

To: Suttons Bay Planning Commission

From: Sara Kopriva, AICP, Village Planner

Date: April 7, 2022

RE: Introduction- Harbor Heights PUD Major Amendment

Recommended Action: Motion to schedule a public hearing on the PUD major amendment for Harbor Heights for May 11, 2022 at 5pm subject to applicant submitted plans with corrected legal description, zoning designations, entire project plan, narrative, and table of modifications as required by the Ordinance.

The applicant has submitted an application to amend the existing PUD site plan. This is considered a major amendment that requires the application to be processed like the original PUD application. The applicant is requesting to change the dwelling units to duplexes from multi-family buildings. 6 building to 16 buildings with the same density overall. A public hearing is required prior to a recommendation to Council for the PUD Plan.

Section 8-7 states the requirements for the plan to be considered by the Planning Commission.

Section 8-7 PUD Concept Plan Review

- A. PUD Concept Plan Submittal. Collectively, the materials listed below constitute the PUD Concept Plan.
1. Submittal. The Preliminary Site Plan shall be drawn to an engineer's scale of not less than one (1) inch = 50 feet for property less than three (3) acres, or one (1) inch = 100 feet for property three (3) acres or more in size. **Provided**
 - a. The Plan shall include all of the elements included PUD Concept Plan Checklist. **Provided**
 - b. For projects proposed to be developed in phases, the PUD Concept Plan for the entire site shall be submitted for PUD Concept Plan approval. A map showing boundaries of individual phases shall be submitted, along with a proposed timeline for development of each phase. **Not Provided**
 2. Narrative. A narrative shall describe the proposed PUD, the proposed timeframe of development, any proposed phasing of the development, proposed land uses, the zoning district(s) upon which the proposed density and the area, height and placement requirements

are based, and documentation indicating how the qualifying conditions in Section 8-2 and the standards of Section 8-9 are met. **Partially Provided.**

3. Table of Modification. The application shall include a table detailing all modifications from the use, density, area, height and placement requirements of the zoning district identified in the concept plan narrative. The table shall also detail all modifications from off-street parking regulations, general provisions, or subdivision regulations that would otherwise be applicable to the uses and development proposed in the absence of the proposed PUD. This table shall clearly identify the allowed regulation in comparison to the requested modification. **Not Provided**
4. Additional Information. Any additional information requested by the Planning Commission to better assist in the determination of PUD qualification such as, but not limited to market studies, fiscal impact analysis, utility studies, traffic impact studies, and environmental impact assessments.

Section 8-2 Qualifying Conditions

The following criteria *shall apply to all planned unit developments (PUDs)*:

- A. Unified Control. The planned unit development shall be under the control of one owner or group of owners and shall be capable of being planned and developed as an integral unit. **Provided**
- B. Recognizable Benefit. The applicant shall demonstrate that the PUD provides *at least four (4) of the following* site design elements, which could not be attained through a project designed under conventional zoning:
 1. Mixed-use development with residential, and non-residential uses or a variety of housing types.
 2. Pedestrian/transit-oriented design with buildings oriented to the sidewalk and parking to the side or rear of the site.
 3. High quality architectural design beyond the site plan requirements of this article. **Applicant feels this is met.**
 4. Extensive landscaping beyond the site plan requirements of this ordinance. **Applicant feels this is met.**
 5. Preservation, enhancement or restoration of natural resources (trees, slopes, wetland areas, views of the bay, etc.).
 6. Preservation or restoration of significant or historic resources.
 7. Provision of open space, public plazas, or similar features. **Applicant feels this is met.**
 8. Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.).
 9. Effective transition between higher and lower density uses, and/or between nonresidential and residential uses; or allowing incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach.

10. Shared vehicular and pedestrian access between properties or uses.

11. Mitigation to offset impacts on public facilities (such as street improvements). **Applicant feels this is met.**

12. Significant use of sustainable building and site design features such as: water use reduction, water efficient landscaping, innovative wastewater technologies, low impact stormwater management, optimize energy performance, on-site renewable energy, passive solar heating, reuse/recycled/renewable materials, indoor air quality or other elements identified as sustainable by established groups such as the US Green Building Council (LEED) or ANSI National Green Building Standards.

C. Compatibility with Adjacent Uses. The proposed location of uses or structures that are of a significantly different scale or character than the abutting residential districts, such as access drives, parking areas, waste receptacles, swimming pools, tennis courts and facilities of a similar nature, shall not be located near the perimeter of the PUD or so as to negatively impact the residential use of adjacent lands. **Applicant feels this is met.**

D. Public Utilities. All uses within the PUD shall be within the capacity of public water and sewer systems or will upgrade systems to necessary municipal standards. Private community-wide wastewater systems may be allowed if permitted by the Leelenau County Health Department and the Village. **Provided**

E. Master Plan. The proposed PUD shall be consistent with the Village Master Plan.

Section 8-4 Zoning Requirements

A. Residential Density. For projects that include single-family dwellings, the PUD concept plan narrative shall state minimum spatial requirements for single-family lots based on the minimums for single-family dwellings in Article 4.

For projects that include multiple-family dwellings, the density of the development shall be based on the requirements of Section 9-7. Any deviation from these minimums shall be included in the Table of Modifications, as outlined in Section 8-7.

Section 9-7 Multi-Family Development
<p>A. <i>Maximum Units.</i> Eight (8) units per structure maximum and 18 units per acre gross density.</p> <p>B. <i>Open Space.</i> Open spaces comprising at least 10 percent of the total gross area of the project shall be planned and built as a common area.</p>

B. Dimensional Requirements. The area, height and placement requirements for each portion of the PUD shall be based upon a stated zoning district, as provided in Article 4. The PUD concept plan narrative shall state the area, height and placement requirements for each portion of the PUD, based upon the appropriate zoning district and the residential density determined.

1. Residential developments shall meet the area, height and placement requirements of the Residential Districts, depending upon the type and character of the development.

2. Non-residential developments shall meet the area, height and placement requirements of the Mixed Use and Commercial and Industrial Districts.
 3. Each use in a mixed-use development (containing both residential and commercial development) shall meet the height, area and placement requirements of the zoning district that corresponds to each element of the proposed development.
 4. Deviations from the minimums set forth above shall be included in the Table of Modifications as required in Section 8-7.
- C. Variations from Minimum Requirements. District regulations applicable to a land use in a PUD may be altered from those of the district(s) in effect immediately prior to the PUD rezoning, which shall be limited to, modification from the lot area and width, density, building setbacks, height, lot coverage, minimum floor area, landscaping, lighting, signs and parking. The applicant for a PUD shall identify, in writing, all intended variations from the prior zoning being proposed. Variations may be approved during the PUD Concept Plan review by the Village Council after the Planning Commission recommendation. These adjustments may be permitted only if they will result in a higher quality of development or better integration of the proposed use(s) with surrounding uses. The variations shall also satisfy one or more of the following criteria:
1. Preserves the best natural features of the site.
 2. Creates, maintains or improves habitat for wildlife.
 3. Creates, improves or maintains open space for the residents.
 4. Enhances the views into the site as well as the view from dwellings to be built on site.
 5. Results in a better development, consistent with the purposes of PUD expressed in Section 8-1 and the recommendations of the master plan.

These standards will be considered following the public hearing and not addressed for the introduction meeting. The Planning Commission should review to determine if any additional information is needed from the applicant to help them make a decision based on these requirements.

Section 8-9 PUD Concept Plan and Rezoning Standards of Approval

A PUD shall only be approved if it complies with each of the following standards as well as applicable standards established elsewhere in this article

- A. The proposed PUD complies with the Intent and all Qualifying Conditions of Sections 8-1 and 8-2 of this article, respectively.
- B. The uses conducted within the proposed PUD, the PUD's impact on the community, and other aspects of the PUD are consistent with the master plan.
- C. The proposed PUD shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment, and the capacity of public services and facilities affected by the development.
- D. The PUD shall not negatively affect the character of the surrounding area.

- E. The PUD shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, or glare.
- F. The PUD shall not place demands on public services and facilities in excess of current or anticipated future capacity.

PUD Concept Plan Checklist		Submitted
Plan		
Site plan, professionally prepared by a licensed engineer, architect or landscape architect.		Provided
Name and firm address of the professional individual responsible for preparing site plan and professional seal.		Provided
Name and address of the property owner or petitioner.		Provided
Boundary survey lines and required setbacks.		Provided
Name and address of the property owner or petitioner.		Provided
Location sketch showing site, adjacent streets and properties within 200 feet.		Provided
The property, identified by parcel lines and location and size.		Provided
Scale, north arrow and date.		Provided
Zoning of adjacent properties.		Provided
Location, width and purpose of all existing easements.		Provided
Abutting street right-of-way width.		Provided
Current topographical map clearly showing existing topographic conditions, including contour intervals of no more than two (2) feet, based on field survey or photogrammetric methods.		Provided
Natural features such as wooded areas, surface water feature, high risk erosion areas, slopes over 18% beach, sand dunes, drainage ways, and other significant site features.		Provided
Existing buildings, structure, paved surfaces, installed landscaping and other significant physical infrastructure.		Provided
Size and location of existing utilities.		Provided
Proposed Development		
Conceptual layout and type of uses proposed within the PUD, including proposed principal and accessory structures, driveways, streets, parking lots, landscaped areas and other physical infrastructure, as applicable.		Provided
Recreation areas, common use areas, dedicated open space and areas to be conveyed for public use.		Provided
Layout and typical dimensions of proposed parcels and lots.		Provided
Engineering		
Proposed method of handling sanitary sewage and providing potable water		Provided
Utility concept plans.		Provided
Stormwater concept plan.		Provided
Building Details		
Building type concepts.		Provided

Supplemental Information	
Name and address of the property owner(s), developer(s), and designer(s), and their interest in said properties.	Provided
Project description and detailed narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces.	Not Provided
Zoning Designation.	Provided
Legal description.	Provided
Size of property in acres (square feet, if less than one acres).	Provided
Any other information required by the Administrator or Planning Commission to demonstrate compliance with other applicable provisions of this ordinance.	



Phone (231) 271-3051
Zoning@suttonsbayvillage.org

420 N Front St., PO Box 395
Suttons Bay, Michigan 49682

Office of
Planning & Zoning

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) AND MAJOR AMENDMENT

(As Amended 1/01/2021)

Section 1. Applicant Information

Applicant/Authorized Agent's Name Northporte Development LLC/Michael Niedzielski

Address 12283 S West Bayshore Dr, Traverse City, MI 49684 Phone No. (231) 218-6061

Nature of Applicant's Relationship to Property: Owner - Developer

Applicant/Authorized Agent's Signature

I hereby depose and say, under the penalties of perjury, that all the statements and/or information contained herein or submitted with this application are true.

Michael Niedzielski (Jan 11, 2022 12:04 EST)

Signature

Jan 11, 2022

Date



Owner's Name Northporte Development LLC

Address 12283 S West Bayshore Dr, Traverse City, MI 49684 Phone No. (231) 218-6061

Owner's Signature (application cannot be processed without owner's signature)

I hereby depose and say, under the penalties of perjury, that all of the statements and/or information contained herein or submitted with this application are true.

Michael Niedzielski (Jan 11, 2022 12:04 EST)

Signature

Jan 11, 2022

Date



Designer's Name Hanawalt Architectual

Address 255 Brookside Dr, Suite M, Angwin, CA 94508 Phone No. (707) 564-8000

Section 2. Property Information

Property Identification Numbers (PIN), list all parcels affected: 28-043-821-005-15

Legal Description and if any new property divisions are proposed (may be attached): see attached

Address of subject parcel 750 Waypoint Circle Drive, Suttons Bay, MI 49682

Existing Use(s) vacant

Zoning District PUD Area of Property

6.27 ☒ Acres ☐ Sq. feet

For properties of less than one acre, use square feet.

Section 3. Planned Unit Development Information

Project Description. Attach a written description of your proposed project. Detailed narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), any change in the number of parking spaces, any proposed phasing, proposed land uses, the zoning district upon which the proposed density and the area, height and placement requirements are based. For residential projects, indicate the number of dwelling units, broken down by occupancy type (rental or owner occupied), target market segment (i.e., "singles, young families, empty-nesters, elderly, etc.") anticipated rent or sale-price range, and the number of bedrooms. Describe any state or federal rental or purchase assistance program that may apply to your project. For all projects describe on-site amenities to be offered; any phasing planned for the development and the proposed development timetable. Indicate any county, state or federal licenses or permits or approvals that will be required and the status of each. Explain perpetual maintenance arrangements for open spaces.

Estimated Beginning Date 04 / 15 /2022 Estimated Date of Completion 10 /31 /2023

Site Plan Attached. *Note, all Planned Unit Developments require site plan approval prior to construction and the Village of Suttons Bay requires simultaneous processing to assure complete disclosure and expeditious processing.*

Describe in detail the expected effect of the Planned Unit Development on the following. Attach additional sheets, as needed. Please respond to each item, unless it is waived by the Zoning Administrator. Provide quantified information where it is available. ****THIS IS FOR AN AMENDMENT TO THE PUD****

Emergency service requirements (discuss police and fire protection needs of the project) _____
Police and Fire Dept already serve this area in the Village of Suttons Bay

Schools (discuss number of families with children expected) Retirees . Little to no school aged children.

Storm water systems (discuss extent of impervious surface, detention/retention plan)
See soil erosion permit.

Automobile and truck circulation patterns (discuss access/egress, drives, parking and on-site circulation)
circle drive

Local traffic volumes (discuss daily trip generation and peak hour demands) _____
Normal to low traffic with no real peak demand.

Additional material necessary to consider the impact of the project upon adjacent properties and the general public as required by the Village of Suttons Bay.

Check if Attached Section No.

Description













Section 4. Site Plan Check List

Attach to this application ten (10) copies of the proposed PUD Concept Plan . Use this section to check that your site plan includes all required elements. At a minimum, the site plan shall include:

- ☒ A dated Site plan, showing north arrow, professionally prepared by a licensed engineer, architect or landscape architect, sealed and drawn to an engineer's scale of not less than one (1) inch = 50 feet for property less than three (3) acres, or one (1) inch = 100 feet for property three (3) acres or more in size.
- ☒ Property parcel number(s) (from the Assessment Roll of the Village).
- ☒ Location sketch showing site, topography of the site and its relationship to adjoining land and adjacent streets. Show existing and proposed contours at not more than two (2) foot intervals and show all properties with 200 feet of the property line and zoning of adjacent properties.
- ☒ Existing buildings, structures, paved surfaces, installed landscaping and other significant physical infrastructure.
- ☒ Dimensions of required setbacks.
- ☒ Conceptual layout and type of uses proposed within the PUD, including proposed principal and accessory structures, driveways, streets, parking lots, landscaped areas and other physical infrastructure, as applicable.
- ☒ Recreation areas, common use areas, dedicated open space and areas to be conveyed for public use.
- ☒ Layout and typical dimensions of proposed parcels and lots.
- ☒ Exterior elevations of major buildings or "typical" buildings in multiple building projects. Indicate exterior finish materials.
- ☒ Percentage of land covered by buildings and percentage reserved for open space.
- ☒ Dwelling unit density, where pertinent.
- ☒ Location, width and purpose of public and private rights-of-way and easements contiguous to and within the proposed development which are planned to be continued, created, relocated or abandoned, including grades and types of construction of those upon the site.
- ☒ Curb-cuts, driving lanes, parking and loading areas. For mixed-use, commercial, institutional or industrial developments, provide your parking detail and calculations.
- ☒ Nature features such as wooded areas, surface water features, high risk erosion areas, slopes over 18%, beach, sand dunes, drainage ways, and other significant site features.
- ☒ Location and proposed method and type of drainage, sanitary sewers, storm sewers, watermain or wells, and all underground or overhead utility lines, including utility and stormwater concept plans.
- ☒ Location and nature of fences, landscaping and screening.
- ☒ Proposed earth changes.

- ☒ Signs and on-site illumination. Provide lighting detail and include elevations of proposed signs.
- ☒ Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be requested by the Planner or the Planning Commission.
- ☒ The site plan shall include a written landscape plan prepared in accord with Section 11 of the Zoning Ordinance.
- ☒ For projects proposed to be developed in phases, the PUD Concept Plan for the entire site shall be submitted. A map showing boundaries of individual phases shall be submitted, along with a proposed timeline for the development of each phase.
- ☒ A table of modification detailing all modifications from the use, density, area, height and placement requirements of the zoning district identified in the concept plan narrative. The table shall also detail all modifications from off-street parking regulations, general provisions, or subdivision regulations that would otherwise be applicable to the uses and development proposed in the absence of the proposed PUD. This table shall clearly identify the allowed regulation in comparison to the requested modification.

Section 5. Additional Information

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. Sanitary Sewer Service			
1. Does project require extension of public sewer line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared? SUBMITTED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications.			
3. Will on-site disposal be used?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Water Service			
1. Does project require extension of public water main?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will a community water supply be installed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications.			
C. Public utility easements required?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, show on plan.			
D. Site Drainage			
1. County drain usage approved by County Drain Commissioner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, attach approval letter. SEE PERMIT			
If no, are alternate measures shown?			
Note: Alternate measures must be designed and sealed by a registered Engineer.			
E. Roads and Circulation			
1. Are interior public streets proposed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has Village and MDOT approved (attach letter)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will public streets connect to adjoining properties or future streets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are private roads or interior drives proposed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will private drives connect to adjoining properties service roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Has the Village or MDOT approved curb cuts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, attach approved permit.			

Section 6. Planned Unit Development Review Standards

Indicate how your proposed Planned Unit Development will meet each of the following conditions and standards as outlined in Sections 8-1, 8-2, and 8-9 of the Village of Suttons Bay Zoning Ordinance. Note the Planning Commission must review each Planned Unit Development in light of these standards and conditions and any specific review standards provided in Section 14 of the Zoning Ordinance. Your responses to the following items will help the Planning Commission to reach a decision. Attach additional sheets, if necessary.

A PUD shall only be approved if it complies with each of the following standards and conditions:

1. Unified Control. The planned unit development shall be under the control of one owner or group of owners and shall be capable of being planned and developed as an integral unit.
Yes, already established amendment to the Port Sutton Community

2. Recognizable Benefit. The applicant shall demonstrate that the PUD provides at least four (4) of the following site design elements, which could not be attained through a project designed under conventional zoning:
 - A. Mixed-use development with residential, and non-residential uses or a variety of housing types.
 - B. Pedestrian/transit-oriented design with buildings oriented to the sidewalk and parking to the side or rear of the site.
 - C. High quality architectural design beyond the site plan requirements of this article.
 - D. Extensive landscaping beyond the site plan requirements of this ordinance.
 - E. Preservation, enhancement or restoration of natural resources (trees, slopes, wetland areas, views of the bay, etc.).
 - F. Preservation or restoration of significant or historic resources.
 - G. Provision of open space, public plazas, or similar features.
 - H. Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.).
 - I. Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allowing incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach.
 - J. Shared vehicular and pedestrian access between properties or uses.
 - K. Mitigation to offset impacts on public facilities (such as street improvements).
 - L. Significant use of sustainable building and site design features such as: water use reduction, water efficient landscaping, innovative wastewater technologies, low impact stormwater management, optimize energy performance, on-site renewable energy, passive solar heating, reuse/recycled/renewable materials, indoor air quality or other elements identified as sustainable by established groups such as the US Green Building Council (LEED) or ANSI National Green Building Standards.

**** NOT A NEW PUD, AMENDING EXISTING PUD OF PORT SUTTON COMMUNITY.**

3. Compatibility with Adjacent Uses. The proposed location of uses or structures that are of a significantly different scale or character than the abutting residential districts, such as access drives, parking areas, waste receptacles, swimming pools, tennis courts and facilities of a similar nature, shall not be located near the perimeter of the PUD or so as to negatively impact the residential use of adjacent lands.

Project does not negatively impact surrounding area.

4. Public Utilities. All uses within the PUD shall be within the capacity of public water and sewer systems or will upgrade systems to necessary municipal standards. Private community-wide wastewater systems may be allowed if permitted by the Leelanau County Health Department and the Village.

Yes, all within capacity.

5. Be in accordance with the general objectives, intent and proposed of the zoning ordinance.
Yes
-
6. Be in accordance with goals and objectives of the Master Plan.
PUD already approved.
-
7. Be designed, constructed, operated, and maintained in a manner harmonious with the existing or intended character of adjacent property, the surrounding uses of land, the natural environment, and the capacity of public services and facilities affected by the development.
Yes
-
8. Not negatively affect the character of the surrounding area.
Correct, does not affect the character of the surrounding area negatively.
-
9. Not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, or glare.
Correct, not hazardous.
-
10. Not place demands on public services and facilities in excess of current or anticipated future capacity.
Correct, does not place demands in excess or anticipated future capacity.
-
11. Complies with the intent and purpose as set forth in Section 8-1 of the Suttons Bay Zoning Ordinance as follows:
- A. Intent. The intent of this article is to offer an alternative to conventional development by permitting flexibility in the regulations for development by authorizing planned unit development districts (PUD). The standards in this article are intended to promote and encourage development on parcels of land that are suitable in size, location and character for the uses proposed while ensuring compatibility with adjacent land uses.
- B. Purpose. The PUD rezoning process is provided as a design option to allow for one (1) or more of the following
- Encourage innovation in land development in terms of variety, design, layout and type of structures constructed.
 - Promote the efficient use of land to facilitate a more economic arrangement of buildings, circulation systems, land use and utilities.
 - Encourage the adaptive re-use of significant or history buildings.
 - Provide the opportunity to mix compatible uses of resident types.
 - Preserve and protect significant natural features, open space and cultural/historic resources.
 - Ensure that new development is consistent with the character of the community.
 - Promote efficient provision of public services and utilities.
 - Minimize adverse traffic impacts and accommodate safe and efficient pedestrian access and circulation.
 - Encourage development of convenient recreational facilities.
 - Encourage the use and improvement of land where site conditions make development under conventional zoning difficult or less desirable.
- C. Design Flexibility. The PUD process and standards provide for flexibility in design and permit variation of the specific bulk, area, and in some situations, the density requirements of the Zoning Ordinance based on the PUD plan, subject to the approval of the PUD by the Village Council in accordance with the requirements set forth in this article. A PUD shall not be sought primarily to avoid the standards and requirements of other zoning districts.

THIS IS FOR AN AMENDMENT TO THE PUD

12. Complies with the general and specific standards of this ordinance, the respective area, and general provisions of this ordinance.

Yes

Approval. An application may be approved, or denied, or approved with conditions






Village of Suttons Bay AMENDED PUD Application 2022-01

Final Audit Report

2022-01-11

Created:	2022-01-11
By:	Jill Nottke (jillnottke@tcsfrzr.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfCCsD2QFVuldzmR2ASUbdZb-aqCCqGH2

"Village of Suttons Bay AMENDED PUD Application 2022-01" History

-  Document created by Jill Nottke (jillnottke@tcsfrzr.com)
2022-01-11 - 4:54:03 PM GMT- IP address: 97.87.31.202
-  Document emailed to Michael Niedzielski (northporte@yahoo.com) for signature
2022-01-11 - 4:54:32 PM GMT
-  Email viewed by Michael Niedzielski (northporte@yahoo.com)
2022-01-11 - 5:01:03 PM GMT- IP address: 107.72.178.36
-  Document e-signed by Michael Niedzielski (northporte@yahoo.com)
Signature Date: 2022-01-11 - 5:04:00 PM GMT - Time Source: server- IP address: 107.72.178.36
-  Agreement completed.
2022-01-11 - 5:04:00 PM GMT



Sara K <plannorth45@gmail.com>

Harbor heights

Michael Niedzielski <northporte@yahoo.com>

Thu, Feb 10, 2022 at 4:07 PM

To: plannorth45@gmail.com

Cc: Jeff Cockfield <jeff@gtengineeringtc.com>, David Hanawalt <hanawaltarchitect@gmail.com>

Sara,

I offer the the following response to your email pertaining to the Village of Sutton's Bay zoning ordinance specifically sections 8-1,8-2,8-3 as they pertain to the Site plan amendment to the Port Sutton community PUD amendment.

Section 8-1- Intent and purpose

(A) PUD -Port Sutton community is already in existence and operating .This site plan application is to amend the existing PUD. I contend this a minor amendment.The land and site plan are suitable in size, location, and character to ensure compatibility with adjacent properties use both PUD /residential and public.

(B) Purpose - PUD rezoning (this app does not request a rezoning)process to provide as a design option for (1) or more of the following:

Options;

(1) Duplex units provide and allows a variety, design, and layout options. Especially a main level living design and privacy setting.

(2) site plan allows for individual attached units , basically every condo is a end unit, and circular drive provided for easy vehicle ingress /egress.

(3)N/A

(4)N/A

(5) preserves and maintains existing wetland areas with a .plan approved and permitted by DEQ/Eagle

(6)The 16 duplex condo site plan amendment further enhances the community residential area with the existing PUD.

(7) Development promotes Efficient extension and use of existing water main(6) inch and sanitary hook up to existing lift station and storm water retention plan and soil erosion permit.

(8)circular drive creates safe and efficient traffic flow to main drive access.

(9)encourages owners and public to access through our attached landscape stairs /walkway to tart trail and the recreational facilities of Port Sutton community and the tart trail.

(10)promotes and secures the site conditions on the property rather than just zoning requirements.

(C)Design flexibility- The existing Port Sutton PUD and this site plan amendment had not sought out to primarily to avoid the standards and requirements of the zoning district but ,has provided flexible design to maximize our owners home individual needs. Mostly elderly and empty nesters.The property in this application is currently zoned PUD.

Section 8-2,qualifying conditions

Currently the site is part of an approved PUD -Port Sutton community.The site application is an amendment application to the Port Sutton community PUD . The land is currently zoned PUD.

(A) There is only one owner applying/Harbor Heights LLC

(B) Recognizable benefit/site design benefit

1. High Quality design- both site and building design.High quality material and heating/cooling design with green design in mind.

2. Landscaping will exceed requirements.

3.Preserving wetlands and water drain issues.

4.provisions for open space will be preserved along with Port Sutton community common areas.

5.tart trail access stairs /walk way to be installed from properly to tart trail and access for public.

6.No further village streets required. Will be extending existing drive to and circle drive installed at developers expense.

7. Site will retain its hillside character and will be handling storm water retention on site with retention ponds that are already permitted.

(C)The site plan is compatible with adjoining properties residential and public uses and have no negative impact.Again, The property in Is zoned PUD allowing 32 units.

(D) public utilities are available have capacity to service the project along with a permitted storm water system.DEQ and Village permits already obtained.

(E)The master plan includes our PUD (Port Sutton community shown on master plan and its residential use.property in question is zoned PUD.

Section 8.3 permitted uses.

A,B,C. Allowed, mix use, approval of uses.

In any district may be permitted a PUD . The existing PUD and minor amendment to the site plan meets the objectives and standards of this article are met and in compliance with this article.

In answer to your question per 8.7 of the zoning ordinance if there are there any variations from minimum requirements being requested the answer is no . All standards and requirements will be met or be exceeded.

I believe this response answers all the questions you've had to date.

Im requesting you schedule up a public hearing notice this Friday if possible. If not another months going by..

This site plan and application is identical to the site plan the planning commission and council approved before. Jeff Cockfield has stated it's the same plan except we now have the permits for the site submitted before you. Not intended to say I still need a land use permit from village and building permits from the county. Prior to all this ,Per email from village ,land use permit was ready for pick up prior to expiration. So I believe we met the requirements of the land use except for the tap fees being paid in full .

Respectfully,
Michael Niedzielski,
Harbor heights LLC

Sent from my iPhone

PUD Concept Plan Checklist		Submitted
Plan		
Site plan, professionally prepared by a licensed engineer, architect or landscape architect.		Provided
Name and firm address of the professional individual responsible for preparing site plan and professional seal.		Provided
Name and address of the property owner or petitioner.		Provided
Boundary survey lines and required setbacks.		Provided
Name and address of the property owner or petitioner.		Provided
Location sketch showing site, adjacent streets and properties within 200 feet.		Provided
The property, identified by parcel lines and location and size.		Provided
Scale, north arrow and date.		Provided
✓ Zoning of adjacent properties. <i>Attached GRAND TRAVERSE ENGINEERING.</i>		Not Provided
✓ Location, width and purpose of all existing easements.		Not Provided
✓ Abutting street right-of-way width. <i>Attached Michigan Geometrics.</i>		Not Provided
Current topographical map clearly showing existing topographic conditions, including contour intervals of no more than two (2) feet, based on field survey or photogrammetric methods.		Provided
Natural features such as wooded areas, surface water feature, high risk erosion areas, slopes over 18% beach, sand dunes, drainage ways, and other significant site features.		Provided
Existing buildings, structure, paved surfaces, installed landscaping and other significant physical infrastructure.		Provided
Size and location of existing utilities.		Provided
Proposed Development		
✓ Conceptual layout and type of uses proposed within the PUD, including proposed principal and accessory structures, driveways, streets, parking lots, landscaped areas and other physical infrastructure, as applicable.		Partially Provided <i>Landscape Plans not include</i>
✓ Recreation areas, common use areas, dedicated open space and areas to be conveyed for public use. <i>Port Sutton Community, Lake Frontage, pool + clubhouse, common outside storage, common areas.</i>		Not Provided
✓ Layout and typical dimensions of proposed parcels and lots. <i>ONE PARCEL LEGAL ATTACHED.</i>		Not Provided
Engineering		
Proposed method of handling sanitary sewage and providing potable water		Provided
Utility concept plans.		Provided
Stormwater concept plan.		Provided
Building Details		
✓ Building type concepts. <i>32 Dwelling units, comprised of 16 duplexes.</i> <i>Attached Color Concept Drawings.</i>		Not Provided

Supplemental Information	
Name and address of the property owner(s), developer(s), and designer(s), and their interest in said properties.	Provided
✓ Project description and detailed narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces.	Not Provided
Zoning Designation.	Provided
Legal description.	Provided
Size of property in acres (square feet, if less than one acres).	Provided
Any other information required by the Administrator or Planning Commission to demonstrate compliance with other applicable provisions of this ordinance.	

