

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, February 13, 2019 @ 7:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

Call Meeting to Order

Roll Call of Commission Members

- 1. Review and Approval of the Agenda - Conflict of Interest**
- 2. Minutes**
January 23, 2019
- 3. Correspondence**
Long Lake Township-Proposed Master Plan Amendment
- 4. Reports**
 - a. Township Board
 - b. Planning Commissioners
 - c. Staff Report
- 5. Business to Come Before the Commission**
 - a. PD Report 2019-11 Harris Hills-Conceptual Review
 - b. PD Report 2019-12 Living Hope Church- Conceptual Review
 - c. PD 2019-13 Fox Run- Findings of Fact
- 6. Public Comment**
- 7. Items for Next Agenda – February 27, 2019**
Special Joint Meeting with the Township Board 6:00 pm
- 8. Adjournment**

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

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

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
January 23, 2019**

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

Roll Call of Commission Members:

Present: Steve Duell, Joe McManus, Robert Fudge, Joe Robertson, Pat Cline, Chris DeGood, and John Racine

Staff Present: Erik Perdonik and John Sych

1. Review and Approval of the Agenda – Conflict of Interest (7:00)

Racine declared a conflict with item 5c.

Duell moved and Cline seconded to approve the agenda as presented.

Yeas: Duell, Cline, Robertson, DeGood, Fudge, McManus, Racine

Nays: None

2. Minutes (7:01)

a. January 9, 2018

McManus moved and Fudge seconded to adopt the minutes of January 9, 2019.

Yeas: McManus, Fudge, DeGood, Robertson, Duell, Cline, Racine

Nays: None

3. Correspondence (7:03)

a. Letters received at the January 9, 2019 meeting (receive and file)

4. Reports (7:03)

Township Board Report

Duell reported that there will be a new video system for the large meeting room and the bid for the work was awarded to Waara Technologies. He added that the board agreed to a joint meeting with the Planning Commission on February 27th at 6:00pm. The Metro issue was discussed by the board and they agreed to go to mediation to resolve the problems.

Planning Commissioners

None

Staff Report

No report

5. Business to Come Before the Commission**a. PD 2019-06 Annual Report (7:06)**

Sych presented the report which was prepared pursuant to the requirements of Section 19(2) of the Michigan Planning Enabling Act.

Cline moved and Robertson seconded THAT the 2018 Planning Commission Annual Report, Planning Department Report 209-06, BE ACCEPTED and FORWARDED to the Township Board as required by Section 19(2) of the Michigan Planning Enabling Act.

*Yeas: Cline, Robertson, Fudge, DeGood, Robertson, McManus, Racine
Nays: None*

b. PD Report 2019-08 Institutional Setbacks (7:09)

Sych said that the Planning Department recently reviewed institutional setbacks in the Zoning Ordinance. He gave a definition of institutional uses and emphasized that the definition encompassed a wide range of institutional uses and if it were changed for one use, it would be changed for all uses falling under the definition. The setbacks are currently set at 40 feet from the street and 30 feet from any agriculture or residential property lines. Some non-conforming uses will occur with any ordinance change, but it may not justify amending the entire ordinance. The ZBA is designed to provide relief from the ordinance and there have been no ZBA applications on the institutional setback matter. Staff feels that there is no need to change these setbacks and the standards are appropriate as written. Current standards are in line with other uses that are the same intensity and staff recommends leaving the ordinance as it is presently written and continue to monitor it. Commissioners discussed the setbacks in light of a current application to amend the ordinance.

c. PD 209-07 Noise Control (7:32)

Racine stepped down due to a conflict.

Sych said that this is the only place in the ordinance which refers to a decibel level. Evidence suggests that the township's 40 decibel limit for car washes is very low relative to a sample of other communities. Staff recommends that the decibel issue may be more appropriate under a noise control ordinance and that Section 712 be amended to remove the 40 decibel limit entirely and allow Ordinance No. 47 control the car wash use along with all other noise-producing uses except wind energy conservation systems. Commissioners expressed concerns with not having any noise enforcement at all for car washes. Staff pointed out that this was currently an unenforceable item in the ordinance. Staff will draft options on noise enforcement for the joint meeting.

d. PD 2019-10 Joint Meeting Discussion (8:06)

Staff will send out a survey for board members and commissioners to list their top concerns and issues facing the township for discussion at the joint meeting on February 27th at 6:00pm.

e. PD 2019-05 Redevelopment Ready Communities (8:08)

Redevelopment Ready Communities (RRC) is a no-cost technical assistance statewide certification program offered by the Michigan Economic Development Corporation. It is designed to attract businesses investments and talent to a community. It is a three step program - Engagement, Evaluation and Certification and helps communities position themselves to take advantage of this program and participate in the process. The RRC program could help with redevelopment in the Opportunity Zone and implement the Master Plan. Staff would participate in the three step training.

DeGood moved and Fudge supported that the Garfield Township Planning Commission recommend to the Township Board to pursue RRC certification.

*Yeas: DeGood, Fudge, Duell, McManus, Cline, Robertson, Racine
Nays: None*

f. Fox Run Update (verbal) (8:26)

Eric Perdonik said that all final plans for the Fox Run PURD have been received. He said that the one difference between the original and the final version is that the trail is slightly longer and has more detail. The DEQ permit has been obtained and it looks like everything is in place for final approval.

g. Crossings Hotel Conceptual Review Update (verbal) (8:27)

Staff has heard nothing on the proposed project.

6. Public Comment (8:30)

Karrie Zeits representing Serra thanked the Planning Commission for continuing to study the noise issue. They are supportive of the direction the township is moving in.

Heather Smith, Grand Traverse Baykeeper, commented on the Fox Run PURD and said that it is located in a sensitive wetland area. The proposed dog park and playground are on a wetland area and would have a negative impact. Commissioners discussed setbacks in wetland areas

TJ Andrews, Legal Counsel for the Watershed Center, also commented and made points regarding wetlands in the zoning ordinance. She pointed out that the Garfield Township ordinance states that a project must have a DEQ permit BEFORE any plans are discussed; the definition of a "structure"; and the use of wetlands as an open space. Staff will review the ordinance and bring the topic forward for discussion in the near future.

Carey Waldie, of Living Hope Church commented on his proposed application.

7. **Items For Next Agenda – February 13, 2019 (8:56)**

- a. Harris Hills Conceptual
- b. Living Hope Church Conceptual
- c. Fox Run PURD Final Approval

8. **Adjournment**

Duell moved to adjourn the meeting at 9:00pm.

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



8870 North Long Lake Rd., Traverse City, MI 49685
PH (231) 946-2249 • FAX (231) 946-4573

3. a.

January 25, 2019

Dear Planning Commission members, staff, and other interested parties:

Pursuant to the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, this notice is to inform you that the Long Lake Township Planning Commission is in the process of amending its Master Plan to address a contemplated Hamlet plan district.

The Long Lake Township Planning Commission will send you a copy of the proposed amendment as soon as it is approved for distribution. We welcome your cooperation and comments on the proposed plan.

If you have any questions or comments on our process, or would prefer a digital copy of the proposed plan, please feel free to contact me at 231-946-2249 or planner@longlaketownship.com.

Thank you for your interest and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to be "Leslie Sickterman", written in a cursive style.


Leslie Sickterman, AICP

Township Planner

On behalf of the Long Lake Township Planning Commission

Karen Rosa, Supervisor • Carol Hoffman, Clerk • Patricia Mehney, Treasurer

Dave Garvin, Trustee • Ron Lemcool, Trustee • Duane Schaub, Trustee • Linda Wheelock, Trustee

 Charter Township of Garfield Planning Department Report No. 2019-11		
Prepared:	January 22, 2019	Pages: 1 of 3
Meeting:	February 13, 2019 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Proposed "Harris Hills" Site Condominium-Conceptual Review	
Owner/Agent:	Tim and Lisa Schaub/Jesse Mitchell	

STAFF COMMENT:

This application is for conceptual review of a proposed 33-lot site condominium on an approximately 20-acre property at the southwest intersection of Harris Road and Lone Tree Road. According to the applicant, single-family homes would ultimately be constructed on the lots.

The property is currently vacant and adjoins the Lone Tree Site Condominium to the west, Lone Tree Road to the north, vacant land to the east, and Brookside Commons to the south.

The property is zoned A – Agricultural and site condominiums are permitted at a density of up to one unit per acre.

Zoomed-out aerial photo of subject property (property lines highlighted in blue):



Zoomed-in aerial photo of subject property (property lines highlighted in blue):



Planned Zimmerman Road Extension:

Zimmerman Road currently terminates at an oversized cul-de-sac at the southeast corner of the subject property. The Township and the Grand Traverse County Road Commission (“GTCRC”) envision Zimmerman continuing north along the eastern edge of the subject property and connecting to Lone Pine Road.

Rezoning or Planned Unit Residential Development (“PURD”):

With a proposed density of 1.66 units per acre within an A – Agricultural zoning district, either (1) a rezoning to at least R-2 One- and Two-Family Residential or (2) PURD approval would have to be sought.

First, as for a potential rezoning: A rezoning to R-2 would permit the density proposed by right. Such a rezoning would be generally consistent with the Master Plan, which targets the subject property for Moderate Density Residential (3-6 Units Per Acre) on the Future Land Use Map. Moreover, according to the Zoning Plan (page 46 of the Master Plan), R-2 is the zoning district most consistent with the Moderate Density Residential classification. Finally, the proposed density is generally consistent with the existing densities of the neighboring developments to the west and south, which are denser than the subject proposal.

Second, as for a potential PURD: A PURD would permit the density proposed and potentially more via Special Use Permit (“SUP”). Under this approach, in exchange for the density in excess of that permitted in the underlying zoning district, the applicant should offer amenities and/or some form of public benefit. In this particular case, the public benefit would likely be the extension of Zimmerman Road north to Lone Pine Road.

Vehicular Circulation:

The proposed access drive intersects with the Zimmerman Road cul-de-sac at the south end of the subject property. It appears likely that this would have to be converted into a more traditional intersection if Zimmerman were extended north to Lone Pine Road.

The proposed access drive is shown as 20 feet in width. However, private streets serving more than five parcels must have a minimum surface width of 24 feet and 66 feet of right-of-way or easement.

Pedestrian/Bicycle Circulation:

Although not shown on the site condominium plan, sidewalks should be constructed within the interior of the development to link the structures.

The Township's adopted Non-Motorized Plan Map shows a planned bike lane along the eastern edge of the subject property; therefore, an extension of Zimmerman Road should include shoulder sufficient to accommodate the bike lane.

Water/Sewer:

The applicant proposes sewer and water connections for all proposed units and connections exist nearby. Within the R-2 district, connection to public sewer service permits smaller minimum lot areas, lot widths, and yard setbacks.

ACTION REQUESTED:

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

Attachments:

1. Conceptual site plan provided by applicant

SITEPLAN

C/L LONE TREE RD
658.25' S89°29'32"E

SITE DATA

PARENT PARCELS DATA
OWNER: TL SCHAUB LAND CO.
ID#05-008-022-02
ID#05-007-021-00

19.8 ACRES

PROPOSED UNITS 33

DENSITY CALCULATION

1.66 UNITS PER ACRES

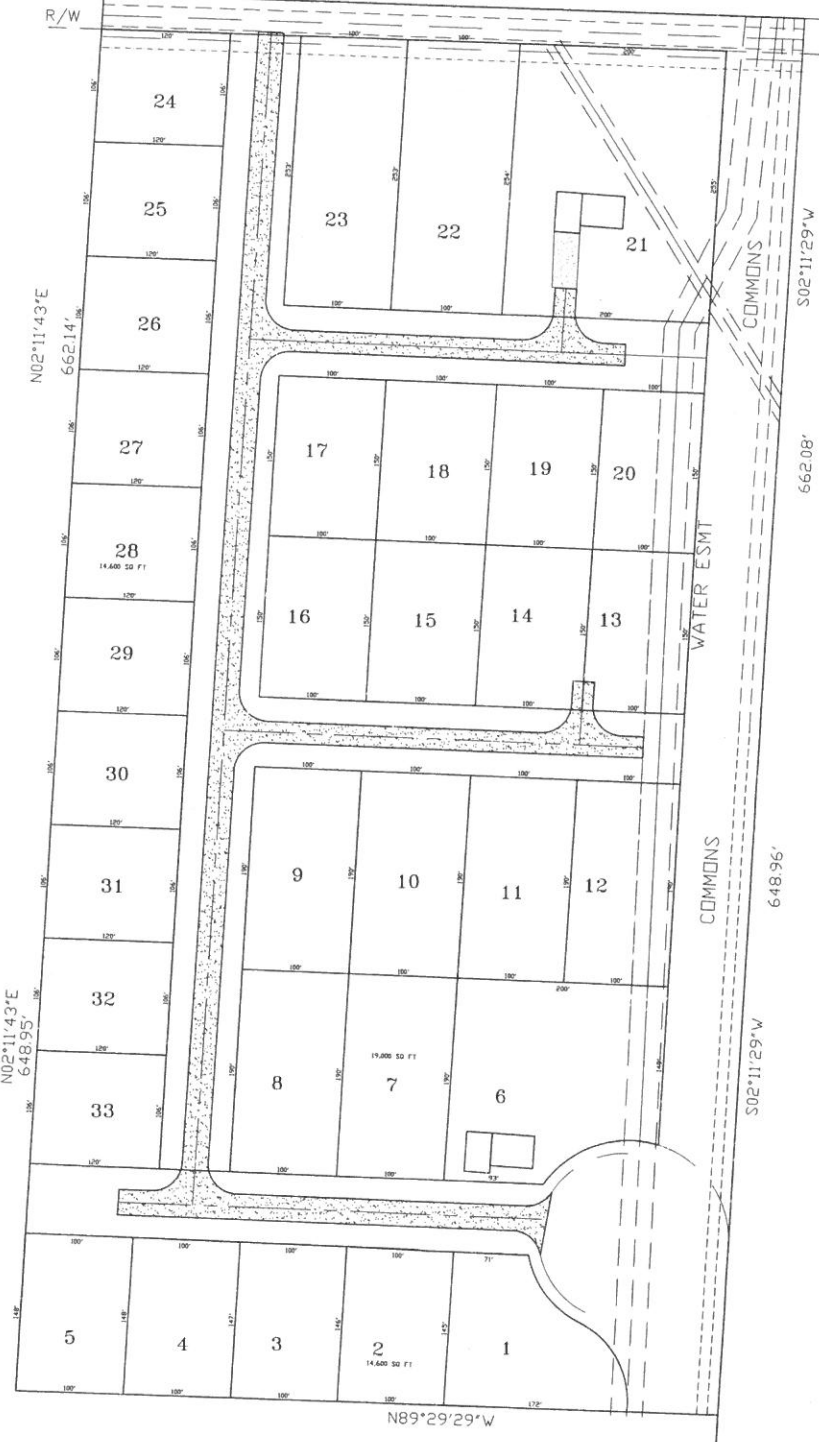
UNIT SIZES

14,600-20,000 SQ FEET

PROPOSED USE
-SINGLE FAMILY

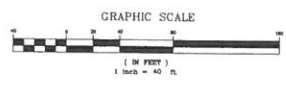
WATER & SEWER CONNECTED TO ALL UNITS.

ROADS ARE TO BE PRIVATE ROADS.



- Legend**
- BORN SET
 - BORN FOUND
 - ◆ BORNMENT FOUND
 - ▲ BORN FOUND
 - ✱ BORN FOUND
 - ◇ CORNER 1/4 CORNER
 - SECTION CORNER
 - ◇ CENTER 1/4 CORNER
 - ◻ RECORD
 - UNRECORDED
 - TELEPHONE POLE
 - POWER POLE W/OLV WIRE
 - TELEPHONE REEF
 - STREET LIGHT
 - SOIL BORING LOCATION
 - FIRE HYDRANT ASSEMBLY
 - PROTECT
 - EXISTING STORM CATCH BASIN
 - DRAINAGE FLOW DIRECTION
 - SECTION LINE
 - CRATER LINE
 - ROAD-UP-WAY LINE
 - PROPERTY LINE
 - EXISTING CONTOUR W/LEVEL
 - EXISTING U.G. ELECTRIC LINE
 - EXISTING U.G. TELEPHONE LINE
 - EXISTING U.G. WATER LINE
 - EXISTING SANITARY LINE
 - PROPOSED GAS LINE
 - PROPOSED ELECTRIC LINE
 - PROPOSED SANITARY LINE
 - PROPOSED TELEPHONE LINE
 - PROPOSED CONDUIT FOR UTILITIES
 - PROPOSED DRAINAGE DITCH
 - EXISTING ASPHALT SIDEWALK
 - PROPOSED ASPHALT SURFACE
 - PROPOSED CONCRETE SURFACE
 - FUTURE EXPANSION
 - PROPOSED POINT ELEVATION
 - PROPOSED CONTOUR

**"HARRIS HILLS"
A SITE CONDOMINIUM**



NO.	DATE	DESCRIPTION
1	12.24.2011	PRELIMINARY
2	12.24.2011	REVISION
3	12.24.2011	REVISION
4	12.24.2011	REVISION
5	12.24.2011	REVISION
6	12.24.2011	REVISION
7	12.24.2011	REVISION
8	12.24.2011	REVISION




BOB MITCHELL & ASSOCIATES
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Saginaw, MI 48604
(313) 263-5443
FAX (313) 765-7921
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Holland, MI 48625
(313) 353-5443
Fax (313) 508-0865
Cell Free 1-800-543-4677 E-mail: bmic@bmicplanning.com

PROJECT:
Preliminary PLAT FOR SITE CONDO
TRAVERSE CITY, MI

SHEET: **SITE PLAN**

 Charter Township of Garfield Planning Department Report No. 2019-12			
Prepared:	February 4, 2019	Pages:	3
Meeting:	February 13, 2019 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Living Hope Church Addition-Conceptual Review		
Applicant:	Living Hope Church		

STAFF COMMENT:

This application is for conceptual review of a proposed 14,460-square foot addition to an existing 7,296-square foot church, with an associated 182-space parking area, on an approximately 3.20-acre property at 3050 W. South Airport Road on the northwest corner of Day Drive and South Airport Road.

