

CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING

Wednesday, December 14, 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. November 9, 2016
3. Correspondence
4. Reports
  - a. Township Board
  - b. Planning Commissioners
  - c. Planning Department
5. Business to Come Before the Commission
  - a. PD 2016- 73 - Ashland Park PUD - Public Hearing
  - b. PD 2016-74 - Atwell - Stormwater request
  - c. PD 2016-75- Various Amendment's to Zoning Ordinance - Introduction
  - d. PD 2016-76 - 2017 Meeting Schedule
  - e. PD 2016-77 - I-G I-L - Interpretation
6. Public Comment
7. Items for Next Agenda
  - a. Election of Officers
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  
November 9, 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, John Nelson, Chris DeGood, Pat Cline, Gil Uithol and John Racine

Absent and Excused: Joe Robertson

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, Cline, DeGood, Nelson, Racine*

*Nays: None*

**2. Minutes (7:01)**

**a. October 26, 2016 Regular Meeting Minutes and October 26, 2016 Special Meeting Minutes**

*Wilson moved and Cline seconded to approve the October 26, 2016 Regular Meeting Minutes and October 26, 2016 Special Meeting Minutes as presented.*

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

*Nays: None*

**3. Correspondence (7:02)**

None

**4. Reports (7:02)**

**Township Board Report**

Wilson announced that this would be her last meeting as a Planning Commissioner and she thanked everyone and said Supervisor Korn would be appointing a new member since her term was up. Racine thanked her for her service to the Township.

**Planning Commissioners**

None

**Planners Department**

VanDenBrand informed Commissioners that Terry Clark was presented with an award for his many years of service on the Planning Commission and ZBA.

**5. Business to Come Before the Commission**

**a. PD 2016-67 – TC Medical Properties Sign Request (7:04)**

The subject property is located within the Lone Tree PUD, at the corner of North Long Lake Road and Lone Pine Road. A new medical building, the Crystal Lake Medical Center, is presently under construction. The underlying zoning is usually the default for sign approvals, however, in this case, the Township may approve uses which would not otherwise be allowed by underlying zoning which is A-1 Agricultural. A wall sign of 40 square feet is allowed in this zoning district if the property is zoned C-O Office. The applicant has requested that the Planning Commission make a determination that this request meets the intent of the Zoning Ordinance because two lots have been combined to create one parcel and one building instead of two possible buildings. Bob Yvon, applicant, said that the sign would be 66 square feet and be internally lit. Questions were discussed about sign measurement and VanDenBrand said this may have been changed unintentionally, but the Township may need to go through the process of amending the Zoning Ordinance. Meanwhile, the applicant is allowed to place a 40 square foot sign on the wall of the building right now, if he does not want to wait for the amendment process. Commissioners reached a consensus to look into amending the ordinance to allow for a 66 foot sign in the C-O Commercial Office Building District.

Yvon is also requesting a 20 foot freestanding sign and explained that the proposed sign on Rosewood would be more of a directional sign to help identify the driveway. The freestanding sign would be perpendicular to the road and could be seen no matter which direction one drives.

*DeGood moved and Nelson seconded that the standards in the Findings of Fact pertaining to Section 630.J(d) have been met with regards to a freestanding 20 foot sign.*

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

*DeGood moved and Wilson seconded that based on the Findings of Fact, the 20 foot freestanding sign requested in PD #2016-68 be approved.*

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

**b. PD 2016-68 Ashland Park – Continued Discussion (7:40)**

The applicant requests to amend Phase Two and Phase Three of the Ashland Park PUD. The most significant request is to replace the proposed quadplex units with single family housing. The density would decrease by 87 units. Discussion continued this evening after staff did some research on the original PUD.

VanDenBrand looked at the connection to Brimley Hills Estates and determined that according to the original Report and Decision Order, there would be no connection. He also determined that the original site plan indicated that there would be open space where the single family homes

are now proposed. The applicant pointed out that the proposed single family units would not excavate the hill as much as the original proposal would have. The applicants did agree to complete connectivity of a fire access road and also connect to the Traditions neighborhood. Since the RDO from 2001 mentions requiring a major amendment if significant changes are being made, the Planning Commission discussed whether the proposed project qualified as a major or minor amendment and discussed holding a Public Hearing on this matter as a major amendment. Commissioners agreed that it was prudent to hold a public hearing on the proposed amendment.

*Nelson moved and Wilson supported to schedule a public hearing on the Ashland Park PUD Amendment for December 14, 2016.*

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

**b. PD 2016-69 – Master Plan Discussion (8:13)**

VanDenBrand wished to follow up with what was discussed at the last meeting. The changes requested by the Commissioners were made. Commissioners discussed the areas near McRae Hill which is already zoned Commercial Office. The west side of the hill will remain A-1 Agriculture. A section near Blue Spruce Drive was also reviewed and it was decided to leave it zoned as A-1 agricultural for now. Staff will look at the area near Sam's Club to determine where the High Density Residential ends.

VanDenBrand said that the Master Plan is almost ready for a public hearing, but Commissioners decided to wait until spring so that more people could be involved.

**7. Public Comment (8:15)**

None

**8. Items For Next Agenda (8:38)**

- a. Ashland Park
- b. Master Plan

**9. Adjournment**


*Nelson moved to adjourn the meeting at 8:39.*

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



Ashland Park Amendment Request - Public Hearing

 Charter Township of Garfield Planning Department Report No. 2016-73			
Prepared:	November 29, 2016	Pages:	Page 1 of 2
Meeting:	December 14, 2016 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	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 an overall reduction of 87 dwelling units.

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. Initially, it was determined to qualify as a minor amendment. However, upon the Planning Commission's review of the Report and Decision Order it was determined that processing the application as a Major Amendment would be most prudent.

**STAFF COMMENT:**

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.

Following several discussions the Planning Commission held a special meeting at the project site to get familiar with the wooded hillside (Phase 3) of the project, approved setbacks, road layout and any associated impacts the proposal may have. Following the site visit, Planning Commissioners were favorable of allowing the previously approved setbacks of 25(front)-10(side)-25(rear) to be retained.

A roadway to the southernmost property line will connect to the Traditions phase from the cul-de-sac, satisfying interconnectivity concerns. The new design of the tree lined roadway will encourage slower speeds through the neighborhood while providing access to the other components of the project.

Connectivity to Birmley Estates was another discussion point. Historically, this was addressed at the January 25, 2001 public hearing in which it was stated that the roads, being private, "will not connect to the adjacent Birmley Hills Estates Subdivision." The applicant has proposed to provide a walking path to the property line for pedestrian connectivity purposes, which should satisfied the connectivity concern to the west.

The development now includes a thorough pathway network, including sidewalks along both sides of the roads connecting to a pathway that links the open space throughout the project. This proposal would appear to thoroughly meet the intent of the Township's pedestrian pathway requirements.

Finally, 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 however all other aspects of the previous approval remain intact.

**ACTION REQUESTED:**

The Planning Commission may wish to ask the applicant to present the project for the purpose of anyone in the audience, followed by an invitation to the public to comment on the application, followed by Planning Commission discussion.

Because this is a relatively minor change (and would likely qualify as a minor amendment if it weren't for the RDO language), Staff has prepared draft findings in support of the project in order to expedite approval if appropriate. However, if there is significant public comment which could affect a decision on the application, then the adoption of these findings may be premature.

In the event that there is no substantial public opposition to the application (or concerns may be addressed in the Findings or approval documents), the following motions may be appropriate:

*THAT the Finding of Fact for Application PUD-2001-01-D, submitted by Peach Tree River Investments for an amendment to the Ashland Park Planned Unit Development, BE ADOPTED (motion to be made following review, modification, and acceptance of draft document).*

*THAT Application PUD-2001-01-D, submitted by Peach Tree River Investments for an amendment to the Ashland Park Planned Unit Development, BE RECOMMENDED FOR APPROVAL TO THE TOWNSHIP BOARD.*



# Charter Township of Garfield

## Grand Traverse County

3848 VETERANS DRIVE  
TRAVERSE CITY, MICHIGAN 49684  
PH: (231) 941-1620 • FAX: (231) 941-1588

### Special Use Permit #2001-01-D / SUP-2005-09 – Ashland Park PUD

Subject:	Ashland Park Planned Unit Development
Applicant:	Peach Tree River Investments, LLC
Owner:	Same as above
File No.	PUD-2001-01 (original); SUP-2005-09 (as amended); SUP-2001-01-D (amendment)
Parcel No.	Multiple

### Findings of Fact – Staff Draft December 14, 2016

#### General Findings:

1. An application has been received to amend Phases 2 and 3 of the Ashland Park PUD.
2. The site development plans for this portion of the development were most recently authorized by Amendment #SUP-2005-09.
3. The most significant change between the approved plan and the proposed plan is to replace a number of approved quadplex units with single-family lots along the western property line.
4. This proposal results in an overall reduction of 87 dwelling units.
5. The Findings of Fact for SUP Amendment #2005-09, adopted by the Planning Commission on June 8, 2005, do not require amendment except as described herein and are hereby ratified and incorporated by reference.

#### **Section 426.E(4) Approval Criteria**

- (a) The uses will be compatible with the natural environment, and with adjacent and surrounding land uses and properties, and will not have an adverse economic, social or environmental impact on adjacent and surrounding land uses and properties;
  - Finding: The Planning Commission finds that this standard HAS BEEN MET because the application proposes a use which is already authorized within the PUD; because the use is permitted by-right within the underlying zoning district; because the use is compatible with surrounding single-family residential uses both within and outside of the Ashland Park development; and because the amendment will not have an adverse impact on adjacent or surrounding properties.
- (b) The uses will be compatible with the capacity of existing public services and facilities, or of planned and feasible future public services and facilities, and such use is consistent with the public health, safety and welfare of the Township residents;



- Finding: The Planning Commission finds that this standard HAS BEEN MET. The development is already approved based upon the availability of these services and the application proposes a reduction in density, and therefore a reduction in need for these services.
- (c) The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal;
- Finding: The Planning Commission finds that this standard HAS BEEN MET. The use is already approved, and the application includes additional amenities such as sidewalks and walking paths throughout the site.
- (d) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal;
- Finding: The Planning Commission finds that this standard HAS BEEN MET. The Planning Commission has met on site to evaluate the natural features, and finds that the proposed single-family use will have no greater impact on the remaining hillside than would the presently approved multi-family units. In addition, the application proposes to plant over 80 new trees.
- (e) Existing important natural, historical and architectural features within the development shall be preserved;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the applicant has made reasonable efforts to protect and retain existing mature vegetation on the property. Any approval will be conditioned to encourage the applicant to retain as many existing trees upon the property as homes are constructed.
  - The Planning Commission has visited the site and determined that the wooded hillside on the southwest corner of the property is not a high-quality woodland and that it is not imperative to protect this area.
- (f) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the proposed building site setbacks are compatible with what has already been approved within the Ashland Park PUD and within surrounding single-family residential areas.
- (g) With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, minimizing potential motorized/non-motorized conflict points, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the design of proposed structures and neighboring properties;

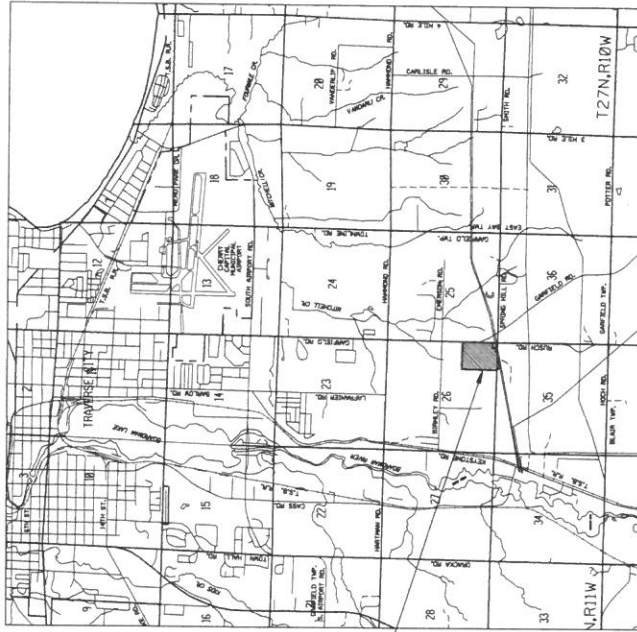
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the proposed pedestrian pathways are separated from the roadways and are designed to minimize pedestrian/vehicular conflict.
- (h) Landscaping is provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and, where applicable, to create a pleasant pedestrian scale outdoor environment;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the application proposes over 80-additional street trees which will create a pleasant pedestrian scale environment.
- (i) The development consolidates and maximizes useable open space;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the application proposes a number of consolidated common areas between development areas which may be utilized for passive recreation and which also accommodate walking trails.
- (j) The benefits of the development are not achievable under any single zoning classification; and
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the application requests an amendment to an existing, mixed-use development which is not achievable under any single zoning district.
- (k) The development is compatible with the intent and purpose of the adopted master plan.
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the amended development plan remains consistent with the Master Plan's description of the "South Garfield Neighborhood," a planned mixed-use area incorporating various residential, neighborhood commercial and mixed-use businesses.

CIVIL CONSTRUCTION DOCUMENTS  
 FOR PROPOSED  
**ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT**  
 GARFIELD TOWNSHIP  
 GRAND TRAVERSE COUNTY, MICHIGAN



GRAND TRAVERSE COUNTY

- UTILITIES**
- SANITARY SEWER AND WATER** - GRAND TRAVERSE COUNTY, DCA  
 2600 LUTHERAN BLVD  
 GRAND TRAVERSE CITY, MI 49686  
 PHONE: (231) 941-2700  
 EMAIL: JAYAZZ@GRANDTRAVERSE.ORG
  - ELECTRIC** - CONSUMERS ENERGY  
 CHECK W/WORKSHEET  
 GRAND TRAVERSE CITY, MI 49686  
 PHONE: (231) 929-4278
  - WATER** - LOCAL ENERGY  
 1250 MICHIGAN LANE  
 GRAND TRAVERSE CITY, MI 49686  
 PHONE: (231) 942-7479  
 EMAIL: LOCAL@ENERGY.COM
  - TELEPHONE** - ALTA  
 142 EAST STATE STREET  
 GRAND TRAVERSE CITY, MI 49686  
 PHONE: (231) 941-2707  
 EMAIL: 4014@ATT.COM
  - CABLE TV** - CHARTER COMMUNICATIONS  
 1392 TRINITY CENTER DRIVE  
 GRAND TRAVERSE CITY, MI 49686  
 PHONE: (231) 942-8100  
 EMAIL: DEVON.NEWMAN@CHARTER.COM
  - FIBER** - WESTERN ILL-COM, INC.  
 4273 58TH STREET  
 PLOMASHAW, MI 49759  
 PHONE: (616) 830-2030, EXT. 114  
 CELL: (616) 830-5658  
 EMAIL: NUN@WESTERNTEL-COM.COM



SITE LOCATION  
 NOT TO SCALE

LOCATION MAP  
 NOT TO SCALE

**DISCLOSURE:**  
 BEACHFIELD RIVER INVESTMENTS, LLC  
 15000 WOODLAND DRIVE  
 GRAND TRAVERSE CITY, MI 49686  
 (231) 942-5658