**HARBOR HEIGHTS CONDOMINIUM
AMENDMENT TO PUD CONCEPT
FEBRUARY 26, 2019**

In 1991 a PUD concept plan was submitted to the Village of Suttons Bay for the North Bluff Addition to the Harbor Club PUD. That concept plan consisted of 32 multi-family residential units in six buildings, with access drives parking and a tennis court. This addition is now called Harbor Heights.

We are requesting an amendment to the 1991 PUD concept with the attached submittal. The highlights of our requested amendment are as follows;

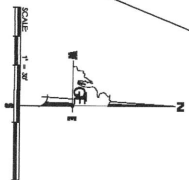
- Still 32 multi-family residential units but placed in sixteen buildings versus six.
- Elimination of the tennis courts since this area is now a “new” wetland area that was not present in 1991. No buildings are proposed in this new wetland area.
- The Open Space and Density for the overall 1991 PUD concept referenced all phases (and land areas). Referencing just this property has a total acreage of 6.27 results in a density of 5.1 units/acre. The open space that remains after subtracting 100,064 SF (2.3 acres) for the roads and buildings is 172,881-SF (3.91 acres) or 63% Open Space.
- For each of the 32 dwellings two outdoor parking spaces are shown.

1. ALL ELEVATIONS ARE BASED ON USGS DATUM.

- ## ROAD CONSTRUCTION NOTES

1. ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE FOLLOWING DETAILS.

- PLANNED UNIT DEVELOPMENT:**



SECTION 21, T30N, R11W,
VILLAGE OF SUTTON'S BAY,
ELANAU COUNTY, MICHIGAN

Civil Engineering
Planning
Surveying
Construction Services

PO Box 227
Traverse City, MI 49685-0227
Phone: 231-218-4986
Email: jeff@gteengineeringtc.com

CS-101

EASEMENTS

Policy No.: 8230600-213078107

SCHEDULE B**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
3. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
4. Any lien, or right to a lien, for services, labor, or material, heretofore or hereafter furnished, imposed by law and not shown by Public Records.
5. Any and all oil, gas, mineral, mining rights and/or reservations thereof.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Taxes and assessments which become due and payable or which become a lien against the property subsequent to the interest insured and deferred and/or installment payments of said taxes and assessments. The Company assumes no liability for tax increases occasioned by uncapping and adjustment of the taxable value, retroactive revaluation, changes in the land usage or loss of any principal residence exemption status for the insured premises.
8. Any provisions contained in any instruments of record which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.
9. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.
10. Subject property abuts a private road easement which is not required to be maintained by the Board of County Road Commissioners of the County of Leelanau.
11. Rights, if any, of the United States government, the State of Michigan, any other governmental entity, riparian owners, the public or private persons existing in or with respect to the present and past bed, banks, bottomland and waters of Lake Michigan.
12. Covenants, conditions and restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 231, Page 578; Liber 245, Page 190; Liber 275, Page 815; Liber 432, Page 568; Liber 453, Page 641; Liber 515, Page 204 and Liber 770, Page 940.
13. Right(s) of Way and/or Easement(s) and any rights incidental thereto as set forth in the instrument recorded in Liber 432, Page 568. *I DON'T HAVE OR DON'T KNOW WHAT IT IS. WILL EMIT TO YOU FROM TITLE CO.*
14. Rights of others in and to the concurrent use of said road/easement.
15. Terms, conditions and provisions which are recited in Agreement recorded in Liber 64, Page 172.
16. Terms, conditions and provisions which are recited in Assignment of Developers Rights recorded in Liber 255, Page 46 and in Liber 1050, Page 766.
- ✓ 17. Right of Way vested in Michigan Consolidated Gas Company by instrument recorded in Liber 229, Page

12 and Liber 256, Page 543. *10' on each side, total of 20'*

✓ 18. Terms, conditions and provisions which are recited in Easement Agreement recorded in Liber 275, Page 809. *40'*

✓ 19. Easement granted to Consumers Energy Company recorded in Liber 104, Page 108, Amended in Liber 229, Page 297.

✓ 20. Easement granted to Consumers Energy Company recorded in Liber 241, Page 183.

21. Terms, conditions and provisions which are recited in Contract recorded in Liber 258, Page 379.

9/30/81

Easement #178-A

KNOW ALL MEN BY THESE PRESENTS, That ^{LIBER 229 PAGE 12} ROBERT WRANSKY and HELEN WRANSKY, his wife, 11 Broadway, Suttons Bay, Michigan; CALVIN DEVELOPMENT PROPERTIES, a Michigan co-partnership, 7669 Auburn Road, Utica, Michigan; and EARL H. ENNIS, III, & Beverly F. Ennis, RFD 1, Box 18, Northport, Michigan his wife

for and in consideration of the sum of One Dollar (\$1.00) to grantors in hand paid, receipt whereof is hereby confessed and acknowledged, do hereby grant, bargain, convey, and warrant unto MICHIGAN CONSOLIDATED GAS COMPANY, a Michigan corporation, with its principal office at One Woodward Avenue, Detroit, Michigan 48226, its successors and assigns, the right and easement to lay, construct, renew, operate, maintain, inspect, alter, repair, remove and replace gas pipes and service pipes on, over, through and across the following-described real estate, situate and being in the Village of Suttons Bay, County of Leelanau, State of Michigan, described as follows, to wit:

See Reverse Side For Complete Legal Description.

together with the right of ingress and egress to, from and over said lands.

Grantor S agree that during the life of this easement no structure will be erected or placed on said premises.

To have and to hold said easement and the privileges incident thereto unto the said MICHIGAN CONSOLIDATED GAS COMPANY, its successors and assigns, for so long thereafter as any gas pipe, service pipe, or appurtenances constructed or installed hereunder are used or remain on said premises.

Executed this 29th day of October,

A.D., 19 81.

Executed and Delivered

in the Presence of:

Barbara A. Cross witness for William Church

Rita King witness for Wransky's

Alfred R. Jackson witness for William Church

Lleanor M. Little witness for Wransky's

Barbara A. Cross witness for Earl H. Ennis, III

David W. Bredin witness for Earl H. Ennis, III

STATE OF MICHIGAN)
) ss.
COUNTY OF LEELANAU)

Robert Wransky
ROBERT WRANSKY

Helen Wransky
HELEN WRANSKY

CALVIN DEVELOPMENT PROPERTIES

William R. Church
William R. Church
Its Managing Partner

Earl H. Ennis III
EARL H. ENNIS, III

The foregoing instrument was acknowledged before me this 2nd day of November, 1981 19 81, by Robert Wransky and Helen Wransky, his wife.

My commission expires:

April 3, 1984

NOTARIAL PUBLIC LEWIS B. GRAIN, ATTY.
560 1ST ST. SEVER DRUMM LANSING MI 48202

Mary Lou C. Maynard
MARY LOU C. MAYNARD

Notary Public, Grand Traverse County

Acting in Leelanau County, Mich.

Additional Acknowledgements attached.

Form 6078 12/74

A 20-foot strip of land being 10 feet on each side of the centerline of a gas pipeline to be constructed across the following-described parcel of land: A parcel of land in part of Government Lots 3 and 4, and in part of the Southwest 1/4 of the Southwest 1/4 of Section 21, T30N, R11W, Village of Suttons Bay, Michigan, more fully described as follows: Commencing at the South 1/4 corner of said Section 21 (said corner having assumed coordinates of 6000.00 North and 6000.00 East); thence along the South line of said section S88°36'45"W 404.44 feet to the centerline of State Highway M-22; thence N30°39'53"E along said centerline 43.16 feet to the Point of Beginning (said point having coordinates of 6027.33 North and 5617.69 East); thence N63°47'29"W 1054.79 feet to the West line of said Government Lot 4, said point being N00°06'13"W 525.36 feet of the Southwest corner of said Government Lot; thence N14°15'08"W 336.60 feet; thence N36°04'52"E 139.36 feet to the aforesaid West line of Government Lot 4; thence N00°06'13"W along said government lot line 382.00 feet to the Northwest corner of said Government Lot; thence N88°41'37"E along the North line of said Government Lot 1076.66 feet to the West line of the "Fair Grounds" parcel described by Warranty Deed recorded in Liber 87, Pages 419 through 422; thence along the Westerly and Southerly boundary of said "Fair Grounds" S26°04'37"W 246.83 feet, S44°40'23"E 241.00 feet and S60°40'23"E 144.67 feet to the Southeast corner of said "Fair Grounds; thence N20°34'37"E along the Easterly line of said "Fair Grounds" 710.67 feet to the Northeast corner of said "Fair Grounds"; thence N69°10'23"W along the North line of said "Fair Grounds" 216.21 feet to the North-South 1/4 line of said Section; thence N00°40'23"W along said 1/4 line 523.27 feet to a point being S00°40'23"E 548.00 feet of the center post of said section; thence N88°03'25"E 516.30 feet to the Westerly right-of-way of the Leelanau Transit Company Railroad; thence along said Westerly right-of-way S21°15'00"W 2050.44 feet to the aforesaid centerline of State Highway M-22; thence along said highway centerline S30°39'53"W 254.89 feet to the Point of Beginning.

STATE OF MICHIGAN)
COUNTY OF MACOMB) ss.

The foregoing instrument was acknowledged before me this 29th day of October, 1981, by William R. Church, the Managing Partner for Calvin Development Properties, on behalf of said co-partnership.

My commission expires:

July 30, 1984

Alfred C. Falk
Alfred C. Falk
Notary Public, Macomb
County, Michigan

STATE OF MICHIGAN)
COUNTY OF LEEANAU) ss.

The foregoing instrument was acknowledged before me this 2 day of November, 1981, by Earl H. Ennis, III.

My commission expires:

April 3, 1984

Mary Lou C. Maynard
MARY LOU C. MAYNARD
Notary Public, Grand Traverse County
County, Michigan
Acting in Leelanau County, Mich.

LIBER 229 PAGE 14

Beverly F. Ennis
BEVERLY F. ENNIS
 Beverly F. Ennis

Laura M. Wallington
 Laura M. Wallington
Wallace L. Wallington
 Wallace L. Wallington

STATE OF MICHIGAN)
) ss.
 COUNTY OF ~~LEELANAU~~ Kalkaska

The foregoing instrument was acknowledged before me this 13th day of
 January, 1982, by Beverly F. Ennis.

My Commission Expires

March 23, 1985

Wallace L. Wallington
 Wallace L. Wallington

Notary Public, Wallace L. Wallington

Active In KALKASKA County
MICHIGAN
 Acting in Leelanau County, Michigan

STATE OF MICHIGAN
 REGISTER'S OFFICE } ss
 County of Leelanau
 Received for record the 11th
 day of February A.D. 1982
 at 9:00 o'clock A.M. and
 recorded in Liber 229 of
 Records on page 12-14 Incl.
Helen Korson
 Register of Deeds Helen Korson

275 809

EASEMENT AGREEMENT

THIS AGREEMENT made this 30th day of March, 1987, between HARBOR CLUB PROPERTIES, INC., a Michigan corporation with offices at 7669 Auburn Road, Utica, Michigan 48087, party of the first part, and SUTTONS BAY YACHT BASIN CONDOMINIUM ASSOCIATION, a Michigan non-profit corporation with offices at Suite 800, 171 Monroe Avenue, N.W., Grand Rapids, Michigan 49503, party of the second part.

WITNESSETH, that the said party of the first part, for an in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has this day bargained and sold, and by these presents does bargain, sell, convey, transfer and deliver unto said party of the second part, its successors and assigns, a non-exclusive easement over, across and through the lands herein described in the Village of Suttons Bay, Leelanau County, Michigan:

A 40 foot wide easement for ingress and egress and the installation and maintenance of public utilities, in part of Government Lots 3 and 4, Section 21, Town 30 North, Range 11 West, Village of Suttons Bay, Michigan, lying 20 feet each side of and coincident to the following described line: Commencing at the South 1/4 corner of said Section 21; thence along the south line of said section S88°36'45"W 404.44 feet to the centerline of State Highway M-22; thence along said centerline N30°39'53"E 874.09 feet to the POINT OF BEGINNING; thence S59°20'07"E 62.50 feet; thence along the arc of a curve to the left a distance of 139.54 feet (R=100.00, I=79° 57'04", Chord=N80°41'21"E 128.49 feet) to intersection Point "E"; thence continuing along the arc of a curve to the left a distance of 17.54 feet (R=100.00 feet, I=10° 02'56", Chord=N35°41'21"E 17.52 feet); thence N30°39'53"E 50.23 feet; thence along the arc of a curve to the left a distance of 89.83 feet (R=475.10 feet, I=10°50'00", Chord=N25°14'53"E 89.70 feet; thence along the arc of a curve to the right a distance of 102.44 feet (R=196.80 feet, I=29°49'23", Chord=N34°44'34"E 101.28 feet); thence along the arc of a curve to the left a distance of 65.04 feet (R=155.89 feet, I=23°54'16", Chord=N37° 42'08"E 64.57 feet); thence N25°45'00"E 83.89 feet; thence along the arc of a curve to the left a distance of 139.70 feet (R=103.67 feet, I=77°12'25", Chord=N12° 51'13"W 129.37 feet) to intersection Point "D"; thence continuing along the arc of a curve to the left a distance of 19.41 feet (R=103.67 feet, I=10°43'42", Chord=N56° 49'16"W 19.38 feet); thence N62°11'07"W 55.00 feet to the centerline of State Highway M-22 and the POINT OF ENDING.

Also a 20 foot wide easement for ingress and egress and the installation and maintenance of public utilities, lying 10 feet each side of and coincident to the following described line: Resuming at intersection Point "E"; thence S40°42'49"W 243.78 feet; thence along the arc of a curve to the left a distance of 87.78 feet (R=110.00 feet, I=45°43'25", Chord=S17°51'07"W 85.47 feet); thence

along the arc of a non-tangent curve to the left a distance of 86.62 feet (R=540.02 feet, I=09°11'24", Chord=S72°45'53"E 86.53 feet); thence along the arc of a curve to the left a distance of 191.51 feet (R=153.59 feet, I=71°26'34", Chord=N66°55'07"E 179.34 feet); thence N31°11'51"E 459.77 feet to the POINT OF ENDING. The side lines are to be shortened or lengthened to terminate along a course of N71°55'28"W and S71°55'28"E.

To have and to hold the said easement unto the said Suttons Bay Yacht Basin Condominium Association, and unto its successors and assigns forever.

The party of the first part, its successors and assigns, reserves the right without the consent of the party of the second part, its members or other interested parties, to relocate either or both easements provided that such relocation shall not, in the sole and exclusive judgment of party of the first part, its successors and assigns, cause any material alteration or change in the rights of the party of the second part, its successors and assigns. Provided, that in the event the party of the first part exercises its right to relocate either easement, unless an emergency situation exists, the party of the first part shall notify the party of the second part of its intent to relocate either or both, and once such relocation is undertaken, shall complete the same as expeditiously as possible without interruption in the rights of ingress and egress by reason of such relocation.

As an additional consideration to the granting of this easement, each of the parties hereto covenants to the other and to their respective successors and assigns, that they shall not obstruct or prohibit the use of such easements and that they shall indemnify, save and keep harmless the other party and its respective successors and assigns, from any and all claims for damages to real or personal property, or injuries or deaths, suffered by persons or property in any manner caused by or growing out of the presence or use of such easements.

IN WITNESS WHEREOF, the said parties to this Agreement have caused this document to be executed by their duly authorized officers the day and year above set forth.

Signed, Sealed and Delivered
in the Presence of:

Kathleen P. Stone
Kathleen P. Stone

Karl E. Shepard
Karl Shepard

HARBOR CLUB PROPERTIES, INC.

By Arch Wright, Jr.
Arch Wright, Jr., Vice-President

SUTTONS BAY YACHT BASIN CONDOMINIUM
ASSOCIATION

Kathleen P. Stone
Kathleen P. Stone

Karl E. Shepard
Karl Shepard

By Richard E. Georgi
Richard E. Georgi, Vice-President

STATE OF MICHIGAN)
) ss.
COUNTY OF CHARLEVOIX)

The foregoing instrument was acknowledged before me this 30th day of March, 1987, by Arch Wright, Jr., the Vice-President of Harbor Club Properties, Inc., a Michigan corporation, on behalf of the corporation.

Ann Marie M. Westfall
Ann Marie M. Westfall
Notary Public, Charlevoix County, MI
My commission expires: 2/3/91

STATE OF MICHIGAN)
) ss.
COUNTY OF CHARLEVOIX)

The foregoing instrument was acknowledged before me this 30th day of March, 1987, by Richard E. Georgi, the Vice-President of Suttons Bay Yacht Basin Condominium Association, a Michigan non-profit corporation, on behalf of the corporation.

Ann Marie M. Westfall
Ann Marie M. Westfall
Notary Public, Charlevoix County, MI
My commission expires: 2/3/91

DRAFTED BY:

William K. Van't Hof
Varnum, Riddering, Schmidt & Howlett
Suite 800, 171 Monroe Avenue, N.W.
Grand Rapids, MI 49503

Helen M. Wransky, as Vendor of an undivided one-half interest under a certain Land Contract dated November 6, 1980, a memorandum of which was recorded on November 12, 1980 in Liber 220, Page 77, Leelanau County Records, hereby joins in this Easement Agreement for the purpose of subordinating her interest in said property to the easements granted hereby.

Dated: May 15, 1987

Witnesses:

Robert Wransky
Robert Wransky
Joyce E. Galla
Joyce E. Galla

Helen M. Wransky
Helen M. Wransky

STATE OF MICHIGAN)
COUNTY OF LEEANAU) ss.

The foregoing instrument was acknowledged before me this 15th day of May, 1987, by Helen M. Wransky.

Arlene R. Lautner
Arlene R. Lautner
Notary Public,
County, MI
My commission expires: Feb. 8, 1989

Edna R. Lind, as Vendor of an undivided one-half interest under a certain Land Contract dated November 6, 1980, a memorandum of which was recorded on November 12, 1980 in Liber 220, Page 77, Leelanau County Records,, hereby joins in this Easement Agreement for the purpose of subordinating her interest in said property to the easements granted hereby.

Dated: May 13, 1987

Witnesses:

Glen A. Huffman
Glen A. Huffman

Ethel E. Huffman
Ethel A. Huffman

Edna R. Lind
Edna R. Lind

STATE OF FLORIDA)
COUNTY OF SARASOTA) ss.

The foregoing instrument was acknowledged before me this 13th day of May, 1987, by Edna R. Lind.

Angela S. Tiedge
Angela S. Tiedge
Notary Public, Sarasota, FL.

My commission expires: 3-27-90

Church & Church, Inc., as Assignee of the Vendee's interest under a certain Land Contract dated November 6, 1980, a memorandum of which was recorded on November 12, 1980 in Liber 220, Page 77, Leelanau County Records, hereby joins in this Basement Agreement for the purpose of subordinating its interest in said property to the easements granted hereby.

Dated: May 8, 1987

CHURCH & CHURCH, INC.

Witnesses:

Linda Meitzner
Linda Meitzner
David C. Kohl
David C. Kohl

By William R. Church
William R. Church, President

STATE OF MICHIGAN)
COUNTY OF MACOMB) ss.

The foregoing instrument was acknowledged before me this 8th day of May, 1987, by William R. Church, President of CHURCH & CHURCH, INC., a Michigan corporation, on behalf of the corporation.

David C. Kohl
David C. Kohl
Notary Public, Macomb County, MI
My commission expires: 6-9-90

STATE OF MICHIGAN
COUNTY OF LEEANAU
RECEIVED FOR RECORD

1987 MAY 20 PM 1:53

Barbara Hart
REGISTER OF DEEDS

Helen Hanson
 Register of Deeds.

CONSUMERS POWER COMPANY, a Michigan corporation, 212 West Michigan Avenue, Jackson, Michigan (successor by merger to Consumers Power Company, a Maine corporation), Grantor, in consideration of the sum of One Dollar (\$1.00) to it paid by ROBERT WRANSKY AND HELEN WRANSKY, his wife, Suttons Bay, MI

Grantee, receipt of which is hereby acknowledged, CONVEYS AND QUITCLAIMS to the Grantee, their heirs, successors and assigns, Forever, all the easements, rights and privileges on, over, under and across land in the Village of Suttons Bay, County of Leelanau, Michigan, described as:

All that part of the following described parcel of land located in Government Lot 4 of Section 21, Township 30 North, Range 11 West: Beginning at a point on the West line of said Government Lot 4 which is 525.36 feet North of the Southwest corner of said Lot 4; thence North 14° 20' West 336.6 feet; thence North 36° 00' East 139.36 feet to the West line of said Lot 4; thence North to the Northwest corner of said Lot 4; thence East to a point which is 263.3 feet West of the North and South quarter line; thence South 25° 16' West 215.28 feet; thence South 40° 00' East 241.00 feet; thence South 60° 00' East 144.67 feet to the West line of Railroad; thence North 21° 15' East along the West line of the Railroad 473.6 feet to the North line of said Lot 4; thence East to centerline of State highway M-22; thence Southwesterly along centerline of State highway to a point which is South 62° 14' East of the place of beginning; thence North 62° 14' West 1097.02 feet, more or less, to the place of beginning; EXCEPTING THEREFROM and from the operation of this release a strip of land 36 feet in width described as follows: To find the point of beginning commence at the South 1/4 corner of said Section 21; thence South 88° 36' 45" West along the South line of said Section 404.44 feet to the centerline of State highway M-22; thence North 30° 39' 53" East along said centerline 43.16 feet; thence North 63° 47' 29" West 767.22 feet to the point of beginning; thence North 11° 12' 30" West 967.96 feet to the North line of said Lot 4; thence South 88° 41' 37" West along said line 36.54 feet; thence South 11° 12' 30" East 946.69 feet; thence South 63° 47' 29" East 45.32 feet to the point of beginning; as were granted and conveyed to Grantor in the conveyance described as follows:

Conveyance of right of way made by John M. Deuster and Lucile Deuster, his wife, dated February 25, 1952 and recorded April 21, 1953 in the Leelanau County Register of Deeds' Office in Liber 104 on Page 108.

Intending hereby to release said easements, rights and privileges ONLY insofar as they apply to the premises above described, and said easements, rights and privileges are to remain in full force and effect as to the remainder of the premises described in said conveyance.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its Manager of Land and Right of Way, this 6th day of December, 1981.

WITNESSES:

Carol J. Kiehar
 Carol J. Kiehar
Diane M. Tynell
 Diane M. Tynell

CONSUMERS POWER COMPANY

By

W. L. Reid
 W. L. Reid
 Manager of Land and Right of Way

STATE OF MICHIGAN)
) ss.
 COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me this 8th day of December, 1981, by W. L. Reid, Manager of Land and Right of Way of Consumers Power Company, a Michigan corporation, on behalf of the corporation.

My commission expires

November 9, 1985

Prepared by R. L. Taylor
 222 West Michigan Avenue
 Jackson, Michigan 49201

Carol J. Kiehar
 Carol J. Kiehar
 Notary Public, Jackson County, Michigan



(20)
201

Helen Wransky and Edna Lind, single women, Box 266, Suttons Bay, MI 49682

Grantor, for good and valuable consideration to him paid by CONSUMERS POWER COMPANY, a Michigan corporation, 212 West Michigan Avenue, Jackson, Michigan, Grantee, the receipt of which is hereby acknowledged, Conveys and Warrants to Grantee, its successors and assigns, Forever, the easement and right to enter upon the parcel of land hereinafter described and to lay, construct, operate, maintain, repair, inspect, replace, improve, enlarge and remove electric transmission and distribution facilities consisting of underground cables, conduits, wires, conductors, subsurface junction vaults, surface-mounted transformers and enclosures, together with pads or other supports therefor, and other fixtures and appurtenances in, under, over and across a strip of land 10 feet in width, together with lateral lines outside of said strip of land where hereinafter indicated, said strip of land being located within said parcel of land which is in the Township of Suttons Bay, County of Leelanau and State of Michigan, and described as:

All that part of the Southwest one-quarter (1/4) of Southwest one-quarter (1/4) and part of Government Lot #4 of Section 21, Township 30 North, Range 11 West; and also part of Section 28, Township 30 North, Range 11 West beginning at a point 106.2 East and 170.6 feet South of one-quarter (1/4) common to Section 21 and 28; running thence North 67 degrees 09 minutes West, 528.5 feet more or less to the centerline of Highway M-22; thence North 30 degrees 39 minutes 53 seconds East, 448.09 feet; thence South 68 degrees 17 minutes 03 minutes East, 301.95 feet to shore of Suttons Bay; thence Southerly along said shore to the Point of Beginning.

The center line of said strip of land is described as follows:
Beginning at a point on the Northerly line of said above described land 5 feet East of the Easterly right of way line of said M-22; running thence Southwesterly and parallel to said right of way line 215 feet; thence South 60 degrees East, 45 feet to the point of ending of said center line at the existing Consumers Power Company distribution pole.

REGISTERS OFFICE LEELANAU COUNTY, MICHIGAN)SS.
Received for record the 28th of September A.D.
1983 at 9:00 A.M. and recorded in Liber 241 of
Records on pages 183 & 184.

Helen Korson
Helen Korson, Register of Deeds

Also conveying the right, from time to time and at no additional cost to Grantee, to cut, trim, remove, destroy or otherwise control any trees, roots, brush or other vegetation which may, in the opinion of Grantor, interfere or threaten to interfere with or be hazardous to the construction, operation or maintenance of said facilities. Grantor hereby agrees that no buildings or other structures will be placed over said facilities or within such proximity to said facilities as to interfere with or, in the opinion of Grantee, threaten to interfere with the construction, operation or maintenance of said facilities. Grantor also agrees to maintain the ground surface elevation within four feet of any aboveground facility at a level within four inches of the level existing at the time of construction of said facility. Nonuse or a limited use of the easement herein granted shall not prevent Grantee from later making use of this easement to the full extent herein authorized.

Where applicable, pronouns and relative words used herein shall be read as plural, feminine or neuter.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed by its duly authorized officer this 9 day of September, 1983.

WITNESSES.

Vickie A. Boeskool
Vickie A. Boeskool
David K. Boeskool
David K. Boeskool

Helen Wransky
Helen Wransky, a single woman
Edna Lind
Edna Lind, a single woman

CONSUMED

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF MICHIGAN)
COUNTY OF Tulcanan) SS

The foregoing instrument was acknowledged before me this 9th day of September, 19 83, by
Helen Wransky and Edna Lind

Robert L. Shiff
Notary Public
County, Michigan
Acting in Tulcanan County, Michigan
My Commission Expires 8/10/86

(CORPORATE ACKNOWLEDGMENT)

STATE OF MICHIGAN)
COUNTY OF _____) SS

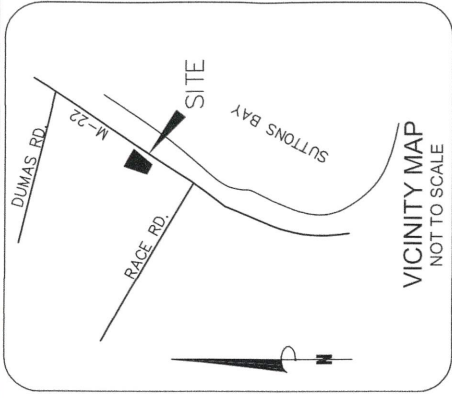
The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____,
by _____,
of _____,
a _____ corporation, on behalf of the corporation.

Notary Public
County, Michigan
Acting in _____ County, Michigan
My Commission Expires _____

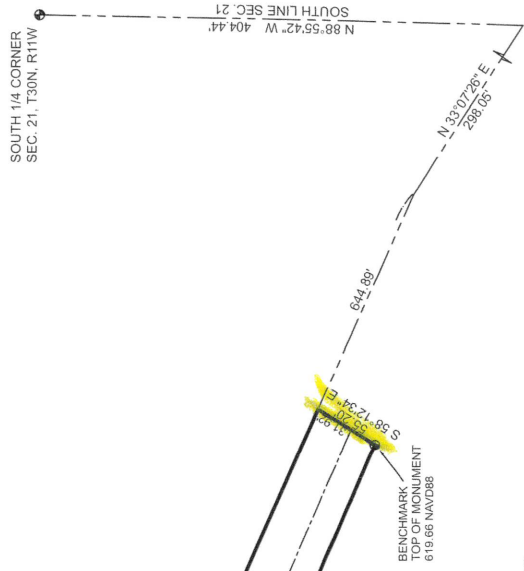
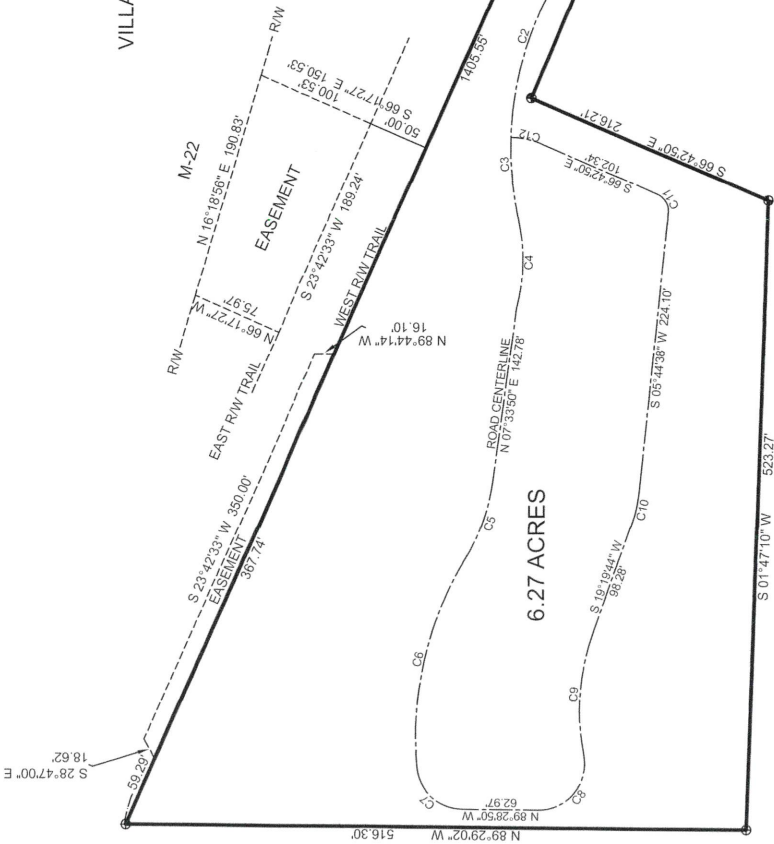
1111

HARBOR HEIGHTS CONDOMINIUM

A PART OF SECTION 21,
TOWN 30 NORTH, RANGE 11 WEST,
VILLAGE OF SUTTONS BAY, LEELANAU COUNTY,
MICHIGAN.



