

Exhibit A

JAN 5, 2015

Table of Contents

Introduction of the Development Team	1
Existing Conditions and Site Analysis Exhibits	2
Project Narrative	3
Summary of Township Regulations	4
Color Site Plan	5
Response to the Conditions of the Township Ordinance	6
Engineered Plan Set	7
Sign Detail	8
COMMON WATERFRONT DETAIL	9
Regulatory Agency Reviews -GT County Soil Erosion -Dock Permitting -Township Storm Water -Fire Dept Review -GT Health Department -Sherriff Review -GT County Road Commission	10



Table of Contents

Application

- Project Team
- Letter of Introduction and Intent
- Project Location Map
- Areal Photo
- USDA Soils Map
- Zoning Map
- Site Analysis Maps
- Existing Conditions Narrative and Exhibits
 - Open Fields
 - Stands of Trees
 - Topography –Steep Slopes
 - Topographic Boundary Survey
 - Lakeshore
- 81 on East Bay PUD Proposal Regulations Summary
- 81 on East Bay PUD Colored Site Plan
- Section 8.1.3 Basis for Determinations
- Section 8.3.2 Objectives
- Section 8.3.3 Qualifying Conditions
- Section 8.3.4 Uses that May be Permitted
- Section 8.3.5 Lot Size Variation Procedure
- Section 8.3.6 Open Space
- Section 8.3.7 Maximum Percentage of Lot Area Covered
- Section 8.3.8 Affidavit
 - Draft Condominium Documents (*Master Deed-By Laws*)
 - Covenant Deed (*Proof of Ownership*)

Drawing Index

- Civil Site Plan Set

Regulatory Agency Reviews

- Grand Traverse County Road Commission, *Driveway Permit*
- Grand Traverse County Soil Erosion Permit
- Township Stormwater Permitting
- Grand Traverse County (*Address Assignment*)
- Grand Traverse County Health Department Permit (*Well and Septic*)
- US Army Corps of Engineers Dock Permitting
- Peninsula Township Fire Department Review
- Peninsula Township Sheriff Review



Project Team

Applicant:

The 81 Development Company, LLC
Kevin O'Grady, Owner
6978 Dixie Hwy, Suite A
Clarkston MI 48346
Phone: (248) 575-3300
Fax: (248) 575-3301
Email: Kevin@insightbuilding.com

Planning and Engineering Consultant:

Mansfield Land Use Consultants
Douglas Mansfield, President
830 Cottageview Drive, Suite 201
Traverse City, MI 49685
Phone: (231) 946-9310
Email: dougm@maaeps.com



January 5, 2015

Peninsula Township
Michelle Reardon, Director of Planning and Zoning
13235 Center Road
Traverse City, MI 49686

Dear Planning Commissioners,

On behalf of Kevin O'Grady of The 81 Development Company, Mansfield Land Use Consultants is pleased to present the Peninsula Township Planning Commission with the following application for site plan review of a special use for the proposed 81 on East Bay residential development. Mr. O'Grady is a Peninsula Township resident. He is also a successful builder and developer having established residential communities in Oakland County, Michigan.

The proposed 81 on East Bay property is the largest remaining privately owned waterfront parcel on the Old Mission Peninsula. The property is over 81 acres in size with over 180 vertical feet of elevation change and 2,500 lineal feet of shoreline frontage on East Grand Traverse Bay. Mr. O'Grady purchased the project parcels in June of 2014 with the intent of developing a residential neighborhood where residents can feel a part of the beautiful natural character of the Old Mission Peninsula. The first few site plans developed for the property were drawn as an R-1B use-by-right and resulted in a typical 68 lot subdivision. It was quickly determined that a use-by-right subdivision plan would destroy the character of the property, and therefore was not the direction to take. So in an effort to preserve the sites natural character including the terraced topography, expansive valley meadow and wooded slopes, Mr. O'Grady chose to develop these parcels as a Planned Unit Development. Pursuing a PUD special-use process rather than the zoned use-by-right review will result in considerable expense of additional time and monetary investment for Mr. O'Grady, but he is resolute in achieving his vision of an open space residential community on this spectacular piece of land.

This PUD proposal is for a 36 lot single-family residential community, a 50% reduction in the allowable density of 71 lots resulting in 65% of the site preserved as common open space including 77% of the lake shore frontage.

I look forward to the opportunity to present this project to you. Please feel free to contact me with any comments or questions.

Sincerely,

Doug Mansfield, President

Mansfield
Land Use Consultants

830 Cottageview Drive
Traverse City, MI 49684
p 231.946.9310
f 231.946.8026
www.mansfield.com

Page 1

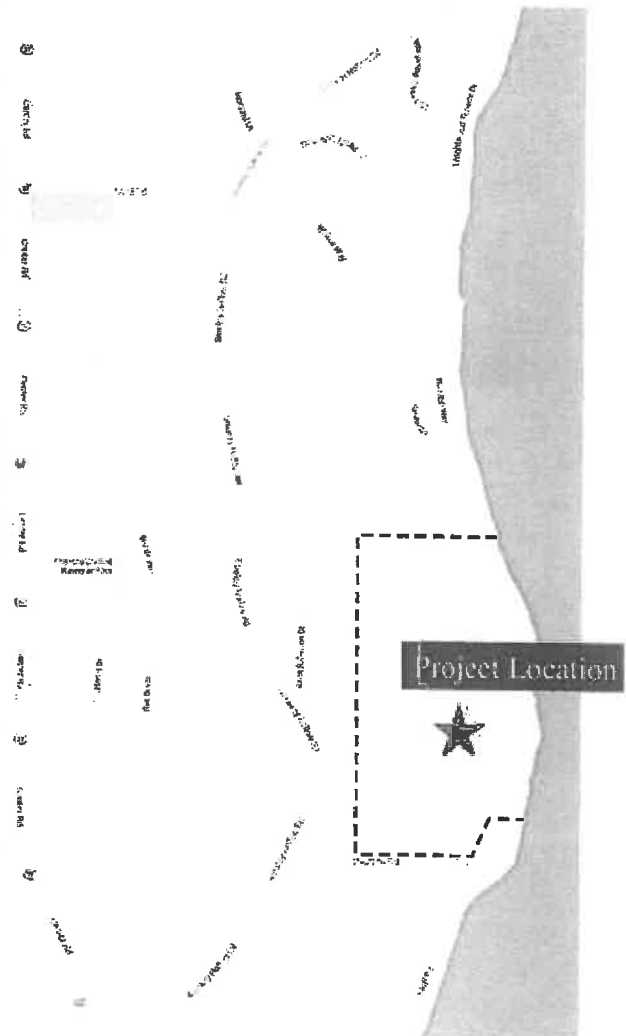
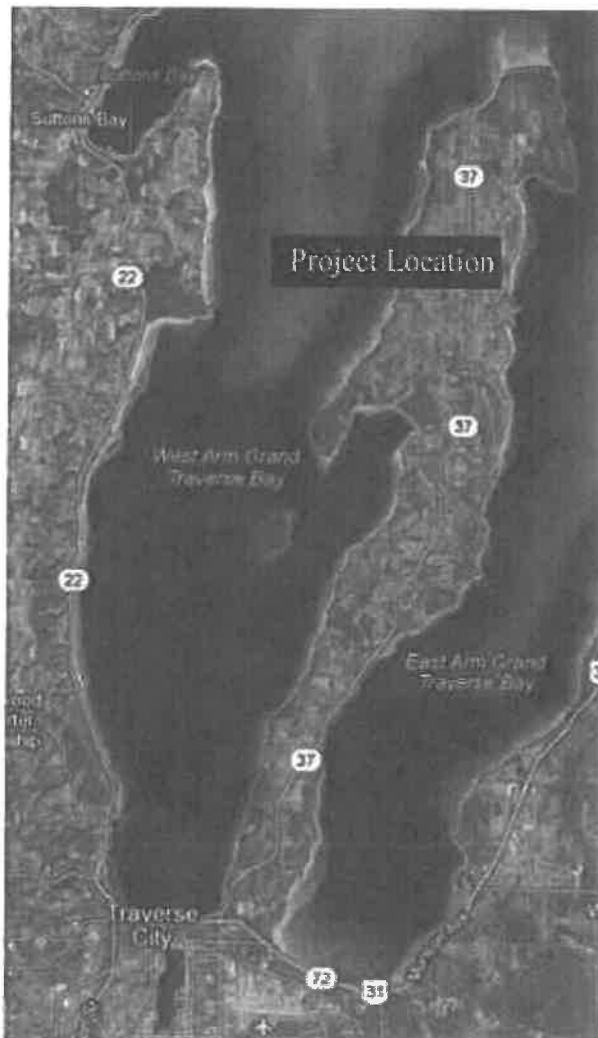
Introduction and Intent

PUD
36 lot
single
family



PROJECT LOCATION

The proposed 81 on East Bay residential development is located on Boursaw Road, 1.5 miles north of Mapleton and 3 miles south of Old Mission.





1993 AIR PHOTO

The oldest available air photo shows a vacant parcel with limited agricultural use.





2012 AIR PHOTO

The most current available sir photo shows a vacant parcel with no agricultural uses.





USDA SOILS MAP

Most of the site consists of sandy and gravelly soils with some steep slopes and a wetland pocket.





USDA SOILS MAP LEDGEND

Soil Map—Grand Traverse County, Michigan

Map Unit Legend

Grand Traverse County, Michigan (MI055)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EmA	East Lake-Mancelona loamy sands, 0 to 2 percent slopes	15.4	13.4%
EmB	East Lake-Mancelona loamy sands, 2 to 6 percent slopes	1.1	1.0%
EyB	Emmet sandy loam, 2 to 6 percent slopes	1.4	1.2%
KaE2	Kalkaska loamy sand, 18 to 25 percent slopes, moderately eroded	0.9	0.8%
LkB	Leelanau-Kalkaska loamy sands, 2 to 6 percent slopes	4.3	3.7%
LkD2	Leelanau-Kalkaska loamy sands, 12 to 18 percent slopes, moderately eroded	8.0	7.0%
LkE2	Leelanau-Kalkaska loamy sands, 18 to 25 percent slopes, moderately eroded	8.3	7.2%
LkF	Leelanau-Kalkaska loamy sands, 25 to 45 percent slopes	17.1	14.8%
LkF2	Leelanau-Kalkaska loamy sands, 25 to 45 percent slopes, moderately eroded	12.7	11.0%
MaA	Mancelona gravelly sandy loam, 0 to 2 percent slopes	7.5	6.5%
MaC	Mancelona gravelly sandy loam, 6 to 12 percent slopes	2.9	2.6%
MaC2	Mancelona gravelly sandy loam, 6 to 12 percent slopes, moderately eroded	9.2	8.0%
Mk	Adrian muck, 0 to 1 percent slopes	1.2	1.0%
RcB	Richter loams, 2 to 6 percent slopes, overwash	9.6	8.3%
Subtotals for Soil Survey Area		99.7	86.4%
Totals for Area of Interest		115.5	100.0%



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/4/2014
Page 3 of 3

Mansfield
Land Use Consultants

830 Cottageview Drive
Traverse City, MI 49684
p 231.946.9310
f 231.546.8926
i www.mansfield.com

Page 6

USDA Soils Ldgend









PENINSULA TOWNSHIP ZONING MAP

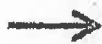
PENINSULA TOWNSHIP

CURRENT ZONING
2003

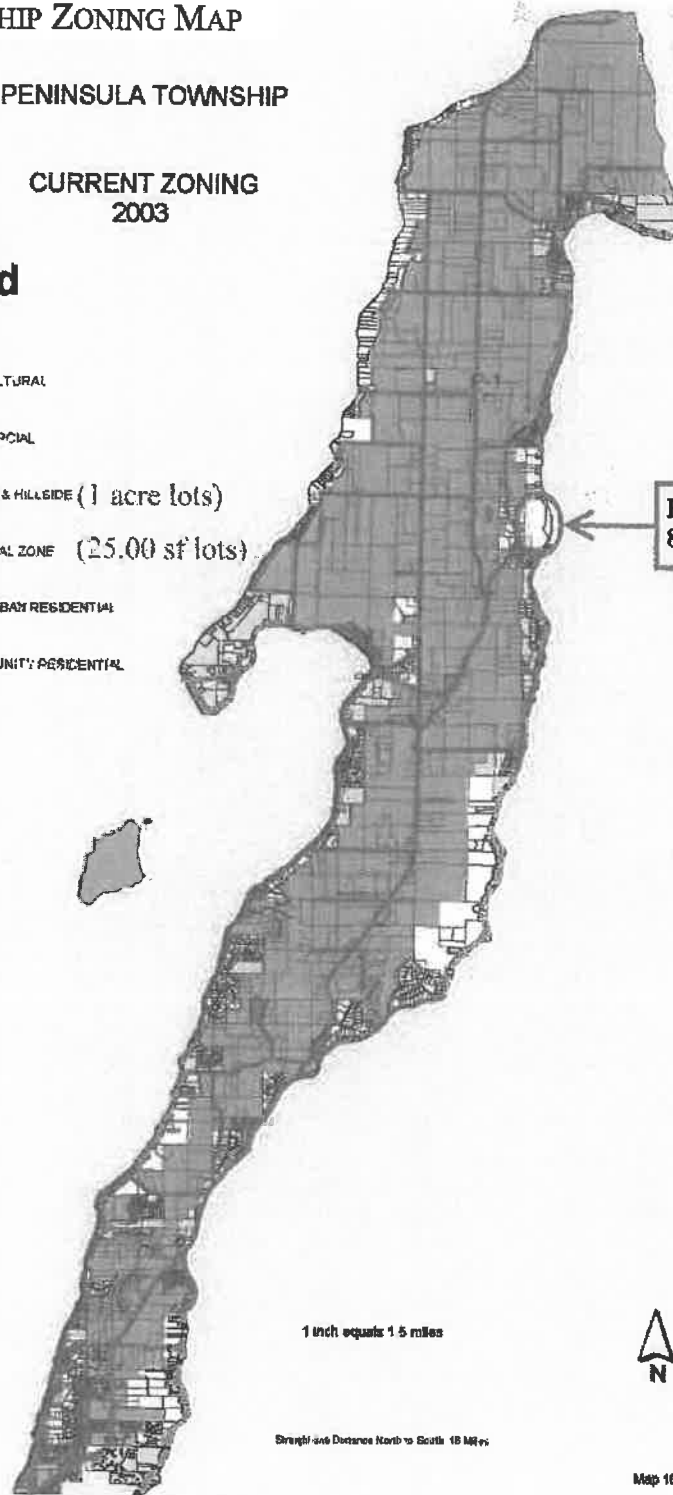
Legend

ZONING

-  A-1 AGRICULTURAL
-  C-1 COMMERCIAL
-  R-1A RURAL & HILLSIDE (1 acre lots)
-  R-1B COASTAL ZONE (25.00 sf lots)
-  R-1C SUBURBAN RESIDENTIAL
-  R-1D COMMUNITY RESIDENTIAL



Project Location
81 acres



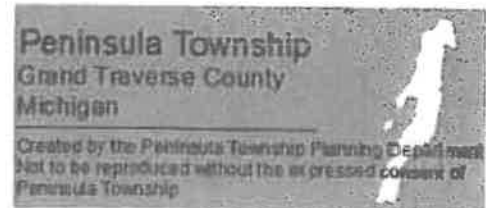
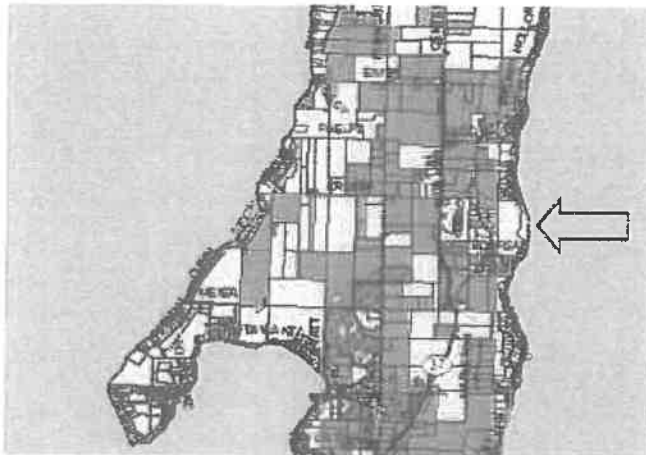
1 inch equals 1.5 miles

Straight line Distance North to South 18 Miles



Map 10

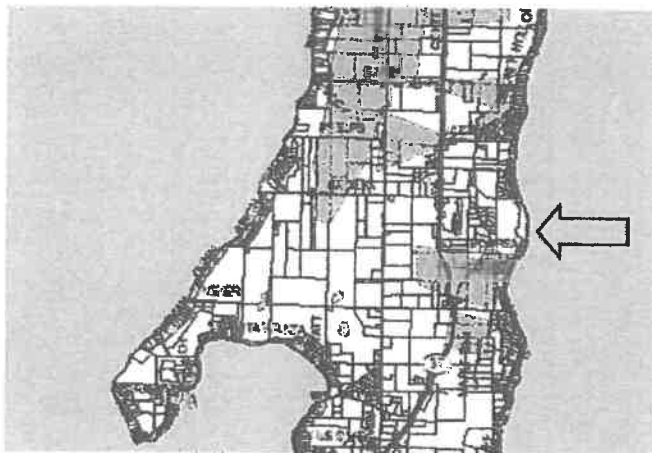
SITE INVENTORY MAPS



Existing Land Use Map - 4

Legend

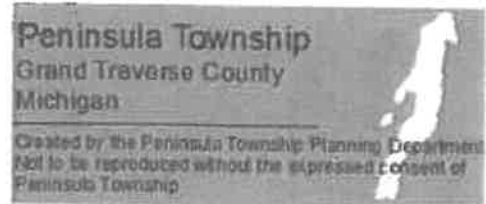
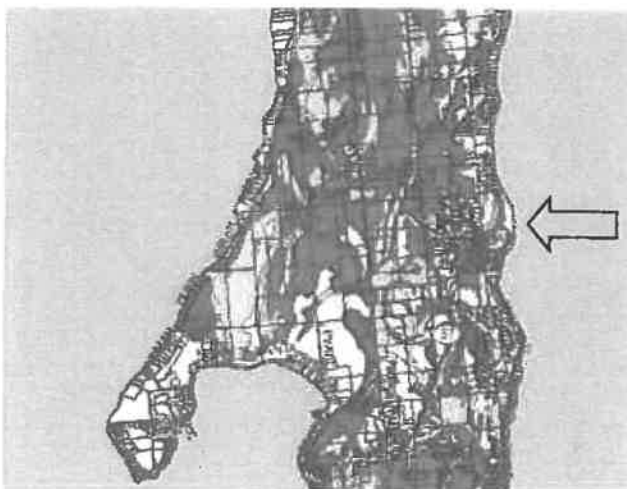
US / State Highway	Public & Semi Public Land
Local Road	Restricted Agriculture
Lake/River	Agriculture
Traverse City	Commercial
Peninsula Township	Residential



Scenic Viewshed Map - 7

Legend

US / State Highway	Traverse City
Local Road	Peninsula Township
Lake/River	Scenic Viewshed



TART Cherry Inventory - 3

Legend

Soil / Slope Condition	Features
Most Desirable	Roads
Moderate Limitations	Peninsula Township
Severe Limitations	Lake/River
Unsuitable	Traverse City

EXISTING CONDITIONS

Open Fields

The center of the site is an open meadow. The long, wide open space of the valley meadow is the most striking feature of the landscape as viewed from the public view shed of Boursaw Road. A small grove of beautifully matured maple trees is located in the southeast corner of the meadow. A wooded wetland pocket is located along Boursaw Road. All of these natural features will be preserved as common open space as part of the 81 on East Bay PUD.



Viewing north along the valley meadow with a maple grove at the right side.



Viewing south towards Boursaw Road with the maple grove at the right side and the wooded wetland to the right of the two track in the distance.



Open Fields continued...



Viewing south towards Boursaw Road along the entire length of the meadow valley.

Stands of Trees

Tree cover is present along the western, northern and eastern perimeters of the site. There is also a stand of trees in a wetland near Boursaw Road and a stand of maples in the meadow.

Trees along the perimeter of the site will be preserved to act as a buffer to the development. The existing stand of trees in the wetland and the meadow will be preserved.



Maple Forest along the ridge.

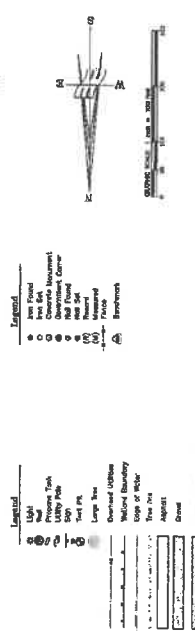


Red Pine planting along the western boundary.



Cedar-Hemlock pocket perched at the top of the terraced ridge at the lakefront.

80.62 ACRES



LEGAL DESCRIPTION PROVIDED:
FOUND IN FILE #ML-173930 FROM PREMIER ADVANTAGE TITLE AGENCY WITH AN EFFECTIVE DATE OF FEBRUARY 28, 2014. 8:00AM

[illegible]

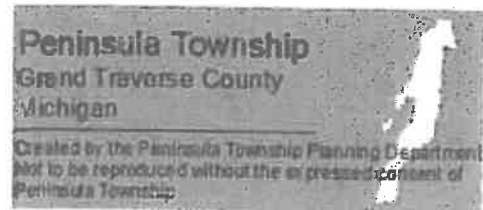
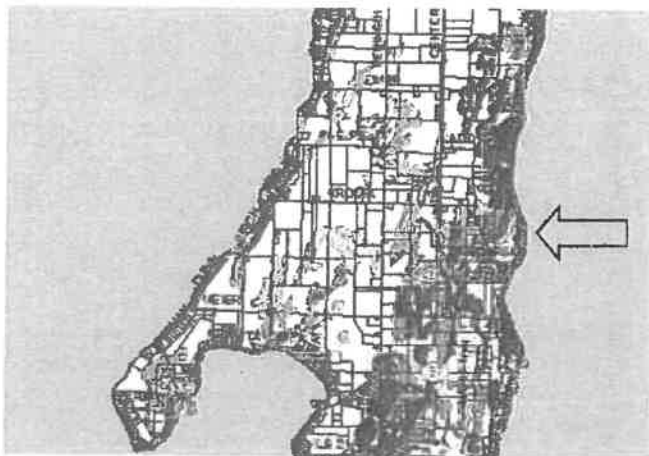
Mansfield
Land Use Consultants
— or —
Mansons - Civil Engineers - Surveyors

P.O. Box 1015
Columbia, Dr., Suite 201
Therapeutic, Inc., 419685
Fax 231-946-9310
E-mail 231-946-8926
www.therapeutic.com
mailto:info@therapeutic.com

QAL 14016 SHIT 1 OF 1

Topography - Steep Slopes

Steep slopes are present along the waterfront and along the hill in the northwest corner of the site. The slopes along the waterfront will be preserved as part of the general common open space waterfront.



Steep Slopes Map - 6

Legend

US / State Highway	SLOPE %
Local Road	12-18
Lake/River	18-25
Traverse City	25-45
Peninsula Township	

The site has two areas of steep slopes. A 70-90 vertical foot ridge along the northern west side of the property, and a 60-80 vertical foot bluff along the northern shoreline frontage.



