

**Charter Township of Windsor – Eaton County Michigan**

**Resolution Number 26-006**

**Grand Pointe Subdivision Improvements Special Assessment District**

**Act 188 Resolution 2 of 4**

At a regular meeting of the Township Board of Windsor Charter Township, Eaton County, Michigan, held at the Windsor Charter Township Emergency Services Building on the 25th day of March, 2026, at 7:00 p.m.

PRESENT: Shaw, Rumsey, Barnhart-Smith, Myers, Pray and Slueter

ABSENT: Gardner

The following resolution was offered by Slueter

and supported by Myers:

**WHEREAS**, pursuant to Act 188, Public Acts of Michigan of 1954, as amended (“Act 188”), the Township Board may proceed to initiate and carry out improvements to, among other things, the construction of water systems, including but not limited to replacing the water main in the Grand Pointe Subdivision located in Windsor Charter Township, Eaton County, Michigan (hereinafter referred to as the “Grand Pointe Subdivision Improvements”). See MCL 41.722(1)(b); and

**WHEREAS**, the Township Board previously adopted Resolution No. 26-004 that, among other things, (1) tentatively declared its intent to make the proposed Grand Pointe Subdivision Improvements; (2) tentatively designated the properties within the Grand Pointe Subdivision Improvements Special Assessment District; (3) authorized an initial public hearing to consider objections to the estimated project costs and the proposed special assessment district; and

**WHEREAS**, the Township Board conducted the initial public hearing referenced above on March 25, 2026, at the Windsor Charter Township Emergency Services Building, which was noticed in accordance with Act 188 and state law (including mailing and publication notice); and

**WHEREAS**, after hearing objections and comments regarding the proposed Grand Pointe Subdivision Improvements project including its estimate of costs, its proposed special assessment district, and the supporting property owner petitions, the Township Board desires to continue with the Act 188 process.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Board of Windsor Charter Township, Eaton County, Michigan, as follows:

1. The Township Board hereby determines to provide for and complete the proposed Grand Pointe Subdivision Improvements project described in the attached **Exhibit B** and hereby approves the plans and estimated costs all as described on the attached **Exhibit B**.

2. The Township Board hereby determines, creates, and defines a special assessment district that shall consist of land described in the attached **Exhibit A**, which shall be known as Grand Pointe Subdivision Improvements Special Assessment District, within which the costs of such improvements shall be assessed according to the benefits. The Special Assessment District shall exist for ten years.

4. The Township Supervisor is hereby directed to make a special assessment roll in which shall be described all of the parcels of land to be assessed as above set forth, with the names of the owners thereof, if known, and the total amount to be assessed against each parcel of land, which amount shall be such relative portion of the whole sum to be levied against all parcels of land in the assessment district as the benefit to such parcel bears to the total benefit of all parcels of land in the special assessment district.

5. When the special assessment roll is completed, the Supervisor shall affix thereto a certificate stating that said roll was made pursuant to this resolution and that in making the special assessment roll she has, according to her best judgment, conformed in all respects to the directions contained in this resolution and the statutes of the State of Michigan, and she shall then report the special assessment roll with her attached certificate to the Township Board.

6. All prior resolutions and parts of prior resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

Yeas: Myers, Barnhart-Smith, Shaw, Rumsey, Pray and Slueter

Nays: None

**RESOLUTION DECLARED ADOPTED.**

\_\_\_\_\_  
Beth Shaw,  
Windsor Charter Township Supervisor

**CERTIFICATION**

STATE OF MICHIGAN            )  
                                          ) ss  
COUNTY OF EATON            )

I, the undersigned, the duly qualified and acting Clerk for Windsor Charter Township, Eaton County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Windsor Charter Township Board at a meeting held on the 25th day of March, 2026, and further certify that the above Resolution was adopted at said meeting.

