

**PENINSULA TOWNSHIP
PLANNING COMMISSION
AGENDA**

13235 Center Road
Traverse City, MI 49686

October 17, 2016

7:00 p.m.

1. Call to Order
2. Pledge
3. Roll Call
4. Approve Agenda
5. Brief Citizen Comments – for items not on the Agenda
6. Conflict of Interest
7. Consent Agenda

Any member of the Board, staff, or the public may ask that any item on the Consent Agenda be removed and placed elsewhere on the agenda for full discussion.

- a. Reports and Announcements (as provided)
 - b. Correspondence (as provided)
 - c. Meeting Minutes
 - i. September 19-2016 7:00 PM Regular
 - ii. October 3-2016 Zoning Rewrite Process Committee Meeting
8. Business
- a. SUP#127 – Vineyard Ridge 10-3-2016 Submittal (continued discussion and potential recommendation)
 - b. Zoning Rewrite Process
9. Citizen Comments
10. Board Comments
11. Adjournment

Peninsula Township has several portable hearing devices available for use during this meeting. If you would like to use one, please contact the Chairperson.

**PENINSULA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 19, 2016**

Meeting called to order at 7:00PM

Present: **Peters; Hornberger; Leak-Chair; Couture; Serocki; Wunsch.** Also present were *Michelle Reardon*, Director of Zoning and Planning; *Peter Wendling*, Township Attorney and *Mary Ann Abbott*, Recording Secretary.

Absent: Rosi (excused)

Approve Agenda

MOTION: Hornberger/Peters to approve agenda.

PASSED UNAN

Brief Citizen Comments - for items not on the Agenda

None

Conflict of Interest

Serocki has a conflict of interest with SUP#127 and will recuse herself during that portion of the meeting.

Consent Agenda

1. Reports and Announcements (as provided)
2. Correspondence (as provided)
3. Meeting Minutes
 - i. August 15, 2016 (5:30 PM Special & 7:00 PM Regular)
 - ii. August 22, 2016 (5:30 PM Special & 7:00 PM Special)

Typographical corrections to the minutes of August 15, 2016 Regular meeting and August 22, 2016 Special meeting.

Correction to August 15, 2015 Business item #1 should read: ~~Tonight by ordinance the staff has reviewed.~~ **Staff has reviewed the Ordinance and per the ordinance we are required to hold a public meeting.**

MOTION: Hornberger/Serocki to approve the Consent Agenda with minutes corrected.

PASSED UNAN

Business

1. SUP#127 - Vineyard Ridge (discussion and potential recommendation)

Serocki recuses herself from Business Item #1 and takes a seat in the audience.

Reardon would like to note to the Planning Commission that the Engineer's Report is included in their packets and that the Attorney has not had time to review this item.

Dusty Christensen, Mansfield Land Use Consultants is present to answer questions of the Planning Commission. He indicates that the applicant has complied with the request for more information on the following topics: Hammerhead turnarounds before roads are finished; final environmental study; correspondence from the Road Commission which states that plan is agreed upon and acceptable; proposal for individual mailboxes; grading summary and intent to comply.

Couture states that he appreciates the work that has been done on this project but has a major concern with the traffic on Center road. **Couture** does not feel that this is a safe place to put a road and feels that it is a safety concern and dangerous without a turnaround or a bypass lane.

Peters The Master Deed has a reference of Limited and General Common Elements. We have raised concerns about this being clear to the buyers. *Applicant* will be defined when filed with the deed. *Reardon* What is the difference between the site plan and the Map labeled exhibit B. Is it a level of survey that is not completed yet? So we have not seen that map. *Reardon* Judge Rodgers decision has impacted the level of detail that this Township requires in decision-making. *Wendling* every standard of the PUD and SUP must be finished or completed prior to the decision of the Town Board. Preferably since you are an advisory

body you will have it completed before you send it to the Town Board. It is critical that all the elements are met and completed before it is passed to the Township Board. *Applicant* if the board would like to have this requested they could have it.

Peters is interested if the Township Engineer thinks there are other things outstanding. *Brian Boals, Township Engineer* would like more answers before recommending approval. Still has some specific grading information that he would like to see as a framework for those building sites. Same with water supply and sewer and would recommend gravity line. Would like to see this information as soon as possible. *Applicant* will work with Engineer.

Wunsch would echo Couture. Still hearing three concerns of curb cut onto Center Road, significant reshaping of the property, and the open space use especially between the houses. Wonders what applicant has done to address these issues. *Applicant* we are complying with comments from the Department of Transportation and the Road Commission. Slopes are not overly steep and they do currently do not know the floor plan that each home will select. Intend to have all slopes stabilized and intend to make slopes not too steep. Units are clustered in order to maintain the 90' open area setback.

Reardon In terms of the US Postal Service they are indicating one mail post for every two houses. Open space needs to be void of any structures. These will need to be in the building envelope. This needs to be addressed prior to sending to the Town Board and should consider a condo mailbox. Also keep in mind that open space can be used for recreation.

Leak It would help the Township and the Planning Commission is the covenant has defined use of the open space. This is a good looking project and you have gone to a lot of effort, but I feel it is necessary to provide turn lanes on Center Road so there will not be a danger to the citizens.

Wendling Center Road is a State road and there is a question if they would allow these changes. The County Road Commission and the Township have more say in the other roads. If this is a concern of the Planning Commission then you could ask the applicant to open this dialog as far as traffic. *Applicant* is this a traffic issue or a safety issue. **Couture** our edict speaks to traffic and safety. Do you think that this is a safe thing to do? *Applicant* it is as safe as any other development along Center Road.

Hornberger concerned that the reason to approve a PUD is because PUD gives you better open spaces than Use by Right. She does not see this in this plan. Seems that use by right gives you better use of the land. *Applicant* in return to putting units closer together we have provided a 90' buffer. We are trying to comply and benefit surrounding neighbors.

Reardon mailboxes need to be resolved and cannot be in the general common elements. Open Space elements need to be free of structures and impact your calculations. We should be able to figure something else.

Wunsch believes that we need to see more value to the community to justify granting this PUD.

Leak would applicant be willing to post a bond to put in turn lanes on Center Road. **Applicant** would have to ask. *Reardon* would you be willing to sit down with MDOT, PC member and staff to see if an option can be figured out. **Applicant** Certainly. **Couture** would like to be in on this meeting.

Reardon suggests that applicant may have a different vision of the open space that what the Planning Commission is seeing and suggests that perhaps a better depiction of this vision would be helpful.

Reardon Hearing that the commission would like to see a Map B and they have some other concerns. Gordon Hayward will get that list to you. Also would like to see in the restrictions language about those areas of concern so that buyers sitting down at the closing table will be aware of them also. *Wendling* is willing to draft the language on that.

Hornberger we are looking for a plan that has substantial improvements over use by right. **Reardon** is there a way to show the aerial photo with the landscaping plan so that each group's vision may focus on those items rather than the clear cutting.

Reardon also a reminder that this property is zoned in its entirety R 1-C.

Discussion to continue at the next meeting.

Gordon Hayward, Interim Planning & Zoning Director spoke to his concerns about the proposed private roads connecting to public roads and the developer may want serpentine roads to discourage through traffic.

Commissioner Serocki returns to her seat on the Planning Commission at 8:11 PM

2. Zoning Ordinance Amendment #191 (public hearing)

Reardon this is the language that will prevent two permits for a single piece of land as requested by the Planning Commission. Tonight is Public Hearing on this language. We will then send it to the County for a comment period and then to the Township Board for final action.

Serocki questions the language and suggests the following changes to the first paragraph. **Couture** requested deletion of (1):

Order of Processing Permits for Use of Land: Any parcel or parcels under the same ownership shall only be allowed to have one (1) application pending at any time for any permit for the use of ~~any~~ **that** parcel or **those** parcels which requires the application of the regulations under this Zoning Ordinance. For the ~~purpose~~ **purposes** of this provision, a single application that is pending would include, but not be limited to the following:

Leak opens up the Public Hearing.

Britt Eaton 1465 Nehtawanta Road felt offended at the meeting for the Vineyard Ridge where the applicant pulled out an alternate plan. He felt as if he was being threatened. Found it offensive for this project as well as for the "81".

Gordon Hayward, 17777 Shitake Trail had a couple of considerations. There are times when people may need multiple permits from other agency. *Wendling* Zoning Ordinance only - does not pertain to other departments. *Hayward* asked for a clarification on the email from Consumers Energy.

Reardon the intent is not to impend but to preserve resources of the Township. We are talking about a single piece of land can have only one permit at any time. Consumers Energy with several easements over multiple parcels is not impacted by this change.

Hornberger thinks this is necessary for our Township so that we are not using up our Township staff and resources.

Leak asks for any other comments. **Leak** closes Public Hearing at 8.22 PM

MOTION: Wunsch/Hornberger to recommend the passage of the Amendment No 191 with the changes as noted to the Township Board.

PASSED UNAN

Citizen Comments

Laura Serocki, 6924 Center Road regarding SUP 127 curious about the difference in the sewer and the gravity feed to Huron Hills or the pump up to Matheson Road. Is the Township responsible for all maintenance and repairs. Does the Township need to accept that? Brian Boals, Township engineer says they are with in the public sewer district and if they put in a new pump station will be turned over to the Township and maintained to the DPW. Recommendation is for a gravity feed. Paid through user fees.

Serocki was reading about disturbing soil with arsenic. What about dust during construction and the health of workers and neighbors? *Wendling* There would be dust control regulations as part of the construction code

Board Comments

Peters Has some items that are still pending:

- Approval of 7/13/16 Joint Meeting Minutes
- Bed and Breakfast back from the Town Board
- Attorney Language on Land Division and Ordinary High Water.

Reardon Attorney is only authorized to look at this in regards to working with regulating Docks and Hoists as part of the Zoning Ordinance rewrite. If the Town Board wants the attorney to look at the Land Division Ordinance that direction needs to come from the Town Board. That request can come from the Planning Commission or any resident.

Peters would like to formally request as a Planning Commission Member and an individual citizen that the Town Board look at the Land Division Ordinance and the Ordinary High Water Mark.

Peters inquired on the Zoning Ordinance rewrite and the Master Plan work plans. *Reardon* There is a lot of change at the Township. Did not want to waste our time with the consultant. The Town Board will now need to decide how they want to proceed with this process. Gordon Hayward is appointed for a 60-day period not to exceed 90 days.

Serocki Per diems due on 9/28 at 9:00 AM.

Peter would like to get going on the work plans for the Master Plan. **Leak** thinks choice should be with the planner. **Hornberger** would like to get participation from the residents and should be in the Newsletter as to what we will be doing. **Wunsch** thinks it would be useful to have a general goals and objectives for the Planning Commission and what resources the Town Board should be allocating for that. He is happy to sit on the committee. Suggests that Peters, Hayward and Wunsch meet in the next week to look at direction. *Hayward* Planning Commission should tell the Town Board what they would like to see.

Couture Thank you to Michelle Reardon for all her hard work.

MOTION: Hornberger/Wunsch to adjourn at 8:47 PM.

Respectfully submitted by Mary Ann Abbott, Recording Secretary.

Peninsula Township
Planning Commission
Zoning Rewrite Process Committee Meeting
October 3, 2016
9:30 a.m.

Meeting called to order at 9:30 a.m.

Present: Chair Monnie Peters, Donna Hornberger, Isaiah Wunsch, Penny Rosi, Laura, Serocki

Also Present: Gordon Hayward, Director of Planning and Zoning; Claire Herman, Planning & Zoning Coordinator
Rob Manigold, Township Supervisor; Joanne Westphal, Township Clerk; as well as approximately 20+ township residents

Approve Agenda

MOTION: Wunsch/Serocki to approve agenda. **MOTION PASSED**

Brief Citizen Comments - for items not on the agenda

Nancy Heller recommended that Claire Herman also attend the meeting and Rob Manigold went to get her. Chuck Goodman asked if this is truly a round table discussion and was told that it is.

Conflict of Interest

None

Consent Agenda

None

Zoning Ordinance Rewrite Process:

Wunsch reported that he, Gordon Hayward and Monnie Peters had met and decided that they would recommend to the full Planning Commission that McKenna do the rewrite so that the things that are easy are done and flag other areas that are controversial for later consideration. The rewritten zoning ordinance could then be sent on to the Township Board. Later the controversial items could be addressed separately. The ordinance that will be worked on will have a good backbone and will be brought into statutory compliance. Later the ordinance can be revisited and can be made to match up with the Master Plan.

Rosi said that the ZBA must be made clear about this direction.

Nancy Heller asked if it would be discussed at the next regular Planning Commission meeting, and Wunsch said yes.

When asked, Wunsch said that overlay districts may have to be delayed.

Gordon Hayward said McKenna will present a second draft (one copy with annotated changes and one copy that is only the revised wording). A third draft will likely be needed. Both the public and the Planning Commission can see it.

Round Table Discussion

See attached Master Plan Goals and Actions Spreadsheet.

Then the group went through the spreadsheet and discussed items.

The original Master Plan had maps that were inaccurate. The current Master Plan does not have maps showing wetlands and steep slopes. Claire Herman said she can find suitable maps to identify wetlands; however it would be more difficult to create maps showing steep slopes. It was mentioned that we do not want to duplicate what other governmental agencies are doing. What are federal and state requirements? We have asked McKenna to look at this and find out where we fall. The consensus was that more mapping would be good and that Claire would be able to do some of it. Creating minimum setbacks and vegetative buffers require such maps. Different agencies have different maps because of their different standards. We need to decide what our own standards are in defining wetlands. It seems to be a staff task to find or create maps. We need to set appropriate setbacks. A zoning re-write can be used to develop requirements for vegetative buffers. Without a map we are stuck.

Perhaps staff is already overly busy and we need to look for qualified volunteer or intern help. We seem to be able to decide what needs to be done but we stall on implementation.

State and federal regulations vary. Do we need tighter regulations or are we not concerned about that?

The logical next step is to pull existing maps together. USDA soil conservation maps are determined by types of soil. USDA maps are tied to slope too. We are looking for accuracy.

Claire said she can work to find maps but it will take time. Monnie said we need a priority list. Isaiah said we want to get a work plan in place. Claire thinks that getting wetland maps by December is possible.

In terms of slopes, McKenna has said that we need to look at each property and that is too difficult to do.

Claire said that GT County did a fly over, and she is going to download that information showing one-foot gradients maybe today.

In terms of shoreline overlay, we need to identify areas and create overlay maps. Then we can see where we are.

A comment about DEQ was made and that it often is not much help at all. We can make stronger regulations. We need to establish our own regulations.

We need to establish land management practices to protect these areas. We also need a "Cliff's Notes" for people who are purchasing property or who want to develop. This would minimize conflict. There is a gap between zoning and what people expect. The goal of the new zoning ordinance is to get something that is readable by the general public. Let's make it easy for people to understand. Perhaps 3 or 4 people could write an unofficial guide in 3 or 4 months. This could eliminate a lot of conflicts.

Some discussion of enforcement of rules. Do we or do we not have enough personnel for enforcement.

A township newsletter would be good to educate people Also a packet of information to give to people applying for a permit would be good.

A comment was made that additional regulations usually costs money. Rules should be moderate and simple.

Shoreline Overlay

A postcard was sent to all shoreline property owners at one time and the meeting was packed. The sense that the speaker had was that most people wanted more stringent regulations, perhaps a 200' buffer.

The Planning Commission had a robust discussion of the proposed changes to the zoning ordinance and we are waiting for a second draft.

In regard to storm drains, Claire said that she does not know that anyone has that information, at least in a digital format. Someone mentioned that perhaps the GT Road Commission has storm drain information.

It was noted that a lot of what we are discussing depends on McKenna's second draft.

Historic Overlay

We are not interested in state or federally designated historic districts in terms of the zoning ordinance or the Master Plan. We have homes that were built long before zoning regulations went into effect. Perhaps we should call this a Neighborhood Overlay. This would identify different density and setbacks. The 4 areas that we know of are Leffingwell, Neahtawanta, Illini, and the area of Old Mission. The problem is zoning, not preservation. With a Neighborhood Overlay zoning rules would only be put in effect if residents of the Neighborhood wanted them. The re-write would deal with zoning issues and how to deal with some of these action items.

We don't think that we have ever promoted Centennial Farms. The last map of Centennial Farms was done by Michigan State in 2010.

Whatever decisions we make will not affect tax structure.

The 4 areas mentioned are so unique that we want to clarify the issues if they ever come before the ZBA. We are not there yet. Perhaps the creation of homeowners associations would help. We must be very careful not to restrict property rights.

There probably was some work done on this when Dan Leonard was the Planner and that information can be looked at. These areas were developed before people drove cars there. The issue is current zoning. Many houses in these neighborhoods have issues with setbacks and with roads.

Question: Who is going to do the work on this?

Some progress has been made with specific historic structures.

Agricultural Production and Land Use

Skip for the time being, have a meeting focused on Ag

Public and Semi-Public Land Use Goals on page 3 of chart

A 5-year capital improvement plan is required by the state. We need to do this. Blair Township's capital improvement plan was cited.

Center Road is carrying more traffic than it was ever intended to have. People are speeding. Is it inadequate? A meeting between township officials and MDOT is set up for this Thursday. We need to look at how to better count and handle traffic.

Gordon Hayward said that PDR was created to reduce density and preserve farm land.

A land use plan should be used as a bible on where to go.

The township does not control roads but it does control demand. We cannot ignore tourism and we need to encourage it. But we have to be aware of infrastructure and we need a long-term plan to improve traffic flow in Center Road. We need to understand and determine what we want to do.

Penny Rosi said that the township board felt that the sense of the community is that we do not want stoplights on the peninsula. The last survey of township residents was 2006.

Nancy Heller said that farmers need to be heard and questioned whether haulers have noticed increasing problems with traffic. The larger land owners do not want opportunities taken away because of problems on Center Road. You need to keep the rights of property owners in mind.

Final Comments

Monnie Peters said there will be future meetings; perhaps 1 or 2 o'clock in the afternoon.

Gordon Hayward said McKenna is working on the changes to the zoning ordinance and will have draft 2 ready for the regular Planning Commission meeting in October.

It was agreed that we need to institute a public information program, a newsletter. A survey needs to be done.

Discussion of documents to collect, specifically those kept by Dan Leonard, former Planner.

We think we need to spend a lot more time on getting information out to the public.

Controversial items may require time, amendment of the Master Plan and the ordinance.

