Brighton City Council Meeting

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

March 24, 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: March 10, 2026
b. Approval of Resolution #2026-02, Poverty Exemption

Correspondence

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

Discussion

9. 2026/2027 Budget & Utility Fees Presentation
10. Brighton Arts and Culture Commission meetings

Public Hearing

11. Second reading and conduct a public hearing for proposed ordinance amendment, Ord 616 (land division)
12. Conduct a public hearing and consider approval of site plan 26-02, and rezoning of the subject parcel to a planned unit development (PUD), Cedarhurst of Brighton senior housing community, located at Nemco Way and Holloway drive

New Business

13. Consider award of crack sealing services contract to Wolverine Sealcoating, LLC for an amount not to exceed $45,000, including necessary budget amendment
14. Consider approval of the METRO Act Right of Way Permit Extension with KEPS Technologies, Inc. dba ACD.net and authorize the City Manager to execute the same
15. Consider approval to purchase new server, SQL licensing, and network switches and authorize the City Clerk to execute the same
16. Consider establishing procedures for Caleb Jenkins to participate in Planning Commission and Zoning Board of Appeals meetings remotely due to military duty
17. Consider approving the purchase of two duty pumps for the Pine Creek water storage house from Dubois-Cooper Associates at a cost not to exceed $36,534
18. Conduct a first reading and consider setting a public hearing date of April 21, 2026, for proposed Ordinance 613, amendments to the City of Brighton Code of Ordinance, Section 98-5.6 “Off-street Parking Regulations”

19. Conduct a first reading and set a public hearing date of April 21, 2026, for proposed Ordinance 615, amendments to the City of Brighton Code of Ordinances, Conditional Zoned Properties
20. 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

Other Business

21. Call to the public
22. Adjournment

Brighton City Council Meeting

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MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON MARCH 10, 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, Councilmembers: Albert, Gardner, Gipson, Pettengill, and Schmenk.

Others Present: City Manager Gretchen Gomolka, DPS Director Marcel Goch, Human Resources Manager Michelle Whitney, City Clerk Tara Brown, Chief Brent Pirochta.

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

4. Consider approval of the agenda

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

5. Consider approval of consent agenda items

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

Consent Agenda Items

a. **Approval of 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

Councilmember Schmenk reported that the Zoning Board of Appeals met on February 26, 2026, to consider two variance requests. Both variances, one related to a gas station renovation near the freeway and the other for a garage, were approved.

Councilmember Pettengill stated the Brighton Arts and Culture Commission met and discussed various summer initiatives. They also considered restructuring the commission to be advisory, the City Attorney was present to discuss the Open Meetings Act.

7. Staff updates

Chief Pirochta stated that with severe weather approaching, it is important to be prepared. He advised ensuring vehicles are equipped with essential items such as salt, sand, a shovel, and blankets to help maintain safety in case of an emergency.

DRAFT

DPS Director Goch noted that City staff will be vacuuming leaves in certain areas that were missed over the winter; however, residents are asked not to rake additional leaves into the streets.

8. Call to the public

Mayor Tobbe opened the call to the public at 6:37 p.m.

Mark Gatesman addressed City Council regarding his candidacy for Circuit Court Judge.

Dennis Nauss spoke regarding the alley adjacent to his home, noting that a tree is scheduled to be removed.

Dan Wholihan addressed City Council regarding his wife, Kristina Lyke's candidacy for Circuit Court Judge.

Hearing and seeing no further comment, the call to public was closed at 6:46 p.m.

Discussion

9. Brighton Arts and Culture Commission grant opportunity

Human Resources Manager Whitney presented City Council with an opportunity to revitalize a project for Hyne Alley that proposes transforming the existing alley into pedestrian-focused downtown destination through enhanced landscaping, lighting, public art, and seating, with an estimated total cost of approximately $72,000 and potential grant funding opportunities identified to support implementation. City Council indicated that it was in favor of advancing the grant process to pursue funding options.

10. Michigan State Housing Development Authority Community Development Block Grant opportunity

City Manager Gomolka updated City Council on the opportunity from the Michigan State Housing Development Authority (MSHDA), who administers Community Development Block Grant (CDBG) funding to support local projects that benefit low- to moderate-income residents. Staff have identified this as a potential funding opportunity for the city, with eligible uses including infrastructure improvements, housing rehabilitation, public facilities, and economic development initiatives. Some information like identifying a qualifying project, meeting program requirements, and dedicating staff resources for application and administration is forthcoming. City Council was in favor of investigating more details about the grant. Staff will update at a future City Council meeting.

New Business

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

Motion by Councilmember Schmenk, seconded by Councilmember Pettengill to approve site plan 26-01, a building and site redevelopment of 8355 W. Grand River. **The motion carried, 6-0.**

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

Motion by Councilmember Gardner, seconded by Councilmember Pettengill to enter into closed session at 7:27 p.m. or 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. **The motion carried by roll call vote, 6-0.**

Motion by Councilmember Gipson, seconded by Councilmember Pettengill to come out of closed session at 7:44 p.m.

13. Consider possible action as a result of closed session

Motion by Councilmember Gipson, seconded by Councilmember Schmenk to approve and authorize the City Mayor and City Clerk to execute the Department of Public Services TPOAM contracts as discussed in closed session. **The motion carried, 6-0.**

Other Business

14. Call to the public

Mayor Tobbe opened the call to the public at 7:46 p.m. Hearing and seeing no comment, the call to the public was closed.

15. Adjournment

Motion by Councilmember Gardner, seconded by Councilmember Gipson, to adjourn the meeting at 7:46 p.m. **The motion carried, 6-0.**

_____
Tara Brown, City Clerk

City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

March 24, 2026

SUBJECT: ANNUAL POVERTY EXEMPTION RESOLUTION

ADMINISTRATIVE SUMMARY

- The State Tax Commission conducts an annual 14-point Audit of Minimum Assessing Requirements (AMAR) of municipal assessing departments. A requirement of the AMAR standards is that annually the City Council approves through resolution an update to the poverty exemption federal dollar thresholds.
- The attached Poverty Exemption Packet/Application has been updated with the Federal income thresholds.

RECOMMENDATION

Approval of Resolution #2026-02, Poverty Exemption

Prepared by: Elizabeth Gaines, Finance Director

Approved by: Gretchen Gomolka, City Manager

Attachments:

1. Poverty exemption packet/application
2. Resolution #2026-02

2026

City of Brighton
Poverty Exemption Application

Pursuant to Section 211.7u
Michigan Complied Laws

This application must be filled out carefully and completely. A copy of 2025 Federal Income Tax Return must be submitted with this application for each person residing in the homestead. Federal W-2 form(s) are also required to be submitted. All applications MUST be complete and contain accurate information.

APPLICATIONS SUBMITTED WITHOUT COMPLED FORMS OR INCOME TAX DOCUMENTS WILL BE CONSIDERED INCOMPLETE AND DENIED.

THE GENERAL PROPERTY TAX ACT (EXCERPT)
Act 206 of 1893

211.7u Principal residence of persons in poverty; exemption from taxation; applicability of section to property of corporation; eligibility for exemption; application; policy and guidelines to be used by local assessing unit; duties of board of review; exemption by resolution and without application for certain tax years; appeal of property assessment; audit program; "principal residence" defined.

Sec. 7u (1) The principal residence of a person who, in the judgment of the supervisor and board of review, by reason of poverty, is unable to contribute toward the public charges is eligible for exemption in whole or in part from the collection of taxes under this act. This section does not apply to the property of a corporation.

(2) To be eligible for exemption under this section, a person shall do all of the following on an annual basis:

(a) Own and occupy as a principal residence the property for which an exemption is requested. The person shall affirm this ownership and occupancy status in writing by filing a form prescribed by the state tax commission with the local assessing unit.

(b) File a claim with the board of review on a form prescribed by the state tax commission and provided by the local assessing unit, accompanied by federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns, filed in the immediately preceding year or in the current year. Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year. If a person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year, an affidavit in a form prescribed by the state tax commission may be accepted in place of the federal or state income tax return. The filing of a claim under this subsection constitutes an appearance before the board of review for the purpose of preserving the claimant's right to appeal the decision of the board of review regarding the claim.

(c) Produce a valid driver license or other form of identification if requested by the supervisor or board of review.

(d) Produce a deed, land contract, or other evidence of ownership of the property for which an exemption is requested if required by the supervisor or board of review.

(e) Meet the federal poverty guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services under its authority to revise the poverty line under 42 USC 9902, or alternative guidelines adopted by the governing body of the local assessing unit provided the alternative guidelines do not provide income eligibility requirements less than the federal guidelines.

(3) The application for an exemption under this section must be filed after January 1 but before the day prior to the last day of the board of review.

(4) The governing body of the local assessing unit shall determine and make available to the public the policy and guidelines used for the granting of exemptions under this section. If the local assessing unit maintains a website, the local assessing unit shall make the policy and guidelines, and the form described in subsection (2)(b), available to the public on the website. The guidelines must include, but are not limited to, the specific income and asset levels of the claimant and total household income and assets.

(7) A person who files a claim under this section is not prohibited from also appealing the assessment on the property for which that claim is made before the board of review in the same year.

(11) As used in this section, "principal residence" means principal residence or qualified agricultural property as those terms are defined in section 7dd.

History: Add. 1980, Act 142, Imd. Eff. June 2, 1980 ;-- Am. 1993, Act 313, Eff. Mar. 15, 1994 ;-- Am. 1994, Act 390, Imd. Eff. Dec. 29, 1994 ;-- Am. 2002, Act 620, Imd. Eff. Dec. 23, 2002 ;-- Am. 2003, Act 140, Eff. Jan. 1, 2004 ;-- Am. 2012, Act 135, Imd. Eff. May 16, 2012 ;-- Am. 2020, Act 253, Imd. Eff. Dec. 22, 2020 ;-- Am. 2023, Act 191, Imd. Eff. Nov. 7, 2023
Popular Name: Act 206

CITY OF BRIGHTON
POVERTY EXEMPTION PROCESS

Please be aware that as an applicant for Poverty Exemption you must also comply with the following sections of the Michigan Complied Laws:

Section 211.118: Perjury: Any person who, under any of the proceedings required or permitted by this act shall willfully swear falsely, shall be guilty of perjury and subject to its penalties.

Section 211.119: Wilful Neglect: Penalty- a person who wilfully neglects or refuses to perform a duty imposed upon that person by this act, when no other provision is made in this act, is guilty of a misdemeanor, punishable by imprisonment for not more than 6 months, or a fine of not more than $300.00, and is liable to a person injured to the full extent of the injury sustained.

MCL 211.7u provides for a property tax exemption, in whole or part, for the principal residence of persons who, by reason of poverty, are unable to contribute to the public charges. Principal residence is defined in MCL 211.7dd as a principal residence or qualified agricultural property. MCL 211.7u ... states that this section does not apply to property of a corporation, even if a corporation or limited liability company meets the definition of a principal residence. Please note: Public Act 253 of 2020 was signed into law on December 23, 2020, which changes the mythology used to determine a reduction in the current taxable value limiting it to 25%, 50%, 75%, or 100%. There are no other percentage reductions permitted.

I. General Overview

The Board of Review of the City of Brighton recognizes the need to have available a procedure by which residents in need of assistance under MCL 211.7u can make an application for property tax relief. The Board further recognizes that pursuant to statute and case law, they must adopt procedures and guidelines, approved by City Council, to be used as standards when considering appeals made based on financial hardship. The Board of Review understands that these guidelines must be adhered to when reviewing poverty appeals. The Board of Review may reject any form submitted that is inaccurate or not fully completed at the time of the Board's consideration. All information in the application is subject to verification by the Board of Review or Assessors Office. The City of Brighton has established the following procedures for the uniform determination and application of poverty exemptions to be administered by the City of Brighton Board of Review.

II. Basic Filing Requirements

In order to be considered for exemption under section 211.7u:

1. Be an owner of and occupy as a principal residence the property for which an exemption is requested.

2. File a claim with the assessor on a form provided by the local assessing unit which must include forms 5737 and 5739; accompanied by federal and state income tax returns for all persons residing in the principal residence; filed in the immediately preceding year or in the current year. The filing of a claim under this subsection constitutes an appearance before the board of review for the purpose of preserving the claimant's right to appeal the decision of the board of review regarding the claim.

3. All applicants of homesteaded property must annually obtain and submit a complete and accurate Poverty Exemption Application on a form designated and supplied by the City of Brighton Assessors office for this application after January 1 but before the dates listed below. Once the application is complete and you have obtained the supporting documents, you **must** call the assessing office at (810) 225-8024 and make an appointment to come in and review your application. This appointment should take no longer than 30 minutes. Handicapped or infirmed applicants may call the Assessor's Office to make necessary arrangements for a home visit. The application, with all requested documents, and a completed interview must be completed and submitted by:

   July 15, 2026, for action by the July Board of Review or
   December 1, 2026, for action by the December Board of Review

4. Provide federal and state income tax returns, all W-2's, all 1099's and all bank statements for the immediately preceding year as well as the current month for the current year, including any property tax credits, for **ALL** persons residing in the principal residence (disclosure of the income of an owner who is not residing in the principal residence is not required). Please note that Federal and State income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return. Instead, Form 4988, Poverty Exemption Affidavit may be filed for **ALL** persons residing in the residence who were not required to file federal or state income tax returns in the current or immediately preceding year.

5. Produce a valid driver's license or other form of identification, if requested.

6. Applicants/owners must provide information and documents pertaining to Federal non-cash benefit programs including but not limited to: Medicare, Medicaid, food stamps, school lunches, college or university scholarships, grants, fellowships, and assistantships.

7. Applicants must provide any and all documentation supporting your income and expenses to support the information supplied on the application. This is not inclusive, and the Board of Review may request additional information or documentation. Applications submitted without completed forms, income tax returns, or the appointment to review your application will not be considered.

8. Applicants and owners must pass the asset level test adopted by the City of Brighton.

III. Applicants must conform to the income guidelines which are established by the Federal Register of the United States Department of Health and Human Services.

IV. Processing Applications

Once an Application for Tax Exemption is completed and returned it will be reviewed further by the assessing staff. This staff will complete and attach a Hardship Worksheet to each appeal. The worksheet will summarize the application and provide the Board of Review with specific information, income of the applicant, and an estimated tax amount for the property and an estimated net property tax liability to the homeowner/applicant.

After the above referenced information is compiled, the entire packet will be submitted to the Board of Review to be considered for tax relief. The Board of Review, in making their decision, may contact the applicant for any additional information they deem necessary. The Board of Review shall also reject any application where the information contained in it appears fraudulent, misleading, or incomplete.

V. Income Guidelines

The Board of Review may review applications without the applicant being present, however, the applicant may attend the meeting if they wish to answer any questions the Board may have. The applicant may be asked to answer questions regarding their financial affairs, health, status of the people living in the home, etc. by the Board at the Board of Review meeting, which is open to and may be attended by the public. Under the Freedom of Information Act, all records submitted to the Board of Review are public record potentially subject to disclosure to the public.

According to the U.S. Census Bureau, **"INCOME"** includes, but is not limited to:

- Money, wages, salaries before deductions, regular contributions from persons not living in the residence
- Net receipts from non-farm or farm self-employment (receipts from a person's own business, professional enterprise, or partnership, after business expense deductions)
- Regular payments from social security, railroad retirement, unemployment, worker's compensation, veteran's payments, public assistance (including but not limited to: Food Assistance Program (FAP), Family Independence Program (FIP), State Disability Assistance Program (SDA), State Emergency Relief Program (SER), et al.), supplemental security income (SSI)
- Alimony, child support, military family allotments
- Private and governmental retirement and disability pensions, regular insurance, annuity payments
- College or university scholarships, grants, fellowships, assistantships
- Dividends, interest, and net income from rentals, royalties, estates, trusts, gambling or lottery winnings

Income from the homestead property tax credit is not considered income for poverty exemptions purposes.

The income guidelines used by the Board of Review have been established in accordance with P.A. 390 of 1994 and P.A. 253 of 2020. In determining qualifications for tax exemption, the Board of Review shall consider every variable on the application, including total household income, the nature or duration of income stream, the quality and accuracy of the information submitted and any other such evidence as it feels appropriate in making their decision. In general, however these guidelines shall be used by the Board of Review in making its decisions. The income amounts below relate directly to the Federal Poverty Guidelines and are adjusted accordingly each year.

Size of Family Unit	Income Level
1 Person	$17,215
2 Persons	$23,265
3 Persons	$29,315
4 Persons	$35,365
5 Persons	$41,415
6 Persons	$47,465
7 Persons	$53,515
8 Persons	$59,565
For each additional person	$6,050
	Board Action
At or below Income Level	100% reduction in Taxable Value
Over Income Level	No hardship relief will be granted

VI. Asset Guidelines

As required by P.A. 390 of 1994 and P.A. 253 of 2020, all guidelines for poverty exemptions as established by the governing body of the local assessing unit SHALL also include an asset level test. The following assets shall be considered when applying an asset test to determine qualification for tax exemption:

"ASSETS" includes, but is not limited to:

- A second home, land, vehicles
- Recreational vehicles such as campers, motor-homes, boats and ATV's
- Buildings other than the principal residence
- Jewelry, antiques, artworks
- Equipment, other personal property of value
- Bank accounts (over a specified amount), stocks
- Money received from the sale of property, such as, stocks, bonds, a house or car (unless a person is in the specific business of selling such property)
- Withdrawals of bank deposits and borrowed money
- Gifts, loans, lump-sum inheritances, and one-time insurance payments
- Food or housing received in lieu of wages and the value of food and fuel produced and consumed on farms
- Federal non-cash benefits programs such as Medicare, Medicaid, food stamps and school lunches
- Value of a reverse mortgage

The asset test does not include the value of the principal residence or the homestead property tax credit (unless you have a reverse mortgage) as it is not to be considered income for poverty exemptions purposes.

The City of Brighton's maximum cumulative value of assets allowed for a Poverty Exemption shall be $20,000. The purpose of an asset test is to determine the resources available: cash, cash value of life insurance policies, mutual funds, bonds, stocks, money market accounts, savings accounts, checking accounts, cars, boats, real estate that is not the homestead (including rental properties and vacant properties), and all liquid assets.

VII. Summary

In conclusion, the Board of Review has been given exclusive statutory jurisdiction over the granting of property tax relief due to poverty. The board of Review for the City of Brighton takes this task seriously and attempts to provide relief to all deserving residents within the city.

Applicants and owners will be sent a written notice of the Board's final decision. An applicant may appeal the Board's decision to the Michigan Tax Tribunal. Appeals of the March Board of Review decisions must be filed with the Michigan Tax Tribunal by July 31, of the current year. Appeals of the July or December Board of Review decisions must be filed within 30 days of notification of the Board's decision. "Effective March 1, 2013, the Tribunal is no longer able to accept Small Claims letter appeals. Rather, you are required to file a petition to initiate a new Small Claims appeal. Petition forms are available on this website; http://www.michigan.gov/taxtrib,". For more information on how to appeal to the Michigan Tax Tribunal consult their website at, www.michigan.gov/taxtrib.

Petition Number: _____

Parcel #: 4718-_____

Application and Affirmation for MCL 211.7u Poverty Exemption

This form is issued under the authority of the General Property Tax Act, Public Act 206 of 1893, MCL 211.7u.

MCL 211.7u of the General Property Tax Act, Public Act 206 of 1893, provides a property tax exemption for the principal residence of persons who, by reason of poverty, are unable to contribute toward the public charges. This application is to be used to apply for the exemption and must be filed with the Board of Review where the property is located. This application may be submitted to the city or township where the property is located in each year on or after January 1 but before the day prior to the last day of the board of review. Poverty Exemptions may be heard by the Board of Review during its March, July, and December sessions.

To be considered complete, this application must: 1) be completed in its entirety, 2) include information regarding all members residing within the household, and 3) include all required documentation as listed within the application. Please write legibly and attach additional pages as necessary.

PART 1: PERSONAL INFORMATION — Petitioner must list all required personal information.

Petitioner's Name			Daytime Phone Number
Age of Petitioner	Marital Status	Age of Spouse	Number of Legal Dependents
Property Address of Principal Residence		City	State / ZIP Code

PART 2: REAL ESTATE INFORMATION

List the real estate information related to your principal residence. Be prepared to provide a deed, land contract or other evidence of ownership of the property at the Board of Review meeting.

Property Parcel Identification Number	Name of Mortgage Company	
Unpaid Balance Owed on Principal Residence	Monthly Payment	Length of Time at this Residence
Property Description		

PART 3: AFFIRMATION OF OWNERSHIP, OCCUPANCY, AND INCOME STATUS (Check all boxes that apply.)

☐ I own the property in which the exemption is being claimed.

☐ The property in which the exemption is being claimed is used as my homestead. Homestead is generally defined as any dwelling with its land and buildings where a family makes its home.

PART 4: ADDITIONAL PROPERTY INFORMATION

List information related to any other property owned by you or any member residing in the household.

☐ Check if you own, or are buying, other property. If checked, complete the information below.			Amount of Income Earned from other Property

1	Property Address	City	State	ZIP Code
	Name of Owner(s)	Assessed Value	Date of Last Taxes Paid	Amount of Taxes Paid
2	Property Address	City	State	ZIP Code
	Name of Owner(s)	Assessed Value	Date of Last Taxes Paid	Amount of Taxes Paid

PART 5: EMPLOYMENT INFORMATION — List your current employment information.

Name of Employer			
Address of Employer	City	State	ZIP Code
Contact Person	Employer Telephone Number		

PART 6: INCOME SOURCES

List all income sources, including but not limited to: salaries, Social Security, rents, pensions, IRAs (individual retirement accounts), unemployment compensation, disability, government pensions, worker's compensation, dividends, claims and judgments from lawsuits, alimony, child support, friend or family contribution, reverse mortgage, or any other source of income, for all persons residing at the property.

Source of Income	Monthly or Annual Income (indicate which)

PART 7: CHECKING, SAVINGS AND INVESTMENT INFORMATION

List any and all savings owned by all household members, including but not limited to: checking accounts, savings accounts, postal savings, credit union shares, certificates of deposit, cash, stocks, bonds, or similar investments, for all persons residing at the property.

Name of Financial Institution or Investments	Amount on Deposit	Current Interest Rate	Name on Account	Value of Investment

PART 8: LIFE INSURANCE — List all policies held by all household members.

Name of Insured	Amount of Policy	Monthly Payments	Policy Paid in Full	Name of Beneficiary	Relationship to Insured

PART 9: MOTOR VEHICLE INFORMATION

All motor vehicles (including motorcycles, motor homes, camper trailers, etc.) held or owned by any person residing within the household must be listed.

Make	Year	Monthly Payment	Balance Owed

PART 10: HOUSEHOLD OCCUPANTS — List all persons living in the household.

First and Last Name	Age	Relationship to Applicant	Place of Employment	$ Contribution to Family Income

PART 11: PERSONAL DEBT — List all personal debt for all household members.

Creditor	Purpose of Debt	Date of Debt	Original Balance	Monthly Payment	Balance Owed

PART 12: MONTHLY EXPENSE INFORMATION

The amount of monthly expenses related to the principal residence for each category must be listed. Indicate N/A as necessary.

Heating	Electric	Water	Phone
Cable	Food	Clothing	Health Insurance

Garbage	Daycare	Car Expense (gas, repair, etc.)
Other (type and amount)	Other (type and amount)	Other (type and amount)
Other (type and amount)	Other (type and amount)	Other (type and amount)

NOTICE: Per MCL 211.7u(2)(b), federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns, filed in the immediately preceding year or in the current year must be submitted with this application. Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year.

PART 13: POLICY AND GUIDELINES ACKNOWLEDGMENT

The governing body of the local assessing unit shall determine and make available to the public the policy and guidelines used for the granting of exemptions under MCL 211.7u. In order to be eligible for the exemption, the applicant must meet the federal poverty guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services under its authority to revise the poverty line under 42 USC 9902, or alternative guidelines adopted by the governing body of the local assessing unit so long as the alternative guidelines do not provide income eligibility requirements less than the federal guidelines. The policy and guidelines must include, but are not limited to, the specific income and asset levels of the claimant and total household income and assets. The combined assets of all persons must not exceed the limits set forth in the guidelines adopted by the local assessing unit.

☐ The applicant has reviewed the applicable policy and guidelines adopted by the city or township, including the specific income and asset levels of the claimant and total household income and assets.

PART 14: LEGAL DESIGNEE INFORMATION (Complete if applicable.)

Legal Designee Name		Daytime Telephone Number	
Mailing Address	City	State	ZIP Code

PART 15: CERTIFICATION

I hereby certify to the best of my knowledge that the information provided in this form is complete, accurate and I am eligible for the exemption from property taxes pursuant to Michigan Compiled Law, Section 211.7u.

Printed Name	Signature	Date

This application shall be filed after January 1, but before the day prior to the last day of the local unit's December Board of Review.

Decision of the March Board of Review may be appealed by petition to the Michigan Tax Tribunal by July 31 of the current year. A July or December Board of Review decision may be appealed to the Michigan Tax Tribunal by petition within 30 days of decision. A copy of the Board of Review decision must be included with the petition.

Michigan Tax Tribunal
PO Box 30232
Lansing, MI 48909

Phone: 517-335-9760
E-mail: **taxtrib@michigan.gov**

Petition Number: _____
Parcel #: 4718-_____

Michigan Department of Treasury
618 (Rev. 12-25)

Petition to Board of Review L-4035

This form is issued under the authority of P.A. 206 of 1893, as amended. Filing is voluntary; however, you may not appeal to the Michigan Tax Tribunal or the State Tax Commission unless you first protest to the Board of Review.

TO BE COMPLETED BY OWNER OR OWNER'S AGENT

Owner's Name (Please Print or Type)	Petitioner's Name (If Other than Owner. Please Print or Type)	
Township or City **City of Brighton**	County **Livingston**	Year of Appeal **2026**

The undersigned protests the assessed value and/or the tentative taxable value and/or the property classification and/or the qualified agricultural property exemption of the following described property:

Property Identified (Parcel code required. Property address & legal description optional)

Parcel #: _____ Property Address: _____

Legal Description (optional):

Protested Item ☐ Assessable Value ☐ Tentative Taxable Value ☐ Taxable Status (exemption) ☐ Classification ☐ Qualified Agricultural Property Exemption

1. PROTEST OF ASSESSMENT

Complete this section for a protest of assessed value, including assessed value changes associated with exempt status and denied or late filed personal property forms.

Assessed Value	Owner's Estimate of True Cash Value (Market Value)

2. PROTEST OF TAXABLE VALUE

Complete this section for a protest of Taxable Value.

Reason: ☐ Value of Losses ☐ Value of Additions ☐ Poverty Exemption ☐ Uncapping %

3. PROTEST OF CLASSIFICATION

Complete this section for a request to change the classification. The Board of Review must make their decision regarding classification in accordance with Section 211.34c of the Michigan Compiled Laws. The Board of Review shall not be influenced by the effect that a particular classification has on that property's status as a homeowner's principal residence or qualified agricultural property.

Classification of property on this year's assessment roll

Classification should be (check one of the following):

☐ Agricultural ☐ Industrial ☐ Timber Cutover ☐ Utility (Personal Property Only)
☐ Commercial ☐ Residential ☐ Developmental

4. PROTEST OF EXEMPTION FOR QUALIFIED AGRICULTURAL PROPERTY

If the assessor has denied or changed the percentage of the exemption from the 18 mills of local school operating tax for qualified agricultural property, the owner may appeal this action to the March Board of Review. THE BOARD OF REVIEW HAS NO AUTHORITY TO CONSIDER OR ACT UPON THE EXEMPTION FROM THE 18 SCHOOL OPERATING MILLS FOR HOMEOWNER'S PRINCIPAL RESIDENCE PROPERTIES.

Percent qualified agricultural exemption granted by assessor (Enter 0 if exemption denied)	Percent qualified agricultural exemption requested by owner (Enter 100 if full exemption requested)

REASON FOR PROTEST

State reason(s) for protest of assessed value and/or the tentative taxable value and/or classification and/or qualified agricultural property exemption

CERTIFICATION

Signature	Date	Phone Number
Address		

FOR BOARD OF REVIEW USE ONLY

INSTRUCTIONS: Incorporate a copy of this form and the assigned number in the Board of Review minutes.

Petition Number	Parcel Code

1. ASSESSED VALUE

Disposition by Board of Review. The Board of Review **must** state the reason for its action below.

☐ Denied ☐ Assessed Value Changed From _____ to _____

Record of vote – Board or three member committee of board

Chairperson: ☐ Yes ☐ No _____ Initials Member: ☐ Yes ☐ No _____ Initials Member: ☐ Yes ☐ No _____ Initials

Reason for board action

If you disagree with the decision of the Board of Review regarding tentative assessed value, you may appeal that decision by filing a petition with the Michigan Tax Tribunal at P.O. Box 30232, Lansing, MI 48909. Commercial Real, Industrial Real, Developmental Real, Commercial Personal, Industrial Personal and Utility Personal Property may be appealed by May 31. Agricultural Real, Residential Real, Timber-Cutover Real and Agricultural Personal Property may be appealed by July 31. The petition must be filed on a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

2. TENTATIVE TAXABLE VALUE

Disposition by Board of Review. The Board of Review **must** state the reason for its action below.

☐ Denied ☐ Tentative Taxable Value Changed From _____ to _____
(See attached L-4035A)

Record of vote – Board or three member committee of board

Chairperson: ☐ Yes ☐ No _____ Initials Member: ☐ Yes ☐ No _____ Initials Member: ☐ Yes ☐ No _____ Initials

Reason for board action

If you disagree with the decision of the Board of Review regarding tentative assessed value, you may appeal that decision by filing a petition with the Michigan Tax Tribunal at P.O. Box 30232, Lansing, MI 48909. Commercial Real, Industrial Real, Developmental Real, Commercial Personal, Industrial Personal and Utility Personal Property may be appealed by May 31. Agricultural Real, Residential Real, Timber-Cutover Real and Agricultural Personal Property may be appealed by July 31. The petition must be filed on a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

3. CLASSIFICATION

Disposition by Board of Review. The Board of Review **must** state the reason for its action below.

☐ Denied ☐ Classification Changed From _____ to _____

Record of vote – Board or three member committee of board

Chairperson: ☐ Yes ☐ No _____ Initials Member: ☐ Yes ☐ No _____ Initials Member: ☐ Yes ☐ No _____ Initials

Reason for board action

If you disagree with the decision of the Board of Review regarding classification, you may appeal by sending Form 2167 to the State Tax Commission at P.O. Box 30471, Lansing, MI 48909 by June 30.

4. QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Disposition by Board of Review. The Board of Review **must** state the reason for its action below.

☐ Exemption Request Denied ☐ Exemption percent modified from _____ % to _____ %

Record of vote – Board or three member committee of board

Chairperson: ☐ Yes ☐ No _____ Initials Member: ☐ Yes ☐ No _____ Initials Member: ☐ Yes ☐ No _____ Initials

Reason for board action

If you disagree with the decision of the Board of Review regarding tentative taxable value, you may appeal that decision by filing a petition with the Michigan Tax Tribunal at P.O. Box 30232, Lansing, MI 48909 by July 31. The petition must be filed on a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

5. ADJOURNMENT

Date of Final adjournment of Board of Review	
Board of Review Secretary Signature	Date

City of Brighton

OFFICE OF THE CITY ASSESSOR

Petition Number: _____

Parcel #: 4718-_____

LETTER OF AUTHORIZATION

July or December Board of Review

I, _____, on _____,
Name of Petitioner Date

as owner/taxpayer/representative of 4718-_____, located in the City of Brighton,
Parcel Number

do hereby appoint and authorize the City of Brighton Assessing Department to act on my behalf at the Board of Review by submitting the attached information as filed by me for the year(s) identified below:

Year(s): _____
Current Year

Owner/taxpayer/representative's Name (Printed): _____

_____ _____
Owner/taxpayer/representative's signature Date

City of Brighton use only (do not write below this line)

Date Affidavit filed with the city: _____

PRE-Affidavit Included or on File: Yes ☐ No ☐

Supporting documents provided? Yes ☐ No ☐

Documents provided _____
(Personal Property Statement, Small Business Property Tax Exemption, Etc.)

Year and Board of Review submitted by the City Assessor:

Year _____ July ☐ December ☐

Petition Number: _____
Parcel #: 4718-_____

ONLY COMPLETE THIS FORM FOR **ALL** PERSON(S) RESIDING IN THE PRINCIPAL RESIDENCE IF THEY ARE **NOT REQUIRED** TO FILE A FEDERAL OR STATE INCOME TAX RETURN.

Michigan Department of Treasury
4988 (05-12)

Poverty Exemption Affidavit
This form is issued under authority of Public Act 206 of 1893; MCL 211.7u.

INSTRUCTIONS: When completed, this document must accompany a taxpayer's Application for Poverty Exemption filed with the supervisor or the board of review of the local unit where the property is located. MCL 211.7u provides for a whole or partial property tax exemption on the principal residence of an owner of the property by reason of poverty and the inability to contribute toward the public charges. MCL 211.7u(2)(b) requires proof of eligibility for the exemption be provided to the board of review by supplying copies of federal and state income tax returns for all persons residing in the principal residence, including property tax credit returns, or by filing an affidavit for all persons residing in the residence who were not required to file federal or state income tax returns for the current or preceding tax year.

I, _____, swear and affirm by my signature below that I reside in the principal residence that is the subject of this Application for Poverty Exemption and that for the current tax year and the preceding tax year, I was not required to file a federal or state income tax return.

Address of Principal Residence: _____

_____

_____ _____
Signature of Person Making Affidavit Date

City of Brighton

OFFICE OF THE CITY ASSESSOR

Petition Number: _____

Parcel #: 4718-_____

POVERTY EXEMPTION WORKSHEET (City's worksheet)

TAX YEAR: 2026

PARCEL NUMBER:		
OWNER(S) NAME:		
PROPERTY ADDRESS:		
GROSS TAXABLE INCOME (for the household):	$_____	(Gross income shall be adjusted with a factor of 0.72. This allows for 28% of employment income to meet tax liability. At the discretion of the BOR, actual tax liability as reflected on the tax returns may be utilized.)
plus, NON-TAXABLE INCOME (for the household):	$_____	(Social Security, Unemployment Benefits, Welfare & other public assistance benefits, canceled debts, life insurance proceeds, tips, recoveries, survivor Benefits, etc.)
ADJUSTED INCOME:	$_____	(Gross Income plus non-taxable income)
less MEDICAL EXPENSES (for the household):	$_____	(Medical expenses are either 100% of actual expenses or 15% of adjusted income.)
TOTAL NET INCOME FOR PROPERTY TAX CALC:	$_____	Total net income for household)

$_____ - _____**%** = $_____

Current years Taxable Value | % reduction in Taxable Value | 2026 Estimated Taxable Value

NOTE: THE MAXIMUM ASSETS ALLOWED FOR A POVERTY EXEMPTION SHALL BE $20,000. ASSETS EXEMPTED FROM CONSIDERATION ARE THE HOMESTEAD PROPERTY W/FURNISHINGS AND ONE MOTOR VEHICLE. MOTOR VEHICLE SHALL BE VALUED AT NO GREATER THAN $20,000. FOR MORE DETAIL, PLEASE SEE PAGE 3 OF THIS APPLICATION. PUBLIC ACT 253 of 2020 WAS SIGNED INTO LAW ON DECEMBER 23, 2020, WHICH CHANGES THE METHOLOGY USED TO DETERMINE A REDUCTION IN THE CURRENT TAXABLE VALUE, LIMITING IT TO 25%, 50%, 75%, or 100%

Income	% Reduction in Taxable Value
$17,215 or less	100%

Approved: _____

Denied: _____

Reason for Denial: _____

_____

_____

RESOLUTION FOR POVERTY EXEMPTION
RESOLUTION 2026-02

WHEREAS, the adoption of policy guidelines for poverty exemptions is required of the City Council; and

WHEREAS, the principal residence of persons, who the Assessor and Board of Review determine by reason of poverty to be unable to contribute to the public charge, is eligible for exemption in whole or in part from taxation under Public Act 390 of 1994 (MCL 211.7u); and

WHEREAS, pursuant to PA 390 of 1994, the City of Brighton, Livingston County adopts the following guidelines for the Board of Review to implement. The guidelines shall include, but not be limited to, the specific income and asset levels of the claimant and all persons residing in the household.

To be eligible a person shall do all the following on an annual basis:

1) Applicants must be the owner of and occupy as a principal residence the property for which an exemption is being requested. Per MCL 211.7u … a poverty exemption may not be granted to property owned by a corporation.
2) The applicants for this exemption shall file an application after January 1 but before the day prior to the last day of the Board of Review in December.
3) Applicants must produce a valid driver's license or other acceptable method of identification.
4) Applicants must conform to the income guidelines which are established by the Federal Register of the United State Department of Health and Human Services.
5) This application must be filled out carefully and completely. A copy of the immediately preceding year and/or current year Federal and State Income Tax Returns, with the Michigan Property Homestead Form (1040-CR), all W-2's, all 1099's and all bank statements from the prior year as well as the current month, must be submitted with this application for each person residing in or contributing to the homestead. If a person is not required to file a federal or state income tax return in the tax year in which the exemption is being claimed they must complete the affidavit from the State Tax Commission on page 14 of the application.
6) Applicants must provide information and documents pertaining to Federal non-cash benefit programs including but not limited to: Medicare, Medicaid, food stamps, school lunches, college or university scholarships, grants, fellowships, assistantships.
7) Applicants must provide any and all documentation supporting your income and expenses to support the information supplied on the application. This list is not inclusive, and the Board of Review may request additional information or documentation. Applications submitted without completed forms or income tax returns will NOT be considered.
8) Applicants and owners must pass the asset level test adopted by the City of Brighton.
9) The following are the 2026 poverty income limits. The annual allowable income includes income for all persons residing in the principal residence.

(Continued on next page)

Size of Family Unit	Income Limit
1 Person	$17,215
2 Persons	$23,265
3 Persons	$29,315
4 Persons	$35,365
5 Persons	$41,415
6 Persons	$47,465
7 Persons	$53,515
8 Persons	$59,565
For each additional person	$6,050
	Board Action
At or below Income Limit	100% reduction in Taxable Value
Over Income Limit	No hardship relief will be granted

NOW, THEREFORE, BE IT HERBY RESOLVED that the Assessor and Board of Review shall follow the above stated policy and Federal guidelines in granting or denying an exemption.

PRESENT: COUNCIL MEMBERS: _____

NAYS: COUNCIL MEMBERS: _____

ABSENT: COUNCIL MEMBERS: _____

Resolution declared adopted.

Tara Brown
City Clerk

CERTIFICATION

The forgoing resolution was certified at a regular meeting of the City Council of the City of Brighton held on March 24, 2026.

_____
Tara Brown, City Clerk

City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL
MARCH 24, 2026

SUBJECT: CONDUCT A SECOND READING AND CONDUCT A PUBLIC HEARING FOR PROPOSED ORDINANCE AMENDMENT, ORD 616 TO ALLOW AN INCREASED NUMBER OF LAND DIVISIONS UNDER PUBLIC ACT 58 OF 2025

BACKGROUND

Public Act 58 of 2025 was signed into law in late December by Governor Whitmer. The Act amends the Land Division Act to provide for an additional number of land divisions on a parent parcel. Prior to the amendment, an initial ten-acre parcel could only be divided to result in 4 parcels. The amendment permits an additional 6 parcels for the initial ten acres, for a total of 10 resulting parcels. This increase is not effective, however, until one year after the amendment's effective date, meaning December 23, 2026. However, the amendment provides that the increase may be effective earlier, if a municipality adopts an ordinance to allow a greater number of divisions. The proposed ordinance is now offered to implement that authorization and allow the City of Brighton to permit the increase in the number of parcels immediately, upon the effective date of its Ordinance.

ADMINISTRATIVE SUMMARY

The proposed ordinance is offered to implement the local authorization provided in Public Act 58 of 2025 and would allow the City of Brighton to permit the increased number of land divisions prior to the statewide effective date. Adoption of the ordinance would provide property owners with earlier access to the expanded land division option and ensure the city's local regulations remain consistent with the updated state framework.

RECOMMENDATION

Staff recommends that City Council adopt proposed ordinance amendment ORD 616 to allow an increased number of land divisions under Public Act 58 of 2025

Prepared by: Tara Brown, City Clerk

Reviewed by: Gretchen Gomolka, City Manager

Reviewed by: City Attorney (Required for all agreements, ordinances, etc.)
☒ Acceptable Form and Ready to Execute
☐ Other _____

Reviewed & Approved by: Gretchen Gomolka, City Manager

Attachment: Proposed Ordinance

CITY OF BRIGHTON
ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF BRIGHTON, MICHIGAN; AMENDING CHAPTER 82, "SUBDIVISIONS " OF THE CODE OF ORDINANCE AS FOLLOWS:

THE CITY OF BRIGHTON, LIVINGSTON COUNTY, HERBY ORDAINS:

SECTION 1. Amendment of Chapter Title. The title of Chapter 82 "SUBDIVISIONS" is hereby amended to read "LAND DIVISIONS AND SUBDIVISIONS"

SECTION 2. Reserved Sections. Sections 82-1 through 82-8 are no longer reserved.

SECTION 3. New Sections adopted. Chapter 82 is hereby amended to add sections 82-1 through 82-8, to read as follows:

82-1. PURPOSE.

The purpose of this chapter is to carry out the provisions of the Michigan Land Division Act ("LDA") (Public Act 288 of 1967, as amended, formerly known as the Subdivision Control Act); to prevent the creation of parcels of property which do not comply with applicable ordinances and the LDA; to minimize potential boundary disputes; to maintain and promote orderly development of the community; and otherwise provide for the health, safety and welfare of the residents and property owners of the city by establishing reasonable standards for prior review and approval of land divisions and combinations of land within the city.

82-2. DEFINITIONS.

For the purpose of this chapter, the terms herein shall have the same meaning as defined in the LDA.

82-3. REQUEST FOR DIVISION OR COMBINATION, EXEMPTIONS.

Land in the city shall not be divided or combined without the prior review and approval of the Community Development Manager and the City Assessor, or other official designated by the City Manager, in accordance with this chapter and the LDA; provided that a parcel proposed for subdivision through a recorded plat pursuant to the LDA or a parcel which is proposed to be divided into units through an approved condominium plan pursuant to the Condominium Act shall be exempt from this requirement. A division or combination of land relating to land which has a separate legal description previously created as a result of creating a condominium in compliance with the Condominium Act or a subdivision in compliance with the Subdivision Control Act of

1967, as amended, shall require review and approval under this chapter, unless the condominium plan or subdivision plan is amended in compliance with the applicable statute.

82-4. REQUIREMENTS FOR SUBMISSION OF APPLICATION FOR LAND DIVISION OR COMBINATION.

An application for land division or combination shall be submitted through the City Assessor for review by the City Assessor and the Community Development Manager. Each application shall be accompanied by the following, unless deemed unnecessary by the appropriate reviewing official:

(A) A completed application on such forms as may be prescribed by the city.
(B) Proof of fee ownership of the land proposed to be divided or combined.
(C) A survey map of the land proposed to be divided or combined, as prepared pursuant to the survey map requirements of Public Act 132 of 1970, as amended, by a registered land surveyor or civil engineer licensed by the State of Michigan which shows the dimensions and legal descriptions of the existing parcels or tracts, the location of all existing or proposed structures and other land improvements, the location of any existing easements and the accessibility of the parcels for vehicular traffic and utilities from the existing public roads.
(D) Three copies of a complete, tentative parcel map drawn to scale, which shall be not less than one inch equals 20 feet for property totaling under three acres and at least one inch equals 100 feet for those totaling three acres or more. The parcel map shall be prepared by a registered land surveyor or civil engineer licensed by the State of Michigan and shall include the following requirements:
(1) Dated, north arrow, scale and name of the individual or firm responsible for the completion of the tentative parcel map;
(2) Proposed lot lines and their dimensions;
(3) Location and nature of proposed ingress and egress locations to any existing public or private streets;
(4) The location of any public or private street, driveway or any easements located or to be located within any proposed lot or parcel. Copies of the instruments describing and granting such easements shall be submitted with the application;
(5) General topographical features including a delineation of any wetland or floodplain areas;
(6) The location of any existing buildings, structures, public or private streets and driveways within 50 feet of all proposed property lines;
(7) The zoning classification of all proposed lots or parcels;
(8) Proposed method of handling storm water drainage and servicing the resultant properties with water and sanitary sewer;
(9) If the parcel or lot which is the subject of the requested land division or combination is located at the end of a stub street, the tentative parcel map must include the design of a proposed cul-de-sac meeting the city standards set forth in the city zoning ordinance and subdivision regulations or alternative street layout plan meeting city standards. Installation of the proposed cul-de-sac or street extension must be completed prior to the approval of the land division.
(E) The history and specifications of any previous division(s) and combination(s) of land of which the proposed division or combination was a part sufficient to establish the parcel to be divided or combined was lawfully in existence as of March 31, 1997. A land division approved under this chapter shall not have the effect of creating a number of parcels in excess of those

permitted under Section 108 of the LDA as amended; however, pursuant to Section 108(6) of the LDA, the city may permit a land division that would result in no more than 8 parcels for the first 10 acres or fraction thereof of a parent parcel in existence as of March 31, 1997.

(F) Proof that all taxes which are due and payable and all special assessments which are outstanding pertaining to the land proposed to be divided or combined have been paid in full.

(G) If a transfer of division rights is proposed in the land transfer, detailed information about the terms and availability of the proposed division rights transfer.

(H) A detailed written description of the development planned for such land which is the subject of the request for division or combination, including a description of any proposed association or other entity which shall be responsible for operation and maintenance of any private streets, open spaces or other similar uses or activities.

(I) All divisions or combinations shall result in "buildable" parcels containing sufficient "buildable" area outside of unbuildable wetlands, floodplains and other areas which buildings are prohibited to be constructed and with sufficient area to comply with all required set back provisions, minimum floor areas, off-street parking spaces and maximum allowed area coverage of buildings and structures on the site.

(J) An application fee, as established by resolution, to cover the costs of administrative review associated with the proposed land division or combination under this chapter and the Land Division Act.

82-5. PROCEDURES FOR REVIEW OF APPLICATIONS FOR LAND DIVISION/COMBINATION APPROVAL.

(A) Upon receipt of a completed Land Division/Combination Application package for review, the City Assessor shall circulate a copy of the application to the Community Development Manager. Upon receipt of recommended approval by the Community Development Manager, the Assessor shall either approve with reasonable conditions to assure compliance with applicable ordinances and the protection of public health, safety and welfare, or disapprove within 45 days after receipt of a complete application conforming to the requirements of this chapter and the Land Division Act and shall promptly notify the applicant of the decision and, if denied, the reason(s) for any denial.

(B) Approval of a division or combination is not a determination that the resulting parcels comply with other applicable provisions of the City Code or other ordinances or regulations.

(C) The city and its officers and employees shall not be liable for approving a land division or combination if building permits for construction on the parcels are subsequently denied because of inadequate water supply, sewage disposal facilities or otherwise, and any notice of approval shall include a statement to this effect.

(D) A decision approving a land division or combination is effective for 90 days after which it shall be considered revoked unless the new legal description(s) is filed with the County so that a new tax identification number can be assigned as a result of the land division or combination.

(E) The Assessor or other designated official shall maintain an official record of all approved and accomplished land divisions, combinations and transfers of division rights.

82-6. STANDARDS FOR APPROVAL OF LAND DIVISION OR COMBINATION.

A proposed land division or combination shall be approved if the following criteria are met:

(A) All parcels created by the proposed division(s) or combination(s) comply with the applicable lot (parcel) yard and area requirements of the zoning ordinance, including but not limited to minimum lot (parcel) frontage/width, minimum road frontage, minimum lot (parcel) area, minimum lot width to depth ratio, maximum lot (parcel) coverage and minimum setbacks for existing buildings/structures;

(B) The proposed division(s) or combination(s) complies with all requirements of the Land Division Act and this chapter;

(C) All parcels created and remaining have existing adequate accessibility as defined in § 82-2 of this chapter or an area available to provide such accessibility to a public road for public utilities and emergency and other vehicles not less than the requirements of the applicable zoning ordinance, master road plan, road ordinance or this chapter. In determining adequacy of accessibility, any ordinance standards applicable to plats shall also apply as a minimum standard whenever a parcel or tract is proposed to be divided to create four or more parcels.

(D) There is adequate storm drainage and public utilities to serve the parcels created by the division or combination, as determined by the city, or as a condition of approval of the division or combination, suitable easements are provided to allow the extension of adequate storm drainage and public utilities in the future.

(E) All taxes and special assessments on the properties sought to be divided or combined have been paid.

(F) The ratio of depth to width of any parcel created by the division or combination does not exceed a four to one ratio. The permissible depth of a parcel created by a land division or combination shall be measured within the boundaries of each parcel from the abutting road right-of-way to the most remote boundary line point of the parcel from the point of commencement of the measurement. The permissible minimum width shall be defined in the applicable zoning ordinance. For corner lots or parcels, the depth of the property shall be measured along the longest front property line which is parallel to or is generally parallel to the public or private street right-of-way or easement. The width of the corner lot or parcel shall be that front property line which is parallel to or is generally parallel to the public or private street right-of-way or easement and is the shorter of the two front lot lines. Where such lines are of equal length, the Community Development Manager shall determine which property line to use for purposes of determining width to depth for purposes of this section. The Zoning Board of Appeals may permit the division or combination of a lot or parcel which does not comply with the above provisions, provided that the following findings are made:

a. The greater depth to width ratio is necessitated by conditions of the land which make compliance with this section impractical. Such conditions may include topography, road access, soil conditions, wetlands, floodplains, water bodies or other similar unique conditions;

b. The division or combination of land and use of such land will not conflict with other federal, state, county or city ordinances or regulations, unless an appropriate variance of approval is granted as required or permitted by such ordinances or regulations.

(G) The proposed division or combination shall not cause any existing building or structure to become nonconforming.

(H) If the parcel or lot which is the subject of the proposed land division or combination is located at the end of a stub street, the applicant agrees, as a condition of approval of the land division or combination, to design and install a cul-de-sac meeting the city standards set forth in the city zoning ordinance and subdivision regulations or an alternative street layout meeting the

city standards which has been approved by the City. Installation of the proposed cul-de-sac or street extension must be completed prior to the approval of the land division.

(I) The proposed division or combination would not result in a parcel containing more than one zoning classification, unless the city has determined that multiple zoning classifications on a resultant parcel promotes orderly and harmonious development between adjacent parcels, such as creating a desirable transitional buffer between adjacent parcels of different zoning classifications.

(J) The proposed division or combination complies with such additional written regulations, additional conditions and safeguards which have been established by the city deemed to ensure compliance with the requirements of this chapter.

82-7. ALLOWANCE FOR APPROVAL OF OTHER LAND DIVISIONS.

Notwithstanding the inability of a proposed land division or combination to comply with all of the requirements for approval in this chapter, a proposed land division which does not fully comply with the applicable lot, yard, accessibility and area requirements of the applicable zoning ordinance, Building Code or other provisions of this chapter or the City Code may be approved where the Zoning Board of Appeals has, prior to adoption of this chapter, granted a variance to the lot, yard, depth to width ratio, frontage and/or area requirements with which the parcel failed to comply.

82-8. CONSEQUENCES OF NONCOMPLIANCE WITH LAND DIVISION/COMBINATION APPROVAL REQUIREMENT.

(A) Any division or combination of land in violation of any provisions of this chapter shall not be recognized as a land division or combination on the assessment roll and no construction thereon which requires the issuance of a construction or building permit shall be permitted. The city shall have the authority to initiate injunctive or other relief to prevent any violation or continuance of violation of this chapter.

(B) An unlawful division or attempted division shall also be voidable at the option of the purchaser and shall subject the seller to the forfeiture of all consideration received or pledged to be paid, together with any damages sustained by the purchaser, recoverable in an action at law.

(C) Violation of this chapter shall subject the violator to the misdemeanor penalties and enforcement actions set forth in the city code and as may otherwise be provided by law.

(D) In addition to the penalties prescribed by the City Code, any person who violates any of the provisions of this chapter shall also be subject to a civil action seeking invalidation of the land division and appropriate injunctive or other relief.

SECTION 4. Repealer.

All ordinances that conflict with this Ordinance are repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 5. Severability.

The provisions of this Ordinance are severable. If any provision of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining provisions of this Ordinance.

SECTION 6. Effective Date.

This Ordinance shall take effect fifteen (15) days after enactment, and after publication as provided by law and the Charter.

YEAS: Council Member(s) _____

NAYS: Council Member(s) _____

ABSTAIN: Council Member(s) _____

ABSENT: Council Member(s) _____

CERTIFICATION

As the City Clerk of the City of Brighton, Livingston County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the City of Brighton Council at a regular meeting held on _____, 2026.

Date: _____, 2026 City Clerk _____

Tara Brown

First Reading: _____

Brief Publication: _____

Second Reading: _____

Public Hearing: _____

Adoption: _____

Publication: _____

Effective Date: _____

City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL
MARCH 24, 2026

SUBJECT: **CONDUCT A PUBLIC HEARING AND CONSIDER APPROVAL FOR SITE PLAN 26-02, AND REZONING OF THE SUBJECT PARCEL TO A PLANNED UNIT DEVELOPMENT (PUD), CEDARHURST OF BRIGHTON SENIOR HOUSING COMMUNITY, LOCATED AT NEMCO WAY AND HOLLOWAY DRIVE.**

ADMINISTRATIVE SUMMARY

A final site plan has been submitted by Dover Development to be considered for approval in conjunction with their request for rezoning of the proposed parcel from OR-Office Research to a Planned Unit Development District (PUD). The proposed development is located at the northeast corner of Nemco Way and Holloway Dr.

Cedarhurst of Brighton is a community development consisting of 16 Independent Living Cottage Units, 65 Independent Living Apartments, 47 Assisted Living Apartments and 21 private Memory Care Apartments. The proposed project will have a 3-story apartment building of approximately 133,000 square feet to include independent, assisted, and memory care units, and four single-story, cottage-style buildings to include the 16 independent living units.

ADMINISTRATIVE REVIEW

There are three phases of approval an applicant must receive to be entitled to PUD treatment from the city. Dover Development completed the first two phases by receiving preliminary site plan and final site plan approval from the Planning Commission, along with a recommendation from the Commission to rezone the subject parcel to a PUD District.

As part of the PUD process, Dover Development can deviate from the regulations of the current OR-Office Research Zoning District. The final site plan submitted by the applicant deviates from current regulations in the following manner:

- Residential uses are not permitted in the OR District. The city's recent Master Plan adoption does include a residential component in the future land use of this zoning district area, which makes this proposed development in conjunction the city's future plan.
- The proposed rear-yard setback is 91.67 feet. The OR District regulation requires 100 feet.
- The proposed east side-yard setback is 32.43 feet. The OR District regulation requires 50 feet.
- All buildings in the O-R District must have a minimum of 10,000 square feet on the main floor. The four single-story, cottage-style units are measured at approximately 6,100 square feet.

Continue on Next Page

- Buildings in the O-R District must have a minimum of 50 feet between each structure. The proposed site plan does have distances between the cottage style structures that are less than the requirement.

- The OR District does not allow front-yard parking. The proposed site plan includes front-yard parking.

The PUD ordinance also requires the completion of a development agreement contract between the applicant and city, which requires approval from the Planning Commission and City Council. The contract needs to be executed by both parties and recorded with the County Register of Deeds. The completion and recording of this agreement contract must be carried out prior to any permits for construction being issued. Dover Development has reviewed the city's development agreement template and submitted the document with some redline changes to the city attorney for review.

RECOMMENDATION

The PUD ordinance requires that final site plan approval and the rezoning of the subject parcel to a PUD be approved by City Council. With the submittal of a final site plan, Dover Development has demonstrated a willingness to complete the approval phase and move towards a significant investment in the City of Brighton. The following items occurred during the applicant's review process:

- The Planning Commission granted preliminary site plan approval at a regular meeting held on 11/3/2025.

- Tetratech has reviewed the final site plan and has recommended approval with all previous comments being satisfied. A secondary review will be required during the EGLE permit review phase to install water and sewer mains.

- Livingston County Planning has recommended approval of the final plan with all previous comments being satisfied.

- Brighton Area Fire Authority has recommended approval of the final plan with all previous comments being satisfied.

- The Planning Commission granted a recommendation of approval of the final site plan and rezoning of the subject parcel from OR-Office Research to a PUD District, at a meeting held on 3/2/2026.

- The proposed parcel in the final site plan submitted by the applicant requires a property split under the Land Division Act, which has been applied for by the current property owner and awaiting final approval.

Continue on Next Page

City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL
MARCH 24, 2026

Staff recommends City Council conduct a public hearing and consider approval for the final site plan and rezoning of the subject parcel to a PUD, with the following suggested motions to be voted on separately:

- **Motion to grant approval of site plan 26-02, with the condition of a successful recorded property split to create the subject parcel.**

- **Motion to grant approval for the rezoning of the subject parcel described in site plan 26-02 from the OR-Office Research District to a Planned Unit Development District.**

Prepared by: Michael Caruso, Community Development Manager

Approved by: Gretchen Gomolka, City Manager

Attachments:

1. Application
2. Cedarhurst of Brighton Overview
3. Tetratech Final Review Letter
4. Livingston Co Planning Final Review Letter
5. Fire Marshal Final Review Letter
6. Planning Commission Minutes
7. Site Plan (Revised)

CITY OF BRIGHTON REZONING REQUEST APPLICATION

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

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

REZONING LOCATION

Address(s): 0 Nemco Way, Brighton, Michigan.

Parcel Tax ID # 4718 - 24-40-042

Current Zoning Classification: Office Research (O-R)

Adjacent Property Zoning Classification: Office Research (O-S) and Office Service (O-S)

REZONING REQUEST

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

Request zoning to: PUD

The requested zoning is proposed to accommodate the following use(s): a senior housing community offering independent living, assisted living, and memory care.

PETITIONER

Name: Patrick Anthon

Phone: 602.321.3940

Company: Dover Development

Address: 300 Hunter Avenue, Suite 200, St. Louis, MO

Email: panthon@dover-development.com

Signature of Applicant(s): _____

PROPERTY OWNER (if different than applicant)

Name: Mark Murphy

Phone: 310-709-7788

Company: Brighton Holdings, LLC

Address: 11611 San Vicente Blvd., Suite 608, Los Angeles, CA 90049

Email: mark@tripleminvestments.com

Signature of Property Owner(s): _____

cedarhurst SENIOR LIVING

CEDARHURST OF BRIGHTON
INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY CARE

Construction of a 149-Unit Independent Living, Assisted Living and Memory Care Community

Located at

NEC Nemco Way & Holloway Dr.

Brighton, MI

Cedarhurst Overview

- Cedarhurst Senior Living is a company based out of St. Louis, MO that manages over 4,200 units of independent, assisted living, and memory care throughout 50+ communities across the Midwest and Southeast.
- Cedarhurst Senior Living's parent company, The Dover Companies, is a vertically integrated senior housing development, construction, management, and pharmacy company.
- Cedarhurst has previously managed communities in Michigan, but this will be Dover's first ground-up development in the state.

Brighton, MI – Senior Housing Demand

- Age 75+ Population Growth Rate over next five years: 23%
- Average year built of existing senior housing product: 2002
- Current Independent Living Unmet Demand: 119
- Current Assisted Living Unmet Demand: 115
- Current Memory Care Unmet Demand: 108

Source: NIC Vision Data

Project Overview

cedarhurst SENIOR LIVING

- 133-unit, three story, independent living, assisted living and memory care community to provide housing and care for the seniors of Brighton and the surrounding areas. The main community building will be ± 133,000 square feet.
- Four smaller cottage-style buildings, each about 6,100 square feet.
- 16 Independent Living Cottage Units, 65 Independent Living Apartments, 47 Assisted Living Apartments and 21 private Memory Care Apartments
- Estimated Total Project Cost: $53,000,000
- Anticipated to generate 60+ quality jobs with annual payroll exceeding $2.5 Million
- Anticipated to generate $30 Million in construction value overall (labor + materials) and over 180 construction jobs

Estimated Project Schedule:

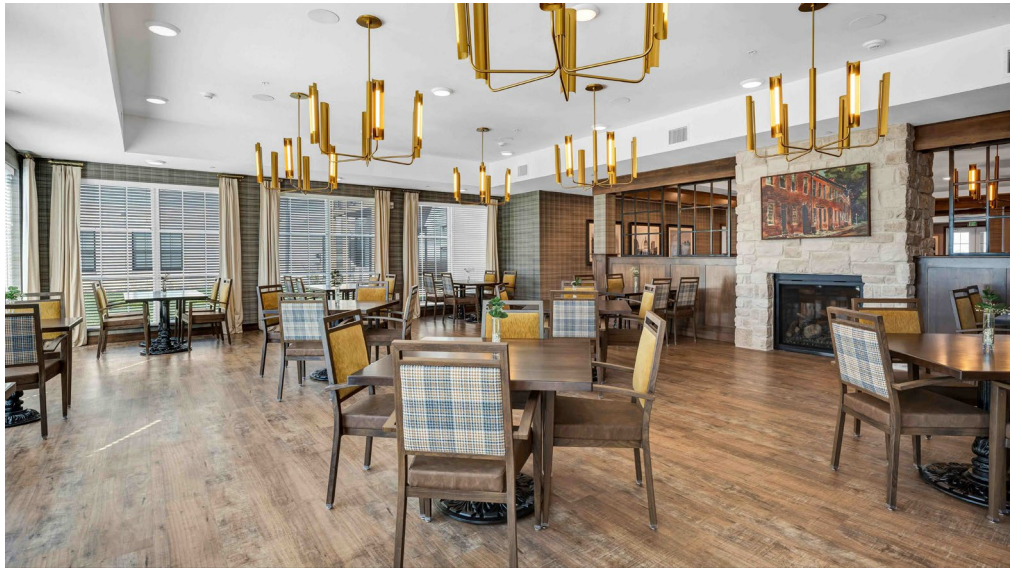
- Groundbreaking: Spring 2026
- Construction Complete: Spring 2028
- Fully Leased & Operational: Summer 2029

Location

cedarhurst SENIOR LIVING

Additional Photos

cedarhurst SENIOR LIVING



Summary:

cedarhurst SENIOR LIVING

- Dover Development is requesting to **rezone the property from Office Research (O-R) to Planned Unit Development (PUD)**.

- The proposed project would provide:
  - Much-needed high-quality senior housing in Brighton
  - 60+ full time and part-time jobs
  - Added density to Brighton Towne Square

- The project could break ground as soon as Spring 2026 and would project to be fully operational by Summer 2029.

- Dover Development looks forward to partnering with the City of Brighton to make this project a valuable long-term asset for the community.

TETRA TECH

February 27, 2026

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

Re: Brighton Town Square Senior Living
Final Site Plan Review No. 1

Dear Mr. Caruso:

Tetra Tech has reviewed the revised final site plan for the proposed Brighton Town Square Senior Living site on the northeast corner of Nemco Way and Holloway Drive. The site plan, last dated February 24, 2026, was prepared by PEA Group on behalf of Dover Development. The proposed work includes one larger 61,558 square-foot building and four smaller 6,137 square-foot buildings, which will all be part of a 149-unit senior housing community on the 11.45-acre site. Other improvements include parking lot and driveways for the proposed buildings, storm sewer and grading improvements, and public water main and sanitary sewer improvements.

We offer the following comments:

GENERAL

1. A detailed construction plan review will be required after final site plan approval. Water main and sanitary sewer improvements will require permitting through EGLE.
2. Stamped structural calculations will be required for the proposed retaining walls as part of construction.

WATER MAIN

1. Some high points in the proposed water main have been eliminated, but not all. All remaining high points without hydrants will need to be addressed on the construction plans.

RECOMMENDATION

The above-mentioned comments are for informational purposes or can be addressed during the subsequent construction plan review process; we therefore have no engineering related objection to the approval of the proposed final site plan. Please call if you have any questions or comments.

Sincerely,

Shelby Byrne

Shelby Byrne, P.E.
Project Engineer

Tetra Tech
7927 Nemco Way, Suite 100, Brighton, MI 48116
Tel 810.220.2112 Fax 810.220.0094 www.tetratech.com

Livingston County Department of Planning

M E M O R A N D U M

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: February 11, 2026

SUBJECT: BTS Senior Living Center – Final PUD Review

A revised and final site plan has been submitted for your consideration by Dover Development for the construction of a senior housing community that will offer independent and assisted care living with memory care options. The 11.54-acre site is located at the corner of Nemco Way and Holloway Drive and will be comprised of 5 buildings with 149 residential units for assisted and independent living, parking, and site landscaping.

We have reviewed the final PUD plan, and the response letter dated January 30, 2026, and offer the following comments for your consideration:

1. According to the response letter, the following items were agreed upon at the November 3, 2025, preliminary site plan/PUD meeting with the City of Brighton: Rear & side yard setbacks (Article 6, Section 98-6.1), O-R District requirements of a minimum of 10,000 S.F. on main floor (Article 3, Section 98-3.43), buildings must have 50 ft. between structures (Article 3, Section 98-3.43), parking in the front yard (Article 5, Section 98-5.6).

2. A 14 ft. x 15 ft. dumpster pad has been placed on the plan and located at the northern parking area of the site near the proposed dog park area. The dumpster details illustrate a 6 ft. high structure with locking gates that will be constructed with 8-inch masonry block. The structure is compliant with City standards.

3. A site photometric plan has been included in the final PUD plan. All foot-candle measurements at the property line are compliant with the City of Brighton standards. Site lighting includes Radean Post Top pole lights on site that are designated as dark sky friendly. Architectural wall sconces are included on buildings with various schedules indicating building lights for units. All lighting fixtures on the plan are down directed, cut-off and compliant.

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

4. Landscape plans have been provided on the final PUD plan with greenbelt requirements along Nemco Way, Holloway Drive, and Movie Drive being met with deciduous trees. Parking and landscaping requirements have been satisfied with a combination of trees and a hedge row on the south side of the property. Internal parking area landscape calculations include a total of 23 trees which also satisfy the ordinance requirements.

We are recommending approval of the final PUD plan. 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

Scott Barb

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

February 25, 2026

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

RE: Brighton Towne Square - Senior Living
Nemco Way and Holloway Drive
Site Plan Review

Dear Mike:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on February 3, 2026 and the drawings are dated October 3, 2025, with a revision date of January 30, 2026. The project involves the development of a vacant parcel for a new proposed 499,006-square-foot, Type V-A, multi-story mixed-use residential building (independent, assisted, and memory-care). Additionally, the property will feature 16 townhome-style dwellings. The plan review is based on the requirements of the International Fire Code (IFC) 2024 edition.

1. The northeast and northwest fire hydrants need to be moved across the access drive to achieve a minimum of 40' from the structure.

All comments from previous reviews have been addressed on 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,

Rick Boisvert, FM, CFPS
Fire Marshal

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

FINAL SITE PLANS

BRIGHTON TOWNE SQUARE SENIOR LIVING

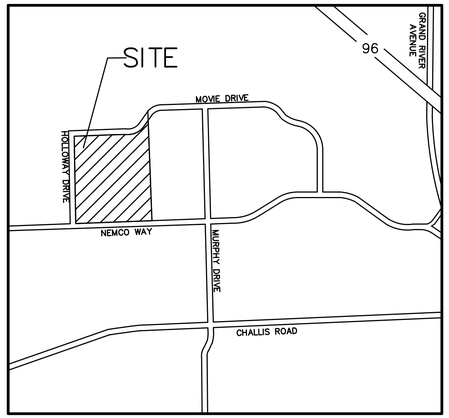
NEMCO WAY

CITY OF BRIGHTON, LIVINGSTON COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
10/3/2025	11/3/2025	BRIGHTON PLANNING COMMISSION PRELIMINARY SITE PLAN/PUD APPROVAL

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

LEGAL DESCRIPTION:
(AS SURVEYED)
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWN 02 NORTH, RANGE 05 EAST, CITY OF BRIGHTON, LIVINGSTON COUNTY, STATE OF MICHIGAN, BEING DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 87 DEGREES 53 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 24, 747.57 FEET; THENCE NORTH 01 DEGREES 32 MINUTES 07 SECONDS WEST, ALONG THE EASTERLY LIMITS OF A PARCEL OF LAND CONVEYED TO STELLER HOSPITALITY BRIGHTON, LLC, AND DESCRIBED IN A WARRANTY DEED RECORDED IN LIBER 2017R, PAGE 030746, LIVINGSTON COUNTY RECORDS, 604.95 FEET TO THE CENTERLINE OF NEMCO WAY ALSO BEING THE NORTHERLY LIMITS OF THE STELLAR HOSPITALITY PARCEL; THENCE SOUTH 87 DEGREES 24 MINUTES 01 SECONDS WEST, ALONG THE CENTERLINE OF NEMCO WAY AND THE NORTHERLY LIMITS OF THE STELLAR HOSPITALITY PARCEL, 305.76 FEET TO THE POINT-OF-BEGINNING OF THIS PARCEL DESCRIPTION; THENCE CONTINUING SOUTH 87 DEGREES 24 MINUTES 01 SECONDS WEST, ALONG THE CENTERLINE OF NEMCO WAY ALSO BEING THE NORTHERLY LIMITS OF THE STELLER HOSPITALITY PARCEL, THE NORTHERLY LIMITS OF A PARCEL OF LAND CONVEYED TO BRIGHTON PROPCO, DESCRIBED IN A WARRANTY DEED RECORDED IN LIBER 2019R, PAGE 016800, LIVINGSTON COUNTY RECORDS, AND THE NORTHERLY LIMITS OF A PARCEL OF LAND CONVEYED TO PARTNERS PROPERTIES FIVE, LLC, DESCRIBED IN A WARRANTY DEED RECORDED IN LIBER 2017R, PAGE 037303, LIVINGSTON COUNTY RECORDS, 638.52 FEET; THENCE NORTH 02 DEGREES 34 MINUTES 43 SECONDS WEST, 714.72 FEET TO THE SOUTHERLY LIMITS OF A PARCEL OF LAND CONVEYED TO BRIGHTON THEATRE, LLC, DESCRIBED IN A QUIT CLAIM DEED RECORDED IN LIBER 2850, PAGE 0689, LIVINGSTON COUNTY RECORDS; THENCE NORTH 87 DEGREES 25 MINUTES 01 SECONDS EAST, ALONG THE SOUTHERLY LIMITS OF THE BRIGHTON THEATRE PARCEL, 435.07 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LIMITS OF THE BRIGHTON THEATRE PARCEL 134.23 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 127.50 FEET, A CENTRAL ANGLE OF 60 DEGREES 19 MINUTES 20 SECONDS, AND CHORD BEARING NORTH 55 DEGREES 59 MINUTES 52 SECONDS EAST, 128.12 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LIMITS OF THE BRIGHTON THEATRE PARCEL 163.93 FEET ALONG A TANGENT REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 205.50 FEET, A CENTRAL ANGLE OF 45 DEGREES 42 MINUTES 22 SECONDS, AND CHORD BEARING NORTH 48 DEGREES 41 MINUTES 20 SECONDS EAST, 159.62 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LIMITS OF THE BRIGHTON THEATRE PARCEL NORTH 89 DEGREES 31 MINUTES 26 SECONDS EAST, 5.93 FEET; THENCE SOUTH 02 DEGREES 35 MINUTES 23 SECONDS EAST, 747.06 FEET; THENCE SOUTH 13 DEGREES 01 MINUTES 57 SECONDS WEST, 94.06 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 01 SECONDS WEST, 11.17 FEET; THENCE SOUTH 02 DEGREES 35 MINUTES 59 SECONDS EAST, 43.31 FEET TO THE POINT-OF-BEGINNING OF THIS PARCEL DESCRIPTION. CONTAINING 11.45 ACRES OF LAND.



