



Brighton City Council Meeting

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

March 10, 2026 – 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 the minutes: February 24, 2026](#)
- b. [Approval of the proposal from Carpet Depot to replace the carpet in the CoBACH Building at a cost of \\$10,615.75 including the necessary budget amendments](#)
- c. [Approval of the purchase of a portable sewer TV camera from The Home Depot for a cost not to exceed \\$13,497](#)

Correspondence

6. Councilmember updates
7. Staff updates
8. Call to the public

Discussion

9. Brighton Arts and Culture Commission grant opportunity
10. Michigan State Housing Development Authority Community Development Block Grant opportunity

New Business

11. [Consider approval of Site Plan 26-01, a building and site redevelopment of 8355 W. Grand River](#)
12. Consider entering into closed session for strategy session connected with the negotiation of a collective bargaining agreement pursuant to Michigan Open Meetings Act, 1976, § 15.268(1)(c), Michigan Compiled Laws
13. Consider possible action as a result of closed session

Other Business

14. Call to the public
15. Adjournment



Brighton City Council Meeting

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MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON FEBRUARY 24, 2026

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, Gipson, Pettengill, and Schmenk.

Others Present: City Manager Gretchen Gomolka, DPS Director Marcel Goch, Community Development Manager Mike Caruso, Human Resources Manager Michelle Whitney, City Clerk Tara Brown, Chief Brent Pirochta, and Attorney Sarah Gabis.

4. Consider approval of the agenda

Motion by Councilmember Gardner, seconded by Councilmember Pettengill to approve the agenda as presented.
The motion carried by roll call vote, 7-0.

5. Consider approval of consent agenda items

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

Consent Agenda Items

- a. Approval of minutes: regular meeting of February 10, 2026
- b. Acceptance of the quarterly financial report for the period ending December 31, 2025
- c. Acceptance of the quarterly investment report for the period ending December 31, 2025
- d. Approval of the proposal from The Carpet Guys to replace the carpet in the CoBACH Building at a cost of \$8,719.14 including the necessary budget amendments
- e. Recognize Work Skills Foundation as a 501(c)3 non-profit organization for the purpose of obtaining a charitable gaming license, Resolution #2026-01
- f. Approval to move the second reading and public hearing for proposed ordinance 616, amendments to allow an increased number of land divisions under Public Act 58 of 2025 from March 10, 2026, to March 24, 2026

Correspondence

6. Councilmember updates

Mayor Pro Tem Bohn stated that the Planning Commission will meet on March 6, 2026, at 7:00 p.m.

Councilmember Pettengill thanked the Boy Scouts for their continued dedication to the community and for helping many residents in need with snow removal and cleanup.

7. Staff updates

Nothing new to report.

8. Call to the public

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

Paul Smith spoke on behalf of a relative who lives on Becker Street regarding the need for road rehabilitation on both Becker Street and Carney Drive, noting that both streets are in need of repair.

Dennis Nauss voiced concern regarding the Leith Street alley located near his home and requested a response from City Council.

9. Retirement acknowledgment of Deputy Chief Craig Flood

Chief Pirochta and City officials recognized Deputy Chief Craig Flood for his years of dedicated service to the Brighton Police Department and the community. Remarks were offered in appreciation of his career and contributions as he enters retirement.

10. 2025 Officer of the Year

Chief Pirochta announced the Brighton Police Department's 2025 Officer of the Year, Officer Evan Siemen, and recognized Officer Siemen's service, professionalism, and contributions to the department and community.

11. Promotion of Officer Branden Bauer to Sergeant

Chief Pirochta announced the promotion of Officer Branden Bauer to the rank of Sergeant and spoke warmly about his service and leadership within the department.

12. Promotion of Sergeant Chris Parks to Deputy Chief

Chief Pirochta announced the promotion of Sergeant Chris Parks to the position of Deputy Chief and provided remarks regarding his experience and continued service with the Brighton Police Department.

New Business

13. Consider approval of an engagement letter from Schultz and Young PC for attorneys Gregg Schultz and Beth Young to continue representing the city in labor matters

Motion by Councilmember Gipson, seconded by Councilmember Pettengill to approve of the engagement letter from Schultz and Young PC for attorneys Gregg Schultz and Beth Young to continue representing the city in labor matters. **The motion carried, 7-0.**

14. Consider approval for the design and construction engineering services from Hubbel, Roth & Clark, Inc for Kissane Drive and Devonshire boulevard for a cost not to exceed \$79,410 and to add the Kissane and Devonshire Street rehabilitation project to the existing Allied Construction contract utilizing the same unit prices for a cost not to exceed \$1,010,620 along with all necessary budget amendments

Motion by Mayor Pro Tem Bohn, seconded by Councilmember Schmenk to approve the design and construction engineering services from Hubbel, Roth & Clark, Inc for Kissane Drive and Devonshire boulevard for a cost not to exceed \$79,410 and to add the Kissane and Devonshire Street rehabilitation project to the existing Allied Construction contract utilizing the same unit prices for a cost not to exceed \$1,010,620 along with all necessary budget amendments. **The motion carried, 7-0.**

15. Consider approval of the Highway Maintenance Company proposal for bituminous chip and fog seal road treatment in an amount not to exceed \$235,188 along with related budget amendment

Motion by Councilmember Schmenk, seconded by Councilmember Gardner to approve the Highway Maintenance Company proposal for bituminous chip and fog seal road treatment in an amount not to exceed \$235,188 with related budget amendment. **The motion carried, 7-0.**

16. 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 Pettengill, seconded by Councilmember Gipson to enter into closed session at 7:21 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, 7-0.**

Motion by Mayor Pro Tem Bohn, seconded by Councilmember Schmenk to come out of closed session at 8:53 p.m. **The motion carried, 7-0.**

Other Business

17. Call to the public

Mayor Tobbe opened the call to the public at 8:53 p.m. Hearing and seeing no comment, the call to the public was closed.

18. Adjournment

Motion by Mayor Pro Tem Bohn, seconded by Councilmember Gipson, to adjourn the meeting at 8:53 p.m. **The motion carried, 7-0.**

Tara Brown, City Clerk



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

March 10, 2026

SUBJECT: Consider Approval of the proposal from Carpet Depot to replace the carpet in the CoBACH Building at a cost of \$10,615.75 including the necessary budget amendment.

BACKGROUND

At the February 24, 2026 City Council meeting, Council approved the proposal from The Carpet Guys in the amount of \$8,719.14 to replace the CoBACH building carpet.

ADMINISTRATIVE SUMMARY

When staff contacted the vendor to advise that their quote had been approved, they stated there is additional work that needs to be done for this work, which would increase the price they originally quoted.

As a result, staff has decided to request that the second highest bidder, Carpet Depot, be approved for this project. Below are the three quotes that were received.

Vendor	Quote Amount
The Carpet Guys	\$8,719.14
Carpet Depot	\$10,615.75
Classic Carpet & Flooring	\$11,933.43

BUDGET INFORMATION

Council approved a budget amendment of \$8,719 to pay for the new carpet; however, since we are proposing to change to a different company, the budget amendment to use fund balance of the general fund will need to be increased by \$1,896.71, for a total of \$10,615.75.

RECOMMENDATION

Approve the proposal from Carpet Depot to replace the carpet in the CoBACH Building at a cost of \$10,615.75, including the necessary budget amendment.

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

Reviewed by: Brad Shrader, DPW Superintendent

Marcel Goch, DPS Director

Elizabeth Gaines, Finance Director

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

Reviewed &

Approved by: Gretchen Gomolka, City Manager



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

March 10, 2026

SUBJECT: **APPROVAL OF THE PURCHASE OF A PORTABLE SEWER TV CAMERA FROM THE HOME DEPOT FOR A COST NOT TO EXCEED \$13,497**

ADMINISTRATIVE SUMMARY

A portable sewer TV camera is a tool that wastewater staff use to look at the interior of small sewer lines that connect homes and businesses to the sewer main in the street to help diagnose problems within the line. This camera is portable and can be easily carried into a home or business where access through a sewer cleanout is normally available. We also use this camera from time to time on lines at the wastewater plant and on small lines related to stormwater, such as roof drains.

We currently have a small TV camera that we have used for approximately 12 years. It recently stopped working, and when we took it in for a repair, we learned that the parts needed are no longer available. We decided to demo a few new cameras to see which one best fit our needs.

After testing three different cameras, our staff decided that the camera that is manufactured by Milwaukee Tool has all the options needed to help them accurately locate and evaluate these smaller sewer lines. The Milwaukee camera has the best picture quality of the three camera systems that we looked at, which is important when we are trying to determine if there is a problem with the pipe itself. New camera systems have functions that we previously did not have with our old camera. They include the ability to trace the camera head and the cable that the camera is attached to. Other manufacturers can do this as well, but additional equipment must be purchased to trace the cable. Also, the ability to connect Bluetooth to the unit using a phone or tablet allows us to remotely look at the picture from the camera, making it easier to show our customers problems within the line.

This camera cannot be purchased directly through a Milwaukee Tool representative. It must be bought at their local distributor, which is Home Depot. Warranty and repair work is handled directly through Milwaukee Tool.

BUDGET INFORMATION

There is \$64,500 available in the 2025-2026 Capital Improvements budget due to savings from previous projects that came in under budget. We are requesting City Council approval to use \$13,497 of those savings for the purchase of a new portable sewer TV camera.

RECOMMENDATION

Approve the purchase of a new Portable Sewer TV Camera from Home Depot for a cost not to exceed \$13,497.

Prepared by: Corey Brooks, Deputy Director

Reviewed by: Marcel Goch, DPS Director

Reviewed by: Elizabeth Gaines, Finance Director

- ☒ Within Budget when using savings from previous projects
- ☐ 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

March 10, 2026

SUBJECT: CONSIDER APPROVAL OF SITE PLAN 26-01, A BUILDING AND SITE REDEVELOPMENT OF 8355 W GRAND RIVER

ADMINISTRATIVE SUMMARY

A site plan review application has been submitted by Kevin Bahnam, Grand River-South, LLC, proposing a redevelopment of his commercial property located at 8355 W Grand River. The current use of the property is a gas station and small convenience store, that includes diesel fueling for semis and other commercial trucks. The proposed redevelopment plan includes the removal of the diesel truck pumps in the rear portion of the property, and a reconstruction of the building. The new structure will increase the building size from 3,100 to 6,063 square feet, to include a larger convenience store and a food service tenant with drive-thru capability. The canopy and gas pumps in the front portion of the property were recently updated and will remain as they are.

ADMINISTRATIVE REVIEW

This project will greatly improve the property regarding the aesthetics and appearance, as well as the gateway into the city. The applicant is proposing to begin construction in line with the MDOT work and closures scheduled this year for the I-96 interchange project.

One item of concern hindering the proposed project is that Fire Codes mandate a hydrant to be located within 400 feet of the building. It has been discovered that the city watermain along Grand River ends on the south side of the Brighton Mall north entrance. The water service for the subject property is connected from the watermain located within the Brighton Mall property, in front of the Aldi's Store (see attached utility dept document). The applicant is proposing to take on a significant cost in extending the city's watermain approximately 220 feet to complete the site redevelopment and connect it with a new water service line.

Another item being considered by the applicant is the inclusion of a sidewalk along the front of the property. The proposed sidewalk would connect to the MDOT walkway included in the reconstructed freeway interchange. The development team is proposing to enlarge the grass island along the Grand River right-of-way and align a new sidewalk within it. City administration is working with the applicant regarding the proposed walkway, as this location is part of the sidewalk gap program for Grand River.

- The applicant was granted two variances by the Zoning Board of Appeals at a meeting conducted on February 26, 2026. The subject parcel is in the C1 – Community Shopping District, which in terms of the smaller parcel size, does not align with the regulations of that district. The variances were to allow the building size to be below the required 10,000 square foot minimum, and to allow less than the required minimum units of 3.
- The Planning Commission granted a recommendation of approval at their regular meeting conducted on March 2, 2026, with the condition that all consultants review comments be satisfied.

- All city consultants review comments have been satisfied and the revised site plan has been updated to include all comments.

RECOMMENDATION

Approval of Site Plan 26-01, a building and site redevelopment of 8355 W. Grand River

Prepared by: Michael Caruso, Community Development Manager

Approved by: Gretchen Gomolka, City Manager

Attachments:

1. Application
2. Utility Dept Document – Watermain & Service Line
3. Tetrattech Final Review Letter
4. BAFA Final Review Letter
5. Engineer Response Letter
6. Livingston County Planning Dept Final Review Letter
7. Planning Commission Minutes (Draft)
8. Exterior Renderings
9. Site Plan (Revised)



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: 8355 W Grand River Ave, Brighton, MI 48116

Parcel Tax ID # 4718 - 19-300-013

Current Zoning Classification: C1

Adjacent Property Zoning Classification: North/East/South: C1 West: O-R

PETITIONER

Name: Kevin Bahnam Phone: 248-773-7992

Company: Grand River-South, LLC

Address: 29592 Beck Road, Wixom, MI 48393

Email: kbahnam1@gmail.com

PROPOSED DEVELOPMENT DESCRIPTION: Redevelopment of the existing gas station C-Store to an enlarged C-Store and included drive thru tenant space. The site will remove the existing diesel pumps at the rear to facilitate better site circulation and a more cohesive site layout. Existing fuel canopy at the front to remain.

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



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

Kevin Bahnam

Printed Name of Petitioner

Date: 12/9/25

Address: 29592 Beck Road, Wixom, MI 48393

Phone: 248-773-7992

Email: kbahnam1@gmail.com

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



Signature of Property Owner

Kevin Bahnam

Printed Name of Property Owner

Date: 12/9/25

Address: 29592 Beck Road, Wixom, MI 48393

Phone: 248-773-7992

Email: kbahnam1@gmail.com

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NOTE



March 4, 2026

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

**Re: Quench Gas Station
Site Plan Review No. 2**

Dear Mr. Caruso:

Tetra Tech has completed a second review of the site plan for the proposed Quench Gas Station site on the east side of Grand River Avenue, just south of the I-96 Interchange. The site plan, last dated February 25, 2026, was prepared by Boss Engineering on behalf of Brighton AC. The proposed work includes the removal of the existing 3,100 square foot gas station building and surrounding pavement and the construction of a new 6,063 square foot building, including a new drive through use. Other improvements to the 1.5-acre site include parking lot improvements, public water main extension, replacement of the existing sanitary lead, and storm sewer and grading improvements.

The proposed public water main extension to a new fire hydrant on the southwest corner of the site will require construction plan review and EGLE permitting after site plan approval. The proposed HDPE pipe may need to be upsized to 10-inch diameter to match the inside diameter of an 8-inch DIP pipe.

All comments from our previous review letter have been addressed and we have no further engineering concerns regarding the approval of the revised site plan, last dated February 25, 2026, as prepared by Boss Engineering. 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



BRIGHTON AREA FIRE AUTHORITY

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

March 4, 2026

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

RE: Quench Gas Station
8355 W. Grand River
Brighton, MI 48116
Site Plan Review

Dear Mike:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on March 3, 2026 and the drawings are dated January 9, 2026 with latest revisions dated February 25, 2026. The project is based on the proposed renovation of an existing Mercantile service station and the addition of a new 1,952 square foot fast-casual drive-thru (Business or Assembly) occupancy. The plan review is based on the requirements of the International Fire Code (IFC) 2024 edition.

All previous comments have been addressed in the recent submittal

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

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

Cordially,

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

Rick Boisvert, FM, CFPS
Fire Marshal

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



3121 E. Grand River Howell, MI 48843
517.546.4836 fax 517.548.1670
www.bosseng.com

March 2nd, 2026

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

Re: Quench Gas Station – 8355 W. Grand River
City of Brighton

Dear Mr. Caruso,

We have received the review letter from the Livingston County Department of Planning, Brighton Area Fire Authority, and Tetra Tech dated February 3rd, 2026, January, 26th, 2026, and February, 10th, 2026, respectively and for the Quench Gas located on the southwest intersection of Grand River and I-96 interchange in Brighton in the City of Brighton, Michigan and offer the following comments:

Livingston County Department of Planning:

- A photometric plan is included as a part of this submittal. Please note that the canopy photometrics is estimated based on the existing fixtures within the canopy. No changes are being made to the canopy and canopy lighting.
- The meeting on variances at the ZBA was February 26th, 2026. Variances were approved.
- The fire apparatus circulation was modified to meet the Brighton Area Fire Authority comments below.

Brighton Area Fire Authority:

1. A watermain extension along part of the frontage is included as a part of this set, see page 8A for watermain extension and hose lay lengths for the proposed building showing coverage is made under 400' of hose length. Additional watermain design details will be provided to the City Engineer for review and approval as part of the construction plan and MDEGLE Act 399 permitting process.
2. Building does not meet the requirements to need fire suppression. Thus no FDC is provided on this plan.
3. A note for the building address has been added under the Brighton Fire Authority Notes on the site plan sheet (sheet 5).
4. A circulation plan on the bottom right corner of the site plan sheet (sheet 5) shows the Brighton truck turn template completing the circulation of the site. Full width lanes and dimensions are provided within the site to show site configuration meeting circulation standards for passenger vehicles.
5. A note for the minimum vertical clearance along the length of the apparatus access drives has been added under the Brighton Fire Authority Notes on the site plan sheet (sheet 5).
6. A note for the location of the knox box has been added under the Brighton Fire Authority Notes on the site plan sheet (sheet 5).
7. The site address has been added to the title block on all sheets.
8. The architect, owner and owner's agent contact information have been added to the cover sheet. The contractor and onsite project supervisor have not been selected yet.

Tetra Tech:**General:**

1. Sidewalk has been placed along the frontage of the site. Additional coordination with the City to occur on this sidewalk gap project to connect to the MDOT sidewalk. A sidewalk easement will be required given the limited frontage greenspace to work with.
2. Arrows indicating the turn movements on both drives have been added on the site plan sheet for clarity (sheet 5).
3. The fire truck circulation has been updated to reflect the right-out only on the north drive (sheet 5).
4. Curb cuts and replacement appear to be minor geometric changes along the site frontage, a note has been added to the site plan sheet regarding the MDOT R.O.W. improvements, see City of Brighton notes (sheet 5).
5. The note regarding the owner furnishing as-builts has been added to the site plan sheet under the City of Brighton notes (sheet 5).

Drainage and Grading:

1. Acknowledged. Plan changes to accommodate the MDOT sidewalk along the frontage do not add to the impervious on site as existing pavement is proposed to be removed to accommodate this sidewalk.
2. The 6" - 65 ft storm sewer has been updated to show it as a storm roof drain lead (sheet 8).
3. Storm calculations for the proposed storm sewer improvements have been added to the utility plan sheet (sheet 8)

Sanitary Sewer:

1. A cleanout on the sanitary lead downstream of the grease tank has been added on sheet 8. A detail for the sanitary cleanout has been added to sheet 10.
2. The existing sanitary main along the east side of the property has been labeled as an existing 6" PVC main (see sheet 4 & 8).

Watermain:

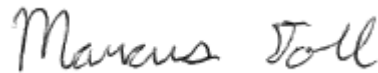
1. Acknowledged. The comments regarding the Brighton Area Fire Authority have been addressed in the above section. Additional watermain design information will be provided for construction plan review prior to MDEGLE Act399 permitting.

Feel free to contact us should you have any questions, or if you are in need of any additional information.

Sincerely,
BOSS ENGINEERING COMPANY



Scott Tousignant, PE
Senior Project Manager
scottt@bosseng.com



Marcus Doll, PE
Project Engineer
marcusd@bosseng.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: March 3, 2026

SUBJECT: Quench Gas Station – Site Plan Review #2 (Revised 2/25/26)

A revised site plan has been submitted for your consideration by Boss Engineering for the construction of a new Quench Gas Station near the corner of Grand River and the eastbound entrance to I-96. The project will include a new 6,063 S.F. building that will incorporate a convenience store and drive-through restaurant facility. The existing gasoline pump canopy will remain as-is on the existing site.

We have reviewed the revised site plan dated 2/25/26 and the Boss Engineering response letter dated March 2, 2026, and offer the following comments for your consideration:

1. Variances were received on February 26, 2006, at the City of Brighton Zoning Board of Appeals for exceptions to Section 98-3.38 C-1 that includes a minimum square foot floor area of 10,000 square feet and number of units required.
2. Emergency access requirements have been modified based on the Brighton Area Fire Authority standards. Final approval from the Brighton Area Fire Authority will still be required prior to final approval of the site plan.
3. A site photometric plan has been included on the revised site plan and is compliant with foot-candle measurements at all property lines. Lighting schedules have been provided as requested and details of fixtures have been shown on the site plan. These requirements have been met.

We are recommending approval of the final site plan dated 2/25/26. Should you have any concerns or comments regarding our review, please do not hesitate to contact me at any time, and at your convenience.

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

**City of Brighton
City Hall Council Chambers
200 N. First St. Brighton, MI 48116
Planning Commission
Regular Meeting Minutes
March 2, 2026**

1. Call to order/roll call

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

Commissioners present: Chuck Hundley, Chris Passeri, Dave Petrak, Tom McCallion, Jim Bohn, and Susan Gardner.

Commissioners absent: Matt Smith, Jim Johnston, and Caleb Jenkins.

Others present: Community Development Manager Michael Caruso and Assistant to the Community Development Manager Kelly Haataja.

Motion by Commissioner Bohn, seconded by Commissioner Gardner, to excuse Commissioners Smith, Johnston, and Jenkins for personal reasons. **The motion carried, 6-0.**

2. Consider approval of consent agenda

Consent Agenda Items

- a. **Approval of February 2, 2026, regular meeting minutes**
- b. **Approval of March 2, 2026, meeting agenda**

Motion by Commissioner Bohn, seconded by Commissioner Gardner to approve the consent agenda as presented. **The motion carried, 6-0.**

3. Call to the public

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

Public Hearing

4. Conduct a public hearing and consider a recommendation of approval for site plan 26-02 and rezoning of the subject parcel to a Planned Unit Development (PUD)

Nick Dwyer of Dover Development presented an overview of the proposed 149-unit senior living development at the northeast corner of Nemco Way and Holloway Drive. The project includes a 133,000-square-foot main building with 133 independent living, assisted living, and memory care units, plus four 6,100-square-foot cottage buildings with 16 additional independent living units. Construction is expected to begin in summer 2026 and be completed by spring 2028.

Mr. Caruso noted the developer added an additional access drive from Movie Drive and included sidewalks for connectivity.

Commissioner Petrak opened the Public Hearing at 7:12 p.m. Hearing and seeing no comments, the Public Hearing was closed.

