

MARION TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR MEETING  
Thursday, February 11, 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 January 28, 2021 Regular Meeting Minutes
  - b. January 19, 2021 HAPRA Organizational Minutes
  - c. January 19, 2021 HAPRA Regular Minutes
  - d. Secretary of Planning Commission's 2020 Annual Report
  - e. Complaint Report
  - f. DPW Report
  - g. January 2021 Financial Reports
  - h. Zoning Report
- 3) Schroder Body Shop
- 4) Vern Brockway/Lucy Road Development-Preliminary Site Plan
- 5) Sunridge Phase III (Tamarack Place) PUD Agreement
- 6) Sunridge Phase III (Tamarack Place) Preliminary Site Plan Review
- 7) Sexton Contract/Cemetery
- 8) Township Lawyer
- 9) Board of Review Alternate
- 10) COVID-19 Preparedness and Response Plan Amendment
- 11) 2021-2022 Roads- Herald Letter

Correspondence and Updates

Call to the Public  
Adjournment

Reminder: Next Board Packet will be ready after 3pm on **Thursday, February 18, 2021**

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Call to the Public  
Adjournment

Reminder: Next Board Packet will be ready after 3pm on **Thursday, February 18, 2021**

MARION TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR ELECTRONIC MEETING  
JANUARY 28, 2021

DRAFT

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

MEMBERS ABSENT: None

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

\*\*\*\*\*

CALL TO ORDER

Bob Hanvey called the meeting to order at 7:31 pm.

PLEDGE OF ALLEGIANCE

BOARD MEMBERS PRESENT

The board members introduced themselves.

CALL TO THE PUBLIC

Susan Schooley, 459 E. Davis Rd., was present in response to the letter from Jean Root regarding 2960 Harvest Drive. Ms. Schooley said there is traffic, noise, deliveries, explosions, 80' smoke plumes, etc. She feels this is a violation of the zoning ordinance as this is a landscape contractor operation. They have contractor equipment moved in and out on a daily basis, multiple employees, bulk material deliveries, they have blocked driveways at times, they are dumping and storing refuse from the lawn business. In addition to the large building that was constructed over the summer, there are multiple sheds and hoop buildings. There are no agricultural activities. Ms. Schooley said the zoning ordinance is clear about this type of activity in rural residential zoning. She is asking the township board to acknowledge the situation and enforce the ordinance.

APPROVAL OF AGENDA

Items #9—School Election Agreement and #10—Sewer Tap Inspections were added to the agenda. Les Andersen motioned to approve the agenda as amended. Tammy Beal seconded. No objections were heard. **Motion carried.**

CONSENT AGENDA

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

COON LAKE GOOSE RESOLUTION

Tammy Beal motioned to adopt a resolution to approve submitting the permit for Coon Lake Canadian Geese management and nest destruction for five (5) years. Les Andersen seconded. Roll call vote: Lowe, Lloyd, Beal, Hanvey, Durbin, Andersen, Donovan—all yes. **Resolution passed 7-0.**

SCHROEDER BODY SHOP

Dave Hamann updated the board on this project. He is withholding the temporary zoning compliance until the owner sets up the review for the February 23 Planning Commission meeting. He will be adding vehicle sales, he is

still working with the City of Howell DPW on the sewer dumping pipe in the parking lot, and the easement agreement still needs to be signed.

### SUNRIDGE PHASE III (TAMARACK PLACE)

Bob Hanvey said the Planning Commission motioned to recommend approval for the site plan for this project and it will be on the next board agenda.

The board members discussed the offsite road improvements that were recommended to be done at Mason & Peavy and Kedde & D-19. A traffic study from 2001 indicated the need for a left-turn lane at both intersections. Les Andersen said the LCRC has indicated they weren't planning on putting in turn lanes. They estimate it could cost between \$200-500K.

Phil Westmoreland corresponded with Mike Goral about the most recent traffic study. He thought the volumes looked okay, although he disputed the percentage increase.

Scott Lloyd and Dan Lowe said if they don't make these improvements, it should revert to the original plan. Bob Hanvey said he would like to have the attorney review prior to the next meeting.

Les Andersen motioned to postpone this item until a review is done by the attorney. Dan Lowe seconded. No objections were heard. **Motion carried.**

### ELKOW HOMES

Tammy Beal motioned to authorize staff to assign 26 REUs owned by Elkow Homes to designated lots in Marion Oaks. Les Andersen seconded. **Motion carried.**

### JEAN ROOT LETTER

Dave Hamann said he received a letter and complaint from Jean Root regarding 2960 Harvest Drive. He said he has no evidence of "explosions." He feels this would fall under the nuisance general ordinance, not the zoning ordinance.

Les Andersen said the whole thing is a mess and feels the township was duped. This type of activity should have required a Special Use Permit with public hearings. Dave Hamann said a Special Use Permit wouldn't be issued for that type of activity because it's not allowed in rural residential.

Greg Durbin said he visited the property last week, but didn't feel comfortable going on the property without authorization. He did say, however, that he didn't see or hear anything out of the ordinary.

Bob Hanvey asked Susan Schooley if the loud sounds could have been tailgates banging. She said no and in addition, there were large plumes of smoke. She also invited the board members to her property to see more of the activity.

Bob Hanvey motioned to pass this situation on to Carlisle Wortman for enforcement. Les Andersen seconded. Roll call vote: Donovan, Durbin, Hanvey, Lloyd, Beal, Andersen, Lowe—all yes. **Motion carried 7-0.**

### 2021-22 ROADS

Les Andersen said he talked with the LCRC regarding cost-sharing on Schafer Road, and was told a non-primary road would be a 70/30 split. They are planning to do Howell Township's portion of Burkhart Road this year. The small portion in Marion Township could cost as much as \$380,000 per mile; our section is about ½ mile, so the township's share could be approximately \$96,000.

Dan Lowe said he wouldn't do Schafer Road as there isn't much traffic. He feels Cedar Lake Road needs improvements that would benefit more residents. He suggested making repairs in phases so when it comes time to pave it, it will be ready.

Greg Durbin said there is a small section of public road in Sundance Meadows that needs repair.

Les Andersen said the parking lot repairs need to be done; he would like to see some bid specs.

### **SCHOOL ELECTION AGREEMENT**

Greg Durbin motioned to adopt a resolution to authorize the clerk to sign the four-year agreement for Howell, Pinckney, and LESA school elections. Scott Lloyd seconded. Roll call vote: Beal, Andersen, Donovan, Durbin, Lowe, Hanvey, Lloyd—all yes. **Motion carried 7-0.**

### **SEWER TAP INSPECTIONS**

Dan Lowe said there have been some sewer taps that have been done in Marion Creek that didn't have an inspection. The ordinance needs to be put in place so that violations and fines can be issued. Bob Hanvey said the mechanism for collecting the money needs to be decided, and then the ordinance will have to be published and then becomes effective after 30 days.

Mr. Lowe suggested having a list of qualified contractors similar to Hamburg Township. Bob Hanvey said he will call Hamburg Township for more information.

Dave Hamann said he can let them know that photos are no longer acceptable, and inspections must be done during the township's regular business hours.

### **CORRESPONDENCE & UPDATES**

Letters were received from Carlisle Wortman, the sheriff's department, and Catholic Charities.

Bob Hanvey said the first round of documents for the HVM lawsuit have been compiled.

### **CALL TO THE PUBLIC**

Jim Anderson, 84 Cranbrook Drive, said that a left-turn lane is needed for the entrance to Cranbrook and Kingswood as a safety upgrade. He also asked about the engine braking signs and what the status is. Dan Lowe said the signs should be ordered and installed. Tammy Beal said the county was going to do the installation. In addition to the locations previously identified, there should be one on D-19 at Brighton Road or Triangle Lake Road. Tammy Beal said she would also like one on Schafer Road.

### **ADJOURNMENT**

Greg Durbin motioned to adjourn at 9:05 pm. Les Andersen seconded. No objections were heard. **Motion carried.**

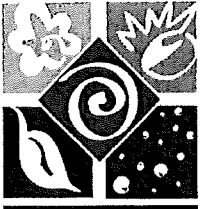
Submitted by: S. Longstreet

\_\_\_\_\_  
Tammy L. Beal, Township Clerk      Date

\_\_\_\_\_  
Robert W. Hanvey, Township Supervisor      Date

Request for Zoning Administrator, **Dave Hamann**, to be present at  
the Board of Trustee meeting on 2-11-2021.  
Date

Requested by Sammy L. Beal.  
Signature



HOWELL AREA PARKS &  
**RECREATION**  
AUTHORITY

## Howell Area Parks & Recreation Authority

Bennett Recreation Center

Organizational Electronic Board Meeting Minutes

January 19, 2021

### Call to Order

Chairperson Sean Dunleavy called the meeting to order at 7:00 pm.

### Pledge of Allegiance

### Attendance

Chairman Sean Dunleavy(home), Vice Chair Diana Lowe(home), Treasurer Jean Graham(home), Secretary Tammy Beal(home), Trustee Jeannette Ambrose(home)

### Officer Positions for 2021

Diana Lowe made a motion to have officers remain as is; Sean Dunleavy-Chair, Diana Lowe-Vice-Chair, Jean Graham-Treasurer, Tammy Beal-Secretary, Jeannette Ambrose-Trustee. Supported by Tammy Beal. Roll call vote- Graham, Lowe, Ambrose, Beal, Dunleavy-all yeas. **Motion carried 5-0.**

### Adjournment

Motion by Jean Graham to adjourn at 7:04, supported by Diana Lowe. **Motion carried 5-0.**

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Approved

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Date

Respectively Submitted by: Tammy L. Beal, Secretary



**Howell Area Parks & Recreation Authority**  
Bennett Recreation Center

Regular Electronic Board Meeting Minutes

January 19, 2021

**Call to Order**

Chairman Sean Dunleavy called the Virtual meeting to order at 7:05 pm.

**Attendance**

Chairman Sean Dunleavy(home), Vice Chair Diana Lowe(home), Secretary Tammy Beal(home), Treasurer Jean Graham(home), and Trustee Jeannette Ambrose(home)

**Absent**

None

**Staff**

Director Tim Church(Bennett Center), Kyle Tokan, Chris Techentin, Ameila Purdy-Ketchum, Kevin Troshak, Jennifer Savage

**Public**

None

**Agenda**

Diana Lowe made a motion to approve the agenda as presented, supported by Jeannette Ambrose.

**Motion carried 5-0.**

**Approval of Regular Minutes**

Jeannette Ambrose made a motion to approve the December 15, 2020 minutes as presented, supported by Diana Lowe. **Motion carried 5-0.**

**Call to the Public**

None heard.

**Staff Comments**

None heard.

**ICMA 401(a) & IMCA 457(b) Plan Contributions for 2021**

Discussion about whether HAPRA would reinstate the 10% that they use to put in a 401(a) for the eligible team members. Employees can still contribute to the 457(b) on their own. Jean Graham made a motion to wait until after the audit and see what the financials show at that time, this can possibly be back funded. Diana Lowe supported. **Motion carried 5-0.**



### **Burnham & Flower BCBS Health Care Insurance Proposals**

There were three different proposals presented. The first one is the current plan and will be going up 1.37%, with a high deductible. The second two options were similar with lower deductibles for the employee but slightly higher premiums. Tammy Beal motioned to go with option B, the Authority would pay about \$3600 more annually but the employee's deductibles would be \$1500/\$3000. Diana Lowe supported. Roll call vote- Lowe, Ambrose, Graham, Beal and Dunleavy-all yes. **Motion carried 5-0.**

### **Employee Health Contributions**

Jean Graham made a motion to have the employees pay 20% of their insurance premiums for Medical, Dental and Vision coverage and the Authority will pay 80% of the premium. Supported by Jeannette Ambrose.

**Motion carried 5-0.**

### **Payment in Lieu of Health Insurance for 2021**

Employees that opted to not take the insurance coverage have been paid \$250 per quarter in the past. Jean Graham made a motion to wait until we get the financials back to decide on this. Supported by Jeannette Ambrose. **Motion carried 5-0.**

### **2020 Audit Engagement Letter from Smith & Klackiewicz**

Jeannette Ambrose made a motion to accept and allow Director Church the authority to sign the engagement letter from Smith & Klackiewicz for not to exceed \$4200 and would like a break down of the Dog Park numbers. Jean Graham supported. **Motion carried 5-0.**

### **Audio/Visual Payment with Ocela Township**

The building company needed to install the audio and visual elements to the new Ocela Center at a certain step in the process without much warning, this will be an extra cost of \$22,989 for the authority. Sean Dunleavy took it to his board to see if they could front the money and have HAPRA pay them back monthly installments over the next two years. Sean will bring a draft agreement to the next HAPRA meeting for our review.

### **Ocela Facility Use Contract**

Director Church presented us with the old Ocela Facility Use Contract for reference. Director Dunleavy will take it to his board, make adjustments and bring it back to this board for approval. The new contract will look almost identical to this one.

### **Check Register and Bank Statements ending December 31, 2020**

Everything looks good.

### **Financial Report ending December 31, 2020**

Director Church included the balance sheets so that we could see where we are at including the Dog Park. With the original budget we should have had an ending of \$1.4 million but instead we have an ending budget of \$910,000 which is really good for what this year has thrown at us. We are still in the **BLACK!**

### **Directors Report**

- We are looking for 2-3 new staff members for the new Ocela Center.

- The Banner Program has been well received, it is a 10'x3' banner for businesses or sponsors, the price is \$500 the first year and \$250 for the following years. They will be displayed hanging from the second floor. Ten have been purchased already.
- There will be a Media night the first week of February to promote the new center, the soft opening will be during the week of Spring break and the Grand opening will be in early April.

### **Dog Park Committee Report**

Jeannette, Diana and Tim met and decided to have Tim reach out to Steve Manor. Director Church invite the Friends of the Dog Park to meet and discuss a new agreement. Tim will look for other Dog Park agreements to use as a template for ours. Genoa may be putting in a Dog Park. Steve Manor said he would get with his committee and find out what they want to accomplish. Sean Dunleavy would like to know how the Dog Park Committee is structured and who is their spokesperson and board members are.

### **Old Business**

Jeannette Ambrose would like the agenda notes to be incorporated into the packet instead of in a separate PDF. Director Church said he would work on it.

### **New Business**

Jeannette Ambrose said she will be absent next meeting and wondered if it could be changed to a different date. It was discussed and changed to Tuesday, February 23, Jen Savage will send out the change notice for posting.

### **Review of Executive Director**

Director Church asked to have his annual review in an executive meeting.

At 8:20 pm a motion was made by Jean Graham to go into an executive meeting to conduct the Executive Directors Annual Review, supported by Jeannette Ambrose. Roll call vote: Lowe, Ambrose, Graham, Beal, Dunleavy-all yes. **Motion carried 5-0.**

### **Executive Session Closed**

At 8:48 pm a motion was made by Jean Graham to go back into Open Session, supported by Jeannette Ambrose. Roll call vote: Ambrose, Graham, Lowe, Beal, Dunleavy-all yes. **Motion carried 5-0.**

### **Next Meeting**

The next regular meeting is scheduled for Tuesday, February 23, 2021 at 7 pm, this will be a virtual meeting.

Motion to adjourn at 8:50 pm by Jean Graham supported by Diana Lowe. **Motion carried 5-0.**

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Approved

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Date

Respectfully Submitted by: Tammy L. Beal, Secretary

## Planning Commission Annual Report 2020

### January

- LCPC annual visit by Brian Prokuda. The LCPC appreciates our members attending their meetings especially when our items are on the agenda in case of questions arising and information sharing. Trail and park plans are taking shape for the community.
- Majestic Oak Stable renewing SUP#01-03 (new ownership and new name : "Q Card Stable")
- Election of Officers: Larry Grunn- Chairman; Bruce Powelson- Vice Chairman; Cheryl Range- Secretary
- TXT#03-18 - 17.32 Changes of B o T (to J) was approved by PC
- TXT#04-17 - Comments from LCPC sent to B o T (review and adoption)
- Section 15.05,06 (Signs); TXT#07-17 (Lots); TXT#01-19 (Short Term Rentals) Discussed but, postponed to 2-25-20 meeting.
- Discussion on SUP, Home Based Business continued. Les A. (B o T) wishes to incorporate language of Farm Progress and its application in the Master Plan drafting update.

### February

- Section 15.05,06 (Signs); update given by John E. (meetings with Mike K., and Dave H.) Free standing signs questioned and discussed. TXT change to 15.06 and 06(C) more discussion and postponed to 3-24-20 meeting.
- Discussion on cell towers (must be allowed). Solar panels being considered as an accessory use (for Dave H. To regulate). Principle structure vs. Principle use (single family/ AG farm/ open space usage). John E. will bring language from Huron Twp. to share and discuss. Postponed to 3-21-20 meeting.
- TXT#01-19 Short Term Rentals (not allow in ERS - our plan). Still having many numerous issues from Triangle Lk. House being repeatedly rented.
- April 20<sup>th</sup> meeting (Monday) MTA mtg conflict
- Master Plan update (John E. Sorry for the delays)
- Open Spaces, farmland preservation discussed along with Jim A. mtg with an Ann Arbor outreach.

March - No Meeting - Governor closed many things she considers non essential

April - Conference Call Meeting - Township closed still

-Mugg & Bopps explanation and discussion for a Dunkin Donut drive thru extension/addition by Todd Lekander and John E. Add ins and upcoming meetings with Phil W. regarding the drain, pond, the turn arounds, and discussion with Bob Dymond and PC's. Zoning issues not considered "essential" and information being shared now and moving forward as we can, when we can, and are allowed. Jim Abraham spoke (future owner of McGowan's Mini Storage) LCDDC is going to (but, when?) help with the water depth issues in the pond. Township not being open is keeping applications etc. on hold. Maybe May 18<sup>th</sup> as a re open date? Maybe. Discussion/meeting ended.

May - Conference Call Meeting

- B-Line is asking for outdoor dining discussion and approval with state guidelines in practice and as an Accessory Use permitted by Dave H. With approved considerations and input from LCFD. PC's in favor of helping to keep the business on going.
- SPR#01-20 & SUP#01-20 for Marion D19 LLC Section 17.12 (drive in) PC's discussed drive thru issues and set a Public Hearing for 6-23-20 meeting.

- TXT#05-05,06 (Signs) Home Occupation/Home Based Business - postponed again to 6-23-20 meeting due to waiting on the update from John E.
- TXT#07-17 Proposed Lot Changes postponed (same as above). Waiting on info from John E., Bob H., Dave H., & Twp. Attorney)
- TXT#01-19 Short Term Rentals Discussion continues. PC does NOT want this allowed in ER but, only in Commercial or HS. Postponed as well.
- Master Plan update - John E. has added pictures, cleared up demographics on pages, and will add Open Spaces and Farmland Preservation paragraphs.
- Multiple drives being a continual request in the township to Dave H. (to get to a barn, to avoid septic fields, non conforming lots etc.) Should we pull this language (clarify) out of our ZO and have the LCRC regulate as much as possible to help our township residents?

#### June

- Public Hearing SUP#01-20 Marion D19 LLC Section 17.12 (Drive in Mugg/Bopps) John E. shared another drive thru SUP in Cohoctah with details. PC's asked about signs, barriers, traffic flow safety with cross over customers, buffers etc. Jim Abraham (Mini Storage owner) also had input regarding his area (drainage/pond, and easement). SUP approved and sent to B o T for review/comments/approval. SPR tabled for outstanding issues.
- Soul Embodied Sanctuary Proposal - Heard from owner (Brigette Patton) and her friend about wanting a multiple tiny house commune set up on her 14 acre parcel plus another parcel she is looking into purchase for a rehab establishment for women. She is involved with an outreach of Global and on-line International Networks for Sustainable and Resource Energy Aid. She was "pulled" to the land in a spiritual vision and connection. She has a Green Global outreach and entities and wishes to bring emotional, educated, peace and inner genius with a miracle to needing women. We explained along with John E. that Marion Township is not the proper fit for this "vision". Some other areas in the state were suggested. They thanked us for the time and left.
- TXT#01-19 and TXT#07-17 (Short Term Rentals/ Lots) were tabled to 7-28-20 meeting.

#### July

- SPR#01-20 Marion D19 LLC 17.12 Drive in (Mugg & Bopps) Todd Lekander spoke to PC's regarding issues to explain reviewed comments from Carlisle Wortman (Outside agencies expressing concern/addressing problems: drain,health dept., LCRC points brought up). PC's and Phil W. were some of the attendees having thoughts and questions. Todd L. was willing to appease with information/suggestions and brought updated drawings back to PC for final review.
- Storage containers discussion: uses, how many per parcel, time allotted for use each etc.
- TXT# 01-19 Short Term Rentals - John E. is requested to give clarification for items in statements to be used regarding ERS1, RR, SR districts as well as days (time allowed for rentals 30-180 days) also acknowledging our Commercial/ HS only request for allowing these rentals, and to explain further Mike K.'s comments and info. from their meeting.
- New Engineering Standards/ updating our ordinances to be compliant with our ZO.
- Tabled Wellhead Protection revision to 8-25-20 meeting.

#### August

- =RZN#01-20 Public Hearing set for 9-22-20 (4710-02-200-008) rezone from HWY Service to UR (725 Mason Rd) Due to sales stalling by mortgages being denied because of the zoning classification.
- SPR#01-20 Final Site Plan for D19 LLC Drive in in Section 17.12) Changes made that were requested. PC's and John E. thanked Todd L. for addressing prior issues. PC approved and sent to

B o T for review/approval.

-Master Plan - John E., Dave H., Bruce P. to meet and review the latest version then send it on to B o T and outside communities to also review.

-TXT#01-19 Short Term Rentals - John E. suggests to send our previous information gathered to the new attorney (Mike K. retired) for their input, direction, or comment.

-Storage container further discussion. Bob H. relayed that Dan L. (B o T) wants a simple & direct language for adding to our amendments/text/articles.

-Les A. (BoT) wishes the ZB, PC, & B o T to attend a meeting to train and update on subjects as: SUP regulations, easements crossing parcels, mobile home regulations etc. John E. said that he (Carlisle Wortman) can head up and prepare that request after the Nov. election.

## September

-Melissa (Carlisle Wortman representing John E.) attending this meeting.

-Public Hearing RZN#01-20 for parcel 4710-02-200-008 (725 Mason Rd.) from Hwy Service to Urban Residential & Gary McCreary representing Dean Killenbeck and all information is in order, all approved, and sending to LCPC for review/approval.

-Larry G. (PC Chairman) updated PC's on ZBA cases from the recent meeting concerning variances on flag lots/cul-de-sacs. A joint meeting is suggested to update our ZO hoping to eliminate some extra applications for variances.

-TXT#01-19 Short Term Rentals discussed again and tabled again to 10-27-20 meeting.

## October

-Joint Training with all board members in attendance and led by John E. topics covered from Land Use decisions, Board Authorities and powers, Site Plan Reviews, variances, decisions, principles, motion content, site visits etc. Question and answer time after.

## PC Meeting

-SPR#02-20 Vern Brockway 1388 Lucy Rd Industrial Zoning (4710-01-400-005) Alan Crestwood representing Vern B. Requesting (among other things) 6,000 sq. ft. bldg. to be used for (mostly) truck repairs with septic, well, a 1,500 sq. ft. office and 4,500 sq. ft. repair shop (on a non conforming lot). Still needing outside agencies LCDC, LCRC, LCFD, and ZBA input. Sent to ZBA for review/variance.

-Public Hearings set for 11-24-20 for: TXT#01-19 Short Term Rentals (HS/Commercial only); Short Term Rental Article III Definition 3.02; TXT# 02-19 Signs for Home Occupations/Home Based Business; TXT#01-20 Site Plan/ Private Road Changes for Development Standards; TXT#02-20 Accessory Structure.

## November (Virtual on-line meeting) gotomtg

-Public Hearing TXT#01-19 Short Term Rentals - Ed Grima (resident) would like to NOT have short term rentals in residential areas. Still having issues on the Triangle Lk home. Hoping to have these rentals only in Commercial zones as has been discussed by PC's.

-Public Hearings TXT#02-19 Signs for Home Occupations/Home Based Business  
TXT#01-20 Site Plan Private Road Changes for Development Standards  
TXT#02-20 Accessory Structure and Storage Containers: NO Comments from the public on any of these three.

-TXT#01-19, TXT#02-19, TXT#01-20, TXT# 02-20 (All mentioned above) and sent to LCPC for review/comment/ approval.

-Public Hearing set for 12-22-20 for TXT#03-20 Planned Unit Development Overlay District (traffic increase will be one issue.) Some discussion regarding front lot # 145 and traffic (Allstott/Tracilee).

December (Zoom/ virtual/ some in Twp. Hall attending)

-Public Hearing TXT#03-20 Planned Unit Development Overlay District - John E. summarized the text for amending purposes, detailing submissions, and a more comprehensive info packet for PC's. Manny K. (Master developer of Phase III) introduced himself and spoke of the upcoming project.

-Review of PUD#01-20 Tamarack Place (Sunridge III) Pre Site Plan Review - Manny K. Gave an overview of his Phase III/ 145 unit project. History: The west side of Peavy Rd 2011 (foreclosed by Bank of America/ Edwin Allen Homes) 2008 Mitch Harris lost it. Marion Creek Phase II Original PUD needed to be modified in order to accommodate Phase III. Site Plan was approved. Mike West (Edwin Allen Homes) started PUD site plan. Enhanced intersections with flowing street patterns. 7,900 - 6,400 ft of roads (less rain water run off & maintenance.) Amenities addressed (paths, walkways, trails, lineal paths, open spaces, etc) Water lands left alone. Traffic study done in Oct. (deceleration taper lane addressed). LCRC will always be updated as the project moves along. Want to retain woods, meadows, and preserve open spaces etc. LCRC, City of Howell, MDOT, all multiple jurisdictions staying in contact with discussions regarding traffic congestion. More discussion continued regarding traffic, turn lanes and stones/gravel paths with timber fence entries etc.

-13.04 TXT# 03-20 PUD Overlay District move to EDS (Engineering Development Standards) to help clarify verbiage with our ZO. Motioned to send to LCPC for comments/approval.

