

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

REGULAR MEETING

**Due to COVID-19 considerations and consistent with State Policy:
The Township Planning Commission will meet virtually December 22, 2020 at 7:30 pm**

Instructions to participate in the meeting are posted on www.mariontownship.com

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: December 22, 2020 Regular Meeting

APPROVAL OF MINUTES FROM: November 24, 2020 Regular Meeting

CALL TO THE PUBLIC:

PUBLIC HEARING:

- 1) TXT#03-20 Planned Unit Development Overlay District (Public comment ONLY)

New BUSINESS:

- 1) Review PUD#01-20 Tamarack Place (Sunridge III) Preliminary Site Plan Review
- 2) Review TXT#03-20 Planned Unit Development Overlay District (move 13.04 to EDS, add amending)

Old BUSINESS:

- 1) TBD

Correspondence and Updates and Discussion:

CALL TO THE PUBLIC:

ADJOURNMENT:

*Approved by: _____

Larry Grunn, *Chairperson*

Date: _____

DRAFT

**MARION TOWNSHIP PLANNING COMMISSION
VIRTUAL/ONLINE MEETING MINUTES
NOVEMBER 24, 2020 / 7:30PM**

MEMBERS PRESENT: LARRY GRUNN – *CHAIRPERSON*
BOB HANVEY
CHERYL RANGE – *SECRETARY*
BRUCE POWELSON – *VICE CHAIR*
JAMES ANDERSON

OTHERS PRESENT: DAVE HAMANN – ZONING ADMINISTRATOR
JOHN ENOS – PLANNER, CARLISLE WORTMAN

MEMBERS ABSENT: (*USED "GO TO MEETING" PROGRAM – NO SIGN-IN SHEET*)

CALL TO ORDER:

Larry Grunn called the meeting to order at 7:40 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Approval of the Regular Meeting Agenda for November 24, 2020

Jim Anderson motioned to approve the agenda for the November 24, 2020 Planning Commission meeting.
Cheryl Range seconded. ***MOTION CARRIED***

APPROVAL OF MINUTES:

Approval of the Regular Meeting Minutes for October 27, 2020

Jim Anderson motioned to approve the minutes from the October 27, 2020 Planning Commission meeting.
Cheryl Range seconded. ***MOTION CARRIED***

CALL TO THE PUBLIC:

NONE

PUBLIC HEARING:

1) Public hearing for TXT#01-19 Short Term Rentals

John Enos asked the commissioners if they wanted to offer Short-Term Rentals in other districts throughout the Township, other than the Commercial district. If we did then we would have to regulate things like parking, number of employees, lighting, hours of operation, etc. So, we need to decide if we want to offer this in noncommercial districts.

Ed Grima resides at 2943 Rubbins. They are still having parking issues caused by the short-term rental property on Triangle Lake Road. This area offers very few options for parking and the various renters are taking up a lot of the available space. They sometimes are blocking other residents' driveways. On occasion, there are younger adults partying and being mildly disruptive. They would like to see some sort of cease and desist and only allow this type of use in commercial districts.

Bob Hanvey would like to offer this use somewhere in the Township but not in residential areas.

Ed Grima asked if this would prohibit them from using this property for short-term rentals. John Enos said that moving forward with this language, would prohibit short-term rentals from happening in residential areas.

There were no other comments regarding this public hearing.

2) Public hearing for TXT# 02-19 Signs for Home Occupation/Home-Based Business

John Enos explained that this text amendment change is a minor change regarding the posting of signs for Home Occupations and Home-Based Business.

There were no other comments regarding this public hearing.

3) Public hearing for TXT#01-20 Site Plan/Private Road Changes for Development Standards.

John Enos explained that he has been working with Phil Westmoreland, Dave Hamann and Bob Hanvey on making these engineering standards more flexible. John said that these changes would allow Dave and planners to better prepare applicants before they come to the PC and/or Board.

There were no other comments regarding this public hearing.

4) Public hearing for TXT# 02-20 Accessory Structure and Storage Containers

Cheryl Range asked what this language means for people that wish to have multiple storage containers on one parcel.

Dave Hamann said that there is really nothing we can do because each container is under 200 square feet.

John said this is really not an attractive way to store things. It takes away from the rural character of Marion Township. Regulating them will allow us to keep this under control.

Jim said that we need to consider adding a time restriction, for storing a temporary storage container on their property, such as three months or 90 days.

Dave explained that anyone who wishes to have an Accessory Structure or Storage Container on their property, will have to fill out a temporary use permit, which does come with time restrictions. If someone wants a storage container somewhere on their property and they do not live in a Highway Service district or a Lite Industrial district then they will have to apply for a temporary use permit.

Anything over 200 square feet, would require building department involvement.

Jim Anderson has major concerns about these "Pods" that are popping up everywhere.

There were no other comments regarding this public hearing.

OLD BUSINESS:

1) Review TXT# 01-19 Short Term Rentals and Send to Livingston County Planning Department for Review and Comment

Cheryl Range made a motion to send the text amendment changes for TXT# 01-19 Short-Term Rentals to the Livingston County Planning department for their review and comment. Larry Grunn seconded. **MOTION CARRIED**

2) Review TXT# 02-19 Signs for Home Occupation/Home-Based Business and Send to Livingston County Planning Department for Review and Comment

Cheryl Range made a motion to send the text amendment changes for TXT# 02-19 Home Occupation/Home-Based Business Signs to the Livingston County Planning department for their review and comment. Jim Anderson seconded. **MOTION CARRIED**

3) Review TXT# 01-20 Site Plan/Private Road changes for Development Standards and Send to Livingston County Planning Department for Review and Comment

Cheryl Range made a motion to send the text amendment changes for TXT# 01-20 Site Plan/Private Road changes for Development Standards to the Livingston County Planning department for their review and comment. Larry Grunn seconded. **MOTION CARRIED**

4) Review TXT# 02-20 Accessory Structures and Send to Livingston County Planning Department for Review and Comment

Cheryl Range made a motion to send the text amendment changes for TXT# 02-20 Accessory Structures to the Livingston County Planning department for their review and comment. Bruce Powelson seconded. **MOTION CARRIED**

Dave Hamann asked the commissioners if they would like to see the Livingston County Planning Commission's comments or changes, before they are sent to the Marion Township Board of Trustees. The commissioners decided to have all of these text amendment change reviews sent back to them, before being sent to the Board of Trustees. Even if there are no comments or changes left by the Livingston County Planning Commission.

NEW BUSINESS:

1) Set a Public Hearing for TXT#03-20 Planned Unit Development Overlay District

John Enos said this is going to be a difficult one to work through. This will result in an increase of traffic, so we want to make sure that we can accommodate for these changes.

Cheryl Range made a motion to set a public hearing for "Planned Unit Development Overlay Districts" on December 22, 2020 at 7:30pm. Jim Anderson seconded. **MOTION CARRIED**

CORRESPONDENCE AND UPDATES AND DISCUSSION:

John Enos said that this Tamarack sub is going to be a hard situation to navigate through. The increase in traffic is going to greatly impact the existing residents.

Jim Anderson asked if there were any documents from the past that could help shed some light on all of this. Documents that show what was approved back when this development began.

Bob Hanvey asked Dave to discuss his concerns regarding the lot fronts on Alstott.

Dave Hamann said lot 145 falls outside the development's private road network. Technically all lots that are within a development have to be within that private road network. This specific

lot is part of the association but does not use the private road are any of the other association amenities.

Bob Hanvey said we will probably just have to split this lot off and make it a meets and bounds lot.

Jim Anderson asked where the location of this development is at.

Dave Hamann said that it is just south of the Alstott platted sub and just north of Tracilee Road.

Bruce Powelson asked who decides what platform we use for virtual meetings? (Such as Zoom or the GoToMeeting.)

Bob Hanvey explained that this was decided a few months ago, based on the information that was available at that time.

CALL TO THE PUBLIC:

NONE

ADJOURNMENT:

Jim Anderson made a motion to adjourn the meeting at 8:35pm. Cheryl Range seconded.

MOTION CARRIED

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ARTICLE XIII: PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

Section 13.01 PUD: Planned Unit Development Overlay District

- A. **Intent:** The planned unit development provisions of this Ordinance are intended to allow flexibility in the design of residential neighborhoods to encourage the conservation of natural features such as, but not limited to, woodlots, slopes, meadows, floodplains, and wetland areas and achieve economies of design related to vehicular and pedestrian circulation ways, utility construction, and dwelling unit siting. This Section provides for a mix of housing types provided that the overall project density does not exceed the density permitted by the underlying zoning district, based on the formula provided by this Section 13.03 B. Further, under certain circumstances and based on a comprehensive plan for the entire development, this Section allows for a mix of residential and compatible non-residential uses oriented toward the planned unit development residents but not exclusively for the residents of the planned unit development.

Section 13.02 Application of Planned Unit Development Provisions

- A. **Minimum Parcel Criteria:** The provisions of this Section may be applied to any parcel of land twenty (20) acres or greater, located in all residential districts, with the exception of the RR, Rural Residential District, which is under single ownership and for which an application for a planned unit development is made as provided herein. In addition to the required residential land area, property zoned for commercial use, which is under the same ownership as the aforementioned residentially zoned property, may be included as a part of the overall planned unit development proposal.
- B. **Exceptions to Minimum Parcel Criteria:** Notwithstanding the provisions of paragraph A., an application for a planned unit development on a parcel of land of less than twenty (20) acres may be submitted if the Planning Commission finds, based upon information provided by the landowner, that the minimum area requirement should be waived because a planned unit development is in the public interest and that one (1) or more of the following conditions exist:
1. The parcel of land, or the neighborhood in which it is located, has an unusual physical feature(s) that will be conserved by employing the provisions of this Article;
 2. The parcel of land has a historical character of importance to the Township that will be protected by employing the provisions of this Article; or
 3. The parcel of land is adjacent to, or across the road from, a parcel, which has been developed as a planned unit development and such will contribute to the maintenance of the amenities and values of the neighboring development.
- C. **Application Criteria:** An applicant for planned unit development must demonstrate at least three (3) of the following to qualify as a site for a PUD:
1. The parcel to be developed has frontage on a major or secondary thoroughfare.
 2. The parcel is shaped in such a way that it contains angles which would make a normal subdivision difficult to achieve and has frontage on a major or secondary thoroughfare.
 3. A substantial part of the parcel's perimeter is bordered by a major thoroughfare which would result in a substantial proportion of the lots/units of the development abutting the major thoroughfare.
 4. The parcel contains a wetland, floodplain or poor soil conditions which result in a substantial portion of the total area of the parcel being unbuildable. Soil test borings, floodplain maps, wetland maps, or other documented evidence must be submitted to the

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Planning Commission in order to substantiate the parcel's qualification for the PUD development under this subsection.

5. The parcel contains substantial natural assets which could be preserved through the use of a PUD/cluster development. Such assets may include natural stands of large trees, land which serves as a natural habitat for wildlife, unusual topographic features, or other natural assets which, in the opinion of the Planning Commission, should be preserved. Requests for qualifications under these conditions must be supported by documented evidence which indicates that the natural assets would qualify the parcel under the PUD Overlay District.
 6. The parcel contains natural land forms which are so arranged that the change of elevation within the site includes slopes in excess of ten (10) percent between these elevations. These elevation changes and slopes shall appear as the typical features of the site rather than the exceptional or infrequent features of the site.
 7. The topography is such that achieving road grades of less than five (5) percent would be impossible unless the site were mass graded. The PUD Overlay District will, in the opinion of the Planning Commission, allow a greater preservation of the natural setting.
 8. The proposed project incorporates sound land use policies and provides several unique design features and amenities such as, but not limited to: a) increased open space; b) active-use parks including tot lots; c) community buildings and structures; d) recreational facilities, i.e., swimming pools, tennis courts, ball fields, etc.; e) additional landscaping, signage treatment, etc.
- D. In areas meeting the above criteria, the minimum yard setbacks, heights, and minimum lot/unit sizes per unit required by Article VII and Article XIII, Section 13.03 B may be modified by the clustering and/or the attaching of the dwelling units as noted below (Section 13.02 D, 1-4). Further, if the development exists in an Urban Residential zoned area, then the square footage requirements may be modified contingent to the approval of the architectural floor plans, elevations, and a preliminary site plan by the Planning Commission.
1. The attaching of single-family dwelling units, one to another, when said homes are of one or more of the following:
 - a. Through a common party wall which does not have over fifty (50) percent of its area in common with an abutting dwelling wall.
 - b. By means of an architectural wall detail which does not form interior room space.
 - c. Through a common party wall only the garage portion of an abutting structure.
 2. The maximum number of units attached in the above described manner shall not exceed four (4).
 3. Yard requirements shall be provided as follows (Note: The Planning Commission, at its discretion, may grant relief to these minimum requirements when the parcel size and shape interfere with the proposed development and when the topography or other natural features interfere with the project.):
 - a. Spacing between any grouping of four (4) or less one-family units and another grouping of such structures shall be equal to at least ten (10)

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feet, measured between the nearest points of the two groupings. A grouping may include a single, freestanding unit.

- b. Yards abutting a street may be reduced to thirty (30) feet measured from the back of curb to the front of the dwelling, and in the case of a corner lot/unit, from the back of the curb to the side of the dwelling.
 - c. All cluster groupings greater than two (2) attached units shall be so situated as to have one side of the building abutting onto a common open space.
 - d. Any side of a building with a cluster grouping greater than two (2) attached units adjacent to a private road shall not be nearer to said road than thirty (30) feet.
 - e. Any side of a building with a grouping greater than two (2) attached units adjacent to a public right-of-way shall not be nearer to said public right-of-way than thirty (30) feet.
 - f. This nature of development, when abutting a front yard of an existing recorded subdivision which is not part of the site plan submitted under this Section, shall cause all dwelling units facing such subdivision to relate through its front or entrance façade and treat said side of the grouping as a front yard.
 - g. No building shall be located closer than ninety (90) feet to the outer perimeter (property line) of the site.
4. The maximum height of buildings shall be thirty-five (35) feet.

Section 13.03 Planned Unit Development Design Standards

A planned unit development proposal shall be consistent with the statement of purpose of this Article as well as the following general standards for the use of land, the type, bulk, design, and location of buildings, the density of use, common open space and public facility requirements, and the development of geographic divisions of the site.

- A. **Residential Dwellings:** The plan may provide for a variety of permanent housing types, including both detached and attached single-family dwellings (clustering), and multiple-family dwellings, but not mobile homes, as herein defined. Single-family attached and cluster housing is encouraged as a means of conserving natural features and providing additional common open space.
- B. **Permitted Residential Density Lot/Unit Frontage and Setbacks:** The permitted residential density lot/unit frontage and setbacks shall be determined based on the standards permitted by the underlying zoning district, as modified and indicated below:

Residential Zoning District	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Setbacks		
			Front	Side	Rear
SR, Suburban Residential (without public sewer)***	32,670 sq. ft. (0.75 acre)	100 feet	35 ft.	15 ft.	25 ft.
SR, Suburban Residential (with public	20,000 sq. ft. (0.459 acre)	85 ft.	35 ft.	10 ft.	25 ft.

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sewer)					
UR, Urban Residential (requires public sewer)	15,000 sq. ft.	70 ft.	30 ft.	10 ft.	25 ft.

*****The minimum permitted lot/unit size for a detached single-family dwelling in areas not served by public sewer shall be determined by the Livingston County Health Department standards. However, in no case shall the density be less than 32,670 square feet (0.75 acres) for a lot/unit.***

The Planning Commission may modify the above UR, Urban Residential lot/unit coverage regulations, minimum lot/unit frontage, and setback requirements, when a proposed project presents and offers unique designs, features, and amenities for a Planned Unit Development as specified in Section 13.02 C 8 of this Article. Should the Planning Commission modify the above requirements, in no case shall density exceed that noted below, nor should the yard requirements exceed those indicated in Section 13.02 D 3.

Density: The maximum permitted residential density standards for a Planned Unit Development obtaining any Planning Commission modifications, shall be determined based upon the following land areas per type and size of the dwelling:

UNDERLYING ZONING DENSITY CHART			
Zoning	Type of Unit	Unit Area	Max. Density
UR	Single-Family Detached	10,370 sq. ft.	4.2 DU/AC.
UR	Single-Family Attached	8,700 sq. ft.	5.0 DU/AC.
UR	1 & 2 Bedroom Apt.	4,890 sq. ft.	8.9 DU/AC.
UR	3 Bedroom Apt.	8,220 sq. ft.	5.3 DU/AC.
UR	4 or more Bedroom Apt.	8,700 sq. ft.	5.0 DU/AC.

Densities of PUD developments shall be calculated on a gross parcel area minus the area occupied by proposed public and/or private road rights-of-way or existing dedicated public or private rights-of-way, minus areas designated as easements for public utilities, (except for Marion Township sewer and water easements), transmission lines/towers and pipeline easements, and minus one hundred (100) percent of the area occupied by any state regulated wetlands, and floodplain areas. The resulting land area shall be divided by the minimum lot size of the modified underlying zoning district as noted above to establish the maximum number of permitted dwelling units.

- C. **Common Open Space:** All planned unit developments shall maintain a minimum of thirty (30) percent of the parcel as common open space which is readily accessible and available to the residents of the planned unit development. Wetland, floodplain, and/or open water areas may fulfill a portion of the common open space requirement, provided that not more than twenty-five (25) percent of the designated common open space area is wetland area, floodplain area, and/or open water.

All open space that is proposed as part of the planned unit development shall be a part of the parcel that is being proposed for the planned unit development. Under no circumstances shall open space be considered as part of a planned unit development that is not contiguous to the development.

- D. **Educational and Recreational Uses:** Both public and private nonresidential uses of an educational or recreational nature, including but not limited to golf courses, tennis clubs, swim clubs, riding stables, and necessary accessory uses and structures, designed as an integral part of the overall planned unit development, may occupy appropriate portions of the site. The area so occupied may be applied, at the discretion of the Planning Commission and Township Board, to satisfy a percentage of the total common open space requirement. Developed recreational uses such as tennis clubs, swim clubs, riding stables, and the like, may be used to satisfy twenty-five (25) percent of the common open space requirement. Golf courses may be used to satisfy up to

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sixty (60) percent of the common open space requirement, provided such use is integrated into the overall development.

- E. **Commercial Uses:** Commercial uses together with such other uses deemed consistent with the overall development plan, may occupy up to fifteen (15) percent of the gross area of a parcel greater than thirty (30) acres.
1. The following commercial uses may be permitted within a planned unit development:
 - a. Professional offices including but not limited to the offices of a lawyer, accountant, insurance agent, real estate broker, architect, engineer, doctor, dentist or similar occupation.
 - b. Banks, credit unions, savings and loan associations, and similar financial institutions.
 - c. Retail businesses, which supply commodities on the premises such as but not limited to groceries, meats, dairy products, baked goods, drugs, dry goods, clothing, notions, hardware, books, and similar establishments.
 - d. Personal service establishments which form services on the premises such as but not limited to repair shops (watches, electronics, shoes, etc.), tailor shops, beauty parlors, barber shops, photographic studios, dry cleaners, and restaurants (restaurants shall not include fast food facilities or facilities with drive-up windows).
 2. Adjacent property, which is zoned commercial and included, as part of the planned unit development proposal shall not be applied to this provision.
 3. Planned commercial uses shall be accessed by public roads or private roads developed to Livingston County Road Commission standards and sited in such a manner as to not encourage through traffic within the planned unit development or adjacent residential areas.
 4. Approval of commercial uses shall be dependent upon the market potential or demand for the uses in the area. The developer shall submit sufficient evidence to justify the need for commercial uses within the planned unit development.
- F. **Off-Street Parking and Loading:** Off-street parking and loading/unloading spaces shall be provided in accordance with Article XIV of this Ordinance.
- G. **Other Site Improvements:** Signage, lighting, landscaping, exterior building materials, and other features of the project shall be designed and constructed with the objective of creating an integrated and controlled development, consistent with the character of the community, the surrounding developments, and the site's natural features.
- H. **Perimeter Setback and Buffering:** The proposed location and arrangement of structures shall not be materially detrimental to existing or prospective adjacent structures or to existing or prospective development of the neighborhood. There shall be a ninety (90) foot perimeter setback from any building with a landscaped buffer area from all boundaries of the PUD and landscaping and/or berming, as recommended by the Planning Commission, for the purpose of buffering the adjacent properties from the planned unit development. The setback distance and buffering treatment may be modified by the Planning Commission provided that the project incorporates sound land use policies and provides unique design features and amenities, but in no case may it be less than what the adjoining district requires.

However, in cases where nonresidential uses in the planned unit development are adjacent to

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residentially zoned property, a landscape berm, evergreen screen, or a decorative wall shall visually screen such uses.

- I. **Phasing:** Each residential development phase shall be designed to stand-alone and provide a residential environment, which is compatible with the surrounding existing development. Deviations from the number of dwelling units per acre established for the entire planned unit development may be permitted within certain development phases as long as the number of dwelling units authorized per acre is not affected. Further, each development phase shall be designed to provide a proportional amount of common open space in each proposed phase.

A minimum of fifty (50) percent of the total number of residential dwelling units in any planned unit development must be constructed and be ready for sale prior to the construction of any commercial portion of the planned unit development, except that site grading, road construction, and utility installations related to the commercial portions of the planned unit development may be undertaken concurrent with the development of residential units and public or private recreation uses. However, based on supportive evidence provided by a professional market study, the Planning Commission may authorize the construction of commercial uses prior to the completion of fifty (50) percent of the total number of residential dwelling units.

- J. **Planned Unit Development Agreement:** The plan shall contain such proposed covenants, deed restrictions, easements, and other provisions relating to the bulk, location, and density of such residential units, nonresidential uses and public facilities, and provisions for the ownership and maintenance of the common open space as are necessary for the welfare of the planned unit development and are not inconsistent with the best interests of the Township. Said covenants, deed restrictions, easements, and other provisions, which are a part of the plan as finally approved, may be modified, removed, or released only in accordance with regulations and standards as may be subsequently set forth by the Township Board. The enforcement of covenants, deed restrictions, and easements shall be carried out by an association formed by the residents of the planned unit development. Further, the bylaws of such association shall provide for the assessment of fees to finance enforcement actions undertaken by the association.

The landowner shall make such easements, covenants and other arrangements, and shall furnish such performance guarantees, as may be required, to assure performance in accordance with the plan and to protect the public interest in the event of abandonment of proposed development before completion.

- K. **Land Division Requirements:** All portions of the planned unit development, including single-family lots, multiple-family dwellings, commercial areas, and public and private recreational uses, and common open space areas shall be platted in conformance with the requirements of the state of Michigan Subdivision Control Act PA 288 of 1967, as amended, and with the Marion Township Subdivision Control Ordinance; or prepared in conformance with the requirements of the state of Michigan Condominium Act PA 59 of 1978 and the condominium provisions of this Ordinance.

- L. **Private Roads in a Planned Unit Development:** The Planning Commission may modify the requirements found in Section 6.20, provided the applicant can demonstrate that the projects proposed internal road system provides adequate public safety measures for the residents. For PUD developments with only one (1) means of ingress, such private road ingress and egress shall be developed as a boulevard from the public road to the first internal private road intersection within the development. Said boulevard entrance shall contain one (1) ingress drive and one (1) egress drive, each containing a minimum twenty-four (24) foot wide pavement area measured from the front of the curb to front of curb with a landscaped island between said ingress and egress drives measuring not less than thirty (30) feet in width. Also, a private road shall meet the paved road construction specifications of the Livingston County Road Commission for the actual roadway, including curb and gutter. The Planning Commission may modify the

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width of a private road easement to a minimum of sixty (60) feet providing the project met the application qualifying criteria found under Section 13.02 C 8 of the Ordinance.

- M. **Entry Sign:** The Planning Commission may modify the sign ordinance regulations if a more attractive alternative is demonstrated and further provided that the project meets the application qualifying criteria under Section 13.02 C 8 of this Ordinance.

TXT#03-20

MOVE 13.04 to ENGINEERING DEVELOPMENT STANDARDS Section 13.04 ——— Procedure for Review and Approval

A. ——— Conceptual Planned Unit Development Submittal

~~An applicant for planned unit development approval shall prepare a conceptual planned unit development submittal to provide the Planning Commission with a general overview of the proposed planned unit development. The applicant shall also submit a conventional development plan for the development project being considered in order for the Planning Commission to determine whether or not the planned unit development project meets the intent of this Article. The conceptual submittal shall be processed in accordance with the following procedures:~~

- ~~1. ——— The applicant shall provide twenty (20) copies of the conceptual submittal to Zoning Administrator at least fourteen (14) days prior to the meeting at which the submittal is to be presented. The Zoning Administrator shall review the submittal to determine that all the required information has been provided. Upon finding that the submittal is complete, the Zoning Administrator shall place the conceptual submittal on the Planning Commission's agenda.~~

- ~~2. ——— The following minimum information must be provided as part of the concept submittal.~~

~~Statement of purpose, objectives, and development program including:~~

- ~~a. ——— Discussion of the rationale for employing the planned unit development provisions rather than developing the project conventionally.~~
- ~~b. ——— Total project area.~~
- ~~c. ——— Description of existing site characteristics.~~
- ~~d. ——— Description of proposed character of the development.~~
- ~~e. ——— Densities, areas and setbacks for various residential types.~~
- ~~f. ——— Area and percent of developed and undeveloped open spaces.~~
- ~~g. ——— Discussion of proposed means of serving the development with water, sanitary waste disposal, and storm water drainage.~~
- ~~h. ——— Proposed project phasing and estimated timing schedule by phase to completion.~~
- ~~i. ——— Statement of anticipated impact on natural features, public facilities and services such as but not limited to police and fire protection, roads, and schools.~~

~~Generalized development plan and program, including:~~

- ~~j. ——— Overall map at a minimum scale of 1 inch equals 2,000 feet showing the relationship of the proposed planned unit development to its surroundings,~~

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~~including section lines, parcel boundaries, major roads, collector streets, among other landmarks.~~

~~k. Generalized graphic depiction at a scale of 1 inch equals 200 feet showing the following:~~

~~1) Major access roads serving the site, including right-of-way widths, and existing and proposed road surfacing.~~

~~2) Existing utility lines including sanitary sewer, storm sewer, water main, and gas and electric service.~~

~~3) Existing adjacent land uses and structures within 200 feet of the proposed planned unit development boundary.~~

~~4) Proposed internal pedestrian and vehicular circulation system.~~

~~5) Areas to be developed for residential, commercial, recreational, and common open space uses and structure locations.~~

~~6) Areas to be preserved in a natural state.~~

~~7) Other data or graphics, which will serve to further, describe the proposed planned unit development.~~

~~3. The Planning Commission shall review the concept plan with the applicant, shall inform the applicant of the Township's development policies, and shall make comments and suggestions about the proposed concept plan. The Planning Commission shall refer appropriate portions of the submittal to the Township Attorney, Engineer, Planner and/or appropriate county agencies for review and comment, prior to making comments and suggestions to the applicant.~~

~~4. The Planning Commission upon reviewing the conceptual planned unit development submittal as well as the comments from the Township Attorney, Engineer, Planner and appropriate state and county agencies and prior to granting conceptual PUD site plan approval, the Planning Commission sets a public hearing to receive citizen input on the proposed planned unit development. Notice of such public hearing shall be given in accordance with the following notification procedures:~~

~~a. One (1) notice of the public hearing shall be published in a newspaper of general circulation in the Township. Notice of the Public Hearing also shall be sent by mail or personal delivery to the owners of the property for which planned unit development approval is being considered and to all persons to whom real property is assessed within three hundred (300) feet of the boundaries of the property in question, and to the occupants of all structures located within three hundred (300) feet of the boundaries of the property in question regardless of whether the property or occupant is located within the Township. If the name of the occupant is not known, the term "occupant" may be used in making notification.~~

~~Notifications need not be given to more than one (1) occupant of a structure, except if a structure contains more than one (1) dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses, or organizations, one occupant of each unit or spatial area shall receive notice.~~

~~b. In the case of a single structure containing more than four (4) dwelling units or other distinct spatial areas owned or leased by different individuals, partnerships,~~

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~~businesses, or organizations, notice may be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure.~~

~~c. Notice of the public hearing shall be made not less than fifteen (15) days prior to the public hearing date.~~

