

CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING

Wednesday, October 12, 2016 @ 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

Call Meeting to Order

Roll Call of Commission Members

1. Review and Approval of the Agenda - Conflict of Interest
2. Minutes
 - a. September 28, 2016
3. Correspondence
4. Reports
 - a. Township Board
 - b. Planning Commissioners
 - c. Planning Department
5. Business to Come Before the Commission
 - a. PD 2016-62 - Ridges @ 45 - Conceptual PUD Review
 - b. PD 2016-63 - Ashland Park - Amendment
6. Public Comment
7. Items for Next Agenda
 - a. To be Determined
8. Adjournment

Joe Robertson, Secretary
Garfield Township Planning Commission
3848 Veterans Drive
Traverse City, MI 49684

Garfield Township will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
September 28, 2016**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Commission Members:

Present: Kit Wilson, Chris DeGood, John Nelson, Gil Uithol, Pat Cline, Joe Robertson, and John Racine

Staff Present: Brian VanDenBrand

1. Review and Approval of the Agenda – Conflict of Interest (7:01)

Uithol moved and Wilson seconded to approve the agenda as presented.

Yeas: Uithol, Wilson, Nelson, DeGood, Cline, Robertson, Racine

Nays: None

2. Minutes (7:01)

a. September 14, 2016 Regular Meeting Minutes

DeGood moved and Robertson seconded to adopt the Regular Meeting Minutes of September 14, 2016 as amended noting that the names of the Progressive AE consultants should be Lazdins and Kline; and that Nelson is misspelled in item #1.

Yeas: DeGood, Robertson, Nelson, Cline, Uithol, Wilson, Racine

Nays: None

3. Correspondence (7:02)

None

4. Reports (7:02)

Township Board Report

Wilson had no report.

Planning Commissioners

Nelson said that he attended the ribbon cutting ceremony formally opening the new bridge on Cass Road. The first person to cross the new bridge was former County Commissioner Jack Robinson in his 1954 John Deere Tractor.

Chris DeGood said he attended the ribbon cutting for the Buffalo Ridge Trail.

Planning Department

5. Business to Come Before the Commission

a. PD 2016-59 Bill Marsh Tech Center Findings of Fact (7:04)

The application requests a special use permit to allow the construction of a 2,400 square foot used vehicle sales office on the property at 1780 Barlow Street. Automobile dealerships can be authorized by special use permit in the I-G (General Mixed-Use Industrial Business) District. The application also proposes a 3,800 square foot addition to an existing body and repair shop. This application was introduced on August 10, 2016 and a public hearing was held on September 14, 2016.

Wilson moved and Cline supported THAT the Findings of Fact in support of approval of application SUP-2016-03, Bill Marsh Tech Center, BE ADOPTED.

*Yeas: Wilson, Cline, DeGood, Uithol, Robertson, Nelson, Racine
Nays: None*

Wilson moved and Robertson seconded THAT the application for Special Use Permit #2016-03, Bill Marsh Tech Center, BE APPROVED subject to the following conditions:

- 1) The applicant shall attempt to relocate the mountain ash tree which is in the proposed parking lot. If the relocated tree is not in a healthy living condition after one (1) year, then the applicant will work with staff to establish two (2) appropriate replacement trees in its place.*
- 2) The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set and one electronic copy of the full application (in PDF Format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
- 3) The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the township or approval shall be considered to have expired.*

*Yeas: Wilson, Robertson, Cline, Uithol, DeGood, Nelson, Racine
Nays: None*

b. PD 2016-56 Crown PUD Amendment – Findings of Fact (7:07)

The applicant has requested to build four transient stay and play units at 2420 West Crown Drive within the Crown Townhouse Condominium and in close proximity to the pro shop and Mulligan’s Restaurant. On September 14th, the Planning Commission held a public hearing and then

directed staff to prepare Findings of Fact in favor of the application subject to limitations.

Commissioners discussed the Findings of Fact and decided to make item 3d not applicable and better define language in condition #1.

First motion:

Robertson moved and Wilson supported THAT the Findings of Fact for Major Amendment Application SUP-1990-10-L, to identify four "stay and play" units as a "generally acceptable use" at the Crown Townhouse Condominium within the Crown Planned Unit Development BE APPROVED.

Yeas: Robertson, Wilson, Nelson, Uithol, DeGood, Cline, Racine

Nays: None

Nelson moved and Robertson supported THAT Major Amendment Application 1990-10-L, to identify four "stay and play" units as a "generally acceptable use" at the Crown Townhouse Condominium within the Crown Planned Unit Development, be RECOMMENDED FOR APPROVAL to the Township Board subject to the following conditions:

- 1) The "stay and play" transient use shall be limited to golfers who are playing the Crown Golf Course between May 1 to October 31 of each calendar year. Outside of that defined time period, the units may not be rented for periods of less than thirty (30) consecutive calendar days.*
- 2) Final review and approval of the stay-and-play units shall be subject to Special Use Permit.*
- 3) The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set and one electronic copy of the full application (in PDF Format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
- 4) The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the township or approval shall be considered to have expired.*

Yeas: Nelson, Robertson, Uithol, DeGood, Wilson, Cline, Racine

Nays: None

7. Public Comment (7:20)

Joanne Brzozowski commented on the Crown PUD matter and asked for building plans.

Dorothy Grow commented on the proposed stay and play at the Crown Golf Course.

Susan Aperson commented on the proposed stay and play use.

8. Items For Next Agenda (7:26)

a. Grand Traverse Mall Signage

Wilson said that the Lucky's Market lawsuit has been resolved.

Planning Commissioners asked about Dick's Sporting Goods and Lucky's Market and the trail in front of the Buffalo Ridge Development.

9. Adjournment

Nelson moved to adjourn the meeting at 7:29pm.

Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
Traverse City, MI 49684

		Charter Township of Garfield	
		Planning Department Report No. 2016-62	
Prepared:	October 5, 2016	Pages:	1 of 4
Meeting:	October 12, 2016 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Conceptual Review - Ridges @ 45 PUD		
Applicant:	Westwind Construction		

Staff Comment:

This is an application for conceptual review of a potential Planned Unit Development on primarily vacant land to the south of the recently approved "Ridges @ 45" apartment complex on LaFranier Road. The purpose of the conceptual review process is to allow the applicant¹ to seek informal Planning Commission feedback on potential development projects prior to incurring major design expenses.

As a reminder, the approved Ridges development covered only a portion of the parent property. Development of the remainder of the property will be subject to future approval, which is shown on the conceptual plan as "Phase 2 - "SUP." The conceptual PUD would begin at the southern boundary of Ridges Phase 2 and extend to the south towards Hammond Road and Lloyd Lane. The parcel map on page four illustrates the above.

Within the 30-acre conceptual project area, additional multi-family units are proposed, as is a large assisted-living facility, a pharmacy, two medical office buildings, and storage units. The overall site concept plan is attached, as is the proposed development phasing plan.

While the developer obtained approval of the Ridges as a Special Use Permit in the R-3 Multi-Family district, the conceptual plan as proposed could only be approved as a Planned Unit Development because the proposed design and mix of uses could not be achieved under a single zoning district. (*Ref: Garfield Township Zoning Ordinance Section ("§") 426.A*).

The Master Plan identifies this area as a Planned Development zone and identifies the proposed uses of residential, health and institutional as generally acceptable in this area. The residential components of the site are a pretty clear fit with that. The proposed medical units could be reasonably construed to fit the intent of the institutional use. The proposed pharmacy and storage units are not an identified use, however; this is discussed in greater detail below.

When the new zoning ordinance was adopted, new design standards for PUDs were implemented. In short, these design standards are intended to provide usable open space, to provide interconnectivity, to encourage a mix of compatible uses, and so on.

¹ Please note that the applicant, Westwind Construction, is also the owner and the developer of the Ridges project.

Based on a cursory review, Staff is of the opinion that the project is designed to meet desired development objectives. The project is designed around a large central open area, which includes sidewalks and would allow for resident interaction and recreation in this common area. Regarding the residential uses, a mix of market rate standalone apartments adjacent to a senior living facility could allow for a continuum of care, or an "aging in place" type of benefit. This has proven successful at facilities such as Bay Ridge.

A logical circulation pattern with internal connections and service drives to promote good access management is provided. An expansive sidewalk network runs throughout the site. And, the proposed mix of uses is logically designed but would not be achievable under any single zoning district.

Discussion Points:

As noted above, two of the proposed uses are not identified in the adopted master plan. This does not mean that the uses can't be authorized (*Ref: §426.E.1*), but compatibility standards within the subject site and in relation to surrounding properties must be met.

Regarding the storage units, when considering that there is already an industrial park located across Hammond Road, it could be viewed as an acceptable use in this location. On the other hand, the proposed storage units could compete for individuals seeking out storage services in an industrial zone. (In other words, they could draw potential tenants away from existing industrial areas and into this planned development area which is primarily intended to be residential in nature.) This may be a moot point if the units were intended only for the use of the residents of the community, but that has not been volunteered. The Planning Commission should discuss this further.

Some intrusions on the PUD open space buffer are noted (*Ref: §777*). Along LaFranier Road, the service drive meanders into the 50-foot buffer. This is due in part to the location of the senior living building but also from a traffic calming standpoint. The Planning Commission may alter this dimensional standard if it finds that appropriate conditions are met (*Ref: §426.E.2*).

