

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, March 3, 2016
7:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Planning Commission can take action to approve the March 3, 2016 agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the February 4, 2016 meeting minutes.

V Public Hearing

VI Public Comment on Agenda Related items

VII New Business

PC-2016-03 - Little Manistee River Watershed Conservation Council Presentation

The Little Manistee Watershed Conservation Council will make a presentation to the Planning Commissioners and request an endorsement from the Commission to City Council.

At this time the Planning Commission could take action to recommend to City Council to support the Little Manistee River Watershed Conservation Council and their partnership.

PC-2016-04 Joslin Cove Condominium (F.K.A. West Coast LLC) – Change in Site Plan

The City has been approached by the new owner who wants to move forward with the development of the Joslin Cove Condominium project. A special use permit was issued in 2006 for 40 residential units, a clubhouse/pool and marina. The residential buildings in the previous plan were three stories in height with a living area of 2,750 sq. ft. The new owners are requesting to reduce the height of the buildings to two stories with a living area of 1850 sq. ft. There will not be a change in the footprints for the buildings.

At this time the Planning Commission will determine if the proposed change in building height and living area is either a minor non-substantive change which can be approved or a major change that requires an amendment to the Special Use Permit.

VIII Old Business

Master Plan Update

The Commissioners received a draft of the Master Plan for their review.

At this time the Commission will give their input on the Master Plan.

IX Public Comments and Communications

At this time the Chair will ask if there are any public comments.

X Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

XI Staff/Sub-Committee Reports

At this time the Chair will ask Staff for their report.

At this time the Chair will ask if any of the Sub-Committees have anything to report.

XII Members Discussion

At this time the Chair will ask members of the Planning Commission if they have any items they want to discuss.

XIII Adjournment

Memorandum



To: Planning Commissioners

FROM: Denise Blakeslee
Planning & Zoning Administrator

DATE: February 26, 2016

RE: March 3, 2016 Planning Commission Meeting

Denise Blakeslee
Planning & Zoning
Administrator
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Commissioners, the next meeting of the Planning Commission will be on Thursday, March 3, 2016. We have the following items on the agenda:

PC-2016-03 - Little Manistee River Watershed Conservation Council Presentation - The Little Manistee Watershed Conservation Council will make a presentation to the Planning Commissioners and request an endorsement from the Commission to City Council.

PC-2016-04 Joslin Cove Condominium (F.K.A. West Coast LLC) – Change in Site Plan - The City has been approached by the new owner who wants to move forward with the development of the Joslin Cove Condominium project. A special use permit was issued in 2006 for 40 residential units, a clubhouse/pool and marina. The residential buildings in the previous plan were three stories in height with a living area of 2,750 sq. ft. The new owners are requesting to reduce the height of the buildings to two stories with a living area of 1,850 sq. ft. There will not be a change in the footprints for the buildings.

Master Plan Update – We will continue to work on updating the Master Plan. Rob Carson was unable to make the March Meeting and is working on the items needed to complete the Master Plan. We are looking at holding a Worksession on Thursday, March 17, 2016 to review the remaining items for the plan. Please let me know if you would not be able to attend the worksession.

If you are unable to attend the meeting please call me at 398-2805.

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

February 4, 2016

A meeting of the Manistee City Planning Commission was held on Thursday, February 4, 2016 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 8:07 pm by Chair Yoder

ROLL CALL

Members Present: Aaron Bennett, Maureen Barry, Marlene McBride, Mark Wittlieff, Roger Yoder

Members Absent: Ray Fortier (excused), Gabriel Walker (excused)

Others: Al Frye (Northern Michigan Recovery Residences), Denise Blakeslee (Planning & Zoning Administrator) and others

APPROVAL OF AGENDA

Motion by Mark Wittlieff, seconded by Aaron Bennett that the agenda be approved as prepared.

With a Roll Call vote this motion passed 5 to 0.

Yes: Barry, Bennett, McBride, Wittlieff, Yoder

No: None

APPROVAL OF MINUTES

Motion by Mark Wittlieff, seconded by Maureen Barry that the minutes of the January 7, 2016 Planning Commission Meeting be approved as prepared

With a Roll Call vote this motion passed 4 to 0 with Commissioner Bennett abstaining.

Yes: Barry, McBride, Wittlieff, Yoder

No: None

Abstaining: Bennett

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

PC-2016-02 Parcel Split and Combination Request, T. Eftaxiadis (817 Cherry Street) and Vickers Hansen (813 Cherry Street)

A request has been received from T. Eftaxiadis (817 Cherry Street) and Vickers Hansen (813 Cherry Street) for a Parcel Split and Combination. The home at 815 Cherry Street was destroyed in a fire in 2014 and was not rebuilt. Adjoining property owners T. Eftaxiadis and Vickers Hansen purchased the property and are asking to divide the property in half and combine it with their parcels.

Motion by Aaron Bennett, seconded by Mark Wittlief that the Planning Commission recommend to City Council to approve the request for a Parcel Split and Combination from T. Eftaxiadis and Vickers Hansen that would divide parcel 51-352-703-05 in half with the north 43.75' being combined with Mr. Hansen's parcel #51-352-703-03 and the south 43.75' being combined with Mr. Eftaxiadis' parcel 51-352-703-07.

With a Roll Call vote this motion passed 5 to 0.

Yes: Wittlief, Barry, Bennett, McBride, Yoder
No: None

Northern Michigan Recovery Residences

Northern Michigan Recovery Residences has requested to be placed on the Planning Commission Agenda to discuss their one of a kind supportive transitional residential program.

Al Frye, Northern Michigan Recovery Residences – Mr. Frye spoke to the commission about their program and the need for a facility in Manistee. Previously Greg Stone (Stonehouse) operated a facility for Men on McKee Street (2005) and then a place for Woman was opened on Clay Street. Both were closed in 2014. The Stonehouse faculties were not managed well, had poor supervision and did not obtain the necessary approvals for the woman's facility. They want to work with the city and be upfront with their program.

They are now working with Northern Michigan Recovery Residences and are looking to start with a six bed facility for men in Manistee. They would have a 40 hour a week employee and volunteer's onsite and they would provide 24 hour coverage. They are working with the Catholic Human Services, Central Wellness and the Little River Band of Ottawa Indians. Guardian Angels Church has offered the use of the former Convent for their program.

Their program would include people from prison re-entry (Manistee and Benzie County). The State will pay their facility for accepting prisoner re-entry which will help support their facility. Sex-offenders would be screened and they may accept (by example) an 18 year old male who was charged with having sex with an under aged girl, but not allow a convicted pedophile.

He spoke of Dan's House in Traverse City provides a safe comfortable place for homeless people with a safe place to live. They could die if help was not received. This facility has reduced the number of police/emergency room calls.

Denise Blakeslee, Planning and Zoning Administrator – Commissioners were given a copy of draft zoning language that was prepared by Williams and Works (Planner of Record) for Adult Rehabilitation Facility. This was drafted after Greg Stone came to the City to discuss what was needed to operate his program. Mr. Stone never pursued the Zoning Amendment. The apartment on McKee Street was opened prior to the adoption of the current zoning ordinance and was a legal non-conforming use. Their facility on Clay Street was opened without any approvals. Original discussion that Staff had with Mr. Stone was to allow an Adult Rehabilitation Facility in a commercial district as a Special Use. The language excluded convicted sex offenders or persons on supervised release from any state Department of Corrections.

Commissioners had various comments and concerns as follows:

- Best Drug Rehabilitation already provides programs for substance abuse
- A person on release from prison was responsible for the fire that burned down the house at 815 Cherry Street
- The house on Clay Street was a big problem for the neighbors
- Would not want to see a facility located in a residential district
- There should be a separation from schools/daycares and churches

OLD BUSINESS

Master Plan Update

Commissioners received a draft of the Master Plan to review and comment for the next meeting. There are a few outstanding items including Future Land Use Section, Action Plan, and Section 2.6 – Central Business District which is pending input from the DDA. Commissioners are supposed to work on Goals and Tasks that begin on Page 59 and make comments and add responsible parties as needed.

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

None

STAFF/SUB-COMMITTEE REPORTS

Denise Blakeslee, Planning & Zoning Administrator – The Little Manistee River Watershed Conservation Council has met with staff and is looking for an endorsement from the City. The Little Manistee River dumps into Manistee Lake; flows through the heart of the City via the Manistee River Channel out to Lake Michigan. There are not properties in the City with frontage on the Little Manistee River but the water quality of the Little Manistee River has an impact to the City. A presentation by the Little Manistee River Watershed Conservation Council will be made at the March Planning Commission meeting. The Planning Commission will be asked to make a recommendation to City Council.

The Country Club has inquired about a Michigan Department of Transportation tourist-oriented directional Sign “TOD” to direct traffic from US 31 to their establishment. Staff has contacted MDOT to see if there is sufficient room for TOD signs in the MDOT right of way in the City. In the event that there is sufficient room, a Zoning Amendment will be needed to permit the installation of TOD signs.

A workshop on Form or Function: Zoning Based on Land Use or Base on Design is being held on March 21, 2016 at City Hall. Members who attend will receive 3 CEU’s towards their Master Citizen Planner Certification.

MEMBERS DISCUSSION

Commissioners welcomed Aaron Bennett to the Planning Commission. Commissioner Bennett introduced himself and is looking forward to serving on the Commission.

Commissioner McBride invited everyone to an open house at the Senior Center on February 18th from 10 am to noon.

The next regular meeting of the Planning Commission will be held on Thursday, March 3, 2016

ADJOURNMENT

Motion by Mark Wittlieff, seconded by Maureen Barry that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 7:50 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

Little Manistee River Watershed Management Plan History and Status

10/4/2014 - **Little Manistee Watershed Council Monthly Meeting**

- Greg Goudy (Michigan DEQ) suggested the Little Manistee River needs a Watershed Management Plan which is approved by the “Michigan Department of Water Quality.

11/4/2014 - **Little Manistee Watershed Council Monthly Meeting**

- The LMWCC Council reviews the benefits and opportunities of a new watershed management plan for the Little Manistee River.

6/24/2015 - **First Meeting of Little Manistee River Watershed Management Plan Preliminary Steering Committee** to establish a shared vision of the high level scope and objectives as well as the process to be used in developing the watershed management plan.

- Approved the Partnership Agreement, including the Watershed Description within the Partnership Agreement.
- Established the Plan Criteria as both Michigan DEQ and US EPA Nine Elements pending agreement by the LMWCC Board.
- Initiated RFP process to identify a consultant to develop and write the plan.
- Suggested the Creation of Funds at the Manistee County Community Foundation for Plan Creation and Implementation.
- Identified LMWCC as the lead organization.

7/14/2015 – **Little Manistee Watershed Council Annual Meeting**

- The concept of a new Watershed Management Plan for the Little Manistee River is presented to the LMWCC membership at the annual meeting.
- Partnership Agreement is distributed to members.

8/1/2015 – **Little Manistee Watershed Council Monthly Meeting**

- LMWCC agrees to develop the Watershed Management Plan to both Michigan DEQ and US EPA Nine Elements Criteria.
- LMWCC authorizes creation of 3 funds at the Manistee County Community Foundation – “Plan Fund” to develop the Watershed Management Plan, the “Implementation Fund” to implement and maintain the watershed management plan and an “LMWCC Fund” to contain funds donated to the LMWCC to help ensure its long term viability.

9/5/2015 - **Little Manistee Watershed Council Monthly Meeting**

- Tm Ervin (Alliance for Economic Success) and Laura Heintzleman (Manistee County Community Foundation - MCCF) meet with the LMWCC Board to help explain the benefits of establishing funds and the MCCF.
- LMWCC Confirms the commitment to the funds at MCCF.

Little Manistee River Watershed Management Plan History and Status

10/13/2015 – **Manistee County Community Foundation Funds Finalized.**

10/13/2015 – **Second Meeting of Little Manistee River Watershed Management Plan Preliminary Steering Committee**

- Confirmed our shared vision of the high level Scope and Objectives for the Watershed Management Plan (EPA and DEQ Criteria)
- Discussed the Funds established at the Manistee County Community Foundation
- At this point in time we had 10 counties and townships that had signed the partnership agreement and 5 pending final signature.
- Initiated the next phase of Consultant Selection and Fund Raising.
- Focused the consultant selection process on Public Sector Consultants rather than an RFP process. Public Sector Consultants presented their qualification and the consensus was to request they prepare a formal proposal for review.
- AES began preparing a news release plan

11/7/2015 - **Little Manistee Watershed Council Monthly Meeting**

- Public Sector Consultants approved by LMWCC board as Consultant for the Watershed Management Plan.

11/11/2015 – **Meeting to Review Public Sector Consultants Proposal**

- Reviewed and agreed on changes to the proposal.

12/3/2015 – **Little Manistee River Watershed Management Plan Steering Committee Meeting.**

- Public Sector Consultants formally selected as Consultant by consensus vote of Steering Committee. Tim Ervin and AES to assist in writing contingency contract.
- The group agreed to use the “Little Manistee River Watershed Steering Committee” as our identity.
- Agreed to identify a subgroup of 5 to 7 members to act as a “Fund Advisory Committee” with this group and the LMWCC per the Manistee County Community Foundation documents to administer the 2 funds at the MCCF.
- Adopted Roberts Rules of Order
- Elected a President and a Secretary.
- Elected initial members of the Fund Advisory Committee

12/9/2016 – News Release

- LITTLE MANISTEE RIVER WATERSHED STEERING COMMITTEE FORMED AND SELECTS CONSULTANT TO HELP DEVELOP WATERSHED PLAN

1/13/2015 – **“Final” Public Sector Consultants Proposal Received**

Little Manistee River Watershed Management Plan History and Status

2/6/2016 - Little Manistee Watershed Council Monthly Meeting

- Submitted two resolutions which are now under legal review and we expect to vote on at the March 5, 2016 meeting:
 - ✓ Submitted LMWCC resolution: To direct the Alliance For Economic Success (AES), serving as a fiduciary for the Little Manistee Watershed Conservation Council (LMWCC), to enter into a contract with Public Sector Consultants Inc. (PSC) to spend money, when it is available, from the “Little Manistee River Watershed Plan Fund” at the Manistee County Community Foundation to develop a Little Manistee River Watershed Management Plan per the PSC Proposal of January 12, 2016 for the amount of \$93,120.
 - ✓ Submitted LMWCC resolution: To establish and authorize the “Little Manistee River Watershed Steering Committee Fund Advisory Committee” to fulfill the obligations of the LMWCC relative to the *Little Manistee River Watershed Plan Fund* and the *Little Manistee River Watershed Plan Implementation Fund* which the LMWCC has established at the Manistee County Community Foundation.

2/9/2016 – Partnership Agreement Status:

- Partnership Agreement Signatures From:
 - ✓ Lake Co.: Eden, Elk, Ellsworth, Peacock, Newkirk Townships, Luther Village
 - ✓ Manistee Co.: Norman Township
 - ✓ Mason Co.: Meade Township
 - ✓ Manistee County Conservation District
 - ✓ Lake County Commissioners
 - ✓ Mason County Commissioners
 - ✓ Mason - Lake Conservation District
 - ✓ Little River Band of Ottawa Indians
 - ✓ Natural Resource Conservation Service
 - ✓ Michigan DEQ
 - ✓ Trout Unlimited
 - ✓ Manistee County Community Foundation
 - ✓ The Alliance for Economic Success
 - ✓ Cool Lake Property Owners Association
 - ✓ Great Start Collaborative
 - ✓ Launch Manistee
 - ✓ Drift Expeditions
 - ✓ Sengs Marina
 - ✓ Spicer Group

Little Manistee River Watershed Management Plan History and Status

- ✓ John Bumstead (State Representative)
- ✓ 100 Individuals Have Signed the Partnership Agreement

- Supporting Advisory Organizations
 - ✓ Michigan DNR
 - ✓ U.S. Forest Service

Tentative Project Timeline

The following chart of work describes our anticipated timeline to complete each project element. However, adjustments to this proposed schedule may occur over the course of the project.

Task	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	
Establish plan development infrastructure	X	X	X	X	X																							
Facilitate Steering Committee meetings						X	X	X	X									X	X	X	X							
Plan development kick-off meeting							X																					
Local zoning meetings																		X	X									
Luther Dam meetings								X	X																			
Watershed plan review meeting																				X								
Electronic survey						X	X	X																				
Collect, review and summarize existing reports and data	X	X	X	X	X	X	X	X																				
Develop long-term goals for protecting and restoring watershed resources					X	X	X	X	X																			
Prioritize pollutants, sources, and causes to identify critical and priority areas						X	X	X	X																			
Estimate pollution reduction needed to reach water quality goals															X	X	X	X										
Assess local programs, projects, and zoning to meet watershed plan goals									X	X	X	X	X	X	X	X	X											
Develop objectives and actionable tasks for each watershed goal															X	X	X	X	X									
Develop education and outreach plan															X	X	X	X	X									
Develop monitoring and evaluation plan																		X	X	X								
Develop watershed management plan document	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X					
MDEQ review																						X	X	X				
Revise and finalize report																									X	X	X	

Memorandum



Denise Blakeslee
Planning & Zoning Administrator
70 Maple Street
Manistee, MI 49660
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dblakeslee@manisteemi.gov
www.manisteemi.gov

TO: Planning Commissioners

FROM: Denise Blakeslee
Planning & Zoning Administrator

DATE: February 15, 2016

RE: Joslin Cove Condominiums (f.k.a. West Coast LLC)

Commissioners, In 2006 a Special Use Permit for a Planned Unit Development was issued to West Coast LLC for the development of 40 residential units (3 buildings with 8 units, 2 buildings with 6 units, 1 building with 4 units), marina, and clubhouse/pool on 4.14 acres on Arthur Street. The site was the former home of Joslin Manufacturing. The project included outdoor pavilions and sidewalks for the public. The topography of the property does not provide room for a sidewalk along Arthur Street (US-31), which resulted in the design for the sidewalk to be within the project. The Clubhouse, one building (eight units) was constructed and all the foundations were installed when the development cased due to bankruptcy.

