TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
June 8, 2021 7:00 p.m.

This meeting will occur at the Tyrone Township Hall

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA:

APPROVAL OF THE MINUTES:
1) 02/09/2021 Regular Meeting & Public Hearing Minutes
2) 03/09/2021 Regular Meeting Minutes

OLD BUSINESS:
1) Lake Urban Crossing Preliminary PUD Plan

NEW BUSINESS:
1) Salomonoson Recreational Facility Special Land Use

CALL TO THE PUBLIC:

MISCELLANEOUS BUSINESS:
1) Next Workshop Meeting

ADJOURNMENT:

APPROVAL OF MINUTES

Feb. 9, 2021 Regular & Public Hearing Minutes
March 9, 2021 Regular Meeting Minutes

TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING MINUTES
February 9, 2021 DRAFT

Note: This meeting was held via electronic remote access (Zoom)

PRESENT: Dan Stickel, Rich Erickson, Kurt Schulze, Jon Ward, Steve Krause, Bill Wood

ABSENT: Perry Green

OTHERS PRESENT: Ross Nicholson

CALL TO ORDER: The meeting was called to order by Chairman Stickel at 7:00 pm.

Stickel acknowledged the large presence of public. He stated that anyone who wants to speak will be given the opportunity to do so. He said that at 7:30 the regular meeting activities will be suspended for a public hearing which is not related to what most people were there for.

He said that regarding the proposed asphalt plant and warehouse site, tonight's meeting was the first time that the Planning Commission as a whole was being introduced to this project. At this stage, no decisions have yet to be made and no approvals have been issued thus far. The applicant is here tonight to introduce the project to the Planning Commission and to get initial feedback from commissioners and the public. This project will very likely require many reviews and approvals from Tyrone Township as well as a myriad of other agencies and no consideration for final approval will be made until approvals from other agencies have been secured. At the appropriate time during tonight's meeting, the public will have a chance to speak.

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

Chairman Stickel asked if there were any members of the public in attendance who would like to ask any questions or make public comments about anything not on the agenda.

No public comments or questions were received.

APPROVAL OF THE AGENDA:

The minutes for approval on this agenda were not ready yet, so Chairman Stickel suggested the approval of the minutes be removed from the agenda. Steve Krause moved to approve the agenda as amended, Rich Erickson supported. The motion carried.

OLD BUSINESS: None

NEW BUSINESS:

1) **Newman TTP Rezoning (Parcel #4704-17-400-007)**

Stickel explained that this is part of the parcel that is proposed to be developed into an asphalt plant & warehouse. It is the first step of many that will have to be taken.

Abby Cooper, the attorney for the developer of the proposed plant on the parcel ending in -007, explained the application. She explained that she represents Jon Sawyer, the developer, who was also present at the meeting. Mr. Sawyer is the owner of Capital Asphalt in Lansing. He is also the owner of Tri-State Development which develops warehouses, which would be designed for the southern 30 acres of the site. Also present was Capital Asphalt superintendent, Darren Zimmerman, as well as their engineer, TJ Dori. Dan Callan was also present, representing Newman TTP. He was there in support of the current application and also the sister application - the rezoning of the -001 parcel, the 74 acres to the north.

Chairman Stickel shared the application on his screen for the public to see and asked Ms. Cooper to walk them through it.

Ms. Cooper explained that they are requesting the 50-acre parcel (4707-17-400-007), which is located north of Center Road, be rezoned from FR (Farming Residential) to M-2 (Heavy Industrial). The next item is for the 74-acre parcel to the north of that to also be rezoned from FR to M-2.

Most of the considerations that support the rezoning on -007 would apply to -001 as well.

Ms. Cooper continued to explain their request and stated that the properties immediately to the west and to the south are zoned M-1 and house the TRW Auto Parts Manufacturer Plant. When you look at the Master Plan, it is master-planned for industrial use. Parcel -007 is 50 acres, and the project that is being proposed is on the 30 most southern acres of that parcel. The developer has plans to develop the new parcel into an asphalt plant on the inner part of the parcel with three warehouses along the Old US-23 road front as phase one. The planned warehouses are anticipated to be approximately 12,000 square feet each and would be a permitted use in the M-2 district. The asphalt plant would be permitted as a special land use in the M-2 district with additional requirements as set forth in Tyrone Township's Zoning Ordinance #36, section 22.05 (O). The last ten acres are noted on the site plan as phase two; it is likely to include future, similarly-sized warehouses. This is only if they are successful in rezoning the properties.

She said that when looking at the rezoning, they aren't looking at the project specifics. They look at the rezoning in general and what makes sense for this area. In the application, they walk through the criteria that the Planning Commission is going to look at. When looking through all the criteria in Zoning Ordinance section 29.04.A, rezoning from FR to M-2 meets all those criteria. Most critical for the Planning Commission's review is whether it is consistent with the Master Plan and the Future Land Use Map. After reviewing these things, they felt there is no better spot in the Township than this proposed parcel to rezone to M-2. In the Master Plan and the Future Land Use Map, the Township specifically states that along the US-23 corridor is where they want industrial growth to be. It is favored in this area because of sewers, the access to the highway & putting an industrial use where there already exists industrial use – the TRW plant. Putting the industrial use there will preserve the rural character of the township. The Master Plan says that a number of times; that putting non-residential uses in the place that makes

the most sense where non-residential uses are supposed to go preserves the rural character of the township as a whole. The number one area pegged for nonresidential use is the US-23 corridor.

Another thing the Planning Commission must look at when considering a rezoning is the return on investment. What would the current landowner be able to do with the property at its current zoning versus the proposed rezoning? Infrastructure impact is another issue the Planning Commission needs to consider. A traffic study has been submitted with the application. The Planning Commission also needs to look at the surrounding uses. Will the proposed use be similar to the surrounding existing uses? She said it would be very consistent with what is existing. There is no other M-2 zoning in the Township. So where would it make sense to put an M-2? Right next to an M-1.

The last thing they need to look at is demand. Do we have a demand for this kind of use and if so, where should we put it? The Master Plan says "US-23 corridor". The demand for industrial use is a good revenue generator for the Township. This kind of use is not prevalent in the county.

Chairman Stickel explained that they were going to discuss the application with the applicants, and then they will open it up to the public for comments.

Commissioner Rich Erickson asked about the traffic impact study. Ms. Cooper stated that it was included in the application (exhibit F).

Commissioner Steve Krause wanted an explanation that a granting of rezoning doesn't mean an approval of the asphalt plant. Planning & Zoning Administrator Ross Nicholson explained that while the applications can be tied together, and that it is nice that the Township has an idea of what is proposed should the rezoning be approved, the rezoning itself is a separate issue from the Special Land Use.

Commissioner Kurt Schulze said we needed to point out that we don't currently have M-2 zoning in the Master Plan. The TRW plant is zoned M-1, light industrial. The asphalt plant would be zoned M-2, heavy industrial. This is a request for something that currently is not in the Master Plan (future land use map). We would have to determine if it is appropriate to reclassify M-1 property and FR into M-2.

Commissioner Jon Ward asked what it showed on the Master Plan; it was determined that is currently shown as PIRO – Planned Industrial Research and Office. Nicholson said the Township has never initiated any rezoning for PIRO. Krause asked Nicholson if an asphalt plant would be allowed in M-1 zoning, even as a Special Land Use. Nicholson said that it would be permitted as a Special Land Use in M-1.

Schulze moved to suspend the meeting to begin the public hearing portion of the meeting. Krause supported. Motion carried.

NEW BUSINESS:

4) **Villiard Accessory Structure Floor Area Increase**

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Stickel read aloud the public hearing notice. The applicant, Mr. Villiard, explained that he would like to build a 1,200 square foot pole barn.

The neighbors directly to the north of Mr. Villiard were opposed to having the barn in the proposed location, and Krause asked if he could move the barn further to the east. Mr. Villiard stated there was a gas line 93 feet from his house and he didn't want the barn so far from his house, as he intends to park in it. He was asked if he could move it to the other side of the driveway, but he stated he couldn't because the main sewer line goes through there. He was asked if he could move the barn to the east of the gas line, and he said it would block his entire driveway if he did. Stickel asked Mr. Villiard about the existing structure on his property for which the township has no record. He stated it would be removed once his new barn was done. Stickel stated that if he is approved, it would be conditional upon removal of the existing structure. Krause said he was concerned with the residents to the north, the proposed location of his barn is right up next to their porch. He said he would like to see it moved more to the east. Ward agreed, he said he'd like to see him move it in line with their neighbor's garage. Villiard said he would have to clear-cut about 12 trees that are there. Also, it's very low and wet in the spring. Stickel agreed that is a good reason not to put it there. Mr. Villiard said he has always had issues with the neighbors to the north. He said this barn won't block their view of the lake.

The neighbor to the south talked about how his and most of the neighbor's detached structures are located back further on the property and mostly in line with other barns.

Nicholson recommended that the Planning Commission review the decision criteria for increasing the size of a detached accessory structure in the zoning ordinance. Stickel read aloud section 21.02.G. It was determined that most of the criteria were met except the last one which talks about the compatibility of accessory structure appearance with any residential principal and accessory buildings on nearby lots. Stickel said they should focus on that factor, a lot of the pole barns around the applicant's property are in line, and there are more than three which establishes a pattern. While he understands why Mr. Villiard wants the structure closer to his home, but he feels they need to follow the ordinance and be considerate of neighbors. The other commissioners agreed with Stickel.

After some more discussion regarding the location of the proposed structure, Krause moved to conditionally approve Mr. Villard's request for a 1,200 square foot accessory structure conditional upon removal of the existing detached accessory structure, and a revised site plan approved by the Planning Commission subcommittee. Schulze supported. The motion carried.

NEW BUSINESS:

2) **Newman TTP Rezoning (Parcel #4704-17-400-001)**

Dan Callan, who represents Newman TTP, LLC on both properties, explained the purpose of the application. He said this requested rezoning of the second parcel is to continue the zoning north of the potential asphalt plant and the 50 acres for a similar use as the asphalt plant. He said they don't have any specific plans for the property to the north. In this application, they have reserved

the northern 20 acres as a buffer to the adjacent residential property. That was part of what was described in the PIRO district description. There would be an adequate transition from the industrial to residential. The property has been on the market for over three years, this is the first serious interest. The Newmans committed to 249 REUs for this property; since that time, the Master Plan changed substantially. There is no way that this property would ever use anywhere near that many REUs. The Master Plan and the Sewer District were created before this administration was in place, so the Newmans were burdened with way more REUs than they could ever use. The only type of development that could use those REUs would be high-density residential on that property. There will never be demand for that type of use in this location. They said in the future they'd divide off some acreage at the road frontage to be used by small businesses. They feel this is consistent with the Master Plan. The property is properly buffered to the adjacent properties. They understand that people don't love industrial, but every community has an obligation to provide for industrial uses, along with other uses.

Stickel asked if the board and Nicholson had any questions or comments for Mr. Callan. There were none.

NEW BUSINESS:

3) **Capital Asphalt Special Land Use**

Ms. Cooper explained that the Special Land Use wouldn't come into play unless the rezoning moves forward. Upon approval of the rezoning, they would be requesting a warehouse use and asphalt plant in M-2 zoning. They would both be permitted in M-1 as well, and as well as in the PIRO district. Whether it's currently in the Master Plan, the Township has many ways to go about allowing these types of use. They are open to any input from the Planning Commission on the best way to proceed.

The site plan was shared on the screen and Ms. Cooper explained that it was a good glimpse of the southern 30 acres of -007. The northern 10 acres would be reserved for phase two, so right now they're talking about the southern 20 acres. The proposed ingress/egress is off of Old US-23. There will be landscaping for buffers. There are three 12,000 square foot warehouse buildings on the site plan. The area to the west will contain the asphalt plant. It would be located in the interior of the site and be immediately adjacent to the already existing industrial plant located to the south of this parcel.

Ms. Cooper acknowledged they are in the very preliminary stages and that they've not yet received all of the agency approvals that are needed.

She briefly discussed the Impact Assessment that was submitted with her packet. It acknowledges that there are some wetlands to the north of the 50-acres, but currently no wetlands on the proposed project area. It also talked about the appropriateness of the use in that area, the infrastructure, the sewers, and a drainage plan. There will be no hazardous materials on site. The asphalt is a seasonal use, and the warehouses will be very low impact.

Erickson asked them to explain how they'd dispose of waste and control the odor. Jon Sawyer of Capital Asphalt explained that the State of Michigan has an air quality division that monitors

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asphalt plants on almost a daily basis. Daily reports are submitted to the air quality department that requires that there is no pollution outside of the plant. If there is any waste it would be normal waste going into a regular dumpster. The main concern for the neighbors would be the air quality which is severely regulated by the State of Michigan. They have a department that handles that on all asphalt plants, they're very receptive to any violations.

There was a discussion regarding the number of trucks that would be running in and out of the plant. Mr. Sawyer said it could be anywhere between 20-30 trucks. Production is tied to the job they're working on. The trucks would only be driving a short distance from the plant to get onto the highway.

The Planning Commission further discussed with Mr. Sawyer the odor, the legal amount of emissions, the types of equipment that would be used in the plant, and the number of employees that would be employed by the plant.

CALL TO THE PUBLIC:

Chairman Stickel opened the public hearing at 8:54 pm. Many people in the audience spoke in opposition to the proposed asphalt plant and had questions for the applicants.

ADJOURNMENT:

The meeting was adjourned at 9:50 pm by Chairman Stickel.

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TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
March 9, 2021 DRAFT

Note: This meeting was held via electronic remote access (Zoom)

PRESENT: Dan Stickel, Rich Erickson, Kurt Schulze, Jon Ward, Steve Krause, Bill Wood, Perry Green

OTHERS PRESENT: Ross Nicholson, Karie Carter, and Kathleen Kline-Hudson

CALL TO ORDER: The meeting was called to order by Chairman Stickel at 7:00 pm.

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA:

Vice-Chairman Schulze moved to approve the agenda as presented. Commissioner Krause seconded. The motion carried.

APPROVAL OF THE MINUTES: 12/08/2020 Regular Meeting Minutes

Commissioner Krause moved to approve the 12/08/20 minutes, Commissioner Erickson supported. The motion carried.

OLD BUSINESS: Accessory Structure Standards.

Stickel shared his screen to show the document that Nicholson has been working on. He said no major revisions have taken place in 20 years or so and they want to bring the ordinance up to the standards the residents of the township want. He asked Nicholson to guide them through the discussion.

Nicholson said that in previous meetings they looked into increasing the accessory size for R-1, R-2, & LK-1.

Commissioner Ward asked if the new planner had been tasked with looking at this as well. Ross said that the township hired a new planning consultant and they will help with potential ordinance amendments but he feels this can be done at the planning commission level without much from the consultant. He said the last major amendments were made in 2012 and other than that it's virtually unchanged. Things like setbacks and yard location requirements have a lot of flexibility and are up to the Planning Commission and then ultimately the Board to determine what would be most appropriate for our community based on what we hear from residents, what the demands are, etc.

Nicholson walked through the list on the screen. One of the major things that people have been requesting is mother-in-law suites/accessory dwelling units (ADUs) as an alternative to the retirement home setting for elderly relatives or friends staying over. One of the main reasons this

hasn't been considered in the past is the potential for turning structures that could be considered ADUs into secondary dwelling units and then renting those dwellings for income. One potential mechanism to discourage the renting out of these dwellings is putting language in our ordinance which would limit the use of those structures to short term without compensation. Another way would be to require deed restrictions. That would be similar to what was done with accessory structures on adjacent lots. A couple of years ago, the township did a poll via the township email list to see who would be interested in mother-in-law suites and overwhelming positive input was received.

It was agreed that it is something that the Planning Commission should consider. Commissioner Schulze asked Nicholson about Airbnb rentals, and Nicholson said we have nothing in our ordinance addressing them at this time. Commissioner Krause asked what the enforcement mechanism would be if someone was renting out their ADU. Nicholson said that his understanding was that if it was in the deed, the Township would be the enforcement mechanism and they could take legal action against someone in violation.

Commissioner Green said it seems like such a reach for the local government to require deed restrictions. He said he'd like to see something a little less imposing. Nicholson stated that the majority of municipalities do not permit this use. If we, as a municipality, would be considering this above and beyond what most municipalities would permit, a deed restriction may be justified. Krause also stated that he wasn't comfortable with deed restrictions. He felt we could enforce using our ordinances. Nicholson stated that either way would be okay and that it is up to the Planning Commission to decide and to recommend to the Board. Stickel stated that regardless of the mechanism they chose for enforcement they need to take into consideration how much of a nuisance the rentals are or will be. If they present major nuisance factors, then maybe deed restrictions are needed; if not, then just an ordinance might be fine.

Commissioner Erickson asked if anyone had ever applied for a special land use or a variance for an ADU. Nicholson said that we don't consider use variances, so going the ZBA route would not be an option. We don't have any specific provisions to consider it, we have not permitted it. There is not a mechanism for a resident to appeal on this particular use. Ward asked what the results of the survey regarding mother-in-law suites were; Nicholson guessed that we got around 50 responses. Most of those responses were in favor of it with the necessary safeguards in place. The board continued their discussion regarding ADUs and Stickel felt it was something they should consider. Nicholson was tasked with creating a rough draft of language addressing ADUs.

The board further discussed the accessory structures ordinances and the changes and updates that may be needed.

NEW BUSINESS: Annual Livingston County Planning Department Visit

Kathleen Kline-Hudson, Director of the Livingston County Planning Department (LCPD), spoke to the Planning Commission and provided updates on various topics the LCPD is currently involved in/will be working on in the future. Some of the topics she discussed were the Livingston County Trails Plan, the new county park opened in Genoa Township, ADU language in their Master Plan, a proposed sports field, and their brown bag lunch program.

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Stickel thanked her for sharing the information with the Planning Commission.

CALL TO THE PUBLIC: Multiple residents voiced their opposition to the proposed asphalt company during public comments. There was also some public discussion regarding ADUs.

ADJOURNMENT: The meeting was adjourned by Chairman Stickel at 9:00 pm.

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OLD BUSINESS #1

Lake Urban Crossing Preliminary PUD Plan

Carlisle | Wortman
ASSOCIATES, INC.

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

May 4, 2021

Planned Unit Development Concept Review for Tyrone Township, Michigan

PETITION INTRODUCTION

Applicant: David McLane, AMAG LLC (agent)

Owner: Lake Urban Crossings LLC

Others with Interest: unknown

Request: Concept review of residential planned unit development

PETITION DESCRIPTION

The applicant is requesting a concept review for a residential planned unit development on a site consisting of several parcels with a total area of roughly 158 acres. Residential planned unit developments may be approved as a special land use for the proposed site.

The applicant has submitted a parallel plan *(dated March 22,2021)*, PUD scenario 1 *(dated March 25, 2021)*, PUD scenario 2 *(dated March 25, 2021)*, PUD scenario 3 *(dated March 25, 2021)*, and a narrative with some calculations.

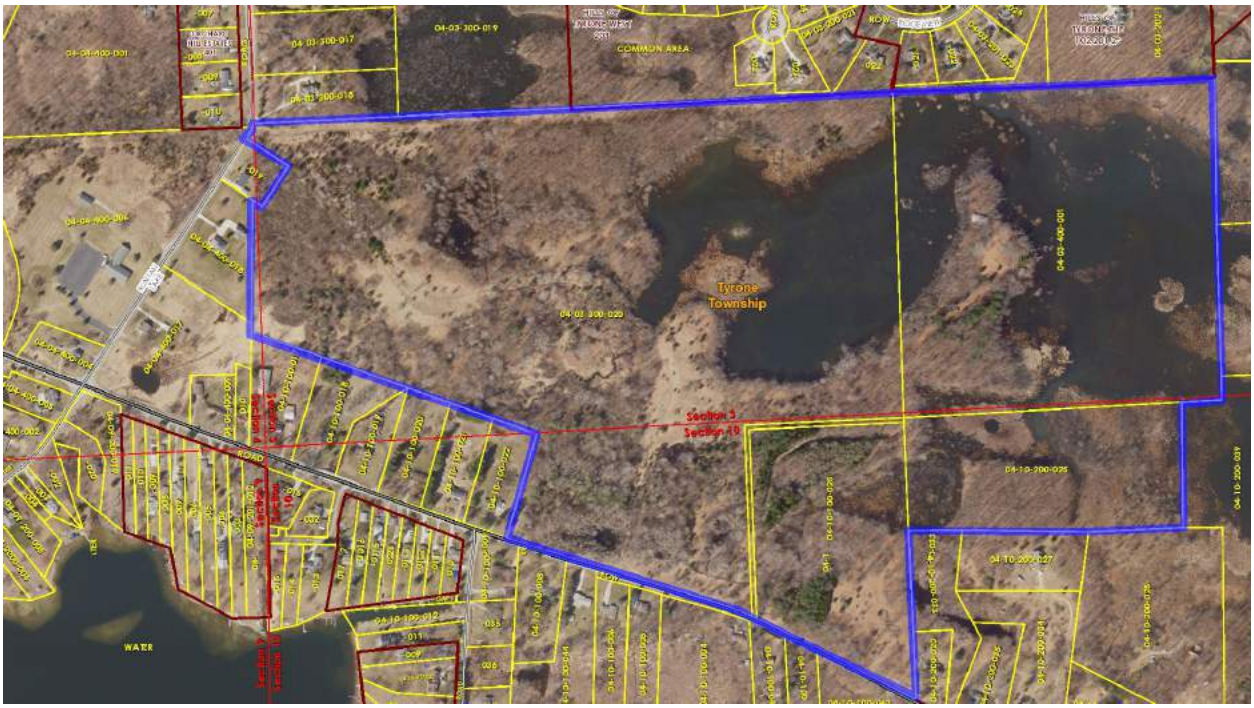
The purpose of this review is to provide general feedback for the applicant. It is not intended to be a deep review of materials required for a site plan review or general standards, such as landscaping.

Similar to a preapplication conference, this review will touch on eligibility, appropriateness, general content, and design approach.

PROPERTY INFORMATION

Address:	n/a, Runyan Lake Road, White Lake Road
Location:	North side of White Lake Road, east of Runyan Lake Road, south of Hills of Tyrone West
Parcel Number:	04-03-300-001/020, 04-10-100-024/025, 04-10-200-025
Lot Area:	~158 acres
Frontage:	~70 feet along Runyan Lake Road ~1,835 along White Lake Road
Existing Land Use:	Undeveloped woodlands, wetlands, and water

Figure 1- Aerial of the Site



ZONING

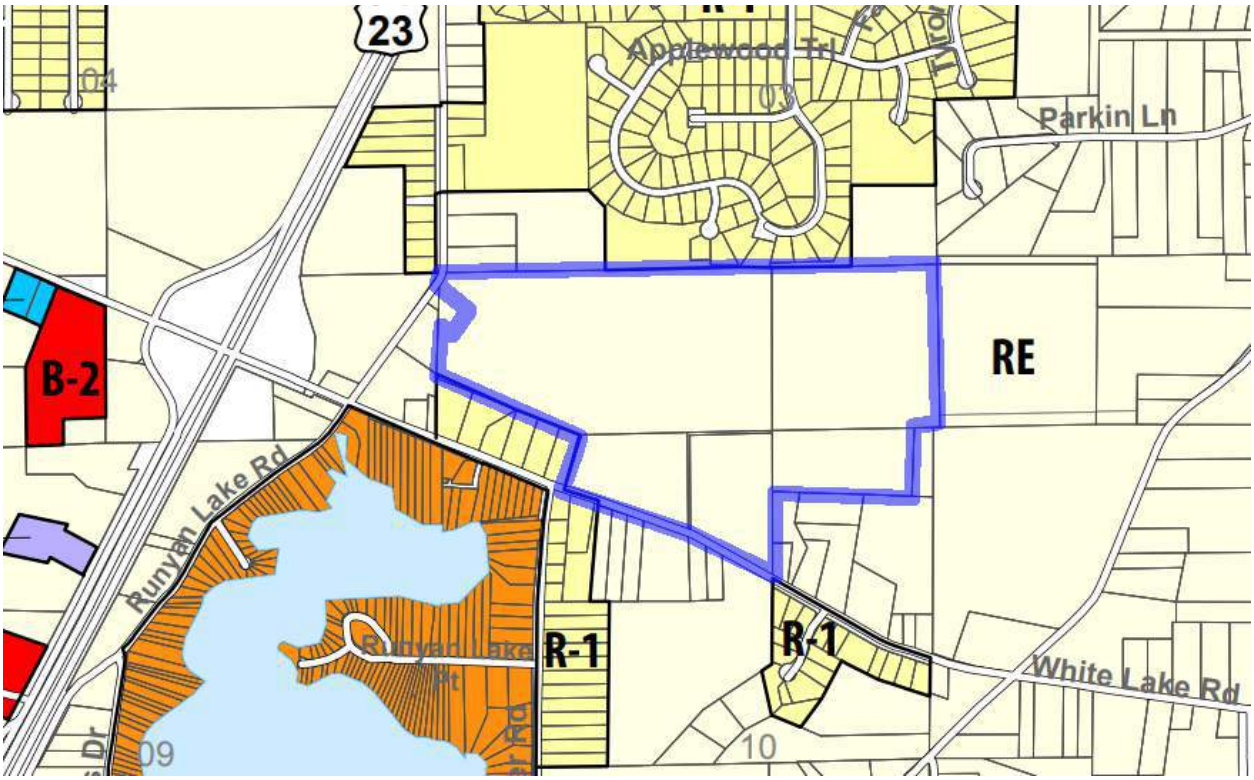
The property is currently within the RE Rural Estate district, but the applicant has submitted materials indicating an interest in exploring a zoning map amendment for the property to R-2 Single Family Residential and LK-1 Lake Front Residential districts. The intent of the current and those potential zoning districts is below.

