

To: Suttons Bay Planning Commission

From: Sara Kopriva, AICP, Village Planner

Date: May 6, 2022

RE: Public Hearing- Harbor Heights PUD Major Amendment

Following the public hearing, if the Planning Commission feels that all of the requirements of the Ordinance are met, below is a recommended motion.

Recommended Action: Motion to recommend approval to Village Council on the PUD major amendment for Harbor Heights, 750 Waypoint Circle Dr, Parcel Number 28-043-821-005-15 as it meets the standards for approval in the Zoning Ordinance.

At the April meeting, the Planning Commission was introduced to this major amendment to the and existing PUD. A major amendment is processed in the same way as the original application and required a public hearing, prior to a recommendation to Village Council. Below are the sections of the Ordinance that apply to PUDs.

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. **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. **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. **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 8-1 Intent and Purpose

- 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:
 1. Encourage innovation in land development in terms of variety, design, layout and type of structures constructed.
 2. Promote the efficient use of land to facilitate a more economic arrangement of buildings, circulation systems, land use and utilities.
 3. Encourage the adaptive re-use of significant or historic buildings.
 4. Provide the opportunity to mix compatible uses or residential types.
 5. Preserve and protect significant natural features, open space and cultural/historic resources.
 6. Ensure that new development is consistent with the character of the community.
 7. Promote efficient provision of public services and utilities.
 8. Minimize adverse traffic impacts and accommodate safe and efficient pedestrian access and circulation.
 9. Encourage development of convenient recreational facilities.
 10. 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 on the basis of 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.

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. **Future land use category as “Lake Leelanau Mixed Use”**

Suttons Bay Community Joint Master Plan

Mixed Use

The *Mixed Use* category provides for areas where combinations of employment, housing, shopping, services, and recreational amenities are integrated in a compact, pedestrian oriented form. The Suttons Bay Community has several mixed use areas. However, each area has its own character and key features, which sets the tone for future development. These categories include:

- Mixed Use Center – Key feature: traditional multi-story, downtown buildings
- Mixed Use North – Key feature: existing residential units
- Mixed Use South – Key feature: natural amenities
- Mixed Use Waterfront – Key feature: existing building scale
- Mixed Use – Lake Leelanau Village – Key feature: small village character of Leelanau Village

The following images represent the intended appearance and general feel of the *Mixed Use* category:



Mixed Use Center



Mixed Use Waterfront



Mixed Use Center

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

- A. *Maximum Units*. Eight (8) units per structure maximum and 18 units per acre gross density.
- B. *Open Space*. Open spaces comprising at least 10 percent of the total gross area of the project shall be planned and built as a common area.

As proposed the applicant has not changed the density from the previously approved density. It is less than 8 units per structure and 18 units be acre.

- 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. **The applicant is proposing 15 ft setbacks and 35 ft height maximum. These are the same as previously approved. Since this property is already zoned “PUD”, there is no zoning district to refer to in Article 4 to determine the required area, height, and placement requirements. The zoning districts in article 4 have setbacks from 15-35 ft for primary front, 6-35 ft for side street front, 6-40 ft for side, and 10-40 ft for alley. Height is 30-40 ft with 40 ft being for walkouts or low grades.**
 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. **The applicant has requested deviations from the setbacks and the height maximums**
- 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:*** (emphasis added)
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 must be met in order to approve the PUD request. The Planning Commission will need to review each standard and make a determination based on the information provided for each standard.

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.

The Planning Commission finds

- 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.

The Planning Commission finds

- 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.

The Planning Commission finds

- D. The PUD shall not negatively affect the character of the surrounding area.

The Planning Commission finds

- 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.

The Planning Commission finds

- F. The PUD shall not place demands on public services and facilities in excess of current or anticipated future capacity.

The Planning Commission finds

Narrative

Proposed Use: The Proposed Use is consistent with the existing approved PUD more commonly known as the Port Sutton Community which includes Harbor Heights 32 units within 6 buildings. The proposal is the same number of condos, 32 units within 16 duplex buildings versus 6 buildings containing 4-6 units per building.

Timeframe: Harbor Heights will commence upon obtaining all approvals and permits to proceed. Construction projected duration from start to finish is 18 months subject to any COVID restrictions &/or Acts of God.

Phasing: Start with installing the entire underground and proceed digging foundations for the 6 buildings (A Units) on the ridge then continue to the second tier 6 buildings (B Units) and then move on to the final 4 buildings (C Units), thus completing all 32 units.