The City has been approached by the new owner who wants to move forward with the project. They are working with the County to reinstate the Brownfield Plan for the project and will need to obtain a Development Agreement with the City. The issue before the Planning Commission is the developer wants to reduce the elevation of the buildings (three stories to two stories) resulting in a reduction of size of the living units from 2,750 sq. ft. to 1850 sq. ft.

Staff has determined that this change should be brought before the Planning Commission to determine if the proposed changes will result in either a Minor or Major change to the Site Plan and to bring the Commission up to date on the project.

SECTION 1801 SPECIAL USE PROCEDURES

G. Amendments. Amendments to Special Use permits shall be handled in the same manner as the initial Special Use permit application. Minor non-substantive changes to a site plan in accordance with **Section 2208** may be made to an existing Special Use permit with the approval of the Zoning Administrator.

SECTION 2208 AMENDMENT TO THE SITE PLAN

No changes shall be made to an approved site plan prior to or during construction except upon application to the Zoning Administrator according to the following procedures:

C. Minor Changes to a Detailed Site Plan. Minor changes involving changes in the location of buildings and structures, adjustment of utilities, walkways traffic ways, and parking areas and the construction of accessory buildings or additions to primary structures less than seven hundred (700) square feet in area to a Detailed Site Plan can be approved by the Site Plan Review Committee who shall reserve the right to forward it to the Planning Commission for approval.

- E. Major changes or Amendments to a Detailed Site Plan. Major changes or Amendments to a Detailed Site Plan involving change in the number and location of accesses to public streets and alleys, a reduction in the number of parking spaces, a major relocation of a building, increase in the gross floor area or heights of buildings, a reduction in open space and similar major changes, shall require approval of the Planning Commission, in the same manner as the original application was submitted, reviewed, and approved.

If the Planning Commission determines that the proposed changes are minor non-substantive changes. The Commission can approve the changes in the site plan.

If the Planning Commission determines the proposed changes are a major change in the development, then the developer will need to request an amendment to the PUD/Special Use Permit that will require a public hearing.

A copy of the original Special Use Permit and site plan is enclosed along with a copy of the request and new building plans.



**Joslin Cove
Condominiums**

**Building #3
Three story building**

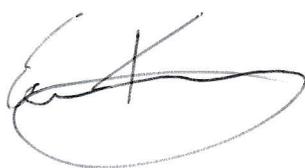
Joslin Cove Development

Dear Planning Commission

We at Manistee Lakes LLC are very excited in moving forward and finishing the Joslin Cove Development. We believe that it will be one of the most beautiful living destination for the community and outside community to live at. We are committing 100% to make this project successful and with your help we believe it can happen.

We had made two changes to the project which is the living square footage and the Height of the units. Because of the market condition we had to lower our living square footage which lowered the cost to build each unit. By lowering the height from 44ft to 33ft and our living square footage from 2,750sft to our new design 1850sft. Now we will be able to sell the homes at today's market price. The original footprint will stay the same and outside appearance will mostly stay the same except the cedar shake will be replace with siding. The total number of units will be the same and all required landscaping design on the property will stay the same. The gazebo, sidewalks and retention pond will make a beautiful trail and experience for the community.

Manistee Lakes LLC thanks you for your patience and support in finishing this project.

A handwritten signature in black ink, appearing to be a stylized 'M' or 'L' followed by a flourish.

NEW CONDOMINIUM UNITS FOR:

MANISTEE LAKE CONDOMINIUMS

JOSLIN COVE
MANISTEE, MICHIGAN 49660

ARCHITECT'S PROJECT # 0431-15

BUILDING: 2012 MICHIGAN RESIDENTIAL CODE

INDEX OF DRAWINGS

- T1.01 TITLE SHEET
- S1.01 FLOOR & ROOF FRAMING PLAN
- A1.01 MAIN LEVEL FLOOR PLAN
- A1.02 UPPER LEVEL FLOOR PLAN
- A1.03 ROOF PLAN
- A3.01 EXTERIOR ELEVATIONS
- A3.02 EXTERIOR ELEVATIONS
- A4.01 BUILDING SECTIONS & DETAILS
- A5.01 WALL SECTIONS
- M1.01 MECHANICAL PLAN & SCHEDULES
- E1.01 ELECTRICAL PLAN & SCHEDULES
- P1.01 PLUMBING PLAN & SCHEDULES

CONCEPT DESIGN STUDIO, INC.
800 E. ELLIS ROAD, SUITE 508
NORTON SHORES, MI 49441
PH. (231) 799-4936
FAX (231) 799-4937



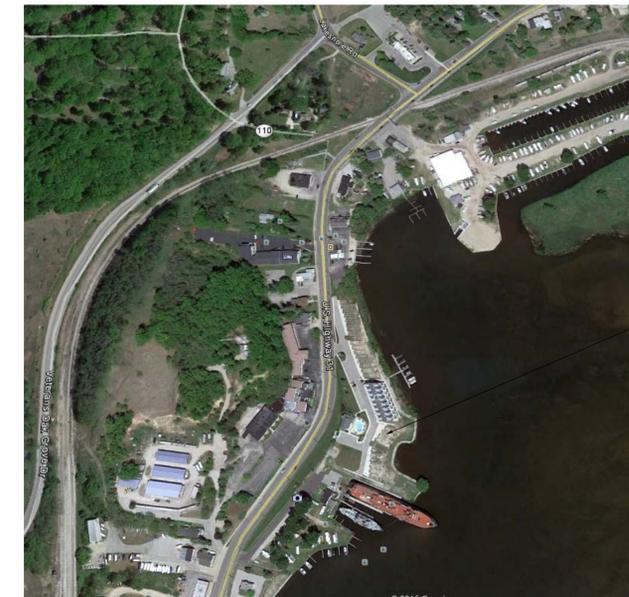
PRICING & PERMITS

DECEMBER 7, 2015

ABBREVIATIONS

ABOVE FINISH FLOOR	AFF	GALVANIZED	GALV	QUARRY TILE	QT
ACOUSTICAL TILE	ACT	GAUGE	GA	RADIUS	R
ADJACENT	ADJ	GLASS	GL	REFRIGERATOR	REFRIG
AIR ADMITTANCE VALVE	AAV	GRADE	GR	REINFORCEMENT	REINF
ALUMINUM	AL	GYPSUM BOARD	GYP BD	REQUIRED	REQ'D
AMERICAN DISABILITIES ACT	ADA	GLAZED MASONRY UNIT	GMU	ROOF DRAIN	RD
ANODIZED	ANOD.			ROOF VENT	RV
APPROXIMATELY	APPROX			ROOM	RM
AREA DRAIN	AD			ROUGH OPENING	RO
AT	@			RUBBER FLOOR TILE	RFT
		HAND DRYER	HD		
BASEMENT	BSMT	HANDICAPPED	HDGP	SANITARY	SAN
BEARING	BRG	HARDWOOD	HDWD	SECTION	SECT
BENCH MARK	BM	HEATING	HTG	SHEET	SHT
BETWEEN	BTWN	HEATING VENTILATION AND AIR CONDITIONING	HVAC	SHEET METAL	SHT MTL
BARRIER FREE	B.F.	HEIGHT	HT	SIMILAR	SIM
BLOCK	BLK	HIGH POINT	HP	SIMILAR TO	SIM TO
BOARD	BD	HIGHWAY	Hwy	SMART BOARD	SB
BOTTOM OF	B.O.	HOLLOW METAL	HM	SPECIFICATION	SPEC
BOTTOM OF STEEL	B.O.S.	HORIZONTAL	HORIZ	SQUARE	SQ
BUILDING	BLDG	HOT WATER	HW	STAINLESS STEEL	SS
		HOT/COLD WATER	HGW	STANDARD	STD
				START POINT	SP
CABINET	CAB	INCLUDE	INCL	STEEL	STL
CARPET	CPT	INFORMATION	INFO	STORAGE	STOR
CATCH BASIN	CB	INSIDE DIMENSION	ID	STRUCTURAL	STRUCT
CEILING	CLG	INSULATION	INSUL	SUSPENDED	SUSP
CENTER LINE	CL				
CLEAN OUT	CO	JANITOR	JAN	TACK BOARD	TB
COLD WATER	CW	JANITOR CLOSET	JC	TEMPERED	TEMP
COLUMN	COL	JOINT	JT	TONGUE & GROOVE	T & G
CONCRETE	CONC	JOIST	JST	TOP OF FOOTING	T.O. FTG
CONCRETE MASONRY UNIT	CMU			TOP OF FOUNDATION	T.O. FND
CONTINUOUS	CONT	LAMINATE	LAM	TOP OF STEEL	T.O.S.
CONTROL JOINT	C.J.	LINEAR	LIN	TOP OF WALL	T.O.W.
CUBIC	CU	LONG LEG VERTICAL	LLV	THICK	THK
		LOWER LEVEL	LL	THROUGH	THRU
				TYPICAL	TYP.
DEMOLITION	DEMO				
DETAIL	DET	MAN HOLE	MH	UNDERWRITER'S LABORATORY	UL
DIAMETER	DIA	MANUFACTURER	MFR	UNLESS NOTED OTHERWISE	UNO
DIMENSION	DIM	MARKER BOARD	MB		
DOWN	DN	MASONRY OPENING	MO	VENT THROUGH ROOF	VTR
DOWNSPOUT	DN	MECHANICAL	MECH	VENTILATION	VENT
DRAWING	DWG	METAL	MTL	VERIFY IN FIELD	V.I.F.
		MINIMUM	MIN	VERTICAL	VERT
EACH	EA	MISCELLANEOUS	MISC	VINYL COMPOSITE TILE	VCT
ELECTRIC	ELEC	MOUNTED	MTD	VINYL WALL COVERING	VWC
ELECTRIC WATER COOLER	EWG			VOLUME	VOL
ELEVATION	EL	NOMINAL	NOM		
ELEVATOR	ELEV	NOT IN CONTRACT	NIC	WALL CLEAN OUT	W.C.O.
EQUAL	EQ	NUMBER	NUM	WELDED WIRE FABRIC	WWF
EQUIPMENT	EQUIP			WELDED WIRE MESH	WWM
EXISTING	EXIST	ON CENTER	O.C.	WITH	WI
EXPANSION	EXP	OPENING	OPN	WITHOUT	WO
EXPANSION JOINT	EJ	OPPOSITE	OPP	WOOD	WD
		OPPOSITE HAND	O.H.	WOLMANIZED	WOLM
FEET	FT	OUTSIDE DIAMETER	OD	WORK POINT	WP
FINISHED	FIN	OVER HEAD DOOR	OHD		
FINISHED FLOOR	FF			YARD CLEAN OUT	Y.C.O.
FIRE EXTINGUISHER	FE	PAIR	PR		
FIRE EXTINGUISHER CABINET	FEC	PLASTER CEMENT	PLSC		
FLOOR	FL	PLASTER GYPSUM	PLSG		
FLOOR DRAIN	FLD	PLATE	PLT		
FOOTING	FTG	PLYWOOD	FLND		
FOUNDATION	FND	PORCELAIN CERAMIC TILE	PCT		
FROM FINISHED FLOOR	FFF	PRESSURE TREATED	PT		

SITE LOCATION MAP



PROJECT LOCATION

NEW CONDOMINIUM UNITS FOR:
MANISTEE LAKE CONDOMINIUMS
MANISTEE, MICHIGAN

PROJECT # 0431-15

ISSUANCES

PRICING & PERMITS 12.01.2015

REVISIONS

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DRAWN BY SMH

SHEET TITLE

TITLE SHEET

SHEET NO.

T1.01

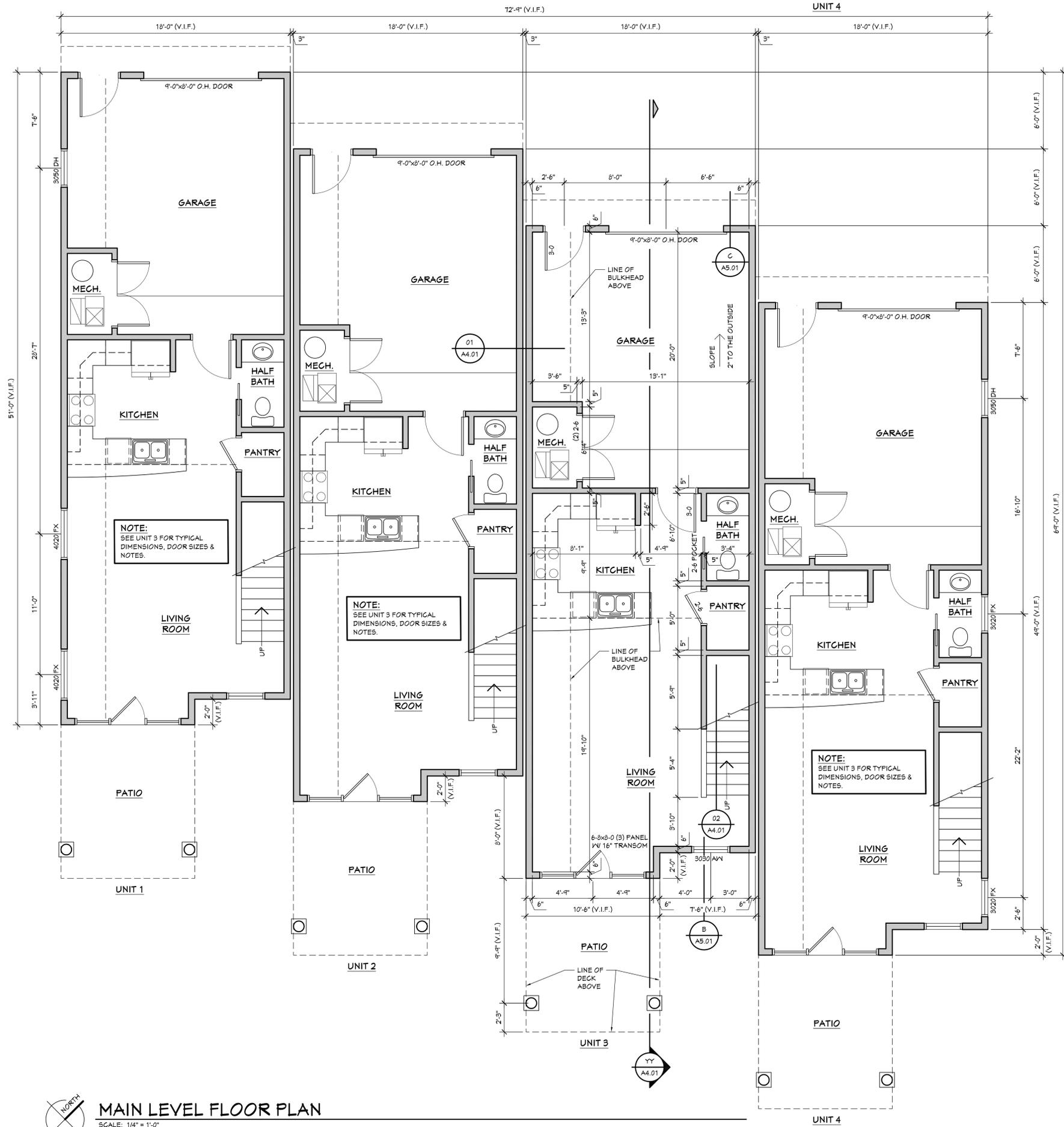
GENERAL CONTRACTOR:

WINBERG CONSTRUCTION
8868 WATER STREET
MONTAGUE, MI 49437



GENERAL NOTES

- COORDINATE WITH OTHER TRADES TO AVOID INTERFERENCE.
- INSTALL ALL EQUIPMENT, DUCTWORK AND PIPING AS HIGH AS POSSIBLE TO MAXIMIZE CLEARANCES. FOLLOW BUILDING LINES WHEREVER POSSIBLE.
- WHERE MATERIALS ARE TO BE EXPOSED, ARRANGE AND INSTALL NEATLY TO MINIMIZE VISUAL IMPACT.
- VERIFY FIELD CONDITIONS PRIOR TO PROCEEDING WITH WORK. REPORT SIGNIFICANT DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS.
- INSTALLATION SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES AND REGULATIONS.
- FURNISH AND INSTALL APPROVED FIRE ASSEMBLIES (FIRE CAULKING, FIRE COLLARS AND FIRE SLEEVES) AS REQUIRED AT ALL PENETRATIONS THRU FIRE WALLS.
- FIRE SUPPRESSION SYSTEM IS NOT REQUIRED.
- EXTERIOR WALLS ARE TO BE CONSTRUCTED OF 2x6 STUDS @ 16" O.C. WITH 1/2" OSB SHEATHING EXTERIOR AND 1/2" GYPSUM BOARD INTERIOR. EXTERIOR DIMENSIONS ARE SHOWN SHEATHING TO SHEATHING.
- INTERIOR WALLS ARE TO BE CONSTRUCTED OF 2x4 STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE, UNO. INTERIOR DIMENSIONS ARE SHOWN SHEATHING TO SHEATHING.
- BASIS OF DESIGN ON WINDOWS AND EXTERIOR DOORS ARE TO BE COMPOSITE / FIBERGLASS, FIXED / AWNING / DOUBLE HUNG AS SHOWN ON PLANS.
- ALL INTERIOR DOORS ARE TO BE 6'-8" PREHUNG, (B) PANEL DOORS. REFER TO PLAN FOR DOOR WIDTHS.
- EXTERIOR GARAGE SERVICE DOOR TO BE 6'-8" PREHUNG, INSULATED STEEL EXTERIOR DOOR.
- GARAGE DOOR TO BE INSULATED, OVER HEAD DOOR WITH LITES IN TOP PANEL.
- CONTRACTOR TO VERIFY ALL ROUGH OPENINGS OF WINDOW AND DOORS.
- SEE MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR BASIS OF DESIGN. DRAWINGS ARE FOR REFERENCE ONLY, AND ADDITIONAL INFORMATION SHALL BE PROVIDED BY DESIGN BUILD CONTRACTORS.
- ALL INTERIOR DESIGN, FURNITURE, FIXTURES, AND FINISHES, INCLUDING CASEWORK, ARE TO BE SELECTED BY OTHERS.



