

TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
August 10, 2021 7:00 p.m.

This meeting will be held at the Tyrone Township Hall.
This meeting will be recessed at 7:30 p.m. for a public hearing.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

APPROVAL OF THE AGENDA:

APPROVAL OF THE MINUTES:

- 1) 04/13/2021 Regular Meeting Minutes
- 2) 05/11/2021 Regular Meeting Minutes

OLD BUSINESS:

- 1) Lake Urban Crossing Preliminary PUD

NEW BUSINESS:

- 1) Vale Royal Barn Special Land Use Amendment

CALL TO THE PUBLIC:

MISCELLANEOUS BUSINESS:

- 1) Next Workshop Meeting

ADJOURNMENT:

**TYRONE TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AGENDA
August 10, 2021 7:30 p.m.**

The notice below was published in the Tri-County Times on Sunday, July 25, 2021, in compliance with the Open Meetings Act.

**TYRONE TOWNSHIP PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

Notice is hereby given the Tyrone Township Planning Commission will hold a Public Hearing on Tuesday, August 10, 2021, beginning at 7:30 pm at the Tyrone Township Hall located at 8420 Runyan Lake Road, Fenton, MI. The purpose for the Public Hearing is:

1. To receive comments regarding the proposed Lake Urban Crossing preliminary residential Planned Unit Development (PUD) application. The subject property is vacant land located east of Runyan Lake Road and north of White Lake Road, Parcel ID numbers: 4704-03-300-020, 4704-10-100-024, 4704-10-100-025, 4704-10-200-025, and 4704-03-400-001. The property is zoned RE, Rural Estates.

Additional information is available at the Tyrone Township Planning & Zoning Department, 8420 Runyan Lake Road, Monday through Thursday, 9 a.m. to 5 p.m. Individuals with disabilities requiring auxiliary aids or services should contact the Tyrone Township Clerk, at (810) 629-8631, at least seven days prior to the meeting.

Dan Stickel, Chairman
Tyrone Township Planning Commission

PUBLIC HEARING AGENDA:

- 1) Open the Public Hearing
- 2) Reading of the Public Notice
- 3) Review of the Application
- 4) Receive Public Comments
- 5) Planning Commission and Planner Comments
- 6) Close the Public Hearing

APPROVAL OF THE MINUTES:

1. 04/13/2021 Regular Meeting Minutes.
2. 05/11/2021 Regular Meeting Minutes.

TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING
DRAFT MINUTES
April 13, 2021

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

PRESENT: Chairman Dan Stickel, Vice-Chairman Kurt Schulze, Commissioners Rich Erickson, Jon Ward, Steve Krause, and Bill Wood

ABSENT: Commissioner Perry Green

OTHERS PRESENT: Ross Nicholson & Zach Michels (Carlisle Wortman Associates, Inc.)

CALL TO ORDER: The meeting was called to order by Chairman Stickel at 7:02 pm.

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA: Vice-Chairman Schulze moved to approve the agenda as presented, Commissioner Krause supported it. The motion carried.

Chairman Stickel explained that they would not be voting on anything discussed at tonight's meeting. According to the ordinance, they have to hold a public hearing for all of these applications before they can vote on them. Depending on how things go with tonight's meeting, they may be able to schedule that public hearing for their May Planning Commission meeting. At the end of the meeting, the public will have an opportunity to speak if they'd like. Each person will be permitted to speak just once, for no longer than three minutes. He also stated that their planning consultant, Zach Michels of Carlisle Wortman Associates, Inc., was present at the meeting and he is the one who completed the reviews.

OLD BUSINESS:

- 1) **Newman TTP Rezoning (Parcel #4704-17-400-007):** Chairman Stickel shared his screen to show the review letter from Carlisle Wortman and asked Zach Michels to discuss his review. Mr. Michels explained that they were there to discuss a rezoning. The general process is the Planning Commission will hold a public hearing; the Planning Commission then votes on a recommendation to the Township Board. The Township's recommendation is also reviewed by the Livingston County Planning Commission, and the Township Board is responsible for adopting or not adopting the zoning map amendment. This is a request to rezone from FR (Farming Residential) to M-2 (Heavy Industrial). The request is to allow for future development of the site. There are site plan and special land use applications submitted for an asphalt mixing plant and warehouse use. There are several different types of zoning map amendments. There are conditional zoning map amendments. In those cases, an applicant can place conditions on it. This one

has been submitted as just a regular zoning map amendment, so there are no conditions, and the Township cannot impose conditions as part of the approval process. Because there is a proposed use for this property, he wanted to be sure everyone understood that if rezoned, it could be used for any of the permitted uses or special land uses in the district. It doesn't have to be used as proposed.

He continued to read over the report, explaining all of the permitted principal uses, permitted accessory uses, and special land uses for the proposed zoning district.

He went over a summary of the existing and proposed zoning. He explained the zoning map amendment process. He gave a quick summary of their comments on the report.

He summarized the remainder of the report, which is available on the township's website.

He summarized the special land use request and explained that it would only be considered if the zoning map amendments were approved. He explained the Planning Commission is the body to make the recommendation, and the Township Board is the body that takes action on the recommendation.

Commissioner Krause felt that the application was lacking a lot of necessary information. Chairman Stickel noted that Mr. Michel's report was very well done and he did a great job finding any issues that needed to be resolved.

Chairman Stickel gave Ross Nicholson a list of items that he'd like to see from the applicant. This included a phase one and two environmental impact study, an engineering review, a review and approval from the Drain Commission, an EGLE review and approval, a review from the LCRC regarding all of the truck traffic, and a report on the impact on adjacent property values (a realtor analysis). Vice-Chairman Schulze suggested a report from the Fire Chief regarding asphalt plant fires and/or environmental accidents.

- 2) **Newman TTP Rezoning (Parcel #4704-17-400-001):** Mr. Michels read through the review letter he had prepared and he and the Planning Commission discussed the review.
- 3) **Capital Asphalt Special Land Use:** The review letter was summarized by Mr. Michels and discussed with the Planning Commission. It was decided that more items were needed from the applicant before further discussion and consideration of the application.

NEW BUSINESS: None

CALL TO THE PUBLIC: Chairman Stickel opened the public hearing at 8:24 pm. The Planning Commission heard questions and received comments presented by residents and other members of the public. The questions and comments pertained primarily to concerns regarding the applications for rezoning and special land use which are currently being reviewed by the Planning Commission.

ADJOURNMENT: The meeting was adjourned at 9:02 pm by Chairman Stickel.

TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING
DRAFT MINUTES
May 11, 2021

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

PRESENT: Chairman Dan Stickel, Vice-Chairman Kurt Schulze, Commissioners Rich Erickson, Steve Krause, and Bill Wood

ABSENT: Commissioners Perry Green & Jon Ward

OTHERS PRESENT: Ross Nicholson, Karie Carter & Zach Michels (Carlisle Wortman Associates, Inc.)

CALL TO ORDER: The meeting was called to order by Chairman Stickel at 7:04 pm.

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA: Chairman Stickel moved to change the order of the agenda to place the New Business first. Commissioner Krause supported. The motion carried.

APPROVAL OF THE MINUTES: 01/12/2021 Regular Meeting & Public Hearing Minutes. Vice-Chairman Schulze moved to approve the minutes, Commissioner Krause supported, the motion carried.

NEW BUSINESS:

- 1) **Lake Urban Crossing Preliminary PUD Plan:** An application was received for a concept review of a preliminary Planned Unit Development plan, which was submitted by David McClane of AMAG, LLC. The Planning Commission received a review letter from their planner, Zach Michels of Carlisle Wortman, as well. Chairman Stickel said that he would give the floor to the applicant to discuss their application and then they would hear from Mr. Michels regarding his review.

Chairman Stickel shared his screen and the applicants began their discussion. They introduced themselves: Wilson Lahoud, _____ and _____. They began by discussing the site plan. Mr. Lahoud explained that he was very excited to be introducing this project in Tyrone Township. He started working on this two to three years ago, and he feels that he finally came up with something that would please the Township and he can begin developing the property. One of their biggest challenges is all of the water on the property. They explained multiple ideas they had for developing the property. They have 47 ½ acres of water, so 1/3 of the property is water. The beauty of the water is what will attract people to this development, so they'd want to preserve as much of it as possible.

Vice-Chairman Schulze asked how they would mark off the open space. The applicants explained that when someone buys a unit or lot, they get a condo document with a map that shows all of the open space. In the past, they've posted signage indicating designated conservation areas. Schulze asked about the procedure for maintaining those open spaces in the future when the builders are no longer part of the development and there is an HOA in place. The applicants stated it would be in the Master Deed. The HOA will be charged with maintaining and enforcing violations of the open space. Chairman Stickel asked for an Open Space Plan with the requirements based on the Zoning Ordinance.

Commissioner Bill Wood asked if he were to buy one of the lake lots, would he be permitted to put a boat dock in. The applicants stated that would be something that would be written into the bylaws. Everyone would be allowed one dock per property. It would be a non-motorized lake, so only boats like canoes, kayaks, and paddleboats would be permitted. Commissioner Wood said they've designated that whole shoreline for open space, and then they're going to allow a dock to be put in. It is difficult for that to stay natural and preserved. That's the most important part of buying the lake lot is using the frontage, and they're restricting it. Mr. Lahoud said many people want the lakefront for the views, the serenity, and all the wildlife, not for boating. Chairman Stickel advised the applicants not to designate the shoreline as open space. They also discussed the designated open space for the back yards. Chairman Stickel wanted to know if it was something that the homeowners could slowly chip away at and expand their yards eventually.

Zach Michels explained there were mechanisms for preservation of the areas in addition to the Master Deed & Bylaws or having the HOA enforce. If the state of Michigan has an easement on it, they require that signs be posted around the boundary of the area. They do inspections to be sure the area is still conserved. There are also non-profit land preservation entities that could be the trustee of the space, and they will come out at least every year to be sure that the areas that are supposed to be preserved are still being preserved. Chairman Stickel said that something a little stronger than the HOA promising to police it would be necessary.

Commissioner Erickson asked if EGLE has looked into this and if they're protected wetlands. Some of these lots have more than half their lot as wetlands. If they're counting it as open space, maybe the lot size needs to be reduced. Maybe they should provide a parallel plan that addresses all of the Planning Commission's questions. Michels suspects these are state-regulated wetlands. State-regulated wetlands are wetlands that are more than five acres in area and are connected to a body of water of the State of Michigan, and he believes these would meet all these criteria since they're connected to the lake down below. He is certain that EGLE would be interested in this. The applicants said they will provide reports on the wetlands.

Chairman Stickel summarized the information they need from the applicants. This included a parallel plan, an open space plan, and a road funding and maintenance plan. He said there needs to be more discussion about the open space and how it will be protected. Commissioner Wood asked what was going to be done with the last three lots to the north. The applicants stated they may put a cul-de-sac in and decide whether to keep it as one lot or divide it; something that will keep the fire department happy. Chairman Stickel said he thinks they shouldn't use the shorelines as open space and they should find open space elsewhere on the site.

Mr. Lahoud asked if they should go ahead with R-2 zoning on the whole site. Chairman Stickel said he felt that would be easier than trying to throw an LK-1 right in the middle of the development. Mr. Michels said that if it's going to be developed as a PUD, he doesn't think a zoning map amendment is necessary because the parallel plan is based on the future land use map. If anything were going to be changed to swing the number of units, it would be that future land use map. Chairman Stickel said this was a very challenging site and the PUD approach would be the best way to get it developed.

Commissioner Krause asked about where the sewer line would be. The applicant indicated that there was an existing manhole at the very north property line running east and west. They will build a pump station at the north end of the development and bore under the lake. If they can buy more units, they would like the entire development to be served by sewer.

Chairman Stickel acknowledged that some of the public wanted to speak, so he allowed them to do so.

NEW BUSINESS:

Master Plan Preparation: Mr. Michels explained the purpose of a Master Plan. He said it's very important for planning & zoning. The State of Michigan says you have to review your Master Plan every five years to determine if it's still good or if it needs some adjustments made to it or needs to be completely redone. It informs what you're trying to do with your zoning ordinance. It also helps provide guidance for decision-makers. It's a road map for what you want to be as a community in twenty years with some rough guidance on how to get there. It's good to have community involvement when creating the Master Plan. There has to be at least one public hearing for a Master Plan. A lot of communities will do surveys, as well. He continued to explain the master planning process. He said that as the Township planner he needs to know how big or small of changes need to be made. Are there particular things that are not in the Master Plan that they want in there? How much public engagement do they want? Chairman Stickel said he would first like to trust Mr. Michel's expertise with what has worked in the past with other communities. He said he would like as much public participation as possible, such as public hearings, visioning sessions, maybe even a Zoom meeting. Vice-Chairman

Schulze asked for some analysis done on where Mr. Michels thinks they need to address some of the Master Plan issues that were brought up by residents during the asphalt plant meetings. Also, maybe they can address the fact that there are no parks in Tyrone Township. Maybe they can take a look at a plan for a park in the future. He is interested in how they want to look at things in the future especially in regards to heavy manufacturing. If people are totally against that type of zoning, that's something they should at least address in the Master Plan. Chairman Stickel asked if they could just remove any zoning districts that they don't have from the Master Plan. There are no M-2 zoning districts in the Township; can that just be removed from the zoning map and say we're never going to use that zoning? Mr. Michels explained if you've determined that there is not a use for that zoning in the community you don't have to provide a space for it. If there is something you don't want but it is a necessity in the community, such as a gas station, you can't just take gas stations out. Commissioner Krause said he like to see them not have the heavy industrial district in the Master Plan at all. Mr. Michels stated that "rural character" means something different to some communities. One way to help with this is to send out picture preference surveys – show different examples of rural settings and allow the public to vote. They can do a similar survey for commercial developments and this can provide guidance for applicants. Vice-Chairman Schulze said that from the perspective of "inclusive" we want to be sure we don't appear as a gated community; we are a welcoming community. While we want to maintain the rural perspective, we also need to acknowledge that we are close to urban areas and expressways, and we want to be part of the process.

CALL TO THE PUBLIC: Chairman Stickel opened the public hearing at 8:45 pm. He asked that the public keep their comments or questions about the overall process of Master Planning. There will be opportunities in the future to get into specifics. The Planning Commission heard questions and comments from members of the public.

MISCELLANEOUS BUSINESS: The next workshop meeting will be held on Wednesday, May 19, 2021, beginning at 6:00 pm (to be held via Zoom teleconference).

ADJOURNMENT: The meeting was adjourned at 9:01 pm by Chairman Stickel.

OLD BUSINESS #1

Lake Urban Crossing Preliminary PUD



4488 WEST BRISTOL ROAD | FLINT | MI | 48507 PHONE: [810] 230-9311 FAX: [810] 230-2831

Transmittal

Attention:	Planning Department	Date:	03/25/2021
Company Name:	Tyrone Township	Project #:	2005
Street Address:		Project:	Lake Urban Crossings
City, State, Zip			(white lake)

Sent Via:

☐ Postal Mail ☐ FedEx # _____ ☒ Hand Delivered by DAVE MCLANE ☐ Picked-Up by _____

We are sending you:

☒ Plans ☐ Check Prints ☒ Contract Documents ☐ Letter ☐ Calculations
☐ Shop Drawings ☐ Specifications ☐ Change Order No. _____ ☒ Application(s) ☐ Permit(s)
☐ Sample(s) ☐ Addendum No. _____ ☐ Computer Media ☐ Proposal ☒ Other: OWNER CHECK

Quantity	Sheet No.	Date	Description
4		03/25/21	4 SETS OF 24" x 36" LAND DEVELOPMENT SHEETS
1		03/25/21	PUD ZONING ORDINANCE REVIEW
1		03/25/21	PLANNING REVIEW APPLICATION
1		03/25/21	ESCROW AGREEMENT
1		03/25/21	CHECK FOR \$1,800 FROM OWNER

These are transmitted:

☐ For Your Use ☐ For Review and Comment ☐ Revised and Resubmit
☒ For Your Approval ☐ Approved as Noted ☐ Resubmit as Specified
☐ As Requested ☐ Approved as Submitted ☐ Other

Remarks:

Transmitted by: DANIELLE WARD

TYRONE TOWNSHIP PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location RUNYAN LAKE RD AND WHITE LAKE RD		Parcel ID/Zoning District 4704-04-03-300-020	SEE DRAWINGS FOR ADDITIONAL PARCELS.
Property Owner(s) LAKE URBAN CROSSINGS, LLC		Telephone	
Street Address 8273 S. SAGINAW ST		Cell Phone 810-691-1485	
City FENTON		FAX or E-Mail wilson@wilsonlahoud.com	
Authorized Agent AMAG, LLC (DAVID MCLANE - OWNER AGENT)		Telephone 810-230-9311	
Street Address 4488 W. BRISTOL RD, SUITE 200		Cell Phone 810-569-1082	
City FLINT		State and Zip Code MI, 48439	

Type of Review:

- | | | |
|--|--|---|
| <input type="checkbox"/> Boundary Realignment
<input checked="" type="checkbox"/> Concept Review
<input type="checkbox"/> Conditional Zoning
<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Land Division
<input type="checkbox"/> Open Space Preservation
<input type="checkbox"/> Other | <input type="checkbox"/> Open Space Relocation
<input type="checkbox"/> Private Road/Shared Drive
<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Condominium | <input type="checkbox"/> Site Plan Review
<input type="checkbox"/> Site Visit
<input type="checkbox"/> Special Land Use
<input type="checkbox"/> Special Meeting
<input type="checkbox"/> Subcommittee Meeting
<input type="checkbox"/> Subdivision Plat |
|--|--|---|

Project Description:

FOUR RESIDENTIAL LAND DEVELOPMENT SCENARIOS ARE BEING PRESENTED FOR REVIEW AND FEEDBACK.

SCENARIO I: PUD

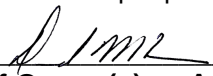
SCENARIO II: PUD W/NATURE PRESERVE

SCENARIO III: REZONING

SCENARIO IIII: PARALLEL PLAN

DOCUMENT: PUD ZONING REVIEW

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.



Signature of Owner(s) or Authorized Agent

Date	Tax Status	Fees: 101-000000-607-006	Escrow: 701-000000-283- ____
Received By: _____			

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: _____

APPLICANT

AMAG, LLC

David McLane (Owner Agent)

TRUE WATERMARKED PAPER • HOLD TO LIGHT TO VIEW



FENTON, MICHIGAN 48430-0725



CASHIER'S CHECK

BRANCH 09
74-335/724

78519

March 23, 2021

PAY TO THE
ORDER OF

TYRONE TOWNSHIP

\$ 800.00

**** Eight Hundred and 00/100****

MEMO: LAKE URBAN CROSSINGS LLC SITE PLAN REVIEW

REMITTER: BRICADA LLC

[Signature]
AUTHORIZED SIGNATURE



⑈078519⑈ ⑆072403350⑆ 09000623⑈

DOCUMENT CONTAINS INVISIBLE FLUORESCENT FIBERS AND CHEMICAL REACTIVE PROPERTIES

SECURE

PAPER CONTAINS TONER ADHESION PROTECTION, AND A METALLIC HOLOGRAM

TRUE WATERMARKED PAPER • HOLD TO LIGHT TO VIEW



FENTON, MICHIGAN 48430-0725



CASHIER'S CHECK

BRANCH 09
74-335/724

78520

March 23, 2021

PAY TO THE
ORDER OF

TYRONE TOWNSHIP

\$ 1,000.00

**** One Thousand and 00/100****

MEMO: LAKE CROSSINGS LLC ESCROW

REMITTER: BRICADA LLC

[Signature]
AUTHORIZED SIGNATURE



⑈078520⑈ ⑆072403350⑆ 09000623⑈

LAKE URBAN CROSSING

(Land Development Proposals – March 25, 2021)

Tyrone Township – Zoning Ordinance:

White Lake/Runyan Lake Road Property – Four proposed land development approaches.

- 1) Residential PUD, 2) Residential PUD with dedicated nature preserve, 3) Rezoning request, &
- 4) Parallel Plan. (See proposed scenarios at the end of this document, pages 8 & 9)

Section 11.01: Intent.

Type of development: PUD (Planned Unit Development)

- retain the rural image of the Township. (Yes)
- site has significant natural features and exhibits difficult development constraints. (Yes, large percentage of wetlands & open water)
- opportunity to mix compatible land uses or housing types. (Yes, however, proposed drawings & documentation present a two phased residential development)
- allow for smaller lot sizes to preserve open spaces and natural features. (Yes, given the natural characteristics of the site)
- accomplish a particular development or land use objective identified by the Township. (Pending township review & comment)
- consistent with zoning standards. (Yes, adjacent properties are zoned residential)

Section 11.02: General Requirements.