The bluff along the northern shoreline frontage is extremely steep with a vertical drop of 60 to 80 feet.



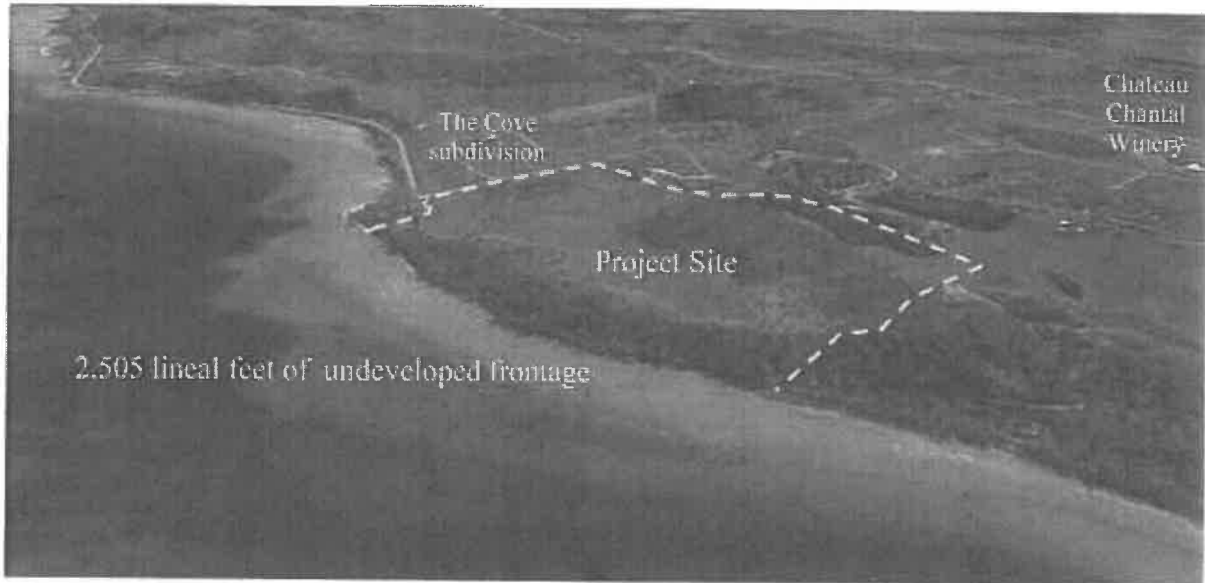
The top of the bluff along the southern shoreline frontage is about 20 vertical feet above the water level.



Lakeshore

The project site has 2,505 lineal feet of frontage on East Grand Traverse Bay. It is the longest piece of privately owned undeveloped lakefront remaining on the peninsula.

The proposed PUD site plan will preserve 77% of the lake frontage as a common open space element for the enjoyment of owners and residents.



An aerial view of the project site from a northeastern perspective.



Existing stairs at the end of an existing access path to the lakeshore will be reconstructed and provided as a common amenity for the owners and residents of the development.

Lakeshore continued...



The entire base of the lakeshore bluff is armored with boulder rip rap and small jetties.



Old Mission Bay is visible from the shoreline.



And existing staircase provides access to the lakefront 20 vertical feet below.



An existing two track trail provides access from the main meadow down the bluff to the lakefront.



THE PROPOSAL REGULATIONS SUMMARY

Proposed Land Use:

The 81 on East Bay, an Open Space Preservation Residential PUD

Site Acreage Computation:

Gross Parcel Acreage

15634 Smokey Hollow Road (Tax ID 28-11-114-001-00)	66.85 acres
15636 Bluff Road (Tax ID 28-11-114-002-00)	14.36 acres
Area above the Ordinary High Water Mark (below the survey traverse line)	1.42 acres
	82.63 gross acres

Existing Boursaw Road Right-Of-Way (0.72 acres within property description)	-n/a
	82.63 net acres

Underlying Zoning:

R-1A Rural Hillside Residential (78.79 acres at 1-acre lots)

Intent and Purpose: This section establishes the R-1A Rural and Hillside Residential District to set standards for the continued development of: (1) rural areas suited to very low density residential development; (2) fragile hillside areas; and (3) interface areas between more intensive residential uses and agricultural land uses. This district includes existing low density residential developments as well as areas within which such development appears both likely and desirable.

R-1B Coastal Zone Residential (3.84 acres at 25,000 square foot lots)

Intent and Purpose: This section establishes the R-1B Coastal Zone Residential District to set standards for the development of residential properties of a semi-rural character along lake shore drives and in areas of high scenic value where more intensive development would deteriorate the Peninsula environment, and less intensive development is not essential to maintenance of the established environment.

Schedule of Regulations:	Per Zoning	Per PUD	Proposed
Number of Lots	62	71	36
Lot size	1 acre	varies	0.57 min. /0.79 average
Height	2 ^{1/2} stories, 35ft	2 ^{1/2} stories, 35ft	2 ^{1/2} stories, 35ft
Front Yard Setback	30ft	30ft	30ft
Side Yard Setback	15ft	15ft	15ft
Rear Yard Setback	30ft (60ft from OHWM)	30ft (60ft from OHWM)	30ft (60ft from OHWM)

Street Trees:	Per Zoning	Per PUD	Proposed
2 Trees per Lot	72 trees	72 trees	125 trees



Open Space (section 8.3.3.6):

Total project site net acres	82.63	
Residential Units	-24.37	
Parking Lot (<i>waterfront access grass parking</i>)	-0.21	
Roads (<i>roadbed + 2ft shoulder</i>)	-3.86	
Total remaining open space	54.19 acres	=65.58% open space provided 65% open space required

Lot Coverage by Structures (Section 8.3.7.(1)):

Single-Family Homes (<i>assuming 5,000sf footprint</i>)	4.13 acres	
Maintenance/Storage Barn	0.14 acres	
Total Lot Coverage	4.27 acres	÷ 82.63 acres = 5% lot coverage 15% lot coverage allowed

Lot Coverage by Structures (Section 8.3.7.(3)):

see chart on next page



Lot Coverage by Structures (Section 8.3.7.(3)):

maximum allowable lot area coverage by structures						
	total lot size		building envelope		max allowable structure	
Site 1	43,007.57	square feet	23,514.49	square feet	17,635.87	square feet
Site 2	30,823.95	square feet	14,712.14	square feet	11,034.11	square feet
Site 3	29,959.74	square feet	14,588.36	square feet	10,941.27	square feet
Site 4	33,222.85	square feet	16,809.45	square feet	12,607.09	square feet
Site 5	37,358.05	square feet	19,574.82	square feet	14,681.12	square feet
Site 6	42,821.80	square feet	23,496.68	square feet	17,622.51	square feet
Site 7	27,666.57	square feet	14,731.82	square feet	11,048.87	square feet
Site 8	28,654.88	square feet	15,400.91	square feet	11,550.68	square feet
Site 9	30,110.12	square feet	16,749.92	square feet	12,562.44	square feet
Site 10	27,727.83	square feet	14,624.55	square feet	10,968.41	square feet
Site 11	28,627.40	square feet	15,274.12	square feet	11,455.59	square feet
Site 12	27,394.98	square feet	14,739.23	square feet	11,054.42	square feet
Site 13	26,334.83	square feet	14,077.10	square feet	10,557.83	square feet
Site 14	26,602.52	square feet	14,663.83	square feet	10,997.87	square feet
Site 15	26,628.72	square feet	14,344.58	square feet	10,758.44	square feet
Site 16	25,724.91	square feet	13,441.49	square feet	10,081.12	square feet
Site 17	26,385.03	square feet	14,146.05	square feet	10,609.54	square feet
Site 18	28,090.56	square feet	15,153.89	square feet	11,365.42	square feet
Site 19	28,359.48	square feet	15,160.64	square feet	11,370.48	square feet
Site 20	29,402.60	square feet	15,841.31	square feet	11,880.98	square feet
Site 21	31,076.42	square feet	16,883.70	square feet	12,662.78	square feet
Site 22	32,002.58	square feet	17,540.93	square feet	13,155.70	square feet
Site 23	32,971.52	square feet	18,359.34	square feet	13,769.51	square feet
Site 24	35,883.20	square feet	20,466.08	square feet	15,349.56	square feet
Site 25	26,157.74	square feet	16,307.45	square feet	12,230.59	square feet
Site 26	23,826.96	square feet	13,709.00	square feet	10,281.75	square feet
Site 27	25,187.98	square feet	14,412.91	square feet	10,809.68	square feet
Site 28	25,465.94	square feet	14,540.78	square feet	10,905.59	square feet
Site 29	25,564.51	square feet	14,611.19	square feet	10,958.39	square feet
Site 30	25,663.08	square feet	14,681.59	square feet	11,011.19	square feet
Site 31	25,761.64	square feet	14,752.00	square feet	11,064.00	square feet
Site 32	25,860.21	square feet	14,822.41	square feet	11,116.81	square feet
Site 33	27,491.23	square feet	15,686.37	square feet	11,764.78	square feet
Site 34	26,875.25	square feet	15,031.13	square feet	11,273.35	square feet
Site 35	28,974.15	square feet	16,841.08	square feet	12,630.81	square feet
Site 36	29,785.99	square feet	17,394.28	square feet	13,045.71	square feet
Barn Parcel	30,728.14	square feet	15,938.05	square feet	11,953.54	square feet
total square feet	1,084,180.93	square feet	593,023.67	square feet	444,767.75	square feet
total acres	24.89	acres	13.61	acres	10.21	acres
% of net total site	0.30		0.16		0.12	



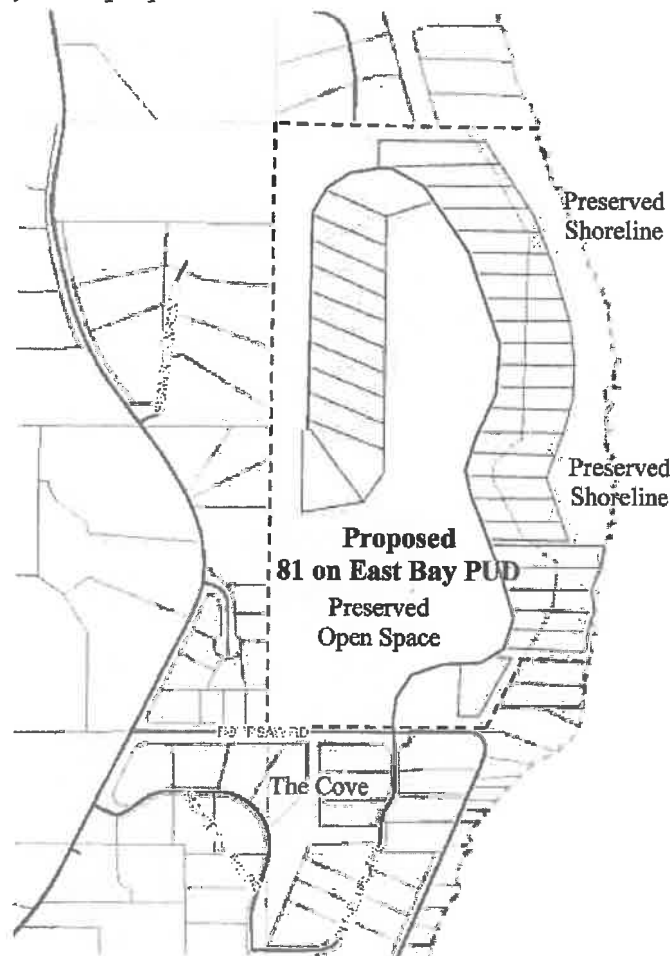
SECTION 8.1.3 BASIS FOR DETERMINATIONS:

Before making recommendation on a special use permit application, the Town Board shall establish that the following general standards, as well as the specific standards outlined in each section of this Article, shall be satisfied.

- (1) General Standards: The Town Board shall review each application for the purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use on the proposed location will:**

- (a) Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.**

The character of the area surrounding the project site is residential in nature, similar to this 81 on East Bay PUD proposal.





The project site is zoned R-1A and R-1B. Zoning surrounding the project parcel is also R-1A and R-1B zoned single-family residential lots. The average lot size surrounding the project site ranges from 1/3 acres to 1+ acres.

Section 8.3.5 of the ordinance regarding the allowable density within a PUD allows a density of 71 single-family residential lots. The proposed 81 on East Bay PUD development is proposing just 36 single-family residential lots with the remaining area of the project site preserved as common open space, including 1,900 lineal feet of East Bay frontage.

(b) Not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity and to the community as a whole.

The proposed residential use is a use-by-right within the R-1A Rural Hillside Zoning District and is surrounded by similarly zoned R-1A and more densely zoned residential R-1B Coastal Zoning.

The 81 on East Bay development is being submitted to the Township as an open space preservation community through a Planned Unit Development. The PUD allows for flexibility in design including smaller lots sizes and clustered lot layouts. Underlying zoning allows a minimum 1-acre lot size with a development density of 71 lots.

This proposal is for a total of 36 reduced size, clustered residential lots (50% of the allowed density) with 65% of the total site including 1,934 lineal feet of waterfront preserved as open space. The proposed lot locations are located within the interior of the project site and out of the public view shed.

(c) Be served adequately by essential facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools.

Project plans will be submitted to public regulating agencies for a review of compliance to published standards. Reviewing agencies include:

Grand Traverse County Road Commission

The local Sherriff

The Fire Department

The Township Engineer for Stormwater Control review

Grand Traverse County Soil Erosion and Sedimentation Control

Grand Traverse County Health Department

Letters of review from the regulating agencies will be provided to the Township.

(d) Not create excessive additional requirements at public cost for public facilities and services.

The proposed low density residential development will be served by private roads, water and sanitary facilities which will be maintained by the homeowners association. An



underground water storage tank will be installed for the use of the Fire Department in the event of a potential firefighting emergency on-site.

(e) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by fumes, glare or odors.

The proposed low density residential development does not generate fumes, glare or odor and will not be detrimental to property, persons or the general welfare.

(2) Conditions and Safeguards: The Town Board may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement shall automatically invalidate the permit granted.

(3) Specific Requirements: In reviewing an impact assessment and site plan, the Town Board and the Planning Commission shall consider the following standards:

(a) That the applicant may legally apply for site plan review.

The applicant is the legal owner of the project site. A copy of the deed recorded in June, 2014 is included as part of this application document.

15634 Smokey Hollow Road (Tax ID 28-11-114-001-00)

15636 Bluff Road (Tax ID 28-11-114-002-00)

(b) That all required information has been provided.

The applicant believes that all required information is provided as part of this application.

(c) That the proposed development conforms to all regulations of the zoning district in which it is located.

The proposed residential use is a use-by-right within the R-1A Rural Hillside Zoning District.

Underlying zoning allows a minimum 1 acre and 25,000 square foot lot size with a development density of 71 lots.

This proposal is for a total of 36 reduced size, clustered residential lots (50% of the allowed density) with 65% of the total site including 1,934 lineal feet of waterfront preserved as open space. The proposed lots are located within the project site and out of the public view shed.

This proposed development exceeds the regulations of the zoning district in which it is located.



(d) That the plan meets the requirements of Peninsula Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage and other public facilities and services.

The proposed residential development will be served by private wells, and both private and community septic systems meeting the requirements of the Grand Traverse County Health Department. Proposed stormwater control measures will be engineered per the Peninsula Township Stormwater Control Ordinance and reviewed for compliance by the Township engineer. The plan will be reviewed by all required regulatory agencies and the resulting documentation will be provided to the Township for review.

(e) That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.

The proposed residential development plans have been submitted to the required regulatory agencies for their review. Resulting correspondence will be provided to the Township.

(f) That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so located on the site plan and at the site per se.

54.20 acres (65%) of the project site is preserved as common open space by pursuing the development as an open space preservation PUD rather than the R-1B zoned use-by-right. Common open space areas are identified on the site plan, including 1,934 lineal feet of East Grand Traverse Bay waterfront.

(g) That the proposed development property respects flood ways and flood plains on or in the vicinity of the subject property.

There are no flood ways or flood plains in the vicinity of this site.

The development site plan meets or exceeds the required 60-foot building setback from the Ordinary High Water Mark of East Grand Traverse Bay.

(h) That the soil conditions are suitable for excavation and site preparation, and that organic, wet or other soils which are not suitable for development will either be undisturbed or modified in an acceptable manner.

A USDA soils map has been provided as part of this submittal package. In addition, numerous soil borings have been taken on-site.

Most of the project site consists of sandy and gravelly soils suitable for residential lot development and road construction.

A wooded wetland pocket along Boursaw Road near the entrance to the development will remain undisturbed.

The community sanitary drain field and stormwater basins are located in areas where existing soils will best accommodate the use.



(i) That the proposed development will not cause soil erosion or sedimentation problems.

Soil erosion prevention measures standard to the industry are included in this proposed site design. No graded areas will exceed 1 on 4 slopes, and all disturbed areas will be seeded promptly upon the completion of construction work.

The County Building inspectors will review the applicants compliance with standard County Soil Erosion measures.

(j) That the drainage plan for the proposed development is adequate to handle anticipated stormwater runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.

The drainage facilities of the proposed site plan maintain the intent of the natural on-site drainage patterns. Paved roadways are curbed with drain structures that convey stormwater to a basin located in the valley meadow. The stormwater basin is sized to standards of the Township Stormwater ordinance to ensure that neighboring properties will not be impacted by additional runoff resulting from this development. The Township engineer will review the applicants compliance with standard Township stormwater drainage measures.

(k) That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.

The proposed grading is what is minimally required in order construct the roadway, buildable lake view residential lots and septic and stormwater infrastructure.

The proposed grading fits in with the existing character of the landscape and will not impact neighboring properties.

(l) That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.

The existing flow of air drainage through the site is from north to south along the meadow valley out letting at The Cove residential development to the south. Proposed grading as part of this project will not change the general cold air drainage flow of the site, and there is no agricultural use within the vicinity of the path of cold air drainage.

(m) That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage or erosion control.

This project is proposed for completion in one phase, including grading, road and utility infrastructure installation.

(n) That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.

There are no existing public facilities within the vicinity of this project site. Proposed



sewer, water, stormwater and roadway infrastructure will be privately owned and maintained by the homeowners association.

(o) That landscaping, fences or walls may be required by the Town Board and Planning Commission in pursuance of the objectives of this Ordinance.

The plan meets the Section 6.9.3.5 Street Trees requirement of the ordinance providing two street trees per residential condominium lot. Additional landscaping is provided at the site entrance along Boursaw Road including a masonry entrance gateway feature/development sign, fencing, and landscape planting.

A 30-foot PUD perimeter setback around the entire site provides a buffer to neighboring properties.

(p) That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.

The proposed residential development does not include any parking lot layouts. Private residential parking will be accommodated on the individual residential lots. Informal turf parking is provided along 81 Avenue at the lake front access per Section 7.4.2(3(c) and (d) of the ordinance.

(q) That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.

The proposed development has a private dead end road to serve 36 residential lots. There are no sidewalks proposed, but there is a trail to the lakefront access. It is anticipated that such a small population on a private road will be a safe environment.

(r) That outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties. Each individual lot owner is responsible for their own garbage disposal service.

(s) That the proposed site is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.

The 81 on East Bay site is the last large privately owned waterfront parcel on the peninsula.

The proposed development meets the objectives of the Ordinance and the principles of sound planning by seeking approval through a Planned Unit Development. This PUD offers a 50% reduced lot density and a 65% open space preservation including a wetland, steep slopes, wooded acreage and 1,934 lineal feet of waterfront on a very scenic parcel of land.



SECTION 8.3 PLANNED UNIT DEVELOPMENTS:

It is the purpose of this Section to encourage more imaginative and livable housing environments within the Planned Unit Development Districts and Residential Districts and to encourage the retention of agricultural land in active production within the Agricultural Zoning District through a planned reduction of the individual lot area requirements for each district, providing the overall density requirements for each district remain the same. Such reduction of lot area requirements shall only be permitted when a land owner, or group of owners acting jointly, can plan and develop a project as an entity and thereby qualify for regulation of that project as one land use unit, rather than an aggregation of individual buildings located on separate, unrelated lots. Under these conditions, a special use permit may be issued for the construction and occupancy of a planned unit development providing the standard, procedures, and requirements set forth in this Section can be complied with.

SECTION 8.3.2 OBJECTIVES:

The following objectives shall be considered in reviewing any application for a special use permit for planned unit development.

1. **To provide a more desirable living environment by preserving the natural character of open fields, stand of trees, steep slopes, brooks, ponds, lake shore, hills, and similar natural assets.**

The proposed 36 lot PUD site plan provides an open space preservation living environment which is much more desirable than the cookie-cutter 71 lot subdivision that is allowed as a use-by-right. The project site contains five of the seven natural characteristics listed above including open fields, stand of trees, steep slopes, lake shore and a hill.

OPEN FIELDS

The center of the site is an open meadow. The site access road will skirt the east edge of the meadow and community infrastructure such as storm water control, an underground water tank and community wastewater treatment will be located in the meadow, but aesthetically, it will maintain its open appearance. Remaining common open space may be planted to an agricultural use in the future.

STANDS OF TREES

Tree cover is present along the western, northern and eastern perimeters of the site. There is also a stand of trees in a wetland near Boursaw Road and a stand of maples in the meadow. Approximately half of the existing tree cover will be removed to accommodate grading and earthwork for the project. Trees along the perimeter of the site will be preserved to act as a buffer to the development. The existing stand of trees in the wetland and the meadow will be preserved.

STEEP SLOPES

Steep slopes are present along the waterfront and along the hill in the northwest corner of the site. The slopes along the waterfront will be preserved as part of the general common



open space waterfront. An existing trail will provide owners and residents access to the waterfront.

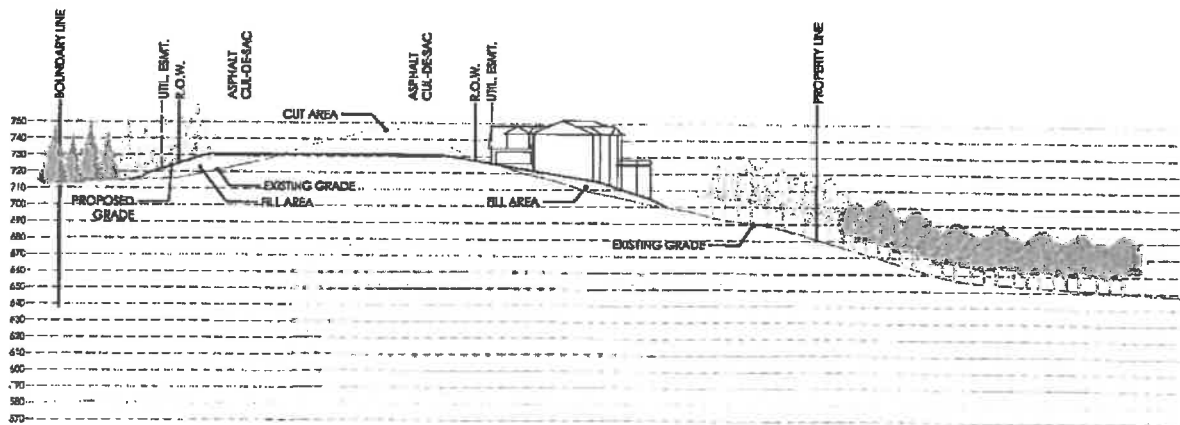
The site access road will terminate with a cul-de-sac at the top of the hill providing walkout lots along the hills east facing slopes.

