

# MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, April 7, 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 April 7, 2016 agenda.

### IV Approval of Minutes

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

### V Public Hearing

#### **PC-2016-05 Edgewater Planned Unit Development (f.k.a. River Parc Place II LLC), 80 Washington Street – Special Use Permit for Planned Unit Development**

A request has been received from Edgewater Planned Unit Development (f.k.a. River Parc Place II LLC), 80 Washington Street for a Planned Unit Development for 18 residential units with two tenant commercial spaces utilizing existing structure.

At this time the Chair shall open the hearing.

The applicant shall present any comments and explanation of the case.

City staff shall present their report

The hearing will be opened for public comments

The hearing will be closed

### VI Public Comment on Agenda Related items

### VII New Business

#### **PC-2016-05 Edgewater Planned Unit Development (f.k.a. River Parc Place II LLC), 80 Washington Street – Special Use Permit for Planned Unit Development**

A public hearing was held earlier in response to a request from Edgewater Planned Unit Development (f.k.a. River Parc Place II LLC), 80 Washington Street for a Planned Unit Development for 18 residential units with two tenant commercial spaces utilizing existing structure.

At this time the Planning Commission could take action to adopt a resolution to approve/approve with conditions/deny the request from Edgewater Planned Unit Development (f.k.a. River Parc Place II LLC), 80 Washington Street for a Planned Unit Development for 18 residential units with two tenant commercial spaces utilizing existing structure.

## **VIII Old Business**

### **Master Plan Update**

The Planning Commission held a Worksession on March 17<sup>th</sup> to go through the draft of the Master Plan. At the meeting corrections were recommended to the plan. The County Planner has made the necessary changes to the document and the commissioners are being asked if they have any additional changes before the document is release for public input.

## **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: March 31, 2016

RE: April 7, 2016 Planning Commission Meeting

Denise Blakeslee  
Planning & Zoning  
Administrator  
70 Maple Street  
Manistee, MI 49660  
231.398.2805  
dblakeslee@manisteemi.gov  
www.manisteemi.gov

Commissioners, the next meeting of the Planning Commission will be on Thursday, April 7, 2016. We have the following items on the agenda:

**PC-2016-05 Edgewater Planned Unit Development (f.k.a. River Parc Place II LLC), 80 Washington Street – Special Use Permit for Planned Unit Development** - A request has been received from Edgewater Planned Unit Development (f.k.a. River Parc Place II LLC), 80 Washington Street for a Planned Unit Development for 18 residential units with two tenant commercial spaces utilizing existing structure.

**Master Plan Update** – The County Planner has made the necessary changes to the document and the commissioners are being asked if they have any additional changes before the document is release for public input.

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

March 3, 2016

A meeting of the Manistee City Planning Commission was held on Thursday, March 3, 2016 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 pm by Chair Yoder

Roll Call:

Members Present: Maureen Barry, Ray Fortier, Marlene McBride, Gabriel Walker, Mark Wittlieff, Roger Yoder

Members Absent: Aaron Bennett (excused)

Others: Armas Soorus and Joyce Durdel (Little Manistee River Watershed Conservation Council), Eric King (Joslin Cove), Denise Blakeslee (Planning & Zoning Administrator) and others

Commissioners welcomed new member Gabriel Walker.

### APPROVAL OF AGENDA

Motion by Ray Fortier, seconded by Marlene McBride that the agenda be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Barry, Walker, Fortier, McBride, Wittlieff, Yoder  
No: None

### APPROVAL OF MINUTES

Motion by Mark Wittlieff, seconded by Marlene McBride that the minutes of the February 4, 2016 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Walker, Fortier, Barry, McBride, Wittlieff, Yoder  
No: None

### PUBLIC HEARING

None

## **PUBLIC COMMENT ON AGENDA RELATED ITEMS**

None

## **NEW BUSINESS**

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

The Little Manistee Watershed Conservation Council made a presentation to the Planning Commissioners, answered questions and requested an endorsement from the Commission to City Council. The presentation included:

- *Their vision is to leave as an enduring legacy the wild nature, natural beauty and sustainable environment of the Little Manistee Watershed for future generations to experience.*
- *Their mission is to bring together persons and organizations who have an interest in the resource conservation and restoration of the Little Manistee River, and preserve the natural character of the watershed by communicating resource problems and then offering and implementing problem resolutions.*
- *They believe that the health of the Little Manistee River Watershed is critical to the well-being and economic health of the area and that a plan should be created to promote the wise use and management of the watershed. The current funding environment is such that watersheds with watershed management plans get priority funding consideration.*
- *The output of the plan is to:*
  - *Create and Publish a Written Plan*
  - *Seek Resources and Funding*
  - *Implement Tasks/Projects*
  - *Periodically Re-evaluate and Report on both Progress and Current Conditions*
  - *Evaluate Goals/Objectives/Priorities and determine if they should be Revised*
  - *Revise Plan as Appropriate*

Motion by Mark Wittlieff, seconded by Ray Fortier that the Planning Commission recommend to City Council to support the Little Manistee River Watershed Conservation Council and their partnership.

With a Roll Call vote this motion passed 6 to 0.

Yes: Wittlieff, Walker, Fortier, Barry, McBride, Yoder  
No: None

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

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 a clubhouse/pool on 4.14 acres on Arthur Street. The site was the former home of Joslin Manufacturing. The project included an 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 them to be within the project. The Clubhouse, one building (eight units) was constructed and all the foundations were installed when the development cased.

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 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 1,850 sq. ft.

Eric King, Joslin Cove spoke to the commission about the request and answered questions. The Planning Commission is asked to determine if the proposed changes will result in either a Minor or Major change to the Site Plan.

Motion by Mark Wittlieff, seconded by Marlene McBride that the Planning Commission determined the proposed change in building height and living area to be a minor non-substantive change and approves the reduction in 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 1, 850 sq. ft.

With a Roll Call vote this motion passed 6 to 0.

Yes: Barry, McBride, Wittlieff, Walker, Fortier, Yoder  
No: None

## **OLD BUSINESS**

### **Master Plan Update**

The Commissioners received an updated draft of the Master Plan and worked on Goals and Tasks. Rob Carson was unable to attend the meeting and the Commissioners were asked if they would be able to attend a Worksession on March 17<sup>th</sup> to discuss the Master Plan. Staff asked if the meeting could start at 6 pm.

MOTION by Mark Wittlieff, seconded by Gabriel Walker that the Planning Commission schedules a Worksession for Thursday, March 17, 2016 at 6 pm in the Council Chambers to continue work on the Master Plan.

With a Roll Call vote this motion passed 6 to 0.

Yes: Walker, Fortier, Barry, McBride, Wittlieff, Yoder  
No: None

## **PUBLIC COMMENTS AND COMMUNICATIONS**

None

## **CORRESPONDENCE**

None

## **STAFF/SUB-COMMITTEE REPORTS**

**Denise Blakeslee, Planning & Zoning Administrator** – Ms. Blakeslee reminded the Commissioners about the Form and Function workshop on March 21<sup>st</sup>.

## **MEMBERS DISCUSSION**

Commissioner Wittlieff asked about the status of the building by Captains Corner.

The Planning Commission has scheduled a worksession on Thursday, March 17, 2016 at 6 pm in the Council Chambers.

The next regular meeting of the Planning Commission will be held on Thursday, April 7, 2016

## **ADJOURNMENT**

Motion by Ray Fortier, seconded by Mark Wittlieff that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 8:30 pm

MANISTEE PLANNING COMMISSION

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Denise J. Blakeslee, Recording Secretary

# CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

70 Maple Street, Manistee, MI 49660

**March 17, 2016**

## NOTES

A Worksession of the Manistee City Planning Commission was held on Thursday, March 17, 2016 at 6 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Worksession was called to order at 6:00 pm by Chair Roger Yoder

Roll Call:

Members Present: Maureen Barry, Aaron Bennett, Ray Fortier, Marlene McBride, Gabriel Walker, Mark Wittlieff, and Roger Yoder

Members Absent: None

Others: Rob Carson (County Planner), Denise Blakeslee (Planning & Zoning Administrator)

### ITEM

**Master Plan Update** – County Planner Rob Carson reviewed the draft of the Master Plan with the Planning Commissioners. Commissioners asked questions and made notes on various items that Mr. Carson will use to develop a final draft for the Commission to review at their meeting on April 7, 2016. Staff has also forwarded a copy to staff at the Redevelopment Ready Communities program for their input on the plan to make sure that the plan addresses the criteria for meeting their standards for the Master Plan and Downtown Development Plan for certification in the program.

**ADJOURNMENT** - The Worksession adjourned at 7:46 pm

MANISTEE PLANNING COMMISSION

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Denise J. Blakeslee, Recording Secretary

# Memorandum



TO: Planning Commissioners

FROM: Denise Blakeslee, Planning & Zoning Administrator

DATE: March 31, 2016

RE: Edgewater Planned Unit Development (f.k.a. River Parc Place II LLC)

Denise Blakeslee  
Planning & Zoning Administrator  
70 Maple Street  
Manistee, MI 49660  
231.398.2805  
dblakeslee@manisteemi.gov  
www.manisteemi.gov

Commissioners, a request has been received from Edgewater Planned Unit Development (f.k.a. River Parc Place II LLC), 80 Washington Street for a Planned Unit Development for 18 residential units with two tenant commercial spaces utilizing existing structure. A public hearing has been noticed for the April 7, 2016 meeting in response to the request. A copy of the following is enclosed for your consideration:

- Application
- Draft Resolution to approve
- Draft Resolution to deny
- Staff Review
- Site Plan Review Committee Meeting Minutes 3/16/16
- Site Plan (most recent plans received 3/31/16)

The City Engineer and DPW Director had items for the architect to address including:

- Turning radius for access drive
- Storm sewer sizing
- Water Service Connection
- Retaining Wall

On March 30, 2016 the Architect submitted additional information and submitted updated Site Plans. Staff suggests if the City Engineer and DPW Director have any outstanding items for the developer to address a condition be placed on the permit that reads:

***Applicant will submit an updated site plan that addresses any outstanding items to the City Engineer and DPW Director who must approve the changes before issuance of the Special Use Permit.***

Since the applicant needs to provide off street parking and a portion of both the Parking Area and Ingress and Egress Area are located on the adjacent parcel staff recommends that the applicant provide either a permanent right to use the adjacent property by providing either an easement or a permanent license agreement that is not terminable. The developer has been working on drafting the necessary document that will require final review and approval from the City Attorney. Staff suggests that a condition be placed on the permit that reads:

***Either an easement or permanent license agreement that is not terminable will be prepared and recorded at the Register of Deeds Office that permits for both the portion of the parking lot and ingress and egress area located on the parcels to the north (51-211-100-02 and 51-211-100-03). Applicant will provide a copy for file at City Hall.***

MEMO TO: Denise Blakeslee, Zoning Administrator

FROM: Jeffrey W. Mikula, Public Works Director

DATE: March 23, 2016

SUBJECT: Edgewater Site Plan Review



A handwritten signature in blue ink, appearing to read "J. Mikula", is written over the printed name of the Public Works Director.

Public Works  
231-723-7132

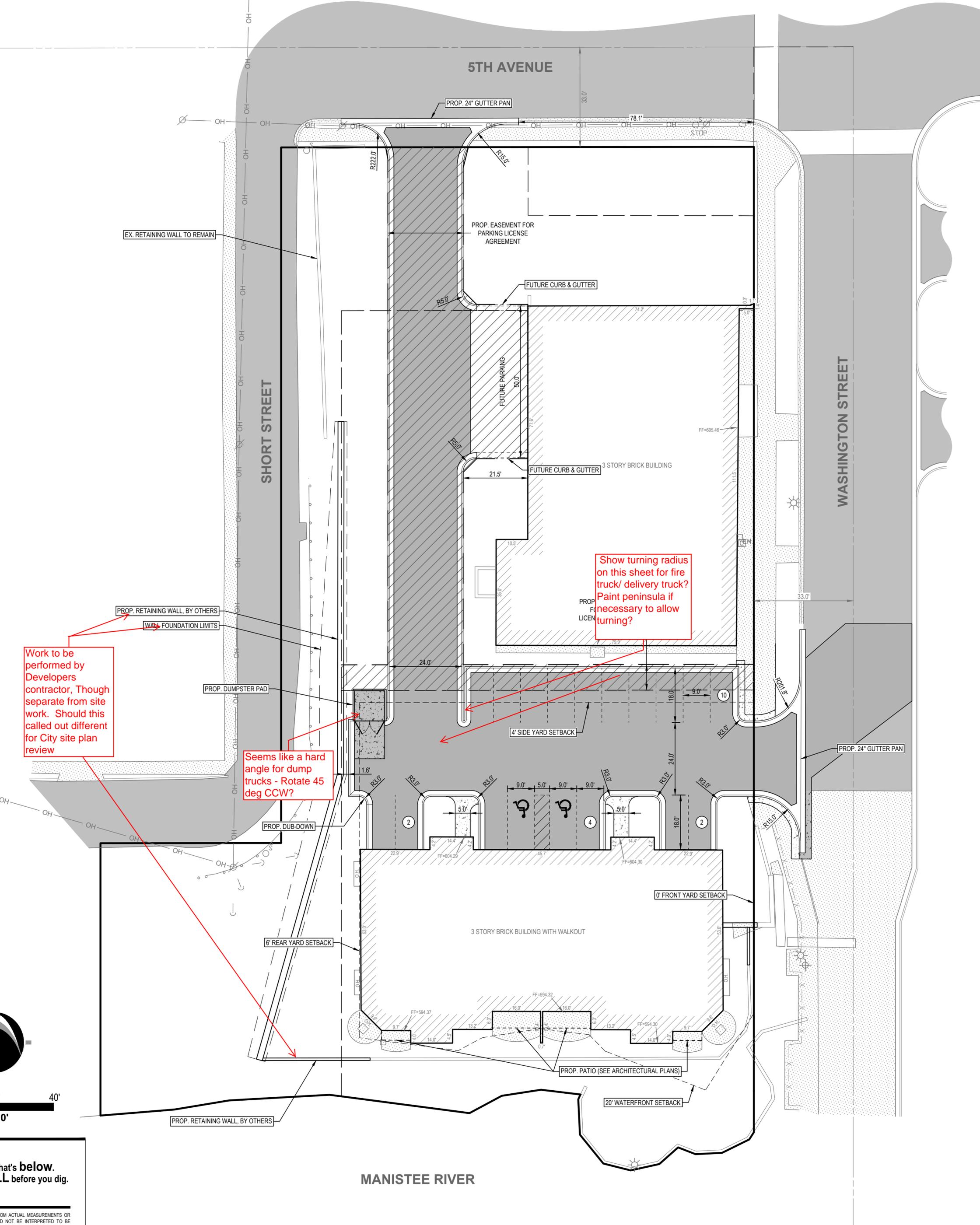
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We have reviewed the site plan and utility layouts for the proposed development over the past couple of months. Most of our previous comments have been addressed in the plan set submitted for PUD review. We offer the following comments.

The proposed retaining wall shown along the west edge of the property will become this City's wall, supporting Short Street. The wall and portion of the street will be on the Edgewater parcel along with the parcel(s) to the north. An easement is being prepared for the physical location and future maintenance activities. The developer will be financing and constructing this wall, with reimbursement through a portion of the City's Tax Increment Financing proceeds.

The storm sewer catch basins should be constructed with a minimum two foot sump to reduce sediments from entering the Manistee River.

There are three water services shown on the plan to the North Channel Outlet Building. These services are abandoned and do not connect to the City water supply. Also The City water main along Washington St is depicted along the east curb line. We had previously located the main and painted it in the field. It is approximately five ft east of the west curb line and dead ends approximately eleven ft north and 26 ft east of the southeast corner of the North Channel Outlet Building. The water service connection should be made at this location.



5TH AVENUE

SHORT STREET

WASHINGTON STREET

MANISTEE RIVER

PROP. 24" GUTTER PAN

EX. RETAINING WALL TO REMAIN

PROP. EASEMENT FOR PARKING LICENSE AGREEMENT

FUTURE CURB & GUTTER

FUTURE PARKING

FUTURE CURB & GUTTER

3 STORY BRICK BUILDING

Show turning radius on this sheet for fire truck/ delivery truck? Paint peninsula if necessary to allow turning?

PROP. RETAINING WALL, BY OTHERS

WALL FOUNDATION LIMITS

Work to be performed by Developers contractor, Though separate from site work. Should this be called out different for City site plan review

PROP. DUMPSTER PAD

Seems like a hard angle for dump trucks - Rotate 45 deg CCW?

4' SIDE YARD SETBACK

PROP. 24" GUTTER PAN

PROP. DUB-DOWN

0' FRONT YARD SETBACK

3 STORY BRICK BUILDING WITH WALKOUT

6' REAR YARD SETBACK

PROP. PATIO (SEE ARCHITECTURAL PLANS)

20' WATERFRONT SETBACK

PROP. RETAINING WALL, BY OTHERS



What's below. Call before you dig.

FROM ACTUAL MEASUREMENTS OR NOT BE INTERPRETED TO BE

5TH AVENUE

WASHINGTON STREET

SHORT STREET

3 STORY BRICK BUILDING

3 STORY BRICK BUILDING WITH WALKOUT

EX. RETAINING WALL TO REMAIN

Demolish and Remove, as part of Wall Contract? / Bury?