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW CONDOMINIUM UNITS FOR:
MANISTEE LAKE CONDOMINIUMS
MANISTEE, MICHIGAN

PROJECT #	0431-15
ISSUANCES	
PRICING & PERMITS	12.01.2015
REVISIONS	
DRAWN BY	KAW
SHEET TITLE	MAIN LEVEL FLOOR PLAN
SHEET NO.	A1.01

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NEW CONDOMINIUM UNITS FOR:
MANISTEE LAKE CONDOMINIUMS
 MANISTEE, MICHIGAN

PROJECT # 0431-15

ISSUANCES

PRICING & PERMITS 12.01.2015

REVISIONS

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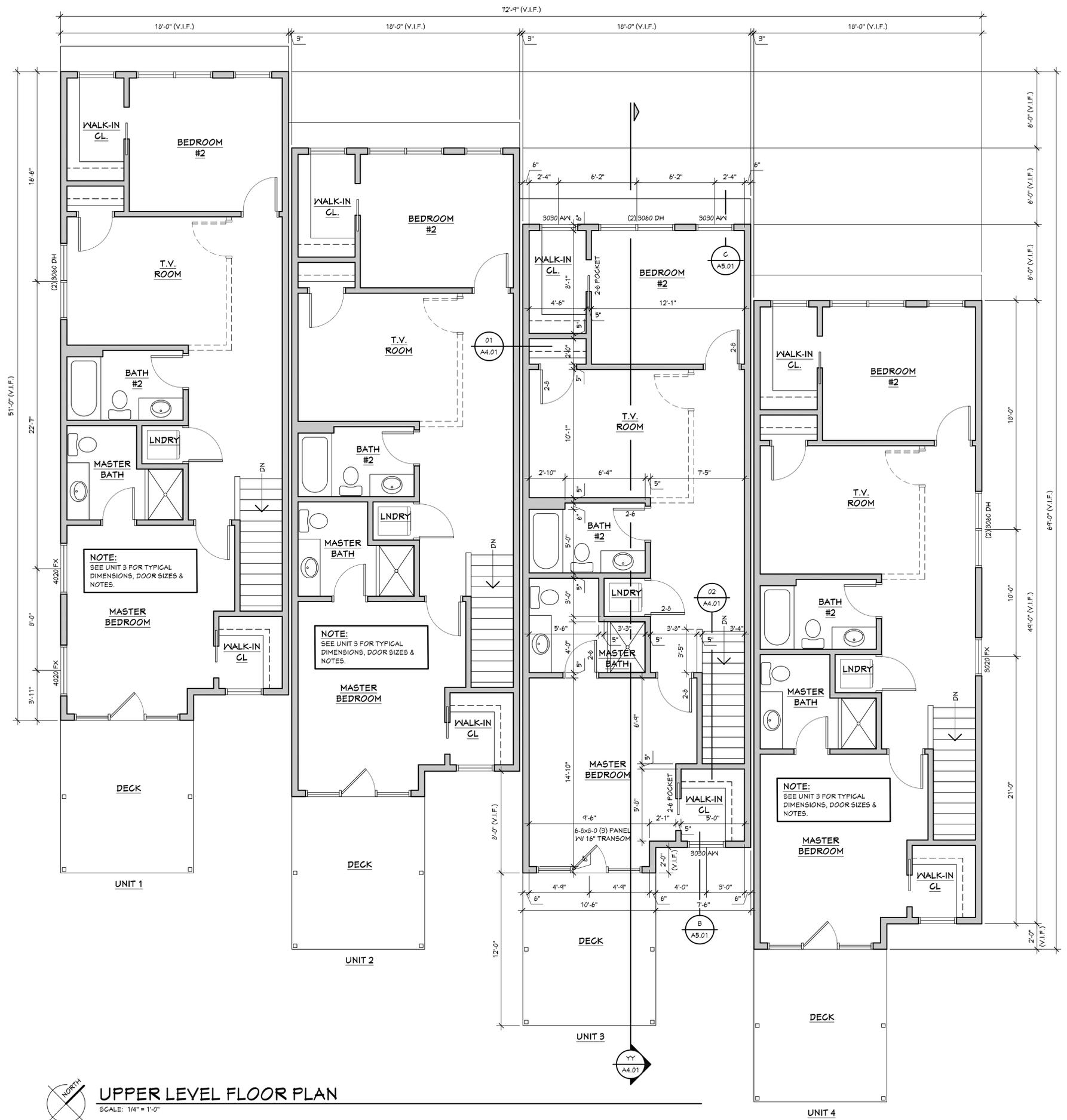
DRAWN BY KAV

SHEET TITLE
 UPPER LEVEL FLOOR PLAN

SHEET NO.

A1.02

NOTE:
 REFER TO SHEET M1.01 & E1.01
 FOR MECHANICAL &
 ELECTRICAL INFORMATION



UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

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NOTE:
 INSTALL (2) ROWS OF
 ICE & WATER SHIELD
 @ ALL OVERHANGS



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



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

12/7/2015 9:59 AM Z:\PROJECTS\0431-15 Manistee Lake Condominiums\Drawings\0431-15A301.dwg

NOTE:
INSTALL (2) ROWS OF
ICE & WATER SHIELD
@ ALL OVERHANGS



SOUTH ELEVATION

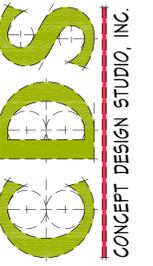
SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

CONCEPT DESIGN STUDIO, INC.
800 E. ELLIS ROAD, SUITE 508
NORTON SHORES, MI 49441
PH. (231) 799-4936
FAX (231) 799-4937



NEW CONDOMINIUM UNITS FOR:
MANISTEE LAKE CONDOMINIUMS
MANISTEE, MICHIGAN

PROJECT # 0431-15

ISSUANCES

PRICING & PERMITS 12.01.2015

REVISIONS

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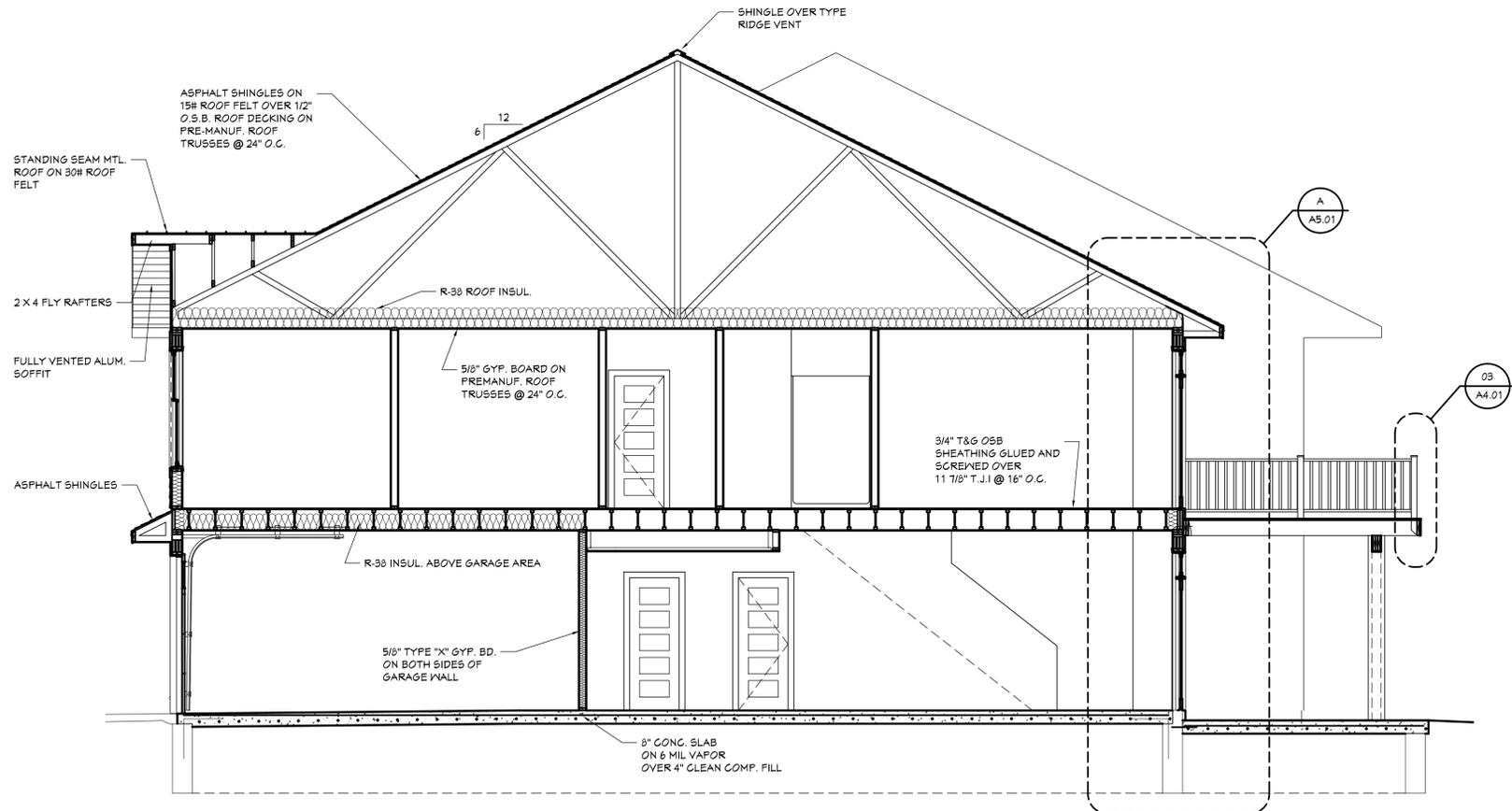
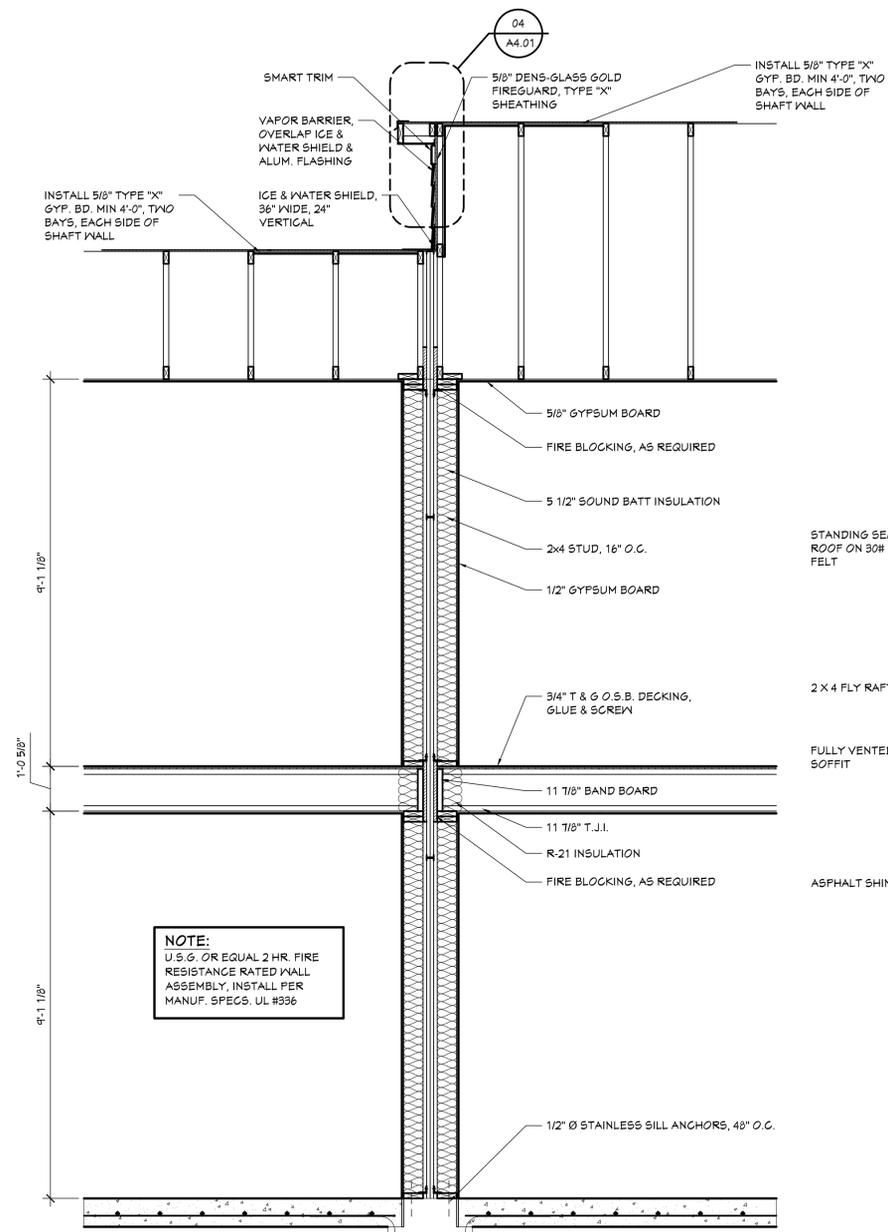
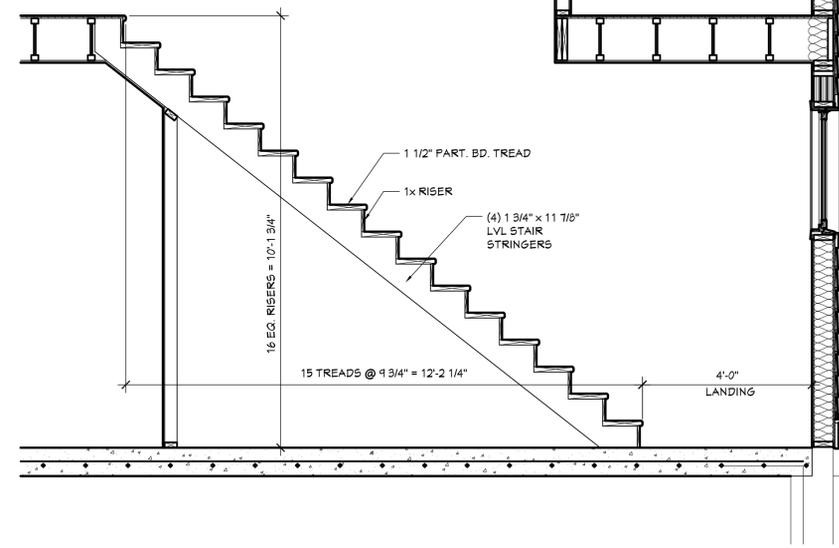
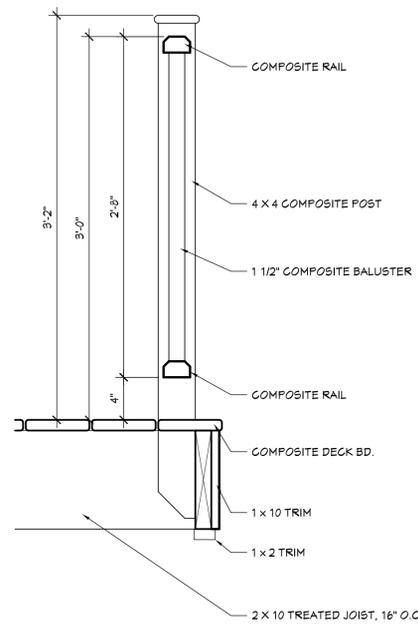
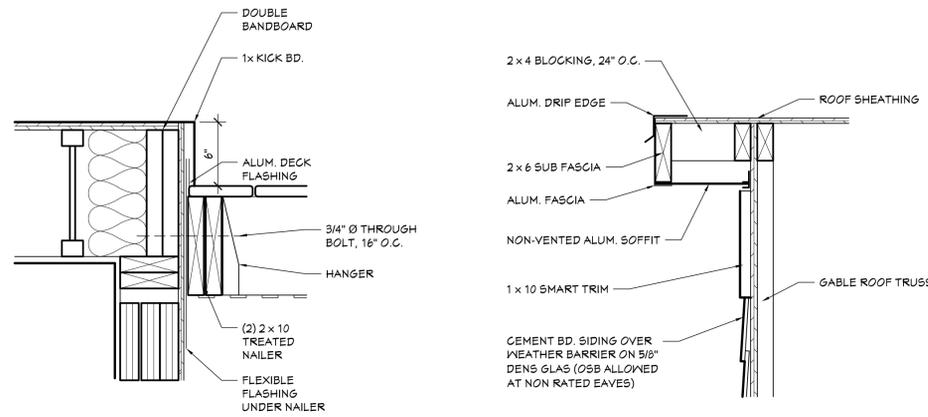
DRAWN BY KAVI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.