**CONTRACTOR:**  
 WADDETRIM  
 10000 WOODLAND DRIVE  
 GRAND TRAVERSE CITY, MI 49686  
 (231) 942-7400

**ENGINEER:**  
 WADDETRIM, INC.  
 10000 WOODLAND DRIVE  
 GRAND TRAVERSE CITY, MI 49686  
 (231) 942-7400

ISSUED FOR:  
 PUD AMENDMENT

12/05/16 DCC

GENERAL SHEETS	SHEET INDEX	SHEET NO.
COVER SHEET		1
NOTES & LEGEND SHEET		2
PROCESSED & REVISION SHEET		3
EXISTING TOPO & DEMOGRAPHIC PLAN		4
OVERALL SITE PLAN		5
OVERALL SANITARY SEWER, WATER SUPPLY, STORM WATER MANAGEMENT		6
SEWERAGE PLAN		7
SOIL EROSION & SEDIMENTATION CONTROL PLAN		8
SOIL EROSION & SEDIMENTATION CONTROL DETAILS		9
TYPICAL LOT & PARKING DETAILS		10
OPEN SPACE AREAS		11
EXISTING APPROVED PUD OF ALL PHASES		12
		P-3

KEY MAP  
 NOT TO SCALE

FOR NO. ASP3389-02C SHEET 1

**WADDETRIM**  
 10000 WOODLAND DRIVE  
 GRAND TRAVERSE CITY, MI 49686  
 (231) 942-7400

DEC 05 2016

**PLANNING**

REV	DATE	DESCRIPTION
1	12/05/15	PUD AMENDMENT SUBMITTAL
2	09/21/16	PUD AMENDMENT SUBMITTAL
3	09/21/16	PUD AMENDMENT SUBMITTAL
4	09/21/16	PUD AMENDMENT SUBMITTAL
5	09/21/16	PUD AMENDMENT SUBMITTAL
6	09/21/16	PUD AMENDMENT SUBMITTAL
7	09/21/16	PUD AMENDMENT SUBMITTAL
8	09/21/16	PUD AMENDMENT SUBMITTAL
9	09/21/16	PUD AMENDMENT SUBMITTAL
10	09/21/16	PUD AMENDMENT SUBMITTAL

SYMBOL	DESCRIPTION
—	EXISTING
—	PROPOSED
—	BENCH MARK
—	CURB BREAKER POLE
—	CATCH BASIN
—	ELECTRIC HAND HOLE
—	GATE VALVE
—	GAS ANCHOR
—	GAS VALVE
—	FIRE HYDRANT
—	IRON
—	LAMP POLE
—	MARKER
—	POST
—	POWER POLE
—	SDM
—	SANITARY MANHOLE
—	STUMP
—	TELEPHONE PEDESTAL
—	UNDERGROUND UTILITY
—	WATER METER PIT
—	WATER SHUT OFF
—	CABLE TV PEDESTAL
—	POLE
—	TELEPHONE POLE
—	BUILDING LINE
—	OVERHEAD POWER LINE
—	EDGE OF GRAVEL
—	WATER MAIN
—	GAS MAIN
—	UNDERGROUND TELEPHONE
—	CONCRETE
—	AGGREGATE
—	TOP OF BERM
—	BOTTOM OF BERM
—	CURB/SLOPE
—	CHECK DAM
—	SANITARY SEWER

**CONSTRUCTION NOTES**

- ALL UTILITIES SHOWN ON THIS PROJECT BE PRESERVED. ALL UTILITIES TO BE REMOVED OR RELOCATED SHALL BE RELOCATED TO THE PROPERTY OWNERS' PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PROPERTY OWNER PRIOR TO REMOVAL OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PROPERTY OWNER PRIOR TO REMOVAL OR RELOCATION OF UTILITIES.
- TREES WITHIN THE LIMITS OF THE TRENCH MAY BE REMOVED IF NEEDED. ALL OTHER TREES MUST BE SAVED AND MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PROPERTY OWNER PRIOR TO REMOVAL OR RELOCATION OF TREES.
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- CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION SCHEDULE PRIOR TO THE START OF CONSTRUCTION. THE SCHEDULE SHALL BE APPROVED BY THE OWNER AND THE ENGINEER.
- ALL GRADIENTS SHALL BE REPAIRED WITH 8" OF MOIST Z2A GRAVEL COMPACTED TO 98% MAX. UNIT WEIGHT. THE PRE-CONSTRUCTION WITH COST/PAYMENT SHALL BE INCLUDED IN OTHER PAY ITEMS.
- FOR INSTALLATION OF EXISTING IRON PIPE DETECTION AT EACH JOINT SHALL BE RESTRICTED TO 3 DEGREES. FOR WATER MAIN ALIGNMENT WHERE THE MAIN WILL EXCEED THE ALLOWABLE 3 DEGREE DETECTION, THE CONTRACTOR SHALL INSTALL 11" 1 DEGREE BENDS ACCORDINGLY.
- A MAXIMUM OF 400 FEET BENDS SHALL BE ALLOWED FOR EACH PIPE JOINT SHALL BE RESTRICTED TO 1 DEGREE WITH EITHER OF THESE CRITERIA WILL BE EXCEEDED. THE CONTRACTOR SHALL INSTALL 11" 1 DEGREE BENDS.
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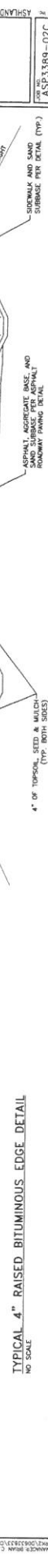
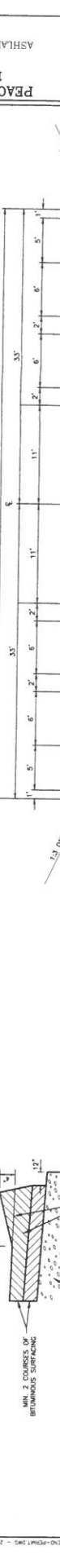


**SPECIAL PROVISIONS & GENERAL NOTES**

- THE FOLLOWING SPECIAL PROVISIONS ARE TO BE USED DURING THE CONSTRUCTION OF THIS PROJECT. WHERE THESE SPECIAL PROVISIONS ARE AT VARIANCE WITH THE SPECIFICATIONS IN THE CONTRACT DOCUMENTS, THESE SPECIAL PROVISIONS SHALL PREVAIL.
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- FOR INSTALLATION OF EXISTING IRON PIPE DETECTION AT EACH JOINT SHALL BE RESTRICTED TO 3 DEGREES. FOR WATER MAIN ALIGNMENT WHERE THE MAIN WILL EXCEED THE ALLOWABLE 3 DEGREE DETECTION, THE CONTRACTOR SHALL INSTALL 11" 1 DEGREE BENDS ACCORDINGLY.
- A MAXIMUM OF 400 FEET BENDS SHALL BE ALLOWED FOR EACH PIPE JOINT SHALL BE RESTRICTED TO 1 DEGREE WITH EITHER OF THESE CRITERIA WILL BE EXCEEDED. THE CONTRACTOR SHALL INSTALL 11" 1 DEGREE BENDS.
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**SPECIAL PROVISIONS & GENERAL NOTES**

- THE FOLLOWING SPECIAL PROVISIONS ARE TO BE USED DURING THE CONSTRUCTION OF THIS PROJECT. WHERE THESE SPECIAL PROVISIONS ARE AT VARIANCE WITH THE SPECIFICATIONS IN THE CONTRACT DOCUMENTS, THESE SPECIAL PROVISIONS SHALL PREVAIL.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PROPERTY OWNER PRIOR TO REMOVAL OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PROPERTY OWNER PRIOR TO REMOVAL OR RELOCATION OF UTILITIES.
- ALL UTILITIES OR POLES THAT NEED TO BE HELD ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PROPERTY OWNER PRIOR TO REMOVAL OR RELOCATION OF UTILITIES.
- CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION SCHEDULE PRIOR TO THE START OF CONSTRUCTION. THE SCHEDULE SHALL BE APPROVED BY THE OWNER AND THE ENGINEER.
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**CONSTRUCTION NOTES**

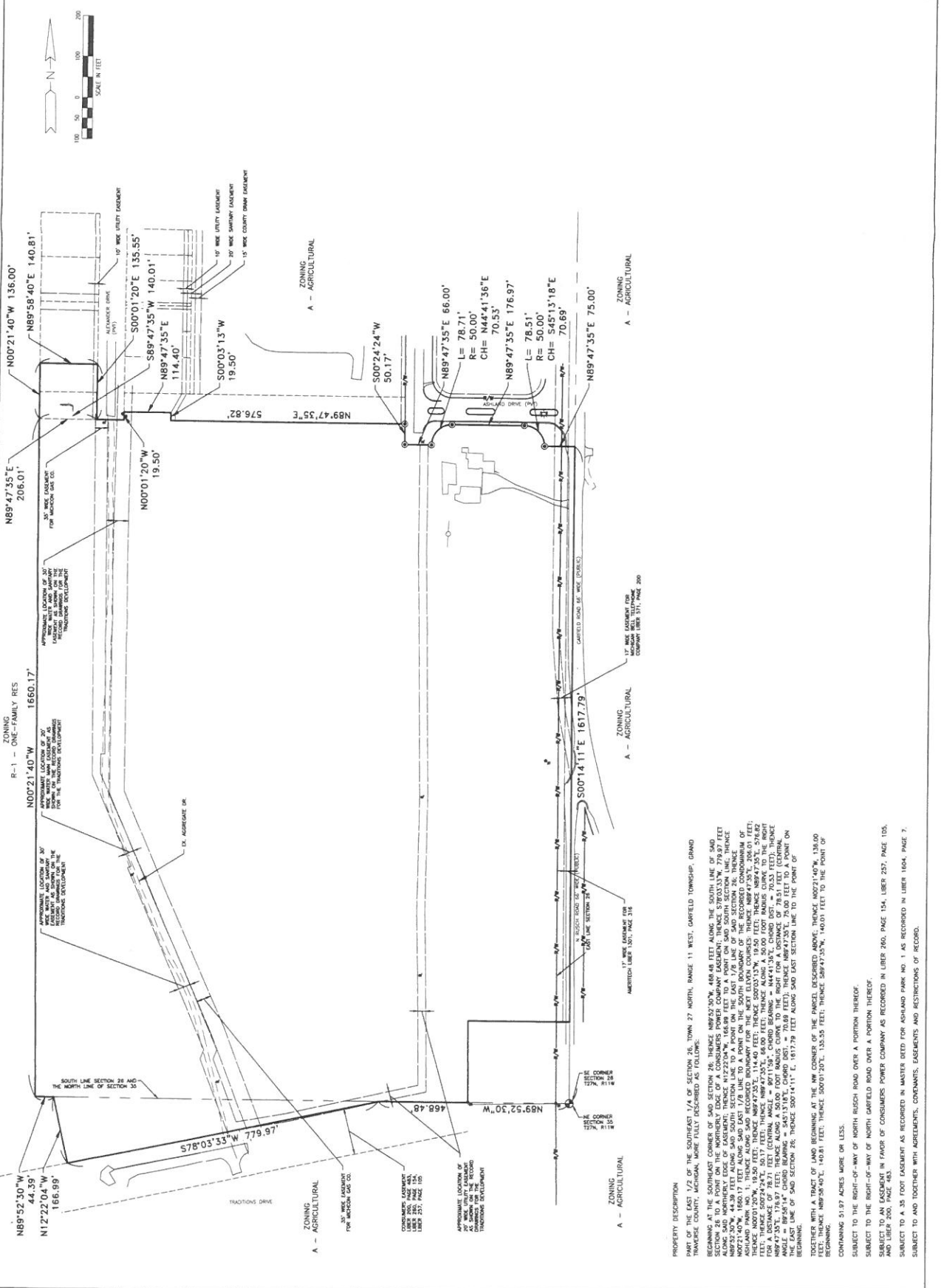
- ALL UTILITIES SHOWN ON THIS PROJECT BE PRESERVED. ALL UTILITIES TO BE REMOVED OR RELOCATED SHALL BE RELOCATED TO THE PROPERTY OWNERS' PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PROPERTY OWNER PRIOR TO REMOVAL OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PROPERTY OWNER PRIOR TO REMOVAL OR RELOCATION OF UTILITIES.
- TREES WITHIN THE LIMITS OF THE TRENCH MAY BE REMOVED IF NEEDED. ALL OTHER TREES MUST BE SAVED AND MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PROPERTY OWNER PRIOR TO REMOVAL OR RELOCATION OF TREES.
- ANY UTILITIES OR POLES THAT NEED TO BE HELD ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PROPERTY OWNER PRIOR TO REMOVAL OR RELOCATION OF UTILITIES.
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REV#	DATE	DESCRIPTION
1	08/24/18	ORIGINAL PLS AMENDMENT SUBMITTAL
2	08/24/18	REVISIONS
3	09/14/18	PLS AMENDMENT SUBMITTAL
4	08/24/18	PLS AMENDMENT SUBMITTAL
5	12/05/18	PLS AMENDMENT SUBMITTAL

PROPERTY INFORMATION SHEET  
 ASHLAND PARK PHASE 2 & 3 P U D AMENDMENT  
 PEACHTREE RIVER INVESTMENTS, LLC  
 1503 NORTH GARFIELD ROAD  
 TRAVERSE CITY, MI 49696

PROJECT MANAGER: BRUCE S. SODAS, PE  
 FIELD ENGINEER: JAMES L. WOOD, PE  
 DATE: 12/21/2018  
 SHEET: 3  
 PLAN NUMBER: ASP3589-02C



**PROPERTY DESCRIPTION**  
 PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 27, NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N89°52'30\"/>

**TOGETHER WITH A TRACT OF LAND BEGINNING AT THE NW CORNER OF THE PARCEL DESCRIBED ABOVE; THENCE N00°21'40\"/>**

**CONTAINING 51.97 ACRES MORE OR LESS.**

**SUBJECT TO THE RIGHT-OF-WAY OF NORTH GARFIELD ROAD OVER A PORTION THEREOF.**

**SUBJECT TO THE RIGHT-OF-WAY OF NORTH GARFIELD ROAD OVER A PORTION THEREOF,**  
 AND LIBER 200, PAGE 483.

**SUBJECT TO A 35 FOOT EASEMENT AS RECORDED IN MASTER DEED FOR ASHLAND PARK NO. 1 AS RECORDED IN LIBER 1604, PAGE 7.**

**SUBJECT TO AND TOGETHER WITH AGREEMENTS, COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.**

SCALE IN FEET  
 0 50 100 200

APPROXIMATE LOCATION OF  
 ASHLAND PARK PHASE 2 & 3  
 AS SHOWN ON THE RECORD  
 TRADITIONAL DEVELOPMENT

APPROXIMATE LOCATION OF  
 ASHLAND PARK PHASE 2 & 3  
 AS SHOWN ON THE RECORD  
 TRADITIONAL DEVELOPMENT

APPROXIMATE LOCATION OF  
 ASHLAND PARK PHASE 2 & 3  
 AS SHOWN ON THE RECORD  
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 TRADITIONAL DEVELOPMENT

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 ASHLAND PARK PHASE 2 & 3  
 AS SHOWN ON THE RECORD  
 TRADITIONAL DEVELOPMENT