Provide stm swr calculations and contributing areas to support sizing. Stormwater detention not required due to proximity to River and Storm Outfall

Stormwater overflow? Elevation? Adjacent Rim 603.7' Lower?

Work to be performed by Developers contractor, Though separate from site work. Should this be called out different for City site plan review

PROP. ROUGH GRADING, BY OTHERS

PROP. RETAINING WALL, BY OTHERS

WALL FOUNDATION LIMITS

PLACE: 1-4' DIA. C.B. #104 Concentric Cylindrical Structure RIM = 603.50 12" INV. E 600.39

Storm Manhole #2086 Rim Elev. = 628.75 4" PVC(E) = 623.63 WATER @ 622.3

PROP. DUB-DOWN

PLACE: 1-4' DIA. C.B. #102 Concentric Cylindrical Structure RIM = 602.80 12" INV. E 599.78 12" INV. NW 599.78

PROP. 122 LF. OF 4" FIRE PROTECTION PROP. 2" DOMESTIC WS.

PLACE: 1-4' DIA. C.B. #101 Concentric Cylindrical Structure RIM = 603.70 12" INV. NE 599.22 12" INV. W 599.22

PLACE 30 LF. OF 8" ROOF DRAIN (SLCPP) @ 1%

PROP. RETAINING WALL, RAILING TO MATCH TYPICAL RAIL ON PLAN SHEET 5 OF SPICER PLANS

PROP. SAN. LAT. COORDINATE WITH CITY OF MANISTEE SEWER PROJECT

PROP. SAN. PIPE, BY OTHERS

PROP. 15" SAN. PIPE, BY OTHERS

PROP. SAN. MH., BY OTHERS

Sanitary Manhole #16 Rim Elev. = 605.58 24" CONC(N) = 581.95 24" CONC(S) = 581.85 10" PVC(E) = 598.21 10" PVC(W) = 595.90

Catch Basin #18 Rim Elev. = 605.07 12" CONC(N) = 602.14 BOTTOM @ 601.99 WATER @ 602.3

Storm Manhole #19 Rim Elev. = 603.54 48" CPP(N) = 585.72 48" CPP(SE) = 585.12

CORE MANHOLE 12" INV. SW 598.02

PROP. 1-6"x6"x4" TEE 1-4" VALVE & BOX 1-4" 45° BEND

Catch Basin #20 Rim Elev. = 602.75 12" CONC(N) = 600.30

Sanitary Manhole #21 Rim Elev. = 603.20 24" (N) = 582.05 24" (S) = 582.04

Sanitary Manhole #401 Rim Elev. = 585.86 18" (N) = 578.94 18" (W) = 578.84 BOTTOM PIPES FULL OF DIRT CONC WALL BLOCKING SOUTH HALF OF STRUCTURE

PROP. SAN. MH., BY OTHERS

Sanitary Manhole #2246 Rim Elev. = 586.54 8" CLAY(NW) = 581.44 WATER @ 580.8



10' 20' 40' SCALE: 1" = 20'

Know what's below. CALL before you dig.

SOIL EXP. CONTR. PLACE SILT FENC. STRIP & STOCKPI. CONSTRUCT CON. POLYCH. CRAP.

## SUMMARY

Gibson Construction is proposing to finish development of the vacant building located at 80 Washington Street in Manistee, Michigan. The building construction was started previously and the developer and contractor are proposing to complete the development by providing necessary site improvements to complete the proposed development. The site slopes generally to the south towards Manistee River Channel with existing retaining walls providing the building envelop and steeper slopes behind the existing walls. The proposed development intends to direct runoff from the newly developed parking lot into on site catch basins to collect the storm water. Based on discussions with the City Engineer and the City Department of Public Works, no on site detention is required for this development and the site is proposed to drain into the existing storm sewer in Washington Street.

Please provide calculations verifying storm sewer sizing, including map of contributing districts to the proposed storm sewer system. Stormwater detention is not required due to proximity to River and Stormwater outfall.



March 30, 2016

Ms. Denise Blakeslee  
Planning and Zoning Administrator  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

RE: Edgewater Planned Unit Development  
City of Manistee, Manistee County, Michigan

Dear Ms. Blakeslee:

Included with this cover letter, please find ten (10) copies of the revised plan set for the Edgewater Planned Unit Development project located in the City of Manistee, Manistee County, Michigan. These plans incorporate comments received from Jeffrey W. Mikula, Public Works Director dated March 23, 2016. Also attached are storm sewer sizing spreadsheet, a drainage area map for the storm sewers and the license agreement information requested for the site. With respect to the comment received regarding the dumpster, the owner is working with a waste hauler and the intent is to provide residential roll carts in this area so the truck has adequate access.

These plans are being resubmitted for the Planning Commission meeting scheduled for April 7, 2016. On behalf of our client, we request approval of the plans.

Should you have any questions or need any additional information, please do not hesitate to contact me at (616) 575-5190 or via email at [kwilson@nederveld.com](mailto:kwilson@nederveld.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kyle Wilson', with a long horizontal flourish extending to the right.

Kyle Wilson, P.E.  
Project Manager

Enclosures

K:\2015\152\15201640\OUTGOING\PUDSubmittal.2016.03.16\CoverLetter.city comments.2016.03.30.

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[www.nederveld.com](http://www.nederveld.com)

Nederveld

Project:	Edgewater PUD
Project #:	152016-40
Date:	3/28/2016

Storm Sewer Design: 10 Year

**MODEL OF DEVELOPED AREAS**

From	To	C	Time (min)	Time Inc. (min)	Area Increment	Total Area (acres)	I (in/hr)	Q (cfs)	Full Flow Capacity (cfs)	L (ft)	Pipe Size (in)	Type of Pipe	Full Flow HGL (%)	Actual Pipe Grade (%)	Full Flow Velocity (ft/s)	Flow Type
CB104	CB103	0.83	15.0	0.87	0.10	0.10	3.80	0.32	3.86	21	12	P	0.01	1.00	0.40	Open Channel
CB103	CB102	0.83	15.9	1.69	0.10	0.10	3.72	0.31	3.86	40	12	P	0.01	1.00	0.39	Open Channel
CB102	CB101	0.83	17.6	0.49	0.30	0.50	3.57	1.48	3.86	56	12	P	0.15	1.00	1.89	Open Channel
CB101	EX STM MH#19	0.83	18.1	0.78	0.04	0.54	3.53	1.58	9.90	60	15	P	0.05	2.00	1.29	Open Channel

**Formulas and Constants**

**Rational Equation**

$Q = CiA$ , where

Q = Flow (cfs)  
 C = Rational Coefficient  
 i = Rainfall Intensity (in/hr)  
 A = Tributary Area (ac)

**Mannings Equation**

$Q = (1.486/n) \times (R^{2/3}) \times S^{1/2} \times A$ , where

Q = Flow (cfs)  
 n = Mannings Roughness Coef.  
 R = Hydraulic Radius  
 S = Slope of Pipe (ft/ft)  
 A = Area of Flow (sq. ft)

**Head Loss in Structures**

$h = (k \times V^2)/(2g)$ , where

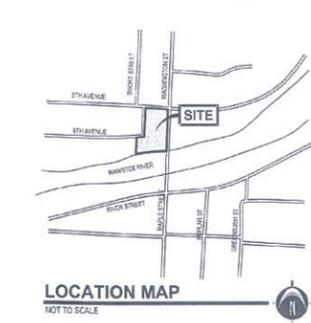
h = head loss (ft)  
 K = Entrance & Exit Loss Coef.  
 V = Velocity (ft/sec)  
 g = Acceleration due to Gravity

**Manning Roughness Coefficients**

Concrete	C	0.013
Cor. Metal	CM	0.024
Plastic	P	0.012

**Structure Loss Coefficient, K**

1.0
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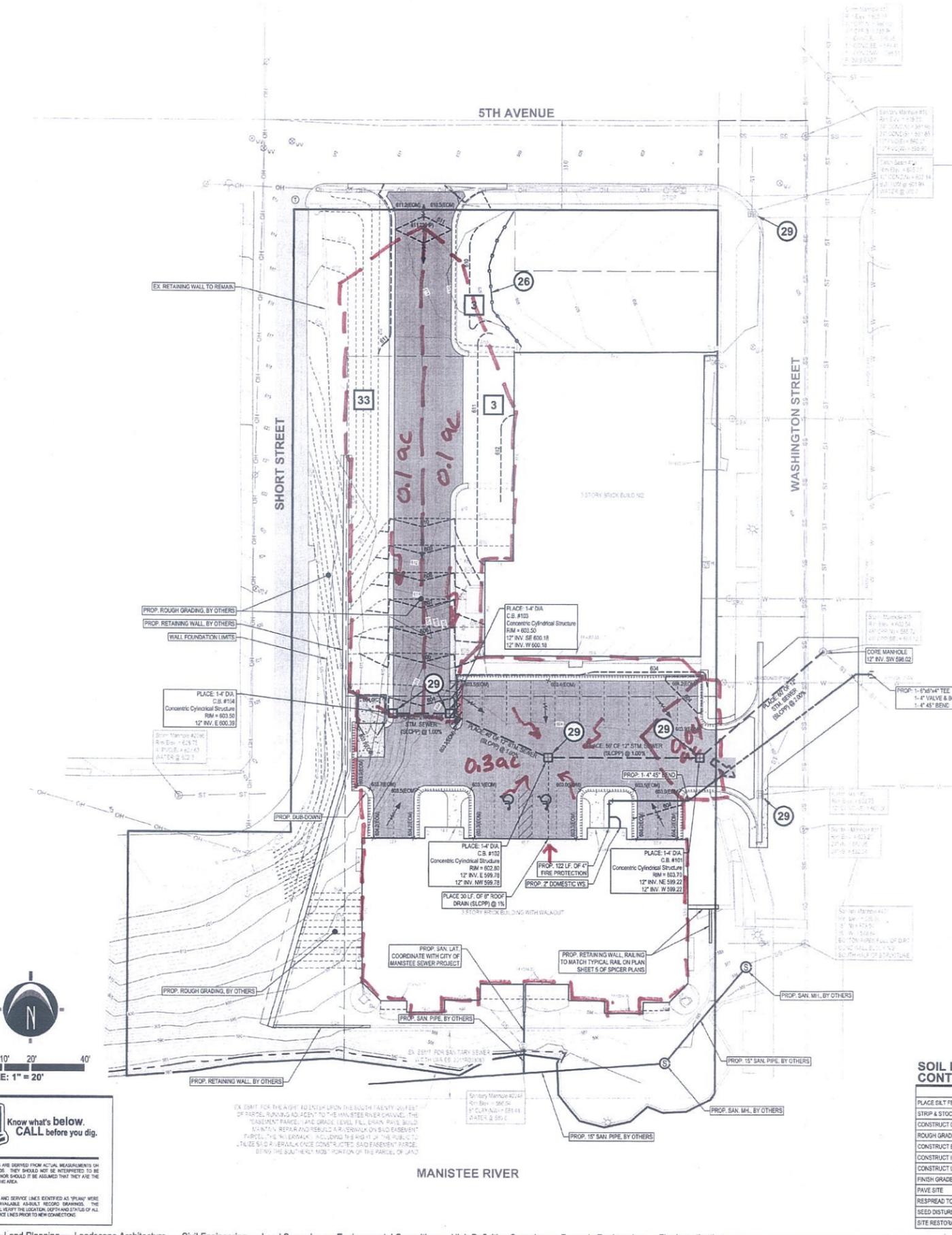
**NEDERVELD**  
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**COLUMBUS**  
**HOLLAND**  
**INDIANAPOLIS**  
**ST. LOUIS**

**PREPARED FOR:**  
 River Parc II LLC  
 John Groothuis  
 300 Washington Ave  
 Suite 100  
 Grand Haven, MI 49417

**REVISIONS:**

Title: PUD Submittal	Checked: KW	V. Date: 03.03.16
Drawn: GAN	Checked: KW	S. Date: 03.03.16
Title: PUD Final Submittal	Checked: KW	V. Date: 03.09.16
Drawn: GAN	Checked: KW	S. Date: 03.09.16
Title: Add'd Parking Encasement	Checked: KW	V. Date: 03.11.16
Drawn: GAN	Checked: KW	S. Date: 03.11.16
Title: Bids & Permits	Checked: KW	V. Date: 03.14.16
Drawn: GAN	Checked: KW	S. Date: 03.14.16

*Storm Sewer  
 Drawings Added  
 3.28.2016  
 GAN*



**LEGEND**

	EX GRADE CONTOUR
	PROP. GRADE CONTOUR (BY OTHERS)
	PROP. GRADE CONTOUR
	PROP. GRADE ELEV. (BLACKTOP)
	PROP. GRADE ELEV. (CONCRETE)
	PROP. GRADE ELEV. (GUTTER)
	PROP. GRADE ELEV. (EDGE OF METAL)
	PROP. GRADE ELEV. (HIGH POINT)
	EX BITUMINOUS
	EX CONCRETE
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED BITUMINOUS (HEAVY DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)
	PROPOSED CONCRETE (HEAVY DUTY)
	SPILL CURB
	FLOW DIRECTION
	EMERGENCY CHERFLOW STORMWATER FLOW ROUTE
	SILT FENCE

**SOIL EROSION CONTROL SCHEDULE**

	2016	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PLACE SILT FENCE													
STRIP & STOCKPILE TOPSOIL													
CONSTRUCT CONNECTION TO STORM SEWER													
ROUGH GRADE SITE													
CONSTRUCT BUILDING FOUNDATION AND BUILDING													
CONSTRUCT IMPROVEMENTS AROUND BUILDING													
CONSTRUCT UTILITY LINES TO BUILDING													
FINISH GRADE SITE													
PAVE SITE													
RESURFACE TOPSOIL/COMPACTION													
SEED DISTURBED AREAS													
SITE RESTORATION/CLEAN UP													

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES**

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.D.O.T. 'SOIL EROSION AND SEDIMENTATION CONTROL MANUAL' (APRIL 2005) FOR ADDITIONAL INFORMATION.

**811** Know what's below. CALL before you dig.  
 UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.  
 NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS 'PLANS' WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

**STAMP:**  
 STATE OF MICHIGAN  
 KYLE D. WILSON  
 ENGINEER  
 No. 37827  
 LICENSED PROFESSIONAL ENGINEER  
*Kyle Wilson*

**PROJECT NO:**  
 15201640  
**SHEET NO:**  
**C-300**

# EXHIBIT SKETCH AND DESCRIPTION

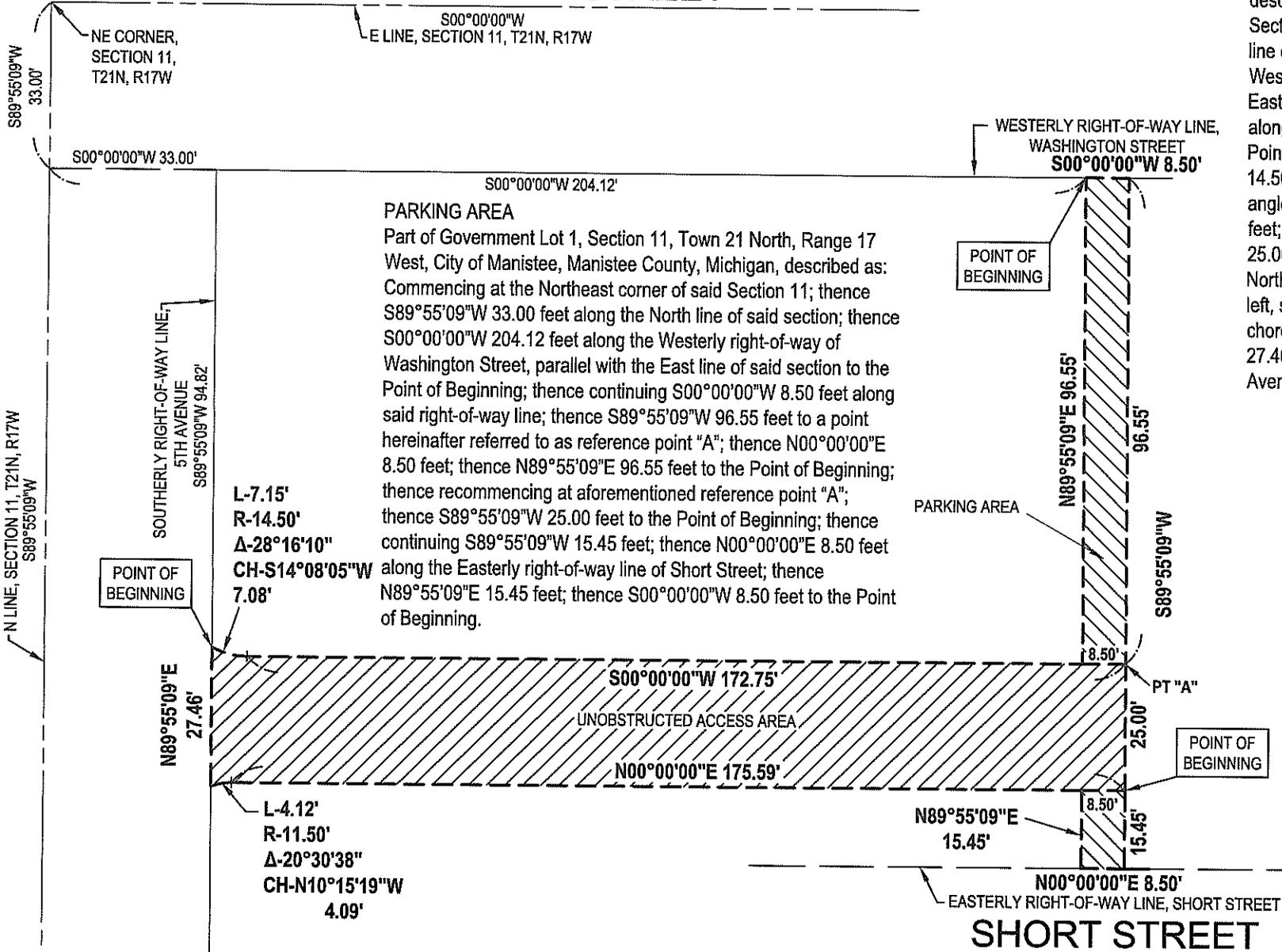
PART OF GOVERNMENT LOT 1, SECTION 11, T21N, R17W, CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN

SHEET 1 OF 1

## WASHINGTON STREET

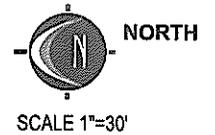
EXHIBIT "A"

5TH AVENUE



### UNOBSTRUCTED ACCESS AREA:

Part of Government Lot 1, Section 11, Town 21 North, Range 17 West, City of Manistee, Manistee County, Michigan, described as: Commencing at the Northeast corner of said Section 11; thence S89°55'09"W 33.00 feet along the North line of said section; thence S00°00'00"W 33.00 feet along the Westerly right-of-way of Washington Street, parallel with the East line of said section; thence S89°55'09"W 94.82 feet along the Southerly right-of-way line of 5th Avenue to the Point of Beginning; thence Southwesterly 7.15 feet along a 14.50 foot radius curve to the left, said curve having a central angle of 28°16'10", and a chord that bears S14°08'05"W 7.08 feet; thence S00°00'00"W 172.75 feet; thence S89°55'09"W 25.00 feet; thence N00°00'00"E 175.59 feet; thence Northwesterly 4.12 feet along a 11.50 foot radius curve to the left, said curve having a central angle of 20°30'38", and a chord that bears N10°15'19"W 4.09 feet; thence N89°55'09"E 27.46 feet along said Southerly right-of-way line of 5th Avenue to the Point of Beginning.