A discussion of where we are with the re-write of the ordinance. Parts of three sections have not been discussed.

Motion to adjourn at 11:45 a.m.: Hornberger/Serocki. **MOTION PASSED**

Respectfully submitted,

Donna Hornberger, Secretary
Planning Commission

October 3, 2016

Gordon Hayward
Director of Planning & Zoning
Peninsula Township
13235 Center Road
Traverse City, MI 49686

Dear Gordon,

In response to the September 19, 2016 Planning Commission meeting and our meeting with you and Township Supervisor, Rob Manigold on September 26, 2016, we are providing the enclosed items related to the proposed Vineyard Ridge Planned Unit Development.

The enclosed plans have been revised to address the concerns of the Township Engineer and show changes discussed at the September 26th meeting. Those changes include the illustration of a proposed easement to the Michigan Department of Transportation at the northeast corner of the site and 30'-wide easements to the Township for the future construction of trails along the Mathison and Center Road rights-of-way. Please refer to the revised plans for additional information. As agreed upon at the September 26th meeting, we are not providing the condominium document revisions or Exhibit B drawings. A meeting with MDOT representatives to discuss issues related to the vehicular circulation to and from the site is scheduled for October 6, 2016.

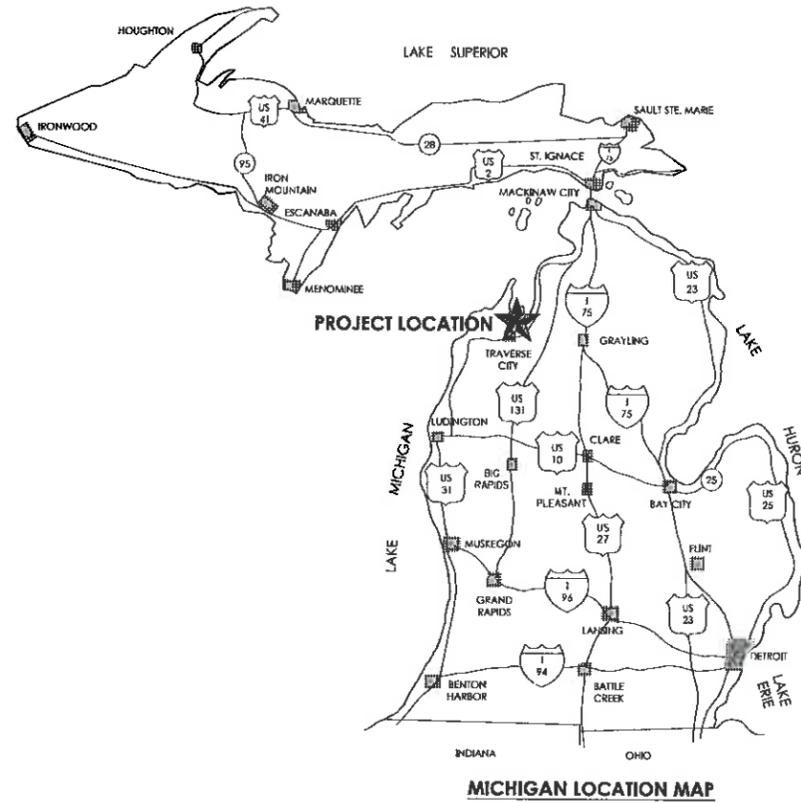
Thank you for your consideration of the enclosed documents and your time. Should you have any questions or additional requests, please feel free to contact me.

Sincerely,



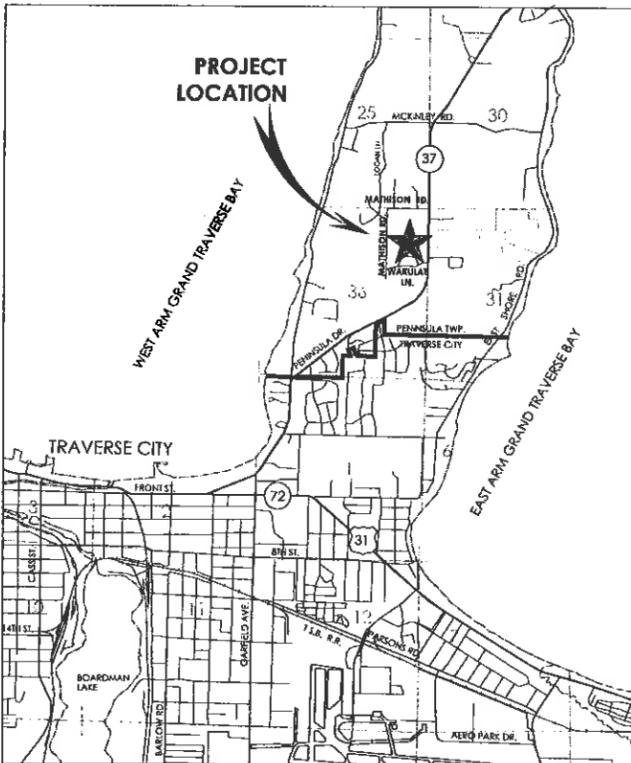
Dusty Christensen, LLA

RECEIVED
OCT 03 2016
BY: *[Signature]*



MICHIGAN LOCATION MAP

VICINITY MAP



DESCRIPTION	EXISTING	PROPOSED
GROUND CONTOUR	— 605 —	— 613 —
SPOT ELEVATION	613.2	613.50
CONTOUR FROM USGS TOPOGRAPHIC MAP		
TOP OF CURB ELEVATION	+ 613.5	
PAVEMENT (OR GUTTER FLOW LINE) ELEVATION	613.0	
DIRECTION OF SURFACE FLOW		←
DRAINAGE HIGH POINT		HP.
DRAINAGE LOW POINT		LP.
WATER MAIN	—	—
SANITARY FORCE MAIN	—	—
SANITARY SEWER	—	—
STORM SEWER	—	—
GAS MAIN	—	—
OVERHEAD ELECTRIC	—	—
PROPERTY LINE	—	—
TREE LINE	—	—
PINE LINE	—	—
EDGE OF WETLAND	—	—
EDGE OF WATER	—	—
C/L OR DRAINAGE DITCH OR WATER LINE	—	—
SILT FENCE	—	—
DETECTION BASIN BERM	—	—
MANHOLE (MH)	○	●
CATCH BASIN (CB)	⊗	⊗
CLEAN OUT (CO)	⊙	⊙
RISER	⊕	⊕
GATE VALVE	⊕	⊕
FIRE HYDRANT ASSEMBLY	⊕	⊕
CURB STOP & BOX	⊕	⊕
POLE, POWER OR ELECTRIC	⊕	⊕
LIGHT POLE	⊕	⊕
SIGN	⊕	⊕
BENCH MARK (BM)	⊕	⊕
U/G UTILITY SIGN	⊕	⊕
GUY ANCHOR	⊕	⊕
DIRECTION OF SURFACE FLOW		↑
DRAINAGE HIGH POINT		HP.
DRAINAGE LOW POINT		LP.
SOIL EROSION CONTROL MEASURE (MICHIGAN UNIFIED KEYING SYSTEM) P=PERMANENT T=TEMPORARY		⊕
IRON FOUND / IRON SET	●	○
CONCRETE MONUMENT	○	○
GOVERNMENT CORNER	⊕	⊕
NAIL FOUND / NAIL SET	▲	▲
RECORD / MEASURED	(R)	(M)
FENCE	—	—
WOOD STAKE	□	□

PUBLIC AGENCIES AND UTILITIES

GRAND TRAVERSE COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)
 Manager: John Divozzo
 Address: 2650 Lafranier Rd., Traverse City, MI 49686
 Telephone: 231-995-6039

GRAND TRAVERSE COUNTY ROAD COMMISSION
 Manager: James Cook
 Address: 1881 Lafranier Rd., Traverse City, MI 49686
 Telephone: 231-922-4848

GRAND TRAVERSE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL
 Supervisor: Jean Derenzy
 Address: 400 Boardman Ave., Traverse City, MI 49684
 Telephone: 231-995-6042

PENINSULA TOWNSHIP STORMWATER CONTROL ORDINANCE
 Planning Director: Michelle Reardon
 Telephone: 231-223-7314
 Township Engineer: Brian Bools (Gourdie/Fraser)
 Telephone: 231-946-5874

CHERRYLAND ELECTRIC COOPERATIVE (ELEC.)
 Engineer: Frank Seipker
 Address: 5930 US-31 S., Traverse City, MI 49684
 Telephone: 231-486-9220

CONSUMERS ENERGY (ELEC.)
 Engineer: Chuck Walkonis
 Address: 821 Hastings St., Traverse City, MI 49686
 Telephone: 231-929-6228

CHARTER COMMUNICATIONS (T.V.)
 Manager: Rob Nowak
 Address: 701 S. Airport Rd., Traverse City, MI 49686
 Telephone: 231-941-3766

POLICE AGENCIES
 EMERGENCIES: 911
 Michigan State Police: 231-946-4646
 Grand Traverse County Sheriff: 231-995-5001
 Peninsula Twp. Community Police Officer: 231-223-4525

FIRE DEPARTMENTS
 EMERGENCIES: 911
 Grand Traverse Metro: 231-947-3000
 Grand Traverse Rural: 231-943-9721
 Peninsula Township:
 Station #1: 231-223-4443
 Station #2: 231-947-1293



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 BY: SAA

VINEYARD RIDGE
 Peninsula Township, Grand Traverse County, Michigan

PLAN INDEX

- C1.0 COVER SHEET
- C1.1 NOTE SHEET
- C1.2 TYPICAL CROSS SECTIONS
- C1.3 CIVIL DETAILS - SANITARY SEWER
- C1.4 CIVIL DETAILS - SITE AND STORM SEWER
- C2.0 EXISTING CONDITIONS, DEMOLITION AND SOILS PLAN
- C3.0 SOIL EROSION & SEDIMENTATION CONTROL PLAN
- C4.0 SITE & DIMENSION PLAN
- C4.1 OVERALL SITE PLAN
- C5.0 OVERALL GRADING PLAN
- C6.0 OVERALL UTILITY PLAN
- C6.1 PLAN & PROFILE - VINEYARD RIDGE: P.O.B. TO STA 11+00
- C6.2 PLAN & PROFILE - VINEYARD RIDGE: STA 11+00 TO STA 22+00
- C6.3 PLAN & PROFILE - VINEYARD HILL: P.O.B. TO STA 11+00
- C6.4 PLAN & PROFILE - VINEYARD HILL: STA 11+00 TO P.O.E.
- P1.0 PHASING PLAN

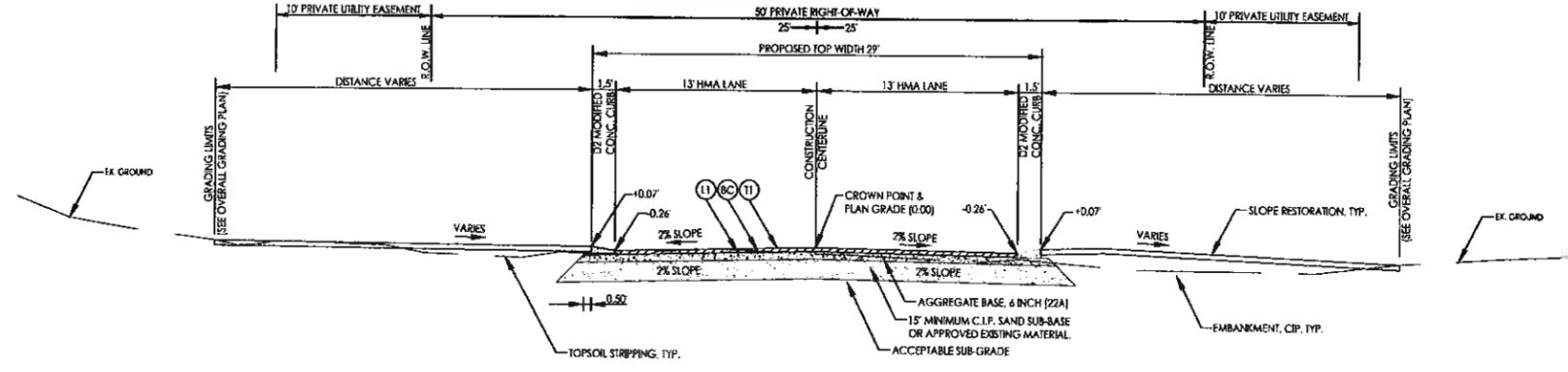
PRELIMINARY
15119
C1.0

830 Comptew Dr., Ste. 201
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.mansfield.com
 info@mansfield.com

Mansfield
 Land Use Consultants

NO.	DATE	BY	CHK	DESC.
01	10-03-16	dm	dm	Additional MDW
02	10-03-16	dm	dm	Submittal
03	10-03-16	dm	dm	Reviewed per Township and client comments
04	10-03-16	dm	dm	Reviewed per Township comment
05	10-03-16	dm	dm	Updated Area Calculations
06	10-03-16	dm	dm	Updated Area & Parking Calculations
07	10-03-16	dm	dm	Township Utilities
08	10-03-16	dm	dm	Township Utilities
09	10-03-16	dm	dm	Submittal

Ken Schmidt
 Vineyard Ridge
 COVER SHEET
 Section 36, Town 28 North, Range 11 West
 Peninsula Township, Grand Traverse County, Michigan



PROPOSED 29' TYPICAL SECTION
 TYPICAL TO APPLY:
 VINEYARD RIDGE RD.: P.O.B. (MATHISON RD) TO P.O.E. (M-37 HWY.)
 VINEYARD HILL CT.: P.O.B. TO P.O.E.
 (SEE PLAN SHEETS FOR VARIANCES, TAPERS, ETC.)
 SCALE: 1"=5'

HMA APPLICATION ESTIMATE

IDENT NO.	ITEM	RATE LBS/SYD	PERFORMANCE GRADE	REMARKS
TI	HMA, 13A	165	58-28	TOP COURSE (AWI 220 MIN)
LI	HMA, 13A	165	58-28	LEVELING COURSE
BC	HMA BOND COAT	0.05-0.15 g/syd	NA	FOR INFORMATION ONLY
-	HMA APPROACH	330	58-28	TWO LIFTS: (MATCH TI & LI)

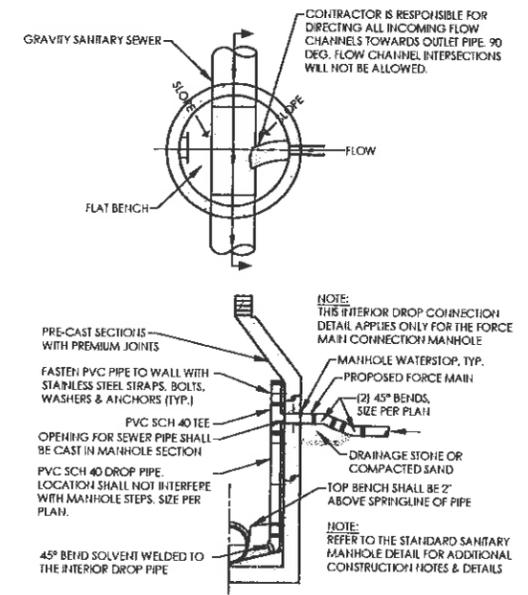
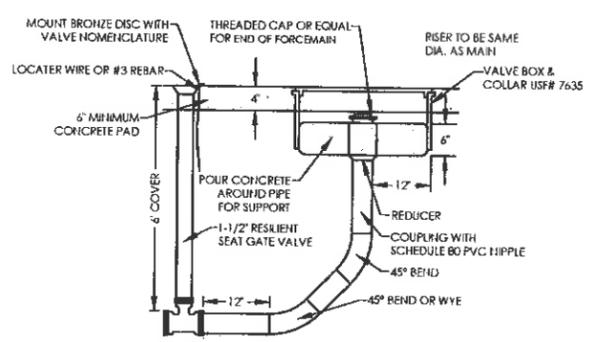
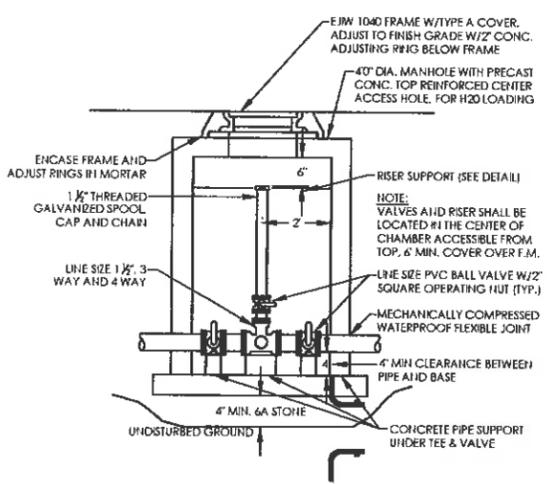
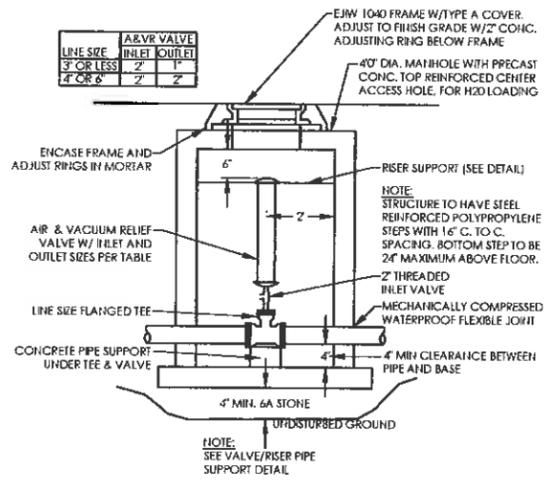
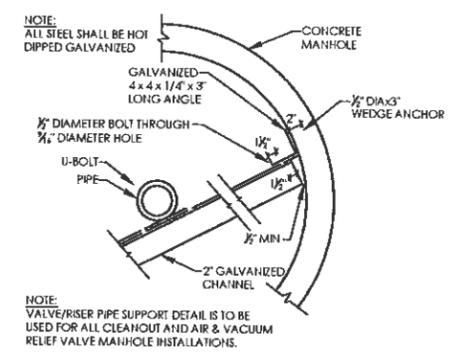
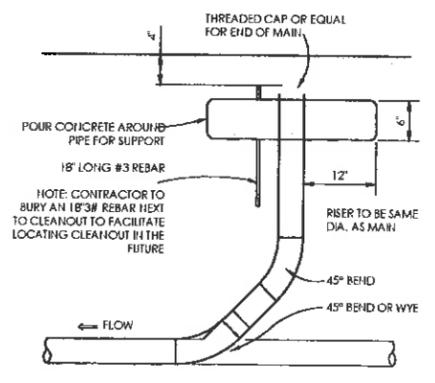
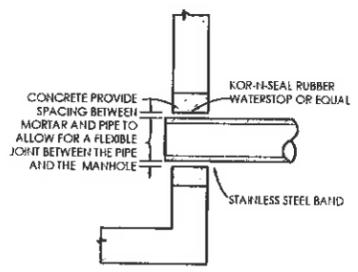
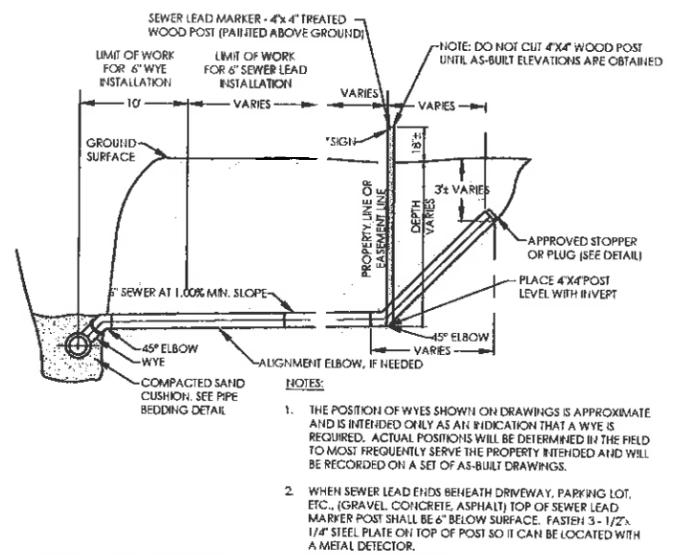
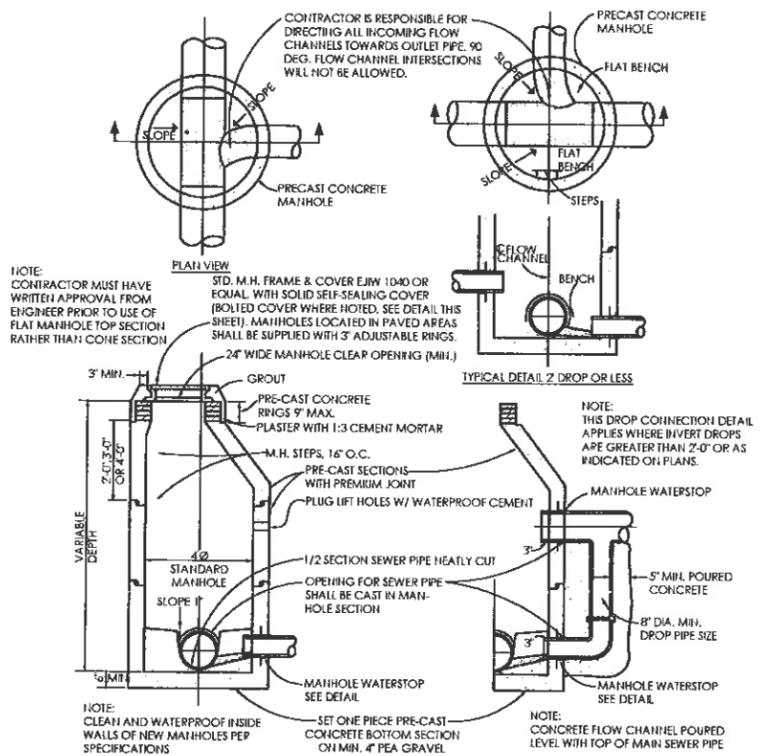
810 Cottingham Dr., Ste. 201
 P.O. Box 4015
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.mansfield.com
 info@mansfield.com