LAKESHORE

The project site has 2,505 lineal feet of frontage on East Grand Traverse Bay. It is the longest piece of privately owned undeveloped lakefront remaining on the peninsula. The proposed PUD site plan will preserve 77% of the lake frontage as a common open space element for the enjoyment of owners and residents. The 6 lots along southernmost 571 lineal feet of shoreline are direct lakefront lots. The next 18 lots (lots 7-24) are perched atop the lakefront bluff, set back 160-300 feet from the Ordinary High Water Mark.

HILL

A forested hill is located along the north half of the west side of the site. The remaining lots 25-36 are located along the hilltop the northwest side of the site. The hill provides a natural terrace for bay views over the home sites located along the lake bluff. The twelve lots proposed along the east side of the hill provide walkout home sites with views of East Bay. Existing trees along the west side of the hill will be preserved as a vegetative buffer to the neighboring home sites.



A cross section of the proposed development on the ridge along the western boundary of the project site.

2. To provide open space options.

As a PUD, the project is required to provide a minimum of 65% open space, which equates to 53.71 acres of land preserved as common open space. The 81 on East Bay provides 54.20 acres, 65% open space in a variety of landforms including over 1,900 lineal feet of waterfront and shoreline bluff, a wetland, a valley meadow, a stand of buffering evergreen trees, and stands of maple trees.



3. **To encourage developers to use a more creative and imaginative approach in the development of residential areas.**

A clustered residential lot layout provides for 65% of the site to be preserved in common open space. Residential areas are clustered along the top of the shoreline ridge, preserving the fragile ridge and lakefront in common open space, and along the hill top ridgeline to provide views of the water without impacting the valley which is preserved for potential future agricultural uses.

4. **To provide for more efficient and aesthetic use of open areas by allowing the developer to reduce development costs through the by-passing of natural obstacles in the residential project.**

The underlying zoning would allow for carving up the entire site into 61 one-acre lots. Developer is only asking for 36 lots along prime bay view locations, preserving most of the waterfront and the valley meadow as open space, and also maintaining the open space along Boursaw Road for minimal aesthetic change as viewed along the road corridor.

5. **To encourage variety in the physical development pattern of the Township by providing a mixture of housing types.**

The 81 on East Bay PUD provides for a variety in lot types including lots with direct lake frontage, shoreline bluff top view lots and ridge top view lots. All lot types are very desirable while appealing to slightly different populations.

6. **To provide for the retention of farmland by locating the allowed number of housing units on the agricultural parcels of land in clusters which are suitable for residential use and keep the remaining agricultural land in production or fallow and available for production.**

Based on available air photos, the project parcel has not been farmed in over 10 years. Due to steep slopes and a natural wetland, only about half of the project site is suitable for farming. Most of the proposed lot development is proposed around the perimeter of the site where steep slopes are present, leaving the rolling meadow in the middle of the project site to remain in common open space with potential for future agricultural uses.



SECTION 8.3.3 QUALIFYING CONDITIONS:

Any application for a special use permit shall meet the following conditions to qualify for consideration as planned unit development.

1. The planned unit development project shall not be less than twenty (20) acres in area, shall be under the control of one owner or group of owners, and shall be capable of being planned and developed as one integral unit. **PROVIDED** that the project acreage requirement may be reduced by the Township Board if the Board determines that the proposed use is a suitable and reasonable use of the land.

The project site is made up of two adjacent parcels of land totaling 82.63 acres, and is solely owned by The 81 Development Company. See the attached deed.

2. The planned unit development project shall be located within a Residential or Agricultural District, or a combination of the above Districts. Individual planned unit developments may include land in more than one zone district in which event the total density of the project may equal but not exceed the combined total allowed density for each district calculated separately.

The project site is predominantly zoned R-1A Rural and Hillside with a small piece zoned R-1B Coastal Zone in the southwest corner. The total possible density of the site is 66 one-acre lots and five 25,000 square foot lots, equaling a total of 71 lots allowed on the site.

The proposed PUD is requesting only 36 lots ranging in size from 23,827sf to 43,008sf. The result is a 50% reduction in allowable density, while preserving 65% of the site as common open space including over 77% of the 2,505 lineal feet of East Bay water front.

3. Water and waste disposal shall comply with the Township Master Plan and be approved by Grand Traverse County or State of Michigan requirements. It is recognized that joining water and sewer ventures with contiguous or nearby land owners may prove to be expedient.

Each of the 36 home lots will have a private well. Lots 1-6, will have individual sanitary systems, and lots 7-36 will be serviced by an on-site community wastewater treatment system to meet State and Local Health Department requirements.

4. The proposed density of the planned unit development shall be no greater than if the project were developed with the lot area requirements of the particular zone district or districts in which it is located subject to the provisions of Section 8.1. except as provided by Section 8.3.5 (1).

The project site is zoned R-1A and R-AB with a total possible density of 71 lots allowed. The proposed PUD is requesting 36 lots, a 50% reduction in allowable density, while preserving 65% of the site as common open space including over 77% of the shoreline frontage.



5. Open space shall be provided according to Section 8.3.6.

Open space is provided per Section 8.3.6 (1) Open Space Preserved for Private Use. 65% of the sites net acreage will be kept in open space owned by the Home Owners Association for the sole use and enjoyment of owners and residents within the PUD. Common elements within the community open space include a maintenance and storage barn, and boat docks.

6. For purposes of this Section 8.3, Open Space does not include building envelopes, parking lots and roads (roadbed width plus two (2) foot shoulders on each side).

<i>Total project site net acres</i>	<i>82.63</i>	
<i>Residential Units/Lots</i>	<i>-24.37</i>	
<i>Parking Lot (waterfront access grass parking)</i>	<i>-0.21</i>	
<i>Roads (roadbed +2ft shoulder)</i>	<i>-3.86</i>	
<i>Total remaining open space</i>	<i>54.19 acres</i>	<i>=65.58% open space provided</i>
		<i>65% open space required</i>

7. The proposed planned unit development shall meet all of the standards and requirements outlined in this Section 8.3 and also Section 8.1. and Article VII.
Please refer to the parts of this submittal relating to Section 8.3 and Section 8.1.

SECTION 8.3.4 USES THAT MAY BE PERMITTED:

The following uses of land and structures may be permitted within planned unit developments:

1. Single family dwellings.

36 single-family home sites are proposed. (71 single-family lots are allowed per the PUD calculation for density based on the underlying zoning districts)



2. Two-family dwellings.

None proposed

3. Group housing, row houses, garden apartments, or other similar housing types which can be defined as single-family dwelling with no side yards between adjacent dwelling units, Provided that there shall be no more than eight (8) dwelling units in any contiguous group.

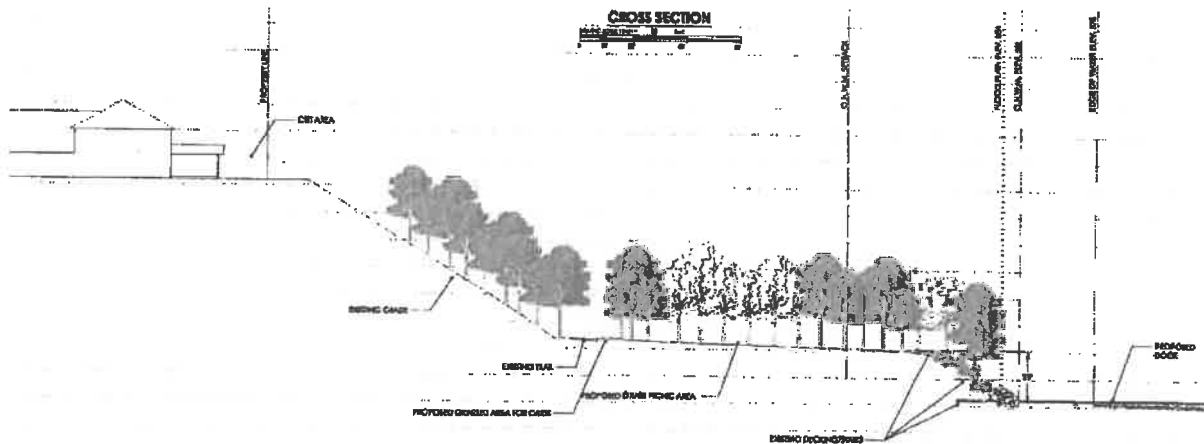
None proposed.

4. Open space according to Section 8.3.6 Provided that only the following land uses may be set aside as common land for open space or recreation use under the provisions of this Section:

(a) Private recreational facilities (but not golf courses) such as pools, or other recreational facilities which are limited to the use of the owners or occupants of the lots located within the planned unit development.

Private recreational facilities for owners and residents located within the community common open space area includes a shared waterfront dock.

The shared waterfront dock will provide one boat hoist per residential lot. Shared waterfront dock allowance calculations are as follows:



Section 7.4.2.3(b)

Required: 55 lineal feet of shoreline for the first two families plus another 5 lineal feet for each additional family, shoreline measured at O.H.W.M.

First two families: 55 lineal feet

34 additional families: 170 lineal feet

225 lineal feet of shoreline required

1,990 lineal feet of shoreline at OHWM provided

Section 7.4.2.3(c)

Required: One parking space for each boat hoist shall be provided.

36 boat hoists are proposed.

36 parking turf spaces are provided along the shoulder of 81 Avenue at the location of the trailhead to the beach access. Personal golf carts or small ATVs may drive on the beach access trail as far as the picnic pavilion. No unauthorized motorized vehicles are allowed on the beach.

Section 7.4.2.4

Required: Group docking, hoist and other related facilities and boat hoists shall not exceed one dock per parcel and one boat hoist per fifty (50) feet of shoreline, measured at the ordinary high water mark, and shall be located as near as possible to the center of the parcel.

1,990 lf of common shoreline at the OHWM ÷ 50 lf per hoist = 39 hoists allowed

36 hoists proposed

One dock allowed per parcel x 36 parcels = 39 docks allowed

1 dock proposed



Should a lot owner with private water frontage (lots 1-6) choose to install a private dock system on their own lakefront, the number of hoists on the community dock will be adjusted to subtract that lots allowed hoist on the community dock.

Approval of the community dock system will be subject to obtaining US Army Corps of Engineers permitting.

(b) Historic building sites or historical sites, parks and parkway areas, ornamental parks, extensive areas with tree cover, low lands along streams or areas of rough terrain when such areas have natural features worthy of scenic preservation.

There are no historic structures on the site. An old storage barn on the western property line will be removed as part of this project.

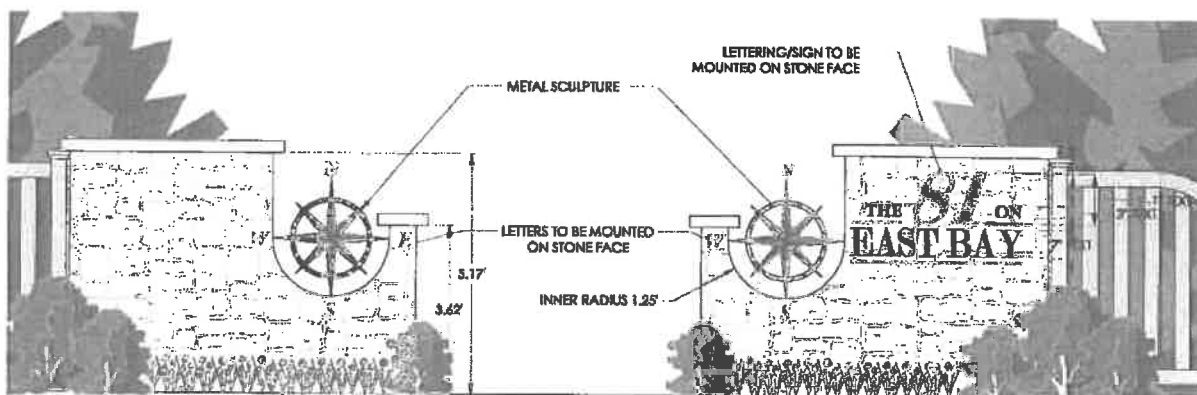
Scenic natural features such as a wetland pocket, valley meadow, wooded areas, a steep bluff and most of the shoreline along East Bay will remain as community open space.

(c) Commonly owned agricultural lands.

No agricultural lands are proposed.

5. Signs as allowed by Section 7.11.

Stone entrance monuments with compass rose sculptures create a gateway to the development's entrance landscape. Sign lettering identifying the development is mounted to the eastern entrance monument. The total sign face is 6-square feet as allowed per the ordinance Section 7.11.6(3)(d) entrance way signage.



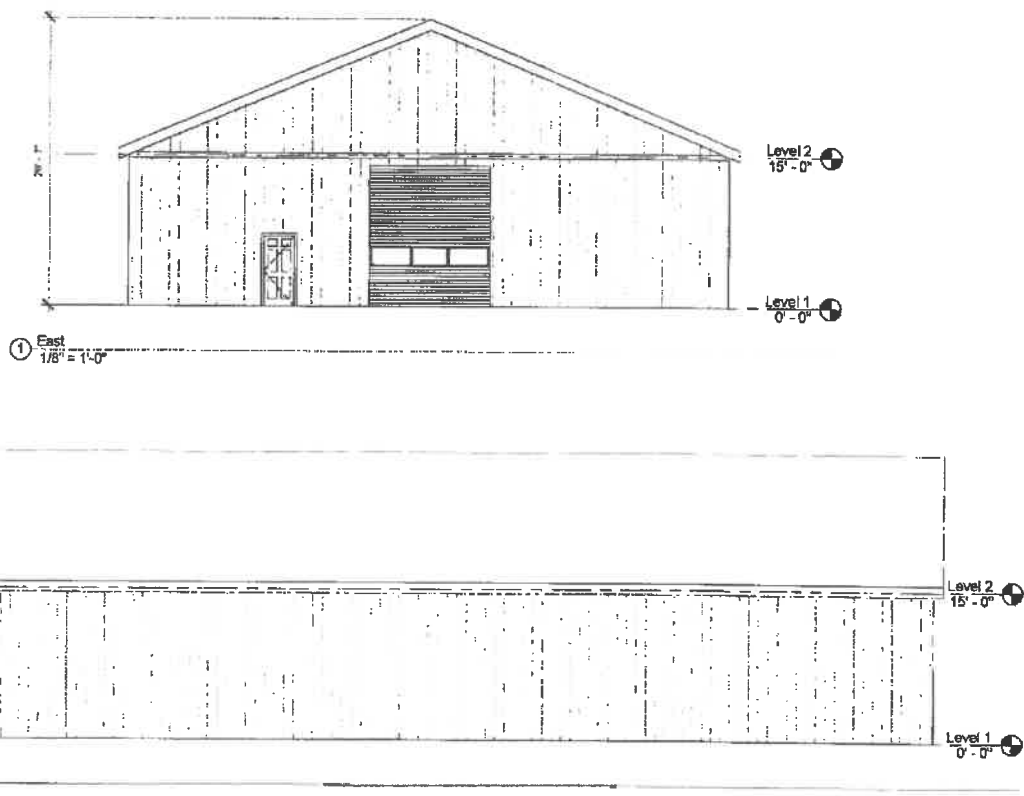
6. Deed restricted Agricultural lands.

There are not deed restricted agricultural lands on site.

7. Garages and accessory buildings and uses exclusively for the use of residents of the planned unit development and for the proper maintenance thereof.

A maintenance and storage barn is located in the community common open space. It is tucked in behind the wooded wetland with trees planted along the north side of the structure to provide additional screening.

The intent of the structure is to provide storage to the owners and residents of the community.





SECTION 8.3.5 LOT SIZE VARIATION PROCEDURE:

The lot area for Planned Unit Developments within Residential and Agricultural Districts may be reduced from those sizes required by the applicable zoning district within which said development is located by compliance with the following procedures:

1. **Site Acreage Computation:** The net acreage proposed for a planned unit development shall be computed to determine the total land area available for development into lots under the minimum lot size requirements of the applicable zoning district in which the proposed planned unit development is located.

- (a) **Lands below the Ordinary High Water Mark shall not be considered as part of the net acreage.**

The most recent topographic and boundary survey computes the gross acreage of the project site to be 80.62 acres. This calculation does not include the 2.01 acres of land between the eastern traverse line and the Ordinary High Water Mark. The traverse line is approximately 25 feet west of, and 20 feet above the Ordinary High Water Mark. Therefore the total gross and net site acreage including land above the OHWM is 82.63 acres.

- (b) **Street rights-of-way shall be included in net acreage provided the property legal description includes the right-of-way. (REVISED BY ARTICLE VIII 112 AMENDMENT 158)**

The existing Boursaw Road ROW is included in the property's legal description, and therefore included in the total gross and net site acreage is 82.63 acres.

2. **Maximum Number of Lots and Dwelling Units:** After the net acreage has been determined by the above procedure, the maximum number of lots and/or dwelling units that may be approved within a planned unit development shall be computed by subtracting from the net acreage a fixed percentage of said total for street right-of-way purposes, and dividing the remainder by the minimum lot area requirement of the zoning district in which the planned unit development is located.

- (a) **The fixed percentages for street right-of-way purposes to be subtracted from the net acreage shall be fifteen (15) percent for the R-1A and R-1B residential districts, twenty (20) percent for the R-1C district and thirty (30) percent for multiple family development in the R-1D district. These percentages shall apply regardless of the amount of land actually required for street right-of-way.**

78.79 acers net zoned R-1A

3.84 acres net zoned R-1B

82.63 total net acres

82.63 net acres x 0.15 = 12.39 acres calculated for future street ROW

82.63 net acres - 12.39 acres future ROW = 70.24 total acres remaining

70.24 total acres remaining (66.40 zoned R-1A / 3.84 zoned R-1B)



66.40 acres zoned R-1A

66.40 acres / 1 acre lots allowed = 66 lots allowed

3.84 acres zoned R-1B

3.84 acres / 25,000 square foot lots allowed = 5 lots allowed

A total of 71 lots are allowed on the project site.

36 lots are being requested as part of this PUD application, that's only 50% of the allowed density.

(b) Under this procedure, individual lots may be reduced in area below the minimum lot size required by the zone district in which the planned unit development is located, PROVIDED that the total number of dwelling units and/or lots created within the development is not more than the maximum number that would be allowed if the project were developed under the minimum lot area requirements of the applicable zone district or districts in which it is located. Units may be distributed without regard to district boundaries.

Proposed lot sizes within the proposed PUD range from 43,000 square feet (about one acre) to 23,800 square feet (about ½ acre).

The average lot size is 28,800 square feet (about ¾ acre).

- 3. Permissive Building Envelope: Building Envelope shall be as shown on the Site Plan and not included as open space.**

Building envelopes are identified by the building setbacks from the individual lot lines. A total of 13.61 acres of the 82.63 acre site is designated building envelope (16% of the project site).

The average size building envelope is 15,800 square feet. The proposed home, any accessory structures, well and individual septic system will be located within the building envelope.

- 4. Permissive Minimum Lot Area: Minimum Lot Area shall be as determined by the Township Board and shown on the Site Plan.**

The smallest (minimum) proposed lot size is 23,800 square feet.

The average lot size is 28,800 square feet (about ¾ acre).

Lots 1-6 are slightly larger to accommodate on-site well and septic per the standards of the Grand Traverse County Health Department.

Lots 30-36 will be serviced by a community waste water treatment system per the standards of the Grand Traverse County Health Department and State permitting.

- 5. Maximum Permissive Building Height: 2.5 stories but not exceeding 35 feet. Accessory buildings shall not exceed a height of 15 feet. Provided that the height of agricultural buildings may be increased pursuant to Section 7.3.3 Permitted Exceptions, Agricultural Districts.**



All proposed structures on the site will comply with the 2nd story/35-foot maximum height restriction. Accessory structures will not exceed the 15-foot height restriction.



SECTION 8.3.6 OPEN SPACE:

The Township Board shall utilize one of the following four options for dedication of the provided open space:

- 1. Open Space Dedicated for Private Use: A residential planned unit development with a minimum of 65% of the net acreage kept as open space and owned by the Home Owners Association or Condominium Association. That open space land shall be set aside as common land for the sole benefit, use and enjoyment of present and future lot or home owners within the development. ARTICLE VIII 113**

- a) Such open space shall be conveyed by proper legal procedures from the project owner or owners to a home owners association or other similar non-profit organization. (REVISED BY AMENDMENT 170)**

Refer to the attached draft condominium master deed and bylaws.

- b) Documents providing for the maintenance of said land and any buildings thereon to assure that open space land remains open shall be provided to the Township Board for its approval.**

Refer to the attached draft condominium master deed and bylaws.