Motion by Commissioner Passeri, seconded by Commissioner Hundley to grant a recommendation of approval of site plan 26-02. **The motion carried, 6-0.**

Motion by Commissioner Gardner, seconded by Commissioner Hundley to grant a recommendation of approval for the rezoning of the parcel described in site plan 26-02, from the OR-Office Research Zoning District to a PUD zoning District. **The motion carried, 6-0.**

Unfinished Business

None

New Business

5. Consider approval of site plan 26-01, a redevelopment of the Mobil Gas Station property located at 8355 W. Grand River

John Bahnam, Grand River South, LLC, introduced himself and stated he and his father purchased the property in 2022 with intent for redevelopment, and plan to align construction during the work and closures for MDOT's I-96 interchange project.

Scott Tousignant, Boss Engineering, presented the site plan which consists of removal of the existing rear diesel pumps and reconstruction of a new 6,063 sq. ft. building to include a larger convenience store and a food service tenant with a drive-thru. The existing gas pumps and canopies were recently updated and will remain. He noted variances were recently granted for the required number of units and minimum 10,000 sq. ft. floor area.

He also spoke with Commissioners concerning a challenging watermain extension issue related to fire codes concerning hydrant placement, as well as the addition of sidewalk along the front of the site to connect with the new sidewalk as part of the MDOT project.

Commissioner Bohn asked whether the existing diesel tanks would be abandoned. Mr. Tousignant clarified that diesel fuel will continue to be offered.

Motion by Commissioner Bohn, seconded by Commissioner McCallion to grant a recommendation of approval for site plan 26-01, with the condition that all city consultants review letters be satisfied.

Prior to the vote, Commissioner Gardner asked the applicant to describe the business model. Mr. Bahnam provided an overview of the Quench brand.

The motion carried, 6-0.

6. Consider approval of site plan 26-03, a redevelopment of the commercial building located at 116 W. Grand River.

Mr. Caruso reported that the interior of the building is being renovated for a future bakery and an existing second-floor apartment. The project also includes the addition of an outdoor patio and pergola, requiring Planning Commission approval of a site plan amendment. He noted City Council previously approved an easement to allow the front entrance ramp to extend into the city right-of-way to meet ADA requirements.

Lamberto Smigliani, architect for the property owner, presented plans for the proposed outdoor seating area and pergola to be constructed in the drive area on the north side of the property.

Commissioner Petrak inquired whether the access drive would be cut off to the neighboring property.

Mr. Smigliani stated the two property owners have a conceptual plan to convert the space into a pedestrian outdoor plaza, noting the existing parking spaces are rarely used due to the layout. On-site parking and loading will remain available at the rear of the building for the apartment and deliveries.

Motion by Commissioner Passeri, seconded by Commissioner Hundley to approve site plan 26-03, contingent upon the successful recording of the easement needed for the building renovation. **The motion carried, 6-0.**

Other Business

7. Staff report

Mr. Caruso commented on upcoming agenda items.

8. Commissioner report

No report.

9. Call to the public

Commissioner Petrak opened the call to the public at 7:49 p.m. Hearing and seeing no comments, the call to the public was closed.

10. Adjournment

Motion by Commissioner Bohn, seconded by Commissioner Gardner, to adjourn the meeting at 7:50 p.m. **The motion carried, 6-0.**

Drafted by:

Kelly Haataja, Assistant to the Community Development Manager





PROPERTY DESCRIPTION:

Land situated in the City of Brighton, County of Livingston, State of Michigan, described as follows:

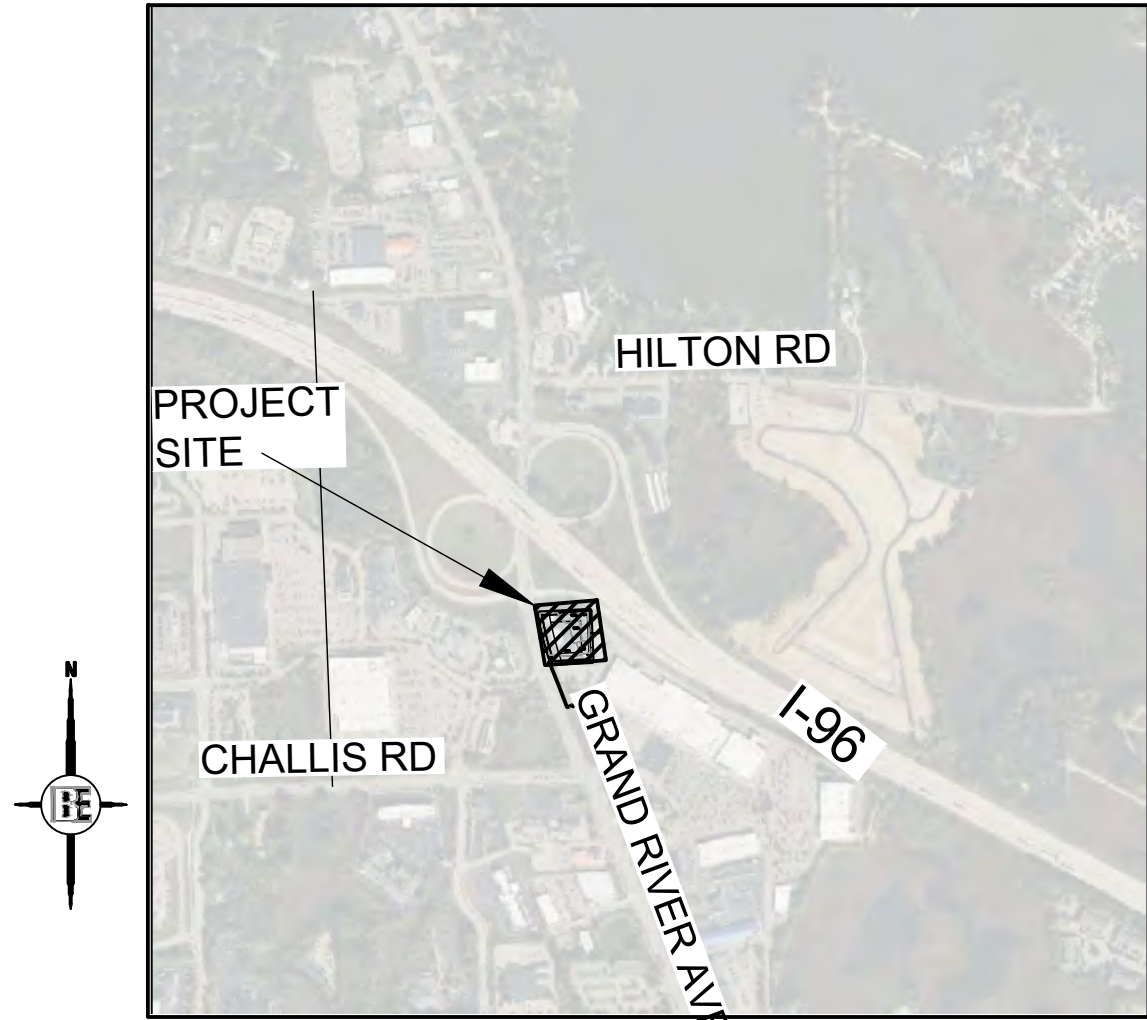
That part of the Southwest fractional 1/4 of Section 19, Town 2 North, Range 6 East, City of Brighton, Livingston County, Michigan, described as follows: Beginning at a point distant South 89 degrees 57 minutes 40 seconds West 2160 feet due North 602.54 feet from South 1/4 corner of Section 19, thence due North 268.77 feet; thence South 89 degrees 55 minutes West 267.00 feet; thence Southeasterly 275.00 feet along the curving East line of Grand River Goad (chord South 11 degrees 42 minutes East 274.81 feet); thence North 89 degrees 49 minutes East 211.29 feet to the point of beginning.

NOTE: THE ABOVE DESCRIPTION DOES NOT FORM A MATHEMATICAL CLOSURE BY 1.04' IN A NORTH-SOUTH DIRECTION.

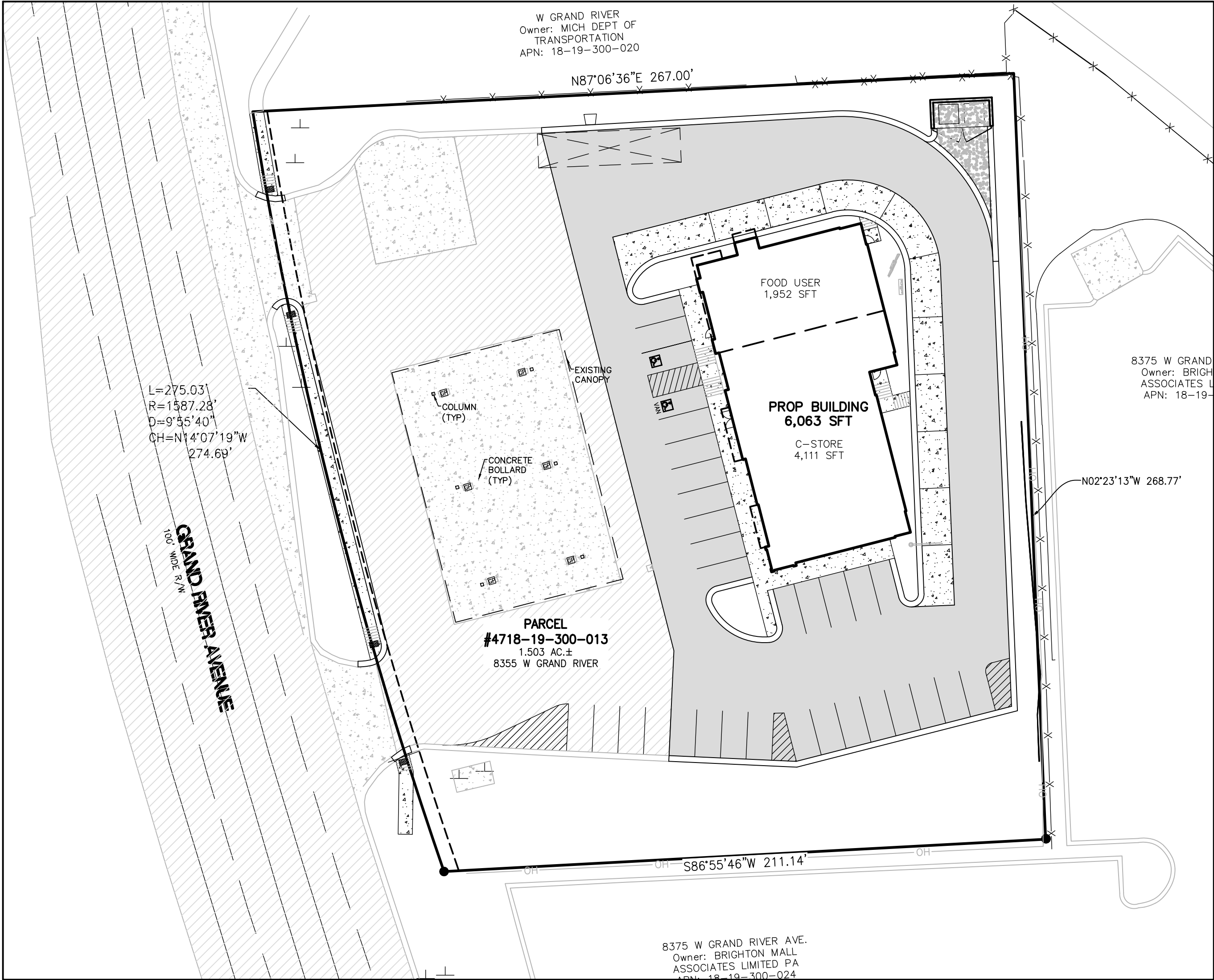
DESCRIPTION PROVIDED BY NOWAK & FRAUS ENGINEERS (JOB # L154, DATE SEPTEMBER 20, 2022)

NOTE: THE DESCRIPTION ABOVE IS DESCRIBED IN A COUNTERCLOCKWISE DIRECTION. THE BEARINGS AS SHOWN ON THE DRAWING ARE IN A CLOCKWISE DIRECTION TO REPRESENT STANDARD SURVEY PRACTICES.

SITE PLAN
FOR
QUENCH GAS STATION - BRIGHTON
8355 W. GRAND RIVER AVE.
PART OF SOUTHWEST QUARTER, SECTION 19
CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN



LOCATION MAP
NO SCALE



OVERALL SITE MAP
NO SCALE

PERMITS & APPROVALS		
AGENCY	DATE SUBMITTED	DATE APPROVED
• CITY APPROVAL	-	-
• LCDG SESC	-	-
• EGLE ACT 399	-	-

INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS
4	DEMOLITION PLAN
5	SITE PLAN
6	GRADING & DRAINAGE PLAN
7	SOIL EROSION & SEDIMENTATION CONTROL PLAN
8	UTILITY PLAN
8A	GRAND RIVER WATERMAIN EXTENSION
9	LANDSCAPE PLAN
10	CONSTRUCTION DETAILS
11	CITY OF BRIGHTON DETAILS
12	MDOT SIDEWALK DETAILS
PLANS BY OTHERS	
A3	FLOOR PLAN
A5	ELEVATION VIEWS
A6	ELEVATION VIEWS
1	PHOTOMETRIC PLAN (GASSER BUSH)
2	PHOTOMETRIC DETAILS (GASSER BUSH)

ARCHITECTAL BY:

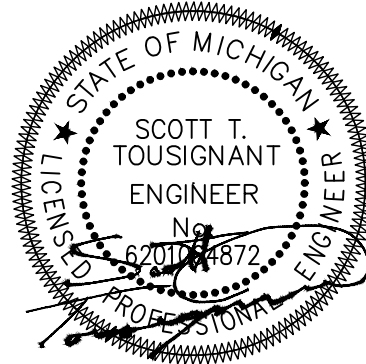
ALEXANDER V. BOGAERTS + ASSOCIATES, LLC
2445 FRANKLIN ROAD
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CONTACT: XANDER BOGAERTS
PHONE: 248-334-5000
EMAIL: XBOGAERTS@BOGAERTS.US

PREPARED FOR:

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CONTACT: KEVIN BAHNAM
PHONE: 248-773-7992
EMAIL: KBAHNAM@USA2GOQUICKSTORES.COM

PREPARED BY:

BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670
CONTACT: SCOTT TOUSIGNANT, P.E.
EMAIL: SCOTTTT@BOSSENG.COM



FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

1	MDT	ST	CITY OF BRIGHTON COMMENTS	2-25-26	ISSUE DATE: 1/9/2026
	NO	BY	CK	REVISION	DATE
					JOB NO: 25-379

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
2. A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
3. IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
4. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
5. PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
6. ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS. WHERE EXISTING CONDITIONS AND/OR THE REQUIREMENTS OF THE PLANS WILL RESULT IN FINISHED CONDITIONS THAT DO NOT MEET ADA REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PRIOR TO WORK COMMENCING.
7. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES.
10. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
11. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
12. THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
13. THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
14. ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
16. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
17. DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
18. IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
19. NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
21. TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
22. ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
23. ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
24. ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCD MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.
25. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT ARE INCLUDED IN THE CONTRACT. ANY ITEMS NOT SPECIFICALLY DESIGNATED IN THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
26. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF APPROVED CONSTRUCTION PLANS, WITH THE LATEST REVISION DATE, ON SITE PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT OF ANY QUESTIONS PERTAINING TO THE INTENT OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER FOR A FINAL DETERMINATION FROM THE DESIGN ENGINEER.
27. THE CONTRACTOR, NOT THE OWNER OR THE ENGINEER, ARE RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR SAFE EXECUTION OF THE PROJECT SCOPE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
28. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING CONSTRUCTION STAKING AS NECESSARY. CONTRACTOR TO NOTIFY CONSTRUCTION SURVEYOR OF REPLACEMENT STAKES NEEDED WHICH SHALL BE AT THE CONTRACTORS EXPENSE.
29. THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FRANCHISE UTILITY SERVICES (CABLE, ELECTRIC, GAS, ETC.) OWNER AND/OR CONTRACTOR SHALL WORK WITH UTILITY COMPANIES ON FURNISHING SITE UTILITY LAYOUTS AND PROVIDING CONDUIT CROSSINGS AS REQUIRED.
30. DAMAGE TO ANY EXISTING UTILITIES OR INFRASTRUCTURE (INCLUDING PAVEMENT, CURB, SIDEWALK, ETC.) SHALL PROMPTLY BE REPLACED IN KIND AND SHALL BE AT THE CONTRACTORS EXPENSE.
31. COORDINATION OF TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND PER ALL CITY/TOWNSHIP/COUNTY REQUIREMENTS. COPIES OF ALL TEST REPORTS SHALL BE FURNISHED TO THE DESIGN ENGINEER.
32. PRIOR TO THE START OF CONSTRUCTION, PROTECTION FENCING SHALL BE ERECTED AROUND THE TREE DRIPLINE OF ANY TREES INDICATED TO BE SAVED WITHIN THE LIMITS OF DISTURBANCE.
33. THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS, WHERE EXISTING DRAINAGE FACILITIES ARE IMPACTED/DISTURBED DUE TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ANY NECESSARY TEMPORARY DRAINAGE PROVISIONS.
34. SOIL BORING LOGS ARE REPRESENTATIVE OF SPECIFIC POINTS ON THE PROJECT SITE, AND IF PROVIDED TO THE CONTRACTOR ARE FOR INFORMATIONAL PURPOSES ONLY.
35. WHERE CITY/TOWNSHIP STANDARD CONSTRUCTION DETAILS/SPECIFICATIONS ARE PROVIDED AND ARE IN CONFLICT WITH NOTES AND SPECIFICATIONS HEREIN, THE CITY/TOWNSHIP STANDARD SHALL GOVERN.

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE, AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

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1. THE CONTRACTOR SHALL HAVE IN PLACE ALL REQUIRED EROSION CONTROL METHODS AS INDICATED ON THE CONSTRUCTION PLANS AND AS REQUIRED BY GENERAL PRACTICE. SPECIFIC MEANS, METHODS AND SEQUENCES OF CONSTRUCTION MAY DICTATE ADDITIONAL SOIL EROSION CONTROL MEASURES BE NEEDED. THE CONTRACTOR SHALL COORDINATE WITH THE DESIGN ENGINEER ON THESE ANTICIPATED METHODS. ADDITIONAL SOIL EROSION CONTROL METHODS SHALL BE INCIDENTAL TO THE SCOPE OF WORK.
2. ACTUAL FIELD CONDITIONS MAY DICTATE ADDITIONAL OR ALTERNATE SOIL EROSION CONTROL MEASURES BE UTILIZED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR FIELD CONDITIONS THAT WARRANT ADDITIONAL AND/OR ALTERNATIVE SESC MEASURES BE UTILIZED.
3. AT THE CLOSE OF EACH DAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION OPERATIONS, MATERIALS, DEBRIS, ETC ARE CONTAINED ON-SITE.
4. AT THE CLOSE OF EACH WORKING DAY, ALL DRAINAGE STRUCTURES SHALL BE FREE OF DIRT AND DEBRIS AT THE FLOW LINE.
5. ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE PER MDOT REGULATIONS AND BEST PRACTICES. ALL SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR.
6. THE SOIL EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL SUCH A TIME THAT THE SITE IS DETERMINED TO BE ESTABLISHED WITH ACCEPTABLE AMOUNT OF VEGETATIVE GROUND COVER.
7. ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDED OR SEEDD AS SPECIFIED OR DIRECTED BY THE ENGINEER.
8. AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
9. ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
10. ALL ROOTS, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL. WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
11. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MOOT CLASS II).

2. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY. ALL STOCK SHALL BE NURSERY GROWN, CONFORMING TO ANSI Z60.2-2025 "AMERICAN STANDARD FOR NURSERY STOCK", AND IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. STOCK SHALL EXHIBIT NORMAL GROWTH HABIT AND BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, & DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT, AND SECURELY WRAPPED AND BOUND.
4. ALL PLANT BED MATERIALS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS, OTHER EXTRANEOUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF 12-INCHES AND BACKFILLED TO GRADE WITH SPECIFIED PLANTING MIX (SEE BELOW).
5. PLANTING MIXTURE SHALL CONSIST OF 5 PARTS TOPSOIL FROM ON-SITE (AS APPROVED), 4 PARTS COARSE SAND, 1 PART SPHAGNUM PEAT MOSS (OR APPROVED COMPOST), AND 5 LBS OF SUPERPHOSPHATE FERTILIZER PER CU. YD. OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED FOR UNIFORM CONSISTENCY.
6. ALL PLANT BEDS AND INDIVIDUAL PLANTS, NOT OTHERWISE NOTED SHALL BE MULCHED WITH A 4-INCH LAYER OF SHREDDED BARK MULCH. EDGE OF MULCH BEDS AS SHOWN. DECIDUOUS TREES IN LAWN AREAS SHALL RECEIVE A 5-FIT DIAMETER CIRCLE OF MULCH AND CONIFER TREES 8-FT (PLANTED CROWN OF TREE) UNLESS OTHERWISE NOTED.
7. LANDSCAPE STONE SHALL BE INSTALLED WHERE NOTED OR INDICATED (HATCHED). STONE SHALL BE 3/4"-1-1/4" WASHED RIVER GRAVEL OR AS SELECTED AND SHALL BE INSTALLED TO A MINIMUM DEPTH OF 3-INCHES.
8. ALL LANDSCAPE BEDS, UNLESS OTHERWISE NOTED SHALL BE INSTALLED OVER WEED BARRIER FABRIC - WATER PERMEABLE FILTRATION FABRIC OR NON-WOVEN POLYPROPYLENE OR POLYESTER FABRIC. FABRIC SHALL BE OF SUITABLE THICKNESS FOR APPLICATION.
9. ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
10. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE RATE IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT, DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL SPECIFICATIONS.
11. EDGING SHALL BE PROVIDED FOR ALL LANDSCAPE BEDS NOT ADJACENT TO CONCRETE PAVEMENT. EDGING SHALL BE BLACK ALUMINUM EDGING, 3/16-INCH X 4-INCH. INSTALL PER MANUFACTURER'S INSTRUCTIONS. ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
12. SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUE GRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4-INCH AT TIME OF PLANTING, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10-INCHES BY 18-INCHES. SOD SHALL BE KEPT MOIST AND LAID WITHIN 36-HOURS AFTER CUTTING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ALL SODDED AREAS THAT BROWN-OUT OR HAVE NOT FIRMLY KNITTED TO THE SOIL BASE WITHIN A PERIOD OF 1 MONTH SHALL BE REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.

13. ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONE LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.