CURVE	RADIUS	ARC	CHD. BEARING	CHORD	DELTA
C1	347.69	132.21	N 21°05'29" E	131.41	21°47'17"
C2	271.69	122.34	N 19°05'09" E	121.31	25°46'10"
C3	271.69	98.90	S 03°17'47" E	88.90	18°57'43"
C4	160.89	71.70	N 00°57'23" E	70.97	27°26'03"
C5	175.92	71.70	N 18°55'16" E	71.24	23°25'11"
C6	284.66	179.04	N 12°32'08" E	176.95	36°14'37"
C7	38.09	58.27	S 47°56'53" E	51.23	84°46'41"
C8	180.89	67.56	S 59°24'56" W	58.03	107°49'59"
C9	180.89	92.54	S 03°52'08" W	100.34	30°37'13"
C10	110.89	20.08	S 12°32'12" W	26.02	13°35'07"
C11	15.88	20.08	S 30°31'57" E	16.78	72°21'36"
C12	67.46	29.14	S 76°32'15" E	26.91	24°44'57"



- Legend
- IRON FND
 - IRON SET
 - ⊙ CONCRETE MONUMENT FOUND
 - ⊕ CONCRETE MONUMENT SET
- BEARINGS: SPCS CENTRAL ZONE NAD83

SURVEYOR'S CERTIFICATE

I SCOTT D. McLAIN, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:
THAT THIS SITE CONDOMINIUM PLAN KNOWN AS LEELANAU COUNTY CONDOMINIUM SUBDIVISION
NUMBER _____ AS SHOWN ON THE ACCOMPANYING DRAWINGS REPRESENTS A SURVEY ON THE
GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE
LANDS AND PROPERTY HEREIN DESCRIBED.
THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS
REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS OF
1978.
THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES
PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.
THAT THE BEARINGS AS SHOWN, ARE NOTED IN THE SURVEY PLAN AS REQUIRED BY THE RULES
PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.



NOTE: ENTIRE PROJECT IS CONVERTIBLE AND CONTRACTIBLE.
NOTE: IMPROVEMENTS SHOWN HEREON NEED NOT BUILT.

DATE

SCOTT D. McLAIN
PROFESSIONAL SURVEYOR NO. 40010 57817
MICHIGAN GEOMATICS
5422 GOODRICK ROAD
TRAVERSE CITY, MICHIGAN 49684

Michigan Geomatics
5422 Goodrick Road
Traverse City, Michigan 49684
(231) 925-2655
www.MichiganGeomatics.com
Land Survey Engineering

TITLE:
SURVEY PLAN

SHEET
2
DATE:
8/02/21

HARBOR HEIGHTS
CONDOMINIUM

COVER SHEET
2 OF 11

Exhibit "A"

Land situated in the Village of Suttons Bay, County of Leelanau, State of Michigan, to-wit:

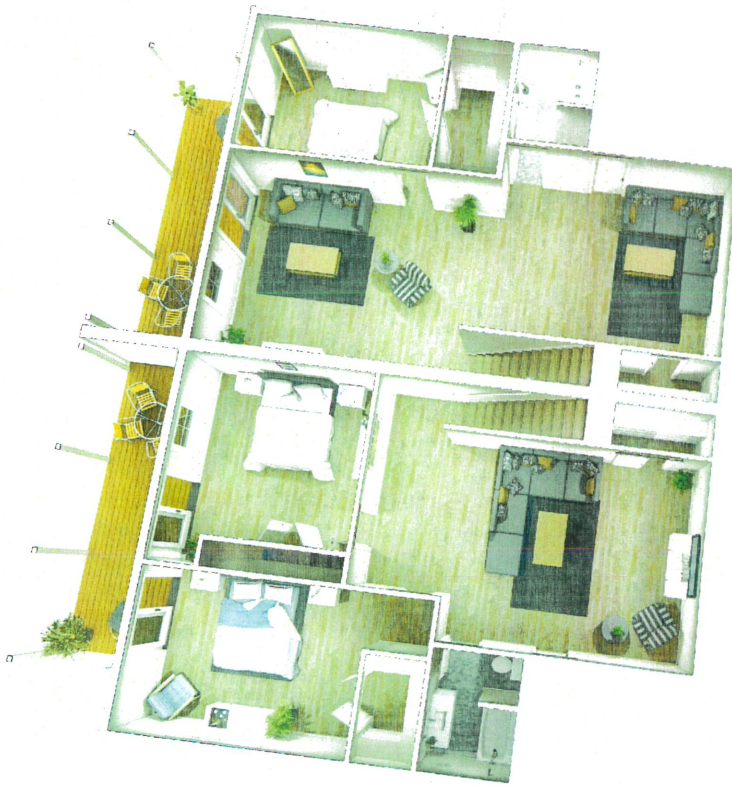
Part of Government Lot 3 and 4 Commencing at the South 1/4 corner thence South 88°36'45" West along South Section line 404.44 feet to the centerline of State Highway M-22; thence North 30°39'53" East along said centerline 43.16 feet to the Point of Beginning; thence continuing North 30°39'53" East 254.89 feet; thence North 21°15'00" East 644.89 feet; thence North 60°40'23" West 55.20 feet; thence North 20°34'37" East 710.67 feet; thence North 69°10'23" West 216.21 feet; thence North 00°40'23" West 523.27 feet; thence North 88°03'25" East 623.93 feet to the centerline of State Highway M-22; thence along said centerline South 13°54'23" West 679.98 feet; thence South 22°17'08" West 334.08 feet; thence South 30°39'53" West 1354.09 feet to Point of Beginning, Section 21, Town 30 North, Range 11 West.

EXCEPT land lying between State Highway M-22 and Abandoned Railroad Right of Way.

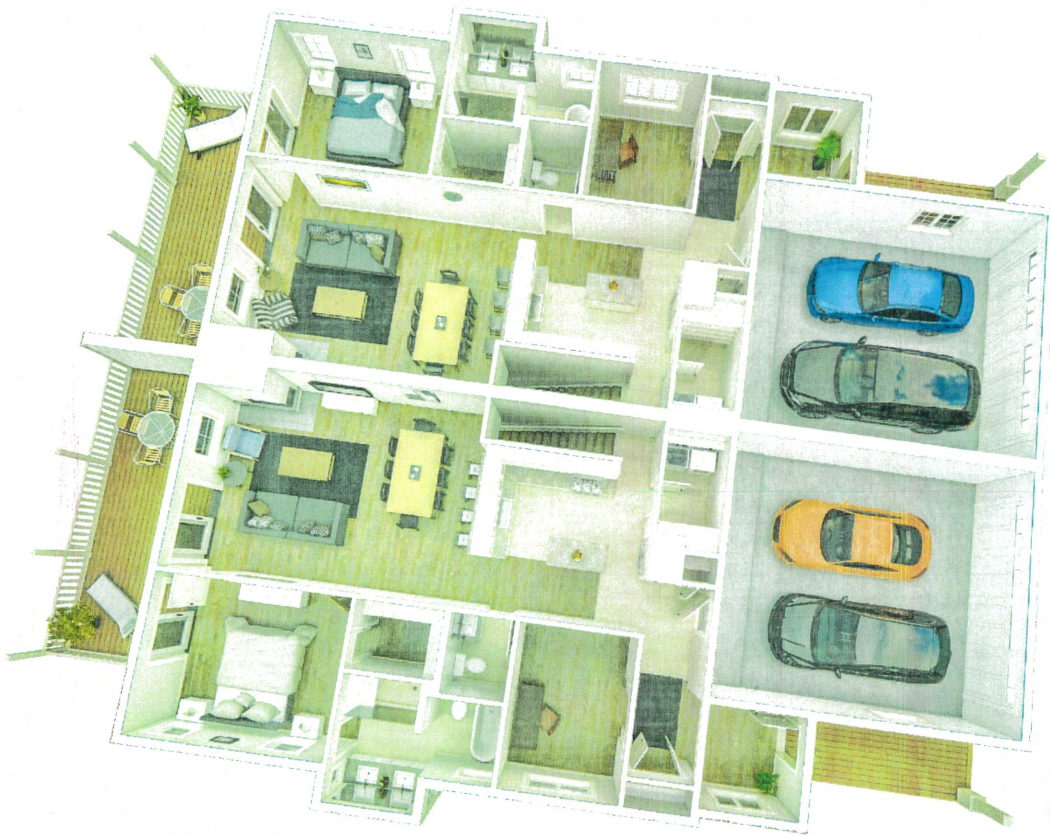
ALSO EXCEPT the Leelanau Transit Co Railroad.

45-043-821-005-15



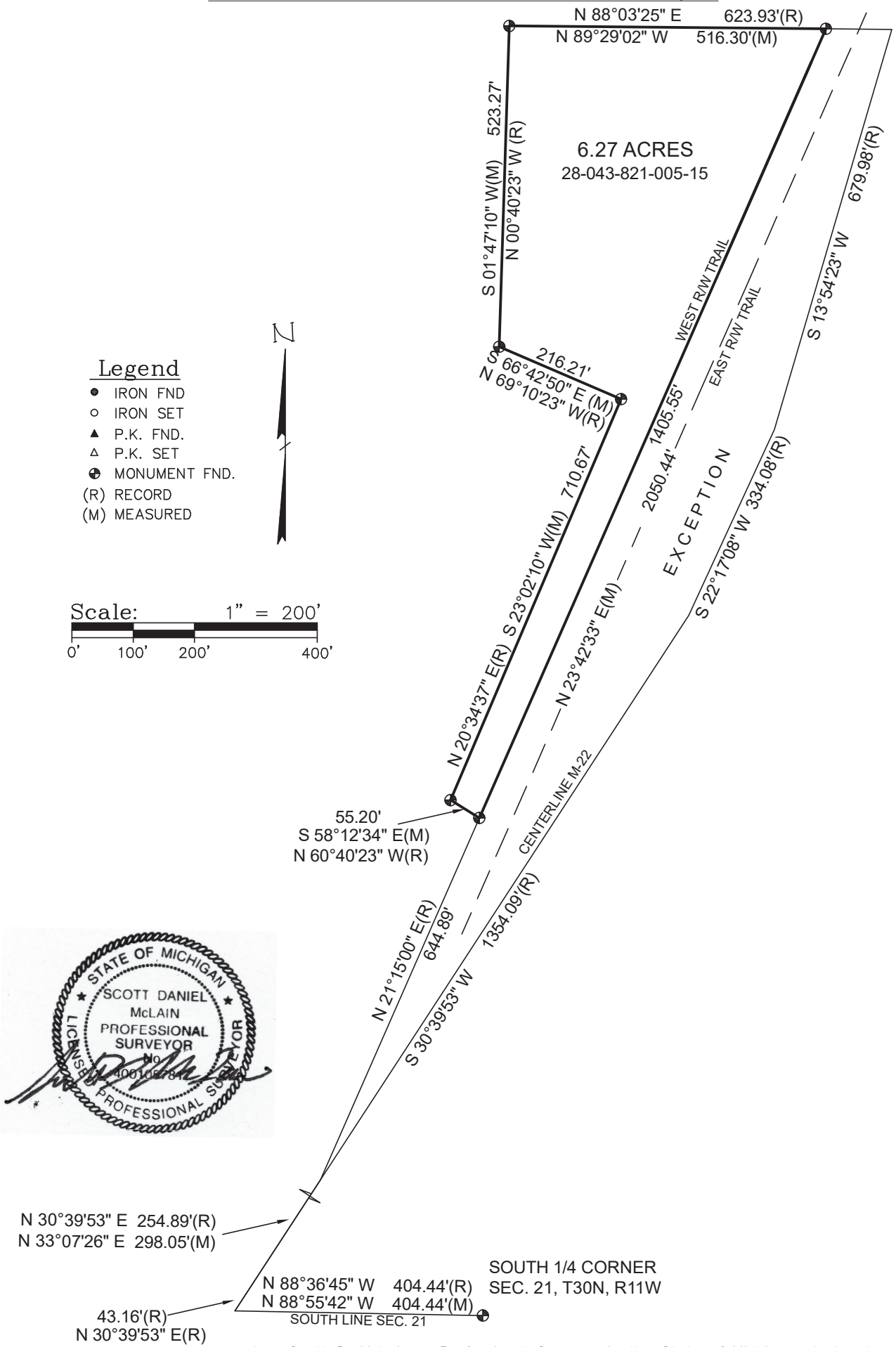


Visual Designs, Inc.



Visual Designs, Inc.

Certificate of Survey



I, Scott D. McLain, a Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the hereon described parcel(s) of land; that the ratio of closure of the unadjusted field observations is within the accepted limits; and that I have fully complied with the requirements of P.A 132 of 1970 as amended. All corners shown have a Relative Positional Precision of 0.07' + 50 ppm, unless noted otherwise.

Scott Daniel McLain
Professional Surveyor 40010 57817

Basis of Bearing: SPCS Central Zone NAD83

<div>Michigan Geomatics</div> <div>Professional Land Surveying</div> <div>5422 Goodrick Road Traverse City, MI 49684 (231) 325-2655</div> <div>MichiganGeomatics.com</div> <div></div>	For:		Northporte Development, LLC	
	Part of Section 21, T30N, R11W, Suttons Bay Village, Leelanau Co., Michigan.			
	Date: April 2, 2022		File No: 21-3091	
	Drafted By: SDM		Sheet: 1 of 2	

DESCRIPTION AS FURNISHED (28-043-821-005-15)

LAND SITUATED IN THE VILLAGE OF SUTTONS BAY, COUNTY OF LEELANAU, STATE OF MICHIGAN: THAT PART OF GOVERNMENT LOTS 3 AND 4 OF SECTION 21, TOWN 30 NORTH, RANGE 11 WEST DESCRIBED AS, COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 88°36'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION, 404.44 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE NORTH 30°39'53" EAST, ALONG SAID CENTERLINE, 43.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 30°39'53" EAST, 254.89 FEET; THENCE NORTH 21°15'00" EAST, 644.89 FEET; THENCE NORTH 60°40'23" WEST, 55.20 FEET; THENCE NORTH 20°34'37" EAST, 710.67 FEET; THENCE NORTH 69°10'23" WEST, 216.21 FEET; THENCE NORTH 00°40'23" WEST, 523.27 FEET; THENCE NORTH 88°03'25" EAST, 623.93 FEET TO THE CENTERLINE OF STATE HIGHWAY M-22; THENCE ALONG SAID CENTERLINE SOUTH 13°54'23" WEST, 679.98 FEET; THENCE SOUH 22°17'08" WEST, 334.08 FEET; THENCE SOUTH 30°39'53" WEST, 1354.09 FEET TO THE POINT OF BEGINNING.
EXCEPT LAND LYING BETWEEN STATE HIGHWAY M-22 AND ABANDONED RAILROAD RIGHT OF WAY. ALSO ECEPT THE LEELANAU TRANSIT CO. RAILROAD.

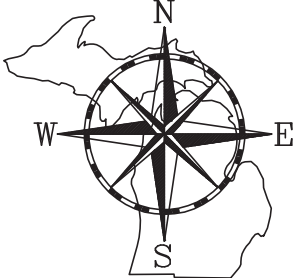
DESCRIPTION AS SURVEYED (28-043-821-005-15)

LAND SITUATED IN THE VILLAGE OF SUTTONS BAY, COUNTY OF LEELANAU, STATE OF MICHIGAN: THAT PART OF GOVERNMENT LOTS 3 AND 4 OF SECTION 21, TOWN 30 NORTH, RANGE 11 WEST DESCRIBED AS, COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 88°55'42" WEST, ALONG THE SOUTH LINE OF SAID SECTION, 404.44 FEET; THENCE NORTH 33°07'26" EAST, 298.05 FEET; THENCE NORTH 23°42'33" EAST, 644.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 23°42'33" EAST, 1405.55 FEET; THENCE NORTH 89°26'02" WEST 516.30 FEET; THENCE SOUTH 01°47'10" WEST, 523.27 FEET; THENCE SOUTH 66°42'50" EAST, 216.21 FEET; THENCE SOUTH 23°02'10" WEST, 710.67 FEET; THENCE SOUTH 58°12'34" EAST, 55.20 FEET TO THE POINT OF BEGINNING. CONTAINING 6.27 ACRES OF LAND.

SURVEYOR'S REPORT
The above descriptions describe the same parcel of land as shown on sheet 1 of 1.



Scott D. McLain
Professional Surveyor 40010 57817

<div>Michigan Geomatics</div> <div></div> <div>Professional Land Surveying</div> <div>5422 Goodrick Road Traverse City, MI 49684 (231) 325-2655</div> <div>MichiganGeomatics.com</div>	For:		Northporte Development, LLC
			Part of Section 21, T30N, R11W, Suttons Bay Village Leelanau Co., Michigan.
	Date:	April 2, 2022	File No: 21-3091
	Drafted By:	SDM	Sheet: 2 of 2

LOCAL AGENCIES AND UTILITIES

LEELANAU COUNTY
ROAD COMMISSION
CONTACT: KEITH MOORE
TELEPHONE: 231-271-2993, EXT. 224
EMAIL: KMOORE@LEELANAUROADS.ORG
ADDRESS: 10550 E. ECKERLE ROAD, SUTTONS BAY

DRAIN COMMISSIONER
CONTACT: STEVE CHRISTENSEN
TELEPHONE: 231-256-8263
EMAIL: SCHRIESTENSEN@CO.LEELANAU.MI.US
ADDRESS: 8527 E. GOVERNMENT CENTER DR., SUITE 205 SUTTONS BAY

SOIL EROSION & SEDIMENTATION CONTROL (Leelanau Conservation District)
CONTACT: KAREN LONG
TELEPHONE: 231-256-9783
EMAIL: KLONG@LEELANAU.CD.ORG
ADDRESS: 8527 E. GOVERNMENT CENTER DR., SUITE 205 SUTTONS BAY

MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T.)
CONTACT: DAVE PAX
TELEPHONE: 231-941-1986
EMAIL: PAXD@MICHIGAN.GOV
ADDRESS: 2084 US-31 S., TRAVERSE CITY

VILLAGE OF SUTTONS BAY
DIRECTOR OF DPW & UTILITIES
CONTACT: DAVID B. MILLER
TELEPHONE: 231-645-3065
DPWDIRECTOR@SUTTONSBAYVILLAGE.ORG

UTILITIES
CHERRYLAND ELECTRIC COOPERATIVE
ENGINEER: FRANK SIEPKER
TELEPHONE: 231-486-9220
ADDRESS: 5930 US-31 S., TRAVERSE CITY

CONSUMERS ENERGY
CONTACT: GREG MORTENSEN
TELEPHONE: 800-477-5050
ADDRESS: 821 HASTINGS ST., TRAVERSE CITY

TELEPHONE (AT&T)
CONTACT: KATHLEEN DOHM-BEISER
TELEPHONE: 231-941-2707 or 231-941-2734
ADDRESS: 142 E. STATE ST., TRAVERSE CITY

DTE ENERGY
CONTACT: MATHEW LOGAN
TELEPHONE: 231-258-3785
ADDRESS: 1011 HASTINGS STREET, TRAVERSE CITY

CHARTER COMMUNICATIONS (CATV)
CONTACT: DEVON NEWMAN
TELEPHONE: 231-932-8130
ADDRESS: 5955 CEDAR RUN ROAD, TRAVERSE CITY

THE INFORMATION LISTED ABOVE AND UTILITIES SHOWN ON THESE PLANS REPRESENT THE BEST INFORMATION AVAILABLE. THIS INFORMATION DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO BE SATISFIED AS TO IT'S ACCURACY AND THE LOCATION OF EXISTING UTILITIES.

NORTHPORTE DEVELOPMENT, LLC
HARBOR HEIGHTS CONDOMINIUM

VILLAGE OF SUTTON'S BAY, LEELANAU COUNTY, MICHIGAN



VICINITY MAP



MICHIGAN LOCATION MAP

PROJECT DATA:
Owner/Developer: NORTHPORTE DEVELOPMENT, LLC
Address: 10244 E. San Remo Blvd., Traverse City, MI 49684
Contact: Michael Niedzielski
Phone: 231-218-6061

SITE DATA:
Location: N. St. Joseph Street, Suttons Bay, MI 49682
Tax ID: 28-043-821-005-15
Zoning District: Port Sutton PUD-Phase Five

Total Acres: 6.27 AC.
Proposed Units: 32
Density: 5.1 units/acre
Open Space: 3.95 AC. (63%)

SETBACKS:
FRONT = 15'
SIDE = 15'
REAR = 15'

Sheet List Table

Sheet Number	Sheet Title
CG-001	Cover Sheet
CG-002	Soil Boring Logs
CX-101	Existing Conditions & Demolition Plan
CS-101	Layout & Dimension Plan
CU-101	Sewer & Water Plan
CU-201	Sanitary & Water Main Profiles
CG-101	Grading & Drainage Plan
CG-201	Storm Profiles
CD-501	Sanitary Sewer Details
CD-502	Water Details
CD-503	Construction Details



PERMIT SET

NORTHPORTE DEVELOPMENT, LLC
HARBOR HEIGHTS CONDOMINIUM
SECTION 21, T30N, R11W,
VILLAGE OF SUTTON'S BAY,
LEELANAU COUNTY, MICHIGAN

DATE:	MARCH 30, 2021
GTE PROJ. #:	18001
DRAWN:	JAC
DESIGNED:	JAC
CHECKED:	JAC
PROJ. MGR.:	JAC

COVER SHEET

CG-001

SHEET 1 OF 11

GRAND TRAVERSE ENGINEERING, LLC.
Civil Engineering
Planning
Surveying
Construction Services
PO Box 227
Traverse City, MI 49685-0227
Phone: 231-218-4986
Email: jet@grandtraverseeng.com