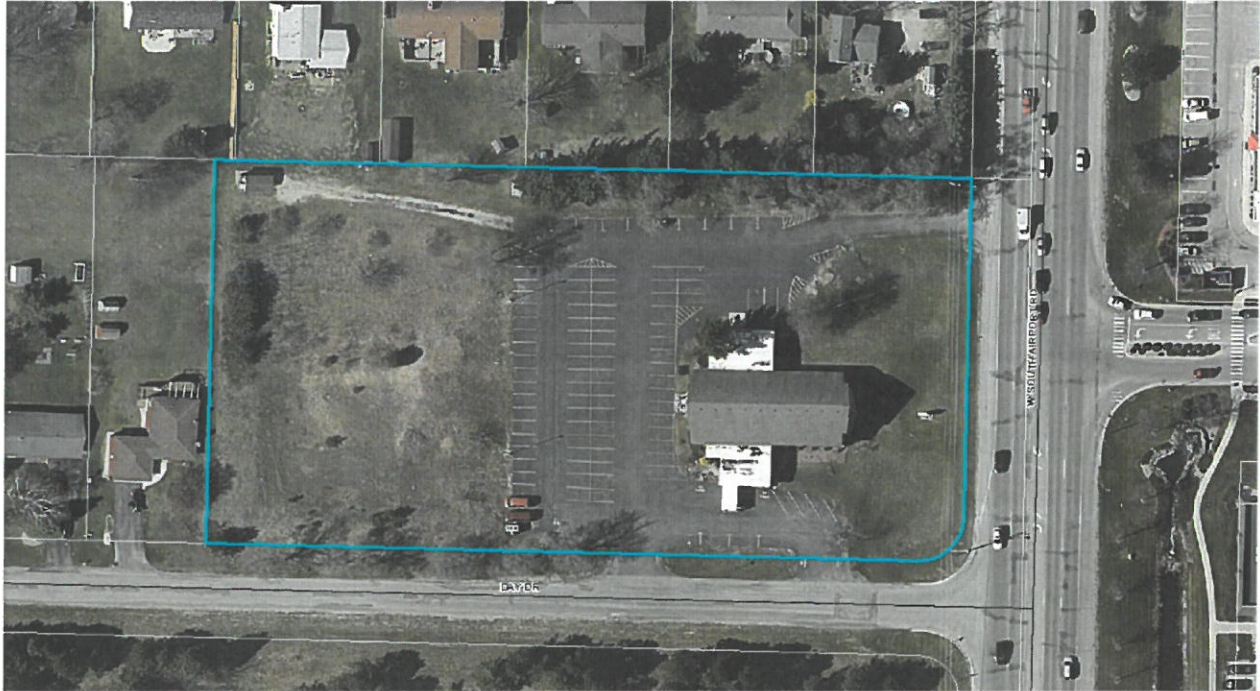
The property is currently occupied by an existing church, paved parking and site circulation, and an open space area. Single family residential dwellings are located to the north and west, and Grand Traverse Mall property to the south. Commercial uses are located east across South Airport Road.

The property is zoned R-1 One-Family Residential. Churches by definition are considered Institutional uses. Institutional uses are permitted in the R-1 zoning district via Special Use Permit (SUP).

Zoomed-out aerial photo of subject property (property lines highlighted in blue):



Zoomed-in aerial photo of subject property (property lines highlighted in blue):



Institutional Use Regulations and Conditions

Pursuant to § 753 of the Ordinance, the following regulations and conditions apply to Institutional uses:

- (1) The proposed site shall have at least one (1) property line on a major thoroughfare.
- (2) Buildings and parking areas shall be set back at least forty (40) feet from all street right-of-way lines and thirty (30) feet from any property line in a residential or agricultural district.

The proposed plan meets the first requirement. A portion of the existing parking and circulation and a “covered pull-thru” on the south side of the existing church are proposed to remain. These features encroach within the 40-foot setback. Therefore, the proposed plan does not fully meet the second requirement.

Vehicular Access and Circulation

Currently the site has access from South Airport Road and Day Drive. Direct access from South Airport Road may be limited due to the driveway’s location across from Crossing Circle on the east side of South Airport Road. Because of the alignment of driveways, turning left into Living Hope Church may create conflicts with the heavy amount of traffic turning left into Crossing Circle. It may be necessary to make the driveway access from South Airport to be a right-turn in only driveway. Left turns would be accommodated by using Day Drive.

Pedestrian Access and Circulation:

§ 522 of the Ordinance states public pathways shall be constructed for all new development, re-developments, and amendments to previously approved site development plans, including substantial additions or improvements to existing buildings with a construction cost of twenty thousand dollars (\$20,000.00) or more within a twelve month period. The type of pathway required shall be determined through the adopted Garfield Township Non Motorized Plan.

In this case, the Non Motorized Plan requires a sidewalk along the South Airport Road. All sidewalks shall be constructed of concrete, measuring six (6) feet wide on arterial roads and principal collector roads as identified in the Master Plan. Sidewalks shall also be provided adjacent to all public streets that provide access to the development. In this case, internal sidewalks should be connected to the sidewalk required on South Airport Road.

Vehicular and Bicycle Parking

182 parking spaces are proposed for the site. Parking areas for churches or temples have a minimum parking requirement of 1 for each six (6) seats and a maximum parking requirement of 1 for each three (3) seats in the main unit of worship. 400 seats are proposed for the new sanctuary. To determine sufficient parking, seating capacity must also be noted for the existing sanctuary.

Lighting:

A photometric plan was not provided for this conceptual review, but one will be required as part of the SUP submittal.

Landscaping:

Existing landscaping has been identified and will be able to be credited toward the complete landscaping plan when submitted.

Accessory Buildings:

Any accessory structures need to be removed from the setback area.

Dumpster Enclosure:

Any proposed dumpster shall meet requires for pad and enclosure.

Water/Sewer:

While not identified on the plan, it is assumed that the plan will utilize the existing water main and sanitary lead.

Stormwater:

A stormwater plan was not provided for this conceptual review, but one will be required as part of the SUP submittal.

ACTION REQUESTED:

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

Attachments:

1. Conceptual site plan provided by applicant dated November 16, 2018



LIVING HOPE CHURCH
 JOB NAME
 LOCATION
 3050 W South Airport Rd
 Farmington, MI 48324

DATE	11/11/11	BY	KEVIN RUFFITT
DATE	11/11/11	BY	KEVIN RUFFITT
DATE	11/11/11	BY	KEVIN RUFFITT
DATE	11/11/11	BY	KEVIN RUFFITT
DATE	11/11/11	BY	KEVIN RUFFITT
DATE	11/11/11	BY	KEVIN RUFFITT
DATE	11/11/11	BY	KEVIN RUFFITT
DATE	11/11/11	BY	KEVIN RUFFITT
DATE	11/11/11	BY	KEVIN RUFFITT
DATE	11/11/11	BY	KEVIN RUFFITT

DESCRIPTION:
 A PARCEL OF LAND SITUATED IN THE TOWNSHIP OF GARFIELD, COUNTY OF GRAND TRAVERSE, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:
 AS FURNISHED: LOT 1, DAY SUBDIVISION, AS RECORDED.
 SUBJECT TO ALL ACCRETMENTS, COVENANTS, EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS & RESTRICTIONS OF RECORD, IF ANY.

PARCEL NO. = 05-108-001-00
JURISDICTION: GARFIELD TOWNSHIP
OWNER NAME: LIVING HOPE ASSEMBLY OF GOD CHURCH
PROPERTY ADDRESS: 3050 W. SOUTH AIRPORT RD. FARMINGTON, MI 48324-3993
TAX DESCRIPTION: LOT 1, DAY 9/18/11

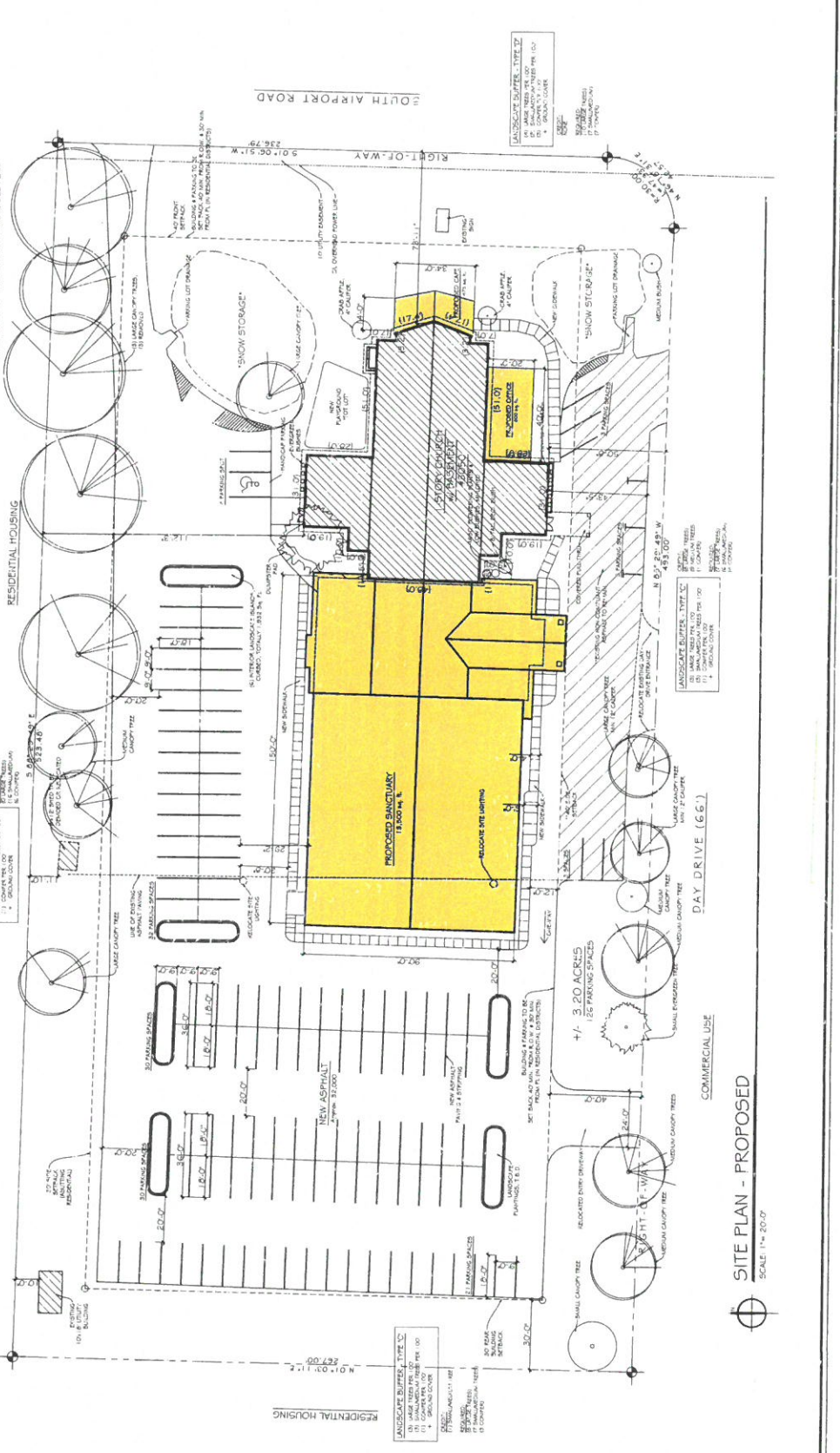
ZONING DESIGNATION: R-1 (ONE FAMILY RES.)
MINIMUM LOT DIMENSIONS: 15,000 SF & (60' W/17')
MINIMUM HEIGHT: 2-1/2 STORIES, OR 35'-0"
MINIMUM YARD SETBACKS:
 SIDE - 10'
 FRONT - 30'
 REAR - 30'

PROPOSED LOT COVERAGE CALC:
LOT SIZE: 3,207,628 (139,392 Sq Ft.)
EXISTING BUILDING: 7,284 Sq Ft.
PROPOSED ADDITION: 14,640 Sq Ft.
NEW BUILDING TOTAL: 21,924 Sq Ft.
LOT COVERAGE: 21,924 SF / 3,207,628 SF = 0.683%
MAX 3.0% O.K.


LANDSCAPE BUFFER, TYPE 'C'
 (1) 10' WIDE BUFFER PER LOT
 (2) 20' WIDE BUFFER PER LOT
 (3) 30' WIDE BUFFER PER LOT
 (4) 40' WIDE BUFFER PER LOT
 (5) 50' WIDE BUFFER PER LOT
 (6) 60' WIDE BUFFER PER LOT
 (7) 70' WIDE BUFFER PER LOT
 (8) 80' WIDE BUFFER PER LOT
 (9) 90' WIDE BUFFER PER LOT
 (10) 100' WIDE BUFFER PER LOT

PROPOSED LOT COVERAGE CALC:
LOT SIZE: 3,207,628 (139,392 Sq Ft.)
EXISTING BUILDING: 7,284 Sq Ft.
PROPOSED ADDITION: 14,640 Sq Ft.
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MAX 3.0% O.K.

LANDSCAPE BUFFER, TYPE 'C'
 (1) 10' WIDE BUFFER PER LOT
 (2) 20' WIDE BUFFER PER LOT
 (3) 30' WIDE BUFFER PER LOT
 (4) 40' WIDE BUFFER PER LOT
 (5) 50' WIDE BUFFER PER LOT
 (6) 60' WIDE BUFFER PER LOT
 (7) 70' WIDE BUFFER PER LOT
 (8) 80' WIDE BUFFER PER LOT
 (9) 90' WIDE BUFFER PER LOT
 (10) 100' WIDE BUFFER PER LOT



SITE PLAN - PROPOSED
 SCALE: 1" = 20'-0"

 Charter Township of Garfield Planning Department Report No. 2019-13			
Prepared:	January 23, 2019	Pages:	Page 1 of 8
Meeting:	February 13, 2019	Attachments:	<input checked="" type="checkbox"/>
Subject:	Fox Run PURD Final Approval		
File No.	PURD-2017-01	Parcel No.	05-130-003-00
Applicant/Owner:	William Clous, Eastwood Custom Homes		

BACKGROUND:

Brief Proposal Recap:

The applicant is proposing 84 two-bedroom apartment units on approximately 4.27 acres of land via Planned Unit Residential Development (“PURD”), with onsite amenities such as three playgrounds, a dog park, and a walking trail. The roughly 3.77 acres of environmentally sensitive area on the site will remain open space, with some of the recreational amenities for residents proposed within it.

Approval Process:

In accordance with Section 427.B-C of the Zoning Ordinance, PURDs are subject to a two-stage approval process: The first stage is *preliminary* review and decision, which does not require final engineering. The second is *final* review and decision, which requires final engineering, all agency approvals, and that the applicant has addressed the conditions imposed via the preliminary approval.

Expiration:

Preliminary PURD approval was granted for this application at the February 14, 2018 Planning Commission Regular Meeting (*see* Planning Department Report 2018-21). Under Sec. 427.B(3)(d), “preliminary approvals are valid for twelve months and not subject to an extension. *Preliminary* approval shall expire automatically.” This means that the applicant’s *preliminary* approval will automatically expire on February 14, 2019, which is just one day away.

ANALYSIS OF CHANGES AFTER PRELIMINARY APPROVAL:

A detailed side-by-side comparison of the *preliminarily* approved plan set and the plan set submitted for *final* review revealed that no significant changes have occurred in the interim. The dimensions of the total open space area, tot lots, dog park, and park area have not changed, and all onsite amenities remain as proposed, except that the walking trail will be a longer 1,345 linear feet rather than the originally proposed 1,294. Recall that the condition of *preliminary* approval was simply that the trail be at least 1,294 linear feet.

STAFF COMMENT:

The purpose of the two stage approval process under Sec. 427 is to allow for the applicant to gain *preliminary* approval for a project prior to investing resources in final engineering and agency review, which provides some certainty. It would not be expected under such a procedure that the plan would significantly change between *preliminary* and *final* approval, but rather that the conditions imposed via *preliminary* approval would be met, and that all final engineering and agency review would be complete.

In this case, the plans have not changed aside from an increase in the length of the walking trail and the applicant has substantially met the conditions imposed via *preliminary* approval, most notably that the walking trail be constructed in accordance with Michigan Department of Environmental Quality (“DEQ”) best management practices. The applicant possesses a permit (*attached*) for the trail and all elements proposed within the open space area, such as the pavilions and fences. In *preliminarily* approving the

project subject to the condition that the DEQ permit the activities in any wetland area on the site, the Planning Commission essentially deferred the question of the viability of the proposed amenities to the DEQ and gave the applicant the impression that his project would gain final approval upon receiving the permit. Finally, the applicant has gained approval from all relevant agencies.

In light of the above, Staff recommends granting *final* approval based on the Findings of Fact provided below.

FINDINGS OF FACT:

Scope of Authority – Uses

A planned unit residential development may include any residential use(s) permitted by right, permitted under special condition or permitted by special use permit in the various agricultural or residential zoning districts within the Township, provided appropriate findings of fact are made demonstrating that:

(a) The proposed density is in accordance with the policies and objectives set out in the master plan; and

The Planning Commission may consider this standard to be MET based on the following reasons:

- The subject property is planned for “High Density Residential (6-10)” in the 2018 Master Plan and Future Land Use Map (FLUM); the subject application calls for approximately 10.4 units per acre and is therefore consistent with the Master Plan and FLUM.
- In locating along the Garfield Road corridor, just south of South Airport Road, the subject application advances the overarching goal of the 2018 Master Plan to encourage high-density residential uses near the developed core areas of the Township in close proximity to amenities and services.

(b) In areas where the surrounding lands have been substantially developed in accordance with a particular land use character, pattern and density, the PURD shall be consistent and compatible with the existing residential uses, land use character, pattern and density.

The Planning Commission may consider this standard to be MET based on the following reasons:

- The Planning Commission has determined that the density and design of the project is compatible with the three high-density projects adjacent to or within approximately 700 feet of the subject property, including:
 - Manitou Woods (99 units at 9 units per acre);
 - Garfield Condominiums (75+ units at 7 units per acre); and
 - Sugar Plum Apartments (172 units at 8 units per acre).
- The Planning Commission has identified an office/industrial park that is also located within 700 feet of the project and found it to be compatible with the development.
- The subject property is currently planned and zoned for multi-family residential uses.

Site Design Requirements

Generally, the design of a site must be found to meet the overall purpose and intent of this section. Additionally, the following specific design standards must be met.

(a) The site shall be designed in a compact, clustered manner which maximizes the preservation of usable and consolidated open space.

The Planning Commission may consider this standard to be MET based on the following reasons:

- As indicated on Sheet C-5 in the plan set submitted for final PURD review received January 10, 2019, the subject application tightly clusters the density on the 4.27 acres of developable land and preserves the remaining 3.77 acres of environmentally sensitive open space for the recreational use of residents.

(b) Open spaces are intended to function as a public areas or parks to encourage neighborhood interaction and recreation opportunities. These areas incorporate amenities such as play structures, pedestrian circulation, pavilions, and other similar design features.