- A. Approval by Township as a special use per table 11.1. (Understood, pending township review & comment)
- B. Development property is currently under single ownership. (Yes, Bricada, LLC. Properties ID's: 04-03-300-020, 04-10-100-024, 04-10-100-25, 04-10-200-25, 04-03-400-001)
- C. Area required is not less than 20 contiguous acres of land. (Yes, total property area = 158.71 acres, Phase I = 53.58 acres, Phase II = 105.13 acres)
- D. Site has ability to provide adequate water and wastewater disposal service to the proposed development without adverse impact to community and neighbors. (Yes)
 1. No non-residential uses proposed.
 2. No residential uses provided with on-site wastewater treatment. Sanitary sewer access on-site (approved for 74 units, as shown on plans)
- E. PUD accessible from paved, County primary road. (Phase I: Ingress/Egress from Runyan Lake Road; Phase II: Ingress/egress from White Lake Road)
- F. Permitted uses are inclusive in the Tyrone Township Zoning Ordinance.
 1. R-2 (modified) & LK-1 (modified) proposed. No planned commercial services.
 2. PUD site area, exclusive of open space, regulated wetlands, and dedicated public right-of-way: (Phase I: 28.03 acres; Phase II: 32.25 acres)
 3. U.S. 23 corridor, ½ mile east or west of U.S. 23 centerline. (The westerly portion of the property is within ½ mile east of the centerline of the U.S. 23 corridor)
 4. Proposed use of property is not listed at a special land use in the zoning district.
- G. Parallel plan submittal is **required** to show how the site could be reasonably developed in compliance with adopted zoning and subdivision ordinances and standards. Parallel plan has been generated in line with the township's future land use plan.

- H. Residential density bonus per following criteria: [\(not applicable\)](#)
1. Incremental bonus from 0% to 5% of the units identified on the parallel plan.
 2. Requirements for receiving density bonus. Refer to zoning ordinance subsections 'a' thru 'h'.
- I. Development Standards and Flexibility. To ensure that PUD's are compatible with adjacent properties and the Township. [\(Yes, zoning adjacencies are R-1 & RE\)](#)
1. Any regulatory modification shall be approved through a finding by the Planning Commission. [\(Understood\) – ok for zoning](#)
 2. Regulatory modifications are not subject to variance approval by the Zoning Board of Appeals. An appeal of a PUD decision shall be to the Circuit Court of Livingston County. [\(Understood\)](#)
 3. A table is to be provided on the Preliminary PUD plan which specifically details all deviations from the applicable zoning district. [\(see General Requirements comparison table and proposed properties information table at end of this document\)](#)
- J. If phased, compliance with this section is required.
1. Written description of the phasing process that describes all work to be done in each phase and the proposed timing. [\(need to provide\)](#)
 2. Each phase shall require final PUD review and approval and shall be consistent with the approved preliminary PUD plan and agreements. [\(Understood\)](#)
 3. Construction for each phase shall commence within 1-year of the schedule set forth in the phasing plan or the phasing plan will expire. Phasing plan may be modified or extended upon Planning Commission recommendation and Township Board approval. [\(Understood\)](#)
 4. Residential/nonresidential PUD's. [\(Only residential proposed. No non-residential\)](#)
- K. Open Space.
1. Residential PUD shall provide and maintain open space at a minimum of 30% of the total land area of the portion of the site designated for residential use. Open space shall conform to Section 21.51. [\(see calculations at the end of this document\)](#)

Section 21.51:

- A. Intent: to preserve natural land areas. [\(Understood\)](#)
- B. Exclusions: open spaces shall not include the following. [\(Understood & not included\)](#)
 1. Certain easements. Areas devoted to public or private streets or the easement for shared driveway or private road.
 2. Public lands.
 3. Yard setbacks.
 4. Parking lot surfaces.
 5. Certain sidewalks.
 6. Retention pond percentage.
 7. Sanitary system lagoons.
- C. Yard setback exceptions. Planning Commission may allow specified areas of a required side yard setback. [\(Understood\)](#)
- D. Perimeter open space. If Planning Commission allows required open space to be located within the yard perimeter, the setback shall be measured from the closest point of the open space boundary. [\(Understood\)](#)
- E. Submerged land open space. Not more than 25% of the minimum open space area shall be included in submerged land surface area where the land surface elevation is lower than the high water mark of the body of water.
[\(see calculations at the end of this document\)](#)

- F. Wetland open space. Not more than 35% of the minimum open space area shall be included in a wetland protected by the Natural Resources and Environmental Protection Act. (see calculations at the end of this document)
 - G. Site plan requirements. Designated permanent open space must be shown on the site plans, dimensioned and open space calculation chart. (Understood)
 - H. Relocation. Open space may be relocated if approved and can be met at another location within the lot.
 - I. Public/private open space. (N/A)
 - J. Maintenance agreement. If open space is not dedicated to public use, it shall be protected by an open space maintenance agreement as follows. (Understood)
 - 1. Identify.
 - 2. Maintenance.
 - 3. Removal of vegetation. Dead/diseased.
 - 4. Responsibility.
 - 5. Compulsory membership.
 - 6. Specific requirements.
 - 7. Perpetual open space.
 - 8. Proposed Uses.
 - 9. Public Nuisance.
 - K. Road frontage. Open space may be located along road frontage in order to preserve and enhance significant natural features or connect open spaces.
 - L. Connections.
 - M. Accessory buildings. (N/A)
 - N. Agricultural Use. (N/A)
 - O. Additional considerations. (N/A)
2. No non-residential proposed.
3. Character and arrangement shall take into account the following:
- a. Conveniently located in relation to structures. (Yes)
 - b. Reasonable, minimum dimensions for usability of intended functions. (Yes)
 - c. Integrated to benefit users. (Yes)
 - d. Significant natural amenities preserved. (Yes)
 - e. Provide areas if part of an approved phasing plan. (Phase I & II will be subdivided into potentially 3 smaller sub-phases)
- f. Non-contiguous off-site open space may be permitted subject to approval of the Township Board. (TBD)
- i. Space is located in Tyrone Township.
 - ii. Space is set aside in perpetuity and recorded.
4. As phases are developed, the required open space for that phase shall be set aside by the developer through an irrevocable conveyance, assuring that the open space will be developed per the site plan and never changed to another use. Such conveyance shall:
- a. Describe the permitted activities. (Understood)
 - b. Identify party responsible for maintenance. (Association, TBD)
 - c. Submitted at time of preliminary PUD plan review. (Understood)
 - d. Upon approval, the applicant shall record the open space conveyance with the Livingston County Register of Deeds. (Understood)
 - e. Final PUD plan shall be incorporated by reference and attached as exhibit.

- L. Configuration of buildings, drives and other improvements shall permit conveyance of emergency vehicles. PUD's in excess of 50 dwelling units and/or 500 average daily vehicle trips shall, at discretion of the Township Board, provide two points of ingress/egress. *Phase I would not require a second ingress/egress.*
- M. Vehicular and pedestrian circulation systems shall accommodate safe movement of such elements. *(Understood)*
- N. Public & private streets within the PUD shall comply with Livingston County Road Commission and Tyrone Township standards.
- O. Infrastructure improvement, within and adjacent to, the PUD to be provided by the developer.
- P. Type and intensity of the use shall not exceed the existing or planned capacity of public services.
- Q. All utilities shall be underground, except electrical transmission lines.
- R. Landscaping, screening, and buffering shall be required.
- S. No parking and loading requirements.
- T. Hours of construction activity shall be stated on the PUD plan. No detrimental or nuisance activities.

Section 11.03: Design Requirements.

- A. General design requirements as follows:
 - 1. Township Board, upon recommendation of the Planning Commission, may at its discretion require sidewalks and/or street lights.
 - 2. Relationship of design adjacencies.
 - 3. Provide interconnected road & pedestrian network.
 - 4. Connected or accessible open space or recreational areas.
 - 5. Integration and blending of architectural housing types and styles.
- B. Screening, buffering and greater setbacks maybe required by the Planning Commission along perimeter of the development.
- C. Signage subject to requirements of the sign ordinance.

Section 11.04: Procedural Requirements.

- A PUD shall be considered a Special Land Use. Public hearing shall be held prior to approval of a preliminary PUD plan. Applications submitted in accordance with the following.
- A. Optional Pre-Application Conference. Allows for review of concept by the Planning Commission.
- B. Preliminary PUD Plan. First step is submittal of a preliminary PUD plan.
- C. Final PUD plan. Final shall be submitted for review and recommendation by the Planning Commission and final approval by the Township Board.
- D. Plat. If PUD requires plat approval, for all or part of the development, the simultaneous filing of a preliminary plat is encouraged.

Section 11.05: Pre-application Conference.

- Prior to submission of a PUD application approval, the applicant may meet with Planning Commission for preliminary discussions and review for eligibility consideration. Minimum submission requirements as follows:
 - A. An overall conceptual land use plan for the PUD.
 - B. Legal description and tax ID numbers.
 - C. Total acreage in the project.
 - D. Statement regarding proposed use, number of acres for each use, and number of residential units.
 - E. Number of acres to be preserved or used for recreation space and open space.
 - F. All known natural resources or features to exist as well as preserved.
 - G. Site existing conditions.
 - H. Proposed sewage treatment, water supply systems, and stormwater management systems.

Section 11.06: Preliminary PUD Review Procedures.

- A. Preliminary application. Submission of the following:
 - 1. Application fee.
 - 2. Completed application form.
 - 3. Site plan.
 - 4. If seeking density bonus, a parallel plan.
 - 5. Thorough written narrative for:
 - Reasons why the proposed project qualifies for a PUD.
 - Reasons why PUD is preferred at this location over conventional zoning.
 - Possible impacts on adjacent properties and public facilities and services.
 - Potential benefits.
 - Description and rationale for modifications to the Zoning Ordinance standards.
 - 6. Legal documentation showing under single ownership.
 - 7. Impact statement. Maybe required by Planning Commission.
 - 8. Identification and description of any proposed modification to the standards of the ordinance.
 - 9. Depiction of proposed development phases and schedule for completion.
 - 10. Planning Commission may waive any of the application requirements if determined not applicable to the PUD.
- B. Technical Review. Prior to a public hearing, the PUD application shall be distributed to appropriate township officials and staff for review and comment.
- C. Public hearing. Upon receipt of preliminary PUD submittal, a public hearing shall be scheduled.
- D. Planning Commission Review and Township Board approval.
 - 1. Prior to approval recommendation, Planning Commission must find the following has been met:
 - a. Granting the PUD will result in recognizable and substantial benefits to the users and community.
 - b. PUD is designed to ensure public services and facilities will be capable of accommodating the PUD impact.
 - c. PUD is designed to protect public health, safety, and welfare.
 - d. PUD is designed and laid out to preserve and protect natural resources.
 - e. PUD is designed to promote use of land socially and economically.
 - f. PUD is compatible with the Master Plan.
 - 2. Planning Commission shall review preliminary PUD plan for compliances.
 - 3. Based on reviews and comments Planning Commission shall make recommendations to the Township Board.
 - 4. Township Board to approve, approve with conditions or deny.
- E. Effect of Action on the preliminary PUD plan. Preliminary plan approval is intended to provide direction for preparation of final PUD plan.
 - 1. Preliminary PUD plan approval shall expire 3-years after the date of approval.
 - 2. Revised plan can be submitted following approval of the preliminary PUD plan.
 - 3. Amendments to an approved preliminary plan shall be subject to the same review and approval process.
 - 4. Approval of a plan shall not qualify as approval of a land division, subdivision plat or condominium subdivision plan for the purposes of recording with the Livingston County Register of Deeds.
 - 5. Preliminary approval shall not be revoked or impaired by action of the Township pending an application for final approval.

- F. Zoning Board of Appeals Authority. The ZBA shall not have authority to consider an appeal of a decision by the Planning Commission or Township Board concerning a PUD.

Section 11.07: Final PUD plan review procedures.

- A. Phased development. If applicable, plans for separate phases can be submitted.
- B. Phase Permits. Land use permits shall not be issued prior to final plan approval.
- C. Final PUD approval. Maybe requested for the entire PUD or sequential phases. the following are required items:
1. Completed application.
 2. Application fee.
 3. Final site plan.
 4. Typical elevation sketches.
 5. Engineering drawings.
 6. Summary data schedules containing:
 - a. Underlying master plan designation.
 - b. Total gross site area.
 - c. Area of existing or proposed ROW and/or easements.
 - d. Area and percentage of site covered by buildings.
 - e. Area and percentage of site covered by pavement.
 - f. Area and percentage of total open space.
 - g. Area and percentage of wetlands with regulated specifically called out.
 - h. Number, sizes, and bedroom mix of proposed dwelling units.
 - i. Non-residential – none proposed.
 - j. Parking – none proposed.
 7. Proof of preliminary reviews and compliance with external agencies.
 8. Draft copies of master deed, by-laws, condo docs, covenants, and similar regulations.
 9. Statement indicating compliance with preliminary PUD plan.
 10. A draft PUD agreement, including:
 - a. Description of the land.
 - b. description of the permitted uses, density of uses, and maximum height and size of buildings.
 - c. History of the review procedures.
 - d. Review and explanation of all special provisions.
 - e. Explanation of all public improvements to be undertaken.
 - f. Description of any dedications and required permits.
 - g. Confirmation that the proposed development is consistent with applicable township ordinances and planning objectives.
 - h. Duration of PUD agreement.
 - i. Applicability of future amendments to the general zoning regulations.
 - j. Extent to which the PUD plan may be modified subject to administrative approval.
 11. The Planning Commission may waive any of the application requirements if determined not applicable.
- D. Planning Commission Action. Planning commission shall review the final PUD and make recommendations based on conformity of requirements.
- E. Township Board Action. Review all findings and take action to approve, approve with conditions, or deny.

- F. Expiration. Approved final PUD plan shall expire 3-years after approval date.
- G. Completion of Site Design. Owner is responsible for maintaining the property as required.

Section 11.08: Standards for approval.

- An approval will only be granted if conditions and requirements are met.

Section 11.09: Rescinding approval of a PUD.

- Township Board authority only after public hearing.

Section 11.10: Amendments to an approved final PUD plan.

- A. Notification. Township Clerk if intent to change.
- B. Minor Changes. Planning commission may approve minor changes based on conditions.
- C. General revisions. Planning Commissions may refer decisions to Township Board.
- D. Major revisions. Plan revisions must follow procedures set forth in Section 11.06.

Section 11.011: Performance guarantees.

- to ensure compliance the Township Board may require certified check, irrevocable letter of credit, or surety bond.

Schedule of Regulations: (per Tyrone Township original zoning)

Zoning	Min. Lot Width	Min. Lot Size	Max. Bldg. Height	Max. Bldg. Cover	Min. Flr. Area	Front Yd. Setback	Side Yd. Setback	Rear Yd. Setback
RE*	200'	60,000sf	30'	25%	See table (g,h)	100'	20'	75'
R-2	110'	21,780sf	30'	30%	See table (g,h)	50'	20'	35'
LK-1	60'	21,780sf	30'	35%	See table (g,h)	35'	10'	50' (x)

* current zoning

Modified Schedule of Regulations: (Due to public sanitary sewer on-site)

Zoning	Min. Lot Width	Min. Lot Size	Max. Bldg. Height	Max. Bldg. Cover	Min. Flr. Area	Front Yd. Setback	Side Yd. Setback	Rear Yd. Setback
<u>Modified</u> R-2	100'	21,780sf(u)	30'	30%	See table (g,h)	50'	20'	35'
LK-1	60'	<u>17,000sf(u)</u>	30'	35%	See table (g,h)	<u>30'</u>	10'	<u>20'*</u> (x)

* minimum distance from waters edge.

Footnotes to Schedule of Regulations:

- G.** The required minimum floor area per dwelling unit in each structure shall be:

One story 1,200 sq. ft. on ground floor
 One and one-half story 1,250 sq. ft., with 850 sq. ft. minimum on ground floor
 Two story 1,500 sq. ft., with 900 sq. ft. minimum on ground floor
 Tri or Quad Level 1,500 sq. ft., with a minimum of 460 sq. ft. on ground floor

- H.** The required minimum floor area per dwelling in each multiple dwelling structure shall be:

Efficiency apartment . . . 500 sq. ft.
 One bedroom unit 700 sq. ft.
 Two bedroom unit 900 sq. ft.
 Three bedroom unit . . . 1,100 sq. ft.

Plus an additional 100 square feet for each bedroom in excess of three bedrooms in any dwelling unit.

- U. The minimum lot area of 11,000 square feet applies only to lots developed with public sewer service. Lots developed without public sewer service shall have a minimum area of 21,780 square feet.
- X. A greater rear yard setback may be required by the Planning Commission where the established setbacks of adjacent buildings are greater than the minimum required in the Zoning District. Where the average rear yard setbacks for the adjacent buildings on either side of the proposed use is greater than the minimum required for the district, the Planning Commission may require a rear yard setback equal to or greater than average rear yard setbacks of the adjacent buildings to preserve Sight Lines to the water. This setback requirement also applies to accessory structures.

The only exceptions to this provision shall be for cases where the subject or adjacent structures are located along a cove or peninsula or where the rear yard setbacks of adjacent structures differ by more than 40 feet. For these cases, the Planning Commission shall determine if a cove or peninsula exists, as well as the appropriate setback required such that Sight Lines for existing adjacent structures are protected.

Section 11.02(K) & Section 21.51: Open Space & Compliance Requirements

The following areas were derived from the updated property survey provided by Fenton Land Surveying & Engineering on 11/18/20.

Total land area as defined by the boundary extents of property line: [158.71 acres \(6,913,479.55sf\)](#)

Total open water area as defined by edge of water line on survey: [47.65 acres \(2,075,634sf\)](#)

Total wetland area as defined by flagged wetland line & edge of water: [30.75 acres \(1,339,557.12sf\)](#)

Total undeveloped area (upland): [7.07 acres \(30,796.92sf\)](#)

Total paved road area (phase I): [3.14 acres \(136,647.56sf\)](#)

Total paved road area (phase II): [2.67 acres \(116,305.2sf\)](#)

Total right-of-way area, including road (phase I): [6.64 acres \(289,238.4sf\)](#)

Total right-of-way area, including road (phase II): [6.97 acres \(303,613.2sf\)](#)

Section 11.02(K): 30% of the total land area of the portion of the site that is designated for residential use shall be open space. [158.71 acres x 0.30 = 47.6 acres of open space required](#)

Land Development Scenario 1 (PUD):

Looks at taking 30% of the total land area within the extents of the boundary property line.

[Open space required: 158.71 acres x 0.30 = 47.6 acres](#)

Section 21.51(E): not more than 25% of the minimum open space area shall be included as submerged land below the high-water mark of the body of water.

[47.6 acres x 0.25 = 11.9 acres](#)

Section 21.25(F): not more than 35% of the minimum open space area shall be included as wetland.

[47.6 acres x 0.35 = 16.66 acres](#)

Deficit to meet open space requirement:

[47.6 acres – 11.9 acres – 16.66 acres = 19 acres](#)

Reduction of deficit open space requirement:

[19 acres - 7.07 acres \(upland\) – 3.3 acres \(possible additional open space\) = 8.63 acres still needed](#)

Land Development Scenario 2 (PUD with Nature Preserve):

Looks at designating 113 acres of the site for residential use and designating the rest of the property as a nature preserve. The 113 acres consists of the following:

Total lot areas including roads, right-of-ways and upland areas:

27.94 acres + 6.64 acres + 29.75 acres + 6.97 acres = 71.3 acres

Using this scenario, this is how we can comply with the ordinance:

Section 11.02(K): 30% Total open space required:

113.04 acres x 0.30 = 33.9 acres

Section 21.25(E): not more than 25% of the minimum open space area shall be included as submerged land below the high-water mark of the body of water.

33.9 acres x 0.25 = 8.5 acres

Section 21.25(F): not more than 35% of the minimum open space area shall be included as wetland.

33.9 acres x 0.35 = 11.9 acres

Deficit to meet open space requirement:

33.9 acres – 8.5 acres – 11.9 acres = 13.5 acres

Reduction of deficit open space requirement:

13.5 acres - 7.07 acres (upland) – 3.3 acres (possible additional open space) = 3.13 acres still needed

Land Development Scenario 3 (Rezoning):

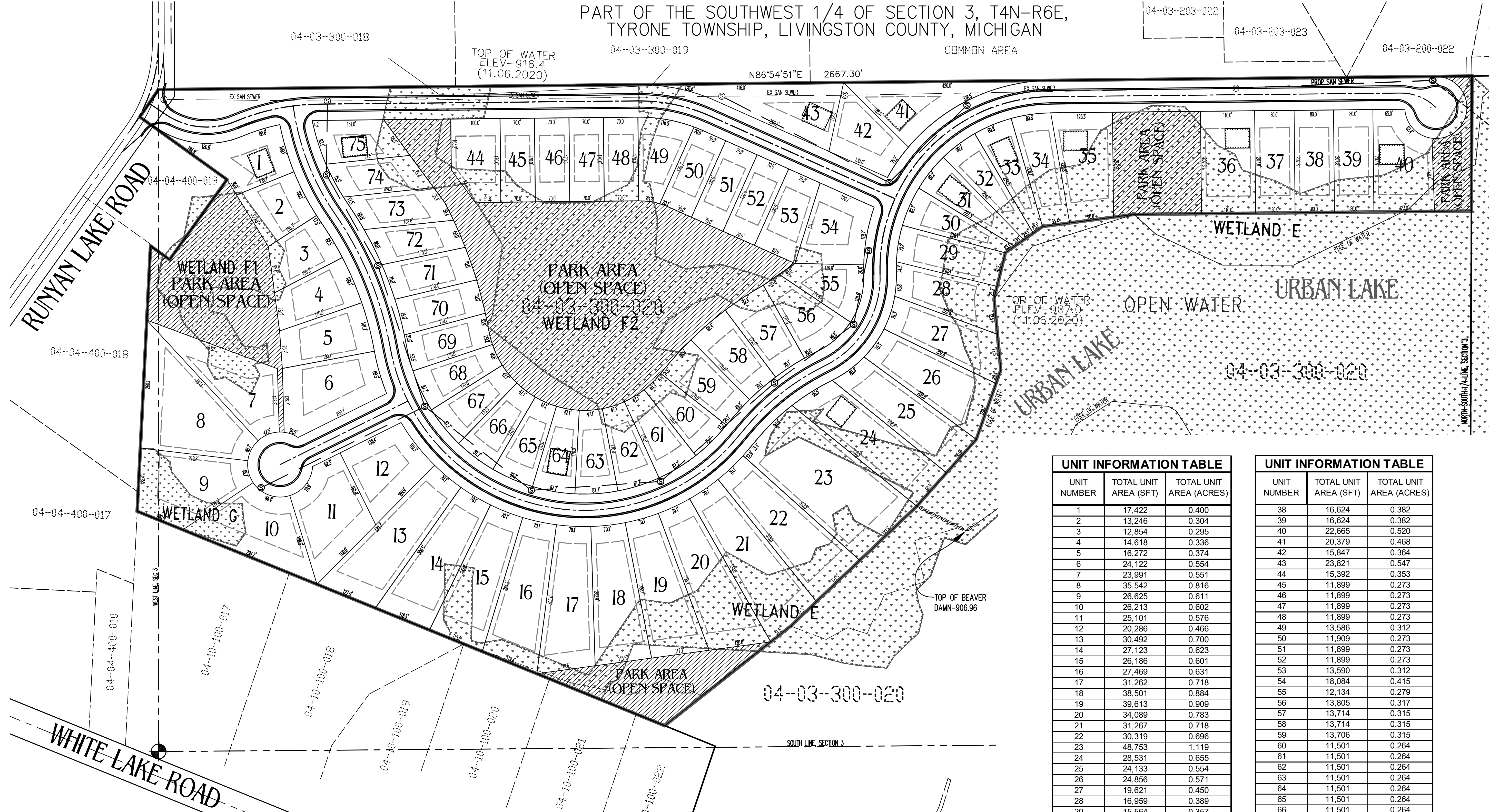
- 1) Looks at asking for rezoning of the Phase I area from the current 'RE' to 'R-2', due to having sanitary sewer access on site.
- 2) Looks at asking for rezoning of the Phase II area from the current 'RE' to 'R-2' and 'LK-1' due to having sanitary sewer access on site.