\_\_\_\_\_  
Meredith Barnhart-Smith,  
Windsor Charter Township Clerk

**Exhibit A (Lands to be Included in District)**



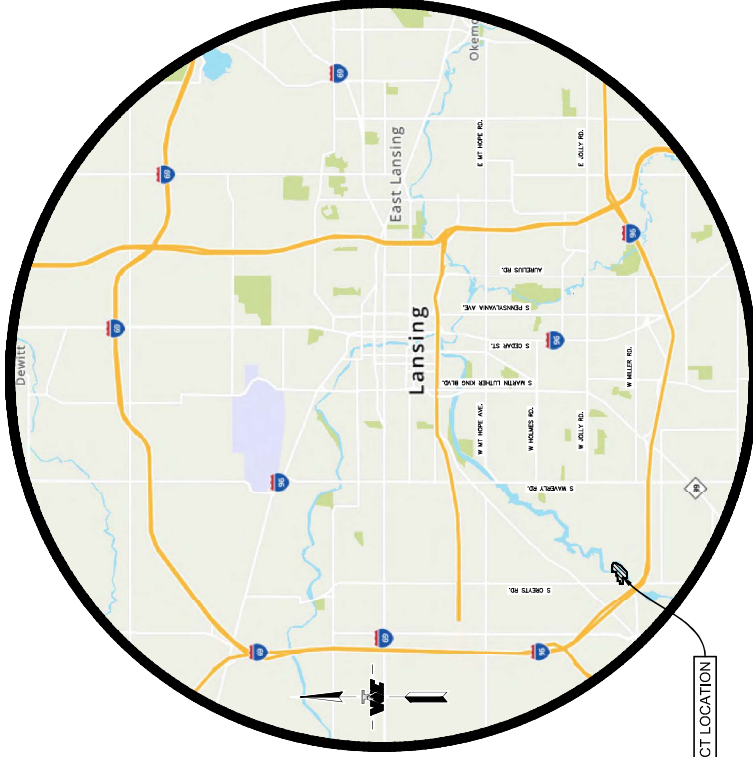
**Exhibit B (Plans and Estimates)**

**Grand Pointe Subdivision  
Watermain Improvements  
March 4, 2026**

ITEM	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
<b>Grand Pointe Subdivision</b>					
1	640	Lft	Sawcut Existing Bituminous	\$4.00	\$2,560.00
2	960	Lft	Sawcut Existing Concrete	\$6.00	\$5,760.00
3	17,400	Syd	Bituminous Pavement Removal	\$4.50	\$78,300.00
4	450	Sft	Concrete Removal	\$18.00	\$8,100.00
5	4,050	Sft	6-inch concrete walk/driveway	\$13.00	\$52,650.00
6	4,100	Cyd	8-inch (CIP) 21AA Aggregate Road Bed	\$60.00	\$246,000.00
7	2,515	Ton	MDOT HMA 13A @ 275#/syd (2-1/2")	\$99.00	\$248,985.00
8	1,525	Ton	MDOT HMA 13A @ 165#/syd (1-1/2")	\$107.00	\$163,175.00
9	10,050	Lft	Install Bituminous Curb	\$7.00	\$70,350.00
10	380	Lft	12" Storm Sewer Replacement (SDR-26)	\$85.00	\$32,300.00
11	30	Ea	Adjust Ex. Drainage Structure Castings	\$700.00	\$21,000.00
12	350	Cyd	Subgrade Undercut, Type II	\$60.00	\$21,000.00
13	2,005	Cyd	Earth Excavation to Subgrade	\$17.00	\$34,085.00
14	1	Ea	Live Tap 16-inch Water Main w/ 8" Tapping Valve and Sleeve	\$10,000.00	\$10,000.00
15	4,725	Lft	8-inch Ductile Iron Water Main	\$150.00	\$708,750.00
16	240	Ea	6-inch Ductile Iron Water Main	\$150.00	\$36,000.00
17	8	Ea	8-inch Gate Valve and Box	\$3,300.00	\$26,400.00
18	87	Ea	Water Service, 1-inch including tap, corp, curb stop and box	\$1,400.00	\$121,800.00
19	5,700	Lft	1-inch Copper Water Service	\$68.00	\$387,600.00
20	87	Ea	Water Service Connections to Existing Copper Service (at house or before)	\$200.00	\$17,400.00
21	8	Ea	2-inch Service Valves (at cul-de-sac loops)	\$1,600.00	\$12,800.00
22	820	Lft	2-inch Copper Loops (at cul-de-sac)	\$105.00	\$86,100.00
23	87	Ea	Connection of House Plumbing to Meter (Licensed Plumber)	\$750.00	\$65,250.00
24	10	Ea	6-inch Valved Hydrant Assembly	\$7,500.00	\$75,000.00
25	900	Lft	Remove Existing Pipe 12-inch or less	\$15.00	\$13,500.00
26	1	LS	Soil Erosion Control Measures	\$60,000.00	\$60,000.00
27	1	LS	Restoration including Topsoil, Seeding, Fertilizer, and Mulch	\$80,000.00	\$80,000.00
28	1	LS	Final Project Cleanup	\$10,000.00	\$10,000.00
29	1	LS	Signing, Barricades & Traffic Control	\$12,000.00	\$12,000.00
			<b>Total Estimated Construction Cost</b>		<b>\$2,706,865.00</b>
			<b>Lansing BWL Engineering/Admin Fee</b>		<b>\$40,000.00</b>
			<b>Lansing BWL Inspection Fee</b>		<b>\$100,000.00</b>
			<b>Lansing BWL Meter Set and Connection Fee</b>		<b>\$150,000.00</b>
			<b>Design and Construction Engineering</b>		<b>\$445,000.00</b>
			<b>Legal Fees</b>		<b>\$15,000.00</b>
			<b>Contingency</b>		<b>\$135,500.00</b>
			<b>TOTAL ESTIMATED PROJECT COST</b>		<b>\$3,592,365.00</b>
			<b>Grant Amount</b>		<b>\$2,000,000.00</b>
			<b>TOTAL SAD AMOUNT</b>		<b>\$1,592,365.00</b>

# GRAND POINTE SUBDIVISION - WATER MAIN REPLACEMENT

WINDSOR TWP  
EATON COUNTY, MICHIGAN



LOCATION MAP  
NOT TO SCALE

## Sheet List Table

SHEET NUMBER	SHEET TITLE
C1.0	COVER
C2.0	ABBREVIATIONS GENERAL NOTES LEGEND
C3.0	LBWL DETAILS
C3.1	LBWL DETAILS
C3.2	LBWL AND CIVIL DETAILS
C4.0	EXISTING OVERALL PAVEMENT REMOVAL PLAN
C5.0	PROPOSED OVERALL SITE PLAN
C6.0	BURGUNDY PLAN AND PROFILE
C6.1	BURGUNDY PLAN AND PROFILE
C6.2	DUPRE AVE PLAN AND PROFILE
C6.3	LAFAYETTE LN PLAN AND PROFILE
C6.4	LAFAYETTE LN PLAN AND PROFILE
C6.5	LAFAYETTE LN PLAN AND PROFILE
C6.6	NOEL AVE PLAN AND PROFILE
C6.7	SARATOGA WAY PLAN AND PROFILE
C6.8	BARON BLVD PLAN AND PROFILE
C7.0	SESC PLAN
C7.1	SESC DETAILS

**WOLVERINE**  
Engineers & Surveyors, Inc.  
317 North Street  
Mason, Michigan 48854  
Ph: 517-676-9200  
Ex: 517-676-9396  
http://www.wolveng.com

**BWM**  
LANSING  
Hometown People. Home-town Power.











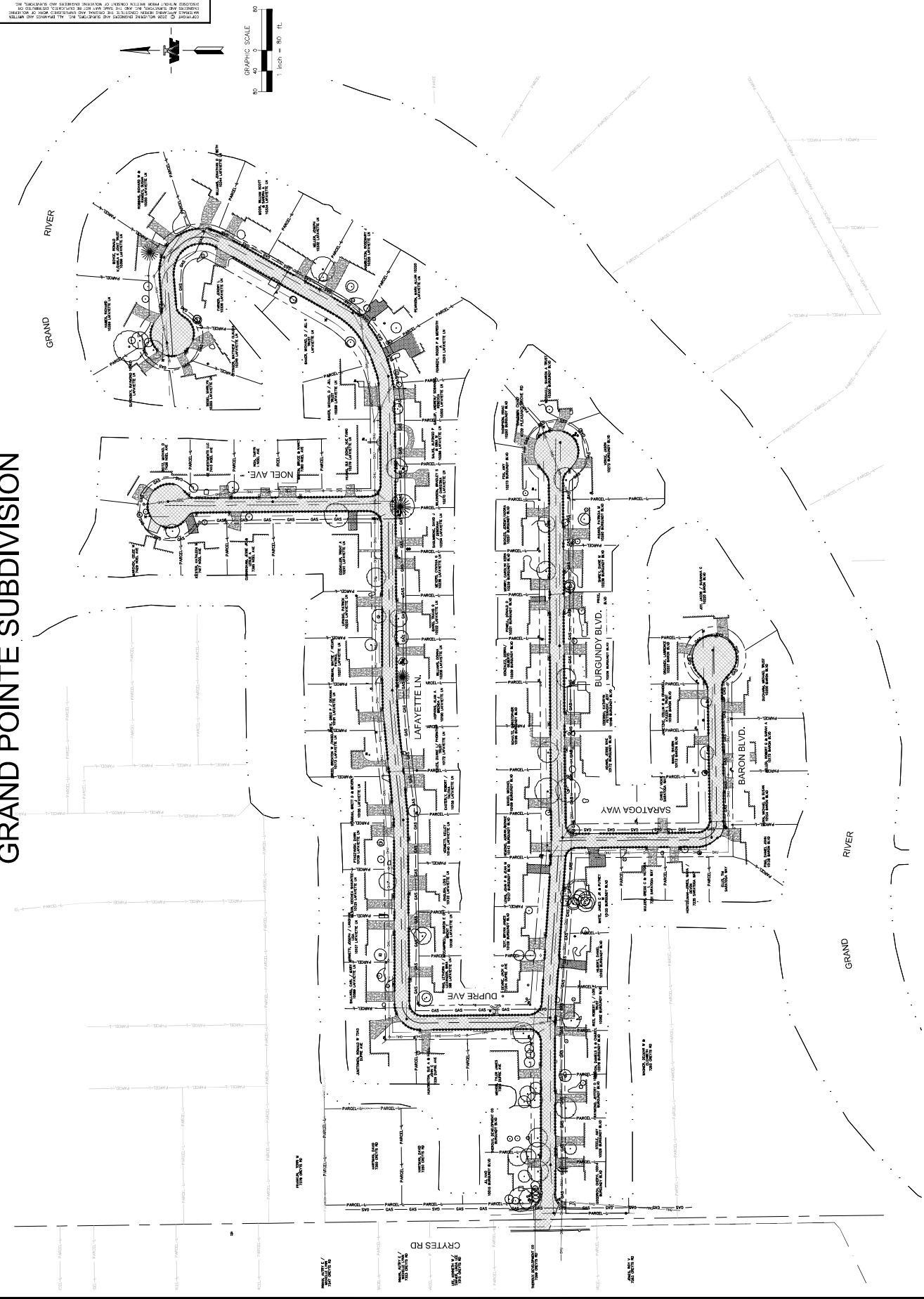
# GRAND POINTE SUBDIVISION

REVISION	DATE	BY	DESCRIPTION

**WOLVERINE**  
 Engineers & Surveyors, Inc.  
 117 North Street  
 East Lansing, Michigan 48824  
 Ph: 517-676-0200  
 Fax: 517-676-0800  
<http://www.wolverine.com>

