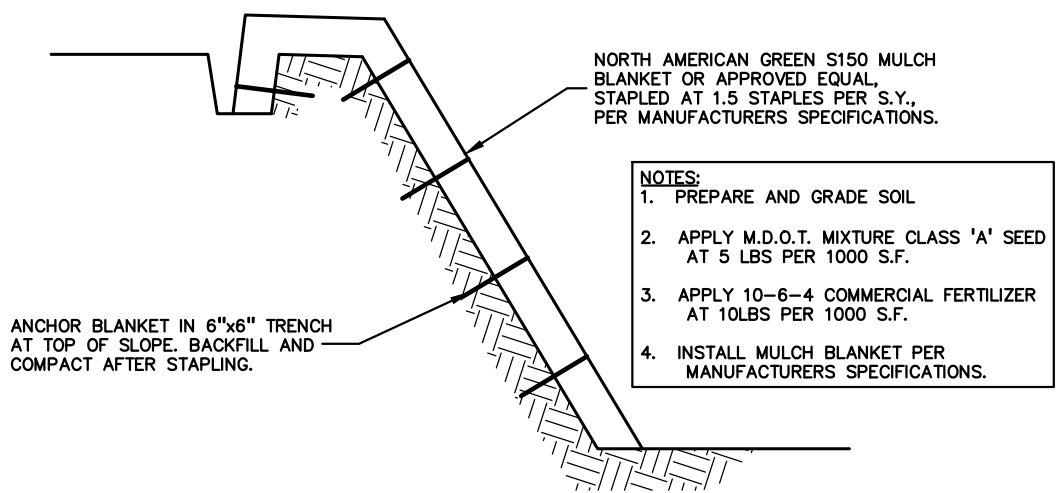
PEA JOB NO. 25-1144
P.M. BSH
DN. JKP
DES. JKP

DRAWING NUMBER:

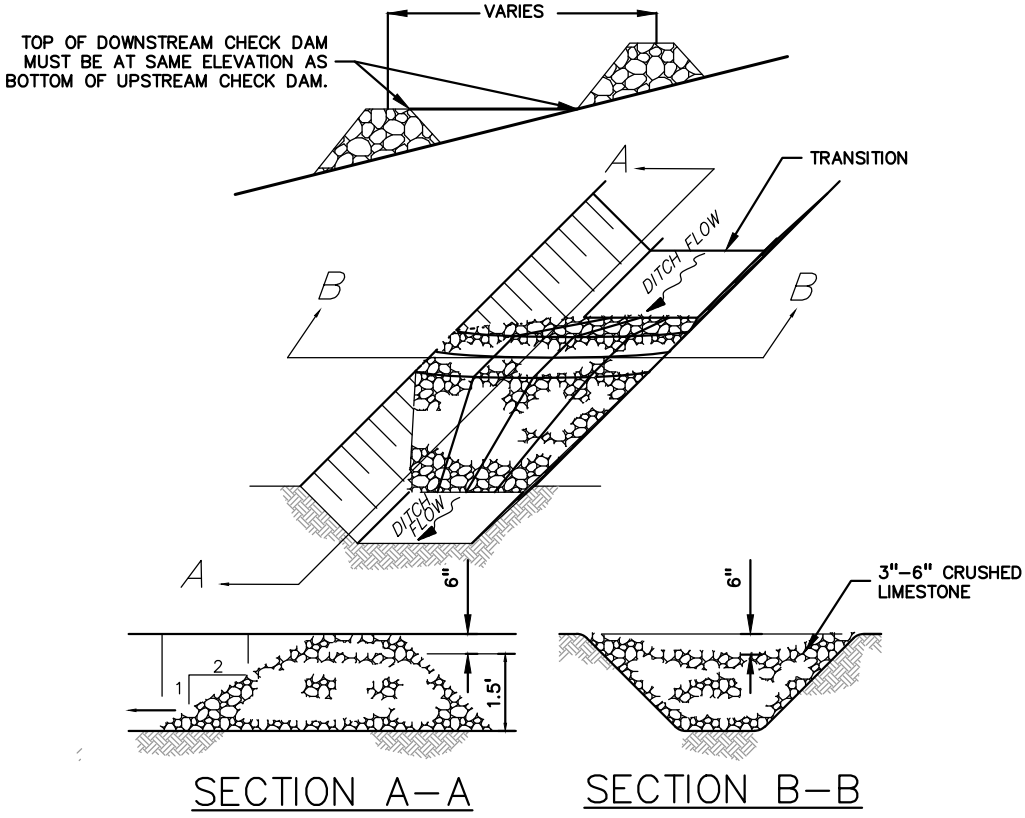
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NOT FOR CONSTRUCTION

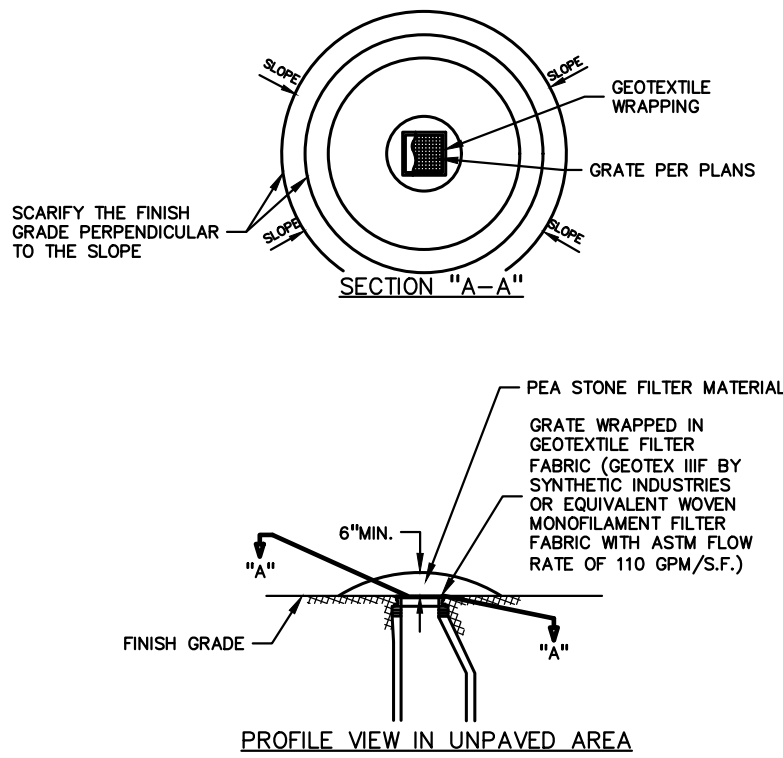
S:\PROJECTS\2025\25-1144 PROJECT EMPTY ACRES\DWG\2_SITE_PLAN\C-11.DETAILS-25-1144.dwg PLOT DATE: 10/9/2025 BT: Billar Gray



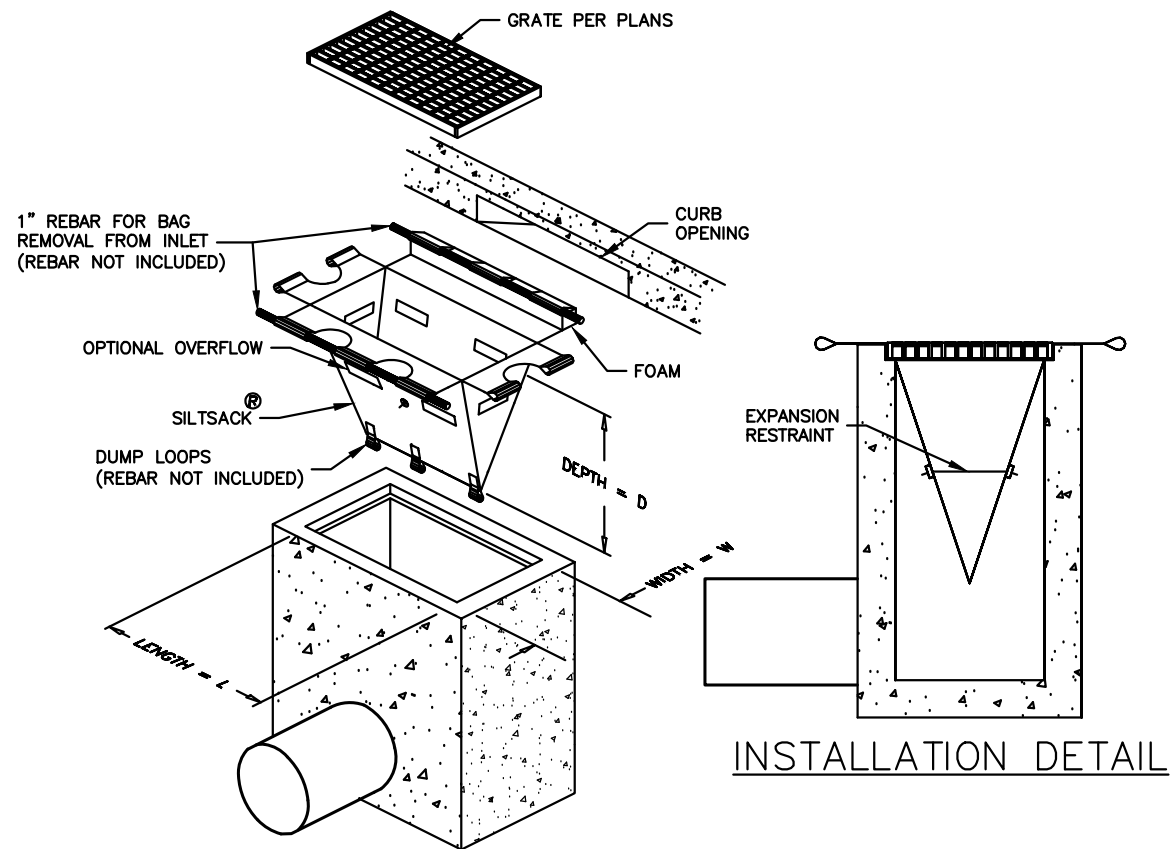
TEMPORARY EROSION BLANKET DETAIL
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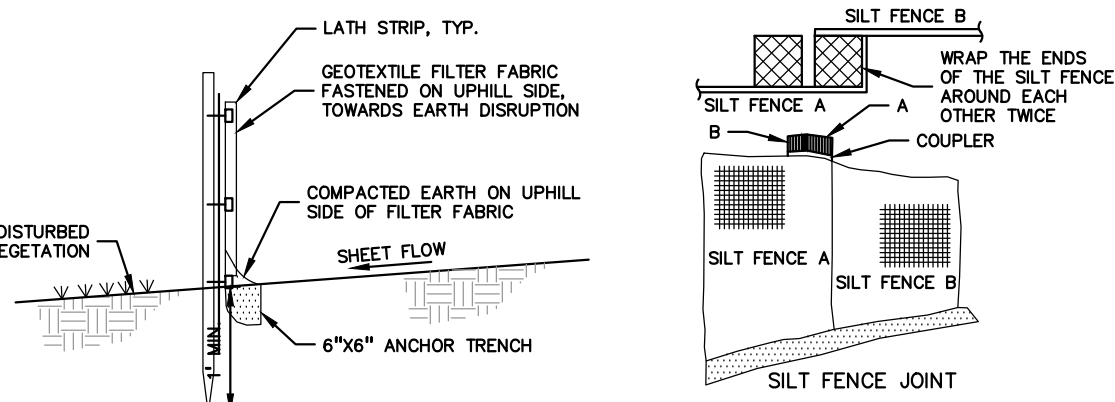
TEMPORARY STONE CHECK DAM DETAIL
(TO BE USED IN DITCHES W/ SLOPE OF 2.5% OR MORE) NOT TO SCALE



INLET FILTER IN UNPAVED AREA
NOT TO SCALE

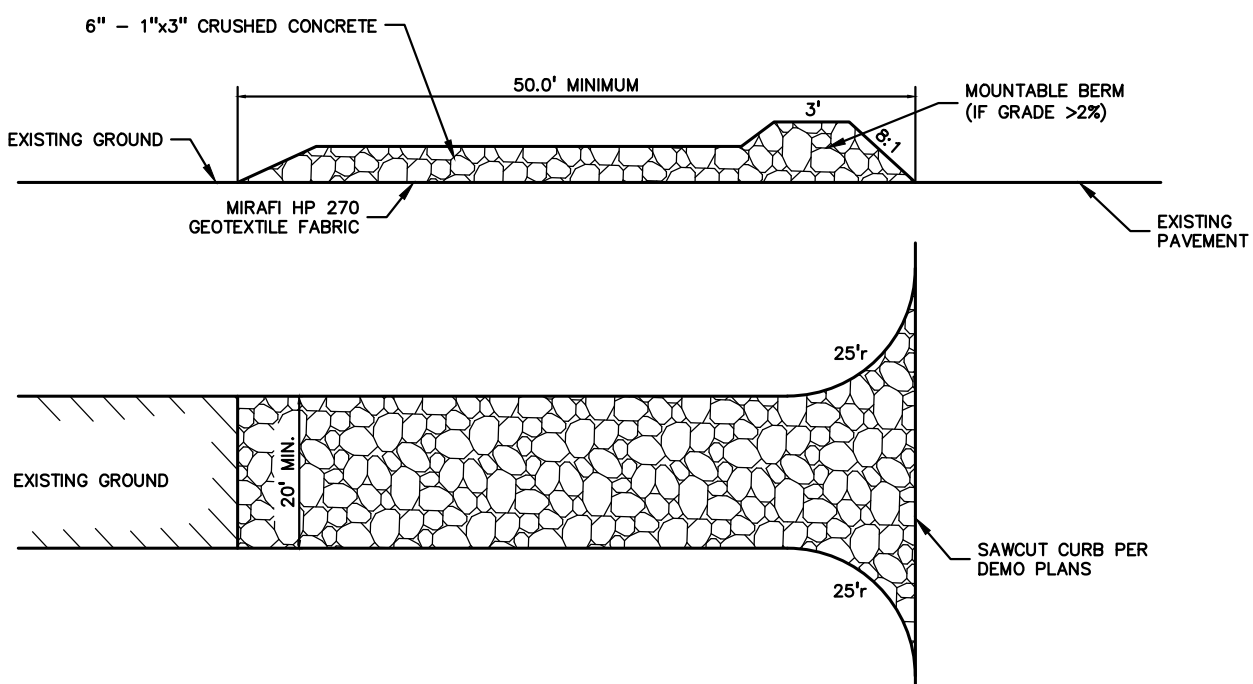


'SILTSACK' DETAIL
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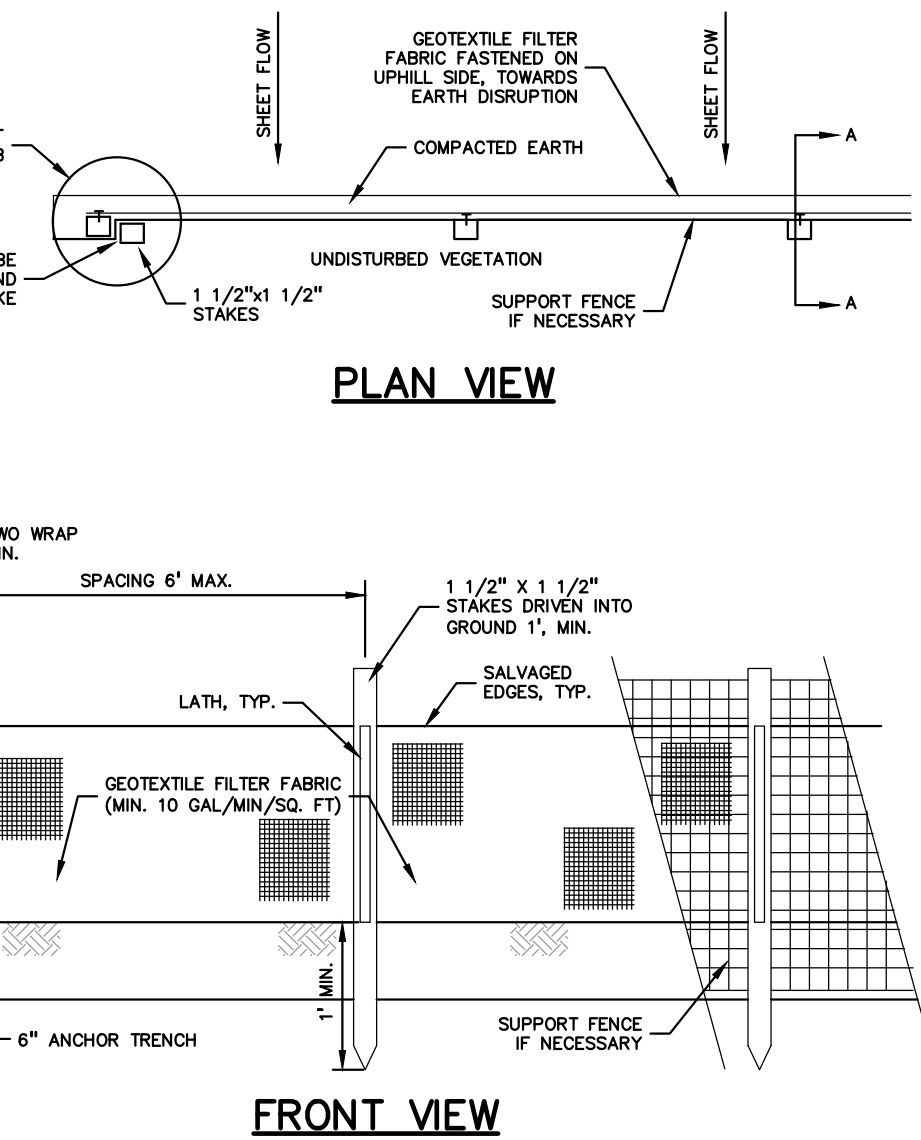


NOTE: SILT FENCE TO BE 36"

SILT FENCE DETAIL
NOT TO SCALE



TEMPORARY CONSTRUCTION ACCESS DETAIL
NOT TO SCALE



FRONT VIEW

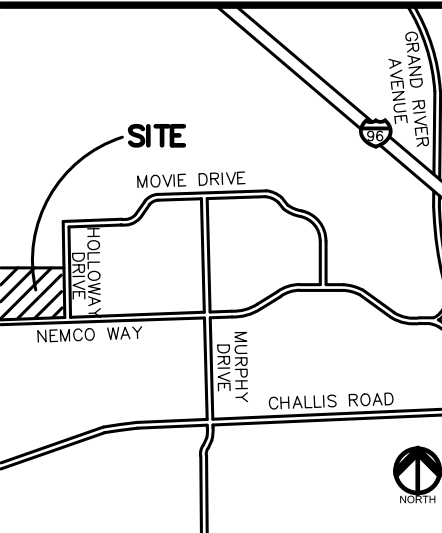
SECTION A-A

SECTION B-B

TEMPORARY DITCH SEDIMENT TRAP
NOT TO SCALE



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150 W. 2ND STREET, SUITE 200
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DES. JKP

DRAWING NUMBER:

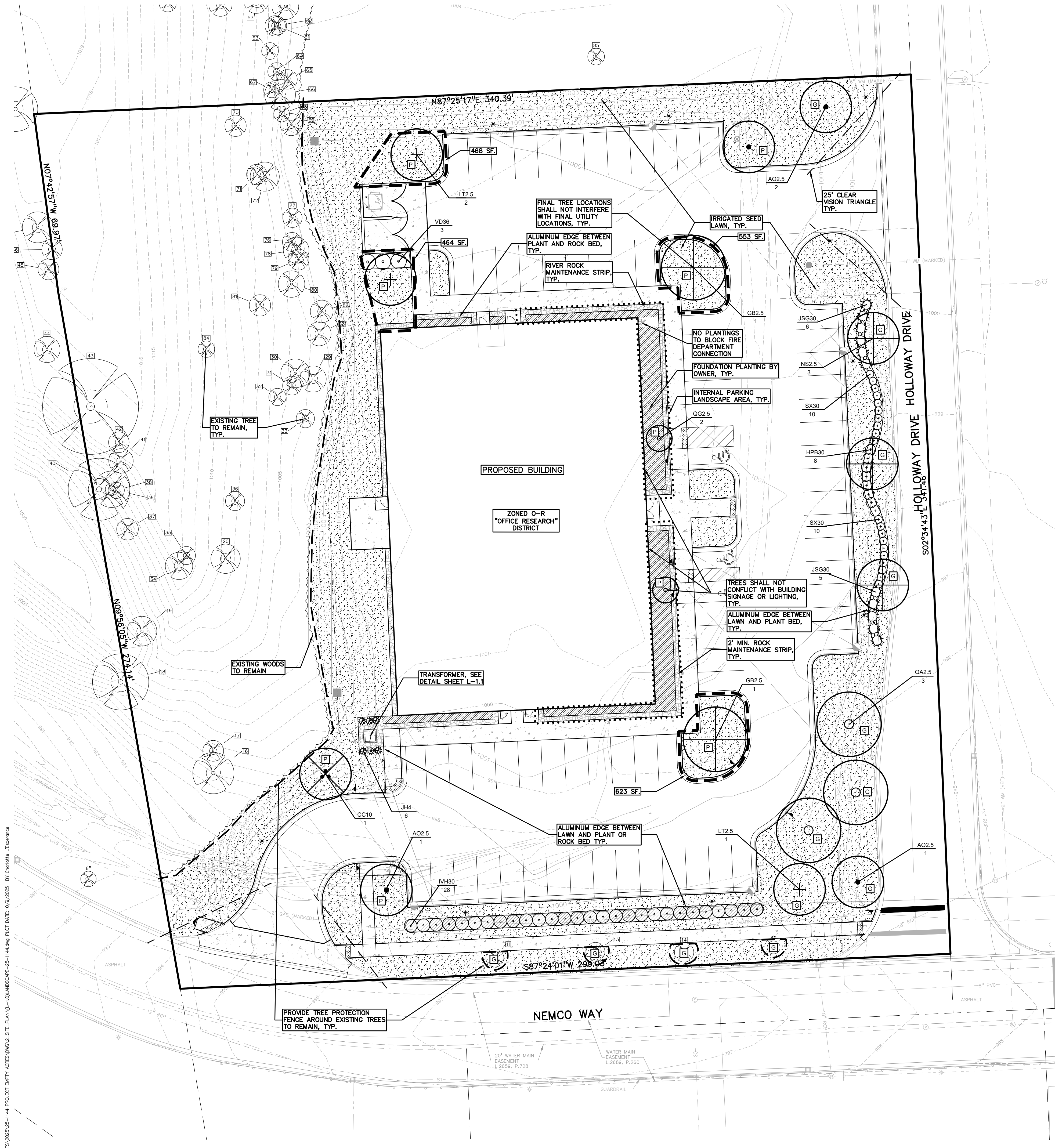
C-11.2

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PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2025\25-1144\PROJECT DRAFT\DWG\25-1144\LANDSCAPE-25-1144.dwg PLOT DATE: 10/9/2025 BY: Charlotte L'Esperance



KEY

Legend for landscape symbols and materials.

- DECIDUOUS TREES
- SHRUBS
- IRRIGATED SEED LAWN
- NON-IRRIGATED RESTORE LAWN
- PLANTINGS BY OWNER
- ROCK OVER WEED MAT
- EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE
- PARKING END CAP AREA
- INTERNAL PARKING LANDSCAPE AREA
- LETTER DESIGNATION FOR ORDINANCE REQUIRED MATERIALS
- FOR LANDSCAPE DETAILS AND PLANTING NOTES SEE SHEET L-1.1
- FOR TREE REMOVAL LOCATIONS SEE SHEET C-3.0
- FOR EXISTING TREES TO REMAIN LIST, SIZE AND HEALTH INFO SEE SHEET L-1.1
- IRRIGATION BY OTHERS

CITY OF BRIGHTON ORDINANCE REQUIREMENTS: O-R; OFFICE RESEARCH

GREENBELT LANDSCAPING: = G
REQUIRED: ALONG PUBLIC STREETS IN R.O.W.

1 TREE/30 LF OF FRONTAGE INCLUDING OPENINGS;
HOLLOWAY DRIVE: 230 LF/30 = 8 TREES
NEMCO WAY: 137 LF/30 = 5 TREES

PROPOSED: HOLLOWAY DRIVE: 8 DEC. TREES
NEMCO WAY: 4 EXISTING AND 1 PROPOSED DEC TREE

PARKING LOT LANDSCAPING: = P
REQUIRED: PERIMETER LANDSCAPING

END CAP- MIN. OF 275 SF AND 10' WIDE, INCLUDE 1 DEC. TREE
20 SPACE MAX. BETWEEN ISLANDS.