Respectfully Submitted,  
Cheryl Range PC Secretary  
1-4-21







**GENERAL FUND CHECKING**

Previous Balance	\$	1,466,198.91
Receipts	\$	487,943.68
Interest	\$	348.17
	\$	<u>1,954,490.76</u>
Expenditures	\$	159,627.55
Balance	\$	<u>1,794,863.21</u>

**CEMETERY FUND**

Previous Balance	\$	31,284.39
Receipts	\$	-
Interest		
	\$	<u>31,284.39</u>
Expenditures	\$	-
Balance	\$	<u>31,284.39</u>

**PARKS & RECREATION FUND**

Previous Balance	\$	21,939.52
Receipts	\$	-
Interest		
	\$	<u>21,939.52</u>
Expenditures	\$	8.89
Balance	\$	<u>21,930.63</u>

**WATER - NEW USER**

Previous Balance	\$	457,283.68
Receipts	\$	12,255.37
Interest	\$	-
	\$	<u>469,539.05</u>
Expenditures	\$	3,500.00
Balance	\$	<u>466,039.05</u>

**SEWER OPERATING & MANAGEMT**

Previous Balance	\$	104,698.75
Receipts	\$	60,126.55
Interest		
	\$	<u>164,825.30</u>
Expenditures	\$	22,402.02
Balance	\$	<u>142,423.28</u>

**SEWER - NEW USER**

Previous Balance	\$	426,055.89
Receipts	\$	20,005.00
Interest		
	\$	<u>446,060.89</u>
Expenditures	\$	-
Balance	\$	<u>446,060.89</u>

**SPEC ASSESS. FUND**

Previous Balance	\$	115,791.35
Receipts	\$	69,417.34
	\$	<u>185,208.69</u>
Expenditures	\$	8,878.25
Balance	\$	<u>176,330.44</u>

**ESCROW FUND**

Previous Balance	\$	105,504.91
Receipts	\$	-
	\$	<u>105,504.91</u>
Expenditures	\$	14,479.25
Balance	\$	<u>91,025.66</u>

**SUMMARY TOTALS**

General Fund	\$	1,794,863.21
Cemetery Fund	\$	31,284.39

<b>Parks &amp; Rec Capital Chk</b>	<b>\$</b>	<b>21,930.63</b>
<b>Water - New User</b>	<b>\$</b>	<b>466,039.05</b>
<b>Sewer Operating &amp; Mana</b>	<b>\$</b>	<b>142,423.28</b>
<b>Sewer - New User</b>	<b>\$</b>	<b>446,060.89</b>
<b>Special Assess. Fund</b>	<b>\$</b>	<b>176,330.44</b>
<b>Escrow Fund</b>	<b>\$</b>	<b>91,025.66</b>
<b>TOTAL</b>	<b>\$</b>	<b>3,169,957.55</b>

## General Fund Custom Transaction Detail Report Monthly Ledger Report

	Date	Num	Name	Amount
Jan 21				
	01/04/2021	11292	Renee Hocking	-425.00
	01/04/2021	11293	Hart InterCivic	-22.50
	01/05/2021	11294	Karen Hawkins	-220.23
	01/05/2021	11295	Loreen Judson	-74.18
	01/05/2021	11296	Applied Imaging Systems Inc.	-742.80
	01/07/2021	11297	VOYA Institutional Trust	-400.00
	01/07/2021	11298	ALERUS PAYMENT SOLUTIONS	-3,972.06
	01/07/2021	76182388	RICHARD C. DELL	-57.71
	01/07/2021	76182389	LESLIE D. ANDERSEN	-375.57
	01/07/2021	76182390	SCOTT R. LLOYD	-260.31
	01/07/2021	76182391	DANIEL F. LOWE	-508.19
	01/07/2021	76182392	JAMES L. ANDERSON JR.	-88.10
	01/07/2021	76182393	BRUCE V. POWELSON	-92.35
	01/07/2021	76182394	CHERYL A. RANGE	-150.06
	01/07/2021	6509761	TAMMY L. BEAL	-2,575.50
	01/07/2021	6509762	JESSICA S. TIMBERLAKE	-2,317.07
	01/07/2021	6509763	THOMAS A. LLOYD	-501.37
	01/07/2021	6509764	KITSEY A. RENNELLS	-2,636.10
	01/07/2021	6509766	DIANE D. BOCKHAUSEN	-57.71
	01/07/2021	6509767	GAIL A. BURLINGAME	-2,948.51
	01/07/2021	6509768	SANDY DONOVAN	-3,194.44
	01/07/2021	6509769	SANDRA J. LONGSTREET	-2,302.74
	01/07/2021	6509770	GREGORY L. DURBIN	-1,077.86
	01/07/2021	6509771	DAVE HAMANN	-2,797.24
	01/07/2021	6509772	LAWRENCE W. GRUNN	-132.14
	01/07/2021	6509773	ROBERT W. HANVEY	-3,677.48
	01/07/2021	6509774	KAREN D. HAWKINS	-2,344.10
	01/07/2021	6509775	LOREEN B. JUDSON	-4,071.91
	01/07/2021	11299	FAITH MCDEVITT	-96.15
	01/07/2021	11300	VICTORIA PARGOFF	-96.15
	01/07/2021	11302	Bruce Powelson	-88.80
	01/07/2021	11304	CUMMINGS, MCCLOREYC DAVIS & ACHO	0.00
	01/07/2021	6516130 ES	TAMMY L. BEAL	-84.71
	01/07/2021	6516131 ES	JESSICA S. TIMBERLAKE	-88.79
	01/07/2021	6516132 ES	KITSEY A. RENNELLS	-84.71
	01/07/2021	6516134 ES	GAIL A. BURLINGAME	-88.79
	01/07/2021	6516135 ES	SANDRA J. LONGSTREET	-88.79
	01/07/2021	6516136 ES	ROBERT W. HANVEY	-84.70
	01/07/2021	76182871	KATHERINE L. ALWARD	-84.71
	01/07/2021	76182872	ROBERT BARASCH	-84.71
	01/07/2021	76182873	Gary Beal	-84.71
	01/07/2021	76182874	JOSEPH BEYRLER III	-84.71
	01/07/2021	76182875	DIANE BOCKHAUSEN	-84.71
	01/07/2021	76182876	ERIN BUTLER-PEVAN	-84.71

## General Fund Custom Transaction Detail Report Monthly Ledger Report

Date	Num	Name	Amount
01/07/2021	76182877	LINDA CARROLL	-84.71
01/07/2021	76182878	Garry Cathey	-44.40
01/07/2021	76182879	Sheila Cathey	-44.40
01/07/2021	76182880	JULIE DAILEY	-84.71
01/07/2021	76182881	ARDYTH DAVISON	-84.71
01/07/2021	76182882	ART DELGRECO	-84.71
01/07/2021	76182883	KATHLEEN DELGRECO	-42.36
01/07/2021	76182884	Vickie Edgington	-84.71
01/07/2021	76182885	THOMAS EMERY	-84.71
01/07/2021	76182886	Susan Grover	-88.80
01/07/2021	76182887	Larry Grunn	-84.71
01/07/2021	76182888	BARBARA HAMANN	-88.80
01/07/2021	76182889	RITA HANSEN	-88.80
01/07/2021	76182890	Candy Hedgcock	-84.71
01/07/2021	76182891	JIM HEDGCOCK	-84.71
01/07/2021	11313	KCI	0.00
01/07/2021	11314	DTE ENERGY	0.00
01/07/2021	76182892	Kim Howard	-84.71
01/07/2021	76182893	SHERRY HOWARD	-64.71
01/07/2021	76182894	EUGENE KIHN	-84.71
01/07/2021	76182895	Victoria Kihn	-84.71
01/07/2021	76182896	Janice Lamb	-42.36
01/07/2021	76182897	Mary Lemons	-42.36
01/07/2021	76182898	Jane Longeway	-84.71
01/07/2021	76182899	DEANNE OSWALD-DEBOTTIS	-84.71
01/07/2021	76182900	JOHN PERETTO	-84.71
01/07/2021	76182901	DEBRA PEVEN	-84.71
01/07/2021	76182902	Bruce Powelson	-88.80
01/07/2021	76182903	GAYLA REUTER-ALM	-84.71
01/07/2021	76182904	BARBARA RICHARDSON	-84.71
01/07/2021	76182905	TRACIE RICHARDSON	-84.71
01/07/2021	76182906	Thomas Rozek	-84.71
01/07/2021	76182907	FREDERICK SANDERS	-88.80
01/07/2021	76182908	Lucille Sanders	-88.80
01/07/2021	76182909	Jody Saum	-84.71
01/07/2021	76182910	Linda Smith	-84.71
01/07/2021	76182911	Ronald Smith	-84.71
01/07/2021	76182912	ROBERT SPAULDING	-84.71
01/07/2021	76182913	Patricia Stachowiak	-84.71
01/07/2021	76182914	CHRIS STOKES	-84.71
01/07/2021	76182915	Kayla Trapp	-84.71
01/07/2021	76182916	LAURIE J. WATTS	-42.36
01/07/2021	76182917	DANA WOODS	-84.71
01/09/2021	11301	Professional Duct Cleaners of MI, LLC	-1,875.00
01/11/2021	11303	Blue Cross Blue Shield of Michigan	-4,162.05

**General Fund**  
**Custom Transaction Detail Report**  
**Monthly Ledger Report**

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
01/11/2021	11305	CUMMINGS, MCCLOREYC DAVIS & ACHO	-315.00
01/11/2021	11306	FOWLerville NEWS & VIEWS	-190.00
01/14/2021	11307	B&L Services	-605.00
01/14/2021	11308	CARTRIDGE WORLD	-321.15
01/14/2021	11309	Charter Communications	-462.37
01/14/2021	11310	CARLISLE/WORTMAN, Inc.	-237.50
01/19/2021	11311	Howell Area Parks & Recreation Authority	-27,500.00
01/19/2021	11312	BURNHAM & FLOWER AGENCY	-45,993.75
01/20/2021	11315	KCI	-2,951.20
01/20/2021	11316	DTE ENERGY	-569.92
01/20/2021	11317	CONSUMERS ENERGY	-367.33
01/20/2021	11318	Advanced Disposal	-282.00
01/25/2021	11319	BEAR WATER TREATMENT	-73.44
01/25/2021	11320	LIV CO ASSESSOR'S ASSOC	-100.00
01/25/2021	11321	Blue Cross Blue Shield of Michigan	-15,640.34
01/27/2021	11322	SANDIE CORTEZ	-200.00
01/27/2021	11323	Colonial Life	-452.74
01/27/2021	11324	QUADIENT LEASING USA INC.	-382.35







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

\*Approved by: \_\_\_\_\_

Larry Grunn, *Chairperson*

**THIS DRAFT ONLY INCLUDES DISCUSSION ON AGENDA  
ITEM NUMBER 1: REVIEW SPR# 02-20 VERN BROCKWAY  
1388 LUCY ROAD INDUSTRIAL ZONING**

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 Eduardo 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:**

**I. REVIEW SPR# 02-20 VERN BROCKWAY 1388 LUCY ROAD INDUSTRIAL ZONING**

Al Prues discussed issues related to the trees on the property. Al would like to move the septic system to the northwest corner.

Jim Anderson asked if that will have any issues with the setback requirements involving the next-door neighbor.

David Hamann discussed the setbacks for the new proposed septic system for this project. Dave said that Al provided a submittal letter, which included feedback from the outside County agencies.

Cheryl Range made a motion to recommend approval for the Preliminary Site Plan Review# 02-20 Vern Brockway/Lucy Road PUD, to the Board of Trustees. Bruce Powelson seconded. **MOTION CARRIED**

# MARION TOWNSHIP

## APPLICATION FOR SITE PLAN REVIEW

Date: JULY 1 2020. SPR# 02-20  
 Parcel I.D. Number: 4710-01-400-005

Property Owner(s) Name (Print or Type):  
VERN BROCKWAY  
 Mailing Address (Print or Type):  
6523 OAK GROVE ROAD  
 City, State, ZIP (Print or Type):  
HOWELL, MICH 48855  
 Phone (Print or Type):  
517-202-0913

Applicant(s) Name (Print or Type):  
SAME  
 Mailing Address (Print or Type):  
SAME  
 City, State, ZIP (Print or Type):  
SAME  
 Phone (Print or Type):  
SAME

Name of Proposed Development: VERN BROCKWAY  
 Location of Proposed Development (address): 1388<sup>DU</sup> LUCY ROAD  
 N E S W Side of WEST SIDE LUCY ROAD WEST WEST LOT Road between  
DEAD END ROAD and \_\_\_\_\_ 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):  
TAKE DOWN OLD BUILDINGS PUT UP NEW

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: *Vern Brockway*  
 Applicant(s) Signature (if other than owner): *Vern Brockway*  
 Date: JULY 1, 2020

**DO NOT WRITE BELOW THIS LINE – TOWNSHIP USE ONLY**

Date Received: 7-6-2020 Received By: DSH Application Fee: 1000

**PRELIMINARY SITE PLAN REVIEW**

5000 F&S Row

**AGENCY REVIEWS AND COMMENTS FROM:**

County Road Commission: Yes \_\_\_ No \_\_\_ County Health Department: Yes \_\_\_ No \_\_\_

County Drain Commissioner: Yes \_\_\_ No \_\_\_ Fire Department: Yes \_\_\_ No \_\_\_ Other Agencies: Yes \_\_\_ No \_\_\_

Township Attorney: Yes \_\_\_ No \_\_\_ Township Engineer: Yes \_\_\_ No \_\_\_ Township Planner: Yes \_\_\_ No \_\_\_

APPROVED

APPROVED WITH CONDITIONS

DENIED

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Application Fee: \_\_\_\_\_

**FINAL SITE PLAN REVIEW**

**AGENCY REVIEWS AND COMMENTS FROM:**

County Road Commission: Yes \_\_\_ No \_\_\_ County Health Department: Yes \_\_\_ No \_\_\_

County Drain Commissioner: Yes \_\_\_ No \_\_\_ Fire Department: Yes \_\_\_ No \_\_\_ Other Agencies: Yes \_\_\_ No \_\_\_

Township Attorney: Yes \_\_\_ No \_\_\_ Township Engineer: Yes \_\_\_ No \_\_\_ Township Planner: Yes \_\_\_ No \_\_\_

APPROVED

APPROVED WITH CONDITIONS

DENIED

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Application Fee: \_\_\_\_\_

**CONSTRUCTION PLAN REVIEW**

Township Engineer: Yes \_\_\_ No \_\_\_

Other reviewers: \_\_\_\_\_

Pre-Construction Meeting: \_\_\_\_\_

APPROVED

Date: \_\_\_\_\_

**AS BUILTS** Submitted for Township File Date: \_\_\_\_\_ Reviewed by: \_\_\_\_\_



**Monument Engineering Group Associates, Inc.**  
 Developing Lifelong Relationships  
[monumentengineering.com](http://monumentengineering.com)



**Headquarters**  
 298 Veterans Drive  
 Fowlerville, MI 48836  
 (517) 223-3512

**Battle Creek Office**  
 7100 Tower Road  
 Battle Creek, MI 49016  
 (269) 963-7778

Date January 14, 2021

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

**RE: 1388 Lucy Road  
 Preliminary Site Plan Review**

Dear Mr. Hamann,

Monument Engineering Group Associates, Inc (MEGA) is in receipt of various review letters from Township consultants and various review agencies. We offer the following response:

**Engineering (Spicer Group) 12-7-20**

Spicer is recommending withholding of approvals from other agencies and consultants

1. Plans should be reviewed and approved by:

- a. Fire Marshal
- b. Township Planner
- c. Livingston County Drain Commissioner
- d. Livingston County Road Commission
- e. Livingston County Health Department

MEGA Assumes Twp. has submitted plans  
  
 Plans submitted for erosion control. Spicer to approve storm water management  
 Plans submitted, summary below  
 Plans submitted, summary below

**Erosion Control (LCDC) 12-17-20**

- 1 Storm water calculation can be found one sheet C-9.2.
- 2 The west side of the site is graded to flow south into the retention basin overland as the elevations allow for this. There are no proposed ditches on site.
- 3 The silt fence is called out to be 36".
- 4 The swale into the retention basin now has rip rap shown to the bottom of the basin to minimize potential erosion in this area.
- 5 Silt fence details are on the plans.
- 6 There are no ditches on the plans.
- 7 The outlet has been redirected to not be over the existing driveway.

**Other items Requested**

- A commercial application was submitted originally and is included herein.
- A right of entry agreement was submitted originally and is included herein.
- A check for \$400 was submitted with the original submittal. We acknowledge an outstanding balance of \$570 to complete this process.
- Contractor will provide the noted bond at the time the permit is issued.

## 1388 Lucy Road

- We are in the process of obtaining a drainage review letter. Spicer has confirmed they will perform the drainage review.
- We are in the process of obtaining a land use permit.

Plans have been resubmitted with one comment concerning the orientation of the emergency spillway from the retention basin. MEGA is waiting on further direction from LCDDC.

### Livingston County Road Commission (LCRC) 12-17-20

1. Contractor to be determined
2. Additional grades in the drive have been provided to prevent ponding
3. Clear vision has been provided. MEGA is working with the City of Howell for permission to clear the necessary vegetation.

### Health Department (HD)

1. Well has been moved to provide min 75' separation from the retention basin
2. Septic tank has been moved to provide min 50' separation from retention basin
3. We understand other applications will be necessary prior to starting construction.

### Planner

MEGA believes the planners comments have all been addressed during the initial review period.

### Fire Department (FD)

MEGA has not received review comments from the fire department. MEGA assumes plans have been submitted to the FD by the Township for review. MEGA will address any review comments once received.

### Variances

The site was granted 8 variances during the Zoning Board of Appeals (ZBA) meeting on 1-4-21. These variances were 4 for setbacks and 4 for landscape buffer. These variances will allow the parcel to be developed for the intended use.

Sincerely,  
Monument Engineering Group Associates, Inc.



Allan W Pruss, PE, PS  
President

## Livingston County Road Commission

3535 Grand Oaks Drive • Howell, Michigan 48843-8575  
Telephone: (517) 546-4250 • Facsimile: (517) 546-9628  
Internet Address: [www.livingstonroads.org](http://www.livingstonroads.org)

December 17, 2020

Al Pruss, P.E.  
Monument Engineering Group Associates, Inc.  
298 Veterans Drive  
Fowlerville, MI 48836

Re: 1388 Lucy Road, Marion Township, Section 1  
LCRC# C-20-10

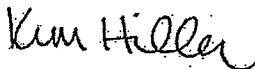
Dear Mr. Pruss:

I have completed the review of the plans for a commercial driveway approach off Lucy Road for a repair shop, dated November 25, 2020, for the above-referenced project and offer the following comments.

1. A contractor needs to be selected and the selected contractor must submit a certificate of insurance to the LCRC with the following language: "The Board of Livingston County Road Commissioners, the Livingston County Road Commission, and their officers, agents, and employees are listed additional insured parties with respects to General Liability." Please note this is not required for plan approval.
2. Please provide additional proposed grades and drainage arrows within the road right-of-way and the approach to verify that stormwater will not drain into Lucy Road or pond in the roadway.
3. The clear vision area to the north of the proposed approach will need to be established. Please show the clear vision area on the plans. There are bushes, trees, and brush on the adjacent property that will need to be removed and/or trimmed. The adjacent property owners written permission will need to be submitted prior to the issuance of a commercial approach permit.

Please submit two (2) copies of revised plans for review. If you have any questions, please do not hesitate to contact me.

Sincerely,



Kim Hiller, P.E.  
Utilities and Permits Engineer

Cc: File

Dave Hamann, Marion Township (via email)  
Phil Westmorland, Rowe (via email)  
Ken Recker, Livingston County Drain Commissioner's Office (via email)



## Livingston County Drain Commissioners Office

### Soil Erosion and Sedimentation Control (SESC) Division

Under the Provisions of Part 91 of Act 451 as Amended, and the Livingston County SESC Ordinance

2300 E. Grand River Ave., Suite 105, Howell, MI 48843

Phone: 517-546-0040      www.livgov.com/drain

### SOIL EROSION AND SEDIMENTATION CONTROL PLAN REVIEW

**Project Name:** 1388 LUCY ROAD

**Preliminary Review**

**Reviewed by:** Rod Soos

**Review Date:** 10-20-20

---

*The following items have been found during this Preliminary SESC review and will need to be addressed:*

1. Silt fence will be required around the entire perimeter to contain the site.
2. All staging areas must be depicted on the plans, along with all appropriate erosion controls, e.g. tracking mats and silt filters.
3. The location of all soil stockpile storage areas should be shown on the same plans that depict all soil erosion controls. All topsoil or soil storage areas are required to be temporarily stabilized and shall be seeded and mulched, or matted with straw, immediately after the stripping process is completed, to prevent wind and water erosion.
4. Details for rip-rap, and / or geo-fabric.
5. Details for 36" silt fence, straw bales, diversion berms, etc.
6. Detail of the forebay spillway
7. Detail of the emergency spillway.
8. Detail of the tracking mat.
9. The emergency spillway is located in the forebay as opposed to the main basin. This will have to be approved during Storm Water Drainage review.





## Carlisle | Wortman

ASSOCIATES, INC.

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

### Preliminary Site Plan Review For Marion Township, Michigan

<b>Applicant:</b>	Vern Brockway
<b>Project Name:</b>	1388 Lucy Road
<b>Plan Date:</b>	September 25, 2020
<b>Revision Date:</b>	January 6, 2021
<b>Location:</b>	Lucy Road (Approximately .99 acres)
<b>Zoning:</b>	LI: Light Industrial
<b>Action Requested:</b>	Site Plan Approval
<b>Required Information:</b>	Noted in Review

#### PROJECT AND SITE DESCRIPTION

The applicant, Vern Brockway is planning a major renovation to their site located at 1388 Lucy Road. Specifically, an approximately 1,354 square foot building will be removed and replaced with a larger 6,000 square foot repair shop and office building. Storage containers (Based on the latest aerial photo), mature trees, gravel parking and the existing poor condition building make up most of the site. As part of the project, access will be more clearly defined with a new drive on Lucy Road, stormwater basins will be constructed, and a drain field for septic service will be installed. No building elevations, landscaping, screening, lighting or signage have been provided.

This latest revision does not significantly change the building and parking layout of the site. However, the location of the stormwater facilities and septic locations have switched places. We actually prefer this location as it allows a better natural greenbelt between the site and I-96.

Figure 1 – Aerial Image of Site and Surroundings



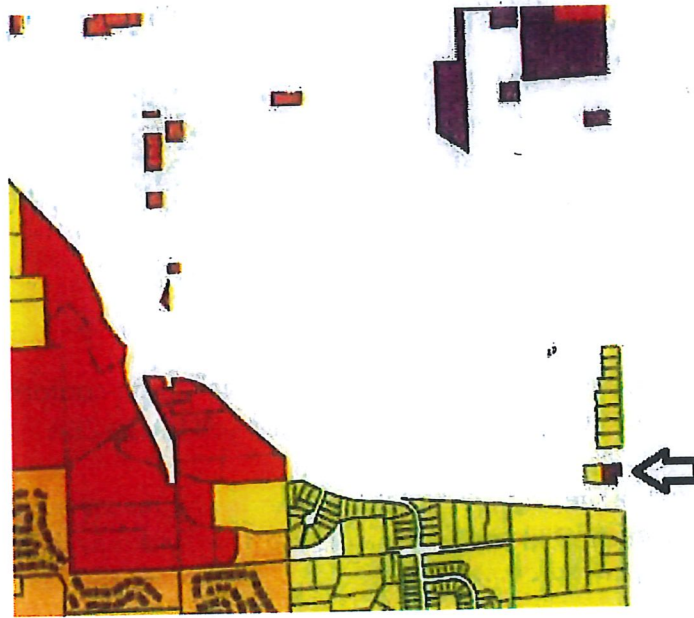
Items to be addressed: *None.*

**SURROUNDING ZONING AND LAND USE**

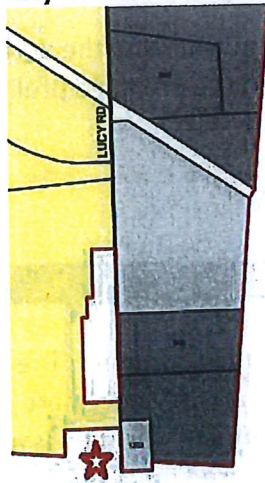
**Table 1 – Surrounding Zoning and Land Use**

Direction	Zoning	Use
North	City of Howell - Residential	Wooded
South	I-96 MDOT	Highway
East	City of Howell - Industrial	Salvage Yard
West	Residential	Home?

**Marion Township Zoning Map**



**City of Howell Zoning Map**



*Items to be addressed: None.*

**AREA, WIDTH, HEIGHT, SETBACKS**

The proposed use is a permitted use in the Light Industrial District. The applicant is proposing to dress up the site with a new repair shop, office and other improvements.

**Table 2 – Required and Provided Dimensions of the Proposed Pole Barn**

	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
<b>Minimum Lot Area</b>	4 acres	.99 acres*	✓
<b>Minimum Frontage</b>	330 feet	120 feet*	✓
<b>Setbacks:</b>			
<b>Front Yard (Building)</b>	100 feet	76 feet	Variance Granted
<b>Side Yard (North)</b>	80 feet	54 feet	Variance Granted
<b>Side Yard (South)</b>	80 feet	70 feet	Variance Granted
<b>Rear Yard</b>	80 feet	49 feet	Variance Granted
<b>Lot Coverage</b>	40%	15%	✓
<b>Maximum Height</b>	40 feet	<40 feet	✓

We note that the existing parcel and lot frontage is legally non-conforming\*, however bulk regulation items need to be addressed via variances granted by the ZBA.

**Items to be addressed:** *The site was granted 8 variances during the Zoning Board of Appeals (ZBA) meeting on 1-4-21. These variances were 4 for setbacks and 4 for landscape buffer. These variances will allow the parcel to be developed for the intended use.*

**NATURAL RESOURCES**

Significant natural features are shown on the plan and the aerial photo indicates mature trees on the northern boundary. These are shown on the provided preliminary plan and they are proposed to be removed.

**Items to be addressed:** *None.*

**PARKING AND LOADING**

A large gravel parking area exists on site and will remain. The plan indicates that the use for the new building will be repair and eight (8) parking spaces are proposed along with one (1) ADA accessible space located on concrete. A dumpster location is also shown in the northwest corner of the site. The dumpster will be enclosed. Based on the square footages of office and repair shop space we find this amount reasonable based on Ordinance requirements.

**Items to be addressed:** *None.*

### **SITE ACCESS AND CIRCULATION**

No sidewalks exist within the site, or along its perimeter. Due to the site's location and lack of "walkable" parcels within proximity, visitation is likely achieved using a vehicle and sidewalks are not necessary. A proposed new driveway will require Livingston County Road Commission approval. The Fire Department should review access to the proposed new building along with their ability to fight a fire on site. Truck turning templates have been provided on the plan indicating the ability of a large truck to circulate on site.

**Items to be addressed:** 1.) Livingston County Road Commission approval of driveway. 2.) Fire Department review and approval.

### **LANDSCAPING AND SCREENING**

No landscaping plan is provided. The plan indicates that landscaping will consist of grass, ground cover and mulch. This should be provided and includes and not limited to screening of adjacent uses. The applicant should review Section 6.13 of the Ordinance for direction on required landscaping. Unless waived or modified by the Planning Commission a variance will be necessary to allow a ten (10') foot landscape buffer rather than the required twenty-five (25) foot buffer. A four (4') foot chain link fence will surround the property.

The Planning Commission may wish to consider waiving or modifying landscape requirements for this site due to the location and adjacent land uses. We are of the opinion the applicant is significantly improving the site and significant landscaping is not necessary due to the location and area. The proposed stormwater basins will be natural vegetative covers.

**Items to be addressed:** None.

### **ESSENTIAL FACILITIES AND SERVICES**

A well is shown just south of the driveway access. A septic tank and drain field are also shown on the plan and will be located behind the building. Livingston County Environmental Health will be required to review and approve the septic system. The Livingston County Drain Commissioner will be required to review and approve the stormwater system. Retention/Sedimentation basins are proposed on the south side. The Township Engineer will do a detailed review of infrastructure during the final site plan review phase.

**Items to be addressed:** 1.) Livingston County Environmental Health Department approval 2.) Township Engineer review and approval of all proposed infrastructure. 3.) Livingston County Drain Commission review and approval of stormwater system.

## LIGHTING

The applicant should indicate any existing or proposed lighting within the site. Any proposed lighting can be provided during final site plan review.

*Items to be addressed: Provide at final site plan review information regarding existing or proposed lighting.*

## RECOMMENDATIONS

We would recommend approval of the preliminary site plan as submitted conditional upon the following issues being addressed at Final Site Plan. We look forward to clean up and improvement of the site.

1. Provide at final site plan review information such as lighting, building elevations and landscaping.
2. Livingston County Environmental Health Department approval.
3. Township Engineer review and approval of all proposed infrastructure.
4. Livingston County Drain Commission review and approval of stormwater system.
5. Livingston County Road Commission approval of driveway location.
6. Fire Department review and approval.



December 7, 2020

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

RE: 1382 Lucy Road  
Preliminary Site Plan Review

Dear Mr. Hamann,

We have received and reviewed the site plan for the development of 1382 Lucy Road. The plans were prepared by Monument Engineering Group Associates on behalf of Vern Brockway and are dated November 25, 2020. We offer the following comments:

**General**

The existing site is a partially wooded lot with a large gravel parking area with an existing pole barn. A gravel drive runs through the south part of the property. The plan proposes removing the current 1,355 sq.ft. pole barn and replacing it with a larger 6,000 sq.ft. pole barn, as well as installing a retention pond, septic tank, and drain field. The site is zoned Light Industrial District (LI) and is surrounded by residential parcels to the north and west, Industrial parcel to the east, and I-96 to the south. The proposed use is unknown.

The lot is 1 acre which is less than the 4.0 acres required for this zoning. The frontage is 120 ft which is less than the 330 ft required for this zoning. None of the proposed setbacks meet the setback requirements. Variances will be required.

A vicinity map is shown on the cover page with a scale. A quality aerial photograph has been added into the plans with adjacent property information and features.

The Legal Description closes within acceptable limits.

**Water Service**

There is one proposed well on the site and is approximately 65 feet away from the sedimentation basin, 70 feet away from the septic tank, 58 feet away from the sanitary sewer line, and 142 feet away from the septic drain field. A water line is shown coming directly west from the proposed well to the proposed repair shop. Dimensions of the well and water line have not been provided. The well needs to be approved by Livingston County Health Department. There are no existing or proposed hydrants on or near the site. We defer to the Fire Marshal for further comment and approval on the need for hydrants on the site.

**Sanitary Service**

A septic tank with a 1,000 sq. ft. main and reserve drain field is proposed. The septic tank has a storage capacity of 1,200 gallons. The proposed piping shows the sanitary line coming out of the east side of the proposed office building and connecting to the septic tank. The septic tank is located approximately 20 feet east of the proposed office building and underneath the proposed concrete apron. The sanitary line

December 7, 2020

2 of 3

then exits the septic tank on the north side and proceeds north for an approximate distance of 92 feet, to the proposed cleanout (located near the northeast corner of the proposed repair shop). The sanitary line then proceeds west from the cleanout, to the drain field. The dimensions of the septic tank and sanitary line are not shown on the plans. The septic system requires the approval of Livingston County Health Department.

### **Stormwater and Grading**

The existing topography of the site generally slopes north to south. The proposed grading plan shows the proposed gravel parking lot area draining towards the southern direction via sheet flow. Directly north of the building, there is a grade break that separates the drainage. The area north of the proposed building will drain west, towards the drain field. The area south of the septic field and west of the proposed building drains south towards the retention basin via sheet flow.