A3.02

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PROJECT #	0431-15
ISSUANCES	
PRICING & PERMITS	12.01.2015
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DRAWN BY	SMH
SHEET TITLE	BUILDING SECTIONS & DETAILS
SHEET NO.	A4.01

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JUL 3 4 22 PM '06

SPECIAL USE PERMIT

CITY OF MANISTEE
70 Maple Street, P.O. Box 358
Manistee, Michigan 49660

Penny A. Pepera
Register of Deeds
Manistee, Michigan 49660

RECEIVED

JUL 03 2006

MANISTEE COUNTY
REGISTER OF DEEDS

This SPECIAL USE PERMIT, herein after referred to as the permit, is granted pursuant to the authority granted in Article 18: Standards and Requirements for Special Uses, of the Manistee City Zoning Ordinance, effective March 27, 2006.

Name of Permit Holder: West Coast LLC.
Mailing Address: 101 Washington Street
Grand Haven, MI 49456

Name of Property Owner: Arens Investment Company Society for the Preservation of the
Mailing Address: 2110 Crescent Beach Road 99 Arthur Street
Manistee, MI 49660 Manistee, MI 49660

Description of Property affected by Special Use Permit: See Attached
Tax Parcel Number: 51-51-101-275-01, 51-51-174-704-19, 51-51-174-704-01

Description of Special Use Granted, as Permitted in Article #18, Section #1870 Planned Unit Development
Special Use Permit Application #PC-2006-03 as Approved by the Planning Commission on June 1, 2006, Site Plan Job #984-4 prepared by Nordlund & Associates, Inc. & #0521 prepared by Design Plus

PERMIT CONDITIONS AND REQUIREMENTS:

This permit is issued, subject to the following conditions and/or requirements as contained in Article 18, Section 1802:

CONDITIONS None

TRANSFER OF PERMIT

This permit is transferable only in accordance with Article 18, Section 1801.H of the ordinance.

EXPIRATION OF PERMIT (as per Article 18 Section 1801.J):

A Special Use permit shall be valid for as long as the approved use continues in accordance with the terms and conditions of the approved permit. The Special Use permit will expire on the occurrence of one or more of the following conditions:

- 1. If replaced or superseded by a subsequent permitted use or Special Use permit.
- 2. If the applicant requests the rescinding of the Special Use permit.
- 3. If a condition of approval included stipulation to expire the Special Use permit by a certain date.
- 4. If the use is abandoned, moved or vacated for a period of one year.

VIOLATIONS OF PERMIT (see Article 18 Section 1801.J):

Any violation of the terms, conditions or limitations of a Special Use permit shall be cause for revocation or suspension of the permit. The Planning Commission may either revoke or suspend, pending correction of the violation, any Special Use permit. The act to revoke or suspend the permit shall occur after giving notice to the permit holder, specifying the alleged violation(s) and disclosing when a hearing will be held on the matter. The notice shall be delivered by registered mail. Any interested party may appear in person or by attorney at the hearing. The act to revoke or suspend the permit shall occur after or at the hearing on the matter. Before revoking or suspending the permit, the Planning Commission shall make a finding that a material violation of the Special Use permit exists. The permit holder shall be given reasonable opportunity to correct the violation(s).

CERTIFICATION OF PERMIT

The above SPECIAL USE PERMIT was granted by the Manistee City Planning Commission pursuant to the requirements of the Manistee City Zoning Ordinance.

DATE OF APPROVAL: June 1, 2006

CITY OF MANISTEE

STATE OF MICHIGAN)
) SS.
COUNTY OF MANISTEE)

Jon R. Rose 6/9/06
Jon R. Rose Dated
Zoning Administrator

On June 9, 2006, before me, a Notary Public in and for said County, personally appeared Jon R. Rose, to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be his free act and deed.

Notary's Stamp DENISE J. BLAKESLEE
Notary Public, Manistee Co., MI
My Comm. Expires April 2, 2007
(Notary's name, county, acting in County,
and Date Commission expires)

Denise J. Blakeslee
Notary's Signature

ACKNOWLEDGMENT & RECEIPT OF PERMIT

I (we) the undersign do hereby certify that I am (we are) the person(s) listed above as the special use permit holders of their authorized legal representative. I (we) do further certify that I (we) have read, understand and agree to comply with all of the requirements and conditions of this permit, as listed above and in the Manistee City Zoning Ordinance.

STATE OF MICHIGAN)
) SS.
COUNTY OF MANISTEE)

West Coast L.L.C.
Gregory M. Gust 6/22/06
Gregory M. Gust Dated

On June 22, 2006, before me, a Notary Public in and for said County, personally appeared Gregory M. Gust, to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be his/her free act and deed.

Notary's Stamp HEATHER PIETRASIK
Notary Public
State of Michigan
County of Manistee
My Commission Expires 8-24-2012
Acting in the County of Manistee
(Notary's name, county, acting in County,
and Date Commission expires)

Heather Pietrasik
Notary's Signature

Prepared by:
JON R. ROSE
ZONING ADMINISTRATOR
CITY OF MANISTEE
70 Maple Street, P.O. Box 358
Manistee, MI 49660
231.398-2805

Old "Joslin Mfg." property

Parcel 1:

Lot D of S.C. Thompson's Addition to the City of Manistee, also described as: All that part of Lot 2, Section 1, T.21 N., R.17 W., which lies East of Arthur Street within the City of Manistee, and South of a line parallel with the North line of said Lot 2 and 600 ft. South therefrom, measured along the East line of Arthur Street produced to said North line of Lot 2, including the dock on said property and all riparian rights accruing to said property. Also known as: Lot D of S.C. Thompson's Addition to the City of Manistee, according to the plat thereof as recorded in Liber 3-A of Plats, except the South 30 ft. thereof.

Common address: 123 Arthur Street,
parcel: # 51 - 51 - 174 - 704 - 01

Old "Moonlite Motel" property

Parcel 2:

The South 30 feet of Lot D of S.C. Thompson's Addition to the City of Manistee, according to the Plat thereof as recorded in Liber 3 - A of Plats, Page 3.

Parcel 3:

That part of Government Lot 3, Section 1, T.21 N., R.17 W., more fully described as: Beginning at the point where the Easterly line of Arthur Street (sometimes known as US 31) in the City of Manistee intersects the North line of said Government Lot 3; thence N89°30'E along said North line of Government Lot 3, a distance of 286.83 ft. to the shore of Manistee Lake; thence meandering along said shore, S29°15'W, 140.00 ft.; thence S38°15'E, 60.00 ft.; thence S64°29'E, 95.00 ft.; thence S07°01'W, 15.00 ft.; thence S81°55'W, 80.00 ft.; thence S58°29'W, 33.25 ft.; thence N69°42'W, along said shore and the face of the existing revetment, 181.00 ft.; thence N69°42'W, leaving said shore 144.93 ft.; thence N32°49'E, along the Easterly line of Arthur Street (being 60 feet from the centerline of said street), 51.28 ft.; thence Northerly along said Easterly line on the arc of a 408.10 ft. radius curve to the left, a distance of 105.87 ft. (the chord of said arc being N25°33'45"E, 105.59 ft.) to the "Point of Beginning". Including full riparian rights and right of easement of ingress and egress to and from the described land over the existing blacktop drive, which runs in a generally Southwest direction parallel and adjacent to the Easterly line of Arthur Street to a convenient point of entrance on said Arthur Street.

Common address: 111 Arthur Street
Parcel #1: # 51 - 51 - 101 - 275 - 01
Parcel #2: # 51 - 51 - 174 - 704 - 19

Old "Joslin Mfg." property

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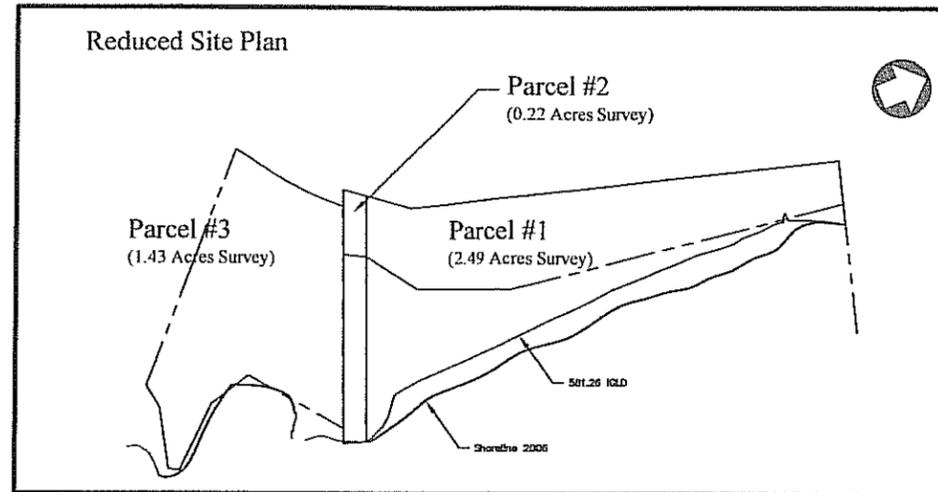
Common address: 111 Arthur Street
 Parcel #1: # 51 - 51 - 101 - 275 - 01
 Parcel #2: # 51 - 51 - 174 - 704 - 19

Approved 6.1.06 by City of Manistee Planning Commission, Special Use Permit for Planned Unit Development PC-2006-03

*Roger Gader
 Roger Gader, Chairman, City of Manistee Planning Commission*

James T. McDonald, West Coast LLC

The Joslin Cove Condominiums on Manistee Lake



Development Summary:

Current Site Zoning: Waterfront District (WF)
 Proposed Use: Multiple Unit Dwelling (PUD)

District Regulations:

Minimum Building Setbacks:

- Front Yard: 15 ft
- Side Yard: 10 ft
- Rear Yard: 10 ft
- Waterfront: 20 ft *(Minimum Proposed: 15 ft)

Lot Coverage:

Maximum Lot Coverage Allowed = 60%

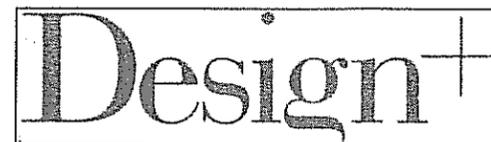
Total Site Area: 180,338 sq ft (4.14 Acres)

Proposed Building Area: 43,592 sq ft (1.00 Acres)
 Proposed Lot Coverage: 24.15%

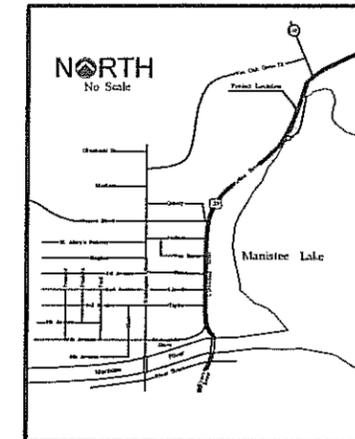
Parking Lots & Walkways: 53,113 sq ft (1.22 Acres)
 Total Impervious Area: 96,705 sq ft (2.22 Acres)

Density:

Maximum Dwelling Units per Acre Allowed = 17 Units/Acre
 Total Proposed Units: 40 Units
 Proposed Density: 9.66 Units Per Acre



201 Ionia Ave SW
 Grand Rapids, Michigan
 49503-4136
 Tel: 616 458-0875
 Fax: 616 458-2806



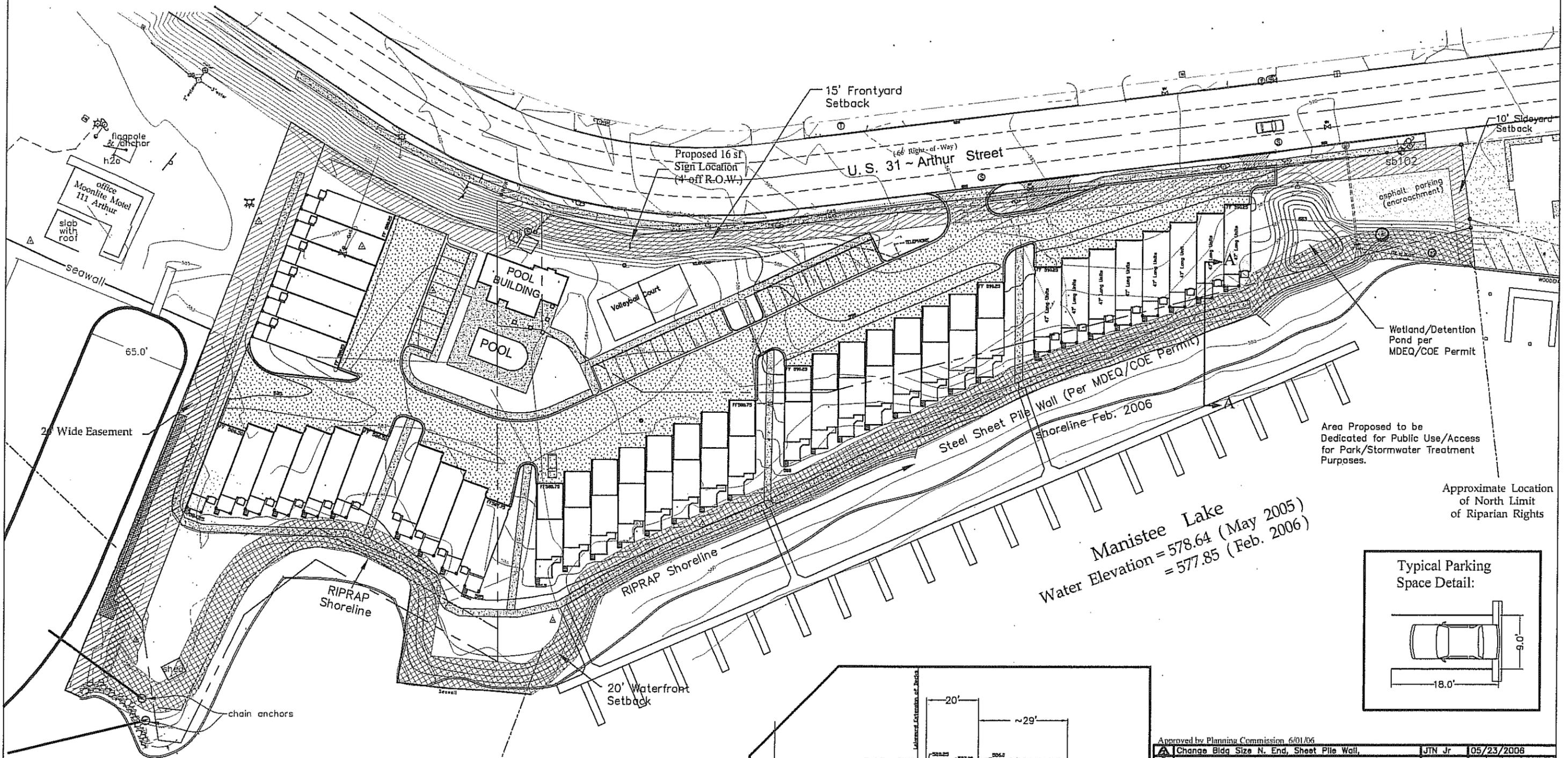
Sheet Index

1. Legal Description and Site Location Map
2. Topographic Survey/Property Survey
3. Layout Plan
4. Grading Plan
5. Utilities Plan
6. Soil Erosion & Sedimentation Plan
- 7.1 Lighting Plan (NIC)
- 7.2 Landscaping Plan
- 8.1 Condominium Elevations (NIC)
- 8.2 Club House Elevations (NIC)
- 8.3 Condominium Renderings (NIC)