LOCATION MAP
NO SCALE

INDEX OF DRAWING	
Sheet Number	Sheet Title
C-0.0	COVER
C-1.0	TOPOGRAPHIC SURVEY
C-1.2	TREE LIST
C-2.0	OVERALL DEVELOPMENT PLAN
C-3.0	DEMOLITION PLAN
C-4.0	DIMENSION AND PAVING PLAN - NORTH
C-4.1	DIMENSION AND PAVING PLAN - SOUTH
C-5.0	FIRE PROTECTION PLAN
C-6.0	GRADING PLAN
C-6.1	GRADING PLAN
C-6.2	GRADING PLAN
C-6.3	GRADING PLAN
C-7.0	SESC PLAN
C-8.0	UTILITY PLAN - NORTH
C-8.1	UTILITY PLAN - SOUTH
C-9.0	SANITARY PLAN & PROFILE
C-9.1	SANITARY PLAN & PROFILE
C-9.2	SANITARY PLAN & PROFILE
C-9.3	STORM PROFILES
C-9.4	STORM PROFILES
C-9.5	STORM PROFILES
C-9.6	STORM PROFILES
C-9.7	STORM PROFILES
C-9.8	STORM PROFILES
C-9.9	STORM PROFILES
C-10.0	WATER MAIN PLAN & PROFILE 0+00 TO 2+00
C-10.1	WATER MAIN PLAN & PROFILE 2+00 TO 7+50
C-10.2	WATER MAIN PLAN & PROFILE 7+50 TO 12+00
C-10.3	WATER MAIN PLAN & PROFILE 12+00 TO 16+00
C-11.0	DRAINAGE PLAN
C-11.1	STORM SEWER CALCULATIONS
C-12.0	NOTES AND DETAILS
C-12.1	DETAILS
C-12.2	DETAILS
C-12.3	DETAILS
C-12.4	DETAILS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
L-2.1	LANDSCAPE SPECIFCATIONS
L-2.2	LANDSCAPE SPECIFCATIONS
1 OF 2	EXTERIOR PHOTOMETRIC PLAN
2 OF 2	EXTERIOR PHOTOMETRIC PLAN

CITY OF BRIGHTON STANDARD DETAILS

NUMBER	TITLE
C-13.0	ROADWAY, PARKING & SIDEWALK
C-13.1	SANITARY SEWER DETAILS
C-13.2	STORM SEWER & STREET DETAILS
C-13.3	WATERMAIN - SHEET 1 OF 2
C-13.4	WATERMAIN - SHEET 2 OF 2

ARCHITECTURAL PLANS

NUMBER	INDEX OF DRAWINGS
	CEDARHURST OF BRIGHTON COLOR ELEVATIONS
	CEDARHURST OF BRIGHTON FIRST FLOOR PLAN
	CEDARHURST OF BRIGHTON SECOND FLOOR PLAN
	CEDARHURST OF BRIGHTON THIRD FLOOR PLAN
	BRIGHTON COTTAGES SCHEME A ELEVATIONS
	BRIGHTON COTTAGES SCHEME B ELEVATIONS
	BRIGHTON COTTAGES FLOOR PLAN

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

DOVER DEVELOPENT
300 HUNTER AVENUE, STE 200
ST. LOUIS MO 63124
CONTACT: PATRICK ANTHON
PHONE: 602.321.3940
EMAIL: PANTHON@DOVER-DEVELOPMENT

ARCHITECT

BRAHMS DESIGN, LLC
300 HUNTER AVENUE, SUITE 100
ST. LOUIS, MISSOURI, 63124
CONTACT: CHRIS SCHWEISS
PHONE: 618.520.1706
EMAIL: CSCHWEISS@BRAHMSCONSTRUCTION.COM

CIVIL ENGINEER

PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116

CONTACT: TRISTAN LARSON, PE
PHONE: 844.813.2949
EMAIL: TLARSON@PEAGROUP.COM

LANDSCAPE ARCHITECT

PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JANET EVANS, PLA
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	10/3/2025
FINAL SITE PLAN	1/30/2026
FINAL SITE PLAN REV. #1	2/24/2026

NOT FOR CONSTRUCTION

BRIGHTON TOWNE SQUARE SENIOR LIVING | PEA JOB NO. 2025-1031 | FINAL SITE PLANS

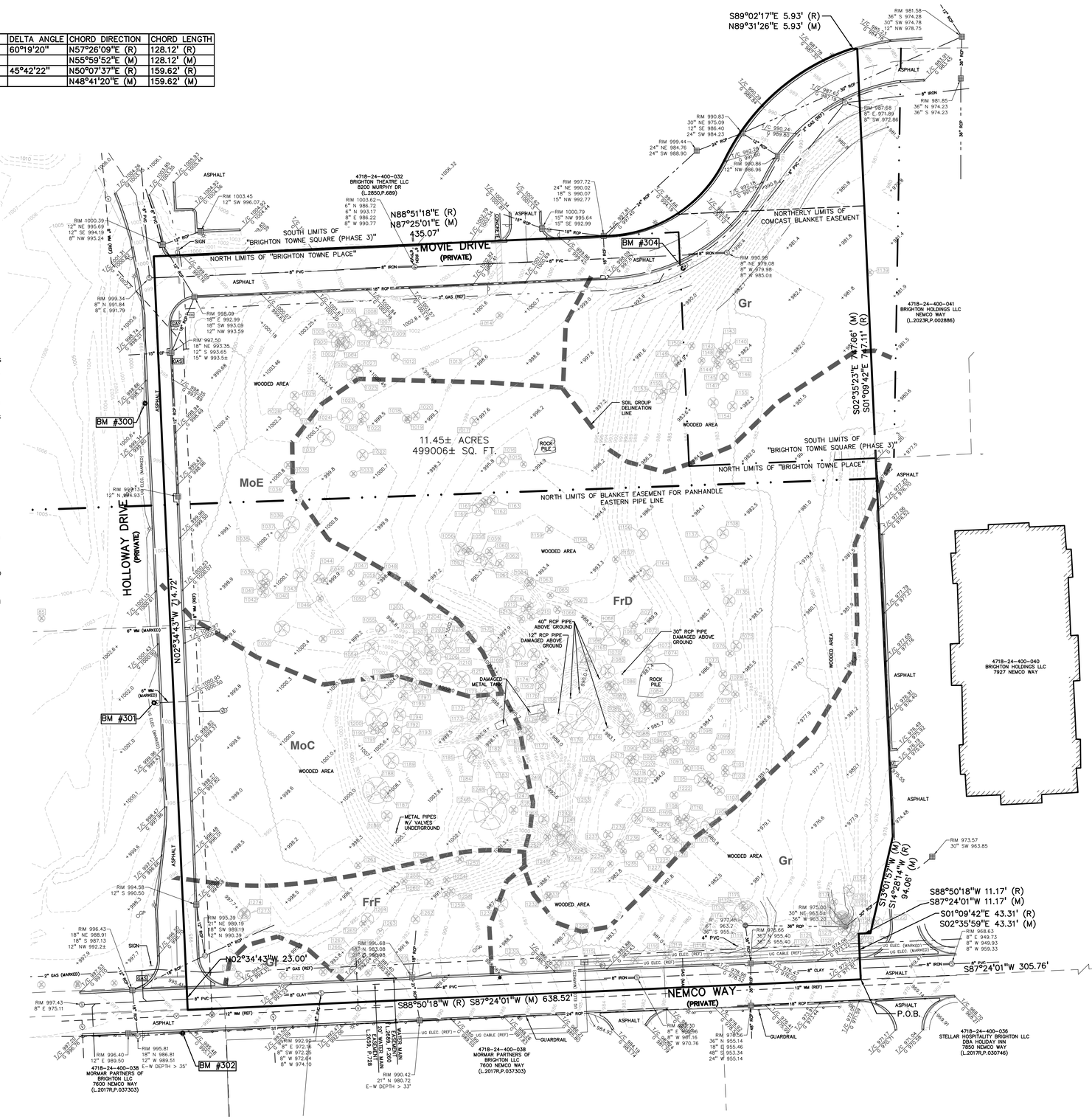
PEA GROUP

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	134.23'	127.50'	60°19'20"	N57°26'09"E (R)	128.12' (R)
				N55°59'52"E (M)	128.12' (M)
C2	163.93'	205.50'	45°42'22"	N50°07'37"E (R)	159.62' (R)
				N48°41'20"E (M)	159.62' (M)

LEGAL DESCRIPTION:
(AS SURVEYED)
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWN 02 NORTH, RANGE 05 EAST, CITY OF BRIGHTON, LIVINGSTON COUNTY, STATE OF MICHIGAN, BEING DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 87 DEGREES 53 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 24, 747.57 FEET; THENCE NORTH 01 DEGREES 32 MINUTES 07 SECONDS WEST, ALONG THE EASTERLY LIMITS OF A PARCEL OF LAND CONVEYED TO STELLER HOSPITALITY BRIGHTON, LLC, AND DESCRIBED IN A WARRANTY DEED RECORDED IN LIBER 2017R, PAGE 030746, LIVINGSTON COUNTY RECORDS, 604.95 FEET TO THE CENTERLINE OF NEMCO WAY ALSO BEING THE NORTHERLY LIMITS OF THE STELLAR HOSPITALITY PARCEL; THENCE SOUTH 87 DEGREES 24 MINUTES 01 SECONDS WEST, ALONG THE CENTERLINE OF NEMCO WAY AND THE NORTHERLY LIMITS OF THE STELLAR HOSPITALITY PARCEL, 305.76 FEET TO THE POINT-OF-BEGINNING OF THIS PARCEL DESCRIPTION; THENCE CONTINUING SOUTH 87 DEGREES 24 MINUTES 01 SECONDS WEST, ALONG THE CENTERLINE OF NEMCO WAY ALSO BEING THE NORTHERLY LIMITS OF THE STELLER HOSPITALITY PARCEL, THE NORTHERLY LIMITS OF A PARCEL OF LAND CONVEYED TO BRIGHTON PROPCO, DESCRIBED IN A WARRANTY DEED RECORDED IN LIBER 2019R, PAGE 016800, LIVINGSTON COUNTY RECORDS, AND THE NORTHERLY LIMITS OF A PARCEL OF LAND CONVEYED TO PARTNERS PROPERTIES FIVE, LLC, DESCRIBED IN A WARRANTY DEED RECORDED IN LIBER 2017R, PAGE 037303, LIVINGSTON COUNTY RECORDS, 638.52 FEET; THENCE NORTH 02 DEGREES 34 MINUTES 43 SECONDS WEST, 714.72 FEET TO THE SOUTHERLY LIMITS OF A PARCEL OF LAND CONVEYED TO BRIGHTON THEATRE, LLC, DESCRIBED IN A QUIT CLAIM DEED RECORDED IN LIBER 2850, PAGE 0689, LIVINGSTON COUNTY RECORDS; THENCE NORTH 87 DEGREES 25 MINUTES 01 SECONDS EAST, ALONG THE SOUTHERLY LIMITS OF THE BRIGHTON THEATRE PARCEL, 435.07 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LIMITS OF THE BRIGHTON THEATRE PARCEL 134.23 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 127.50 FEET, A CENTRAL ANGLE OF 60 DEGREES 19 MINUTES 20 SECONDS, AND CHORD BEARING NORTH 55 DEGREES 59 MINUTES 52 SECONDS EAST, 128.12 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LIMITS OF THE BRIGHTON THEATRE PARCEL 163.93 FEET ALONG A TANGENT REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 205.50 FEET, A CENTRAL ANGLE OF 45 DEGREES 42 MINUTES 22 SECONDS, AND CHORD BEARING NORTH 48 DEGREES 41 MINUTES 20 SECONDS EAST, 159.62 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LIMITS OF THE BRIGHTON THEATRE PARCEL NORTH 89 DEGREES 31 MINUTES 26 SECONDS EAST, 5.93 FEET; THENCE SOUTH 02 DEGREES 35 MINUTES 23 SECONDS EAST, 747.06 FEET; THENCE SOUTH 13 DEGREES 01 MINUTES 57 SECONDS WEST, 94.06 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 01 SECONDS WEST, 11.17 FEET; THENCE SOUTH 02 DEGREES 35 MINUTES 59 SECONDS EAST, 43.31 FEET TO THE POINT-OF-BEGINNING OF THIS PARCEL DESCRIPTION.
CONTAINING 11.45 ACRES OF LAND.

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

B. UTILITY IS SHOWN AS REFERENCE UNLESS OTHER WISE NOTED



LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED
- GNSS — GLOBAL NAVIGATION SATELLITE SYSTEM
- SOIL TYPE DELINEATION LINE

SOILS LEGEND:

FrD FOX BOYER COMPLEX 12 TO 18% SLOPES
FrF = FOX BOYER COMPLEX 25 TO 40% SLOPES
Gr =GRAVEL PITS
MoC = WAWASEE LOAM 6 TO 12% SLOPES
MoE = MIAMI LOAM 18 TO 25% SLOPES

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

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

BENCHMARKS:
(NAVD 88, GPS DERIVED)

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

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

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

BM 304 - ARROW ON FIRE HYDRANT, LOCATED 500'± EAST OF THE INTERSECTION OF HOLLOWAY DRIVE AND MOVIE DRIVE, ALONG THE SOUTH SIDE OF MOVIE DRIVE.
ELEVATION: 998.68

PEA GROUP
t: 844.813.2949
www.peagroup.com

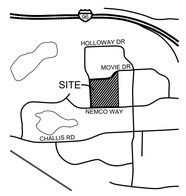
STATE OF MICHIGAN
TRISTAN JAY LARSON
License No. 6201058960
LICENSED PROFESSIONAL ENGINEER

NORTH

0 25 50 100
SCALE: 1" = 50'

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

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



CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-1.0

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\(C-1.0)TOPO-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wolsey

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	SAVE (S) / REMOVE (X)
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TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	SAVE (S) / REMOVE (X)
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1115	BP	7.1	Bradford Pear	Pyrus calleryanna	Fair		S
1116	BP	7.1	Bradford Pear	Pyrus calleryanna	Fair		S
1117	BP	7.5	Bradford Pear	Pyrus calleryanna	Fair		S
1118	BP	6.2	Bradford Pear	Pyrus calleryanna	Fair		S
1119	BP	6	Bradford Pear	Pyrus calleryanna	Fair		S
1120	BP	6.9	Bradford Pear	Pyrus calleryanna	Fair		S
1121	BP	7.9	Bradford Pear	Pyrus calleryanna	Fair		S
1122	BP	10.8	Bradford Pear	Pyrus calleryanna	Fair		S
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1125	CT	7.3	Cottonwood	Populus deltoides	Fair		S
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1139	CT	6.4	Cottonwood	Populus deltoides	Good		S
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~~1208~~	~~BW~~	~~15.5~~	~~Black Walnut~~	~~Juglans nigra~~	~~Good~~		~~X~~
~~1209~~	~~BW~~	~~12.2~~	~~Black Walnut~~	~~Juglans nigra~~	~~Good~~		~~X~~

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	SAVE (S) / REMOVE (X)
~~1210~~	~~BW~~	~~18.8~~	~~Black Walnut~~	~~Juglans nigra~~	~~Good~~		~~X~~
~~1211~~	~~BW~~	~~15.2~~	~~Black Walnut~~	~~Juglans nigra~~	~~Good~~		~~X~~
~~1212~~	~~CT~~	~~8.8~~	~~Cottonwood~~	~~Populus deltoides~~	~~Good~~		~~X~~
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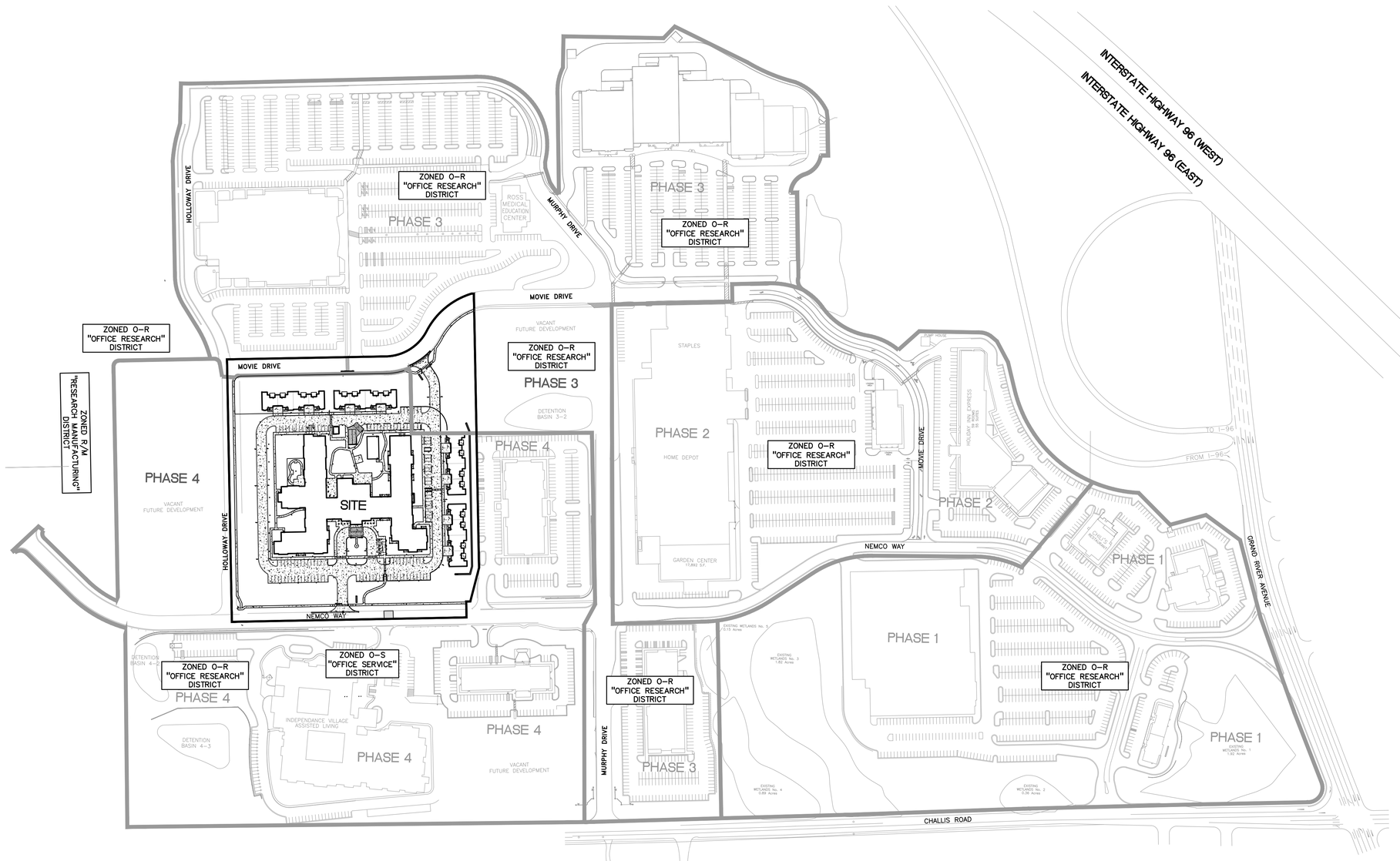
~~1214~~	~~CT~~	~~7.3~~	~~Cottonwood~~



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NORTH

0 75 150 300
SCALE: 1" = 150'

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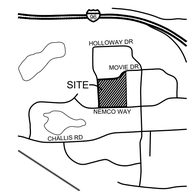


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

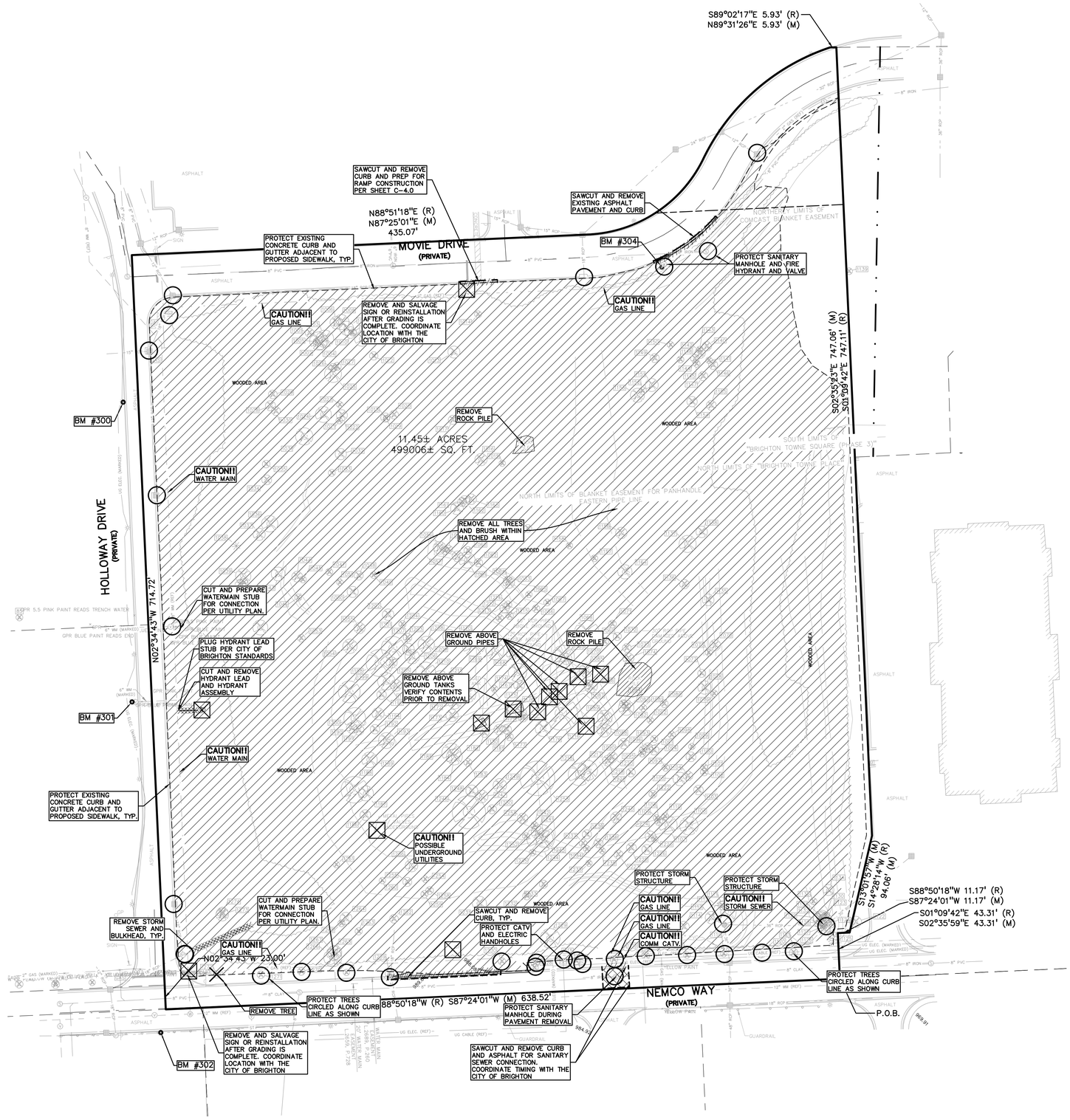
DRAWING TITLE
OVERALL DEVELOPMENT PLAN

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-2.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\C-2.0\OVERALL-DEV-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wesley



GENERAL DEMOLITION NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:

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

DEMOLITION LEGEND:

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

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NORTH

0 25 50 100
SCALE: 1" = 50'

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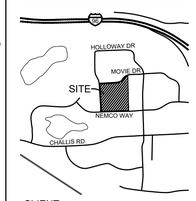


CLIENT

DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE

BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE

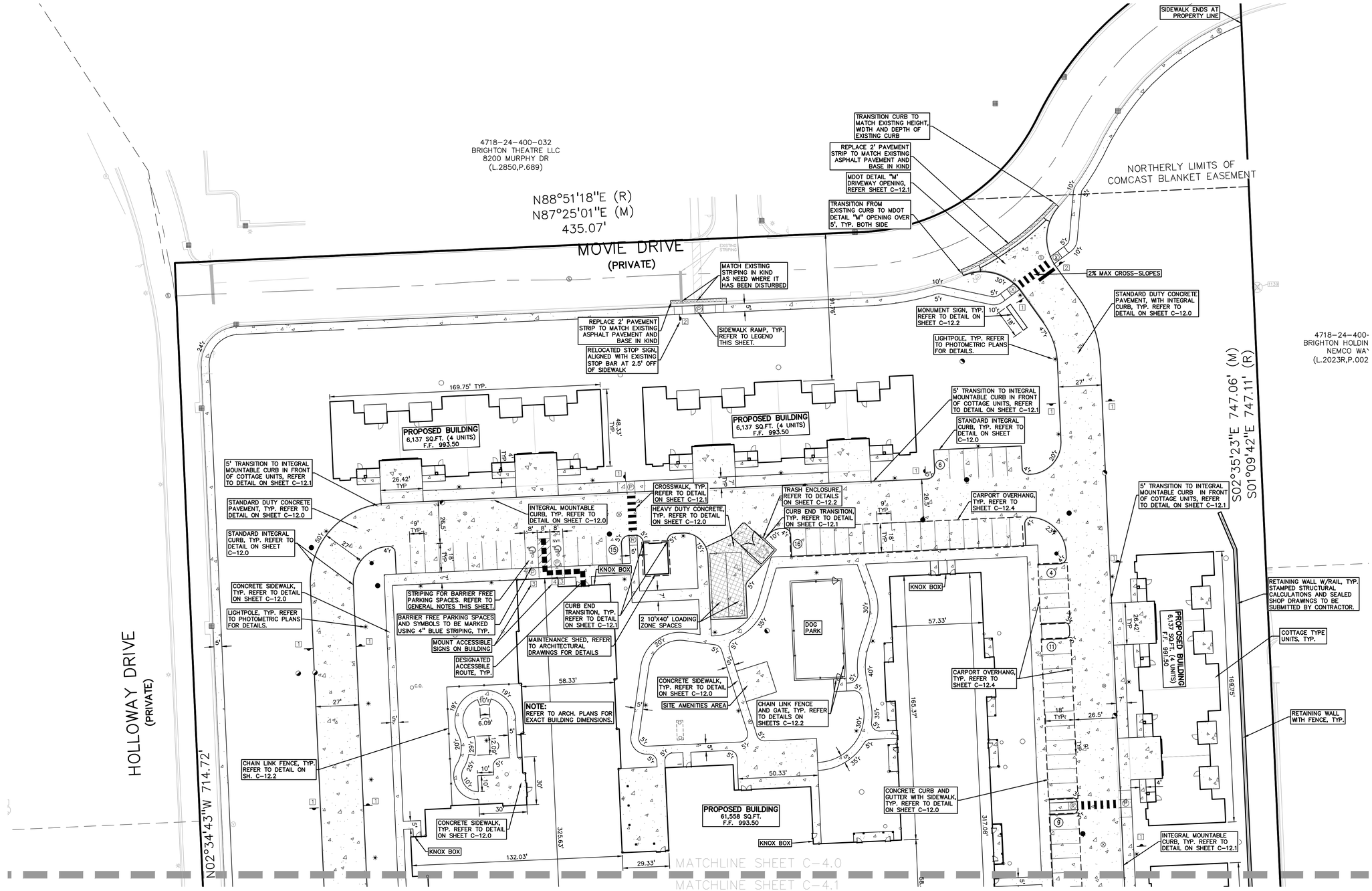
DEMOLITION PLAN

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\CIVIL\3_CONSTRUCTION\C-3.0DEMO-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wolsky



GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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

LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

SIDEWALK RAMP LEGEND:

- SIDEWALK RAMP 'TYPE P' (P)
- SIDEWALK RAMP 'TYPE R' (R)
- CURB DROP ONLY (X)

REFER TO STANDARD DETAILS ON SHEET C-12.1 OR THE LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

SITE DATA TABLE:

REFER TO SHEET C-4.1 FOR SITE DATA TABLE

SIGN LEGEND:

- 'NO PARKING FIRE LANE' SIGN [1]
- 'STOP' SIGN [2]
- 'BARRIER FREE PARKING' SIGN [3]
- 'VAN ACCESSIBLE' SIGN [4]

ALTERNATE BID NOTES:

IN LIEU OF STANDARD DUTY CONCRETE PAVEMENT, ASPHALT PAVEMENT ON C-12.0 CAN BE USED . DRIVE LANES AND ENTRIES WOULD CHANGE TO HEAVY DUTY ASPHALT AND PARKING SPACES WOULD BE STANDARD DUTY ASPHALT. CURBS WOULD NEED TO BE CHANGED TO CITY STANDARD DETAILS AS SHOWN BELOW. INTEGRAL CURB AND GUTTER TO CITY TYPE "A" CURB. MOUNTABLE CURB AND GUTTER TO CITY TYPE "B" WITH APPROPRIATE SPILLOUT CURB TYPE "B1" AS NEEDED PER GRADING.

NOT FOR CONSTRUCTION

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NORTH

0 15 30 60
SCALE: 1" = 30'

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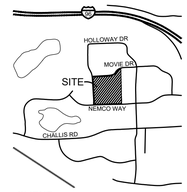

CLIENT
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ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS

FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

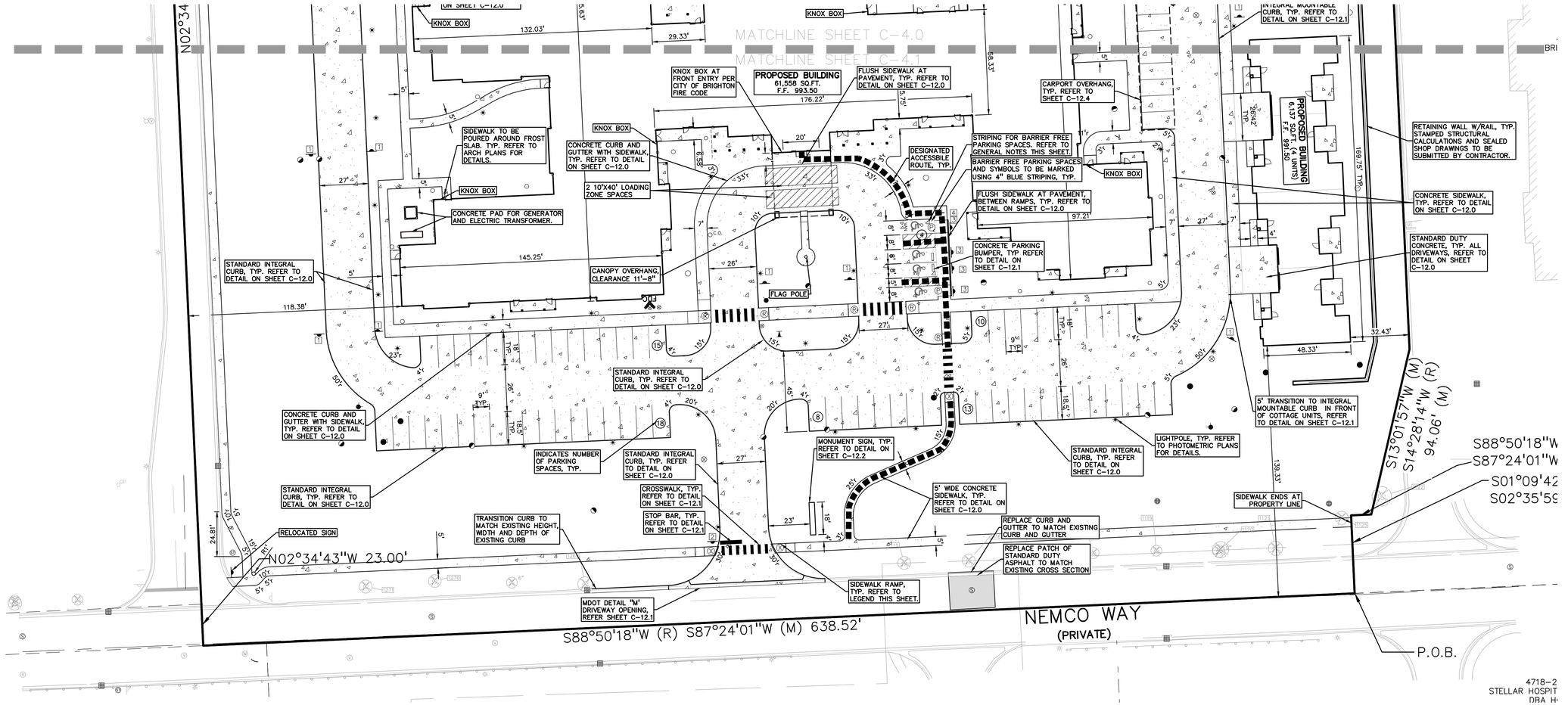
ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE
DIMENSION AND PAVING PLAN - NORTH

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-4.0

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\C-4.0DIM-25-1031.DWG PLOT DATE: 2/24/2026 BY: Howard Wolsky



4718–2
STELLAR HOSPIT
DBA H

SITE DATA TABLE:

SITE AREA: 11.45 ACRES (499,006 SF.)
ZONING: OFFICE RESEARCH (O-R)

EXISTING PID: 18-24-400-042
EXISTING ADDRESS: 0 NEMCO WAY
EXISTING USE: VACANT

PROPOSED PID: TBD
PROPOSED ADDRESS: TBD NEMCO WAY DRIVE
PROPOSED USE: ASSISTED LIVING AND INDEPENDENT ASSISTED LIVING (COTTAGES)
CONSTRUCTION TYPE: VA

BUILDING INFORMATION:
- MAXIMUM ALLOWABLE BUILDING HEIGHT (ASSISTED LIVING) = 30 FT.
- NUMBER OF UNITS IS 133 IN (ASSISTED LIVING)
- PROPOSED BUILDING HEIGHT (ASSISTED LIVING) = 3 STORIES
- PROPOSED BUILDING HEIGHT (COTTAGES) = 17.63'
- NUMBER OF COTTAGE UNITS IS 16

TOTAL FLOOR AREA (ASSISTED LIVING) =139,686 SF.
- LEVEL 1 FLOOR AREA = 61,588 SF.
- LEVEL 2 FLOOR AREA = 58,208 SF.
- LEVEL 3 FLOOR AREA = 19,890 SF.

- BUILDING AREA (COTTAGES ALL) = 24,548 SF. (4 TOTAL AT 6,137 EA.)

- BUILDING LOT COVERAGE = 17.3%
- MAXIMUM BUILDING LOT COVERAGE ASSISTED LIVING (R-4) = 40%

SETBACK REQUIREMENTS:	PROPOSED:
FRONT (SOUTH)	139.33
REAR (NORTH)	91.76'
SIDE (WEST)	118.38'
SITE (EAST)	32.43'

PARKING CALCULATIONS:

MULTI FAMILY REQUIRED FOR INDEPENDENT ASSISTED LIVING:
- MULTI-FAMILY DWELLING (COTTAGES) = 2 SPACE PER EACH UNIT + 1 VISITOR SPACE PER 4 UNITS.
- MULTI-FAMILY REQUIRED = 2 X 16 UNITS =32 SPACES + 4 VISITOR SPACES = 36 SPACES
- NOTE EACH UNIT HAS 1 EXTERIOR SPACE AND 1 IN GARAGE:

ASSISTED LIVING SPACES REQUIRED:
- 1 SPACE PER FOR EVERY 2 DWELLING UNITS PLUS 1 SPACE PER EMPLOYEE ON LARGEST SHIFT.
- MAXIMUM ONSITE EMPLOYEES = 50
- ASSISTED LIVING REQUIRED 133 UNITS/2 = 67 SPACES + 50 (EMPLOYEE SPACES)

- REQUIRED PARKING SPACES ASSISTED LIVING = 67 + 50 = 107 SPACES

- TOTAL REQUIRED SITE PARKING SPACES = 107 SPACES + 36 (COTTAGES) = 143 SPACES

- TOTAL PROVIDED SITE PARKING SPACES = 129 SPACES + 32 (COTTAGE UNIT SPACES) =161 163 SPACES INCLUDES 6 H/C SPACES.

- REQUIRED LOADING ZONE SPACES = 1 /20,000 SF.
  PROVIDED LOADING ZONE SPACES = 61,588 / 20,000 =3.08 SO 4 SPACES. 4 SPACES PROVIDED

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR LIVINGSTON COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:
FOX BOYER COMPLEX 12 TO 18% AND 25 to 40% SLOPES
GRAVEL PITS
WAWASEE LOAM 6 TO 12% SLOPES
MIAMI LOAM 18 TO 25% SLOPES

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE P' (P)
SIDEWALK RAMP 'TYPE R' (R)
CURB DROP ONLY (X)

REFER TO C-12.1 CITY STANDARD DETAIL AND LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4

ALTERNATE BID NOTES:

IN LIEU OF STANDARD DUTY CONCRETE PAVEMENT, ASPHALT PAVEMENT ON C-12.0 CAN BE USED . DRIVE LANES AND ENTRIES WOULD CHANGE TO HEAVY DUTY ASPHALT AND PARKING SPACES WOULD BE STANDARD DUTY ASPHALT.
CURBS WOULD NEED TO BE CHANGED TO CITY STANDARD DETAILS AS STATED BELOW:
INTEGRAL CURB AND GUTTER TO CITY TYPE "A" CURB. MOUNTABLE CURB AND GUTTER TO CITY TYPE "B" WITH APPROPRIATE SPILLOUT CURB TYPE "B1" AS NEEDED PER GRADING.

LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
- ASPHALT PAVEMENT (STD. DUTY / HEAVY DUTY / DEEP STRENGTH)
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

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NORTH

0 15 30 60
SCALE: 1" = 30'

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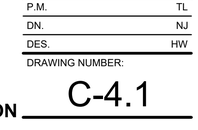


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS
FINAL SITE PLAN 1-30-26
FINAL SITE PLAN REV. 1 2-24-26

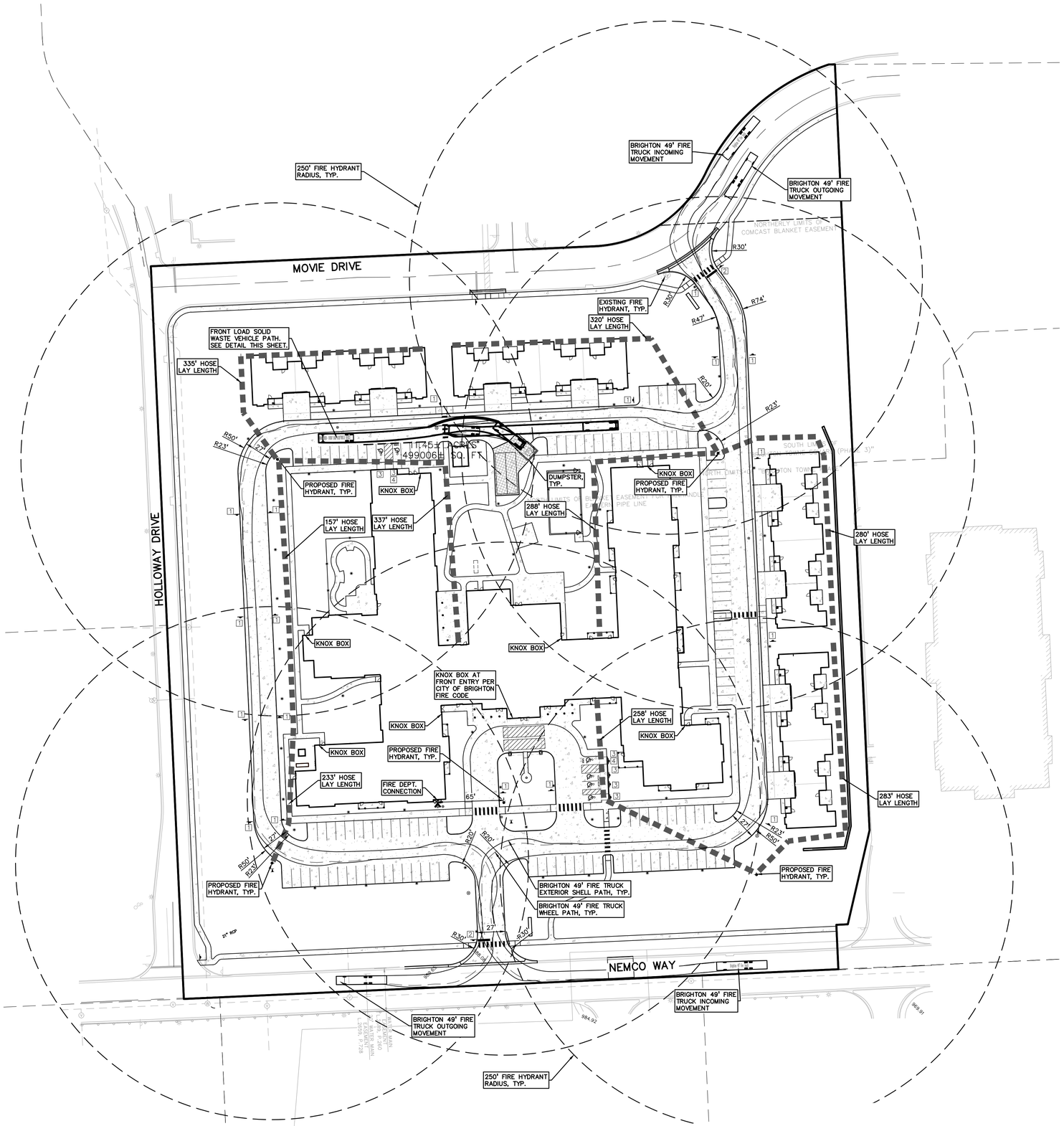
ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE
DIMENSION AND PAVING PLAN - SOUTH

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

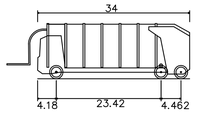
DRAWING NUMBER:
C-4.1

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG_CONSTRUCTION\C-4.0DIM-25-1031.DWG PLOT DATE: 2/24/2026 BY: Howard Wesley



UTILITY LEGEND:

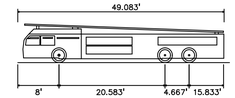
- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR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



Overall Length	34.000ft
Overall Width	8.500ft
Overall Body Height	12.359ft
Min Body Ground Clearance	1.048ft
Track Width	8.500ft
Lock-to-lock time	4.00s
Max Wheel Angle	40.00°

FRONT LOAD SOLID WASTE VEHICLE DETAIL

NOT TO SCALE



Brighton 49' Fire Truck	
Overall Length	49.083ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	49.047ft

FIRE TRUCK DETAIL

NOT TO SCALE

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

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

NOTE:
BUILDING ADDRESS SHALL BE A MINIMUM OF 6" HIGH LETTERS OF CONTRASTING COLORS AND BE VISIBLE FROM STREET.

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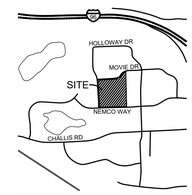


CLIENT

DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

DOVER DEVELOPMENT

PROJECT TITLE

BRIGHTON TOWNE SQUARE SENIOR LIVING

NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE

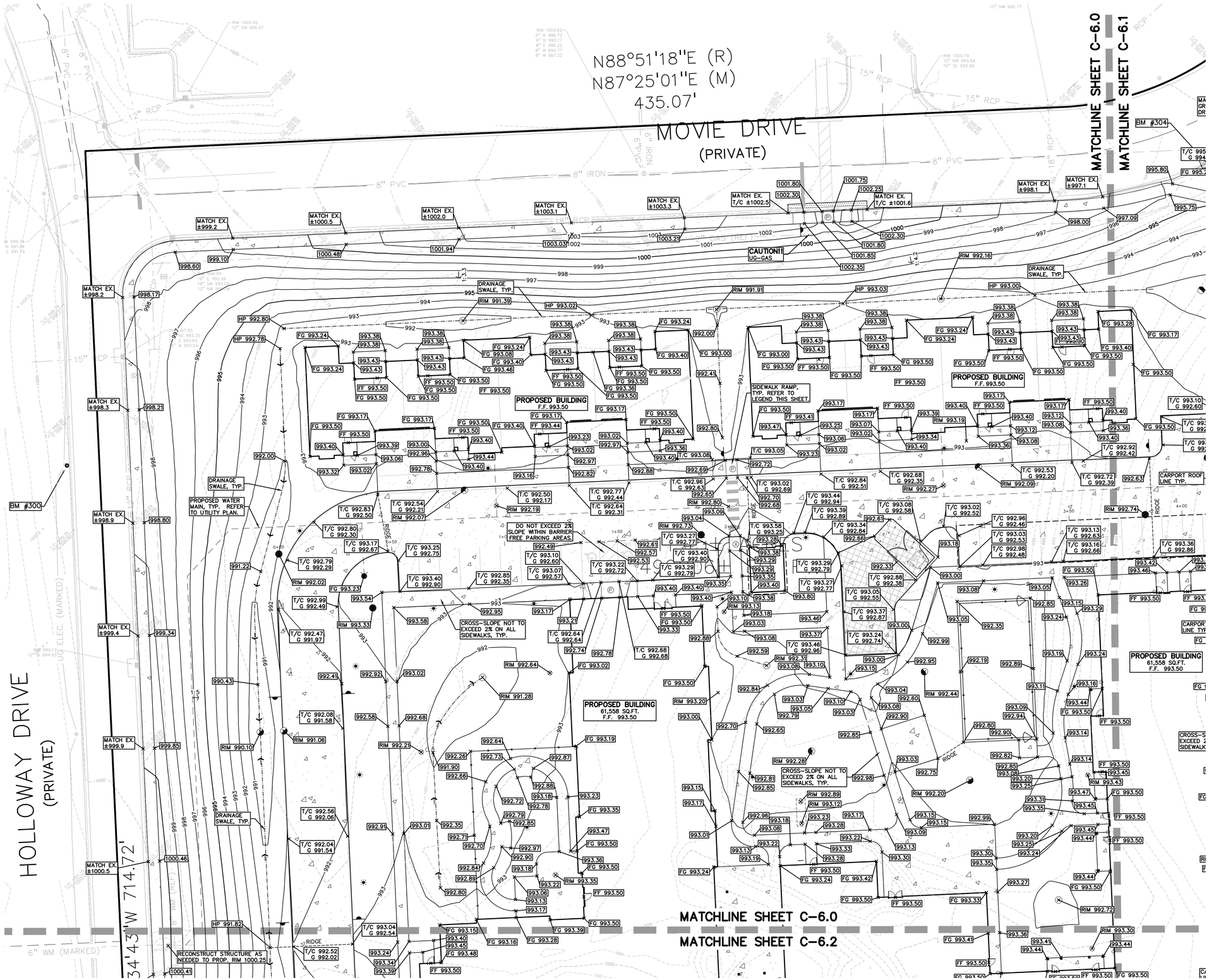
FIRE PROTECTION PLAN

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:

NOT FOR CONSTRUCTION C-5.0

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\[C-5.0]FIRE-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wesley



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REFER TO GRADING NOTES ON SHEET C-12.0.

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- SIDEWALK RAMP 'TYPE R' (R)
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BENCHMARKS:

(NAVD 88, GPS DERIVED)

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ELEVATION: 999.48

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NORTH

0 10 20 40
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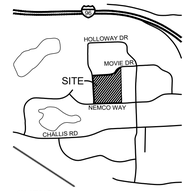

CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
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BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE
GRADING PLAN

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-6.0

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\LAYOUTS_CONSTRUCTION\C-6.0(GRADE-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wadley

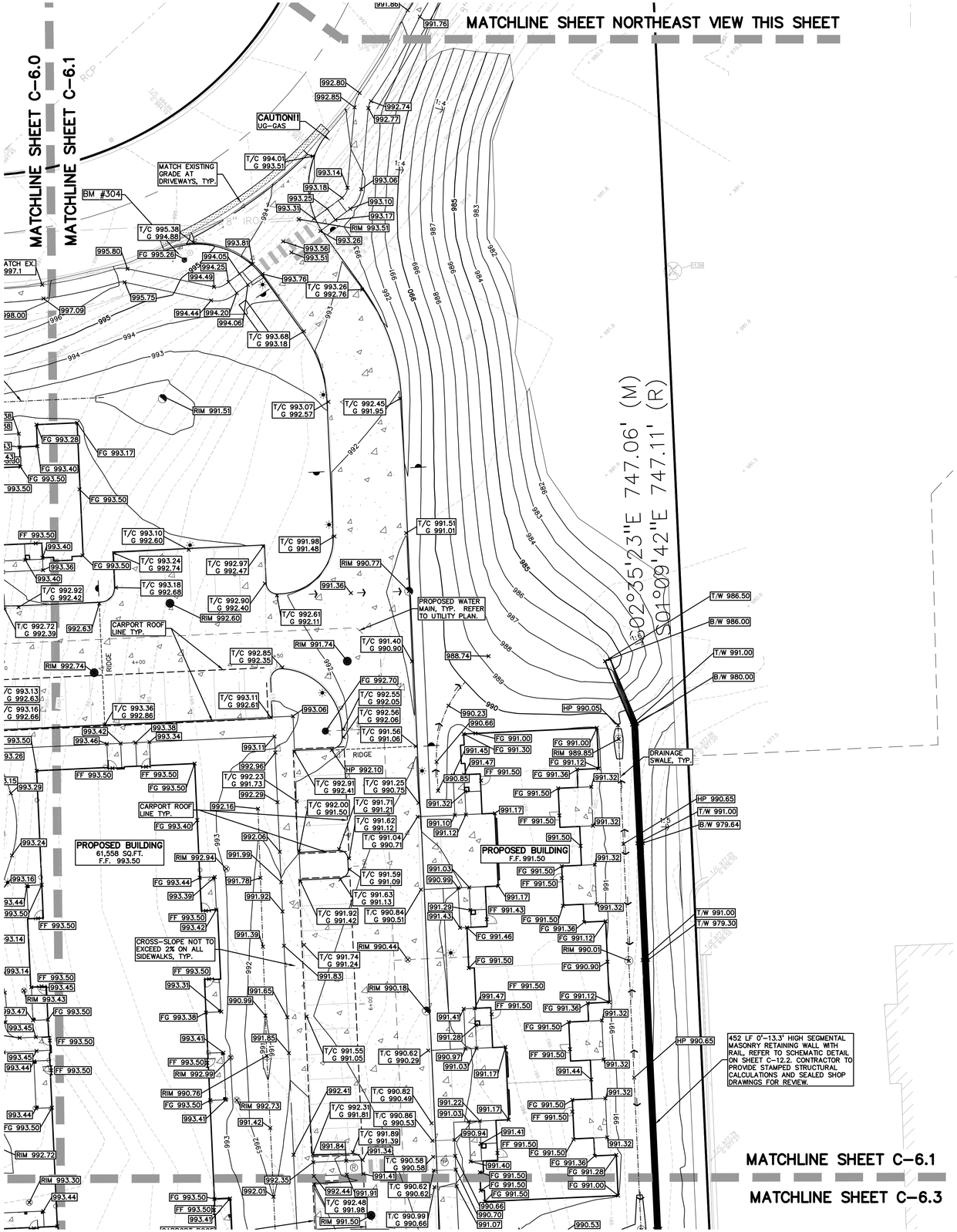
MATCHLINE SHEET NORTHEAST VIEW THIS SHEET

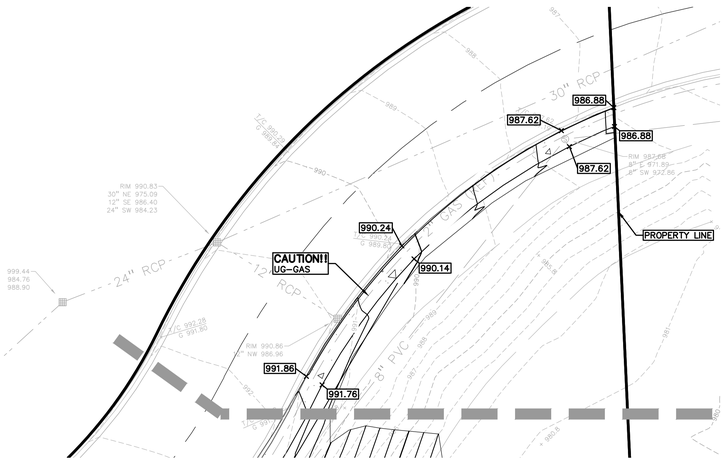
MATCHLINE SHEET C-6.0

MATCHLINE SHEET C-6.1

MATCHLINE SHEET C-6.1

MATCHLINE SHEET C-6.3





NORTHEAST VIEW

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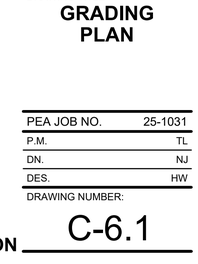

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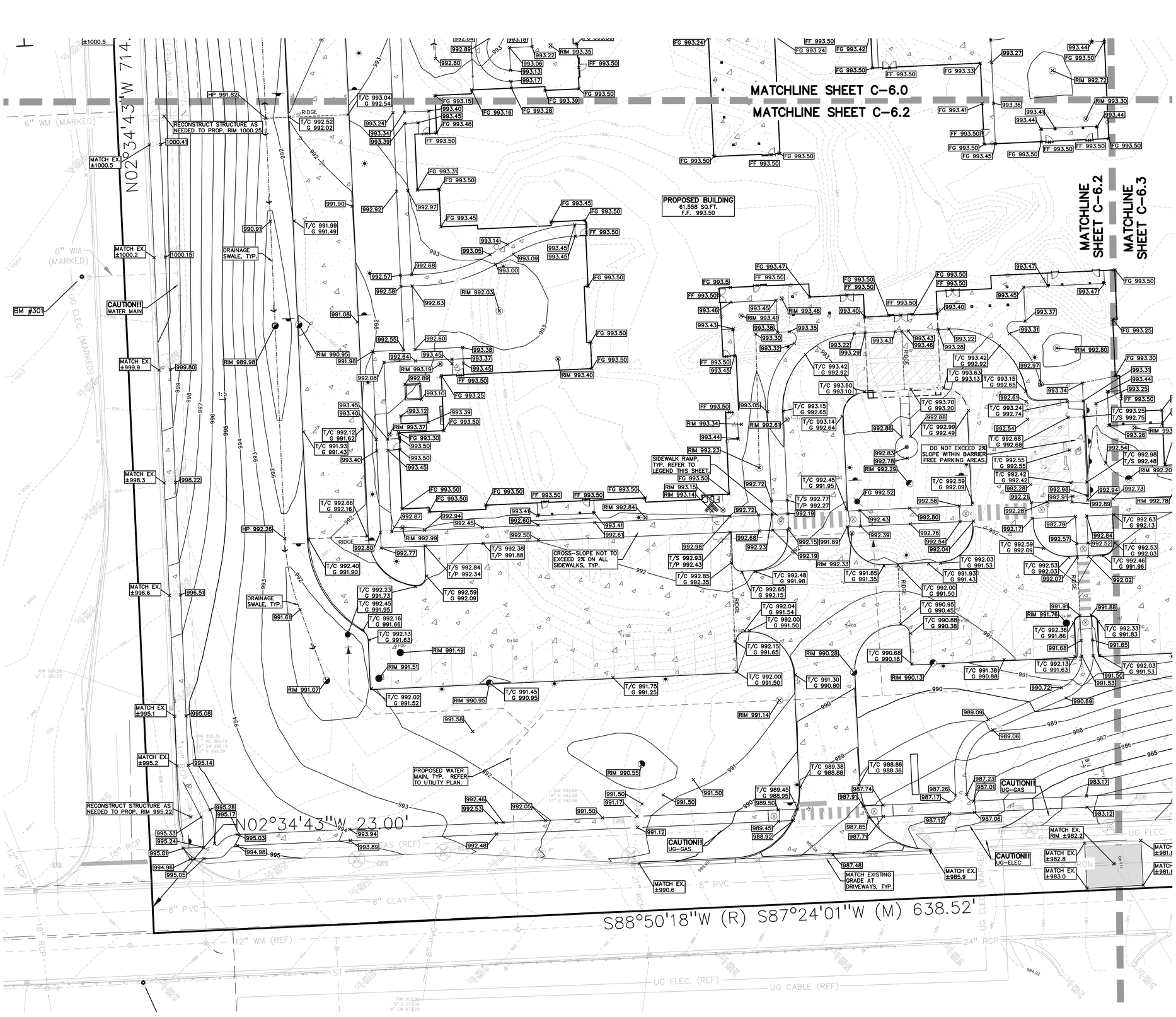
S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\LDP\1_CONSTRUCTION\GC-6.0(GRADE-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Walley



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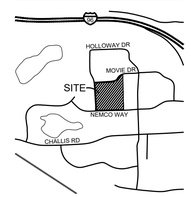


CLIENT

DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE

BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE

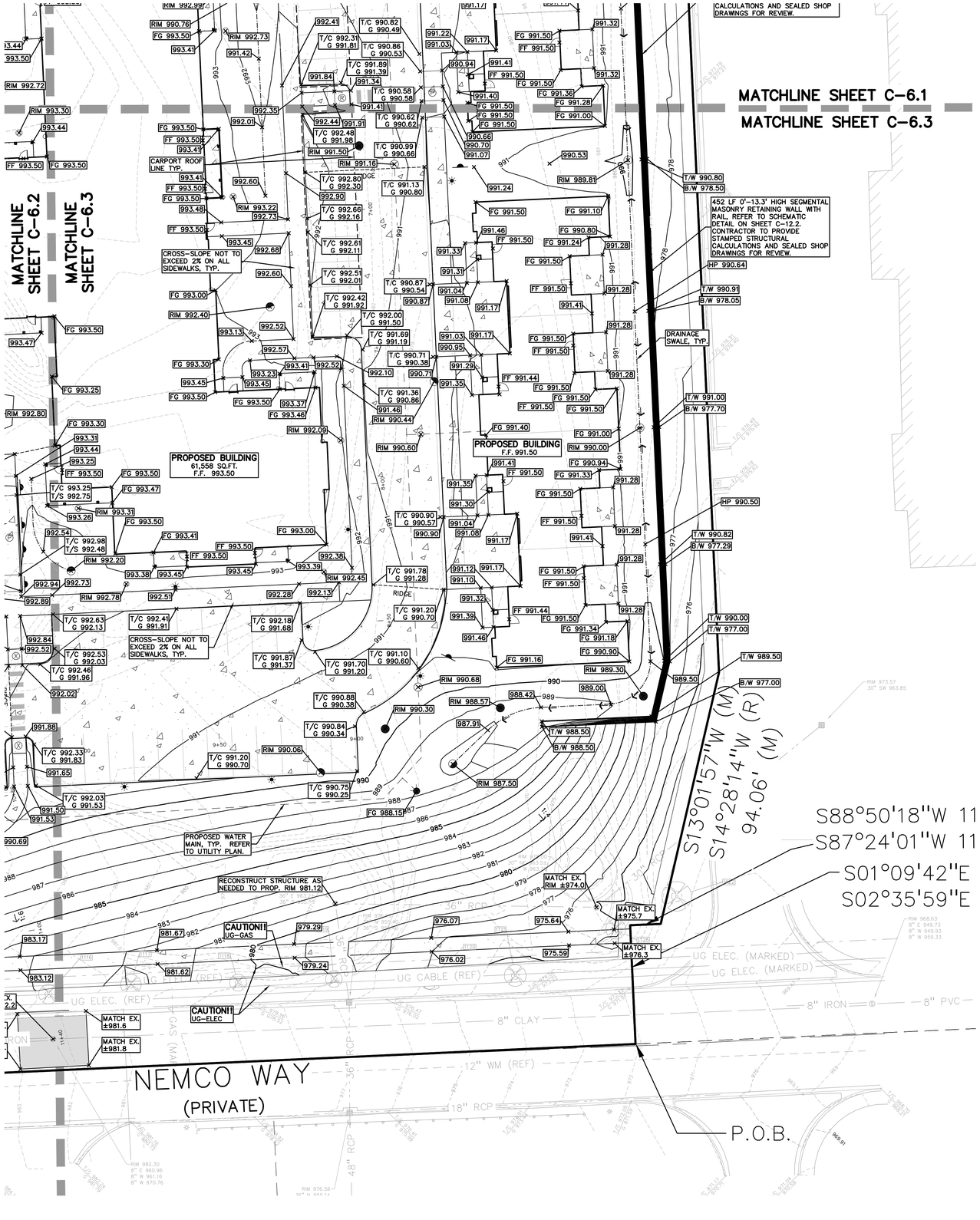
GRADING PLAN

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:

C-6.2

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\C-6.0GRADE-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Medley



RETAINING WALL NOTE:

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

EARTHWORK BALANCING NOTE:

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

ADDITIONAL GEOTECH REPORT NOTE:

REFERENCE THE REVISED REPORT OF GEOTECHNICAL INVESTIGATION BY MATERIALS TESTING CONSULTANTS DATED NOVEMBER 2025 FOR THE RECOMMENDED LIFTS WHEN ESTABLISHING FINAL GRADE.

BENCHMARKS:
(NAVD 88, GPS DERIVED)

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

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

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

BM 304 - ARROW ON FIRE HYDRANT, LOCATED 500'± EAST OF THE INTERSECTION OF HOLLOWAY DRIVE AND MOVIE DRIVE, ALONG THE SOUTH SIDE OF MOVIE DRIVE.
ELEVATION: 998.68

GRADING LEGEND:

- 698.35 — EXISTING SPOT ELEVATION
- 698.35 — PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 670 — EXISTING CONTOUR
- 922 — PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB	F = FLUSH WALK
T/P = TOP OF PAVEMENT	G = GUTTER GRADE
T/S = TOP OF SIDEWALK	FF = FINISH FLOOR
T/W = TOP OF WALL	FG = FINISH GRADE
B/W = BOTTOM OF WALL	RIM = RIM ELEVATION

REFER TO GRADING NOTES ON SHEET C-12.0.

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE P'	(P)
SIDEWALK RAMP 'TYPE R'	(R)
CURB DROP ONLY	(X)

REFER TO SHEET C-12.1 FOR DETAILS AND LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

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STATE OF MICHIGAN
TRISTAN JAY LARSON
License No. 6201059860
LICENSED PROFESSIONAL ENGINEER

NORTH

0 10 20 40
SCALE: 1" = 20'

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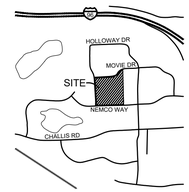

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PEA JOB NO.	25-1031
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DN.	NJ
DES.	HW

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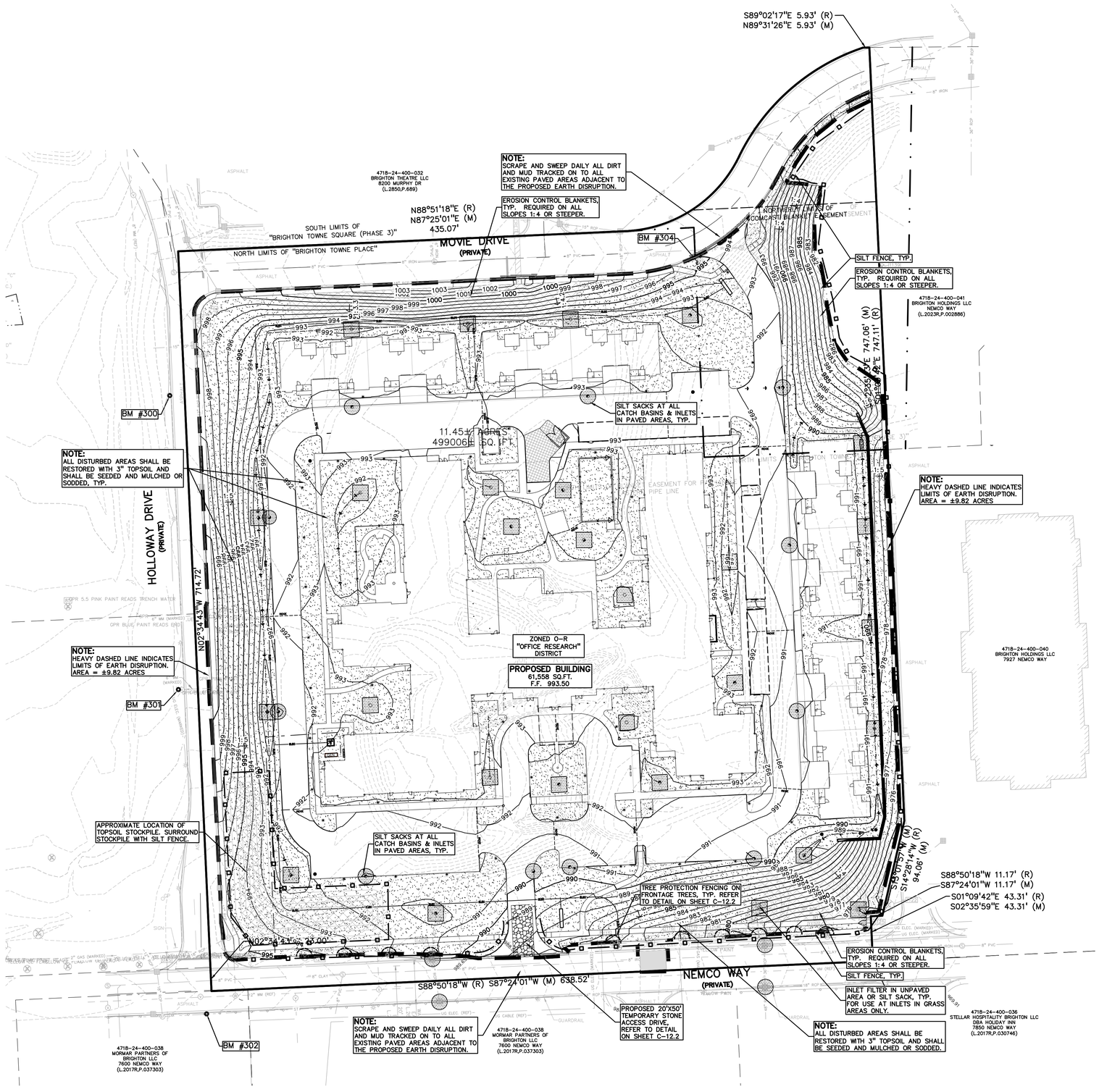
C-6.3

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\CONSTRUCTION\C-6.0\PAGE-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wadley



S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWGS\3_CONSTRUCTION\[C-7.0]ESC- 25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Walsky

EROSION CONTROL QUANTITIES:

SILT FENCE	2103 LF
SILT SACK	15 EA.
INLET FILTER	28 EA.
TEMPORARY CONSTRUCTION ACCESS DRIVE	1 EA.
EROSION CONTROL BLANKETS	3450 S.Y.
TEMPORARY SEEDING	23467 S.Y.