A retention pond is proposed on the south side of the site without a sediment. The slope of the retention pond is 1:3 and is fenced off at all sides. The proposed retention basin provides 12,853 ft<sup>3</sup>, which was designed for a back-to-back 100-year storm. Using the 100-yr curve equation, provided in the Livingston County Stormwater Design Manual, the required volume for the site equals 12,789 ft<sup>3</sup>. We have verified the calculations of the required volume and it meets the Livingston County Drain Commissioner's requirements. For a retention pond, a freeboard of 3 feet is required, but if extra storage was provided it may be reduced with the Drain Commissioner's discretion. We defer to Livingston County Drain Commissioner for further comment on the design of the retention basin.

### **Pavement**

A gravel and concrete parking lot is proposed for this site. Near the northeast area of the site will be five (5) gravel parking spaces and near the southeast area of the proposed building will be three (3) parking spaces, one accessible parking space, and one access aisle. Dimensions of the parking spaces are 9 feet wide and 20 feet in length. The accessible parking space is 11 feet wide and the access aisle is 5 feet wide. A 293 square-foot concrete dumpster pad is proposed on the east side of the septic field. We defer to the Township Planner for further comment on the parking area.

The site proposed a new gravel entrance and parking lot with 4 concrete parking spaces and a concrete apron in front of the building. Cross sections of the concrete and gravel pavement was provided with specified materials and compaction. We defer to Livingston County Road Commission for further comment and approval.

### **Landscaping and Lighting**

No landscaping or lighting is proposed for this site. We defer to the Township Planner for further comment on the landscaping and lighting plan.

### **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



December 7, 2020

3 of 3


- c. Livingston County Drain Commissioner
- d. Livingston County Road Commission
- e. Livingston County Health Department

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](mailto:brian.han@spicergroup.com)



**Philip A. Westmoreland, P.E.**  
Sr. Project Manager  
Phone: (517) 375-9449  
Mailto: [philaw@spicergroup.com](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  
Monument Engineering Group Associates  
Vern Brockway



## 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](mailto:firemarshal@howellfire.net)

**DATE:** November 3, 2020

**TO:** Dave Hamann, Marion Twp Zoning Administrator

**FROM:** Jamil Czubenko, Fire Marshal

**PROJECT:** 1388 Lucy Rd Site Plan, **Marion Township**

**REF:** Site Plan Review - **Approved w/concerns noted**

### **CONCERNS:**

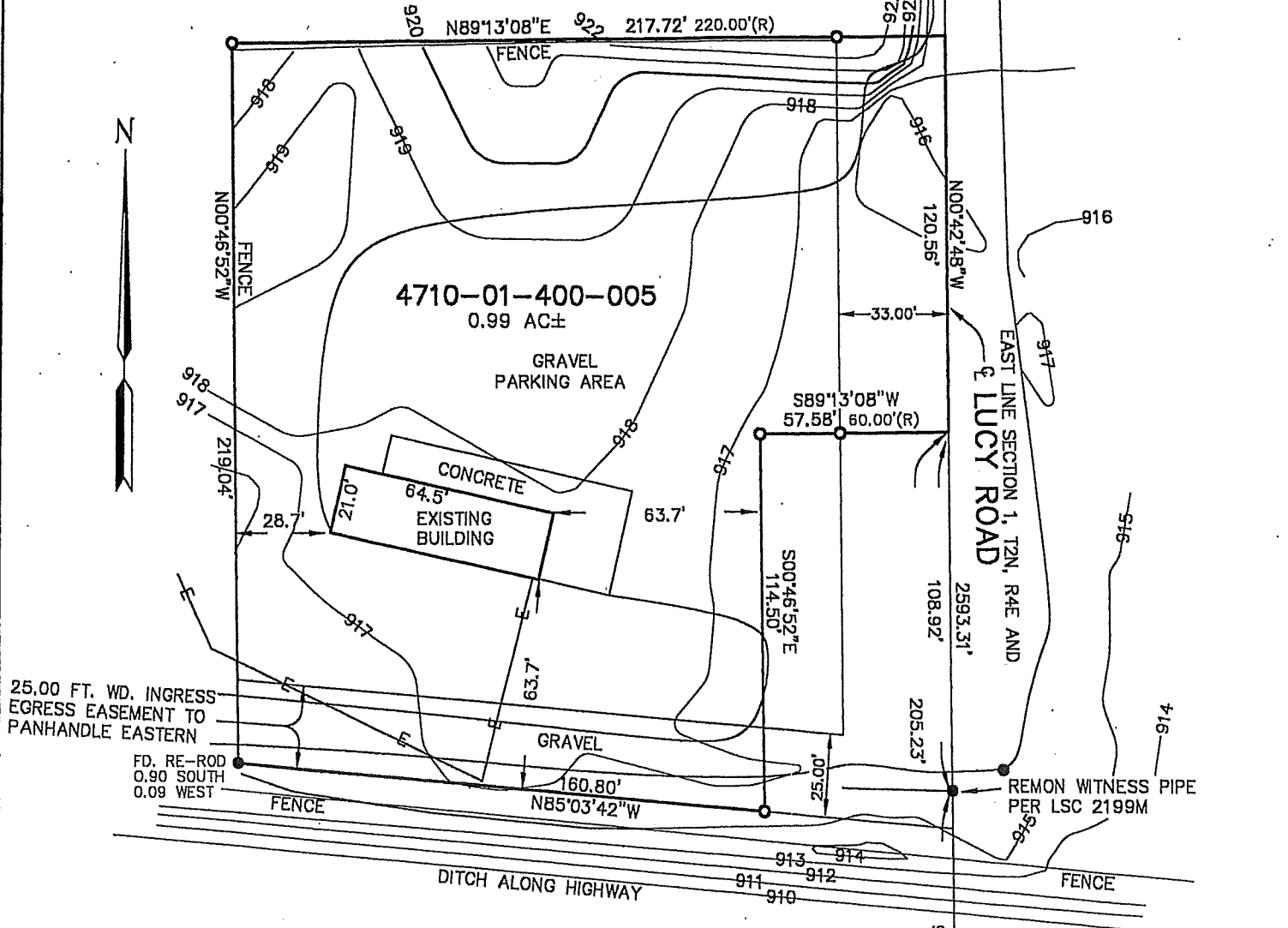
I have reviewed the above listed site plan and find that it is **satisfactory** as presented as long as the **following conditions** are met:

1. Building(s) shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
  - a. These numbers/letters shall be at least 6" high and shall contrast with their background.
2. The fire department access drive shall meet the following conditions:
  - a. The minimum unobstructed width shall be 20 feet.
  - b. The minimum unobstructed height shall be 13 feet
  - c. The access drive shall be accessible at all times (i.e. snow removal, parked equipment).
  - d. The use of the Knox Rapid Entry system padlock or Knox key switch will be required for any entry gate that is going to be installed.
  - e. The access drive shall be constructed so it can support up to 100,000 pound fire apparatus.
3. A Knox Box is required for this building. Purchase can be completed on-line at [www.knoxbox.com](http://www.knoxbox.com).
4. A final inspection of the buildings, gates and site shall be performed by the fire department before C of O is issued.

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

# CERTIFICATE OF SURVEY

EAST 1/4 CORNER SECTION 1  
T2N, R4E, MARION TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN  
FOUND REMON PIPE & BRASS CAP  
S45°W 49.46' NAIL NW/S 12" WALNUT  
S45°E 60.39' NAIL W/S UTIL. POLE  
N30°E 116.22' NAIL E/S UTIL. POLE  
S80°W 42.22' C/L S'LY STEEL POST  
N80°W 46.51' C/L N'LY STEEL POST



### LEGEND

- = SET 1/2" STEEL REROD WITH CAP : JKS 35999
- = FOUND CORNER MARKER
- x— = FENCELINE
- (R) = PREVIOUSLY RECORDED DIMENSION

SOUTHWEST CORNER SECTION 6  
T2N, R5E, GENOA TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN  
FOUND REMON WITNESS PIPES  
PER LSC #2199M (NOTE: IT  
APPEARS THAT THE "X" THAT  
MARKED A-03 HAS BEEN  
REMOVED BY CONSTRUCTION

SOUTHEAST CORNER SECTION 1  
T2N, R4E, MARION TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN  
CLS #396 (NOT FIELD LOCATED)

# SURVEYOR'S CERTIFICATE

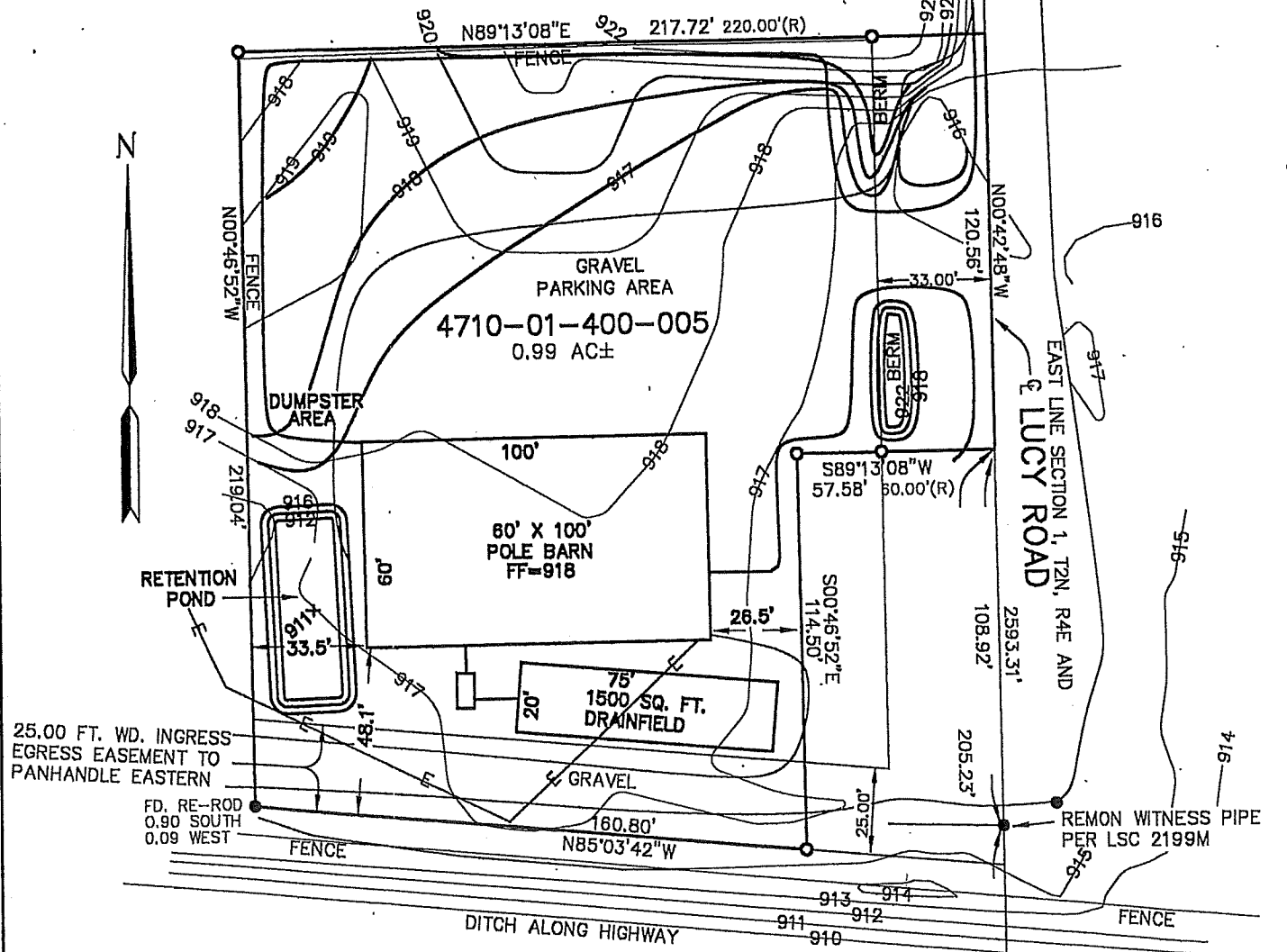
**LEGAL DESCRIPTION:**

**4710-01-400-005**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE N00°42'48"W 392.70 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO THE SOUTHWEST CORNER OF SECTION 6, T2N, R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE CONTINUING N00°42'48"W 205.23 FEET ALONG SAID EAST LINE AND ALONG THE CENTER LINE OF LUCY ROAD FOR A PLACE OF BEGINNING; THENCE S89°13'08"W 57.58 FEET (PREVIOUSLY RECORDED AS 60.00 FEET); THENCE S00°46'52"E 114.50 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY I-96; THENCE N85°03'42"W 160.80 FEET ALONG SAID NORTHERLY LINE; THENCE N00°46'52"W 219.04 FEET; THENCE N89°13'08"E 217.72 FEET TO A POINT ON SAID EAST LINE AND CENTER LINE; THENCE S00°42'48"E 120.56 FEET ALONG SAID EAST LINE AND CENTER LINE OF LUCY ROAD TO THE PLACE OF BEGINNING. BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 1, T2N, R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN CONTAINING 0.99 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EASTERLY 33.00 FEET THEREOF, AS IS OCCUPIED BY LUCY ROAD, ALSO BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 25.00 FEET THEREOF, ALSO BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

**PROPOSED NEW BUILDING**

EAST 1/4 CORNER SECTION 1  
 T2N, R4E, MARION TOWNSHIP  
 LIVINGSTON COUNTY, MICHIGAN  
 FOUND REMON PIPE & BRASS CAP  
 S45°W 49.46' NAIL NW/S 12" WALNUT  
 S45°E 60.39' NAIL W/S UTIL. POLE  
 N30°E 116.22' NAIL E/S UTIL. POLE  
 S80°W 42.22' C/L S'LY STEEL POST  
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**LEGEND**

- = SET 1/2" STEEL REROD WITH CAP : JKS 35999
- = FOUND CORNER MARKER
- x— = FENCELINE
- (R) = PREVIOUSLY RECORDED DIMENSION

SOUTHWEST CORNER SECTION 6  
 T2N, R5E, GENOA TOWNSHIP  
 LIVINGSTON COUNTY, MICHIGAN  
 FOUND REMON WITNESS PIPES  
 PER LSC #2199M (NOTE: IT  
 APPEARS THAT THE "X" THAT  
 MARKED A-03 HAS BEEN  
 REMOVED BY CONSTRUCTION

SOUTHEAST CORNER SECTION 1  
 T2N, R4E, MARION TOWNSHIP  
 LIVINGSTON COUNTY, MICHIGAN  
 CLS #396 (NOT FIELD LOCATED)



**UTILITY REFERENCES**

WM: MICHIGAN WATERWORKS INC. FIBER CABLE, GAS, ELECTRIC, TELEPHONE  
 RECEIVED: 7/28/20  
 SAN: NONE  
 RECEIVED: NONE  
 STEVEN: NONE  
 RECEIVED: NONE  
 WATER: MICHIGAN WATERWORKS INC. FIBER CABLE, GAS, ELECTRIC, TELEPHONE  
 RECEIVED: 7/28/20  
 ETC: SETPOINT LOCUS  
 RECEIVED: N/A  
 PHONE/CABLE: ARI  
 RECEIVED: 7/28/20

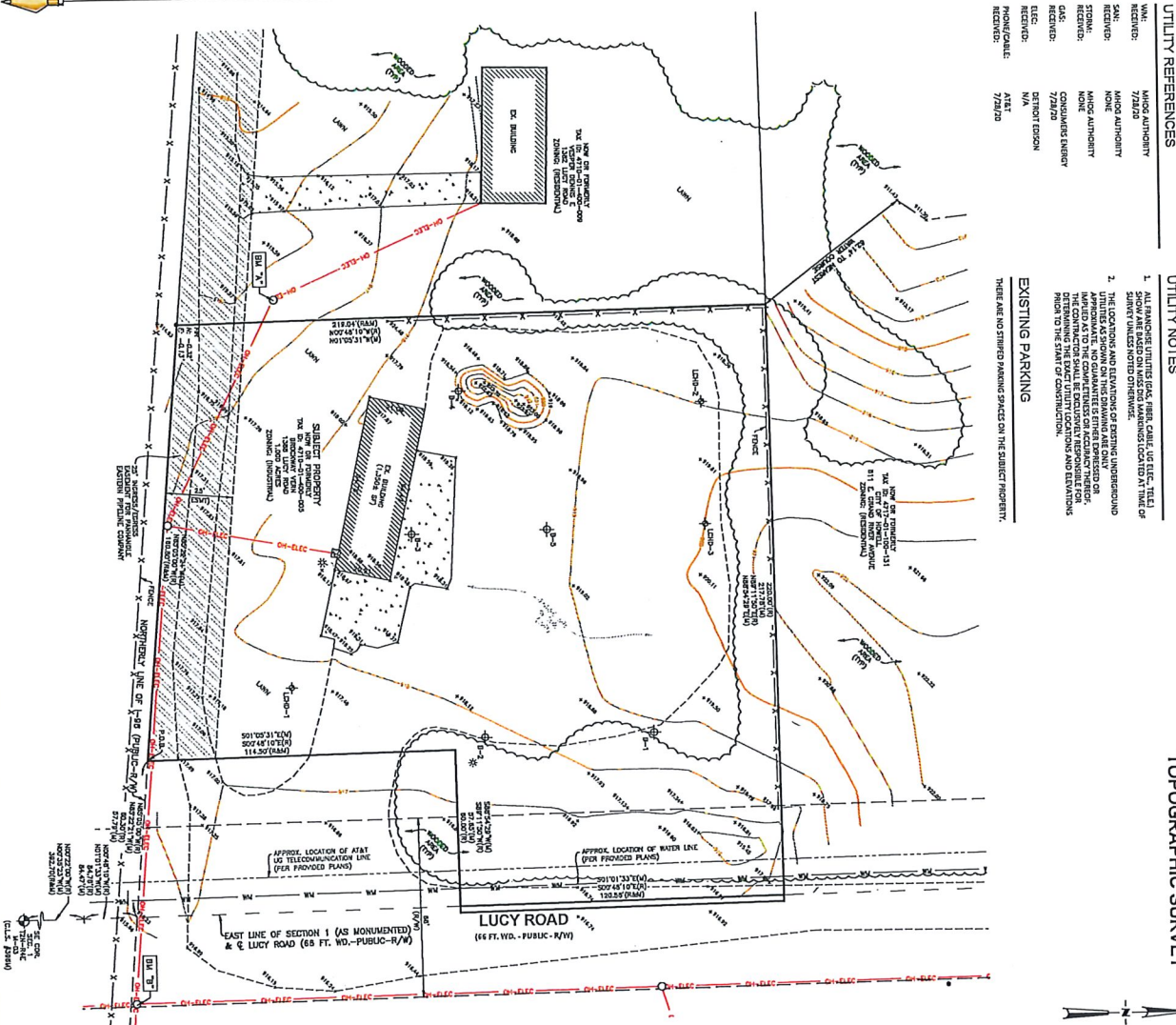
**UTILITY NOTES**

1. ALL EXISTING UTILITIES (GAS, FIBER CABLE, GAS, ELECTRIC, TELEPHONE, WATER) SHOWN ON THIS DRAWING ARE ONLY AS SHOWN UNLESS NOTED OTHERWISE.
2. THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY AS SHOWN UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE UTILITIES PRIOR TO THE START OF CONSTRUCTION.

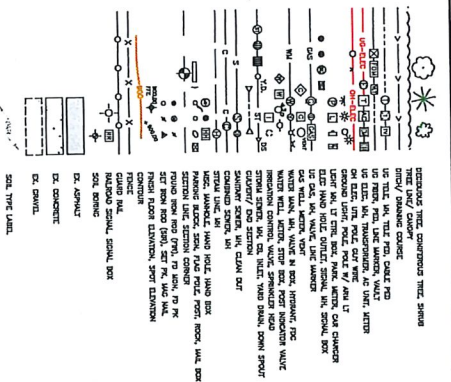
**EXISTING PARKING**

THESE ARE NOT STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.

**TOPOGRAPHIC SURVEY**



**EXISTING LEGEND**



**FLOOD ZONE**

FROM MAP SCALES DO NOT SHOW SUFFICIENT LEVEL OF DETAIL TO IDENTIFY FLOOD ZONES IF FLOTTED HEREIN ARE APPROXIMATE.  
 BY SPREADING MAP LOCATION AND SHADING FLOODING ONLY, THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE. WETLAND PLACING WAS ALSO OBSERVED DURING THE FIELD SURVEY. FOR FURTHER INFORMATION, CONTACT THE LOCAL HEALTH DEPARTMENT.  
 COMMUNITY PANEL NO. 125853303030, EFFECTIVE DATE: SEPTEMBER 21, 2020.

**WETLAND NOTE**

ACCORDING TO THE NATIONAL WETLAND INVENTORY REPORT, THERE ARE NO NOTED WETLANDS ON THE SUBJECT PARCEL. WETLAND PLACING WAS ALSO OBSERVED DURING THE FIELD SURVEY. FOR FURTHER INFORMATION, CONTACT THE LOCAL HEALTH DEPARTMENT.  
 COMMUNITY PANEL NO. 125853303030, EFFECTIVE DATE: SEPTEMBER 21, 2020.

**BENCHMARKS**

DATE/TIME NUMBER  
 B.M. E. 811 44 27  
 ELEV. 421.27  
 B.M. E. 812 44 27  
 ELEV. 421.27  
 B.M. E. 813 44 27  
 ELEV. 421.27  
 B.M. E. 814 44 27  
 ELEV. 421.27

**SOILS INFO** (FROM 10253 SOIL SURVEY)

NOTE: THE ENTIRE SITE IS IN THE (SOIL).  
 ONE: CHANNEY FINE SAND, SLIGHTLY SALINE, 0-8% Slopes

**SOIL BORING LEGEND**

NOTE: SEE BORING LOGS AND SOIL REPORT ON V-11  
 B-1: PEN HANTLEY GEOTECHNICAL GROUP, LLC  
 REPORT DATED 10/27/2020  
 LDC-1: PEN HANTLEY GEOTECHNICAL GROUP, LLC  
 REPORT DATED 10/27/2020

**TOPOGRAPHIC SURVEY**

1388 LUCY ROAD  
 PART OF SE 1/4 OF SEC. 1, T2N-R4E  
 MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

DATE	11/21/2020
CONCEPT PLAN SUBMITTAL/REVISIONS	11/21/2020
SITE PLAN SUBMITTAL	11/21/2020
CONCEPT PLAN SUBMITTAL	11/21/2020
SITE PLAN SUBMITTAL	11/21/2020
CONCEPT PLAN SUBMITTAL	11/21/2020
SITE PLAN SUBMITTAL	11/21/2020
CONCEPT PLAN SUBMITTAL	11/21/2020
SITE PLAN SUBMITTAL	11/21/2020
PROJ. NO.	10253
DATE	7/28/2020
SCALE	1" = 20'
FUTURES	AS SHOWN
BY	AS SHOWN
DATE	AS SHOWN
DATE	AS SHOWN
DATE	AS SHOWN
DATE	AS SHOWN



1388 LUCY ROAD  
AERIAL VIEW



CLEAR ROOM AREA  
REPLACE 4x6 TRUSS/GIRDER  
RAFTER TRUSS 3' W/IN. FROM EXIST.  
FROM ABOVE EXISTING EXTERIOR  
PROPERTY CHANGES

EXIST. CONC. DRIVEWAY  
(SEE SHEET V-20)  
EXIST. CONC. DRIVEWAY  
(SEE SHEET V-20)  
EXIST. CONC. DRIVEWAY  
(SEE SHEET V-20)

AERIAL NOTE

AERIAL SOURCED FROM USGS

NOTE

SITE HAZARDOUS BEEN CLEANED UP, ONLY THE EXISTING BUILDING REMAINS.

PLAN SUBMITTALS/REVISIONS	DATE
CONCEPT PLAN	8/23/2020
SITE PLAN SUBMITTAL	10/16/2020
SITE PLAN RESUBMITTAL	11/10/2020
SITE PLAN RESUBMITTAL	11/26/2020
SITE PLAN RESUBMITTAL	12/23/2020
SITE PLAN RESUBMITTAL	1/22/21
SITE PLAN RESUBMITTAL	1/23/21
SITE PLAN RESUBMITTAL	1/25/21
SITE PLAN RESUBMITTAL	1/27/21
SITE PLAN RESUBMITTAL	1/28/21

PROJECT: 10250-102  
SHEET: V-20  
SCALE: 1" = 40'  
DATE: 1/28/21

FIELD: CM  
DESIGNED BY: CM  
DRAWN BY: CM  
CHECKED BY: AP

V-20

**AERIAL VIEW**  
1388 LUCY ROAD  
PART OF SE 1/4 OF SEC. 1, T2N-R4E  
MARION TOWNSHIP, LMNGSTON COUNTY, MICHIGAN

VERNI BROCKWAY  
8233 ONE CANYON ROAD  
NAPVILLE, IL 62556  
CLIENT: VERNI BROCKWAY  
DATE: 1/28/21  
1-800-457-7171

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF VERNI BROCKWAY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

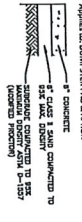
ALAN P. PRATER  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF MICHIGAN  
LICENSE NO. 93003

MEMBERSHIP ENROLLMENT GROUP  
MICHIGAN ENVIRONMENTAL GROUP  
10000 WESTLAND AVENUE  
WESTLAND, MI 48093  
PHONE: 734.770.1111  
WWW.MICHIGANENVIRONMENTALGROUP.COM

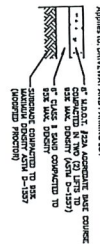




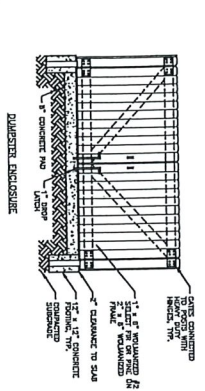
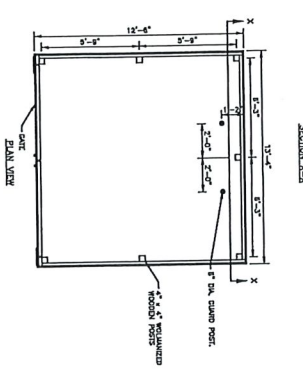
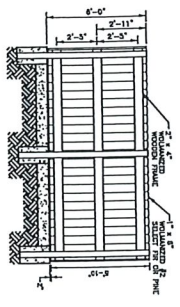
### CONCRETE PAVEMENT SECTION



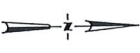
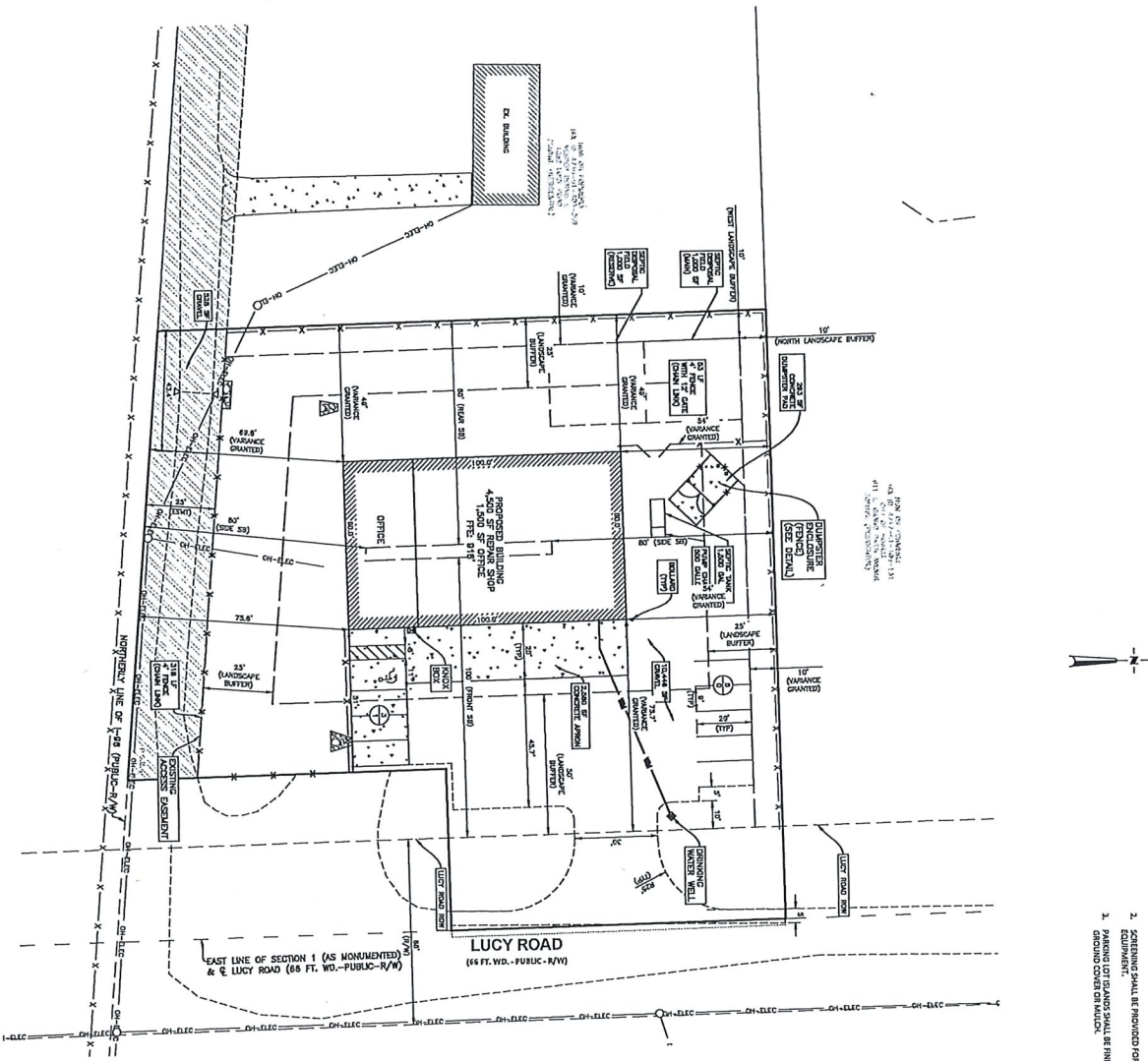
### GRAVEL PAVEMENT SECTION



### DUMPSTER ENCLOSURE DETAIL



### 1388 LUCY ROAD DIMENSION AND PAVING PLAN



- #### NOTES
- DUMPSTER ENCLOSURES SHALL BE CONSTRUCTED OF THE SAME BRICK MATERIAL AS THE ADJACENT BUILDINGS.
  - ZONING VARIANCES SHALL BE PROVIDED FOR ALL NONCONFORMING USES.
  - PARKING LOT STRIPS SHALL BE FINISHED IN GRAVEL.