The Planning Commission may consider this standard to be MET based on the following reasons:

- As indicated on Sheet C-5 in the plan set submitted for final PURD review received January 10, 2019, the project will provide the following onsite amenities for residents:
 - Two (2) tot lots each containing one (1) sandbox, one (1) swing set, and one (1) bench, with security fencing surrounding the entire perimeter of each tot lot.
 - A dog park consisting of 3,300 square feet of fenced area with two (2) gates, one (1) dog station, one (1) picnic table, and one (1) 12' x 10' covered pavilion for which a DEQ permit dated January 14, 2019 (issue date) and expiring January 14, 2024 was received by Planning Department Staff on January 14, 2019 (Permit No. WRP015025 v.1).
 - A 3,900-square foot park area with one (1) sandbox, one (1) swing set, one (1) 12' x 10' covered pavilion, one (1) picnic table, and one (1) bench for which a DEQ permit dated January 14, 2019 (issue date) and expiring January 14, 2024 was received by Planning Department Staff on January 14, 2019 (Permit No. WRP015025 v.1).
 - A four (4)-foot wide wood chip and wooden boardwalk walking trail measuring 1,345 linear feet in total length (341 linear feet of boardwalk and 1004 linear feet of wood chip path) for which a DEQ permit dated January 14, 2019 (issue date) and expiring January 14, 2024 was received by Planning Department Staff on January 14, 2019 (Permit No. WRP015025 v.1).
- The various recreational facilities within any regulated wetlands within the 3.77-acre open space area indicated on Sheet C-5 in the plan set submitted for final PURD review received January 10, 2019, including the two (2) 12' x 10' covered pavilions, are permitted via waiver of the setback requirements of Section 534.B of the Zoning Ordinance as part of this PURD approval under Section 427.D(2).

(c) Sidewalks shall be provided along all streets. Generally, sidewalks should be constructed on each side of the street except where found to serve no useful purpose, such as if there are no homes on one side of the street. Sidewalks along streets shall be constructed of concrete to a minimum width of four (4) feet and shall be separated from the street by a grassy lawn area.

The Planning Commission may consider this standard to be MET based on the following reasons:

- As indicated on Sheet C-1 in the plan set submitted for final PURD review received January 10, 2019, a six (6)-foot curbed, concrete sidewalk will be installed within the right-of-way along the entirety of the subject property's Garfield Road frontage.
- The applicant possess a permit for the installation of a six (6)-foot curbed, concrete sidewalk within the right-of-way along the entirety of the subject property's Garfield Road frontage dated May 11, 2018 (Permit No. 2018-000231).

(d) In addition to the street sidewalks, hard-surfaced pathways connecting open areas, parks and other points of interest shall be provided.

The Planning Commission may consider this standard to be MET based on the following reasons:

- As indicated on Sheet C-5 in the plan set submitted for final PURD review received January 10, 2019, five (5)-foot wide concrete sidewalks throughout the site which connect the two (2) proposed tot lots and the various residential units will be installed.
- A four (4)-foot wide wood chip and wooden boardwalk walking trail measuring 1,345 linear feet in total length (341 linear feet of boardwalk and 1004 linear feet of wood chip path), for which a DEQ permit dated January 14, 2019 (issue date) and expiring January 14, 2024 was received by Planning Department Staff on January 14, 2019 (Permit No. WRP015025 v.1), will be installed providing access to the 3.77 acres of open space and connecting the various residential units to the 3,300-square foot dog park and 3,900-square foot park area.

(e) In mixed-residential settings, each residential use (i.e. single family, multiple family, etc.) shall stand on its own in meeting the integrated site design requirements of this section. The intent of this requirement is for each area to resemble a traditional neighborhood with interior park areas. Useable open space shall be designed so that it is directly accessible to nearby residents.

The Planning Commission may find this standard to be NOT APPLICABLE based on the following reasons:

- The application does not contemplate mixed-residential but rather single-use, multi-family residential.

(f) There shall be a direct relationship between the residential use, density, and useable space of each project area, and each such areas shall be self contained.

The Planning Commission may find this standard to be MET based on the following reasons:

- As indicated on Sheet C-5 in the plan set submitted for final PURD review received January 10, 2019, the project will preserve approximately 3.77 acres of environmentally sensitive open space and provide onsite amenities for residents, including:
 - Two (2) tot lots each containing one (1) sandbox, one (1) swing set, and one (1) bench, with security fencing surrounding the entire perimeter of each tot lot.

- A dog park consisting of 3,300 square feet of fenced area with two (2) gates, one (1) dog station, one (1) picnic table, and one (1) 12' x 10' covered pavilion for which a DEQ permit dated January 14, 2019 (issue date) and expiring January 14, 2024 was received by Planning Department Staff on January 14, 2019 (Permit No. WRP015025 v.1).
- A 3,900-square foot park area with one (1) sandbox, one (1) swing set, one (1) 12' x 10' covered pavilion, one (1) picnic table, and one (1) bench for which a DEQ permit dated January 14, 2019 (issue date) and expiring January 14, 2024 was received by Planning Department Staff on January 14, 2019 (Permit No. WRP015025 v.1).
- A four (4)-foot wide wood chip and wooden boardwalk walking trail measuring 1,345 linear feet in total length (341 linear feet of boardwalk and 1004 linear feet of wood chip path) for which a DEQ permit dated January 14, 2019 (issue date) and expiring January 14, 2024 was received by Planning Department Staff on January 14, 2019 (Permit No. WRP015025 v.1).
- The Planning Commission permitted the proposed density as a direct result of the provision of the open space and amenities described immediately above.

(g) The project shall be served by municipal water and sewer services.

The Planning Commission may consider this standard to be MET based on the following reasons:

- As indicated on Sheet C-4 in the plan set submitted for final PURD review received January 10, 2019, the project will be served by municipal water and sewer services.
- The applicant possesses a permit for the proposed water supply systems from the DEQ dated May 17, 2018 (Permit No. 187018).
- The applicant possesses a permit for the proposed wastewater systems from the DEQ dated July 20, 2018 (Permit No. P41001595).

General Criteria

The PURD is intended to encourage well designed neighborhoods that emphasize safe movement of pedestrian traffic and open areas that encourage active lifestyles and quality of life. The Planning Commission shall determine if the project meets the following standards of approval:

- (a) The project is compatible and harmonious with adjacent and surrounding land uses and properties;

The Planning Commission may find this standard to be MET based on the following reasons:

- The Planning Commission has determined the density and design of the project to be appropriate and compatible with the three high density projects adjacent to or within approximately 700 feet of the property, including:
 - Manitou Woods (99 units @ 9/ac);
 - Garfield Condominiums (75+ units @ 7/ac);
 - Sugar Plum Apartments (172 units @ 8/ ac).
- The Planning Commission has identified an office /industrial park that is also located within 700 feet of the project and has found it to be compatible with the proposed use.
- The Property is currently zoned and planned for multi-family residential, is located adjacent to amenities, and is in close proximity to businesses.

(b) The project minimizes motorized/non-motorized conflict points and creates a separation of pedestrian and vehicular traffic;

The Planning Commission may consider this standard to be MET based on the following reasons:

- As indicated on Sheet C-5 in the plan set submitted for final PURD review received January 10, 2019, separation of pedestrian and vehicular traffic within the site will be provided via five (5)-foot wide concrete sidewalks throughout the site with all crosswalk areas clearly striped.
- As indicated on Sheet C-5 in the plan set submitted for final PURD review received January 10, 2019, separation of pedestrian and vehicular traffic along the site's Garfield Road frontage will be provided via a six (6)-foot curbed, concrete sidewalk within the right-of-way along the entirety of the subject property's Garfield Road frontage.

(c) The development consolidates and maximizes useable open space while encouraging neighborhood interaction;

The Planning Commission may consider this standard to be MET based on the following reasons:

- As indicated on Sheet C-5 in the plan set submitted for final PURD review received January 10, 2019, the project will preserve approximately 3.77 acres of environmentally sensitive open space and proposes several features which encourage neighborhood interaction, including:
 - Two (2) tot lots each containing one (1) sandbox, one (1) swing set, and one (1) bench, with security fencing surrounding the entire perimeter of each tot lot.
 - A dog park consisting of 3,300 square feet of fenced area with two (2) gates, one (1) dog station, one (1) picnic table, and one (1) 12' x 10' covered pavilion for which a DEQ permit dated January 14, 2019 (issue date) and expiring January 14, 2024 was received by Planning Department Staff on January 14, 2019 (Permit No. WRP015025 v.1).
 - A 3,900-square foot park area with one (1) sandbox, one (1) swing set, one (1) 12' x 10' covered pavilion, one (1) picnic table, and one (1) bench for which a DEQ permit dated January 14, 2019 (issue date) and expiring January 14, 2024 was received by Planning Department Staff on January 14, 2019 (Permit No. WRP015025 v.1).
 - A four (4)-foot wide wood chip and wooden boardwalk walking trail measuring 1,345 linear feet in total length (341 linear feet of boardwalk and 1004 linear feet of wood chip path) for which a DEQ permit dated January 14, 2019 (issue date) and expiring January 14, 2024 was received by Planning Department Staff on January 14, 2019 (Permit No. WRP015025 v.1).

(d) The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;

The Planning Commission may consider this standard to be MET based on the following reasons:

- As indicated on Sheet C-5 in the plan set submitted for final PURD review received January 10, 2019, the project will preserve approximately 3.77 acres of environmentally sensitive open space in which the entire existing tree line will also be preserved.

(e) The development is compatible with the intent and purpose of the adopted master plan.

The Planning Commission may consider this standard to be MET based on the following reasons:

- The subject property is planned for “High Density Residential (6-10)” in the 2018 Master Plan and Future Land Use Map (FLUM); the subject application calls for approximately 10.4 units per acre and is therefore consistent with the Master Plan and FLUM.
- In locating along the Garfield Road corridor, just south of South Airport Road, the subject application advances the overarching goal of the 2018 Master Plan to encourage high-density residential uses near the developed core areas of the Township in close proximity to amenities and services.

ACTION REQUESTED:

The following motion is suggested for adopting the Findings above:

MOTION THAT the Findings of Fact for application PURD 2017-01, as presented in Planning Department Report 2019-13, BE ADOPTED.

The following motion is recommended to grant *final* approval for the project in accordance with Section 427 of the Zoning Ordinance, subject to twelve (12) conditions:

MOTION THAT application PURD 2017-01 BE APPROVED, subject to the following conditions (1-12):

1. The developer shall construct, install, and operate the project in accordance with approvals received from the Township and all governmental entities with applicable jurisdiction. In constructing and operating the project, the developer shall comply with all state and local laws, ordinances, and regulations as well as the conditions of this approval and the Township’s Zoning Ordinance.
2. The developer will design, develop, construct, and operate the project in accordance with any and all approvals and conditions of approval received from the Township and/or its various bodies, officers, departments, and commissions including, without limitation, any approved supplementary final plans approved pursuant to the Township’s Zoning Ordinance as well as the terms of these conditions. No variances from the Zoning Board of Appeals may be sought for any approved PURD plan or conditions imposed in the approval granted by the Township.
3. If the project is to be partitioned as a condominium the developer shall comply with the requirements of Act 59 of 1978, known as the Michigan Condominium Act. Further, the developer shall comply with applicable Township requirements, and shall provide the Township with copies of adopted bylaws and master deed which affects the rights and obligations of a co-owner in the condominium.
4. Dedicated open spaces shall be maintained as shown on sheet C-5 of the plan set received January 10, 2019. The PURD plan indicates that 3.77 acres of the site will be preserved as open space.
5. Landscaping shall be incorporated and installed by the developer on the property in accordance with a landscaping plan as provided for on sheet C-5 (received 01-10-2019):
 - (a) Prior to issuance of building permits for any phase of the project, all landscaping as identified on the landscaping plan shall be installed by the developer, or adequate financial surety as approved by the Township shall be provided to the Township for those landscaping items not

installed. Installation of the landscaping shall take place prior to the issuance of a Certificate of Occupancy.

(b) The developer and/or association is responsible for maintaining all Commons Areas and landscape areas within the development, which maintenance shall include, but is not limited to: mowing all turf areas, trimming trees and shrubs, watering all landscaped areas, and promptly removing and replanting all diseased or dead plants in such areas, as well as appropriate maintenance of all park/recreational facilities.

(c) The developer and/or association shall maintain all walkways, non-motorized paths, and sidewalks constructed on the property.

6. The developer shall pay any and all applicable building permit, zoning, and other fees to the Township. All fees determined by the Township must be paid in full prior to the issuance of a Land Use Permit.

7. The proposed two (2) tot lots, dog park, park area, walking path, and any and all features proposed as a part of or within them, as indicated on Sheet C-5 of the plan set received January 10, 2019, shall be constructed prior to the issuance of a Certificate of Occupancy.

8. All pedestrian pathways shown on Sheet C-5 of the plan set received January 10, 2019 shall be installed prior to the issuance of a Certificate of Occupancy.

9. Parking spaces shall be painted with numbering assigning the spaces to units so that each unit has at least one assigned parking space; this shall occur prior to the issuance of a Certificate of Occupancy.

10. No assigned parking spaces shall be used for snow storage.

11. The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.

12. The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the Township or approval shall be considered to have expired.

Attachments:

1. 11x17" plan set provided by applicant received August 8, 2018 indicating PRELIMINARY approval
2. 11x17" plan set provided by applicant received January 10, 2019 for FINAL approval
3. DEQ permit (Part 303, Wetlands Protection) issued January 14, 2019



**MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER RESOURCES DIVISION
PERMIT**

Issued To:

William F Clous
Eastwood Custom Homes
848 US 31 South
Traverse City, MI 49685

Permit No.: WRP015025 v.1
Submission No.: HNF-GNG7-RRQWF
Site Name: 28-05-130-003-00 N Garfield Woods Dr-Traverse City
Issued: January 14, 2019
Revised:
Expires: January 14, 2024

This permit is being issued by the Michigan Department of Environmental Quality (MDEQ), Water Resources Division, under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); specifically:

- | | |
|--|---|
| <input type="checkbox"/> Part 301, Inland Lakes and Streams | <input type="checkbox"/> Part 323, Shorelands Protection and Management |
| <input checked="" type="checkbox"/> Part 303, Wetlands Protection | <input type="checkbox"/> Part 325, Great Lakes Submerged Lands |
| <input type="checkbox"/> Part 315, Dam Safety | <input type="checkbox"/> Part 353, Sand Dunes Protection and Management |
| <input type="checkbox"/> Part 31, Water Resources Protection (Floodplain Regulatory Authority) | |

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Authorized Activity:

Place approximately 25 cubic yards of wood chips to create a 1,004-foot long by 4-foot wide by 2-inch thick wood chip trail and construct 341 feet of 4-foot wide elevated boardwalk through wetland. Install an approximately 290-foot long 4-foot high dog fence in wetland on posts, construct two: 12-foot long by 10-foot wide covered pavilions on piling foundations in wetland. Install two picnic tables and bench on the existing grade in wetland in the recreation/maintained use area. Construct and fill to create an 8-foot by 8-foot sand box and install a swing set with a filled 12-foot by 10-foot wood chip safety pad in the recreation/maintained use area. All work shall be done according to the attached plans dated January 11, 2019.

Waterbody Affected: wetland contiguous to Mitchell Creek
Property Location: Grand Traverse County, Garfield Township, Town/Range/Section 27N11W24
Property Tax No. 28-05-130-003-00

Authority granted by this permit is subject to the following limitations:

- A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.

- B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31 of the NREPA.
- C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.
- D. All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.
- E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.
- F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with 2013 PA 174 (Act 174) and comply with each of the requirements of Act 174.
- G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.
- H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.
- I. Permittee shall notify the MDEQ within one week after the completion of the activity authorized by this permit by completing and forwarding the attached preaddressed postcard to the office addressed thereon.
- J. This permit shall not be assigned or transferred without the written approval of the MDEQ.
- K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.
- L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31 of the NREPA, and wetlands).
- M. In issuing this permit, the MDEQ has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, the MDEQ may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.
- N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the state: (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the state, and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act, 1969 PA 306, as amended, challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
- O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, the MDEQ may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.
- P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from the MDEQ. Such revision request shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by the MDEQ prior to being implemented.
- Q. This permit may be transferred to another person upon written approval of the MDEQ. The permittee must submit a written request to the MDEQ to transfer the permit to the new owner. The new owner must also submit a written request to the MDEQ to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties that includes all of the above information may be provided to the MDEQ. The MDEQ will review the request and, if approved, will provide written notification to the new owner.
- R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.
- S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.

- T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent (CEA).
- U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.
- V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
- W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the water body are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.
- X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the Michigan Department of Natural Resources, Fisheries Division.
- Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:
1. All work shall be completed in accordance with the attached plans dated January 11, 2019.
 2. Authority granted by this permit does not waive permit requirements under the Natural Resource and Environmental Protection Act, Part 91 - Soil Erosion and Sedimentation Control at (231) 995-6042.
 3. The authority to conduct the activity as authorized by this permit is granted solely under provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, or federal approval or authorizations necessary to conduct the activity.
 4. Garfield Township: Contact Michael Green, Zoning Administrator, at 231-941-1620 for more information.
 5. The fill authorized by this permit may not be used for any other reason than those specified in the permitted activities section.
 6. No dredging is authorized by this permit, other than that needed to place the support posts for the boardwalk and pavilions.
 7. No filling or excavation/grading is authorized in the recreation/maintained use area, except for those specific permitted structures.
 8. Construction must be undertaken and completed during the dry period of the wetland, or when frozen. If the area does not dry out or freeze, any equipment use outside the approved/permitted areas shall be done on equipment mats to prevent compaction of the soil.
 9. Upon completion of the project, the disturbed wetland areas shall be restored to the original contour elevation, revegetated and reseeded with species native to Michigan appropriate to the site to prevent erosion.
 10. Fill shall consist of inert materials, which will not cause siltation nor contain soluble chemicals or organic matter, which is biodegradable. All fill shall be contained in such a manner as not to erode into any watercourse and/or wetland.


11. Excess soil materials from the project shall not be deposited in wetlands or surface water without first securing a permit under the Natural Resource and Environmental Protection Act, 1994 PA 451, as amended, Part 303 - Wetlands Protection, or other applicable statute. All excess soil material shall be placed on upland site, mulched, and/or seeded to prevent erosion into waters or wetlands.
12. Construction pads, haul roads, temporary structures, or other structural appurtenances to be placed on or over bottomlands and /or wetlands are not authorized by this permit and shall not be constructed unless authorized by separate permit or permit revision granted in accordance with applicable law.
13. This permit shall be kept posted at the work site in a prominent location at all times for the duration of the project, or until its expiration, and authorizes representatives of the Department to enter upon said property in order to inspect project progress.
14. If permittee or any of their agents have questions pertaining to this permit or conditions, they shall contact the undersigned DEQ official for clarification.
15. This permit is limited to authorizing the construction as specified above and carries with it no assurances or implications that associated wetland or floodplain areas can be developed and serviced by the structures authorized by this permit.
16. This permit may be transferred to another person upon written approval of the DEQ. The permittee must submit a written request to the DEQ to transfer the permit to the new owner. The new owner must also submit a written request to accept transfer of the permit. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties which includes all the above information may be provided to the DEQ. The DEQ will review the request and if approved, will provide written notification to the new owner.
17. This permit is being issued for the maximum time allowed under Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, PA 451 of 1994, as amended, including all permit extensions allowed under the administrative rules R 281.923. Therefore, no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by the DEQ, will be for a five-year period beginning at the date of issuance.
18. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representatives of the permittee, undertaken in connection with this permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
19. Your agent(s) or contractor(s), if specified in the application, will only be issued an electronic notice of permit. It is the permittee's responsibility to ensure that the agent(s) or contractor(s) have completely read and understand all permit restrictions and conditions; and that a paper copy of the permit and plans is kept available at the site for review by DEQ staff upon request.
20. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity and/or mitigation plan from the DEQ. Such revision requests shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by the DEQ prior to being implemented.