Holland  
347 Hoover Blvd.  
Holland, MI 49423  
Ann Arbor, Chicago, Columbus,  
Grand Rapids, Indianapolis, St. Louis

March 16, 2016  
Rev. March 29, 2016  
project no. 15201640XA.1

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EDGEWATER  
PLANNED UNIT DEVELOPMENT

LOCATION MAP  
EDGEWATER

SUBJECT PARCEL:  
80 WASHINGTON ST.  
MANISTEE, MI 49660  
51-211-100-05



LEGAL DESCRIPTION  
EDGEWATER

PT OF GOVT LOT 1, COM AT NE COR OF SD SEC, TH S 89 DEG 54 MIN 09 SEC W 33 FT, TH S 212.62 FT TO POB, TH CONT S 132.61 FT TO AN INTERMEDIATE TRAVERSE LN, TH ALG TRAVERSE LN N 87 DEG 55 MIN 28 SEC W 137.09 FT, TH N 127.41 FT, TH N 89 DEG 54 MIN 09 SEC E 137 FT TO POB. SEC 11 T21N R17W. .41 A\*M/L. \_\_\_\_P.ADDR: 80 WASHINGTON ST

**NEDERVELD**  
 www.nederveld.com  
 800.222.1868  
**GRAND RAPIDS**  
 217 Grandville Ave., Suite 202  
 Grand Rapids, MI 49503  
 Phone 616.575.5190

**PREPARED FOR:**  
 River Parc II LLC  
 John Grothuis  
 300 Washington Ave  
 Suite 100  
 Grand Haven, MI 49417

**REVISIONS:**

File: PUD Submittal	Drawn: GAN	Checked: KW	V. Date: 03.09.19
1			S. Date: 03.09.19
File: PUD Final Submittal	Drawn: GAN	Checked: KW	V. Date: 03.09.19
2			S. Date: 03.09.19
File: Added Parking Easement	Drawn: GAN	Checked: KW	V. Date: 03.11.19
3			S. Date: 03.11.19
File: Eids & Permits	Drawn: GAN	Checked: KW	V. Date: 03.14.19
4			S. Date: 03.14.19
File: City Comments	Drawn: GAN	Checked: KW	V. Date: 03.20.19
5			S. Date: 03.20.19

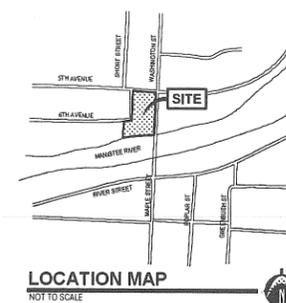
**Edgewater PUD**  
 80 Washington Street  
**Ex. Site Conditions & Demolition Plan**  
 PART OF GOVERNMENT LOT 1 OF SECTION 11, T21N, R17W,  
 CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
1520160

**SHEET NO:**  
**C-201**

1520160-CP-PLANNING-NAME.DWG 08/23/2019 12:47



**LEGEND**

- Benchmark
- Catch Basin - Square
- Cable Riser
- Deciduous Tree
- Electric Meter
- Electric Riser
- Gas Meter
- Gas Riser
- Gas Valve
- Guy Anchor
- Guy Pole
- Hydrant
- Iron - Set
- Iron - Found
- Light Pole
- Manhole
- Stop Box
- Sign
- Sign Symbol
- Sanitary Sewer Manhole
- Stormwater Manhole
- Telephone Manhole
- Utility Pole
- Underground Gas Marker
- Water Valve
- Miscellaneous
- Overhead Utility
- Sanitary
- Storm
- Fence
- Guard Rail
- Asphalt
- Concrete
- Building
- Grade Contour

**REMOVAL / DEMOLITION NOTES**

- 1 REMOVE EXISTING BITUMINOUS PAVEMENT
- 2 REMOVE EXISTING CONCRETE PAVEMENT
- 3 REMOVE EXISTING CURB & GUTTER
- 4 REMOVE EXISTING GRAVEL PAVEMENT
- 5 REMOVE EXISTING UTILITY POLE
- 6 REMOVE EXISTING OVERHEAD LINE

**LEGEND**

- EXISTING BITUMINOUS REMOVAL
- EXISTING CONCRETE REMOVAL

**REMOVAL / DEMOLITION NOTES**

- 1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGINGS IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
- 2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- 3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- 5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUTANT OR CROSSING STRUCTURE WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- 8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- 9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
- 10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH HAVE ACTUAL FACE OF PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT IF ADJACENT PAVEMENT IS DAMAGED. THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
- 11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- 12) ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.
- 13) DEMOLITION OF EXISTING RETAINING WALLS TO BE PERFORMED BY DEVELOPERS CONTRACTOR THROUGH A SEPARATE CONTRACT FROM SITE WORK. WORK TO BE IN ACCORDANCE WITH PLANS PREPARED BY SPICER GROUP.

**TITLE DESCRIPTION (1)**

Situated in the City of Manistee, County of Manistee, State of Michigan

**PARCEL 1**  
 Part of Government Lot 1 of Section 11, Township 21 North, Range 17 West, described as: Commencing 33 feet South and 53 feet West of the Northeast corner, thence West 75 feet, thence South 22.54 feet, thence East 75 feet, thence North 22.79 feet to the point of beginning.

**PARCEL 2**  
 Part of Government Lot 1 of Section 11, Township 21 North, Range 17 West, described as: Commencing 22 feet West and 55.79 feet South of the Northeast corner, thence West 75 feet, thence North 22.54 feet, thence West 82 feet, thence South 220 feet, thence West 80 feet, thence South to the North line of Manistee River; thence East along the North line of said river to a point 20 feet East of the East line of Short Street extended to the river; thence North to a point 170 feet West and 87 feet South of the Northeast corner of Government Lot 1, thence East 137 feet, thence North 31.21 feet to the point of beginning.

(Best Homes Title Agency, LLC, Commitment No. GR-68578, dated 05-08-2014)

**TITLE DESCRIPTION (2)**

The land referred to herein below is situated in the City of Manistee, County of Manistee, and State of Michigan, to wit:

Part of Government Lot 1, Section 11, Township 21 North, Range 17 West, commencing at the Northeast corner of said Section, thence South 89 degrees 54 minutes 09 seconds West 53.00 feet along the North line of said Section to the West right of way of Washington Street, thence along said West right of way South 00 degrees 00 minutes 00 seconds West, 87.00 feet to the Point of Beginning, thence continuing South 00 degrees 00 minutes 00 seconds West, 125.62 feet, thence South 89 degrees 54 minutes 09 seconds West, 137.00 feet, thence North 00 degrees 00 minutes 00 seconds East 125.62 feet, parallel with Short Street, thence North 89 degrees 54 minutes 09 seconds East, 137.00 feet to the Point of Beginning.

(Safe Title, Inc., Commitment No. 28100-ST01, Dated March 25, 2014)

**DESCRIPTION (3)**

Situated in the City of Manistee, County of Manistee, State of Michigan, to wit:

Part of Government Lot 1, Section 11, Township 21 North, Range 17 West, commencing at the Northeast corner of said Section, thence South 89 degrees 54 minutes 09 seconds West 53.00 feet along the North line of said Section to the West right of way of Washington Street, thence along said West right of way South 00 degrees 00 minutes 00 seconds West, 87.00 feet to the Point of Beginning, thence continuing South 00 degrees 00 minutes 00 seconds West, 125.62 feet, thence South 89 degrees 54 minutes 09 seconds West, 137.00 feet, thence North 00 degrees 00 minutes 00 seconds East 125.62 feet, parallel with Short Street, thence North 89 degrees 54 minutes 09 seconds East, 137.00 feet to the Point of Beginning.

(Warranty Deed recorded in Liber 833, Page 938, Manistee County Records.)

**SCHEDULE B - SECTION II NOTES (1)**

NO EASEMENTS WERE LISTED

**SCHEDULE B - SECTION II NOTES (2)**

- (P) Easement for Right of Way as recorded in Liber 350, Page 28. (DOCUMENT NOT RECEIVED OR REVIEWED.)
- (Q) Easement for Right of Way as recorded in Liber 350, Page 31. (DOCUMENT NOT RECEIVED OR REVIEWED.)

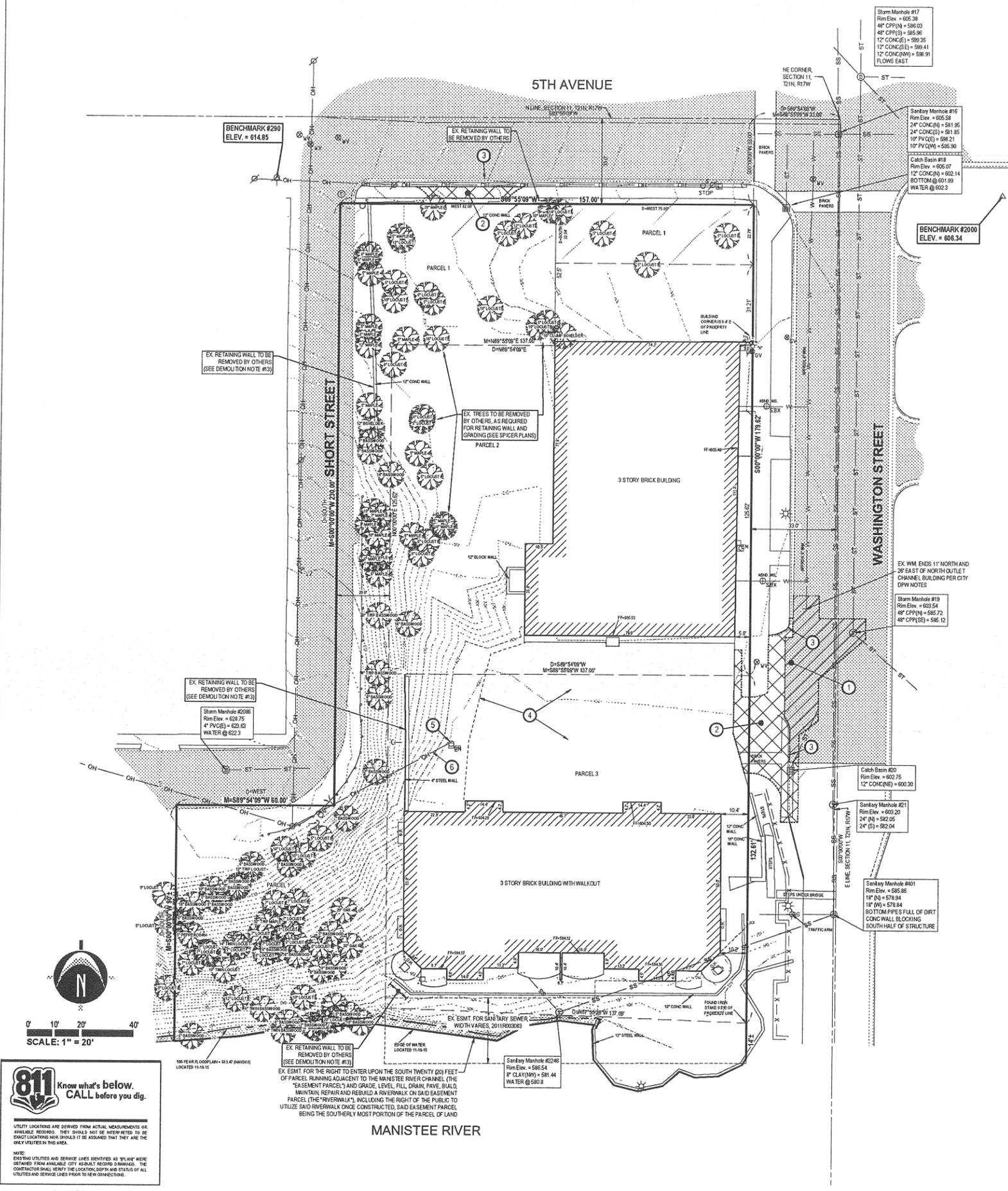
**BENCHMARKS**

**BENCHMARK #290 ELEV. = 614.85 (NAD83)**  
 5th benchmark on top of Range bolt under "W" of "E21W", 1.2' above grade, 23' South of the centerline 5th Avenue & 10' West of the centerline of Short Street.

**BENCHMARK #2000 ELEV. = 606.34 (NAD83)**  
 NGS Benchmark MADS5, 4' East of the East curb of Washington Street & 10' South of the South curb of 5th Avenue.

**SURVEYOR'S NOTES**

- 1) An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260131, Panel Number 0001 B, with an Effective Date of March 18, 1987, shows this parcel to be located in Zone AE (100 Year Flood Plain).
- 2) Utility locations are derived from actual measurements or available records. They should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- 3) NOTE TO CONTRACTORS: (3) THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-462-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 4) Waters edge as plotted and shown hereon was field located on November 19, 2015. The boundary along the waters edge is subject to change due to natural causes and it may or may not represent the actual location of the limit of title. The boundary lines shown hereon do not represent the ownership of any riparian rights, littoral rights, bottom lands or submerged land on, beneath or appertaining to the subject property.
- 5) Floodplain elevation shown hereon was converted from NGVD29 published flood study data using NGS - NORA VERTICONS.
- 6) Parcel Area = 1.3 acres.