INTERNAL- 3% OF PKG SPACE & DRIVE MUST BE LANDSCAPED
1 DEC. OR EVO. TREE / 250 SF OF LANDSCAPE AREA REQUIRED
29,150 SF OF ASPHALT x 3% = 874.5/250 = 4 TREES
WHERE LANDSCAPE IS CONTINUOUS AND MIN. 6' WIDE, ONE DEC TREE/30 LF
SHALL SATISFY THIS REQUIREMENT. 142 LF / 30 = 4.7 TREES
PARKING IN STREET FACING FRONT YARD- 2-3' HIGH CONSISTING OF A BERM OR
HEDGE ROW OR ORNAMENTAL FENCE.

PROPOSED: END CAP- 4 DEC. TREES & 2,109 SF OF LANDSCAPE AREA
INTERNAL- 5 DEC. TREES & 874 SF OF LANDSCAPE AREA
PARKING IN STREET FACING FRONT YARD- CONTINUOUS HEDGE ON EAST
AND SOUTH PARKING LOTS

EXISTING TREE REMOVALS:
85 TOTAL TREES, 6" OR LARGER OF VARIOUS SPECIES SURVEYED
23 TOTAL TREES TO BE REMOVED
62 TREES SAVED

PLANT SCHEDULE L-1.0

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION
DECIDUOUS TREES							
AO2.5	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5' CAL.	B&B	PER PLAN	NATIVE
GB2.5	2	GINKGO BILOBA	MAIDENHAIR TREE	2.5' CAL.	B&B	PER PLAN	NON-NATIVE
LT2.5	3	MALE ONLY	TULIP POPLAR	2.5' CAL.	B&B	PER PLAN	NATIVE
NS2.5	3	LIRIODENDRON TULIPIFERA	TUPELO	2.5' CAL.	B&B	PER PLAN	NATIVE
QA2.5	3	NYSSA SYLVATICA	WHITE OAK	2.5' CAL.	B&B	PER PLAN	NATIVE
QG2.5	2	QUERCUS ALBA	SKINNY GENES® OAK	2.5' CAL.	B&B	PER PLAN	NATIVE
	17	QUERCUS ROBUR X ALBA 'JFS-KW2QX'					
		SUBTOTAL:					
ORNAMENTAL TREES							
CC10	1	CERCIS CANADENSIS	EASTERN REDBUD	10' HT.	B&B	PER PLAN	NATIVE
	1	MULTI-TRUNK SUBTOTAL:					
SHRUBS							
HPB30	8	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	30' HT.	B&B OR CONT.	4' O.C.	NON-NATIVE
IVH30	28	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	30' HT.	B&B OR CONT.	5' O.C.	NON-NATIVE
JH4	6	JUNIPERUS CHINENSIS 'HETZLI COLUMNARIS'	HETZLI COLUMNAR JUNIPER	4' HT.	B&B	36" O.C.	NON-NATIVE
JSG30	11	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	30' HT.	B&B OR CONT.	5' O.C.	NON-NATIVE
SX30	20	SYRINGA X 'SMNSPTP'	BLOOMERANG® PURPINK LILAC	30' HT.	B&B OR CONT.	36" O.C.	NON-NATIVE
VD36	3	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	36' HT.	B&B OR CONT.	6' O.C.	NATIVE
	76	SUBTOTAL:					

RECOMMENDED SEASONAL MAINTENANCE SCHEDULE:

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Comments
LAWN													
Soil Aeration													Every 3 Years
Watering													Weekly
Mowing													
Fertilization													
Weed Control													As Needed
Pest Control													
Lawn Restoration													
Clean-up													
TREES, SHRUBS AND GROUND COVER													
Planting													
Fertilization													
Weed Control													Bi/Weekly
Pest Control													As Needed
Plant Repair													As Needed
Pruning													See Specs
Mulching													

MAINTENANCE SCHEDULE: THE OWNER SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF THE PROPERTY. LAWNS SHALL BE MOWED AND TRIMMED ON A WEEKLY BASIS WITH FALL AND SPRING CLEAN UP AND MAINTAINED TO BE DISEASE FREE.

ALL LAWN, TREES & LANDSCAPE AREAS SHALL HAVE ACCESS TO A READILY AVAILABLE & ACCEPTABLE WATER SUPPLY.

SEASONAL APPROPRIATE PRUNING SHALL BE DONE IN SPRING AND FALL AS NECESSARY FOR SAFETY OF PEDESTRIANS AND MAINTAINING VEHICULAR SIGHT LINES. TREES SHALL BE REPLACED IF DISEASED OR DEAD.

MULCH SHALL BE EVALUATED SEASONALLY. ADDITIONAL MULCH SHALL BE ADDED AS NEEDED TO MAINTAIN A NEAT APPEARANCE.

PEA GROUP

t: 844.813.2949
www.peagroup.com

LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 10 20 40
SCALE: 1" = 20'

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

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

SITE

CLIENT

ETKIN EQUITIES
150 W. 2ND STREET, SUITE 200
ROYAL OAK, MI 48067

PROJECT TITLE

PROJECT EMPTY ACRES
NEMCO WAY & HOLLOWAY DRIVE
BRIGHTON, MI 48116

REVISIONS

SITE PLAN RESUBMITTAL	10/9/2025
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ORIGINAL ISSUE DATE:
SEPTEMBER 10, 2025

DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN

PEA JOB NO. 25-1144

P.M. BSH

D.N. CL

DES. LAW

DRAWING NUMBER:

L-1.0

NOT FOR CONSTRUCTION

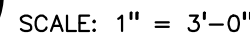
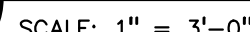
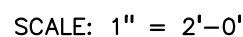
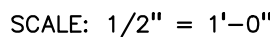
1. IRRIGATION IMPROVEMENTS SHALL COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES WHERE APPLICABLE.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS SHOWING THE LOCATION OF ALL MAIN LINES, LATERALS LINES, HEADS, DRIP IRRIGATION LINES, AND QUICK COUPLERS TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. PLANS SHALL INCLUDE AND INDICATE SEPARATE ZONES FOR LAWN AND SHRUB AREAS.
3. CONTRACTOR SHALL SUBMIT PRODUCT CUT SHEETS FOR PROPOSED EQUIPMENT INCLUDING ALL HEADS, VALVE BOXES, AND QUICK COUPLER VALVES FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. IRRIGATION SYSTEM SHALL BE FLUSHED AT COMPLETION OF PROJECT AND ALL LINES TESTED UNDER NORMAL WATER PRESSURE FOR 12 HOURS. REPAIR ALL LEAKS AND REPEAT TEST.
5. ADJUST HEADS TO PROVIDED OPTIMUM COVERAGE AND PERFORMANCE.
6. PROVIDE AS-BUILT INFORMATION FOR SYSTEM AND ANY PRODUCT INFORMATION TO OWNER ONCE SYSTEM IS INSTALLED AND ACCEPTED.
7. THE ENTIRE SYSTEM SHALL BE GUARANTEED TO BE COMPLETE AND IN WORKING ORDER FOR A PERIOD OF ONE YEAR FROM THE DATE OF ITS ACCEPTANCE AND AGREES TO REPAIR OR REPLACE ANY SUCH DEFECTS OCCURRING WITHIN THAT YEAR, FREE OF EXPENSE TO THE OWNER. MINOR MAINTENANCE AND ADJUSTMENT SHALL BE BY OWNER.

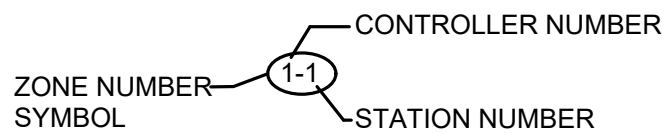
EXISTING SITE TREE LIST								
NOTE: STRIKE THROUGH INDICATES A TREE TO BE REMOVED								
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	SAVE (S) / REMOVE (X)	
1	PR	7.6	Pear	<i>Pyrus communis</i>	GOOD		X	
2	PR	7.2	Pear	<i>Pyrus communis</i>	GOOD		X	
3	CT	6.7	Cottonwood	<i>Populus deltoides</i>	GOOD		X	
4	CT	8.5	Cottonwood	<i>Populus deltoides</i>	GOOD		X	
5	CT	11.6	Cottonwood	<i>Populus deltoides</i>	GOOD		X	
6	CT	10.1	Cottonwood	<i>Populus deltoides</i>	GOOD		X	
7	BL	6.6	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		X	
8	CT	9.8	Cottonwood	<i>Populus deltoides</i>	GOOD		X	
9	BL	10.2	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		X	
10	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		X	
11	PR	7	Pear	<i>Pyrus communis</i>	GOOD		S	
12	BL	9.8	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		X	
13	PR	7.3	Pear	<i>Pyrus communis</i>	GOOD		S	
14	PR	7.5	Pear	<i>Pyrus communis</i>	GOOD		S	
15	BL	6.8	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		X	
16	CT	16	Cottonwood	<i>Populus deltoides</i>	GOOD		X	
17	CT	8.1	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
18	MV	21.8	White Mulberry	<i>Morus alba</i>	GOOD		S	
19	AP	11.5	Domestic Apple	<i>Malus sylvestris</i>	GOOD		S	
20	CT	11.4	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
21	BL	10.4	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		X	
22	CT	6.4	Cottonwood	<i>Populus deltoides</i>	GOOD		X	
23	CT	7.7	Cottonwood	<i>Populus deltoides</i>	GOOD		X	
24	BL	12.7	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		X	
25	BL	7.7	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		X	
26	BL	8.1	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		X	
27	BL	11.4	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		X	
28	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		X	
29	BL	10.2	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		S	
30	BL	11.2	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		S	
31	CT	7.3	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
32	BL	6.7	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		S	
33	CT	7.1	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
34	BL	10.6	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		S	
35	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		S	
36	BW	7.4	Black Walnut	<i>Juglans nigra</i>	GOOD		S	
37	BW	8.4	Black Walnut	<i>Juglans nigra</i>	GOOD		S	
38	MH	6.3	Bitternut Hickory	<i>Carya cordiformis</i>	GOOD		S	
39	BX	14.1	Box elder	<i>Acer negundo</i>	FAIR		S	
40	RO	24	Red Oak	<i>Quercus rubra</i>	GOOD		S	
41	MH	9.5	Bitternut Hickory	<i>Carya cordiformis</i>	GOOD		S	
42	PR	8.1	Pear	<i>Pyrus communis</i>	GOOD		S	
43	WO	37.2	White Oak	<i>Quercus alba</i>	FAIR		S	
44	BW	10.1	Black Walnut	<i>Juglans nigra</i>	GOOD		S	
45	MH	8.1	Bitternut Hickory	<i>Carya cordiformis</i>	GOOD		S	
46	RO	8	Red Oak	<i>Quercus rubra</i>	GOOD		S	
47	CH	12	Domestic Cherry	<i>Prunus avium</i>	GOOD		S	
48	PH	17.3	Pignut Hickory	<i>Carya glabra</i>	GOOD		S	
49	CH	7	Domestic Cherry	<i>Prunus avium</i>	GOOD		S	
50	BW	6.7	Black Walnut	<i>Juglans nigra</i>	GOOD		S	
51	CT	7.2	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
52	CT	9	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
53	CT	8.4	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
54	CT	9.5	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
55	CT	8.6	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
56	CT	6	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
57	CT	9.6	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
58	CT	6.2	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
59	CT	7.1	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
60	BL	10.1	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		S	
61	CT	7.4	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
62	CT	7.9	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
63	CT	6.5	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
64	CT	6.9	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
65	CT	7.6	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
66	CT	12	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
67	CT	6.2	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
68	CT	6.1	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
69	CT	8.6	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
70	EE	8.3	Siberian Elm	<i>Ulmus pumila</i>	GOOD		S	
71	PR	7.9	Pear	<i>Pyrus communis</i>	GOOD		S	
72	CT	11.3	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
73	CW	7	Crack-Willow	<i>Salix fragilis</i>	GOOD		X	
74	CW	8.7	Crack-Willow	<i>Salix fragilis</i>	GOOD		X	
75	BL	8.2	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		X	
76	CT	7.4	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
77	CT	7.5	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
78	CT	10	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
79	CT	8.1	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
80	CT	10.3	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
81	CT	8.3	Cottonwood	<i>Populus deltoides</i>	GOOD		S	
82	BL	8.8	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		S	
83	BL	9.3	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		S	
84	BL	6.4	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		S	
85	BL	6.5	Black Locust	<i>Robinia pseudoacacia</i>	GOOD		S	

TREES REMOVED: 23

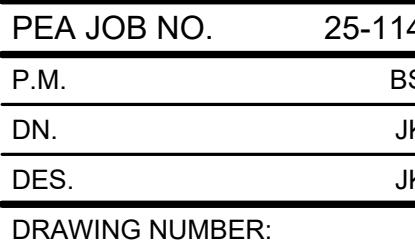
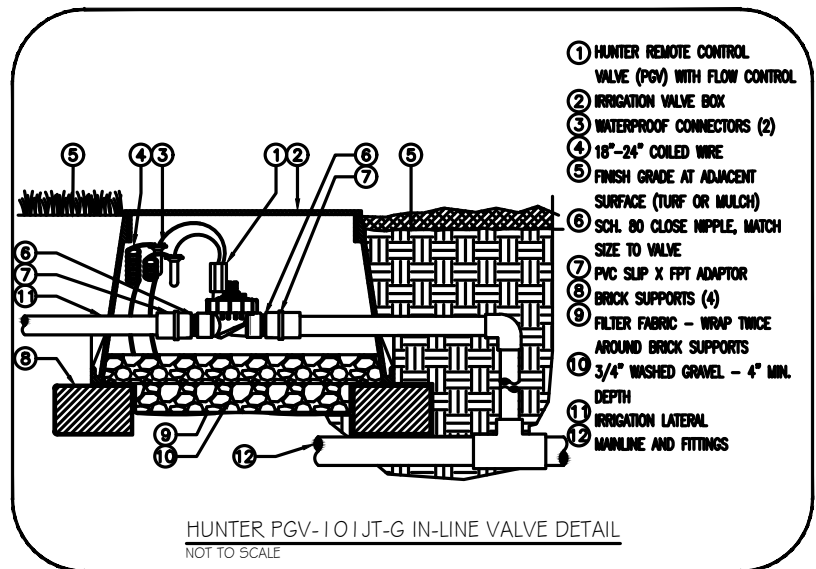
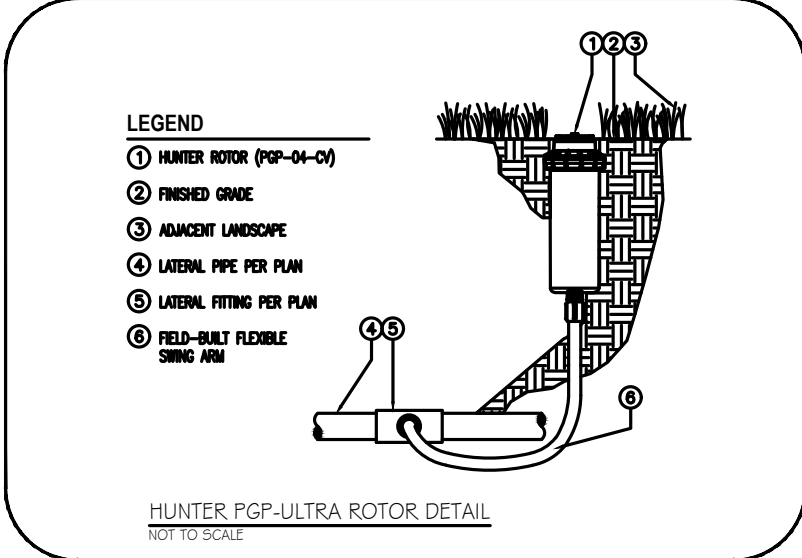
1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE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

SCALE: 1" = 3'-0"

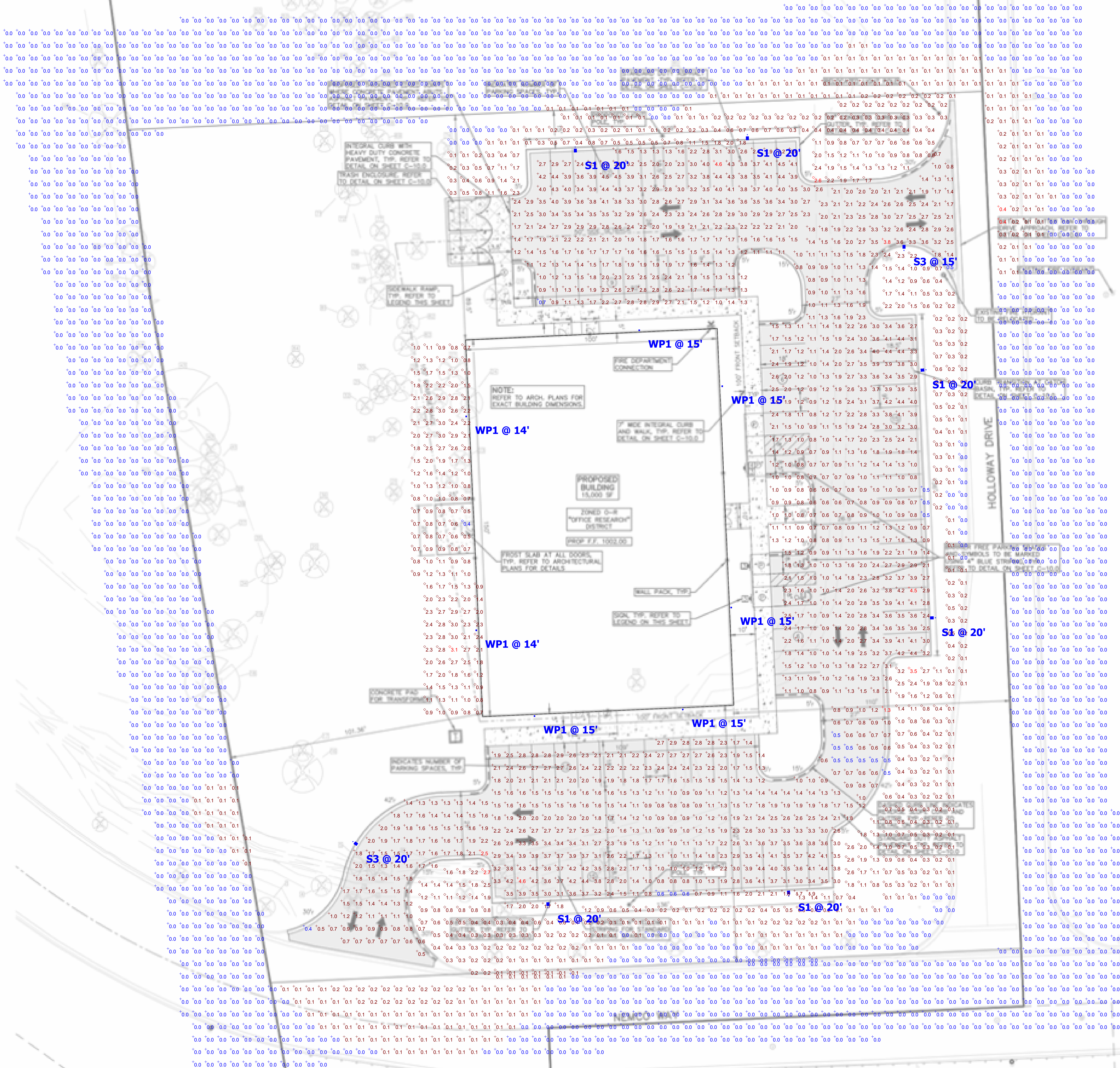




1. COORDINATE THIS WORK WITH ALL OTHER TRADES.
2. ALL PLUMBING AND ELECTRICAL SHALL BE INSTALLED ACCORDING TO STATE AND LOCAL CODES.
3. ALL SLEEVES SHALL BE 4" PVC CLASS 160 (UNLESS OTHERWISE SPECIFIED). SLEEVE INSTALLATION SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
4. ALL PIPE NOT SIZED DOWNSTREAM OF VALVE IS 1" POLY.
5. IRRIGATION CONTRACTOR'S POINT OF CONNECTION SHALL BE A 1-1/2" COPPER SUPPLY LINE LEFT STUBBED OUTSIDE BUILDING WALL, BY OTHERS.
6. 115V POWER INTO CONTROLLER SHALL BE SUPPLIED BY ELECTRICAL CONTRACTOR.
7. CONTROLLER AND RAINSWITCH SHALL BE MOUNTED AT LOCATION SHOWN ON PLAN (VERIFY EXACT LOCATION WITH OWNER'S REPRESENTATIVE).
8. IRRIGATION CONTRACTOR SHALL ADJUST THE FLOW CONTROL FEATURE ON ALL ELECTRIC VALVES PER THE MANUFACTURER'S RECOMMENDATIONS TO MAXIMIZE THE VALVES PERFORMANCE AND LONGEVITY.
9. IF SITE PRESSURE IS NOT ADEQUATE, A BOOSTER PUMP AND RELATED EQUIPMENT MAY BE REQUIRED AT ADDITIONAL COST TO OWNER.
10. IRRIGATION PIPE AND EQUIPMENT SHOWN IN PAVED AREAS IS FOR CLARITY ONLY AND SHALL BE INSTALLED WITHIN THE TURF & LANDSCAPE AREAS.
11. PIPE ROUTING IS DIAGRAMMATIC. ALL EQUIPMENT AND PIPE ARE TO BE FIELD ADJUSTED TO TAKE INTO CONSIDERATION ANY OBSTRUCTIONS AND ALL LANDSCAPE.
12. TYPE K COPPER SUPPLY LINE AND 24V CONDUIT SHALL BE INSTALLED BY OTHER THAN THE IRRIGATION CONTRACTOR AND SHALL RUN PARALLEL TO EACH OTHER. ROUTING SHOWN IS DIAGRAMMATIC. 24V CONDUIT SHALL CONTAIN A PULL-STRING FROM CONTROLLER TO TERMINUS OF CONDUIT.



I-1.0



 Catalog # : _____ Project : _____
 Prepared By : _____ Date : _____

Mirada Small Area (MRS)



OVERVIEW	
Lumen Package	6,000 - 30,000
Wattage Range	39 - 209
Efficacy Range (LPW)	112 - 163
Weight lbs(kg)	20 (9.3)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical components, all entering access door located underneath.
 - Fixtures are finished with Xlura's DuraGrip® powder. Powder provides a non-slip finish. The DuraGrip finish withstands extreme weather changes without cracking or peeling. The powder also stands up to finishes available. Consistent factory.
 - Shipping weight: 27 lbs in carton.
- ### Optical System
- State-of-the-Art one piece silicone optic system provides leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide uniformity and consistency in distribution types 2, 3, 4, S, W, FT, and L/C/R.
- Silicone optical material does not yellow or degrade. The material provides a typical light transmittance of 93-95%.
- Zero uplight.
 - Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.372.
 - 70 or 80CRI Minimum.
 - Integral lower (L) and integral full (F) beam options available for enhanced backlight control.

Electrical

- High-performance driver fixtures over-voltage protection circuit and over temperature protection.
 - 0-10V dimming (10% - 100% standard)
 - Standard Voltage Input (120-277 VAC)
 - Standard Voltage Input (347-480 VAC)
 - UL CULCated Life - 40,000 Hours
 - Operating Temperature: -40°C to +50°C (-40°F to +122°F). 30L luminaire packages rated for 0°C to +40°C
 - Power factor: >90
 - Input power stays constant over life
 - Field replaceable LED surge protection device meets a minimum Category CULC (maximum per ANSI/EIES C62.41.2).
 - High-efficiency LEDs mounted to metal-core PCBs for superior heat dissipation
 - Driver is fully encased in potting material for moisture resistance and complies with FCC and UL Class II dielectric components can easily be accessed.
- ### Controls
- Bluetooth® input passive infrared sensor
 - Bluetooth® motion and photoelectric sensor
 - Fixtures operate independently and can be commissioned via iOS or Android control systems, resp.
 - AirLink™ Wi-Fi wireless control system with technology partner Silver incorporates Luminaire and Lighting Controls (LLC) and high-end trim

Installation

- Designed to mount to square or round
 - A single fastener secures the hinged door, underneath the housing and provides quick access to the electrical compartment.
 - Included terminal block accepts up to 12 ga wires
 - Utilizes IES's traditional 8000 drill pattern.
- Warranty**
- LI Luminaire carries a 5-year limited warranty. Refer to <https://www.liscon.com/resources/technical-specifications/> for more information.
- Listings**
- Listed to UL 1598 and UL 18750.
 - Meets Bay American Act requirements.
 - Compliant approved with 3500K color temperature selection and field mounting.
 - Type 24 Compliance: see local ordinance for more information.
 - RoHS compliant.
 - Suitable for wet locations.
 - IP66 rated luminaire per IEC 60598-1.
 - 360 degree for CIE C136-31 hood viewing applications are qualified.
 - 360 rated luminaire per IEC 60622 version 1.
- Designlights Consortium™ (DLC) qualified product.** Not all versions of this product qualify for DLC qualification. Please check the Designlights Consortium List at www.designlights.org/dsl to confirm which versions are qualified.