SEED MIXTURE SHALL BE AS FOLLOWS:

KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES -	
ADELPHI, RUGBY, GLADE, OR PARADE)	30%
RUBY RED OR DAWSON RED FINE FESCUE	30%
ATLANTA RED FESCUE	20%
PENNFINE PERENNIAL RYE	20%

1. BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE, UNLESS OTHERWISE NOTED ON THE PLANS. BEDDING SHALL BE OF UNIFORM GRADATION MDOT 6Aa STONE OR MDOT CLASS II GRANULAR MATERIAL FOR SANITARY AND STORM PIPE AND MDOT CLASS II GRANULAR MATERIAL ONLY FOR WATERMAIN.
2. WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, STONE BEDDING SHALL BE USED AS DIRECTED BY THE ENGINEER.
3. BACKFILL SHALL BE OF A SUITABLE MATERIAL AND SHALL BE FREE OF ANY ORGANIC MATERIALS AND ROCKS.
4. BACKFILL ABOVE THE PIPE SHALL BE OF GRANULAR MATERIAL MDOT CLASS II TO A POINT 12" ABOVE THE TOP OF THE PIPE. WHERE THE TRENCH IS NOT WITHIN THE INFLUENCE OF THE ROAD, SUITABLE SITE MATERIAL MAY BE COMPACTED AND UTILIZED FROM A POINT 12" ABOVE THE PIPE TO GRADE. WHERE THE TRENCH IS WITHIN A 1:1 INFLUENCE OF THE ROAD, GRANULAR MATERIAL, MDOT CLASS II OR III, IS TO BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 12" IN THICKNESS. COMPACTION SHALL BE 95% AS DETERMINED BY AASHTO T99.
5. 18" MINIMUM VERTICAL SEPARATION AND 10' HORIZONTAL SEPARATION IS TO BE MAINTAINED BETWEEN WATERMAIN AND SANITARY/STORM SEWER TO THE MAXIMUM EXTENT POSSIBLE.

1. ALL STORM PIPE LENGTHS ARE SHOWN FROM C/L TO C/L OF STRUCTURE OR FROM C/L OF STRUCTURE TO DISCHARGE END OF FLARED END SECTION.
2. STORM PIPE MATERIALS SHALL BE AS FOLLOWS:
 - 2.1. RCP(REINFORCED CONCRETE PIPE): SHALL MEET THE REQUIREMENTS OF ASTM C76 WITH MODIFIED GROOVED TONGUE AND RUBBER GASKETS MEETING THE REQUIREMENTS OF ASTM C443. RCP TO BE EITHER CLASS IV OR V AS CALLED OUT ON THE PLANS.
 - 2.2. HDPE(HIGH DENSITY POLYETHYLENE): SHALL MEET THE REQUIREMENTS OF ASTM F2648.
 - 2.3. PP(POLYPROPYLENE): SHALL MEET THE REQUIREMENTS OF ASTM D2881.
 - 2.4. PVC(POLYVINYL CHLORIDE): SHALL MEET THE REQUIREMENTS OF ASTM D3034.
3. STORM PIPE JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212. HDPE AND PP PIPE GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477.
4. ALL STORM PIPE TO HAVE WATERTIGHT PREMIUM JOINTS, UNLESS OTHERWISE NOTED ON THE PLANS.
5. STORM DRAINAGE STRUCTURES SHALL BE FURNISHED WITH STEPS WHICH SHALL BE STEEL ENCASED WITH POLYPROPYLENE PLASTIC OR EQUIVALENT. STEPS SHALL BE SET AT 16" CENTER TO CENTER.
6. ALL FLARED END SECTIONS 15" AND LARGER SHALL BE FURNISHED WITH AN ANIMAL GRATE.
7. FLARED END SECTIONS DISCHARGING STORM WATER SHALL RECEIVE A MINIMUM OF 10 SQ YDS OF PLAIN COBBLESTONE RIP RAP WITH A MINIMUM STONE SIZE OF 6" AND SHALL BE PLACED ON A GEOTEXTILE FABRIC WRAP.
8. ALL CATCH BASINS WITHIN THE ROADWAY SHALL INCLUDE INSTALLATION OF 6" DIAMETER PERFORATED PIPE SUBDRAIN.
9. STORM DRAINAGE STRUCTURE COVERS SHALL BE OF THE FOLLOWING (OR APPROVED EQUAL):

COVER	USE	FRAME	GRATE/BACK
'A'	MANHOLE	1040	TYPE 'B'
'B'	TYPE B2 CURB	7085	TYPE 'M1'
'C'	VALLEY CURB	7065	7045 TYPE 'M1' GRATE/7060 TYPE 'T1' BACK
'D'	PARKING LOTS	1040/5100	TYPE 'M1' GRATE OR 5105 TYPE 'M1' GRATE
'E'	LAWN	1040	TYPE 'D2' GRATE
'K'	TYPE C & F CURB	7045	TYPE 'M1' GRATE/7050 TYPE 'T1' BACK
10. THE PROPOSED DRAINAGE SYSTEM IS TO BE OWNED AND PROPERLY MAINTAINED BY THE PROPERTY OWNER

1. ALL SANITARY PIPE LENGTHS ARE SHOWN FROM C/L OF STRUCTURE TO C/L OF STRUCTURE.
2. SANITARY PIPE MATERIALS SHALL BE AS FOLLOWS:
 - 2.1. PVC SDR-26 (SANITARY MAIN)
 - 2.2. PVC SDR-23.5 (SANITARY LEADS)
 - 2.3. HDPE DR-11 (SANITARY FORCEMAIN)
3. ALL PVC SDR SANITARY SEWER PIPE SHALL MEET THE REQUIREMENTS OF ASTM D3034 AND D2241. PVC SCH 40 PIPE SHALL MEET THE REQUIREMENTS OF ASTM D1785. GASKET JOINTS FOR SANITARY PIPE SHALL MEET THE REQUIREMENTS OF ASTM D3139 AND D3212.
4. WHEREVER AN EXISTING MANHOLE IS TO BE TAPPED, THE STRUCTURE SHALL BE CORED AND A KOR-N-SEAL BOOT UTILIZED FOR THE PIPE CONNECTION.
5. A MAXIMUM OF 12" OF GRADE ADJUSTMENT RINGS SHALL BE USED TO ADJUST THE FRAME ELEVATION. BUTYL ROPE SHALL BE USED BETWEEN EACH ADJUSTMENT RING.
6. SANITARY SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 1.0%.
7. CLEANOUTS SHALL BE INSTALLED EVERY 100', AT ALL BENDS AND STUBS.

1. WATERMAIN PIPE MATERIALS SHALL BE AS FOLLOWS:
 - 1.1. D.I.P. CL-52 (WATERMAIN)
 - 1.2. TYPE "K" COPPER (WATER LATERAL - MAIN TO CURB STOP)
 - 1.3. HDPE DR-9 (WATER LATERAL - CURB STOP TO STUB)
2. WATERMAIN FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND MECHANICAL JOINTS CONFORMING TO AWWA C110.
3. WATERMAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651. BAC-2 SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH 923.10 OF THE ADMINISTRATIVE RULES PROMULGATED UNDER MICHIGAN SAFE DRINKING WATER ACT, 1976 PA 399, AS AMENDED.

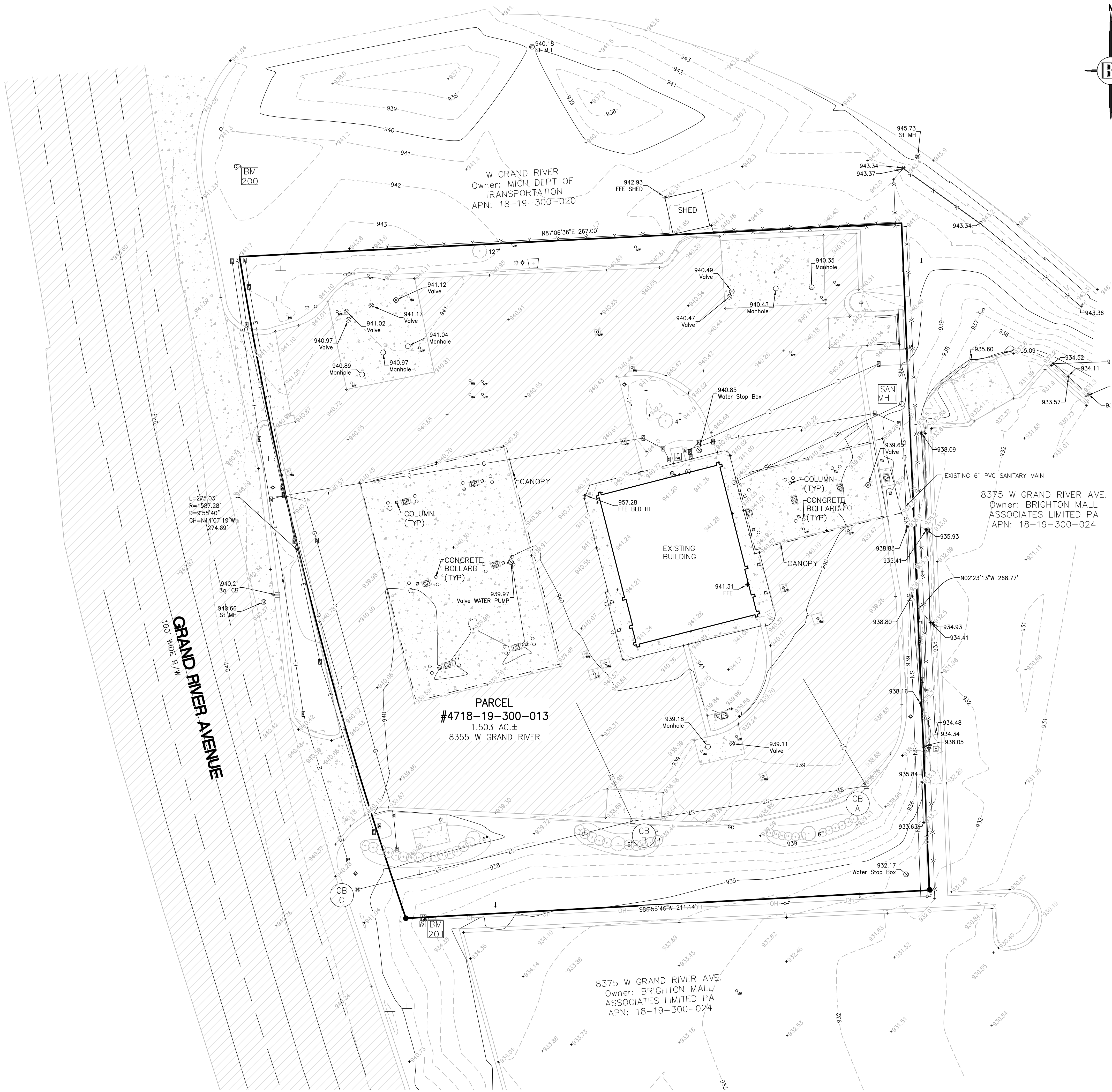
<u>PROPOSED</u> (PR)	<u>EXISTING</u> (EX)	CONTOUR
		SPOT ELEVATION
		SANITARY SEWER SANITARY LEAD FORCE MAIN PRESSURE SEWER STORM SEWER WATER MAIN WATER LEAD FIBER OPTIC OVERHEAD WIRE CABLE ELECTRIC GAS TELEPHONE FENCE SILT FENCE WETLAND BOUNDARY LIMITS OF GRADING/CLEARING LIMITS OF DRAINAGE MODIFIED CURB
		CONCRETE HIGH STRENGTH CONCRETE ASPHALT HIGH STRENGTH ASPHALT GRAVEL WETLAND
		SANITARY SEWER LABEL STORM SEWER LABEL WATER MAIN LABEL SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)

PROPOSED (PR)	EXISTING (EX)	
		DOUBLE FIXTURE LIGHT POLE
		SINGLE FIXTURE LIGHT FIXTURE
		WALL MOUNTED LIGHT FIXTURE
		GROUND LIGHT FIXTURE
		FOOT CANDLES ON SITE
		FOOT CANDLES OFF SITE
		FOOT CANDLES CONTOURS
		CANOPY MOUNTED LIGHT FIXTURE

	EXISTING CONIFER TREE		EXISTING DECIDUOUS TREE
	PROPOSED CONIFER TREE		PROPOSED DECIDUOUS TREE
	PROPOSED TREE PROTECTION		PROPOSED ORNAMENTAL TREE
			PROPOSED DECIDUOUS SHRUBS
	SOD		PROPOSED GRASSES & PERENNIALS
	SEED		PROPOSED LANDSCAPE BOULDER
	MULCH		

	STORM DRAINAGE FLOW
	GUY WIRE
	POWER POLE
	TRANSFORMER PAD
	ELECTRICAL RISER
	U.G. ELECTRIC MARKER
	ELECTRICAL METER
	AIR CONDITIONING UNIT
	TELEPHONE RISER
	U.G. TELEPHONE MARKER
	GAS RISER
	U.G. GAS MARKER
	GAS METER
	CABLE TV RISER
	U.G. CABLE TV MARKER
	MAILBOX
	WELL
	WATER MANHOLE
	GATE VALVE (EXISTING)
	GATE VALVE (PROPOSED)
	HYDRANT (EXISTING)
	HYDRANT (PROPOSED)
	CATCH BASIN (EXISTING)
	YARD CATCH BASIN (EXISTING)
	CATCH BASIN (PROPOSED)
	STORM MANHOLE (EXISTING)
	STORM MANHOLE (PROPOSED)
	END SECTION (EXISTING)
	END SECTION (PROPOSED)
	SANITARY MANHOLE (EXISTING)
	SANITARY MANHOLE (PROPOSED)
	PUMP CHAMBER
	TRAFFIC SIGN
	SIGN (EXISTING)
	SIGN (PROPOSED)
	SOIL BORING
	STEEL ROD SET
	STEEL ROD OR PIPE FOUND
	WOOD LATH SET
	HUB SET
	MONUMENT FOUND
	SECTION CORNER
	GAS PUMP
	ANTENNA
	SATELLITE DISH
	NEWSPAPER BOX
	PARKING METER
	PHONE BOOTH
	HANDICAP SYMBOL
	BENCHMARK
	LIGHT POLE

FFE	FINISHED FLOOR ELEVATION
BAS	BASMENT FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
FG	FINISHED GRADE
T/A	TOP OF ASPHALT
TOP	TOP OF CURB
T/CO	TOP OF CONCRETE
T/W	TOP OF WALK
T/P	TOP OF PIPE
R/P	RIM OF PIPE
F/L	FLOW LINE
RIM	RIM ELEVATION (AT FLOW LINE)
INV	INVERT
MH	MANHOLE
CB	CATCH BASIN
RY	REAR YARD
YD	YARD DRAIN
RD	ROOF DRAIN
FL	FLARED END SECTION
CMS	CORRUGATED METAL PIPE
PC	PERFORATED PLASTIC PIPE
RC	REINFORCED CONCRETE PIPE
HDP	HIGH DENSITY POLYETHYLENE
HDPE	HDPE POLYETHYLENE
DI	DUCTILE IRON PIPE
GP	GATE VALVE
GV	GATE VALVE IN WELL
GV	GATE VALVE IN BOX
HYD	HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
UP	UTILITY POLE
NF	NOT FIELD VERIFIED
TR	TO BE REMOVED
LBR	LUBRIC
P	PAGE
L.C.R.	LIVINGSTON COUNTY RECORDS
(MAR)	(MAR)
L.O.B.	POINT OF BEGINNING



SITE BENCHMARKS (NAVD88 DATUM):
-BM #200 = BNT SET S/S OF ELY POST IN I-96 ENTRANCE
SIGN 70± S OF Q E ROUND I-96 RAMP. ELEV=940.61
-BM #201 = BNT SET E/S P/POLE ON SOUTH PROPERTY LINE,
60± S OF S'LY MARTON ENTRANCE. ELEV=937.20

GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
4. ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
5. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
6. THE LOCATIONS OF STORM SEWER, SANITARY SEWER & WATERMAIN, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH DRAWINGS SUPPLIED BY TETRA TECH.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
8. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

LEGAL DESCRIPTION:

Land situated in the City of Brighton, County of Livingston, State of Michigan, described as follows:

That part of the Southwest fractional 1/4 of Section 19, Town 2 North, Range 6 East, City of Brighton, Livingston County, Michigan, described as follows: Beginning at a point distant South 89 degrees 57 minutes 40 seconds West 2160 feet due North 602.54 feet from South 1/4 corner of Section 19, thence due North 268.77 feet; thence South 89 degrees 55 minutes West 267.00 feet; thence Southeast 275.00 feet along the curving East line of Grand River Road (chord South 11 degrees 42 minutes East 274.81 feet); thence North 89 degrees 49 minutes East 211.29 feet to the point of beginning.

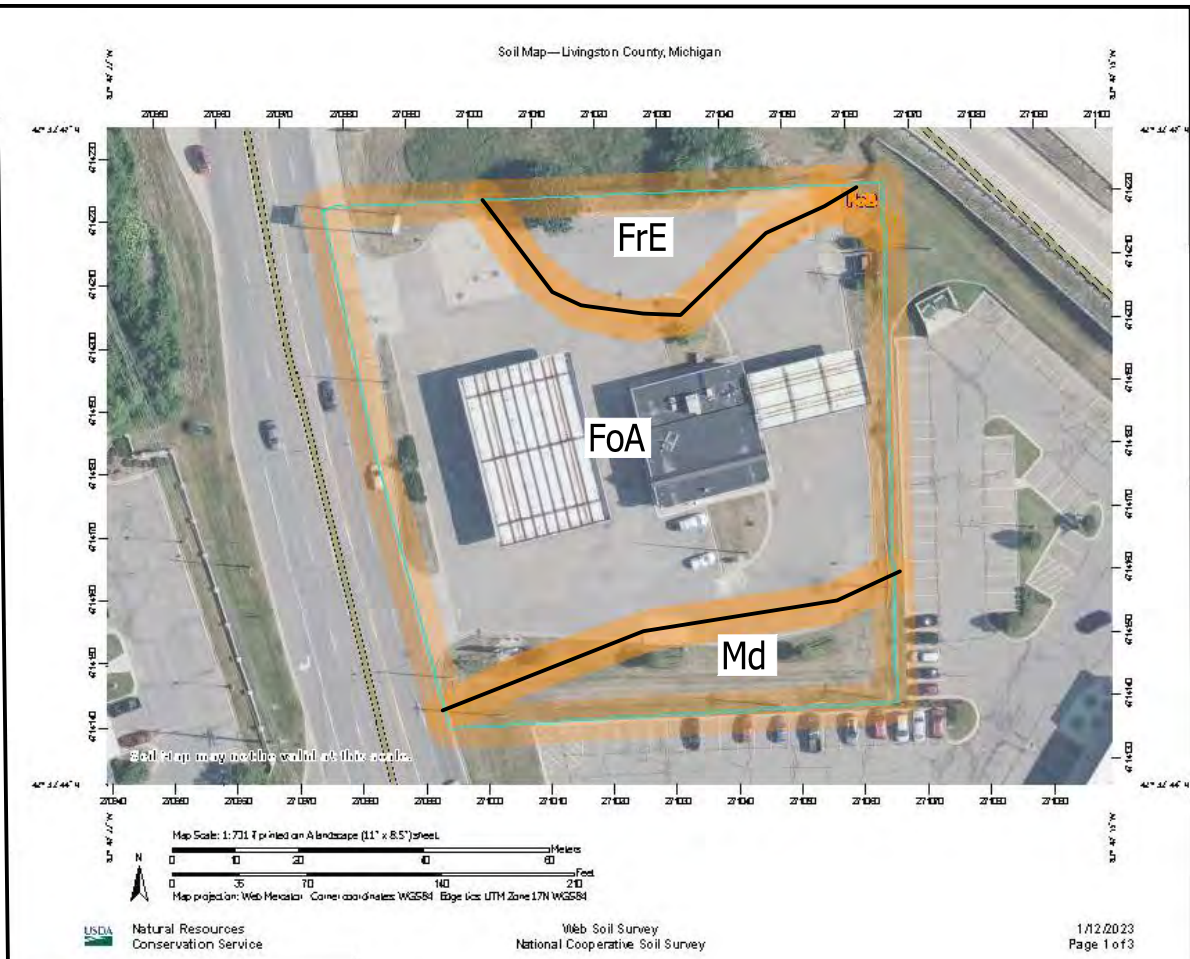
NOTE: THE ABOVE DESCRIPTION DOES NOT FORM A MATHEMATICAL CLOSURE BY 1.04' IN A NORTH-SOUTH DIRECTION. DESCRIPTION PROVIDED BY NOWAK & FRAUS ENGINEERS (JOB # L154, DATE SEPTEMBER 20, 2022)

NOTE: THE DESCRIPTION ABOVE IS DESCRIBED IN A COUNTERCLOCKWISE DIRECTION. THE BEARINGS AS SHOWN ON THE DRAWING ARE IN A CLOCKWISE DIRECTION TO REPRESENT STANDARD SURVEY PRACTICES.

SITE SOILS:

1. FoA FOX SANDY LOAM, 0 TO 2 PERCENT SLOPES.
2. Fob FOX SANDY LOAM, 2 TO 6 PERCENT SLOPES.
3. FrE FOX-BOYER COMPLEX, .18 TO 25 PERCENT SLOPES.
4. Md MADE LAND.

SOILS TAKEN FROM USDA WEB SOIL SURVEY.



SOILS MAP
NO SCALE

STORM SEWER INVENTORY:

STORM CB A
RIM=938.65
INV. N=936.00 (6" PVC)
INV. W=936.65 (12" CONC.)

STORM CB B
RIM=938.47
INV. N=935.37 (6" PVC)
INV. E=935.32 (12" CONC.)
INV. W=935.22 (12" CONC.)

STORM CB C
RIM=940.87
INV. E=935.22 (12" CONC.)*
INV. W=932.02 (12" CONC.)*
*HALF FULL OF DEBRIS

STORM CB D
RIM=938.17
INV. SW=935.77 (15" CONC.)

STORM CB E
RIM=938.37
INV. NE=935.57
INV. NW=935.22

STORM CB F
RIM=940.12

STORM CB G
RIM=939.88
INV. NW=933.83 (12" CONC.)
INV. N=933.88 (12" CONC.)
INV. S=933.63 (12" CONC.)