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 Land Use Consultants

REV	DATE	BY	CHK	DESCRIPTION
02	10-05-14	dm	dm	Additional ADDO ROW
03	10-16-14	dm	dm	Top. Submitted
04	10-23-14	dm	dm	Revised per Township and client comments
05	10-23-14	dm	dm	Revised per Township comment
06	10-24-14	dm	dm	Updated Area Calculations
07	10-24-14	dm	dm	Updated Area & Holding Calculations
08	10-24-14	dm	dm	Township Update
09	10-25-14	dm	dm	Submitted

Ken Schmidt
Vineyard Ridge
 TYPICAL CROSS SECTIONS
 Section 36, Town 28 North, Range 11 West
 Peninsula Township, Grand Traverse County, Michigan

SCALE: 1"=40' H, 1"=4' V
 PRELIMINARY
 15119
 C1.2



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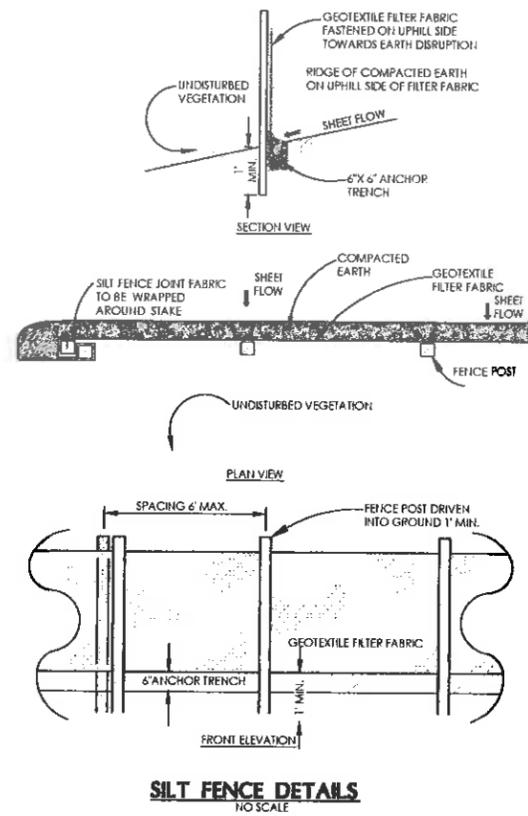
NO.	DATE	BY	DESCRIPTION
01	01/22/14	dm	Additional ADD ROW
02	01/22/14	dm	Rev. Submitted
03	01/22/14	dm	Rev. per Township and client comments
04	01/22/14	dm	Rev. per Township comment
05	01/22/14	dm	Revised Area Calculations
06	01/22/14	dm	Updated Area & Volume Calculations
07	01/22/14	dm	Township Update
08	01/22/14	dm	Submitted

Ken Schmidt
Vineyard Ridge
CIVIL DETAILS - SANITARY SEWER
Section 36, Town 28 North, Range 11 West
Peninsula Township, Grand Traverse County, Michigan

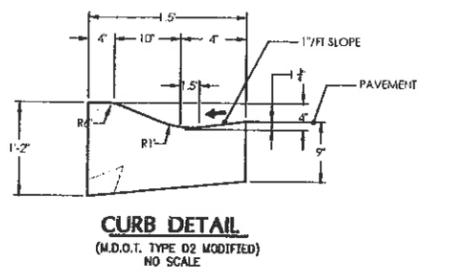
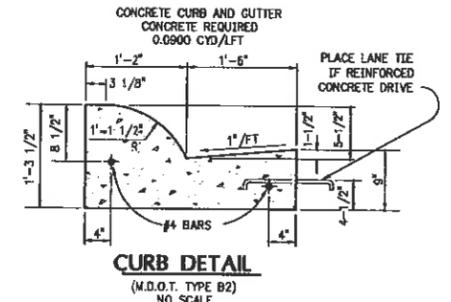
PRELIMINARY

15119

C1.3



SILT FENCE DETAILS
NO SCALE

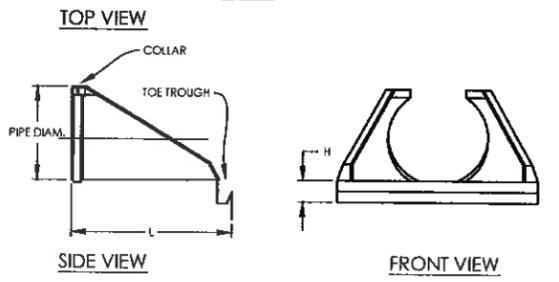


CURB DETAIL
(M.D.O.T. TYPE B2)
NO SCALE

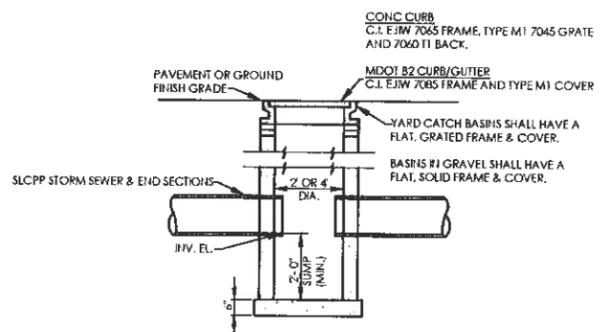
CURB DETAIL
(M.D.O.T. TYPE D2 MODIFIED)
NO SCALE

DIMENSIONS

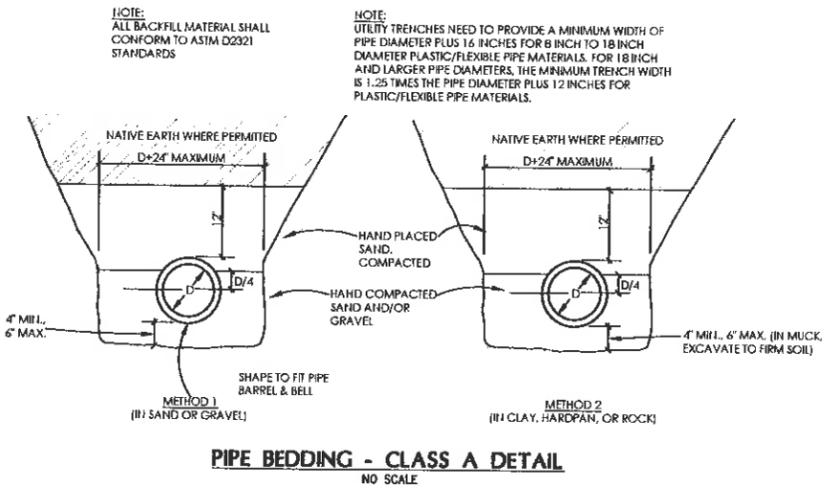
DIAM.	W	L	H
12"	24"	21"	6"
15"	30"	26"	6"
18"	36"	31"	6"
24"	48"	41"	6"
30"	60"	51"	8"



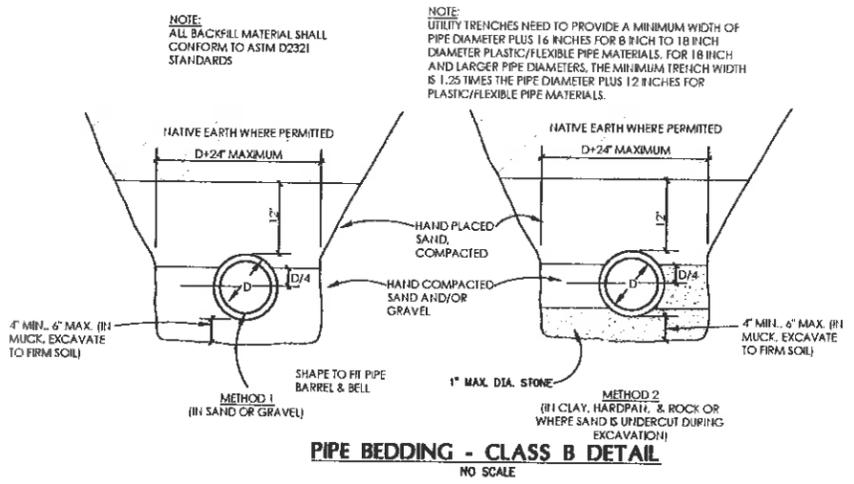
CMP FLARED END SECTION DETAIL
NO SCALE



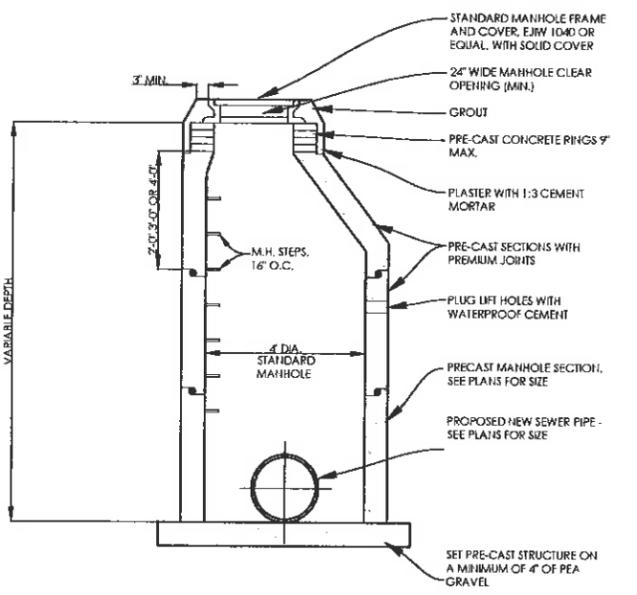
2 OR 4 FT. DIA. CATCH BASIN DETAIL
NO SCALE



PIPE BEDDING - CLASS A DETAIL
NO SCALE



PIPE BEDDING - CLASS B DETAIL
NO SCALE



4 FT. DIA. STORM MANHOLE DETAIL
NO SCALE

NOTE:
ALL BACKFILL MATERIAL SHALL CONFORM TO ASTM D2321 STANDARDS

NOTE:
UTILITY 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.

NOTE:
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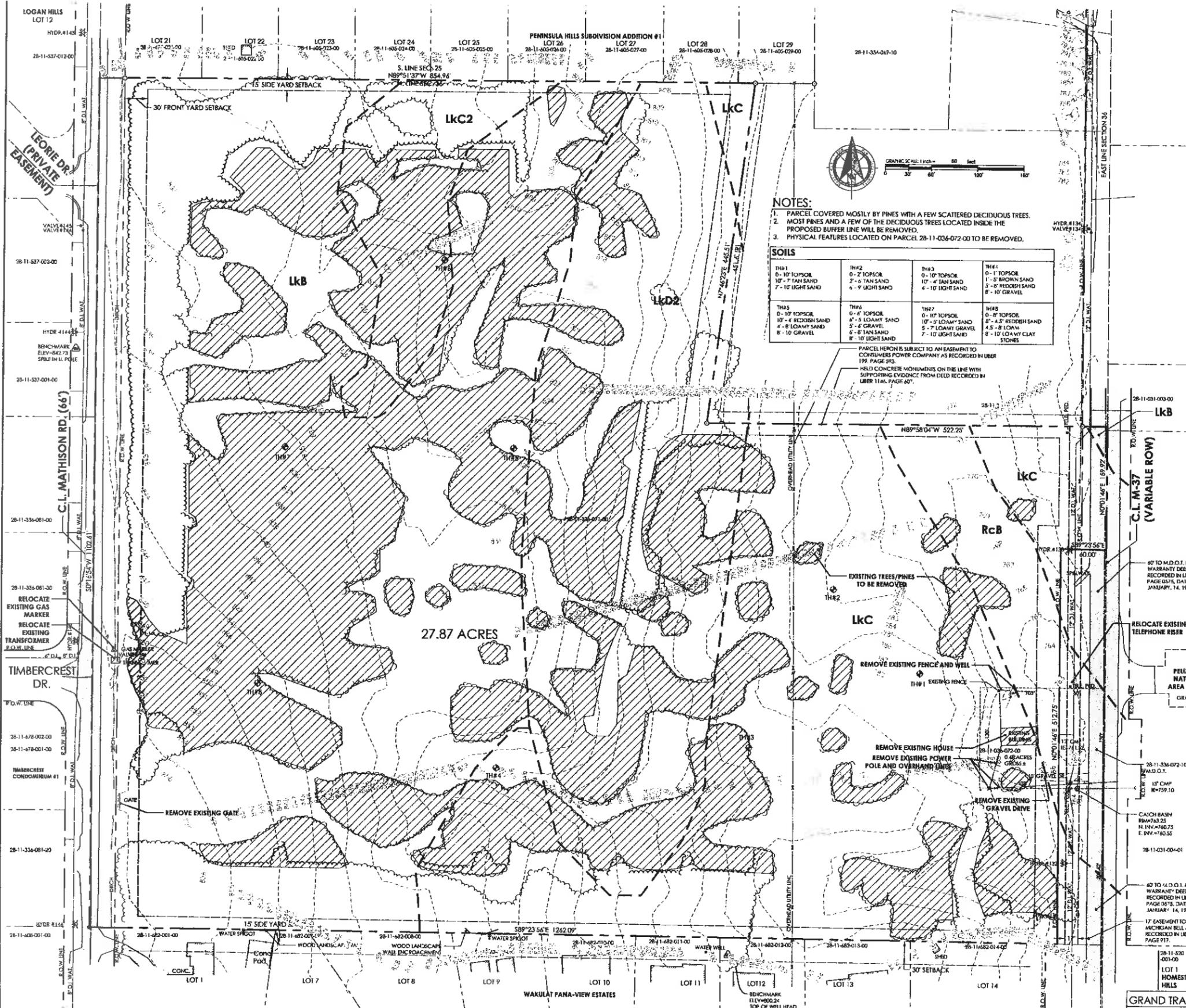
830 Congress Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9510
www.mansfield.com
info@mansfield.com

Mansfield
Land Use Consultants

REV.	DATE	BY	CHK.	DESCRIPTION
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07	10/22/14	dm	dm	Updated Area & Feeding Calculations
08	10/22/14	dm	dm	Formal Update
09	10/22/14	dm	dm	Submittal

Ken Schmidt
Vineyard Ridge
CIVIL DETAILS - SITE & STORM SEWER
Section 36, Town 28 North, Range 11 West
Peninsula Township, Grand Traverse County, Michigan

PRELIMINARY
15119
C1.4



NOTES:

1. PARCEL COVERED MOSTLY BY PINES WITH A FEW SCATTERED DECIDUOUS TREES.
2. MOST PINES AND A FEW OF THE DECIDUOUS TREES LOCATED INSIDE THE PROPOSED BUFFER LINE WILL BE REMOVED.
3. PHYSICAL FEATURES LOCATED ON PARCEL 28-11-036-072-00 TO BE REMOVED.