Current Zoning: **RE Rural Estate**
The intent of the RE Rural Estate District is to provide a transitional area between the FR District and other more intense land utilization districts. However, the RE District will generally maintain the same types of land uses permitted in the FR District. The primary difference between the two districts is that the RE District permits the creation and use of smaller lots than the FR District. In order to preserve natural features and to provide design flexibility in the FR and RE Districts, cluster development shall be permitted as described in Article 8.

Potential Zoning: *(western portion)* **R-2 Single Family Residential**
The intent of the R-2 district is the same as in the R-1 district, except that the district is intended for areas served with public sewer and water, or locations adjacent to urbanizing centers in which public sewer and water is expected in the foreseeable future. In order to preserve natural features and to provide design flexibility in the R-2 District, cluster development shall be permitted as described in Article 8.

Potential Zoning: *(eastern portion)* **LK-1 Lake Front Residential**
The LK-1 district shall allow relaxed standards for existing uniquely shaped Lots designated as Medium Density Single Family Detached Residential-Lakeside in the Tyrone Township Master Plan which are currently developed around Runyan Lake and Lake Tyrone. Many of these Lots were previously platted at higher densities than desired for today's year-round family residential use. The purpose of the relaxed standards is to allow for the continued use and enjoyment of these parcels without regular need for variances. However, it is not intended that such relaxed standards be used for the creation of new Lots (or developments) at this same density, as this is contrary to the Township Master Pan and not compatible with existing adjacent development. Furthermore, the parcels and Lots in the LK-1 district are served by public sewer and are required to connect to the public sewer system by the Township Sewer Ordinance. Lots, parcels, or units not served by the public sewer would be inappropriate in this district due to the proximity of valuable water resources.

Map 1 – Current Zoning Map



Comments: *Based on the Future Land Use Map (later in this report) and the intents above, it may be appropriate for the western portion of the property to receive a zoning map amendment to the R-2 Single Family Residential district.*

However, it does not appear appropriate for the eastern portion of the site to receive a zoning map amendment to the LK-1 Lake Front Residential district. While a portion of this development would be along the shores of Lake Urban, the intent of that district is to serve the already-developed lake residential areas. Additionally, that district represents a notable deviation from the Future Land Use Map, which places the eastern portion to be within the RE Rural Estate district.

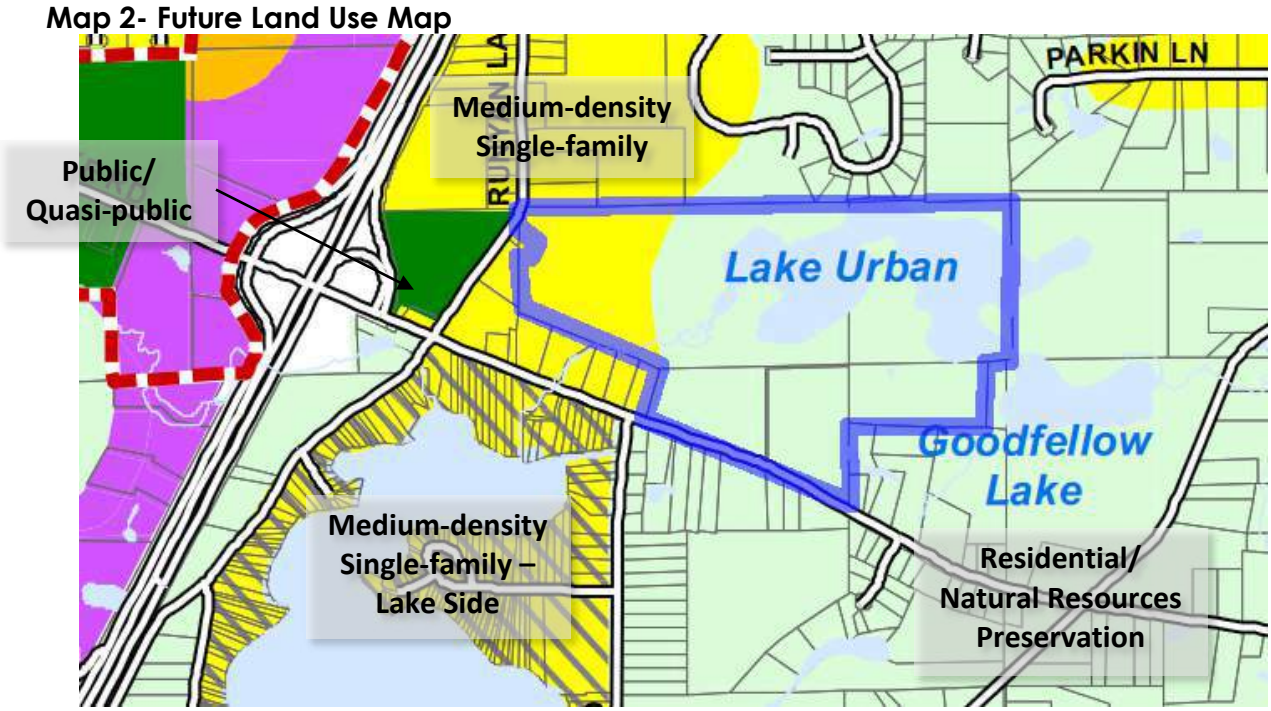
If the entire development can be served by public water and sewer systems, it may be appropriate to consider whether or not it might be appropriate for the entire project to be within the R-1 Single-family Residential or R-2 Single-family Residential district.

FUTURE LAND USE MAP

The western portion of the site is located within the Medium Density Single Family Detached Residential area. The eastern portion of the site is located within the Residential/Natural Resources Preservation area. The parallel plan and scenarios appear to provide greater density than envisioned in the Master Plan.

Future Land Use Map *(western portion)*	**Medium Density Single Family Detached Residential** *This classification is intended to provide a transitional residential density between Low and High Density Residential. Lots will generally range from 0.5 acre to 1.5 acres per dwelling unit. This designation has been applied to land in and around existing residential subdivisions and near planned commercial areas. Medium density development should be encouraged to locate near areas that already have the infrastructure and amenities to support it.*
Future Land Use Map *(eastern portion)*	**Residential/Natural Resource Preservation** *As noted on the Opportunities and Constraints Map, Tyrone possesses a wealth of significant natural resources and features. These include woodlands, wetlands, natural water bodies, and areas with steep slopes and scenic vistas. The Future Land Use Plan's Residential/Natural Resource Preservation designation is located in areas that possess one or more of these significant natural features. It is intended to allow residential development at the very low density of a minimum of 3 acres per dwelling unit. Residential uses will be developed in a planned manner that preserves the attractive natural features of Tyrone Township.*

Map 2- Future Land Use Map



SURROUNDING PROPERTIES

The surrounding properties are a mix of residential and natural uses, as noted below. A residential development appears to be generally consistent and likely compatible with the surrounding properties.

	North	East	South	West
Surrounding Zoning	*RE Rural Estate, R-1 Single-family Residential*	*RE Rural Estate*	*RE Rural Estate, R-1 Single-family Residential*	*RE Rural Estate, R-1 Single-family Residential*
Surrounding Land Uses	*Single-family houses, woodlands*	*Single-family houses, woodlands*	*Single-family houses, woodlands*	*Single-family houses*
Future Land-Use Map	*Residential/ Natural Resource Preservation, Low-density Single-family Detached Residential*	*Residential/ Natural Resource Preservation*	*Residential/ Natural Resource Preservation, Low-density Single-family Detached Residential*	*Residential/ Natural Resource Preservation, Low-density Single-family Detached Residential, Public/Quasi-public*

NATURAL RESOURCES

Topography: Due to the size of the property, there are a variety of topographies present.

Waterbodies: A significant portion of the site consists of Lake Urban. Additionally, Denton Creek flows through the site, connecting Lake Urban and Runyan Lake.

Wetlands: There are significant wetland areas within the site that are adjacent to Denton Creek and Lake Urban.

Woodland: A significant portion of the site that is not a waterbody is currently woodlands.

Soils: We have no information of soils at the site. Due to the proximity to the water and wetlands, it is likely that some soils may pose challenges for any development.

Comments: *Development plans for the site should be aware of the extensive natural features on the site and be designed in a manner to minimize the impact to those features.*

AREA, WIDTH, HEIGHT, & SETBACKS

Residential developments must be planned to meet the developmental standards for the zoning district in which it is located. The standards for the current and potential zoning districts mentioned by the applicant are outlined below.

Projects developed as planned unit developments may be allowed to deviate from the developmental standards.

Table 1 - Developmental Standards

	RE Rural Estate ***current***	**R-2 Single Family** ***potential***	**LK-1 Lake Front Residential** ***potential***
Lot Area (min)	1.75 acres	21,780 square feet	21,780 square feet
Lot Width (min)	200 feet	110 feet	60 feet
Lot Coverage (max)	25 percent	30 percent	35 percent
Setbacks			
Front	100 feet	50 feet	35 feet
Side	20 feet	15 feet	10 feet
Rear	75 feet	35 feet	75 feet

Comments: *It does not appear that the base parallel plan has been prepared using the developmental standards of the current RE Rural Estate district, nor does it appear to be fully consistent with zoning districts identified with the Future Land Use Map in Table 11-1 of the Zoning Ordinance, which calls for R-1 Single Family Residential or R-2 Single Family Residential on the western portion of the site and FR Farming Residential on the eastern portion of the site.*

It does not appear that many of the lots in Scenario 3 Rezoning meet the developmental standards for the proposed zoning districts. Those nonconforming lots would have to be modified.

ACCESS & CIRCULATION

The parallel plan shows a single access point from Runyan Lake Road

The other scenarios show an access point from Runyan Lake Road for the western portion of the development and two access points from White Lake Road to the south. Additionally, two lots in all of these scenarios would have direct access from White Lake Road.

It is not clear if the plans include a non-motorized circulation plan.

Comments: *All connections with county roads will need review and approval by the Livingston County Road Commission.*

The access point on Runyan Lake Road is on the outside of a bend in the road, this may cause extra challenges with clear vision zones.

The proposed road system does not appear to allow for easy access to future developments. However, the surrounding properties are either developed or would be difficult to connect with a road because of natural features.

The proposed road along the northern lot line appears to be very close to a waterbody on the adjacent property. Shifting this road southwards and/or providing additional buffering and stormwater management in this area should be explored.

The fire department should be consulted with the general site circulation. It is likely that a turn around would be required for the dead-end street shown in the northeastern portion of the site.

A road connection between the southern and northern portion of the potential developments should be explored. It would provide connectivity between the houses and additional emergency access points.

If a road connection is not possible, a non-motorized connection should be explored.

It might also be worthwhile considering whether or not it would be possible to provide a non-motorized connection to the residential area, Hills of Tyrone West, to the northeast, which could run through a common area of that development.

ESSENTIAL SERVICES

It is our understanding that the project can be served by public water and sewer. Onsite facilities are likely limited due to the proposed lot sizes and proximity to waterbodies and wetlands.

Comments: *The utility authority should be consulted to ensure that there is existing capacity for the proposed development scenarios.*

Due to the small size of the potential lots and the natural features, special attention will need to be given for the location of utilities.

LANDSCAPING & SCREENING

No information has been provided for potential landscaping.

Comments: *Landscaping screening/buffering should be provided between the development and the adjacent streets and developed areas.*

None of the scenarios appear to provide adequate space for any of the landscaping along White Lake Road or between the proposed northern road and the northern lot line. The parallel plan does not appear to provide adequate space for any landscaping along the northern lot line.

PLANNED UNIT DEVELOPMENTS

Intent. The intent and purpose of planned unit developments are outlined in §11.01 Intent of the Zoning Ordinance.

Comments: *It appears that the planned unit development scenarios may be consistent with some of the outlined intent and that plans could be amended to better align with more of the intents. For example, providing greater non-motorized connections and better protection of existing natural features.*

General Requirements. General requirements for planned unit developments, such as location, ownership, area, utilities, access, uses, density/parallel plan, flexibility, phasing, open space, emergency access, site circulation, streets, infrastructure improvements, public services, utilities, landscaping, parking, are outlined in §11.02 General Requirements of the Zoning Ordinance. Comments below address areas not otherwise addressed in this report and areas requiring greater examination.

Comments: *The supplied parallel plan does not appear to meet the developmental standards for the current zoning district or zoning districts associated with the Future Land Use Map, per Table 11-1, nor does it show any of the southern portion of the site. Unless a zoning map amendment is approved, the current parallel plan does not provide appropriate guidance for calculating allowable lots or density bonuses.*

Based on the supplied parallel plan, all of the planned unit development scenarios would have additional lots through residential density bonuses. The applicant should provide information about which elements are being used to secure the bonuses and provide calculations.

It appears that the planned unit development scenarios would require regulatory flexibility with respect to developmental standards. Specific information as to what those modifications are should be provided in the future.

Calculations provided for the planned unit development scenarios show that they do not provide the required minimum open space. The Zoning Ordinance allows for providing

open space at a non-contiguous location. Additionally, some of the provided open spaces do not appear to have consistent character with what is required. For example, it's not clear how some of the proposed open spaces will be accessed or maintained. Open space should be easily accessible for all of the residents.

Wherever possible, it would be preferable for wetlands and similar natural features to be included within open space rather than within individual lots. Even though this may require modification of developmental standards to ensure individual lots are buildable, it provides greater protection for those natural features. Scenario 2 PUD with Nature Preserve is more consistent with this approach.

The applicant should work with public services, such as police, fire, post office, and schools to determine any potential impact from the proposed scenarios.

The applicant should work with the applicable utilities to ensure there is adequate capacity for the proposed scenarios in the area.

Design Requirements. Several design requirements are outlined in §11.03 Design Requirements of the Zoning Ordinance.

Comments: *Because of the proposed number of units and lot widths, the Township is likely to consider requiring sidewalks.*

It appears that there are opportunities to improve the circulation system, as mentioned earlier in this report.

If the site receives a zoning map amendment and is within the R-2 Single Family Residential district, it would be possible to include several duplex/attached homes within the development. This would provide various types of housing within the development and may reduce challenges posed by the reduction in the number of lots required for landscaping or other purposes.

It does not appear that all of the proposed open space in the various scenarios are connected or easily accessible to users of the development.

The location of entrance signs should be considered in future versions to ensure there will be adequate space and clear vision zones.

SUMMARY & COMMENTS

Comments provided throughout this report are intended to provide guidance to the applicant. They are focused on the general approach and design rather than specific developmental standards.

The potential project appears to meet several of the general eligibility for planned unit developments. However, attention must be paid to defining the recognizable and

substantial benefits to the residents of the potential development and the area should it be approved as a planned unit development. Because the scenarios do not provide the minimum required open space, the provided open space appears difficult to access, and the potential circulation system does not appear to foster interconnectivity, it is difficult to identify such benefits at this time.

The parallel plan should be prepared according to the current zoning districts or the zoning districts that correspond with the Future Land Use Map, as identified in Table 11-1. That would place the western portion within the R-1 or R-2 Single Family Residential district and the eastern portion within the FR Farming Residential district. It should also show the entire site. It is difficult to accurately assess the potential scenarios without a parallel plan described above.

It is likely that a revised parallel plan would show fewer buildable lots, which would reduce the number of buildable lots available through a planned unit development approval.

It is likely that the all of the potential scenarios would require a zoning map amendment to the R-1 Single Family Residential or R-2 Single Family Residential district. While a request of that nature can cause concern for residents in the area, the applicant could request a conditional zoning map amendment with the condition that the site would be developed as a planned unit development.

It is not likely that a zoning map amendment for a portion of the property to the LK-1 Lake Front Residential district would be consistent with the Master Plan or the intent of that district.

Efforts should be made to ensure easy access to all of the open space areas for all of the residents.

The potential design should be modified to provide the minimum required open space. The Zoning Ordinance provides an option for non-contiguous open space.

Wetlands and other important natural features should be located within open space to the greatest extent possible.

Options for improving circulation within the potential development and to surrounding areas should be explored.

CARLISLE/WORTMAN ASSOC., INC.
Zach Michels, AICP
Planner

CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, AICP
Executive Vice President

The master deed will specify in details the responsibilities and obligations of Co-owners, Association and Developer and will include: the General Common Element land areas, including all required open space and wetlands and nature preserves and any wetland area on individual co-own lot, shall remain in their natural state and shall not be altered or disturbed by either the Co-owners or the Association without the approval of Township of Tyrone and the Developer and without first obtaining all other necessary federal, state and local permits. ***There shall be no prohibited activity within regulated wetlands unless permits have first been obtained from the Michigan Department of Environmental Quality***. Activities prohibited by this provision include but are not limited to cutting, filling, dredging and removal of vegetation from the wetlands. Large portions of the land in the project are greenspace and wetlands, some of which may be protected by state and federal law. Under these laws, any disturbance of a wetland may be done only after a permit has been obtained from the agency having jurisdiction over wetlands (currently the Michigan Department of Environmental Quality). Penalties for noncompliance are substantial. The Association will assess substantial fines and penalties and will seek recovery of money damages and other remedies for violations of the provisions of this Section. It shall be the duty of the Association to preserve the wetlands by enforcement of this Section. All wetlands on individual Co-owners lots will be marked on Exhibit B of master deed as limited common elements. All rules and regulations of open space will be applicable.

The Developer and each Co-owner and his or her agents, employees and contractors shall comply with all soil protection laws, ordinances and regulations, including but not limited to the Michigan Soil Erosion and Sedimentation Control Act. ***The storm water detention, catch and sedimentation basins in the Condominium Project shall be maintained in a clean manner and must be cleaned by the Condominium Association whenever the depth of the sediment in the detention basin reaches one-third (1/3) of the designed operating depth of the basin.*** No construction or clearing of any land within the Project shall commence without first obtaining any required soil erosion controls and sedimentation control permit from Livingston County. Silt fencing and other soil erosion controls and devices shall be erected, installed and maintained at all times required by the permits issued by Livingston County. If a Co-owner or his or her contractors or agents fails to comply with the requirements set forth in this Section, then, in addition to all other remedies available under applicable law, the Developer, the Township of Tyrone, Livingston County, the Michigan Department of Environmental Quality, and their respective contractors and agents, may, at their option, with or without notice, enter onto the Condominium Project or any Unit that is not in compliance and perform any necessary maintenance, repair, replacement and/or operation of soil erosion control devices. In that event, the offending Co-owner shall reimburse the Developer, the Township of Tyrone, Livingston County and/or their contractors all costs incurred by it in performing the necessary maintenance, repair, replacement and/or operation of the soil erosion control devices, plus an administrative fee of 25%. If the Co-owner does not reimburse the Developer or the Township for those costs, then the Township, at its option, may assess the cost therefore against the Co-owners of the Unit, to be collected as a special assessment on the next annual tax roll of the Township, or the Developer may charge the cost thereof and the administrative fee as a special assessment against that Unit or may be collected by the Township in accordance with applicable provisions of Michigan law dealing with foreclosures of mortgages by advertisement, or by suit initiated against the Owner(s) of any Parcel(s). The selection of remedy shall be at the sole determination of the Township and election of one remedy shall not be a waiver of any other remedy. If suit is initiated, the Owner(s) shall pay all court costs and

reasonably attorney fees incurred by the Township in connection with such suit. Without limiting the generality of the foregoing, no activity shall be conducted on any part of the Condominium Project that may cause the risk of soil erosion or threaten any living plant material. This provision may not be modified, amended, or terminated without the consent of the Township of Tyrone.

Budget. The Board of Directors of the Association shall establish an annual budget in advance for each fiscal year and such budget shall project all expenses for the forthcoming year which may be required for the proper operation, management and maintenance of the Condominium Project, including a reasonable allowance for contingencies and reserves. An adequate reserve fund for maintenance, repairs and replacement of those General Common Elements, including roads, that must be repaired or replaced on a periodic basis shall be established in the budget and must be funded by regular payments rather than by special assessments. At a minimum, the reserve fund shall be equal to 15% of the Association's current annual budget on a noncumulative basis. Since the minimum standard required by this subparagraph may prove to be inadequate for this particular project, the Association of Co-owners should prepare an estimated cost, adjusted to take care of inflation rate and the life span of common element to be replaced, especially the roads, to determine if a greater amount should be set aside, or if additional reserve funds should be established for other purposes from time to time.

PRELIMINARY SITE CONDOMINIUM PLANS OF:
LAKE URBAN ESTATES
PART OF SECTIONS 3 & 10, T4N-R6E,
TYRONE TOWNSHIP LIVINGSTON COUNTY, MICHIGAN

PROPERTY DESCRIPTIONS:

PARCEL 4704-03-300-020
A PARCEL OF LAND LOCATED IN SECTIONS 3, 4 & 10, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE, ALONG THE WEST LINE OF SAID SECTION 3, N02°13'15"E 470.44 FEET (PREVIOUSLY RECORDED AS 486.33 FEET) TO THE POINT OF BEGINNING; THENCE N63°57'27"W 46.69 FEET (PREVIOUSLY RECORDED AS 47.28 FEET); THENCE N05°07'27"E 539.49 FEET; THENCE S52°05'06"E 47.73 FEET; THENCE N37°52'29"E 200.00 FEET; THENCE N52°05'06"W 217.80 FEET TO THE CENTERLINE OF RUNYAN LAKE ROAD; THENCE ALONG SAID CENTERLINE OF ROAD, N37°52'28"E 64.28 FEET; THENCE N02°13'15"E, 3.47 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3; THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, S88°20'05"E 2667.30 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 3; THENCE, ALONG SAID NORTH-SOUTH 1/4 LINE, S02°27'26"W 1351.31 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 3, ALSO THE NORTH 1/4 CORNER OF SAID SECTION 10; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 3, ALSO THE NORTH LINE OF SAID SECTION 10, N88°11'05"W 665.42 FEET; THENCE, ALONG THE EAST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 10, S02°08'22"W 796.29 FEET TO A POINT ON THE PHYSICAL CENTERLINE OF WHITE LAKE ROAD AS LOCATED ON 04/29/04; THENCE, ALONG SAID CENTERLINE THE FOLLOWING 5 COURSES; (1) N63°15'06"W 103.35 FEET, (2) N67°15'52"W 129.30 FEET, (3) N69°15'13"W 222.75 FEET, (4) N68°42'53"W 327.42 FEET, (5) N67°58'43"W 292.71 FEET; THENCE N20°48'33"E 450.97 FEET (PREVIOUSLY RECORDED AS 460.0 FEET); THENCE N65°37'27"W 1219.96 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 89.586 ACRES OF LAND AND IS SUBJECT TO THOSE PARTS NOW USED AS RUNYAN LAKE ROAD AND WHITE LAKE ROAD.

PARCEL 4704-10-100-024
SEC. 10 T4N, R6E, 20 FT. ON W AND N SIDES OF E 1/2 OF NE 1/4 OF NW 1/4 LYING N OF HWY. 1A

PARCEL 4704-10-100-025
SEC 10 T4N R6E ALL THAT PART OF E 1/2 OF NE 1/4 OF NW 1/4, LYING N'LY OF WHITE LAKE RD, EXC THE N 20 FT & THE W 20 FT THEREOF 17 AC M/L

PARCEL 4704-10-200-025
SEC 10 T4N R63 W 13 AC OF N'LY 15 AC OF W 1/2 OF NE 1/4 32 RODS (528 FT) N & S ON E BOUNDARY LINE & 28 RODS (462 FT) N & S ON W BOUNDARY LINE

PARCEL 4704-03-400-001
SEC. 3 T4N, R6E, SW 1/4 OF SE 1/4 40A

FLOOD PLAIN NOTE:
THIS PROPERTY IS LOCATED IN AN AREAS OF MINIMAL FLOODING, NOT WITHIN A STUDIED FLOOD ZONE, PER FLOOD INSURANCE RATE MAP NO. 26093C0125D AND IS NOT A PRINTED PANEL.

WETLAND NOTE:
ACCORDING TO THE FINAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE WETLANDS ON AND THIS PROPERTY. THE WETLANDS HAVE BEEN FLAGGED BY ASTI ENVIRONMENTAL, INC, AND THE WETLAND AREAS FLAGGED ARE AS SHOWN ON THIS SURVEY.

PROJECT NARRATIVE:
IT IS NOT ANTICIPATED THAT THERE WILL BE ANY SUBSTANTIAL INCREASE IN DUST, ODOR, SMOKE, FUMES, NOISE, OR LIGHTS. THE BUILDING OCCUPANT WILL BE REQUIRED TO COMPLY WITH ANY APPLICABLE ZONING ORDINANCE REQUIREMENTS REGARDING THESE ITEMS.