- c) The access and characteristics of the open space land are such that it will be readily available and desirable for the use intended.**

Open space elements include:

- the common lake frontage,*
- gravel path to the lakefront,*
- dock,*
- PUD perimeter buffer open space to the north and west,*
- the valley meadow,*
- and a storage barn.*

- ~~**2. Open Space Dedicated for Public Use: A Residential Planned Unit Development with a minimum of 10% of the net acreage dedicated to the Township. That open space land shall be dedicated to the Township for park or recreational purposes by the project owner or owners provided that the Township Board makes the following determinations:**~~

- ~~**(a) The location and extent of said land is not in conflict with the Master Plan of Peninsula Township.**~~

- ~~**(b) The access to and the characteristics of the open space land is such that it will be readily available to and desirable for the use intended.**~~

- ~~**3. Open Space Dedicated for Deed Restricted Agricultural Land: A Planned Unit Development with a minimum of 65% of the net acreage as deed restricted agricultural land. That open space shall be retained in agricultural use as specified on**~~



the site plan with the following conditions:

a) ~~The Land shall be used exclusively for farming purposes.~~

b) ~~A conservation easement shall be granted to Peninsula Township that restricts uses to those that are allowed on deed restricted agricultural land subject to conservation easements purchased by Peninsula Township pursuant to the Purchase of Development Rights Ordinance No. 23.~~

c) ~~A farmstead parcel consisting of a residence for the owner or operator of the farm along with any or all of the following outbuildings may be shown on the site plan if approved by the Township Board:~~

~~1. Barns existing or proposed for uses necessary for agricultural production.~~

~~2. Outbuildings existing or proposed for storage of machinery and equipment used for agricultural production. If a farmstead is shown on the site plan it shall be counted as one of the allowed dwelling units in the planned unit development.~~

(d) ~~The deed restricted agricultural land may be sold separately from the dwelling parcels.~~

4. ~~Open Space Apportioned Between Private Use and Deed Restricted Agricultural Land: The Township Board may approve open space apportioned between Private Use and Deed Restricted Agricultural Land described in (1) and (3) above provided, that in addition to the provisions of (1) and (3) above, the Deed Restricted Agricultural Land portion:~~

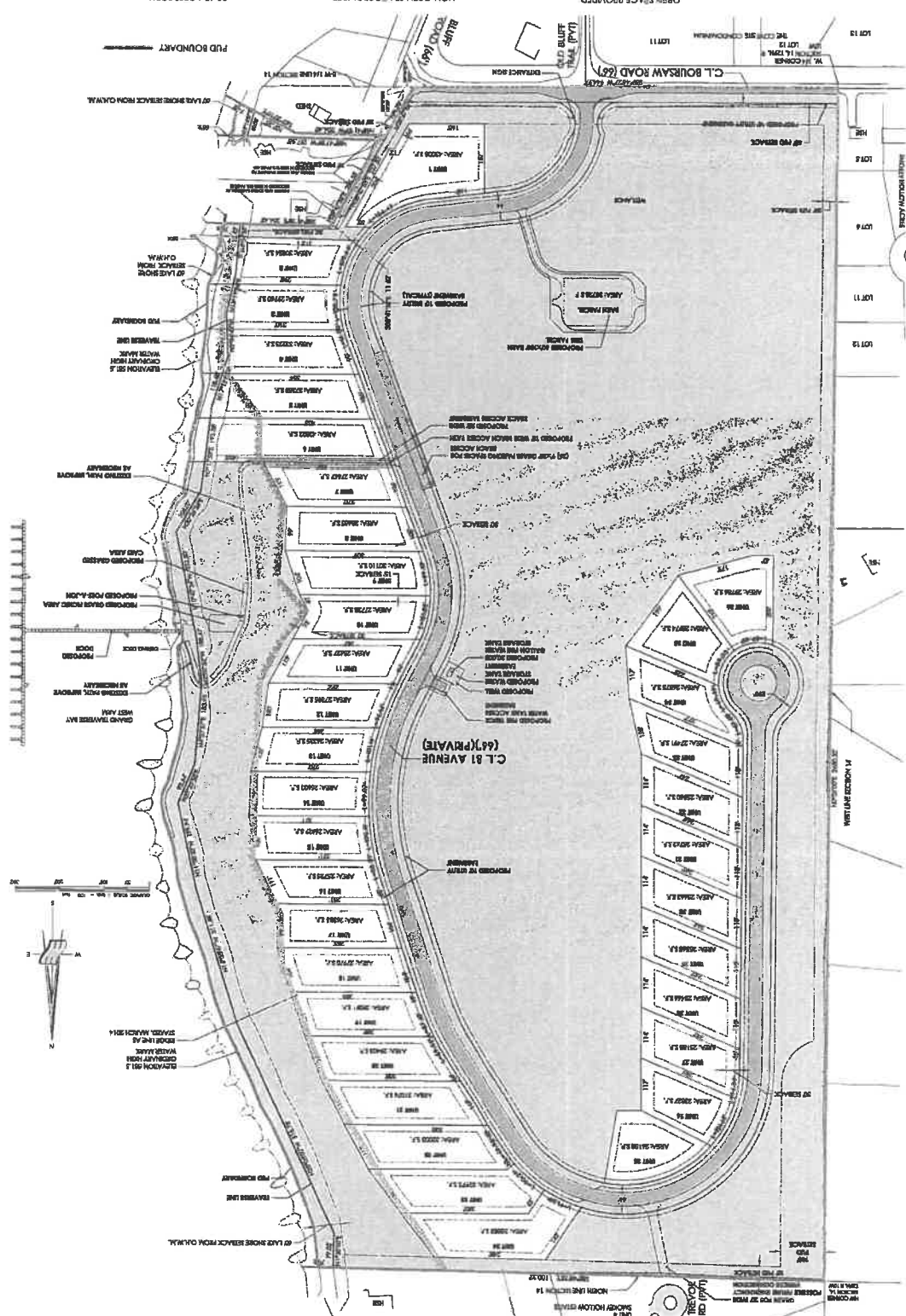
(a) ~~Shall be a minimum of five acres. ARTICLE VIII 114~~

(b) ~~Shall be viable farmland as determined by the Township Board.~~

(c) ~~Irrespective of (3) above; no buildings shall be allowed.~~

830 Connecticut Ave., Ste. 201
P.O. Box 4015
Thousand Oaks, CA 91320
Phone: 818-46-3510
www.mindgarden.com
info@mindgarden.com

82.63 ACRES TOTAL
MINIMUM 53.71 ACRES
MAXIMUM 28.92 ACRES (35% NON-OPEN SPACE ALLOWED)





SECTION 8.3.7 MAXIMUM PERCENTAGE OF LOT AREA COVERED BY ALL STRUCTURES:

- (1) The maximum percent of lot area covered by all structures shall not exceed fifteen (15) percent of net acreage.**

A total of 13.61 acres of the 82.63 acre site is designated building envelope.

The proposed building envelopes make up 16% of the sites total net acreage.

Let's presume that 5,000 square feet of the typical 15,000 square foot building envelope is covered in structures on all 36 lots. This would result in 180,000 square feet (4.13 acres) of total lot coverage by structures. That equals 5% total net lot coverage by structures of the entire site, or 1/3rd of the allowable 15% coverage per the PUD.

- (2) A Building Envelope within which structures may be located shall be shown on the site plan for all existing or future structures.**

Building envelopes are identified by the building setbacks from the individual lot lines.

- (3) The maximum number of square feet to be covered by all structures for each building envelope shall be shown on the site plan or attached to it.**

Each building envelope will not exceed a maximum of 3/4 lot coverage by structures.

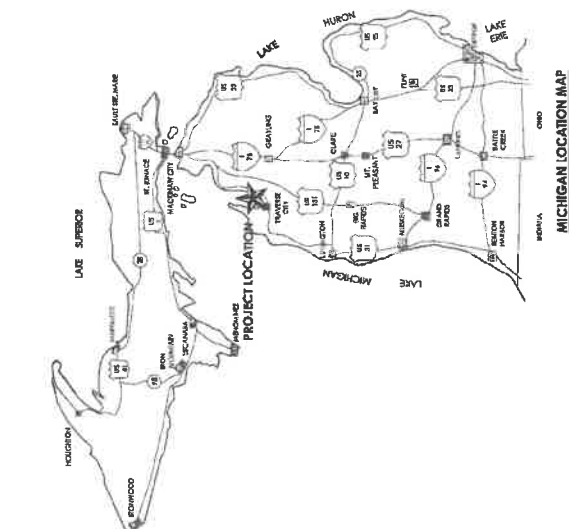
The maximum number of square feet to be covered by structures for each lot/building envelope is provided on page 16 of this submittal package.



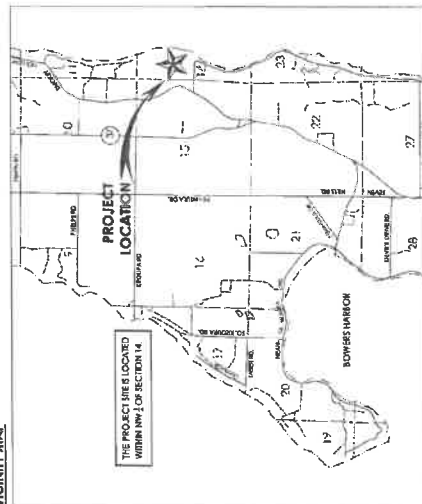
SECTION 8.3.8 AFFIDAVIT:

The applicant shall record an affidavit with the register of deeds containing the legal description of the entire project, specifying the date of approval of the special use permit, and declaring that all future development of the planned unit development property has been authorized and required to be carried out in accordance with the approved special use permit unless an amendment thereto is duly adopted by the Township upon the request and/or approval of the applicant, or applicant's transferee and/or assigns.

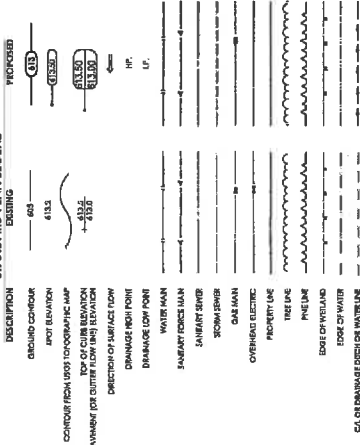
Developer: The B1 Development Company, LLC 4710 Dodge Highway, Suite A Cincinnati, OH 45244 Sales Office: 513-533-5222 Fax: 513-533-5223	Project Name: B1 Development Company, LLC 4710 Dodge Highway Cincinnati, OH 45244	Site Address: 14111 N. 141st Ave., 5534 Bradley-Holmes Road 281-111-1400/201, 5533 BSW Road	Parcel Number: A, 14111-14150 R1.5E Lot Area: 1.22 Acres: 1.22 Front: 33' Side: 15' Back: 15'	Ordinary High Water Mark: 40 Low Water Mark: 40 Map, Lot Area: 24,000 S1 Map, Lot Width: 100' Map, Lot Depth: 15' Map, Lot Area: 40 Map, Lot Width: 100'
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[illegible]

MICHIGAN LOCATION MAP



VICINITY MAP



Only 10.50% of the 1000 samples were found to be contaminated by the presence of *S. aureus*.

GEORGE TRAVELER COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)
Manager: John Dwyer
Address: 201 Dwyer Rd., Traverse City, MI 49686
Telephone: 231-939-6339

GEORGE TRAVELER COUNTY ROAD COMMISSION
Manager: Mark Johnson
Address: 1181 Lehtinen Rd., Traverse City, MI 49686
Telephone: 231-922-4848

GEORGE TRAVELER COUNTY SOIL CONSERVATION AND SEMINARIATION CONTROL
Superintendent: Bruce Knoch
Address: 2319 Ford Rd., Traverse City, MI 49686
Telephone: 231-932-6042

GEORGE TRAVELER COUNTY STORMWATER CONTROL AND DRAINAGE
Planning Engineer: Nicholas Ruediger
Telephone: 231-927-7114
Township Engineer: Brian Oude (Touche/Franz)
Telephone: 231-947-6074

CHERRYLAND ELECTRIC COOPERATIVE (BEC)
Engineer: Fred Siple
Address: 8900 105 St., Traverse City, MI 49684

CONSUMERS ENERGY (ELEC.)
 Engineer: Chuck Watkinson
 Address: 821 Hastings St., Traverse City, MI 49686
 Telephone: 231-925-6228

CHARTER COMMUNICATIONS (T.V.)
Manager: Rob Nowak

Address: 701 S. Airport Rd., Traveno City, MI 49886
Telephone: 231-941-3766

POLICE AGENCIES
EMPLOYMENT

Michigan State Police: 231-946-4646
Grand Traverse County Sheriff: 231-995-5001

**Pentecost Twp. Community
Police Officer:
231-223-4525**

911
EMERGENCIES:
FIRE DEPARTMENTS

Grand Travenço Motor
231-947-3000

Grand Travenço Road
231-943-9721

Pentstemon lanceolatus
Station #1: 231-223-4443
Station #2: 231-042-1753

2101041 024
201-79-1560

PLAN INDEX

C1.0 COVER SHEET
C1.1 NOTE SHEET
C1.2 TYPICAL CROSS SECTIONS

C13 CMI DETAILS - WATER & SEWER
C14 CMI DETAILS - STORM
C15 CMI DETAILS - MISC.

C2.0 EXISTING CONDITIONS & DEMOLITION SHEET
C2.1 SOILS
C3.0 SOIL EROSION & SEDIMENTATION CONTROL PLAN

C4.0 SITE & DIMENSION PLAN
C4.1 OVERALL SITE PLAN
C5.0 OVERALL GRADING PLAN
C5.1 OVERALL GRADING PLAN

C6.0	OVERALL UTILITY PLAN
C6.1	PLAN & PROFILE - P.O.B. TO STA 11+00
C6.2	PLAN & PROFILE - STA 11+00 TO STA 22+03
C6.3	PLAN & PROFILE - STA 22+03 TO STA 32+00

C6.3 PLAN & PROFILE - STA. 22+00 TO STA. 33+00
C6.4 PLAN & PROFILE - STA. 33+00 TO STA. 43+03
C6.5 PLAN & PROFILE - STA. 43+00 TO STA. 47+00, COMMONS AREA,
C6.6 CONSTRUCTION AREA & PAVING AND CURB & GUTTER

11.0 LANDSCAPE PLAN
CONTRACT AREA A - SOUTHWEST PLAIN & FRONTIER

Mansfield
—
and Use Consultants
P.O. Box 1015
Tucson, AZ 85705
Phone 520-946-9310
www.mansfield.com
info@mansfield.com

[illegible]

The 81 Development Company, LLC
The 81 on East Bay - PUD
COVER SHEET
Section 14, Town 29 North, Range 10 West
Midland Twp., Grand Traverse County, Michigan

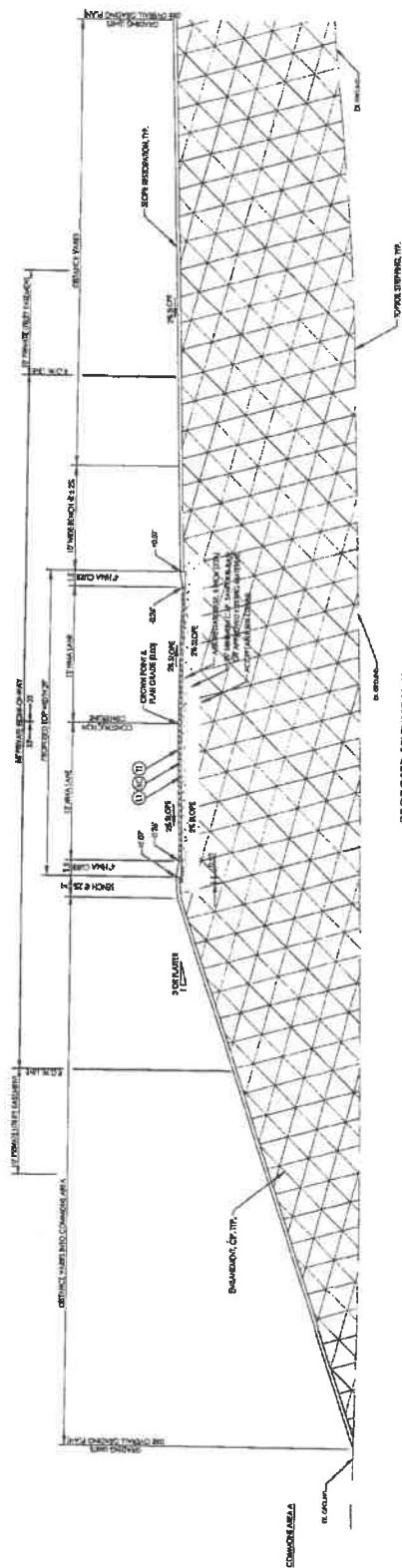
PRELIMINARY

14016

C1.0

The 81 on East Bay - PUD

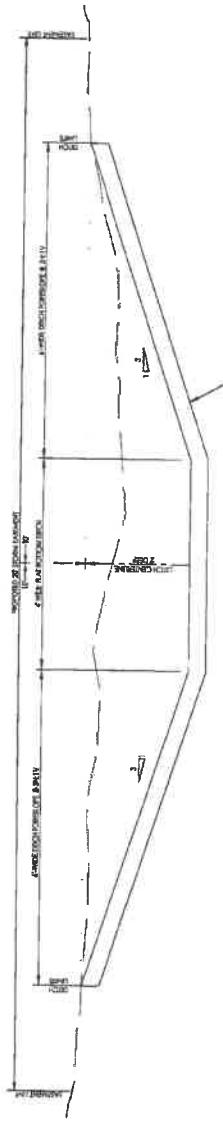
Peninsula Township, Grand Traverse County, Michigan



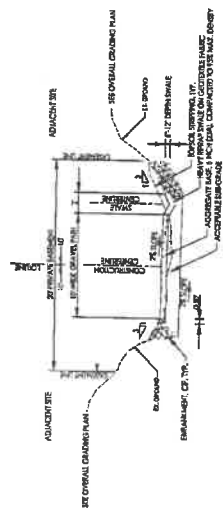
PROPOSED 29' TYPICAL SECTION

FMA APPLICATION ESTIMATE					
POINT NO.	S&M	RAID UNITS	PERFORMANCE GRADE		REMARKS
			175 COURSE	250 COURSE	
11	1A	250	50-58	50-58	175 COURSE 100-105
12	1A	115	50-58	50-58	175 COURSE
13	1A	115	NA	NA	175 100-105 ONLY
14	1A	300	50-58	50-58	175 100-105 T. B. 11

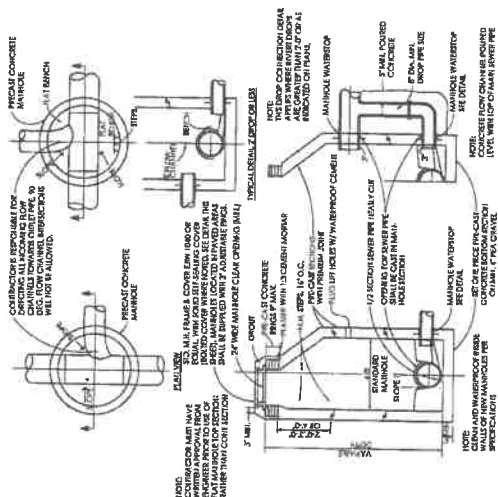
* APPLY A 0.25 GAUSSIAN BOND COAT ON THE AGGREGATE BASE PRIOR TO PAVER LAYING COURSE.



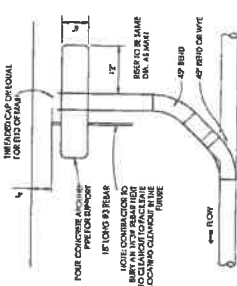
PROPOSED STORM DITCH TYPICAL SECTION



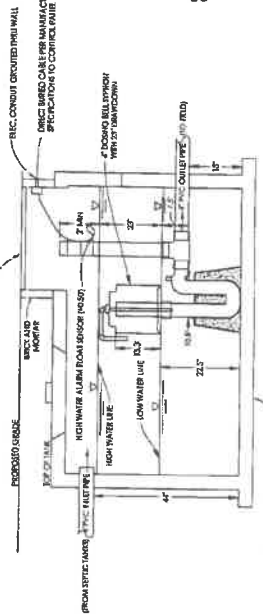
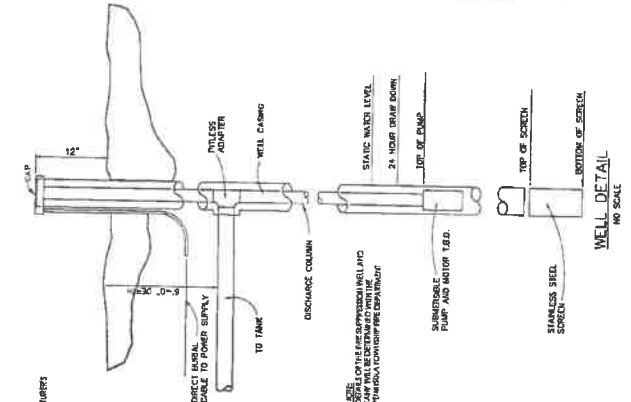
PROPOSED CART PATH TYPICAL SECTION



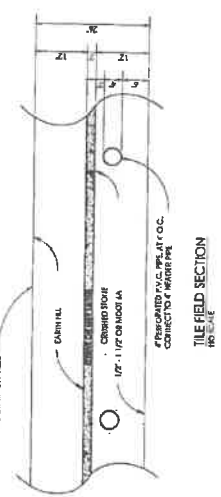
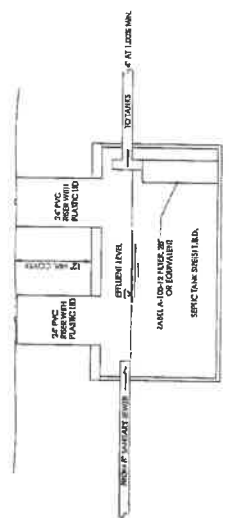
STANDARD SANITARY MANHOLE DETAIL
NO SCALE



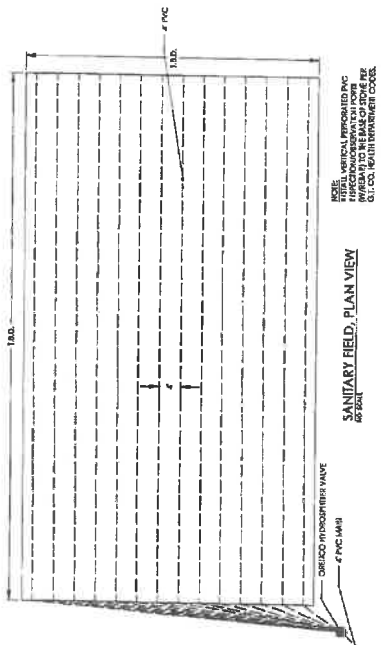
6" OR 8" CLEANOUT DETAIL
NO SEAL



DOSING TANK DETAIL

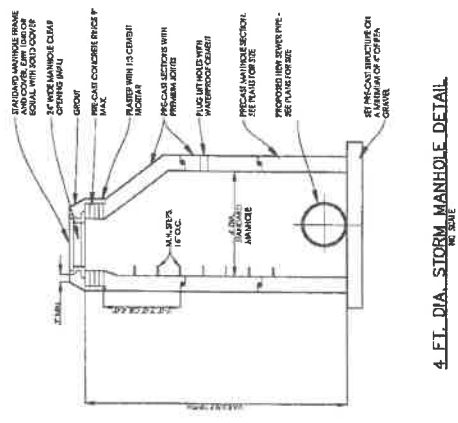
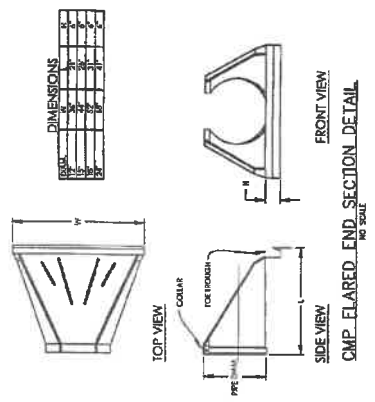
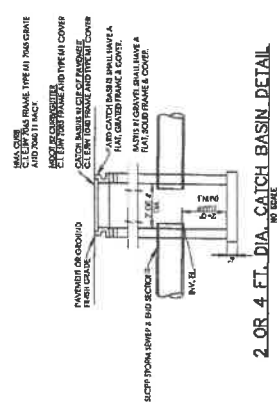
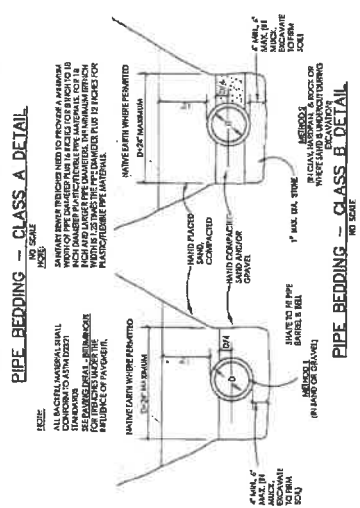
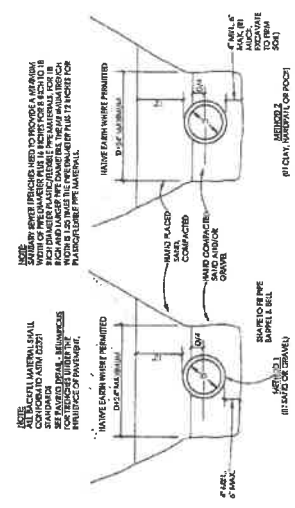
TILE FIELD SECTION
NO. 1416