~~d. The public hearing notice shall:~~

~~1) Describe the nature of the planned unit development proposal.~~

~~2) Adequately describe the property in question. The notice shall include a listing of all existing street addresses within the property, if such addresses exist. If there are no street addresses, other means of identification may be used.~~

~~3) State the date, time, and place of the public hearing.~~

~~4) Indicate when and where written comments concerning the request will be received.~~

~~5. After the public hearing, the Planning Commission shall submit a written report on the public hearing and the Commission's recommendation to the Township Board. Before recommending conceptual approval to the Township Board, the Planning Commission shall determine that the stated purpose of the Planned Unit Development ordinance and the specific conditions of Section 13.02 C exist and the requirements of Section 13.03 have been met.~~

~~6. The Township Board reviews the public hearing report and the Planning Commission recommendation and by resolution either approves, approves with modifications, or denies the conceptual planned unit development submittal.~~

~~7. Following approval of the conceptual planned unit development submittal, the Township Board authorizes the developer to prepare the preliminary planned unit development submittal.~~

~~B. Preliminary Planned Unit Development Submittal~~

~~A preliminary planned unit development submittal shall be processed in accordance with the following procedures:~~

~~1. The applicant shall provide twenty (20) copies of the preliminary planned unit development submittal to the Zoning Administrator at least fourteen (14) days prior to the meeting at which the submittal is to be presented. The Zoning Administrator shall review the submittal to determine that all the required information has been provided. Upon finding that the submittal is complete, the Zoning Administrator shall place the preliminary submittal on the Planning Commission's agenda.~~

~~2. The following minimum information must be provided by the preliminary planned unit development submittal.~~

~~Existing Site Features~~

~~a. An overall area map at a scale of not less than 1 inch equals 2,000 feet showing the relationship of the planned unit development to its surroundings such as section lines and/or major roads or collector streets.~~

Article XIII: Planned Unit Development District

- b. ~~Physical development plan prepared at a minimum scale of 1 inch equals 100 feet.~~
- c. ~~Boundaries of proposed planned unit development, section or corporation lines within or adjacent to the tract, and overall property dimensions.~~
- d. ~~Property lines of adjacent tracts of subdivided and unsubdivided land shown in relation to the proposed planned unit development site, including those of areas across abutting roads.~~
- e. ~~Location, widths, and names of existing or prior platted streets and private streets, and public easements within or adjacent to the proposed planned unit development site, including those located across abutting roads.~~
- f. ~~Location of existing sewers, water mains, storm drains and other underground facilities within or adjacent to the proposed planned unit development site.~~
- g. ~~Topography drawn at a two (2) foot contour interval. Topography must be based on USGS datum and be extended a minimum distance of two hundred (200) feet outside the proposed planned unit development boundaries.~~

Proposed Development Features

- h. ~~Layout of internal roads indicating proposed road names, right-of-way widths, and connections to adjoining platted roads, and also the widths and location of alleys, easements, and pedestrian ways.~~
- i. ~~Layout, numbers, and dimensions of single-family lots/units, including building setback lines.~~
- j. ~~Layout of proposed multiple-family dwellings, including setbacks, buildings, drives, parking spaces, pedestrian ways, and landscaping.~~
- k. ~~Location and function of both developed and undeveloped open spaces, as well as the layout of facilities to be included on developed open spaces.~~
- l. ~~Depiction of major wooded areas and description of means to be employed to preserve them.~~
- m. ~~An indication of ownership, and existing and proposed use of any parcels identified as "excepted."~~
- n. ~~An indication of the proposed sewage, water supply, and storm drainage system. If county drains are involved, the proposed drainage shall be acceptable to the Livingston County Drain Commissioner.~~
- o. ~~Conceptual site grading and conceptual landscaping plans.~~
- p. ~~Depiction of proposed development phases.~~
- q. ~~Architectural renderings of typical structures and landscape improvements, in detail sufficient to depict the basic architectural intent of the improvements.~~

Tabulations

- r. ~~Total site acreage and percent of total project in various uses, including~~

Article XIII: Planned Unit Development District

~~developed and undeveloped open space.~~

~~s. Total site density of single-family and multiple-family dwellings and percent of ground area covered by structures other than detached single-family dwelling units.~~

~~t. Acreage and number of single-family lots, multiple-family dwellings (including number of bedrooms) to be included in development phases.~~

~~3. Planning Commission accepts the submittal and refers the appropriate portions to the Township Attorney, Engineer, Planner, and appropriate county agencies for review and recommendation.~~

~~4. The Planning Commission reviews the preliminary planned unit development submittal as well as the comments from the Township Attorney, Engineer, Planner, and appropriate state and county agencies. After its review, the Planning Commission shall determine that the stated purpose of the Planned Unit Development Ordinance and the specific conditions of Section 13.02 C exists and the requirements of Section 13.03 and 13.04 A have been met and shall submit a written report with their recommendation to approve, deny, or approve with modifications to the Township Board.~~

~~5. The Township Board, upon receiving a recommendation from the Planning Commission and upon reviewing the planned unit development submittal shall by resolution approve, approve with conditions, or deny the planned unit development submittal.~~

~~6. A final planned unit development submittal for some portion of the planned unit development must be submitted within twenty-four (24) months following approval of the preliminary planned unit development. If no final planned unit development submittal is accepted within that period, approval of the preliminary planned unit development is automatically rescinded and the underlying zoning will take effect. However, the Township Board, upon written application by the developer, may extend the designation for successive two (2) year periods; except that no more than two such twenty-four (24) month extensions may be granted.~~

~~C. Final Planned Unit Development Submittal~~

~~The final planned unit development submittal for all or a portion of the total planned unit development is reviewed by the Planning Commission and acted upon by the Township Board to assure substantial compliance with the preliminary planned unit development submittal.~~

~~1. The final planned unit development submittal must be prepared as one of the following:~~

~~a. Subdivision Plat as Defined by the Subdivision Control Act~~

~~The final planned unit development submittal must be prepared in the form of a preliminary plat in detail sufficient to be granted tentative preliminary plat approval in conformance with the state of Michigan Subdivision Control Act, the Marion Township Subdivision Ordinance, and the conditions established in the preliminary planned unit development submittal and planned unit development agreement.~~

~~Construction of the initial phase of the planned unit development shall be completed within two (2) years following final preliminary plat or condominium plan approval by the Township Board. This limit may be extended for a reasonable period to be determined by the Township Board, upon written application by the developer for cause shown. If, however, this time limit is not~~

Article XIII: Planned Unit Development District

~~met and an extension is not granted, the planned unit development agreement is automatically rescinded.~~

~~b. Condominium Plan as Defined by the Condominium Act~~

~~The final planned unit development submittal must be prepared in the form of a condominium plan pursuant to the requirements of the Condominium Act in detail sufficient to be granted approval in conformance with the condominium provisions of this Ordinance and the conditions established in the preliminary planned unit development submittal and planned unit development agreement.~~

~~2. The developer prepares a planned unit development agreement which is reviewed by the Township Attorney, Planner, and Engineer. The planned unit development agreement shall contain the following:~~

~~a. Legal description of the total site.~~

~~b. Statement of developer's interest in the land proposed for development.~~

~~c. Statement regarding the manner in which open space is to be maintained.~~

~~d. Statement regarding the developer's intentions regarding sale and/or lease of all or portions of the planned unit development, including land areas, units, and recreational facilities.~~

~~e. Statement of covenants, grants of easements (including easements for public utilities), and other restrictions to be imposed upon the uses of the land and structures.~~

~~f. Statement of required modifications (variances) to the regulations which are otherwise applicable to the site.~~

~~g. Schedule indicating the time within which applications for final approval of each phase of the planned unit development are intended to be filed.~~

~~3. The following minimum information must be provided by the developer at the time of filing of a final planned unit development submittal for all or a portion (phase) of a planned unit development:~~

~~a. Detailed grading plan.~~

~~b. Detailed landscaping plan.~~

~~c. Detailed utilities layout.~~

~~Tabulations showing~~

~~d. Total phase acreage and percent of total planned unit development.~~

~~e. Acreage and percent of portion of phase and total planned unit development occupied by single family, multiple family, and developed and undeveloped open space.~~

~~f. Total phase density and percent of total planned unit development.~~

~~g. Number of bedrooms per multiple family dwelling unit by type (i.e., efficiency, one bedroom).~~

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- ~~h. — Percent of ground area covered by structures other than detached single-family dwelling units.~~

Supporting materials

- ~~i. — Legal description of the total phase, each use area, and dedicated open space.~~
- ~~j. — Copies of covenants, easements, and other restrictions to be imposed.~~
- ~~k. — Proposed dates of construction start and completion of phase.~~
- ~~4. — The final planned unit development submittal shall not:~~
 - ~~a. — Vary the proposed gross residential density or intensity of use in any portion of the planned unit development by more than ten (10) percent; or~~
 - ~~b. — Involve a reduction of the area set aside for common space; or~~
 - ~~c. — Increase by more than ten (10) percent the floor area proposed for nonresidential use; or~~
 - ~~d. — Increase by more than five (5) percent the total ground area covered by buildings.~~
- ~~5. — The final planned unit development submittal shall be processed in accordance with the following procedures:~~
 - ~~a. — The applicant shall provide twenty (20) copies of the final planned unit development submittal to the Zoning Administrator at least fourteen (14) days before the meeting at which the submittal will be presented. The Zoning Administrator shall review the submittal to determine that all the required information has been provided. Upon finding that the submittal is complete, the Zoning Administrator shall place the final submittal on the Planning Commission's agenda.~~
 - ~~b. — The Planning Commission accepts plan and refers the appropriate portions of the submittal to the Township Attorney, Engineer, Planner as well as the appropriate state and county agencies for review and recommendation.~~
 - ~~c. — The Planning Commission reviews the final planned unit development submittal to assure conformance with the approved preliminary planned unit development submittal and planned unit development agreement. Within thirty (30) days following receipt of the final planned unit development submittal, the Planning Commission shall approve or require modifications to assure conformance, if the final planned unit development submittal deviates from the preliminary planned unit development submittal by more than the limits prescribed in this Ordinance.~~
- ~~6. — Before either the Planning Commission recommends final approval or the Township Board grants final approval to any planned unit development, the Planning Commission and Township Board shall, respectively, determine that:~~
 - ~~a. — Provisions, satisfactory to the Township Board, have been made to provide for the financing of any improvements shown on the plan for open spaces and common areas which are to be provided by the applicant, and that maintenance of such improvements is assured by a means satisfactory to the Township Board.~~

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~~b. The cost of installing all streets and necessary utilities has been assured by a means satisfactory to the Township Board.~~

~~c. The final plan for any phase is in conformity with the overall comprehensive plan of the entire neighborhood acreage. Any changes or amendments requested shall terminate the overall planned unit development approval until such changes and/or amendments have been reviewed and approved as in the instance of the preliminary submittal.~~

~~d. Proceeding with a planned unit development should only be permitted if it is mutually agreeable to the Township Board and the developer.~~

~~The Township Board shall prepare a report stating its conclusions, its decision, the basis for its decision, and any conditions imposed on an affirmative decision.~~

~~7. Following approval of a final planned unit development submittal by the Township Board, the developer begins processing the plat through the Township Board in conformance with the Subdivision Control Act and the Marion Township Subdivision Ordinance or the condominium plan through the Planning Commission and Township Board in conformance with the Condominium Act and condominium provisions of this Ordinance.~~

Section 13.05 Appeals

No decision or condition related to a planned unit development submittal shall be taken to the Board of Appeals.

Section 13.06 Fees

Fees for the review of a conceptual, preliminary or final planned unit development submittal shall be in accordance with the schedule of fees adopted by resolution of the Township Board. Before final approval is granted, the cost of review fees shall be paid for by the applicant/developer.

ADD THIS SECTION REPLACING 13.04

Section 13.05 Amending a PUD

Changes to an approved PUD shall be permitted only under the following circumstances:

A. Notify Zoning Administrator.

The holder of an approved PUD final development plan shall notify the zoning administrator of any desired change to the approved PUD.

B. Minor Change Determination.

Minor changes may be approved by the Zoning Administrator upon determining that the proposed revision(s) will not alter the basic design and character of the PUD, nor any specified conditions imposed as part of the original approval. The Zoning Administrator, at his/her sole discretion, may refer minor changes to the Planning Commission for review or may request a Planning Commission determination regarding whether a proposed change is a minor or major change. Minor changes shall include the following:

1. Reduction of the size or lot coverage of any building

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2. Reduction in the size of any sign
3. Movement of buildings and/or signs by no more than ten feet
4. Landscaping approved in the final development plan that is replaced by similar landscaping to an equal or greater extent
5. An addition to a building, of up to ten percent of the total floor area, but not more than 2,000 square feet which do not alter the character of the building use.
6. Internal rearrangement of a parking lot that does not affect the number of parking spaces or alter access locations or design
7. Movement of or alterations to proposed storm water management facilities, such as detention or retention ponds related to a reduction in the lot coverage of a building or buildings, provided such movement or alteration is first reviewed and approved by the township engineer
8. Changes required or requested by the Township Board or Planning Commission or other county, state, or federal regulatory agency in order to conform to other laws or regulations
9. Other changes of a minor nature determined by the Zoning Administrator to be not material or significant in relation to the entire PUD or its permitted land uses

C. Major Change Determination.

A proposed change not determined by the Zoning Administrator to be minor shall be submitted as an amendment to the PUD and shall be processed in the same manner as the original PUD application in accordance with Section 13.02

MARION TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW

PUD # 01-20

Date: November 16, 2020

Parcel I.D. Number: 10-02-300-007

Property Owner(s) Name (Print or Type):

Blue South Sunridge LLC

Mailing Address (Print or Type):

32400 Telegraph Rd, Suite 200A

City, State, ZIP (Print or Type):

Bingham Farms, MI 48025

Phone (Print or Type):

Applicant(s) Name (Print or Type):

Westview Capital, LLC

Mailing Address (Print or Type):

795 Clyde Court SW

City, State, ZIP (Print or Type):

Byron Center, MI 49315

Phone (Print or Type):

269-365-8548 Mike West

mwest@allenedwin.com

Name of Proposed Development: Tamarack Place

Location of Proposed Development (address): Formerly Marion Creek South PUD

N E S W Side of West side of Peavy Road (93 acres) Road between
Alstott Drive and Tracilee Drive Roads

- The property owner(s) must sign this application. In lieu of the owner(s) signature on this application, the owner may provide a letter authorizing the applicant to act on his / her behalf. This application will not be processed until authorized by the property owner and/or the authorized applicant.

Brief Description of the Proposed Development and / or Project (Land Use):
145 Unit residential site condominium. Formerly Marion Creek South

I hereby grant permission for members of the Planning Commission, Zoning Administrator or their appointed designee to enter the above-described property for the purpose of gathering information related to this application.

Owner(s) of Record Signature: *E. Kishanpur* Authorized Representative Blue Sunridge LLC

Applicant(s) Signature (if other than owner): *[Signature]*

Date: 11-16-20

DO NOT WRITE BELOW THIS LINE - TOWNSHIP USE ONLY

Date Received: 11-17-2020 Received By: DH Application Fee: 1500

PRELIMINARY SITE PLAN REVIEW

AGENCY REVIEWS AND COMMENTS FROM:

County Road Commission: Yes ☐ No ☐ County Health Department: Yes ☐ No ☐

County Drain Commissioner: Yes ☐ No ☐ Fire Department: Yes ☐ No ☐ Other Agencies: Yes ☐ No ☐

Township Attorney: Yes ☐ No ☐ Township Engineer: Yes ☐ No ☐ Township Planner: Yes ☐ No ☐

APPROVED

APPROVED WITH CONDITIONS

DENIED

Date: _____

Date: _____

Date: _____

5000 ESCROW
11-23-2020
FEE 500
ESCROW 500

Date Received: _____ Received BY: _____ Application Fee: _____

FINAL SITE PLAN REVIEW

AGENCY REVIEWS AND COMMENTS FROM:

County Road Commission: Yes ☐ No ☐ County Health Department: Yes ☐ No ☐

County Drain Commissioner: Yes ☐ No ☐ Fire Department: Yes ☐ No ☐ Other Agencies: Yes ☐ No ☐

Township Attorney: Yes ☐ No ☐ Township Engineer: Yes ☐ No ☐ Township Planner: Yes ☐ No ☐

APPROVED

APPROVED WITH CONDITIONS

DENIED

Date: _____

Date: _____

Date: _____

November 13, 2020

Bob Hanvey, Township Supervisor
Marion Township
2877 W. Coon Lake Road
Howell, Michigan 48843

Re: Tamarack Place Residential Development (formerly Marion Creek South)

Dear Mr. Hanvey,

I am the authorized representative for Blue South Sunridge, LLC who own the 93 acre property along the west side of Peavy Road (PPN 10-02-300-007) in Marion Township, Livingston County, Michigan. I confirm that Westview Capital, LLC has authorized consent to submit for municipal (Township and County) site plan review applications and permits that may be required for the development of this property. Project representatives associated with Westview Capital, LLC include the individuals listed below.

Feel free to contact me with questions or concerns.

Very truly yours,



Manny Kianicky, P.E.
Vice President, S.R. Jacobson Development Corp.
32400 Telegraph Road, Suite 200A
Bingham Farms, Michigan 48025
(248) 642-4700 ext. 237

Westview Capital, LLC project representatives

Westview Capital, LLC/Allen Edwin Homes
795 Clyde Court SW
Byron Center, Michigan 49315

- Dan Larabel, Land Development Project Manager (616-450-4631) dlarabel@allenedwin.com
- Mike West, Land Planning Project Manager (269-365-8548) mwest@allenedwin.com

Desine Inc.
2183 Pless Drive
Brighton, Michigan 48114

- Wayne Perry, Professional Engineer (810-227-9533) waynep@desineinc.com

Tamarack Place

Project Narrative

November 16, 2020

Tamarack Place is a proposed 145 Unit single family residential site condominium project. The development is located on 92.9 acres of property to the West of Peavy Road, between Alstott Drive and Tracilee Drive, in Section 2 of Marion Township. The development was previously approved as Phase 3 of the Sunridge Planned Unit Development.

The original Sunridge Planned Unit Development agreement was approved and recorded in 2003 and most recently amended in March of 2015. In accordance with Section D of the Amendment to Planned Unit Development Agreement, application is being made for site plan approval for the 3rd phase of the development.

This phase will be a separate site condominium association, known as Tamarack Place. This site condominium will remain a part of, and be bound by, the Sunridge Planned Unit Development Agreement.

Road alignments and configuration of the residential units have been revised, creating a more efficient development plan, reducing overall road length, and providing an increase in open space. Unit dimensions and sizes conform to the Sunridge PUD Agreement and proposed roads, utilities, walks and pathways will be constructed in accordance with the Sunridge PUD requirements and Marion Township standards.

Comparison of the approved development plan for Phase 3 of the Sunridge PUD and the proposed development plan for Tamarack Place provides the following information:

	<u>Approved PUD plan</u>	<u>Proposed Plan</u>
Total Units	145 Units	145 Units
Average Unit Area	10,724 Ac./unit	10,955 Ac./unit
Road ROW area	12.0 Acres	11.2 Acres
Open Space	45.2 Acres	45.99 Acres

The project will be constructed in four phases. Phase 1 shall consist of Units 1 through 39, private roads, sidewalks and pathways within phase 1, road access to both Alstott Drive and Peavy Road, and will include storm water detention basins "M" and "N". Phase 2 shall consist of Units 40 through 69, private roads, sidewalks and pathways within phase 2. Phase 3 shall consist of Units

70 through 115, private roads, sidewalks and pathways within phase 3, and storm water detention basin "L". Phase 4 shall consist of Units 116 through 145, private roads, sidewalks and pathways within phase 4, and storm water detention basin "K".

Access to the development will be provided by a private road connection to Alstott Drive and at a private road intersection to Peavy Road. The proposed access locations are the same as depicted in the approved PUD plan. The Livingston County Road Commission has prepared a sight distance review of both private road access locations.

A Traffic Impact Study, addressing the impact of the proposed development on existing and anticipated future traffic conditions on intersections in the vicinity of the development, was prepared by Fleis & Vandenbrink, dated October 20, 2020. As a part of Phase 1 construction, a right-turn deceleration taper will be constructed at the intersection of Alstott Drive and Peavy Road as recommended in the Traffic Impact Study.

Municipal utilities will be constructed as a part of the development. Public water main will be extended through the development to provide service to each of the units within the development. Connection to the existing water main is proposed on Alstott Drive and Peavy Road. Sanitary sewer mains will be extended through the development to provide service to each of the residential units. Proposed sanitary sewer will connect to the existing sanitary sewer at an existing manhole located in Alstott Drive, West of the proposed private road access location.

Storm water runoff from the development will be collected in a storm water drainage system. Collected storm water will discharge into a forebay within one of four detention basins proposed for storm water management within the development. Following treatment and control, storm water will be released into the existing drain in accordance with current requirements of the Livingston County Drain Commissioner.

Earthwork and land balancing is anticipated to be accomplished onsite and no mass importing and/or exporting of fill is required. Excess topsoil will be removed and material for construction of the proposed roads and utilities will be imported to the site.

Project amenities include an interconnected network of both hard surfaced and natural, mowed walking pathways linking to sidewalks throughout the development. The pathway network is being provided in lieu of the athletic field, pavilion, play area and associated parking lot depicted on the PUD development plan. Approximately $\frac{3}{4}$ of a mile of pathways through wooded open space areas are proposed for use and enjoyment by the residents of Tamarack Place.



LIVINGSTON COUNTY ROAD COMMISSION LAND SPLIT / SIGHT DISTANCE REVIEW

****NOTE: THIS IS NOT A
DRIVEWAY PERMIT.****

Review Number 2012-013

Property Owner and Applicant Information

Owner: S.R. Jacobson Development Corp.
Street Address: 32400 Telegraph Road, Suite 200A
City, State, ZIP: Bingham Farms, MI 48025
Day Phone: (248) 642-4700 **Fax:**
Applicant: Wayne Perry
Company: Desine, Inc.
Address: 2183 Pless Drive
City, State: Brighton MI, 48114
Applicant Phone: (810) 227-9533 **Applicant Fax:** (810) 227-9460

Location

Township: Marion **Section:** 2
Development: Marion Creek South PUD
Approach Type: Private Road
Speed Limit (if posted): 55
Speed Factors (if any): Unposted Paved, Alstott 25 MPH (Posted)

Roadway On: Alstott/Peavy **Side of Street:** South

Field Measurements

Location of existing property corners from nearest crossroad: 275 and 920 feet West of Peavy

Parcel	Property/ Easement Corners	Access Point(s)	Sight Distance Req. Std	Min	Sight Distance Measured	Sight Distance Comply	Clear Vision Comply	Neighbor Consent Required	Approve
Private Road - Peavy	652 718	685	875	600	875 North	Yes	Yes	No	Yes
Private Road - Alstott	275 920	500	375		350 East 350 West	Yes	No	No	Yes

Comments:

A private road approach can be located on Peavy Road and Alstott Road per the attached plan prepared by Desine, Inc. (Job #203925) and dated 9/25/20. The clear vision area on Alstott will need to be addressed during the permitting process. See the approach specification book for more information.

Inspection Date: 9/29/2020

Inspector:

Kim Hiller

Kim Hiller

November 13, 2020

Bob Hanvey, Township Supervisor
Marion Township
2877 W. Coon Lake Road
Howell, Michigan 48843

Re: Tamarack Place Residential Development (formerly Marion Creek South)

Dear Mr. Hanvey,

I am the authorized representative for Blue South Sunridge, LLC who own the 93 acre property along the west side of Peavy Road (PPN 10-02-300-007) in Marion Township, Livingston County, Michigan. I confirm that Westview Capital, LLC has authorized consent to submit for municipal (Township and County) site plan review applications and permits that may be required for the development of this property. Project representatives associated with Westview Capital, LLC include the individuals listed below.

Feel free to contact me with questions or concerns.

Very truly yours,



Manny Kianicky, P.E.
Vice President, S.R. Jacobson Development Corp.
32400 Telegraph Road, Suite 200A
Bingham Farms, Michigan 48025
(248) 642-4700 ext. 237

Westview Capital, LLC project representatives

Westview Capital, LLC/Allen Edwin Homes
795 Clyde Court SW
Byron Center, Michigan 49315

- Dan Larabel, Land Development Project Manager (616-450-4631) dlarabel@allenedwin.com
- Mike West, Land Planning Project Manager (269-365-8548) mwest@allenedwin.com

Desine Inc.
2183 Pless Drive
Brighton, Michigan 48114

- Wayne Perry, Professional Engineer (810-227-9533) waynep@desineinc.com



Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: November 18, 2020

PUD Site Plan Review For Marion Township, Michigan

Applicant: Blue South Sunridge, LLC

Project Name: Tamarack Place

Plan Date: November 16, 2020

Location: West side of Peavy Road just south of Alstott Drive

Zoning: PUD Phase 3 of Sunridge P.U.D.

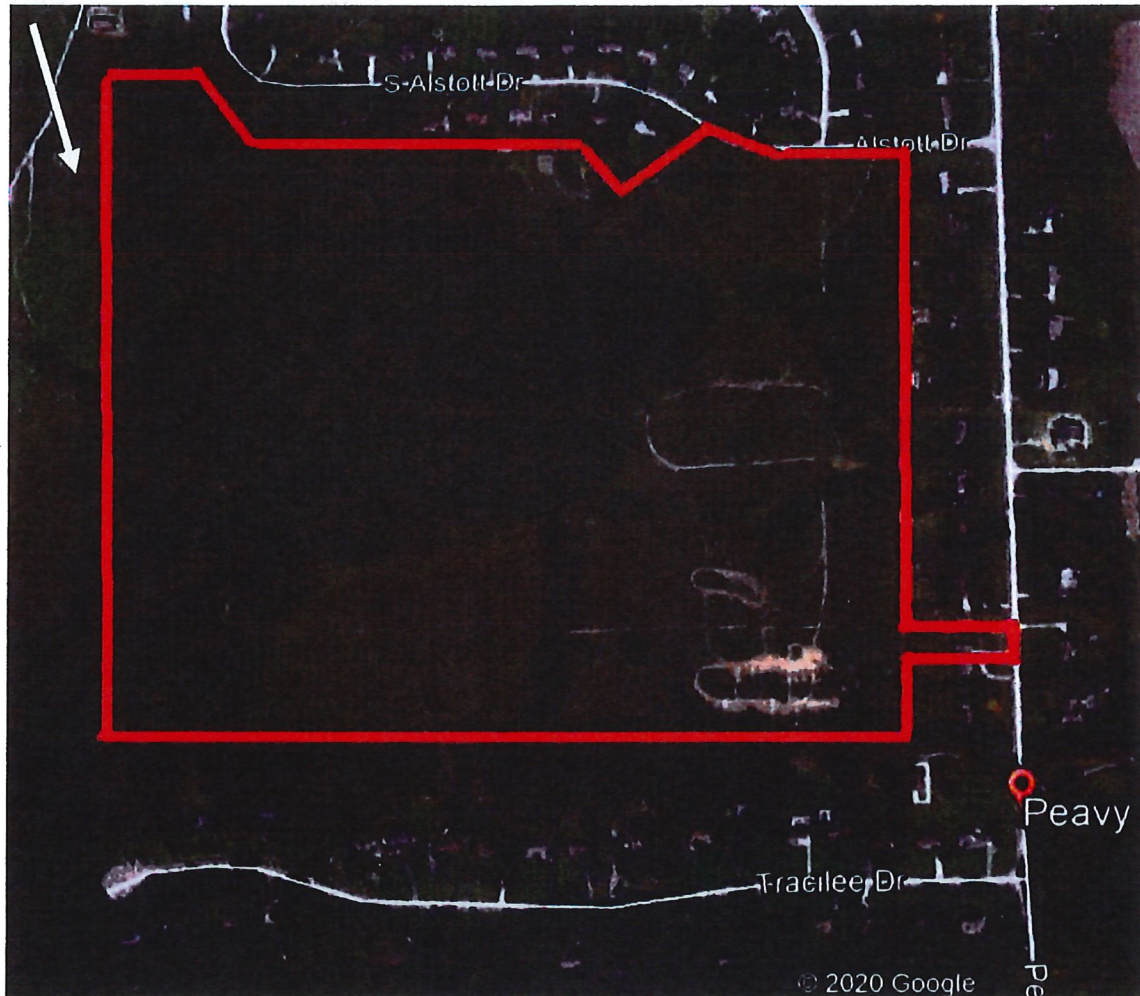
Action Requested: Site Plan Approval Amendment to PUD

Required Information: As noted in the following review.