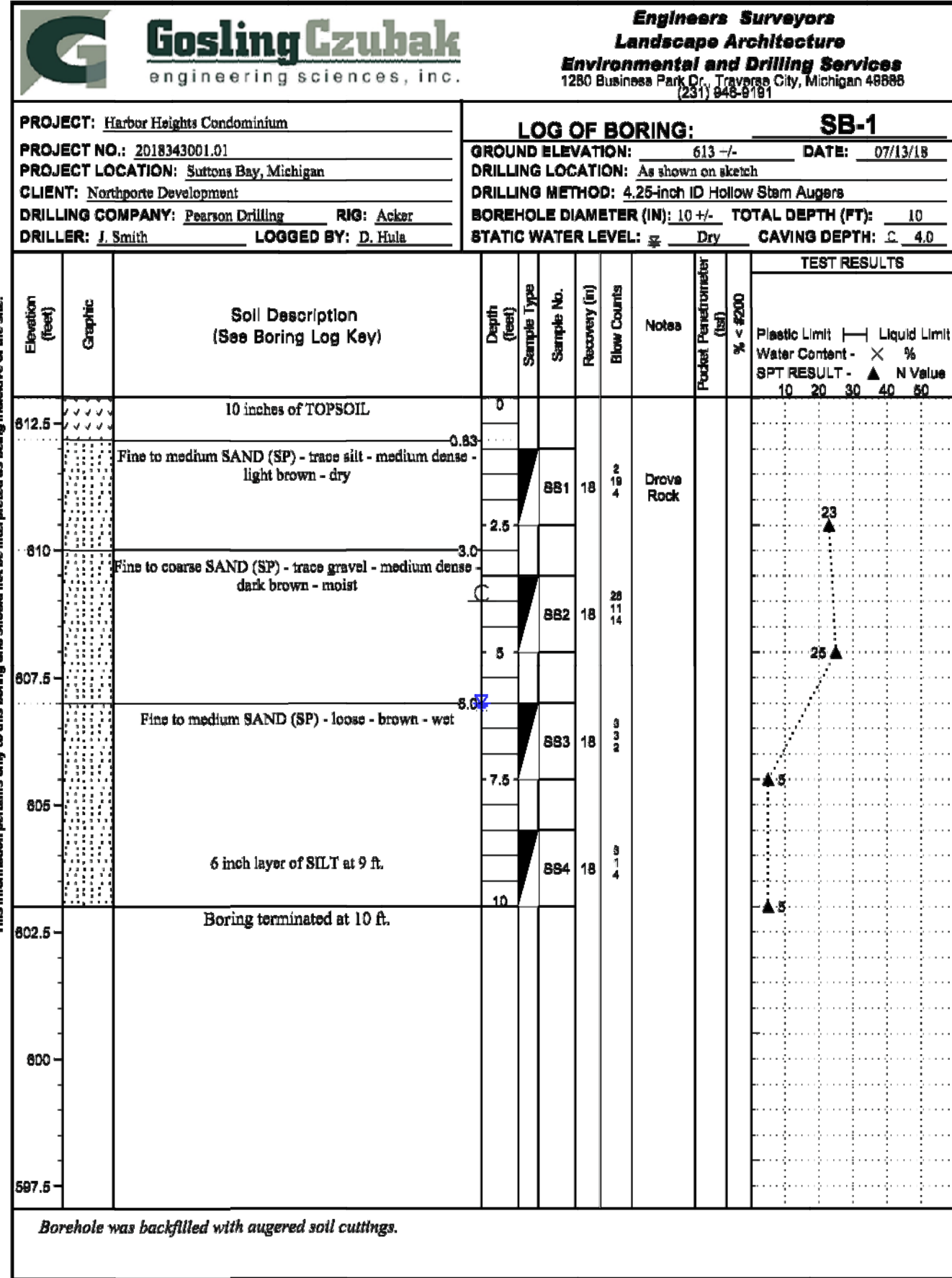


Figure PAGE 1 of 1

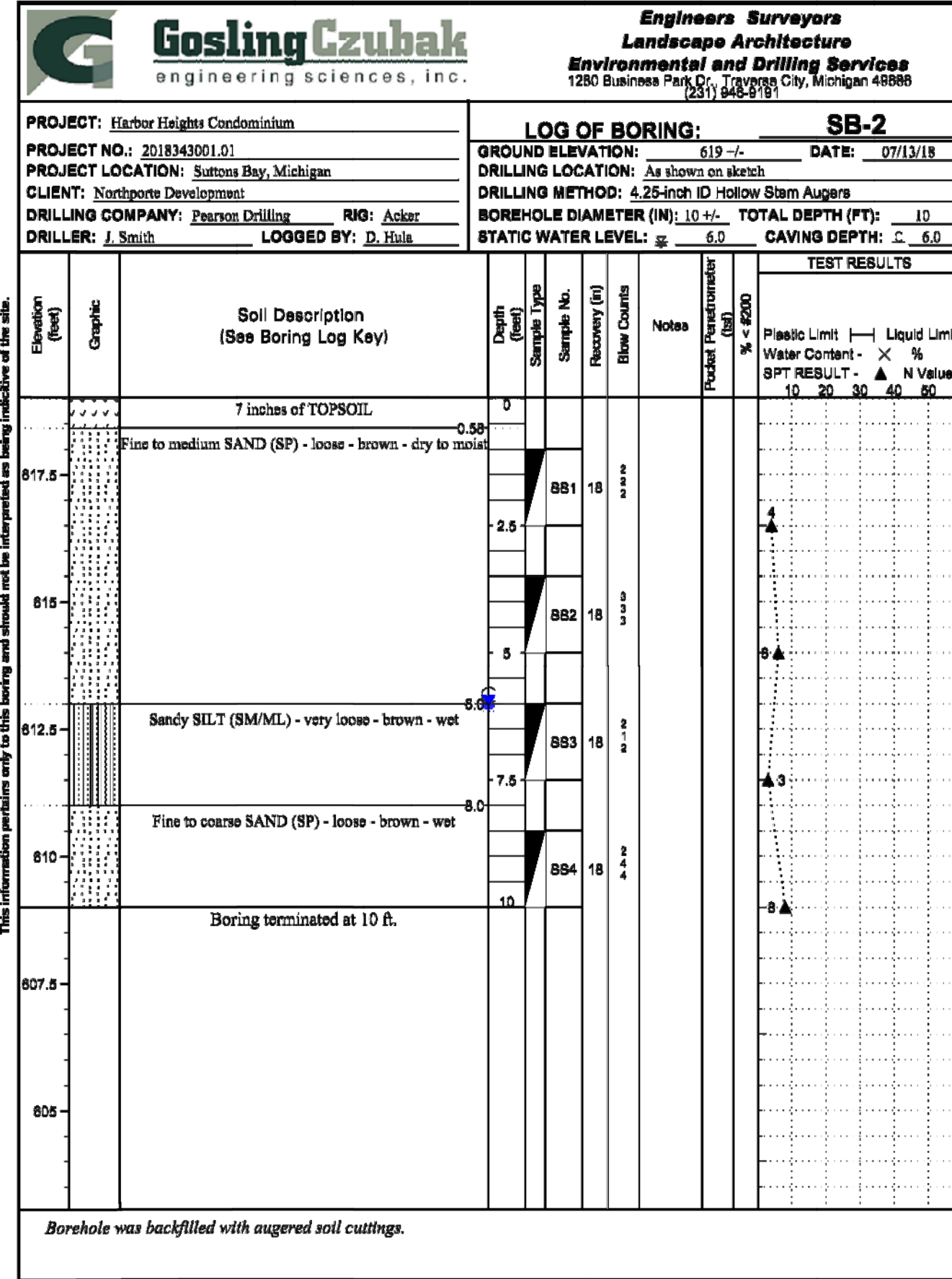


Figure PAGE 1 of 1

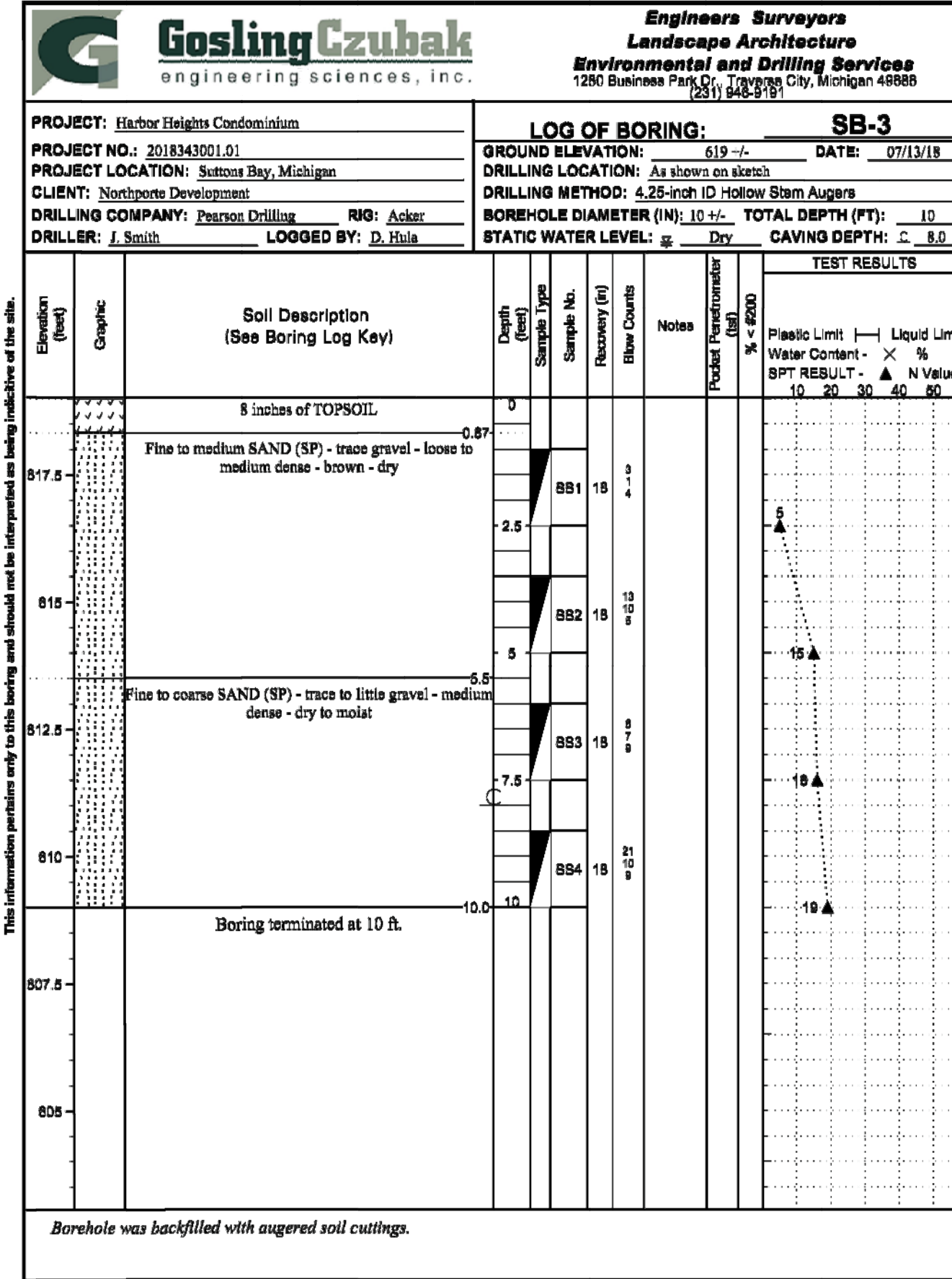


Figure PAGE 1 of 1

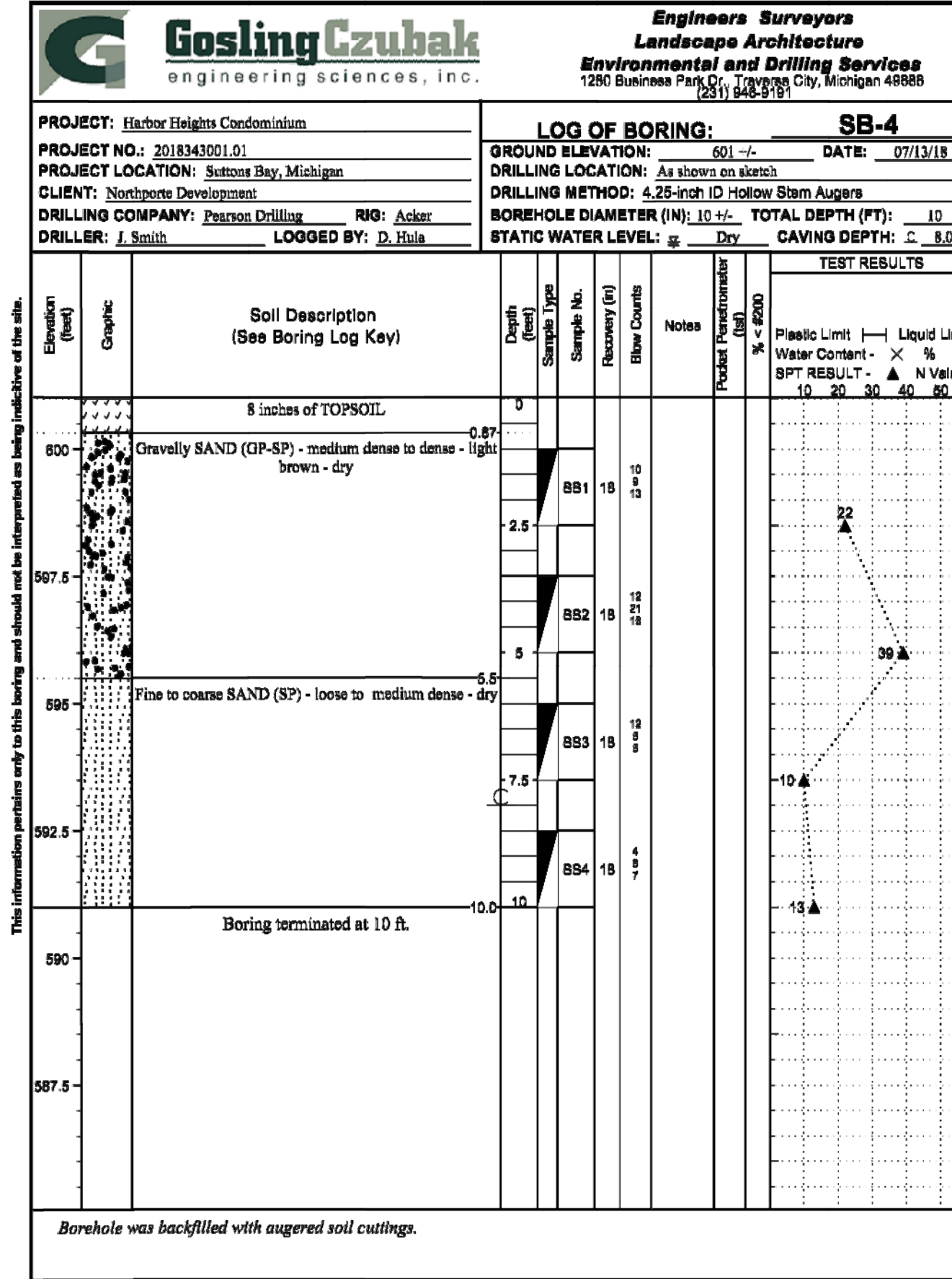


Figure PAGE 1 of 1

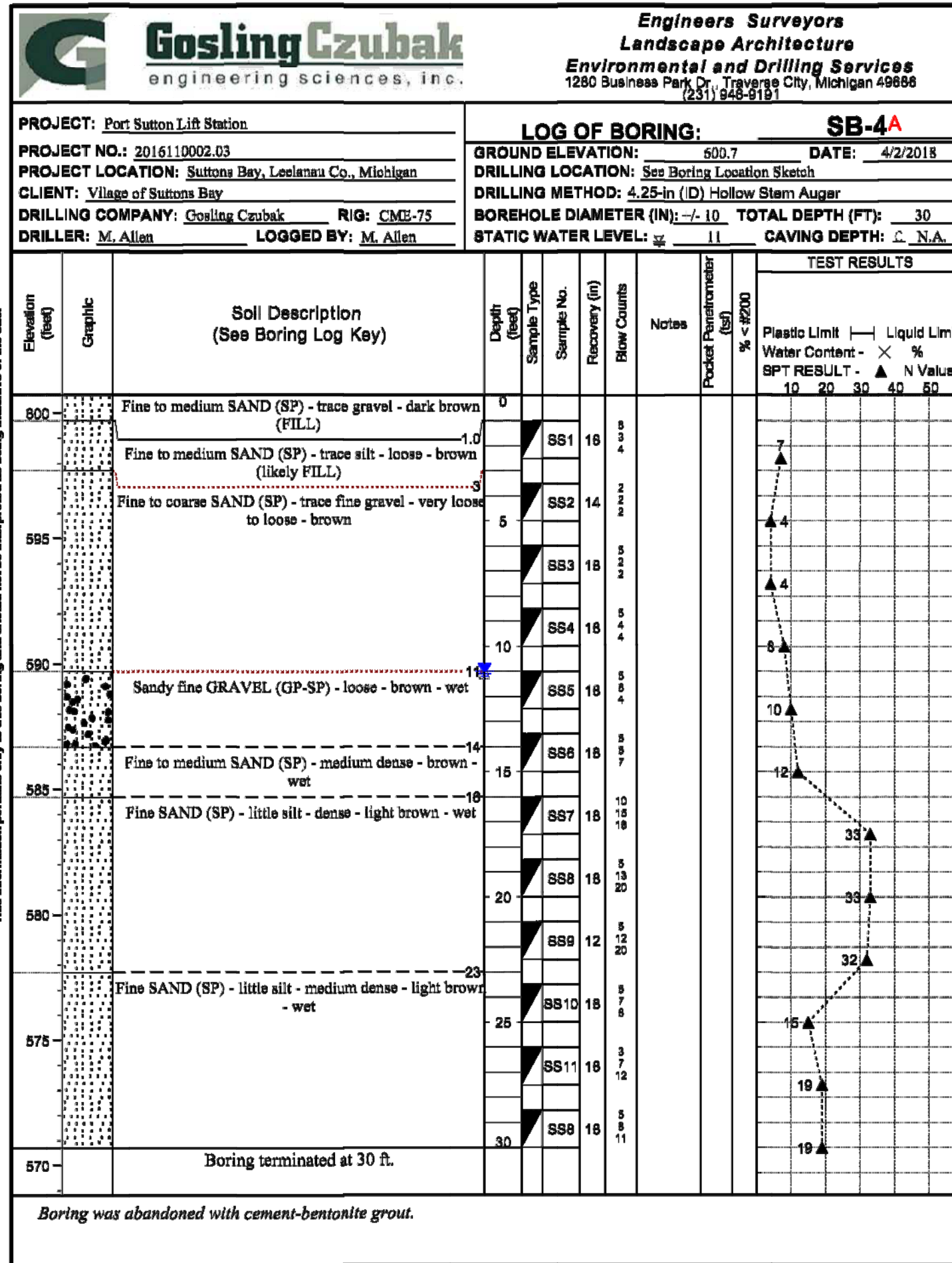


Figure PAGE 1 of 1

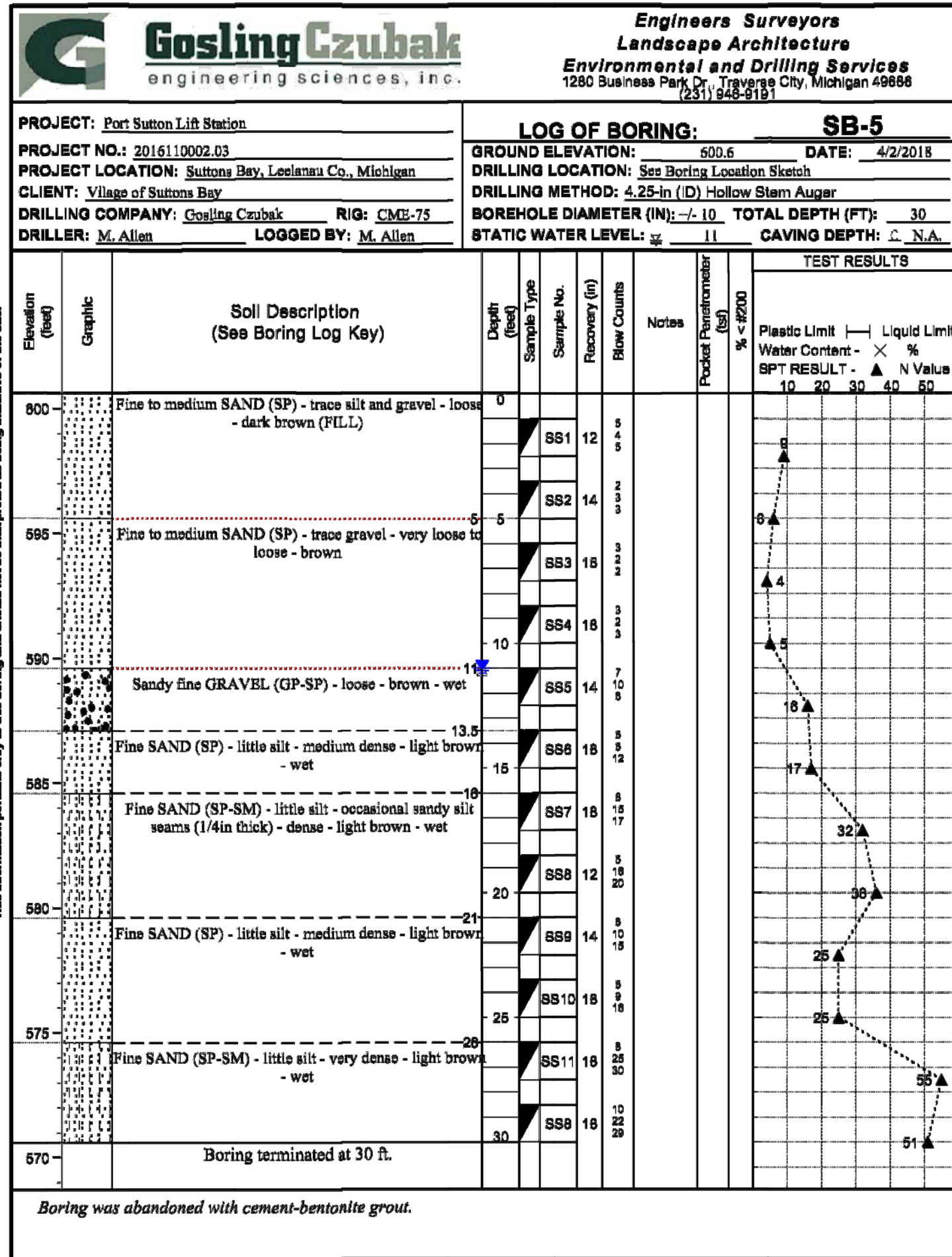


Figure PAGE 1 of 1

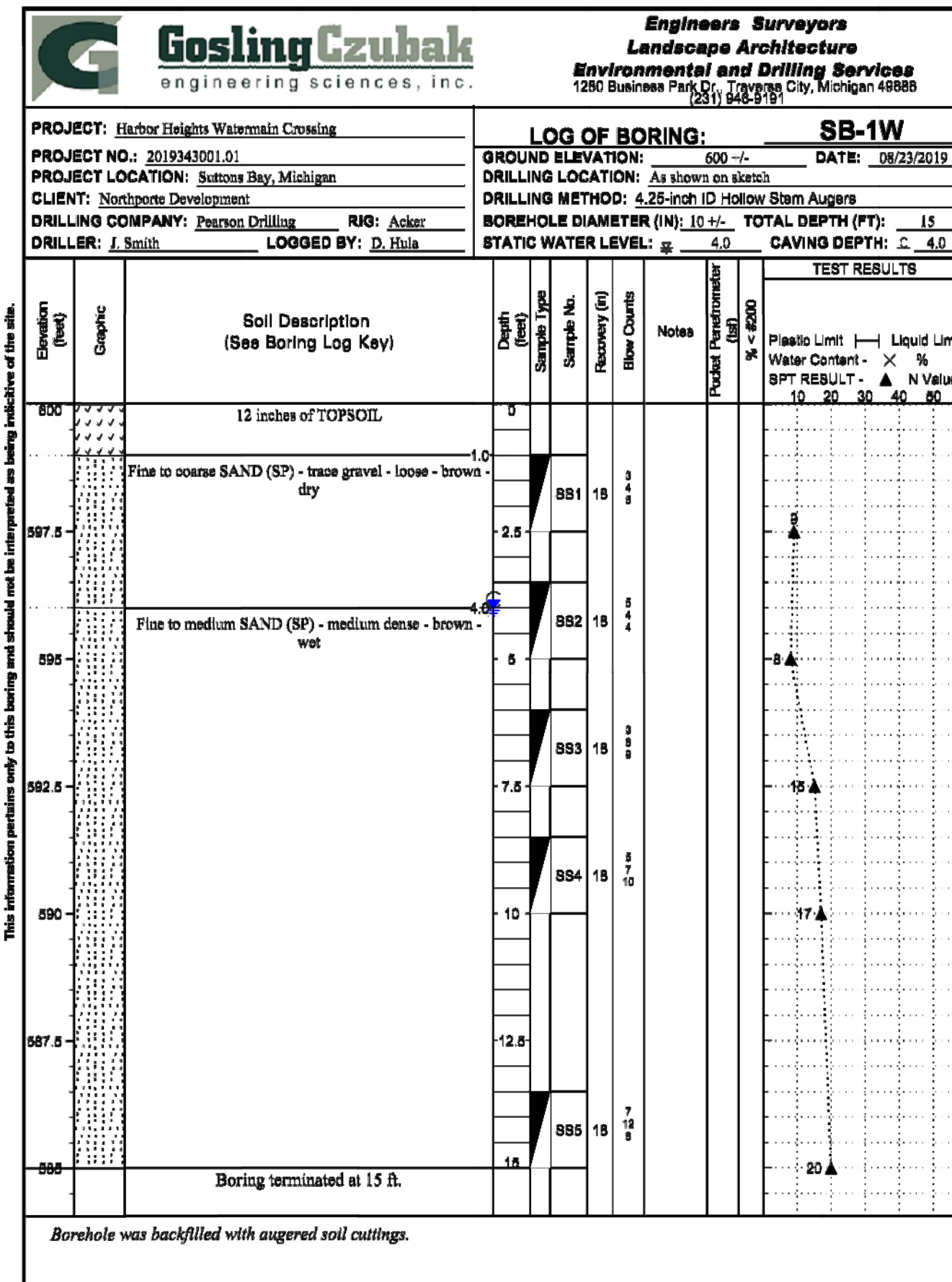


Figure PAGE 1 of 1

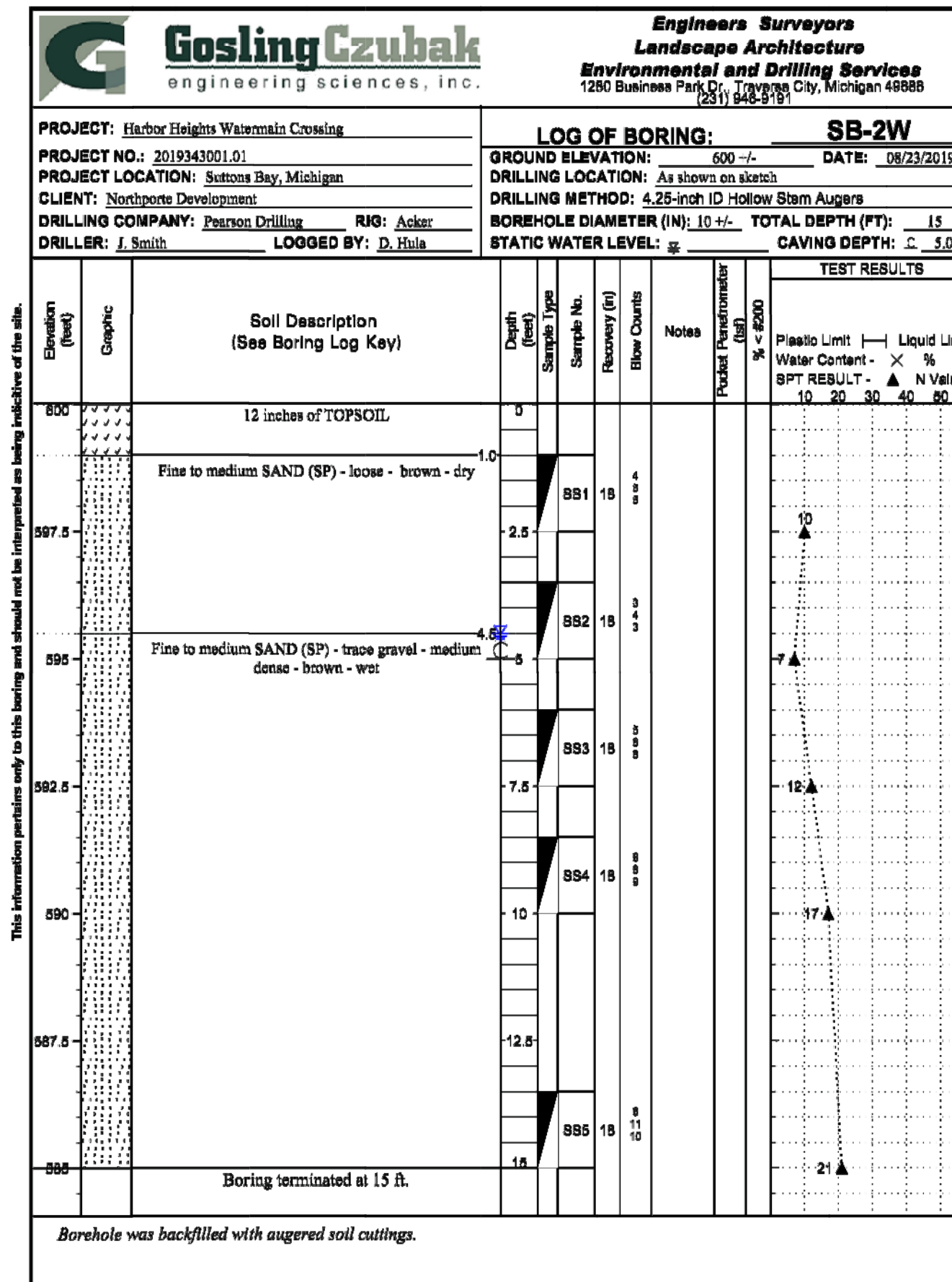


Figure PAGE 1 of 1

GRAND TRAVERSE ENGINEERING, LLC.
Civil Engineering
Planning
Surveying
Construction Services

PO Box 227
Traverse City, MI 49685-0227
Phone: 231-218-4986
Email: jet@grandtraverseeng.com



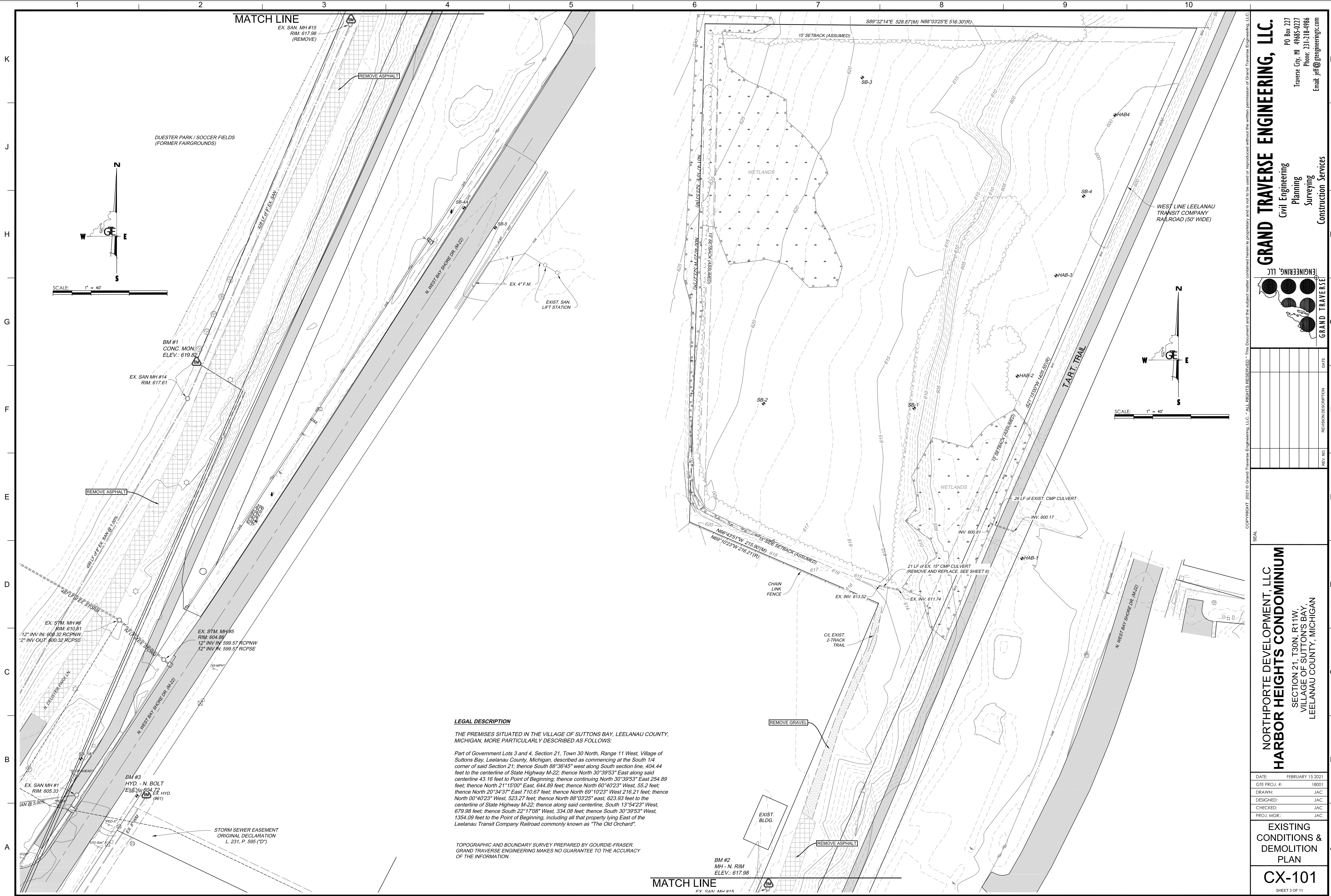
REV. NO.	REVISION DESCRIPTION	DATE

**NORTHPOTE DEVELOPMENT, LLC
HARBOR HEIGHTS CONDOMINIUM**
SECTION 21, T30N, R11W,
VILLAGE OF SUTTONS BAY,
LEELANAU COUNTY, MICHIGAN

DATE: FEBRUARY 15, 2021
GTE PROJ. #: 18001
DRAWN: JAC
DESIGNED: JAC
CHECKED: JAC
PROJ. MGR.: JAC

SOIL BORING LOGS

CG-002



ERING, LLC.
PO Box 227
Traverse City, MI 49685-0227
Phone: 231-218-4986
Email: jeff@gtingengineering.com

TRAVERSE
Civil Engineering
Planning
Surveying
Construction Services

[illegible]

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THIPORTE DEVELOPMENT, LLC
R HEIGHTS CONDOMINIUM
SECTION 21, T30N, R11W,
VILLAGE OF SUTTON'S BAY,
LEELANAU COUNTY, MICHIGAN

<div> <div>NOR</div> <div>HARBOR</div> </div>	
DATE:	FEBRUARY 15 2021
GTE PROJ. #:	18001
DRAWN:	JAC
DESIGNED:	JAC
CHECKED:	JAC
PROJ. MGR.:	JAC

EXISTING
CONDITIONS &
DEMOLITION
PLAN

CX-101

SHEET 3 OF 11

1. ALL ELEVATIONS ARE BASED ON USGS DATUM.

- # ROAD CONSTRUCTION NOTES

-

SEE SHEET 3 FOR SITE
BENCHMARKS

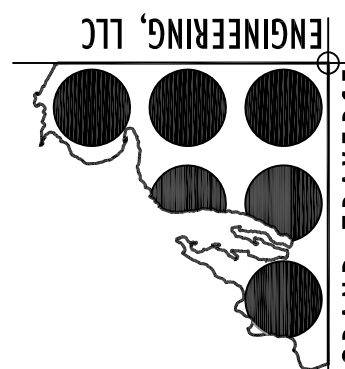
NORTHPORTE DEVELOPMENT, LLC
HARBOR HEIGHTS CONDOMINIUM
SECTION 21, T30N, R11W,
VILLAGE OF SUTTON'S BAY,
LEELANAU COUNTY, MICHIGAN

DATE:	MARCH 30, 2021
GTE PROJ. #:	18001
DRAWN:	JAC
DESIGNED:	JAC
CHECKED:	JAC
PROJ. MGR.:	JAC

LAYOUT & DIMENSION PLAN

CS-101

SHEET 4 OF 11



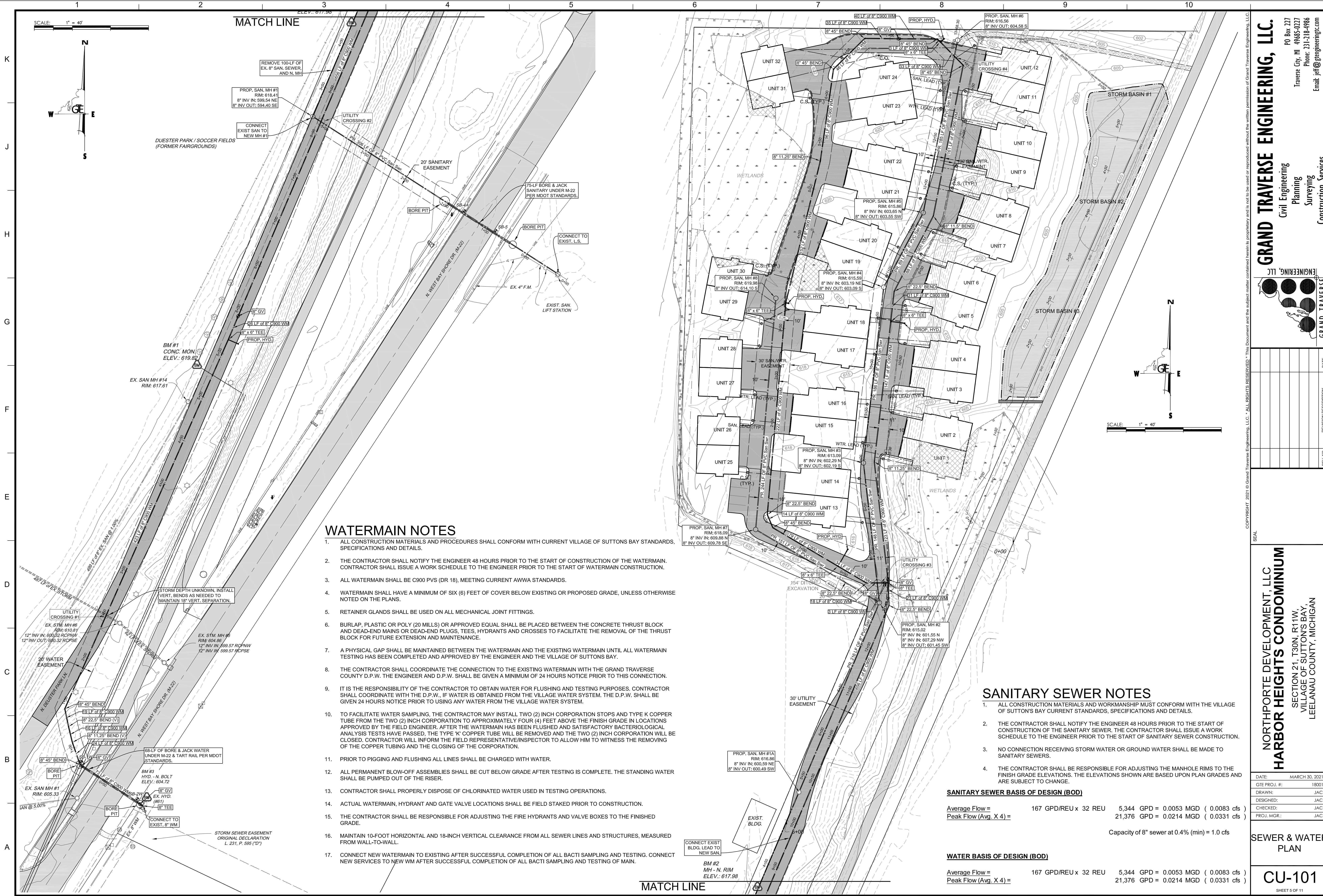
GRAND TRAVERSE ENGINEERING, LLC.