EXISTING ZONING INFORMATION:
ACCORDING TO THE CURRENT TYRONE TOWNSHIP ZONING ORDINANCE & MAP, THIS PROPERTY IS CURRENTLY ZONED RE (RURAL ESTATES), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

1) MINIMUM LOT SIZE = 76,230 SFT or 1.75 ACRES
2) MINIMUM LOT WIDTH = 200 FEET
3) FRONT SETBACK = 100 FEET
4) SIDE SETBACK = 20 FEET, TOTAL = 40 FEET
5) REAR SETBACK = 75 FEET
6) MAXIMUM BUILDING HEIGHT = 30 FEET
7) MAXIMUM LOT COVERAGE = 25%

STANDARD NOTES FOR SITE PLANS:

∗ **A. EXTENSION OF PUBLIC UTILITIES:** ALL PUBLIC SANITARY SEWER AND/OR WATERMAIN SHALL BE EXTENDED TO THE FURTHEST LIMITS OF THE PROPERTY, INCLUDING CORNER LOTS, WITH THE PIPE SIZE AND MATERIAL APPROVED BY TYRONE TOWNSHIP. THIS IS NECESSARY FOR PLAN APPROVAL. FOR WATER SERVICE OF 1" OR LESS OR A BUILDING ON A CORNER LOT, THE REQUIREMENTS TO EXTEND THE PUBLIC WATERMAIN AND/OR SANITARY SEWER ALONG BOTH PROPERTY LINES WILL BE REVIEWED. **(NO WATERMAIN IS PROPOSED FOR THIS PROJECT)**

∗ **B. WATERMAIN LOOPING:** ALL PUBLIC WATERMAINS SHALL BE LOOPED WHENEVER POSSIBLE. THE PIPE SIZE REQUIREMENTS SHALL BE APPROVED BY TYRONE TOWNSHIP. **(NO WATERMAIN IS PROPOSED FOR THIS PROJECT)**

∗ **C. INDUSTRIAL PRETREATMENT PROGRAM (IPP):** THIS PERMIT IS REQUIRED FOR ALL COMMERCIAL (NON-RESIDENTIAL) AND INDUSTRIAL DISCHARGES. THE OWNER SHALL OBTAIN AN INDUSTRIAL PRETREATMENT DISCHARGE PERMIT PRIOR TO THE ISSUANCE OF A SEWER CONNECTION PERMIT. INDUSTRIAL DISCHARGE PERMITS ARE NONTRANSFERABLE. CHANGES IN FACILITY USE WILL REQUIRE A NEW INDUSTRIAL DISCHARGE PERMIT.

D. SOIL EROSION: THE DEVELOPER SHALL SUBMIT A DETAILED SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND OBTAIN AN ACT 451 PART 91, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. THIS INCLUDES THE PAYMENT OF FEES AND THE PROVIDING OF NECESSARY BONDS. NO EARTH CHANGES OR EXCAVATION SHALL BE STARTED PRIOR TO THE ISSUANCE OF THIS PERMIT. THE DEVELOPER SHALL PROTECT ALL EXISTING AND PROPOSED STORM SEWER FACILITIES ON AND ADJACENT TO THE SITE DURING EXCAVATION AND CONSTRUCTION. ALL SEDIMENT SHALL BE CONTAINED ON SITE. ANY SILT IN COUNTY DRAINS, STORM SEWER, CULVERTS, ETC. AS A RESULT OF THIS PROJECT, SHALL BE REMOVED BY THE DEVELOPER AT THE COST OF THE DEVELOPER.

∗ **E. FLOOD PLAIN OR WETLAND CONSTRUCTION:** THE DEVELOPER SHALL APPLY TO THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) FOR A PERMIT FOR THE ALTERATION AND/OR OCCUPATION OF A FLOOD PLAIN OR FLOODWAY, AS REQUIRED UNDER PA 451. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY TYRONE TOWNSHIP AND/OR LIVINGSTON COUNTY DRAIN COMMISSIONER (LCDC).

F. NPDES STORM WATER DISCHARGE PERMIT: THE OWNER OF THE PROPERTY SHALL OBTAIN A NPDES STORM WATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM EGLE AS REQUIRED UNDER PUBLIC ACT 451. THE NOTICE OF COVERAGE FORM SHALL BE SUBMITTED THROUGH LIVINGSTON COUNTY DRAIN COMMISSIONER WITH THE SOIL EROSION CONTROL PERMIT APPLICATION. ALL EGLE FEES SHALL ACCOMPANY THE NOTICE OF COVERAGE. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY GCDC-WWS. **MORE THAN 5 ACRES WILL BE DISTURBED IN CONSTRUCTION OF THIS PROJECT, THEREFORE A NPDES STORM WATER DISCHARGE PERMIT WILL BE REQUIRED.**

G. LIVINGSTON COUNTY PERMIT TO CONSTRUCT A PUBLIC UTILITY: AFTER THE APPROVAL OF THIS PRELIMINARY PLAT OR SITE PLAN, THE DEVELOPER SHALL SUBMIT A DETAILED PLAN FOR CONSTRUCTION OF ALL PUBLIC SANITARY SEWER AND WATERMAIN. THE PLANS MUST HAVE TYRONE TOWNSHIP OR LCDC APPROVAL, A S-PERMIT ISSUED, AND APPROVAL FROM THE EGLE PRIOR TO BEGINNING CONSTRUCTION. **(NO WATERMAIN IS PROPOSED FOR THIS PROJECT)**

H. LIVINGSTON COUNTY ROAD COMMISSION RIGHT-OF-WAY PERMIT: THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE LIVINGSTON COUNTY ROAD COMMISSION TO PERFORM WORK WITHIN THE TOWNSHIP ROAD PUBLIC RIGHT-OF-WAY. ALL FEES FOR THE PERMIT, BONDS AND INSURANCES ARE THE RESPONSIBILITY OF THE DEVELOPER.

I. MUNICIPALITY SANITARY SEWER AND WATER PERMIT: PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE LOCAL MUNICIPALITY, THE DEVELOPER SHALL BE REQUIRED TO OBTAIN A SANITARY SEWER AND/OR WATER TAP-IN PERMIT FROM THE LOCAL MUNICIPALITY, IF AUTHORIZED. **(NO WATERMAIN IS PROPOSED FOR THIS PROJECT, WATER WELLS ARE REQUIRED FOR EACH UNIT)**

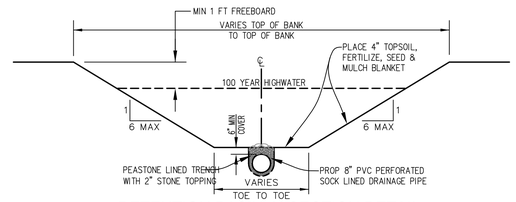
J. STATE CONSTRUCTION PERMITS: THE SANITARY SEWER AND WATERMAIN CONSTRUCTION PERMITS FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY SHALL BE SUBMITTED TO THE EGLE AFTER APPROVAL OF TYRONE TOWNSHIP OR LCDC. CONSTRUCTION SHALL NOT BEGIN UNTIL THESE STATE PERMITS ARE ISSUED. **(NO WATERMAIN IS PROPOSED FOR THIS PROJECT, WATER WELLS ARE REQUIRED FOR EACH UNIT)**

∗ **NOT APPLICABLE TO THIS PROJECT**

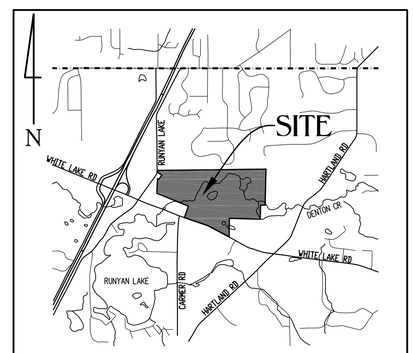
UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SHEET INDEX

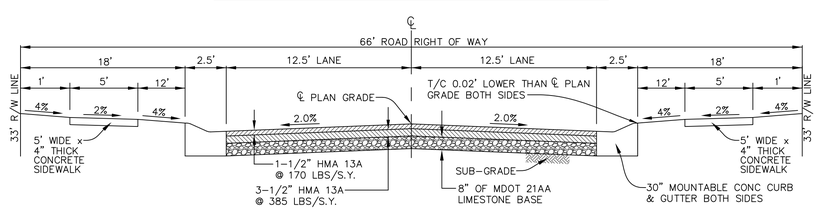
TITLE	SHEET NO.
COVER, NOTE & DETAIL SHEET	C-1
PRELIMINARY SITE CONDOMINUM PLAN	C-2
SURVEY OF EXISTING CONDITIONS	C-3
PRELIMINARY SITE UTILITY PLAN	C-4
PRELIMINARY SITE OPEN SPACE PLAN	C-5



DETENTION BASIN X-SECTION DETAIL



LOCATION MAP

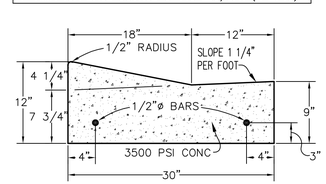


PROPOSED ROADWAY CROSS SECTION

ALTERNATE PAVEMENT X-SECTION
2" HMA 13A WEARING COURSE @ 220 LBS/S.Y.
2" HMA 13A LEVELING COURSE @ 220 LBS/S.Y.
4" HMA 13A BASE COURSE @ 440 LBS/S.Y. (2 LIFTS)

811
Know what's **below.**
Call before you dig.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171
(TOLL FREE) FOR THE LOCATION OF UNDERGROUND FACILITIES



MOUNTABLE CONCRETE CURB & GUTTER
NOT TO SCALE

L E G E N D

	FOUND IRON
	SET IRON W/CAP NO. 55012
	FOUND MONUMENT
(M)	MEASURED
(R)	RECORDED
• 920.25	EX SURFACE ELEVATION
920	EX SURFACE CONTOUR
	EX ROAD SIGNS
	EX UTILITY POLE
	EX SERVICE PEDISTAL
	EX LIGHT POLE
	EX MAILBOX
	EX OVERHEAD POWERLINES
	EX GAS, ELECTRIC & TELEPHONE
	EX U.G. GAS MARKER
	EX STORM SEWER
	EX STORM MANHOLE
	EX STORM CATCHBASINS
	EX SANITARY SEWER
	EX SANITARY MANHOLE
BLDG	BUILDING
CONC	CONCRETE
ASPH	ASPHALT
B/B	BACK TO BACK
E/E	EDGE TO EDGE
EX	EXISTING
	PROP STORM MANHOLE
	PROP STORM CATCHBASIN
	PROP STORM SEWER
	PROP STORM DRAINAGE OUTLET STRUCUTRE
	PROP STORM PIPE END SECTION
	PROP DRAINAGE SWALE
	PROP DETENTION BASIN
	PROP SANITARY MANHOLE
	PROP SANITARY SEWER
	PROP 6" SANITARY LEAD
	PROP EASEMENT LINE
	PROP DRAINAGE FLOW ARROW
SAN	SANITARY SEWER
STM	STORM SEWER
EASE	EASEMENT
	PROP LIGHT POLE
	PROP DECIDUOUS TREE
	PROP CONIFEROUS TREE

SANITARY SEWER BASIS OF DESIGN
93 UNITS/LOTS * 3.5 PEOPLE PER LOT = 325.5 PEOPLE
325.5 PEOPLE * 100 GPD (PER PERSON) = 32,550 GPD
32,550 GPD = (32,550/24 HOURS/60 MINUTES) = 22.60 GPM

THE EXISTING 12" SANITARY SEWER OUTLET (EX SLOPE = 0.22%) AND CARRY A FLOW OF 2.13 CFS or 956 GPM.

SITE REQUIREMENTS
ROAD COMMISSION – PUBLIC ROADS
LIVINGSTON COUNTY – PUBLIC SANITARY SEWER
LIVINGSTON COUNTY – PRIVATE STORM SEWER AND DETENTION BASINS
LIVINGSTON COUNTY – PRIVATE WATER WELLS
CONSUMERS ENERGY – BURIED GAS & ELECTRIC
AT&T COMMUNICATIONS – BURIED TELEPHONE
CHARTER COMMUNICATIONS – BURIED CABLE TELEVISION

SANITARY SEWER & WATER WELL NOTES:
1. ALL PUBLIC SANITARY SEWERS SHALL BE LOCATED WITHIN PUBLIC ROAD RIGHT-OF-WAY OR SHALL HAVE AN EASEMENT GRANTED TO THE AGENCY AND/OR MUNCIPALITY FOR MAINTENANCE, REPAIR AND/OR REPLACEMENT. THE EASEMENTS WILL BE SHOWN ON THE FINAL CONDOMINIUM DOCUMENTS.

2. ALL SANITARY SEWERS 8" OR LARGER PROPOSED FOR THIS PROJECT SHALL BE DESIGNED FOR AND BECOME A PUBLIC SYSTEM. PROPOSED 8" SANITARY SHALL BE SDR 26 PVC PIPE.

3. SANITARY SEWER SADDLE TAPS, WHEN NECESSARY, SHALL BE MADE BY LIVINGSTON COUNTY DRAIN COMMISSIONER AND/OR TYRONE TOWNSHIP UTILITIES DEPARTMENT. THE DEVELOPER SHALL OBTAIN THE REQUIRED MUNICIPALITY SANITARY SEWER PERMIT AND PAY THE REQUIRED FEE FOR A SADDLE TAP.

4. SANITARY SEWER SERVICE LEAD FROM THE PUBLIC MAIN LINE TO EACH LOT SHALL BE A 6" SDR 26 P.V.C. THERE SHALL BE A LEAD FOR EACH LOT. ALL SERVICE LEADS SHALL BE CONNECTED TO THE MAINLINE SEWER AND NOT AT A MANHOLE.

5. MAIN LINE SANITARY SEWER SHALL BE SIZED TO ACCOMMODATE ALL FLOWS. THE MINIMUM SIZE SHALL BE 8" WITH MANHOLES AT BENDS OR 400' SPACING.

6. ALL UNITS/LOTS SHALL HAVE INDIVIDUAL RESIDENTIAL WATER WELLS. ALL REQUIREMENTS TO INSTALL A WELL SHALL MEET LIVINGSTON COUNTY HEALTH DEPARTMENT STANDARDS AND REGULATIONS. THE APPLICATION WILL BE PICKED UP FROM THEIR OFFICE.

7. THIS PROJECT HAS BEEN DESIGNED USING THE LATEST LIVINGSTON COUNTY DRAIN COMMISSIONER AND/OR TYRONE TOWNSHIP CRITERIA. REVIEW THE NOTES, DETAILS AND DESIGN CAREFULLY BEFORE SUBMITTING A BID. FULL COMPLIANCE WITH THE NEW STANDARDS WILL BE REQUIRED.

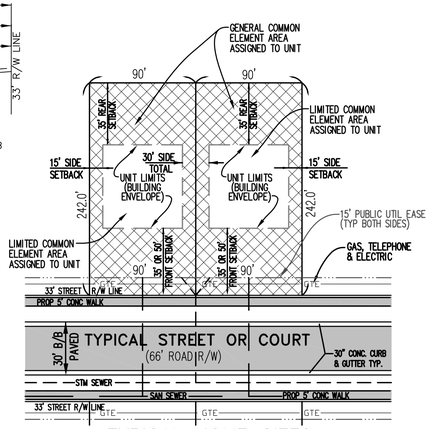
SITE SPECIFIC NOTES:
1. ALL ROADS WILL BECOME PUBLIC ROADS BUILT TO MEET THE LIVINGSTON COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS, AND WILL BE DEDICATED TO THE ROAD COMMISSION UPON FINAL APPROVALS.

2. ALL DETENTION BASINS WILL BE DESIGNED AND BUILT PER THE LIVINGSTON COUNTY (LCDC), AND WIL BE PRIVATE SYSTEMS UPON FINAL APPROVALS.

3. SIDEWALKS ARE PROPOSED PER TYRONE TOWNSHIP PLANNING REQUEST, AND SHALL BE A MINIMUM OF 5 FEET WIDE, 1 FOOT INSIDE THE ROAD RIGHT-OF-WAY FOR THE ENTIRE PROJECT. (SEE DETAIL SHEET C-2)

4. THE SITE PLAN APPROVAL IS A TWO STEP PROCESS, FIRST PRELIMINARY APPROVALS, THEN FINAL SITE PLAN APPROVAL, BEFORE ANY PERMITS ARE ISSUED FOR THE PROJECT.

5. THE SITE WILL CONSIST OF TWO DIFFERENT PHASES OF DEVELOPMENT. UPON APPROVAL OF THIS PRELIMINARY SITE PLAN, CONSTRUCTION DRAWINGS WILL BE SUBMITTED SEPARATELY FOR EACH PHASE OF CONSTRUCTION.



TYPICAL HOME SITES

SITE DATA
TOTAL SITE AREA = 158.71 ACRES (TWO PHASES)
PHASE 1 = 53.90 ACRES OF LAND
USEABLE LAND = 53.90 – 18.69 = 35.21 ACRES
PHASE 2 = 104.81 ACRES OF LAND
USEABLE LAND = 104.81 – 59.81 = 45.00 ACRES
EXISTING SITE ZONING = RE (RURAL ESTATES)
PROPOSED SITE ZONING = R-2 (SINGLE FAMILY RESIDENTIAL)
PROPOSED TOTAL NO. OF UNITS = 93 UNITS
MINIMUM LOT AREA = 21,780 SFT OR 0.50 ACRES
MINIMUM LOT WIDTH = 90 FEET (WITH SEWER)
SETBACKS REQUIREMENTS:
FRONT = 35 or 50 FEET (MIN)
SIDE = 15 FEET (TOTAL = 30 FEET)
REAR = 35 FEET
MAXIMUM LOT COVERAGE = 30%
MAXIMUM BUILDING HEIGHT = 30 FEET
MINIMUM BUILDING SQUARE FOOTAGE = 1,200 SFT

DENSITY CALCULATION
TOTAL SITE AREA = 158.71 ACRES
PROPOSED TOTAL NO. OF UNITS = 93 UNITS
DENISTY = 93/158.7 = 0.59 UNITS PER ACRE

PRELIMINARY REVIEW

STATE OF MICHIGAN JENNIFER B. MILLER ENGINEER No. 45076 LICENSED PROFESSIONAL ENGINEER

FLSE JOBS 2019/20-290-WL/DWG/20-290 COVER SHEET.DWG – P-1

SCALE: NONE

JOB NO. 20-290

OWNER/DEVELOPER:
LAKE URBAN DEV, LLC
C/O WILSON & LINO
8273 S SAGINAW ST, GRAND BLANC, MI 48439
CONTACT: 810.244.6302

PART OF SECTIONS 3 & 10
TYRONE TOWNSHIP, T4N-R6E
LININGSTON COUNTY, MICHIGAN

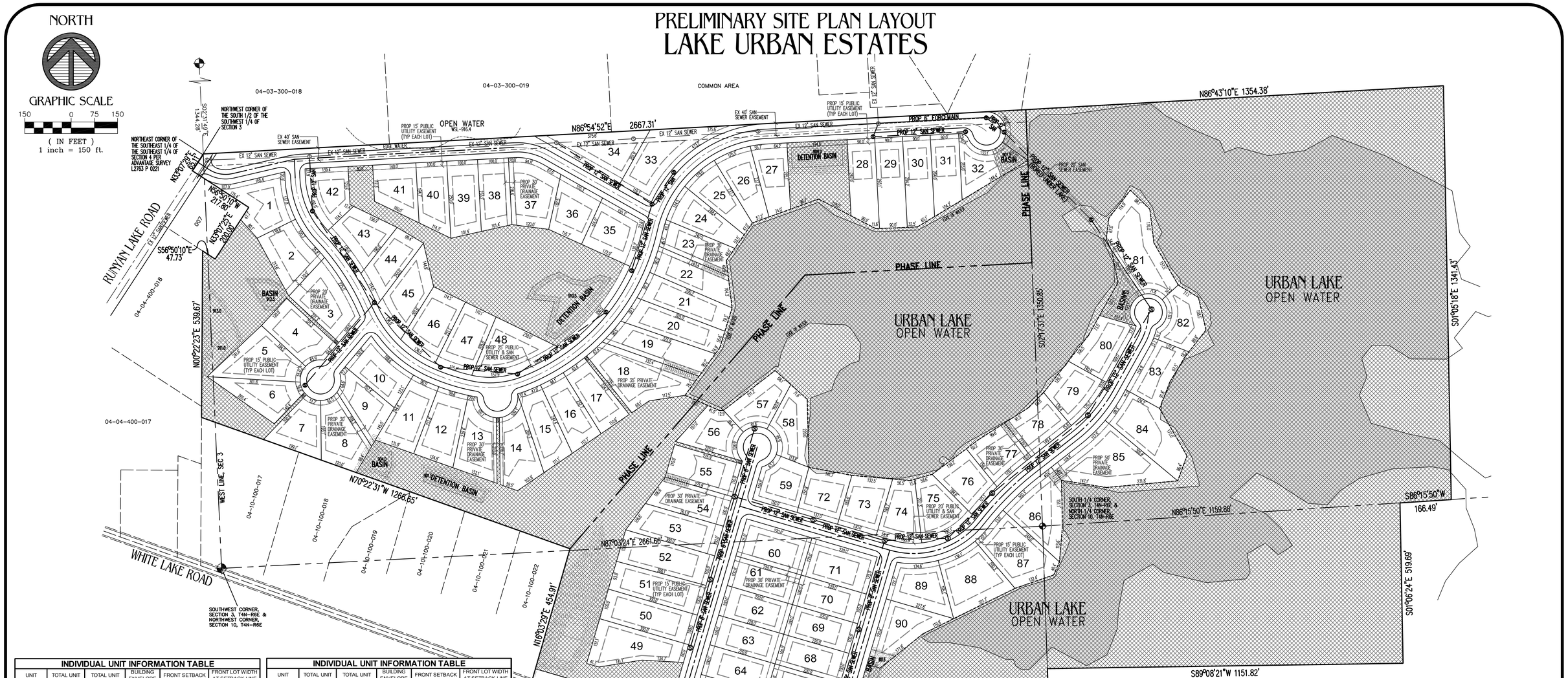
Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL:INFO@FENTONLSE.COM

PRELIMINARY SCOVER SHEET FOR:
LAKE URBAN ESTATES CONDOMINIUM
PART OF SECTIONS 3 & 10, T4N-R6E,
TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

REVISIONS	DRN. BY:	J.R.B.	05.27.2021
	DSN BY:	J.R.B.	"
	CHK'D BY:	J.P.W.	"
	APPR BY:	J.B.M.	"

SHEET NO: P-1

PRELIMINARY SITE PLAN LAYOUT
LAKE URBAN ESTATES



INDIVIDUAL UNIT INFORMATION TABLE

UNIT NUMBER	TOTAL UNIT AREA (SFT)	TOTAL UNIT AREA (ACRES)	BUILDING ENVELOPE (SFT)	FRONT SETBACK DISTANCE (FEET)	FRONT LOT WIDTH AT SETBACK LINE (FEET)
1	28,815	0.662	7,989	40.0	168.0
2	27,309	0.627	9,812	50.0	174.4
3	31,535	0.724	10,849	50.0	129.0
4	25,674	0.589	11,352	50.0	127.2
5	31,082	0.714	15,846	50.0	90.0
6	23,333	0.536	8,558	50.0	116.0
7	22,516	0.517	9,330	50.0	116.0
8	27,432	0.630	13,077	50.0	116.0
9	21,912	0.503	8,613	50.0	116.0
10	23,533	0.540	5,923	50.0	120.2
11	26,160	0.601	12,345	50.0	99.1
12	27,360	0.628	13,081	50.0	107.0
13	27,230	0.625	11,562	50.0	116.0
14	27,319	0.627	9,919	50.0	116.0
15	23,975	0.550	10,385	50.0	101.0
16	23,287	0.535	9,473	50.0	90.0
17	22,526	0.517	9,973	50.0	89.2
18	40,616	0.932	17,160	50.0	104.4
19	27,813	0.638	7,286	50.0	90.0
20	26,632	0.611	11,675	50.0	90.1
21	25,338	0.582	10,857	50.0	90.1
22	23,926	0.549	7,170	50.0	90.1
23	20,799	0.477	5,886	50.0	89.3
24	21,872	0.502	7,324	50.0	110.0
25	21,169	0.486	6,889	50.0	111.1
26	21,807	0.501	6,976	50.0	111.2
27	21,782	0.500	6,300	50.0	109.5
28	24,569	0.564	5,400	40.0	90.0
29	26,428	0.607	5,400	40.0	90.0
30	25,622	0.588	6,000	40.0	90.0
31	22,034	0.506	5,890	40.0	92.0
32	23,410	0.537	5,407	35.0	203.8
33	36,638	0.841	10,801	40.0	116.5
34	31,974	0.734	8,633	40.0	179.6
35	26,247	0.603	9,385	40.0	163.0
36	23,176	0.532	8,858	50.0	144.3
37	30,875	0.709	14,265	50.0	169.3
38	22,479	0.516	9,751	50.0	100.0
39	24,160	0.555	10,927	50.0	100.0
40	22,236	0.510	9,265	50.0	100.0
41	21,841	0.501	7,262	50.0	140.0
42	22,592	0.519	6,859	40.0	139.6
43	23,990	0.551	7,909	50.0	167.9
44	22,105	0.507	9,079	50.0	111.9
45	26,892	0.617	11,212	50.0	133.9
46	26,848	0.616	12,287	50.0	131.5

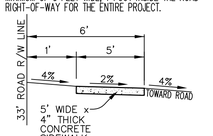
INDIVIDUAL UNIT INFORMATION TABLE

UNIT NUMBER	TOTAL UNIT AREA (SFT)	TOTAL UNIT AREA (ACRES)	BUILDING ENVELOPE (SFT)	FRONT SETBACK DISTANCE (FEET)	FRONT LOT WIDTH AT SETBACK LINE (FEET)
47	25,212	0.579	11,287	50.0	122.0
48	30,979	0.711	11,458	40.0	251.8
49	31,520	0.724	16,257	50.0	71.7
50	30,000	0.689	15,050	50.0	100.0
51	29,066	0.667	14,343	50.0	100.0
52	30,934	0.710	15,752	50.0	100.0
53	28,148	0.646	13,591	50.0	100.0
54	24,445	0.561	10,391	50.0	100.0
55	24,853	0.571	7,433	50.0	110.0
56	21,836	0.501	7,570	35.0	115.6
57	21,888	0.502	7,625	35.0	124.8
58	23,100	0.530	7,623	35.0	146.8
59	22,094	0.507	8,017	35.0	167.3
60	27,500	0.631	10,125	50.0	125.0
61	22,000	0.505	9,450	50.0	100.0
62	22,000	0.505	9,450	50.0	100.0
63	22,000	0.505	9,450	50.0	100.0
64	22,000	0.505	9,450	50.0	100.0
65	29,376	0.674	11,276	50.0	133.5
66	29,413	0.675	11,276	50.0	133.5
67	22,000	0.505	9,450	50.0	100.0
68	22,000	0.505	9,450	50.0	100.0
69	22,000	0.505	9,450	50.0	100.0
70	22,000	0.505	9,450	50.0	100.0
71	27,500	0.631	10,125	50.0	125.0
72	21,960	0.504	9,572	35.0	137.9
73	23,118	0.531	10,716	35.0	130.0
74	22,203	0.510	10,520	35.0	137.5
75	24,985	0.574	12,387	35.0	168.7
76	21,939	0.504	9,845	35.0	124.6
77	22,020	0.506	9,263	35.0	147.7
78	22,048	0.506	8,566	35.0	163.8
79	22,353	0.513	9,358	35.0	168.4
80	24,826	0.570	9,445	35.0	198.7
81	42,278	0.971	18,123	35.0	121.7
82	22,545	0.518	7,187	35.0	187.2
83	23,237	0.533	7,772	35.0	194.8
84	34,999	0.803	13,763	35.0	126.7
85	46,171	1.060	21,341	35.0	239.0
86	31,946	0.733	13,084	35.0	204.1
87	35,361	0.812	19,500	35.0	139.6
88	33,724	0.774	17,309	35.0	151.6
89	26,156	0.600	9,833	35.0	129.6
90	27,906	0.641	8,990	35.0	220.6
91	46,693	1.072	20,549	35.0	171.9
92	65,149	1.496	38,504	50.0	250.7
93	95,378	2.190	64,846	50.0	253.4

LEGEND

- EX OPEN WATER AREAS
- PROP NATURE PRESERVE AREAS
- PROP SEDIMENT BASINS
- PROP STORM SEWER
- PROP CENTERLINE OF FLOW
- PROP BASIN AND/OR CONTOUR
- PROP SANITARY MANHOLE
- PROP SANITARY SEWER LINE
- PROP EASEMENT LINE

NOTE:
SIDEWALKS ARE PROPOSED PER THE TYRONE TOWNSHIP PLANNING COMMISSION REQUEST, AND SHALL BE A MINIMUM OF 5 FEET WIDE, 1 FOOT INSIDE THE ROAD RIGHT-OF-WAY FOR THE ENTIRE PROJECT.