**GRAND POINTE SUBDIVISION - WATER MAIN REPLACEMENT**  
 TOWNSHIP OR MUNICIPALITY NAME  
 EATON COUNTY, MICHIGAN  
 EXISTING OVERALL PAYMENT REMOVAL PLAN

DATE	23-0086
DATE	2/5/2026
SCALE	1" = 80'
SHEET NO.	C4.0

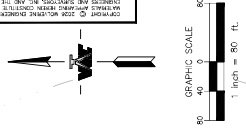
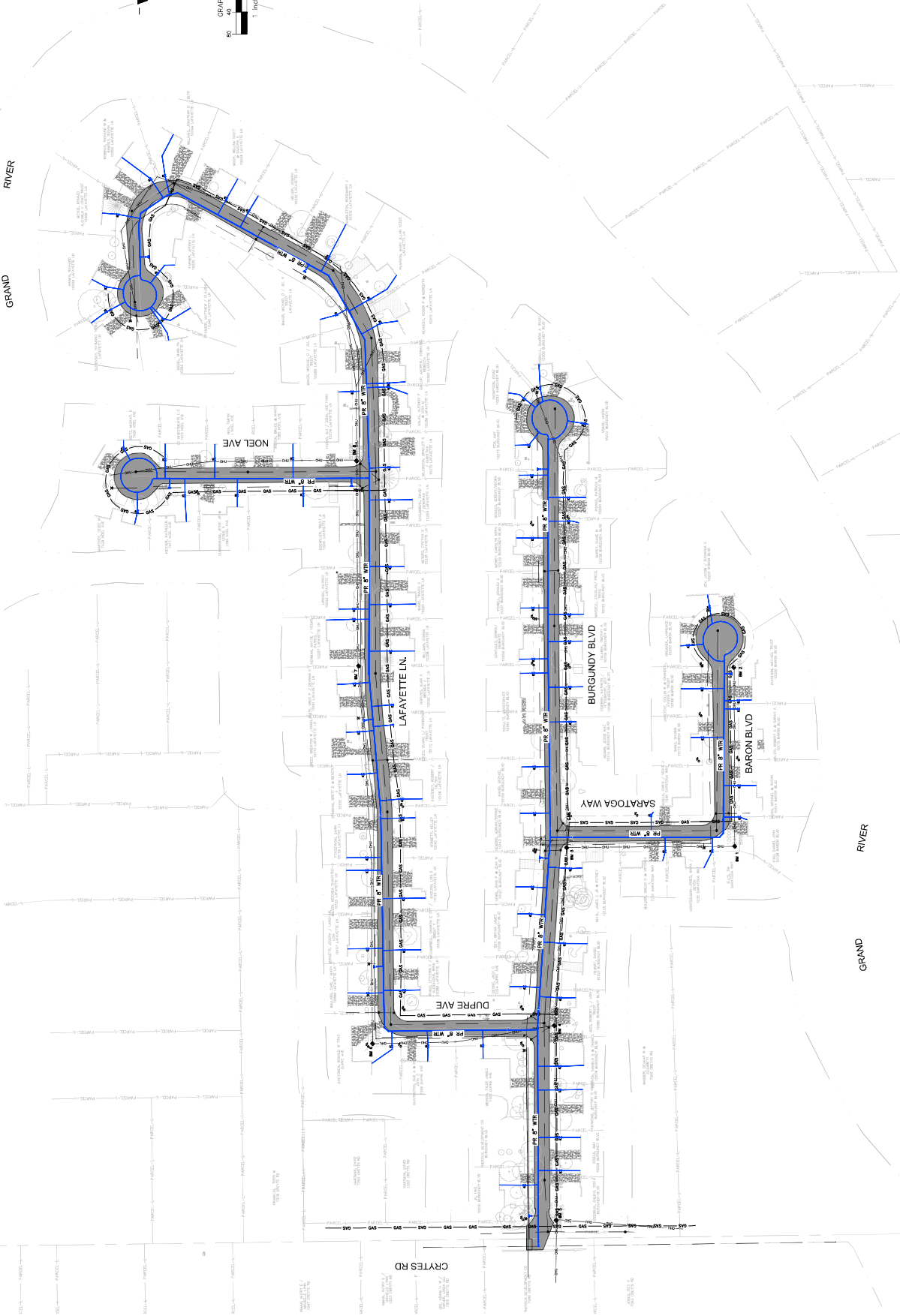


GRAPHIC SCALE: 1" = 80' FT. (0, 40, 80)  
 NORTH ARROW

GRAND RIVER  
 NOEL AVE  
 LAFAYETTE LN  
 DURÉ AVE  
 BURGUNDY BLVD.  
 SARATOGA WAY  
 BARON BLVD.  
 GRAND RIVER

CRYTES RD  
 GRAND RIVER

# GRAND POINTE SUBDIVISION



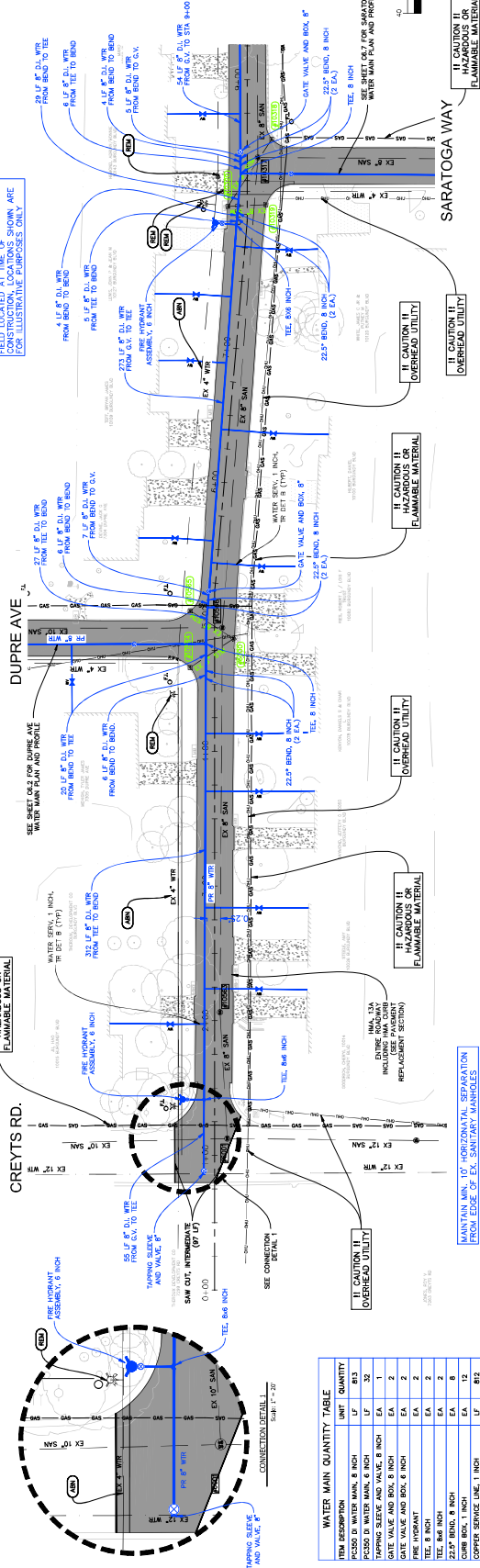
DATE	DESCRIPTION

**WOLVERINE**  
 Engineers & Surveyors, Inc.  
 117 North State Street  
 East Lansing, Michigan 48824  
 Ph: 517-336-9200  
 Fax: 517-336-9800  
<http://www.wolverine.com>