SOILS

TH#1 0-10" TOPSOIL 10"-7" TAN SAND 7-10" LIGHT SAND	TH#2 0-2" TOPSOIL 2-6" TAN SAND 6-9" LIGHT SAND	TH#3 0-10" TOPSOIL 10"-4" TAN SAND 4-10" LIGHT SAND	TH#4 0-1" TOPSOIL 1-5" BROWN SAND 5-8" REDDISH SAND 8-10" GRAVEL
TH#5 0-10" TOPSOIL 10"-4" REDDISH SAND 4-8" LOAMY SAND 8-10" GRAVEL	TH#6 0-6" TOPSOIL 6-5" LOAMY SAND 5-6" GRAVEL 6-8" TAN SAND 8-10" LIGHT SAND	TH#7 0-10" TOPSOIL 10"-5" LOAMY SAND 5-7" LOAMY GRAVEL 7-10" LIGHT SAND	TH#8 0-8" TOPSOIL 8-4.5" REDDISH SAND 4.5-8" LOAM 8-10" LOAMY CLAY STONES

SURROUNDING PARCEL INFORMATION

Tax ID	Owner/Address	Parcel Address	Current Zoning	Current Use
28-11-031-003-00	Laura & Lee Srocki 6924 Center Rd. Traverse City, MI 49686	6924 Center Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-031-004-01	Peninsula Township/Peltz Natural Area 13235 Center Rd. Traverse City, MI 49686	Center Rd. Traverse City, MI 49686	A1	Township Park
28-11-336-069-00	Arthur Elliott Family LP 759 George St. Traverse City, MI 49686	Center Rd. Traverse City, MI 49686	RIC	Residential, Vacant
28-11-336-081-00	Phyllis Carboneau Trust 6891 Mathison Rd. Traverse City, MI 49686	6891 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-336-081-20	Carol & Stanley Azemba 118 Wildwood Meadows Dr. Traverse City, MI 49686	6757 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-336-081-30	Lyn Morrison 6823 Mathison Rd. Traverse City, MI 49686	6823 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-670-001-00	Michelle & John Pearson 25 Homestead Ct. Traverse City, MI 49686	25 Homestead Ct. Traverse City, MI 49686	RIC	Residential, Improved
28-11-537-001-00	Tackla Delfmer Trust 7003 Lealie Dr. Traverse City, MI 49686	Mathison Rd. Traverse City, MI 49686	RIC	Residential, Vacant
28-11-537-002-00	Tackla Delfmer Trust 7003 Lealie Dr. Traverse City, MI 49686	7003 Lealie Dr. Traverse City, MI 49686	RIC	Residential, Improved
28-11-537-012-00	Donna & George Freie 6966 Logan Ln. Traverse City, MI 49686	6966 Logan Ln. Traverse City, MI 49686	RIC	Residential, Improved
28-11-605-021-00	Michael E. McMaster 17220 Peninsula Dr. Traverse City, MI 49686	233 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Vacant
28-11-605-022-00	Jaclyn & Bryan Clever 221 Mathison Rd. Traverse City, MI 49686	221 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-605-023-00	Alicia Jewel & Eric Olson 195 Mathison Rd. Traverse City, MI 49686	195 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-605-024-00	Marcia & Eugene Jenneman 177 Mathison Rd. Traverse City, MI 49686	177 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-605-025-00	Robert Wamsley 161 Mathison Rd. Traverse City, MI 49686	161 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-605-026-00	Margaret & Keith Long 139 Mathison Rd. Traverse City, MI 49686	139 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-605-027-00	Rosela Baggely 129 Mathison Rd. Traverse City, MI 49686	129 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-605-028-00	Michael Richmond 109 Mathison Rd. Traverse City, MI 49686	109 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-605-029-00	Suzanne Janis Trust 7021 Lealie Dr. Traverse City, MI 49686	99 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-608-001-00	Brooke Schultz & Andrew Chapman 6733 Mathison Rd. Traverse City, MI 49686	6733 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-678-001-00	Peggy Corcoran 6789 Mathison Rd. Traverse City, MI 49686	6789 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-678-002-00	Peggy Corcoran 6785 Mathison Rd. Traverse City, MI 49686	6785 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-682-001-00	Peggy & John Corcoran 6732 Mathison Rd. Traverse City, MI 49686	6732 Mathison Rd. Traverse City, MI 49686	RIC	Residential, Improved
28-11-682-007-00	Phyllis Peacock 180 Wakulot Ln. Traverse City, MI 49686	180 Wakulot Ln. Traverse City, MI 49686	RIC	Residential, Improved
28-11-682-008-00	Ann & Edward Emeheshe 174 Wakulot Ln. Traverse City, MI 49686	174 Wakulot Ln. Traverse City, MI 49686	RIC	Residential, Improved
28-11-682-009-00	Jennifer & Timothy Dulmers 150 Wakulot Ln. Traverse City, MI 49686	150 Wakulot Ln. Traverse City, MI 49686	RIC	Residential, Improved
28-11-682-010-00	Ian Dunscombe Trust 128 Wakulot Ln. Traverse City, MI 49686	128 Wakulot Ln. Traverse City, MI 49686	RIC	Residential, Improved
28-11-682-011-00	Angela Rutz Trust 106 Wakulot Ln. Traverse City, MI 49686	106 Wakulot Ln. Traverse City, MI 49686	RIC	Residential, Improved
28-11-682-012-00	Mary Ellen & Richard Srook 84 Wakulot Ln. Traverse City, MI 49686	84 Wakulot Ln. Traverse City, MI 49686	RIC	Residential, Improved
28-11-682-013-00	Carolyn & Paul Salino 70 Wakulot Ln. Traverse City, MI 49686	70 Wakulot Ln. Traverse City, MI 49686	RIC	Residential, Improved
28-11-682-014-00	Carolyn & Paul Salino 70 Wakulot Ln. Traverse City, MI 49686	Wakulot Ln. Traverse City, MI 49686	RIC	Residential, Improved

GRAND TRAVERSE COUNTY SOILS MAP LEGEND (M1055)

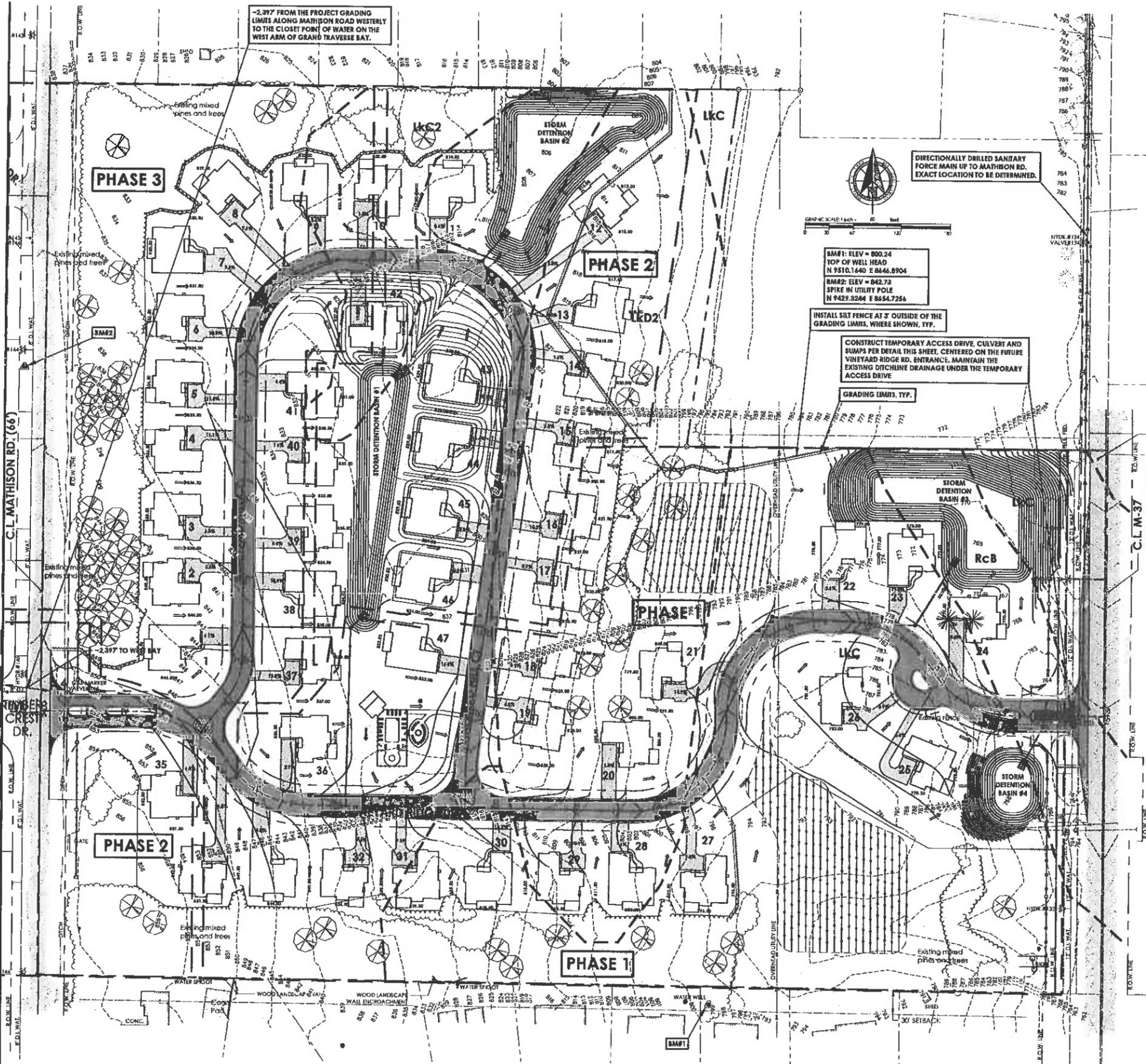
Map Unit Symbol	Map Unit Name
LkB	Leslanau-Kalkaska loamy sands, 2-6% slopes
LkC	Leslanau-Kalkaska loamy sands, 6-12% slopes
LkC2	Leslanau-Kalkaska loamy sands, 6-12% slopes, moderately eroded
LkD2	Leslanau-Kalkaska loamy sands, 12-18% slopes, moderately eroded
RcB	Richter loams, 2-6% slopes, overwash

Ken Schmidt
Vineyard Ridge
EXISTING CONDITIONS, DEMOLITION AND SOILS PLAN
Section 36, Town 28 North, Range 11 West
Peninsula Township, Grand Traverse County, Michigan

Mansfield
Land Use Consultants

PRELIMINARY

15119
C2.0

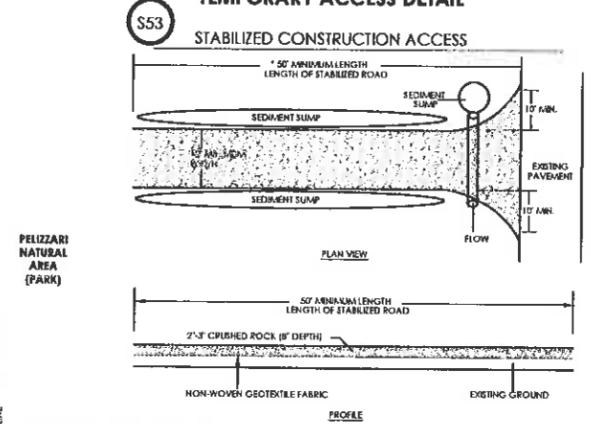


- CONSTRUCTION NOTES:**
- SILT FENCE SHALL BE INSTALLED BEFORE THE CONSTRUCTION BEGINS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT DURATION UNTIL PERMANENT VEGETATION IS ESTABLISHED AND THE SITE IS STABILIZED. THE CONTRACTOR MUST REMOVE THE SILT FENCE UPON COMPLETION.
 - ALL STUMPS AND UNDERGROUND ORGANIC MATERIAL SHALL BE COMPLETELY REMOVED WITH AN EXCAVATOR AND HAULED OFF THE SITE.
 - ALL STUMPS, LOGS AND CHIPS WILL BE HAULED OFF THE SITE TO A LICENSED LANDFILL/PT. NOTHING SHALL BE BURIED ON SITE.
 - THE CONTRACTOR WILL OBTAIN A TEMPORARY ACCESS PERMIT FOR ACCESS OFF MATHISON ROAD. THE TEMPORARY CONSTRUCTION ACCESS, CULVERTS AND SEDIMENT SUMPS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
 - STOCKPILES SHALL BE LOCATED INLAND, AWAY FROM AREAS SUBJECT TO SURFACE FLOWS. DORMANT STOCKPILES SHALL BE SEED TO PREVENT SEDIMENTATION AND AIRBORNE EROSION.
 - THE STORM BASINS SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE STORM SEWER AND DITCHING.
 - FINAL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE APPROVED S.E.S.C. PERMIT FROM GRAND TRAVERSE COUNTY.
 - CARE SHOULD BE TAKEN TO PREVENT MATERIAL MOVEMENT INTO ADJACENT PROPERTY.
 - CARE SHOULD BE TAKEN TO MAINTAIN EXISTING ROADSIDE DRAINAGE VIA CULVERT INSTALLATION, WITH SEDIMENT SUMP PLACED DOWNFLOW OF CULVERT, AS NECESSARY.
 - THE LIMITS OF ALL CONSTRUCTION WORK SHALL BE A MINIMIZED.
 - SLOPES 3:1 OR STEEPER SHALL BE RESTORED WITH MULCH BLANKET, AS NECESSARY.
 - THE CONTRACTOR SHALL USE WATER OR DUST PALLIATIVE TO CONTROL DUST ON AND ADJACENT TO THE PROJECT SITE. MAINTAIN THE MATHISON ROAD ENTRANCE BY REGULAR SWEEPINGS, AS NECESSARY UNTIL THE SITE IS PERMANENTLY STABILIZED.
 - MINIMIZE DISTURBANCE TO ALL EXISTING VEGETATION.
 - THE CONSTRUCTION TRAILER PLACEMENT WILL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION.
 - SOIL STOCKPILE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL BE LOCATED WHERE THEY ARE NOT SUSCEPTIBLE TO HIGH SURFACE RUNOFF OR AIRBORNE EROSION. LONG-TERM STOCKPILES SHALL BE SEED WHEN NOT IN USE IN ORDER TO PREVENT AIRBORNE EROSION AND SEDIMENTATION.

- CONSTRUCTION SCHEDULE NARRATIVE (PER PHASE):***
- INSTALL TEMPORARY S.E.S.C. MEASURES
 - INSTALL CONSTRUCTION ENTRANCE
 - SITE CLEARING & GRUBBING, REMOVALS
 - STORM BASINS & PERMANENT S.E.S.C. MEASURES
 - RESTORATION - STORM BASINS
 - MASS GRADING - SITE & ROADWAYS
 - DITCHING & UNDERGROUND UTILITIES
 - GRAVEL, HMA & CONCRETE PAVEMENTS
 - TREES & LANDSCAPING, IRRIGATION
 - FINAL GRADING & SITE RESTORATION
 - SIGNS, FENCE, PAVT MARKINGS & SITE CLEANUP
 - REMOVE TEMPORARY S.E.S.C. MEASURES
- NOTES:**
EACH PHASE OF THE PROPOSED DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF PRIVATE ROADS AND UTILITIES TO ADEQUATELY SERVE DEVELOPMENT RESIDENTS.
PRIVATE ROAD CONNECTION TO MATHISON ROAD TO OCCUR IN PHASE 2. ALL NECESSARY CONNECTIONS TO UTILITIES ALONG MATHISON ROAD FOR PHASE 1 WILL BE MADE AS A PART OF PHASE 1.
- COMMENCEMENT DATES (ESTIMATED):**
PHASE 1: SEPTEMBER, 2016
PHASE 2: SPRING, 2018
PHASE 3: SPRING, 2019
- * THE FINAL CONSTRUCTION SCHEDULE IS SUBJECT TO CHANGE BASED ON PERMIT APPROVALS, MARKET STATUS AND OWNER/CONTRACTOR SCHEDULES.

GRAND TRAVERSE COUNTY SOILS MAP LEGEND (M1055)

Map Unit Symbol	Map Unit Name
Lk8	Leelanau-Kalkaska loamy sands, 2-6% slopes
LkC	Leelanau-Kalkaska loamy sands, 6-12% slopes
LkC2	Leelanau-Kalkaska loamy sands, 6-12% slopes, moderately eroded
LkD2	Leelanau-Kalkaska loamy sands, 12-18% slopes, moderately eroded
RcB	Richter loams, 2-6% slopes, overwash



- STABILIZED CONSTRUCTION ACCESS SPECIFICATIONS**
- WHEN**
- CONSTRUCTION TRAFFIC IS EXPECTED TO LEAVE A CONSTRUCTION SITE.
 - STABILIZATION OF INTERIOR CONSTRUCTION ROADS IS DESIRED.
- WHY**
- TO MINIMIZE TRACKING OF SEDIMENT ONTO PUBLIC ROADWAYS AND TO MINIMIZE DISTURBANCE OF VEGETATION.
- WHERE**
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST BE ROUTED OVER THE ROCK INGRESS/EGRESS CORRIDOR.
- HOW**
- STABILIZED CONSTRUCTION ACCESS ROAD SHOULD BE ESTABLISHED AT THE ONSET OF THE CONSTRUCTION ACTIVITIES AND MAINTAINED IN PLACE FOR THE DURATION OF THE CONSTRUCTION PROJECT.
 - INSTALLATION OF THIS PRACTICE SHOULD BE THE RESPONSIBILITY OF THE SITE CLEARING OR EXCAVATING CONTRACTOR.
 - ACCESS LOCATION SHOULD BE CLEARED OF WOODY VEGETATION.
 - NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
 - ACCESS SIZE SHOULD BE A MINIMUM OF 12' FOR SINGLE RESIDENCE LOT.
 - ACCESS WIDTH SHOULD BE 12' MINIMUM, FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 - CRUSHED AGGREGATE (2" TO 3"), OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT, SHALL BE PLACED AT LEAST 8" DEEP OVER THE LENGTH AND WIDTH OF THE INGRESS/EGRESS CORRIDOR.
- MAINTENANCE**
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.
 - STABILIZED ENTRANCES SHALL BE REPAIRED AND ROCK ADDED AS NECESSARY.
 - SEDIMENT DEPOSITED ON PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY AND RETURNED TO THE CONSTRUCTION SITE. REMOVE ACCUMULATED SEDIMENT IN THE SUMPS AND MAINTAIN SWEEPED ROADS.
 - IF SOILS ARE SUCH THAT WASHING OF TIRES IS REQUIRED, IT SHALL BE DONE IN A WASH RACK AREA, STABILIZED WITH STONE IMMEDIATELY PRIOR TO THE CONSTRUCTION ACCESS STABILIZED CORRIDOR.
 - AT THE PROJECT COMPLETION, ROCK ACCESS ROAD SHOULD BE REMOVED AND DISPOSED OF UNLESS UTILIZED AS SUBGRADE FOR FINAL ROAD.
- LIMITATIONS**
- EFFECTIVENESS LIMITED. SEDIMENT MAY BE TRACKED ONTO ROADS REQUIRING ADDITIONAL ACTION.