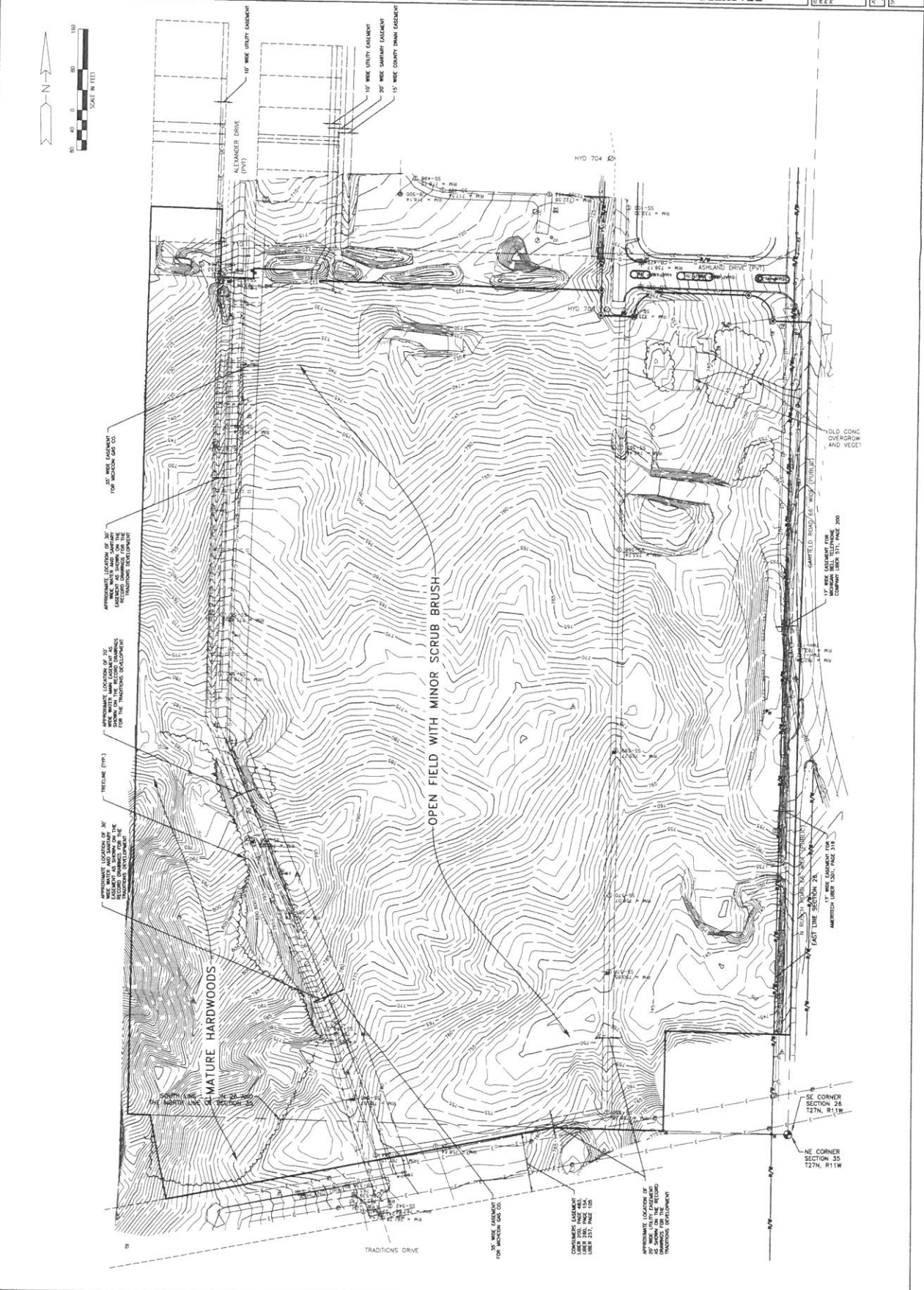
APPROXIMATE LOCATION OF  
 ASHLAND PARK PHASE 2 & 3  
 AS SHOWN ON THE RECORD  
 TRADITIONAL DEVELOPMENT

REV	DATE	DESCRIPTION
1	09/27/15	ORIGINAL D.P. AMENDMENT SUBMITTAL
2	09/27/15	P.L.D. AMENDMENT SUBMITTAL
3	09/27/15	P.L.D. AMENDMENT SUBMITTAL
4	09/27/15	P.L.D. AMENDMENT SUBMITTAL
5	12/23/15	P.L.D. AMENDMENT SUBMITTAL

**WADSWORTH**  
 200 WEST WASHINGTON  
 ANN ARBOR, MI 48106  
 734.763.8800  
 www.wadsworth.com

PEACHTREE RIVER INVESTMENTS, LLC  
 1503 NORTH GARFIELD ROAD  
 TRAVERSE CITY, MI 49696  
 EXISTING TOPO & DEMOLITION PLAN

ASHLAND PARK P.L.D.  
 PROJECT NUMBER: 15-000000000-0000  
 SHEET: 4  
 DATE: 12/23/15  
 DRAWN BY: J. WADSWORTH  
 CHECKED BY: J. WADSWORTH

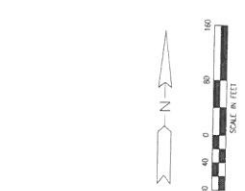
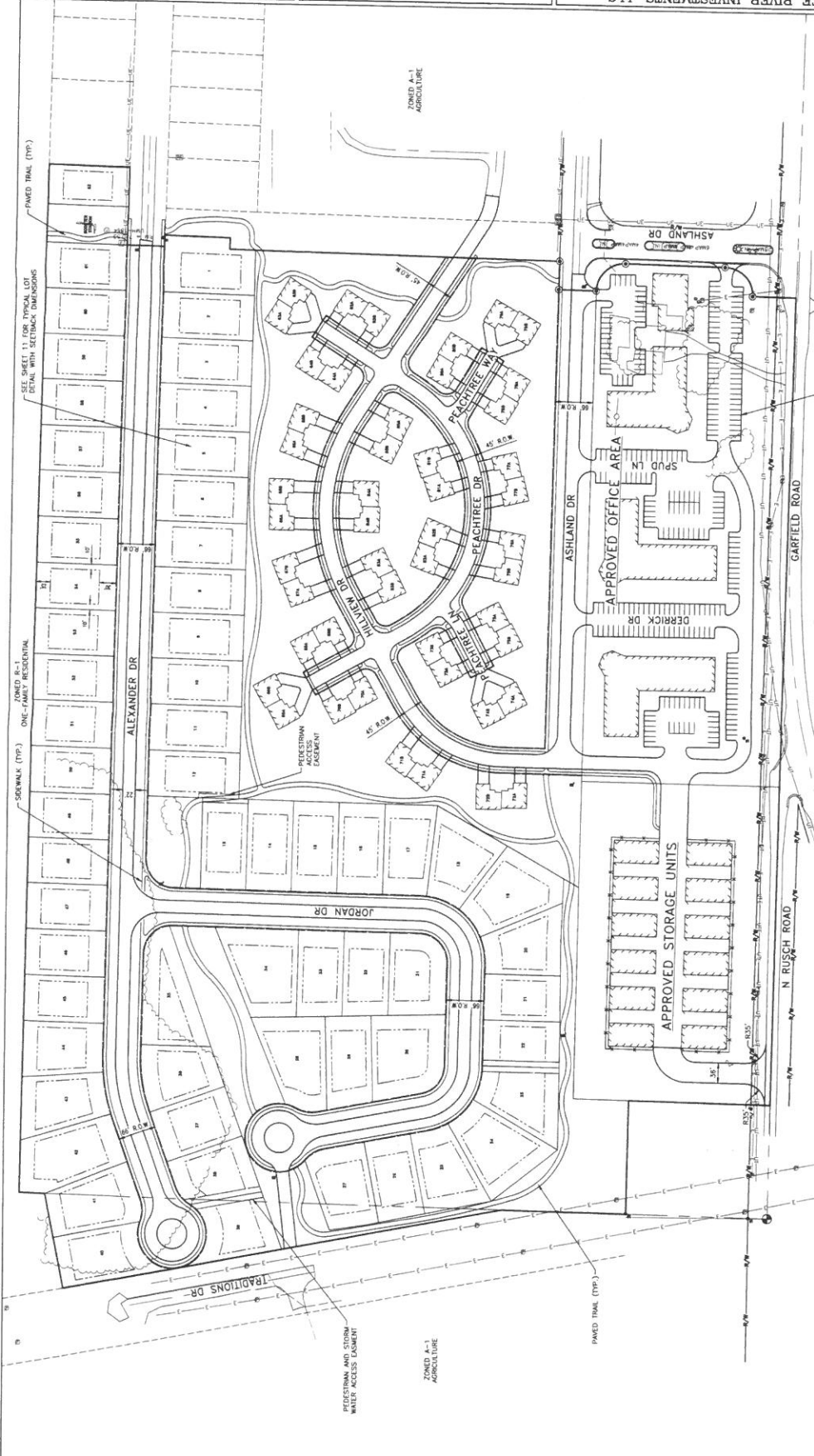


REV#	DATE	DESCRIPTION
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3	02/07/12	REVISIONS
4	02/07/12	REVISIONS
5	02/07/12	REVISIONS
6	02/07/12	REVISIONS
7	02/07/12	REVISIONS
8	02/07/12	REVISIONS
9	02/07/12	REVISIONS
10	02/07/12	REVISIONS

WADTRIM  
 1000 WADTRIM DRIVE  
 SUITE 100  
 WADTRIM, MISSISSIPPI 39291  
 (601) 833-1000  
 FAX: (601) 833-1001  
 WWW.WADTRIM.COM

PEACHTREE RIVER INVESTMENTS, LLC  
 1503 NORTH GARFIELD ROAD  
 TRAVERSE CITY, MI 49696  
 ASHLAND PARK PHASE 2 & 3 PUD AMENDMENT  
 OVERALL SITE PLAN

ASHLAND PARK PUD  
 ASHLAND PARK PHASE 2 & 3 PUD AMENDMENT  
 PROJECT NO. ASP3589-02C  
 SHEET 5



LOT	TOTAL AREA	BUILDABLE AREA
49	11,200 SF	5,100 SF
50	11,200 SF	5,100 SF
51	11,200 SF	5,100 SF
52	11,200 SF	5,100 SF
53	11,200 SF	5,100 SF
54	11,200 SF	5,100 SF
55	11,200 SF	5,100 SF
56	11,200 SF	5,100 SF
57	11,200 SF	5,100 SF
58	11,200 SF	5,100 SF
59	11,200 SF	5,100 SF
60	11,200 SF	5,100 SF
61	11,200 SF	5,100 SF
62	9,811 SF	4,262 SF

LOT	TOTAL AREA	BUILDABLE AREA
33	11,061 SF	5,869 SF
34	17,448 SF	9,037 SF
35	16,820 SF	5,109 SF
36	12,800 SF	5,808 SF
37	12,800 SF	6,099 SF
38	12,800 SF	5,995 SF
39	13,906 SF	6,571 SF
40	14,826 SF	7,525 SF
41	14,826 SF	9,016 SF
42	17,077 SF	6,821 SF
43	12,800 SF	6,085 SF
44	12,800 SF	5,101 SF
45	11,200 SF	5,100 SF
46	11,200 SF	5,100 SF
48	11,200 SF	5,100 SF

LOT	TOTAL AREA	BUILDABLE AREA
17	13,465 SF	6,735 SF
18	14,503 SF	7,068 SF
19	16,174 SF	8,207 SF
20	13,047 SF	6,124 SF
21	8,670 SF	4,870 SF
22	10,207 SF	5,100 SF
23	14,583 SF	7,188 SF
24	16,228 SF	8,408 SF
25	13,465 SF	6,546 SF
26	11,688 SF	5,439 SF
27	13,985 SF	6,817 SF
28	13,985 SF	6,817 SF
29	12,841 SF	6,524 SF
30	17,554 SF	2,514 SF
31	13,768 SF	5,223 SF
32	11,673 SF	5,453 SF

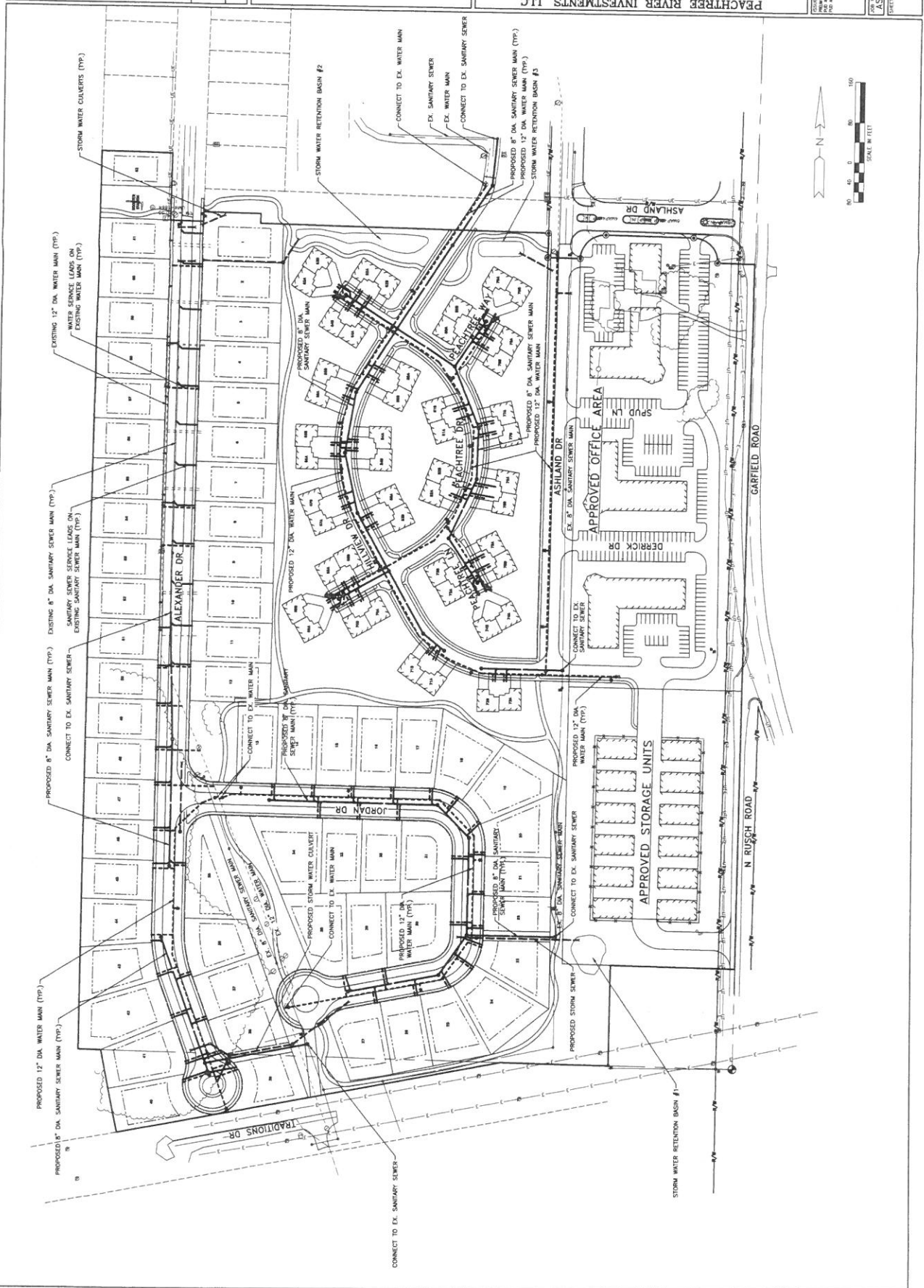
LOT	TOTAL AREA	BUILDABLE AREA
1	15,031 SF	6,300 SF
2	12,800 SF	6,300 SF
3	12,800 SF	6,300 SF
4	12,800 SF	6,300 SF
5	12,800 SF	6,300 SF
6	12,800 SF	6,300 SF
7	12,800 SF	6,300 SF
8	12,800 SF	6,300 SF
9	12,800 SF	6,300 SF
10	12,800 SF	6,300 SF
11	12,800 SF	6,300 SF
12	12,800 SF	6,300 SF
13	12,819 SF	6,313 SF
14	12,800 SF	6,300 SF
15	12,800 SF	6,300 SF
16	12,800 SF	6,300 SF