STORM CB H
RIM=939.22
INV. E=927.62 (12" CONC.)*
*HALF FULL OF DEBRIS

SANITARY SEWER INVENTORY:

SANITARY MANHOLE I
RIM=940.31
INV. S=932.66 (6" PVC)
INV. N=932.76 (6" CLAY)
INV. W=932.91 (6" PVC)
(FLOWING SOUTH)

BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

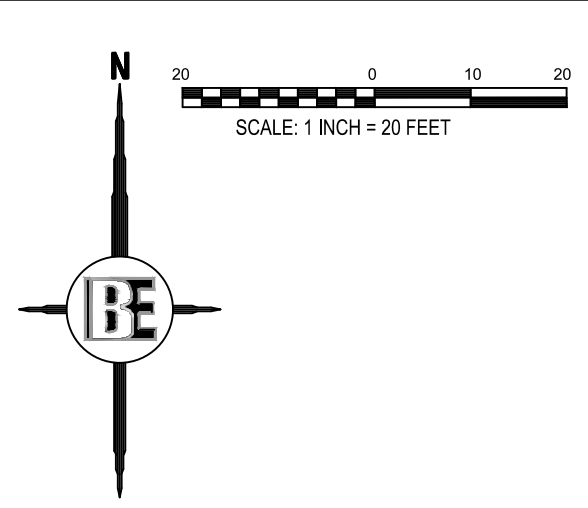
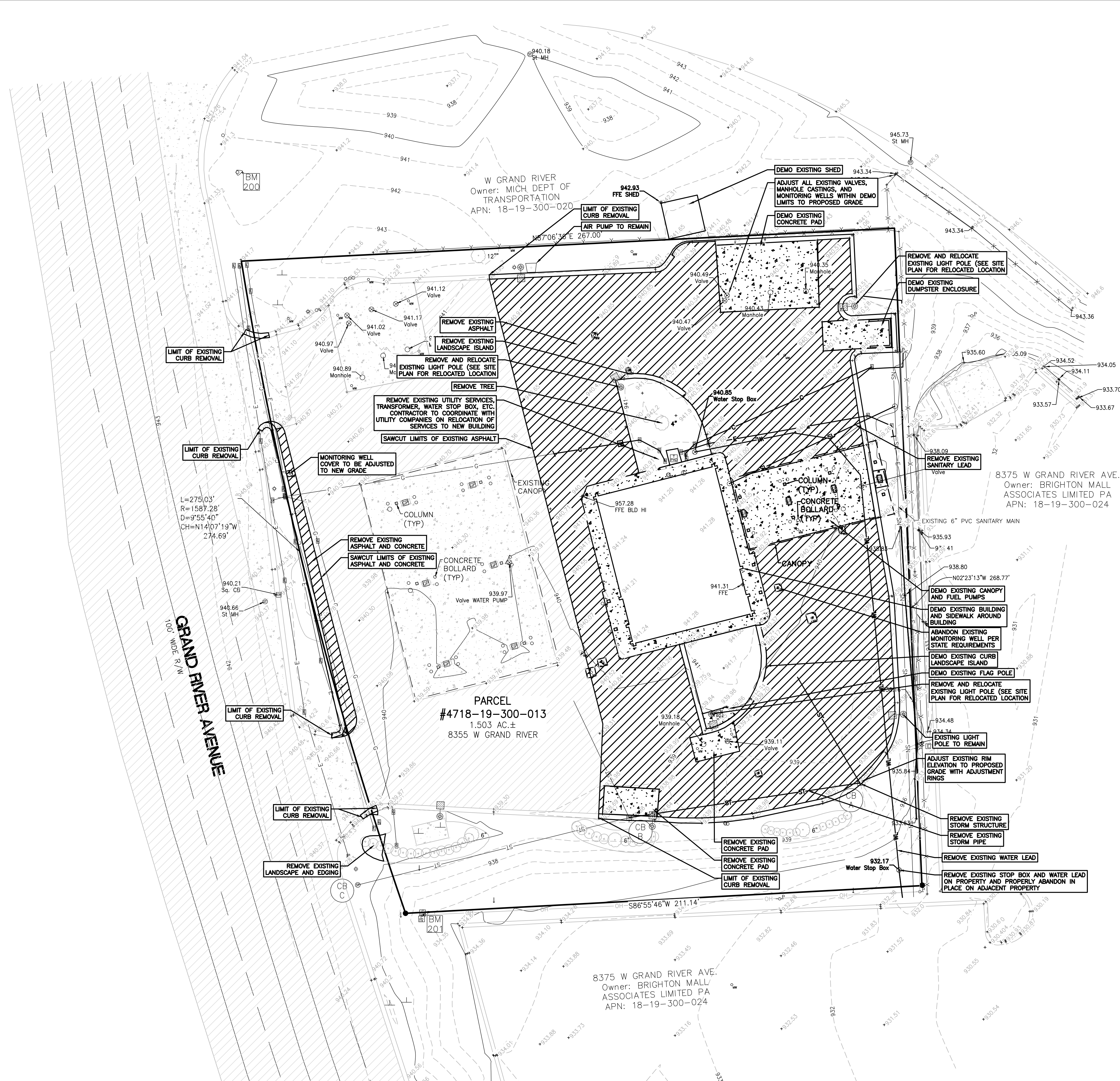
PROJECT: QUENCH GAS STATION - BRIGHTON (8355 W. GRAND RIVER)

BRIGHTON AC
29592 BECK ROAD
WILKON, MI 48933
248-773-7992

EXISTING CONDITIONS

NO	BY	CITY OF BRIGHTON	COMMENTS	REVISION	PER	DATE
1	MD					2-25-26
DESIGNED BY: TE						
DRAWN BY: TAG/SS						
CHECKED BY:						
SCALE: 1"=20'						
JOB NO: 25-379						
DATE: 12/11/2025						
SHEET NO. 3						





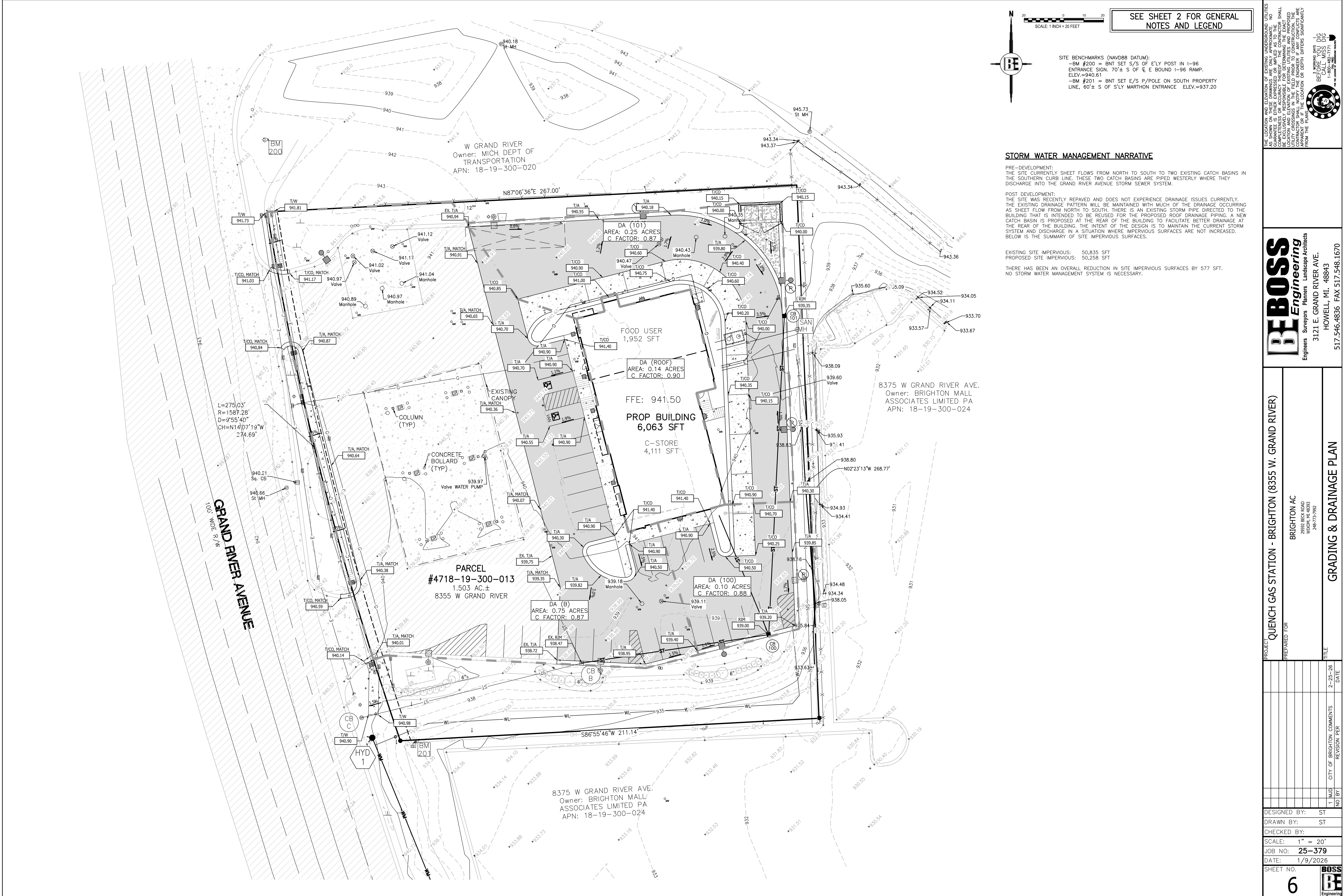
SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BRIGHTON AND THE STATE OF MICHIGAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEMOLISHED MATERIALS FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEMOLISHED MATERIALS IN AN APPROPRIATE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BRIGHTON AND THE STATE OF MICHIGAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEMOLISHED MATERIALS FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEMOLISHED MATERIALS IN AN APPROPRIATE MANNER.

BEBOSS
Engineering

Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT: QUENCH GAS STATION - BRIGHTON (8355 W. GRAND RIVER)		BRIGHTON AC 25932 BECK ROAD WILKINSON, MI 48893 248-773-7992	
PREPARED FOR:		TITLE: DEMOLITION PLAN	
		DESIGNED BY: ST	
		DRAWN BY: ST	
		CHECKED BY:	
		SCALE: 1" = 20'	
		JOB NO: 25-379	
		DATE: 1/9/2026	
		SHEET NO. 4	
		BOSS Engineering	



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

SCALE: 1 INCH = 20 FEET

SITE BENCHMARKS (NAVD88 DATUM):
-BM #200 = BNT SET S/S OF E'LY POST IN I-96 ENTRANCE SIGN. 70'± S OF E E BOUND I-96 RAMP. ELEV.=940.61
-BM #201 = BNT SET E/S P/POLE ON SOUTH PROPERTY LINE, 60'± S OF S'LY MARTHON ENTRANCE ELEV.=937.20

STORM WATER MANAGEMENT NARRATIVE

PRE-DEVELOPMENT:
THE SITE CURRENTLY SHEET FLOWS FROM NORTH TO SOUTH TO TWO EXISTING CATCH BASINS IN THE SOUTHERN CURB LINE. THESE TWO CATCH BASINS ARE PIPED WESTERLY WHERE THEY DISCHARGE INTO THE GRAND RIVER AVENUE STORM SEWER SYSTEM.

POST DEVELOPMENT:
THE SITE WAS RECENTLY REPAVED AND DOES NOT EXPERIENCE DRAINAGE ISSUES CURRENTLY. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED WITH MUCH OF THE DRAINAGE OCCURRING AS SHEET FLOW FROM NORTH TO SOUTH. THERE IS AN EXISTING STORM PIPE DIRECTED TO THE BUILDING THAT IS INTENDED TO BE REUSED FOR THE PROPOSED ROOF DRAINAGE PIPING. A NEW CATCH BASIN IS PROPOSED AT THE REAR OF THE BUILDING TO FACILITATE BETTER DRAINAGE AT THE REAR OF THE BUILDING. THE INTENT OF THE DESIGN IS TO MAINTAIN THE CURRENT STORM SYSTEM AND DISCHARGE IN A SITUATION WHERE IMPERVIOUS SURFACES ARE NOT INCREASED. BELOW IS THE SUMMARY OF SITE IMPERVIOUS SURFACES.

EXISTING SITE IMPERVIOUS: 50,835 SFT
PROPOSED SITE IMPERVIOUS: 50,258 SFT

THERE HAS BEEN AN OVERALL REDUCTION IN SITE IMPERVIOUS SURFACES BY 577 SFT. NO STORM WATER MANAGEMENT SYSTEM IS NECESSARY.

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Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT: QUENCH GAS STATION - BRIGHTON (8355 W. GRAND RIVER)

PREPARED FOR: BRIGHTON AC
25932 BECK ROAD
WILSON, MI 48933
248-773-7992

TITLE: GRADING & DRAINAGE PLAN

NO	BY	DATE	REVISION	COMMENTS
1	IMD	2-25-26		

DESIGNED BY: ST

DRAWN BY: ST

CHECKED BY:

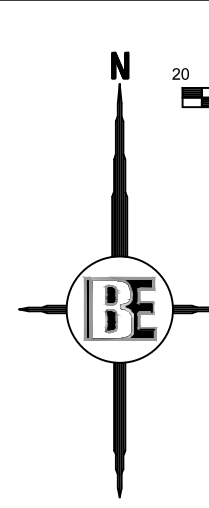
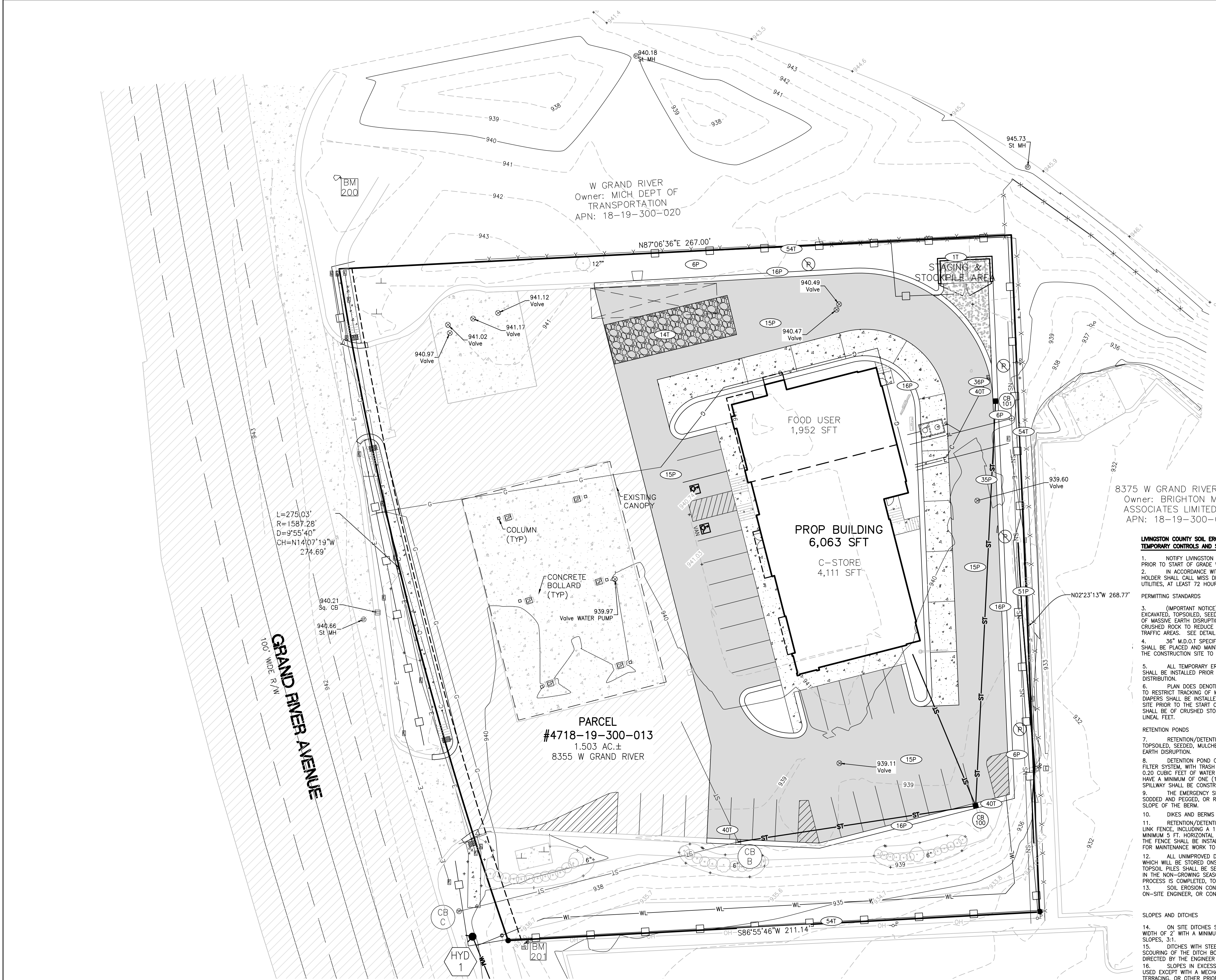
SCALE: 1" = 20'

JOB NO: 25-379

DATE: 1/9/2026

SHEET NO. 6

BOSS
Engineering



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

SOIL EROSION CONTROL MEASURES

1	STRIPPING & STOCKPILING TOPSOIL	TOPSOIL MAY BE STOCKPILED ABOVE BORROW AREAS TO ACT AS A DIVERSION. STOCKPILE SHOULD BE TEMPORARILY SEED.
6	SEEDING WITH MULCH AND/OR MATING	FACILITATES ESTABLISHMENT OF VEGETATIVE COVER. EFFECTIVE FOR DRAINWAYS WITH LOW VELOCITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND QUANTITY OF SEEDING. SEEDING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SEEDING THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING SEEDING AS NEEDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SEEDING THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING SEEDING AS NEEDED.
14	AGGREGATE COVER	STABILIZES SOIL SURFACE, THIS MINIMIZES EROSION. FENCES CONSTRUCTION TRAFFIC IN AVOIDER WEATHER. MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS.
15	PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VELOCITY. IRREGULAR SURFACE WILL HELP SLOW VELOCITY.
16	CURB & GUTTER	KEEPS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING PAVED SURFACE. COLLECTS AND CONVEYS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINAGEWAY.
35	STORM SEWER	SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS. CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF. CONVEYS RUNOFF TO MUNICIPAL SEWER SYSTEM OR STABILIZED OUTFALL LOCATION. USE CATCH BASINS TO COLLECT SEDIMENT.
36	CATCH BASIN, DRAIN INLET	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF. MAY USE FILTER CLOTH OVER INLET.
40	INLET SEDIMENT FILTER	EASY TO SHAPE. COLLECTS SEDIMENT. MAY BE CLEANED AND EXPANDED AS NEEDED.
51	RETAINING WALL	REDUCES GRADIENT WHERE SLOPES ARE EXTREMELY STEEP. FENCING VEGETATION OF EXISTING VEGETATION, KEEPING SOIL STABLE IN CRITICAL AREAS. MAINTAINANCE.
54	SILT FENCE	USES GEOTEXTILE FABRIC AND POSTS OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL THIS SHEET)

T= TEMPORARY, P= PERMANENT
TOTAL DISTURBED AREA= 1.06 AC.

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

8375 W GRAND RIVER AVE.
Owner: BRIGHTON MALL ASSOCIATES LIMITED PA
APN: 18-19-300-024

LIVINGSTON COUNTY SOIL EROSION PERMIT TEMPLATE
TEMPORARY CONTROLS AND SEQUENCE

- NOTIFY LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO START OF GRADE WORK.
- IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974, THE PERMIT HOLDER SHALL CALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK.
- PERMITTING STANDARDS
- (IMPORTANT NOTICE) RETENTION/DETENTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE DETAIL ITEMS BELOW.
- 36" M.D.O.T SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
- ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION.
- PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPHRAGMS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPHRAGMS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FEET.
- RETENTION PONDS
- RETENTION/DETENTION/SEDIMENTATION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION.
- DETENTION POND OUTLETS SHALL BE OF THE STANDPIPE AND STONE FILTER SYSTEM WITH TRASH SCREEN. OUTLET FLOW SHALL NOT EXCEED 0.20 CUBIC FEET OF WATER PER SECOND/PER ACRE. POND DIKES SHALL HAVE A MINIMUM OF ONE (1) FOOT OF FREEBOARD. AN EMERGENCY SPILLWAY SHALL BE CONSTRUCTED WITHIN THE FREEBOARD LEVEL.
- THE EMERGENCY SPILLWAY FROM THE DETENTION POND SHALL BE SODDED AND PEGEED, OR RIP RAPPED, 15 FEET PAST THE TOE OF THE SLOPE OF THE BERM.
- DIKES AND BERMS SHALL BE FREE OF ALL ORGANIC MATTER.
- RETENTION/DETENTION PONDS SHALL BE FENCED WITH A 4" CHAIN LINK FENCE, INCLUDING A 12' ACCESS GATE FOR MAINTENANCE UNLESS MINIMUM 5' FT. HORIZONTAL TO 1' FT. VERTICAL SIDE SLOPES ARE PROVIDED. THE FENCE SHALL BE INSTALLED AT THE OUTER PORTION OF THE BERM, TO ALLOW FOR MAINTENANCE WORK TO BE DONE INSIDE THE FENCE.
- ALL UNIMPROVED DISTURBED AREAS SHALL BE STRIPPED OF TOPSOIL WHICH WILL BE STORED ONSITE DURING THE EXCAVATING STAGE.
- DETENTION/DETENTION PONDS SHALL BE FENCED WITH A 4" CHAIN LINK FENCE, INCLUDING A 12' ACCESS GATE FOR MAINTENANCE UNLESS MINIMUM 5' FT. HORIZONTAL TO 1' FT. VERTICAL SIDE SLOPES ARE PROVIDED. THE FENCE SHALL BE INSTALLED AT THE OUTER PORTION OF THE BERM, TO ALLOW FOR MAINTENANCE WORK TO BE DONE INSIDE THE FENCE.
- SOIL EROSION CONTROLS SHALL BE MONITORED DAILY BY THE ON-SITE ENGINEER, OR CONTRACTOR, WHICHEVER CASE APPLIES.
- SLOPES AND DITCHES
- ON SITE DITCHES SHALL BE OF THE FLAT BOTTOM TYPE MINIMUM WIDTH OF 2' WITH A MINIMUM OF 3 HORIZONTAL TO 1 VERTICAL SIDE SLOPES, 5:1.
- DITCHES WITH STEEP SLOPES WILL NEED FLOW CHECKS TO PREVENT SCOURING OF THE DITCH BOTTOM. THESE SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR INSPECTOR.
- SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE.
- STORM DRAINS
- ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.
- STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEAT STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEAT STONE MINIMUM 1' FT. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 1' FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.
- BURLAP AND PEAT STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
- COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE BUNDLED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.
- ALL STORM DRAIN OUTLETS 15" IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.
- ALL STORM DRAIN PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED, AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.
- STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE RETENTION/DETENTION POND SHALL HAVE A TEMPORARY 5'X10'X3' SUMP INSTALLED AT THE TERMINATION OF THE STORM SEWER. UPON COMPLETION OF THE STABILIZATION WORK THE SUMP AREA SHALL BE FILLED AND RIP RAPPED WITH COBBLE STONE. SILT TRAPS SHALL BE INSPECTED AFTER EACH STORM.
- STORM WATER OUTLETS DO NOT DENOTE RIP RAP. ALL OUTLETS SHALL BE RIP RAPPED OVER KEVED FILTER FABRIC WITH A MINIMUM OF 15 SQ. YARDS OF 6" OR LARGER COBBLE STONE.
- RIP RAP AS NOTED ON PLANS SHALL BE OF A FUNNEL SHAPE CONSTRUCTION. WIDTH SHALL INCREASE AS DISTANCE FROM THE OUTLET POINT INCREASES AT A 3:1 RATIO.
- RIP RAP SHALL BE OF COBBLE STONE, 6" IN DIAMETER OR LARGER. GROUTING MAY BE NECESSARY, AND SHALL BE A MINIMUM OF 6" IN DEPTH WITH THE COBBLE SET IN THE CEMENT SLURRY.
- STORM WATER OUTLET IS IN NEED OF A SPLASH BLOCK WHICH IS NOT NOTED ON THE PLAN. INSTALL SPLASH BLOCK IF SLOPE OF THE PIPE IS 4% OR GREATER.
- IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMPS AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.
- STABILIZATION
- ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOP SOILED, WITH A MINIMUM OF 3" OF MATERIAL, SEEDED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASSIVE EARTH DISRUPTION. IN THE NON-GROWING SEASON, STRAW MATTING WILL SUFFICE. HYDROSEEDING WILL BE AN ACCEPTABLE ALTERNATE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BIND OF THE HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
- IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.
- PERIODIC INSPECTIONS WILL BE MADE THROUGHOUT THE COURSE OF THE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF THE PROJECT TO CONTACT THIS OFFICE FOR THE FINAL INSPECTION AT THE END OF THE PROJECT.
- THIS COMMERCIAL PERMIT IS VALID FOR THE MASS EARTH MOVEMENT, THE INSTALLATION OF ROADS, DRAINS, AND UTILITIES AND IS NOT FOR ANY SINGLE FAMILY RESIDENCE. ALL RESIDENTIAL BUILDERS WILL NEED TO SECURE WAIVERS AND OR PERMITS AS NECESSARY FOR EACH LOT IN THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY RESIDENCE IS MADE.
- THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL INSPECTION LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OBTAINED.
- PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER THE SEEDING, FERTILIZER AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS:
TOP-SOIL 3" IN DEPTH 218 LBS. PER ACRE
GRASS SEED 150 LBS. PER ACRE
FERTILIZER 3" IN DEPTH 1.5 TO 2 TONS PER ACRE (ALL MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET BINDING, ETC.)
HYDRO-SEEDING HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1% IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.
- MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROLS
- SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER EACH MAJOR STORM EVENT. MAINTENANCE SHALL INCLUDE REMOVAL OF ACCUMULATED SILT AND REPLACEMENT OF TORN SECTIONS. SILT FENCE SHALL BE REMOVED WHEN ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
- TRAPPING PAD SHALL BE INSPECTED MONTHLY FOR ACCUMULATED DIRT. TRAPPING PAD SHALL BE REPLACED WHEN THE STONES ARE CHOKED WITH DIRT. TRAPPING PAD SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FIRST COURSE OF ASPHALT BEING LAID.
- DETENTION/RETENTION POND SHALL BE INSPECTED QUARTERLY ON A PERMANENT BASIS. MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL, EMBANKMENT STABILIZATION AND MAINTAINING THE OUTLET STRUCTURE IN GOOD CONDITION. NO TREES SHALL BE ALLOWED TO GROW ON THE EMBANKMENT.
- CATCH BASINS SHALL BE INSPECTED ANNUALLY FOR ACCUMULATION OF SEDIMENT. ALL SEDIMENT MUST BE REMOVED AND DISPOSED OF PROPERLY WHEN THE SUMP IS FULL.
- COMMON AREAS SHALL BE STABILIZED NO LATER THAN 15 DAYS AFTER GRADE WORK, PURSUANT TO RULE 1709 (5).