#### PAVEMENT LEGEND

	CONCRETE
	GRAVEL
	SAND BEDDING
	SUBGRADE

#### ZONING INFORMATION

THE ZONING INFORMATION IS TAKEN FROM THE MARION TOWNSHIP ZONING ORDINANCE.

PROPERTY ADDRESS	PROPOSED ZONING	PERMITTED ZONING
1388 LUCY ROAD	R-1A	R-1A, R-1B, R-1C, R-1D, R-1E, R-1F, R-1G, R-1H, R-1I, R-1J, R-1K, R-1L, R-1M, R-1N, R-1O, R-1P, R-1Q, R-1R, R-1S, R-1T, R-1U, R-1V, R-1W, R-1X, R-1Y, R-1Z

#### PROPOSED PARKING

TYPE	REQUIRED	PROVIDED
SPACES	10	10
STREET PARALLEL	0	0
PERPENDICULAR	10	10
TOTAL	10	10

#### GRANTED VARIANCES

- GRANT VARIANCE TO EXISTING BUILDING SETBACKS.
- GRANT VARIANCE TO EXISTING BUILDING FOOTPRINT.
- GRANT VARIANCE TO EXISTING BUILDING HEIGHT.
- GRANT VARIANCE TO EXISTING BUILDING AREA.
- GRANT VARIANCE TO EXISTING BUILDING USE.
- GRANT VARIANCE TO EXISTING BUILDING SETBACKS.
- GRANT VARIANCE TO EXISTING BUILDING FOOTPRINT.
- GRANT VARIANCE TO EXISTING BUILDING HEIGHT.
- GRANT VARIANCE TO EXISTING BUILDING AREA.
- GRANT VARIANCE TO EXISTING BUILDING USE.

#### PLAN SUBMITTALS/REVISIONS

NO.	DATE	DESCRIPTION
1	12/27/11	CONCEPT PLAN
2	1/12/12	SITE PLAN SUBMITTAL
3	1/12/12	SITE PLAN RESUBMITTAL
4	1/12/12	SITE PLAN RESUBMITTAL
5	1/12/12	SITE PLAN RESUBMITTAL
6	1/12/12	SITE PLAN RESUBMITTAL
7	1/12/12	SITE PLAN RESUBMITTAL
8	1/12/12	SITE PLAN RESUBMITTAL
9	1/12/12	SITE PLAN RESUBMITTAL
10	1/12/12	SITE PLAN RESUBMITTAL

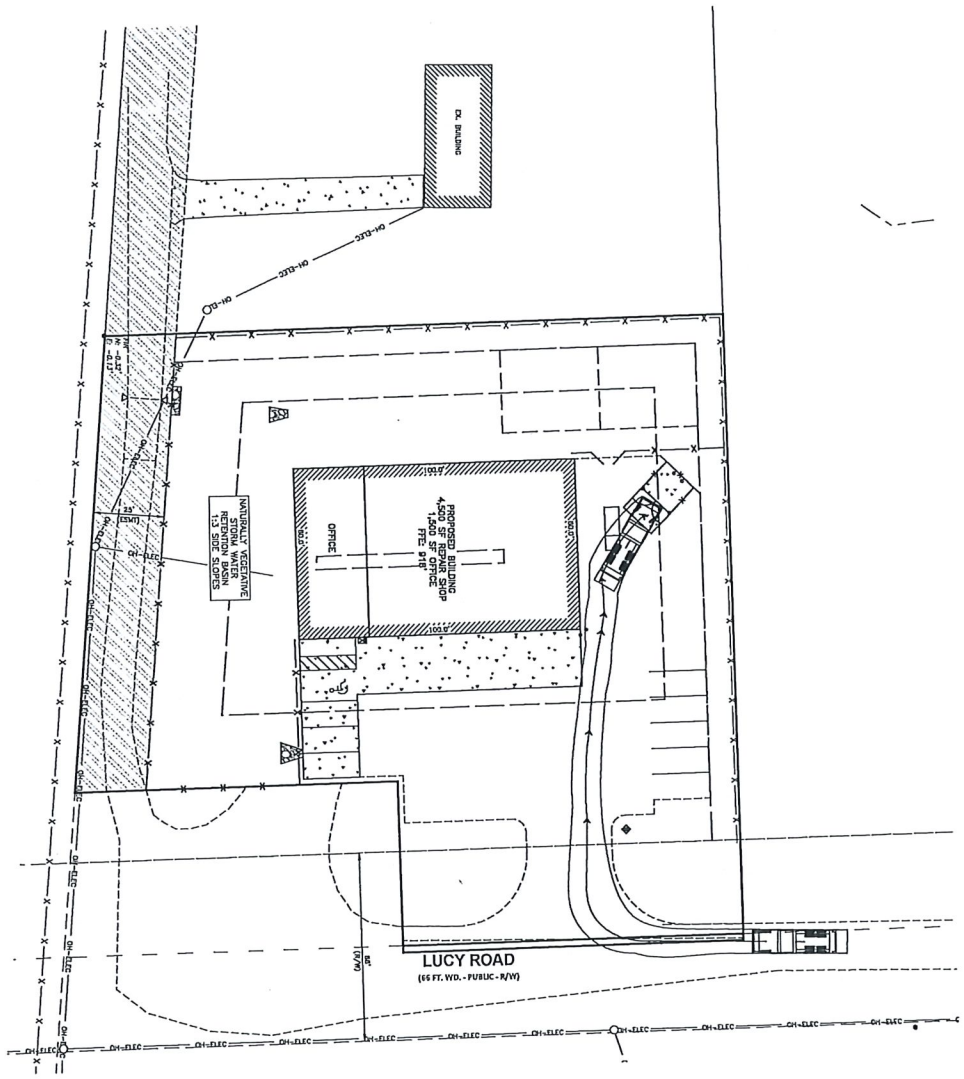
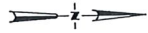
**DIMENSION AND PAVING PLAN**  
 1388 LUCY ROAD  
 PART OF SE 1/4 OF SEC. 1, T2N-R4E  
 MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

**VENI BROADWAY**  
 6533 OAK CREEK ROAD  
 HUNTSVILLE, AL 35894  
 (256) 885-7171  
 www.veni.com

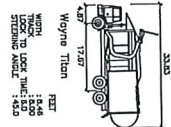
**ALLEN ENGINEERS ARCHITECTS**  
 1388 LUCY ROAD  
 MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN  
 (248) 333-1111  
 www.allenengineers.com



1388 LUCY ROAD  
REFUSE VEHICLE  
CIRCULATION PLAN



REFUSE VEHICLE



REFUSE VEHICLE  
LENGTH 32'-0"  
WIDTH 8'-0"  
HEIGHT 8'-0"  
WHEELBASE 17'-2.5"  
STEERING ANGLE 143.0°

PLAN SUBMITTALS/REVISED	DATE
CONCEPT PLAN	8/25/2020
SITE PLAN SUBMITTAL	10/15/2020
SITE PLAN RESUBMITTAL	11/10/2020
SITE PLAN RESUBMITTAL	11/25/2020
SITE PLAN RESUBMITTAL	12/23/2020
SITE PLAN RESUBMITTAL	12/23/2020
SITE PLAN RESUBMITTAL	1/8/2021
SITE PLAN RESUBMITTAL	1/14/2021

**VEHICLE CIRCULATION PLAN**  
1388 LUCY ROAD  
PART OF SE 1/4 OF SEC. 1, T2N-R4E  
MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

CLIENT :  
VERN BROCKWAY  
6323 OAK GROVE ROAD  
NORWELL, MI 48869

ALAN R. WATSON  
REGISTERED PROFESSIONAL ENGINEER  
MICHIGAN LICENSE NO. 10000  
1388 LUCY ROAD  
MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN 48869  
TEL: 517.233.1111  
WWW.ARWATSON.COM



1388 Lucy Road, Marion Township, Livingston County, Michigan  
 Project No. 20-012  
 Date: 1/14/2021







138B LUCY ROAD  
**STORM WATER MANAGEMENT**  
**RETENTION BASIN DETAILS**

**RETENTION BASIN CALCULATIONS**

SITE AREA	0.798 AC	
RUNOFF COEFFICIENT (C)	0.49	
REQUIRED RETENTION VOLUME	12,853 FT <sup>3</sup>	
WATER OF RETENTION	2.18,000 X A X C	
COMPOUND RUNOFF CONTRIBUTION		
ORIGINAL	AREA (AC)	0.798
CONTRIBUTING	AREA (AC)	0.798
FLOWING OFF	0	0.000
CONTRIBUTION	0	0.000
PERMANENT	2.873	0.360
PER BUILDING	6.000	0.760
PER GRAVEL	8.440	1.070
NATURAL	37.270	4.700
TOTALS	54.583	7.090
CONTRIBUTION C	TOTAL A X C	16,995
	CONTRIBUTING AREA	34,783
		0.49

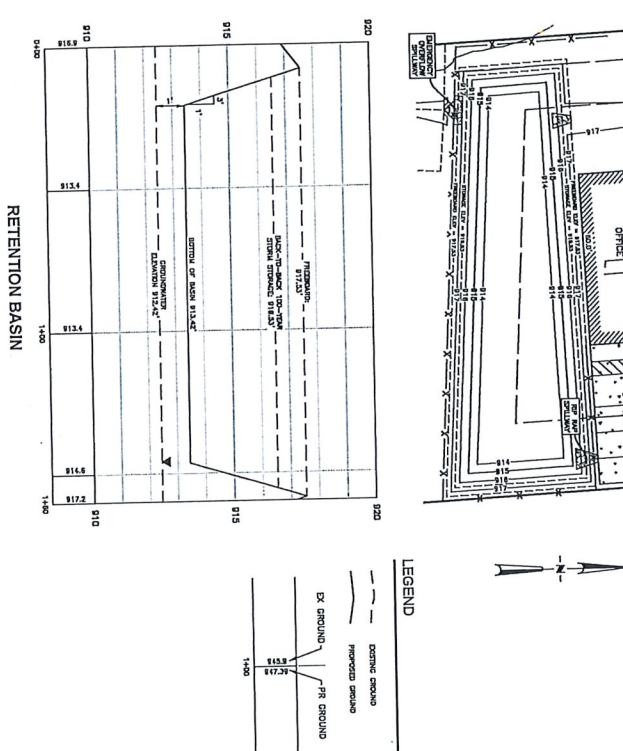
  

ELEVATION (FEET)	AREA (SQ FT)	NET VOLUME (CU FT)	VOLUME (CU FT)
912.4	2,600	1,660	1,660
914	3,122	3,600	5,260
915	4,079	4,593	9,853
916	5,107	5,628	15,481
917	6,208	6,515	22,000
917.5	6,821	7,002	28,998

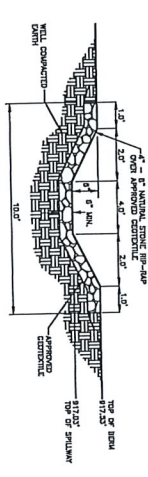
  

STORAGE ELEVATIONS	
TIPO CONCRETIVE 200 YARD STORAGE	916.00
ELEVATION 1	917.00
ELEVATION 2	918.50
RETENTION ELEVATION (FIN)	918.50
TIPO CONCRETIVE ELEVATION (FIN)	917.25

**RETENTION BASIN PLAN & PROFILE**



**EMERGENCY OVERFLOW SPILLWAY DETAIL**



	<b>CLIENT :</b> YERN BROCKWAY 8320 OAK CREEK ROAD MARION, MI 48860	<b>DATE :</b> 9/23/2020
	<b>PROJECT :</b> NS200-102 SCALE: N/A 5/16" = 1' DATE: 9/23/2020	<b>PLAN SUBMITTALS/REVISIONS</b>
CONCEPT PLAN SITE PLAN SUBMITTAL SITE PLAN RESUBMITTAL SITE PLAN RESUBMITTAL SITE PLAN RESUBMITTAL SITE PLAN RESUBMITTAL SITE PLAN RESUBMITTAL	9/23/2020 10/15/2020 11/19/2020 11/23/2020 12/23/2020 1/9/2021 1/14/2021	9/23/2020 10/15/2020 11/19/2020 11/23/2020 12/23/2020 1/9/2021 1/14/2021

**STORM WATER MANAGEMENT**  
 138B LUCY ROAD  
 PART OF SE 1/4 OF SEC. 1, T2N-R4E  
 MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

**NOT FOR CONSTRUCTION**



GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EROSION CONTROL STANDARDS... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES...

EROSION CONTROL STANDARDS

- 1. EROSION CONTROL STANDARDS SHALL BE IN ACCORDANCE WITH THE CURRENT EROSION CONTROL STANDARDS... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES...

STORM SEWER SPECIFICATIONS

- 1. THE SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT STORM SEWER SPECIFICATIONS... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES...

WATER MAIN SPECIFICATIONS

- 1. THE SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT WATER MAIN SPECIFICATIONS... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES...

SANITARY SEWER SPECIFICATIONS

- 1. THE SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT SANITARY SEWER SPECIFICATIONS... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES...

Specifications section containing project details: 1388 LUCY ROAD, PART OF SE 1/4 OF SEC. 1, T2N-R4E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN. Includes a table of revision dates, a scale of 1"=10', and a north arrow. Logos for Michigan Professional Engineers and Surveyors are also present.



## Bob Hanvey

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**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

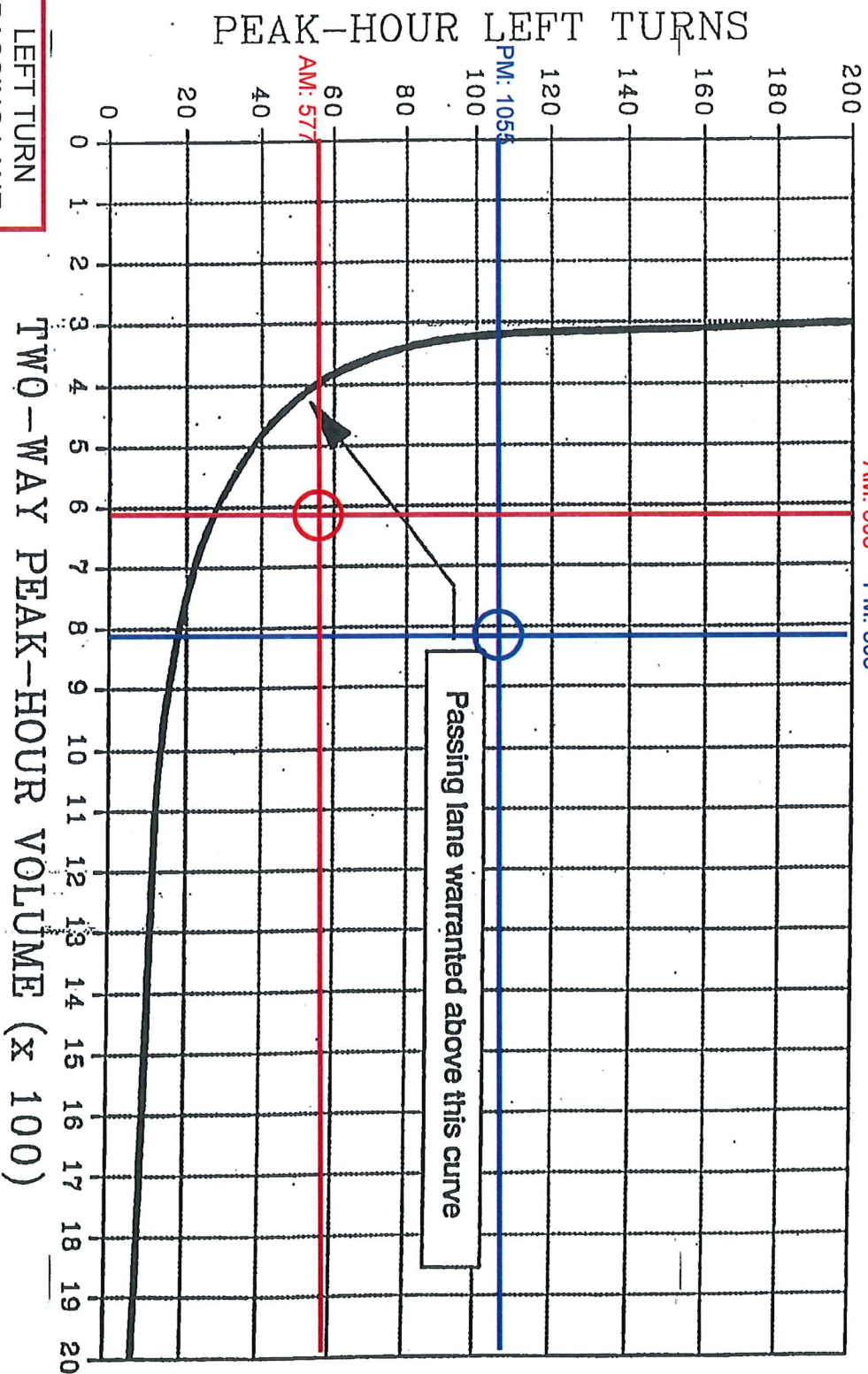
Hi Mike – the 3 attached pages are from the end of the study prepared by Fleis & Vandenbrink. As I interpret the graphs it looks like there is currently a warrant for a left turn passing lane. As I compare the current to the future conditions, it looks like the increase between the two graphs is sufficient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

Am I interpreting this correctly?

Thanks  
Bob Hanvey

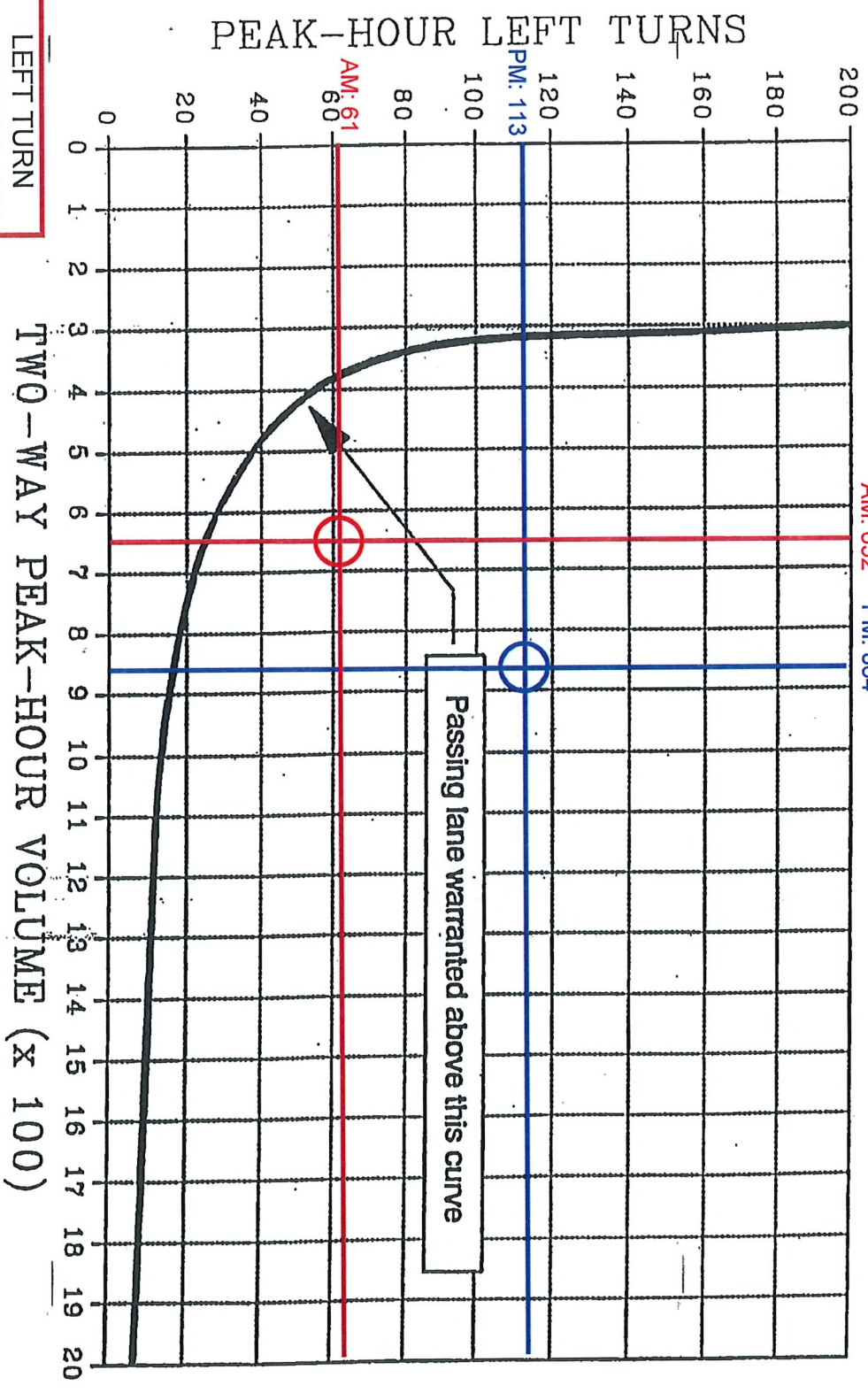
# LEFT TURN PASSING LANE WARRANT

(Based on Total Development)



# LEFT TURN PASSING LANE WARRANT

(Based on Total Development)

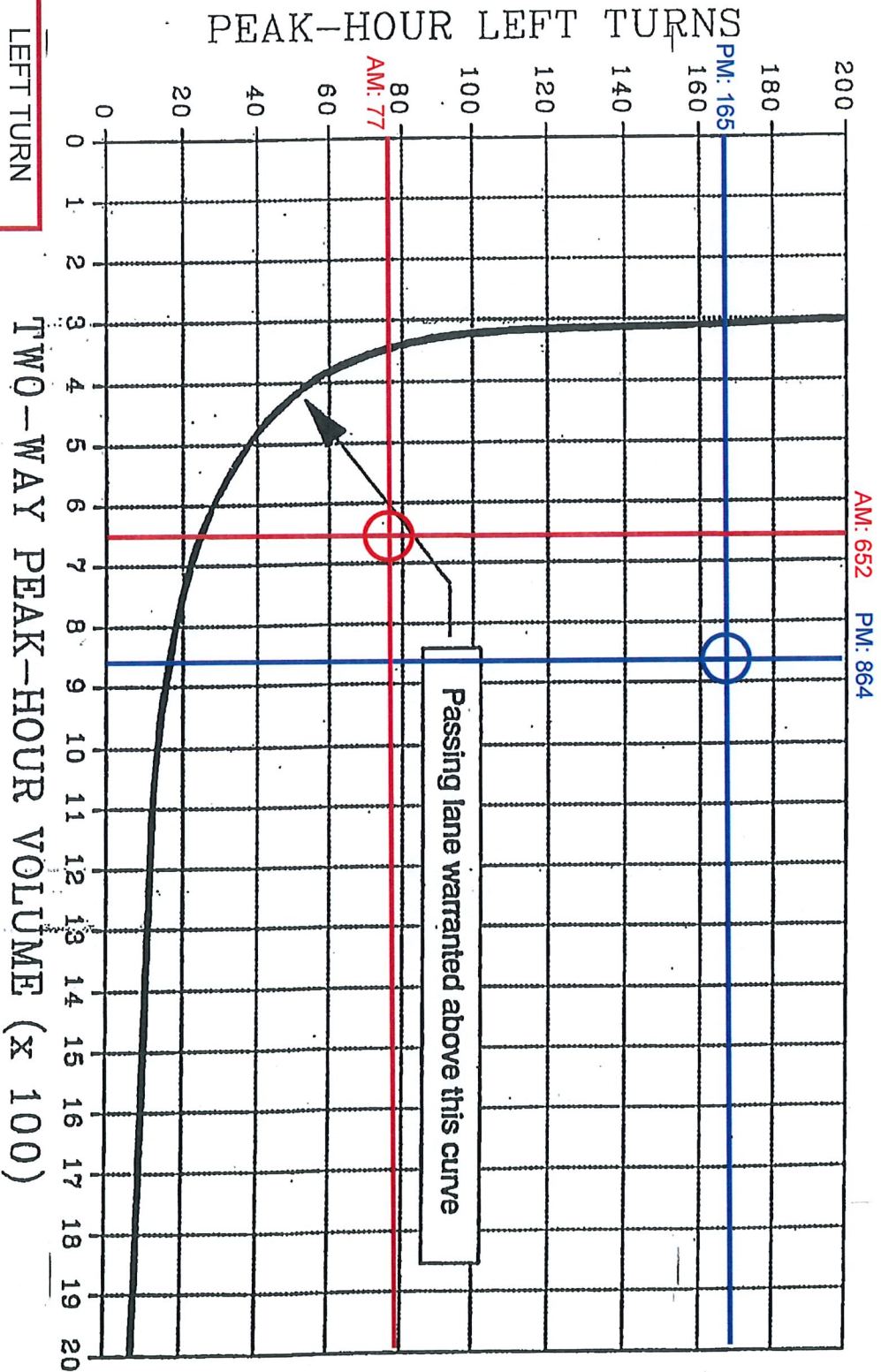


LEFT TURN  
PASSING LANE  
RECOMMENDED

Passing lane warranted above this curve

# LEFT TURN PASSING LANE WARRANT

(Based on Total Development)





**MARION TOWNSHIP**  
**APPLICATION FOR SITE PLAN REVIEW**

PUD # 01-20

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

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

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

Name of Proposed Development: Tamarack Place  
Location of Proposed Development (address): Formerly Marion Creek South PUD  
N E S W Side of West side of Peavy Road (93 acres) Road between  
Alstott Drive and Traciee 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: [Signature] 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](mailto:dlarabel@allenedwin.com)
- Mike West, Land Planning Project Manager (269-365-8548) [mwest@allenedwin.com](mailto:mwest@allenedwin.com)

Desine Inc.

2183 Pless Drive

Brighton, Michigan 48114

- Wayne Perry, Professional Engineer (810-227-9533) [waynep@desineinc.com](mailto: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 3<sup>rd</sup> 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.

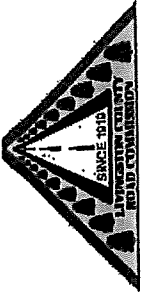
A Traffic Impact Study, addressing the impact of the proposed development on existing and anticipated future traffic conditions on intersections in the vicinity of the development, was prepared by Fleis & Vandenbrink, dated October 20, 2020. As a part of Phase 1 construction, a right-turn deceleration 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, Alstoft 25 MPH (Posted)  
 Roadway On: Alstoft/Peavy Side of Street: South

Applicant Fax: (810) 227-9460

**Field Measurements**

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

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

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

*Kim Hiller*

Inspection Date: 9/29/2020 Inspector: 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 Eduardo 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

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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](mailto: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 12<sup>th</sup> 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](mailto:mwest@allenedwin.com)

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**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

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**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

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**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

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**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**

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**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

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**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](mailto:mwest@allenedwin.com)

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**From:** Dave Hamann <[za@mariontownship.com](mailto:za@mariontownship.com)>  
**Sent:** Tuesday, December 15, 2020 1:03 PM  
**To:** 'Wayne Perry' <[waynep@desineinc.com](mailto:waynep@desineinc.com)>; Mike West <[mwest@allenedwin.com](mailto: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!