SIDEWALK DETAIL
NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

1. ALL SITE CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS THE 2012 MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE LATEST MDOT STANDARD ROAD PLANS, AND THE LATEST TYRONE TOWNSHIP ZONING ORDINANCE AND ENGINEERING DESIGN STANDARDS. COPIES OF ALL MDOT DOCUMENTS MAY BE OBTAINED FROM THEIR WEBSITE (WWW.MICHIGAN.GOV/MDOT)

2. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO GRADE THE SITE TO THE GRADES SHOWN ON THE PLANS OR SPECIFIED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, EMBANKMENT, AND THE FURNISHING AND PLACING OF ALL BORROW MATERIAL REQUIRED TO OBTAIN THE SPECIFIED GRADES.

3. ALL WORK NECESSARY TO COMPLETE THIS PROJECT SHALL CONFORM TO ALL RELATED TYRONE TOWNSHIP & LIVINGSTON COUNTY CODES AND ORDINANCES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCE AND BONDS PRIOR TO CONSTRUCTION, INCLUDING THE PAYMENT OF ANY FEES, REQUIRED BY ANY FEDERAL, STATE, LOCAL, OR PRIVATE ORGANIZATIONS.

5. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE EMPLOYED IN ACCORDANCE WITH THE SOIL EROSION CONTROL PLAN, AND SHALL MEET THE APPROVAL OF THE LCDC-SESC AND/OR TYRONE TOWNSHIP SOIL EROSION CONTROL DEPARTMENT. CONTRACTOR SHALL OBTAIN SOIL EROSION CONTROL PERMIT FROM LCDC-SESC DEPARTMENT.

6. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES PRIOR TO PERFORMING WORK, AND SHALL OBTAIN ANY REQUIRED PERMITS OR APPROVALS PRIOR TO PERFORMING WORK.

7. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT MISS DIG UTILITY PROTECTION SERVICE (1-800-482-7171) TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH THE UTILITY OWNERS REQUIREMENTS AT THE CONTRACTORS EXPENSE.

8. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO EXPOSE ALL EXISTING UTILITIES THAT CROSS THE PROPOSED CONSTRUCTION IN ORDER TO DETERMINE IF A VERTICAL CONFLICT EXISTS BETWEEN THE EXISTING UTILITY AND THE PROPOSED CONSTRUCTION. ALL LABOR REQUIRED TO UNCOVER THE EXISTING UTILITY SHALL BE CONSIDERED AS BEING INCLUDED IN THE COST OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE DEPTH AND HORIZONTAL LOCATIONS OF ALL UTILITIES IN SUFFICIENT TIME SUCH THAT ANY CONFLICTS CAN BE RESOLVED BEFORE WORK IS STARTED IN THAT PORTION OF THE PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE VARIOUS UTILITY OWNERS TO LOCATE, REMOVE AND REPLACE, OR RELOCATE THEIR FACILITIES. ALL COST FOR THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

9. PRIOR TO BIDDING THE CONTRACTOR AND SUBCONTRACTORS SHALL MAKE A PERSONAL INVESTIGATION OF THE SITE AND EXISTING SURFACE AND SUBSURFACE CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO ACQUAINT THEMSELVES WITH CONDITIONS OF THE WORK AREA. THE CONTRACTOR IS ADVISED TO DETERMINE THE SUBSURFACE SOIL AND GROUND WATER CONDITIONS. DEWATERING, IF DETERMINED NECESSARY BY THE CONTRACTOR, WILL BE INCIDENTAL TO THE COST OF CONSTRUCTION.

10. ALL FILL ON THE PROPERTY SHALL BE ADEQUATELY COMPACTED BY ROLLING TO PRODUCE A SURFACE SATISFACTORY FOR THE PROPER INSTALLATION OF THE PROPOSED WORK. BEFORE COMMENCING PAVING WORK, THE PAVING CONTRACTOR MUST MAKE CERTAIN THAT THE SURFACES TO BE COVERED ARE IN PROPER CONDITION. SURFACES NOT ACCEPTABLE SHALL BE REPORTED TO THE OWNER IMMEDIATELY. THE APPLICATION OF PAVING MATERIALS SHALL BE HELD TO BE AN ACCEPTANCE OF THE SURFACES AND WORKING CONDITIONS BY THE PAVING CONTRACTOR WHO WILL BE HELD RESPONSIBLE FOR THE RESULTS. ANY UNSTABLE LIMESTONE BASE OR ASPHALT PAVEMENT MUST BE REMOVED AND REPLACED BY THE CONTRACTOR AT THEIR COST AS REQUIRED BY THE OWNER AND/OR ENGINEER.

11. CONTRACTOR SHALL REMOVE ALL EXISTING STRUCTURES, TREES, BRUSH, FENCES, SLABS, DRIVEWAYS AND/OR SIDEWALKS THAT ARE AFFECTED BY THE PROPOSED WORK. VISIT SITE TO DETERMINE EXTENT OF REMOVAL WORK WHICH MAY OR MAY NOT BE SHOWN ON PLANS.

12. THE CONTRACTOR MUST PROVIDE ALL MEASURES REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION AS REQUIRED BY TYRONE TOWNSHIP AND IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE 2011 EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AS AMENDED, AND SECTION 812 OF THE 2012 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE CONTRACTOR MUST PLACE PLASTIC DRUMS, TEMPORARY SIGNING, LIGHTED ARROWS, YELLOW CONSTRUCTION WARNING TAPE, AND ANY OTHER MEASURES REQUIRED TO PROTECT THE PUBLIC DURING CONSTRUCTION.

13. ALL TRAFFIC SIGNS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2011 EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED, AND SECTION 810 OF THE 2012 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

14. THE CONTRACTOR SHALL CONTROL NOISE, CARRY OUT A PROGRAM OF DUST CONTROL AND SHALL ALLOW NO ON-SITE BURNING, WITHOUT APPROVAL FROM LOCAL FIRE DEPARTMENT.

PRELIMINARY REVIEW

FLSE JOBS 2019/20-290-WL/DWG/20-290 SITE PLAN LAYOUT.DWG - P-2

SCALE: 1"=150'

JOB NO. 20-290

OWNER/DEVELOPER:
LAKE URBAN DEV, LLC
C/O WILSON & LINO
8273 S SAGINAW ST, GRAND BLANC, MI 48439
CONTACT: 810.244.6302

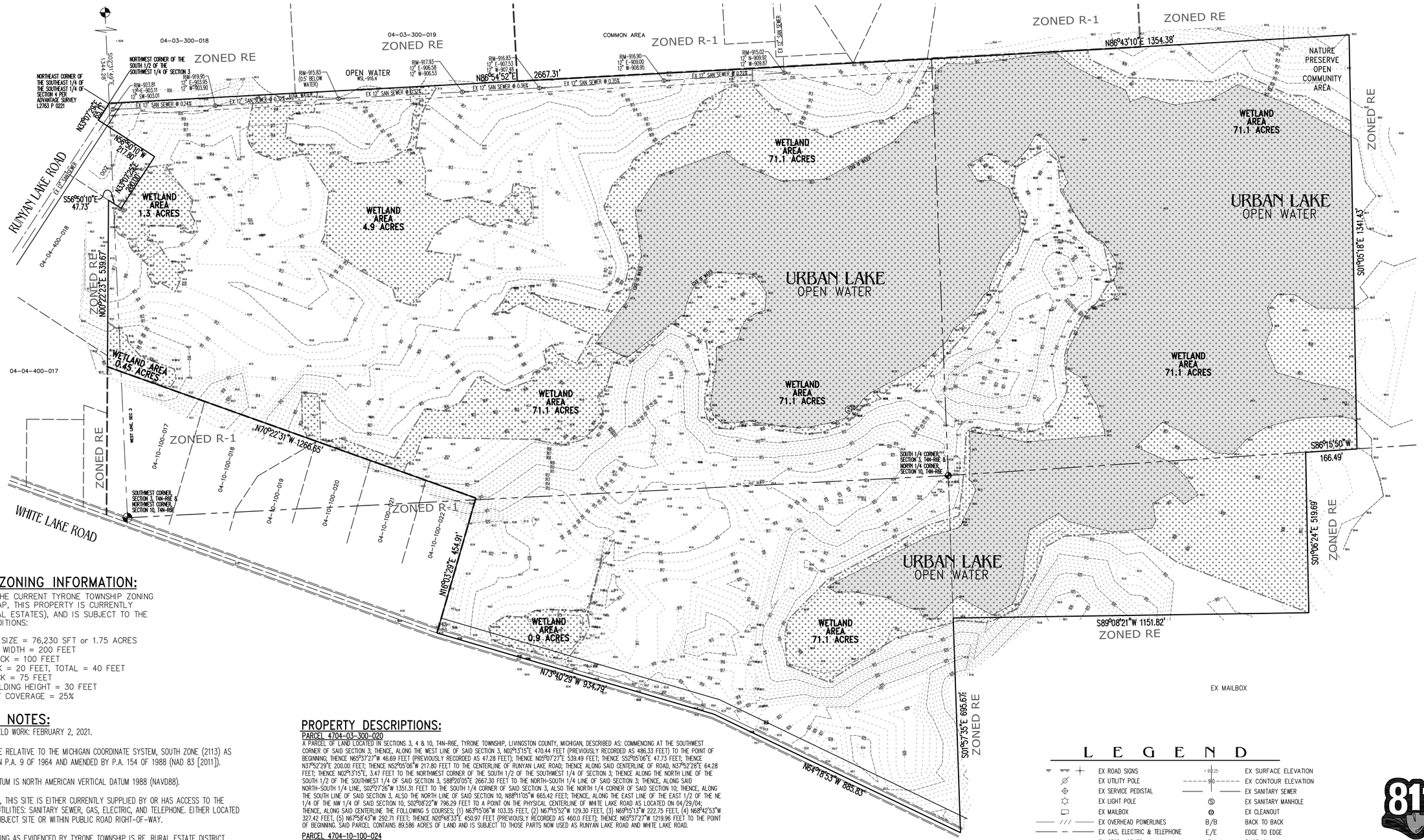
PART OF SECTIONS 3 & 10
TYRONE TOWNSHIP, T4N-R6E
LININGSTON COUNTY, MICHIGAN

Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL:INFO@FENTONLSE.COM

PRELIMINARY SITE PLAN LAYOUT FOR:
LAKE URBAN ESTATES CONDOMINIUM
PART OF SECTIONS 3 & 10, T4N-R6E,
TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

REVISIONS	DRN. BY:	J.R.B.	05.27.2021	SHEET NO:
	DSN BY:	J.R.B.	"	P-2
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.B.M.	"	

SURVEY OF EXISTING CONDITIONS
LAKE URBAN ESTATES



EXISTING ZONING INFORMATION:

ACCORDING TO THE CURRENT TYRONE TOWNSHIP ZONING ORDINANCE & MAP, THIS PROPERTY IS CURRENTLY ZONED RE (RURAL ESTATES), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

1) MINIMUM LOT SIZE = 76,230 SFT or 1.75 ACRES
2) MINIMUM LOT WIDTH = 200 FEET
3) FRONT SETBACK = 100 FEET
4) SIDE SETBACK = 20 FEET, TOTAL = 40 FEET
5) REAR SETBACK = 75 FEET
6) MAXIMUM BUILDING HEIGHT = 30 FEET
7) MAXIMUM LOT COVERAGE = 25%

SURVEYOR NOTES:

1. DATE OF LAST FIELD WORK: FEBRUARY 2, 2021.

2. THE BEARINGS ARE RELATIVE TO THE MICHIGAN COORDINATE SYSTEM, SOUTH ZONE (2113) AS DEFINED BY MICHIGAN P.A. 9 OF 1964 AND AMENDED BY P.A. 154 OF 1988 (NAD 83 [2011]).

3. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

4. PER OBSERVATION, THIS SITE IS EITHER CURRENTLY SUPPLIED BY OR HAS ACCESS TO THE FOLLOWING PUBLIC UTILITIES: SANITARY SEWER, GAS, ELECTRIC, AND TELEPHONE. EITHER LOCATED ADJACENT TO THE SUBJECT SITE OR WITHIN PUBLIC ROAD RIGHT-OF-WAY.

5. THE CURRENT ZONING AS EVIDENCED BY TYRONE TOWNSHIP IS RE, RURAL ESTATE DISTRICT.

6. ELEVATIONS SHOWN ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AS DERIVED USING RTK GPS FROM THE MDOT CORS SPATIAL REFERENCE NETWORK.

7. TOTAL PROPERTY AREA = 6,913,689 SFT or 158.72 ACRES

8. NO TITLE POLICY WAS PROVIDED BY THE OWNER IN ORDER TO DETERMINE IF ANY EASEMENTS OR RESTRICTIONS HINDER THE PROPERTY.

PROPERTY DESCRIPTIONS:

PARCEL 4704-03-300-020
A PARCEL OF LAND LOCATED IN SECTIONS 3, 4 & 10, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE, ALONG THE WEST LINE OF SAID SECTION 3, N02°13'15"E 470.44 FEET (PREVIOUSLY RECORDED AS 486.33 FEET) TO THE POINT OF BEGINNING; THENCE N65°37'27"W 46.69 FEET (PREVIOUSLY RECORDED AS 47.28 FEET); THENCE N05°07'27"E 539.49 FEET; THENCE S52°05'06"E 47.73 FEET; THENCE N37°52'29"E 200.00 FEET; THENCE N52°05'06"W 217.80 FEET TO THE CENTERLINE OF RUNYAN LAKE ROAD; THENCE ALONG SAID CENTERLINE OF ROAD, N37°52'28"E 64.28 FEET; THENCE N02°13'15"E, 3.47 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3; THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, S88°20'05"E 2667.30 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 2; THENCE, ALONG SAID NORTH-SOUTH 1/4 LINE, S02°27'26"W 1351.31 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 3, ALSO THE NORTH 1/4 CORNER OF SAID SECTION 10; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 3, ALSO THE NORTH LINE OF SAID SECTION 10, N88°11'05"W 665.42 FEET; THENCE, ALONG THE EAST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 10, S02°08'22"W 796.29 FEET TO A POINT ON THE PHYSICAL CENTERLINE OF WHITE LAKE ROAD AS LOCATED ON 04/29/04; THENCE, ALONG SAID CENTERLINE THE FOLLOWING 5 COURSES; (1) N63°15'06"W 103.35 FEET, (2) N67°15'52"W 129.30 FEET, (3) N69°15'13"W 222.75 FEET, (4) N68°42'53"W 327.42 FEET, (5) N67°58'43"W 292.71 FEET; THENCE N20°48'33"E 450.97 FEET (PREVIOUSLY RECORDED AS 460.0 FEET); THENCE N65°37'27"W 1219.96 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 89.586 ACRES OF LAND AND IS SUBJECT TO THOSE PARTS NOW USED AS RUNYAN LAKE ROAD AND WHITE LAKE ROAD.

PARCEL 4704-10-100-024
SEC. 10 T4N, R6E, 20 FT. ON W AND N SIDES OF E 1/2 OF NE 1/4 OF NW 1/4 LYING N OF HWY. 1A

PARCEL 4704-10-100-025
SEC 10 T4N R6E ALL THAT PART OF E 1/2 OF NE 1/4 OF NW 1/4, LYING N'LY OF WHITE LAKE RD, EXC THE N 20 FT & THE W 20 FT THEREOF 17 AC M/L

PARCEL 4704-10-200-025
SEC 10 T4N R63 W 13 AC OF N'LY 15 AC OF W 1/2 OF NE 1/4 32 RODS (528 FT) N & S ON E BOUNDARY LINE & 28 RODS (462 FT) N & S ON W BOUNDARY LINE

PARCEL 4704-03-400-001
SEC. 3 T4N, R6E, SW 1/4 OF SE 1/4 40A

L E G E N D

	EX ROAD SIGNS	99.25	EX SURFACE ELEVATION
	EX UTILITY POLE	90	EX CONTOUR ELEVATION
	EX SERVICE PEDISTAL		EX SANITARY SEWER
	EX LIGHT POLE	S	EX SANITARY MANHOLE
	EX MAILBOX		EX CLEANOUT
	EX OVERHEAD POWERLINES	B/B	BACK TO BACK
	EX GAS, ELECTRIC & TELEPHONE	E/E	EDGE TO EDGE
	EX STORM SEWER	EX	EXISTING
D	EX STORM MANHOLE		FOUND MONUMENT
	EX STORM CATCHBASINS		FOUND IRON
			SET IRON W/CAP #55012

811
Know what's **below.**
Call before you dig.

3 WORKING DAYS | BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE) FOR THE LOCATION OF UNDERGROUND FACILITIES

PRELIMINARY REVIEW

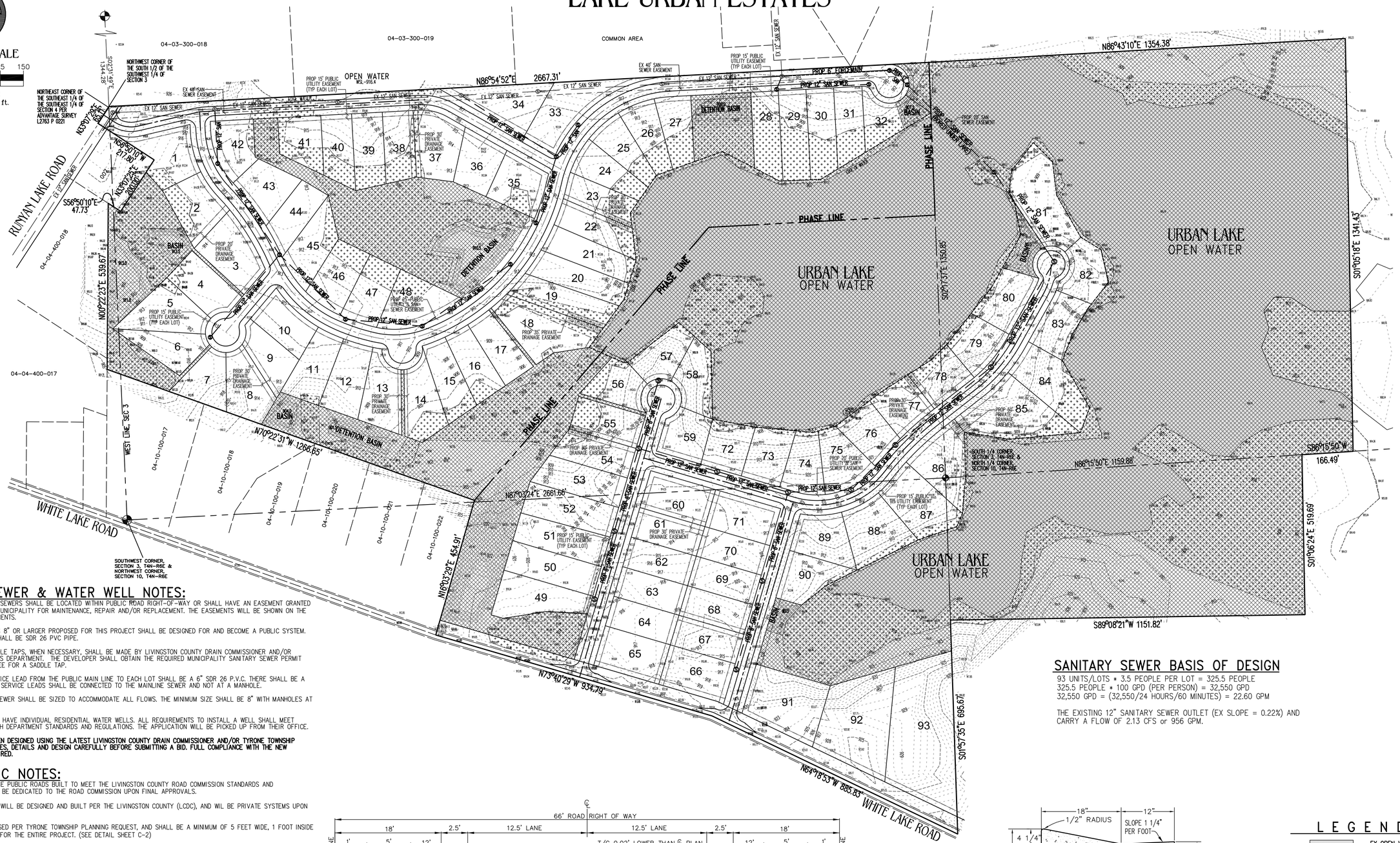
FLSE JOBS 2019/20-290-WL/DWG/20-290 EX SURVEY.DWG - P-3

SCALE: 1"=150'	OWNER/DEVELOPER: LAKE URBAN DEV, LLC C/O WILSON & LINO 8273 S SAGINAW ST, GRAND BLANC, MI 48439 CONTACT: 810.244.6302	PART OF SECTIONS 3 & 10 TYRONE TOWNSHIP, T4N-R6E LININGSTON COUNTY, MICHIGAN	Fenton Land Surveying & Engineering, Inc 14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430 PHONE: 810.354.8115 EMAIL:INFO@FENTONLSE.COM	SURVEY OF EXISTING CONDITIONS FOR: LAKE URBAN ESTATES CONDOMINIUM PART OF SECTIONS 3 & 10, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN	REVISIONS	DRN. BY: J.R.B.	05.27.2021	SHEET NO:
JOB NO. 20-290						DSN BY: J.R.B.	"	P-3
						CHK'D BY: J.P.W.	"	
						APPR BY: J.B.M.	"	

PRELIMINARY UTILITY PLAN LAYOUT
LAKE URBAN ESTATES

NORTH

GRAPHIC SCALE
150 0 75 150
(IN FEET)
1 inch = 150 ft.



SANITARY SEWER & WATER WELL NOTES:

1. ALL PUBLIC SANITARY SEWERS SHALL BE LOCATED WITHIN PUBLIC ROAD RIGHT-OF-WAY OR SHALL HAVE AN EASEMENT GRANTED TO THE AGENCY AND/OR MUNICIPALITY FOR MAINTENANCE, REPAIR AND/OR REPLACEMENT. THE EASEMENTS WILL BE SHOWN ON THE FINAL CONDOMINIUM DOCUMENTS.

2. ALL SANITARY SEWERS 8" OR LARGER PROPOSED FOR THIS PROJECT SHALL BE DESIGNED FOR AND BECOME A PUBLIC SYSTEM. PROPOSED 8" SANITARY SHALL BE SDR 26 PVC PIPE.

3. SANITARY SEWER SADDLE TAPS, WHEN NECESSARY, SHALL BE MADE BY LIVINGSTON COUNTY DRAIN COMMISSIONER AND/OR TYRONE TOWNSHIP UTILITIES DEPARTMENT. THE DEVELOPER SHALL OBTAIN THE REQUIRED MUNICIPALITY SANITARY SEWER PERMIT AND PAY THE REQUIRED FEE FOR A SADDLE TAP.

4. SANITARY SEWER SERVICE LEAD FROM THE PUBLIC MAIN LINE TO EACH LOT SHALL BE A 6" SDR 26 P.V.C. THERE SHALL BE A LEAD FOR EACH LOT. ALL SERVICE LEADS SHALL BE CONNECTED TO THE MAINLINE SEWER AND NOT AT A MANHOLE.

5. MAIN LINE SANITARY SEWER SHALL BE SIZED TO ACCOMMODATE ALL FLOWS. THE MINIMUM SIZE SHALL BE 8" WITH MANHOLES AT BENDS OR 400' SPACING.

