



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
February 9, 2015, 7:00 p.m.

6:30 PC EDUCATION: The Right to Farm Act and Urban Agriculture. Planning commission members watched a video.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE AT 7:00PM

Members Present: J. DeMarsh, M. Binkley, B. Balentine, D. Rosa, S. Feringa, M. Timmins, T. Forgette, K. Wentzloff
Members excused: D. White
Staff present: J. Jocks, Legal Counsel
N. Lennox, Zoning Administrator
J. Iacoangeli, Planner

A. LIMITED PUBLIC COMMENT:

C.Abernathy, 4312 Westridge Drive, stated last meeting there was discussion on electronic signs and she noted that the sign for Speedway on Four Mile Road is very visible in both directions along US31.

B.Kelley, Ridgecrest Road stated he was opposed to electronic signs of any kind as they take away from the rural character of the township; additionally high costs of the signs may not be appropriately used as a factor on whether they will be used or not. Thinks signs in windows of Bravo Zulu are questionable.

B. SPECIAL PRESENTATION: None

C. APPROVAL OF AGENDA:

Motion by Binkley, seconded by Feringa, to approve the agenda as presented. Motion carried.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. CONSENT CALENDAR:

a) RECEIVE AND FILE:

1. Draft Unapproved Minutes of:

1. Township Board minutes 1/06/15

b) ACTION:

1. Draft Unapproved Minutes of:

1. Planning Commission minutes 1/12/15

F. ITEMS REMOVED FROM THE CONSENT CALENDAR:

1. None

Motion by Timmins to approve the consent calendar, second by Forgette. Motion carried.

G. CORRESPONDENCE: none

H. PUBLIC HEARINGS: none

I. NEW BUSINESS:

a) Traverse Bay RV Park SUP Amendment

Fred Campbell, JML Design Group 225 E. 16th Street, presented updated plans for expansion of the current Traverse Bay RV Park owned by Scheppe Investments and located at 5555 E. M-72. The

request is a major amendment to SUP 99-03P, developing an additional 26.65 acres and adding 81 new RV campground sites to the existing park to include 12x16' coach houses for storage at each RV site. The work will be done in phase, Phase III a, III and Phase IV. Phase III a will be done first and sites prepared for five (5) "Park Model" pre-manufactured units at 399 sq. ft. to be owned with lots, but not for year-round occupancy per state campground regulations. These sites will tie into existing infrastructure. Phase III will add 50 sites and Phase IV will add 26 more sites. None of the site utilities can be permanent; quick connects are used. Project is anticipated to be built over a two-year period. Discussions followed.

D. Rosa asked about traffic into and out of the site. Getting onto M72 can be challenging in the summer

F. Campbell – There is a rather large ingress/egress coming off of M72. MDOT was sent a letter regarding the updated plans.

D. Scheppe - Thanked planning commission for round-about at Lautner as it will help the tenants egress the park. Advising tenants to leave the park westbound and using the roundabout to transition to eastbound without having to cross M72 traffic.

S.Feringa – East bound traffic will be slowed down with upcoming M72 upgrades

M. Timmins – Asked about owners' responsibility for landscaping and if the owners of development would have to follow township planting guidelines or does that not apply because it is more like residential.

J. Iacoangeli – Will take a look at this

K. Wentzloff – landscaping noted on berm.

T. Forgette – State campground regulations oversee landscaping

D. Scheppe – Protocol is set in condo documents. Site landscaping is monitored closely and certain items need to be wrapped to prevent deer from eating them during the offseason. Feels they have extremely tight guidelines but would also look at township guidelines.

M. Binkley – Asked for clarification on the number of sites.

F. Campbell – Soil erosion permit request includes work on a steep embankment that needs to be prepared and levelled for the model park model sites and requires them to take out a pond, put in water/sewer infrastructure and then finish grade.

S. Feringa asked for clarification on coach houses and park model units.

F. Campbell – Coach Houses were part of the original SUP

K. Wentzloff – Asked for clarification on total number of units and soil erosion permit.

J. Iacoangeli – Township is looking at review as a whole; all phases proposed.

K. Wentzloff - Emphasized the importance to follow all permitted measures to protect water resources for any site work that is being proposed; especially with the sites proximity to Yuba Creek.

Motion by D. Rosa, seconded by Timmins, to hold a public hearing for the proposed expansion of the Traverse Bay RV Park, motion carried.