SILT FENCE SHALL BE A MINIMUM 36".

CONTROLS & MEASURES NARRATIVE

ACTIVITY	DESCRIPTION
MAINTAIN LANDSCAPING, REPLACE MULCH	COLLECT GRASS, TREE, AND SHRUB CLIPPINGS, DISPOSE IN APPROVED CONTAINER. REPLACE DEAD SOD, TREES AND SHRUBS.
CLEAN INLETS	REMOVE LITTER, SEDIMENT, AND DEBRIS, DISPOSE OF IN APPROVED LANDFILL.
COLLECT LITTER	DISPOSE OF WITH INLET DEBRIS.
SWEEP PARKING LOT	REMOVE MUD, DIRT, GREASE AND OIL WITH PERIODIC SWEEPING.
DUST CONTROL	SPRINKLE WATER AS NEEDED.

CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE

ACTIVITY	WEEKLY	MONTHLY	AS REQUIRED
MAINTAIN LANDSCAPING, REPLACE MULCH	X	X	X
CLEAN INLETS		X	X
COLLECT LITTER	X		X
SWEEP PARKING LOT		X	X

CONSTRUCTION SEQUENCE

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES IS MAINTAINED THROUGHOUT EXECUTION OF THE PROJECT.

- 1 DAYS
 - 30 DAYS
 - 5 DAYS
 - 120 DAYS
 - 30 DAYS
 - 1 DAY
 - 1 DAY
 - 1 DAY
- INSTALL SILT FENCE & SILT SACKS AS SHOWN ON PLANS.
 - DEMO EXISTING SITE INFRASTRUCTURE.
 - ROUGH GRADE.
 - START BLDG. CONSTRUCTION.
 - INSTALL CURB & PAVEMENT.
 - FINE GRADE AROUND BUILDING, SPREAD TOPSOIL, SEED OR SOD AS APPLICABLE.
 - REMOVE ALL EROSION CONTROL STRUCTURES.
 - REMOVE ACCUMULATED SILT FROM ALL EXISTING DRAINAGE.

PROPOSED CONST. SCHEDULE FOR THE YEAR 2026

ACTIVITY	MAR	APRIL	MAY	JUNE	JULY	AUG
DEMO & CLEAR						
BLDG CONST.						
UNDERGROUND UTILITY						
FINAL GRADING						
SEED & MULCH						

SURFACE WATER & COUNTY DRAINS
WETLAND LAKES - APPROXIMATELY 630 FT EAST OF THE SITE
STREAMS - APPROXIMATELY 1,690 FT NORTH TO WOODLAND LAKE
BASINS - APPROXIMATELY 367 FT TO BASIN SOUTHWEST OF SITE
DRAINS - APPROXIMATELY 1,874 FT EAST TO ORE CREEK
PONDS - APPROXIMATELY 367 FT TO THE SOUTHWEST OF SITE

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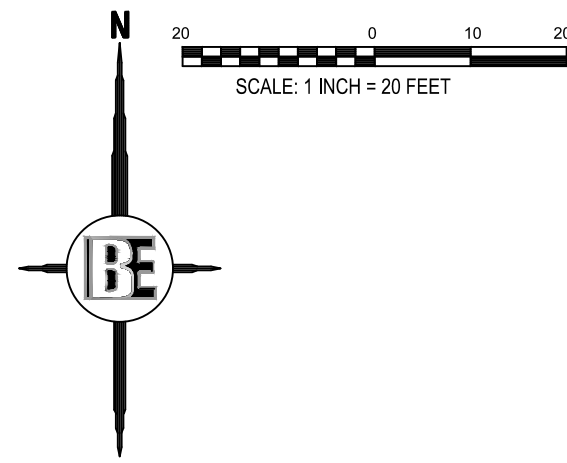
PROJECT: QUENCH GAS STATION - BRIGHTON (8355 W. GRAND RIVER)
PREPARED FOR: BRIGHTON AC
25932 BECK ROAD
WILKON, MI 48393
248-773-7992

TITLE: SOIL EROSION & SEDIMENTATION CONTROL PLAN
DATE: 2-25-26
NO BY: 1
CITY OF BRIGHTON COMMENTS: 2-25-26
REVISION PER: 1

DESIGNED BY: ST
DRAWN BY: ST
CHECKED BY:
SCALE: 1" = 20'
JOB NO: 25-379
DATE: 1/9/2026
SHEET NO. 7

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FROM	TO	DRAIN AREA	ACRES A	RUNOFF COEFF C	EQUIV. AREA A * C	INTEN-SITY I	TIME OF CONC. T _c	ADDL. RUNOFF Q	RUNOFF (CFS) Q	PIPE LENGTH (LF)	PIPE DIA. (IN)	VELOCITY FLOWING FULL (FPS)	HYDRAULIC GRADIENT SLOPE %	ACTUAL SLOPE USED	MANNING COEFFICIENT	MANNING FLOW CAPACITY	MANNING'S VELOCITY (FT/SEC)	TIME (MIN)	HG ELEV UPPER END	HG ELEV LOWER END	RIM ELEV UPPER END	RIM ELEV LOWER END	INVERT UPPER END	INVERT LOWER END	DROP DISTANCE (FT)
101	100	101	0.25	0.87	0.22	4.38	15.00		0.95	161	12	2.14	0.22%	0.32%	0.013	2.02	2.57	1.04	936.94	936.56	939.35	939.00	936.14	935.62	
100	100	B	100	0.10	0.88	4.26	16.04	0.55	1.86	95	12	3.09	0.46%	0.32%	0.013	2.02	2.57	0.62	936.56	936.12	939.00	938.47	935.62	935.32	
ROOF	100	ROOF	0.14	0.90	0.13	4.38	15.00		0.55	65	12	2.73	0.36%	1.00%	0.013	3.57	4.55	0.24	937.07	936.56	-	939.00	936.27	935.62	



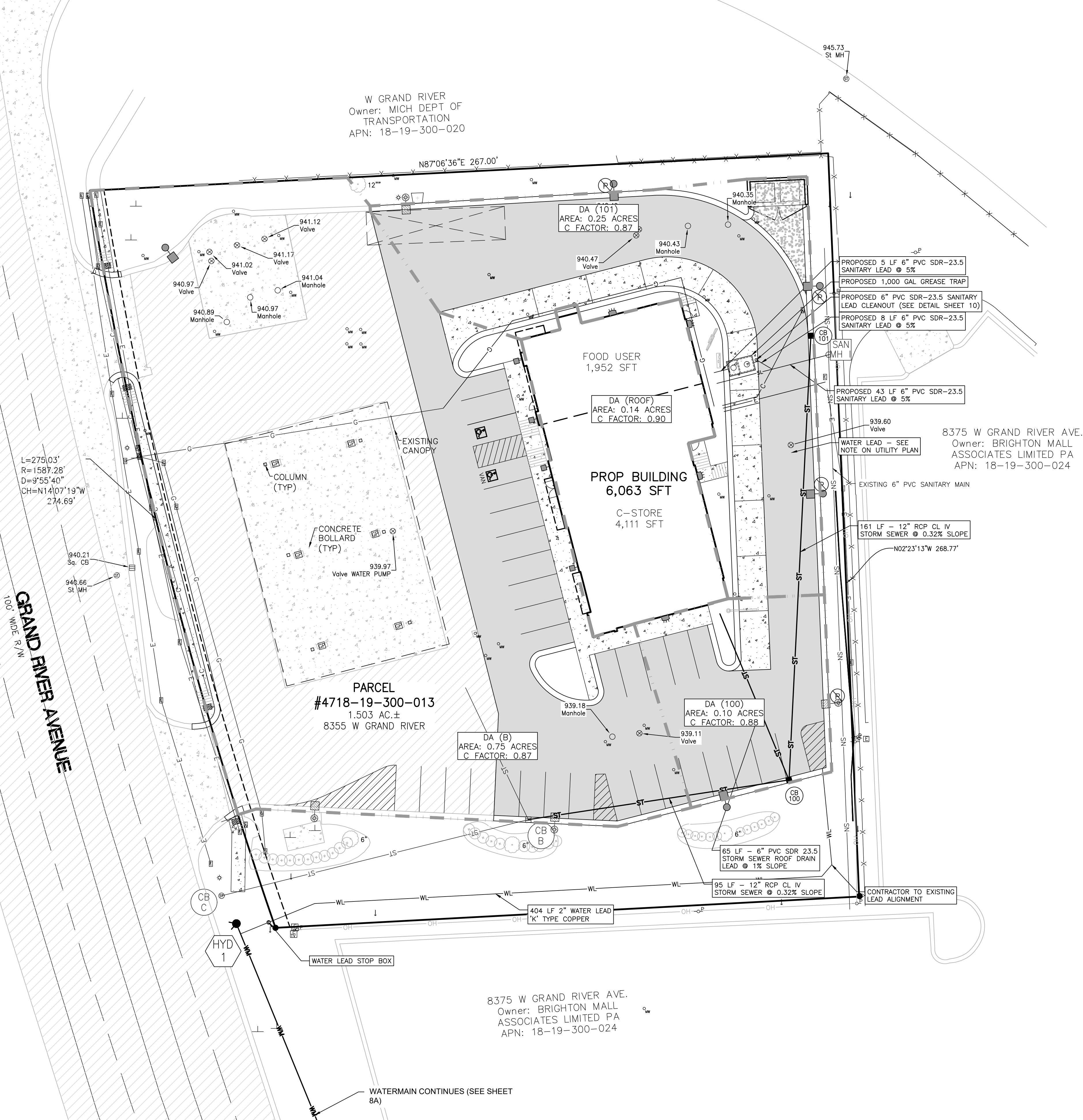
SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

SANITARY LEAD ELEVATIONS TABLE		
LOCATION/DESCRIPTION		ELEVATION
1	SANITARY LEAD AT EXISTING MANHOLE	932.91
2	WYE TO GREASE TRAP	934.01
3	DOMESTIC STUB AT BUILDING	935.06
4	GREASE TRAP OUTLET	934.39
5	GREASE TRAP INLET	934.56
6	GREASE TRAP STUB AT BUILDING	934.81

UTILITY NOTES

1. PROPOSED SANITARY LEAD TO REUSE EXISTING TAP AT EXISTING SANITARY MANHOLE #1.
2. LOCATION OF EXISTING WATER LEAD TO BE VERIFIED PRIOR TO CONSTRUCTION. ANY NEW WATER LEADS TO BE TYPE 'K' COPPER.
3. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES ON REMOVAL AND RELOCATION OF GAS, ELECTRIC, CABLE, AND TELEPHONE SERVICES.
4. CONTRACTOR TO ADJUST ALL EXISTING UTILITY RIMS TO NEW PROPOSED GRADE (INCL. MONITORING WELL CAPS, VALVES, MANHOLE COVERS, ETC.)

DRAINAGE AREA TABLE				
DRAINAGE AREA	TOTAL AREA (AC)	IMP. AREA (AC)	C VALUE	A*C
B	0.75	0.72	0.87	0.65
100	0.10	0.09	0.88	0.08
101	0.25	0.24	0.87	0.22
ROOF	0.14	0.14	0.90	0.13
TOTALS	1.24	1.19	0.87	1.08



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES CROSSING IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING UTILITY RIMS TO NEW PROPOSED GRADE OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

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PROJECT: QUENCH GAS STATION - BRIGHTON (8355 W. GRAND RIVER)

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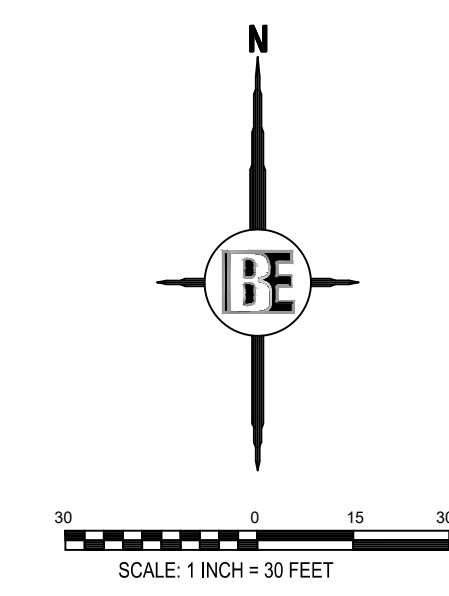
UTILITY PLAN

NO	BY	DATE	REVISION	COMMENTS
1	IMD	2-25-26		

DESIGNED BY: ST
DRAWN BY: ST
CHECKED BY:
SCALE: 1" = 20'
JOB NO: 25-379
DATE: 1/9/2026

SHEET NO. 8





UTILITY NOTES

1. PROPOSED SANITARY LEAD TO REUSE EXISTING TAP AT EXISTING SANITARY MANHOLE #1
2. LOCATION OF EXISTING WATER LEAD TO BE VERIFIED PRIOR TO CONSTRUCTION. ANY NEW WATER LEADS TO BE TYPE "K" COPPER.
3. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES ON REMOVAL AND RELOCATION OF GAS, ELECTRIC, CABLE, AND TELEPHONE SERVICES.
4. CONTRACTOR TO ADJUST ALL EXISTING UTILITY RIMS TO NEW PROPOSED GRADE (INCL. MONITORING WELL CAS. VALVES, MANHOLE COVERS, ETC.)

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE NOT GUARANTEED. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE DETECTED. THE LOCATION ON DEPTH OFFSETS DIFFER SIGNIFICANTLY FROM THE PLANS.

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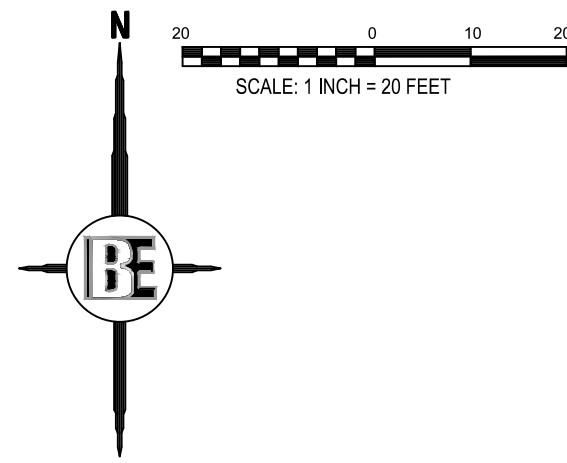
PROJECT QUENCH GAS STATION - BRIGHTON (8355 W. GRAND RIVER)

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GRAND RIVER WATERMAIN EXTENSION

[illegible]

SHEET NO.
8A



SEE SHEET 2 FOR GENERAL
NOTES AND LEGEND

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES
AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO
GUARANTEE IS MADE FOR THE ACCURACY OF THE INFORMATION
CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE
FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR
TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE
FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM
THE CITY OF BRIGHTON PRIOR TO CONSTRUCTION.



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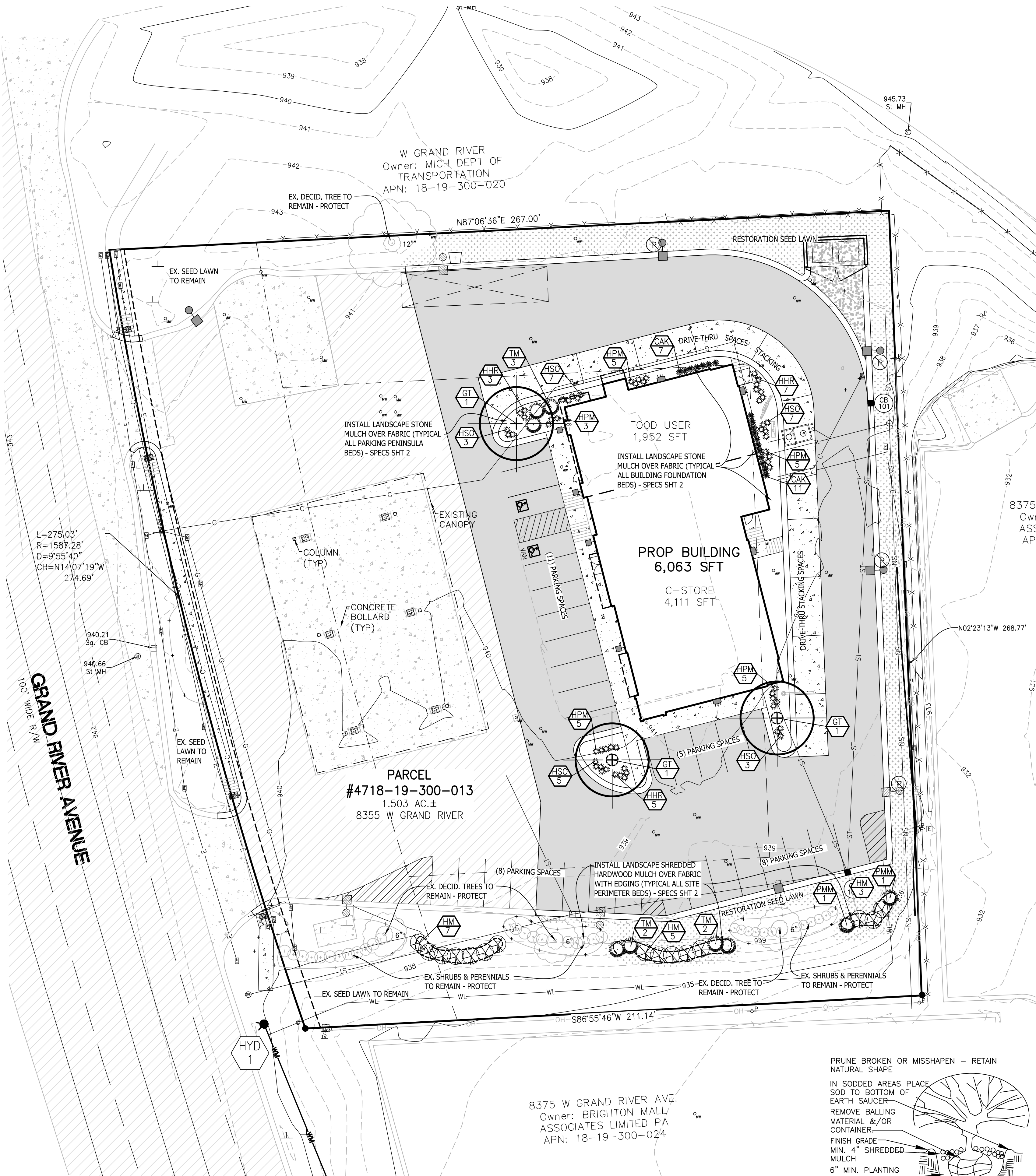
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TITLE: LANDSCAPE PLAN