6. ALL UNITS/LOTS SHALL HAVE INDIVIDUAL RESIDENTIAL WATER WELLS. ALL REQUIREMENTS TO INSTALL A WELL SHALL MEET LIVINGSTON COUNTY HEALTH DEPARTMENT STANDARDS AND REGULATIONS. THE APPLICATION WILL BE PICKED UP FROM THEIR OFFICE.

7. THIS PROJECT HAS BEEN DESIGNED USING THE LATEST LIVINGSTON COUNTY DRAIN COMMISSIONER AND/OR TYRONE TOWNSHIP CRITERIA. REVIEW THE NOTES, DETAILS AND DESIGN CAREFULLY BEFORE SUBMITTING A BID. FULL COMPLIANCE WITH THE NEW STANDARDS WILL BE REQUIRED.

SITE SPECIFIC NOTES:

1. ALL ROADS WILL BECOME PUBLIC ROADS BUILT TO MEET THE LIVINGSTON COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS, AND WILL BE DEDICATED TO THE ROAD COMMISSION UPON FINAL APPROVALS.

2. ALL DETENTION BASINS WILL BE DESIGNED AND BUILT PER THE LIVINGSTON COUNTY (LCDC), AND WIL BE PRIVATE SYSTEMS UPON FINAL APPROVALS.

3. SIDEWALKS ARE PROPOSED PER TYRONE TOWNSHIP PLANNING REQUEST, AND SHALL BE A MINIMUM OF 5 FEET WIDE, 1 FOOT INSIDE THE ROAD RIGHT-OF-WAY FOR THE ENTIRE PROJECT. (SEE DETAIL SHEET C-2)

4. THE SITE PLAN APPROVAL IS A TWO STEP PROCESS, FIRST PRELIMINARY APPROVALS, THEN FINAL SITE PLAN APPROVAL, BEFORE ANY PERMITS ARE ISSUED FOR THE PROJECT.

5. THE SITE WILL CONSIST OF TWO DIFFERENT PHASES OF DEVELOPMENT. UPON APPROVAL OF THIS PRELIMINARY SITE PLAN, CONSTRUCTION DRAWINGS WILL BE SUBMITTED SEPARATELY FOR EACH PHASE OF CONSTRUCTION.

FLOOD PLAIN NOTE:

THIS PROPERTY IS LOCATED IN AN AREAS OF MINIMAL FLOODING, NOT WITHIN A STUDIED FLOOD ZONE, PER FLOOD INSURANCE RATE MAP NO. 26093C0125D AND IS NOT A PRINTED PANEL.

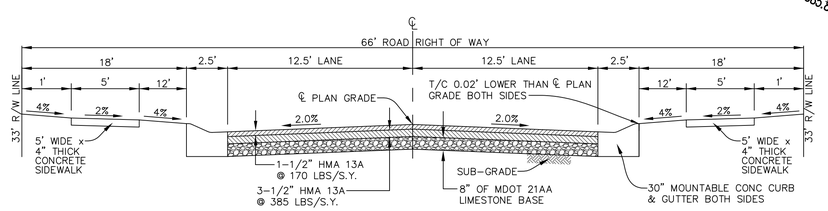
WETLAND NOTE:

ACCORDING TO THE FINAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE WETLANDS ON AND THIS PROPERTY. THE WETLANDS HAVE BEEN FLAGGED BY ASTI ENVIRONMENTAL, INC, AND THE WETLAND AREAS FLAGGED ARE AS SHOWN ON THIS SURVEY.

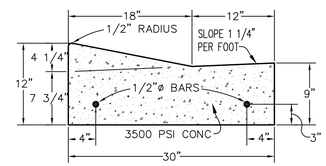
SANITARY SEWER BASIS OF DESIGN

93 UNITS/LOTS * 3.5 PEOPLE PER LOT = 325.5 PEOPLE
325.5 PEOPLE * 100 GPD (PER PERSON) = 32,550 GPD
32,550 GPD = (32,550/24 HOURS/60 MINUTES) = 22.60 GPM

THE EXISTING 12" SANITARY SEWER OUTLET (EX SLOPE = 0.22%) AND CARRY A FLOW OF 2.13 CFS or 956 GPM.



PROPOSED ROADWAY CROSS SECTION



MOUNTABLE CONCRETE CURB & GUTTER
NOT TO SCALE

LEGEND

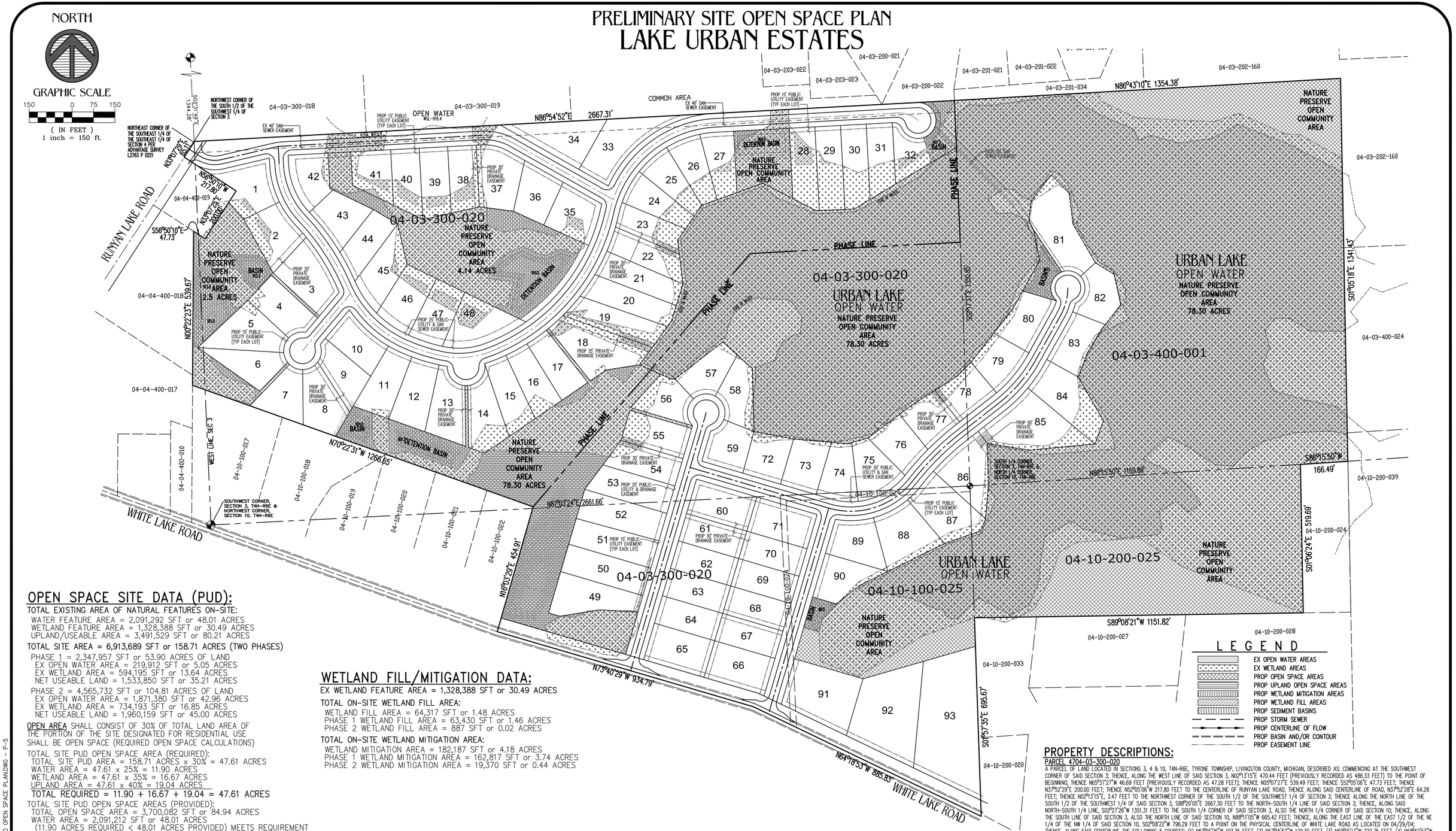
- EX OPEN WATER AREAS
- EX WETLAND AREAS
- PROP OPEN SPACE AREAS
- PROP SEDIMENT BASINS
- PROP STORM SEWER
- PROP CENTERLINE OF FLOW
- PROP BASIN AND/OR CONTOUR
- PROP SANITARY MANHOLE
- PROP SANITARY SEWER LINE
- PROP EASEMENT LINE

PRELIMINARY REVIEW

FLSE JOBS 2019/20-290-WL/DWG/20-290 UTILITY PLAN LAYOUT.DWG - P-4

SCALE: 1"=150'	OWNER/DEVELOPER: LAKE URBAN DEV, LLC C/O WILSON & LINO 8273 S SAGINAW ST, GRAND BLANC, MI 48439 CONTACT: 810.244.6302	PART OF SECTIONS 3 & 10 TYRONE TOWNSHIP, T4N-R6E LININGSTON COUNTY, MICHIGAN	Fenton Land Surveying & Engineering, Inc 14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430 PHONE: 810.354.8115 EMAIL:INFO@FENTONLSE.COM	PRELIMINARY UTILITY PLAN LAYOUT FOR: LAKE URBAN ESTATES CONDOMINIUM PART OF SECTIONS 3 & 10, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN	REVISIONS	DRN. BY: J.R.B. 05.27.2021
JOB NO. 20-290						DSN BY: J.R.B. "
						CHK'D BY: J.P.W. "
						APPR BY: J.B.M. "
						SHEET NO: P-4

PRELIMINARY SITE OPEN SPACE PLAN
LAKE URBAN ESTATES



OPEN SPACE SITE DATA (PUD):

TOTAL EXISTING AREA OF NATURAL FEATURES ON-SITE:
WATER FEATURE AREA = 2,091,292 SFT or 48.01 ACRES
WETLAND FEATURE AREA = 1,328,388 SFT or 30.49 ACRES
UPLAND/USEABLE AREA = 3,491,529 SFT or 80.21 ACRES

TOTAL SITE AREA = 6,913,689 SFT or 158.71 ACRES (TWO PHASES)

PHASE 1 = 2,347,957 SFT or 53.90 ACRES OF LAND
EX OPEN WATER AREA = 219,912 SFT or 5.05 ACRES
EX WETLAND AREA = 594,195 SFT or 13.64 ACRES
NET USEABLE LAND = 1,533,850 SFT or 35.21 ACRES

PHASE 2 = 4,565,732 SFT or 104.81 ACRES OF LAND
EX OPEN WATER AREA = 1,871,380 SFT or 42.96 ACRES
EX WETLAND AREA = 734,193 SFT or 16.85 ACRES
NET USEABLE LAND = 1,960,159 SFT or 45.00 ACRES

OPEN AREA SHALL CONSIST OF 30% OF TOTAL LAND AREA OF THE PORTION OF THE SITE DESIGNATED FOR RESIDENTIAL USE SHALL BE OPEN SPACE (REQUIRED OPEN SPACE CALCULATIONS)

TOTAL SITE PUD OPEN SPACE AREA (REQUIRED):
TOTAL SITE PUD AREA = 158.71 ACRES x 30% = 47.61 ACRES
WATER AREA = 47.61 x 25% = 11.90 ACRES
WETLAND AREA = 47.61 x 35% = 16.67 ACRES
UPLAND AREA = 47.61 x 40% = 19.04 ACRES
TOTAL REQUIRED = 11.90 + 16.67 + 19.04 = 47.61 ACRES

TOTAL SITE PUD OPEN SPACE AREAS (PROVIDED):
TOTAL OPEN SPACE AREA = 3,700,082 SFT or 84.94 ACRES
WATER AREA = 2,091,212 SFT or 48.01 ACRES
(11.90 ACRES REQUIRED < 48.01 ACRES PROVIDED) MEETS REQUIREMENT
EXISTING WETLAND AREA = 994,150 SFT or 22.82 ACRES
(16.67 ACRES REQUIRED < 22.82 ACRES PROVIDED) MEETS REQUIREMENT
GIVEN UPLAND AREA = 614,720 SFT or 14.11 ACRES
(19.04 ACRES REQUIRED > 14.11 ACRES PROVIDED) DOESN'T MEET REQUIREMENT
TOTAL PROVIDED = 48.01 + 22.82 + 14.11 = 84.94 ACRES

NOTE: THE PLANNING COMMISSION MAY RECOMMEND, AND THE TOWNSHIP BOARD MAY APPROVE, MODIFICATIONS OF THE 30 PERCENT REQUIREMENT IF IT FINDS THAT THE SITE CHARACTERISTICS, SURROUNDING NATURAL FEATURES, AND PROPOSED DESIGN FEATURES AND USES LEND THEMSELVES TO DIFFERENT OPEN SPACE AREA REQUIREMENTS.

WETLAND FILL/MITIGATION DATA:

EX WETLAND FEATURE AREA = 1,328,388 SFT or 30.49 ACRES

TOTAL ON-SITE WETLAND FILL AREA:
WETLAND FILL AREA = 64,317 SFT or 1.48 ACRES
PHASE 1 WETLAND FILL AREA = 63,430 SFT or 1.46 ACRES
PHASE 2 WETLAND FILL AREA = 887 SFT or 0.02 ACRES

TOTAL ON-SITE WETLAND MITIGATION AREA:
WETLAND MITIGATION AREA = 182,187 SFT or 4.18 ACRES
PHASE 1 WETLAND MITIGATION AREA = 162,817 SFT or 3.74 ACRES
PHASE 2 WETLAND MITIGATION AREA = 19,370 SFT or 0.44 ACRES

PROPERTY DESCRIPTIONS:

PARCEL 4704-03-300-020
A PARCEL OF LAND LOCATED IN SECTIONS 3, 4 & 10, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE, ALONG THE WEST LINE OF SAID SECTION 3, N02°13'15"E 470.44 FEET (PREVIOUSLY RECORDED AS 486.33 FEET) TO THE POINT OF BEGINNING; THENCE N65°37'27"W 46.69 FEET (PREVIOUSLY RECORDED AS 47.28 FEET); THENCE N05°07'27"E 539.49 FEET; THENCE S52°05'06"E 47.73 FEET; THENCE N37°52'29"E 200.00 FEET; THENCE N52°05'06"W 217.80 FEET TO THE CENTERLINE OF RUNYAN LAKE ROAD; THENCE ALONG SAID CENTERLINE OF ROAD, N37°52'28"E 64.28 FEET; THENCE N02°13'15"E, 3.47 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3; THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, S88°20'05"E 2667.30 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 3; THENCE, ALONG SAID NORTH-SOUTH 1/4 LINE, S02°27'26"W 1351.31 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 3, ALSO THE NORTH 1/4 CORNER OF SAID SECTION 10; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 3, ALSO THE NORTH LINE OF SAID SECTION 10, N88°11'05"W 665.42 FEET; THENCE, ALONG THE EAST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 10, S02°08'22"W 796.29 FEET TO A POINT ON THE PHYSICAL CENTERLINE OF WHITE LAKE ROAD AS LOCATED ON 04/29/04; THENCE, ALONG SAID CENTERLINE THE FOLLOWING 5 COURSES; (1) N63°15'06"W 103.35 FEET, (2) N67°15'52"W 129.30 FEET, (3) N69°15'13"W 222.75 FEET, (4) N68°42'53"W 327.42 FEET, (5) N67°58'43"W 292.71 FEET; THENCE N20°48'33"E 450.97 FEET (PREVIOUSLY RECORDED AS 460.0 FEET); THENCE N65°37'27"W 1219.96 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 89.586 ACRES OF LAND AND IS SUBJECT TO THOSE PARTS NOW USED AS RUNYAN LAKE ROAD AND WHITE LAKE ROAD.

PARCEL 4704-10-100-024
SEC. 10 T4N, R6E, 20 FT. ON W AND N SIDES OF E 1/2 OF NE 1/4 OF NW 1/4 LYING N OF HWY. 1A

PARCEL 4704-10-100-025
SEC 10 T4N R6E ALL THAT PART OF E 1/2 OF NE 1/4 OF NW 1/4, LYING N'LY OF WHITE LAKE RD, EXC THE N 20 FT & THE W 20 FT THEREOF 17 AC M/L

PARCEL 4704-10-200-025
SEC 10 T4N R63 W 13 AC OF N'LY 15 AC OF W 1/2 OF NE 1/4 32 RODS (528 FT) N & S ON E BOUNDARY LINE & 28 RODS (462 FT) N & S ON W BOUNDARY LINE

PARCEL 4704-03-400-001
SEC. 3 T4N, R6E, SW 1/4 OF SE 1/4 40A

PRELIMINARY REVIEW

SCALE: 1"=150'	OWNER/DEVELOPER: LAKE URBAN DEV, LLC C/O WILSON & LINO 8273 S SAGINAW ST, GRAND BLANC, MI 48439 CONTACT: 810.244.6302	PART OF SECTIONS 3 & 10 TYRONE TOWNSHIP, T4N-R6E LININGSTON COUNTY, MICHIGAN	Fenton Land Surveying & Engineering, Inc 14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430 PHONE: 810.354.8115 EMAIL:INFO@FENTONLSE.COM	PRELIMINARY SITE OPEN SPACE PLAN FOR: LAKE URBAN ESTATES CONDOMINIUM PART OF SECTIONS 3 & 10, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN	REVISIONS
JOB NO. 20-290					

DRN. BY:	J.R.B.	05.27.2021	SHEET NO:
DSN BY:	J.R.B.	"	P-5
CHK'D BY:	J.P.W.	"	
APPR BY:	J.B.M.	"	

FLSE JOBS 2019/20-290-WL/DWG/20-290 OPEN SPACE PLAN.DWG - P-5

Carlisle | Wortman
ASSOCIATES, INC.

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

June 7, 2021

Planned Unit Development Concept Review (2nd)
for
Tyrone Township, Michigan

PETITION INTRODUCTION

Applicant: David McLane, AMAG LLC (agent)

Owner: Lake Urban Crossings LLC

Others with Interest: unknown

Request: Concept review of residential planned unit development

PETITION DESCRIPTION

The applicant is requesting a concept review for a residential planned unit development on a site consisting of several parcels with a total area of roughly 158 acres. Residential planned unit developments may be approved as a special land use for the proposed site.

The applicant has submitted "preliminary site condominium plans" dated May 27, 2021.

A parallel plan is not included in the current submittal, but one was submitted previously, dated March 22, 2021.

The purpose of this review is to provide general feedback for the applicant and provide a starting point for Planning Commission discussion. It is not intended to be a deep review of materials required for a site plan review or general standards, such as landscaping.

Similar to a preapplication conference, this review will touch on eligibility, appropriateness, general content, and design approach.

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Principal*
David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* R. Donald Wortman, *Principal*
Laura K. Kreps, *Associate* Paul Montagno, *Associate*

PROPERTY INFORMATION

Address:	n/a, Runyan Lake Road, White Lake Road
Location:	North side of White Lake Road, east of Runyan Lake Road, south of Hills of Tyrone West
Parcel Number:	04-03-300-001/020, 04-10-100-024/025, 04-10-200-025
Lot Area:	~158 acres
Frontage:	~70 feet along Runyan Lake Road ~1,835 along White Lake Road
Existing Land Use:	Undeveloped woodlands, wetlands, and water

Figure 1- Aerial of the Site

ZONING

The property is currently within the RE Rural Estate district. The site data notes on Sheet 1 reference a zoning map amendment for the property to R-2 Single Family Residential. The Future Land Use Map, explored in the next section in this report, calls for the western portion of the site to be in either the R-1 Single Family Residential or R-2 Single Family Residential district and the eastern portion of the property to be located within the FR Farming Residential district.

The intents of the current and those potential zoning districts are below.

Current Zoning:

RE Rural Estate

The intent of the RE Rural Estate District is to provide a transitional area between the FR District and other more intense land utilization districts. However, the RE District will generally maintain the same types of land uses permitted in the FR District. The primary difference between the two districts is that the RE District permits the creation and use of smaller lots than the FR District. In order to preserve natural features and to provide design flexibility in the FR and RE Districts, cluster development shall be permitted as described in Article 8.

Potential Zoning:
(western portion, per Master Plan)

R-2 Single Family Residential

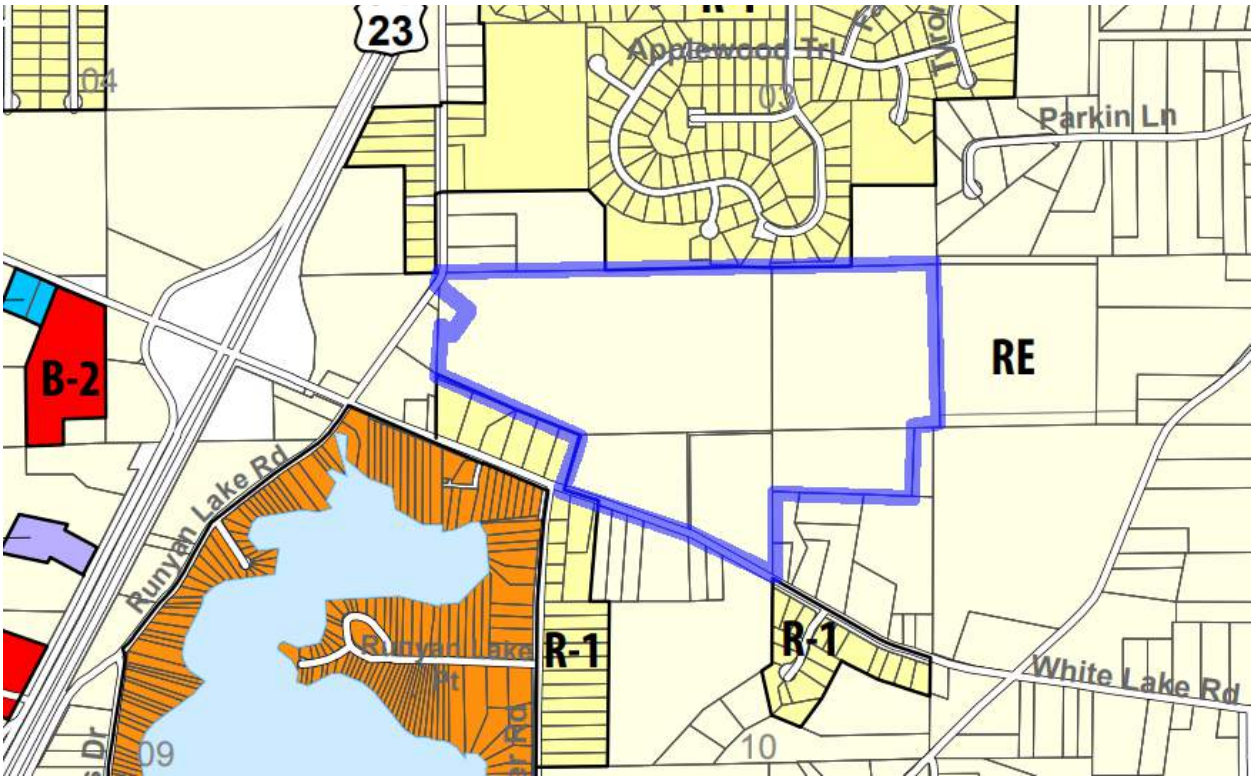
The intent of the R-2 district is the same as in the R-1 district, except that the district is intended for areas served with public sewer and water, or locations adjacent to urbanizing centers in which public sewer and water is expected in the foreseeable future. In order to preserve natural features and to provide design flexibility in the R-2 District, cluster development shall be permitted as described in Article 8.

Potential Zoning:
(eastern portion, per Master Plan)

FR Farming Residential

The intent of the FR Farming Residential District is to protect lands best suited to agricultural uses from the encroachment of incompatible uses, while designating an area appropriate to the type of single family residential development that does not alter the general agricultural character of the district. Moreover, the intent also is to protect vital natural resources, including wetlands, inland lake water quality, groundwater supplies, fertile and stable soils, and significant stands of wood lots and vegetative cover. Lands in the FR rand RE District are not likely to be served with centralized public water and sewer facilities.

Map 1 – Current Zoning Map



Comments: *If the project is approved as a planned unit development, the zoning district in which it is located becomes less important for developmental standards (lot area, setbacks, etc) because modified developmental standards can be approved for the project. Those modified developmental standards would then act as the standards for review/approval of future improvements within the project.*

The underlying zoning district could have an impact on potential uses within the development. However, as a practical matter, most master deeds limit use to single-family residential uses.

The parallel plan, which serves as the basis for the number of potential lots for a planned unit development, are based on the Master Plan, not the current zoning district.

FUTURE LAND USE MAP

The western portion of the site is located within the Medium Density Single Family Detached Residential area. The eastern portion of the site is located within the Residential/Natural Resources Preservation area. The previously-submitted parallel plan appears to show more lots than what is envisioned in the Master Plan.