J. OLD BUSINESS:

a) Electronic signs

J. Iacoangeli led the planning commission through a series of scenarios asking which zoning district, type of use, change requirements, size, and other factors. Discussion occurred. Consensus of planning commission members was to limit to gas stations and hotels, be non-distracting, text height based on road speed.

b) PC Year End Report and 2015 projects for discussion

J.Iacoangeli discussed with planning commission the past year accomplishments and highlights and identified potential 2015 initiatives the planning commission may wish to move forward with such as Zoning Ordinance Revisions and Capital Improvement Programs. He and legal counsel agree that revisions are desperately needed.. Estimated cost for the zoning ordinance revisions would be around \$35,000 - \$45,000. Grants could be used to offset costs. The Coastal Zone Management grant could be used and John could help the township to write. K. Wentzloff suggested we should present this to the board as an official presentation sometime before the budget is set in May/June.

c) US/31-M/72 Business District Architectural Standards

J. Iacoangeli summarized and discussed potential changes/clarifications to the US31/M72 Business District architectural standards to help commissioners in future projects. It was suggested to get feedback from the Acme Business Association prior to adoption. Discussions included how the suggested changes may have applied to previously approved site plans.

K. PUBLIC COMMENT & OTHER PC BUSINESS

1. Zoning Administrator update on projects: GT Resort site plan for parking lot improvements. S. Feringa explained they would have to fall under zoning because they are on tax roll with this property.

2. Planning Consultant: none

3. P C Education etc.: Four commissioners are attending Michigan Association of Planning Community Engagement Workshop with J. Iacoangeli.

Public Comment:

B.Kelley – Liked direction of commission on electronic signage. Stated he was unable to read drawings on the RV Park from the website. He has soil erosion concerns and the site work staging.

R. Babcock - Questions the pond situation on RV site and tearing up of the pond.

C. Abernathy – RV Park developers seem cavalier in the approach to storm water and soil erosion.

ADJOURN: Motion by Timmins, second by Finch, to adjourn. Motion approved. 8:35pm



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
February 9, 2015, 7:00 p.m.**

6:30 PC EDUCATION: The Right to Farm Act and Urban Agriculture

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL:

A. LIMITED PUBLIC COMMENT:

Public Comment periods are provided at the beginning and end of each meeting agenda. Members of the public may address the Board regarding any subject of community interest during these periods. Comment during other portions of the agenda may or may not be entertained at the moderator's discretion.

B. SPECIAL PRESENTATION:

C. APPROVAL OF AGENDA:

D. INQUIRY AS TO CONFLICTS OF INTEREST:

E. CONSENT CALENDAR: The purpose is to expedite business by grouping non-controversial items together for one Board motion without discussion. A request to remove any item for discussion later in the agenda from any member of the Board, staff or public shall be granted.

a) RECEIVE AND FILE:

1. Draft Unapproved Minutes of:

1. Township Board minutes 1/06/15

b) ACTION:

1. Draft Unapproved Minutes of:

1. Planning Commission minutes 1/12/15

F. ITEMS REMOVED FROM THE CONSENT CALENDAR:

1. _____

G. CORRESPONDENCE:

H. PUBLIC HEARINGS:

I. NEW BUSINESS:

a) Traverse Bay RV Park SUP Amendment

J. OLD BUSINESS:

a) Electronic signs

b) PC Year End Report and 2015 projects for discussion

c) US/31-M/72 Business District architectural standards

K. PUBLIC COMMENT & OTHER PC BUSINESS

1. Zoning Administrator update on projects:

2. Planning Consultant:

3. P C Education etc.:

ADJOURN:



ACME TOWNSHIP BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, January 6, 2015, 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE AT 7:00 p.m.

Members present: J. Aukerman, C. Dye, A. Jenema, G. LaPointe, J. Zollinger
Members excused: P. Scott, D. White
Staff present: J. Jocks, Legal Counsel
N. Edwardson, Recording Secretary

A. LIMITED PUBLIC COMMENT:

T. Phillips, 2986 Wild Juniper Trl, would like to see "Old Business" addressed first on the agenda. Phillips stated some of our meetings last so long we get bogged down with the new business that the old business is put aside. He also had questions on the Freedom of Information Act (FOIA) but would address at that time on the agenda.