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**From:** Kim Hiller <[khiller@livingstonroads.org](mailto:khiller@livingstonroads.org)>  
**Sent:** Tuesday, December 15, 2020 1:00 PM  
**To:** Dave Hamann <[za@mariontownship.com](mailto: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](mailto:khiller@livingstonroads.org)

---

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

Czubenko <[jczubenko@howellfire.net](mailto:jczubenko@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](mailto:za@mariontownship.com)

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**From:** Mike West <[mwest@allenedwin.com](mailto:mwest@allenedwin.com)>  
**Sent:** Monday, December 14, 2020 11:19 AM  
**To:** Dave Hamann <[za@mariontownship.com](mailto:za@mariontownship.com)>  
**Cc:** Dan Larabel <[dlarabel@allenedwin.com](mailto:dlarabel@allenedwin.com)>; Wayne Perry <[waynep@desineinc.com](mailto:waynep@desineinc.com)>; Manny Kianicky <[mkianicky@srj.com](mailto: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](mailto: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](http://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

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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 ft<sup>3</sup>, 205,100 ft<sup>3</sup>, and 28,732 ft<sup>3</sup>, respectively. The required storage volume for Basin K, Basin M, and Basin N is 62,211 ft<sup>3</sup>, 196,237 ft<sup>3</sup>, and 19,958 ft<sup>3</sup> (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 ft<sup>3</sup>, which is more than the required volume of 66,943 ft<sup>3</sup>, 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.

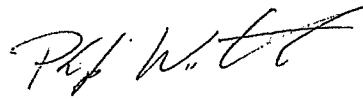
December 15, 2020  
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If you have any questions or need anything further, please feel free to contact our office.

Sincerely,



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



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

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. Hawvey  
Robert Hawvey  
Its: Supervisor

By: Myrna Schlittler  
Myrna Schlittler  
Its Clerk

MITCH HARRIS BUILDING COMPANY, INC.

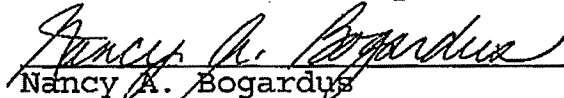
By: Mitch Harris  
Mitch Harris  
Its President

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.



MTWP

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 Kedde 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**

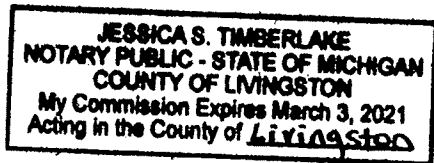
Township of Marion,  
a Michigan municipal corporation

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.

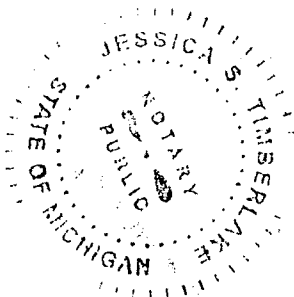


Jessica Timberlake  
Notary Public  
Acting in Livingston County, Michigan  
My Commission Expires: 3-3-2021

**BLUE SUNRIDGE**

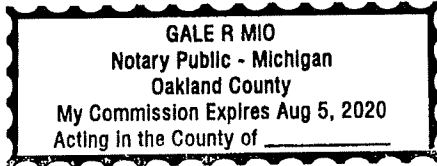
Blue Sunridge LLC,  
a Michigan limited liability company

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 12<sup>TH</sup> 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

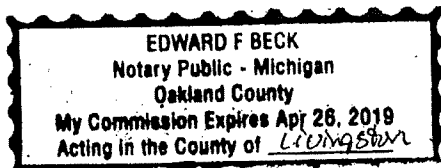
**ASSOCIATION**

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 10<sup>th</sup> 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: 4/26/2019

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 "FOX-CROFT" 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 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)





REVISION #	DATE	REVISION DESCRIPTION

TAMARACK PLACE

SITE AERIAL PHOTOGRAPH

CLIENT:  
WESTVIEW CAPITAL, LLC  
785 CLIVE COURT SW  
BRYON CENTER MICHIGAN 49315  
(616) 385-8848

SCALE: 1" = 127'  
PROJECT No.: 202025  
DWG NUMBER: 2025 PH  
ISSUED: JAN. 11, 2021

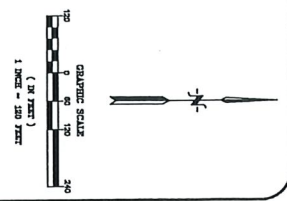
**PH**

2183 PLEAS DRIVE  
BIRMINGHAM, MICHIGAN 48414

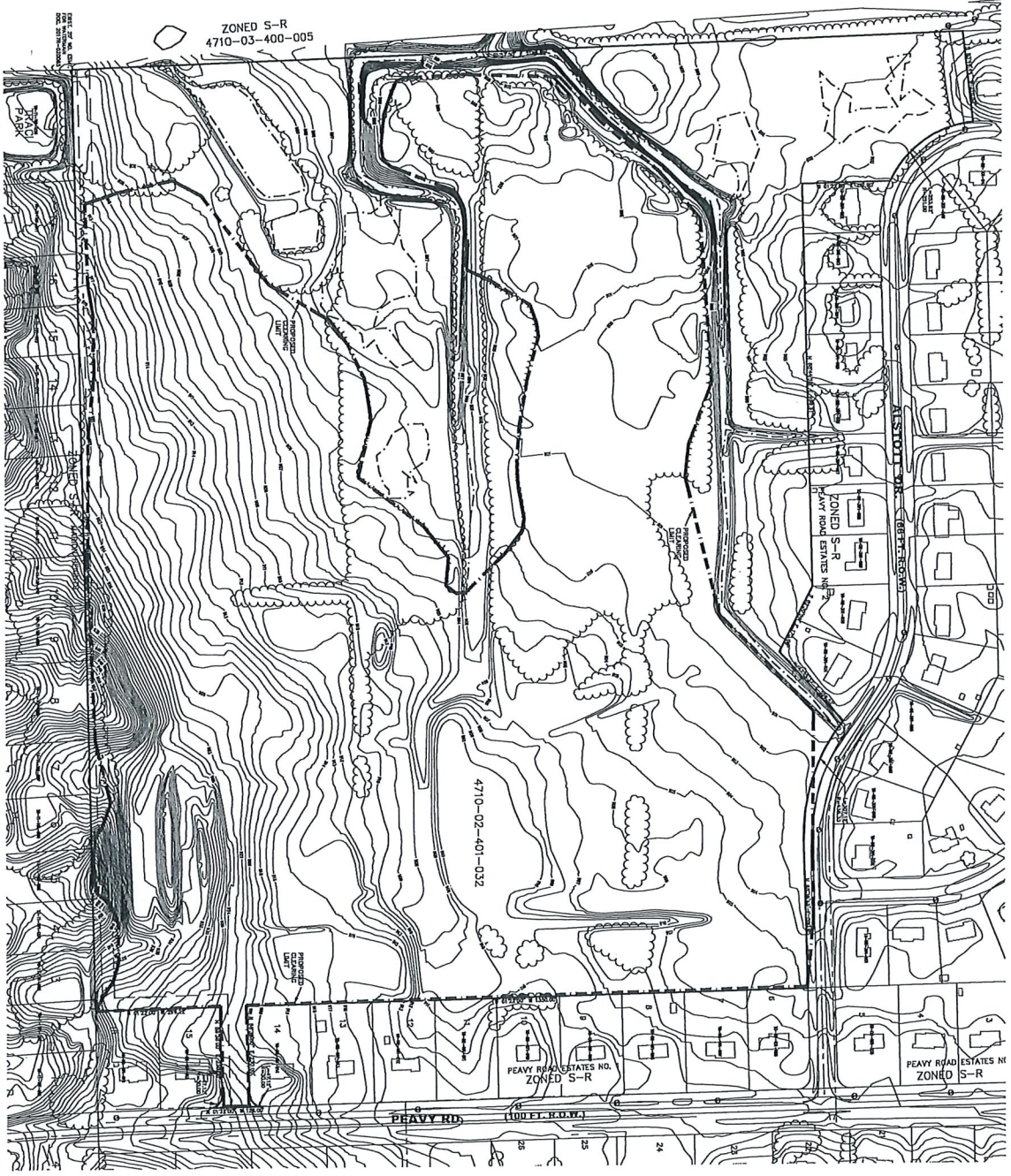
**811**

Home with Builders.  
Call before you dig.  
3 SERVICE LINES  
CALL 811 OR VISIT  
811.MI.GOV

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DESIGNER DRAFT: SSJ CHECK: WHP	REVISION #	DATE	REVISION #	DATE	REVISION #	DATE	REVISION #	DATE
TAMARACK PLACE			EXISTING CONDITIONS PLAN			CLIENT:		
						WESTVIEW CAPITAL, LLC BRIDGE CENTER, JUNCTION, OHIO 43135 (614) 306-6648		
						SCALE: 1/4" = 1' 00"		
						PROJECT No.: 20070 DRAWN BY: SSJ DATE: JAN 13, 2011		
						 <p>Call before you dig. 1-800-4-A-DAWG CALL (TOLL FREE) 800-4-A-DAWG OR VISIT CALLER.COD</p>		
						 <p>(614) 227-4323 2400 STEWARTS AVENUE AMHERST, OHIO 43114</p>		
						EX		



**LEGEND**

- METEOROLOGICAL CENTER
- METEOROLOGICAL STATION
- METEOROLOGICAL TOWER
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- METEOROLOGICAL WIND TUNNEL
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- METEOROLOGICAL WIND TUNNEL

REVISION #	DATE	REVISION DESCRIPTION
1	12-12-21	ISSUED FOR PERMITS
2	01-27-22	ISSUED FOR SUBMITTAL
3	02-02-22	ISSUED FOR SUBMITTAL
4	02-02-22	ISSUED FOR SUBMITTAL
5	02-02-22	ISSUED FOR SUBMITTAL

DISPENSING  
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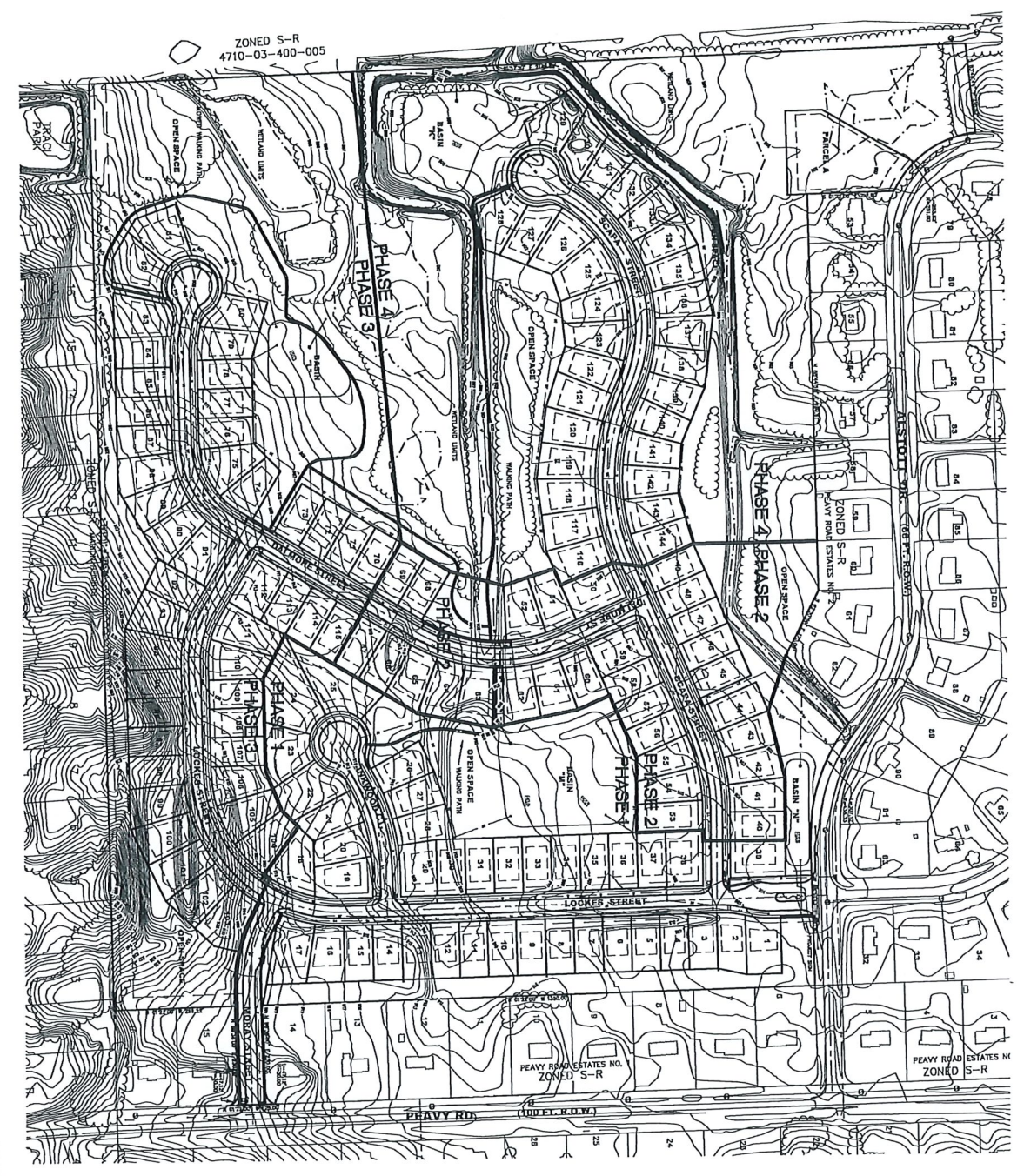
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**LEGEND**

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- 97. EXISTING LOT
- 98. EXISTING LOT
- 99. EXISTING LOT
- 100. EXISTING LOT

**CLIENT:** WESTINGHOUSE  
 WESTINGHOUSE  
 1500 WESTINGHOUSE DRIVE  
 BIRMINGHAM, ALABAMA 35203

**SCALE:** 1/4" = 100'  
 PROJECT NO.: 20025  
 DRAWN BY: JMS/SP  
 DATE: JAN 13, 2021

**811**  
 Call before you dig.  
 811-4-MyDig

**DP**  
 CIVIL ENGINEERING  
 1515 PLYMOUTH DRIVE  
 BIRMINGHAM, ALABAMA 35203

**SITE CHARACTERISTICS**  
 TAX MAP ZONING: 15-28-00-007 & 10-02-01-032  
 DENSITY CALCULATIONS (Section 13.03 B)  
 TOTAL AREA: 4589 ACRES  
 OPEN SPACE: 4589 ACRES  
 STREETS: 42.57 TOTAL AREA  
 FROM: 144 UNITS + 1 PARCEL SPLIT  
 OPEN SPACE TABULATION  
 TOTAL AREA: 4589 ACRES  
 WETLANDS: 246 TOTAL AREA  
 USABLE OPEN SPACE: 3787 ACRES

**NOTES:**  
 1. ALL SPECIFICATIONS OF THE MUD ENGINEER AND WATER AUTHORITY.  
 2. PUBLIC WARNING SIGNS SHALL MEET ALL SPECIFICATIONS OF MICHIGAN TOWNSHIP.  
 3. NO PAVING FIRE LANE SIGNS SHALL BE POSTED ON THE PREPARED SIDE OF THE STREET.  
 4. FRONT YARD SIGNAGE: 2 FEET  
 REAR YARD SIGNAGE: 25 FEET  
 SIDE YARD SIGNAGE: 25 FEET  
 5. THE NUMBER OF ONE STREET ONE STREET (S-1/27) SHALL BE REQUIRED TO BE INSTALLED BY THE HOMEOWNER / HOMEOWNER FROM THE MICHIGAN TOWNSHIP ASSOCIATION OF CHAIRMAN SHALL MEET THIS REQUIREMENT. SIGNING THESE ARE A CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THESE SIGNS.  
 6. ALL SHARED AREAS OF THE SUBDIVISION SHALL BE CONSTRUCTED BY CONTRACTOR DURING ROAD/UTILITY CONSTRUCTION. ALL UNPAVED AREAS OF SUBDIVISION SHALL BE CONSTRUCTED AS CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THESE SIGNS.  
 7. ALL PROPOSED STORM SEWER AND ROADS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
 8. WETLAND Delineation performed by:  
 a. PROJECT NO. 15-28-00-007 AND DIVISION AND IS NOT A PART OF THE SITE CONDITIONAL.

**DEVELOPMENT PLAN**  
**TAMARACK PLACE**

1" = 200'  
 1" = 200'

1" = 200'  
 1" = 200'

REVISION #	DATE	PERSON/DESCRIPTION
1	2-2-20	ISSUED FOR REVIEW
2	2-2-20	ISSUED FOR REVIEW
3	2-2-20	ISSUED FOR REVIEW
4	2-2-20	ISSUED FOR REVIEW
5	2-2-20	ISSUED FOR REVIEW

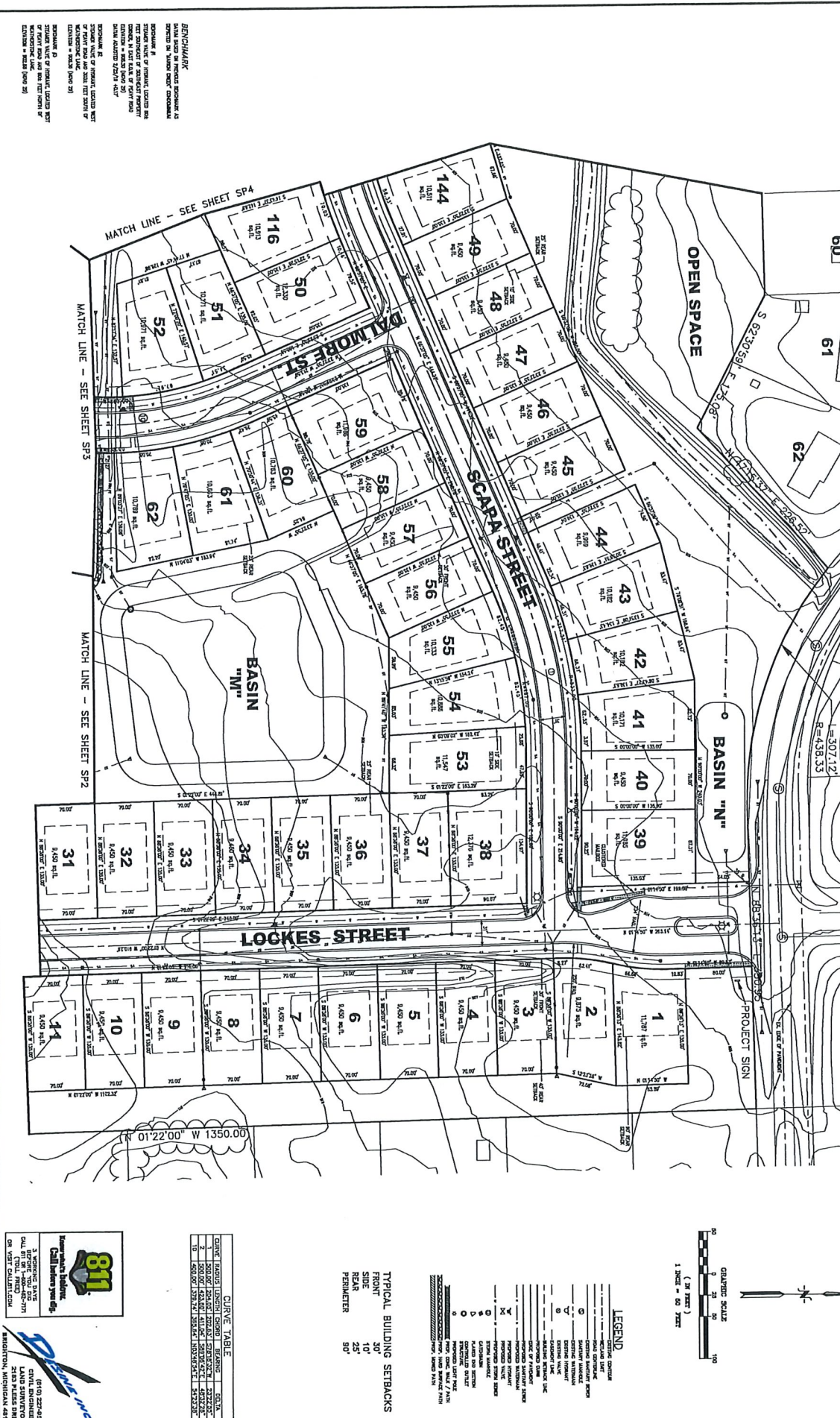
DESIGNER: JAC	CHECKER: JAC
---------------	--------------

PROJECT: TAMARACK PLACE	DATE: 2-2-20
SITE PLAN NE	

CLIENT:	WESTINGHOUSE, LLC 780 CLAYTON COURT SW BRIDGE CENTER, MICHIGAN 48115 810.878.1748
SCALE:	1" = 50'
PRODUCT No.:	20025
DATE:	02/02/20
PROJECT:	TAMARACK PLACE SP
ISSUED:	2/2/20



**REMARKS:**

THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE LOCAL JURISDICTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SITE PLAN.

**SCALE:** 1" = 50'

**DATE:** 2-2-20

**PROJECT:** TAMARACK PLACE

**SITE PLAN NE**

**CLIENT:** WESTINGHOUSE, LLC  
780 CLAYTON COURT SW  
BRIDGE CENTER, MICHIGAN 48115  
810.878.1748

**SCALE:** 1" = 50'

**PRODUCT No.:** 20025

**DATE:** 02/02/20

**PROJECT:** TAMARACK PLACE SP

**ISSUED:** 2/2/20

**DESIGNER:** JAC

**CHECKER:** JAC

**PROJECT:** TAMARACK PLACE

**DATE:** 2-2-20

**PROJECT:** TAMARACK PLACE

**SITE PLAN NE**

**CLIENT:** WESTINGHOUSE, LLC  
780 CLAYTON COURT SW  
BRIDGE CENTER, MICHIGAN 48115  
810.878.1748

**SCALE:** 1" = 50'

**PRODUCT No.:** 20025

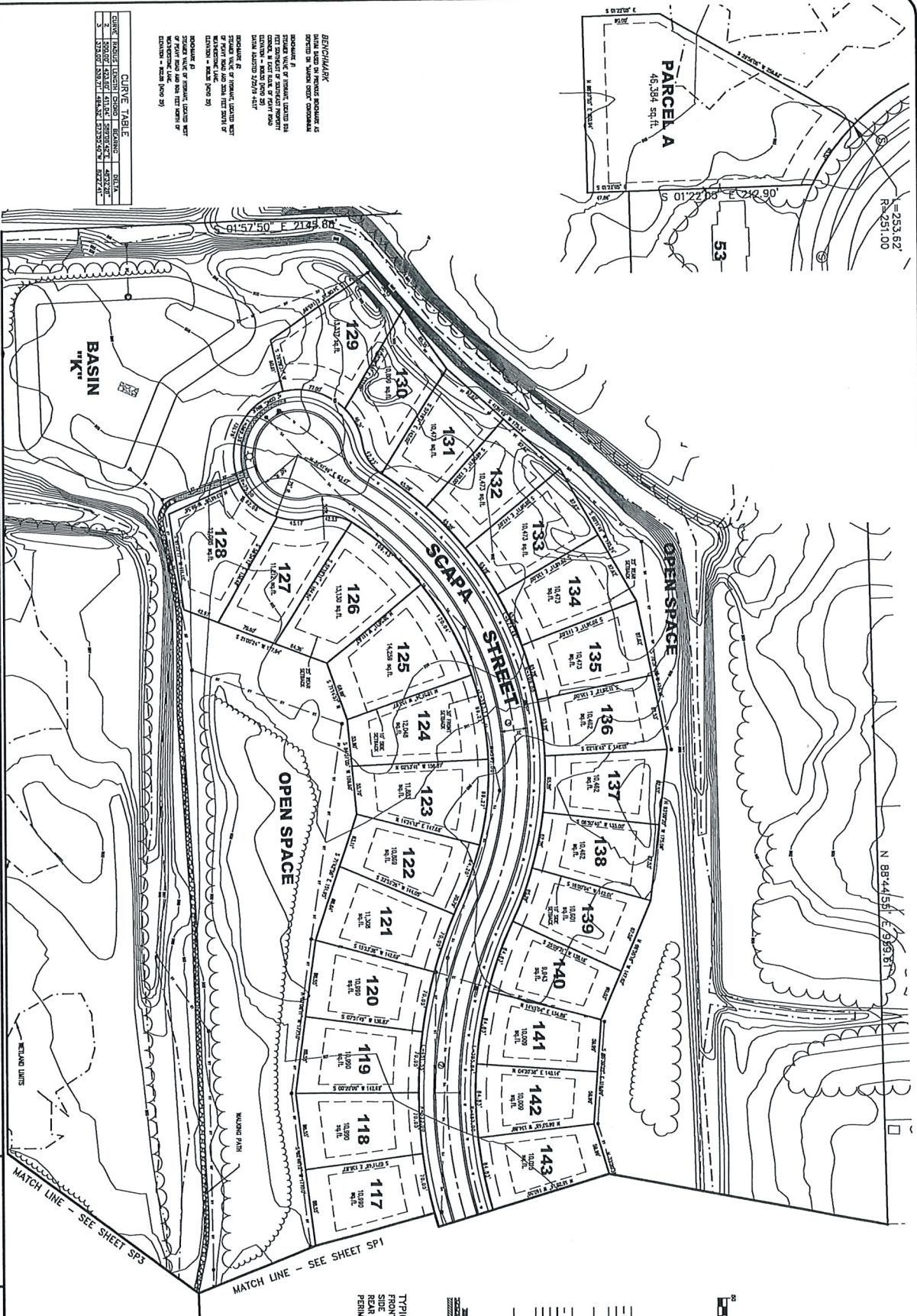
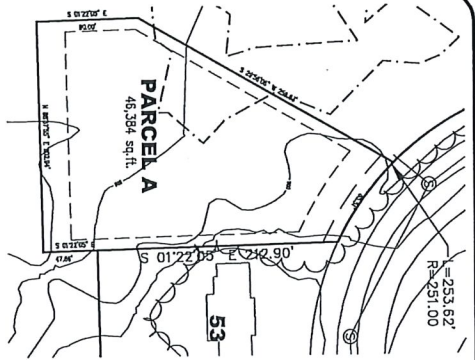
**DATE:** 02/02/20

**PROJECT:** TAMARACK PLACE SP

**ISSUED:** 2/2/20







**BENCHMARK**  
 BENCH MARK IS REVERSED INDICATING AS  
 INDICATED ON SHEET WHEN CORNER IS  
 INDICATED BY "R" OR "S" TO INDICATE  
 FIRST OR SECOND CORNER FROM  
 CORNER IS NOT SHOWN ON SHEET FROM  
 DATA ADDRESS IS 29114 EAST  
 INDICATED BY "R" OR "S" TO INDICATE  
 FIRST OR SECOND CORNER FROM  
 CORNER IS NOT SHOWN ON SHEET FROM  
 DATA ADDRESS IS 29114 EAST  
 INDICATED BY "R" OR "S" TO INDICATE  
 FIRST OR SECOND CORNER FROM  
 CORNER IS NOT SHOWN ON SHEET FROM  
 DATA ADDRESS IS 29114 EAST

**CLIMATE TABLE**

CLIMATE	TABLE	DATE	REVISION	DESCRIPTION
1	1	11-11-20	REVISED	FOR POWER LINES
2	2	11-11-20	REVISED	FOR POWER LINES
3	3	11-11-20	REVISED	FOR POWER LINES

REVISION #	DATE	REVISION/DESCRIPTION
1	11-11-20	REVISED FOR POWER LINES
2	11-11-20	REVISED FOR POWER LINES
3	11-11-20	REVISED FOR POWER LINES

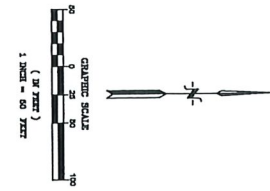
**TAMARRACK PLACE**

**SITE PLAN NW**

CLIENT:  
 WESTERN CAPITAL, LLC  
 795 CALVERT COURT SW  
 BIRMINGHAM, ALABAMA 35203

SCALE: 1/8" = 50'  
 DRAWN BY: JACOB SP  
 CHECKED BY: JACOB SP

**811**  
 Call before you dig  
 811-4-HELP  
 1-800-227-4323  
 LANS SIMMONS  
 2143 PLACES DRIVE  
 BIRMINGHAM, ALABAMA 35214