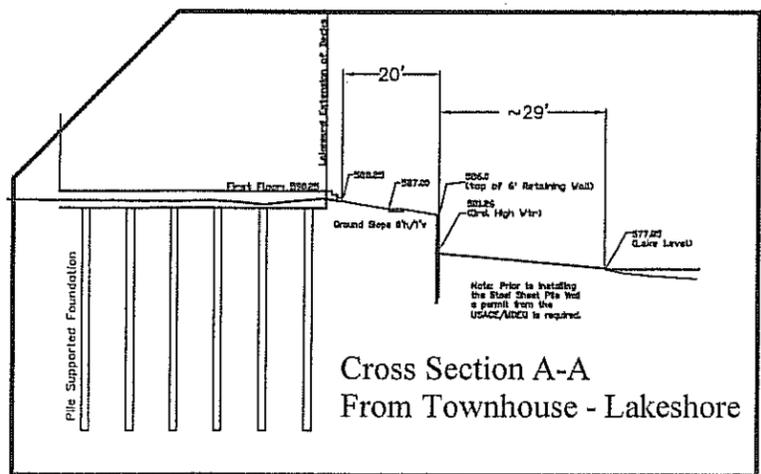
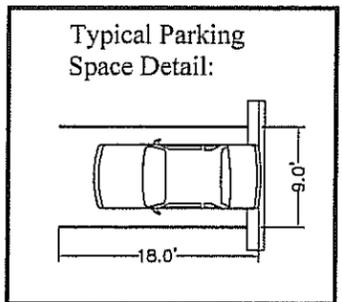
B	Revised Parcel 3	JTN	3-24-2006
REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services since 1972 813 E. Ludington Ave. 287 River Street 130 Wood Street Ludington, MI 49830 Manistee, MI 49837 Newaygo, MI 49337 (231) 843-3485 (231) 723-0400 (231) 652-2322 FAX: (231) 843-7878 FAX: (231) 723-6642 FAX: (231) 652-2324			
CLIENT:	Design Plus 201 Ionia Avenue, S.W. Grand Rapids, Michigan 49503-4032	DRAWN BY:	T.C.B.
		CHECKED BY:	J.A.K.
		SCALE:	None
		DATE:	March 2006
DESCRIPTION:	"Joslin Cove" Condominium Project	JOB NUMBER	SHEET
		984 - 4	1 of 8

Joslin Cove Condominium Project
 Approved Site Plan
 6/01/06

NORTH

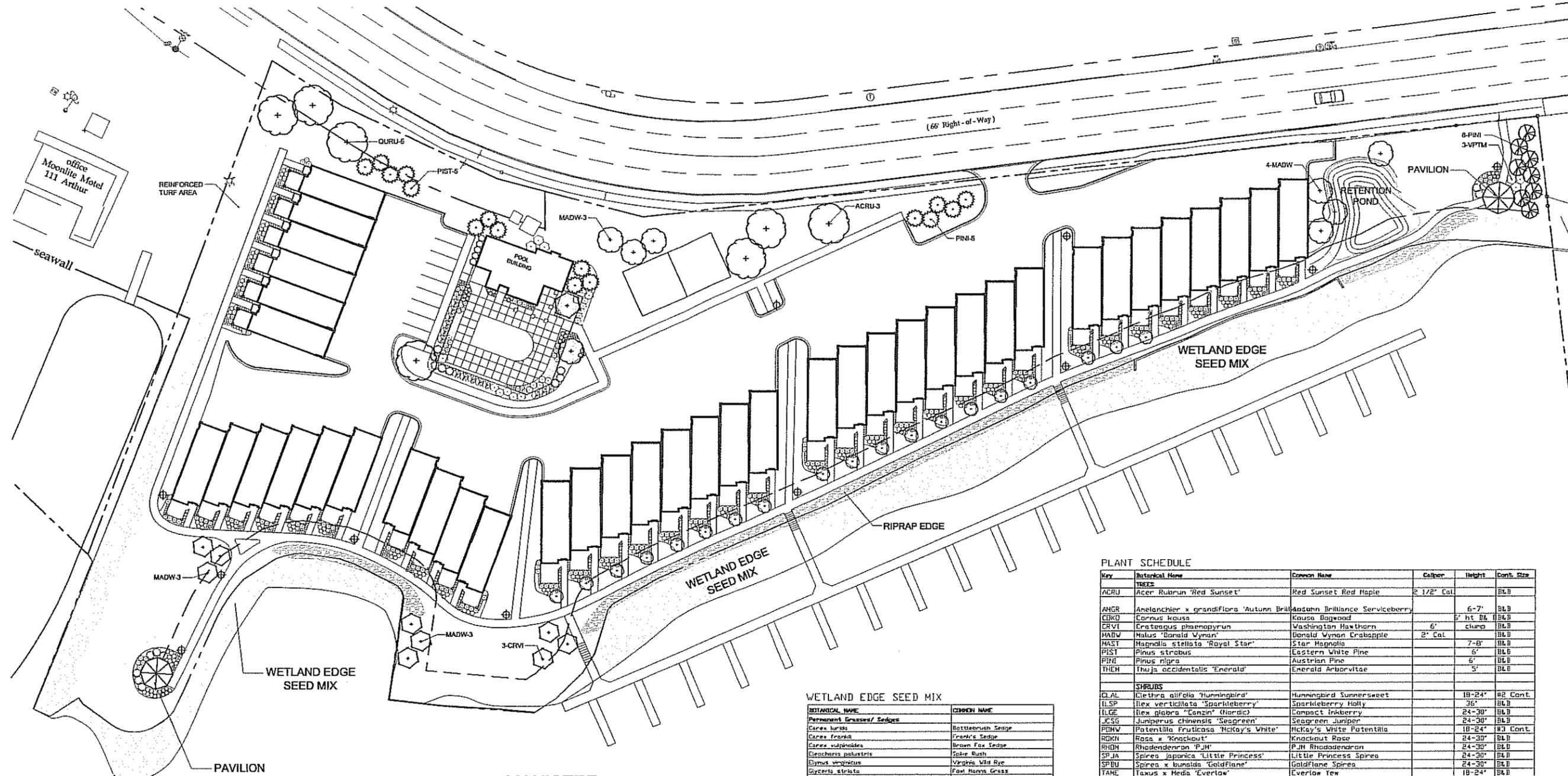


Manistee Lake
 Water Elevation = 578.64 (May 2005)
 = 577.85 (Feb. 2006)



Revision #3 5/23/06 (PUD Negotiations)

Approved by Planning Commission 6/01/06			
Change Bldg Size N. End, Sheet Pile Wall,	JTN Jr	05/23/2006	
Revise ROW Width	JTN Jr	03/27/2006	
REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC.			
Providing Complete Engineering & Surveying Services since 1972			
819 E Ludington Ave. Ludington, MI 49831 (231) 849-9485 FAX (231) 849-7878	287 River Street Manistee, MI 49880 (231) 723-8480 FAX (231) 723-8842	190 Wood Street Newaygo, MI 49897 (231) 652-2322 FAX (231) 652-2324	
CLIENT: Design Plus 201 Ionia Avenue, S.W. Grand Rapids, Michigan 49503-4032	DRAWN BY: T.C.B. SCALE: 1" = 30'	CHECKED BY: JTN Jr	
DESCRIPTION: Joslin Cove Condominium Project Site Layout Plan	DATE: March 2006	JOB NUMBER: 984 - 4	SHEET: 3 of 8

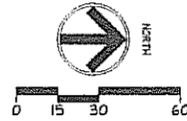


office
Moonlite Motel
111 Arthur

REINFORCED
TURF AREA

seawall

MANISTEE
LAKE



WETLAND EDGE SEED MIX

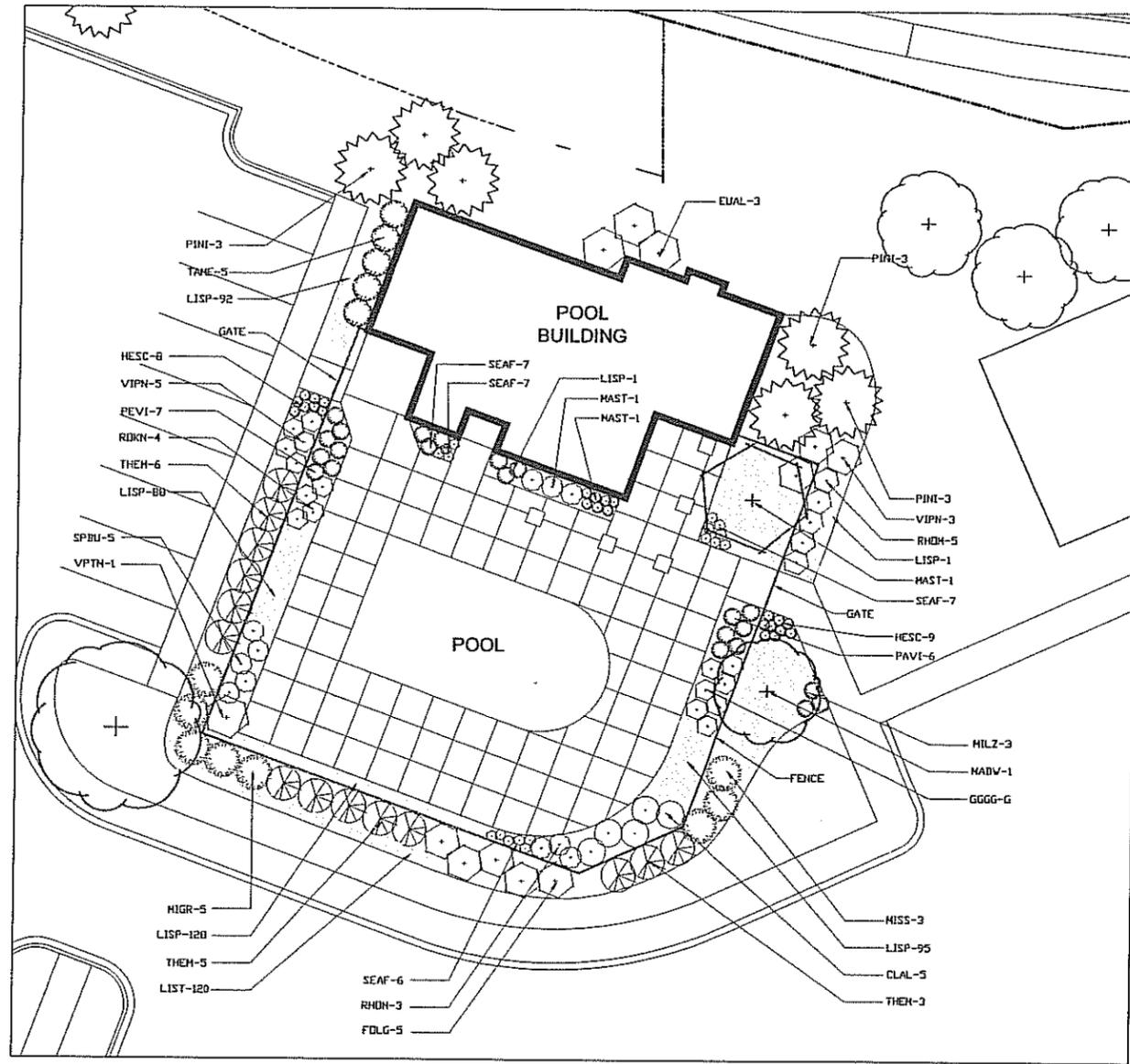
BOTANICAL NAME	COMMON NAME
Perennial Grasses/ Sedges	
Carex lurida	Bottlebrush Sedge
Carex frankii	Frank's Sedge
Carex vulpocarpa	Brown Fox Sedge
Cyperus palustris	Spike Rush
Elymus virginicus	Virginia Wild Rye
Glyceria striata	Fowl Hen's Grass
Leersia oryzoides	Green Bulrush
Scirpus atrovirens	Chalkstems rush
Scirpus validus	Great Bulrush
Temporary Cover	
Avena sativa	Seed oats
Lolium multiflorum	Annual Ryegrass
Forbs	
Actinomeris alternifolia	Wingstem
Ailona spp.	Water Plantain, various
Asclepias incarnata	Sweet Milkweed
Aster spicatus	Panicle Aster
Bidens spp.	Bidens, various
Cassia hebecarpa	Wild Senna
Eupatorium perfoliatum	Boneset
Helenium autumnale	Snowflake
Hibiscus spp.	Hibiscus, various
Iris virginica schrevel	Blue Flag Iris
Labella siphilitica	Blue Lobelia
Ludwigia alternifolia	Seedbox
Minulus ringens	Monkey Flower
Rudbeckia laciniata	Wild Golden Glow
Sagittaria latifolia	Common Arrowhead
Verbena hastata	Blue Vervain
Veronica fasciculata	Cannon Thimbleweed

PLANT SCHEDULE

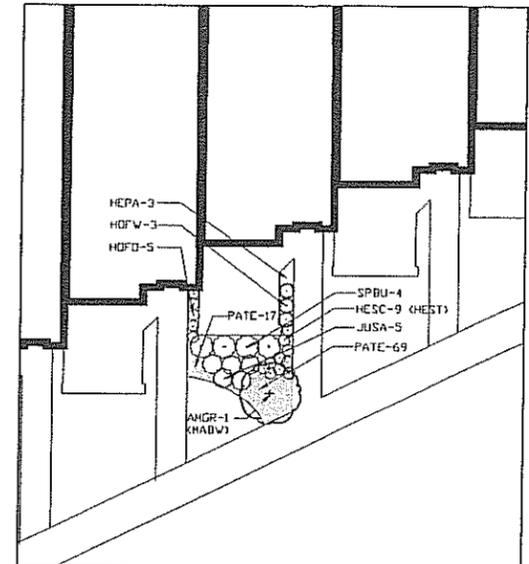
Key	Botanical Name	Common Name	Caliper	Height	Cont. Size
TREES					
ACRU	Acer Rubrum 'Red Sunset'	Red Sunset Red Maple	2 1/2" Cal		B&B
ANGR	Anelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry		6-7'	B&B
COKO	Cornus kousa	Kousa Dogwood		5' ht B&B	B&B
CRVI	Crataegus phaenopyrum	Washington Hawthorn	6"	clump	B&B
HABW	Malus 'Donald Wymann'	Donald Wymann Crabapple	2" Cal		B&B
HAST	Magnolia stellata 'Royal Star'	Star Magnolia		7-8'	B&B
PIST	Pinus strobus	Eastern White Pine		5'	B&B
PIRE	Pinus nigra	Austrian Pine		6'	B&B
THEM	Thuja occidentalis 'Emerald'	Emerald Arborvitae		5'	B&B
SHRUBS					
CLAL	Clethra alifolia 'Hummingbird'	Hummingbird Summertime		18-24"	#2 Cont.
ILSP	Ilex verticillata 'Sparkleberry'	Sparkleberry Holly		36"	B&B
ILGE	Ilex glabra 'Conzini' (Nordic)	Compact Inkberry		24-30"	B&B
JCSG	Juniperus chinensis 'Seagreen'	Seagreen Juniper		24-30"	B&B
POHW	Potentilla fruticosa 'McKay's White'	McKay's White Potentilla		18-24"	#3 Cont.
ROKN	Rosa x 'Knockout'	Knockout Rose		24-30"	B&B
RHOH	Rhododendron 'PJM'	PJM Rhododendron		24-30"	B&B
SPJA	Spirea japonica 'Little Princess'	Little Princess Spirea		24-30"	B&B
SPBU	Spirea x bumalda 'Goldflame'	Goldflame Spirea		24-30"	B&B
TAME	Taxus x media 'Everlow'	Everlow Yew		18-24"	B&B
VPTM	Viburnum plicatum tomentosum 'Maries'	Marie's Doublefile Viburnum		30-36"	B&B
VIPN	Viburnum plicatum 'Newzan'	Newzan Viburnum			#5 Cont.
VIBH	Viburnum x burkwoodii 'Mohawk'	Mohawk Viburnum		24"	B&B
GROUND COVER					
JUSA	Juniperus sabina 'Buffalo'	Buffalo Juniper		8-10"	#3 Cont.
LISP	Liriope spicata	Creeping Lilyturf		3 1/4"	pat
PATE	Pachysandra terminalis	Green Carpet Pachysandra		2 1/4"	pat
PERENNIALS					
ECPN	Echinacea 'Purpurea Magnus'	Purple Coneflower			#1 Pot
HDFR	Hosta 'Frances Williams'	Hosta			#1 Pot
HDFV	Hosta Fortunei 'Aurea Marginata'	Variegated Hosta			#1 Pot
HEPA	Heuchera x 'Palace Purple'	Coral Bells			#1 Pot
HST	Hemerocallis Stella de Oro	Stella de Oro Daylily			#1 Pot
HESC	Hemerocallis 'Strawberry Candy'	Strawberry Candy Daylily			#1 Pot
PEAT	Perovskia atriplicifolia 'Langin'	Langin Russian Sage			#1 Pot
SEAF	Sedum 'Autumn Fire'	Autumn Fire Sedum			#1 Pot
ORNAMENTAL GRASSES					
MIGR	Miscanthus sinensis 'Gracillius'	Japanese Silver Grass			#1 Pot
PEVI	Pennisetum alopecuroides 'Viridescens'	Black Flowered Fountain Grass			#2 Pot
MLZ	Miscanthus sinensis 'Little Zebra'	DeF. Zebra Grass			#1 Pot
MISS	Miscanthus sinensis 'Strictus'	Porcupine Jap. Silver Grass			5 Gal.