21. This permit shall become effective on the date of signature by a DEQ officer. Upon signing by the permittee named herein, this permit must be returned to Water Resources Division, Cadillac District Office, 120 West Chapin Street, Cadillac, Michigan 49601 for final execution.
22. Permittee hereby accepts and agrees to comply with the terms and conditions of this permit.



Permittee signature

Issued By:



Robyn Schmidt
Cadillac District Office
Water Resources Division
231-383-5952

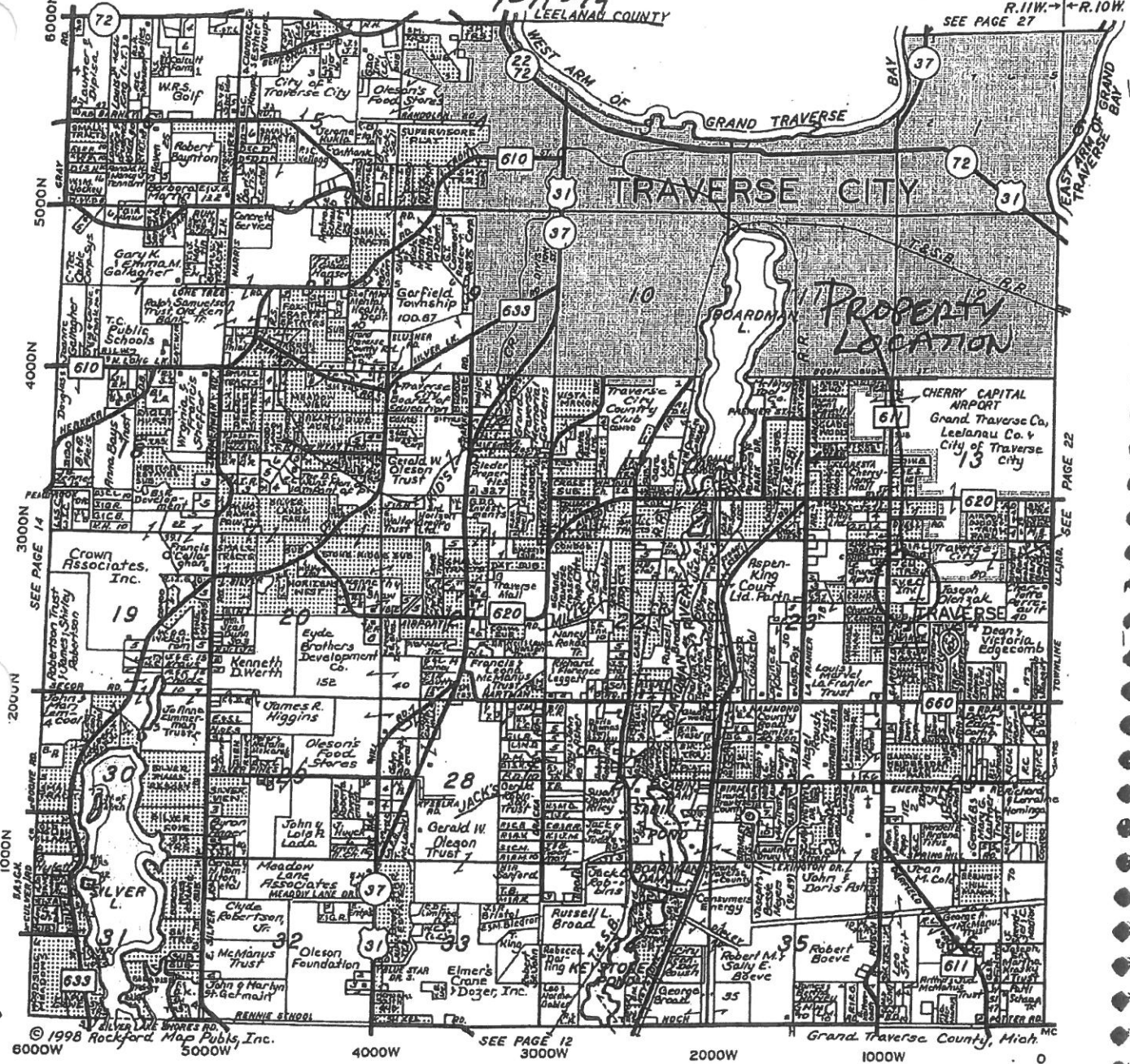
cc: Garfield Township Clerk
Grand Traverse CEA

GARFIELD

WRP015025
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1-11-19
LEELANAU COUNTY

T.27N.-R.11W.

R.11W. → ← R.10W.
SEE PAGE 27



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Grand Traverse Surveying Company

346 East State Street, Suite E
Traverse City, Michigan 49684

Elk Rapids office:
P.O. Box 836
Elk Rapids, Michigan 49629
(616) 264-9110

(616) 947-2555 or FAX: (616) 947-4771

LAND SURVEYING SERVICES
THROUGHOUT NORTHERN MICHIGAN

Benzie office:
10966 Main Street
Honor, Michigan 49840
(616) 325-2655

WPC

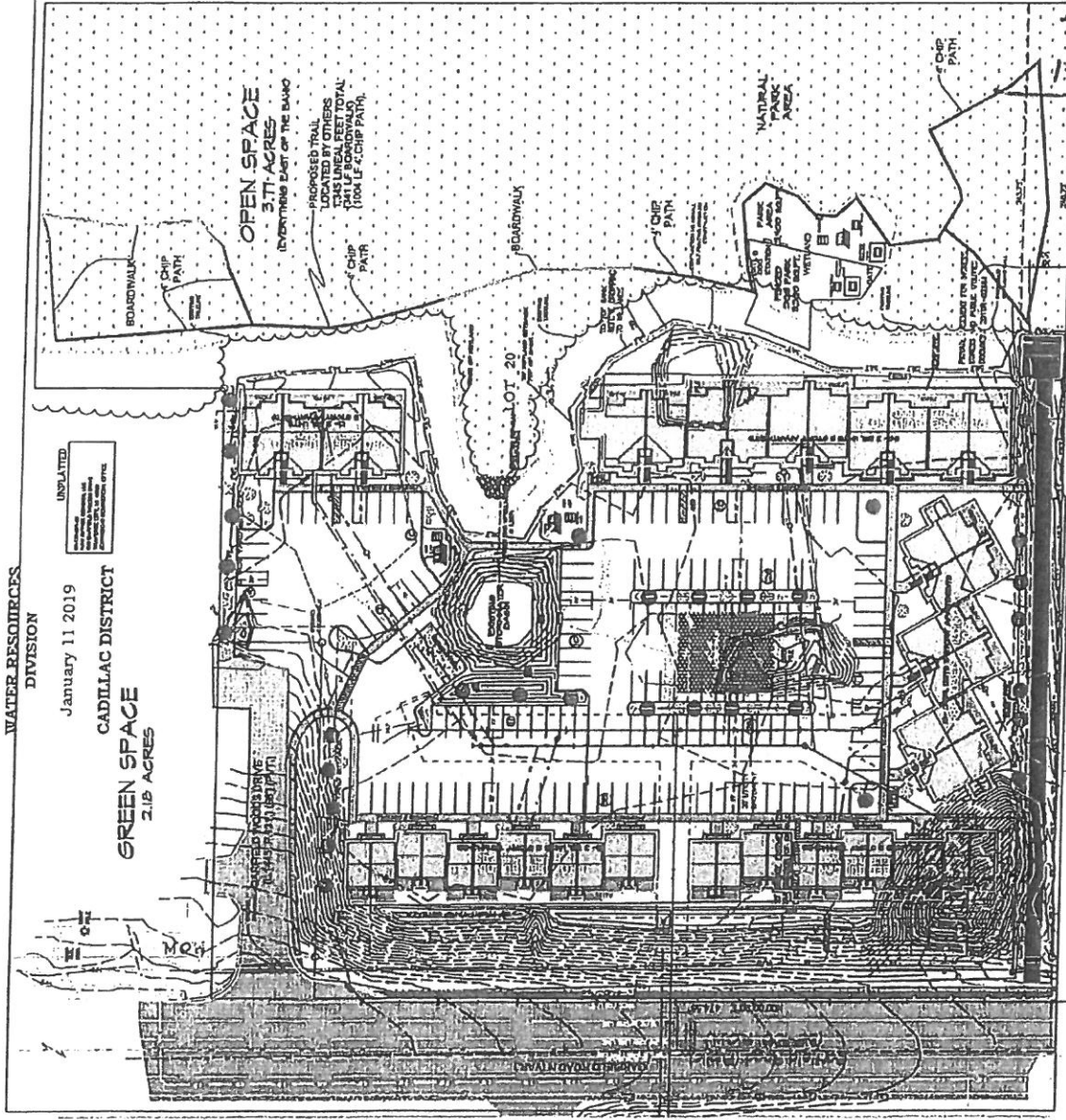
WATER RESOURCES
DIVISION

January 11 2019

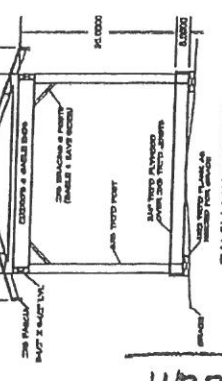
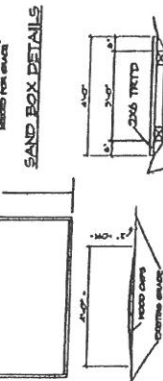
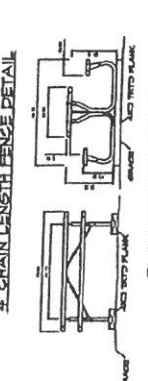
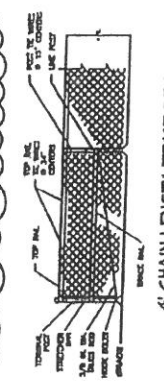
CADILLAC DISTRICT

GREEN SPACE
2.18 ACRES

UNPLATTED
PROPERTY OF EASTWOOD CUSTOM HOMES INC.



We would like to place the fence, playground & park equipment as shown. We believe this will be the furthest from vehicular traffic while all children can relax and enjoy the Park Area and Dog Park.



EASTWOOD CUSTOM HOMES INC. 848 US 31 South Traverse City, Michigan (231) 941-5046	FOX RUN WALKING PATH SITE PLAN	Eastwood CUSTOM HOMES INC.	sheet: 1 OF 1
	THESE DRAWINGS ARE THE PROPERTY OF EASTWOOD CUSTOM HOMES INC. USE OF THESE DRAWINGS BY OTHERS IS STRICTLY FORBIDDEN AND PUNISHABLE BY LAW.	DATE: JAN 11, 2019 SCALE: N.T.S. DRAWN BY: S.M.J.	EASTWOOD CUSTOM HOMES INC.

WRPC15025
of 8
1-11-19

WFO

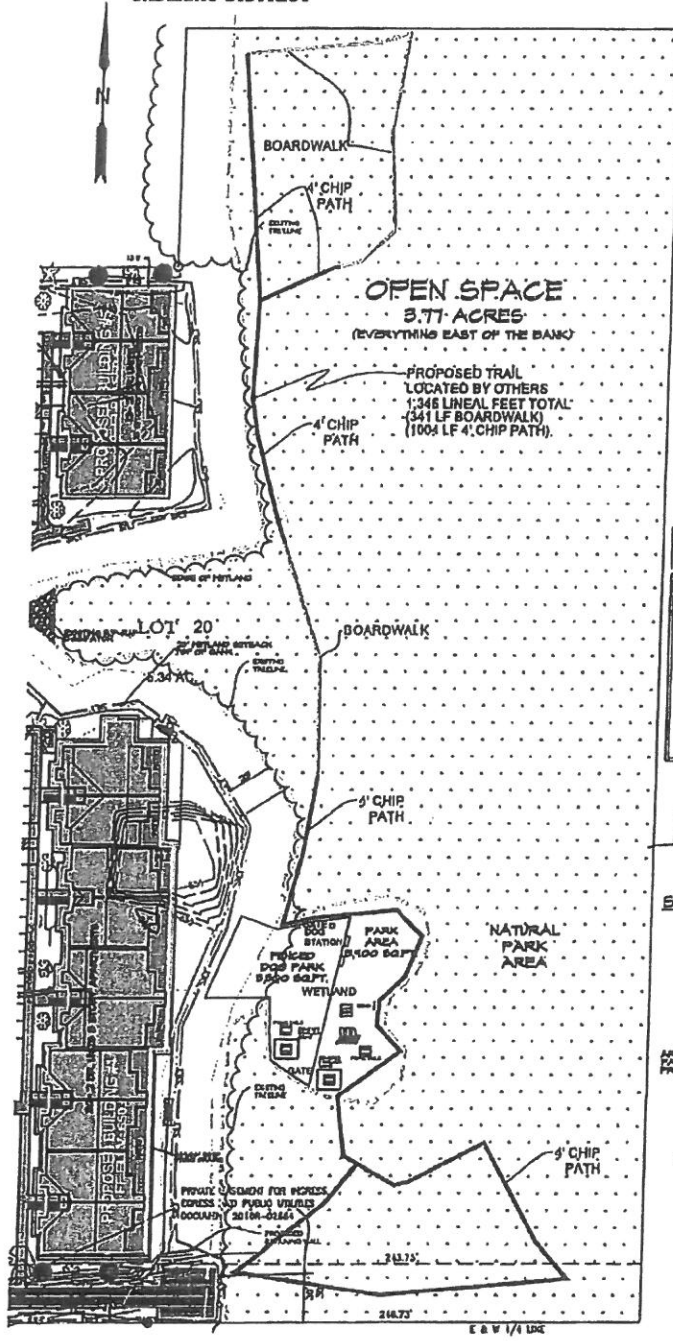
January 11 2019

CADILLAC DISTRICT

WRP015025

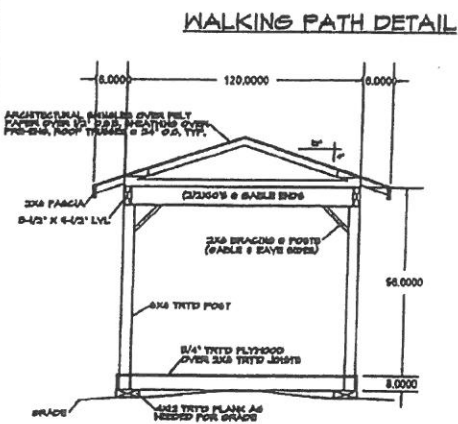
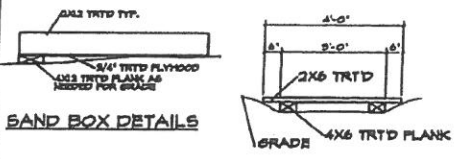
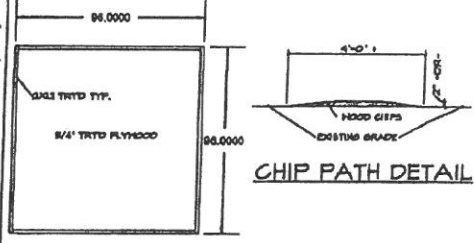
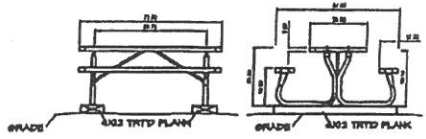
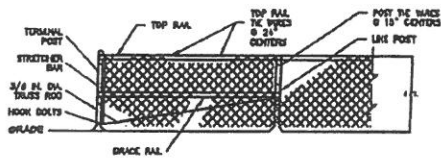
8 of 8

1-11-19



SCALE: 1" = 60 FEET

We would like to place the fence, playground & park equipment as shown. We believe this will be the safest location for the children to play as it is the furthest from vehicular traffic while all residents can relax and enjoy the Park Area and Dog Park.



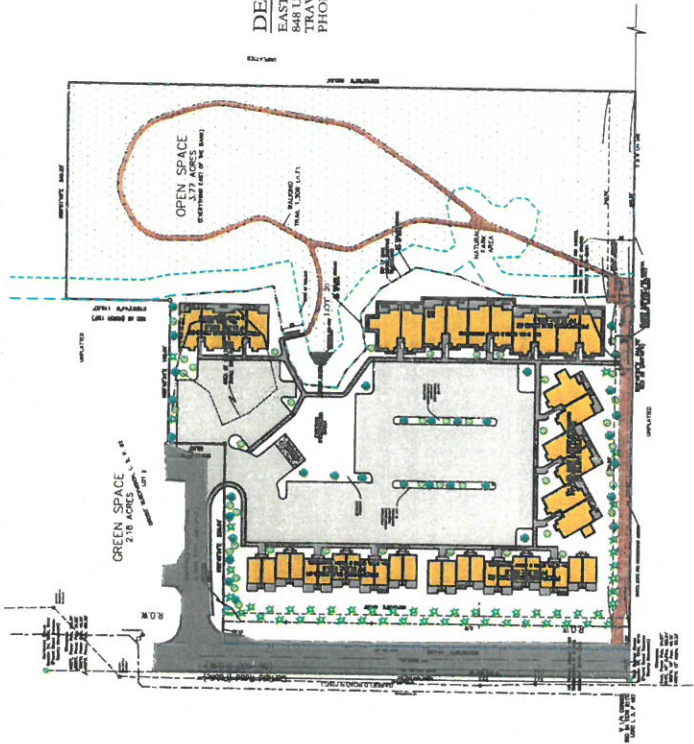
	<p>FOX RUN</p> <p>WALKING PATH SITE PLAN</p>	<p>date: JAN. 11, 2018</p>	<p>THESE DRAWINGS ARE THE PROPERTY OF EASTWOOD CUSTOM HOMES INC. USE OF THESE DRAWINGS BY OTHERS IS STRICTLY FORBIDDEN AND PUNISHABLE BY LAW.</p>	<p>EASTWOOD CUSTOM HOMES INC. 848 US 31 South Traverse City, Michigan (231) 941-5046 ALL DRAWINGS@EASTWOOD CUSTOM HOMES</p>
		<p>scale: 1" = 60'-0"</p>		

Handwritten signature

FOX RUN



SECTION 24, TOWN 27 NORTH, RANGE 11 WEST
GARFIELD TOWNSHIP, GRAND TRAVERSE CO., MICHIGAN



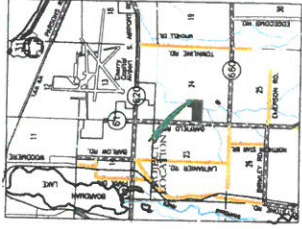
EXISTING UTILITIES CAUTIONS

EXISTING UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THE PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL UTILITY COMPANIES TO MARK THE UTILITIES IN QUESTION.

SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PRESENCE OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE LOCAL UTILITY COMPANIES TO MARK THE UTILITIES IN QUESTION. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE. ALL UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

- SHEET INDEX**
- C-1 SITE PLAN
 - C-2 EXISTING CONDITIONS PLAN
 - C-3 EXISTING UTILITIES PLAN
 - C-4 SITE UTILITY PLAN
 - C-5 LANDSCAPING PLAN
 - C-6 SITE DETAILS
 - PH-1 LIGHTING/PHOTOMETRICS PLAN

DEVELOPERS:
EASTWOOD CUSTOM HOMES
848 US-31 SOUTH
TRAVERSE CITY, MICHIGAN 49685
PHONE: (231) 929-4663



LOCATION MAP
NO SCALE

FOX RUN EASTWOOD CUSTOM HOMES

7222 Bert Road
 Phone: (231) 832-4207
 email: craingrading@foxrunhomes.com



Crain Engineering, LLC
 Engineering, Consulting & Design
 7222 Bert Road
 Buckley, MI 49620
 Phone: (231) 947-7255
 email: craingrading@foxrunhomes.com

SECTION 24 - TOWN 27 NORTH - RANGE 11 WEST
FOX RUN
SITEPLAN

JOB NUMBER: 115617
 SHEET C-1

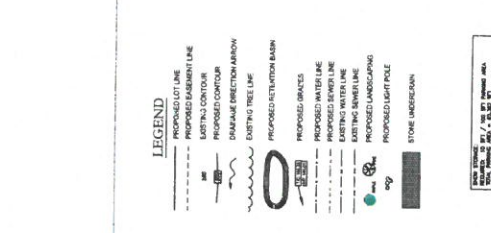


LOCATION MAP
 Shows project location relative to Gardner Road, Havenway, School Lake, and the intersection of Gardner Road and Havenway.

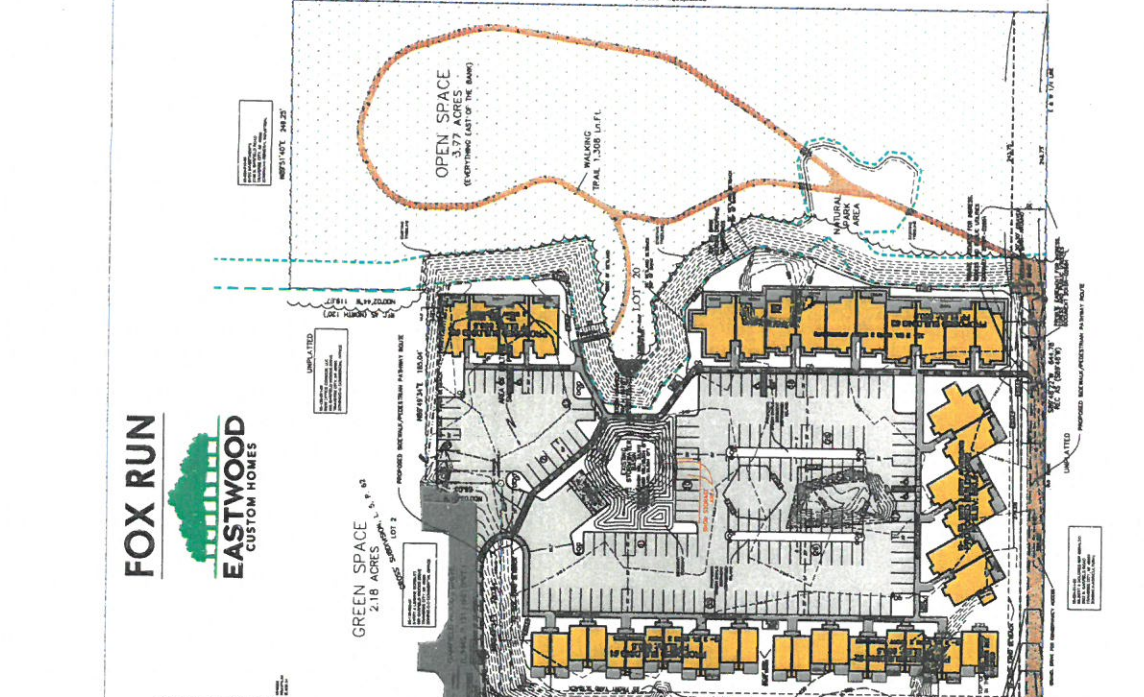
SITE DATA
 SUBJECT: UNDEVELOPED
 DATE: 08-11-2017
 DRAWN BY: WJC
 DESIGN BY: WJC
 REVISED DATE: 08-11-2017

Parcel Address: N. GARDNER ROAD, S.W. CORNER
 Parcel Dimensions: 120.00' x 120.00'
 Area: 14,400 S.F.
 Zoning: R-1
 Subject: UNDEVELOPED

STATE: MICHIGAN
 COUNTY: GRAND TRAVERSE COUNTY
 TWP: TOWNSHIP 27 NORTH
 R: RANGE 11 WEST
 SECTION: SECTION 24
 AREA: 14.4 ACRES
 ZONING: R-1
 SUBJECT: UNDEVELOPED



NOTES
 1. ALL PROPOSED LOT LINES SHOWN ON THIS SITE PLAN ARE TO BE SET AS SHOWN UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED CONTOURS SHOWN ON THIS SITE PLAN ARE TO BE SET AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL PROPOSED WALKING TRAILS SHOWN ON THIS SITE PLAN ARE TO BE SET AS SHOWN UNLESS OTHERWISE NOTED.
 4. ALL PROPOSED WATER LINES SHOWN ON THIS SITE PLAN ARE TO BE SET AS SHOWN UNLESS OTHERWISE NOTED.



FOX RUN EASTWOOD CUSTOM HOMES

UNLIMITED
 UNLIMITED
 UNLIMITED

UNLIMITED
 UNLIMITED
 UNLIMITED

PROPOSED DRIVEWAY/STREETWAY PERMIT LINE

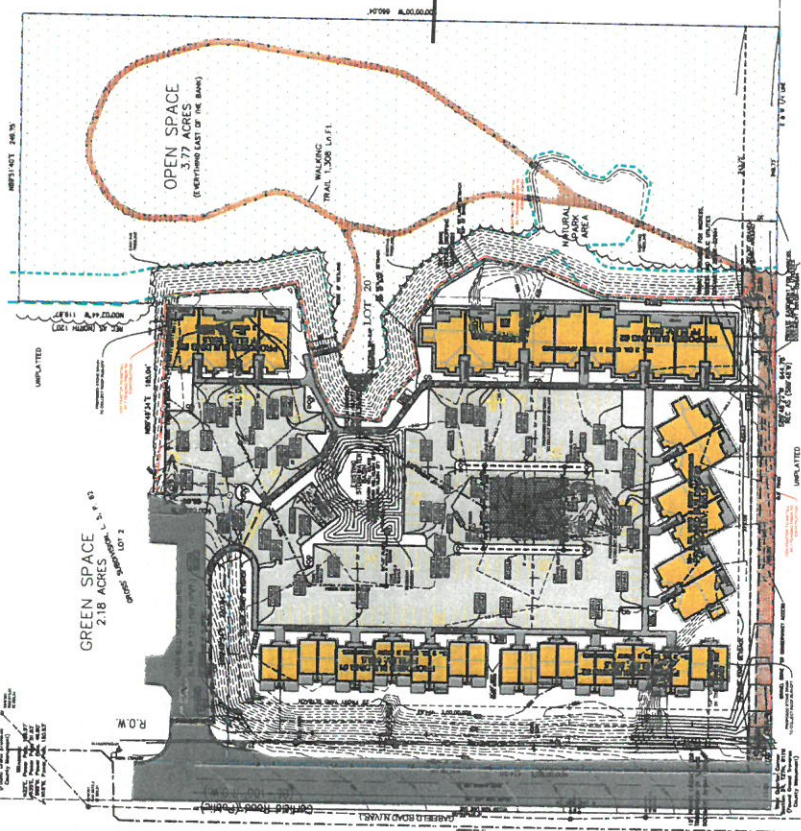
NOTES
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 2. ALL PROPOSED CONTOURS SHOWN ON THIS SITE PLAN ARE TO BE SET AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL PROPOSED WALKING TRAILS SHOWN ON THIS SITE PLAN ARE TO BE SET AS SHOWN UNLESS OTHERWISE NOTED.
 4. ALL PROPOSED WATER LINES SHOWN ON THIS SITE PLAN ARE TO BE SET AS SHOWN UNLESS OTHERWISE NOTED.

UNLIMITED
 UNLIMITED
 UNLIMITED

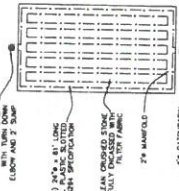
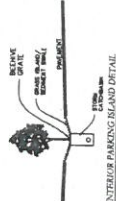
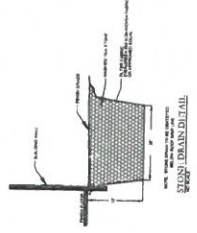


UNLIMITED
 UNLIMITED
 UNLIMITED

FOX RUN
EASTWOOD
 CUSTOM HOMES



- LEGEND**
- PROPOSED EASEMENT LINE
 - PROPOSED CONTOUR
 - EXISTING TREE LINE
 - EXISTING WATERLINE
 - EXISTING SEWERLINE
 - PROPOSED CONTOUR
 - DRAINAGE DIRECTION ARROW
 - EXISTING TREE LINE
 - PROPOSED RETENTION BASIN
 - PROPOSED SHADES
 - EXISTING WATERLINE
 - EXISTING SEWERLINE



INSTALL 18\"/>



LOCATION MAP

Project: 18000 S. 100th Ave. Eastwood, MI 48020
 Client: Eastwood, LLC
 Date: 08/11/2017
 Drawn by: W.C.
 Date: 08/11/2017

Summary of Proposed Submittals

Item	Quantity	Unit	Notes
1. 18\"/>			

Summary of Proposed Submittals

1. 18\"/>

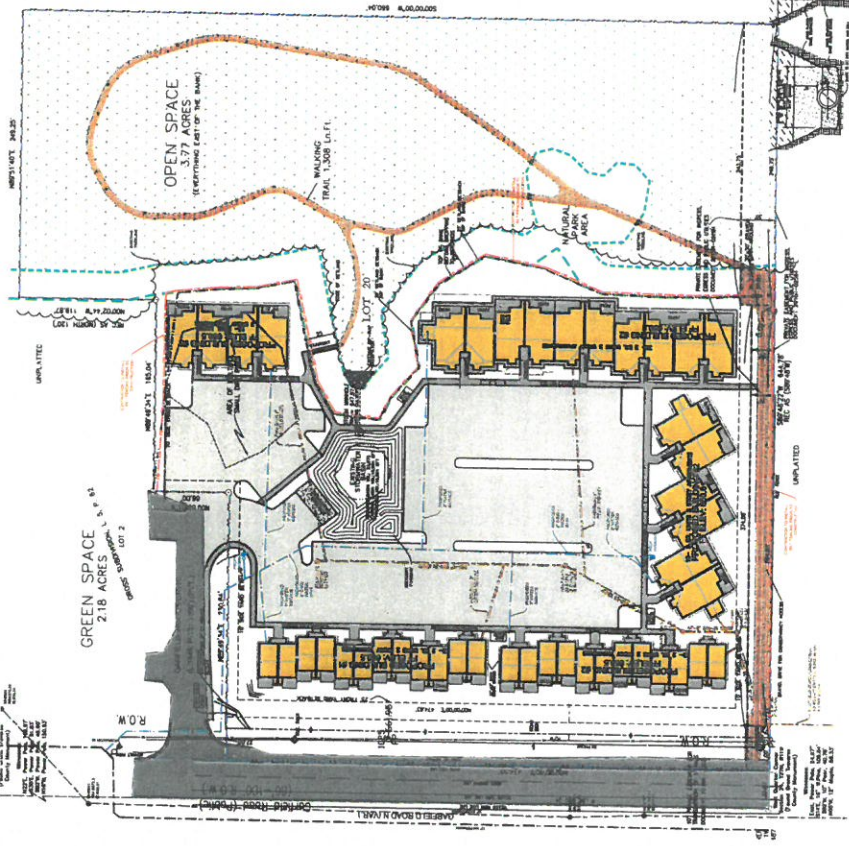
Crain Engineering, LLC
 Engineering, Consulting, & Design
 7822 Bon Road
 Buckley, MI 49620
 Phone: (231) 947-7255
 email: craineng@crainengllc@gmail.com

DRAINAGE PLAN
 FOX RUN
 SECTION 24 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

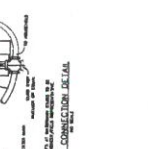
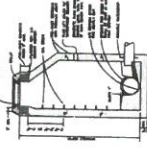
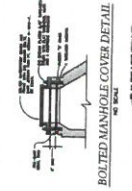
JOB NUMBER: 115617
 SHEET: C-3

FOX RUN

EASTWOOD CUSTOM HOMES



- LEGEND**
- PROPERTY LINE
 - PROPOSED ASSESSMENT LINE
 - EXISTING CONTOUR
 - EXISTING TIE LINE
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - EXISTING MANHOLE
 - PROPOSED CONDUIT
 - PROPOSED WATER MAIN
 - PROPOSED WATER TIE LINE
 - PROPOSED SEWER LINE
 - PROPOSED RETENTION BASIN
 - PROPOSED GROUND
 - EXISTING WATERLINE
 - EXISTING SEWERLINE
 - EXISTING MANHOLE
 - EXISTING VALVE
 - EXISTING VALVE BOX
 - EXISTING VALVE BOX INSTALLATION
 - EXISTING VALVE BOX CLEANOUT
 - EXISTING VALVE BOX ASSEMBLY
 - EXISTING VALVE BOX CONNECTION
 - EXISTING VALVE BOX BOLLARD
 - EXISTING VALVE BOX BOLLARD ASSEMBLY
 - EXISTING VALVE BOX BOLLARD CONNECTION
 - EXISTING VALVE BOX BOLLARD ASSEMBLY CONNECTION
 - EXISTING VALVE BOX BOLLARD ASSEMBLY CONNECTION DETAIL



Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bois Road
 Buckley, MI 49620
 Phone: (231) 947-7255
 Fax: (231) 632-4207
 email: crainengr@gmail.com

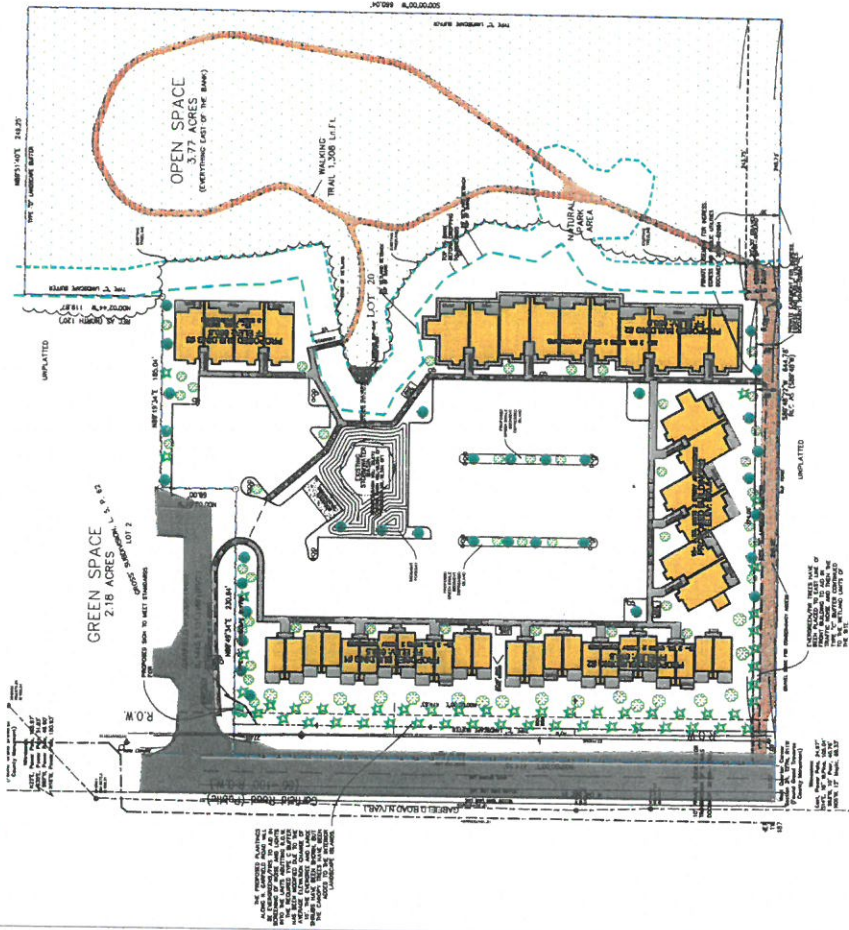
DRWN BY: W.C.
 DATE: 06.11.2017
 REV DATE:
 SHEET NO. 115617

UTILITY PLAN
FOX RUN
 SECTION 24 - TOWN 27 NORTH - RANGE 11 WEST
 CARRIED TWP, GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER: 115617
 SHEET C-4

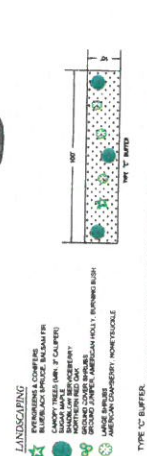
FOX RUN
EASTWOOD
 CUSTOM HOMES

Scale: 1" = 40' (AS SHOWN)
 Date: 08/11/2017
 Project: FOX RUN

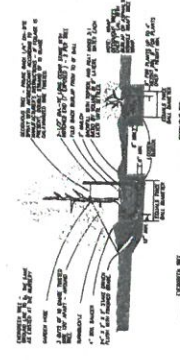


Crain Engineering, LLC
 Engineering, Consulting & Design
 7822 Bost Road
 Buckley, MI 49620
 Phone: (231) 947-7555
 Fax: (231) 947-4907
 email: crainengineering@gmail.com

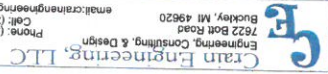
LANDSCAPING PLAN
 SECTION TWP 24 - TOWN 27 NORTH - RANGE 11 WEST
 CARFIELD TWP GRAND TRAVERSE COUNTY, MICHIGAN
 JOB NUMBER: 115617
 SHEET C-5



- TYPE 'C' BUFFER**
- TREES, THREE MEDIUM OR SMALL SHRUBS, ONE EVERGREEN OR CONIFEROUS TREE PER LINE FOOT.
 - MINIMUM WIDTH REQUIREMENT: THE TYPE 'C' BUFFER AREA SHALL BE A MINIMUM WIDTH OF TEN (10) FEET.
- TYPE 'B' BUFFER**
- TREES, THREE MEDIUM OR SMALL SHRUBS, AND THREE EVERGREEN OR CONIFEROUS TREE PER LINE FOOT.
 - MINIMUM WIDTH REQUIREMENT: THE TYPE 'B' BUFFER AREA SHALL BE A MINIMUM WIDTH OF TWENTY (20) FEET.
- TYPE 'A' BUFFER**
- PLANT MATERIALS SHALL BE PLANTED IN THE CENTER OF THE BUFFER AREA. PLANT MATERIALS SHALL BE PLANTED IN THE CENTER OF THE BUFFER AREA. PLANT MATERIALS SHALL BE PLANTED IN THE CENTER OF THE BUFFER AREA.
- PLANTING ALONG NORTH PROPERTY LINE (800)**
- REQUIRED: EVERGREENS + 10 TREES
 - REQUIRED: EMBROIDERED FLAX
 - REQUIRED: CANOPY TREES + 10 TREES
 - REQUIRED: NORTH PROPERTY LINE TO EXISTING WETLAND PLANTING PROPOSED.
- PLANTING ALONG SOUTH PROPERTY LINE (800)**
- REQUIRED: EVERGREENS + 10 TREES
 - REQUIRED: EMBROIDERED FLAX
 - REQUIRED: CANOPY TREES + 10 TREES
 - REQUIRED: NORTH PROPERTY LINE TO EXISTING WETLAND PLANTING PROPOSED.
- PLANTING ALONG WEST PROPERTY LINE (800)**
- REQUIRED: EVERGREENS + 10 TREES
 - REQUIRED: EMBROIDERED FLAX
 - REQUIRED: CANOPY TREES + 10 TREES
 - REQUIRED: NORTH PROPERTY LINE TO EXISTING WETLAND PLANTING PROPOSED.
- PLANTING ALONG EAST PROPERTY LINE (800)**
- REQUIRED: EVERGREENS + 10 TREES
 - REQUIRED: EMBROIDERED FLAX
 - REQUIRED: CANOPY TREES + 10 TREES
 - REQUIRED: NORTH PROPERTY LINE TO EXISTING WETLAND PLANTING PROPOSED.