Along Hammond Road and Lloyd Lane, a 30-foot buffer is proposed where a 50-foot buffer is normally required. In this location, it may be appropriate to allow this reduction (or a partial reduction) because Hammond Road curves away to the southwest and essentially provides this buffer in the real world. In other locations, however, such as along Lloyd Lane, a reduced setback may not be considerate of users traversing that street to access adjoining properties. Recall that the King's Court expansion will use this road, and that there are a few single-family homes remaining to the west.

The applicant has not yet indicated a timeframe for construction of Phase 2 of the Ridges. Westwind Construction has moved quickly with Phase 1; however, timing of Phase 2 should be discussed. Alternately, it may be possible to include Phase 2 of the Ridges within the PUD development envelope. In any case, due to the integrated nature of the overall development, we will need to ensure we are not left with a "gap" in the overall project development.

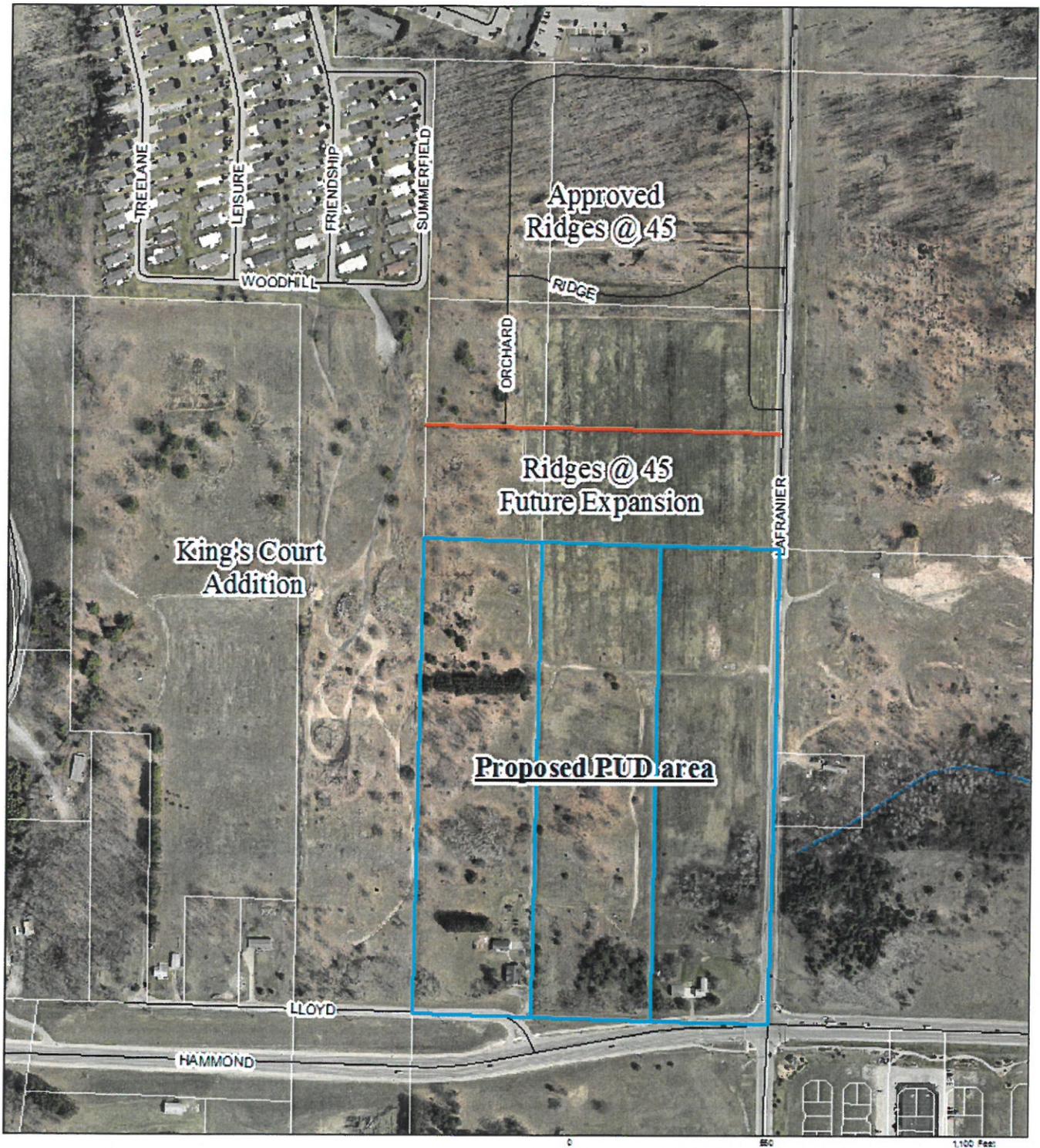
The Planning Commission should discuss proposed phasing (see page 3 of the application). As proposed, phasing would begin with the senior living facility, but then move in a clockwise direction and followed by the commercial use, two office uses, storage units, and then finally the additional apartment buildings. Historically, the Planning Commission has required the construction of all residential structures in the initial phases so that the integrity of the PUD is maintained. In this case, the multi-family phase provides important integration with the senior living phase.

ACTION REQUESTED:

The conceptual review process is intended to provide an opportunity for informal dialogue between the Planning Commission and the applicant. No formal action is requested.

Attachments:

Survey, Conceptual Site Plan, Phasing Plan



Parcel Map

Legend

Parcel_2016

This map is based on digital databases prepared by Garfield Township. The Township does not warrant, expressly or impliedly, that the information on this map is current or positionally accurate. Please consult a surveyor to be sure of where your property lines are located.

Garfield Charter Township
 3848 Veterans Drive
 Traverse City, MI 49684
 Phone: 231.941.1620
 Fax: 231.941.1688
www.garfield-twp.com



NOT A LEGAL SURVEY

Garfield Township Planning Dept: 10/6/2016

Ashland Park Minor Amendment Request - Introduction

 Charter Township of Garfield Planning Department Report No. 2016-63			
Prepared:	October 4, 2016	Pages:	Page 1 of 2
Meeting:	October 12, 2016 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Minor Amendment Request – Ashland Park PUD		
File No.	PUD-2001-01-D	Parcel No.	05-026-018-00
Applicant/ Owner:	Peach Tree River Investments, LLC		
Agent:	Wade Trim		

SUBJECT PROPERTY:

The subject property is the Ashland Park Planned Unit Development. The PUD extends south and west from the intersection of Birmley Road and Garfield Road.

PURPOSE OF APPLICATION:

The application requests an amendment to Phase 2 and Phase 3 of the Ashland Park PUD, with the most significant change between the approved plan and the amended plan being to replace the approved quadplex units with single-family lots along the western property line. This proposal results in a overall reduction of 87 dwelling units.

Minor changes to the orientation of other existing buildings within Phases 2 and 3 are also proposed, including the storage area, the office buildings, and duplexes.

A request to amend a Planned Unit Development is considered according to Section 423.G of the Zoning Ordinance. This particular amendment exceeds the authority granted to the Planning Director as an Administrative amendment, but does not propose any changes that would appear to trigger a Major amendment. Therefore, Staff has determined that this change may be processed as a Minor Amendment, which requires Planning Commission approval but does not require a public hearing.

STAFF COMMENT:

Following a favorable conceptual review in May, this application is now formally before the Planning Commission.

The Ashland Park PUD was approved over 15 years ago, but demand for residential units within the development has never really materialized. Only Phase I of Ashland Park was ever started. At this time, only 7 residential buildings have been built out of the hundreds of approved residential building sites.

The new owner and applicant are requesting to convert a number of small-lot condominiums and attached-unit (multifamily) structures to a more traditional site condominium development. Maps are attached to indicate these changes¹. This proposed change generally

¹ Included first in your packet is the existing plan, with a green outline around phases 2 and 3. The full 11x17" site plan submittal includes a number of engineering drawings; **pages 5 and 10** will probably be most helpful.

follows the west property line. Changes to the road network are also proposed, with the westernmost road extending down through Phase 3; currently, this road ends at the southern boundary of Phase 2. From Phase 3, a connection into the Traditions development is maintained. The new design of the roadway would appear to maintain desired connectivity, while also encouraging slower speeds and discouraging cut through traffic.

The development now includes a thorough pathway network, including sidewalks along both sides of the roads. Elsewhere, the pathway network links the proposed open areas of the site. This proposal would appear to thoroughly meet the intent of the Township's pedestrian pathway requirements.

As noted above, the application also includes small changes to the orientation of approved buildings and parking areas within Phases 2 and 3, including the storage area (shown in purple), the office buildings (orange), and duplexes (red). However, these changes do not result in a change of use or density.

Additionally, an additional access to the community storage area is proposed. This is a good idea; it may be appropriate for the applicant to speak to the intent of the drive and discuss if the storage area is to service the residents of the community, or as a standalone self-storage facility accessible from Rusch Road. The storage use is already approved so the discussion should focus on the intent of the use rather than the use itself.

A wooded hillside would be impacted by the design as proposed. This area is in the southwest corner of the single-family sites (appx. lots 38-50). Nothing in the ordinance would prohibit using this corner for development, but retaining as much of this natural feature as possible is encouraged by the zoning ordinance. Some sort of wooded buffer along the western property line may be appropriate.

Finally, the applicant requests approval to keep the presently approved 25-10-25 front, rear, and side setback requirements. The primary impact of this is to the routinely required 30' PUD setback on the western side of the project (again, however, that 30-foot setback is not currently in place). The Planning Commission has historically viewed the PUD buffer as a no build zone, so further discussion is requested.