PROJECT AND SITE DESCRIPTION

The 93-acre project is the last and final phase of the Sunridge P.U.D. To be called "Tamarack Place" the 4-phase site condominium PUD consists of 145 units. A total of 46 acres will be preserved as open space in the form of wetlands, woodlands, walking paths, and drainage system. The applicant is requesting an amendment to the originally approved PUD. While this phase continues to have 145 units as originally approved the layout has changed due to the significant wetlands, drain and other natural features. **While the Township has always expected this project to come to a completion there continues to be significant concerns with the traffic that will be generated once complete and the impact it will have on Township roads.**

Location of Subject Site



Current Use of Subject Site:

The site is currently vacant land with a mix of woodlands, trails, open fields and wetlands. We expect significant need for outside agency approvals due to the environmental constraints. These include but are not limited to EGLE and the Livingston County Drain Commission.

Items to be Addressed: 1.) Outside approvals from such agencies as EGLE and the Livingston County Drain Commission due to the significant environmental concerns. 2.) Every effort should be made to preserve as much of the existing woodlands as possible.

AREA, WIDTH, HEIGHT, SETBACKS

SCHEDULE OF REGULATIONS Suburban Residential (SR) District

	Required	Provided	Compliance
Lot Area (sq ft.)	32,670 sq. ft.	9,000 sq. ft. +	Complies
Lot Width (feet)	85 ft.	70 ft. +	Complies
Setbacks (feet)	(SR)		Complies
Front	35 ft.	30 ft.	
Side	15 ft.	10 ft.	
Rear	25 ft.	25 ft.	
Maximum Lot Coverage	35%	NA	Complies
Maximum Height (feet)	45	N/A	Complies

Because the use was approved as a PUD, flexibility is allowed in regard to bulk regulations. We note that the building envelope for homes along Lockes Street will be approximately ninety (90) feet from the rear property lines of the homes fronting Peavy Road. In addition, the required twenty-five plus (25'+) foot setback is shown between these units/parcels. This greenbelt area will have to be landscaped to the satisfaction of the Planning Commission.

Items to be Addressed: Provide greenbelts to the satisfaction of the Planning Commission.

NATURAL RESOURCES

Topography: The topography of the site is very undulating with significant slopes near the southeast corner of the parcel. Trails are provided throughout the site a nice amenity.

Wetlands: Wetland areas are situated throughout the site. We defer further comment to the Township Engineer in regard wetlands being impacted by this proposed development. The applicant has provided a detailed wetland report indicating the several small wetlands throughout the site. All of these appear to be preserved per the plan except for part of .48-acre wetland in the northwest corner of the site. Lot 145 is impacting this wetland and should be removed. Not only in order to preserve the wetland, but it is also located on a previously approved and already built phase of Sunridge. an unnamed watercourse flows through the project and will be preserved.

Woodlands: From the aerial photograph, the site appears to be wooded and there will have to be a significant amount of tree removal for the construction of the roads and dwellings. Again, we note preservation of mature hardwoods should be a priority on the site.

Items to be Addressed: 1) Preserve woodlands to the greatest extent possible. 2) Remove unit 145 from the plan as it impacts a wetland and also is part of a different phase.

SITE ARRANGEMENT, ACCESS AND CIRCULATION

The applicant proposes a thirty-one(31') foot wide paved private road serving the 145 units. A typical suburban style layout of winding roads and cul-de-sacs are similar to many projects in the Township and southeast Michigan. The applicant shall obtain the necessary permits from the Livingston County Road Commission for the curb cuts. We defer to the Township Engineer and Fire Department regarding whether site access and circulation is adequate.

We remain concerned with the amount of traffic that will be generated with the completion of this PUD, the applicant has provided a traffic impact study that should be evaluated for relevance and timeliness by the Township Engineer, however more importantly we recognize that the roads that will be mostly impacted include the paved Mason and Peavy and the gravel Kedde roads which are all under the jurisdiction of the Livingston County Road Commission. As a PUD the Township has the right to require off-site improvements in return for the density bonuses, lot size reductions or other benefits provided the project. The Township Engineer in coordination with the Road Commission and developer should agree to specific off-site road improvements to better manage traffic this project will create.

We would require that all construction traffic be accessed from Moray Street, Alstott Drive access should be closed until construction is completed.

Items to be Addressed: 1) Obtain necessary permits from Livingston County Road Commission for the two proposed drive access locations. 2) Defer to the Township Engineer and Fire Department regarding whether site access and circulation is adequate. 3) Clarify needed off-site improvements for Livingston County Roads. 4.) Prohibit construction traffic from accessing Alstott Drive. 5.) Confirm relevancy of traffic study provided by Fleis and Vandenbrink.

LANDSCAPING

A landscape plan has only been provided for the entrance and along the eastern boundary. A more detailed landscape plan is required for the entire project. This included but is not limited to the following;

- Buffer and screen between existing homes on Peavy Road and Alstott Drive. We note that several of the existing homes along Peavy have already planted significant landscaping as a screen.
- Entranceway landscaping within the boulevard.
- Proposed park and detention basin landscaping.

We are pleased to see that the developer will require at least one street tree per home be planted. In addition, sidewalks and a walking trail are proposed throughout the development. A decorative light pole is proposed at the Alstott entrance the applicant should clarify any further lighting proposed. We question the width of access for some of the proposed open space and parks. Especially the "park" proposed off of Linkwood Court. Due to the narrowness all this will become is extra yard space for the adjacent units, a unit should be removed or moved so that this park is more welcoming to the entire site and playground equipment be installed.

Items to be Addressed: 1.) Provide detailed landscape plan for entire project. 2.) Clarify lighting of entire site. 2.) Widen access points for proposed parks, especially park accessed off of Linkwood Court

SIGNS

There is a well-designed proposed sign at the entrance. The proposed light pole at the entrance should provide visibility of the sign in the evening.

Items to be Addressed: None.

INFRASTRUCTURE

The Township Engineer will review the proposal for infrastructure needs, including but not limited to public, water, sewer and stormwater. In addition, the plans must adhere to the Marion Township Engineering Design Standards, especially in regard to private road design. Detailed engineering appears to be provided.

Items to be Addressed: 1) Township Engineer's review for infrastructure needs including public water, sewer and stormwater. 2) Clarify conformance with the Township Engineering Design standards especially in regard to private roads. 3) Request PUD flexibility and relaxation of standards if not in conformance.

RECOMMENDATIONS

We recommend the Planning Commission consider the following outstanding items, especially traffic issues in their consideration of this site plan. We recommend postponing a decision on the plan at this time.

1. Outside approvals from such agencies as EGLE and the Livingston County Drain Commission due to the significant environmental concerns are required.
2. Every effort should be made to preserve as much of the existing woodlands as possible.
3. Provide greenbelts to the satisfaction of the Planning Commission.
4. Provide information on wetlands impact.
5. Remove unit 145 from the plan as it impacts a wetland and also is part of a different phase and not in conformance with section 6.18.F.1.
6. Preserve woodlands to the greatest extent possible.
7. Obtain necessary permits from Livingston County Road Commission for the two proposed drive access locations.
8. Defer to the Township Engineer and Fire Department regarding whether site access and circulation is adequate.

9. Clarify conformance with the Township Engineering Design standards especially in regard to private roads. Request PUD flexibility and relaxation of standards if not in conformance.
10. Confirm relevancy of traffic study provided by Fleis and Vandenbrink.
11. Clarify needed off-site improvements for Livingston County Roads.
12. Prohibit construction traffic from accessing Alstott Drive.
13. Provide detailed landscape plan for entire project. Clarify lighting of entire site.
14. Widen access points for proposed parks, especially park accessed off of Linkwood Court.
15. Consider wider open space views at roadway ends such as between units 48 & 49 on Edradour street.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: December 14, 2020

PUD
Site Plan Review
For
Marion Township, Michigan

Applicant: Blue South Sunridge, LLC

Project Name: Tamarack Place

Plan Date: November 16, 2020

Location: West side of Peavy Road just south of Alstott Drive

Zoning: PUD Phase 3 of Sunridge P.U.D.

Action Requested: Site Plan Approval Amendment to PUD

Required Information: As noted in the following review.

PROJECT AND SITE DESCRIPTION

The 93-acre project is the last and final phase of the Sunridge P.U.D. To be called "Tamarack Place" the 4-phase site condominium PUD consists of 145 units. A total of 46 acres will be preserved as open space in the form of wetlands, woodlands, walking paths, and drainage system. The applicant is requesting an amendment to the originally approved PUD. While this phase continues to have 145 units as originally approved the layout has changed due to the significant wetlands, drain and other natural features. **While the Township has always expected this project to come to a completion there continues to be significant concerns with the traffic that will be generated once complete and the impact it will have on Township roads.**

Location of Subject Site



Current Use of Subject Site:

The site is currently vacant land with a mix of woodlands, trails, open fields and wetlands. We expect significant need for outside agency approvals due to the environmental constraints. These include but are not limited to EGLE and the Livingston County Drain Commission.

Items to be Addressed: 1.) Outside approvals from such agencies as EGLE and the Livingston County Drain Commission due to the significant environmental concerns. 2.) Every effort should be made to preserve as much of the existing woodlands as possible.

AREA, WIDTH, HEIGHT, SETBACKS

SCHEDULE OF REGULATIONS Suburban Residential (SR) District

	Required	Provided	Compliance
Lot Area (sq ft.)	32,670 sq. ft.	9,000 sq. ft. +	Complies
Lot Width (feet)	85 ft.	70 ft. +	Complies
Setbacks (feet)	(SR)		Complies
Front	35 ft.	30 ft.	
Side	15 ft.	10 ft.	
Rear	25 ft.	25 ft.	
Maximum Lot Coverage	35%	NA	Complies
Maximum Height (feet)	45	N/A	Complies

Because the use was approved as a PUD, flexibility is allowed in regard to bulk regulations. We note that the building envelope for homes along Lockes Street will be approximately ninety (90) feet from the rear property lines of the homes fronting Peavy Road. In addition, the required twenty-five plus (25'+) foot setback is shown between these units/parcels. This greenbelt area will have to be landscaped to the satisfaction of the Planning Commission.

Items to be Addressed: Provide greenbelts to the satisfaction of the Planning Commission.

NATURAL RESOURCES

Topography: The topography of the site is very undulating with significant slopes near the southeast corner of the parcel. Trails are provided throughout the site a nice amenity.

Wetlands: Wetland areas are situated throughout the site. We defer further comment to the Township Engineer in regard wetlands being impacted by this proposed development. The applicant has provided a detailed wetland report indicating the several small wetlands throughout the site. All of these appear to be preserved per the plan except for part of .48-acre wetland in the northwest corner of the site. Lot 145 is impacting this wetland and should be removed. Not only in order to preserve the wetland, but it is also located on a previously approved and already built phase of Sunridge. an unnamed watercourse flows through the project and will be preserved.

Woodlands: From the aerial photograph, the site appears to be wooded and there will have to be a significant amount of tree removal for the construction of the roads and dwellings. Again, we note preservation of mature hardwoods should be a priority on the site.

Items to be Addressed: 1) Preserve woodlands to the greatest extent possible. 2) Remove parcel A from the plan as it impacts a wetland and also is part of a different phase.

SITE ARRANGEMENT, ACCESS AND CIRCULATION

The applicant proposes a thirty-one(31') foot wide paved private road serving the 145 units. A typical suburban style layout of winding roads and cul-de-sacs are similar to many projects in the Township and southeast Michigan. The applicant shall obtain the necessary permits from the Livingston County Road Commission for the curb cuts. We defer to the Township Engineer and Fire Department regarding whether site access and circulation is adequate.

We remain concerned with the amount of traffic that will be generated with the completion of this PUD, the applicant has provided a traffic impact study that should be evaluated for relevance and timeliness by the Township Engineer, however more importantly we recognize that the roads that will be mostly impacted include the paved Mason and Peavy and the gravel Kedde roads which are all under the jurisdiction of the Livingston County Road Commission. As a PUD the Township has the right to require off-site improvements in return for the density bonuses, lot size reductions or other benefits provided the project. The Township Engineer in coordination with the Road Commission and developer should agree to specific off-site road improvements to better manage traffic this project will create.

We would require that all construction traffic be accessed from Moray Street, Alstott Drive access should be closed until construction is completed.

Items to be Addressed: 1) Obtain necessary permits from Livingston County Road Commission for the two proposed drive access locations. 2) Defer to the Township Engineer and Fire Department regarding whether site access and circulation is adequate. 5) **Clarify needed off-site improvements for Livingston County Roads.** 4.) Prohibit construction traffic from accessing Alstott Drive. 5.) Confirm relevancy of traffic study provided by Fleis and Vandenbrink.

LANDSCAPING

A landscape plan has only been provided for the entrance and along the eastern boundary. The Planning Commission may wish to discuss the following:

- Buffer and screen between existing homes on Peavy Road and homes on the proposed Lockes Street. We note that several of the existing homes along Peavy have already planted significant landscaping as a screen.
- Proposed park and detention basin landscaping.

We are pleased to see that the developer will require at least one street tree per home be planted. In addition, sidewalks and a walking trail are proposed throughout the development. A decorative light pole is proposed at the Alstott entrance the applicant should clarify any further lighting proposed. We question the width of access for some of the proposed open space and parks. Especially the "park" proposed off of Linkwood Court. Due to the narrowness all this will become is extra yard space for the adjacent units, a unit should be removed or moved so that this park is more welcoming to the entire site and playground equipment be installed.

Items to be Addressed: 1.) Clarify lighting of entire site. 2.) Widen access points for proposed parks, especially park accessed off of Linkwood Court

SIGNS

There is a well-designed proposed sign at the entrance. The proposed light pole at the entrance should provide visibility of the sign in the evening.

Items to be Addressed: None.

INFRASTRUCTURE

The Township Engineer will review the proposal for infrastructure needs, including but not limited to public, water, sewer and stormwater. In addition, the plans must adhere to the Marion Township Engineering Design Standards, especially in regard to private road design. Detailed engineering appears to be provided.

Items to be Addressed: 1) Township Engineer's review for infrastructure needs including public water, sewer and stormwater. 2) Clarify conformance with the Township Engineering Design standards especially in regard to private roads. 3) Request PUD flexibility and relaxation of standards if not in conformance.

RECOMMENDATIONS

We recommend the Planning Commission consider the following outstanding items, especially traffic issues in their consideration of this site plan. We recommend postponing a decision on the plan at this time.

1. Outside approvals from such agencies as EGLE and the Livingston County Drain Commission due to the significant environmental concerns are required.
2. Every effort should be made to preserve as much of the existing woodlands as possible.
3. Provide greenbelts to the satisfaction of the Planning Commission.
4. Provide information on wetlands impact.
5. Remove unit A from the plan as it impacts a wetland and also is part of a different phase and not in conformance with section 6.18.F.1.
6. Preserve woodlands to the greatest extent possible.
7. Obtain necessary permits from Livingston County Road Commission for the two proposed drive access locations.
8. Defer to the Township Engineer and Fire Department regarding whether site access and circulation is adequate.
9. Clarify conformance with the Township Engineering Design standards especially in regard to private roads. Request PUD flexibility and relaxation of standards if not in conformance.

10. Confirm relevancy of traffic study provided by Fleis and Vandenbrink.
- 11. Clarify needed off-site improvements for Livingston County Roads.**
12. Prohibit construction traffic from accessing Alstott Drive.
13. Clarify lighting of entire site.
14. Widen access points for proposed parks, especially park accessed off of Linkwood Court.
15. Consider wider open space views at roadway ends such as between units 48 & 49 on Edradour street.

MEMO

To: Marlon Township Board
From: Bob Hanvey
Subject: Sunridge Phase Three
Date: July 23, 2020

I received an email from Manny Kianicky of S.R.Jacobson requesting a meeting to discuss development of Sunridge Phase Three.

There are several issues to discuss:

The amendment to the PUD (attached, highlighted) requires a traffic study be conducted when the final site plan is submitted for approval. It seems that the traffic study should be conducted much earlier than the final site plan.

The amendment does not specify what to do about the results of the traffic study.

They are suggesting a change to the previous site plan to move some of the units away from the wetlands.

After the last amendment, there was an easement agreement with MHOG to allow the 20-inch water main connecting the Sanitorium water pumps/tanks to the Hometown tower. That will change the design of the water system in the project. It may also have an influence on the timing of the project.

There will probably be a need for a change to the PUD agreement that will require approvals of the HOAs from both Sunridge and Marlon Creek.

Because there are 151 proposed units in the project, an MHOG impact study will be required.

Who would like to participate in the meeting?

2015R-007573
RECORDED ON
03/17/2015 2:02:12 PM
SALLY REYNOLDS
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843
RECORDING: 31.00
REMON: 4.00
PAGES: 8



AMENDMENT TO PLANNED UNIT
DEVELOPMENT AGREEMENT
SUNRIDGE COMMUNITY

THIS AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT ("Amendment") is entered into by the Township of Marion, a Michigan municipal corporation (the "Township"), having an address of 2877 West Coon Lake Road, Howell, Michigan 48843, Blue Sunridge LLC, a Michigan limited liability company ("Blue Sunridge"), having an address of 32400 Telegraph Road, Suite 100, Bingham Farms, Michigan 48025, and the Sunridge Condominium Homeowners Association, a Michigan non-profit corporation (the "Association"), having an address of 39525 Thirteen Mile Road, Suite 250, Novi, Michigan 48377.

RECITALS:

A. The Township, Mitch Harris Building Company, Inc. ("Original Developer"), and the Association entered into a Planned Unit Agreement dated July 28, 2003, and recorded in Liber 4055, Page 723, Livingston County Records (the "PUD Agreement") for the development of a three phase condominium project to be known as Sunridge Condominium. The property subject to the PUD Agreement is described on Exhibit A attached hereto. The project was approved by the Township Board as a Planned Unit Development under the Township's Zoning Ordinance. Capitalized terms used in this Amendment and not otherwise defined herein shall have the meanings given to such terms in the PUD Agreement.

B. The Original Developer obtained Township approval of the site plan for the development of the Planned Unit Development (the "Site Plan") and thereafter developed Phase I as Sunridge Condominium, pursuant to the Master Deed recorded in Liber 4055, Liber 626, Livingston County Records, Subdivision Plan No. 279. Sunridge Condominium is administered by the Association.

C. Phases II and III have not been developed. Blue Sunridge, as the successor in title to Phases II and III, desires to develop Phase II pursuant to the PUD Agreement, as amended by this Amendment.

D. The parties hereto agree to amend the PUD Agreement in the manner set forth below regarding the development of Phases II and III of the Planned Unit Development.

Therefore, in consideration of the mutual covenants of the parties set forth below, the parties hereto agree as follows:

1. **Development of Phase II.** Blue Sunridge shall have the right to develop Phase II, in accordance with the Site Plan approved by the Marion Township Board July 11, 2002 and the PUD Agreement, as amended by this Amendment. Prior to developing Phase II, Blue Sunridge shall submit a final site plan to the Township for its approval, which approval shall not be unreasonably withheld, conditioned or delayed if such final site plan substantially conforms with the July 11, 2002 Site Plan and Blue Sunridge has obtained all approvals and permits from any other governmental agencies whose approval is required.

2. **Sunridge II Master Deed.** Phase II shall be developed as a separate condominium project to be known as Sunridge II Condominium, or such other name selected by Blue Sunridge. The Phase II condominium project shall be administered by a separate condominium association. The Master Deed for the Phase II condominium project shall be submitted to the Township for its approval, which approval shall not be unreasonably withheld or conditioned or delayed.

3. **Timing and Requirements for Construction of Improvements.** The following provisions of Paragraph 3 of the PUD Agreement are hereby amended:

(a) Paragraph 3(b)(3) is amended to provide that street and utility improvements for Phase II shall be completed within twelve (12) months from approval of the final site plan and the recordation of the master deed for the Phase II condominium project.

(b) Paragraph 3(b)(4) is deleted.

(c) Paragraph 3(b)(5) is amended to provide that street and utility improvements for Phase III shall be completed within twelve (12) months from approval of a final site plan for Phase III and the recordation of the master deed for the Phase III condominium project.

(d) Paragraph 3(b)(6) is deleted.

(e) Paragraph 3(c)(ii) is amended to provide that: Parking areas and drive shall be provided to include parking for a minimum of 6 cars. Parking areas to be paved with 3" of asphalt over 6" of gravel. No curbing will be required.

(f) Paragraph 3(c)(iii) is amended to provide that: A pavilion (approximately 16' by 16') shall be provided on a 4" concrete pad.

(g) Paragraph 3(j) is deleted.

(h) Paragraph 3(k) is amended to provide that, in connection with the development of Phase II Blue Sunridge shall not be required to install or finance the installation of an offsite road from Peavy Road to D-19, because Blue Sunridge does not own or control the land necessary to construct such off-site road. In connection with the development of Phase II, Blue Sunridge has submitted to the Township a Traffic Impact Assessment dated November 14, 2014, performed by

Fleis & Vandenbrink, Blue Sunridge shall not be required to install or finance the cost of any off-site road improvements in connection with the development of Phase II.

Prior to the development of Phase III, the developer of Phase III shall cause a new Traffic Impact Assessment to be performed and the Traffic Impact Assessment shall be submitted to the Township with the developer's application for final site plan approval. If Phase III is developed, the conditions for approval of the final site plan for Phase III shall address the impacts of Phase III on the road network and intersections in the vicinity of the project based on the findings of the Traffic Impact Assessment with the approval of the Township Board.

(i) Paragraph 3(r) is amended in its entirety to provide that: Construction traffic for Phase II shall use the portion of Peavy Road south of Phase II and shall not use the portion of Peavy Road north of Phase II. During the period street and utility improvements are being constructed in Phase II, Blue Sunridge agrees to provide dust control and grading on the unpaved portion of Peavy Road and Keddle Road that is utilized by Phase II construction traffic as requested by the Livingston County Road Commission.

4. **Marion Township Covenants.** The following provisions of Paragraph 4 of the PUD Agreement are hereby amended:

(a) Paragraph 4(a) is amended in its entirety to provide that: If Phase III is developed, the Township shall support the vacating of Outlot B of Peavy Road Estates No. 1 Subdivision, if necessary to permit the construction of an access road into Phase III.

(b) The parties acknowledge that a water main from Phase I to Phases II and III has been installed. Therefore, Paragraphs 4(b), 4(c) and 4(d) are deleted in their entirety.

5. The original paragraph 5 remains unchanged.

6. The original paragraph 6 remains unchanged.

7. The original paragraph 7 remains unchanged.

8. **Sanitary Sewer Taps.** Phases II and III are currently subject to a special assessment district for sanitary sewer (the "**Sewer SAD**") that includes prepaid taps for a total of 133 residential equivalency units (the "**Sewer REUs**"), of which 43 Sewer REUs are allocated to Phase II (Parcel No. 10-02-100-016) and 90 Sewer REUs are allocated to Phase III (Parcel No. 10-02-300-007). The Township agrees to transfer 51 Sewer REUs to Phase II, provided that Blue Sunridge pays the outstanding balance of the Sewer SAD on Phase III, including all accrued and unpaid interest thereon. Such payment shall be made immediately upon the execution of this PUD Amendment by all of the parties hereto. In addition, Blue Sunridge agrees to pay the outstanding balance of the Sewer SAD on Phase II, including all accrued and unpaid interest thereon, prior to the date the Township assigns tax parcel identification numbers to the individual condominium units that are established in Phase II.

9. **Water Taps.** Phase II is currently subject to a special assessment for water (the "**Water SAD**") that includes prepaid taps for 76 residential equivalency units (the "**Water**

REUs"). Blue Sunridge agrees to pay the outstanding balance of the Water SAD on Phase II, including all accrued and unpaid interest thereon, upon the execution of this PUD Amendment by all of the parties hereto. Following the recording of the Master Deed for the Phase II condominium project, the Township agrees to allocate the 76 Water REUs to condominium units 1 through 76, as identified in the Phase II Master Deed.

10. **Effect of Amendment.** Except as modified by this Amendment, the terms and provisions of the PUD Agreement shall remain in full force and are ratified by the parties. In the event of any conflict between the terms and provisions of the PUD Agreement, as amended by this Amendment, and the provisions of the Township's Zoning Ordinance or any other Township ordinances, rules or regulations or any amendments thereto, the provisions of the PUD Agreement, as amended by this Amendment, shall control.

11. **Authority.** Each party represents that the person executing this Amendment on behalf of such party has the requisite authority to do so and that the execution of this Amendment has been authorized by all necessary action and is therefore binding on such party.

12. **Future Amendments.** Any further amendments to the PUD Agreement that relate to a specific Phase shall be evidenced by a written amendment that is signed by the Township and the owner of such Phase. For purposes of this Paragraph the Association shall be deemed to be the owner of Phase I, and the owner of fee title to either Phase II or III shall constitute the owner of such Phase prior to the establishment of a condominium project within such Phase. Following the date a condominium project has been established within Phase II or Phase III, the developer of such condominium project shall be deemed to be the owner of the applicable Phase during the period the developer continues to own one or more condominium units in such Phase, and thereafter the condominium association within such Phase shall be deemed to be the owner of such Phase for purposes of this Paragraph. Any future amendments to the PUD Agreement shall also require the signature of the Association if such proposed amendment affects Sunridge Condominium (Phase I).

13. **Counterparts.** This Amendment may be executed in counterparts and all such counterparts, taken together, shall constitute one and the same Amendment.

14. **Effective Date.** The Effective Date of this Amendment shall be the last date on which all of the parties hereto have executed this Agreement.

Signatures on following page

ARTICLE XIII: PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

Section 13.01 PUD: Planned Unit Development Overlay District

- A. **Intent:** The planned unit development provisions of this Ordinance are intended to allow flexibility in the design of residential neighborhoods to encourage the conservation of natural features such as, but not limited to, woodlots, slopes, meadows, floodplains, and wetland areas and achieve economies of design related to vehicular and pedestrian circulation ways, utility construction, and dwelling unit siting. This Section provides for a mix of housing types provided that the overall project density does not exceed the density permitted by the underlying zoning district, based on the formula provided by this Section 13.03 B. Further, under certain circumstances and based on a comprehensive plan for the entire development, this Section allows for a mix of residential and compatible non-residential uses oriented toward the planned unit development residents but not exclusively for the residents of the planned unit development.

Section 13.02 Application of Planned Unit Development Provisions

- A. **Minimum Parcel Criteria:** The provisions of this Section may be applied to any parcel of land twenty (20) acres or greater, located in all residential districts, with the exception of the RR, Rural Residential District, which is under single ownership and for which an application for a planned unit development is made as provided herein. In addition to the required residential land area, property zoned for commercial use, which is under the same ownership as the aforementioned residentially zoned property, may be included as a part of the overall planned unit development proposal.
- B. **Exceptions to Minimum Parcel Criteria:** Notwithstanding the provisions of paragraph A., an application for a planned unit development on a parcel of land of less than twenty (20) acres may be submitted if the Planning Commission finds, based upon information provided by the landowner, that the minimum area requirement should be waived because a planned unit development is in the public interest and that one (1) or more of the following conditions exist:
1. The parcel of land, or the neighborhood in which it is located, has an unusual physical feature(s) that will be conserved by employing the provisions of this Article;
 2. The parcel of land has a historical character of importance to the Township that will be protected by employing the provisions of this Article; or
 3. The parcel of land is adjacent to, or across the road from, a parcel, which has been developed as a planned unit development and such will contribute to the maintenance of the amenities and values of the neighboring development.
- C. **Application Criteria:** An applicant for planned unit development must demonstrate at least three (3) of the following to qualify as a site for a PUD:
1. The parcel to be developed has frontage on a major or secondary thoroughfare.
 2. The parcel is shaped in such a way that it contains angles which would make a normal subdivision difficult to achieve and has frontage on a major or secondary thoroughfare.
 3. A substantial part of the parcel's perimeter is bordered by a major thoroughfare which would result in a substantial proportion of the lots/units of the development abutting the major thoroughfare.
 4. The parcel contains a wetland, floodplain or poor soil conditions which result in a substantial portion of the total area of the parcel being unbuildable. Soil test borings, floodplain maps, wetland maps, or other documented evidence must be submitted to the

Planning Commission in order to substantiate the parcel's qualification for the PUD development under this subsection.