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Page 1/20 Rev. 07/01/20
SPEC-1046.D 072

Catalog # : _____ Project : _____ Type : _____
Prepared by : _____ Date : _____

Mirada Small Silicone (XWS SIL)



OVERVIEW	
Lumen Package (lm)	1,000 - 8,000
Wattage Range (W)	10 - 61
Efficacy Range (LPW)	124 - 162

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing
 - Fixtures are finished with LSI's Duragrip® process. The Duragrip finish withstands extreme weather conditions without cracking or peeling. Other standard finishes are also available. Consult factory.
 - Extended housing available with 1/2" thread radius for surface contact and rated wire.
 - Standard luminaires shipping weight: TBD
 - Maximum luminaire shipping weight: 12 lbs in carton (20 lbs w/EW option)
- ### Optical System
- Provides the only one piece silicone optic available in the industry leading optical control while also acting as an integrated gas barrier to increase complexity and improving fixture reliability.
 - Proprietary silicone refractor optics provide superior light control and uniformity in distribution types 2, 3, 4, and FT.
 - Silicone optical control does not yellow or degrade over time and provides a typical light transmission of 93%.
 - Zero uplight.
 - 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures and ANSI C78.37-02 also available in Phosphor Converted Amber and Phosphor Converted White.
 - 70 or 80CRI Minimum

Installation

- Universal wall mounting plate easily mounts on wall to 4" octagonal or square junction box
 - 2 fasteners secure the hinged door
 - 1/2" hole for mounting on housing and plate easily & easy access to the electrical components for installation and servicing
 - Optional terminal block accepts up to 12 ga wires.
- Warranty**
- All products carry a 5-year limited warranty. Refer to <https://www.siccor.com/resources/terms-conditions/warranty/> for more information.
- Listings**
- Listed to UL 1598 and UL 8750.
 - Meets Bay Area Air Quality Act requirements.
 - Complies with requirements for warmer color temperature selection and fixed mounting.
 - Title 24 Compliant: see local ordinance for qualification information.
 - ETL listed for use with existing lighting.
 - IP65 rated luminaire per IEC C0598-1.
 - 3G rated for ANSI C136.31 high vibration applications.
 - 100% recyclable and can be recycled with optional XPMA bracket or wall mounted.
 - IK08 rated luminaire per IEC C6262
 - DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product are DLC qualified.
 - Please check the DLC Qualified Products website (www.dlcqualified.com) to confirm which versions are qualified.

Electro

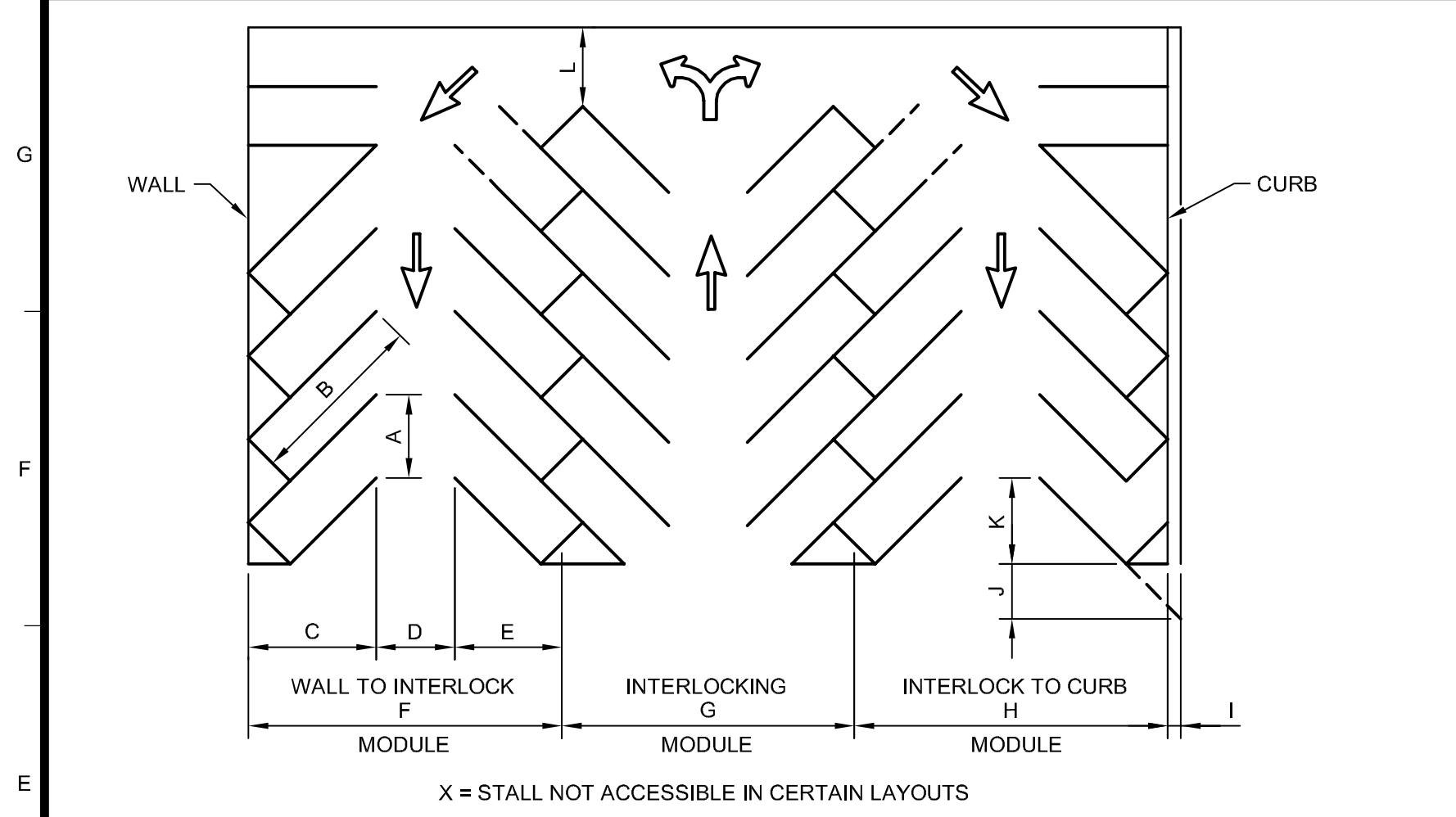
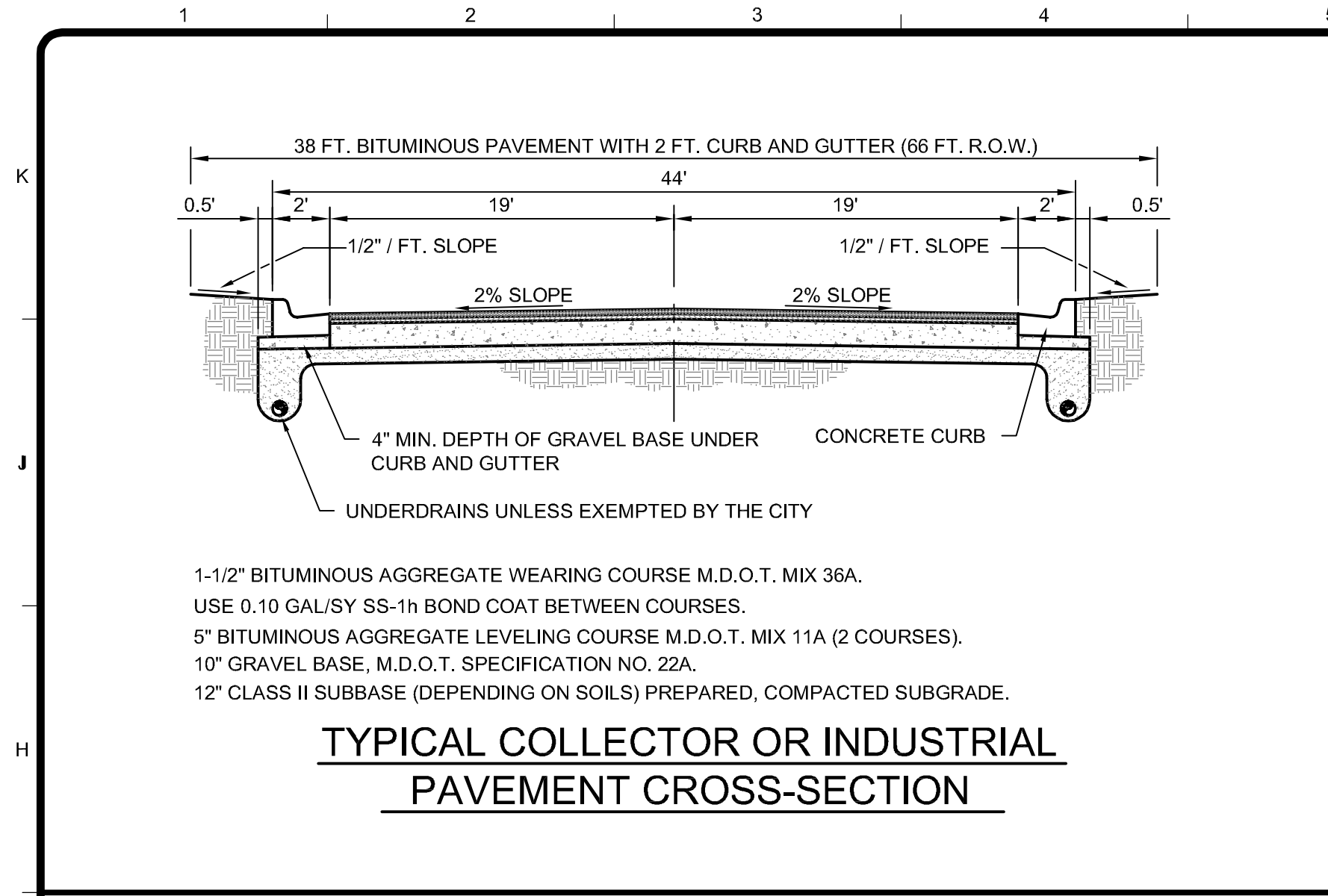
- High-performance programmable driver features over-voltage, under-voltage, short circuit and over temperature protection. Custom lumen and wattage packages available.

Schedule							
Symbol	Qty	Label	Catalog Number	Number Lamps	Lumens per Lamp	LF	Wattage
	S1	6	MSS-LED-15L-31-4-40-70CRI-LED	1	9631	0.95	111
	S2	0	MSS-LED-06L-31-4-40-70CRI-LED	1	6240	0.95	
	S3	2	MSS-LED-06L-31-4-40-70CRI-LED	1	6337	0.95	39
	WP	7	MSS-LED-06L-31-4-40-70CRI-LED	1	5182	0.95	35
Description							
Symbol	Qty	Avg	Max	Min	Max (Min)	Avg (Min)	Max (Min)
Draw in Lot	+	0.7 c	1.3 c	0.5 c	2.6 i	1.4 i	
East Greenhouse	+	0.6 c	3.5 c	0.5 c	9.0 i	3.8 i	
East Parking Area	+	1.9 c	4.5 c	0.5 c	9.0 i	3.8 i	
North Entrance	+	1.9 c	3.8 c	0.5 c	7.6 i	3.8 i	
North Greenhouse	+	0.6 c	2.6 c	0.5 c	9.0 i	3.8 i	
North Parking Area	+	2.5 c	4.6 c	0.7 c	6.6 i	3.6 i	
South Entrance	+	1.4 c	2.5 c	0.4 c	6.3 i	3.6 i	
South Greenhouse	+	0.3 c	2.7 c	0.5 c	7.6 i	3.7 i	
South Parking Area	+	2.6 c	4.6 c	0.6 c	7.7 i	3.7 i	
Tramway	+	1.4 c	2.5 c	0.4 c	6.3 i	3.6 i	
West Side	+	1.2 c	3.1 c	0.6 c	7.8 i	4.0 i	

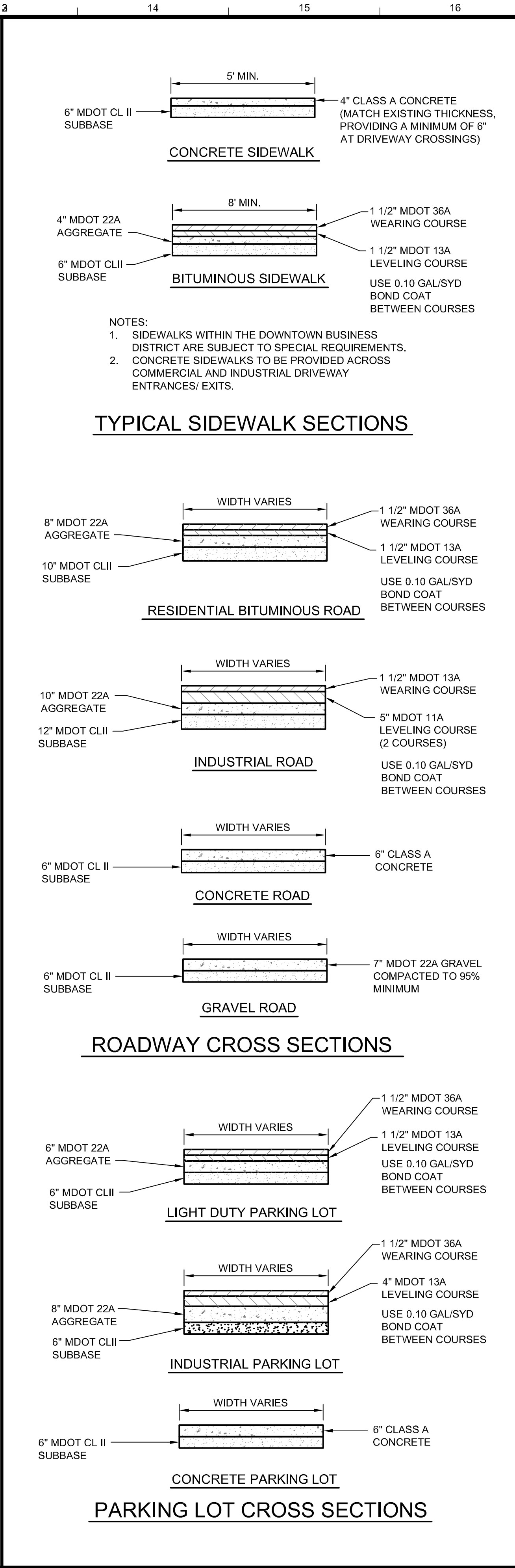
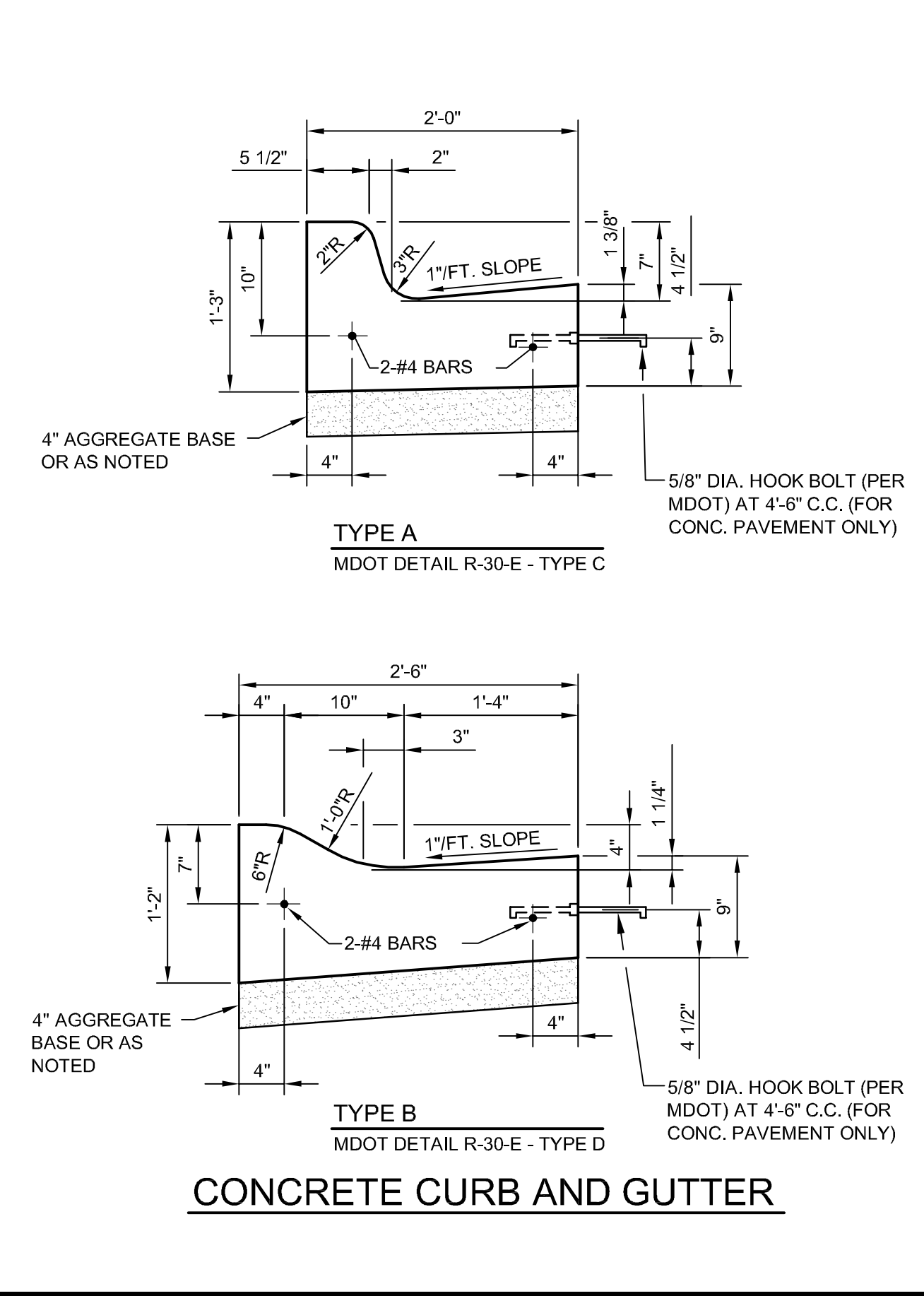
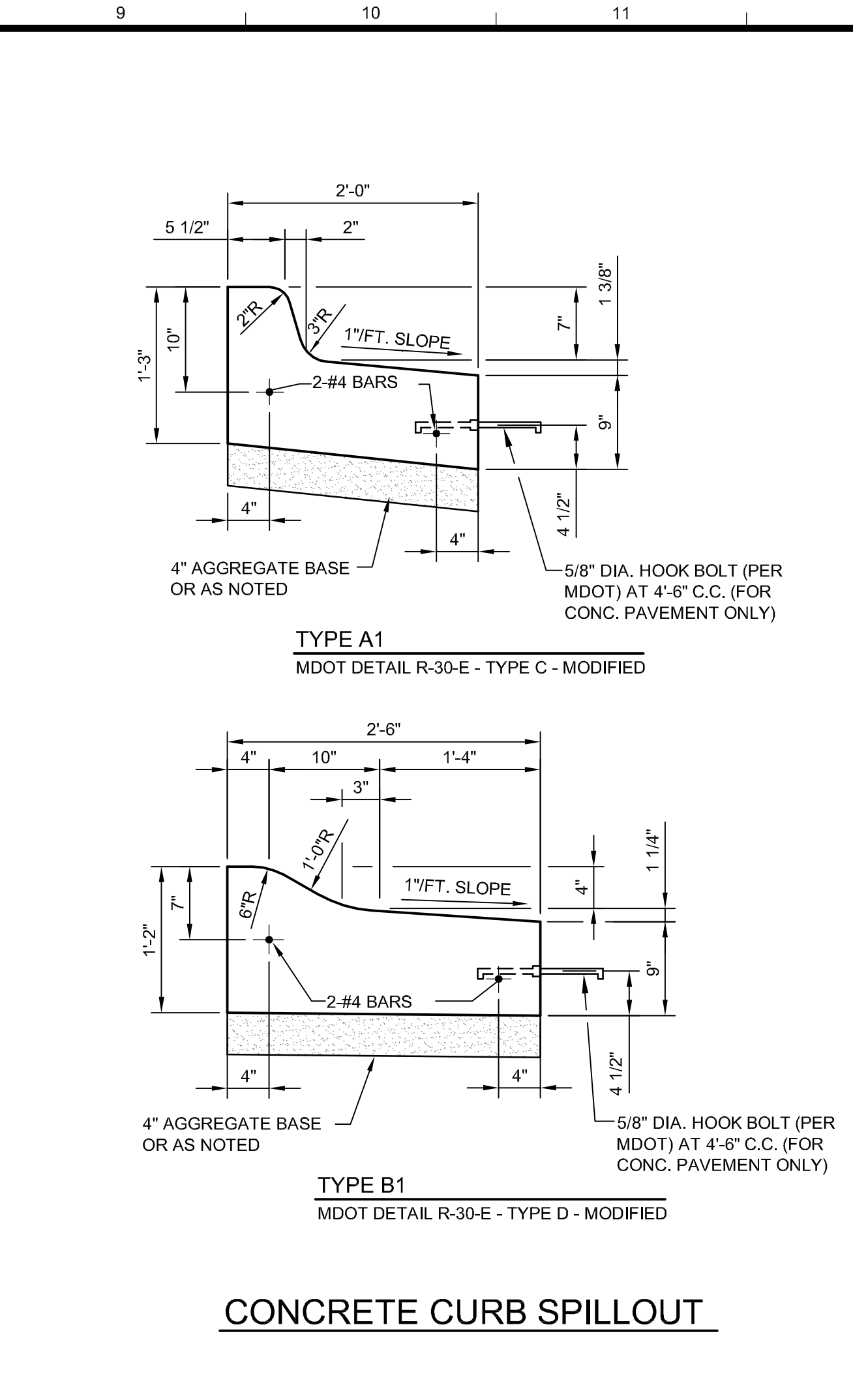
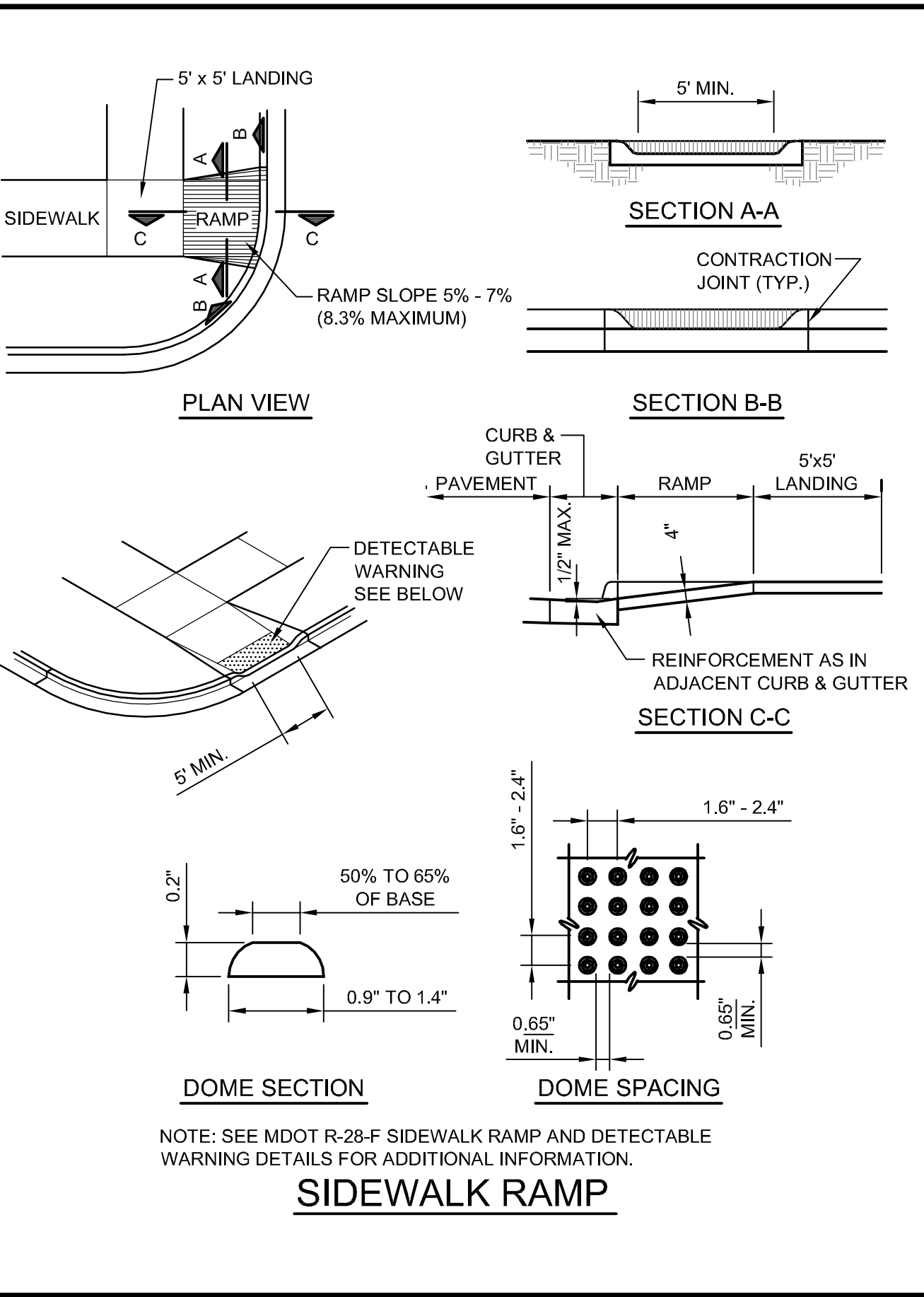
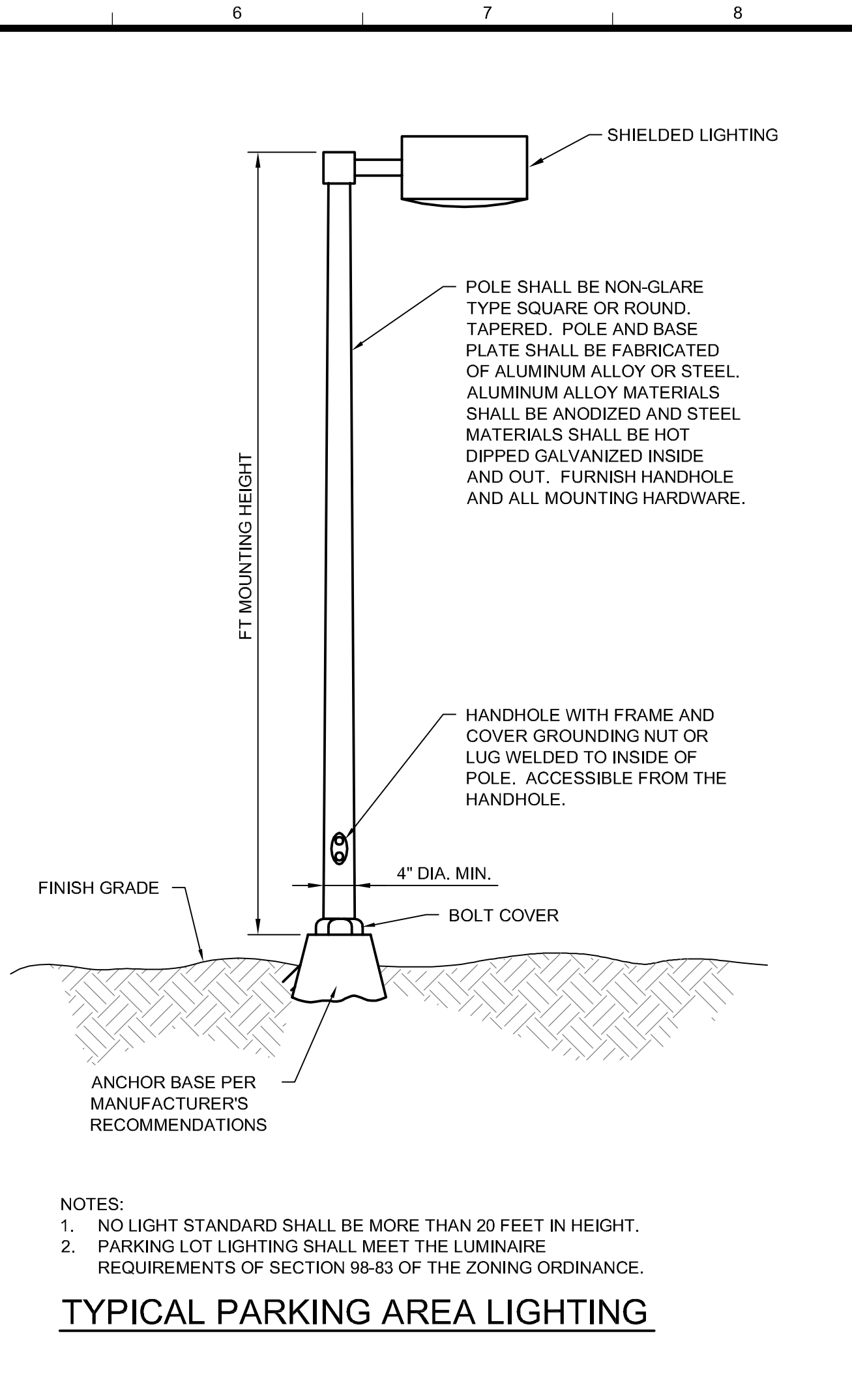
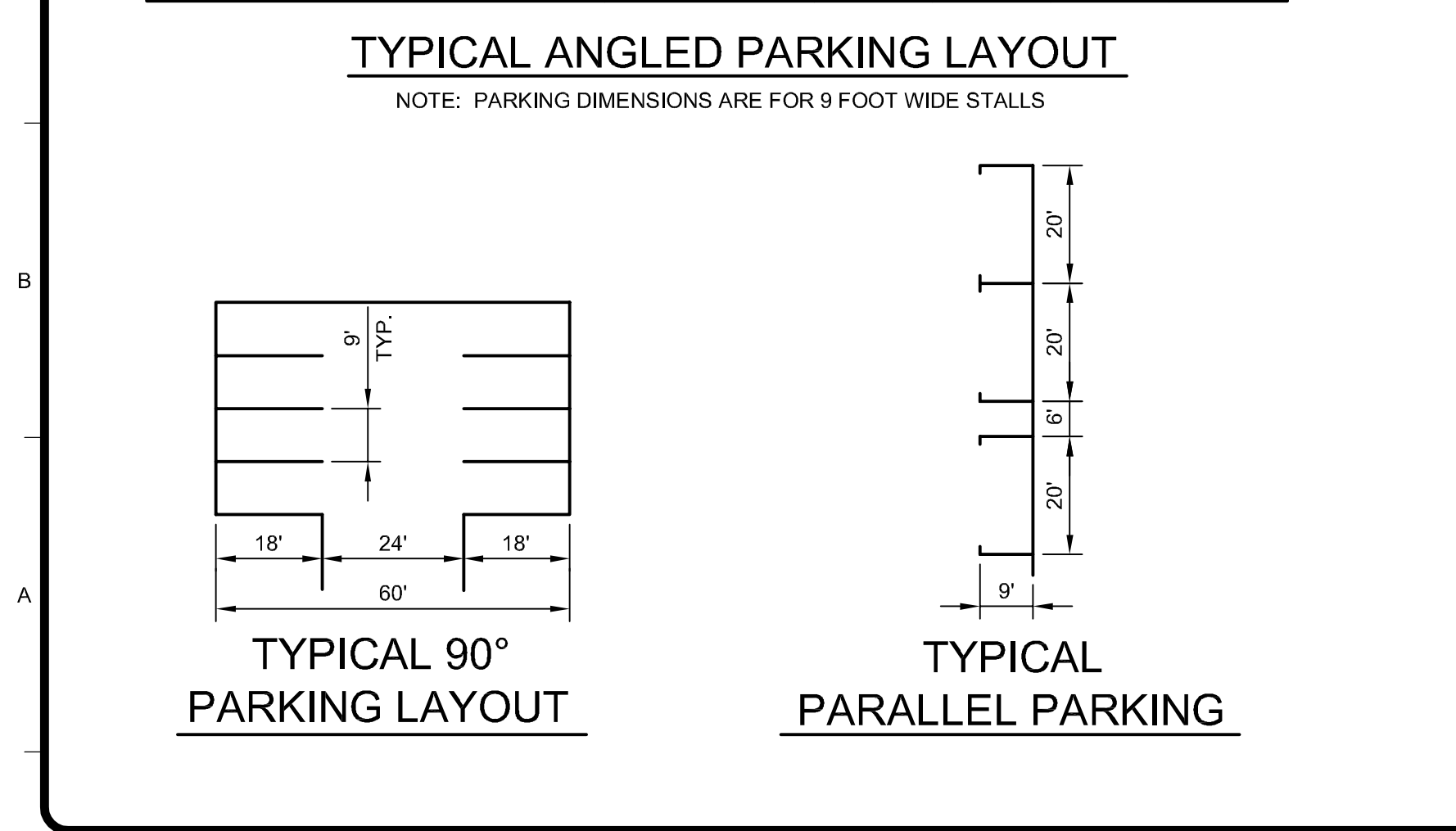
Designer
Brian Mendez
Date
09/10/2025
Scale
Not to Scale
Drawing No.