**811** Know what's below. CALL before you dig.

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NOTE:  
 EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "P" ARE OBTAINED FROM AVAILABLE CITY AGENCY RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



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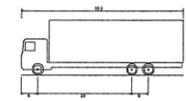
ANN ARBOR  
CHICAGO  
COLUMBUS  
INDIANAPOLIS  
KANSAS CITY  
MINNEAPOLIS  
ST. LOUIS

**PREPARED FOR:**  
River Parc II LLC  
John Groothuis

300 Washington Ave  
Suite 100  
Grand Haven, MI 49417

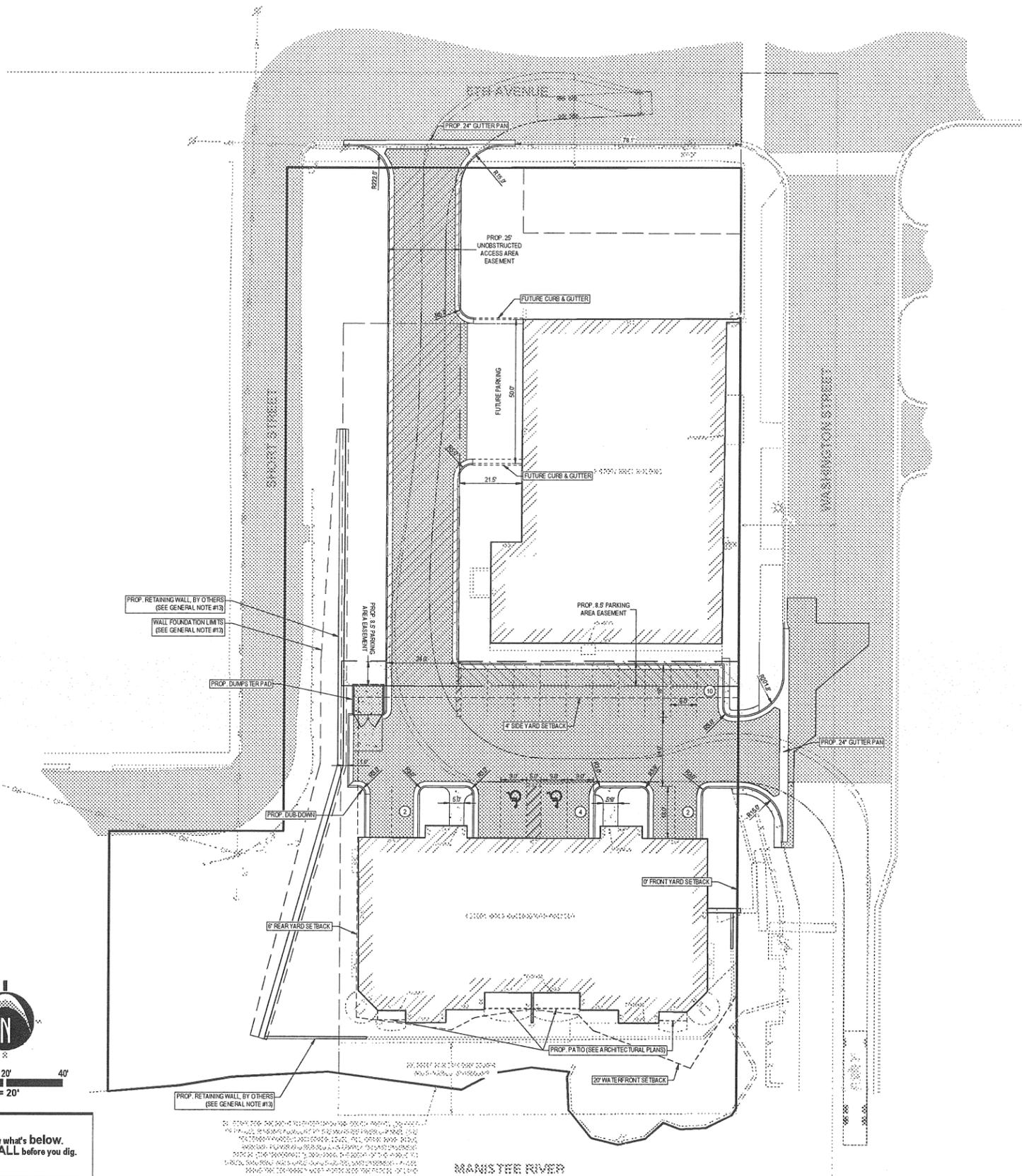
**REVISIONS:**

Title: PUD Submittal	V. Date: 03.03.16
Drawn: GAN	Checked: KW
Title: PUD Final Submittal	V. Date: 03.03.16
Drawn: GAN	Checked: KW
Title: Added Parking Easement	V. Date: 03.11.16
Drawn: GAN	Checked: KW
Title: Sides & Permits	V. Date: 03.14.16
Drawn: GAN	Checked: KW
Title: City Comments	V. Date: 03.30.16
Drawn: GAN	Checked: KW



**40' TRUCK TURN PROFILE**

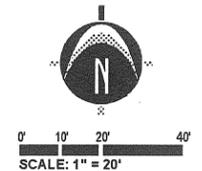
N.T.S.



**LEGEND**

[Pattern]	EXISTING BITUMINOUS
[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED BITUMINOUS (STANDARD DUTY)
[Pattern]	PROPOSED BITUMINOUS (HEAVY DUTY)
[Pattern]	PROPOSED CONCRETE (STANDARD DUTY)
[Pattern]	PROPOSED CONCRETE (HEAVY DUTY)

- GENERAL NOTES**
- ZONING OF PROPERTY: C-3  
C-3 ZONING REQUIREMENTS  
A) MINIMUM LOT WIDTH = 25 FT.  
B) MINIMUM LOT SIZE = 2,500 SQ. FT.  
C) MAXIMUM BUILDING HEIGHT = 4 STORIES, OR 50 FT.  
SETBACKS  
A) FRONT YARD = 0 FT.  
B) SIDE YARD = 0 FT.  
C) REAR YARD = 0 OR 4 FT.  
D) WATERFRONT = 20 FT.
  - PROPOSED ZONING OF PROPERTY: PUD  
A) MINIMUM LOT WIDTH = 25 FT.  
B) MINIMUM LOT SIZE = 2,500 SQ. FT.  
C) MAXIMUM BUILDING HEIGHT = 4 STORIES, OR 50 FT.  
SETBACKS  
A) FRONT YARD = 0 FT.  
B) SIDE YARD = 4 FT.  
C) REAR YARD = 6 FT.  
D) WATERFRONT = 20 FT.
  - SUMMARY OF LAND USE:  
A) TOTAL ACREAGE = 4 ACRES  
B) TOTAL RESIDENTIAL UNITS = 19 UNITS  
C) BUILDING HEIGHT = 4 STORIES, 50 FT.  
D) LOT COVERAGE =  
a) BUILDING = 7,170.24 SQ. FT.  
b) PARKING = 7,007.71 SQ. FT.  
c) TOTAL LOT COVERAGE = 14,190.95 SQ. FT.  
E) ZONING OF PARCELS TO THE NORTH, EAST AND SOUTH = C-3  
ZONING OF PARCELS TO THE WEST = R-3
  - PARKING REQUIREMENTS:  
A) MINIMUM REQUIRED SPACE PER C-3 ZONING DISTRICT = 1.5 PER DU (27 REQUIRED)  
B) PROPOSED PARKING PER PUD = 1.0 PER DU (16 REQUIRED)  
C) TOTAL PARKING SHOWN = 16 SPACES
  - THE PERMANENT PARCEL NUMBER FOR THE SITE IS 151-211-100-045
  - THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
  - BEST MANAGEMENT PRACTICES SHALL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
  - UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
  - THIS PROJECT SHALL CONFORM TO THE MANISTEE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
  - STORM WATER MANAGEMENT FOR THE SITE IN ACCORDANCE WITH THE CITY OF MANISTEE'S STORM WATER CONTROL ORDINANCE.
  - THESE UNITS WILL BE SERVICED BY BURIED PUBLIC WATER, PUBLIC SANITARY SEWER, ELECTRICAL, TELEPHONE, CABLE TV AND GAS.
  - THIS PROJECT WILL BE COMPLETED IN ONE PHASE
  - CONSTRUCTION OF PROPOSED RETAINING WALLS TO BE PERFORMED BY DEVELOPER'S CONTRACTOR THROUGH A SEPARATE CONTRACT FROM SITE WORK. WORK TO BE IN ACCORDANCE WITH PLANS PREPARED BY SPICER GROUP.



**811** Know what's below. CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "UNKNOWN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

**Edgewater PUD**  
**Site Layout Plan**  
80 Washington Street  
PART OF GOVERNMENT LOT 1 OF SECTION 11, T21N, R17W,  
CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN

**STAMP:**

Kyle D. Wilson  
Professional Engineer  
No. 37827

**PROJECT NO:**  
15201640

**SHEET NO:**  
**C-205**



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**GRAND RAPIDS**  
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ANN ARBOR  
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**PREPARED FOR:**  
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 John Groothuis

300 Washington Ave  
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**REVISIONS:**

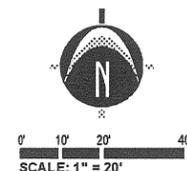
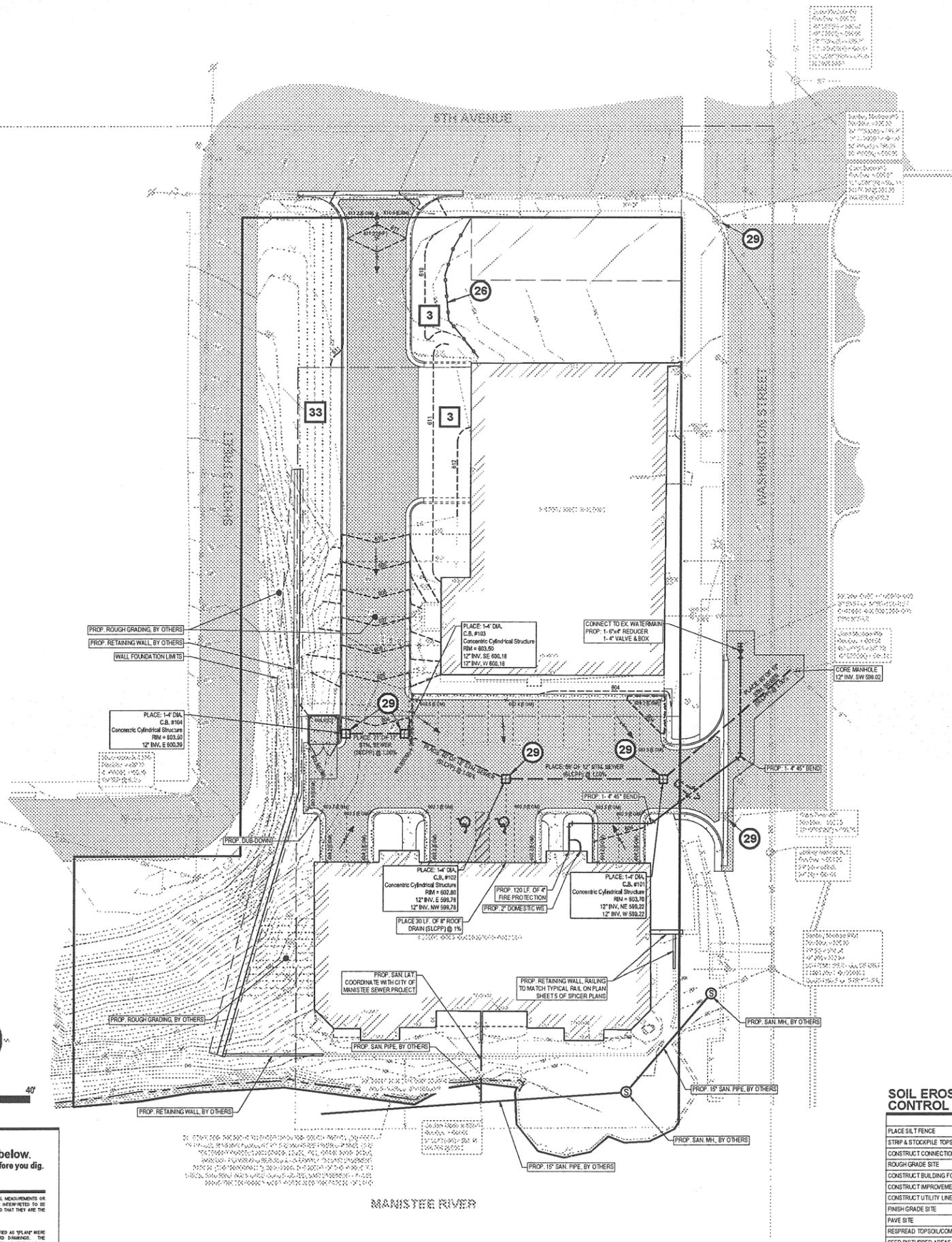
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**Edgewater PUD**  
 S.E.S.C., Grading, & Utility Plan  
 80 Washington Street  
 PART OF GOVERNMENT LOT 1 OF SECTION 11, T21N, R17W,  
 CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN

**STAMP:**

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NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

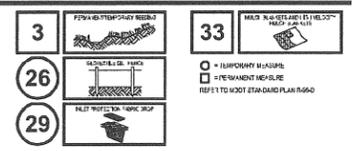
**NOTE:**  
 WORK DENOTED ON THIS SHEET TO BE "BY OTHERS" WILL BE PERFORMED BY DEVELOPER'S CONTRACTOR THROUGH A SEPARATE CONTRACT FROM THE WORK TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY SPICER GROUP

**SOIL EROSION CONTROL SCHEDULE 2016**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PLACE SILT FENCE												
STRIP & STOCKPILE TOPSOIL												
CONSTRUCT CONNECTION TO STORM SEWER												
ROUGH GRADE SITE												
CONSTRUCT BUILDING FOUNDATION AND BUILDING												
CONSTRUCT IMPROVEMENTS AROUND BUILDING												
CONSTRUCT UTILITY LINES TO BUILDING												
FINISH GRADE SITE												
PAVE SITE												
RESPREAD TOPSOIL/COMPACTION												
SEED DISTURBED AREAS												
SITE RESTORATION/CLEAN UP												

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES**

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTHWORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.D.T.'S "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (APRIL 2009) FOR ADDITIONAL INFORMATION.



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Grand Rapids, MI 49503  
Phone: 616.575.5190