**GRAND POINTE SUBDIVISION - WATER MAIN REPLACEMENT**  
 TOWNSHIP OR MUNICIPALITY NAME  
 EATON COUNTY, MICHIGAN  
 PROPOSED OVERALL SITE PLAN

PROJECT NO.	23-0086
DATE	1/26/2026
SHEET NO.	1" = 80'
SHEET TOTAL	C5.0

# BURGUNDY BLVD 66' ROW, 27' EO/EP/OP



NOTE: MAINTAIN WATER SERVICES TO BE FIELD LOCATED AT TIME OF CONSTRUCTION. LOCATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

IF CAUTION II HAZARDOUS OR FLAMMABLE MATERIAL

IF CAUTION II HAZARDOUS OR FLAMMABLE MATERIAL

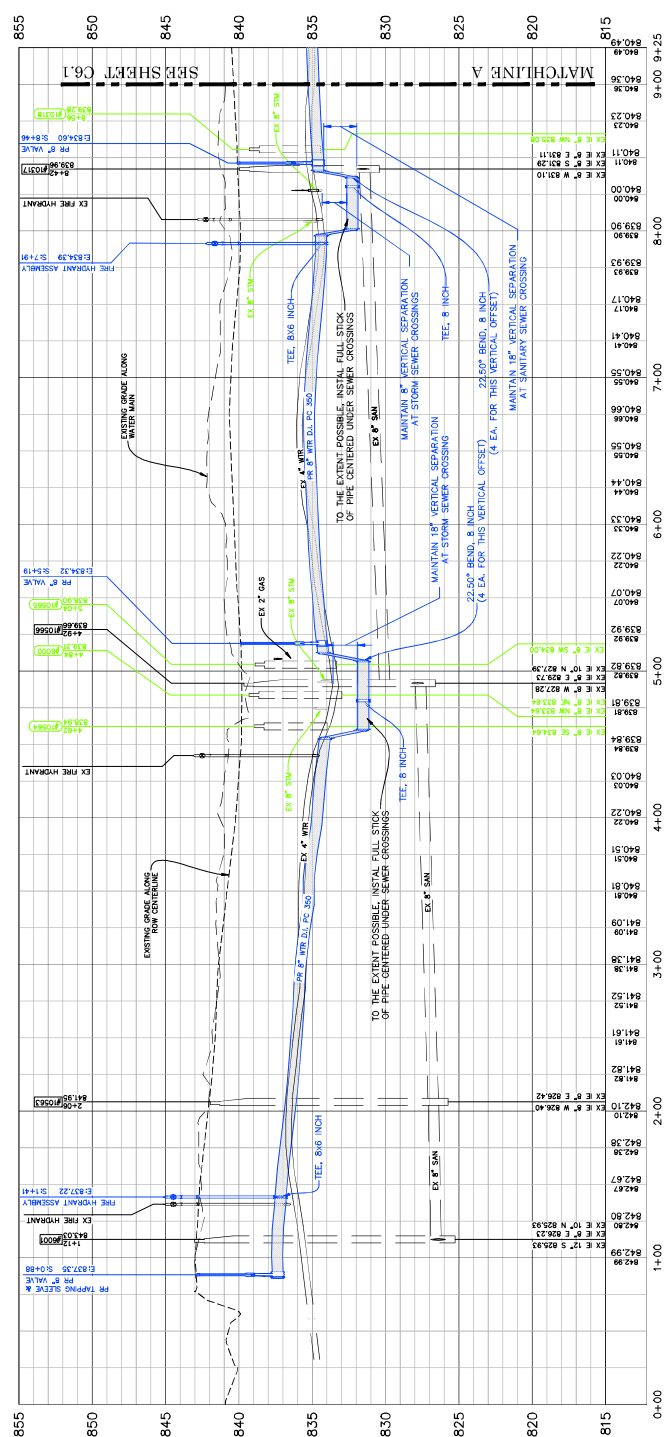
IF CAUTION II HAZARDOUS OR FLAMMABLE MATERIAL

IF CAUTION II HAZARDOUS OR FLAMMABLE MATERIAL

ITEM DESCRIPTION	UNIT	QUANTITY
PCS50 DI WATER MAIN, 8 INCH	LF	813
PCS50 DI WATER MAIN, 6 INCH	LF	32
TAPPING SLEEVE AND VALVE, 8 INCH	EA	1
GATE VALVE AND BOX, 8 INCH	EA	2
GATE VALVE AND BOX, 6 INCH	EA	2
TEE, 8 INCH	EA	2
TEE, 6 INCH	EA	2
22.5° BEND, 8 INCH	EA	8
22.5° BEND, 6 INCH	EA	12
COPPER SERVICE LINE, 1 INCH	LF	812

STATION	STRUCTURE	DISTANCE
8+09	STM 08 10330	5.0'

\* REQUEST VARIANCE FOR HORIZONTAL SEPARATION



IF CAUTION II HAZARDOUS OR FLAMMABLE MATERIAL

IF CAUTION II HAZARDOUS OR FLAMMABLE MATERIAL

IF CAUTION II HAZARDOUS OR FLAMMABLE MATERIAL

IF CAUTION II HAZARDOUS OR FLAMMABLE MATERIAL

IF CAUTION II HAZARDOUS OR FLAMMABLE MATERIAL

IF CAUTION II HAZARDOUS OR FLAMMABLE MATERIAL

IF CAUTION II HAZARDOUS OR FLAMMABLE MATERIAL

IF CAUTION II HAZARDOUS OR FLAMMABLE MATERIAL

WOLVERINE ENGINEERS & SURVEYORS, INC.  
1700 W. WASHINGTON ST., SUITE 200  
ANN ARBOR, MI 48106-1500  
TEL: 734-769-0000  
WWW.WOLVERINEENGINEERS.COM

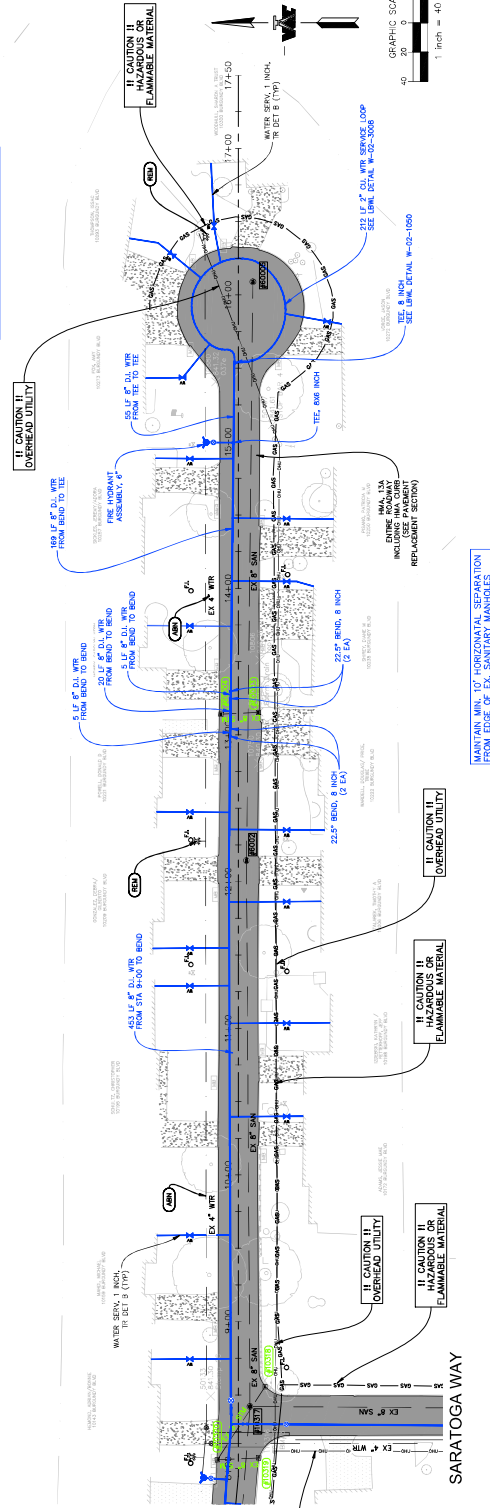
PROJECT NO. 23-0086  
DATE: 2/9/2026  
SHEET NO. C6.0