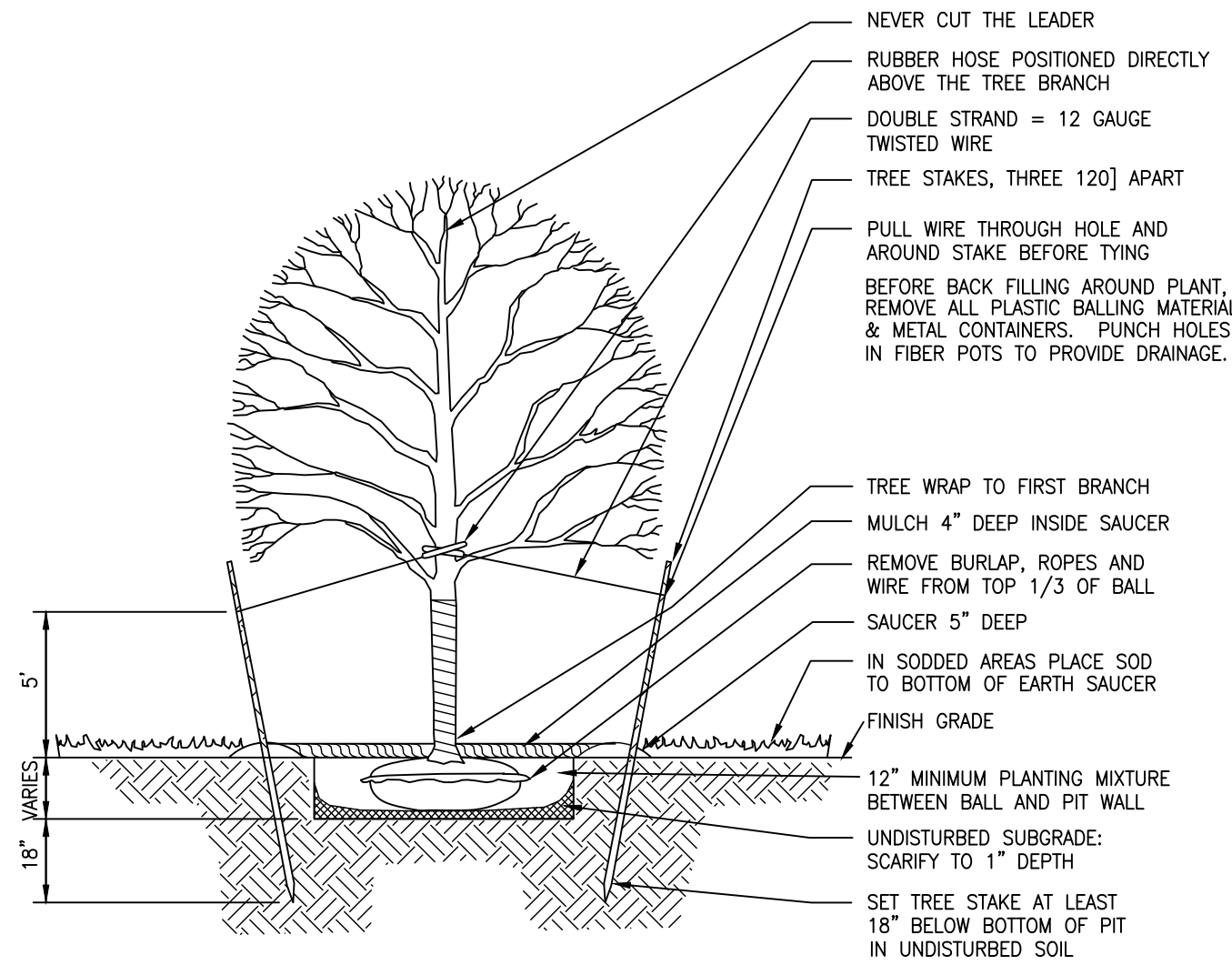
PREPARED FOR:

DATE:

NO	BY	DATE	REVISION	COMMENTS
1	PC	2-25-26		
DESIGNED BY: PC				
DRAWN BY: PC				
CHECKED BY:				
SCALE: 1" = 20'				
JOB NO: 25-379				
DATE: 1-9-2026				
SHEET NO. 9				

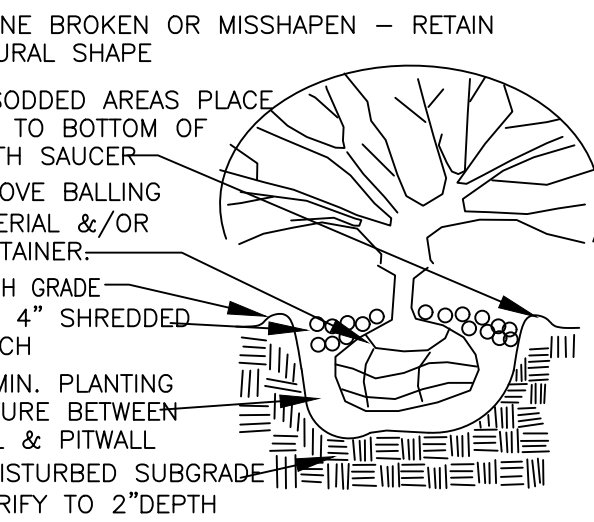


LANDSCAPE CALCULATIONS:	
ZONED: C-1 COMMUNITY SHOPPING CENTER ADJACENT ZONING: NORTH C-1 / 196 R.O.W.; EAST C-1; SOUTH C-1; WEST GRAND RIVER AVE / 196 R.O.W. / O-R (ACROSS STREET) LOT SIZE: 1.503 ACRES (+65,470 SQFT) PARKING SPACES PROVIDED: 32 SPACES INCLUDING 2 BARRIER-FREE BUILDING SIZE: TOTAL 6,063 SQFT	
REQUIRED GREENBELT ALONG & WITHIN RIGHT-OF-WAY (R.O.W.):	1 CANOPY TREE / 30 LFT OF FRONTAGE
BUFFER ZONES:	N.A. - NO ADJACENT SINGLE-FAMILY RESIDENTIAL
PARKING LOT:	3% OF THE TOTAL AREA DEVOTED TO PARKING SPACES & DRIVE AISLES 12,237 SQFT PARKING AND DRIVE AISLES * 0.03 = 367 SQFT REQUIRED PERIMETER SCREENING REQUIRED TO SHADE, SEPARATE AND/OR SCREEN THE VIEW OF PARKED CARS FROM ADJACENT STREETS AND DISSIMILAR USES 1 DECIDUOUS OR CONIFER TREE / 250 SQUARE FEET OF LANDSCAPE AREA
GENERAL SITE:	5% OF THE SITE, EXCLUSIVE OF BLDGS & REQ'D YARDS ABUTTING A STREET SHALL BE LANDSCAPED. MIN LANDSCAPE AREA WIDTH SHALL BE 5-FT GROSS SITE = 65,470 SQFT - 6,063 (BLDG) - (NO FRNT SETBACK, SAME ZONING ADJACENT) = 59,407 * 0.05 = 2,970 SQFT OF LANDSCAPE AREA REQUIRED
PROVIDED GREEN BELT ALONG R.O.W.:	NO NEW LANDSCAPE - EXISTING TO REMAIN SIGHT DISTANCE CONFLICTS ON GRAND RIVER & WITH INTERSTATE & EXISTING SIGNAGE TO REMAIN LIMIT TREE INSTALLATION - EX. LANDSCAPING INCLUDES MATURE SHRUBS, PERENNIALS & GRASS LAWN AS SHOWN AT LEFT
PARKING LOT:	PARKING LOT ISLANDS & PENINSULAS PROVIDED TOTAL 568 SQFT >367 SQFT 568 SQFT PROVIDED / 250 = 2.27 = 3 TREES COMBINATION OF EXISTING & PROPOSED LANDSCAPED PROVIDED ALONG SOUTH PROPERTY LINE TO SCREEN VEHICLES FROM ADJACENT SHOPPING CENTER PARKING LOT
GENERAL SITE:	13,637 SQFT (>2,970 SQFT) OF GRASSED OR (EXISTING & PROPOSED) TREE & SHRUB LANDSCAPE AREA THIS INCLUDES SUPPLEMENTAL PLANTINGS AROUND THE BUILDING

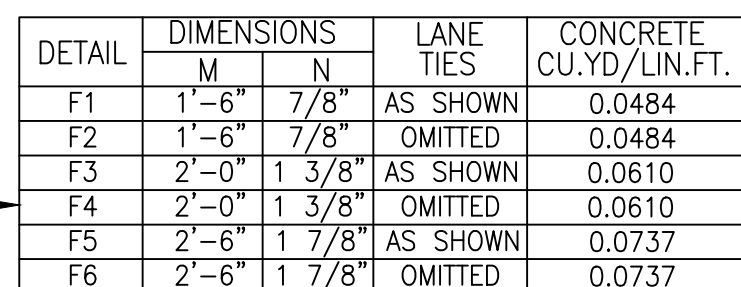


SUPPLEMENTAL LANDSCAPE NOTES
1. REFER TO NOTE & SPECIFICATIONS SHEET 2 FOR ADDITIONAL LANDSCAPE NOTES AND SPECIFICATIONS.
2. ANY SUBSTITUTIONS OF PLANT MATERIAL FROM THE APPROVED PLANS SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.

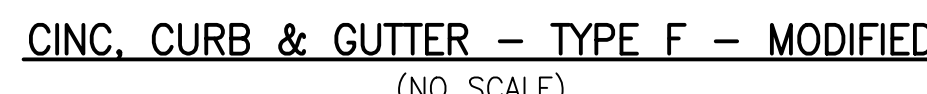
PLANT LIST				
KEY	QUAN.	BOTANICAL NAME	COMMON NAME	REMARK
DECIDUOUS TREES				
GT	3	Gleditsia triacanthos var. inermis 'Skycole'	Sunburst Thornless Honey Locust	2-1/2" cal. B&B
CONIFER SHRUBS				
PMM	2	Pinus mugo 'Mops'	Mops Mugo Pine	24" ht./#3 Cont.
TM	7	Taxus X Media 'Densiformis'	Densiformis Yew	24" ht./#3 Cont.
DECIDUOUS SHRUBS				
HM	15	Hydrangea serrata 'maka'	Tiny Tuff Stuff Hydrangea	24" ht./#3 Cont.
PERENNIALS & ORNAMENTAL GRASS				
HHR	15	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal./#1 Cont.
HSO	25	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 gal./#1 Cont.
HPM	23	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 gal./#1 Cont.
CAK	18	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal./#1 Cont.



SHRUB PLANTING DETAIL
(NO SCALE)



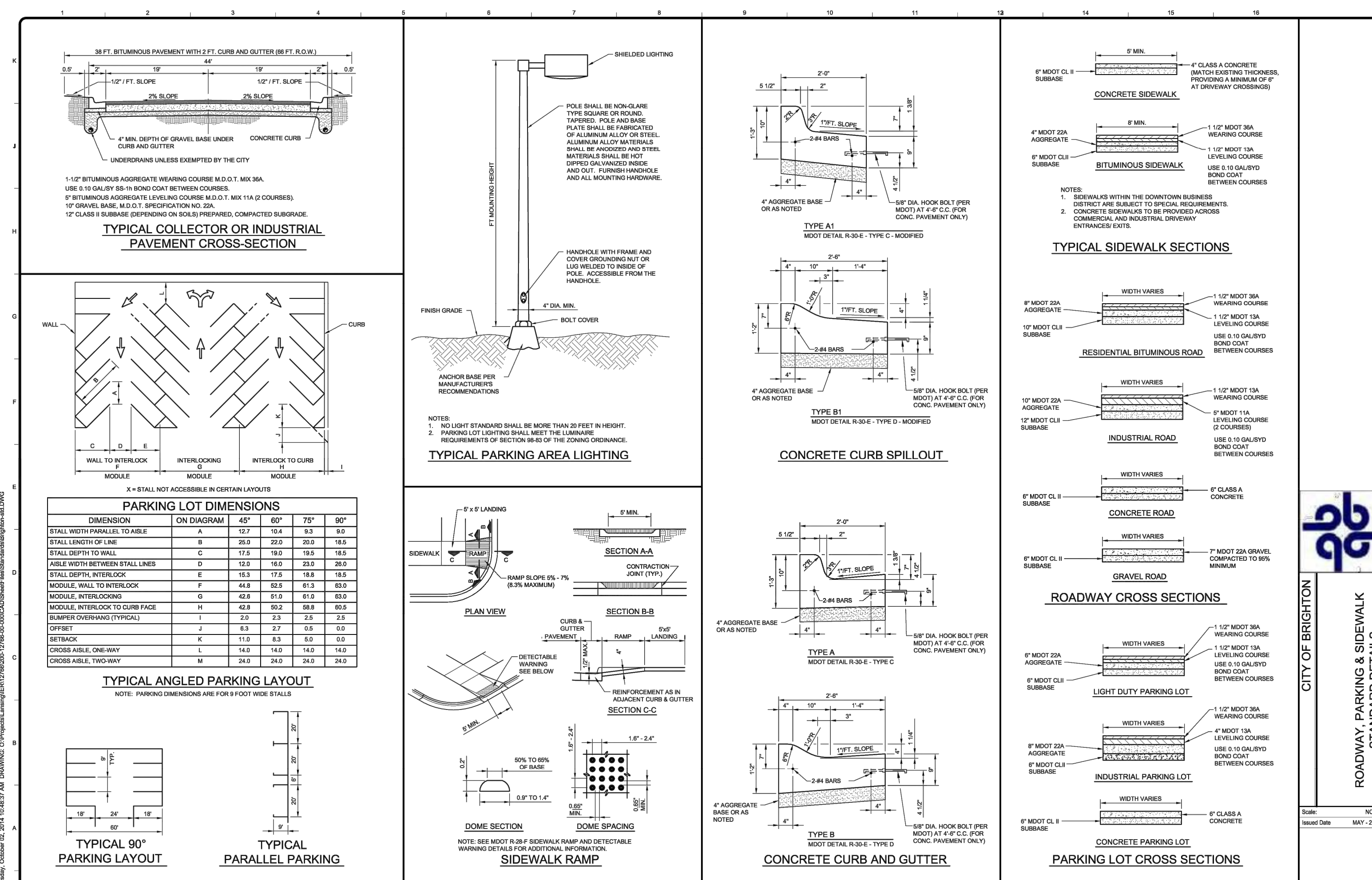
CONC. CURB & GUTTER - TYPE F
(NO SCALE)



NOTE: DRIVE SECTION SHALL BE CONSTRUCTED TO MEET IFC 2018: D102.1 STANDARDS (ABLE TO SUPPORT 75,000 LB FIRE APPARATUS LOAD)



NO PARKING SIGN DETAIL
(NO SCALE)



SEE SHEET 2 FOR GENERAL
NOTES AND LEGEND

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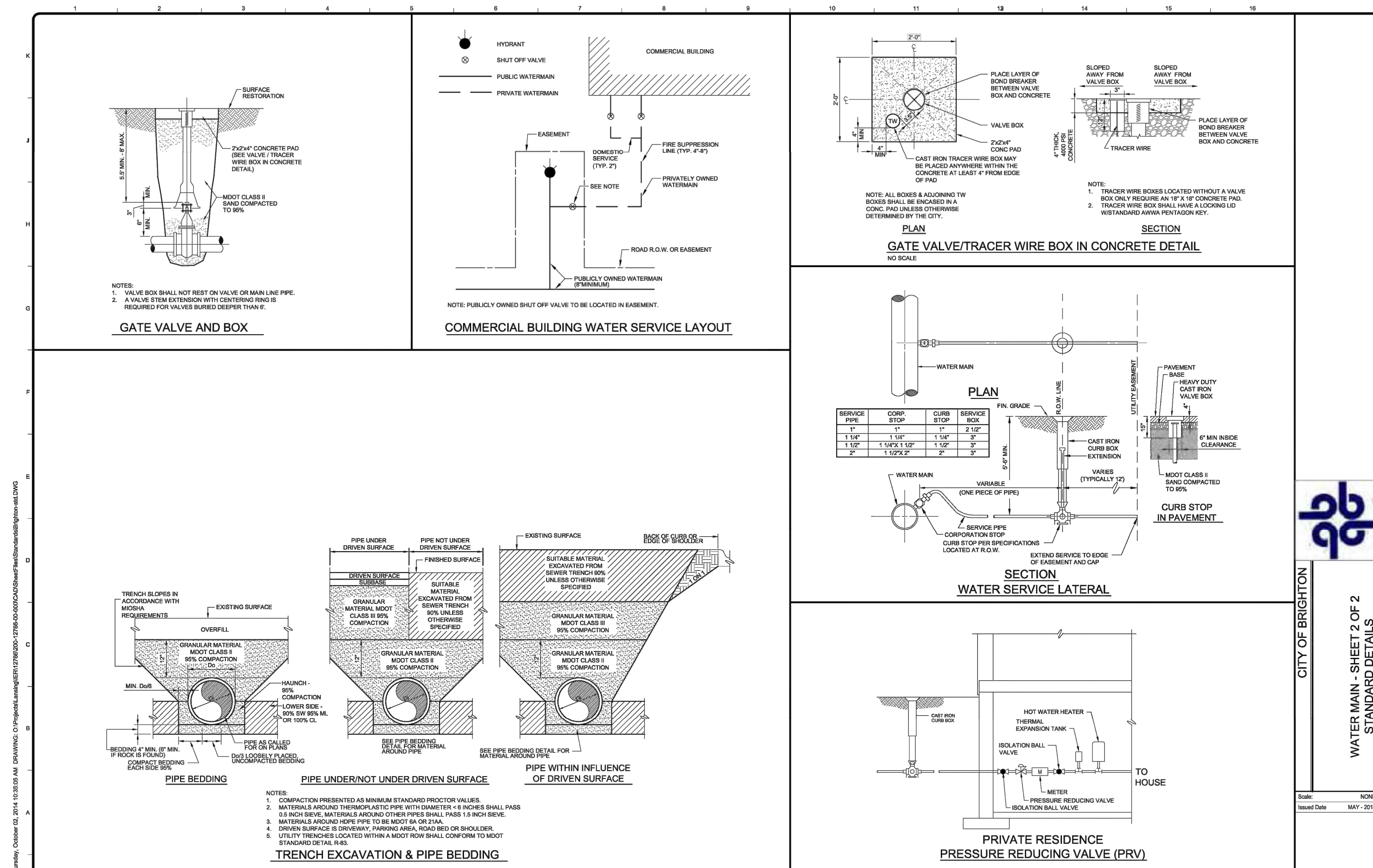
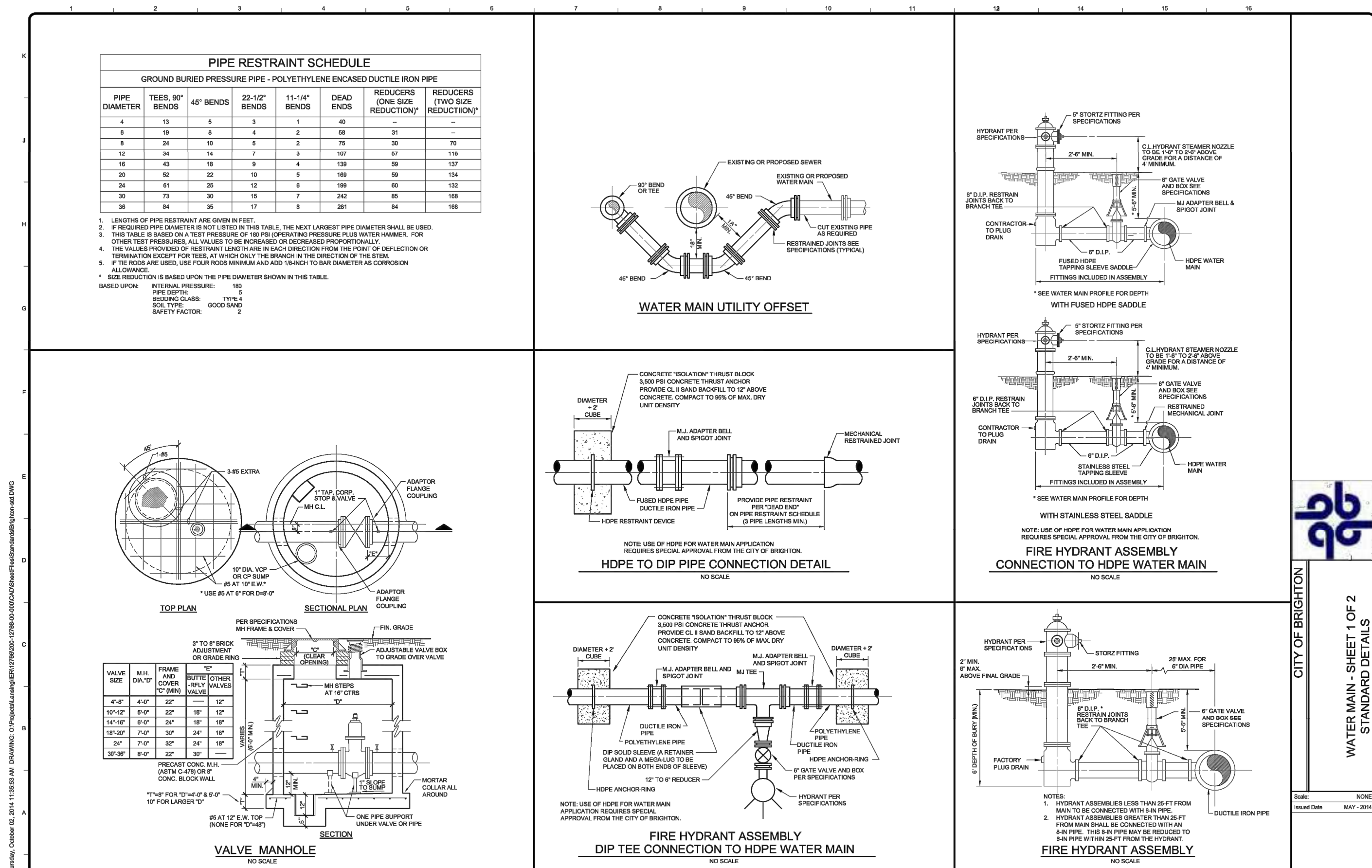
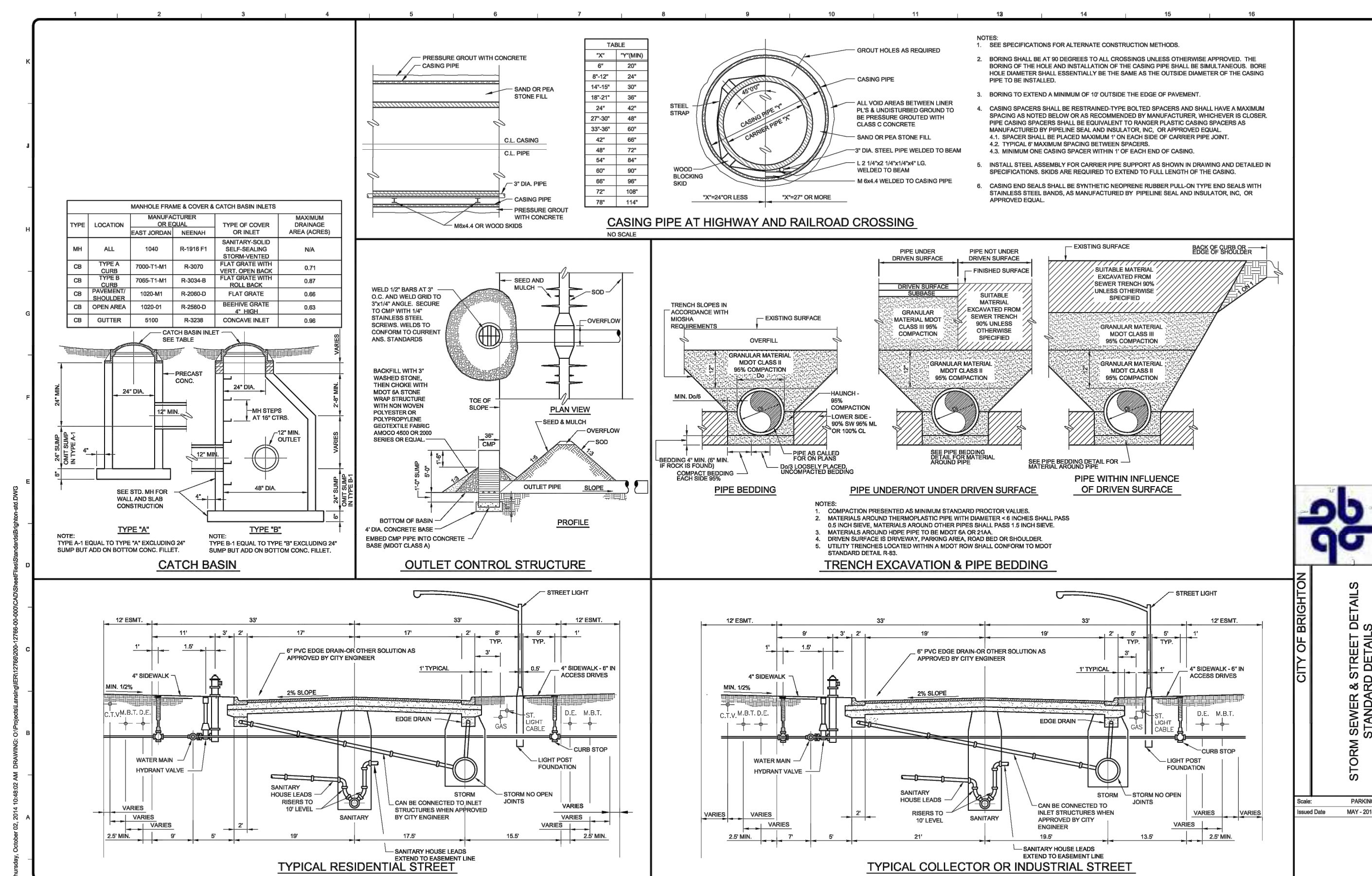
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CONSTRUCTION DETAILS