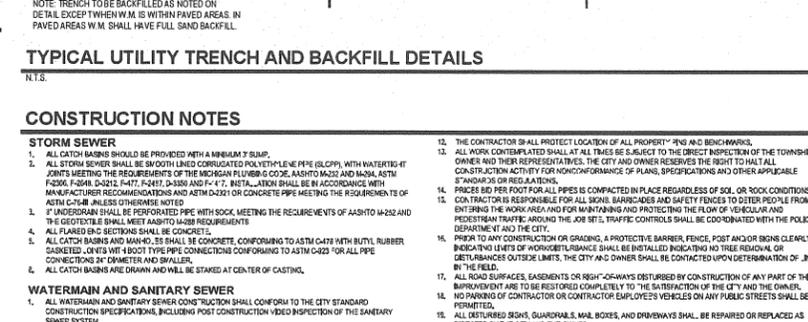
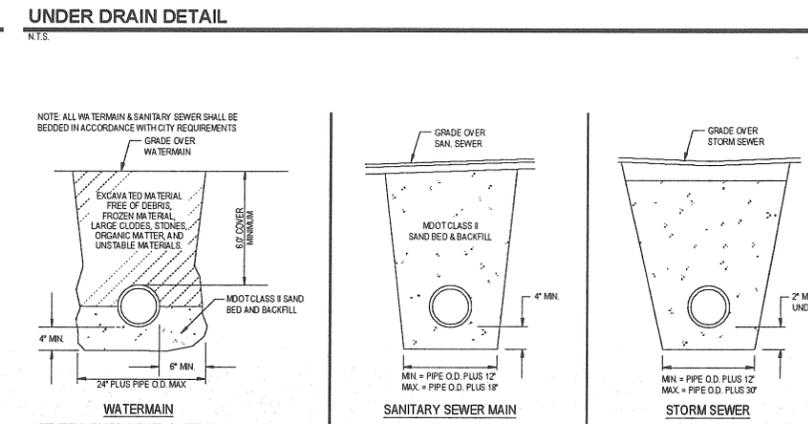
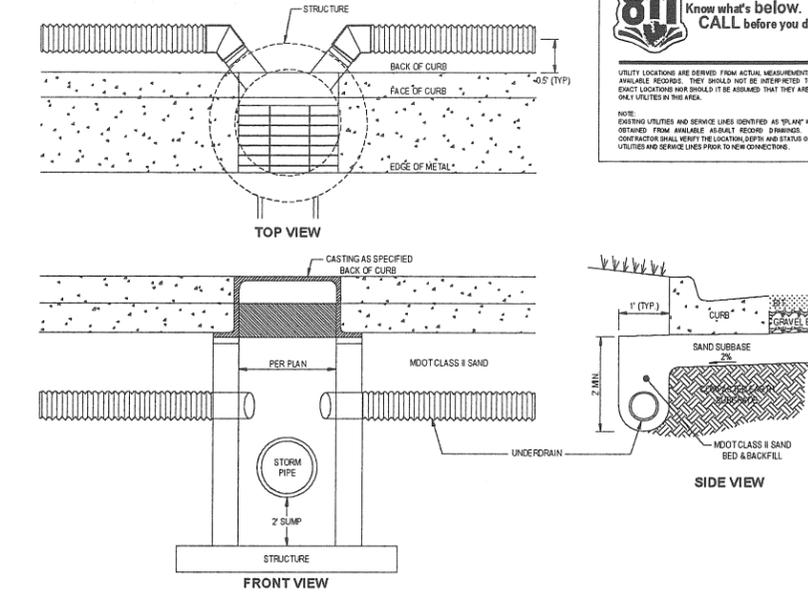
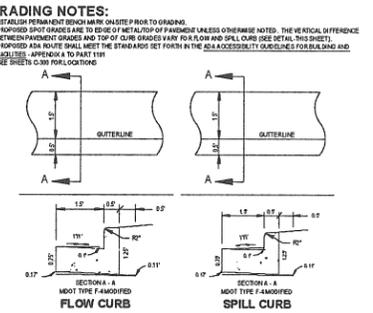
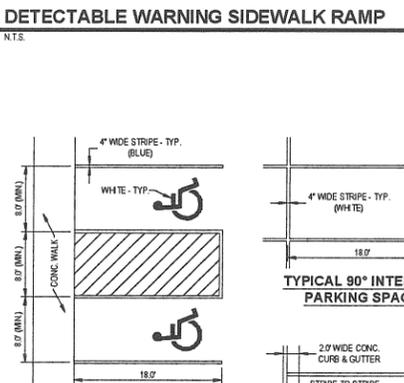
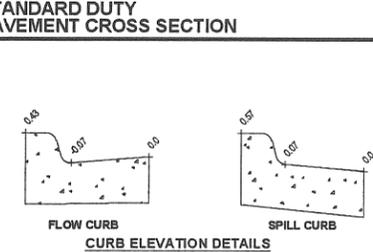
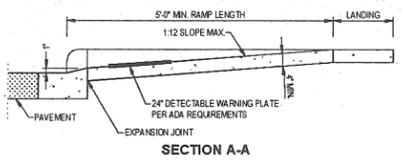
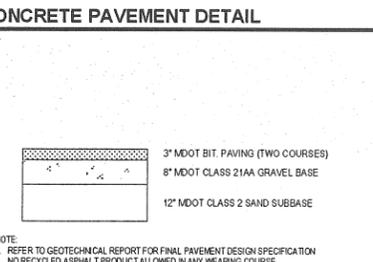
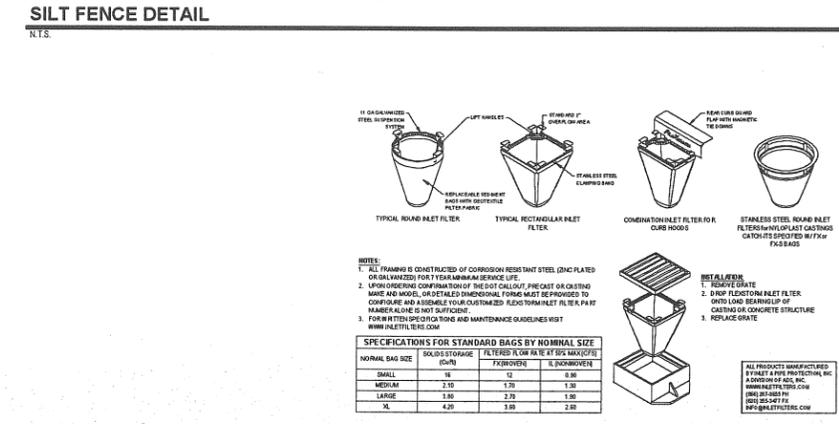
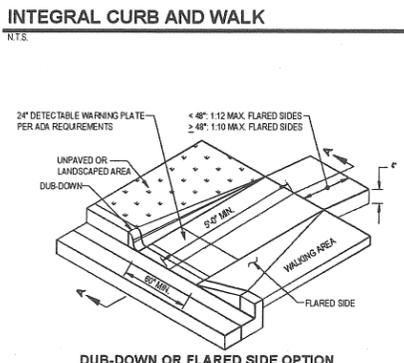
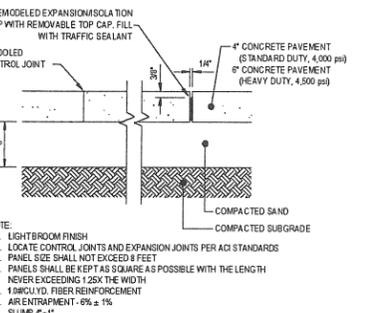
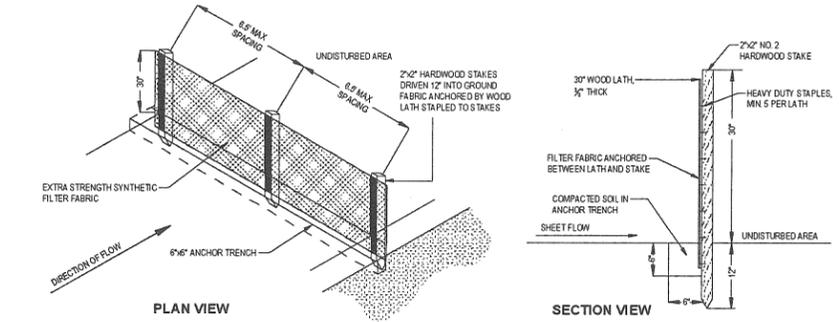
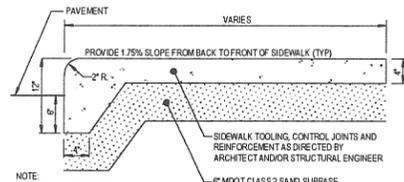
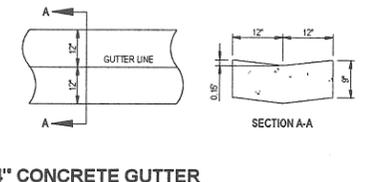
ARCHITECT  
ENGINEER  
PLANNING  
LANDSCAPE ARCHITECT  
INTERIOR DESIGN

**PREPARED FOR:**  
River Parc II LLC  
John Grothuis

300 Washington Ave  
Suite 100  
Grand Haven, MI 49417

**REVISIONS:**

Title: PUD Submittal	V. Date: 03.03.16
Drawn: GAN	Checked: KW
Title: PUD Final Submittal	V. Date: 03.03.16
Drawn: GAN	Checked: KW
Title: Added Parking Element	V. Date: 03.11.16
Drawn: GAN	Checked: KW
Title: Signs & Permits	V. Date: 03.14.16
Drawn: GAN	Checked: KW
Title: City Comments	V. Date: 03.30.16
Drawn: GAN	Checked: KW



**Edgewater PUD**  
Details & Specifications

80 Washington Street  
PART OF GOVERNMENT LOT 1 OF SECTION 11, T21N, R17W,  
CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN

**STAMP:**

STATE OF MICHIGAN  
KYLE D. WILSON  
ENGINEER  
No. 37827  
LICENSED PROFESSIONAL ENGINEER

**PROJECT NO:**  
15201640

**SHEET NO:**  
C-500

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800.222.1868  
GRAND RAPIDS  
217 Grandville Ave., Suite 302  
Grand Rapids, MI 49503  
Phone: 616.575.5100

**PREPARED FOR:**  
River Parc II LLC  
John Groothuis  
300 Washington Ave  
Suite 100  
Grand Haven, MI 49417

**REVISIONS:**

Title: PUD Submittal	V. Date: 03.03.15
Drawn: GAN	Checked: KW
Title: PUD Final Submittal	V. Date: 03.03.15
Drawn: GAN	Checked: KW
Title: Added Parking Elevation	V. Date: 03.11.15
Drawn: GAN	Checked: KW
Title: Bids & Permits	V. Date: 03.14.15
Drawn: GAN	Checked: KW
Title: City Comments	V. Date: 03.30.15
Drawn: GAN	Checked: KW

**LANDSCAPE LEGEND / SCHEDULE**

**TREES**

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	CK	2	Cornus kousa	Kousa Dogwood	2" cal. min.
	CD	1	Crataegus baccata	Washington Hawthorn	2" cal. min.

**SHRUBS**

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	Jp	7	Juniperus x pfitzeriana 'Kallias Compact'	Pfitzeriana Compact Chinese Juniper	5 gal.
	Pa	16	Picea abies 'Little Gem'	Little Gem Norway Spruce	3 gal.
	Sj	21	Spiraea japonica 'Gold Mound'	Gold Mound Spirea	3 gal.

**PERENNIALS & GRASSES**

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	FA	100	Festuca Amethystina 'Superba'	Tall Blue Fescue	3 gal.
	FE	21	Perovskia atriplicifolia 'Fragrant'	Fragrant Russian Sage	5 gal.
	PV	33	Panicum Virgatum 'Heavy Metal'	Heavy Metal Switchgrass	3 gal.

**GROUND COVER**

SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	As	As Needed <sup>(1)</sup>	N/A	Bark Mulch	3" depth
	Po	As Needed <sup>(2)</sup>	Poa pratensis	Kentucky Bluegrass Sod	Roll
	Vi	As Needed <sup>(3)</sup>	Vinca minor	Lesser Periwinkle	Flat

- (1) All disturbed areas programmed as planting beds shall receive bark mulch to a depth of 3".
- (2) All disturbed areas not otherwise programmed shall receive tall grass sod.
- (3) All areas programmed as Vinca minor shall be planted with spacing of 6" o.c.

**LANDSCAPE NOTES**

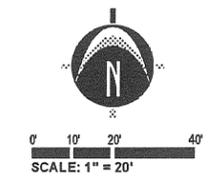
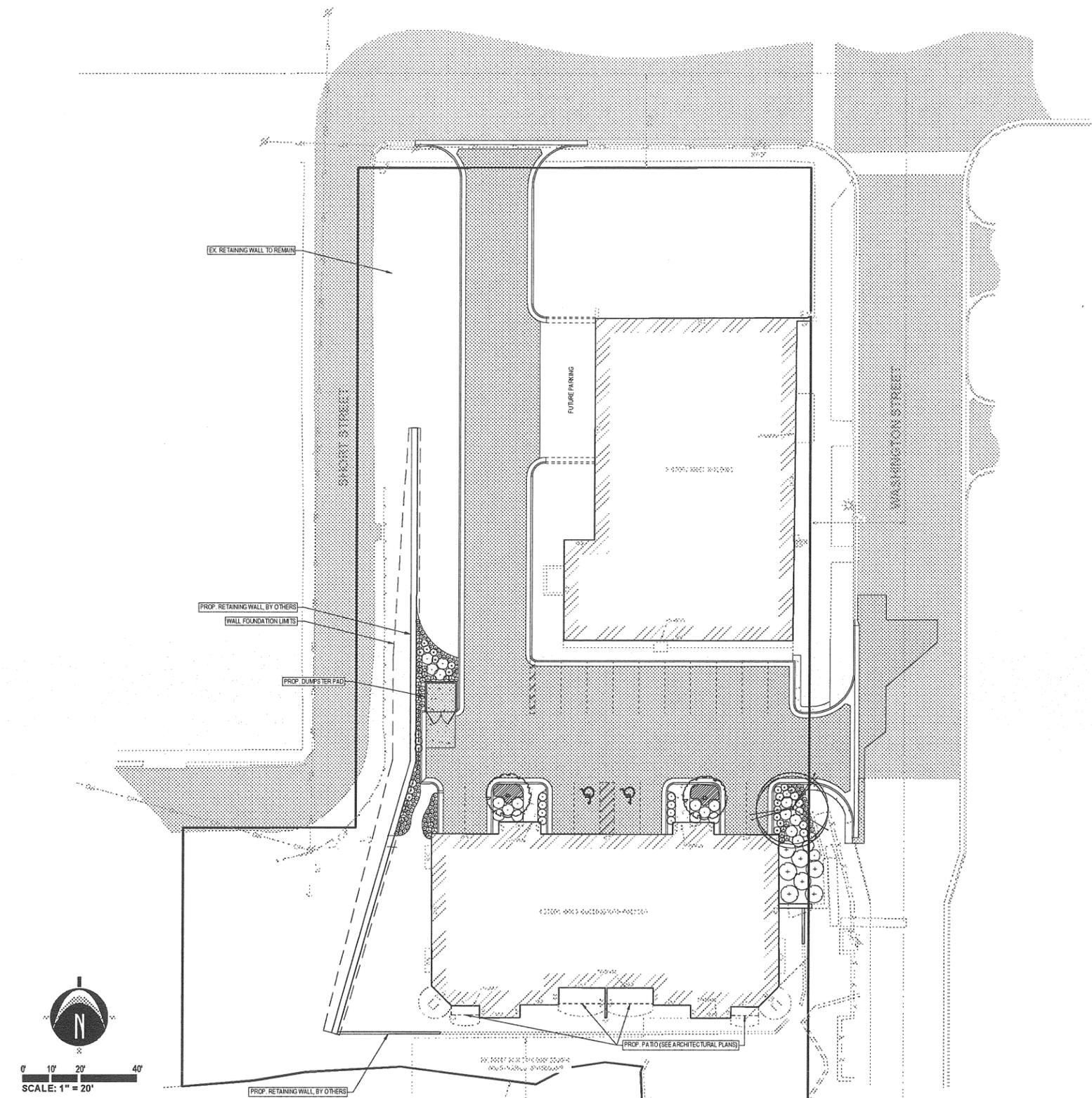
- PLANTING NOTES:**
- ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
  - SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
  - ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
  - MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A HEALTHY AND WOOD FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
  - PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AS THOSE THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
  - REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/2 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
  - FINELY SHREDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 2" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12" GAUGE STEEL LANDSCAPE EDGING.
  - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXISTS, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
  - PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

- TOPSOIL AND TURF NOTES:**
- WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
  - DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
  - ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
  - SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
  - TURF SHALL BE INSTALLED ON A MIN. OF 2" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRANKLIN TOPSOIL, FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTREMELY MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/M.C. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH FREE OF LUMPS AND INCLUSIONS.
  - ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

- IRRIGATION NOTES:**
- ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL VERIFY THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

**LEGEND**

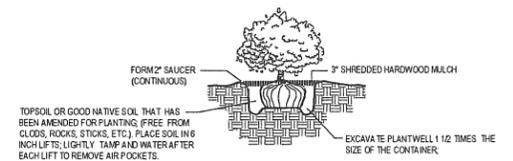
	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROP. OSED BITUMINOUS (STANDARD DUTY)
	PROP. OSED BITUMINOUS (HEAVY DUTY)
	PROP. OSED CONCRETE (STANDARD DUTY)
	PROP. OSED CONCRETE (HEAVY DUTY)



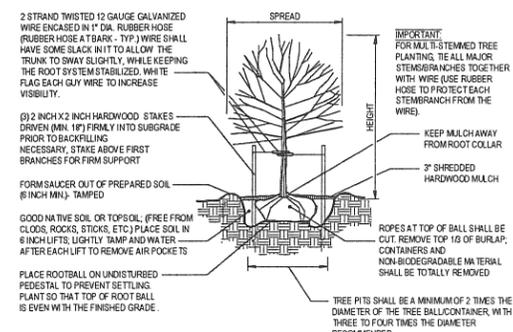
**811** Know what's below. CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NO EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS 'PLANT' WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



**TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL**  
N.T.S.



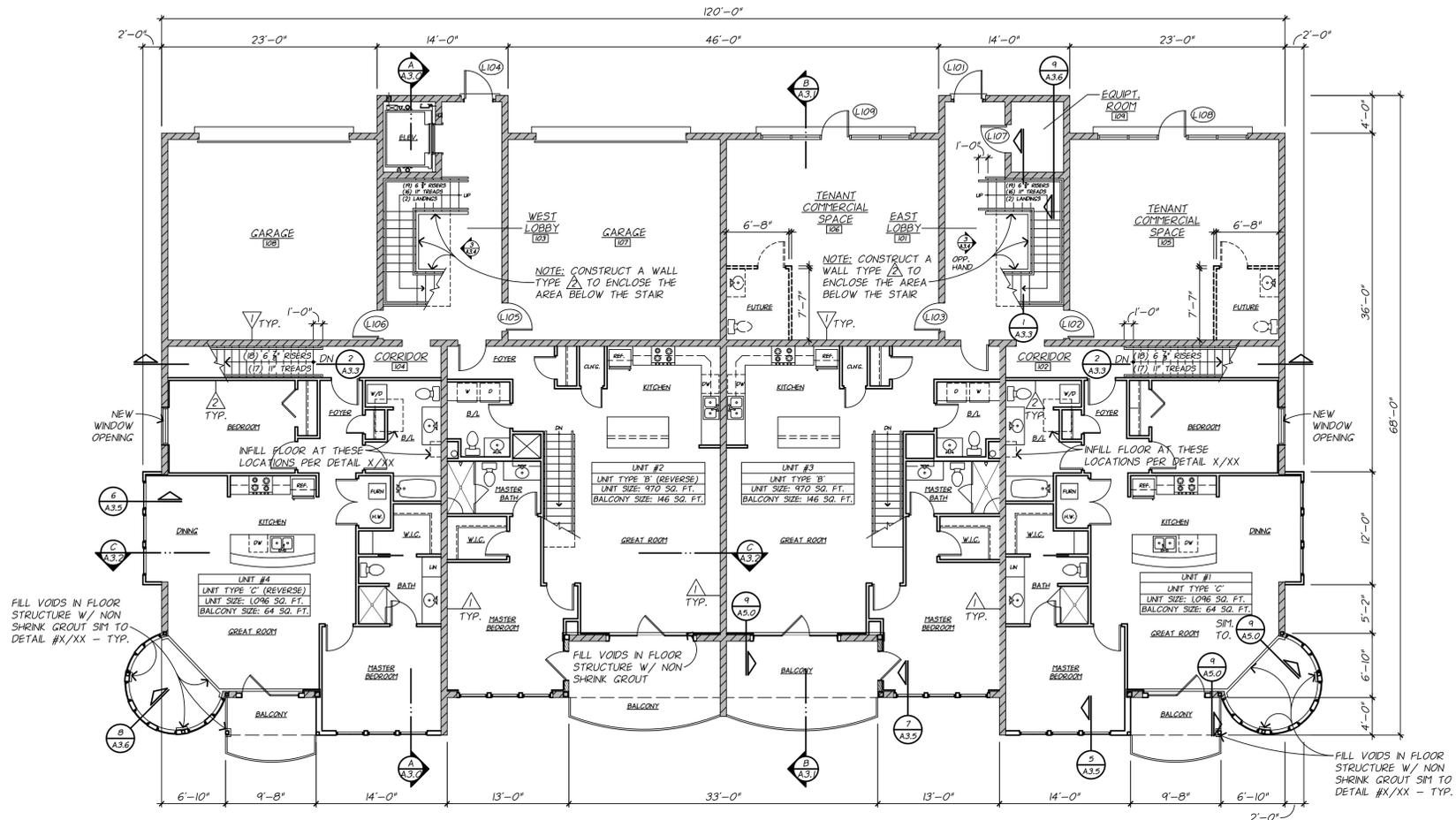
**TYPICAL TREE PLANTING DETAIL**  
N.T.S.