Proposed Land Use: Once again Harbor Heights is consistent with the current land use as approved 32 condominiums with the same net number of units as proposed with the exception of 16 duplex units versus 6 buildings. The proposed land currently meets the zoning which is an approved PUD. The existing PUD has Harbor Heights as 32 condominiums within 6 buildings. We are proposing the same net amount of 32 units within 16 duplex buildings.

Density: Harbor Heights proposal is the same number of units (32) as the existing PUD. The site is 6.22 acres or 5.1 units per acre. The square footage for the buildings and roads covers 100,064 square feet or 2.3 acres. The remaining land square footage is 172,881, which is 3.91 acres or 63% open space.

Height Requirements: The height requirements are derived from the building code ordinance which is average grade to the highest ridge and calculated as follows: A units 25', B units 27.9' and C units 35'. All building heights are consistent with the surroundings and are within the 35' allowable building heights required by Code.

Building Placements: Requirements are based on the Boundary Survey to determine offsets for building corners to situate building locations on the site. Wetlands area determination was factored in the building placements to ensure minimal wetland impact. The placement of the buildings 1) preserves the natural features of the site. 2) maintains wildlife habitat. 3) creates an open area of 63% or 3.91 acres. 4) Enhanced views for buildings in working with the site conditions slopes and ridge with walkout designs.

Section 8.2: Qualifying Conditions have been answered in my previous email dated February 10th which was included in the planning commissions packet at the March 9th meeting. The recognizable benefits of high-quality architectural design, extensive landscaping and open space meet or exceed the standard conditions.

Section 8.9: The Standards of Section 8.9 comply with the standards for approval and described previously in my February 10th email. As previously stated this is an Approved PUD with the same net number of units as approved in 1991.



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

TABLE OF MODIFICATION- HARBOR HEIGHTS- APRIL 2022

Unit #	<u>SUTTONS BAY ZONING</u>	<u>ORIGINAL PUD APPROVED</u>	<u>CURRENT PUD PROPOSED</u>
	Regulation	Port Sutton Community which includes Harbor Heights	PREVIOUSLY APPROVED by Planning Commission/Council
USE	RESIDENTIAL	RESIDENTIAL-ORIGINAL PUD	RESIDENTIAL- NO CHANGE
# OF UNITS		32 UNITS	32 UNITS
DENSITY		(32) DWELLINGS ON 6.27 ACRES OR 5.1 DWELLINGS PER ACRE	(32) DWELLINGS- NO CHANGE
# OF STRUCTURES		(6) MULTI-UNIT STRUCTURES	(16) DUPLEX STRUCTURES
AREA / SIZE	Approved as a PUD	6.27 ACRES	6.27 ACRES
HEIGHT	35' MAX AVG GRADE TO ROOF RIDGE	35' MAX AVG GRADE TO ROOF RIDGE	35' MAX AVG GRADE TO ROOF RIDGE - NO CHANGE
PLACEMENT	WITHIN 15' SETBACKS OF UNDERLYING DISTRICT	WITHIN 15' SETBACKS OF UNDERLYING DISTRICT. STRUCTURES SHOWN LOCATED ALONG TWO ROADWAYS	WITHIN 15' SETBACKS OF UNDERLYING DISTRICT. STRUCTURES SHOWN ALONG THREE ROADWAYS.
*SEE NARRATIVE			
OFF STREET PARKING	PARKING AS REQUIRED IN UNDERLYING DISTRICT	SAME	TWO OFFSTREET PARKING SPACE PROVIDED. TWO OFFSTREET PARKING IN GARAGES PROVIDED.
REGULATIONS- APPROVED AS A PUD		AS APPROVED	MEETS REGULATIONS AS SHOWN
GENERAL PROVISIONS - APPROVED AS A PUD		ASSUME MEETS PROVISIONS	MEETS PROVISIONS AS SHOWN
SUBDIVISION REGULATIONS	SUTTONS BAY ZONING	NOT A SUBDIVISION	NOT A SUBDIVISION