Land Development Scenario 4 (Parallel Plan):

- 1) Looks at developing the property in line with the township's future land use plan.

PRELIMINARY SITE CONDOMINIUM PLAN
PARALLEL PLAN OF:
LAKE URBAN CROSSINGS

PART OF THE SOUTHWEST 1/4 OF SECTION 3, T4N-R6E,
TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



EXISTING ZONING INFORMATION:

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

- 1) MINIMUM LOT SIZE = 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%

FUTURE ZONING INFORMATION:

ACCORDING TO THE TYRONE TOWNSHIP FUTURE LAND USE MAP, THIS PROPERTY COULD BE ZONED MEDIUM DENSITY SINGLE FAMILY DETACHED RESIDENTIAL AND POTENTIALLY MEDIUM DENSITY SINGLE FAMILY DETACHED RESIDENTIAL-LAKESIDE WITH URBAN LAKE LOCATED ON THE PREMISES, AND IS WOULD BE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = 11,000 SFT (MIN) WITH SEWER
- 2) MINIMUM LOT WIDTH = 60 FEET
- 3) FRONT SETBACK = 35 FEET
- 4) SIDE SETBACK = 10 FEET, TOTAL = 20 FEET
- 5) REAR SETBACK = 50 FEET
- 6) MAXIMUM BUILDING HEIGHT = 30 FEET
- 7) MAXIMUM LOT COVERAGE = 35%

PROPOSED ZONING INFORMATION:

REQUEST CHANGE OF LAND ZONING TO R-2, SINGLE FAMILY RESIDENTIAL DISTRICT (MODIFIED) FOR PART OF THIS PROPERTY, AND WOULD BE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = 11,000 SFT (MIN) WITH SEWER
- 2) MINIMUM LOT WIDTH = 70 FEET
- 3) FRONT SETBACK = 35 FEET
- 4) SIDE SETBACK = 10 FEET, TOTAL = 20 FEET
- 5) REAR SETBACK = 35 FEET
- 6) MAXIMUM BUILDING HEIGHT = 30 FEET
- 7) MAXIMUM LOT COVERAGE = 40%

UNIT INFORMATION TABLE		
UNIT NUMBER	TOTAL UNIT AREA (SFT)	TOTAL UNIT AREA (ACRES)
1	17,422	0.400
2	13,246	0.304
3	12,854	0.295
4	14,618	0.336
5	16,272	0.374
6	24,122	0.554
7	23,991	0.551
8	35,542	0.816
9	26,625	0.611
10	26,213	0.602
11	25,101	0.576
12	20,286	0.466
13	30,492	0.700
14	27,123	0.623
15	26,186	0.601
16	27,469	0.631
17	31,262	0.718
18	38,501	0.884
19	39,613	0.909
20	34,089	0.783
21	31,267	0.718
22	30,319	0.696
23	48,753	1.119
24	28,531	0.655
25	24,133	0.554
26	24,856	0.571
27	19,621	0.450
28	16,959	0.389
29	15,564	0.357
30	11,371	0.261
31	11,836	0.272
32	12,124	0.278
33	11,927	0.274
34	15,613	0.358
35	23,531	0.540
36	22,858	0.525
37	16,624	0.382

UNIT INFORMATION TABLE		
UNIT NUMBER	TOTAL UNIT AREA (SFT)	TOTAL UNIT AREA (ACRES)
38	16,624	0.382
39	16,624	0.382
40	22,665	0.520
41	20,379	0.468
42	15,847	0.364
43	23,821	0.547
44	15,392	0.353
45	11,899	0.273
46	11,899	0.273
47	11,899	0.273
48	11,899	0.273
49	13,586	0.312
50	11,909	0.273
51	11,899	0.273
52	11,899	0.273
53	13,590	0.312
54	18,084	0.415
55	12,134	0.279
56	13,805	0.317
57	13,714	0.315
58	13,714	0.315
59	13,706	0.315
60	11,501	0.264
61	11,501	0.264
62	11,501	0.264
63	11,501	0.264
64	11,501	0.264
65	11,501	0.264
66	11,501	0.264
67	11,501	0.264
68	11,459	0.263
69	11,922	0.274
70	12,297	0.282
71	12,294	0.282
72	11,857	0.272
73	12,943	0.297
74	12,536	0.288
75	13,272	0.305

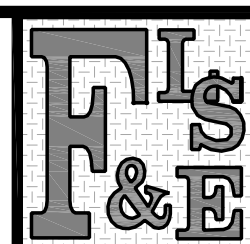
NOTE: THERE ARE 74 REU'S (RESIDENTIAL EQUIVALENT UNITS) ASSOCIATED WITH THE PROPERTY HEREIN. THE SANITARY SEWER WILL BE EXTENDED AND USED IN THIS PROJECT.

SCALE: NONE

JOB NO. 21-WL

OWNER/DEVELOPER:
LAKE URBAN CROSSINGS, LLC
C/O WILSON LAHOUD & LINO KASPER
S SAGINAW STREET, SUITE A
GRAND BLANC, MI 484

PART OF THE SOUTHWEST 1/4
SECTION 3, T4N-R6E
TYRONE TOWNSHIP, LIVINGSTON COUNTY, MI



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

PARALLEL SITE CONDOMINIUM PLAN FOR:
LAKE URBAN CROSSINGS CONDOMINIUM
PART OF THE SOUTHWEST 1/4 OF SECTION 3, T4N-R6E,
TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

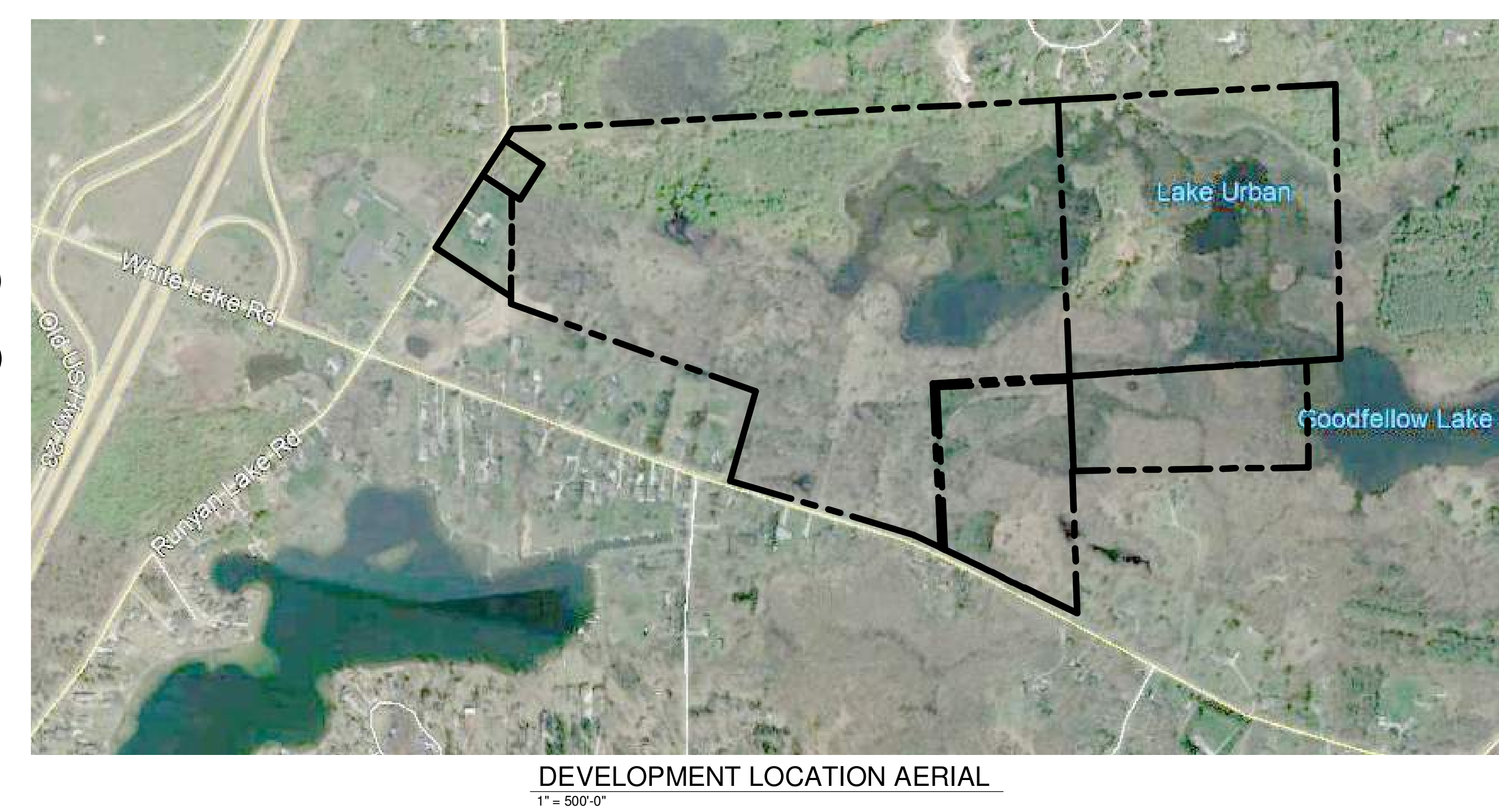
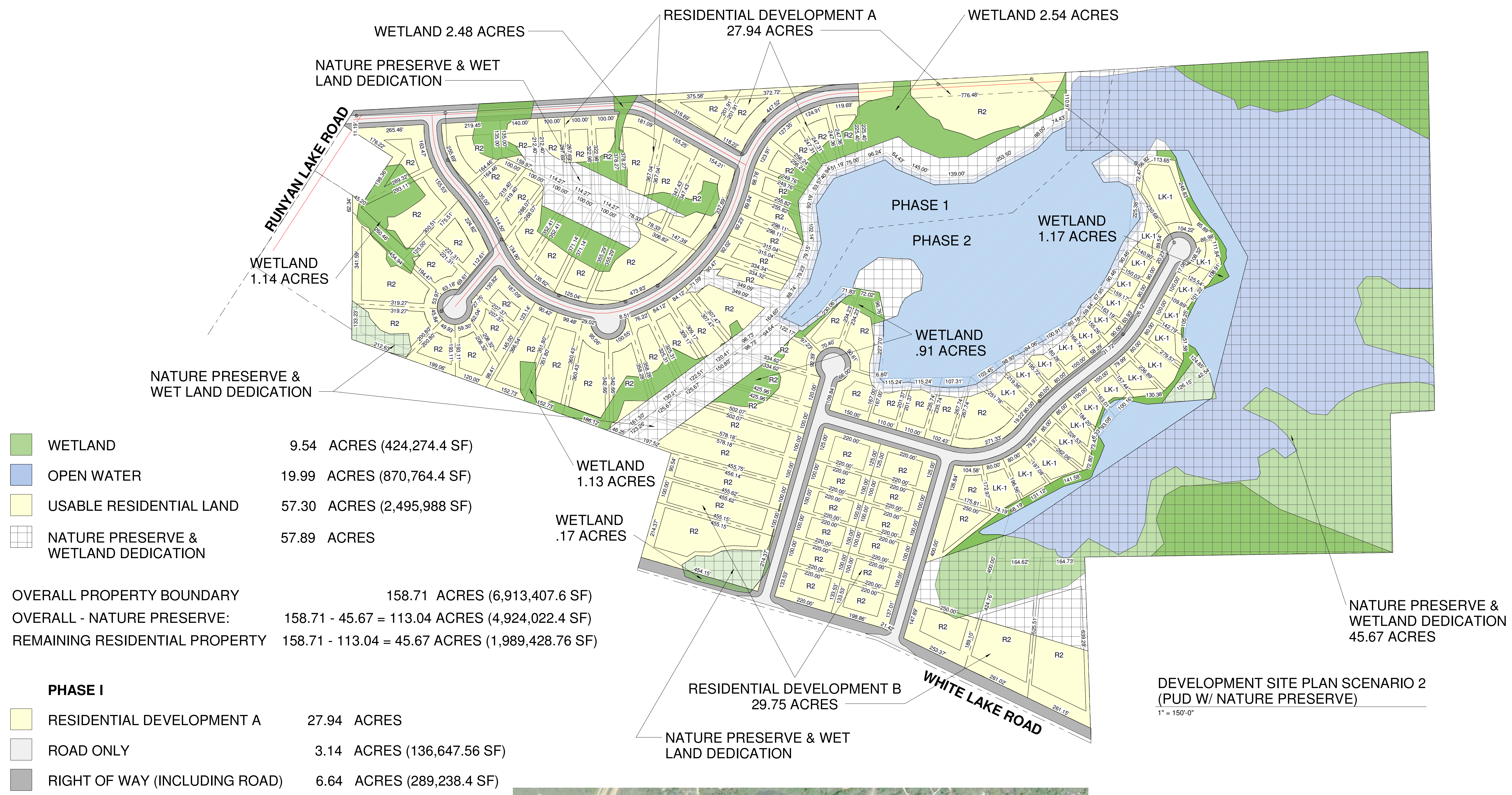
REVISIONS	DRN. BY:	J.R.B.	03.22.2021	SHEET NO: P-1
	DSN BY:	J.R.B.	"	
	CHK'D BY:	J.B.M.	"	
	APPR BY:	J.B.M.	"	

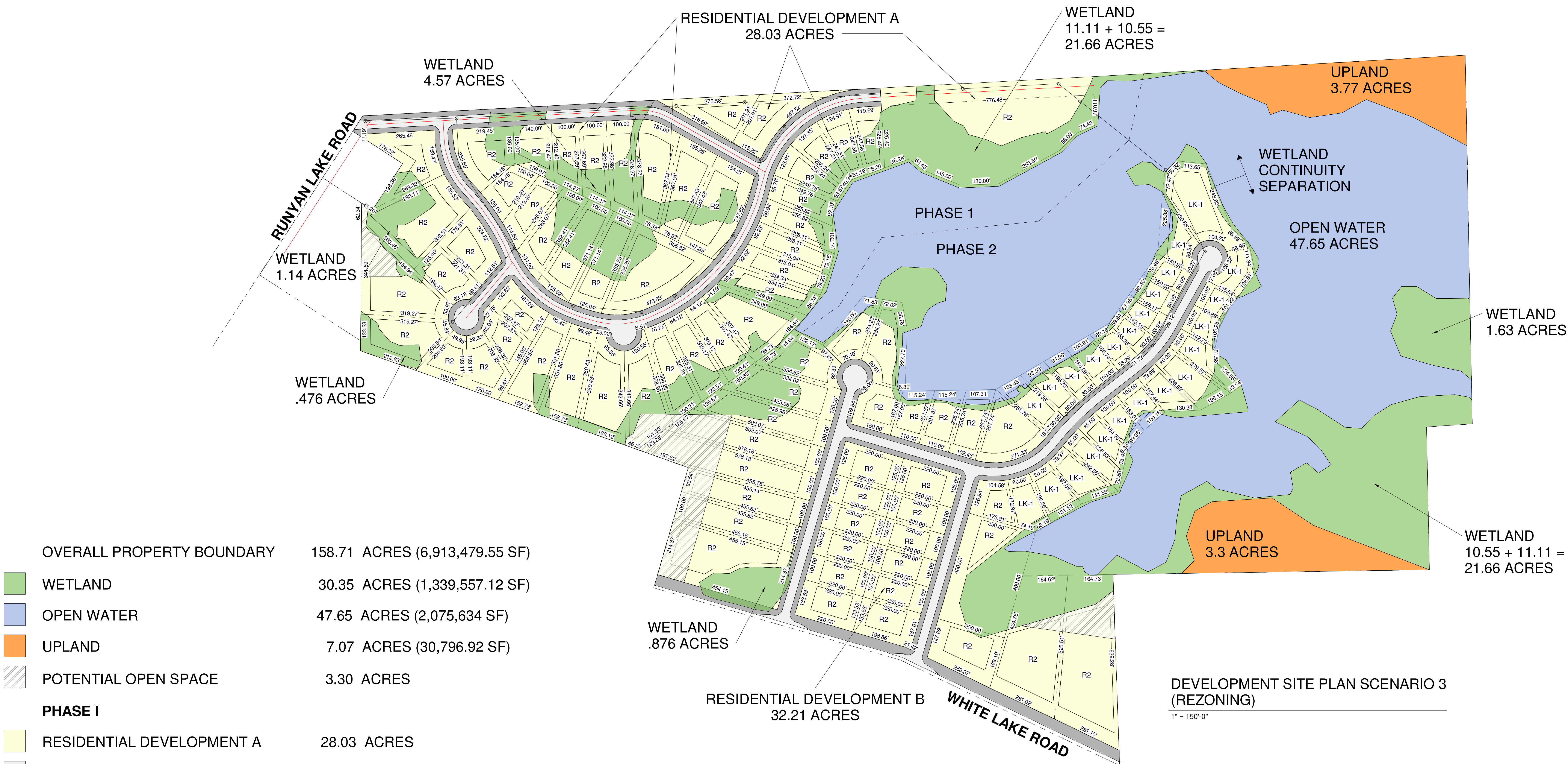
SEALS:

OWNER: WILSON LAMPOUD
LAKE URBAN CROSSING
RUNNYAN LAKE ROAD AND WHITE LAKE ROAD

No.	Description	Date

DEVELOPMENT SITE PLAN - SCENARIO 2
Project number
C100G
Scale: As indicated





OVERALL PROPERTY BOUNDARY	158.71 ACRES (6,913,479.55 SF)
WETLAND	30.35 ACRES (1,339,557.12 SF)
OPEN WATER	47.65 ACRES (2,075,634 SF)
UPLAND	7.07 ACRES (30,796.92 SF)
POTENTIAL OPEN SPACE	3.30 ACRES
PHASE I	
RESIDENTIAL DEVELOPMENT A	28.03 ACRES
ROAD ONLY	3.14 ACRES (136,647.56 SF)
RIGHT OF WAY (INCLUDING ROAD)	6.64 ACRES (289,238.4 SF)
PHASE II	
RESIDENTIAL DEVELOPMENT B	32.25 ACRES
ROAD ONLY	2.67 ACRES (116,305.2 SF)
RIGHT OF WAY (INCLUDING ROAD)	6.97 ACRES (303,613.2 SF)

DEVELOPMENT A
R2 44 LOTS

DEVELOPMENT B
LK-1 24 LOTS
R2 32 LOTS



DEVELOPMENT LOCATION AERIAL
1" = 500'-0"



DEVELOPMENT INCLUSIVE PORPERTIES
1" = 400'-0"



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: R-2 Single Family Residential

(western portion)

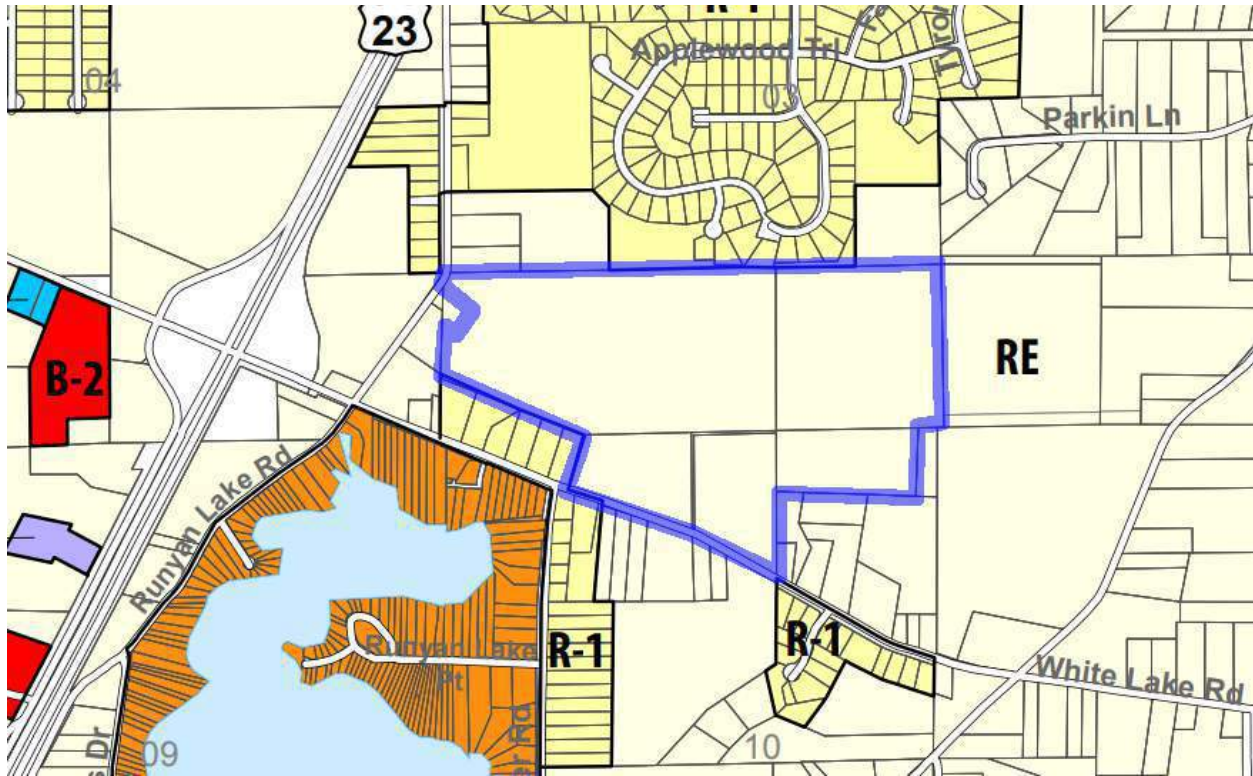
The intent of the R-2 district is the same as in the R-1 district, except that the district is intended for areas served with public sewer and water, or locations adjacent to urbanizing centers in which public sewer and water is expected in the foreseeable future. In order to preserve natural features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

Potential Zoning: LK-1 Lake Front Residential

(eastern portion)

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 Plan 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.