**TYPICAL BUILDING SETBACKS**  
 FRONT 30'  
 REAR 25'  
 PERMETER 50'

MATCH LINE - SEE SHEET SP1  
 MATCH LINE - SEE SHEET SP3





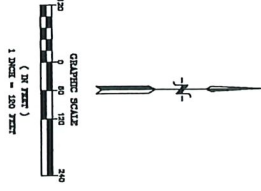
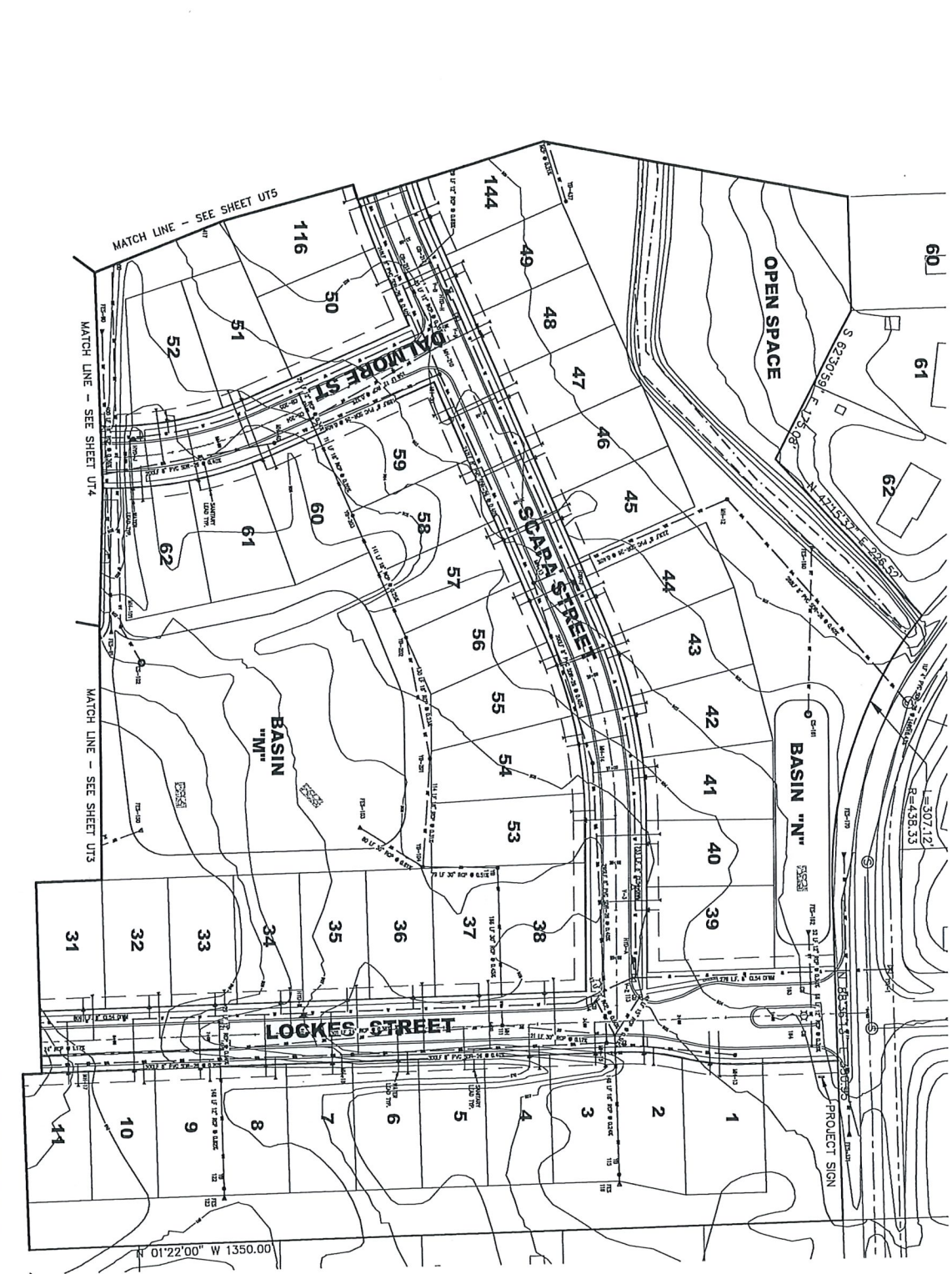
DISCIPLINE: UTILITY  
DRAWN: JAP  
CHECK: WAP

REVISION #	DATE	REVISION DESCRIPTION
1	01-21-21	ISSUED FOR REVIEW COMMENTS

REGIONAL 1  
DATE  
REGIONAL DESCRIPTION

TAMARACK PLACE  
UTILITY PLAN NE

CLIENT: WESTERN/VERITY, LLC  
780 CLYDE COURT SW  
BIRMINGHAM, MICHIGAN 48411  
248-266-6048  
SCALE: 1/8" = 30'  
PROJECT No.: 20205  
DWG NAME: 20205/UT2A  
ISSUED: JAN 13, 2021  
BIRMINGHAM, MICHIGAN 48411  
UT2



- LEGEND**
- OFFICE CORNER
  - EXISTING DRAINAGE
  - EXISTING SANITARY SEWER
  - EXISTING WATER MAIN
  - EXISTING NATURAL GAS
  - EXISTING CABLE TELEVISION
  - EXISTING FIBER OPTIC
  - EXISTING POWER
  - EXISTING TELEPHONE
  - EXISTING LIGHT RAIL
  - EXISTING STREET LIGHT
  - EXISTING SIDEWALK
  - EXISTING DRIVE
  - EXISTING CURB
  - EXISTING PAVEMENT
  - EXISTING CONCRETE
  - EXISTING ASPHALT
  - EXISTING GRAVEL
  - EXISTING SAND
  - EXISTING SOIL
  - EXISTING ROCK
  - EXISTING VEGETATION
  - EXISTING TREES
  - EXISTING BUSHES
  - EXISTING SHRUBS
  - EXISTING HERBS
  - EXISTING FLOWERS
  - EXISTING FRUIT
  - EXISTING NUTS
  - EXISTING SEEDS
  - EXISTING SPICES
  - EXISTING OILS
  - EXISTING RESINS
  - EXISTING GUMS
  - EXISTING BALSAMS
  - EXISTING ESSENCES
  - EXISTING EXTRACTS
  - EXISTING PREPARATIONS
  - EXISTING COMPOUNDS
  - EXISTING MIXTURES
  - EXISTING SOLUTIONS
  - EXISTING EMULSIONS
  - EXISTING SUSPENSIONS
  - EXISTING COLLOIDS
  - EXISTING GELS
  - EXISTING PASTES
  - EXISTING PASTES
  - EXISTING PASTES

REVISION #	DATE	REVISION DESCRIPTION
1	7-2-2025	ISSUED FOR REVIEW COMMENTS

DESIGN: JHC  
 DRAWN: JHC  
 CHECK: WMP

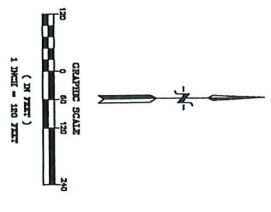
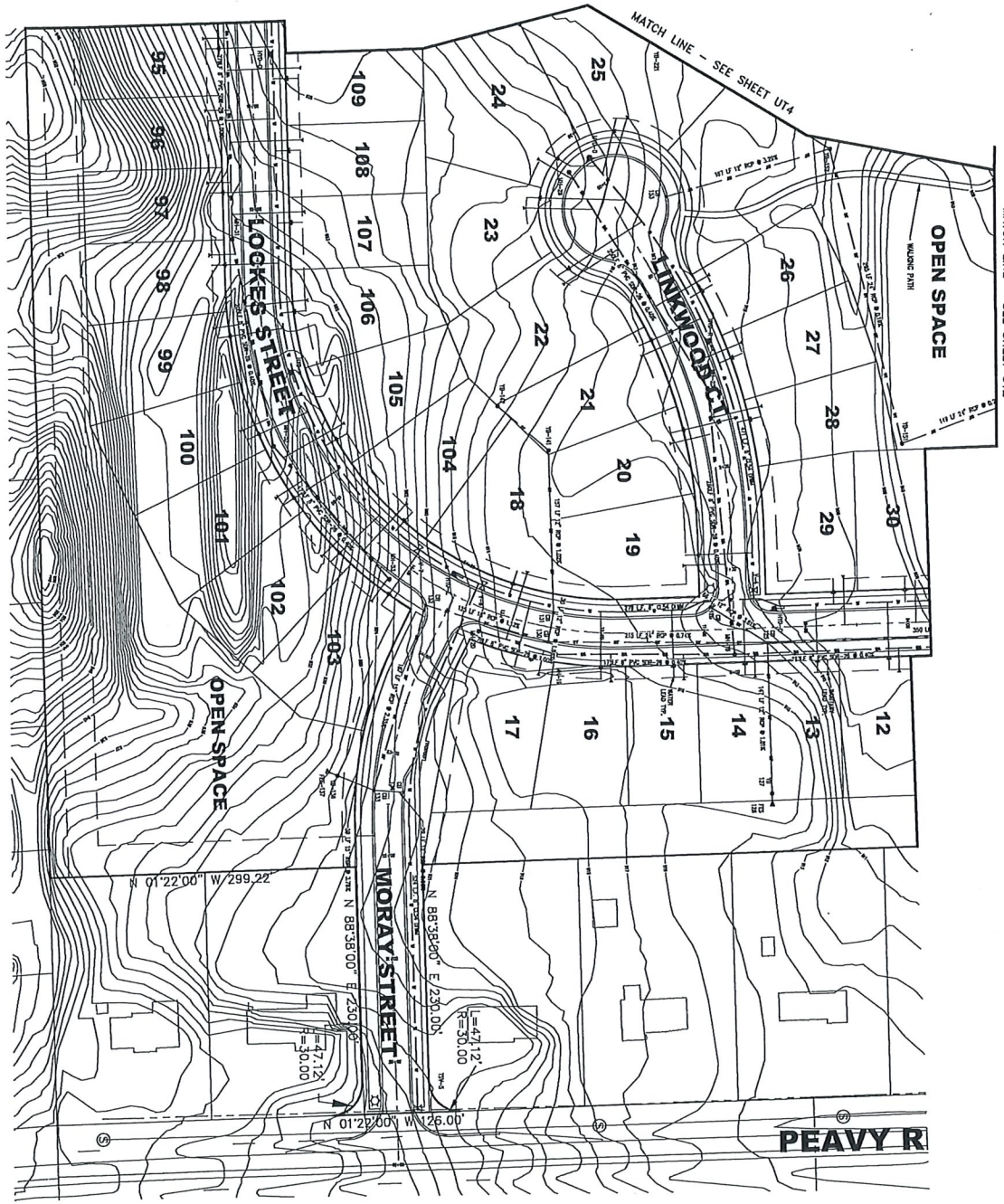
RESPONSIVE  
 TAMARACK PLACE  
 UTILITY PLAN SE

CLIENT:  
 WESTVIEW CAPITAL, LLC  
 795 CLIVE COURT SW  
 BRON CENTER, MICHIGAN 48315  
 248-282-6649

SCALE: 1/4" = 50'  
 PROJECT NO.: 202025  
 DWG NUMBER: U724  
 ISSUED: JAN 13, 2021

811  
 Call before you dig  
 2 WORKING DAYS  
 CALL 811 OR VISIT  
 1-800-487-4777  
 OR VISIT CALL411.COM

PROJECT NO. 202025  
 LANS SHERWOODS  
 2143 PILES DRIVE  
 BRISTOL, MICHIGAN 48314



LEGEND

—	CENTRAL CORNER
—	ROAD CENTERLINE
—	ROAD RIGHT-OF-WAY
—	ROAD LEFT-OF-WAY
—	EXISTING WATER MAIN
—	EXISTING SANITARY SEWER
—	EXISTING GAS
—	EXISTING WATER
—	EXISTING CABLE TV
—	EXISTING TELEPHONE
—	EXISTING ELEC.
—	PROPOSED WATER MAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED GAS
—	PROPOSED WATER
—	PROPOSED CABLE TV
—	PROPOSED TELEPHONE
—	PROPOSED ELEC.
—	PROPOSED LOT 12
—	PROPOSED LOT 13
—	PROPOSED LOT 14
—	PROPOSED LOT 15
—	PROPOSED LOT 16
—	PROPOSED LOT 17
—	PROPOSED LOT 18
—	PROPOSED LOT 19
—	PROPOSED LOT 20
—	PROPOSED LOT 21
—	PROPOSED LOT 22
—	PROPOSED LOT 23
—	PROPOSED LOT 24
—	PROPOSED LOT 25
—	PROPOSED LOT 26
—	PROPOSED LOT 27
—	PROPOSED LOT 28
—	PROPOSED LOT 29
—	PROPOSED LOT 30









REVISION #	DATE	REVISION DESCRIPTION
1	11-23-23	ISSUED FOR PERMIT SUBMITTAL

REVISION #	DATE	REVISION DESCRIPTION

**TAMARACK PLACE**

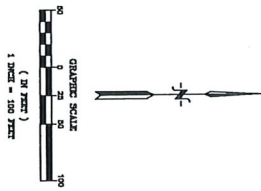
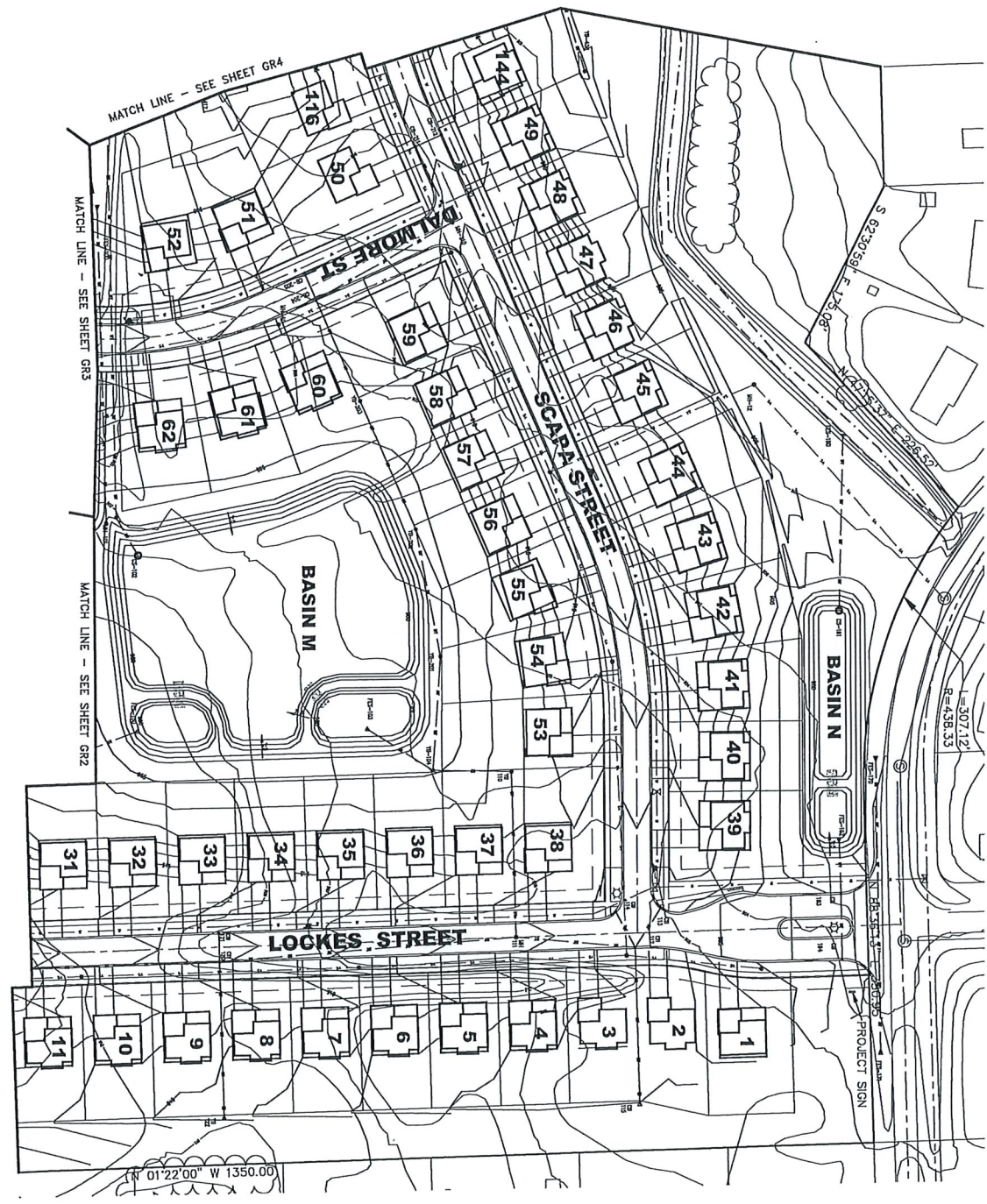
**GRADING PLAN NE**

CLIENT:  
 ALLEN EDWARDS  
 785 CANTON COURT SW  
 BIRCH CENTER, MICHIGAN 49315  
 (269) 256-6546

SCALE: 1/4" = 1'-0"

PROJECT No.: 20202  
 DWG. NAME: 2020 GR1.4  
 ISSUED: **JAN 13, 2024**

(616) 227-4233  
 CIVIL ENGINEERS  
 2120 N. ELIAS DRIVE  
 BRIGHTON, MICHIGAN 48114



- LEGEND**
- PROPOSED DRIVE
  - EXISTING DRIVE
  - PROPOSED SIDEWALK
  - EXISTING SIDEWALK
  - PROPOSED BIKEWAY
  - EXISTING BIKEWAY
  - PROPOSED TRAIL
  - EXISTING TRAIL
  - PROPOSED FENCE
  - EXISTING FENCE
  - PROPOSED LOT LINE
  - EXISTING LOT LINE
  - PROPOSED EASEMENT
  - EXISTING EASEMENT
  - PROPOSED UTILITY
  - EXISTING UTILITY
  - PROPOSED CONCRETE
  - EXISTING CONCRETE
  - PROPOSED ASPHALT
  - EXISTING ASPHALT
  - PROPOSED GRAVEL
  - EXISTING GRAVEL
  - PROPOSED SAND
  - EXISTING SAND
  - PROPOSED SOIL
  - EXISTING SOIL
  - PROPOSED ROCK
  - EXISTING ROCK
  - PROPOSED VEGETATION
  - EXISTING VEGETATION
  - PROPOSED WATER
  - EXISTING WATER
  - PROPOSED SEWER
  - EXISTING SEWER
  - PROPOSED GAS
  - EXISTING GAS
  - PROPOSED ELECTRIC
  - EXISTING ELECTRIC
  - PROPOSED TELEPHONE
  - EXISTING TELEPHONE
  - PROPOSED CABLE
  - EXISTING CABLE
  - PROPOSED FIBER
  - EXISTING FIBER
  - PROPOSED SLOPE
  - EXISTING SLOPE
  - PROPOSED SPOT ELEVATION
  - EXISTING SPOT ELEVATION
  - PROPOSED FINISH GRADE
  - EXISTING FINISH GRADE
  - PROPOSED PROPOSED
  - EXISTING PROPOSED

**DETECTION BASIN #107 YR. VOLUME CALCULATION**

Trinary Area (A) = 41.52 Acres  
 Road Catchment (C1) = 0.28  
 Dragg Catchment (C2) = 0.88  
 Annual Catchment (C3) = 4.15 C4

LOCAL REQUIREMENTS

1	2	3	4	5	6	7
Duration (Minutes)	Intensity (In/hr)	Cal. #1 Cal. #2 Cal. #3 Cal. #4 Cal. #5 Cal. #6	Runoff (CFS)	Runoff (CFS)	Runoff (CFS)	Runoff (CFS)
5	3.00	1.17	2.35	42.61	1.28	42.29
10	2.50	0.97	1.94	35.18	1.03	34.88
15	2.10	0.83	1.66	29.56	0.87	29.27
20	1.80	0.73	1.45	25.77	0.77	25.49
25	1.60	0.66	1.30	22.92	0.70	22.65
30	1.45	0.60	1.20	20.85	0.64	20.53
35	1.35	0.56	1.13	19.29	0.60	19.00
40	1.28	0.53	1.08	18.10	0.57	17.84
45	1.23	0.51	1.04	17.21	0.55	17.00
50	1.20	0.50	1.02	16.53	0.54	16.43
55	1.17	0.49	1.00	15.99	0.53	15.93
60	1.15	0.48	0.99	15.54	0.52	15.51
65	1.14	0.48	0.98	15.15	0.51	15.14
70	1.13	0.48	0.98	14.81	0.51	14.80
75	1.12	0.48	0.97	14.51	0.50	14.51
80	1.11	0.47	0.97	14.25	0.50	14.25
85	1.11	0.47	0.97	14.01	0.50	14.01
90	1.10	0.47	0.96	13.78	0.49	13.78
95	1.10	0.47	0.96	13.57	0.49	13.57
100	1.09	0.47	0.96	13.37	0.49	13.37
105	1.09	0.47	0.96	13.18	0.49	13.18
110	1.09	0.47	0.96	13.00	0.49	13.00
115	1.08	0.47	0.95	12.83	0.49	12.83
120	1.08	0.47	0.95	12.67	0.49	12.67
125	1.08	0.47	0.95	12.52	0.49	12.52
130	1.07	0.47	0.95	12.38	0.49	12.38
135	1.07	0.47	0.95	12.25	0.49	12.25
140	1.07	0.47	0.95	12.12	0.49	12.12
145	1.07	0.47	0.95	12.00	0.49	12.00
150	1.06	0.47	0.95	11.88	0.49	11.88
155	1.06	0.47	0.95	11.77	0.49	11.77
160	1.06	0.47	0.95	11.67	0.49	11.67
165	1.06	0.47	0.95	11.57	0.49	11.57
170	1.05	0.47	0.95	11.48	0.49	11.48
175	1.05	0.47	0.95	11.39	0.49	11.39
180	1.05	0.47	0.95	11.31	0.49	11.31
185	1.05	0.47	0.95	11.23	0.49	11.23
190	1.05	0.47	0.95	11.15	0.49	11.15
195	1.04	0.47	0.95	11.08	0.49	11.08
200	1.04	0.47	0.95	11.00	0.49	11.00

Peak 7 Figure in Column (3) is computed by the formula  $1 + 272/(1 + 272) (1.00)^{0.77}$  (Peak Curve)  
 \* Absolute values are to be computed by one of the following cases:  
 Case 1: On a slope of existing discharge grade or channel.  
 Case 2: On a 4% slope where the discharge grade is the same as the existing grade.  
 Case 3: On a 4% slope where the discharge grade is higher than the existing grade.

OVERALL VOLUME CALCULATIONS

Runoff (CFS)	ELEV. (ASL)	COMPOUND VOLUME (C3)	INTEGRAL VOLUME (C4)	TOTAL VOLUME (C5)
1000	60.00	54.76	6	60.76
2000	60.00	109.51	12	121.51
3000	60.00	164.27	18	182.27
4000	60.00	219.02	24	242.02
5000	60.00	273.78	30	302.78
6000	60.00	328.53	36	363.53
7000	60.00	383.29	42	424.29
8000	60.00	438.04	48	485.04
9000	60.00	492.79	54	545.79
10000	60.00	547.55	60	606.55

Total Design Discharge Volume = 13,827 cfs

CONCRETE STRUCTURE VOLUME CALCULATIONS

Structure	Volume (C1)	Volume (C2)	Volume (C3)	Volume (C4)	Volume (C5)
Basin	100	100	100	100	100
Spillway	200	200	200	200	200
Abutment	50	50	50	50	50
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100

OVERALL ELEVATION CALCULATIONS

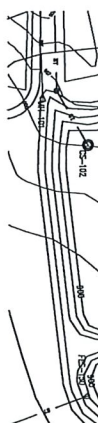
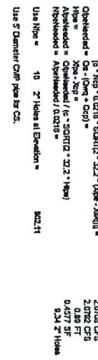
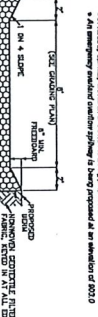
Station	ELEV. (ASL)	COMPOUND ELEVATION (C3)	INTEGRAL ELEVATION (C4)	TOTAL ELEVATION (C5)
Station	60.00	54.76	6	60.76
Station	60.00	109.51	12	121.51
Station	60.00	164.27	18	182.27
Station	60.00	219.02	24	242.02
Station	60.00	273.78	30	302.78
Station	60.00	328.53	36	363.53
Station	60.00	383.29	42	424.29
Station	60.00	438.04	48	485.04
Station	60.00	492.79	54	545.79
Station	60.00	547.55	60	606.55

100-YEAR DESIGN FLOOD

Design Flood (C1) = 0.28  
 Design Flood (C2) = 0.88  
 Annual Catchment (C3) = 4.15 C4

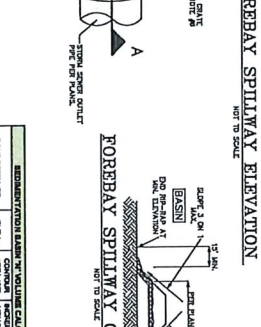
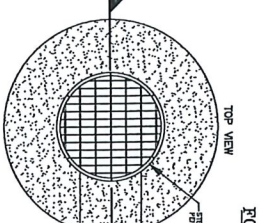
Basin Area (A) = 41.52 Acres  
 Runoff (C1) = 0.28  
 Runoff (C2) = 0.88  
 Runoff (C3) = 4.15 C4

Design Flood (C1) = 0.28  
 Design Flood (C2) = 0.88  
 Design Flood (C3) = 4.15 C4



KEY

A	CONCRETE STRUCTURE CONSTRUCTION	C-102	C-101
B	FRANCHISE ROCK CONCRETE	5	5
C	8 IN. STEEL REINFORCING BARS	5	5
D	TYPE OF FINISH CONCRETE	5023	5023
E	TYPE OF FINISH CONCRETE	5023	5023
F	TYPE OF FINISH CONCRETE	5023	5023
G	TYPE OF FINISH CONCRETE	5023	5023
H	TYPE OF FINISH CONCRETE	5023	5023
I	TYPE OF FINISH CONCRETE	5023	5023
J	TYPE OF FINISH CONCRETE	5023	5023
K	TYPE OF FINISH CONCRETE	5023	5023
L	TYPE OF FINISH CONCRETE	5023	5023
M	TYPE OF FINISH CONCRETE	5023	5023
N	TYPE OF FINISH CONCRETE	5023	5023
O	TYPE OF FINISH CONCRETE	5023	5023
P	TYPE OF FINISH CONCRETE	5023	5023
Q	TYPE OF FINISH CONCRETE	5023	5023
R	TYPE OF FINISH CONCRETE	5023	5023
S	TYPE OF FINISH CONCRETE	5023	5023
T	TYPE OF FINISH CONCRETE	5023	5023
U	TYPE OF FINISH CONCRETE	5023	5023
V	TYPE OF FINISH CONCRETE	5023	5023
W	TYPE OF FINISH CONCRETE	5023	5023
X	TYPE OF FINISH CONCRETE	5023	5023
Y	TYPE OF FINISH CONCRETE	5023	5023
Z	TYPE OF FINISH CONCRETE	5023	5023

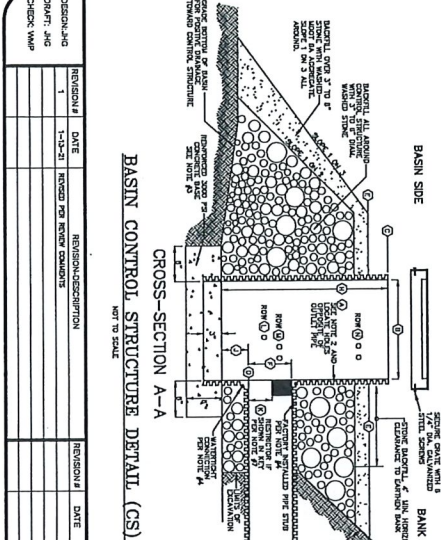


OVERALL VOLUME CALCULATIONS

Runoff (C1)	ELEV. (ASL)	COMPOUND VOLUME (C3)	INTEGRAL VOLUME (C4)	TOTAL VOLUME (C5)
1000	60.00	54.76	6	60.76
2000	60.00	109.51	12	121.51
3000	60.00	164.27	18	182.27
4000	60.00	219.02	24	242.02
5000	60.00	273.78	30	302.78
6000	60.00	328.53	36	363.53
7000	60.00	383.29	42	424.29
8000	60.00	438.04	48	485.04
9000	60.00	492.79	54	545.79
10000	60.00	547.55	60	606.55

CONCRETE STRUCTURE VOLUME CALCULATIONS

Structure	Volume (C1)	Volume (C2)	Volume (C3)	Volume (C4)	Volume (C5)
Basin	100	100	100	100	100
Spillway	200	200	200	200	200
Abutment	50	50	50	50	50
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100



OVERALL VOLUME CALCULATIONS

Runoff (C1)	ELEV. (ASL)	COMPOUND VOLUME (C3)	INTEGRAL VOLUME (C4)	TOTAL VOLUME (C5)
1000	60.00	54.76	6	60.76
2000	60.00	109.51	12	121.51
3000	60.00	164.27	18	182.27
4000	60.00	219.02	24	242.02
5000	60.00	273.78	30	302.78
6000	60.00	328.53	36	363.53
7000	60.00	383.29	42	424.29
8000	60.00	438.04	48	485.04
9000	60.00	492.79	54	545.79
10000	60.00	547.55	60	606.55

CONCRETE STRUCTURE VOLUME CALCULATIONS

Structure	Volume (C1)	Volume (C2)	Volume (C3)	Volume (C4)	Volume (C5)
Basin	100	100	100	100	100
Spillway	200	200	200	200	200
Abutment	50	50	50	50	50
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100

