

MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
Thursday, February 25, 2021
7:30 p.m.

Call to Order
Pledge of Allegiance
Members Present/Members Absent
Call to the Public

- 1) Approval of Agenda
- 2) Consent Agenda
 - a. Approval of February 11, 2021 Regular Meeting Minutes
 - b. Approval of February 17, 2021 Special Meeting Minutes
 - c. February 17, 2021 HAFA Minutes/Agenda
 - d. February 17, 2021 MHOG Minutes/Agenda
 - e. January 2021 Sheriff Report
- 3) Sunridge Phase III (Tamarack Place) PUD Agreement
- 4) Sunridge Phase III (Tamarack Place) Preliminary Site Plan Review
- 5) Township Parking Lot Bid Specs
- 6) 2021-2022 Roads
- 7) Personnel Policy Update
- 8) 2020-2021 General Fund Budget to Actual

Correspondence and Updates
COVID-19 Preparedness and Response Plan Updated
Livingston County Update

Call to the Public
Adjournment

Reminder: Next Board Packet will be ready after 3pm on Thursday, March 4, 2021

MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR ELECTRONIC MEETING
FEBRUARY 11, 2021

DRAFT

MEMBERS PRESENT: Scott Lloyd (township hall); Sandy Donovan (home); Bob Hanvey (township hall); Tammy Beal (home); Les Andersen (home); and Dan Lowe (home)

MEMBERS ABSENT: Greg Durbin

OTHERS PRESENT: Phil Westmoreland, Spicer; Dave Hamann, Zoning Administrator

CALL TO ORDER

Bob Hanvey called the meeting to order at 7:30 pm.

PLEDGE OF ALLEGIANCE

BOARD MEMBERS PRESENT

The board members introduced themselves.

CALL TO THE PUBLIC

Mitch Zajac, the new County Commission for District 6, introduced himself. He provided an update on vaccines in Livingston County and said there is a special meeting scheduled for February 18. His email is mzajac@livgov.com and his phone number is on the website.

APPROVAL OF AGENDA

Item #12—Assessing was added to the agenda. Les Andersen motioned to approve the agenda as amended. Dan Lowe seconded. No objections were heard. **Motion carried.**

CONSENT AGENDA

Scott Lloyd motioned to approve the consent agenda. Les Andersen seconded. No objections were heard. **Motion carried.**

SCHROEDER BODY SHOP

Dave Hamann updated the board on the status of this project. The revised site plan has been submitted for the February 23 Planning Commission meeting and has been forwarded to the engineer and planner for review. They are still working with the City of Howell on the sewer issue. The easement agreement still needs to be finalized. The township has issued a temporary zoning compliance and the county has issued a temporary certificate of occupancy.

VERN BROCKWAY/LUCY ROAD DEVELOPMENT PRELIMINARY SITE PLAN

Dave Hamann said the project at 1388 Lucy Road has been reviewed by the Planning Commission, the planner and engineer, and they are working closely with the county agencies. There are no open PC or consultant issues. Dan Lowe asked about a landscape plan, and location of the septic system. Dave Hamann said he thought they submitted one. Jim Anderson, Planning Commission member, said he doesn't recall seeing it. The PC did talk about landscaping on the western border. The site plan does reflect the landscape variances granted by the ZBA. It

will be included as part of the final site plan review. Jim Anderson said they discussed moving the septic to the west side of the building. Dan Lowe said it has to be moved so there's no driving on it.

Les Andersen motioned to grant preliminary site plan approval provided that the septic tank is moved. Tammy Beal seconded. No objections were heard. **Motion carried.**

SUNRIDGE PHASE III (TAMARACK PLACE) PUD AGREEMENT

Bob Hanvey said there is a traffic count document that calls for a left-turn lane at Mason and Peavy. Manny Kianicky from S.R. Jacobson was present to discuss the traffic impact study and crash reports at Mason and Peavy, and Keddle and D-19. He discussed specifics of the reports and feels the increased traffic will be indiscernible at peak hours after full build out from what it is now. The delays from Peavy Road turning on to Mason will not be improved by putting in a turn lane because the delays occur while waiting for a gap in the traffic. In addition, the five-year crash study on westbound traffic on Mason Road shows there is no pattern of rear-end crashes. Keddle and D-19 also show indiscernible increases at peak hours. Mr. Kianicky said the conditions are outlined in the PUD agreement of 3/17/2013 and feels that they are in compliance with the conditions of the agreement. Bob Hanvey said the agreement also says the traffic study will be submitted with application for final site plan so we're a bit ahead of ourselves. He said the attorney is reviewing and will provide his opinion. Mr. Hanvey would like to postpone until the next meeting and have a special closed session with the attorney prior to that. Mr. Kianicky has no objection to that.

Bob Hanvey motioned to postpone action on the PUD agreement until the February 25, 2021 meeting. Tammy Beal seconded. No objections were heard. **Motion carried.**

SUNRIDGE PHASE III (TAMARACK PLACE) PRELIMINARY SITE PLAN REVIEW

Mike West from Allen Edwin said they have had two productive sessions with the PC and consultants and have made changes to reflect those discussions. He showed the original plan and the proposed plan. They eliminated some internal street intersections which increased open space and reduced overall street length. The proposed site plan is consistent with the original plan: setbacks, lot size, number of units, same access. They have added about 3 ½ acres of open space. He said they were able to get more lots that have direct access to open space and 82% of the open space is usable. They also added an amenity which is a system of trails throughout the open space. They did supplemental landscaping and buffering.

Dan Lowe asked if they know how deep they are going to run the sanitary sewer. Mr. West said those will be detailed on the final site plan. Mr. Lowe said there is a large spring due south of the gate and he is concerned about that. Manny said they are aware of the wet conditions and the engineer has been looking at that.

Dan Lowe said the bridge will be closed in the new future until 2023 and that presents a big problem for traffic. Mr. Kianicky said they are aware of that as well.

Phil Westmoreland said everything for the sanitary sewer connects at Alstott. There are some areas with low cover, and basement service to some lots may be challenging. They are adding fill in the southwest corner.

Scott Lloyd and Dan Lowe would like to postpone granting preliminary approval until the PUD agreement is approved. Mr. West said they would like to know the township's position before they incur additional expenses.

Scott Lloyd motioned to postpone this item until the next board meeting. Les Andersen seconded. No objections were heard. **Motion carried.**

SEXTON CONTRACT/CEMETERY

Les Andersen motioned to adopt a resolution to approve the updated Marion Township Grave and Service Charges as presented and authorize the clerk and supervisor to sign the contract. Sandy Donovan seconded. Roll call vote: Lowe, Beal, Hanvey, Andersen, Donovan—all yes; Lloyd—abstained. **Resolution passed 5-0 (1 abstention.)**

TOWNSHIP LAWYER

Bob Hanvey said he would like to schedule a closed session as soon as possible with the board members and attorney working on the Sunridge Phase III PUD agreement. The meeting will be held virtually. Greg Durbin cannot attend before Wednesday, and Dan Lowe said he would prefer either first thing in the morning or at the end of the day. Bob Hanvey will inform the board members when the date/time is selected.

BOARD OF REVIEW ALTERNATE

Bob Hanvey motioned to appoint Duane Stokes as an alternate Board of Review member for a two-year term. Sandy Donovan seconded. No objections were heard. **Motion carried.**

COVID-19 PREPAREDNESS AND RESPONSE PLAN AMENDMENT

Since the plan was put in this week's board packet, Tammy Beal reported that due to a complaint filed with MIOSHA, the township has to amend its COVID-19 Preparedness and Response Plan to reflect changes in item F. Employees and any visitors to the office have to fill out a short survey card that will be kept by the clerk's office. Dan Lowe asked how long it will be in effect; Tammy Beal said she is not certain. She held a training session for staff today. Once in-person meetings are allowed, board and committee members will have to be trained as well. Les Andersen motioned to adopt the amended plan. Sandy Donovan seconded. No objections were heard. **Motion carried.**

Tammy Beal said she would provide a clean copy in the next board packet.

2021-22 ROADS/HERALD LETTER

Included in the packet was a letter from resident Andy Herald with thoughts on the road improvements. He said he agrees that small section of Burkhart should be done in conjunction with the LCRC plans in Howell Township. He believes that Peavy and Triangle Lake Roads are the two roads in the worst shape. He disagrees with spending a consideration amount of money on Cedar Lake Road. He cited traffic counts for Schafer Road, and they are higher than Cedar Lake Road.

Les Andersen asked if it is an appropriate time to pick a couple roads to present to the LCRC. Bob Hanvey said he would like to see estimates from the LCRC. Les Andersen asked Phil Westmoreland about Triangle Lake Road at Coon Lake Road, and would that be a road that could be wedged and chip sealed? Mr. Westmoreland said yes, but the pavement on the north end is pretty flimsy; he would have to look at it again. Tammy Beal asked Phil Westmoreland if he's been down Schafer Road; he said not recently. Tammy Beal said it's gotten really bad and she doesn't want to lose that road. Mr. Westmoreland said he could go out with Jodie from the LCRC and take a look. Dan Lowe said he wanted to make it clear that he didn't say there wasn't any traffic, just not a lot of Marion Township traffic.

Phil Westmoreland said the old Girl Scout Camp may be developed and the township should probably talk with Putnam Township for more information on timing. He wouldn't want to spend a lot of money on the road and then have a lot of construction traffic. He said he will discuss the schedule with Putnam and the developer. Dave Hamann said John Enos has a planner working with DeKroub on that project. Tammy Beal said there are a pair of eagles that nest over there and asked if he would make sure they know that.

Les Andersen motioned to get estimates from the Livingston County Road Commission for Burkhart, Triangle Lake Road, and Schafer Road. Tammy Beal seconded. Discussion: Dan Lowe said something is going to have to be done with the gravel part of Peavy Road if the bridge closes. Les Andersen said he agrees. Mr. Lowe said they may need a temporary signal at D-19 if the bridge is closed. Mr. Westmoreland said that should be discussed with the LCRC, but temporary signals can easily be used. Getting the temporary signal to function properly with the signal on Wright Road could be challenging. No objections were heard. **Motion carried.**

ASSESSING

Tammy Beal said she would like to request that the assessors not have to do field work until the weather breaks. Bob Hanvey said there are properties that need to be visited prior to Board of Review. He also asked if that means the zoning administrator shouldn't be doing field work. Tammy Beal said the assistant assessor is outside for longer periods of time than the zoning administrator. Bob Hanvey said she is driving from property to property and is not strictly outside and the Board of Review inspections need to be done; we're not doing the mass 20% inspections right now.

CORRESPONDENCE & UPDATES

Bob Hanvey said the attorneys filed motions to discharge in the HVM case; one is a quiet title charge. The opposing attorney has 14 days to respond.

Dan Lowe asked for an update on the engine brake signs. Bob Hanvey said it hasn't been done yet.

Les Andersen asked Phil Westmoreland what the cost would be for him to prepare a bid packet for the parking lot and can language be included that the township can refuse any or all bids if they're too high. Mr. Westmoreland said that is standard language in every bid. As far as a cost for the bid packet, he would need to have more discussions on what the township wants done.

CALL TO THE PUBLIC

Andy Herald said about a year ago Jim Anderson was talking about farmland open space preservation and asked the status. Bob Hanvey said Dave Hamann and Bruce Powelson were working on the master plan today. Jim Anderson said they postponed work on this until the COVID situation changes.

Jim Anderson said he agrees that it's just a phone call to get the engine brake signs ordered and it should be done before spring. In addition, he was walking around Cranbrook Estates and their roads, which are public, are in bad shape. He suggested that maybe the engineer could take a look at them. Bob Hanvey suggested having the HOA do a survey to see if they're interested in an SAD. Sandy Donovan said they could also look at only using one garbage company. Mr. Anderson said they don't have a functioning HOA. Bob Hanvey said residents can request an SAD without having an HOA. Mr. Anderson also said they have a drainage ditch that runs from the park to Cranbrook Lake and it hasn't been cleaned out for 20-25 years and they do pay a drainage assessment.

ADJOURNMENT

Les Andersen motioned to adjourn at 8:57 pm. Scott Lloyd seconded. No objections were heard. **Motion carried.**

Submitted by: S. Longstreet

Tammy L. Beal, Township Clerk Date

Robert W. Hanvey, Township Supervisor Date

MARION TOWNSHIP
BOARD OF TRUSTEES
SPECIAL VIRTUAL MEETING
FEBRUARY 17, 2021

DRAFT

MEMBERS PRESENT: Les Andersen (home), Tammy Beal (home), Sandy Donovan (home), Greg Durbin (township hall), Scott Lloyd (home), Dan Lowe (home), and Bob Hanvey (township hall)

MEMBERS ABSENT: None

OTHERS PRESENT: Attorney John Gormley

CALL TO ORDER

Bob Hanvey called the meeting to order at 7:00 pm.

BOARD MEMBERS PRESENT

The board members introduced themselves.

CALL TO THE PUBLIC

None heard

APPROVAL OF AGENDA

Les Andersen made a motion to approve the agenda as presented, supported by Greg Durbin. **Motion carried.**

TAMARACK PLACE

Les Andersen made a motion at 7:03 pm to go into a closed session to discuss the legal opinion of the attorney regarding Tamarack Place, supported by Tammy Beal. Roll call vote: Lowe, Beal, Hanvey, Andersen, Donovan, Durbin, Lloyd-all yes. **Motion carried 7-0.**

Motion by Dan Lowe to come out of closed session at 7:45 pm, supported by Sandy Donovan. **Motion carried.**

Les Andersen made a motion to have the attorney proceed as discussed in closed session, supported by Dan Lowe. Roll call vote: Donovan, Durbin, Hanvey, Lloyd, Beal, Andersen, Lowe-all yes. **Motion carried 7-0.**

CALL TO THE PUBLIC

None heard.

ADJOURNMENT

Les Andersen motioned to adjourn at 7:48 pm., Greg Durbin seconded. **Motion carried.**

Tammy L. Beal, Township Clerk Date

Robert W. Hanvey, Township Supervisor Date

HOWELL AREA FIRE AUTHORITY AGENDA

Date: February 17, 2021

Time: 6:00 PM

Board members

Bill Bamber, Oceola Twp, Chairman

Mike Coddington, Howell Twp., Vice Chairman

Mark Fosdick, Cohoctah Twp., Secretary

Robert Hanvey, Marion Twp., Member

Nick Proctor, City of Howell, Treasurer

Ron Hicks, Fire Chief

Laura Walker, Asst. Sec./Treasurer

WELCOME!

Visitors are invited to attend all meetings of the Howell Area Fire Authority Board. If you wish to address the Board, you will be recognized by the Chairman, and then state the County, City, Township, or Village and State from which he or she is attending the meeting remotely.

Agenda Items

Meeting called to order at 6:00pm

Pledge of Allegiance

Approve the minutes of the regular meeting of January 20, 2021

Call to public (Items not on the agenda)

Discussion/Approval: Purchase of new Fire Hose

Chief's Comments

- MMRMA Refund

Approve Payment of Bills and Payroll in the amount of \$646,286.22

New Business

- Old Business

Closed Session

Adjournment

HOWELL AREA FIRE AUTHORITY

January 20, 2021 – 6:00 pm

Oceola Township Hall – 1577 N. Latson Rd. Howell, MI 48843

Present: Chairman Bill Bamber, Vice Chairman Mike Coddington, Treasurer Nick Proctor, Secretary Mark Fosdick, Member Bob Hanvey, Attorney Kevin Gentry, Fire Chief Ron Hicks, Deputy Chief/Fire Marshal Jamil Czubenko, Asst. Sec./Treas. Laura Walker

Chairman Bill Bamber called the meeting to order at 6:24 pm

Discussion/Approval: Temporary remote access meeting policy. MOTION by Mr. Fosdick, SUPPORT by Mr. Hanvey to approve temporary remote access meeting policy. MOTION CARRIED UNANIMOUSLY.

Approve the minutes of the regular meeting of December 16, 2020: MOTION by Mr. Proctor, SUPPORT by Mr. Coddington to approve the minutes of the regular meeting of December 16, 2020. MOTION CARRIED UNANIMOUSLY.

Call to Public: No Response

Discussion/Approval Resolution 01-20 A resolution to exempt the Howell Area Fire Authority from the requirements of Public Act 152 for the next succeeding year: MOTION by Mr. Fosdick, SUPPORT by Mr. Proctor to approve Resolution 01-20. MOTION CARRIED UNANIMOUSLY.

Discussion/Approval to purchase Kenwood Portable Radios: MOTION by Mr. Fosdick, SUPPORT by Mr. Coddington to purchase Kenwood Portable Radios in the amount of \$7,825.80. MOTION CARRIED UNANIMOUSLY.

Approve payment of November Bills and Payroll: MOTION by Mr. Proctor, SUPPORT by Mr. Fosdick to authorize payment of Bills and Payroll in the amount of \$195,531.12. MOTION CARRIED UNANIMOUSLY.

Enter Closed Session: MOTION by Mr. Proctor, SUPPORT by Mr. Hanvey to enter closed session at 6:36pm. Roll call vote taken, 5 yea's and 0 nay's. MOTION CARRIED UNANIMOUSLY.

End Closed Session: MOTION by Mr. Hanvey, SUPPORT by Mr. Coddington to end closed session at 6:40pm. Roll call vote taken, 5 yea's and 0 nay's. MOTION CARRIED UNANIMOUSLY.

Reconvene Open Session at 6:40pm

Discussion/Approval: Board to follow attorney's legal advice in response to union negotiations. MOTION by Mr. Hanvey, SUPPORT by Mr. Fosdick to follow Attorney Kevin Gentry's advice on how to proceed with union negotiations. Roll call vote taken, 5 yea's and 0 nay's. MOTION CARRIED UNANIMOUSLY.

HAFa Mtg. Minutes
January 20, 2021
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Adjourn: MOTION by Mr. Proctor, SUPPORT by Mr. Fosdick to adjourn the meeting at 6:42pm.
MOTION CARRIED UNANIMOUSLY.

HAFa Board meeting took place via ZOOM video conferencing software in accordance with the MDHHS Executive Order on remote meetings.

Respectfully Submitted: _____
Laura Walker, Asst. Secretary/Treasurer

Approved By: _____
Mark Fosdick, Secretary



Howell Area Fire Department Fire Marshal Division

1211 W Grand River Ave, Howell, MI 48843

office: 517-546-0560 fax: 517-546-6011

firemarshal@howellfire.net

DATE: February 5, 2021
TO: Chief Ron Hicks
Fire Authority Board
FROM: Jamil Czubenko, Deputy Chief/Fire Marshal
REF: January 2021 Month End

The month of January 2021 came and gone, so fast, and was busy in the Fire Marshal Division (FMD).

The FMD participated in emergency responses and department training throughout the month.

December continued to have the FMD very active in the department's Covid-19 planning and response. Planning for our personnel and their response to our customers with the appropriate PPE along with ever changing medical protocols. Although request have slowed down, I am still handling the Logistics for PPE requests from public safety agencies within the county.

Vaccinations continue to be offered to our employees and Public Safety partners through the Livingston County Health Dept. A plan is being coordinated for the vaccines as they become available to the Fire Department. Several HAFD employees have already gotten their 1st and 2nd shot and have had no adverse effects to some mixed reactions to either.

The Pandemic has caused the FD to become creative in sharing our safety messages and keeping our customers informed. Our Facebook page has 4,337 current followers and reached an average of 586 people who saw any of our posts at least once during January. Our Instagram currently has 520 followers where similar messages and images are shared to promote our Department.

The FMD has been involved with buyers and sellers of property for vacant property and existing buildings throughout our jurisdiction. A few proposals for projects have been submitted for review and comment. New and renovation construction, along with change of occupancy inspections have continued where we can continue to utilize safe practices for us and our customers.

The FMD continues to work with businesses to assist them in complying with the various new MDHHS Executive Orders. This has been a balance of education and consultation to get our customers where they need to be, to be compliant and open. This effort continues, as the situation is ever changing.

Our Smoke Detector Program visited 6 homes, where we either evaluated or installed new equipment. Captain Appleyard had done 11 Child Safety Seat inspections for the month as well.

February brings us more planning for future projects and various fire prevention events.

MONTHLY UPDATE TO THE BOARD

TO: HOWELL AREA FIRE AUTHORITY BOARD OF DIRECTORS
FROM: RON HICKS, FIRE CHIEF
SUBJECT: MONTHLY HAFD REPORT FOR JANUARY 2021
DATE: FEBRUARY 17, 2021

During the month of January, the HAFD responded to a total of 130 calls for service. There were 145 calls in January of 2020. The total year-to-date runs for 2021 is 130. Last year's total at the end of January was 145.

Some of the more significant events for the month included:

On January 2nd, Howell Firefighters were dispatched to a reported citizen trapped under a large tree in the 800 block of N. Kellogg Rd. in Oceola Township. Upon arrival units reported a male subject with his leg pinned under a large tree, using special equipment off the Tech/Rescue truck firefighters were able to lift the tree and remove the PT who was transported to Ann Arbor.

On January 10th Howell Firefighters were dispatched AMA to Hartland Fire for a reported structure fire in the 7000 block of Wiggins Rd. in Deerfield Township. E24 was first on scene and reported the structure to be fully involved. Units assisted Hartland fire until the fire was brought under control, the structure was considered a total loss.

On January 21st Howell Firefighters were dispatched to a shed fire in the 200 block of Frontenac St. in the City of Howell. Upon arrival units were advised the homeowner saw smoke coming from the shed and a male subject leaving the area. While firefighters were conducting overhaul on the fire, Howell Police located a subject a short distance from the scene suffering from smoke inhalation and frost bite. LCA transported the PT to Ann Arbor in serious condition. The subject is homeless and was burning clothes and other items in the shed for heat.

Howell Firefighters were dispatched for multiple rollover and minor traffic accidents in January due to slippery and snow-covered roadways.

Training for the month of January consisted of ice water rescue review, DTE presentation and medical training.

The next meeting of the Howell Area Fire Authority Board is scheduled for Wednesday February 17th, 2021 at 6:00 pm.

MHOG Water Authority Meeting
February 17, 2021
5:00 PM by Electronic Remote Access

AGENDA

- 1. Approval of the Minutes of January 20, 2021**
- 2. Call to Public**
- 3. Reports**
 - **Staff Reports: Greg Tatara**
 - **Treasurer (Robin Hunt)**
 - **Engineer (Gary Markstrom)**
 - **CPA (Ken Palka)**
- 4. New Business**
 - **Correspondence**
- 5. Old Business**
- 6. Adjournment**

Marion Howell Oceola Genoa

WATER AUTHORITY

MHOG Water Authority Meeting MINUTES

The Marion, Howell, Oceola, Genoa Water Authority met on January 20, 2021 at 5:00 PM by Electronic Remote Access. Members present were Bamber, Coddington, Rogers, Hanvey, Schuhmacher, Hunt, Counts and Lowe.

The meeting was called to order by Chairman Hanvey.

Roll call was taken.

A motion was made by Rogers to approve the minutes of the December 16, 2020 meeting. The motion was seconded by Schuhmacher and carried unanimously.

A call to the public was held.

A motion was made by Schuhmacher to approve expenditures of \$168,113.00 from the MHOG Operating Fund represented by check numbers 8649-8677 and PR 617 to 624. The motion was seconded by Coddington and carried unanimously.

A motion was made by Hunt to adopt an Equity Balance Policy for the Operations and Maintenance Fund, Capital Reserve Replacement Fund and the Capital Reserves Improvement Fund. The motion was seconded by Schuhmacher and carried unanimously.

A motion was made by Rogers to approve the Water Meter Rates for 2021. The motion was seconded by Counts and carried unanimously.

A motion was made by Schuhmacher to approve a Tetra Tech Water Systems Risk Assessment & Emergency Response Plan No. 270 for MHOG. The motion was seconded by Counts and carried unanimously.

A motion was made by Counts to accept a proposal from Kantain for up to \$24,000.00 for lining the Hydrochloride Tank. The motion was seconded by Hunt and carried unanimously.

Rogers moved to forward the CPA Audit Report to the State. The motion was seconded by Schuhmacher and carried unanimously.

A motion was made by Schuhmacher to adjourn. The motion was seconded by Hunt and carried unanimously.

William J. Bamber, Secretary



MHOG Utility Department

2911 Dorr Road
Brighton, MI 48116
810-227-5225
www.mhog.org

February 12, 2021

Marion, Howell, Oceola, and Genoa Sewer and Water Authority
1577 North Latson Road
Howell, MI 48843

Subject: M.H.O.G. – February 2021 Board Report

Dear Board Members;

For the previous month, the MHOG System operated well, even with the recent cold temperatures. The front cover photograph shows a stake where a new hydrant was requested by BAFD in relation to an existing hydrant. We have worked with BAFD to get copied on review letters and hydrant requests for new development or building changes to have discussions earlier in the process so that we do not end up with additional hydrants.

- As we reported, we are planning to paint the Genoa and Oceola Towers this year. In addition, due to changes in 10 State Standards for vents and screens on water towers, we have numerous repairs to make to bring our towers into compliance with these new standards. On January 26th we held a pre-bid conference and we received bids on February 9th. The low bidder, after review, determined they made an error in their bid and requested it be removed. Therefore, we are recommending award to Seven Brother's Painting. They have done several projects for us, including painting of Trans West tower, Marion 1, and Oak Pointe. We have confidence they will do a good job.
- In addition, we are making sure we can maintain pressure in Genoa Township by pumping to pressure. We have written an operational sequence to maintain pressure and we have attached a quote from UIS to install this program in our PLC at Industrial Drive as well as add it to the VT SCADA interface. We are asking for approval of the UIS quote.
- New development has been busy, with staff performing several walk through inspections, water main construction occurring in Marion Oaks, review of plans for Union at Oak Grove, and reviewing and writing a letter for a proposed fuel station at the corner of Mason and Burkhart Roads in Howell Township. A copy of the fuel station letter is included in the report.

- We continue to negotiate with the property owners at 2720 and 2736 Golf Club Road. Rather than a permanent easement, we are currently seeking a temporary easement to remove the manhole and water service and install them in the acceleration lane of Golf Club Road. This will allow us to locate the force main, gas main, and phone utilities so that we can safely bore under the road to install the water service and install the manhole in the acceleration lane for future maintenance. We have worked with the Livingston County Road Commission and we have their approval to install the manhole in the acceleration lane. I think we are close to an agreement, currently we are working through language that would allow us to perform the work after frost laws are lifted. For compensation, they would receive the settlement of \$5,000 from MMRMA and we would give them \$1,000 for the survey they performed.
- During this past construction season, we were finding that in most cases our escrow funds were frequently running low. As a result, we worked with Tt to evaluate construction installation rates and the cost to perform daily inspection. Please find included in the report an updated construction fee escrow invoice with updated fees to include in the connection manual. By having these fees set, developers can know the cost that inspection of utilities will be as part of their project up front.
- We corresponded with a resident regarding the MHOG portion of tap fees. We included a copy of this letter in case other townships received similar questions.
- In the news, you may have seen where a Florida City water system was hacked into during the Super Bowl and hydroxide chemical was changed. Fortunately, nothing happened, but as part of our Risk and Resiliency assessment, which we kicked off this month, we will be evaluating our cyber security strength. We have included a news article regarding this SCADA breach.
- The Deputy Report includes monthly production data, compliance data, as well as quotes for tank repairs on the large bulk chlorine tank at the plant.
- Presented in the Budget Section of the report, we have many items to cover with the Board:
 1. First is the DPW fund 9-month budget to actual. This has been an unusual year for the budget, as some expenses were reduced and some were increased from what we anticipated due to the Covid. However, the good news is that we are currently \$80,000 under budget. We have seen a reduction due to people using health care less, in our self-insurance EHIM costs, but other expenses, such as workers taking trucks home more frequently, raised fuel and maintenance costs.

2. For FY 2022, we have performed a vehicle assessment. Vehicles, after personnel costs, are one of our greater expenses. We aim to have an effective and professional looking fleet where staff can carry tools and equipment with them to perform most jobs. As a result, we have gone to more service body vehicles rather than just regular bed pickup trucks. This year, we have added two vehicles, a truck for summer help for performing mowing and maintenance activities and an additional service body on the waste water side so that diesel fuel and plowing can be done by a shared vehicle stored at the plant. This allows whoever is on call or works the weekend to plow or fill generators in the event of a power outage. Also as part of our analysis, you can view our anticipated miles, repairs, and vehicle replacement schedule.
3. This year, we are slated to replace the 2011 crane truck that is used on the water side for lifting hydrants, valves, and sections of pipe during repairs. In the last couple of years, we have had to spend thousands on repairs as the truck would just quit while driving down the road. In addition, we are getting some significant rusting of the truck body. We have included a quote for a new crane truck, along with the estimated trade value of this truck. We have included the purchase of this truck in the amended budget.
4. We also wanted to review with the Board our loan status for the vactor truck as well as the other fleet vehicles. We should be able to pay off the vehicle loan fully in the next two years.
5. The end of FY 2021 is also the end of our current intergovernmental contract. As a result, we have presented in the report an Amended and Restated Utility Services Agreement. There are not many significant changes. We have shown the changes in red. Primarily we are looking for a couple of substantial changes:
 - First, we want to add an independent accounting firm to perform monthly budget to actual reports, perform a 5 year rate study, and improve our invoicing methods and rates. In talking with Ken Palka, he stated he does not have the time to perform that level of accounting, and for the purpose of segregation of duties, he suggest we have a separate firm perform this work. That way, the audit will be a truly independent review.
 - The second change is we are looking to increase the fund balance carry over from year to year to \$75,000 from the current \$60,000.
6. We are hopeful the Board will approve the new Utility Services Agreement for the period of 2021 through 2026.
7. In addition to the contract, we are looking for approval of the Amended FY2021 Budget and the FY 2022 DPW Budget. As previously stated, we are looking to replace the Crane Truck in the amended budget, and also to increase the fund balance carry over to \$75,000. Even with those two changes, we are looking to

give back \$77,000 to the water and sewer districts. For the FY 2022 Budget, we are looking to keep things relatively the same in terms of staffing, and with proposed increases as well as health insurance changes, we are looking at a 2.97% increase from the original FY 2021 budget.

8. Finally, we are looking for approval of the FY 2022 allocation percentage. The MHOG system grew the most, along with the G-O system. As a result, these systems have slight increases in their allocation percentage this year.

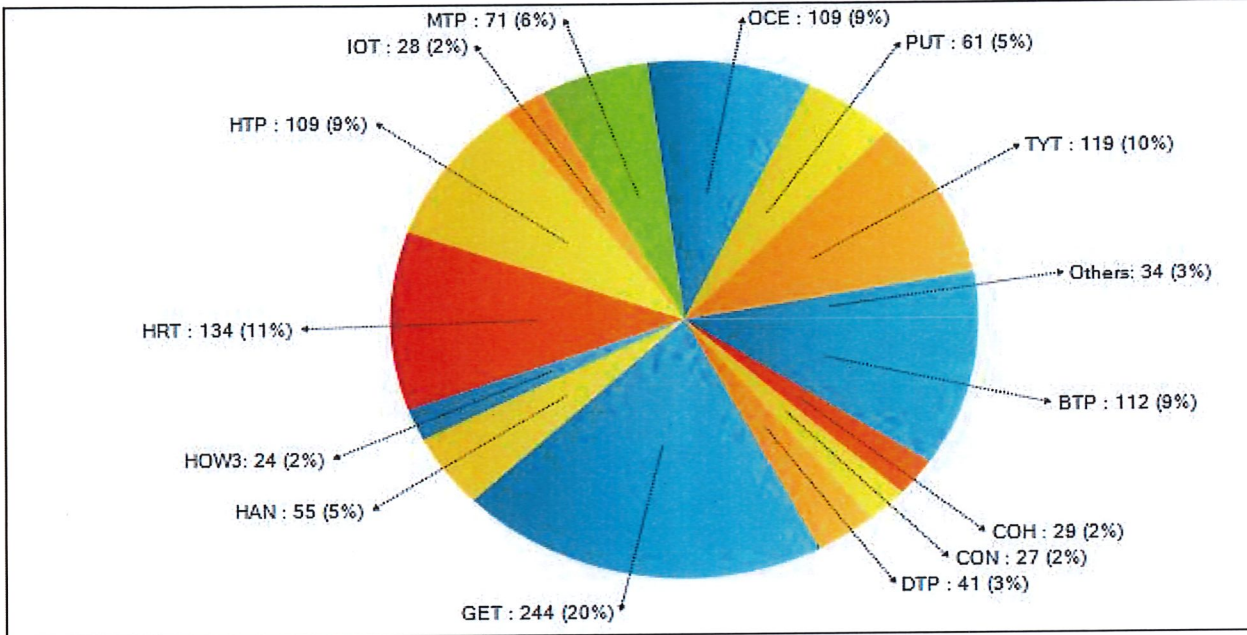
We look forward to discussing the contents of the report in detail with the Board at the regular meeting on February 17, 2021.