ACTION REQUESTED:

Following an opportunity for applicant presentation and Planning Commission, the Planning Commission may wish to direct Staff to prepare findings in support of an anticipated decision. As noted above, for a Minor Amendment, a public hearing is not required.

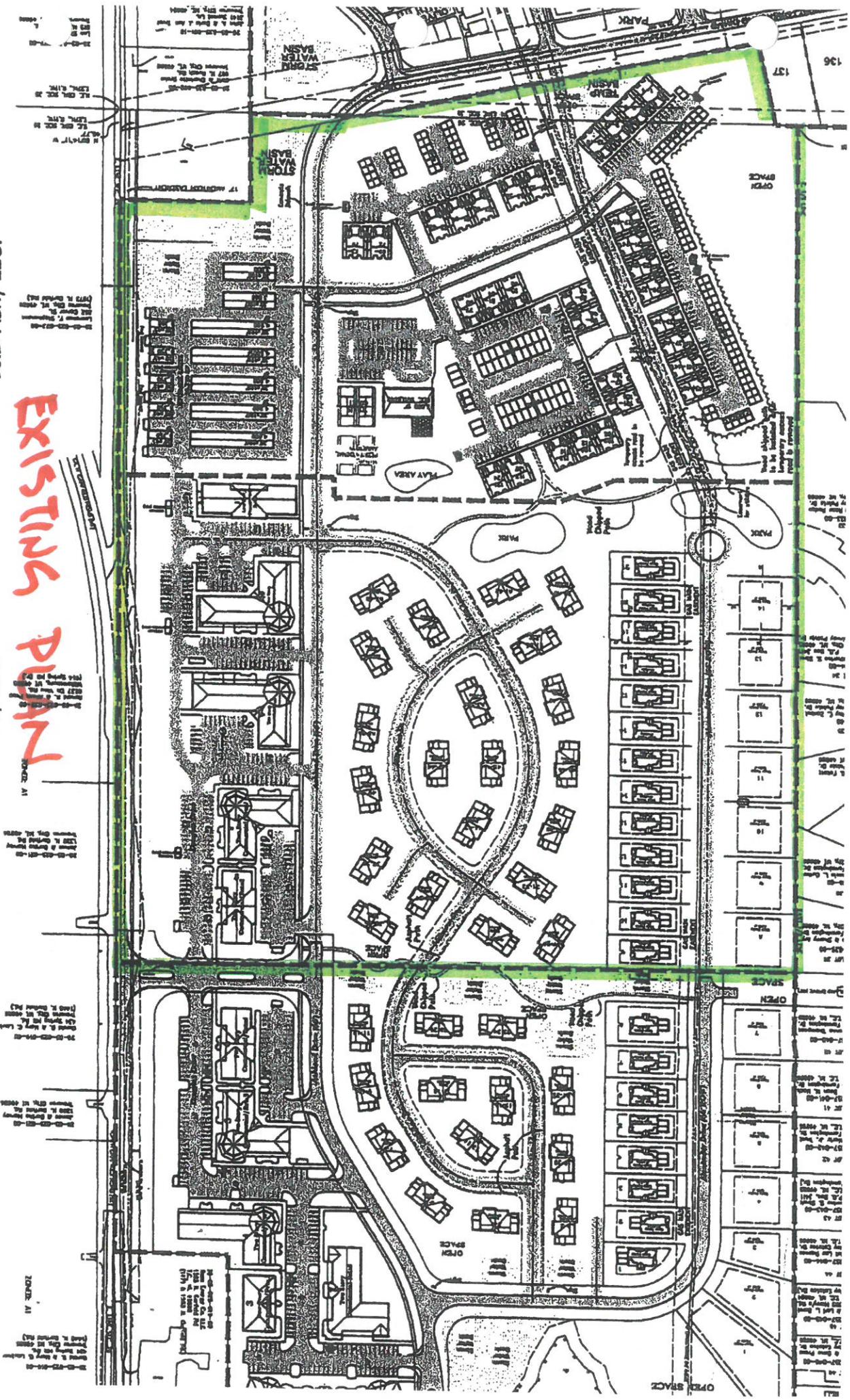
If the Planning Commission is not yet prepared to act on the application, guidance to Staff and the applicant would be appropriate.

Phase 3
J&D Ash, LLC.

Phase 2
J&D Ash, LLC.

Phase 1
J&D Ash, LLC.

EXISTING PLAN



Ashland Park - Phase 2 and 3

PUD Amendment



Submitted to:

Garfield Charter Township

Grand Traverse County, Michigan

September 28, 2016

Submitted by:

Peachtree River Investments, LLC

1503 Garfield Road North

Traverse City, MI 49696



Project Narrative

After sitting dormant for many years, last year Peachtree River Investments (Peachtree) purchased the 79-acre Ashland Park Planned Unit Development that is located on the southwest corner of Garfield Road and Birmley Road. Over the past year, Peachtree has been working to put a plan together to revitalize this unique development. Ashland Park is well situated in a part of Garfield Township that has a country feel yet close to town, shopping, and schools. When development property sits idle, it creates concerns amongst the existing residents. It also creates concern for potential future home owners who may decide, based on a slow development potential in an area, to purchase elsewhere. This has been the case for the Ashland Park development. Since the approval by the planning commission for this development in 1999, most of this development has sat idle in its original state. Since that time, investors have shown minimal interest in bringing this project to its full potential. However, the plan to revitalize this property by Peachtree provides a great opportunity for this space, and we look forward to seeing this project become a successful reality for Garfield Township. If you have not been by the property in a while, we have given the entrance a facelift, added numerous trees and other landscaping, revamped the commercial buildings and have commenced construction on 4 residential buildings in phase 1. Please see enclosed colored drawings showing the type of homes being constructed.

In 2001, the Charter Township of Garfield approved Ashland Park as a 4 phase PUD (Ashland Park Phases 1, 2 and 3 along with Traditions). Peachtree proposed that Phases 2 and 3 of the Ashland Park PUD be amended to foster development and get the project off the ground again. The proposed layout of the phases is very similar to the approved layout. Below, we discuss the highpoints of the requested PUD amendment when compared to what was previously approved.

Lot Layout

Much of what has been approved by Garfield Township will remain the same. The only change between the approved plan and the amended plan includes changing the quad-plex housing units along the west and south portion of the project to single family residential lots. One of the immediate benefits to this change is the environmental impact benefit. This change in layout will provide for 110 living units as compared to the previously approved 197 living units. The reduction in density will directly relate to a reduction in impervious surface (rooftop and paved surfaces), and a reduction in storm water runoff. The other reason Peachtree is proposing this lot layout change is the southern portion of the property is the most attractive piece with views of East Bay and since we believe the market has changed to a demand for more single family homes, we are requesting

this Minor Amendment. Peachtree is not requesting an amendment to the commercial space along Garfield and Rusch Roads so therefore, this space will remain as approved.

Lot setbacks are also proposed to remain the same as approved under the original PUD. Those setbacks were again approved earlier this summer with our phase 1 Minor Amendment. Those setbacks were 10-foot side setbacks and 25-foot front and rear setbacks. Phases 1, 2, and 3 were approved with these setback distances in order to provide continuity between phases. We request relief from standards leaving the previously approved setbacks unchanged. The setbacks for commercial areas along Rusch and Garfield Roads, will remain unchanged as previously approved at 50 feet.

Utilities

Municipal water and sanitary sewer service will continue to be provided to all residential lots and commercial buildings. The only adjustment needed relates to storm water runoff and conveyance. As noted above, we will have less runoff in this proposed plan than the previously proposed plan due to the reduction in impervious surfaces. The layout dictates where this water can be placed. We have attempted to keep the storm water handling items as low-impact as possible while still achieving proper infiltration for aquifer recharging and while increasing surface water quality.

Impact Statement

As noted above, the proposed change will result in 87 fewer living units. This will result in less impact on all utilities when compared to what was approved by the Planning Commission. This includes a reduction in the use of potable water and sanitary sewer utilities, along with a reduction in the demand on traffic infrastructure, land use and a reduction in storm water runoff. This helps to provide a more environmental friendly development through more green space, less demand on wastewater discharge, less use of our clean water for drinking and less contamination from overland storm water runoff. All are a benefit to the region and will help to retain as many natural features of the property as possible. Peachtree has added sidewalks and trails throughout the entire development making it extremely pedestrian friendly. There is also great interconnectivity between the commercial and residential pieces of this development.

In following section SS423.E of the ordinance pertaining to Impact Statements, we provide the following:

1. The proposed use is consistent with the existing, approved PUD.
2. The proposed uses are consistent with those already approved and also consistent with that of the adjacent properties. The layout provides a harmonious transition from Ashland Park Phase 1 PUD to this one for both vehicular and pedestrian traffic.
3. This project will not be detrimental, hazardous, or disturbing to the existing or future adjacent uses. In fact, when compared to the already approved plan, this will lessen any burden to adjacent properties imposed by items such as noise, dust, smoke, vibration, odor, etc.
4. Adverse effects from the proposed use on neighboring properties have been minimized through the use of adequate parking, traffic circulation, building placement, along with the use of landscaping, buffer areas and setbacks.
5. With the reduction in density, the proposed project will have much less impact on the natural features of the site including clearing, impervious surfaces, and storm water runoff.
6. The demand on other infrastructure needs such as water, sewer, schools, fire protection and other items are lessened with the proposed project when compared to what is approved.
7. The project operation and maintenance will not be detrimental to the public health and welfare.
8. The public interest and welfare is benefiting from the proposed use through public space, and housing options and future commercial uses, all of which outweigh individual interests affected by the project.
9. Ingress and egress matches that which is already approved. The project will continue to provide continuity and adequate flow of traffic within the development and also to the adjacent Ashland Park Phase 1 development. Additionally, the reduction in density will lessen the number of vehicle trips, reducing traffic congestion.
10. The proposed project seeks to add opportunities for pedestrian traffic flow with the use of sidewalks throughout the development along with trails within the development that will provide additional recreational opportunities.
11. Finally, this project will not impede or hinder any development on adjacent properties for uses within the zoning district.