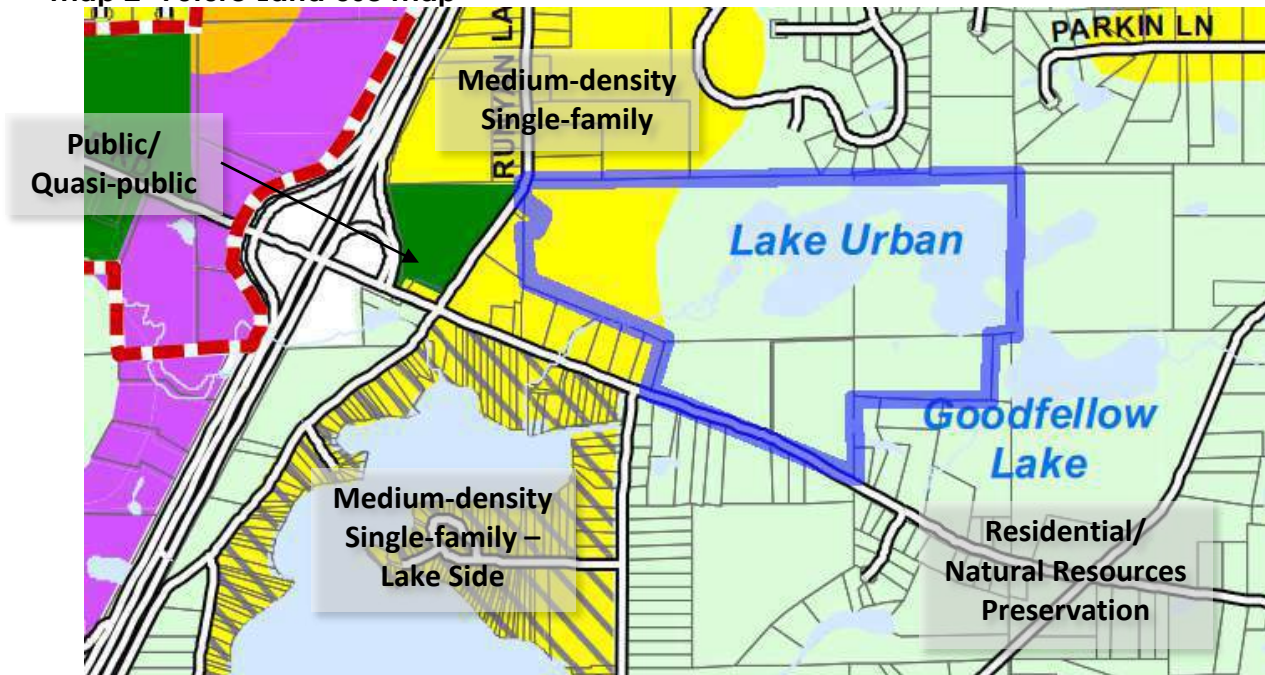
If the entire development can be served by public water and sewer systems, it may be appropriate to consider whether or not it might be appropriate for the entire project to be within the R-1 Single-family Residential or R-2 Single-family Residential district.

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 <i>This classification is intended to provide a transitional residential density between Low and High Density Residential. Lots will generally range from <u>0.5 acre to 1.5 acres per dwelling unit</u>. 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.</i>
Future Land Use Map (eastern portion)	Residential/Natural Resource Preservation <i>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 <u>3 acres per dwelling unit</u>. Residential uses will be developed in a planned manner that preserves the attractive natural features of Tyrone Township.</i>

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.

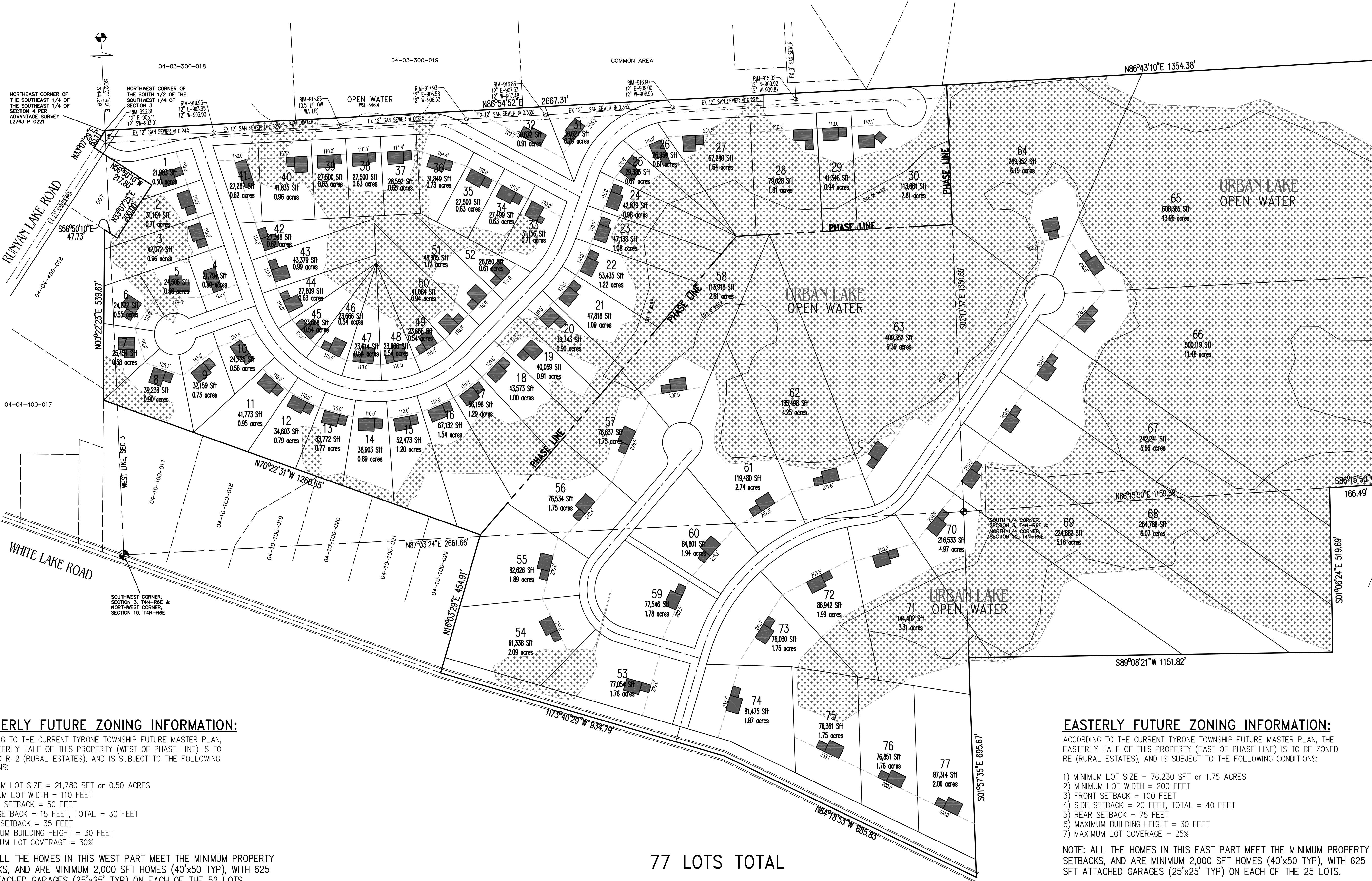


CARLISLE/WORTMAN ASSOC., INC.
Zach Michels, AICP
Planner



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

PARALLEL SITE PLAN LAYOUT
LAKE URBAN ESTATES



WESTERLY FUTURE ZONING INFORMATION:

ACCORDING TO THE CURRENT TYRONE TOWNSHIP FUTURE MASTER PLAN, THE WESTERLY HALF OF THIS PROPERTY (WEST OF PHASE LINE) IS TO BE ZONED R-2 (RURAL ESTATES), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = 21,780 SFT or 0.50 ACRES
- 2) MINIMUM LOT WIDTH = 110 FEET
- 3) FRONT SETBACK = 50 FEET
- 4) SIDE SETBACK = 15 FEET, TOTAL = 30 FEET
- 5) REAR SETBACK = 35 FEET
- 6) MAXIMUM BUILDING HEIGHT = 30 FEET
- 7) MAXIMUM LOT COVERAGE = 30%

NOTE: ALL THE HOMES IN THIS WEST PART MEET THE MINIMUM PROPERTY SETBACKS, AND ARE MINIMUM 2,000 SFT HOMES (40'x50' TYP), WITH 625 SFT ATTACHED GARAGES (25'x25' TYP) ON EACH OF THE 52 LOTS.

EASTERLY FUTURE ZONING INFORMATION:

ACCORDING TO THE CURRENT TYRONE TOWNSHIP FUTURE MASTER PLAN, THE EASTERLY HALF OF THIS PROPERTY (EAST OF PHASE LINE) IS TO BE 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%

NOTE: ALL THE HOMES IN THIS EAST PART MEET THE MINIMUM PROPERTY SETBACKS, AND ARE MINIMUM 2,000 SFT HOMES (40'x50' TYP), WITH 625 SFT ATTACHED GARAGES (25'x25' TYP) ON EACH OF THE 25 LOTS.

77 LOTS TOTAL

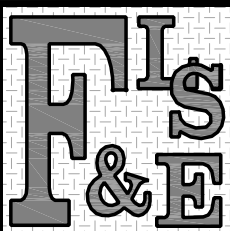
FILE: JOBS 2019\20-290-WL\DWG\20-290 PARALLEL SITE PLANDWG - PAR

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

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.	06.10.2021	SHEET NO:
06.24.2021	DSN BY:	J.R.B.	"	PAR
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.B.M.	"	

PARCEL 4704-0330-020
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, N20°15'E 470.44 FEET (PREVIOUSLY RECORDED AS 486.33 FEET) TO THE POINT OF BEGINNING; THENCE S65°37'27"N 46.68 FEET (PREVIOUSLY RECORDED AS 47.28 FEET); THENCE N05°07'27"E 539.49 FEET; THENCE S25°05'06"E 47.73 FEET; THENCE N37°52'29"E 200.00 FEET; THENCE N25°05'06"W 21.80 FEET TO THE CENTERLINE OF RUNYAN LAKE ROAD; THENCE ALONG SAID CENTERLINE OF ROAD, N37°52'28"E 64.28 FEET; THENCE S02°31'SE, 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'SE 266.70 FEET TO THE NORTH-SOUTH 1/4 LINE OF SECTION 3; THENCE, ALONG SAID NORTH-SOUTH 1/4 LINE, S02°27'56"E 135.31 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, N68°10'SW 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 3, N05°07'27"E 103.35 FEET TO THE CORNER OF SAID PARCEL; THENCE, ALONG THE WHITE LAKE ROAD, LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 3, N05°07'27"E 103.35 FEET; THENCE, ALONG THE CENTERLINE OF THE FOLLOWING 5 COURSES; (1) N63°05'16"E 103.35 FEET; (2) N67°53'52"W 129.30 FEET; (3) N69°13'13"W 222.75 FEET; (4) N68°24'53"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 S65°37'27"E 121.99 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.

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

BARDOL 1704 10 000 005

DARCEL 1704 03 100 001

[illegible]

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.

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.

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.

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%

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)

- K. 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 (LDCD).

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 PERMIT TO PLAN APPROVAL BY GDC-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.

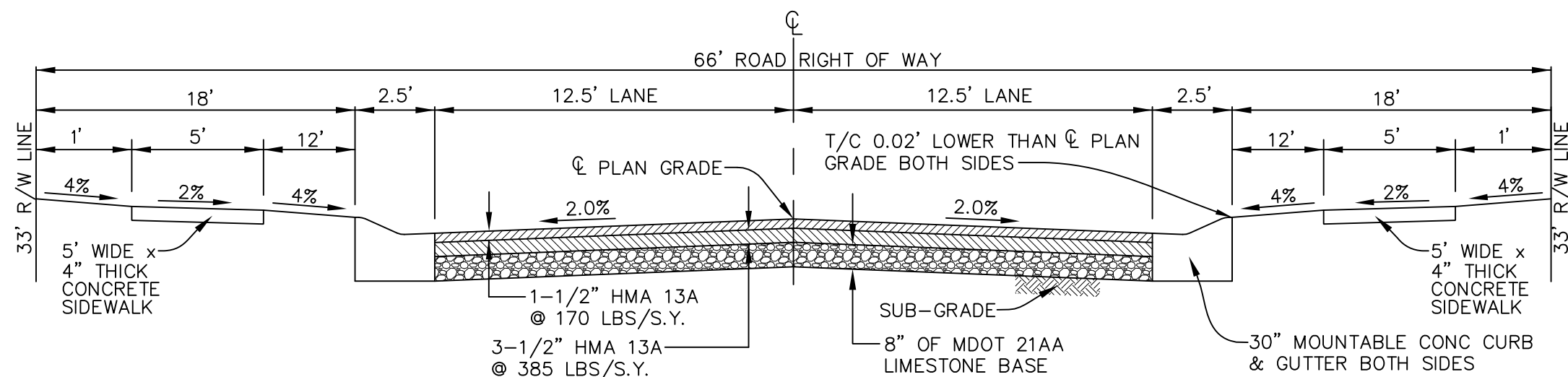
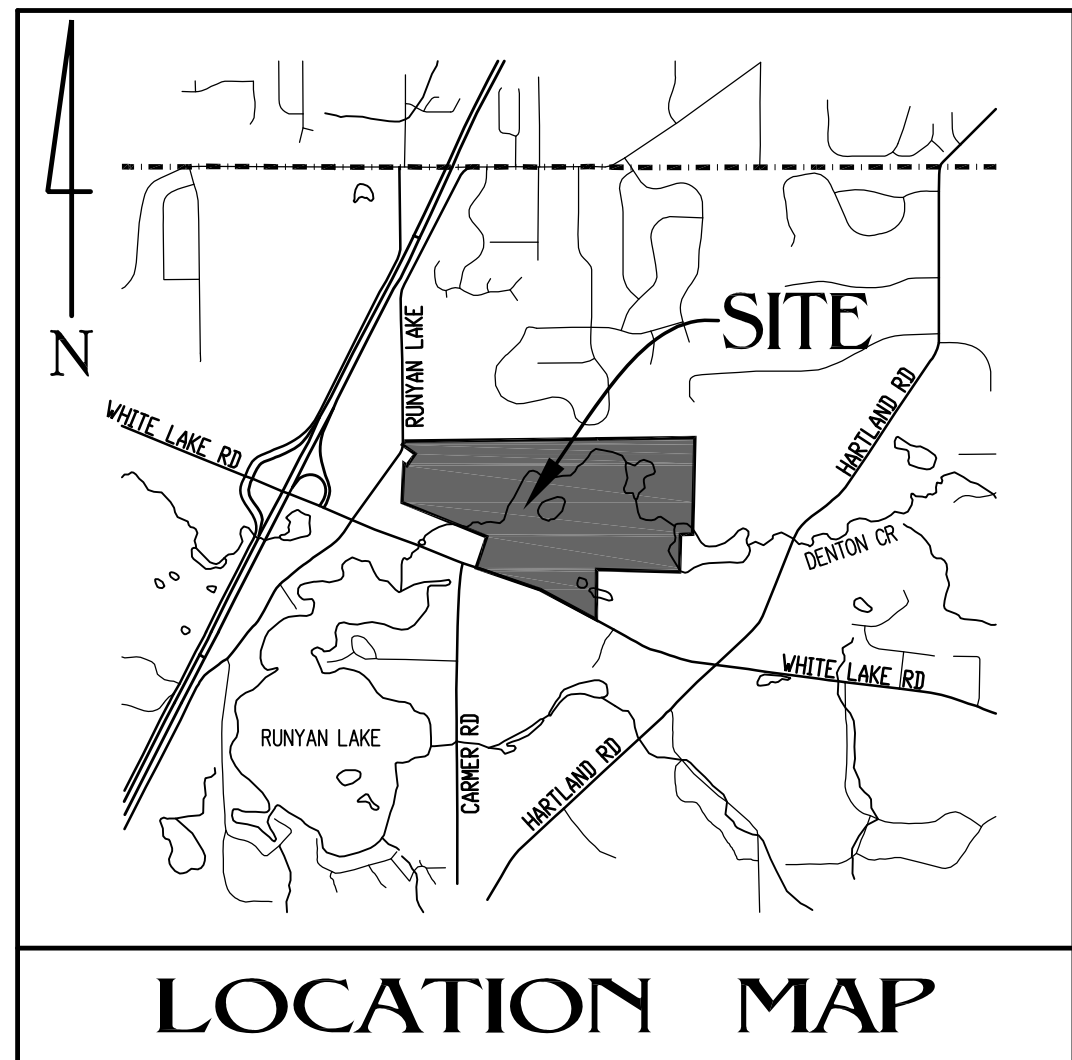
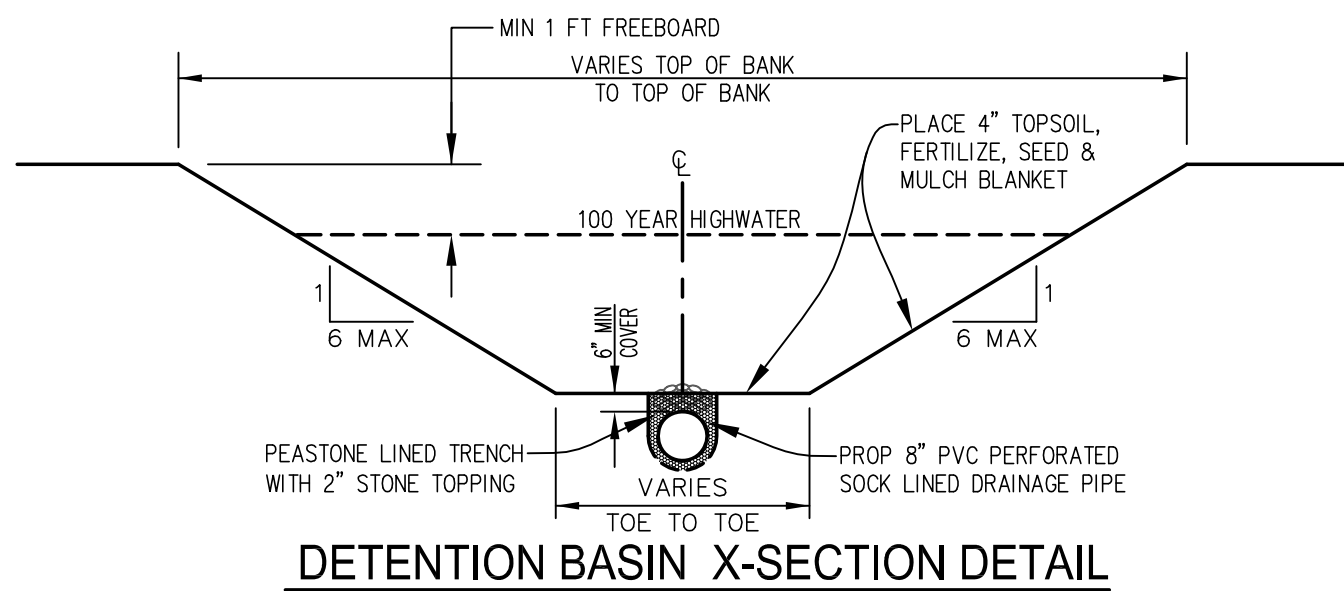
1. MUNICIPALITY SANITARY SEWER AND WATER PERMIT: PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE LOCAL MUNICIPALITY, THE DEVELOPER SHALL BE REQUIRED TO OBTAIN A SANITARY SEWER AND/OR WATER TAP-IN PERMIT FROM THE LOCAL MUNICIPALITY, IF AUTHORIZED. (NO WATERMAIN IS PROPOSED FOR THIS PROJECT, WATER WELLS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

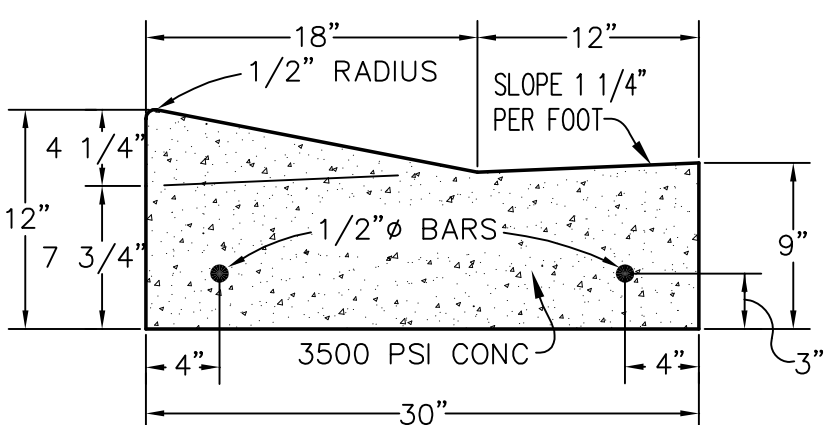
- * NOT APPLICABLE TO THIS PROJECT

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.