Sincerely,

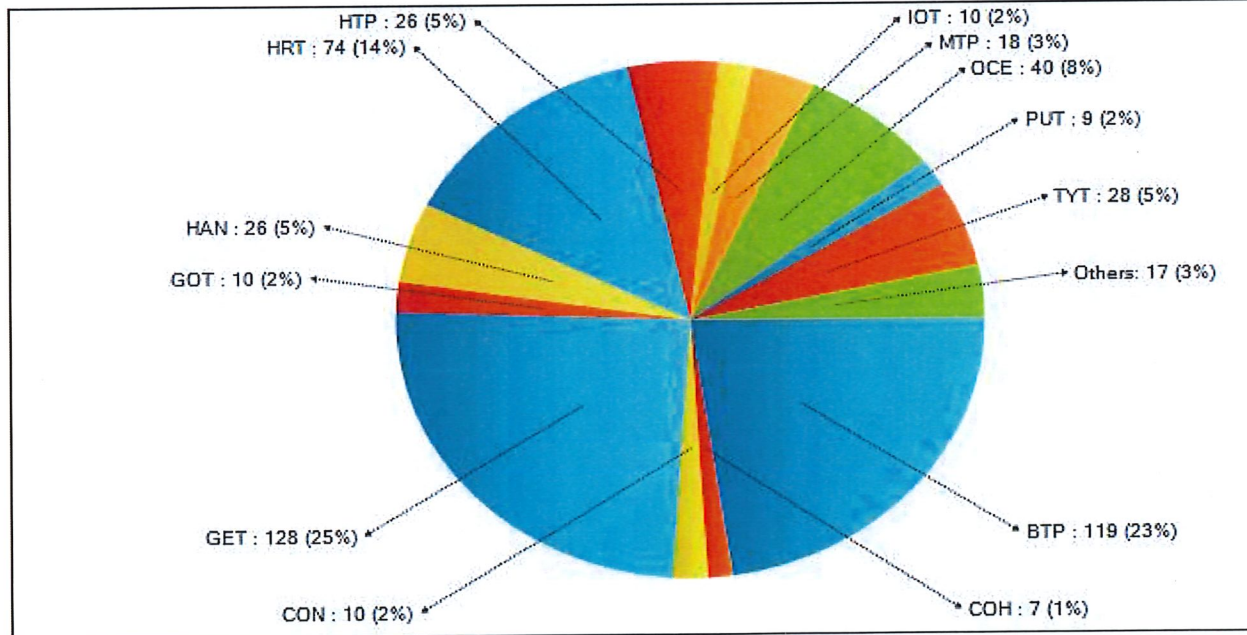


Greg Tatara
Utility Director

**LIVINGSTON COUNTY SHERIFF'S OFFICE
JANUARY 2021 CALLS FOR SERVICE**



**MICHIGAN STATE POLICE
JANUARY 2021 CALLS FOR SERVICE**



LIVINGSTON COUNTY SHERIFF'S OFFICE

MARION TOWNSHIP JANUARY 2021

Nature	# Events
911 HANG UP	1
ALARM	5
ANIMAL COMPLAINT	6
ASSAULT REPORT ONLY	1
ASSIST EMS	3
CARDIAC/RESPIRATORY ARREST	1
CITIZEN ASSIST	6
CRIMINAL SEXUAL CONDUCT REPORT	2
DOMESTIC PHYSICAL IN PROGRESS	1
FRAUD	1
HAZARD	1
HIT AND RUN ACCIDENT	2
INTIMIDATION THREATS HARASSMEN	3
MENTAL/CMH/PSYCH	1
MISSING PERSON/RUN-A-WAY	1
PDA	15
PERSON LOCKED IN A VEHICLE	1
ROAD RUNOFF	1
SHOTS FIRED	2
SOLICITOR COMPLAINT	1
SUICIDAL SUBJECT	1
SUSPICIOUS PERSON	2
SUSPICIOUS SITUATION	3
SUSPICIOUS VEHICLE	1
TRAFFIC VIO/ARREST	1
UNCONSCIOUS/FAINTING	1
UNKNOWN ACCIDENT	2
VEH UDAA REPORT	1
WEAPONS OFFENSE	1
WELFARE CHECK	3
TOTAL:	71

	NUMBER OF	RESPONSE TIME	NUMBER OF	RESPONSE TIME
	CALLS	CONTRACT TIME	CALLS	NON CONTRACT TIME
<u>TOWNSHIP</u>	<u>3:00PM - 11:00PM</u>	<u>3:00PM - 11:00PM</u>	<u>11:00PM - 3:00PM</u>	<u>11:00PM - 3:00PM</u>
BRIGHTON	40	21:58	72	20:12
COHOCTAH	16	26:14	13	37:09
CONWAY	13	25:28	13	23:56
DEERFIELD	15	22:17	26	32:29
GENOA	87	19:00	157	17:13
HANDY	27	20:54	28	28:47
HARTLAND	48	16:14	86	23:24
HOWELL	37	14:39	72	24:52
IOSCO	12	25:21	16	37:51
MARION	30	16:55	41	24:23
OCEOLA	45	30:31	64	21:47
PUTNAM	35	14:37	26	28:59
TYRONE	72	26:23	47	34:29

MARION TOWNSHIP

<u>MONTH</u>	<u>CALLS FOR SERVICE</u>	<u>TICKETS WRITTEN</u>	<u>ARRESTS</u>
JANUARY	71	10	1
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
YTD TOTALS:	71	10	1

Bob Hanvey

From: Mike Goryl <mgoryl@livingstonroads.org>
Sent: Thursday, February 4, 2021 10:36 AM
To: Bob Hanvey
Subject: RE: Sunridge 3 - Tamarack

Bob, I agree with you for the PM peak. There are an additional 52 left turns between future and background. Those 52 trips alone would be well above the curve. One note though. They used our graph but should have used MDOT graphs since Mason is a State highway. Had they used MDOT graphs, they likewise would have been above the curves for both a passing lane and a center left-turn lane, based on their additional left turns alone. Peavy is pretty close to the bridge deck so I don't know if there is room for a center left-turn lane. But that would be MDOT's call. They might prefer a center left-turn lane over a passing lane.

From: Bob Hanvey <supervisor@mariontownship.com>
Sent: Thursday, February 4, 2021 9:54 AM
To: Mike Goryl <mgoryl@livingstonroads.org>
Cc: Dave Hamann <za@mariontownship.com>; Sandy Donovan <treasurer@mariontownship.com>; Tammy Beal <tammybeal@mariontownship.com>
Subject: Sunridge 3 - Tamarack

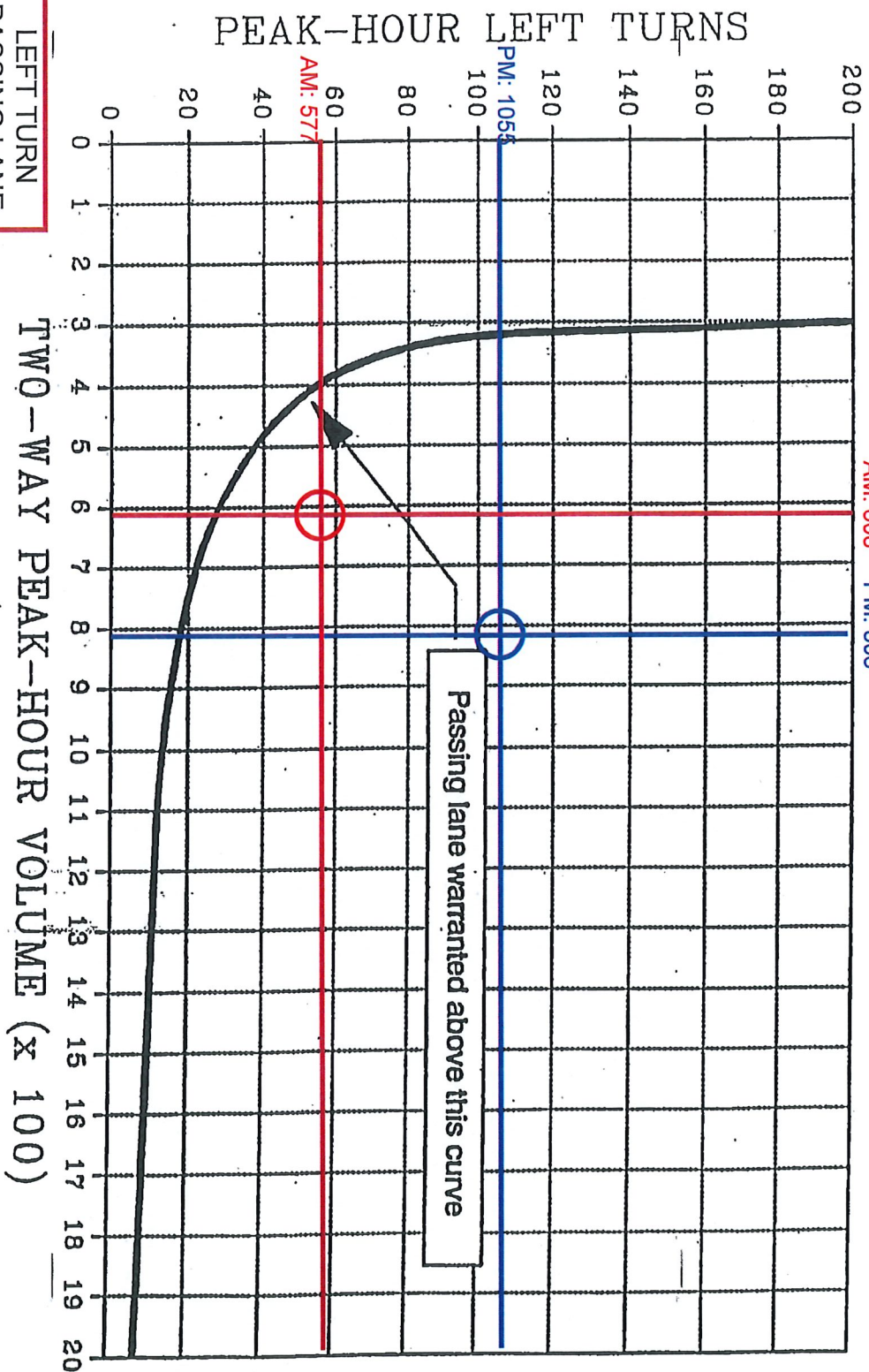
Hi Mike – the 3 attached pages are from the end of the study prepared by Fleis & Vandenbrink. As I interpret the graphs it looks like there is currently a warrant for a left turn passing lane. As I compare the current to the future conditions, it looks like the increase between the two graphs is sufficient to warrant a left turn passing lane even without the current conditions.

Am I interpreting this correctly?

Thanks
Bob Hanvey

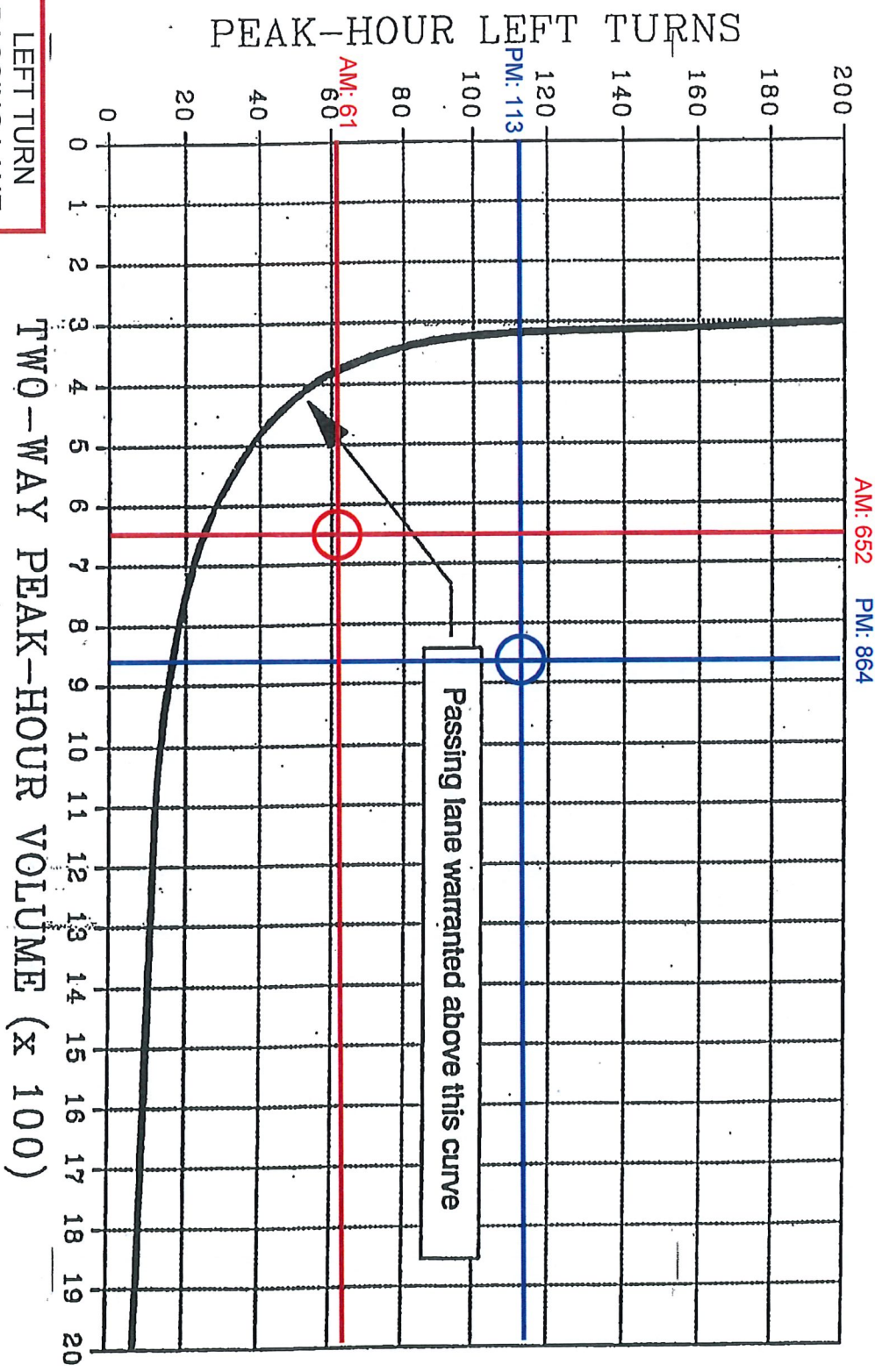
LEFT TURN PASSING LANE WARRANT

(Based on Total Development)



LEFT TURN PASSING LANE WARRANT

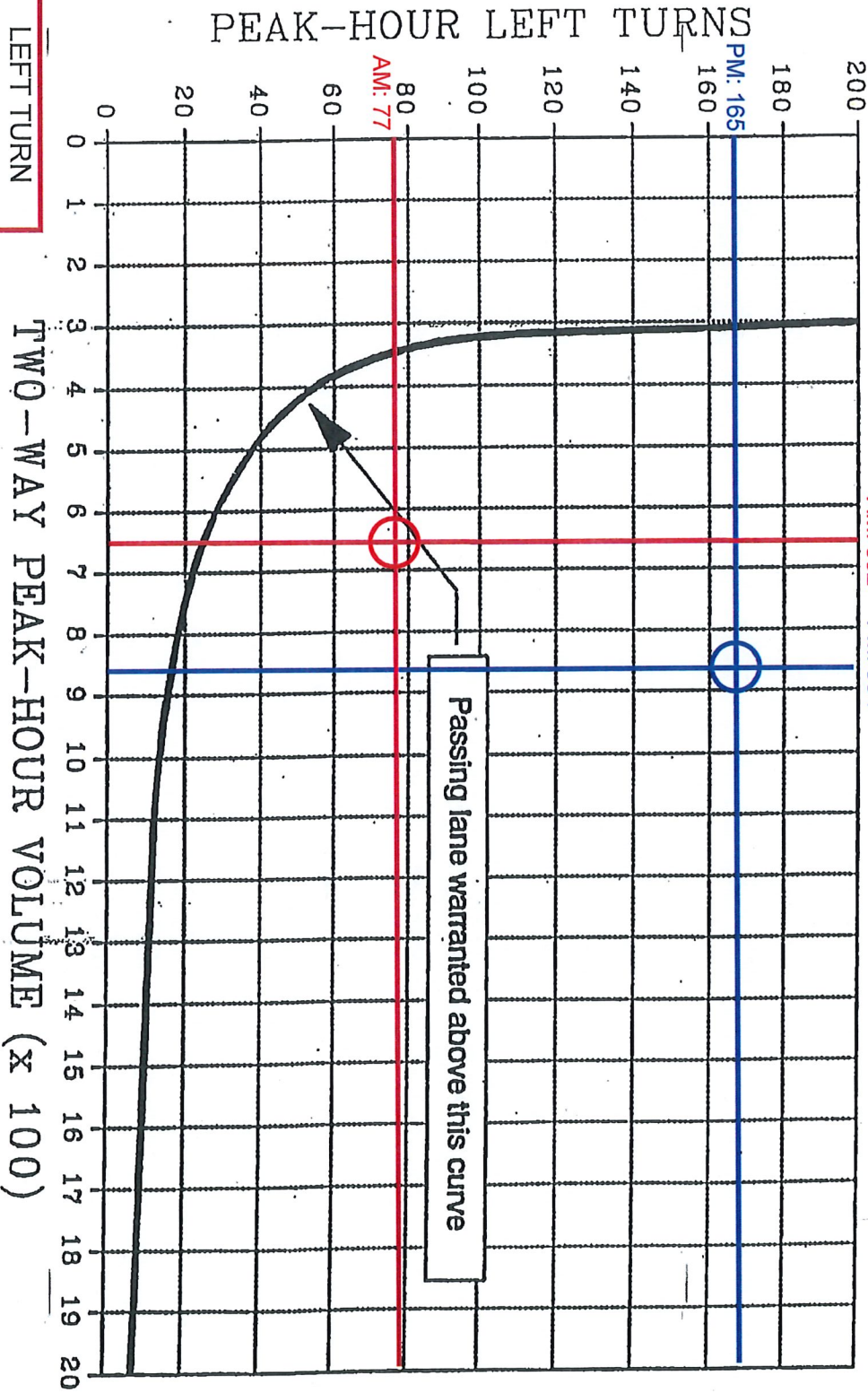
(Based on Total Development)



LEFT TURN
PASSING LANE
RECOMMENDED

LEFT TURN PASSING LANE WARRANT

(Based on Total Development)



LEFT TURN
PASSING LANE
RECOMMENDED

MARION TOWNSHIP
2877 W. COON LAKE ROAD
HOWELL, MI 48843
Phone 517-546-1588
Fax 517-546-6622

TRANSMITTAL

TO: Board of Trustees	DATE	February 11, 2021
	PROJECT	PUD#01-20 Preliminary Site Plan review Tamarack Place
	VIA	Hand Delivery

WE ARE SENDING: Herewith Under Separate Cover

THE FOLLOWING:

- Site Plan Dated 12/14/2020 and attached letter summary of reviews
- Planning Commission Minutes dated 1/26/2021
- Carlisle Wortman Review dated 12/14/2020
- Spicer Review Dated 12/15/2020
- Howell Area Fire letter dated 1/5/2021
- LCDC email dated 1/8/2021
- LCRC email dated 12/21/2020
- Resident letter with questions dated 12/28/2020
- Exhibit D PUD agreement 2003 and Amendment from 2015

FOR YOUR: approval/ denial as requested
 other review & comment

REMARKS:

The attached material is for Preliminary Site Plan review and approval or denial.

FROM: Dave Hamann, Zoning Administrator

Copy: file

EXHIBIT "D"

TOWNSHIP OF MARION
PLANNED UNIT DEVELOPMENT AGREEMENT
SUNRIDGE CONDOMINIUM

THIS AGREEMENT is made as of the 28th day of July, 2003 by, between and among the Township of Marion, Livingston County, Michigan, herein called the "Township", the offices of which are located at 2877 West Coon Lake Road, Howell, Michigan 48843, Mitch Harris Building Company, Inc., a Michigan Corporation, with offices of which are located at 211 North First Street, Suite 100, Brighton, Michigan 48116, their successors and assigns, herein called the "Developer", and Sunridge Condominium Homeowners Association, a Michigan non-profit corporation, of 211 North First Street, Brighton, Michigan 48116, herein called the "Association",

WITNESSETH:

WHEREAS, Developer is the owner of land situate in the Township of Marion, County of Livingston, State of Michigan, described as:

- See Attached Rider "A" -

hereinafter sometimes referred to as the "Development", and

WHEREAS, Article XIII "Planned Unit Development District" of the Marion Township Zoning Ordinance provides an optional method for residential development, and

WHEREAS, the Developer applied for approval under Section 13.04 of Article XIII for the Development and submitted the composite plan (the "Site Plan") required by Section 13.04 and after public hearing thereon, approval thereof was granted by the Township Board of the Township (hereinafter called the "Township Board") subject to all Township requirements and the execution of this Agreement; and

WHEREAS, the Developer wishes to develop the property described above and sell individual residential condominium building sites ("units") therein under the provisions of Article XIII, the Development to be established as a condominium project under Public Act 59 P.A. 1978, as amended (herein called the "Act") known as Sunridge Condominium according to the Master Deed thereof to be recorded in Livingston County Records, and

WHEREAS, various portions of the Common Elements of the Sunridge Condominium will constitute "Common Areas" and "Parks" (open space) under the approved Site Plan; and

WHEREAS, the Association has been established for the purposes of representing the owners of units in the Sunridge Condominium in

managing, maintaining and administering the Sunridge Condominium, including the Common Elements thereof, pursuant to the Act and the Sunridge Condominium Documents; and

WHEREAS, it is now necessary and desirable that the Developer, the Association and the Township enter into a binding contract relative to the particulars of the Development;

NOW, THEREFORE, in consideration of the approval of the Site Plan of Sunridge Condominium by the Township Board and of the mutual promises contained herein, the parties agree as follows:

1. Recording and Filing of Sunridge Condominium Master Deed.

The Developer has, under the Act, prepared a Master Deed and Bylaws for Sunridge Condominium, a Livingston County Condominium Project. Said instruments are hereinafter collectively called the "Condominium Documents" and will be filed with the County of Livingston and the Sunridge Condominium Documents have been submitted to and reviewed by the Township Board. This Planned Unit Development Agreement will be recorded as Exhibit "D" to said Master Deed. The Developer shall develop and the Association shall maintain the Development in accordance with the Sunridge Condominium Documents, this Planned Unit Development Agreement and in accordance with the final Site Plan approved by the Township Board. No changes shall be made in the Sunridge Condominium Documents which are contrary to the Site Plan as approved by the Township nor shall any changes be made in this Planned Unit Development Agreement unless the Township also approves such changes in writing.

SPECIFIC TERMS OF DEVELOPMENT

2. Use of Common Areas and Parks in Accordance with Township Requirements. The Common Areas and Parks (open space) as shown on the Site Plan of the Development, may be used for such purposes as are permitted by the Developer in the Sunridge Condominium Documents, but no use of property within such areas shall violate any of the statutes of the State of Michigan or the ordinances of the Township or be in conflict with the provisions of this agreement or the approved Site Plan. Improvements which enhance the use of the park areas by the Co-owners shall be allowed subject to the review and approval of the Township and in compliance with the Township Zoning Ordinance.

3. Construction and Maintenance of Development and Common Areas and Park Improvements in Accordance with Township Requirements. Approval by the Township of this Development under Article XIII is conditioned upon the development, construction and maintenance of the Development in accordance with the Site Plan approved by the Township Planning Commission on April 4, 2002 and the Township Board on, July 11, 2002; said Site Plan being incorporated herein by reference; compliance with all specific conditions of said approval as set forth on the approved Site Plan and in the minutes of the Planning Commission and Township Board;

and compliance with all applicable ordinances of the Township and in accordance with the Sunridge Condominium Documents. Without limitation of the foregoing, the following applies to this Development:

- (a) The maximum number of Units proposed to be developed in three phases for the development is 338 resulting in a proposed density of approximately 1.42 units per acre. The Development is restricted to single-family residential purposes and permitted accessory uses thereto as set forth in applicable Township Ordinances and the Sunridge Condominium Documents.
- (b) It is the intention of the Developer to develop the Sunridge Condominium in three phases. The phasing will begin with the property North of the Marion-Genoa Drain followed by the property immediately South of the drain with the final phase being the property South of Peavy Road Estates No. 2. The tentative schedule is as follows:

PHASE I:

- (1) Timing of street and utility improvements from final approval to completion twelve (12) months after final approval.
- (2) Home building forty-eight (48) months.

PHASE II:

- (3) Timing of street and utility improvements from final approval to completion twelve (12) months after final approval of an amendment incorporating Phase II in the Master Deed.
- (4) Home building forty-eight (48) months.

PHASE III:

- (5) Timing of street and utility improvements from final approval to completion twelve (12) months after final approval of an amendment incorporating Phase III in the Master Deed.
- (6) Home building forty-eight (48) months.
- (c) Each phase of the development will have a park constructed by Developer as depicted in the approved site plan. In each phase the park improvements shall be completed prior to the time the 30th Land Use Permit is issued for house construction. The improvements to be made are as follows.

- i. Site grading and establishment of grass. The site shall include an area approximately 120 feet x 240 feet which is graded at 1.0% +/- to serve as an athletic field.
 - ii. Parking areas and drive shall be provided to include parking for a minimum of six cars. Parking areas to be paved with 3" of asphalt over 6" of gravel. No curbing will be required.
 - iii. A pavilion (approx. 16'x16') shall be provided on a 4 "concrete pad."
 - iv. A playscape for children shall be installed with sand cushion play area.
 - v. Landscaping of the play areas consisting of a minimum of 8 deciduous trees (2 1/2" caliper) 8 evergreen trees (min. 6' height) shall be installed.
 - vi. Two picnic tables shall be provided.
- (d) The Common Areas and Parks (open spaces) shall be installed and maintained in accordance with the approved final Site Plan. The Developer shall be responsible to remove from the parks and common areas all debris, excess dirt and building materials created or used during the construction of the parks and common areas.
 - (e) The Developer shall construct the sidewalks as depicted on the site plan fronting common areas as the adjoining residential units are constructed. Prior to the time that one-half of the Land Use Permit for house construction are issued in a each phase all sidewalks fronting common areas shall be constructed. The homebuilder and/or unit owner shall be responsible for sidewalk construction in front of the individual unit. Sidewalks shall be constructed prior to issuance of a certificate of zoning ordinance compliance, weather permitting.
 - (f) A minimum of one street tree minimum 2 1/2 inch caliper shall be planted by the homebuilder/unit owner prior to issuance of a certificate of zoning ordinance compliance, weather permitting. Existing trees which are a minimum of 4 inch caliper shall meet this requirement. Should a tree die within one year of planting the Homebuilder/Unit Owner shall be responsible to replace the tree.

- (g) The minimum unit area shall be 9,100 square feet. No more than 3 Units in each phase shall be of minimum area. Setbacks shall be as follows:

Front yard setback: 30 feet
Side yard setback: 10 feet
Rear yard setback: 25 feet

Corner units shall maintain 30 feet setback from both streets. The rear yard location shall be as indicated on the site plan. Units located on a cul-de-sac shall have a minimum front yard setback of 25 feet. Buildings shall have a minimum setback of 90 feet from the perimeter of the project. Minimum lot width measured at the front setback line shall be 70 feet.

- (h) The covenants, grants of easement (including easements for public utilities) and other restrictions for the benefit of the Township as contained in the Master Deed submitted to and reviewed by the Township Board as set forth in paragraph 1 of this Agreement are hereby incorporated herein by reference.
- (i) It is acknowledged that had the Development not been approved as a residential development under Article XIII "Planned Unit Development District" of the Marion Township Zoning Ordinance, the regulations which would otherwise have been applicable to this property are those that are contained in the Township's Zoning Ordinance for Suburban Residential Districts.
- (j) The Developer will, prior to installation of infrastructure for the water supply for Phase III, request and consent to a special assessment district to be formed to extend the water to Phase III of the Sunridge development.
- (k) The parties acknowledge that this Development will create an extreme burden on existing Peavy Road and that there will be a need for a means to alleviate this burden. The Developer owns land that fronts on both Peavy Road and D-19 that Developer intends to develop in the future. To further the development and benefit of the land between Peavy Road and D-19, and to also benefit the land that will be the Sunridge PUD, the parties mutually agree that a road must be built at Developer's expense to connect Peavy Road and D-19.

The Developer shall propose and construct an offsite road prior to issuance of the 170th Land

Use Permit for home construction. The road shall extend from Peavy Road to D-19. If the road is not constructed prior to issuance of the 170th Land Use Permit for construction of single family dwellings then the Township shall not have any further obligation to issue land use permits until the road construction is completed. The road shall be a minimum of 31 feet back of curb to back of curb and shall have a cross section meeting the requirements of the Livingston County Road Commission. As soon as the location of the road is fixed and a curb cut is authorized by the MDOT and all required regulatory agencies on D-19 the Developer shall record with the Livingston County Register of Deeds a permanent easement describing the roadway. The Developer does hereby covenant and warrant that it is the owner of the property (identified by tax property tax code number 4710-02-400-015 and 4710-02-400-016) on which the road will be constructed. Further, the Developer covenants that it will not sell the subject property to a third party without giving notice that the road must be constructed according to the terms of this agreement.

- (l) The Developer shall provide bus stop benches as indicated on the site plan. In each phase the benches shall be provided prior to the issuance of the 30th Land Use Permit for construction of a home. The Master Deed shall note that bus stops shall be located as shown on the site plan.
- (m) The open space and general common elements are to be maintained by the association as indicated in the Master Deed.
- (n) The areas to be left in its natural state shall not be mowed and vegetation shall be allowed to grow. Noxious weeds and dead and/or diseased plant material may be removed. A walking path may be constructed within the natural areas with the exception of the South Phase within 90 feet of Peavy Road Estates No. 1 and Marion Heights.
- (o) No motorized vehicles (except motorized wheelchairs) shall be allowed within the general common areas except within the roadways/drives and parking areas.
- (p) Improvements which enhance the use of the open space by the association shall be allowed subject to review and approval of the Township Supervisor or his/her designee.

- (q) In each phase landscaping as depicted on the site plan located within common areas shall be completed prior to issuance of one-half of the Land Use Permit for residential unit construction.
- (r) The Developer agrees that it will direct construction traffic to use the paved portion of Peavy Road when necessary for ingress and egress to the development.

4. Marion Township Covenants.

- (a) The Township shall support the vacating of Outlots A and D of Peavy Road Estates No. 1 to facilitate the construction of the road extending from Peavy Road to D-19 and the Sunridge Phase III project as required herein. The Township shall not unreasonably delay the approval process for the road.
- (b) The Township shall reimburse the Developer for the oversizing of watermain within the development. (that is, the difference in cost between an 8 inch and 12 inch piping and appurtenances) which is installed at the written request of the Township.
- (c) The Township shall pay or reimburse the Developer for the cost of the 12 inch watermain necessary to connect the three Phases of Sunridge and the connection to the existing 12 inch watermain stubbed to Peavy Road through The Meadows Condominium.
- (d) The Township shall pay for the installation of watermain to be constructed between the phases and the ultimate connection to the 12 inch watermain, which was stubbed at Peavy Road (The Meadows Condominium project).
- (e) The Township agrees, in each phase that the Developer may construct up to four models prior to placement of the first course of asphalt. The first course of asphalt shall be installed in front of the models prior to the use of the structure as a model.
- (f) The Township agrees that the Developer may erect one temporary sale sign at each Phase. The sign shall not be erected until final site plan approval is granted for the specific phase. The sign shall be maintained by the Developer in a neat and professional manner. The sign shall be removed upon the closing of the sale of the model homes erected in the development. Signs may be double

faced but shall be no greater than 10 feet high and 32 square feet of area on each side.

GENERAL TERMS OF AGREEMENT

5. Failure of Developer or Association to Develop or Maintain Common Areas and Parks in Accordance with Township Requirements. In the event that the Developer shall fail to develop the Common Areas and Parks as depicted in the Site Plan in the manner set forth by the Township Board in its approval of the Site Plan or any amendments thereof, or if Developer, the Association or the successors or assigns of either of them shall, at any time, fail to maintain the Common Areas and Parks of the Development in reasonable order and condition as approved by the Township, the Township may serve written notice upon the Developer or the Association or the successors of either of them setting forth the manner in which there has been a failure to develop or maintain the Common Areas or Parks in reasonable condition and said notice shall include a demand that deficiencies be cured within a specified reasonable time, and further shall state the date and place of a hearing thereon before the Township Board or such other body or official to whom the Township Board shall delegate such responsibility which shall be held immediately after the time period specified for the curing of deficiencies. At such hearing, the Township Board or other body or official shall review the progress, if any, and may modify the terms of the original notice as to the deficiencies and may give an extension of time within which they shall be cured.