GENERAL NOTES

- ALL ELEVATIONS ARE BASED ON USGS DATUM.
- SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL SECURE ASSISTANCE FROM THE APPROPRIATE UTILITY COMPANY IN LOCATING ITS LINES. THE CONTRACTOR SHALL ALSO: PROVIDE SUPPORT FOR ANY UTILITY WITHIN THE EXCAVATION, PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND, IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. THE CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, WHETHER PRIVATELY OR PUBLICLY OWNED, ABOVE OR BELOW GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- EXISTING PUBLIC UTILITIES AND UNDERGROUND STRUCTURES SUCH AS PIPE LINES, ELECTRIC CONDUITS, SEWERS AND WATER LINES, ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS NOR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY OPERATIONS IN THE VICINITY OF ANY UTILITIES, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND MISS DIG AND REQUEST THAT THEY STAKE OUT THE LOCATIONS OF THE UTILITIES IN QUESTION. COST OF REPAIR FOR ANY DAMAGED UTILITY LINES THAT IS PROPERLY STAKED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING THE FURNISHING AND USE OF SAFEGUARDS, SAFETY DEVICES AND PROTECTION EQUIPMENT. THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES AND THE PUBLIC IN THE PERFORMANCE OF THE WORK.
- ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
- FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SOIL EROSION CONTROL MEASURES PER P.A. 451 AS AMENDED. THE CONTRACTOR SHALL MEET WITH THE SOIL EROSION CONTROL OFFICER BEFORE STARTING CONSTRUCTION TO REVIEW THE TEMPORARY SOIL EROSION CONTROL MEASURES AND REQUIREMENTS. WITH THE USE OF SILT FENCE AND OTHER TEMPORARY MEASURES THE CONTRACTOR SHALL PROTECT THE ADJACENT AREA FROM ACCELERATED EROSION AND SEDIMENTATION FLOWS RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES, IF DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, AT NO ADDITIONAL COST TO THE PROJECT.
- ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNERS AREA. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT WILL BE STOCKPILED WITHIN 1000 FEET OF THE CONSTRUCTION AREA IN A DESIGNATED AREA AS DIRECTED BY THE FIELD ENGINEER.
- THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AT NO ADDITIONAL COST TO THE OWNER.
- EXISTING PROPERTY CORNERS ARE IDENTIFIED ON THE PLANS. IF A PROPERTY CORNER IS DISTURBED DURING CONSTRUCTION IT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BY A PROFESSIONAL LAND SURVEYOR.
- LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES.
- EXISTING STORM DRAINAGE DITCHES SHALL BE REBUILT IF FILLED IN OR REMOVED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE, AS REQUIRED, ALL DRAINAGE CULVERTS DAMAGED DURING CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- CONTRACTOR SHALL RESTORE ALL LAWNS, LAND-SCAPE PLANTINGS, SIDEWALKS, COMMERCIAL SIGNS, ETC., AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT FOR UTILITY POLES AS NECESSARY.

ROAD CONSTRUCTION NOTES

- ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM WITH CURRENT VILLAGE AND/OR ROAD COMMISSION STANDARDS, SPECIFICATIONS AND DETAILS.
- THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUBGRADE SOIL SHALL REQUIRE A FULL WIDTH, TWELVE INCH, GRANULAR SUB-BASE, MDT CLASS II OR EQUIVALENT.
- PREPARE SUBGRADE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED BY THE FIELD ENGINEER PRIOR TO PLACEMENT OF GRAVEL.
- GRAVEL TO BE USED ON PROJECT MUST MEET SPECIFICATIONS FOR MDT 22A AND MUST BE TESTED AND/OR REVIEWED BY THE FIELD ENGINEER PRIOR TO PLACEMENT.
- GRAVEL PLACEMENT MUST COMPLY WITH SECTION 3.01 OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2012 STANDARD SPECIFICATIONS.
- PREPARED GRAVEL WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND TESTED BY THE PROJECT ENGINEER PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACE.
- CONTRACTOR SHALL GIVE THE PROJECT ENGINEER 48 HOUR'S NOTICE PRIOR TO PLACEMENT OF BITUMINOUS SURFACE.
- BITUMINOUS PAVING MUST BE PERFORMED IN ACCORDANCE WITH MDT STANDARD SPECIFICATIONS.
- ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF, SHALL BE ENTIRELY REMOVED FROM WITHIN THE GRADING LIMITS OF ALL ROADS IN THE PROPOSED PLAT AND DISPOSED OF AS DIRECTED BY THE OWNER.
- THE LEVEL OF THE FINISHED SUBGRADE SHALL BE AT LEAST TWO AND ONE HALF FEET ABOVE THE HIGH WATER TABLE.
- ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND WILL REPAIR AREAS AS NEEDED FOR A PERIOD OF ONE YEAR.
- ANY CHANGES IN SPECIFICATIONS MUST BE REVIEWED BY THE PROJECT ENGINEER AND/OR THE OWNER.