B. Kelley, Ridgecrest, read a prepared statement into record which is attached to the minutes.

Supervisor, Zollinger, addressed the FOIA statements made by Kelley and informed Kelley that construction drawings are available at the township. Zollinger also addressed the issue of algae on a December 27th visit by Kelley. Dr. Grobbel did not find any such issue with algae. Grobbel's report is on our website. Zollinger commented on trespassing on others property.

A. Ruggirello, 7874 Turnberry Circle, expressed his frustration with the continuous discussion on the VGT site. This is a construction site not an erector set, pieces are not marked A or B you have to deal with things as they come along. Ruggirello asked the Board to stop wasting taxpayers money on useless reports from individuals who have no expertise.

D. Hoxsie, M-72, commented that he would like to second Ruggirello's remarks. Hoxsie talked with the engineers today and asked what was happening and was told that everything was fine. Hoxsie also commented that this information is on the website.

Trustee, LaPointe, commented that if a citizen has a concern, by all means express the concerns. He did not agree with paying for services on a citizen's concern. A citizen could do it on their dime.

T. Phillips, 2986 Wild Juniper Trl, did not want the citizenry to be discouraged.

R. Evina, 6075 Arabian Ln, expressed his frustration with the continuous discussion on the VGT site. He pays taxes on three businesses and his home. He believes the developer is doing the best he can to keep our waterways healthy. He does not believe a citizen from the Township should be interfering with what the experts are doing. This costs the taxpayer money.

C. Abernethy, 4312 Westridge Dr, stated that is was very wrong to use this as a forum to cut people down on the part of the audience or the Board.

Trustee, Aukerman, commented that the public has that right to speak about anything on their mind during Public Comment and we need to honor that. Secondly, Aukerman stated that she has taken a lot of her time to study water quality because the big question in the room has been what is the impact on Acme Creek and the Bay. The recent water testing has shown no impact. Aukerman would encourage citizens with concerns to look for information that is out there.

Public comment closed

B. APPROVAL OF AGENDA:

Zollinger would like to add one item to New Business #6 regarding Holiday Hills funding. Dye would like to add under Old Business # 3 Clerk's update regarding the rules and procedures for conducting Board business.

Motion by LaPointe, seconded by Jenema to approve the agenda with the additional two items to Old and New Business. Motion carried by unanimous vote.

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. CONSENT CALENDAR: The purpose is to expedite business by grouping non-controversial items together for one Board motion (roll call vote) without discussion. A request to remove any item for discussion later in the agenda from any member of the Board, staff or public shall be granted.

1. RECEIVE AND FILE:

- a. **Treasurer's Report**
- b. **Clerk's Revenue/Expenditure Report and Balance Sheet**
- c. **Draft Unapproved Meeting Minutes:**
 - 1. **Planning Commission 12/08/14**
 - 2. **Parks & Rec Advisory 11/5/14**
- d. **Metro Fire Newsletter – December 2014**
- e. **Parks and Maintenance Report – Tom Henkel**
- f. **Zoning Report – Lennox**
- g. **New Budget amendments Resolution Template**
- h. **2015 Planning Commission Meetings Schedule**

2. APPROVAL:

- 1. **Township Board Special meeting minutes of 11/25/14 and 12/11/14 and Regular Meeting 12/2/14**
- 2. **Accounts Payable Prepaid of \$7,363.68 and Current to be approved of \$49,971.76 (Recommend approval: Cathy Dye, Clerk)**

E. ITEMS REMOVED FROM THE CONSENT CALENDAR:

Zollinger requested the Zoning report Item F.

Motion by Dye, seconded by Jenema to approve the Consent Calendar minus the Zoning Report, Item F. Motion carried by unanimous roll call vote.

Zollinger requested the Zoning Report pulled. He presented additional information on the land use permits that are issued. Additional revenue to the township for commercial and residential permits in the range of \$78,347.

Motion by LaPointe, seconded by Dye to approve the Zoning Report as presented. Motion carried by unanimous vote.

F. SPECIAL PRESENTATIONS/DISCUSSIONS: None

G. REPORTS: Received and filed

- 1. **Sheriff's Report – Deputy: Ken Chubb**
- 2. **County Commissioner's Report - Crawford**
- 3. **Road commission report - Mouser**

H. CORRESPONDENCE: None

I. PUBLIC HEARING: None

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LaPointe commented on a recent email from B. Garvey, 6377 Deepwater Point Rd, in which Garvey expressed concerns with Acme Creek/Bay and water testing and perhaps a community lack of trust in the developers. LaPointe was disappointed in the statement regarding the developer. LaPointe stated that the developer has gone above and beyond to do things right.