TYP. INSTALLATION OF SEPTIC TANK 10 SCALE

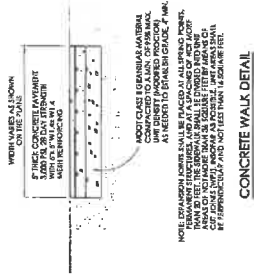
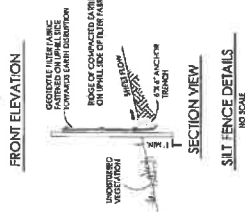
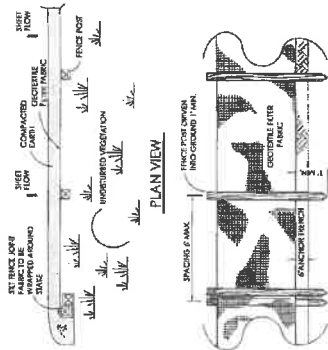
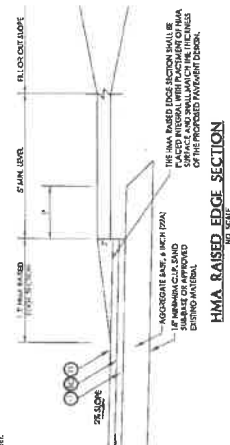
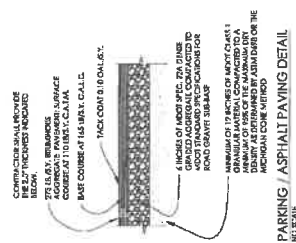
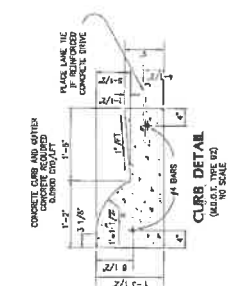
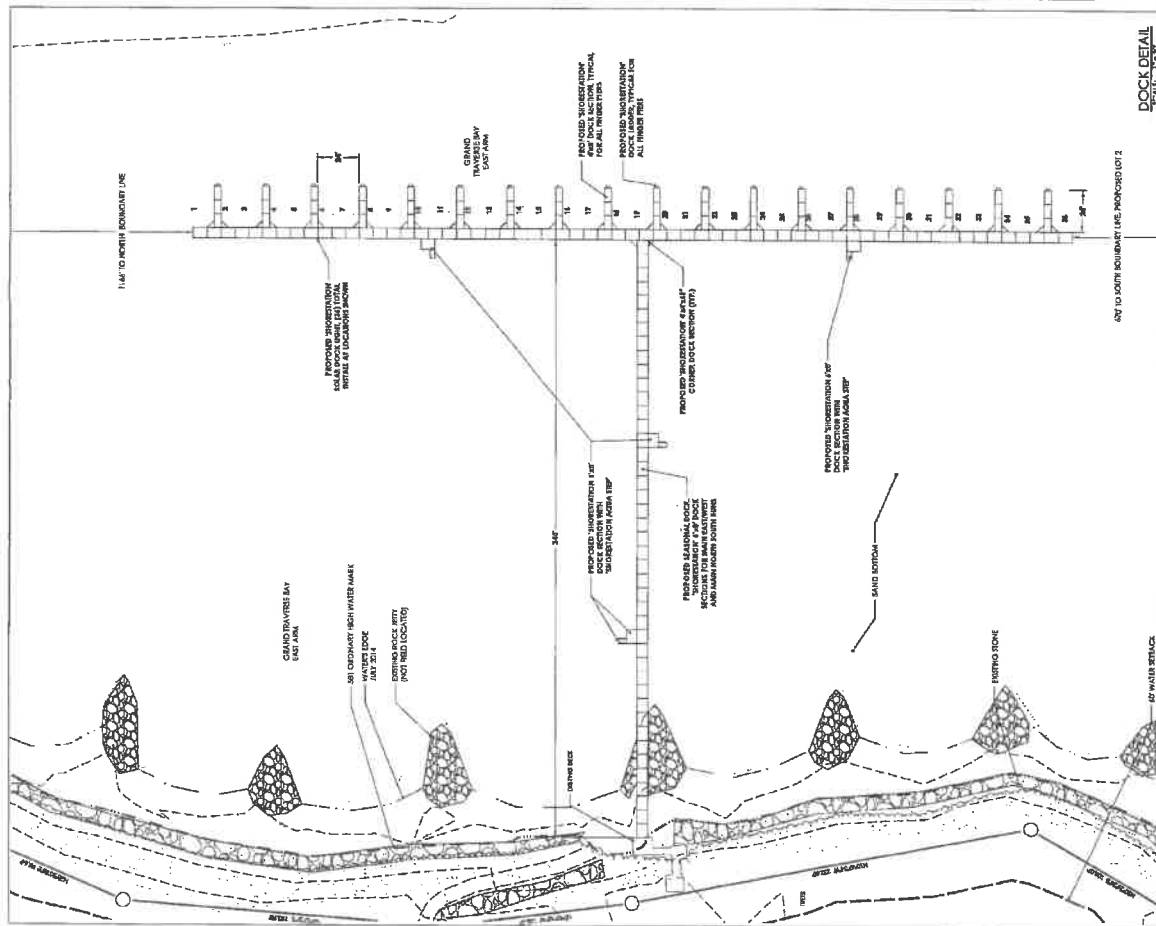


SANITARY FIELD, PLAN VIEW

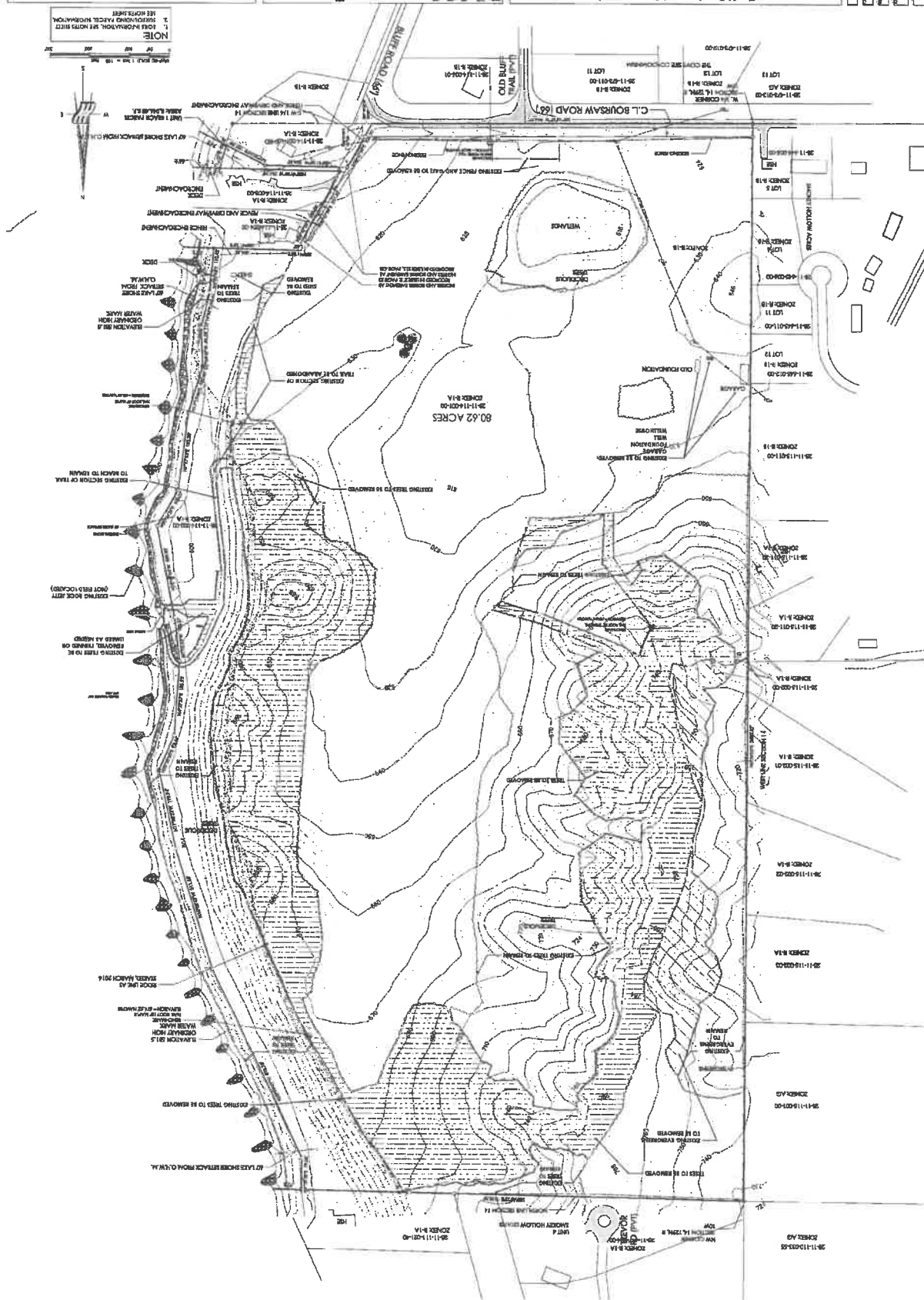
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1	PIPE BEDDING - CLASS A DETAIL	1	LINEAL FOOT
2	PIPE BEDDING - CLASS B DETAIL	1	LINEAL FOOT
3	4 FT. DIA. STORM MANHOLE DETAIL	1	NO. 4 FT. DIA.
4	2 OR 4 FT. DIA. CATCH BASIN DETAIL	1	NO. 2 OR 4 FT. DIA.
5	CMP FLARED END SECTION DETAIL	1	NO. 4 FT. DIA.
6	4 FT. DIA. STORM MANHOLE DETAIL	1	NO. 4 FT. DIA.



4 FT. DIA. STORM MANHOLE DETAIL



830 Connecticut Dr., Ste. 201
Rt. 6A, Box 4015
Lawrence, MA 01840
Phone: 978-686-2510
Fax: 978-686-2510
www.meridian.com

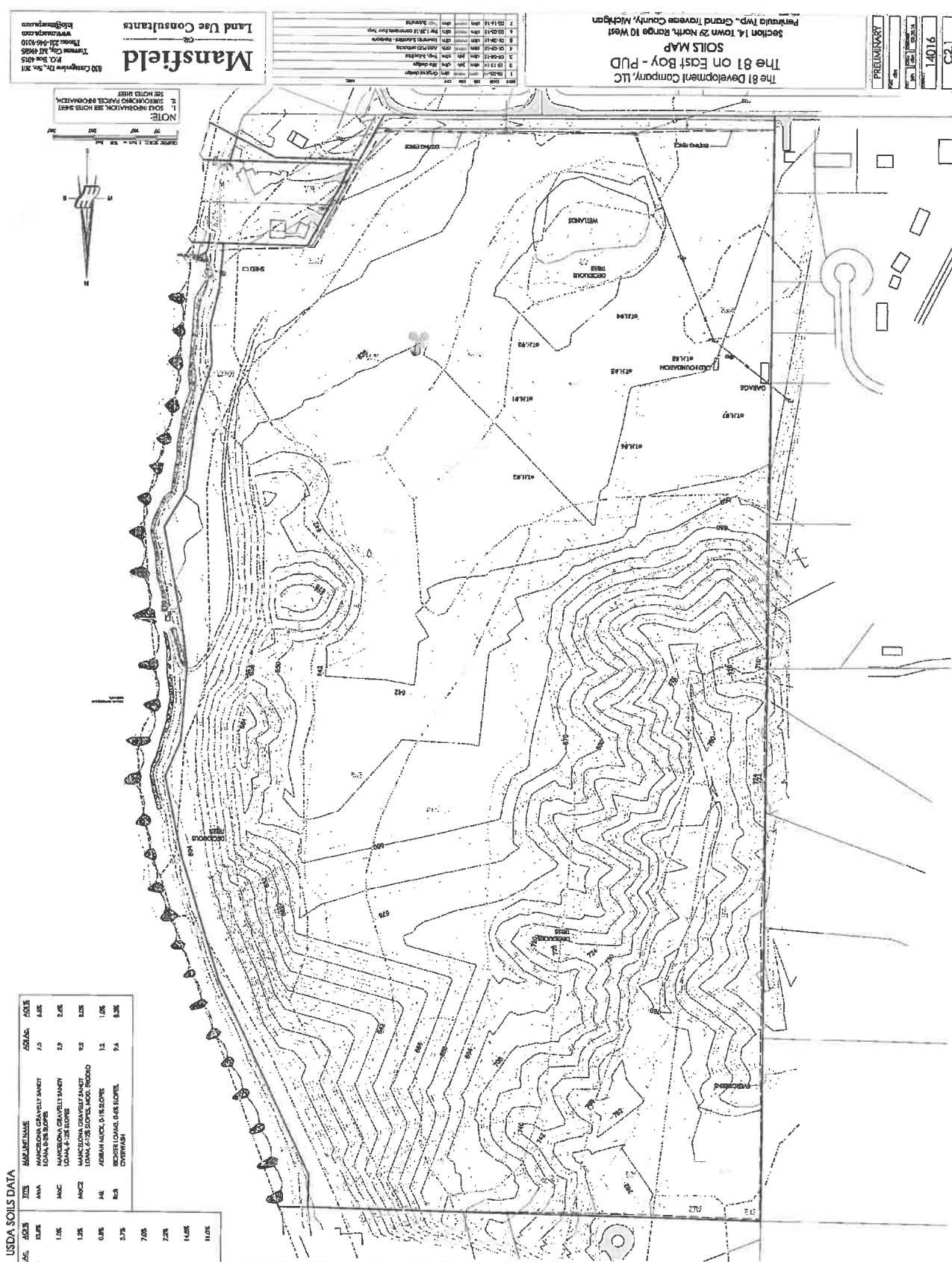


USDA SOILS DATA

TYPE	MAP UNIT NUMBER	AREA	PERCENT	AREA	PERCENT
ENR	MANICURED GRASSY SAND	15.4	1.0%	7.5	0.5%
ENR	MANICURED GRASSY SAND	15.4	1.0%	7.5	0.5%
ENR	MANICURED GRASSY SAND	15.4	1.0%	7.5	0.5%
ENR	MANICURED GRASSY SAND	15.4	1.0%	7.5	0.5%
ENR	MANICURED GRASSY SAND	15.4	1.0%	7.5	0.5%
ENR	MANICURED GRASSY SAND	15.4	1.0%	7.5	0.5%
ENR	MANICURED GRASSY SAND	15.4	1.0%	7.5	0.5%
ENR	MANICURED GRASSY SAND	15.4	1.0%	7.5	0.5%
ENR	MANICURED GRASSY SAND	15.4	1.0%	7.5	0.5%
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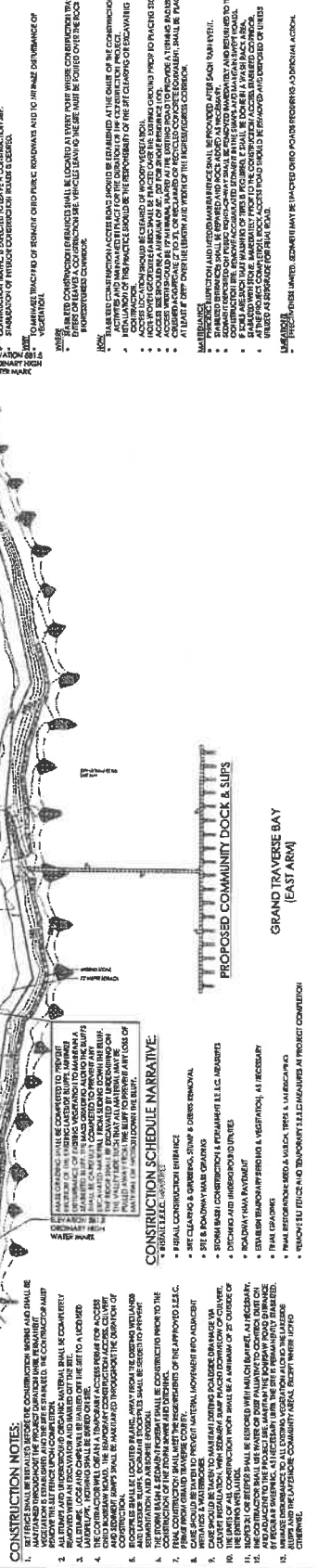
SOIL BORING LOG

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1194	Topsoil
1195	Topsoil
1196	Topsoil
1197	Topsoil
1198	Topsoil
1199	Topsoil
1200	Topsoil



830 Cottage Dr., Ste. 201
Torrance City, CA 90503
Phone 310-566-9310
www.magnus.com
info@magnus.com

BLM1: ELEV = 429.25 NAE: ROR 45° MA1P1 N110352.4218 E 1126.4589	BLM2: ELEV = 474.57 NAE: ROR 16° MA1P1 N112276.6379 E 1130.3573	BLM3: ELEV = 734.81 NAE: ROR 26° MA1P1 C1E N11258.8149 E 1032.1784	BLM4: ELEV = 424.30 HAYD1B2 SPK1: DI POWDER POLE N110054.5878 E 1106.62871C
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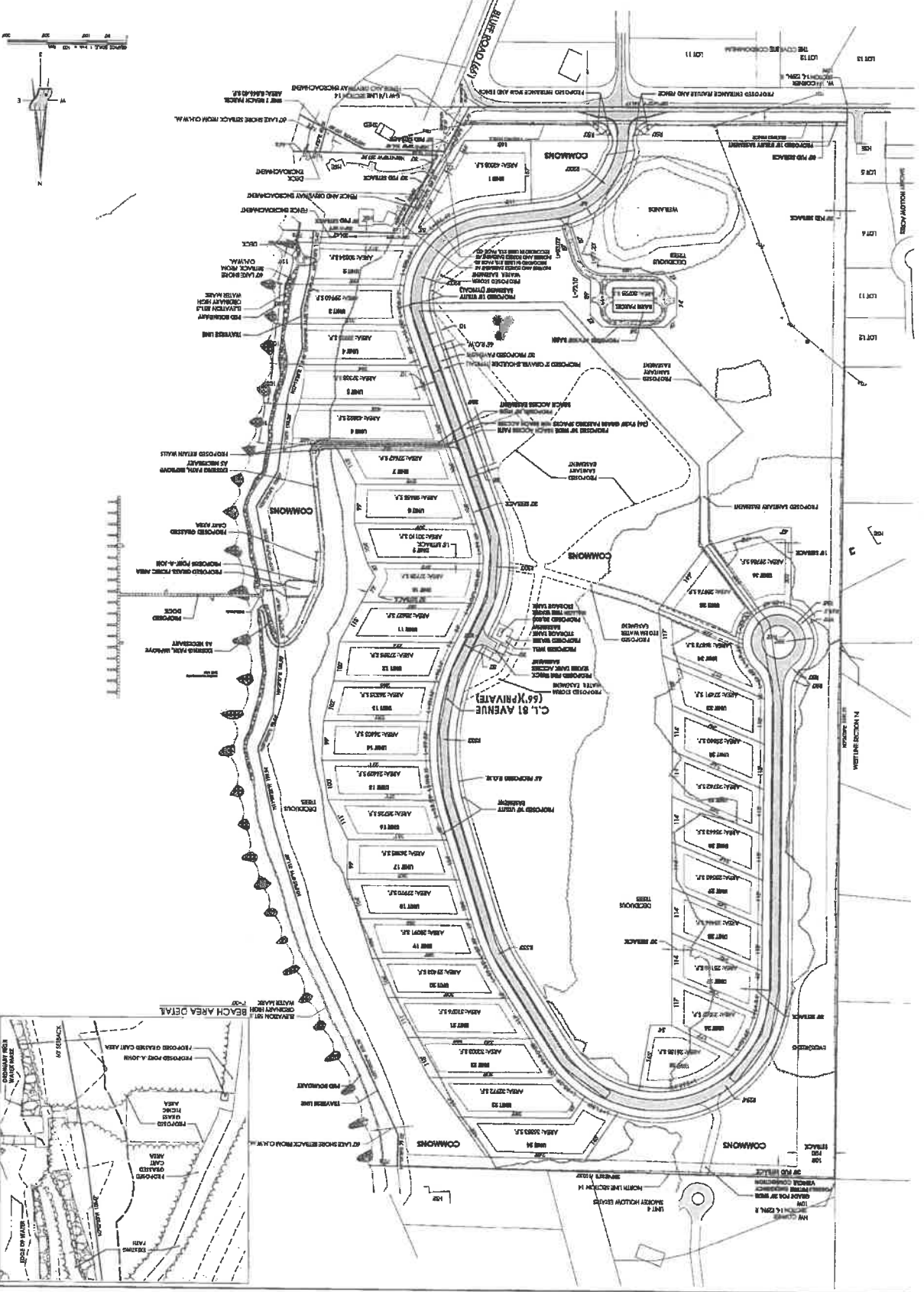


Mansfield
 Land Use Consultants
 220 Corporate Park, Suite 200
 Troy, Michigan 48063
 Phone: 313.963.0500
 Fax: 313.963.0501
 Email: info@mansfield.com

NO.	DATE	DESCRIPTION
1	01/11/01	PRELIMINARY
2	02/15/01	REVISED
3	03/15/01	REVISED
4	04/15/01	REVISED
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100	04/15/09	REVISED

The 81 Development Company, LLC
 SITE & DIMENSION PLAN
 Section 14, Town 29 North, Range 10 West
 Peritua Township, Grand Traverse County, Michigan