BAY CONDOMINIUMS - SITE PLAN
SCALE: 1"=30'-0"

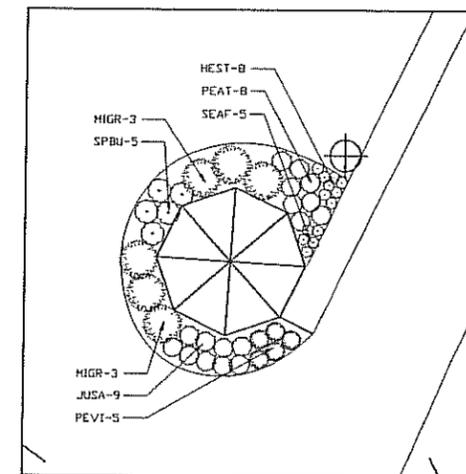
7.2 of 8



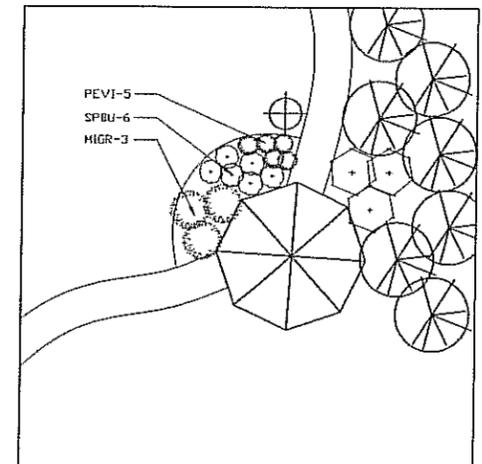
A1
L100
1"=10'-0"
0 5 10 20



A2
L100
1"=10'-0"
0 5 10 20



B1
L100
1"=10'-0"
0 5 10 20



B2
L100
1"=10'-0"
0 5 10 20

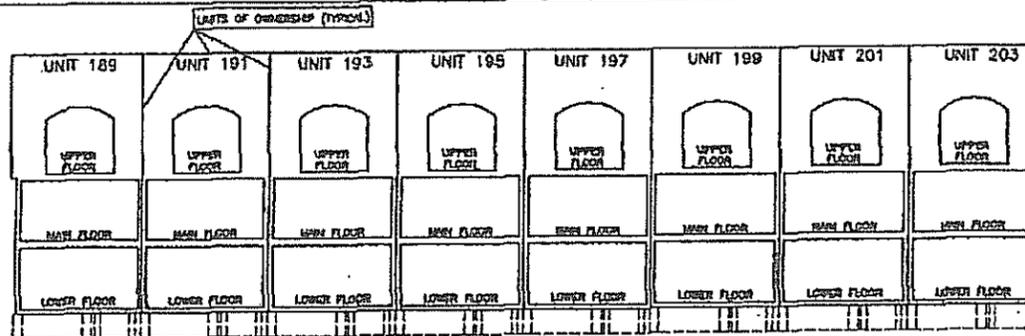
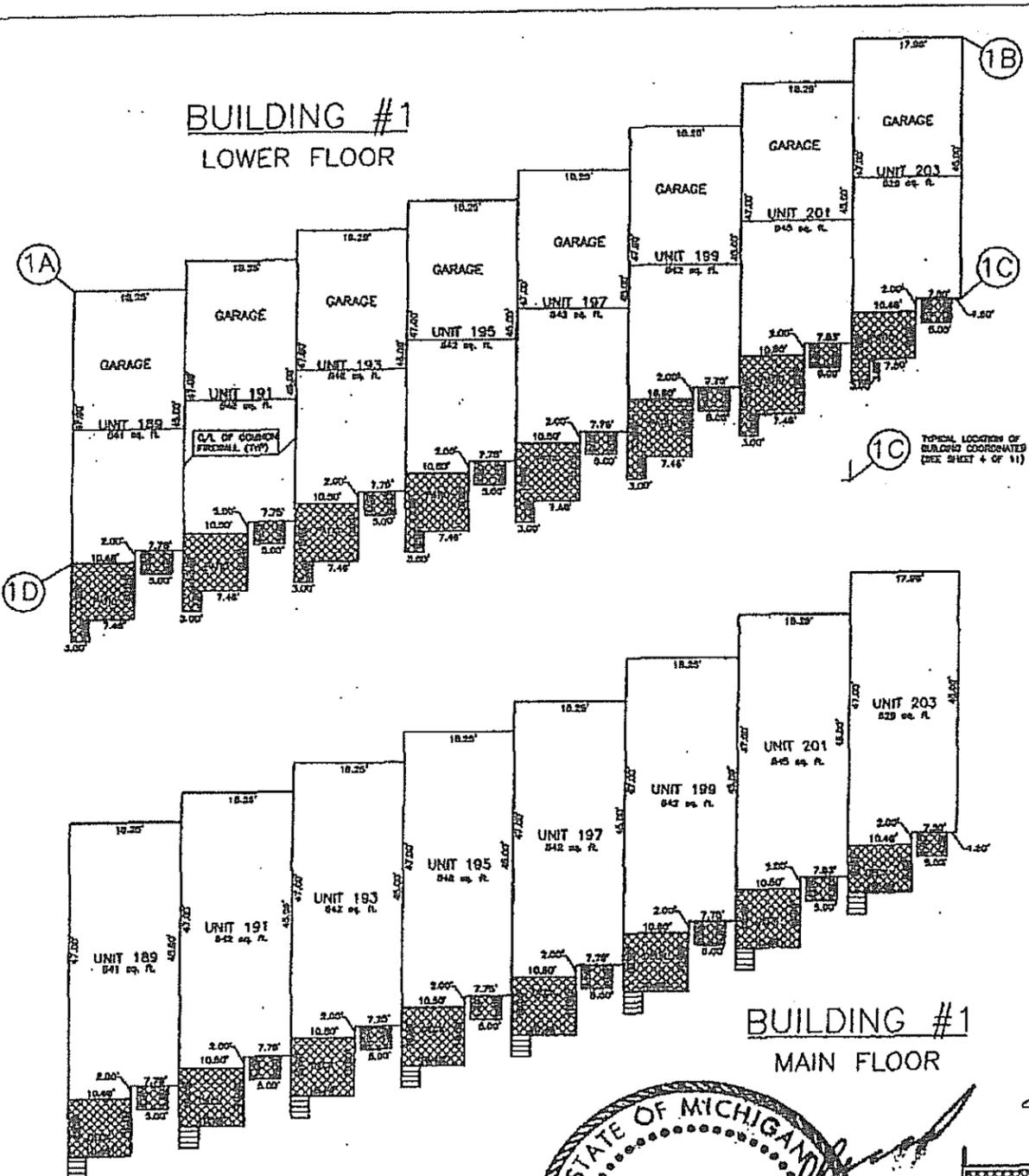
7.3 of 8

BAY CONDOMINIUMS - ENLARGMENT PLANS

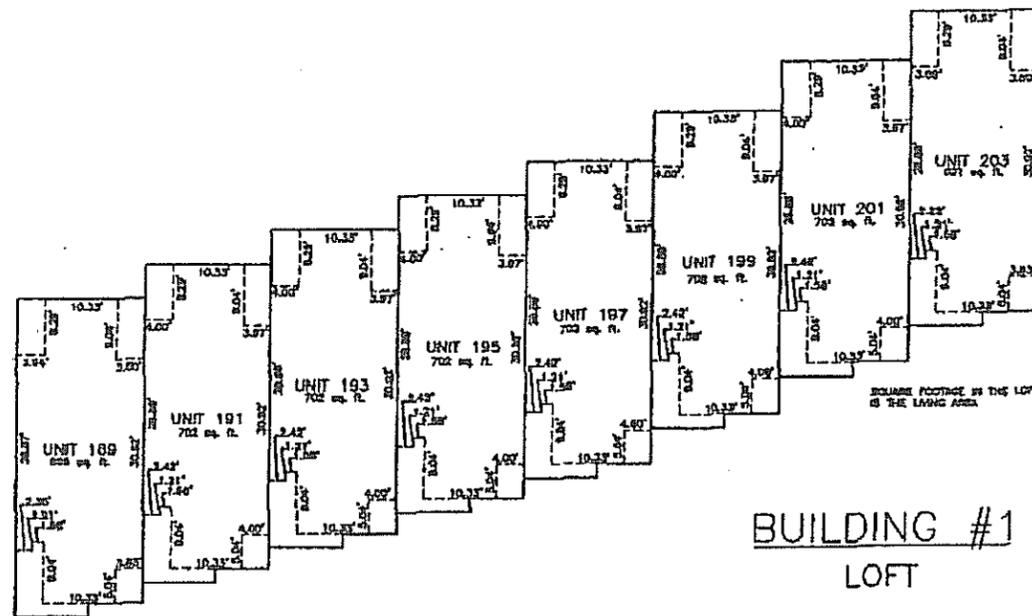
SCALE: 1"=10'-0"



**BUILDING #1
LOWER FLOOR**

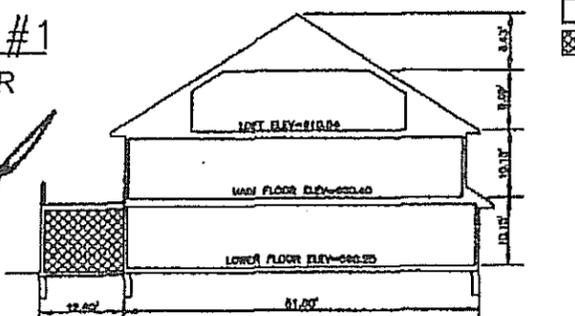


**BUILDING #1
FRONT CROSS-SECTION**



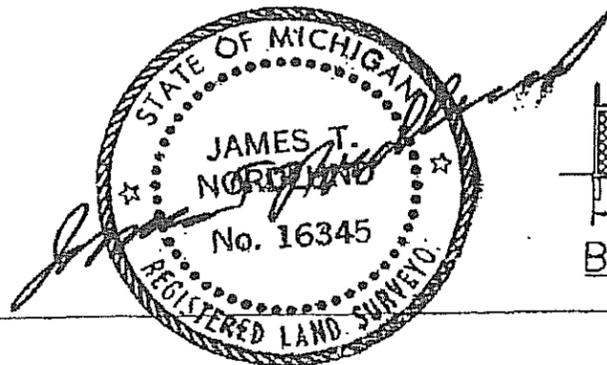
**BUILDING #1
LOFT**

**BUILDING #1
MAIN FLOOR**



BUILDING CROSS-SECTION

UNITS OF CONCRETE
 LIMITED COMMON ELEMENT



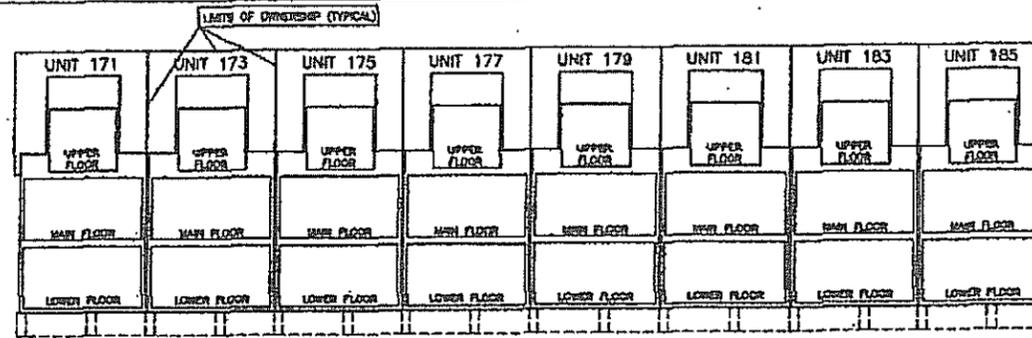
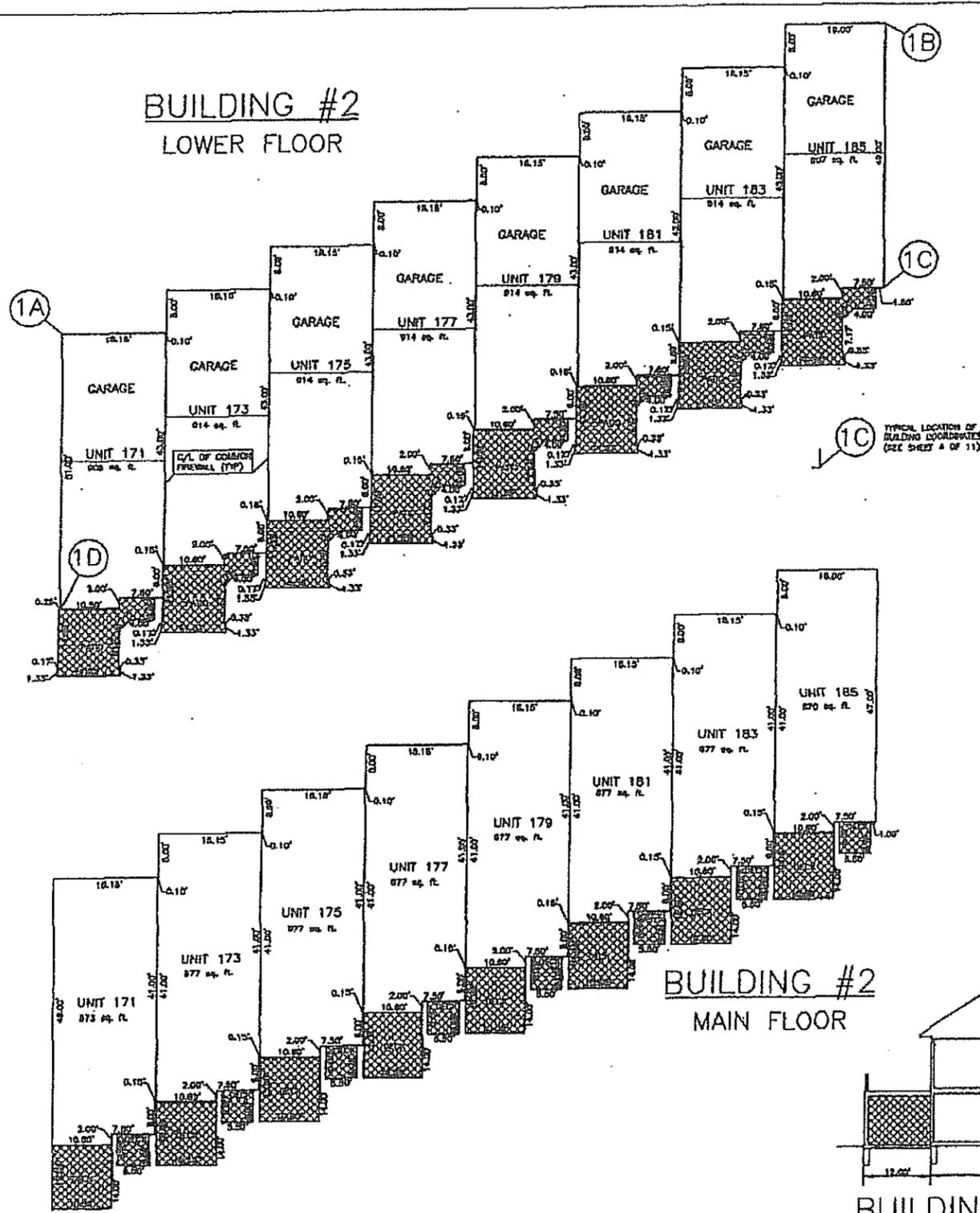
2	CHANGED BLDG #1, UNIT #'S & UPDATED SIDEWALK & DOCKS	TO	8/17/2007
1	CHANGED FROM CONDOMINIUM TO TOWNHOUSES	TO	10/20/2006
REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 11000 W. 13th Street, Suite 100, Grand Haven, MI 49424 (616) 842-3425			
CLIENT	MANISTEE LAKES, LLC THE JOSLIN COVE TOWNHOUSES MANISTEE, MICHIGAN	DRAWN BY: TG	CHECKED BY: JNL, BT
DESCRIPTION	BUILDING 1 FLOOR PLANS & CROSS SECTIONS	SCALE: 1"=10'	DATE: SEPTEMBER 2008
		JOB NUMBER 984-3E	SHEET 5 OF 11 Δ