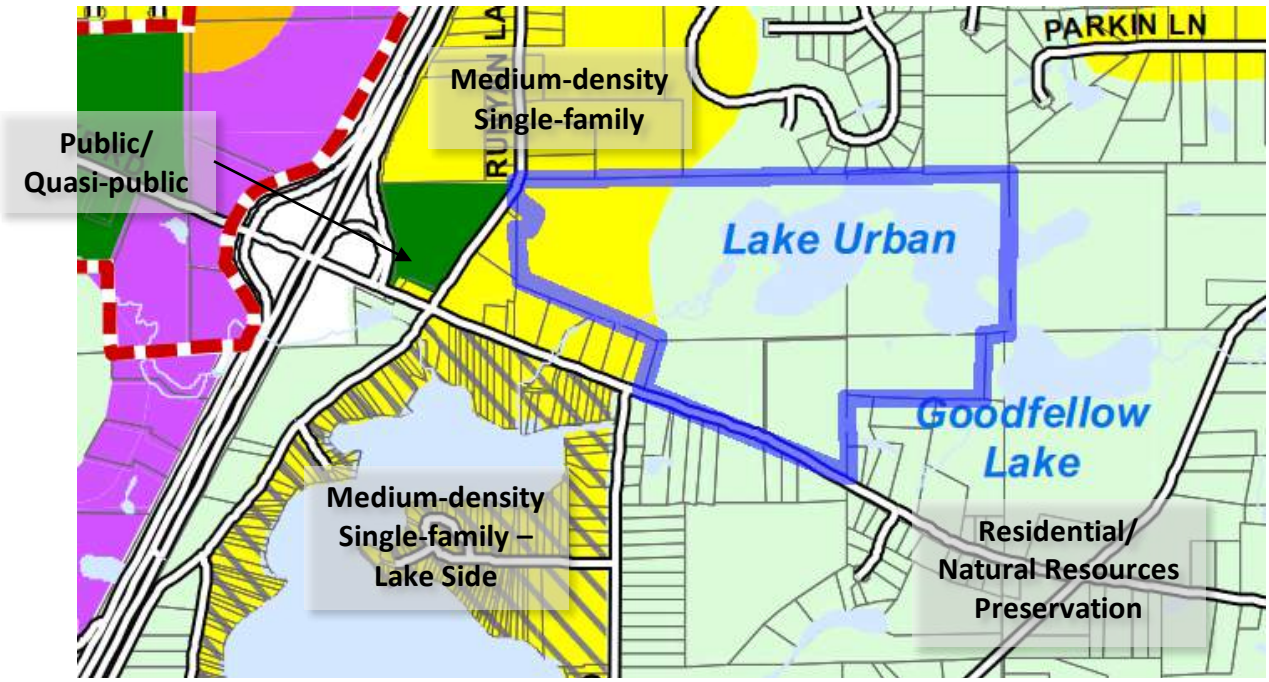
Future Land Use Map *(western portion)*

Medium Density Single Family Detached Residential
This classification is intended to provide a transitional residential density between Low and High Density Residential. Lots will generally range from 0.5 acre to 1.5 acres per dwelling unit. This designation has been applied to land in and around existing residential subdivisions and near planned commercial areas. Medium density development should be encouraged to locate near areas that already have the infrastructure and amenities to support it.

Future Land Use Map *(eastern portion)*

Residential/Natural Resource Preservation
As noted on the Opportunities and Constraints Map, Tyrone possesses a wealth of significant natural resources and features. These include woodlands, wetlands, natural water bodies, and areas with steep slopes and scenic vistas. The Future Land Use Plan's Residential/Natural Resource Preservation designation is located in areas that possess one or more of these significant natural features. It is intended to allow residential development at the very low density of a minimum of 3 acres per dwelling unit. Residential uses will be developed in a planned manner that preserves the attractive natural features of Tyrone Township.

Map 2- Future Land Use Map



SURROUNDING PROPERTIES

The surrounding properties are a mix of residential and natural uses, as noted below. A residential development appears to be generally consistent and likely compatible with the surrounding properties.

	North	East	South	West
Surrounding Zoning	*RE Rural Estate, R-1 Single-family Residential*	*RE Rural Estate*	*RE Rural Estate, R-1 Single-family Residential*	*RE Rural Estate, R-1 Single-family Residential*
Surrounding Land Uses	*Single-family houses, woodlands*	*Single-family houses, woodlands*	*Single-family houses, woodlands*	*Single-family houses*
Future Land-Use Map	*Residential/ Natural Resource Preservation, Low-density Single-family Detached Residential*	*Residential/ Natural Resource Preservation*	*Residential/ Natural Resource Preservation, Low-density Single-family Detached Residential*	*Residential/ Natural Resource Preservation, Low-density Single-family Detached Residential, Public/Quasi-public*

NATURAL RESOURCES

Topography: Due to the size of the property, there are a variety of topographies present.

Waterbodies: A significant portion of the site consists of Lake Urban. Additionally, Denton Creek flows through the site, connecting Lake Urban and Runyan Lake.

Wetlands: There are significant wetland areas within the site that are adjacent to Denton Creek and Lake Urban.

Woodland: A significant portion of the site that is not a waterbody is currently woodlands.

Soils: We have no information of soils at the site. Due to the proximity to the water and wetlands, it is likely that some soils may pose challenges for development.

Comments: *Development plans for the site should be aware of the extensive natural features on the site and be designed in a manner to minimize the impact to those features.*

AREA, WIDTH, HEIGHT, & SETBACKS

Residential developments must be planned to meet the developmental standards for the zoning district in which it is located. The standards for the current zoning district and the zoning districts consistent with the Master Plan are outlined below. Proposed standards, as noted on the site plan, are also included below.

Table 1 - Developmental Standards

	RE Rural Estate ***current***	**R-2 Single Family** ***western portion per Master Plan***	**FR Farming Residential** ***eastern portion per Master Plan***	**Proposed**
Lot Area (min)	1.75 acres	21,780 square feet	3 acres	21,780 square feet
Lot Width (min)	200 feet	110 feet	250 feet	90 feet
Lot Coverage (max)	25 percent	30 percent	25 percent	30 percent
Setbacks				
Front	100 feet	50 feet	150 feet	35 feet / 50 feet
Side	20 feet	15 feet	30 feet	15 feet
Rear	75 feet	35 feet	75 feet	35 feet

Comments: *The previously-provided parallel plan does not appear to be consistent with the zoning districts identified in Table 11-1 of the Zoning Ordinance, which calls for R-1 Single Family Residential or R-2 Single Family Residential on the western portion of the site and FR Farming Residential on the eastern portion of the site.*

The proposed developmental standards would require approval of deviations from the developmental standards of the current zoning district and the zoning districts noted in the Master Plan. Projects approved as planned unit developments may be allowed to deviate from the developmental standards if certain criteria are met.

ACCESS & CIRCULATION

The plan shows an access point from Runyan Lake Road for the western portion of the development and two access points from White Lake Road to the south. Additionally, two lots would have direct access from White Lake Road.

A note indicates that there will be sidewalks along all of the streets within the development.

Comments: *All connections with county roads will need review and approval by the Livingston County Road Commission.*

The access point on Runyan Lake Road is on the outside of a bend in the road, which may cause challenges for clear vision zones and road geometry.

The proposed road system does not appear to allow for easy access to existing or future adjacent developments. However, the surrounding properties are either developed or would be difficult to connect with a road because of natural features in the area.

The proposed road along the northern lot line appears to be very close to a waterbody on the adjacent property. Shifting this road southwards and/or providing additional buffering and stormwater management in this area should be explored.

The fire department should be consulted on general site circulation to ensure apparatus can adequately access properties within the site.

A road connection between the northern and southern portions of the potential development has been mentioned. While it would be consistent with providing greater connectivity and additional access points, we recognize that the natural features likely make such a connection extremely difficult.

A non-motorized connection between the northern and southern portions of the potential development should be explored. It would provide greater access to the common areas for all of the residents and would allow residents to visit neighbors without having to access county roads.

The Planning Commission and applicant should also consider providing or allowing for a non-motorized connection to the residential area to the northeast, Hills of Tyrone West, which could run through a common area of that development.

ESSENTIAL SERVICES

It is our understanding that the project can be served by public water and sewer. Onsite facilities are likely limited due to the proposed lot sizes and proximity to waterbodies and wetlands.

Comments: *The utility authority should be consulted to ensure that there is existing capacity for the proposed development scenarios.*

Due to the small size of the potential lots and the natural features, special attention will need to be given for the location of utilities.

LANDSCAPING & SCREENING

No information has been provided for potential landscaping.

Comments: *Landscaping screening/buffering should be provided between the development and the adjacent streets and developed areas.*

The site plan does not include any landscaping. Space should be provided for landscaping along the northern lot line and along White Lake Road.

PLANNED UNIT DEVELOPMENTS

§11.01 Intent. The intent and purpose of planned unit developments are outlined in §11.01 Intent of the Zoning Ordinance.

Comments: *It appears that the planned unit development may be consistent with many of the outlined intent. Future revisions should develop convenient recreational facilities and provide greater clarity for useful open space.*

As noted, the planned unit development option should not be used for circumventing the applicable requirements of the Zoning Ordinance, but rather should result in a development that provides recognizable and substantial benefits, as identified in the Zoning Ordinance.

§11.02 General Requirements. General requirements for planned unit developments, such as location, ownership, area, utilities, access, uses, density/parallel plan, flexibility, phasing, open space, emergency access, site circulation, streets, infrastructure improvements, public services, utilities, landscaping, parking, are outlined in §11.02 General Requirements of the Zoning Ordinance. Comments below address areas not otherwise addressed in this report and areas requiring greater examination.

Comments: *The previously-supplied parallel plan does not appear to meet the developmental standards for the zoning districts associated with the Future Land Use Map, per Table 11-1, nor does it show any of the southern portion of the site. A new parallel plan consistent with the Zoning Ordinance must be provided in order to determine appropriate guidance for allowable lots or additional lots.*

The site plan would require additional lots through residential density bonuses. The applicant should provide information about which elements are being used to secure the bonuses and provide calculations.

The site plan would require regulatory flexibility with respect to developmental standards. Many of the existing and proposed standards are noted, but a list describing all of the requested modifications should be provided in the future.

Calculations show that the current site plan does not provide the required minimum open space. The Zoning Ordinance allows for providing open space at a non-contiguous location or waiving the requirement to provide all of the open space. Because of the size of the project and the opportunities for providing open space, we do not recommend waiving the minimum open space requirement. Open space should be easily accessible for all of the residents.

This site plan does a better job of including the wetlands and natural features within open space rather than individual lots. This approach generally provides better protection for these features in the future.

The applicant should work with public services, such as police, fire, post office, and schools to determine any potential impact from the proposed scenarios.

The applicant should work with the applicable utilities to ensure there is adequate capacity for the proposed scenarios in the area.

§11.03 Design Requirements. Several design requirements are outlined in §11.03 Design Requirements of the Zoning Ordinance.

Comments: *The site plan notes that there will be sidewalks along all of the internal streets.*

It appears that there may be opportunities to improve the circulation system, as mentioned earlier in this report.

The location of entrance signs should be considered in future versions to ensure there will be adequate space and clear vision zones.

SUMMARY & COMMENTS

Comments provided throughout this report are intended to provide guidance to the applicant. They are focused on the general approach and design rather than specific developmental standards.

The potential project appears to meet several of the general eligibility for planned unit developments. However, attention must be paid to defining the recognizable and substantial benefits to the residents of the potential development and the area should it be approved as a planned unit development.

A new parallel plan should be prepared, consistent with the zoning districts that correspond with the Future Land Use Map, as identified in Table 11-1 of the Zoning Ordinance. That would place the western portion within the R-1 or R-2 Single Family Residential district and the eastern portion within the FR Farming Residential district. It should also show the entire site. It is difficult to accurately provide guidance without a parallel plan consistent with the Zoning Ordinance.

It is likely that a revised parallel plan would show fewer buildable lots, which would reduce the number of buildable lots available through a planned unit development approval.

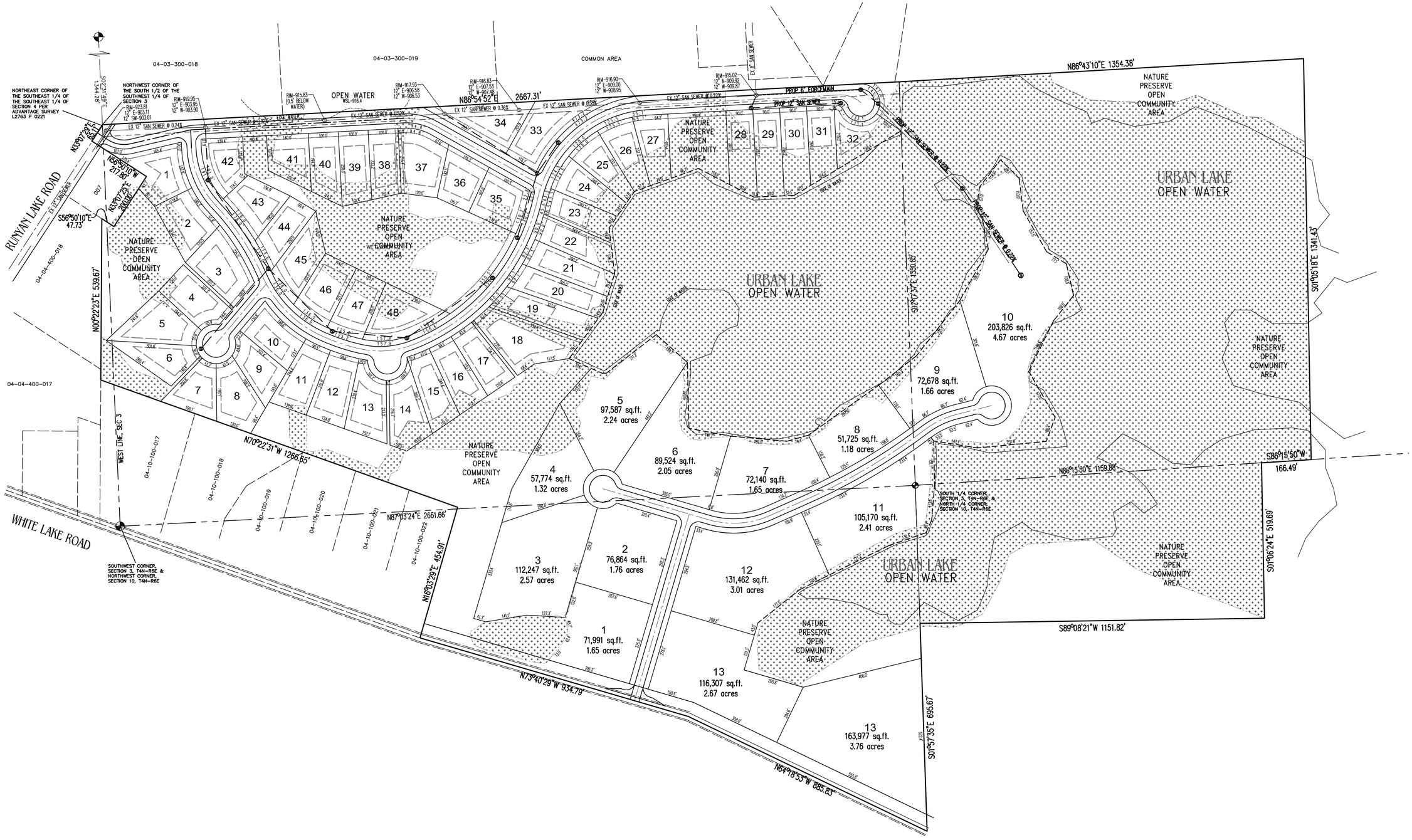
Efforts should be made to ensure easy access to all of the open space areas for all of the residents.

The potential design should be modified to provide the minimum required open space. The Zoning Ordinance provides an option for non-contiguous open space.

Options for improving circulation within the potential development and to surrounding areas should be explored.

CARLISLE/WORTMAN ASSOC., INC.
Zach Michels, AICP
Planner

PARALLEL SITE PLAN LAYOUT
LAKE URBAN ESTATES



PRELIMINARY REVIEW

SCALE: 1"=150'	OWNER/DEVELOPER: LAKE URBAN DEV, LLC C/O WILSON & LINO 8273 S SAGINAW ST, GRAND BLANC, MI 48439 CONTACT: 810.244.6302	PART OF SECTIONS 3 & 10 TYRONE TOWNSHIP, T4N-R6E LINNGSTON COUNTY, MICHIGAN	Fenton Land Surveying & Engineering, Inc 14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430 PHONE: 810.354.8115 EMAIL:INFO@FENTONLSE.COM	PARALLEL SITE PLAN LAYOUT FOR: LAKE URBAN ESTATES CONDOMINIUM PART OF SECTIONS 3 & 10, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN	REVISIONS	DRN. BY: J.R.B. 05.27.2021	SHEET NO:
JOB NO. 20-290						DSN BY: J.R.B. "	PAR
						CHK'D BY: J.P.W. "	
						APPR BY: J.B.M. "	

FLSE JOBS 2019/20-290-WL/DWG/20-290 PARALLEL SITE PLAN.DWG - PAR

NEW BUSINESS #1

Salomonson Recreational Facility
Special Land Use

Carlisle | Wortman
ASSOCIATES, INC.

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

REVISED May 27, 2021

Special Land Use and Site Plan Review
for
Tyrone Township, Michigan

PETITION INTRODUCTION

Applicant: Candice and Scott Salomonson

Owner: Candice and Scott Salomonson

Others with Interest: unknown

Request: Special land use and combined preliminary and final site plan for a public/private recreational area/facility

PETITION DESCRIPTION

The applicants are requesting a special land use and combined *(both preliminary and final)* site plan approval for establishment of a public/private recreational area/facility.

Public and private recreational areas and facilities include recreation areas, institutional or community recreation centers, swimming pool or similar clubs, seasonal recreation areas, and other similar or unique recreational use determined found to be substantially similar by the Township.

There is an existing house and several accessory buildings on the property that will remain.

An existing barn would be renovated and improved for the public/private recreational area/facility and a new driveway and parking lot would be installed.

A use statement from the applicants says the facility will be open seasonally, from March through October and that the public/private recreational area/facility will have a maximum capacity of 196 guests.

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Principal*
David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* R. Donald Wortman, *Principal*
Laura K. Kreps, *Associate* Paul Montagno, *Associate*

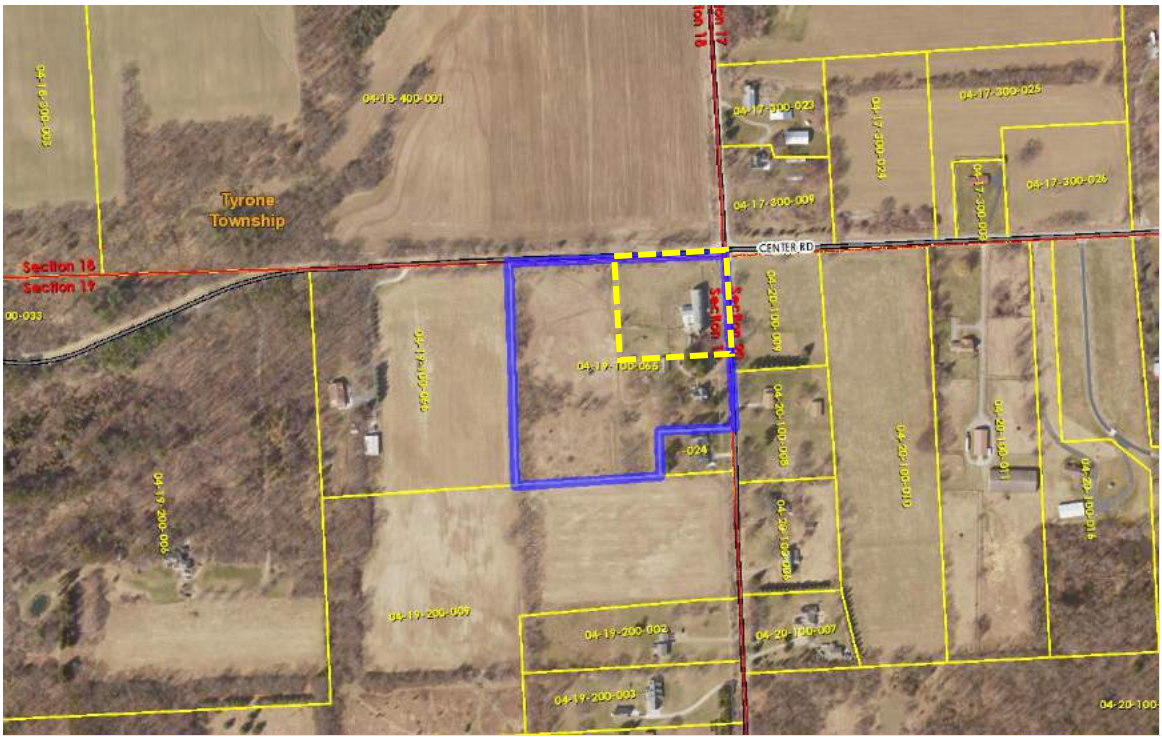
PROPERTY INFORMATION

Address:	8483 Linden
Location:	Southwest corner of the intersection of Linden and Center
Parcel Number:	4704-19-100-065
Lot Area:	~10.4 acres
Frontage:	~551 feet along Linden, ~688 feet along Center
Existing Land Use:	Single-family house

The property has an existing single-family house and many agricultural outbuildings, including barns and an old silo. There are several fenced fields. There is an existing residential driveway with two approaches from Linden to the east.

The rough location for the public/private recreational area/facility and associated improvements is shown with the dashed box on the aerial below.

Figure 1- Aerial of the Site



SURROUNDING PROPERTIES

The surrounding properties are a mix of residential and agricultural uses, as noted below.

	North	East	South	West
Surrounding Zoning	*FR Farming Residential*	*FR Farming Residential*	*RE Rural Estate*	*RE Rural Estate*
Surrounding Land Uses	*Agricultural fields*	*Single-family houses, Agricultural fields*	*Single-family houses, Agricultural fields*	*Agricultural field, Single-family house*
Future Land-Use Map	*Medium Density Single Family Detached Residential*	*Low Density Single Family Detached Residential*	*Low Density Single Family Detached Residential*	*Low Density Single Family Detached Residential*

Map 1 - Current Zoning Map

ZONING

The site is within the RE Rural Estate district. A summary of the intent of that district is below.

Current Zoning: **RE Rural Estate**
The intent of the RE Rural Estate District is to provide a transitional area between the FR District and other more intense land utilization districts. However, the RE District will generally maintain the same types of land uses permitted in the FR District. The primary difference between the two districts is that the RE District permits the creation and use of smaller lots than the FR District. In order to preserve natural features and to provide design flexibility in the FR and RE Districts, cluster development shall be permitted as described in Article 8.

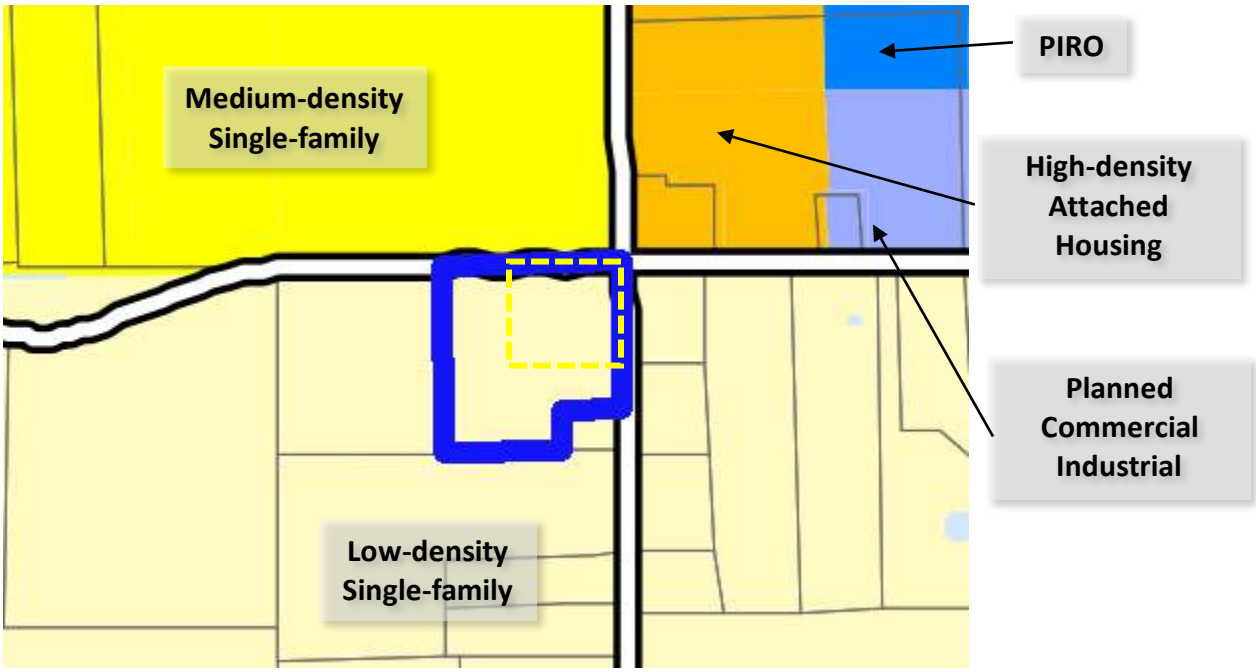
FUTURE LAND USE MAP

The site is within the Low Density Single Family Detached Residential area. A summary of the intent of that area and the Future Land Use Map for the area are below.

It is most consistent with the R-1 Single Family Residential district and is intended to serve as a transition between agricultural/natural preservation areas and higher-density residential areas.

Future Land Use Map **Low Density Single Family Detached Residential**
This category will permit single family residential development at a density of 1.5 to 3 acres per dwelling unit. This designation can be found in portions of the southeast part of the Township, where residential uses are appropriate but higher densities are not advisable due to infrastructure concerns.

Map 2- Future Land Use Map



NATURAL RESOURCES

Topography: The property is relatively flat, sloping gently downwards from the east and south to the west and north.

Wetlands: According to the State of Michigan Wetland Viewer, there are no wetlands on the site.

Woodland: There are a number of trees on the site, but there are no woodlands.

Soils: According to the USDA National Resource Conservation Service, a majority of the soils on the property and in the area for the proposed improvements for the public/private recreational area/facility are Hillsdale-Miami Loams, which are generally compatible with most development.