ZONING DISTRICT:
PUD, PLANNED UNIT DEVELOPMENT

PROJECT DATA:

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

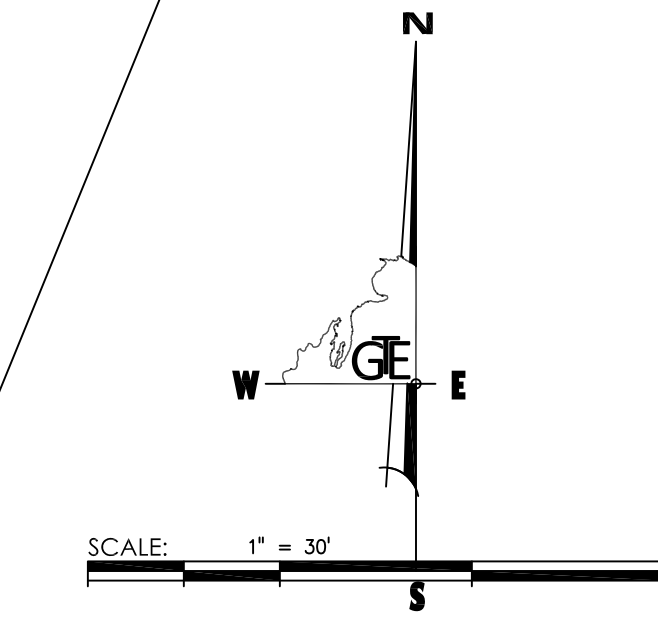
SITE DATA:

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'



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, 679.96 FEET; THENCE SOUTH 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 EXCEPT 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, 298.85 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.

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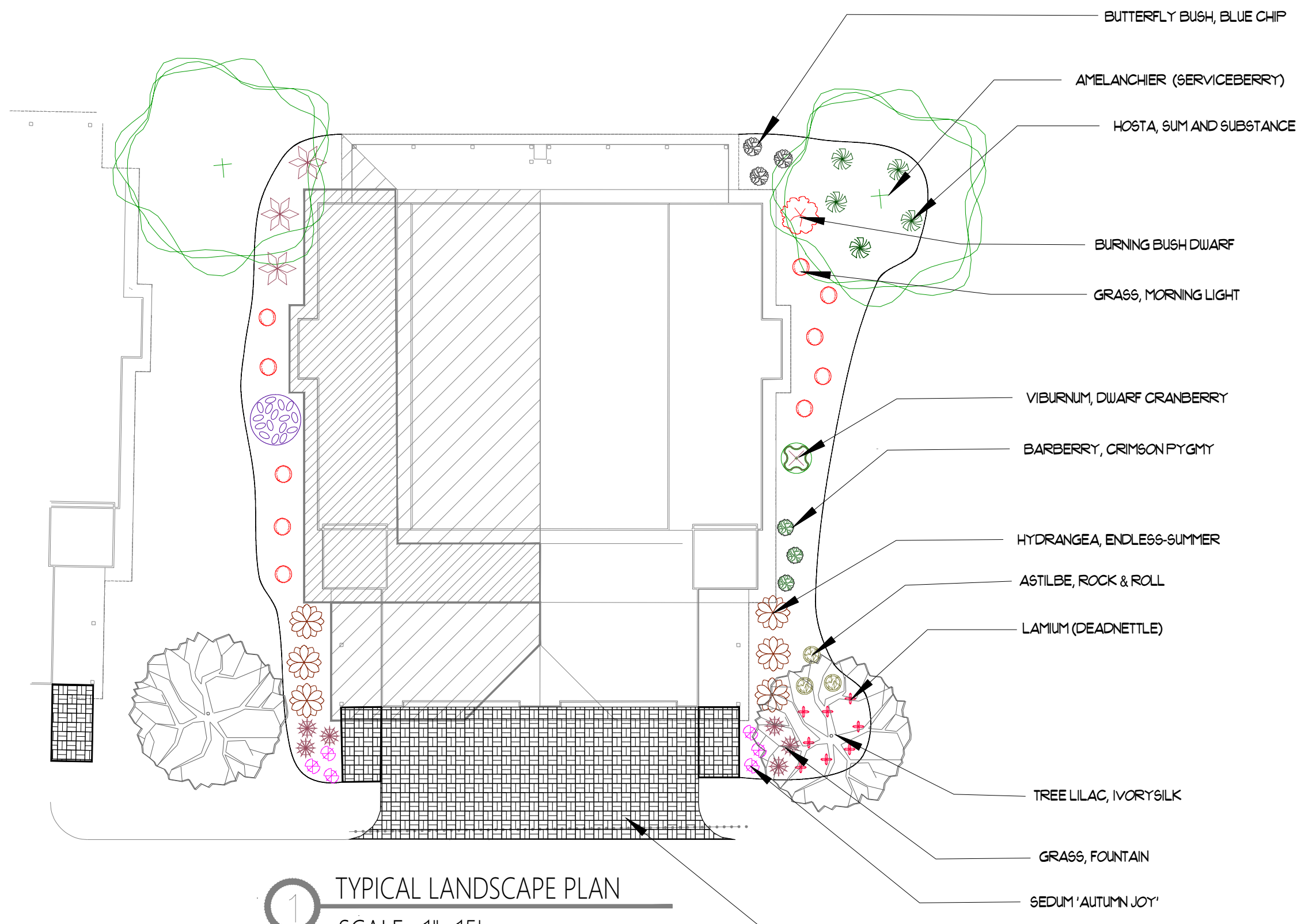
REV. NO.	REVISION DESCRIPTION	DATE