Civil Engineering
Planning
Surveying
Construction Services

PO Box 227
Traverse City, MI 49685-0227
Phone: 231-218-4986
Email: jeff@gtengineeringtc.com

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SEAL



WATERMAIN NOTES

- ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM WITH CURRENT VILLAGE OF SUTTONS BAY STANDARDS, SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE START OF CONSTRUCTION OF THE WATERMAIN. CONTRACTOR SHALL ISSUE A WORK SCHEDULE TO THE ENGINEER PRIOR TO THE START OF WATERMAIN CONSTRUCTION.
- ALL WATERMAIN SHALL BE C900 PVS (DR 18), MEETING CURRENT AWWA STANDARDS.
- WATERMAIN SHALL HAVE A MINIMUM OF SIX (6) FEET OF COVER BELOW EXISTING OR PROPOSED GRADE, UNLESS OTHERWISE NOTED ON THE PLANS.
- RETAINER GLANDS SHALL BE USED ON ALL MECHANICAL JOINT FITTINGS.
- BURLAP, PLASTIC OR POLY (20 MILLS) OR APPROVED EQUAL SHALL BE PLACED BETWEEN THE CONCRETE THRUST BLOCK AND DEAD-END MAINS OR DEAD-END PLUGS, TEES, HYDRANTS AND CROSSES TO FACILITATE THE REMOVAL OF THE THRUST BLOCK FOR FUTURE EXTENSION AND MAINTENANCE.
- A PHYSICAL GAP SHALL BE MAINTAINED BETWEEN THE WATERMAIN AND THE EXISTING WATERMAIN UNTIL ALL WATERMAIN TESTING HAS BEEN COMPLETED AND APPROVED BY THE ENGINEER AND THE VILLAGE OF SUTTONS BAY.
- THE CONTRACTOR SHALL COORDINATE THE CONNECTION TO THE EXISTING WATERMAIN WITH THE GRAND TRAVERSE COUNTY D.P.W. THE ENGINEER AND D.P.W. SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO THIS CONNECTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN WATER FOR FLUSHING AND TESTING PURPOSES. CONTRACTOR SHALL COORDINATE WITH THE D.P.W., IF WATER IS OBTAINED FROM THE VILLAGE WATER SYSTEM. THE D.P.W. SHALL BE GIVEN 24 HOURS NOTICE PRIOR TO USING ANY WATER FROM THE VILLAGE WATER SYSTEM.
- TO FACILITATE WATER SAMPLING, THE CONTRACTOR MAY INSTALL TWO (2) INCH CORPORATION STOPS AND TYPE K COPPER TUBE FROM THE TWO (2) INCH CORPORATION TO APPROXIMATELY FOUR (4) FEET ABOVE THE FINISH GRADE IN LOCATIONS APPROVED BY THE FIELD ENGINEER. AFTER THE WATERMAIN HAS BEEN FLUSHED AND SATISFACTORY BACTERIOLOGICAL ANALYSIS TESTS HAVE PASSED, THE TYPE 'K' COPPER TUBE WILL BE REMOVED AND THE TWO (2) INCH CORPORATION WILL BE CLOSED. CONTRACTOR WILL INFORM THE FIELD REPRESENTATIVE/INSPECTOR TO ALLOW HIM TO WITNESS THE REMOVING OF THE COPPER TUBING AND THE CLOSING OF THE CORPORATION.
- PRIOR TO PIGGING AND FLUSHING ALL LINES SHALL BE CHARGED WITH WATER.
- ALL PERMANENT BLOW-OFF ASSEMBLIES SHALL BE CUT BELOW GRADE AFTER TESTING IS COMPLETE. THE STANDING WATER SHALL BE PUMPED OUT OF THE RISER.
- CONTRACTOR SHALL PROPERLY DISPOSE OF CHLORINATED WATER USED IN TESTING OPERATIONS.
- ACTUAL WATERMAIN, HYDRANT AND GATE VALVE LOCATIONS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANTS AND VALVE BOXES TO THE FINISHED GRADE.
- MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL CLEARANCE FROM ALL SEWER LINES AND STRUCTURES, MEASURED FROM WALL-TO-WALL.
- CONNECT NEW WATERMAIN TO EXISTING AFTER SUCCESSFUL COMPLETION OF ALL BACTI SAMPLING AND TESTING. CONNECT NEW SERVICES TO NEW WM AFTER SUCCESSFUL COMPLETION OF ALL BACTI SAMPLING AND TESTING OF MAIN.

SANITARY SEWER NOTES

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP MUST CONFORM WITH THE VILLAGE OF SUTTON'S BAY CURRENT STANDARDS, SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE START OF CONSTRUCTION OF THE SANITARY SEWER. THE CONTRACTOR SHALL ISSUE A WORK SCHEDULE TO THE ENGINEER PRIOR TO THE START OF SANITARY SEWER CONSTRUCTION.
- NO CONNECTION RECEIVING STORM WATER OR GROUND WATER SHALL BE MADE TO SANITARY SEWERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE MANHOLE RIMS TO THE FINISH GRADE ELEVATIONS. THE ELEVATIONS SHOWN ARE BASED UPON PLAN GRADES AND ARE SUBJECT TO CHANGE.

SANITARY SEWER BASIS OF DESIGN (BOD)

Average Flow = 167 GPD/REU x 32 REU 5,344 GPD = 0.0053 MGD (0.0083 cfs)
Peak Flow (Avg. X 4) = 21,376 GPD = 0.0214 MGD (0.0331 cfs)

Capacity of 8" sewer at 0.4% (min) = 1.0 cfs

WATER BASIS OF DESIGN (BOD)

Average Flow = 167 GPD/REU x 32 REU 5,344 GPD = 0.0053 MGD (0.0083 cfs)
Peak Flow (Avg. X 4) = 21,376 GPD = 0.0214 MGD (0.0331 cfs)

SEAL

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NORTHPORTE DEVELOPMENT, LLC
HARBOR HEIGHTS CONDOMINIUM
SECTION 21, T30N, R11W,
VILLAGE OF SUTTON'S BAY,
LEELANAU COUNTY, MICHIGAN

DATE:	MARCH 30, 2021
GTE PROJ. #:	18001
DRAWN:	JAC
DESIGNED:	JAC
CHECKED:	JAC
PROJ. MGR.:	JAC

SEWER & WATER
PLAN

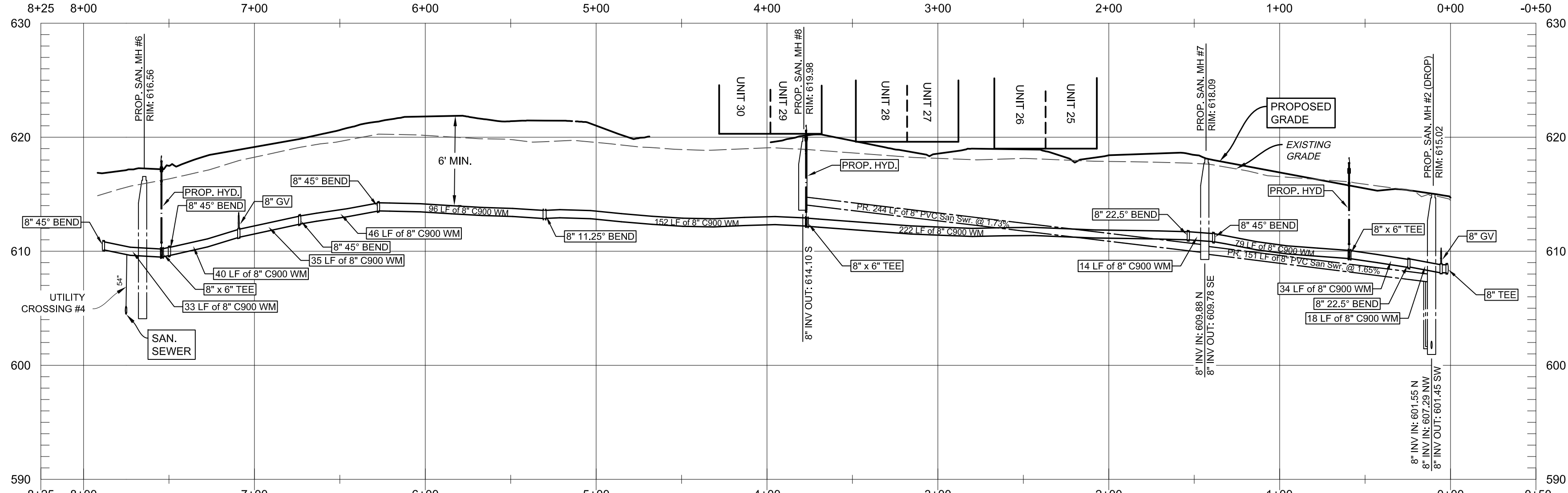
CU-101

SHEET 5 OF 11

SANITARY SEWER & WATER MAIN (WEST)

Horizontal Scale: 1" = 50'

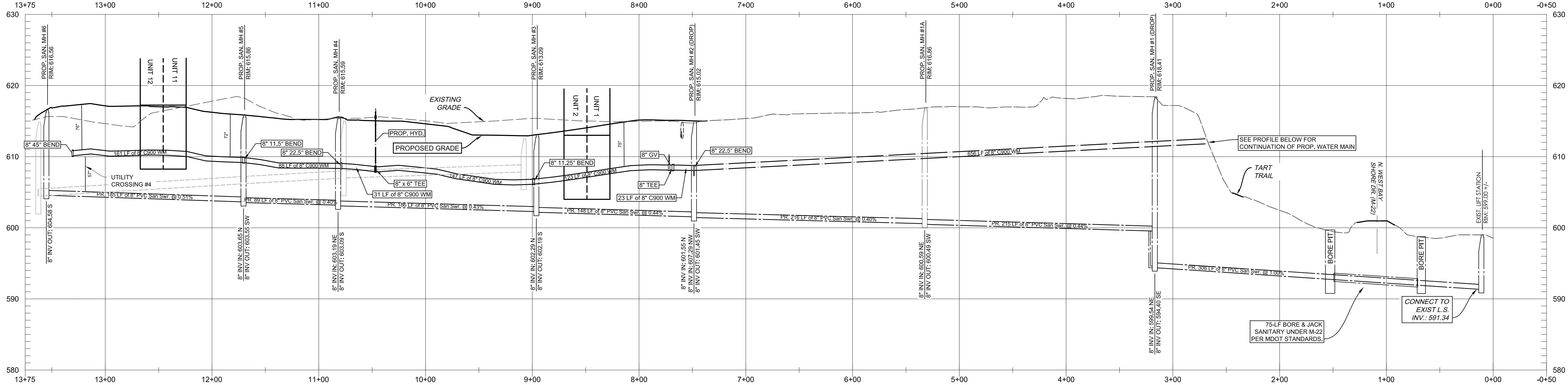
Vertical Scale: 1" = 8'



SANITARY SEWER & WATER MAIN (EAST)

Horizontal Scale: 1" = 50'

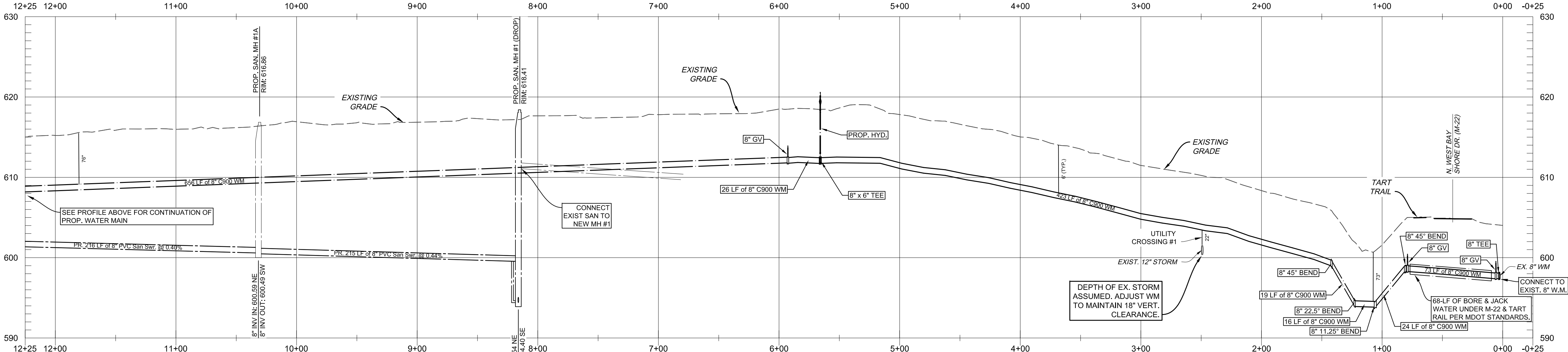
Vertical Scale: 1" = 8'



WATER MAIN (CONNECTION TO THE SOUTH)

Horizontal Scale: 1" = 50'

Vertical Scale: 1" = 8'



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REV. NO.	REVISION DESCRIPTION	DATE

NORTHPOORTE DEVELOPMENT, LLC
HARBOR HEIGHTS CONDOMINIUM
SECTION 21, T30N, R11W,
VILLAGE OF SUTTON'S BAY,
LEELANAU COUNTY, MICHIGAN

DATE:	MARCH 30, 2021
GTE PROJ. #:	18001
DRAWN:	JAC
DESIGNED:	JAC
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PROJ. MGR.:	JAC

SANITARY & WATER MAIN PROFILES

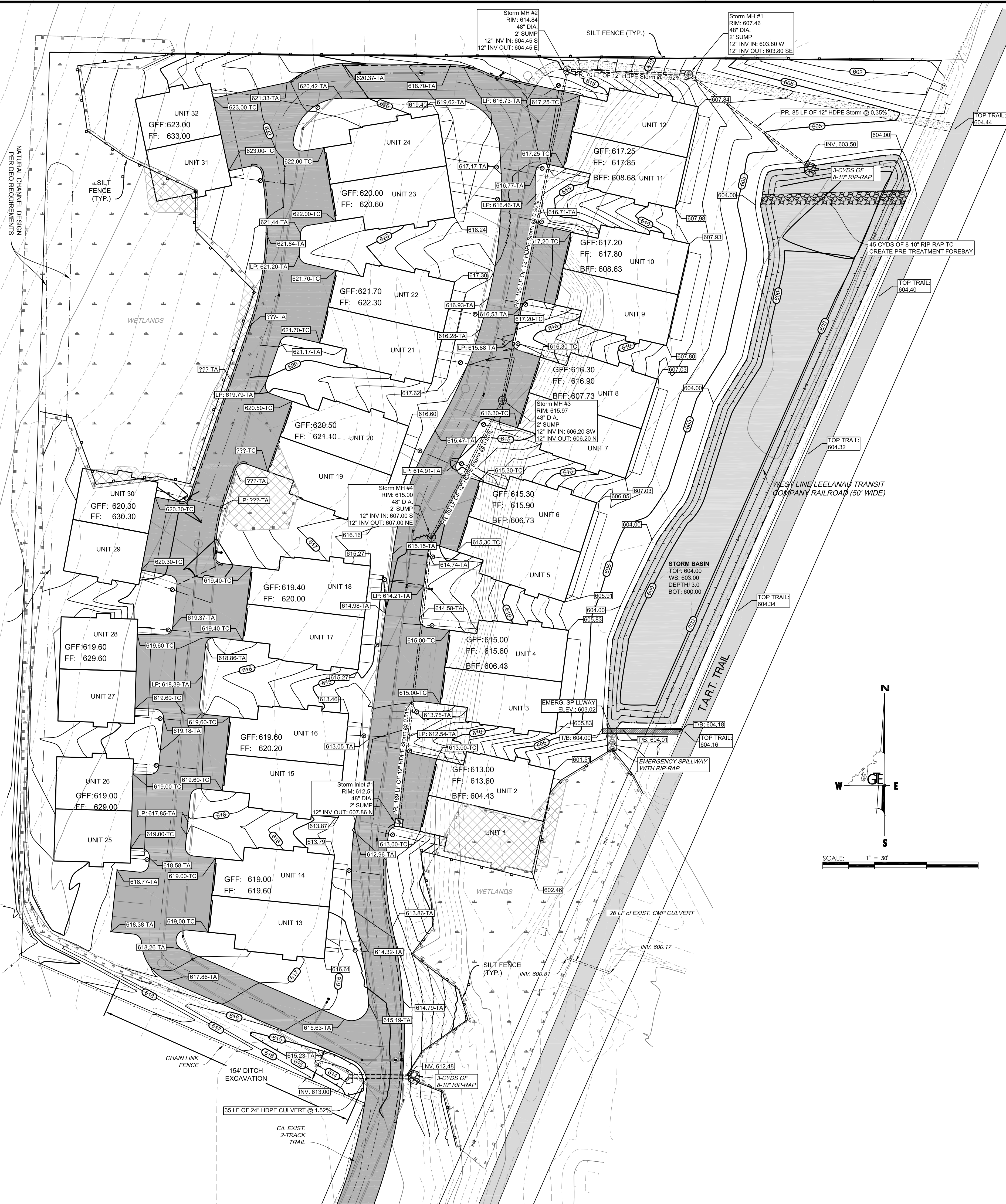
CU-201

SHEET 6 OF 11

WATERSHED AREAS



REALIGN EXISTING "FARM DRAIN" AS SHOWN



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GRADING &
DRAINAGE PLAN

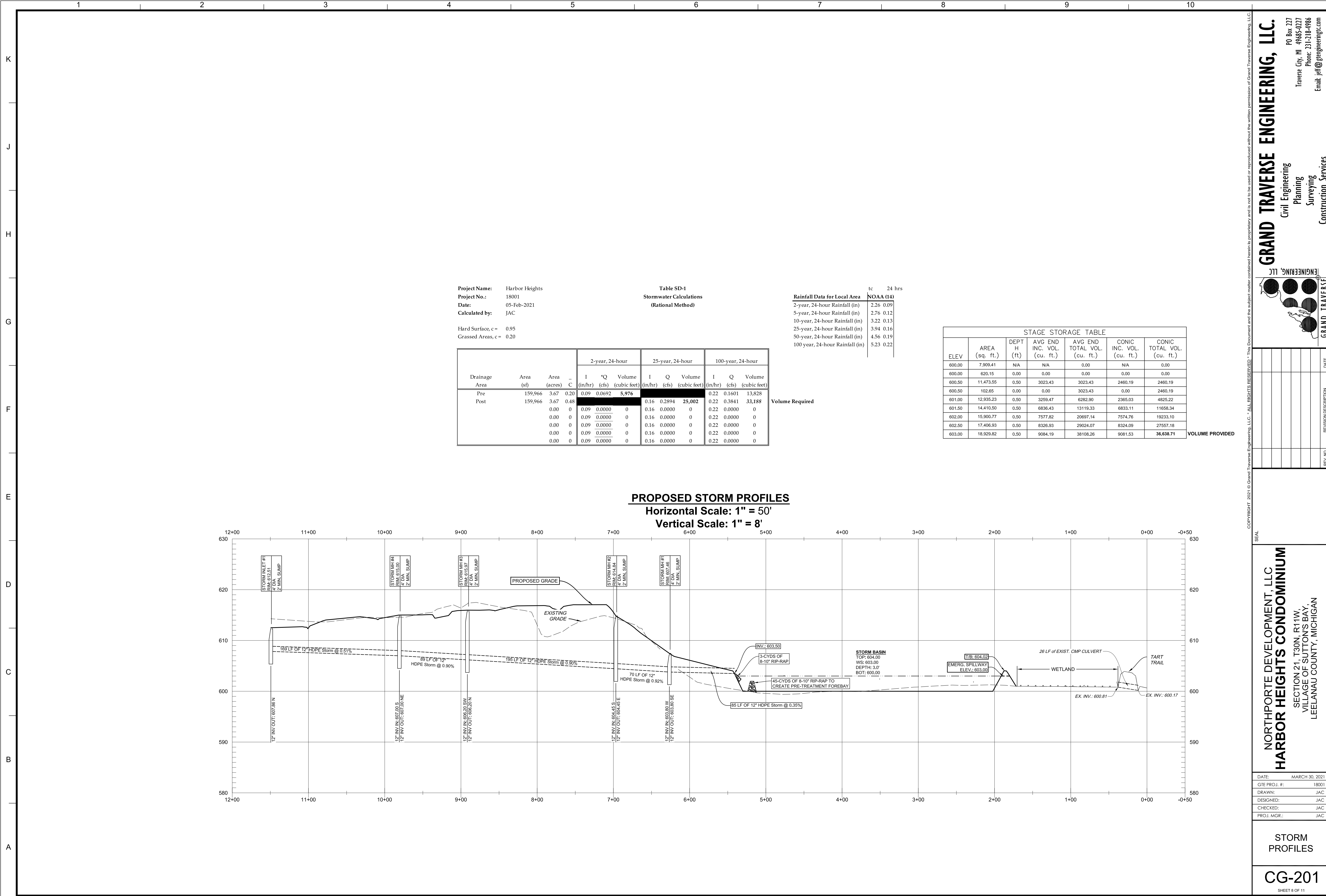
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SHEET 7 OF 11

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REV. NO.	REVISION DESCRIPTION	DATE

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Project Name: Harbor Heights
Project No.: 18001
Date: 05-Feb-2021
Calculated by: JAC

Hard Surface, c = 0.95
Grassed Areas, c = 0.20

Table SD-1
Stormwater Calculations
(Rational Method)

Drainage Area	Area (sf)	Area (acres)	C	2-year, 24-hour			25-year, 24-hour			100-year, 24-hour		
				I (in/hr)	*Q (cfs)	Volume (cubic feet)	I (in/hr)	Q (cfs)	Volume (cubic feet)	I (in/hr)	Q (cfs)	Volume (cubic feet)
Pre	159,966	3.67	0.20	0.09	0.0692	5,976	0.16	0.2894	25,002	0.22	0.1601	13,828
Post	159,966	3.67	0.48	0.09	0.0000	0	0.16	0.0000	0	0.22	0.0000	0
		0.00	0	0.09	0.0000	0	0.16	0.0000	0	0.22	0.0000	0
		0.00	0	0.09	0.0000	0	0.16	0.0000	0	0.22	0.0000	0
		0.00	0	0.09	0.0000	0	0.16	0.0000	0	0.22	0.0000	0
		0.00	0	0.09	0.0000	0	0.16	0.0000	0	0.22	0.0000	0

Volume Required

Rainfall Data for Local Area	NOAA (14)	tc	24 hrs
2-year, 24-hour Rainfall (in)	2.26	0.09	
5-year, 24-hour Rainfall (in)	2.76	0.12	
10-year, 24-hour Rainfall (in)	3.22	0.13	
25-year, 24-hour Rainfall (in)	3.94	0.16	
50-year, 24-hour Rainfall (in)	4.56	0.19	
100 year, 24-hour Rainfall (in)	5.23	0.22	

STAGE STORAGE TABLE						
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
600.00	7,909.41	N/A	N/A	0.00	N/A	0.00
600.00	620.15	0.00	0.00	0.00	0.00	0.00
600.50	11,473.55	0.50	3023.43	3023.43	2460.19	2460.19
600.50	102.65	0.00	0.00	3023.43	0.00	2460.19
601.00	12,935.23	0.50	3259.47	6282.90	2365.03	4825.22
601.50	14,410.50	0.50	6836.43	13119.33	6833.11	11658.34
602.00	15,900.77	0.50	7577.82	20697.14	7574.76	19233.10
602.50	17,406.93	0.50	8326.93	29024.07	8324.09	27557.18
603.00	18,929.82	0.50	9084.19	38108.26	9081.53	36,638.71

VOLUME PROVIDED

PROPOSED STORM PROFILES
Horizontal Scale: 1" = 50'
Vertical Scale: 1" = 8'

STORM INLET #1
RIM: 612.51
4" DIA
2" MIN. SLUMP

STORM MH #4
RIM: 615.00
4" DIA
2" MIN. SLUMP

STORM MH #3
RIM: 615.97
4" DIA
2" MIN. SLUMP

STORM MH #2
RIM: 614.84
4" DIA
2" MIN. SLUMP

STORM MH #1
RIM: 607.46
4" DIA
2" MIN. SLUMP

STORM BASIN
TOP: 604.00
VS: 603.00
DEPTH: 3.0'
BOT: 600.00

T/B: 604.02
EMERG. SPILLWAY
ELEV.: 603.00

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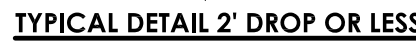
STORM
PROFILES

CG-201

SHEET 8 OF 11

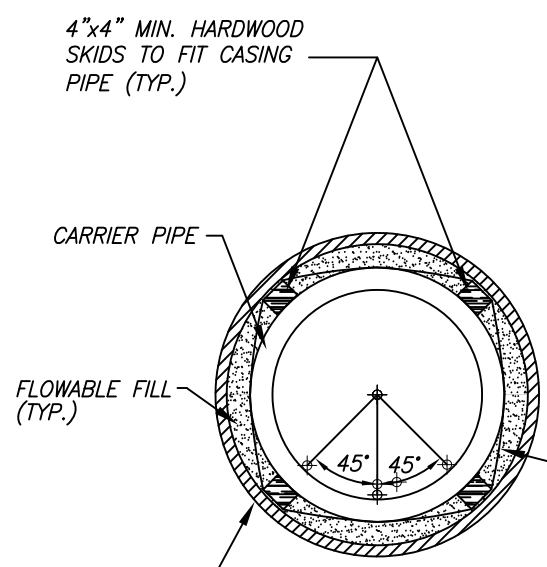
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CASING DETAILS

(NO SCALE)



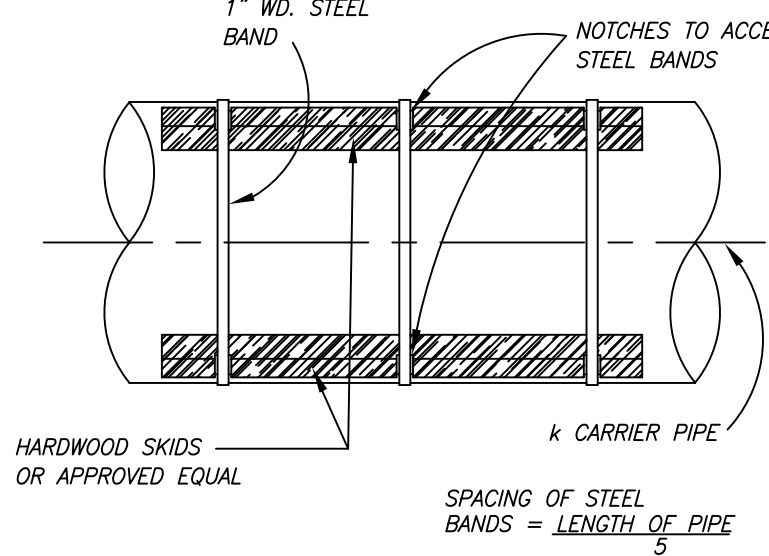
VOID BETWEEN CASING AND CARRIER PIPE TO BE FILLED WITH FLOWABLE FILL.