Summary

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



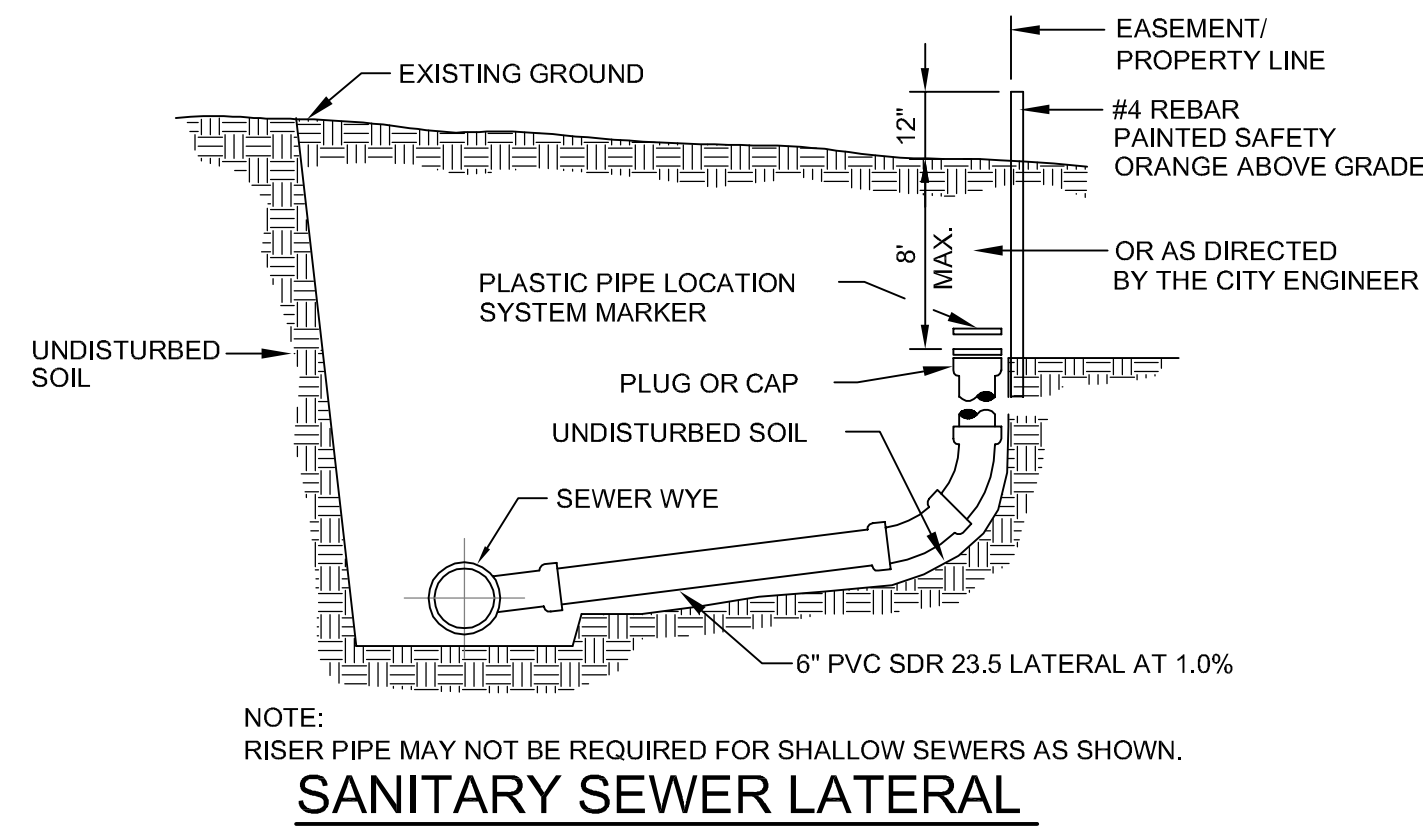
CITY OF BRIGHTON

ROADWAY, PARKING & SIDEWALK STANDARD DETAILS

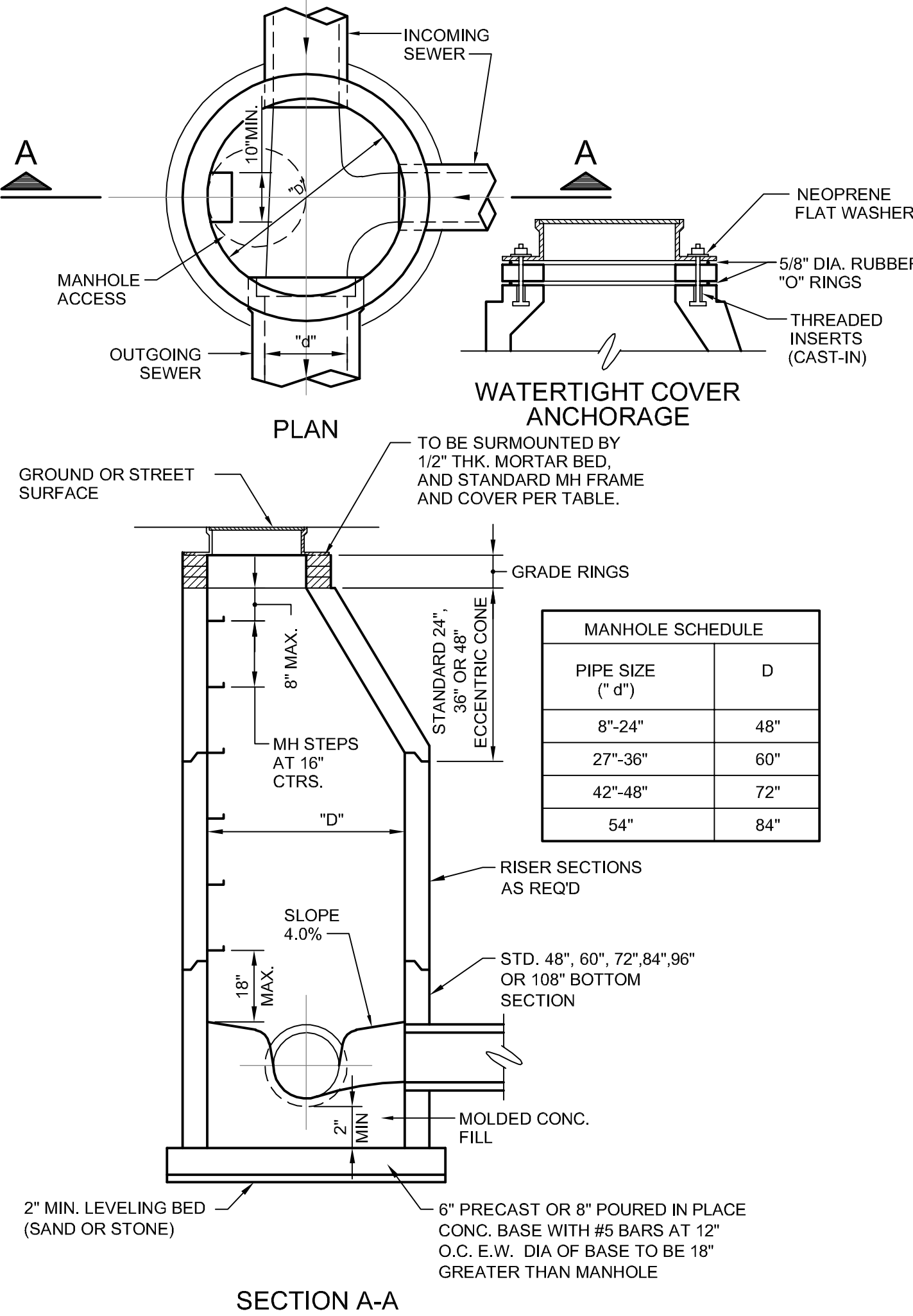
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SANITARY SEWER LATERAL

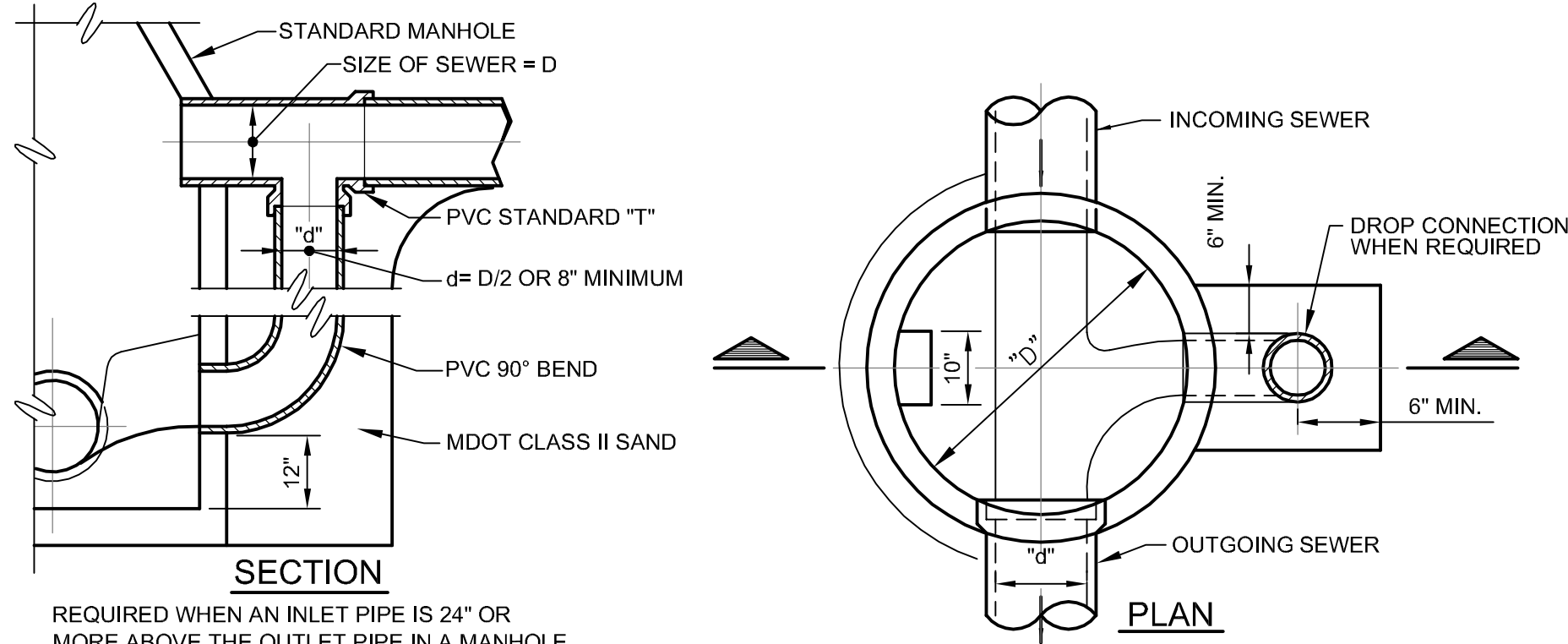


MANHOLE SCHEDULE	
PIPE SIZE (" d")	D
8"-24"	48"
27"-36"	60"
42"-48"	72"
54"	84"

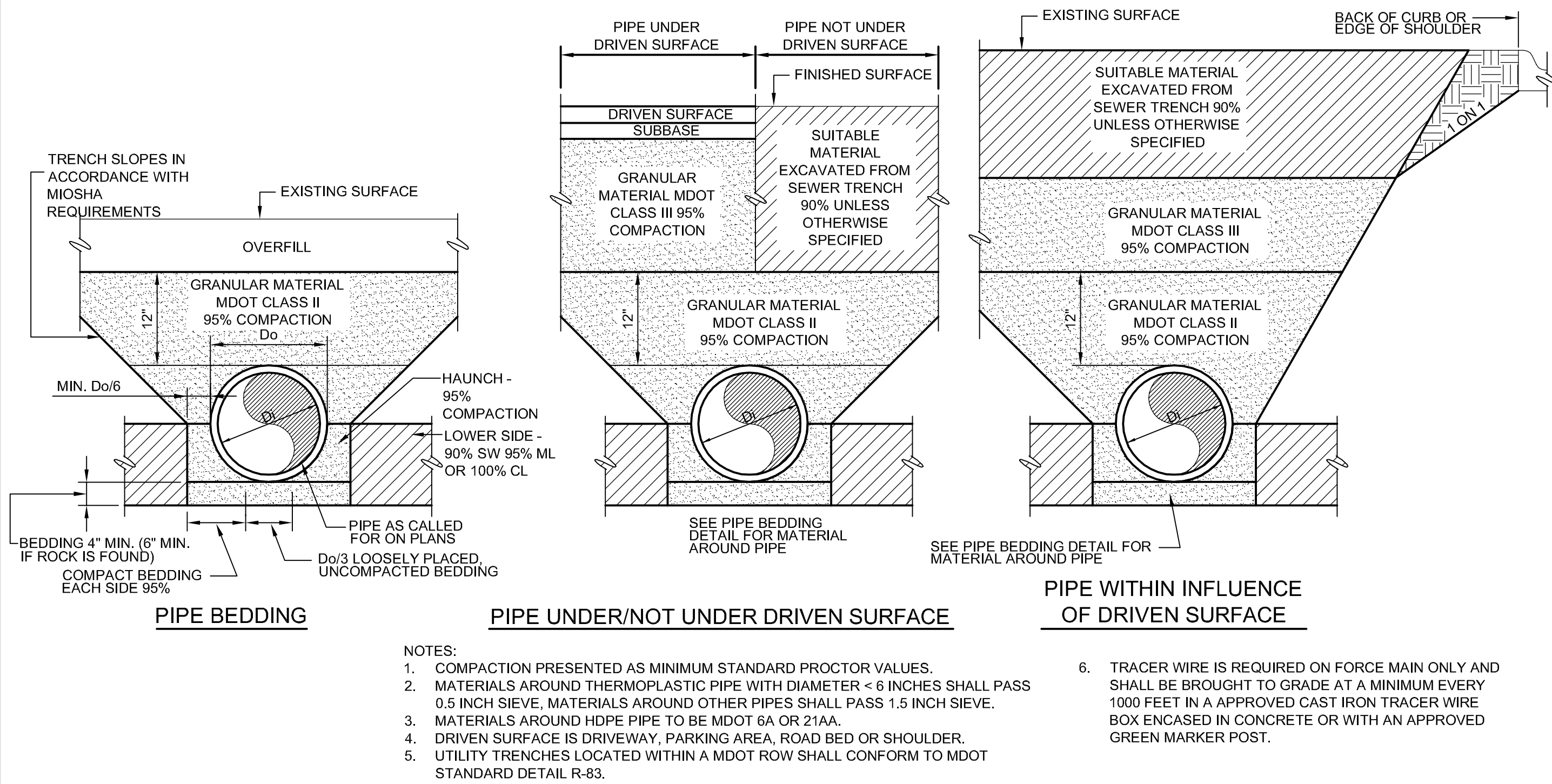
- NOTES:
- ALL SANITARY MANHOLES TO BE PRECAST REINFORCED CONCRETE WITH PREMIUM JOINTS. SEE SPECIFICATIONS FOR BASE SLAB AND PIPE OPENINGS AND CONNECTIONS.
 - MANHOLE CONES SHALL BE THE ECCENTRIC TYPE.
 - PROVIDE 6" OF COMPACTED GRANULAR MATERIAL UNDER ALL PRECAST CONCRETE BASE SLABS.
 - FORCE MAINS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