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REV	DATE	DESCRIPTION
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2	03/14/18	REVISED SUBMITTAL
3	04/17/18	REVISED SUBMITTAL
4	05/22/18	REVISED SUBMITTAL
5	06/14/18	REVISED SUBMITTAL
6	07/11/18	REVISED SUBMITTAL
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100	05/01/26	REVISED SUBMITTAL

**WADETRIX**  
 10000 WADETRIX DRIVE, SUITE 100  
 FARMINGTON HILLS, MI 48334  
 (248) 853-8888  
 www.wadetrixdetroit.com

**PRACHTREE RIVER INVESTMENTS, LLC**  
 1503 NORTH GARFIELD ROAD  
 TRAVERSE CITY, MI 49696  
 ASHLAND PARK PHASE 2 & 3 PUD AMENDMENT  
 OVERALL SANITARY SEWER WATER SUPPLY  
 STORM WATER MANAGEMENT  
 ASHLAND PARK PUD  
 PROJECT NO: ASP3389-02C  
 SHEET: 6



REV#	DATE	DESCRIPTION
1	08/24/18	ORIGINAL PUD AMENDMENT SUBMITTAL
2	08/15/18	PUD AMENDMENT SUBMITTAL
3	08/15/18	PUD AMENDMENT SUBMITTAL
4	09/28/18	PUD AMENDMENT SUBMITTAL
5	12/05/18	PUD AMENDMENT SUBMITTAL

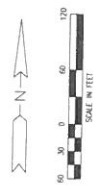
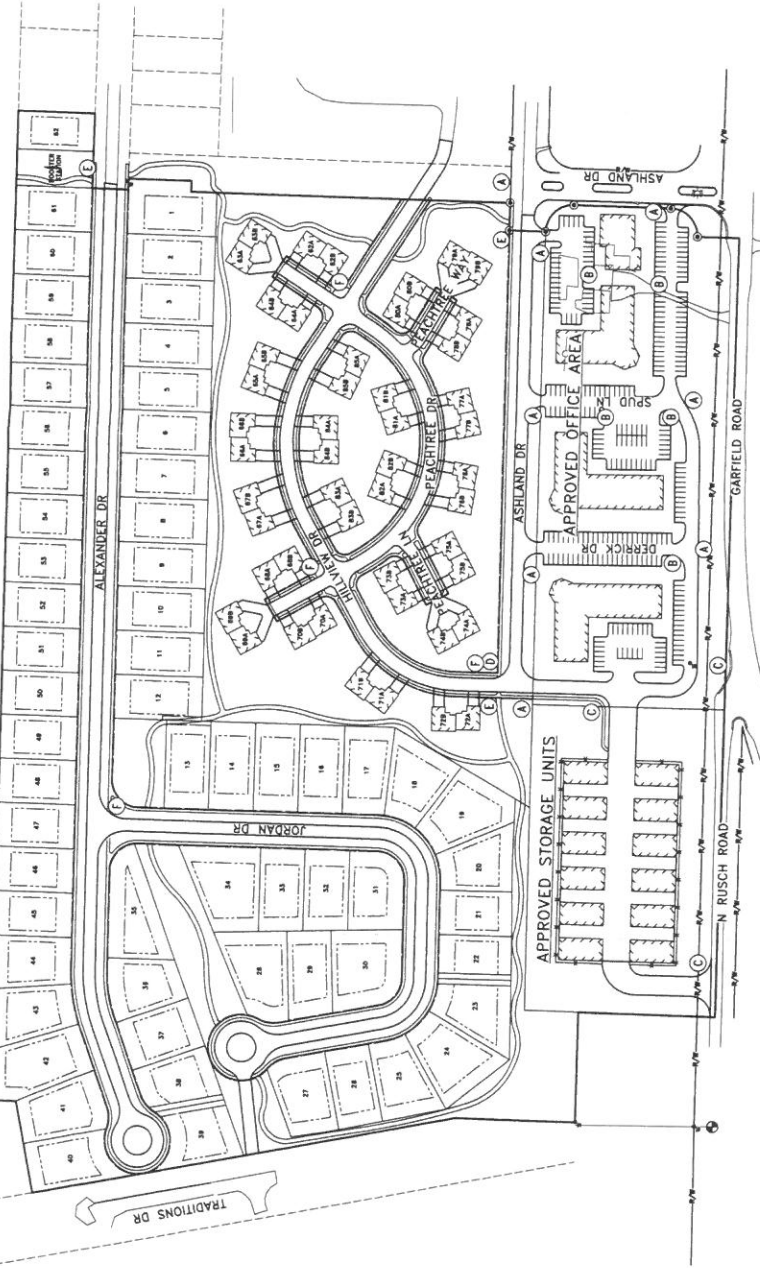
WADETRIA

211 WADETRIA DRIVE  
ANN ARBOR, MI 48106  
734.769.1100

- SIGN LEGEND**
- (A) PRESTANDING DIRECTIONAL SIGNS
  - (B) PRESTANDING DIRECTIONAL, PRESTANDING SIGNS
  - (C) PRESTANDING STORAGE UNIT IDENTIFICATION SIGNS
  - (D) PROPOSED BRICK & STONE ENTRANCE SIGN FOR HILLSIDE TERRACE CONDOMINIUMS AND DUPLEX 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 ZONING AND CHARACTER ZONING ADMINISTRATION 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), THE TOTAL SIGNAGE IS ALLOWED WALL SIGNAGE FOR 10 SQUARE FEET OF WALL SIGNAGE FOR EVERY 10 LINEAL FEET OF STOREFRONT BUSINESS OCCUPIES WITHIN THE STRUCTURE. EACH BUSINESS SHALL HAVE IDENTIFICATION SIGNAGE. WHERE A COMMERCIAL/RETAIL STRUCTURE IS DOUBLE FRONTED (HAVING VISIBILITY TO THE PUBLIC ON BOTH SIDES), WALL SIGNAGE MAY BE REPEATED ON THE REAR FACADE OF THE STRUCTURE AS APPROVED BY THE ASHLAND PARK ARCHITECTURAL REVIEW COMMITTEE.
  2. THE INTENT OF COMMERCIAL/RETAIL WALL SIGNAGE REGULATION 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.



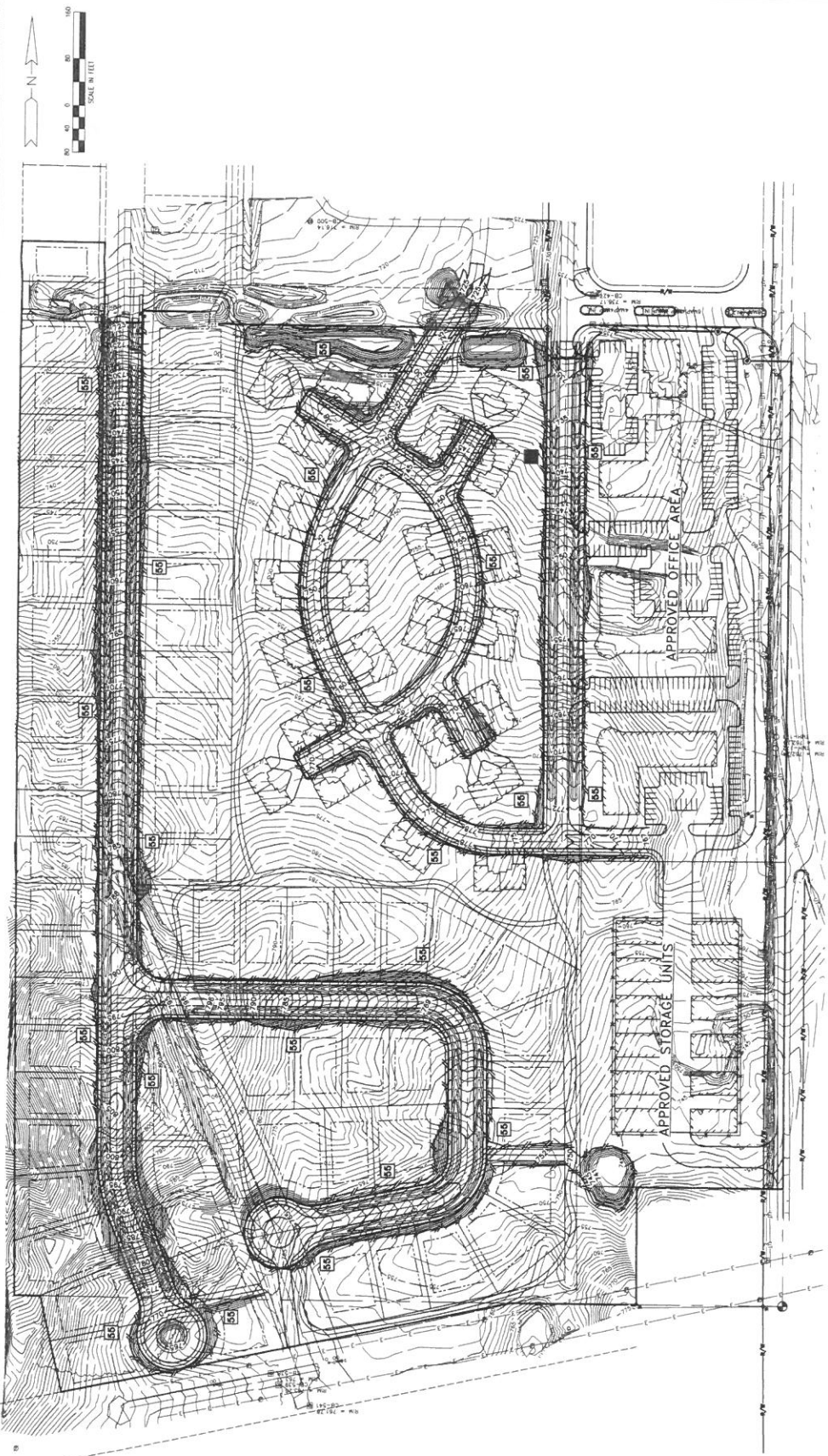


REV#	DATE	DESCRIPTION
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19	02/05/19	PROJ AMENDMENT SUBMITAL
20	02/05/19	PROJ AMENDMENT SUBMITAL

WADTRUM  
 1000 WEST 10TH AVENUE  
 DENVER, CO 80202  
 PHONE: 303.733.1000  
 FAX: 303.733.1001  
 WWW.WADTRUM.COM

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

PROJECT: ASHP3389-02C  
 SHEET: 8  
 DATE: 02/05/19



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 PERMIT FROM KALAMAZOO COUNTY PRIOR TO ANY SOIL EROSION CONTROL MEASURES.
- ALL CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE KALAMAZOO COUNTY WATER RESOURCES COMMISSIONER'S EROSION CONTROL MANUAL, SEE SHEET E-3.1 FOR EDC DETAILS.
- CONTRACTOR SHALL MAINTAIN A RECORD OF CONSTRUCTION EQUIPMENT TO PREVENT DISTURBANCES THAT PROMOTE EROSION. PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT DISTURBANCES THAT PROMOTE EROSION.
- TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BASED ON THE DETAILS THAT ARE DISTURBED IN THE AEC DISTURBANCE MANAGEMENT PRACTICES STEPS/STANDARD CONTROL MANUAL, APRIL 2008. SEE: [\*\*SITE SOILS DESCRIPTION\*\*](http://www.michigan.gov/epa/0,4570_7252_14217_14218_14219_14220_14221_14222_14223_14224_14225_14226_14227_14228_14229_14230_14231_14232_14233_14234_14235_14236_14237_14238_14239_14240_14241_14242_14243_14244_14245_14246_14247_14248_14249_14250_14251_14252_14253_14254_14255_14256_14257_14258_14259_14260_14261_14262_14263_14264_14265_14266_14267_14268_14269_14270_14271_14272_14273_14274_14275_14276_14277_14278_14279_14280_14281_14282_14283_14284_14285_14286_14287_14288_14289_14290_14291_14292_14293_14294_14295_14296_14297_14298_14299_14300_14301_14302_14303_14304_14305_14306_14307_14308_14309_14310_14311_14312_14313_14314_14315_14316_14317_14318_14319_14320_14321_14322_14323_14324_14325_14326_14327_14328_14329_14330_14331_14332_14333_14334_14335_14336_14337_14338_14339_14340_14341_14342_14343_14344_14345_14346_14347_14348_14349_14350_14351_14352_14353_14354_14355_14356_14357_14358_14359_14360_14361_14362_14363_14364_14365_14366_14367_14368_14369_14370_14371_14372_14373_14374_14375_14376_14377_14378_14379_14380_14381_14382_14383_14384_14385_14386_14387_14388_14389_14390_14391_14392_14393_14394_14395_14396_14397_14398_14399_14400_14401_14402_14403_14404_14405_14406_14407_14408_14409_14410_14411_14412_14413_14414_14415_14416_14417_14418_14419_14420_14421_14422_14423_14424_14425_14426_14427_14428_14429_14430_14431_14432_14433_14434_14435_14436_14437_14438_14439_14440_14441_14442_14443_14444_14445_14446_14447_14448_14449_14450_14451_14452_14453_14454_14455_14456_14457_14458_14459_14460_14461_14462_14463_14464_14465_14466_14467_14468_14469_14470_14471_14472_14473_14474_14475_14476_14477_14478_14479_14480_14481_14482_14483_14484_14485_14486_14487_14488_14489_14490_14491_14492_14493_14494_14495_14496_14497_14498_14499_14500_14501_14502_14503_14504_14505_14506_14507_14508_14509_14510_14511_14512_14513_14514_14515_14516_14517_14518_14519_14520_14521_14522_14523_14524_14525_14526_14527_14528_14529_14530_14531_14532_14533_14534_14535_14536_14537_14538_14539_14540_14541_14542_14543_14544_14545_14546_14547_14548_14549_14550_14551_14552_14553_14554_14555_14556_14557_14558_14559_14560_14561_14562_14563_14564_14565_14566_14567_14568_14569_14570_14571_14572_14573_14574_14575_14576_14577_14578_14579_14580_14581_14582_14583_14584_14585_14586_14587_14588_14589_14590_14591_14592_14593_14594_14595_14596_14597_14598_14599_14600_14601_14602_14603_14604_14605_14606_14607_14608_14609_14610_14611_14612_14613_14614_14615_14616_14617_14618_14619_14620_14621_14622_14623_14624_14625_14626_14627_14628_14629_14630_14631_14632_14633_14634_14635_14636_14637_14638_14639_14640_14641_14642_14643_14644_14645_14646_14647_14648_14649_14650_14651_14652_14653_14654_14655_14656_14657_14658_14659_14660_14661_14662_14663_14664_14665_14666_14667_14668_14669_14670_14671_14672_14673_14674_14675_14676_14677_14678_14679_14680_14681_14682_14683_14684_14685_14686_14687_14688_14689_14690_14691_14692_14693_14694_14695_14696_14697_14698_14699_14700_14701_14702_14703_14704_14705_14706_14707_14708_14709_14710_14711_14712_14713_14714_14715_14716_14717_14718_14719_14720_14721_14722_14723_14724_14725_14726_14727_14728_14729_14730_14731_14732_14733_14734_14735_14736_14737_14738_14739_14740_14741_14742_14743_14744_14745_14746_14747_14748_14749_14750_14751_14752_14753_14754_14755_14756_14757_14758_14759_14760_14761_14762_14763_14764_14765_14766_14767_14768_14769_14770_14771_14772_14773_14774_14775_14776_14777_14778_14779_14780_14781_14782_14783_14784_14785_14786_14787_14788_14789_14790_14791_14792_14793_14794_14795_14796_14797_14798_14799_14800_14801_14802_14803_14804_14805_14806_14807_14808_14809_14810_14811_14812_14813_14814_14815_14816_14817_14818_14819_14820_14821_14822_14823_14824_14825_14826_14827_14828_14829_14830_14831_14832_14833_14834_14835_14836_14837_14838_14839_14840_14841_14842_14843_14844_14845_14846_14847_14848_14849_14850_14851_14852_14853_14854_14855_14856_14857_14858_14859_14860_14861_14862_14863_14864_14865_14866_14867_14868_14869_14870_14871_14872_14873_14874_14875_14876_14877_14878_14879_14880_14881_14882_14883_14884_14885_14886_14887_14888_14889_14890_14891_14892_14893_14894_14895_14896_14897_14898_14899_14900_14901_14902_14903_14904_14905_14906_14907_14908_14909_14910_14911_14912_14913_14914_14915_14916_14917_14918_14919_14920_14921_14922_14923_14924_14925_14926_14927_14928_14929_14930_14931_14932_14933_14934_14935_14936_14937_14938_14939_14940_14941_14942_14943_14944_14945_14946_14947_14948_14949_14950_14951_14952_14953_14954_14955_14956_14957_14958_14959_14960_14961_14962_14963_14964_14965_14966_14967_14968_14969_14970_14971_14972_14973_14974_14975_14976_14977_14978_14979_14980_14981_14982_14983_14984_14985_14986_14987_14988_14989_14990_14991_14992_14993_14994_14995_14996_14997_14998_14999_15000</li>
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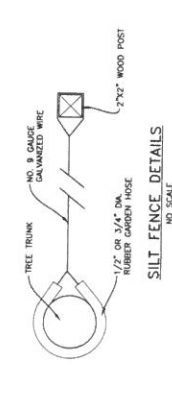
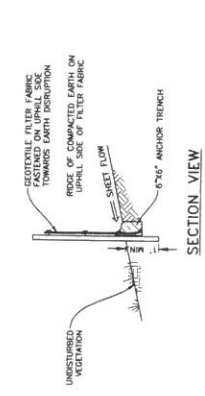
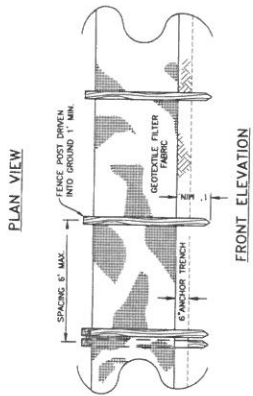
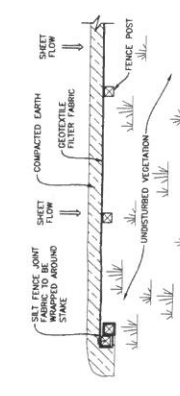
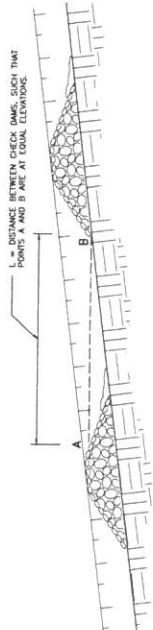
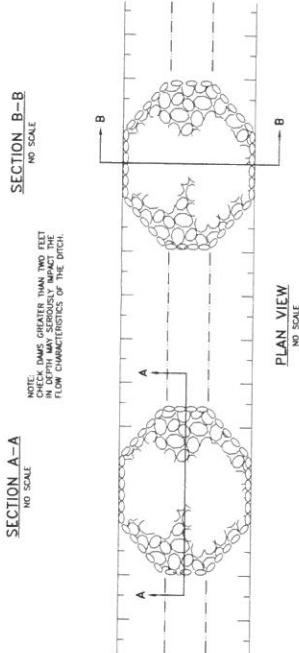
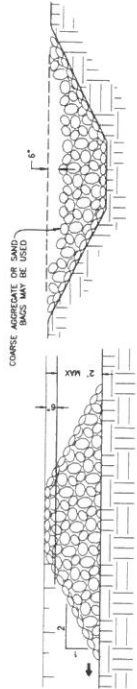
FINE TO MEDIUM SAND WITH SOME CLAY POCKETS.