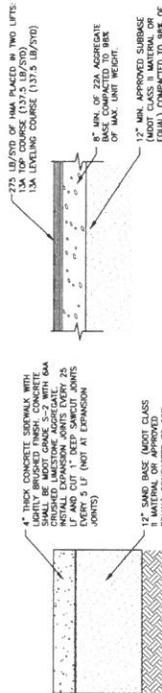


SPECIAL PROVISIONS & GENERAL NOTES

- THE FOLLOWING SPECIAL PROVISIONS ARE TO BE USED DURING THE CONSTRUCTION OF THIS PROJECT, WHERE THESE SPECIAL PROVISIONS SHALL PREVAIL OVER THE SPECIFICATIONS IN THE CONTRACT DOCUMENTS.
- THE EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION AVAILABLE AS OBTAINED ON OUR SURVEY AND FROM THE COOPERATING UTILITY COMPANIES. THIS INFORMATION DOES NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO VERIFY THE LOCATION, DEPTH AND CHARACTER OF ALL UTILITIES PRIOR TO ANY EXCAVATION. ALL UTILITIES HAVE BEEN CONSTRUCTED OR REMOVED SINCE THE INFORMATION WAS OBTAINED. THERE IS NO RECORD OF ANY UTILITIES NOT SHOWN ON THESE PLANS.
- IT IS THE INTENT THAT ALL GOVERNMENT CONTERS ON THIS PROJECT BE PRESERVED. ALL MONUMENT BENCH MARKS, PROPERTY CORNERS, ETC. SHALL BE REPLACED OR ADJUSTED IF DISTURBED (WHETHER SHOWN ON THE PLANS OR NOT).
- EXISTING HOUSE LEADS, SEPTIC TANK OVERFLOWS, STORM DRAIN LINES, AND IRRIGATION SYSTEMS DESTROYED OR REMOVED SHALL BE RECONSTRUCTED TO THEIR ORIGINAL CONDITION AND/OR RECONNECTED TO THEIR SOURCE. ALL COSTS SHALL BE CONSIDERED INCLUDED IN OTHER ITEMS.
- ALL EXISTING GAS MAINS, WATER MAINS, STORM SEWERS, TELEPHONE DUCTS AND OTHER UTILITIES WHETHER SHOWN ON THE PLANS OR NOT, TO BE PROTECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS.
- SOOTS FOR ANY WORK FOR WHICH THERE IS NO SPECIFIC PAY ITEM IN THE PROPOSAL SHALL BE INCLUDED IN OTHER PROPOSED ITEMS OF WORK AND CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR MAINTENANCE OF ANY STREETS ON WHICH WORK HAS BEGUN UNTIL SUCH TIME AS ANY SUCH STREET IS CERTIFIED BY THE ENGINEER AS BEING SUBSTANTIALLY COMPLETE. ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO PERFORM THE NECESSARY MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR. MAINTENANCE SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NOT AN EXTRA PAYMENT SHALL BE MADE.
- CONTRACTOR SHALL PROVIDE PROPER SIGNAGE AND BARRICADES TO CLOSE ROADS AND PROVIDE FOR LOCAL ACCESS, IN ACCORDANCE WITH LOCAL AND COUNTY REQUIREMENTS.
- IN ROADWAYS, STREETS, DRIVES AND PARKING AREAS, THE AGGREGATE BASE COURSE SHALL BE REPLACED WITH A BETTER BACKFILLING UTILITY TRENCHES AND BACK GRADING. AGGREGATE WEDGES MAY BE NEEDED FOR TRANSITION.
- CURB RECONSTRUCTION OF CURB NOT SCHEDULED TO BE REMOVED, IF REQUIRED DUE TO DAMAGE DURING THE CONSTRUCTION PROCESS, SHALL MATCH THE EXISTING CURB AND WILL BE CONSIDERED INCIDENTAL TO THE PROJECT, UNLESS SPECIFICALLY COVERED IN ANOTHER PAY ITEM.
- ALL EXCAVATIONS SHALL BE PROTECTED AND BACKFILLED WITH AGGREGATE WITH SETBACKS OF 24 IN AND RESTORED WITH 4" TOPSOIL AND HYDRO SEEDING. RESTORATION OF ALL DISTURBED AREAS IS INCLUDED IN THE RESTORATION LUMP SUM PAY ITEM.
- DEFWATERING, WHEREVER REQUIRED, SHALL BE CONSIDERED INCLUDED IN OTHER ITEMS.
- IF THERE IS AN EXISTING STORM SEWER SYSTEM, IT SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION. ALL EXISTING STORM SEWER SYSTEMS SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION. ALL EXISTING STORM SEWER SYSTEMS SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION. ALL EXISTING STORM SEWER SYSTEMS SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
- EXISTING STORM SEWERS, CULVERTS, DRAINAGE DITCHES, WATER MAINS, AND SANITARY SEWERS MUST REMAIN IN SERVICE DURING THE ENTIRE CONSTRUCTION PERIOD.
- ALL ELEVATIONS SHOWN ARE IN FEET.
- RESURDS SHALL HAVE ACCESS TO THEIR RESIDENCE AT ALL TIMES, AND ALL TRENCHES MUST BE BACKFILLED AND COMPACTED TO DRIVEABLE CONDITIONS AT THE END OF EACH DAY.
- ALL CONCRETE SHALL BE MOIST CURED 5-7 WITH 6M CRUSHED LIME STONE AGGREGATE. SPECIFICATIONS, AND DETAILS AS IF FULLY REWRITTEN HEREIN.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP'S CURRENT STANDARDS.
- ALL WATER MAIN IS TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTAL DISTANCE, FROM ANY SEWER, LOCAL DRAINAGES AND PLUMBING CODES AND ANY OTHER APPLICABLE STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR SALVAGING AND REPLACING ALL SOILS AND MULCHES AFFECTED BY HIS OPERATIONS. COST SHALL INCLUDE IN OTHER ITEMS. CONTRACTOR SHALL OBTAIN AND MAINTAIN ACCESS TO ALL UTILITIES AND SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS FOR MAINTENANCE OF THE PROJECT AREA OR BY MAINTAINING ACCESS TO THE EXISTING MAINTENANCE BY THE LOCAL CARRIER.
- AT ALL LOCATIONS WHERE CONCRETE OR BITUMINOUS SURFACES ARE TO BE REMOVED AND REPLACED, A SAW CUT IS REQUIRED TO PROVIDE A HEAT JOINT. SAW-CUTTING IS CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT.
- CONTRACTOR IS TO KEEP AT A MINIMUM AN 18-INCH VERTICAL DISTANCE BETWEEN THE PROPOSED WATER MAIN AND ANY SANITARY SEWER OR STORM SEWER CROSSINGS. AN 18-INCH HORIZONTAL DISTANCE MUST ALSO BE KEPT BETWEEN ANY STRUCTURES AND THE PIPE.
- CORROSIONS, CURB STOPS, AND OTHER WATER FITTINGS MUST CONFORM TO THE "REDUCTION OF LEAD IN DRINKING WATER ACT EFFECTIVE JANUARY 4, 2014."
- ALL DRAINAGE PATTERNS MUST BE MAINTAINED, INCLUDING REBUILDING SPILLWAYS.
- ALL ELEVATIONS ARE BASED ON NAVD8 DATUM.