THE JOINTS OF THE CASING ARE TO BE FIELD WELDED AROUND THEIR CIRCUMFERENCE BEFORE THE CARRIER PIPE IS PUSHED/PULLED INTO THE CASING.

BULKHEADS SHALL BE PROVIDED AT BOTH ENDS OF THE CASING PIPE.

THE CONTRACTOR SHALL SUBMIT IN WRITING, DETAILS OF THE APPROPRIATE PIPE CASING INSTALLATION FOR REVIEW & APPROVAL OF THE ENGINEER BEFORE INSTALLATION OF ANY CASING STARTS.

THE CONTRACTOR SHALL CHECK LINE AND GRADE AFTER EACH AUGER CHANGE, INSIDE OF CASING PIPE, AND USE LASER IF MINING AND LINING IS USED.



RCP UNDER HIGHWAY OR STREETS SHALL BE ASTM DESIGNATION C76, CLASS 4. RCP UNDER RAILROADS SHALL BE ASTM DESIGNATION C76, CLASS 5.

STEEL CASING PIPE SHALL BE UNCOATED PIPE MEETING THE REQUIREMENTS OF EITHER ASTM A53, (TYPE E OR S, GRADE B) OR ASTM A139 (GRADE B) AND SHALL CONFORM TO THE FOLLOWING TABLE:

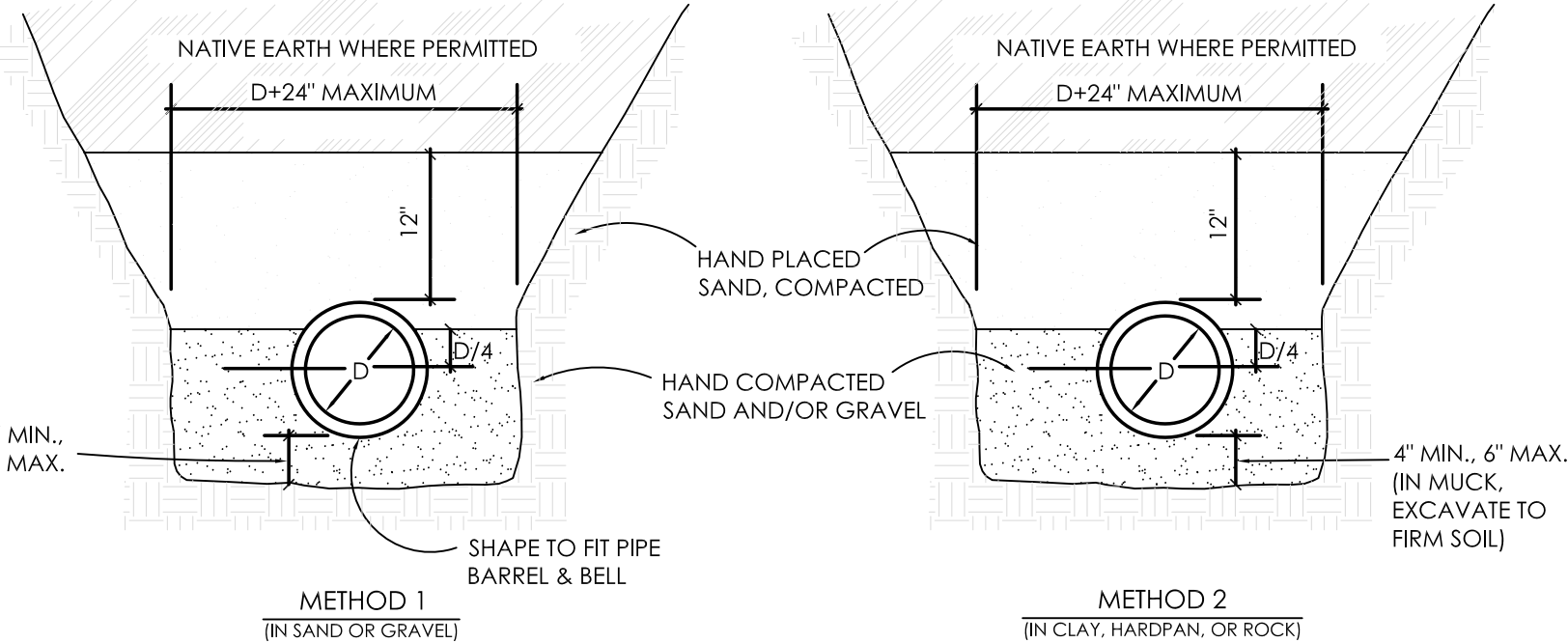
NOMINAL SIZE OF CASING PIPE (INCHES)	MIN. WALL THICKNESS UNDER HIGHWAY OR STREET (INCHES)	MIN. WALL THICKNESS UNDER RAILROAD (INCHES)
12	0.250	0.281
18	0.250	0.312
20	0.250	0.344
24	0.250	0.406
30	0.312	0.469
36	0.312	0.531
42	0.531	0.562
48	0.609	0.609
54	0.687	0.687

CASING DETAILS

(NO SCALE)

NOTE: ALL PIPE BEDDING AND INITIAL FILL MATERIAL SHALL COMPLY WITH ASTM D2321 (MDOT CLASS IIIA) STANDARDS FOR FLEXIBLE PIPE, AND ASTM C12 FOR RIGID PIPE.

NOTE: WATERMAIN TRENCHES NEED TO PROVIDE A MINIMUM WIDTH OF PIPE DIAMETER PLUS 16 INCHES FOR 8 INCH TO 18 INCH DIAMETER PLASTIC/FLEXIBLE PIPE MATERIALS. FOR 18 INCH AND LARGER PIPE DIAMETERS, THE MINIMUM TRENCH WIDTH IS 1.25 TIMES THE PIPE DIAMETER PLUS 12 INCHES FOR PLASTIC/FLEXIBLE PIPE MATERIALS.

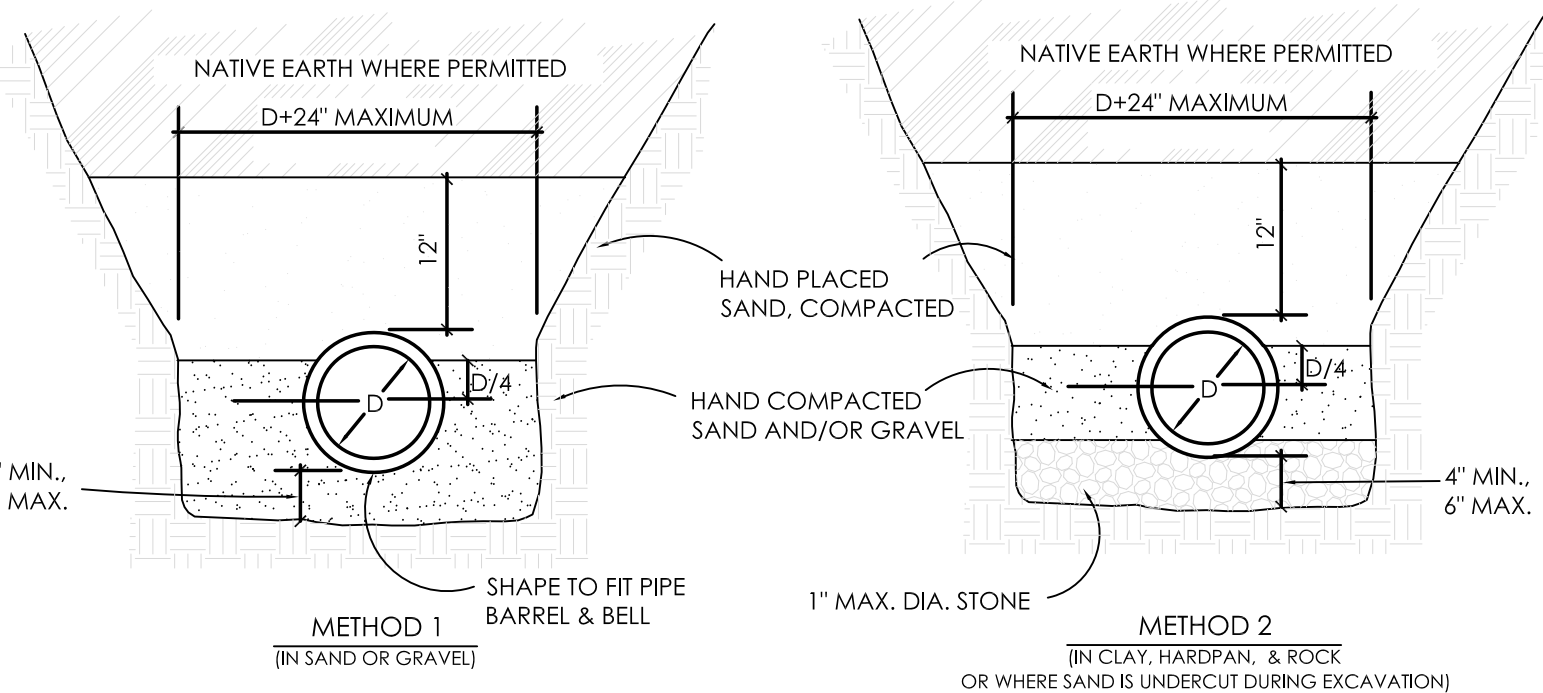


PIPE BEDDING DETAIL

(CLASS A) NO SCALE

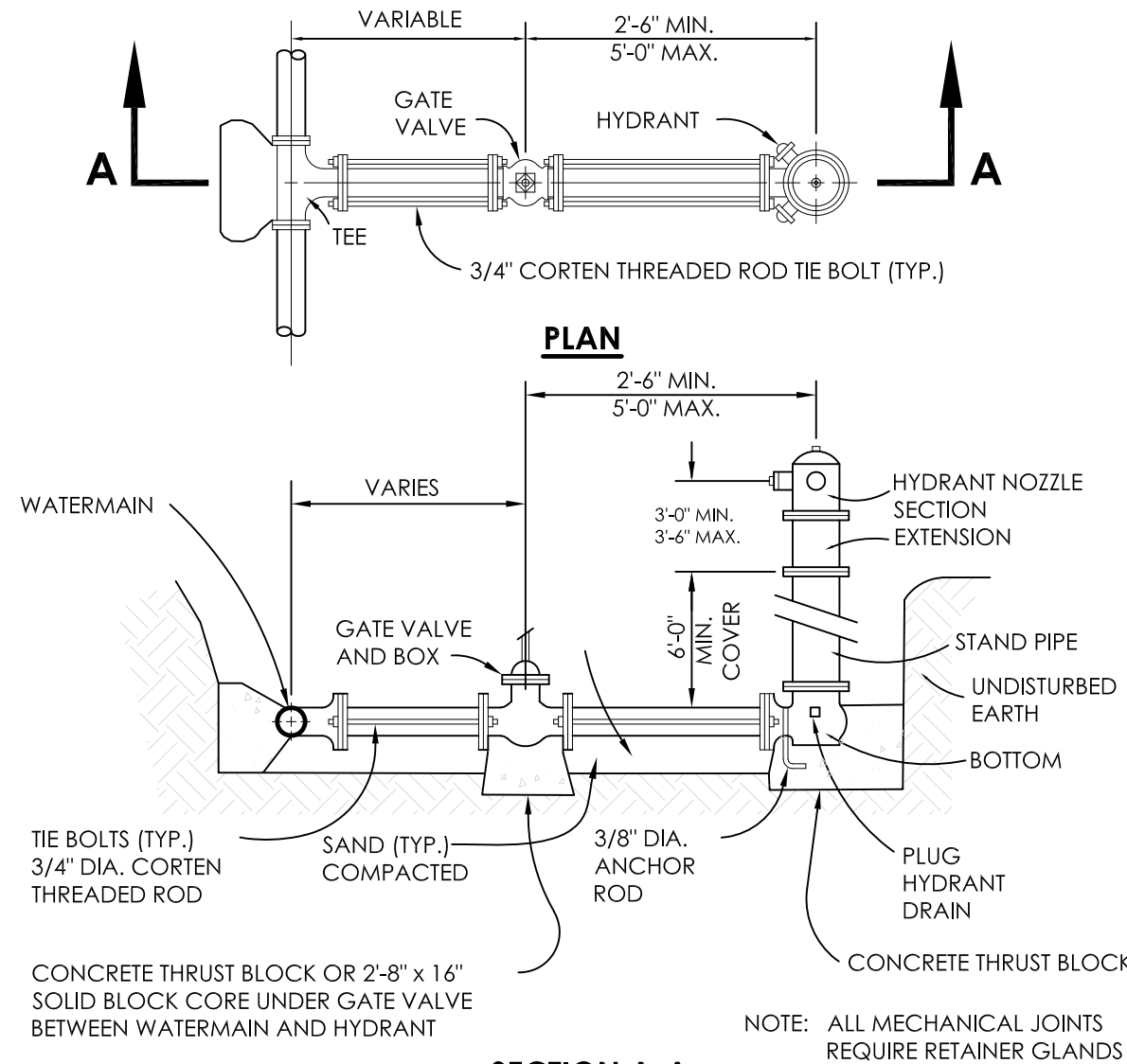
NOTE: ALL PIPE BEDDING AND INITIAL FILL MATERIAL SHALL COMPLY WITH ASTM D2321 (MDOT CLASS IIIA) STANDARDS FOR FLEXIBLE PIPE, AND ASTM C12 FOR RIGID PIPE.

NOTE: WATERMAIN TRENCHES NEED TO PROVIDE A MINIMUM WIDTH OF PIPE DIAMETER PLUS 16 INCHES FOR 8 INCH TO 18 INCH DIAMETER PLASTIC/FLEXIBLE PIPE MATERIALS. FOR 18 INCH AND LARGER PIPE DIAMETERS, THE MINIMUM TRENCH WIDTH IS 1.25 TIMES THE PIPE DIAMETER PLUS 12 INCHES FOR PLASTIC/FLEXIBLE PIPE MATERIALS.



PIPE BEDDING DETAIL

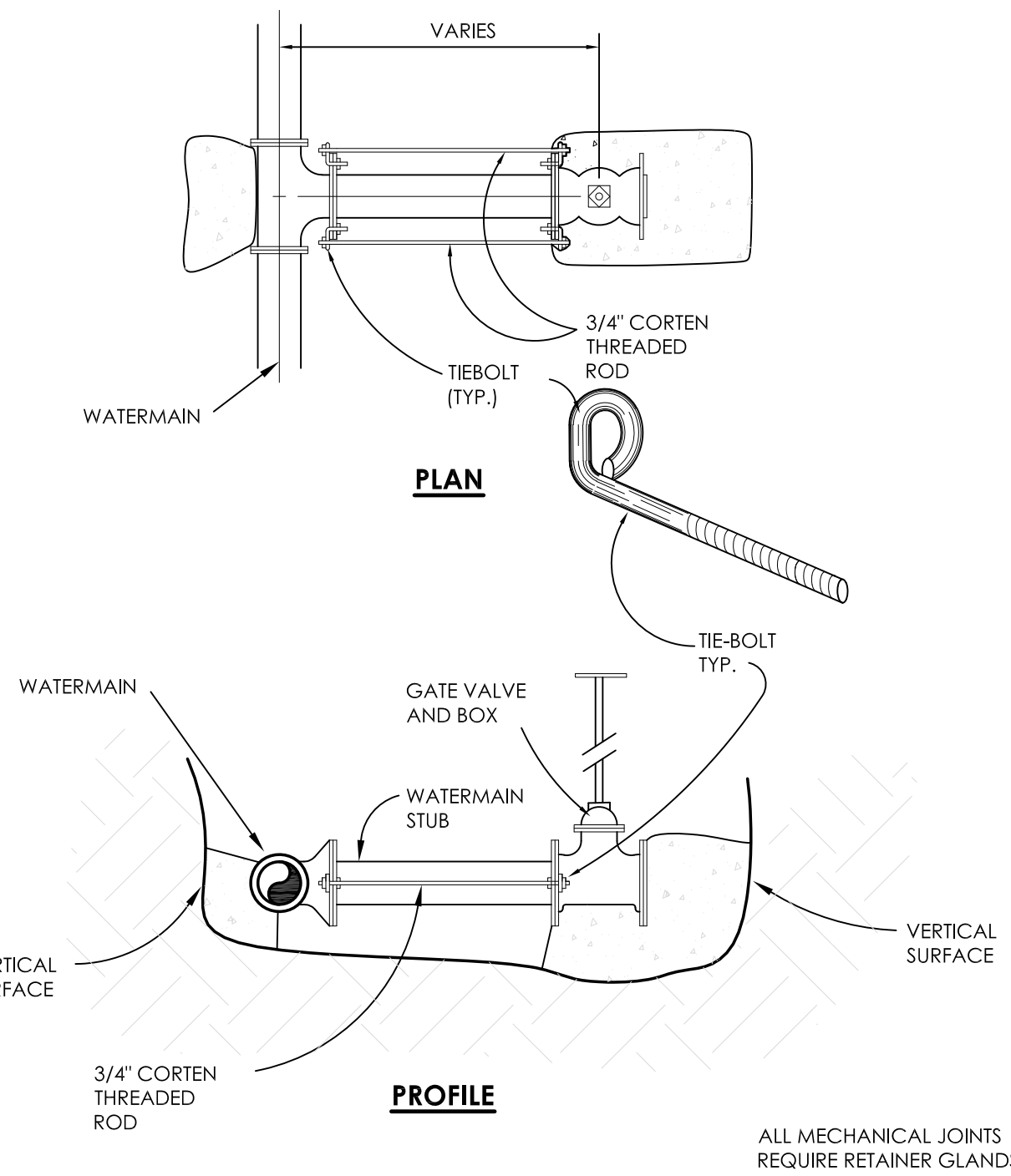
(CLASS B) NO SCALE



SECTION A-A

HYDRANT (EJIW BR-2) ASSEMBLY DETAIL

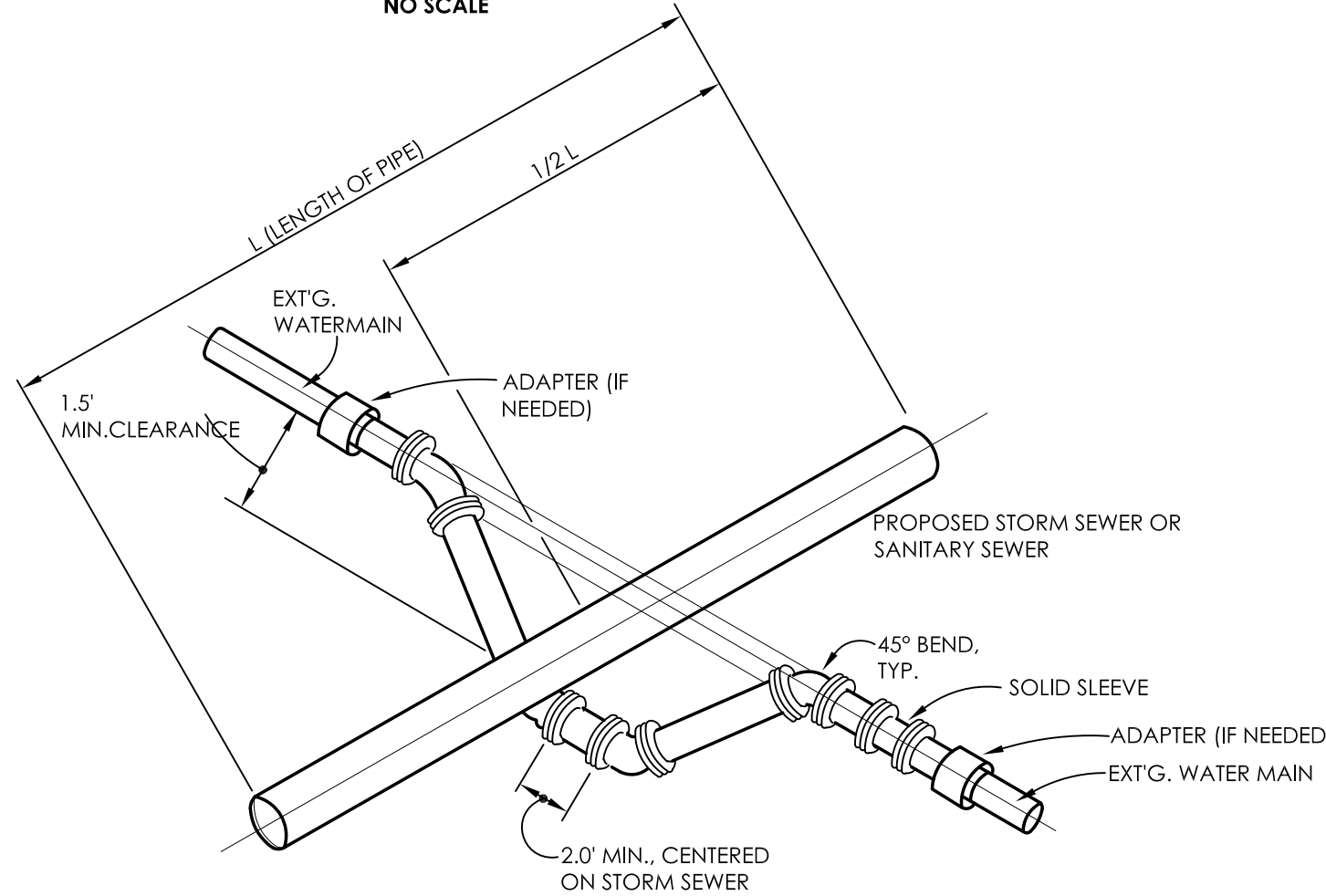
NO SCALE



PROFILE

THRUST RESTRAINT DETAIL FOR ALL VALVES ON STUBBED LINES

NO SCALE

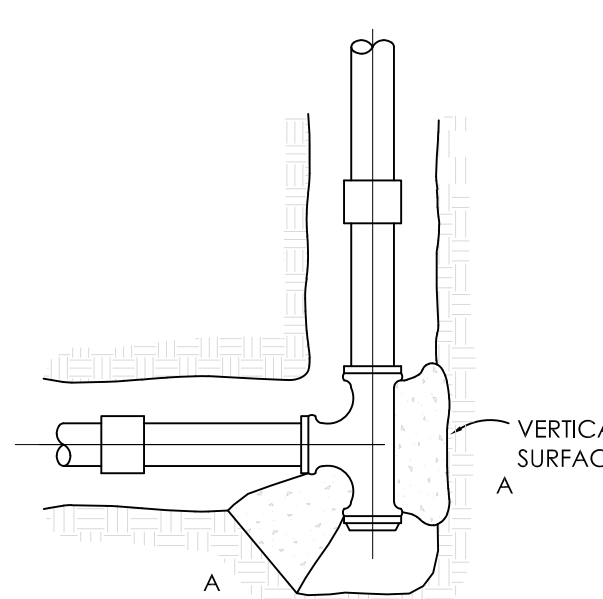


DETAIL - WATERMAIN CROSSING UNDER STORM & SANITARY SEWER

NO SCALE

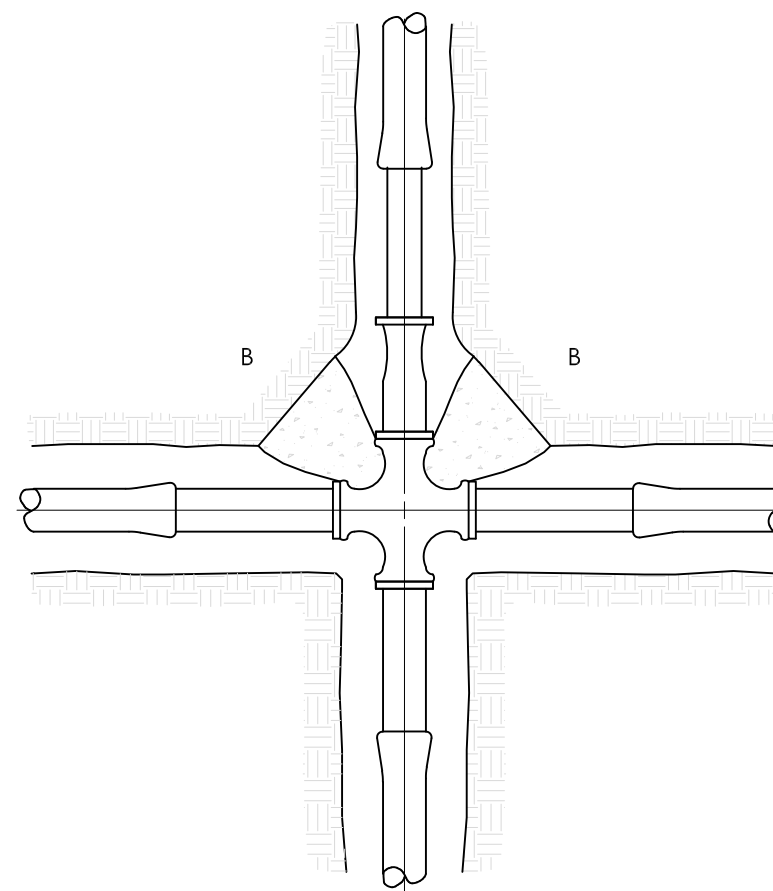
NOTES:

- TO BE USED WHERE PROPOSED STORM OR SANITARY SEWER GRADES AND EX. WATER MAIN ELEVATIONS RESULT IN LESS THAN 18" CLEARANCE BETWEEN PIPES AT CROSSING.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE MECHANICAL JOINT, DUCTILE CAST IRON, CLASS 52.
- RESTRAINED JOINTS SHALL BE USED FOR ALL JOINTS BETWEEN PIPE AND FITTINGS.



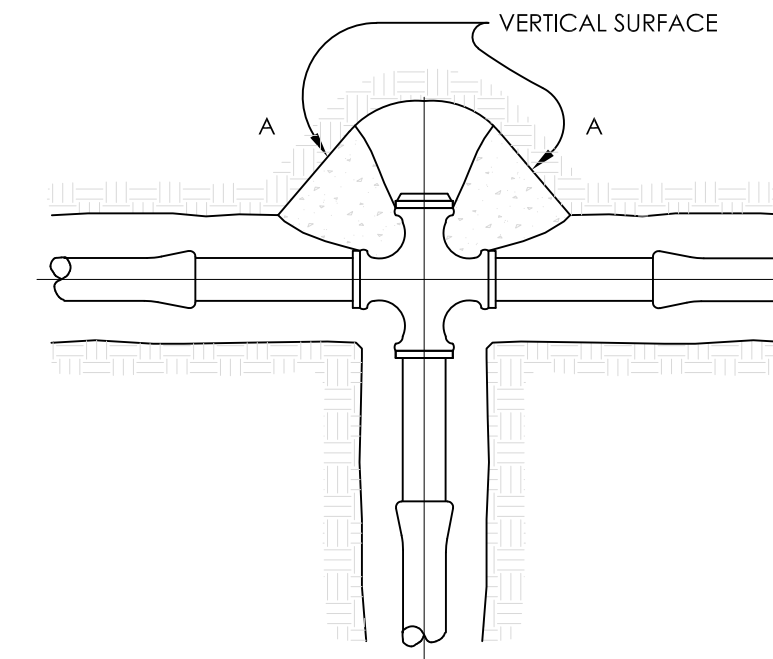
TYPICAL TEE AND PLUG DETAIL

NO SCALE



CROSS AND REDUCER DETAIL

NO SCALE



TYPICAL CROSS AND PLUG DETAIL

NO SCALE

PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCKS
4"	1'-4"x 0'-8" = 0.9 SQ. FT.
6"	1'-8"x 1'-4" = 2.2 SQ. FT.
8"	2'-0"x 1'-9" = 3.5 SQ. FT.
10"	2'-4"x 2'-4" = 5.4 SQ. FT.
12"	2'-8"x 2'-8" = 7.1 SQ. FT.
16"	3'-8"x 3'-8" = 13.5 SQ. FT.

ALL MECHANICAL JOINTS REQUIRE RETAINER GLANDS

PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCKS
4"	0'-6"x 0'-6" = 0.3 SQ. FT.
6"	0'-10"x 0'-8" = 0.6 SQ. FT.
8"	1'-0"x 0'-10" = 0.8 SQ. FT.
10"	1'-4"x 1'-4" = 1.8 SQ. FT.
12"	1'-8"x 1'-8" = 2.8 SQ. FT.
16"	2'-0"x 2'-0" = 4.0 SQ. FT.

ALL MECHANICAL JOINTS REQUIRE RETAINER GLANDS

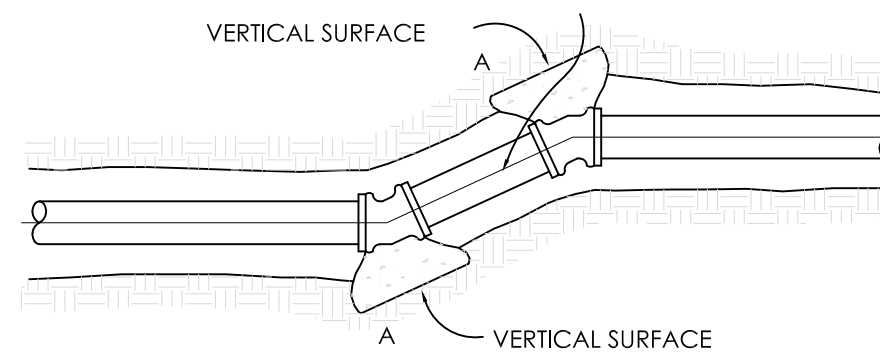
PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCKS
4"	1'-0"x 1'-0" = 1.0 SQ. FT.
6"	1'-4"x 1'-0" = 1.8 SQ. FT.
8"	2'-0"x 1'-4" = 2.7 SQ. FT.
10"	1'-10"x 1'-10" = 3.4 SQ. FT.
12"	2'-4"x 2'-4" = 5.4 SQ. FT.
16"	2'-10"x 2'-10" = 8.0 SQ. FT.