PRELIMINARY
 14016
 C40

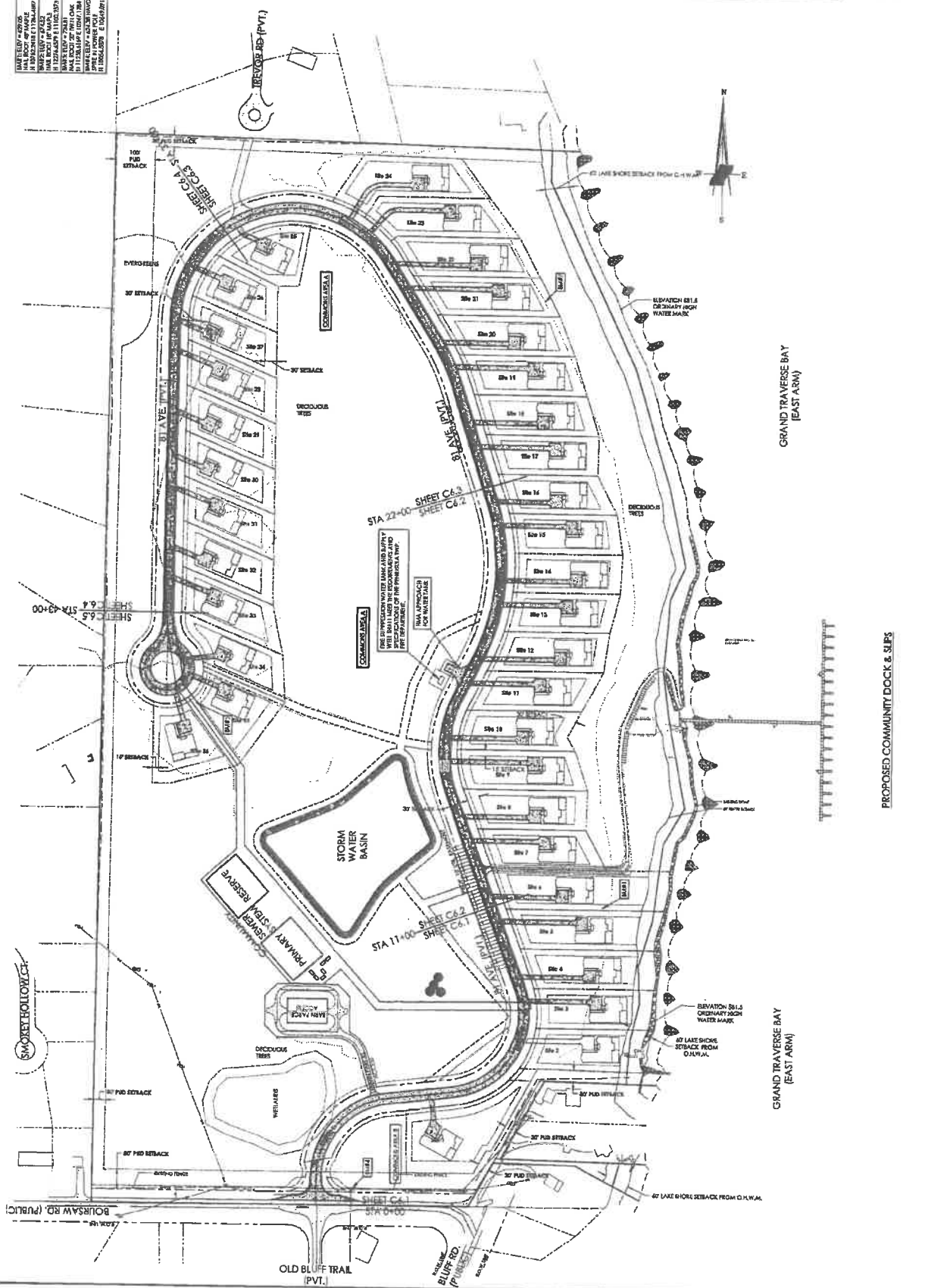


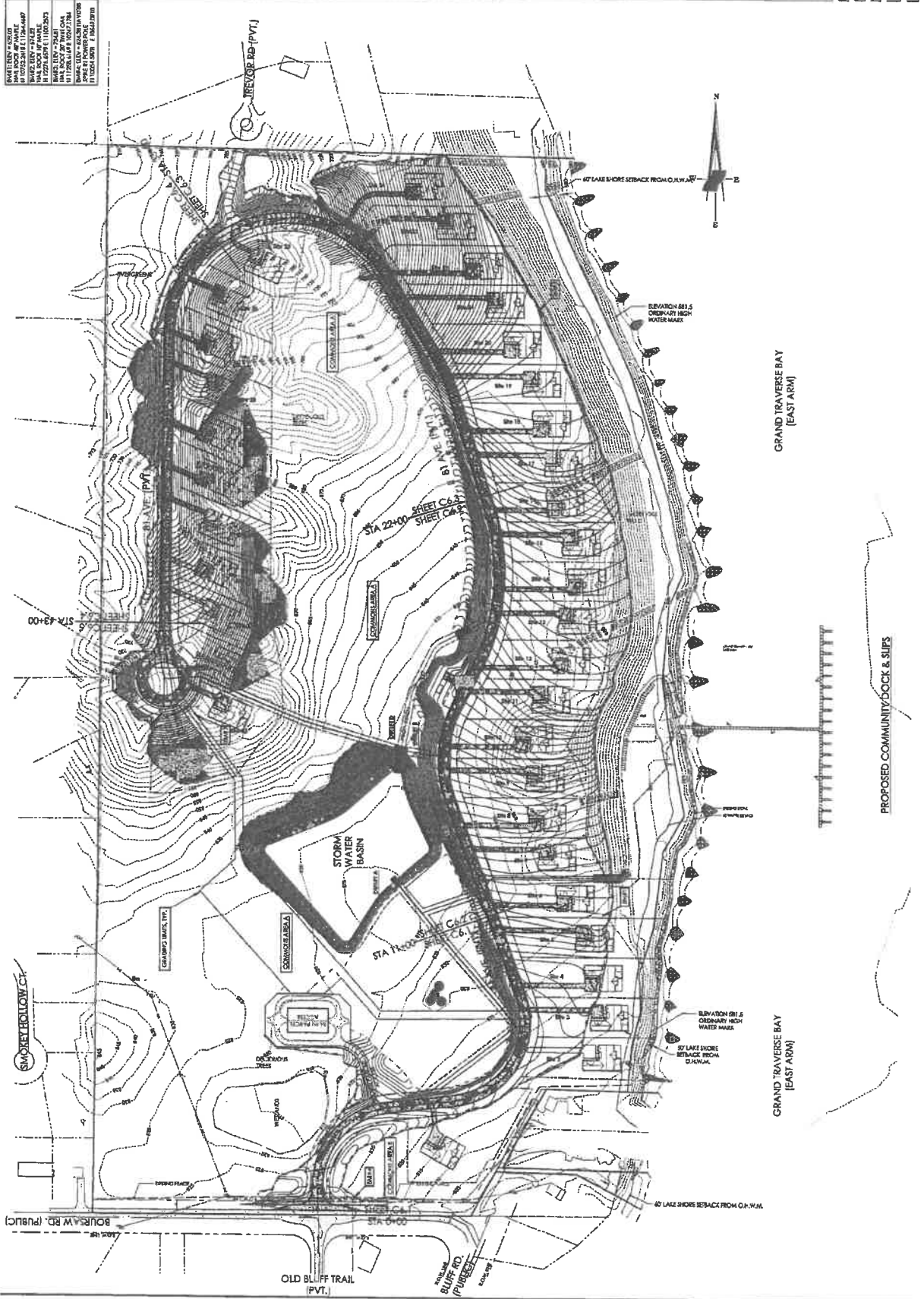
Mansfield Land Use Consultants

2100 Commonwealth Dr., Suite 201
 P.O. Box 4015
 Farmington, CT 06030
 Phone: (860) 646-5010
 Fax: (860) 646-5011
 Email: info@mansfield.com

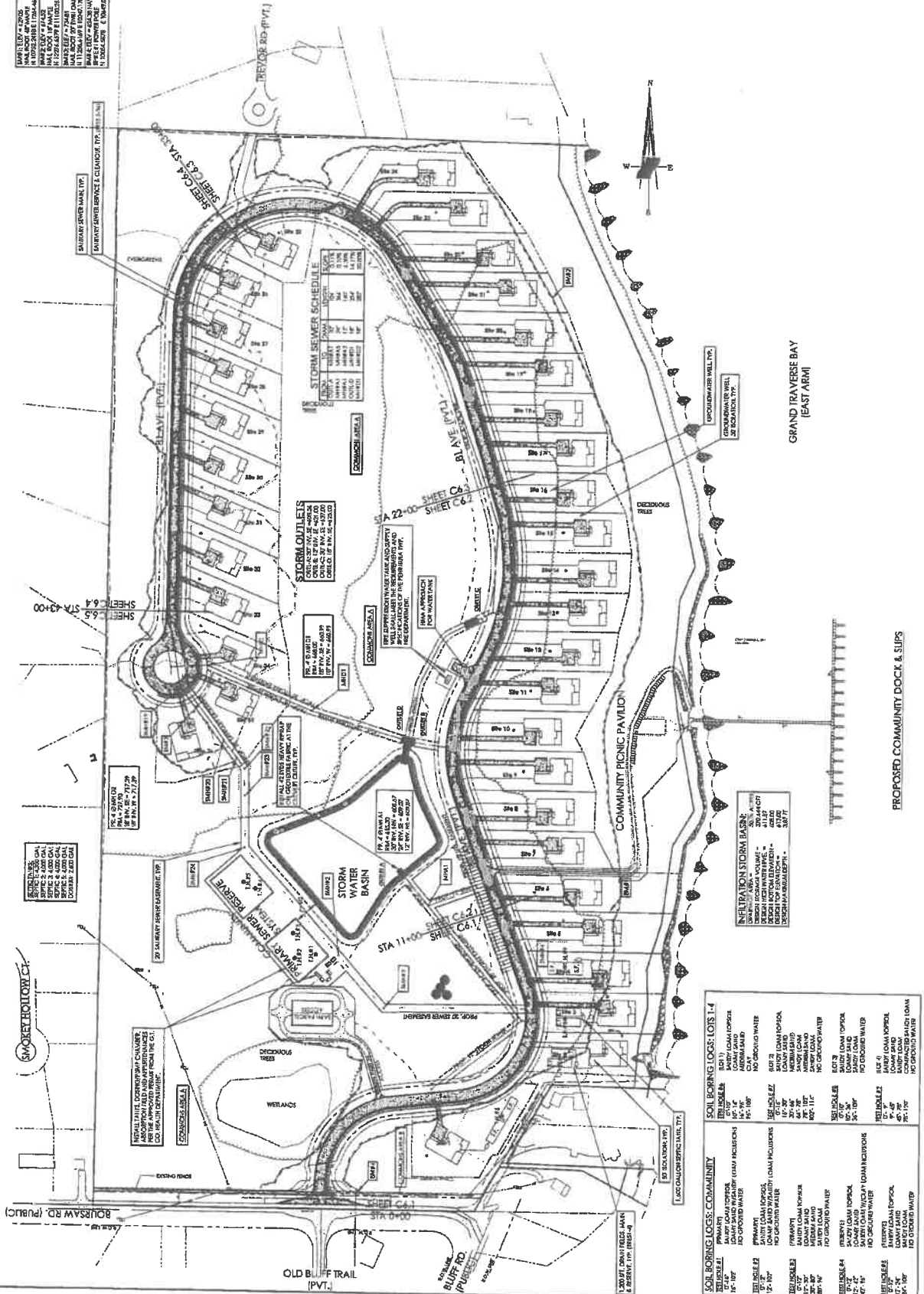
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60	03-18-14	REVISED PRELIMINARY SITE PLAN	MM	MM
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73	06-17-14	REVISED PRELIMINARY SITE PLAN	MM	MM
74	06-24-14	REVISED PRELIMINARY SITE PLAN	MM	MM
75	07-01-14	REVISED PRELIMINARY SITE PLAN	MM	MM
76	07-08-14	REVISED PRELIMINARY SITE PLAN	MM	MM
77	07-15-14	REVISED PRELIMINARY SITE PLAN	MM	MM
78	07-22-14	REVISED PRELIMINARY SITE PLAN	MM	MM
79	07-29-14	REVISED PRELIMINARY SITE PLAN	MM	MM
80	08-05-14	REVISED PRELIMINARY SITE PLAN	MM	MM
81	08-12-14	REVISED PRELIMINARY SITE PLAN	MM	MM
82	08-19-14	REVISED PRELIMINARY SITE PLAN	MM	MM
83	08-26-14	REVISED PRELIMINARY SITE PLAN	MM	MM
84	09-02-14	REVISED PRELIMINARY SITE PLAN	MM	MM
85	09-09-14	REVISED PRELIMINARY SITE PLAN	MM	MM
86	09-16-14	REVISED PRELIMINARY SITE PLAN	MM	MM
87	09-23-14	REVISED PRELIMINARY SITE PLAN	MM	MM
88	09-30-14	REVISED PRELIMINARY SITE PLAN	MM	MM
89	10-07-14	REVISED PRELIMINARY SITE PLAN	MM	MM
90	10-14-14	REVISED PRELIMINARY SITE PLAN	MM	MM
91	10-21-14	REVISED PRELIMINARY SITE PLAN	MM	MM
92	10-28-14	REVISED PRELIMINARY SITE PLAN	MM	MM
93	11-04-14	REVISED PRELIMINARY SITE PLAN	MM	MM
94	11-11-14	REVISED PRELIMINARY SITE PLAN	MM	MM
95	11-18-14	REVISED PRELIMINARY SITE PLAN	MM	MM
96	11-25-14	REVISED PRELIMINARY SITE PLAN	MM	MM
97	12-02-14	REVISED PRELIMINARY SITE PLAN	MM	MM
98	12-09-14	REVISED PRELIMINARY SITE PLAN	MM	MM
99	12-16-14	REVISED PRELIMINARY SITE PLAN	MM	MM
100	12-23-14	REVISED PRELIMINARY SITE PLAN	MM	MM

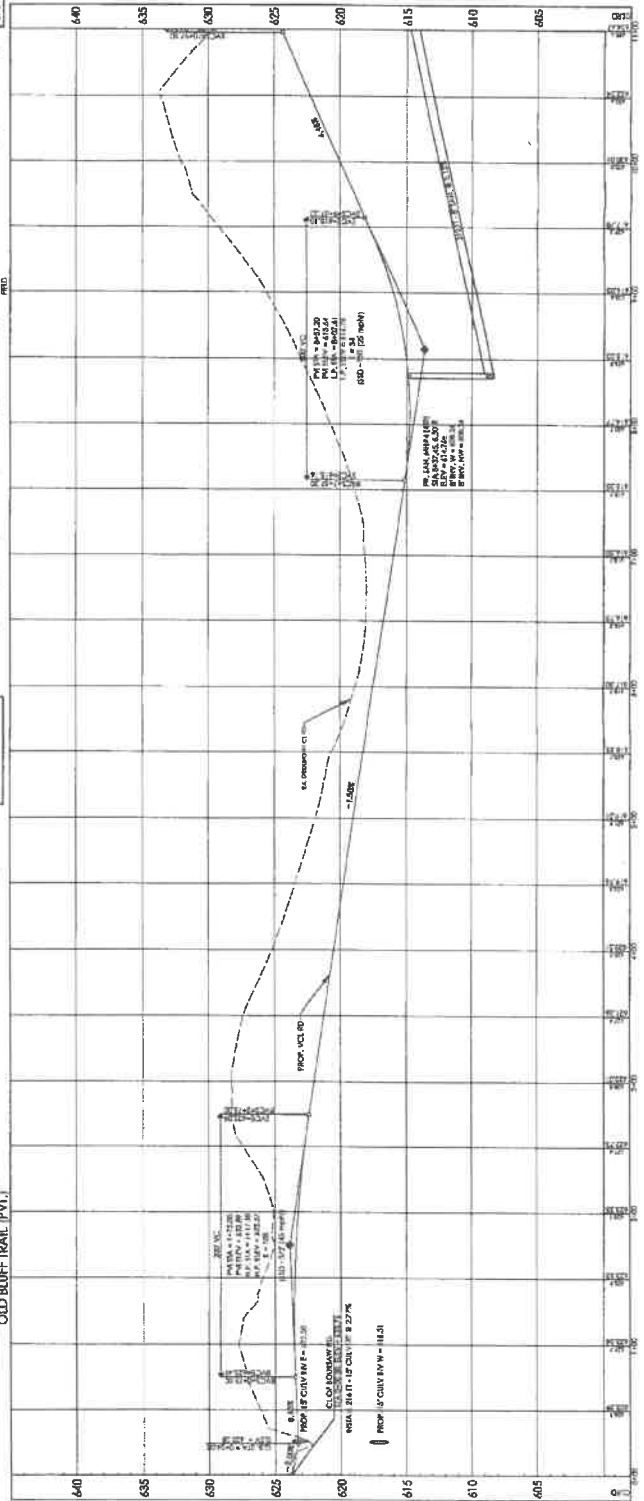
The 81 on East Bay - PUD
 OVERALL SITE PLAN
 Section 14, Town 29 North, Range 10 West
 Peninsula Twp., Grand Traverse County, Michigan

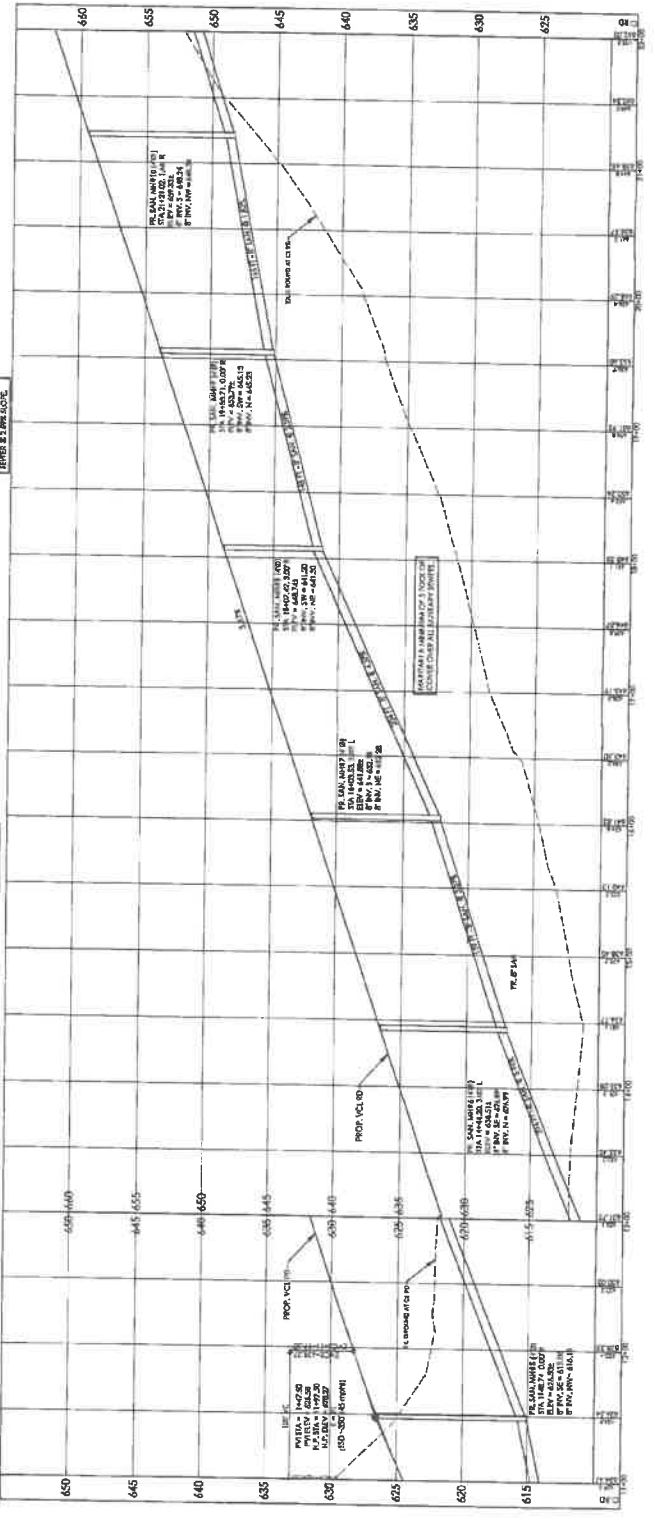
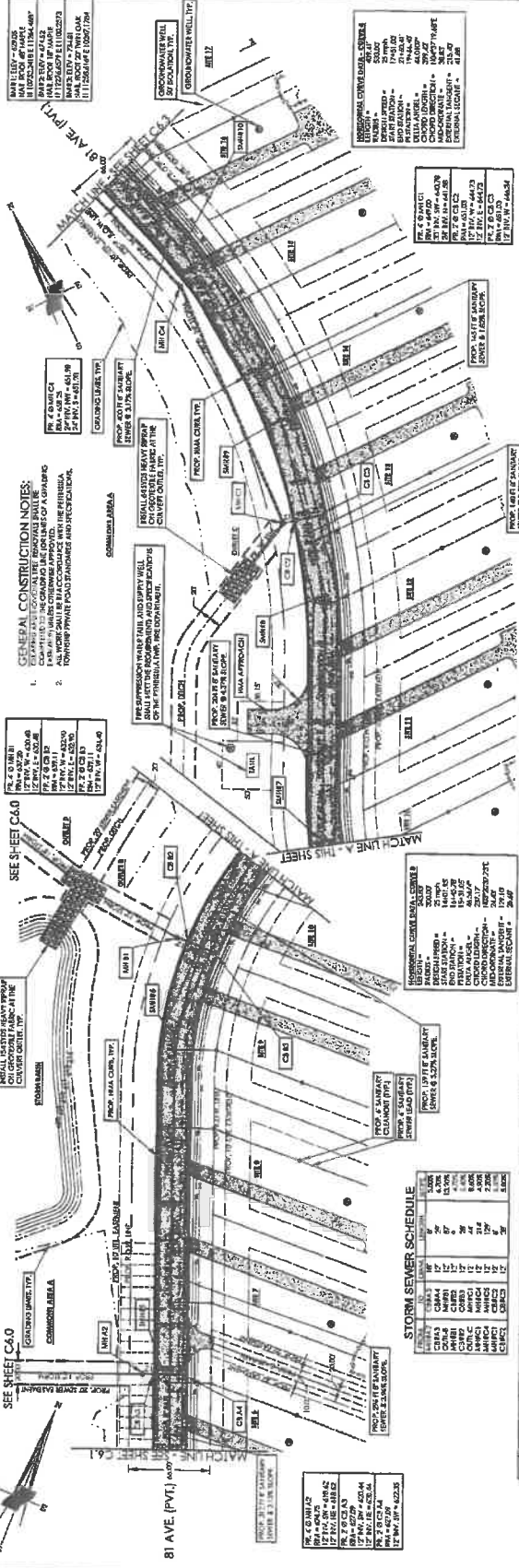




830 Colquhoun Dr., Ste. 201
P.O. Box 4015
Tucson, AZ 85719
Phone: 214-946-9310
www.mnscorp.com
info@mnscorp.com







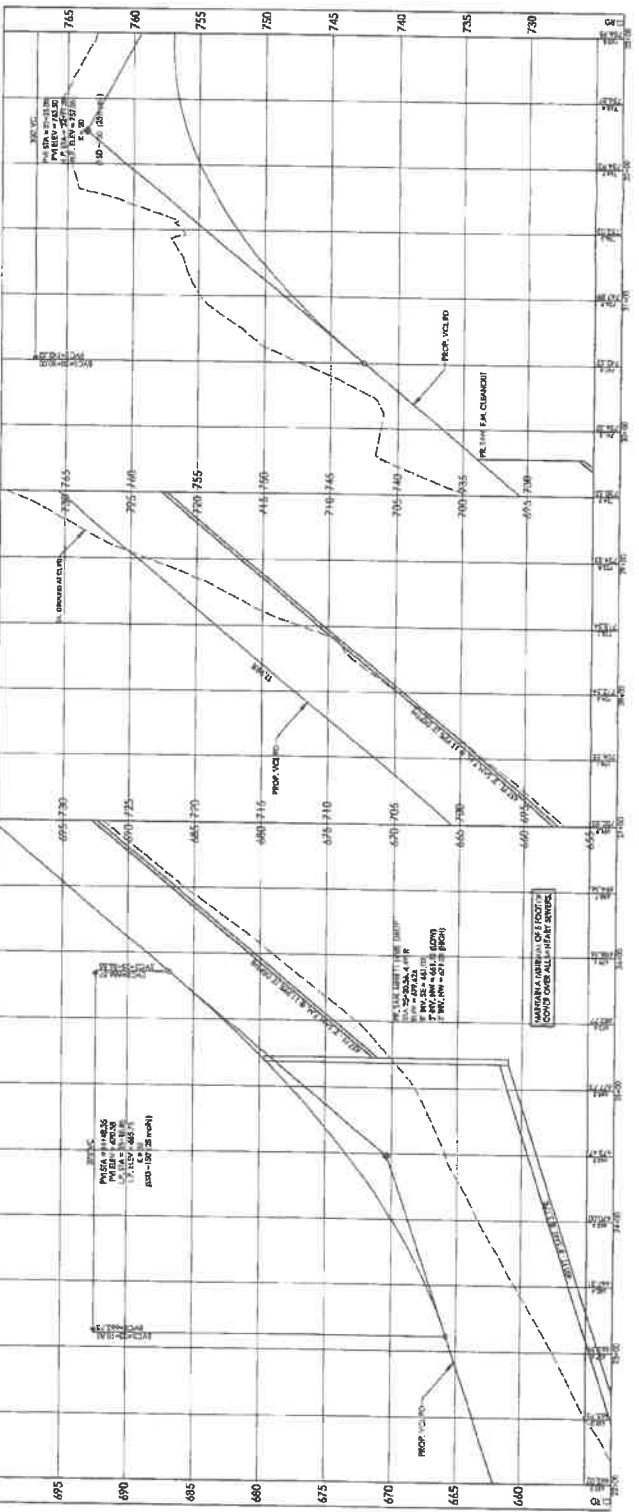
ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	12" DIA. STORM SEWER	10	LF	5.00	50.00
2	12" DIA. STORM SEWER	20	LF	6.75	135.00
3	12" DIA. STORM SEWER	10	LF	4.75	47.50
4	12" DIA. STORM SEWER	20	LF	4.45	89.00
5	12" DIA. STORM SEWER	21.8	LF	4.00	87.20
6	12" DIA. STORM SEWER	12	LF	2.25	27.00
7	12" DIA. STORM SEWER	6	LF	5.00	30.00

GENERAL CONSTRUCTION NOTES:

1. REFER TO THE 81ST AVENUE PROJECT FOR ALL CONSTRUCTION DETAILS.
2. THE 81ST AVENUE PROJECT IS A 1.5-MILE LONG PROJECT WITH A TOTAL AREA OF 1.5 ACRES.
3. THE 81ST AVENUE PROJECT IS A 1.5-MILE LONG PROJECT WITH A TOTAL AREA OF 1.5 ACRES.