TITLE	SHEET INDEX	SHEET NO.
COVER, NOTE & DETAIL SHEET	_____	P-1
PRELIMINARY SITE CONDOMINIUM PLAN	_____	P-2
SURVEY OF EXISTING CONDITIONS	_____	P-3
PRELIMINARY SITE UTILITY PLAN	_____	P-4
PRELIMINARY SITE OPEN SPACE PLAN	_____	P-5
PRELIMINARY SITE LANDSCAPING PLAN	_____	P-6



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)



MOUNTABLE CONCRETE CURB & GUTTER
NOT TO SCALE

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

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

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.

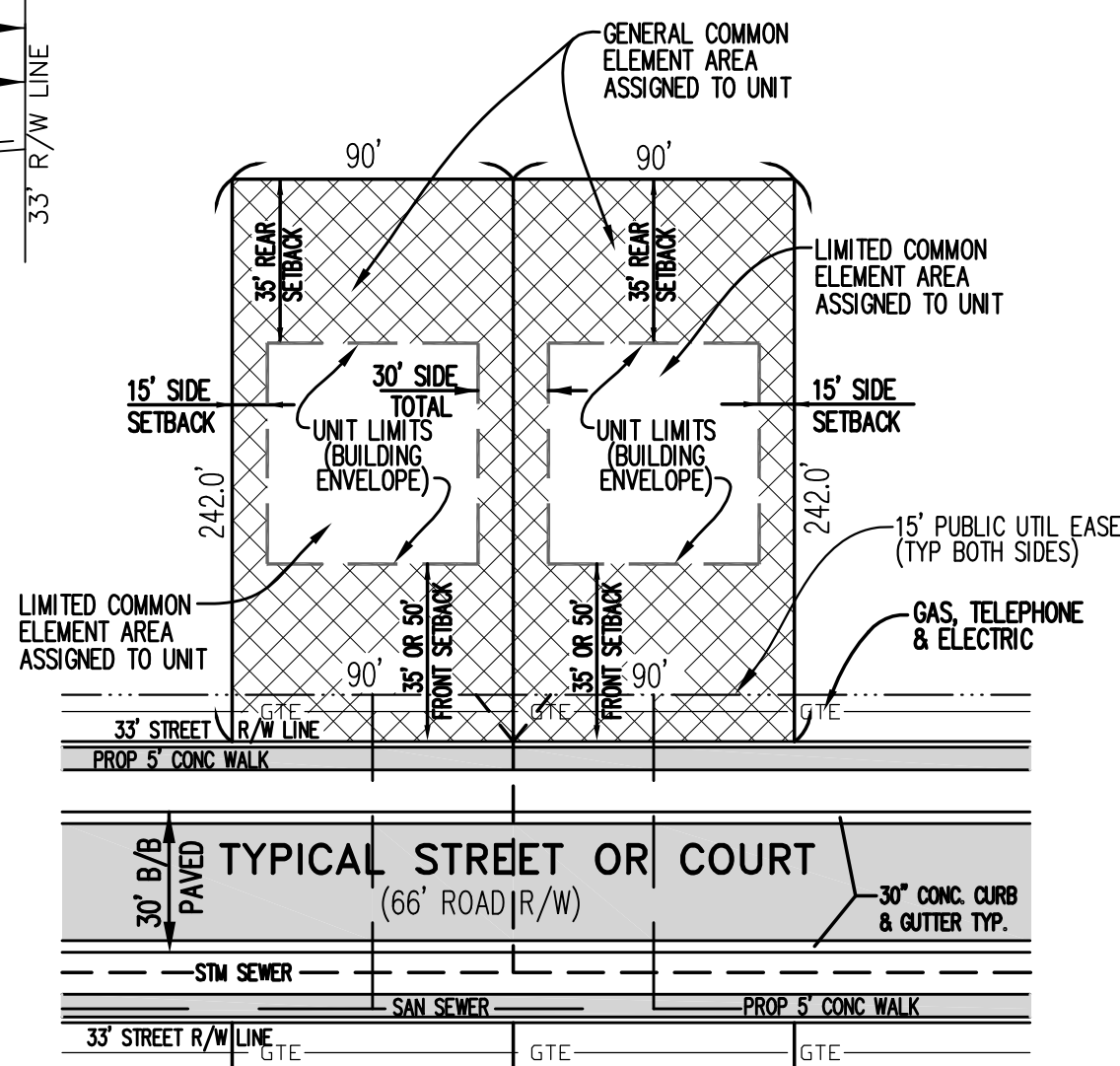
2. ALL SANITARY SEWERS 8" OR LARGER PROPOSED FOR THIS PROJECT SHALL BE DESIGNED FOR AND BECOME A PUBLIC SYSTEM. PROPOSED 8" SANITARY SHALL BE SDR 26 PVC PIPE.
3. SANITARY SEWER SADDLE TAPS, WHEN NECESSARY, SHALL BE MADE BY LIVINGSTON COUNTY DRAIN COMMISSIONER AND/OR TYRONE TOWNSHIP UTILITIES DEPARTMENT. 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.

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 DRAIN COMMISSION (LCDC), AND WILL BE PARTIALLY PRIVATE & PUBLIC 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.

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 = 89 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

TOTAL SITE AREA = 158.71 ACRES
PROPOSED TOTAL NO. OF UNITS = 89 UNITS
DENSITY = $89/158.7 = 0.56$ UNITS PER ACRE



A circular professional engineer seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the name "JENNIFER B. MILLER" and "ENGINEER" above the license number "No. 45076". A blue ink signature is written across the center of the seal.

PRELIMINARY REVIEW

REVISIONS	DRN. BY:	J.R.B.	05.27.2021	SHEET NO: P-1
08.04.2021	DSN BY:	J.R.B.	"	
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.B.M.	"	

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

PRELIMINARY SITE PLAN LAYOUT
LAKE URBAN CROSSINGS

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

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 MDT STANDARD ROAD PLANS, AND THE LATEST TYRONE TOWNSHIP ZONING ORDINANCE AND ENGINEERING DESIGN STANDARDS. COPIES OF ALL MDT 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.
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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.
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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 CROSSINGS CONDOMINIUM
PART OF SECTIONS 3 & 10, T4N-R6E,
TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

REVISIONS
08.04.2021

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-2

PRELIMINARY SITE PLAN LAYOUT
LAKE URBAN CROSSINGS

LEGEND

- EX OPEN WATER AREAS
- PROP NATURE PRESERVE AREAS
- PROP SEDIMENT BASINS
- PROP STORM SEWER
- PROP CENTERLINE OF FLOW
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SCALE: 1"=150'

JOB NO. 20-290

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

**PART OF SECTIONS 3 & 10
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LIVINGSTON 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 CROSSINGS CONDOMINIUM**
PART OF SECTIONS 3 & 10, T4N-R6E,
TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

REVISIONS
08.04.2021

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-2

PRELIMINARY SITE PLAN LAYOUT
LAKE URBAN CROSSINGS

LEGEND

- EX OPEN WATER AREAS
- PROP NATURE PRESERVE AREAS
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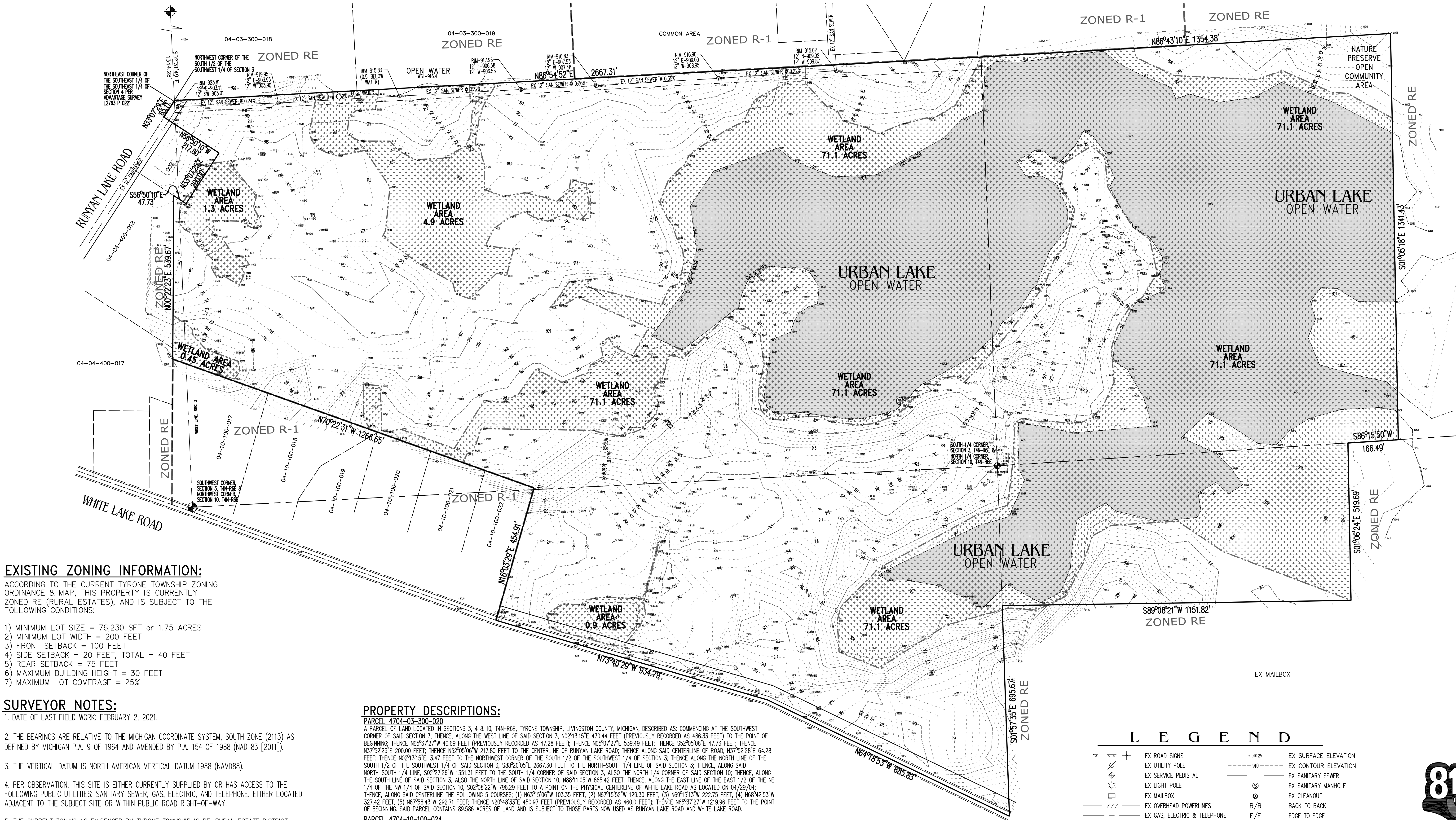
**PRELIMINARY SITE PLAN LAYOUT FOR:
LAKE URBAN CROSSINGS CONDOMINIUM**
PART OF SECTIONS 3 & 10, T4N-R6E,
TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

REVISIONS
08.04.2021

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SHEET NO. P-2

SURVEY OF EXISTING CONDITIONS
LAKE URBAN CROSSINGS



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 (NAV88).
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 (NAV88) 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°20'06"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 NLY 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 NLY 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

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



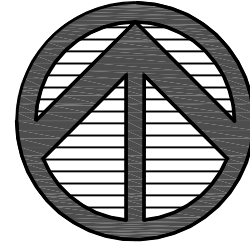
Know what's below.
Call before you dig.



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	SURVEY OF EXISTING CONDITIONS FOR: LAKE URBAN CROSSINGS CONDOMINIUM PART OF SECTIONS 3 & 10, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN	<table><tr><td>REVISIONS</td><td>DRN. BY:</td><td>J.R.B.</td><td>05.27.2021</td></tr><tr><td>08.04.2021</td><td>DSN BY:</td><td>J.R.B.</td><td>"</td></tr><tr><td></td><td>CHK'D BY:</td><td>J.P.W.</td><td>"</td></tr><tr><td></td><td>APPR BY:</td><td>J.B.M.</td><td>"</td></tr></table>	REVISIONS	DRN. BY:	J.R.B.	05.27.2021	08.04.2021	DSN BY:	J.R.B.	"		CHK'D BY:	J.P.W.	"		APPR BY:	J.B.M.	"	SHEET NO: P-3
REVISIONS	DRN. BY:	J.R.B.	05.27.2021																			
08.04.2021	DSN BY:	J.R.B.	"																			
	CHK'D BY:	J.P.W.	"																			
	APPR BY:	J.B.M.	"																			
JOB NO. 20-290																						

NORTH

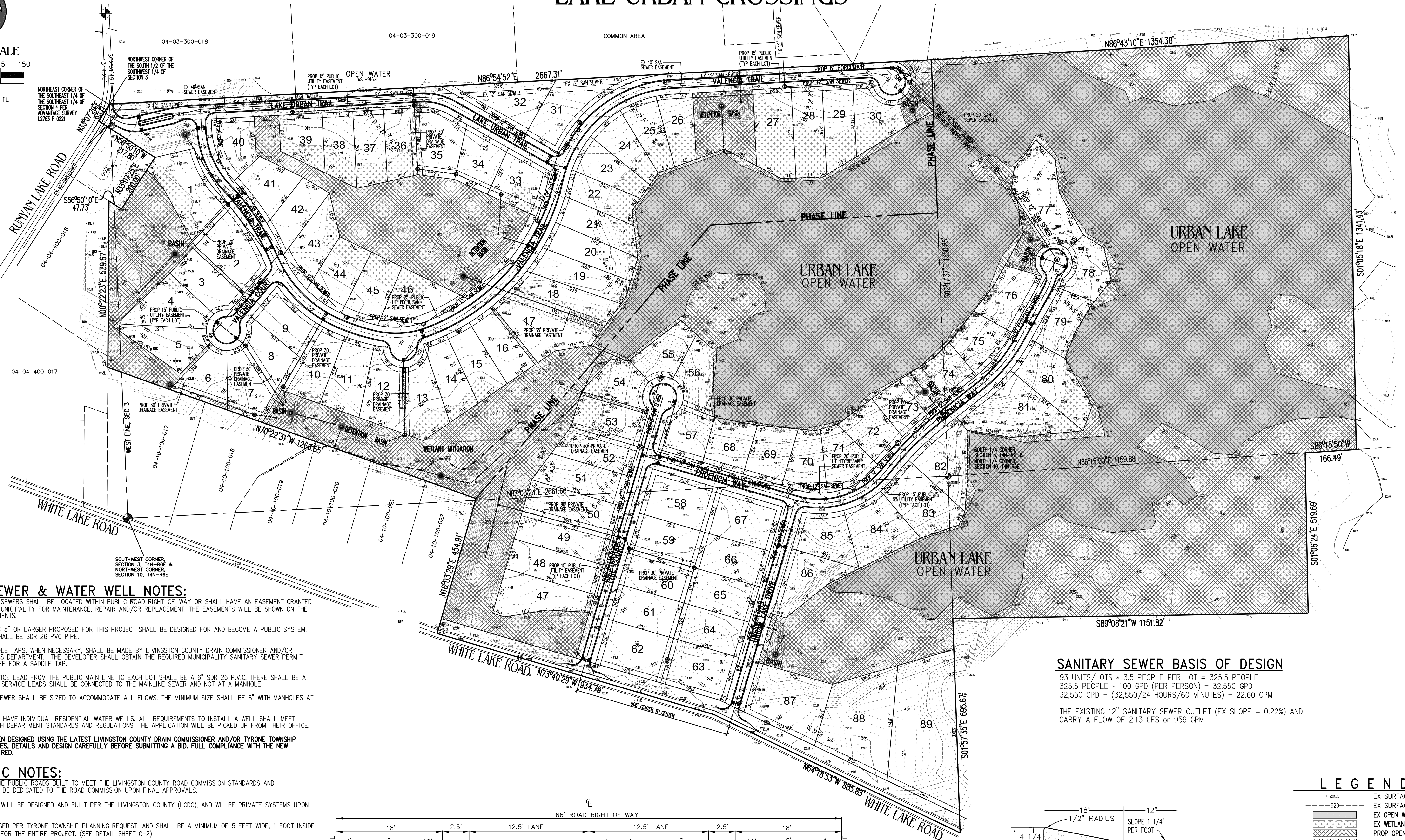


GRAPHIC SCALE

150 0 75 150

(IN FEET)
1 inch = 150 ft.

NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4 PER ADVANTAGE SURVEY L2783 P 0221



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 (LDCO), AND WILL 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.

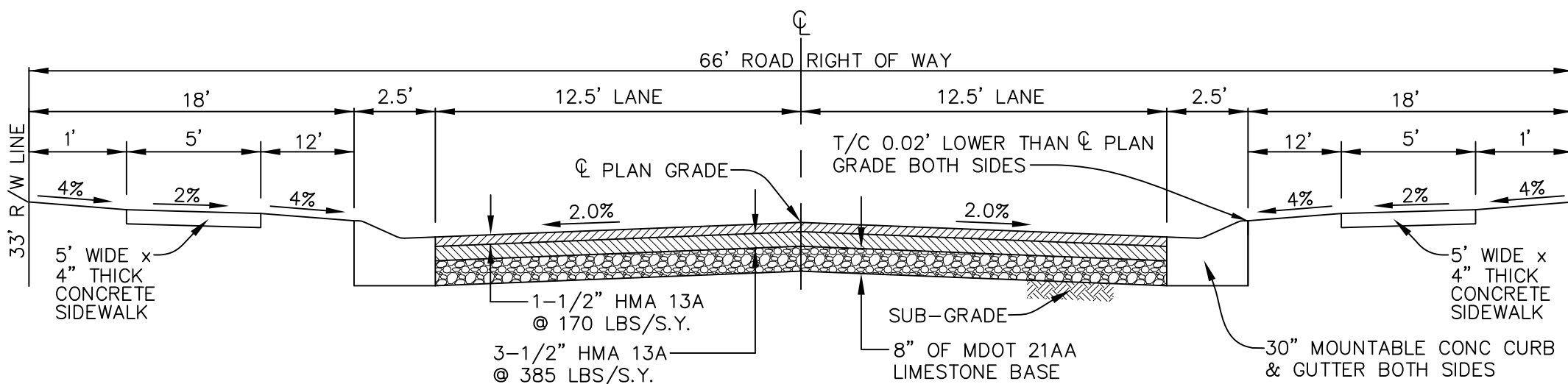
WETLAND NOTE:

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.