830 Comptown Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49665
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info@mansfield.com

Mansfield
Land Use Consultants

REV	DATE	BY	CHK	DESCRIPTION
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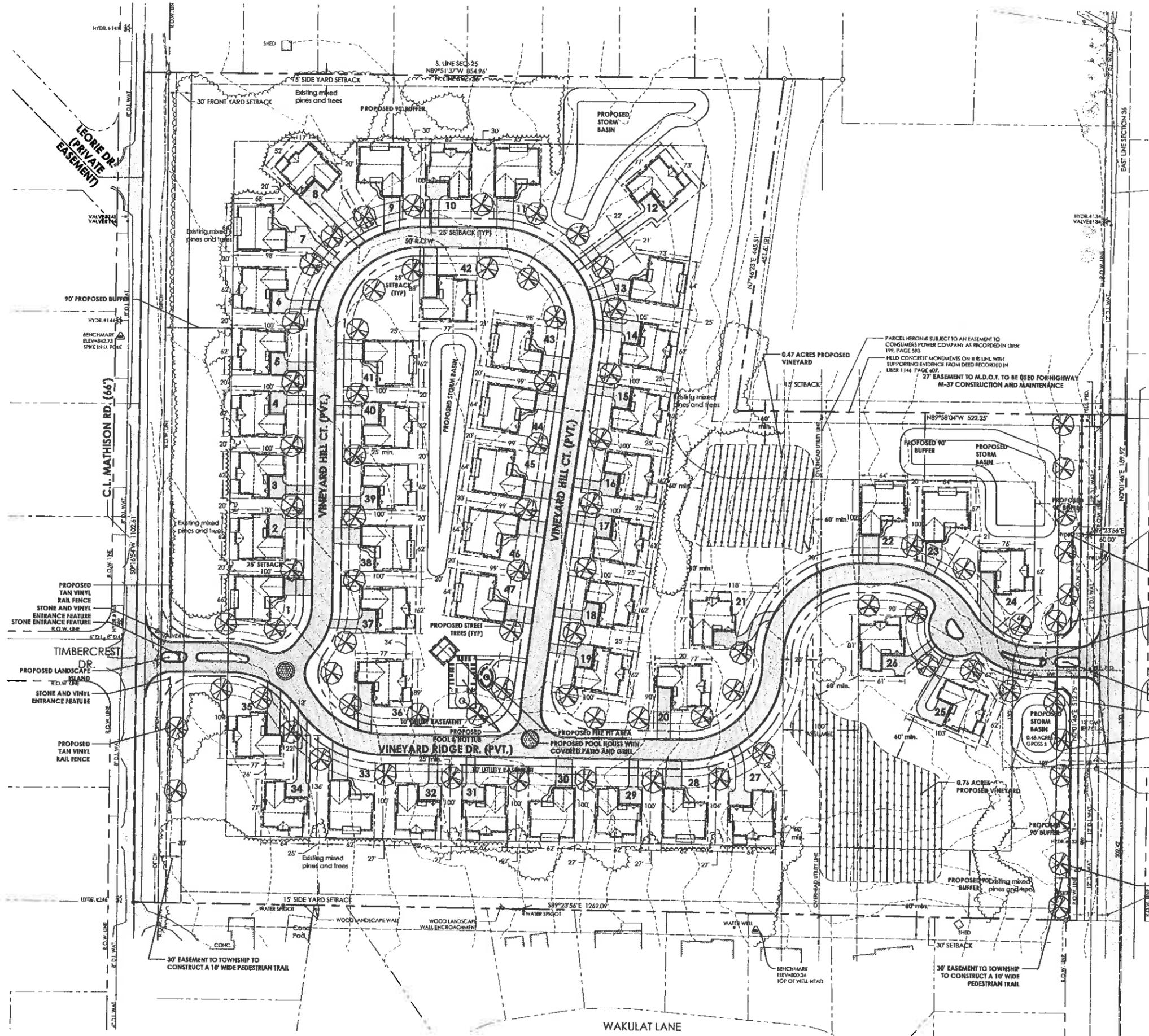
Ken Schmidt
Vineyard Ridge
SOIL EROSION & SEDIMENTATION CONTROL PLAN
Section 36, Town 28 North, Range 11 West
Peninsula Township, Grand Traverse County, Michigan

SCALE: 1"=60' H

PRELIMINARY

15119

C3.0



Parcel Zoned: R-1C, Suburban Residential
Setbacks: Front = 25', Side = 15', Rear = 30'

Proposed Use: 47 - Single Family Units

Proposed Street Trees: A total of 81 street trees are proposed to enhance the character of the development's interior roadways. Street trees will be a mix of Maple and Linden.

Notes:
 1. All building envelopes shown on the site plan will be surveyed and shown on the Exhibit B drawings created for the Condominium Documents that will be recorded following the approval of the Planned Unit Development. This will provide the necessary information to ensure compliance with the site plan when land use permits are requested for individual homes.

Parcel Calculations

Open Space Requirements	
27.87	Total PUD acreage (gross)
18.12	65% Open Space Required (minimum)
9.76	35% non-open space allowed (Maximum)

Open Space Provided	
27.87	Total PUD Acreage
2.36	Total roads (existing & proposed roadbed with 2' shoulder)
7.04	47 Residential Building & Pool Building Envelopes
18.48	Open space 66.30%
9.39	Non-open space 33.70%

Density

27.87	Total PUD acreage
5.57	Less 20% for roads (per Ordinance)
22.30	Available acreage for units
48.57	Units allowed under base R-1C zoning
47	Proposed Units
Maximum Lot Area allowed to be Covered by All Structures	
4.18	15% Maximum allowed per Ordinance
3.65	13.10% As provided per proposed PUD



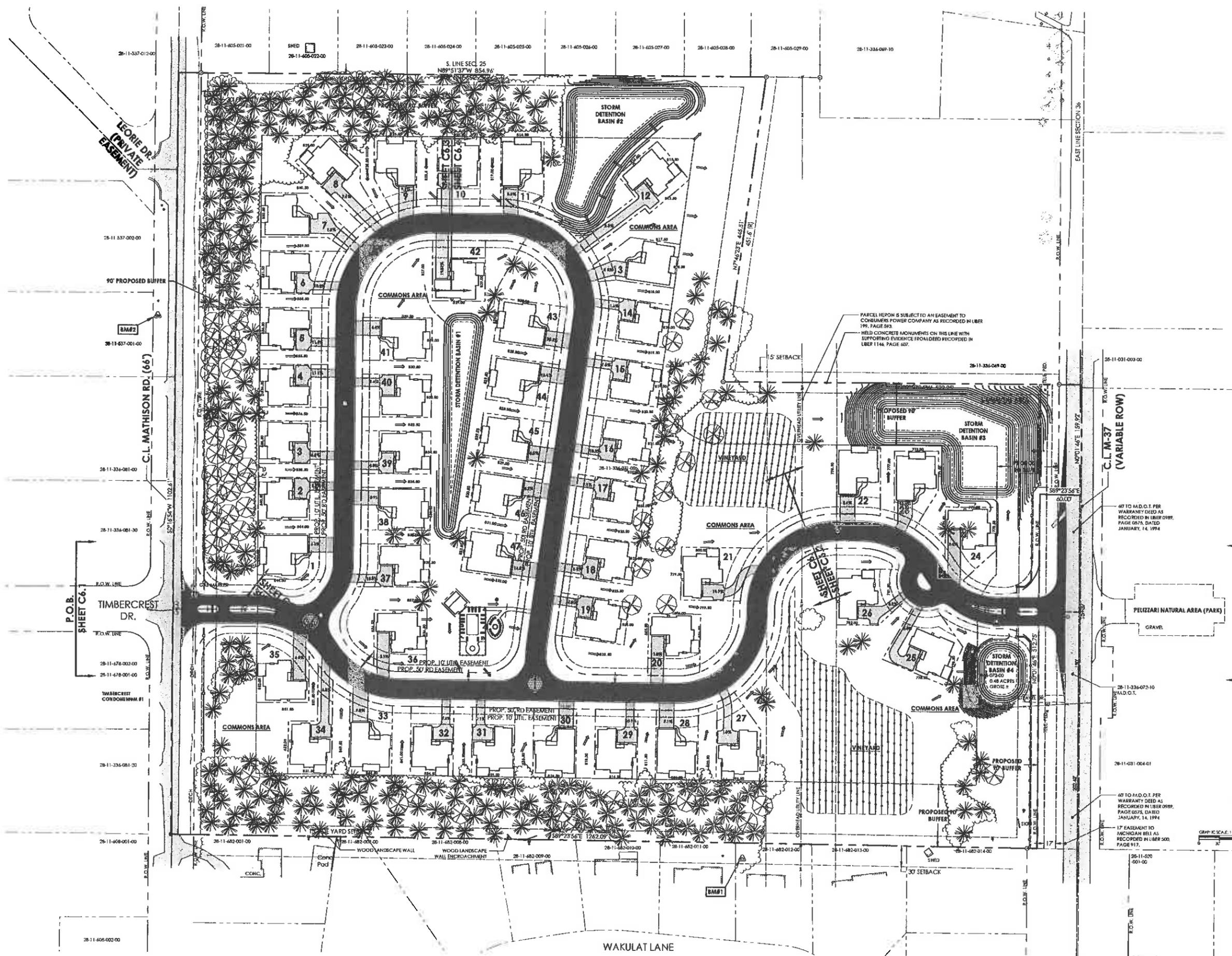
830 Compuview Dr., Ste. 201
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NO.	DATE	BY	DESCRIPTION
01	10/20/14	dm	Initial
02	10/20/14	dm	Revised per Township and client comments
03	10/20/14	dm	Revised per Township and client comments
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47	10/20/14	dm	Revised per Township and client comments

Ken Schmidt
 Vineyard Ridge
 SITE PLAN
 Section 36, Town 28 North, Range 11 West
 Peninsula Township, Grand Traverse County, Michigan

PRELIMINARY
 15119
 C4.0



BM#1: ELEV = 800.24
 TOP OF WELL HEAD
 N 9510.1640 E 8444.8904
 BM#2: ELEV = 842.73
 SPIKE IN UTILITY POLE
 N 9427.3244 E 8454.7256

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REV.	DATE	BY	CHK.	DESCRIPTION
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02	04/16/14	dim	mm	Imp. Submittal
03	05/23/13	dim	mm	Revised per Township and client comment
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48	10/03/16	dim	mm	Revised per Township and client comment

67 TO M.D.O.T. PER WARRANTY DEED AS RECORDED IN LIBER 0299, PAGE 0574, DATED JANUARY, 14, 1994

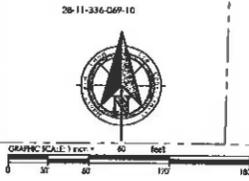
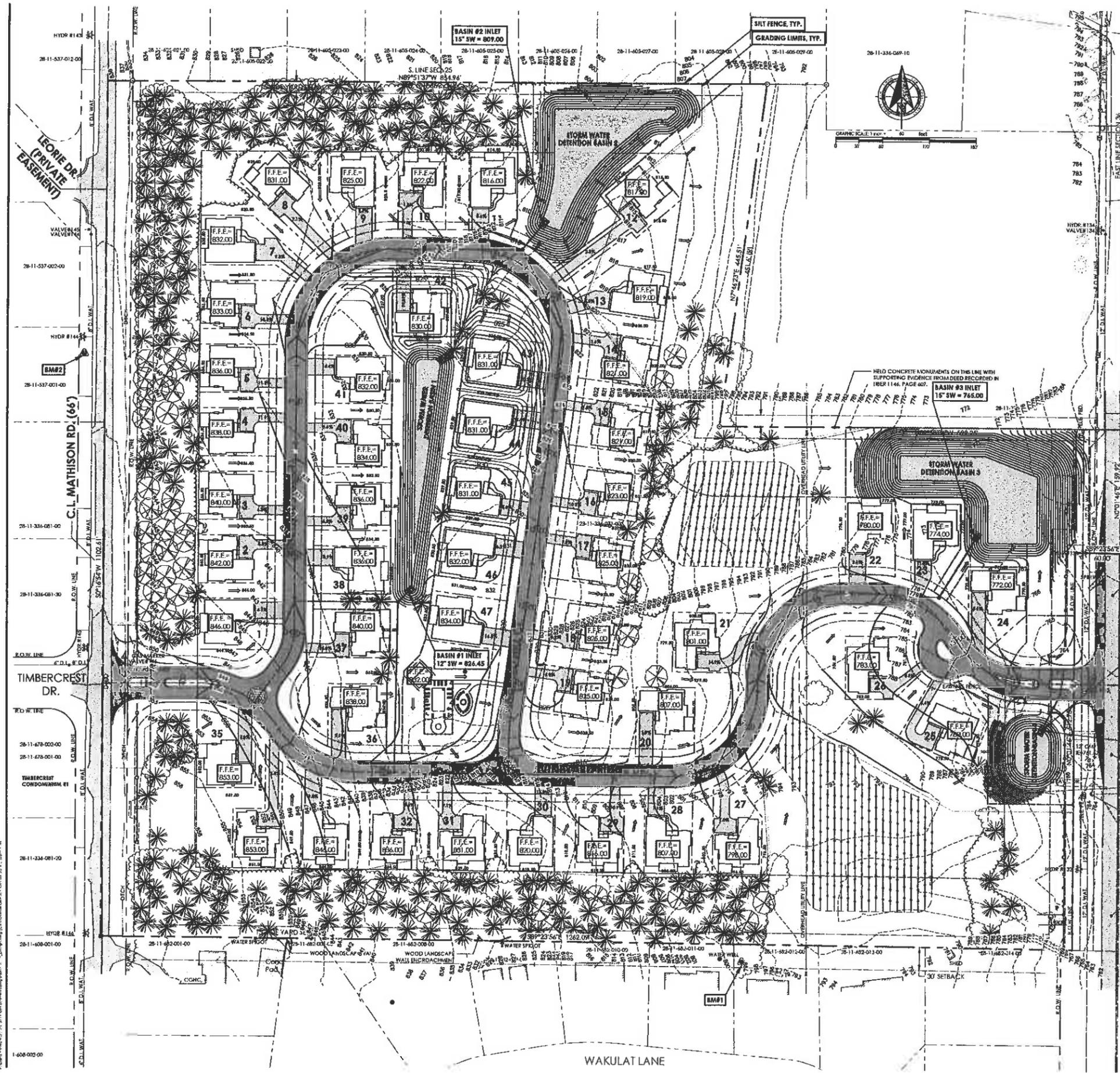
67 TO M.D.O.T. PER WARRANTY DEED AS RECORDED IN LIBER 0299, PAGE 0574, DATED JANUARY, 14, 1994

17' EASEMENT TO HIGHWAY BELT AS RECORDED IN LIBER 500, PAGE 917.



Ken Schmidt
 Vineyard Ridge
 OVERALL SITE PLAN
 Section 36, Town 28 North, Range 11 West
 Peninsula Township, Grand Traverse County, Michigan

PRELIMINARY
 15119
 C4.1



STORM SEWER TABLE:

BASIN 1		From	To	Length	Diameter	Slope	Invert Upstream	Invert Downstream	CB/MH	CB/MH
Pipe No.									Run Elev.	Diameter
STM-5	MH-8	MH-16	220 ft	12 in	0.50%	827.65	826.55	832.15	4 ft	
STM-3	CB-15a	MH-15	30 ft	12 in	-1.77%	840.19	838.88	844.69	2 ft	
STM-2	MH-15	MH-16	135 ft	12 in	9.13%	838.88	826.55	843.38	4 ft	
STM-4	CB-15b	MH-15	30 ft	12 in	-1.77%	840.19	838.88	844.69	2 ft	
STM-1	MH-16	OUT-1	20 ft	12 in	0.50%	826.55	826.45	833.40	4 ft	
STM-6	CB-8a	MH-8	48 ft	12 in	9.00%	831.97	827.65	836.47	2 ft	
STM-7	CB-8b	MH-8	48 ft	12 in	9.00%	831.97	827.65	836.47	2 ft	

BASIN 2

Pipe No.	From	To	Length	Diameter	Slope	Invert Upstream	Invert Downstream	CB/MH	CB/MH	
								Run Elev.	Diameter	
STM-1	MH-11	OUT-2	24 ft	15 in	8.33%	811.00	809.00	819.11	4 ft	
STM-12	MH-10	MH-11	117 ft	12 in	5.10%	816.97	811.00	821.67	4 ft	
STM-13	MH-9	MH-10	121 ft	12 in	2.67%	820.20	816.97	820.30	4 ft	
STM-14	CB-9b	MH-9	20 ft	12 in	-8.75%	820.45	820.20	824.95	2 ft	
STM-4	MH-12	MH-11	180 ft	12 in	3.93%	818.07	811.00	822.57	4 ft	
STM-5	MH-13	MH-12	86 ft	12 in	3.64%	821.20	818.07	825.70	4 ft	
STM-6	MH-14	MH-13	88 ft	12 in	3.88%	824.60	821.20	829.10	4 ft	
STM-7	CB-14a	MH-14	19 ft	12 in	-9.53%	824.79	824.60	829.29	2 ft	
STM-8	CB-14b	MH-14	19 ft	12 in	-9.53%	824.79	824.60	829.29	2 ft	
STM-15	CB-9a	MH-9	20 ft	12 in	-8.75%	820.45	820.20	824.95	2 ft	
STM-3	CB-11b	MH-11	39 ft	12 in	3.18%	812.21	811.00	818.71	2 ft	
STM-2	CB-11a	MH-11	23 ft	12 in	5.26%	812.21	811.00	818.71	2 ft	

BASIN 3

Pipe No.	From	To	Length	Diameter	Slope	Invert Upstream	Invert Downstream	CB/MH	CB/MH	
								Run Elev.	Diameter	
STM-2	MH-3	MH-2	77 ft	15 in	2.56%	775.26	773.29	780.26	4 ft	
STM-5	MH-4	MH-3	102 ft	12 in	4.08%	779.42	775.26	789.92	4 ft	
STM-6	MH-5	MH-4	255 ft	12 in	5.41%	795.21	779.42	797.71	4 ft	
STM-7	MH-6	MH-5	52 ft	12 in	8.69%	797.73	793.21	802.23	4 ft	
STM-8	CB-6a	MH-6	20 ft	12 in	-4.60%	798.61	797.73	803.31	2 ft	
STM-9	CB-6b	MH-6	20 ft	12 in	-4.60%	798.61	797.73	803.31	2 ft	
STM-4	MH-3	CB-3b	28 ft	12 in	6.85%	775.26	775.89	780.26	4 ft	
STM-3	MH-3	CB-3a	28 ft	12 in	6.85%	775.26	775.89	780.26	4 ft	
STM-10	MH-7	MH-6	204 ft	12 in	8.15%	814.35	797.73	818.85	4 ft	
STM-11	CB-7a	MH-7	46 ft	12 in	-3.95%	814.81	814.35	819.51	2 ft	
STM-1	MH-2	OUT-3	91 ft	15 in	9.11%	773.29	765.00	778.29	4 ft	

BASIN 4

Pipe No.	From	To	Length	Diameter	Slope	Invert Upstream	Invert Downstream	CB/MH	CB/MH	
								Run Elev.	Diameter	
STM-2	CB-1a	MH-1	34 ft	12 in	0.53%	764.00	763.82	768.50	2 ft	
STM-3	CB-1b	MH-1	9 ft	12 in	2.00%	764.00	763.82	768.50	2 ft	
STM-1	MH-1	OUT-2	52 ft	12 in	3.50%	763.82	762.00	768.60	4 ft	

60 TO ADD 0.1 PER WARRANTY DEED AS RECORDED IN LIBER 0987, PAGE 0876, DATED JANUARY, 14, 1994

INSTALL 11 SYDS OF HEAVY RIPRAP ON GEOTEXTILE FABRIC AT EACH OUTLET, TYP.