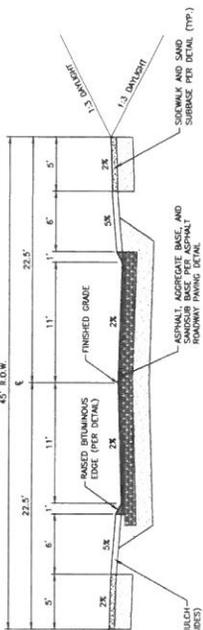
CONSTRUCTION NOTES

- ALL CONSTRUCTION ACTIVITY MUST REMAIN IN THE R.O.W., EASEMENTS, TOWNSHIP-OWNED PROPERTY, OR OTHERWISE DESIGNATED AREAS. NO CONSTRUCTION SHALL BE PERMITTED IN ANY OTHER AREAS.
- TREES WITHIN THE LIMITS OF THE TRENCH MAY BE REMOVED IF NEEDED. ALL OTHER TREES MUST BE SAVED PER SPECIFICATION SECTION 01 8900 ARTICLE 3.14, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL TREES REMAINING ON THE PROPERTY. TREES THAT ARE TO BE REMOVED, MUST BE APPROVED BY THE PROPERTY OWNER PRIOR TO REMOVAL.
- ANY UTILITY RELATIONS OR POLES THAT NEED TO BE HELD, ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE INCLUDED IN OTHER ITEMS PER SPECIFICATION SECTION 01 8900 ARTICLE 3.10.
- EXISTING MONUMENT BENCH MARKS, WATER VALVES, SANITARY AND STORM MANHOLE COVERS, CATCH BASIN COVERS, AND ALL STRUCTURES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ADJUSTMENTS TO ALL STRUCTURES SHALL BE INCLUDED IN THE PAYMENT FOR BITUMINOUS PAVING. ANY ADJUSTMENTS TO THE PLANS, SHALL BE APPROVED BY THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL SUBMIT AN ITEMIZED CONSTRUCTION SCHEDULE PRIOR TO THE START OF CONSTRUCTION, FOR REVIEW AND APPROVAL BY THE OWNER AND THE ENGINEER.
- ALL GRAVEL SHOULDERS SHALL BE REPLACED WITH 8" OF MOIST 23A GRAVEL COMPACTED TO 95% MAX. UNIT WEIGHT, TO THE PRE-CONSTRUCTION WIDTH, COST/PAYMENT SHALL BE INCLUDED IN OTHER PAY ITEMS.
- EXISTING CULVERTS THAT ARE TO BE REMOVED, OR REMOVED AND REPLACED WITH NEW, MUST BE DEPOSED UP BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
- FOR WITHIN MAIN OF JOINTS, THE INSTALLATION OF JOINTS SHALL BE RESTRICTED TO 3 DEGREES. CONTRACTOR SHALL INSTALL 11 1/2 DEGREE BRIMS ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. FOR INSTALLATION OF PVC PIPE, DEFLECTION AT EACH PIPE JOINT SHALL BE RESTRICTED TO 1 DEGREE WITH 100 FEET RADII BENDS IN EACH LENGTH. JOINTS SHALL BE PROTECTED WITH WATER TIGHT ADJUSTMENT WEDGE AND COVER. IF THESE CRITERIA WILL BE EXCEEDED, THE CONTRACTOR SHALL INSTALL 1 1/2 DEGREE BRIMS ACCORDINGLY.
- PVC PIPE MUST HAVE TRACER WIRE AND MARKING TAPE INSTALLED PER THE GIC DWP SPECIFICATIONS.

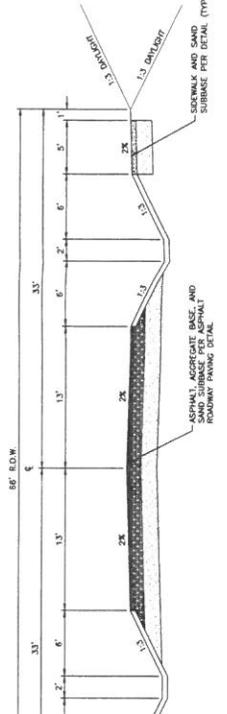


SIDEWALK DETAIL
NO SCALE

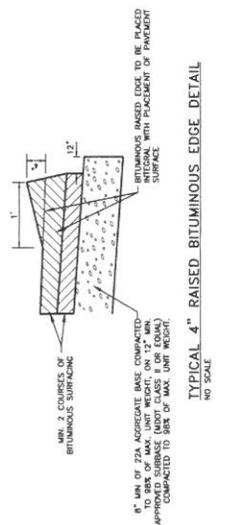
ASPHALT ROADWAY PAVING DETAIL
NO SCALE



45' WIDE R.O.W. - ROAD CROSS SECTION
NO SCALE



66' WIDE R.O.W. - ROAD CROSS SECTION
NO SCALE



TYPICAL 4" RAISED BITUMINOUS EDGE DETAIL
NO SCALE

REV	DATE	DESCRIPTION
1	07/28/13	PROPOSED
2	07/28/13	PROPOSED
3	07/28/13	PROPOSED
4	07/28/13	PROPOSED
5	07/28/13	PROPOSED
6	07/28/13	PROPOSED
7	07/28/13	PROPOSED
8	07/28/13	PROPOSED
9	07/28/13	PROPOSED
10	07/28/13	PROPOSED

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121 W. WADSWORTH AVE.
ANN ARBOR, MI 48106
734.769.8000
www.wadsworth.com

PEACHTREE RIVER INVESTMENTS, LLC
1503 NORTH GARFIELD ROAD
TRAVERSE CITY, MI 49696
ASHLAND PARK PHASE 2 & 3 P.U. AMENDMENT
NOTES & LEGEND SHEET
SHEET 2
DATE: 07/28/13
DRAWN BY: J. WADSWORTH
CHECKED BY: J. WADSWORTH

NO.	DATE	DESCRIPTION
1	08/17/15	PROJ. APPROV. SUBMITTAL
2	08/17/15	DESIGN AND AMENDMENT SUBMITTAL
3	08/17/15	PROJ. APPROV. SUBMITTAL
4	08/26/15	PROJ. APPROV. SUBMITTAL

WADSWORTH
 221 EAST WADSWORTH AVENUE
 SUITE 100
 WADSWORTH, OHIO 44157
 (440) 948-8800
 FAX (440) 948-8801
 WWW.WADSWORTH.COM

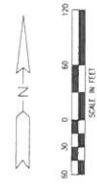
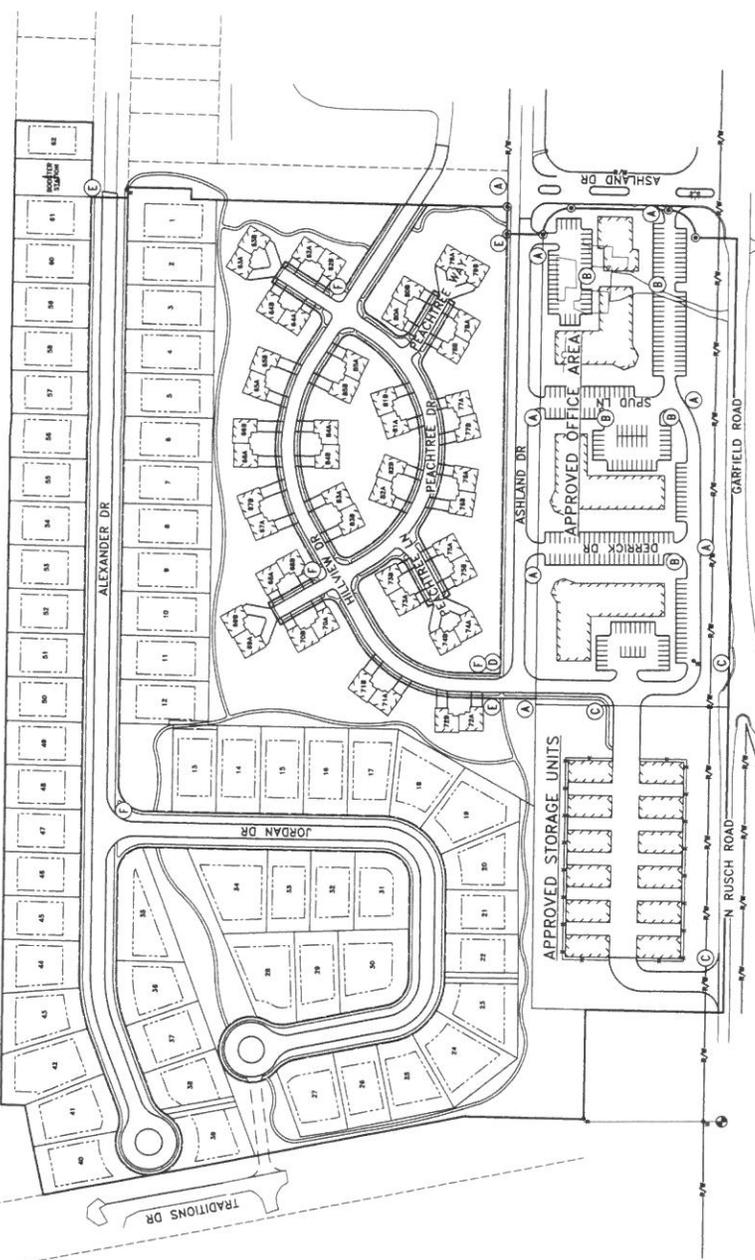
PEACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49886
 ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT
 SIGNAGE PLAN

PROJECT NO. 15-00000000000000000000
 SHEET NO. 7
 DATE: 08/17/15
 DRAWN BY: J. WADSWORTH
 CHECKED BY: J. WADSWORTH
 PROJECT: ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT

- SIGN LEGEND**
- (A) PRESTANDING DIRECTIONAL SIGNS
 - (B) PRESTANDING DIRECTIONAL PEDESTRIAN SIGNS
 - (C) PRESTANDING STORAGE UNIT IDENTIFICATION SIGNS
 - (D) PROPOSED BRICK & STONE ENTRANCE SIGN FOR HILSBIE TERRACE CONDOMINIUMS AND GATED LIVING AREA
 - (E) REAL ESTATE SIGNS
 - (F) STREET SIGNS

- NOTES**
1. ALL NEW SIGNS SHALL BE REVIEWED AND APPROVED BY ENGINEER.
 2. ALL PRESTANDING SIGNS, AS ILLUSTRATED, MAY BE DOUBLE-SIDED.
 3. ALL PLANS FOR CONSTRUCTION AND DESIGN OF SIGNS SHALL BE SUBMITTED TO THE GARFIELD CHARTER TOWNSHIP ZONING ADMINISTRATOR FOR REVIEW AND A PERMIT.
 4. CLEAR AND LEGIBLE STREET IDENTIFICATION SIGNS WILL BE PROVIDED AT EACH INTERSECTION AS WELL AS STOP SIGNS AS NEEDED FOR TRAFFIC SAFETY.
 5. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE TOWNSHIP SIGN ORDINANCE.