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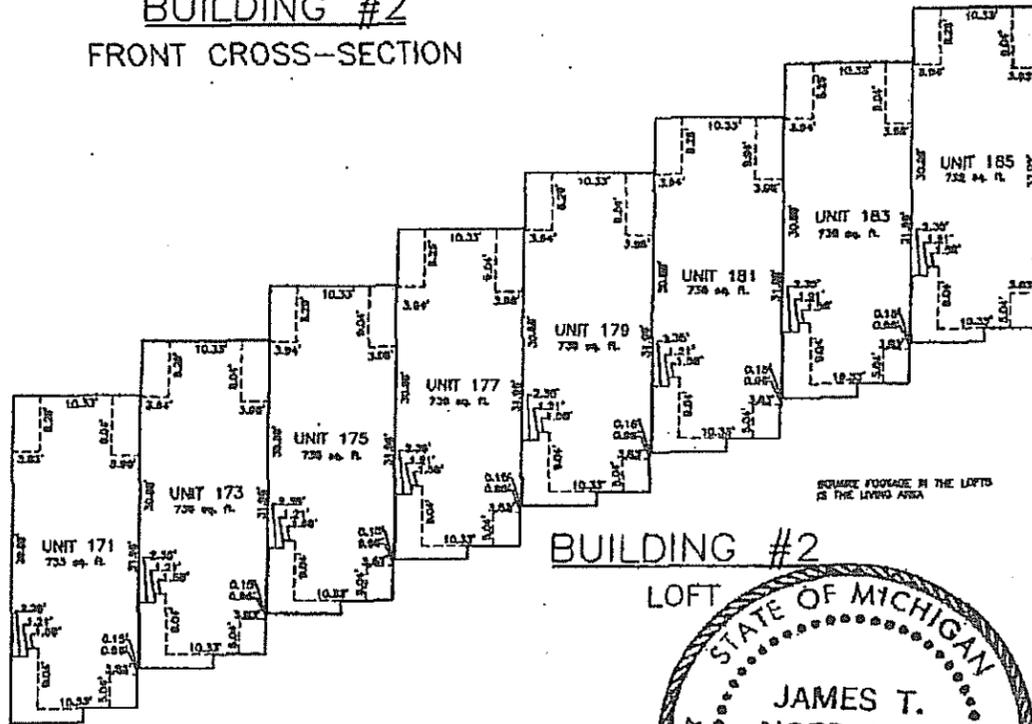
#2009R003397

Register of Deeds

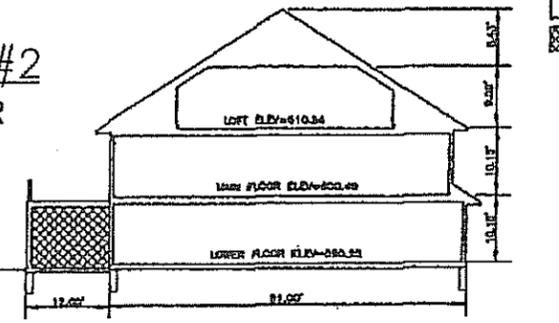
**BUILDING #2
LOWER FLOOR**



**BUILDING #2
FRONT CROSS-SECTION**

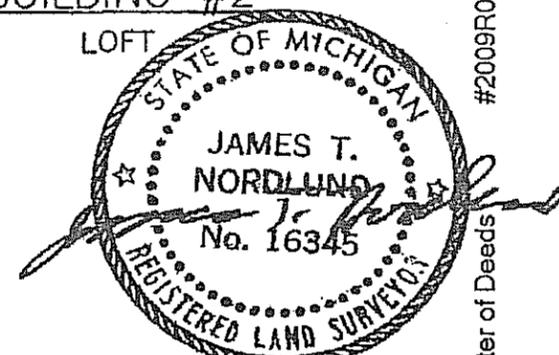


**BUILDING #2
MAIN FLOOR**



BUILDING CROSS-SECTION

**BUILDING #2
LOFT**

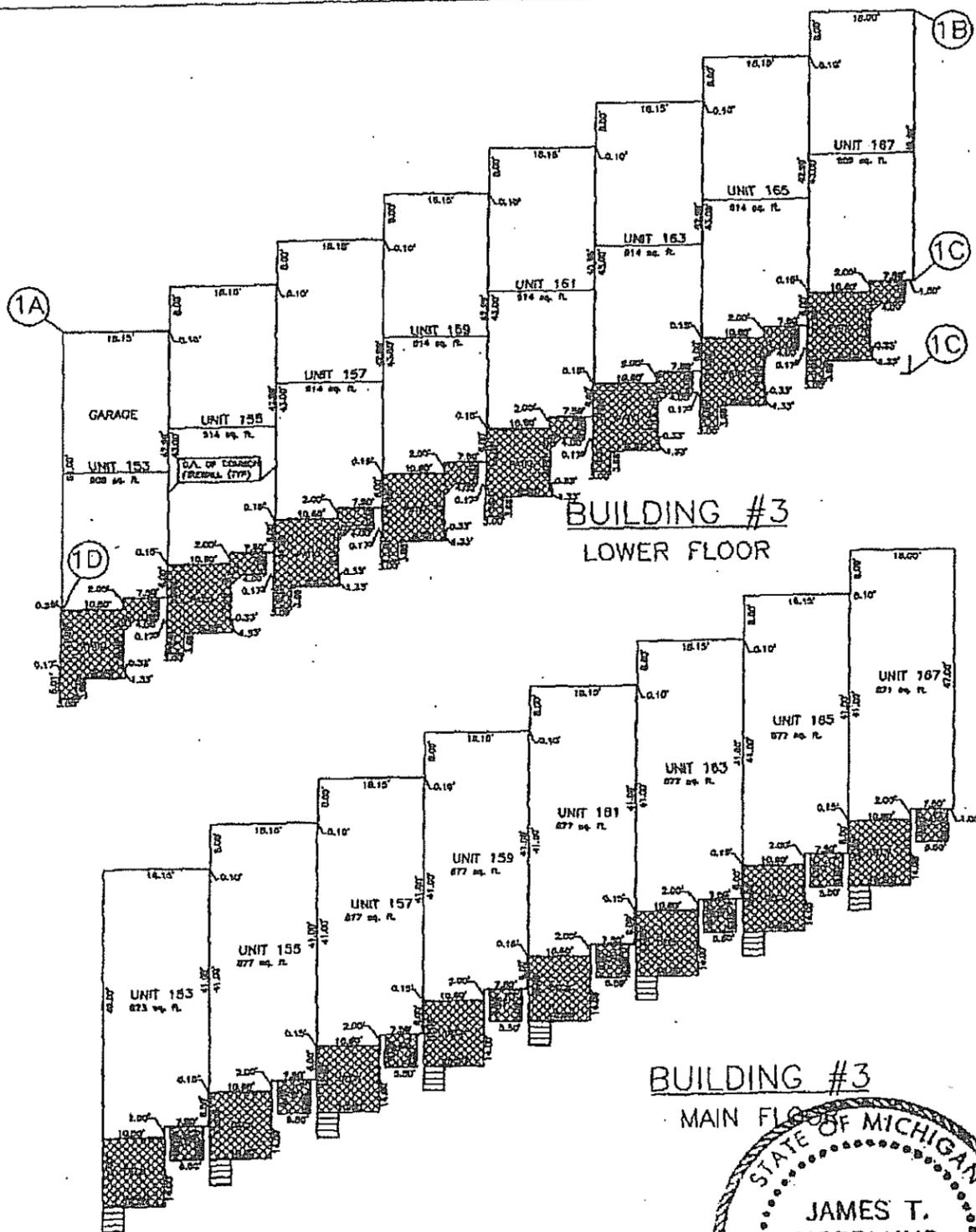


2	CHANGED BLDG #1, UNIT #'S & UPDATED SIDEWALK & DOCKS	TO	9/19/2007
1	CHANGED FROM CONDOMINIUM TO TOWNHOMES	TO	10/25/2006
REV.	DESCRIPTION	BY	DATE
<p>NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1978 Lansing, MI 48411 (313) 543-3466</p>			
CLIENT:	MANISTEE LAKES, LLC THE JOSLYN COVE TOWNHOMES MANISTEE, MICHIGAN	DRAWN BY: TO	CHECKED BY: JTN, SR
DATE:	SEPTEMBER 2006	SCALE:	1"=10'
DESCRIPTION:	BUILDING 2 FLOOR PLANS & CROSS SECTIONS	JOB NUMBER:	984-3E
		SHEET:	6 OF 11

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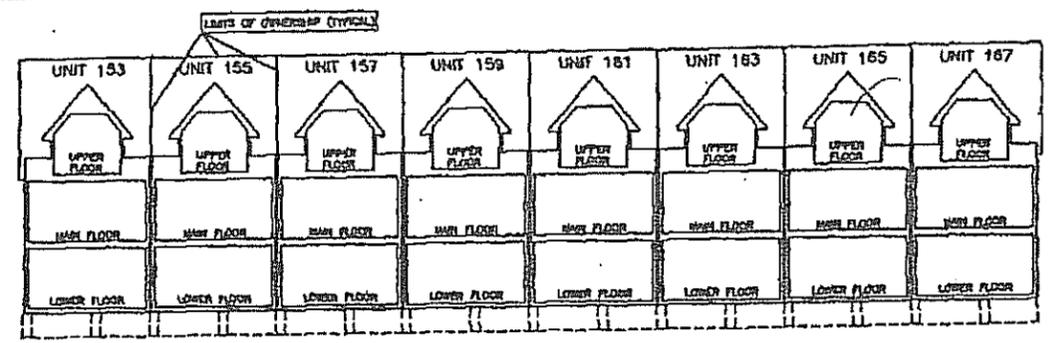
#2009R003397

Register of Deeds



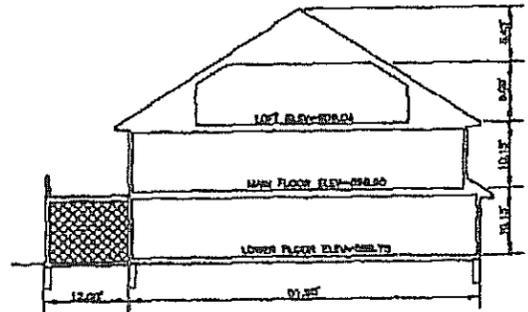
BUILDING #3
LOWER FLOOR

BUILDING #3
MAIN FLOOR

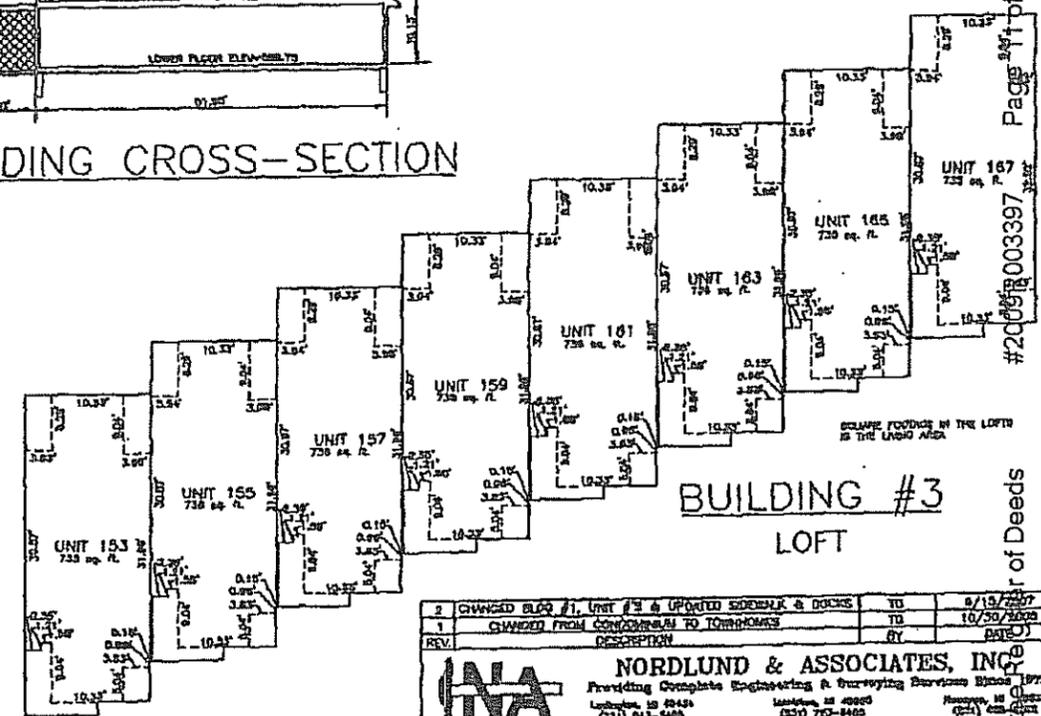


TYPICAL LOCATION OF BUILDING COMPONENTS (SEE SHEET 4 OF 11)

BUILDING #3
FRONT CROSS-SECTION



BUILDING CROSS-SECTION

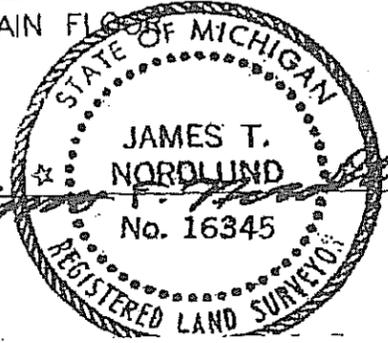


BUILDING #3
LOFT

2	CHANGED BLDG #1, UNIT #2 & UPDATED SIDEWALK & DOCKS	TO	8/15/2007
1	CHANGED FROM CONDOMINIUM TO TOWNHOMES	TO	10/30/2006
REV	DESCRIPTION	BY	DATE

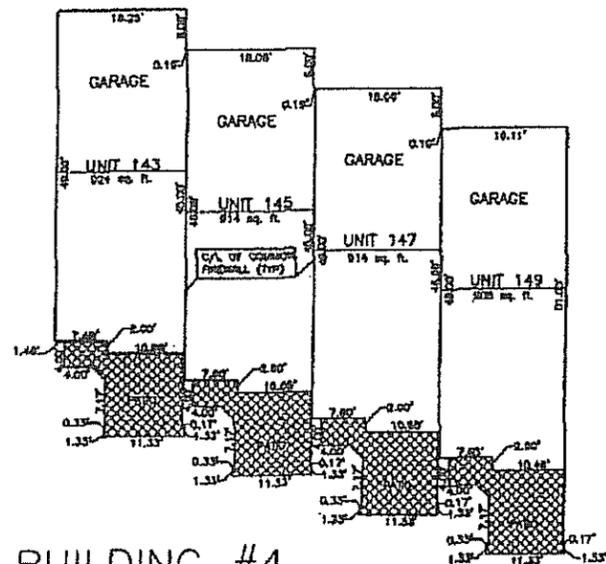
INA **NORDLUND & ASSOCIATES, INC.**
 Providing Complete Engineering & Surveying Services Since 1972
 10000 E. 14th Ave., Suite 100, Grand Haven, MI 49424
 (616) 943-3400 Fax: (616) 943-3405

CLIENT:	MANISTEE LAKES, LLC THE JOHNS COVE TOWNHOMES MANISTEE, MICHIGAN	DRAWN BY:	TO	CHECKED BY:	DATE
DESCRIPTION:	BUILDING 3 FLOOR PLANS & CROSS SECTIONS	SCALE:	1"=10'	DATE:	SEPTEMBER 2006
		JOB NUMBER:	984-3E	SHEET:	7 OF 11

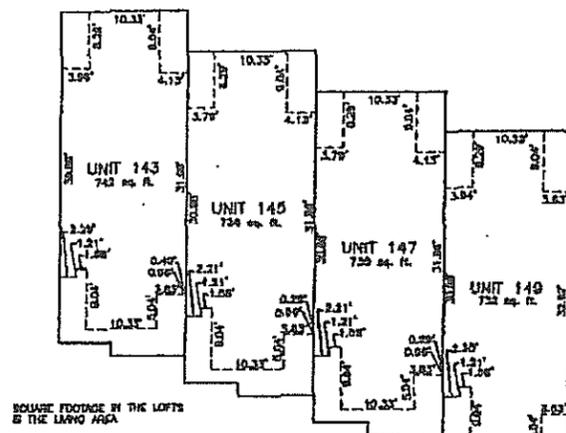


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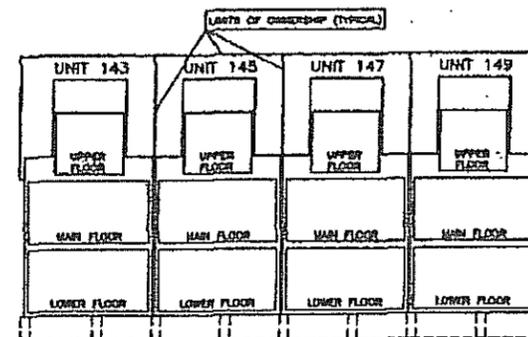
of Deeds