830 Cantonment Dr., Ste. 111
P.O. Box 4015
Tucson, AZ 85705
Phone: 214-945-9310
www.mnscorp.com
info@mnscorp.com

GENERAL CONSTRUCTION NOTES:



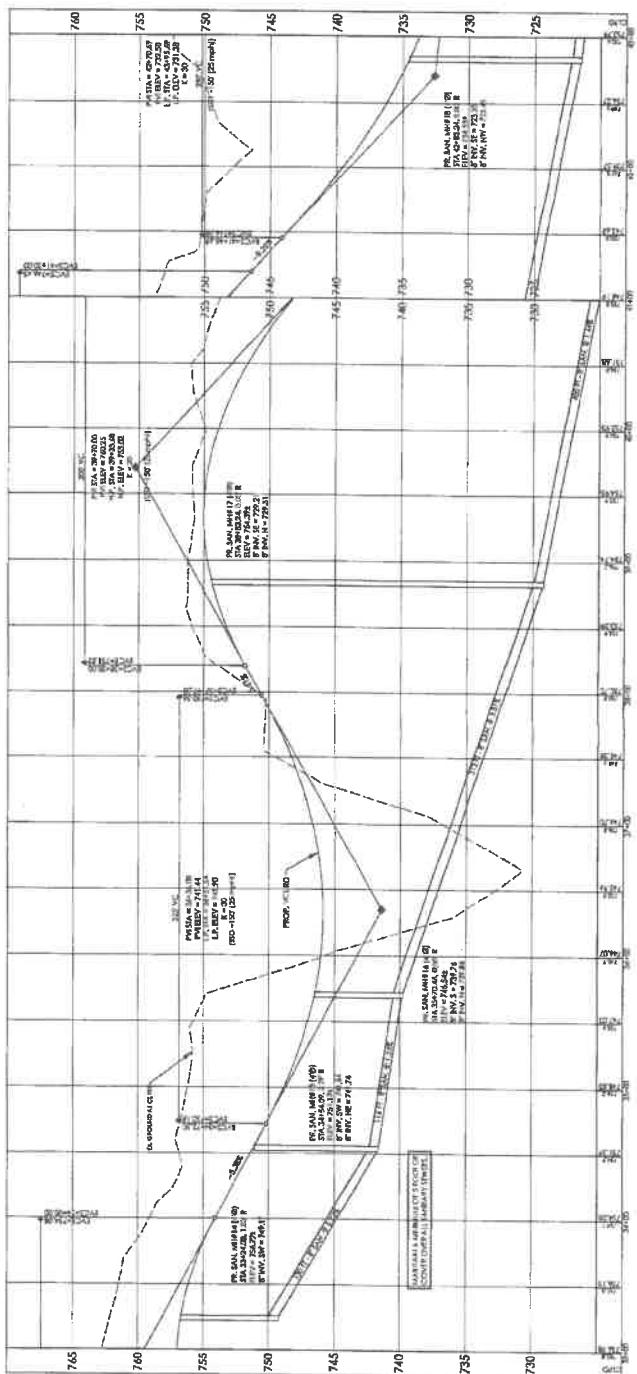
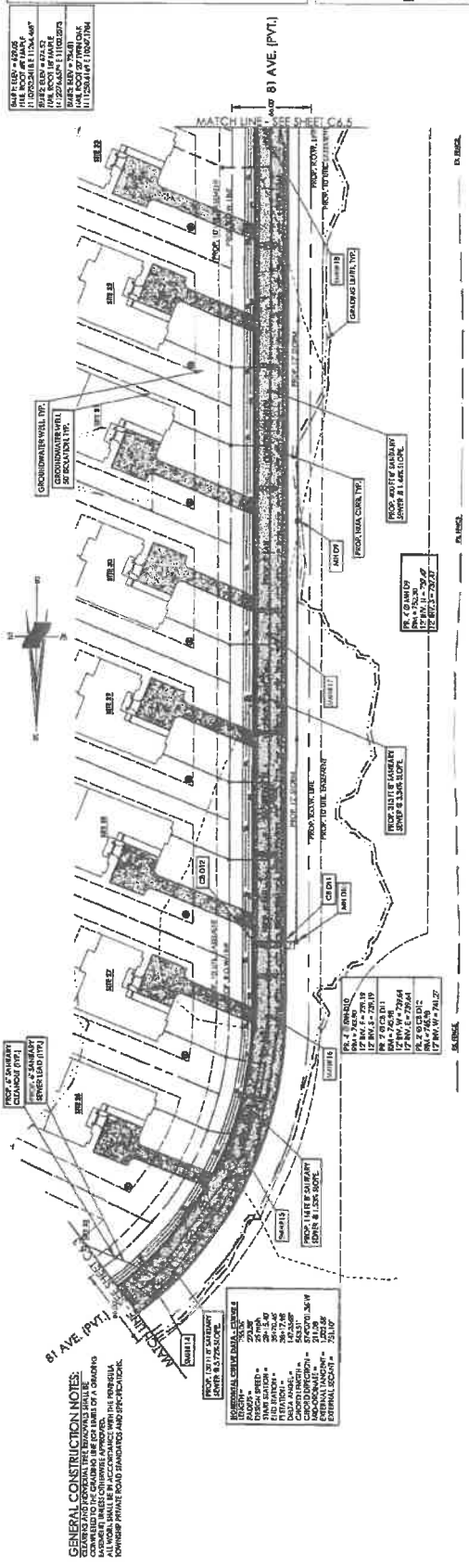
#1: ELEV = 620.05
N. FOOT OF MAPLE
0792.24118 E 126.4 468"

Mansfield
— or —
Land Use Consultants

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The 81 Development Company, LLC
The 81 on East Bay - PUD
PLAN & PROFILE: STA 33+00 TO STA 43+00
Section 14, Town 29 North, Range 10 West
Ishua Twp., Grand Traverse County, Michigan
150000' 150000' 150000' 150000' 150000' 150000' 150000' 150000' 150000' 150000'

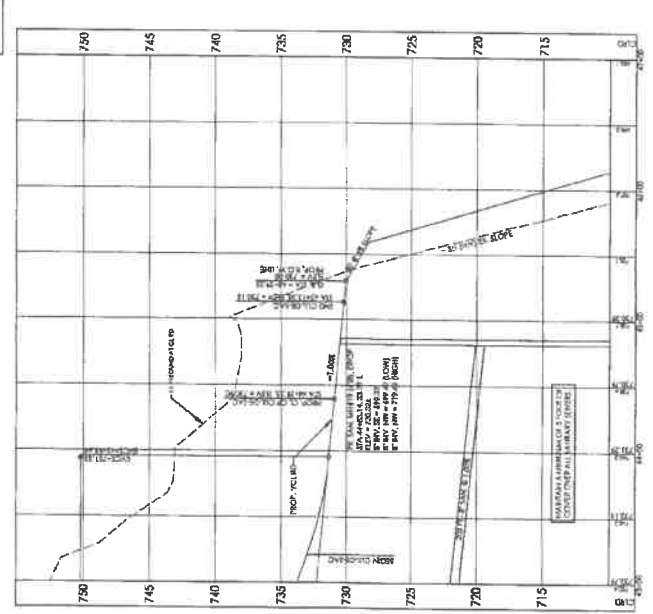
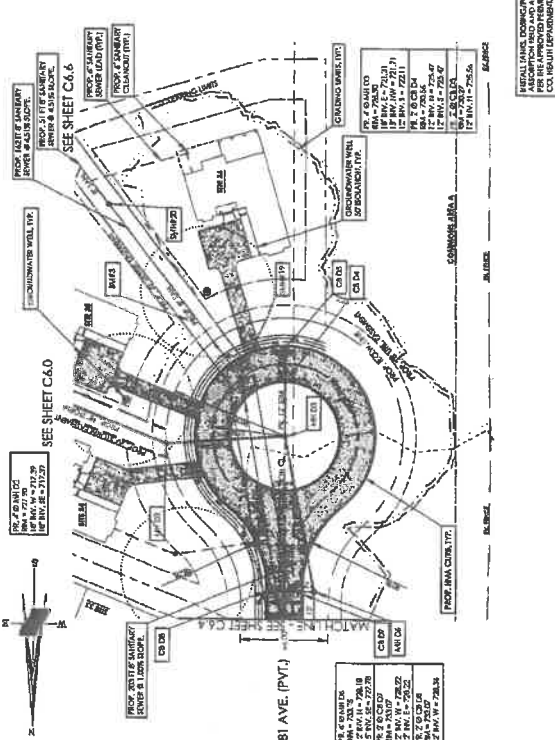
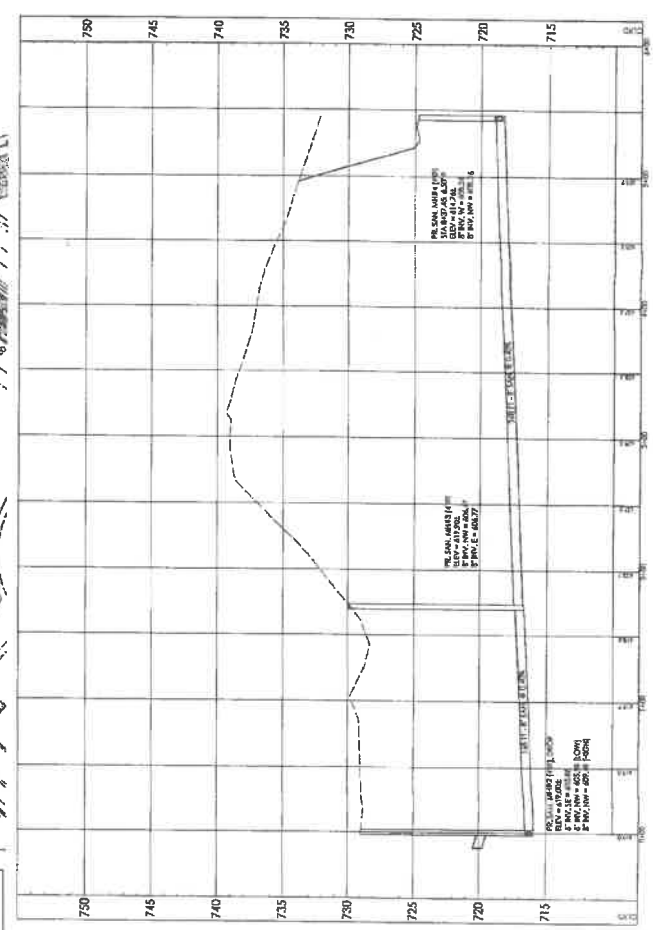
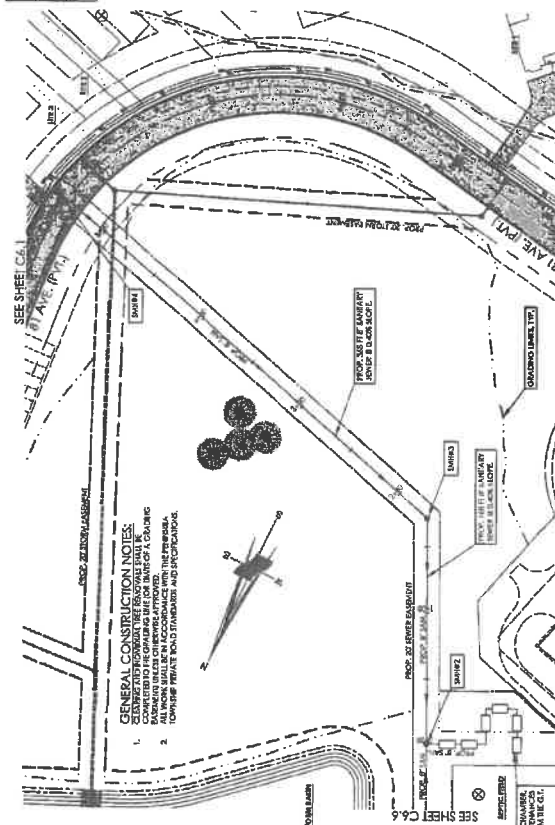
CASE 1:00-cv-00001-PJM-V
 PRELIMINARY
 14016
 C64



DATE: 05/01/08	BY: J. B. B.
DATE: 05/01/08	BY: J. B. B.
DATE: 05/01/08	BY: J. B. B.
DATE: 05/01/08	BY: J. B. B.
DATE: 05/01/08	BY: J. B. B.

NO.	DESCRIPTION	DATE	BY
1	Initial Survey	05/01/08	J. B. B.
2	Final Survey	05/01/08	J. B. B.
3	Final Survey	05/01/08	J. B. B.
4	Final Survey	05/01/08	J. B. B.
5	Final Survey	05/01/08	J. B. B.

The 81 Development Company, LLC
81 AVE. - PLAN & PROFILE - PUD
Section 14, Town 27 North, Range 10 West
Port Huron Twp., Grand Traverse County, Michigan
81 AVE. - PLAN & PROFILE - PUD
Section 14, Town 27 North, Range 10 West
Port Huron Twp., Grand Traverse County, Michigan



HSO Consulting Inc., Box 201
P.O. Box 4015
Toronto, ON M4E 4B5
Telephone: 416-593-9310
www.hsocanada.com
info@hsocanada.com

LANDSCAPE LEGEND

-  Maple tree
-  Mopel shrub
-  Star
-  Spiral
-  Circle with cross
-  Circle with dot
-  Circle with horizontal lines
-  Circle with vertical lines
-  Circle with diagonal lines
-  Circle with cross-hatch
-  Circle with dot
-  Circle with cross
-  Circle with dot
-  Circle with cross
-  Circle with dot
-  Circle with cross
-  Circle with dot
-  Circle with cross
-  Circle with dot
-  Circle with cross
-  Circle with dot
-  Circle with cross

SHOWNWOOD

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3. **SPREADSHEET FROM CHART**

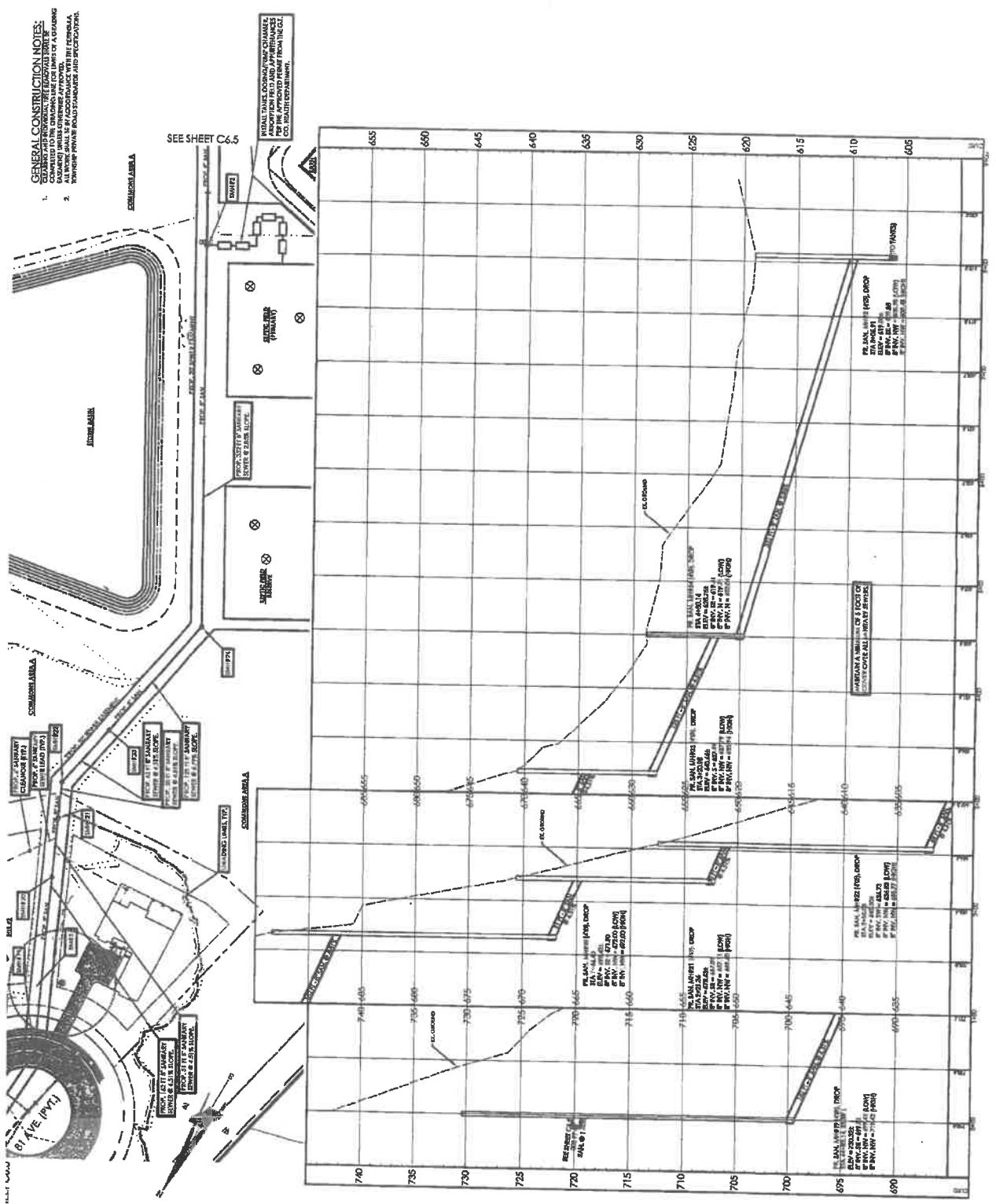
This is a detailed site plan for a residential development. The plan shows a central 'COMMONS' area with a winding path and several 'PRIVATE' areas. Units are numbered 1 through 30, with some units having specific area measurements (e.g., UNIT 1: AREA 4,000 S.F.). The plan includes labels for 'C. BOURSAW ROAD (627)', 'C. B. AVENUE (667) (PRIVATE)', and 'JIFF ROAD (667)'. It also shows 'PROPOSED' and 'EXISTING' features, including parking spaces, landscaping, and building footprints. A north arrow is located in the top right corner.

The 81 Development Company, LLC
 COMMONS AREA A - SANITARY PLAN & PROFILE
 Section 14, Town 29 North, Range 10 West
 Peninsula Twp., Grand Traverse County, Michigan

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PLAN	01-15-14	WJ	WJ
2	PLAN	01-15-14	WJ	WJ
3	PLAN	01-15-14	WJ	WJ
4	PLAN	01-15-14	WJ	WJ
5	PLAN	01-15-14	WJ	WJ
6	PLAN	01-15-14	WJ	WJ
7	PLAN	01-15-14	WJ	WJ
8	PLAN	01-15-14	WJ	WJ
9	PLAN	01-15-14	WJ	WJ
10	PLAN	01-15-14	WJ	WJ
11	PLAN	01-15-14	WJ	WJ
12	PLAN	01-15-14	WJ	WJ
13	PLAN	01-15-14	WJ	WJ
14	PLAN	01-15-14	WJ	WJ
15	PLAN	01-15-14	WJ	WJ
16	PLAN	01-15-14	WJ	WJ
17	PLAN	01-15-14	WJ	WJ
18	PLAN	01-15-14	WJ	WJ
19	PLAN	01-15-14	WJ	WJ
20	PLAN	01-15-14	WJ	WJ

Mansfield
 Lead Use Consultants
 2300 E. Main Street
 Grand Rapids, MI 49503
 Tel: 616.455.1111
 Fax: 616.455.1112
 Email: info@mansfield.com

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PLAN	01-15-14	WJ	WJ
2	PLAN	01-15-14	WJ	WJ
3	PLAN	01-15-14	WJ	WJ
4	PLAN	01-15-14	WJ	WJ
5	PLAN	01-15-14	WJ	WJ
6	PLAN	01-15-14	WJ	WJ
7	PLAN	01-15-14	WJ	WJ
8	PLAN	01-15-14	WJ	WJ
9	PLAN	01-15-14	WJ	WJ
10	PLAN	01-15-14	WJ	WJ
11	PLAN	01-15-14	WJ	WJ
12	PLAN	01-15-14	WJ	WJ
13	PLAN	01-15-14	WJ	WJ
14	PLAN	01-15-14	WJ	WJ
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16	PLAN	01-15-14	WJ	WJ
17	PLAN	01-15-14	WJ	WJ
18	PLAN	01-15-14	WJ	WJ
19	PLAN	01-15-14	WJ	WJ
20	PLAN	01-15-14	WJ	WJ



- GENERAL CONSTRUCTION NOTES:**
1. ALL SANITARY STRUCTURES SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE LOCAL HEALTH DEPARTMENT.
 2. ALL SANITARY STRUCTURES SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE LOCAL HEALTH DEPARTMENT.