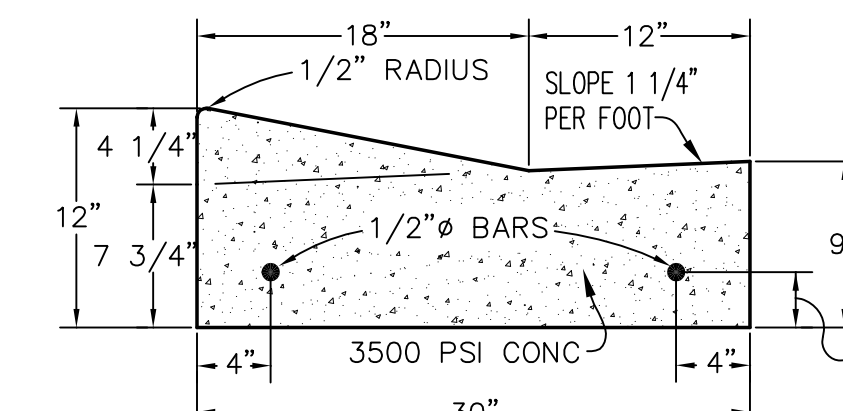
SANITARY SEWER BASIS OF DESIGN

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

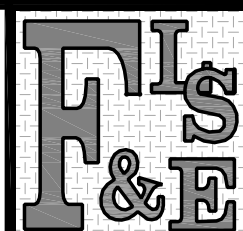
PRELIMINARY REVIEW

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

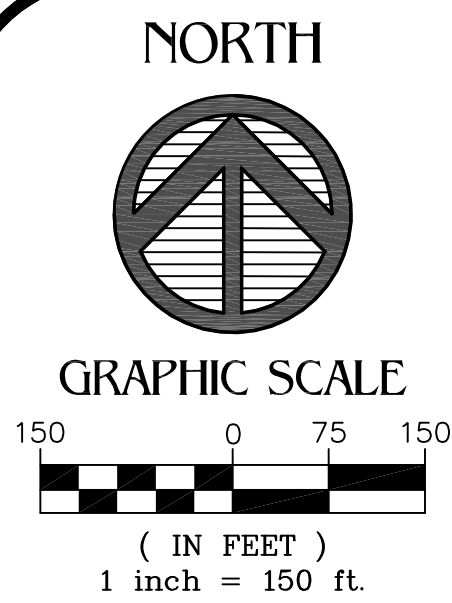
PART OF SECTIONS 3 & 10
TYRONE TOWNSHIP, T4N-R6E
LIVINGSTON COUNTY, MICHIGAN



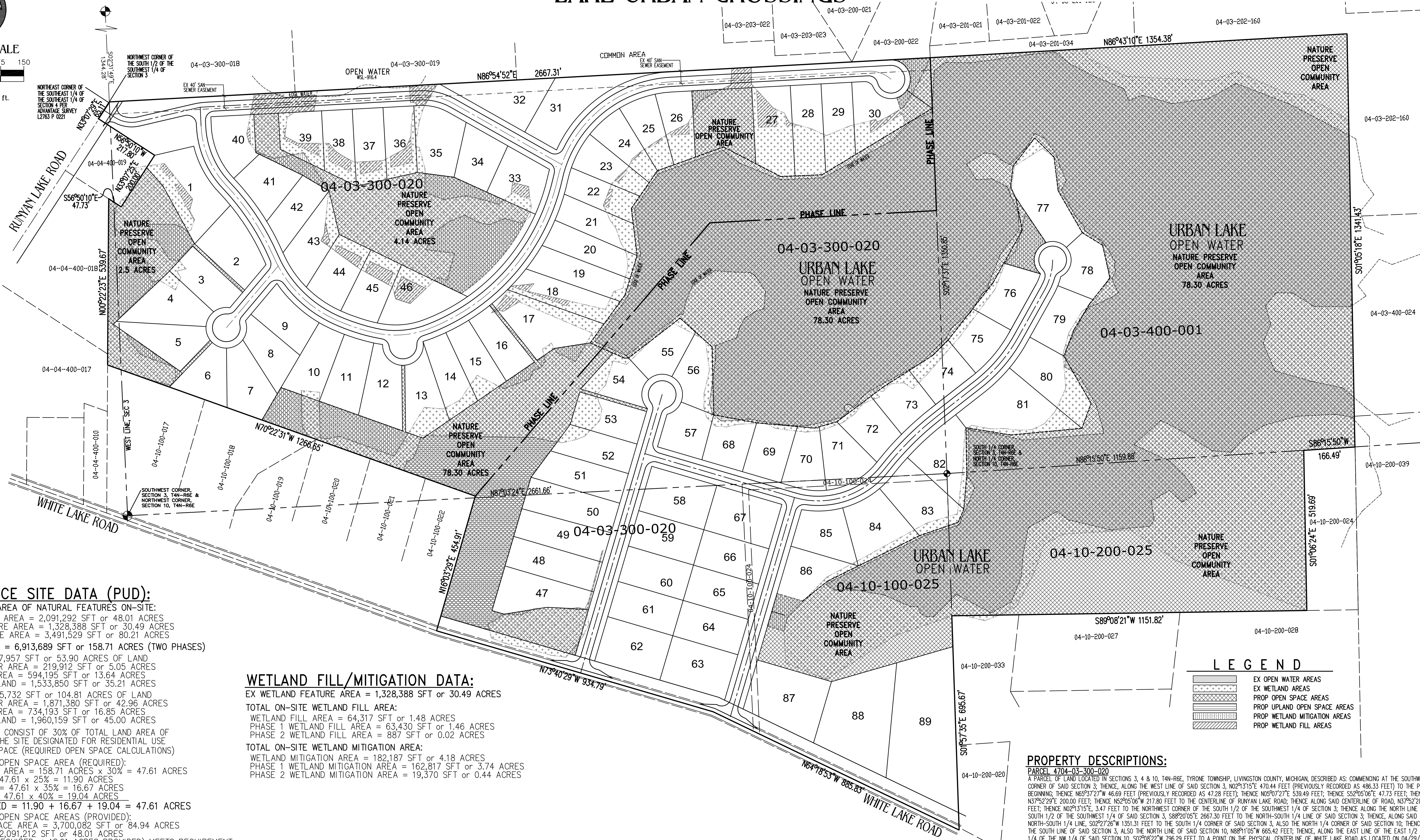
Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

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

REVISIONS	DRN. BY:	J.R.B.	05.27.2021	SHEET NO:
08.04.2021	DSN BY:	J.R.B.	"	P-4
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.B.M.	"	



PRELIMINARY SITE OPEN SPACE PLAN
LAKE URBAN CROSSINGS



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

LEGEND	
	EX OPEN WATER AREAS
	EX WETLAND AREAS
	PROP OPEN SPACE AREAS
	PROP UPLAND OPEN SPACE AREAS
	PROP WETLAND MITIGATION AREAS
	PROP WETLAND FILL AREAS

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 N83°27'27"W 46.69 FEET (PREVIOUSLY RECORDED AS 47.28 FEET); THENCE N65°07'27"E 539.49 FEET; THENCE S32°05'06"E 47.73 FEET; THENCE N37°52'29"E 200.00 FEET; THENCE N62°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°15'15"W 222.75 FEET, (4) N68°42'53"W 327.42 FEET, (5) N67°58'43"W 292.71 FEET; THENCE N02°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 NLY OF WHITE LAKE RD, EXC THE N 20 FT & THE W 20 FT THEREOF 17 AC M/L

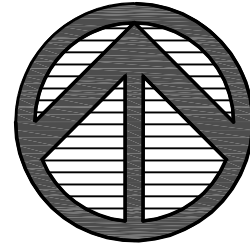
PARCEL 4704-10-200-025
SEC. 10 T4N, R6E, W 13 AC OF NLY 15 AC OF W 1/2 OF NE 1/4 32 RODS (528 FT) N & S ON E BOUNDARY LINE & 28 RODS (462 FT) N & S ON W BOUNDARY LINE

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

PRELIMINARY REVIEW

SCALE: 1"=150'	OWNER/DEVELOPER: LAKE URBAN DEV, LLC C/O WAKES & LINO 8273 S SAGINAW ST, GRAND BLANC, MI 48439 CONTACT: 810.244.6302	PART OF SECTIONS 3 & 10 TYRONE TOWNSHIP, T4N-R6E LIVINGSTON 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 CROSSINGS CONDOMINIUM PART OF SECTIONS 3 & 10, T4N-R6E, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN	REVISIONS 08.04.2021	DRN. BY: DSN BY:	J.R.B. J.R.B.	05.27.2021 "	SHEET NO: P-5
							CHK'D BY: APPR BY:	J.P.W. J.B.M.	" "	

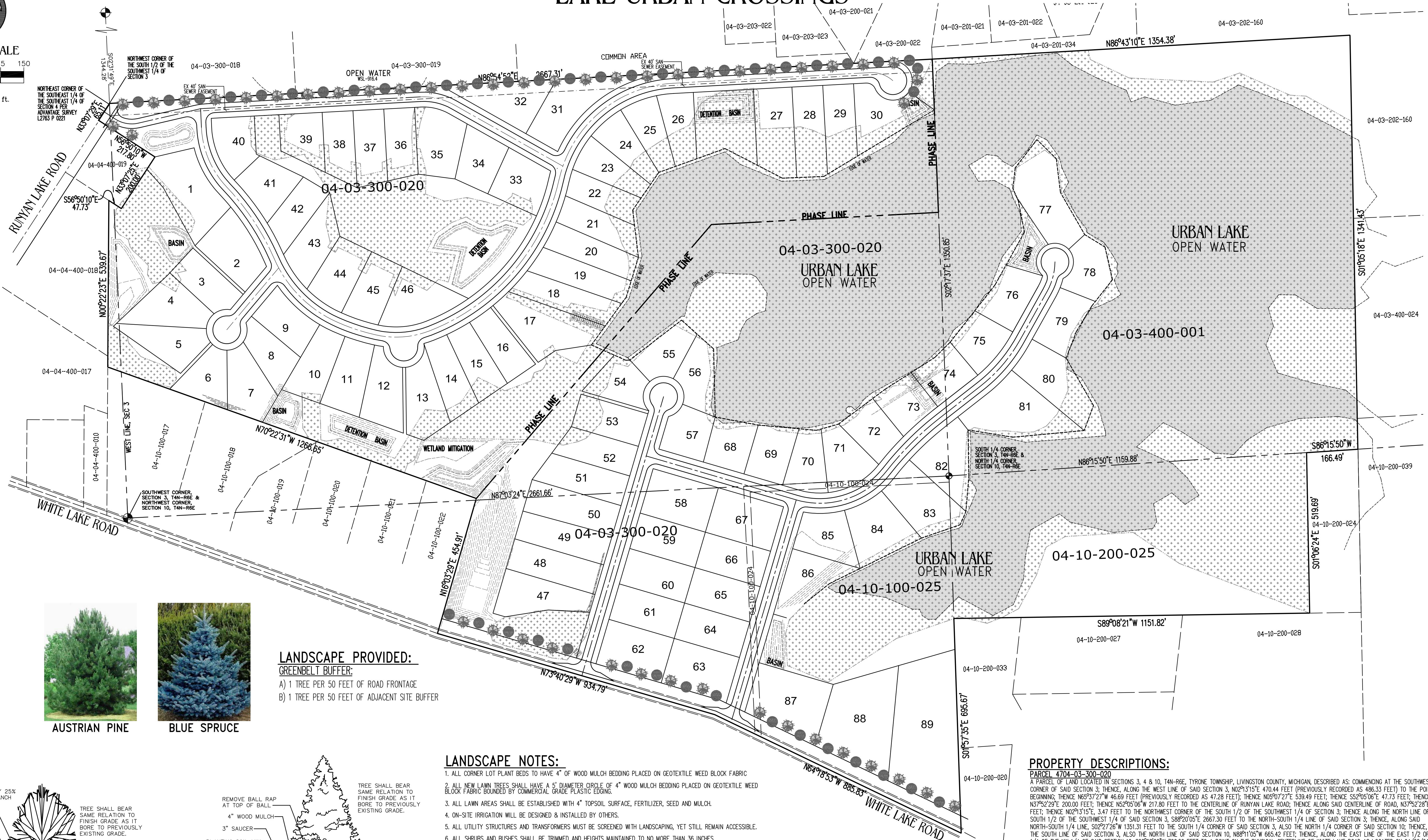
NORTH



GRAPHIC SCALE

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

PRELIMINARY SITE LANDSCAPING PLAN LAKE URBAN CROSSINGS



AUSTRIAN PINE



BLUE SPRUCE

LANDSCAPE PROVIDED: GREENBELT BUFFER:

- A) 1 TREE PER 50 FEET OF ROAD FRONTAGE
- B) 1 TREE PER 50 FEET OF ADJACENT SITE BUFFER

LANDSCAPE NOTES:

- ALL CORNER LOT PLANT BEDS TO HAVE 4" OF WOOD MULCH BEDDING PLACED ON GEOTEXTILE WEED BLOCK FABRIC
- ALL NEW LAWN TREES SHALL HAVE A 5' DIAMETER CIRCLE OF 4" WOOD MULCH BEDDING PLACED ON GEOTEXTILE WEED BLOCK FABRIC BOUNDED BY COMMERCIAL GRADE PLASTIC EDGING.
- ALL LAWN AREAS SHALL BE ESTABLISHED WITH 4" TOPSOIL SURFACE, FERTILIZER, SEED AND MULCH.
- ON-SITE IRRIGATION WILL BE DESIGNED & INSTALLED BY OTHERS.
- ALL UTILITY STRUCTURES AND TRANSFORMERS MUST BE SCREENED WITH LANDSCAPING, YET STILL REMAIN ACCESSIBLE.
- ALL SHRUBS AND BUSHES SHALL BE TRIMMED AND HEIGHTS MAINTAINED TO NO MORE THAN 36 INCHES.

TREE LIST

KEY	COMMON NAME	BOTANICAL NAME	SIZE
D	AUSTRIAN PINE	PINUS NIGRA	6' HGT
E	BLUE SPRUCE	PICEA PUNGENS GLAUCA	6' HGT

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 N86°52'27"W 46.60 FEET (PREVIOUSLY RECORDED AS 47.28 FEET); THENCE N86°52'27"E 538.49 FEET; THENCE S58°50'08"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°52'29"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°15'32"W 129.30 FEET, (3) N69°15'31"W 222.75 FEET, (4) N68°42'53"W 327.42 FEET, (5) N67°58'43"W 292.71 FEET; THENCE N02°48'33"E 450.97 FEET TO 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 NLY 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 R6E 13 AC OF NLY 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

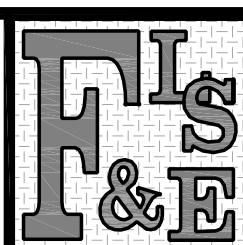
REVISIONS	DRN. BY:	J.R.B.	08.04.2021	SHEET NO: P-6
	DSN BY:	J.R.B.	"	
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.B.M.	"	

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
LIVINGSTON 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 LANDSCAPING PLAN FOR:
LAKE URBAN CROSSINGS CONDOMINIUM
PART OF SECTIONS 3 & 10, T4N-R6E,
TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

NEW BUSINESS #1

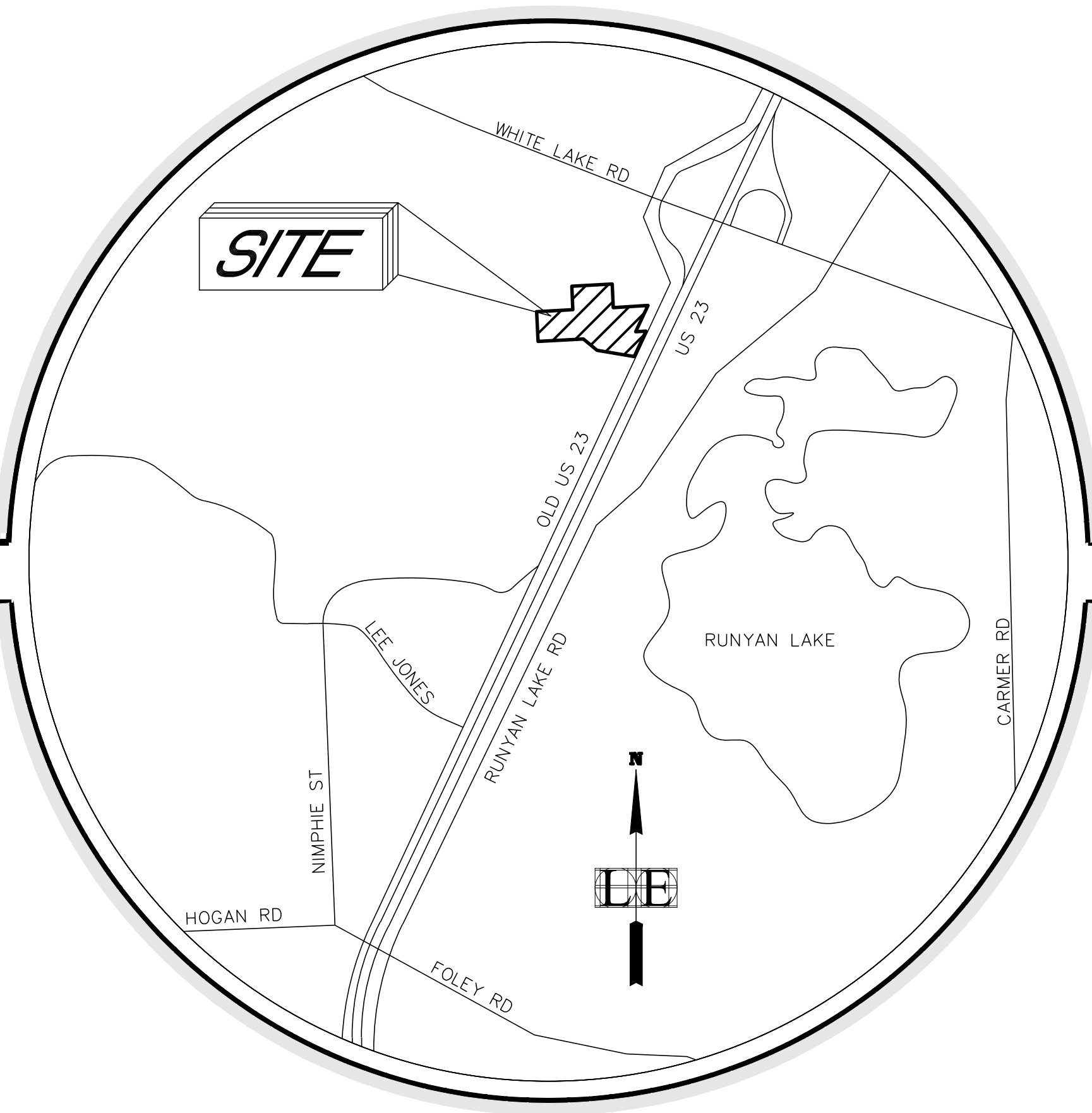
Vale Royal Barn Special Land Use Amendment

SITE PLAN FOR

VALE ROYAL

OLD US 23

TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



LOCATION MAP

NOT TO SCALE

DESCRIPTION OF SITE USE

PLEASE REFER TO USE STATEMENT ON FILE AT TYRONE TOWNSHIP OFFICE

PARKING CALCULATIONS

REQUIRED PARKING

GUEST PARKING:

PHASE 1 (99 PERSON OCCUPANCY)

1 SP. PER 3 PERSONS OF MAX OCCUPANCY
99 PERSONS / 3 = 33 SPACES

PHASE 2 (150 PERSON OCCUPANCY)

1 SP. PER 3 PERSONS OF MAX OCCUPANCY
150 PERSONS / 3 = 50 SPACES

SINGLE FAMILY DWELLING:

2 SPACES = 2 SPACES

EMPLOYEE PARKING:

(EMPLOYEES WILL BE PARKED OFF-SITE
PER USE STATEMENT) = 0 SPACES

TOTAL PARKING REQUIRED

PHASE 1 = 35 SPACES
PHASE 2 = 52 SPACES

PROVIDED PARKING

PAVED/GRAVEL: = 33 SPACES
GRASS: = 39 SPACES
GARAGE: = 2 SPACES (IN GARAGE)
TOTAL PROVIDED: = 74 SPACES
INCLUDING 3 BARRIER FREE SPACES

PER PC MEETING	3/21/18
PER PLANNING COMMISSION COMMENTS	3/16/18
PER OWNER	2/20/18
PER OWNER	2/9/18
ADD 18'X22' BUILDING ADDITION	12/12/17

SHEET INDEX

- COVER SHEET
- SITE LAYOUT

GENERAL NOTES

- Property is zoned: RE (Rural Estate)
- Contractor is responsible for protecting all existing and proposed utilities from damage during all stages of construction.
- The engineer and applicable agency must approve, prior to construction, any alteration, or variance from these plans.
- Existing dwelling is currently served with private well and public sanitary sewer.
- Underground dry utilities shall be extended from existing locations to service this site as required by utility companies.
- All construction shall be performed in accordance with the current standards and specifications of Tyrone Township and Livingston County.
- Three working days prior to any excavation, the Contractor shall telephone MISS DIG (800-482-7171) for the location of underground utilities and shall also notify representatives of other utilities located in the vicinity of the work. It shall be the Contractor's responsibility to verify and/or obtain any information necessary regarding the presence of underground utilities which might affect this job.
- FLOOD PLAIN: The Premises are not located within a Special Flood Hazard Area as identified by the Department of Homeland Security, Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel No. 26093C0250D, dated 9-17-2008 was not printed, No Special Flood Hazard Areas.
- THE SOIL CHARACTERISTICS OF THE ENTIRE SITE INCLUDE
Cc Carlisle Muck Moderate permeability, slow surface runoff
MoB Miami Loom 2%-6% slope Moderate permeability, slow surface runoff
Ad Alluvial Land Subject to flooding

Per United States Department of Agriculture/Michigan Agricultural Experiment Station, 1962-1966.

LEGAL DESCRIPTION

PARCEL 1:

Part of the Southwest ¼ of Section 4, T4N-R6E, Township of Tyrone, Livingston County, Michigan described as follows: Beginning at the South ¼ corner of said Section; thence N 88°01'03" W along the South line of Section 4, a distance of 340.00 feet; thence N 02°17'25" E parallel with the North-South ¼ line of Section 4, a distance of 198.03 feet; thence S 88°01'21" E parallel with the South line of said Section a distance of 340.00 feet to the North-South ¼ line; thence S 02°17'17" W along the North-South ¼ line 198.03 feet, to the point of beginning. Subject to easements and right of ways of record. 1.55 Acres.