**DISTURBED AREA**

TOTAL DISTURBED AREA = 17.21 ACRES  
 TOTAL SITE AREA = 50.62 ACRES  
 TOTAL DISTURBED PERCENTAGE = 33.80%  
 TOTAL DISTURBED PERCENTAGE = 14.13 ACRES

**MAINTENANCE**

- CONSTRUCTION SHALL MAINTAIN THE SITE THAT IS UNOCCUPIED BY EROSION CONTROL MEASURES. UNOCCUPIED AREAS SHALL BE MAINTAINED TO PREVENT EROSION AND TO PREVENT THE ACCUMULATION OF DEBRIS. UNOCCUPIED AREAS SHALL BE MAINTAINED TO PREVENT EROSION AND TO PREVENT THE ACCUMULATION OF DEBRIS. UNOCCUPIED AREAS SHALL BE MAINTAINED TO PREVENT EROSION AND TO PREVENT THE ACCUMULATION OF DEBRIS.
- ALL SIZED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. UNOCCUPIED AREAS SHALL BE MAINTAINED TO PREVENT EROSION AND TO PREVENT THE ACCUMULATION OF DEBRIS.
- SILT FENCES SHALL BE REMOVED TO THEIR ORIGINAL CONDITION IF DAMAGED EXCESSIVELY. UNOCCUPIED AREAS SHALL BE MAINTAINED TO PREVENT EROSION AND TO PREVENT THE ACCUMULATION OF DEBRIS.
- STREET INTERFERING AND STUMPING SHALL TAKE PLACE AS NOTED WITH A MINIMUM SCHEDULE OF SWEETING ONCE PER YEAR AND STUMPING AT THE END OF EACH WORK YEAR.
- DUST CONTROL SHALL BE DONE AS NEEDED.



REV#	DATE	DESCRIPTION
1	02/07/17	CONTRACTOR AND AMENDMENT
2	02/07/17	CONTRACTOR AND AMENDMENT
3	02/07/17	CONTRACTOR AND AMENDMENT
4	02/07/17	CONTRACTOR AND AMENDMENT
5	12/05/16	CONTRACTOR AND AMENDMENT

**WADYTRI**  
 1734 N. WADY TRAIL  
 WADY, TN 37590  
 (615) 895-1000  
 www.wadytri.com

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

PROJECT NUMBER: 160413	DATE: 02/07/17
DRAWN BY: J. BROWN	CHECKED BY: J. BROWN
SCALE: AS SHOWN	PROJECT: ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT
DATE: 02/07/17	PROJECT: ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT
PROJECT: ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT	PROJECT: ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT

**SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE**

ACTIVITY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
CONSTRUCTION RELEASE												
PERMIT ACQUISITION / TEMPORARY CONTROL												
TEMPORARY CONTROL MEASURES												
PERMANENT CONTROL MEASURES												
FOUNDATION/PILING/CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
LANDSCAPE/VEGETATION/STABILIZATION												
DUST CONTROL (AS NEEDED)												



Know what's below.  
 Call before you dig.

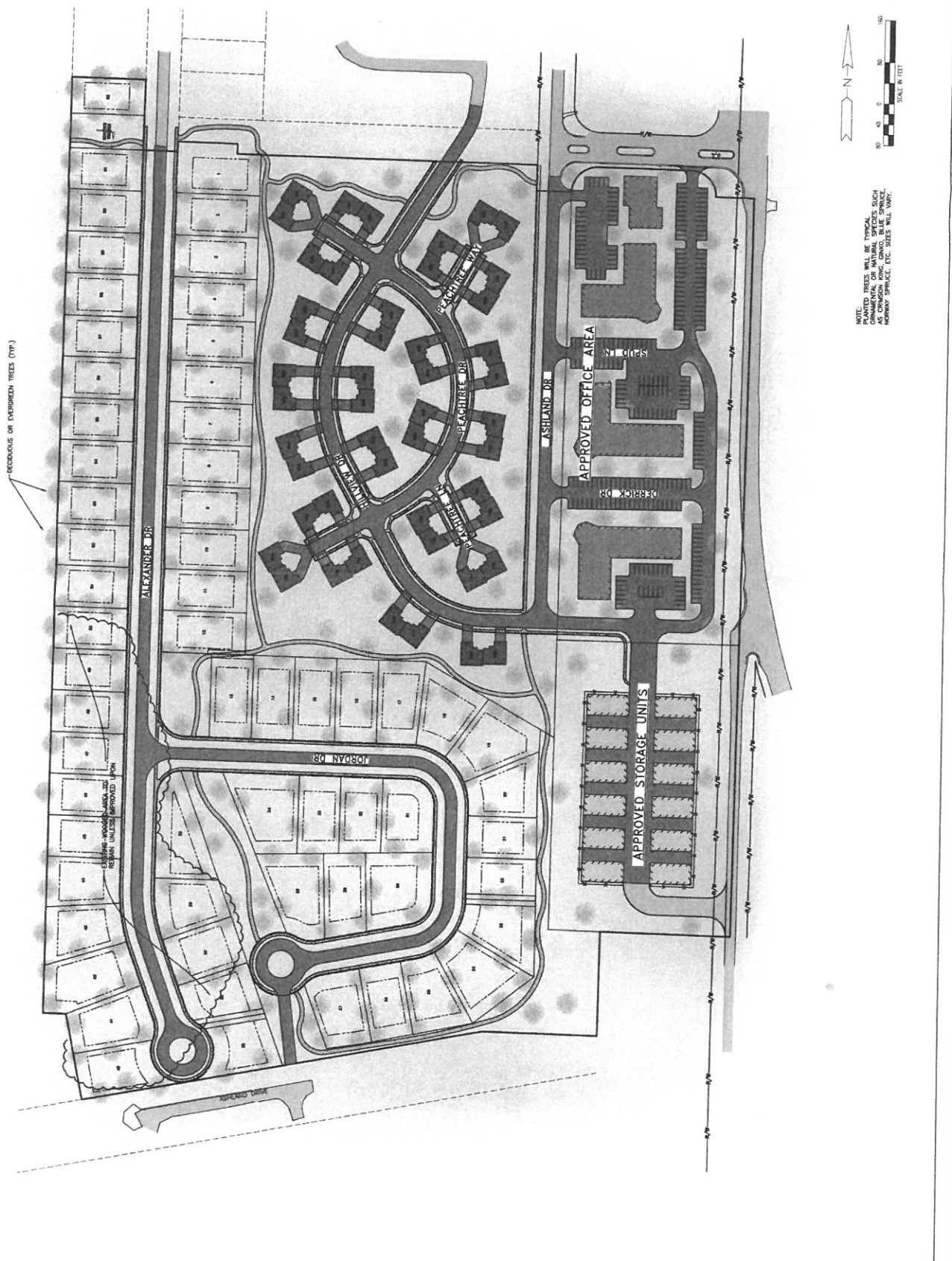


REV	DATE	DESCRIPTION
1	02/07/18	PRELIMINARY LAYOUT
2	02/07/18	PRELIMINARY LAYOUT
3	02/07/18	PRELIMINARY LAYOUT
4	02/07/18	PRELIMINARY LAYOUT
5	02/07/18	PRELIMINARY LAYOUT

WADETRIM  
 1000 WADETRIM DR  
 SUITE 100  
 TRAVERSE CITY, MI 49696  
 TEL: 616.846.0000  
 FAX: 616.846.0001  
 WWW.WADETRIM.COM

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

PROJECT  
 ASP/3389-02C  
 SHEET  
 10



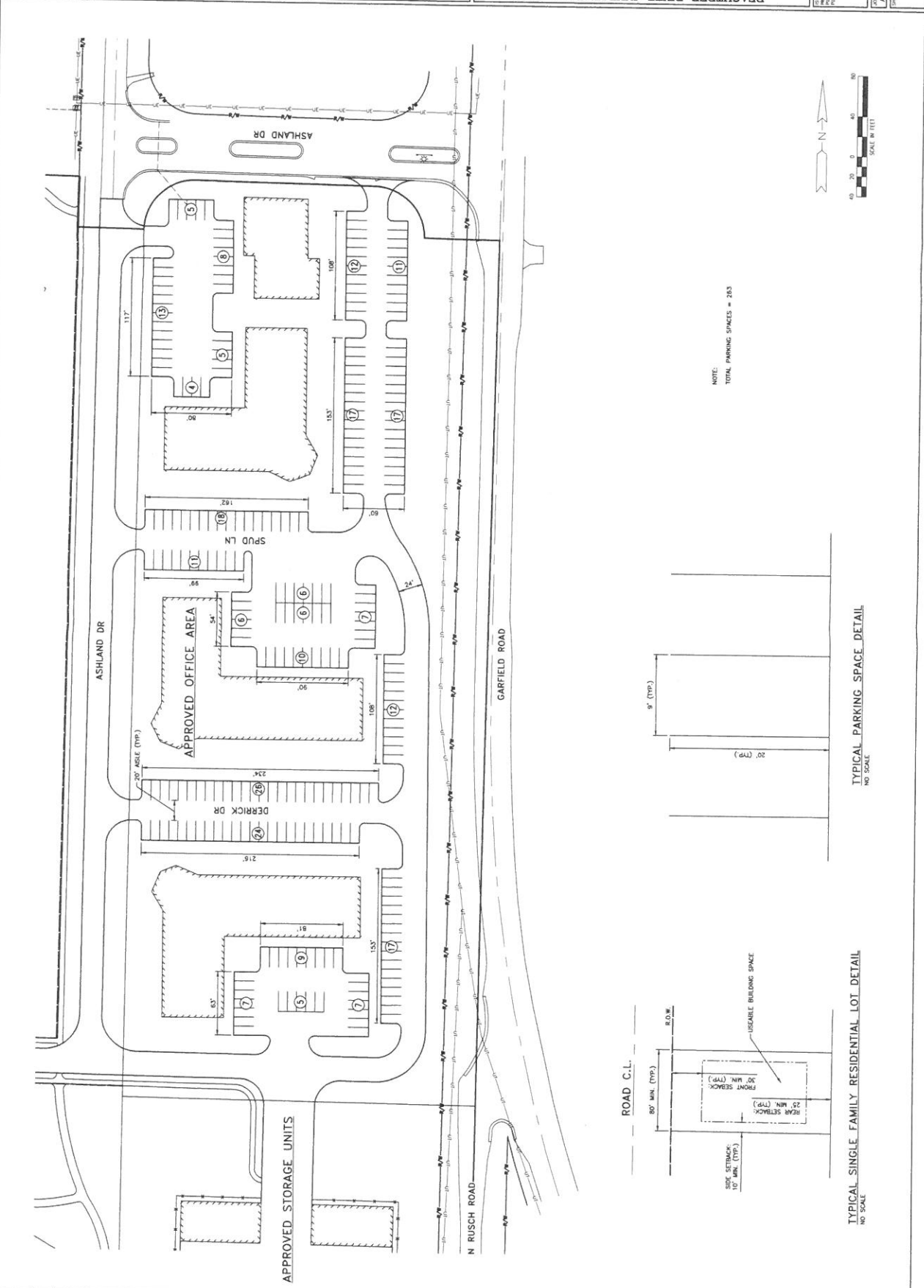
PROJECT: WADETRIM C. 2018, WADETRIM 1717/2018 919 PM BY: WADETRIM, ENR  
 1717/2018 919 PM BY: WADETRIM, ENR

REV#	DATE	DESCRIPTION
1	08/04/18	PROVIDE AND AMENDMENT SUBMITTAL
2	08/10/18	PROVIDE AND AMENDMENT SUBMITTAL
3	09/14/18	PROVIDE AND AMENDMENT SUBMITTAL
4	09/29/18	PROVIDE AND AMENDMENT SUBMITTAL
5	12/05/18	PROVIDE AND AMENDMENT SUBMITTAL