- (a) Right of Township Regarding Deficiencies. If the deficiencies set forth in the original notice or in the modifications thereof shall not be cured within said reasonable time or any extension thereof, the Township, in order to preserve the taxable values of the properties within Sunridge Condominium or to provide the required Common Areas or Open Spaces in the Development or to prevent such Common Areas or Parks from becoming a public nuisance may enter thereon and maintain the Parks for a reasonable period of time or may take such other similar action to cure the deficiency as may be just and reasonable. The maintenance of the Common Areas or Parks by the Township shall not constitute a taking or condemnation nor vest in the public any right to use the same. Before the expiration of the said time period, the Township may, upon its own initiative or upon the request of the Developer or the Association or the successors of them (herein called the "requesting parties"), conduct a hearing upon notice to the requesting parties at which hearing the requesting parties shall show cause why such maintenance or other action by the Township shall not, at the election of the Township, continue for a succeeding period of time. If the

Township shall determine that the Developer or the Association or the successors of either of them (herein called the "responsible party or parties") is/are ready and able to develop and/or maintain the Common Areas or Parks in a reasonable manner and/or condition, the Township shall cease to maintain them or cease such other action as applicable at the end of said time period. If the Township shall determine that the responsible party or parties is/are not ready and able to develop or maintain the Common Areas or Parks in a reasonable condition, the Township may, in its discretion, continue to maintain said Common Areas or Parks or continue to take such other action during a next succeeding time period, and subject to a similar hearing and determination, in subsequent time periods thereafter.

- (b) Collection of Costs of Curing Deficiencies by Tax Assessments Against the Development. The costs of such maintenance or other action, notices and hearing by the Township and such other procedures taken by the Township to enforce this agreement shall be paid by the responsible party or parties as defined in subparagraph (a) above and shall become a lien on the subject premises on a pro-rata basis to be assessed and collected as a special assessment on the next annual Township tax roll at the discretion of the Township or said costs may be billed directly to the responsible party or parties. If said costs are not paid by the responsible party or parties, the Township may sue to collect said costs and fees and if litigation commences, the responsible party or parties shall pay in addition to said costs all court costs and attorney fees. In all areas within the approved Development which have been developed in accordance with the requirements of the Township, the sole responsible party shall be the Association, and the Developer shall have no further responsibilities with respect to such part.
- (c) Withholding Land Use Permits. If the Developer defaults in its duties as described in paragraph 5. then the Township shall have the right to withhold issuance of Land Use Permits until such time as the default is cured by the Developer.

6. No Change in Common Areas or Open Spaces Use Without Township Approval. No changes affecting the use of the Common Areas or Open Spaces of the Development shall become effective until approved by the Township Board. Copies of all amendments of the proposed Site Plan shall be filed with the Township.

7. Agreement Binding: on Successors and Assigns. The parties hereto make this Agreement on behalf of themselves, their successors and assigns and the signers hereby warrant that they have the authority and capacity to make this Agreement. All references to Developer herein shall include any successor to the Developer who or which may act as Developer of the Sunridge Condominium or any part thereof. So long as Developer shall not violate any of the terms of this Agreement, it shall be relieved of further responsibilities hereunder upon the conveyance by it of the Development to a successor developer and/or to the co-owners of all Units in the Sunridge Condominium. This Agreement shall be recorded with the Livingston County Register of Deeds.

8. Modification. Any changes in the terms of this Agreement shall be evidenced by a written amendment to the Agreement that is signed by the parties.

The parties hereto have set their hands as of the day and date set forth at the outset of this Agreement.

TOWNSHIP OF MARION
a Michigan municipal corporation

By: Robert W. Hanvey
Robert Hanvey
Its: Supervisor

By: Myrna Schlittler
Myrna Schlittler
Its Clerk

MITCH HARRIS BUILDING COMPANY, INC.

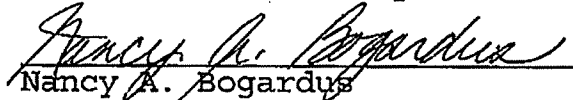
By: Mitch Harris
Mitch Harris
Its President

SUNRIDGE CONDOMINIUM HOMEOWNERS
ASSOCIATION

By: Mitch Harris
Mitch Harris
Its President

STATE OF MICHIGAN]
] ss.
COUNTY OF LIVINGSTON]


The foregoing instrument was acknowledged before me this 28th day of July, 2003, by Robert Hanvey and Myrna Schlittler, the Supervisor and Clerk, respectively, of the Township of Marion, a Michigan municipal corporation, on behalf of said corporation.



Nancy A. Bogardus
Notary Public
Livingston County, Michigan
My commission expires: 6/26/04

STATE OF MICHIGAN]
] ss.
COUNTY OF LIVINGSTON]


The foregoing instrument was acknowledged before me this 28th day of July, 2003 by Mitch Harris, President of Mitch Harris Building Company, Inc., a Michigan Corporation, on behalf of said corporation.



Nancy A. Bogardus
Notary Public
Livingston County, Michigan
My commission expires: 6/26/04

STATE OF MICHIGAN]
] ss.
COUNTY OF LIVINGSTON]

The foregoing instrument was acknowledged before me this 28th day of July, 2003 by Mitch Harris, President of Sunridge Condominium Homeowners Association, a Michigan Non-Profit Corporation, on behalf of said corporation.



Nancy A. Bogardus
Notary Public
Livingston County, Michigan
My commission expires: 6/26/04

DRAFTED BY & RETURN TO:

Richard A. Heikkinen
THE HEIKKINEN LAW FIRM, P.C.
110 N. Michigan Avenue
Howell MI 48843

RIDER "A"

AREA OF PHASE I OF SUNRIDGE CONDOMINIUM

Commencing at the West 1/4 corner of fractional Section 2, T2N, R4E, Marion Township, Livingston County, Michigan; thence North 02°01'07" West 1320.00 feet along the West line of said Section; thence North 88°43'58" East 663.62 feet to the Place of Beginning; thence North 02°01'12" West 484.88 feet; thence continuing North 02°01'12" West (recorded as North 02°00'13" West) 980.01 feet along the East line of "FOXCROFT" a subdivision as recorded in Liber 23 of Plats, pages 24 through 27, Livingston County Records; thence North 89°21'30" East 632.05 feet; thence North 49°33'12" East 819.45 feet; thence South 44°04'19" East 898.56 feet along the Southerly Right-of-Way of Peavy Road; thence South 01°26'06" East 509.23 feet along the Westerly Right-of-Way of Peavy Road; thence South 88°35'33" West 250.85 feet; thence South 01°24'27" East 150.00 feet; thence North 88°35'33" East 250.92 feet; thence South 01°26'06" East 913.60 feet along said Westerly Right-of-Way of Peavy Road; thence North 83°25'41" West 1880.74 feet to the Place of Beginning. Being a part of the Northwest 1/4 of Fractional Section 2, Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan. Containing 73.66 acres of land, more or less. (Symbol * = degrees)

AREA OF FUTURE EXPANSION: (Phase II)

Commencing at the West 1/4 corner of fractional Section 2, T2N, R4E, Marion Township, Livingston County, Michigan; thence North 02°01'00" West 33.00 feet along the West line of said Section to the Place of Beginning; thence continuing North 02°01'00" West 1287.00 feet along said Section line; thence North 88°43'58" East 663.62 feet; thence South 83°25'41" East 1880.74 feet; thence South 01°26'06" East 1030.90 feet along the Westerly Right-of-Way of Peavy Road; thence South 88°44'42" West 2512.93 feet on a line parallel with and 33.00 feet North of the East-West 1/4 line of said Section to the Place of Beginning. Being a part of the Northwest 1/4 of fractional Section 2, T2N, R4E, Marion Township, Livingston County, Michigan. Containing 68.96 acres of land, more or less. Subject to and/or together with easements and restrictions of record, if any. (Symbol * = degrees)

AREA OF FUTURE EXPANSION: (Phase III)

Beginning at the Southwest corner of fractional Section 2, T2N, R4E, Marion Township, Livingston County, Michigan; thence North 01°57'50" West 2145.88 feet along the West line of said Section; thence along the Southerly line(s) of "PEAVY ROAD ESATES NO. 2" as recorded in Liber 14 of Plats, pages 43 through 45, Livingston County Records the following eight courses: North 83°49'44" East 216.82 feet (recorded as North 83°53' East 216.69 feet), Southeasterly, non-tangentially, 253.62 feet along the arc of a 251.00 foot radius curve to the left, having a central angle of 57°53'35" and a long chord which bears South 35°09'09" East 242.96 feet (recorded as Southeasterly, 254.53 feet along the arc of a 251.00 foot radius curve to the left, having a central angle of 58°06'15" and a long chord which bears South 35°10' East 243.78 feet), South 01°22'05" East 212.90 feet (recorded as South 01°15' East 212.42 feet), North 88°44'55" East 959.61 feet (recorded as North 88°45' East 960.00 feet), South 62°30'59" East 175.08 (recorded as South 62°30' East 175.00 feet), North 47°15'37" East 226.52 feet (recorded as North 47°17'40" East 226.54 feet), Southeasterly, non-tangentially, 307.12 feet along the arc of a 438.33 feet radius curve to the left, having a central angle of 40°08'40" and a long chord which bears South 71°16'24" East 300.87 feet (recorded as Easterly, 306.94 feet along the arc of a 483.33 foot radius curve to the left, having a central angle of 40°07'15" and a long chord which bears South 71°18'20" East 300.71 feet) and North 88°36'13" East (recorded as North 88°38" East) 350.95 feet; thence South 01°22'00" East 1350.00 feet along the Westerly line of "PEAVY ROAD ESATES NO. 1" as recorded in Liber 13 of Plats, pages 24 and 25, Livingston County Records; thence around the perimeter of "OUTLOT B" as recorded in said plat of "PEAVY ROAD ESTATES NO. 1" the following five courses: North 88°38'00" East 210.00 feet; Northeasterly 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a central angle of 90°00'00" and along chord which bears North 43°38'00" East 42.43 feet, non-tangentially, South 01°22'00" East 126.00 feet along the Westerly right-of-way of Peavy Road, Northwesterly, non-tangentially, 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a central angle of 90°00'00" and along chord which bears North 46°22'00" West 42.43 feet and South 88°38'00" West 210.00 feet; thence South 01°22'00" East 299.22 feet along said Westerly line of "PEAVY ROAD ESTATES NO. 1"; thence South 88°47'11" West 2245.26 feet along the South line of said section to the Place of Beginning. Being a part of the Southwest 1/4 of Fractional Section 2, Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan. Containing 93.31 acres of land, more or less. Subject to easements and restriction of record, if any. (Symbol * = degrees)

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

AMENDMENT TO PLANNED UNIT
DEVELOPMENT AGREEMENT
SUNRIDGE COMMUNITY

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

RECITALS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(g) Paragraph 3(j) is deleted.

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

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

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

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

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

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

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

5. The original paragraph 5 remains unchanged.

6. The original paragraph 6 remains unchanged.

7. The original paragraph 7 remains unchanged.

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

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

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

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

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

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

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

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

Signatures on following page

The parties have executed this Amendment to Planned Unit Development Agreement, effective as of the Effective Date provided herein.

TOWNSHIP

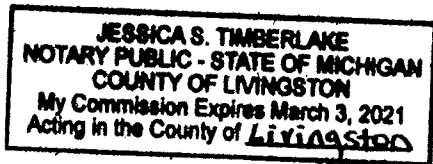
Township of Marion,
a Michigan municipal corporation

By: Robert Hanvey
Robert Hanvey
Its: Supervisor

By: Tammy Beal
Tammy Beal
Its: Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF Livingston)

The foregoing instrument was acknowledged before me this 17 day of March, 2015, by Robert Hanvey, Supervisor and Tammy Beal, Clerk of the Township of Marion, a Michigan municipal corporation, on behalf of the Corporation.

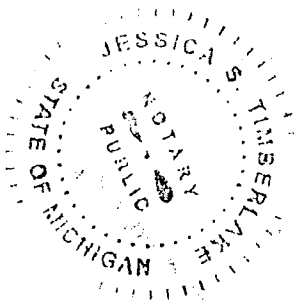


Jessica Timberlake
Notary Public
Acting in Livingston County, Michigan
My Commission Expires: 3-3-2021

BLUE SUNRIDGE

Blue Sunridge LLC,
a Michigan limited liability company

By: Scott R. Jacobson
Scott R. Jacobson
Its: Authorized Representative



STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 12TH day of MARCH, 2015, by Scott Jacobson, Authorized Representative of Blue Sunridge LLC, a Michigan limited liability company, on behalf of the Company.



Gale R. Mio
Notary Public
Acting in Oakland County, Michigan
My Commission Expires: 8-5-2020

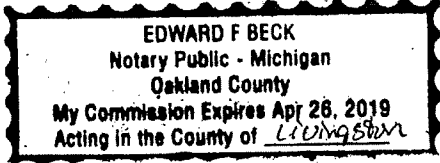
ASSOCIATION

Sunridge Condominium Homeowners Association,
a Michigan non-profit corporation

By: Joseph Cartwright
Print name: Joseph Cartwright
Its: President

STATE OF MICHIGAN)
) ss.
COUNTY OF Livingston)
Oakland)

The foregoing instrument was acknowledged before me this 10th day of March, 2015, by Joseph Cartwright, President of Sunridge Condominium Homeowners Association, a Michigan non-profit on behalf of the Association.



Edward F Beck
Notary Public
Acting in Livingston County, Michigan
My Commission Expires: 4/28/2019

DRAFTED BY AND WHEN RECORDED RETURN TO:
Mark S. Cohn, Esq.
Seyburn Kahn
2000 Town Center, Suite 1500
Southfield, Michigan 48075
(248) 353-7620

EXHIBIT A
THE PROPERTY

AREA OF PHASE I OF SUNRIDGE CONDOMINIUM

Commencing at the West 1/4 corner of fractional Section 2, T2N, R4E, Marion Township, Livingston County, Michigan; thence North 02°01'07" West 1320.00 feet along the West line of said Section; thence North 88°43'58" East 663.62 feet to the Place of Beginning; thence North 02°01'12" West 484.88 feet; thence continuing North 02°01'12" West (recorded as North 02°00'13" West) 980.01 feet along the East line of "FOXCREST" a subdivision as recorded in Liber 23 of Plats, pages 24 through 27, Livingston County Records; thence North 89°21'30" East 632.05 feet; thence North 49°33'12" East 819.45 feet; thence South 44°04'19" East 898.56 feet along the Southerly Right-of-Way of Peavy Road; thence South 01°26'06" East 509.23 feet along the Westerly Right-of-Way of Peavy Road; thence South 88°35'33" West 250.85 feet; thence South 01°24'27" East 150.00 feet; thence North 88°35'33" East 250.92 feet; thence South 01°26'06" East 913.60 feet along said Westerly Right-of-Way of Peavy Road; thence North 83°25'41" West 1880.74 feet to the Place of Beginning. Being a part of the Northwest 1/4 of Fractional Section 2, Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan. Containing 73.66 acres of land, more or less. (Symbol * = degrees)

AREA OF FUTURE EXPANSION: (Phase II)

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AREA OF FUTURE EXPANSION: (Phase III)

Beginning at the Southwest corner of fractional Section 2, T2N, R4E, Marion Township, Livingston County, Michigan; thence North 01°57'50" West 2145.88 feet along the West line of said Section; thence along the Southerly line(s) of "PEAVY ROAD ESTATES NO. 2" as recorded in Liber 14 of Plats, pages 43 through 45, Livingston County Records the following eight courses: North 83°49'44" East 216.82 feet (recorded as North 83°53' East 216.69 feet), Southeasterly, non-tangentially, 253.62 feet along the arc of a 251.00 foot radius curve to the left, having a central angle of 57°53'35" and a long chord which bears South 35°09'09" East 242.96 feet (recorded as Southeasterly, 254.53 feet along the arc of a 251.00 foot radius curve to the left, having a central angle of 58°06'15" and a long chord which bears South 35°10' East 243.78 feet), South 01°22'05" East 212.90 feet (recorded as South 01°15' East 212.42 feet), North 88°44'55" East 959.61 feet (recorded as North 88°45' East 960.00 feet), South 62°30'59" East 175.08 (recorded as South 62°30' East 175.00 feet), North 47°15'37" East 226.52 feet (recorded as North 47°17'40" East 226.54 feet), Southeasterly, non-tangentially, 307.12 feet along the arc of a 438.33 foot radius curve to the left, having a central angle of 40°08'40" and a long chord which bears South 71°16'24" East 300.87 feet (recorded as Easterly, 306.94 feet along the arc of a 483.33 foot radius curve to the left, having a central angle of 40°07'15" and a long chord which bears South 71°18'20" East 300.71 feet) and North 88°36'13" East (recorded as North 88°38' East) 350.95 feet; thence South 01°22'00" East 1350.00 feet along the Westerly line of "PEAVY ROAD ESTATES NO. 1" as recorded in Liber 13 of Plats, pages 24 and 25, Livingston County Records; thence around the perimeter of "OUTLOT B" as recorded in said plat of "PEAVY ROAD ESTATES NO. 1" the following five courses: North 88°38'00" East 210.00 feet; Northeasterly 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a central angle of 90°00'00" and along chord which bears North 43°38'00" East 42.43 feet, non-tangentially, South 01°22'00" East 126.00 feet along the Westerly right-of-way of Peavy Road, Northwesterly, non-tangentially, 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a central angle of 90°00'00" and along chord which bears North 46°22'00" West 42.43 feet and South 88°38'00" West 210.00 feet; thence South 01°22'00" East 299.22 feet along said Westerly line of "PEAVY ROAD ESTATES NO. 1"; thence South 88°47'11" West 2245.26 feet along the South line of said section to the Place of Beginning. Being a part of the Southwest 1/4 of Fractional Section 2, Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan. Containing 93.31 acres of land, more or less. Subject to easements and restriction of record, if any. (Symbol * = degrees)

MARION TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW

PUD # 01-20

Date: November 16, 2020
Parcel I.D. Number: 10-02-300-007

Property Owner(s) Name (Print or Type):
Blue South Sunridge LLC
Mailing Address (Print or Type):
32400 Telegraph Rd, Suite 200A
City, State, ZIP (Print or Type):
Bingham Farms, MI 48025
Phone (Print or Type):

Applicant(s) Name (Print or Type):
Westview Capital, LLC
Mailing Address (Print or Type):
795 Clyde Court SW
City, State, ZIP (Print or Type):
Byron Center, MI 49315
Phone (Print or Type):
269-365-8548 Mike West
mwest@allenandwin.com

Name of Proposed Development: Tamarack Place
Location of Proposed Development (address): Formerly Marion Creek South PUD
N E S W Side of West side of Peavy Road (93 acres) Road between
Alstott Drive and Tracielee Drive Roads

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

Brief Description of the Proposed Development and / or Project (Land Use):
145 Unit residential site condominium. Formerly Marion Creek South
I hereby grant permission for members of the Planning Commission, Zoning Administrator or their appointed designee to enter the above-described property for the purpose of gathering information related to this application.
Owner(s) of Record Signature: E. Kishanpudi Authorized Representative Blue Sunridge LLC
Applicant(s) Signature (if other than owner): [Signature]
Date: 11-16-20

November 13, 2020

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

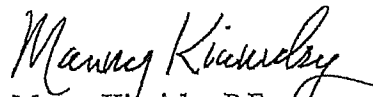
Re: Tamarack Place Residential Development (formerly Marion Creek South)

Dear Mr. Hanvey,

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

Feel free to contact me with questions or concerns.

Very truly yours,



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

Westview Capital, LLC project representatives

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

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

Desine Inc.
2183 Pless Drive
Brighton, Michigan 48114

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

Tamarack Place
Project Narrative
November 16, 2020

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

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

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

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

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

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

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

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

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

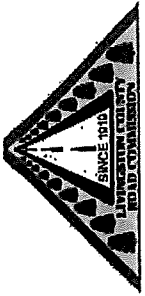
A Traffic Impact Study, addressing the impact of the proposed development on existing and anticipated future traffic conditions on intersections in the vicinity of the development, was prepared by Fleis & Vandenbrink, dated October 20, 2020. As a part of Phase 1 construction, a right-turn deceleration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

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

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

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

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



LIVINGSTON COUNTY ROAD COMMISSION LAND SPLIT / SIGHT DISTANCE REVIEW

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

Review Number : 2012-013

Property Owner and Applicant Information

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

Location

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

Roadway On: Alstott/Peavy Side of Street: South

Field Measurements

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

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

Comments:

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

Inspection Date: 9/29/2020

Inspector:

Kim Hiller

Kim Hiller

*****THIS IS A DRAFT*****

**THIS DRAFT ONLY INCLUDES DISCUSSION ON AGENDA ITEM
NUMBER 2: REVIEW PUD# 01-20 TAMARACK PLACE (SUNRIDGE
III) PRELIMINARY SITE PLAN REVIEW.**

*Approved by: _____
Larry Grunn, *Chairperson*

Date: _____

**MARION TOWNSHIP PLANNING COMMISSION
VIRTUAL MEETING MINUTES
JANUARY 26, 2021 / 7:30PM**

DRAFT

MEMBERS PRESENT: LARRY GRUNN – *CHAIRPERSON (Home)*
BOB HANVEY (*Township Hall*)
CHERYL RANGE – *SECRETARY (Home)*
BRUCE POWELSON – *VICE CHAIR (Township Hall)*
JAMES ANDERSON (*Home*)

OTHERS PRESENT: DAVE HAMANN – *ZONING ADMINISTRATOR (Home)*
JOHN ENOS – *CARLISLE WORTMAN (Home)*

MEMBERS ABSENT:
NONE

CALL TO ORDER:
Larry Grunn called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF JANUARY 26, 2021 PLANNING COMMISSION MEETING AGENDA

Jim Anderson made a motion to approve the Agenda for the January 26, 2021 Planning Commission meeting. Cheryl Range seconded. **MOTION CARRIED**

APPROVAL OF DECEMBER 22, 2020 PLANNING COMMISSION MEETING MINUTES:

Bruce Powelson wanted to add his comment about changing the name of Edguardo Road to Dellmar Road.

Cheryl Range made a motion to approve the Regular Planning Commission Meeting Minutes from December 22, 2020. Jim Anderson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC:
NONE

PUBLIC HEARING:
NONE

OLD BUSINESS:

2. REVIEW PUD# 01-20 TAMARACK PLACE (SUNRIDGE III) PRELIMINARY SITE PLAN REVIEW

Larry Grunn mentioned that he is not sure why we are discussing this again. He was under the impression that this had already been handled and decided upon.

Mike West reviewed the Development plan for Tamarack Place. He explained that they did make some changes such as adding 3 ½ additional acres of open space. They also made it possible for 129 lots to have open space views. They added hard and soft path areas throughout the development and they have every intention of adding landscaping and buffers wherever they can.

Manny Kianicky discussed the traffic study that was done and explained that all three phases of Sunridge will only contribute about 25% traffic.

Manny explained that they are willing to contribute \$100,000 for any future improvements needed for the effected roads.

Bob Hanvey explained that during the construction of phase 2, all traffic had to come through Kettle Road and that will have to occur for phase 3 construction as well. This means that all construction traffic should come in off Peavey Road via Kettle.

Mike West is asking for the Planning Commission to recommend approval to the Board of Trustees with conditions involving the traffic.

Jim Anderson made a motion to recommend approval of the preliminary site plan for Tamarack Place, Phase 3 PUD, to the Marion Township Board for review and approval. This approval is contingent on the following items:

- The Marion Township Board's review of the developer's traffic study.
- The acceptance of the \$100,000 traffic contribution for future road/traffic improvements. (Contribution made by the developer of Tamarack Place, Phase 3.)

Bruce Powelson seconded. **MOTION CARRIED**

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

January 14, 2021

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

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

Dear Mr. Hamann,

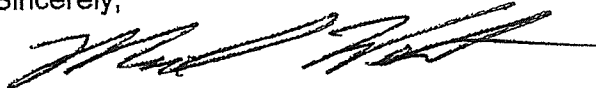
Attached please find eight (8) sets of the revised Preliminary Site Plan for the Tamarack Place Site Condominium project (Final Phase of Sunridge PUD) on the 93 acre property located along the west side of Peavy Road, south of Alstott Drive.

The Preliminary Site Plan has been revised based on written comments received from Carlisle/Wortman Associates, Inc (November 16, 2020), Spicer Group (December 15, 2020) and verbal comments received during the December 22, 2020 Planning Commission meeting. A summary of changes made is attached with this cover letter.

We believe the changes made address comments relevant to the Preliminary Site Plan and more detailed engineering issues will be addressed with the subsequent submittal of the Final Site Plan (construction plans). We look forward to continuing discussion of the Preliminary Site Plan with the Marion Township Planning Commission on January 26, 2021, then with the Marion Township Board of Trustees afterwards.

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

Sincerely,



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

Carlisle/Wortman Associates (November 16, 2020)

Spicer Group (December 15, 2020)

Planning Commission (December 22, 2020)

(see developer responses below)

Consistency with Approved PUD Plan

- The Preliminary Site Plan has been designed consistent with the original Sunridge PUD Plan which was approved in 2003 (amended in 2015) in regard to number lots, accesses, internal street layout, minimum lot size/width, setbacks and open space.
- Based on site surveying and more detailed engineering review, the following refinements have been made to the Preliminary Site Plan:
 - 1) More efficient internal roadway design
 - Fewer street intersections, more flowing curvilinear interior street design.
 - Approximately 1,500 feet less overall internal roadway (7,950 feet with original PUD Plan; 6,430 feet with revised Preliminary Site Plan).
 - Less impervious/paved surface; less storm water runoff; less public/private infrastructure and associated maintenance; more open space (see below).
 - 2) Increase in Open Space/Amenities
 - 3.5 acres of additional open space [42.5 acres (48%) with original PUD Plan; 46 acres (50%) with revised Preliminary Site Plan].
 - More lots adjacent to open space [104 lots with original PUD Plan; 129 lots with revised PUD Plan].
 - Over 3,800 feet (3/4 mile) of interconnected paths/trails through open space areas (1,725 feet hard path + 2,100 feet natural path) providing all residences of the subdivision walkable access to wooded areas, meadows and wetlands.

Woodland/Open Space Preservation, Supplemental Landscaping/Buffering

- The Preliminary Site Plan has been designed to preserve natural features, wetlands, wooded areas and open space consistent with the approved PUD Plan.
- The limits of clearing have been shown on the Preliminary Site Plan drawings.
- Mature trees and other natural features will be preserved to the greatest extent possible after allowances for necessary roadway and public/private infrastructure construction, drainage and individual home construction.
- Supplemental landscaping/buffering will also be installed across the site:
 - A deciduous street tree will be installed along the street frontage of each lot.
 - Mixture of deciduous and coniferous trees will be installed within the open space buffer area along the entire eastern portion of the site (where abutting residences along Peavy Road) and along the entrance from Alstott Drive.
 - Mixture of deciduous and coniferous trees will be installed around Storm Water Basin L, Basin M and Basin N.
 - Landscaping (ornamental shrubs, deciduous tree) will be installed within the median island from the entrance from Alstott Drive.

Designated Wetland Area Delineation and Impacts

- A wetland delineation study was completed for the overall 93 acre property in September 2020 by ASTI Environmental and these wetland boundaries are shown on the Preliminary Site Plan.
- Construction activities associated with the subdivision will not encroach into designated wetland areas.

Identification of Pedestrian Access Points to Open Space Areas

- Where pedestrian access points to designated open space areas, from the interior sidewalk along the roadways, are narrow (e.g., between Lots 44-45, 62-63, 82-83), decorative vinyl, split-rail style fencing will be installed on either side to more clearly define these pedestrian access points.

Number of Lots on a Cul-de-Sac Street

- Lots and open space areas on the west end of Linkwood Court, Scapa Street and Dalmore Street have been adjusted so that no more than four lots front the right-of-way of these cul-de-sac streets, consistent with current ordinance requirements.

Street Name Change (“Edradour” to “Dalmore”)

- “Edradour Street” within the middle portion of the development has been changed to “Dalmore Street”.

Lot 145 – Removal from Site Condominium

- While Lot 145 was shown on the approved PUD Plan, it is understood that a recent zoning ordinance amendment now requires that all lots within a site condominium be provided driveway access from the interior private street network.
- As such, Lot 145 has been removed from site condominium and the building site will be established as a metes and bounds land division parcel (Parcel A).
- Only a small portion of the approximate 1.0 acre parcel is encumbered by wetlands (western portion) leaving more than a sufficient building envelope along the northern portion of the parcel for construction of a single family home.

Construction Vehicle Traffic

- The developer concurs with the recommendation from Carlisle/Wortman that construction traffic access the site through Moray Street and be prohibited from Alstott Drive.

Traffic Impact Study/Off-Site Roadway Improvement

- Consistent with the 2015 Amended PUD Agreement, a Traffic Impact Study was completed in October 2020 by Freis and Vanderbrink. The study was prepared by a licensed professional engineer utilizing accepted traffic engineering practices and Information published by the Institute of Transportation Engineers (ITE)
- The study recommends a right-turn deceleration taper be constructed along southbound Peavy Road at Alstott Drive and this improvement is shown on the Preliminary Site Plan.
- A GoToMeeting was conducted on January 12th with several Township officials and representatives of S.R. Jacobson Development Corporation and Westview Capital, LLC to discuss the traffic study and recommended off-site roadway improvements.
- Additional information regarding this issue will be forthcoming.

Engineering Details/EGLE-LCRC-LRDC Approvals and Permits

- The developer continues to work with the Township Engineer, Livingston County Drain Commission (LCDC), Livingston County Road Commission (LCRC) and the Michigan Department of Environment, Great Lakes & Energy (EGLE) to address all public and private infrastructure design related matters.
- All public and private infrastructure, including private roadways, will be designed and constructed in conformance with required Township and County engineering design standards.
- Engineering related comments and details including necessary agency approvals and permits will be addressed with the Final Site Plan submittal, following Planning Commission and Township Board favorable consideration and approval of the Preliminary Site Plan.

Byron Center, Michigan 49315
M: (269) 365-8548
mwest@allenedwin.com

From: mlsagefamily@aol.com <mlsagefamily@aol.com>
Sent: Thursday, December 24, 2020 7:31 AM
To: Mike West <mwest@allenedwin.com>; za@mariontownship.com
Subject: Tamarack Place

Mr. West,

I am resident of Marion Heights, my property is boarding the development to the south, we are between lot 93 and 94. I attended the Planning meeting on Tuesday evening, but my audio did not work and I was unable to ask any questions. What I would like to understand is:

1. How wide is the Open Space between the property lines of the new lots and my property line.
2. Will there be any additional trees planted in this open space, like you have on the homes on Peavy Road
3. Will there be a change in the elevation of the development, can we expect the homes to be at the current elevation
4. Will the development be in phases, if so when do you expect to start and will you begin with Phase 1 and progress from there or will new owner be able to buy any lot (1-145)
5. We have had some issues with ATV's driving around the property, can you post some no trespassing signage at the current makeshift entrances, there are two/three off of Alstott and one off of Peavy. The current signage at the Peavy road entrances is faded and has nothing on them any more. Also but some physical barrier across the paths.

Thanks for addressing my concerns, I look forward to your reply.

Michael Sage

Dave Hamann

From: mlsagefamily@aol.com
Sent: Monday, December 28, 2020 6:22 PM
To: mwest@allenedwin.com; za@mariontownship.com
Subject: Re: Tamarack Place

Mr. West,
Thank you for your reply, your information was very helpful.

Michael Sage

-----Original Message-----

From: Mike West <mwest@allenedwin.com>
To: mlsagefamily@aol.com <mlsagefamily@aol.com>; za@mariontownship.com <za@mariontownship.com>
Sent: Mon, Dec 28, 2020 4:15 pm
Subject: RE: Tamarack Place

Good Afternoon Mr. Sage,

The following are responses to your questions based on what we know to date regarding the Tamarack Place residential subdivision project.