5. The parcel contains substantial natural assets which could be preserved through the use of a PUD/cluster development. Such assets may include natural stands of large trees, land which serves as a natural habitat for wildlife, unusual topographic features, or other natural assets which, in the opinion of the Planning Commission, should be preserved. Requests for qualifications under these conditions must be supported by documented evidence which indicates that the natural assets would qualify the parcel under the PUD Overlay District.
 6. The parcel contains natural land forms which are so arranged that the change of elevation within the site includes slopes in excess of ten (10) percent between these elevations. These elevation changes and slopes shall appear as the typical features of the site rather than the exceptional or infrequent features of the site.
 7. The topography is such that achieving road grades of less than five (5) percent would be impossible unless the site were mass graded. The PUD Overlay District will, in the opinion of the Planning Commission, allow a greater preservation of the natural setting.
 8. The proposed project incorporates sound land use policies and provides several unique design features and amenities such as, but not limited to: a) increased open space; b) active-use parks including tot lots; c) community buildings and structures; d) recreational facilities, i.e., swimming pools, tennis courts, ball fields, etc.; e) additional landscaping, signage treatment, etc.
- D. In areas meeting the above criteria, the minimum yard setbacks, heights, and minimum lot/unit sizes per unit required by Article VII and Article XIII, Section 13.03 B may be modified by the clustering and/or the attaching of the dwelling units as noted below (Section 13.02 D, 1-4). Further, if the development exists in an Urban Residential zoned area, then the square footage requirements may be modified contingent to the approval of the architectural floor plans, elevations, and a preliminary site plan by the Planning Commission.
1. The attaching of single-family dwelling units, one to another, when said homes are of one or more of the following:
 - a. Through a common party wall which does not have over fifty (50) percent of its area in common with an abutting dwelling wall.
 - b. By means of an architectural wall detail which does not form interior room space.
 - c. Through a common party wall only the garage portion of an abutting structure.
 2. The maximum number of units attached in the above described manner shall not exceed four (4).
 3. Yard requirements shall be provided as follows (Note: The Planning Commission, at its discretion, may grant relief to these minimum requirements when the parcel size and shape interfere with the proposed development and when the topography or other natural features interfere with the project.):
 - a. Spacing between any grouping of four (4) or less one-family units and another grouping of such structures shall be equal to at least ten (10)

feet, measured between the nearest points of the two groupings. A grouping may include a single, freestanding unit.

- b. Yards abutting a street may be reduced to thirty (30) feet measured from the back of curb to the front of the dwelling, and in the case of a corner lot/unit, from the back of the curb to the side of the dwelling.
- c. All cluster groupings greater than two (2) attached units shall be so situated as to have one side of the building abutting onto a common open space.
- d. Any side of a building with a cluster grouping greater than two (2) attached units adjacent to a private road shall not be nearer to said road than thirty (30) feet.
- e. Any side of a building with a grouping greater than two (2) attached units adjacent to a public right-of-way shall not be nearer to said public right-of-way than thirty (30) feet.
- f. This nature of development, when abutting a front yard of an existing recorded subdivision which is not part of the site plan submitted under this Section, shall cause all dwelling units facing such subdivision to relate through its front or entrance façade and treat said side of the grouping as a front yard.
- g. No building shall be located closer than ninety (90) feet to the outer perimeter (property line) of the site.

- 4. The maximum height of buildings shall be thirty-five (35) feet.

Section 13.03 Planned Unit Development Design Standards

A planned unit development proposal shall be consistent with the statement of purpose of this Article as well as the following general standards for the use of land, the type, bulk, design, and location of buildings, the density of use, common open space and public facility requirements, and the development of geographic divisions of the site.

- A. **Residential Dwellings:** The plan may provide for a variety of permanent housing types, including both detached and attached single-family dwellings (clustering), and multiple-family dwellings, but not mobile homes, as herein defined. Single-family attached and cluster housing is encouraged as a means of conserving natural features and providing additional common open space.
- B. **Permitted Residential Density Lot/Unit Frontage and Setbacks:** The permitted residential density lot/unit frontage and setbacks shall be determined based on the standards permitted by the underlying zoning district, as modified and indicated below:

Residential Zoning District	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Setbacks		
			Front	Side	Rear
SR, Suburban Residential (without public sewer)***	32,670 sq. ft. (0.75 acre)	100 feet	35 ft.	15 ft.	25 ft.

SR, Suburban Residential (with public sewer)	20,000 sq. ft. (0.459 acre)	85 ft.	35 ft.	10 ft.	25 ft.
UR, Urban Residential (requires public sewer)	15,000 sq. ft.	70 ft.	30 ft.	10 ft.	25 ft.

****The minimum permitted lot/unit size for a detached single-family dwelling in areas not served by public sewer shall be determined by the Livingston County Health Department standards. However, in no case shall the density be less than 32,670 square feet (0.75 acres) for a lot/unit.**

The Planning Commission may modify the above UR, Urban Residential lot/unit coverage regulations, minimum lot/unit frontage, and setback requirements, when a proposed project presents and offers unique designs, features, and amenities for a Planned Unit Development as specified in Section 13.02 C 8 of this Article. Should the Planning Commission modify the above requirements, in no case shall density exceed that noted below, nor should the yard requirements exceed those indicated in Section 13.02 D 3.

Density: The maximum permitted residential density standards for a Planned Unit Development obtaining any Planning Commission modifications, shall be determined based upon the following land areas per type and size of the dwelling:

UNDERLYING ZONING DENSITY CHART

Zoning	Type of Unit	Unit Area	Max. Density
UR	Single-Family Detached	10,370 sq. ft.	4.2 DU/AC.
UR	Single-Family Attached	8,700 sq. ft.	5.0 DU/AC.
UR	1 & 2 Bedroom Apt.	4,890 sq. ft.	8.9 DU/AC.
UR	3 Bedroom Apt.	8,220 sq. ft.	5.3 DU/AC.
UR	4 or more Bedroom Apt.	8,700 sq. ft.	5.0 DU/AC.

Densities of PUD developments shall be calculated on a gross parcel area minus the area occupied by proposed public and/or private road rights-of-way or existing dedicated public or private rights-of-way, minus areas designated as easements for public utilities, (except for Marion Township sewer and water easements), transmission lines/towers and pipeline easements, and minus one hundred (100) percent of the area occupied by any state regulated wetlands, and floodplain areas. The resulting land area shall be divided by the minimum lot size of the modified underlying zoning district as noted above to establish the maximum number of permitted dwelling units.

- C. **Common Open Space:** All planned unit developments shall maintain a minimum of thirty (30) percent of the parcel as common open space which is readily accessible and available to the residents of the planned unit development. Wetland, floodplain, and/or open water areas may fulfill a portion of the common open space requirement, provided that not more than twenty-five (25) percent of the designated common open space area is wetland area, floodplain area, and/or open water.

All open space that is proposed as part of the planned unit development shall be a part of the parcel that is being proposed for the planned unit development. Under no circumstances shall open space be considered as part of a planned unit development that is not contiguous to the development.

- D. **Educational and Recreational Uses:** Both public and private nonresidential uses of an educational or recreational nature, including but not limited to golf courses, tennis clubs, swim clubs, riding stables, and necessary accessory uses and structures, designed as an integral part of the overall planned unit development, may occupy appropriate portions of the site. The area so occupied may be applied, at the discretion of the Planning Commission and Township Board, to satisfy a percentage of the total common open space requirement. Developed recreational uses such as tennis clubs, swim clubs, riding stables, and the like, may be used to satisfy twenty-five (25) percent of the common open space requirement. Golf courses may be used to satisfy up to sixty (60) percent of the common open space requirement, provided such use is integrated into the overall development.
- E. **Commercial Uses:** Commercial uses together with such other uses deemed consistent with the overall development plan, may occupy up to fifteen (15) percent of the gross area of a parcel greater than thirty (30) acres.
1. The following commercial uses may be permitted within a planned unit development:
 - a. Professional offices including but not limited to the offices of a lawyer, accountant, insurance agent, real estate broker, architect, engineer, doctor, dentist or similar occupation.
 - b. Banks, credit unions, savings and loan associations, and similar financial institutions.
 - c. Retail businesses, which supply commodities on the premises such as but not limited to groceries, meats, dairy products, baked goods, drugs, dry goods, clothing, notions, hardware, books, and similar establishments.
 - d. Personal service establishments which form services on the premises such as but not limited to repair shops (watches, electronics, shoes, etc.), tailor shops, beauty parlors, barber shops, photographic studios, dry cleaners, and restaurants (restaurants shall not include fast food facilities or facilities with drive-up windows).
 2. Adjacent property, which is zoned commercial and included, as part of the planned unit development proposal shall not be applied to this provision.
 3. Planned commercial uses shall be accessed by public roads or private roads developed to Livingston County Road Commission standards and sited in such a manner as to not encourage through traffic within the planned unit development or adjacent residential areas.
 4. Approval of commercial uses shall be dependent upon the market potential or demand for the uses in the area. The developer shall submit sufficient evidence to justify the need for commercial uses within the planned unit development.
- F. **Off-Street Parking and Loading:** Off-street parking and loading/unloading spaces shall be provided in accordance with Article XIV of this Ordinance.
- G. **Other Site Improvements:** Signage, lighting, landscaping, exterior building materials, and other features of the project shall be designed and constructed with the objective of creating an integrated and controlled development, consistent with the character of the community, the surrounding developments, and the site's natural features.
- H. **Perimeter Setback and Buffering:** The proposed location and arrangement of structures shall not be materially detrimental to existing or prospective adjacent structures or to existing or

prospective development of the neighborhood. There shall be a ninety (90) foot perimeter setback from any building with a landscaped buffer area from all boundaries of the PUD and landscaping and/or berming, as recommended by the Planning Commission, for the purpose of buffering the adjacent properties from the planned unit development. The setback distance and buffering treatment may be modified by the Planning Commission provided that the project incorporates sound land use policies and provides unique design features and amenities, but in no case may it be less than what the adjoining district requires.

However, in cases where **nonresidential uses** in the planned unit development are adjacent to residentially zoned property, a landscape berm, evergreen screen, or a decorative wall shall visually screen such uses.

- I. **Phasing:** Each residential development phase shall be designed to stand-alone and provide a residential environment, which is compatible with the surrounding existing development. Deviations from the number of dwelling units per acre established for the entire planned unit development may be permitted within certain development phases as long as the number of dwelling units authorized per acre is not affected. Further, each development phase shall be designed to provide a proportional amount of common open space in each proposed phase.

A minimum of fifty (50) percent of the total number of residential dwelling units in any planned unit development must be constructed and be ready for sale prior to the construction of any commercial portion of the planned unit development, except that site grading, road construction, and utility installations related to the commercial portions of the planned unit development may be undertaken concurrent with the development of residential units and public or private recreation uses. However, based on supportive evidence provided by a professional market study, the Planning Commission may authorize the construction of commercial uses prior to the completion of fifty (50) percent of the total number of residential dwelling units.

- J. **Planned Unit Development Agreement:** The plan shall contain such proposed covenants, deed restrictions, easements, and other provisions relating to the bulk, location, and density of such residential units, nonresidential uses and public facilities, and provisions for the ownership and maintenance of the common open space as are necessary for the welfare of the planned unit development and are not inconsistent with the best interests of the Township. Said covenants, deed restrictions, easements, and other provisions, which are a part of the plan as finally approved, may be modified, removed, or released only in accordance with regulations and standards as may be subsequently set forth by the Township Board. The enforcement of covenants, deed restrictions, and easements shall be carried out by an association formed by the residents of the planned unit development. Further, the bylaws of such association shall provide for the assessment of fees to finance enforcement actions undertaken by the association.

The landowner shall make such easements, covenants and other arrangements, and shall furnish such performance guarantees, as may be required, to assure performance in accordance with the plan and to protect the public interest in the event of abandonment of proposed development before completion.

- K. **Land Division Requirements:** All portions of the planned unit development, including single-family lots, multiple-family dwellings, commercial areas, and public and private recreational uses, and common open space areas shall be platted in conformance with the requirements of the state of Michigan Subdivision Control Act PA 288 of 1967, as amended, and with the Marion Township Subdivision Control Ordinance; or prepared in conformance with the requirements of the state of Michigan Condominium Act PA 59 of 1978 and the condominium provisions of this Ordinance.

- L. **Private Roads in a Planned Unit Development:** The Planning Commission may modify the requirements found in Section 6.20, provided the applicant can demonstrate that the projects proposed internal road system provides adequate public safety measures for the residents. For

PUD developments with only one (1) means of ingress, such private road ingress and egress shall be developed as a boulevard from the public road to the first internal private road intersection within the development. Said boulevard entrance shall contain one (1) ingress drive and one (1) egress drive, each containing a minimum twenty-four (24) foot wide pavement area measured from the front of the curb to front of curb with a landscaped island between said ingress and egress drives measuring not less than thirty (30) feet in width. Also, a private road shall meet the paved road construction specifications of the Livingston County Road Commission for the actual roadway, including curb and gutter. The Planning Commission may modify the width of a private road easement to a minimum of sixty (60) feet providing the project met the application qualifying criteria found under Section 13.02 C 8 of the Ordinance.

- M. **Entry Sign:** The Planning Commission may modify the sign ordinance regulations if a more attractive alternative is demonstrated and further provided that the project meets the application qualifying criteria under Section 13.02 C 8 of this Ordinance.

Section 13.04 Procedure for Review and Approval

A. Conceptual Planned Unit Development Submittal

An applicant for planned unit development approval shall prepare a conceptual planned unit development submittal to provide the Planning Commission with a general overview of the proposed planned unit development. The applicant shall also submit a conventional development plan for the development project being considered in order for the Planning Commission to determine whether or not the planned unit development project meets the intent of this Article. The conceptual submittal shall be processed in accordance with the following procedures:

1. The applicant shall provide twenty (20) copies of the conceptual submittal to Zoning Administrator at least fourteen (14) days prior to the meeting at which the submittal is to be presented. The Zoning Administrator shall review the submittal to determine that all the required information has been provided. Upon finding that the submittal is complete, the Zoning Administrator shall place the conceptual submittal on the Planning Commission's agenda.
2. The following minimum information must be provided as part of the concept submittal.

Statement of purpose, objectives, and development program including:

 - a. Discussion of the rationale for employing the planned unit development provisions rather than developing the project conventionally.
 - b. Total project area.
 - c. Description of existing site characteristics.
 - d. Description of proposed character of the development.
 - e. Densities, areas and setbacks for various residential types.
 - f. Area and percent of developed and undeveloped open spaces.
 - g. Discussion of proposed means of serving the development with water, sanitary waste disposal, and storm water drainage.
 - h. Proposed project phasing and estimated timing schedule by phase to completion.

- i. Statement of anticipated impact on natural features, public facilities and services such as but not limited to police and fire protection, roads, and schools.

Generalized development plan and program, including:

- j. Overall map at a minimum scale of 1-inch equals 2,000 feet showing the relationship of the proposed planned unit development to its surroundings, including section lines, parcel boundaries, major roads, collector streets, among other landmarks.
 - k. Generalized graphic depiction at a scale of 1-inch equals 200 feet showing the following:
 - 1) Major access roads serving the site, including right-of-way widths, and existing and proposed road surfacing.
 - 2) Existing utility lines including sanitary sewer, storm sewer, water main, and gas and electric service.
 - 3) Existing adjacent land uses and structures within 200 feet of the proposed planned unit development boundary.
 - 4) Proposed internal pedestrian and vehicular circulation system.
 - 5) Areas to be developed for residential, commercial, recreational, and common open space uses and structure locations.
 - 6) Areas to be preserved in a natural state.
 - 7) Other data or graphics, which will serve to further, describe the proposed planned unit development.
3. The Planning Commission shall review the concept plan with the applicant, shall inform the applicant of the Township's development policies, and shall make comments and suggestions about the proposed concept plan. The Planning Commission shall refer appropriate portions of the submittal to the Township Attorney, Engineer, Planner and/or appropriate county agencies for review and comment, prior to making comments and suggestions to the applicant.
4. The Planning Commission upon reviewing the conceptual planned unit development submittal as well as the comments from the Township Attorney, Engineer, Planner and appropriate state and county agencies and prior to granting conceptual PUD site plan approval, the Planning Commission sets a public hearing to receive citizen input on the proposed planned unit development. Notice of such public hearing shall be given in accordance with the following notification procedures:
- a. One (1) notice of the public hearing shall be published in a newspaper of general circulation in the Township. Notice of the Public Hearing also shall be sent by mail or personal delivery to the owners of the property for which planned unit development approval is being considered and to all persons to whom real property is assessed within three hundred (300) feet of the boundaries of the property in question, and to the occupants of all structures located within three hundred (300) feet of the boundaries of the property in question regardless of whether the property or occupant is located within the Township. If the name of the occupant is not known, the term "occupant" may be used in making notification.

Notifications need not be given to more than one (1) occupant of a structure, except if a structure contains more than one (1) dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses, or organizations, one occupant of each unit or spatial area shall receive notice.

- b. In the case of a single structure containing more than four (4) dwelling units or other distinct spatial areas owned or leased by different individuals, partnerships, businesses, or organizations, notice may be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure.
- c. Notice of the public hearing shall be made not less than fifteen (15) days prior to the public hearing date.
- d. The public hearing notice shall:
 - 1) Describe the nature of the planned unit development proposal.
 - 2) Adequately describe the property in question. The notice shall include a listing of all existing street addresses within the property, if such addresses exist. If there are no street addresses, other means of identification may be used.
 - 3) State the date, time, and place of the public hearing.
 - 4) Indicate when and where written comments concerning the request will be received.
- 5. After the public hearing, the Planning Commission shall submit a written report on the public hearing and the Commission's recommendation to the Township Board. Before recommending conceptual approval to the Township Board, the Planning Commission shall determine that the stated purpose of the Planned Unit Development ordinance and the specific conditions of Section 13.02 C exist and the requirements of Section 13.03 have been met.
- 6. The Township Board reviews the public hearing report and the Planning Commission recommendation and by resolution either approves, approves with modifications, or denies the conceptual planned unit development submittal.
- 7. Following approval of the conceptual planned unit development submittal, the Township Board authorizes the developer to prepare the preliminary planned unit development submittal.

B. Preliminary Planned Unit Development Submittal

A preliminary planned unit development submittal shall be processed in accordance with the following procedures:

- 1. The applicant shall provide twenty (20) copies of the preliminary planned unit development submittal to the Zoning Administrator at least fourteen (14) days prior to the meeting at which the submittal is to be presented. The Zoning Administrator shall review the submittal to determine that all the required information has been provided. Upon finding that the submittal is complete, the Zoning Administrator shall place the preliminary submittal on the Planning Commission's agenda.
- 2. The following minimum information must be provided by the preliminary planned unit

development submittal.

Existing Site Features

- a. An overall area map at a scale of not less than 1-inch equals 2,000 feet showing the relationship of the planned unit development to its surroundings such as section lines and/or major roads or collector streets.
- b. Physical development plan prepared at a minimum scale of 1-inch equals 100 feet.
- c. Boundaries of proposed planned unit development, section or corporation lines within or adjacent to the tract, and overall property dimensions.
- d. Property lines of adjacent tracts of subdivided and unsubdivided land shown in relation to the proposed planned unit development site, including those of areas across abutting roads.
- e. Location, widths, and names of existing or prior platted streets and private streets, and public easements within or adjacent to the proposed planned unit development site, including those located across abutting roads.
- f. Location of existing sewers, water mains, storm drains and other underground facilities within or adjacent to the proposed planned unit development site.
- g. Topography drawn at a two (2) foot contour interval. Topography must be based on USGS datum and be extended a minimum distance of two hundred (200) feet outside the proposed planned unit development boundaries.

Proposed Development Features

- h. Layout of internal roads indicating proposed road names, right-of-way widths, and connections to adjoining platted roads, and also the widths and location of alleys, easements, and pedestrian ways.
- i. Layout, numbers, and dimensions of single-family lots/units, including building setback lines.
- j. Layout of proposed multiple-family dwellings, including setbacks, buildings, drives, parking spaces, pedestrian ways, and landscaping.
- k. Location and function of both developed and undeveloped open spaces, as well as the layout of facilities to be included on developed open spaces.
- l. Depiction of major wooded areas and description of means to be employed to preserve them.
- m. An indication of ownership, and existing and proposed use of any parcels identified as "excepted."
- n. An indication of the proposed sewage, water supply, and storm drainage system. If county drains are involved, the proposed drainage shall be acceptable to the Livingston County Drain Commissioner.
- o. Conceptual site grading and conceptual landscaping plans.

- p. Depiction of proposed development phases.
- q. Architectural renderings of typical structures and landscape improvements, in detail sufficient to depict the basic architectural intent of the improvements.

Tabulations

- r. Total site acreage and percent of total project in various uses, including developed and undeveloped open space.
 - s. Total site density of single-family and multiple-family dwellings and percent of ground area covered by structures other than detached single-family dwelling units.
 - t. Acreage and number of single-family lots, multiple-family dwellings (including number of bedrooms) to be included in development phases.
3. Planning Commission accepts the submittal and refers the appropriate portions to the Township Attorney, Engineer, Planner, and appropriate county agencies for review and recommendation.
 4. The Planning Commission reviews the preliminary planned unit development submittal as well as the comments from the Township Attorney, Engineer, Planner, and appropriate state and county agencies. After its review, the Planning Commission shall determine that the stated purpose of the Planned Unit Development Ordinance and the specific conditions of Section 13.02 C exists and the requirements of Section 13.03 and 13.04 A have been met and shall submit a written report with their recommendation to approve, deny, or approve with modifications to the Township Board.
 5. The Township Board, upon receiving a recommendation from the Planning Commission and upon reviewing the planned unit development submittal shall by resolution approve, approve with conditions, or deny the planned unit development submittal.
 6. A final planned unit development submittal for some portion of the planned unit development must be submitted within twenty-four (24) months following approval of the preliminary planned unit development. If no final planned unit development submittal is accepted within that period, approval of the preliminary planned unit development is automatically rescinded and the underlying zoning will take effect. However, the Township Board, upon written application by the developer, may extend the designation for successive two (2) year periods; except that no more than two such twenty-four (24) month extensions may be granted.

C. Final Planned Unit Development Submittal

The final planned unit development submittal for all or a portion of the total planned unit development is reviewed by the Planning Commission and acted upon by the Township Board to assure substantial compliance with the preliminary planned unit development submittal.

1. The final planned unit development submittal must be prepared as one of the following:
 - a. Subdivision Plat as Defined by the Subdivision Control Act

The final planned unit development submittal must be prepared in the form of a preliminary plat in detail sufficient to be granted tentative preliminary plat approval in conformance with the state of Michigan Subdivision Control Act, the Marion Township Subdivision Ordinance, and the conditions established in the

preliminary planned unit development submittal and planned unit development agreement.

Construction of the initial phase of the planned unit development shall be completed within two (2) years following final preliminary plat or condominium plan approval by the Township Board. This limit may be extended for a reasonable period to be determined by the Township Board, upon written application by the developer for cause shown. If, however, this time limit is not met and an extension is not granted, the planned unit development agreement is automatically rescinded.

b. Condominium Plan as Defined by the Condominium Act

The final planned unit development submittal must be prepared in the form of a condominium plan pursuant to the requirements of the Condominium Act in detail sufficient to be granted approval in conformance with the condominium provisions of this Ordinance and the conditions established in the preliminary planned unit development submittal and planned unit development agreement.

2. The developer prepares a planned unit development agreement which is reviewed by the Township Attorney, Planner, and Engineer. The planned unit development agreement shall contain the following:

- a. Legal description of the total site.
- b. Statement of developer's interest in the land proposed for development.
- c. Statement regarding the manner in which open space is to be maintained.
- d. Statement regarding the developer's intentions regarding sale and/or lease of all or portions of the planned unit development, including land areas, units, and recreational facilities.
- e. Statement of covenants, grants of easements (including easements for public utilities), and other restrictions to be imposed upon the uses of the land and structures.
- f. Statement of required modifications (variances) to the regulations which are otherwise applicable to the site.
- g. Schedule indicating the time within which applications for final approval of each phase of the planned unit development are intended to be filed.

3. The following minimum information must be provided by the developer at the time of filing of a final planned unit development submittal for all or a portion (phase) of a planned unit development:

- a. Detailed grading plan.
- b. Detailed landscaping plan.
- c. Detailed utilities layout.

Tabulations showing

- d. Total phase acreage and percent of total planned unit development.

- e. Acreage and percent of portion of phase and total planned unit development occupied by single-family, multiple-family, and developed and undeveloped open space.
- f. Total phase density and percent of total planned unit development.
- g. Number of bedrooms per multiple-family dwelling unit by type (i.e., efficiency, one bedroom).
- h. Percent of ground area covered by structures other than detached single-family dwelling units.

Supporting materials

- i. Legal description of the total phase, each use area, and dedicated open space.
 - j. Copies of covenants, easements, and other restrictions to be imposed.
 - k. Proposed dates of construction start and completion of phase.
4. The final planned unit development submittal shall not:
- a. Vary the proposed gross residential density or intensity of use in any portion of the planned unit development by more than ten (10) percent; or
 - b. Involve a reduction of the area set aside for common space; or
 - c. Increase by more than ten (10) percent the floor area proposed for nonresidential use; or
 - d. Increase by more than five (5) percent the total ground area covered by buildings.
5. The final planned unit development submittal shall be processed in accordance with the following procedures:
- a. The applicant shall provide twenty (20) copies of the final planned unit development submittal to the Zoning Administrator at least fourteen (14) days before the meeting at which the submittal will be presented. The Zoning Administrator shall review the submittal to determine that all the required information has been provided. Upon finding that the submittal is complete, the Zoning Administrator shall place the final submittal on the Planning Commission's agenda.
 - b. The Planning Commission accepts plan and refers the appropriate portions of the submittal to the Township Attorney, Engineer, Planner as well as the appropriate state and county agencies for review and recommendation.
 - c. The Planning Commission reviews the final planned unit development submittal to assure conformance with the approved preliminary planned unit development submittal and planned unit development agreement. Within thirty (30) days following receipt of the final planned unit development submittal, the Planning Commission shall approve or require modifications to assure conformance, if the final planned unit development submittal deviates from the preliminary planned unit development submittal by more than the limits prescribed in this Ordinance.

6. Before either the Planning Commission recommends final approval or the Township Board grants final approval to any planned unit development, the Planning Commission and Township Board shall, respectively, determine that:
- a. Provisions, satisfactory to the Township Board, have been made to provide for the financing of any improvements shown on the plan for open spaces and common areas which are to be provided by the applicant, and that maintenance of such improvements is assured by a means satisfactory to the Township Board.
 - b. The cost of installing all streets and necessary utilities has been assured by a means satisfactory to the Township Board.
 - c. The final plan for any phase is in conformity with the overall comprehensive plan of the entire neighborhood acreage. Any changes or amendments requested shall terminate the overall planned unit development approval until such changes and/or amendments have been reviewed and approved as in the instance of the preliminary submittal.
 - d. Proceeding with a planned unit development should only be permitted if it is mutually agreeable to the Township Board and the developer.

The Township Board shall prepare a report stating its conclusions, its decision, the basis for its decision, and any conditions imposed on an affirmative decision.

7. Following approval of a final planned unit development submittal by the Township Board, the developer begins processing the plat through the Township Board in conformance with the Subdivision Control Act and the Marion Township Subdivision Ordinance or the condominium plan through the Planning Commission and Township Board in conformance with the Condominium Act and condominium provisions of this Ordinance.

Section 13.05

Appeals

No decision or condition related to a planned unit development submittal shall be taken to the Board of Appeals.

Section 13.06

Fees

Fees for the review of a conceptual, preliminary or final planned unit development submittal shall be in accordance with the schedule of fees adopted by resolution of the Township Board. Before final approval is granted, the cost of review fees shall be paid for by the applicant/developer.

Emails between Mike Goryl (LCRC) and Bob Hanvey

From: Mike Goryl

Sent: Wednesday, September 9, 2020 4:03 PM

To: Robert Hanvey (supervisor@mariontownship.com) <supervisor@mariontownship.com>

Subject: Sunridge - Phase 3

Hi Bob,

We just received an email from a traffic consultant regarding a traffic impact study (TIS) for Phase 3 of the Sunridge development. He mentioned that the TIS is required as part of the 2015 PUD agreement.