J. NEW BUSINESS:

1. Approval of Ordinance Amendment #33 to 7.5.6 to add Native Plantings

Planning Commission, Chair, Wentzloff, was present to talk about the proposed ordinance amendment. She stated this ordinance promotes the use of native plant materials, and discourages the use of invasive plant materials. Acme Township will use the "Recommended Planting Guidelines for Municipalities" as published by the Northwest Michigan Invasive Species Network.

Motion by LaPointe, seconded by Jenema to approve Ordinance Amendment #33 to 7.5.6. to add Native Plantings. Motion carried by unanimous vote.

2. Board of Review recommended appointments for 2015-Zollinger

Zollinger recommended three appointments to the Board of Review for terms of office from January 1, 2015 through December 31, 2016. Toni Morrison, Karly Wentzloff and Dean Frick.

Motion by Jenema, seconded by Aukerman to approve the appointments of Morrison, Wentzloff and Frick to the Board of Review. Motion carried by unanimous vote.

3. Presentation on Hammond/Hartman road Extension-C Korn Garfield Twp.

Korn, Garfield Township Supervisor, was in attendance seeking support and a Resolution of support on the Hammond/Hartman Road Extension. Korn stated that this has been a long controversial subject. There are a lot of misconceptions. The project will reconnect over 160 miles of free-flowing cold-water stream and restore hundreds of acres of wetlands and upland habitat. Discussion followed.

Motion by LaPointe, seconded by Jenema, to approve Resolution R-2015-1 in support of Hartman-Hammond Bridge with additional verbiage. Motion carried unanimously.

4. Possible changes to Acme FOIA procedures-LaPointe

LaPointe has been reviewing Acme Township as well as other townships FOIA procedures. Now Gov. Snyder is poised to sign new amendments to the FOIA which will put more responsibility on the Township. Zollinger stated that with the information from LaPointe and Dye a draft FOIA procedure could be drawn up by Jocks and presented at a future Board meeting.

5. Resolution change to Burial Services Contract-Dye

Dye stated that on November 11, 2014, Jason Bostwick informed the Township that his company will no longer open and close gravesites in both Yuba and Acme cemeteries. Dye looked into other contractors and believes Blackmore Property Management out of Elk Rapids, is capable of and qualified to open and close gravesites for Acme Township.

Motion by Zollinger, seconded by LaPointe to approve Resolution R-2015-2 to approve the change to the Burial Services contract as presented. Motion carried by unanimous roll call vote.

6. Holiday Hills Area Subdivision Agreement to Fund Design costs

Zollinger reviewed agreement between Acme Township and the County Road Commission on fund design costs for the Holiday Hills Area Subdivision.

Motion by LaPointe, seconded by Jenema to enter into the Holiday Hills Subdivision agreement with the County Road Commission to Fund Design costs. Motion carried unanimously.

K. OLD BUSINESS:

1. Resolution 2015 for setting board meeting dates

Motion by Dye, seconded by Jenema to approve Resolution R-2015-3 setting the 2015 Board Meeting schedule. Motion carried by unanimous roll call vote.

2. Status on Sayler Park Boat launch Funds on hand and Grants applied for-Aukerman

Jean Aukerman updated the Board on the funding status for the Sayler Park Boat Launch project that she is working on with Acme's Parks & Recreation Advisory. Jean covered how much money has been donated and awarded through grants, and she also discussed her plans, working with the Parks & Recreation Advisory, for securing the remaining funds. Jay Zollinger discussed the tentative construction schedule which he has been working on with Acme's engineering firm of record, Gosling Czubak.

3. Clerk's Update

Dye gave an update on the 'Rules for Procedure'. Aukerman has been working with Dye and would like to have a draft ready for the February Board meeting.

Dye also commented that there will not be an election in February but one in May.

PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

Adjourned at 9:20 pm

To: Acme Township Board of Trustees
From: Brian Kelley
Date: January 6, 2015

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Good evening,

There has been much interest among citizens regarding the final stormwater design plans for the VGT. The Planning Commission motion for approval on January 12, 2012 required that final versions of those plans, including the creek monitoring plans, be submitted before Acme granted a Land Use Permit, or construction began. Jay Zollinger was the Chairman of the PC at that time.