GRAND POINTE SUBDIVISION - WATER MAIN REPLACEMENT  
EATON COUNTY, MICHIGAN  
TOWNSHIP OR MUNICIPALITY NAME  
BURGUNDY PLAN AND PROFILE

PROJECT NO. 23-0086  
DATE: 2/9/2026  
SHEET NO. C6.0

# BURGUNDY BLVD 66' ROW, 27' EOIEOP

NOTE: INDIVIDUAL WATER SERVICES TO BE CONSTRUCTED. LOCATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.



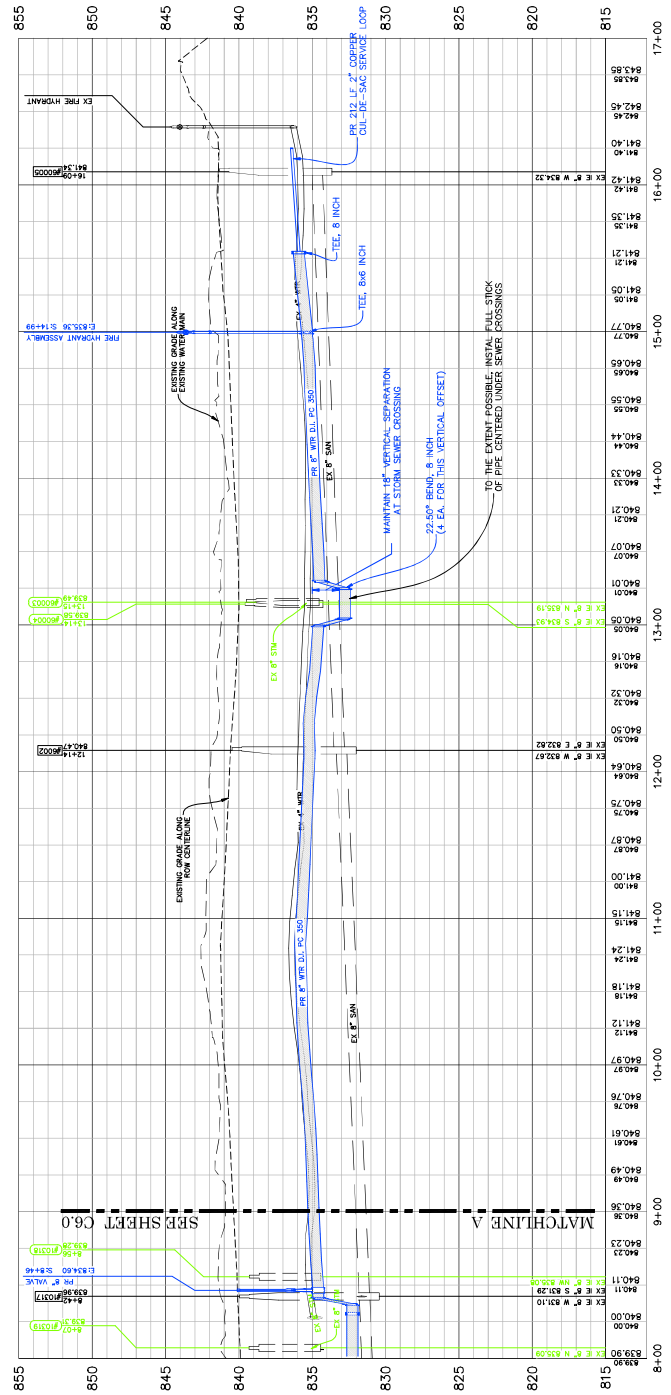
II CAUTION II OVERHEAD UTILITY

ITEM DESCRIPTION	UNIT	QUANTITY
PC350 DI WATER MAIN, 8 INCH	LF	655
DATE WALK AND BOX, 8 INCH	EA	19
FIRE HYDRANT	EA	1
TEE, 8 INCH	EA	1
TEE, 6 INCH	EA	1
22.5\"/>		

WATER MAIN ISOLATION CONFLICTS

STATION	STRUCTURE	DISTANCE
13+14	STM OF 60004	5.0'

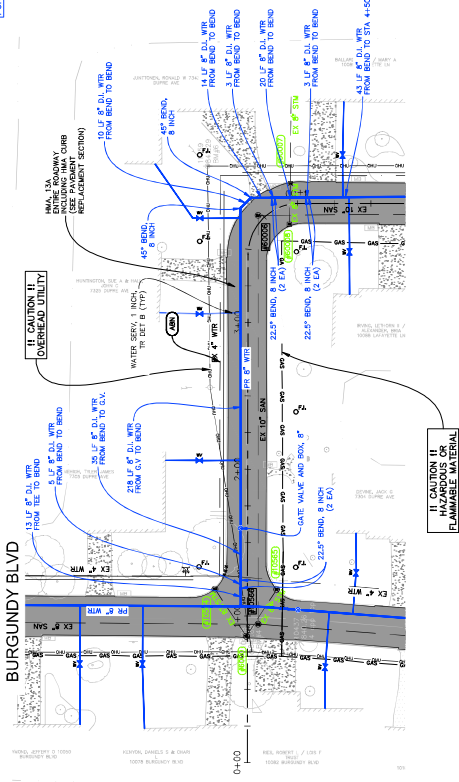
\* REQUEST VARIANCE FOR HORIZONTAL SEPARATION



REVISION	DATE	BY	REASON

© 2024 WOLVERINE ENGINEERS & SURVEYORS, INC. ALL RIGHTS RESERVED. THIS PLAN AND PROFILE ARE THE PROPERTY OF WOLVERINE ENGINEERS & SURVEYORS, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

# DUPRE AVE 66' ROW, 27' EOIEOP



NOTE: ALL WATER SERVICES TO BE FIELD LOCATED AT TIME OF CONSTRUCTION. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