PARCEL 2:

Part of the Northeast ¼ of the Northwest ¼ and part of the Northwest ¼ of the Northeast ¼ of Section 9, T4N-R6E, described as beginning at the North ¼ corner of Section 9; thence along the North line of said Section 9, S 88°31'25" E 292.46 feet; thence along the Westerly right of way line of Old US 23 Service Drive S 30°04'35" W 244.70 feet; thence S 88°31'25" E 86.56 feet; thence S 30°04'35" W 235.56 feet; thence N 75°22' W 316.52 feet; thence N 45°20' W 149.62 feet; thence N 87°55'30" W 380.41 feet; thence N 02°04'30" E 250.00 feet; thence along the North line of Section 9, S 87°55'30" E 655.99 feet to the point of beginning. Subject to easements and right of ways of record. 6.34 Acres.

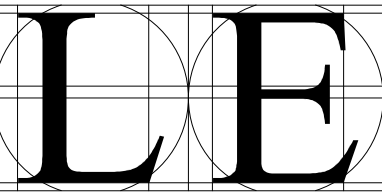
OWNER / DEVELOPER

VALERIE JOHNSON

11009 OLD US 23

FENTON, MI 48430

ENGINEER



LIVINGSTON ENGINEERING

CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD US23 , BRIGHTON, MI 48114

http://www.livingstoneng.com PHONE: (810) 225-7100

FAX: (810) 225-7699

VALE ROYAL
TYRONE TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
PRELIMINARY SITE PLAN

ENGINEER'S SEAL

SITE PLAN NOTES

USE IS PROPOSED AS A SPECIAL OCCASION VENUE WITH USES AS DESCRIBED IN THE SITE USE DESCRIPTION ON FILE AT TYRONE TOWNSHIP.

THE TRAVELED DRIVEWAY/AISLEWAY HAS BEEN WIDENED/RELOCATED AS SHOWN. THERE WILL BE ATTENDANTS DURING MAJOR EVENTS AS OUTLINED IN THE USE STATEMENT.

ALL GRAVEL AREAS SHALL BE TREATED FOR DUST CONTROL AS NEEDED.

THE BARN SHALL HAVE A MAXIMUM CAPACITY OF 163 PEOPLE WITH FIRE DEPARTMENT APPROVAL. ON OCCASION, A TENT MAY BE PLACED FOR SPECIAL EVENTS NEAR THE BARN. AT NO TIME SHALL EVENT ATTENDANCE OF THE BARN AND TENT COMBINED BE GREATER THAN 163 PEOPLE. A REVISED SITE PLAN SHALL BE SUBMITTED AND APPROVED BY TYRONE TOWNSHIP PRIOR TO CAPACITY OF THE VENUE EXCEEDING 163 OCCUPANTS.

THE SITE PLAN PROVIDES FOR 69 9.5'X18' PARKING STALLS, 2 GARAGE PARKING SPACES AND AN ADDITIONAL 3 BARRIER FREE STALLS.

THE BARN IS SERVICED WITH PRIVATE WELL AND PUBLIC SANITARY SEWER SYSTEM. THE WELL AND SANITARY SEWER SYSTEM ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE LIVINGSTON COUNTY HEALTH DEPARTMENT AND THE LIVINGSTON COUNTY DRAIN COMMISSION.

SITE LIGHTING SHALL BE DOWNWARD AS SPECIFIED ON THE ARCHITECTURAL DRAWINGS.

TRASH SHALL BE REMOVED FROM SITE ON A PER EVENT BASIS AS DESCRIBED IN THE USE STATEMENT.

NOISE FROM ENTERTAINMENT 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.

ELECTRIC SERVICE TO THE BARN IS VIA OVERHEAD SERVICE.

PROPOSED DRIVEWAY SHALL BE CAPABLE TO SUPPORT A 75,000 LB FIRE APPARATUS VEHICLE.

THE DRIVEWAY CULVERT IS CAPABLE OF SUPPORTING 75,000 LBS PER EVALUATION BY LEO SHEETS, A MICHIGAN LICENSED PROFESSIONAL ENGINEER.

EMPLOYEES/CONTRACT WORKERS WILL PARK OFF-SITE AND BE SHUTTLED TO EVENTS ON THIS PROPERTY.

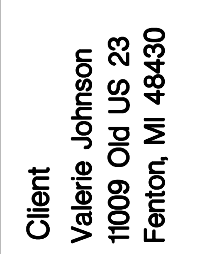
UTILITY DISCLAIMER



Know what's below.
Call before you dig.

Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given either as to the completeness or accuracy thereof. Contractor shall call "MISS DIG" 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.

LIVINGSTON ENGINEERING
CIVIL ENGINEERING SURVEYING PLANNING
3300 S. Old U.S. 23, BRIGHTON, MI 48114
PHONE: (810) 225-7100 FAX: (810) 225-7699



VALE ROYAL
TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
SITE PLAN
SITE LAYOUT

TYRONE

REVISIONS	DATE
PER FIRE DEPT. REVIEW COMMENTS	4/27/2015
PER OWNER	5/18/2015
PER TWP REVIEW COMMENTS	8/18/2015
PER LCDC	9/22/2015

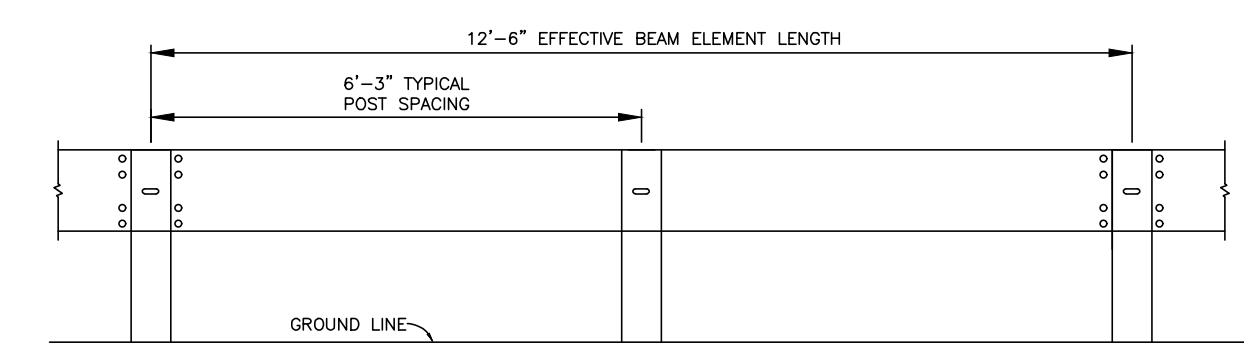
Job. no.	15136
Scale:	
Vertical:	
Horizontal:	$r = 40'$
Drawn:	M.B.
Checked:	
Approved:	
Date:	4/14/05

2



SECTION A-A

1"=5' HORIZONTAL 1"=2' VERTICAL



EX. BEAM GUARDRAIL SHOWING POST SPACING (MDOT STD)

NOTES

1. DURING EVENTS, A PARKING/TRAFFIC ATTENDANT WILL BE LOCATED AT THE SITE ENTRANCE, EAST SIDE OF THE ONE WAY DRIVE CROSSING AND NEAR THE BARN TO DIRECT VISITORS.
2. ANY DEAD OR DISEASED LANDSCAPE TREES WILL BE REPLACED WITHIN 6 MONTHS OR IN THE NEXT APPROPRIATE PLANTING SEASON.



RECEIVED

JUN 22 2021

TYRONE TOWNSHIP
PLANNING & ZONING

TYRONE TOWNSHIP
PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location 11009 Old US 23		Parcel ID/Zoning District 4704-09-100-007
Property Owner(s) Valerie Johnson		Telephone
Street Address 11009 Old US 23		Cell Phone 810-265-8481
City Fenton	State and Zip code mi 48430	FAX or E-Mail valeroyalbarn@gmail.com
Authorized Agent Valerie Johnson		Telephone
Street Address Same as above		Cell Phone
City		State and Zip Code

Type of Review:

- | | | |
|--|--|--|
| <input type="checkbox"/> Boundary Realignment | <input type="checkbox"/> Open Space Relocation | <input checked="" type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Concept Review | <input type="checkbox"/> Private Road/Shared Drive | <input type="checkbox"/> Site Visit |
| <input type="checkbox"/> Conditional Zoning | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Special Land Use |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Special Meeting |
| <input type="checkbox"/> Land Division | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Subcommittee Meeting |
| <input type="checkbox"/> Open Space Preservation | <input type="checkbox"/> Site Condominium | <input type="checkbox"/> Subdivision Plat |
| <input type="checkbox"/> Other | | |

Project Description:

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.

Valerie Johnson (Val Royal Barn)
Signature of Owner(s) or Authorized Agent

Date 06/22/2021	Tax Status 6/22/21	Fees: 101-000000-607-006	Escrow: 701-000000-283-__
Received By: RN	OK per TD	\$1,000	\$1,400

RECEIVED

JUN 22 2021

TYRONE TOWNSHIP
PLANNING & ZONING

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: _____

APPLICANT

Valerie Adams

Vale Royal Bar

JUN 22 2021

TYRONE TOWNSHIP
PLANNING & ZONING

To Planning Commission members,

Below are the items I wish to amend on the use statement for the Vale Royal Barn:

1. Amend the 'Small Events' held during the week (Sunday through Thursday) as follows:

A) Amend the title from 'Small Events' to 'Weekday Events'

B) Increase our Wednesday, Thursday and Sunday occupancy from 60 to 163 participants. We are pleased to report, that we have not had any complaints since opening in 2016. Increasing the number of participants to 160 on the days listed above will have great appeal to our customer base. Since opening, we have learned there is not a demand for a 60 person wedding and our weekdays have been unused for the most part.

C) Amend the hours of operation to: 9am to 11pm and the music must stop at 10:30pm.

2) Under 'The Inn' section: amend statement to: Use of the guest house for wedding support on Sunday from 11 am to 11pm with no overnights.

3) Amend 'Large Events' as follows:

A) Amend the title of 'Large Events' to 'Friday & Saturday Events'

B) Amend the maximum number of Friday and Saturday Events to two per weekend (a weekend is considered Friday and Saturday). This would allow for events to be held on Friday and/or Saturday. This would be limited to 6 weekends per season (May through October). This could occur when a full weekend has not been rented or a couple only wants a single day rental that frees up the adjoining day (usually Friday). It is not our intention to make single day weddings on Fridays and/or Saturdays our main focus, we simply want to be able to rent any unused days when that rare instance occurs.

4. Amend the paragraph under "Subcontracted services on site" to the following:

A). Allow for a private event rental to accommodate a fundraising organization. We'd love for the barn to be more available to our community for the following types of events: Pancake breakfast, Spaghetti dinner, live auctions, raffles, car shows, Daddy Daughter dances, bingo night, food truck rally, These events could include food, drinks, live music and dancing and require liability insurance, just like the weddings would require. The occupancy for some events will be controlled by the use of pre-purchased tickets. Only 160 tickets would be sold.

Since we don't always sell all of our weekend wedding dates, we would like to use the unsold weekends for the above listed uses, rather than see them go unused.

Sincerely,
Valerie Johnson
Vale Royal Barn

**Use Statements for Vale Royal LLC:
(Revised March 21, 2018)**

JUN 22 2021
TYRONE TOWNSHIP
PLANNING & ZONING

We are proposing to remove all language highlighted in yellow and add all language written in red:

The use is proposed as a private event venue featuring a restored historical Livingston County barn that can be used as a large meeting room, conference center or community recreation center intended for private **or public** social activities such as, corporate retreats, conference rooms, birthdays, anniversaries, daddy daughter dances, family reunions, barn dances, **non-profit events and fundraisers including pancake breakfasts, spaghetti dinners, food trucks, beer and wine tasting, auctions, raffles, live music, psychic parties, bingo,bridal shows, car shows,**weddings, as well as other social activities. The venue will be seasonal from May 1st through October 31st. **The venue will be open on Wednesday through Sunday and closed on Monday and Tuesdays.** There will be no events, **large or small** at the facility November 1st through April 30th of each year.

LARGE EVENTS: FRIDAY AND SATURDAY EVENTS:

A large event will be an event that will have **more than 60 participants up to the maximum number of permitted participants 163 participants.** The maximum number of large events will be **one two** per weekend. A weekend means Friday and Saturday. **This would allow for events to be held on Friday and Saturday. This could occur when a full weekend has not been rented for a weekend wedding or a couple only wants a single day rental that frees up the adjoining day (usually Friday). It will not be our intention to make single day weddings on Fridays and or Saturdays our main focus, we will only use any unused days when that rare instance occurs.** The hours of the event space will be 8 a.m. to midnight on weekends and music will be stopped by 11:30p.m. The rehearsal dinner and wedding may be on different days, but equal one (1) large event. When holidays occur the day before or day after the weekend, a waiver may be applied for to modify the starting and ending days, as long as the event occurs over the contiguous weekend and holiday.

SMALL EVENTS: WEEKDAY EVENTS

Weekday events will be events **held on Wednesday, Thursdays, and Sundays** with **60 163** or fewer participants) from **2p.m. 11 AM to 9p.m. 11 PM** and music will be stopped at **8:30p.m. 10:30** The maximum number of the **small weekday** events will be five. Weekdays are considered Sunday through Thursday. **The venue will be closed on Monday and Tuesday.**

THE INN:

The use of the guest house will be limited to "wedding party support" on Fridays and Saturdays as well as overnight accommodations for a maximum of six people as long as it is used in conjunction with a barn venue rental. **The use of the guest house for wedding support on Sundays will be from 11 am to 11 pm, with no overnight permitted.** The women use the first floor for hair and makeup. The groomsmen get ready off site. Check in time for the Inn is 9 a.m. on Friday and check out time is noon on Sunday. On Saturday, the Inn is used by the bride and her bridesmaids if they choose to get ready on site. The size of a bridal party is typically 5, but no more than 6 will be allowed to stay overnight. If hair and makeup artists are on site there are typically two of them. They allow their photographers in the house on Saturday to take pictures of them getting ready. Rehearsal dinners are typically held in the barn or outside. A tent is usually rented if it's held outside. The average rehearsal dinner size is 25. The guests use the bathroom in the barn and are not allowed to use the bathrooms in the Inn. The Inn is separate from my living quarters and contains one great room, three bedrooms and two bathrooms. There is not a kitchen in the Inn. The

brick ranch that is attached to the Inn by a shared door is my private residence and is not associated with the wedding venue in any way. I keep the door to my residence locked during events.

The Vale Royal contract will state that the site's capacity is 99 people or less, unless an increase in the capacity is approved by the fire chief. If permission is granted to increase the capacity, then the contract will be amended accordingly to state the revised maximum capacity of 150 participants in the barn plus no more than 13 staff for a total maximum capacity in the barn of 163. (Reference Fire Chief Volz letter dated 3/20/18 on file with Tyrone Township)

The renter must comply with the Vale Royal contract regarding the occupancy rules assigned inside the barn. This information will be on my website and capacity signs will be posted in the barn. The means for limiting attendance will be addressed in at least two (2) different ways. First, by the use of the signed contract that sets out the occupancy limit. The contract will state that we have the right to shut down any event that breaks the rules of our contract. Second, I will also subcontract my own event planner to manage each event to ensure they run smoothly, guests comply with the rules and occupancy rates are adhered to.

If the renter wishes to rent a tent they will be required to rent a NFPA certified tent from a licensed tent rental company. The tents will be rented from Classic Tents & Events in Brighton. All are NTFD rated for fire safety as they are PVC coated polyester.

The maximum number of wedding guests inside the barn will be 150. The total number of sub-contracted workers in the barn will be 13. They may include a photographer, dj, videographer, bartenders, event planner and the caterer's servers. All employees will be shuttled in so the parking on the site is only for the guests. There will be one catering van that will have servers arriving in the van and the van will have a designated parking spot next to the barn. The parking attendants will be friends/family of ours and they will be dropped off here and therefore they won't require parking spaces nor will they be inside the barn during an event.

Music volume shall be limited to not exceed 50 decibels unless the ambient noise level is greater than that volume, in which case the volume shall not exceed the ambient noise level. The 50 decibel ambient noise maximum sound level will be measured at the lot line. The 50 decibel "night time" noise maximum is to be measured at the property line.

The driveway will be graded regularly to remain smooth and sprayed with calcium chloride as necessary, approximately once a month. Crushed limestone will be used and added when necessary. I have contracted Priess Companies in Hartland for all of my outdoor services.

My maintenance practices will consist of weekly landscaping and cleaning the site before and after every event.

Traffic will be controlled by the use of four valet attendants, wearing reflective vests and equipped with portable communication devices and stop/go signs. A temporary stop sign will be at the end of the driveway. One attendant will remain at the main entrance and the second will be at the top of the driveway. Posted speed will be 5 mph. The third and fourth will monitor the parking spaces in the main parking lot. A traffic barrier rope will be placed and maintained as a safety precaution to prevent any vehicles from accidentally entering the back part of our property that contains an additional river crossing.

Barrier-free access will be provided by the use of a golf cart. We will have management and valets on-site that can assist anyone for that matter.

RECEIVED

JUN 22 2021

TYRONE TOWNSHIP
PLANNING & ZONING

The township will be added as additionally insured on all alcohol service contracts. All renters must get "Event Insurance" and "Liquor Liability Insurance" for two days to cover any accidents during their event. A copy will be submitted to the zoning administrator a minimum of 7 days before the event.

I will submit an event summary report to the township at a frequency the township determines, but not more than monthly, listing the number of each type of event, number of attendees, response to any complaints or issues that may have arisen. If any complaints or issues were encountered the report will include how any issue was resolved. An annual report shall be submitted within 30 days after the end of the calendar year. As stated previously, the number of attendees is controlled by a signed contract and I will also request a final head count from the bride and groom. In addition, I will use the number of RSVP'S the bride and groom received two weeks before the event. As stated above, I will continue to be certain Tyrone Township is added as additional insured on all insurance forms and submit a copy of the form, by email, to the zoning administrator within 7 days prior to each event. Fire suppression was completed in 2018, is it possible to remove the need for monthly reports? Our contracts, parking lot size and our grinder pump are the means that restrict us from going over our approved occupancy.

Trash will be contained in my own bins. I have 4 large plastic bins. The designated trash storage location is the detached two car garage nearest the barn. In the event the bins do not provide enough storage, plastic bags of trash may be left out the morning of trash day. Our trash service does not place a limit on the number of bags allowed.

No kitchen, cooking, candles, or smoking is permitted inside the barn unless approved in whole or in part by the Fire Chief.

RECEIVED

CEREMONY SITES:

JUN 22 2021
TYRONE TOWNSHIP
PLANNING & ZONING

There are five ceremony sites. Photos of each site are attached:

The Wooded Site: Behind the barn and between a row of trees. Benches are set up in the grass. The seating capacity is 150.

The Grass Courtyard: Next to the Inn. (Previously the pool) benches are set up in the grass. The seating capacity is 150.

The Field.: A section of the back field is mowed and the benches are set up in the short grass. The seating capacity is 150.

The Riverside: A 20x20 wood boat dock. Used by the bridal party and one officiant. 13 people max. Benches are set up on the grass in front of the dock. The seating capacity on the grass is 150 people.

The Covered Bridge: A walk through wood accessory structure with a galvanized metal roof. A wood deck with railings is on each side of the structure. The seating capacity is 25 on each deck

Lighting is not proposed in ceremony areas as they are always held during the daytime.

Means of access to all ceremony sites is open grass. There are not any pathways. A gravel road extends from the top of the driveway, through the covered bridge and all the way to the back field. Golf cart rides are given to anyone who requests a ride to and from the ceremony sites. All of the ceremony sites are large and can accommodate a golf cart to and from the area. Per our rental agreement, we require the host to "inform all of your guests that this is a rustic outdoor event and comfortable walking shoes, flats or cowboy/cowgirl boots are in order." This way all guests are prepared to walk outdoors.

All renters are required to sign a hold harmless agreement. It states that they agree to hold Vale Royal LLC harmless of any responsibility for any bodily injuries, slip and falls, accidents, damages, or theft to themselves and any of their attendees. In addition to the hold harmless agreement, the required liability insurance covers bodily injury and liquor liability and Tyrone Township is required to be named as additional insured.

RECEIVED

JUN 22 2021

TYRONE TOWNSHIP
PLANNING & ZONING

Private parties during the off season:

When I use my barn for a private: dinner party, family party, holiday party, home retail party or garage sale, the private event will be exempt from the requirements of a public event such as liability insurance, parking attendants and time restraints. Garage sales will be limited to two per year. I will list any private events on the annual report as private parties. ? Could this be removed? Does Heavenly Scent submit reports of all of their events?

Subcontracted services on site:

The facility may also be rented by other businesses, or non profit companies and the contract will be between Vale Royal and other subcontractors. These will be within the small event category and conducted as set forth in this Use Statement. These will be within the weekday and weekend event categories. The occupancy will be no more than 150 participants. These events could include ticket sales, auctions, food, drinks, live music, dancing. These events will require event liability insurance. The occupancy for some events will be controlled by the use of pre-purchased tickets. Only 150 tickets will be sold.