1. The open space area along the southern portion of the property, between your north property line and the rear property lines of Lots 93-94, is approximately 50 feet wide (wider as you go further west).
2. Given the significant topography that exists in this area, no additional tree plantings are proposed. As you are aware, your lot and others along Tracilee Drive are significantly higher in elevation than the Tamarack place property.
3. As with most developments of this scale, there will be grading and site balancing that will be necessary to accommodate the roads, public/private utilities and individual home construction associated with this project. Since we are only in the Preliminary Site Plan stage of review, detailed engineering plans have not yet been prepared for the overall site. These details will be finalized during the next stage of Township review (Final Site Plan – construction plans). Again, given the significant topography that exists, there will be "cut" that will be necessary along the south side of Lockes Street to accommodate utilities, lot grading and individual home construction. However, future homes constructed along Lockes Street will be significant lower in elevation than the existing homes/lots to the south, along Tracilee Drive.
4. The Tamarack Place neighborhood involves 145 lots on approximately 93 acres and is proposed to be constructed in four phases. Phase 1 is proposed to begin in the Summer of 2021. Depending upon the stability of the housing market, the overall build-out of the subdivision is anticipated to take between 6-8 years.
5. We have a purchase agreement to buy the property, but are not yet the owners. I will convey your concern about trespassing and ATV use to the current property owner.

I hope these responses are helpful. If you have any additional questions, please feel free to contact me at your earliest convenience.

Sincerely,

Mike

Michael West, AICP
Land Planning Project Manager
Allen Edwin Homes
795 Clyde Court SW

Dave Hamann

From: Ken Recker <KRecker@livgov.com>
Sent: Friday, January 8, 2021 6:26 PM
To: Dave Hamann
Cc: Wayne Perry; Thomas M. Larabel
Subject: RE: [EXT] FW: Tamarack Place - revised Preliminary Site Plan submittal to Marion Township

Dave,

This is just a follow up to your email from last month regarding the aforementioned site plan. After reviewing our records regarding the proposed project, I reviewed the records for the Jewett Drain & Extension, which was improved by Drain Commissioner Richard Rudnicki in the late 1980's. I have the following comments:

1. Our records indicate the existing open drain behind proposed condominium units 42 through 49, and proposed condominium units 129 through 144, was established as part of the Jewett & Extension Drain in proceedings from 1987. A review of our records indicates no easement was taken over this portion of drain from Harry Malynowsky, who was the property owner at the time proceedings were completed. We have approached Tom Larabel of Allen Edwin regarding this matter, and Wayne Perry of Desine Inc., and they have indicated a willingness to grant the necessary easement over this open drain, which will serve both the the existing Peavy Road Estates No. 2 Subdivision and the Proposed Tamarack Place Condominium. Desine Inc. started drafting the easement this week. Providing this easement is granted, this will allow for continued maintenance of the ditch.
2. Soils on the ditchbank are highly erodible in certain locations. Following our last cleanout of parts of the ditch in the early 2000's, significant effort was expended to stabilize sloughing and eroding ditch banks behind proposed units 43-48. We will need to work with the engineer and contractor regarding special provisions regarding the proposed detention basin outlets, so as to avoid potential bank instability.
3. The Peavy Road Estates No. 2 subdivision is known for having a high water table, we therefore expect this to be the case with the condominium units adjacent to the existing Jewett Drain Ditch. Proposed basement elevations in the development's construction plans should take this into account to reduce complaints by future homeowners regarding basement water damage and excessive sump pump operation.
4. The Jewett Drain is a historical agricultural drain. The proposed outlet rate of 0.2 cfs/acre will need to be reduced to reflect the limited capacity of the system.

I will be in the office next week if you have any questions.

Sincerely,

Kenneth E. Recker, II, P.E.
Chief Deputy Drain Commissioner

From: Dave Hamann <za@mariontownship.com>
Sent: Tuesday, December 15, 2020 11:25 AM
To: Ken Recker <KRecker@livgov.com>; khiller@livingstonroads.org; Aaron Aumock <AAumock@livgov.com>; Jamil Czubenko <jczubenko@howellfire.net>
Subject: [EXT] FW: Tamarack Place - revised Preliminary Site Plan submittal to Marion Township

Dave Hamann

From: Mike Goryl <mgoryl@livingstonroads.org>
Sent: Monday, December 21, 2020 10:04 AM
To: Mike West
Cc: 'Wayne Perry'; Dan Larabel; Dave Hamann; Kim Hiller
Subject: RE: Tamarack Place - revised Preliminary Site Plan submittal to Marion Township

Good Morning Mike,

Thank you for providing us a copy of the traffic impact study for Tamarack Place (Sunridge PUD – Phase 3). Please consider this email as our acceptance of the study with the following comments.

1. On page 4 of the report Mason Road is incorrectly stated as under the jurisdiction of the LCRC. In fact, the section of Mason Road near Peavy Road is under the jurisdiction of the Michigan Department of Transportation (MDOT). Therefore, any future improvements (such as a passing lane or left-turn lane) considered on Mason Road would need to be approved and permitted by MDOT.
2. Although our office pre-approved the trip distribution for this study, upon closer inspection it is our opinion now that the percent trips estimated to/from the west on Mason Road are probably high by about 15 percentage points in the AM and about 10 percentage points in the PM. We believe these percentages would instead travel to/from the east on Mason Road, adding to those percentages. We base this on existing turning movements at the intersection of Mason and Peavy. However, we don't believe these changes to distribution would significantly change the findings of the study.

Regards,

Mike Goryl
LCRC

From: Mike West <mwest@allenedwin.com>
Sent: Tuesday, December 15, 2020 2:29 PM
To: Kim Hiller <khiller@livingstonroads.org>; Mike Goryl <mgoryl@livingstonroads.org>
Cc: 'Wayne Perry' <waynep@desineinc.com>; Dan Larabel <dlarabel@allenedwin.com>; Dave Hamann <za@mariontownship.com>
Subject: RE: Tamarack Place - revised Preliminary Site Plan submittal to Marion Township

Good Afternoon Kim and Mike,

Dave Hamann of Marion Township forwarded your email regarding the request for the traffic study performed for the Tamarack Place subdivision (third phase of the Sunridge PUD). Per your request, attached is a copy of the Traffic Impact Study completed by Freis & Vandenbrink (October 2020).

We are currently in the Preliminary Site Plan review stage with the Township and are scheduled to begin formal discussions with the Township Planning Commission on December 22, 2020. The Planning Commission is expected to discuss the project next Tuesday, then adjourn further discussions and their recommendation to the January 26, 2021 meeting. Following the Planning Commission's recommendation, the Township Board is expected to take final action in February 2021. Once the Preliminary Site Plan is approved by the Township Board, we will then submit the Final Site Plan (construction drawings).

If you have any questions or require additional information at this time, please contact me at your earliest convenience.

Sincerely,

Mike

Michael West, AICP
Land Planning Project Manager
Allen Edwin Homes
795 Clyde Court SW
Byron Center, Michigan 49315
M: (269) 365-8548
mwest@allenedwin.com

From: Dave Hamann <za@mariontownship.com>
Sent: Tuesday, December 15, 2020 1:03 PM
To: 'Wayne Perry' <waynep@desineinc.com>; Mike West <mwest@allenedwin.com>
Subject: FW: Tamarack Place - revised Preliminary Site Plan submittal to Marion Township

FYI from LCRC review of latest site plan you provided me on Monday!

From: Kim Hiller <khiller@livingstonroads.org>
Sent: Tuesday, December 15, 2020 1:00 PM
To: Dave Hamann <za@mariontownship.com>
Subject: RE: Tamarack Place - revised Preliminary Site Plan submittal to Marion Township

Dave,

The road commission has verified that the proposed locations for the private roads off Peavy Alstott Roads meet our sight distance requirements.

The traffic study will need to be submitted to Mike Goryl, traffic engineer at the LCRC, for his review. Once the traffic study is approved, the developer or their engineer will need to submit the private road approach application along with 2 sets of the construction plans for our review.

Please let me know if you have any other questions.

Thank you,

Kim Hiller, P.E.

Utilities and Permits Engineer
Livingston County Road Commission
3535 Grand Oaks Drive
Howell, MI 48843
Ph. (517) 546-4250
khiller@livingstonroads.org

From: Dave Hamann <za@mariontownship.com>
Sent: Tuesday, December 15, 2020 11:25 AM
To: Ken Recker <KRecker@livgov.com>; Kim Hiller <khiller@livingstonroads.org>; AAumock@co.livingston.mi.us; Jamil

Czubenko <iczubenko@howellfire.net>

Subject: FW: Tamarack Place - revised Preliminary Site Plan submittal to Marion Township

Attached please find a project called Tamarack Place which is the third phase of the Sunridge PUD that was approved back in 2003. This is the second submittal after the Marion Township Planner's first review was done. I am still waiting on the Township Engineer's review. There will be discussions between the Township and the applicant regarding offsite improvements. Next Tuesday we will begin Planning Commission Review on this Site Plan but it will be tabled until January. If each of you could review the Site Plan Set dated 12-14-20 and return your review by January 13, 2021 then we can include these in the January PC meeting. Thank in advance for your review and please let me know if you have any questions.

Dave Hamann
Zoning Administrator
Marion Township
2877 W. Coon Lake Road
Howell, MI 48843
Phone (517) 546-1588
za@mariontownship.com

From: Mike West <mwest@allenedwin.com>

Sent: Monday, December 14, 2020 11:19 AM

To: Dave Hamann <za@mariontownship.com>

Cc: Dan Larabel <dlarabel@allenedwin.com>; Wayne Perry <waynep@desineinc.com>; Manny Kianicky <mkianicky@srj.com>

Subject: FW: Tamarack Place - revised Preliminary Site Plan submittal to Marion Township

Good Morning Dave,

Per your request, attached as PDFs is the revised Preliminary Site Plan set and my cover letter with responses to the Township Planner comments. Desine will be submitting eight (8) full sized sets of the revised Preliminary Site Plan along with a hard copy of my cover letter later this morning.

Please forward the Township Engineer comments as soon as they are available. Additionally, we would like to have that Zoom meeting with the Township to discuss off-site roadway improvements as soon as possible and before the Planning Commission meeting. Please provide available days/time for this meeting and we will coordinate on our end and with the owner.

Thanks for your continued assistance with this project.

Sincerely,

Mike

Michael West, AICP
Land Planning Project Manager
Allen Edwin Homes
795 Clyde Court SW
Byron Center, Michigan 49315
M: (269) 365-8548



Howell Area Fire Department Fire Marshal Division

1211 W Grand River Ave - Howell, MI 48843
office: 517-546-0560 fax: 517-546-6011
firemarshal@howellfire.net

DATE: January 5, 2021

TO: Mr. Dave Hamann
2877 W Coon Lake Rd
Howell, MI 48843

FROM: Bryan Hager-Fire Inspector

PROJECT: Tamarack Place **Site Plan**, Marion Township

COMMENTS:

I have reviewed the above listed site plan and find that it is *satisfactory* as presented as long as the following conditions are met:

1. Where the road is 20' wide to 26' wide then I would require that no parking be allowed on both side of the street and be posted with "No Parking-Fire Lane" signs. Where the road is more than 26' wide to 32' wide then I would require that no parking be allowed on the hydrant side of the street and be posted with "No Parking this side of street" signs.
2. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
3. All cul-de-sacs shall have a minimum turning radius of 28' and be 96' diameter in size.
4. All dead-end roads in excess of 150' shall be provided with an approved width and turnaround provisions.
5. All roads in this development shall not exceed 10 percent in grade.
6. If there is to be an installation of a security gate across the roadway, it shall be approved by the fire department.
 - o The use of a Knox Rapid Entry system padlock or Knox key switch is required if a gate is

going to be installed. Application can be obtained on-line at www.knoxbox.com.

- The roadway shall be constructed so it can support up to 100,000 pound apparatus. (IFC 2012 503.2.1) and maintained to allow access (ie snow removal, no overgrowth, etc)

Any changes in this site plan shall be submitted to the Howell Fire Department for additional approval. If there is anything further that you need, please feel free to give me a call. Thank you for the opportunity to review this site plan.



December 15, 2020

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

RE: Tamarack Place PUD
Preliminary Site Plan Review

Dear Mr. Hamann,

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

General

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

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

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

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

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

The SR District regulations and proposed regulations are as follows:

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

* Can be reduced to 30 feet

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

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

December 15, 2020

2 of 8

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

Roads & Paving

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

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

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

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

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

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

Grading & Drainage

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

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

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

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

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

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

Sanitary Sewer

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

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

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

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

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

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

Watermain

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

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

December 15, 2020

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

Landscaping and Lighting

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

Traffic Impact Study/Off-Site Improvements

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

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

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

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

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

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

Recommendation

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

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

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

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

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

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

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

Sincerely,



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



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

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

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



REVISION #	DATE	REVISION-DESCRIPTION

DESIGNING
 DWYER ASS
 CHECK: WWP

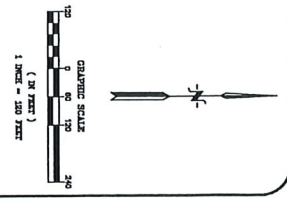
TAMARACK PLACE
SITE AERIAL PHOTOGRAPH

CLIENT:
 WESTVIEW CAPITAL, LLC
 780 CLYDE COURT SW
 BIRCH CREEK, MICHIGAN 48315
 (269) 385-6648

SCALE: 1" = 100'
 PROJECT NO.: 20092
 DRAWN/ISSUED BY:
 DATE: **JAN 13, 2011**



NO.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	10/15/10
2	FINAL SITE PLAN	11/15/10
3	AS-BUILT SITE PLAN	12/15/10
4	REVISIONS TO AS-BUILT SITE PLAN	01/15/11



REVISION #	DATE	REVISION/DESCRIPTION

TAMARACK PLACE

EXISTING CONDITIONS PLAN

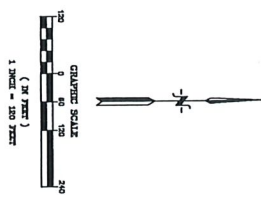
CLIENT: VERMILION CAPITAL LLC
 780 CYRUS COURT SW
 BIRCH CENTER, MICHIGAN 49315
 (269) 386-5544

SCALE: 1/4" = 1'00"
 PROJECT NO.: 200025
 DRAW NUMBER: 2025 EX
 ISSUED: JAN. 15, 2021



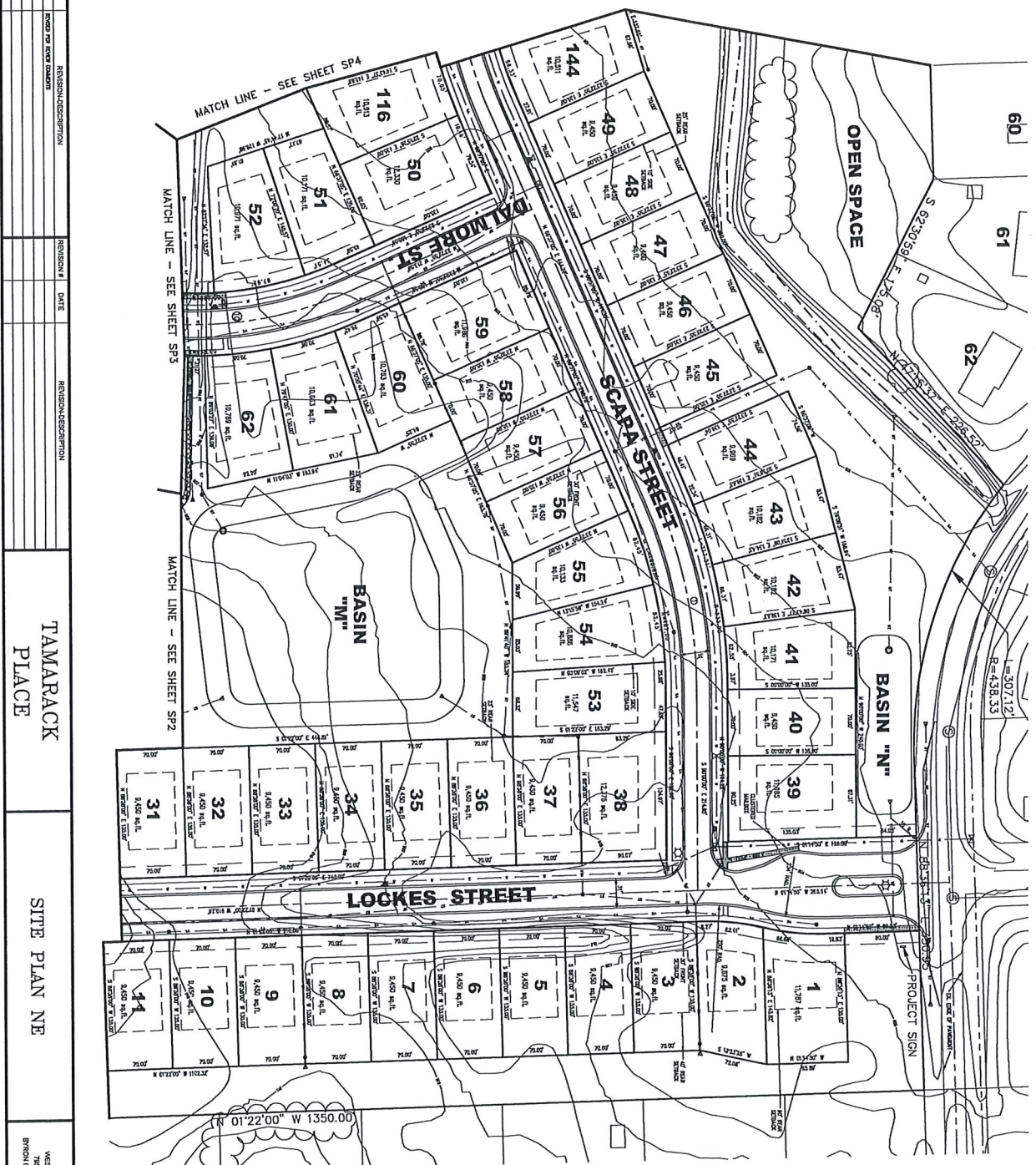
LEGEND

- EXISTING CENTERLINE
- - - - - PROPOSED CENTERLINE
- EXISTING SIDEWALK
- - - - - PROPOSED SIDEWALK
- EXISTING DRIVEWAY
- - - - - PROPOSED DRIVEWAY
- EXISTING FENCE
- - - - - PROPOSED FENCE



REVISION #	DATE	REVISION/DESCRIPTION
1	03-20-20	ISSUED FOR BIDDING

DESIGN: JAC
 DRAWN: JAC
 CHECK: WJP



TAMARACK PLACE

SITE PLAN NE

CLIENT:
 WESTVIO CAPITAL, LLC
 THE CLAYTON COURT SV
 BRIMON CENTER, MICHIGAN 49315
 916869749

SCALE: 1/8" = 1'-0"
 PROJECT NO.: 200922
 DWG NAME: 2025 SP
 ISSUE: **JAN 13, 2021**
SP1

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CURVE	LENGTH	CHORD	BEARING	BEING
1	1250.00	1250.00	0°	0°
2	2000.00	4100.00	180°	180°
3	1250.00	1250.00	0°	0°
4	2000.00	4100.00	180°	180°

TYPICAL BUILDING SETBACKS

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

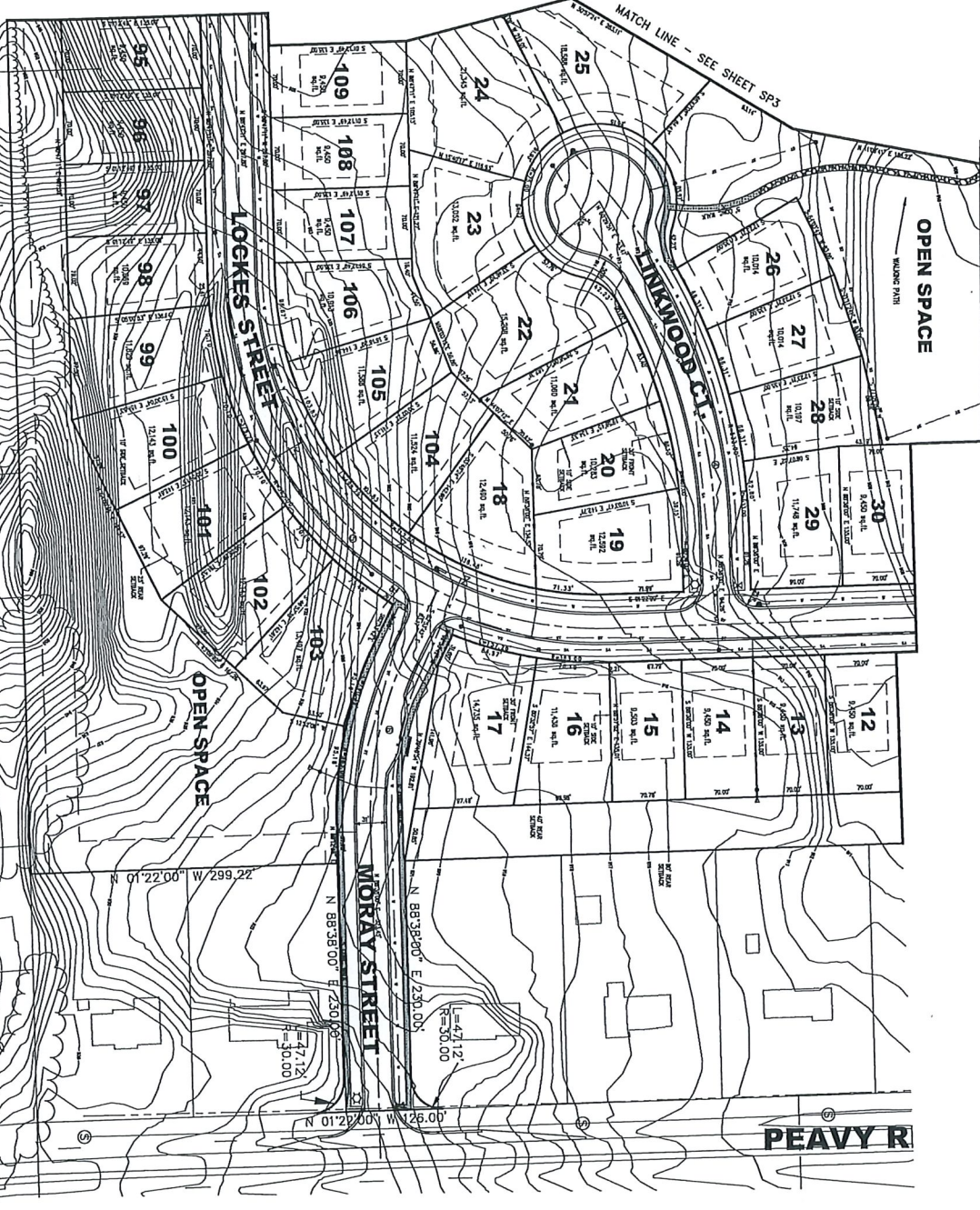
- LEGEND**
- CENTERLINE OF ROAD
 - BUILDING FOOTPRINT
 - DRIVEWAY
 - SIDEWALK
 - PARKING AREA
 - FENCE
 - OPEN SPACE
 - BASIN
 - UTILITY LINE
 - EASEMENT
 - SETBACK LINE
 - STREET CENTERLINE
 - STREET RIGHT-OF-WAY
 - PROJECT SIGN
 - NORTH ARROW
 - MATCH LINE



PROJECT SIGN

N 01° 22' 00" W 1350.00

DESIGNING FIRM	DATE	REVISION #	DATE	REVISION #	DATE	REVISION #	DATE
PROJECT NO.							
CHECK MAP							
TAMARACK PLACE				SITEPLAN SE			
CLIENT: WESTVIEW COLLEGE, LLC 785 CLYDE COURT SW BRON CENTER, MICHIGAN 49715 268-5888		SCALE: 1/4" = 50' PROJECT NO.: 20225 DWG NAME: SP2.SP ISSUED: JAN. 11, 2011					
SP2				2315 PLEAS DRIVE GRAND RAPIDS, MI 49503			



LEGEND

- CENTER LINE
- ROAD CENTERLINE
- DRIVE CENTERLINE
- SIDEWALK CENTERLINE
- PROPERTY LINE
- DRIVE CENTERLINE
- SIDEWALK CENTERLINE
- DRIVE CENTERLINE
- SIDEWALK CENTERLINE
- DRIVE CENTERLINE
- SIDEWALK CENTERLINE
- DRIVE CENTERLINE
- SIDEWALK CENTERLINE

TYPICAL BUILDING SETBACKS

FRONT	5 FT
SIDE	10 FT
REAR	25 FT
PERIMETER	50 FT

CURVE TABLE

CHUCK	TANGENT	CHORD	ARC LENGTH	AREA
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4	100.00	100.00	100.00	15708.00
5	100.00	100.00	100.00	15708.00

GRAPHIC SCALE (IN FEET)

1" = 50'

DESIGN NO. 1
 SHEET NO. UT2
 CHECK NAME

REVISION #	DATE	REVISION DESCRIPTION
1	07-25-21	ISSUED FOR PERMITS

TAMARACK PLACE

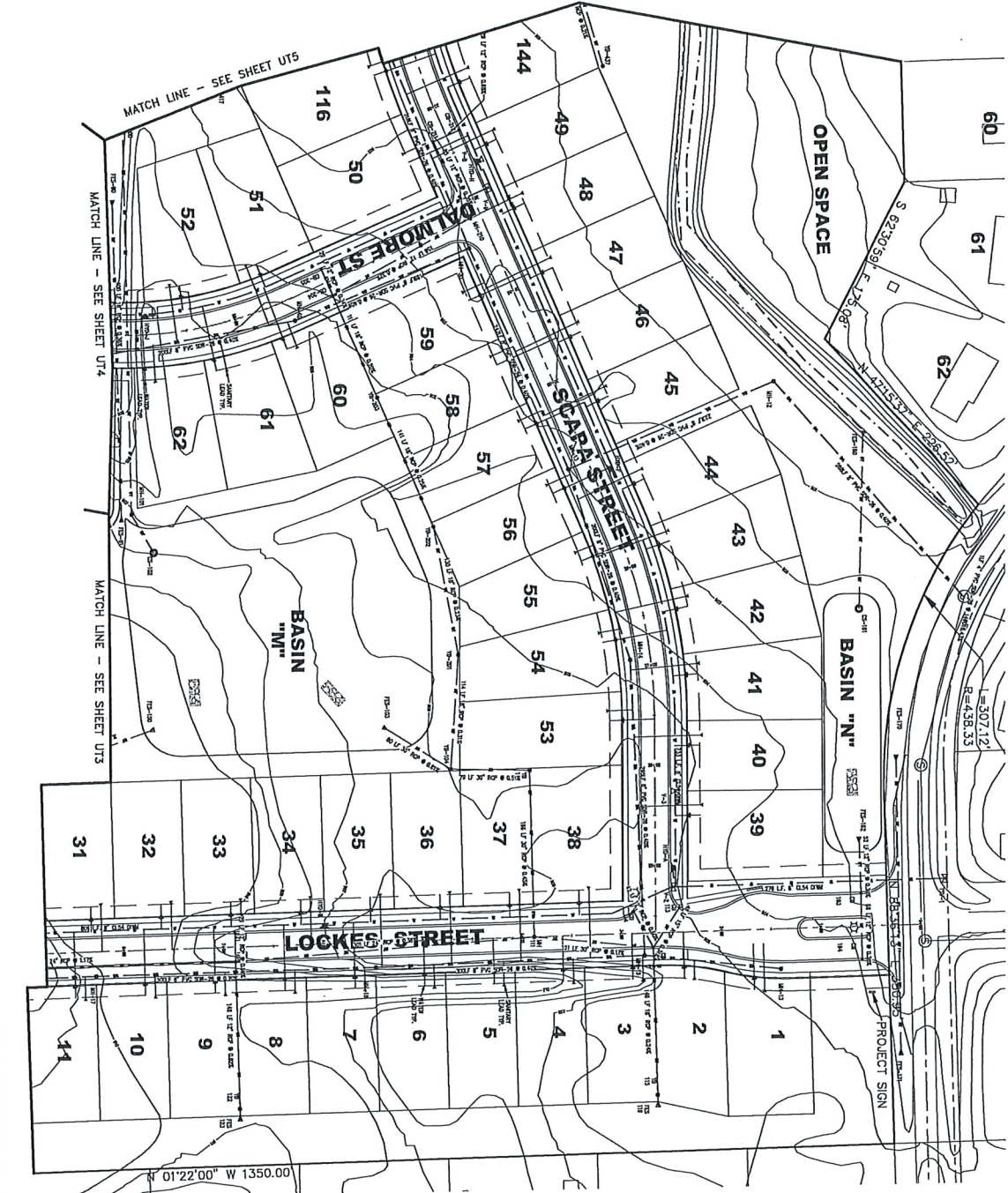
UTILITY PLAN NE

CLIENT:
 VERMILION CAPITAL, LLC
 785 CROCKER COURT SW
 BRONX CENTER, MICHIGAN 48115
 248-362-6648

SCALE: 1/4" = 50'
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 24 HOURS PER DAY
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 DATE: JAN 13, 2021

UT2



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 1424 PLYMOUTH DRIVE
 ANN ARBOR, MICHIGAN 48104
 (313) 227-4222

REVISION #	DATE	REVISION DESCRIPTION
1	2025.01.13	ISSUED FOR REVIEW COMMENTS

TAMARACK PLACE

UTILITY PLAN SW

CLIENT:
 WESTVIEW CAPITAL, LLC
 708 CLYDE COURT SW
 BRYAN CENTER, MICHIGAN 48715
 268-266-6848

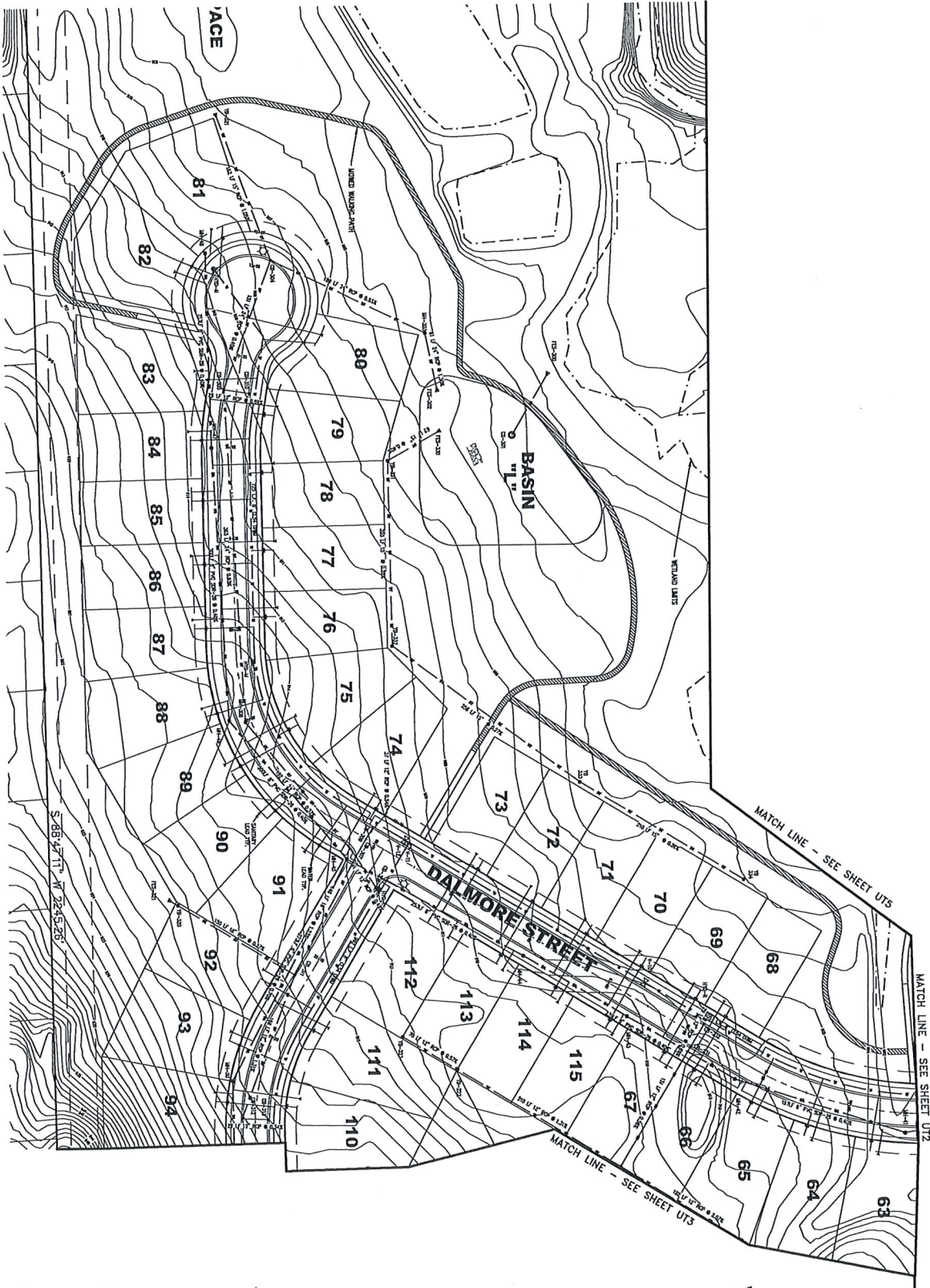
SCALE: 1/4" = 50'
 PRODUCT No. 20205
 DRAWING NO. 2025.UT24
 ISSUED: JAN. 13, 2025