BASIN #4 INLET 12" SW = 742.00

CATCH BASIN RM-783 25 N INV.=760.75 E INV.=760.55

60 TO ADD 0.1 PER WARRANTY DEED AS RECORDED IN LIBER 0987, PAGE 0876, DATED JANUARY, 14, 1994

28-11-001-004-01

28-11-001-001-00

GENERAL CONSTRUCTION NOTES:

- FINAL GRADING SHALL PROVIDE POSITIVE DRAINAGE ACROSS THE ENTIRE SITE EXCEPT AT BUILDING ENTRANCES AND CONCRETE APPROACH SLABS. THE GRADE ADJACENT TO THE BUILDING FOOTPRINT SHALL BE 6" BELOW THE FIRST FLOOR ELEVATION. AT BUILDING ENTRANCES AND CONCRETE APPROACH SLABS, THE GRADE SHOULD BE 3" BELOW THE FIRST FLOOR ELEVATION. RESTORATION SHALL INCLUDE FURNISHING AND PLACING # OF TOPSOIL AND HYDRO-SEEDING TO THE EXTENTS OF THE DISTURBED AREAS ON THE SITE. MULCH BLANKET IS REQUIRED WHERE SLOPES ARE 3:1 OR GREATER.
- THE FINAL GRADES ADJACENT TO ALL SIDEWALK APRONS SHALL MATCH THE TOP OF CONCRETE WITH NO STEP DOWN.
- ALL WORK ASSOCIATED WITH THE CLUBHOUSE MUST MEET ALL APPLICABLE A.D.A. GUIDELINES, FOR ACCESSIBILITY, SLOPES, RAMPS, RAIS, ETC.

INFILTRATION STORM BASIN #1:
 DRAINAGE AREA = 2.55 ACRES
 DESIGN STORAGE VOLUME = 44,053 CFT
 DESIGN TOP ELEVATION = 831.50
 DESIGN HIGH WATER LEVEL = 830.48
 DESIGN BOTTOM ELEVATION = 826.00
 DESIGN MAXIMUM DEPTH = 4.48 FT

INFILTRATION STORM BASIN #2:
 DRAINAGE AREA = 9.06 ACRES
 DESIGN STORAGE VOLUME = 93,595 CFT
 DESIGN TOP ELEVATION = 811.00
 DESIGN HIGH WATER LEVEL = 809.76
 DESIGN BOTTOM ELEVATION = 805.00
 DESIGN MAXIMUM DEPTH = 4.96 FT

INFILTRATION STORM BASIN #3:
 DRAINAGE AREA = 10.92 ACRES
 DESIGN STORAGE VOLUME = 72,800 CFT
 DESIGN TOP ELEVATION = 764.00
 DESIGN HIGH WATER LEVEL = 764.79
 DESIGN BOTTOM ELEVATION = 760.00
 DESIGN MAXIMUM DEPTH = 4.79 FT

INFILTRATION STORM BASIN #4:
 DRAINAGE AREA = 2.32 ACRES
 DESIGN STORAGE VOLUME = 20,800 CFT
 DESIGN TOP ELEVATION = 767.50
 DESIGN HIGH WATER LEVEL = 766.44
 DESIGN BOTTOM ELEVATION = 762.00
 DESIGN MAXIMUM DEPTH = 4.44 FT

BAM#1: ELEV = 800.24
 TOP OF WELL HEAD
 N 78101440 E 84448904
 BAM#2: ELEV = 842.70
 SPIKE IN UTILITY POLE
 N 9427.2244 E 8454.7264

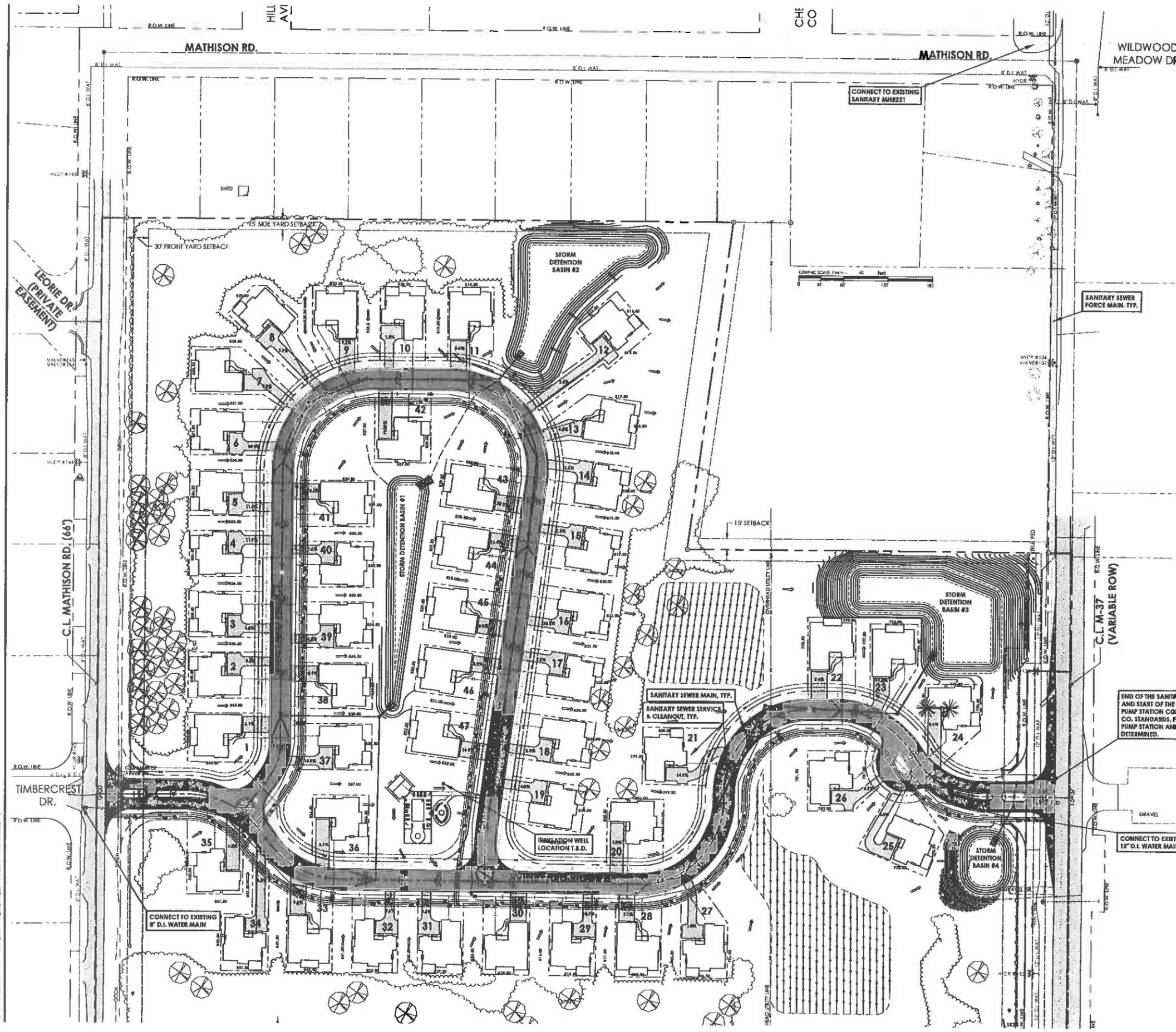
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REV	DATE	BY	CHKD	DESCRIPTION
01	10-20-16	dm	dm	Additional ADD ROW
02	10-20-16	dm	dm	Two Submittals
03	10-19-16	dm	dm	Revised per Township and client comments
04	10-20-16	dm	dm	Revised per Township and client comments
05	10-20-16	dm	dm	Updated Aline Coordinates
06	10-20-16	dm	dm	Updated Area & Paving Calculations
07	10-20-16	dm	dm	Updated Area & Paving Calculations
08	10-20-16	dm	dm	Submitted

Ken Schmidt
 Vineyard Ridge
 OVERALL GRADING PLAN
 Section 36, Town 28 North, Range 11 West
 Penitentiary Township, Grand Traverse County, Michigan

PRELIMINARY
 15119
 C5.0



BM#1: ELEV = 800.24
 TOP OF WELL HEAD
 N 9510.1640 E 8446.8904
 BM#2: ELEV = 842.73
 SPIKE IN UTILITY POLE
 N 9427.3244 E 8454.7284

- GENERAL CONSTRUCTION NOTES:**
1. WATER MAINS: ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP'S CURRENT STANDARDS, SPECIFICATIONS AND DETAILS (2008 GRAND TRAVERSE COUNTY TECHNICAL SPECIFICATIONS).
 2. WATER MAINS: ALL ELEVATIONS SHALL BE BASED ON USGS OR NGVD DATUM.
 3. WATER MAINS: DETAILS OF PIPE BEDDING, THRUST BLOCKS, HYDRANT, VALVES, VALVE MANHOLES, AND ALL APPURTENANCES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATION DETAILS.
 4. SANITARY SEWERS: ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DETAILS.
 5. SANITARY SEWERS: NO CONNECTION RECEIVING STORMWATER OR GROUNDWATER SHALL BE MADE TO SANITARY SEWERS.
 6. SANITARY SEWERS: DETAILS OF PIPE BEDDING, BUILDING SEWERS, DROP CONNECTION, BULKHEADS, MANHOLES, MANHOLE COVERS, AND OTHER APPURTENANCES SHALL BE SUBMITTED IN ACCORDANCE WITH THE STANDARD SPECIFICATION DETAILS.
 7. EACH PUBLIC UTILITY SHALL BE WITHIN ITS OWN 20'-WIDE EASEMENT CENTERED ON THE UTILITY (SEE SHEET C7.0).
 8. ALL PRIVATE UTILITIES SHALL BE WITHIN A 10'-WIDE EASEMENT ADJACENT TO THE PROPOSED RIGHT-OF-WAY (SEE SHEET C7.0).
 9. SEE SHEETS C6.1 - C6.5 FOR PUBLIC UTILITY PLAN & PROFILES.
 10. THE DOMESTIC WATER AND FIRE PROTECTION SERVICES ARE SEPARATE CONNECTIONS TO EACH BUILDING.
 11. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DETAILS OF THE UTILITY CONNECTIONS AT THE BUILDING.
 12. THE CONTRACTOR SHALL FOLLOW ALL STATE REGULATIONS FOR CONFINED SPACE ENTRY.
 13. COORDINATE WORK WITH THE GRAND TRAVERSE COUNTY DPW AND PROVIDE 48 HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION.
 14. ALL WATER MAINS SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM SANITARY AND STORM SEWERS.
 15. ALL 6"-12" PVC WATER MAIN SHALL BE C-900 DR 14 (HIGH PRESSURE). ALL 16" PVC WATER MAIN SHALL BE C-905 DR 18 (LOW PRESSURE). METALLIC LOCATOR TAPE AND ABOVE GROUND MARKERS IN COMPLIANCE WITH SECTION 9 SPECIFICATIONS SHALL INCLUDE "HIGH PRESSURE" AND "LOW PRESSURE" RESPECTIVELY TO DIFFERENTIATE BETWEEN THE 12" HIGH PRESSURE AND 16" LOW PRESSURE MAINS.

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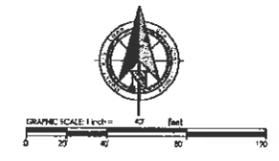
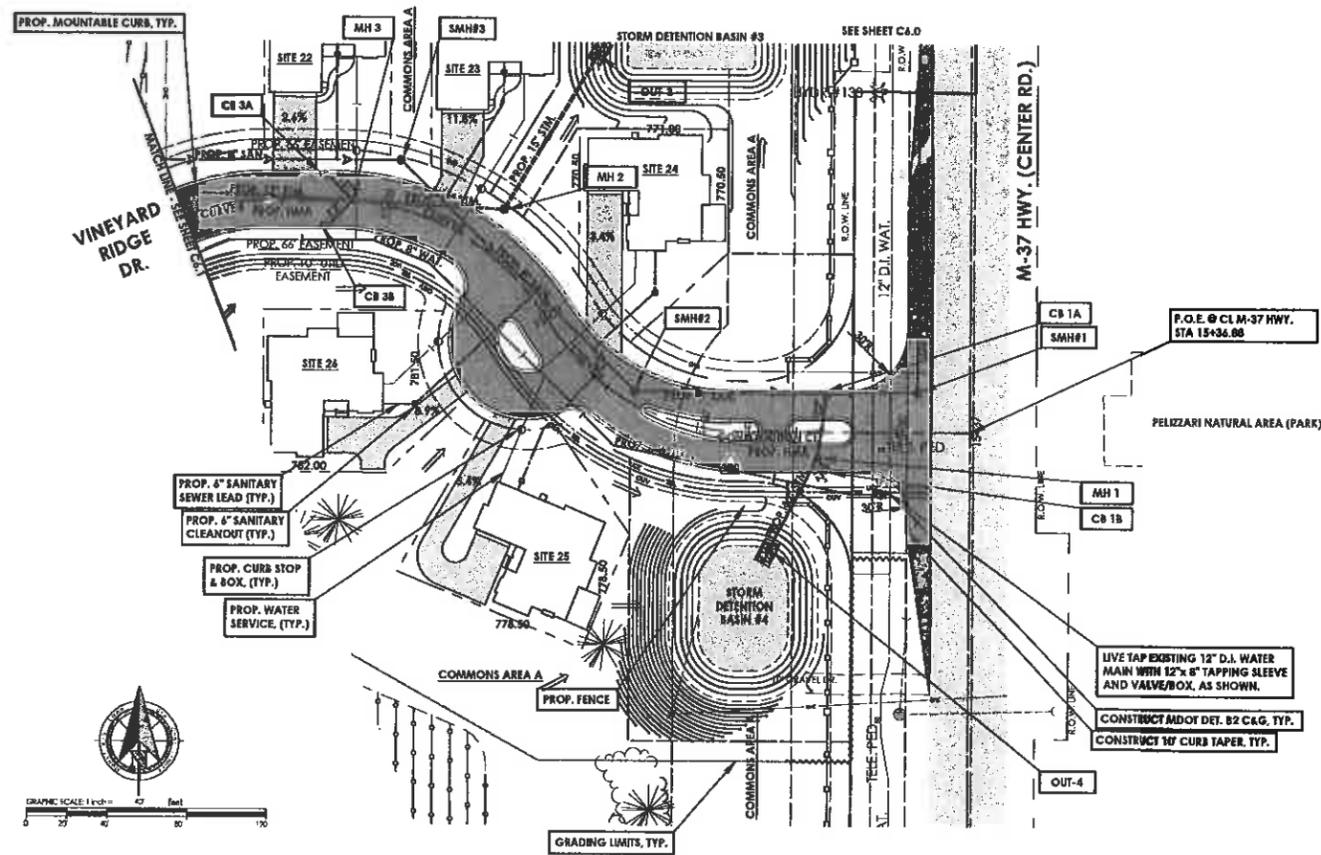
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10	10-20-14	dm	dm	Updated Area Calculations

Ken Schmidt
 Vineyard Ridge
 OVERALL UTILITY PLAN
 Section 36, Town 28 North, Range 11 West
 Peninsula Township, Grand Traverse County, Michigan

END OF THE SANITARY GRAVITY SEWER AND START OF THE SANITARY FORCE MAIN. PUMP STATION CONSTRUCTION PER G.T. CO. STANDARDS. FINAL LOCATION OF THE PUMP STATION AND FORCE MAIN TO BE DETERMINED.