Items to be Addressed: *1) A topographic map should be added to the site plan. 2) A soil map should be added to the site plan.*

AREA, WIDTH, HEIGHT, & SETBACKS

The proposed site, buildings, and improvements must meet the developmental standards for the zoning district in which it is located. The table below shows standards for the RE Rural Estate district. The location of buildings and other improvements are shown on the site plan.

Table 1 - Developmental Standards

	RE District	Proposed	Compliance
Lot Area (min)	1.75 acres	~10.4 acres	Yes
Lot Width (min)	200 feet	~551 feet *(Linden)* ~688 feet *(Center)*	Yes
Setbacks			
Front	100 feet	< 40 feet	No[1]
Side	20 feet	> 20 feet	Yes
Rear	75 feet	> 75 feet	Yes
Max. Lot Coverage	25 percent	unknown	Likely
Building Height	30 feet	unknown	Unknown[1]

1) *The building was constructed before the Zoning Ordinance was adopted and is likely to be considered a legally nonconforming structure.*

Items to be Addressed: *Missing developmental standard information like setbacks and lot coverage should be added to the site plan.*

ACCESS & CIRCULATION

The public/private recreational area/facility will be accessed by a new driveway from Center Road to the north. The proposed driveway appears to meet applicable spacing

and clear vision standards. The driveway design and location will require approval of the Livingston County Road Commission.

The location of the dumpster may make it challenging for garbage trucks to access it. If the site will be serviced with a traditional dumpster, rather than portable totes, the front axle of the garbage truck may require additional support, such as a concrete pad under the front axle.

The site is likely to be accessed by vehicles larger than passenger vehicles, such as busses, garbage trucks, limousines, and emergency vehicles. It is not clear whether or not the proposed layout would allow for easy circulation of these vehicles.

Accessible parking spaces are provided near the entrance to the public/private recreational area/facility. It appears that these spaces will be gravel, like the rest of the parking lot. Gravel surfaces can be a challenge for some folks with mobility issues.

We defer further comments and recommendations related to access and circulation to the Township Engineer and the Fire Department.

***Items to be Addressed**: 1) Township Engineer approval of access and circulation. 2) Fire Chief approval of the circulation pattern. 3) Livingston County Road Commission approval of the driveway. 4) Turning radius for larger vehicles that may have to access the site should be added to the site plan. 5) Consideration should be given to paving the accessible parking spaces and access to the walkway.*

OFF-STREET PARKING & LOADING

Off-street parking for the public/private recreational area/facility will be provided in a new parking lot to the north and west of the barn. Although not labelled, it appears that portions of the proposed parking are located within the required front-yard setback.

The parking surface will be gravel, which is allowed in the RE Rural Estate district.

The plan shows that there will be 74 parking spaces, including 3 accessible spaces. The site plan notes on sheet C-1 indicate there will be 75 spaces. The number of parking spaces should be tied with the capacity of the site rather than just the capacity of the barn itself. There will also be loading spaces for catering vans on the north side of the barn.

The size of the parking spaces is not noted on the site plan, but the narrative supplied by the applicants state that the spaces, as shown, are 9 feet by 18 feet. Perpendicular parking spaces have a minimum width of 9.5 feet. It is not clear how wide the maneuvering lanes are.

***Items to be Addressed**: 1) Off-street parking should be relocated outside of the required front-yard setbacks or necessary variances should be secured. 2) The parking spaces should be adjusted to be consistent with the minimum size outlined in the Zoning Ordinance. 3) The number of parking spaces and capacity for the facility should be adjusted, as necessary. 4) Parking spaces and maneuvering lanes should be dimensioned on the site plan.*

ESSENTIAL SERVICES

It is our understanding that the public/private recreational area/facility will be served by an on-site well, but the site plan does not show the location of any wells. Because the well will provide service to the general public, it will likely have stricter standards than a residential well.

It is our understanding that the public/private recreational area/facility will be served by an on-site septic system, but the site plan does not show the location of any septic systems.

Overhead electrical service along Linden and serving the single-family house are shown, but the site plan does not show the location of other utilities within the site.

The site plan does not indicate if there will be any stormwater management system installed on the property or improvements to manage stormwater. While it is likely that the stormwater generated from a gravel parking area is less than that from paved parking areas, it is likely greater than stormwater generated from a vegetated field.

We defer to the Township Engineer on the proposed utilities and stormwater management system.

***Items to be Addressed:** 1) Missing utility information, including wells, septic system, and franchise utilities, should be added to the site plan. 2) Information describing stormwater management should be added to the site plan. 3) Township Engineer approval of the onsite utilities and stormwater management. 4) County approval of the well and septic system.*

LANDSCAPING & SCREENING

The site plan does not appear to show that any landscaping or screening will be added to the site.

Landscaping is required for off-street parking lots and for non-residential uses in residential districts. Landscaping should be designed with the understanding that properties to the north and east are intended for more-intensive residential uses in the future.

Items to be Addressed: *Landscaping should be added to the site plan. The applicants may also request a waiver, identifying which standards a waiver is requested from and how the proposed site/landscape is consistent with the intent of the landscaping/screening standards.*

LIGHTING

The site plan appears to show the location of lighting fixtures on the exterior of the barn. A photometric plan and details about the proposed fixtures have not been provided as part of the site plan.

A note on Sheet C-1 states that lighting will be specified on the architectural drawings and will be shielded and downward facing.

Items to be Addressed: *A photometric plan and details of the lighting fixtures should be added to the site plan.*

OUTDOOR ADVERTISING & SIGNS

The site plan does not indicate whether or not there will be any signs associated with the public/private recreational area/facility.

Items to be Addressed: *The location and details of any signs should be added to the site plan.*

PUBLIC/PRIVATE RECREATIONAL AREA/FACILITY STANDARDS

In addition to the general standards of the Zoning Ordinance, there are specific standards for public/private recreational area/facilities. These standards, outlined in §22.05 F Public and Private Recreational Areas and Facilities, are addressed below.

1. Description of Use. Plans for commercial recreation areas and facilities must include a written statement of use describing the purpose of the facility, the uses proposed, whether the uses will require formal memberships or will be available to the public, whether the use will be permanent, year-round, or seasonal in nature, intended hours of operation, number of employees on a maximum shift, facility bylaws, nuisance mitigation measures, and other information applicable to the business and use.

CWA Comment: *The applicants have provided a description of use for the facility as an event venue available for public use (no membership required). The facility is intended to operate seasonally, from March through October, with hours of operation until 11:00 pm on Fridays and Saturdays and 8:30 pm on other days. The use statement does not*

specifically describe an opening time, but it does mention no traffic before 8:00 am. Notes on the site plan indicate up to 9 staff members.

The description notes that all noise from events will cease by 11:30 pm on Fridays and Saturdays and 8:30 pm on other days. This appears to conflict with the 11:00 pm closing described elsewhere. We recommend the facility use a sound level meter to monitor and make adjustments in real time. We also recommend that the facility consider being the party to sign contracts with music/djs as it would provide greater management of the groups.

A note on the site plan mentions that the gravel areas will be treated for dust control as needed. We recommend specific dust control management options be identified at this time to ensure viable options are available and ready when necessary.

2. Compatibility of Use. Commercial recreational areas and facilities may be permitted in residential districts only where it can be determined the commercial nature of the use does not affect the primarily residential character of the site and surrounding properties. Factors concerning the public health, safety, and welfare of the public, including, but not limited to, liability insurance, parking assistance, safety and security contractors, refuse disposal etc., may be required to ensure compatibility of use.

CWA Comment: *It is our understanding that a Planning Commission subcommittee, at an informal review with the applicants on October 8, 2020, determined that the proposed use would be substantially similar use, as it is similar to a previously approved public/private recreation area/facility and met the standards outlined in §22.44 Determination of Similar Uses.*

The applicants have stated that there will be attendants in the parking lot to assist with events and that "food waste will be removed promptly following events."

We recommend landscaping and screening be added to reduce any impacts on the adjacent existing residential uses and envisioned future residential uses.

3. Intensity of Use. Recreation areas and facilities may be approved administratively by the Zoning Administrator after it has been demonstrated to his/her satisfaction there will be minimal adverse impacts to the surrounding properties or neighborhood in terms of intensity of use, noise, odor, visual nuisance, traffic, landscape, drainage, duration of use, or any other identified potential impact. The Zoning Administrator may request the opinion of a subcommittee of the Planning Commission to assist in a determination of appropriateness of administrative review. All uses not deemed appropriate for administrative review shall be reviewed as a special land use.

CWA Comment: *It is our understanding that Zoning Administrator Nicholson requested the opinion of a Planning commission subcommittee on October 8, 2020, on the proposed use and determined it should be reviewed as a special land use.*

4. Traffic Impacts and Road Access. The proposed use must not generate traffic volumes of an amount that will create hazardous conditions for users of adjacent properties or contribute to altered character of properties in the vicinity. The Township may request formal feedback from the Livingston County Road Commission and an independent traffic study to determine impacts.

CWA Comment: *We are unaware of any information about potential traffic impacts from the proposed use. Based on previous experience, these types of facilities have different traffic characteristics than other facilities, as users tend to arrive and depart within a more-limited period of time verses other recreational or dining facilities.*

The location of the proposed driveway appears to meet setback requirements from the intersection. The driveway will require review and approval by the Livingston County Road Commission.

5. Landscaping and Screening. Landscaping and screening must achieve the standards of Article 21A of this Ordinance. The Township may waive certain landscape requirements where it is determined the intent of the landscaping standards is achieved with existing site conditions.

CWA Comment: *The site plan does not appear to show any additional landscaping or screening. While the Township may waive certain landscaping requirements, the proximity of the parking to the road likely requires some landscaping/screening to be consistent with the intent of landscaping standards.*

6. Setbacks. The setback standards in Section 20.01 of this Ordinance apply to all structures associated with the commercial recreation area. Accessory buildings and structures shall be located in accordance with Section 21.02, Accessory Buildings and Structures Provisions, to the extent feasible. Due to the unique and diverse nature of recreation areas defined herein, the Township may modify side and rear setback requirements to accommodate unique circumstances or structure types. Modification of setbacks may only be considered where vegetative screening, berms, or other forms of buffering are proposed to help minimize the effect of the modified setback.

CWA Comment: *The barn to be used for the public/private recreation area/facility is located within the required front-yard setback, but it is likely considered a legally nonconforming structure.*

The proposed parking lot and dumpster/enclosure are located within required front yard setbacks. Their location should be revised or any necessary variances should be secured.

The site plan references possible use of a tent and portable sanitary facilities. The potential location or locations for these should be added to the site plan.

7. Parking. The number of off-street parking spaces provided in support of temporary uses may be considered on a case-by-case basis. Where specific parking space

requirements cannot be determined by Section 25.11 or credible external resources, the site must dedicate 320 square feet of land area for parking per expected vehicle at maximum anticipated capacity.

a. Off-street parking. Off-street parking is subject to the standards of Article 25 of this Ordinance, but certain design standards may be waived to permit informal parking areas with surfaces of turf, mulch, stone, or other similar material suitable for driving or parking. Parking area delineation may be accomplished by paint, string, or other means deemed appropriate by the Planning Commission.
b. On-street parking. On-street parking is prohibited unless authorization is expressly granted by the Livingston County Road Commission, MDOT, or other applicable authority of record for the road right-of-way.

CWA Comment: *Notes on the site plan indicate 1 parking space will be provided for every 3 people for the maximum capacity and1 for each of the employees. This is consistent with similar uses.*

The proposed parking lot will not be paved. The location for the parking lot, as shown in the site plan, extends into required front-yard setbacks. The location will need to be revised or any necessary variances will need to be secured.

8. Use-Specific Standards. The following standards are intended to be for a specific use and may not apply to all commercial recreation areas and facilities:

CWA Comment: *The proposed public/private recreational area/facility will not include any of the uses described with these use-specific standards.*

9. Annual Review. On an annual basis, special land uses described herein shall undergo review. Due to the unique and potentially evolving nature of these types of uses, the annual review is intended to ensure operations are in harmony with the surrounding neighborhood as intended, conditions of the approval are being followed, improvements to operations are identified and mutually agreed-upon, and the interests of the owner/operator and Township are supported.

CWA Comment: *The owner/operators should prepare an annual report, as outlined in §22.05.F.10 Annual Review, unless the Zoning Administrator approves an alternative review cycle.*

APPLICABLE DECISION CRITERIA

The proposed use requires both special land use and site plan review. The decision criteria for those approvals are explored below.

Standards for site plan review are outlined in §23.03 Standards for Site Plan Review, and a description of information that must be included in a site plan is outlined in §23.02 Site Plan Information.

CWA Comment: *It appears that the site plan includes much, but not all, of the information required in this section. (Previous sections of this report have outlined other missing information.) Some of the missing information includes: information about the floor area and setbacks for the building, exterior lighting, landscaping, utility location, and drainage/stormwater management. The Planning Commission may waive the requirement to include any of the missing information if it determines that such information is clearly unnecessary for substantial review and states the reasons for waiving the requirements in writing.*

A waiver may be appropriate for some of the information generally required in site plans. Some of the missing information, however, may affect the ability to determine whether or not the proposed site plan is consistent with the Zoning Ordinance.

The general review standards for special land uses are outlined in §22.04 General Review Standards for All Special Land Uses. Specific standards for public/private recreational areas/facilities uses have been explored in the Public/Private Recreational Area/Facility Standards section of this report.

CWA Comment: *The Future Land Use Map calls for medium-density and high-density residential uses in this area in the future. The site design should reflect the potential for these future, nearby residential uses.*

Public/private recreational area/facilities are a special land use in the RE Rural Estate district. Landscaping/screening may be necessary to ensure consistency and mitigate any impacts on the surrounding residential and agricultural areas.

Landscaping and management, such as sound and dust control, are likely necessary to ensure neighborhood compatibility. Some changes to the proposed layout, such as the location of the parking lot and dumpster, may be necessary for neighborhood compatibility. A reporting procedure for complaints, such as an on-site representative, should be provided to ensure quick resolution of potential issues.

It does not appear likely that the proposed public/private recreational area/facility would create a significant impact on the environment or public services, provided stormwater and refuse are managed.

It does not appear likely that the proposed public/private recreational area/facility would create traffic hazards. Additional information about the frequency of events would be necessary to fully consider potential impacts.

Some changes to the site, noted throughout this report, may be necessary to limit interference with future development of or unreasonably affect the value of adjacent properties.

SUMMARY & COMMENTS

As noted throughout this report, the special land use and site plan is not complete. It does not include all of the necessary information required by the Zoning Ordinance. While is appears appropriate to grant waivers for some of the missing information, some of the missing information is necessary to determine consistency with the Zoning Ordinance.

The Planning Commission should provide guidance to the applicants as to what information it would be comfortable with waiving.

At this time, we recommend postponement to allow the applicants an opportunity to provide additional information identified in this report and to address any concerns that may be raised by the Planning Commission.

CARLISLE/WORTMAN ASSOC., INC.
Zach Michels, AICP
Planner

CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, AICP
Executive Vice President

RECEIVED

APR 27 2021

TYRONE TOWNSHIP
PLANNING & ZONING

TYRONE TOWNSHIP
PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location 8483 Linden Rd.	Parcel ID/Zoning District 4704-19-100-065
Property Owner(s) Candice & Scott Salomonson	Telephone
Street Address 8483 Linden Rd.	Cell Phone 586)907-7235
City: Fenton State and Zip ode: MI 48430	FAX or E-Mail K.Candice22@yahoo
Authorized Agent	Telephone
Street Address	Cell Phone
City State and Zip Code	

Type of Review:

- ____ **Boundary Realignment**
- ____ **Concept Review**
- ____ **Conditional Zoning**
- ____ **Home Occupation**
- ____ **Land Division**
- ____ **Open Space Preservation**
- ____ **Other**
- ____ **Open Space Relocation**
- ____ **Private Road/Shared Drive**
- ____ **Planned Unit Development**
- X **Public Hearing**
- ____ **Rezoning**
- ____ **Site Condominium**
- X **Site Plan Review**
- ____ **Site Visit**
- X **Special Land Use**
- ____ **Special Meeting**
- ____ **Subcommittee Meeting**
- ____ **Subdivision Plat**

Project Description: To use Barn as an event venue for both Public & Private Parties/ Celebrations!

Planning Commission applications should be filed with the Planning Commission Recording Secretary at least 14 days (21 days for land divisions/realignments) prior to review. Applications will not be scheduled for review until all information has been received. This Signature constitutes the applicant's acknowledgement of the application requirements and permission for site inspection by Tyrone Township representatives.

Candice Salomonson

Signature of Owner(s) or Authorized Agent

Date 4/27/21	Tax Status 4/27/21	Fees: 101-000000-607-006	Escrow: 701-000000-283-___
Received By: RN / KC	pd. per T.D.	$1400.00	$1,000

View the Tyrone Township Ordinance at <tyronetownship.us>

Tyrone Township Escrow Agreement

This Escrow Agreement is for the cost of review, inspection and monitoring of the project of the Applicant. This includes, but not limited to:

a) The cost of the review of applications for approvals and variances;
b) Site Plan Reviews;
c) Any Planning Commission meetings;
d) Special meetings;
e) Reviews by Township Attorney and preparation of appropriate approving resolutions or ordinances;
f) Reviews by Township planner and/or engineer;
g) Publications and notices of public hearings or meetings;
h) Traffic studies;
i) Environmental impact studies;
j) Engineering Construction Reviews
k) Zoning administrator inspections and involvement;
l) Any other services or expenses relating to the application, inspection or monitoring processes incurred by the Township that are necessary and incident to the completion of the work or project.

Accordingly the Applicant shall pay, simultaneously with the execution of this Agreement, the sum of $1,000.00 to be held in escrow by the Township to cover the aforementioned costs and expenses. The escrow deposits shall bear no interest.

If, during the project, the escrow balance falls below the amount necessary to complete the project, the Applicant shall make additional deposits sufficient to cover any deficit.

Any excess funds remaining in any escrow account after the project completion will be refunded to the Applicant less any administrative fees.

If the project costs and expenses exceed the amount remaining in the escrow after final project approval, the Township shall send the Applicant a statement for such additional costs. Until the Applicant pays for such costs, no further Township permits or approvals shall be issued.

TYRONE TOWNSHIP

By: _____

Its: Planning & Zoning Admin.

APPLICANT

Candice Salomonson

_____

12/1/11

Salomonson's Farm Use Statement

If we are granted a special land permit our intensions are to renovate the existing barn into desired event venue. Which will provide a location for both private events and community gatherings! At first I'd assume most of the booked events that will be held will be weddings and celebrations (private birthday's & Anniversary's). In addition to those events my own personal hopes for this facility is to provide a location for the community. Weather it's for annual picnics, holiday celebrations or farmers markets. My husband and I purchased this property with the intent of this being our lifetime residence. A forever home to raise a family. With the hopes to build relationships with our neighbors and bonds with the community, all while running a family owned and operated business off the property.

As far as months of operation, it will be seasonal (March-October). . Both hours of operation and staffing will slightly vary depending on the booked event. I do plan on enforcing an 11pm shut down on Friday's and Saturday's and 8:30pm on all other days regardless of the event. Also with a strict rule of no traffic between the hours of 12am- 8am! The maximum occupancy will be 196 guests at any one time inside the barn (1st. floor 124 guests & Loft 72 guests).

The parking area and driveway will be shown in site plan. Parking attendants will be employed during major events. The constructed driveway with be capable of supporting a 75,000lb firetruck. All gravel areas will be treated for dust control as needed. The parking lot itself will be constructed within the already existing fencing.

Parking calculations; 66 spaces (91ft.x18ft) for guests. An additional 9 spaces will be provided at the house as needed for staffing. Per section 25.04-G- 3 of the spaces are van accessible. No off-site parking will be permitted along the shoulder of the roads. Site lighting will be specified on architectural drawings.

Nuisance Mitigation; All noise from events shall cease by 11:30pm on Fridays and Saturdays and 8:30pm all other days. The night time noise levels will not exceed over 50 decibels as measured at the property line. We will purchase a compressor if necessary and only permitting bands or dj's that can monitor those levels.

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backup plan we would rent a trailer with restroom facilities for each event which will be removed promptly following events.

I'm looking forward to hearing your feedback or addressing any concerns you may have. On a personal note I would just like to say that I truly hope that we as a community can happily make this proposal come alive. It has always been a dream of mine to move out to a more rural area and start a family. Making a lifetime home for us and creating memories and new traditions with extend friends and loved ones within the town. I honestly feel that this venue can do all that. Not just for my family but for many others. Thank you for your time!

Candice, Scott & Dominik Salomonson

TYRONE TOWNSHIP

Receipt: 110231 04/27/21

8420 RUNYAN LAKE RD
FENTON, MI 48430
810-629-8631
WWW.TYRONETOWNSHIP.US

Cashier: TDORSCH
Received Of: SALOMONSON SCOTT, RONALD & SUSAN

8483 LINDEN RD
FENTON MI 48430-9357

Payment for:
SPECIAL LAND USE REVIEW
4704-19-100-065

The sum of: 1,400.00

BDINV	00017571			1,400.00
		101-000.000-628.000	1,400.00	
			Total	1,400.00
	TENDERED:	CHECKS	147	1,400.00

Signed: _____

TYRONE TOWNSHIP

Receipt: 110230 04/27/21

8420 RUNYAN LAKE RD
FENTON, MI 48430
810-629-8631
WWW.TYRONETOWNSHIP.US

Payment for:
ESCROW
4704-19-100-065

Cashier: TDORSCH
Received Of: SALOMONSON SCOTT, RONALD & SUSAN

8483 LINDEN RD
FENTON MI 48430-9357

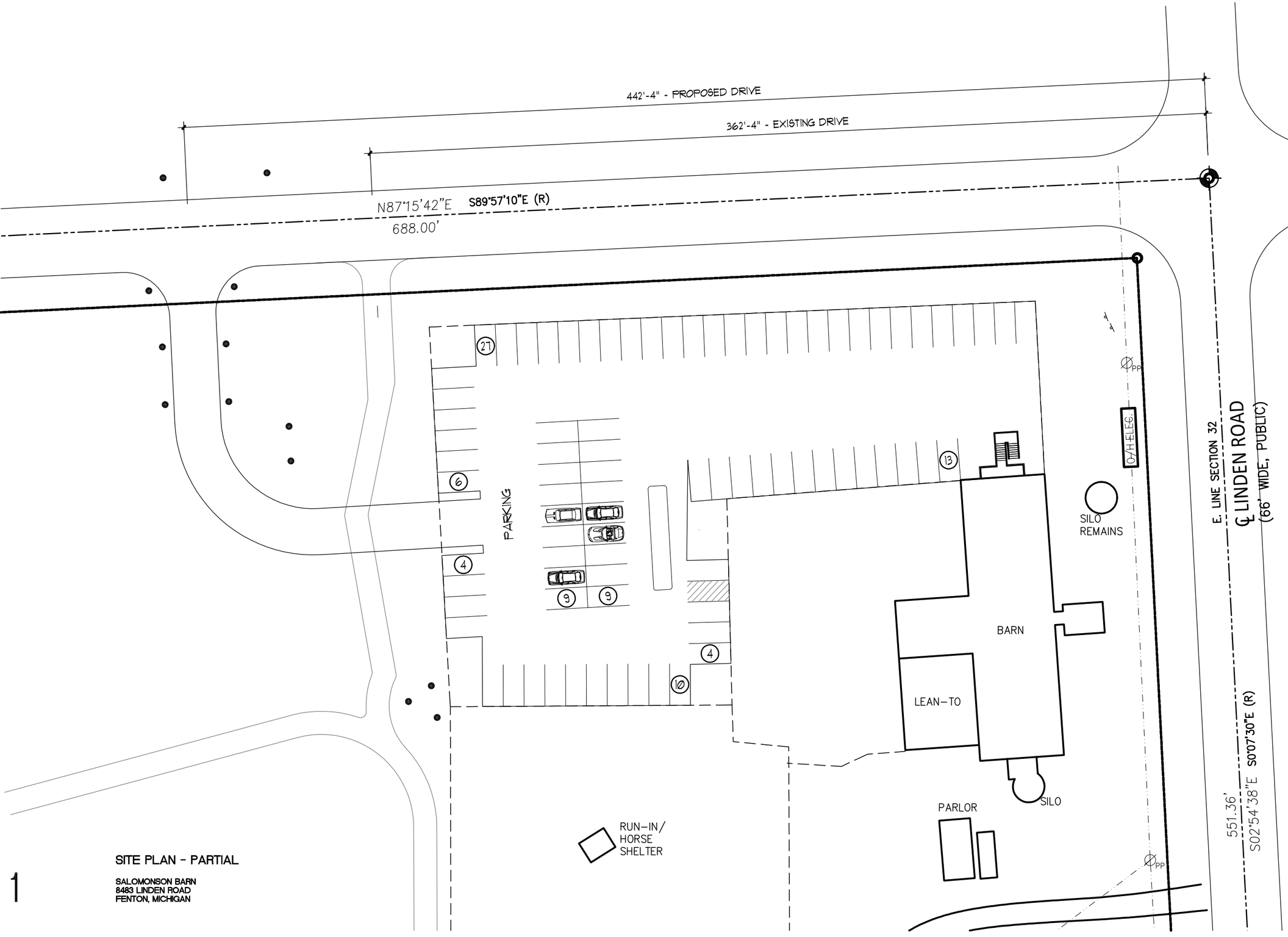
The sum of: 1,000.00

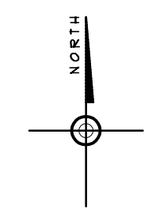
BDINV	00017572			1,000.00
		701-000.000-283.000	1,000.00	
			Total	1,000.00
	TENDERED:	CHECKS	148	1,000.00