Valerie Johnson

March 21, 2018

TYRONE TOWNSHIP

Receipt: 110798

06/22/21

8420 RUNYAN LAKE RD

FENTON, MI 48430

810-629-8631

WWW.TYRONETOWNSHIP.US

Payment for:

SPECIAL LAND USE REVIEW

Cashier: TDORSCH

Received Of: JOHNSON VALERIE

11009 OLD US 23

FENTON MI 48430-9367

The sum of: 1,400.00

BDINV 00017885

1,400.00

101-000.000-628.000

1,400.00

Total 1,400.00

TENDERED:

CHECKS

1139

1,400.00

Signed: _____

TYRONE TOWNSHIP

Receipt: 110799

06/22/21

8420 RUNYAN LAKE RD

FENTON, MI 48430

810-629-8631

WWW.TYRONETOWNSHIP.US

Cashier: TDORSCH

Received Of: JOHNSON VALERIE

11009 OLD US 23

FENTON MI 48430-9367

Payment for:

ESCROW

4704-09-100-007

The sum of:

1,000.00

BDINV

00017884

1,000.00

701-000.000-283.000

1,000.00

Total

1,000.00

TENDERED:

CHECKS

1135

1,000.00

Signed: _____



Carlisle | Wortman
ASSOCIATES, INC.

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

July 22, 2021

Site Plan/Special Land Use Amendment Review for Tyrone Township, Michigan

PETITION INTRODUCTION

Applicant: Valerie Johnson
Owner: Valerie Johnson
Plan Date: March 21, 2018 (*site plan, revised*)
June 22, 2021 (*use statement/conditions*)
Request: Amendment of conditions of a previously-approved site plan/special land use

PETITION DESCRIPTION

The applicant is requesting to amend the description of use (*use statement*) governing the previously-approved site plan and special land use for a public/private recreation area/facility (*event/wedding barn*).

The proposed changes would allow larger events on weekdays (*up to 163 participants rather than the current 60 participants*); extend hours of operation on weekdays (*9:00 am to 11:00 pm rather than the current 2:00 pm to 9:00 pm*); allow for later music on weekdays (*10:30 pm rather than the current 8:30 pm*); clarify use of the Inn for wedding support on Sundays; allow for more events on weekends (*up to 2 events on up to 6 weekends rather than the current 1 event per weekend*); and expand the potential for subcontracted use of the facility.

Description of use statements for public/private recreation areas/facilities are required as part of an application. They outline the nature of the area/facility, when it will operate, the hours of operation, number of employees, nuisance mitigation measures, and other relevant information. Because the description of use statement is reviewed and approved as part of the special land use, it essentially governs how the site is used.

The proposed amendment does not appear to include any changes to the physical site.

PROPERTY INFORMATION

Address: 11009 Old US 23
Location: West side of Old US 23, between White Lake and Nimphie
Parcel Number: 04-09-100-007
Lot Area: ~7.8 acres
Frontage: ~479 feet along Old US 23
Existing Land Use: Single-family house, public/private recreation area/facility

Figure 1- Aerial of the Site



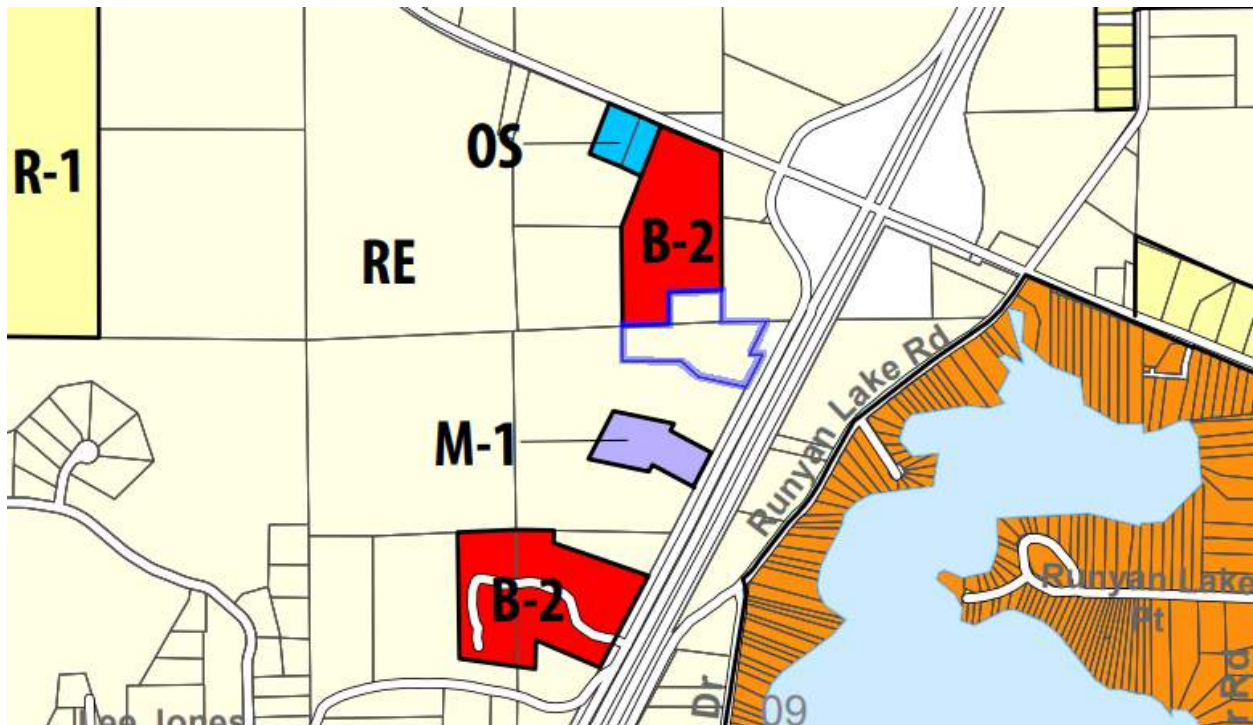
ZONING

The property is currently within the RE Rural Estate district. The intent of that district is below.

Zoning per Master Plan: RE Rural Estate

Plan: *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.*

Map 1 – Current Zoning Map



Comments: The public/private recreation area/facility is considered a special land use for the RE Rural Estate district.

FUTURE LAND USE MAP

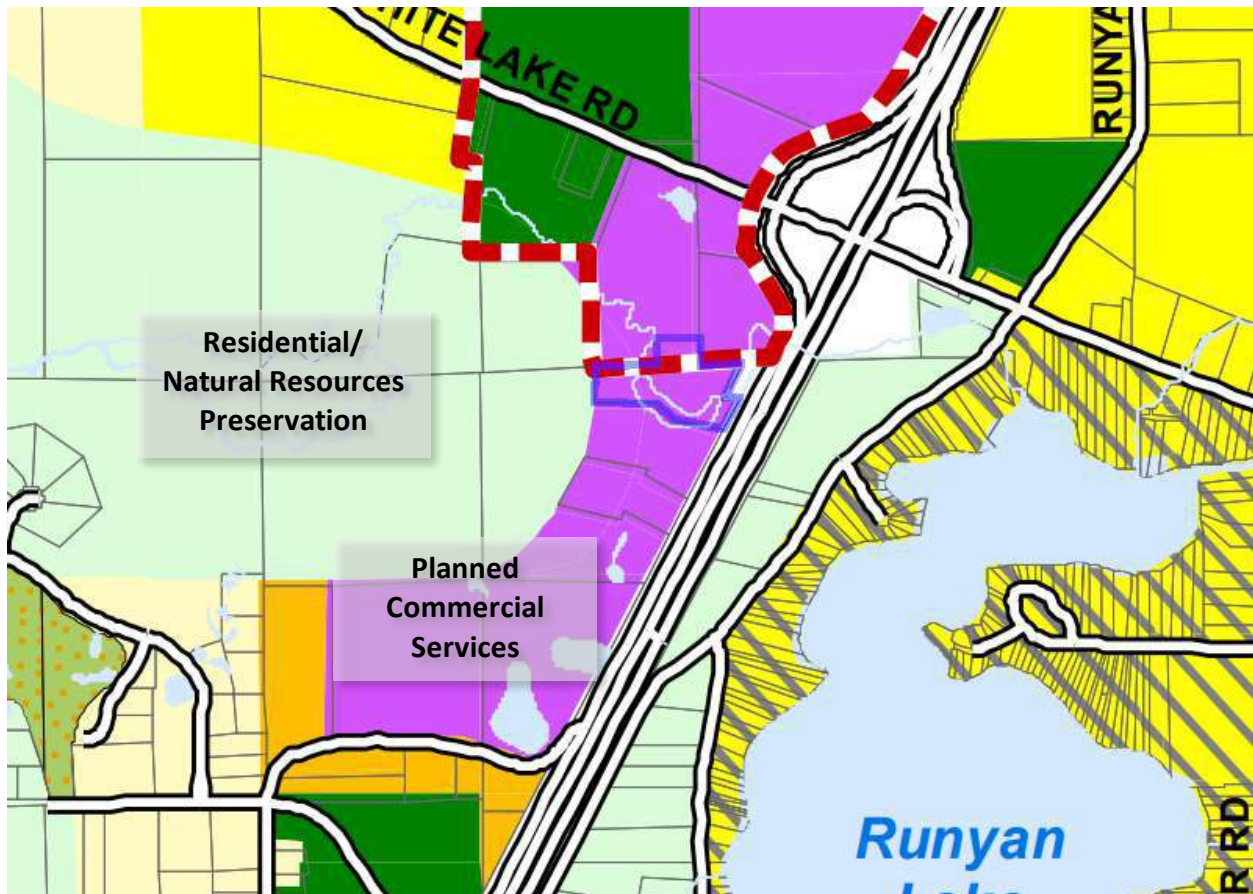
The site and surrounding properties along Old US 23 are within the Planned Commercial Services area, as described below.

Future Land Use Map Planned Commercial Services

Commercial retail and service uses are intended to be located in a PUD environment. The uses may be individually sited in freestanding buildings, clustered in a larger commercial structure housing several uses under one roof such as a shopping center, or contained in a mixed use building on a floor below any residential uses.

It is recognized that new commercial uses may serve the Tyrone community or the travelers on U.S. 23 or both the community and highway travelers. The uses in this category require good access and are planned for locations abutting major thoroughfares. Local streets and residential neighborhoods are not appropriate locations. Regardless of whether the use is local or regional in scale, the site and attendant site facilities to service the use must be constructed consistent with the guidelines specified for planned development. The Future Land Use Map calls for Planned Commercial Services near the Center Road/U.S. 23 interchange, and also a small area along Old U.S. 23 near Dean Road.

Map 2- Future Land Use Map



Comments: The commercial nature of the use and the proposed changes to the description of use statement are generally consistent with the intent of the future land use map.

SURROUNDING PROPERTIES

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

	North	East	South	West
Surrounding Zoning	B-2 Community Business, RE Rural Estate	RE Rural Estate (across US 23)	RE Rural Estate	RE Rural Estate
Surrounding Land Uses	Cemetery, Single-family house	Woodlands (across US 23)	Concrete plant	Concrete plant
Future Land-Use Map	Planned Commercial Services, Special Planning Area	Residential/Natural Resources Preservation (across US 23)	Planned Commercial Services	Residential/Natural Resources Preservation

NATURAL RESOURCES

- Topography:** There are a variety of topographies on the site, with greater slopes along water and flat areas near the buildings.
- Waterbodies:** There is a pond along the southern side of the property and a creek that runs through the site
- Wetlands:** There are no wetland areas identified on the site plan.
- Woodlands:** There are several smaller woodland areas on the site.
- Soils:** Carlisle Muck, Miami Loam, and Alluvial Land are present. These soils tend to have slow surface runoff or are subject to flooding.

Comments: *The proposed change to the description of use statement does not appear to have an impact on any of the natural resources on the site.*

AREA, WIDTH, HEIGHT, & SETBACKS

Developments must meet the developmental standards for the zoning district in which it is located. To the best of our knowledge, there are no proposed changes to or additions of any structures or other improvements as part of the proposed change to the description of use statement.

Comments: *There are no proposed changes to or additions of any structures or other improvements as part of the description of use statement.*

ACCESS & CIRCULATION

There is a gravel driveway that connects with Old US 23 to the east. The gravel driveway provides internal access to the buildings and a gravel parking area and a grass parking area. There are no proposed changes to the access or circulation.

Comments: *There are no proposed changes to the access or circulation as part of the use statement amendment.*

Although the potential changes are likely to increase the total volume of vehicles accessing the site, the volume for any single event would not exceed the current maximum vehicle capacity.

OFF-STREET PARKING & LOADING

Off-street parking for the public/private recreational area/facility is provided in a gravel parking area and a grass parking area. Alternative (*nonpaved*) parking surfaces are allowed in the RE Rural Estate district. There are no proposed changes to off-street parking or loading.

It is our understanding that the maneuvering lane for the grass parking area has been converted to gravel since the special land use/site plan was approved.

According to the previously-approved site plan, employees/staff park off site and are driven to the property.

Items to be Addressed: 1) Consideration should be given to converting the grass parking area to gravel. 2) The site plan should be updated to show the maneuvering lane for the grass parking area has been converted to gravel. 3) The Planning Commission should consider if it needs additional information about the location of employee parking (location, etcera).

ESSENTIAL SERVICES

It is our understanding that there will be no changes to any of the utilities as part of the proposed amendment.

Comments: 1) The applicant should confirm that the existing utilities will be adequate to accommodate the potential increased volume of guests. 2) If grass parking is converted to gravel, the Township engineer should confirm whether or not additional stormwater management will be necessary.

LANDSCAPING & SCREENING

Natural landscaping is located throughout the site, with screening provided between the site and Old US 23. It is our understanding that there will be no changes to any of the landscaping or screening as part of the proposed amendment.

While the number of larger events could increase as part of the proposed amendment, the areas of the site being used will not be changed, so it is not likely that any additional landscaping or screening is necessary.

Comments: The applicant should confirm that there will be no changes to the existing landscaping and screening.

LIGHTING

The site plan shows the location of some outdoor lighting attached to existing buildings. It does not appear that any additional lighting will be added as part of the proposed amendment.

Items to be Addressed: *The applicant should confirm that there will be no changes to the existing lighting.*

OUTDOOR ADVERTISING & SIGNS

The previously-approved site plan does not include any signs, except for internal traffic management. It does not appear that any additional signs will be added as part of the proposed amendment.

Items to be Addressed: *The applicant should confirm that there will be no additional signs.*

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 proposed amendment, as presented, is entirely to the description of use statement. The following comments will focus primarily on proposed changes.*

Additional language has been added adding/clarifying the types of events that may take place at the facility and that it will be open Wednesdays through Sundays. The proposed additional events appear to be generally consistent with currently-outlined events. Some of the additional events may require other licenses/approvals (alcohol, raffles), but they generally would not impact the overall use.

Instead of having “large events” and “small events,” the proposed amendment would call for “Friday and Saturday events” and “Weekday events.” The capacity for events would be 163 participants, which is the same as currently approved for large events. Small events, retitled weekday events, could also have up to 163 participants. This language could be revised to make it clear that there can be up to 150 guests and up to 13 support staff, as described later in the description of use statement.

Hours for Friday and Saturday events would be from 8:00 am to 12:00 midnight; hours for Weekday events would be from 11:00 am to 11:00 pm. Music would stop half an hour before the closing hour.

While there may be concern that the additional hours may have an impact on the residential uses to the north, any sound would remain subject to §21.16 Noise, which has different standards for daytime (7:00 am to 10:00 pm) and nighttime (10:00 pm to 7:00 am). If there is concern about sound, the Planning Commission may want to consider limiting outdoor music to no later than 10:00 pm.

Language is added to allow for use of the guest house to support weddings on Sundays from 11:00 am to 11:00 pm. It does not appear that proposed change would create significant impacts.

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: *The Planning Commission determined that the use, with the previous description of use statement, did not affect the surrounding properties.*

The proposed amendment will be of a similar nature, but the hours of operation and the number of guests will increase on weekdays. The Planning Commission may consider some changes to sound and trash management if there are concerns of their potential impact on surrounding properties.

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 for the proposed amendment, which determined it should be reviewed by the Planning Commission.*

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: *There are no proposed changes to the previously-approved driveway.*

The proposed amendment would likely create increased volumes of traffic, as the capacity will be increased for events on weekdays. However, the maximum volume for any single event will not exceed the current maximum volume.

The Planning Commission should consider consulting the Livingston County Road Commission to determine if any additional improvements may be necessary for the driveway.

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: *It appears there are no proposed changes to landscaping of screening from the previously-approved site plan.*

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 are no proposed changes to structures as part of the proposed amendment.*

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: *There are no proposed changes to the previously-approved parking.*

While the frequency of larger events may increase with the proposed amendment, the maximum capacity will remain the same, so no additional parking will be necessary.

However, there may be greater use of the grass parking area, which may require it or a portion of it, to be changed to a gravel parking surface.

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.*

10. 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 applicant has requested eliminating the requirement to submit monthly reports. If the facility has been able to operate without significant issues since it was originally approved, the Planning Commission should consider the owner/operator instead prepare and submit an annual report, as outlined in §22.05.F.10 Annual Review.*

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 previously-approved site plan includes most, but not all, of the information required in this section. Some of the missing information includes: location of trash dumpster and seal of the designer.*

The Planning Commission should have the applicant describe how any increased trash will be managed. If a dumpster or a bin area is necessary, it should be added to the site plan.

Site plan notes should be updated to be consistent with the proposed amendment.

The site plan should be stamped by a licensed professional.

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.

A. Master Plan. The special land use will be consistent with the goals, objectives and future land use plan described in the Township's Master Plan.

CWA Comment: *The Future Land Use Map calls for planned commercial services to the north and south and residential/natural resources to the west. The use with the proposed amendment appears to be generally consistent with those uses.*

B. Zoning District. The special land use will be consistent with the stated Intent of the zoning district.

CWA Comment: *The current use and the proposed amendment are considered a special land use within the RE Rural Estate district and are generally consistent with the intent of that zoning district.*

C. Neighborhood Compatibility. The special land use will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of

the general vicinity in consideration of environmental impacts, views, aesthetics, noise, vibration, glare, air quality, drainage, traffic, property values or similar impacts.

CWA Comment: *The use is generally well screened from adjacent properties and the street. The proposed expansion of the use and the hours of operation may generate concerns with sound migrating to the adjacent residential properties to the north. Matching the hours of outdoor music to the sound standards of the Zoning Ordinance and providing a reporting procedure for complaints, such as an on-site representative, should mitigate the impacts of sound.*

D. Environment. The special land use will not significantly impact the natural environment.

CWA Comment: *The proposed amendment does not appear likely to have a significant impact on the natural environment. Potential conversion of grass parking surfaces to gravel would likely generate more stormwater runoff. The Planning Commission may wish to consult with the Township Engineer.*

E. Public Services. The special land use can be served adequately by public facilities and services such as police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools.

CWA Comment: *The proposed amendment does not appear likely to have a significant impact on public facilities or services. The potential increase in the number of events and number of guests on site is likely to generate more trash. The Planning Commission should have the applicant describe how the additional trash will be managed.*

F. Traffic. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration the following...

CWA Comment: *The proposed amendment would likely result in an increase in the number of vehicles accessing the site over time. However, the number of vehicles per event would be consistent with the current approval. The Planning Commission should consult with the Township engineer and the Livingston County Road Commission to confirm that the current driveway will be adequate.*

G. Additional Development. The proposed use shall be such that the location and height of buildings or structures, and the location, nature and height of walls, fences, and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

CWA Comment: *The proposed amendment does not appear to discourage the appropriate development or use of adjacent properties or unreasonably affect their value, provide potential impacts from sound, trash, and stormwater are managed.*

H. Health, Safety and Welfare. The proposed use shall be designed, located, planned, and operated to protect the public health, safety, and welfare.

CWA Comment: *It appears that the proposed amendment, with some conditions outlined in this report, is likely to function in a manner that does not have a negative impact on the public health, safety, or welfare.*


SUMMARY & COMMENTS

The proposed special land use/site plan amendment appears to be generally consistent with the Zoning Ordinance or would be with some modifications. The Planning Commission may require additional information of the applicant as part of its review.

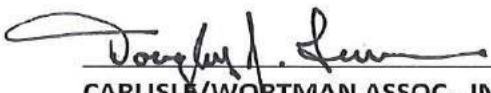
Potential conditions of approval or request for additional information are outlined below.

If the amendment is approved, a revised site plan should be provided. Unless the changes to the site plan are significant, staff may review it to confirm consistency with an approval.

- 1) *Consideration should be given to converting the grass parking area to gravel.*
- 2) *The site plan should be updated to show the maneuvering lane for the grass parking area has been converted to gravel.*
- 3) *The Planning Commission should consider if it needs additional information about the location of employee parking (location, etcera).*
- 4) *The applicant should confirm that the existing utilities will be adequate to accommodate the potential increased volume of guests.*
- 5) *If grass parking is converted to gravel, the Township engineer should confirm whether or not additional stormwater management will be necessary.*
- 6) *The applicant should confirm that there will be no changes to the existing landscaping and screening, lighting, or signs.*
- 7) *Language in the description of use statement and site plan should be revised to make it clear that there can be up to 150 guests and up to 13 support staff.*
- 8) *The Planning Commission may want to consider limiting outdoor music to no later than 10:00 pm, if there is concern about sound.*
- 9) *The Planning Commission may consider some changes to trash management, if there is concern about capacity, with any changes added to the site plan.*
- 10) *The Planning Commission should consider consulting the Township engineer and Livingston County Road Commission to determine if any additional improvements may be necessary for the driveway.*
- 11) *The Planning Commission should consider the owner/operator instead prepare and submit an annual report, as outlined in §22.05.F.10 Annual Review.*
- 12) *Site plan notes should be updated to be consistent with the proposed amendment.*
- 13) *The site plan should be stamped by a licensed professional.*



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



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