UT4



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PROJECT: 2413 PLEAS DRIVE
 BRYAN CENTER, MICHIGAN 48715



LEGEND

—	EXISTING CONDUIT
—	PROPOSED CONDUIT
—	PROPOSED WATER MAIN
—	PROPOSED SEWER MAIN
—	PROPOSED GAS MAIN
—	PROPOSED FIBER OPTIC MAIN
—	PROPOSED 12" WATER MAIN
—	PROPOSED 12" SEWER MAIN
—	PROPOSED 12" GAS MAIN
—	PROPOSED 12" FIBER OPTIC MAIN
—	PROPOSED 12" WATER MAIN
—	PROPOSED 12" SEWER MAIN
—	PROPOSED 12" GAS MAIN
—	PROPOSED 12" FIBER OPTIC MAIN
—	PROPOSED 12" WATER MAIN
—	PROPOSED 12" SEWER MAIN
—	PROPOSED 12" GAS MAIN
—	PROPOSED 12" FIBER OPTIC MAIN
—	PROPOSED 12" WATER MAIN
—	PROPOSED 12" SEWER MAIN
—	PROPOSED 12" GAS MAIN
—	PROPOSED 12" FIBER OPTIC MAIN

REVISION #	DATE	REVISION DESCRIPTION
1	10-14-20	ISSUED FOR COMMENTS
2	01-12-21	ISSUED FOR REVIEW COMMENTS

TAMARACK PLACE

UTILITY PLAN NW

CLIENT:
WESTVIEW CAPITAL, LLC
785 CLIVE COURT NW
BRIEN CENTER, MICHIGAN 48115
248-585-6248

SCALE: 1/4" = 50'
PROJECT NO.: 20205
DRAWING NO.: U723
ISSUED: JAN. 13, 2021



LEGEND

- EXISTING CONDUIT
- PROPOSED CONDUIT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SLOTTED DRAIN
- PROPOSED SLOTTED DRAIN
- EXISTING FIRE MAIN
- PROPOSED FIRE MAIN
- EXISTING GROUNDWATER
- PROPOSED GROUNDWATER
- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING OPEN DITCH
- PROPOSED OPEN DITCH
- EXISTING EROSION CONTROL
- PROPOSED EROSION CONTROL
- EXISTING CURB
- PROPOSED CURB
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING BIKEWAY
- PROPOSED BIKEWAY
- EXISTING TRAIL
- PROPOSED TRAIL
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING UTILITY MARKER
- PROPOSED UTILITY MARKER
- EXISTING UTILITY MARKER
- PROPOSED UTILITY MARKER
- EXISTING UTILITY MARKER
- PROPOSED UTILITY MARKER

CHANGED SCALE

1" = 50 FEET

1" = 250 FEET

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2415 PLEAS DRIVE
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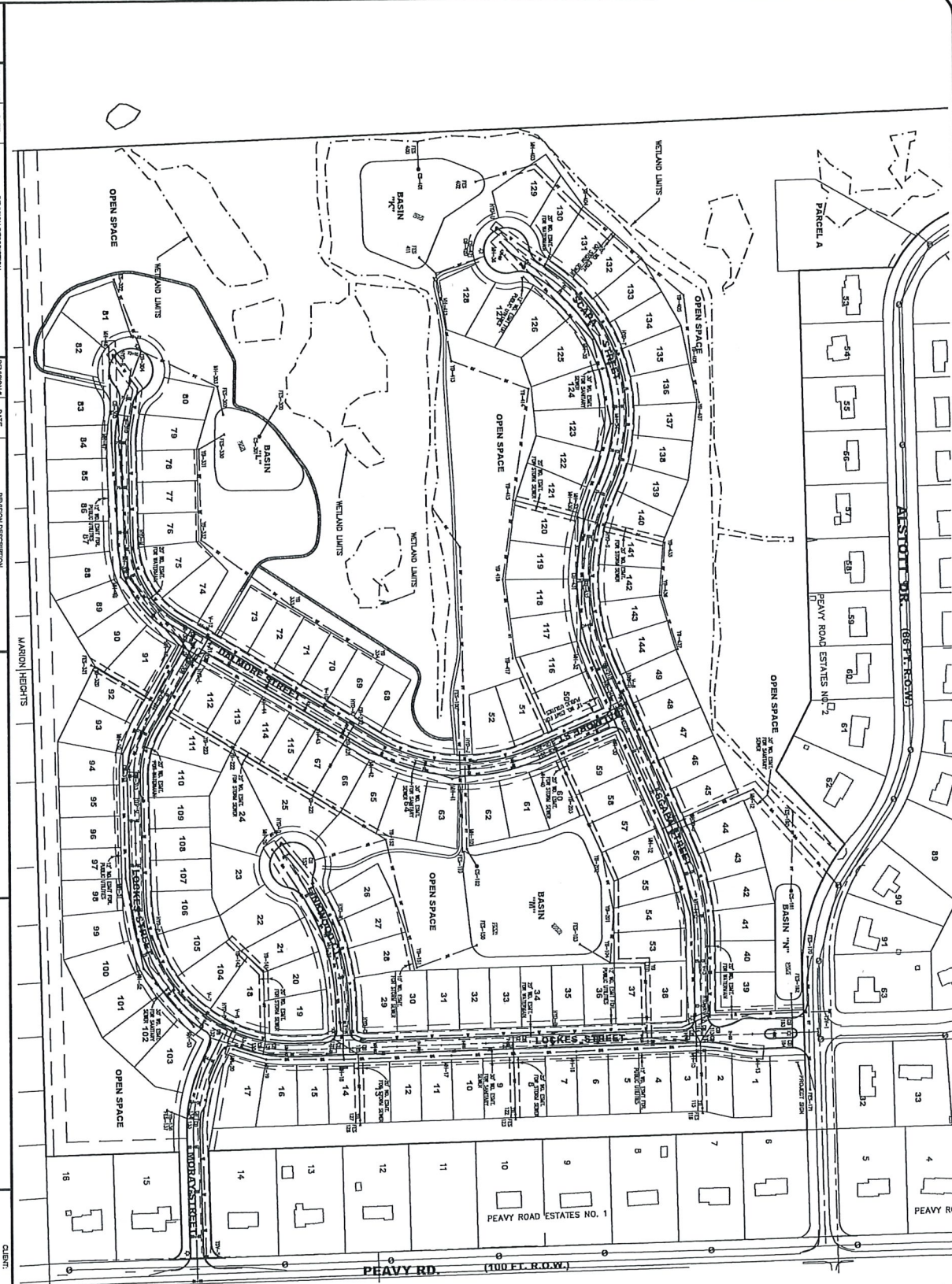
REVISION #	DATE	REVISION/DESCRIPTION
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2	5-10-12	ISSUED FOR PERMITS
3	6-27-12	ISSUED FOR PERMITS

TAMARACK PLACE

UTILITY EASEMENT PLAN

REVISION #	DATE	REVISION/DESCRIPTION

DESIGNER	WESTBURY CAPITAL, LLC 785 CUYDE COURT SW BRON GARDEN, MICHIGAN 49315 (269) 380-8338
CLIENT	WESTBURY CAPITAL, LLC 785 CUYDE COURT SW BRON GARDEN, MICHIGAN 49315 (269) 380-8338
PROJECT #	20023
DATE	JAN. 13, 2011
SCALE	1" = 100'
ISSUED	



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811MICHIGAN.COM

Peavy Road Estates
PEAVY ROAD, (HOLEY R.O.W.)

LEGEND

- UTILITY EASEMENT
- 10' WETLAND LIMIT
- SANITARY MANHOLE
- CONCRETE MANHOLE
- DRAINAGE SWALE
- EXISTING ROAD
- PROPOSED ROAD
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- 10' PUBLIC UTILITY EASEMENT
- 10' PRIVATE UTILITY EASEMENT
- 10' WETLAND LIMIT
- SANITARY MANHOLE
- CONCRETE MANHOLE
- DRAINAGE SWALE
- EXISTING ROAD
- PROPOSED ROAD
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- 10' PUBLIC UTILITY EASEMENT
- 10' PRIVATE UTILITY EASEMENT

GRAPHIC SCALE
(IN FEET)
1 INCH = 100 FEET

UT6

BASIN K

BASIN M

Design Criteria: 18 Year Event (15'-174" x 21) SLOPE = 0.01 SLOPE = 0.01

From Pipe ID	To Manhole ID	Length ft.	Inlet Pipe ID	Outlet Pipe ID	Inlet Flow cfs	Outlet Flow cfs	Inlet Velocity ft/s	Outlet Velocity ft/s	Inlet Depth ft.	Outlet Depth ft.	Inlet Head ft.	Outlet Head ft.	Inlet Elevation ft.	Outlet Elevation ft.
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00

BASIN L

Design Criteria: 18 Year Event (15'-174" x 21) SLOPE = 0.01 SLOPE = 0.01

From Pipe ID	To Manhole ID	Length ft.	Inlet Pipe ID	Outlet Pipe ID	Inlet Flow cfs	Outlet Flow cfs	Inlet Velocity ft/s	Outlet Velocity ft/s	Inlet Depth ft.	Outlet Depth ft.	Inlet Head ft.	Outlet Head ft.	Inlet Elevation ft.	Outlet Elevation ft.
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00

BASIN N

Design Criteria: 18 Year Event (15'-174" x 21) SLOPE = 0.01 SLOPE = 0.01

From Pipe ID	To Manhole ID	Length ft.	Inlet Pipe ID	Outlet Pipe ID	Inlet Flow cfs	Outlet Flow cfs	Inlet Velocity ft/s	Outlet Velocity ft/s	Inlet Depth ft.	Outlet Depth ft.	Inlet Head ft.	Outlet Head ft.	Inlet Elevation ft.	Outlet Elevation ft.
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00

Design Criteria: 18 Year Event (15'-174" x 21) SLOPE = 0.01 SLOPE = 0.01

From Pipe ID	To Manhole ID	Length ft.	Inlet Pipe ID	Outlet Pipe ID	Inlet Flow cfs	Outlet Flow cfs	Inlet Velocity ft/s	Outlet Velocity ft/s	Inlet Depth ft.	Outlet Depth ft.	Inlet Head ft.	Outlet Head ft.	Inlet Elevation ft.	Outlet Elevation ft.
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
V4015	V4015	0.0	12"	12"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00



REVISION #	DATE	REVISION DESCRIPTION	REVISION #	DATE	REVISION DESCRIPTION
1	11-25-23	REVISION PER INTER-CONTRACT			

TAMARACK PLACE

UTILITY CALCULATIONS

CLIENT: VERITY PARTNERS, LLC
 THE CRYSTAL CENTER
 BRIDGE CENTRAL, MICHIGAN 48135
 (517) 235-6546

PROJECT No.: 20025
 DWG No.: 2025 UT
 ISSUED: JAN 11, 2024

SCALE: NONE



DESIGN: JAC
 DRAWN: JAC
 CHECK: WMP

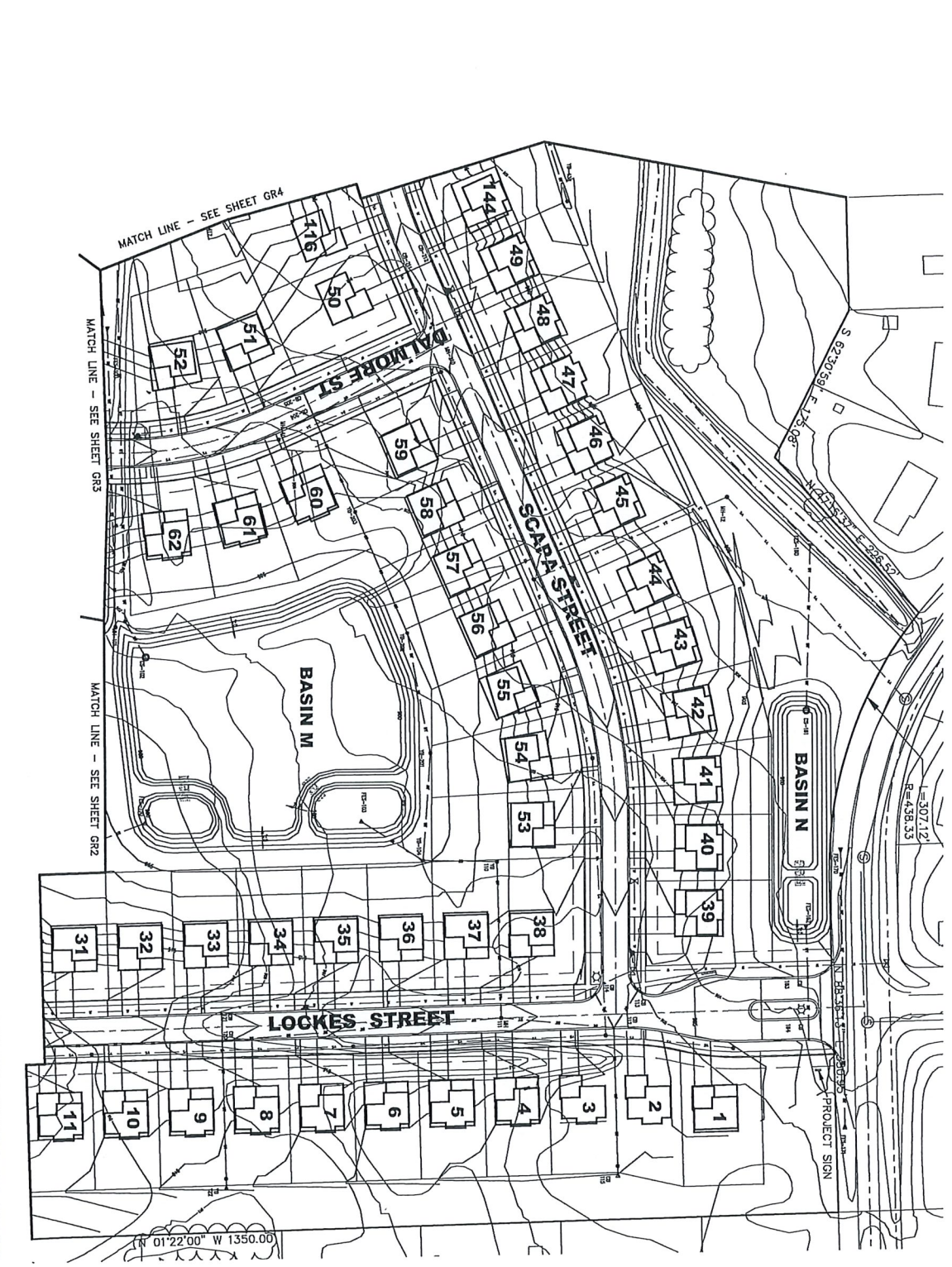
REVISION #	DATE	REVISION DESCRIPTION
1	12-1-21	REVISED PER REVIEW COMMENTS

REVISION #	DATE	REVISION DESCRIPTION

TAMARACK PLACE
 GRADING PLAN NE

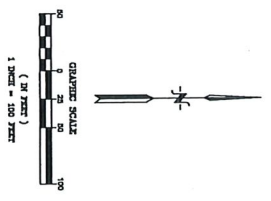
CLIENT:
 ALSO BEMARHOUS
 700 COURT COURT SW
 BIRMINGHAM, ALABAMA 35215
 (205) 954-4444

PROJECT NO.: 20203
 DATE: 08/14/21
 SCALE: 1/4" = 50'
 PROJECT NO.: 20203
 DATE: 08/14/21
 SCALE: 1/4" = 50'



LEGEND

—	EXISTING CENTERLINE
—	PROPOSED CENTERLINE
—	EXISTING LOT LINE
—	PROPOSED LOT LINE
—	EXISTING BOUNDARY LINE
—	PROPOSED BOUNDARY LINE
—	EXISTING EASEMENT
—	PROPOSED EASEMENT
—	EXISTING RIGHT-OF-WAY
—	PROPOSED RIGHT-OF-WAY
—	EXISTING DRIVE
—	PROPOSED DRIVE
—	EXISTING SIDEWALK
—	PROPOSED SIDEWALK
—	EXISTING CURB
—	PROPOSED CURB
—	EXISTING PAVEMENT
—	PROPOSED PAVEMENT
—	EXISTING CONC. DRIVE / DRIVE
—	PROPOSED CONC. DRIVE / DRIVE
—	EXISTING CONC. DRIVE / DRIVE
—	PROPOSED CONC. DRIVE / DRIVE
—	EXISTING CONC. DRIVE / DRIVE
—	PROPOSED CONC. DRIVE / DRIVE



DISTRIBUTION BASIN NO. 419 7M VOLUME CALCULATION

Timing Area (A) = 612 Acres

Road Coefficient (C) = 0.31

Drainage Coefficient (D) = 1.50

Annular Outer Rise (E) = 415 ft

1	2	3	4	5	6	7
Duration (minutes)	Intensity (in/hr)	Col. #1 (A * D * C)	Peak Volume (Col. #1 * E)	Hour Volume (Col. #1 * D)	Storage Volume (Col. #1 * C)	Empty Volume (Col. #1 * C)
5	2.00	7434	3057590	743400	1908525	1908525
10	1.00	3717	1528795	371700	954262	954262
15	0.67	2478	1012530	247800	622815	622815
20	0.50	1851	752850	185100	468225	468225
30	0.33	1234	503850	123400	312712	312712
45	0.22	823	334455	82300	209263	209263
60	0.17	617	249300	61700	157800	157800
75	0.13	459	185850	45900	117112	117112
90	0.11	375	151500	37500	94875	94875
105	0.09	317	127665	31700	79410	79410
120	0.08	271	110355	27100	68587	68587
135	0.07	233	95745	23300	59422	59422
150	0.06	201	82755	20100	51512	51512
165	0.05	174	71745	17400	45195	45195
180	0.05	150	61650	15000	39375	39375
210	0.04	123	50385	12300	31912	31912

Note: Figures in Columns (2) are computed by the formula: $I = 2.75 / (t + 10)$ (in 100% Cases)

* Annular outer rise (E) is controlled by one of the following cases:

Case 1: C = capacity of existing discharge conduit or channel

Case 2: C = 9 * Volume of permeable discharge area per acre of tributary area = 0.10 cfs/acre

Case 3: C = 9 * Volume of permeable discharge area per acre of tributary area = 0.10 cfs/acre

Design Volume: (1,810) (4,20) (2,20) = 2878 cfs

Available Volume: (1,100) (4,20) (2,20) = 1022 cfs

Additional Volume Required: (1,810) (4,20) (2,20) - (1,100) (4,20) (2,20) = 806 cfs

Annular Rise (E) = 415 ft

Annular Rise (E) = 415 ft

Annular Rise (E) = 415 ft

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Annular Rise (E) = 415 ft

Annular Rise (E) = 415 ft

REGULATED BASIN VOLUME CALCULATIONS

Timing Area (A) = 612 Acres

Road Coefficient (C) = 0.31

Drainage Coefficient (D) = 1.50

Annular Outer Rise (E) = 415 ft

1	2	3	4	5	6	7
Duration (minutes)	Intensity (in/hr)	Col. #1 (A * D * C)	Peak Volume (Col. #1 * E)	Hour Volume (Col. #1 * D)	Storage Volume (Col. #1 * C)	Empty Volume (Col. #1 * C)
5	2.00	7434	3057590	743400	1908525	1908525
10	1.00	3717	1528795	371700	954262	954262
15	0.67	2478	1012530	247800	622815	622815
20	0.50	1851	752850	185100	468225	468225
30	0.33	1234	503850	123400	312712	312712
45	0.22	823	334455	82300	209263	209263
60	0.17	617	249300	61700	157800	157800
75	0.13	459	185850	45900	117112	117112
90	0.11	375	151500	37500	94875	94875
105	0.09	317	127665	31700	79410	79410
120	0.08	271	110355	27100	68587	68587
135	0.07	233	95745	23300	59422	59422
150	0.06	201	82755	20100	51512	51512
165	0.05	174	71745	17400	45195	45195
180	0.05	150	61650	15000	39375	39375
210	0.04	123	50385	12300	31912	31912

Note: Figures in Columns (2) are computed by the formula: $I = 2.75 / (t + 10)$ (in 100% Cases)

* Annular outer rise (E) is controlled by one of the following cases:

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Case 3: C = 9 * Volume of permeable discharge area per acre of tributary area = 0.10 cfs/acre

Design Volume: (1,810) (4,20) (2,20) = 2878 cfs

Available Volume: (1,100) (4,20) (2,20) = 1022 cfs

Additional Volume Required: (1,810) (4,20) (2,20) - (1,100) (4,20) (2,20) = 806 cfs

Annular Rise (E) = 415 ft

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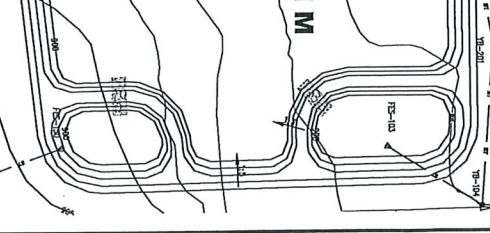
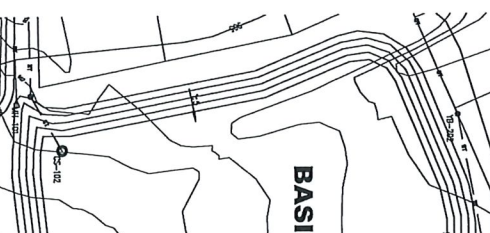
Annular Rise (E) = 415 ft

Annular Rise (E) = 415 ft

Annular Rise (E) = 415 ft

Annular Rise (E) = 415 ft

Basin	Area (A)	Coef. (C)	Design (D)	Volume (V)	Elev. (E)	Volume (V)	Elev. (E)
Basin M	2.14	0.31	1.50	6.27	100.0	6.27	100.0
Basin N	2.14	0.31	1.50	6.27	100.0	6.27	100.0



CONTROL STRUCTURE CALCULATIONS

Basin Area: 2.14 Acres

Basin Coef. (C): 0.31

Design (D): 1.50

Volume (V): 6.27

Elevation (E): 100.0

Volume (V): 6.27

Elevation (E): 100.0

Volume (V): 6.27

Elevation (E): 100.0

Volume (V): 6.27

Elevation (E): 100.0

Volume (V): 6.27

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Volume (V): 6.27

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Volume (V): 6.27

Elevation (E): 100.0

Volume (V): 6.27

Elevation (E): 100.0

Volume (V): 6.27

Elevation (E): 100.0

Volume (V): 6.27

Elevation (E): 100.0

Volume (V): 6.27

Elevation (E): 100.0

Volume (V): 6.27

Elevation (E): 100.0

REVISION #	DATE	REVISION DESCRIPTION
1	1-15-20	ISSUED FOR REVIEW COMMENTS

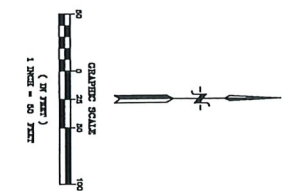
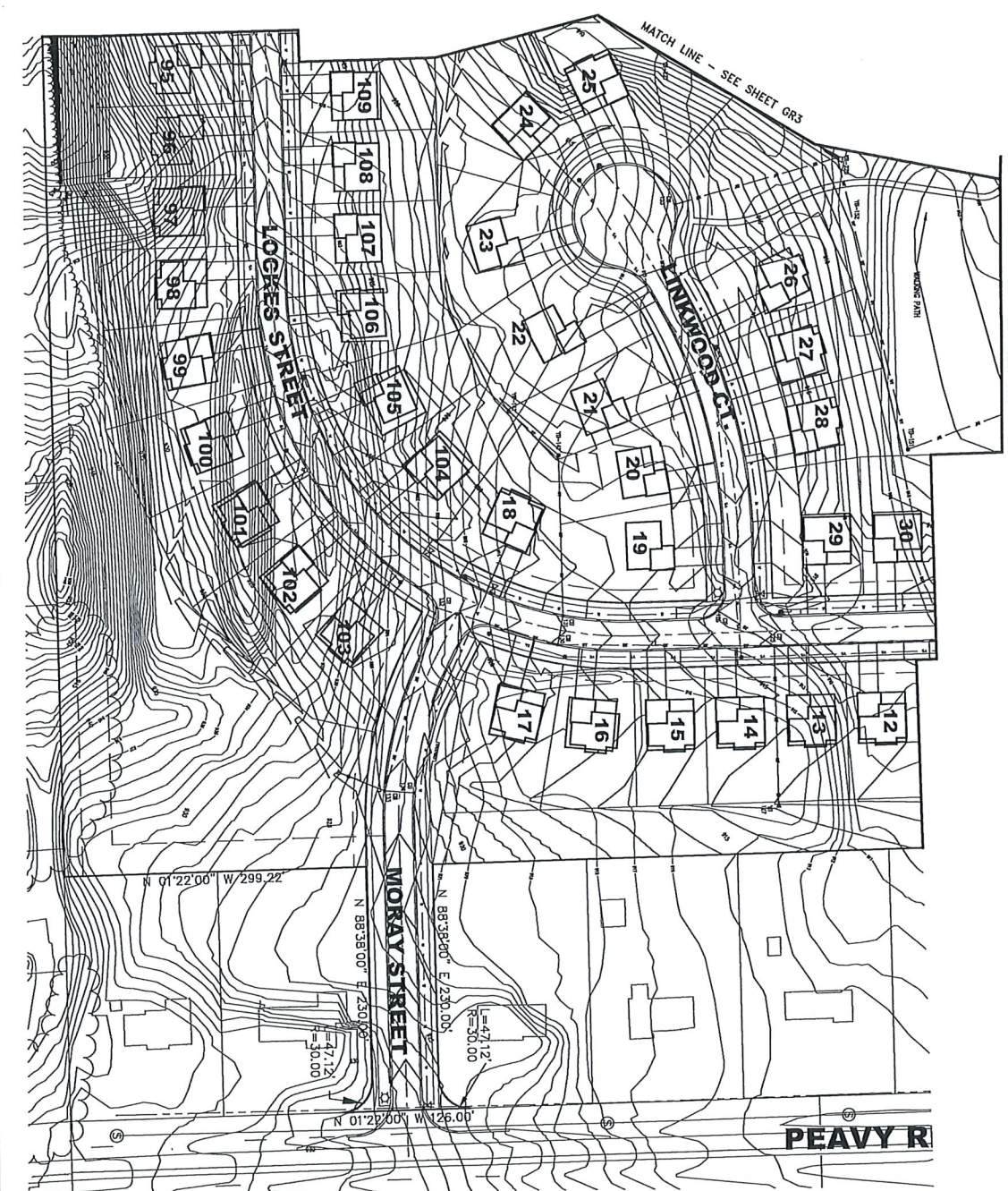
DESIGNED BY
DRAWN BY
CHECKED BY

TAMARACK PLACE
GRADING PLAN SE

CLIENT:
ALLEN EDWARDS HOMES
750 CRYSTAL COURT SW
BRYAN CENTER, MICHIGAN 49315
(269) 356-6646

SCALE: 1/4" = 50'

PROJECT NO.: 20925
DRAWING NO.: GR21
ISSUED: JAN 13 2020



LEGEND

(Symbol)	PROPOSED SUBMITTER SIGN
(Symbol)	EXISTING SUBMITTER SIGN
(Symbol)	PROPOSED SUBMITTER SIGN
(Symbol)	EXISTING SUBMITTER SIGN
(Symbol)	PROPOSED UTILITY LINE
(Symbol)	EXISTING UTILITY LINE
(Symbol)	PROPOSED ROADWAY CENTERLINE
(Symbol)	EXISTING ROADWAY CENTERLINE
(Symbol)	PROPOSED DRIVE CENTERLINE
(Symbol)	EXISTING DRIVE CENTERLINE
(Symbol)	PROPOSED WALKWAY CENTERLINE
(Symbol)	EXISTING WALKWAY CENTERLINE
(Symbol)	PROPOSED SIDEWALK CENTERLINE
(Symbol)	EXISTING SIDEWALK CENTERLINE
(Symbol)	PROPOSED CURB CENTERLINE
(Symbol)	EXISTING CURB CENTERLINE
(Symbol)	PROPOSED DRIVE CENTERLINE
(Symbol)	EXISTING DRIVE CENTERLINE
(Symbol)	PROPOSED WALKWAY CENTERLINE
(Symbol)	EXISTING WALKWAY CENTERLINE
(Symbol)	PROPOSED SIDEWALK CENTERLINE
(Symbol)	EXISTING SIDEWALK CENTERLINE
(Symbol)	PROPOSED CURB CENTERLINE
(Symbol)	EXISTING CURB CENTERLINE

GR21

DEFENTION BASIN 1, 100 YR VOLUME CALCULATION

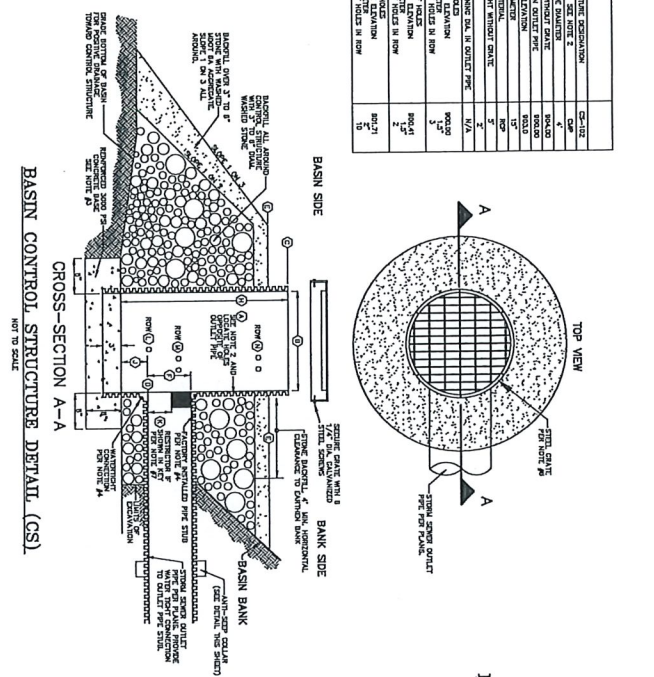
Timing Area (A) = 21.14 Acres
 Rated Conductivity (C) = 0.35
 Design Conductivity (C_d) = 7.25
 Amended Outlet Run (R) = 214 feet

1	2	3	4	5	6	7
Duration (Duration)	Intensity (Intensity)	Peak Rate (Peak Rate)	Peak Area (Peak Area)	Peak Area (Peak Area)	Peak Area (Peak Area)	Peak Area (Peak Area)
300	3.71	2,730	20,713	483	20,977	20,977
15	4.68	4,108	48,800	1,600	44,600	44,600
30	5.51	5,111	62,260	2,420	59,840	59,840
60	6.28	5,748	67,760	2,700	65,060	65,060
120	7.00	6,120	71,910	2,710	69,200	69,200
240	7.50	6,320	73,300	2,670	70,630	70,630
360	7.60	6,340	73,370	2,660	70,710	70,710
480	7.65	6,350	73,400	2,650	70,740	70,740
600	7.65	6,350	73,400	2,650	70,740	70,740
720	7.65	6,350	73,400	2,650	70,740	70,740
840	7.65	6,350	73,400	2,650	70,740	70,740
960	7.65	6,350	73,400	2,650	70,740	70,740
1080	7.65	6,350	73,400	2,650	70,740	70,740
1200	7.65	6,350	73,400	2,650	70,740	70,740

Notes: * Figures in Column (2) are computed by one of the following cases:
 Case 1: C_d = capacity of existing discharge conduit or channel
 Case 2: C_d = 4 x Velocity x C = 1.27 x V x C
 Case 3: C_d = 4 x Velocity x C = 1.27 x V x C
 Case 4: C_d = 4 x Velocity x C = 1.27 x V x C
 Case 5: C_d = 4 x Velocity x C = 1.27 x V x C

General Elevation: 601.00, 601.00, 601.00, 601.00
 Volume: 601.00, 601.00, 601.00, 601.00
 Elevation: 601.00, 601.00, 601.00, 601.00

A	CONCRETE STRUCTURE COORDINATION	CS-212
B	HAZARDOUS MATERIALS	CM
C	STRUCTURAL ROOF SYSTEMS	CS
D	SMALL DRAINAGE DUCTS	CS
E	SMALL DRAINAGE DUCTS	CS
F	TYPE OF SOIL	CS-213
G	TYPE OF SOIL	CS-214
H	TYPE OF SOIL	CS-215
I	TYPE OF SOIL	CS-216
J	TYPE OF SOIL	CS-217
K	TYPE OF SOIL	CS-218
L	TYPE OF SOIL	CS-219
M	TYPE OF SOIL	CS-220
N	TYPE OF SOIL	CS-221
O	TYPE OF SOIL	CS-222



REVISION #	DATE	REVISION DESCRIPTION	DATE	REVISION #	DATE	REVISION DESCRIPTION
1	1-30-21	ISSUED FOR PERMIT COMMENTS				

ROAD/DEPT (LN)	ELEV.	COUNTRY	INCREASING	TOTAL
0.00	601.00	1.72	0	0
2.00	602.00	4.00	2,300	2,300
4.00	604.00	4.00	3,500	6,800

ROAD/DEPT (LN)	ELEV.	ASPH. LAY.	VOLUME (CU)	TOTAL
0.00	601.00	1.72	0	0
2.00	602.00	1.72	1,100	1,100
4.00	604.00	1.72	2,700	3,800

ROAD/DEPT (LN)	ELEV.	ASPH. LAY.	VOLUME (CU)	TOTAL
0.00	601.00	1.72	0	0
2.00	602.00	1.72	1,100	1,100
4.00	604.00	1.72	2,700	3,800

TAMARACK PLACE

GRADING PLAN

BASIN 1

CALCULATIONS & DETAILS

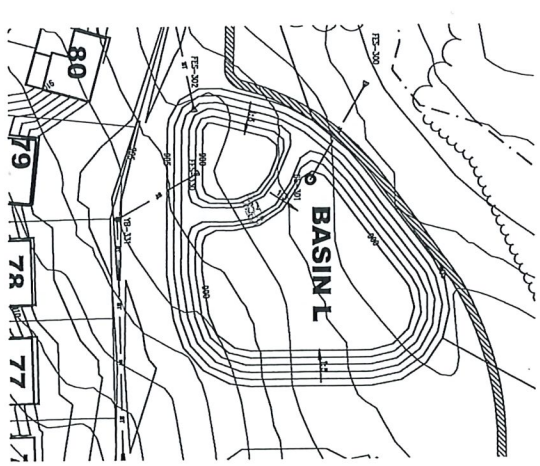
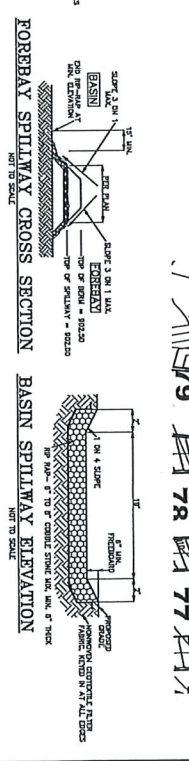
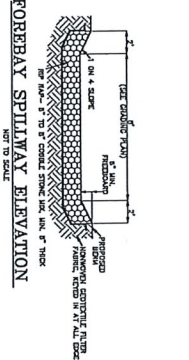
CLIENT: ALLEN BROWN HOMES
 795 CLAYTON COURT SW
 BIRMINGHAM, ALABAMA 35215
 (205) 966-6600

PROJECT No.: 20302
 DATE: 2021-01-14
 DRAWN BY: J.H.D.