CAUTION II: HAZARDOUS OR FLAMMABLE MATERIAL

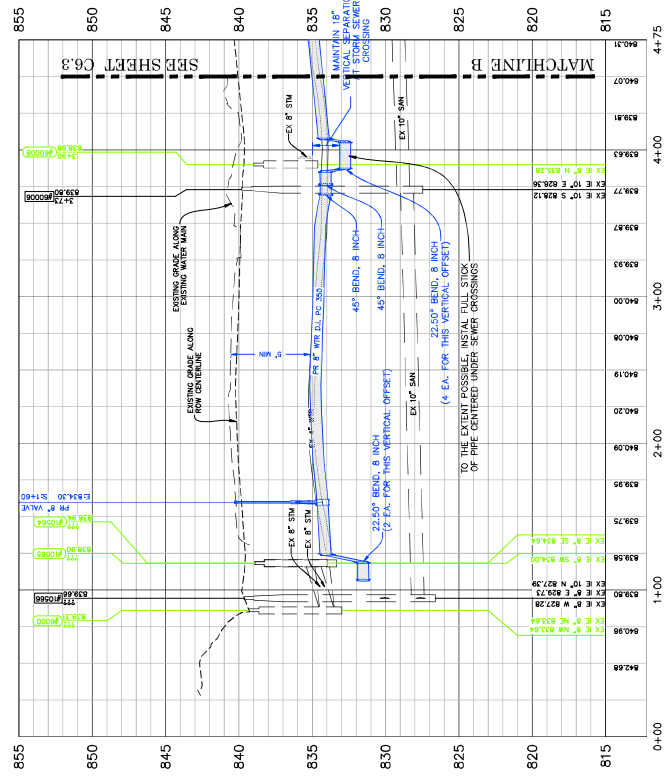
CAUTION II: HORIZONTAL SEPARATION FROM EDGE OF EX. SANITARY MANHOLES

CAUTION II: OVERHEAD UTILITY

ITEM DESCRIPTION	UNIT	QUANTITY
SECTION OF WATER MAIN, 8 INCH	LF	596
GATE VALVE AND BOX, 8 INCH	EA	1
45° BEND, 8 INCH	EA	2
22.5° BEND, 8 INCH	EA	6
22.5° BEND, 8 INCH	EA	6
22.5° BEND, 8 INCH	EA	6
22.5° BEND, 8 INCH	EA	6
COPPER SERVICE LINE, 1 INCH	LF	374

ITEM NO.	CONFLICT TYPE	DISTANCE	RESOLUTION
14-27	15' TO 6000'	0'	

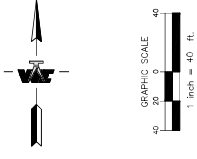
\* REQUEST VARIANCE FOR HORIZONTAL SEPARATION



LAFAYETTE LN

GRAND POINTE SUBDIVISION - WATER MAIN REPLACEMENT  
TOWNSHIP OR MUNICIPALITY NAME  
EATON COUNTY, MICHIGAN  
DUPRE AVE PLAN AND PROFILE

PROJECT NO.	23-0086
DATE	2/9/2026
DESIGNED BY	DBH
CHECKED BY	DBH
PLANNED BY	PTS
SHEET NO.	C6.2



DATE	2/9/2026
BY	DBH
CHECKED BY	DBH

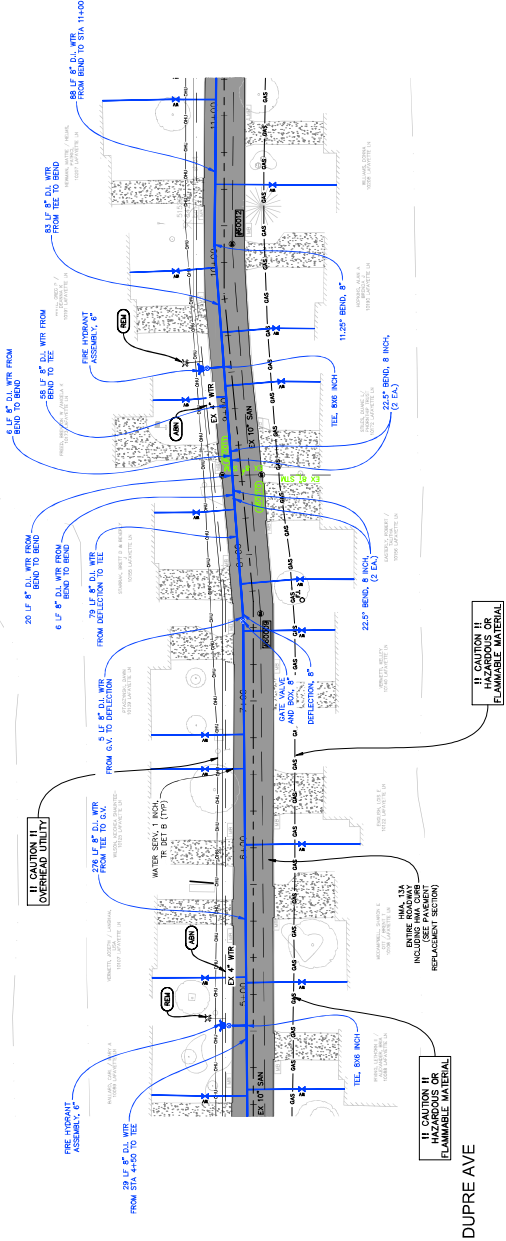
CAUTION II: HORIZONTAL SEPARATION FROM EDGE OF EX. SANITARY MANHOLES

CAUTION II: OVERHEAD UTILITY

CAUTION II: HAZARDOUS OR FLAMMABLE MATERIAL

# LAFAYETTE LN 66' ROW, 27' EO/PEOP

NOTE: INDIVIDUAL WATER SERVICES TO BE CONSIDERED. LOCATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.