**Edgewater PUD**  
Landscape Plan  
80 Washington Street  
PART OF GOVERNMENT LOT 1 OF SECTION 11, T21N, R17W,  
CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
15201640

**SHEET NO:**  
**L-201**



**GENERAL NOTES**

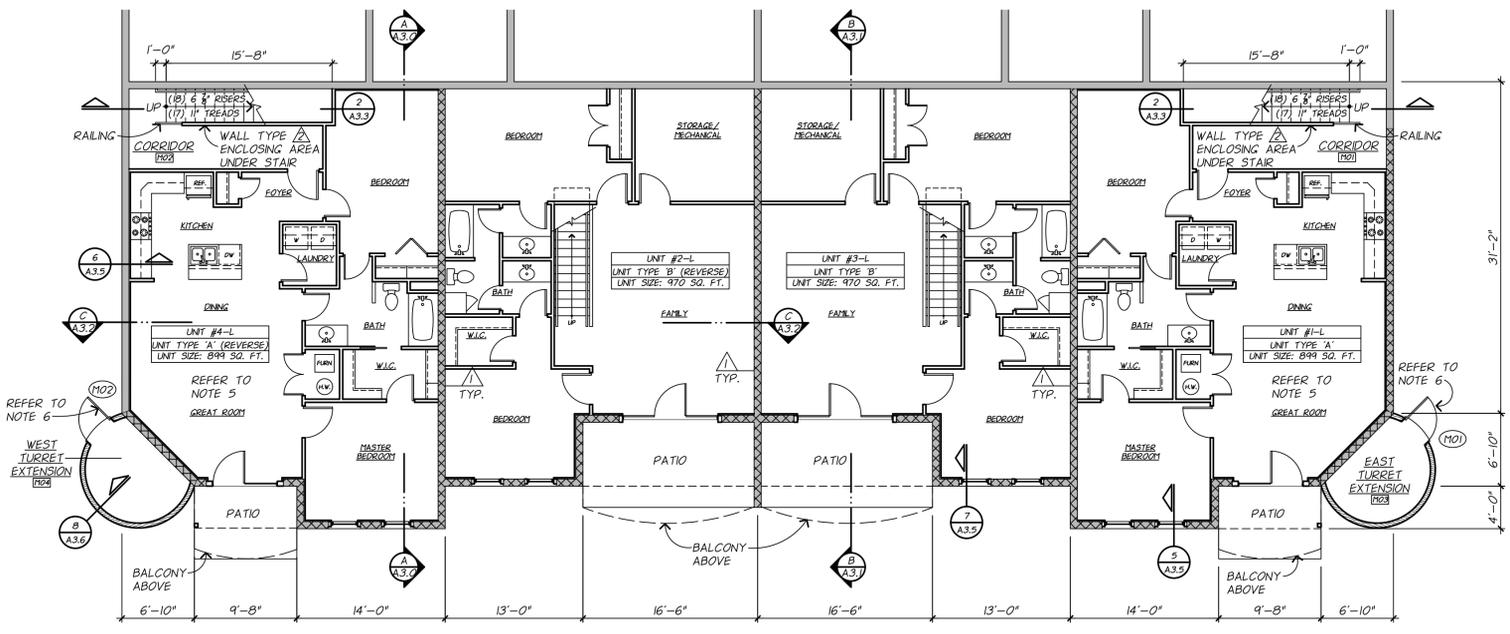
- 1.) WALL KEY:
- EXISTING MASONRY WALL
  - EXISTING POURED CONCRETE WALL
  - NEW WOOD FRAME OR METAL STUD WALL
  - NEW MASONRY WALL - MATCH EXISTING

2.) RATED WALL KEY:

- UL DESIGN NO. U905  
BEARING WALL RATING 2 HR.  
NONBEARING WALL RATING 2 HR.
- Horizontal Section  
7'-5/8" MIN.

1. CONCRETE BLOCKS - VARIOUS DESIGNS. CLASSIFICATION D-2 (2 HR). SEE 'CONCRETE BLOCKS' CATEGORY FOR LIST OF ELIGIBLE MANUFACTURERS.
  2. MORTAR - BLOCKS LAID IN FULL BED OF MORTAR, NOM. 3/8 IN. THICK, OF NOT LESS THAN 2-1/4 AND NOT MORE THAN 3-1/2 PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.
  3. PORTLAND CEMENT STUCCO OR GYPSUM PLASTER - ADD 1/2 HR TO CLASSIFICATION IF USED. WHERE COMBUSTIBLE MEMBERS ARE FRAMED IN WALL, PLASTER OR STUCCO MUST BE APPLIED ON THE FACE OPPOSITE FRAMING TO ACHIEVE A MAX. CLASSIFICATION OF 1-1/2 HR. ATTACHED TO CONCRETE BLOCKS (ITEM 1).
- ONE HOUR RATED WALL ASSEMBLY COMPLIES WITH TEST No. UL U305 AND CA FILE No. WP 3605 - ONE LAYER 5/8" TYPE 'X' PLAIN GYPSUM WALLBOARD, APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2x4 WOOD STUDS 16"o.c. WITH 6d COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7"o.c. JOINTS OF SQUARE EDGE, BEVEL EDGE OR PREDECORATED WALLBOARD MAY BE LEFT EXPOSED. JOINTS STAGGERED 16" ON OPPOSITE SIDES.

- 3.) UNIT AREA CALCULATIONS ARE MEASURED FROM THE INSIDE FACE OF PERIMETER WALLS.
- 4.) PROVIDE 3/8"x3/8"x3/8" BACK TO BACK ANGLE LINTELS AT NEW WINDOW OPENINGS ON THE EAST & WEST ELEVATIONS.
- 5.) PRICE THE MARINA LEVEL UNITS 1-L AND 4-L AS AN ALTERNATE.
- 6.) PROVIDE AN ALTERNATE TO ELIMINATE DOOR M01 AND M02 ON THE MARINA LEVEL, WHEREBY TURRET EXTENSION M03 AND M04 BECOME INACCESSIBLE SPACE.
- 7.) PRICE A 4" SOLID C.M.U. WALL IN LIEU OF WALL TYPE A AS THE CORRIDOR 202 WALL OF UNITS #8 AND #9.
- 8.) REFER TO DETAIL 9/A5.0 FOR CONSTRUCTION DETAIL WHERE VOIDS EXIST IN PRECAST CONCRETE FLOOR DECK. THIS CONDITION OCCURS AT VARIOUS LOCATIONS ON FLOORS 1-3, FIELD LOCATE THE SPECIFIC LOCATIONS.

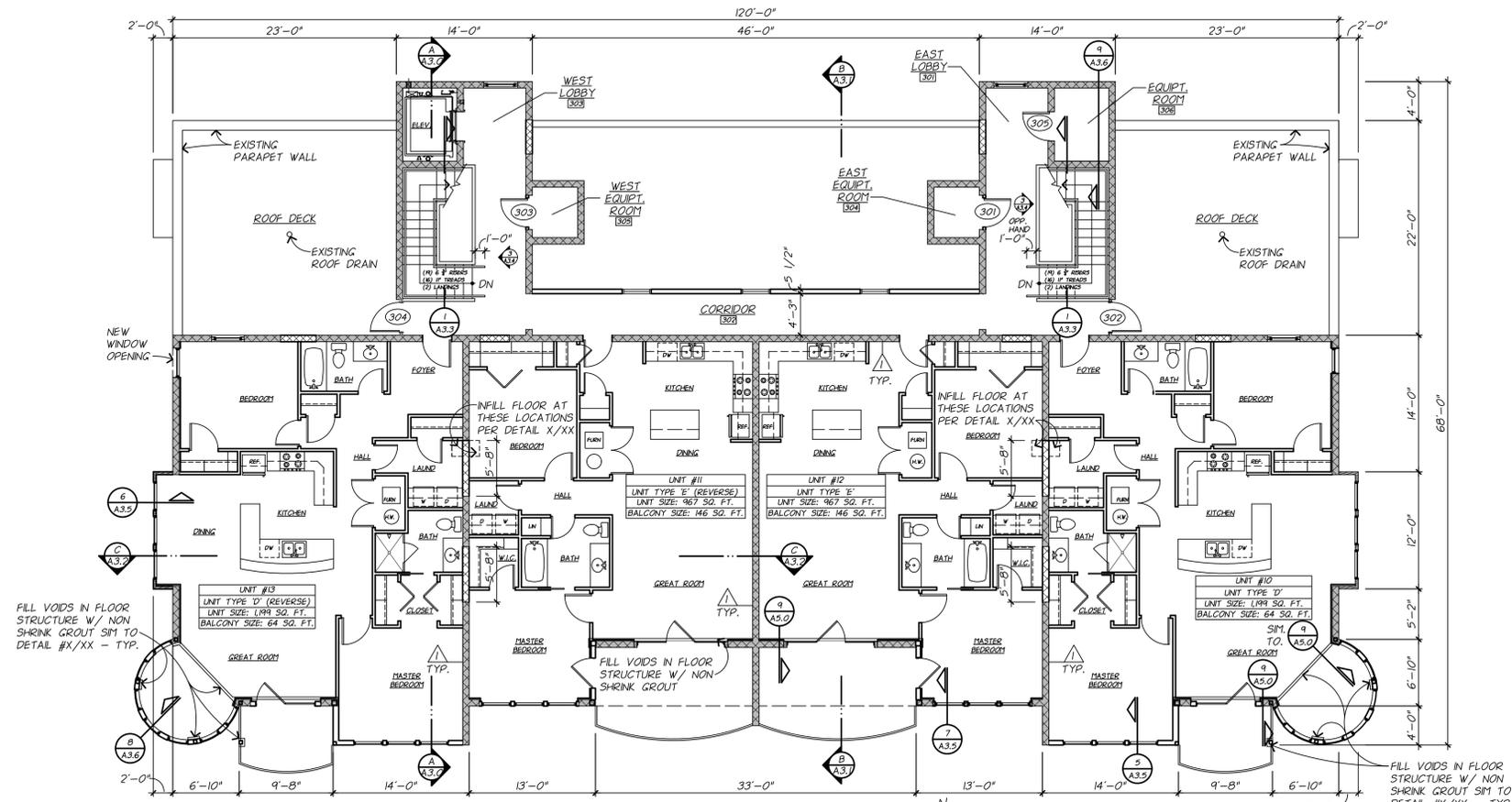


Ed + Permt  
12-7-15 date

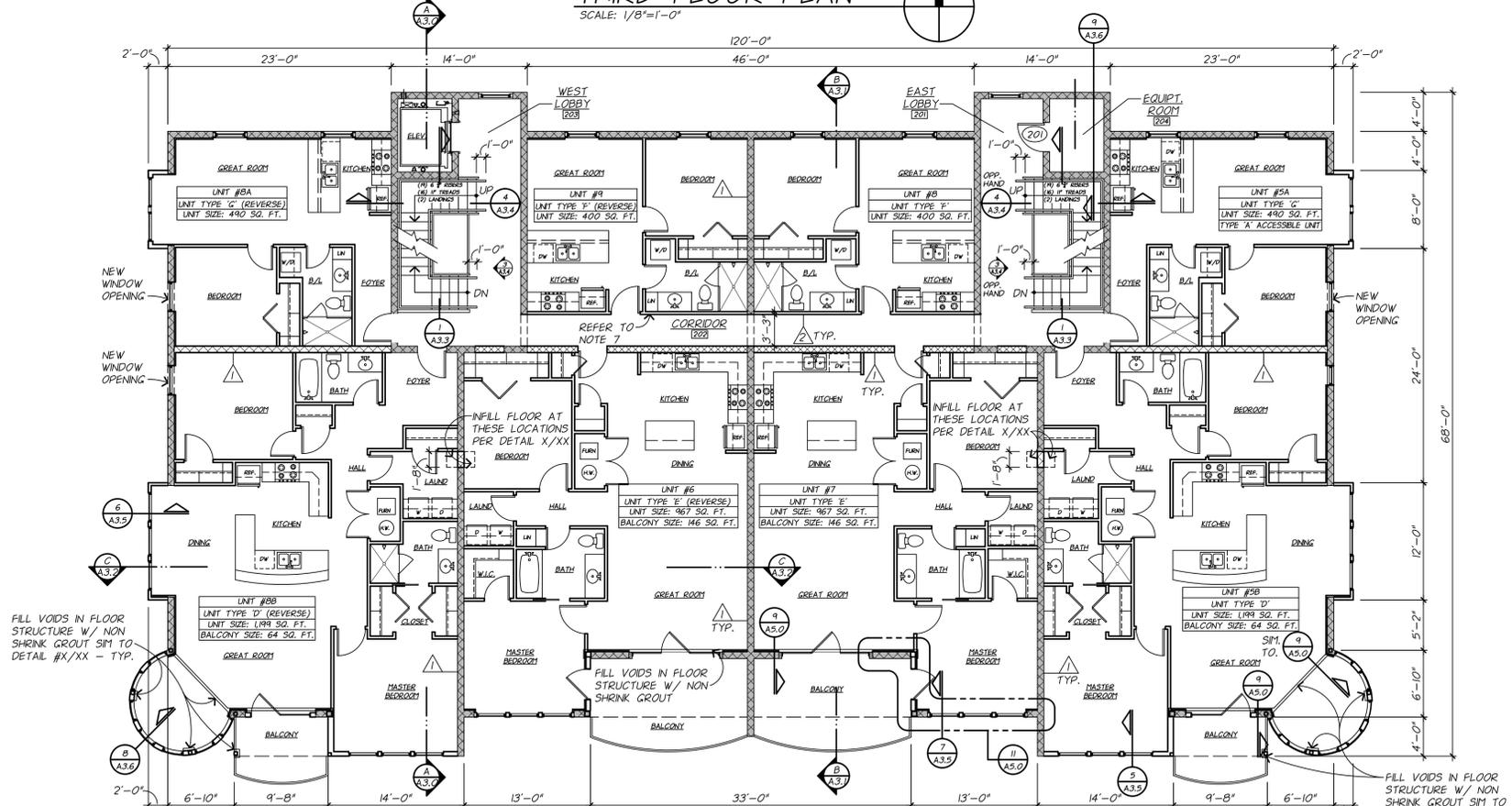
2510 commission

A.I.O. sheet

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**THIRD FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

**GENERAL NOTES**

- 1) WALL KEY:
  - EXISTING MASONRY WALL
  - EXISTING POURED CONCRETE WALL
  - NEW WOOD FRAME OR METAL STUD WALL
  - NEW MASONRY WALL - MATCH EXISTING
- 2) RATED WALL KEY:
  - UL DESIGN NO. U305
  - BEARING WALL RATING 2 HR.
  - NONBEARING WALL RATING 2 HR.
  - ONE HOUR RATED WALL ASSEMBLY COMPLIES WITH TEST No. UL U305 AND GA FILE No. WP 3605 - ONE LAYER 5/8" TYPE 'X' PLAIN GYPSUM WALLBOARD, APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2x4 WOOD STUDS 16"o.c. WITH 6d COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7"o.c. JOINTS OF SQUARE EDGE, BEVEL EDGE OR PREDECORATED WALLBOARD MAY BE LEFT EXPOSED. JOINTS STAGGERED 16" ON OPPOSITE SIDES.
- 3) UNIT AREA CALCULATIONS ARE MEASURED FROM THE INSIDE FACE OF PERIMETER WALLS.
- 4) PROVIDE 3/8"x3/8"x7/8" BACK TO BACK ANGLE LINTELS AT NEW WINDOW OPENINGS ON THE EAST & WEST ELEVATIONS.
- 5) PRICE THE MARINA LEVEL UNITS 1-L AND 4-L AS AN ALTERNATE.
- 6) PROVIDE AN ALTERNATE TO ELIMINATE DOOR M01 AND M02 ON THE MARINA LEVEL, WHEREBY TURRET EXTENSION M03 AND M04 BECOME INACCESSIBLE SPACE.
- 7) PRICE A 4" SOLID C.M.U. WALL IN LIEU OF WALL TYPE 2 AS THE CORRIDOR 202 WALL OF UNITS #18 AND #19.
- 8) REFER TO DETAIL 9/A5.0 FOR CONSTRUCTION DETAIL WHERE VOIDS EXIST IN PRECAST CONCRETE FLOOR DECK. THIS CONDITION OCCURS AT VARIOUS LOCATIONS ON FLOORS 1-3. FIELD LOCATE THE SPECIFIC LOCATIONS.