I wanted to see those plans, so I submitted a FOIA to township. When I arrived to view the documents on December 29, I was told that they were not available and that they were still being produced. Still being produced?

How is it that a land use permit was issued by township without those documents? How is it that the planning commission and this board approved in May 2014 that store construction could begin, while the township did not even have final plans yet?

When I was verbally told that the plans were not available. I followed up with an email, asking the township FOIA coordinator to acknowledge that the documents were not available, and explain why they were not provided, but have not received a reply. The state law that governs FOIA requests requires that entities give explanations when they do not return requested documents.

The Acme Board of Trustees approved the requirement that those plans be provided to township before the LUP was issued. Citizens and Planners should not need to wonder whether conditional approval controls on projects are being enforced. They should not need to file FOIAs to learn facts that should be pro-actively shared.

How did this occur?

Another part of item #1 was a plan for monitoring Acme creek. Apparently we still don't have that. Of course that plan assumed that everything on the construction site went perfectly. And while we still need that plan, what we need right now is an enhanced monitoring plan. Township trustees spoke about this at the October 2nd meeting, but here we are, 3 months later, and we still don't have that. This must come from the Township. Not from DEQ, and not from County.

The township should ask Dr. Chris Grobbel for a recommendation on an enhanced monitoring plan. But what we need is action. After much talk, and hand waving, this Board has not followed through.

This problem has not gone away. On December 27 there was significant discharge into Acme creek. It was worse than at any time observed in November or December. The concentration of clay levels in the discharge significantly increased, reversing a previous trend of improvement. On December 14, the new creek algae growth observed on Nov 30, was observed to have significantly spread.

Thank you,

Brian Kelley

01-12-12

Motion by Carstens, support by Yamaguchi that the Commission recommend that the Board accept Dr. Grobbel's recommendation that the stormwater management plan is suitable pending completion of 7 conditions:

- 1) final engineered drawings, detailed wetland maintenance/monitoring plans, revised stormwater calculations, hydrograph/retention times for each phase and respective wetland basins be provided and approved by Acme Township prior to construction and/or issuance of land use permit(s);
- 2) proposed wetland basins be "reshaped" or "naturalized" on final Phase I site plans to be representative of the concept presented in the December 22, 2011 conceptual stormwater plan;
- 3) copies of VGT's countersigned MDEQ Part 303 Wetland Permit #11280034P dated December 15, 2011 be provided to Acme Township;
- 4) copies of future Grand Traverse County stormwater management and soil erosion and sedimentation control permits be provided to Acme Township;
- 5) copies of the results of GourdieFraser's November 2011 soil investigation/percolation study be provided to Acme Township;
- 6) as built plans for all phases of proposed stormwater management systems be provided to Acme Township;
and
- 7) the stormwater basins adjacent to Lautner Road must be planted with a meadow mixture . Motion carried by unanimous roll call vote.



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
January 12, 2015, 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE AT 7:03 p.m.

ROLL CALL:

Members present: J. DeMarsh, M. Binkley, B. Finch, D. Rosa, S. Feringa, M. Timmins, T. Forgette, K. Wentzloff, D. White

Members excused: none

Staff present: J. Jocks, Legal Counsel
N. Lennox, Zoning Administrator
J. Iacoangeli, Planner

A. LIMITED PUBLIC COMMENT:

C. Abernathy, 4312 Westridge Drive. Spoke regarding storm-water management for VGT Project and minutes from January 12, 2012 meeting where final engineer drawings were to be submitted as part of project approval. Hopes that in future developments things such as required documentation will be more closely followed with respect to storm-water management.

B. Kelly, Ridge Crest Road. Read a prepared statement into the record which are found attached to these minutes.

J. Hefner, 4050 Bayberry Lane. Thanked Planning Commission for consideration in the recent landscaping ordinance. Spoke regarding last month's meeting and could feel frustration among the members and lack of empowerment of the commission when its recommendations for the Advanced Auto site plan were refused by the applicant because they were not requirements. As a citizen, he would like to see this board empowered to be able to enforce aesthetic requirements for commercial developments. Felt like the applicant was able to "run over" the commission. Thinks language to the ordinance needs to change so as to give the board greater ability to control the developments.