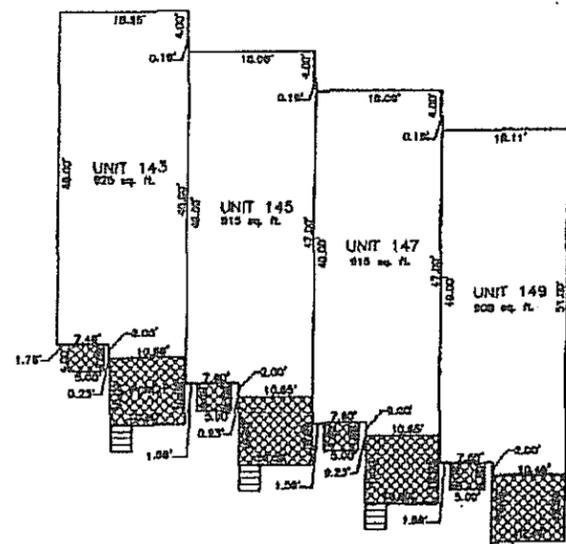
BUILDING #4
LOWER FLOOR



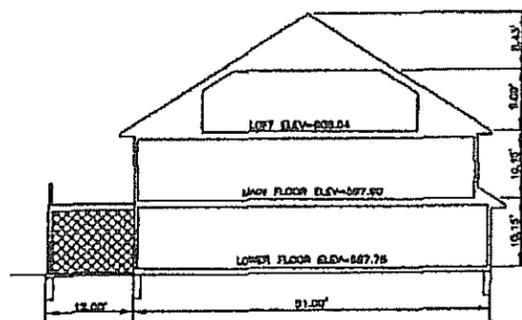
BUILDING #4
UPPER FLOOR



BUILDING #4
FRONT CROSS-SECTION

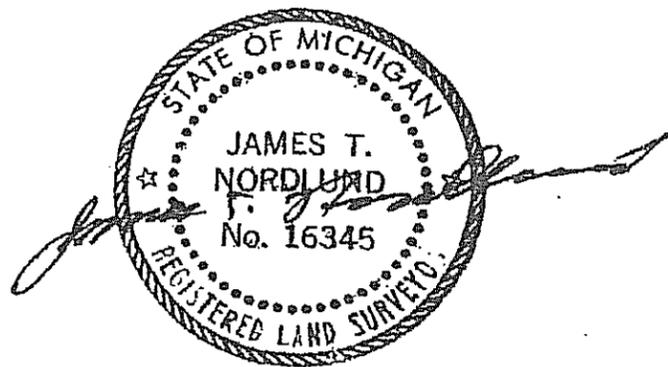


BUILDING #4
MAIN FLOOR



BUILDING CROSS-SECTION

LIMITS OF OWNERSHIP
 LIMITED COMMON ELEMENT

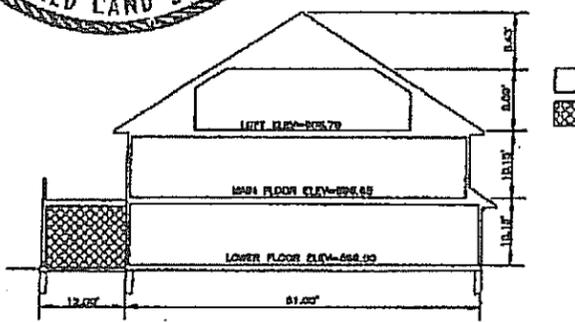
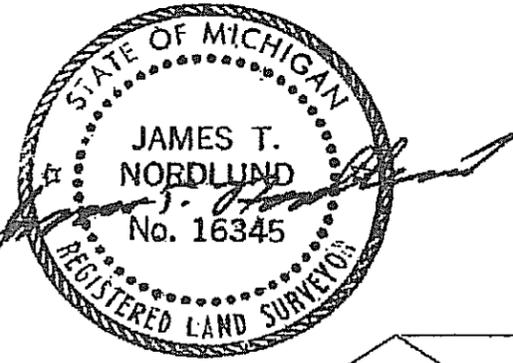
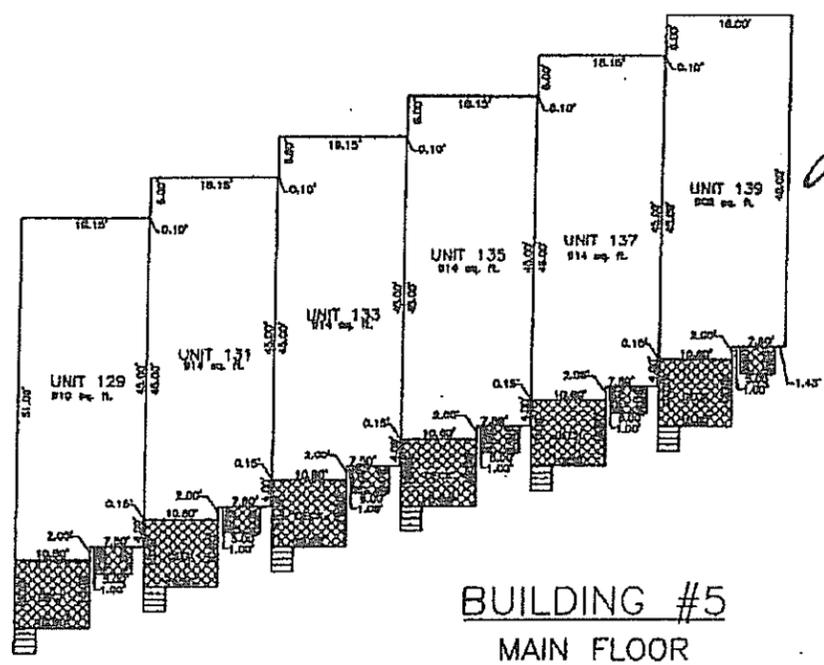
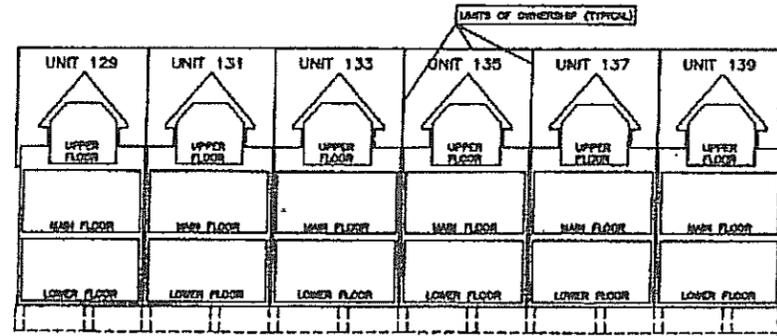
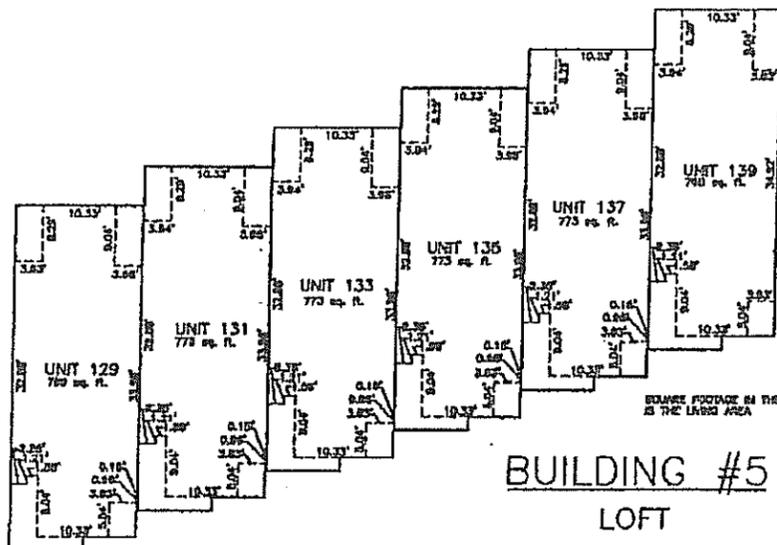
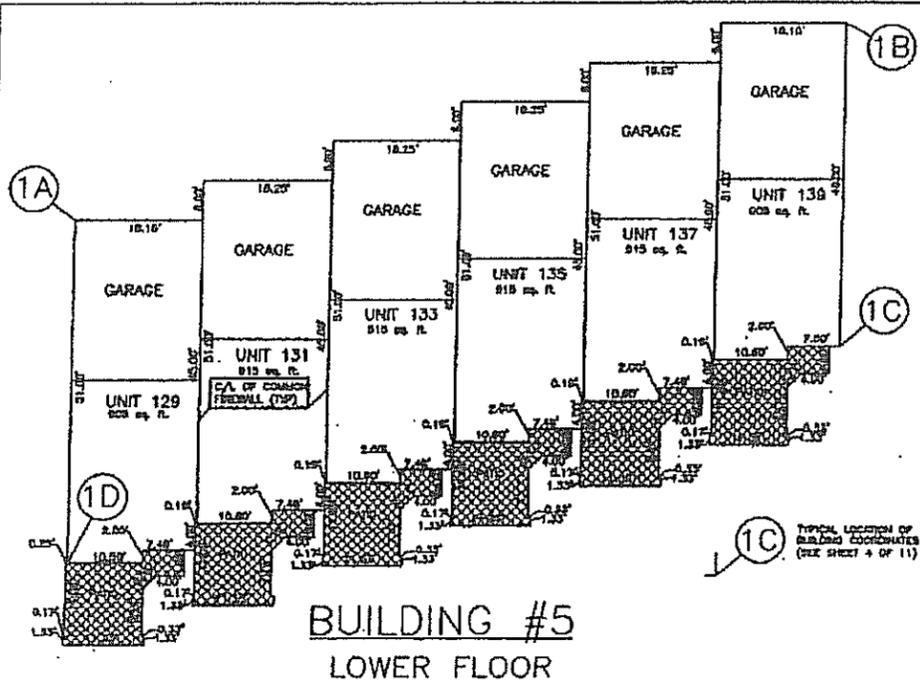


2	CHANGED BLDG #1, UNIT #'S & UPDATED SIDEWALK & DOCKS	TO	6/15/2007
1	CHANGED FROM CONDOMINIUM TO TOWNHOMES	TO	10/20/2008
REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 Ludington, MI 49631 Muskegon, MI 49523 Holland, MI 49423 (261) 847-2488 (261) 753-4400 (261) 424-2222			
CLIENT:	MANISTEE LAKES, LLC THE JOSLIN COVE TOWNHOMES MANISTEE, MICHIGAN	DRAWN BY TO:	CHECKED BY: JTN, SR
DESCRIPTION:	BUILDING #4 FLOOR PLANS & CROSS SECTIONS	SCALE: 1"=10'	DATE: SEPTEMBER 2008
		JOB NUMBER:	SHEET:
		984-3E	8 OF 11 Δ

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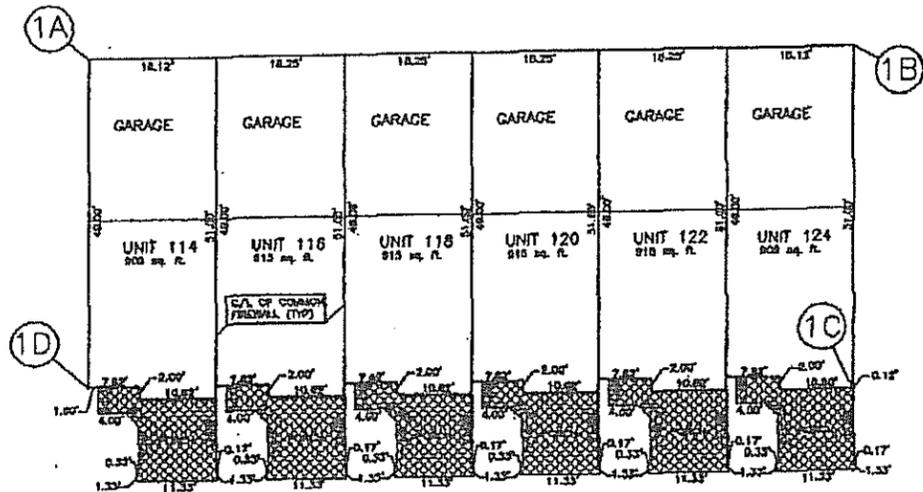
Register of Deeds



UNITS OF OWNERSHIP
UNITED COMMON ELEMENT

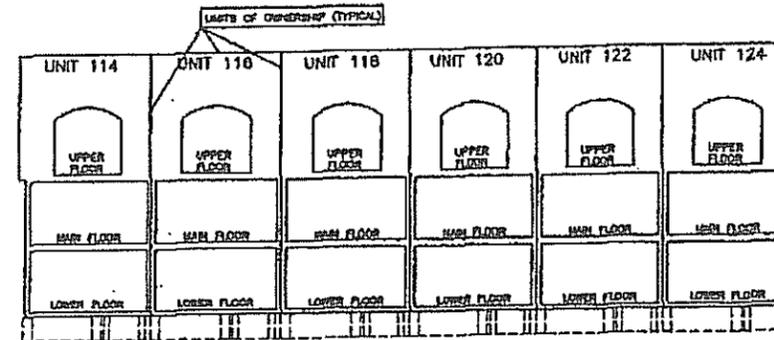
2	CHANGED BLDG #1, UNIT #3 & UPDATED SIDEWALK & DOCKS	TG	0/10/2007
1	CHANGED FROM CONDOMINIUMS TO TOWNHOMES	TG	10/20/2000
REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1972 Lansing, MI 48231 (313) 543-3450			
CLIENT:	MARSHALL LAKES, LLC THE JOSLYN COVE TOWNHOMES MARSHALL, MICHIGAN	DRAWN BY: TG	CHECKED BY: JON, GR
DESCRIPTION:	BUILDING 5 FLOOR PLANS & CROSS SECTIONS	SCALE: 1"=10'	DATE: SEPTEMBER 2008
	JOB NUMBER: 984-3E	SHEET: 9 OF 11	Δ

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Star of Deeds

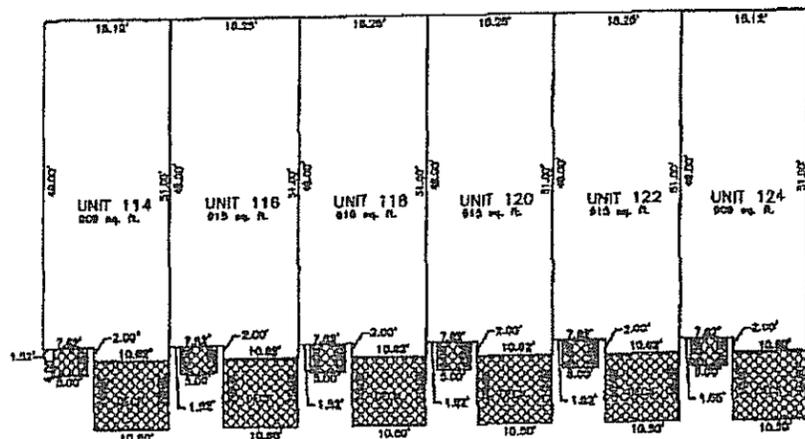


BUILDING #6
LOWER FLOOR

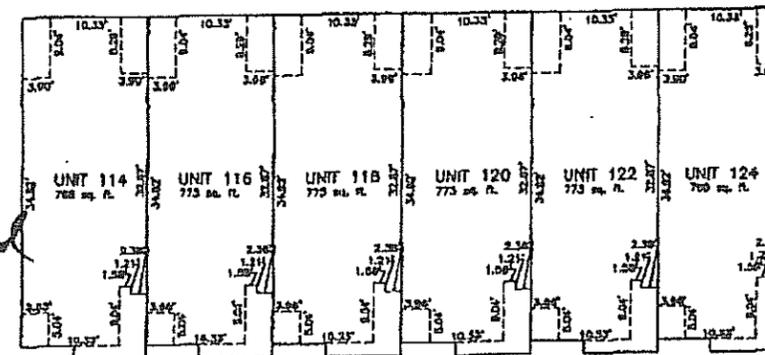
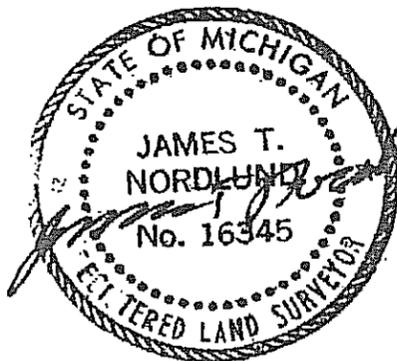
1C TYPICAL LOCATION OF BUILDING COORDINATES (SEE SHEET 4 OF 11)



BUILDING #6
FRONT CROSS-SECTION

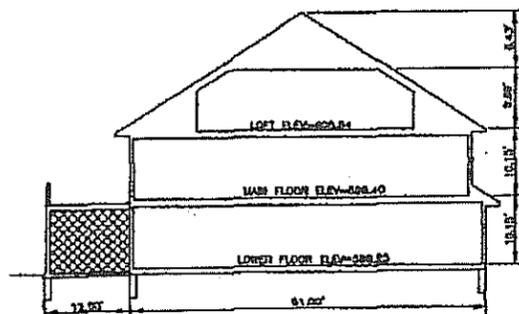


BUILDING #6
MAIN FLOOR



BUILDING #6
LOFT

Legend:
 [] UNITS OF OWNERSHIP
 [] LIMITED COMMON ELEMENT



BUILDING CROSS-SECTION

2	CHANGED BLDG #1, UNIT #'S & UPDATED SIDEWALK & DOORS	TO	8/15/2007
1	CHANGED FROM CONDOMINIUM TO TOWNHOMES	TO	10/24/2008
REV.	DESCRIPTION	BY	DATE
<p>NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services Since 1978 14000 E. Grand Ave., Suite 100 Ann Arbor, MI 48106 (313) 948-5400</p>			
CLIENT:	MANISTEE LAKES, LLC THE JOHNS CAVE TOWNHOMES MANISTEE, MICHIGAN	DRAWN BY: TO	CHECKED BY: JTN, SR
DESCRIPTION:	BUILDING B FLOOR PLANS & CROSS SECTIONS	SCALE: 1"=10'	DATE: SEPTEMBER 2008
	JOB NUMBER: 984-3E	SHEET: 10 OF 11	DATE: 9/15/08