SIGN AREA

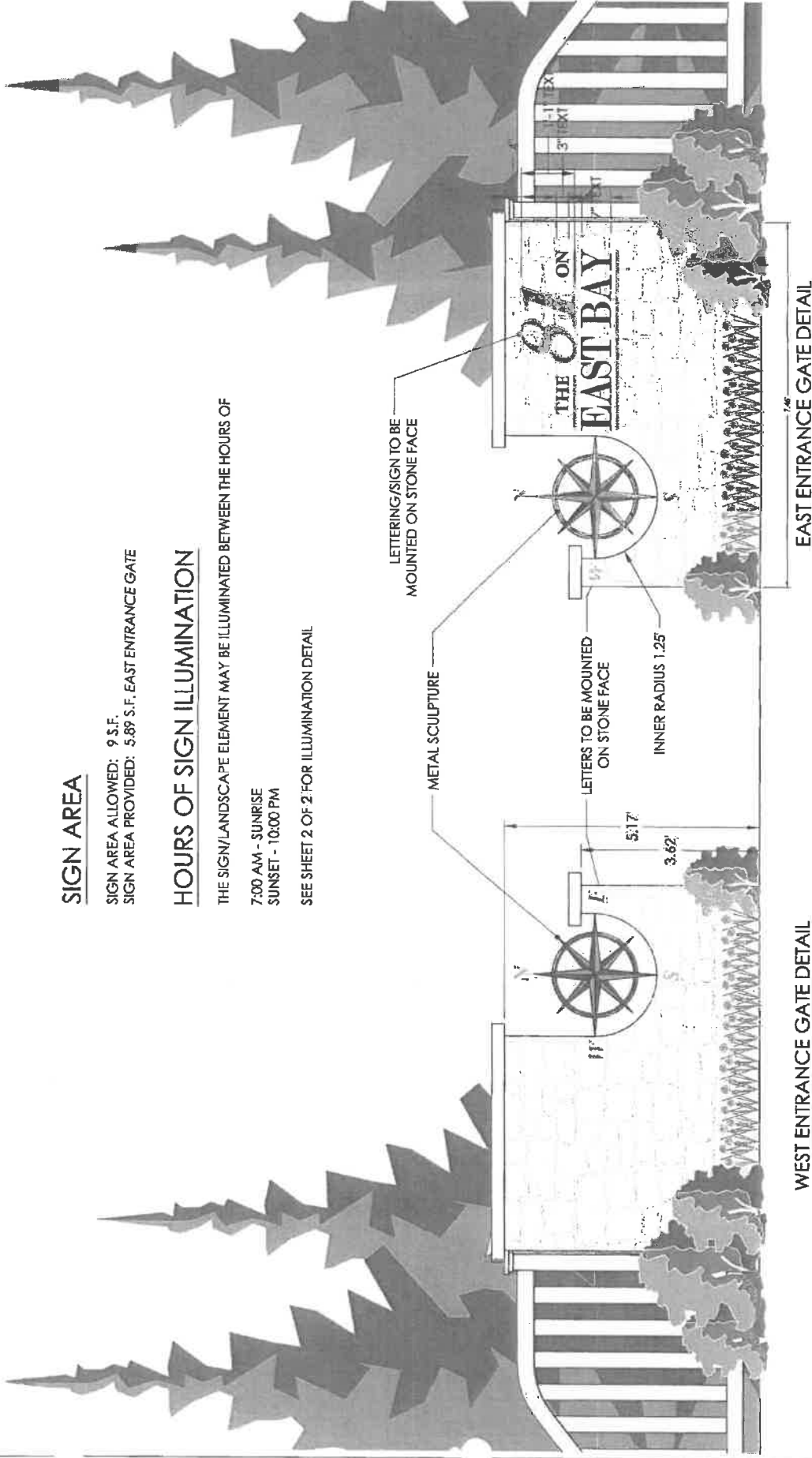
SIGN AREA ALLOWED: 9 S.F.
SIGN AREA PROVIDED: 5.89 S.F. EAST ENTRANCE GATE

HOURS OF SIGN ILLUMINATION

THE SIGN/LANDSCAPE ELEMENT MAY BE ILLUMINATED BETWEEN THE HOURS OF

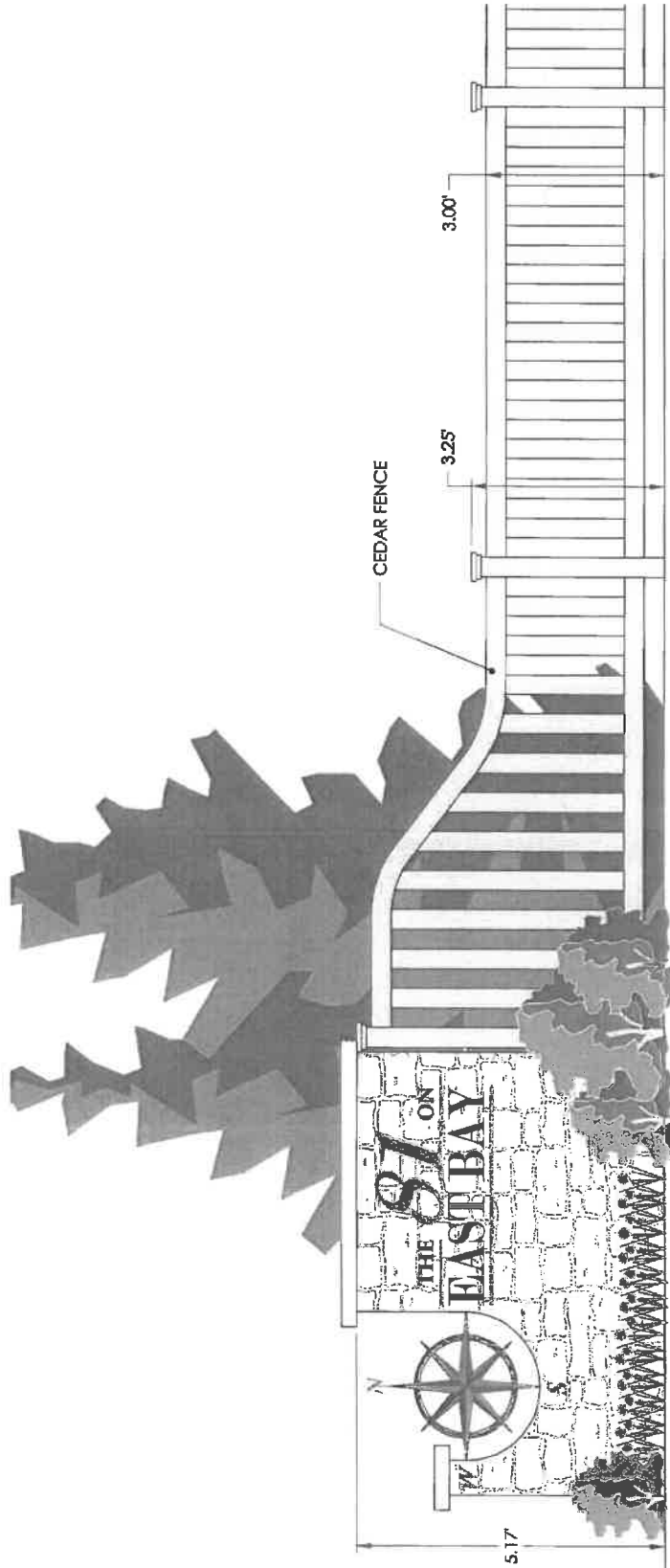
7:00 AM - SUNRISE
SUNSET - 10:00 PM

SEE SHEET 2 OF 2 FOR ILLUMINATION DETAIL

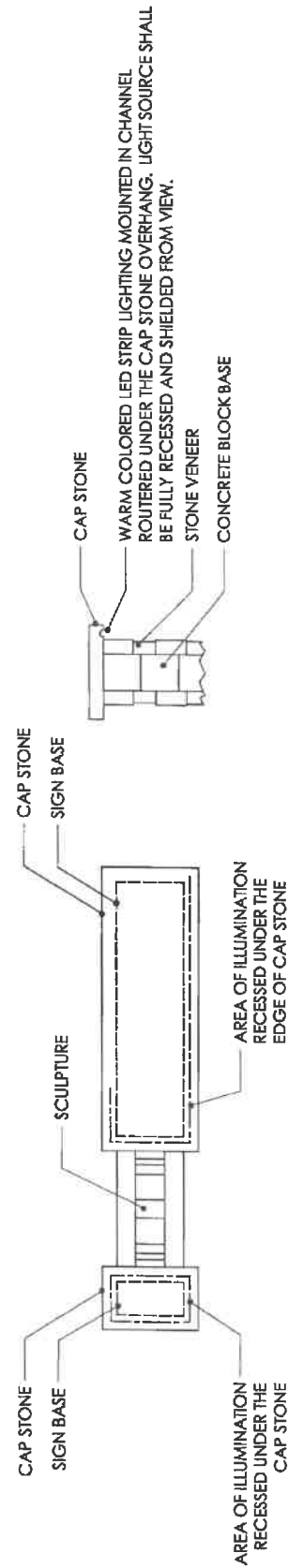


0.28 S.F. LETTERS, MOUNTED ON
STONE FACE

5.89 S.F. SIGN AND LETTERS,
MOUNTED ON STONE FACE

[illegible]

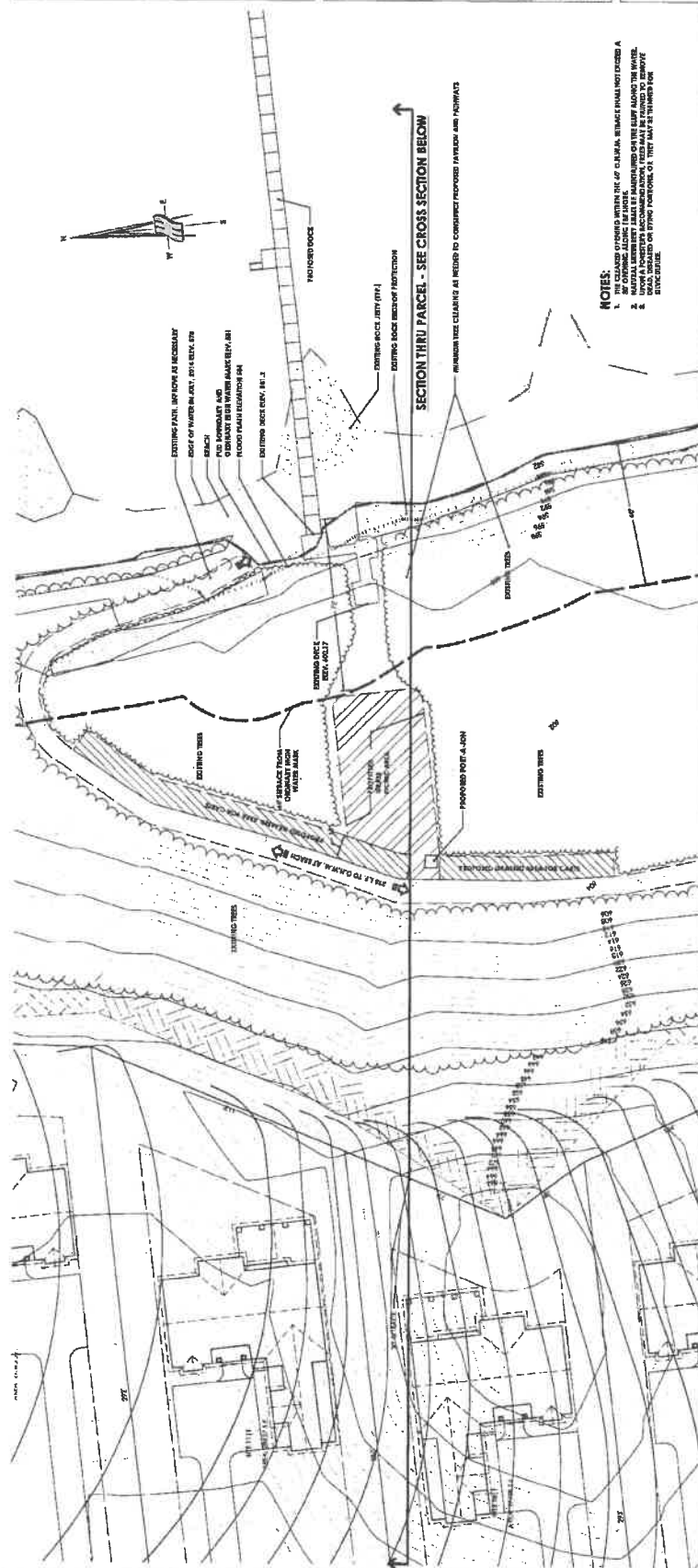
EAST ENTRANCE GATE DETAIL



ENTRANCE GATE PLAN VIEW - LIGHTING DETAIL

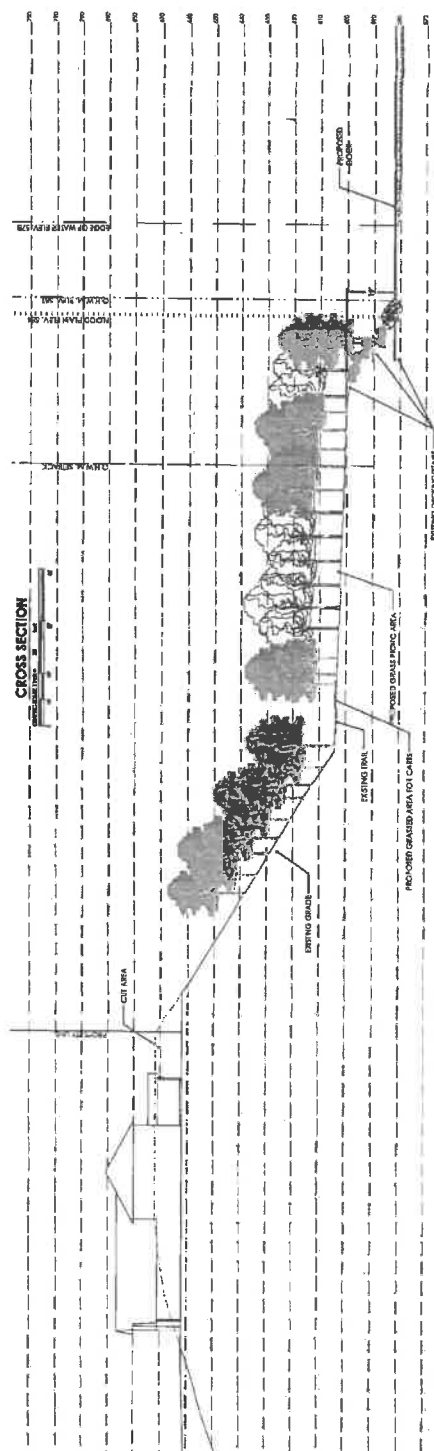
ENTRANCE GATE CROSS SECTION - LIGHTING DETAIL

NOTE:
LIGHTING LOCATIONS INDICATED ON EAST ENTRANCE GATE
PLAN VIEW, ARE TO BE DUPLICATED ON WEST ENTRANCE GATE



NOTES:

1. THE CHANGING OF THE GUARD WITHIN THE 40' C.N.W.M. REMAINS SHALL NOT EXCEED A 30' OFFERING ALONG THE 1913S.
2. NATURAL SURFACES SHALL BE MAINTAINED ON THE SLUVE ALONG THE WHITE.
3. UPON A FORESTER'S RECOMMENDATION, TREES MAY BE FALLOWED TO REMOVED DEAD, DISEASED OR STUMP PORTIONS. OF THEY MAY BE IN THE HANDS FOR SLICE DUE.





GRAND TRAVERSE COUNTY SHERIFF'S OFFICE

Thomas J. Bensley, Sheriff • Nathan Alger, Undersheriff

Administration

851 Woodmere Avenue, Traverse City, MI 49686-3349 • (231) 995-5000 • FAX (231) 995-5010

Corrections

320 Washington Street, Traverse City, MI 49684-2583 • (231) 922-4530 • FAX (231) 922-4415

January 22, 2015

Peninsula Township Planning Commission
13235 Center Road
Traverse City, MI 49686

On January 12, 2015 the Grand Traverse County Sheriff's Office received site plan copies and a description for a proposed 81 +/- parcel development to be located at the intersection of Boursaw Road and Bluff Road in Peninsula Township. The documents were received from Mansfield Land Use Consultants of 830 Cottageview Drive, Suite 201, TC, MI 49685. After reviewing the site plans and the site itself for traffic, safety and security concerns this department finds the following:

- ☒ We see nothing objectionable in the submitted site plans within the areas of the responsibility of the Sheriff's Department.
- ☐ Nothing in the site plan appears pertinent to the responsibilities of the Sheriff's Department.
- ☐ There is insufficient information for our agency to comment.
- ☐ The following deficiencies or recommendations in the site plan are noted:

Referred to the Peninsula Township Planning Commission on:
January 22, 2015

Sincerely,

Thomas Bensley, SHERIFF
by;

Lt. Chris Barsheff



Peninsula Township Fire Department

February 10, 2015

Michelle L. Reardon
Director of Planning & Zoning
13235 Center Road
Traverse City, MI 49686
planner@peninsulatownship.com

RE: The 81 on East Bay
Site review

Dear Michelle:

After reviewing the site plan for the above referenced project, I have no concerns at this time. The site is in compliance with all applicable fire department requirements. Please make me aware of any new plan changes. If you have any further questions or concerns feel free to contact me.

Randy Rittenhouse Fire Chief
Peninsula Township Fire Department

Exhibit B

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Peninsula Township Planning Commission will hold a public hearing at their regular meeting on March 16, 2015 at 7:00 PM at the Peninsula Township Hall, 13235 Center Road, Traverse City, MI 49686 (231) 223-7322 on the following application for a condominium subdivision and special use permit for property as a planned unit development (PUD) under the Peninsula Township Zoning Ordinance, owned by The 81 Development Company, LLC:

SUP #123 has been submitted for review by the Peninsula Township Planning Commission for the development of a thirty-six (36) unit condominium subdivision planned unit development (PUD) within the Rural & Hillside (R-1A) and the Coastal Zone Single and Two-Family (R-1B) zoning districts.

PROPERTY LOCATION: Boursaw Rd., Traverse City, MI 49686
Section 29, Peninsula Township

PARCEL ID #: 28-11-114-001-00, 28-11-114-002-00

A copy of the proposed Special Use Permit (PUD) Application may be examined at 13235 Center Rd., Traverse City, Michigan between the hours of 9:00 AM and 4:00 PM Monday through Thursday.

Written comments regarding this item can be submitted to the Peninsula Township Planning & Zoning Department, 13235 Center Rd. Traverse City, Michigan 49686 not later than 12:00 PM on March 16, 2015.

February 27, 2015 1T

394415

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Peninsula Township Planning Commission will hold a public hearing at a special meeting on April 13, 2015 at 7:00 PM at the Peninsula Township Hall, 13235 Center Road, Traverse City, MI 49686 (231) 223-7322 on the following application for a condominium subdivision and special use permit for property as a planned unit development (PUD) under the Peninsula Township Zoning Ordinance, owned by The 81 Development Company, LLC:

SUP #123 has been submitted for review by the Peninsula Township Planning Commission for the development of a thirty-seven (37) unit condominium subdivision planned unit development (PUD) within the Rural & Hillside (R-1A) and the Coastal Zone Single and Two-Family (R-1B) zoning districts.

PROPERTY LOCATION: Boursaw Rd, Traverse City, MI 49686
Section 29, Peninsula Township

PARCEL ID #: 28-11-114-001-00, 28-11-114-002-00

A copy of the proposed Special Use Permit (PUD) Application may be examined at 13235 Center Rd., Traverse City, Michigan, between the hours of 8:00 AM and 4:00 PM Monday through Thursday.

Written comments regarding this item can be submitted to the Peninsula Township Planning & Zoning Department, 13235 Center Rd, Traverse City, Michigan 49686 not later than 12:00 PM on April 13, 2015.

March 27, 2015 1T

396712

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Peninsula Township Planning Commission will hold a public hearing at a regular meeting on May 18, 2015 at 7:00 PM at the Peninsula Township Hall, 13235 Center Road, Traverse City, MI 49686, (231) 223-7322 on the following application for a condominium subdivision and special use permit for property as a planned unit development (PUD), under the Peninsula Township Zoning Ordinance, owned by The 81 Development Company, LLC:

SUP #123 has been submitted for review by the Peninsula Township Planning Commission for the development of a forty-one (41) unit condominium subdivision planned unit development (PUD) within the Rural & Hillside (R-1A) and the Coastal Zone Single and Two-Family (R-1B) zoning districts.

PROPERTY LOCATION: Boursaw Rd, Traverse City, MI 49686
Section 29, Peninsula Township

PARCEL ID #: 28-11-114-001-00, 28-11-114-002-00

A copy of the proposed Special Use Permit (PUD) Application may be examined at 13235 Center Rd., Traverse City, Michigan, between the hours of 9:00 AM and 4:00 PM Monday through Thursday.

Written comments regarding this item can be submitted to the Peninsula Township Planning & Zoning Department, 13235 Center Rd. Traverse City, Michigan 49686 not later than 12:00 PM on May 18, 2015.

May 2, 2015-1T

399895

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Peninsula Township Board will hold a public hearing at their regular meeting on July 14, 2015 at 7:00 PM at the Peninsula Township Hall, 13235 Center Road, Traverse City, MI 49686, (231) 223-7322 on the following application for a special use permit for property owned by Peninsula Township/Lighthouse:

SUP #111 1st Amendment has been submitted for review by the Peninsula Township Board for a special use permit amendment of the Mission Point Lighthouse and Lighthouse Park within the agricultural (A-1) zoning district.

PROPERTY LOCATION: 20500 Center Road, Traverse City, MI 49686
Section 23, Peninsula Township

PARCEL ID #: 28-11-223-004-10

A copy of the proposed Special Use Permit Application may be examined at 13235 Center Rd., Traverse City, Michigan, between the hours of 8:00 AM and 4:00 PM Monday through Thursday.

Written comments regarding this item can be submitted to the Peninsula Township Planning & Zoning Department, 13235 Center Rd. Traverse City, Michigan 49686 not later than 12:00 PM on July 14, 2015.

June 29, 2015-1T

405781

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Peninsula Township Board will hold a public hearing at a regular meeting on July 14, 2015 at 7:00 PM at the Peninsula Township Hall, 13235 Center Road, Traverse City, MI 49686, (231) 223-7322 on the following application for a condominium subdivision and special use permit for property as a planned unit development (PUD), under the Peninsula Township Zoning Ordinance, owned by The 81 Development Company, LLC:

SUP #123 has been submitted for review by the Peninsula Township Board for the development of a forty-one (41) unit condominium subdivision planned unit development (PUD) within the Rural & Hillside (R-1A) and the Coastal Zone Single and Two-Family (R-1B) zoning districts.

PROPERTY LOCATION: 15634 Smokey Hollow Rd. and 15636 Boursaw Rd.,
Traverse City, MI 49686
Section 29, Peninsula Township

PARCEL ID #: 28-11-114-001-00, 28-11-114-002-00

A copy of the proposed Special Use Permit (PUD) Application may be examined at 13235 Center Rd., Traverse City, Michigan, between the hours of 8:00 AM and 4:00 PM Monday through Thursday.

Written comments regarding this item can be submitted to the Peninsula Township Planning & Zoning Department, 13235 Center Rd. Traverse City, Michigan 49686 not later than 12:00 PM on July 14, 2015.

June 29, 2015-1T

405778