GENERAL SITE CONDITIONS:

TOTAL AREA OF EARTH DISTURBANCE= 9.82± ACRES

DRAINAGE TRIBUTARY TO:
BRIGHTON TOWNE SQUARE DETENTION BASIN 3-2 (APPROX 16%) AND DETENTION BASIN 4-3 (APPROX. 84%)

NAME OF NEAREST WATERCOURSE:
BRIGHTON TOWNE SQUARE DETENTION BASIN 3-2

DISTANCE TO NEAREST WATERCOURSE IN FEET: 100±

APPROXIMATE START DATE: APRIL 2026

APPROXIMATE COMPLETION DATE: JUNE 2027

EXISTING PID: 18-24-400-042
EXISTING ADDRESS: 0 NEMCO WAY
EXISTING USE: VACANT

PROPOSED PID: TBD
PROPOSED ADDRESS: TBD NEMCO WAY DRIVE
PROPOSED USE: ASSISTED LIVING AND INDEPENDENT ASSISTED LIVING (COTTAGES)

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

NAME: TBD
COMPANY: TBD
STREET ADDRESS: TBD
CITY, STATE, ZIP: TBD
PHONE NUMBER: TBD

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE
WEB SOIL SURVEY FOR LIVINGSTON COUNTY, THE SITE CONSISTS OF THE
FOLLOWING SOIL TYPES:
FOX BOYER COMPLEX 12 TO 18% AND 25 to 40% SLOPES
GRAVEL PITS
WAWASEE LOAM 6 TO 12% SLOPES
MIAMI LOAM 18 TO 25% SLOPES

SOIL EROSION SCHEDULE AND SEQUENCE OF CONSTRUCTION:

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

SYMBOLS: EROSION CONTROL

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

REFER TO DETAILS ON SHEET C-12.2

EROSION CONTROL STANDARDS:

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

STORMWATER MANAGEMENT SYSTEM MAINTENANCE TASKS AND SCHEDULE - DURING CONSTRUCTION

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

STORMWATER MANAGEMENT SYSTEM MAINTENANCE TASKS AND SCHEDULE - POST CONSTRUCTION

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

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TRISTAN JAY LARSON
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LICENSED PROFESSIONAL ENGINEER

NORTH

0 25 50 100
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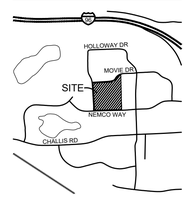

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P.M.	TL
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DES.	HW

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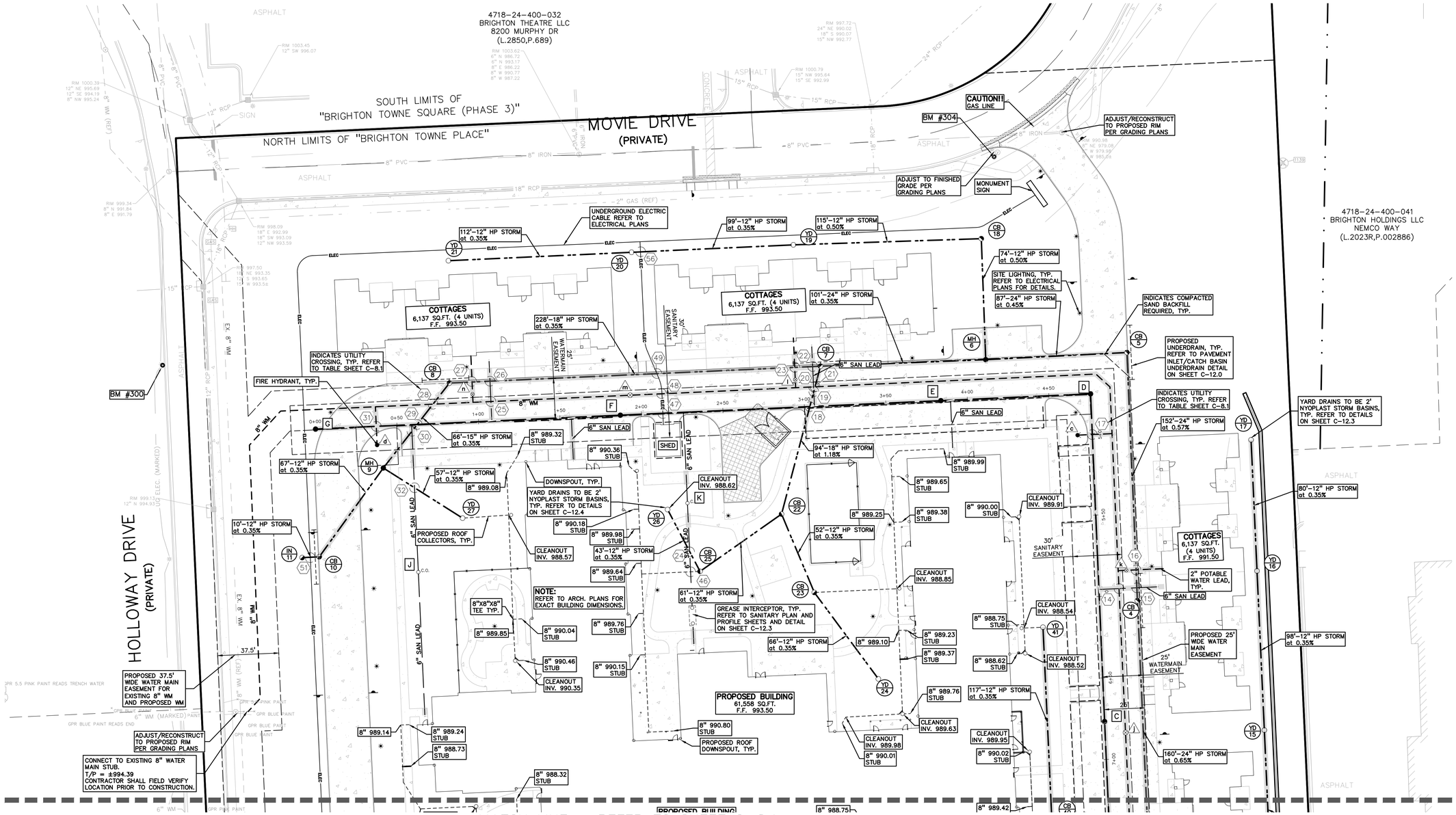

STORM STRUCTURES		
CB	4	(4' DIA./2' SUMP) RIM = 990.18 24" N 983.16 24" S 983.11
CB	5	(5' DIA./2' SUMP) RIM = 990.77 24" W 984.03 24" S 984.03
MH	6	(4' DIA./0' SUMP) RIM = 992.60 24" W 984.42 12" N 986.22 24" E 984.42
CB	7	(4' DIA./2' SUMP) RIM = 992.09 18" W 985.37 18" S 986.75 24" E 984.77
CB	8	(4' DIA./1' SUMP) RIM = 992.07 15" SW 986.37 18" E 988.17
MH	9	(4' DIA./0' SUMP) RIM = 993.33 12" SW 986.60 12" SE 987.80 15" NE 986.60
CB	10	(4' DIA./2' SUMP) RIM = 991.06 12" W 986.84 12" NE 986.84

STORM STRUCTURES		
IN	11	(2' DIA./2' SUMP) RIM = 990.10 12" E 986.87
YD	15	(2' DIA./1' SUMP) RIM = 989.81 12" N 986.07 12" S 986.07
YD	16	(2' DIA./1' SUMP) RIM = 990.01 12" N 986.42 12" S 986.42
YD	17	(2' DIA./1' SUMP) RIM = 989.85 12" S 986.70
CB	18	(4' DIA./2' SUMP) RIM = 991.51 12" W 986.59 12" S 986.59
YD	19	(2' DIA./1' SUMP) RIM = 992.16 12" W 987.16 12" E 987.16
YD	20	(2' DIA./1' SUMP) RIM = 991.91 12" W 987.51 12" E 987.51

STORM STRUCTURES		
YD	21	(2' DIA./1' SUMP) RIM = 991.39 12" E 987.91
CB	22	(4' DIA./0' SUMP) RIM = 992.44 12" SE 988.26 12" SW 988.26 18" N 987.86
CB	23	(4' DIA./0' SUMP) RIM = 992.20 12" SE 988.44 12" NW 988.44
YD	24	(2' DIA./1' SUMP) RIM = 992.72 12" NW 988.67
CB	25	(4' DIA./0' SUMP) RIM = 992.28 12" NW 988.47 12" NE 988.47
YD	26	(2' DIA./0' SUMP) RIM = 992.31 12" SE 988.62
YD	27	(2' DIA./1' SUMP) RIM = 991.28 8" E 988.00 12" NW 988.00

STORM STRUCTURES		
YD	41	(2' DIA./1' SUMP) RIM = 990.76 8" W 988.31 12" S 987.01

Sanitary Sewer Basis of Design:

Population of Development:	
Assisted Living (Main Building) person per room =	1.5
Assisted Living (Main Building) no. units =	133
Population of Assisted Living Main Building =	**199.5**
Assisted Living (Cottages) persons per "Dwelling Unit"	3
Number of Cottages =	16
Population of Assisted Living Cottages	**48**
Total Number of Employees in a day =	50
Employee reduction factor (half day shift)	0.5
Population of Employees =	**25**
Total Population =	**272.5**
Flow Calculations:	
Ave. Daily Flow /Capita (gpd) =	100
Peaking Factor (Per 10 State Standards)	
$PF = \frac{18 + \sqrt{P}}{4 + \sqrt{P}}$	
P = Population per thousand = Total Population/1000	
Population per 1000 =	0.2725
Population =	272.5
Average Daily Flow = Population x Average Daily Flow / Capita	
Ave. Daily Flow (gpd) =	27250
Ave. Daily Flow (gpm) =	18.9236111
Peaking Factor =	**4.10**
Peak Flow gpm (Residential) = Peaking Factor x Ave Daily Flow (min)	
Peak Flow (gpm) =	77.51
Peak Flow (cfs) =	**0.173**
Capacity of an 8" PVC Sewer at 0.40% is 0.76 cfs	

WATER MAIN BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)

Assisted Living	
Square Footage	139,686 SF
Unit Factor	0.4 per 1000 sf
REU	55.9
Population (P) (3.5 PEOPLE/EDU)	195.6 People
Cottages	
Square Footage	24,548 SF
Unit Factor	0.4 per 1000 sf
REU	9.8
Population (P) (3.5 PEOPLE/EDU)	34.4 People
TOTAL	
REU	**65.7**
	230 People
Average Flow (150 GPCPD)	**34,500 G.P.D.**
	0.053 C.F.S.
	0.035 M.G.D.
Design Max. Flow = (2*avg)	**69000.00 G.P.D.**
	0.107 C.F.S.
	0.069 M.G.D.

STORM SEWER QUANTITIES:

4" HDPE UNDERDRAIN WITH SOCK	300 LF
8" HP STORM	1881 LF
12" HP STORM	2041 LF
15" HP STORM	138 LF
18" HP STORM	697 LF
24" HP STORM	735 LF
YARD BASIN	14 EA.
2' DIA. STORM INLET	2 EA.
4' DIA. CATCH BASIN	19 EA.
4' DIA. MANHOLE	5 EA.
5' DIA. CATCH BASIN	2 EA.
6' DIA. CATCH BASIN	1EA.
STORM CLEANOUT	21 EA.

FRAME AND COVER NOTES

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

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

MANHOLE (CITY)
FRAME:EJ 1040
COVER:VENTED

YARD BASIN
NYLOPLAST DOMED GRATE 2499CGD
SEE DETAIL ON SHEET C-12.4

CLEANOUT COVER (CITY)
E.J.I.W 1574 OR EQUAL

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

UTILITY LEGEND:

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

BENCHMARKS:
(NAVD 88, GPS DERIVED)

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

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

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

BM 304 - ARROW ON FIRE HYDRANT, LOCATED 500'± EAST OF THE INTERSECTION OF HOLLOWAY DRIVE AND MOVIE DRIVE, ALONG THE SOUTH SIDE OF MOVIE DRIVE.
ELEVATION: 998.68

REFER TO:
STORMWATER DRAINAGE AREA PLAN AND STORMWATER NARRATIVE ON SHEET C-11.0

STORM SEWER CALCULATIONS ON SHEET C-11.1.
UTILITY NOTES ON SHEET C-12.0

STORMWATER MANAGEMENT SYSTEM MAINTENANCE TASKS AND SCHEDULE DURING AND POST CONSTRUCTION ON SHEET C-7.0

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

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TRISTAN JAY LARSON
License No. 6201059860
LICENSED PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

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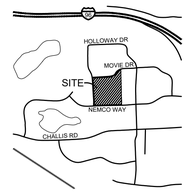


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

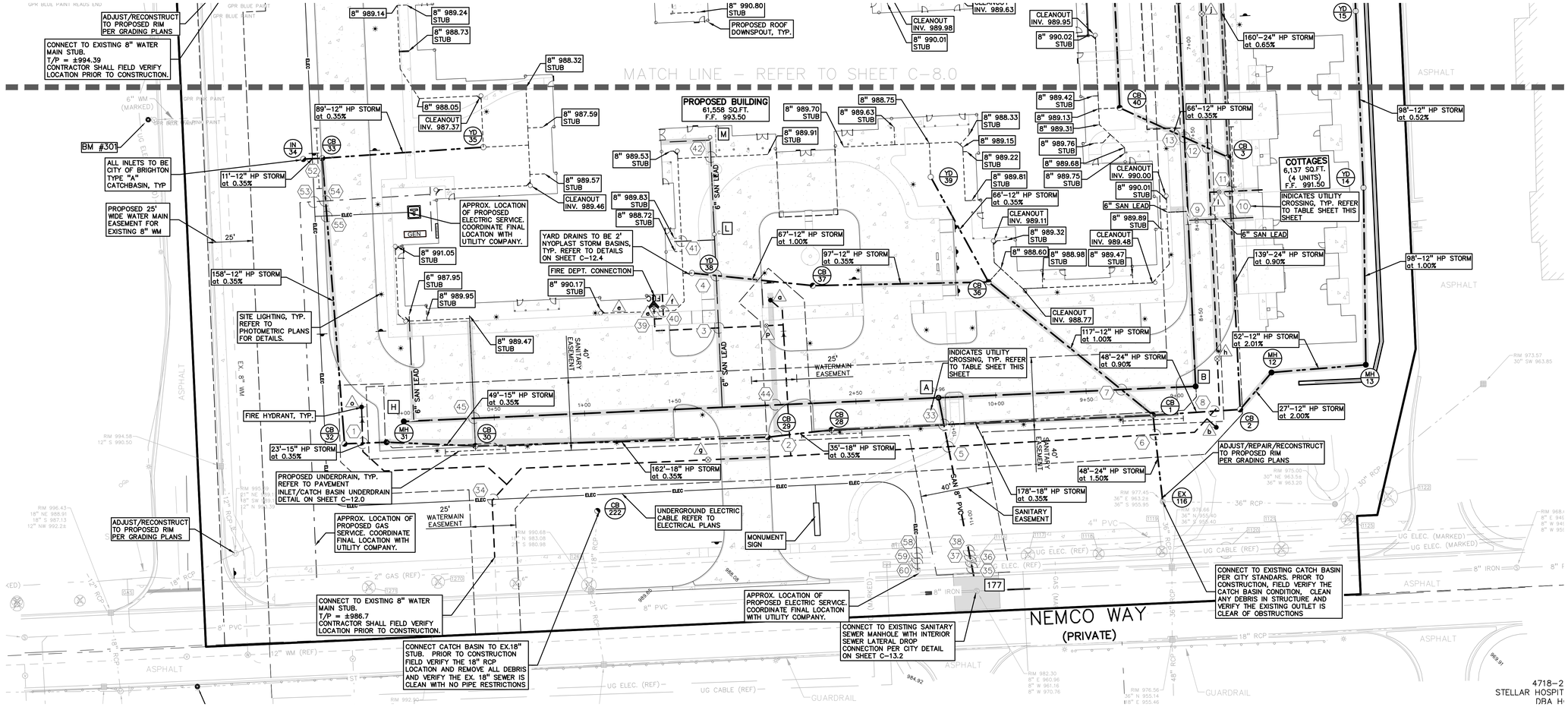
ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

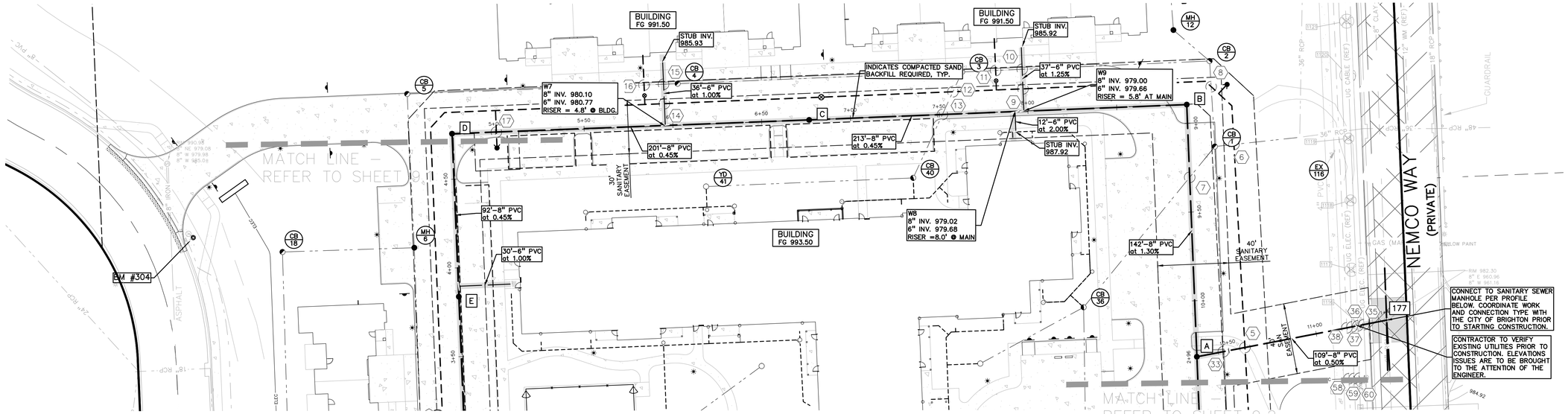
DRAWING TITLE
UTILITY PLAN - NORTH

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

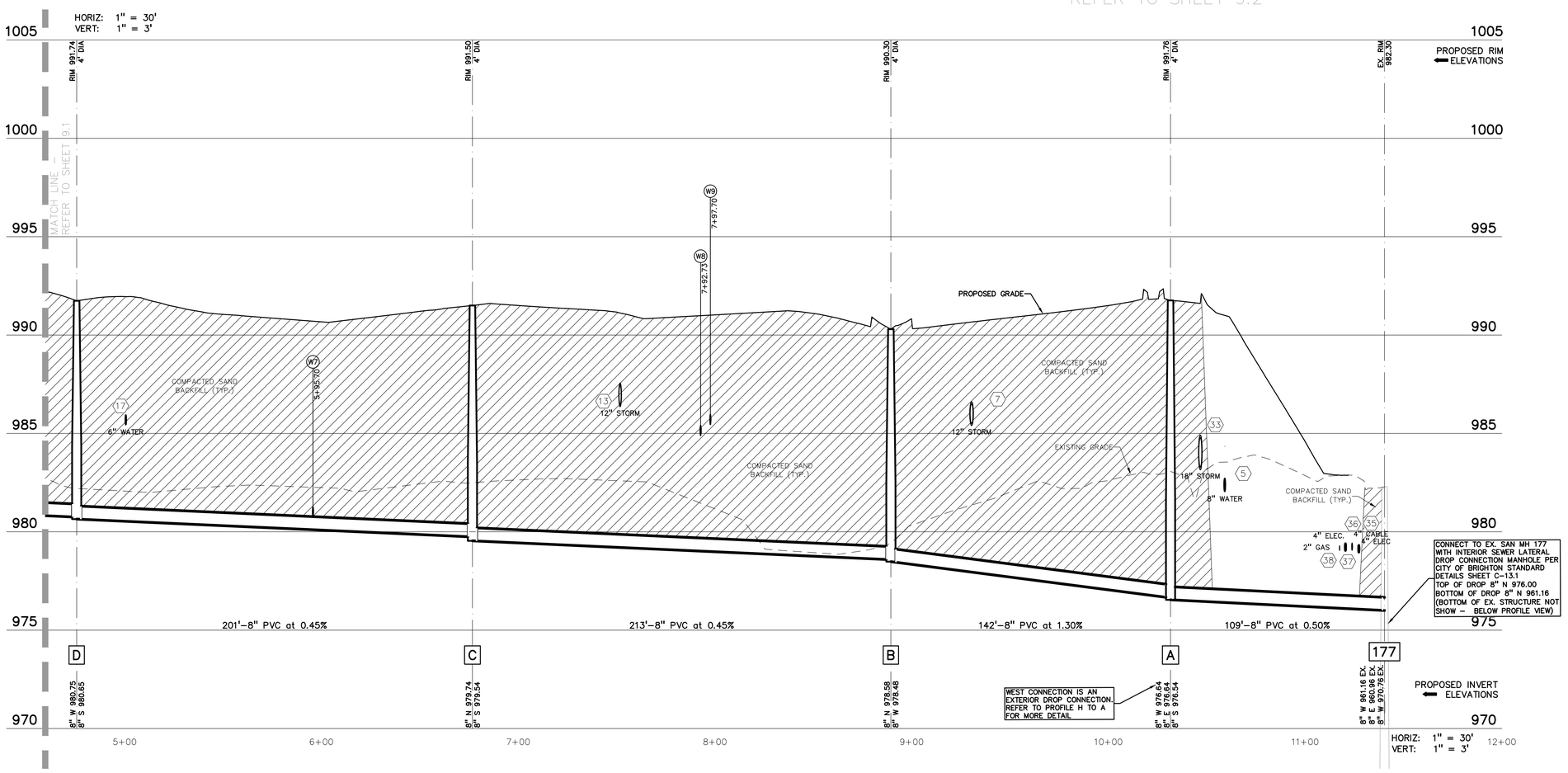
DRAWING NUMBER:
C-8.0

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\CIVIL\3_CONSTRUCTION\C-8.0UTIL-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wolfley


MATCH LINE – REFER TO SHEET C-8.0
PROPOSED BUILDING
61,558 SQ.FT.
F.F. 993.50
COTTAGES
6,137 SQ.FT.
(4 UNITS)
F.F. 991.50
NEMCO WAY
(PRIVATE)
ASPHALT
ADJUST/RECONSTRUCT TO PROPOSED RIM PER GRADING PLANS
CONNECT TO EXISTING 8" WATER MAIN STUB.
T/P = ±994.39
CONTRACTOR SHALL FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION.
BM #301
ALL INLETS TO BE CITY OF BRIGHTON TYPE "A" CATCHBASIN, TYP
PROPOSED 25' WIDE WATER MAIN EASEMENT FOR EXISTING 8" WM
SITE LIGHTING, TYP. REFER TO PHOTOMETRIC PLANS FOR DETAILS.
FIRE HYDRANT, TYP.
PROPOSED UNDERDRAIN, TYP. REFER TO PAVEMENT INLET/CATCH BASIN UNDERDRAIN DETAIL ON SHEET C-12.0
APPROX. LOCATION OF PROPOSED ELECTRIC SERVICE. COORDINATE FINAL LOCATION WITH UTILITY COMPANY.
YARD DRAINS TO BE 2' NYOPLAST STORM BASINS, TYP. REFER TO DETAILS ON SHEET C-12.4
FIRE DEPT. CONNECTION
INDICATES UTILITY CROSSING, TYP. REFER TO TABLE SHEET THIS SHEET
25' WATERMAIN EASEMENT
40' SANITARY EASEMENT
6" SAN LEAD
UNDERGROUND ELECTRIC CABLE REFER TO ELECTRICAL PLANS
MONUMENT SIGN
APPROX. LOCATION OF PROPOSED GAS SERVICE. COORDINATE FINAL LOCATION WITH UTILITY COMPANY.
CONNECT TO EXISTING 8" WATER MAIN STUB.
T/P = ±986.7
CONTRACTOR SHALL FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION.
CONNECT CATCH BASIN TO EX.18" STUB. PRIOR TO CONSTRUCTION FIELD VERIFY THE 18" RCP LOCATION AND REMOVE ALL DEBRIS AND VERIFY THE EX. 18" SEWER IS CLEAN WITH NO PIPE RESTRICTIONS
APPROX. LOCATION OF PROPOSED ELECTRIC SERVICE. COORDINATE FINAL LOCATION WITH UTILITY COMPANY.
CONNECT TO EXISTING SANITARY SEWER MANHOLE WITH INTERIOR SEWER LATERAL DROP CONNECTION PER CITY DETAIL ON SHEET C-13.2
CONNECT TO EXISTING CATCH BASIN PER CITY STANDARDS. PRIOR TO CONSTRUCTION, FIELD VERIFY THE CATCH BASIN CONDITION. CLEAN ANY DEBRIS IN STRUCTURE AND VERIFY THE EXISTING OUTLET IS CLEAR OF OBSTRUCTIONS
ADJUST/REPAIR/RECONSTRUCT TO PROPOSED RIM PER GRADING PLANS
INDICATES UTILITY CROSSING, TYP. REFER TO TABLE SHEET THIS SHEET
89'-12" HP STORM at 0.35%
11'-12" HP STORM at 0.35%
158'-12" HP STORM at 0.35%
49'-15" HP STORM at 0.35%
23'-15" HP STORM at 0.35%
162'-18" HP STORM at 0.35%
35'-18" HP STORM at 0.35%
178'-18" HP STORM at 0.35%
67'-12" HP STORM at 1.00%
97'-12" HP STORM at 0.35%
66'-12" HP STORM at 0.35%
117'-12" HP STORM at 1.00%
48'-24" HP STORM at 0.90%
48'-24" HP STORM at 1.50%
160'-24" HP STORM at 0.65%
66'-12" HP STORM at 0.35%
139'-24" HP STORM at 0.90%
52'-12" HP STORM at 2.01%
27'-12" HP STORM at 2.00%
98'-12" HP STORM at 0.52%
98'-12" HP STORM at 1.00%
8" 989.14
8" 989.24 STUB
8" 988.73 STUB
8" 988.32 STUB
8" 988.05
CLEANOUT INV. 987.37
8" 987.59 STUB
8" 989.57 STUB
CLEANOUT INV. 989.46
8" 989.53 STUB
8" 989.83 STUB
8" 988.72 STUB
8" 991.05 STUB
6" 987.95 STUB
8" 989.95 STUB
8" 989.47 STUB
8" 990.17 STUB
8" 990.80 STUB
PROPOSED ROOF DOWNSPOUT, TYP.
8" 989.70 STUB
8" 989.91 STUB
8" 988.75
8" 989.63 STUB
8" 988.33 STUB
8" 989.15
8" 989.22 STUB
8" 989.81 STUB
66'-12" HP STORM at 0.35%
CLEANOUT INV. 989.11
8" 989.32 STUB
8" 988.60
8" 988.98 STUB
8" 989.47 STUB
CLEANOUT INV. 988.77
CLEANOUT INV. 989.98
8" 990.01 STUB
CLEANOUT INV. 989.63
CLEANOUT INV. 989.95
8" 990.02 STUB
8" 989.42 STUB
8" 989.13
8" 989.31
8" 989.76 STUB
8" 989.68
8" 989.75 STUB
CLEANOUT INV. 990.00
8" 990.01 STUB
6" SAN LEAD
8" 989.89 STUB
CLEANOUT INV. 989.48
6" SAN LEAD
8" 989.67
8" 989.64
8" 989.60
8" 989.61
8" 989.62
8" 989.65
8" 989.66
8" 989.63
8" 989.64
8" 989.65
8" 989.66
8" 989.67
8" 989.68
8" 989.69
8" 989.70
8" 989.71
8" 989.72
8" 989.73
8" 989.74
8" 989.75
8" 989.76
8" 989.77
8" 989.78
8" 989.79
8" 989.80
8" 989.81
8" 989.82
8"



UTILITY CROSSING TABLE			
Crossing No.	BOTTOM OF PIPE	TOP OF PIPE	Clearance
34	ELEC. 987.22	8" WAT 985.32	1.89
37	ELEC. 979.07	8" SAN 976.79	2.28
38	GAS 979.06	8" SAN 976.80	2.26
36	CABLE 979.09	8" SAN 976.77	2.31
35	ELEC 978.95	8" SAN 976.76	2.20
17	8" WAT 985.40	8" SAN 981.22	4.18
7	12" STM 985.40	8" SAN 978.67	6.73
13	12" STM 986.36	8" SAN 979.89	6.47
5	8" WAT 981.99	8" SAN 977.10	4.89



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NORTH

0 15 30 60
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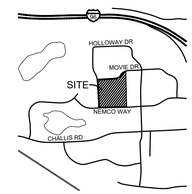

CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
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DRAWING TITLE
SANITARY PLAN & PROFILE

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-9.0

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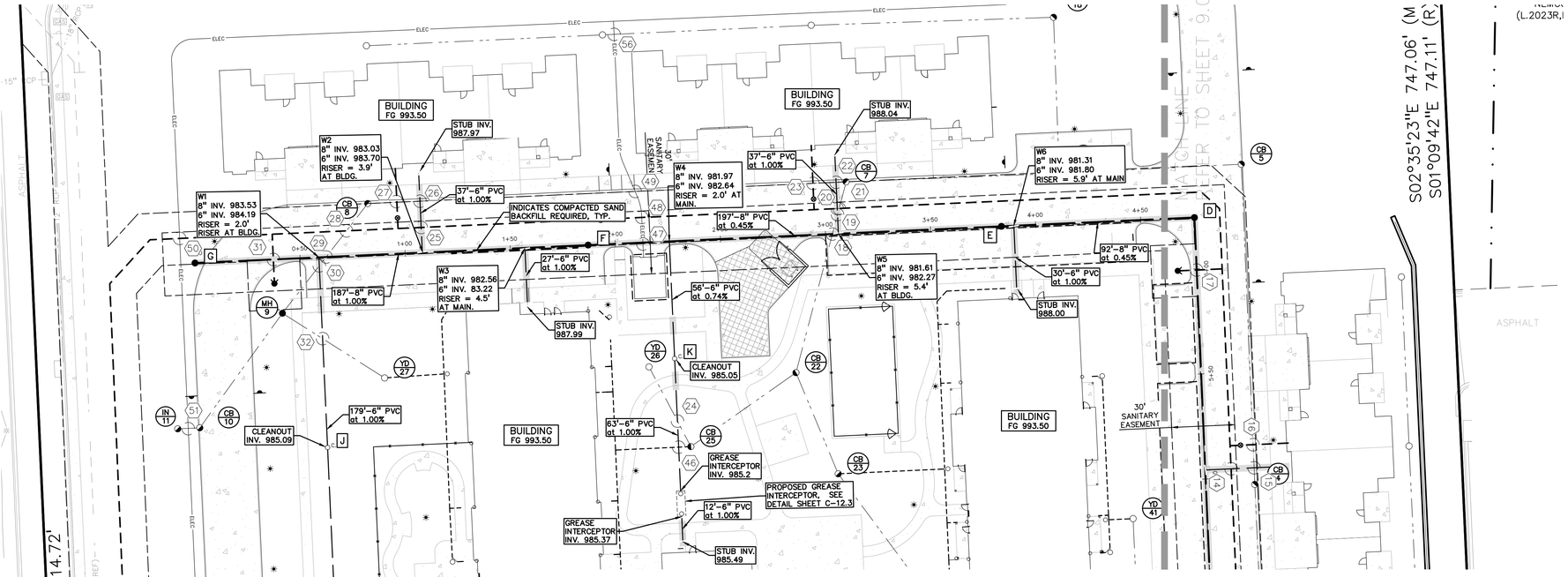
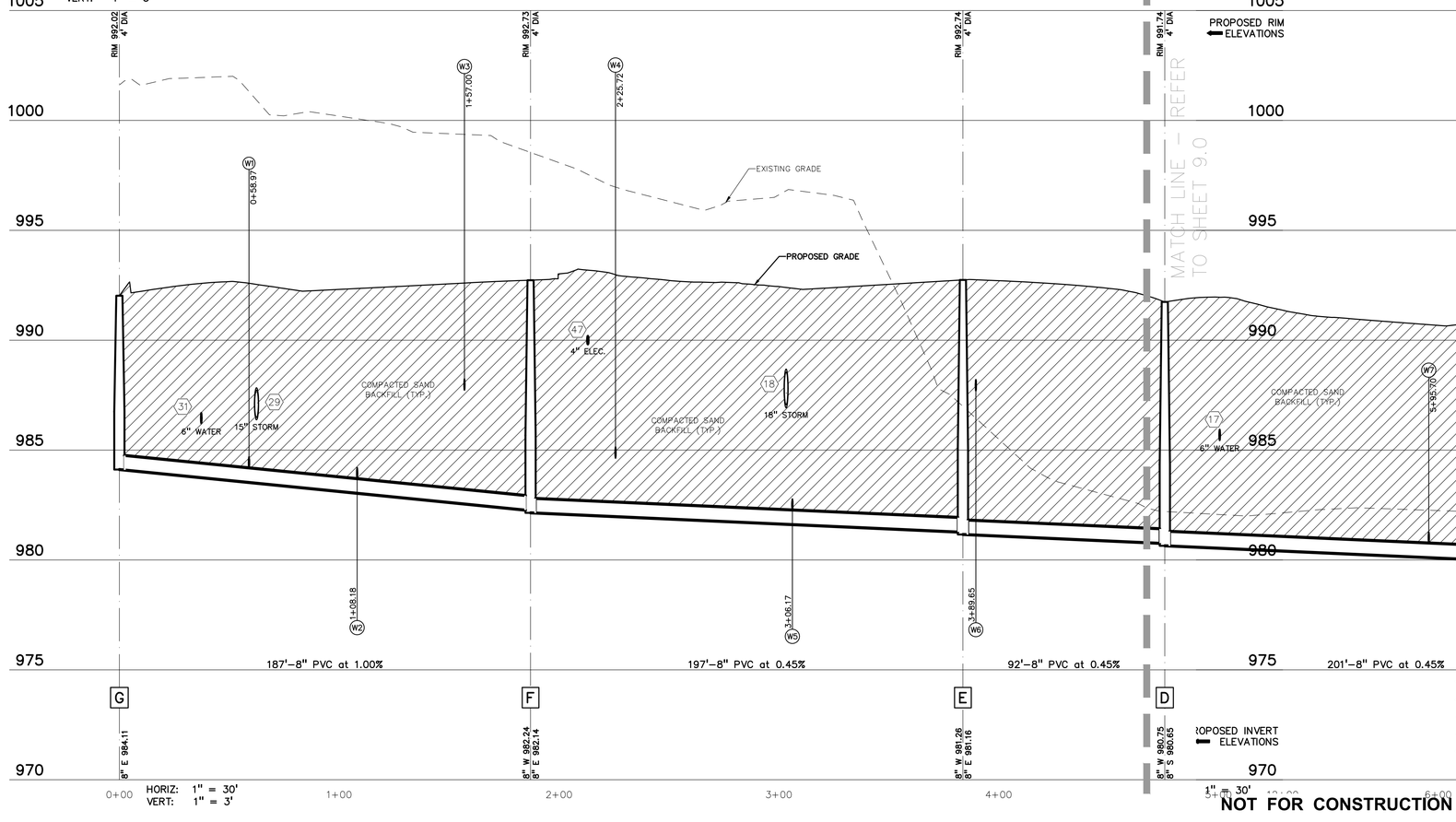
S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\C-9.0PROFILES-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Worley



UTIUTY CROSSING TABLE			
Crossing No.	BOTTOM OF PIPE	TOP OF PIPE	Clearance
31	6" WAT. 986.16	8" SAN 984.43	1.73
18	18" STM. 987.59	8" SAN 982.31	5.28
29	15" STM. 986.37	8" SAN 984.16	2.21
47	ELEC. 989.82	8" SAN 982.69	7.13

1005 HORIZ: 1" = 30'
VERT: 1" = 3'



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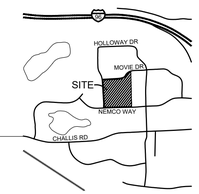

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DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

DOVER DEVELOPMENT

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
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DRAWING TITLE
SANITARY PLAN & PROFILE

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-9.1

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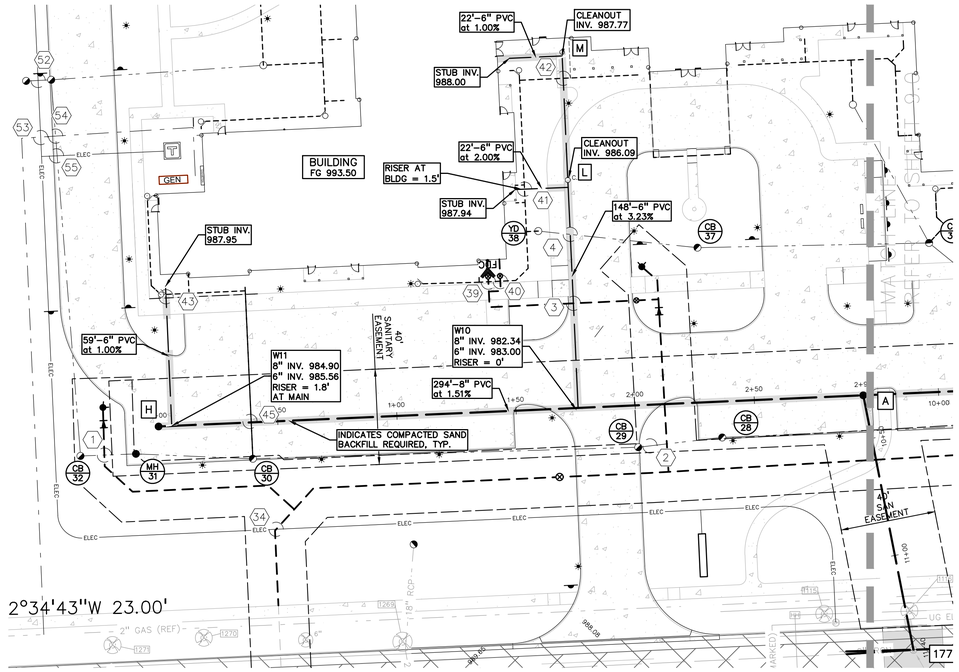

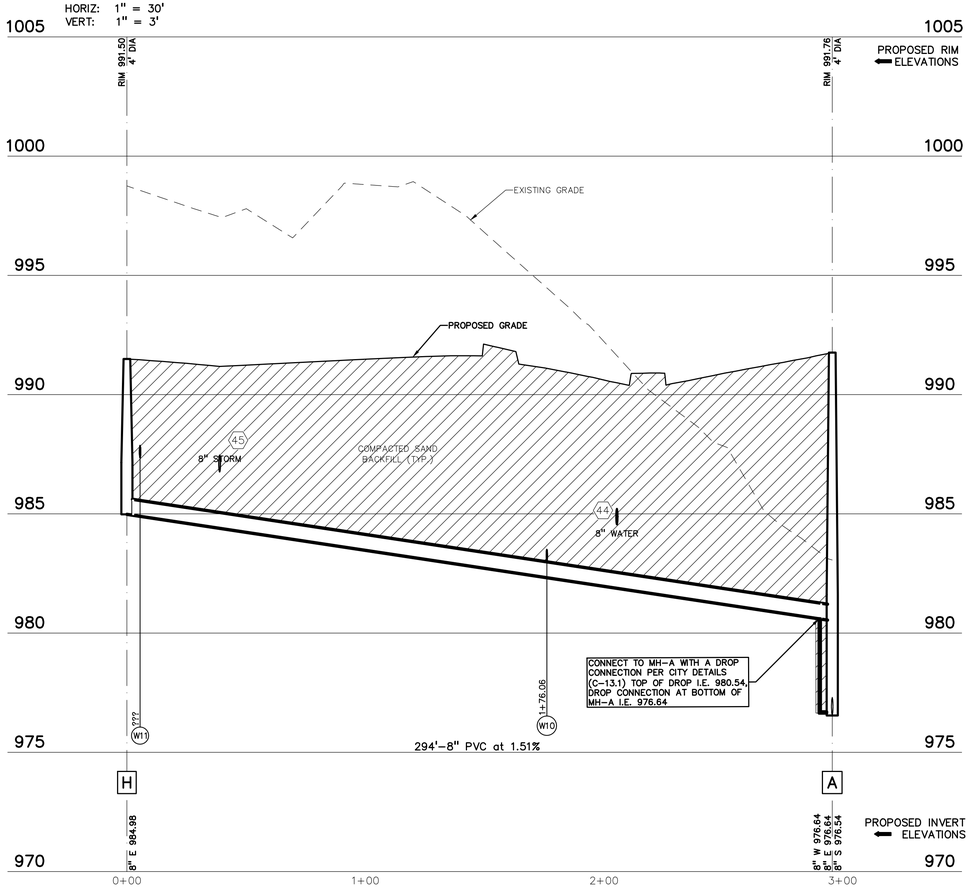

UTILITY CROSSING TABLE			
Crossing No.	BOTTOM OF PIPE	TOP OF PIPE	Clearance
44	8" WAT 984.50	8" SAN 982.59	1.91
45	8" STM 987.63	8" SAN 985.09	2.54

SANITARY SEWER QUANTITIES:

6" PVC SDR 23.5 PIPE	777 LF
8" PVC SDR 26 PIPE	1522 LF
CLEANOUT AND BOX	15 EA.
4' DIA. MANHOLE	8 EA.
CONNECT TO EXISTING MANHOLE	1 EA.
GREASE INTERCEPTOR	1 EA.

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

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PUBLIC UTILITY EASEMENTS:
ALL SANITARY SEWERS 8" AND LARGER IN DIAMETER ARE TO BE PUBLIC AND SHALL BE LOCATED IN AN EASEMENT AS INDICATED ON PLANS.

SANITARY STRUCTURES	
177	EX (4' DIA.) RIM = 982.30 8" W 961.16 8" E 960.96 8" W 970.76
A	MH (4' DIA.) RIM = 991.76 8" E 976.64 8" S 976.54
B	MH (4' DIA.) RIM = 990.30 8" N 978.58 8" W 978.48
C	MH (4' DIA.) RIM = 991.50 8" N 979.74 8" S 979.54
D	MH (4' DIA.) RIM = 991.74 8" W 980.75 8" S 980.65
E	MH (4' DIA.) RIM = 992.74 8" W 981.26 8" E 981.16
F	MH (4' DIA.) RIM = 992.73 8" W 982.24 8" E 982.14
G	MH (4' DIA.) RIM = 992.02 8" E 984.11
H	MH (4' DIA.) RIM = 991.50 8" E 984.98

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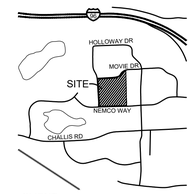

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ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
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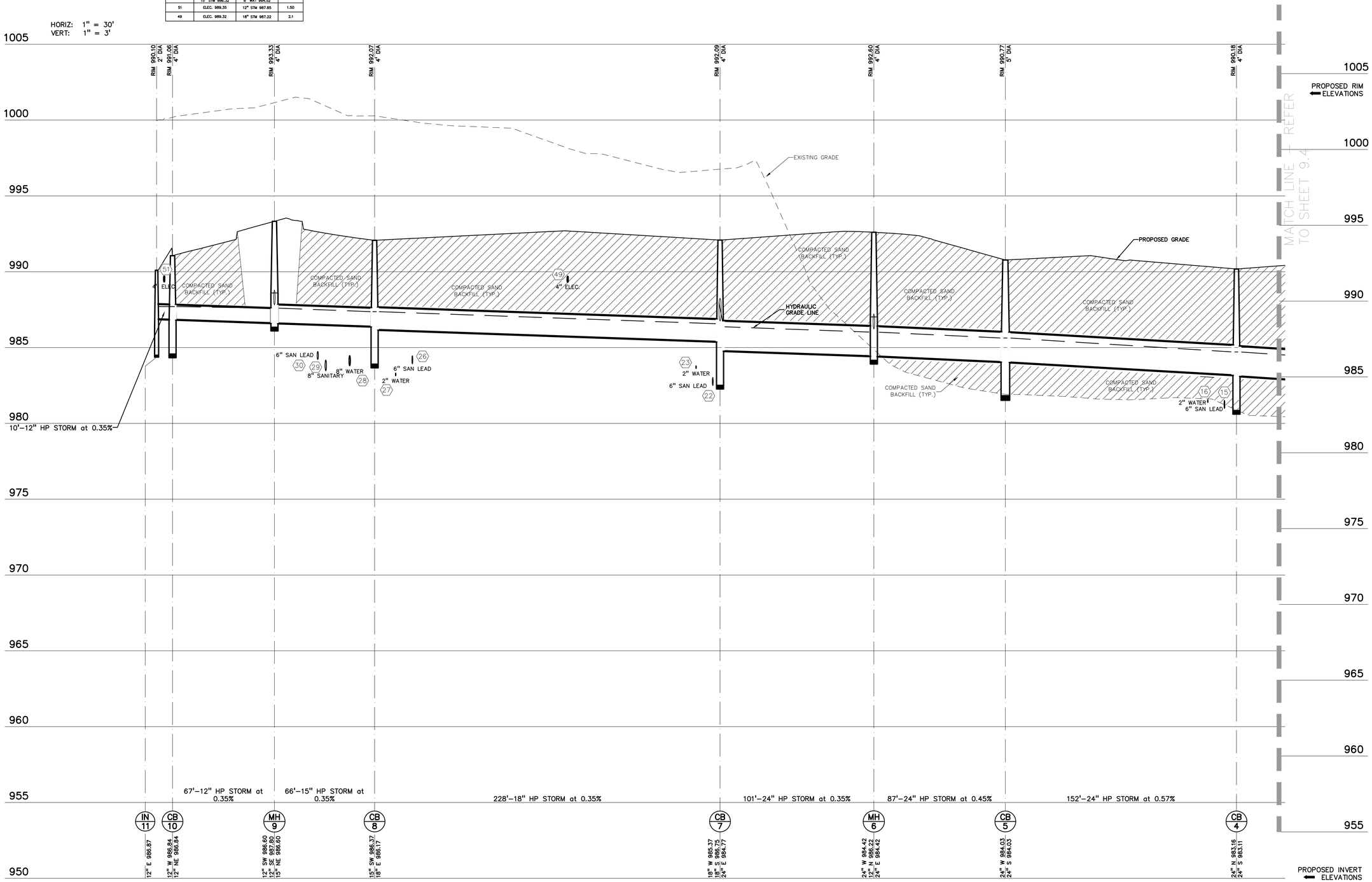
DRAWING TITLE
SANITARY PLAN & PROFILE

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-9.2

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\LS_CONSTRUCTION\C-9.0PROFILES-25-1031.dwg PLOT DATE:2/24/2026 BY:Howard Wakley

UTILITY CROSSING TABLE			
Crossing No.	18.5	TOP OF PIPE	Clearance
30	15" STM 986.39	6" SAN LEAD 984.75	1.64
27	18" STM 985.99	2" WAT 983.33	2.66
16	24" STM 983.11	2" WAT 981.56	1.55
22	18" STM 985.25	6" SAN. LEAD 983.03	2.22
15	24" STM 983.04	6" SAN. LEAD 981.52	1.52
26	18" STM 985.95	6" SAN. LEAD 984.45	1.50
29	15" STM 986.37	8" SAN 984.16	2.21
28	15" STM 986.32	8" WAT 984.52	1.80
51	ELEC. 989.35	12" STM 987.85	1.50
49	ELEC. 989.32	18" STM 987.22	2.1



NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\C-9.0\PROFILES-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Webley

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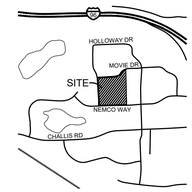

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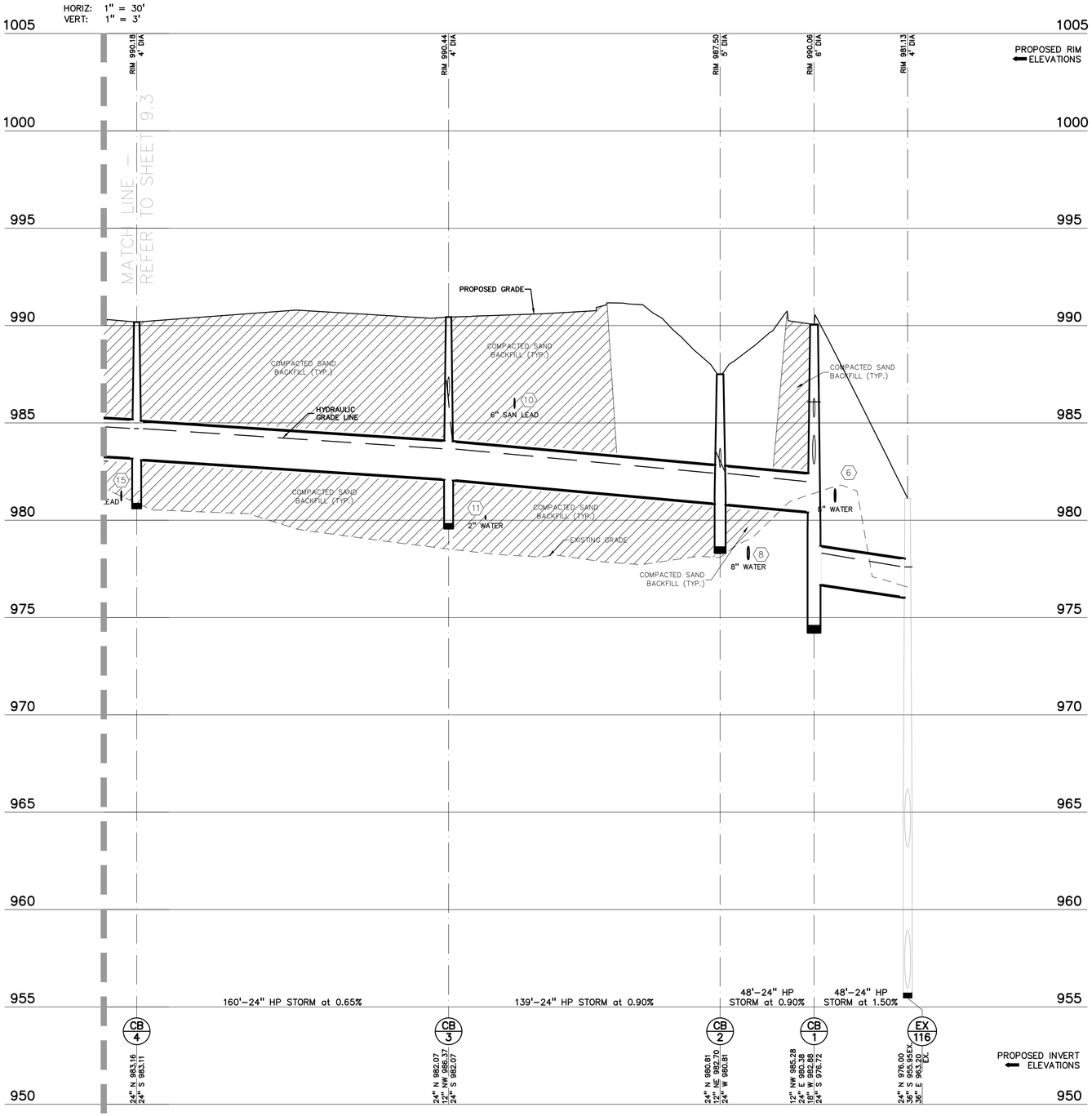
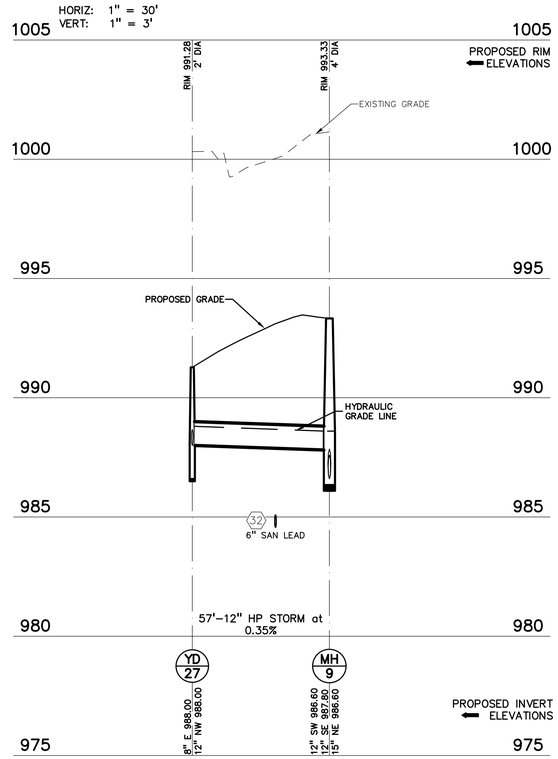
DRAWING TITLE
STORM PROFILES

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-9.3

UTILITY CROSSING TABLE			
Crossing No.	BOTTOM OF PIPE	TOP OF PIPE	Clearance
10	6" SAN. LEAD 989.57	24" STM 987.98	1.59
32	24" STM 987.77	6" SAN LEAD 985.09	2.68
8	24" STM 980.52	8" WAT 978.73	1.79
11	24" STM 981.73	2" WAT 980.23	1.50
15	24" STM 983.04	6" SAN. LEAD 981.52	1.52
6	8" WAT 980.94	24" STM 978.73	2.21





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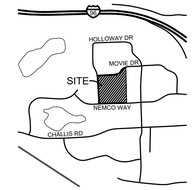
STATE OF MICHIGAN
TRISTAN JAY LARSON
License No. 6201059860
LICENSED PROFESSIONAL ENGINEER

0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE LOCATIONS AND ARE NOT GUARANTEED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE
STORM PROFILES

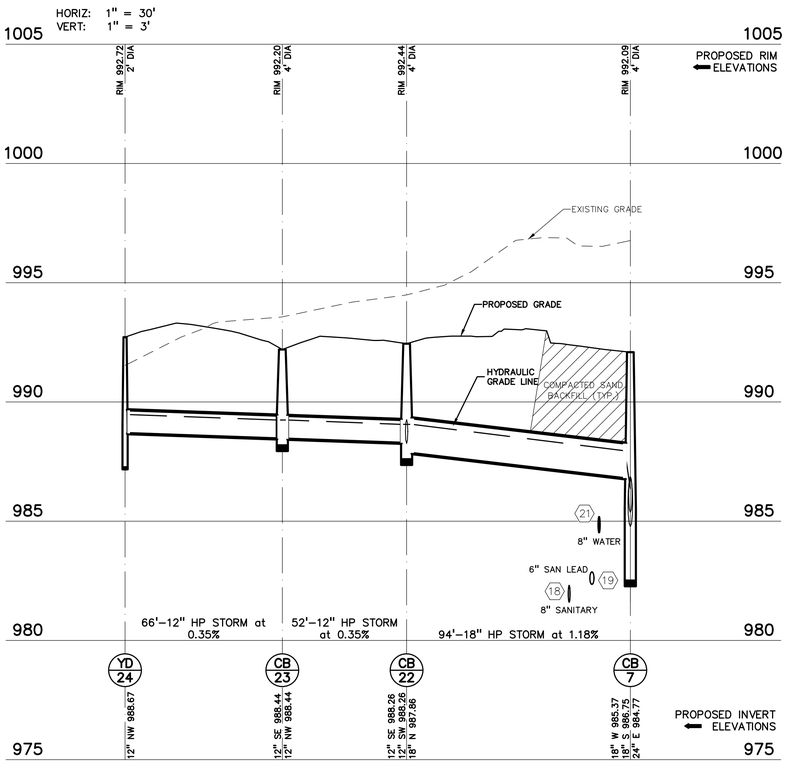
PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

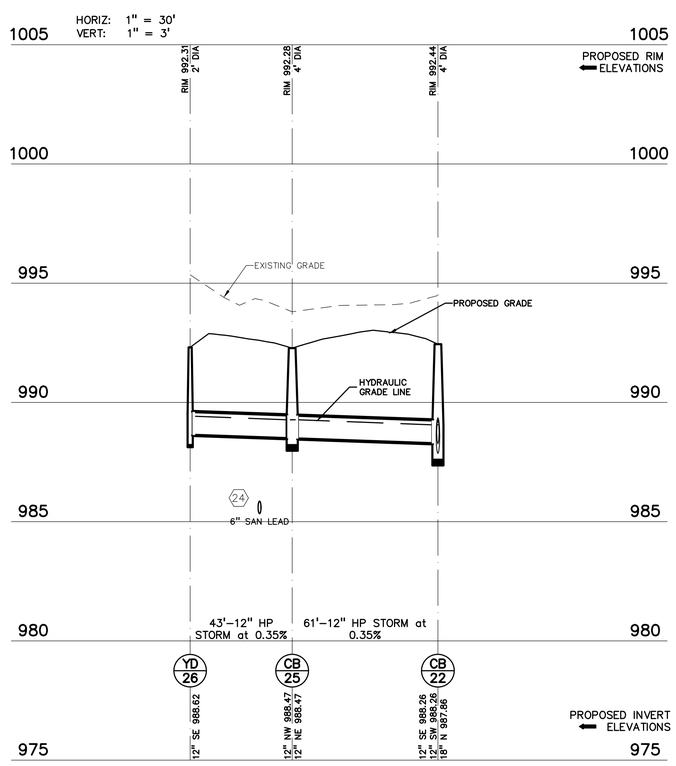
DRAWING NUMBER:
C-9.4

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\DWG_CONSTRUCTION\C-9.0\PROFILES-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wesley

UTILITY CROSSING TABLE			
Crossing No.	BOTTOM OF PIPE	TOP OF PIPE	Clearance
24	12" STM 988.42	6" SAN LEAD 985.86	2.55
18	18" STM 987.59	8" SAN 982.31	5.28
19	18" STM 987.57	6" SAN LEAD 982.88	4.69
21	18" STM 986.77	8" WAT 985.19	1.58
52	ELEC. 987.92	12" STM 986.42	1.50
54	GAS 987.82	12" STM 986.32	1.50
55	ELEC. 987.89	12" STM 986.29	1.60





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STATE OF MICHIGAN
TRISTAN JAY LARSON
License No. 6201058985
LICENSED PROFESSIONAL ENGINEER

0 15 30 60
SCALE: 1" = 30'

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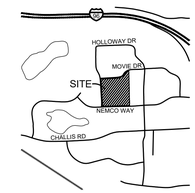


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

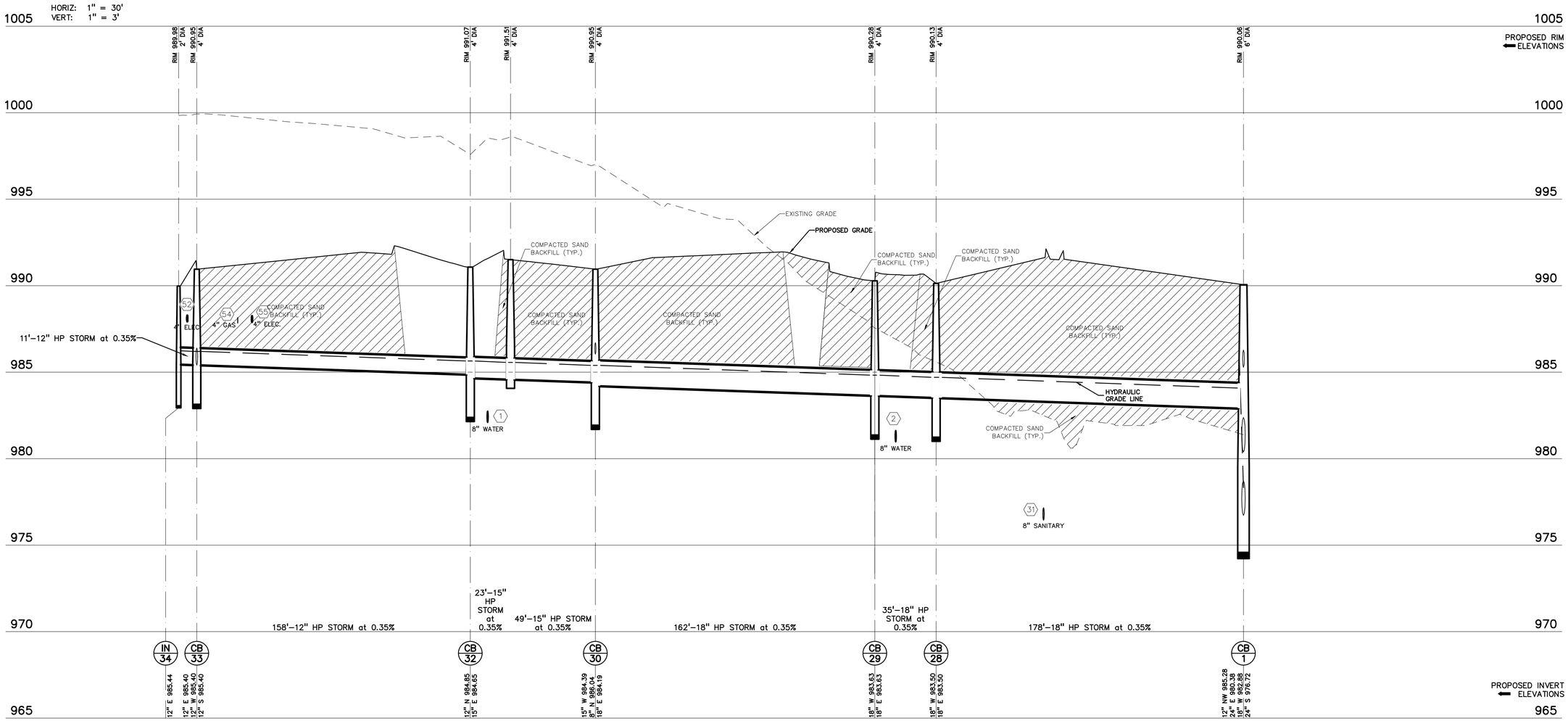
DRAWING TITLE
STORM PROFILES

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-9.5

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\[C-9.0]PROFILES-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wolsky



UTILITY CROSSING TABLE			
Crossing No.	BOTTOM OF PIPE	TOP OF PIPE	Clearance
24	12" STM 988.42	6" SAN LEAD 985.86	2.55
18	18" STM 987.59	8" SAN 982.31	5.28
19	18" STM 987.57	6" SAN LEAD 982.88	4.69
21	18" STM 986.77	8" WAT 985.19	1.58
52	ELEC. 987.92	12" STM 986.42	1.50
54	GAS 987.82	12" STM 986.32	1.50
55	ELEC. 987.89	12" STM 986.29	1.60

ADDITIONAL GEOTECH REPORT NOTE:

REFERENCE THE REVISED REPORT OF GEOTECHNICAL INVESTIGATION BY MATERIALS TESTING CONSULTANTS DATED NOVEMBER 2025 FOR THE RECOMMENDED LIFTS WHEN ESTABLISHING FINAL GRADE.

NOT FOR CONSTRUCTION

PEA GROUP
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STATE OF MICHIGAN
TRISTAN JAY LARSON
License No. 6201059895
LICENSED PROFESSIONAL ENGINEER

0 15 30 60
SCALE: 1" = 30'

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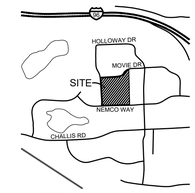


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

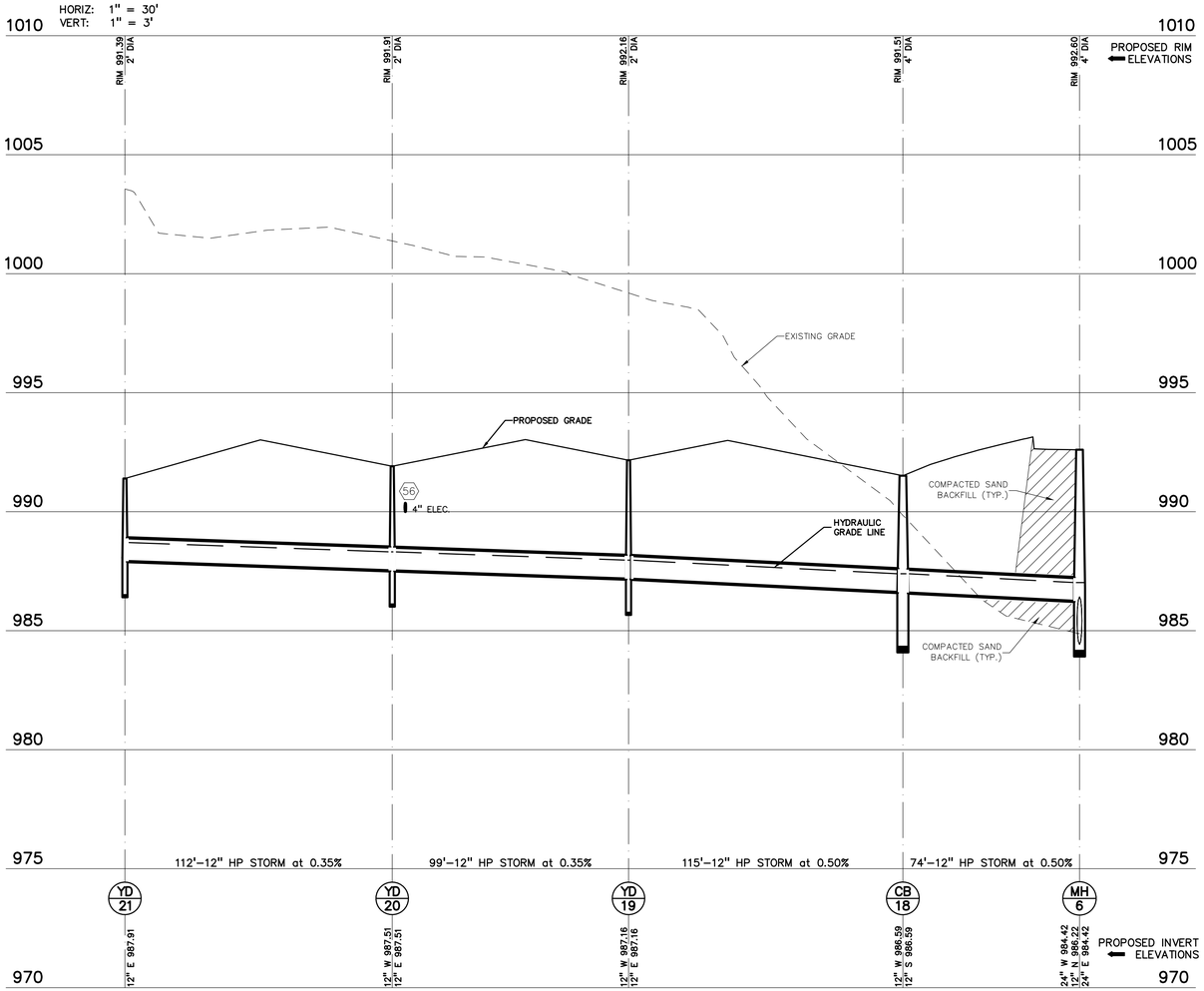
DRAWING TITLE
STORM PROFILES

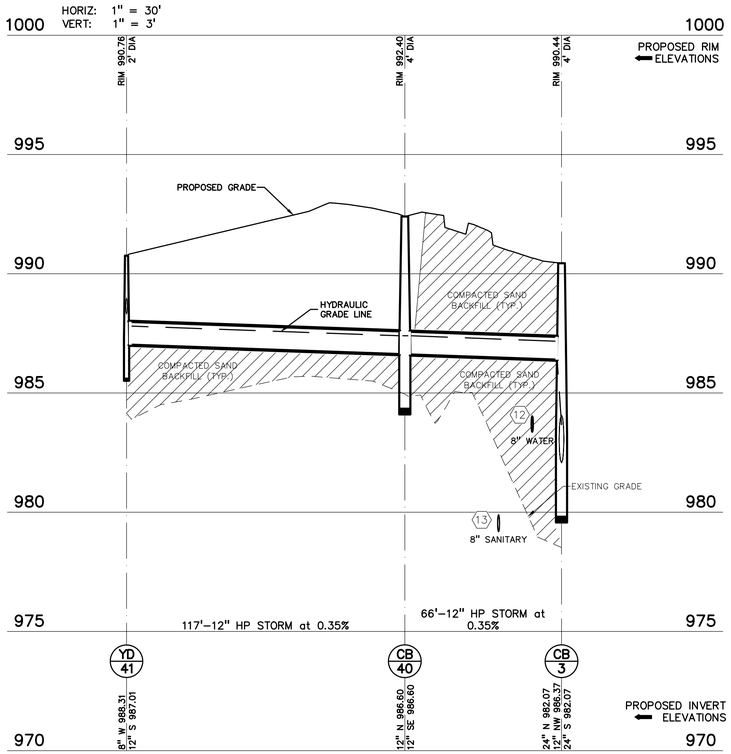
PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-9.6

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\DWG_CONSTRUCTION\(C-9.0)PROFILES-25-1031.dwg PLOT DATE:2/24/2026 BY:Howard Medley

UTILITY CROSSING TABLE			
Crossing No.	BOTTOM OF PIPE	TOP OF PIPE	Clearance
13	12" STM 986.36	8" SAN 979.89	6.47
12	12" STM 986.31	8" WAT 984.13	2.18
56	ELEC. 989.99	12" STM 988.49	1.50





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STATE OF MICHIGAN
TRISTAN JAY LARSON
License No. 6201058980
LICENSED PROFESSIONAL ENGINEER

0 15 30 60
SCALE: 1" = 30'

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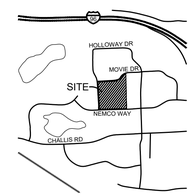


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

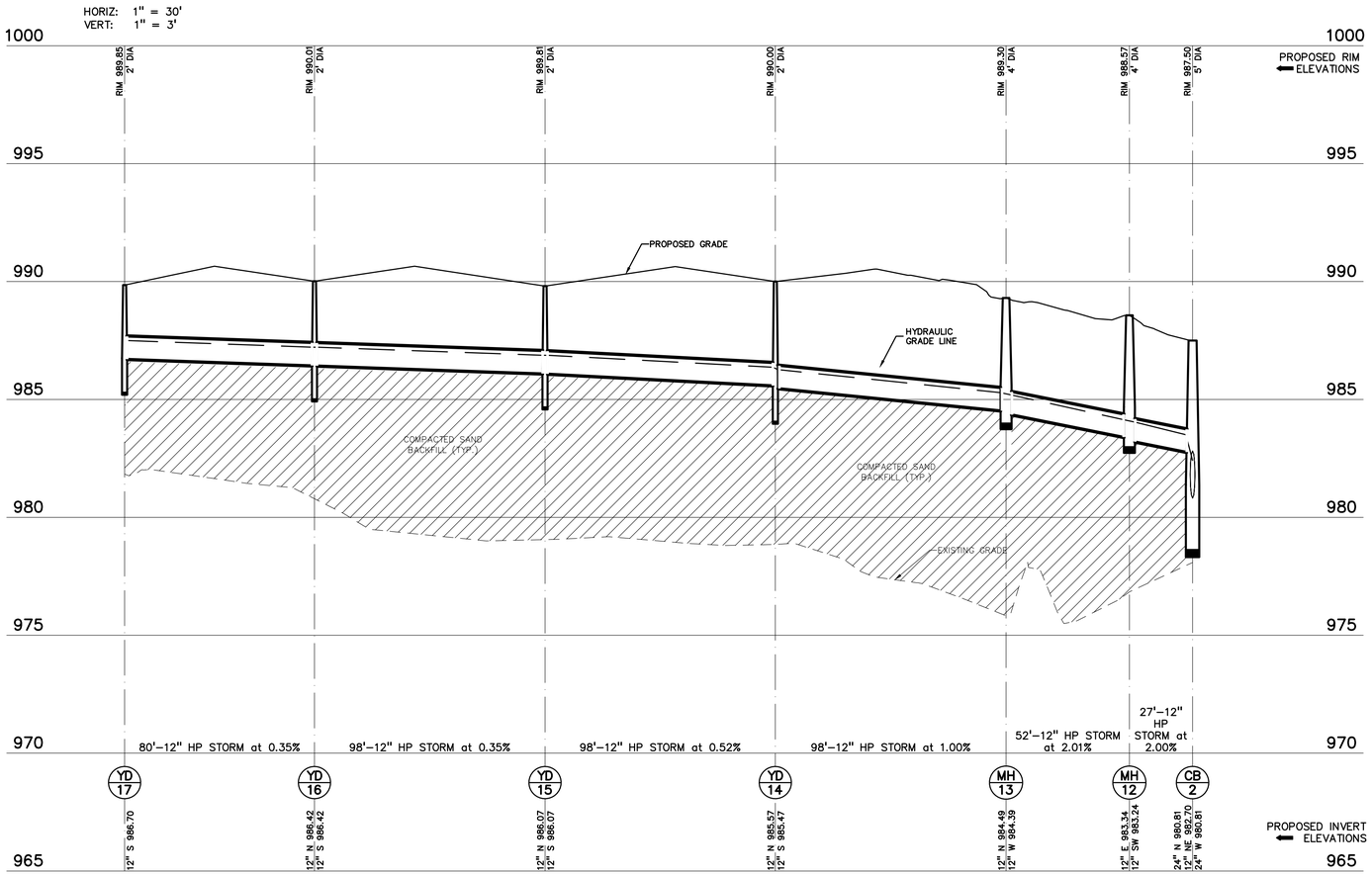
DRAWING TITLE
STORM PROFILES

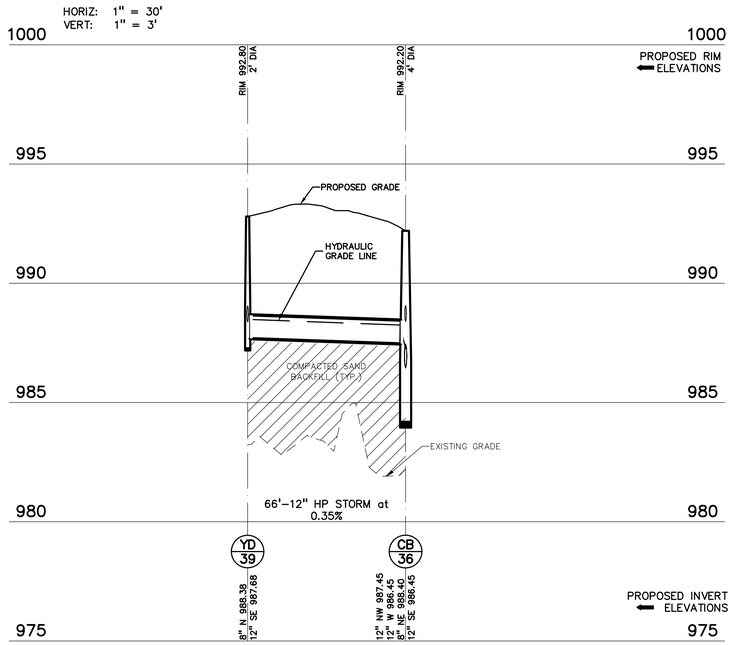
PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-9.7

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\C-9.0\PROFILES-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wolfley





ADDITIONAL GEOTECH REPORT NOTE:

REFERENCE THE REVISED REPORT OF GEOTECHNICAL INVESTIGATION BY MATERIALS TESTING CONSULTANTS DATED NOVEMBER 2025 FOR THE RECOMMENDED LIFTS WHEN ESTABLISHING FINAL GRADE.