In reviewing our files we found a TIS that was completed in 2001 for all 3 phases. While I understand the need for a new study based on the time that has passed since the original study, I'm trying to figure out how to respond to the proposed scope of the new study versus the findings of the original study. The new study scope only proposes to analyze operations at the Alstott entrance, the Peavy entrance, and the Peavy and Alstott intersection. The original study from 2001 had a fairly large study area, as it analyzed operations at the intersections Mason and Peavy, Pinckney and Kedde, and Peavy and Kedde. That original study concluded that left-turn passing lanes would be needed at the Mason and Peavy intersection, as well as the Pinckney and Kedde intersection (recently built). Further, the original traffic study estimated that approximately 30 percent of the trips would be to/from the south via the gravel portions of Peavy and Kedde Roads. This caused much concern on our end as it could result in an additional 600-900 trips per day on the gravel roads.

As you know, we cannot require off-site improvements from a developer as a result of traffic impacts. But Townships can require off-site improvements as part of the PUD agreement. My question to you, therefore, is whether the existing PUD agreement requires any of the improvements recommended in the original traffic study, or addresses the gravel road concerns? If not, I'm not sure there is any reason to ask for a larger study area, bring up the recommendations from the original study, or outline our gravel road concerns. If you have any thoughts otherwise, please let me know.

Thanks.
Mike

From: Mike Goryl <mgoryl@livingstonroads.org>

Sent: Friday, September 18, 2020 7:47 AM

To: Robert Hanvey (supervisor@mariontownship.com) <supervisor@mariontownship.com>

Subject: RE: Sunridge - Phase 3

Hi Bob,

This is a follow-up to my last email.

Can you tell me if the PUD agreement for Sunridge requires any off-site improvements, such as the left-turn passing lane on Mason Road at Peavy Road that was recommended in the original traffic study, or participation in the future paving of the gravel portions of Peavy and Kedde? They are asking us again to approve the scope of the new study, so we're trying to figure out the extent of the study area.

Thanks.

Mike

From: Bob Hanvey <supervisor@mariontownship.com>

Sent: Friday, September 18, 2020 11:07 AM

To: Mike Goryl <mgoryl@livingstonroads.org>

Cc: Dave Hamann <za@mariontownship.com>

Subject: RE: Sunridge - Phase 3

Hi Mike – we appointed a committee to review the PUD and determine what needs to be done. We have not met yet and I'm trying to determine all the issues that need to be considered. The traffic study is the most important but it is clouded by a requirement in the original PUD that a road be constructed from Peavy to D-19. That requirement was included when Mitch Harris owned Sunridge and all the property from Peavy to D-19. Mitch is no longer involved with Sunridge. Since then we have many more units in Hometown, Meadows, Woodberry, and now Marion Oaks. So putting more traffic on D-19 may not be a good idea.

Another issue is the bridge. We are not sure how to handle that. The plates are probably not a long term fix.

When we had a proposal for a development at the old driving range we thought about a round-about at Mason and Peavy, I think Panhandle has removed their stuff but I don't know about the easement.

I'm not sure when I will have an agenda for the committee meeting. Do you want to be included?

Thanks
Bob Hanvey

From: Mike Goryl <mgoryl@livingstonroads.org>

Thanks for the info Bob. I forgot about the road intended to go through between Peavy and D-19.

I just spoke with Steve about the bridge. The plates are definitely not a long term fix. He said we've applied for 2023 funding to replace the bridge and that we should hear back by late October.

The thought of a roundabout at Mason and Peavy is interesting, and something I've never thought about before. Obviously MDOT would have to approve because Mason is theirs. My initial reaction is that it would be a tough sell to them given the proximity to the overpass and the disproportionate volumes on Mason versus Peavy. But I could be wrong.

At the very least I think the traffic study should look again at the Mason and Peavy intersection for left-turn lane warrants. We think the traffic study should also address the impacts to the gravel roads. If it's okay with you we're going to advise the consultant that their scope looks okay but to add these two issues to their analysis. Those issues, plus the bridge, are our biggest concerns.

I don't need to be included for the committee, but I would be happy to discuss any issues further by phone or email if necessary.



December 15, 2020

Dave Hamann, Zoning Administrator
Marion Township
2877 W. Coon Lake Road
Howell, MI 48843

RE: Tamarack Place PUD
Preliminary Site Plan Review

Dear Mr. Hamann,

We have received and reviewed the site plan for the development of Tamarack Place, located on Peavy Rd, just north of Tracilee Dr. The plans were prepared by Desine Inc on behalf of Blue South Sunridge, LLC and are dated November 16, 2020. Based on our review, we offer the following comments:

General

The existing site is currently zoned as Suburban (SR) and is an undeveloped parcel with a Livingston County owned open drain, private open drain, and wetlands. The existing topography of the site generally slopes from south to north, or towards the open drains.

A location map is shown on the cover page at a scale of 1-inch equals 2,000 feet, with the necessary information. A development plan is also included in the plans, showing the proposed development phases.

The legal description is 93.31 acres and closes within acceptable limits.

A clearing limit should be added into the plans to show what existing feature is to remain.

The plans should be stamped with a professional seal of a registered architect, engineer, surveyor, landscape architect, or a planner.

The SR District regulations and proposed regulations are as follows:

	Required	Provided
Minimum Lot Area	20,000 sq. ft.	9,450 sq. ft.
Minimum Lot Frontage	85 feet	50.98 feet
Minimum Front Yard Setback	35 feet*	30 feet
Minimum Side Yard Setback	10 feet	10 feet
Minimum Rear Yard Setback	25 feet	25 feet
Maximum Lot Coverage	35%	50.5%
Perimeter Setback	90 feet	35 feet**

*Can be reduced to 30 feet

** Lot 145 is the only lot preventing the site from achieving the perimeter setback requirement.

The proposed PUD meets the setback requirements for front yard, side yard, and rear yard but does not meet the perimeter setback, minimum lot area, and minimum lot frontage requirements. Tabulations should be provided for the total site acreage and percent of total project in various uses, including developed and undeveloped open space. Within the plans, it states that the open space is 45.99 acres but

does not break it down any further. More information will be required to confirm whether the site meets the common open space requirements. The maximum lot coverage for the site is 35%, but the plans propose a 50.5% lot coverage. Other required tabulations that should be included are the total site density of single-family dwelling and percent of ground area covered by structures other than detached single-family dwelling units, as well as acreage and number of single-family lots in development phases. These requirements are in Section 13.04.B – Tabulations of Marion Township Zoning Ordinance.

Roads & Paving

The private road is 13.5 feet wide per lane and has a 2% crown. The road pavement needs to be 27 feet wide with 8 feet wide parking on one side. This requirement was not met. The concrete curb and gutter are either type F4 or a mountable curb with a width of two feet. The proposed ROW is 66 feet with a 12-foot-wide utility easement on both or either sides. There is a 4-foot minimum greenbelt with a 2% slope located at the back of the curb, away from the property lines. The maximum slope within the proposed ROW is one on four. Sidewalks are 5 feet wide and are generally 4 inches in thickness but becomes 6 inches in thickness in driveway areas. The sidewalk will use a 4-inch thick sand base. Sidewalks are located on both sides of the roads within the site, but the shaded areas of the sidewalk shall be constructed by the contractor. The unshaded areas of the sidewalk shall be constructed as part of the house construction on each unit. The site also uses a mowed path and hard surface path within the open space area. The mowed path starts on the south side of the cul-de-sac on Edradour St and loops around Basin L on the north side. Then the mowed path connects to the concrete sidewalk by the park. The hard surface path is mostly located south of Scapa St along the wet land within Phase 4. This connects the cul-de-sac on Scapa St to the park. There is another hard surface path southwest of Basin M. This connects the cul-de-sac on Linkwood Ct to the park.

The private road consists of a 1.5-inch thick MDOT 1100T-20AA top course, 1.5-inch thick MDOT 1100L-20AA leveling course, 7-inch thick compacted 22A aggregate base, and 6-inch minimum thick compacted Class II sand base. The materials are acceptable and conforms to Livingston County Road Commissions' standards and regulations, but Marion Township's requirement is 4 inches of HMA on 8 inches of gravel. An alternative pavement section can be considered if a geotechnical analysis and pavement design is submitted during the construction plan review. An edge drain is required and should be added into Typical Private Road Cross Section detail.

The proposed cul-de-sac radius at the outside edge of the pavement is 50 feet. The fillet radius from the proposed cul-de-sac to the tangent section is shown to be 50 feet on sheet SP3 on Edradour St, but the Curb Cul-De-Sac Detail shows a fillet radius of 75 feet. The Curb Cul-de-sac Detail should be updated so that it matches what is proposed in the Site Plan Sheet. The cul-de-sac on Linkwood Ct and Scapa St have more than 4 parcels fronting on the right of way for the cul-de-sac, which exceeds the maximum requirement.

There are two entrances to the site, one on Alstott Dr and one on Peavy Rd. A sight distance review was performed by Livingston County Road Commission and approved the approaches. The clear vision area on Alstott Dr will need to be addressed during the permitting process. During Phase 1 of construction, a 12-foot wide right-turn deceleration taper will be constructed at the intersection of Alstott Dr and Peavy Rd. The right-turn deceleration taper is 100 feet long and the 12-foot wide deceleration lane is 50 feet long. We defer to Livingston County Road Commissioner for further comment and approval.

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Lot 145 should be removed or changed because it does not have a driveway access that is part of the interior private road of the condominium. It also impacts the 0.48 -acre wetland located on the lot and northeast of the lot. This lot also prevents the site from meeting the 90-foot perimeter set back requirement.

A speed limit is not shown within the plans, but it should be 25 miles per hour, with a design speed of 35 miles per hour.

Grading & Drainage

Grading Plans were submitted within the Preliminary Site Plan, but they needed some clarifications. For example, GR2.1 near the bottom of the page shows contour elevations that do not correspond to the correct contour lines.

The site uses a stormwater conveyance system to route the water into four different detention basins. The pipes used will be RCP and range in diameter between 12 inches and 30 inches. The collected water will discharge into a forebay within the proposed detention basins and then releases into the existing drain. The slope of the detention pond is 1:5 and the slope of the forebay spillway is 1:3. We defer to Livingston County Drain Commissioner for further comment and approval.

Calculations for the stormwater conveyance system was provided in the plans. The system was designed for a 10-year storm event and assumed a time of concentration of 20 minutes. The conveyance system for Basin N and Basin M had flow velocities less than 2.5 ft/sec, which is the minimum flow velocity. Between CB163 and ES162 the full flow velocity is 1.62 ft/sec and between CB113 and CB 112 the full flow velocity is 1.70 ft/sec. The conveyance system for Basins L and Basin M had full flow velocities at the outlet that exceeded 10 ft/sec, which could cause scouring. Between ES321 and YB320 the full flow velocity is 40.43 ft/sec, between ES128 and YB127 the full flow velocity is 27.78 ft/sec, between ES123 and YB122 the full flow velocity is 36.57 ft/sec, and between ES116 and YB115 the full flow velocity is 42.55 ft/sec.

Basin K, Basin M, and Basin N had a proposed storage volume of 131,951 ft³, 205,100 ft³, and 28,732 ft³, respectively. The required storage volume for Basin K, Basin M, and Basin N is 62,211 ft³, 196,237 ft³, and 19,958 ft³ (from Spicer Group's calculations without rounding), respectively. The three basins mentioned met the detention volume requirements, but Basin L did not. Only one 100-year detention volume calculation was provided, and it was for Basin K. The provided basin volume for Basin L is 74,091 ft³, which is more than the required volume of 66,943 ft³, but the first flush volume, bankfull volume, and sedimentation basin volume did not meet their volume requirements. Since the detention volume calculations for Basin L was not provided, we do not know where the error occurred. The Control Structure Calculations for Basin N shows an allowable outflow rate of 1.68, but it should be 0.42. It also shows the wrong 100-year storm volume, bankfull volume, and first flush volume in the Control Structure Calculations for Basin N.

After discussing the allowable outflow rate for the site with the Livingston County Drain Commissioner, the permissible discharge rate per acre of tributary area should be adjusted to be 0.1 cfs/acre. This will most likely change the basin's storage elevation, which needs a 1-foot minimum freeboard from the top of the catch basin, finished floor elevation, and top of road. Finished floor elevations should be included in the plans to ensure the 1-foot minimum freeboard.

According to the soil boring logs, TB-02, which was taken near Basin M on Lockes St, had an approximate groundwater elevation of 902. The bottom elevation of Basin M is 899, which is lower than the groundwater elevation. Basin N had the same problem, where the groundwater elevation was higher than the bottom of the basin. The basins should be designed to ensure the groundwater does not affect the storage of the basins.

Sanitary Sewer

The utility plan shows the location, slope, and type of pipe for water, stormwater, and sanitary utilities. The sanitary sewer will use a 10-inch PVC SDR-26 at a minimum slope of 0.3%, which meets the 10 States slope requirement of 0.28% for a 10-inch nominal size sewer pipe. The utility plan does not go into detail of the sanitary sewer or show the profile view. These are not required for the preliminary site plan submittal but will be required in the final plan submittal.

The proposed 10-inch diameter sanitary system connects to an existing 8-inch diameter sanitary system located on Alstott Dr. This will not be allowed unless the proposed sanitary system uses 8-inch diameter pipes. If the proposed sanitary system connects to the existing sanitary on Alstott Dr, the sewage will travel to the pump station located west of Peavy Estates. This would increase the amount of sewage by 26.2 GPM, which is under the capacity of the pump station (550 GPM). Then the sewage will travel north of the pump station and connects to the sanitary line that runs along Marion and Genoa drain. The sewage then travels towards Peavy Rd and connects to a 15-inch diameter sanitary line. The sewage then travels to another pump station on Peavy Rd and finally reaches Howell WWTP.

If the proposed sanitary system uses 8-inch diameter pipes running at 0.4%, the sanitary pipes near MH 36 would approximately have a cover of 3.5 feet. This area is a concern because not only does the sanitary main require a minimum of 4 feet cover, the leads running at 1% must also have a minimum cover of 4 feet.

Just before the connection, the sanitary sewer passes between Lots 45 and 44. The sanitary easement is 30 feet wide, which will cross the property line of Lot 45.

A lead size for the proposed sanitary sewer was not specified, but it should be 6 inches in diameter with a slope of 1%. Invert elevations or manhole rim elevations were not provided.

The Trench Detail shows pipes under or within the influence of the roadway, pipe bedding, and pipes not under the influence of the road. These details are acceptable and conforms with LCRC standards. There are some areas where the sanitary system runs underneath along the roadway, but these runs a fairly short and have upstream manholes located in the greenbelt.

Watermain

The proposed watermain is an 8" CL54 DIWM. Although the plans do not specifically call out a depth for the watermain, the notes point out that the watermain will meet all specifications of MHOG Sewer and Water Authority. This indicates that the water main will have a cover ranging between 5.5 to 8.5 feet. Multiple hydrants are proposed on the site, with a maximum separation of 430 feet. The location of the hydrants must be reviewed by MHOG.

According to MHOG Sewer and Water Authority, Section 1.02c Water Main Layout, dead-end mains may not exceed 600 feet in a single-family, residential neighborhood. The dead-end mains on Scapa St

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and Edradour St does not meet this requirement. There is another dead-end water main on Linkwood Ct, but it does not exceed 600 feet. We defer to MHOG for further comment and approval.

Landscaping and Lighting

The Landscaping Plan shows architectural renderings of structures and landscaping improvements, but it only shows the layout for landscaping on the east side of the site. There are proposed light poles throughout the site but does not go into detail. We defer to the Township Planner for further comment on the landscaping and lighting plan.

Traffic Impact Study/Off-Site Improvements

We have completed a brief review of the Traffic Impact Study dated October 20, 2020. In order to balance the effects of reduced travel due to Covid, the study balances recent traffic counts with pre-pandemic historical counts to arrive at a reasonable data. These baseline traffic volumes were provided to the Livingston County Road Commission (LCRC) prior to the analysis being completed. The study finds the following results.

- Mason & Peavy – Level of Service (LOS) ranging from A to C under current traffic conditions, A to D after development is added. Northbound Peavy drops from C to D in the p.m. peak hour.
- Peavy & Alstott – very negligible change.
- Peavy & Kedde – very negligible change.
- Pinckney & Kedde – LOS ranges from A to F. The eastbound movement from Kedde onto Pinckney is rated F, with the delay increasing from 75 seconds per vehicle to 92 seconds per vehicle.
- Proposed site access at Alstott and Peavy – This operates at a high level of service post development, rated from A to B.
- The gravel section Peavy between Tracilee and Kedde will increase by 240 trips per day due to the development. Added to the background traffic volumes and projected to 2027, this will be approximately 820 trips per day. This exceeds the LCRC's capacity threshold of 700 vehicles per day for gravel roads.
- Kedde Road currently exceeds the LCRC threshold for gravel roads at 1000 vehicles per day. Adding the 240 trips and projecting to 2027, there will be in excess of 1300 vehicles per day on Kedde.

We believe the study should extend their scope to the Mason Rd/Michigan Avenue intersection in Howell and include the I-96 ramps as well. There are only two basic routes from the I-96 and Pinckney Road interchange to the proposed development – either south on Pinckney to Kedde or north on Pinckney (Michigan Ave) to Mason. The Mason/Michigan Ave intersection sees very heavy volumes during peak hours, especially the PM peak. Residents will have to make the left from Michigan to Mason in order to access the development and it is not uncommon to sit through three or four traffic signal cycles while trying to make this movement. There is no left turn signal at this intersection and it is the major point of access to the industrial park to the west so there is a large volume of trucks. Because of the delays at this intersection, it is our opinion that traffic in the p.m. peak will tend to use the southern access to the site (Pinckney to Kedde to Peavy) and the study is underestimating the future traffic on Kedde. The additional traffic will make the continued maintenance on Kedde more difficult and costly.

It is our understanding that a connection road between Peavy and Pinckney was planned during the original PUD process for Sunridge. This would still be a viable option for reducing the traffic on Keddle and avoiding additional traffic at Mason/Michigan. A traffic signal analysis would have to be completed if the road was connected at or near the eastbound I-96 ramp.

In lieu of the connector road, several other improvements may be considered as alternates. A left-hand turn lane should be constructed on Mason Road at Peavy to safely allow for the increased volume of westbound to southbound turns due to the development. Peavy Road should also be widened at the intersection to be three lanes – one southbound, one for westbound turns and one for eastbound turns. This will help reduce delays at the intersection.

The Keddle/Pinckney intersection should also be improved. A dedicated right turn lane on southbound Pinckney to Keddle should be added to reduce the chance of accidents. This intersection is fairly hidden and difficult to see at night. With the increased traffic on Pinckney due to Marion Oaks the dedicated turn lane will improve the overall flow of traffic. The improvements should also include paving the first 200-300 feet of Keddle to further improve safety and reduce the maintenance effort. Finally, a street light should be added near the intersection to improve night visibility.

Recommendation

We recommend the Township withhold approval, pending the following items and our subsequent review:

1. Plans should be reviewed and approved by:
 - a. Fire Marshal
 - b. Township Planner
 - c. Livingston County Drain Commissioner
 - d. Livingston County Road Commission
2. A clearing limit should be added into the plans to show what existing feature is to remain.
3. The plans should be stamped with a professional seal of a registered architect, engineer, surveyor, landscape architect, or a planner.
4. Break down the common open space calculations to show that the site does or does not meet the common open space requirements.
5. An edge drain is required and should be added into Typical Private Road Cross Section detail
6. The Curb Cul-de-sac Detail should be updated so that it matches what is proposed in the Site Plan Sheet.
7. The parcels abutting the cul-de-sac on Linkwood Ct and Scapa St must be 4 or less.
8. Lot 145 should be removed or changed because it does not have a driveway access that is part of the interior private road of the condominium.
9. Contour elevation labels should be fixed so that it corresponds to the correct contour line.
10. The velocities in the stormwater conveyance system should not be less than 2.5 ft/sec or greater than 10 ft/sec.

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11. In the stormwater conveyance system calculations, the runoff volume metric flow (Q) should be less than the capacity of the pipe.
12. The 100-year detention volume calculations for Basin L, Basin N, and Basin M needs to be included in the plans.
13. The first flush volume, bankfull volume, and sedimentation volume for Basin L are incorrect and need to be corrected.
14. Fix the values in the Control Structure Calculations for Basin N
15. The permissible discharge rate per acre of tributary area should be adjusted to be 0.1 cfs/acre.
16. Provide finished floor elevations to ensure 1-foot minimum freeboard from the basin's storage elevation.
17. The basins should be designed so that the groundwater does not affect the storage of the basins.
18. The proposed sanitary system should use an 8-inch diameter pipe if connecting to the existing sanitary system located on Alstott Dr.
19. If an 8-inch diameter pipe is used at 0.4% slope, ensure that the leads have a minimum cover of 4 feet.
20. Landscaping plans for the entire site should be added.
21. A left-hand turn lane should be constructed on Mason Road at Peavy to safely allow for the increased volume of westbound to southbound turns due to the development.
22. At the intersection of Peavy Road and Mason Road, Peavy road should be widened at the intersection to be three lanes. One lane for the southbound direction, one lane for westbound turns, and one lane for eastbound turns.
23. At the intersection of Keddle and Pickney, a dedicated right turn lane on southbound Pinckney to Keddle should be added to reduce the chance of accidents.
24. At the intersection of Keddle and Pickney, streetlights should be added to improve night visibility.

The items that do not meet ordinance that are possible items of negotiation for the PUD are as follows:

PUD Variances	Required	Provided
Minimum Lot Area	20,000 sq. ft	9,450 sq. ft
Minimum Lot Frontage	85 feet	50.98 feet
Maximum Lot Coverage	35%	50.50%
Perimeter Setback	90 feet	35 feet
On-street Parking Lane Width	8 feet	0 feet
Minimum Common Open Space	30%	49.5%*
# of Lots on a Cul-de-sac	4	5

*More information will be required to confirm whether the site meets the common open space requirements.

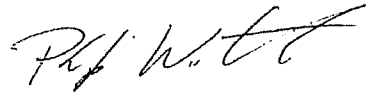
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If you have any questions or need anything further, please feel free to contact our office.

Sincerely,



Brian Han
Design Engineer
Phone: (248) 846-3470
Mailto: brian.han@spicergroup.com



Philip A. Westmoreland, P.E.
Sr. Project Manager
Phone: (517) 375-9449
Mailto: philaw@spicergroup.com

SPICER GROUP, INC.
125 Helle Dr, Suite 2
Dundee, MI 48131

CC: SGI File
Livingston County Road Commission
Livingston County Health Department
Ken Recker, Livingston County Chief Deputy Drain Commissioner
Desine Inc
Blue South SunRidge, LLC

MEMO

VIA EMAIL

To: Mr. Mark Perkoski
Blue South Sunridge, LLC

From: Michael J. Labadie, PE
Steven J. Russo, E.I.T.
Fleis & VandenBrink Engineering

Date: November 14, 2014

Re: Sunridge Residential Development – Phase II
Marion Township, Michigan
Traffic Impact Assessment

Introduction

This memorandum presents the results of a Traffic Impact Assessment (TIA) for the proposed Phase II of the Sunridge residential development in Marion Township, Michigan. The project site is located on the west side of Peavy Road approximately ¾ mile south of Mason Road and is currently undeveloped. The proposed residential development would include 94 single family units and would have access to Peavy Road via two site access roads.

The Township has required a TIA for the project in accordance with Township Ordinance. The study scope includes the intersection of Mason Road & Peavy Road, as well as the proposed site access points. The purpose of this study is to identify the traffic related impacts, if any, of the proposed development on the adjacent road network.

Data Collection

On Thursday, October 30th, 2014 Fleis & VandenBrink Engineering (F&V) collected weekday AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak period turning movement counts at the intersection of Mason Road & Peavy Road. In addition to the existing traffic volume data, F&V collected 24-hour volume data along Peavy Road between Hewitt Street and Alstott Drive. Lastly, F&V collected an inventory of existing lane use and traffic controls. The applicable data referenced in this memorandum are attached.

Existing / Background Conditions

The existing AM and PM peak hour traffic volumes were identified based on the data collected. Existing peak hour vehicle delays and Levels of Service (LOS) were calculated at the intersection of Mason Road & Peavy Road using Synchro (Version 8) traffic analysis software. This analysis was based on the existing lane use and traffic control, the existing peak hour traffic volumes, and the methodologies presented in the *Highway Capacity Manual, 2010* (HCM). Typically, LOS D is considered acceptable, with LOS A representing minimal delay, and LOS F indicating failing conditions. Additionally, SimTraffic network simulations were reviewed to evaluate network operations and vehicle queues.

The results of the existing conditions analysis indicate that all critical movements at the intersection currently operate at a LOS B or better during both peak hours. Additionally, review of network simulations indicates

that the intersection of Mason Road & Peavy Road operates acceptably and does not experience significant vehicle queues.

Future Background conditions without the proposed development were also evaluated for an assumed full project buildout of 4 years. Based on historical data obtained from SEMCOG, traffic volumes along the study section of Mason Road have remained stagnant or decreased in recent years. However, conservatively a 1% per year growth rate was applied to the existing traffic volumes for the analysis of background conditions. With this background growth, vehicle delays would increase slightly; however overall intersection operations will be similar to existing conditions, as shown in Table 1.

Table 1
Existing Intersection Operations

Existing Intersection Operations						
Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
1. Mason Road & Peavy Road <i>Existing Conditions</i>	STOP (Minor)	EB	Free		Free	
		WB LT	8.3	A	8.1	A
		NB	12.5	B	12.6	B
	STOP (Minor)	EB	Free		Free	
		WB	8.4	A	8.2	A
		NB	12.8	B	12.9	B
<i>Background Conditions</i>						

Site Trip Generation

The number of AM and PM peak hour vehicle trips that would be generated by the proposed residential development was forecast based on data published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 9th Edition*. The peak hour site trips shown in Table 2 were assigned to the adjacent road network based on existing traffic patterns. The proximity and available routes of travel from the site to the I-96 & Pinckney Road interchange was also taken into consideration. These factors indicate that 90% of site traffic would enter/exit the site to/from the north during both peak hours. The site-generated traffic volumes to/from the north were distributed through the intersection of Mason Road & Peavy Road based on existing turning movement percentages.

Table 2
Site Trip Generation

Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Single-Family Residential	210	94	D.U.	992	19	57	76	62	37	99

Future Conditions

The site-generated trip assignments were added to the future background traffic volumes to determine the total future peak hour traffic volumes with the proposed development. Future peak hour vehicle delays and LOS were calculated at the intersection of Mason Road & Peavy Road based on these volumes and the existing intersection lane use and traffic control. The results of this analysis indicate that the proposed project would not have a significant impact. Vehicle delays and LOS as shown in Table 3 would be similar to background conditions and any increases in vehicle delay would not be discernable. Further, all critical movements at the proposed site access to Peavy Road would operate at a LOS B or better during both peak hours.

Review of network simulations also indicates acceptable traffic operations at the intersection of Mason Road & Peavy Road and the proposed site access points and significant vehicle queues are not observed.

Driveway Turn Lane Warrants

The Livingston County Road Commission (LCRC) warrants for left turn passing lanes were evaluated for the proposed site access roads to Peavy Road. The results of this analysis indicate that with the proposed development, a left turn passing lane is not required at either site access point to Peavy Road.

Table 3
Future Intersection Operations

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
1. Mason Road & Peavy Road	STOP (Minor)	EB	Free		Free	
		WB LT	8.5	A	8.4	A
		NB	14.1	B	14.9	B
2. Peavy Road & N. Site Road	STOP (Minor)	EB	9.5	A	10.2	B
		NB LT	7.3	A	7.6	A
		SB	Free		Free	
3. Peavy Road & S. Site Road	STOP (Minor)	EB	9.3	A	9.9	A
		NB LT	7.3	A	7.5	A
		SB	Free		Free	

Conclusions

The conclusions of this Traffic Impact Assessment are as follows:

1. Currently, all intersection approaches at the intersection of Mason Road & Peavy Road operate acceptably.
2. The proposed development would have a negligible impact on the study road network.
3. The proposed site access locations will operate acceptably, and left turn passing lanes are not required.

Any questions related to this memorandum, study, analyses, and results should be addressed to Fleis & VandenBrink Engineering.