CONCRETE STRUCTURE VOLUME CALCULATIONS

Structure	Volume (C1)	Volume (C2)	Volume (C3)	Volume (C4)	Volume (C5)
Basin	100	100	100	100	100
Spillway	200	200	200	200	200
Abutment	50	50	50	50	50
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100
Structure	100	100	100	100	100

TAMARACK PLACE  
 GRADING PLAN  
 BASIN M & N  
 CALCULATIONS & DETAILS

CLIENT: ALLEN BROTHERS  
 7000 W. 11TH AVE.  
 BROWN CENTER, MICHIGAN 48115

PROJECT NO. 20055  
 DATE: JAN. 13, 2011

SCALE: AS NOTED

GR1.2  
 CIVIL ENGINEERS  
 2150 KELLS DRIVE  
 BENTONVILLE, MICHIGAN 48114



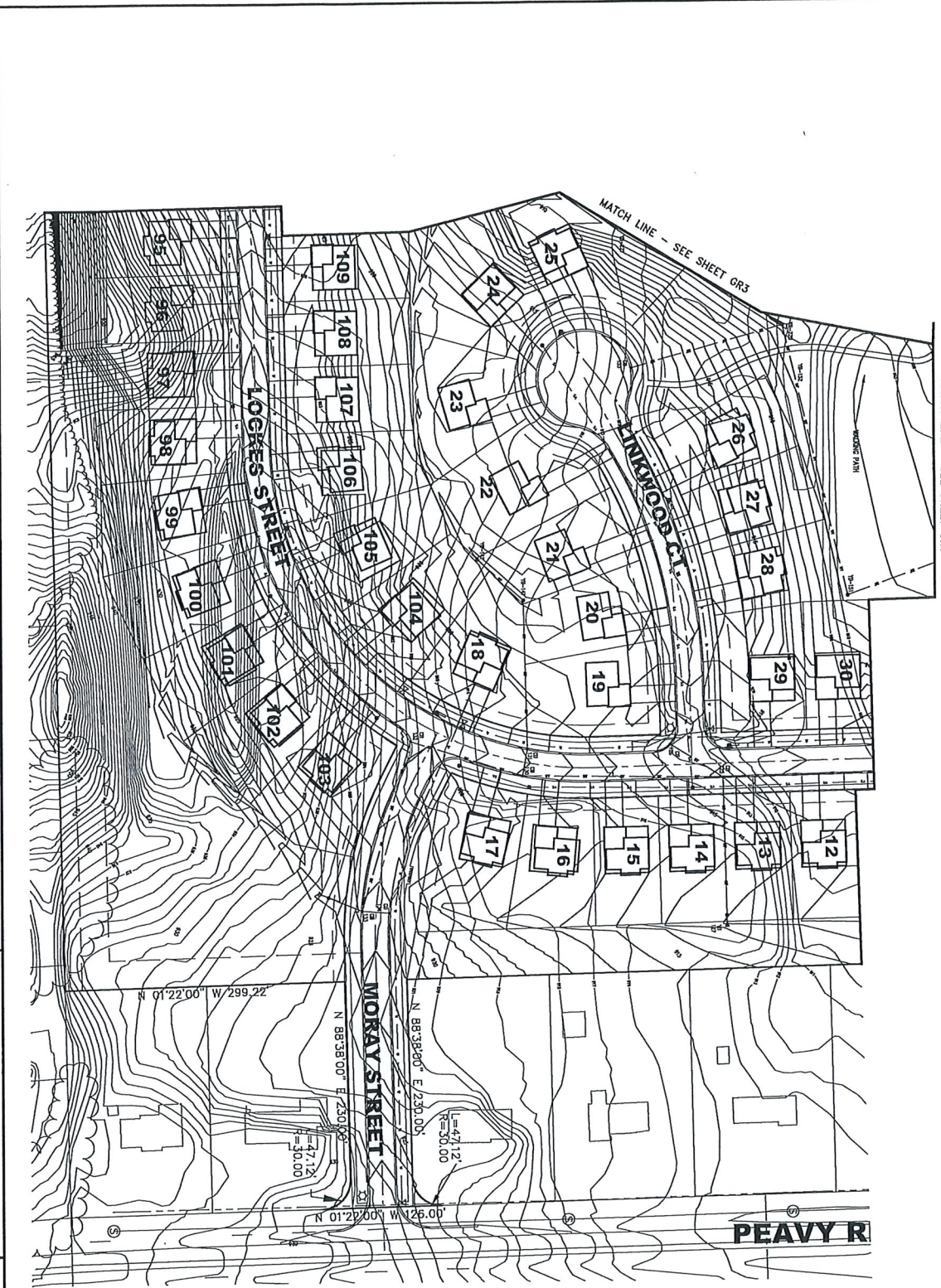
REVISION #	DATE	REVISION DESCRIPTION
1	1-13-21	ISSUED FOR REVIEW COMMENTS

DESIGNER:  
DRAFT: JAG  
CHECK: WMP

TAMARACK PLACE  
GRADING PLAN SE

CLIENT:  
ALLEN EDWARDS  
715 CLOVE COURT SW  
BIRMINGHAM, MICHIGAN 48415  
(908) 382-8848

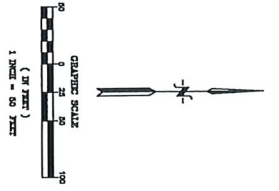
SCALE: 1/8" = 30'  
PROJECT NO.: 20205  
DWG. NAME: GR21-1  
ISSUED: JAN 13, 2021



**LEGEND**

**GENERAL NOTES**

- 1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
- 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.





**DETENTION BASIN 1, 100 YR. VOLUME CALCULATION**

Timber Area (A) = 21.44 Acres  
 Road Coverage (C) = 623  
 Downy Oakland (D) = 723  
 Absolute Ocular Area (E) = 214 ft<sup>2</sup>

1	2	3	4	5	6	7
Duration (Minutes)	Intensity (in/hr)	Peak Rainfall (in/hr)	Runoff (cfs)	Volume (cfs)	Volume (cfs)	Volume (cfs)
5	8.57	2.75	20,215	101	30,022	30,022
10	8.00	2.75	18,750	188	1,875	4,688
15	7.50	2.75	17,250	275	2,750	7,438
20	7.00	2.75	15,750	362	3,625	11,063
30	6.00	2.75	12,750	548	5,475	16,538
45	5.00	2.75	9,750	835	8,250	24,788
60	4.00	2.75	6,750	1,122	10,925	35,713
75	3.50	2.75	5,750	1,409	13,575	49,288
90	3.00	2.75	4,750	1,696	16,225	65,513
105	2.50	2.75	3,750	1,983	18,875	84,388
120	2.00	2.75	2,750	2,270	21,525	106,913
135	1.75	2.75	2,250	2,557	24,175	132,088
150	1.50	2.75	1,750	2,844	26,825	160,913
210	1.00	2.75	750	4,416	40,325	302,238

Note: Figures in Column (7) are computed by the formula:  $V = 2.78 (I + 2) (A \times 100 \times Y \text{ Curve})$

\* Available outflow rate (Q) is computed by one of the following cases:  
 Case 1:  $Q = \text{capacity of existing discharge conduit or channel}$   
 Case 2:  $Q = Q_{\text{Available}} \pm \text{Permissible discharge rate per acre of tributary area} = \underline{\underline{0.10 \text{ cfs/Acre}}}$   
**Final Design Volume:** (14,811)(A)(C) = **6,888 CF**  
**Final Peak Volume:** (14,811)(A)(C) = **37,488 CF**  
**Subsidiary Peak Volume:** (14,811)(A)(C) = **37,488 CF**  
 A minimum 2% free board (107 ft); same value as provided  
 (67.481)(1700) = **4,371 CF**

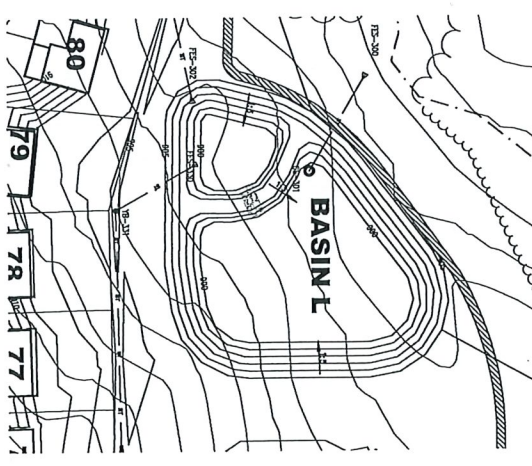
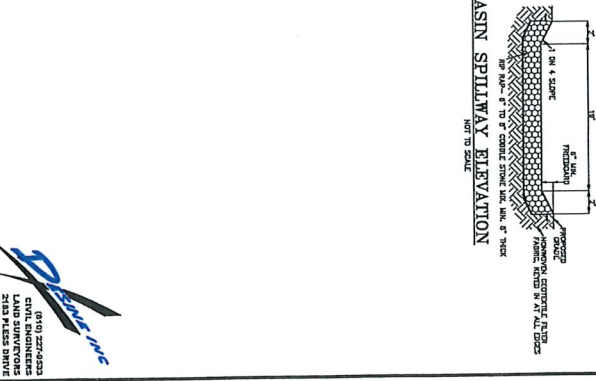
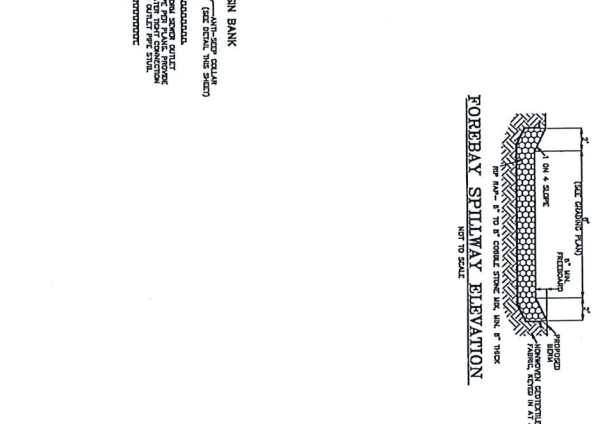
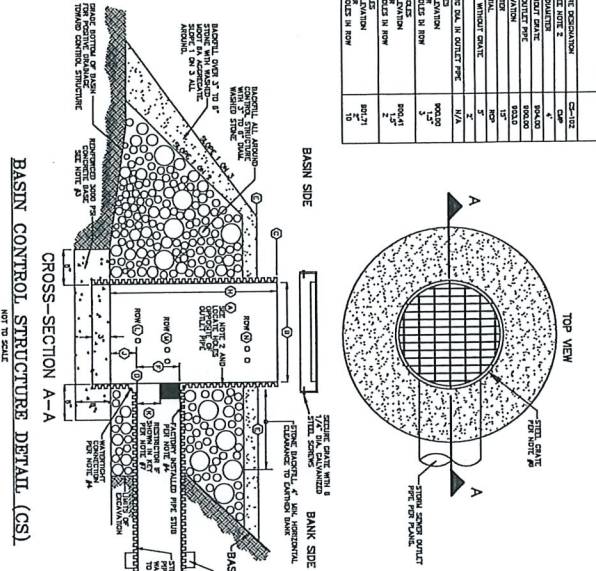
FOREBAY VOLUME CALCULATIONS				
ROAD DEPTH (FT)	ELEV. (MSL) (B)	INVERTIAL VOLUME (CF)	TOTAL VOLUME (CF)	INVERTIAL VOLUME (CF)
6.00	602.00	2,172	0	2,172
6.00	600.00	4,344	2,172	6,516
6.00	598.00	6,516	4,344	10,860
6.00	596.00	8,688	6,516	15,204

OVERALL VOLUME CALCULATIONS				
ROAD DEPTH (FT)	ELEV. (MSL) (B)	INVERTIAL VOLUME (CF)	TOTAL VOLUME (CF)	INVERTIAL VOLUME (CF)
6.00	602.00	2,172	0	2,172
6.00	600.00	4,344	2,172	6,516
6.00	598.00	6,516	4,344	10,860
6.00	596.00	8,688	6,516	15,204

OVERALL ELEVATION CALCULATIONS				
ROAD DEPTH (FT)	ELEV. (MSL) (B)	INVERTIAL VOLUME (CF)	TOTAL VOLUME (CF)	INVERTIAL VOLUME (CF)
6.00	602.00	2,172	0	2,172
6.00	600.00	4,344	2,172	6,516
6.00	598.00	6,516	4,344	10,860
6.00	596.00	8,688	6,516	15,204

SCOUR STRUCTURE CALCULATIONS		SCOUR STRUCTURE CALCULATIONS	
Timber Area:	21.44 Acres	Timber Area:	21.44 Acres
Downy Oakland:	0.6	Downy Oakland:	0.6
Absolute Ocular Area:	214 cfs	Absolute Ocular Area:	214 cfs
100 Year Storm Volume:	1,000 cfs	100 Year Storm Volume:	1,000 cfs
Final Peak Discharge:	1,000 cfs	Final Peak Discharge:	1,000 cfs
Final Peak Discharge:	1,000 cfs	Final Peak Discharge:	1,000 cfs
Final Peak Discharge:	1,000 cfs	Final Peak Discharge:	1,000 cfs
Final Peak Discharge:	1,000 cfs	Final Peak Discharge:	1,000 cfs

KEY	
A	INVERTIAL TRENCH, SEE NOTE 2
B	PERMISSIBLE EXCEEDING QUALITY
C	100 YEAR STORM VOLUME
D	100 YEAR STORM VOLUME
E	TOP OF FINISH ELEVATION
F	TOP OF FINISH ELEVATION
G	TOP OF FINISH ELEVATION
H	PERMISSIBLE EXCEEDING QUALITY
I	PERMISSIBLE EXCEEDING QUALITY
J	PERMISSIBLE EXCEEDING QUALITY
K	PERMISSIBLE EXCEEDING QUALITY
L	PERMISSIBLE EXCEEDING QUALITY
M	PERMISSIBLE EXCEEDING QUALITY
N	PERMISSIBLE EXCEEDING QUALITY



REVISION	DATE	REVISION/DESCRIPTION	REVISION #	DATE	REVISION/DESCRIPTION
1	1-13-21	ISSUED FOR REVIEW COMMENTS			

**TAMARACK PLACE**

**GRADING PLAN**  
**BASIN 1**  
**CALCULATIONS & DETAILS**

CLIENT: ALLEN EDWARDS HOMES  
 782 CUMBER COURT SW  
 BRISTOL CENTER, MICHIGAN 48115  
 PROJ: 200245

SCALE: AS SHOWN  
 PROJECT NO.: 200245  
 DATE: JAN 11, 2021

**GRP3.2**

2145 PLEAS DRIVE  
 BRISTOL, MICHIGAN 48115



**DETECTION BASIN 'K' CALCULATIONS**

FOREBAY VOLUME CALCULATIONS			
ROAD DEPTH (ft)	ELEV.	AREA (SQ FT)	VOLUME (CU YD)
1.00	810.00	27,867	25,314
2.00	810.00	32,588	30,491
3.00	810.00	37,309	35,668
4.00	810.00	42,030	40,845
5.00	810.00	46,751	46,022
<b>TOTAL</b>			<b>179,340</b>

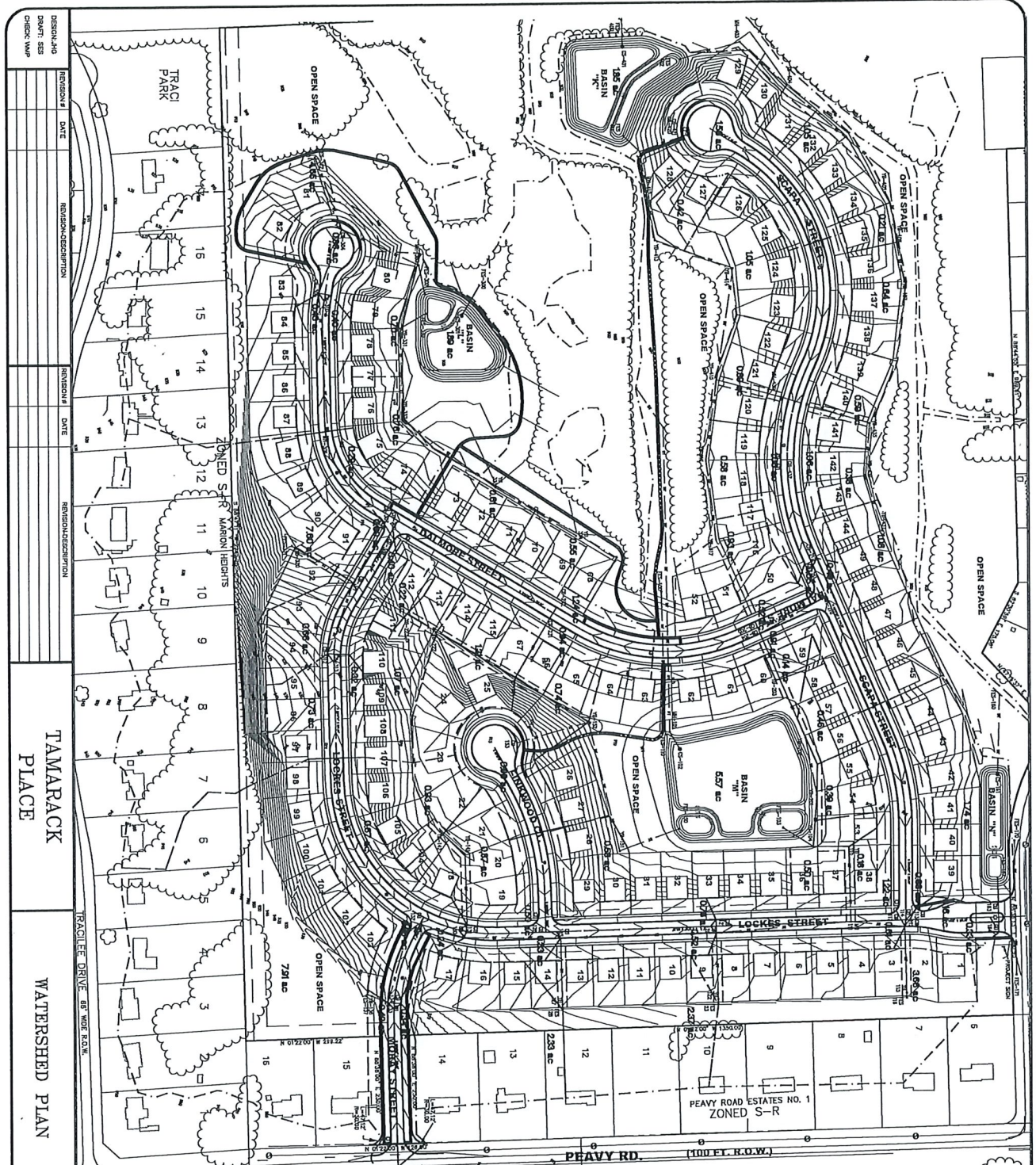
OVERALL VOLUME CALCULATIONS			
ROAD DEPTH (ft)	ELEV.	AREA (SQ FT)	VOLUME (CU YD)
1.00	810.00	23,082	0
2.00	810.00	27,867	25,314
3.00	810.00	32,588	30,491
4.00	810.00	37,309	35,668
5.00	810.00	42,030	40,845
<b>TOTAL</b>			<b>132,322</b>

Total Designed Detention Volume = 132,322 ft<sup>3</sup>

OVERALL ELEVATION CALCULATIONS			
Structure Elevation	EL. (ft)	VOLUME (CU YD)	EMER. ELEVATION
Structure Elevation	810.00	0	810.00
Freeboard	0	3,244	810.00
Freeboard	0	5,335	810.00
Freeboard	0	7,426	810.00
Freeboard	0	9,517	810.00
Freeboard	0	11,608	810.00
Freeboard	0	13,700	810.00
Freeboard	0	15,791	810.00
Freeboard	0	17,882	810.00
Freeboard	0	19,973	810.00
Freeboard	0	22,064	810.00
Freeboard	0	24,155	810.00
Freeboard	0	26,246	810.00
Freeboard	0	28,337	810.00
Freeboard	0	30,428	810.00
Freeboard	0	32,519	810.00
Freeboard	0	34,610	810.00
Freeboard	0	36,701	810.00
Freeboard	0	38,792	810.00
Freeboard	0	40,883	810.00
Freeboard	0	42,974	810.00
Freeboard	0	45,065	810.00
Freeboard	0	47,156	810.00
Freeboard	0	49,247	810.00
Freeboard	0	51,338	810.00
Freeboard	0	53,429	810.00
Freeboard	0	55,520	810.00
Freeboard	0	57,611	810.00
Freeboard	0	59,702	810.00
Freeboard	0	61,793	810.00
Freeboard	0	63,884	810.00
Freeboard	0	65,975	810.00
Freeboard	0	68,066	810.00
Freeboard	0	70,157	810.00
Freeboard	0	72,248	810.00
Freeboard	0	74,339	810.00
Freeboard	0	76,430	810.00
Freeboard	0	78,521	810.00
Freeboard	0	80,612	810.00
Freeboard	0	82,703	810.00
Freeboard	0	84,794	810.00
Freeboard	0	86,885	810.00
Freeboard	0	88,976	810.00
Freeboard	0	91,067	810.00
Freeboard	0	93,158	810.00
Freeboard	0	95,249	810.00
Freeboard	0	97,340	810.00
Freeboard	0	99,431	810.00
Freeboard	0	101,522	810.00
Freeboard	0	103,613	810.00
Freeboard	0	105,704	810.00
Freeboard	0	107,795	810.00
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Freeboard	0	111,977	810.00
Freeboard	0	114,068	810.00
Freeboard	0	116,159	810.00
Freeboard	0	118,250	810.00
Freeboard	0	120,341	810.00
Freeboard	0	122,432	810.00
Freeboard	0	124,523	810.00
Freeboard	0	126,614	810.00
Freeboard	0	128,705	810.00
Freeboard	0	130,796	810.00
Freeboard	0	132,887	810.00
Freeboard	0	134,978	810.00
Freeboard	0	137,069	810.00
Freeboard	0	139,160	810.00
Freeboard	0	141,251	810.00
Freeboard	0	143,342	810.00
Freeboard	0	145,433	810.00
Freeboard	0	147,524	810.00
Freeboard	0	149,615	810.00
Freeboard	0	151,706	810.00
Freeboard	0	153,797	810.00
Freeboard	0	155,888	810.00
Freeboard	0	157,979	810.00
Freeboard	0	160,070	810.00
Freeboard	0	162,161	810.00
Freeboard	0	164,252	810.00
Freeboard	0	166,343	810.00
Freeboard	0	168,434	810.00
Freeboard	0	170,525	810.00
Freeboard	0	172,616	810.00
Freeboard	0	174,707	810.00
Freeboard	0	176,798	810.00
Freeboard	0	178,889	810.00
Freeboard	0	180,980	810.00
Freeboard	0	183,071	810.00
Freeboard	0	185,162	810.00
Freeboard	0	187,253	810.00
Freeboard	0	189,344	810.00
Freeboard	0	191,435	810.00
Freeboard	0	193,526	810.00
Freeboard	0	195,617	810.00
Freeboard	0	197,708	810.00
Freeboard	0	199,799	810.00
Freeboard	0	201,890	810.00
Freeboard	0	203,981	810.00
Freeboard	0	206,072	810.00
Freeboard	0	208,163	810.00
Freeboard	0	210,254	810.00
Freeboard	0	212,345	810.00
Freeboard	0	214,436	810.00
Freeboard	0	216,527	810.00
Freeboard	0	218,618	810.00
Freeboard	0	220,709	810.00
Freeboard	0	222,800	810.00
Freeboard	0	224,891	810.00
Freeboard	0	226,982	810.00
Freeboard	0	229,073	810.00
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Freeboard	0	254,216	810.00
Freeboard	0	256,324	810.00
Freeboard	0	258,432	810.00
Freeboard	0	260,540	810.00
Freeboard	0	262,648	810.00
Freeboard	0	264,756	810.00
Freeboard	0	266,864	810.00
Freeboard	0	268,972	810.00
Freeboard	0	271,080	810.00
Freeboard	0	273,188	810.00
Freeboard	0	275,296	810.00
Freeboard	0	277,404	810.00
Freeboard	0	279,512	810.00
Freeboard	0	281,620	810.00
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Freeboard	0	311,132	810.00
Freeboard	0	313,240	810.00
Freeboard	0	315,348	810.00
Freeboard	0	317,456	810.00
Freeboard	0	319,564	810.00
Freeboard	0	321,672	810.00
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Freeboard	0	334,320	810.00
Freeboard	0	336,428	810.00
Freeboard	0	338,536	810.00
Freeboard	0	340,644	810.00
Freeboard	0	342,752	810.00
Freeboard	0	344,860	810.00
Freeboard	0	346,968	810.00
Freeboard	0	349,076	810.00
Freeboard	0	351,184	810.00
Freeboard	0	353,292	810.00
Freeboard	0	355,400	810.00
Freeboard	0	357,508	810.00
Freeboard	0	359,616	810.00
Freeboard	0	361,724	810.00
Freeboard	0	363,832	810.00
Freeboard	0	365,940	810.00
Freeboard	0	368,048	810.00
Freeboard	0	370,156	810.00
Freeboard	0	372,264	810.00
Freeboard	0	374,372	810.00
Freeboard	0	376,480	810.00
Freeboard	0	378,588	810.00
Freeboard	0	380,696	810.00
Freeboard	0	382,804	810.00
Freeboard	0	384,912	810.00
Freeboard	0	387,020	810.00
Freeboard	0	389,128	810.00
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Freeboard	0	393,344	810.00
Freeboard	0	395,452	810.00
Freeboard	0	397,560	810.00
Freeboard	0	399,668	810.00
Freeboard	0	401,776	810.00
Freeboard	0	403,884	810.00
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Freeboard	0	412,316	810.00
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Freeboard	0	448,152	810.00
Freeboard	0	450,260	810.00
Freeboard	0	452,368	810.00
Freeboard	0	454,476	810.00
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Freeboard	0	469,232	810.00
Freeboard	0	471,340	810.00
Freeboard	0	473,448	810.00
Freeboard	0	475,556	810.00
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Freeboard	0	479,772	810.00
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Freeboard	0	494,528	810.00
Freeboard	0	496,636	810.00
Freeboard	0	498,744	810.00
Freeboard	0	500,852	810.00
Freeboard	0	502,960	810.00
Freeboard	0	505,068	810.00
Freeboard	0		







REVISION #	DATE	DESCRIPTION

**TAMARACK PLACE**

**WATERSHED PLAN**

DESIGNED BY	CHECKED BY	DATE

CLIENT: WESTVIEW CAPITAL, LLC  
 780 CLAUDE COURT SW  
 BRONX CENTER, MICHIGAN 48115  
 (810) 393-7746

PROJECT NO.: 20005  
 DATE: 06/20/2015  
 REVISION: JAN 13, 2016

SCALE: 1" = 100'  
 1" = 100 FEET

Area	Permitted	Actual	%
Basin #1	1.28	1.28	100
Basin #2	1.28	1.28	100
Basin #3	1.28	1.28	100
Basin #4	1.28	1.28	100
Basin #5	1.28	1.28	100
Basin #6	1.28	1.28	100
Basin #7	1.28	1.28	100
Basin #8	1.28	1.28	100
Basin #9	1.28	1.28	100
Basin #10	1.28	1.28	100
Basin #11	1.28	1.28	100
Basin #12	1.28	1.28	100
Basin #13	1.28	1.28	100
Basin #14	1.28	1.28	100
Basin #15	1.28	1.28	100
<b>TOTAL</b>	<b>19.68</b>	<b>19.68</b>	<b>100</b>

Area	Permitted	Actual	%
Basin #1	1.28	1.28	100
Basin #2	1.28	1.28	100
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Basin #4	1.28	1.28	100
Basin #5	1.28	1.28	100
Basin #6	1.28	1.28	100
Basin #7	1.28	1.28	100
Basin #8	1.28	1.28	100
Basin #9	1.28	1.28	100
Basin #10	1.28	1.28	100
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Basin #15	1.28	1.28	100
<b>TOTAL</b>	<b>19.68</b>	<b>19.68</b>	<b>100</b>



**811**  
 Michigan Land Surveyors  
 Call Today! 811-3663  
 3 WASHINGTON AVE  
 DUL HILL, NY 10521-0011  
 OR VISIT CALLER.COM