PEA GROUP
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STATE OF MICHIGAN
TRISTAN JAY LARSON
License No. 6201059880
LICENSED PROFESSIONAL ENGINEER

0 15 30 60
SCALE: 1" = 30'

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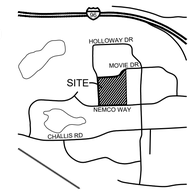


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE
STORM PROFILES

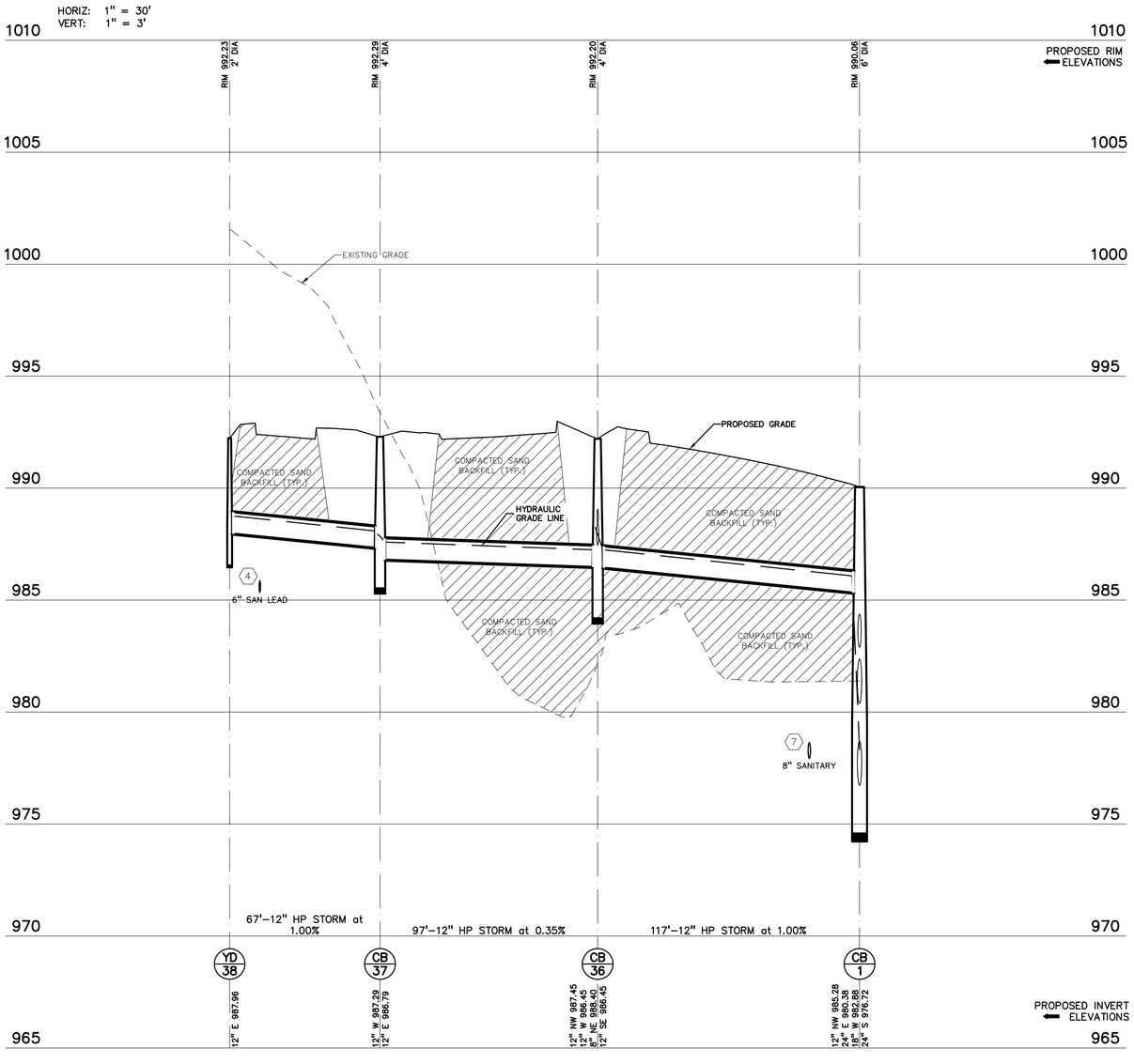
PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-9.8

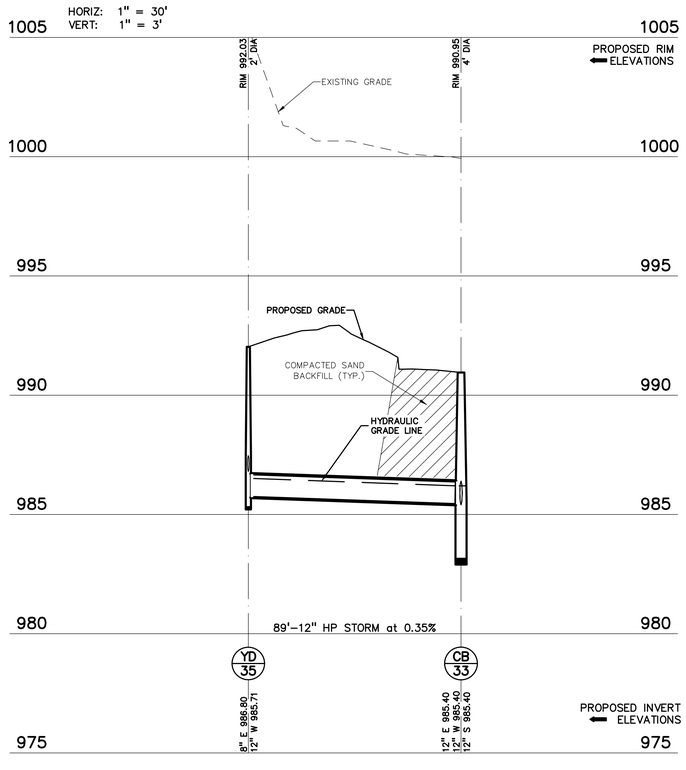
NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\C-9.0\PROFILES-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wolsky

UTILITY CROSSING TABLE			
Crossing No.	BOTTOM OF PIPE	TOP OF PIPE	Clearance
4	12" STM 987.72	6" SAN LEAD 985.87	1.85
7	12" STM 985.40	8" SAN 978.67	6.73



STORM 38–1 PROFILE



STORM 35–33 PROFILE

ADDITIONAL GEOTECH REPORT NOTE:

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PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
TRISTAN JAY LARSON
License No. 6201059895
LICENSED PROFESSIONAL ENGINEER

0 15 30 60
SCALE: 1" = 30'

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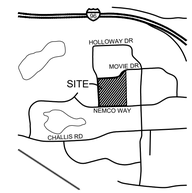


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

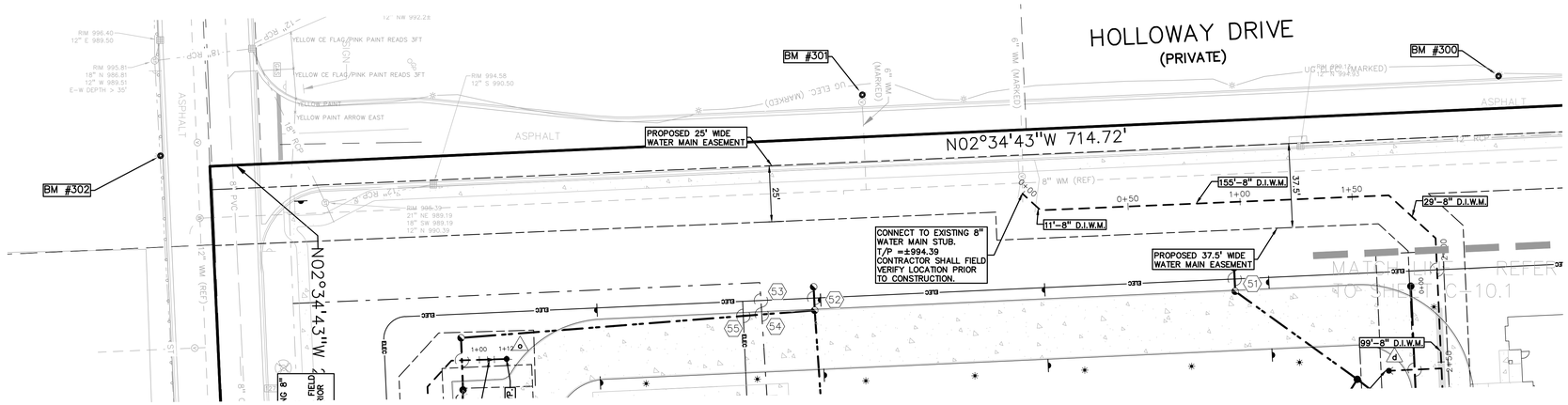
DRAWING TITLE
STORM PROFILES

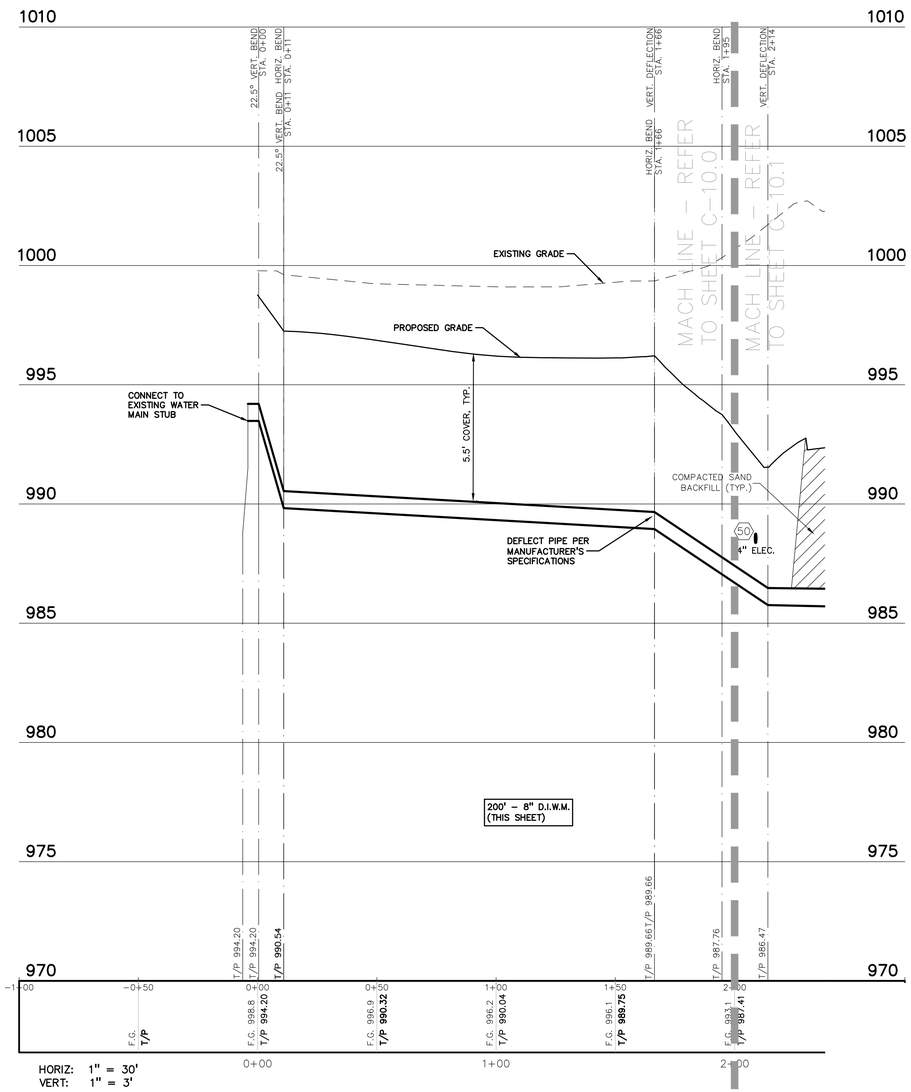
PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-9.9

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWGS\3_CONSTRUCTION\C-9.0\PROFILES-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wolfley





WATER MAIN QUANTITIES:

2" COPPER 'K' WATER LEAD	134 LF
6" D.I.W.M. CLASS 54	136 LF
8" D.I.W.M. CLASS 54	1782 LF
GATE VALVE AND BOX	7 EA.
8" GATE VALVE AND WELL	4 EA.
HYDRANT ASSEMBLY	5 EA.

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

PUBLIC UTILITY EASEMENTS:
ALL WATER MAIN SHALL BE LOCATED IN A 25' WIDE EASEMENT.

UTILITY CROSSING TABLE

Crossing No.	BOTTOM OF PIPE	TOP OF PIPE	Clearance
1	STORM 984.50	WATER 983.00	1.50
50	ELEC. 988.37	WATER 986.87	1.50

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
TRISTAN JAY LARSON
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LICENSED PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

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

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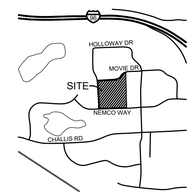


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS
FINAL SITE PLAN 1-30-26
FINAL SITE PLAN REV. 1 2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

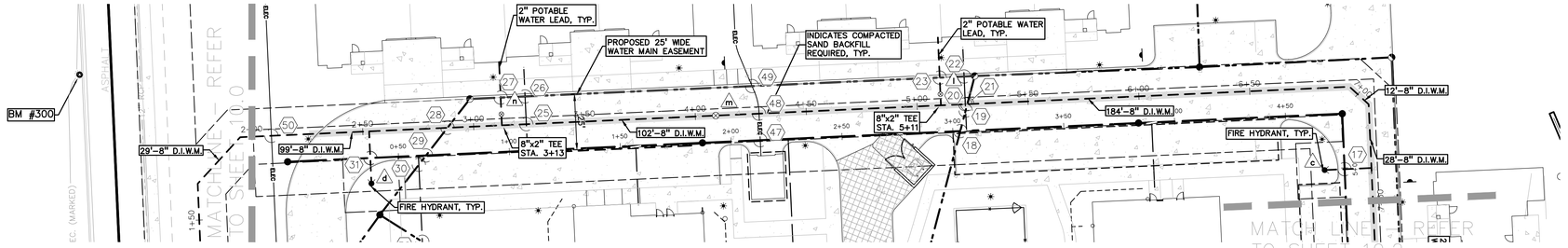
DRAWING TITLE
WATER MAIN PLAN & PROFILE 0+00 TO 2+00

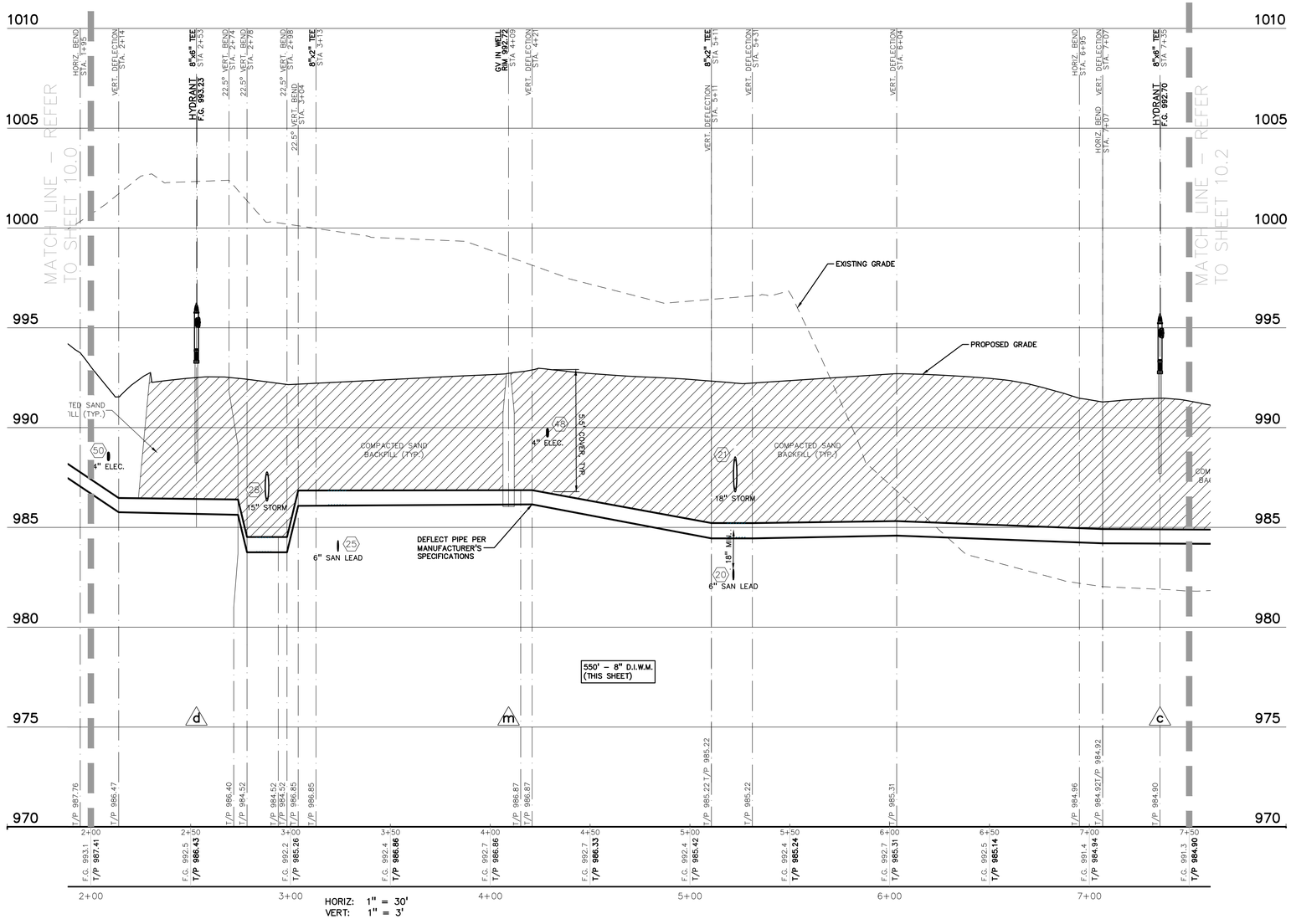
PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-10.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\1_CONSTRUCTION\(C-10.0) WATER- 25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wolsky





WATER MAIN STRUCTURES	
l	GV IN BOX RIM = 992.27
m	GV IN WELL RIM = 992.72
n	GV IN BOX RIM = 992.19

HYDRANTS	
c	HYDRANT ASSEMBLY F.G. = 992.70
d	HYDRANT ASSEMBLY F.G. = 993.23

UTILITY CROSSING TABLE			
Crossing No.	BOTTOM OF PIPE	TOP OF PIPE	Clearance
30	15" STM 986.39	6" SAN LEAD 984.75	1.64
31	6" WAT 986.16	8" SAN 984.43	1.73
27	18" STM 985.99	2" WAT 983.33	2.66
17	6" WAT 985.40	8" SAN 981.22	4.18
16	24" STM 983.06	2" WAT 981.56	1.50
18	18" STM 987.59	8" SAN 982.31	5.28
19	18" STM 987.57	6" SAN LEAD 982.88	4.69
20	WATER 984.86	SAN. LEAD 982.91	1.95
20	8" WAT 984.86	6" SAN LEAD 982.91	1.95
25	8" WAT 986.14	6" SAN LEAD 984.34	1.80
26	STORM 985.95	SAN. LEAD 984.45	1.50
21	STORM 987.56	WATER 985.63	1.94
26	18" STM 985.95	6" SAN. LEAD 984.45	1.50
50	ELEC. 988.37	8" WAT 986.87	1.50
48	ELEC. 989.56	8" WAT 986.81	2.75

NOT FOR CONSTRUCTION

PEA GROUP
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STATE OF MICHIGAN
TRISTAN JAY LARSON
License No. 6201059860
LICENSED PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

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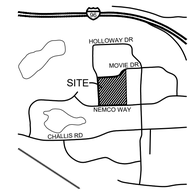


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

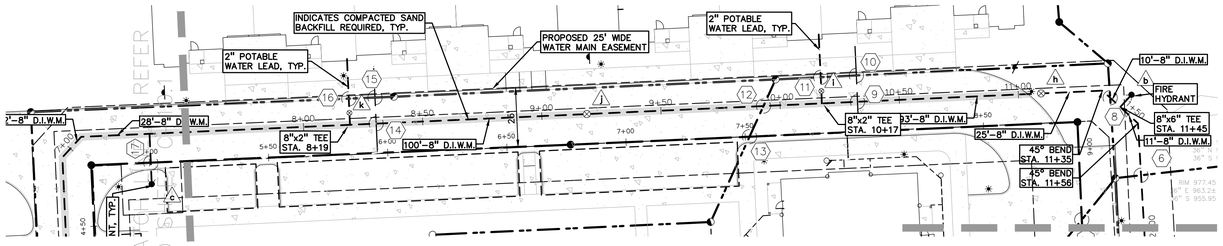
ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

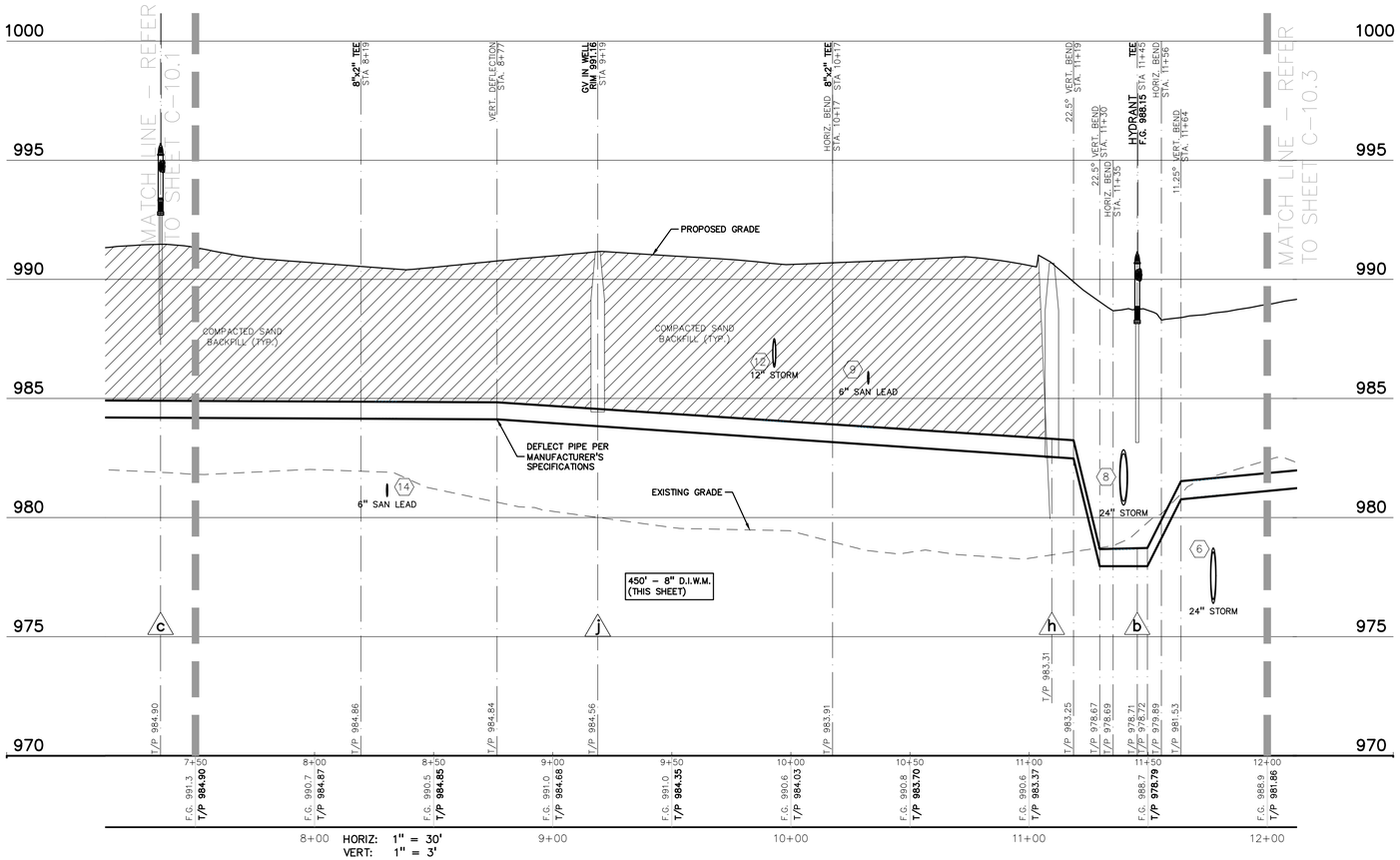
DRAWING TITLE
WATER MAIN PLAN & PROFILE 2+00 TO 7+50

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-10.1

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\LS_CONSTRUCTION\C-10.0 WATER-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wasley





WATER MAIN STRUCTURES	
h	GV IN WELL RIM = 990.68
i	GV IN BOX RIM = 990.60
j	GV IN WELL RIM = 991.16
k	GV IN BOX RIM = 990.44

HYDRANTS	
b	HYDRANT ASSEMBLY F.G. = 988.15

UTILITY CROSSING TABLE

Crossing No.	BOTTOM OF PIPE	TOP OF PIPE	Clearance
9	6" SAN LEAD 988.70	8" WAT 986.87	1.83
10	6" SAN. LEAD 989.57	24" STM 987.98	1.59
8	24" STM 980.52	8" WAT 978.73	1.79
17	6" WAT 985.40	8" SAN 981.22	4.18
16	24" STM 983.11	2" WAT 981.56	1.55
11	24" STM 981.73	2" WAT 980.23	1.50
13	12" STM 986.36	8" SAN 979.89	6.47
14	8" WAT 984.13	6" SAN LEAD 981.41	2.72
15	24" STM 983.04	6" SAN. LEAD 981.52	1.42
12	12" STM 986.31	8" WAT 984.13	2.18
6	8" WAT 980.94	24" STM 978.73	2.21
5	8" WAT 981.99	8" SAN 977.10	4.89

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TRISTAN JAY LARSON
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NORTH

0 15 30 60
SCALE: 1" = 30'

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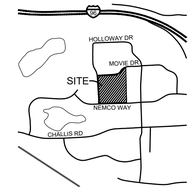


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS

FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

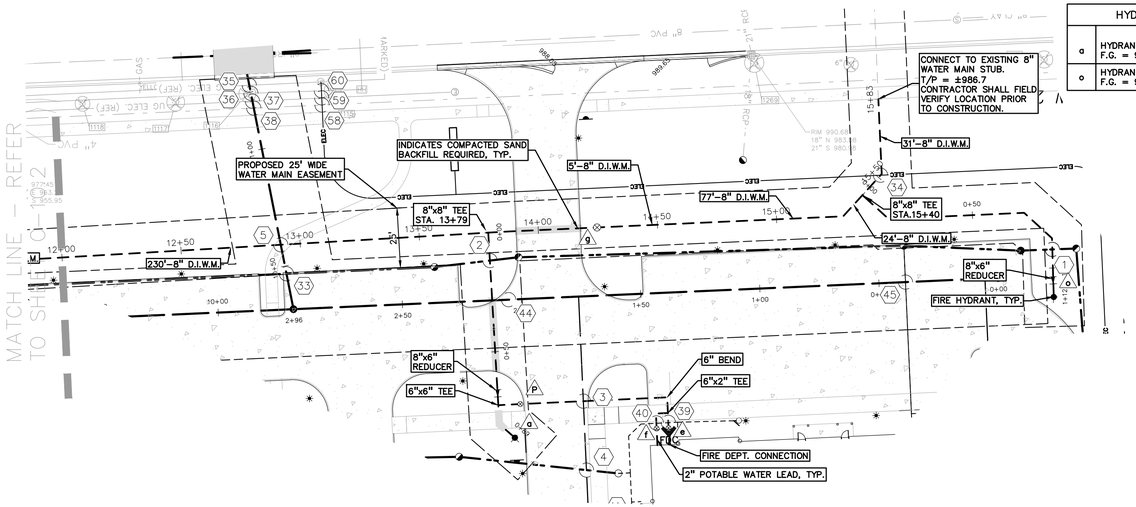
DRAWING TITLE
WATER MAIN PLAN & PROFILE 7+50 TO 12+00

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-10.2

NOT FOR CONSTRUCTION

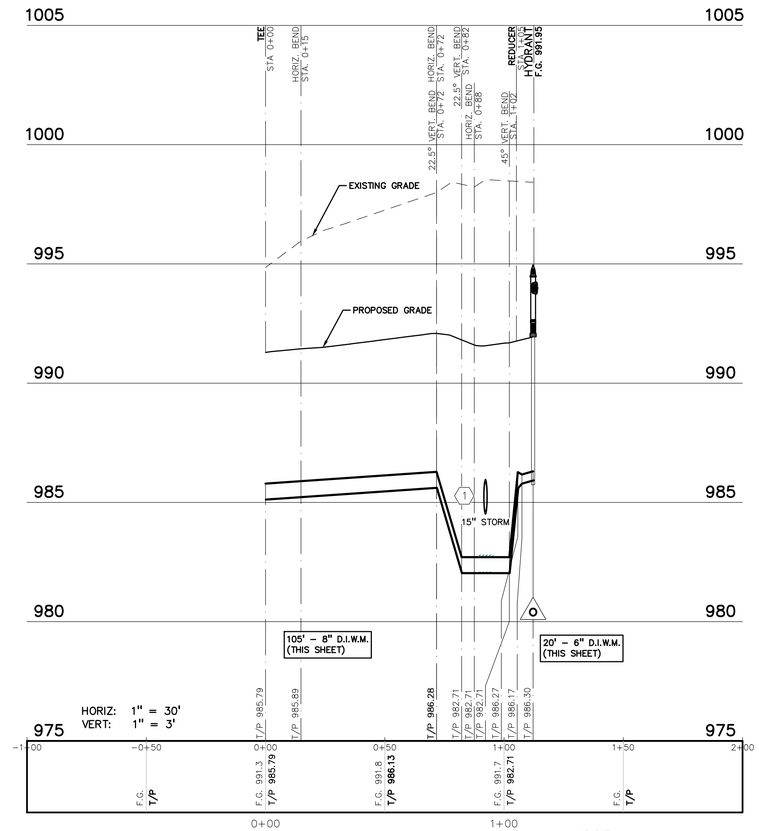
S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\CIVIL\3_CONSTRUCTION\C-10.0 WATER-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wesley

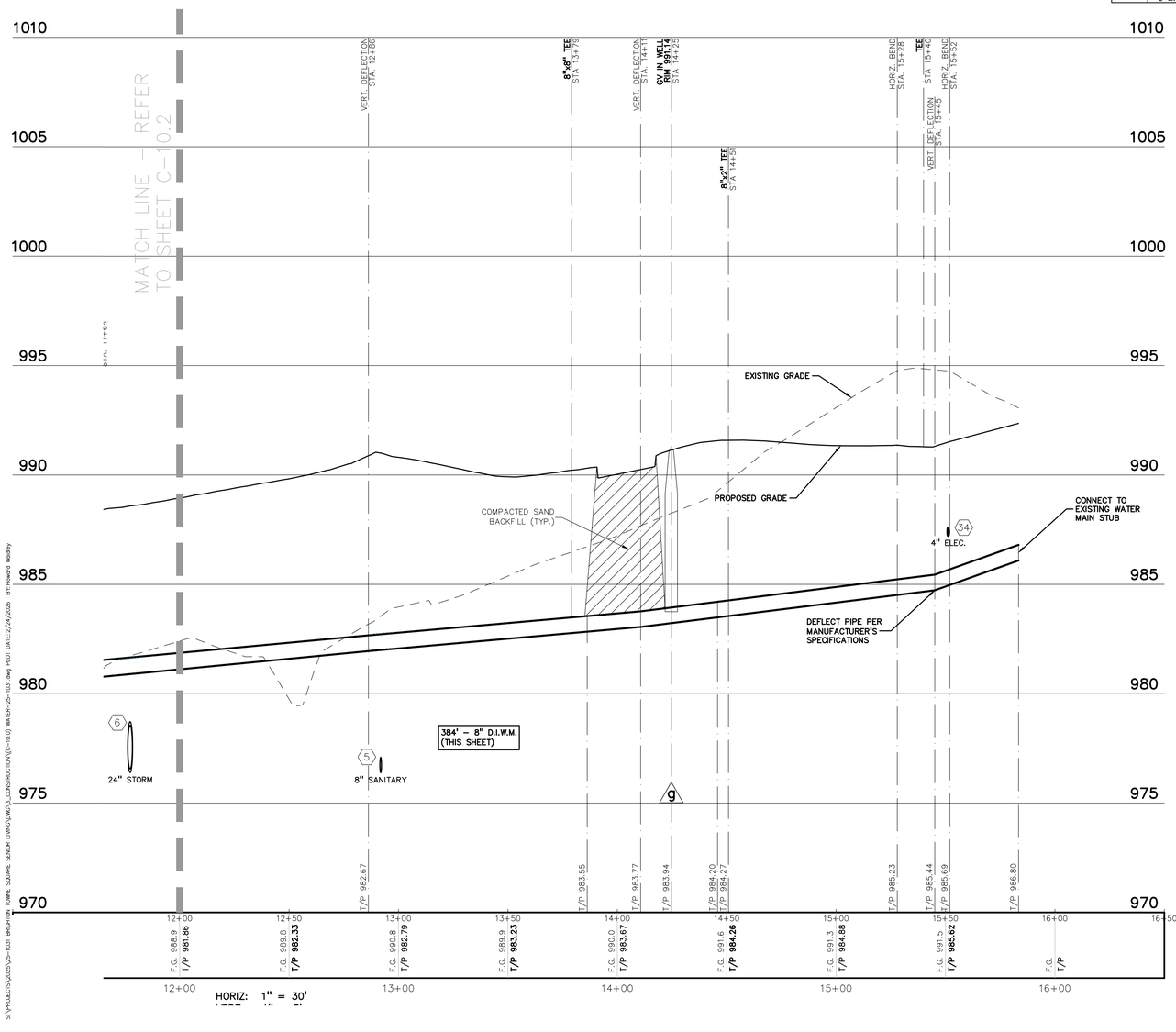


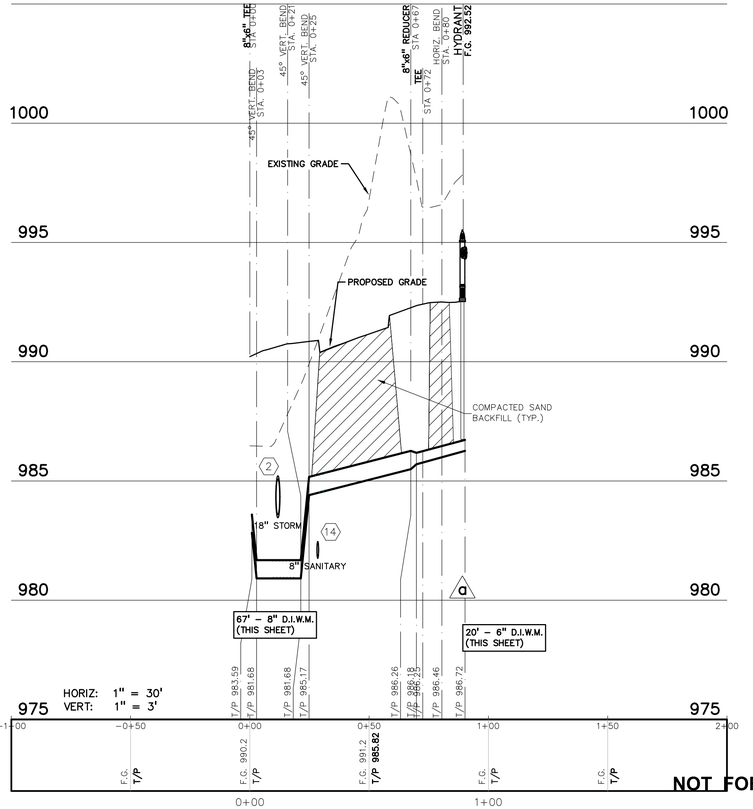
HYDRANTS	
a	HYDRANT ASSEMBLY F.G. = 992.52
o	HYDRANT ASSEMBLY F.G. = 991.95

WATER MAIN STRUCTURES	
e	GV IN BOX RIM = 993.14
f	GV IN BOX RIM = 990.69
g	GV IN WELL RIM = 991.14
P	GV IN BOX RIM = 992.33

UTILITY CROSSING TABLE			
Crossing No.	BOTTOM OF PIPE	TOP OF PIPE	Clearance
34	ELEC. 987.22	8" WAT 985.32	1.89
3	6" SAN LEAD 985.44	6" WAT 983.94 (DIP)	1.50
39	8" STM 989.51	6" WAT 987.08	2.43
40	8" STM 989.41	2" WAT 987.12	2.28
44	8" WAT 984.50	8" SAN 982.59	1.91
45	8" STM 987.63	8" SAN 985.09	2.54
43	8" STM 990.09	6" SAN LEAD 988.43	1.66
37	ELEC. 979.07	8" SAN 976.79	2.28
38	GAS 979.06	8" SAN 976.80	2.26
36	CABLE 979.09	8" SAN 976.77	2.31
35	ELEC 978.95	8" SAN 976.76	2.20
4	12" STM 987.72	6" SAN LEAD 985.87	1.85
1	15" STM 984.50	8" WAT 983.00	1.50
41	8" STM 985.60	6" SAN LEAD 983.87	1.73
42	8" STM 985.74	6" SAN LEAD 983.93	1.81
5	8" WAT 981.99	8" SAN 977.10	4.89







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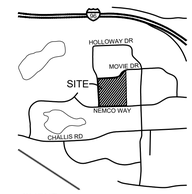


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

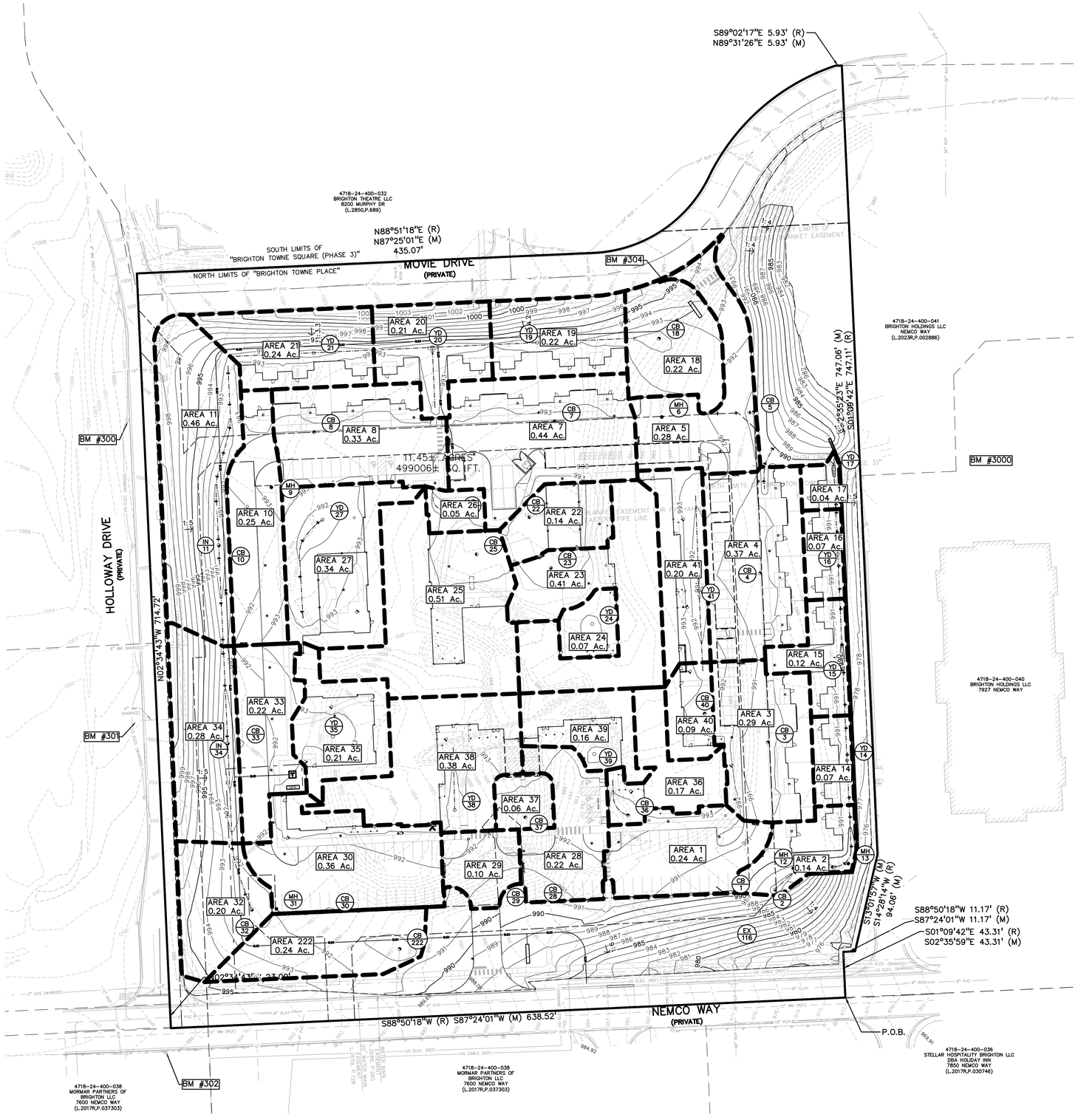
DRAWING TITLE
WATER MAIN PLAN & PROFILE 12+00 TO 16+00

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-10.3

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\C-10.0 WATER-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wesley



Drainage Area	GRASS (SF)	IMPERVIOUS (SF)	C-Value	Total Area (AC)
1	1406.17	9257.11	0.86	0.24
2	4370.3	1524.69	0.47	0.14
3	1452.93	11328.77	0.88	0.29
4	1600	14583.38	0.89	0.37
5	674.36	11433.88	0.91	0.28
7	3253.31	16044.67	0.84	0.44
8	1754.64	12789.05	0.87	0.33
10	3909.76	7075.63	0.72	0.25
11	19961.56	0.00	0.30	0.46
14	1374.79	1792.44	0.67	0.07
15	3369.14	1762.09	0.52	0.12
16	1378.06	1738.58	0.66	0.07
17	769.67	864.51	0.64	0.04
18	9075.28	353.18	0.32	0.22
19	6183.1	3309.12	0.53	0.22
20	6820.91	2312.49	0.46	0.21
21	7102.57	3491.63	0.51	0.24
22	2245.73	3720.30	0.71	0.14
23	2564.01	15462.09	0.86	0.41
24	2574.85	451.74	0.40	0.07
25	4615.67	17584.46	0.81	0.51
26	1547.27	641.53	0.49	0.05
27	9497.97	5239.06	0.53	0.34
28	827.17	8800.65	0.89	0.22
29	710.65	3839.98	0.85	0.10
30	2008.79	13627.61	0.87	0.36
32	8627.91	0.00	0.30	0.20
33	3537.33	5933.30	0.71	0.22
34	12237.43	0.00	0.30	0.28
35	4284.58	4694.85	0.64	0.21
36	1380.18	6003.53	0.83	0.17
37	2655.66	172.12	0.34	0.06
38	1770.87	14982.38	0.88	0.38
39	1753.82	5390.02	0.79	0.16
40	1797.04	2086.11	0.65	0.09
41	5063.4	3495.09	0.57	0.20
222	10509.86	0.00	0.30	0.24

VARIABLES

Cgrass	**0.30**
Cimpervious	**0.95**
Cwater	1

UTILITY LEGEND:

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

BENCHMARKS:
(NAVD 88, GPS DERIVED)

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

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

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

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

BM 304 - ARROW ON FIRE HYDRANT, LOCATED 500'± EAST OF THE INTERSECTION OF HOLLOWAY DRIVE AND MOVIE DRIVE, ALONG THE SOUTH SIDE OF MOVIE DRIVE.
ELEVATION: 998.68

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NORTH

0 25 50 100
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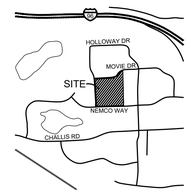

CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

STORM WATER MANAGEMENT NARRATIVE

THE SUBJECT PARCEL WAS DESIGNED AS PART OF DETENTION BASIN 4-3 AND DETENTION BASIN 3-2 OF THE BRIGHTON TOWNE SQUARE DEVELOPMENT STORM WATER MANAGEMENT PLAN. THIS INCLUDES APPROXIMATELY 11.45 ACRES NORTH OF NEMCO WAY AND EAST OF HOLLOWAY DRIVE. FROM THESE 11.45 ACRES, APPROXIMATELY 1.83 ACRES DRAINS TO DETENTION BASIN 3-2, AND 9.62 ACRES DRAINS TO DETENTION BASIN 4-3.

IN ADDITION TO THE SUBJECT PARCEL, OTHER CONTRIBUTING AREAS TO DETENTION BASIN 4-3 INCLUDE: HOLIDAY INN EXPRESS PARCEL, VACANT PARCEL SOUTH OF HOLIDAY INN EXPRESS, THE OFFICE BUILDING (7927 NEMCO WAY) JUST NORTH OF NEMCO WAY, THE VACANT LOT ADJACENT TO THE OFFICE BUILDING ON THE WEST, THE PRIVATE ROAD NEMCO WAY, AND SOUTHERN PORTION OF PRIVATE ROAD HOLLOWAY DRIVE. THE ORIGINAL CONTRIBUTING AREA FOR DETENTION BASIN 4-3 INCLUDED: INDEPENDENCE VILLAGE'S SANITARY SEWER LEAD PARCEL AND INDEPENDENCE VILLAGE'S BUILDING AND PARKING LOT EXPANSION AREA PARCEL. THESE TWO PARCEL CURRENTLY CONTRIBUTE TO DETENTION BASIN 4-2 OF THE BRIGHTON TOWNE SQUARE STORM WATER MANAGEMENT PLAN AND REDUCED THE CONTRIBUTING AREA BY 49,524 SQ. FT.

THE AREA NORTHWEST OF THE SUBJECT PARCEL HAS ACCESS TO AN EXISTING STORM SEWER STUB THAT OUTLETS TO DETENTION BASIN 3-2. AN OFFSITE AREA OF 0.7 ACRES, WHICH IS NORTHWEST OF THE SUBJECT PARCEL, WILL DRAIN TO THE SUBJECT PARCEL. WHEN THE AREA NORTHWEST OF THE SUBJECT PARCEL IS DEVELOPED, ALL OR A PORTION OF THIS OFFSITE DRAINAGE AREA CAN BE COLLECTED AS PART OF THE NORTHWESTERN PARCELS STORM WATER MANAGEMENT PLAN AND DISCHARGED TO THE EXISTING STORM SEWER STUB.

THE ORIGINAL BRIGHTON TOWNE SQUARE STORM WATER MANAGEMENT PLAN DESIGN USED 0.7 AS THE DESIGN 'C' FACTOR FOR THE DEVELOPMENT. THIS 'C' FACTOR RESULTS IN AN AVERAGE IMPERVIOUS LAND AREA OF 65%. THE ONSITE DRAINAGE AREA FOR THE SUBJECT PARCEL INCLUDES 6.18 ACRES OF IMPERVIOUS AREA DRAINING TO DETENTION BASIN 4-3. THE RESULTING ONSITE 'C' FACTOR IS 0.74 OR AN IMPERVIOUS AREA OF 68%.

THE OFFSITE DRAINAGE AREA FOR THE SUBJECT PARCEL ALSO INCLUDES 0.41 ACRES OF IMPERVIOUS AREA DRAINING TO DETENTION BASIN 4-3. THE RESULTING ONSITE 'C' FACTOR IS 0.63 OR AN IMPERVIOUS AREA OF 51%.

THE OFFSITE DRAINAGE AREA FOR THE SUBJECT PARCEL ALSO INCLUDES 0.93 ACRES OF IMPERVIOUS AREA DRAINING TO DETENTION BASIN 3-2. THE RESULTING ONSITE 'C' FACTOR IS 0.75 OR AN IMPERVIOUS AREA OF 69%.

THE LOWER TRIBUTARY AREA COMBINED WITH THE SLIGHTLY HIGHER 'C' WILL CONTRIBUTE LESS STORM WATER RUNOFF TO THE EXISTING DETENTION BASIN 4-3 THAN WAS INITIALLY PLANNED.

IN SUMMARY, REDUCTIONS IN THE CONTRIBUTING DRAINAGE AREAS FROM PREVIOUS PROJECTS ALONG WITH AND REDUCTIONS IN PROPOSED AREAS AS PART OF THIS PROJECT WILL RESULT IN A REDUCTION IN FLOW AND STORM WATER VOLUME TO THE EXISTING DETENTION BASIN 4-3. THE ADJACENT/REMAINDER PARCEL TO THE NORTH IS SERVICED BY EXISTING STORM SEWER AND EXISTING DETENTION BASIN 3-2 AS PART OF THE INITIAL BRIGHTON TOWNE SQUARE DEVELOPMENT STORM WATER MANAGEMENT PLAN. IN CONCLUSION, THE EXISTING STORM WATER MANAGEMENT INFRASTRUCTURE WAS ADEQUATELY SIZED AND CONSIDERED FOR THE DEVELOPMENT OF THE SUBJECT PARCEL.

NOT FOR CONSTRUCTION

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE
DRAINAGE PLAN

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-11.0

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\C-11.0DRAIN-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Medley

STORM SEWER SYSTEM DESIGN

Region Michigan
Location: Livingston County

I = B/(T+D) ^ E B = 175.00 D = 25.00 E = 1.00
C = varies
T = 15 (min.) Pipe "n" Value = 0.013

FROM STR	TO STR	AREA (A) (Acres)	COEF. C	A x C	TOTAL AREA (AxC)	TOTAL AREA (Acres)	TIME t (min.)	INT. I (in/hr)	FLOW Q (cfs)	PIPE CAP. (cfs)	PIPE DIA. (in.)	PIPE LENGTH (ft.)	PIPE SLOPE (%)	MIN HG PER "Q"	VEL. FULL (ft./sec)	TIME FLOW (min.)	H.G.L. ELEV. UP STREAM	H.G.L. ELEV. DOWN STREAM	RIM ELEV. UP STREAM	RIM ELEV. DOWN STREAM	INVERT ELEV. UP STREAM	INVERT ELEV. DOWN STREAM	PIPE COVER UP STREAM	PIPE COVER DOWN STREAM	HGL COVER UP STREAM	HGL COVER DOWN STREAM
11	10	0.46	0.30	0.14	0.14	0.46	15.00	4.38	0.60	2.11	12	10	0.35	0.03%	2.7	0.1	987.70	987.70	990.10	991.06	986.87	986.83	2.06	3.06	2.40	3.36
10	9	0.25	0.72	0.18	0.32	0.71	15.10	4.36	1.39	2.11	12	67	0.35	0.15%	2.7	0.4	987.70	987.60	991.06	993.33	986.83	986.60	3.06	5.56	3.36	5.73
9	8	0.00	0.00	0.00	0.50	1.05	15.50	4.32	2.15	3.82	15	66	0.35	0.11%	3.1	0.4	987.60	987.37	993.33	992.07	986.60	986.37	5.29	4.27	5.73	4.71
8	7	0.33	0.87	0.29	0.79	1.38	15.90	4.28	3.38	6.21	18	228	0.35	0.10%	3.5	1.1	987.37	986.57	992.07	992.09	986.17	985.37	4.20	5.01	4.71	5.52
7	6	0.44	0.84	0.37	2.08	3.01	17.00	4.17	8.67	13.31	24	101	0.35	0.15%	4.2	0.4	986.37	986.02	992.09	992.60	984.77	984.42	5.07	5.94	5.72	6.59
6	5	0.00	0.00	0.00	2.49	3.89	17.40	4.13	10.27	15.18	24	87	0.45	0.21%	4.8	0.3	986.02	985.63	992.60	990.77	984.42	984.03	5.94	4.50	6.59	5.15
5	4	0.28	0.91	0.25	2.74	4.17	17.70	4.10	11.24	17.08	24	152	0.57	0.25%	5.4	0.5	985.63	984.76	990.77	990.18	984.03	983.16	4.50	4.77	5.15	5.42
4	3	0.37	0.89	0.33	3.07	4.54	18.20	4.05	12.44	18.24	24	160	0.65	0.30%	5.8	0.5	984.71	983.67	990.18	990.44	983.11	982.07	4.82	6.12	5.47	6.77
3	2	0.29	0.88	0.26	3.50	5.12	18.70	4.00	14.01	21.46	24	139	0.90	0.38%	6.8	0.3	983.67	982.41	990.44	987.50	982.07	980.81	6.12	4.44	6.77	5.09
2	1	0.14	0.47	0.06	3.74	5.56	19.00	3.98	14.88	21.41	24	48	0.90	0.43%	6.8	0.1	982.41	981.98	987.50	990.06	980.81	980.38	4.44	7.43	5.09	8.08
1	116	0.24	0.86	0.21	5.61	8.17	19.10	3.97	22.27	27.71	24	48	1.50	0.97%	8.8	0.1	978.32	977.60	990.06	981.13	976.72	976.00	11.09	2.88	11.74	3.53
21	20	0.24	0.51	0.13	0.13	0.24	15.00	4.38	0.55	2.11	12	112	0.35	0.02%	2.7	0.7	988.70	988.31	991.39	991.91	987.90	987.51	2.33	3.23	2.69	3.60
20	19	0.21	0.46	0.10	0.22	0.45	15.70	4.30	0.96	2.11	12	99	0.35	0.07%	2.7	0.6	988.31	987.96	991.91	992.16	987.51	987.16	3.23	3.83	3.60	4.20
19	18	0.22	0.53	0.11	0.34	0.67	16.30	4.24	1.43	2.51	12	115	0.50	0.16%	3.2	0.6	987.96	987.39	992.16	991.51	987.16	986.59	3.83	3.76	4.20	4.12
18	6	0.22	0.32	0.07	0.41	0.89	16.90	4.18	1.70	2.52	12	74	0.50	0.23%	3.2	0.4	987.39	987.02	991.51	992.60	986.59	986.22	3.76	5.22	4.12	5.59
24	23	0.07	0.40	0.03	0.03	0.07	15.00	4.38	0.12	2.11	12	66	0.35	0.00%	2.7	0.4	989.47	989.24	992.72	992.20	988.67	988.44	2.88	2.59	3.25	2.96
23	22	0.41	0.86	0.35	0.38	0.48	15.40	4.33	1.66	2.11	12	52	0.35	0.22%	2.7	0.3	989.24	989.06	992.20	992.44	988.44	988.26	2.59	3.02	2.96	3.39
22	7	0.14	0.71	0.10	0.92	1.18	15.70	4.30	3.95	11.41	18	94	1.18	0.14%	6.5	0.2	989.06	987.95	992.44	992.09	987.86	986.75	2.88	3.63	3.39	4.14
26	25	0.05	0.49	0.02	0.02	0.05	15.00	4.38	0.11	2.11	12	43	0.35	0.00%	2.7	0.3	989.42	989.27	992.31	992.28	988.62	988.47	2.53	2.64	2.89	3.01
25	22	0.51	0.81	0.42	0.44	0.56	15.30	4.34	1.91	2.11	12	61	0.35	0.29%	2.7	0.4	989.27	989.06	992.28	992.44	988.47	988.26	2.64	3.02	3.01	3.39
27	9	0.34	0.53	0.18	0.18	0.34	15.00	4.38	0.79	2.11	12	57	0.35	0.05%	2.7	0.4	988.80	988.60	991.28	993.33	988.00	987.80	2.11	4.36	2.48	4.73
17	16	0.04	0.64	0.02	0.02	0.04	15.00	4.38	0.11	2.11	12	80	0.35	0.00%	2.7	0.5	987.50	987.22	989.85	990.01	986.70	986.42	1.98	2.43	2.35	2.80
16	15	0.07	0.66	0.05	0.07	0.11	15.50	4.32	0.31	2.11	12	98	0.35	0.01%	2.7	0.6	987.22	986.87	990.01	989.81	986.42	986.07	2.43	2.57	2.80	2.93
15	14	0.12	0.52	0.06	0.13	0.23	16.10	4.26	0.57	2.57	12	98	0.52	0.03%	3.3	0.5	986.87	986.37	989.81	990.00	986.07	985.57	2.57	3.27	2.93	3.63
14	13	0.07	0.67	0.05	0.18	0.30	16.60	4.21	0.76	3.56	12	98	1.00	0.05%	4.5	0.4	986.27	985.29	990.00	989.30	985.47	984.49	3.37	3.65	3.73	4.01
13	12	0.00	0.00	0.00	0.18	0.30	17.00	4.17	0.76	5.05	12	52	2.01	0.05%	6.4	0.1	985.19	984.14	989.30	988.57	984.39	983.34	3.75	4.06	4.11	4.43
12	2	0.00	0.00	0.00	0.18	0.30	17.10	4.16	0.76	5.04	12	27	2.00	0.05%	6.4	0.1	984.04	983.50	988.57	987.50	983.24	982.70	4.16	3.63	4.53	4.00
34	33	0.28	0.30	0.08	0.08	0.28	15.00	4.38	0.37	2.11	12	11	0.35	0.01%	2.7	0.1	986.24	986.20	989.98	990.95	985.44	985.40	3.38	4.38	3.74	4.75
33	32	0.22	0.71	0.15	0.37	0.70	15.10	4.36	1.61	2.11	12	158	0.35	0.21%	2.7	1.0	986.20	985.65	990.95	991.07	985.40	984.85	4.38	5.06	4.75	5.43
32	31	0.20	0.30	0.06	0.43	0.90	16.10	4.26	1.83	3.82	15	23	0.35	0.08%	3.1	0.1	985.65	985.56	991.07	991.51	984.65	984.56	4.99	5.50	5.43	5.94
31	30	0.00	0.00	0.00	0.43	0.90	16.20	4.25	1.83	3.82	15	49	0.35	0.08%	3.1	0.3	985.56	985.39	991.51	990.95	984.56	984.39	5.50	5.12	5.94	5.56
30	29	0.36	0.87	0.31	0.74	1.26	16.50	4.22	3.12	6.21	18	162	0.35	0.09%	3.5	0.8	985.39	984.83	990.95	990.28	984.19	983.63	5.05	4.94	5.56	5.45
29	28	0.10	0.85	0.09	0.83	1.37	17.30	4.14	3.43	6.21	18	35	0.35	0.11%	3.5	0.2	984.83	984.70	990.28	990.13	983.63	983.50	4.94	4.92	5.45	5.43
28	1	0.22	0.89	0.20	1.03	1.59	17.50	4.12	4.23	6.21	18	178	0.35	0.16%	3.5	0.8	984.70	984.08	990.13	990.06	983.50	982.88	4.92	5.47	5.43	5.98
35	33	0.21	0.64	0.13	0.13	0.21	15.00	4.38	0.58	2.11	12	89	0.35	0.03%	2.7	0.6	986.51	986.20	992.03	990.95	985.71	985.40	5.15	4.38	5.52	4.75
38	37	0.38	0.88	0.34	0.34	0.38	15.00	4.38	1.48	3.56	12	67	1.00	0.17%	4.5	0.2	988.76	988.09	992.23	992.29	987.96	987.29	3.11	3.84	3.47	4.20
37	36	0.06	0.34	0.02	0.36	0.45	15.20	4.35	1.57	2.11	12	97	0.35	0.19%	2.7	0.6	987.59	987.25	992.29	992.20	986.79	986.45	4.34	4.58	4.70	4.95
36	1	0.17	0.83	0.14	0.63	0.78	15.80	4.29	2.71	3.56	12	117	1.00	0.58%	4.5	0.4	987.25	986.08	992.20	990.06	986.45	985.28	4.58	3.61	4.95	3.98
39	36	0.16	0.79	0.13	0.13	0.16	15.00	4.38	0.57	2.11	12	66	0.35	0.03%	2.7	0.4	988.48	988.25	992.80	992.20	987.68	987.45	3.95	3.58	4.32	3.95
41	40	0.20	0.57	0.11	0.11	0.20	15.00	4.38	0.49	2.11	12	117	0.35	0.02%	2.7	0.7	987.81	987.40	990.76	992.40	987.01	986.60	2.58	4.63	2.95	5.00
40	3	0.09	0.65	0.06	0.17	0.29	15.70	4.30	0.73	2.11	12	66	0.35	0.04%	2.7	0.4	987.40	987.17	992.40	990.44	986.60	986.37	4.63	2.90	5.00	3.27

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NORTH

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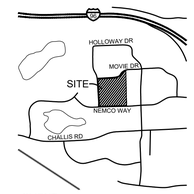
811 Know what's below. Call before you dig.

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



CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE
STORM SEWER CALCULATIONS

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-11.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\C-11.0(DRAIN-25-1031.dwg PLOT DATE:2/24/2026 BY:Howard Wesley

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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

PAVING NOTES:

1. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
2. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF FROST SLAB AT EXTERIOR BUILDING DOORS.
3. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
4. ALL EXPANSION JOINTS AND CONCRETE PAVEMENT JOINTS TO BE SEALED.
5. CONCRETE PAVEMENT JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION;
   - 5.1. WHERE PROPOSED CONCRETE ABUTS A STRUCTURE, PROVIDE A MINIMUM 1/2" EXPANSION JOINT. THE JOINT FILLER BOARD MUST BE AT LEAST THE FULL DEPTH OF THE CONCRETE AND HELD DOWN A 1/2" TO ALLOW FOR SEALING.
   - 5.2. WHERE PROPOSED CONCRETE ABUTS EXISTING CONCRETE OR IN BETWEEN POURS OF PROPOSED CONCRETE (CONSTRUCTION JOINT), PROVIDE 5/8" DOWELS EVERY 30" CENTER TO CENTER HALF WAY ALONG THE THICKNESS OF THE PROPOSED PAVEMENT. ALTERNATE DOWELS SIZES AND SPACING MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
   - 5.3. WHERE PROPOSED CONCRETE ABUTS EXISTING OR PROPOSED SIDEWALK OR CURBING, PROVIDE A MINIMUM 1/2" EXPANSION JOINT.
   - 5.4. CONTROL, LONGITUDINAL AND/OR TRANSVERSE JOINTS SHALL BE PLACED TO PROVIDE PANELS WITHIN THE PAVEMENT AS SQUARE AS POSSIBLE WITH THE FOLLOWING MAXIMUM SPACING PARAMETERS:
     - 5.4.1. 6-INCH THICK CONCRETE PAVEMENT: 12' X 12'
     - 5.4.2. 8-INCH THICK CONCRETE PAVEMENT: 15' X 15'
   - 5.5. IRREGULAR-SHAPED PANELS MAY REQUIRE THE USE OF REINFORCING MESH OR FIBER MESH AS DETERMINED BY THE ENGINEER. THE USE OF MESH MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
   - 5.6. IF A JOINT PLAN IS NOT PROVIDED IN THE PLANS, THE CONTRACTOR SHALL SUBMIT ONE TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
6. CONCRETE CURBING JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION
   - 6.1. JOINTS WHEN ADJACENT TO ASPHALT PAVEMENT
     - 6.1.1. PLACE CONTRACTION JOINTS AT 10' INTERVALS
     - 6.1.2. PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
     - 6.1.3. PLACE 1" EXPANSION JOINT:
       - 6.1.3.1. AT SPRING POINTS OF INTERSECTIONS OR ONE OF THE END OF RADIUS LOCATIONS IN A CURVE
       - 6.1.3.2. AT 400' MAXIMUM INTERVALS ON STRAIGHT RUNS
       - 6.1.3.3. AT THE END OF RADIUS AT OPPOSITE ENDS IN A CURBED LANDSCAPE ISLAND
   - 6.2. JOINTS WHEN TIED TO CONCRETE PAVEMENT
     - 6.2.1. PLACE CONTRACTION JOINTS OPPOSITE ALL TRANSVERSE CONTRACTION JOINTS IN PAVEMENT
     - 6.2.2. PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
     - 6.2.3. PLACE 1" EXPANSION JOINT OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT
     - 6.2.4. CURB AND GUTTER AND CONCRETE SHALL BE TIED TOGETHER SIMILAR TO A LONGITUDINAL LANE TIE JOINT (MDOT B1 JOINT)
   - 6.3. IN BETWEEN POURS OF PROPOSED CONCRETE CURBING (CONSTRUCTION JOINT):
     - 6.3.1. CARRY THE REBAR CONTINUOUSLY BETWEEN POURS
     - 6.3.2. IF THE REBAR IS NOT LONG ENOUGH TO CARRY CONTINUOUSLY, THEN TIE TWO PIECES OF REBAR PER THE LATEST MDOT SPECIFICATIONS
7. CONCRETE SIDEWALK JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION
   - 7.1. PLACE TRANSVERSE CONTRACTION JOINTS EQUAL TO THE WIDTH OF THE WALK WHEN WIDTH IS LESS THAN 8'
   - 7.2. PLACE TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS EQUAL TO 1/2 THE WIDTH OF THE WALK WHEN WIDTH IS EQUAL TO OR GREATER THAN 8'
   - 7.3. PLACE 1" EXPANSION JOINT WHERE ABUTTING SIDEWALK RAMP AND/OR RADIUS IN INTERSECTION
   - 7.4. PLACE TRANSVERSE 1/2" EXPANSION JOINT AT MAXIMUM OF 100' SPACING
   - 7.5. PLACE 1/2" EXPANSION JOINT WHEN ABUTTING A FIXED STRUCTURE, OTHER PAVEMENT (CONCRETE PAVEMENT AND DRIVE APPROACHES), UTILITY STRUCTURES, LIGHT POLE BASES AND COLUMNS

GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

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

GENERAL UTILITY NOTES:

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

STORM SEWER NOTES:

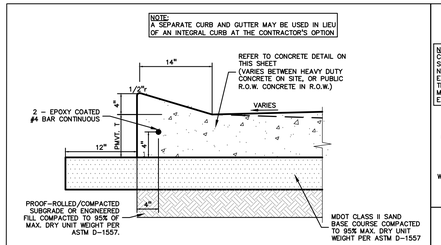
1. HP-STORM SEWER 12" DIAMETER OR LARGER SHALL BE ADS HP-STORM DUAL WALL PIPE (OR ENGINEER APPROVED EQUAL) WITH BELL AND SPIGOT JOINT (ASTM F2881 OR AASHTO M330). WATER TIGHT (ASTM D3212 WITH GASKETS MEETING REQUIREMENTS OF ASTM F477 AND INSTALLED PER MANUFACTURES SPECIFICATIONS
2. ALL STORM SEWER LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL STORM SEWER 10" OR LESS AND/OR LEADS SHALL BE SDR 26.
4. JOINTS FOR P.V.C. PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.

WATER MAIN NOTES:

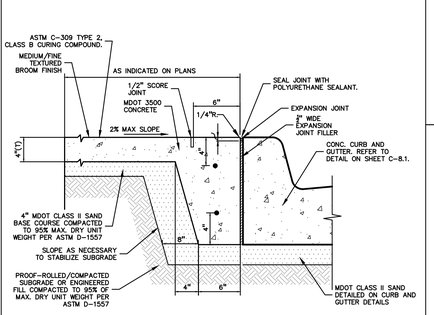
1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5°) DEGREE BENDS,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

SANITARY SEWER NOTES:

1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
2. ALL SANITARY LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL SANITARY SEWER 8" OR LARGER SHALL BE P.V.C. SDR-26 PVC (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
5. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.I.W. #1565 BOX OR EQUAL.