SCALE: AS SHOWN

ISSUED: JAN 13, 2021

GR32

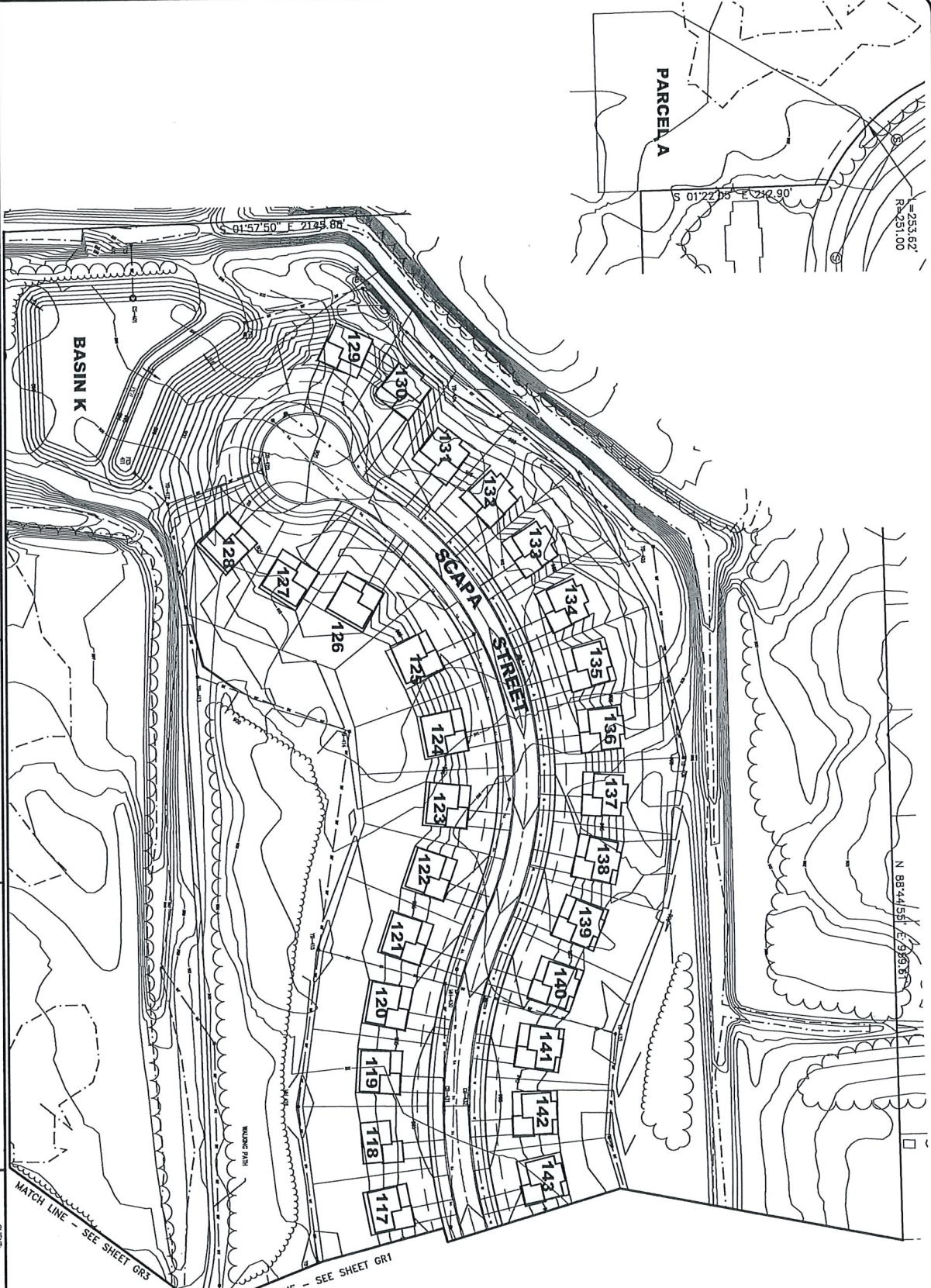


REVISION #	DATE	REVISION DESCRIPTION
1	1-23-21	ISSUED FOR REVIEW COMMENTS

REVISION #	DATE	REVISION DESCRIPTION

TAMARACK PLACE	GRADING PLAN NW
-----------------------	------------------------

CLIENT:	ALLEN BROWN HOMES 770 OLIVER COURT SW BIRCH CENTER, MICHIGAN 49315 (269) 306-0648
PROJECT NO.:	202232
DWG NAME:	GR4-1
ISSUED:	JAN 13, 2021



811
 Home with a problem.
 Call before you dig.
 3 TOLL FREE 800 282 8717
 OR VISIT 811.MI.GOV

(616) 227-2523
 CIVIL ENGINEERING
 LAND SURVEYORS
 2124 PLEAS DRIVE
 FROOTON, MICHIGAN 49714

GR4.1

LEGEND

- CENTER OF GRAVITY
- ROAD CENTERLINE
- BOUNDARY LINE
- GRADING LINE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- SPOT ELEVATION
- PROPOSED LOT LINE
- PROPOSED SUBLOT LINE
- PROPOSED VIALC LINE
- PROPOSED VIALC AREA
- PROPOSED VIALC POINT
- PROPOSED VIALC LINE (with arrow)
- PROPOSED VIALC AREA (with arrow)
- PROPOSED VIALC POINT (with arrow)
- PROPOSED VIALC LINE (with arrow)
- PROPOSED VIALC AREA (with arrow)
- PROPOSED VIALC POINT (with arrow)



DETERMINED BASIN 'K' CALCULATIONS

FOREBAY VOLUME CALCULATIONS			
FOUR CORNER (CY)	ELEV.	COMMON VOLUME (CY)	INDIVIDUAL VOLUME (CY)
1	100.00	12.50	12.50
2	100.00	12.50	12.50
3	100.00	12.50	12.50
4	100.00	12.50	12.50
Total Individual Volumes =		50.00	50.00

OVERALL VOLUME CALCULATIONS			
FOUR CORNER (CY)	ELEV.	COMMON VOLUME (CY)	INDIVIDUAL VOLUME (CY)
1	100.00	12.50	12.50
2	100.00	12.50	12.50
3	100.00	12.50	12.50
4	100.00	12.50	12.50
Total Individual Volumes =		50.00	50.00
Total Forebay Volumes =		50.00	50.00

1. Total Individual Volume of 50.00 is being provided.
 2. A temporary retained embankment is being provided at an elevation of 100.0

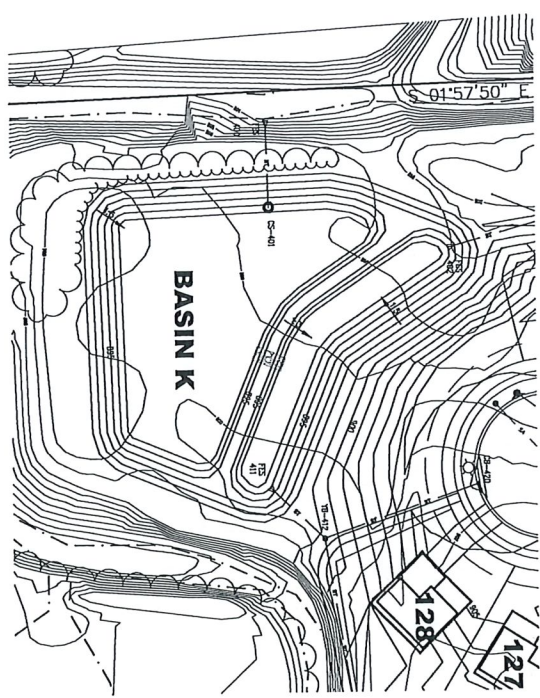
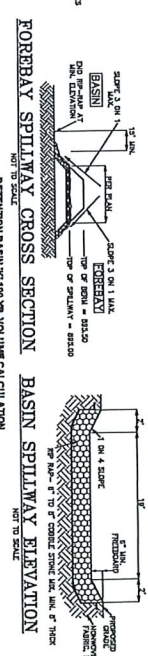
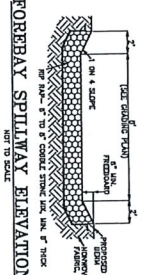
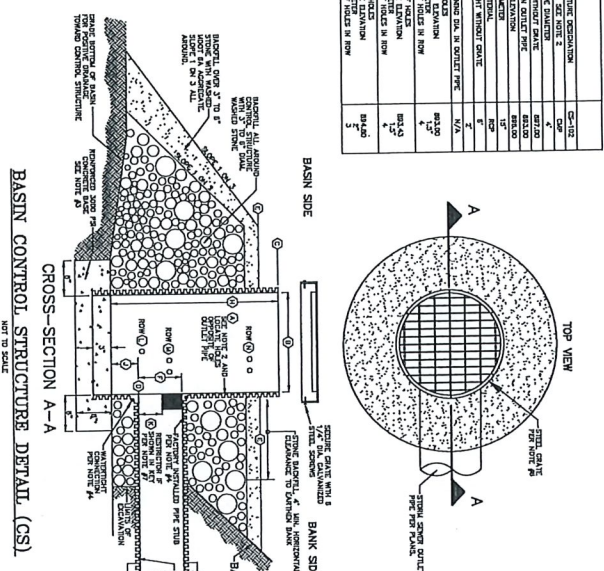
CONTROL STRUCTURE CALCULATION

Threshold Head:
 Control Head (Feet):
 Allowable Outlet Vel: $V = 2.0$ ft/sec
 100% Velocity Volume:
 75% Velocity Volume:
 50% Velocity Volume:
 25% Velocity Volume:
 Total Volume:
 1.08 FTS
 2728.28 CF
 2153.76 CF
 629.44 CF
 157.36 CF
 4648.84 CF
 0.000 CF
 0.000 CF
 2.81 2' Head

Basin Elevation:
 Top of Basin: 100.00
 Bottom of Basin: 98.00
 Basin Depth: 2.00
 Basin Area: 100.00
 Basin Volume: 200.00
 Basin Capacity: 200.00
 Basin Retention Time: 10.00
 Basin Flow Rate: 20.00
 Basin Inlet Velocity: 2.00
 Basin Outlet Velocity: 2.00
 Basin Inlet Diameter: 36.00
 Basin Outlet Diameter: 36.00
 Basin Inlet Slope: 1:1
 Basin Outlet Slope: 1:1
 Basin Inlet Elevation: 100.00
 Basin Outlet Elevation: 98.00
 Basin Inlet Flow Rate: 20.00
 Basin Outlet Flow Rate: 20.00
 Basin Inlet Head Loss: 0.50
 Basin Outlet Head Loss: 0.50
 Basin Total Head Loss: 1.00
 Basin Total Head: 99.00

KEY

1. LAKELINE
2. LAKELINE
3. LAKELINE
4. LAKELINE
5. LAKELINE
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17. LAKELINE
18. LAKELINE
19. LAKELINE
20. LAKELINE



FOREBAY SPILLWAY CROSS SECTION BASIN SPILLWAY CALCULATION

Basin Area (A) = 51.55 Acres
 Basin Depth (D) = 0.66
 Design Condition (C) = 0.52
 Allowable Outlet Run (O) = 1.25
 Basin Length (L) = 4.4

LOCAL REQUIREMENTS

Division	Duration	Intensity (100Y)	Peak Volume (100Y)	Peak Volume (100Y)	Peak Volume (100Y)	Peak Volume (100Y)
1	15	0.20	1,500	1,500	1,500	1,500
2	30	0.30	2,250	2,250	2,250	2,250
3	60	0.40	3,000	3,000	3,000	3,000
4	120	0.50	3,750	3,750	3,750	3,750
5	240	0.60	4,500	4,500	4,500	4,500
6	480	0.70	5,250	5,250	5,250	5,250
7	960	0.80	6,000	6,000	6,000	6,000
8	1,920	0.90	6,750	6,750	6,750	6,750
9	3,840	1.00	7,500	7,500	7,500	7,500
10	7,680	1.10	8,250	8,250	8,250	8,250

DESIGNING	DATE	REVISION/DESCRIPTION	REVISION/DESCRIPTION	DATE
1	1-14-12	ISSUED PER OWNER COMMENTS		
CHECK VMP				

TAMARACK PLACE

GRADING PLAN
 BASIN K
 CALCULATIONS & DETAILS

CLIENT: ALLEN EDWIN HOWES
 PROJECT NO: 20092
 PROJECT: DVA MAINT. C&D
 ISSUED: JAN. 11, 2011



REVISION #	DATE	REVISION-DESCRIPTION

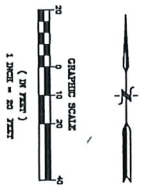
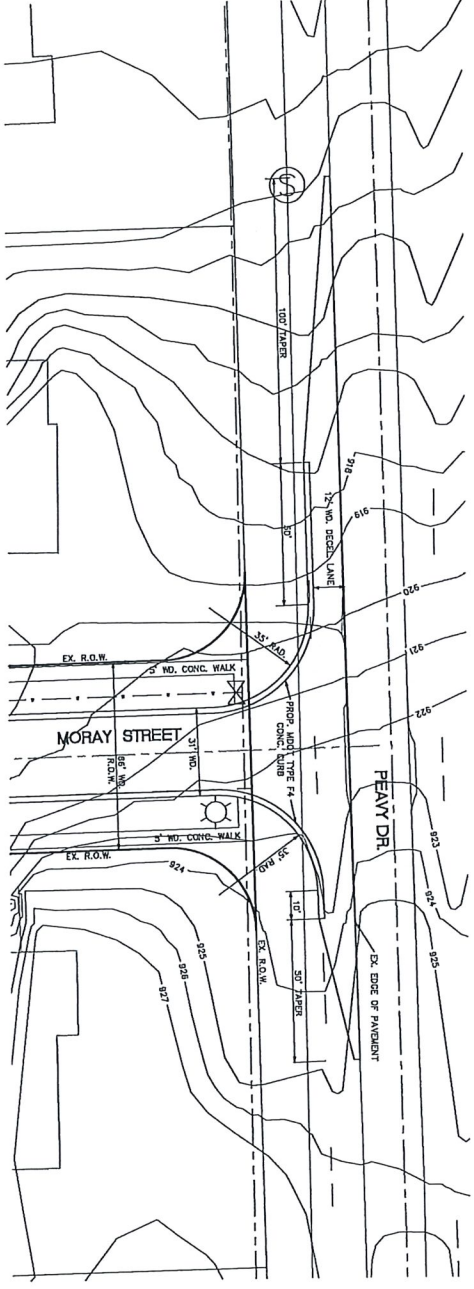
TAMARACK PLACE

PEAVY ROAD APPROACH PLAN

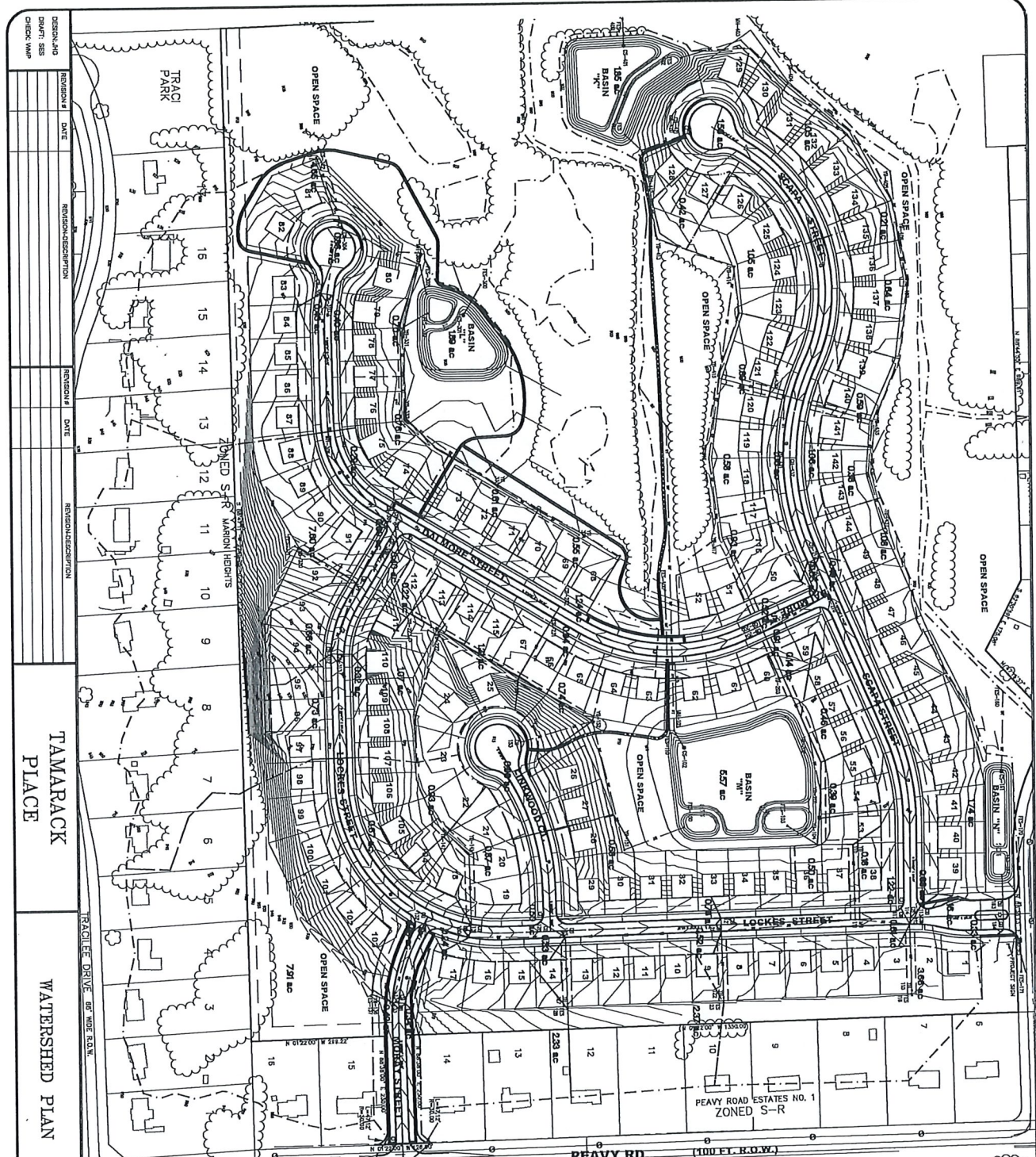
CLIENT:
WESTVIEW CIVIL, LLC
785 CIVIC COURT SW
BRYAN CENTER, MICHIGAN 48115
248-862-2898

SCALE: 1/4" = 20'
PROJECT No.: 20272
DWG NAME: 20272 AP
ISSUED: JAN. 13, 2011

AP2



- LEGEND**
- EXISTING CURB
 - EXISTING SIDEWALK
 - EXISTING DRIVEWAY
 - EXISTING DRIVE
 - EXISTING UTILITY
 - EXISTING SERVICE LINE
 - EXISTING EASEMENT
 - EXISTING FENCE
 - EXISTING CONCRETE
 - EXISTING ASPHALT
 - EXISTING GRAVEL
 - EXISTING SAND
 - EXISTING GRAVE
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING GAS
 - EXISTING ELECTRIC
 - EXISTING TELEPHONE
 - EXISTING CABLE
 - EXISTING FIBER OPTIC
 - EXISTING DRAINAGE
 - EXISTING SWALE
 - EXISTING DITCH
 - EXISTING CHANNEL
 - EXISTING POND
 - EXISTING LAKE
 - EXISTING STREAM
 - EXISTING RIVER
 - EXISTING CREEK
 - EXISTING BROOK
 - EXISTING CULVERT
 - EXISTING BRIDGE
 - EXISTING TUNNEL
 - EXISTING UNDERPASS
 - EXISTING OVERPASS
 - EXISTING VIADUCT
 - EXISTING RAMP
 - EXISTING ESCALATOR
 - EXISTING STAIR
 - EXISTING ELEVATOR
 - EXISTING MECHANICAL
 - EXISTING ELECTRICAL
 - EXISTING PLUMBING
 - EXISTING HVAC
 - EXISTING ROOFING
 - EXISTING INSULATION
 - EXISTING PAINT
 - EXISTING GLASS
 - EXISTING METAL
 - EXISTING WOOD
 - EXISTING CONCRETE
 - EXISTING BRICK
 - EXISTING STONE
 - EXISTING MASONRY
 - EXISTING CERAMIC
 - EXISTING TILE
 - EXISTING CARPET
 - EXISTING FLOORING
 - EXISTING CEILING
 - EXISTING WALL
 - EXISTING DOOR
 - EXISTING WINDOW
 - EXISTING SCREEN
 - EXISTING SHUTTER
 - EXISTING BALCONY
 - EXISTING PORCH
 - EXISTING DECK
 - EXISTING PATIO
 - EXISTING WALKWAY
 - EXISTING TRAIL
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 - EXISTING DRIVE
 - EXISTING ROAD
 - EXISTING HIGHWAY
 - EXISTING BRIDGE
 - EXISTING TUNNEL
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 - EXISTING BALCONY
 - EXISTING PORCH
 - EXISTING DECK
 - EXISTING PATIO
 - EXISTING WALKWAY
 - EXISTING TRAIL
 - EXISTING PATH



DESIGNED: []
 DRAWN: []
 CHECK: []

REVISION #	DATE	REVISION DESCRIPTION

TAMRACK PLACE

WATERSHED PLAN

TRAFFIC DRIVE (R/W) 63.0' W.S.W.

PEAVY RD. (100' E.T. R.O.W.)

LOCKERS STREET

RAMORE STREET

TRACY PARK

OPEN SPACE

BASIN #1 150 AC

BASIN #2 150 AC

BASIN #3 527 AC

BASIN #4 114 AC

PEAVY ROAD ESTATES NO. 1 ZONED S-R

DISTRIBUTION BASIN WATER RUN-OFF

Basin #	Area (Ac)	Run-Off	Peak	Time	Co-Factor
1	150	617	1.53	1.00	0.42
2	150	617	1.53	1.00	0.42
3	527	2201	5.12	1.25	0.29
4	114	477	1.19	0.83	0.29

TOTAL AREA = 941

RUN-OFF COEFFICIENT = 0.42

WATERSHED WATER RUN-OFF

Area (Ac)	Run-Off	Peak	Time	Co-Factor
150	617	1.53	1.00	0.42
150	617	1.53	1.00	0.42
527	2201	5.12	1.25	0.29
114	477	1.19	0.83	0.29
TOTAL	3912	9.97	1.25	0.29

TOTAL AREA = 941

RUN-OFF COEFFICIENT = 0.42

DISTRIBUTION BASIN WATER RUN-OFF

Basin #	Area (Ac)	Run-Off	Peak	Time	Co-Factor
1	150	617	1.53	1.00	0.42
2	150	617	1.53	1.00	0.42
3	527	2201	5.12	1.25	0.29
4	114	477	1.19	0.83	0.29

TOTAL AREA = 941

RUN-OFF COEFFICIENT = 0.42

WESTVIEW CAPITAL, LLC
 770 CLOVER COURT SW
 BRIDGE CREEK, GA 30108
 (770) 253-3148

PROJECT NO: 202025
 DWD NAME: 25325WS
 ISSUE DATE: JAN 11, 2011

SCALE: 1" = 100'

(30 FEET)

1" = 100'

1" = 100'

811 ENGINEERS AND SURVEYORS, INC.
 5015 WINDSOR DRIVE
 ANNEWOOD, MICHIGAN 48114
 CALL BEFORE YOU DIG
 WE'VE GOT YOU COVERED

WS

DESIGNING
DRAWN: JAG
CHECK: WMP

REVISION #	DATE	REVISION DESCRIPTION
1	11-14-20	ISSUED FOR REVIEW COMMENTS
2	01-15-21	ISSUED FOR REVIEW COMMENTS

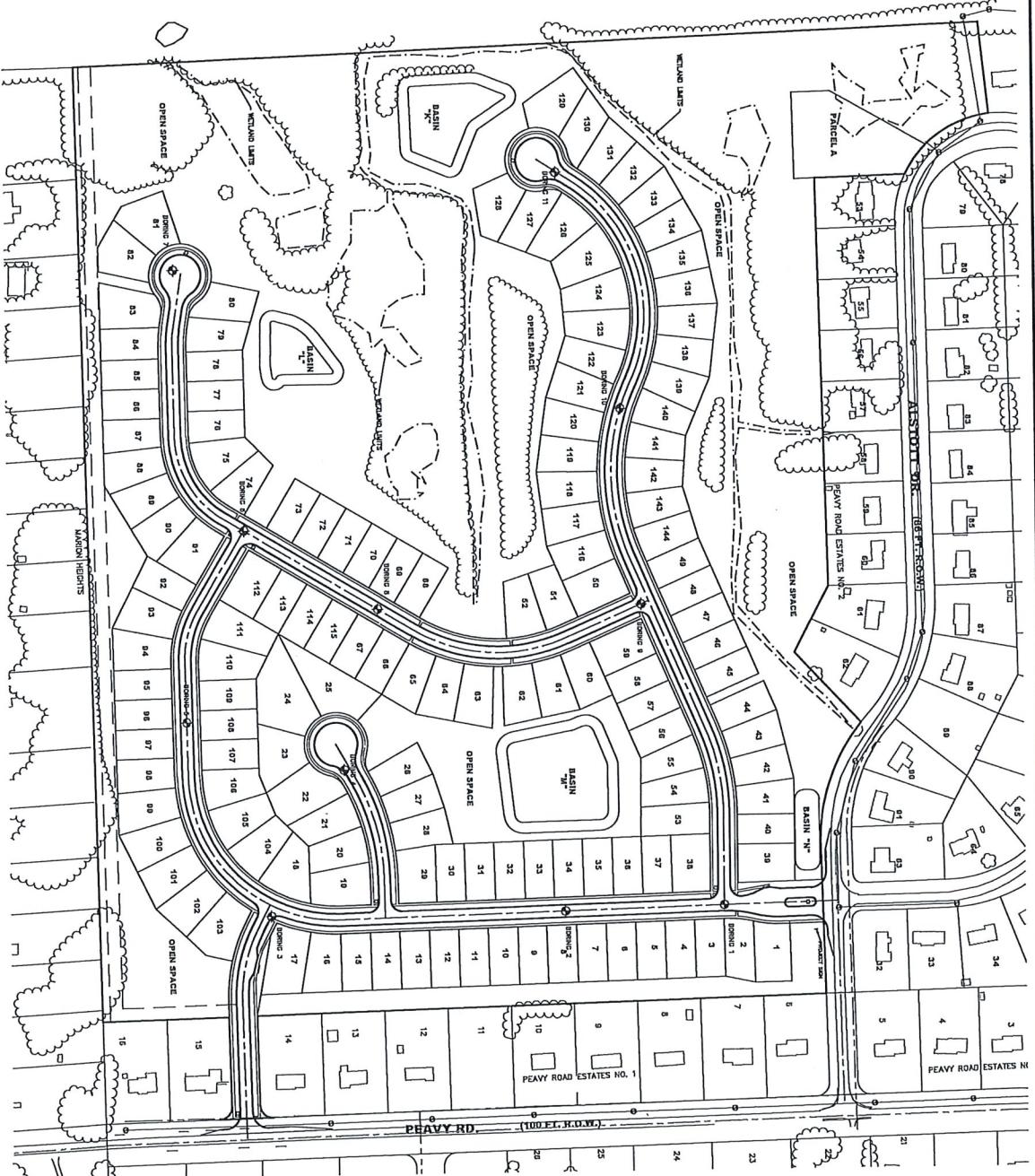
REVISION #	DATE	REVISION DESCRIPTION

TAMARACK PLACE
SOIL BORING LOCATIONS

CLIENT: WESTVIEW CAPITAL, LLC
BROWN CENTER, MICHIGAN 48115
563-208-6546

SCALE: 1" = 100'
PROJECT NO.: 20205
DWG NAME: 2025 SB
ISSUED: JAN. 13, 2021

SBI



LEGEND

- METEORIC CONTOUR
- METEORIC LIFT
- DRIVEWAY
- DRIVEWAY CENTERLINE
- DRIVEWAY HIGHLIGHT
- DRIVEWAY NUMBER
- DRIVEWAY WIDTH
- DRIVEWAY CURVATURE
- DRIVEWAY SLOPE
- DRIVEWAY GRADE
- DRIVEWAY PAVEMENT
- DRIVEWAY MATERIAL
- DRIVEWAY FINISH
- DRIVEWAY CURB
- DRIVEWAY GUTTER
- DRIVEWAY DRAINAGE
- DRIVEWAY LIGHTING
- DRIVEWAY LANDSCAPE
- DRIVEWAY FURNITURE
- DRIVEWAY SIGNAGE
- DRIVEWAY UTILITIES
- DRIVEWAY STRUCTURES
- DRIVEWAY OBSTACLES
- DRIVEWAY TRENCHES
- DRIVEWAY ELEVATIONS
- DRIVEWAY DISTANCES
- DRIVEWAY BEARINGS
- DRIVEWAY CURVES
- DRIVEWAY INTERSECTIONS
- DRIVEWAY ALLEYS
- DRIVEWAY PATHS
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- DRIVEWAY EGRESS
- DRIVEWAY ENTRY
- DRIVEWAY EXIT
- DRIVEWAY TURN
- DRIVEWAY STOP
- DRIVEWAY GO
- DRIVEWAY YIELD
- DRIVEWAY STOP SIGN
- DRIVEWAY SPEED SIGN
- DRIVEWAY AHEAD SIGN
- DRIVEWAY BAY SIGN
- DRIVEWAY ONE WAY SIGN
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TAMARACK PLACE
 SOIL BORING LOGS
 WESTVIEW CAPITAL, LLC
 785 CLIVE COURT SW
 BRISON CENTER, MICHIGAN 49315
 BRISON@WVCL.COM



DESIGNAL
 CHECK WHP

REVISION #	DATE	REVISION DESCRIPTION
1	12-14-20	ISSUED FOR COMMENTS
2	01-13-21	ISSUED FOR REVIEW COMMENTS

REVISION #	DATE	REVISION DESCRIPTION

TAMARACK PLACE

LANDSCAPING PLAN

CLIENT:
 WESTVIEW CAPITAL, LLC
 789 CLAYTON COURT SW
 BROOK CENTER, INDIANA 46315
 304-834-3434

SCALE: 1/4" = 8'-0"
 PROJECT No.: 20202
 DWG NAME: 2021.LS
 ISSUED: JAN 13, 2021



WEETLAND DEMARCATION BY:
 ASTI ENVIRONMENTAL, SEP 11, 2020

DATE OF SURVEY OF RECORD PLANNING SHALL BE AT THE DISCRETION OF THE CONSULTANT SUBJECT TO APPROVAL OF MUNICIPAL AGENCY.