IF CAUTION II FLAMMABLE MATERIAL

IF CAUTION II FLAMMABLE MATERIAL

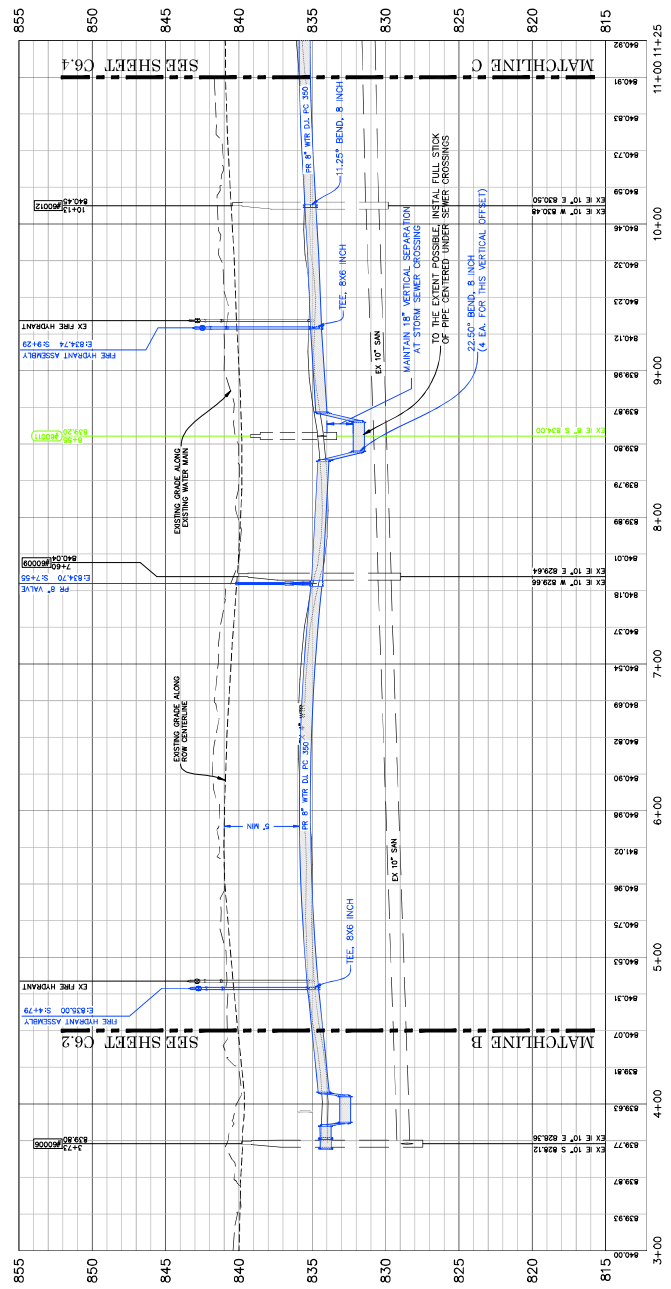
DUPRE AVE

MAINTAIN MIN. 10' HORIZONTAL SEPARATION FROM EDGE OF EXISTING MANHOLES

ITEM DESCRIPTION	UNIT	QUANTITY
PCSSO DI WATER MAIN, 8 INCH	LF	650
PCSSO DI WATER MAIN, 6 INCH	LF	31
GATE VALVE AND BOX, 8"	EA	1
GATE VALVE AND BOX, 6"	EA	2
TELE. BEND, 8 INCH	EA	2
TELE. BEND, 6 INCH	EA	4
11.25" BEND, 8 INCH	EA	1
CONCRETE SERVICE LINE, 1 INCH	LF	855

STATION	STRUCTURE	DISTANCE
8+55	STM CB 80011	4.5'

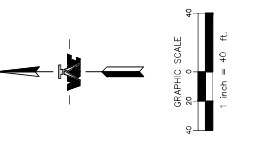
\* REQUEST VARIANCE FOR HORIZONTAL SEPARATION



MAINTAIN MIN. 10' HORIZONTAL SEPARATION FROM EDGE OF EXISTING MANHOLES

DATE	BY	CHKD

**WOLVERINE**  
ENGINEERS & SURVEYORS, INC.  
17000 WOODLAND DRIVE, SUITE 100  
ANN ARBOR, MICHIGAN 48106  
TEL: 734.769.8800  
WWW.WOLVERINEENGINEERS.COM



GRAND POINT SUBDIVISION - WATER MAIN REPLACEMENT  
TOWNSHIP OR MUNICIPALITY NAME  
EATON COUNTY, MICHIGAN  
LAFAYETTE LN PLAN AND PROFILE  
SHEET 016

DATE: 2/9/2026  
PROJECT NO: 23-0086  
SHEET NO: C6.3

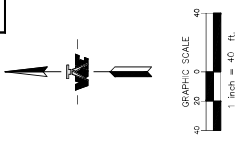
DESIGNED BY: DBH  
CHECKED BY: DBH  
PLANNED BY: PTS

NO. 1	DATE	BY	DESCRIPTION

**WOLVERINE**  
 ENGINEERS & SURVEYORS, INC.  
 111 NORTH SHELTON ST.  
 ANN ARBOR, MICHIGAN 48104  
 TEL: 734-769-3800  
 FAX: 734-769-3900  
 WWW.WOLVERINE-ENG.COM

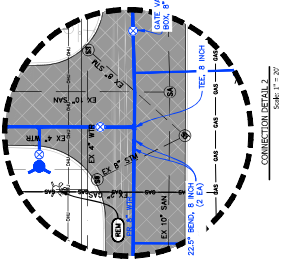
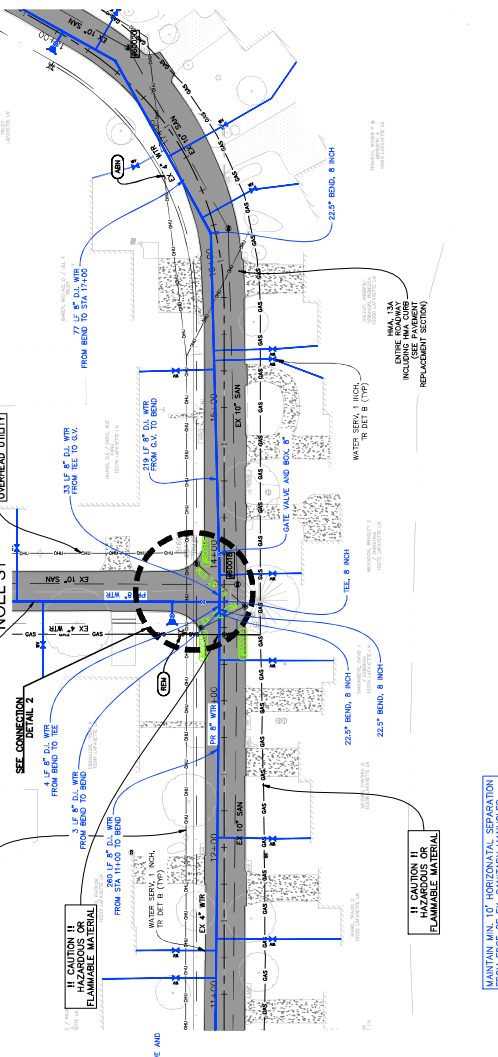
GRAND POINTE SUBDIVISION - WATER MAIN REPLACEMENT  
 TOWNSHIP OR MUNICIPALITY NAME  
 EATON COUNTY, MICHIGAN  
 LAFAYETTE LN PLAN AND PROFILE

DATE: 2/9/2026  
 PROJECT NO: 23-0086  
 SHEET NO: C6.4



NO. 1  
 DATE  
 BY  
 DESCRIPTION

# LAFAYETTE LN 66' ROW, 27' EO/EO/P

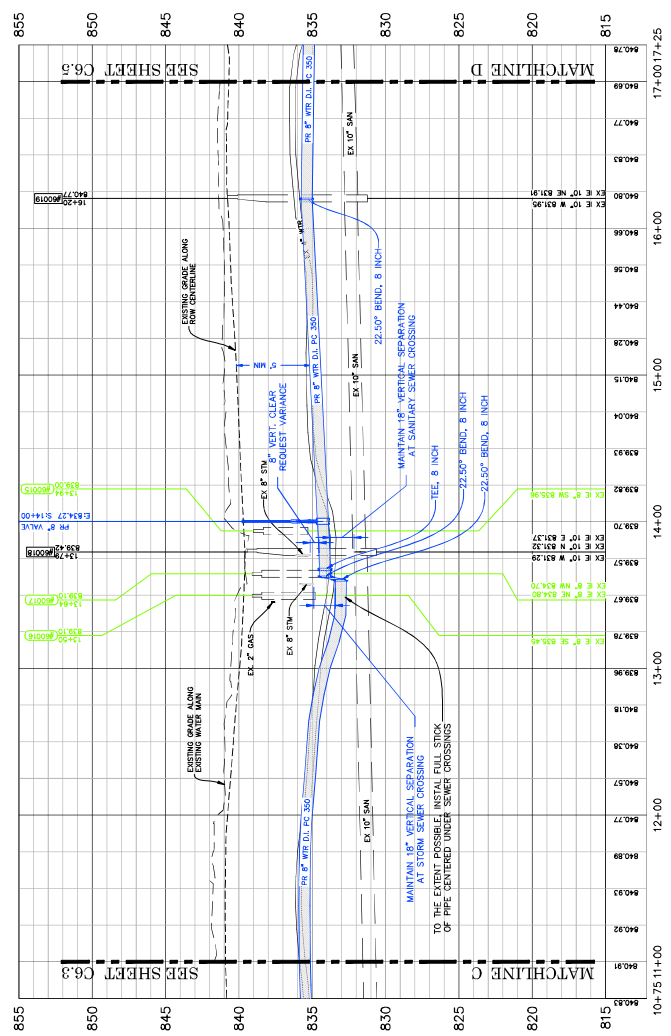


ITEM DESCRIPTION	UNIT	QUANTITY
10" D WATER MAIN, 8" INCH	LF	599
GATE VALVE AND BOX, 8" INCH	EA	1
TEE, 8" INCH	EA	3
22.5° BEND, 8" INCH	EA	3
90° BEND, 8" INCH	EA	1
COPPER SERVICE LINE, 1" INCH	LF	240

IF CAUTION II  
 HORIZONTAL SEPARATION  
 FROM EDGE OF EX. SANITARY MANHOLES

STATION	STRUCTURE	DISTANCE FROM WATER MAIN
13+77	8" STM SEWER	1.0 FT.