INTEGRAL MOUNTABLE CURB
NOT TO SCALE



CONCRETE CURB AND GUTTER WITH SIDEWALK
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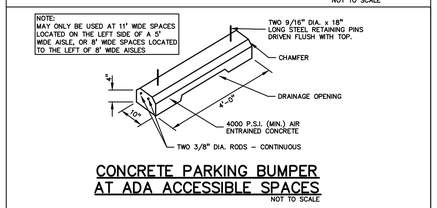
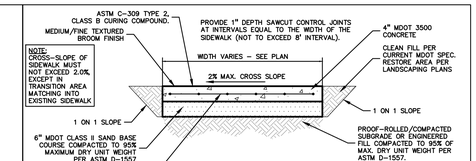


CONCRETE PARKING BUMPER AT ADA ACCESSIBLE SPACES
NOT TO SCALE

THICKENED EDGE SIDEWALK FLUSH CONCRETE PAVEMENT DETAIL
NOT TO SCALE



CONCRETE SIDEWALK
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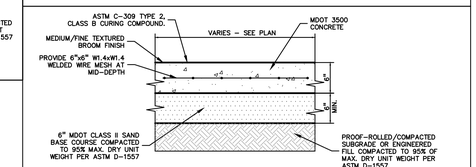
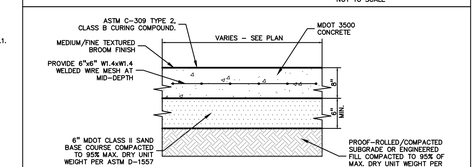
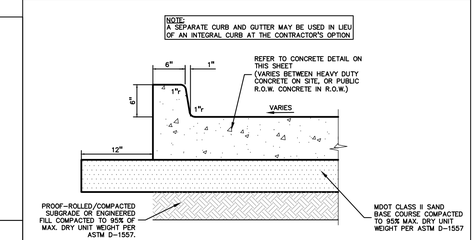


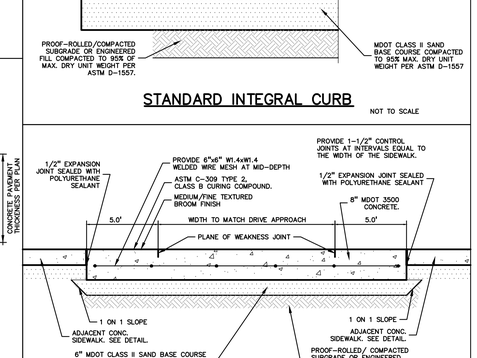
STANDARD DUTY CONCRETE DETAIL
NOT TO SCALE



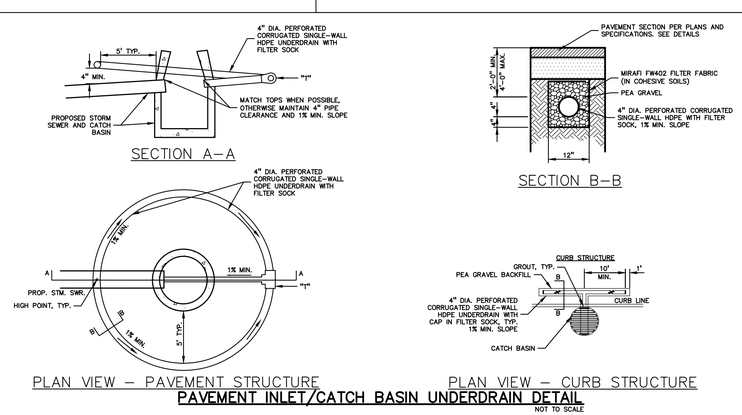
HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE



STANDARD INTEGRAL CURB
NOT TO SCALE

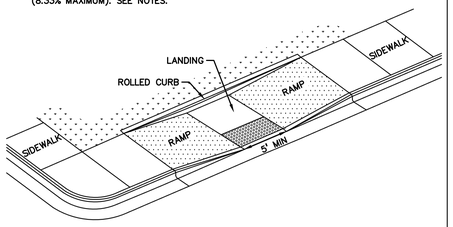


THICKENED SIDEWALK AT DRIVE APPROACH DETAIL
NOT TO SCALE



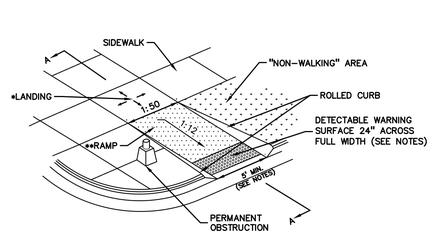
PAVEMENT INLET/CATCH BASIN UNDERDRAIN DETAIL
NOT TO SCALE

AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 902 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA GROUP WILL REQUIRE A MINIMUM 25% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRU



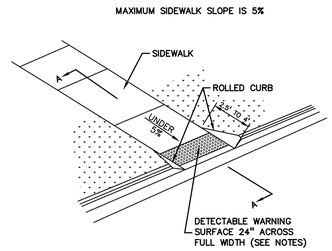
CURB RAMP TYPE P1

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



CURB RAMP TYPE R

(ROLLED SIDES)
NOT TO SCALE



CURB RAMP TYPE X

(CURB CUT)
NOT TO SCALE

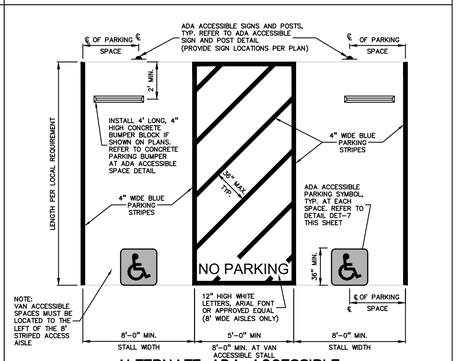
1. SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.
2. SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.
3. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP. WHERE CONDITIONS PERMIT, IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.
4. RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.
5. WHEN 5' MINIMUM WIDTHS ARE NOT PRACTICABLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' X 4'.
6. CURB RAMPS WITH A RUNNING SLOPE LESS THAN 5% DO NOT REQUIRE A TOP LANDING. HOWEVER, ANY CONTINUOUS SIDEWALK OR PEDESTRIAN ROUTE CROSSING THROUGH OR INTERSECTING THE CURB RAMP MUST INDEPENDENTLY MAINTAIN A CROSS SLOPE NOT GREATER THAN 2% PERPENDICULAR TO ITS OWN DIRECTION(S) OF TRAVEL.
7. DETECTABLE WARNING SURFACE COVERAGE IS 24" MINIMUM IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING EXCLUDING CURBED OR FLARED CURB TRANSITION AREAS. A BORDER OFFSET NOT GREATER THAN 2" MEASURED ALONG THE EDGES OF THE DETECTABLE WARNING IS ALLOWABLE. FOR RADIAL CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADIUS.
8. FOR NEW ROADWAY CONSTRUCTION. THE RAMP CROSS SLOPE MAY NOT EXCEED 2.0% FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS SLOPE MAY BE TRANSITIONED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.
9. DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURER'S ADA COMPLIANT GRATE. OPENINGS SHALL NOT BE GREATER THAN I/2". ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
10. THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.
11. CROSSWALK AND STOP LINE MARKINGS, IF USED, SHALL BE SO LOCATED AS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SPECIFIC DETAILS FOR MARKING APPLICATIONS ARE GIVEN IN THE "MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
12. FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED ALONG THE ROADSIDE CURB LINE, SHALL BE PROVIDED WHERE AN UNOBSTRUCTED CIRCULATION PATH LATERALLY CROSSES THE CURB RAMP. FLARED SIDES ARE NOT REQUIRED WHERE THE RAMP IS BORDERED BY LANDSCAPING, UNPAVED SURFACE OR PERMANENT FIXED OBJECTS. WHERE THEY ARE NOT REQUIRED, FAIRED SIDES CAN BE CONSIDERED IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.
13. DETECTABLE WARNING PLATES MUST BE INSTALLED USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.

RAMP NOTES

GENERAL ADA ACCESSIBILITY NOTES:

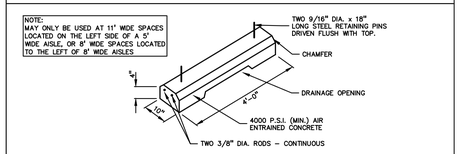
THE FOLLOWING NOTES PROVIDE AN OUTLINE OF SOME OF THE REQUIREMENTS CONTAINED WITHIN THE "STANDARDS FOR ACCESSIBLE DESIGN – AMERICANS WITH DISABILITIES ACT 2010", AND "ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES", ICC/ANSI A117.1–2009. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE REQUIREMENTS PRESENTED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

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



ALTERNATE ADA ACCESSIBLE PARKING STALL DETAIL

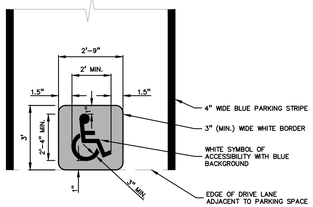
NOT TO SCALE



CONCRETE PARKING BUMPER AT ADA ACCESSIBLE SPACES

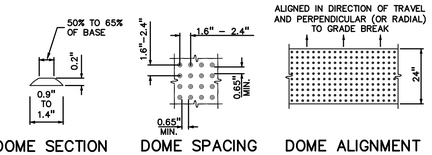
NOT TO SCALE

NOTES:
1. THE ADA ACCESSIBLE PARKING SYMBOL SHALL BE LOCATED IN THE CENTER OF THE PARKING SPACE AND ALONG THE EDGE OF THE ADJACENT DRIVE AISLE, TYP.
2. PARKING SYMBOL STRIPING SHALL HAVE A MINIMUM WIDTH OF 3"
3. CONTRACTOR SHALL ADHERE TO LOCAL/STATE JURISDICTIONAL REQUIREMENTS FOR ALL PAINTING WITHIN ACCESSIBLE SPACES.



ADA ACCESSIBLE PARKING SYMBOL DETAIL (INTERNATIONAL SYMBOL OF ACCESSIBILITY)

NOT TO SCALE

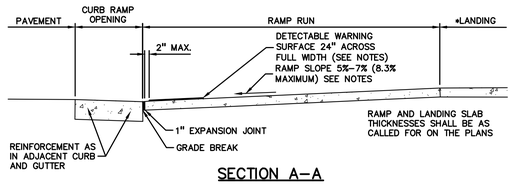


DETECTABLE WARNING DETAILS

NOT TO SCALE

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

FOR CURB TYPES SEE STANDARD PLAN R–30–SERIES

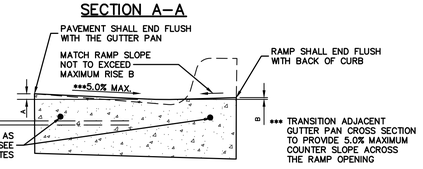


SECTION THROUGH CURB RAMP OPENING

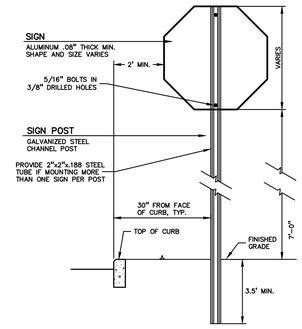
(TYPICAL ALL RAMP TYPES)
NOT TO SCALE

NON–MDOT CURB:

CURB TYPE	MAXIMUM RISE (INCHES)	
	A	B
18"x6" STANDARD:	1/2	1/2
30" MOUNTABLE:	3/4	1
24" MOUNTABLE:	1/2	3/4

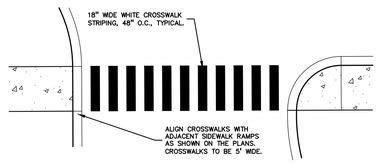


SECTION A–A



SIGN AND POST INSTALLATION IN LANDSCAPED AREAS

NOT TO SCALE



STRIPED CROSSWALK DETAIL

NOT TO SCALE

12" x 18"
RED ON WHITE REFLECTORIZED
7'–0" MOUNTING HEIGHT
(LR7–22)

NO PARKING SIGN DETAIL

NOT TO SCALE

12" x 18" (R7–8)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED

ADA ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

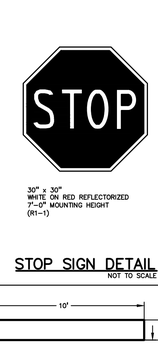
12" x 18" (R7–8)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED

NOTE:
MAY ONLY BE USED AT 11' WIDE SPACES LOCATED ON THE LEFT SIDE OF A 5' WIDE AISLE, OR 8' WIDE SPACES LOCATED TO THE LEFT OF 8' WIDE AISLES

8" x 12" (R7–8F)
GREEN BORDER AND LEGEND
REFLECTORIZED

VAN ACCESSIBLE PARKING SIGN DETAIL

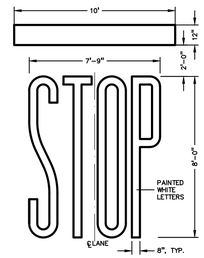
NOT TO SCALE



30" x 30"
WHITE ON RED REFLECTORIZED
7'–0" MOUNTING HEIGHT
(R1–1)

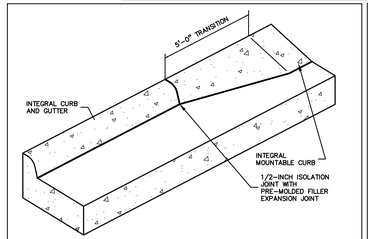
STOP SIGN DETAIL

NOT TO SCALE



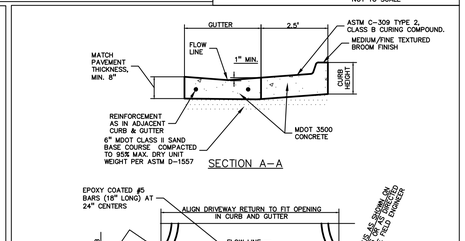
STOP BAR DETAIL

NOT TO SCALE

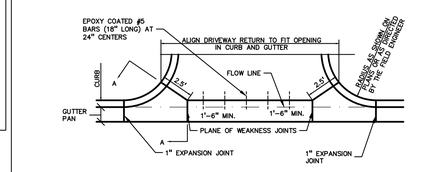


5' TRANSITION TO INTEGRAL MOUNTABLE CURB

NOT TO SCALE

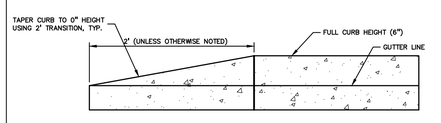


SECTION A–A



MDOT DRIVEWAY OPENING–DETAIL 'M'

NOT TO SCALE



CURB END TRANSITION DETAIL

NOT TO SCALE

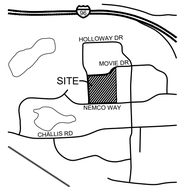
PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
TRISTAN JAY LARSON
License No. 6201058960
LICENSED PROFESSIONAL ENGINEER

NORTH

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE. NO GUARANTEE IS MADE THAT ALL UTILITIES ARE DISCLOSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

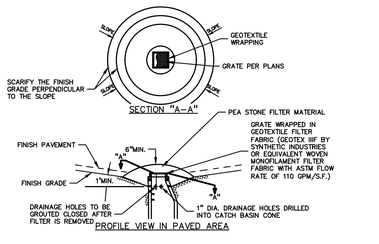
DRAWING TITLE
DETAILS

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

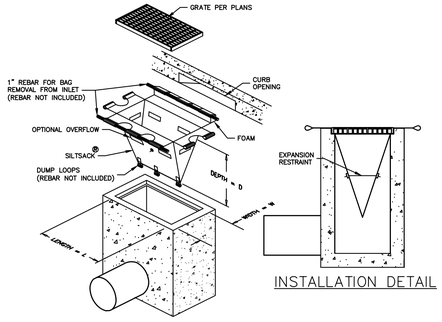
DRAWING NUMBER:
C-12.1

NOT FOR CONSTRUCTION

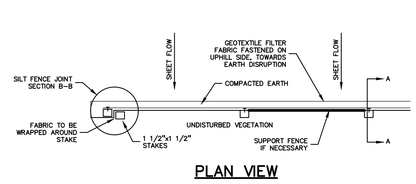
S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\LAYOUT\CONSTRUCTION\C-12.1DETAILS-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Worley

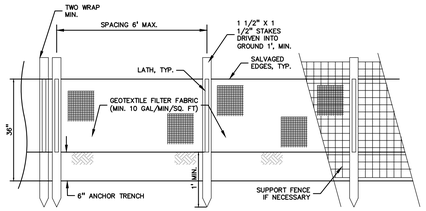


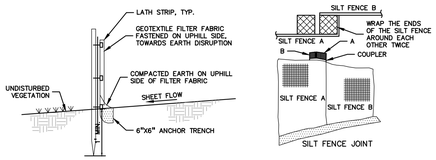
INLET FILTER
NOT TO SCALE



'SILTSACK' DETAIL
NOT TO SCALE

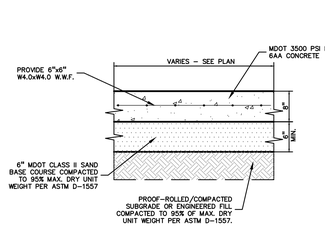




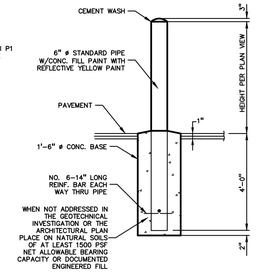


NOTE: SILT FENCE TO BE 36" TALL

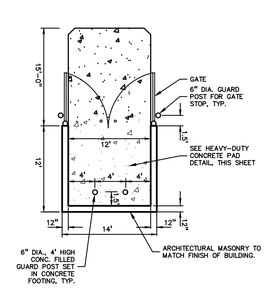
SILT FENCE DETAIL
NOT TO SCALE



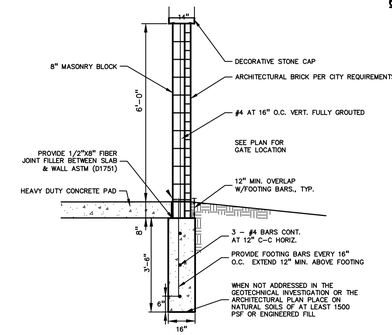
HEAVY DUTY CONCRETE PAD DETAIL
NOT TO SCALE



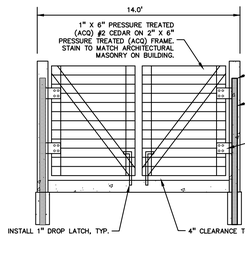
6" DIA. GUARD POST DETAIL
NOT TO SCALE



SINGLE DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

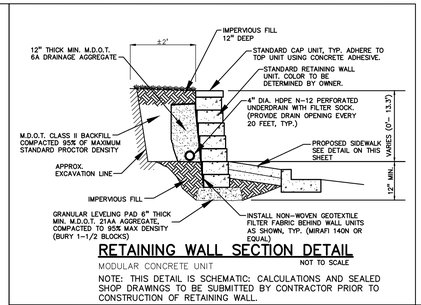


DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE



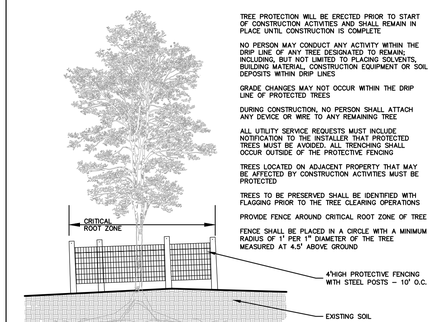
TRASH ENCLOSURE GATE DETAIL
NOT TO SCALE

TRASH ENCLOSURE DETAILS
NOT TO SCALE



RETAINING WALL SECTION DETAIL
MODULAR CONCRETE UNIT
NOT TO SCALE

NOTE: THIS DETAIL IS SCHEMATIC: CALCULATIONS AND SEALED SHOP DRAWINGS TO BE SUBMITTED BY CONTRACTOR PRIOR TO CONSTRUCTION OF RETAINING WALL.



TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE

ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

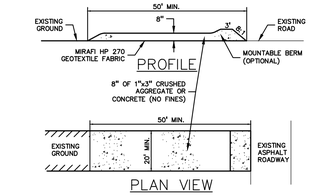
TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED

TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

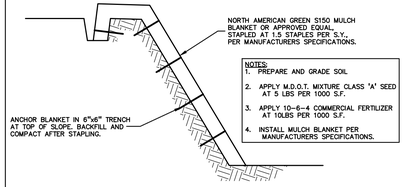
PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND

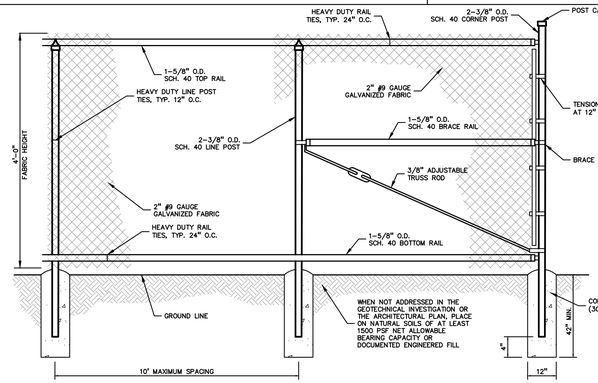
TREE PROTECTION DETAIL
NOT TO SCALE



TEMPORARY STONE ACCESS DRIVE AT CONSTRUCTION ENTRANCE
NOT TO SCALE



TEMPORARY EROSION BLANKET DETAIL
NOT TO SCALE



NOTE:
CONTRACTOR TO SUBMIT SHOP DRAWINGS TO PEA GROUP FOR FENCING AS DETAILED BELOW FENCING 6' HIGH AND ABOVE SHALL BE INSTALLED WITH TRUSS ROD AND BRACE RAIL AS SHOWN, UNLESS THE FENCING CONTRACTOR SHOWS IT UNNECESSARY.

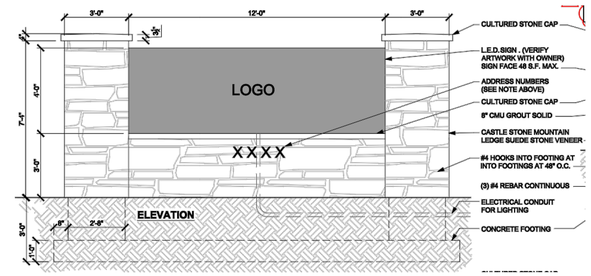
LINE POST SIZES FOR DIFFERENT HEIGHT CHAIN LINK FENCE:

FENCE HEIGHT	SCH. 40 PIPE MIN.	SCH. 40 PIPE PEA
UP TO 6'	1-7/8"	2-3/8"
6' TO 8'	2-3/8"	2-3/8"
8' TO 10'	2-7/8"	2-7/8"
10' TO 14'	3-1/2"	3-1/2"
14' TO 16'	4"	4"

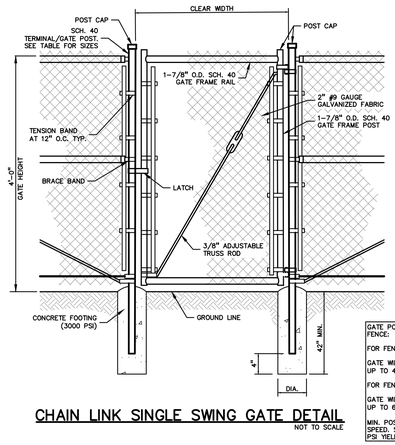
MIN. POST SIZE BASED ON 2" 9-GAUGE MESH, 105MPH WIND SPEED, SCHEDULE 40 PIPE ASSUMES REGULAR GRADE, 30,000 PSI YIELD STEEL. CORNER/TERMINAL POSTS SHALL BE ONE SIZE LARGER THAN THE LINE POSTS.

CHAIN LINK FENCE DETAIL
NOT TO SCALE

Cedarhurst Standard Monument Sign



MONUMENT SIGN DETAIL
NOT TO SCALE



NOTE:
CONTRACTOR TO SUBMIT SHOP DRAWINGS TO PEA GROUP FOR ALL GATES AS DETAILED BELOW AND CALLED OUT ON THE PLANS. VERTICAL AND HORIZONTAL MEMBERS SHALL BE PLACED AT A MAXIMUM OF 8' ON CENTER. VERTICAL AND HORIZONTAL BRACES SHALL BE INSTALLED AS NEEDED, 1-5/8" SCH.40

GATE POST SIZES FOR DIFFERENT WIDTH/HEIGHT CHAIN LINK FENCE:

FOR FENCE HEIGHT UP TO 6 FOOT:

GATE WIDTH	SCH. 40 PIPE MIN.	FOOTING DIA. MIN.
UP TO 4'	2-3/8"	12"

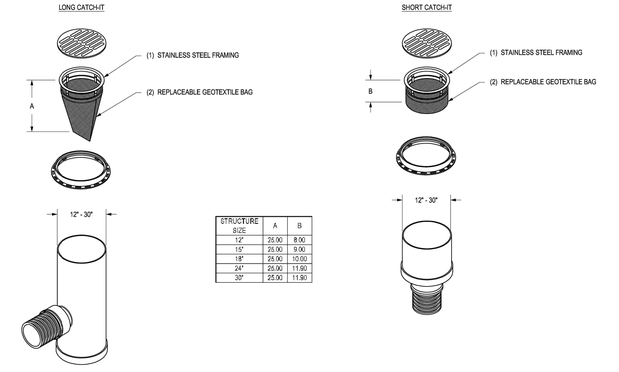
FOR FENCE HEIGHT OVER 6 FOOT TO 12 FEET:

GATE WIDTH	SCH. 40 PIPE MIN.	FOOTING DIA. MIN.
UP TO 6'	2-7/8"	12"

MIN. POST SIZE BASED ON 2" 9-GAUGE MESH, 105MPH WIND SPEED, SCHEDULE 40 PIPE ASSUMES REGULAR GRADE, 30,000 PSI YIELD STEEL.

CHAIN LINK SINGLE SWING GATE DETAIL
NOT TO SCALE

NYLOPLAST FLEXSTORM CATCH-IT



STRUCTURE SIZE	A	B
12"	25.00	8.00
15"	25.00	9.00
18"	25.00	10.00
24"	25.00	11.90
30"	25.00	11.90

1 - CATCH-IT FRAME MATERIAL SHALL BE 304 STAINLESS STEEL.
2 - CATCH-IT GEOTEXTILE MATERIAL SHALL BE PROPEX GEOTEX 117F.
3 - CATCH-IT AVAILABLE FOR ALL 12" - 30" STRUCTURE OPTIONS (DRAIN BASIN, INLINE DRAIN, ROAD & HIGHWAY, & CURB INLET). INLINE DRAIN SHOULD ONLY BE USED WITH SHORT CATCH-IT.

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DRAWN BY	EBC	MATERIAL	
DATE	03-22-10		
REVD BY	CCA	PROJECT NO./NAME	
DATE	09-09-13		
DWG SIZE	A	SCALE 1:30	SHEET 1 OF 1

ADS Nyloplast — 3130 VERONA AVE. BUFORD, GA 30518 PHN (770) 932-2442 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: NYLOPLAST FLEXSTORM CATCH-IT

DWG NO. 7005-110-017 REV D

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — TRISTAN JAY LARSON — License No. 6201059960 — LICENSED PROFESSIONAL ENGINEER

NORTH

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

CAUTION!!
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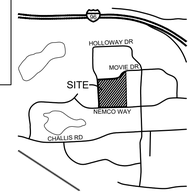


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS

FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE
DETAILS

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-12.2

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\C-12.0\DETAILS-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Worley

Kennedy Solutions Inc.
General Specification
HDPE Gravity Grease/Grit Interceptor

The KSI HDPE Gravity Grease/Grit Interceptor (GI) unit shall be as manufactured by KSI (Kennedy Solutions, Inc.) (517) 225-8338.

The GI shall remove grease, oil, and grit from the sanitary sewer line prior to discharge. The GI shall be installed underground as part of the sanitary sewer system and be structurally designed for (min. HS-25) traffic loading at the surface. The GI shall be maintainable from the surface via access points.

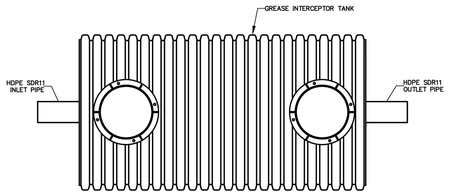
The GI shall be circular and constructed from HDPE material. The GI shall be designed and manufactured by KSI. Applicable specifications are AASHTO M294, ASTM 2306, ASTM F894 and ASTM F2649. Fusion welded joints shall be oil resistance, virtually watertight and meet the design criteria of DVS 2207. The GI unit shall be tested hydrostatically, air, or vacuum pressure for water tightness.

The difference between the inlet pipe elevation to the GI and the outlet pipe elevation from the GI should be minimized to allow installations into existing systems. The footprint of the GI shall be minimized to prevent conflicts with other piping and utilities.

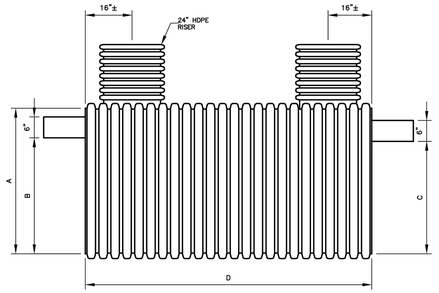
The GI can contain floatable substances such as free oil and settable solids (grit) and not be compromised by temporary backwater conditions. The capabilities of the selected GI must be documented with scientific studies and reports.

KSI will provide a manufacturers certificate of compliance for each gravity grease/grit interceptor (owner, design engineer & municipal engineer/inspectors).

Installation of the grease interceptor tank shall be in accordance with ASTM D2321, KSI tank installation detail and KSI installation and maintenance detail.



PLAN VIEW



SIDE VIEW

DESIGN BY: AG / RK	REV: 12-13-24 DATE: 10-10-08	1 OF 1	KSI KENNEDY SOLUTIONS, INC. 10051 Bergin Road Howell, MI 48843 Ph: 517-225-8338
MANUF. APPROVAL BY: .	SCALE: NTS	SHEET NO.	
DRAWING NO. INTERCEPTOR TANK VIEWS v25			

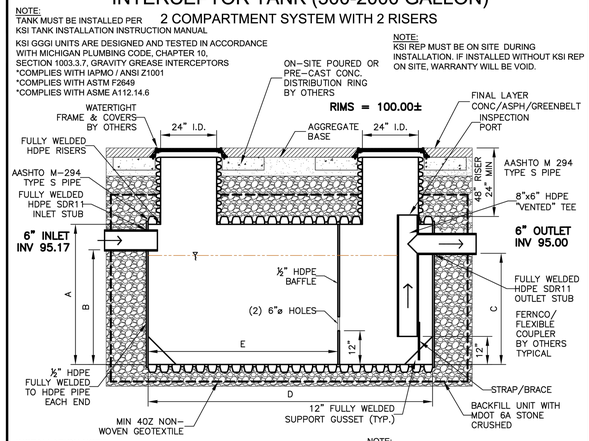
KSI HDPE GRAVITY GREASE/GRIT INTERCEPTOR TANK (500-2000 GALLON)

NOTE:
TANK MUST BE INSTALLED PER KSI TANK INSTALLATION INSTRUCTION MANUAL

KSI GGGI UNITS ARE DESIGNED AND TESTED IN ACCORDANCE WITH MICHIGAN PLUMBING CODE, CHAPTER 10, SECTION 1003.3.7, GRAVITY GREASE INTERCEPTORS
*COMPLIES WITH IAPMO / ANSI Z1001
*COMPLIES WITH ASTM F2649
*COMPLIES WITH ASME A112.14.6

2 COMPARTMENT SYSTEM WITH 2 RISERS

NOTE:
KSI REP MUST BE ON SITE DURING INSTALLATION. IF INSTALLED WITHOUT KSI REP ON SITE, WARRANTY WILL BE VOID.



INSTALLATION NOTE:
HDPE GRAVITY GREASE/GRIT INTERCEPTOR SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321. CARE SHOULD BE EXERCISED WITH CONSTRUCTION EQUIPMENT DURING INSTALLATION TO PROTECT THE UNIT FROM DAMAGE DUE TO POINT AND IMPACT LOADING. USE AN EXCAVATOR TO PLACE THE STONE AROUND AND ABOVE THE UNIT IS PREFERABLE. COMPACTION OF THE 6A STONE IN 8 INCH LIFTS TO 12 INCHES ABOVE THE UNIT. USE A VIBRATORY COMPACTOR, NOT A HOE PACK. PLACE THE REMAINING STONE USING A TRACKED PIECE OF EQUIPMENT (DOZER) OR CONTINUE USING THE EXCAVATOR. DO NOT USE RUBBER-TIRED EQUIP. ONCE THE UNIT IS INSTALLED, PLACE AN ORANGE SAFETY FENCE 4-6 FT HIGH W/ TEE POST, AROUND THE UNIT. PLACE FENCE 5 FT BEYOND THE FOOTPRINT OF THE UNIT. ANY DAMAGE TO THE UNIT AS A RESULT OF NOT FOLLOWING INSTRUCTIONS AND THE BLUEPRINT DETAILS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR THE UNIT TO KSI'S SATISFACTION. IF GIVEN IN WRITING, A 3-4 DAY LEAD TIME, KSI WILL HAVE A REPRESENTATIVE ON SITE DURING INSTALLATION.

OPTIONAL
GEOGRID, 5 FT BEYOND EXCAVATED AREA IN ALL DIRECTIONS, WHERE THERE IS LESS THAN 2 FT OF COVER OVER TOP OF CHAMBER - CONTACT KSI FOR SHALLOW AND DEEP BURY DETAILS.

NOTE:
INSTALL UNIT PER ASTM D2321.
IF WATER TABLE IS AN ISSUE, PLEASE SEE KSI SPECIAL BURY DETAIL.
***H20/HS25 RATED AT >2 FT COVER

INTERCEPTOR TANK DIMENSIONS
** LARGER TANKS AVAILABLE

MODEL NO.	A	B	C	D	E
500 GALLON	48"	41"	39"	83"	54"
750 GALLON	48"	41"	39"	113"	81"
1000 GALLON	48"	41"	39"	147"	111"
1250 GALLON	60"	53"	51"	113"	81"
1500 GALLON	60"	53"	51"	136"	102"
1750 GALLON	60"	53"	51"	158"	119"
2000 GALLON	60"	53"	51"	181"	136"

*DIMENSION D MAY BE UP TO 4" LONGER DUE TO MANUFACTURING REQUIREMENTS

DESIGN BY: AG / RK	REV: 4-18-25 DATE: 10-10-08	1 OF 1	KSI KENNEDY SOLUTIONS, INC. 10051 Bergin Road Howell, MI 48843 Ph: 517-225-8338
MANUF. APPROVAL BY: .	SCALE: NTS	SHEET NO.	
DRAWING NO. GREASE INTERCEPTOR v2025			

KSI HDPE GRAVITY GREASE/GRIT INTERCEPTOR (GGGI)
INSTALLATION AND MAINTENANCE GUIDELINES

INSTALLATION GUIDELINES

1. KSI REQUIRES A COMPANY REP TO BE ON SITE TO WITNESS THE INSTALLATION. KSI MUST BE NOTIFIED OF THE INSTALLATION DATE WITH A 3-4 DAY LEAD TIME TO ENSURE HAVING A REP ON SITE. FAILURE TO COMPLY WILL RESULT IN THE WARRANTY BEING NULL & VOID.

2. EXCAVATE AREA FOR KSI HDPE GGGI AND PREPARE TANK/TRENCH BOTTOM PER ASTM D2321, SECTIONS 6 & 7.

3. THE KSI HDPE GGGI TANK SHALL BE INSTALLED ON A BED OF NO LESS THAN 12" MDOT 6A CRUSHED STONE BEDDING MATERIAL COMPACTED TO 95% PROCTOR DENSITY.

4. BACKFILL GGGI UNIT WITH MDOT 6A CRUSHED STONE PER ASTM D 2321. CLASS I MATERIAL IS RECOMMENDED. BACKFILL SHALL BE COMPACTED TO 95% PROCTOR DENSITY.

5. THE HDPE ACCESS RISERS SHALL BE FIELD CUT TO FINISH GRADE BY THE CONTRACTOR. SEE RISER INSTALLATION OPTIONS PAGE.

6. KSI RECOMMENDS FILLING THE GGGI UNIT WITH WATER UPON COMPLETION OF INSTALLATION UP TO THE OUTLET HEIGHT.

MAINTENANCE GUIDELINES

1. ALL GREASE INTERCEPTOR TANKS WILL REQUIRE PERIODIC MAINTENANCE DEPENDING ON SPECIFIC SITE CONDITIONS.

2. KSI RECOMMENDS FREQUENT CLEANING THE GREASE INTERCEPTOR. WEEKLY, MONTHLY, QUARTERLY. ETC, AS DICTATED BY THE ESTABLISHMENTS NEEDS. THIS WILL BE BASED ON THE BUILDING WASTE EFFLUENT DISCHARGE CAPACITY AND CONCENTRATION. MATERIAL IS EASIER TO REMOVE WHEN IT IS REMOVED ON A REGULAR BASIS.

3. DISPOSAL OF MATERIAL FROM THE KSI GREASE INTERCEPTOR ARE SIMILAR TO THAT OF ANY OTHER BEST MANAGEMENT PRACTICES (BMP). LOCAL GUIDELINES SHOULD BE CONSULTED PRIOR TO DISPOSAL OF THE GREASE INTERCEPTOR CONTENTS. WASTE PRODUCTS SHOULD BE REMOVED BY A LICENSED WASTE MANAGEMENT COMPANY.

4. AFTER CLEANING THE UNIT - KSI RECOMMENDS REFILLING THE GGGI UNIT WITH WATER.

DESIGN BY: AG / RK	REV: 12-9-24 DATE: 9-24-09	1 OF 1	KSI KENNEDY SOLUTIONS, INC. 10051 Bergin Road Howell, MI 48843 Ph: 517-225-8338
MANUF. APPROVAL BY: .	SCALE: NTS	SHEET NO.	
DRAWING NO. GGGI INSTALL & MAINT.			

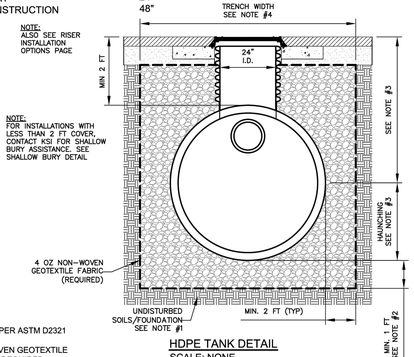
KSI TANK INSTALLATION

NOTES:
1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF MDOT 6A CRUSHED STONE AS DEFINED IN ASTM D2321, LATEST EDITION; AS AN ALTERNATIVE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC AND OR A GEOGRID.
2. BEDDING: SUITABLE MATERIAL SHALL BE MDOT 6A CRUSHED STONE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 12" FOR 36"-120"ø SWTC.
3. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE MDOT 6A CRUSHED STONE AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION, MAXIMUM TEN INCH (10") LIFTS.
4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MIN. TRENCH WIDTHS ARE AS FOLLOWS.

NOMINAL I.D.	NOMINAL O.D.	MINIMUM RECOMM. TRENCH WIDTH
36"	42"	90"
48"	54"	102"
60"	66"	114"
72"	80.5"	129"
96"	105.9"	154"
120"	131.3"	190"

5. MINIMUM COVER: MINIMUM RECOMMENDED COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE AS SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF THE SWTC TANK TO THE GROUND SURFACE.

SURFACE LIVE LOAD	MINIMUM REQUIRED COVER FOR WAYNE COUNTY (ALL SIZES)
HS-25/H25 (FLEXIBLE PAVEMENT)	MIN. 24" AS MEASURED FROM THE BOTTOM OF THE FLEXIBLE PAVEMENT
HS-25/H25 (RIGID PAVEMENT)	MIN. 24" AS MEASURED FROM THE TOP OF THE RIGID PAVEMENT
E80 RAILWAY	24"
HEAVY CONSTRUCTION	48"



NOTE:
INSTALL UNIT PER ASTM D2321

4 OZ NON-WOVEN GEOTEXTILE FABRIC WRAP REQUIRED

IF WATER TABLE IS AN ISSUE, PLEASE SEE KSI SPECIAL BURY DETAIL.

HDPE TANK DETAIL
SCALE: NONE

DESIGN BY: AG / RK	REV: 12-13-24 DATE: 10-10-08	1 OF 1	KSI KENNEDY SOLUTIONS, INC. 10051 Bergin Road Howell, MI 48843 Ph: 517-225-8338
MANUF. APPROVAL BY: .	SCALE: NTS	SHEET NO.	
DRAWING NO. TANK INSTALLATION DETAIL			

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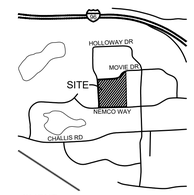


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS
FINAL SITE PLAN 1-30-26
FINAL SITE PLAN REV. 1 2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

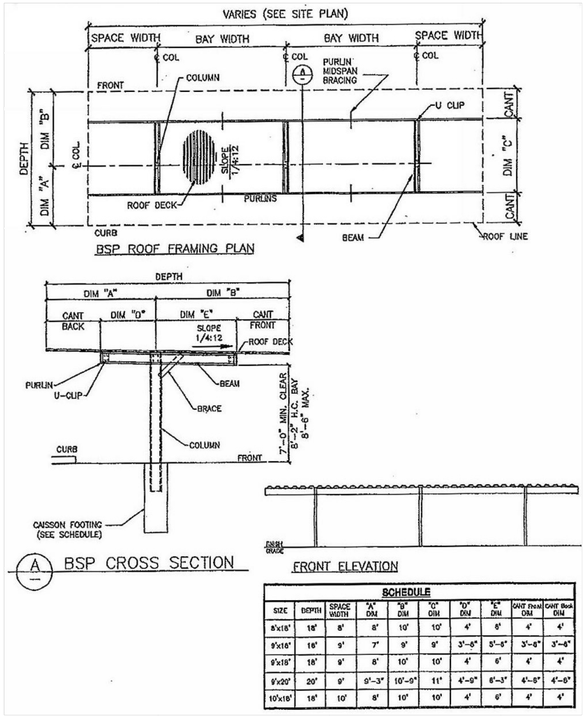
DRAWING TITLE
DETAILS

PEA JOB NO. 25-1031
P.M. TL
DN. NJ
DES. HW

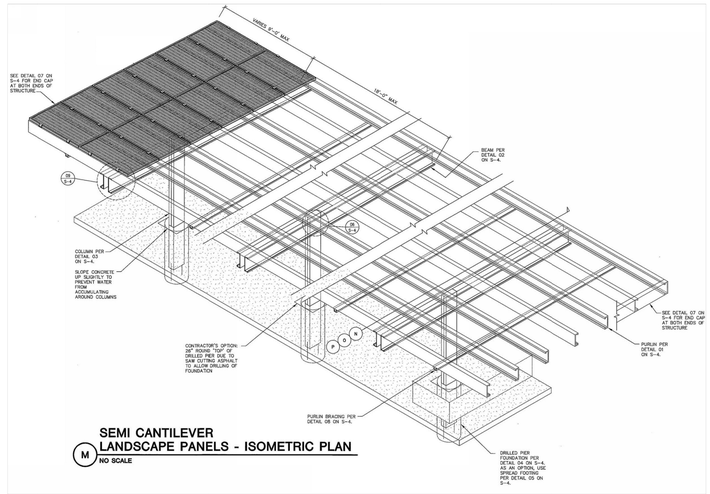
DRAWING NUMBER:
C-12.3

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\C-12\DETAILS-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wesley



SCHEDULE									
SIZE	DEPTH	SPACE WIDTH	"A" DIM	"B" DIM	"C" DIM	"D" DIM	"E" DIM	CANT Front DIM	CANT Back DIM
8'x18'	18"	8'	8'	10'	10"	4'	8'	4'	4'
9'x18'	18"	9'	7'	9'	9"	3'-6"	5'-6"	3'-0"	3'-6"
8'x18'	18"	8'	8'	10'	10"	4'	6'	4'	4'
9'x20'	20"	9'	9'-3"	10'-0"	11"	4'-6"	6'-3"	4'-6"	4'-6"
10'x18'	18"	10'	8'	10'	10"	4'	6'	4'	4'

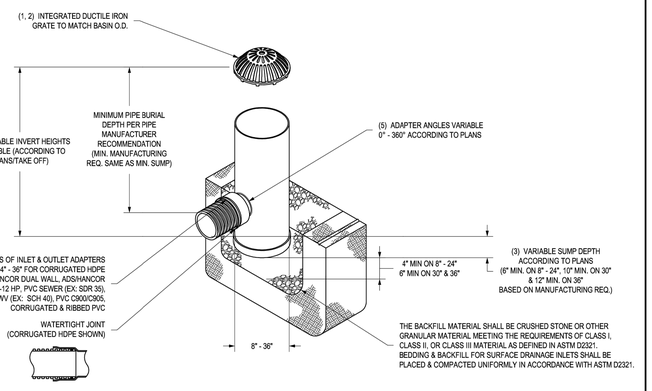


SEMI CANTILEVER
LANDSCAPE PANELS - ISOMETRIC PLAN
M NO SCALE

CARPORT DETAILS

NOT TO SCALE

NYLOPLAST DRAIN BASIN WITH DOME GRATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

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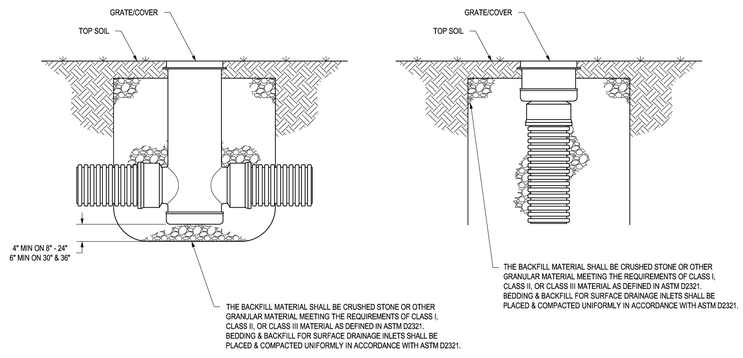
DRAWN BY	EBC	MATERIAL	
DATE	03-25-10		
REVISED BY	NMH	PROJECT NO.NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
DRAIN BASIN WITH DOME GRATE
QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-397 REV E

NON TRAFFIC INSTALLATION



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DRAWN BY	CJA	MATERIAL	
DATE	9-30-09		
REVISED BY	NMH	PROJECT NO.NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

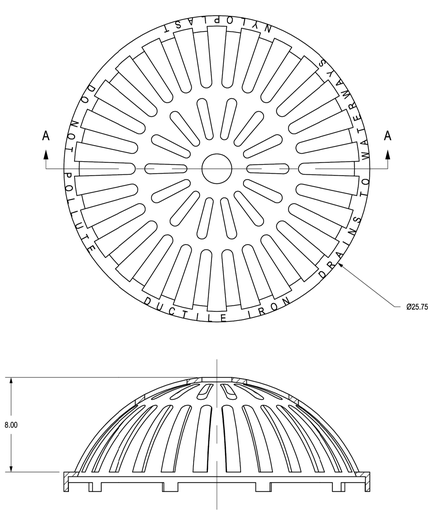
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
DRAIN BASIN & INLINE DRAIN
NON TRAFFIC INSTALLATION

DWG NO. 7001-110-111 REV F

2499CGD

APPROX. DRAIN AREA = 270.64 SQ IN
APPROX. WEIGHT = 53.00 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

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DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	03-08-06		
REVISED BY	CCA	PROJECT NO.NAME	
DATE	08-30-13		
DWG SIZE	A	SCALE 1:6	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
24 IN DOME GRATE

DWG NO. 7001-110-219 REV E

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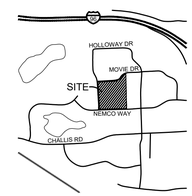


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

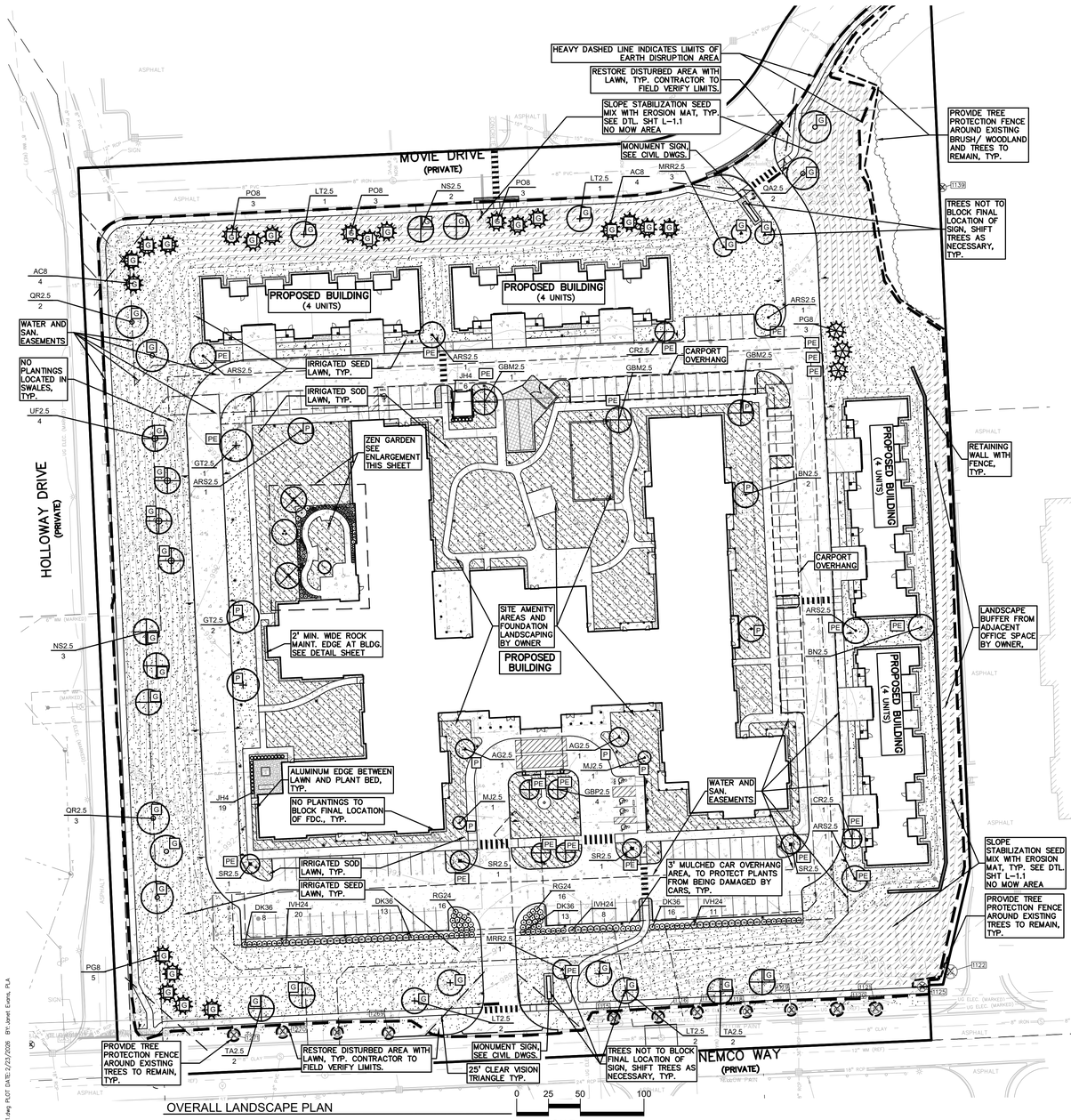
ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE
DETAILS

PEA JOB NO.	25-1031
P.M.	TL
DN.	NJ
DES.	HW

DRAWING NUMBER:
C-12.4

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG_CONSTRUCTION\[C-12.0]DETAILS-25-1031.dwg PLOT DATE: 2/24/2026 BY: Howard Wolfley



OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'

PLANT SCHEDULE OVERALL

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
ARS2.5	6	ACER RUBRUM 'SCARSEN'	SCARLET SENTINEL MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE	
BN2.5	3	BETULA NIGRA	RIVER BIRCH	2.5" CAL.	B&B	PER PLAN	NATIVE	SINGLE-STEM
GBM2.5	3	GINKGO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR TREE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
GBP2.5	4	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
GT2.5	3	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	2.5" CAL.	B&B	PER PLAN	NATIVE	
LT2.5	6	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" CAL.	B&B	PER PLAN	NATIVE	
NS2.5	5	NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B	PER PLAN	NATIVE	
QA2.5	2	QUERCUS ALBA	WHITE OAK	2.5" CAL.	B&B	PER PLAN	NATIVE	
QR2.5	5	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B	PER PLAN	NATIVE	
TA2.5	4	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	2.5" CAL.	B&B	PER PLAN	NATIVE	
UF2.5	4	ULMUS X 'FRONTIER'	FRONTIER ELM	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
	45	SUBTOTAL:						
EVERGREEN TREES								
AC8	8	ABIES CONCOLOR	WHITE FIR	8` HT.	B&B	PER PLAN	NON-NATIVE	
PG8	8	PICEA GLAUCA	WHITE SPRUCE	8` HT.	B&B	PER PLAN	NATIVE	
PO8	9	PICEA OMORIKA	SERBIAN SPRUCE	8` HT.	B&B	PER PLAN	NON-NATIVE	
	25	SUBTOTAL:						
ORNAMENTAL TREES								
AG2.5	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2.5" CAL.	B&B	PER PLAN	NATIVE	
CR2.5	2	CERCIS CANADENSIS `JN2`	THE RISING SUN™ EASTERN REDBUD	2.5" CAL.	B&B	PER PLAN	NATIVE	
MJ2.5	2	MAGNOLIA X 'JANE'	JANE MAGNOLIA	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
MRR2.5	4	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
SR2.5	4	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
	14	SUBTOTAL:						
SHRUBS								
DK36	50	DIERVILLA X 'G2X88544'	KODIAK® ORANGE DIERVILLA	36" HT.	B&B OR CONT.	4` O.C.	NON-NATIVE	
IVH24	39	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24" HT.	B&B OR CONT.	5` O.C.	NON-NATIVE	
JH4	25	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	HETZI COLUMN JUNIPER	4` HT.	B&B	36"O.C.	NON-NATIVE	
RG24	32	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPRD	B&B OR CONT.	4` O.C.	NATIVE	
	146	SUBTOTAL:						

MAINTENANCE SCHEDULE

LAWN	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Comments
Soil Aeration													Every 3 Years
Watering													
Mowing													Weekly
Fertilization													
Weed Control													
Pest Control													As Needed
Lawn Restoration													
Clean-up													

TREES, SHRUBS AND GROUNDCOVER													
Planting													
Fertilization													
Weed Control													Bi-Weekly
Pest Control													As Needed
Plant Repair													As Needed
Pruning													See Specs
Mulching													

MAINTENANCE SCHEDULE:

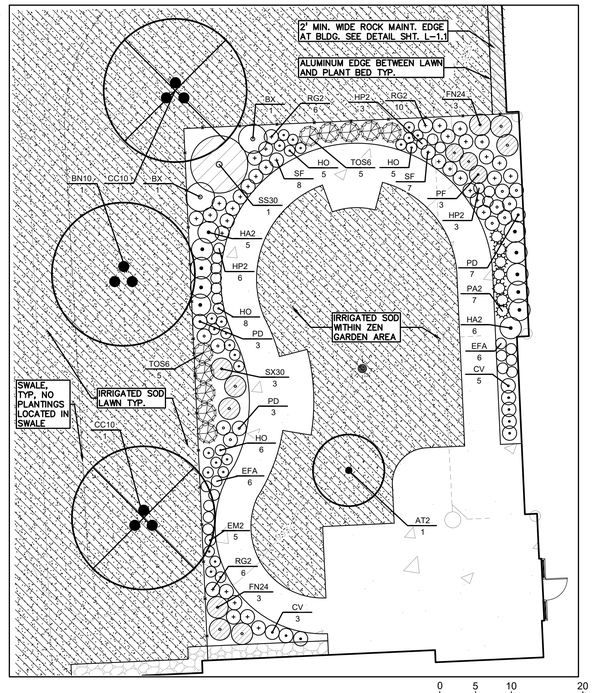
THE OWNER SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF THE PROPERTY.

LAWNS SHALL BE MOWED AND TRIMMED ON A WEEKLY BASIS WITH FALL AND SPRING CLEAN UP AND MAINTAINED TO BE DISEASE FREE.

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

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

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



ZEN GARDEN LANDSCAPE PLAN

SCALE: 1" = 10'

PLANT SCHEDULE ZEN GARDEN

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
BN10	1	BETULA NIGRA	RIVER BIRCH	10` HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK (3-5)
	1	SUBTOTAL:						
ORNAMENTAL TREES								
AT2	1	ACER PALMATUM DISSECTUM 'TAMUKEYAMA'	TAMUKEYAMA JAPANESE MAPLE	2" CAL.	B&B	PER PLAN	NON-NATIVE	
CC10	2	CERCIS CANADENSIS	EASTERN REDBUD	10` HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK
	3	SUBTOTAL:						
SHRUBS								
FN24	6	FORSYTHIA X INTERMEDIA 'NIMBUS'	SHOW OFF® SUGAR BABY® DWARF FORSYTHIA	24" HT.	CONT.	36"O.C.	NON-NATIVE	
SS30	1	SYRINGA VULGARIS 'SENSATION'	SENSATION LILAC	30" HT.	CONT.	PER PLAN	NON-NATIVE	
SX30	3	SYRINGA X 'SMNSPTP'	BLOOMERANG® PURPINK LILAC	30" HT.	CONT.	3` O.C.	NON-NATIVE	
TOS6	10	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6` HT.	B&B	36"O.C.	NATIVE	
	20	SUBTOTAL:						
PERENNIALS								
BX	2	BAPTISIA X 'LUNAR ECLIPSE'	LUNAR ECLIPSE WILD INDIGO	1 GAL.	POT	PER PLAN	NATIVE	
CV	8	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKSEED	1 GAL.	POT	18" O.C.	NATIVE	
EM2	5	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	1 GAL.	POT	15" O.C.	NATIVE	
EFA	12	ECHINACEA X 'FRAGRANT ANGEL'	FRAGRANT ANGEL CONEFLOWER	1 GAL.	POT	15" O.C.	NATIVE	
HO	24	HEMEROCALLIS X 'PARDON ME'	PARDON ME DAYLILY	1 GAL.	POT	18"O.C.	NON-NATIVE	
HP2	12	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CREVICE ALUMROOT	1 GAL.	POT	18"O.C.	ADAPTED NATIVE	
HA2	11	HOSTA X 'BLUE ANGEL'	BLUE ANGEL HOSTA	1 GAL.	POT	3` O.C.	NON-NATIVE	
PF	3	PAEONIA X 'MANY HAPPY RETURNS'	MANY HAPPY RETURNS CHINESE PEONY	1 GAL.	POT	30" O.C.	NON-NATIVE	
PD	13	PHLOX PANICULATA 'DAVID'	DAVID GARDEN PHLOX	1 GAL.	POT	24" O.C.	ADAPTED NATIVE	
PA2	7	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	1 GAL.	POT	18"O.C.	NATIVE	
RG2	22	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	1 GAL.	POT	2` O.C.	NATIVE	
SF	15	STACHYS BYZANTINA 'FUZZY WUZZY'	FUZZY WUZZY LAMB'S EAR	1 GAL.	POT	12"O.C.	NON-NATIVE	
	134	SUBTOTAL:						

KEY

= DECIDUOUS TREES

= SHRUBS

= PERENNIALS

= IRRIGATED SEED LAWN

= IRRIGATED SOD LAWN
SOD, PER CLIENT REQUEST, IN ALL COURTYARDS AND ENTRY AND WITHIN PERIMETER SIDEWALK AREA ADJACENT TO BLDG. VERIFY LIMITS OF SOD WITH CLIENT PRIOR TO INSTALL

= RESTORE LAWN/ NON-IRRIGATED RESTORE LAWN

= ROCK OVER WEED MAT
SEE DETAIL SHEET L-1.1

= SLOPE STABILIZATION SEED MIX WITH EROSION MAT (NO LOOSE STRAW)
SEE DETAIL SHEET L-1.1

= EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

LETTER DESIGNATION FOR ORDINANCE REQUIRED MATERIALS

G = GREENBELT TREES
P = PARKING TREES
PE = PARKING END-CAP / INTERIOR TREES

FOR LANDSCAPE DETAILS , PLANTING NOTES, NATIVE SEED MIX INFO SEE SHEET L-1.1

FOR EXISTING TREES TO REMAIN LIST, SIZE AND HEALTH INFO SEE SHT. C-1.2

IRRIGATION PLANS BY OTHERS; GC TO COORDINATE UNDER SLAB CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR; DRIP IRRIGATION WHERE TREES ARE LOCATED, PER CLIENT REQUEST.

LANDSCAPE CALCULATIONS:

CITY OF BRIGHTON ZONING ORDINANCE: (OR) OFFICE RESEARCH

GREENBELT LANDSCAPING: = G
REQUIRED:
ALONG PUBLIC STREETS IN R.O.W.
1 TREE/30 LF OF FRONTAGE INCLUDING OPENINGS;

HOLLOWAY DRIVE: 630 LF/30 = 21 TREES
NEMCO WAY: 620 LF/30 = 21 TREES
MOVIE DRIVE: 660 LF/30 = 22 TREES

PROPOSED:
HOLLOWAY DRIVE: 21 PROPOSED TREES
NEMCO WAY: 13 EXISTING AND 8 PROPOSED DEC TREE
MOVIE DRIVE: 22 PROPOSED TREES

PARKING LOT PERIMETER LANDSCAPING:= P
REQUIRED:
INTERNAL- 3% OF PKG SPACE & DRIVE MUST BE LANDSCAPED
1 DEC. OR EVG.TREE / 250 SF OF LANDSCAPE AREA REQUIRED

83967 SF OF ASPHALT x 3% = 2,519/250 = 10 TREES.

PARKING IN STREET FACING FRONT YARD- 2-3' HIGH CONSISTING OF A BERM OR HEDGE ROW OR ORNAMENTAL FENCE.

PROPOSED:
10 TREES AND CONTINUOUS HEDGE ROW ON THE SOUTH SIDE OF PROPERTY

PARKING END CAP/ INTERIOR TREE LANDSCAPING = PE
REQUIRED:
END CAP- MIN. OF 275 SF AND 10' WIDE.
INCLUDE 1 DEC. TREE 20 SPACE MAX. BETWEEN ISLANDS.

PROPOSED:
END CAP/ INTERIOR = 23 TREES, OVER 6,325 SF OF LANDSCAPE AREA

EXISTING TREE SUMMARY:

274 TOTAL TREES, 6" OR LARGER OF VARIOUS SPECIES SURVEYED
261 TOTAL TREES TO BE REMOVED
13 TREES SAVED

SEE SHEET C-1.2 FOR EXISTING TREE LIST AND REMOVALS

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 390 — REGISTERED LANDSCAPE ARCHITECT

NORTH
SEE PLANS FOR SCALE

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

CAUTION!!
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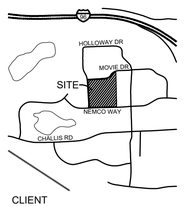


CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE
LANDSCAPE PLAN

PEA JOB NO.	25-1031
P.M.	TL
DN.	TKC
DES.	JLE

DRAWING NUMBER:
L-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\LS_CONSTRUCTION\LS--1.0LANDSCAPE--25--1031.dwg PLOT DATE: 2/23/2026 BY: Janet Evans, PLA

NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL
SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED

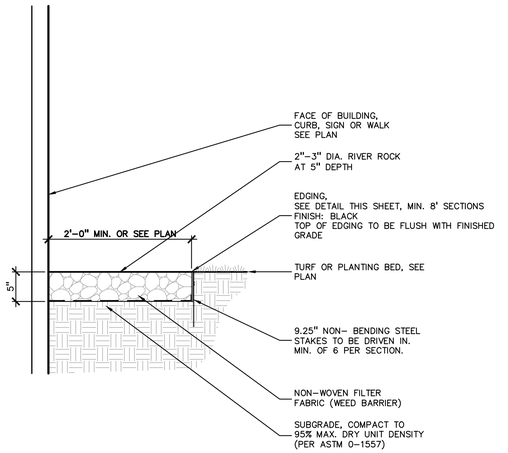
FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP.
INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

Slope Stabilization Seed Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

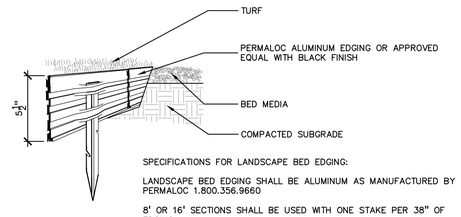
Botanical Name	Common Name
Permanent Grasses:	
Andropogon gerardii	Big Bluestem
Bouteloua curtipendula	Side-Oats Grama
Carex spp.	Prairie Sedge Mix
Elymus canadensis	Canada Wild Rye
Elymus virginicus	Virginia Wild Rye
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Lolium multiflorum	Annual Rye

GENERAL PLANTING NOTES:

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



8 ROCK MAINTENANCE STRIP
SCALE: 1" = 1'-0"



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

8' OR 16' SECTIONS SHALL BE USED WITH ONE STAKE PER 38" OF EDGING

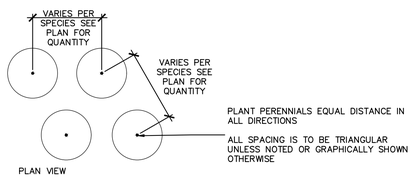
EDGING SHALL BE 3/16" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND 3/16" THICK X 5 1/2" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

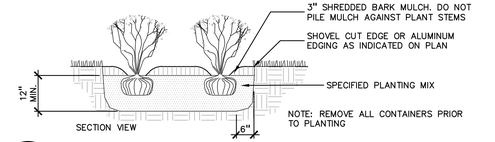
STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING

EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP BETWEEN SECTIONS

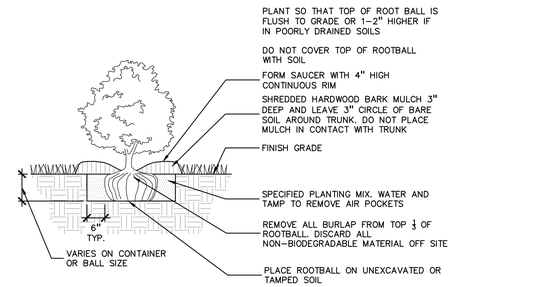
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 2"-3" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

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





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



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

TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE

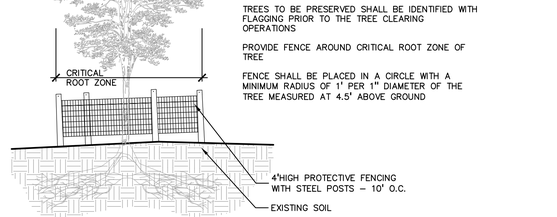
ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED

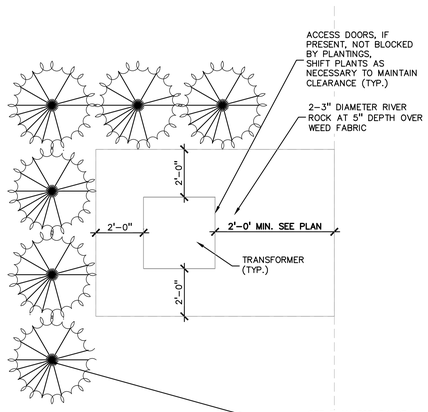
TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

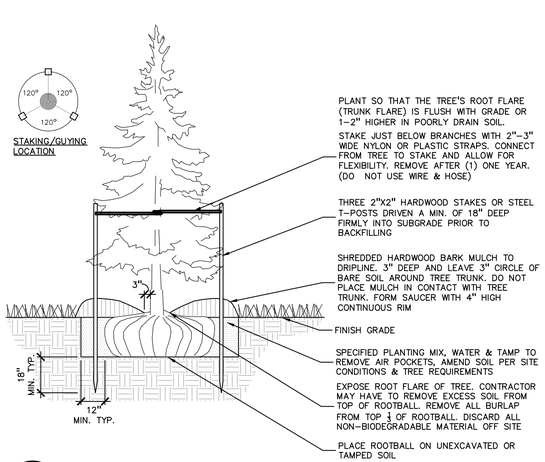
FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND



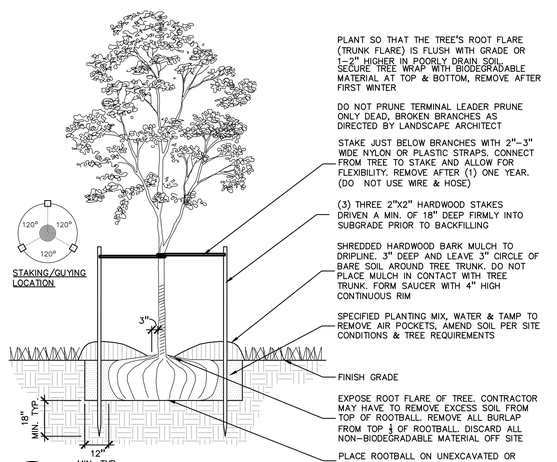
2 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



7 TRANSFORMER SCREENING DETAIL
SCALE: 1" = 3'-0"



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



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

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1390
REGISTERED LANDSCAPE ARCHITECT

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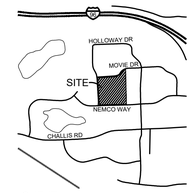

CLIENT
DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE
BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	25-1031
P.M.	TL
DN.	TKC
DES.	JLE

DRAWING NUMBER:
L-1.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\3_CONSTRUCTION\(L-1.1)LANDSCAPE DETAILS-25-1031.DWG PLOT DATE: 2/23/2026 BY: Janet Evans, PLA

GENERAL LANDSCAPING REQUIREMENTS

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. General procedures and requirements for Site Work.

2.0 PRODUCTS - Not Used

3.0 EXECUTION

3.1 PREPARATION

3.1.1 Protection

1. Spillage:

A. Avoid spillage by covering and securing loads when hauling on or adjacent to public streets or highways.

B. Remove spillage and sweep, wash, or otherwise clean project, streets, and highways.

2. Erosion Control:

A. Take precautions necessary to prevent erosion and transportation of soil downstream, to adjacent properties, and into on-site or off-site drainage systems.

B. Develop, install, and maintain an erosion control plan if required by law.

C. Repair and correct damage caused by erosion.

3. Existing Plants And Features:

A. Do not damage tops, trunks, and roots of existing trees and shrubs on site which are intended to remain.

B. Do not use heavy equipment within branch spread. Interfering branches may be removed only with permission of Landscape Architect.

C. Do not damage other plants and features which are to remain.

3.1.2 If specified precautions are not taken or corrections and repairs made promptly, Owner may take such steps as may be deemed necessary and deduct costs of such from monies due to Contractor. Such action or lack of action on Owner's part does not relieve Contractor from responsibility for proper protection of the Work.

END OF SECTION

LANDSCAPING PREPARATION

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. General landscape work requirements.

1.2 QUALITY ASSURANCE

1.2.1 Comply with all applicable local, state and federal requirements, regarding materials, methods of work, and disposal of excess and waste materials.

1.2.2 Obtain and pay for all required inspections, permits, and fees.

1.2.3 Provide notices required by governmental authorities.

1.3 PROJECT CONDITIONS

1.3.1 Locate and identify existing underground and overhead services and utilities within contract limit work areas. (Call Miss Dig: 1-800-482-7171 in Michigan).

1.3.2 Provide adequate means to protect utilities and services designated to remain.

1.3.3 Repair utilities damaged during site work operations at Subcontractor's expense.

1.3.4 When uncharted or incorrectly charted underground piping or other utilities and services are encountered during site work operations, notify the applicable utility company immediately to obtain procedure directions. Cooperate with the applicable utility company in maintaining active services in operation.

1.3.5 Locate, protect, and maintain benchmarks, monuments, control points and project engineering reference points. Re-establish disturbed or destroyed items at Subcontractor's expense.

1.3.6 Perform landscape work operations and the removal of debris and materials to assure minimum interference with streets, walks, and other adjacent facilities.

1.3.7 Obtain governing authorities' written permission when required to close or obstruct streets, walks and adjacent facilities. Provide alternate routes around closed or obstructed traffic ways when required by governing authorities.

1.3.8 Protect and maintain street lights, utility poles and services, traffic signal control boxes, curb boxes, valves and other services, except items designated for removal.

1.3.9 The General Contractor will occupy the premises and adjacent facilities during the entire period of construction. Perform landscape work operations to minimize conflicts and to facilitate General Contractor's use of the premises and conduct of his normal operations.

1.3.10 Perform landscape preparation work before commencing landscape construction.

1.3.11 Provide necessary barricades, coverings and protection to prevent damage to existing improvements indicated to remain.

1.3.12 Protect existing trees scheduled to remain against injury or damage including cutting, breaking or skinning of roots, trunks or branches, smothering by stockpiled construction materials, excavated materials or vehicular traffic within branch spread.

2.0 PRODUCTS

2.1 MATERIALS/EQUIPMENT

2.1.1 As selected by the General Contractor, except as indicated.

1. Tree protection:

A. Wood fencing - Snow fencing 4' height.

B. Posts - Steel fence post.

C. Herbicide for lawn restoration - "Round-up" by Monsanto.

3.0 EXECUTION

3.1 EXISTING UTILITIES

3.1.1 Call "MISS DIG" 811 before construction begins. Information on the drawings related to existing utility lines and services is from the best sources presently available. All such information is furnished only for information and is not guaranteed. Excavate test pits as required to determine exact locations of existing utilities.