Attached: Traffic Volume Data
SEMCOG Data
Synchro Results
LCRC Driveway Warrants

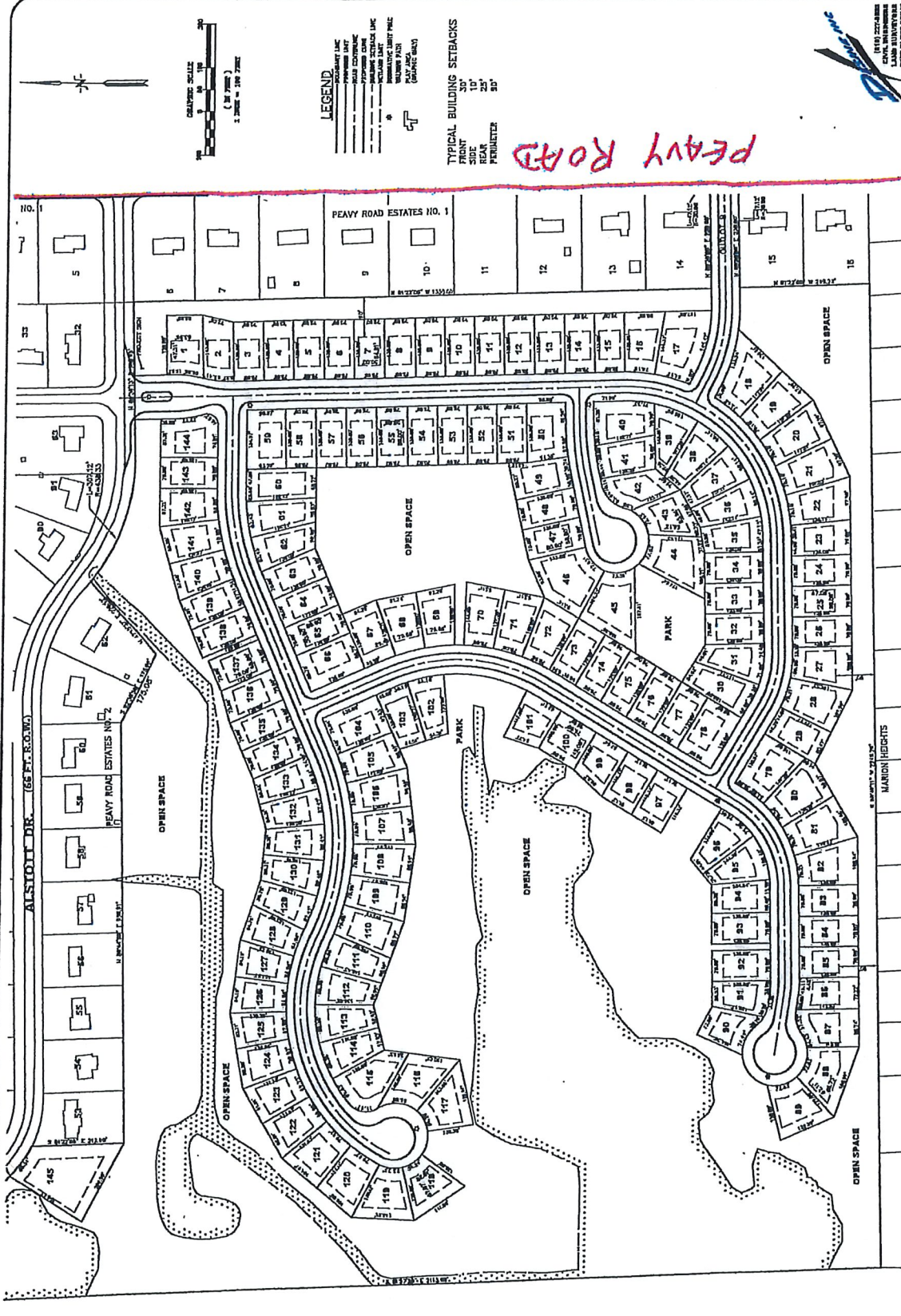
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NOT YET APPROVED 144 UNITS

REVISION #		DATE	REVISION DESCRIPTION	MARION CREEK SOUTH		REVISED LAYOUT		CLIENT:		SCALE: 1/4" = 1'-0"		1	
DESIGNED BY								ALLIEN KENNEDY HOMES		PROJECT NO.: 30003			
DRAWN BY								7815 EAVE CT. W.		SHEET NO.: 001			
CHECKED BY								DYNAMIC CONSULTING ARCHITECTS		SHEET TITLE: 001			
DATE													
										</			

Westview Capital, LLC
795 Clyde Ct
Byron Center, MI 49315

December 11, 2020

Mr. Dave Hamann, Zoning Administrator
Marion Township
2877 W. Coon Lake Road
Howell, Michigan 48843

Re: Tamarack Place (Final Phase of Sunridge PUD) – revised Preliminary Site Plan
submittal

Dear Mr. Hamann,

Attached please find eight (8) sets of the revised Preliminary Site Plan for the Tamarack Place Site Condominium project (Final Phase of Sunridge PUD) on the 93 acre property located along the west side of Peavy Road, south of Alstott Drive. Also included with this cover letter are responses to the various comments received from the Township Planner, Carlisle/Wortman Associates, Inc. Comments from the Township Engineer were not yet provided as of December 11th.

As we discussed, it is our desire to have the Preliminary Site Plan considered by the Marion Township Planning Commission on December 22, 2020. We believe the revised plans address all comments relevant to the Preliminary Site Plan review and more detailed engineering related issues will be addressed during the subsequent submittal of the Final Site Plan.

Thank you for your assistance with this project and we look forward to continuing our cooperative relationship with Marion Township. If you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,



Michael West, AICP
Land Planning Project Manager
Westview Capital, LLC
795 Clyde Court SW
Byron Center, Michigan 49315
(269) 365-8548
mwest@allenedwin.com

Carlisle/Wortman Associates
November 18, 2020 review comments
(see developer responses below)

PROJECT AND SITE DESCRIPTION (pages 1-2)

Items to be Addressed: 1.) Outside approvals from such agencies as EGLE and the Livingston County Drain Commission due to the significant environmental concerns. 2.) Every effort should be made to preserve as much of the existing woodlands as possible.

Responses: 1) All required approvals from the Livingston County Drain Commission (LCDC), Livingston County Road Commission (LCRC) and Michigan Department of Environment, Great Lakes & Energy (EGLE), if necessary, will be obtained with the Final Site Plan. On 9/29/20, the LCRC approved the preliminary Sight Distance for the proposed private street approaches on Peavy Road and Alstott Road. 2) The revised Landscape Plan included in the Preliminary Site Plan packet proposes preservation of mature woodlands located primarily within the western portions of the property. Mature trees located outside of necessary construction limits for streets, utilities and homes will be preserved to the greatest extent possible. The overall development proposes retention of approximately 46 acres (49.5% of overall site) in dedicated perpetual open space areas including woodlands, meadows, fields, wetlands and storm water drainage areas.

AREA, WIDTH, HEIGHT, SETBACKS (page 3)

Items to be Addressed: Provide greenbelts to the satisfaction of the Planning Commission.

Responses: As depicted on the revised Landscape Plan, significant open space areas are provided throughout the residential development. Importantly, open space/greenbelt areas will be provided along the northern, eastern and southern perimeters of the property where abutting existing single family residences. These greenbelts areas will consist of existing mature trees, meadows, fields and supplemental tree plantings.

NATURAL RESOURCES (page 3)

Items to be Addressed: 1) Preserve woodlands to the greatest extent possible. 2) Remove unit 145 from the plan as it impacts a wetland and also is part of a different phase.

Responses: 1) See response provided above. 2) While Unit 145 was shown on the approved PUD Plan, it will be removed from site condominium and the building site established as a metes and bounds land division parcel. Only a small portion of the approximate 1.0 acre parcel is encumbered by wetlands (western portion) leaving more than a sufficient building envelope along the northern portion of the parcel for construction of a single family home. A wetland delineation study was completed for the overall 93 acre property in September 2020 by ASTI Environmental and these wetland boundaries are shown on the Preliminary Site Plan. Construction activities associated with the subdivision will not encroach into designated wetland areas.

SITE ARRANGEMENT, ACCESS AND CIRCULATION (page 4)

Items to be Addressed: 1) Obtain necessary permits from Livingston County Road Commission for the two proposed drive access locations. 2) Defer to the Township Engineer and Fire Department regarding whether site access and circulation is adequate. 3) Clarify needed off-site improvements for Livingston County Roads. 4) Prohibit construction traffic from accessing Alstott Drive. 5) Confirm relevancy of traffic study provided by Fleis and Vandenbrink.

Responses: 1) See response provided above. On 9/29/20, the LCRC approved the preliminary Sight Distance for the two proposed private street approaches on Peavy Road and Alstott Road. 2) Township Engineer comments were not yet provided as of 12/11/20. 3) Information regarding needed off-site roadway improvements associated with this previously approved PUD project were not yet provided by the Township as of 12/11/20. The traffic study prepared by Freis and Vanderbrink recommends a right-turn deceleration taper be constructed along southbound Peavy Road at Alstott Drive and this improvement is shown on the Preliminary Site Plan. 4) Developer concurs and construction traffic will be prohibited from accessing the site from Alstott Drive. 5) The traffic study completed by Freis and Vanderbrink was prepared by a licensed professional engineer utilizing accepted traffic engineering practices and information published by the Institute of Transportation Engineers (ITE).

LANDSCAPING (pages 4-5)

Items to be Addressed: 1) Provide detailed landscape plan for entire project. 2) Clarify lighting of entire site. 3) Widen access points for proposed parks, especially park accessed off of Linkwood Court

Responses: 1) A detailed Landscape Plan has been provided with the revised Preliminary Site Plan. The Landscape Plan proposes preservation of mature woodlands, meadows and fields in open space areas throughout the overall development. Mature trees located outside of necessary construction limits will be preserved to the greatest extent possible. Approximately 46 acres (49.5% of overall site) will be preserved in common open space including woodlands, meadows, fields, wetlands and storm water drainage areas. Where existing trees do not exist within open space areas (particularly along the Alstott Drive frontage and along the rear sides of existing residences on Peavy Road), supplemental deciduous and coniferous trees will be installed. The entry boulevard from Alstott Drive will also be landscaped with trees and ornamental shrubs, and a deciduous tree will be installed in front of each lot within the proposed subdivision. 2) Street lighting will be installed throughout the subdivision as recommended by the franchise utility provider (DTE Energy) and as required by local ordinance. 3) The developer does not believe the various pedestrian accesses to the open space areas, including off Linkwood Court, need to be widened. These access points are intended to provide residents within the subdivision access to the interconnected system of paths and trails which meander throughout the open spaces areas. The overall development project includes approximately 3/4 mile of paths and trails (1,725 feet hard surface paths, 2,110 feet natural trails) within the approximate 46 acres of open space offering residents access to preserved wooded areas, wetlands and open meadows.

SIGNS (page 5)

Items to be Addressed: None.

Response: None

INFRASTRUCTURE (page 5)

Items to be Addressed: 1) Township Engineer's review for infrastructure needs including public water, sewer and stormwater. 2) Clarify conformance with the Township Engineering Design standards especially in regard to private roads. 3) Request PUD flexibility and relaxation of standards if not in conformance.

Responses: 1) Township Engineer comments were not yet provided as of 12/11/20. Required infrastructure details will be provided with the Final Site Plan submittal. 2) All public and private infrastructure, including private roadways, will be designed and constructed in conformance with required Township and County engineering design standards. 3) Acknowledged.

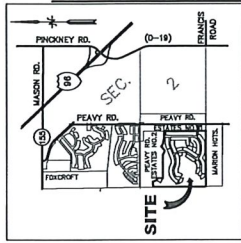
RECOMMENDATIONS (pages 5-6)

1. *Outside approvals from such agencies as EGLE and the Livingston County Drain Commission due to the significant environmental concerns are required.*
2. *Every effort should be made to preserve as much of the existing woodlands as possible.*
3. *Provide greenbelts to the satisfaction of the Planning Commission.*
4. *Provide information on wetlands impact.*
5. *Remove unit 145 from the plan as it impacts a wetland and also is part of a different phase and not in conformance with section 6.18.F.1.*
6. *Preserve woodlands to the greatest extent possible.*
7. *Obtain necessary permits from Livingston County Road Commission for the two proposed drive access locations.*
8. *Defer to the Township Engineer and Fire Department regarding whether site access and circulation is adequate.*
9. *Clarify conformance with the Township Engineering Design standards especially in regard to private roads. Request PUD flexibility and relaxation of standards if not in conformance.*
10. *Confirm relevancy of traffic study provided by Fleis and Vandenbrink.*
11. *Clarify needed off-site improvements for Livingston County Roads.*
12. *Prohibit construction traffic from accessing Alstott Drive.*

- 13. Provide detailed landscape plan for entire project. Clarify lighting of entire site.*
- 14. Widen access points for proposed parks, especially park accessed off of Linkwood Court.*
- 15. Consider wider open space views at roadway ends such as between units 48 & 49 on Edradour street.*

Responses: See responses previously provided above.

BEING PART OF THE SW 1/4 OF SECTION 2,
MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



LOCATION MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION

[illegible]

PLAN SHEET INDEX

- | | |
|-------|---|
| PH | SITE AERIAL PHOTOGRAPH |
| EX | EXISTING CONDITIONS PLAN |
| DP | DEVELOPMENT PLAN |
| D1 | SITE PLAN NE |
| D2 | SITE PLAN NW |
| D3 | SITE PLAN SW |
| D4 | SITE PLAN SE |
| SP4 | SITE PLAN NW |
| UT1 | OVERALL UTILITY PLAN |
| UT2 | UTILITY PLAN NE |
| UT3 | UTILITY PLAN NW |
| UT4 | UTILITY PLAN SW |
| UT5 | UTILITY PLAN SE |
| UT6 | UTILITY EASEMENT PLAN |
| UT7 | CALCULATIONS |
| UT8 | CALCULATIONS |
| GR1.1 | GRADING PLAN BASIN M |
| GR1.2 | GRADING PLAN BASIN M CALCULATIONS & DETAILS |
| GR2.1 | GRADING PLAN SE |
| GR3.1 | GRADING PLAN BASIN L |
| GR3.2 | GRADING PLAN BASIN L CALCULATIONS & DETAILS |
| GR4.1 | GRADING PLAN BASIN K |
| GR4.2 | GRADING PLAN BASIN K CALCULATIONS & DETAILS |
| AP1 | ALLSTOT DRIVE APPROACH PLAN |
| AP2 | HEAVY ROAD APPROACH PLAN |
| AS | ASPHALT DRIVE |
| SBI | SOIL BORING LOCATIONS |
| SBI1 | SOIL BORING LOGS |
| SBI2 | SOIL BORING LOGS |
| SBI3 | SOIL BORING LOGS |
| LSD1 | LANDSCAPE PLAN |
| LSD2 | LANDSCAPE NOTES & DETAILS |
| LSD3 | LANDSCAPE NOTES & DETAILS |
| ST1 | STORM SEWER |
| DT1 | STORM SEWER NOTES & DETAILS |

OWNER
BLUE SOUTH SUNRIDGE, LLC
32400 TELEGRAPH ROAD, SUITE 200A
BINGHAM FARMS, MICHIGAN 45025

DEVELOPER
WESTVIEW CAPITAL, LLC
795 CLYDE COURT SW
BYRON CENTER, MICHIGAN 49315
269-365-8548

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REVISED	SCALE: AS NOTED
NOV. 16, 2020	PROJECT No.: 203025
	DWG NAME: COV
	PRINT: DEC. 14, 2020



D & S ENGINEERING, INC.
 CIVIL ENGINEERING
 LAND SURVEYORS
 2183 PLEAS DRIVE
 BRIGHTON, MICHIGAN 48114
 (810) 227-6533

SCALE: 1" = 120'

PROJECT No.: 203925

DWG NAME: 3025 PH

ISSUED NOV. 16, 2020

PH

CLIENT:
WESTVIEW CAPITAL, LLC
705 CLYDE COURT SW
BYRON CENTER, MICHIGAN 48015
(248) 365-1048

SITE AERIAL PHOTOGRAPH

TAMARACK
PLACE

REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
REVISION #0					
REVISION #1					
REVISION #2					
REVISION #3					
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REVISION #93					



LEGEND

— EXISTING ROAD
— PROPOSED ROAD
— EXISTING EASEMENT
— PROPOSED EASEMENT
— EXISTING UTILITY
— PROPOSED UTILITY
— EXISTING FENCE
— PROPOSED FENCE
— EXISTING WALL
— PROPOSED WALL
— EXISTING WALL
— PROPOSED WALL

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 INCH = 100 FEET



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CLIENT:
WESTVIEW CAPITAL LLC
795 CLYDE COURT SW
BRYON CENTER, MICHIGAN 48315
(269) 364-2456

EXISTING CONDITIONS PLAN

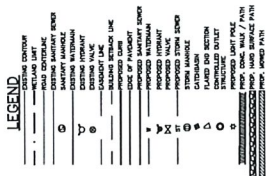
TAMARACK
PLACE

REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION

DESIGN-JHG
DRAFT-BES
CHECK-WMP

SCALE: 1" = 100'
PROJECT NO.: 202025
DWG NAME: 2025 EX
ISSUED: NOV. 16, 2020

EX



10-02-300-007 & 10-02-401-032

DENSITY CALCULATIONS (Section 13.03 B)

TOTAL AREA	92.90 ACRES
OPEN SPACE	45.99 ACRES
	49.5% TOTAL AREA

STREETS 11.16 ACRES
PROP. SITES 144 UNITS + 1 PARCEL SPLIT

NOTES:

1. PUBLIC WATERMAIN SHALL MEET ALL SPECIFICATIONS OF THE WHOG SEWER AND WATER AUTHORITY.
2. PUBLIC SANITARY SEWER SHALL MEET ALL SPECIFICATIONS OF MARION TOWNSHIP.

3. "NO PARKING FIRE LANE" SIGNS SHALL BE POSTED ON THE HYDRANT SIDE OF THE STREET.

4. FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 10 FEET
REAR YARD SETBACK: 25 FEET
PERIMETER SET BACK: 90 FEET

5. THE MINIMUM OF ONE STREET TREE (2-1/2") SHALL BE REQUIRED TO BE PLANTED IN EACH SIDEWALK PRIOR TO MAINTENANCE ISSUING A CERTIFICATE OF ZONING COMPLIANCE. WEATHER PERMITTING, EXISTING TREES WHICH ARE A MINIMUM OF 4" CALIPER SHALL MEET THIS REQUIREMENT.

7. ALL PROPOSED STORM SEWER AND ROADS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

B. WETLAND DELINEATION PERFORMED BY:

ASTI ENVIRONMENTAL, SEPT. 2020

BENCHMARK

BENCHMARK #1
 VALVE BASED ON PREVIOUS BENCHMARK AS
 INDICATED ON "MAYON CREEK" CONDOMINIUM
 DEED
 BEARING VALVE OF HYDRANT, LOCATED SIDE
 STREET SOUTHWEST OF SOUTHEAST PROPERTY
 CORNER, IN EAST R.O.M. OF PEANY ROAD
 ELEVATION = 808.50 (NOV 28)
 DATUM ADJUSTED 2/25/78 +3.17"

ON-MARK #2
WATER VALVE OF HYDRANT, LOCATED WEST
OF PEAVY ROAD AND 3034 FEET SOUTH OF
CATHEDRAL LANE.
ELEVATION = 801.5 (MDS 25)

ORCHARD #3
SEMI-ARID VALLEY OF HYDRANT, LOCATED WEST
OF HWY 100 AND 800 FEET NORTH OF
LAURELSTONE LANE.
ELEVATION = 8025 (NOV 29)

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CLIENT:	SCALE: 1 in. = 120ft.
---------	-----------------------

THE UNIVERSITY OF CHICAGO

PROJECT NO.: 2009/23

DWG NAME: 3025 DP

WESTVIEW CAPITAL, LLC
795 CLYDE COURT SW
TROY CENTER, MICHIGAN 4806
248-205-8548

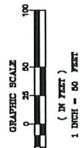
DEVELOPMENT PLAN

TAMARACK
PLACE

REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
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1	12-14-20	REVISED PER COMMENTS

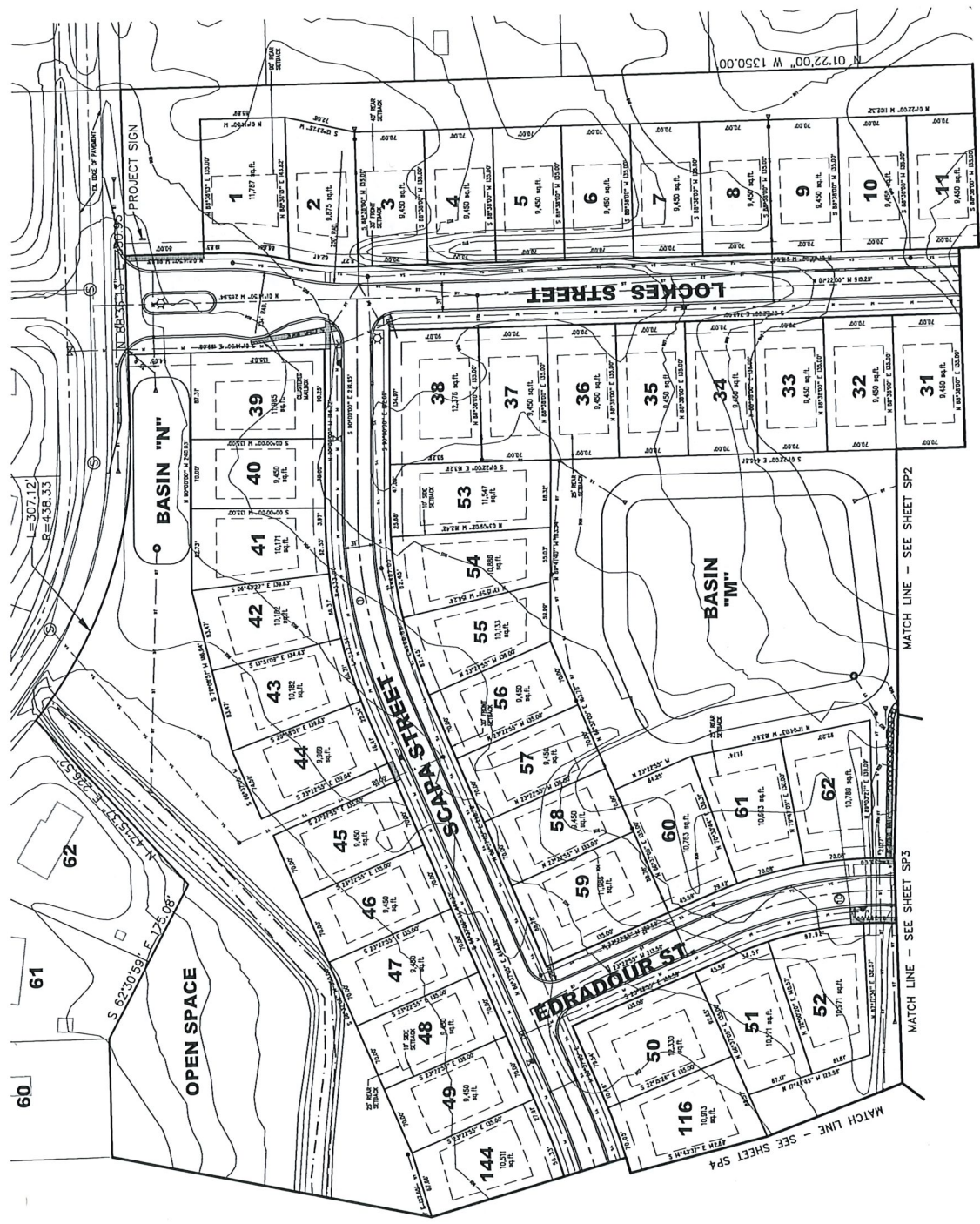
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TYPICAL BUILDING SETBACKS	
FRONT	30'
SIDE	10'
REAR	25'
PERIMETER	90'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	500.00'	204.05'	202.63'	57°18'32"W	23°22'55"
2	500.00'	423.60'	411.04'	S89°38'42"E	46°32'26"
10	400.00'	379.74'	363.64'	N03°48'34"E	34°23'38"



BENCHMARK

DATUM BASED ON PREVIOUS BENCHMARK AS
DEPicted ON "MADON CREEK" CONDOMINIUM

BENCHMARK #1

STAMPER VALVE OF HYDRAULIC LOCATED SIDE
OF EAST SOUTHEAST OF SOUTHEAST PROPERTY
CONCRETE, IN EAST R.O.W. OF PLYMOUTH
ELEVATION = 104.20 (NOV 29)

DATUM ADJUSTED 2/29/79 +0.17

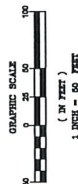
BENCHMARK #2

STAMPER VALVE OF HYDRAULIC LOCATED WEST
OF PLYMOUTH ROAD AND 300+ FEET SOUTH OF
WATKINSON LANE
ELEVATION = 104.35 (NOV 29)

BENCHMARK #3

STAMPER VALVE OF HYDRAULIC, LOCATED WEST
OF PLYMOUTH ROAD AND SIDE FEET NORTH OF
WATKINSON LANE
ELEVATION = 104.26 (NOV 29)

[illegible]



LEGEND

- [illegible]

TYPICAL BUILDING SETBACKS

	30'	10'	25'	90'
FRONT				
SIDE				
REAR				
PERIMETER				

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
4	500.00'	96.18'	96.04'	S83°07'20"W	11°01'21"
5	350.00'	550.71'	495.84'	N43°42'30"E	90°09'11"
6	350.00'	550.71'	495.84'	N43°42'30"E	90°09'11"



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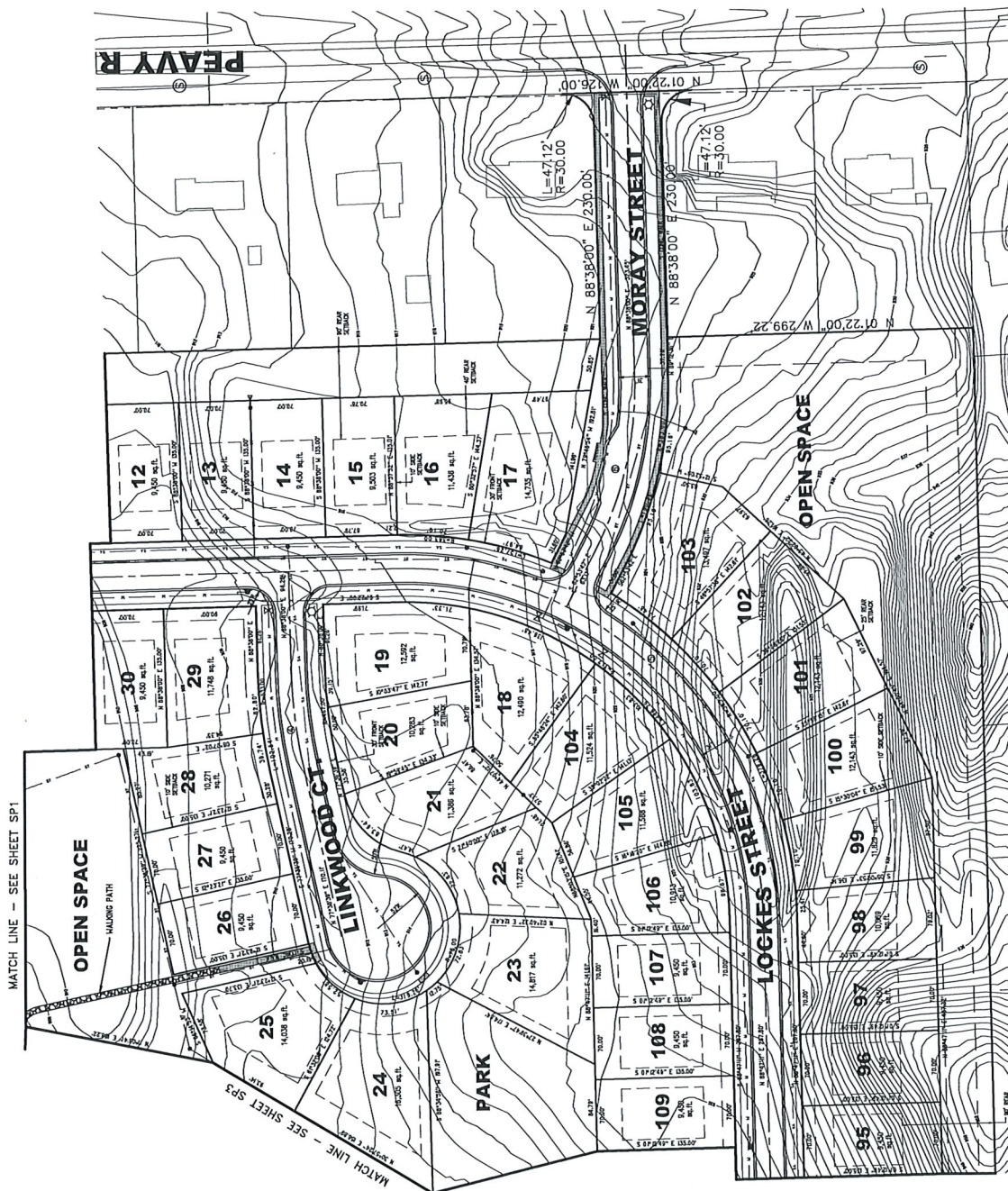
SCALE: 1 in. = 50 ft

WESTVIEW/CAPITAL, LLC
765 CLYDE COURT SW
BYRON CENTER, MICHIGAN 49315

SITEPLAN SE

TAMARACK
PLACE

SP2



MATCH LINE - SEE SHEET SP1

24
30-5-24 - 1.04.24
MATCH LINE - SEE SHEET SP3
31.14

BENCHMARK

BENCHMARK
 ATUM BASED ON PREVIOUS BENCHMARK AS

REPRODUCED BY "NATION CHINA" COMPANY

W. J. MATHIAS

STEAMER VALVE OF HYDRANT, LOCATED SOUTH
EAST OF SOUTHEAST PROPERTY

5111 SOUTHEAST OF SOUTHEAST PROPERTY
CORNER, IN EAST R.O.W. OF HEAVY ROAD

ELEVATION = 908.50 (MAY9 25)
ATUM ADJUSTED 2/23/18 +0.17'

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 399–406

LOCATIONS OF HYDRANT, LOCATED WEST

OF PEAVY ROAD AND 303± FEET SOUTH OF
CAUTION: 1 ME

ELEVATION = 908.36 (MCHD 25)

DOCUMENT 13

STEAMER VALVE OF HYDRANT, LOCATED WEST

OFF PEAVY ROAD AND 80± FEET NORTH OF
CATHARTSTONE LANE.