PLANTING SCHEDULE

LOCATION	# TREES	# SHRUBS
JOHN BURTON	2	11
ENERGY ISLAND	22	22
STREET TREES	145	11
TOTAL	276	11

GENERAL NOTES:

- A MINIMUM OF ONE STREET TREE (2" CALIBER) SHALL BE PLANTED PER 40' OF STREET FRONTAGE PRIOR TO OCCUPANCY, NEARBY EXISTING TREES WHICH ARE OF 4" CALIBER SHALL MEET THIS REQUIREMENT.
- ALL PLANTING SIZES SHOWN SHALL BE AT TIME OF PLANTING.
- ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND INSEST AND SHALL BE GUARANTEED TO THE SATISFACTION OF INDICATED NUMBER AND SPECIES.
- ALL LANDSCAPING SHALL BE MAINTAINED A HEALTHY CONDITION, AND DEAD OR DISEASED PLANTINGS SHALL BE REPLACED AND ALL DEAD WOOD SHALL BE REMOVED. MAINTENANCE SHALL BE PROVIDED UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL TO BE MAINTAINED WILL HAVE CYPRESS MULCH APPROVED EQUAL.
- ALL UNPAVED AREAS AND AREAS WITH FINISHED APPROVED OPEN SPACE SHALL BE MAINTAINED TO THE SATISFACTION OF INDICATED NUMBER AND SPECIES TO BE ESTABLISHED A VEGETATIVE LAWN COVER. EXISTING MOWED AREAS IN OPEN SPACE SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.
- SPILT PAINT, OIL, GREASE TO BE REMOVED ON SPILLER OF THE NEAREST ADJACENT DRIVE TO THE OPEN SPACE AREAS.

DENSITY CALCULATIONS (Section 1303 B)

TOTAL AREA: 5220 ACRES
 OPEN SPACE: 45.88 ACRES AREA
 STREETS: 111.8 ACRES
 FROM STREETS: 144 UNITS + 1 PARCEL SPILT

TOTAL HARD SURFACE: 1722 LF
 NATURAL: 2200 LF

WESTVIEW CAPITAL, LLC
 789 CLAYTON COURT SW
 BROOK CENTER, INDIANA 46315
 304-834-3434

SCALE: 1/4" = 8'-0"
 PROJECT No.: 20202
 DWG NAME: 2021.LS
 ISSUED: JAN 13, 2021

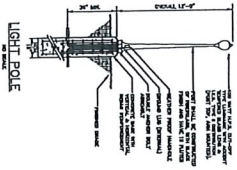
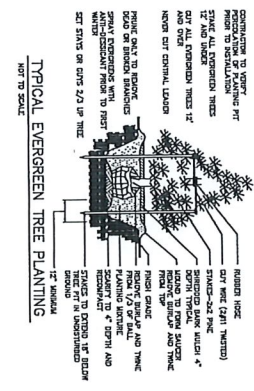
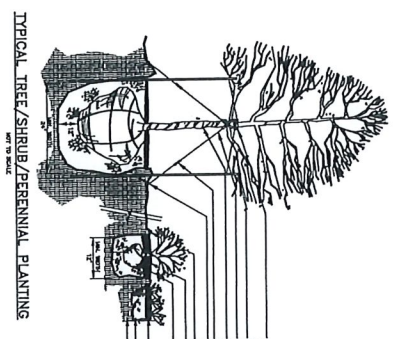
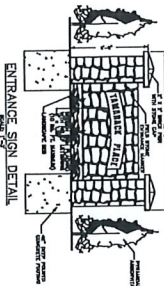
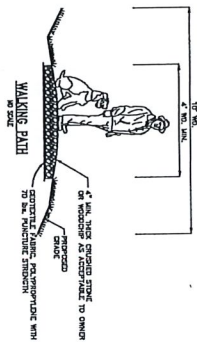
LS1

WESTVIEW CAPITAL, LLC
 789 CLAYTON COURT SW
 BROOK CENTER, INDIANA 46315
 304-834-3434

CIVIL ENGINEERS
 LAND SURVEYORS
 2100 KESS DRIVE
 BROOKTON, INDIANA 46312



SPLIT RAIL VINYL FENCE EXAMPLE
AS SHOWN



DESIGNAL	PERSON #	DATE	REVISION/DESCRIPTION	PERSON #	DATE	REVISION/DESCRIPTION
DRYER: AG	1	12-1-03	ISSUED FOR COMMENT			
CHUCK WAP						

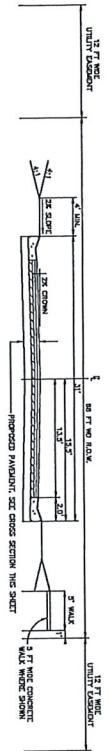
TAMARACK PLACE

LANDSCAPING NOTES & DETAILS

CLIENT: WESTVIEW CAPITAL, LLC
776 OLIVE COURT SW
BIRMINGHAM, ALABAMA 35202-6203

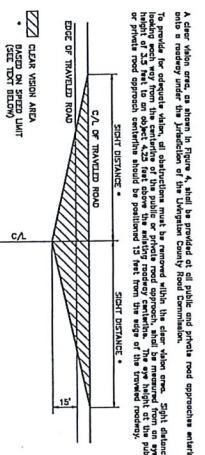
SCALE: AS SHOWN
PROJECT NO.: 20022
DRAWING NO.: 2021 LS
ISSUED: JAN. 13, 2011

LS2
LAND SURVEYORS
CIVIL ENGINEERS
1810 W. BROAD ST.
BIRMINGHAM, ALABAMA 35202



TYPICAL PRIVATE ROAD CROSS SECTION

CLEAR VISION AREA



CURBED CUL-DE-SAC DETAIL

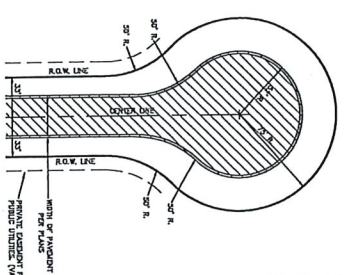


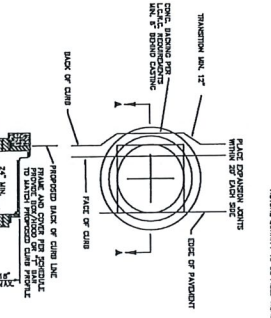
Figure 4. Clear Vision Requirement for public and private road openings.

Speed Limit (mph)	Standard	Maximum	Minimum
30 or below	200	400	300
40	300	500	400
50	400	600	500
60	500	800	600
70	600	1000	700



SUBGRADE UNDERCUT & REPLACEMENT UNIT PRICE BID

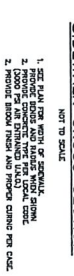
1. F. ACCURATELY F. DIMENSION, COMPACTED IN PLACE UNDERCUT
2. FINE GRAD AND PROPER FILL AS NOTED, NECESSARY.
3. SOAKING AND PROPERLY FILL TO THE 4\"/>



CONC. CURB DETAIL-MDOT TYPE E



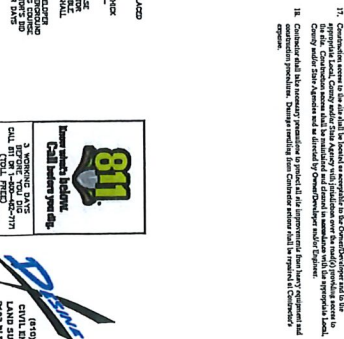
MOUNTABLE CURB-LCRC



SIDEWALK CROSS SECTION



PAVEMENT CROSS SECTION



TAMARACK PLACE

SITE PAVEMENT NOTES & DETAILS

1. The grouting, rodding and clean specifications are located in the Local Municipality Technical Ordinance for this work.
2. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
3. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
4. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
5. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
6. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
7. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
8. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
9. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
10. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
11. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
12. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
13. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
14. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
15. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
16. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
17. The Contractor shall provide all materials, labor and equipment necessary to complete the work.
18. The Contractor shall provide all materials, labor and equipment necessary to complete the work.

DESIGN NO	DATE	REVISION DESCRIPTION
DRWFT 555		
CHECK WSP		

REVISION #	DATE	REVISION DESCRIPTION

CLIENT:	WESTVIEW CAPITAL, LLC
PROJECT NO.:	795 CULDE SAC COURT SW
	BRONKHORST CENTER, MICHIGAN 49315
SCALE:	AS NOTED
DATE:	DRAWN: 09/03/2018
	ISSUED: 10/01/2018

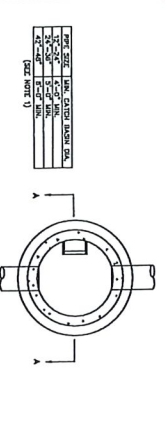
811

Call before you dig

3 WASHINGTON DRIVE
ANN ARBOR, MICHIGAN 48106
TEL: 734.769.7477
FAX: 734.769.7478
WWW.811MICHIGAN.COM

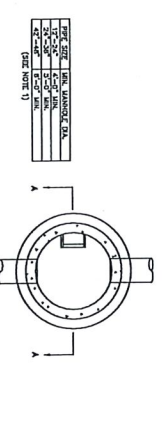
(734) 769-7477

LAND SURVEYORS
3143 HICKS DRIVE
ANN ARBOR, MICHIGAN 48106



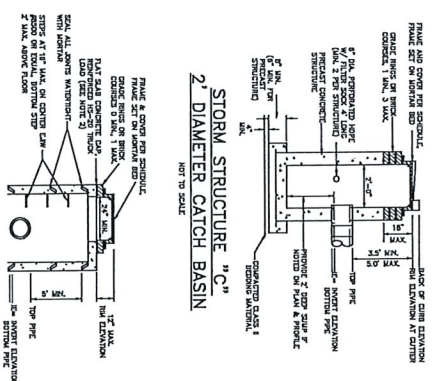
STORM STRUCTURE #1A¹
STANDARD CATCH BASIN

- NOTES:
1. MANHOLE VENTING STRUCTURE SHALL BE AS SHOWN TO PROTECT FROM BACKFLOW.
 2. MINIMUM 4\"/>



STORM STRUCTURE #2A¹
STANDARD MANHOLE

- NOTES:
1. MANHOLE VENTING STRUCTURE SHALL BE AS SHOWN TO PROTECT FROM BACKFLOW.
 2. MINIMUM 4\"/>

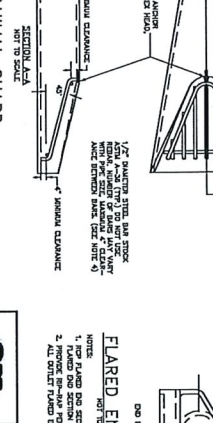
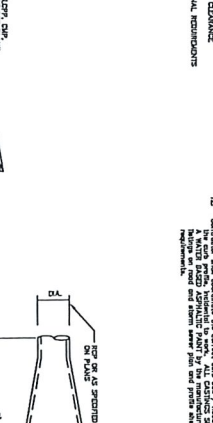
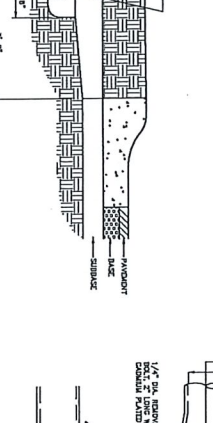
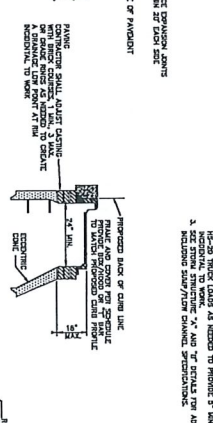
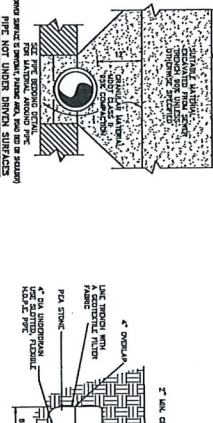
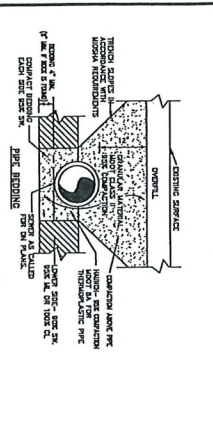
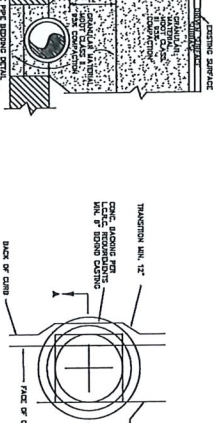
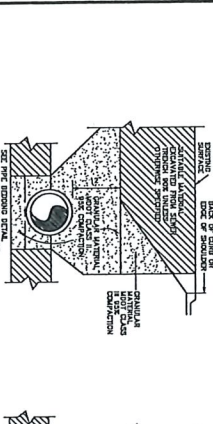


STORM STRUCTURE #2C¹
24" DIAMETER CATCH BASIN

- NOTES:
1. MANHOLE VENTING STRUCTURE SHALL BE AS SHOWN TO PROTECT FROM BACKFLOW.
 2. MINIMUM 4\"/>

LOW PROFILE STORM STRUCTURE

- NOTES:
1. MANHOLE VENTING STRUCTURE SHALL BE AS SHOWN TO PROTECT FROM BACKFLOW.
 2. MINIMUM 4\"/>



REVISION #	DATE	REVISION DESCRIPTION

DESIGN: JMD
DRAWN: SES
CHECK: WWP

TAMARACK PLACE

STORM SEWER NOTES & DETAILS

CLIENT: WESTVIEW CAPITAL, LLC
PROJECT NO: 20052
705 CLARE COURT SW
BRYAN CENTER, MICHIGAN 49915
286-065404

SCALE: AS SHOWN
PROJECT NO: 20052
DRAWING NO: DT2
ISSUED: JAN 13, 2011

- STORM SEWER NOTES**
1. Storm sewer material and installation shall be in accordance with the requirements of the International Building Code, Section 1807.02, and the Standard Specification for Storm Sewers, Section 302.01, and Section 302.02.
 2. All manholes shall be installed in accordance with the requirements of the International Building Code, Section 1807.02, and the Standard Specification for Storm Sewers, Section 302.01, and Section 302.02. All manholes shall be constructed of 15" diameter concrete pipe with 15" diameter manhole frames and covers.
 3. All manholes shall be installed in accordance with the requirements of the International Building Code, Section 1807.02, and the Standard Specification for Storm Sewers, Section 302.01, and Section 302.02. All manholes shall be constructed of 15" diameter concrete pipe with 15" diameter manhole frames and covers.
 4. All manholes shall be installed in accordance with the requirements of the International Building Code, Section 1807.02, and the Standard Specification for Storm Sewers, Section 302.01, and Section 302.02. All manholes shall be constructed of 15" diameter concrete pipe with 15" diameter manhole frames and covers.

MEMO

To: Marion Township Board
From: Bob Hanvey
Date: February 25, 2021
Subject: Personnel Policy clarification and update

To clarify the supervision section in compliance with State Law, I am suggesting the attached changes to the Personnel Policy.

Also attached is page 252 of the MTA publication called Authorities and Responsibilities of Michigan Townships. The assessment roll is required to be supervised by a certified assessor. On page 253, the MTA suggests that the Township Supervisor acts as the "department head" of the Assessing Department.

Also attached are pages from the Michigan General Property Tax Act. (7) requires that the roll be signed by an assessor who supervised the preparation of the roll and (9) specifies that it is a misdemeanor if the assessor does not supervise the preparation of the roll.

It has been my assumption that the Township Assessor supervised staff that are assisting in the preparation of the roll. The attached suggested changes make that clear.

MARION TOWNSHIP
PERSONNEL POLICY
AND
ADMINISTRATIVE REGULATIONS
HANDBOOK

SUPERVISION

Personnel shall take direction from their immediate supervisor. The Township Supervisor is the immediate supervisor for the Zoning Administrator. The Township Clerk is the immediate supervisor of the Deputy Clerk, Receptionist and Election Workers. The Township Treasurer is the immediate supervisor of the Deputy Treasurer and the Treasurer's Assistant.

Although the Township Board is ultimately responsible for assessing, the Township Supervisor is considered the Department Head of the Assessing Department and the Township Assessor is the immediate supervisor of the Assessing Staff and the assessing functions.

CHAPTER 10: Assessing and the Board of Review

The township is responsible for assessing

The entities that may assess property are townships, cities and joint assessing authorities, all referred to as “assessing districts” in the General Property Tax Act, Public Act 206 of 1893, MCL 211.1, *et seq.* (MCL 211.10g)

A village must have an assessment roll, but the property in a village is also township property, so the township is the assessing district for the village. (MCL 211.10) A village located in more than one township or joint assessing authority may submit Form 5689 *Application for State Tax Commission Approval of Village Assessment* to request that the assessment of property within the village be combined with the assessment of property in one of those townships or joint assessing authorities. (MCL 211.10d(7))

Who serves as the assessor?

MCL 211.10d makes it clear that, “The annual assessment of property shall be made by an assessor who has been certified as qualified by the state tax commission as having successfully completed training in a school of assessment practices or by the passage of a test approved by the state tax commission and conducted by the state tax commission or an agency approved by the state tax commission that will enable the individual to properly discharge the functions of the office.”

When signing the assessment roll, the assessor is certifying not only the roll, but also that they have met STC requirements for having personally prepared the roll and supervised work done by others where the law and STC guidelines allow it. Unless the supervisor is certified at the proper level to assess, he or she would not have authority to do any of the functions required by law to be done by the assessor. But the township board still is responsible for the assessing being done and done properly.

Before specific certification was required by the State Tax Commission, all township supervisors did the assessing. But assessors have been required for many years to have specific levels of certification to assess for specific townships and cities.

If the supervisor is not certified at the proper level, the township board must hire a properly certified assessor to serve as the “assessor of

CHAPTER 10: Assessing and the Board of Review

record” who will, at a minimum, supervise the preparation of the roll and certify the roll. Additional assessors may be hired by the township board to assist the assessor of record, as needed. (*Note that the IRS requires an assessor to be classified as an employee.*)

MCL 41.61, in the general law township laws, states that the supervisor is the “chief assessor” of the township, and the township board may provide for the appointment of additional assessors. MCL 42.11a uses similar language regarding a charter township supervisor. There is no explanation in either statute of the title of “chief assessing officer” when the supervisor is not certified at the proper level to assess for their township.

However, “chief assessing officer” can be productively translated into a “department head” function for a non-assessing supervisor, with the township board requiring the assessor to report to the supervisor on compliance with the statutes and STC guidelines, public access to the assessor and records, and for employment purposes.

Conditional certification

Whether to pursue assessor certification is a supervisor’s choice. Some supervisors have achieved proper certification to perform the assessing for their township. Additionally, a newly elected or appointed supervisor who wishes to pursue the ability to assess may receive a conditional certification, for up to six months from taking office, from the State Tax Commission if they meet certain criteria in MCL 211.10d:

- a) The newly elected or appointed supervisor applies for certification and pays the required filing fee.
- b) The township board requests the STC to conditionally certify the newly elected or appointed assessing officer.
- c) The newly elected or appointed supervisor or the township board submits a statement outlining the course of training he or she plans to pursue.
- d) The period for which the conditional certification is requested does not exceed six months after the date that he or she assumes office.

Conditional certification cannot be granted for any assessing district more than once in four years and can only be granted in a township that does not exceed a total state equalized valuation of \$125 million.

211.10a Assessment rolls and appraisal cards; inspection and copying.

Sec. 10a. All property assessment rolls and property appraisal cards shall be available for inspection and copying during the customary business hours.

History: Add. 1973, Act 177, Imd. Eff. Dec. 28, 1973.

Compiler's note: Former MCL 211.10a, which made subject to taxation certain realty acquired by department of conservation and provided for assessment and payment of taxes thereon, was repealed by Act 182 of 1954.

Popular name: Act 206

211.10b Repealed. 1954, Act 118, Eff. Aug. 13, 1954.

Compiler's note: The repealed section provided that state land in Crawford county would be subject to taxation, and provided for payment of taxes by state military board.

Popular name: Act 206

211.10c State assessor's board; creation; appointment, qualifications, and terms of members; expenses; training courses; examinations; conducting business at public meeting; notice; writings available to public.

Sec. 10c. (1) As used in this section and section 10d, "board" means the state assessor's board created by this section. It shall consist of 5 members. The members of the board shall be appointed by the governor and shall be composed of 1 member representing the state tax commission, 1 member representing the township supervisors, 1 member representing the assessors, 1 member representing the county equalization directors, and 1 member representing the public colleges and universities of the state. The members shall serve at the pleasure of the governor. A member of the board shall not receive compensation but shall be entitled to actual expenses while in the performance of official duties. The board shall conduct training courses in assessment practices and review and approve courses in assessment practices offered by schools and colleges and universities as well as courses that are offered by a state or local unit of government in the techniques and practices of assessments. The board shall prepare and give examinations to determine if assessing officers possess the necessary qualifications for performing the functions of his or her office.

(2) The business which the board may perform shall be conducted at a public meeting of the board held in compliance with Act No. 267 of the Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976.

(3) A writing prepared, owned, used, in the possession of, or retained by the board in the performance of an official function shall be made available to the public in compliance with Act No. 442 of the Public Acts of 1976, being sections 15.231 to 15.246 of the Michigan Compiled Laws.

History: Add. 1969, Act 203, Eff. Mar. 20, 1970;—Am. 1978, Act 124, Imd. Eff. Apr. 25, 1978.

Popular name: Act 206

211.10d Annual assessment by certified assessor; training or test; establishment and supervision of school of assessment practices; examination; conditional 6-month certification; certification upon completion of qualifications; assessment if certified assessor unavailable; cost of preparing rolls; certification of assessment roll; cost of training; misdemeanor; rules; certification of director of county tax or equalization department; conditional extensions; vacancy.

Sec. 10d. (1) The annual assessment of property shall be made by an assessor who has been certified as qualified by the state tax commission as having successfully completed training in a school of assessment practices or by the passage of a test approved by the state tax commission and conducted by the state tax commission or an agency approved by the state tax commission that will enable the individual to properly discharge the functions of the office. The school shall be established by an approved educational institution in conjunction with the state tax commission and be supervised by the state tax commission and its agents and employees. The state tax commission may determine that a director of a county tax or equalization department or an assessor who has not received the training possesses the necessary qualifications for performing the functions of the office by the passage of an approved examination.

(2) The state tax commission may also grant a conditional 6-month certification to a newly elected assessing officer or an assessing officer appointed to fill an unexpired term if all of the following criteria are met:

(a) The newly elected or appointed assessing officer applies for certification and pays the required filing fee.

(b) The governing body of the assessing district requests the state tax commission to conditionally certify the newly elected or appointed assessing officer.

(c) The newly elected or appointed assessing officer or the governing body of the assessing district submits a statement outlining the course of training he or she plans to pursue.

(d) The period of time for which the conditional certification is requested does not exceed 6 months after the date that he or she assumes office.

(3) Conditional certification under subsection (2) shall not be granted for any assessing district more than once in 4 years.

(4) Conditional certification under subsection (2) shall only be granted to a newly elected or appointed assessing officer in an assessing district that does not exceed a total state equalized valuation of \$125,000,000.00.

(5) Upon presentation of evidence of the successful completion of the qualifications, the assessor shall be certified as qualified by the state tax commission.

(6) An assessing district that does not have an assessor qualified by certification of the state tax commission may employ an assessor so qualified. If an assessing district does not have an assessor qualified by certification of the state tax commission, and has not employed a certified assessor, the assessment shall be made by the county tax or equalization department or the state tax commission and the cost of preparing the rolls shall be charged to the assessing district.

(7) Every lawful assessment roll shall have a certificate attached signed by the certified assessor who prepared or supervised the preparation of the roll. A village that is located in more than 1 assessing district may, in a form and manner prescribed by the state tax commission, request state tax commission approval that the assessment of property within the village be combined with the assessment of property in 1 of those assessing districts. A certificate attached to an assessment roll pursuant to this subsection shall be in the form prescribed by the state tax commission. If after completing the assessment roll the certified assessor for the assessing district dies or otherwise becomes incapable of certifying the assessment roll, the director of the county tax or equalization department or the state tax commission shall certify the completed assessment roll at no cost to the assessing district.

(8) The assessing district shall assume the cost of training, if a certification is awarded, to the extent of course fees and recognized travel expenditures.

(9) An assessor who certifies an assessment roll over which he or she did not have direct supervision is guilty of a misdemeanor.

(10) The state tax commission shall promulgate rules for the issuance or revocation of certification.

(11) The director of a county tax or equalization department required by section 34 of this act shall be certified by the state tax commission at the level determined to be necessary by the state tax commission before being appointed by the county board of commissioners pursuant to section 34 or before performing or, after March 29, 1985, continuing to perform, the functions of the director of a county tax or equalization department. The state tax commission may grant a conditional extension of 12 months to an individual who is serving as the director of a county tax or equalization department on March 29, 1985 if all of the following conditions are satisfied:

(a) At the time of applying for certification the individual is currently certified at not less than 1 level below the level required by the state tax commission for that county.

(b) The individual applies for certification and pays the required fee.

(c) The county board of commissioners requests the state tax commission to grant the extension.

(d) The individual submits a statement to the state tax commission outlining the course of study he or she intends to pursue to obtain certification.

(12) The state tax commission may grant an additional 6-month extension to the conditional extension described in subsection (11) if the extension is requested by the county board of commissioners and the applicant demonstrates satisfactory progress in the course of study outlined to the state tax commission under subsection (11). In a county in which a vacancy has been created in the position of director of a county tax or equalization department and in which the position was previously filled by an individual certified at the level required by the state tax commission pursuant to this subsection, an individual certified at 1 level below the level required by the state tax commission pursuant to this subsection may serve in the position for 12 months after the vacancy has been created.

History: Add. 1969, Act 203, Eff. Mar. 20, 1970;—Am. 1972, Act 243, Imd. Eff. Aug. 3, 1972;—Am. 1979, Act 205, Imd. Eff. Jan. 8, 1980;—Am. 1980, Act 456, Imd. Eff. Jan. 15, 1981;—Am. 1984, Act 19, Eff. Mar. 29, 1985;—Am. 2018, Act 660, Imd. Eff. Dec. 28, 2018.

Compiler's note: Enacting section 1 of Act 660 of 2018 provides:

"Enacting section 1. It is the intent of the legislature to appropriate sufficient money to address start-up and training costs associated

Attached is the 2020 – 2021 General Fund Budget to Actual Report

11:59 AM

02/18/21

Accrual Basis

#101 General Fund
Profit & Loss Budget vs. Actual
July 2020 through June 2021

	Jul '20 - Jun 21	Budget	\$ Over Budget	% of Budget
Income				
44020 · PROPERTY TAX	325,352.82	400,000.00	-74,647.18	81.3%
44021 · TAX CHARGE BACKS	0.00	-500.00	500.00	0.0%
44022 · ACT 451 swamp land PILT	559.74	0.00	559.74	100.0%
44025 · ADMIN FEES	115,855.50	120,000.00	-4,144.50	96.5%
44120 · DELINQUENT PERSONAL PROP TAX	0.00	0.00	0.00	0.0%
44450 · PENALTY & INTEREST	271.00	0.00	271.00	100.0%
44759 · SPECIAL EVENTS USE PERMIT	200.00	0.00	200.00	100.0%
44760 · LAND USE PERMITS	10,425.00	10,000.00	425.00	104.3%
44761 · LAND DIVISION APP	525.00	500.00	25.00	105.0%
44762 · LAND COMBINATION PERMIT	0.00	200.00	-200.00	0.0%
44763 · BOUNDARY LINE CHANGE	0.00	0.00	0.00	0.0%
44770 · DOG LICENSES	109.50	125.00	-15.50	87.6%
45760 · STATE REV SHARING	613,255.00	700,000.00	-86,745.00	87.6%
45761 · PC-SITE PLAN & SPEC USE APP	1,500.00	1,000.00	500.00	150.0%
45762 · MTG FEES - ZONING	2,200.00	1,000.00	1,200.00	220.0%
45763 · MTG FEES - APPLICATION	500.00	0.00	500.00	100.0%
45764 · DEVELOPERS' FEES- PREPLANNING	0.00	0.00	0.00	0.0%
46280 · SUMMER TAX COLLECT-SCHOOL&SET	15,984.00	14,000.00	1,984.00	114.2%
46420 · SALES & COPIES	30.00	0.00	30.00	100.0%
46460 · FOIA REQUESTS	0.00	0.00	0.00	0.0%
46500 · CHARTER (SPECTRUM)	66,659.15	126,000.00	-59,340.85	52.9%
46650 · INTEREST	3,581.96	500.00	3,081.96	716.4%
46710 · FIRE STATION LEASE	0.00	1.00	-1.00	0.0%
46711 · AT&T CELL TOWER LEASE	28,250.48	23,800.00	4,450.48	118.7%
46712 · METRO ACT FEES	0.00	10,000.00	-10,000.00	0.0%
46713 · Community Initiative - ITC	0.00	0.00	0.00	0.0%
46714 · ACT 425- CITY OF HOWELL	3,446.39	2,500.00	946.39	137.9%
46715 · ASMNTS-PRIN	0.00	0.00	0.00	0.0%
46716 · ASMNTS-INTEREST	0.00	0.00	0.00	0.0%
46717 · VERIZON CELL TOWER LEASE-MONTH	8,464.00	12,000.00	-3,536.00	70.5%
46718 · AT&T VIDEO FRANCHISE FEES	11,290.02	15,000.00	-3,709.98	75.3%
48000 · LOAN PROCEEDS	0.00	0.00	0.00	0.0%
48040 · ELECTION REIMBURSEMENTS	11,224.79	0.00	11,224.79	100.0%
48042 · Reim from State	0.00	0.00	0.00	0.0%
48045 · ELECTION- CANDIDATE FILING FEE	-100.00	0.00	-100.00	100.0%
48050 · GRANT INCOME	0.00	0.00	0.00	0.0%
4806-90 · Trans in fund #415- bonnie cir	0.00	0.00	0.00	0.0%
4806-95 · Reimb from Flex sav	0.00	0.00	0.00	0.0%
48060 · HERITAGE DAYS				
060-100 · Vendors	0.00	0.00	0.00	0.0%
060-200 · Sponsors/Ads	0.00	0.00	0.00	0.0%
060-250 · Starter Money	0.00	0.00	0.00	0.0%
060-300 · Proceeds	0.00	0.00	0.00	0.0%
48060 · HERITAGE DAYS - Other	0.00	0.00	0.00	0.0%
Total 48060 · HERITAGE DAYS	0.00	0.00	0.00	0.0%
48061 · Donations	0.00	0.00	0.00	0.0%
48065 · HALL RENTAL	0.00	500.00	-500.00	0.0%
48068 · Trans - in	0.00	0.00	0.00	0.0%
48069 · Trans-In Water #592	0.00	0.00	0.00	0.0%
49560 · OTHER	785.00	0.00	785.00	100.0%
528 · OTHER FEDERAL GRANT	9,160.00	0.00	9,160.00	100.0%
Total Income	1,229,529.35	1,436,626.00	-207,096.65	85.6%
Gross Profit	1,229,529.35	1,436,626.00	-207,096.65	85.6%
Expense				
4806-9 · DUE TO #260 HERITAGE DAYS FUND	0.00	0.00	0.00	0.0%

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#101 General Fund Profit & Loss Budget vs. Actual July 2020 through June 2021