WADSWORTH  
 1000 WADSWORTH AVENUE  
 SUITE 1000  
 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 PUD AMENDMENT  
 TYPICAL LOT & PARKING DETAILS

PROJECT NO: 18010  
 SHEET NO: ASP3389-02C  
 DATE: 12/05/18



NOTE:  
 TOTAL PARKING SPACES = 263

TYPICAL PARKING SPACE DETAIL  
 NO SCALE

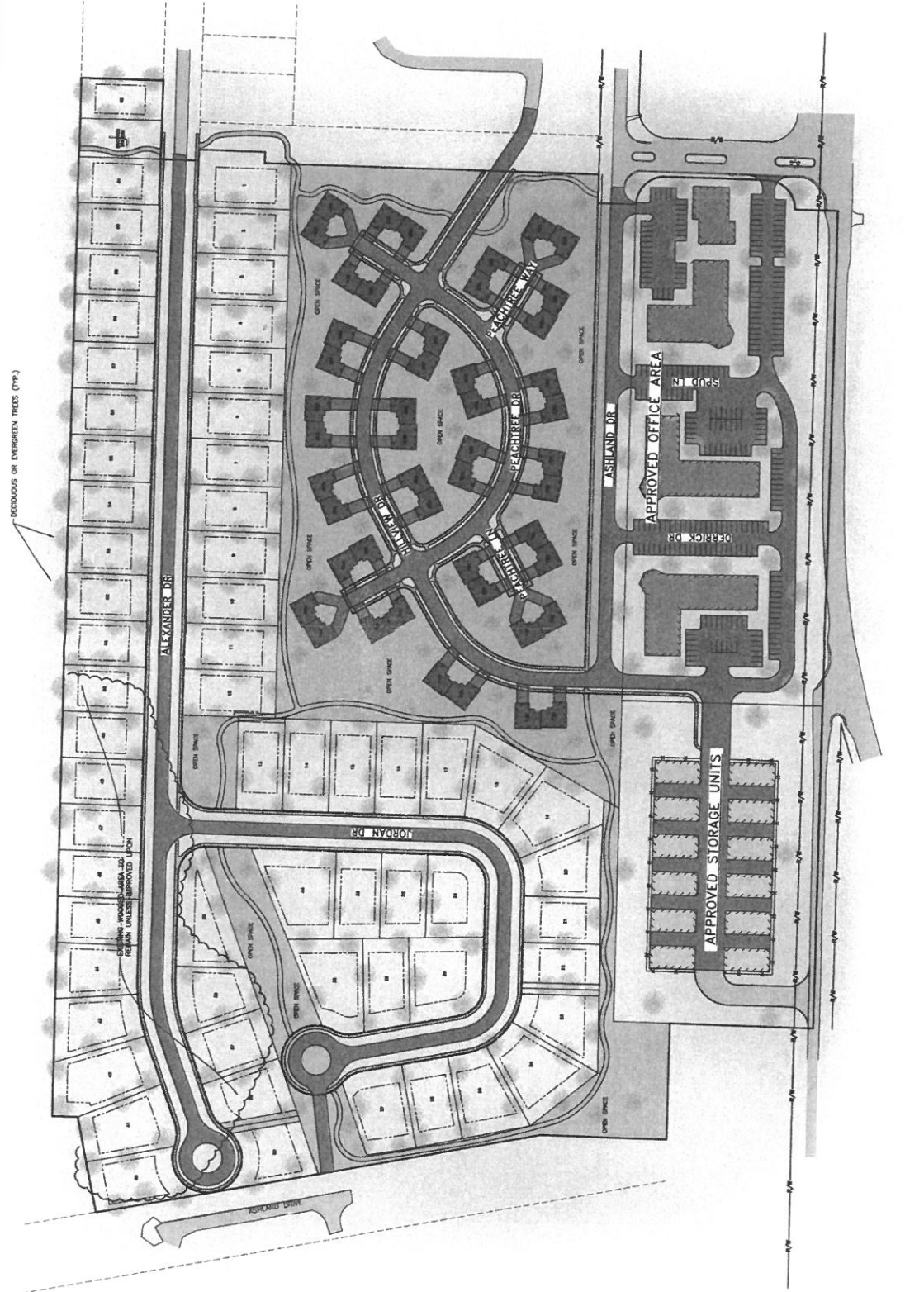
TYPICAL SINGLE FAMILY RESIDENTIAL LOT DETAIL  
 NO SCALE

REV#	DATE	DESCRIPTION
1	02/24/18	ORIGINAL PUD AMENDMENT SUBMITTAL
2	05/10/18	PUD AMENDMENT SUBMITTAL
3	09/14/18	PUD AMENDMENT SUBMITTAL
4	09/28/18	PUD AMENDMENT SUBMITTAL
5	12/29/18	PUD AMENDMENT SUBMITTAL

WADETRIM  
 1100 WOOD AVE. SUITE 100  
 TRAVERSE CITY, MI 49606  
 TEL: 616.934.9000  
 FAX: 616.934.9001  
 WWW.WADETRIM.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

PROJECT NO. ASP-3389-02C  
 SHEET NO. 12



**AREA CALCULATIONS:**  
 TOTAL ACRES: 50.82  
 ACRES OF OPEN SPACE: 10.28  
 PERCENTAGE OF OPEN SPACE: 20.2%

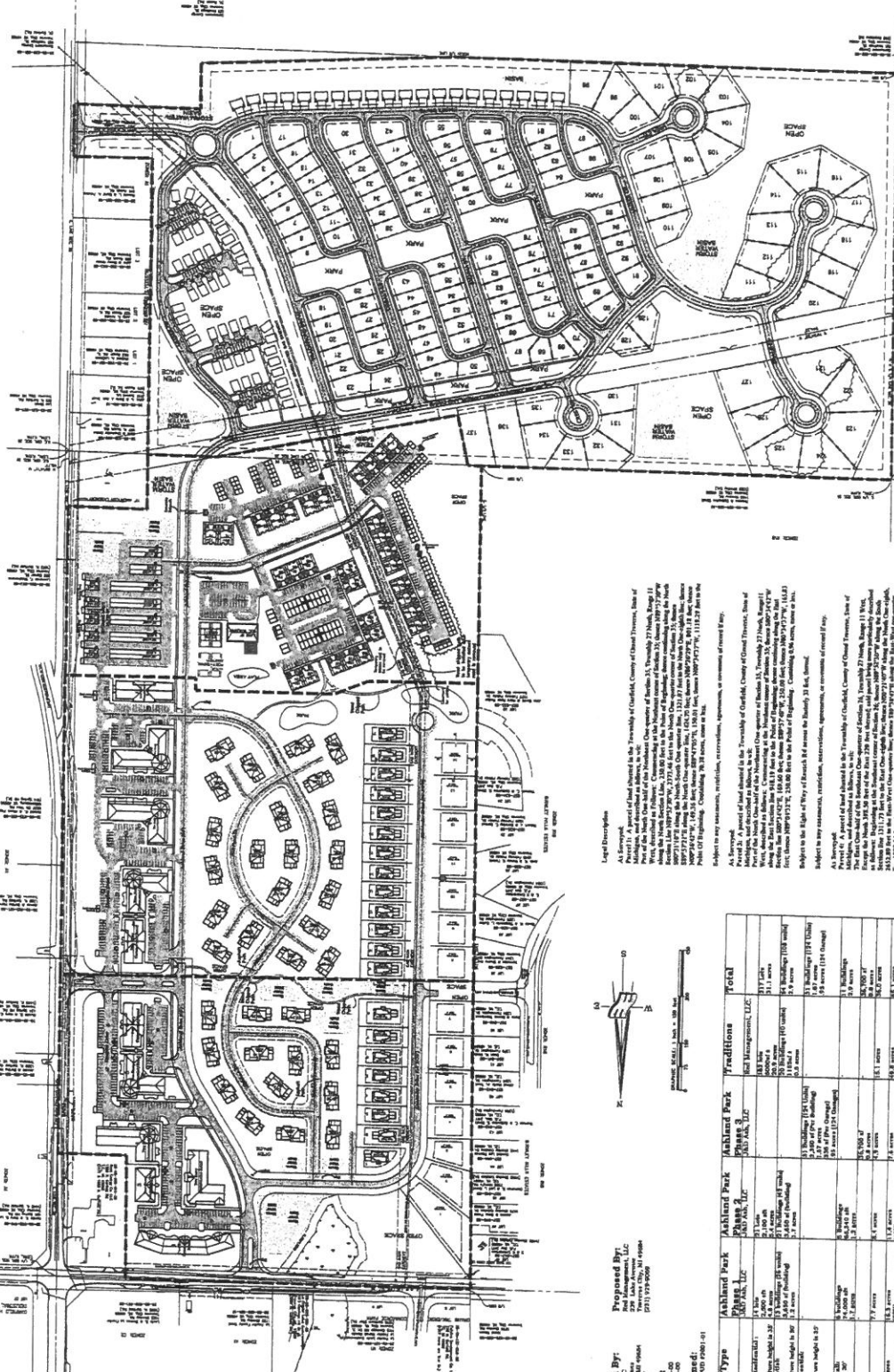
DECIDUOUS OR EVERGREEN TREES (TYP.)

EXISTING TREES TO REMAIN UNLESS IMPROVED UPON

### Ashland Park Phase 1 J&D Ash, LLC.

### Ashland Park Phase 2 J&D Ash, LLC.

### Traditions Phase 3 Red Management, LLC.

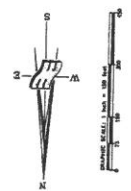


**Proposed By:**  
J&D Ash, LLC.  
12119 W. County Road 101  
Troy, Ohio 45428  
(513) 471-1111

**Parcel Zoned:**  
General Residential

Land Use Type	Ashland Park Phase 1	Ashland Park Phase 2	Ashland Park Phase 3	Traditions	Total
Single Family Residential	17 lots	17 lots	17 lots	17 lots	68 lots
Medium Density Residential	12 lots	12 lots	12 lots	12 lots	48 lots
Other	0 lots	0 lots	0 lots	0 lots	0 lots
<b>Total</b>	<b>29 lots</b>	<b>29 lots</b>	<b>29 lots</b>	<b>29 lots</b>	<b>115 lots</b>

**Legal Description:**  
Parcel 1: A portion of land situated in the Township of Coleridge, County of Chester, State of Ohio, as shown on the map of the Township of Coleridge, County of Chester, State of Ohio, and as described in the...  
Parcel 2: A portion of land situated in the Township of Coleridge, County of Chester, State of Ohio, as shown on the map of the Township of Coleridge, County of Chester, State of Ohio, and as described in the...  
Parcel 3: A portion of land situated in the Township of Coleridge, County of Chester, State of Ohio, as shown on the map of the Township of Coleridge, County of Chester, State of Ohio, and as described in the...



**Wells Mansfield, Inc.**  
12119 W. County Road 101  
Troy, Ohio 45428  
(513) 471-1111

**R. CLARK ASSOCIATES, INC.**  
12119 W. County Road 101  
Troy, Ohio 45428  
(513) 471-1111

**red**  
12119 W. County Road 101  
Troy, Ohio 45428  
(513) 471-1111

**P-3**  
SHEET 3 OF 11



**PLANNED UNIT DEVELOPMENT STANDARDS**

Section #	Ordinance Standard	Evidentiary/Factual Basis in Record	Finding	N	M	M/C
<b>8.10.2</b>	<b>Objectives</b>					
8.10.2(1)	To permit flexibility in the regulation of land development.	Property is currently zoned A1, agricultural.	The project is a mixed use development requiring flexibility in the regulation of land development.			X
8.10.2(2)	To encourage innovation in land use, variety and design, layout and type of structures constructed.	Development Plan Set 2000 and 5/2005 Landscape Plan, 09/14/00 Roadway Details & cross sections, 6/19/00	Mixed use developments which are pedestrian oriented are considered innovative compared to typical "cookie cutter" single land use developments. The mix of land uses, residential next to light industrial is innovative with the various uses integrated into the whole is on the cutting edge of current community development thinking.			X
8.10.2(3)	To achieve economy and efficiency in the use of land, natural resources, energy and the providing of public services and utilities.	Development Plan Set 2000 and 5/2005 Landscape Plan, 9/14/00 existing Conditions 5/31/00 Slope and Elevation plans, 1/07/00	Allowing for mixed use and significantly higher density development then would be allowed by the underlying zoning is an economical and efficient use of the land. The logical growth areas for an expanding community are those locations where the public services are already available. The natural resource value of specific areas is addressed in the development plan.			X
8.10.2(4)	To encourage useful open space and to provide improved housing, employment and shopping.	Map 17: A County Master Plan, Grand Traverse County, MI 12/96 Letter DPW  Development Plan Set 2000 and 5/2005 Landscape Plan, 9/14/00 PUD Residual Open Space Analysis, 9/15/00	The site is partially within the serviceable boundary of the existing community utilities, where extensions can easily be constructed and is located conveniently to the communities major thoroughfare system.  Useful open space can range from small plaza spaces within building developments to large tracts of land which preserve wildlife habitat and biodiversity. In between are open spaces such as community parks and playgrounds, buffers of various kinds, protected view sheds and corridors which typically accommodate trails.  The projects open spaces have various designated functions including: non-motorized trails, childrens tot lot, passive opens paces, buffers.  The project will add to the communities housing stock with a variety of housing types, will provide locations for new employment and shopping opportunities for the areas residents as well as the traffic passing by to the outlying areas to the south and west.			X

**PLANNED UNIT DEVELOPMENT STANDARDS**

Section # Ordinance Standard Evidentiary/Factual Basis in Record Finding

Section #	Ordinance Standard	Evidentiary/Factual Basis in Record	Finding	M	M	C
8.10.2(5)	To encourage the innovative use, reuse and improvement of existing sites and buildings.	Development Plan Set needs to be updated for current plan layout Impact Assessment Project Narrative, Application SUP PUD	This project will not involve the reuse of any structures.			X
	<b>Section 8.10.3 Dimensional and use requirements</b>					
8.10.3	Section 8.10.3 allows the Township Board to alter and establish lot size limits, required facilities, buffers, open space areas, density limits, setback requirements, height limits, building size limits, off-street parking regulations, landscaping rules, miscellaneous regulations and density and intensity limits where such regulations or changes are consistent with the intent of this section and the standards as set forth herein.	Development Plan Set 2000 and 5/2005 Landscape Plan 9/14/00 Project Narrative Impact Assessment Application SUP PUD	The Township is being asked to alter its various rules to accommodate this development.			X
8.10.3	Section 8.10.3, the Township Board may also authorize principal and other uses not permitted in the district where the land is located, provided that such are consistent with the intent of this Section, and the standards set forth herein.	Development Plan Set 2000 and 5/2005 Landscape Plan 9/14/00 Project Narrative Impact Assessment	The Township will be asked to authorize principal and other uses not permitted in the district.			X
8.10.4(1)	Section 8.10.4(1) The use will be compatible with adjacent land use,	Aerial Vicinity Map see description in section 8.1.3(1)a. Development Plan Set Traffic Impact Assessment 12/2000 TIA Project Memo Ashland & Traditions 5/19/05 Dr. Lyles review 6/2/05	The project places like use adjacent to existing development. The project does not allow for vehicular traffic into adjacent development, however, will accommodate the interflow of pedestrian and non-motorized traffic.			X
	the natural environment,	Development Plan Set 2000 and 5/2005 Grading Limits drawing Landscape Plan, 9/14/00 Existing pond along Birmley Rd. is to remain in it's natural state. Plan provides a valley open space corridor connecting to surrounding open space areas.	The Important Farmlands map for Grand Traverse Co. designates none of this property as "Prime" although a small percentage is designated "Unique" That which is designated "Unique" is not sufficiently large to constitute an economically viable farm area. The wooded areas of the site are new growth mixed hardwoods which appear to have relatively little commercial value. Over time their biomass may in fact increase and receive greater protection if their area is used for large lot residential development. Vacant land within an urban growth boundary which can be			X