- COMMERCIAL / RETAIL WALL SIGNAGE**
1. WHERE A SINGLE STRUCTURE CONTAINS ONE OR MORE BUSINESSES (OR IDENTIFICATION PURPOSES ONLY, AN INDIVIDUAL BUSINESS IS ALLOWED TO SQUARE FEET OF WALL SIGNAGE FOR EVERY 10 LINEAL FEET OF STORE FRONTAGE. THE TOTAL SIGNAGE FOR A BUSINESS SHALL NOT EXCEED 25 SQUARE FEET. A COMMERCIAL/RETAIL STRUCTURE IS DOUBLE FRONTED (HAVING VISIBILITY BY THE PUBLIC ON BOTH SIDES), WALL SIGNAGE MAY BE REPEATED ON THE ARCHITECTURAL REVIEW COMMITTEE.
 2. THE NEEDS OF COMMERCIAL/RETAIL WALL SIGNAGE REGULATIONS WITHIN ASHLAND PARK IS TO MAINTAIN UNIFORMITY OF SIGNAGE ON ALL COMMERCIAL STRUCTURES.
 3. ALL PLACEMENT OF COMMERCIAL/RETAIL WALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY THE ASHLAND PARK ARCHITECTURAL REVIEW COMMITTEE.

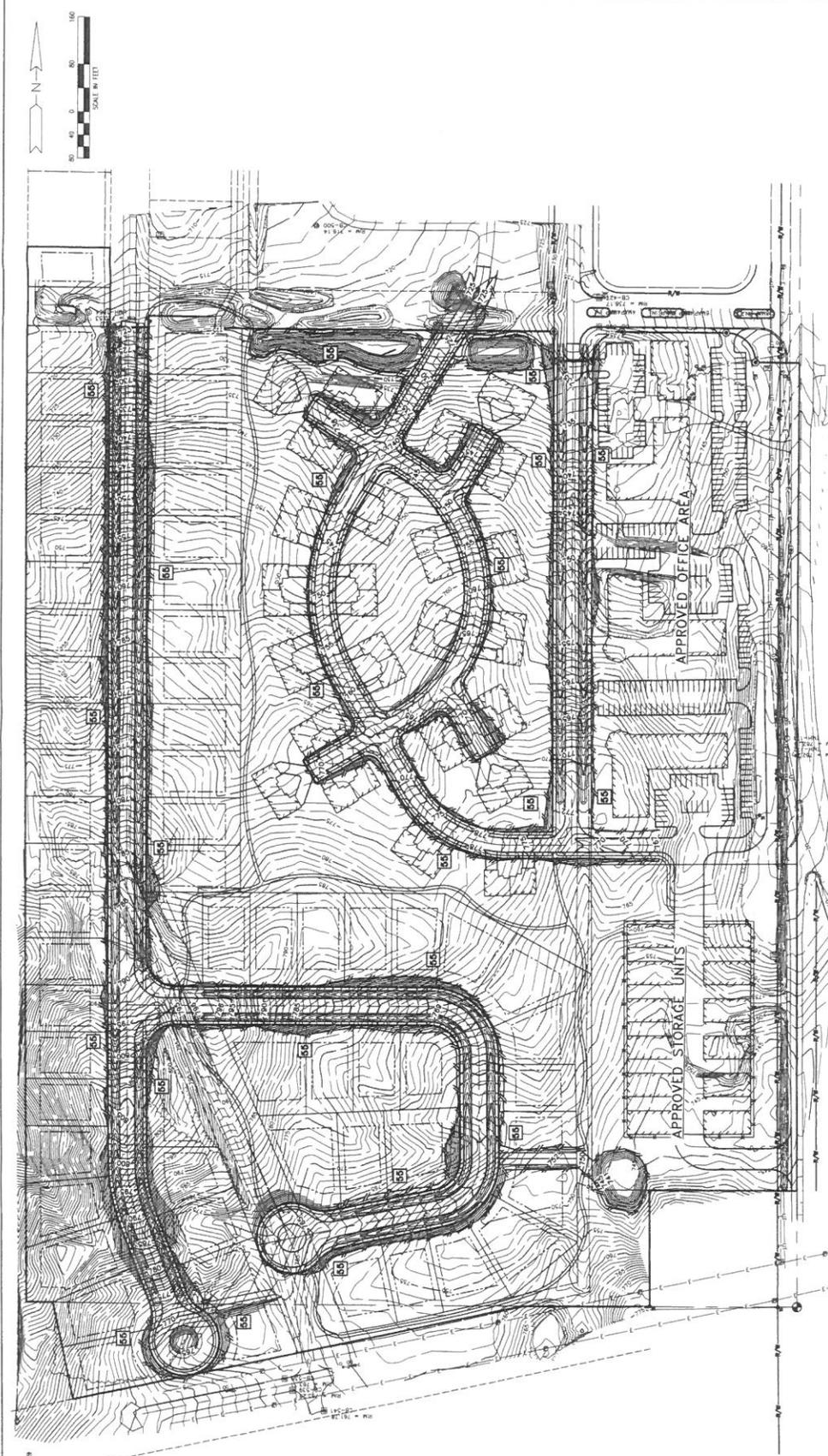


REV#	DATE	DESCRIPTION
1	08/14/18	PRO AMENDMENT SUBMITTAL
2	08/14/18	PRO AMENDMENT SUBMITTAL
3	08/14/18	PRO AMENDMENT SUBMITTAL
4	08/14/18	PRO AMENDMENT SUBMITTAL

WADSWORTH
 1000 WADSWORTH DRIVE
 SUITE 100
 WADSWORTH, OHIO 44157
 (440) 948-8800
 FAX (440) 948-8801
 www.wadsworth.com

PEACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49696
 ASHLAND PARK PHASE 2 & 3 PUD AMENDMENT
 SOIL EROSION & SEDIMENTATION CONTROL PLAN

PROJECT: ASP 3389-02C
 SHEET: 8



- LEGEND**
- LIMITS OF DISTURBANCE
 - ▨ TEMPORARY CONSTRUCTION ENTRANCE (SEE DETAIL SHEET C-4.1)
 - EXISTING OVERLAND FLOW
 - ⊗ EROSION CONTROL SYMBOL
 - ▭ PROPOSED CONCRETE
 - ▭ EXISTING CONCRETE
 - ▭ PROPOSED PAVEMENT/UTILITY WORK AREA
 - ▭ EXISTING PAVEMENT
 - INLET PROTECTION
 - PROPOSED STORM STRUCTURE
 - EXISTING STORM STRUCTURE



SOIL EROSION & SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL OBTAIN A SOIL EROSION & SEDIMENTATION CONTROL PLAN FROM ANNEARDO COUNTY PRIOR TO ANY CONSTRUCTION.
- ALL CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE ANNEARDO COUNTY WATER RESOURCES COMMISSIONER'S EROSION CONTROL MANUAL. SEE SHEET C-3.1 FOR BASIC DETAILS.
- SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE SOIL EROSION AND SEDIMENTATION. CONTROL MEASURES FROM SHALL BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FROM SHALL BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL CONTROL MEASURES.
- CONSTRUCTION OPERATIONS SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTIVE EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO ANY DISTURBANCE OF THE SOIL. ALL CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- CLUMP SHALL BE DONE IN A MANNER WHICH PREVENTS SOIL EROSION AND SEDIMENTATION CONTROL DAMAGE. DISTURBANCES SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF THE DETECTION AND SEDIMENTATION CONTROL DAMAGE. DISTURBANCES SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF THE DETECTION AND SEDIMENTATION CONTROL DAMAGE.
- SILT FENCE IS TO BE PLACED AROUND THE DETENTION BASIN UNTIL THE PERMANENT VEGETATION IS AND AROUND THE FUND AND BEEN FULLY ESTABLISHED.
- PERMANENT SOIL EROSION CONTROL MEASURES SHALL BE COMPLETELY PROVIDED BY THE CONTRACTOR UPON ESTABLISHMENT OF PERMANENT SOIL EROSION CONTROL MEASURES.
- ALL TEMP. AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION AND A HYDROLOGIC APPLICATION OF SPECIFICATIONS. SEE LANDSCAPE PLAN, SHEET L-1.0.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN THE FIRST 60 DAYS OF CONSTRUCTION. ALL CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL AREAS HAD PREVIOUSLY BEEN DISTURBED OR ARE TO BE DISTURBED SHALL BE RESTORED TO ORIGINAL CONDITION AND A HYDROLOGIC APPLICATION OF SPECIFICATIONS. SEE LANDSCAPE PLAN, SHEET L-1.0.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL CONTROL MEASURES.
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SITE SOILS DESCRIPTION

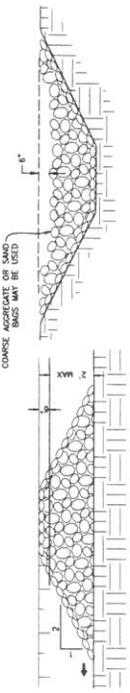
FINE TO MEDIUM SAND WITH SOME CLAY POCKETS.