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

SITE PLAN

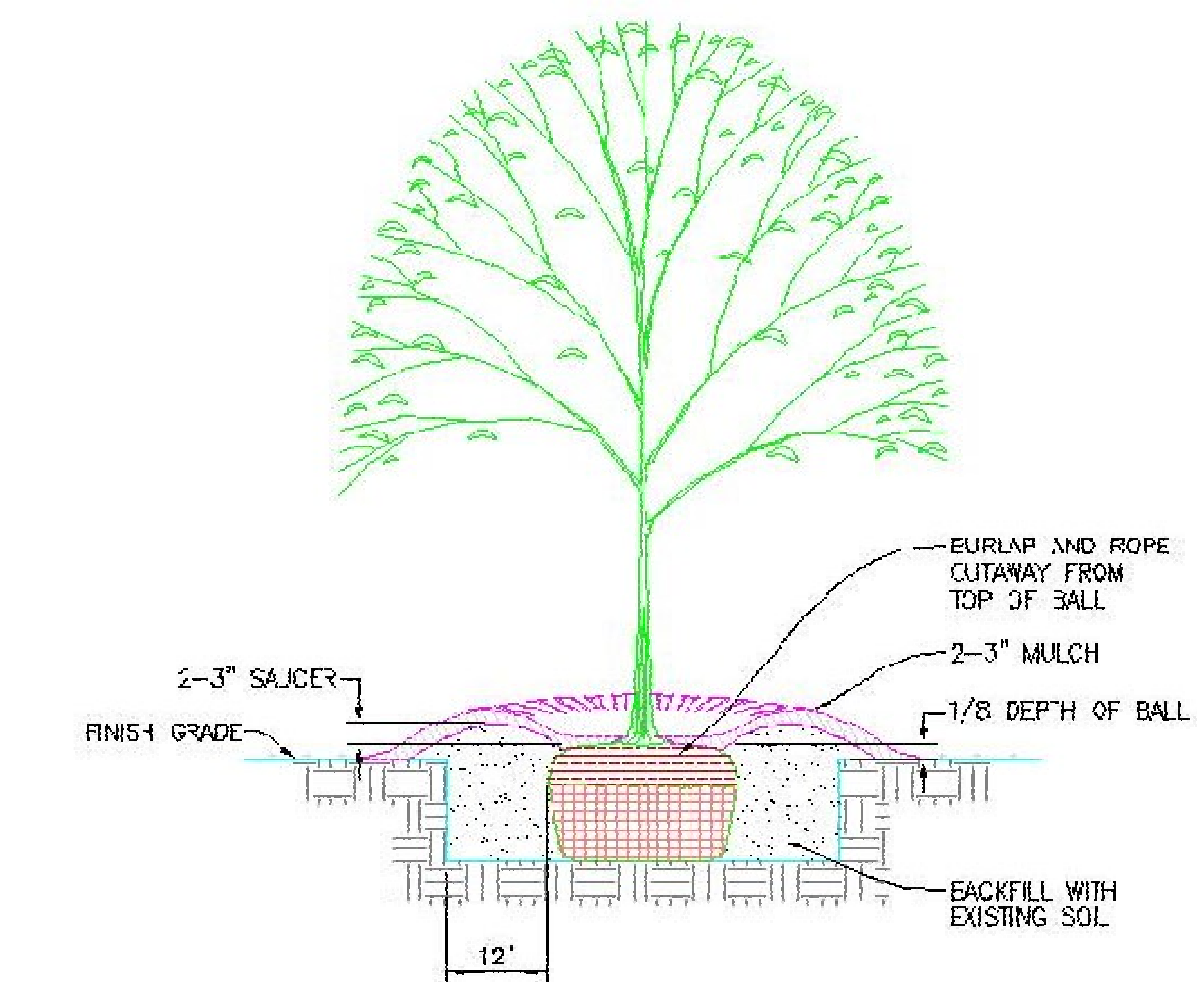
CS-101

SHEET 1 OF 1



TYPICAL PLANT SCHEDULE (per double unit)

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
LAMNUM, 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