B. Kelly, Ridge Crest Road. Spoke regarding the use of storage trailers in the US 31 business district corridor and didn't feel the ordinance allowed them. Concerned about the proliferation in this use in this corridor because they do not look good and goes against what the township is trying to do with form-based code. Are we at any risk? Will more start doing it?

B. SPECIAL PRESENTATION: TC to Williamsburg Rail Service; Steve Feringa, Jim Bruckbauer, Policy Specialist, Michigan Land Use Institute

Handouts of a report by the Michigan Land Use Institute were provided to board members. Steve introduced Jim, a co-author of this report who is speaking to many agencies and organizations about the potential of bringing back rail service to the Traverse City/Williamsburg area. The Tribe is very interesting in its potential with their position near the end of this rail system. The Grand Traverse region has indicated that passenger rail service is a high priority with it clearly being called for during the Grand Vision process. Recently, the state's "Michigan By Rail" forum came to Traverse City seeking input on the Michigan State Rail plan and it attracted more people than anywhere else in the state. Forums in other areas of the state revealed that Michigan residents ranked Traverse City number one on a list of cities most in need of a new rail connection. This demonstrates that a train running along a freight route connecting Williamsburg and Acme to Traverse City via the south end of East Grand Traverse Bay could be popular with visitors and residents alike. The Michigan Land Use Institute is examining alternatives and proposing different ideas to spark a vigorous community conversation and, ultimately, action to restore passenger trains in the area. Currently there is not a plan for developing train service in the region, the report simply is intended to get us closer to making that plan. Key points discussed

- Only line owned by MDOT and right of way maintained
- The state has identified rail is a high priority
- Number one interest is Ann Arbor to Traverse City
- Looking also at 11 mile stretch of existing track from Traverse City to Williamsburg

DRAFT UNAPPROVED

- Currently not enough density for daily commuting in this section so a tourist trolley seems to be the best fit
- Current of the tracks will require work and money to meet the needs of passenger use; much of which is due to the number of crossings
- Estimated cost to get the rails prepared for freight and passenger service on the 11 mile stretch is \$1.7 million
- Adding new tracks is expensive which is why the 11 mile stretch that is still used for freight is of interest
- Operational costs and range as much as millions for year-round commuter service to as perhaps as little as \$100,000 a year for a summer, weekend, tourist-focused shuttle train. A non-profit organization structure is probably the best source.
- Starting now building a tourism-based passenger line can lead to a long slow process to full commuter service.
- Community leaders should assemble funding from private and public sector to upgrade the tracks within the next three to five years
- An upcoming public event to introduce the topic of uncovering the potential for trains in Traverse City is scheduled for February 16th at the State Theatre

A brief Q&A discussion occurred between Jim and planning commission and members of the public present.

C. APPROVAL OF AGENDA:

Motion by Timmins, second by Binkley to approve the agenda as presented. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. CONSENT CALENDAR: The purpose is to expedite business by grouping non-controversial items together for one Board motion without discussion. A request to remove any item for discussion later in the agenda from any member of the Board, staff or public shall be granted.

a) RECEIVE AND FILE:

1. **Draft Unapproved Minutes of:**
 1. **Township Board minutes**
 2. **Parks & Recreation Advisory**
 3. **Zoning Admin. monthly report**

b) ACTION:

1. **Draft Unapproved Minutes of:**
 1. **Planning Commission minutes 12/08/2014**

F. ITEMS REMOVED FROM THE CONSENT CALENDAR:

1. none

Motion by Timmins, second by White, to approve the consent calendar as presented. Motion carried unanimously.

G. CORRESPONDENCE: none

H. PUBLIC HEARINGS: none

I. NEW BUSINESS:

a) Milton Township Master Plan- John Iacoangeli

J. Iacoangeli provided a summary of the final draft plan and noted that Milton Township does not share a contiguous border with Acme and no policy items within the plan would have a negative impact on Acme Township.

Motion by White, second by Timmins, to authorize the Chairperson to notify Milton

Township Planning Commission that there are no comments regarding their final draft plan. Motion carried unanimously.

b) Electronic signs for discussion

Nikki presented the topic for discussion. We have had a few requests for electronic signs including a current one that was included in the agenda items. Currently, the ordinance does not allow these type of signs. Has come up a couple of times with gas stations and have been denied. Nikki feels this topic should be reviewed again due to convenience, look, as well as safety reasons. Wants to hear members' thoughts.