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

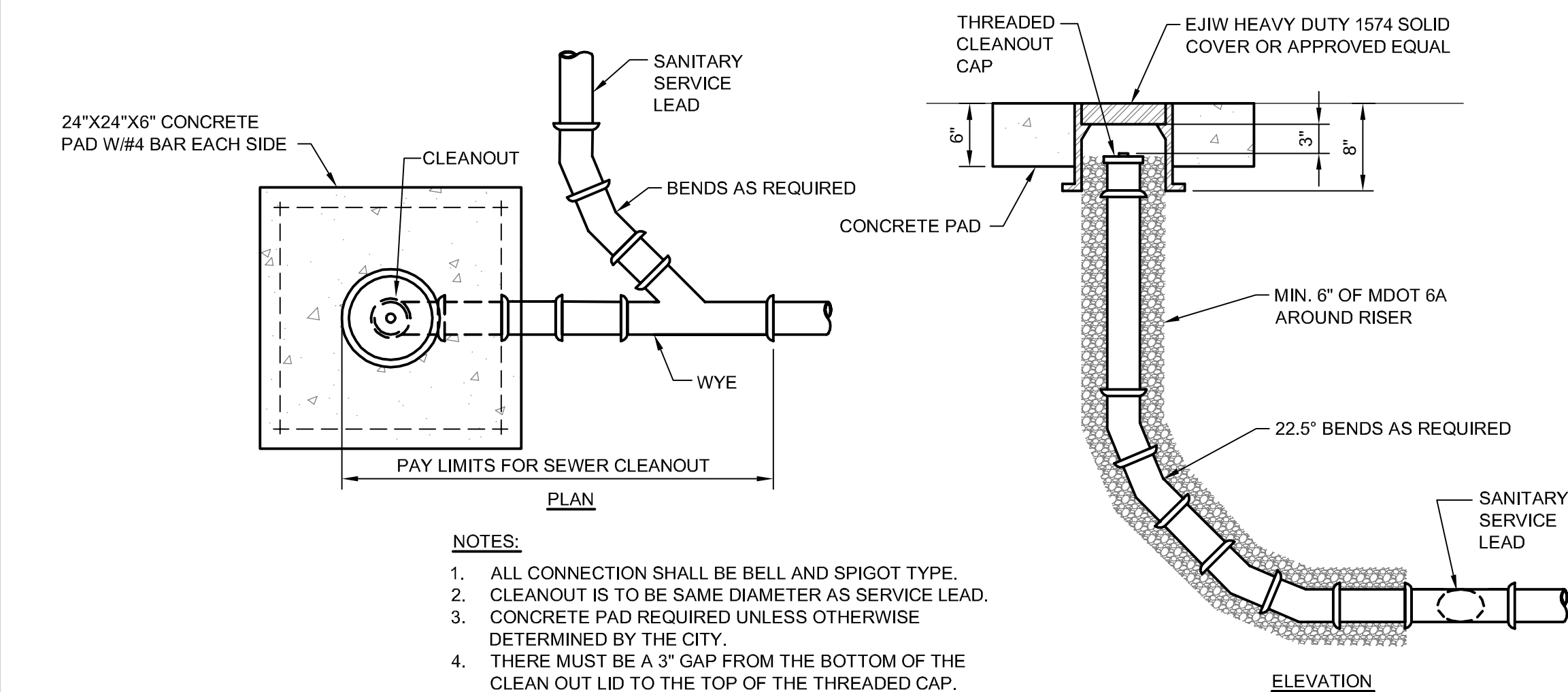
STANDARD MANHOLE



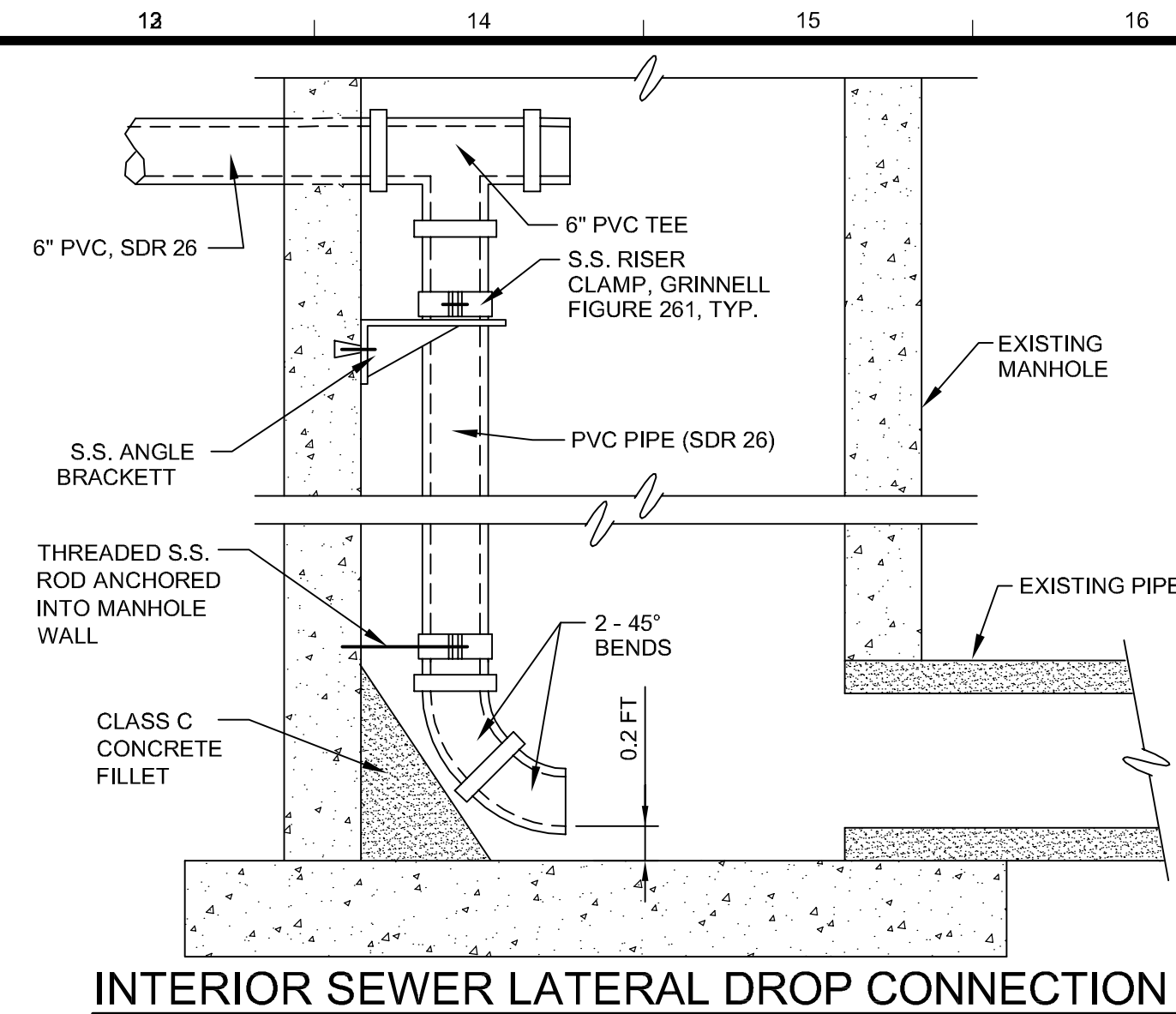
EXTERIOR DROP CONNECTION



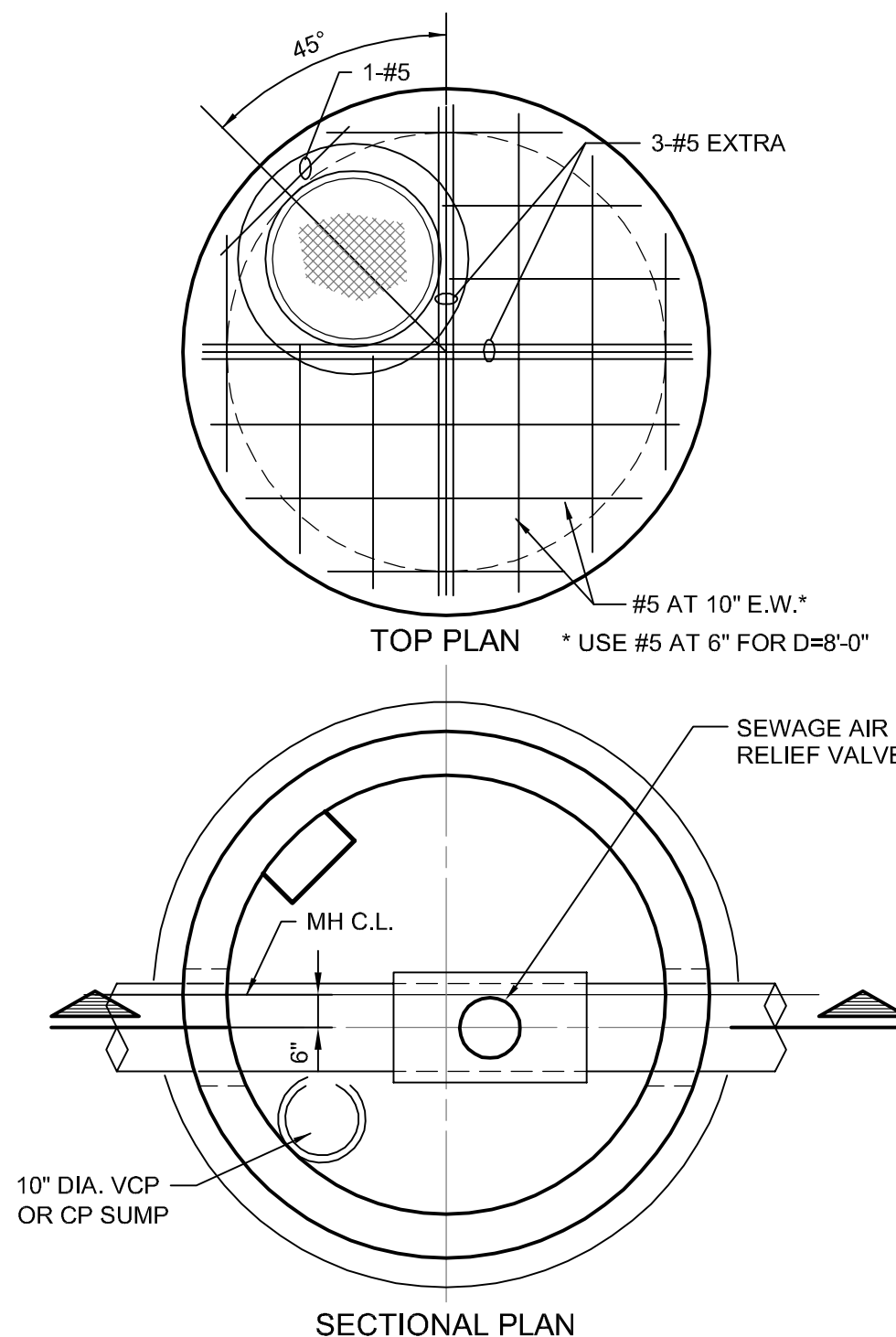
TRENCH EXCAVATION & PIPE BEDDING



SEWER CLEANOUT DETAIL



INTERIOR SEWER LATERAL DROP CONNECTION



AIR RELIEF STRUCTURE



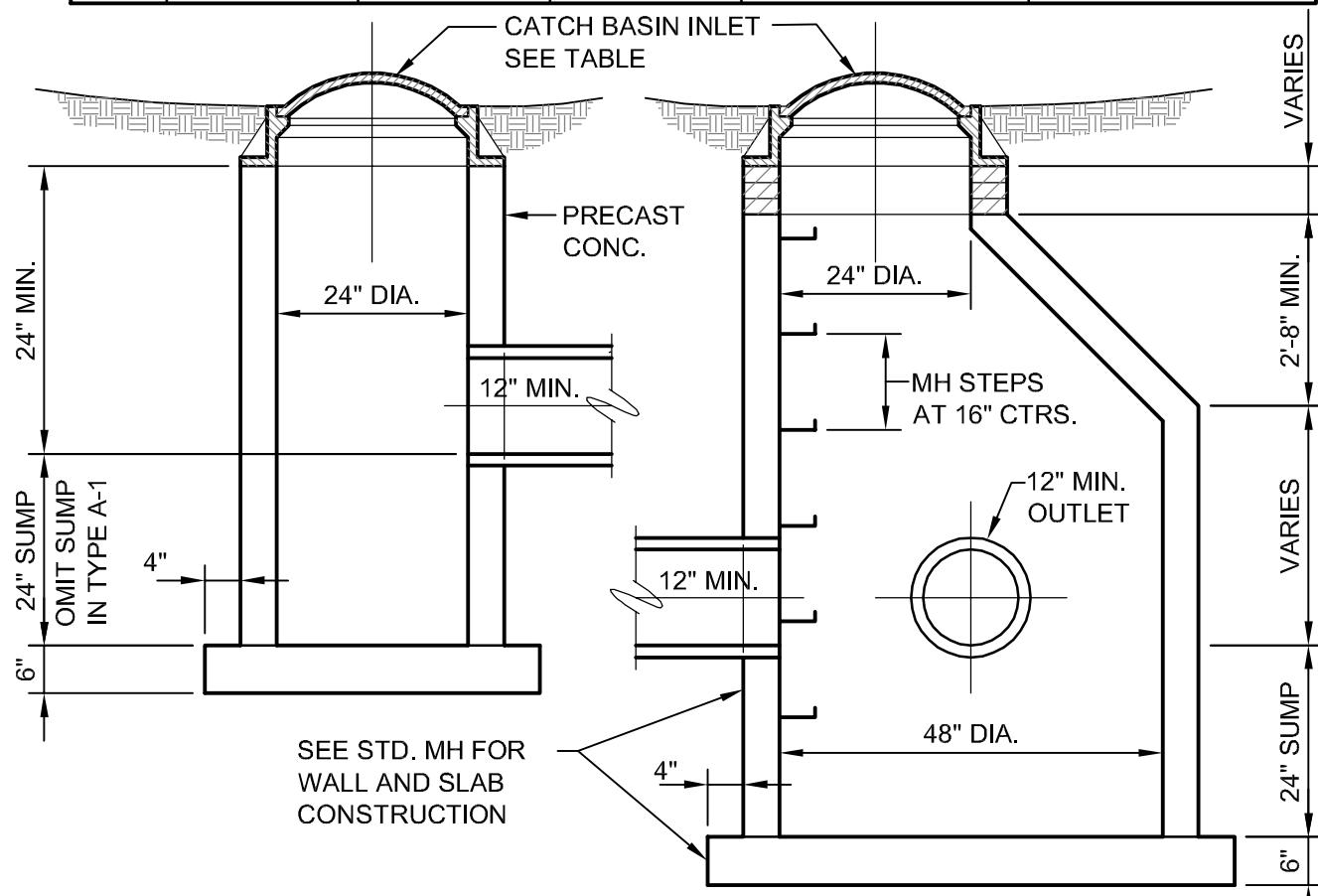
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SANITARY SEWER
STANDARD DETAILS

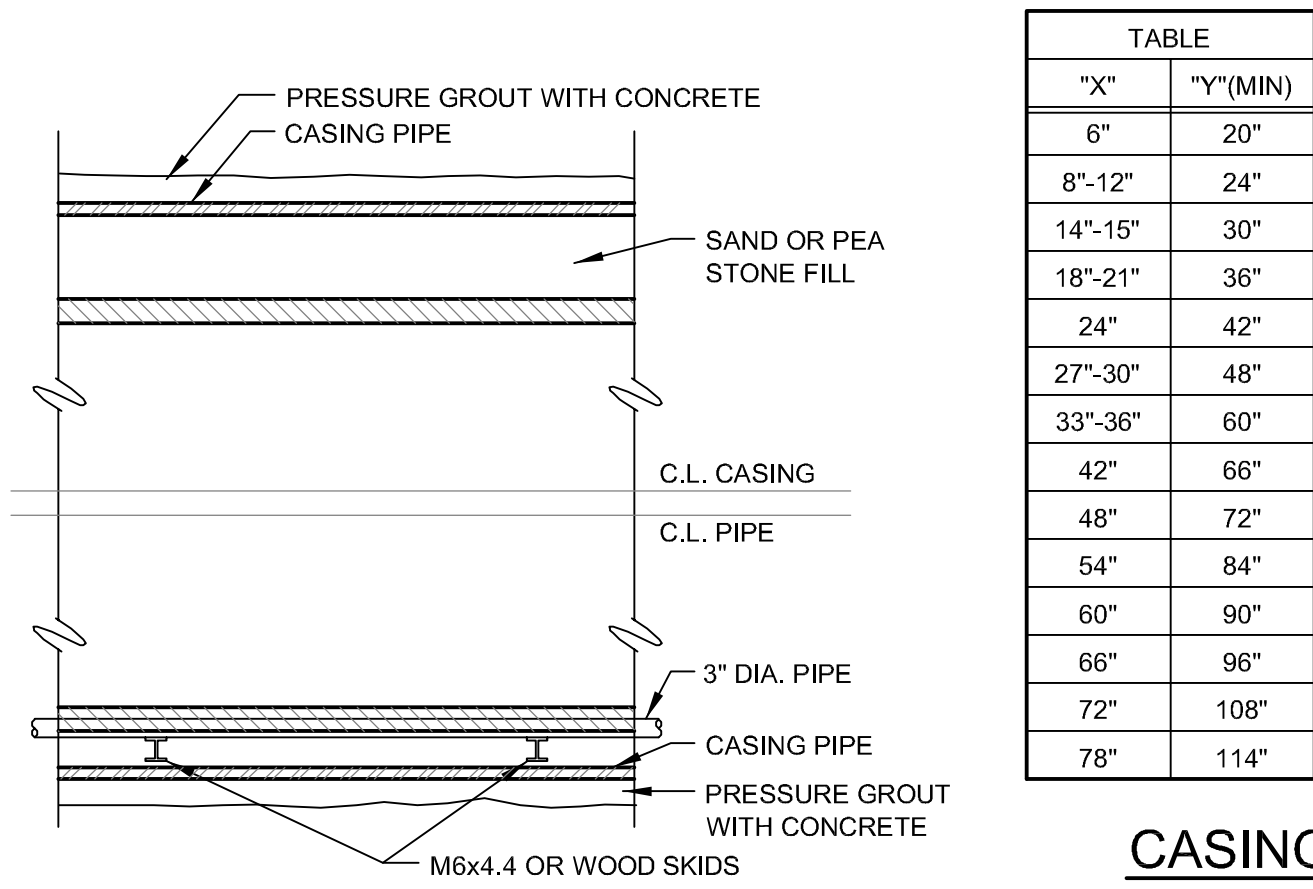
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MANHOLE FRAME & COVER & CATCH BASIN INLETS					
TYPE	LOCATION	MANUFACTURER OR EQUAL		TYPE OF COVER OR INLET	MAXIMUM DRAINAGE AREA (ACRES)
		EAST JORDAN	NEENAH		
MH	ALL	1040	R-1916 F1	SANITARY-SOLID SELF-SEALING STORM-VENTED	N/A
CB	TYPE A CURB	7000-T1-M1	R-3070	FLAT GRATE WITH VERT. OPEN BACK	0.71
CB	TYPE B CURB	7065-T1-M1	R-3034-B	FLAT GRATE WITH ROLL BACK	0.87
CB	PAVEMENT/ SHOULDER	1020-M1	R-2060-D	FLAT GRATE	0.66
CB	OPEN AREA	1020-01	R-2560-D	BEEHIVE GRATE 4" HIGH	0.63
CB	GUTTER	5100	R-3238	CONCAVE INLET	0.96