ELEVATION = 602.88 (MVD 20)

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REVISION #	DATE

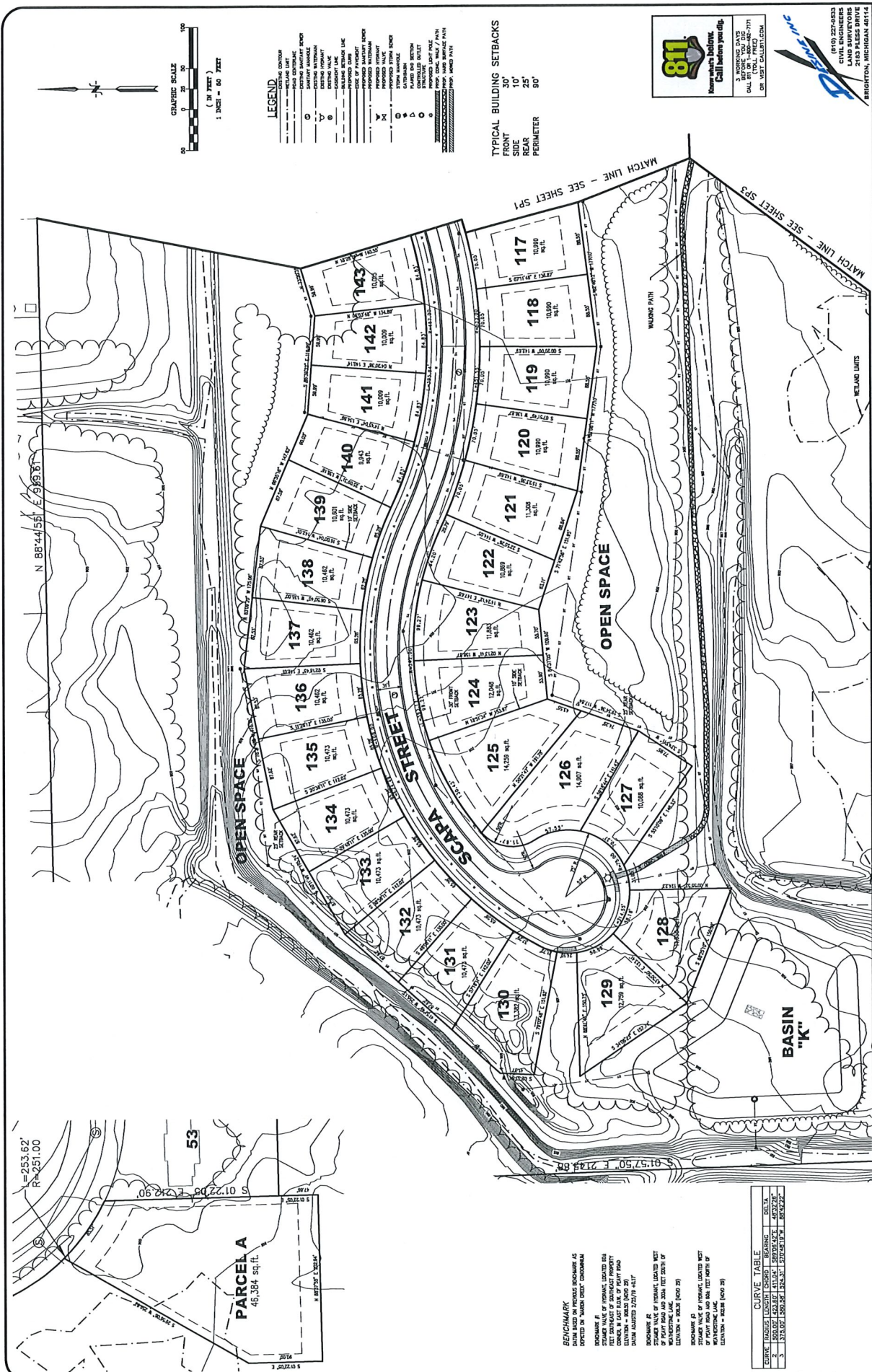
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WMP	
WMP	

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[illegible]



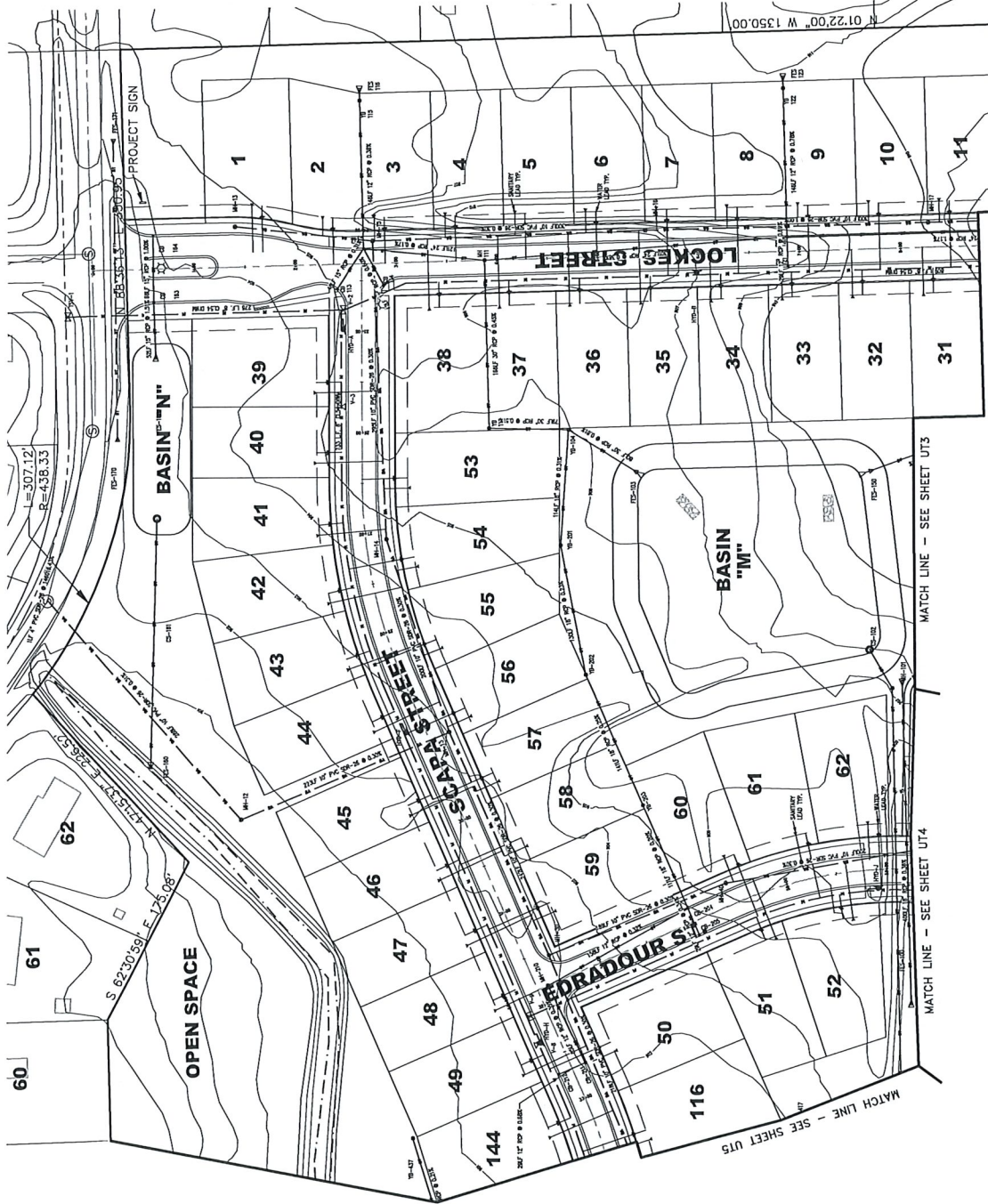


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6100 327-0834
LAND SURVEYORS
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BRIGHTON, MICHIGAN 48114

SP4	
SCALE: 1/4" = 50' PROJECT No.: 200705 DWG NAME: 3002.SP ISSUED: DEC. 14, 2009	CLIENT: WESTVIEW CAPITAL LLC 775 CLYDE COURT SW BRYON CENTER, MICHIGAN 48015 248-362-6548
SITE PLAN NW	
TAMARACK PLACE	
REVISION # DATE DESCRIPTION	REVISION # DATE DESCRIPTION
1 12-14-09 REVISION FOR COMMENTS	1 12-14-09 REVISION FOR COMMENTS
DESIGN: JAO DRAFT: JAO CHECK: WMP	DESIGN: JAO DRAFT: JAO CHECK: WMP

[illegible]

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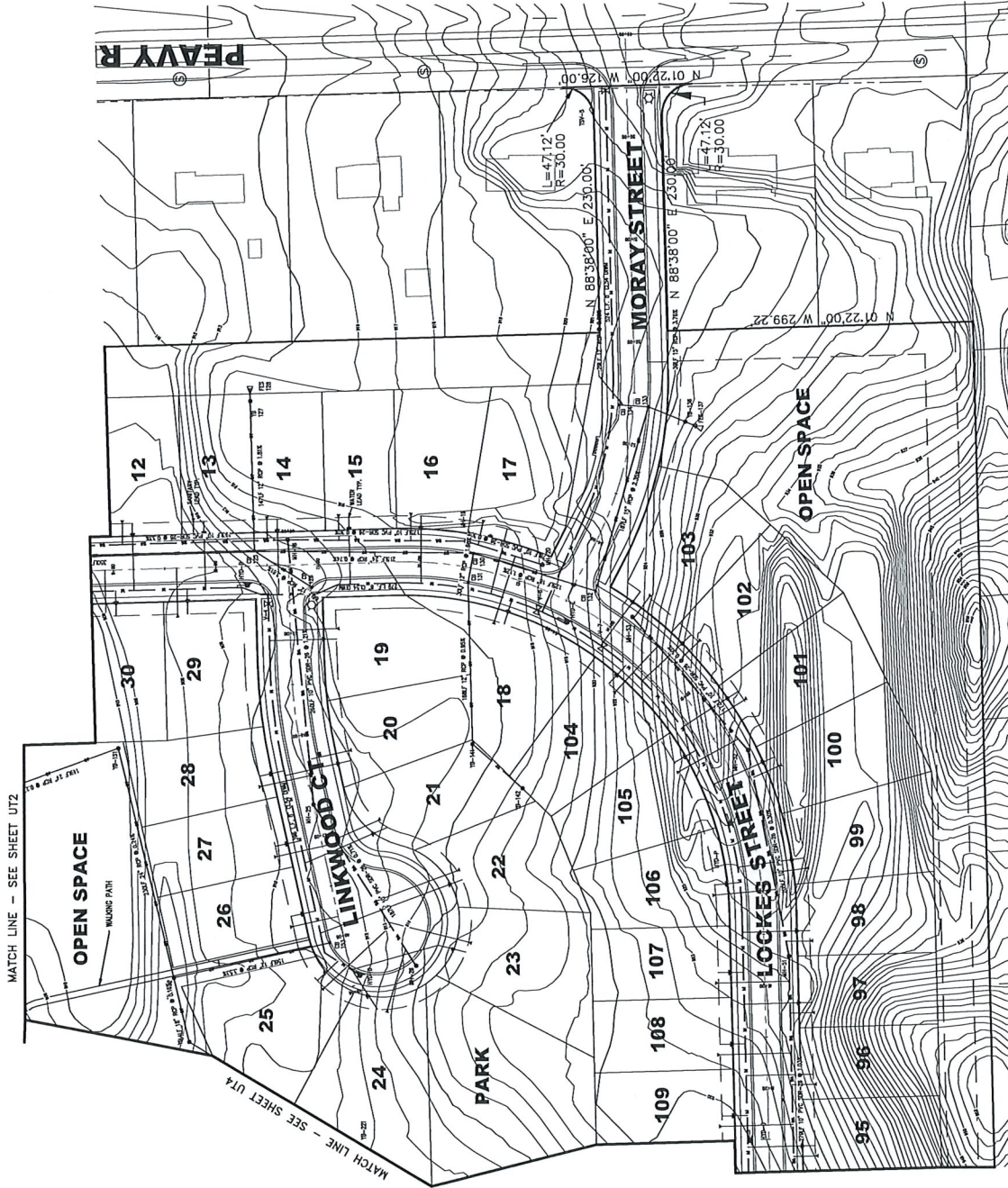
CLIENT:
WESTVIEW CAPITAL, LLC
785 CLYDE COURT SW
BYRON CENTER, MICHIGAN 49315
269-365-8548

UTILITY PLAN NE

TAMARACK
PLACE

UT2

[illegible]



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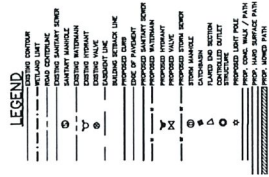
CLIENT: WESTVIEW CAPITAL, LLC
765 CLYDE COURT SW
BYRON CENTER, MICHIGAN 49315
203-363-8548

SCALE: 1in. = 50ft.
PROJECT No.: 2030025
DWG NAME: 3025 UTS-5
ISSUED: NOV. 16, 2010

UTILITY PLAN SE

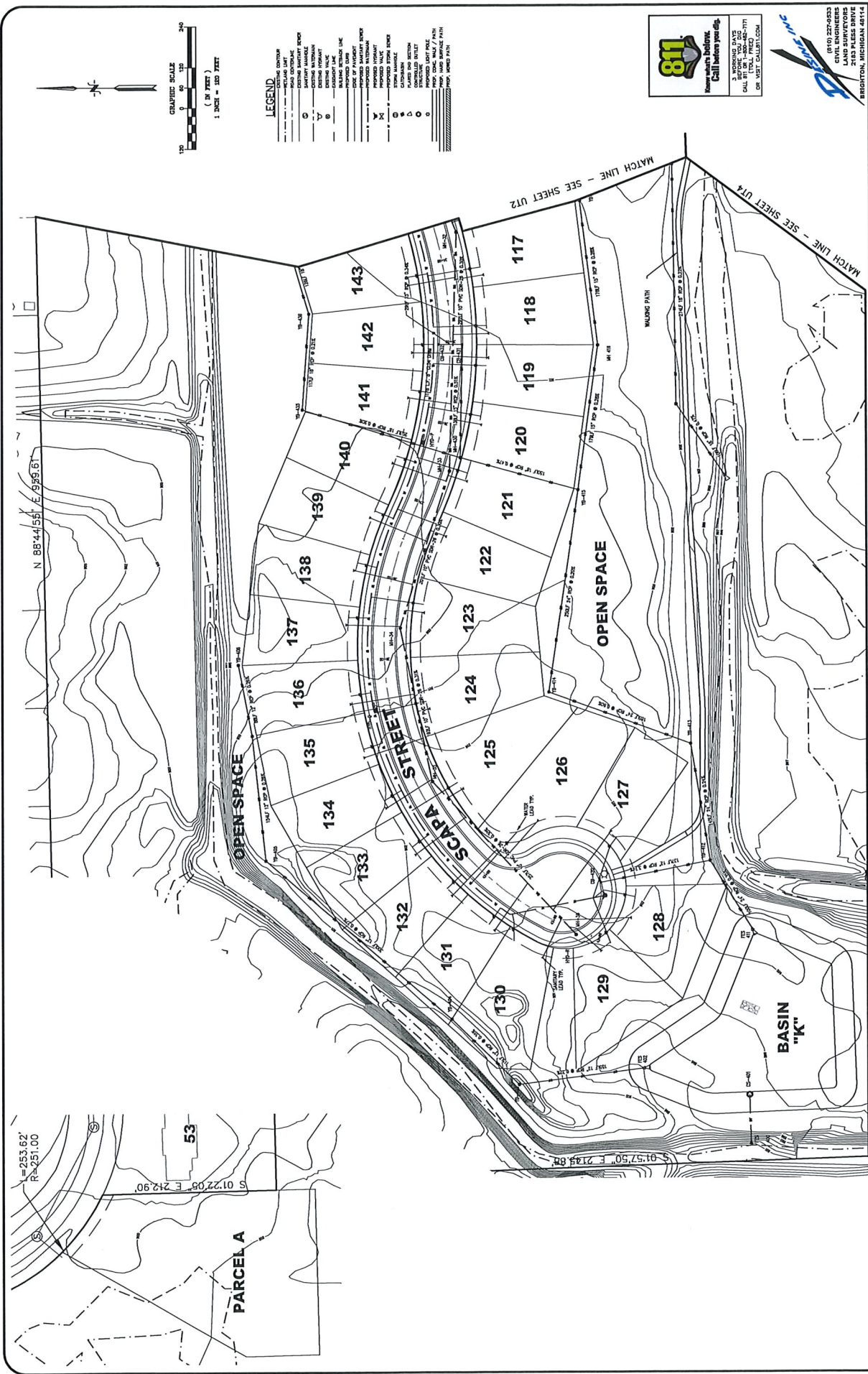
TAMARACK
PLACE

DESIGN_JG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT - JWG						
DRAFT - JWG						
CHECK - WMP						

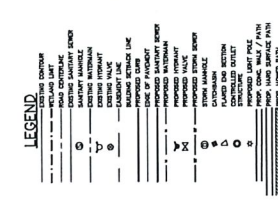


DESIGN: JHG
DRAFT: JHG
CHECK: WMP

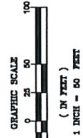
UT4



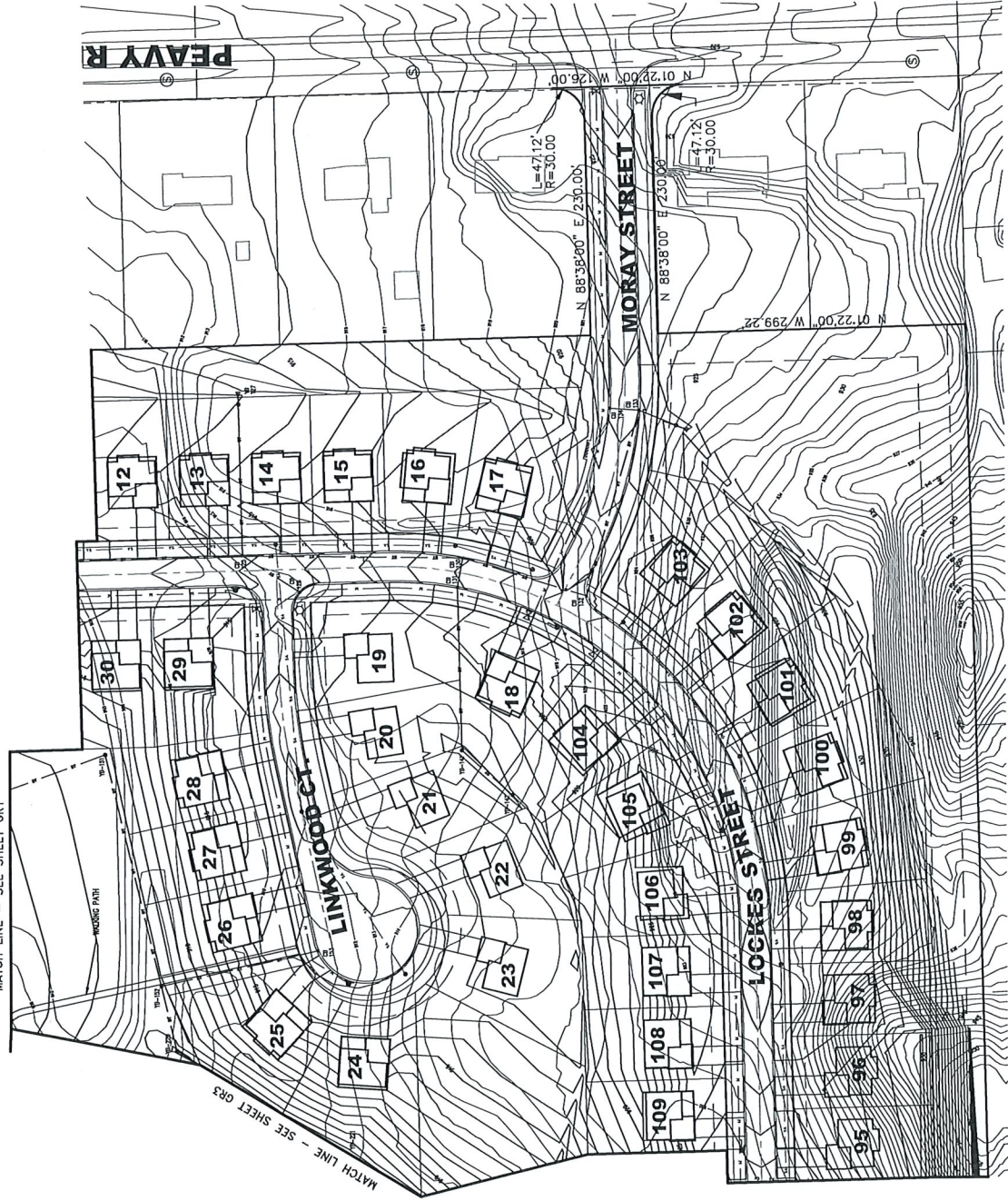
DESIGN: JWG		REVISION #	DATE	REVISION DESCRIPTION
DRAFT: JWG		1	12-11-20	ISSUED FOR COMMENTS
CHECK: WMP				
UT5		UTILITY PLAN NW		
TAMARACK PLACE		CLIENT: WESTVIEW CAPITAL, LLC 795 CAYCE COURT SW BYRON CENTER, MICHIGAN 48015 248-366-6548		
SCALE: 1" = 50'		PROJECT NO.: 200205 DWG NAME: 302-UT5 ISSUED: 12-14-2020		

[illegible]