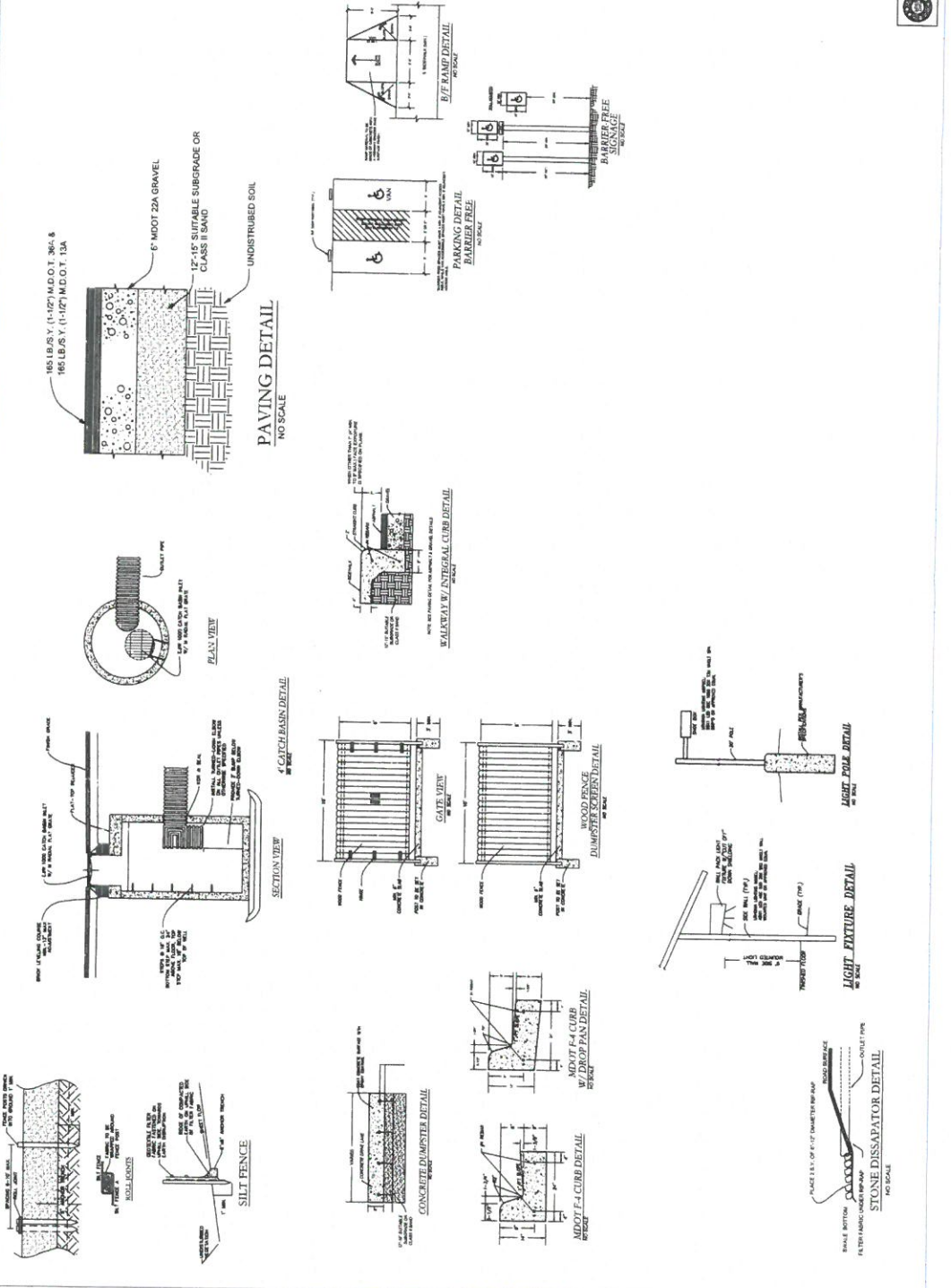


Crain Engineering, LLC
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 7622 Bole Road
 Buckley, MI 49620
 Phone: (231) 832-4207
 Cell: (231) 947-7255
 email: crainengneer@crain.com



SECTION 24 - TOWN 27 NORTH - RANGE 11 WEST
 FOX RUN
 GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER: 115617
 SHEET C-6



UTILITIES

GARFIELD TOWNSHIP
 200 W. WASHINGTON
 200 W. WASHINGTON, TRAVERSE CITY, MICHIGAN 49684
 231-441-1800

GRAND TRAVERSE COUNTY ROAD COMMISSION
 1801 W. PARKER ROAD, TRAVERSE CITY, MICHIGAN
 231-922-4867

GRAND TRAVERSE COUNTY SOIL EROSION CONTROL OFFICE
 MR. BRUCE RENA, SUPERVISOR
 214 W. WASHINGTON, TRAVERSE CITY, MICHIGAN
 231-922-4867

GRAND TRAVERSE COUNTY DRAIN COMMISSIONER'S OFFICE
 MR. STEVE LANGRANT, DRAIN COMMISSIONER
 214 W. WASHINGTON, TRAVERSE CITY, MI 49685
 231-922-4867

GRAND TRAVERSE COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)
 MR. JOHN UNIVICZKO, SUPERVISOR
 214 W. WASHINGTON, TRAVERSE CITY, MICHIGAN
 231-922-4867

CONSUMERS ENERGY
 200 W. WASHINGTON, TRAVERSE CITY, MICHIGAN
 231-922-4867

CHERRYLAND ELECTRIC COOPERATIVE
 MR. BOB BERGAS, AREA ENGINEER
 100 W. WASHINGTON, TRAVERSE CITY, MICHIGAN
 231-922-4867

AMERITECH
 142 EAST STATE STREET, FLOOR 2N, TRAVERSE CITY, MICHIGAN
 231-922-4867

MICHIGAN CONSOLIDATED GAS CO. (M.C.G.)
 100 W. WASHINGTON, TRAVERSE CITY, MICHIGAN
 231-922-4867

TRAVERSE CITY LIGHT & POWER
 100 W. WASHINGTON, TRAVERSE CITY, MICHIGAN
 231-922-4867

CHARTER COMMUNICATION CABLE SYSTEMS
 MR. BOB BOWMAN, CONST. MGR.
 100 W. WASHINGTON, TRAVERSE CITY, MICHIGAN
 231-922-4867

POLICE AGENCIES
EMERGENCY CALLS - 911
 100 W. WASHINGTON, TRAVERSE CITY, MICHIGAN
 231-922-4867

FIRE DEPARTMENTS
EMERGENCY CALLS - 911
 100 W. WASHINGTON, TRAVERSE CITY, MICHIGAN
 231-922-4867

AMBULANCE
EMERGENCY CALLS - 911
 100 W. WASHINGTON, TRAVERSE CITY, MICHIGAN
 231-922-4867

GENERAL SITE NOTES
 ALL CONSTRUCTION MATERIALS SHALL CONFORM WITH 2017 GRAND TRAVERSE COUNTY CURRENT STANDARDS, SPECIFICATIONS AND DETAILS.
 ALL ELEVATIONS ARE BASED ON USGS DATUM.
 ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED.
 ALL DESIGN STANDARDS SHALL COMPLY WITH THE CURRENT 2017 STANDARDS ADOPTED BY THE GRAND TRAVERSE COUNTY SEWER AND WATER SYSTEMS.
 ALL CONSTRUCTION STANDARDS SHALL COMPLY WITH THE CURRENT 2017 GRAND TRAVERSE COUNTY SPECIFICATIONS AND DETAILS FOR SEWER AND WATER SYSTEMS.
 SEWER AND WATERMAN USEMENTS WILL BE PUBLIC.
 ALL SEWER LEADS TO BE 6" DIAMETER AND CLEANOUTS TO BE PLACED AT A MINIMUM 10' FROM SEWER SERVICE.
 ALL UTILITY LEADS TO BE 8" DIA. PLACED AT EDGE OF EASEMENT LINE.

EXISTING UTILITIES CAUTIONS
 THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. THE INFORMATION IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL UTILITIES AND OBTAINING NECESSARY PERMITS AND INFORMATION FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INFORMATION FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INFORMATION FROM THE APPROPRIATE AGENCIES.

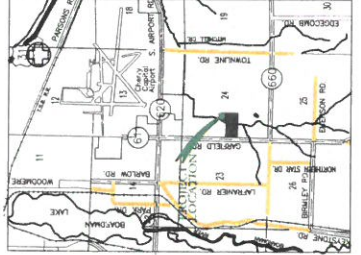
"FOX RUN"
GARFIELD TOWNSHIP, GRAND TRAVERSE CO.
MICHIGAN

SECTION 24, TOWN 27 NORTH, RANGE 11 WEST



DEVELOPER:
"FOX RUN"

DEVELOPER:
 EASTWOOD CUSTOM HOMES
 848 US-31 SOUTH
 TRAVERSE CITY, MICHIGAN 49685
 PHONE: (231) 929-4663



LOCATION MAP
 NO SCALE

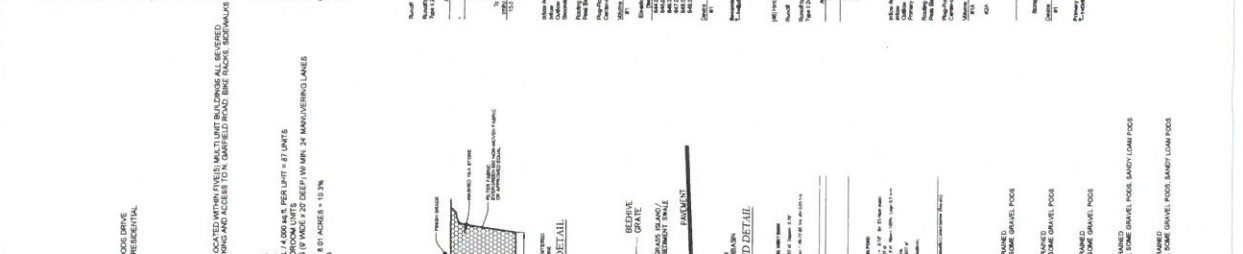


SHEET INDEX

- C-0 COVER PAGE
- C-1 SITE PLAN
- C-2 EXISTING CONDITIONS PLAN
- C-3 GRADING PLAN
- C-3B GRADING PLAN DETAILS
- C-4 SITE UTILITY PLAN
- C-5 SITE DETAILS
- C-7 PLAN PROFILES SEWER & WATER
- C-7a SEWER & WATER DETAILS
- C-8 PLAN PROFILES GARFIELD ROAD STORM
- C-8 WALKING PATH SITE PLAN
- PH-1 LIGHTING/PHOTOMETRICS PLAN



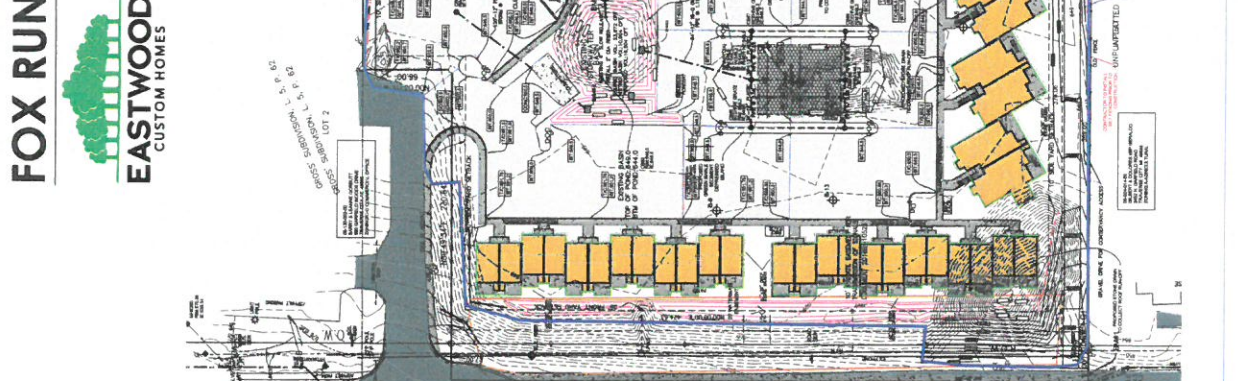
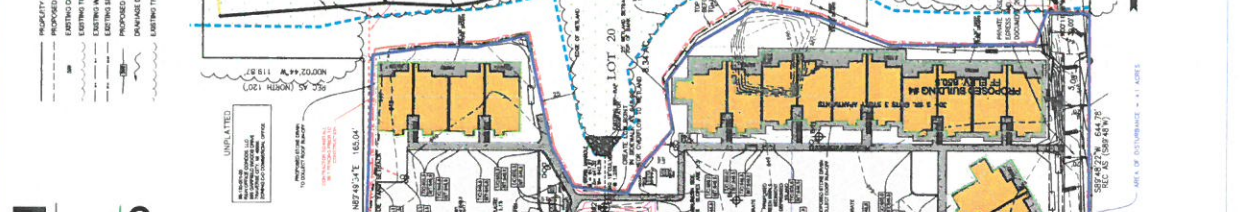
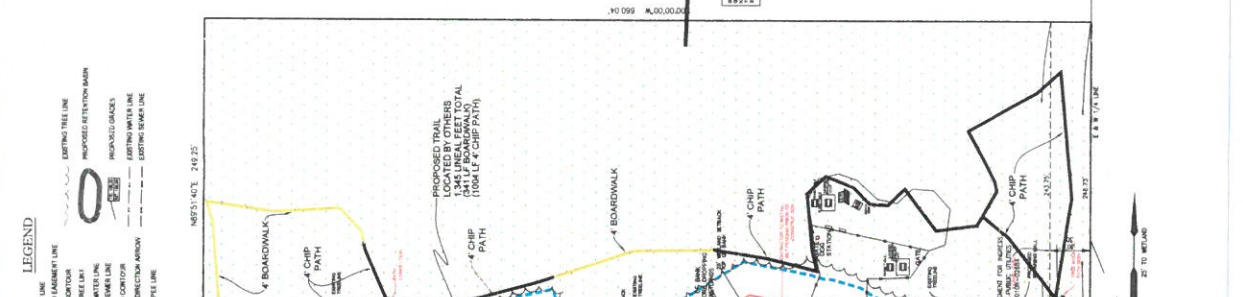
Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bott Road
 Buckley, MI 49620
 Phone: (231) 947-7255
 Cell: (231) 634-4217
 email: crainengr@crainengr.com



SITE DATA
 PROPERTY OWNER/APPLICANT: WILLIAM & BOBIE MULLIN & BOBIE MULLIN SOUTH
 PARCEL ADDRESS: N GARFIELD WOODS DRIVE
 PARCEL ZONING: R3 MEDIUM DENSITY RESIDENTIAL
 PARCEL NUMBER: 2605-1800300
 PROJECT: 250
 SHEET: 29

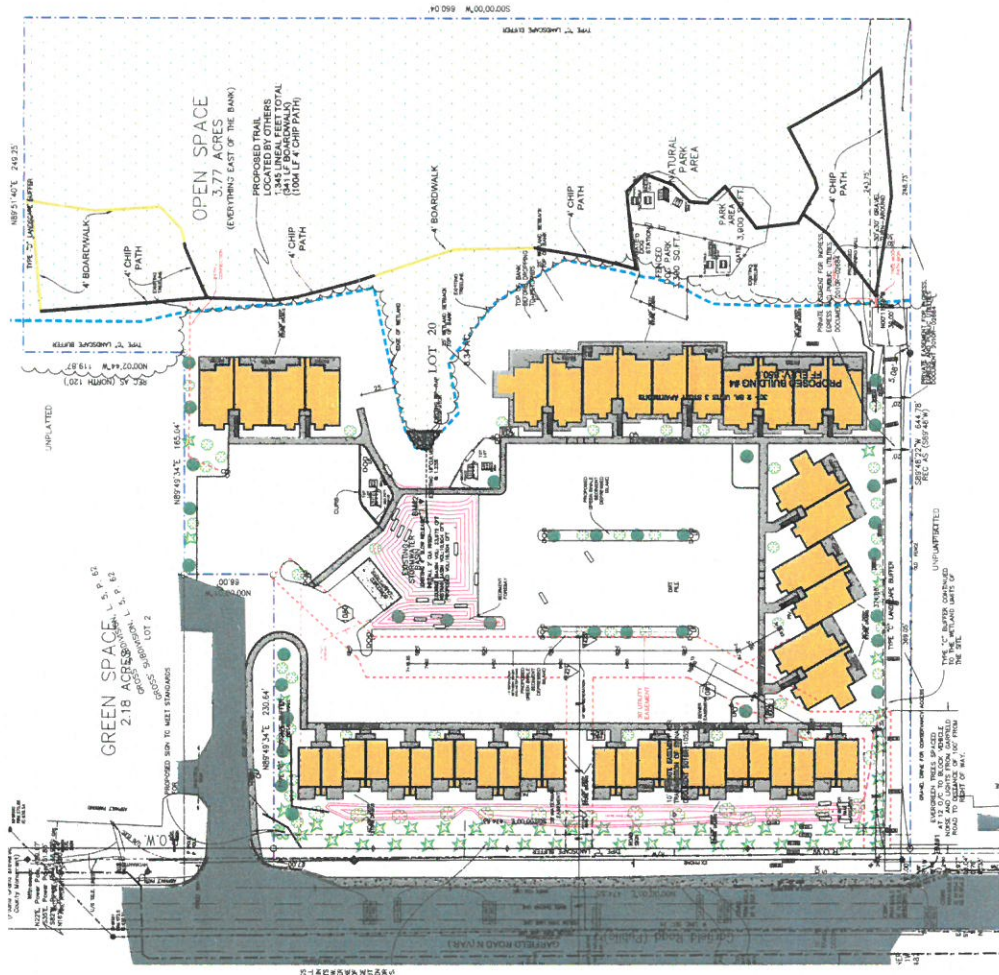
PROPOSED:
 84 2-BEDROOM RESIDENTIAL UNITS LOCATED WITHIN FIVE MULTI-UNIT BUILDINGS ALL BEYOND EXISTING DRIVEWAY, PARKING AND ACCESS TO N GARFIELD ROAD BENEATH SIDEWALKS AND LANDSCAPING.