3.2 CLEARING

3.2.1 Locate and suitably identify trees and improvements indicated to remain.

3.2.2 Fencing/soil erosion fence is to be installed.

3.2.3 Any equipment that compacts the soil in the areas of existing trees is not allowed.

3.2.4 Protect trees scheduled to remain with 4' high snow fence per plans.

3.2.5 No vehicular traffic is permitted beneath drip line at any time. All lawn areas are to be worked by hand.

3.2.6 Clear and grub areas within contract limits as required for site access and execution of the work.

3.2.7 Remove trees, plants, undergrowth, other vegetation and debris, except items indicated to remain.

3.2.8 Treat planting and lawn areas as required with herbicide per manufacturer recommendations to kill existing vegetation prior to planting, seeding and sodding.

3.2.9 Remove stumps and roots to a clear depth of 36" below subgrades. Remove stumps and roots to their full depth within 5'0" of underground structures, utility lines, footings, and paved areas.

3.3 DISPOSAL OF WASTE MATERIALS

3.3.1 Stockpile, haul from site and legally dispose of waste materials and debris. Accumulation is not permitted.

3.3.2 Maintain disposal routes, clear, clean and free of debris.

3.3.3 On site burning of combustible cleared materials is not permitted.

3.3.4 Upon completion of landscape preparation work, clean areas within contract limits, remove tools and equipment. Site to be clear, clean and free of materials and debris and suitable for site work operations.

3.3.5 Materials, items and equipment not scheduled for reinstallation or salvaged for the General Contractor are the property of the Landscape Contractor. Remove cleared materials from the site as the work progresses. Storage and sale of Landscape Contractors salvage items on site is not permitted.

END OF SECTION

FINISH GRADING AND TOPSOIL PLACEMENT

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Perform finish grading and topsoil placement required to prepare site for installation of landscaping as described in Contract Documents.

1.2 SUBMITTALS

1.2.1 Quality Assurance

1. Submit test on imported topsoil and on site stockpiled topsoil by independent licensed testing laboratory prior to use. Imported topsoil shall meet minimum specified requirements and be approved by Landscape Architect prior to use.

2. Provide and pay for testing and inspection during topsoil operations. Laboratory, inspection services, and Soils Engineer shall be acceptable to the Landscape Architect.

3. Submit report stating location of source of imported topsoil and account of recent use.

4. Test for pH factor, mechanical analysis, and percentage of organic content.

5. Submit test reports to General Contractor.

6. Sub-Contractor, or testing agency to make recommendations on type of quantity of additives required to establish satisfactory pH factor and supply of nutrients to bring nutrients to satisfactory level for planting.

1.3 QUALITY ASSURANCE

1.3.1 Participate in pre-installation meeting with Landscape Architect.

1.4 PROJECT CONDITIONS

1.4.1 Also see Landscape Preparation Section.

1.4.2 Protect existing trees, plants, lawns, and other features designated to remain as part of the landscaping work.

1.4.3 Promptly repair damage to adjacent facilities caused by topsoil operations. Cost of repair at Subcontractor's expense.

1.4.4 Promptly notify the General Contractor and Landscape Architect of unexpected subsurface conditions.

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Topsoil: supplied and stockpiled topsoil proposed for use must meet the testing criteria results specified. Topsoil must conform to adjustments and recommendations from the soil test and by the Landscape Architect.

2.1.2 Existing topsoil: existing topsoil from on-site stockpile shall be utilized. All processing, cleaning, and preparation of this stored topsoil to render it acceptable for use is the responsibility of the Subcontractor.

2.1.3 Provide additional topsoil as required to complete the job. Topsoil must meet testing criteria results specified.

2.1.4 All processing, cleaning, and preparation of this supplied topsoil to render it acceptable for use is the responsibility of the Subcontractor.

2.1.5 Supplied and stockpiled topsoil, shall be fertile, friable, dark in color and representative of local productive soil, capable of sustaining vigorous plant growth and free of clay lumps, subsoil, noxious weeds or other foreign matter such as stones of 1" in any dimension, roots, sticks, and other extraneous material: not frozen or muddy. PH of soil range between 5.0 and 7.5

2.1.6 Soil shall not contain more than 2 percent of particles measuring over 2.0 mm in largest size

2.1.7 Prepared topsoil shall be used in planting mixtures as specified in Trees, Plants, and Ground Cover; all beds prepared as specified.

3.0 EXECUTION

3.1 EXAMINATION

3.1.1 Do not commence work of this Section until grading tolerances specified are met.

3.2 PREPARATION

3.2.2 Prior to grading, dig out weeds from planting areas by their roots and remove from site. Before placing top soil inlandscape areas, remove rocks larger than 1 inch in any dimension and foreign matter such as building rubble, wire, cans, sticks, concrete, etc.

3.2.3 Prior to placing topsoil, remove any imported base material present in planting areas down to natural subgrade or other material acceptable to Landscape Architect.

3.3 PERFORMANCE

3.3.1 Site Tolerances

1. Total Topsoil Depth -

A. Lawn And Groundcover Planting Areas - 3 inches minimum compacted.

B. Shrub Planting Areas - 12 inches minimum throughout entire shrub bed area.

2. Elevation of topsoil relative to walks or curbs -

A. Seeded Lawn Areas - 1/4 inch below

B. Sodded Lawn Areas - 1 1/2 inches below

C. Shrub And Ground Cover Areas - 3 inches below

3.3.2 Do not expose or damage existing shrub or tree roots.

3.3.3 Redistribute approved existing top soil stored on site as a result of rough grading. Remove organic material, rocks and clods greater than 1 inch in any dimension, and other objectionable materials. Provide additional approved imported topsoil required for specified topsoil depth and bring surface to specified elevation relative to walk or curb.

3.3.4 For trees, shrubs, ground cover beds and plant mix for beds see Exterior Plants section.

3.3.5 Provide earth berming where indicated on Plans.

3.3.6 Berming to be free flowing in shape and design, as indicated, and to blend into existing grades gradually so that the toe of slope is not readily visible. Landscape Architect or General Contractor's representative to verify final contouring before planting.

3.3.7 Regardless of finish grading elevations indicated, it is intended that grading be such that proper drainage of surface water away from buildings will occur and that no low areas are created to allow ponding. Subcontractor to consult the General Contractor and Landscape Architect regarding variations in grade elevations before rough grading is completed.

3.3.8 Slope grade away from building for 12 feet minimum from walls at slope of 1/2 inch per ft minimum unless otherwise noted. High point of finish grade at building foundation shall be 6 inches minimum below finish floor level. Direct surface drainage in manner indicated on Drawings by molding surface to facilitate natural run-off of water. Fill low spots and pockets with top soil and grade to drain properly.

3.3.9 Rake all topsoil to remove clods, rocks, weeds, and debris.

3.3.10 Grade and shape area to bring surface to true uniform planes free from irregularities and to provide proper drainage and slopes per plans.

3.4 CLEANING

3.4.1 Upon completion of topsoil operations, clean areas within contract limits, remove tools, equipment, and haul all excess topsoil off-site. Site shall be clear, clean, free of debris, and suitable for site work operations.

END OF SECTION

LAWN SEEDING

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Furnish and install seeded lawn as described in Contract Documents.

1.2 SUBMITTALS

1.2.1 Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentage of purity, germination, and weed seed for each grass species.

1.3 DELIVERY AND STORAGE

1.3.1 Deliver seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.

1.4 PROJECT CONDITIONS

1.4.1 See landscape preparation section.

1.4.2 Work notification: Notify Landscape Architect of General Contractor's representative at least seven (7) working days prior to start of seeding operation.

1.4.3 Protect existing utilities, paving, and other facilities from damage caused by seeding operations.

1.4.4 Perform seeding work only after planting and other work affecting ground surface has been completed.

1.4.5 Provide hose and lawn watering equipment as required.

1.4.6 The irrigation system will be installed prior to seeding. Locate, protect, and maintain the irrigation system during seeding operations. Repair irrigation system components damaged during seeding operations at the Sub-Contractor's expense.

1.5 WARRANTY

1.5.1 See Landscape Maintenance and Warranty Section

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Topsoil for Seeded Areas: See Topsoil Placement and Drawings.

2.1.2 Lawn seeded areas: Fresh, clean and new crop seed mixture. Mixed by approved methods.

2.1.3 Seed mixture composed of the following varieties, mixed to the specified proportions by weight and tested to minimum percentages of purity and germination.

2.1.4 Irrigated Lawn Seed Mixture proportioned by volume as indicated below:

SEED TYPE	PROPORTION	PURITY	GERMINATION
Kentucky Bluegrass	50%	90%	75%
Penn Lawn Fescue	30%	95%	80%
Annual Ryegrass	20%	95%	80%

2.1.5 Non-Irrigated Seed Mixture proportioned by volume as indicated below:

SEED TYPE	PROPORTION	PURITY	GERMINATION
Penn Lawn Fescue	60%	90%	85%
Kentucky 28# Common Bluegrass	20%	90%	90%
Pennfine Perennial Rye	20%	90%	90%

2.1.6 Fertilizer: granular, non burning product composed of not less that 50% organic slow acting, guaranteed analysis professional fertilizer.

2.1.7 Ground Limestone: Used if required by soil test report: Containing not less than 85% of total carbonates and ground to such fineness that 50% will pass through a 100 mesh sieve and 90% will pass through a 20% mesh sieve.

2.1.8 Straw Mulch: Used in crimping process only. Clean oat or wheat straw well seasoned before bailing, free from mature seed-bearing status, or roots of prohibited or noxious weeds.

2.1.9 Water: Free of substance harmful to seed growth. Hoses or other methods to transpiration furnished by Sub Contractor.

3.0 EXECUTION

3.1 INSPECTION

3.1.1 Landscape Architect or General Contractor's representative must approve finish surfaces, grades, topsoil quality and depth. Do not start seeding work until unsatisfactory conditions are corrected.

3.2 PREPARATION

3.2.1 SURFACE PREPARATION

1. Seven days maximum prior to seeding, -

A. Treat Lawn areas if required with "Round-Up" by Monsanto, per label direction to kill existing vegetation prior to seeding.

B. Loosen topsoil areas to minimum depth of 4", dampen thoroughly, and cultivate to properly break up clods and lumps.

C. Rake area to remove clods, rocks, weeds, roots, debris, and stones over 1" in any dimension.

D. Grade lawn areas to smooth, free draining even surface with a loose, moderately coarse texture. Roll and rake, remove ridges, and fill depressions as required to drain.

E. Apply limestone to supplied topsoil if required by soil test report at rate determined by the soil test, to adjust pH of topsoil to not less than 6.0 no more that 6.8. Distribute evenly by machine and incorporate thoroughly into topsoil.

F. Apply fertilizers to indicated turf areas at a rate equal to 1 lb. of actual nitrogen 1,000 sq. ft. (43 lbs / acre).

G. Apply fertilizers by mechanical rotary or drop type distributor, thoroughly and evenly incorporated with soil to a depth of 1" by approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.

H. After lawn areas have been prepared, take no heavy objects over them except lawn rollers.

I. After preparation of lawn areas and with topsoil in semi-dry condition, roll lawn planting areas in two directions at approximately right angles with water ballast roller weighing 100 to 300 lbs according to soil type.

J. Rake or scarify and cut or fill irregularities that develop as required until area is true and uniform, free from lumps, depressions, and irregularities.

K. Restore prepared areas to specified condition if eroded, settled or otherwise disturbed after fine grading and prior to seeding.

3.3 INSTALLATION

3.3.1 SEEDING

1. Seed lawns only between April 1, and June 1, and fall seeding between August 15, and October 15, or at such other times acceptable to Landscape Architect.

2. Seed immediately after preparation of bed. Seed indicated areas within contract Limits and areas adjoining contract limits disturbed as a result of construction operations.

3. Perform seeding operations when the soil is dry and when the winds do not exceed five(5) miles per hour velocity.

4. Apply seed with a rotary or drop type distributor. Install seed evenly by sowing equal quantities in two (2) directions, at right angles to each other.

5. Sow seed at a rate of 300 lbs./acre.

6. After seeding, rake or drag surface of soil lightly to incorporate seed into top 1/8" of soil. Roll with light lawn roller.

7. Provide soil erosion planting mat where grade conditions required to stabilize the planting area.

3.3.2 HYDRO-SEEDING

1. Hydro-seeding: The application of grass seed and a wood cellulose fiber mulch tinted green shall be accomplished in one operation by use of an approved spraying machine.

A. Mix seed, fertilizer, and wood cellulose fiber in required amount of water to produce a homogeneous slurry. Add wood cellulous fiber after seed, water, and fertilizer have been thoroughly mixed and apply at the rate of 200 pounds per acre dry weight.

B. For hydro-seeding, wood cellulose fiber shall be used. Silva-Fiber Mulch by Weyerhaeuer Company, Tacoma, WA (800-443-9179).

C. Hydraulically spray material on ground to form a uniform cover impregnated with grass seed.

D. Immediately following application of slurry mix, make separate application of wood cellulose mulch at the rate of 1,000 pounds, dry weight, per acre.

E. Apply cover so that rainfall or applied water will percolate to underlying soil.

3.3.3 MULCHING

1. Place straw mulch on seeded areas within 24-hours after seeding.

2. Place straw mulch uniformly in a continuous blanket at a rate of 2-1/2 tons per acre, or two (2) 50 lb. bales per 1,000 sq. ft. of area. A mechanical blower may be used for straw mulch application when acceptable to the Landscape Architect.

3. Crimp straw into soil by use of a "crimper". Two passes in alternate direction required. Alternative methods on areas too small for crimper must be approved by the Landscape Architect or Owner's Representative.

3.3.3 ESTABLISH LAWN

1. Establish dense lawn of permanent grasses, free from lumps and depressions. Any area failing to show uniform germination to be reseeded; continue until dense lawn established.

2. Damage to seeded area resulting from erosion to be repaired by Sub Contractor.

3. In event Sub Contractor does not establish dense lawn during first germination period, return to project to refertilize and reseed to establish dense lawn.

4. Should the seeded lawn become largely weeds after germination, Sub Contractor is responsible to kill the weeds and reseed the proposed lawn areas to produce a dense turf, as specified.

3.4 CLEANING

3.4.1 Perform Cleaning during installation of the work and upon completion of the work to the approval of the Landscape Architect. Remove from site all excess materials, debris, and equipment. Repair damage resulting from seeding operations.

3.5 MAINTENANCE

3.5.1 See Landscape Maintenance and Warranty Section.

3.6 ACCEPTANCE

3.6.1 See Landscape Maintenance and Warranty Section.

END OF SECTION

LAWN SODDING

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Furnish and install sodded lawn as described in Contract Documents.

1.2 QUALITY ASSURANCE

1.2.1 Sod: Comply with American Sod Producers Association (ASPA) classes of sod materials.

1.3 SUBMITTALS

1.3.1 Submit sod growers certification of grass species. Identify source location.

1.3.2 Submit manufacturer's certification of fertilizer.

1.4 DELIVERY, STORAGE, AND HANDLING

1.4.1 Cut, deliver, and install sod within 24 hour period.

1.4.2 Do not harvest or transport sod when moisture content may adversely affect sod survival.

1.4.3 Protect sod from sun, wind, and dehydration prior to installation. Do not tear, stretch, or drop sod during handling and installation.

1.4.4 Sod which dries out before installation will be rejected.

1.5 PROJECT CONDITIONS

1.5.1 See Landscape Preparation section.

1.5.2 Work notification: Notify Landscape Architect or General Contractor's representative at least seven (7) working days prior to start of sodding operation.

1.5.3 Protect existing utilities, paving, and other facilities from damage caused by sodding operations.

1.5.4 Perform sodding work only after planting and other work affecting ground surface has been completed.

1.5.5 Restrict traffic from lawn areas until grass is established. Erect signs and barriers as required.

1.5.6 Provide hose and lawn watering equipment as required.

1.5.7 The irrigation system will be installed prior to sodding. Locate, protect, and maintain the irrigation system during sodding operations. Repair irrigation system components damaged during sodding operations at the Subcontractor's expense.

1.6 WARRANTY

1.6.1 See Landscape Maintenance and Warranty Section.

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Sod: An "approved" nursery grown blend of improved Kentucky Bluegrass varieties.

2.1.2 Sod containing Common Bermudagrass, Quackgrass, Johnsongrass, Poison Ivy, Nutsedge, Nimblewill, Canada Thistle, Timothy, Bentgrass, Wild Garlic, Ground Ivy, Perennial Sorrel, or Bramegrass weeds will not be acceptable.

2.1.3 Provide well rooted, healthy sod, free of diseases, nematodes and soil borne insects. Provide sod uniform in color, leaf texture, density, and free of weeds, undesirable grasses, stones, roots, thatch, and extraneous material; viable and capable of growth and development when planted.

2.1.4 Furnish sod, machine stripped in square pads or strips not more than 3'-0" long; uniformly 1" to 1-1/2" thick with clean cut edges. Mow sod before stripping.

2.1.5 Fertilizer: granular, non burning product composed of not less that 50% organic slow acting, guaranteed analysis professional fertilizer.

2.1.6 Type A: starter fertilizer containing 20% nitrogen, 12% phosphoric acid, and 8% potash by by weight or similar approved composition.

2.1.7 Ground Limestone: Used if required by soil test report: Containing not less than 85% of total carbonates and ground to such fineness that 50% will pass through a 100 mesh sieve and 90% will pass through a 20% mesh sieve.

2.1.8 Stakes: softwood, 3/4" x 8" long.

2.1.9 Water: Free of substance harmful to seed growth. Hoses or other methods to transpiration furnished by Sub Contractor.

2.1.10 Topsoil: see Topsoil Placement section.

3.0 EXECUTION

3.1 INSPECTION

3.1.1 Landscape Architect or General Contractor's representative must approve finish surfaces, grades, topsoil quality and depth. Do not start sodding work until unsatisfactory conditions are corrected.

3.2 PREPARATION

3.2.1 Surface Preparation:

1. Seven days maximum prior to sodding, -

a. Treat Lawn areas if required with herbicide per manufacturer recommendations to kill existing vegetation prior to sodding.

b. Loosen topsoil areas to minimum depth of 4", dampen thoroughly, and cultivate to properly break up clods and lumps.

c. Rake area to remove clods, rocks, weeds, roots, debris, and stones over 1" in any dimension.

d. Grade lawn areas to smooth, free draining even surface with a loose, moderately coarse texture. Roll and rake, remove ridges, and fill depressions as required to drain.

e. Apply limestone to supplied topsoil if required by soil test report at rate determined by the soil test, to adjust pH of topsoil to not less than 6.0 no more that 6.8. Distribute evenly by machine and incorporate thoroughly into topsoil.

f. Apply fertilizers to indicated turf areas at a rate equal to 1 lb. of actual nitrogen 1,000 sq. ft. (43 lbs / acre).

g. Apply fertilizers by mechanical rotary or drop type distributor, thoroughly and evenly incorporated with soil to a depth of 1" by approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.

h. After lawn areas have been prepared, take no heavy objects over them except lawn rollers.

i. After preparation of lawn areas and with topsoil in semi-dry condition, roll lawn planting areas in two directions at approximately right angles with water ballast roller weighing 100 to 300 lbs.

j. Rake or scarify and cut or fill irregularities that develop as required until area is true and uniform, free from lumps, depressions, and irregularities.

k. Restore prepared areas to specified condition if eroded, settled or otherwise disturbed after fine grading and prior to sodding.

l. Dampen dry soil prior to sodding.

3.3 INSTALLATION

3.3.1 Sodding:

1. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent course. Remove excess sod to avoid othering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains, and seeded areas.

2. Do not lay dormant sod or install sod on saturated, frozen soil.

3. Install initial row of sod in a straight line, beginning at the bottom of slopes, perpendicular to direction of the sloped area. Place subsequent rows parallel to and lightly against previously installed row.

4. Peg sod on slopes greater than 3 to 1 or in centerline of swales to prevent slippage at a rate of 2 stakes per yard of sod.

5. Water sod thoroughly with a fine spray immediately after laying to obtain moisture penetration through sod into top 4 inches of topsoil.

6. Roll with light lawn roller in two directions perpendicular to each other to ensure contact with sub grade.

7. Install sod at indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.

8. Damage to sodded area resulting from erosion to be repaired by Subcontractor.

3.4 CLEANING

3.4.1 Perform Cleaning during installation of the work and upon completion of the work to the approval of the Landscape Architect. Remove from site all excess materials, debris, and equipment. Repair damage resulting from sodding operations.

3.5 MAINTENANCE

3.5.1 See Landscape Maintenance and Warranty Section.

3.6 ACCEPTANCE

3.6.1 See Landscape Maintenance and Warranty Section.

END OF SECTION

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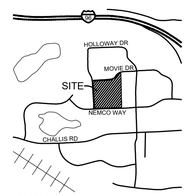
JANET L EVANS LANDSCAPE ARCHITECT NO. 1302 STATE OF MICHIGAN REGISTERED

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND NOT GUARANTEED. NO REPRESENTATION IS MADE OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE

BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS	
FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE

LANDSCAPE SPECIFICATIONS

PEA JOB NO.	25-1031
P.M.	TL
DN.	TKC
DES.	JLE

DRAWING NUMBER:

L-2.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVING\DWG\LANDSCAPE SPECS-25-1031.dwg PLOT DATE:2/23/2026 BY:Janet Evans, PLA

EXTERIOR PLANTS

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Furnish and install landscaping plants as described in Contract Documents.

1.2 QUALITY ASSURANCE

1.2.1 Plant names indicated, comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

1.2.2 Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

1.2.3 All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years.

1.2.4 Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional charge. Larger plants shall not be cut back to size indicated.

1.2.5 Provide "specimen" plants with a special height, shape, or character of growth. Landscape Subcontractor is to tag specimen trees or shrubs at the source of supply. The Landscape Subcontractor shall inspect all plant material at source prior to Landscape Architect's approval. Landscape Subcontractor shall accompany Landscape Architect on final selection trip. The Landscape Architect will inspect specimen selections for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of the proposed specimen plants for approval.

1.2.6 Plants may be inspected and approved at the place of growth for compliance with specification requirements for quality, size, and variety.

1.2.7 Approval of plant selection at the place of growth shall not impair the right of inspection and rejection upon delivery at the site or during progress of the work.

1.2.8 Provide percolation testing by filling plant pits with water and monitoring length of time for water to completely percolate into soil. Submit test results to Landscape Architect prior to starting work.

1.2.9 Before proceeding with work, check and verify dimensions and quantities. Report variations between Drawings and site to Landscape Architect before proceeding with work of this section.

1.2.10 Plant totals are for convenience only and are not guaranteed. Verify amounts shown on Drawings. All plantings indicated on Drawings are required unless indicated otherwise.

1.3 SUBMITTALS

1.3.1 Provide and pay for material testing. Testing agency shall be acceptable to the Landscape Architect. Provide the following data:

1. The loss of weight by ignition and moisture absorption capacity shall be tested for peat moss.

1.3.2 Submit the following material samples to Landscape Architect:

1. Peat moss, shredded hardwood bark mulch, planting accessories, pre-emergent herbicides, and plant fertilizers.

1.3.3 Submit the following materials certification to Landscape Architect:

1. Topsoil source and ph value, peat moss, and plant fertilizer.

1.4 DELIVERY, STORAGE, AND HANDLING

1.4.1 Deliver fertilizer materials in original, unopened and undamaged containers showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.

1.4.2 Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected.

1.4.3 Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration.

1.4.4 Dig, pack, transport, and handle plants with care to ensure protection against injury.

1.4.5 Inspection certificates required by law shall accompany each shipment invoice or order to stock on arrival. The certificate shall be filed with the General Contractor's representative.

1.4.6 Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, shredded hardwood bark mulch, or in a manner acceptable to the General Contractor's representative.

1.4.7 Water heeled in plantings daily.

1.4.8 No plant shall be bound with rope or wire in a manner that could damage or break the branches.

1.4.9 Cover plants transported on open vehicles with a protective covering to prevent wind burn.

1.4.10 Frozen or muddy topsoil is not acceptable.

1.5 PROJECT CONDITIONS

1.5.1 See Landscape Preparation Section.

1.5.2 Work notification: notify Landscape Architect at least seven working days prior to installation of plant material.

1.5.3 Protect existing utilities, paving, and other facilities from damage caused by landscaping operations.

1.5.4 A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the proposal form. In the event that quantity discrepancies or material omissions occur in the proposal form, Subcontractor shall notify the Landscape Architect during the proposal bidding process.

1.5.5 An irrigation system will be installed prior to planting. Locate, protect, and maintain the irrigation system during planting operations. Repair irrigation system components, damaged during planting operations, at the Landscape Subcontractor's expense.

1.5.6 The Landscape Subcontractor shall inspect existing soil conditions in all areas of the site where his operations will take place, prior to the beginning of work. It is the responsibility of the Landscape Subcontractor to notify the General Contractor's representative and the Landscape Architect in writing of any conditions which could affect the survivability of plant material to be installed.

1.6 WARRANTY

1.6.1 See Landscape Maintenance and Warranty Standards.

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Plants: Provide plants typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.

1. Dig balled and burlapped plants with firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls are not acceptable.
2. All trees shall have clay or clay loam balls. Trees with sand balls will be rejected.
3. Provide tree species that mature at heights over 25'-0" with a single, main trunk. Trees that have the main trunk forming a "Y" shape are not acceptable.
4. Plants planted in rows shall be matched in form, (see specimen stock).
5. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be unsheared and branched to the ground.
8. Shrubs and small plants shall meet the requirements for spread and height indicated on the drawings.
9. Plant materials shall be subject to approval by the Landscape Architect as to size, health, quality, and character.
10. Bare root trees are not acceptable.
11. Provide plant materials from licensed nursery or grower.

2.1.2 Bare root plants: dug with adequate fibrous roots, to be covered with a uniformly thick coating of mud by being puddled immediately after they are dug or packed in moist straw or peat moss.

2.1.3 Container grown stock: grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm, and whole.

1. No plants shall be loose in the container.
2. Container stock shall not be root bound.
3. Single stemmed or thin plants will not be accepted.
4. Side branches shall be generous, well twigged, and the plant as a whole well bushed to the ground.
5. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

2.1.4 Collected stock consists of plants growing under natural conditions in soils and climate as exist at location to be planted, in locations lending themselves to proper collecting practices. Root system (balls) to be at least twenty-five (25%) percent larger than specified for nursery grown material.

2.1.5 Specimen stock: all specimen designated plantings are to be nursery grown, fully developed, excellent quality, and typical example of the species. Plants designated to be planted in rows must be matched, symmetrical, and uniform in height, spread, caliper, and branching density.

1. Matched plantings should be obtained from the same nursery and, preferably, from the same row or line. All specimen material will be approved by the Landscape Architect at nursery.

2.1.6 Topsoil for planting mix: fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well drained arable site, reasonably free from clay, lumps, coarse sands, stones, plants, roots, sticks, and other foreign materials with acidity range of between ph 6.0-6.8 for ericaceous plants.

2.1.7 Peat moss: brown to black in color, weed and seed free granulated raw peat.

1. Provide ASTM D2607 sphagnum peat moss with a ph below 6.0 for ericaceous plants.

2.1.8 Planting mixture Type A - trees: standard planting backfill shall be a mixture of ½ native soil (excavated from plant pits), ¼ topsoil, and ¼ sand. Add fertilizer Type "A" and "B" to planting mixture per manufacturer's requirements. Follow planting details.

2.1.9 Planting mixture Type B for perennial flowers, groundcover beds, and ericaceous plants: planting backfill shall be a mixture of 1/3 screened topsoil, 1/3 sand and 1/3 peat. All existing soil shall be excavated and removed. Adding fertilizer types "A" and "B" to mixture per manufacturer's requirements. Follow planting details.

2.1.10 Planting mixture Type C for annual flower beds: same as Type "B". Submit a sample to the Landscape Architect for approval prior to installation.

2.1.11 Planting mixture Type D for Bioretention Soil Mix, for use with shrubs and perennials in a bioswale,rain garden or bioretention area. Planting backfill shall be a mixture of 50%-60% coarse sand, 25%–35% screened topsoil, and 10-15% Compost by volume. The following criteria for bioretention soil mix shall be provided:

1. Maximum clay content: 15%
2. Clay and silt content: 25%-40%
3. Nutrient content: 15-30 mg/kg
4. Hydraulic Conductivity: 1-4 inches per hour
5. Organic Matter Content: 2%-5%

Adding fertilizer to mixture per manufacturer's requirements and soil testing recommendations. Follow detail for installation. Submit a sample and testing results to the Landscape Architect for approval prior to installation.

2.1.12 Planting mixture Type E for Planter Soil Mix, Metro Mix 900 in 3 cubic foot bags or approved equal.

2.1.13 Plant fertilizer Type A to be "Drimanure" applied per manufacturer recommendations.

2.1.14 Plant fertilizer Type B to be "14-14-14". Apply per manufacturer recommendations.

2.1.15 Bone Meal - 5 lbs. per cubic yard of soil mixes.

2.1.16 Lime to be ground dolomitic limestone, ninety-five percent (95%) passing through #100 mesh screen. Use to adjust soil pH only, under direction of Landscape Architect.

2.1.17 Sand to be clean, coarse, ungraded conforming to ASTM-C-3 for fine aggregates.

2.1.18 Anti-Desiccant: protective film emulsion providing a protective film over plant surfaces; permeable to permit transpiration. Mixed and applied in accordance with Manufacturer's instructions.

2.1.19 Shredded bark mulch shall be double processed, dark shredded hardwood bark that is clean, free of debris and sticks. Materials shall be uniform in size, shape, and texture. Submit samples to Landscape Architect for approval prior to installation. Install mulch to finish grade, level smooth, without ridges, humps, or depressions.

2.1.20 Water: free of substances harmful to plant growth. Hoses or other methods of transportation shall be furnished by Sub Contractor.

2.1.21 Stakes for staking :(3) Three Hardwood, 2" x 2" x 8'-0" long. Driven a min. of 18" deep firmly into subgrade prior to backfilling. Stakes for guying: Hardwood, 2" x 2" x 36" long.

2.1.22 Guying/staking material:With 2"-3" wide fabric straps, connect from tree to stake. Remove after (1) year, allow for flexibility (do not use wire & hose).

2.1.23 Tree wrap: standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe kraft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Secure tree wrap with biodegradable material at top and bottom. Remove after first winter.

2.1.21 Twine: two-ply jute material.

2.2 MEASUREMENTS

2.2.1 Measure height and spread of specimen plant materials with branches in their normal positions as indicated on Drawings or Plant List.

2.2.2 The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch.

2.2.3 Measurement should be average of plant, not greatest diameter. For example, plant measuring 15 inches in widest direction and 9 inches in narrowest direction would be classified as 12 inch stock.

2.2.4 Plants properly trimmed and transplanted should measure same in every direction.

2.2.5 Measure caliper of trees 6 inches above surface of ground.

2.2.6 Where caliper or other dimensions of plant materials are omitted from Plant List, plant materials shall be normal stock for type listed.

2.2.7 Plant materials larger than those specified may be supplied, with prior written approval of Landscape Architect, and:

1. If complying with Contract Document requirements in all other respects.
2. If at no additional cost to Owner.
3. If sizes of roots or balls are increased proportionately.

2.2.8 The height of the trees, specified by height, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated on the drawings.

3.0 EXECUTION

3.1 INSPECTION

3.1.1 Landscape Architect or General Contractor's representative must approve proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

3.1.2 Individual plant locations shall be staked on the project site by the Landscape Contractor and approved by the Landscape Architect before any planting pits are dug. The Landscape Architect reserves the right to adjust plant material locations to meet field conditions, without additional cost to the General Contractor / Owner.

3.1.3 Accurately stake plant material according to the Drawings. Stakes shall be above grade, painted a bright color, and labeled with the name of the plant material to be installed at that location.

3.2 TIME OF PLANTING

3.2.1 Evergreen material: Plant Evergreen materials between September 1 and October 15 or in spring before new growth begins. If project requirements require planting at other times, plants shall be sprayed with anti-desiccant prior to planting operations.

3.2.2 Deciduous material: Plant deciduous materials in a dormant condition. If deciduous trees are planted in leaf, they shall be sprayed with anti-desiccant prior to planting operation.

3.2.3 Planting times other than those indicated must be acceptable to the Landscape Architect.

3.3 PREPARATION

3.3.1 General: See Landscape Preparation Section

3.3.2 Vegetation Removal

1. Strip existing grass and weeds, including roots from all bed areas leaving the soil surface one (1") inch below finish grade.
2. Herbicide: as required to prepare area for new planting applied to all ground cover, evergreen and shrubbery beds and all mulch areas before application of preemergence herbicide, per manufacture's recommendations. Clean area of all dead material after five (5) days.
3. Pre-Emergence Herbicide: applied per manufacturer recommendations to same area where "Herbicide" has been applied and to planting bed areas, after area is cleared of dead vegetation.
4. Herbicides to be applied by licensed applicator as required by the State.
5. Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide plant pits per planting details. Depth of pit shall accommodate the root system. Scarify the bottom of the pit to a depth of 6".
6. Roughen sides of excavations.
7. Provide premixed planting mixture Type "A" for use around the balls and roots of all deciduous and evergreen tree plantings.

3.3.3 Percolation Testing of Plant Beds

Provide percolation testing by filling plant pits with water and monitoring length of time for water to completely percolate into soil. Submit test results to Landscape Architect prior to starting work.

1. Dig a hole at least 12" in diameter by 12" in depth, with straight sides, In excavated plant beds.
2. Fill hole with water and let it sit overnight.
3. Refill hole the next day.
4. Measure the water level by laying a straight edge across the top of the hole, then use a tape measure or yardstick to determine the water level. Continue to measure the water level every hour until the hole is empty, noting the number of inches the water level drops per hour.

Any test holes with a rate of 1" or less an hour is considered to slow and recommendations to remedy issue shall be provide to Architect and Owner.

3.3.4 Ground Cover Beds, Perennial Flower Beds, and Ericaceous Plant Beds

1. Excavate existing soil to 12" depth over entire bed area and remove soil from site. Scarify bottom of bed to a 4" depth. Set plants according to drawings and backfill entire bed with premixed planting mixture "Type B". Ground Cover shall be planted after bed has been backfilled with plant mix and mulched. Plant ground cover through mulch and into plant mix.

3.3.5 Mass Shrub Beds / Hedge Beds:

1. Excavate existing soil to 18" depth over entire bed area and remove soil from site. Scarify bottom of the bed to a 4" depth. Set plants according to drawings and Specifications. Backfill entire bed with (premixed) specified planting mixture Type "A".

3.3.6 Annual Flower Beds:

1. Excavate existing soil to 8" depth over entire bed area and remove soil from site. Scarify bottom of bed to a 4" depth. Backfill entire bed to an 8" depth with premixed planting mixture "Type B".

3.4 INSTALLATION

3.4.1 Planting shall be performed only by experienced workman familiar with planting procedures under the supervision of a qualified supervisor.

3.4.2 Planting pits shall be round, with vertical sides and flat bottoms, and sized in accordance with outlines and dimensions shown on the planting details.

3.4.3 See drawings for planting details.

3.4.4 If obstructions are encountered that are not indicated, do not proceed with planting operations until alternative plant locations have been selected and approved in writing by the Landscape Architect. Where location or spacing dimensions are not clearly shown, request clarification by the Landscape Architect.

3.4.5 Set plant material in the planting pit to proper grade and alignment.

1. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure.
2. Set plant material so it is flush to finish grade after settling, or 1-2" higher in poorly drained soil, or as directed by Landscape Architect.
3. No filling will be permitted around the trunks or stems.
4. Do not cover top of root ball with soil.
5. Backfill pit with planting mixture. Do not use frozen or muddy mixtures for backfilling.
6. Form a ring of soil around the edge of the planting pit to retain water.

3.4.6 After balled and burlapped plants are set, tamp planting mixture around of balls and fill all voids and remove air pockets.

3.4.7 Remove all burlap, ropes, and wires from top 1/3 of balls.

3.4.8 Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 12" of trunks and shrubs and to within 6" of planting bed.

3.4.9 Spread and arrange roots of bare rooted plants in their natural position. Work in planting mixture. Do not mat roots together. Cut all broken and frayed roots before installing planting mixture.

3.4.10 Water immediately after planting.

3.4.11 Apply pre-emergent herbicide to bed areas per manufacturer's recommendations before mulching.

3.5 MULCHING

3.5.1 Mulch trees and shrub planting pits and shrub beds with shredded hardwood bark mulch 3" deep to dripline immediately after planting. Leave 3" circle of bare soil around tree trunk. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

3.5.2 Mulch shall not be placed in contact with trunks or stems.

3.5.3 Mulch ground cover beds with shredded bark mulch 2" to 3" deep prior to planting.

3.5.4 Plant ground cover through mulch.

3.6 WRAPPING, GUYING, AND STAKING

3.6.1 Inspect trees for injury to trunks, evidence of insect infestation and improper pruning before wrapping.

3.6.2 Wrap trunks of all trees spirally from bottom to top with specified tree wrap and secure in place.

3.6.3 Stake deciduous trees under 4" caliper. Stake evergreen trees under 6'-0" tall and over with metal fence post, three (3)per tree.

3.6.4 Stake/guy all trees immediately after installation. When high winds or other conditions which may effect tree survival or appearance occur during the warranty period, the Sub-Contractor shall immediately repair the staking/guying.

3.6.5 Guy deciduous trees 4" caliper and over. Stake evergreen trees 6'-0" tall and over with metal fence post, three (3) per tree.

3.6.6 All work shall be acceptable to the Landscape Architect/Owner's representative.

3.7 PRUNING

3.7.1 Remove or cut back broken, damaged, and unsymmetrical growth of new wood.

3.7.2 Multiple leader plants: preserve the leader which will best promote the symmetry of the plant. Do not prune terminal leader.
Cut branches flush with the trunk of the main branch, at a point beyond a lateral shoot or bud a distance of not less than ⅓ the diameter of the supporting branch. Make cut on an angle.

3.7.3 Prune evergreens only to remove broken or damaged branches.

3.8 MAINTENANCE

3.8.1 See Landscape Maintenance and Warranty Standards.

3.9 CLEANING

3.9.1 Perform cleaning during installation of the work and upon completion of the work. Remove from all site excess materials, soil, debris, and equipment. Repair damage resulting from planting operations.

END OF SECTION

LANDSCAPE MAINTENANCE AND WARRANTY STANDARDS

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Provide maintenance for new landscaping as described in Contract Documents.
2. The requirements of the Section include a one (1) year warranty period from date of acceptance of installation performed by the General Contractor's Representative and Landscape Architect.

2.0 PRODUCTS - Not Used

3.0 EXECUTION

3.1 PERFORMANCE

3.1.1 Acceptance of Installation

1. At the completion of all landscape installation, or pre-approved portions thereof, the Landscape Subcontractor shall request in writing an inspection for Acceptance of Installation in which the Landscape Subcontractor, Landscape Architect, and General Contractor's Representative shall be present.
   a. Following the acceptance inspection a punch list will be issued by the Landscape Architect.
   b. Upon completion of all punch list items, the Landscape Architect and/or General Contractor's Representative shall reinspect the project and issue a written statement of Acceptance of Installation and establish the beginning of the Project Warranty Period.
   c. At the time of acceptance all plant material shall be of vigorous health and planting bed and mulch rings are weed free.
   d. It is the responsibility of the Landscape Subcontractor to make the written request for inspection of installation in a timely fashion.
   e. If there is plant material loss prior to the Landscape Subcontractor's written request for inspection of installation, the Landscape Contractor shall make all replacements of this dead material at no additional cost These replacements are not considered to be the required one (1) replacement of dead plant material by the Landscape Subcontractor during the one (1) year project warranty period, as outlined below.
2. Landscape work may be inspected for acceptance in parts agreeable to the General Contractor's Representative and Landscape Architect provided work offered for Inspection is complete, including maintenance as required.
3. For work to be inspected for partial acceptance, the Landscape Subcontractor shall provide a drawing outlining work completed and supply a written statement requesting acceptance of this work completed to date.

3.1.2 Project Warranty

1. The Project Warranty Period begins upon written preliminary acceptance of the project installation by the Landscape Architect and General Contractor's representative.
2. The Landscape Subcontractor shall guarantee trees, shrubs, ground cover beds and seeded or sodded areas through construction and for a period of one (1) year after date of Acceptance of Installation against defects including death and unsatisfactory growth, except for defects resulting from neglect, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Subcontractor's control.

3.1.3 Maintenance During One (1) Year Project Warranty

1. To insure guarantee standards, the following maintenance procedures for trees, shrubs, and ground covers shall be executed during construction and for the full Project Warranty Periods.
   a. Landscape Subcontractor shall be responsible for only one (1) replacement of any plant materials during the one (1) year Project Warranty Period. These include those which are dead or in the opinion of the Landscape Architect are in an unhealthy or unsightly condition, or having lost natural shape, resulting from dieback, excessive pruning, or inadequate or improper maintenance as part of the guarantee.
   b. Prior to any replacements, Landscape Subcontractor shall review individual plants in question with Landscape Architect to determine reason for plant demise.
   c. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings.
   d. Fill in, as necessary, soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
   e. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices when possible to minimize use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.
   f. The contractor will be responsible for irrigation system operation, watering schedules, watering amounts and general monitoring of irrigation system throughout construction, maintenance, and warranty period. Over watering or lack of water from the irrigation system is the responsibility of the landscape contractor and any required replacements at the cost of the contractor and not part of the warranty replacement.
2. Replacements must meet the standards specified on the Landscape plans and in the specifications, i.e. quality, species of plant material and planting procedures to receive approval of replacement materials by Landscape Architect.
3. Costs for replacements are assumed part of bid quotations and therefore will not result in an additional cost to General Contractor or Landscape Architect.
4. Areas damaged as a result of replacement operation are to be restored by Landscape Subcontractor at no cost to the General Contractor or Landscape Architect.
5. The Landscape Subcontractor shall be responsible for watering all plantings through the warranty period and shall keep guy wires taut, raise tree balls which settle, furnish and apply sprays as necessary to keep the plantings free of disease and insects until the end of the warranty period.
6. The Landscape Subcontractor shall remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition.
   a. Rejected plants and materials shall be removed promptly.
   b. Replacements shall be made during the following normal planting schedule.
   c. Trees and shrubs which are in doubt shall be replaced, unless, in the opinion of the Landscape Architect, it is advisable to extend Project Warranty Period for full growing Season.
7. The Landscape Contractor shall apply anti-desiccants on evergreen trees and evergreen shrub beds within 150' of major streets and drives, no later than December 1, during the one (1) year project warranty.
8. The first spring after plant installation the contractor shall check all trees to insure twine has rotted from around the trunk. If twine is still present, it shall be removed and disposed of off-site.
9. All stakes, guy wires, tree wrap paper, dead twigs and branches shall be removed from tree and plant materials at the end of this warranty period.

3.1.4 Maintenance of Seeded Lawn Areas

1. The Landscape Subcontractor shall maintain seeded lawn areas.
   a. Water, fertilize, weed, and apply chemicals until a dense lawn of permanent grasses, free from lumps and depressions or any bare spots, none of which is larger than one (1) foot of area up to a maximum of 3% of the total seeded lawn area is established.
   b. Seeded lawn that fails to show a uniform growth and/or germination shall be reseeded until a dense cover is established, regardless of what season the seed was installed.
2. The Landscape Subcontractor shall maintain and mow all lawn areas for until acceptance of installation (typically 3 mows) . When lawn reaches 3" in height it shall be cut to 2" in height.
3. The Owner assumes cutting responsibilities following the Acceptance of Installation of the seeded lawn.
4. At conclusion of Project Warranty Period and after receiving Written Final Acceptance by General Contractor's representative and Landscape Architect, the Owner shall assume all seeded lawn maintenance responsibilities.

3.1.5 Maintenance of Sodded Lawn Areas

1. The Landscape Subcontractor shall maintain sodded lawn areas.
   a. Water, fertilize, spot weed, apply herbicides, fungicides, insecticides and resod until a full uniform, smooth stand of sod is knitted to topsoil, and accepted by the Landscape Architect or his or her representative.
2. Water sod thoroughly, as required to establish proper rooting.
3. Repair, rework, and resod all areas that have washed out or are eroded. Replace undesirable or dead areas with new sod.
4. Mow lawn areas once as soon as sod has rooted sufficiently and knitted to the topsoil. Cut back to 2" height. Not more than 40% of grass leaf shall be removed at any single mowing. Excess clipping to be removed by the Landscape Subcontractor. The Landscape Subcontractor shall be responsible for lawn mowing until acceptance of installation (typically 3-mows).
5. The Owner assumes mowing responsibilities following the Acceptance of Installation of the sodded lawn.
6. At conclusion of Project Warranty Period and after receiving Written Final Acceptance by General Contractor's representative and Landscape Architect, the Owner shall assume all sodded lawn maintenance responsibilities.

3.1.6 Final Acceptance Upon Conclusion of the Warranty Period

1. At the conclusion of the Project Warranty Period the Landscape Subcontractor shall request a project inspection for final acceptance in which the Landscape Contractor, Landscape Architect and Owner's Representative shall be present.
2. After the inspection for final acceptance, a punch list will be issued by the Landscape Architect. Upon completion of all punch list items, the Landscape Architect and the Owner's Representative shall reinspect the project and issue a Written Statement of Final Acceptance.

END OF SECTION

NOTE: The Owners may at their option elect to utilize a Construction Manager in lieu of a General Contractor for all matters pertaining to these specifications and the site work.

PEA GROUP
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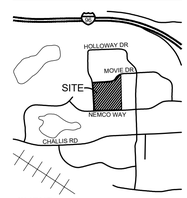
STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 1390 — REGISTERED

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND NOT GUARANTEED TO BE ACCURATE OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

DOVER DEVELOPMENT
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63124

PROJECT TITLE

BRIGHTON TOWNE SQUARE SENIOR LIVING
NEMCO WAY
BRIGHTON, MICHIGAN 48116

REVISIONS

FINAL SITE PLAN	1-30-26
FINAL SITE PLAN REV. 1	2-24-26

ORIGINAL ISSUE DATE:
OCTOBER 3, 2025

DRAWING TITLE

LANDSCAPE SPECIFICATIONS

PEA JOB NO.	25-1031
P.M.	TL
DN.	TKC
DES.	JLE

DRAWING NUMBER:

L-2.2

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1031 BRIGHTON TOWNE SQUARE SENIOR LIVNG\DWG\3_CONSTRUCTION\L-2.0 LANDSCAPE SPECS-25-1031.dwg PLOT DATE:2/23/2026 BY:Janet Evans, PLA

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	C1	12	Lithonia Lighting	CSVT L48 3000LM MVOLT 35K 80CRI	CSVT LED Vapor Tite, 48", 3000LM, 120-277V, Switchable White (3500K, 4000K, 5000K), 80 CRI, Set to 10000LM 5000K	3033	0.9	24.26
	C2	2	Lithonia Lighting	RCNY LED SYMF ALO1 Setting 1 80CRI 40K MVOLT	Recessed Canopy Symmetric Lens Diffused Adjustable Lumen Output 2,000-10,000 Lumens 80CRI 4000K 120-277V	1765	0.9	14.132
	P1	40	Lithonia Lighting	RADPT P2 35K ASY	RADEAN Post-Top with P2 3500K Asymmetric distribution	4784	0.9	38.0107
	P2	11	Lithonia Lighting	RADPT P2 35K SYM	RADEAN Post-Top with P2 3500K Symmetric distribution	5050	0.9	38.0107
	P3	5	Lithonia Lighting	RADPT P2 35K PATH	RADEAN Post-Top with P2 3500K Pathway distribution	3916	0.9	38.01
	W1	19	Lithonia Lighting	WDGE1 LED P0 35K 80CRI VF	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 3500K, 80CRI, VISUAL COMFORT FORWARD OPTIC	738	0.9	6.7947
	W2	80	GREEN CREATIVE LTD	8338701-12	Small One Light Downlight Outdoor Wall Lantern	616	0.9	5.7

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entry Canopy	✳	2.5 fc	5.7 fc	1.3 fc	4.4:1	1.9:1
Overall/Grade	+	0.7 fc	11.6 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	✳	1.4 fc	3.0 fc	0.2 fc	15.0:1	7.0:1
Property Line	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

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.

Ordering Note

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

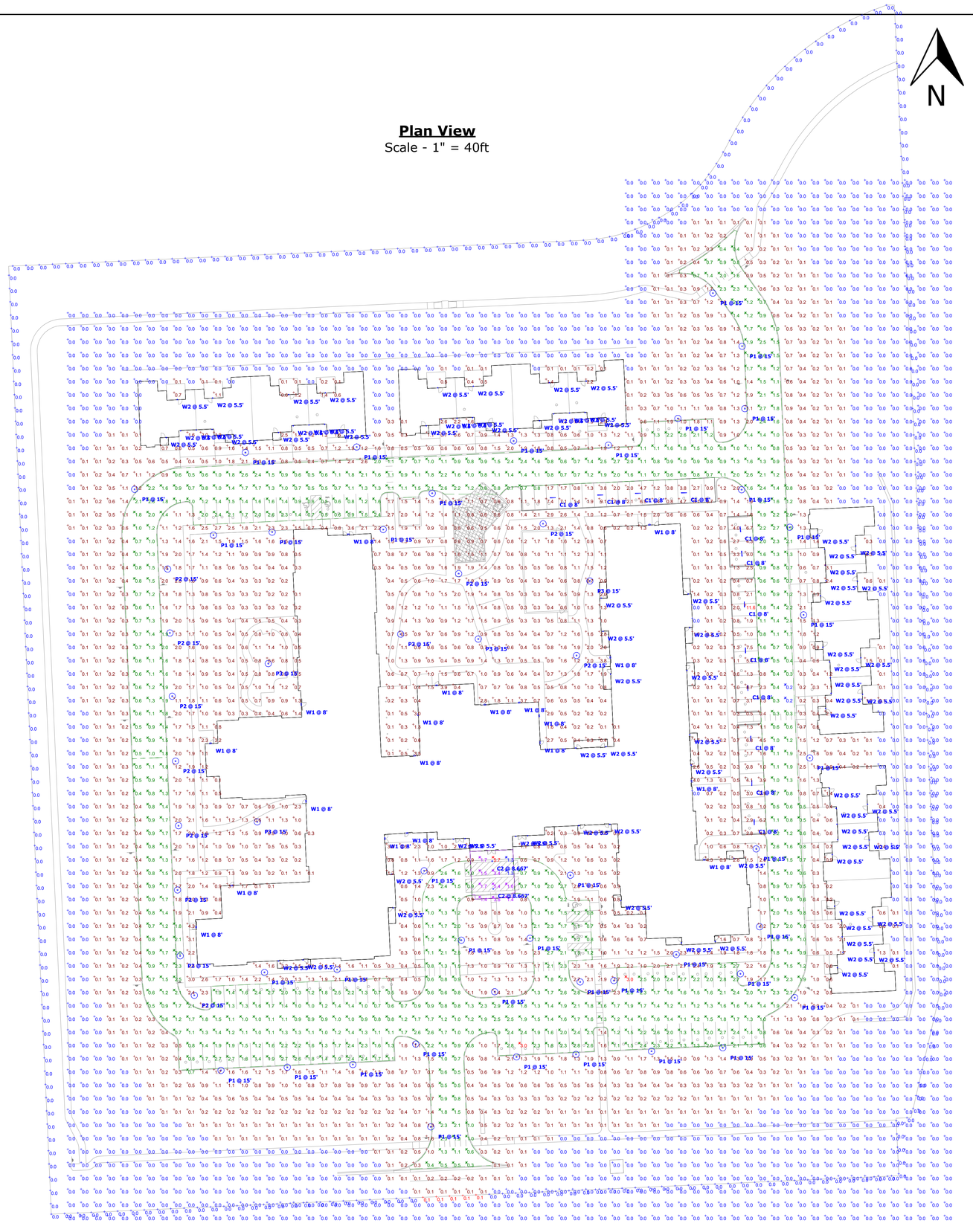
Drawing Note

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

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" = 40ft



BRIGHTON TOWNE SQUARE SENIOR LIVING
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
01/15/2026
Scale
Not to Scale
Drawing No.
#

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for damp/wet locations such as outdoor venues, canopies and locker rooms. Not for use or installation in direct outdoor sunlight. Must be installed under canopy or covered ceiling. For direct sunlight installations, please refer to the FEX product family. **Certain airborne contaminants can diminish integrity of acrylic and/or polycarbonate.** Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.

Certain airborne contaminants may adversely affect the functioning of LEDs and other electronic components, depending on various factors such as concentrations of the contaminants, ventilation, and temperature at the end-user location. Click here for a list of substances that may not be suitable for interaction with LEDs and other electronic components.

CONSTRUCTION
- Light Gray Polycarbonate housing
- Frosted Polycarbonate lens
- Poured in place polyurethane gasket
- Polycarbonate Latches, optional stainless steel latches available.
- Standard 1/2" wet location fitting

ELECTRICAL
- High Efficiency LEDs meet DLC Standard
- MVOLT (120-277V) & 347V
- 0-10V Dimming standard

Luminaire Surge Protection Level: Designed to withstand up to 2.5kV/0.75kA per ANSI C82.77-5-2015. For applications requiring higher level of protection additional surge protection must be provided.

INSTALLATION
- Surface (wall, ceiling) using standard brackets (301 stainless steel) includes bail for chain hanging
- Suspended (chain, cable) using standard brackets (301 stainless steel)

LISTINGS
- CSA Certified to UL & C-UL Standards for wet location
- IP65, IP66 rated per IEC60529
- NSF Splash zone rated
- FCC Title 47, Part 15 Subpart B compliant
- 2.5kV/0.75kA Surge Rated per ANSI C82-77-5-2015
- IK10 rated
- CSA Ambient Listings on Page 3
- Lumen Maintenance Listed on Page 3

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® or XPoint™ Wireless control networks marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

Vapor Tight LED Strip Light

CSVT

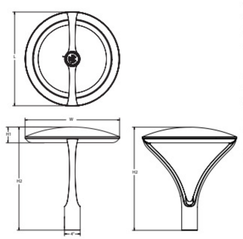
Radean Post Top
LED Area Luminaire

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.02 ft² (0.105 m²)
Length:	24" (61cm)
Width:	24" (61cm)
H1 Luminaire Height:	4" (10.16cm)
H2 Luminaire Height:	26" (66.04cm)
Weight:	38lbs (17.24Kg)



Introduction

The architecturally-inspired shape of the RADEAN™ post top area luminaire embodies the grace and strength of the RADEAN family. The twin copper-core cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms redirect reflection maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and visual comfort to transform common areas like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PE DNAXD

RADPT LED							
Series	**Performance package**	**Color temperature**	**Distribution**	**Voltage**	**Mounting** (required)		
RADPT LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 10,000 Lumens P5 15,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV PATH Pathway-Type III	MVOLT[1] 277[2] 120[2] 347 208[2] 480 240[2]	PT4[3] Slips inside a 4" OD round metal pole RADPT20 Slips over a 2 3/8" diameter tenon (4" tall tenon required) RADPT25 Slips over a 2 7/8" diameter tenon (4" tall tenon required)		

Control options	Other options	Finish (required)	
Shipped installed NLTAIR2 nLight AIR 2.0 enabled[4] PE Button photocell[5] FAO Field adjustable output[6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[7]	SF Single Fuse[2] DF Double Fuse[2] R90 Rotated optics[8] **Shipped installed** HS Houseside shield[9]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

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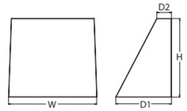
WDGE1 LED
Architectural Wall Sconce

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

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



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.

Options		Finish			
E4WH[1]	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD	Dark bronze	DDBTXD	Textured dark bronze
PE[2]	Photocell, Button Type	DBLXD	Black	DBLBXD	Textured black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DWHGXD	Textured white
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone	DSSTXD	Textured sandstone
BAA	Buy American Act Compliant				

Accessories
Ordered and shipped separately

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES
1. 50K not available in 90CRI.
2. 347V not available with E4WH, DS or PE.
3. E4WH not available with PE or DS.
4. PE not available with DS.
5. Not qualified for DLC. Not available with E4WH.

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RCNY LED
Recessed LED Canopy/Ceiling Luminaire

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

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

Introduction

The RCNY LED recessed luminaire is designed to provide exceptional energy savings and versatility in one fixture. With a compact design the RCNY provides superior illumination while blending into the canopy space seamlessly. The RCNY is unique in that as a recessed canopy it can be installed in both 12" and 16" canopy decks. Features such as Adjustable Lumen Output Dial with 8 Settings and forward throw distribution (ASYC) option make the RCNY one of the most versatile gas station canopies in the market. Lumen dial and driver are both accessible from below. With up to 158 LPW the RCNY LED delivers up to 80% in energy savings when replacing metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the RCNY LED luminaire provides significant maintenance savings over traditional luminaires. Class 1 Division 2 also available. Wet location junction box available upon request.

Ordering Information

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

RCNY LED				
Series	**Package**	**Color Temperature**	**CRI**	**Lens**
RCNY LED	ALO1 5,000-10,000 Lumens[1] ALO2 10,000-20,000 Lumens	30K 3000K 40K 4000K 50K 5000K 57K 5700K	70CRI 80CRI 90CRI[1]	SYMC Symmetric Clear Lens ASYC Asymmetric Clear Lens SYMF Symmetric Frost Lens

Voltage	Trim	Trim Finish		Option	
MVOLT 120-277V HVOLT 347-480V	BZS 11.5" Square Bezel	DWHXD DBLXD DDBXD DNAXD	White Black Bronze Natural Aluminum	CCE[1] SPDSWXV DMG	Costal Protection 10K Surge Protection 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[2]

Accessories
Ordered and shipped separately

Catalog	Description	Use	Dimensions
FP12RNA*	RCNY Backplate for 12" Decks	Covers Existing Hole if Larger than Fixture	15.5" x 24" x 18GA Galv Steel
FP16RNA*	RCNY Backplate for 16" Decks	Covers Existing Hole if Larger than Fixture	15.5" x 24" x 18GA Galv Steel
BP18RNA*	RCNY 18" Beautyplate	Covers Existing Footprint of Existing Fixture	18" x 18" x 16GA Aluminum
BP26RNA*	RCNY 26" Beautyplate	Covers Existing Footprint of Existing Fixture	26" x 26" x 16GA Aluminum

* Add "U" to the end of the catalog number for individual unit pack or "36" for packs of 6 units

NOTES
1. 90CRI not available with 57K.
2. FAO not included with fixture, ALO2 will be set at 20,000 lumens and ALO1 at 10,000 Lumens.

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GENERATION LIGHTING

8338701-12: Small One Light Downlight Outdoor Wall Lantern

Collection: Sevier

Supplied with 6.5-inches of wire

For an eco-friendly lighting design, convert to LED bulbs to offer savings and reduce energy

Designed for damp and wet environments allowing for direct water contact

1-year manufacturer warranty

Meets Title 24 energy efficiency standards

UPC #:785652027550

Finish: Black (12)

Dimensions:

Width: 6 1/2"
Height: 12 1/2"
Weight: 2.2 lbs.
Extends: 7 3/4"
Wire: 6 1/2" (color/Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:

1 - Medium A19 100w Max. 120v - Not included

Features:

- Clear bulb(s) recommended for this fixture
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Die Cast Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

English (990W83387_1-SEV)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Clear	6			2 1/8	6					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	5 3/8	4 1/2	7/8		2 3/4	9 3/4

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8338701-12	1	785652027550	16	10.25	9.25	0.878	3.3	250	Yes
NJ Pallet		96		48	40	77	85.556	316.8		No
NV Pallet		96		48	40	77	85.556	316.8		No

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Generation Lighting. In compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Generation Lighting, a Visual Comfort & Co brand.

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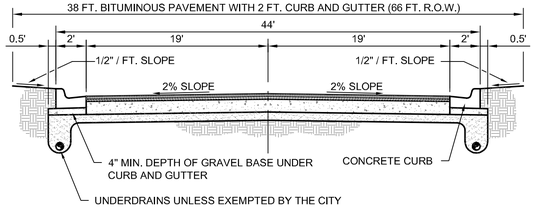
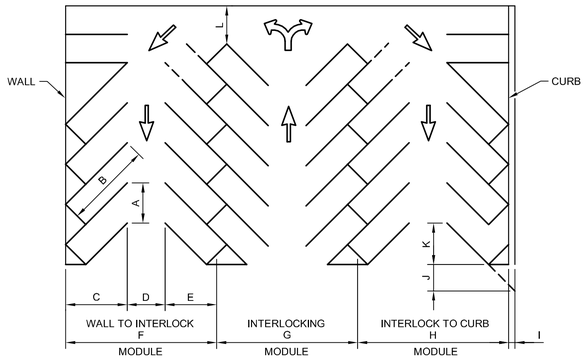


1-1/2" BITUMINOUS AGGREGATE WEARING COURSE M.D.O.T. MIX 36A.
USE 0.10 GAL/SY SS-1h BOND COAT BETWEEN COURSES.
5" BITUMINOUS AGGREGATE LEVELING COURSE M.D.O.T. MIX 11A (2 COURSES).
10" GRAVEL BASE, M.D.O.T. SPECIFICATION NO. 22A.
12" CLASS II SUBBASE (DEPENDING ON SOILS) PREPARED, COMPACTED SUBGRADE.

TYPICAL COLLECTOR OR INDUSTRIAL PAVEMENT CROSS-SECTION

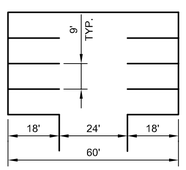


X = STALL NOT ACCESSIBLE IN CERTAIN LAYOUTS

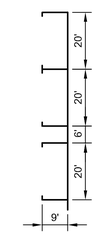
PARKING LOT DIMENSIONS					
DIMENSION	ON DIAGRAM	45°	60°	75°	90°
STALL WIDTH PARALLEL TO AISLE	A	12.7	10.4	9.3	9.0
STALL LENGTH OF LINE	B	25.0	22.0	20.0	18.5
STALL DEPTH TO WALL	C	17.5	19.0	19.5	18.5
AISLE WIDTH BETWEEN STALL LINES	D	12.0	16.0	23.0	26.0
STALL DEPTH, INTERLOCK	E	15.3	17.5	18.8	18.5
MODULE,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

TYPICAL ANGLED PARKING LAYOUT

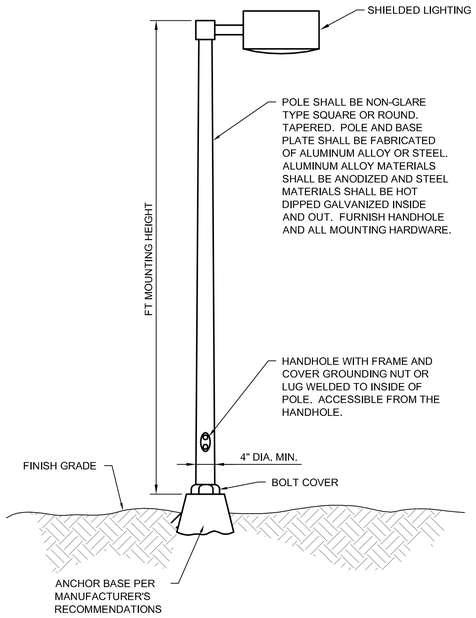
NOTE: PARKING DIMENSIONS ARE FOR 9 FOOT WIDE STALLS



TYPICAL 90° PARKING LAYOUT

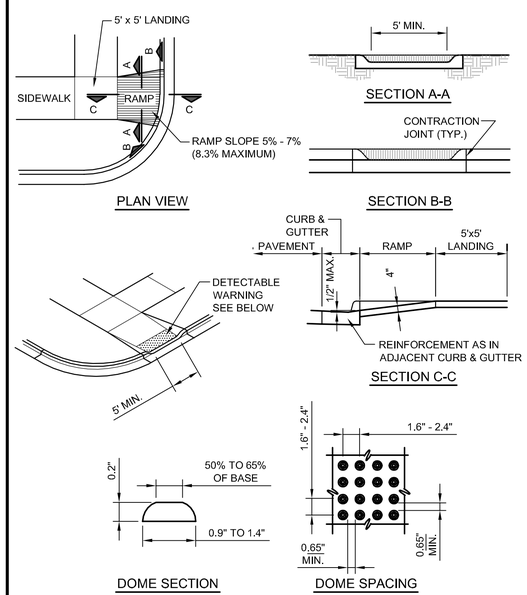


TYPICAL PARALLEL PARKING



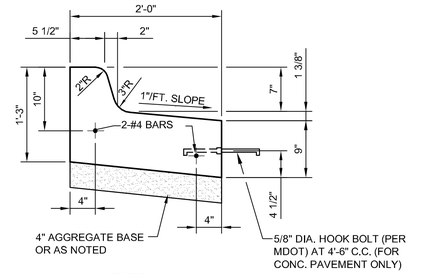
NOTES:
1. NO LIGHT STANDARD SHALL BE MORE THAN 20 FEET IN HEIGHT.
2. PARKING LOT LIGHTING SHALL MEET THE LUMINAIRE REQUIREMENTS OF SECTION 98-83 OF THE ZONING ORDINANCE.

TYPICAL PARKING AREA LIGHTING

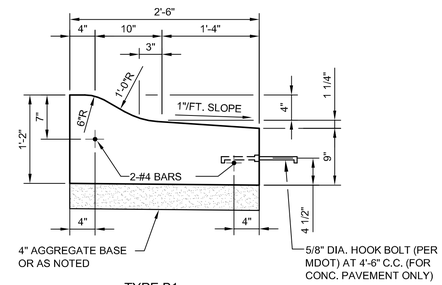


NOTE: SEE MDOT R-28-F SIDEWALK RAMP AND DETECTABLE WARNING DETAILS FOR ADDITIONAL INFORMATION.

SIDEWALK RAMP

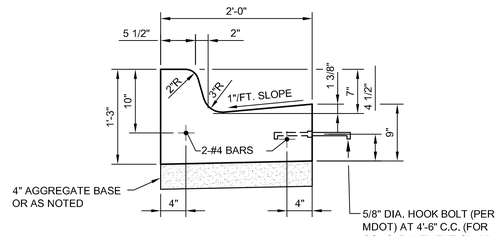


TYPE A1
MDOT DETAIL R-30-E - TYPE C - MODIFIED

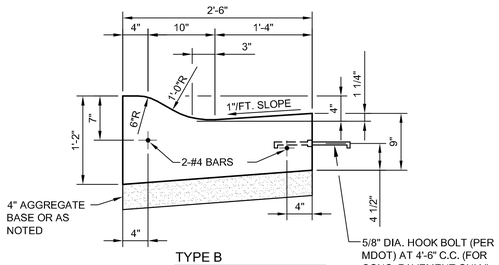


TYPE B1
MDOT DETAIL R-30-E - TYPE D - MODIFIED

CONCRETE CURB SPILLOUT

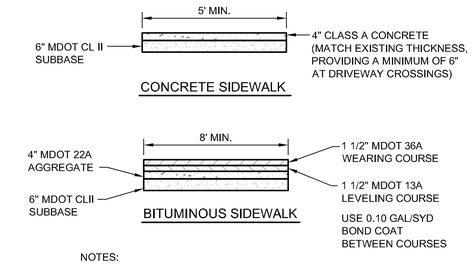


TYPE A
MDOT DETAIL R-30-E - TYPE C



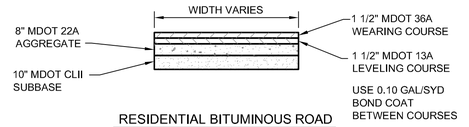
TYPE B
MDOT DETAIL R-30-E - TYPE D

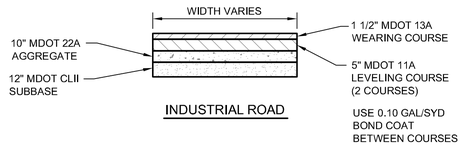
CONCRETE CURB AND GUTTER

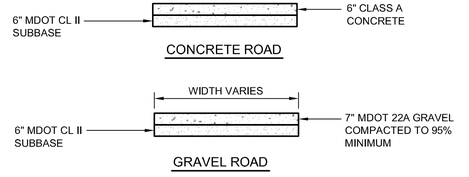


NOTES:
1. SIDEWALKS WITHIN THE DOWNTOWN BUSINESS DISTRICT ARE SUBJECT TO SPECIAL REQUIREMENTS.
2. CONCRETE SIDEWALKS TO BE PROVIDED ACROSS COMMERCIAL AND INDUSTRIAL DRIVEWAY ENTRANCES/ EXITS.

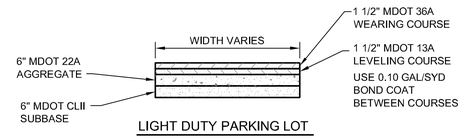
TYPICAL SIDEWALK SECTIONS

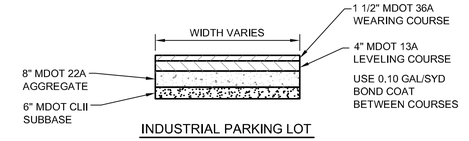


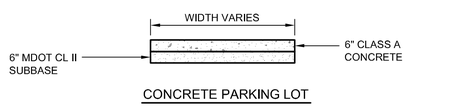




ROADWAY CROSS SECTIONS







PARKING LOT CROSS SECTIONS

CITY OF BRIGHTON

ROADWAY, PARKING & SIDEWALK STANDARD DETAILS

Scale: NONE
Issued Date MAY - 2014

C-13.0

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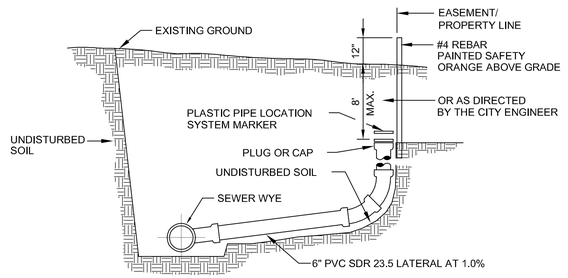
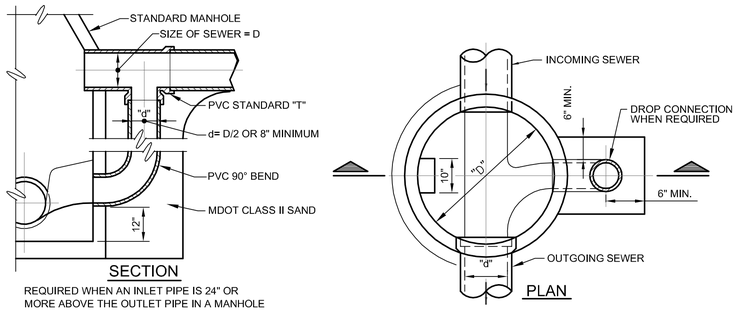


NOTE:
RISER PIPE MAY NOT BE REQUIRED FOR SHALLOW SEWERS AS SHOWN.