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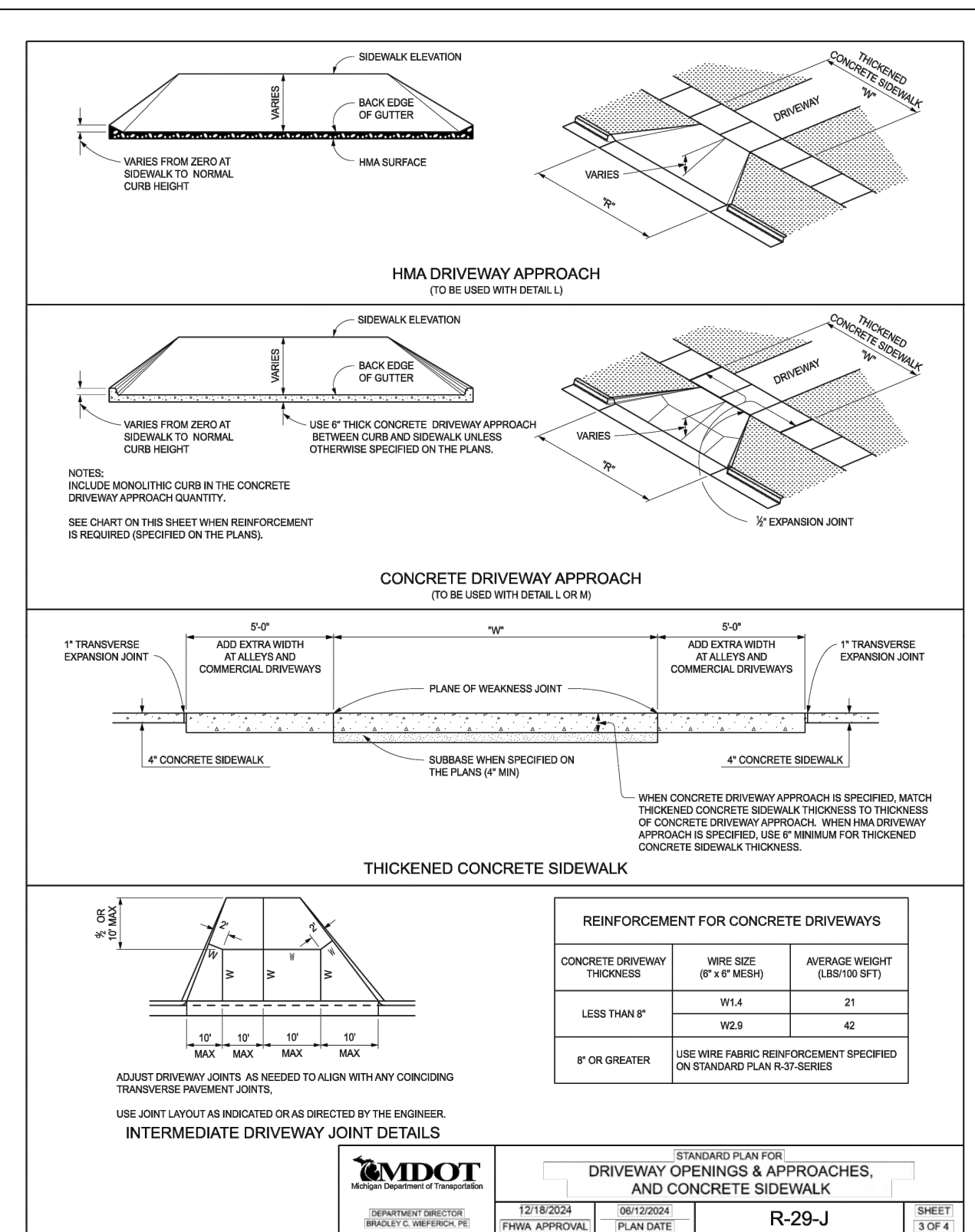
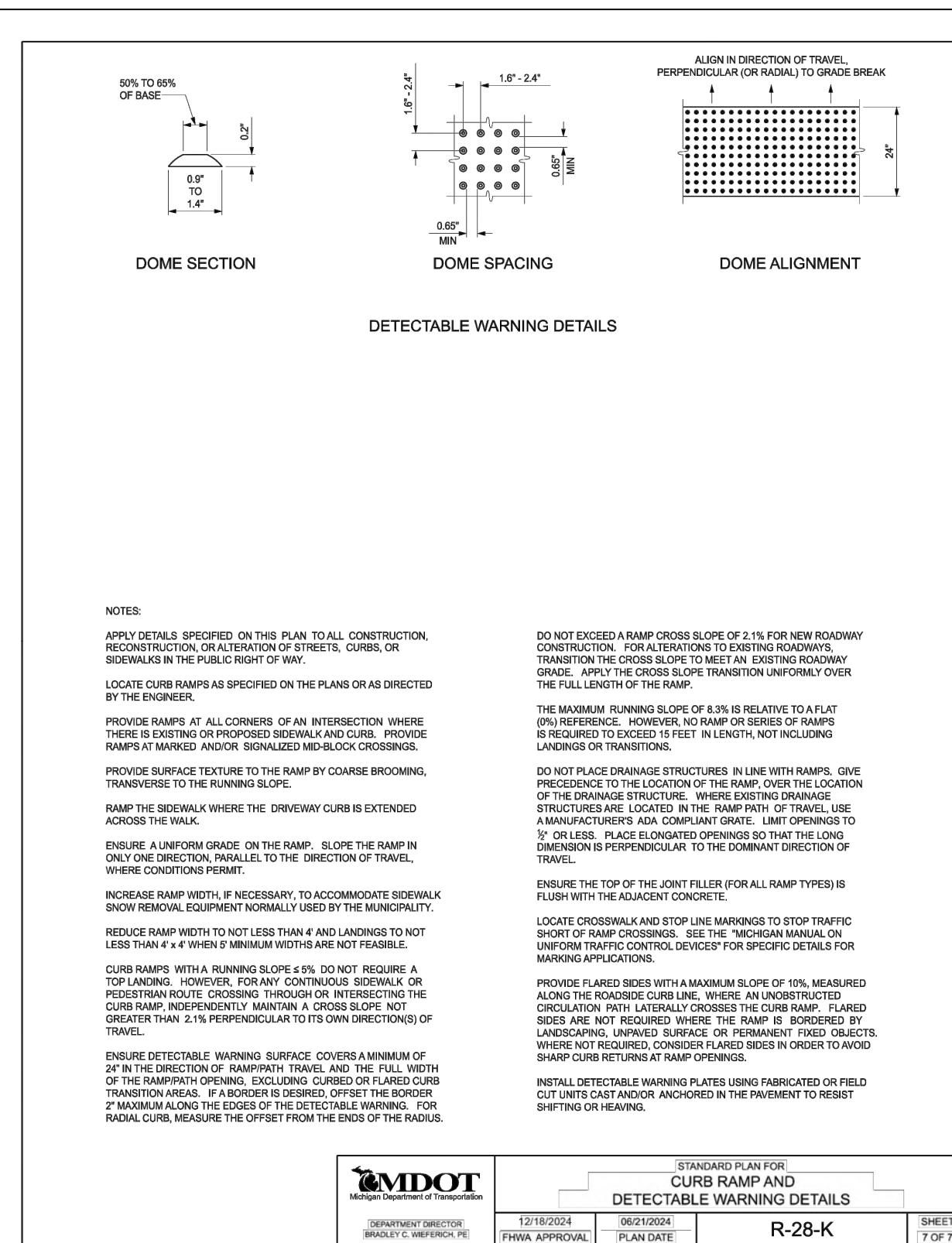
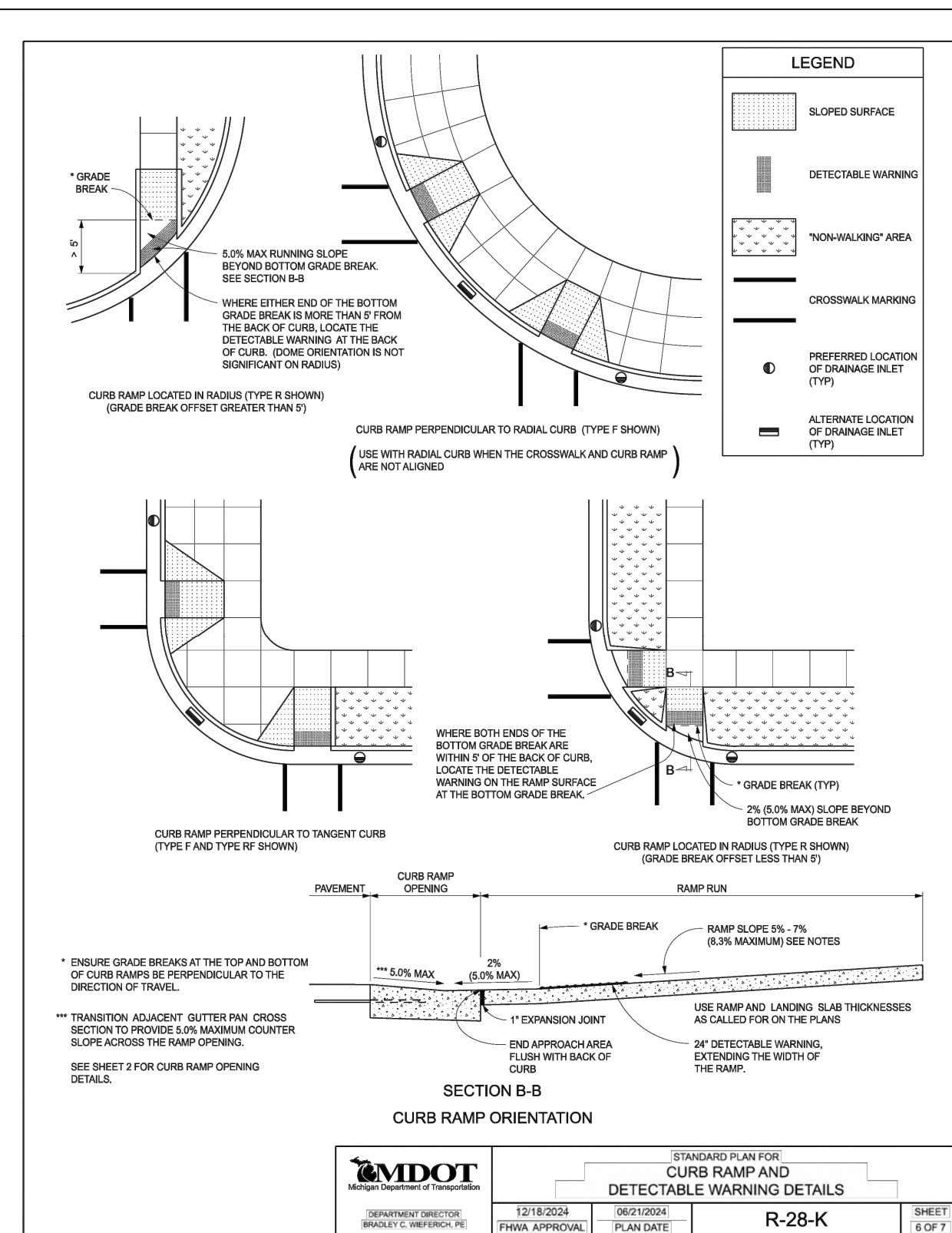
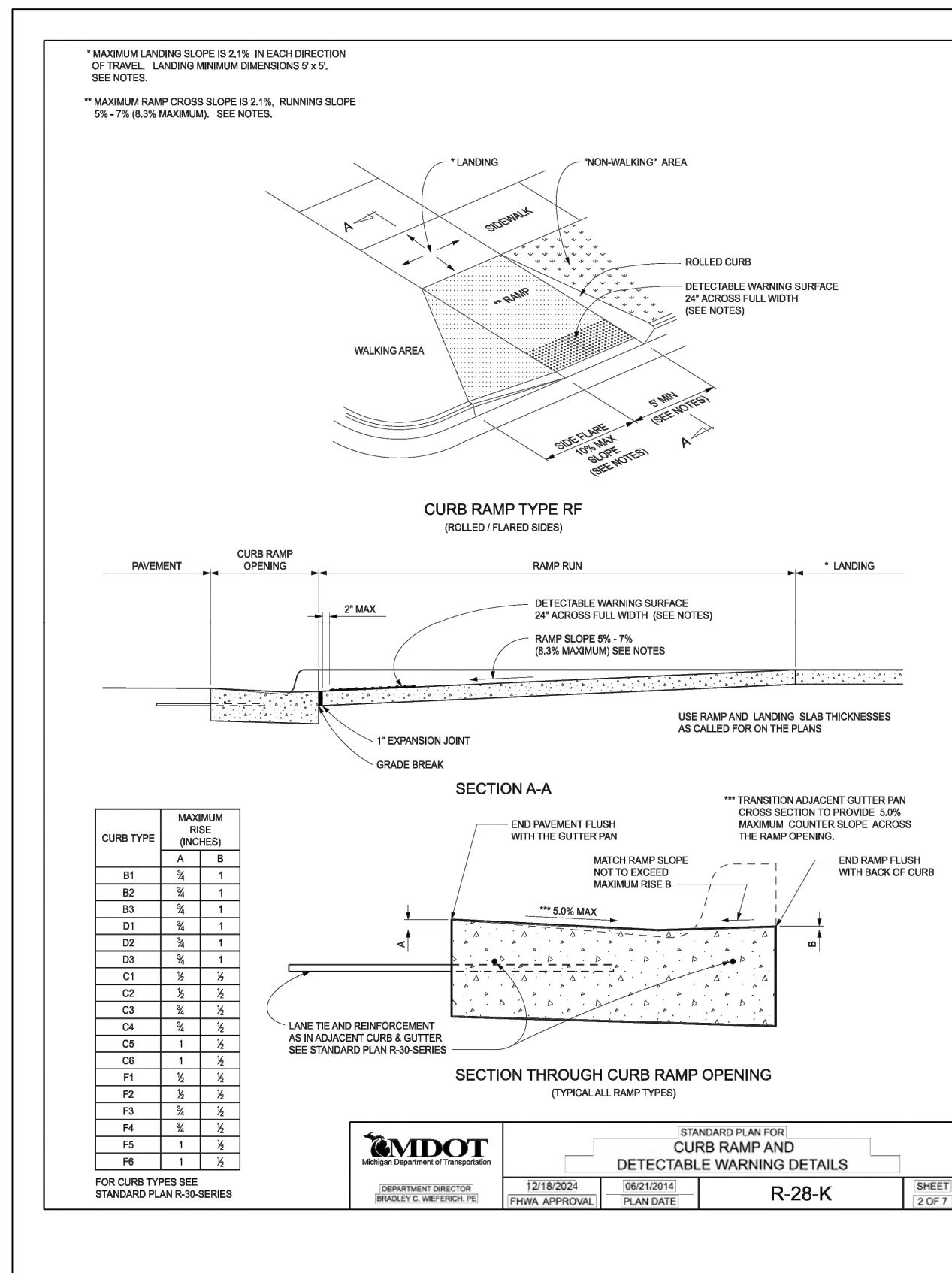
PROJECT
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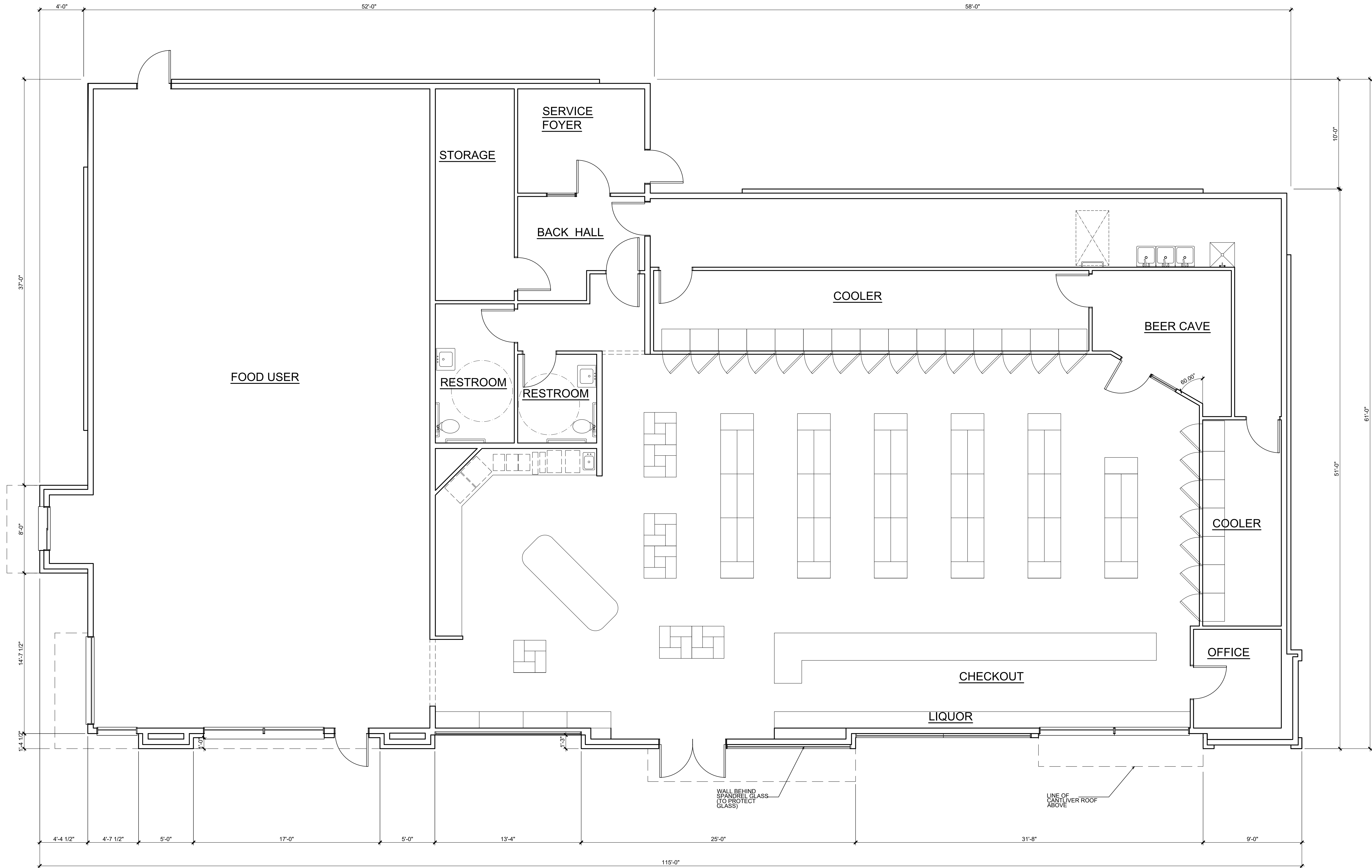
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MDOT SIDEWALK DETAILS

TITLE	
NO	BY
1	MJD
CITY OF BRIGHTON COMMENTS	
2-25-26	
REVISION PER	
DATE	

DESIGNED BY:	ST
DRAWN BY:	ST
CHECKED BY:	
SCALE:	NO SCALE
JOB NO:	25-379
DATE:	1/9/2026
SHEET NO.	12 BOSS BE Engineering





FIRST FLOOR PLAN

ALL INTERIOR PARTITION DIMENSIONS ARE
3 1/2" UNLESS NOTED OTHERWISE.

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH
OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

TRUSS DESIGNER/FABRICATOR SEE SHEET #2
FOR ADDITIONAL NOTES & INFORMATION.

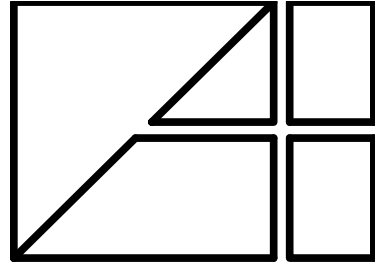
SEE SHEET #3 & 4 FOR ADDITIONAL DETAILS
REGARDING DRAWINGS & CONSTRUCTION.

SEE SHEET #1 FOR ADDITIONAL NOTES
REGARDING DRAWINGS & CONSTRUCTION.

DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS.
IF VARIATIONS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

SCALE: 1/4" = 1'-0"

NOTE TO BUILDING OFFICIAL:
THIS DRAWING IS NOT VALID
UNLESS THE SIGNATURE AND
SEAL ARE IN BLUE INK.



Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design

2445 Franklin Road

Bloomfield Hills, MI 48302

248 • 334 • 5000

SHEET TITLE
FIRST FLOOR PLAN

PRELIMINARY

CLIENT/PROJECT
GRATUS LLC
PROPOSED COMMERCIAL DEVELOPMENT
BRIGHTON, MICHIGAN

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PERMITS

CONSTRUCTION

REVISIONS

REVISIONS

REVISIONS

REVISIONS

DRAWN BY
MAS

CAD FILENAME
GRATUS-BRDWG

CHECKED BY

JOB NUMBER
2970

DATE

SHEET NUMBER

A3



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

TRUSS DESIGNER/FABRICATOR SEE SHEET #2 FOR ADDITIONAL NOTES & INFORMATION.

SEE SHEET #3 & 4 FOR ADDITIONAL DETAILS REGARDING DRAWINGS & CONSTRUCTION.

SEE SHEET #1 FOR ADDITIONAL NOTES REGARDING DRAWINGS & CONSTRUCTION.

DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS. IF VARIATIONS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

NOTE TO BUILDING OFFICIAL:
THIS DRAWING IS NOT VALID
UNLESS THE SIGNATURE AND
SEAL ARE IN BLUE INK.

Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design

2445 Franklin Road
Bloomfield Hills, MI 48302
248 • 334 • 5000

CLIENT/PROJECT

GRATUS LLC
PROPOSED COMMERCIAL DEVELOPMENT
BRIGHTON, MICHIGAN

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ALEXANDER V.
BOGAERTS + ASSOC.

☒ PRELIMINARY

☐ BIDS

☐ PERMITS

☐ CONSTRUCTION

DRAWN BY

MAS

CAD FILENAME

03-24-2025.dwg

CHECKED BY

JOB NUMBER

2970

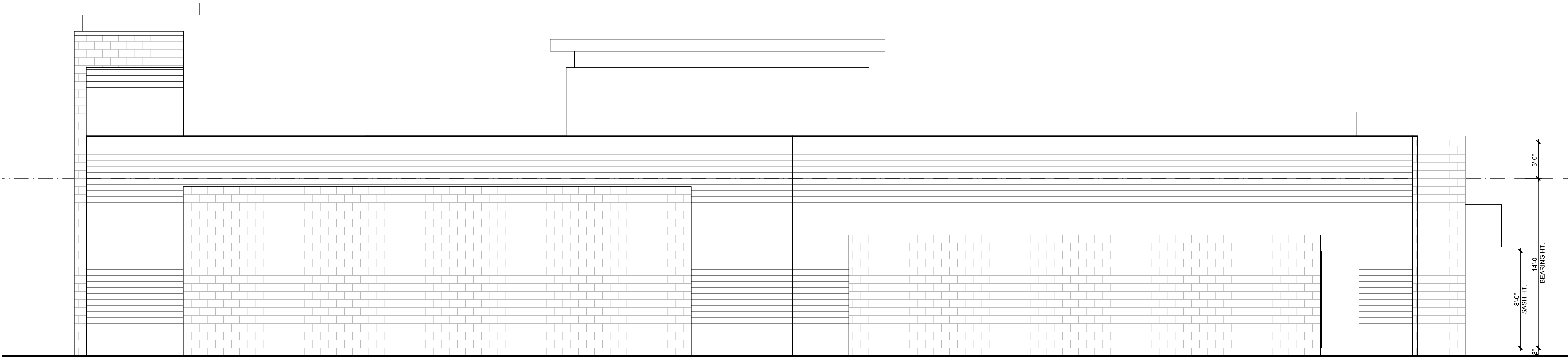
DATE

SHEET NUMBER

A5

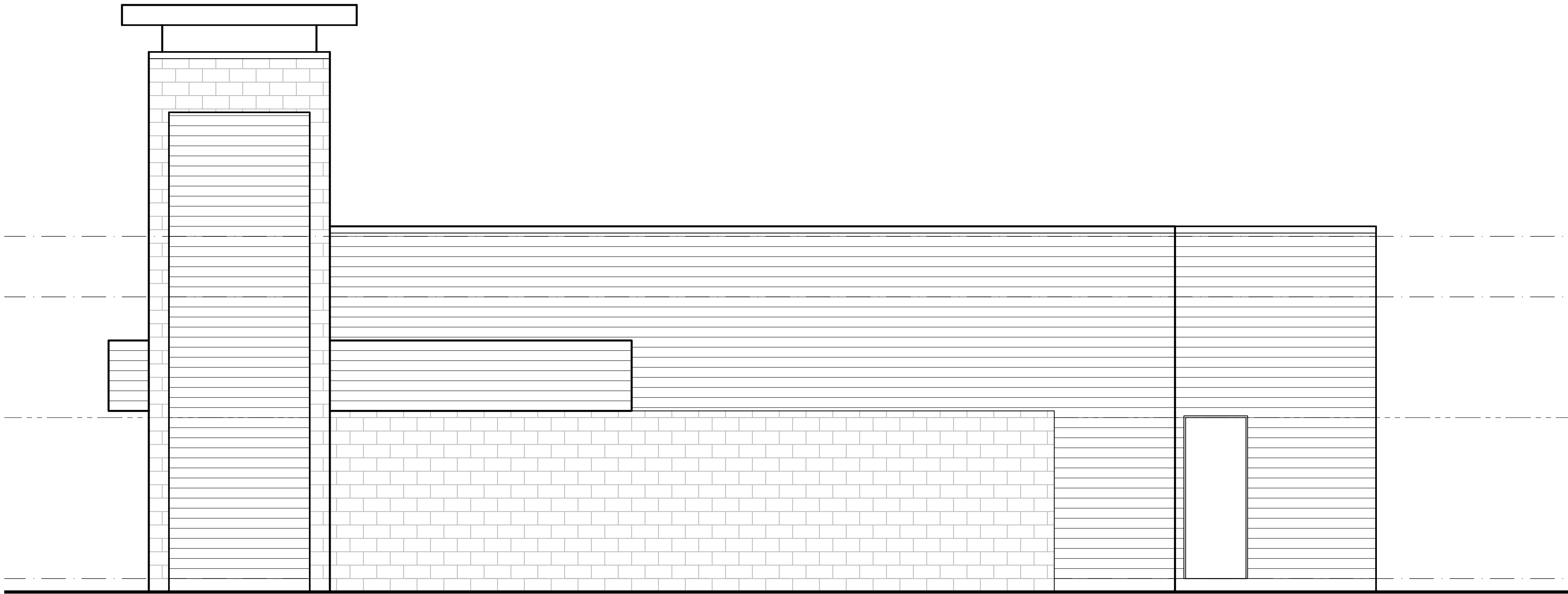
FRONT & SIDE
ELEVATION

PRELIMINARY



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

Schedule							
Symbol	Label	QTY	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	P1	6	DSX0 LED P3 40K 80CRI BLC3 EGS	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control External Glare Shield	5439	0.9	68.95
	P2	3	DSX0 LED P3 40K 80CRI T4M EGS	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 4 Medium External Glare Shield	6772	0.9	68.95
	W1	4	WDGE2 LED P3 40K 80CRI T2M	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 2 MEDIUM OPTIC	3215	0.9	32.1375
	C1	20	RCNY LED ASYC ALO2 Setting 6 80CRI 50K MVOLT	Recessed Canopy Asymmetric Forward Throw Lens Adjustable Lumen Output 10,000-20,000 Lumens 80CRI 5000K 120-277V	13695	0.9	114.0914
	S1	4	DSWC07-CC-V-BK		1994	0.9	23.55

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	1.2 fc	27.5 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	X	2.9 fc	22.1 fc	0.5 fc	44.2:1	5.8:1
Property Line	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
Under Canopy	+	32.8 fc	53.4 fc	11.4 fc	4.7:1	2.9:1

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

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

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

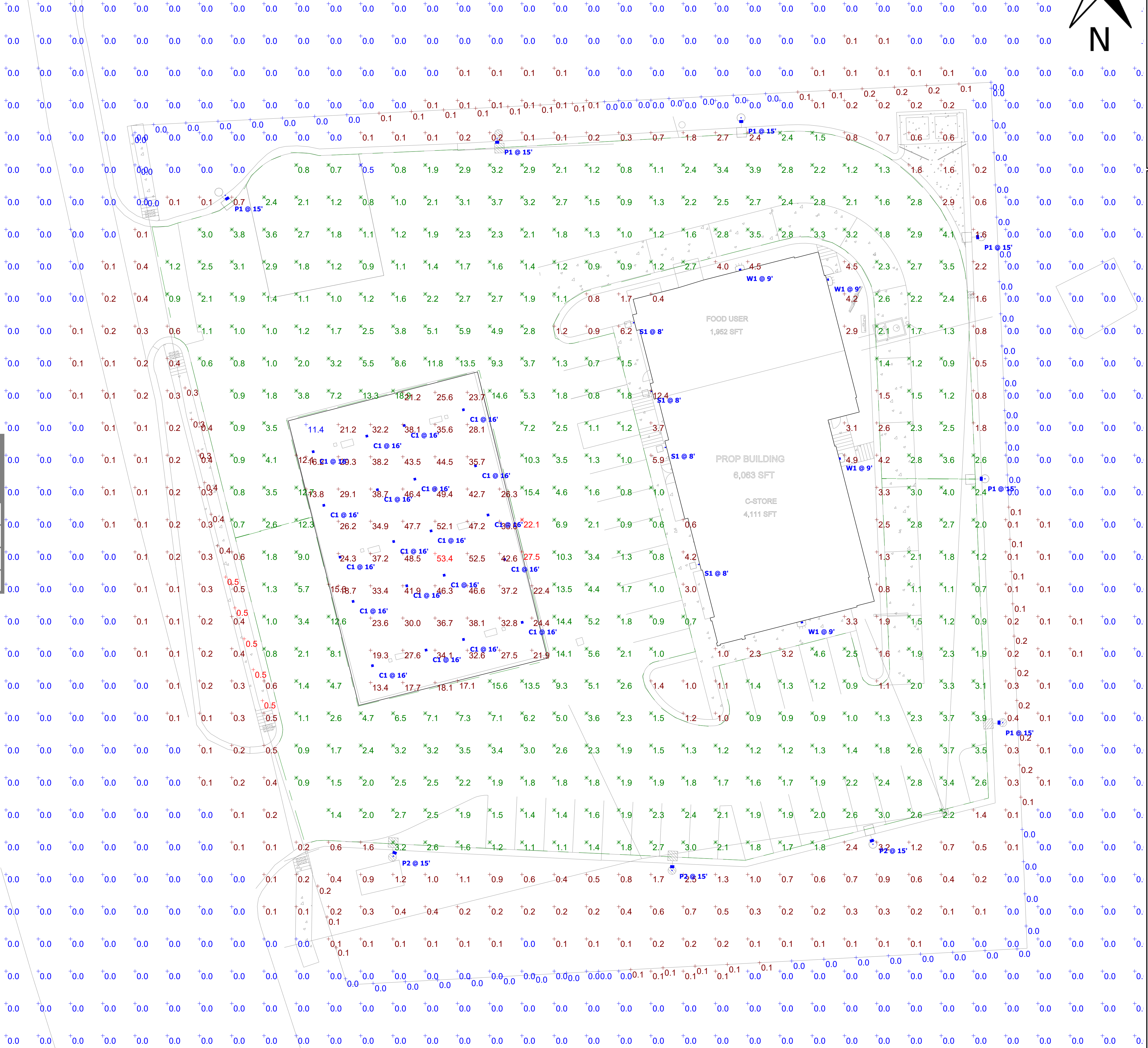
UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

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

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

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



Plan View
Scale - 1" = 16ft



CITY OF BRIGHTON - GAS STATION
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
02/26/2026
Scale
Not to Scale
Drawing No.
#26-55105 V2



RCNY LED
Recessed LED
Canopy/Ceiling
Luminaire



Introduction

The RCNLY LED recessed luminaire is designed to provide exceptional energy savings and versatility in one fixture. With a compact design the RCNLY provides superior illumination while blending into the canopy space seamlessly. The RCNLY is unique in that as a recessed canopy it can be installed in both 12" and 16" canopy decks. Features such as Adjustable Lumen Dial, Driver and Dimmer, and a Uniform Light Distribution (ASQC) option make the RCNLY one of the most versatile gas station canopies in the market. Lumen dial and driver are both accessible from below. With up to 179 LPW the RCNLY LED delivers up to 90% in energy savings when replacing metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the RCNLY provides a superior price/performance maintenance savings over traditional luminaires. Wet location junction box available upon request.

Specifications

	RCNY LED
Width:	11.5"
Height:	5.9"
Length:	11.5"
Weight:	14lbs

EXAMPLE: RCNY LED ALO2 50K 70CRI SYMC MVOLT BZS DWHXF

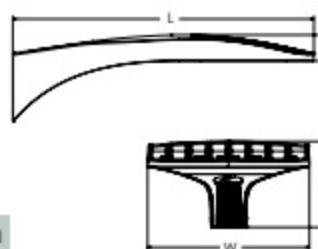
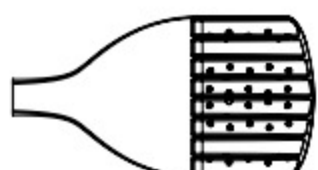
RCNY LED						
Series	Package	Color Temperature		CRI	Lens	
RCNY LED	AL01	2,000-12,000 Lumens	30K	3000K	70CRI	SYMC Symmetric Clear Lens
	AL02	4,000-24,000 Lumens	40K	4000K	80CRI	ASYC Asymmetric Clear Lens
			50K	5000K	90CRI ²	SYMC Symmetric Frosted Lens
			57R	5700K	AMCRI ³	SYMG Symmetric Glass Lens
			AMBLW (Limited Wavelength) ¹			
Voltage		Trim	Trim Finish	Option		
MD01	120-277V	B25	11.5" Square Bezel	DW0D0	White	ICE Coastal Protection
MD02	347-480V	B2L	18.5" Square Bezel	DBL30	Black	SD0D0 10K Surge Protection
				DB0R0	Bronze	DMG ² 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
				DA0A0	Natural Aluminum	

Accessories			NOTES
Ordered and shipped separately.			
Part#	Description	Use	Dimensions
FP23M*	HCN Backplate for 12" Decks	Covers Existing Hole/Larger than Fixture	11.5" x 4" x 18GA Gal Steel
FP28M*	HCN Backplate for 16" Decks	Covers Existing Hole/Larger than Fixture	15.5" x 4" x 18GA Gal Steel
BP18M*	HCN 18" Backplate	Covers Footprint of Existing Fixture	18" x 18" x 16G Aluminum
BP28M*	HCN 28" Backplate	Covers Footprint of Existing Fixture	28" x 28" x 16GA Aluminum
WLK82	Catalyzer No. 1-2 Inch with Cover	For Power Supply Wiring	2.8" x 4.6" x 2.0" Aluminum

* Add \$3.00 to the end of the catalog number for individual unit pack or \$60 for packs of units.



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RCNY LED
Rev. 11/13/25

Specifications

EPA:	0.44 ft (0.04 m)
Length:	26.18 (66.5 cm)
Width:	14.06 (35.7 cm)
Height H1:	2.26 (5.7 cm)
Height H2:	7.46 (18.9 cm)
Weight:	23 lb (10.4 kg)



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

DSXD LED													
Series		LEDs		Color temperature ¹		Color Rendering Index ²		Distribution		Voltage		Mounting	
DSXD LED		Forward optics		(this section 70CRI only)									
P1	P5	30K	3000K	70CRI		AFR Automotive front row		TSM Type I medium		XVOLT ³ (120V-277V) ⁴		Shipped included	
P2	P6	40K	4000K	70CRI		T1S Type I short		TSLG Type I low glare		XVOLT ³ (347V-450V) ⁴		SPA Square pole mounting (H5 drilling 3.15" min. 50 pole)	
P3	P7	50K	5000K	70CRI		T2M Type II medium		BUC3 Type III backlight control ⁵		120V max ⁶		BFA Round pole mounting (H5 drilling 2" min. 800 pole)	
P4						T3M Type III medium		BUC4 Type III backlight control ⁵		277V max ⁶		RPS Round pole mounting (H5 drilling 3" min. 50 pole)	
Rotated optics		27K 2700K		80CRI		TSLG Type II low glare ⁷		BUC4 Type III backlight control ⁵		277V max ⁶		BFA5 Round pole mounting (H5 drilling 3" min. 800 pole)	
P10	P12	30K	3000K	80CRI		T4M Type IV medium		LCCO Left corner cutoff ⁸		347V max ⁶		BFA5 Round pole mounting (H5 drilling 3" min. 800 pole)	
P11	P13	35K	3500K	80CRI		T4LG Type IV low glare ⁷		RCCO Right corner cutoff ⁸		347V max ⁶		SPARN Square narrow pole mounting (H8 drilling 3" min. 50 pole)	
		40K	4000K	80CRI		TFTM Forward throw medium				480V max ⁶		WBA Wall bracket ⁹	
		50K	5000K	80CRI								MA Max arm adapter (mounts on 2.38" Ø horizontal) (recess)	

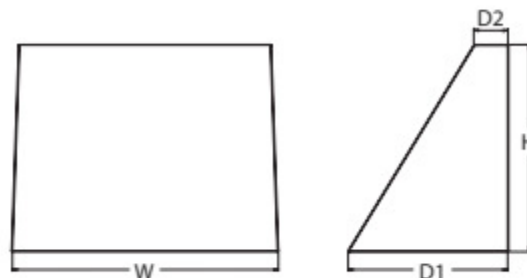
Control options			Other options			Finish request	
Shipped installed			Shipped installed			DOBRD	Dark Bronze
NIATARD PERIN	Night All: gen 2 enabled with 30-watt medium ambient sensor, 8-40" mounting height, ambient sensor enabled, 2JC, 11.5, 13.5	PER7	Seven-pin receptacle only (cords not standard, ordered separately) **	H5	Household shield (black finish standard) **	DBLKO	Black
		R90	Light adjustable tripping **	R90	Light oriented options **	DNAKD	Dark Aluminium
PR	High/Low, motion ambient sensor, 8-40" mounting height, ambient sensor enabled, 2JC, 11.5, 13.5	PR30	30-watt switched dimming, 30% **	CCE	Central Control System **	DWAKD	White
		OR50	50-watt switched dimming, 50% **	SA	50" Ambient operation **	DWTD	Textured dark bronze
PER5	Low/Low, motion ambient sensor, 8-40" mounting height, ambient sensor enabled, 2JC, 11.5, 13.5	BAA	0-30% dimming when pulled outside fixture (for use with an external control, ordered separately) **	BAA	Pay America's! At and Retail America Pay America Qualified	DBLKO	Textured black
		SF	Single Line (20, 127, 347V) **	SF	Single Line (20, 127, 347V) **	DNATD	Textured natural bronze
PER8	Five-pin receptacle only (cords not standard, ordered separately) **	DF	Double Line (208, 240, 480V) **	DF	Double Line (208, 240, 480V) **	DWAKG	Textured white
		Shipped separately			Shipped separately		
			ESD	External (Gate) Shield (available, field install required, matches housing finish)	ESD	External (Gate) Shield (available, field install required, matches housing finish)	
			BSDB	Bird Spikes (field install required)	BSDB	Bird Spikes (field install required)	



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COMMERCIAL OUTDOOR

DSX0-LEI
Rev. 08/28/2
Page 1 of 1



Specifications:

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs

and background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, BICO)							
					P0	P1	P2	P3	P4	P5	P6	
WDG1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--	--
WDG2 LED	Visual Comfort	10W	18W	Standalone / eLight	--	1,200	2,000	3,000	4,500	6,000	--	--
WDG3 LED	Precision Reflective	10W	18W	Standalone / eLight	700	1,200	2,000	3,200	4,200	--	--	--
WDG3 LED	Precision Reflective	15W	18W	Standalone / eLight	6,000	7,500	8,500	10,000	12,000	--	--	--
WDG4 LED	Precision Reflective			Standalone / eLight	--	12,000	16,000	18,000	20,000	22,000	--	25,000

EXAMPLE WDC50-LED-P3 10K 20GRUVE 11VOLT 3PM BDD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDC2 LED	P1*	27K 2700K	80CRI	VF	Visual comfort forward throw	MYUL	Shipped included
	P2*	35K 3500K	90CRI	34°		34°	
	P3*	35K 3500K		VW	Visual comfort wide	SDM	Surf mounting bracket
	P4*	30K 3000K				ICW	Indirect Ceiling / Wall washer (dry/damp locations only)*
	P5*	30K 3000K					

* Door with small window (DW) is required to accommodate wires. See page 2 for more details.

3) Recess Architectural wall space*

PWB Surf-mounted back box (top, right, center entry). Use when the fix is recessed (see available)

Options							
E4WR	Emergency battery backup, Certified in CA Title 20 MAEBS (49W, 47C min)					D8BDB D8LBD D8AKX	Light Backup Dark Natural aluminum
ELOWH	Emergency battery backup, Certified in CA Title 20 EMEB (10K, 57C min)						
ELOWH	Emergency battery backup, Certified in CA Title 20 MAEBS (18kW, -20°C min)					D9WBV D9DAD	White Sandstone
ES	PhotoCell, Battery Type	PBHV	Bi-Level (100/53%) monison sensor for 15-30' mounting heights, intended for use on switched circuits with external dusk-to-dawn switching.			D8BTB	Burled teak
DS	Dusk Switching (comes w/ 2 drivers and 2 light outputs, see page 4 for details)	PBHVCHV	Bi-level (100/53%) monison sensor for 15-30' mounting heights with photozell pre-programmed for dusk to dawn operation.			D8BTD	Burled teak
DNG	0-30V dimmers were pulled outside fixture for use with an external control, unless per approved.	NELNREZ PIRH	(also available with P20R/P20M & P20H) Bi-Level (100/53%) monison sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.			D8BTO D8ATD	Burled teak natural aluminum
RCE	Battery could vary from 100Ah (P800). Total 4 entries points.	NELNREZ PIRH	Embedded wireless controls by night with USFDA listed emergency operation, Passive Infrared D.O. sensor and on/off photoswitch for 15-30' mounting heights.			D8WGD D8STD	Burled teak natural aluminum
OCE	Dual Switching (1 Downer, 1 Light Engines)						
CSE	Coastal Controller?		See page 4 for sort of functionality				



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WEDGE2
Rev. 04/0

These 5" and 7" DarkSky Certified wall fixtures offer focused, energy-efficient illumination while minimizing light pollution, making them ideal for environmentally conscious outdoor spaces.



Model	Size	Watts	Delivered lumens	CRI	Color "T"	Voltage
DSWC05-CC	5"	16 W	1200 lm	90	2200, 2700, 3000, 3500, 4000 K	120 V
DSWC07-CC-V	7"	24 W	2000 lm	90	2200, 2700, 3000, 3500, 4000 K	V: 120 / 277 V 0-10V dimming

*at 3000 K or lower CCT