REVISION #	DATE	REVISION/DESCRIPTION
1	12-14-20	ISSUED FOR REVIEW
2	01-12-21	ISSUED FOR REVIEW
		CHECK MAP

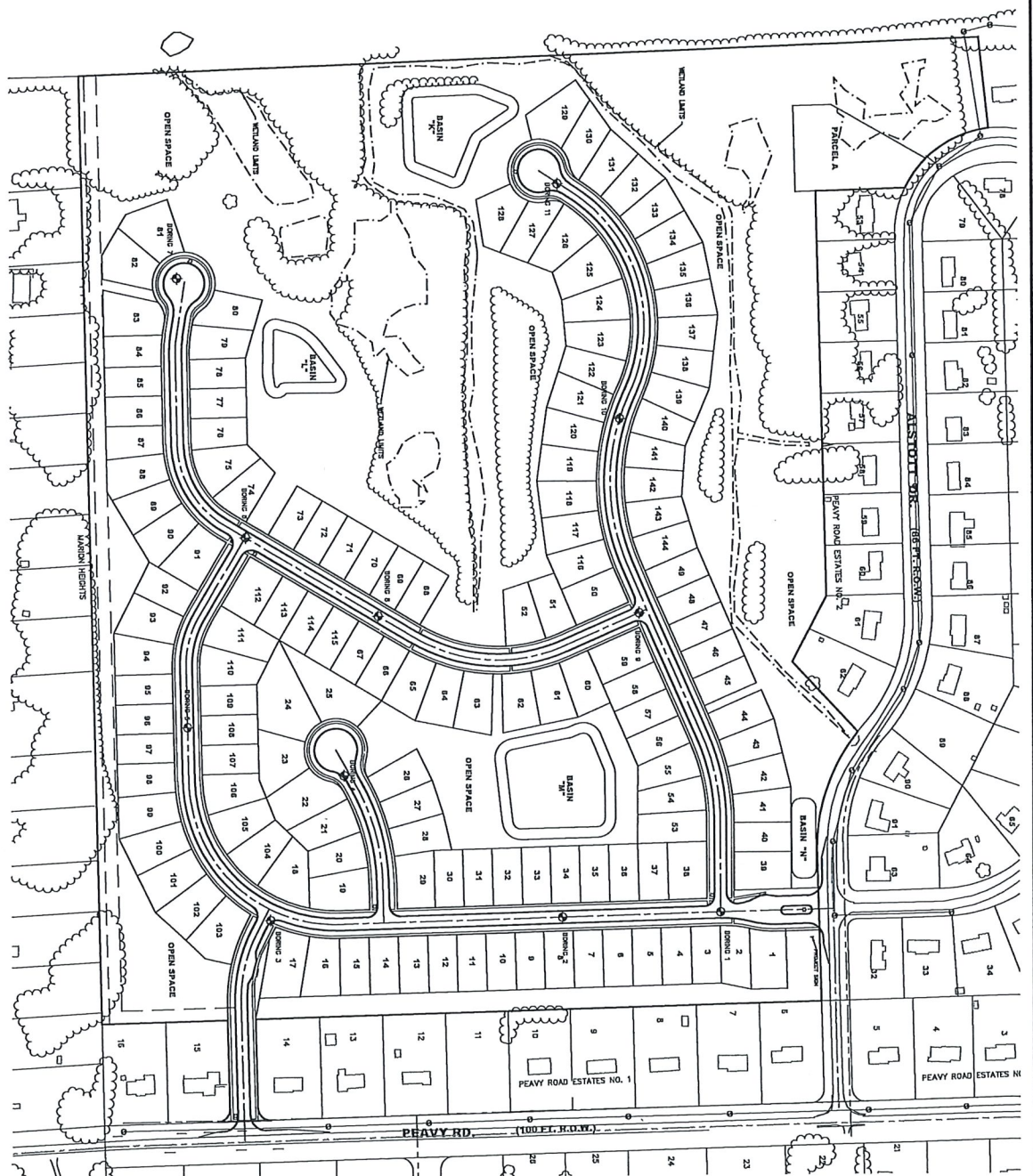
# TAMARACK PLACE

## SOIL BORING LOCATIONS

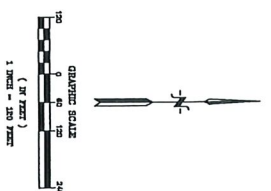
CLIENT: VERINUM/CORP/LP  
 785 CLUDE COURT SW  
 BIRMINGHAM, MICHIGAN 48411  
 248-982-6548

SCALE: 1/8" = 1'-0"  
 PROJECT NO.: 20205  
 DRAWING NO.: 20205 SB  
 ISSUED: JAN 13, 2021

(616) 227-8232  
 1000 EAST 10TH AVENUE  
 ANN ARBOR, MI 48106  
 248-763-8232



- LEGEND**
- PROPOSED DRIVE
  - EXISTING DRIVE
  - PROPOSED SIDEWALK
  - EXISTING SIDEWALK
  - PROPOSED BIKEWAY
  - EXISTING BIKEWAY
  - PROPOSED TRAIL
  - EXISTING TRAIL
  - PROPOSED FENCE
  - EXISTING FENCE
  - PROPOSED UTILITY
  - EXISTING UTILITY
  - PROPOSED EASEMENT
  - EXISTING EASEMENT
  - PROPOSED RIGHT-OF-WAY
  - EXISTING RIGHT-OF-WAY
  - PROPOSED OPEN SPACE
  - EXISTING OPEN SPACE
  - PROPOSED BASIN
  - EXISTING BASIN
  - PROPOSED PAVEMENT
  - EXISTING PAVEMENT
  - PROPOSED CURB
  - EXISTING CURB
  - PROPOSED LANDSCAPE
  - EXISTING LANDSCAPE
  - PROPOSED TREES
  - EXISTING TREES
  - PROPOSED LIGHT POLES
  - EXISTING LIGHT POLES
  - PROPOSED SIGNAGE
  - EXISTING SIGNAGE
  - PROPOSED UTILITIES
  - EXISTING UTILITIES
  - PROPOSED FUTURE DEVELOPMENT
  - EXISTING FUTURE DEVELOPMENT



DESIGNER DHRM, JAG CHECK: WMP	REVISION #	DATE	REVISION DESCRIPTION	REVISION #	DATE	REVISION DESCRIPTION

TAMARACK  
PLACE

SOIL BORING LOGS

CLIENT WESTMAN/CAPELLA, LLC 780 CROFTEN COURT SW EMPHIS, TENNESSEE 38115 664-861-7744	SCALE NONE
PROJECT NO.: 20005 DWG NO.: SB2-09 (ISSUED) JAN 13, 2011	

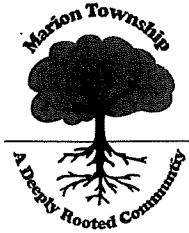












# MARION TOWNSHIP

www.mariontownship.com

2877 W. Coon Lake Rd.  
Howell, MI 48843

Phone (517) 546-1588  
Fax (517) 546-6622

## MARION TOWNSHIP GRAVE AND SERVICE CHARGES

Marion Township's Sexton is Mr. Tom Lloyd. He can be reached at 517-223-2722. Charges for graves and services at Lakeside, Green and Harger Cemeteries are as follows:

### GRAVE SITES:

- Resident \$500
- Non-resident \$1000
- Transfer Fee \$100 per burial space for non-immediate family, immediate family is the owner's grandparent, parent, brother/sister, child or grandchild.

### GRAVE OPENINGS

- Adults \$500
- Infants \$200
- Cremains \$200 (Appropriate Permit of Identification of the cremains to be buried must be presented to either the Township Sexton or the Township Clerk prior to interment)

### MONUMENTS

- 40 cents per square inch
- Example: If the monument is 20"x30" that equals 600 square inches, multiplied by 40 cents equals \$240. The footing or foundation upon which any monument, marker or memorial for any grave must be placed on a footing which shall be constructed by the Township's Sexton or his designee at a cost to the owner of the burial right.

### DISINTERMENT

- The price of disinterment is two times the appropriate opening and closing fees. A permit for disinterment and reinterment is required before disinterment of a body. The Health Department shall issue the permit upon proper application by a licensed funeral director.

Adopted by Resolution by the Marion Township Board of Trustees at its Regular

Meeting on \_\_\_\_\_.

Supervisor \_\_\_\_\_ Date \_\_\_\_\_.

Clerk \_\_\_\_\_ Date \_\_\_\_\_.

Sexton \_\_\_\_\_ Date \_\_\_\_\_.

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 into 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. Prior to coming to the office, 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.



I watched / listened to your last township meeting. I gather that the township is considering redoing some roads this year.

I agree that the short piece of Burkhart rd should be done if the road commission is doing the northern part to I-96.

Peavey and Triangle lake road I believe are the two roads in the worst shape in the township. If the Peavey road bridge is scheduled to be fixed Peavey road should wait until that time. Maybe the bridge at Peavey road should be closed and that would solve the traffic problem at Peavey and Mason Rd. The township should maybe consider paving the dirt part of Peavey to Keddle Rd and Keddle Rd with the new subdivisions that are being built in that area.

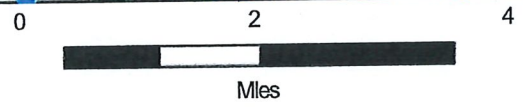
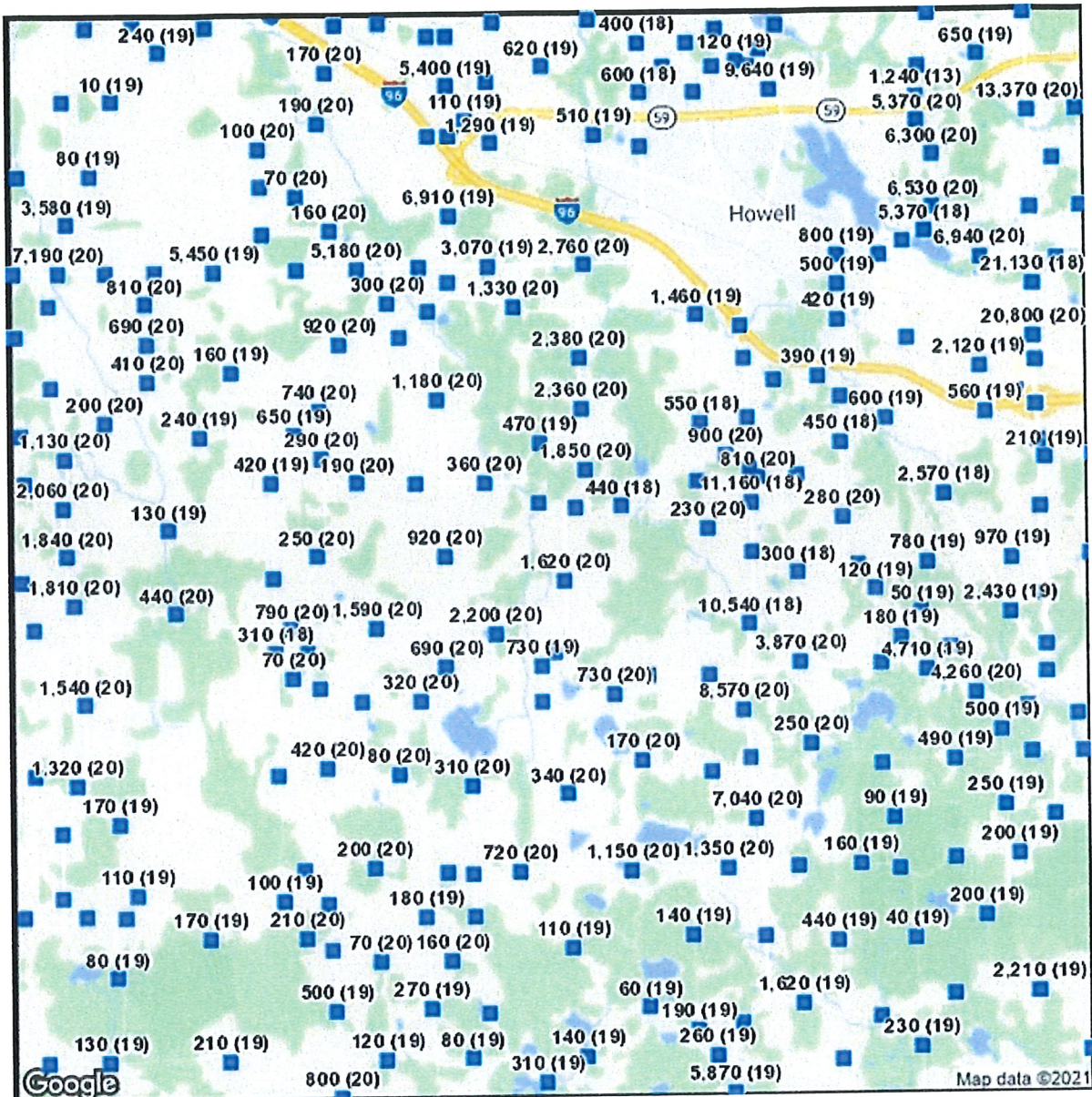
On paving Cedar lake rd between Jewell and Coon lake I don't think the township should tie up there funds for years to build and pave the road. I attached road commission meeting minutes from 3-22-12 Oceola township paid to have Clyde rd paved from Argentine to Mack rd cost \$1,200,000 (1 mile stretch) Cedar lake rd paving would be a 1.5 mile stretch.

I do own property on the dirt part of Cedar lake rd and I live on the paved part of Cedar lake rd

FYI I did hear a board member say no one goes down Shafer rd but according to the road commission traffic counts 1150-1350 cars/trips a day. Cedar Lake rd between Jewell and Coon lake rd 920 cars / trips a day

Thank you, if you want to put this in the trustee packet you can.

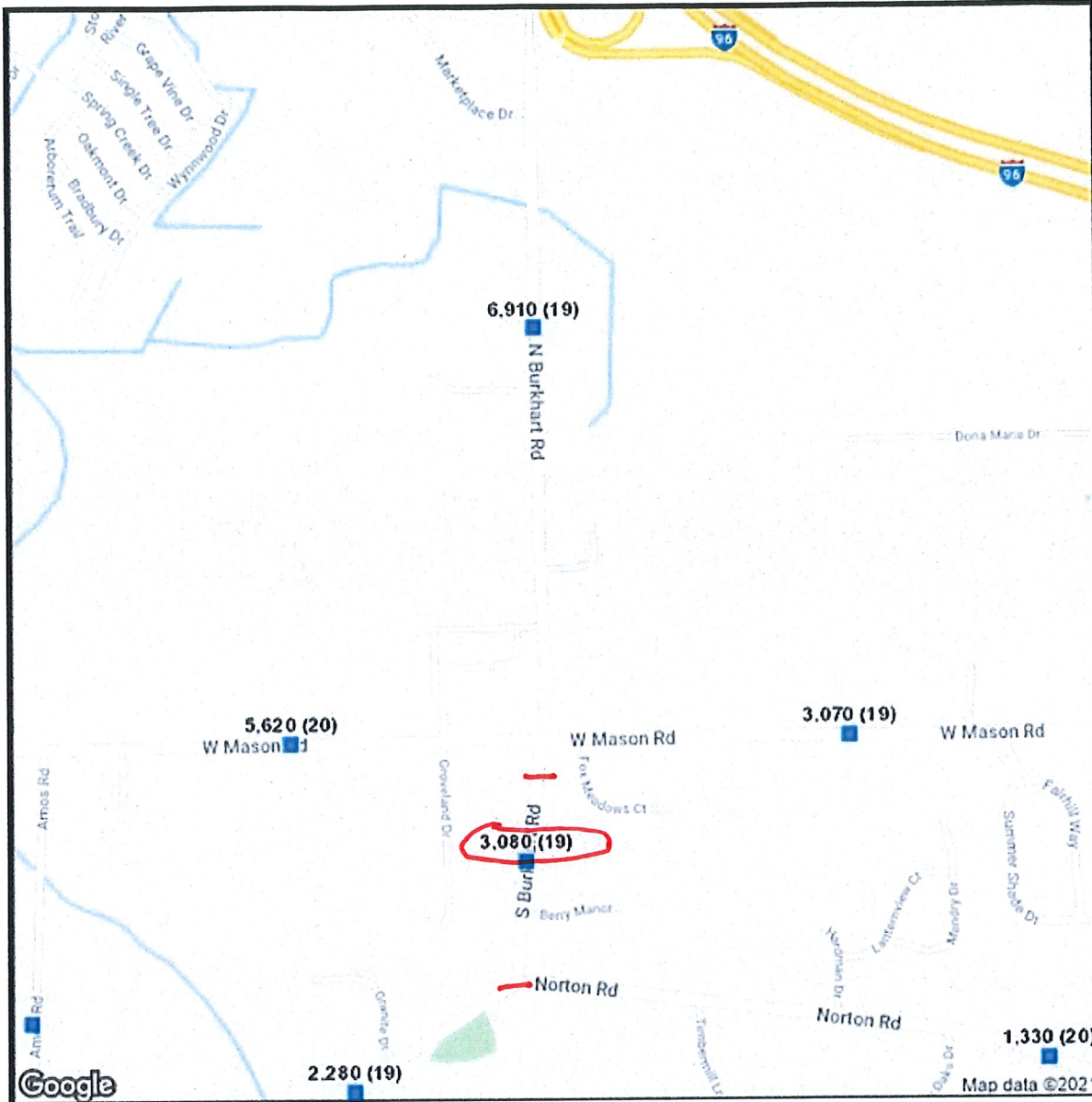
Andy Herald  
1881 Cedar lake Rd



- TCDS Locations**
- Short
  - Continuous
  - WM
  - Located Short
  - Located Continuous
  - Located WM
  - Inactive Location



1/31/2021

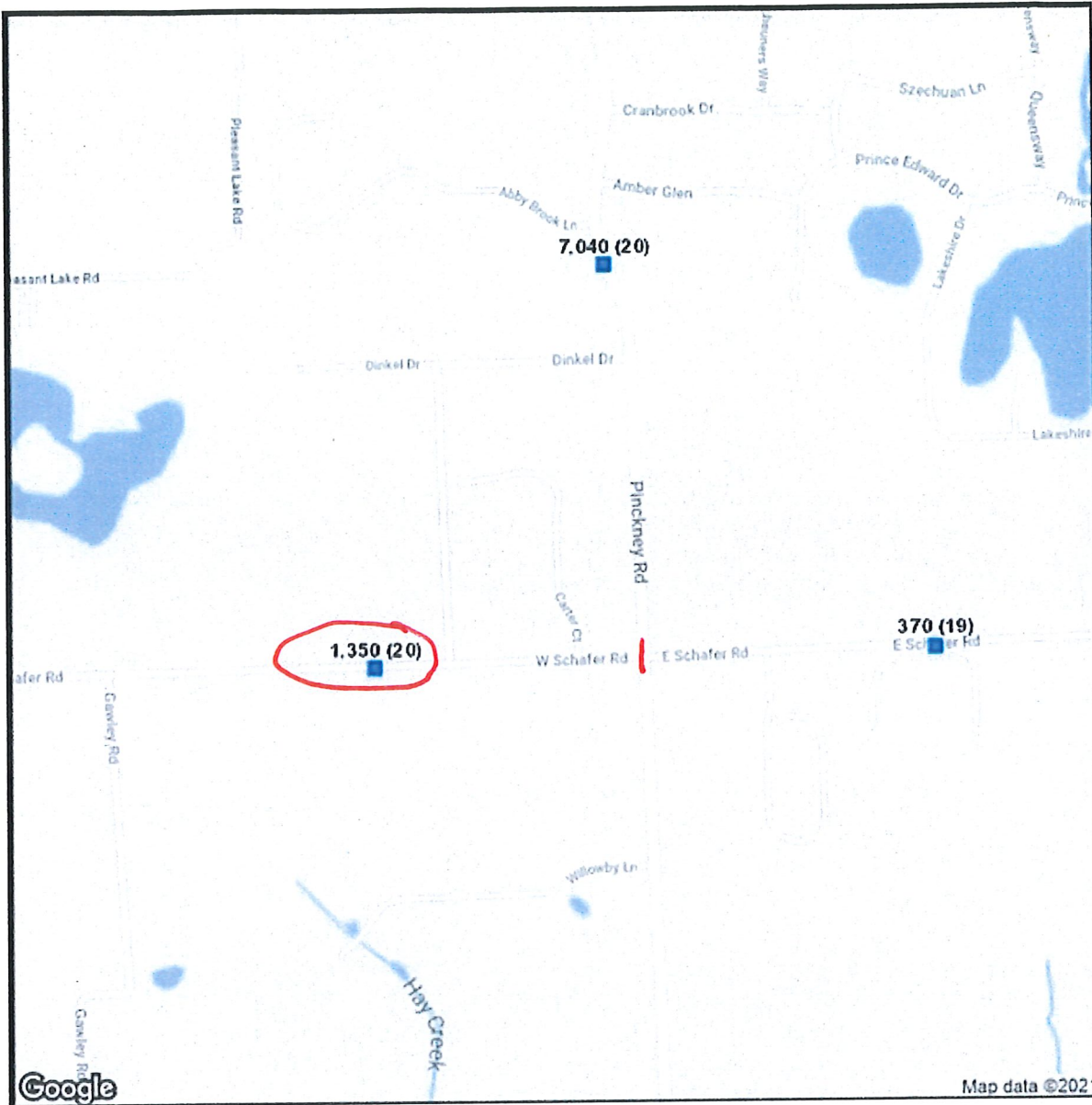


- TCDS Locations**
- Short
  - Continuous
  - WMM
  - Located Short
  - Located Continuous
  - Located WMM
  - Inactive Location

± 1/2 MILE



1/31/2021

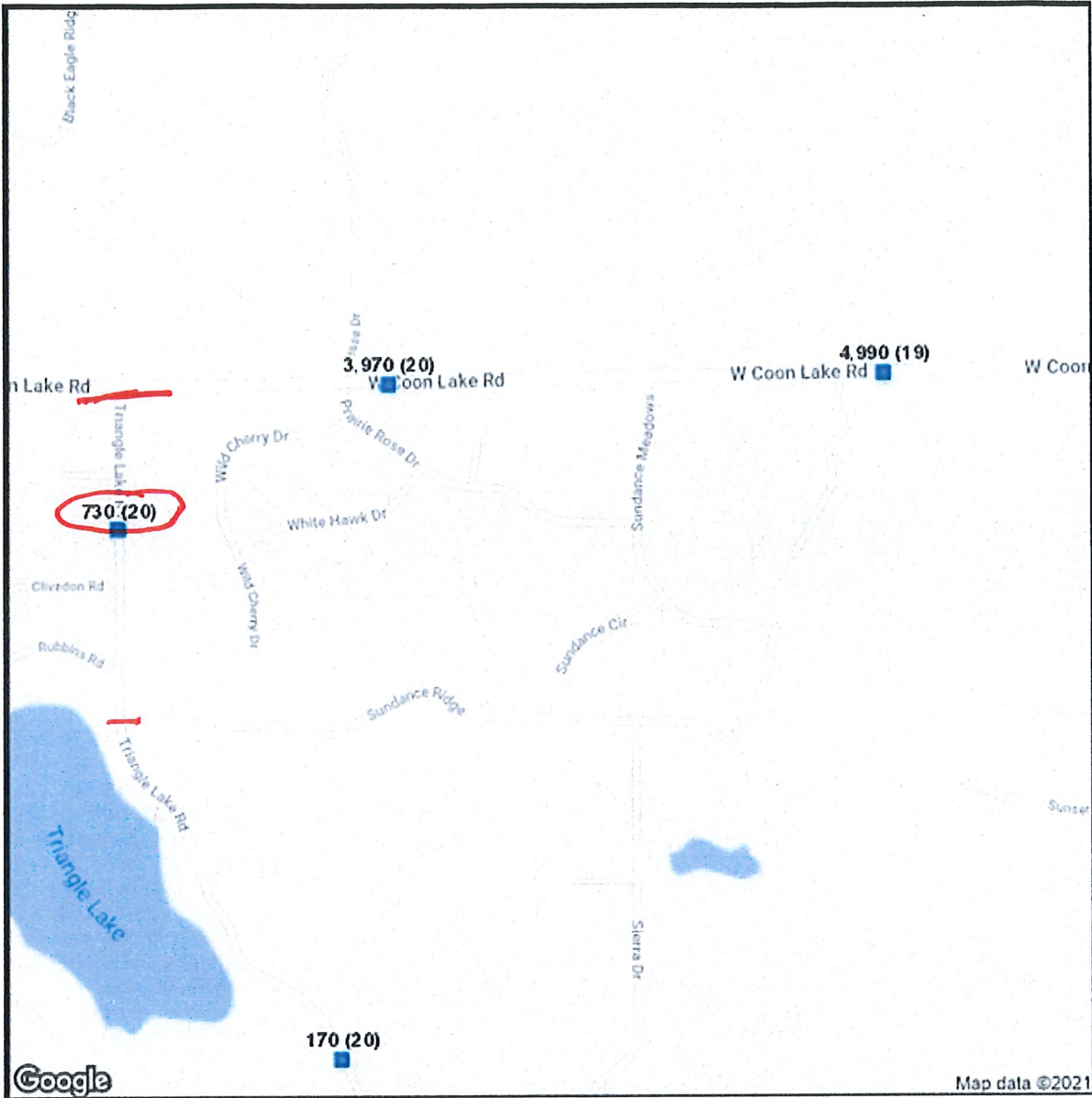


- TCDS Locations**
- Short
  - Continuous
  - WMM
  - Located Short
  - Located Continuous
  - Located WMM
  - Inactive Location



← TOTAL BLACKTOP ± (2) MILES →

1/31/2021

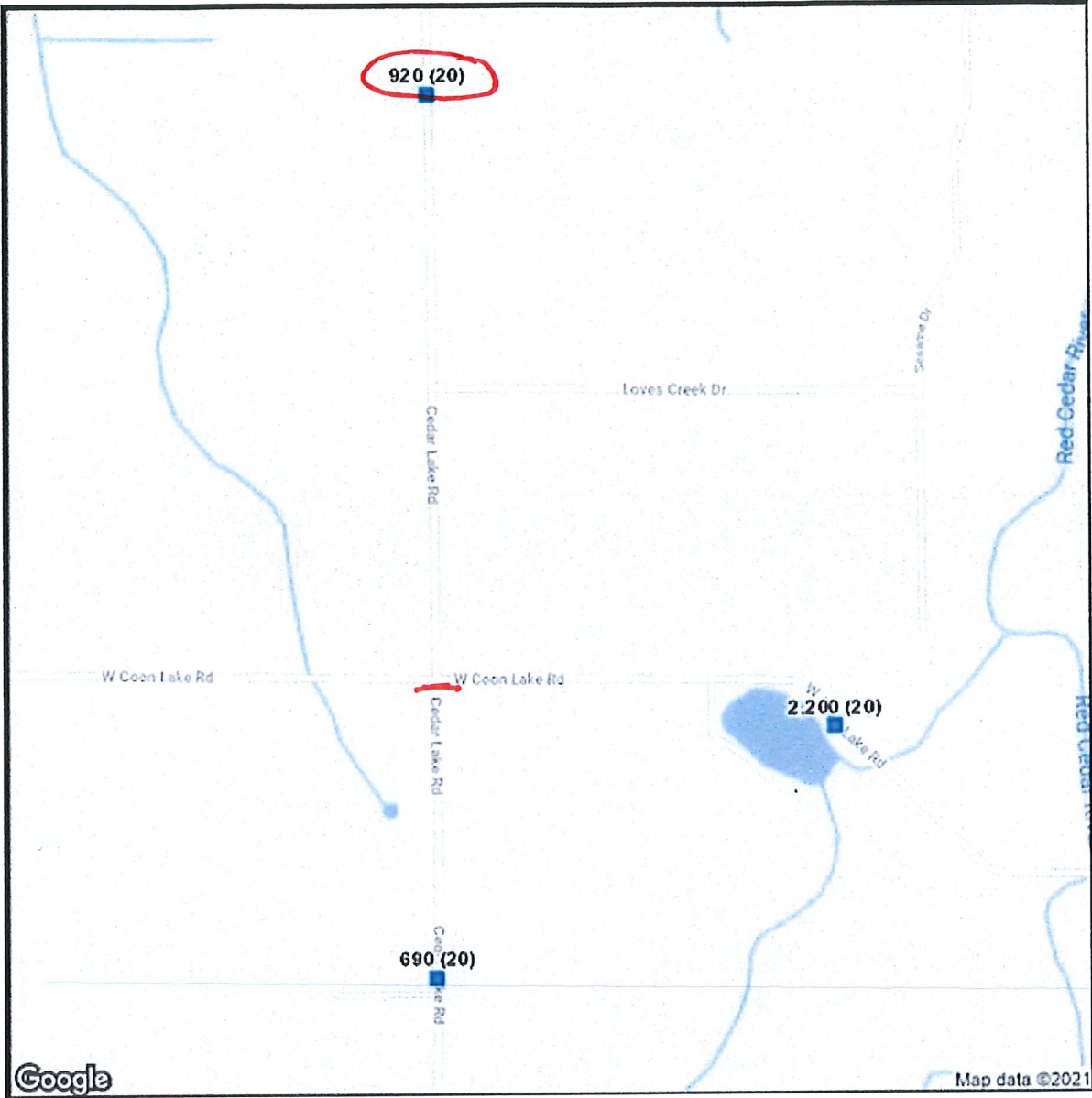


- TCDS Locations**
- Short
  - Continuous
  - WM
  - Located Short
  - Located Continuous
  - Located WM
  - Inactive Location

*+ - 0.40 MILE*



1/31/2021



- TCDS Locations**
- Short
  - Continuous
  - WMM
  - Located Short
  - Located Continuous
  - Located WMM
  - Inactive Location

± 1.5 MILES



1/31/2021