ALL MECHANICAL JOINTS REQUIRE RETAINER GLANDS

DEGREE OF BEND IN ELBOW	PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCKS
		SURFACE A
45°	4"	1'-4"x 1'-0" = 1.3 SQ. FT.
45°	6"	1'-8"x 1'-4" = 2.2 SQ. FT.
45°	8"	2'-0"x 2'-0" = 4.0 SQ. FT.
45°	10"	2'-4"x 2'-4" = 5.4 SQ. FT.
45°	12"	2'-8"x 2'-8" = 7.1 SQ. FT.
45°	16"	3'-8"x 3'-8" = 13.5 SQ. FT.
22.5° OR 11.25°	2"	
22.5° OR 11.25°	4"	1'-0"x 0'-8" = 0.7 SQ. FT.
22.5° OR 11.25°	6"	1'-4"x 1'-0" = 1.3 SQ. FT.
22.5° OR 11.25°	8"	1'-8"x 1'-4" = 2.2 SQ. FT.
22.5° OR 11.25°	10"	1'-8"x 1'-8" = 2.8 SQ. FT.
22.5° OR 11.25°	12"	1'-10"x 1'-10" = 3.4 SQ. FT.
22.5° OR 11.25°	16"	2'-8"x 2'-8" = 7.1 SQ. FT.

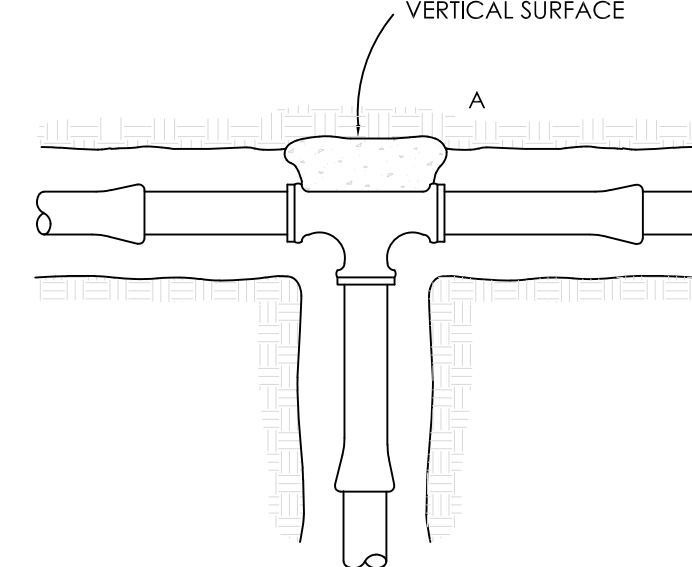
ALL MECHANICAL JOINTS REQUIRE RETAINER GLANDS

NOTE: IF THE DISTANCE BETWEEN THESE TWO FITTINGS IS 7 FEET OR LESS TIE BOLTS AND 3/4" CORTEN RODS MUST BE UTILIZED.



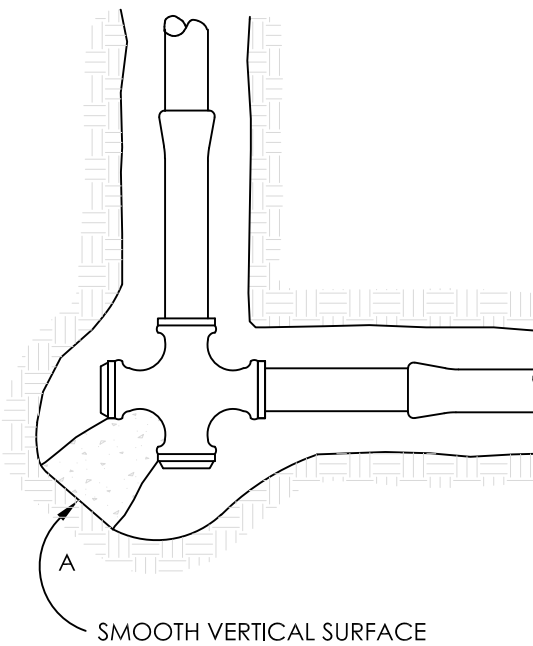
TYPICAL OFFSET DETAIL

NO SCALE



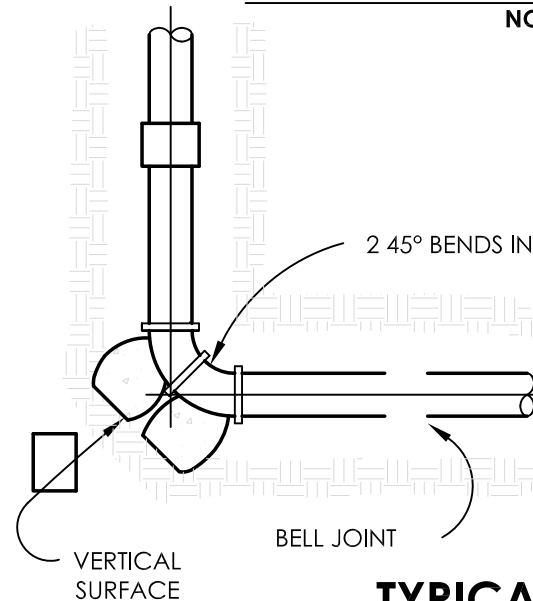
TYPICAL TEE CONNECTION DETAIL

NO SCALE



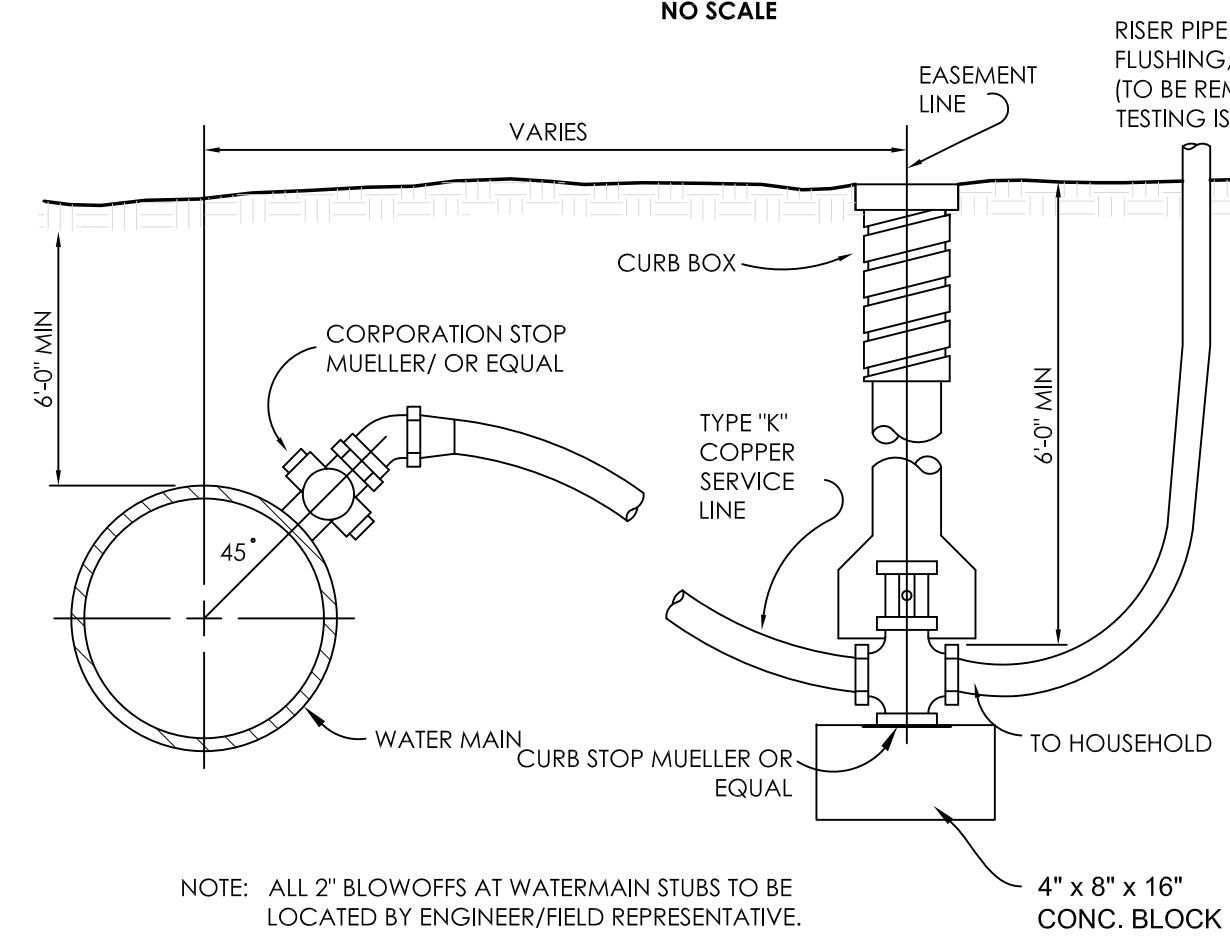
CROSS WITH 2 PLUGS DETAIL

NO SCALE



TYPICAL BEND DETAIL

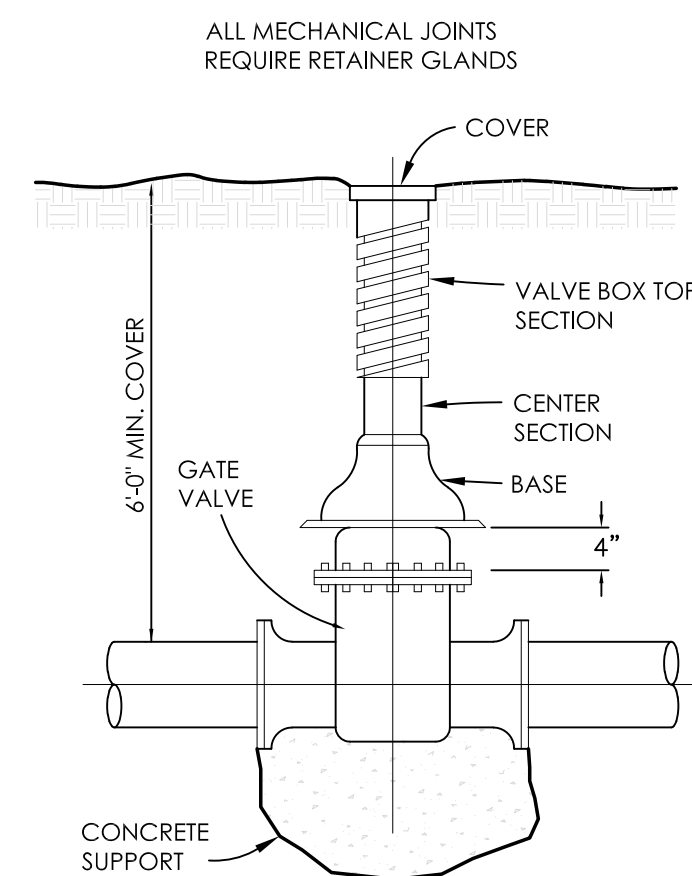
NO SCALE



NOTE: ALL 2" BLOWOFFS AT WATERMAIN STUBS TO BE LOCATED BY ENGINEER/FIELD REPRESENTATIVE.

SERVICE CONNECTION DETAIL

NO SCALE



VALVE BOX INSTALLATION DETAIL

NO SCALE

PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCKS
	SURFACE A
4"	1'-9"x 1'-4" = 2.3 SQ. FT.
6"	2'-3"x 2'-0" = 4.5 SQ. FT.
8"	2'-8"x 2'-8" = 7.1 SQ. FT.
10"	3'-0"x 3'-0" = 9.0 SQ. FT.
12"	3'-8"x 3'-8" = 13.5 SQ. FT.
16"	5'-0"x 5'-0" = 25 SQ. FT.

ALL MECHANICAL JOINTS REQUIRE RETAINER GLANDS

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HARBOR HEIGHTS CONDOMINIUM
SECTION 21, T30N, R11W,
VILLAGE OF SUTTON'S BAY,
LEELANAU COUNTY, MICHIGAN

DATE: FEBRUARY 15 2021
GTE PROJ. #: 18001
DRAWN: JAC
DESIGNED: JAC
CHECKED: JAC
PROJ. MGR.: JAC

WATER DETAILS

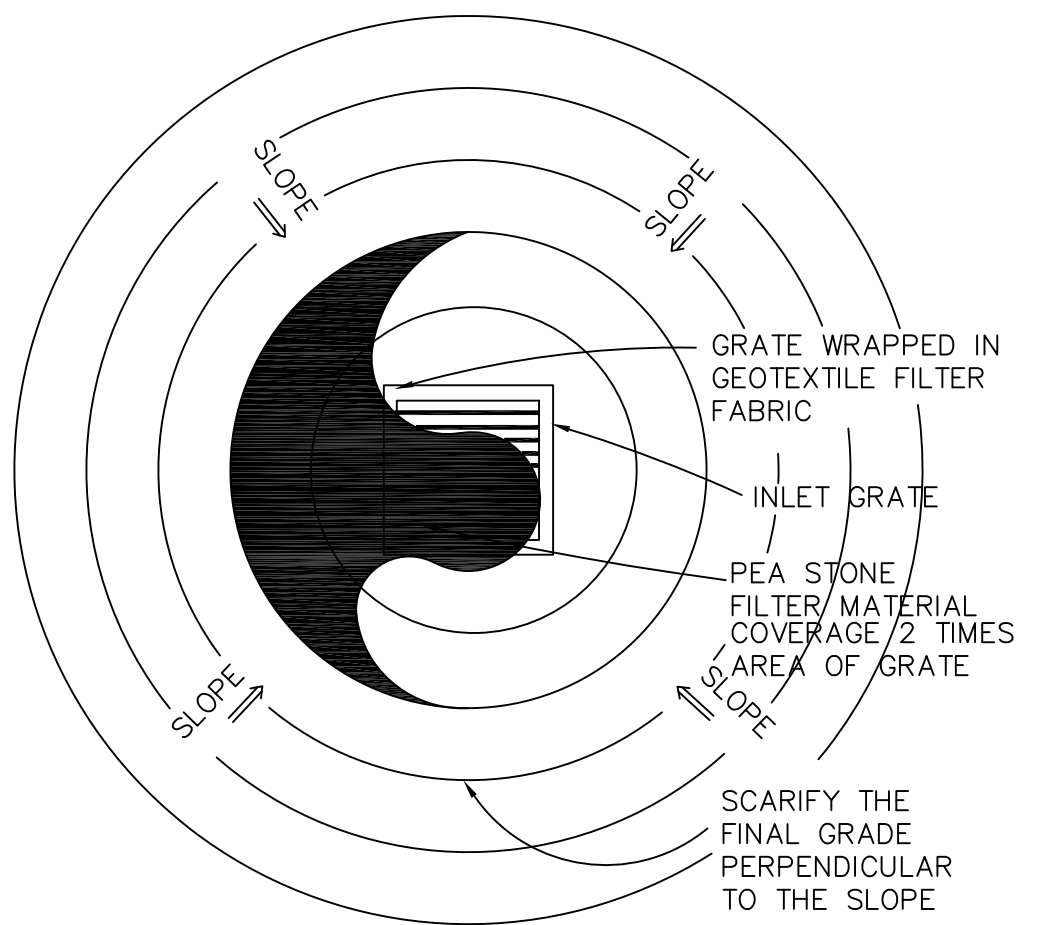
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SHEET 10 OF 11

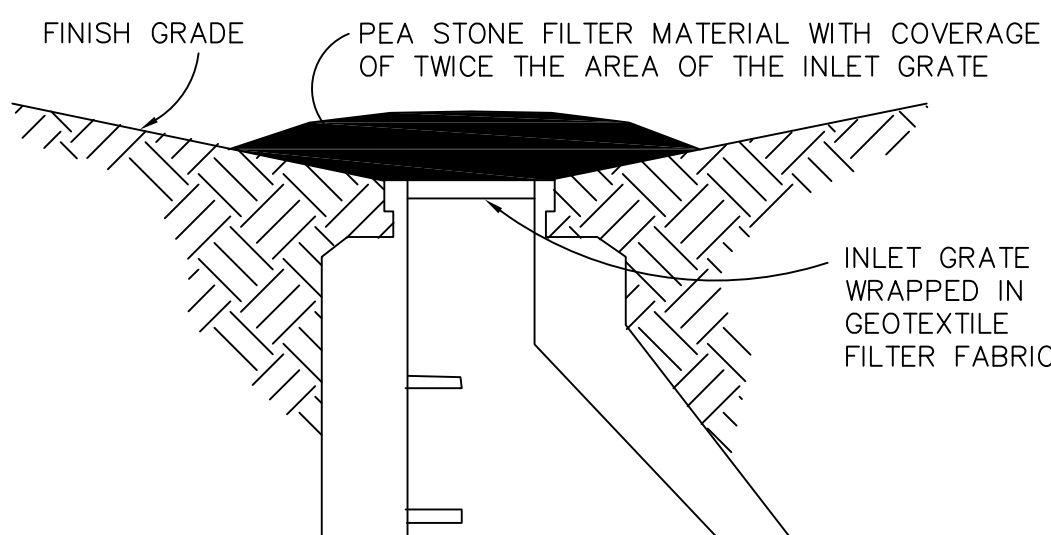
GRAND TRAVERSE ENGINEERING, LLC.

Civil Engineering
Planning
Surveying
Construction Services

PO Box 227
Traverse City, MI 49685-0227
Phone: 231-218-4986
Email: jet@grandtraverseeng.com