CONNECT TO EXISTING 12" D.I. WATER MAIN

PRELIMINARY
 15119
 C6.0



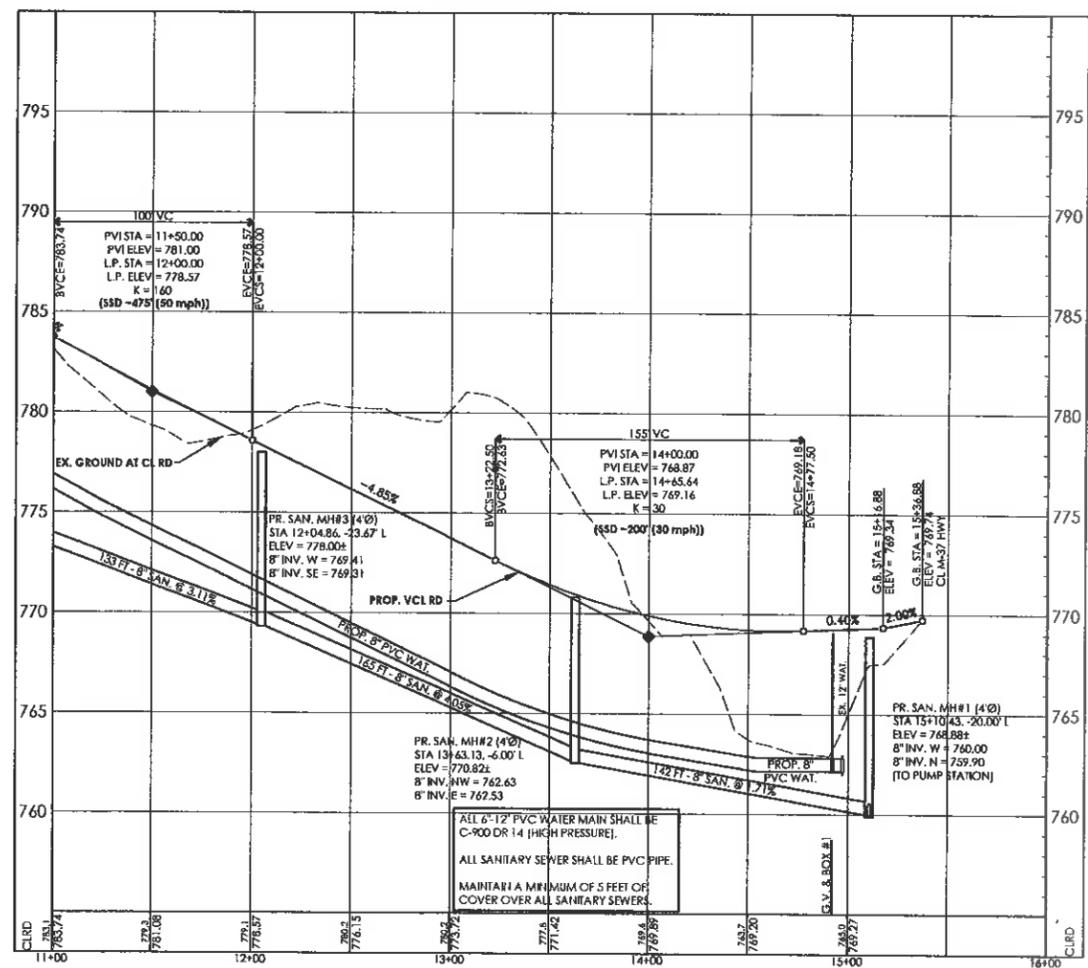
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 TOP OF WELL HEAD
 N 9510.1640 E 8646.8904
 BM#2: ELEV = 842.75
 SPIKE IN UTILITY POLE
 N 9429.3244 E 8654.7256

- GENERAL CONSTRUCTION NOTES:**
- CLEARING AND INDIVIDUAL TREE REMOVALS SHALL BE COMPLETED TO THE GRADING LINE (OR LIMITS OF A GRADING EASEMENT) UNLESS OTHERWISE APPROVED.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE PENINSULA TOWNSHIP PRIVATE ROAD STANDARDS AND SPECIFICATIONS.

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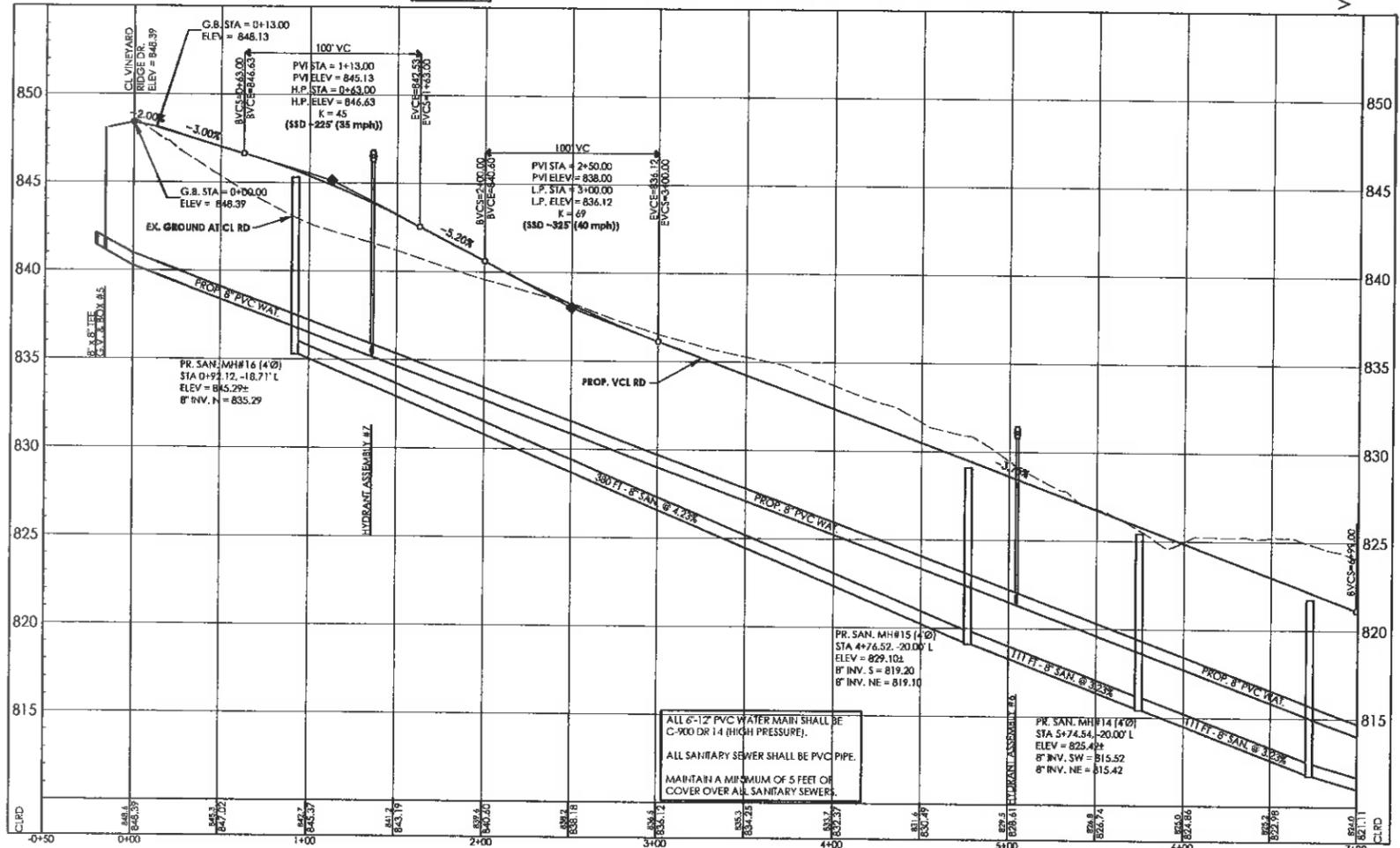
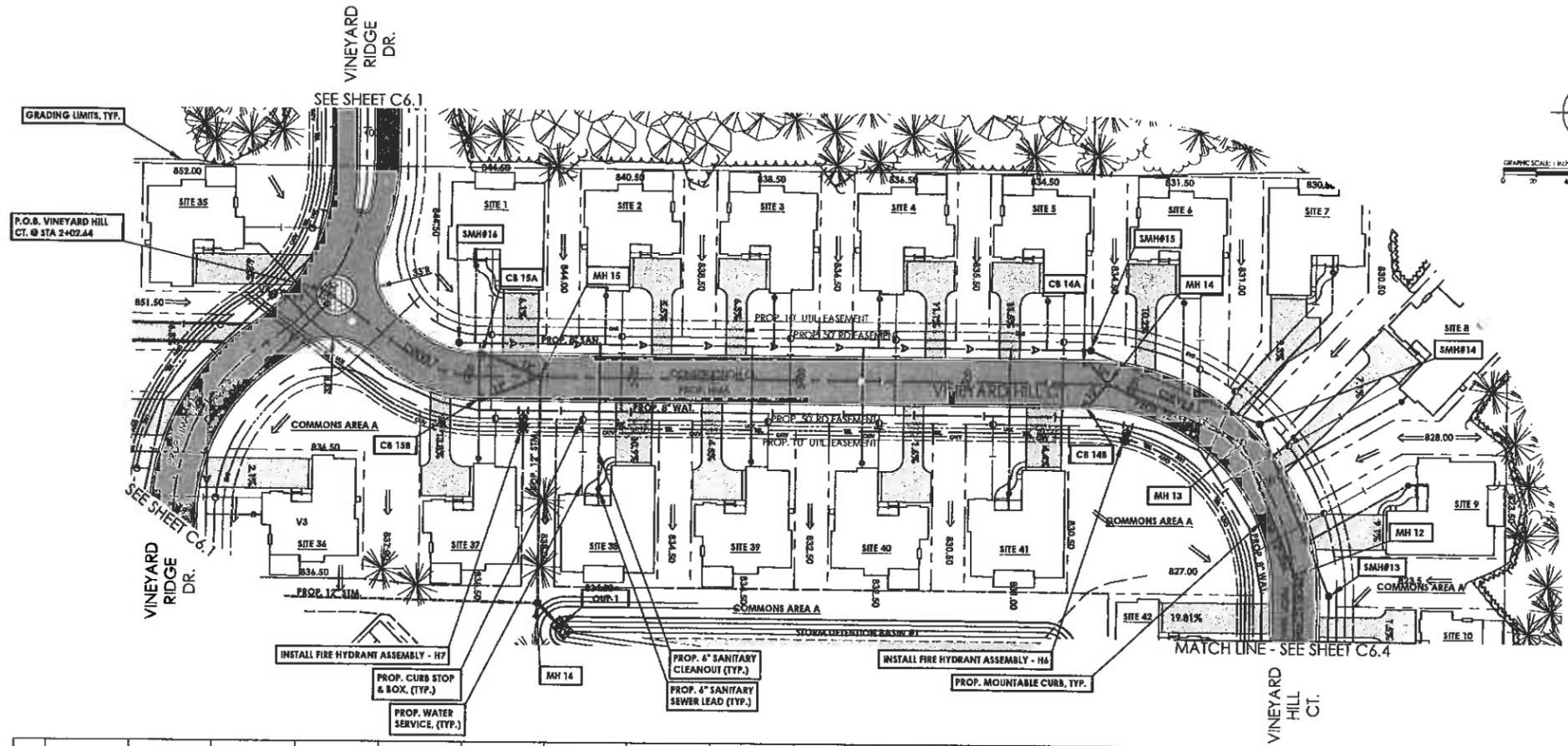
REV	DATE	BY	CHK	DESCRIPTION	
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07	10/25/17	dm	mm	dm	Updated Area & Perking Calculations
08	10/25/17	dm	mm	dm	Township Approval
09	10/25/17	dm	mm	dm	Submittal



ALL 6\"/>

Ken Schmidt
 Vineyard Ridge
 VINEYARD RIDGE DR. - PLAN & PROFILE: STA 11+00 TO P.O.E.
 Section 36, Town 28 North, Range 11 West
 Peninsula Township, Grand Traverse County, Michigan

SCALE: 1" = 40' H, 1" = 4' V
 PRELIMINARY
 15119
 C6.2



BM#1: ELEV = 800.24
 TOP OF WELL HEAD
 N 9510.1640 E 8466.8704
 BM#2: ELEV = 842.73
 SPIKE IN UTILITY POLE
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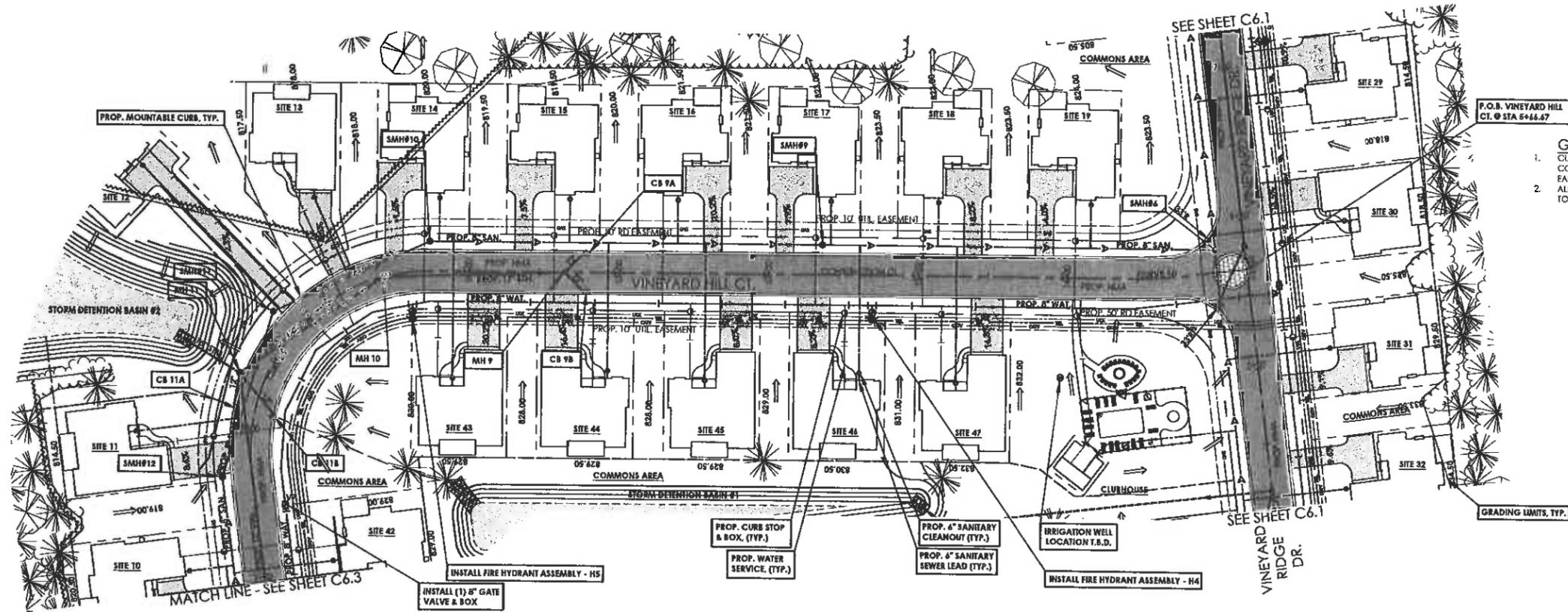
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 Land Use Consultants

REV	DATE	BY	CHK	DESCRIPTION
01	10/22/14	KS	KS	ISSUED FOR PERMITS
02	10/22/14	KS	KS	REVISIONS TO PERMITS
03	10/22/14	KS	KS	REVISIONS TO PERMITS
04	10/22/14	KS	KS	REVISIONS TO PERMITS
05	10/22/14	KS	KS	REVISIONS TO PERMITS
06	10/22/14	KS	KS	REVISIONS TO PERMITS
07	10/22/14	KS	KS	REVISIONS TO PERMITS
08	10/22/14	KS	KS	REVISIONS TO PERMITS
09	10/22/14	KS	KS	REVISIONS TO PERMITS
10	10/22/14	KS	KS	REVISIONS TO PERMITS

Ken Schmidt
 Vineyard Ridge
 Vineyard Ridge Dr. - PLAN & PROFILE: P.O.B. TO STA 11+00
 Section 36, Town 28 North, Range 11 West
 Peninsula Township, Grand Traverse County, Michigan

SCALE: 1" = 40' H, 1" = 4' V
 PRELIMINARY
 15119
 C63



BM#1: ELEV = 800.84
 TOP OF WELL HEAD
 N 9510.1400 E 8444.8904
 BM#2: ELEV = 842.73
 SPIKE IN UTILITY POLE
 N 9429.3244 E 8454.7254

- GENERAL CONSTRUCTION NOTES:**
- CLEARING AND INDIVIDUAL TREE REMOVALS SHALL BE COMPLETED TO THE GRADING LINE (OR LIMITS OF A GRADING EASEMENT) UNLESS OTHERWISE APPROVED.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE PENINSULA TOWNSHIP PRIVATE ROAD STANDARDS AND SPECIFICATIONS.