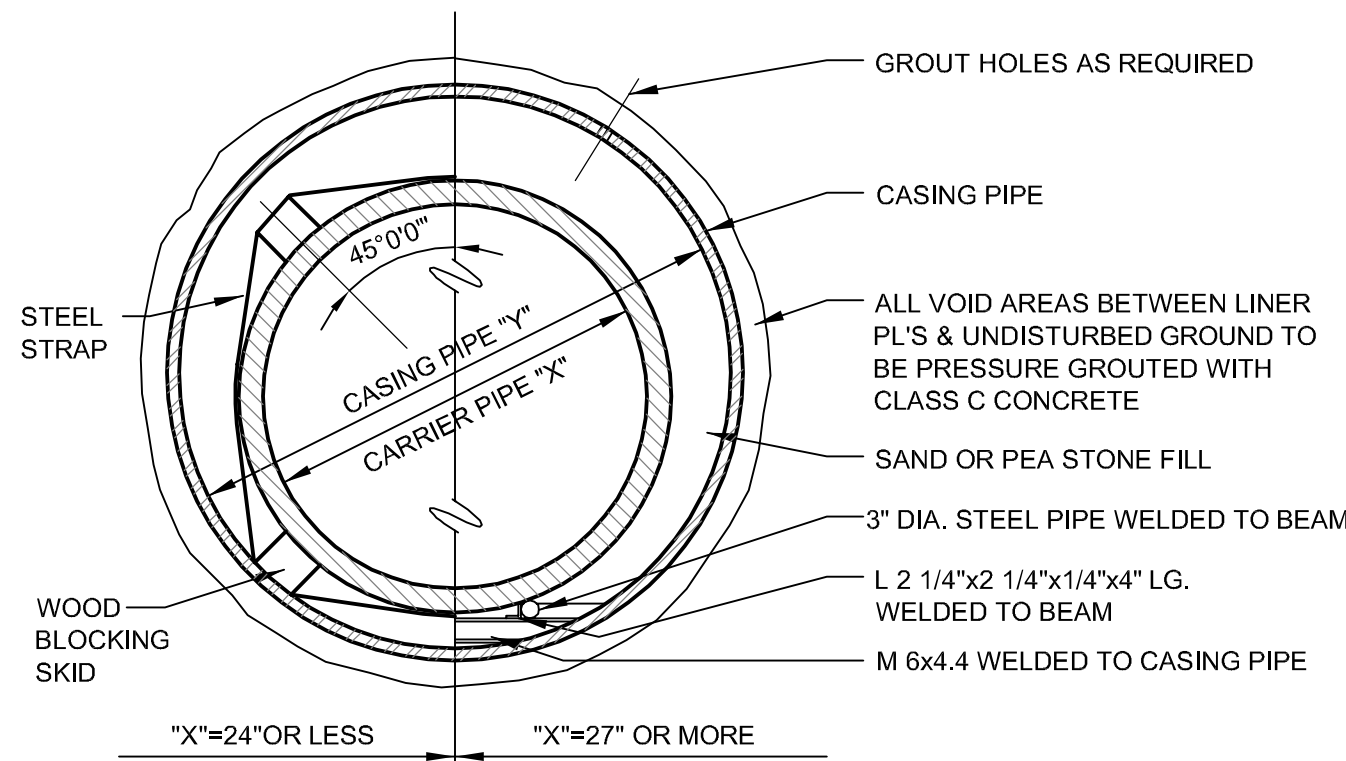


CATCH BASIN

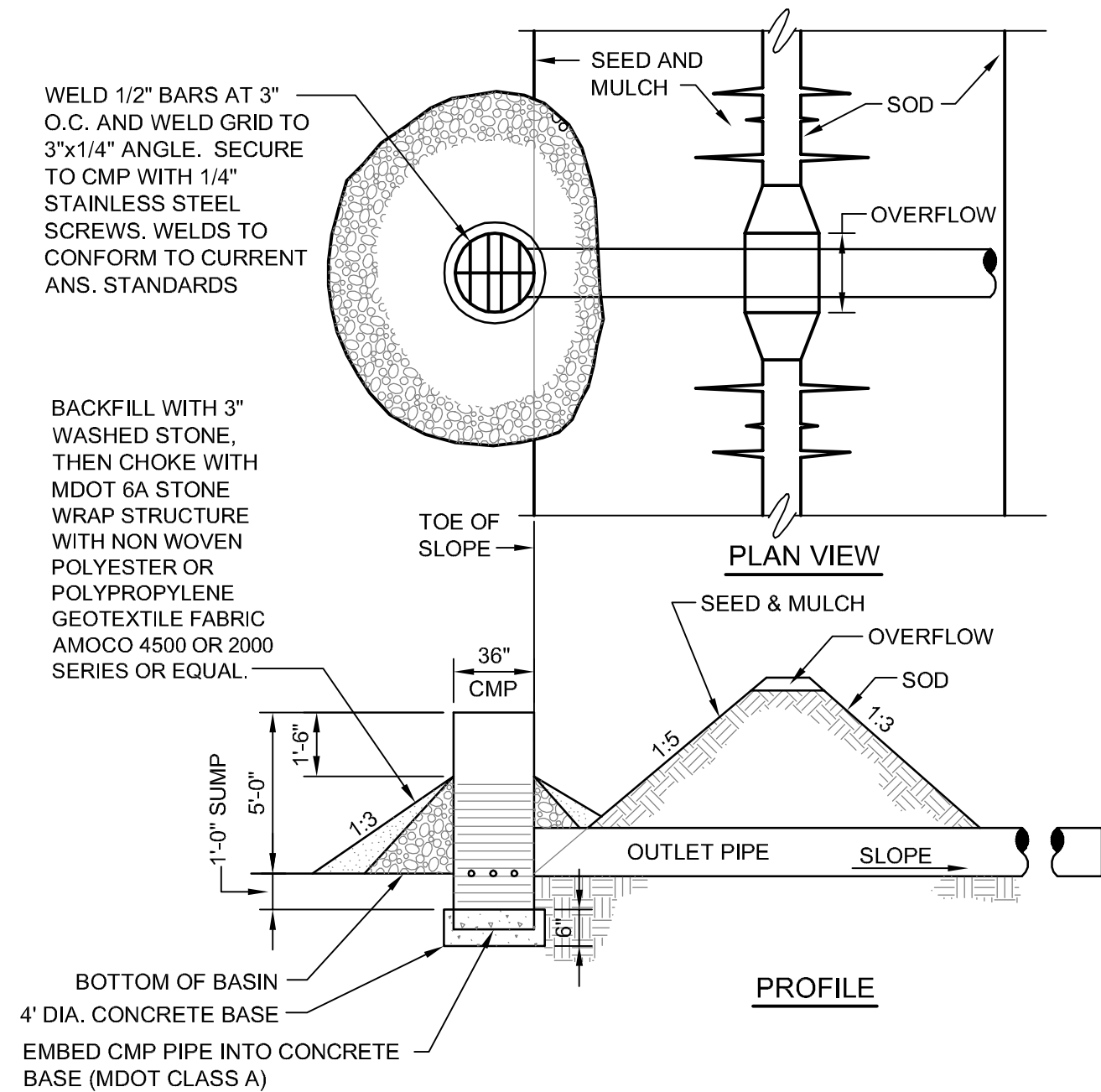


CASING PIPE AT HIGHWAY AND RAILROAD CROSSING

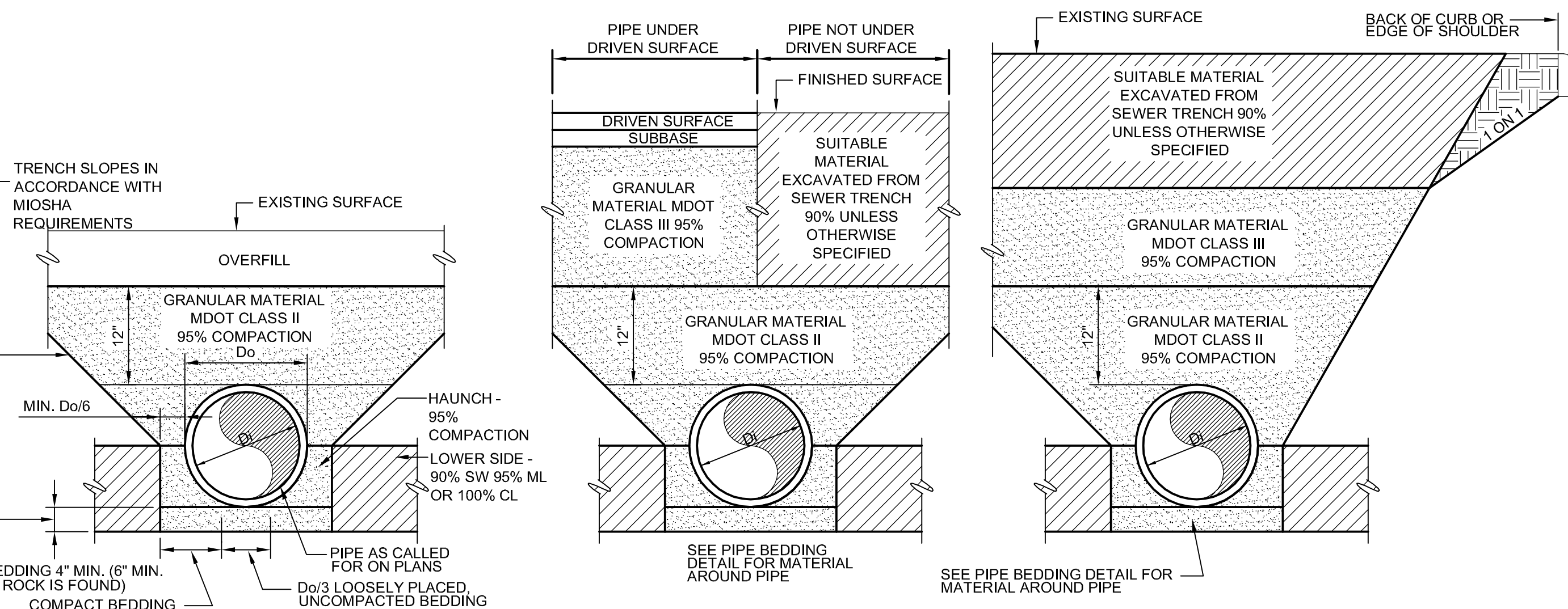
NO SCALE



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

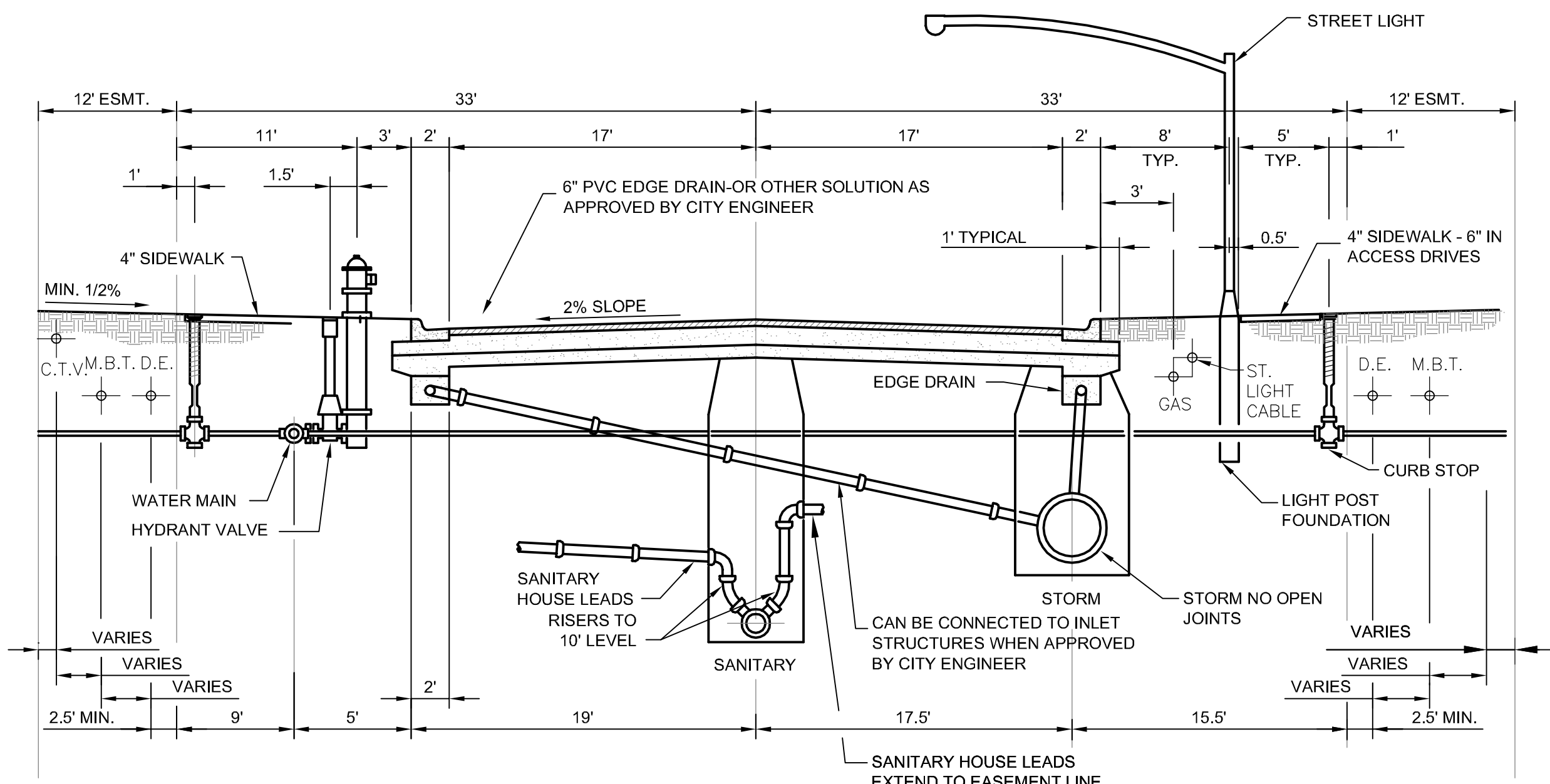


OUTLET CONTROL STRUCTURE

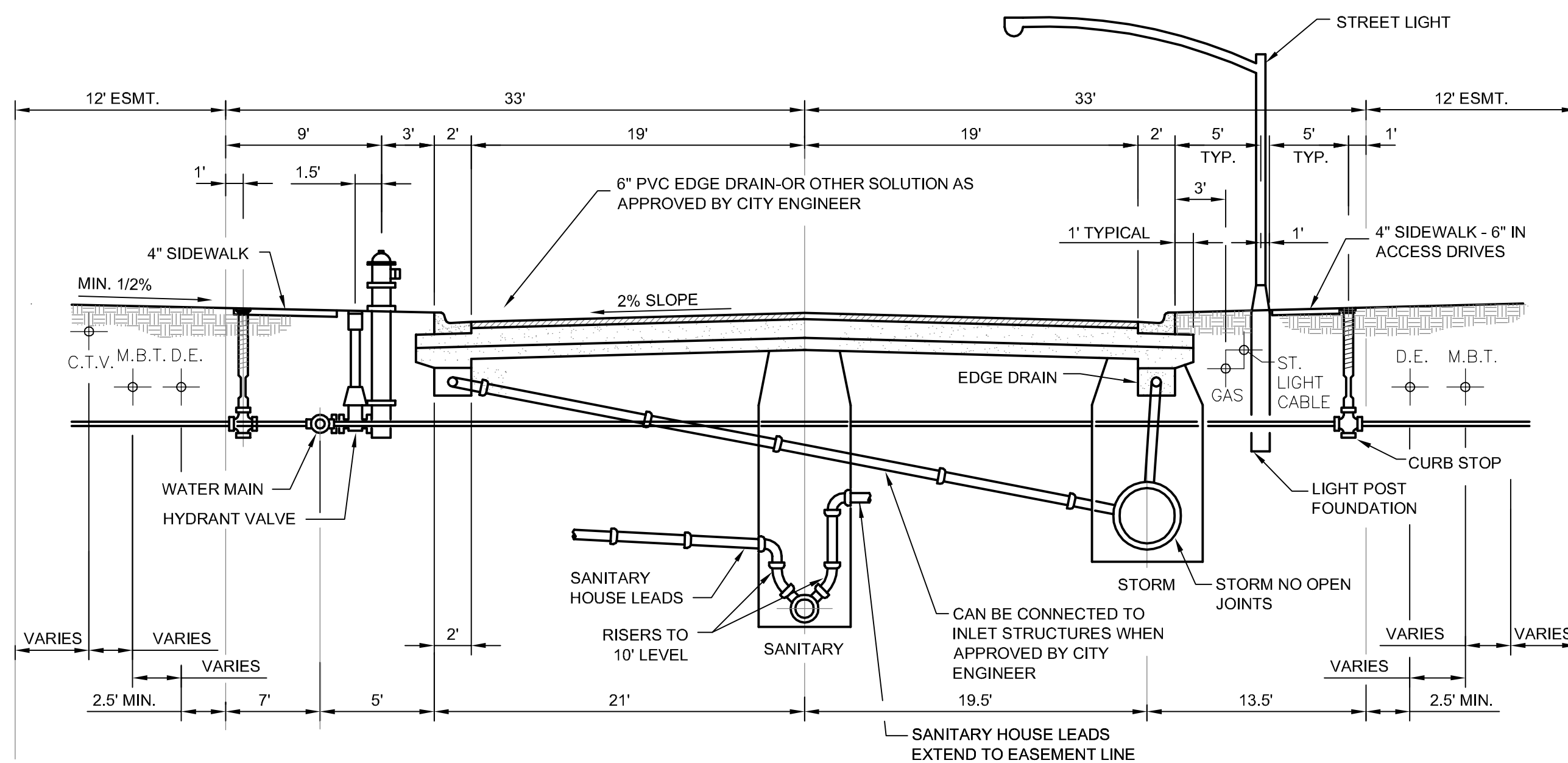


- NOTES:
- COMPACTION PRESENTED AS MINIMUM STANDARD PROCTOR VALUES.
 - MATERIALS AROUND THERMOPLASTIC PIPE WITH DIAMETER < 6 INCHES SHALL PASS 0.5 INCH SIEVE. MATERIALS AROUND OTHER PIPES SHALL PASS 1.5 INCH SIEVE.
 - MATERIALS AROUND HDPE PIPE TO BE MDOT 6A OR 21AA.
 - DRIVEN SURFACE IS DRIVEWAY, PARKING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