TOTAL SITE AREA: 8.66 ACRES
ALLOWABLE DENSITY: 10 UNITS PER ACRE
PROPOSED UNIT COUNT: 84 TWO-BEDROOM UNITS
EXISTING COVERAGE: 83 ACRES 17 INCHES 7/8" DEEP 14' WIDE, 24 MANHOLES/STRAINS
EXISTING SIDEWALKS: 15 STRIPS

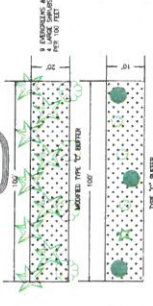


LEGEND
 PROPOSED LAMBERT LINE
 EXISTING CURB/RAIL LINE
 EXISTING TRAIL LINE
 EXISTING SIDEWALK LINE
 EXISTING DRIVEWAY LINE
 EXISTING SIDEWALK ANCHOR
 EXISTING TRAIL LINE
 EXISTING SIDEWALK ANCHOR

PROPOSED
 PROPOSED LAMBERT LINE
 PROPOSED TRAIL LINE
 PROPOSED SIDEWALK LINE
 PROPOSED DRIVEWAY LINE
 PROPOSED SIDEWALK ANCHOR
 PROPOSED TRAIL LINE
 PROPOSED SIDEWALK ANCHOR



Minimum GreenSpace Planting Specifications
 New Plantings: 2 inch caliper
 Existing Trees: 6 feet in height, no caliper requirement
 Existing Shrubs: 6 feet in height for multi-trunk shrub
 Existing Trees: 5-gallon



- TYPE 'C' BUFFER**
 1. PLANTING REQUIREMENT: GROUND COVER AS SPECIFIED IN SECTION 530.1, PLUS THREE LARGE TREES, THREE MEDIUM OR SMALL SHRUBS, ONE EVERGREEN OR CONIFEROUS TREE PER ONE HUNDRED (100) LINEAR FEET OF GREEN SPACE AREA.
 2. MINIMUM WIDTH REQUIREMENT: THE TYPE 'C' BUFFER AREA SHALL BE A MINIMUM WIDTH OF TEN (10) FEET.
- TYPE 'C' BUFFER**
 1. PLANTING REQUIREMENT: GROUND COVER AS SPECIFIED IN SECTION 530.1, PLUS FOUR LARGE TREES, THREE MEDIUM OR SMALL SHRUBS, AND THREE EVERGREEN OR CONIFEROUS TREES PER ONE HUNDRED (100) LINEAR FEET OF GREEN SPACE AREA.
 2. MINIMUM WIDTH REQUIREMENT: THE TYPE 'C' BUFFER AREA SHALL BE A MINIMUM WIDTH OF TWENTY (20) FEET.

PLANT MATERIALS
 (1) PLANT MATERIALS PROHIBITED, PERMITTED, AND RECOMMENDED SPECIES SHALL BE BASED ON THE CURRENT LISTING FOR GARFIELD TOWNSHIP. ALL PLANTING GUIDELINES, ALL PLANTING GUIDELINES, AND ALL PLANTING GUIDELINES TO THE GRAND TRAVERSE AREA, BE FREE OF DISEASE AND INSECTS, AND CONFORM TO THE AMERICAN STANDARD FOR PLANT MATERIALS. THE LANDSCAPE PLAN SHALL NOT CONTAIN MORE THAN TWENTY FIVE (25) PERCENT OF ANY SINGLE PLANT SPECIES. PER FEATURE, SPECIES SHALL BE PLANTED IN A STAGGERED PATTERN SO AS TO PREVENT NEW PESTS FROM A SPECIES-SPECIFIC DISEASE EVENT AT LEAST SEVENTY (70) PERCENT OF NEW PLANT MATERIALS SHALL BE USED TO SATISFY THE REQUIREMENTS OF THIS SECTION.
 (2) NO ARTIFICIAL PLANT MATERIALS SHALL BE USED TO SATISFY THE REQUIREMENTS OF THIS SECTION.
 (3) PLANT MATERIALS REQUIRED BY THIS SECTION SHALL COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF TABLE 530.1 AT THE TIME OF INSTALLATION.

PLANTINGS ALONG GARFIELD ROAD (47)
 REQUIRED: CANOPY TREES = 15 TREES
 MEDIUM SMALL SHRUBS = 15 SHRUBS

PLANTINGS ALONG SOUTH PROPERTY LINE (64)
 REQUIRED: CANOPY TREES = 20 TREES
 MEDIUM SMALL SHRUBS = 20 SHRUBS

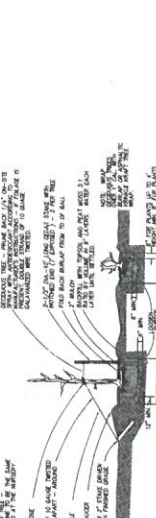
NEW CANOPY TREES
 PROPOSED CONSERVANCY ACCESS DRIVE, SPACED AT 30' ON NORTH EDGE OF DRIVE. BACK OF PROPERTY IS EXISTING WETLAND AND HEAVILY VEGETATED. NO FURTHER PLANTING PROPOSED.

PLANTINGS ALONG EAST PROPERTY LINE (65)
 REQUIRED: CANOPY TREES = 20 TREES
 MEDIUM SMALL = 20 SHRUBS

EAST PROPERTY LINE
 HEAVILY VEGETATED. NO FURTHER PLANTING PROPOSED.

PLANTINGS ALONG NORTH PROPERTY LINE (242)
 REQUIRED: GENERAL INDUSTRIAL
 CANOPY TREES = 10 TREES
 NORTH PROPERTY LINE: 8 SHRUBS
 MEDIUM SMALL = 8 SHRUBS
 AND HEAVILY VEGETATED. NO FURTHER PLANTING PROPOSED.

PLANTINGS ALONG NORTH PROPERTY LINE (14)
 REQUIRED: GENERAL INDUSTRIAL
 CANOPY TREES = 5 TREES
 MEDIUM SMALL = 5 TREES
 PART OF EAST PROPERTY LINE BEHIND WETLAND AND HEAVILY VEGETATED. NO FURTHER PLANTING PROPOSED.



PLANTING DETAIL - TREES AND SHRUBS

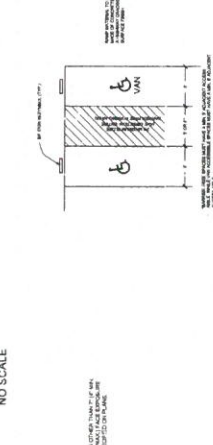
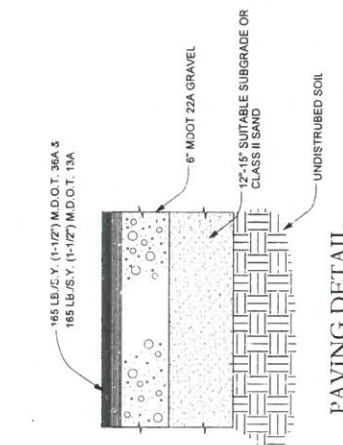
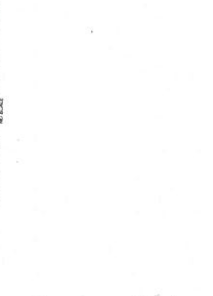
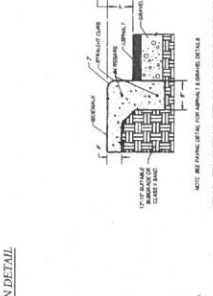
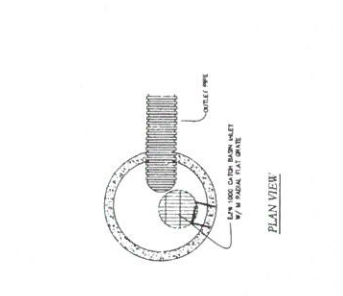
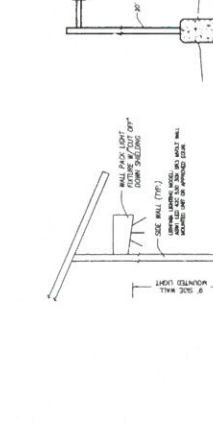
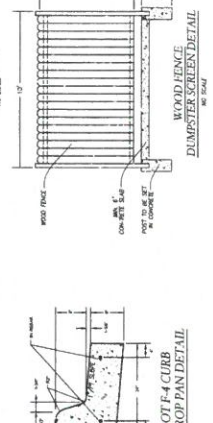
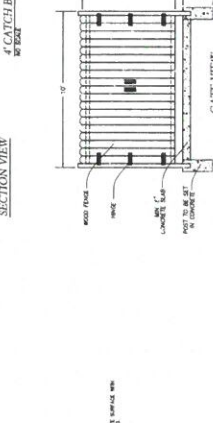
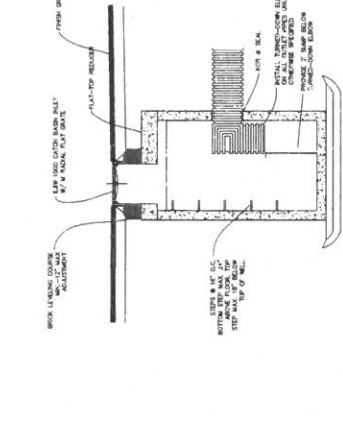
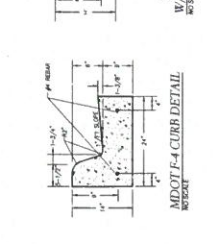
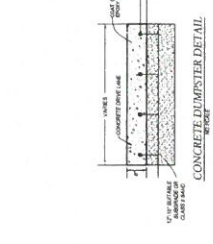
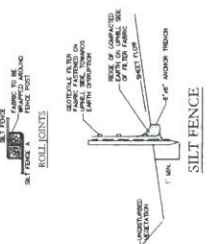
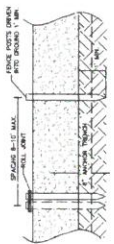
Crain Engineering, LLC
 7622 Bott Road
 Buckley, MI 49620
 Phone: (231) 947-2255
 email: crainengineeringllc@gmail.com

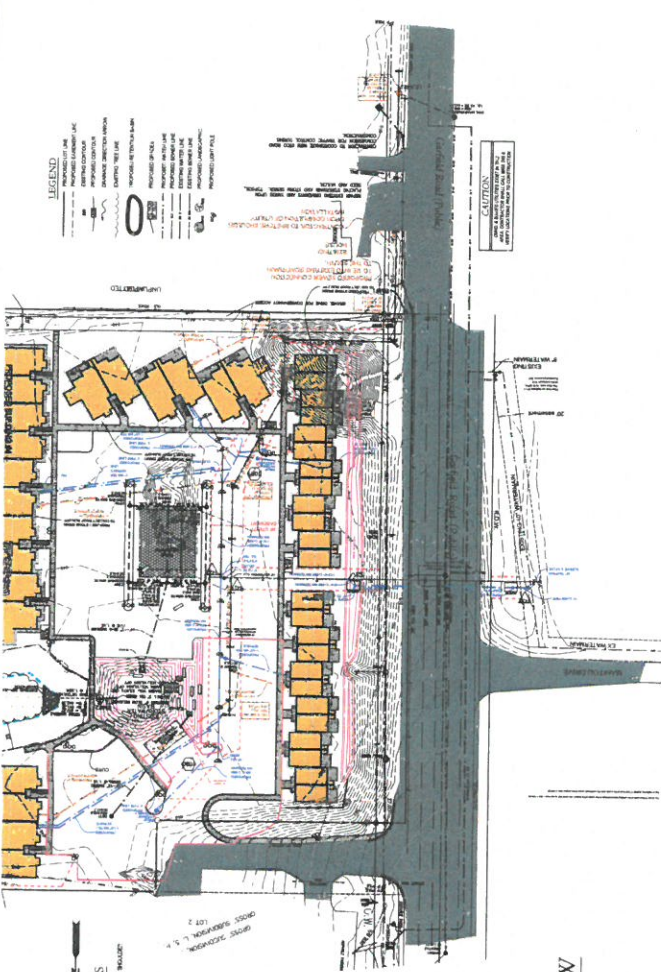
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 REV DATE: 10-20-17
 REV BY: WLC
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SECTION 24 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

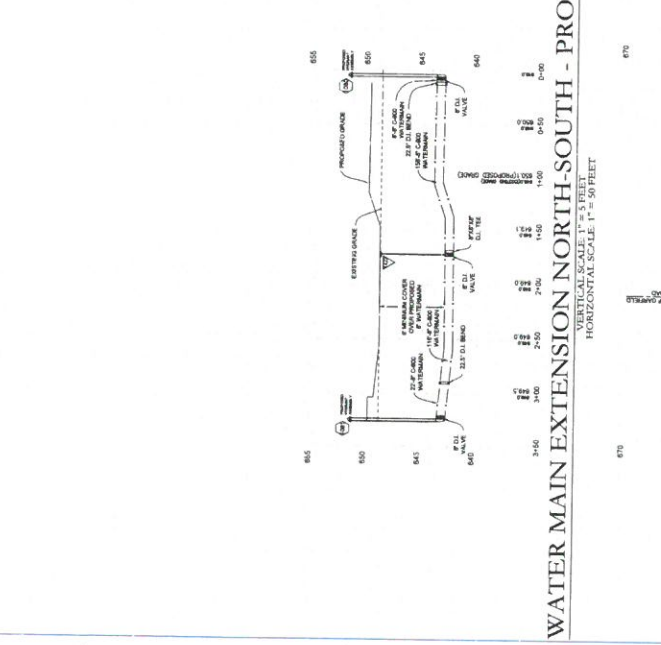
SITE DETAILS
FOX RUN

JOB NUMBER:
115617
 SHEET: **C-6**

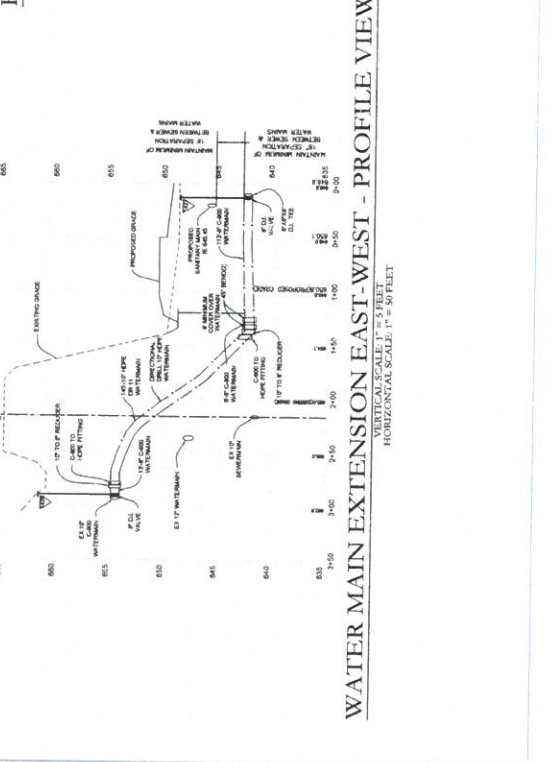
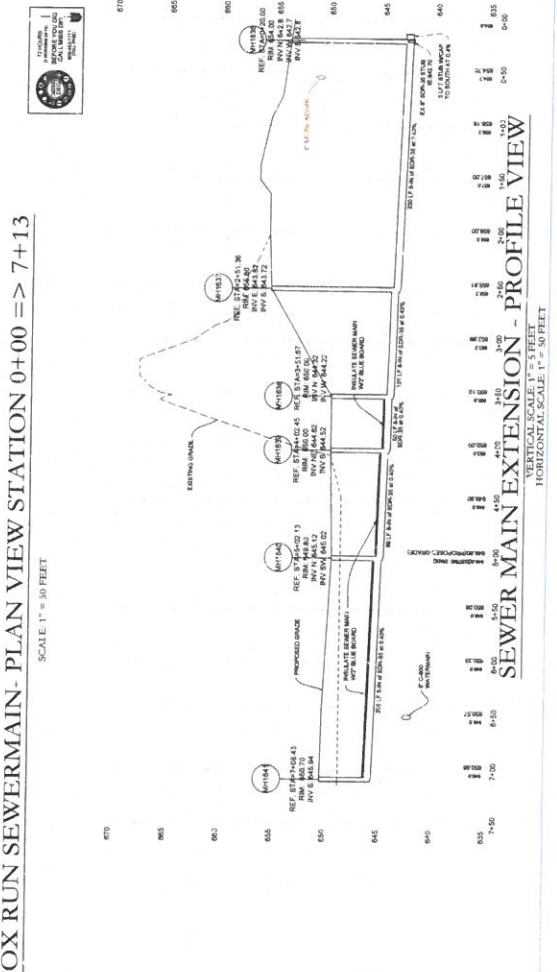




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WATER MAIN EXTENSION NORTH-SOUTH - PROFILE VIEW
 VERTICAL SCALE: 1" = 5 FEET
 HORIZONTAL SCALE: 1" = 50 FEET