November 25, 2015

not to scale

# EDGEWATER PLANNED UNIT DEVELOPMENT

REAR ELEVATION PHOTO

project number: 15201640



**Description of the applicant's intent and objectives (physical, social, and environmental):**

The proposed Edgewater Planned Unit Development is proposed to contain 18 residential units on the 0.4 acre site located within the City of Manistee at 80 Washington Street on the Manistee River. In addition two tenant spaces are available for occupancy within the two easterly first floor spaces noted as "Tenant Commercial Space 105 and 106" (see plan sheet A1.0). A residential project was proposed at this site, which resulted in the construction of the structure on the site, however, that project was never finished and the site has remained in an unfinished state since. The proposed Edgewater PUD will utilize the existing structure to fulfill the site's potential and bring the site and the unfinished project to completion for the future residents of the project and also for the City of Manistee.

The proposed Edgewater PUD, at 18 residential units, better fulfills an urban density, but is still consistent with proposed densities described within the underlying C-3 zoning district. Similarly, the project is requesting a deviation in the parking requirement from 1.5 spaces per unit, to 1.0 spaces per unit. This request is appropriate for the anticipated occupancy of the units, but is also in line with urban living principles promoted for high density residential. The project site is ideally situated near other high density residential and commercial, providing more opportunities for multi-modal transportation.

The enclosed plan illustrates a proposed retaining wall along the west boundary (Short Street). We understand this wall will be designed and installed by the City of Manistee. With regards to the grading and site work along the southeast corner of the building, we anticipate coordination of our site work will be required related to the City's sanitary sewer relocation work and river front improvements the City is planning in this area.

**Population profile for the proposed development:**

The proposed Edgewater PUD will consist of one to two bedroom units and will be owner-occupied secondary residences and vacationers.

**Proposed financing for the development:**

The proposed Edgewater PUD is privately financed through a local bank.

**Proposed staging for the development:**

Since most of the structure was constructed previously, the remaining construction, parking lot and landscaping is proposed to be constructed in a single phase, approximately early spring 2016 with completion by summer 2016.

**Estimated impact of the proposed development on roads, schools, and utilities, including water and sewer, fire protection and emergency services:**

The proposed Edgewater PUD has been designed to meet the intent of not only the underlying C-3 zoning district, but also the City of Manistee Master Plan. Therefore, in providing a development density in line with the City's stated goals and objectives for the area, the PUD will not produce excessive traffic or burden on schools and utilities.

**Waste emissions and methods of handling smoke, dust, noise, odors, liquid and solid wastes, and vibrations:**

With the project consisting of a residential development with the opportunity for two tenant commercial spaces, the proposed Edgewater PUD will not produce excessive smoke, dust, noise, odors, liquid or solid wastes, or vibrations.

**Market and economic feasibility of proposed development:**

With a significantly strengthened economy, the economic feasibility of the proposed Edgewater Planned Unit Development is remarkably bolstered. In addition, the City of Manistee as a popular destination provides an ideal market. We believe that these two factors, a strengthened economy and Manistee as a popular destination, provide the groundwork for a highly successful project. Last, availability always plays an important role, therefore, it is crucial that the project will be able to be completed and marketed by summer 2016.

Manistee County Property Search

### Parcel Number 51-211-100-05

[Close This Window](#) | [Find Location on Map](#) | [300 Foot Radial Search](#)

#### Manistee County Parcel Information for 2015 Assessment Year

City of Manistee, Manistee County

**Owner Name(s):** RIVER PARC PLACE II LLC  
**Owner Address:** 300 WASHINGTON AVE STE 200  
GRAND HAVEN, MI 49417

**Parcel Address:** 80 WASHINGTON ST



Department of Licensing and Regulatory Affairs



[Michigan.gov Home](#) | [Business Entity Search Home](#) | [Corps Home](#) | [Contact Corporations](#) | [LARA Home](#)

#### LIMITED LIABILITY COMPANY DETAILS

**Searched for:** RIVER PARC PLACE II, LLC

**ID Num:** D8172U

[Assumed Names](#)

**Name:** RIVER PARC PLACE II, LLC

**Type:** Domestic Limited Liability Company

**Resident Agent:** DAVID TEN CATE

**Registered Office Address:** 300 WASHINGTON AVE STE 100 GRAND HAVEN MI 49417

**Mailing/Office Address:**

**Formation/Qualification Date:** 8-27-2012

**Jurisdiction of Origin:** MICHIGAN

**Managed by:** Members

**Status:** ACTIVE **Date:** Present

[View Document Images](#)

*Michigan Department of Licensing and Regulatory Affairs*

*Filing Endorsement*

*This is to Certify that the ARTICLES OF ORGANIZATION (DOMESTIC L.L.C.)*

*for*

*RIVER PARC PLACE II, LLC*

*ID NUMBER: D8172U*

*received by facsimile transmission on August 24, 2012 is hereby endorsed*

*Filed on August 27, 2012 by the Administrator.*

*The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.*



*In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 27TH day of August, 2012.*

A handwritten signature in black ink, appearing to read "A. Schepke".

*Director*

*Bureau of Commercial Services*

BCS/CD-700 (Rev. 04/11)

<b>MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS BUREAU OF COMMERCIAL SERVICES</b>										
Date Received	(FOR BUREAU USE ONLY)									
This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.										
<table border="1"> <tr> <td colspan="3">Name David L. Ten Cate</td> </tr> <tr> <td colspan="3">Address 300 Washington Avenue, Suite 200</td> </tr> <tr> <td>City Grand Haven</td> <td>State MI</td> <td>ZIP Code 49417</td> </tr> </table>		Name David L. Ten Cate			Address 300 Washington Avenue, Suite 200			City Grand Haven	State MI	ZIP Code 49417
Name David L. Ten Cate										
Address 300 Washington Avenue, Suite 200										
City Grand Haven	State MI	ZIP Code 49417								
EFFECTIVE DATE:										

Document will be returned to the name and address you enter above. If left blank, document will be returned to the registered office.

**ARTICLES OF ORGANIZATION**  
For use by Domestic Limited Liability Companies  
(Please read information and instructions on reverse side)

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

**ARTICLE I**

The name of the limited liability company is: River Parc Place II, LLC

**ARTICLE II**

The purpose or purposes for which the limited liability company is formed is to engage in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan.

**ARTICLE III**

The duration of the limited liability company if other than perpetual is: [perpetual]

**ARTICLE IV**

1. The name of the resident agent at the registered office is: David Ten Cate

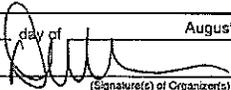
2. The street address of the location of the registered office is:  
 300 Washington Avenue, Suite 200 Grand Haven 49417  
(Street Address) (City) (Zip Code)  
 , Michigan

3. The mailing address of the registered office if different than above:  
 \_\_\_\_\_, Michigan \_\_\_\_\_  
(P. O. Box or Street Address) (City) (Zip Code)

**ARTICLE V (Insert any desired additional provision authorized by the Act; attach additional pages if needed.)**

[Empty box for Article V provisions]

Signed this 24 day of August, 2012

By   
(Signature(s) of Organizer(s))

David L. Ten Cate  
(Type or Print Name(s) of Organizer(s))

**REVISED STORM WATER  
MANAGEMENT CALCULATIONS**

for

*Edgewater*

80 Washington Street, Manistee, Michigan

November 23, 2015  
Revised March 3, 2016  
Project Number 15201640

Prepared By:



## **SUMMARY**

Gibson Construction is proposing to finish development of the vacant building located at 80 Washington Street in Manistee, Michigan. The building construction was started previously and the developer and contractor are proposing to complete the development by providing necessary site improvements to complete the proposed development. The site slopes generally to the south towards Manistee River Channel with existing retaining walls providing the building envelop and steeper slopes behind the existing walls. The proposed development intends to direct runoff from the newly developed parking lot into on site catch basins to collect the storm water. Based on discussions with the City Engineer and the City Department of Public Works, no on site detention is required for this development and the site is proposed to drain into the existing storm sewer in Washington Street.



Planning Commission/Planning & Zoning  
 City Hall  
 70 Maple Street  
 Manistee, MI 49660  
 231.398.2805 (phone)  
 231.723.1546 (fax)

## Planned Unit Development Application

Please Print

Submission of Application	
<p><i>Applications must be submitted 25 days prior to the meeting for review for completeness.</i> A Planned Unit Development application shall be submitted to the Planning Commission for review, analysis, and recommendation. Each application shall be accompanied by the payment of a fee \$750.00 and any applicant escrow payments as required by Section 2701 and in accordance with the schedule of fees adopted by the City Council to cover the costs of processing the application. All land for which application is made must be owned by or under the control of the applicant, and the parcel must be capable of being planned and developed as one integral unit including any non-contiguous parcels. The application must be signed by all applicants and must contain the materials described in this Section. Failure of the applicant to provide such requested information in a timely manner may delay the process of review.</p>	
Property Information	
Address: 80 Washington St.	Parcel # 51-211-100-05
Applicant Information	
Name of Owner or Lessee: River Parc Place II LLC	
Address: 300 Washington Ave, Suite 200, Grand Haven, MI 49417	
Phone #: (616) 847-1031	Cell#: e-mail: jg@capstonerealestate.net
Name of Agent (if applicable): John Groothuis	
Address: 300 Washington Ave, Suite 200, Grand Haven, MI 49417	
Phone #: (616) 847-1031	Cell#: e-mail: jg@capstonerealestate.net
Narrative	
<input checked="" type="checkbox"/>	A detailed narrative description of the applicant's intent and objectives (physical, social, and environmental).
<input checked="" type="checkbox"/>	A certified boundary survey and legal description of the property.
<input checked="" type="checkbox"/>	A statement of present ownership of all land contained in the PUD.
<input checked="" type="checkbox"/>	Population profile for the development.
<input checked="" type="checkbox"/>	Proposed financing.
<input checked="" type="checkbox"/>	Development staging.
<input checked="" type="checkbox"/>	Estimated impact of the proposed development on roads, schools, and utilities, including water and sewer, fire protection and emergency services.
<input checked="" type="checkbox"/>	Waste emissions and methods of handling smoke, dust, noise, odors, liquid and solid wastes, and vibrations, if applicable.
<input checked="" type="checkbox"/>	Market and economic feasibility.
<input checked="" type="checkbox"/>	Such other information pertinent to the development or use.
Site Plan Review Process	
<p>A planned unit development application (6 copies) shall be submitted to the Site Plan Review Committee (Subcommittee) of the Planning Commission for review, analysis, and recommendation. An application fee is required and shall be non-refundable. All land for which application is made must be owned by or under the control of the applicant, and the parcel must be capable of being planned and developed as one integral unit including any non-contiguous parcels. The application must be signed by all applicants and must contain the materials described in this Section. Failure of the applicant to provide such requested information in a timely manner may delay the process of review. After recommendation by the Site Plan Review Committee the applicant will submit 10 copies of the application and Site Plan for the Planning Commissions consideration.</p>	

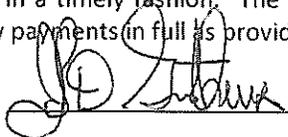
Applicant:		Submission Guidelines
Items that are bold and italicized cannot be waived		
Detailed site plan shall include twelve (12) copies of all required information including any documents rendered in color and a digital PDF of the Site Plan shall be forwarded to the Planning and Zoning Department. Unless specifically waived by the Zoning Administrator the site plan shall be prepared by an Engineer, Architect, Landscape Architect or Surveyor licensed to work in Michigan and shall include and illustrate at a minimum the following information:		
Waived Initials	Included	Planned Unit Development and Detailed Site Plan Requirements
	<input type="checkbox"/>	<i>The site plan shall be prepared by an Engineer, Architect, Landscape Architect or Surveyor licensed to work in Michigan.</i>
	<input type="checkbox"/>	<i>A scale drawing of the site and proposed development thereon, including the date, name and address of the preparer, a certified boundary survey and legal description of the property.</i> In no instance shall the scale of the drawing be greater than one inch equals 20 feet nor less than one inch equals 200 feet. One copy shall be submitted in a photo-reduced form on 17" x 11" paper.
	<input type="checkbox"/>	<i>Property parcel number (from the Assessment Roll of the City).</i>
	<input type="checkbox"/>	The scale of the drawing and north arrow
	<input type="checkbox"/>	A vicinity map illustrating the property in relation to the surrounding street system.
	<input type="checkbox"/>	<i>Existing and proposed topography of the site at two (2) foot contour intervals, its relationship to adjoining land, and proposed changes in topography.</i> Topography of the site and its relationship to adjoining land illustrated at 2-foot contours and including an area extending 100 feet from the parcel boundary.
	<input type="checkbox"/>	<i>Illustration of existing natural and man-made features, existing land use and zoning for the entire site and surrounding area within one hundred (100) feet.</i> Existing man-made features, including buildings, fences, landscaping, parking, screening and the locations, heights and footprint of each.
	<input type="checkbox"/>	<i>The location of all existing trees having five (5) inches or greater diameter at breast height, identified by common or botanical name. Trees proposed to remain, to be transplanted or to be removed shall be so designated. Cluster of trees standing in close proximity (3-5 feet or closer) may be designated as a "stand" of trees, and the predominant species, estimated number and average size shall be indicated.</i>
	<input type="checkbox"/>	<i>All water features; springs streams and creeks, lakes and ponds, wetlands, and flood plains.</i>
	<input type="checkbox"/>	<i>Locations, heights and sizes of existing and proposed structures and other important features.</i> Illustration of all proposed improvements and buildings, fences, landscaping, parking and screening, including location, height, footprint of each.
	<input type="checkbox"/>	<i>A rendering of the exterior elevation of the proposed buildings and structures, on-site parking, sidewalks, and travel lanes.</i>
	<input type="checkbox"/>	<i>Proposed setbacks from property lines and building separations distances.</i> Setback lines and their dimensions.
	<input type="checkbox"/>	<i>The percentage of land covered by buildings, parking and landscape open space, or preserved open space.</i> Percentage of land covered by buildings and impervious surfaces and that reserved for open space.
	<input type="checkbox"/>	<i>A land use tabulation summary shall be provided indicating types of uses, acreage for each land use, number of units, densities and land use intensities.</i> Dwelling unit density where pertinent; including a density schedule demonstrating number of each dwelling type, if applicable.
	<input type="checkbox"/>	<i>Dwelling unit density where pertinent.</i>
	<input type="checkbox"/>	Project phasing, if applicable.
	<input type="checkbox"/>	<i>Location of public and private rights-of-way and easements contiguous to and within the proposed development which are planned to be continued, created, relocated or abandoned, including grades and types of construction of those upon the site.</i> Location of public and private rights-of-way and easements contiguous to and within the proposed development which are planned to be continued, created, relocated or abandoned, including grades and types of construction of those upon the site.
	<input type="checkbox"/>	<i>Curb-cuts, driving lanes, parking, and loading areas.</i> Curb-cuts, driving lanes, parking and loading areas, including the number of parking spaces and parking calculations; vehicular circulation patterns and features, location and size of all parking spaces and the identification of service lanes and parking.
	<input type="checkbox"/>	Curb-cuts and driveways on adjacent properties.

<input type="checkbox"/>	<i>Location and type of drainage, sanitary sewers, storm sewers, and other facilities.</i> Location and type of drainage, sanitary sewers, storm sewers and other facilities, including surface and subsurface drainage for all impermeable surfaces on the site and all drainage calculations.
<input type="checkbox"/>	Existing and proposed water main, sanitary and storm sewer, natural gas, electric, telephone, cable television and other utilities, the proposed location of connections to existing utilities and any proposed extensions thereof.
<input type="checkbox"/>	Proposed changes to the topography of the site illustrated at no greater than two (2) foot contours.
<input type="checkbox"/>	Soil erosion and sediment control measures which shall include preventative soil erosion devices or measures, both during and after any site work related to the development.
<input type="checkbox"/>	<b>Signage characteristics and on-site illumination.</b> Detail on proposed signage including an illustration of all proposed signs, their surface area, height and nature of illumination, in accordance with Article 21.
<input type="checkbox"/>	A lighting plan in conformance with Section 525.
<input type="checkbox"/>	<b>Location and nature of fences, landscaping and screening.</b> <i>The proposed landscape massing, open spaces and their intended use, active and passive recreation facilities pursuant to the landscaping and buffering standards of Section 531.</i> A written and illustrated landscape plan prepared in accord with Section 531 of this Zoning Ordinance.
<input type="checkbox"/>	If the parcel is a result of a parcel division undertaken after the adoption of this Ordinance, the site plan shall illustrate all structures and buildings, drawn to scale located on the previously undivided property.
<input type="checkbox"/>	<b>Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public, as may be requested by the Planning Commission.</b> Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be requested by the Zoning Administrator or the Planning Commission.
<input type="checkbox"/>	Any required approvals, permits, changes or modifications required by any applicable regulatory agency.
<input type="checkbox"/>	Special Groundwater Protection. [If applicable – requirements will be provided]

**Authorization**

**CERTIFICATION AND AFFIDAVIT:**

The undersigned affirm(s) that he/she/they is/are the  owner,  leasee,  owner's representative,  contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion. The undersigned, by signing the Application, agrees to pay any and all fees and escrow payments in full as provided in Article 27.