	Jul '20 - Jun 21	Budget	\$ Over Budget	% of Budget
6000 · PAYROLL				
755 · PAYROLL TAXES-FICA/MEDICARE	26,476.82	48,000.00	-21,523.18	55.2%
756 · UNEMPLOYMENT TAX	0.00	0.00	0.00	0.0%
759 · BCBS INVOICE - Health Premium	108,549.22	180,000.00	-71,450.78	60.3%
760 · MISC Stipend	19,200.00	30,000.00	-10,800.00	64.0%
761 · BCBS EMPLOYEE Contrabution	-12,330.70	-15,000.00	2,669.30	82.2%
766 · HSA CARD EMPLOYEE Contribution	714.96	0.00	714.96	100.0%
767 · HSA CARD EMPLOYER Contribution	53,646.14	54,000.00	-353.86	99.3%
771 · Colonial Life Ins E4270229	-452.74	0.00	-452.74	100.0%
774 · FLEX EMPLOYEE Dependent	0.00	0.00	0.00	0.0%
775 · FLEX EMPLOYEE Health	0.00	0.00	0.00	0.0%
776 · FLEX-LIMITED PURPOSE-EE CONTRIB	150.00	0.00	150.00	100.0%
778 · Friend of Court	0.00	0.00	0.00	0.0%
779 · Garnishments	0.00	0.00	0.00	0.0%
780 · PAYROLL SERVICES	2,590.25	4,200.00	-1,609.75	61.7%
Total 6000 · PAYROLL	198,543.95	301,200.00	-102,656.05	65.9%
6101 · TOWNSHIP BOARD				
101-702 · TRUSTEES	20,797.76	31,500.00	-10,702.24	66.0%
101-703 · MEETINGS & SEMINARS	-776.00	1,500.00	-2,276.00	-51.7%
101-804 · SOFTWARE SUPPORT	0.00	0.00	0.00	0.0%
101-805 · ORDINANCE ENFORCEMENT	0.00	25,000.00	-25,000.00	0.0%
101-810 · MTA MEMBERSHIP	60.00	6,500.00	-6,440.00	0.9%
101-860 · MILEAGE	0.00	600.00	-600.00	0.0%
101-870 · LUNCH STIPEND	0.00	250.00	-250.00	0.0%
101-900 · PRINTING & PUB	2,148.04	2,000.00	148.04	107.4%
101-910 · RECORDING SECRETARY	1,420.00	3,000.00	-1,580.00	47.3%
101-956 · MISCELLANEOUS	0.00	250.00	-250.00	0.0%
101-990 · CAPITAL OUTLAY	0.00	0.00	0.00	0.0%
Total 6101 · TOWNSHIP BOARD	23,649.80	70,600.00	-46,950.20	33.5%
6171 · SUPERVISOR				
171-702 · ANNUAL SALARY	27,702.50	47,600.00	-19,897.50	58.2%
171-703 · ASSISTANT WAGES	0.00	0.00	0.00	0.0%
171-727 · SUPPLIES	0.00	250.00	-250.00	0.0%
171-860 · MILEAGE	0.00	250.00	-250.00	0.0%
171-865 · EXPENSES	0.00	0.00	0.00	0.0%
171-870 · LUNCH STIPEND	0.00	100.00	-100.00	0.0%
171-956 · MISCELLANEOUS	0.00	100.00	-100.00	0.0%
171-960 · TRAINING AND SEMINARS	-450.00	1,500.00	-1,950.00	-30.0%
Total 6171 · SUPERVISOR	27,252.50	49,800.00	-22,547.50	54.7%
6175 · PUBLIC WORKS DPT				
175-702 · SALARY	17,111.71	6,500.00	10,611.71	263.3%
175-703 · REIMBURSE FROM WAT/SEWER	0.00	-6,500.00	6,500.00	0.0%
175-720 · WEST NILE VIRUS (P/R)	0.00	0.00	0.00	0.0%
175-722 · WATERSHED PLANNING	0.00	450.00	-450.00	0.0%
175-727 · SUPPLIES	56.36	250.00	-193.64	22.5%
175-730 · SEMINARS	0.00	250.00	-250.00	0.0%
175-740 · POSTAGE	0.00	200.00	-200.00	0.0%
175-860 · MILEAGE	0.00	100.00	-100.00	0.0%
175-870 · LUNCH STIPEND	0.00	0.00	0.00	0.0%
175-956 · MISCELLANEOUS	0.00	0.00	0.00	0.0%
Total 6175 · PUBLIC WORKS DPT	17,168.07	1,250.00	15,918.07	1,373.4%
6180 · NPDES PHASE II				
180-702 · SALARY	0.00	0.00	0.00	0.0%
180-801 · SWPPI	0.00	0.00	0.00	0.0%
180-806 · RAIN GARDEN	0.00	0.00	0.00	0.0%
180-812 · PERMIT	0.00	0.00	0.00	0.0%
180-815 · OTHER ACTIVITIES	0.00	0.00	0.00	0.0%
Total 6180 · NPDES PHASE II	0.00	0.00	0.00	0.0%

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#101 General Fund Profit & Loss Budget vs. Actual July 2020 through June 2021

	Jul '20 - Jun 21	Budget	\$ Over Budget	% of Budget
6191 · ELECTIONS				
191-702 · SALARY PRECINCT WORKERS	13,376.98	20,000.00	-6,623.02	66.9%
191-710 · EXTRA STAFF WORKERS	13,713.44	4,000.00	9,713.44	342.8%
191-715 · Equipment	3,321.00	5,000.00	-1,679.00	66.4%
191-727 · SUPPLIES	3,886.74	10,000.00	-6,113.26	38.9%
191-860 · MILEAGE	95.45	250.00	-154.55	38.2%
191-865 · LUNCH STIPEND	0.00	100.00	-100.00	0.0%
191-900 · PRINTING & PUB	247.78	400.00	-152.22	61.9%
191-925 · POSTAGE	3,640.75	5,000.00	-1,359.25	72.8%
191-956 · MISCELLANEOUS	212.00	1,000.00	-788.00	21.2%
191-960 · Elections Other	3,900.00	1,500.00	2,400.00	260.0%
191-970 · FOIA EXPENSE -NOV 2016 ELECTION	0.00	100.00	-100.00	0.0%
Total 6191 · ELECTIONS	42,394.14	47,350.00	-4,955.86	89.5%
6192 · SCHOOL ELECTIONS				
192-702 · SALARIES	5,666.45	3,000.00	2,666.45	188.9%
192-727 · SUPPLIES	0.00	0.00	0.00	0.0%
192-800 · MILEAGE - SCHOOL ELECTION	0.00	0.00	0.00	0.0%
192-900 · PRINTING & PUB	0.00	50.00	-50.00	0.0%
192-925 · POSTAGE	0.00	100.00	-100.00	0.0%
192-956 · MISCELLANEOUS	1,164.00	600.00	564.00	194.0%
Total 6192 · SCHOOL ELECTIONS	6,830.45	3,750.00	3,080.45	182.1%
6195 · LITIGATION - CHESTNUT				
195-805 · LEGAL FEES	0.00	1,000.00	-1,000.00	0.0%
195-806 · CONSULTANTS	0.00	0.00	0.00	0.0%
195-812 · ENGINEERING	0.00	0.00	0.00	0.0%
195-814 · Misc Expences (Mileage/Food)	0.00	0.00	0.00	0.0%
Total 6195 · LITIGATION - CHESTNUT	0.00	1,000.00	-1,000.00	0.0%
6196 · LITIGATION - MARION OAKS				
196-805 · LEGAL FEES	0.00	1,000.00	-1,000.00	0.0%
196-806 · CONSULTANTS	0.00	0.00	0.00	0.0%
196-812 · ENGINEERING	0.00	0.00	0.00	0.0%
Total 6196 · LITIGATION - MARION OAKS	0.00	1,000.00	-1,000.00	0.0%
6205 · PROFESSIONAL FEES				
084-092 · Professional Fees	0.00	100.00	-100.00	0.0%
205-802 · AUDIT CONTRACT	8,435.00	10,000.00	-1,565.00	84.4%
205-803 · ACCT SERVICES	0.00	1,500.00	-1,500.00	0.0%
205-804 · SOFTWARE SUPPORT	7,252.68	12,000.00	-4,747.32	60.4%
205-805 · PAYROLL SERVICES	0.00	0.00	0.00	0.0%
205-807 · OTHER SERVICES - EDC	0.00	0.00	0.00	0.0%
205-809 · Planner/Consultant	0.00	2,500.00	-2,500.00	0.0%
205-812 · ENGINEERING FEES	2,702.25	5,000.00	-2,297.75	54.0%
Total 6205 · PROFESSIONAL FEES	18,389.93	31,100.00	-12,710.07	59.1%
6209 · ASSESSOR				
209-010 · DUES & MEMBERSHIPS	417.00	700.00	-283.00	59.6%
209-702 · FIELD/PREP WORK FOR ASSESSOR	4,580.17	6,000.00	-1,419.83	76.3%
209-727 · SUPPLIES	138.71	1,500.00	-1,361.29	9.2%
209-729 · Postage	2,951.20	2,500.00	451.20	118.0%
209-801 · ASSESSOR' S SALARY	43,426.62	62,500.00	-19,073.38	69.5%
209-802 · DEPUTY ASSESSOR SALARY	27,143.70	64,000.00	-36,856.30	42.4%
209-805 · ATTORNEY	0.00	500.00	-500.00	0.0%
209-806 · OUTSIDE CONSULTANT	0.00	500.00	-500.00	0.0%
209-860 · MILEAGE	2,573.60	2,500.00	73.60	102.9%
209-865 · LUNCH STIPEND	0.00	200.00	-200.00	0.0%
209-870 · SOFTWARE/TECHNOLOGY	0.00	500.00	-500.00	0.0%
209-872 · On-Line Data	0.00	0.00	0.00	0.0%

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#101 General Fund
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 July 2020 through June 2021

	Jul '20 - Jun 21	Budget	\$ Over Budget	% of Budget
209-920 · TRAINING AND SEMINARS	100.00	1,500.00	-1,400.00	6.7%
209-956 · MISCELLANEOUS	0.00	1,250.00	-1,250.00	0.0%
Total 6209 · ASSESSOR	81,331.00	144,150.00	-62,819.00	56.4%
6210 · ATTORNEY				
210-803 · GEN TWP ATTORNEY	4,656.50	20,000.00	-15,343.50	23.3%
210-804 · Gen Twp Atty - Lowe Tree Transp	0.00	0.00	0.00	0.0%
210-805 · SPECIAL ATTORNEYS	0.00	1,000.00	-1,000.00	0.0%
210-808 · LEGAL SUPPORT	0.00	2,500.00	-2,500.00	0.0%
210-815 · Attorney Other	0.00	0.00	0.00	0.0%
Total 6210 · ATTORNEY	4,656.50	23,500.00	-18,843.50	19.8%
6215 · CLERK				
215-021 · DEPUTY CLERK SALARY	21,762.26	36,000.00	-14,237.74	60.5%
215-702 · ANNUAL SALARY	31,660.00	47,600.00	-15,940.00	66.5%
215-705 · CLERK - ASSISTANT	0.00	200.00	-200.00	0.0%
215-727 · SUPPLIES	478.70	2,000.00	-1,521.30	23.9%
215-860 · MILEAGE	0.00	1,200.00	-1,200.00	0.0%
215-865 · LUNCH STIPEND	0.00	400.00	-400.00	0.0%
215-900 · DUES AND PUBLICATIONS	430.00	600.00	-170.00	71.7%
215-956 · MISCELLANEOUS	0.00	100.00	-100.00	0.0%
215-960 · TRAINING AND SEMINARS	-450.00	3,200.00	-3,650.00	-14.1%
Total 6215 · CLERK	53,880.96	91,300.00	-37,419.04	59.0%
6225 · TAX ROLL				
225-814 · TAX ROLL PREP	4,534.45	6,000.00	-1,465.55	75.6%
225-817 · POSTAGE	0.00	6,000.00	-6,000.00	0.0%
225-820 · On-Line Data	0.00	0.00	0.00	0.0%
Total 6225 · TAX ROLL	4,534.45	12,000.00	-7,465.55	37.8%
6247 · BOARD OF REVIEW				
247-702 · SALARIES	337.50	2,500.00	-2,162.50	13.5%
247-900 · PRINTING & PUBLICATIONS	240.00	600.00	-360.00	40.0%
247-956 · MISCELLANEOUS	0.00	200.00	-200.00	0.0%
247-960 · Training & Seminars	0.00	1,000.00	-1,000.00	0.0%
Total 6247 · BOARD OF REVIEW	577.50	4,300.00	-3,722.50	13.4%
6253 · TREASURER				
253-021 · DEPUTY TREASURER	20,721.05	35,000.00	-14,278.95	59.2%
253-022 · ASSISTANT TREAS	2,703.68	27,000.00	-24,296.32	10.0%
253-030 · Collecction Fees	0.00	200.00	-200.00	0.0%
253-562 · MISC. TAX CHARGE BACK	0.00	0.00	0.00	0.0%
253-702 · ANNUAL SALARY	31,947.10	47,600.00	-15,652.90	67.1%
253-727 · SUPPLIES	441.06	500.00	-58.94	88.2%
253-800 · SCANNER MAINT. FEE	600.00	650.00	-50.00	92.3%
253-805 · ATTORNEY	0.00	1,250.00	-1,250.00	0.0%
253-830 · POSTAGE - (receipts)	0.00	500.00	-500.00	0.0%
253-860 · MILEAGE	210.45	1,500.00	-1,289.55	14.0%
253-865 · LUNCH STIPEND	0.00	200.00	-200.00	0.0%
253-900 · DUES & PUBLICATIONS	106.00	250.00	-144.00	42.4%
253-956 · MISCELLANEOUS	0.00	100.00	-100.00	0.0%
253-960 · TRAINING & SEMINARS	1,017.00	2,000.00	-983.00	50.9%
Total 6253 · TREASURER	57,746.34	116,750.00	-59,003.66	49.5%

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#101 General Fund Profit & Loss Budget vs. Actual July 2020 through June 2021

	Jul '20 - Jun 21	Budget	\$ Over Budget	% of Budget
6265 · TOWNSHIP-GENERAL				
265-020 · VOID	0.00	0.00	0.00	0.0%
265-021 · Escrow losses	0.00	0.00	0.00	0.0%
265-022 · CUSTODIAL	2,685.00	5,000.00	-2,315.00	53.7%
265-702 · SECRETARY	19,710.35	24,000.00	-4,289.65	82.1%
265-705 · TRASH REMOVAL	282.00	1,000.00	-718.00	28.2%
265-706 · Recycle Bins	130.00	0.00	130.00	100.0%
265-727 · SUPPLIES	3,926.44	8,000.00	-4,073.56	49.1%
265-728 · EQUIP. MAINT/LEASE	5,409.00	6,000.00	-591.00	90.2%
265-729 · POSTAGE	1,265.35	5,000.00	-3,734.65	25.3%
265-730 · Record Fees	0.00	0.00	0.00	0.0%
265-757 · MILEAGE	27.03	300.00	-272.97	9.0%
265-760 · LUCNH STIPEND	0.00	0.00	0.00	0.0%
265-774 · LAWN, SNOW REMOVAL	6,655.00	12,000.00	-5,345.00	55.5%
265-775 · HALL REPAIRS	50.00	2,000.00	-1,950.00	2.5%
265-850 · TELEPHONE	988.36	6,000.00	-5,011.64	16.5%
265-851 · CELLULAR	0.00	0.00	0.00	0.0%
265-921 · UTILITIES	5,843.87	10,000.00	-4,156.13	58.4%
265-922 · Cable	3,179.55	1,200.00	1,979.55	265.0%
265-930 · MAJOR REPAIRS & GEN UPKEEP	4,940.00	10,000.00	-5,060.00	49.4%
265-932 · COVID 19 EXPENSE ACT.	1,653.94	0.00	1,653.94	100.0%
265-935 · INTERNET SERVICES	386.04	2,500.00	-2,113.96	15.4%
265-955 · CONTRIBUTIONS	0.00	0.00	0.00	0.0%
265-956 · MISCELLANEOUS	-21.06	1,000.00	-1,021.06	-2.1%
265-957 · BANK CHARGES	170.00	1,000.00	-830.00	17.0%
265-958 · Recording Fees	0.00	100.00	-100.00	0.0%
265-959 · ESCROW REIMBURSEMENT	0.00	0.00	0.00	0.0%
265-960 · Taxes-Aquired Property	0.00	0.00	0.00	0.0%
6265 · TOWNSHIP-GENERAL - Other	334.52	1,000.00	-665.48	33.5%
Total 6265 · TOWNSHIP-GENERAL	57,615.39	96,100.00	-38,484.61	60.0%
6276 · CEMETERY				
276-561 · GROUND MAINT & REPAIR	0.00	0.00	0.00	0.0%
276-702 · SEXTON SALARY	4,400.00	6,600.00	-2,200.00	66.7%
276-705 · CLEAN-UP	0.00	0.00	0.00	0.0%
276-956 · MISCELLANEOUS	0.00	0.00	0.00	0.0%
276-976 · TRANS TO CEMETERY FUND	0.00	15,000.00	-15,000.00	0.0%
Total 6276 · CEMETERY	4,400.00	21,600.00	-17,200.00	20.4%
6410 · ZONING ADMINISTRATOR				
410-702 · SALARY	26,544.00	41,000.00	-14,456.00	64.7%
410-704 · ASSIST. ZONING ADMIN.	0.00	8,500.00	-8,500.00	0.0%
410-706 · INSPECTION FEES	0.00	50.00	-50.00	0.0%
410-710 · ATTEND BOARD MEETINGS	500.00	2,000.00	-1,500.00	25.0%
410-727 · SUPPLIES	164.98	350.00	-185.02	47.1%
410-805 · ATTORNEY	0.00	250.00	-250.00	0.0%
410-860 · MILEAGE	662.61	1,500.00	-837.39	44.2%
410-870 · LUNCH STIPEND	0.00	50.00	-50.00	0.0%
410-956 · MISCELLANEOUS	0.00	100.00	-100.00	0.0%
410-957 · PLANNER	0.00	500.00	-500.00	0.0%
410-965 · ENGINEER	0.00	500.00	-500.00	0.0%
410960 · TRAINING AND SEMINARS	0.00	250.00	-250.00	0.0%
Total 6410 · ZONING ADMINISTRATOR	27,871.59	55,050.00	-27,178.41	50.6%

#101 General Fund Profit & Loss Budget vs. Actual July 2020 through June 2021

	Jul '20 - Jun 21	Budget	\$ Over Budget	% of Budget
6411 · PLANNING COMMISSION				
411-702 · SALARIES	5,800.00	8,000.00	-2,200.00	72.5%
411-727 · SUPPLIES	0.00	150.00	-150.00	0.0%
411-730 · TRAINING FOR PLANNING COMMISSIO	415.00	2,000.00	-1,585.00	20.8%
411-750 · LUNCH STIPEND	0.00	150.00	-150.00	0.0%
411-805 · ATTORNEY	0.00	750.00	-750.00	0.0%
411-860 · MILEAGE	0.00	600.00	-600.00	0.0%
411-900 · PRINTING & PUB.	257.50	1,000.00	-742.50	25.8%
411-905 · MASTER PLAN 2005	0.00	0.00	0.00	0.0%
411-910 · RECORDING SECRETARY	992.50	2,000.00	-1,007.50	49.6%
411-950 · MISCELLANEOUS	0.00	100.00	-100.00	0.0%
411-956 · MASTERPLAN 2018	102.50	5,000.00	-4,897.50	2.1%
411-957 · PLANNER	2,210.00	6,000.00	-3,790.00	36.8%
411-958 · PROFESS SERV - PREAPPLICATION	0.00	1,000.00	-1,000.00	0.0%
411-965 · ENGINEER	0.00	1,000.00	-1,000.00	0.0%
Total 6411 · PLANNING COMMISSION	9,777.50	27,750.00	-17,972.50	35.2%
6412 · ZONING BOARD OF APPEALS				
412-702 · SALARIES	3,400.00	5,000.00	-1,600.00	68.0%
412-710 · LUNCH STIPEND	0.00	0.00	0.00	0.0%
412-727 · SUPPLIES	0.00	50.00	-50.00	0.0%
412-730 · TRAINING SEMINARS	94.00	500.00	-406.00	18.8%
412-805 · ATTORNEY	0.00	1,250.00	-1,250.00	0.0%
412-900 · PRINTING & PUB	185.00	1,000.00	-815.00	18.5%
412-910 · RECORDING SECRETARY	415.00	1,000.00	-585.00	41.5%
412-956 · MISCELLANEOUS	0.00	100.00	-100.00	0.0%
412-957 · PLANNER	0.00	1,000.00	-1,000.00	0.0%
412-965 · ENGINEER	0.00	250.00	-250.00	0.0%
Total 6412 · ZONING BOARD OF APPEALS	4,094.00	10,150.00	-6,056.00	40.3%
6445 · DRAINS				
445-955 · DRAIN MAINTENANCE	0.00	10,000.00	-10,000.00	0.0%
Total 6445 · DRAINS	0.00	10,000.00	-10,000.00	0.0%
6446 · ROADS				
446-804 · Planner	0.00	0.00	0.00	0.0%
446-806 · ROAD MAINTENANCE	0.00	0.00	0.00	0.0%
446-808 · DUST CONTROL	46,741.67	70,000.00	-23,258.33	66.8%
Total 6446 · ROADS	46,741.67	70,000.00	-23,258.33	66.8%
6756 · RECREATION DEPARTMENT				
756-702 · SALARY FOR REP	1,400.00	3,500.00	-2,100.00	40.0%
756-969 · HAPRA RECR CONTRACT	53,750.00	110,000.00	-56,250.00	48.9%
756-975 · MARION RECREATION	0.00	0.00	0.00	0.0%
756-976 · TRANS TO RECREATION FUND	12,000.00	12,000.00	0.00	100.0%
756-980 · MAINTENANCE RECREATION	0.00	5,000.00	-5,000.00	0.0%
756-985 · OTHER	0.00	0.00	0.00	0.0%
Total 6756 · RECREATION DEPARTMENT	67,150.00	130,500.00	-63,350.00	51.5%
6856 · BONDS & INSURANCE				
856-910 · INSURANCE/BONDS	48,555.35	50,000.00	-1,444.65	97.1%
856-911 · DEDUCTIBLE	0.00	0.00	0.00	0.0%
856-913 · FEES-ADMIN	0.00	500.00	-500.00	0.0%
856-914 · EMPLOYER RETIRE. CONTRIB. D.C.	24,424.60	37,000.00	-12,575.40	66.0%
Total 6856 · BONDS & INSURANCE	72,979.95	87,500.00	-14,520.05	83.4%

11:59 AM
 02/18/21
 Accrual Basis

#101 General Fund Profit & Loss Budget vs. Actual July 2020 through June 2021

	Jul '20 - Jun 21	Budget	\$ Over Budget	% of Budget
6902 · BLDG IMP. CAPITAL OUTLAY				
902-097 · TRANS IN FROM LOVES CREEK	0.00	0.00	0.00	0.0%
902-970 · FIRE HALL IMPROVEMENTS	0.00	0.00	0.00	0.0%
902-976 · TRANS IN FROM BLDG FUND	0.00	0.00	0.00	0.0%
902-977 · BLDG IMP. CAP OUTLAY	8,002.00	25,000.00	-16,998.00	32.0%
902-978 · TRANS TO BLDG FUND	0.00	0.00	0.00	0.0%
902-980 · OUTSIDE CONSULTANT	1,162.50	5,000.00	-3,837.50	23.3%
902-988 · MORTGAGE PMTS	0.00	0.00	0.00	0.0%
902-990 · TORNADO SIREN	850.00	1,000.00	-150.00	85.0%
Total 6902 · BLDG IMP. CAPITAL OUTLAY	10,014.50	31,000.00	-20,985.50	32.3%
6903 · EQUIPMENT& LAND				
903-977 · FURNITURE & FIXTURES	0.00	2,000.00	-2,000.00	0.0%
903-978 · LAND	0.00	0.00	0.00	0.0%
903-979 · COMPUTERS/SOFTWARE	1,470.65	5,000.00	-3,529.35	29.4%
903-980 · VOTING MACHINES	0.00	0.00	0.00	0.0%
Total 6903 · EQUIPMENT& LAND	1,470.65	7,000.00	-5,529.35	21.0%
6904 · TRANSFERS				
0450 · TRANS OUT	0.00	25,000.00	-25,000.00	0.0%
904-904 · TRANSFERS - ROAD FUND #415	0.00	0.00	0.00	0.0%
Total 6904 · TRANSFERS	0.00	25,000.00	-25,000.00	0.0%
6990 · CONTINGENCY				
990-990 · CONTINGENCY	0.00	10,000.00	-10,000.00	0.0%
Total 6990 · CONTINGENCY	0.00	10,000.00	-10,000.00	0.0%
Total Expense	839,070.84	1,480,700.00	-641,629.16	56.7%
Net Income	390,458.51	-44,074.00	434,532.51	-885.9%

Marion Township COVID-19 Preparedness and Response Plan
Revised by the Marion Township Board on February 11, 2021
Effective February 15, 2021

The document has been created in response to orders and directives issued by the governor of the State of Michigan. The purpose of this document is to apply the orders and directives to Marion Township offices consistent with the perceived intent of the orders and directives in a way that is appropriate for the Marion Township offices.

- A. The Township Board will appoint worksite supervisors to implement this plan.
- B. Install a physical barrier between the lobby area and the office area.
- C. Anyone that enters the area behind the barrier must have their temperature taken and if it is over the CDC guidelines of 100.4 degrees, they must leave the building. A face covering must be worn when they cannot consistently maintain six feet of separation from other individuals in the workplace, or when in shared spaces, including during in-person meetings and in restrooms and hallways. Employees must keep a record of their daily temperature and turn those logs in to the Clerk's office at the end of each month.
- D. Everybody should consider face shields when they cannot consistently maintain three feet of separation from other individuals in the workplace.
- E. Make this plan available to Township Staff and visitors to the Township Offices.
- F. Anyone coming in to the office, must fill out the COVID-19 Survey, sign, date and deposit it in the COVID Survey Box. Township Staff will review the list of COVID-19 symptoms. If they have any of the symptoms, they will notify the Clerk's office and stay at home until the symptoms are gone or test negative for Covid-19.
- G. Staff members who develop COVID-19 symptoms while in the office will notify the Clerk's office and go home.
- H. Face coverings will be provided by the Township or staff may use face coverings that they provide.
- I. To the extent reasonable, Staff will use only the telephone at their workstation or their own personal wireless phone.
- J. The Township will provide hand sanitizer, wipes, and other cleaning materials as necessary.
- K. If a staff member is confirmed COVID-19 positive, they will follow medical advice from their primary care provider and inform the township supervisor.
- L. Sanitizing of surfaces will be conducted as appropriate.
- M. This plan will be modified as conditions require.



Liv.Co UPDATE

Monthly News from the
Livingston County Commissioners



February 2021

Livingston County Board of Commissioners

- District 1 - Kate Lawrence
- District 2 - Carol Sue Reader
- District 3 - Wes Nakagiri
(Board Chairman)
- District 4 - Douglas G. Helzerman
- District 5 - Jay R. Drick
- District 6 - Mitchell Zajac
- District 7 - Carol S. Griffith
(Board Vice-Chairwoman)
- District 8 - Jerome Gross
- District 9 - Brenda Plank

Monthly Meetings

All meetings will be held via Zoom.
The public may attend:

- Via Zoom (on-line meetings):
<https://zoom.us/j/3997000062?pwd=SUdLVVFFcmozWnFxbm0vcHRjWkVIZz09>
- Via the Zoom app - **join a meeting**,
meeting number: **399 700 0062**
Enter the password: **LCBOC**
(ensure there are no spaces before or
after the password)
- Dial by your location: +1 929 205 6099
Meeting ID: **399 700 0062**
Password: **886752**

- 2/16/2021 - Infrastructure &
Development & Public Safety at
5:30 PM
- 2/17/2021 - Finance Committee at
7:30 AM, Personnel Committee
after Finance
- 2/22/2021 - Full Board Meeting at
5:30 PM
- 3/1/2021 - General Government &
Health & Human Services
Meeting at 5:30 PM

"The mission of Livingston County is to be an effective and efficient steward in delivering quality services within the constraints of sound fiscal policy. Our priority is to provide mandated services which may be enhanced and supplemented to improve the quality of life for all who work, reside, and recreate in Livingston County."



COVID-19 Response and Updates

The Livingston County Health Department (LCHD) continues to schedule COVID-19 vaccine appointments as quickly as possible, but is limited by vaccine supply. Currently, tens of thousands of Livingston County residents are eligible to receive the vaccine. If you, fellow employees, or those you serve are interested in getting the COVID-19 vaccine, the best option is to add your name to multiple waiting lists and advocate that others do so as well. Those interested can take action by checking the websites of their primary healthcare provider and local pharmacy for more information about being added to their vaccination waiting list, if applicable.

Those interested can also add their name to a local Meijer Pharmacy waiting list. Please complete Meijer Pharmacy's online pre-registration process at <https://clinic.meijer.com/>. If you cannot complete the form online, please call your local Meijer Pharmacy for assistance. Individuals do not need to be a current Meijer Pharmacy client to add their name to the waiting list; but you do need to create a new profile with Meijer using the registration link above.

Additional vaccination options will be available soon, as the federal government has partnered with 21 national pharmacy chains and independent pharmacy networks to help administer COVID-19 vaccine in communities across the United States as a part of the Federal Retail Pharmacy Program for COVID-19 Vaccination. The program will be implemented gradually, based on the available supply of COVID-19 vaccine. Initially, three retail pharmacies in Michigan will receive a limited supply of vaccine to vaccinate eligible individuals throughout the State. The Federal pharmacy partners will administer vaccine to individuals according to state-selected eligibility criteria. Individuals who are eligible for vaccination in Michigan should check out their local pharmacy's website to find out if vaccine is available. It's important to know that early on, many local pharmacies may not have vaccine or may have very limited supply.

LCHD wishes to extend a sincere thank you to each and every resident for their continued support and patience. We know it can be very frustrating to wait. In the meantime, timely updates regarding COVID-19 vaccination can be found on the LCHD website: <https://www.livgov.com/health/ph/Pages/COVID19-Vaccine.aspx>.

Resolutions Passed by the Board of Commissioners

- The County's Specialty Courts and Programs will apply for the Bureau of Justice Assistance Grant for funding of the operation and expansion of the Adult Drug Court's services from fiscal year 2022 through 2025.
- The Sheriff's Office will begin replacing mobile in-car video systems with Axon in-car recording systems. The Office currently utilizes the Axon system and the new recording systems will integrate with existing systems and cloud storage. This project had previously been identified in the County's Capital Improvement Plan and is expected to span five years.
- Central Dispatch's critical Radio Systems require regular preventative maintenance in order to ensure peak performance. Maintenance Service Agreements with Motorola using the State of Michigan's MiDeal contract have been approved to cover the components of Central Dispatch's Radio Systems at both their main and back-up location. These agreements will be active until June 30, 2026.
- The following individuals have been appointed to Livingston County Boards and Committees:
 - Community Corrections Advisory Board
David Reader, term expires 12/31/2024
 - Community Mental Health Authority Board
Suzanne Vandemergel, term expires 12/31/2023
 - Board of Public Works
Greg Tatara, term expires 12/31/2021
Dale Brewer, term expires 12/31/2021
 - Livingston County Foundation
Ronald Van Houten, term expires 12/31/2024
Meghan Reckling, term expires 12/31/2023
- An amendment to the agreement with Cohl, Stoker & Toskey, P.C. to provide legal services to Livingston County was approved to provide a fixed fee increase of 1.5%
- The Sheriff's Office will increase their Road Patrol fleet by five vehicles. This purchase will implement the first phase of the Office's Deputy Assigned Vehicle program, which would assign individual patrol cars to deputies.
- EMS has entered into a Training Affiliation Agreement with Ascension Genesys Hospital to allow their EMS students to complete their clinical rotations and field internships with Livingston County's EMS. Since December 2020, EMS has signed Training Agreements with Lake Superior State University, Oakland Community College, Dorsey Emergency Medical Academy, and Pittsfield Township Fire Department. These agreements give students the opportunity to complete this portion of their education while also gaining valuable operational knowledge in the application of their education in real life situations under the guidance of one of EMS' Senior Paramedics.
- An agreement between the Livingston County Board of Commissioners and the Police Officers Labor Council - Government Employees Labor Council representing 911 Dispatchers has been approved for the period of 1/1/2021 through 12/31/2023.
- After a year-long search for the perfect blend of location, space, and cost, the Veterans Services Office has been approved to enter into a lease agreement with Genoa Investment LLC for the space at 1420 Lawson Dr in Howell. This space is 5,000 square feet and is located just a few doors down from the Secretary of State location and is right off the freeway exit. This larger location for the Veterans Services Office will allow them to provide services and includes two ADA compliant bathrooms and water fountains. Veterans Services looks forward to providing the great service they already do in their new location, while adding future learning opportunities and community outreach events.