TRENCH EXCAVATION & PIPE BEDDING



TYPICAL RESIDENTIAL STREET



TYPICAL COLLECTOR OR INDUSTRIAL STREET



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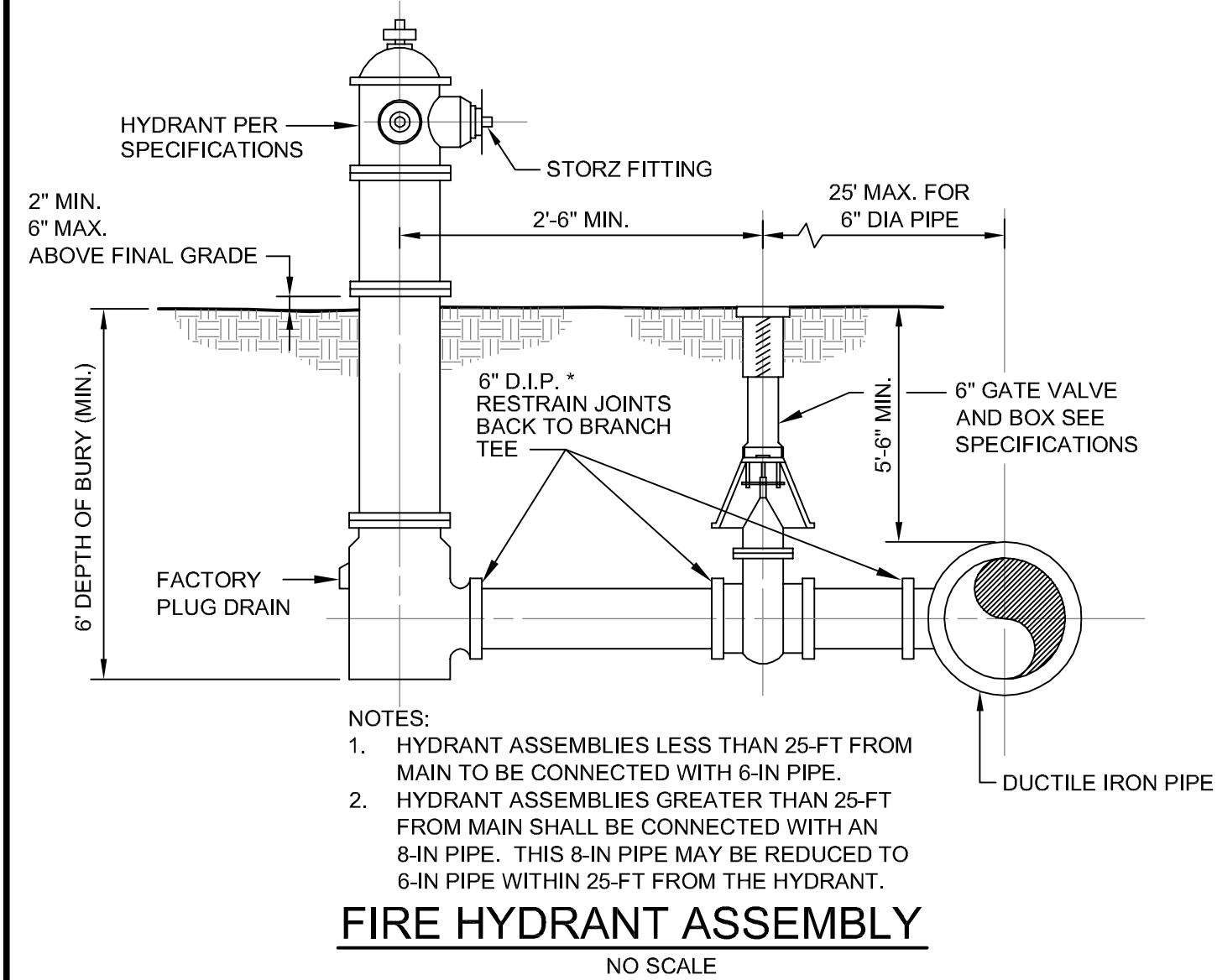
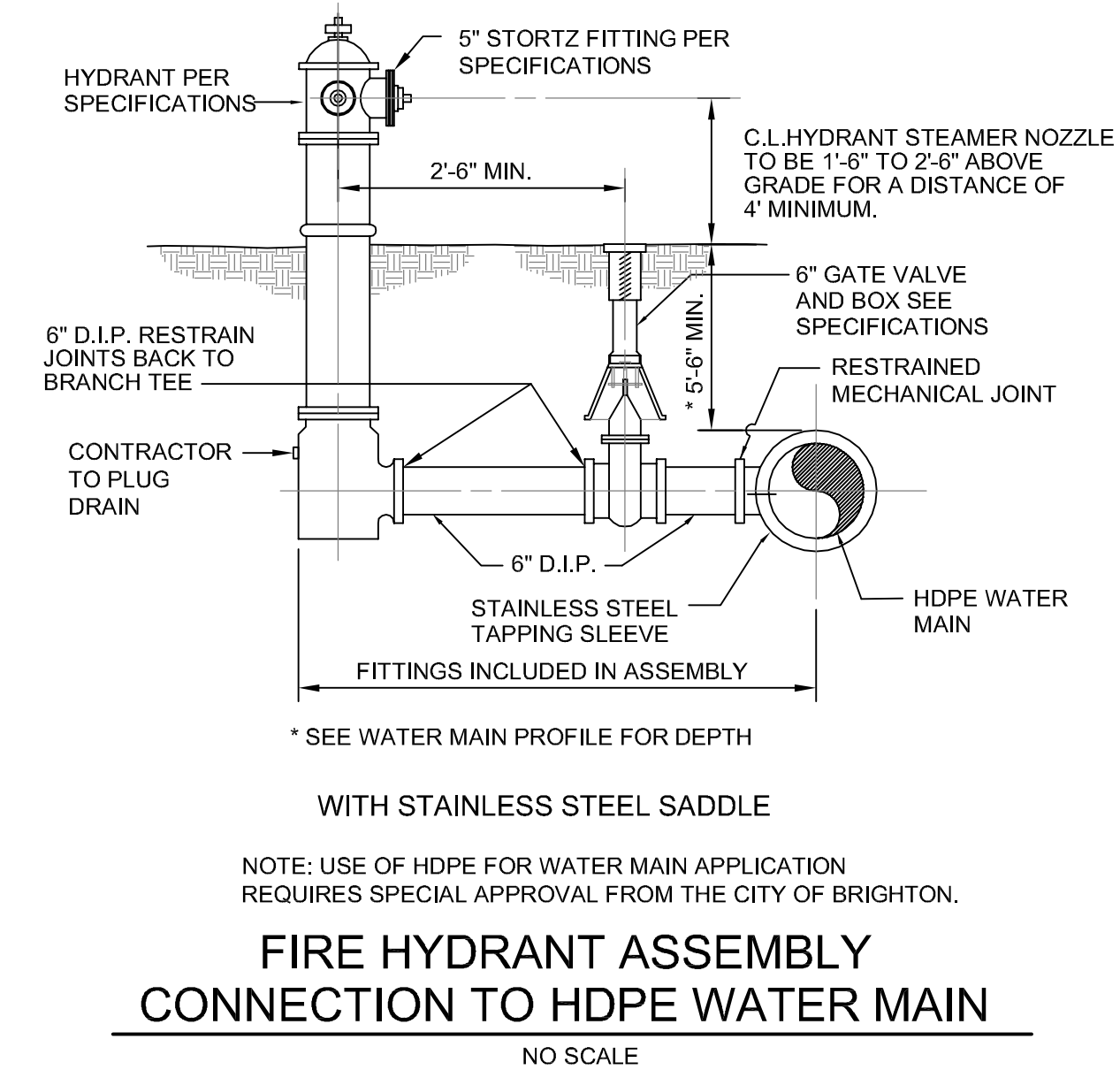
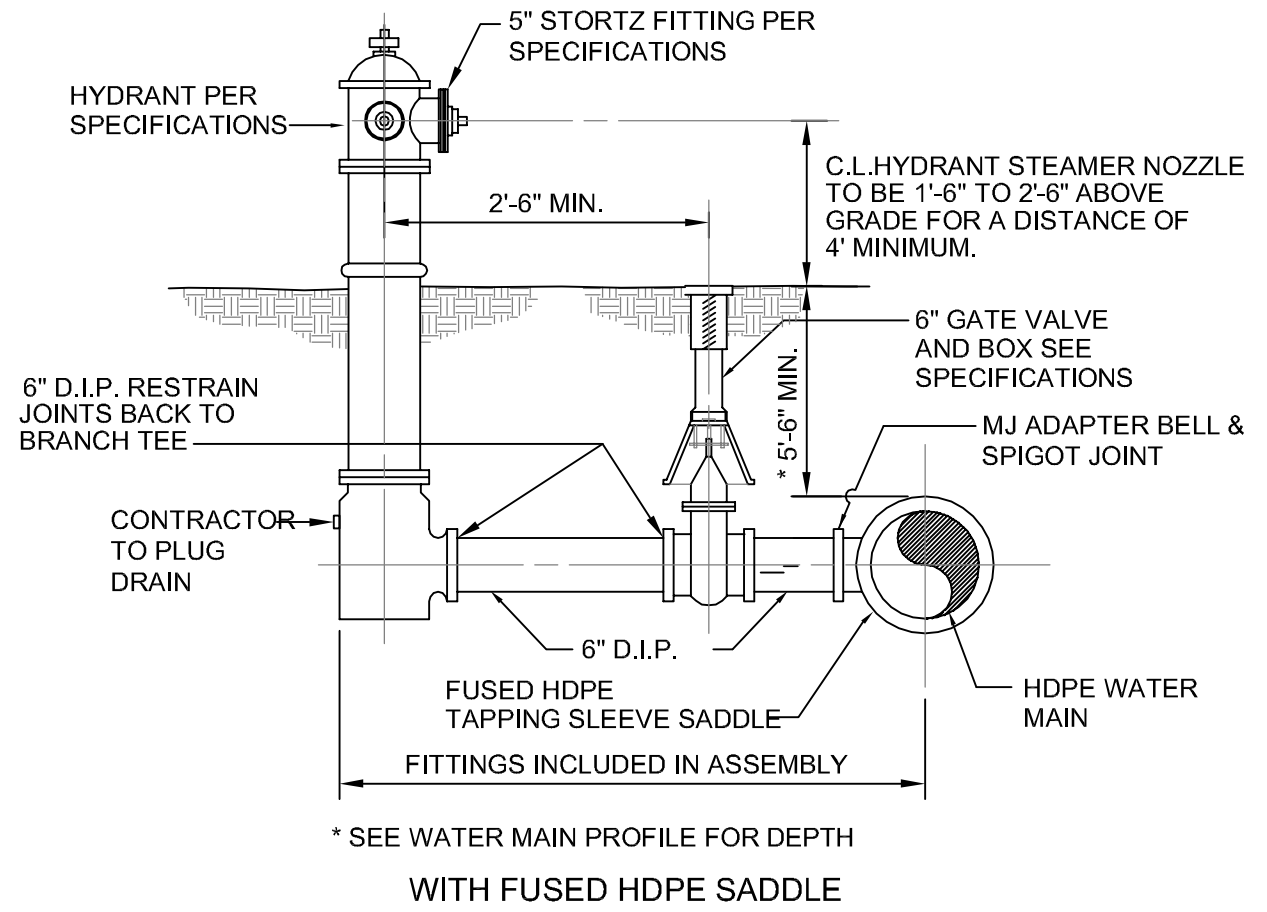
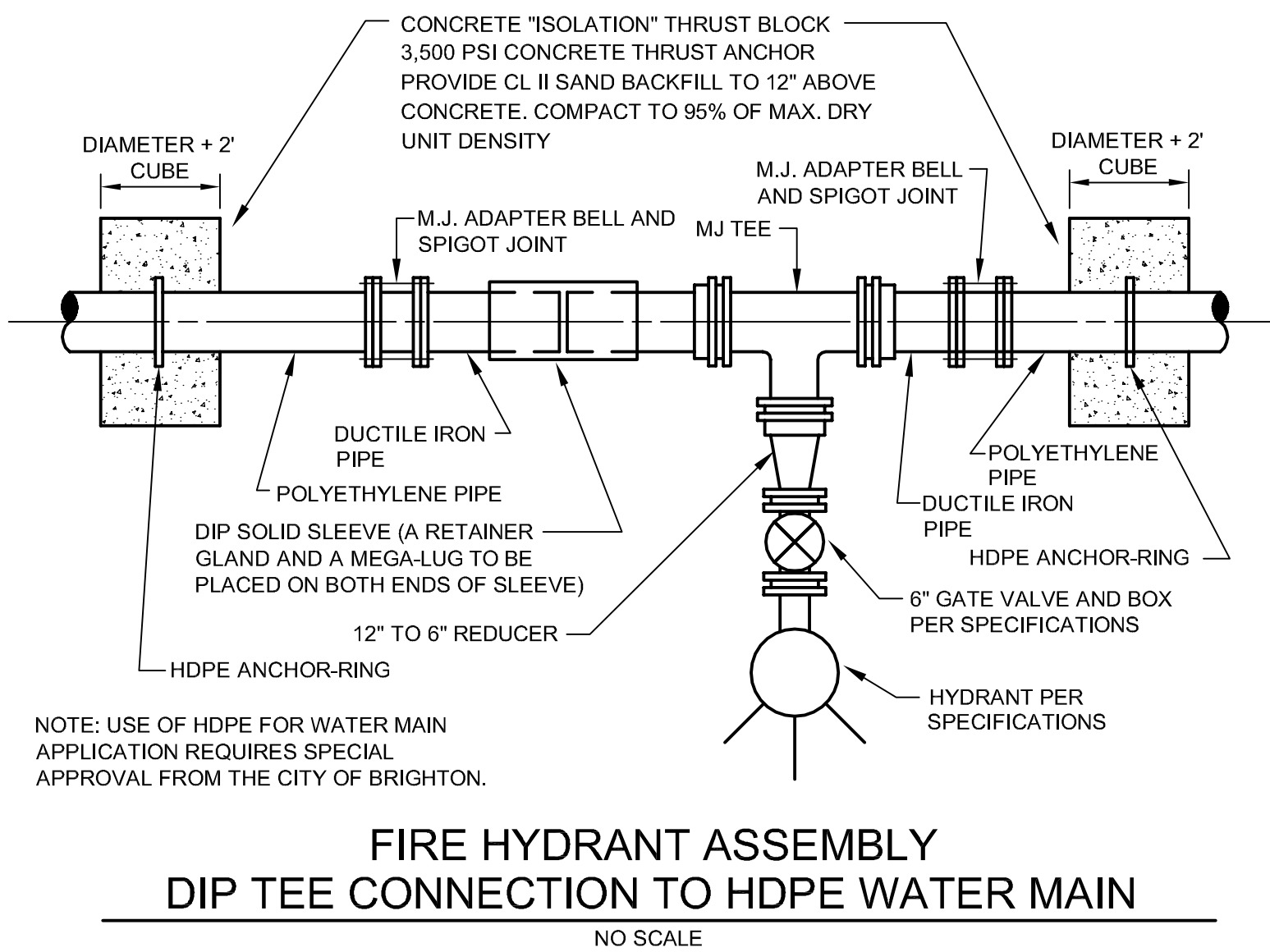
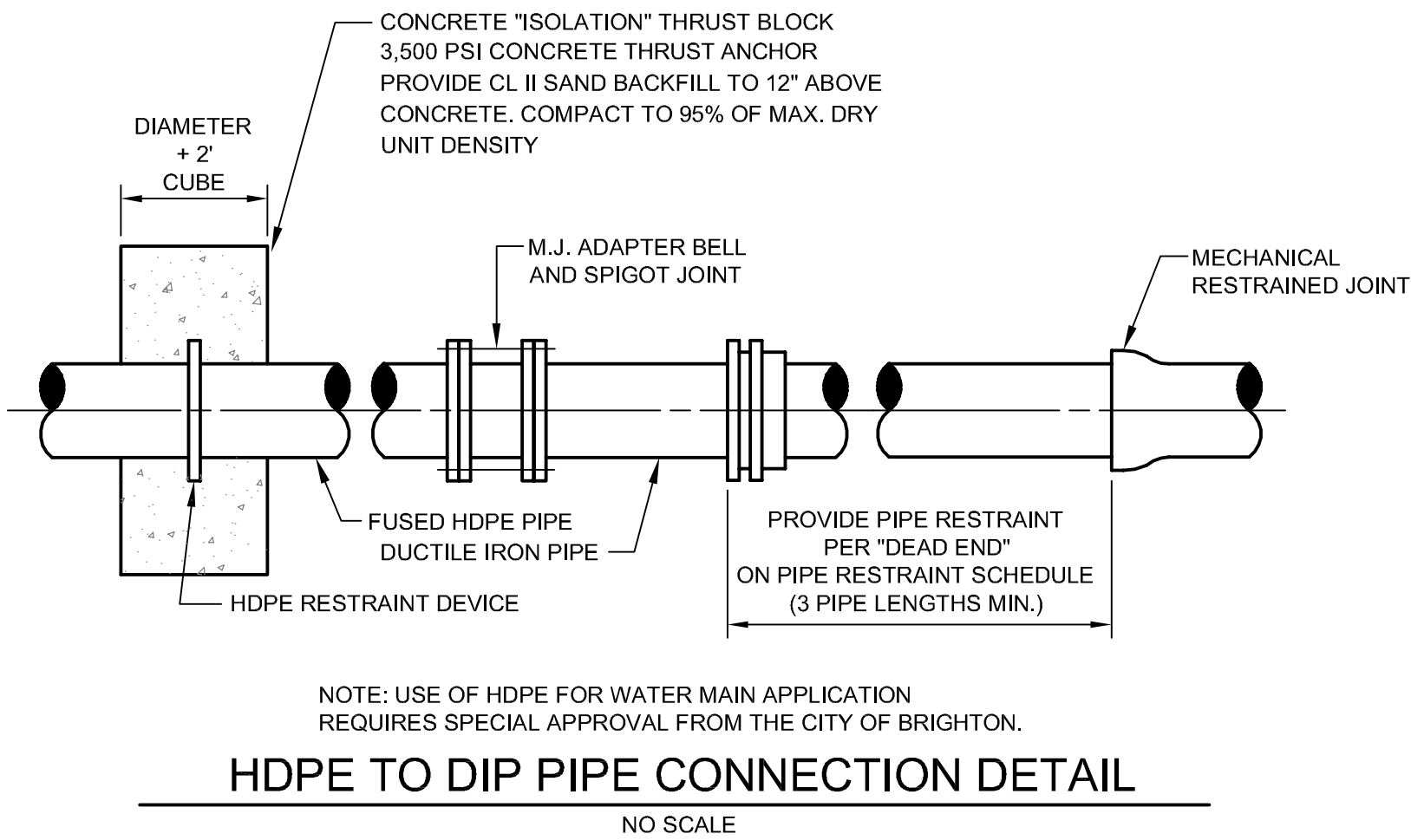
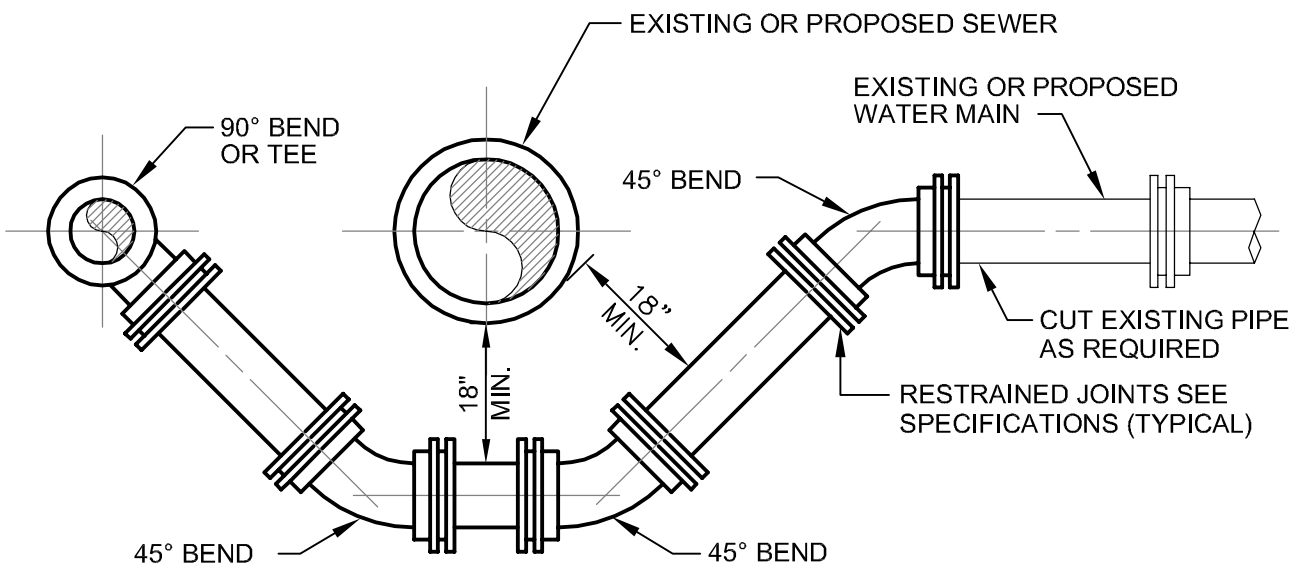
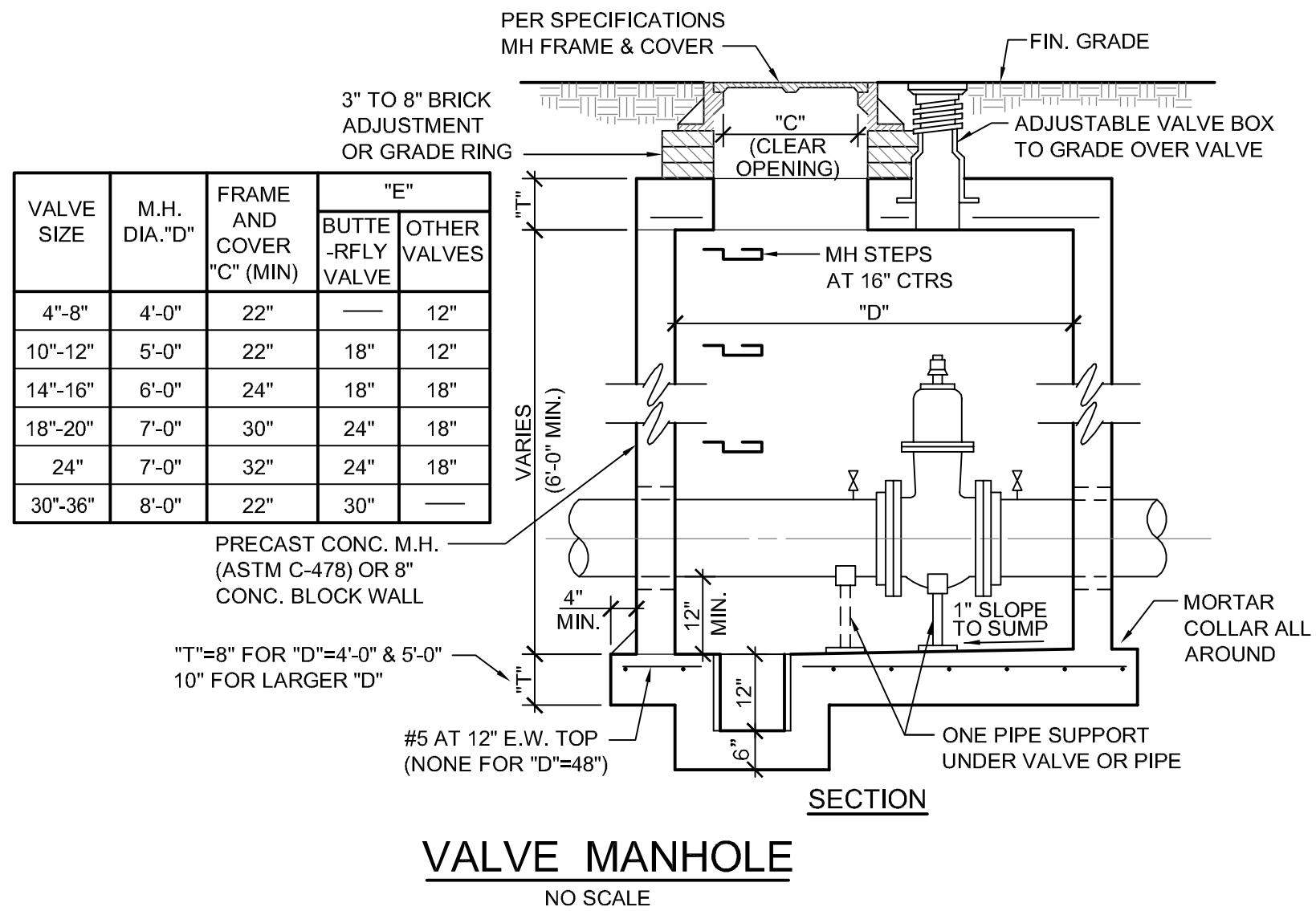
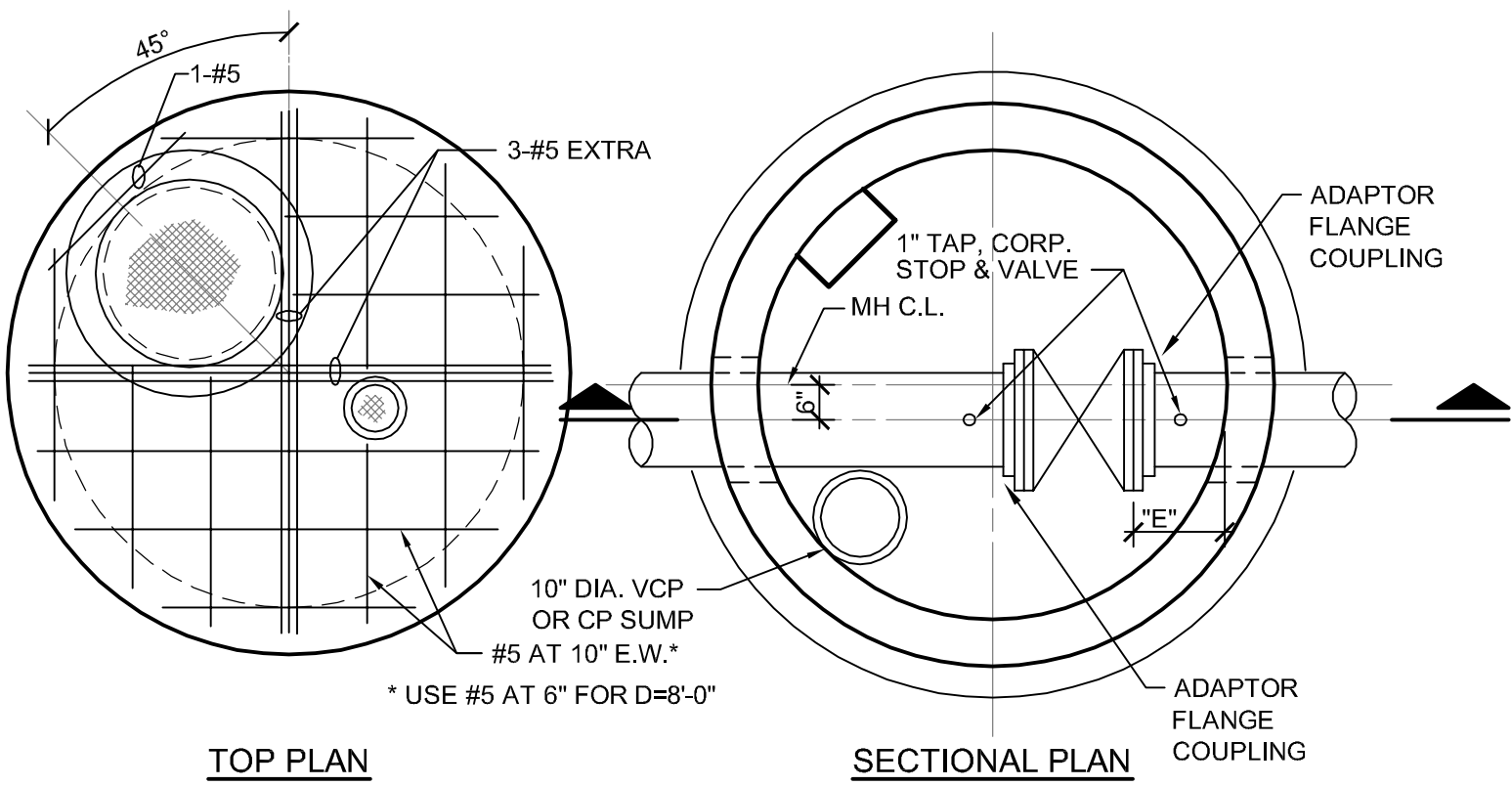
STORM SEWER & STREET DETAILS
STANDARD DETAILS

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

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

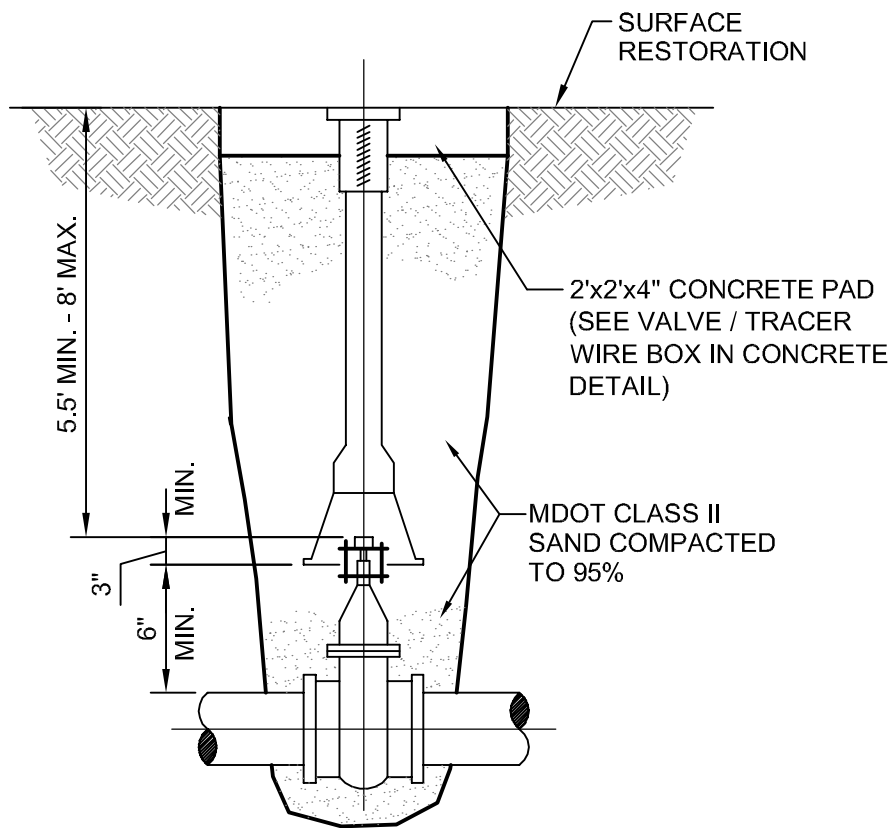


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WATER MAIN - SHEET 1 OF 2
STANDARD DETAILS

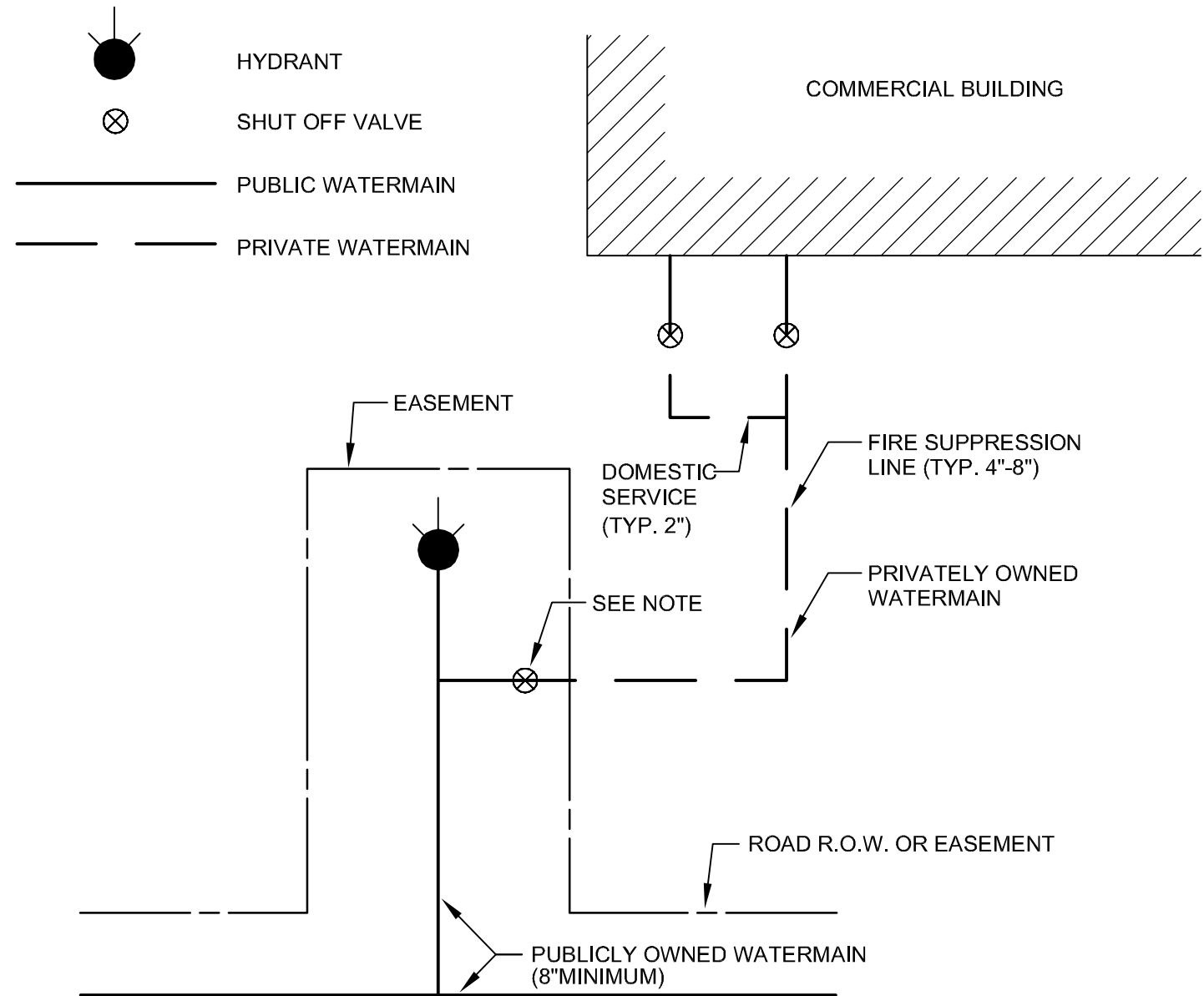
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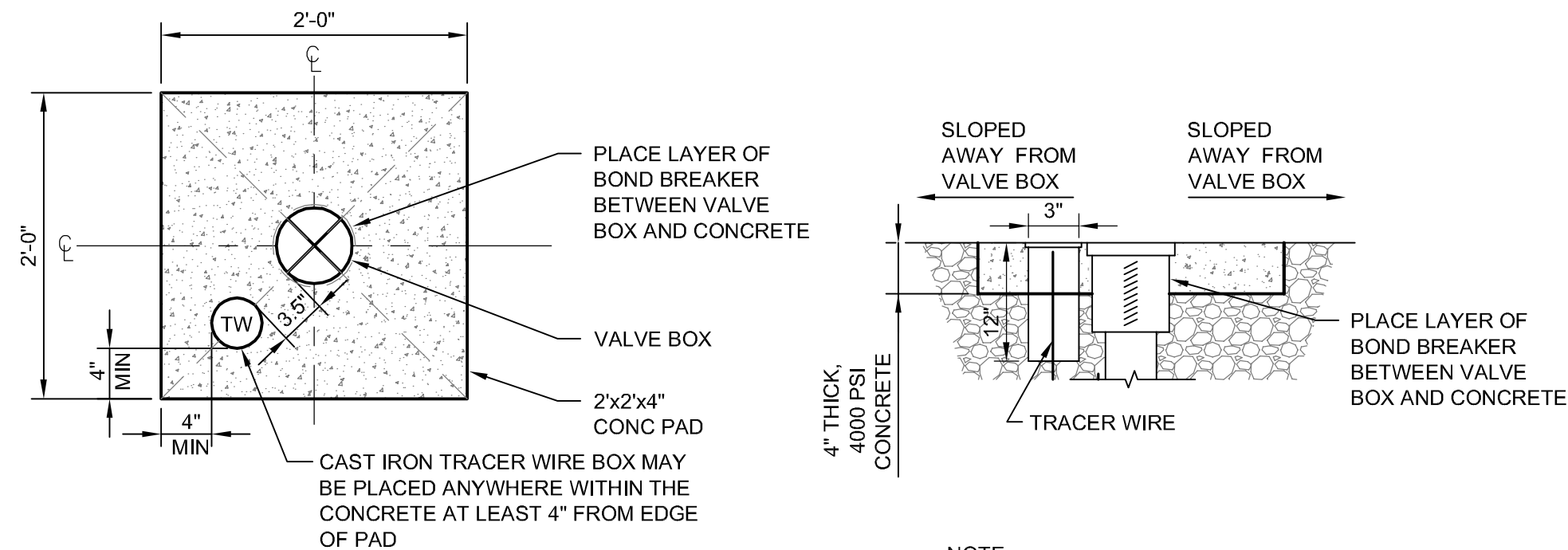
- NOTES:
1. VALVE BOX SHALL NOT REST ON VALVE OR MAIN LINE PIPE.
 2. A VALVE STEM EXTENSION WITH CENTERING RING IS REQUIRED FOR VALVES BURIED DEEPER THAN 6'.