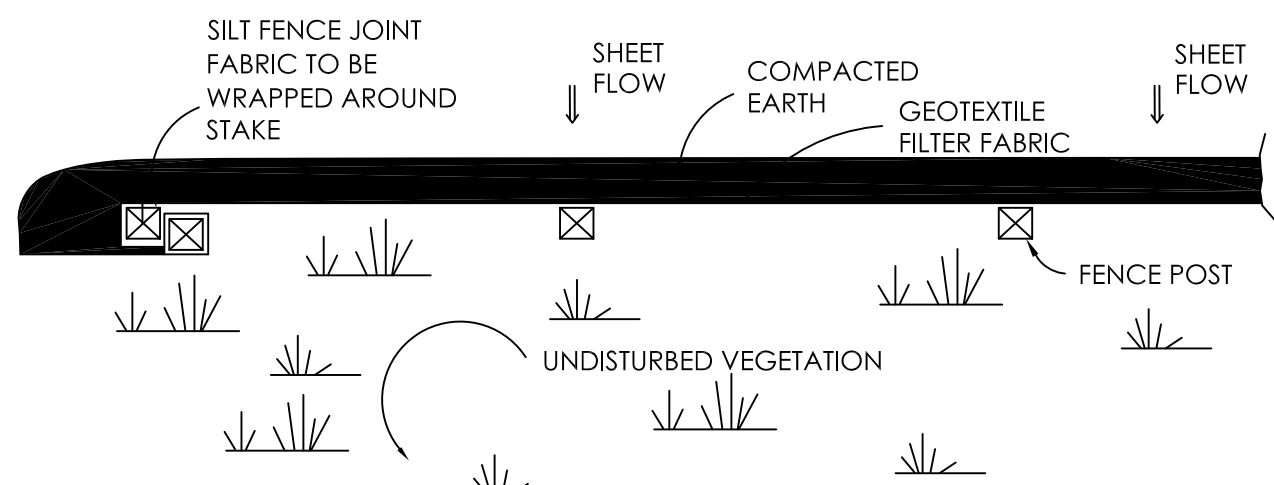
PLAN VIEW



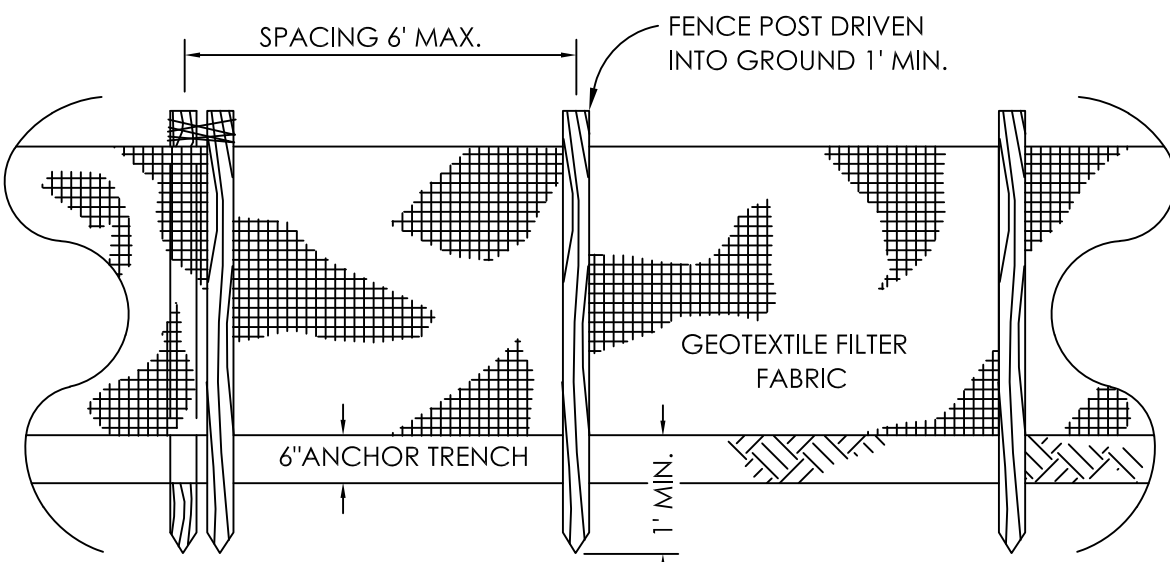
PROFILE VIEW

LOW POINT INLET FILTER

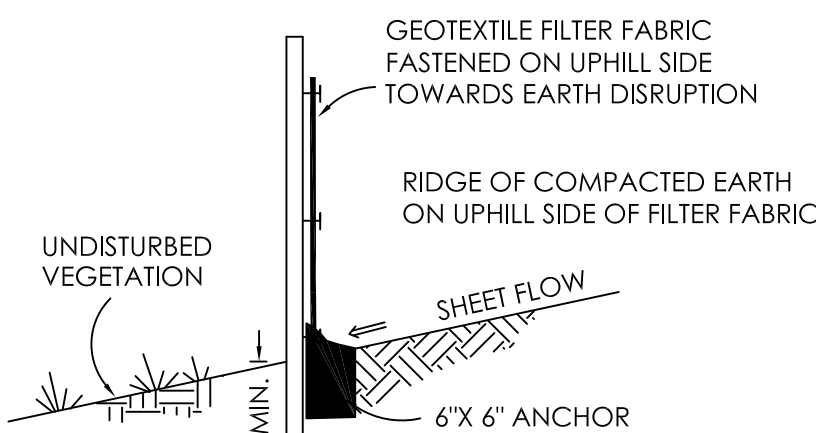
NO SCALE



PLAN VIEW



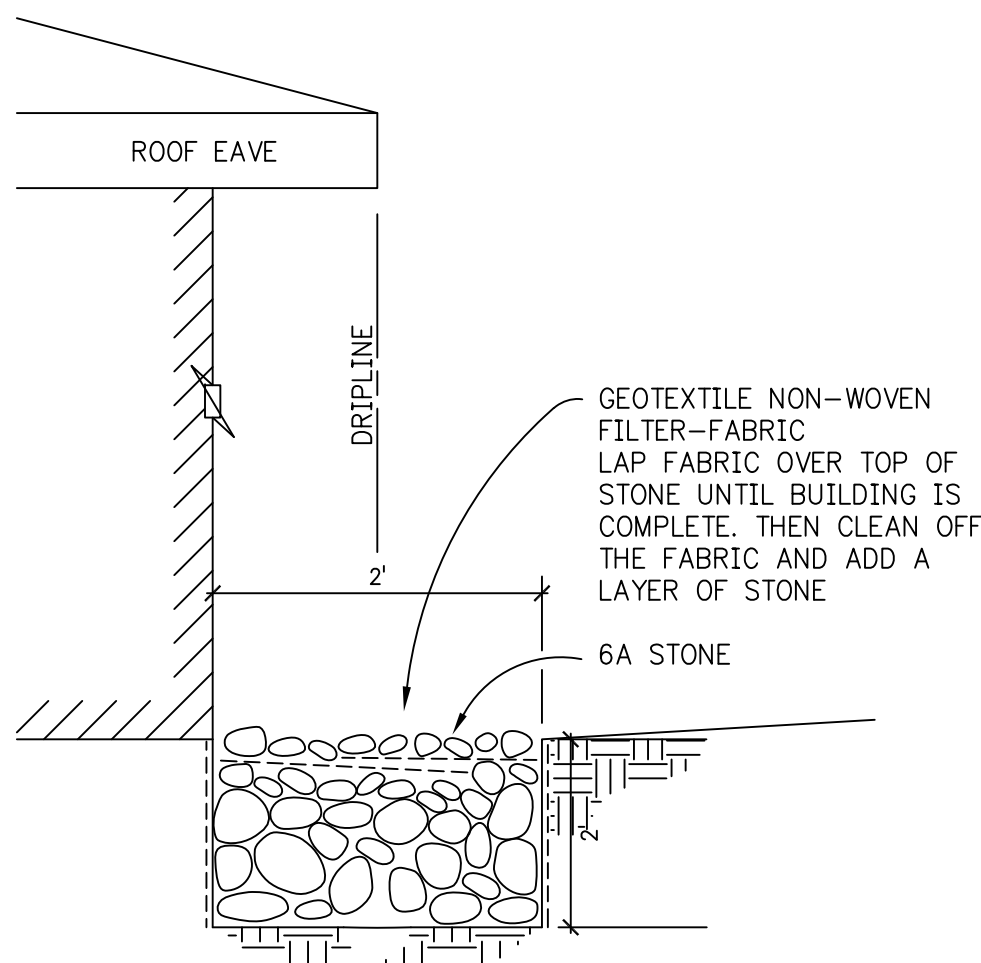
FRONT ELEVATION



SECTION VIEW

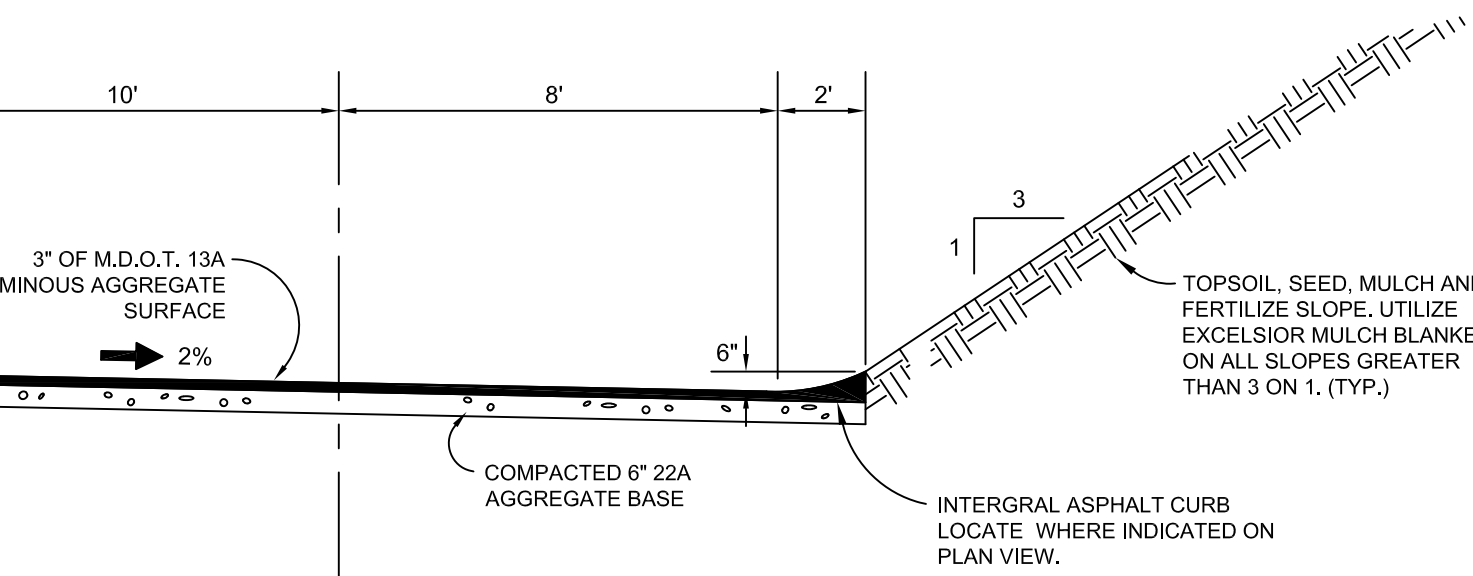
SILT FENCE DETAILS

NO SCALE



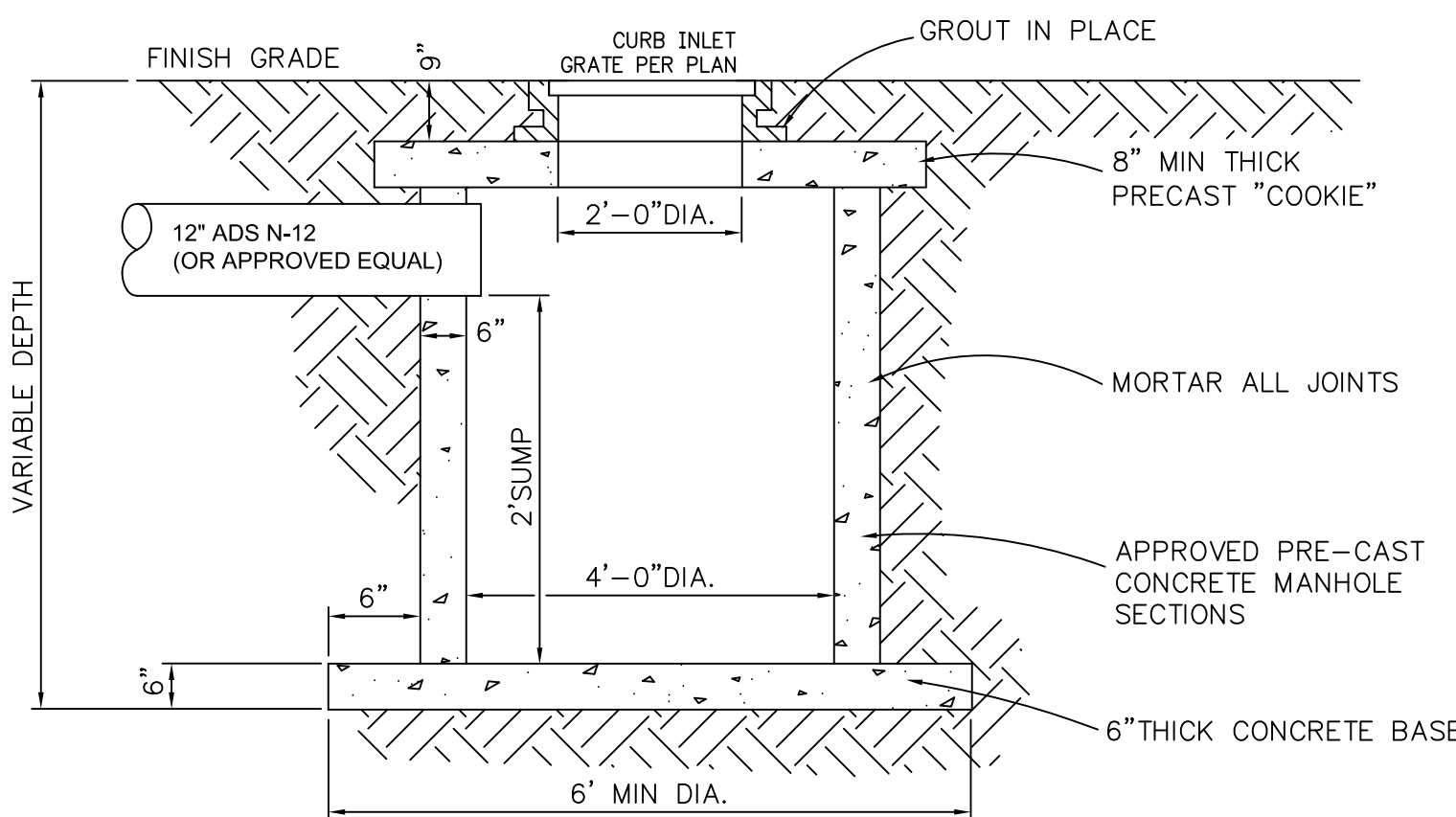
FRENCH DRAIN DETAIL

NO SCALE



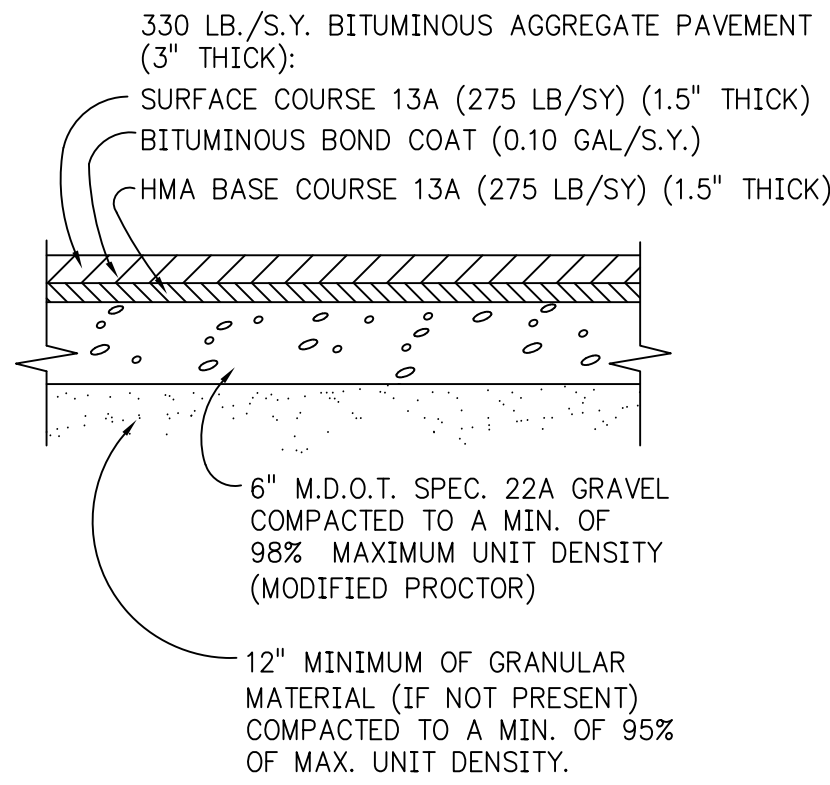
TYPICAL ROAD CROSS SECTION

NO SCALE



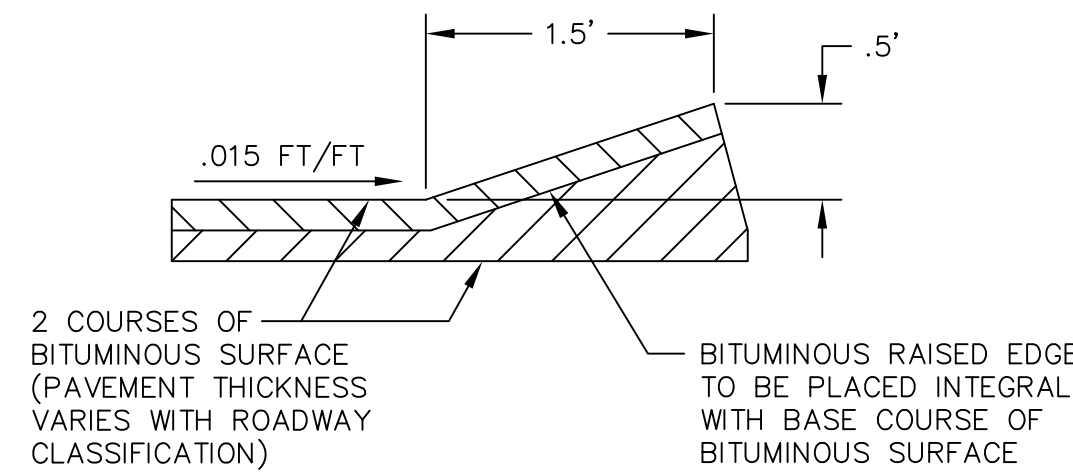
4' DIA. CATCH BASIN WITH SUMP DETAIL

NO SCALE



PAVING DETAIL

NO SCALE



BITUMINOUS RAISED EDGE DETAIL

NO SCALE

GRAND TRAVERSE ENGINEERING, LLC.
Civil Engineering
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PO Box 227
Traverse City, MI 49685-0227
Phone: 231-218-4986
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REV. NO.	REVISION DESCRIPTION	DATE

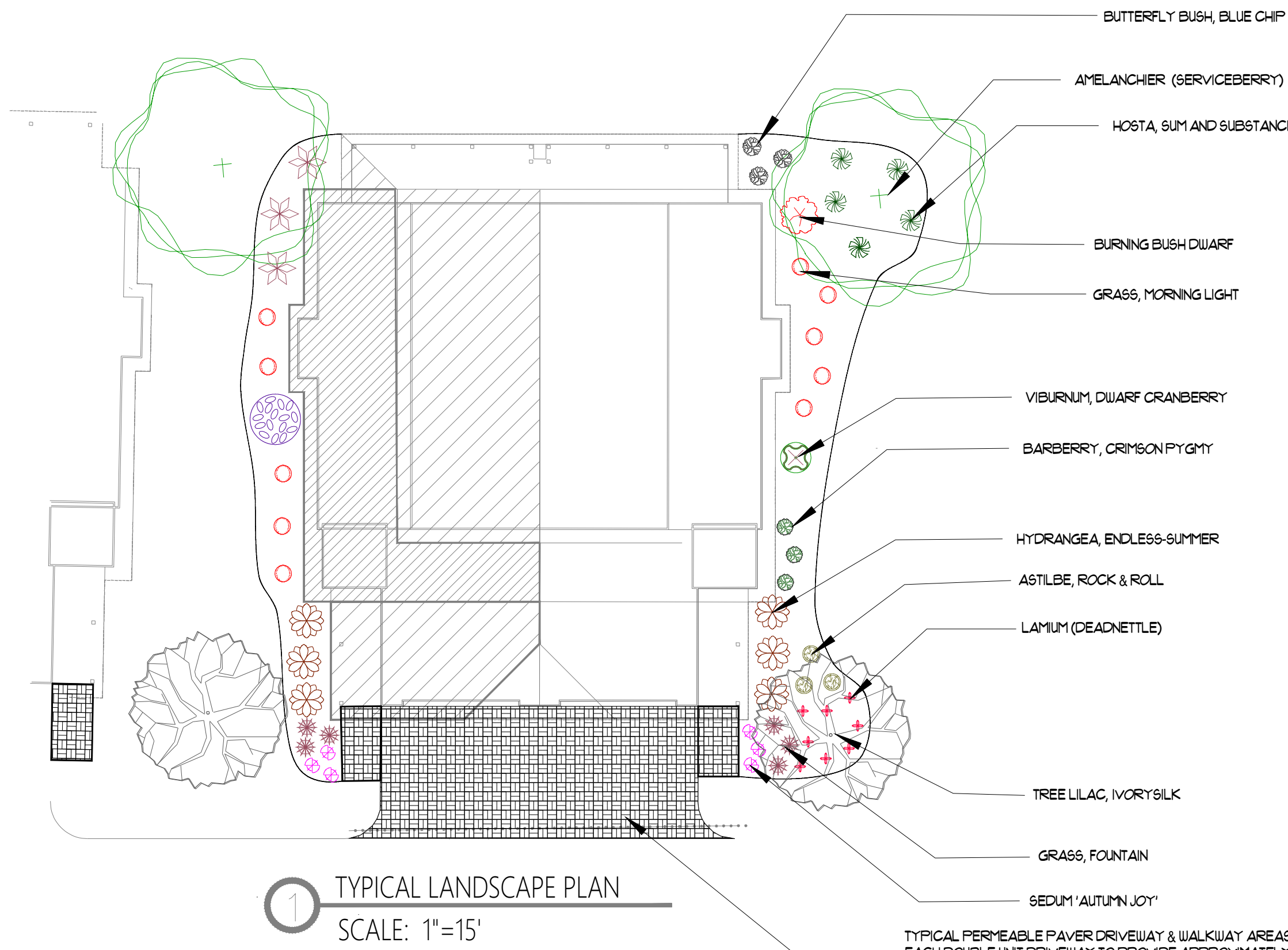
NORTHPORTE DEVELOPMENT, LLC
HARBOR HEIGHTS CONDOMINIUM
SECTION 21, T30N, R11W,
VILLAGE OF SUTTON'S BAY,
LEELANAU COUNTY, MICHIGAN

DATE: FEBRUARY 15 2021
GTE PROJ. #: 18001
DRAWN: JAC
DESIGNED: JAC
CHECKED: JAC
PROJ. MGR.: JAC

CONSTRUCTION
DETAILS

CD-503

SHEET 11 OF 11



1 TYPICAL LANDSCAPE PLAN
SCALE: 1"=15'

PLANTING NOTES:

ALL EXISTING PLANT MATERIAL THAT IS TO BE TRANSPLANTED WILL BE TAGGED IN THE FIELD AND DUG PRIOR TO ANY CLEARING OR OTHER EARTHWORK DONE ON SITE

FINAL LOCATION OF ALL PLANTS TO BE DETERMINED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT OR LANDSCAPE CONTRACTOR

THE CONTRACTOR SHALL USE EXTREME CAUTION IN PROTECTING ALL EXISTING AND PROPOSED STRUCTURES, UTILITIES AND VEGETATION. ANY ITEMS DAMAGED OR DESTROYED SHALL BE REPAIRED OR REPLACED AT THE DISCRETION AND TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE, AT THE CONTRACTOR'S EXPENSE

ALL PLANTING BEDS SHALL BE TURNED OVER AND AMENDED TO MIN. OF 18" DEPTH. ALL PLANTING BED AREAS TO CONSIST OF 1/3 SAND, 1/3 CLEAN SOIL, AND 1/3 COMPOST MIXTURE

ALL PLANTS SHALL BE VIGOROUS, FREE FROM INJURY, DISEASE, PESTS AND DEFECTS. ALL PLANT MATERIALS ARE TO BE REPRESENTATIVE OF THEIR SPECIES. THE LANDSCAPE ARCHITECT OR LANDSCAPE CONTRACTOR RESERVES THE RIGHT TO REJECT ANY UNSATISFACTORY MATERIAL OR PLANTS DELIVERED TO THE SITE. THEY MAY ALSO REJECT ANY PLANT MATERIAL, WHICH DOES NOT REPRESENT SPECIES, SIZE OR DESCRIPTION OUTLINED IN THE PLANT SCHEDULE AND SPECIFICATIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER

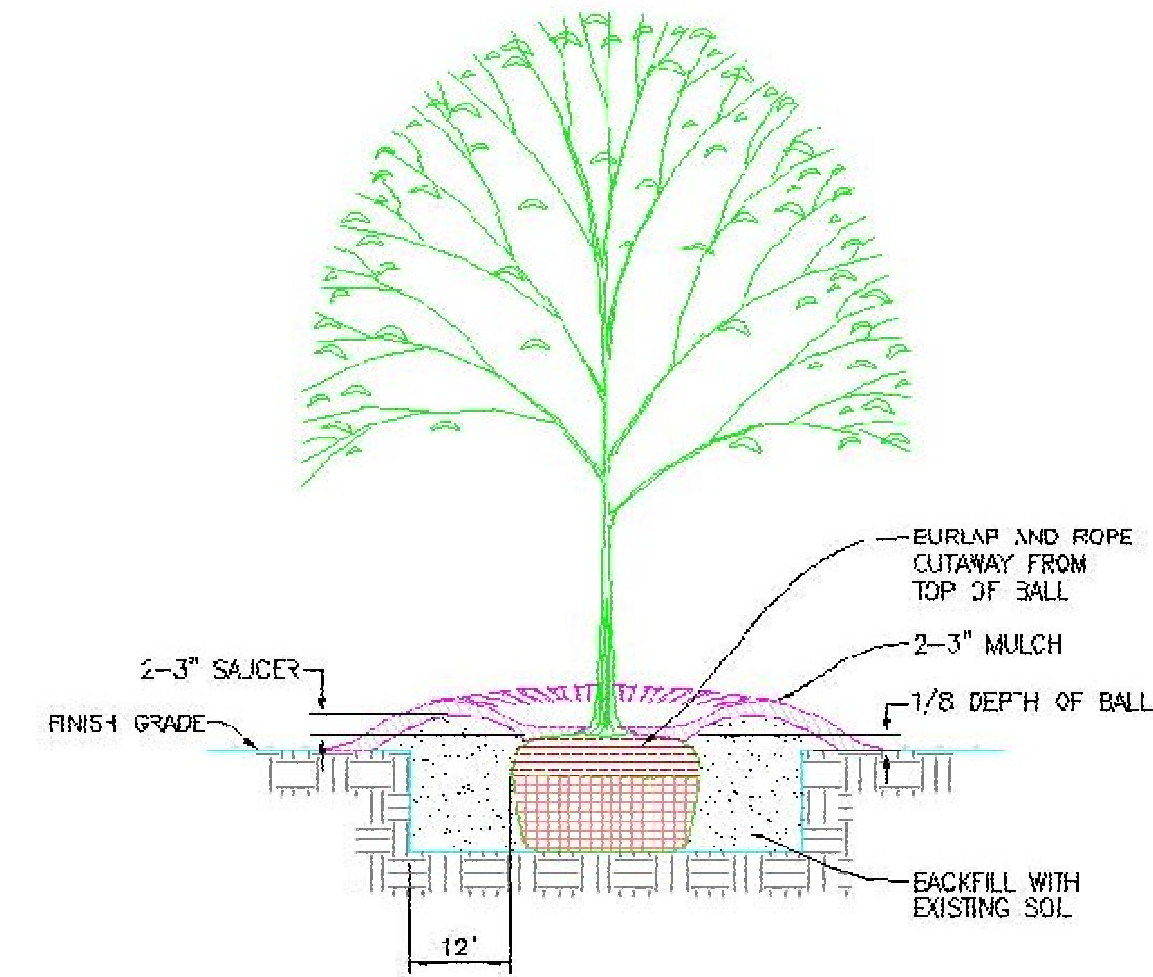
IF THERE IS A DISCREPANCY BETWEEN QUANTITIES OF PLANTS ON THE PLAN AND THE PLANT SCHEDULE, THE GREATER QUANTITY SHALL GOVERN

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH IRRIGATION CONTRACTOR TO INSTALL IRRIGATION SYSTEM AS NECESSARY FOR THE ESTABLISHMENT AND CONTINUED HEALTH OF ALL PLANT MATERIAL ON SITE. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR KEEPING PLANTS PROPERLY WATERED UNTIL IRRIGATION SYSTEM IS FULLY OPERABLE

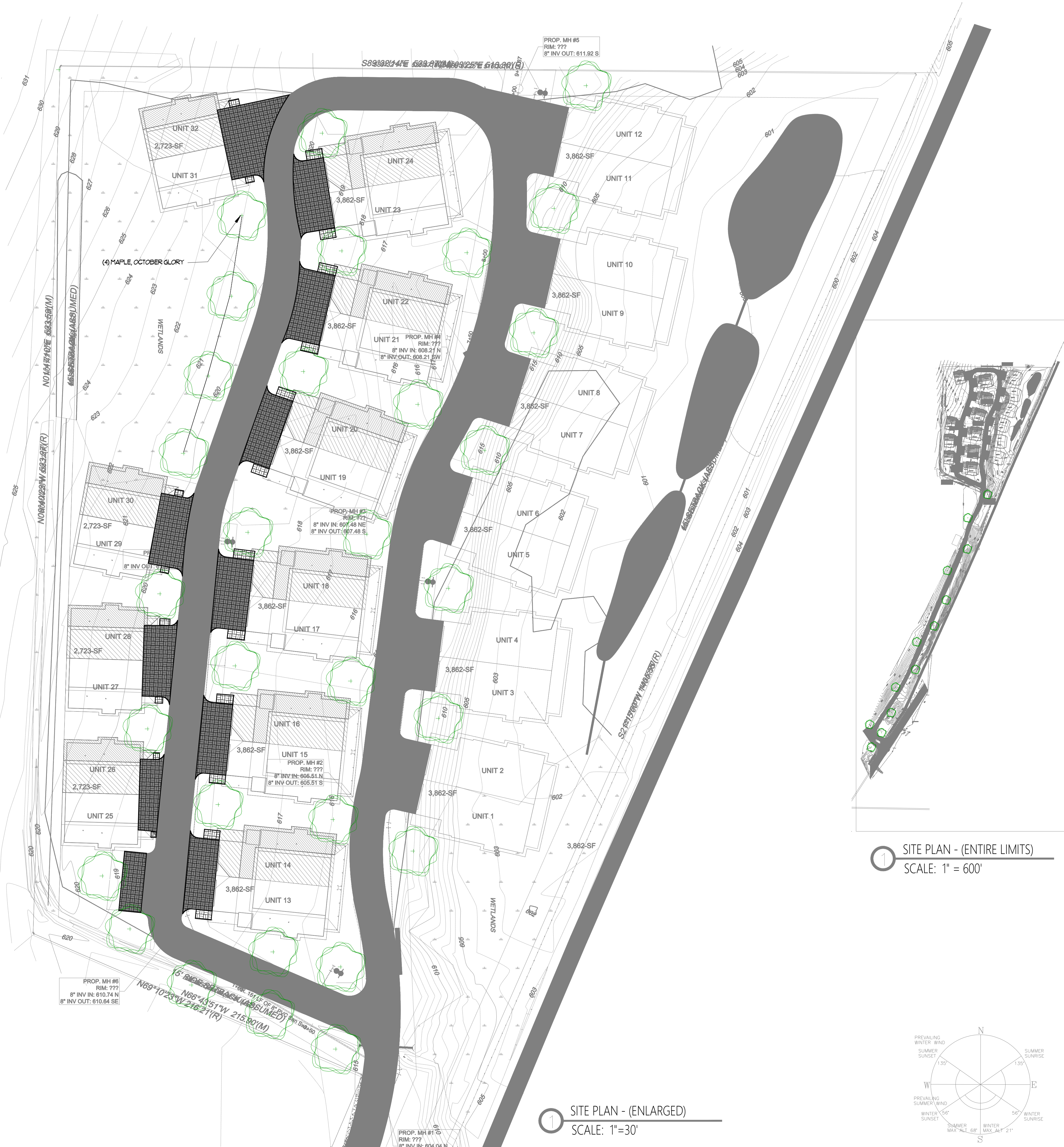
IRRIGATION
ALL LAWN AREAS AND NEW PLANTING AREAS TO RECEIVE AUTOMATIC IRRIGATION, AN AUTOMATIC TIME CLOCK WITH ROOM FOR FUTURE EXPANSION SHALL BE LOCATED ACCORDING TO ARCHITECTURAL PLANS. ALL ZONES TO BE LABELED WITH LOCATIONS ON THE CLOCK. CONTRACTOR TO SUBMIT COMPLETE BREAKDOWN OF MATERIALS AND SPECIFICATIONS OF THE SYSTEM. LANDSCAPE CONTRACTOR TO REVIEW VALVE BOX LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DRIP IRRIGATION WHERE APPLICABLE SHALL BE BURIED AND PINNED ONTO SOIL & COVERED WITH MULCH. ELECTRICAL WORK TO COMPLY WITH STATE UL CODE

TYPICAL PLANT SCHEDULE (per double unit)

PLANT LEGEND			
	COMMON NAME	SIZE	QTY
GRASSES			
✱	GRASS, FOUNTAIN	EACH	6
○	GRASS, MORNING LIGHT	EACH	10
PERENNIALS & GROUNDCOVERS			
✱	ASTILBE, ROCK & ROLL	EACH	3
✱	HIBISCUS, LAVENDER CHIFFON	EACH	1
✱	HOSTA, SUM AND SUBSTANCE	EACH	5
✱	LAMIUM, PINK DEADNETTLE	EACH	8
✱	SEDUM, AUTUMN JOY	EACH	6
SHRUB, DECIDUOUS			
✱	BARBERRY, CRIMSON PYGMY	5 GAL	3
✱	BURNING BUSH DWARF	5 GAL	1
✱	BUTTERFLY BUSH, BLUE CHIP	5 GAL	3
✱	HYDRANGEA, ANNABELLE	5 GAL	3
✱	HYDRANGEA, ENDLESS-SUMMER	5 GAL	6
✱	VIBURNUM DWARF CRANBERRY	5 GAL	1
TREE, DECIDUOUS			
○	AMELANCHIER, SERVICEBERRY	2"	2
○	SYRINGA RETICULATA, TREE LILAC	2"	2

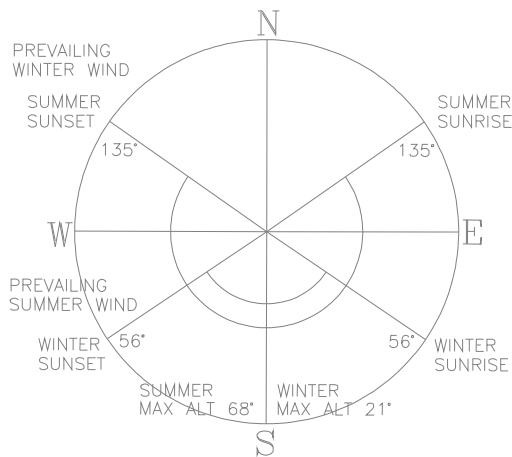


TYPICAL PLANTING DETAIL FOR TREES 2 1/2"-6" CALIPER
NO SCALE



1 SITE PLAN - (ENTIRE LIMITS)
SCALE: 1" = 600'

1 SITE PLAN - (ENLARGED)
SCALE: 1"=30'



PROJECT PROFESSIONAL TEAM:

David Hanawalt AIA, Architect
Jeff Cockfield P.E. Civil Engineer
Grand Traverse Engineering, Surveyor
Gourde Fraser Engineering, Surveyor

Landscape Design by: KAT

Flaska Landscaping



Landscape Plan: L01

HARBOR HEIGHTS
LEELANAU COUNTY, MICHIGAN

Scale:

1" = 30'

Revision #:

Date: 11/30/2018

HARBOR HEIGHTS

SUTTONS BAY, MICHIGAN



NEW CONSTRUCTION

HARBOR HEIGHTS
CONDOS

M-22 NORTH, SUTTONS BAY, MICHIGAN
TAX ID: 043-821-005-015



HANAWALT
ARCHITECT

707.564.8000
HanawaltArchitect@gmail.com

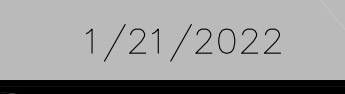
REVISION:	
DRAWN:	CHECKED:
D.H.	D.H.
#	PHASE:
2018-04	CD



COVER
SHEET

A-0.0

1/21/2022



1/21/2022

MAIN PORCH: 256 SQFT
UNITS A: 2, 4, 6, 8, 10, 12

MAIN LEVEL: 1410 SQFT
UNITS A: 2, 4, 6, 8, 10, 12

GARAGE: 510 SQFT
UNITS A: 2, 4, 6, 8, 10, 12

MAIN PORCH: 256 SQFT
UNITS A: 1, 3, 5, 7, 9, 11

MAIN LEVEL: 1410 SQFT
UNITS A: 1, 3, 5, 7, 9, 11

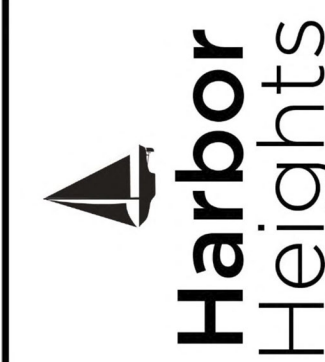
GARAGE: 510 SQFT
UNCONDITIONED
UNITS A: 1, 3, 5, 7, 9, 11

1 MAIN FLOOR PLAN
1/4" = 1'-0"

NEW CONSTRUCTION

HARBOR HEIGHTS CONDOS

M-22 NORTH, SUTTONS BAY, MICHIGAN
TAX ID: 043-821-005-015

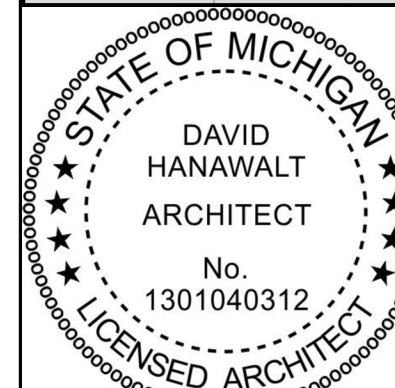


HANAWALT ARCHITECT

707.564.8000
HanawatArchitect@gmail.com

REVISION:

DRAWN:	CHECKED:
D.H.	D.H.
#	PHASE:
2018-04	CD



MAIN
LEVEL
PLAN

A-2.2

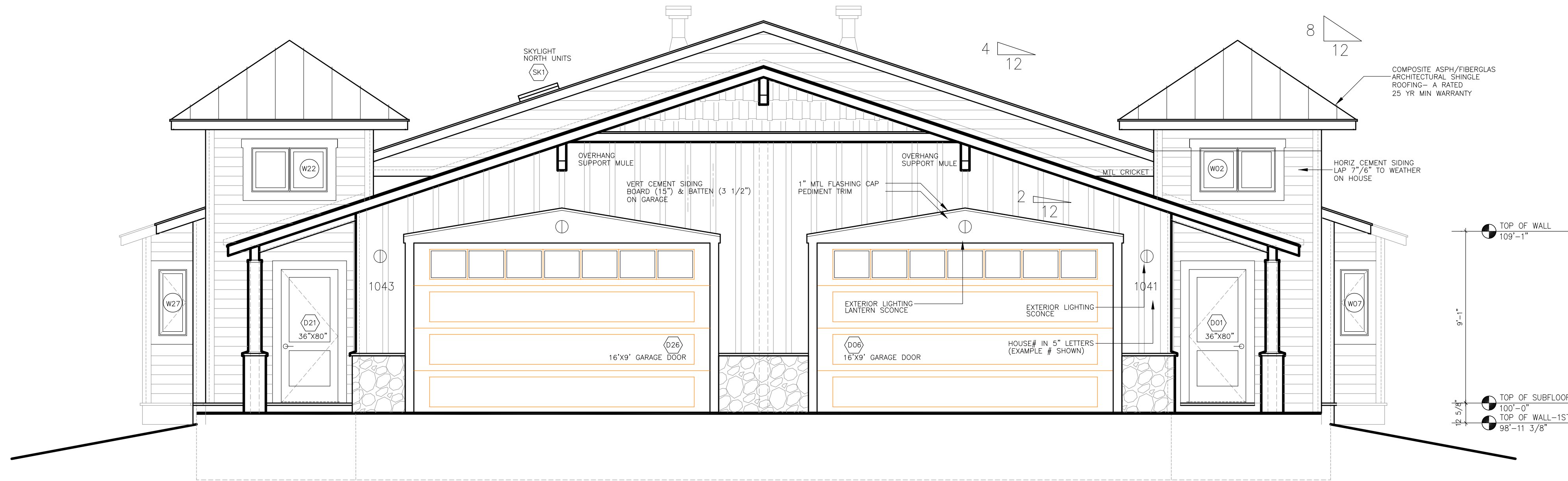
1/21/2022

TOP OF SUBFLOOR
100'-0"

6 7/16"

TOP OF GAR.SLAB

TOP OF FOOTING
94'-4 3/8"



1 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

NEW CONSTRUCTION



HANAWALT
ARCHITECT

707.564.8000
HanawaltArchitect@gmail.com

REVISION:

DRAWN:	CHECKED:
D.H.	D.H.
#	PHASE:
2018-04	CD



ELEVATIONS

A-3.1

1/21/2022