DISTURBED AREA

TOTAL DISTURBED AREA = 12.11 ACRES
 TOTAL SITE AREA = 50.87 ACRES
 TOTAL UNDISTURBED AREA = 38.76 ACRES
 DISTURBED PERCENT = 23.81%
 UNDISTURBED PERCENT = 76.19%

MAINTENANCE

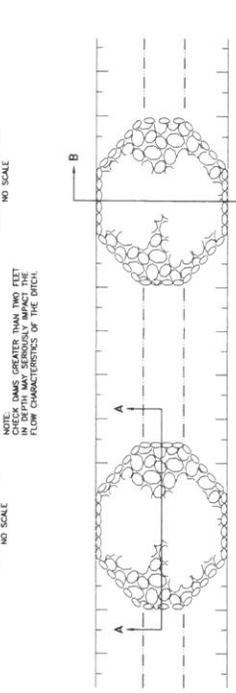
- ALL SIZED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAKE IS MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL CONTROL MEASURES.
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SECTION A-A
NO SCALE

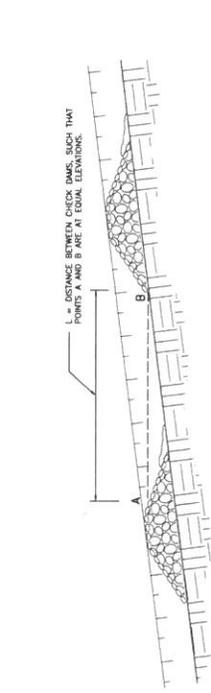
NOTE: CHECK DAMS GREATER THAN TWO FEET IN DEPTH MAY SERIOUSLY IMPACT THE FLOW CHARACTERISTICS OF THE DITCH.

SECTION B-B
NO SCALE



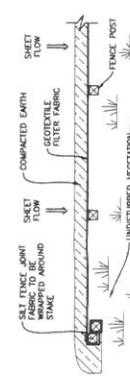
SECTION B-B
NO SCALE

NOTE: CHECK DAMS GREATER THAN TWO FEET IN DEPTH MAY SERIOUSLY IMPACT THE FLOW CHARACTERISTICS OF THE DITCH.

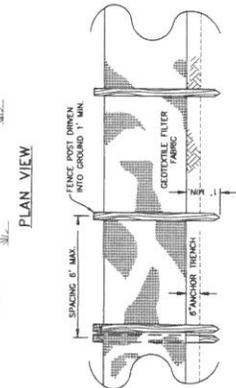


CHECK DAM CROSS SECTION
NO SCALE

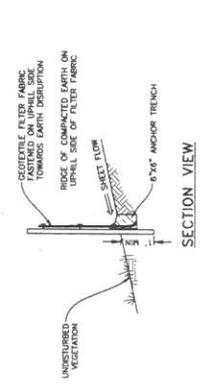
L = DISTANCE BETWEEN CHECK DAMS SUCH THAT POINTS A AND B ARE AT EQUAL ELEVATIONS.



PLAN VIEW



FRONT ELEVATION



SECTION VIEW



SILT FENCE DETAILS
NO SCALE



SILT FENCE DETAILS
NO SCALE

REV	DATE	DESCRIPTION
1	02/25/15	ASHPOND PARK PHASE 2 & 3 P.U.D. AMENDMENT
2	07/07/15	ASHPOND PARK PHASE 2 & 3 P.U.D. AMENDMENT
3	07/07/15	ASHPOND PARK PHASE 2 & 3 P.U.D. AMENDMENT
4	07/07/15	ASHPOND PARK PHASE 2 & 3 P.U.D. AMENDMENT
5	07/07/15	ASHPOND PARK PHASE 2 & 3 P.U.D. AMENDMENT
6	07/07/15	ASHPOND PARK PHASE 2 & 3 P.U.D. AMENDMENT
7	07/07/15	ASHPOND PARK PHASE 2 & 3 P.U.D. AMENDMENT
8	07/07/15	ASHPOND PARK PHASE 2 & 3 P.U.D. AMENDMENT
9	07/07/15	ASHPOND PARK PHASE 2 & 3 P.U.D. AMENDMENT

WADSWORTH
 1400 15th Avenue, Suite 200
 Pease, RI 02870
 401-863-1111
 FAX: 401-863-1112
 www.wadsworth.com

PEACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49696
 ASHPOND PARK PHASE 2 & 3 P.U.D. AMENDMENT
 SOIL EROSION & SEDIMENTATION CONTROL DETAILS

PROJECT NO.	ASHPOND PARK PHASE 2 & 3 P.U.D. AMENDMENT
DATE	07/07/15
SCALE	ASHPOND PARK PHASE 2 & 3 P.U.D. AMENDMENT
DESIGNER	ASHPOND PARK PHASE 2 & 3 P.U.D. AMENDMENT
CHECKER	ASHPOND PARK PHASE 2 & 3 P.U.D. AMENDMENT
DATE	ASHPOND PARK PHASE 2 & 3 P.U.D. AMENDMENT

CONSTRUCTION PHASE	SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
CONSTRUCTION												
TEMPORARY CONTROL MEASURES												
PERMANENT CONTROL MEASURES												
LANDSCAPING/FIELD/FINAL STABILIZATION												



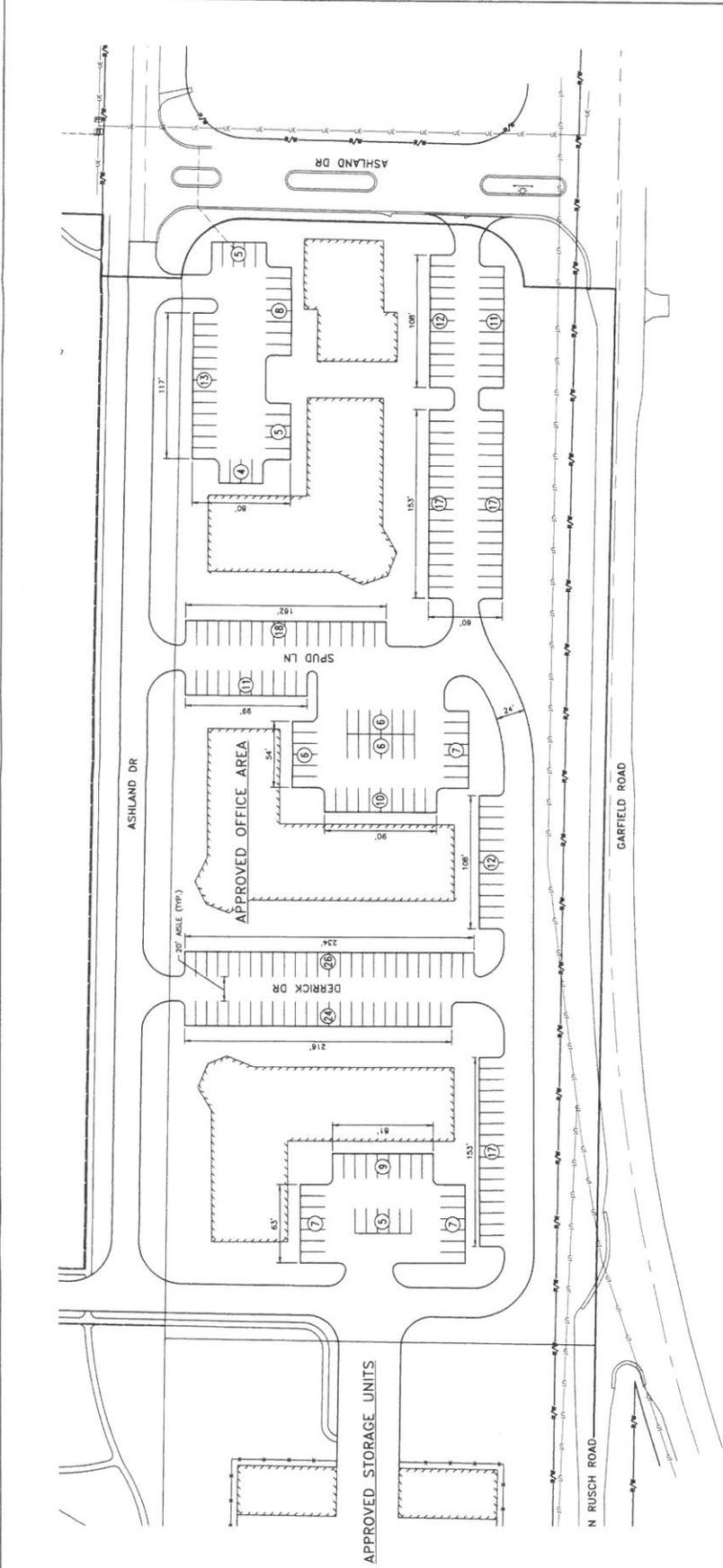
Know what's below.
Call before you dig.