**PLANNED UNIT DEVELOPMENT STANDARDS**

Evidentiary/Factual Basis in Record

Section # Ordinance Standard

Finding

M M M/C

			serviced with existing utilities has a high resource value to accommodate the growth of a community. The best use of this property as a natural resource may be to accommodate , the growth of the community while at the same time diminishing the greater spread of growth further into the countryside.			
	and the capacities of affected public services and facilities, and that such use is consistent with the public health, safety and welfare of the Township residents and	DPW letter DPW 5/27/05 GFA 2/23/05 Development plan 2000 and 5/2005	Public services and facilities are available and will be incrementally available as the project is built out.		X	
	the benefits of the development are not achievable under any single zoning classification.	Development plan set 2000 and 5/2005 Project Narrative Impact assessment	The project promotes the current "new urbanism" thinking with regard to mixed use and increased density. This thinking is designed to achieve more liveable communities and to provide an alternative to sprawling development which has been shown to be more costly than compact development.		X	
8.10.4(2)	The site shall be self-contained as defined in Section 8.3.3(1) above and shall contain no less than twenty (20) acres.	Development Plan Set 2000 and 5/2005 Survey information	The benefits of this development cannot be achieved under one single zoning classification due to the mix of uses. The development is on a single parcel of land having more than twenty (20) acres.		X	
8.10.4(3)	The use and development is warranted by the design of additional amenities made possible with and incorporated by the development proposal.	Existing water feature on North end of parcel being preserved. Useable open space features like tot lot, ball field and pedestrian connections	Additional amenities include mixed uses, useful open spaces.		X	
8.10.4(4)	The development consolidates and maximizes useable open space.	Useable open space features like tot lot, ball field and pedestrian linkages Clustering in the 9/14/00 plan provides an improved consolidation of open space areas. The current plan increases the overall % of undeveloped land to 23% of the entire project.	The development consolidates the open spaces which are provided while considering their various functions which includes small "convenience " to linear buffers to separate uses and users. Open space uses included in the project plan are: non-motorized trails, children's tot lot, passive open spaces, buffers.		X	
8.10.4(5)	Landscaping is provided to insure that proposed uses will be adequately buffered from one another and from surrounding public and private property and to create a pleasant pedestrian outdoor environment.	Landscape plans have been provided however a more detailed review should be conducted in each phase approval.	The project proposes landscape open space areas to buffer various uses and surrounding private property.		X	
		The inclusion of the pathway buffer between commerce and residential.	The pedestrian environment will be enhanced by the proposed plantings.		X	



**PLANNED UNIT DEVELOPMENT STANDARDS**


Section #	Ordinance Standard	Evidentiary/Factual Basis in Record	Finding	M	M	M/C
8.10.4(6)	Vehicular and pedestrian circulation, allowing safe, convenient, uncongested and well-defined circulation within and access to the development shall be provided.	Traffic Impact Assessment 12/2000 DEQ letter 5/2/2000 County Road Commission letter 5/26/2000, 5/20/05 TIA Project Memo, Ashland & Traditions 5/19/05 Dr. Lyles review 6/2/05	“Overall, this development will not greatly impact the overall road network. The planned improvements and the ones suggested for this development would allow vehicles to not overburden the study area. The proposed Hammond-Hartman connection will impact the surrounding roadway, including the study area for this development.			X
8.10.4(7)	Existing important natural, historical and architectural features within the development shall be preserved.	Application SUP PUD Impact Assessment	There are no historical or architectural features within the project to be preserved. The issue regarding natural resources is discussed above.			X
<b>8.10.5</b>	<b>PUD Application</b> All land for which application is made must be owned or under control of the applicant and the parcel must be capable of being planned and developed as one integral land use unit.	Application SUP PUD	The land is owned and under the control of the applicant.			X
8.10.5 (1)	Vicinity map showing vehicular and pedestrian circulation, existing land use and zoning for the entire site and surrounding areas.	Aerial Vicinity Map	Map has been provided			X
8.10.5 (2)	A certified boundary survey and legal description of the property.	Application packet	Provided			X
8.10.5 (3)	A general site plan showing the PUD boundaries, proposed structure locations, existing and proposed utilities, parking areas, pedestrian and vehicular circulation, landscape massing, areas of tree removal, mass grading, open spaces and their intended use, recreation facilities, and such other features as might be requested. A land use tabulation summary shall be provided in the margin of the plan indicating types of uses, acreage for each land use, number of units, densities and land use intensities.	Development Plan Set.	Provided			X

**PLANNED UNIT DEVELOPMENT STANDARDS**

Section #	Ordinance Standard	Evidentiary/Factual Basis in Record	Finding	M	M	M/C
8.10.5 (4)	A description of the type, character and proposed use of all land and structures within the PUD including square feet per unit, floor area for each use type, height of all structures, whether for rent or sale and any other information as required to describe the character of the proposed use or activity.	Impact Assessment Development Plan Set, needs to be updated for current plan layout	Provided			X
8.10.5 (5)	Statement of present ownership of all land contained in the PUD.		Provided			X
8.10.5 (6)	Computation of total property area, open space, parking and building or structure area.	Land use Information sheet.	Provided			X
8.10.6	<u>Additional Required Information</u>					
8.10.6(1)	A plan identifying the location and type of individual trees of 10 inch caliper or larger, clusters and types of smaller vegetation.	Existing Conditions Map Landscape Plan 9/14/00	The vegetation is shown as it is clustered on the site.			X
8.10.6(2)	Developer intent and objectives (physical, social and environmental)	Project Narrative	Provided			X
8.10.6(3)	A description of all exterior building materials	Development Plan Set needs to be updated for current plan layout	Provided			X
8.10.6(4)	Population profile for the development.	Traffic Impact Assessment	Inferred , but not specifically provided			X
8.10.6(5)	Proposed financing		NA		NA	
8.10.6(6)	Impact of development on local streets, natural features, schools and utilities	Traffic Impact Assessment 12/2000				X
8.10.6(7)	Market and economic feasibility					
8.10.6(8)	Such other information pertinent to the development or use.				NA	X

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## Kings Court Site Plan Review

 Charter Township of Garfield Planning Department Report 2016-74			
Prepared:	December 6, 2016	Pages:	Page 1 of 1
Meeting:	December 14, 2016 - Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Stormwater Containment on Agricultural Land		
File No.	SPR-2016-03 - King's Court Site Plan Review	Parcel No.	See below
Applicant:	Atwell, LLC		
Agent:	Atwell, LLC		
Owner(s):	Sun Secured Financing, LLC; Frederick C. Clous		

### **PURPOSE OF APPLICATION:**

The application is a request to allow on site storm water containment to be located in the Agricultural zoning district to support the recently rezoned Kings Court expansion. Even though this area will not technically be a part of the mobile home park, the use of this area for stormwater containment can be authorized by the Planning Commission pursuant to Section 325.B.7 of the Zoning Ordinance.

Section 325.B.7 permits (as a use permitted by Special Conditions): *"Stormwater containment on split-zoned properties to support non-agricultural uses provided Low-Impact Development standards are used to the satisfaction of the Planning Commission and Township Engineer."*

In this case, the applicant requests to use the southernmost portion of the property, approximately 6 acres of agriculturally zoned land, to supplement the Kings Court expansion. According to our storm water consultant, and the Watershed Center, the basin has been designed to meet the LID standards (see attached).

Therefore, the remaining decision lies with the Planning Commission as to if the proposed design meets the intent of the Zoning Ordinance. The definition of Low Impact design is as follows:

*Low Impact Design: A stormwater management practice intended to mimic a site's pre-development hydrology by using techniques which allow storm water runoff to infiltrate, filter, evaporate, and be retained close to its source in lieu of discharging to traditional large retention basins or storm sewers. Low Impact Design may be accomplished via an engineered system of bio-retention areas, rain gardens, wetlands, grass swales, permeable pavement and similar methods.*

### **ACTION REQUESTED:**

Following discussion, if the Planning Commission is prepared to act on the application, the following motion is offered for consideration:

THAT Application SPR-2016-03, submitted by Atwell LLC to allow stormwater containment on a split-zoned property, be approved.





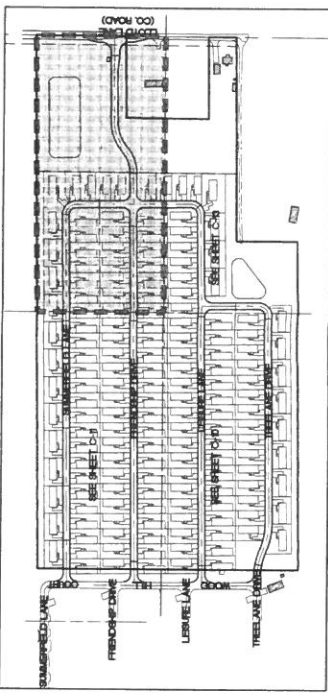
SUN COMMUNITIES, INC.  
 KING'S COURT  
 GARFIELD TOWNSHIP  
 SOIL EROSION AND SEDIMENT CONTROL PLAN - SE  
 FINAL ENGINEERING PLANS

TOWN 27 NORTH, RANGE 11 WEST  
 GARFIELD TOWNSHIP  
 GRAND TRAVERSE COUNTY, MICHIGAN

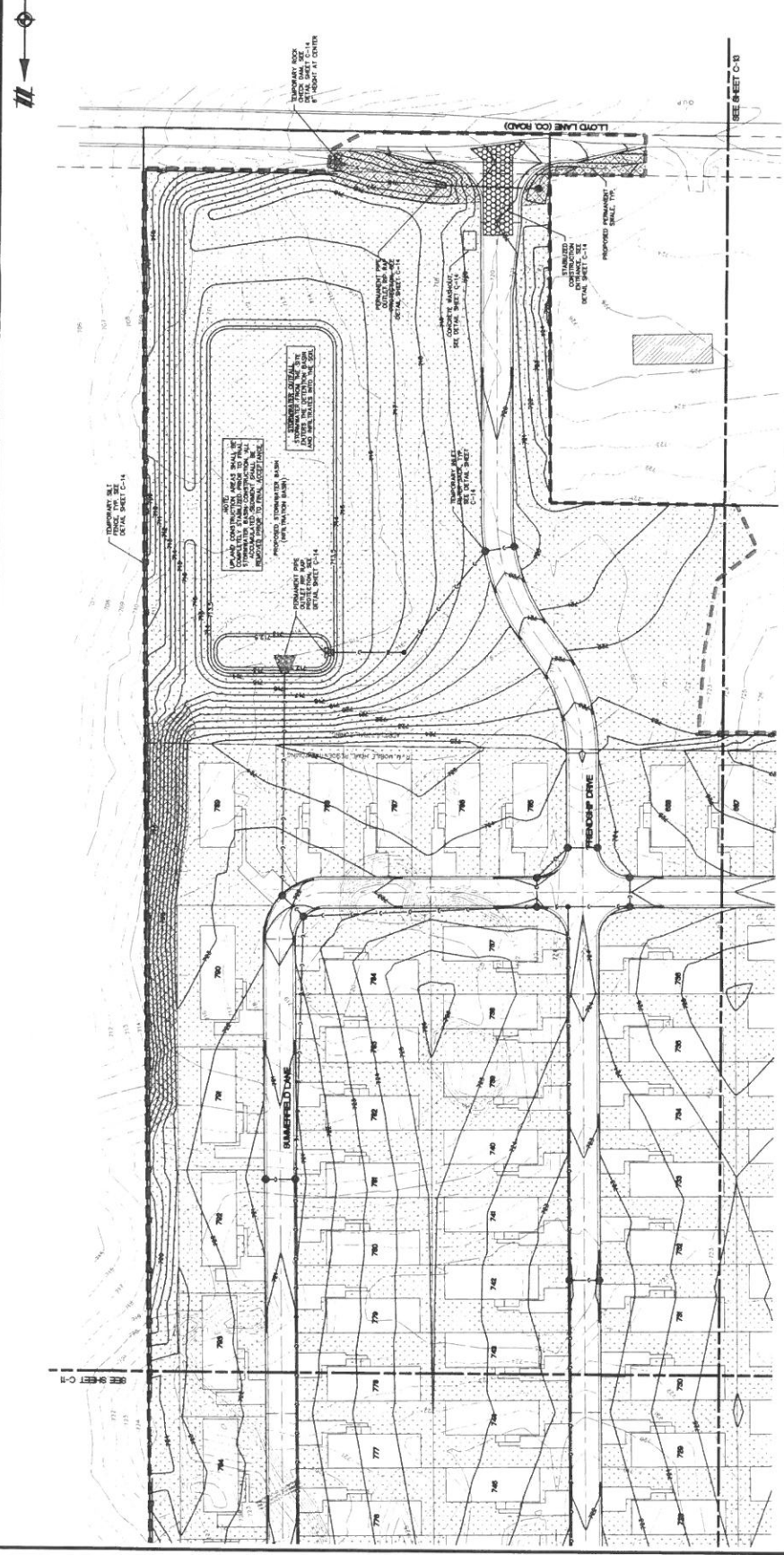


NOTICE: THESE PLANS AND SPECIFICATIONS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OF THESE PLANS OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ATWELL SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ATWELL.

PROPOSED: CONSTRUCTION SHALL BE TO BE ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN PERMITS AND REGULATIONS. ANY DEVIATIONS SHALL BE APPROVED BY THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES.




KEY MAP  
 SCALE 1" = 200'



NOTE: OF DISTURBANCE: 33.6 AC  
 FOR STORM SEWER DATA SEE SHEET C-20

- LEGEND:
- BOUNDARY LINE
  - LIMITS OF DISTURBANCE
  - PROPOSED CONTOUR
  - EXISTING CONTOUR
  - TREE PROTECTION FENCE
  - STABILIZATION MAT
  - PERMANENT STABILIZATION (SEE SPECIFICATION SHEET C-14)
  - NOI MAT
  - SOFT-CATCH
  - WET FILTER SACK
  - SEE DETAIL

18  
 NORTH

		<b>Charter Township of Garfield</b>	
		Planning Department Report No. PD 2016-75	
Prepared:	November 30, 2016	Pages:	1 of 3
Meeting:	December 14, 2016 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Zoning Ordinance Amendment Discussion		

**BACKGROUND:**

At its meeting on November 16, 2016, the Planning Commission reviewed a request from Traverse Medical properties for increased wall signs for a medical office building within the Lone Tree PUD. The Planning Commission subsequently asked Staff to research a possible zoning ordinance amendment to allow larger signs within PUDs if deemed appropriate.

Additionally, a number of other potential zoning ordinance amendments are presented within this report, as explained below.

**PUD SIGNS:**

Attached is a draft replacement Section 630.J, Planned Unit Development signs. The proposed amendment is intended to:

- Simplify the section by listing allowable signs within the section itself, rather than sending the reader off to a number of other sections.
- Allow the following signs by right (**the greater of**):
  - Signs already permitted in the underlying zoning district.
  - Development entry signs of 40 square feet.
  - Wall signs of 40 square feet, plus one additional 20-square foot sign (total, per building).
- Allow the Planning Commission to increase allowable wall sign area of up to 50% if certain findings are met.