SANITARY SEWER LATERAL

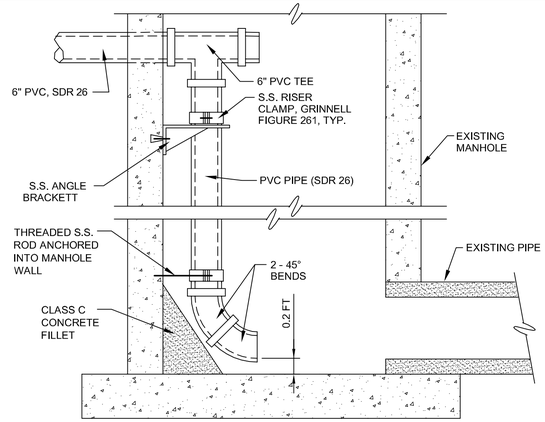


SECTION

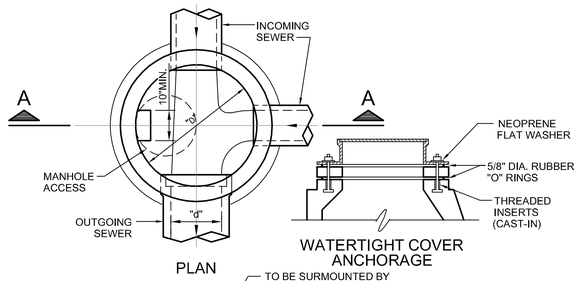
PLAN

REQUIRED WHEN AN INLET PIPE IS 24" OR MORE ABOVE THE OUTLET PIPE IN A MANHOLE

EXTERIOR DROP CONNECTION

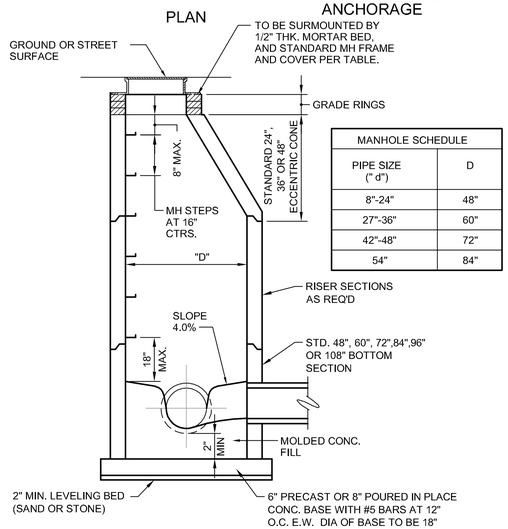


INTERIOR SEWER LATERAL DROP CONNECTION



PLAN

WATERTIGHT COVER ANCHORAGE



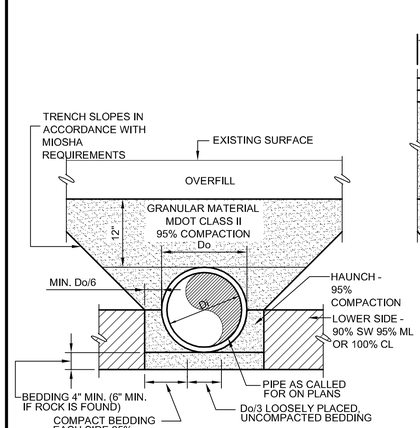
MANHOLE SCHEDULE	
PIPE SIZE (" d")	D
8"-24"	48"
27"-36"	60"
42"-48"	72"
54"	84"

SECTION A-A

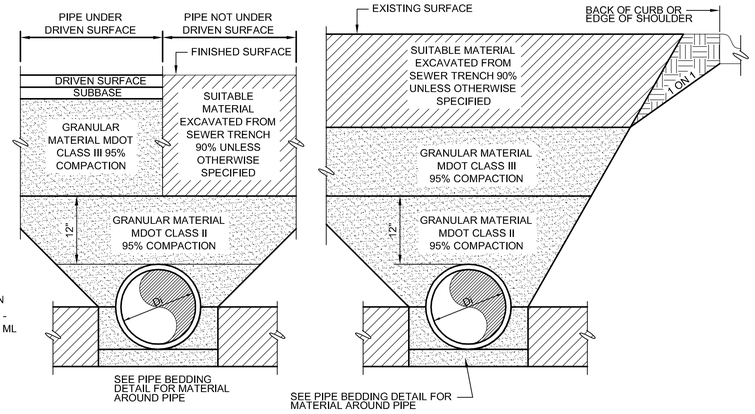
NOTES:
1. ALL SANITARY MANHOLES TO BE PRECAST REINFORCED CONCRETE WITH PREMIUM JOINTS. SEE SPECIFICATIONS FOR BASE SLAB AND PIPE OPENINGS AND CONNECTIONS.
2. MANHOLE CONES SHALL BE THE ECCENTRIC TYPE.
3. PROVIDE 6" OF COMPACTED GRANULAR MATERIAL UNDER ALL PRECAST CONCRETE BASE SLABS.
4. FORCE MAINS CONNECT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

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

STANDARD MANHOLE



PIPE BEDDING

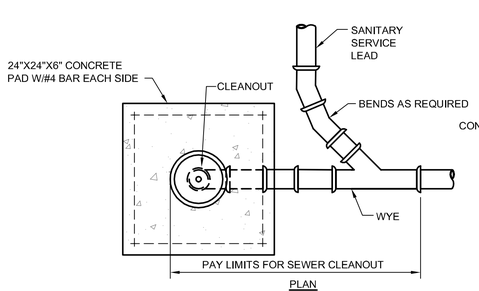


PIPE UNDER/NOT UNDER DRIVEN SURFACE

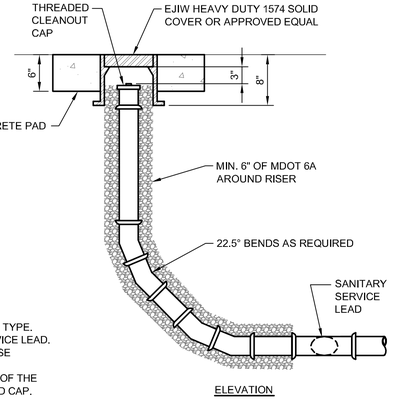
PIPE WITHIN INFLUENCE OF DRIVEN SURFACE

NOTES:
1. COMPACTION PRESENTED AS MINIMUM STANDARD PROCTOR VALUES.
2. MATERIALS AROUND THERMOPLASTIC PIPE WITH DIAMETER < 6 INCHES SHALL PASS 0.5 INCH SIEVE, MATERIALS AROUND OTHER PIPES SHALL PASS 1.5 INCH SIEVE.
3. MATERIALS AROUND HDPE PIPE TO BE MDOT 6A OR 21AA.
4. DRIVEN SURFACE IS DRIVEWAY, PARKING AREA, ROAD BED OR SHOULDER.
5. UTILITY TRENCHES LOCATED WITHIN A MDOT ROW SHALL CONFORM TO MDOT STANDARD DETAIL R-83.
6. TRACER WIRE IS REQUIRED ON FORCE MAIN ONLY AND SHALL BE BROUGHT TO GRADE AT A MINIMUM EVERY 1000 FEET IN A APPROVED CAST IRON TRACER WIRE BOX ENCASED IN CONCRETE OR WITH AN APPROVED GREEN MARKER POST.

TRENCH EXCAVATION & PIPE BEDDING



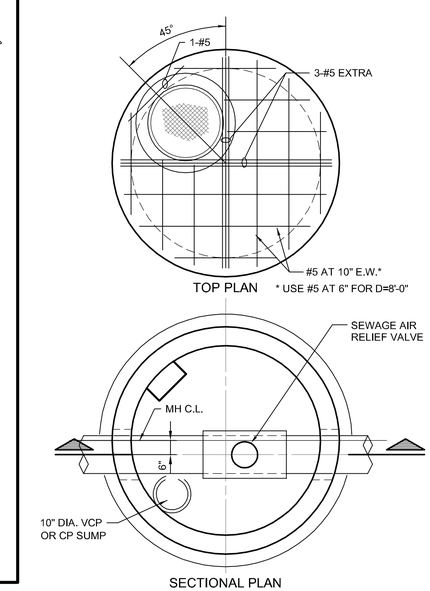
PLAN



ELEVATION

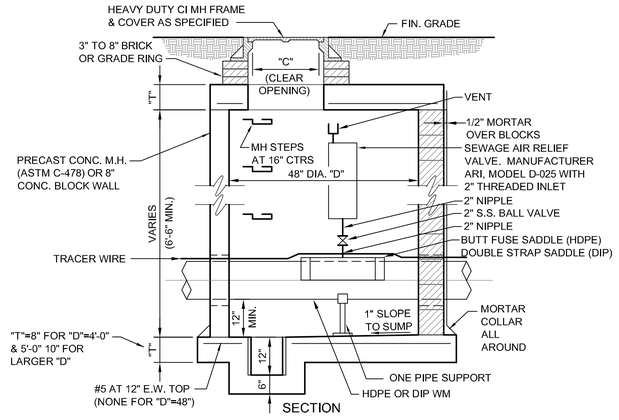
NOTES:
1. ALL CONNECTION SHALL BE BELL AND SPIGOT TYPE.
2. CLEANOUT IS TO BE SAME DIAMETER AS SERVICE LEAD.
3. CONCRETE PAD REQUIRED UNLESS OTHERWISE DETERMINED BY THE CITY.
4. THERE MUST BE A 3" GAP FROM THE BOTTOM OF THE CLEAN OUT LID TO THE TOP OF THE THREADED CAP.

SEWER CLEANOUT DETAIL



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

SECTIONAL PLAN



SECTION

NOTE: ALL PLUMBING MATERIALS TO BE NON-CORROSIVE, ALL FITTINGS SHALL BE STAINLESS STEEL.

AIR RELIEF STRUCTURE

CITY OF BRIGHTON

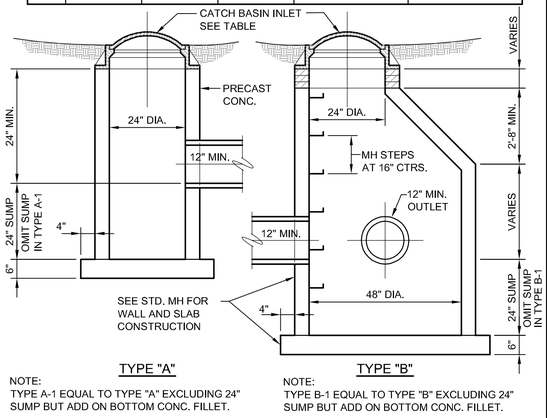
SANITARY SEWER
STANDARD DETAILS

Scale: NONE
Issued Date MAY - 2014

C-13.1

Thursday, October 02, 2014 10:33:13 AM DRAWING: O:\Projects\Lansing\IER\12766\200-12766-00-000\CAD\SheetFiles\Standards\Brighton-std.DWG

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



NOTE:
TYPE A-1 EQUAL TO TYPE "A" EXCLUDING 24" SUMP BUT ADD ON BOTTOM CONC. FILLET.

NOTE:
TYPE B-1 EQUAL TO TYPE "B" EXCLUDING 24" SUMP BUT ADD ON BOTTOM CONC. FILLET.

CATCH BASIN

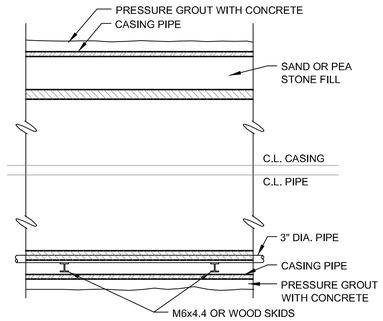
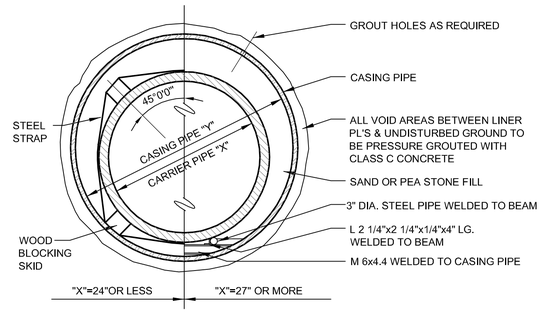


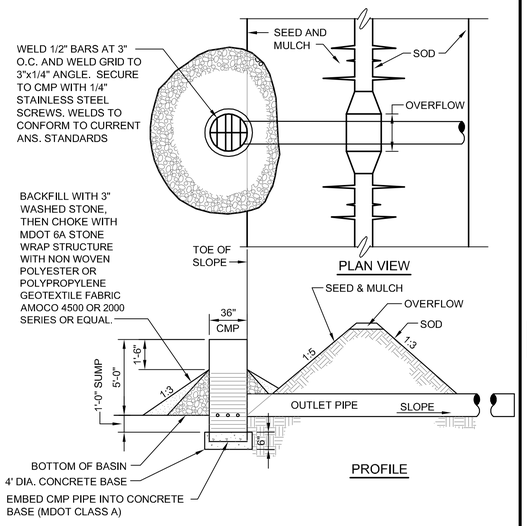
TABLE	
"X"	"Y"(MIN)
6"	20"
8"-12"	24"
14"-15"	30"
18"-21"	36"
24"	42"
27"-30"	48"
33"-36"	60"
42"	66"
48"	72"
54"	84"
60"	90"
66"	96"
72"	108"
78"	114"



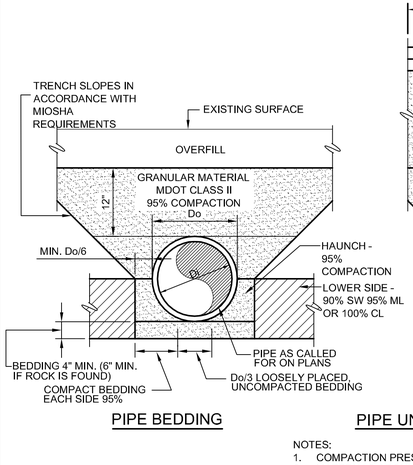
NOTES:
1. SEE SPECIFICATIONS FOR ALTERNATE CONSTRUCTION METHODS.
2. BORING SHALL BE AT 90 DEGREES TO ALL CROSSINGS UNLESS OTHERWISE APPROVED. THE BORING OF THE HOLE AND INSTALLATION OF THE CASING PIPE SHALL BE SIMULTANEOUS. BORE HOLE DIAMETER SHALL ESSENTIALLY BE THE SAME AS THE OUTSIDE DIAMETER OF THE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

CASING PIPE AT HIGHWAY AND RAILROAD CROSSING

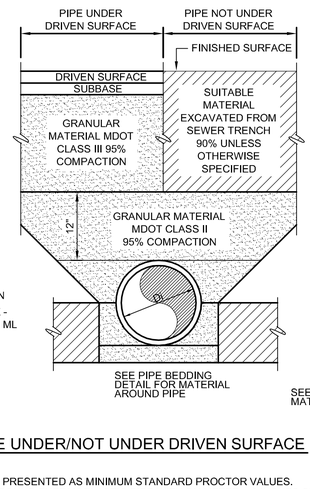
NO SCALE



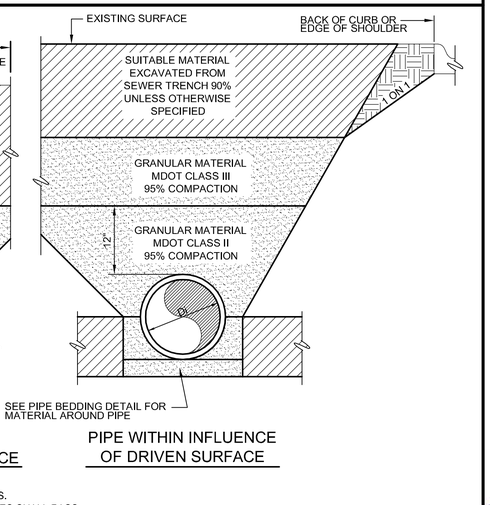
OUTLET CONTROL STRUCTURE



PIPE BEDDING



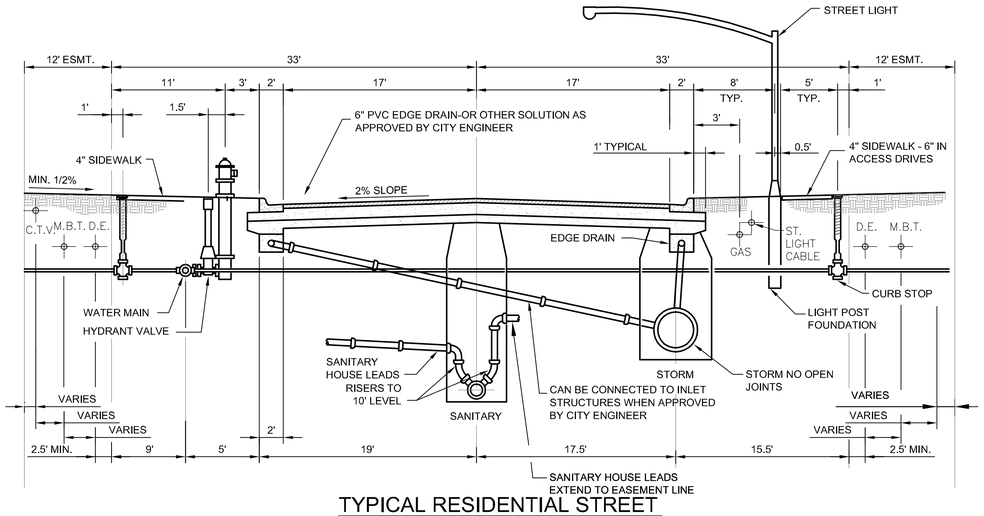
PIPE UNDER/NOT UNDER DRIVEN SURFACE



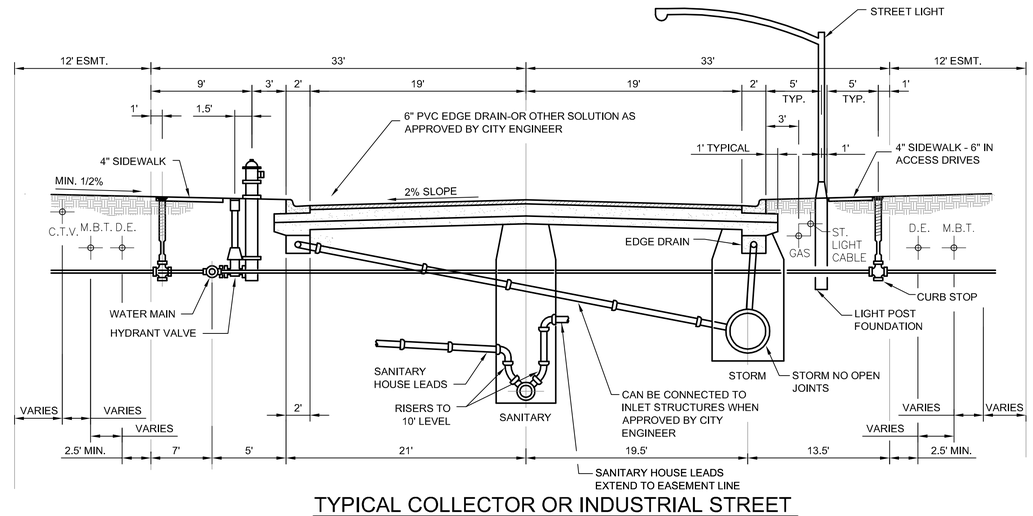
PIPE WITHIN INFLUENCE OF DRIVEN SURFACE

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

TRENCH EXCAVATION & PIPE BEDDING



TYPICAL RESIDENTIAL STREET



TYPICAL COLLECTOR OR INDUSTRIAL STREET

CITY OF BRIGHTON

STORM SEWER & STREET DETAILS
STANDARD DETAILS

Scale: PARKING
Issued Date MAY - 2014

C-13.2

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PIPE RESTRAINT SCHEDULE

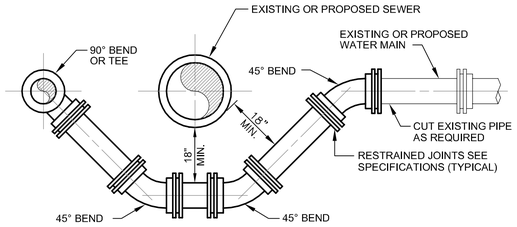
GROUND BURIED PRESSURE PIPE - POLYETHYLENE ENCASED DUCTILE IRON PIPE

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

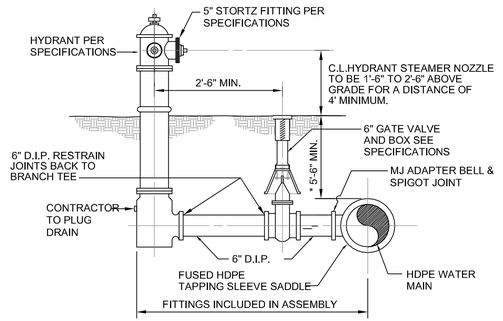
1. LENGTHS OF PIPE RESTRAINT ARE GIVEN IN FEET.
2. IF REQUIRED PIPE DIAMETER IS NOT LISTED IN THIS TABLE, THE NEXT LARGEST PIPE DIAMETER SHALL BE USED.
3. THIS TABLE IS BASED ON A TEST PRESSURE OF 180 PSI (OPERATING PRESSURE PLUS WATER HAMMER. FOR OTHER TEST PRESSURES, ALL VALUES TO BE INCREASED OR DECREASED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

* SIZE REDUCTION IS BASED UPON THE PIPE DIAMETER SHOWN IN THIS TABLE.

BASED UPON:
INTERNAL PRESSURE: 180
PIPE DEPTH: 5
BEDDING CLASS: TYPE 4
SOIL TYPE: GOOD SAND
SAFETY FACTOR: 2

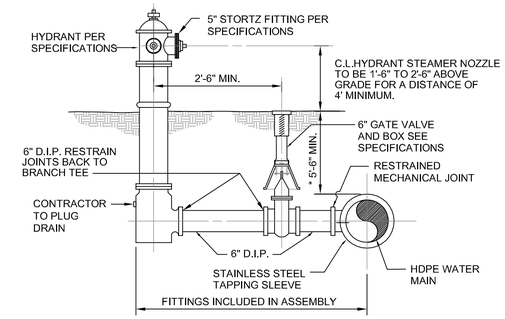


WATER MAIN UTILITY OFFSET



* SEE WATER MAIN PROFILE FOR DEPTH

WITH FUSED HDPE SADDLE



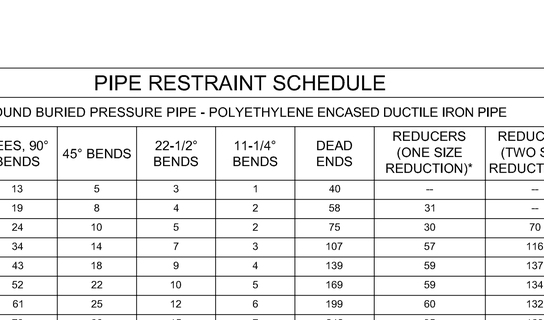
* SEE WATER MAIN PROFILE FOR DEPTH

WITH STAINLESS STEEL SADDLE

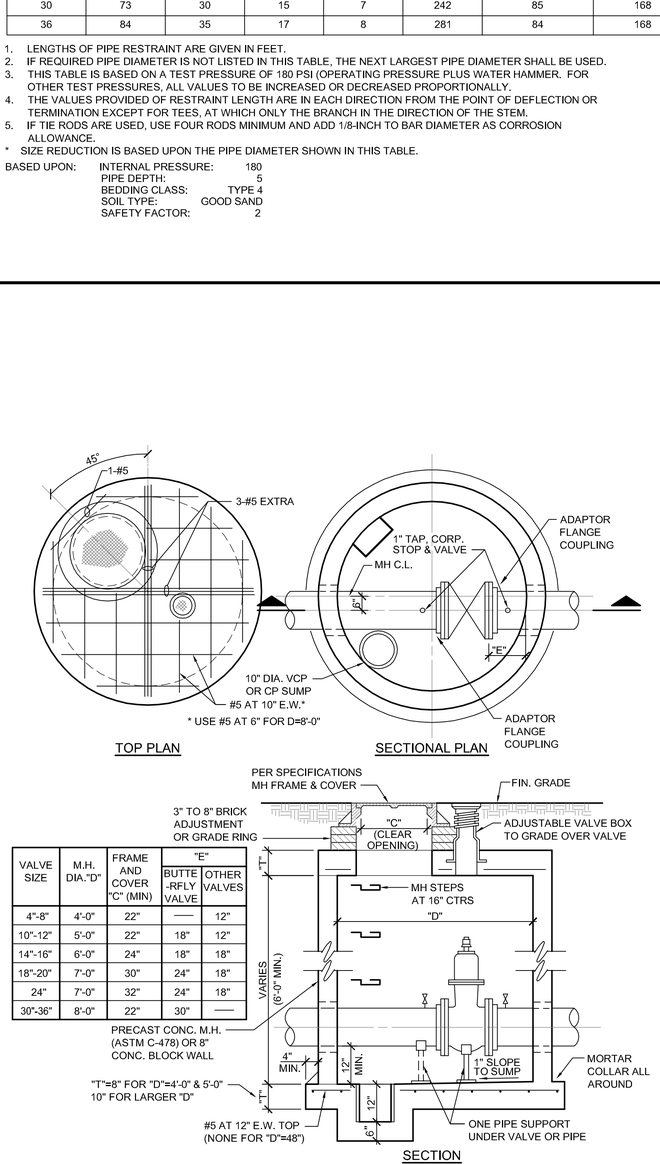
NOTE: USE OF HDPE FOR WATER MAIN APPLICATION REQUIRES SPECIAL APPROVAL FROM THE CITY OF BRIGHTON.

FIRE HYDRANT ASSEMBLY CONNECTION TO HDPE WATER MAIN

NO SCALE



TOP PLAN SECTIONAL PLAN

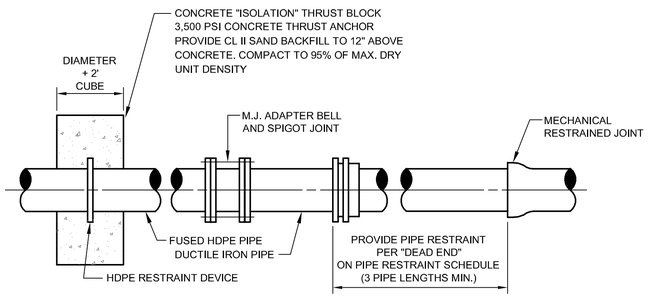


VALVE SIZE	M.H. DIA."D"	FRAME AND COVER "C" (MIN)	"E" BUTTE -RFLY VALVE	"E" OTHER VALVES
4"-8"	4'-0"	22"	—	12"
10"-12"	5'-0"	22"	18"	12"
14"-16"	6'-0"	24"	18"	18"
18"-20"	7'-0"	30"	24"	18"
24"	7'-0"	32"	24"	18"
30"-36"	8'-0"	22"	30"	—

SECTION

VALVE MANHOLE

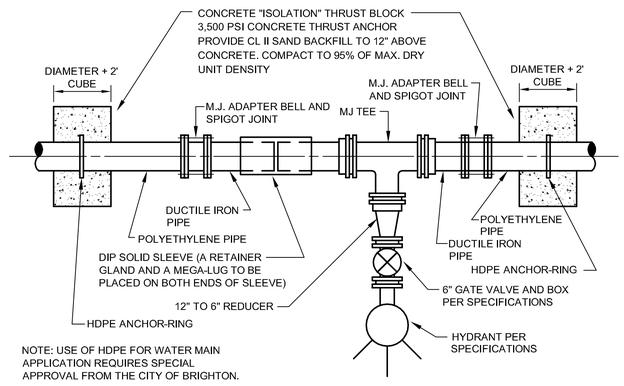
NO SCALE



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

HDPE TO DIP PIPE CONNECTION DETAIL

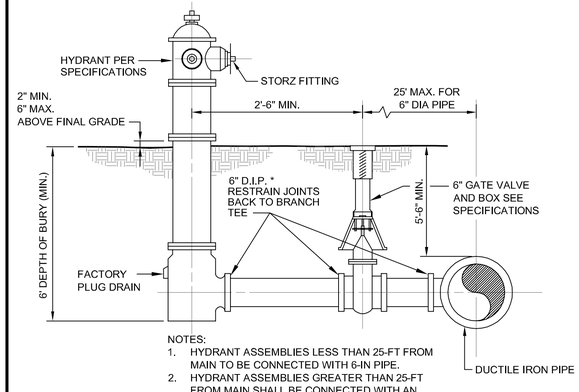
NO SCALE



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

FIRE HYDRANT ASSEMBLY DIP TEE CONNECTION TO HDPE WATER MAIN

NO SCALE



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

FIRE HYDRANT ASSEMBLY

NO SCALE

CITY OF BRIGHTON

WATER MAIN - SHEET 1 OF 2
STANDARD DETAILS

Scale: NONE
Issued Date MAY - 2014

C-13.3

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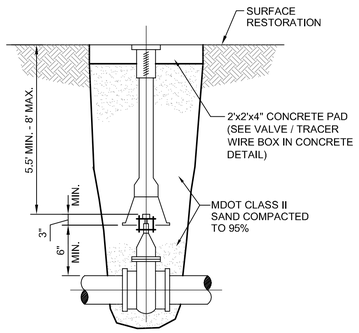
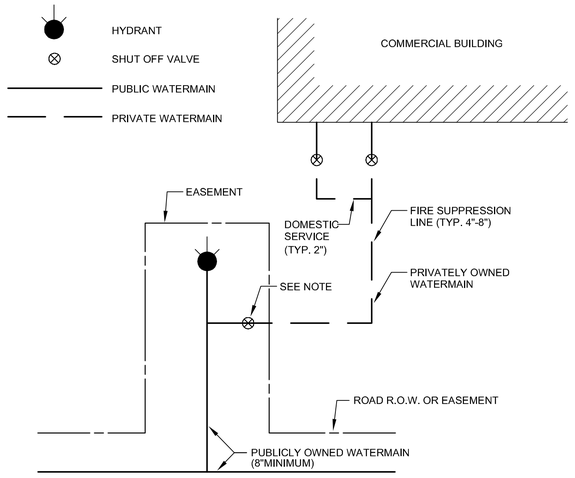


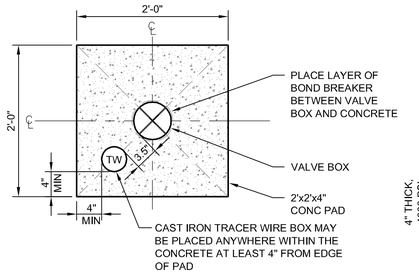
NOTES:
1. VALVE BOX SHALL NOT REST ON VALVE OR MAIN LINE PIPE.
2. A VALVE STEM EXTENSION WITH CENTERING RING IS REQUIRED FOR VALVES BURIED DEEPER THAN 6'.

GATE VALVE AND BOX



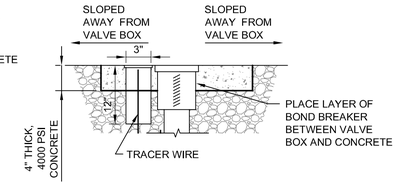
NOTE: PUBLICLY OWNED SHUT OFF VALVE TO BE LOCATED IN EASEMENT.

COMMERCIAL BUILDING WATER SERVICE LAYOUT



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

PLAN

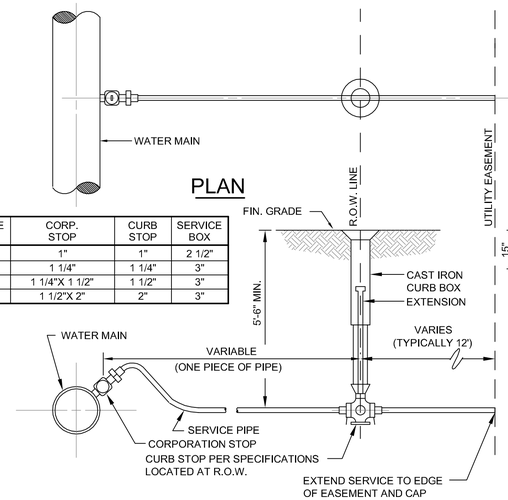


NOTE:
1. TRACER WIRE BOXES LOCATED WITHOUT A VALVE BOX ONLY REQUIRE AN 18" X 18" CONCRETE PAD.
2. TRACER WIRE BOX SHALL HAVE A LOCKING LID W/STANDARD AWWA PENTAGON KEY.

SECTION

GATE VALVE/TRACER WIRE BOX IN CONCRETE DETAIL

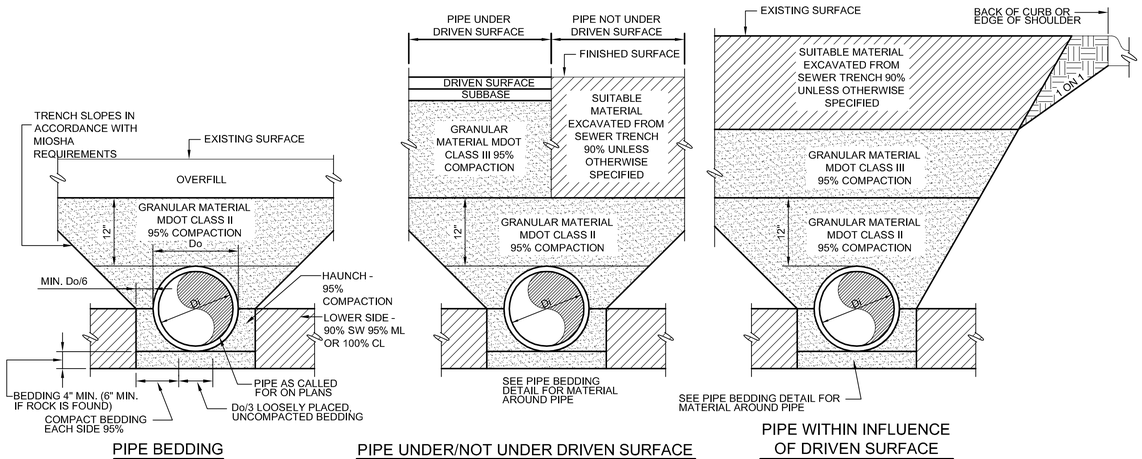
NO SCALE



CURB STOP IN PAVEMENT

SECTION

WATER SERVICE LATERAL



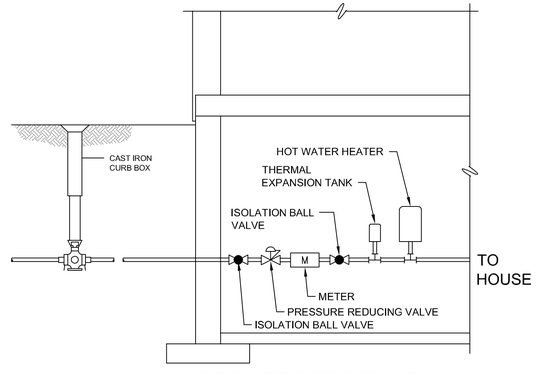
PIPE BEDDING

PIPE UNDER/NOT UNDER DRIVEN SURFACE

PIPE WITHIN INFLUENCE OF DRIVEN SURFACE

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

TRENCH EXCAVATION & PIPE BEDDING



PRIVATE RESIDENCE
PRESSURE REDUCING VALVE (PRV)

CITY OF BRIGHTON

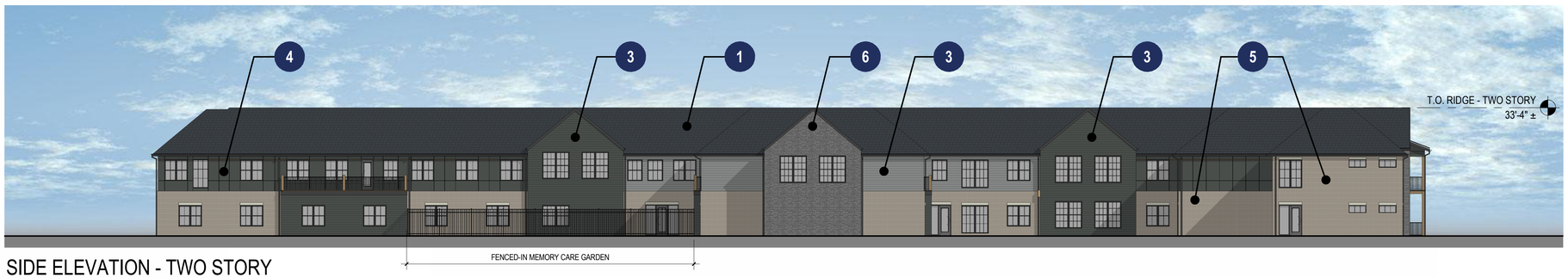
WATER MAIN - SHEET 2 OF 2
STANDARD DETAILS

Scale: NONE
Issued Date MAY - 2014

C-13.4

Thursday, October 02, 2014 10:35:05 AM DRAWING: O:\Projects\Lansing\ER12766\200-12766-00-000\CAD\SheetFiles\Standards\Brighton-std.DWG

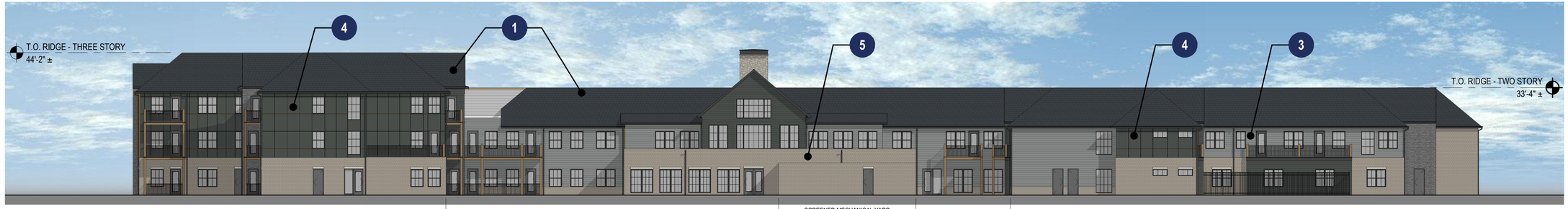
FRONT ELEVATION



SIDE ELEVATION - TWO STORY

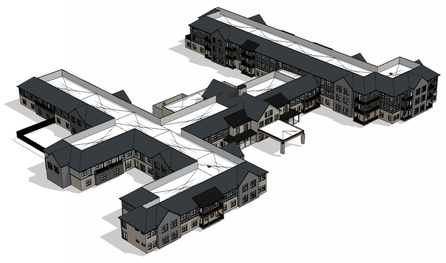
MATERIAL KEYED NOTES

1. ASPHALT SHINGLES
2. STANDING SEAM METAL ROOF
3. FIBER CEMENT PLANK LAP SIDING
4. FIBER CEMENT PANEL SIDING
5. BRICK VENEER
6. STONE VENEER



REAR ELEVATION

SIDE ELEVATION - THREE STORY



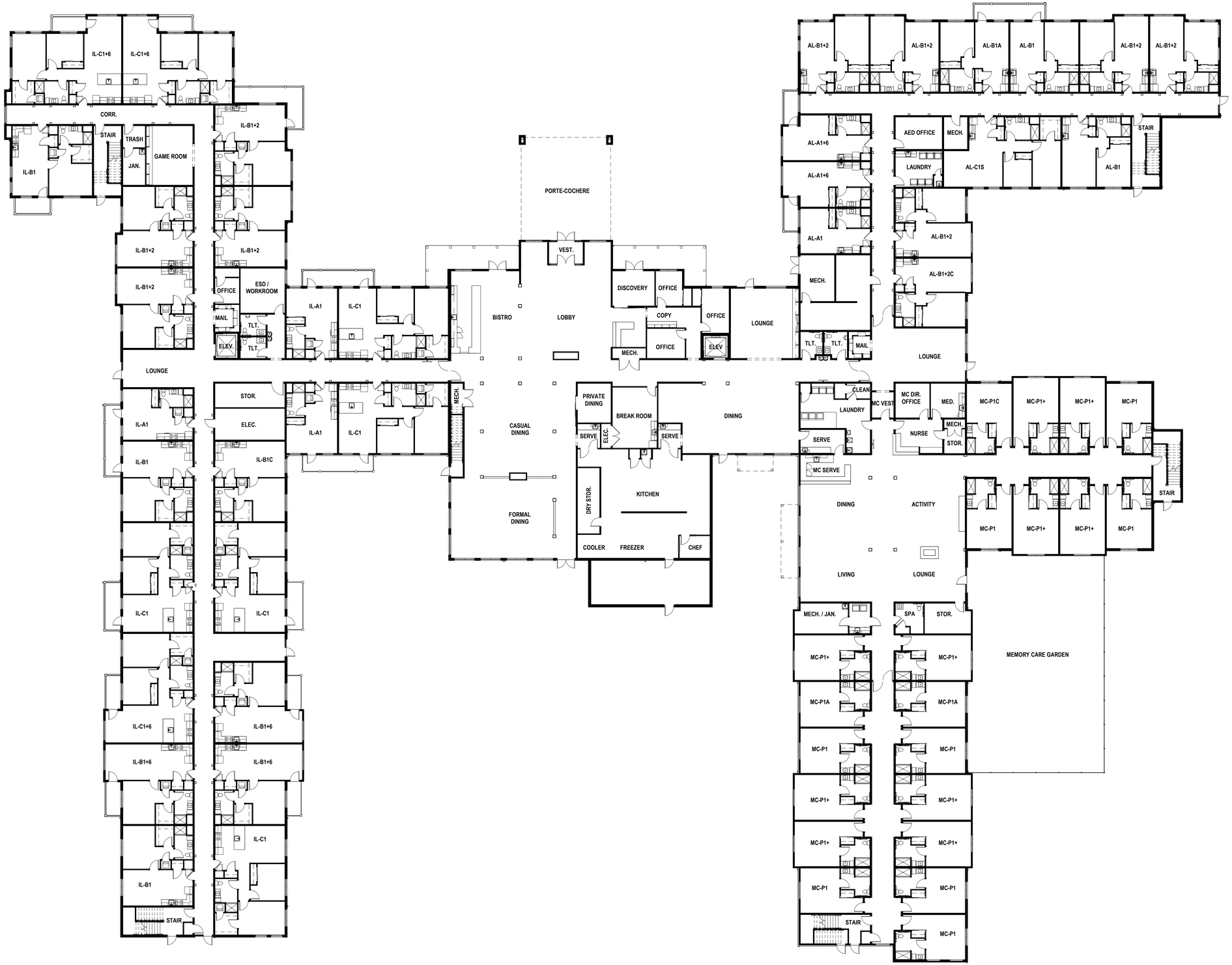
AERIAL PERSPECTIVE

CEDARHURST OF BRIGHTON

BRIGHTON, MICHIGAN

2/24/2026

BRAHMS design



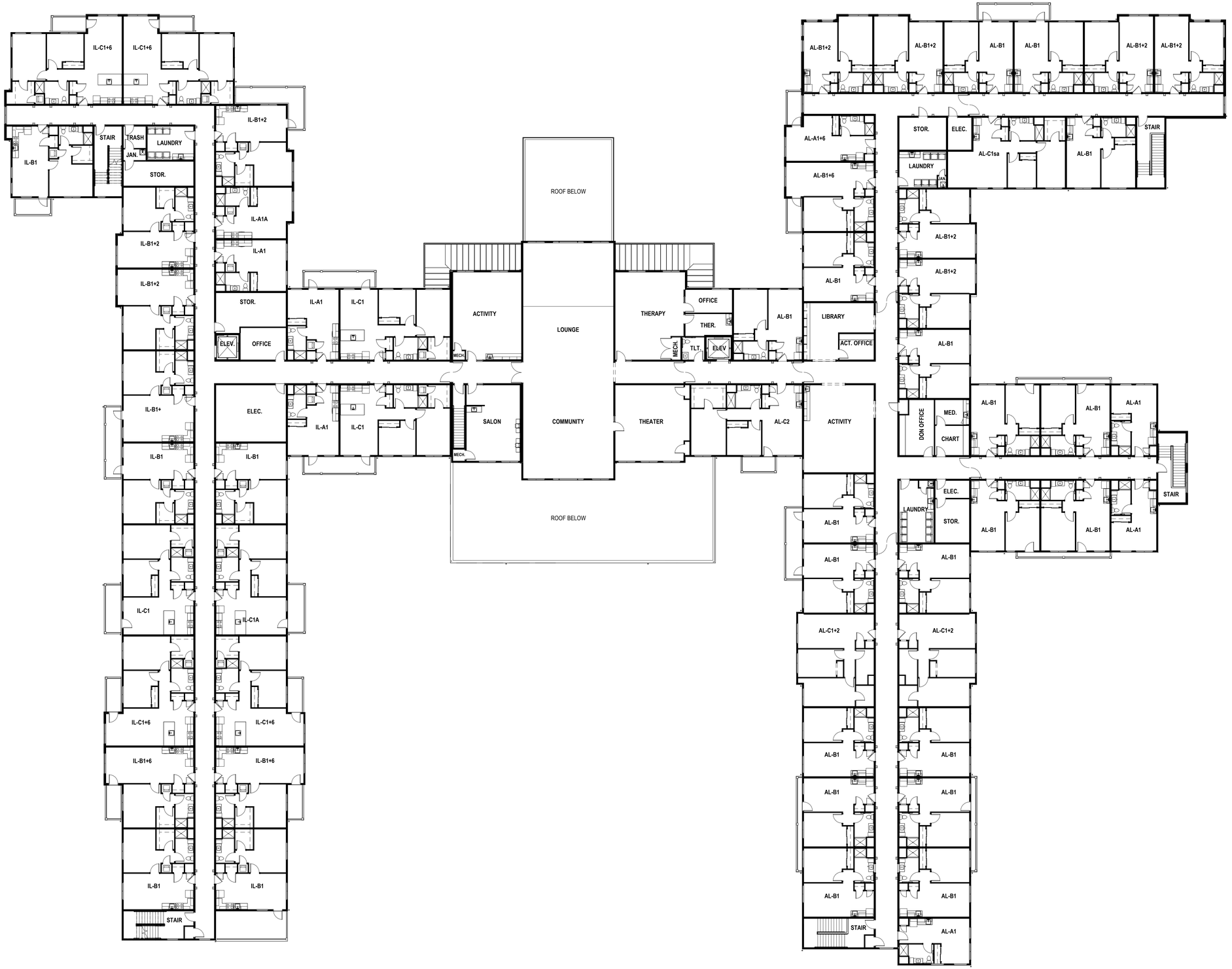
CEDARHURST OF BRIGHTON

BRIGHTON, MICHIGAN

FIRST FLOOR PLAN

2/24/2026

BRAHMS design



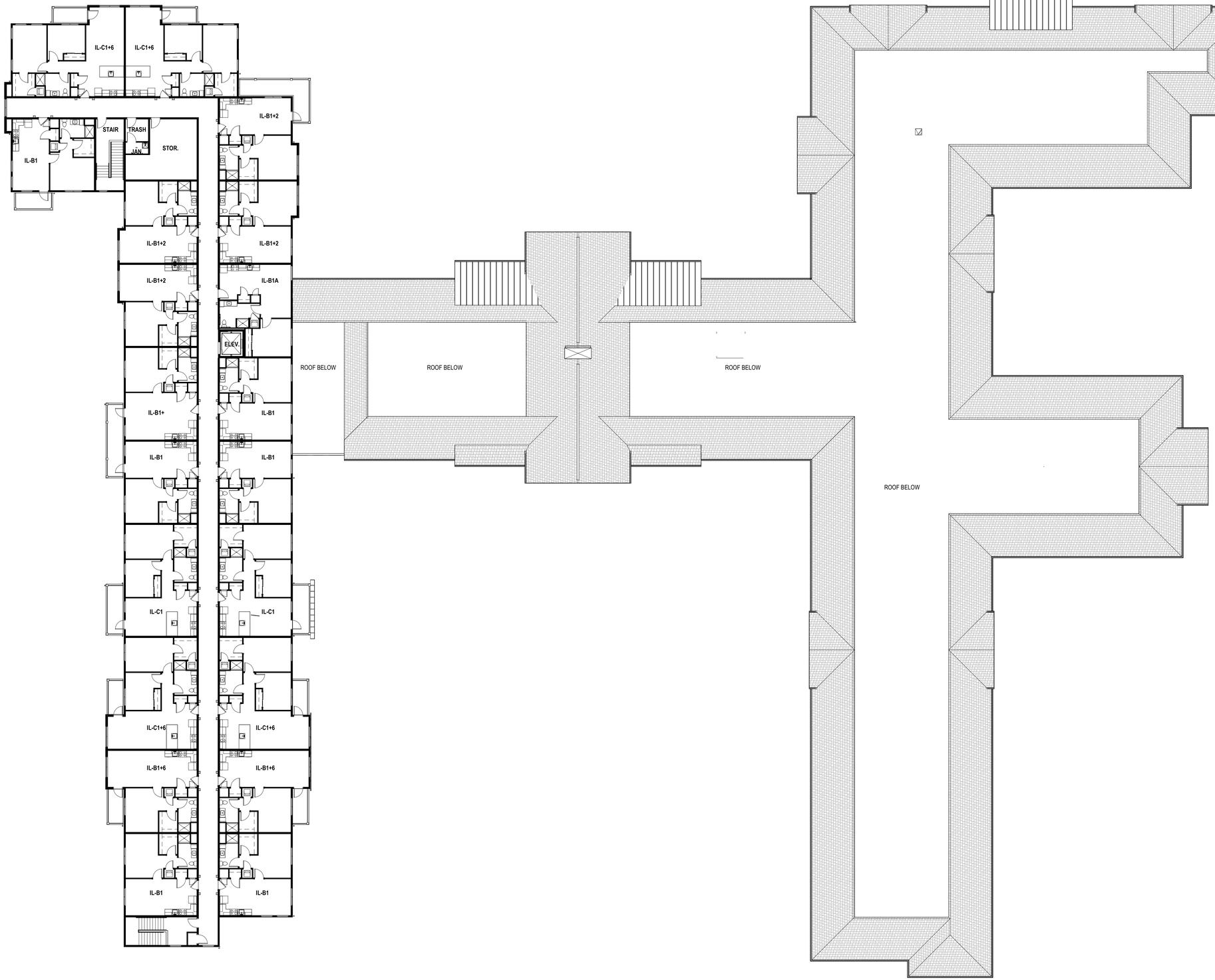
CEDARHURST OF BRIGHTON

BRIGHTON, MICHIGAN

SECOND FLOOR PLAN

2/24/2026

BRAHMS design



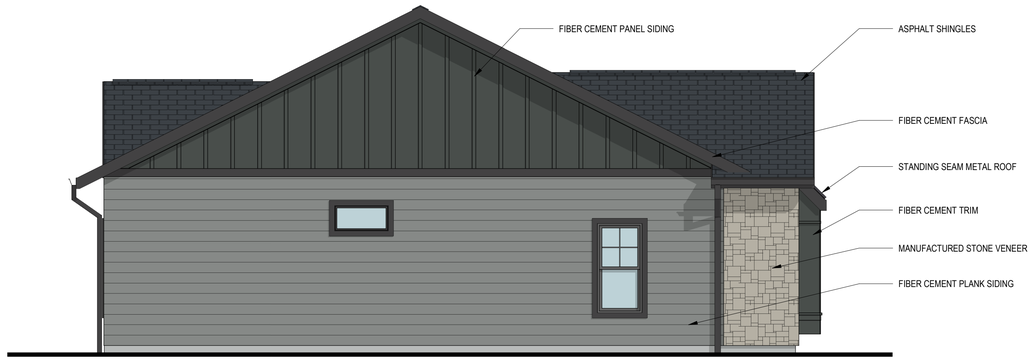
CEDARHURST OF BRIGHTON

BRIGHTON, MICHIGAN

THIRD FLOOR PLAN

2/24/2026

BRAHMS design



FINISH LEGEND

ASPHALT SHINGLES
MANUFACTURER: OWENS CORNING
PRODUCT: TRUDEFINITION DURATION
COLOR: SLATESTONE GRAY

FIBER CEMENT PLANK SIDING
MANUFACTURER: JAMES HARDIE
PRODUCT: HARDIE PLANK LAP SIDING
COLOR: GRAY SLATE

STANDING SEAM METAL ROOF
MANUFACTURER: PAC-CLAD
PRODUCT: SNAP-CLAD
COLOR: MIDNIGHT BRONZE

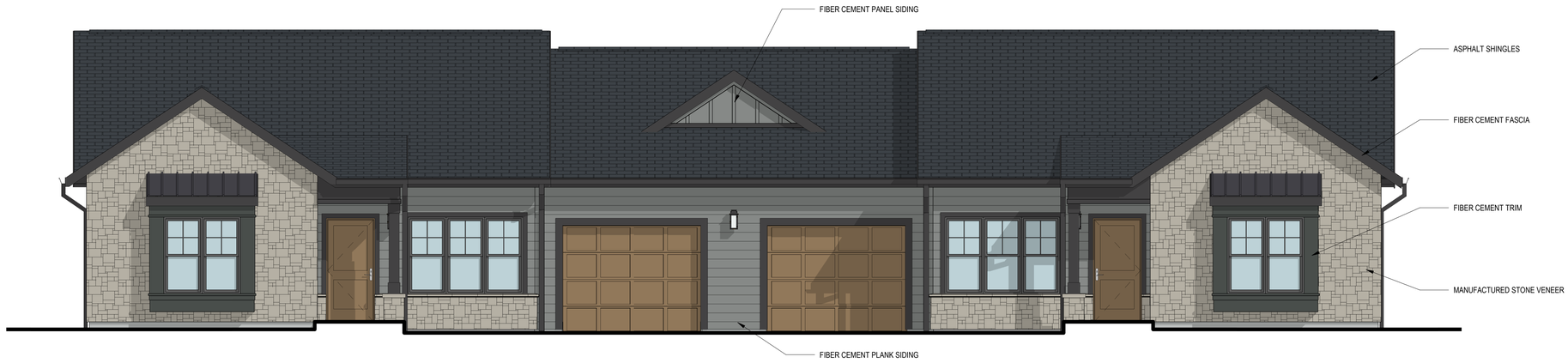
FIBER CEMENT PANEL SIDING AND TRIM
MANUFACTURER: JAMES HARDIE
PRODUCT: HARDIE PANEL SIDING W/ 1X3 VERTICAL TRIM BATTEN BOARDS
COLOR: IRON GRAY

MANUFACTURED STONE VENEER
MANUFACTURER: HORIZON STONE
PRODUCT: 9in CENTURY SERIES
COLOR: HERMITAGE
MORTAR: LIGHT, SLIGHT OVERGROUT

FIBER CEMENT FASCIA
MANUFACTURER: JAMES HARDIE
PRODUCT: HARDIE TRIM
COLOR: MIDNIGHT BLACK

DESIGN SCHEME A - SIDE ELEVATION

DESIGN SCHEME A - REAR ELEVATION



DESIGN SCHEME A - FRONT ELEVATION

BRIGHTON COTTAGES

BRIGHTON, MICHIGAN 48116

DOVER DEVELOPMENT BRAHMS construction

2/24/2026

FINISH LEGEND

ASPHALT SHINGLES
MANUFACTURER: OWENS CORNING
PRODUCT: TRUDEFINITION DURATION
COLOR: SLATESTONE GRAY

FIBER CEMENT PLANK SIDING
MANUFACTURER: JAMES HARDIE
PRODUCT: HARDIE PLANK LAP SIDING
COLOR: GRAY SLATE

STANDING SEAM METAL ROOF
MANUFACTURER: PAC-CLAD
PRODUCT: SNAP-CLAD
COLOR: MIDNIGHT BRONZE

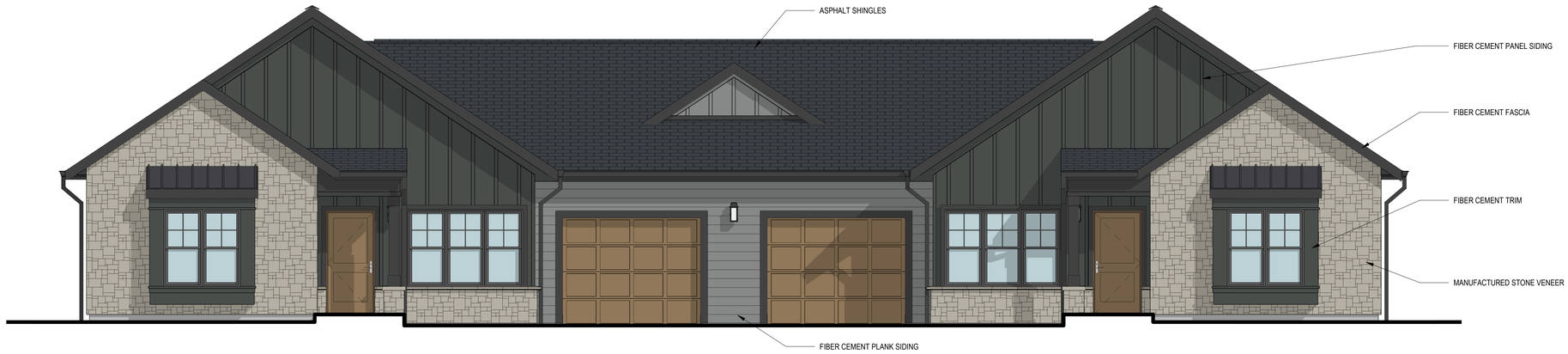
FIBER CEMENT PANEL SIDING AND TRIM
MANUFACTURER: JAMES HARDIE
PRODUCT: HARDIE PANEL SIDING W/ 1X3 VERTICAL TRIM BATTEN BOARDS
COLOR: IRON GRAY

MANUFACTURED STONE VENEER
MANUFACTURER: HORIZON STONE
PRODUCT: 9th CENTURY SERIES
COLOR: HERMITAGE
MORTAR: LIGHT, SLIGHT OVERGROUT

FIBER CEMENT FASCIA
MANUFACTURER: JAMES HARDIE
PRODUCT: HARDIE TRIM
COLOR: MIDNIGHT BLACK

DESIGN SCHEME B - SIDE ELEVATION

DESIGN SCHEME B - REAR ELEVATION



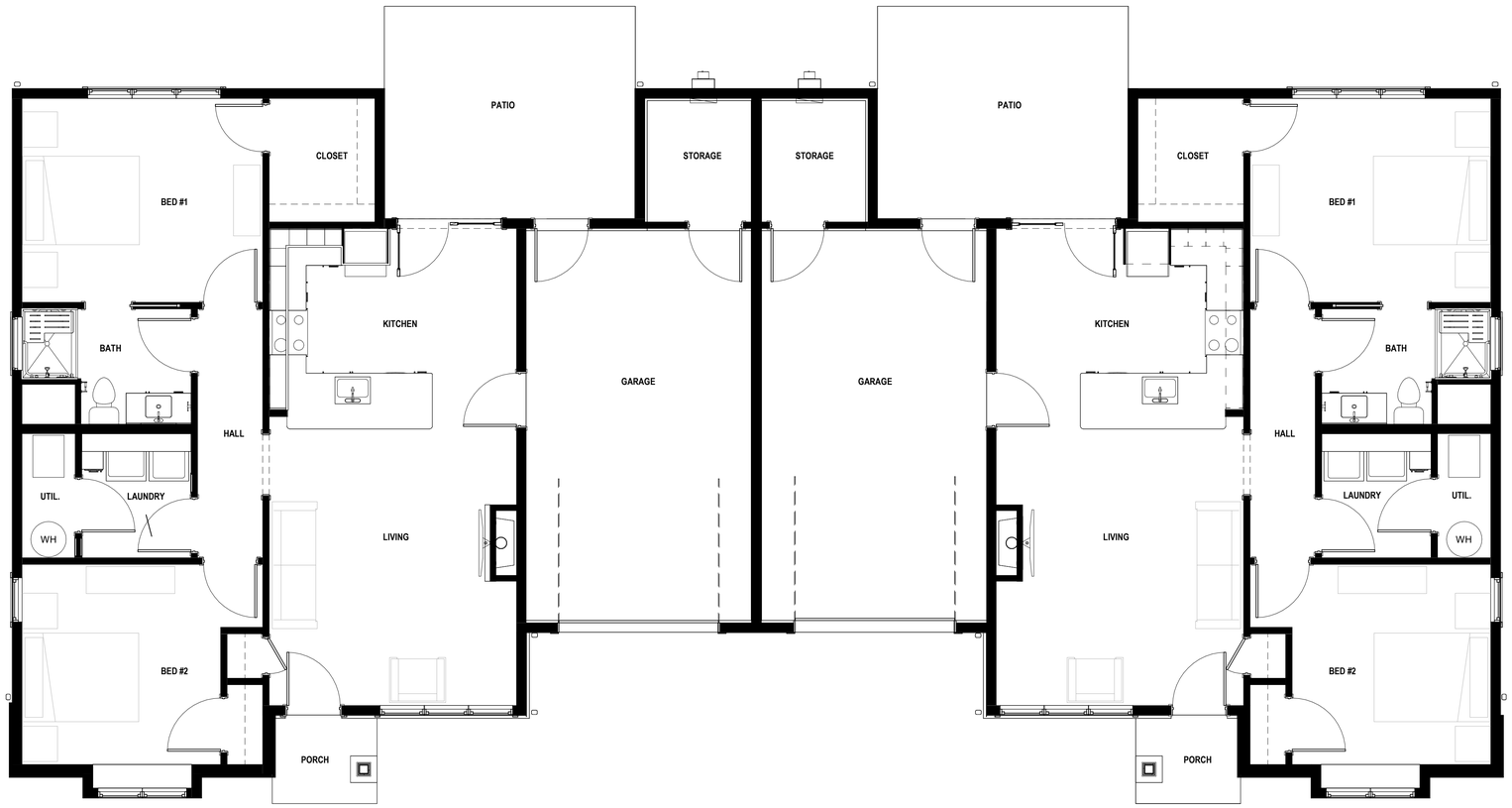
DESIGN SCHEME B - FRONT ELEVATION

BRIGHTON COTTAGES

BRIGHTON, MICHIGAN 48116

DOVER DEVELOPMENT BRAHMS construction

2/24/2026



2 BEDROOM / 1 BATHROOM - 2,760 SF

BRIGHTON COTTAGES

BRIGHTON, MICHIGAN 48116

DOVER DEVELOPMENT BRAHMS construction

2/24/2026

City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

March 24, 2026

SUBJECT: **CONSIDER AWARD OF CRACK SEALING SERVICES CONTRACT TO WOLVERINE SEALCOATING, LLC FOR AN AMOUNT NOT TO EXCEED $45,000, INCLUDING NECESSARY BUDGET AMENDMENT.**

BACKGROUND

In 2022 and 2024, staff partnered with the communities of Wixom, Milford, and Fowlerville to obtain better pricing for crack sealing. This process can lower costs for participating municipalities due to the increase in the amount of work the contractor will be doing. Additionally, by establishing material needs and work schedules early, contractors can offer better pricing to participating municipalities.

ADMINISTRATIVE SUMMARY

In our continued effort to focus on street maintenance as requested by City Council, in February of 2026, we again participated in the bid process, this time with City of Wixom, City of Linden, Bloomfield Twp, and Village of Milford. The lowest price was submitted by Wolverine Seal Coating.

We are requesting $30,000 for crack sealing of city streets, and an additional $15,000 for crack sealing downtown parking lots.

The bid contract language was developed by The City of Wixom; however, the awarded contractor will be required to sign City-approved contract documents.

Please see below pricing table for the bids submitted.

BIDDER	Overband Crack Fill (Price per Pound)
Wolverine Sealcoating	$1.15
Titan Pavement	$1.90
Thompson Construction Company	$1.30
K&B Asphalt Sealcoating, Inc.	$1.20
Scodeller Construction, Inc.	$1.55

BUDGET

Currently, there are no budgeted funds for crack sealing in either the local or major street funds. However, in response to City Council's direction to prioritize street maintenance, staff is requesting approval of a $30,000 budget amendment transferring funds from the General Fund to the Streets Funds. We do have budgeted funding in the Capital Improvement Fund for the $15,000 to cover the parking lot crack sealing.

RECOMMENDATION

Award Crack Sealing Services contract to Wolverine Seal Coating, LLC for an amount not to exceed $45,000, including the necessary budget amendment.

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

Reviewed by: Marcel Goch, DPS Director

Elizabeth Gaines, Finance Director
☒ Within Budget for $15,000 parking lot maintenance
☒ Budget Amendment Necessary and In Proper Form for $30,000 street maintenance
☐ Other _____

Reviewed &
Approved by: Gretchen Gomolka, City Manager

City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

March 24, 2026

SUBJECT: **CONSIDER APPROVAL OF THE METRO ACT RIGHT OF WAY PERMIT EXTENSION WITH KEPS TECHNOLOGIES, INC. DBA ACD.NET**

ADMINISTRATIVE SUMMARY

On February 25, 2015, the City of Brighton entered into a 5-year METRO Act permit agreement with KEPS Technologies, Inc. dba ACD.net for the use of the city's public rights-of-way for telecommunications infrastructure. In 2020 the agreement was renewed, extending the term through February 25, 2025. We have received another 5-year renewal request to extend the permit through February 25, 2030. The permit expired a year ago, their initial renewal request did not make it to our offices, and they are seeking another renewal.

KEPS Technologies, Inc. dba ACD.net has submitted a request to extend the current METRO Act agreement for an additional five-year period, through February 25, 2030. The METRO Act (Metropolitan Extension Telecommunications Rights-of-Way Oversight Act, Public Act 48 of 2002) governs the access and use of public rights-of-way by telecommunications providers and establishes a standardized process for permits, fees, and renewals. The requested extension is consistent with the provisions of the Act.

RECOMMENDATION

Staff recommends approval of the METRO Act Right of Way Permit Extension with KEPS Technologies, Inc. dba ACD.net through February 25, 2030, and authorize the City Clerk to execute on behalf of the city

Prepared by: Tara Brown, City Clerk

Reviewed &
Approved by: Gretchen Gomolka, City Manager

Attachments:

1. METRO Act Right of Way Permit Extension
2. Original Metro Act Right of Way Telecommunications Agreement

Advanced Communications & Data

January 23rd 2025

City of Brighton
200 N First St.
Brighton, MI 48116

METRO ACT RIGHT OF WAY PERMIT EXTENSION

Dear City of Brighton,

At this time, KEPS Technologies, Inc. dba ACD.net would like to extend the existing METRO Act we have with your municipality. Our current agreement expires on 2/25/2025. We would like to extend that to 2/25/2030.

If you are in agreement with this extension, please sign this agreement on the lines provided below and return within 30 days to KEPS Technologies, Inc. dba ACD.net at the address listed on the letterhead or emailed to osp@acd.net .

Additional information regarding this renewal request and other METRO Act information, may be found at http://www.michigan.gov/mpsc/.

If you have any questions, please contact the Permitting Department at 517-999-9999 or at OSP@acd.net.

Thank you for your time and cooperation in this matter that both benefits you and your constituents.

Agreed to on behalf of
City of Brighton

Name:_____

Signature:_____

Its:_____

Date:_____

KEPS Technologies, Inc. dba ACD.net acknowledges receipt of this Permit Extension granted by

Name: Steve Schoen

Signature:

Its: VP

Date: 1/23/25

KEPS Technologies, Inc. d/b/a ACD.net
1800 N. Grand River Ave.
Lansing, MI 48906

517.999.9999

METRO Act
Unilateral Form
Revised 12/06/02

RIGHT-OF-WAY TELECOMMUNICATIONS PERMIT

This permit issued this 25th day of February, 2015 by _____ City of Brighton.

1 Definitions

1.1 Date of Issuance shall mean the date set forth above.

1.2 Manager shall mean Municipality's City Clerk, or his or her designee.

1.3 METRO Act shall mean the Metropolitan Extension Telecommunications Right-of Way oversight Act, Act No. 48 of the Public Acts of 2002, as amended.

1.4 Municipality shall mean City of Brighton, a Michigan municipal corporation.

1.5 Permit shall mean this document.

1.6 Permittee shall mean ACD Telecom organized under the laws of the State of Michigan whose address is 1800 N. Grand River Avenue Lansing MI 48906.

1.7 Public Right-of-Way shall mean the area on, below, or above a public roadway, highway, street, alley, easement, or waterway, to the extent Municipality has the ability to grant the rights set forth herein. Public Right-of-Way does not include a federal, state, or private right-of-way.

1.8 Telecommunications Facilities or Facilities shall mean the Permittee's equipment or personal property, such as copper and fiber cables, lines, wires, switches, conduits, pipes, and sheaths, which are used to or can generate, receive, transmit, carry, amplify or provide telecommunication services or signals. Telecommunication Facilities or Facilities do not include antennas, supporting structures for antennas, equipment shelters or houses, and any ancillary equipment and miscellaneous hardware used to provide federally licensed commercial mobile service as defined in Section 332(d) of Part I of Title III of the Communications Act of 1934, Chapter 652, 48 Stat. 1064, 47 U.S.C. 332 and further defined as commercial mobile radio service in 47 CFR 20.3, and service provided by any wireless, two-way communications device.

1.9 Term shall have the meaning set forth in Part 7.

2 Grant

2.1 Municipality hereby issues a permit under the METRO Act to Permittee for access to and ongoing use of the Public Right-of-Way identified on Exhibit A to construct, install and maintain Telecommunication Facilities on the terms set forth herein.

2.1.1 Exhibit A may be modified by Manager upon written request by Permittee.

2.1.2 Any decision of Manager on a request by Permittee for a modification may be appealed by Permittee to Municipality's legislative body.

2.2 Overlashing. Permittee shall not allow the wires or any other facilities of a third party to be overlashed to the Telecommunication Facilities without Municipality's prior written consent. Municipality's right to withhold written consent is subject to the authority of the Michigan Public Service Commission under Section 361 of the Michigan Telecommunications Act, MCL § 484.2361.

2.3 Nonexclusive. The rights granted by this Permit are nonexclusive. Municipality reserves the right to approve, at any time, additional permits for access to and ongoing usage of the Public Right-of-Way by telecommunications providers and to enter into agreements for use of the Public Right-of-Way with and grant franchises for use of the Public Right-of-Way to telecommunications providers, cable companies, utilities and other providers.

3 Contacts, Maps and Plans

3.1 Permittee Contacts. The names, addresses and the like for engineering and construction related information for Permittee and its Telecommunication Facilities are as follows:

3.1.1 The address, e-mail address, phone number and contact person (title or name) at Permittee's local office (in or near Municipality) is Phil Brown, 1800 N. Grand River Avenue, Lansing, Michigan 48906. Phone: (517)999-3213 Fax: (517)999-3993 Email: brown.phil@acd.net.

3.1.2 If Permittee's engineering drawings, as-built plans and related records for the Telecommunication Facilities will not be located at the preceding local office, the location address, phone number and contact person (title or department) for them is Phil Brown, 1800 N. Grand River Avenue, Lansing, Michigan 48906. Phone: (517)999-3213 Fax: (517)999-3993 Email: brown.phil@acd.net..