\* REQUEST VARIANCE FOR VERTICAL SEPARATION



CAUTION II  
 OVERHEAD UTILITY

CAUTION II  
 OVERHEAD UTILITY

SEE CONNECTION  
 DETAIL 2

SEE SHEET C6.3 FOR NOEL STREET  
 WATER MAIN PLAN AND PROFILE

IF CAUTION II  
 HORIZONTAL SEPARATION  
 FROM EDGE OF EX. SANITARY MANHOLES

IF CAUTION II  
 HORIZONTAL SEPARATION  
 FROM EDGE OF EX. SANITARY MANHOLES

IF CAUTION II  
 HORIZONTAL SEPARATION  
 FROM EDGE OF EX. SANITARY MANHOLES

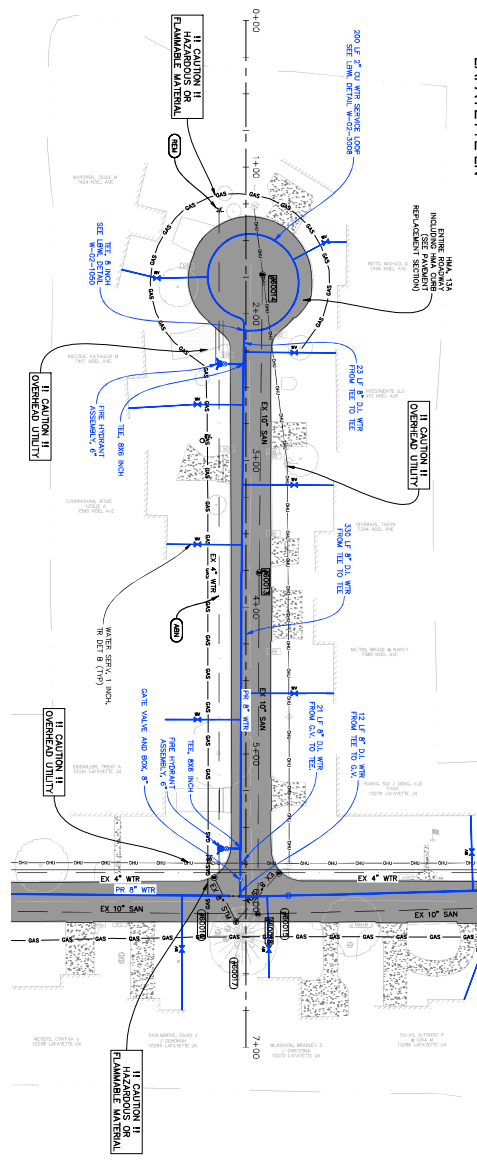
IF CAUTION II  
 HORIZONTAL SEPARATION  
 FROM EDGE OF EX. SANITARY MANHOLES



ITEM DESCRIPTION	UNIT	QUANTITY
PCSDO DI WATER MAIN, 8 INCH	LF	580
PCSDO DI WATER MAIN, 8 INCH	EA	1
CASTE VALVE AND BOX, 8 INCH	EA	2
CASTE VALVE AND BOX, 8 INCH	EA	2
FIRE HYDRANT	EA	2
CONCRETE BOX	EA	6
COPPER SERVICE LINE, 1 INCH	LF	400
COPPER SERVICE CUL-DE-SAC, 2 INCH	LF	200
SERVICE VALVE, 2 INCH	EA	2

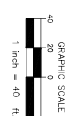
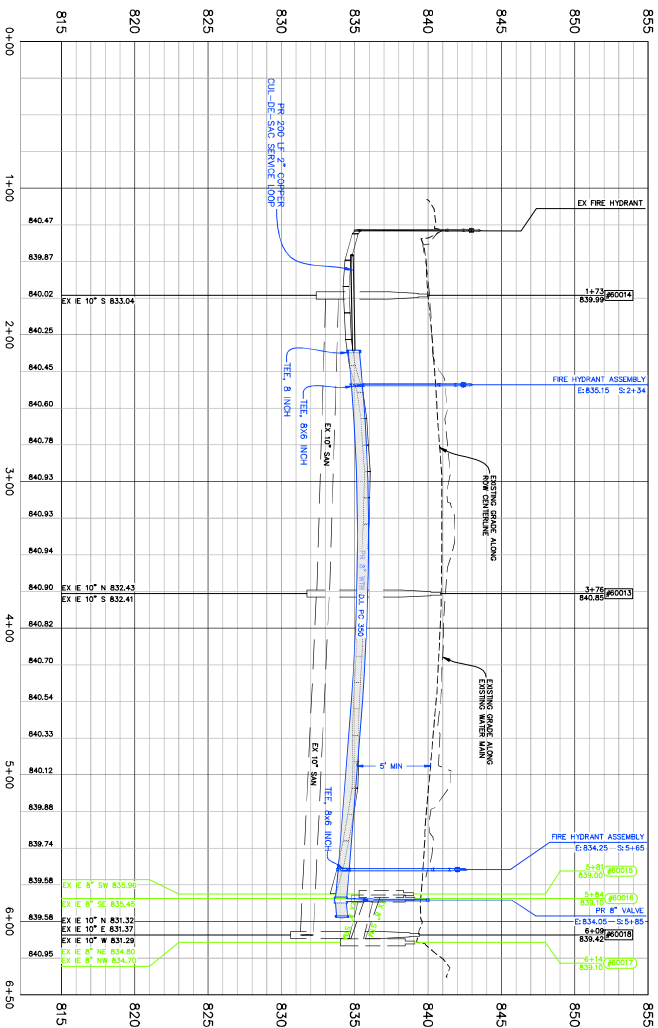
LAFAYETTE LN

# NOEL AVE 66' ROW, 27' EOP/EOP



NOTE: ALL WATER SERVICES TO BE FIELD LOCATED AT TIME OF CONSTRUCTION. LOCATIONS SHOWN ARE CONSIDERED APPROXIMATE ONLY.

MAINTAIN MIN. 10' HORIZONTAL SEPARATION FROM EDGE OF EX. SANITARY MANHOLES



REVISION	DATE	DRAWN	DESCRIPTION

PROJECT: GRAND POINTE SUBDIVISION - WATER MAIN REPLACEMENT  
 TOWNSHIP OR MUNICIPALITY NAME: EATON COUNTY, MICHIGAN  
 SHEET TITLE: NOEL AVE PLAN AND PROFILE

DATE: 2/9/2026  
 DRAWN BY: DBH  
 CHECKED BY: DBH  
 PROJECT NO: 23-0086  
 SHEET NO: C6.6

**WOLVERINE**  
 Engineers & Surveyors, Inc.  
 412 North Street  
 Mason, Michigan 48854  
 Ph: 517-676-9200  
 Fax: 517-676-9000  
 http://www.wolverine.com