Examples of how this may apply:

- Medical office in a primarily residential PUD:
  - Underlying zoning: AG (very minimal signs allowed)
  - Default in PUD: 40 square foot wall sign plus 20 square foot secondary sign
  - Allowable if standards are met: up to 60 square foot wall sign and 30 square foot secondary sign
- Commercial store in a commercial PUD:
  - Underlying zoning: C-G Commercial (Allowed up to 100 square foot wall sign)
  - Default in PUD: 40 square foot wall sign plus 20 square foot secondary sign, however, this is less than what is allowed in C-G so this would be moot
  - Allowable if standards are met: up to 150 square feet of sign per building wall.

**OTHER DISCUSSION POINTS:**

If the Planning Commission will be opening the zoning ordinance for amendment, the following amendments may also be appropriate:

**Section 630.K Comprehensive Sign Plan**

This section is intended to provide PUD-like sign review for large developments which are not within a PUD, such as the Grand Traverse Mall or Cherryland Mall. Although this was intended to simplify things, it appears to have had the opposite effect, as applicants have been unable to grasp the concept. Additionally, if we were to include the same language in the C-P district that is proposed within PUDs (to allow larger signs), then this section does not appear necessary. Therefore, it is recommended that the Planning Commission consider eliminating this procedure.

**Concurrent applications / Order of processing permits:**

The context of this discussion is the possibility of an applicant requesting concurrent review of multiple applications affecting the same property, i.e. two completely different development plans at the same time.

This is an old private sector strategy which seems to have been making a comeback in our region. Undesirable issues resulting from concurrent applications may include:

- Unreasonable demands on Staff time and resources
- Conflicting decisions (i.e. a variance request prior to proper due process before the Planning Commission)
- Confusion
- Using one plan to force a decision on the other
- Etc.

While Staff feels that we could probably reject concurrent applications, our Zoning Ordinance does not specifically state this. Therefore, the following addition to Article 1 of the Ordinance is proposed:

**"(DRAFT) SECTION 108 CONCURRENT APPLICATIONS PROHIBITED**

Any procedure requiring review pursuant to Article 4 of this Ordinance shall be permitted one pending application, per parcel or parcels under the same ownership, at a time. Concurrent applications for review pursuant to Article 4 shall be prohibited."

**PUD / PURD Amendments:**

When processing the Ashland Park PUD amendment Staff noticed that the current PUD amendment section (§426.F, Page 4-44) describes what section should be referred to for review procedure (§423.G, SUP Amendments), i.e., what constitutes an administrative, minor, or major amendment. However, this section does not specifically describe which criteria should be used for Findings of Fact. Therefore, the following amendment is proposed:



**(DRAFT) SECTION 426.F PUD AMENDMENTS**

Amendments to an approved Planned Unit Development shall be considered according to **the review procedure of §423.G and the review criteria of §426.E(4)** of this ordinance.

The same language is recommended for the PURD section:

**(DRAFT) SECTION 426.E PURD AMENDMENTS**

Amendments to an approved Planned Unit Residential Development shall be considered according to **the review procedure of §423.G and the review criteria of §426.D(4)** of this ordinance.

**HOTEL USES IN C-P PLANNED SHOPPING DISTRICT**

Hotels are currently permitted subject to conditions in the C-G (General Commercial District) and C-H (Highway Commercial), but are not allowed in the C-P zoning district. For background, there are two areas in the Township which are subject to C-P zoning; the Cherryland Mall and the Grand Traverse Mall (Meijer is also zoned C-P but is within a PUD). This question came up when an individual requested information on potentially building a hotel within one of these districts.

There does not appear to be a reason as to why a hotel would be appropriate within the C-G or C-H zone but not within the C-P zone. Therefore, it is requested that including hotels as an appropriate use in the C-P Planned Shopping District be discussed, and potentially included as part of this zoning ordinance amendment package.

**ACTION REQUESTED**

No action other than discussion of the above is necessary.

## Draft Amendment No.4 to Garfield Township Ordinance No.68 - Zoning Ordinance

### DRAFT Section 630.J - Planned Development Signs

- (1) Signs allowed as by right. The greater of:
  - (a) All signs permitted by the underlying zoning district, and subject to the same limitations thereof.
  - (b) Freestanding signs.
    - i. One (1) development sign of not more than 40 (forty) square feet in sign face area per development entry.
    - ii. Directional:
  - (c) Wall signs. One (1) primary forty (40) square foot wall sign for each approved non-residential structure, plus one (1) secondary twenty (20) square foot wall sign.
- (2) Signs which may be allowed subject to Planning Commission approval following a public hearing.

The Planning Commission shall have the authority to increase the maximum wall sign standards permitted under subsection (1), above, based upon appropriate findings of fact demonstrating that:

- (a) The maximum sign standards of subsection (1) do not provide for the reasonable use of the parcel as provided for within the planned unit development.
  - (b) The proposed modification is appropriate for the site, compatible with surrounding land uses, and necessary for the reasonable use of the parcel as provided for within the planned unit development.
  - (c) The increase in permitted sign standards are, in the determination of the Planning Commission, the minimum increase(s) necessary to ensure that the proposed sign(s) is appropriate in scale, bulk and location relative to the site and surrounding land uses.
  - (d) All approved modifications from the required sign standards shall be specific to the sign(s) approved by the Planning Commission.
  - (e) The requested increase in wall sign area shall not exceed fifty (50) percent over that allowed in Subsection (1) or the underlying zoning district, whichever is greater.
- (3) The following signs are Prohibited in Planned Developments (and may not be approved by the Planning Commission pursuant to paragraph (2) above):
    - (a) All signs described in §630.P.
    - (b) Changeable copy signs and Billboard signs.
    - (c) Signs with exposed neon or other exposed lighting source (excepting "gooseneck" style downward illumination of non-internally illuminated signs).

#### ~~J. Planned Development Signs~~

~~All proposed signs within a Planned Unit Development shall be submitted to the Planning Commission for final review and approval. Within such developments, the following signs may be permitted:~~

- ~~(1) Residential Uses. All signs permitted by Section 630.D. above, and subject to the same limitations thereof.~~
- ~~(2) Non-Residential Uses. All signs permitted in the underlying zoning district, and subject to the same limitations required for those districts or as described below for uses not listed in the underlying district.~~
- ~~(b) Wall signs—Commercial, office, and other non-residential uses approved as a part of a PUD are subject to the sign limitations of Section 630.F.~~
- ~~(c) Freestanding sign—One (1) sign, freestanding, of not more than forty (40) square feet in sign face area identifying the approved project.~~
- ~~(3) The Planning Commission shall have the authority to increase the maximum sign standards permitted under subsections (1) and/or (2) above, subject to the limits of the maximum sign standards of Section 630.D. for residential uses, subject to the limits of Section 630.E. for commercial uses, to the limits of Section 630.F. for office uses, and / or to the limits of Section 630.H. for industrial uses, based upon appropriate findings of fact demonstrating that:~~
  - ~~(d) The maximum sign standards of the underlying zoning district do not provide for the reasonable use of the parcel as provided for within the planned unit development.~~
  - ~~(e) The proposed modification is appropriate for the site, compatible with surrounding land uses, and necessary for the reasonable use of the parcel as provided for within the planned unit development.~~
  - ~~(f) The increase in permitted sign standards are, in the determination of the Planning Commission, the minimum increase(s) necessary to ensure that the proposed sign(s) is appropriate in scale, bulk and location relative to the site and surrounding land uses.~~
  - ~~(g) All approved modifications from the required sign standards shall be specific to the sign(s) approved by the Planning Commission.~~
- ~~(4) Prohibited Signs. Changeable copy signs and Billboard signs are prohibited.~~
- ~~(5) An applicant shall submit a conceptual signage plan indicating the number, location and maximum sign size for all signs within a development or within a specified portion of a development. Planning Commission review and approval of the signage plan shall be deemed to be a final review and approval as required by the provisions of this section.~~

**(DRAFT) SECTION 108 CONCURRENT APPLICATIONS PROHIBITED**

Any procedure requiring review pursuant to Article 4 of this Ordinance shall be permitted one pending application, per parcel or parcels under the same ownership, at a time. Concurrent applications for review pursuant to Article 4 shall be prohibited.

**(DRAFT) SECTION 426.F PUD Amendments**

Amendments to an approved Planned Unit Development shall be considered according to **the review procedure of §423.G and the review criteria of §426.E(4)** of this ordinance.

**(DRAFT) SECTION 426.E PURD Amendments**

Amendments to an approved Planned Unit Residential Development shall be considered according to **the review procedure of §423.G and the review criteria of §426.D(4)** of this ordinance.



## Charter Township of Garfield Planning Department Report No. 2016-76

Prepared:	December 5, 2016	Pages:	Page 1 of 2
Meeting:	December 14, 2016 - Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	2017 Meeting Schedule		

### **PURPOSE:**

This report requests approval and adoption of the 2017 Planning Commission meeting schedule.

### **COMMENTS:**

The Planning Commission is required to adopt and post their annual meeting schedule at the beginning of each year. Please see the attached 2017 meeting schedule for your review and, if acceptable, approval.

The 2017 meeting schedule follows the same format as previous years with meetings held on the 2<sup>nd</sup> Wednesday, and work sessions on the 4<sup>th</sup> Wednesdays of the month. Similar to past years, we have eliminated the work session in November and December due to the holidays.

The meetings are scheduled to begin at 7:00 pm as usual, however, staff is open to changing that time if the Planning Commission desires.

### **RECOMMENDATION:**

The following motion would be appropriate:

THAT the 2017 Planning Commission meeting schedule, as attached to PD Report No. 2016 -76, BE APPROVED.





# Charter Township of Garfield

## Grand Traverse County

3848 VETERANS DRIVE  
TRAVERSE CITY, MICHIGAN 49684  
PH: (231) 941-1620 • FAX: (231) 941-1588

## 2017 PLANNING COMMISSION MEETING DATES

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The Charter Township of Garfield Planning Commission meets on the second and fourth Wednesdays of each month, excepting the months of November and December. All meetings begin at 7:00 p.m. and are held at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan. The adopted 2017 meeting schedule is as follows:

### Regular Meeting

January 11, 2017  
February 8, 2017  
March 8, 2017  
April 12, 2017  
May 10, 2017  
June 14, 2017  
July 12, 2017  
August 9, 2017  
September 13, 2017  
October 11, 2017  
November 8, 2017  
December 13, 2017

### Study Session

January 25, 2017  
February 22, 2017  
March 22, 2017  
April 26, 2017  
May 24, 2017  
June 28, 2017  
July 26, 2017  
August 23, 2017  
September 27, 2017  
October 25, 2017

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 the 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 #922-4766.

# Garfield Township Planning Commission 2017

## Application Submittal Deadlines

Planning Commission Meeting Date	Complete Application Submittal Deadline*	Conceptual Review Submittal Deadline
January 11, 2017	December 12, 2016	January 2, 2017
February 8, 2017	January 9, 2017	January 30, 2017
March 8, 2017	February 6, 2017	February 27, 2017
April 12, 2017	March 13, 2017	April 3, 2017
May 10, 2017	April 10, 2017	May 1, 2017
June 14, 2017	May 15, 2017	June 5, 2017
July 12, 2017	June 12, 2017	July 3, 2017
August 9, 2017	July 10, 2017	July 31, 2017
September 13, 2017	August 14, 2017	September 4, 2017
October 11, 2017	September 11, 2017	October 2, 2017
November 8, 2017	October 9, 2017	October 30, 2017
December 13, 2017	November 13, 2017	December 4, 2017

**\* Please note: the Complete Application Submittal Deadline date is the FINAL deadline for submitting a complete application. All information noted on the application is required to be deemed complete.**





# Charter Township of Garfield

## Grand Traverse County

3848 VETERANS DRIVE  
TRAVERSE CITY, MICHIGAN 49684  
PH: (231) 941-1620 • FAX: (231) 941-1588

### MEMORANDUM

TO: Michael Green, Zoning Administrator  
Brian VanDenBrand, Deputy Planner  
Garfield Township Planning Commission

FROM: Rob Larrea, Director of Planning

DATE: December 5, 2016

SUBJECT: Homebrew Supply - "UBrew" - Use Interpretation

A request has been submitted by Chuck Green, owner of Ubrew LLC, to determine if a proposed "U-Brew" facility would be an allowable use within the I-G General Mixed Use District. The proposed location of the business is at 3054 Cass Road, Unit D, but the property is not relevant to this interpretation.

The nature of the use is to cater to homebrew beer makers, including instructional classes to promote home brewing, on-site brewing, and the sale of home brewing supplies such as malt, hops, yeast, and small brewing equipment. Eventually, the applicant would like to open a small tasting room to showcase beer brewed on site by its clients.

#### Determined Facts

The facts associated with this interpretation are as follows:

- This interpretation is specific to the I-G and I-L Districts.
- Based upon research, homebrew supply and educational facilities are not listed in the ordinance. Pursuant Section 311.D of the Garfield Township Zoning Ordinance, the Director of Planning may make an interpretation that a use not mentioned can reasonably be interpreted to fit into a use category where similar uses are described.
- Light manufacturing is a use permitted by right in the I-G and I-L Districts.
- Light manufacturing is defined as "The act of processing, assembling, or fabricating raw or unfinished materials into a more complete or finished product, and which may be perceived to have a relatively limited to moderate potential for adverse effect on surrounding properties and the environment, including noise, vibration, pollution, odor, and aesthetics."
- Accessory uses, including retail sale of products warehoused or produced on the premises, are allowed by right in the I-G and I-L Districts.
- The Planning Commission has previously expressed that distilleries, including retail sales and tasting rooms, are appropriate within the I-G District ( September 4, 2014 conceptual review of "Bareknuckle Distillery.")

## Use Interpretation – "U-Brew" Home Brewing Education and Supply Facility

### Findings

My findings relative to this request are as follows:

- Home brew education, production, and supply facilities are a legitimate land use that are not specifically listed and permitted by the Garfield Township Zoning Ordinance. Interpretation of the use and where it is to be permitted under current zoning standards is therefore necessary.
- Light manufacturing and processing operations are similar in nature, separated only by the potential impact of the operation.
- The operation of the U-Brew business involves the production of liquid products, which is defined under the Garfield Township Zoning Ordinance as "processing."
- The scale and impact of the business falls within the definition of "light manufacturing" as defined by the Garfield Township Zoning Ordinance.
- The ancillary impacts of the business are consistent with that expected of other light manufacturing uses.
- The retail sale of products produced or warehouse on the premises is considered customarily incidental and subordinate to the principal use.

### Decision

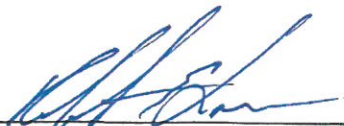
Based upon the above determined facts and findings, the proposed "U-Brew" business is interpreted to be permitted in the I-G and I-L districts and subject to the same approval requirements for light manufacturing. This interpretation has the effect of permitting the U-Brew business as a use permitted by right in both the I-G and I-L Zoning Districts.

Based also upon the above determined facts and findings, sales and tastings of beer produced on the premises, and the sale of home brewing supplies, would be considered an accessory use to the U-Brew facility and would be permitted by right in both the I-G and I-L Zoning Districts.

This decision is limited in application to the General and Limited Mixed Use Industrial Business Districts. Interpretation under zoning districts other than the General and Limited MUIBD's is subject to future interpretation subject to Section 311.D of the Zoning Ordinance.

### Appeal

Pursuant to Section 311.D and Section 452 of the Garfield Township Zoning Ordinance, this interpretation is appealable to the Zoning Board of Appeals.

  
\_\_\_\_\_  
Rob Larrea, AICP  
Director of Planning