WATER MAIN EXTENSION EAST-WEST - PROFILE VIEW
 VERTICAL SCALE: 1" = 5 FEET
 HORIZONTAL SCALE: 1" = 50 FEET

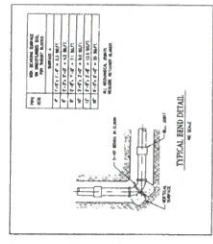
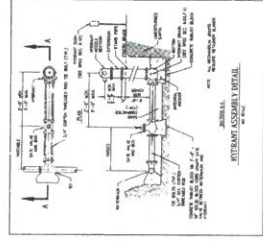
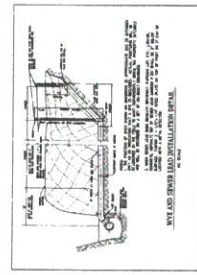
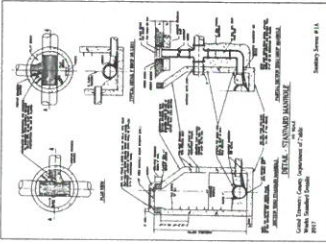
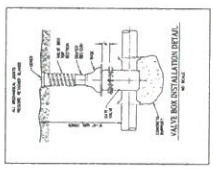
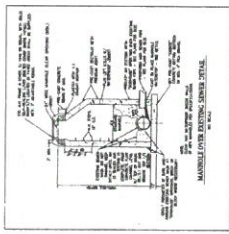
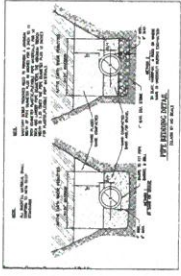
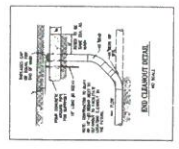
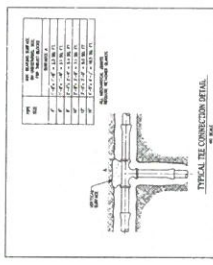
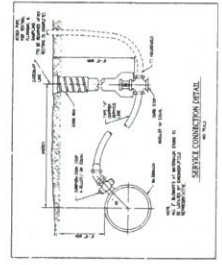
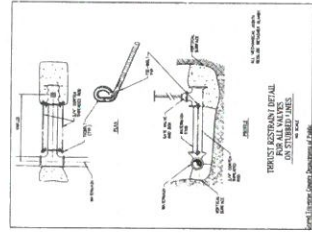
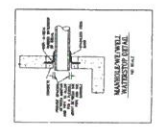
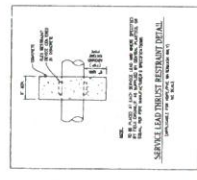
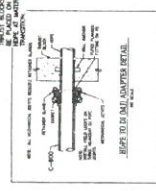
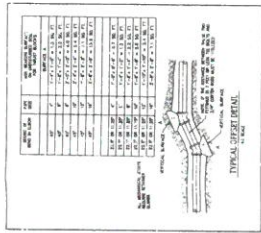
FOX RUN SEWERMAIN - PLAN VIEW STATION 0+00 => 7+13
 SCALE: 1" = 50 FEET

SEWER MAIN EXTENSION - PROFILE VIEW
 HORIZONTAL SCALE: 1" = 50 FEET

PLAN PROFILE SEWER/WATER
FOX RUN
SECTION 24 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP. GRAND TRAVERSE COUNTY, MICHIGAN

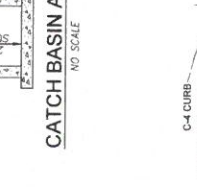
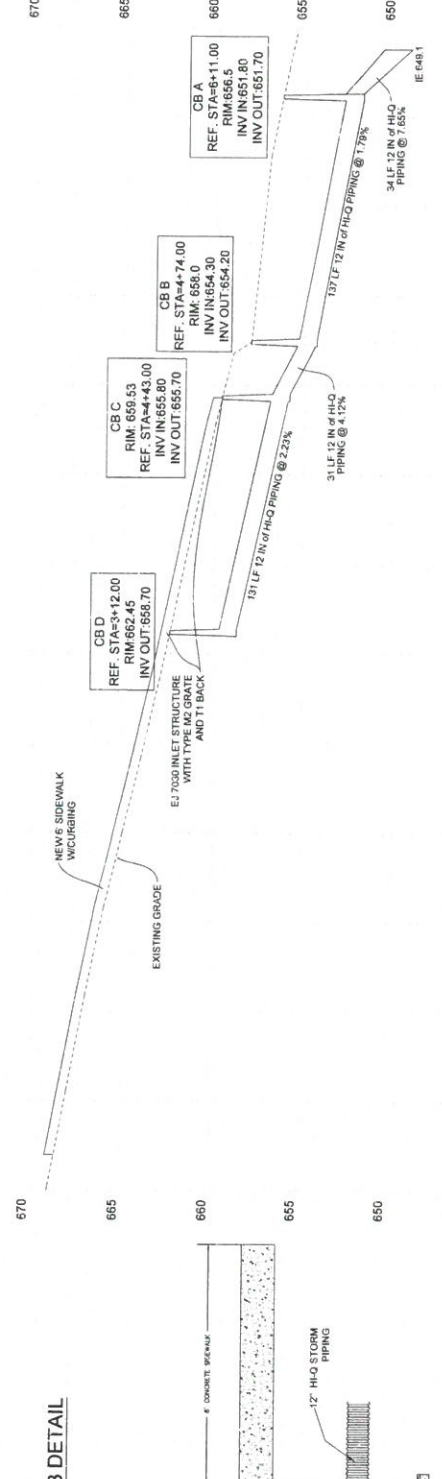
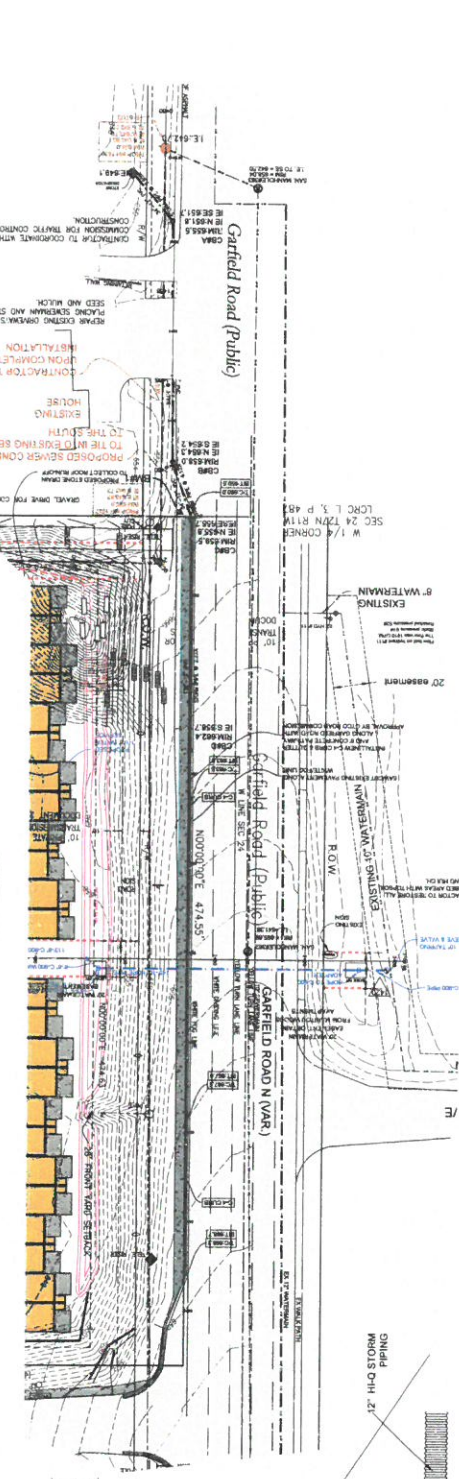
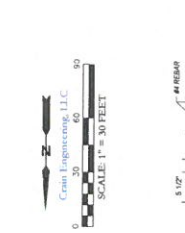
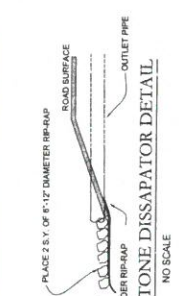
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REV. DATE:
REV. DATE: 04-23-2018 W.M. REVIEW NOTES
REV. DATE: 04-23-2018 W.M. REVIEW NOTES
REV. DATE: 04-23-2018 W.M. REVIEW NOTES
01-26-2018 T.M.P. SUBMITTAL

CE
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Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620
Phone: (231) 947-7255
Cell: (231) 632-4207
email: crainengineeringllc@gmail.com



DRAINAGE AND GRADING NOTES

1. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS FROM EROSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS FROM EROSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS FROM EROSION.
2. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH GRASS OR SOYBEANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS FROM EROSION.
3. CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS FROM EROSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS FROM EROSION.



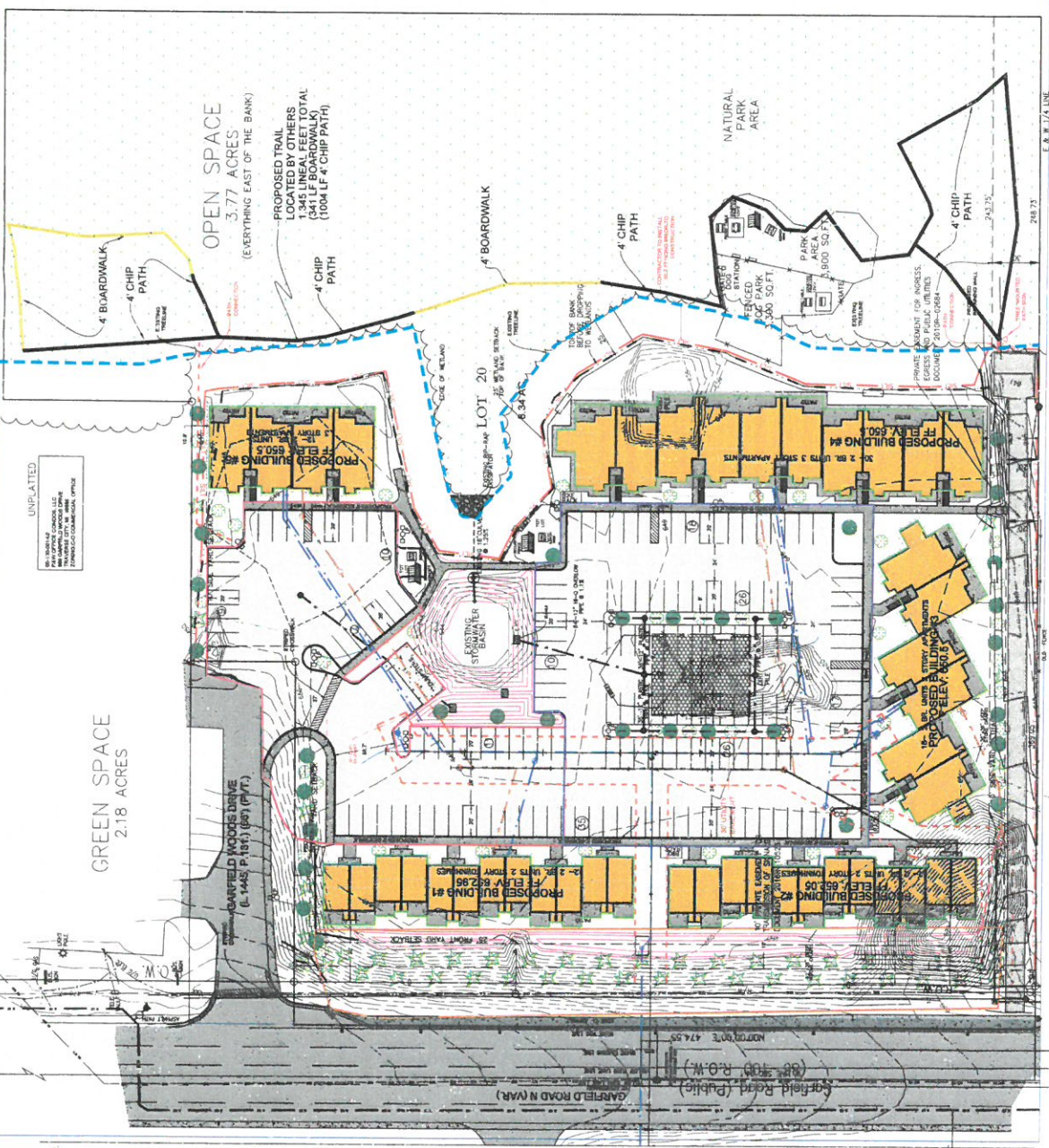
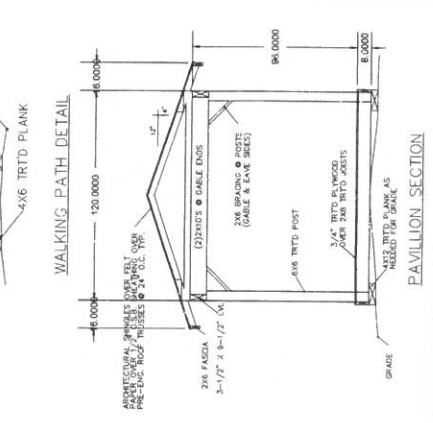
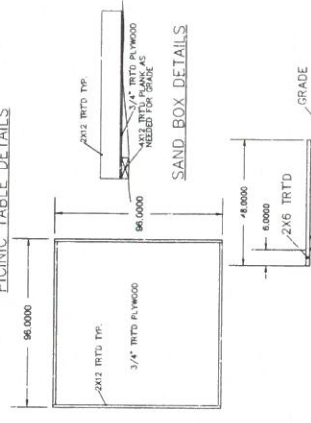
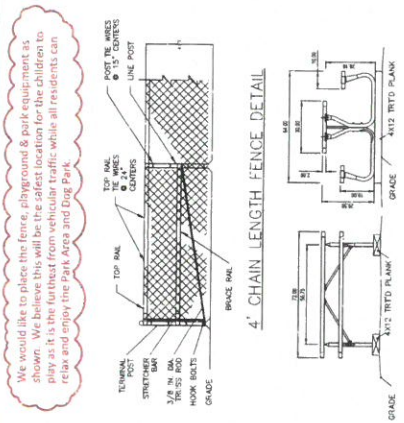
EASTWOOD CUSTOM HOMES INC.
848 US 31 South
Traverse City, Michigan
(231) 941-5046

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DATE: JAN 09, 2019
SCALE: N.T.S.
DRAWN BY: S.M.W.

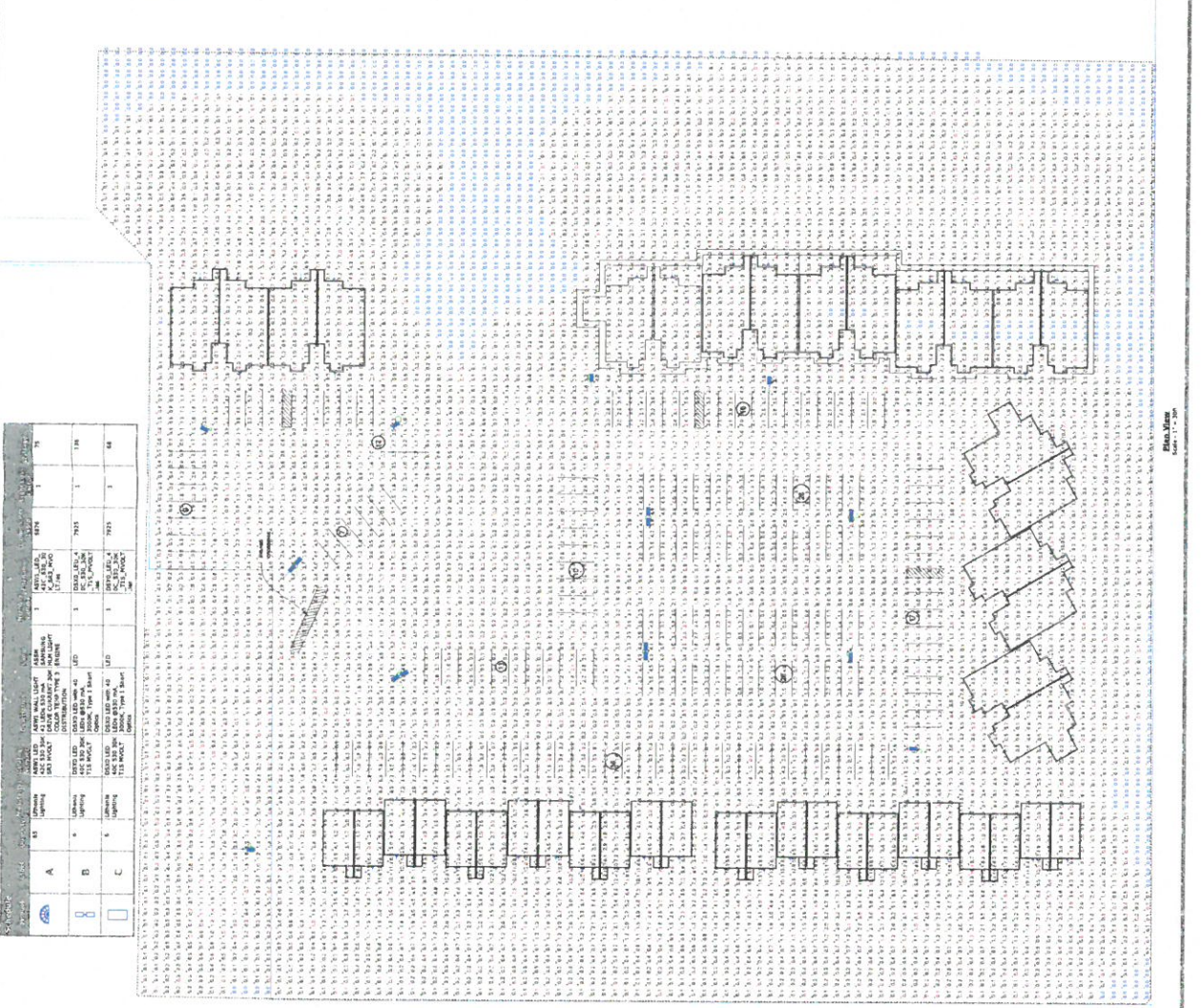
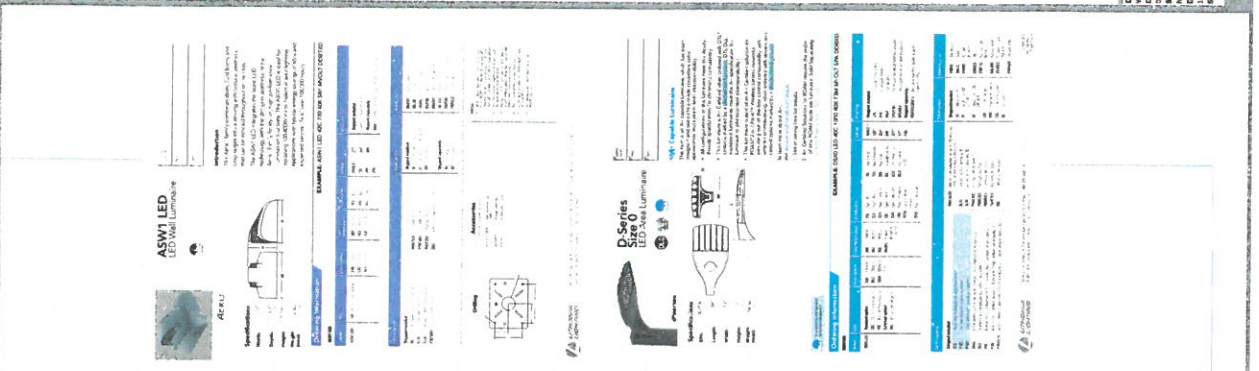
FOX RUN
WALKING PATH
SITE PLAN

Sheet C-9



UNPLATED
PLANNED DEVELOPMENT PERMITS
PLANNING DEPARTMENT OFFICE

E 8 W 1/4 L16E



Station	Location	Quantity	Unit Price	Total Price
41	A	150.00	4.54	681.00
42	A	150.00	4.54	681.00
43	A	150.00	4.54	681.00
44	A	150.00	4.54	681.00
45	A	150.00	4.54	681.00
46	A	150.00	4.54	681.00
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