REV#	DATE	DESCRIPTION
1	08/25/18	ORIGINAL SUBMITTAL
2	09/17/18	ORIGINAL AND AMENDMENT SUBMITTAL
3	09/17/18	AMENDMENT SUBMITTAL
4	09/27/18	AMENDMENT SUBMITTAL
5	09/27/18	AMENDMENT SUBMITTAL
6	09/27/18	AMENDMENT SUBMITTAL
7	09/27/18	AMENDMENT SUBMITTAL
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48	09/27/18	AMENDMENT SUBMITTAL
49	09/27/18	AMENDMENT SUBMITTAL
50	09/27/18	AMENDMENT SUBMITTAL

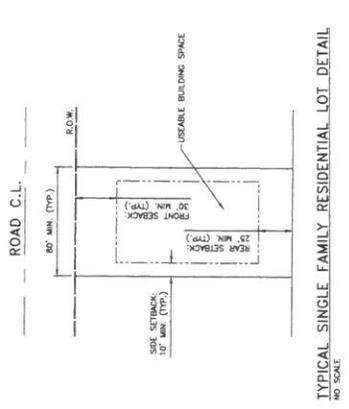
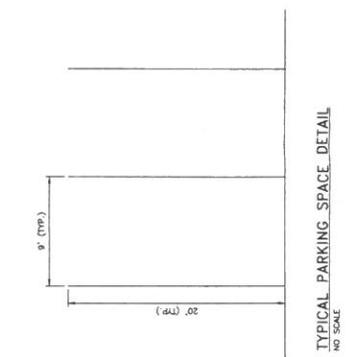
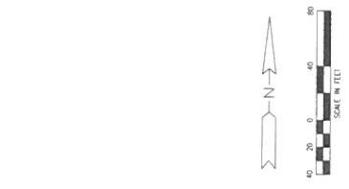
WADSWORTH
 1200 WADSWORTH AVE
 SUITE 100
 ANN ARBOR, MI 48106
 TEL: 734.769.1000
 FAX: 734.769.1001
 WWW.WADSWORTH.COM

PEACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49696
 ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT
 TYPICAL LOT & PARKING DETAILS

PROJECT NUMBER: 180233333
 DATE: 09/27/18
 SHEET: 11
 ASHP33389-02C



NOTE:
 TOTAL PARKING SPACES = 283

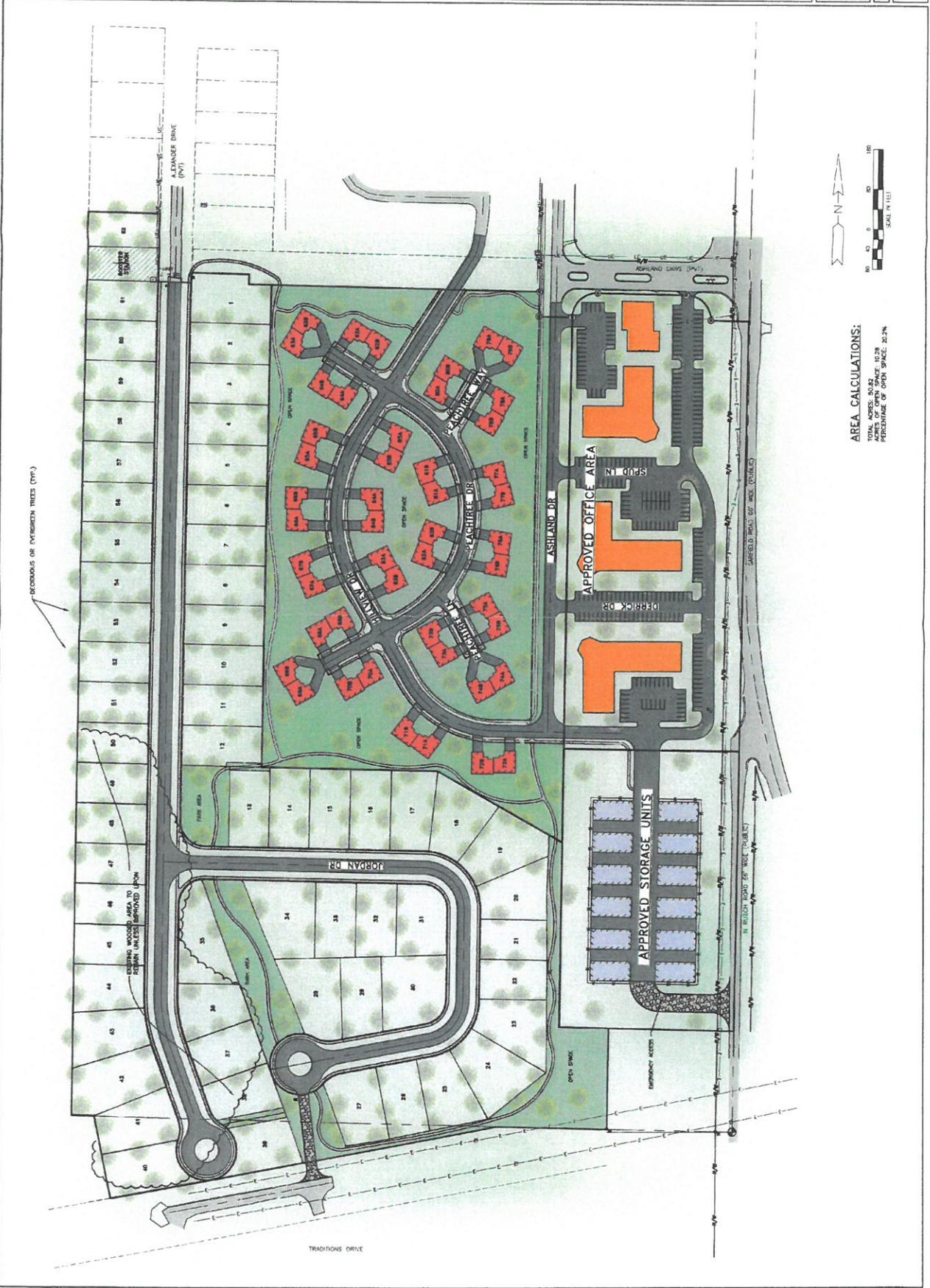


REV	DATE	DESCRIPTION
01	08/23/18	FINAL P.L.C. AMENDMENT SUBMITTAL
02	09/21/18	FINAL P.L.C. AMENDMENT SUBMITTAL
03	09/21/18	FINAL P.L.C. AMENDMENT SUBMITTAL
04	09/21/18	FINAL P.L.C. AMENDMENT SUBMITTAL
05	09/21/18	FINAL P.L.C. AMENDMENT SUBMITTAL
06	09/21/18	FINAL P.L.C. AMENDMENT SUBMITTAL
07	09/21/18	FINAL P.L.C. AMENDMENT SUBMITTAL

WadeTrim
 10000 W. 10th Street
 Suite 100
 Grand Rapids, MI 49508
 Phone: 616.223.1100
 Fax: 616.223.1101
 www.wadetrिम.com

PEACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49696
 ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT
 OPEN SPACE AREAS
 ASHLAND PARK P.U.D.

PROJECT NO. ASP-1809-02C
 SHEET
 12



AREA CALCULATIONS:
 TOTAL ACRES: 80.85
 ACRES OF OPEN SPACE: 10.28
 PERCENTAGE OF OPEN SPACE: 12.7%

Site Plan No. ASP-1809-02C-12 - CAD - WadeTrim.com - 10/23/2018 10:00 AM

RANCH

Grant boosts nonprofit

*Reining Liberty
Ranch expands after
receiving funding*

BY KYLE KAMINSKI
kkaminski@record-eagle.com

TRAVERSE CITY — Reining Liberty Ranch usually is a quiet community.

The commotion on U.S. 31 is muffled down a rural stretch of Silver Pines Road. Neighboring farms create a buffer for serenity. The sound of horses clopping



Record-Eagle/Jan-Michael Stump

Horses stand in a field as a crew from Team Elmer's grades a new riding surface for the outdoor arena at Reining Liberty Ranch, which will provide a better riding surface for the horses and riders in the facility's therapeutic riding programs.

through dirt often is only interrupted by the occasional loose chicken.

But not this week. Excavators emblazoned with the Team Elmer's logo tore through the small

ranch Monday to make some major improvements thanks to a \$4,000 grant from Rotary of Traverse City's Good Works program.

SEE GRANT PAGE 3A

GRANT

*Reining Liberty
Ranch expands after
receiving funding*

FROM PAGE 1A

The cash infusion will more than double Reining Liberty's square footage, adding an outdoor footing area so programs can expand. The nonprofit's mission: use horses to improve the physical and emotional health of veterans.

"Our outdoor area was so horrible that we couldn't get the horses to the right gate to make a positive impact," Executive Director Becky Bigelow said. "The new space means we can do programs inside and outside."

Dennis Kuznicki, 70, is one of the hundreds of veterans served each year through the ranch's Horses for Heroes program. Veterans there learn to communicate with horses, work as a team and

build relationships with other veterans.

Kuznicki found the ranch after post-traumatic stress disorder symptoms appeared following his three-year combat tour in Vietnam. His troubles aren't gone for good, but an eight-week program at the ranch helped melt his anxiety.

"They put me with a horse where if I had that anxiety, the horse would blow apart," Kuznicki said. "It taught me how to work myself down because I had to for the horse. It brought me down so I could connect with the horse."

Bigelow said veterans can benefit from relational horsemanship. The animals can help veterans recognize and check their own emotions. Horses breed self-awareness and that often can be the most important path to healing, she said.

Other Reining Liberty programs include helping at-risk students from Traverse City High School, hippotherapy lessons to build strength and improve balance, and guidance for autistic children

looking to grow life skills.

"It helps me," Kuznicki said. "It gives me a purpose of living."

Rotary's Good Works grants are geared toward supporting projects that address unmet needs

and primarily are awarded within Grand Traverse County. Visit reininglibertyranch.org for more information about the ranch or any of its no-cost activities provided within the community.