Signed: _____

Charles Bultman
Architect

cbultman • flash.net
734 223 1358
P. O. box 3469 · ann arbor, mi 48106





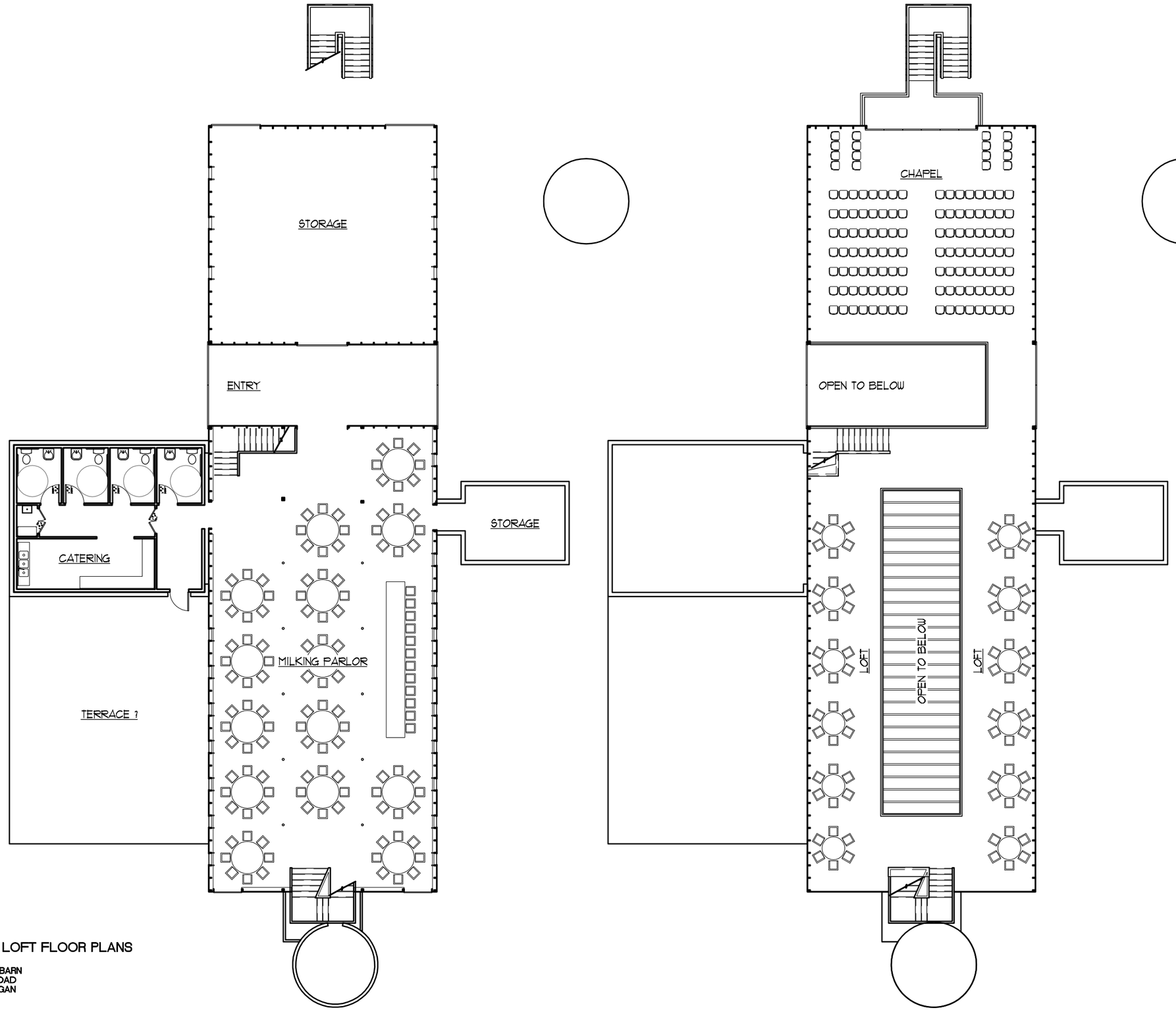
1

SITE PLAN - PARTIAL

SALOMONSON BARN
8483 LINDEN ROAD
FENTON, MICHIGAN

DATE 23 MARCH 2021

SCALE 1" = 40'-0"



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Architect

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734 223 1358
P. O. box 3469 · ann arbor, mi 48106

NORTH

2

FIRST and LOFT FLOOR PLANS

SALOMONSON BARN
8483 LINDEN ROAD
FENTON, MICHIGAN

DATE 23 MARCH 2021

SCALE 1/16" = 1'-0"

SITE INFORMATION:
ZONING - RE - "RURAL ESTATE"

SETBACKS:		REAR
FRONT	SIDE	75'
100'	20'	

PARCEL ID NO.: 4704-19-100-065

LEGAL DESCRIPTION:

A part of the Northeast 1/4 of Section 19, Town 4 North, Range 6 East, Tyrone Township, Livingston County, Michigan described as: BEGINNING at the Northeast Corner of said Section 19± thence along the East line of said Section and the Centerline of Linden Road South 00°07'30" East 551.36 feet± thence South 88°56'30" West 226.00 feet± thence South 00°07'30" East 150.00 feet± thence South 88°56'30" West 464.24 feet± thence North 00°02'50" East 714.68 feet± thence along the North line of said Section and the Centerline of Center Road South 89°57'10" East 688.00 feet to the POINT OF BEGINNING.

OCCUPANCY

1st FLOOR -	124 GUESTS
LOFT -	72 GUESTS
TOTAL	196 GUESTS

PARKING CALCULATIONS

GUEST PARKING

1 SPACE PER 3 GUESTS OF MAXIMUM OCCUPANCY	66 SPACES
STAFF PARKING (ADDITIONAL AT HOUSE AS NEEDED)	9 SPACES
TOTAL	75 SPACES

PER SECTION 25.04 - G - THREE (3) OF THE SPACES ARE ACCESSIBLE

SINGLE FAMILY DWELLING (SEPARATE FROM BARN)	2 SPACES

SITE PLAN NOTES

1. - PROPOSED USE OF THE BARN IS TO BE A SPECIAL EVENT VENUE WITH USES AS DESCRIBED IN THE SITE USE DESCRIPTION ON FILE AT TYRONE TOWNSHIP.

2. - THE DRIVEWAY AND PARKING AREA WILL BE AS SHOWN. PARKING ATTENDANTS WILL BE EMPLOYED DURING MAJOR EVENTS AS OUTLINED IN THE USE STATEMENT. THE CONSTRUCTED DRIVEWAY WILL BE CAPABLE OF SUPPORTING A 75,000 LB FIRETRUCK. ALL GRAVEL AREAS WILL BE TREATED FOR DUST CONTROL AS NEEDED.

3. - EMPLOYEE PARKING & OTHER MISC. PARKING NEEDS WILL BE ACCOMMODATED IN THE DRIVEWAY TO THE HOUSE. NO OFF-SITE PARKING WILL OCCUR ALONG THE SHOULDER OF THE ROADS.

4. - THE BARN WILL HAVE A MAXIMUM CAPACITY OF 196 PEOPLE.

5. - THE SITE PLAN PROVIDES FOR 75 PARKING SPACES (9? FEET BY 18 FEET). THREE (3) OF THE PARKING SPACES PROVIDED ARE VAN ACCESSIBLE.

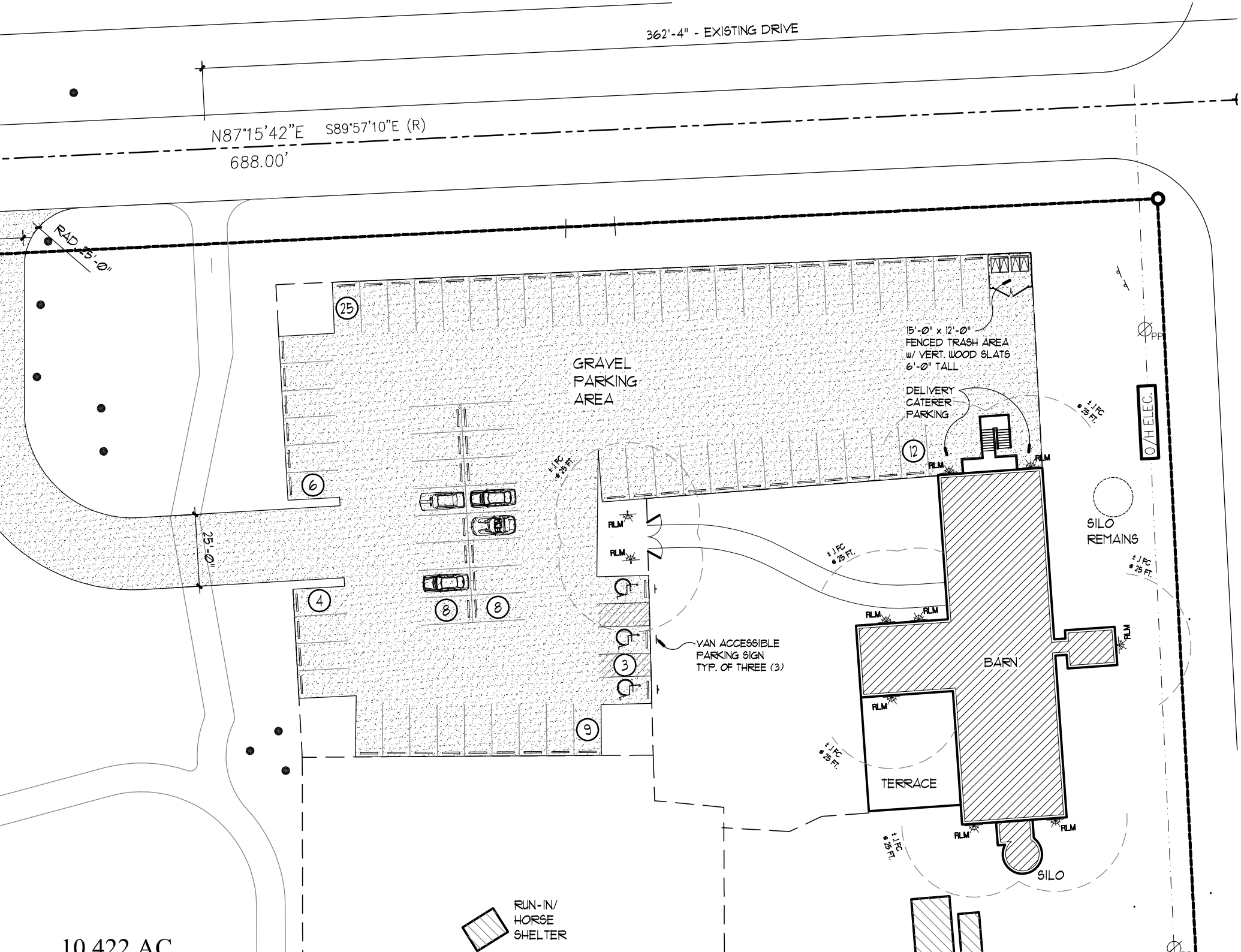
6. - SITE LIGHTING WILL BE AS SPECIFIED ON THE ARCHITECTURAL DRAWINGS. METAL SHIELDED, DOWNWARD-FACING RLM's ARE SPECIFIED TO PREVENT LIGHT POLLUTION & TO PROTECT DARK SKIES.

7. - A FENCED ENCLOSED, TRASH STORAGE AREA IS PROVIDED TO MANAGE THE TRASH FROM EVENTS. FOOD WASTE WILL BE REMOVED PROMPTLY FOLLOWING EVENTS.

8. - NOISE FROM EVENTS SHALL CEASE BEFORE 11:30 PM ON FRIDAYS AND SATURDAYS, 8:30 PM ALL OTHER DAYS. THE NIGHT TIME NOISE LEVEL SHALL NOT EXCEED 50 DECIBELS AS MEASURED AT THE PROPERTY LINE.

9. - TENT?

10. - WATER & SEPTIC?


362'-4" - EXISTING DRIVE
N87°15'42"E
S89°57'10"E (R)
688.00'
RAD. 25'-0"
25'-0"
GRAVEL PARKING AREA
15'-0" x 12'-0" FENCED TRASH AREA w/ VERT. WOOD SLATS 6'-0" TALL
DELIVERY CATERER PARKING
O/H ELEC.
SILO REMAINS
VAN ACCESSIBLE PARKING SIGN TYP. OF THREE (3)
BARN
TERRACE
SILO
RUN-IN/ HORSE SHELTER
10.422 AC
RLM
± 1 FC @ 25 FT.
25
12
6
4
8
8
3
9

EVENT BARN for:
CANDICE and SCOTT SALOMONSON

Charles Bultman
Architect

cbultman • flash.net
734 223 1358
P. O. box 3469 · ann arbor, mi 48106

ISSUE / DATE
27 MARCH 2021

SITE INFORMATION:
ZONING - RE - "RURAL ESTATE"

SETBACKS:		REAR
FRONT	SIDE	75'
100'	20'	

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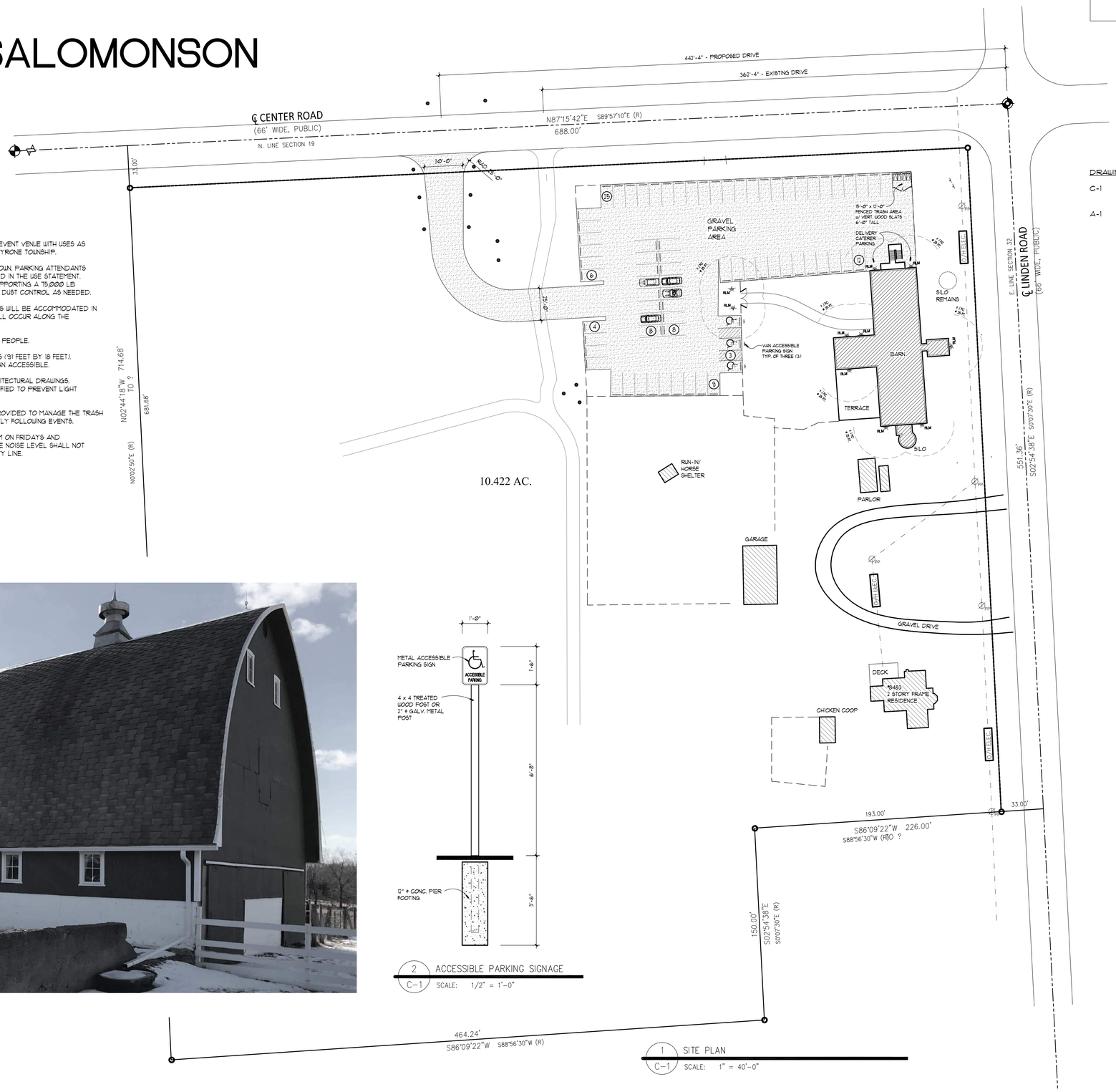

1 / C-1 SITE PLAN
SCALE: 1" = 40'-0"

2 / C-1 ACCESSIBLE PARKING SIGNAGE
SCALE: 1/2" = 1'-0"

DRAWING INDEX

C-1 COVER SHEET, SITE PLAN & GENERAL NOTES
SITE LIGHTING

A-1 FIRST FLOOR and LOFT PLANS

NOT FOR CONSTRUCTION
27 MARCH 2021

NORTH

BARN RENOVATION FOR:
CANDICE and SCOTT SALOMONSON
8483 LINDEN ROAD
FENTON, MICHIGAN

DWG FILE
S-K site CtB.dwg

DRWN/CHKD
CtB/CtB

SCALE
AS NOTED

SITE PLAN
AND
PARTIAL SITE PLAN

SHEET NO.
C-1

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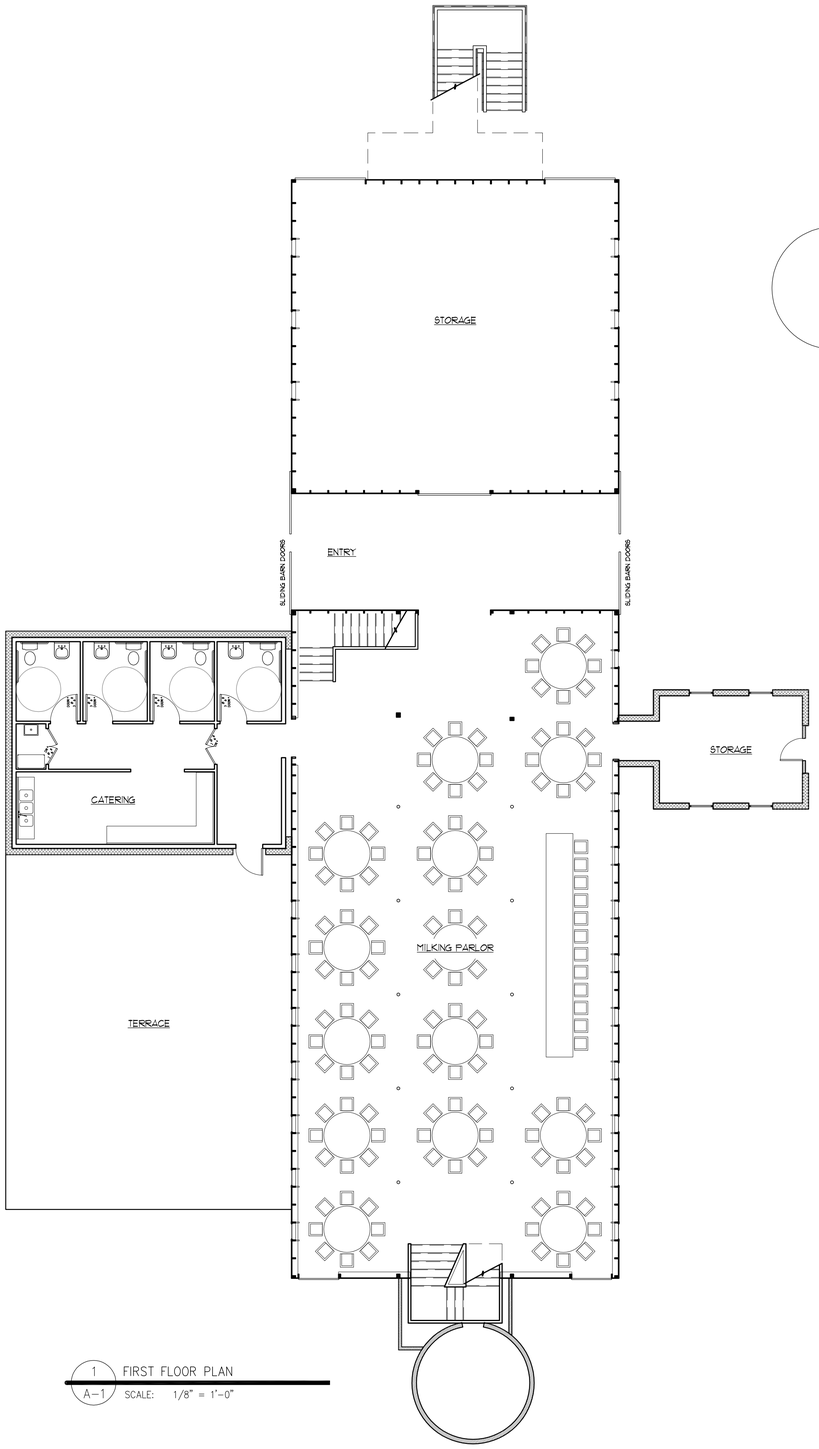
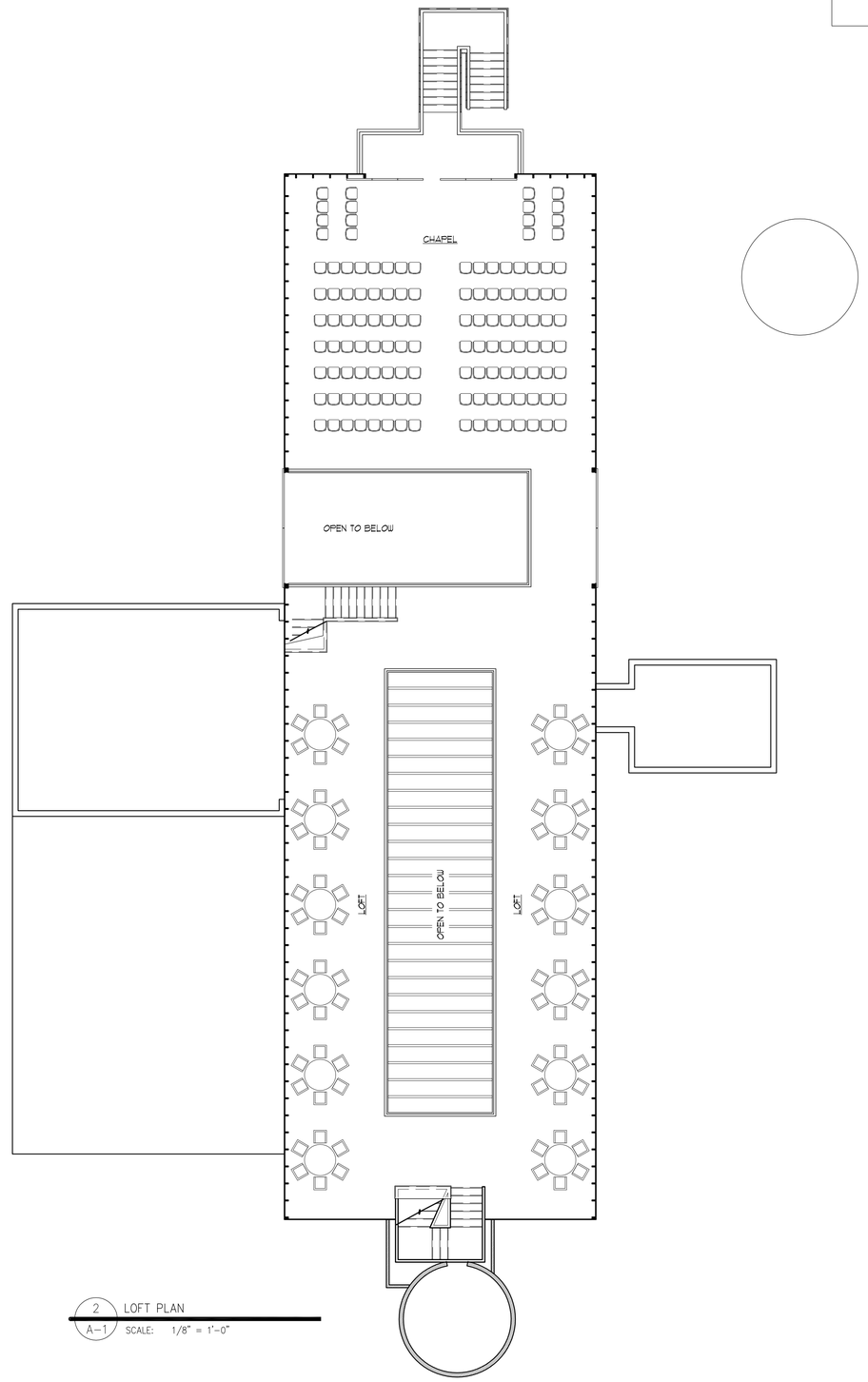


1 A-1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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Architect

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734 223 1358
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ISSUE / DATE
27 MARCH 2021

NOT FOR CONSTRUCTION
27 MARCH 2021

NORTH

BARN RENOVATION FOR:
CANDICE and SCOTT SALOMONSON
8483 LINDEN ROAD
FENTON, MICHIGAN

DWG FILE
salomonson - A-1.dwg

DRWN/CHKD
CIB/CIB

SCALE
AS NOTED

PROPOSED
FLOOR PLANS

SHEET NO.
A-1

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