Signature:  Date: 11-23-15  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*If applicant is Incorporated or a Limited Liability Corporation a copy of the Articles of Incorporation are to be submitted with application.*

By checking this box permission is given for Planning Commission Members to make a site inspection if desired.  
 Yes  No Please indicate if the applicant will be tax exempt, applying and/or eligible for tax abatements, credits or deferments for this proposed project. If Yes, explain: \_\_\_\_\_

[The Planning Commission may request this additional information after the Public Hearing on the application]

**Office Use Only**

Fee: <input type="checkbox"/> \$750.00 <input type="checkbox"/> \$ _____	Escrow Payment	Receipt #
Date Received:	Hearing Date:	PC -

## Site Plan Review - C-3 Central Business District

Name of Owner: <b>Edgewater Planned Unit Development</b>				
Address/Parcel Code # <b>80 Washington Street/51-211-100-05</b>				
Proposed Use: <b>18 unit condominiums with two tenant commercial spaces</b>				
> = Greater than < = Less than +/- = More or Less than	Requirements	Proposed	Compliance	
			Yes	No
Minimum Lot Area	2,500 sq. ft.	<b>0.41 Acres</b>	X	
Minimum Lot Width	25 ft.	<b>132 feet (Washington St)</b>	X	
Maximum Building Height	4 stories, or 50 ft.	<b>Existing</b>	X	
Maximum Lot Coverage	100%	<b>&lt;100%</b>	X	
Minimum Living Area Number of Units : Not more than three units per each fifteen hundred (1,500) square feet of building envelope <b>Building envelope 15,982 sq. ft. Supports up to 31 units</b>	500 sq. ft.	<b>2 units 400 sq. ft.</b> <b>2 units 490 sq. ft.</b> <b>2 units 899 sq. ft.</b> <b>4 units 967 sq. ft.</b> <b>2 units 1,096 sq. ft.</b> <b>4 units 1,199 sq. ft.</b> <b>2 units 1,940 sq. ft. (2 levels)</b>	  X X X X X	X X
Front Yard Set Back	0 ft.	<b>No change in building footprint/existing</b>	X	
*Side Yard Set Back: Where a building is not proposed to be sited on the side lot line, a minimum yard of four (4) feet shall be provided.	0 or 4 ft. (each side)	<b>No change in building footprint/existing</b>	X	
Rear Yard Set Back:	6 ft.	<b>No change in building footprint/existing</b>	X	
Waterfront	20 ft.	<b>No change in building footprint/existing</b>	X	
Parking Requirements:	18 units = 27 spaces	<b>18 spaces provided 8.5' of parking area located on adjoining property – applicant will need to provide a license agreement</b>		X
Signage – subject to Article 21: <b>No signage was proposed on the plan</b>				
Landscaping Requirements – subject to Section 531:			X	
Outdoor Lighting Requirements – subject to Section 525: <b>No exterior light posts were shown on the plan; any exterior lights on the building will need to comply with Section 525.</b>				
Buffering: When a proposed commercial use is contiguous to a parcel in the R-1, R-2 or R-3 districts, the Planning Commission may require an additional buffer consisting of a ten (10) foot side and/or rear setback, a four (4) foot high landscaped berm or solid fence up to six (6) feet in height, or any combination thereof. <b>Applicant owns adjacent parcel located in the R-3 Zoning District.</b>				
Notes: <b>Under a PUD the Planning Commission may alter miscellaneous regulations were such regulations or changes are reasonable and consistent with the intent, objectives and standards set forth in Section 1870,2 "To encourage innovation in land use and variety in design, layout, and type of structures constructed.</b>				
Zoning Review by: Denise Blakeslee				
Compliance: <b>The Planning Commission can approve a reduction in living area and parking requirements under a PUD.</b>				

## Site Plan Review Committee

70 Maple Street  
Manistee, MI 49660

Meeting Minutes  
March 16, 2016

A meeting of the Site Plan Review Committee (Subcommittee of the City of Manistee Planning Commission) was held on Wednesday March 16, 2016 at 10 am in the Second Floor Conference Room, City Hall 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 10:03 pm by Chair Yoder

Roll Call: Marlene McBride, Mark Wittlieff, Roger Yoder

Others: Brent Gibson (Gibson Construction & Consultants) Denise Blakeslee, Planning & Zoning

### **Edgewater Planned Unit Development/River Parc Place II LLC – 80 Washington Street**

#### **Background**

On June 21, 2005 a Special Use Permit was issued to C. Gerry Seyferth for a 10 Unit (Multiple Unit Dwelling) on parcel #51-211-100-05. The applicant began construction of the building and then abandoned the project. The structure left to the elements became a blighted property.

On April 12, 2012 a permanent Easement Agreement along the south edge of the property to the City of Manistee was granted to the City of Manistee. This was a condition of the original permit.

On May 3, 2012 the Special Use Permit was transferred to River Parc Place LLC.

Since that time the developer has received a Brownfield Plan for the “South Washington Street Redevelopment Project” which includes the building at 80 Washington Street and the adjoining property adjacent to the property. The applicant has applied for a Blight Elimination Grant from the MEDC and secured the financing for the rehabilitation of the building.

A Development Agreement between the Brownfield Redevelopment Authority, Applicant and the City has been entered into for the project.

On March 10, 2016 staff received a request for a Special Use Permit for a Planned Unit Development for 18 residential units with two tenant commercial spaces utilizing existing structure at 80 Washington Street as shown on site plan prepared by Nederveld Project No: 15201640.

Staff forwarded the application to the Director of Public Safety, DPW Director, Finance Director and City Engineer for their review. No issues were noted by the Fire Department and the City Engineer and DPW Director have been working with the developer on the site plan. As of the meeting no concerns were expressed by either.

Staff review by the Planning and Zoning Administrator for the project is as follows:

Site Plan Review

C-3 Central Business District

Edgewater Planned Unit Development/River Parc Place II LLC

80 Washington Street/Parcel #51-211-100-05

18 units (condominiums) and two commercial tenant spaces

	Requirements	Proposed	Compliance	
			Yes	No
> = Greater than < = Less than +/- = More or Less than				
Minimum Lot Area	2,500 sq. ft.	<b>0.41 Acres</b>	X	
Minimum Lot Width	25 ft.	<b>132 feet (Washington St)</b>	X	
Maximum Building Height	4 stories, or 50 ft.	<b>Existing</b>	X	
Maximum Lot Coverage	100%	<b>&lt;100%</b>	X	
Minimum Living Area	500 sq. ft.	<b>2 units 400 sq. ft.</b>		X
Number of Units : Not more than three units per each fifteen hundred (1,500) square feet of building envelope		<b>2 units 490 sq. ft.</b>		X
		<b>2 units 899 sq. ft.</b>	X	
		<b>4 units 967 sq. ft.</b>	X	
		<b>2 units 1,096 sq. ft.</b>	X	
		<b>4 units 1,199 sq. ft.</b>	X	
		<b>2 units 1,940 sq. ft. (2 levels)</b>	X	
Front Yard Set Back	0 ft.	<b>No change in building footprint/existing</b>	X	
Side Yard Set Back	0 or 4 ft. (each side)	<b>No change in building footprint/existing</b>	X	
Rear Yard Set Back:	6 ft.	<b>No change in building footprint/existing</b>	X	
Waterfront	20 ft.	<b>No change in building footprint/existing</b>	X	
Parking Requirements:	18 units = 27 spaces	<b>18 spaces provided 8.5' of parking area located on adjoining property – applicant will need to provide a license agreement</b>		X
Signage – subject to Article 21: <b>No signage was proposed on the plan</b>				
Landscaping Requirements – subject to Section 531:			X	
Outdoor Lighting Requirements – subject to Section 525: <b>No exterior light posts were shown on the plan; any exterior lights on the building will need to comply with Section 525.</b>				
Buffering: When a proposed commercial use is contiguous to a parcel in the R-1, R-2 or R-3 districts, the Planning Commission may require an additional buffer consisting of a ten (10) foot side and/or rear setback, a four (4) foot high landscaped berm or solid fence up to six (6) feet in height, or any combination thereof. <b>Applicant owns adjacent parcel located in the R-3 Zoning District.</b>				
Notes: <b>Under a PUD the Planning Commission may alter miscellaneous regulations were such regulations or changes are reasonable and consistent with the intent, objectives and standards set forth in Section 1870,2 "To encourage innovation in land use and variety in design, layout, and type of structures constructed.</b>				
Zoning Review by: Denise Blakeslee				
Compliance: <b>The Planning Commission can approve a reduction in living area and parking requirements under a PUD.</b>				

The north portion of the parking lot (8.5 feet) encroaches on the adjoining parcel. This parcel is under the control of the owner and a License Agreement will be needed that permits the encroachment of the parking lot on parcel #51-211-100-02.

Under a PUD the Planning Commission may alter miscellaneous regulations were such regulations or changes are reasonable and consistent with the intent, objectives and standards set forth in Section 1870.2. Under this section of the ordinance the Planning Commission can allow the construction of four units with less than 500 sq. ft. of living area and approve the reduction in the number of parking spaces from 27 spaces to 18 spaces.

**Parking** - The reduction in the number of parking spaces from 27 to 18 is reasonable taking into consideration that upper story dwellings are a permitted use in the C-3 Zoning District and rental units in the C-3 Zoning District are exempt from the parking standards of the ordinance.

**Living Area** - The reduction in the living area requirement from 500 square feet to 490 square feet and 400 square feet respectively, allows the developer the option to provide “efficiency” or “studio” units that are popular options for single people or couples who are looking for a second home. Two of the units are ten square feet short of the required 500 square feet requirement. The remaining two units are not untypical of an efficiency apartment which typically ranges in size from 300 to 450 square feet.

MOTION by Mark Wittlieff, seconded by Marlene McBride that the Site Plan Review Committee recommend to the Planning Commission to approve the request from Edgewater Planned Unit Development for a Special Use Permit for a Planned Unit Development for 18 residential units utilizing existing structure at 80 Washington Street as shown on site plan prepared by Nederveld Project No: 15201640.

The Site Plan Committee recommends the Commission approve the reduction in the number of parking spaces from 27 to 18 spaces and reduction of living area for four units from 500 square feet to 490 square feet and 400 square feet as permitted under Section 1870.D. Dimensional and Use Standards.

With the Condition that A License Agreement will be prepared and recorded at the Register of Deeds Office that permits the encroachment of the parking lot on parcel #51-211-100-02 (to the north of the site) and includes the access drive from Fifth Avenue with a copy on file at City Hall.

Motion approved unanimously

Meeting adjourned at 10:46 pm

MANISTEE PLANNING COMMISSION

---

Denise J. Blakeslee, Recording Secretary

**City of Manistee**  
**Planning Commission Resolution to Approve a**  
**Special Use Permit for a Planned Unit Development**  
**Case Number PC-2016-05**  
**Edgewater Planned Unit Development**  
**80 Washington Street**

At a regularly scheduled meeting of the City of Manistee Planning Commission held on April 7, 2016, the following resolution was adopted to approve a Special Use Permit for a Planned Unit Development for 18 residential units with two tenant commercial spaces, utilizing existing structure at 80 Washington Street. as shown on site plan prepared by Nederveld Project No: 15201640 dated 3.30.16

Planning Commissioner \_\_\_\_\_ moved, supported by Planning Commissioner \_\_\_\_\_, the adoption of the following resolution.

**WHEREAS**, on March 10, 2016 a request was received from Edgewater Planned Unit Development for a Planned Unit Development for 18 residential units with two tenant commercial spaces, and

**WHEREAS**, a Planned Unit Development is provided for as a Special Use under the C-3 Central Business District Zoning District, and

**WHEREAS**, the Site Plan Review Committee reviewed the request on March 16, 2016 and directed staff to schedule a public hearing, and

**WHEREAS**, the Planning Commission has provided proper notice and held a public hearing on the proposed development on April 7, 2016, and

**WHEREAS**, the Planning Commission has received written comment, reviewed the Site, and has completed review of the application, Site input of the Applicant and the input received at said public hearing.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**A. RESOLVED, that the Planning Commission has reached the following determination regarding Special Use Permit Standards (Section 1802.A):**

1. The Special Use is consistent with the adopted City of Manistee Master Plan.
2. The Special Use is designed, constructed, operated and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.
3. The Special Use is not hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.
4. The Special Use is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, storm water drainage, refuse disposal, water and sewage

facilities, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services.

5. The Special Use does not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.
6. The Special Use does not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.
7. The Special Use meets the intent and purpose of the Zoning Ordinance; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards.

**B. Findings of Fact - Planned Unit Development Standards: Pursuant to Section 1870.C (Regulations and Conditions) of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:**

1. The use is compatible with adjacent land use, the natural environment, and the capacities of affected public services and facilities, and that such use is consistent with the public health, safety and welfare of the residents of the City of Manistee and the benefits of the development shall not be achievable under any single zoning classification.
2. The use is consistent with the City of Manistee Master Plan and the Future Land Use Map.
3. The use and development is warranted by the design and additional amenities made possible with and incorporated by the development proposal. ***Adjoining properties are under control of the owner of the property and are part of the South Washington Street Area Development project.***
4. The development consolidates and maximizes usable open space.
5. Landscaping is provided to insure that proposed uses will be adequately buffered from one another and from surrounding public and private property and to create a pleasant pedestrian scale outdoor environment. ***Adjoining properties are under control of the owner of the property and are part of the South Washington Street Area Development project.***
6. Vehicular and pedestrian circulation, allowing safe, convenient, non-congested and well-defined circulation within and access to the development is provided.
7. Existing important natural, historical and architectural features within the development are preserved.

**BE IT FURTHER RESOLVED**, that the Special Use Permit for Edgewater Planned Unit Development for a Planned Unit Development for 18 residential units with two tenant commercial spaces includes the following conditions:



**City of Manistee**  
**Planning Commission Resolution to Deny a**  
**Special Use Permit for a Planned Unit Development**  
**Case Number PC-2016-05**  
**Edgewater Planned Unit Development**  
**80 Washington Street**

At a regularly scheduled meeting of the City of Manistee Planning Commission held on April 7, 2016, the following resolution was adopted to approve a Special Use Permit for a Planned Unit Development for 18 residential units with two tenant commercial spaces, utilizing existing structure at 80 Washington Street. as shown on site plan prepared by Nederveld Project No: 15201640 dated 3.30.16

Planning Commissioner \_\_\_\_\_ moved, supported by Planning Commissioner \_\_\_\_\_, the adoption of the following resolution.

**WHEREAS**, on March 10, 2016 a request was received from Edgewater Planned Unit Development for a Planned Unit Development for 18 residential units with two tenant commercial spaces, and

**WHEREAS**, a Planned Unit Development is provided for as a Special Use under the C-3 Central Business District Zoning District, and

**WHEREAS**, the Site Plan Review Committee reviewed the request on March 16, 2016 and directed staff to schedule a public hearing, and

**WHEREAS**, the Planning Commission has provided proper notice and held a public hearing on the proposed development on April 7, 2016, and

**WHEREAS**, the Planning Commission has received written comment, reviewed the Site, and has completed review of the application, Site input of the Applicant and the input received at said public hearing.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**A. RESOLVED, that the Planning Commission has reached the following determination regarding Special Use Permit Standards (Section 1802.A):**

1. The Special Use is consistent with the adopted City of Manistee Master Plan.
2. The Special Use is designed, constructed, operated and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.
3. The Special Use is not hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.
4. The Special Use is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, storm water drainage, refuse disposal, water and sewage

facilities, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services.

5. The Special Use does not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.
6. The Special Use does not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.
7. The Special Use meets the intent and purpose of the Zoning Ordinance; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards.

**B. Findings of Fact - Planned Unit Development Standards: Pursuant to Section 1870.C (Regulations and Conditions) of the City of Manistee Zoning Ordinance the Planning Commission has reached the following determinations with respect to the Project:**

1. The use is compatible with adjacent land use, the natural environment, and the capacities of affected public services and facilities, and that such use is consistent with the public health, safety and welfare of the residents of the City of Manistee and the benefits of the development shall not be achievable under any single zoning classification.
2. The use is consistent with the City of Manistee Master Plan and the Future Land Use Map.
3. The use and development is warranted by the design and additional amenities made possible with and incorporated by the development proposal. ***Adjoining properties are under control of the owner of the property and are part of the South Washington Street Area Development project.***
4. The development consolidates and maximizes usable open space.
5. Landscaping is provided to insure that proposed uses will be adequately buffered from one another and from surrounding public and private property and to create a pleasant pedestrian scale outdoor environment. ***Adjoining properties are under control of the owner of the property and are part of the South Washington Street Area Development project.***
6. Vehicular and pedestrian circulation, allowing safe, convenient, non-congested and well-defined circulation within and access to the development is provided.
7. Existing important natural, historical and architectural features within the development are preserved.

**BE IT FURTHER RESOLVED**, that the Special Use Permit for Edgewater Planned Unit Development for a Planned Unit Development for 18 residential units with two tenant commercial spaces be denied for the following reasons:

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**CITY OF MANISTEE PLANNING COMMISSION:**

AYES:

ABSTAINING:

NAYS:

ABSENT:

MOTION:

CARRIED

NOT CARRIED

**CERTIFICATION:**

I, Marlene McBride, Secretary of the City of Manistee Planning Commission certify that the foregoing is a true and complete record of action taken by the Planning Commission at their regular meeting of April 7, 2016.

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Marlene McBride , Secretary

Draft Resolution to Deny