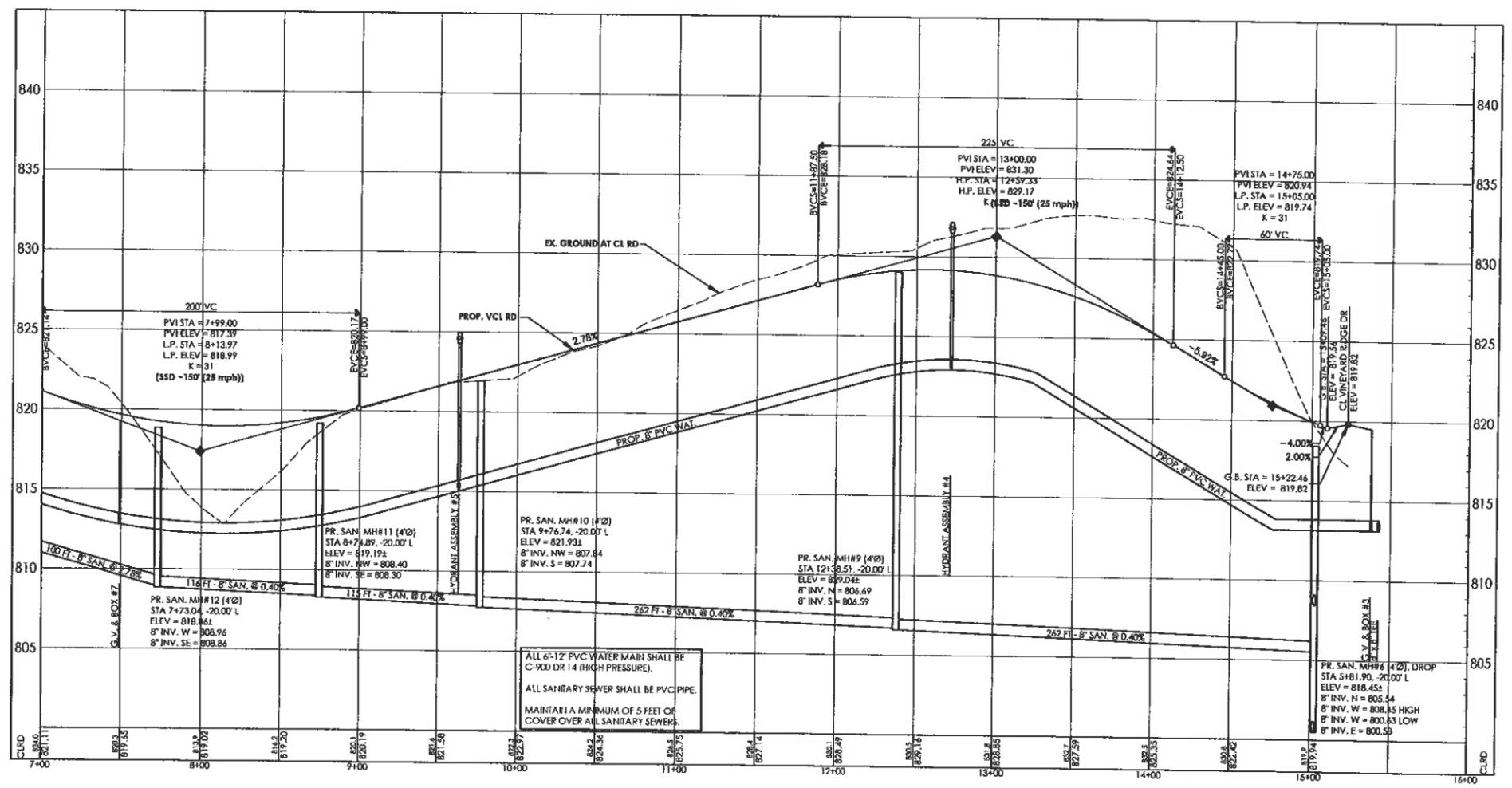


GRAPHIC SCALE 1" = 40' feet

830 Comarview Dr., Ste. 201
 P.O. Box 4015
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.mansfield.com
 info@mansfield.com

Mansfield
 Land Use Consultants

REV.	DATE	BY	CHK	DESCRIPTION
01	10/24/16	dm	dm	Additional 1000 ROW
02	10/24/16	dm	dm	Top. Submittal
03	10/24/16	dm	dm	Revised per Township and client comments
04	10/24/16	dm	dm	Revised per Township comment
05	10/24/16	dm	dm	Updated Area Calculations
06	10/24/16	dm	dm	Updated Area & Parking Calculations
07	10/24/16	dm	dm	Township Update
08	10/24/16	dm	dm	Revised per Township comments



ALL 6"-12" PVC WATER MAINS SHALL BE C-900 DR 1/4 (HIGH PRESSURE).
 ALL SANITARY SEWER SHALL BE PVC PIPE.
 MAINTAIN A MINIMUM OF 5 FEET OF COVER OVER ALL SANITARY SEWER.

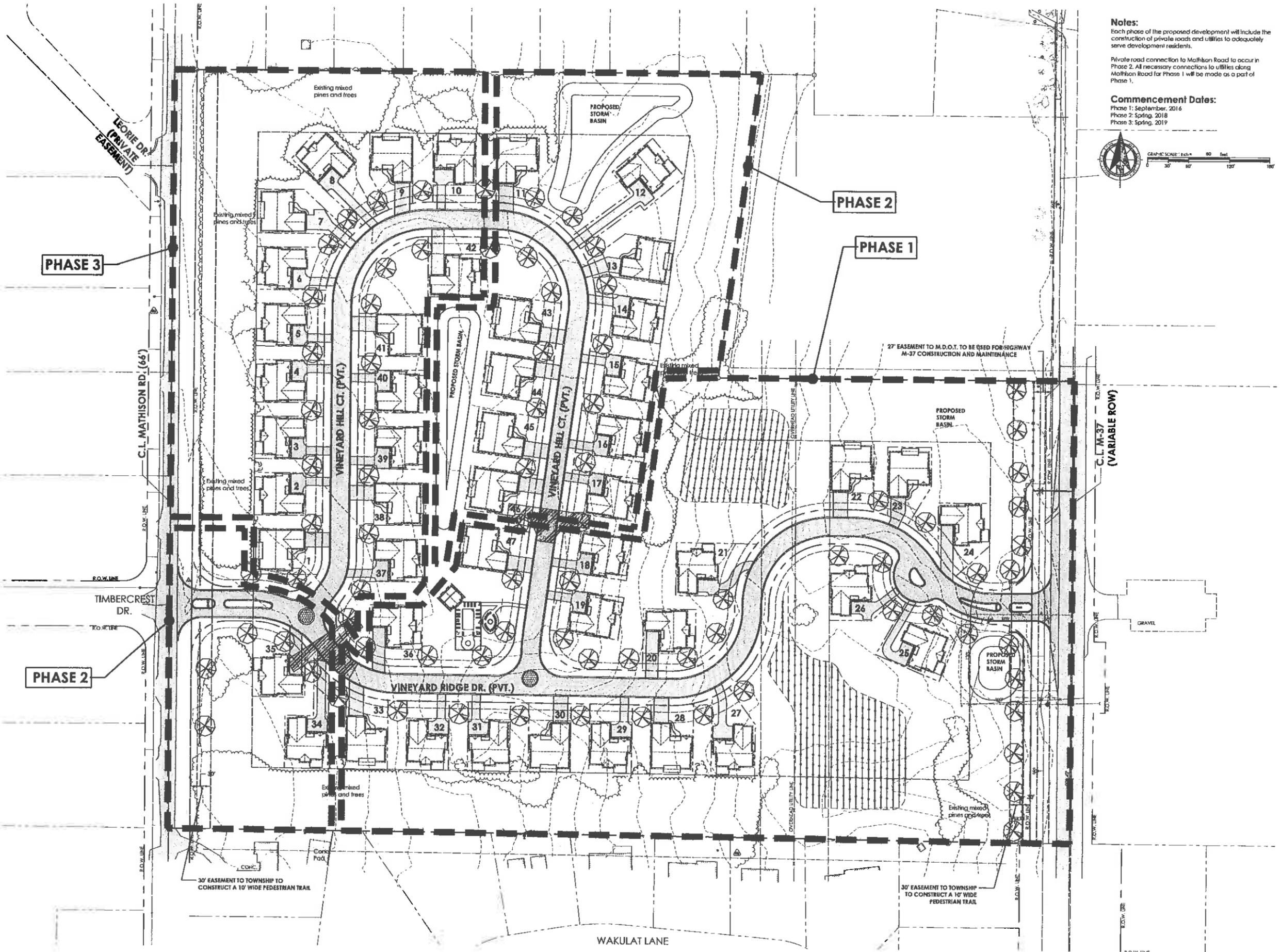
Ken Schmidt
 Vineyard Ridge
 VINEYARD HILL CT. - PLAN & PROFILE: STA 7+00 TO P.O.E.
 Section 36, Town 28 North, Range 11 West
 Peninsula Township, Grand Traverse County, Michigan

SCALE: 1" = 40' H, 1" = 4' V

PRELIMINARY

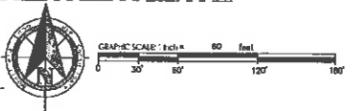
15119

C6.4



Notes:
 Each phase of the proposed development will include the construction of private roads and utilities to adequately serve development residents.
 Private road connection to Mathison Road to occur in Phase 2. All necessary connections to utilities along Mathison Road for Phase 1 will be made as a part of Phase 1.

Commencement Dates:
 Phase 1: September, 2016
 Phase 2: Spring, 2018
 Phase 3: Spring, 2019



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Mansfield
 or
Land Use Consultants

REV.	DATE	BY	CHK.	DESCRIPTION
01	10-02-16	dm	mm	Added MDO ROW
02	10-13-16	dm	mm	Typ. Submittal
03	10-20-16	dm	mm	Revised per Township and dam comments
04	10-25-16	dm	mm	Revised per Township comment
05	11-02-16	dm	mm	Updated Area Calculations
06	11-02-16	dm	mm	Updated Area Calculations
07	11-02-16	dm	mm	Updated Area Calculations
08	11-02-16	dm	mm	Updated Area Calculations
09	11-02-16	dm	mm	Updated Area Calculations

Ken Schmidt
 Vineyard Ridge
 PHASING PLAN
 Section 36, Town 28 North, Range 11 West
 Peninsula Township, Grand Traverse County, Michigan

PRELIMINARY
 15119
 P1.0

October 17, 2016

Peninsula Township Planning Commission,

As Requested by the Planning Commission at your September 19, 2016 meeting, I am submitting a six point process for adopting the Consultant Proposed rewrite of the Peninsula Township Zoning Ordinance.


Gordon L. Hayward

Peninsula Township Director of Planning

Process for adopting the McKenna proposed rewrite of the Peninsula Township Zoning Ordinance.

1. Review current status with the Contract. Per phone contact with Patrick Sloan – McKenna.
McKenna is to provide two current drafts both clean and edited in searchable format
Letter update on remaining contractual local meetings by McKenna
Issues and suggested language that might be added later to the submitted draft by McKenna.
2. Identify Sections that are non-controversial ; not dependent on other sections, and do not require a Master Plan amendment before adoption can take place
3. Identify controversial sections that need additional consideration and establish a timeline for considering them for a future Ordinance amendment.
4. Public Information process
Newsletters
Public information meetings of proposed drafts – in addition to required PUBLIC HEARINGS
Media contacts
Surveys
5. Obtain a final draft from McKenna
6. Hold Public Hearings; solicit Input from County Planning, and recommend adoption by the Township Board

Report on the Master Plan Goals and Actions Implementation Plans
From the Committee meeting of the Planning Commission, October 3, 2016

Monnie Peters, Planning Commission Member and Chair
October 10, 2016

This memo reports on the progress made on determining Master Plan Goals and Actions implementation only. The minutes (which will be in next week's PC meeting packet) cover the other agenda item, Zoning Ordinance (ZO) Rewrite Process Implementation. However, the ZO Rewrite came up frequently as being a part of what is needed to implement the Master Plan Actions.

As an aside, I want to thank Penny Rosi for noting the missing Action "Establish minimum standards and setbacks" under the Goal of "Protect Steep Slopes and Ridgelines". It has been added to the spreadsheet.

This was a two hour, round-table discussion of five Planning Commission members, two Town Board members, and three incoming Town Board members. Also in attendance were the Planner and the Assistant Planner and about 20 citizens.

We discussed items in only about ¼ of the Goal Areas:

- Environmentally Sensitive Area Overlay(s)
- Shoreline Overlay
- Historic Overlay
- A couple of Action items in Public and Semi-public Land Use Goals/Actions

I have attached a copy of the spreadsheet (an excel file which can be enlarged to read, a larger formatted PDF version will be sent for packet(s)). I have filled in phrases that encapsulate much of the discussion. The minutes elaborate on comments made by all. The spreadsheet is designed to be a continually changing document, and additions, corrections, comments and changes are encouraged.

I will recommend to the Planning Commission at our meeting on October 17th additional meetings: one specifically on Ag issues on an afternoon after harvest in November (per recommendation of a winery owner) and at least one other meeting, more likely two, to work on other areas of Goals and Actions.

I hope as many people can attend future round-table discussions as came to this first one. It is clear there are a lot of interesting ideas and expertise in our community, and (I am guessing) a willingness to work on issues. What is needed now is to channel this expertise and energy to accomplish many of the Master Plan Goals.

Historic Overlay

p 24

Identify and preserve historic structures/locations

Identify specific structures and areas

Establish Historic Preservation Committee for structures and materials

Park Com, OMHS, PD Soc doing this
no action w/in Twnshp Govt

Establish historic districts w guideline and stds

ZO creates a process and method to set up Neighborhood Overlay
(True Historic Districts not wanted)

Encourage preservation of historic structures

create "Architectural vernacular guideline", fair amt of work done by citizen(s)
citizen volunteers

Research farms for Centennial Farm Status

Use MSU extension Interns?

Agricultural Production and Land Use

pp 26-27

Preserve 9000 acres of prime/unique/contiguous farmland

Continue PDR program

substantially incomplete

Do a separate meeting w Ag community, meeting after harvest, afternoon time best
maybe pick up where Joint meeting in June left off?

Encourage clustering of new residential developments

Promote utilization of best mgmt practices

Develop refined Agricultural Preservation Zoning District and regs

Retain and attract growers and agricultural entrepreneurs

Encourage growers to produce, process, market ag products

Establish Ag Development Plan w MSU Land Policy Inst

Include AG in capital planning (roads, power)

Raise local profile by communicating ag development, production, to all stakeholders

Ensure complementary harmonious existence between res and ag zones

Establish monitoring schedule to enforce ordinance existing/new SUPs

staff working hard monitoring/enforcing

Remove non-ag related uses from existing ag zone

PAGE 2 - Area of Concern
Goals Actions

Rural Agricultural Land Use Goals/Actions p 28

- Establish the Rural Ag Zoning District
 - Identify and verify parcels within Rural Ag District
 - Retain current ag density calculation for new development
 - Develop permitted uses in Rural Ag District
 - Adopt a zoning ordinance that defines stds for Rural Ag District

Progress

substantially incomplete

What is needed to do this action?
Research Zoning Other

Who? **Priority**
TB, PC, P-Staff, O-staff (1 or 2 or 3)

Residential Land Use Goals/Actions p 30-31

- Reevaluate the Residential Zoning Districts
 - Identify/verify parcels in each residential district
 - Develop permitted/special uses in each residential district
 - Adopt zoning ordinance that defines stds in each district

- Plan development to preserve prime Ag land, natural resources, unique character
 - Discourage rezoning to higher density zoning districts
 - Guide development w conservation development techniques
 - Adopt planning tools to direct development away from wetlands, slopes, etc

- Preserve single family character of various residential neighborhoods
 - Prevent rentals of less than 30 days
 - Encourage cooperation w other govt agencies to monitor home-base businesses
 - Enforce and improve noise ordinance
 - Enforce and improve junk ordinance

substantially incomplete
need to re-evaluate?

Provide Senior housing opportunities

Consider ordinance provision for independent, assisted living, etc units

Consider possible mixed use village centers at Mapleton and Old Mission

Preserve neighborhoods w unique characteristics w historical overlay district

Establish guidelines for potential community overlay designation

Create Neighborhood Pattern Book to establish guidelines

Address non-conforming parcels w/out increasing density

Reconsider "Village Center" w/in Township

Designate potential areas that could support village center

Host community mtgs to gather input

Create action plan if future land use practices deem one necessary

Commercial and Neighborhood Service Goals/Actions p 33

Plan commercial enterprises to provide needed services

Investigate mixed-use village centers

Consider village centers at Old Mission and Mapleton

substantially incomplete

Consider support of Ag tourism and Agribusiness thru events etc

Develop Ag econ tools for promotion of Ag industry

Continue communication efforts in Ag commun to turn things into zoning

Encourage Ag festivals, Farmers mkt

Industrial Land use Goals/Actions p 34

Ensure current industrial activities are compatible w environment

Establish guidelines for environmental impact study for applicants

Expand the radius of neighborhood notification

actions are incomplete

PAGE 3 - Area of Concern
Goals Actions

Goals	Actions	Progress	What is needed to do this action?			Who? TB, PC, P-Staff, O-staff	Priority (1 or 2 or 3)
			Research	Zoning	Other		
Public and Semi-public Land Use goals/Actions		pp 37-39					
	Establish Public and Semi-public Zoning District	some work					
	Identify/verify parcels w/in district						
	Adopt stds for district						
	Create Capital Improve Plan for Twosp services/facilities				CIP plan to be done	TB, Treasurer	Very High
	Provide parks, trails, rec facilities to serve all citizens						
	Continue to maintain/improve twosp parks						
	Explore appropriate locations to expand parks, water access, rec facilities						
	Develop future trails to link to other regional trails						
	Maintain/encourage communication between Planning Com and Parks Com						
	Maintain integrity of roads to encourage traffic to move safely, smoothly						
	Maintain Center Rd as arterial providing free flowing w no stops/signals				Future land use will impact Center Road; need to investigate that interaction need to get statistics on Center Road, much discussion on increased traffic	Brad Bickle, Incoming Treas and Gordon Hayward to have meeting w M-DOT	
	Establish access mgmt plan along roadways						
	Continue to document road conditions for road projects				more statistics from County Road Commission?	TB take lead?	
	Encourage street design to provide efficient traffic in neighborhoods						
	Develop additional scenic turnouts and encourage preservation of scenic vistas				Center Road has become Scenic Roadway	TB take lead?	
	Encourage secondary access in new developments						
	Encourage access to public transportation						
	Research feasibility of BATA fixed route						
	Provide pedestrian movement in high density and in commercial areas						
	Provide system for bike traffic w/out conflicting w vehicles						
	Require plan for internal pedestrian movement to adjacent subdivisions						
	Keep lakeshore road ends open for ped access, etc						

Provide efficient Township Services

Develop Capital Improvement Plan (state mandate)

Continue police protection

Use existing facilities in many ways to benefit community

Investigate need for additional or updated fire station

Maintain township library

Develop relationships w neighboring govts for partnering to reduce costs, etc

Assure availability of Electricity and natural gas

Work w companies to create comprehensive future services

Install electric underground in new developments; bury existing if possible

Consider alternative energy sources while maintaining character

Enhance communications within Township

Expand public information on Township web site

Continue to distribute newsletter

Encourage communication w other governmental entities

Evaluate need for future water and sewer districts

Adopt rules so all central systems conform to fed/state/local requirements

Maintain water/sewer agreements with TC

Encourage homeowners to hook-up to public sewer systems

Adopt measures to ensure continued use of good septic systems

Develop plan for individual septic sys maintenance and inspection

Adopt regs to bring all sewage disposal sys up to current stds

Encourage residents to correct deficient sys/consider common/cluster systems

Work w GT DPW to provide collection of septage and holding tank waste

Provide convenient, economical solid waste disposal

maintain transfer station and do curb-side pickup

done

Consider additional recycling drop-off areas

Consider ways to reduce number and frequency of solid waste trucks

done

Provide locations for lawn and woody material waste to be deposited