GATE VALVE AND BOX



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

COMMERCIAL BUILDING WATER SERVICE LAYOUT



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

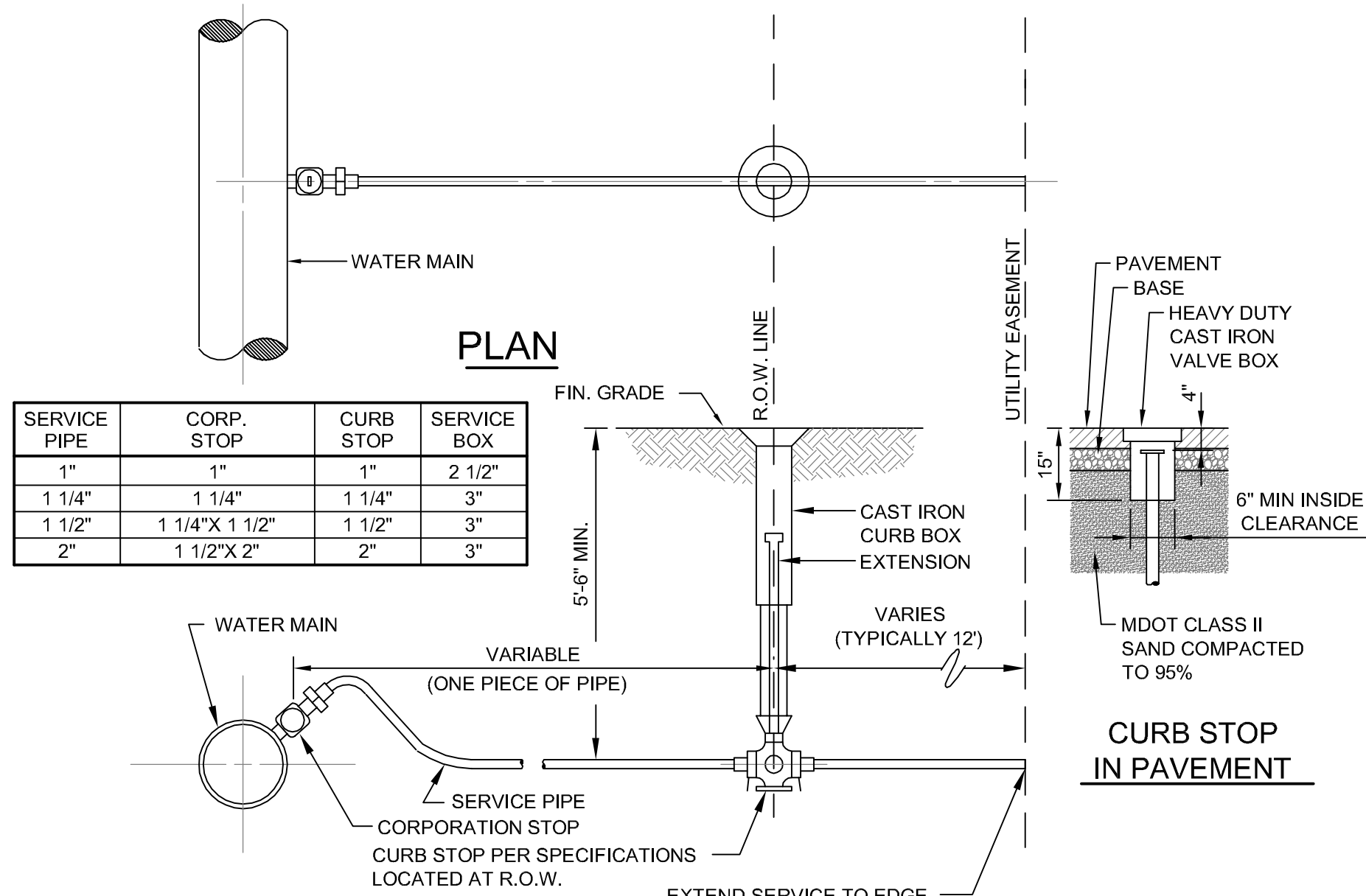
PLAN

GATE VALVE/TRACER WIRE BOX IN CONCRETE DETAIL

NO SCALE

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

SECTION

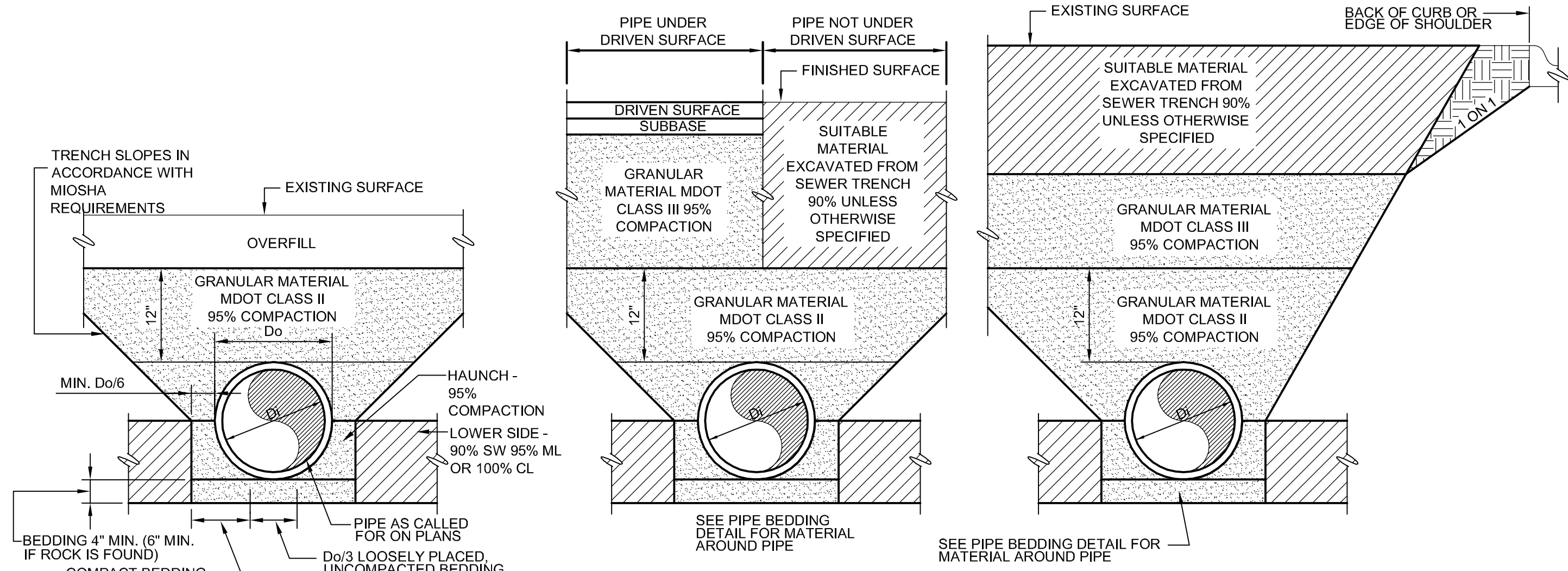


PLAN

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

SECTION

WATER SERVICE LATERAL



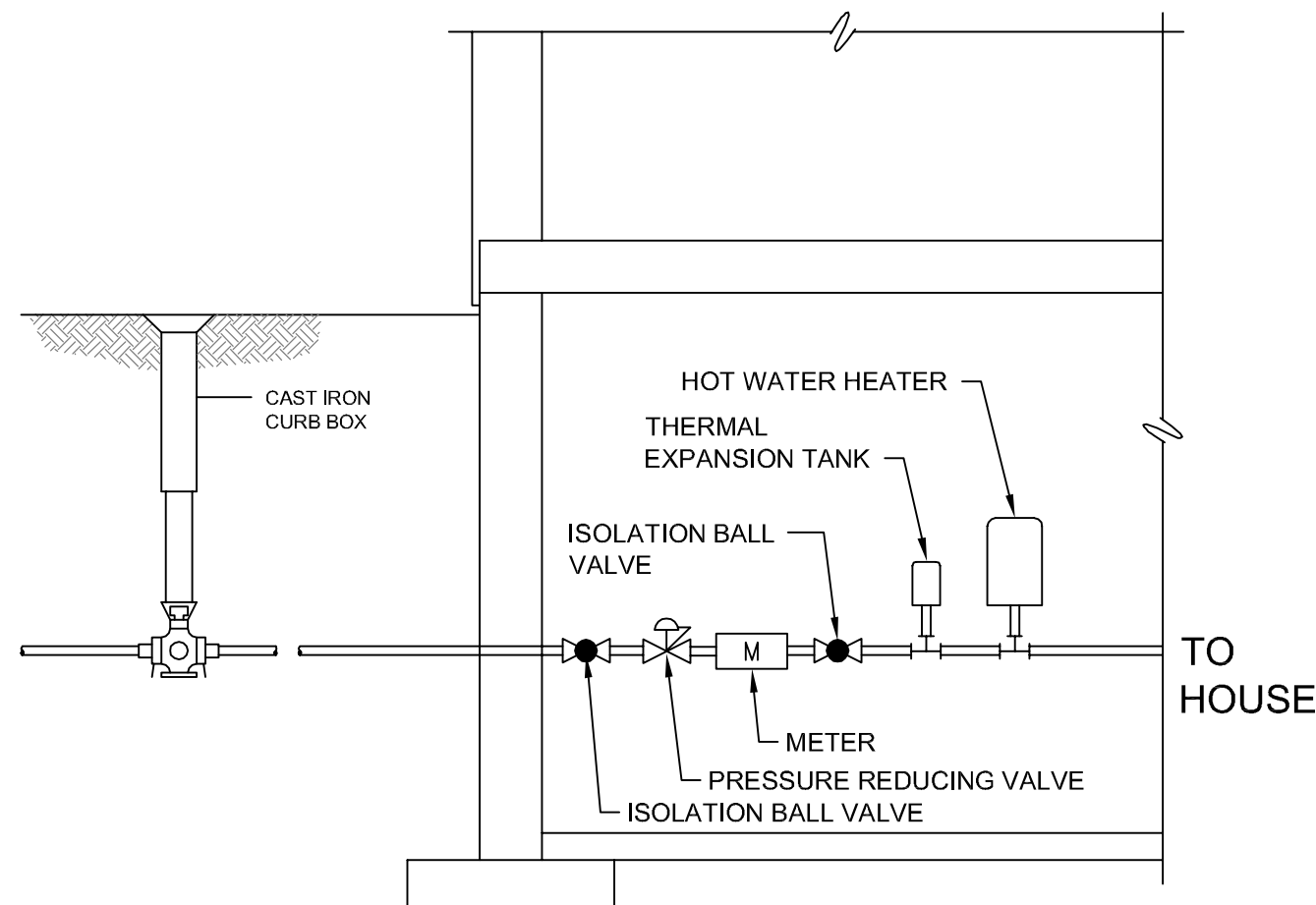
PIPE BEDDING

PIPE UNDER/NOT UNDER DRIVEN SURFACE

PIPE WITHIN INFLUENCE OF DRIVEN SURFACE

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

TRENCH EXCAVATION & PIPE BEDDING



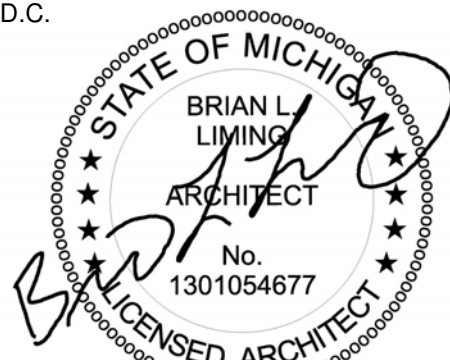
**PRIVATE RESIDENCE
PRESSURE REDUCING VALVE (PRV)**



CITY OF BRIGHTON

WATER MAIN - SHEET 2 OF 2
STANDARD DETAILS

Scale: NONE
Issued Date MAY - 2014



TEMPERED GLAZING NOTES

T DENOTES TEMPERED GLAZING.

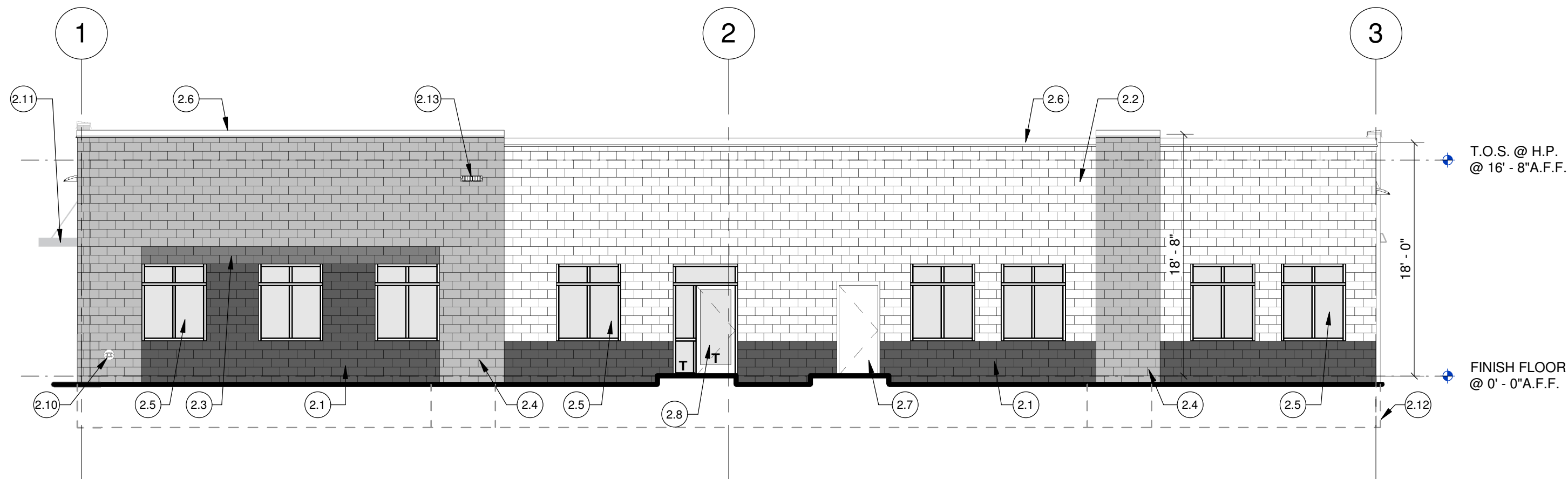
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION & WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE TEMPERED.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE TEMPERED:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
 - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
 - EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
- ALL GLAZING IN SWINGING DOORS IS TO BE TEMPERED.

EXTERIOR COLOR SCHEDULE

COLOR GRAPHIC	DESCRIPTION	MATERIAL REF. I.D.	COLOR GRAPHIC	DESCRIPTION	MATERIAL REF. I.D.
	8" SPLIT-FACE CMU MANUFACTURER: TBD COLOR: TBD	(2.1)		12" SMOOTH-FACE CMU MANUFACTURER: TBD COLOR: TBD	(2.21)
	8" SMOOTH-FACE CMU MANUFACTURER: TBD COLOR: TBD	(2.2)		12" SPLIT-FACE CMU MANUFACTURER: TBD COLOR: TBD	(2.22)
	12" SMOOTH-FACE ACCENT CMU COURSE MANUFACTURER: TBD COLOR: TBD	(2.4)		FLUSH METAL PANEL (ROOF SCREENING) MANUFACTURER: TBD COLOR: TBD	(2.10)
	8" SMOOTH-FACE CMU ACCENT COURSE MANUFACTURER: TBD COLOR: TBD	(2.3)		PREFAB ENTRY CANOPY MANUFACTURER: MAPES PRODUCT: SUPER LUMIDECK COLOR: TBD	(2.11)

ELEVATION KEYED NOTES

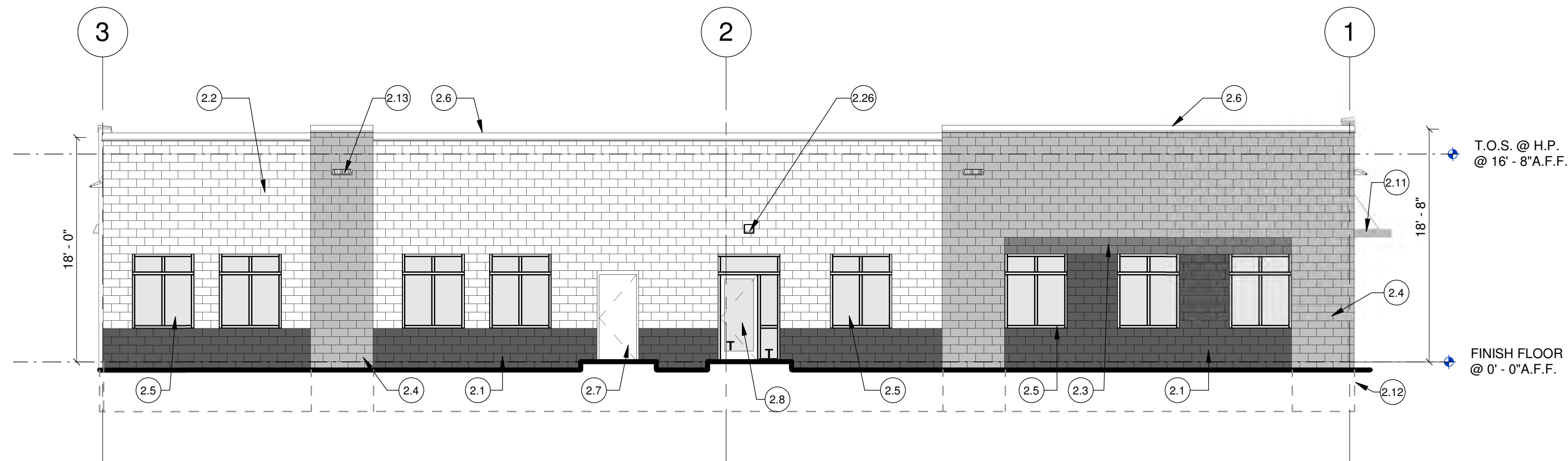
- 8" SPLIT-FACE CMU BLOCK. COLOR TBD
- 8" SMOOTH-FACE CMU BLOCK. COLOR TBD
- 8" SMOOTH-FACE CMU BLOCK ACCENT. COLOR TBD
- 12" SMOOTH-FACE CMU BLOCK. COLOR TBD
- 1" TINTED LOW 'E' INSUL. GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
- PREFINISHED METAL COPING
- 3'-0" x 7'-0" HOLLOW METAL DOOR AND FRAME. PAINT TO MATCH ADJACENT WALL COLOR.
- 3'-0" x 7'-0" CLEAR ANOD. ALUM. ENTRY DOOR w/ TEMPERED GLASS (TYP.)
- 6'-8" CLEAR ANOD. ALUM. ENTRY DOOR w/ GRAY TINTED TEMPERED GLAZING.
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- MAPES LUMIDECK HANGER ROD CANOPY CANOPY.
- CONC. TRENCH FOOTING BELOW
- WALL PACK LIGHT. MANUFACTURER/ SPEC TBD. REFER TO ELECTRICAL DRAWINGS FOR MORE INFO.
- BRASS "COW TONGUE" OVERFLOW SPOUT. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFO.
- DASHED LINE DENOTES LOCATION OF BUILDING SIGNAGE BY OTHERS.
- DASHED LINE DENOTES LOCATION OF BUILDING ADDRESS SIGNAGE BY OTHERS.
- PRECAST CONC. SLOPED WALL CAP.
- PREFINISHED GATE SYSTEM & POSTS. GATE & POST COLOR IS TO MATCH ADJACENT MASONRY.
- PLUNGER ROD FOR EACH GATE.



4 OVERALL NORTH ELEVATION

SCALE: 1/8" = 1'-0"

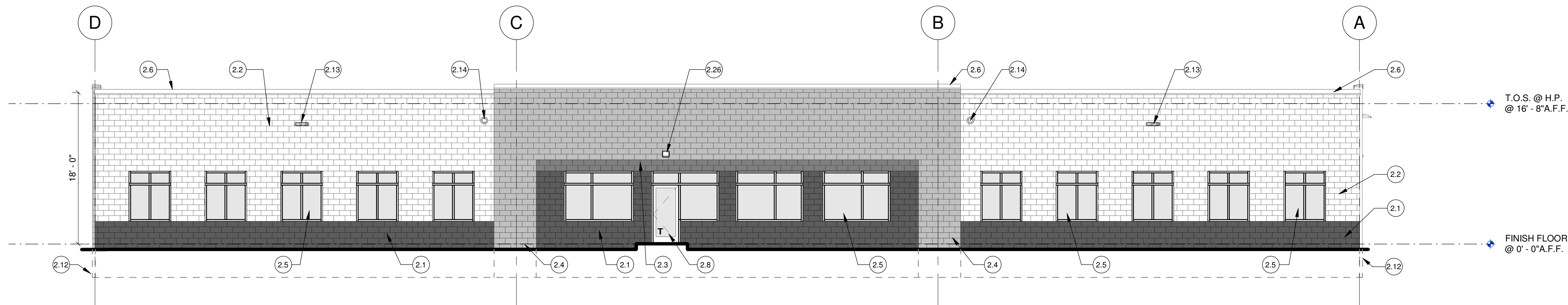
PFP-1



3 OVERALL SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

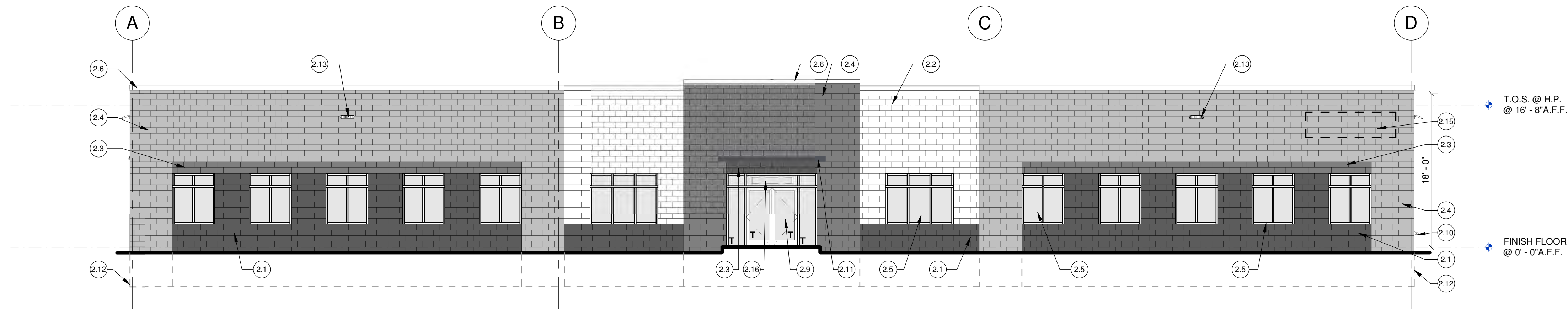
PFP-1



2 OVERALL WEST ELEVATION

SCALE: 1/8" = 1'-0"

PFP-1



1 OVERALL EAST ELEVATION

SCALE: 1/8" = 1'-0"

PFP-1





Proposed Exterior Renderings for:

Project Empty Acres



F.A.studio
design to inspire