SEDIMENTATION BASIN "M" VOLUME CALCULATIONS				
POND DEPTH (FT)	ELEV.	CONTOUR AREA (SF)	INCREMENTAL VOLUME (CF)	TOTAL VOLUME (CF)
Bottom	890.00	2,047	0	0
1.00	890.00	5,113	1,833	1,833
2.00	890.00	5,113	1,833	3,666
3.00	890.00	5,113	1,833	5,500
4.00	890.00	5,113	1,833	7,333
5.00	890.00	5,113	1,833	9,167
6.00	890.00	5,113	1,833	11,000
7.00	890.00	5,113	1,833	12,833
8.00	890.00	5,113	1,833	14,667
9.00	890.00	5,113	1,833	16,500
10.00	890.00	5,113	1,833	18,333
11.00	890.00	5,113	1,833	20,167
12.00	890.00	5,113	1,833	22,000
13.00	890.00	5,113	1,833	23,833
14.00	890.00	5,113	1,833	25,667
15.00	890.00	5,113	1,833	27,500
16.00	890.00	5,113	1,833	29,333
17.00	890.00	5,113	1,833	31,167
18.00	890.00	5,113	1,833	33,000
19.00	890.00	5,113	1,833	34,833
20.00	890.00	5,113	1,833	36,667
21.00	890.00	5,113	1,833	38,500
22.00	890.00	5,113	1,833	40,333
23.00	890.00	5,113	1,833	42,167
24.00	890.00	5,113	1,833	44,000
25.00	890.00	5,113	1,833	45,833
26.00	890.00	5,113	1,833	47,667
27.00	890.00	5,113	1,833	49,500
28.00	890.00	5,113	1,833	51,333
29.00	890.00	5,113	1,833	53,167
30.00	890.00	5,113	1,833	55,000
31.00	890.00	5,113	1,833	56,833
32.00	890.00	5,113	1,833	58,667
33.00	890.00	5,113	1,833	60,500
34.00	890.00	5,113	1,833	62,333
35.00	890.00	5,113	1,833	64,167
36.00	890.00	5,113	1,833	66,000
37.00	890.00	5,113	1,833	67,833
38.00	890.00	5,113	1,833	69,667
39.00	890.00	5,113	1,833	71,500
40.00	890.00	5,113	1,833	73,333
41.00	890.00	5,113	1,833	75,167
42.00	890.00	5,113	1,833	77,000
43.00	890.00	5,113	1,833	78,833
44.00	890.00	5,113	1,833	80,667
45.00	890.00	5,113	1,833	82,500
46.00	890.00	5,113	1,833	84,333
47.00	890.00	5,113	1,833	86,167
48.00	890.00	5,113	1,833	88,000
49.00	890.00	5,113	1,833	89,833
50.00	890.00	5,113	1,833	91,667
51.00	890.00	5,113	1,833	93,500
52.00	890.00	5,113	1,833	95,333
53.00	890.00	5,113	1,833	97,167
54.00	890.00	5,113	1,833	99,000
55.00	890.00	5,113	1,833	100,833
56.00	890.00	5,113	1,833	102,667
57.00	890.00	5,113	1,833	104,500
58.00	890.00	5,113	1,833	106,333
59.00	890.00	5,113	1,833	108,167
60.00	890.00	5,113	1,833	110,000
61.00	890.00	5,113	1,833	111,833
62.00	890.00	5,113	1,833	113,667
63.00	890.00	5,113	1,833	115,500
64.00	890.00	5,113	1,833	117,333
65.00	890.00	5,113	1,833	119,167
66.00	890.00	5,113	1,833	121,000
67.00	890.00	5,113	1,833	122,833
68.00	890.00	5,113	1,833	124,667
69.00	890.00	5,113	1,833	126,500
70.00	890.00	5,113	1,833	128,333
71.00	890.00	5,113	1,833	130,167
72.00	890.00	5,113	1,833	132,000
73.00	890.00	5,113	1,833	133,833
74.00	890.00	5,113	1,833	135,667
75.00	890.00	5,113	1,833	137,500
76.00	890.00	5,113	1,833	139,333
77.00	890.00	5,113	1,833	141,167
78.00	890.00	5,113	1,833	143,000
79.00	890.00	5,113	1,833	144,833
80.00	890.00	5,113	1,833	146,667
81.00	890.00	5,113	1,833	148,500
82.00	890.00	5,113	1,833	150,333
83.00	890.00	5,113	1,833	152,167
84.00	890.00	5,113	1,833	154,000
85.00	890.00	5,113	1,833	155,833
86.00	890.00	5,113	1,833	157,667
87.00	890.00	5,113	1,833	159,500
88.00	890.00	5,113	1,833	161,333
89.00	890.00	5,113	1,833	163,167
90.00	890.00	5,113	1,833	165,000
91.00	890.00	5,113	1,833	166,833
92.00	890.00	5,113	1,833	168,667
93.00	890.00	5,113	1,833	170,500
94.00	890.00	5,113	1,833	172,333
95.00	890.00	5,113	1,833	174,167
96.00	890.00	5,113	1,833	176,000
97.00	890.00	5,113	1,833	177,833
98.00	890.00	5,113	1,833	179,667
99.00	890.00	5,113	1,833	181,500
100.00	890.00	5,113	1,833	183,333
101.00	890.00	5,113	1,833	185,167
102.00	890.00	5,113	1,833	187,000
103.00	890.00	5,113	1,833	188,833
104.00	890.00	5,113	1,833	190,667
105.00	890.00	5,113	1,833	192,500
106.00	890.00	5,113	1,833	194,333
107.00	890.00	5,113	1,833	196,167
108.00	890.00	5,113	1,833	198,000
109.00	890.00	5,113	1,833	199,833
110.00	890.00	5,113	1,833	201,667
111.00	890.00	5,113	1,833	203,500
112.00	890.00	5,113	1,833	205,333
113.00	890.00	5,113	1,833	207,167
114.00	890.00	5,113	1,833	209,000
115.00	890.00	5,113	1,833	210,833
116.00	890.00	5,113	1,833	212,667
117.00	890.00	5,113	1,833	214,500
118.00	890.00	5,113	1,833	216,333
119.00	890.00	5,113	1,833	218,167
120.00	890.00	5,113	1,833	220,000
121.00	890.00	5,113	1,833	221,833
122.00	890.00	5,113	1,833	223,667
123.00	890.00	5,113	1,833	225,500
124.00	890.00	5,113	1,833	227,333
125.00	890.00	5,113	1,833	229,167
126.00	890.00	5,113	1,833	231,000
127.00	890.00	5,113	1,833	232,833
128.00	890.00	5,113	1,833	234,667
129.00	890.00	5,113	1,833	236,500
130.00	890.00	5,113	1,833	238,333
131.00	890.00	5,113	1,833	240,167
132.00	890.00	5,113	1,833	242,000
133.00	890.00	5,113	1,833	243,833
134.00	890.00	5,113	1,833	245,667
135.00	890.00	5,113	1,833	247,500
136.00	890.00	5,113	1,833	249,333
137.00	890.00	5,113	1,833	251,167
138.00	890.00	5,113	1,833	253,000
139.00	890.00	5,113	1,833	254,833
140.00	890.00	5,113	1,833	256,667
141.00	890.00	5,113	1,833	258,500
142.00	890.00	5,113	1,833	260,333
143.00	890.00	5,113	1,833	262,167
144.00	890.00	5,113	1,833	264,000
145.00	890.00	5,113	1,833	265,833
146.00	890.00	5,113	1,833	267,667
147.00	890.00	5,113	1,833	269,500
148.00	890.00	5,113	1,833	271,333
149.00	890.00	5,113	1,833	273,167
150.00	890.00	5,113	1,833	275,000
151.00	890.00	5,113	1,833	276,833
152.00	890.00	5,113	1,833	278,667
153.00	890.00	5,113	1,833	280,500
154.00	890.00	5,113	1,833	282,333
155.00	890.00	5,113	1,833	284,167
156.00	890.00	5,113	1,833	286,000
157.00	890.00	5,113	1,833	287,833
158.00	890.00	5,113	1,833	289,667
159.00	890.00	5,113	1,833	291,500
160.00	890.00	5,113	1,833	293,333
161.00	890.00	5,113	1,833	295,167
162.00	890.00	5,113	1,833	297,000
163.00	890.00	5,113	1,833	298,833
164.00	890.00	5,113	1,833	300,667
165.00	890.00	5,113	1,833	302,500
166.00	890.00	5,113	1,833	304,333
167.00	890.00	5,113	1,833	306,167
168.00	890.00	5,113	1,833	308,000
169.00	890.00	5,113	1,833	309,833
170.00	890.00	5,113	1,833	311,667
171.00	890.00	5,113	1,833	313,500
172.00	890.00	5,113	1,833	315,333
173.00	890.00	5,113	1,833	317,167
174.00	890.00	5,113	1,833	319,000
175.00	890.00	5,113	1,833	320,833
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181.00	890.00	5,113	1,833	331,833
182.00	890.00	5,113	1,833	333,667
183.00	890.00	5,113	1,833	335,500
184.00	890.00	5,113	1,833	337,333
185.00	890.00	5,113	1,833	339,167
186.00	890.00	5,113	1,833	341,000
187.00	890.00	5,113	1,833	342,833
188.00	890.00	5,113	1,833	344,667
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195.00	890.00	5,113	1,833	357,500
196.00	890.00	5,113	1,833	359,333
197.00	890.00	5,113	1,833	361,167
198.00	890.00	5,113	1,833	363,000
199.00	890.00	5,113	1,833	364,833
200.00	890.00	5,113	1,833	366,667
201.00	890.00	5,113	1,833	368,500
202.00	890.00	5,113	1,833	370,333
203.00	890.00	5,113	1,833	372,167
204.00	890.00	5,113	1,833	374,000
205.00	890.00	5,113	1,833	375,833
206.00	890.00	5,113	1,833	377,667



- [illegible]



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[illegible]



REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DESIGN-440					
DRAFT-440					
CHECK-WIP					

DETENTION BASIN "L" CALCULATIONS

FOREBAY VOLUME CALCULATIONS				
POND DEPTH (FT)	ELEV.	AREA (SQ FT)	VOLUME (CU FT)	TOTAL VOLUME (CU FT)
1.00	901.00	2,772	0	0
2.00	901.00	3,123	2,488	2,488
3.00	901.00	4,055	3,588	6,076

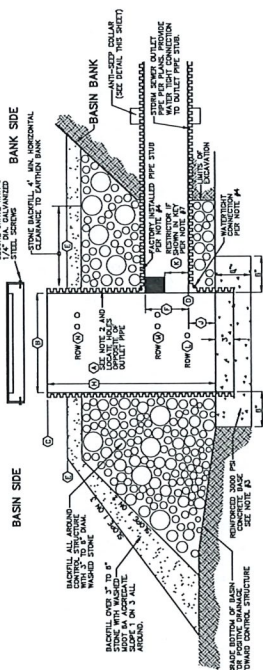
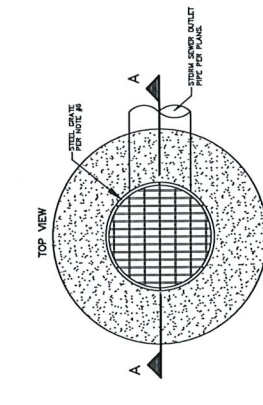
OVERALL VOLUME CALCULATIONS				
POND DEPTH (FT)	ELEV.	AREA (SQ FT)	VOLUME (CU FT)	TOTAL VOLUME (CU FT)
1.00	901.00	12,596	0	0
2.00	901.00	13,562	10,850	10,850
3.00	901.00	14,528	21,700	32,550
4.00	901.00	15,494	32,550	65,100

OVERALL ELEVATION CALCULATIONS				
FOREBAY ELEVATION	FOREBAY ELEVATION	FOREBAY ELEVATION	FOREBAY ELEVATION	FOREBAY ELEVATION
901.00	901.00	901.00	901.00	901.00
902.00	902.00	902.00	902.00	902.00
903.00	903.00	903.00	903.00	903.00

FOREBAY ELEVATION CALCULATIONS				
FOREBAY ELEVATION	FOREBAY ELEVATION	FOREBAY ELEVATION	FOREBAY ELEVATION	FOREBAY ELEVATION
901.00	901.00	901.00	901.00	901.00
902.00	902.00	902.00	902.00	902.00
903.00	903.00	903.00	903.00	903.00

* A lineal spillway elevation of 903.00 is being proposed.

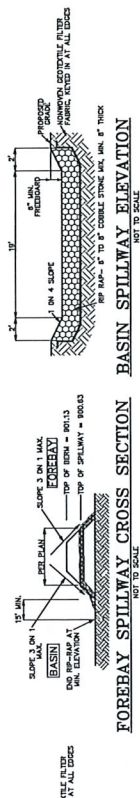
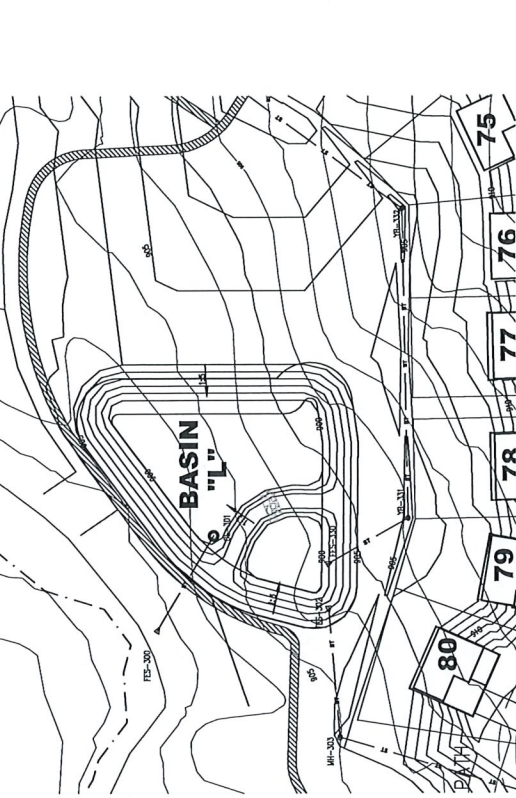
KEY	CONTROL STRUCTURE DESCRIPTION	CH-102
A	MATERIAL TYPE - SEE NOTE 2	CONCRETE
B	INVERT ELEVATION WITHOUT GRADE	900.00
C	INVERT ELEVATION WITH GRADE	900.00
D	INVERT ELEVATION WITHOUT GRADE	900.00
E	INVERT ELEVATION WITH GRADE	900.00
F	OUTLET PIPE MATERIAL	RCP
G	OUTLET PIPE SLOPE	5%
H	STRUCTURE HEIGHT WITHOUT GRADE	5'
I	STRUCTURE HEIGHT WITH GRADE	5'
J	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
K	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
L	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
M	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
N	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
O	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
P	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
Q	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
R	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
S	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
T	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
U	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
V	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
W	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
X	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
Y	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A
Z	RESTRICTION OFFSET DIA. IN OUTLET PIPE	N/A



CROSS-SECTION A-A

BASIN CONTROL STRUCTURE DETAIL (CS)

NOT TO SCALE



FOREBAY SPILLWAY ELEVATION

FOREBAY SPILLWAY CROSS SECTION

BASIN SPILLWAY ELEVATION

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

REVISION #	DATE	REVISION-DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGN-JWG	DATE	REVISION-DESCRIPTION
DRAFT-JWG		
CHECK-VMP		

GRADING PLAN

BASIN L

CALCULATIONS & DETAILS

TAMARACK PLACE

CLIENT:

ALLEN EDWIN HOMES

785 CYCLO COURT SW

BYRON CENTER, MICHIGAN 49315

(586) 765-6548

SCALE:

AS SHOWN

PROJECT NO.:

203025

DWG NAME: 2025 DRI-4

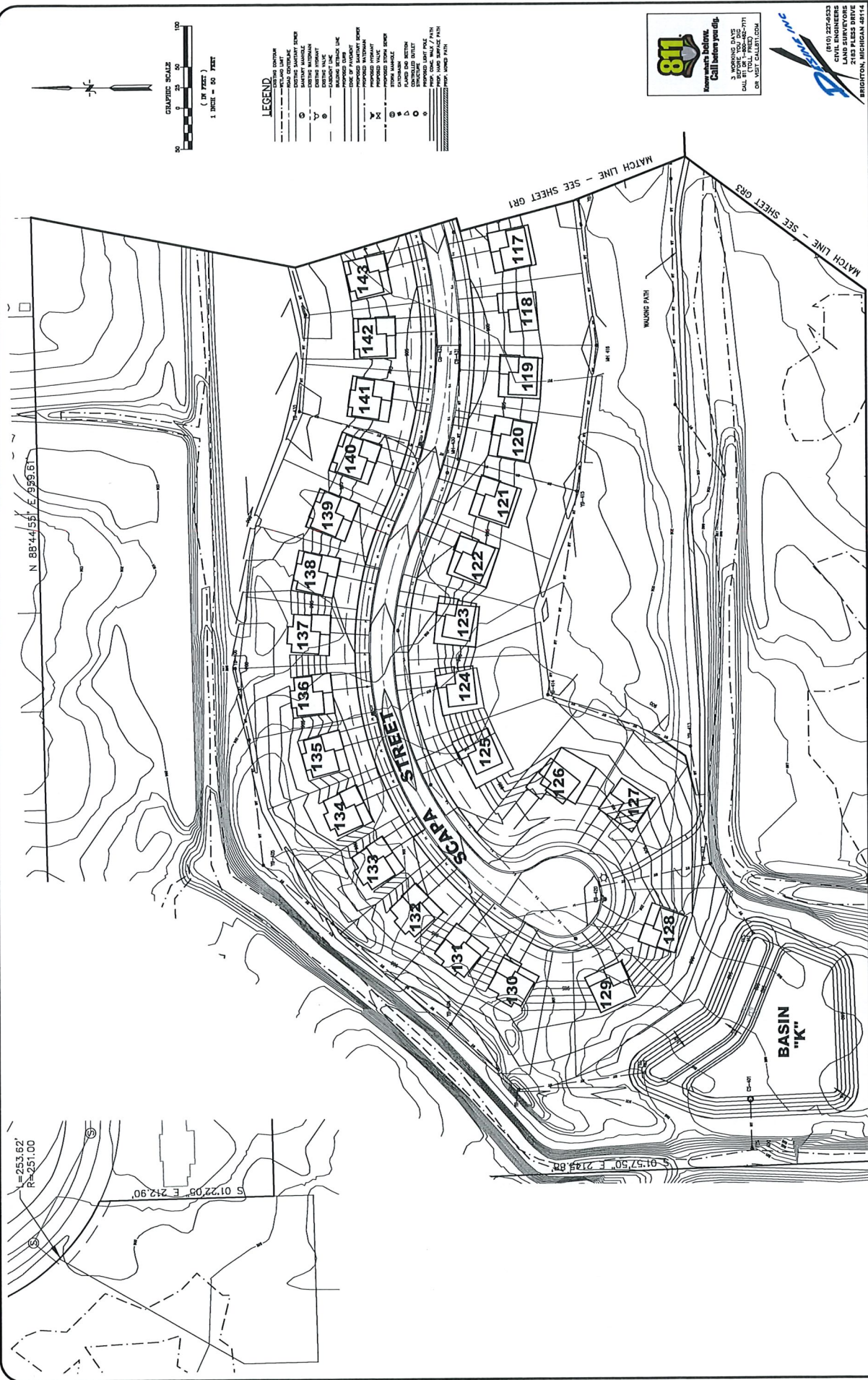
6/25/25

NOV 14, 2025

GR3.2



(616) 227-6523
3100 W. HAWTHORNE AVE.
LAND SURVEYORS
2143 PLEAS DRIVE
BYRON CENTER, MICHIGAN 49315



DESIGN INC.
(810) 227-0555
CIVIL ENGINEER
LAND SURVEYOR
2103 PLESS DRIVE
BRIGHTON, MICHIGAN 48116

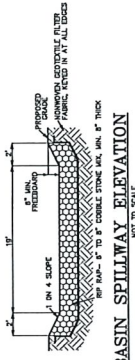
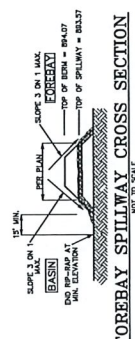
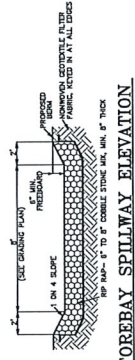
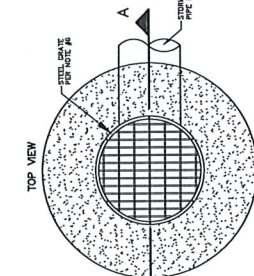
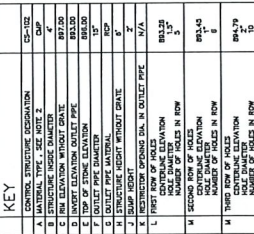
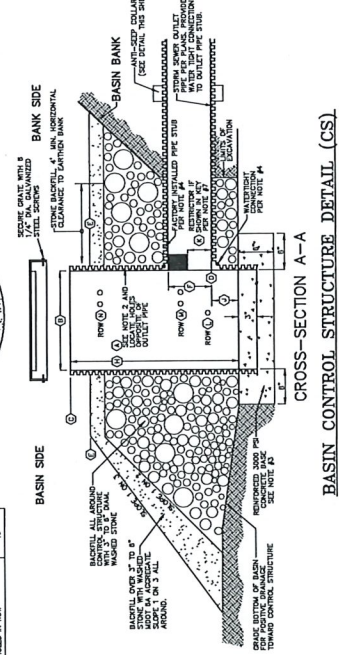
SCALE: 1in. = 50ft.
PROJECT No.: 20302
DWG NAME: 3025 GR1-

GRADING PLAN NW

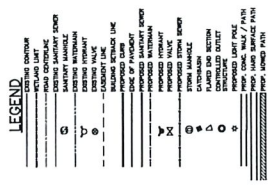
TAMARACK
PLACE

[illegible]

CONTROL STRUCTURE (C-24) CALCULATIONS		C-24	
Area	11.82 Acres		
C	6.0		
A	71.28		
Q ₁₀	3.38 CFS		
Q ₅	2.08 CFS		
Q ₂	0.919 CF		
Q ₁	0.490 CF		
Q ₀	0.271 CF		
Q ₁₀	0.490 CF		
Q ₅	0.271 CF		
Q ₂	0.131 CF		
Q ₁	0.071 CF		
Q ₀	0.035 CF		
Q ₁₀	0.071 CF		
Q ₅	0.035 CF		
Q ₂	0.018 CF		
Q ₁	0.009 CF		
Q ₀	0.005 CF		
Q ₁₀	0.009 CF		
Q ₅	0.005 CF		
Q ₂	0.002 CF		
Q ₁	0.001 CF		
Q ₀	0.001 CF		
Q ₁₀	0.001 CF		
Q ₅	0.001 CF		
Q ₂	0.001 CF		
Q ₁	0.001 CF		
Q ₀	0.001 CF		
Q ₁₀	0.001 CF		
Q ₅	0.001 CF		
Q ₂	0.001 CF		
Q ₁	0.001 CF		
Q ₀	0.001 CF		
Q ₁₀	0.001 CF		
Q ₅	0.001 CF		
Q ₂	0.001 CF		
Q ₁	0.001 CF		
Q ₀	0.001 CF		
Q ₁₀	0.001 CF		
Q ₅	0.001 CF		
Q ₂	0.001 CF		
Q ₁	0.001 CF		
Q ₀	0.001 CF		
Q ₁₀	0.001 CF		
Q ₅	0.001 CF		
Q ₂	0.001 CF		
Q ₁	0.001 CF		
Q ₀	0.001 CF		
Q ₁₀	0.001 CF		
Q ₅	0.001 CF		
Q ₂	0.001 CF		
Q ₁	0.001 CF		
Q ₀	0.001 CF		
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DESIGN JWG		REVISION #	DATE	REVISION DESCRIPTION	<div>TAMARACK PLACE</div> <div>GRADING PLAN BASIN K CALCULATIONS & DETAILS</div>	<div>CLIENT: ALLEN EDWARDS HOMES 796 CLIVE COURT SW BRYON CENTER, ALABAMA 36015 (205) 336-6648</div>	SCALE	AS NOTED	<div>PROJECT No.: 203922 DWG NAME 3052-011-1 ISSUED NOV 16, 2020</div>
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CHECK WMP									

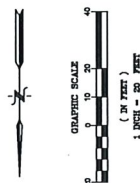


REVISION #		DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DESIGN JAO						
DRAWN JAO						
CHECK WMP						

TAMARACK PLACE

ALSTOTT DR. APPROACH PLAN

CLIENT:
WESTVIEW CAPITAL
782 CLOVE COURT
BRYSON CENTER, MICHIGAN
269.365.6549

[illegible]

(810) 227-0533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
MICHIGAN 48114

AP2

SCALE: 1in. = 20ft.
PROJECT No.: 203025
DWG NAME: 3025 AP
ISSUED: NOV. 16, 2020

CLIENT:
WESTVIEW/CAPITAL, LLC
785 CLYDE COURT SW
BYRON CENTER, MICHIGAN 49315
208-365-8548

PEAVY ROAD
APPROACH PLANTAMARACK
PLACE[illegible]

DESIGN: JHG
DRAFT: JHG
CHECK: WMP



Structure	0.50 Impedance	0.25	1.00	Area	% Factor
WB00	0.16	0.30	0.50	0.61	0.44
WB01	0.16	0.30	0.50	0.61	0.44
WB12	0.16	0.30	0.50	0.61	0.55
WB13	0.16	0.30	0.50	0.61	0.54
WB14	0.16	0.30	0.50	0.61	0.54
WB15	0.16	0.30	0.50	0.61	0.54
WB16	0.16	0.30	0.50	0.61	0.54
WB17	0.16	0.30	0.50	0.61	0.54
WB18	0.16	0.30	0.50	0.61	0.54
WB19	0.16	0.30	0.50	0.61	0.54
WB20	0.16	0.30	0.50	0.61	0.54
WB21	0.16	0.30	0.50	0.61	0.54
WB22	0.16	0.30	0.50	0.61	0.54
WB23	0.16	0.30	0.50	0.61	0.54
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WB96	0.25	0.50	0.80	0.68	0.57
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WB99	0.25	0.50	0.80	0.68	0.57
WB100	0.25	0.50	0.80	0.68	0.57



UR VISIT CALLOUT.COM	SCALE	T = 120'	WS
WESTVIEW CAPITAL, LLC 705 CLUIDE COURT SW BRYSON CENTER, MICHIGAN 49815	PROJECT No.	200825	
	DWG NAME	3025 WS	3/20/12 14:20:00

WS

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200025
25 WS

SCALE	PROJECT	DWG NAME	NO. OF SHEETS
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AL, LLC
PORT SW
MIGAN 40315

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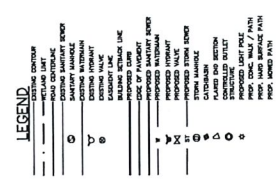
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VISION #				

GN: JHG
T: SES
K: WMP

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DESIGN: JHG		REVISION #	DATE	REVISION-DESCRIPTION	TAMARACK PLACE		SOIL BORING LOCATIONS		CLIENT: WESTVIEW CAPITAL, LLC 795 CLYDE COURT SW BRIGHTON CENTER SUITE 400 BRIGHTON, CO 80601 4015 303-335-5568		SCALE: 1"= 1'00"		PROJECT NO.: 200025		SB1	
DRAFT: JHG		1	12-14-22	REVISED FOR OWNER COMMENTS							ISSUED:		DEC. 14, 2020			
CHECK: JHP																

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209-365-8548

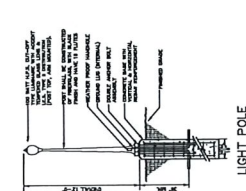
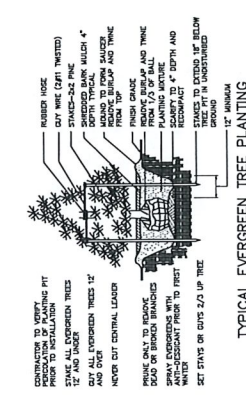
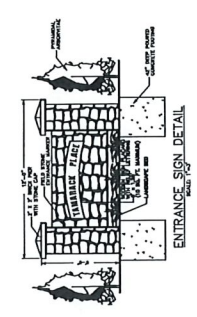
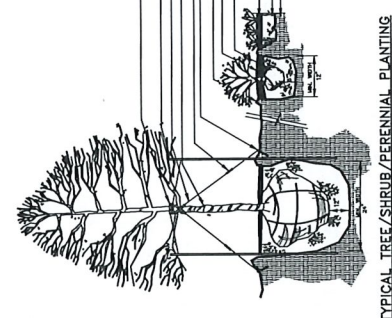
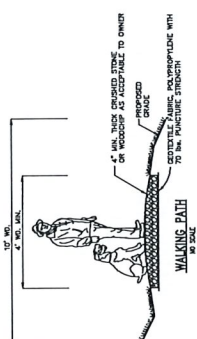
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DESIGN AL	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JAC	1	12-14-20	REVISED FOR COMMENTS			
CHECK: WMP						

TAMARACK PLACE

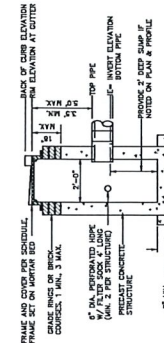
LANDSCAPING NOTES & DETAILS

CLIENT:
WESTVIEW CAPITAL LLC
775 CLYDE COURT SW
BYRON CENTER, MICHIGAN 49315
268-352-6548

SCALE: AS NOTED
PROJECT NO.: 200225
DWG NAME: 2002LS
ISSUED: DEC. 14, 2020

LS2



[illegible]

STORM STRUCTURE "2' C"

2' DIAMETER CATCH BASIN

NOT TO SCALE

Diagram illustrating the structure of a 2' diameter catch basin. The structure is shown in cross-section, revealing internal components and dimensions. Key features include:

- FRAME & COVER PER SCHEDULE**: The outer frame and cover.
- FRAME SET ON HURDLE BED**: The frame is supported by a hurdle bed.
- CONCRETE 1" DIA.**: A 1-inch diameter concrete component.
- SLAB CONCRETE CAP**: A concrete slab cap.
- SLAB 1" THICK**: A 1-inch thick slab.
- DO NOT SET 2"**: A note indicating the slab should not be set 2 inches.
- WATERTIGHT**: A note indicating the structure should be watertight.
- MAIL ON COVERED CAP**: A note indicating the mail should be on the covered cap.
- MAIL ON FLOOR**: A note indicating the mail should be on the floor.

Dimensions shown include 12" and 3" DIA.

NOTES:

1. FURNISH LARGER STRUCTURE DIAMETER AS NEEDED TO MAINTAIN 8" MIN CLEAR BETWEEN PIPE OPENINGS.
2. FURNISH LOW PROFILE STRUCTURE ONLY WHEN NECESSARY.

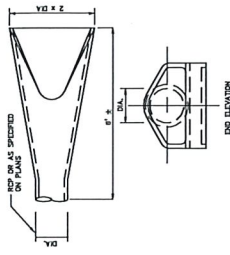
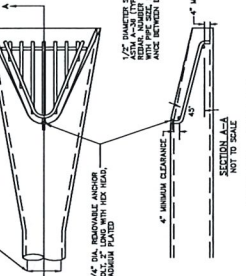
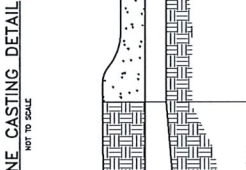
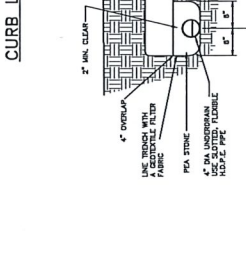
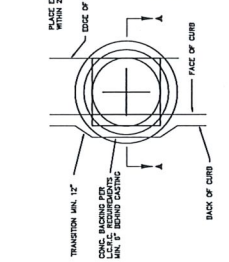
NOT TO SCALE

STANDARD MANHOLE

LOW PROFILE STORM STRUCTURE

NOT TO SCALE

NOTES:
1. CONTRACTOR/MANUFACTURER SHALL DETERMINE WHEN LOW PROFILE STRUCTURES ARE NECESSARY AND PROVIDE INCIDENTAL TO WORK.



FLARED END SECTION
NOT TO SCALE

NOTES:

1. RCP FLARED END SECTION SHOWN. PROVIDE SIMILAR FLARED END SECTION FOR CMP, SLOPPY OR HOPE PILES.
2. PROVIDE RCP-RAP FOR RCP DETAILS FOR

ALL OUTLET FLARED END SECTIONS.



SCALE	AS NOTED
PROJECT NO.	200925
DWG NAME	3025 DT
ISSUED	NOV. 16, 2020

[illegible]