3.1.3 The name, title, address, e-mail address and telephone numbers of

Permittee's engineering contact person(s) with responsibility for the design, plans and construction of the Telecommunication Facilities is Russell Allswede, 1800 N. Grand River Avenue, Lansing, Michigan 48906. Phone: (517)899-5609 Fax: (517)999-3993 Email: Allswede. Russell@acd.net.

3.1.4 The address, phone number and contact person (title or department) at Permittee's home office/regional office with responsibility for engineering and construction related aspects of the Telecommunication Facilities is Russell Allswede, 1800 N. Grand River Avenue, Lansing, Michigan 48906. Phone: (517)899-5609 Fax: (517)999-3993 Email: Allswede. Russell@acd.net.

3.1.5 Permittee shall at all times provide Manager with the phone number at which a live representative of Permittee (not voice mail) can be reached 24 hours a day, seven (7) days a week, in the event of a public emergency is (517)999-9999 option #1.

3.1.6 Permittee shall immediately notify Municipality in writing as set forth in Part 12 of any inaccuracies or changes in the preceding information.

3.2 Route Maps. Within ninety (90) days after the substantial completion of new Facilities in a Municipality, a provider shall submit route maps showing the location of the Telecommunication Facilities to both the Michigan Public Service Commission and to the Municipality, as required under Section 6(7) of the METRO Act, MCLA 484.3106(7).

3.3 As-Built Records. Permittee, without expense to Municipality, shall, upon forty-eight (48) hours notice, give Municipality access to all "as-built" maps, records, plans and specifications showing the Telecommunication Facilities or portions thereof in the Public Right-of-Way. Upon request by Municipality, Permittee shall inform Municipality as soon as reasonably possible of any changes from previously supplied maps, records, or plans and shall mark up maps provided by Municipality so as to show the location of the Telecommunication Facilities.

4 Use of Public Right-of-Way

4.1 No Burden on Public Right-of-Way. Permittee, its contractors, subcontractors, and the Telecommunication Facilities shall not unduly burden or interfere with the present or future use of any of the Public Right-of-Way. Permittee's aerial cables and wires shall be suspended so as to not endanger or injure persons or property in or about the Public Right-of-Way. If Municipality reasonably determines that any portion of the Telecommunication Facilities constitutes an undue burden or interference, due to changed circumstances, Permittee, at its sole expense, shall modify the Telecommunication Facilities or take such other actions

as Municipality may determine is in the public interest to remove or alleviate the burden, and Permittee shall do so within a reasonable time period. Municipality will attempt to require all occupants of a pole or conduit whose facilities are a burden to remove or alleviate the burden concurrently.

4.2 No Priority. This Permit does not establish any priority of use of the Public Right-of-Way by Permittee over any present or future permittees or parties having agreements with Municipality or franchises for such use. In the event of any dispute as to the priority of use of the Public Right-of-Way, the first priority shall be to the public generally, the second priority to Municipality, the third priority to the State of Michigan and its political subdivisions in the performance of their various functions, and thereafter as between other permit, agreement or franchise holders, as determined by Municipality in the exercise of its powers, including the police power and other powers reserved to and conferred on it by the State of Michigan.

4.3 Restoration of Property. Permittee, its contractors and subcontractors shall immediately (subject to seasonal work restrictions) restore, at Permittee's sole expense, in a manner approved by Municipality, any portion of the Public Right-of-Way that is in any way disturbed, damaged, or injured by the construction, installation, operation, maintenance or removal of the Telecommunication Facilities to a reasonably equivalent (or, at Permittee's option, better) condition as that which existed prior to the disturbance. In the event that Permittee, its contractors or subcontractors fail to make such repair within a reasonable time, Municipality may make the repair and Permittee shall pay the costs Municipality incurred for such repair.

4.4 Marking. Permittee shall mark the Telecommunication Facilities as follows: Aerial portions of the Telecommunication Facilities shall be marked with a marker on Permittee's lines on alternate poles which shall state Permittee's name and provide a toll-free number to call for assistance. Direct buried underground portions of the Telecommunication Facilities shall have (1) a conducting wire placed in the ground at least several inches above Permittee's cable (if such cable is nonconductive); (2) at least several inches above that, a continuous colored tape with a statement to the effect that there is buried cable beneath; and (3) stakes or other appropriate above ground markers with Permittee's name and a toll-free number indicating that there is buried telephone cable below. Bored underground portions of the Telecommunication Facilities shall have a conducting wire at the same depth as the cable and shall not be required to provide the continuous colored tape. Portions of the Telecommunication Facilities located in conduit, including conduit of others used by Permittee, shall be marked at its entrance into and exit from each manhole and handhole with Permittee's name and a toll-free telephone number.

4.5 Tree Trimming. Permittee may trim trees upon and overhanging the Public

Right-of-Way so as to prevent the branches of such trees from coming into contact with the Telecommunication Facilities, consistent with any standards adopted by Municipality. Permittee shall dispose of all trimmed materials. Permittee shall minimize the trimming of trees to that essential to maintain the integrity of the Telecommunication Facilities. Except in emergencies, all trimming of trees in the Public Right-of-Way shall have the advance approval of Manager.

4.6 Installation and Maintenance. The construction and installation of the Telecommunication Facilities shall be performed pursuant to plans approved by Municipality. The open cut of any Public Right-of-Way shall be coordinated with the Manager or his designee. Permittee shall install and maintain the Telecommunication Facilities in a reasonably safe condition. If the existing poles in the Public Right-of-Way are overburdened or unavailable for Permittee's use, or the facilities of all users of the poles are required to go underground then Permittee shall, at its expense, place such portion of its Telecommunication Facilities underground, unless Municipality approves an alternate location. Permittee may perform maintenance on the Telecommunication Facilities without prior approval of Municipality, provided that Permittee shall obtain any and all permits required by Municipality in the event that any maintenance will disturb or block vehicular traffic or are otherwise required by Municipality.

4.7 Pavement Cut Coordination. Permittee shall coordinate its construction and all other work in the Public Right-of-Way with Municipality's program for street construction and rebuilding (collectively "Street Construction") and its program for street repaving and resurfacing (except seal coating and patching) (collectively, "Street Resurfacing").

4.7.1 The goals of such coordination shall be to encourage Permittee to conduct all work in the Public Right-of-Way in conjunction with or immediately prior to any Street Construction or Street Resurfacing planned by Municipality.

4.8 Compliance with Laws. Permittee shall comply with all laws, statutes, ordinances, rules and regulations regarding the construction, installation, and maintenance of its Telecommunication Facilities, whether federal, state or local, now in force or which hereafter may be promulgated. Before any installation is commenced, Permittee shall secure all necessary permits, licenses and approvals from Municipality or other governmental entity as may be required by law, including, without limitation, all utility line permits and highway permits. Permittee shall comply in all respects with applicable codes and industry standards, including but not limited to the National Electrical Safety Code (latest edition adopted by Michigan Public Service Commission) and the National Electric Code (latest edition). Permittee shall comply with all zoning and land use ordinances and historic preservation ordinances as may exist or may hereafter be

amended.

4.9 Street Vacation. If Municipality vacates or consents to the vacation of Public Right-of-Way within its jurisdiction, and such vacation necessitates the removal and relocation of Permittee's Facilities in the vacated Public Right-of-Way, Permittee shall, as a condition of this Permit, consent to the vacation and remove its Facilities at its sole cost and expense when ordered to do so by Municipality or a court of competent jurisdiction. Permittee shall relocate its Facilities to such alternate route as Municipality, applying reasonable engineering standards, shall specify.

4.10 Relocation. If Municipality requests Permittee to relocate, protect, support, disconnect, or remove its Facilities because of street or utility work, or other public projects, Permittee shall relocate, protect, support, disconnect, or remove its Facilities, at its sole cost and expense, including where necessary to such alternate route as Municipality, applying reasonable engineering standards, shall specify. The work shall be completed within a reasonable time period.

4.11 Public Emergency. Municipality shall have the right to sever, disrupt, dig-up or otherwise destroy Facilities of Permittee if such action is necessary because of a public emergency. If reasonable to do so under the circumstances, Municipality will attempt to provide notice to Permittee. Public emergency shall be any condition which poses an immediate threat to life, health, or property caused by any natural or man-made disaster, including, but not limited to, storms, floods, fire, accidents, explosions, water main breaks, hazardous material spills, etc. Permittee shall be responsible for repair at its sole cost and expense of any of its Facilities damaged pursuant to any such action taken by Municipality.

4.12 Miss Dig. If eligible to join, Permittee shall subscribe to and be a member of "MISS DIG," the association of utilities formed pursuant to Act 53 of the Public Acts of 1974, as amended, MCL § 460.701 et seq., and shall conduct its business in conformance with the statutory provisions and regulations promulgated thereunder.

4.13 Underground Relocation. If Permittee has its Facilities on poles of Consumers Energy, Detroit Edison or another electric or telecommunications provider and Consumers Energy, Detroit Edison or such other electric or telecommunications provider relocates its system underground, then Permittee shall relocate its Facilities underground in the same location at Permittee's sole cost and expense.

4.14 Identification. All personnel of Permittee and its contractors or subcontractors who have as part of their normal duties contact with the general public shall wear on their clothing a clearly visible identification card bearing Permittee's name, their name and photograph. Permittee shall account for all identification cards at all times. Every service vehicle of Permittee and its contractors or subcontractors

shall be clearly identified as such to the public, such as by a magnetic sign with Permittee's name and telephone number.

5 Indemnification

5.1 Indemnity. Permittee shall defend, indemnify, protect, and hold harmless Municipality, its officers, agents, employees, elected and appointed officials, departments, boards, and commissions from any and all claims, losses, liabilities, causes of action, demands, judgments, decrees, proceedings, and expenses of any nature (collectively "claim" for this Part 5) (including, without limitation, attorneys' fees) arising out of or resulting from the acts or omissions of Permittee, its officers, agents, employees, contractors, successors, or assigns, but only to the extent such acts or omissions are related to the Permittee's use of or installation of facilities in the Public Right-of-Way and only to the extent of the fault or responsibility of Permittee, its officers, agents, employees, contractors, successors and assigns.

5.2 Notice, Cooperation. Municipality will notify Permittee promptly in writing of any such claim and the method and means proposed by Municipality for defending or satisfying such claim. Municipality will cooperate with Permittee in every reasonable way to facilitate the defense of any such claim. Municipality will consult with Permittee respecting the defense and satisfaction of such claim, including the selection and direction of legal counsel.

5.3 Settlement. Municipality will not settle any claim subject to indemnification under this Part 5 without the advance written consent of Permittee, which consent shall not be unreasonably withheld. Permittee shall have the right to defend or settle, at its own expense, any claim against Municipality for which Permittee is responsible hereunder.

6 Insurance

6.1 Coverage Required. Prior to beginning any construction in or installation of the Telecommunication Facilities in the Public Right-of-Way, Permittee shall obtain insurance as set forth below and file certificates evidencing same with Municipality. Such insurance shall be maintained in full force and effect until the end of the Term. In the alternative, Permittee may satisfy this requirement through a program of self-insurance, acceptable to Municipality, by providing reasonable evidence of its financial resources to Municipality. Municipality's acceptance of such self-insurance shall not be unreasonably withheld.

6.1.1 Commercial general liability insurance, including Completed Operations Liability, Independent Contractors Liability, Contractual Liability coverage, railroad protective coverage and coverage for property damage from perils of explosion, collapse or damage to underground utilities,

commonly known as XCU coverage, in an amount not less than Five Million Dollars ($5,000,000).

6.1.2 Liability insurance for sudden and accidental environmental contamination with minimum limits of Five Hundred Thousand Dollars ($500,000) and providing coverage for claims discovered within three (3) years after the term of the policy.

6.1.3 Automobile liability insurance in an amount not less than One Million Dollars ($1,000,000).

6.1.4 Workers' compensation and employer's liability insurance with statutory limits, and any applicable Federal insurance of a similar nature.

6.1.5 The coverage amounts set forth above may be met by a combination of underlying (primary) and umbrella policies so long as in combination the limits equal or exceed those stated. If more than one insurance policy is purchased to provide the coverage amounts set forth above, then all policies providing coverage limits excess to the primary policy shall provide drop down coverage to the first dollar of coverage and other contractual obligations of the primary policy, should the primary policy carrier not be able to perform any of its contractual obligations or not be collectible for any of its coverages for any reason during the Term, or (when longer) for as long as coverage could have been available pursuant to the terms and conditions of the primary policy.

6.2 Additional Insured. Municipality shall be named as an additional insured on all policies (other than worker's compensation and employer's liability). All insurance policies shall provide that they shall not be canceled, modified or not renewed unless the insurance carrier provides thirty (30) days prior written notice to Municipality. Permittee shall annually provide Municipality with a certificate of insurance evidencing such coverage. All insurance policies (other than environmental contamination, workers' compensation and employer's liability insurance) shall be written on an occurrence basis and not on a claims made basis.

6.3 Qualified Insurers. All insurance shall be issued by insurance carriers licensed to do business by the State of Michigan or by surplus line carriers on the Michigan Insurance Commission approved list of companies qualified to do business in Michigan. All insurance and surplus line carriers shall be rated A+ or better by A.M. Best Company.

6.4 Deductibles. If the insurance policies required by this Part 6 are written with retainages or deductibles in excess of $50,000, they shall be approved by Manager in advance in writing. Permittee shall indemnify and save harmless Municipality from and against the payment of any deductible and from the payment of any

premium on any insurance policy required to be furnished hereunder.

6.5 Contractors. Permittee's contractors and subcontractors working in the Public Right-of-Way shall carry in full force and effect commercial general liability, environmental contamination liability, automobile liability and workers' compensation and employer liability insurance which complies with all terms of this Part 6. In the alternative, Permittee, at its expense, may provide such coverages for any or all its contractors or subcontractors (such as by adding them to Permittee's policies).

6.6 Insurance Primary. Permittee's insurance coverage shall be primary insurance with respect to Municipality, its officers, agents, employees, elected and appointed officials, departments, boards, and commissions (collectively "them"). Any insurance or self-insurance maintained by any of them shall be in excess of Permittee's insurance and shall not contribute to it (where "insurance or self-insurance maintained by any of them" includes any contract or agreement providing any type of indemnification or defense obligation provided to, or for the benefit of them, from any source, and includes any self-insurance program or policy, or self-insured retention or deductible by, for or on behalf of them).

7 Term

7.1 Term. The term ("Term") of this Permit shall be until the earlier of:

7.1.1 5 years from the Date of Issuance; or

7.1.2 When the Telecommunication Facilities has not been used to provide telecommunications services for a period of one hundred and eighty (180) days by Permittee or a successor or an assignee of Permittee; or

7.1.3 When Permittee, at its election and with or without cause, delivers written notice of termination to Municipality at least one-hundred and eighty (180) days prior to the date of such termination; or

7.1.4 Upon either Permittee or Municipality giving written notice to the other of the occurrence or existence of a default by the other party under Sections 4.8, 6, 8 or 9 of this Permit and such defaulting party failing to cure, or commence good faith efforts to cure, such default within sixty (60) days (or such shorter period of time provided elsewhere in this Permit) after delivery of such notice; or

7.1.5 Unless Manager grants a written extension, one year from the Date of Issuance if prior thereto Permittee has not started the construction and installation of the Telecommunication Facilities within the Public Right-of-Way and two years from the Date of Issuance if by such time

construction and installation of the Telecommunication Facilities is not complete.

8 Performance Bond or Letter of Credit

8.1 Municipal Requirement. Municipality may require Permittee to post a bond (or letter of credit) as provided in Section 15(3) of the METRO Act, as amended [MCL § 484.3115(3)].

9 Fees

9.1 Establishment; Reservation. The METRO Act shall control the establishment of right-of-way fees. The parties reserve their respective rights regarding the nature and amount of any fees which may be charged by Municipality in connection with the Public Right-of-Way.

10 Removal

10.1 Removal; Underground. As soon as practicable after the Term, Permittee or its successors and assigns shall remove any underground cable or other portions of the Telecommunication Facilities from the Public Right-of-Way which has been installed in such a manner that it can be removed without trenching or other opening of the Public Right-of-Way. Permittee shall not remove any underground cable or other portions of the Telecommunication Facilities which requires trenching or other opening of the Public Right-of-Way except with the prior written approval of Manager. All removals shall be at Permittee's sole cost and expense.

10.1.1 For purposes of this Part 10, "cable" means any wire, coaxial cable, fiber optic cable, feed wire or pull wire.

10.2 Removal; Above Ground. As soon as practicable after the Term, Permittee, or its successor or assigns at its sole cost and expense, shall, unless waived in writing by Manager, remove from the Public Right-of-Way all above ground elements of its Telecommunication Facilities, including but not limited to poles, pedestal mounted terminal boxes, and lines attached to or suspended from poles.

10.3 Schedule. The schedule and timing of removal shall be subject to approval by Manager. Unless extended by Manager, removal shall be completed not later than twelve (12) months following the Term. Portions of the Telecommunication Facilities in the Public Right-of-Way which are not removed within such time period shall be deemed abandoned and, at the option of Municipality exercised by written notice to Permittee as set forth in Part 12, title to the portions described in such notice shall vest in Municipality.

11 Assignment. Permittee may assign or transfer its rights under this Permit, or the persons or entities controlling Permittee may change, in whole or in part, voluntarily, involuntarily, or by operation of law, including by merger or consolidation, change in the ownership or control of Permittee's business, or by other means, subject to the following:

11.1 No such transfer or assignment or change in the control of Permittee shall be effective under this Permit, without Municipality's prior approval (not to be unreasonably withheld), during the time period from the Date of Issuance until the completion of the construction of the Telecommunication Facilities in those portions of the Public Right-of-Way identified on Exhibit A.

11.2 After the completion of such construction, Permittee must provide notice to Municipality of such transfer, assignment or change in control no later than thirty (30) days after such occurrence; provided, however,

11.2.1 Any transferee or assignee of this Permit shall be qualified to perform under its terms and conditions and comply with applicable law; shall be subject to the obligations of this Permit, including responsibility for any defaults which occurred prior to the transfer or assignment; shall supply Municipality with the information required under Section 3.1; and shall comply with any updated insurance and performance bond requirements under Sections 6 and 8 respectively, which Municipality reasonably deems necessary, and

11.2.2 In the event of a change in control, it shall not be to an entity lacking the qualifications to assure Permittee's ability to perform under the terms and conditions of this Permit and comply with applicable law; and Permittee shall comply with any updated insurance and performance bond requirements under Sections 6 and 8 respectively, which Municipality reasonably deems necessary.

11.3 Permittee may grant a security interest in this Permit, its rights thereunder or the Telecommunication Facilities at any time without notifying Municipality.

12 Notices

12.1 Notices. All notices under this Permit shall be given as follows:

12.1.1 If to Municipality, to 200 N. First St., Brighton, MI 48116, with a copy to same.

12.1.2 If to Permittee, to Kevin Schoen, ACD Telecom, Inc., 1800 N. Grand River Avenue, Lansing, Michigan 48906 Phone: (517) 999-9999 Fax: (517) 999-3993 Email: Schoen.kevin@acd.net.

12.2 Change of Address. Permittee and Municipality may change its address or personnel for the receipt of notices at any time by giving notice thereof to the other as set forth above.

13 Other items

13.1 No Cable, OVS. This Permit does not authorize Permittee to provide commercial cable type services to the public, such as "cable service" or the services of an "open video system operator" (as such terms are defined in the Federal Communications Act of 1934 and implementing regulations, currently 47 U.S.C. §§ 522 (6), 573 and 47 CFR § 76.1500).

13.2 Effectiveness. This Permit shall become effective when Permittee has provided any insurance certificates and bonds required in Parts 6 and 8, and signed the acknowledgement of receipt, below.

13.3 Authority. This Permit satisfies the requirement for a permit under Section 5 of the METRO Act [MCL 484.3105].

13.4 Interpretation and Severability. The provisions of this Permit shall be liberally construed to protect and preserve the peace, health, safety and welfare of the public, and should any provision or section of this Permit be held unconstitutional, invalid, overbroad or otherwise unenforceable, such determination/holding shall not be construed as affecting the validity of any of the remaining conditions of this Permit. If any provision in this Permit is found to be partially overbroad, unenforceable, or invalid, Permittee and Municipality may nevertheless enforce such provision to the extent permitted under applicable law.

13.5 Governing Law. This Permit shall be governed by the laws of the State of Michigan.

City of Brighton

By: Dana Foster

Its: City Manager

Date: 02/25/15

Acknowledgement of Receipt: Permittee acknowledges receipt of this Permit granted by Municipality.

KEPS Technologies, Inc dba ACD.net

By: Kurt Rendler

Its: CFO

Date: 9/25/14

City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

March 24, 2026

SUBJECT: CONSIDER APPROVAL TO PURCHASE NEW SERVER, SQL LICENSING, AND NETWORK SWITCHES

ADMINISTRATIVE SUMMARY

The City's current BS&A server environment is aging and approaching the end of its useful life. As part of ongoing discussions with our IT provider, Dewpoint, it has been identified that replacement is necessary to maintain system performance, security, and reliability.

Additionally, the city utilizes BS&A software and other applications that rely on SQL licensed databases. Our current SQL licensing is out of date and no longer supported, and it makes sends to upgrade this along with the new server hardware to ensure compatibility, support, and data integrity.

This is the first step in a larger project of a network refresh project that includes upgrading switches and fiber connection for cameras, which is essential for supporting improved connectivity, system speed, and future scalability.

Staff explored pricing through the State of Michigan's MiDeal cooperative purchasing program. However, the proposed solution obtained through Dewpoint is more cost-effective while still meeting the city's technical and operational needs.

The city received two quotes (attached) from Dewpoint for these upgrades. The quote for the server and SQL licensing totals $34,058.27 and the quote for the switches, rack, wiring, etc. totals $12,945.28

BUDGET

There is $60,000 budgeted in the Capital Improvement funds for new IT hardware. There is still $47,600 remaining, which is sufficient for this project.

RECOMMENDATION

It is the recommendation of staff that City Council authorize the purchase of a new municipal server, including Microsoft SQL licensing, necessary network switches, and additional supplies for a cost not to exceed $47,003.55 and authorize the City Clerk to execute the same.

Prepared by: Tara Brown, City Clerk

Reviewed by: Elizabeth Gaines, Finance Director

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

Reviewed & Approved by: Gretchen Gomolka, City Manager

Attachments:

1. Server and SQL quote
2. Switches, rack, wiring quote

Dewpoint
Bringing Business and Technology Together

Joe Old
(810) 625-6873
jold@dewpoint.com

Date 3/13/2026
Quote # Dell PowerEdge R670
Version # 1
Expires 3/27/2026

Traci Kent
(517) 927-6469
tkent@dewpoint.com

Company: **City of Brighton**

Terms: Net 30

Line Item	Qty	Description	List Each	List Price	Price Each	Price Ext
1	1	**PowerEdge R670 (210-BNZH)**	$110,494.38	$110,494.38	$34,058.27	$34,058.27
		Estimated delivery if purchased today: April 17, 2026				
2	1	2.5" Chassis with up to 8 NVMe HWRAID Drives, Smart Flow (Front H965i)				
3	1	Intel Xeon 6 Performance 6515P 2.3G, 16C/32T, 24GT/s, 72M Cache, Turbo, (150W) DDR5-6400				
4	1	Intel Xeon 6 Performance 6515P 2.3G, 16C/32T, 24GT/s, 72M Cache, Turbo, (150W) DDR5-6400				
5	1	Additional Processor Selected				
6	1	Heatsink for 2 CPU configuration (CPU less than 225W)				
7	1	Performance Optimized				
8	1	6400MT/s RDIMMs				
9	1	C34, RAID 5 with NVMe and front PERC				
10	1	PERC H965i Controller, Front, DCMHS				
11	1	No Hard Drive				
12	1	Performance BIOS Settings				
13	1	UEFI BIOS Boot Mode with GPT Partition				
14	1	PowerEdge 1U High Performance Silver Fan				
15	1	Dual,Redundant(1+1),Hot-PlugMHSPowerSupply,1100WMM(100-240Vac)				
16	1	Riser Config 5, Rear 2x16 FH Slots (Gen5), 1x8/x16 OCP Hot Aisle				
17	1	PowerEdge R670 Motherboard for RTS 1.2, DAO				
18	1	No OCP Blanks or Cables Required				
19	1	No Cables Required				
20	1	PowerEdge 1U Standard Bezel				
21	1	Dell Luggage Tag for x8 and x10 Chassis				
22	1	BOSS-N1 controller card + with 2 M.2 960GB (RAID 1) (22x80)				
23	1	Windows Server 2025 Standard,16CORE,FI,No Med,No CAL, Multi Language				
24	1	Microsoft SQL Server 2025 Standard,OEM, Includes 5 USER CALs, NFI, ENGLISH				
25	1	Secure Enterprise Key Manager License 3.0				
26	1	Secured Component Verification				
27	1	iDRAC10, Enterprise 17G				
28	1	Dell Connectivity Client - Disabled				
29	1	Dell Connectivity Module 17G				
30	1	Dell Secure Onboarding Client 17G - Disabled				
31	1	Blank Left Ear Module				
32	1	iDRAC Legacy Password for OCP cards				
33	1	Cable Management Arm				

Line Item	Qty	Description	List Each	List Price	Price Each	Price Ext
34	1	ReadyRails Sliding Rails (A15)				
35	1	Dell Hardware Limited Warranty Plus Onsite Service				
36	1	ProSupport 4-Hour 7x24 Onsite Service 3 Years				
37	1	ProSupport 4-Hour 7x24 Technical Support and Assistance 3 Years				
38	1	On-Site Installation Declined				
39	2	16GB RDIMM 6400Mt/s, Single Rank				
40	3	3.2TB Data Center NVMe Mixed Use AG Drive U2 with carrier				
41	2	Power Cord - NEMA 5-15P to C13, 3M, 125V, 15A (North America, Guam, North Marianas, Philippines, Samoa, Vietnam)				
42	1	Broadcom 57414 Dual Port 25GbE SFP28 Adapter, OCP 3.0 NIC +Sec				
43	1	Windows Server 2025 Standard,16CORE,DF Recovery Image, Multi Lang, (Downgrade not included)				
44	1	Windows Server 2025 Standard,No Media,WS2022 Std Downgrade DF Media, Multi Language				
45	1	Windows Server 2025 Standard,No Media, WS2022 Std Downgrade w/DVD Media,Multi Lang				
46	1	Windows Server 2025 Standard,16CORE,Media Kit, Multi Lang, (Downgrade not included)				
47	1	Windows Server 2025 Standard Edition, Add License,16CORE,NO MEDIA/KEY				

Sub Total:	**$110,494.38**	**$34,058.27**
Estimated Shipping:		**$0.00**
Total:		**$34,058.27**

Purchase Order Advice

Issue and Remit to:

Dewpoint Inc.
300 S. Washington Square, Suite 200
Lansing, MI 48933
Email: tkent@dewpoint.com

Terms: It is understood that if acceptance of this proposal is acknowledged by way of the buyer's purchase order, such acceptance will be subject to the terms and conditions of this proposal with the same force and effect as though they were included on the buyer's purchase order.

*Invoice for products will be issued upon shipment.

*Subject to continuing credit approval, terms of payment are net 30 days from the invoice date unless otherwise noted.

*Prices are in US Dollars unless otherwise noted.

*All freight amounts are estimates only and subject to change.

*Product is shipped FOB origin unless otherwise noted. The carrier is liable for damages caused during shipment.

*Please consult appropriate manufacturer's specifications for verification. All DOA, defective product, and original warranty are handled through manufacturer directly. Please contact manufacturer or your Dewpoint representative for more information.

*Opened hardware product and all software product is non-returnable. Therefore, you, the customer are responsible for verifying the proposed configuration prior to ordering.

*All return credits are subject to Dewpoint and manufacturer return policies and approvals.

*Prices and discounts apply only to the specific quantities and estimated delivery schedules shown above.

*Any variation in quantity or requested delivery may result in price or discount changes.

*Quote is valid until thirty (30) days unless notated above. However, programs and prices are subject to change at any time, without notice.

*Quote subject to applicable tax.

Dewpoint
Bringing Business and Technology Together

Joe Old
(810) 625-6873
jold@dewpoint.com

Date 3/10/2026
Quote # Network Refresh
Version # 1
Expires 4/9/2026

Traci Kent
(517) 927-6469
tkent@dewpoint.com

Company: **City of Brighton**

Term: Net 30

Line Item	Qty	Description	Price	Price Ext
		Police Department		
1	1	FORTISWITCH-148F-FPOE IS A PERFORMANCEPRICE COMPETITIVE L2 MANAGEMENT SWITCH WITH 48X GE PORT 4X SFP PORT 1X RJ45 CONSOLE. PORT 1- 48 ARE POE PORTS WITH AUTOMATIC MAX 740W POE OUTPUT LIMIT 48 PORT 802.3AF OR 24 PORT 802.3AT	$1,320.88	$1,320.88
2	1	FortiSwitch-148F-FPOE 24x7 FortiCare Contract - 3Year(s) - 24 x 7	$484.33	$484.33
3	5	Fortinet FG-TRAN-SFP+LR Compatible 10GBASE-LR SFP+ 1310nm 10km DOM Duplex LC/UPC SMF Optical Transceiver Module	$38.64	$193.20
4	3	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (3Ft, Red, 1-Piece)	$11.93	$35.79
5	2	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (0.5Ft, Purple, 10-Pack)	$22.67	$45.34
6	2	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (0.5Ft, Yellow, 1-Piece)	$10.17	$20.34
7	1	FLYPROFiber- OS2 LC to LC Fiber Patch Cable | Length Options: 0.2m-300m, 1G/10GB Duplex, 9/125um Singlemode Fiber Optic Cable Cord, LSZH, 0.5Meter(1.6ft), 4pack	$35.22	$35.22
8	1	FLYPROFiber- OS2 LC to LC Fiber Patch Cable | Length Options: 0.2m-300m, 1G/10GB Duplex, 9/125um Singlemode Fiber Optic Cable Cord, LSZH, 2Meter(7ft), 2pack	$15.90	$15.90
9	1	FLYPROFiber- 5M/16ft OS2 LC to LC Fiber Patch Cable | Length Options: 0.2m-200m | 1G/10GB Single Mode Duplex 9/125um SMF Fiber Optic Cable Cord LSZH 5Meter(16ft)	$13.63	$13.63
		City Hall		

Line Item	Qty	Description	Price	Price Ext
10	2	FORTISWITCH-148F-FPOE IS A PERFORMANCEPRICE COMPETITIVE L2 MANAGEMENT SWITCH WITH 48X GE PORT 4X SFP PORT 1X RJ45 CONSOLE. PORT 1- 48 ARE POE PORTS WITH AUTOMATIC MAX 740W POE OUTPUT LIMIT 48 PORT 802.3AF OR 24 PORT 802.3AT	$1,320.88	$2,641.76
11	2	FortiSwitch-148F-FPOE 24x7 FortiCare Contract - 3Year(s) - 24 x 7	$484.33	$968.66
12	6	Fortinet FG-TRAN-SFP+LR Compatible 10GBASE-LR SFP+ 1310nm 10km DOM Duplex LC/UPC SMF Optical Transceiver Module	$38.64	$231.84
13	3	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (3Ft, Red, 1-Piece)	$11.93	$35.79
14	2	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (0.5Ft, Purple, 10-Pack)	$22.67	$45.34
15	2	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (0.5Ft, Yellow, 1-Piece)	$10.17	$20.34
16	1	FLYPROFiber- OS2 LC to LC Fiber Patch Cable | Length Options: 0.2m-300m, 1G/10GB Duplex, 9/125um Singlemode Fiber Optic Cable Cord, LSZH, 0.5Meter(1.6ft), 4pack	$35.22	$35.22
17	1	FLYPROFiber- 1M/3ft OS2 LC to LC Fiber Patch Cable | Length Options: 0.2m-300m | 1G/10GB Single Mode Duplex 9/125um SMF Fiber Optic Cable Cord LSZH 1Meter(3ft), 2pack	$13.63	$13.63
18	1	RM-FR-T10 Rack Mount for Fortinet Desktop Firewalls	$155.68	$155.68
		Department of Public Safety		
19	1	Switch - FortiSwitch 124F-FPOE - 1RU - Wired - 10Gbps - Networking / Ports Qty: 30 - Gigabit Ethernet - None Processor - 512MB RAM - 64MB Flash Memory - 100-240V AC, 50-60 Hz - 24port POE with max 370W limit and smart fan temperature control - Limited lifetime warranty	$844.41	$844.41
20	1	FortiSwitch-124F-FPOE 3 Year 24x7 FortiCare Contract - 3Year(s) - 24 x 7	$309.62	$309.62
21	1	Fortinet FG-TRAN-SFP+LR Compatible 10GBASE-LR SFP+ 1310nm 10km DOM Duplex LC/UPC SMF Optical Transceiver Module	$38.64	$38.64
22	1	6U Vertical Wall Mount Enclosure, Cold-Rolled Steel, Black (RAL9005) 20.6 inches (525mm) to 23.6 inches…	$418.17	$418.17
23	3	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (3Ft, Red, 1-Piece)	$11.93	$35.79

Line Item	Qty	Description	Price	Price Ext
24	2	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (0.5Ft, Purple, 10-Pack)	$22.67	$45.34
25	1	Rapink Patch Panel 24 Port Cat6A with Inline Keystone 10G Support, Pass-Thru Coupler UTP 19-Inch with Removable Back Bar, 1U Network Patch Panel for Cat6a,Cat6, Cat5e, Cat5 Cabling	$49.89	$49.89
		Water Treatment		
26	1	Switch - FortiSwitch 124F-FPOE - 1RU - Wired - 10Gbps - Networking / Ports Qty: 30 - Gigabit Ethernet - None Processor - 512MB RAM - 64MB Flash Memory - 100-240V AC, 50-60 Hz - 24port POE with max 370W limit and smart fan temperature control - Limited lifetime warranty	$844.41	$844.41
27	1	FortiSwitch-124F-FPOE 3 Year 24x7 FortiCare Contract - 3Year(s) - 24 x 7	$309.62	$309.62
28	3	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (3Ft, Red, 1-Piece)	$11.93	$35.79
29	2	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (0.5Ft, Purple, 10-Pack)	$22.67	$45.34
30	2	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (0.5Ft, Yellow, 1-Piece)	$10.17	$20.34
31	1	Rapink Patch Panel 24 Port Cat6A with Inline Keystone 10G Support, Pass-Thru Coupler UTP 19-Inch with Removable Back Bar, 1U Network Patch Panel for Cat6a,Cat6, Cat5e, Cat5 Cabling	$49.89	$49.89
32	1	RM-FR-T10 Rack Mount for Fortinet Desktop Firewalls	$155.68	$155.68
		Waste Water		
33	1	Switch - FortiSwitch 124F-FPOE - 1RU - Wired - 10Gbps - Networking / Ports Qty: 30 - Gigabit Ethernet - None Processor - 512MB RAM - 64MB Flash Memory - 100-240V AC, 50-60 Hz - 24port POE with max 370W limit and smart fan temperature control - Limited lifetime warranty	$844.41	$844.41
34	1	FortiSwitch-124F-FPOE 3 Year 24x7 FortiCare Contract - 3Year(s) - 24 x 7	$309.62	$309.62
35	3	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (3Ft, Red, 1-Piece)	$11.93	$35.79
36	2	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (0.5Ft, Purple, 10-Pack)	$22.67	$45.34

Line Item	Qty	Description	Price	Price Ext
37	1	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (0.5Ft, Yellow, 1-Piece)	$10.17	$10.17
38	1	Rapink Patch Panel 24 Port Cat6A with Inline Keystone 10G Support, Pass-Thru Coupler UTP 19-Inch with Removable Back Bar, 1U Network Patch Panel for Cat6a,Cat6, Cat5e, Cat5 Cabling	$49.89	$49.89
39	1	RM-FR-T10 Rack Mount for Fortinet Desktop Firewalls	$155.68	$155.68
		Spare		
40	1	FORTISWITCH-148F-FPOE IS A PERFORMANCEPRICE COMPETITIVE L2 MANAGEMENT SWITCH WITH 48X GE PORT 4X SFP PORT 1X RJ45 CONSOLE. PORT 1- 48 ARE POE PORTS WITH AUTOMATIC MAX 740W POE OUTPUT LIMIT 48 PORT 802.3AF OR 24 PORT 802.3AT	$1,320.88	$1,320.88
41	1	FortiSwitch-148F-FPOE 24x7 FortiCare Contract - 3Year(s) - 24 x 7	$484.33	$484.33
42	2	Fortinet FG-TRAN-SFP+LR Compatible 10GBASE-LR SFP+ 1310nm 10km DOM Duplex LC/UPC SMF Optical Transceiver Module	$38.64	$77.28
43	1	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (2Ft, Red, 5-Pack)	$17.61	$17.61
44	1	Cat6A UTP Super Slim Ethernet Network Cable 32AWG 550MHz, Patch Cable, 10Gigabit High Speed LAN Ethernet Cable (1Ft, Red, 5-Pack)	$16.48	$16.48
45	2	Moocci 4PC FC Male to LC Female Hybrid Optical Fiber Convertor Adapter+ 4PC LC Female to SC Male Hybrid Flange Singlemode 9/125 SM Optical Fiber Adapter Connector	$23.49	$46.98
		Sub Total:		**$12,930.28**
		Estimated Shipping:		**$15.00**
		Total:		**$12,945.28**

Issue and Remit to:

Dewpoint Inc.
300 S. Washington Square, Ste 200
Lansing, MI 48933
Email: tkent@dewpoint.com

Line Item	Qty	Description	Price	Price Ext

Terms: It is understood that if acceptance of this proposal is acknowledged by way of the buyer's purchase order, such acceptance will be subject to the terms and conditions of this proposal with the same force and effect as though they were included on the buyer's purchase order.

*Invoice for products will be issued upon shipment.

*Subject to continuing credit approval, terms of payment are net 30 days from the invoice date unless otherwise noted.

*Prices are in US Dollars unless otherwise noted.

*All freight amounts are estimates only and subject to change.

*Product is shipped FOB origin unless otherwise noted. The carrier is liable for damages caused during shipment.

*Please consult appropriate manufacturer's specifications for verification. All DOA, defective product, and original warranty are handled through manufacturer directly. Please contact manufacturer or your Dewpoint representative for more information.

*Opened hardware product and all software product is non-returnable. Therefore, you, the customer are responsible for verifying the proposed configuration prior to ordering.

*All return credits are subject to Dewpoint and manufacturer return policies and approvals.

*Prices and discounts apply only to the specific quantities and estimated delivery schedules shown above.

*Any variation in quantity or requested delivery may result in price or discount changes.

*Quote subject to applicable tax.

City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

March 24, 2026

SUBJECT: CONSIDER ESTABLISHING PROCEDURES FOR CALEB JENKINS TO PARTICIPATE IN PLANNING COMMISSION AND ZONING BOARD OF APPEALS MEETINGS REMOTELY DUE TO MILITARY DUTY

ADMINISTRATIVE SUMMARY

The City has been notified that Planning Commissioner and Zoning Board of Appeals member, Caleb Jenkins, has received military deployment orders. As a result, Mr. Jenkins has requested the ability to continue participating in public meetings remotely during his period of active service.

The Michigan Open Meetings Act generally requires members of a public body to be physically present to participate and vote. However, recent statutory amendments provide limited exceptions, including for military duty. While remote participation under these circumstances is permitted by law, it is not automatic. City Council must formally establish procedures to allow a member of the Planning Commission and Zoning Board of Appeals (ZBA) to participate remotely in compliance with the Michigan Open Meetings Act, specifically MCL 15.253(2).

RECOMMENDATION

City staff recommend establishing the following procedures for remote participation in Planning Commission and ZBA meetings by Caleb Jenkins during his absence due to active military deployment:

- The Clerk shall provide for two-way communication for each Planning Commission and Zoning Board of Appeals meeting attended remotely by Mr. Jenkins for his participation and voting;
- For each meeting attended remotely by Mr. Jenkins, the Community Development Manager shall ensure Mr. Jenkins announces prior to each meeting that he is attending remotely; but that he need not disclose his physical location;
- For each meeting attended remotely by Mr. Jenkins, the Planning Commission and Zoning Board of Appeals secretary shall ensure that the minutes reflect Mr. Jenkin's public announcement that he is attending remotely; and
- The Clerk shall ensure that the public notice for each Planning Commission and Zoning Board of Appeals meeting where Mr. Jenkins will be attending remotely announces his remote attendance and includes an email address where public comments may be provided to Mr. Jenkins prior to the meeting, and the Clerk shall forward such comments to Mr. Jenkins sufficiently in advance of such meeting.

Prepared by: Tara Brown, City Clerk

Reviewed by: Attorney Sarah Gabis

Reviewed &
Approved by: Gretchen Gomolka, City Manager

City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL
MARCH 24, 2026

SUBJECT: **CONSIDER APPROVING THE PURCHASE OF TWO DUTY PUMPS FOR THE PINE CREEK WATER STORAGE HOUSE FROM DUBOIS-COOPER ASSOCIATES AT A COST NOT TO EXCEED $36,534.**

BACKGROUND

The Pine Creek Water Storage House was constructed in 2005 to provide additional water storage for both the Pine Creek and Northern Ridge Subdivisions. This facility includes a 250,000-gallon storage tank, two duty pumps, and a high service pump. The interior of the storage tank was inspected in the fall with no major deficiencies. Staff would like to continue their efforts in upgrading assets by replacing the two duty pumps. The existing pumps are beginning to show signs of age and replacing them prior to a complete failure will help avoid more costly emergency repairs and potential service disruptions.

ADMINISTRATIVE SUMMARY

The Water Division would like to purchase two Patterson duty pumps and motors to replace the existing pumps. These pumps are 22 years old and approximately 11 years past their expected useful life. Refurbishment is not a viable option due to the size of the pumps. Because they are smaller units, the cost to refurbish them would be comparable to purchasing new pumps.

Dubois-Cooper Associates is the sole-source provider for these pumps and have been a strong partner with the City and has assisted with multiple projects, including the Pinemont Booster Station installation last fall and the current Oakridge Meadows Lift Station upgrade.

The Water Division plans to have a contractor install these pumps. An invitation to bid for the pump installation and interior pipe painting will be published soon and the scope of work will include installation of the pumps. Historically, both the Water and Wastewater Divisions have previously purchased equipment directly and then hired contractors for installation to reduce costs and complete projects more efficiently.

The contractor will be responsible for installing the pumps, verifying alignment, checking for pipe stress, confirming proper orientation, testing operation and amperage, and ensuring the pumps are installed in accordance with the manufacturer's specifications.

BUDGET INFORMATION

City Council approved $100,000 in the FY 25-26 Utilities budget for the Pine Creek Water Storage Pump and Valve Refurbishment. Staff is requesting $36,534 to be used to purchase the pumps and the remaining $63,466 will be used for the installation and pipe refurbishment.

RECOMMENDATION

Approve the purchase of two duty pumps for Pine Creek Water Storage House from Dubois-Cooper Associates at a cost not to exceed $36,534.

Prepared by: Josh Bradley, Water Plant and Regulatory Compliance Superintendent

Reviewed by: Marcel Goch, DPS Director

Elizabeth Gaines, Finance Director

☒ Within Budget

☐ Budget Amendment Necessary and In Proper Form

☐ Other _____

Reviewed &
Approved by: Gretchen Gomolka, City Manager

City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL
MARCH 24, 2026

SUBJECT: CONDUCT A FIRST READING AND CONSIDER SETTING A PUBLIC HEARING DATE OF APRIL 21, 2026, FOR PROPOSED ORDINANCE 613, AMENDMENTS TO THE CITY OF BRIGHTON CODE OF ORDINANCE, SECTION 98-5.6 "OFF-STREET PARKING REGULATIONS"

ADMINISTRATIVE SUMMARY

Ordinance 613 proposes zoning ordinance amendments to Section 98-5.6 "Off-Street Parking Regulations". The first amendment listed is regarding the parking of vehicles in residential zones, specifically the prohibiting of parking vehicles on grass. The following is the current language regarding parking in residential zones:

Parking of Vehicles in Residential Zones. Parking in the front or side yard of any residential property shall be strictly prohibited except on an asphalt, concrete or masonry-type material driveway. Parking on grass is strictly prohibited.

The intent of this language is to prohibit parking vehicles on grass within the residential zoning districts. Residential property owners now challenge the language and park vehicles on grass in their rear yard areas, which is not specifically spelled out as a prohibited area. The proposed amendment removes the front and side yard text within the current language and better aligns the regulation with the original intent.

The second amendment in the proposed ordinance consists of amendments to parking calculations for the following uses: Office, General Business, Barber/Salon uses. These uses were vetted by staff and the Planning Commission, resulting in a reduction to the number of spaces currently required.

The final amendment listed is the inclusion of new parking space calculations for uses that are not currently listed in the ordinance.

The Planning Commission conducted a public hearing on the amendments listed in proposed Ordinance 613 at their regular meeting of February 2, 2026. A motion was granted by the Commission recommending the approval of Ordinance 613 as presented.

Recommendation

Consider setting a public hearing date of April 21, 2026, for proposed ordinance 613, amendments to the City of Brighton Code of Ordinance, Section 98-5.6 "Off-Street Parking Regulations"

Prepared by: Michael Caruso, Community Development Manager

Approved by: Gretchen Gomolka, City Manager

Attachments:
1. Zoning Ordinance Amendments Proposed (Redlined Version)
2. Ordinance 613 (Draft)
3. Planning Commission Minutes

B. General Parking Requirements.

- Parking of Commercial Vehicles. All company vehicles shall be parked in an area specifically identified for such purpose. Any parking space provided for company vehicles shall be in addition to the parking requirements designated for that use unless otherwise specified. Loading and unloading shall be strictly prohibited in any area other than the designated, approved loading and unloading areas.
- Parking of Vehicles in Residential Zones. Parking **of vehicles** in ~~the front or side yard of any~~ residential property shall be ~~strictly~~ prohibited except on an asphalt, concrete or masonry-type material driveway. Parking on grass is strictly prohibited.
- Shared Parking. Except as provided for herein, all off-street parking shall be located on the same lot as the building or use the parking is intended to service. Two or more adjacent, non-residential uses, may jointly provide and use parking spaces when the hours of operation do not normally or significantly overlap. Each use and the hours of operation for each use shall be submitted for review. The City Council shall approve or reject requests for shared parking. A recordable document detailing the shared parking provisions shall be recorded with the Livingston County Register of Deeds and a copy shall be made a part of the City's zoning file prior to any permits being issued.
  The number of shared parking spaces may be calculated as follows:
  a. Determine the minimum amount of parking required for each land use as a separate use;
  b. Multiply each amount by the corresponding percentage for each of the five time periods;
  c. Calculate the column total for each time period;
  d. The column total with the highest value is the parking space requirement.

Table 98-5.6.B.3 Shared Parking Calculation

	_	_	_	_	_
Office/Industrial	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Hotel	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment/Recreation	40%	100%	80%	100%	10%

For example, in a mixed-use development—Office, Retail and Entertainment, the assumption is that the individual land uses would have the following parking space requirements:

- Office 300 spaces
- Retail 280 spaces
- Entertainment 100 spaces
- Total 680 spaces

Table 98-5.6.E Off-Street Parking Requirements		
Use		Minimum Parking Spaces
A. Residential		
	1. Single-family and two-family dwellings	Two (2) per dwelling unit
	2. Multiple-family apartments or condo	Two (2) for each dwelling unit, plus one-half (½) parking space for each bedroom over two (2), plus one (1) for every four (4) dwelling units. Efficiency dwelling units shall require one (1) parking space each.
	3. Multiple-family, Senior housing	One-half (1) for two dwelling units, and one (1) for each employee on the largest work shift
	4. Assisted living facility	One (1) for two (2) dwelling units, plus one (1) for each employee on the largest work shift
	5. Rooming or boarding house	One (1) for each two (2) sleeping rooms
	6. Mobile home park	Two (2) for each mobile home site and one (1) for each employee on the largest shift that does not live on-site
	7. Bed and breakfast	Two (2) parking spaces plus one (1) for each guest room
B. Commercial / Office / Service Uses		
	1. Automobile gas station	One (1) for each employee on maximum work shift
	2. Automobile gas station with convenience mart	One (1) for each 200 square feet of GFA, plus one (1) for each employee on maximum work shift
	3. Automobile service or repair	Two (2) for each service bay, plus one (1) for each employee on the largest shift
	4. Bank or financial institution	One (1) for every 200 square feet of GFA, plus required stacking
	5. Barber and beauty salon	~~Three (3)~~ Two and one half (2.5) for each hair or nail chair, and one (1) for each tan bed/booth
	6. Bowling center	Five (5) per lane
	7. Car wash (automatic or self-service)	One (1) for each employee on the largest shift, plus four (4) stacking spaces per bay for self-serve, and seven (7) stacking spaces for each automatic bay. A washing space is not a parking or stacking space

Table 98-5.6.E Off-Street Parking Requirements (continued)		
Use		Minimum Parking Spaces
B. Commercial / Office / Service Uses (continued)		
	8. Caterer	One (1) for each employee on the largest shift, plus one (1) for each company vehicle
	9. Day care facility	One (1) space for each employee on the largest work shift, plus one (1) for each 500 square feet of GFA
	10. Funeral home or mortuary	One (1) for every 150 square feet of GFA
	11. Furniture, Household equipment	One (1) for each 600 square feet of GFA
	12. Golf course	Six (6) for each hole
	13. Grocery store	One (1) for each 325 square feet of GFA
	14. Hotel or motel	One (1) per guest room plus one (1) for each employee on the largest work shift
	15. Laundromat	One (1) for each two (2) washing machines
	16. Manufacturing, utility, research, and development facilities	One (1) for each employee on the largest work shift plus one (1) for each 200 square feet of office reception area
	17. Motor vehicle body/paint shop	One (1) for each employee on the largest work shift, including one (1) for each company vehicle. In addition, two (2) parking spaces are required for each service bay. No required parking space may be used for the temporary storage of vehicles to be serviced
	18. Motor vehicle sales and service	One (1) per 200 square feet of office and showroom, plus three (3) for each service bay
	19. Office, General business	One (1) for each ~~200~~ 300 square feet of GFA. ~~when walls are fixed. Offices with moveable walls require one for each 150 square feet of GFA~~
	20. Office, limited business (no on-site service or clientele)	One (1) for each employee on the largest shift plus one (1) for each 1,000 square feet of floor area
	21. Office, medical or dental (clinic)	~~General practice, pediatrician~~ One (1) per ~~100~~ 200 square feet of GFA. ~~Specialty practice - One (1) per 150 square feet of GFA~~
	22. Open air business	One (1) for each 600 square feet of lot area
	23. Outdoor recreation	One (1) for each 500 feet of use area

Table 98-5.6.E Off-Street Parking Requirements (continued)		
Use		Minimum Parking Spaces
B. Commercial / Office / Service Uses (continued)		
	24. Retail (except as otherwise specified)	One (1) for each 300 square feet of GFA
	25. Restaurant or Tavern	One (1) for each 100 square feet of GFA. If an establishment has no provision for on-site consumption, the parking requirement is one (1) parking space for each 200 square feet of GFA
	26. Salvage yard	One (1) space per acre
	27. School, trade or business	One (1) space for each instructor and employee on maximum work shift and one (1) parking space for each two (2) persons up to the maximum capacity established by the fire chief
	28. Self-service storage facility	Two (2) spaces for each employee that lives on site and/or one (1) parking space for each employee on the largest work shift
	29. Veterinarian	One (1) for each employee on the largest work shift, plus two (2) for each exam room
	30. Warehouse	One (1) for each employee on the largest shift plus one (1) for each 200 square feet of office reception area
	31. Fitness Centers and Health Clubs	One (1) per 250 square feet of GFA.
	32. Urgent Care / Emergency Clinics	Two (2) per exam room / table and one (1) for each employee on the largest shift.
C. Institutional Uses		
	1. Club or lodge	One (1) for each three (3) people allowed by fire chief
	2. Correctional facilities	One (1) for every two (2) beds
	3. Nursing home	One (1) for every three (3) beds plus one (1) for each employee on the largest shift
	4. Places of worship, theaters, auditoriums, clubs, lodges, and assembly halls	■ One (1) space for each three (3) seats. For pew or bleacher seating, one (1) seat is considered to be 24 inches of seating area width. ■ In cases where seating is not provided, one (1) space for each three (3) persons allowed by capacity, as determined by the fire chief

CITY OF BRIGHTON
ORDINANCE NO. 613

AN ORDINANCE OF THE CITY OF BRIGHTON, MICHIGAN; AMENDING CHAPTER 98, "ZONING" OF THE CODE OF ORDINANCE AS FOLLOWS:

THE CITY OF BRIGHTON, LIVINGSTON COUNTY, HERBY ORDAINS:

Amend Section 98-5.16 (B) "General Parking Requirements" by replacing paragraph 2 with the following new language:

2. Parking of Vehicles in Residential Zones. Parking of vehicles in residential property shall be prohibited except on an asphalt, concrete or masonry-type material driveway. Parking on grass is strictly prohibited.

Amend Table 98-5.6 E "Off-Street Parking Requirements" by replacing Subsections B(5), B(19), and B(21), with the following new language:

5. Barber and Beauty Salon - Two and one-half (2.5) for each hair or nail chair, and one (1) for each tan. bed/booth.

19. Office, General Business - One (1) for each 300 square feet of GFA .

21. Office, Medical or Dental - One (1) per 200 square feet of GFA.

Amend Table 98-5.6 E "Off-Street Parking Requirements" Subsection B, by adding the following new language:

31. Fitness Centers, Health Clubs - One (1) per 250 square feet of GFA.

32. Urgent Care / Emergency Clinics - Two (2) per exam room or table and one (1) for Each employee on the largest shift.

Effective Date:

This ordinance shall take effect fifteen (15) days after the enactment, and after publication as provided by law and the Charter.

DRAFT

YEAS: Council Member(s)_____

NAYS: Council Member(s)_____

ABSTAIN: Council Member(s)_____

ABSENT: Council Member(s)_____

As the Clerk for the City of Brighton , Livingston County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the City of Brighton Council at a regular meeting held on _____, 2026.

_____
Tara Brown, City Clerk

First Reading:

Brief Publication:

Second Reading:

Public Hearing:

Adoption:

Full Publication:

DRAFT

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

1. Call to order/roll call
Commissioner Petrak called the meeting to order at 7:00 p.m.

Commissioners present: Jim Bohn, Susan Gardner, Chuck Hundley, Caleb Jenkins, Dave Petrak, Tom McCallion, and Jim Johnston
Commissioners absent: Chris Passeri and Matt Smith.
Others present: Community Development Manager Michael Caruso and Assistant to the Community Development Manager Kelly Haataja.

Motion by Commissioner Hundley, seconded by Commissioner Jenkins, to excuse Commissioners Passeri and Smith for personal reasons. **The motion carried, 7-0.**

2. Consider approval of consent agenda

Consent Agenda Items

a. **Approval of January 5, 2026, regular meeting minutes**
b. **Approval of February 2, 2026, meeting agenda**

Motion by Commissioner Gardner, seconded by Commissioner Johnston to approve the consent agenda as presented. **The motion carried, 7-0.**

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.

4. Public Hearings

a. **Conduct a public hearing and consider a recommendation of approval for Ordinance 613. Proposed amendments to Chapter 98-5.6 (B), Parking of Vehicles in Residential Zones. Proposed amendments to Chapter 98-5.6 (E), Off-Street Parking Requirements.**

Commissioner Petrak opened the Public Hearing at 7:02 p.m. Hearing and seeing no comment, the Public Hearing was closed.

Motion by Commissioner Johnston, seconded by Commissioner Hundley to recommend approval for Ordinance 613. **The motion carried, 7-0.**

b. **Conduct a public hearing and consider a recommendation of approval for Ordinance 614. Proposed amendments to Chapter 98-7.6 (A), Certificate of Occupancy and Compliance.**

Commissioner Petrak opened the Public Hearing at 7:03 p.m. Hearing and seeing no comment, the Public Hearing was closed.

Mr. Caruso noted that the City Attorney is reviewing the definitions of “occupant” and “tenant” and will determine which term is most appropriate for use in the amendment.

Commissioner Johnston asked whether the amendment also applies to temporary and conditional occupancy. Mr. Caruso confirmed that it does.

Motion by Commissioner Johnston, seconded by Commissioner Gardner to recommend approval for Ordinance 614. **The motion carried, 7-0.**

c. Conduct a public hearing and consider a recommendation of approval for Ordinance 615. Rezoning of three parcels from Conditional Zoned, C2-General Business, to C2-General Business.

Commissioner Petrak opened the Public Hearing at 7:08 p.m. Hearing and seeing no comment, the Public Hearing was closed.

Motion by Commissioner Johnston, seconded by Commissioner Hundley to recommend approval for Ordinance 615. **The motion carried, 7-0.**

Unfinished Business

5. Consider a resolution of adoption for the Master Plan Update.
Motion by Commissioner Gardner, seconded by Commissioner Bohn to take from the table the motion relating to the Master Plan Update that was tabled at the previous meeting. **The motion carried, 7-0.**

Commissioner Petrak reiterated his objection to allowing four-to five-story buildings within the Downtown Business District.

Motion by Commissioner Gardner, seconded by Commissioner Hundley to approve a resolution of adoption for the Master Plan Update. **The motion carried 6-1, by roll call vote. Commissioner Petrak opposed.**

New Business
None

Other Business
6. Staff updates
Mr. Caruso noted that there will be no meeting on February 17 due to Presidents' Day and raised concerns regarding flaws in the accessory structure ordinance, recommending a possible review.

7. Commissioner report
No report.

Other Business
8. Call to the public
Commissioner Petrak opened the call to the public at 7:27 p.m. Hearing and seeing no comments, the call to the public was closed

9. Adjournment
Motion by Commissioner Gardner, seconded by Commissioner Johnston to adjourn the meeting at 7:27 p.m. **The motion carried, 7-0.**

Drafted by:
Kelly Haataja, Assistant to the Community Development Manager

City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL
MARCH 24, 2026

SUBJECT: CONDUCT A FIRST READING AND SET A PUBLIC HEARING DATE OF APRIL 21, 2026, FOR PROPOSED ORDINANCE 615, AMENDMENTS TO THE CITY OF BRIGHTON CODE OF ORDINANCES, CONDITIONAL ZONED PROPERTIES

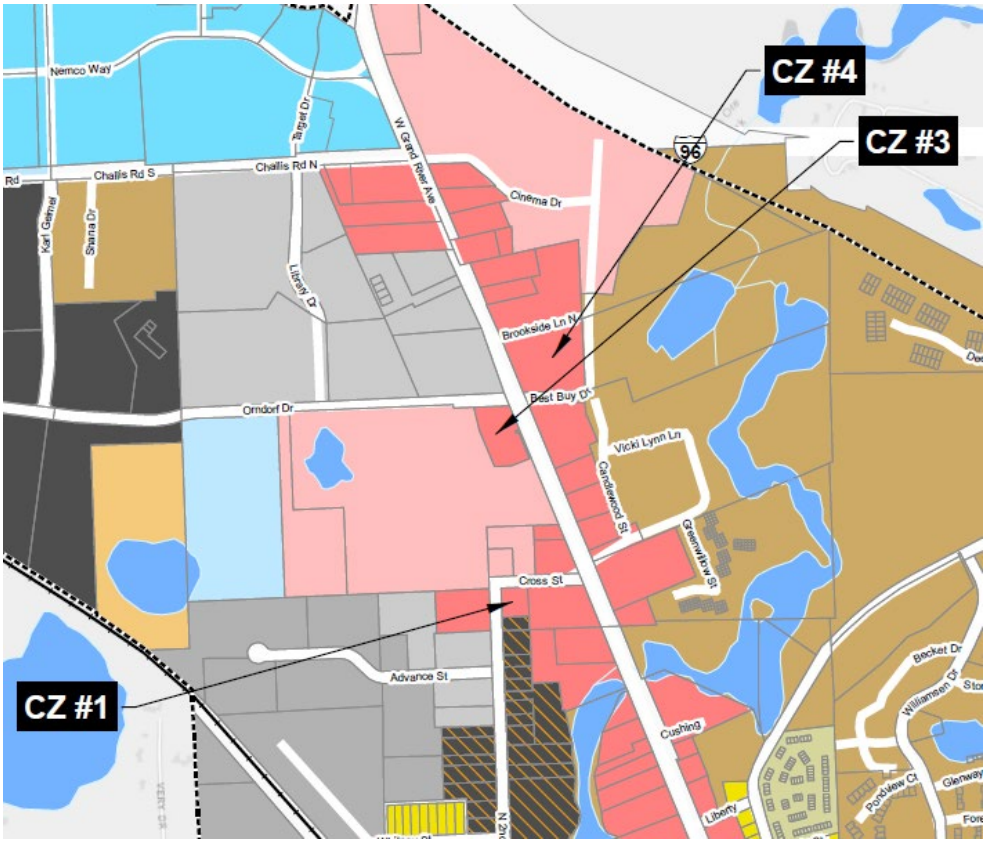
ADMINISTRATIVE SUMMARY

Ordinance 615 proposes amendments to the city's zoning map regarding conditionally zoned parcels. Conditional zoning is defined as the following:

Conditional zoning is a legislative process of rezoning, allowing property owners to propose site-specific conditions—such as land use restrictions or development limitations. It acts as a negotiated, legally binding contract between developers and local governments to mitigate project impacts and often revert to a parcel's previous zoning if conditions are not met.

Once a parcel is conditionally zoned, any future development or redevelopment of the parcel is subject to the agreed upon conditions. Over time, it can sometimes hinder a property owner from redeveloping a parcel that better aligns with the current landscape and demographics of a community. During the master plan update sessions, the zoning map was reviewed by the Planning Commission, and the following conditionally zoned parcels were viewed as sites better served by removing the conditional zoned status, giving the property owner a wider scope of use opportunities.

- Conditionally zoned parcels 1, 3, and 4, listed on the city zoning map (marked CZ in black boxes on image below).



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL
MARCH 24, 2026

The Planning Commission conducted a public hearing for the proposed zoning map amendments listed in Ordinance 615, at their regular meeting of February 2, 2026. A motion was granted by the Commission recommending the approval of Ordinance 615 as presented.

Recommendation

Conduct a first reading and set a public hearing date of April 21, 2026, for proposed Ordinance 615, amendments to the City of Brighton Code of Ordinances, Conditional Zoned Properties

Prepared by: Michael Caruso, Community Development Manager

Approved by: Gretchen Gomolka, City Manager

Attachments:
1. Ordinance 615 (Draft)
2. Planning Commission Minutes

CITY OF BRIGHTON
ORDINANCE NO. 615

AN ORDINANCE OF THE CITY OF BRIGHTON, MICHIGAN; REGARDING AMENDMENTS TO THE ZONING MAP DESCRIBED IN CHAPTER 98 "ZONING"

THE CITY OF BRIGHTON, LIVINGSTON COUNTY, HERBY ORDAINS:

The following real properties are hereby rezoned from "Conditionally Zoned, C2-General Business" to "C2-General Business"

Parcel ID 4718-30-100-031 (Commonly known as 8262 Cross Street), Legal Description:
SEC. 30 T2N R6E, COMMENCING AT THE WEST 1/4 CORNER OF SEC 30, TH S 88* 25' 05" E 1744.09 FT ALONG THE EAST AND WEST 1/4 LINE OF SAID SEC 30, TH N 01* 30' 00" E 11.48 FT ALONG THE EAST LINE OF SECOND ST (66 FT WIDE ROW), ALSO BEING THE WEST LINE OF "BRIGHT HAVEN SUBDIVISION" (LIBER 8 OF PLATS, PG 25, LIVINGSTON COUNTY RECORDS) TO A PT ON THE LINE CALLED ON SAID PLAT: "EAST & WEST 1/4 LINE OF SEC 30;" TH CONTINUING ALONG SAID EAST LINE OF SECOND STREET, N 01* 32' 39" E 86 FT TO THE POB; TH CONTINUING ALONG SAID EAST LINE OF SECOND STREET, N 01* 32' 39" E 153.19 FT, TH S 88* 21' 58" E 151.80 FT, TH S 01* 32' 39" W 151.86 FT, TH N 88* 52' 01" W 151.80 FT TO POB .53 AC CORR

Parcel ID 4718-30-100-087 (Commonly known as 8610 W Grand River), Legal Description:
T2N,R6E, SEC 30, BEG AT A PT WHICH IS NO1836'59"E 238 FT ALG THE W LINE OF SAID NW ¼ OF SEC 30 AND S88*38'00"E 530 FT AND NO1*36'59"E 1042, 47 FT AND S88*38'56"E 986.5 FT AND S01*26'04"W 20 FT AND S88*38'56"E 117.33 FT FR THE W 1/4 COR OF SAID SEC 30 TO POB; TH S88*38'56"E 197 FT TO THE WLY ROW LINE OF GRAND RIVER AVE (100 FT WIDE), TH S18*43'13"E ALG SAID WLY ROW LINE OF GRAND RIVER AVE 144.83 FT, TH S71*16'47"W 25 FT, TH S18*43'13"E 12 FT, TH N71*16'47"E 15 FT, TH S18*43'13"E PARALLEL WITH SAID WLY ROW LINE 160 FT, TH S71*16'47"W 107.67 FT, TH N88*38'56"W 96.52 FT, TH N18*43'13"W 218 FT, TH N10*15'26"W 118.64 FT, TH N01*21'04"E 17 FT TO POB.

Parcel ID 4718-30-100-066 (Commonly known as 8589 – 8615 W Grand River), Legal Description:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE ALONG THE NORTH LINE OF SECTION 30 AS MONUMENTED, AND CENTERLINE CHALLIS ROAD, N 89°23'52" E, 1417.48 FEET (RECORDED AS N 89°52'45" E, 1417.45 FEET); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE, S 19°38'00" E (RECORDED AS S 20°21'00" E), 1100.07 FEET, TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE N 79°51'05" E, 466.75 FEET (RECORDED AS N 79°29' E, 467.20 FEET); THENCE S 00°04'50" E, 383.85 FEET, TO THE SOUTHEAST CORNER OF THE NORTHWEST FRACTIONAL 1/4 OF THE NORTHWEST 1/4 OF SECTION 30; THENCE N 89°45'54" W, 352.92 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE, N 19°38'00" W (RECORDED AS N 20°21'00" W), 318.68 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.24 ACRES, MORE OR LESS, AND INCLUDING THE USE OF GRAND RIVER AVENUE, BROOKSIDE DRIVE AND A PORTION OF BEST BUY DRIVE (AS DESCRIBED IN GRANT OF EASEMENT, AS RECORDED IN INSTRUMENT NO. 2015R-000649, LIVINGSTON COUNTY RECORDS).

Effective Date:
This ordinance shall take effect fifteen (15) days after the enactment, and after publication as provided by law and the Charter.

DRAFT

YEAS: Council Member(s)_____

NAYS: Council Member(s)_____

ABSTAIN: Council Member(s)_____

ABSENT: Council Member(s)_____

CERTIFICATION

As the Clerk for the City of Brighton, Livingston County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the City of Brighton Council at a regular meeting held on _____, 2026.

_____
Tara Brown, City Clerk

First Reading:

Brief Publication:

Second Reading:

Public Hearing:

Adoption:

Full Publication:

Effective Date:

DRAFT

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

1. Call to order/roll call
Commissioner Petrak called the meeting to order at 7:00 p.m.

Commissioners present: Jim Bohn, Susan Gardner, Chuck Hundley, Caleb Jenkins, Dave Petrak, Tom McCallion, and Jim Johnston
Commissioners absent: Chris Passeri and Matt Smith.
Others present: Community Development Manager Michael Caruso and Assistant to the Community Development Manager Kelly Haataja.

Motion by Commissioner Hundley, seconded by Commissioner Jenkins, to excuse Commissioners Passeri and Smith for personal reasons. **The motion carried, 7-0.**

2. Consider approval of consent agenda

Consent Agenda Items

a. **Approval of January 5, 2026, regular meeting minutes**
b. **Approval of February 2, 2026, meeting agenda**

Motion by Commissioner Gardner, seconded by Commissioner Johnston to approve the consent agenda as presented. **The motion carried, 7-0.**

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.

4. Public Hearings

a. **Conduct a public hearing and consider a recommendation of approval for Ordinance 613. Proposed amendments to Chapter 98-5.6 (B), Parking of Vehicles in Residential Zones. Proposed amendments to Chapter 98-5.6 (E), Off-Street Parking Requirements.**

Commissioner Petrak opened the Public Hearing at 7:02 p.m. Hearing and seeing no comment, the Public Hearing was closed.

Motion by Commissioner Johnston, seconded by Commissioner Hundley to recommend approval for Ordinance 613. **The motion carried, 7-0.**

b. **Conduct a public hearing and consider a recommendation of approval for Ordinance 614. Proposed amendments to Chapter 98-7.6 (A), Certificate of Occupancy and Compliance.**

Commissioner Petrak opened the Public Hearing at 7:03 p.m. Hearing and seeing no comment, the Public Hearing was closed.

Mr. Caruso noted that the City Attorney is reviewing the definitions of “occupant” and “tenant” and will determine which term is most appropriate for use in the amendment.

Commissioner Johnston asked whether the amendment also applies to temporary and conditional occupancy. Mr. Caruso confirmed that it does.

Motion by Commissioner Johnston, seconded by Commissioner Gardner to recommend approval for Ordinance 614. **The motion carried, 7-0.**

c. Conduct a public hearing and consider a recommendation of approval for Ordinance 615. Rezoning of three parcels from Conditional Zoned, C2-General Business, to C2-General Business.

Commissioner Petrak opened the Public Hearing at 7:08 p.m. Hearing and seeing no comment, the Public Hearing was closed.

Motion by Commissioner Johnston, seconded by Commissioner Hundley to recommend approval for Ordinance 615. **The motion carried, 7-0.**

Unfinished Business

5. Consider a resolution of adoption for the Master Plan Update.
Motion by Commissioner Gardner, seconded by Commissioner Bohn to take from the table the motion relating to the Master Plan Update that was tabled at the previous meeting. **The motion carried, 7-0.**

Commissioner Petrak reiterated his objection to allowing four-to five-story buildings within the Downtown Business District.

Motion by Commissioner Gardner, seconded by Commissioner Hundley to approve a resolution of adoption for the Master Plan Update. **The motion carried 6-1, by roll call vote. Commissioner Petrak opposed.**

New Business
None

Other Business
6. Staff updates
Mr. Caruso noted that there will be no meeting on February 17 due to Presidents' Day and raised concerns regarding flaws in the accessory structure ordinance, recommending a possible review.

7. Commissioner report
No report.

Other Business
8. Call to the public
Commissioner Petrak opened the call to the public at 7:27 p.m. Hearing and seeing no comments, the call to the public was closed

9. Adjournment
Motion by Commissioner Gardner, seconded by Commissioner Johnston to adjourn the meeting at 7:27 p.m. **The motion carried, 7-0.**

Drafted by:
Kelly Haataja, Assistant to the Community Development Manager