- Rosa- Wondered if these types of signs were pretty much the same technically regardless of manufacturer and whether there was a national standard
- Iacoangeli- Electronic signs are pretty much all over the board
- Timmins- How do we make sure these signs meet our current light ordinance?
- Iacoangeli- You would have to put it in the sign ordinance
- Lennox- Right now we are just asking about gas station electronic signs, pricing signs
- Timmins- Current ordinance is for all signs so are we looking to address only gas stations or the entire ordinance.
- Lennox- All up for discussion
- Timmins- Supports gas signs, but they must meet standards for dimming at night. Recognize that electronic signs not right for all businesses but other businesses than gas stations may want to use such a sign. Need to make sure they used in such a way as to not be distracting and be safe.
- Finch- Asked if there are any signs in the area to compare different types.
- Lennox- Speedway
- Forgette- Hentschel, Shell on Airport or 14th
- Iacoangeli- How does the PC feel about requiring ground sign if it is going to be electronic?
- Wentzloff- Feels electronic signs should be static, mono-color and not deviate from that because otherwise they are very distracting. Other thought are older signs that retrofit to electronic, would this be considered new construction and therefore would they be required to conform to our new ordinances for size and height.
- Jocks- Interesting point. If you have an existing sign that is non-conforming, it is not a new use. However, this is adding a new type of sign so would have to think about this. Guess it depends on how big of a change it is. You are allowing a new sign.
- Finch- Favors electronic signs for gas stations only
- Forgette- Hotel vacancy, pricing would also be a good use for electronic signs
- White- Concern raised about six foot sign in winter and the plows pushing snow into them and popping the bulbs.
- B. Kelly- LED bulbs do not pop. Very hard plastic
- White- Other question/concern on ground sign is with snow melt from signs because they don't generate heat.
- Iacoangeli- Have to look at form based code requirements on case on case basis
- Timmins- Would be open to extending to other business if static, non-flashing
- Forgette- Kind of like you see along beginning of East Bay Township
- Demarsh- We have the opportunity to limit it to gas stations now and address other businesses later. I would be in favor of gas stations only and each use the same height and dimensions and that we indicate how tall the pricing numbers should be.
- Iacoangeli- There are regulations and recommended standards for sign lettering/numeral size based on the speed of the highway/road
- Rosa- Thinks gas signs should be taller than six feet
- Iacoangeli- The six foot height is what is required in current code for this district. He will get a draft together for the pc and look at evening cutoff times.
- Brian Kelly - Things to consider are brightness, concentrated sources and how are we

going to measure it for compliance.

c) PC Year End Report and 2015 projects for discussion

Initiatives the planning commission would like to take a look at this year so we can notify the township board. Responses and comments included electronic signs, storm-water ordinance review and or enhancement to include LID, overhaul of our zoning ordinance structure to make it more comprehensible and consistent, look at plantings and landscape design to go beyond current minimum. John will come up with a list based on information received tonight for next meeting.

J. OLD BUSINESS: none

K. PUBLIC COMMENT & OTHER PC BUSINESS

1. Zoning Administrator update on projects: Permit for Advanced Auto issued; demolition in March. Redwood Homes still moving forward. Timeframe has just changed. Going to be part of Phase II of VGT project. No additional road work but the addition of sidewalks along Lautner. Site plan will also be revised and updated, possibly in the spring.

2. Planning Consultant: US-31/M-72 Business District Architectural requirements, Storm-water-LID

Iacoangeli- Communication issue between us and Gosling and have made steps to fix this. We can change or incorporate additional or different language to aid the commission in the decision making with respect to architectural components and features. Want to maintain the majority of the form based code components with respect to these however. Will get some different language for next meeting.

Feringa- Thinking we could write a letter back to Advanced Auto asking them to re-visit the awning issue.

DeMarsh- Felt that they were using price or cost as only reasons for not following recommendations.

Jocks- Are there other architectural items

Iacoangeli- Articulated façade is another item to take a look at. You always get one of these as a test case and this gives us the opportunity to make some changes.

Wentzloff- perhaps language could use “enhancing materials”.

Iacoangeli- Another item is wall pack lighting so we don't see buildings white washed with it.

3. P C Education etc.: Storm-water LID documents provided for commission members to review.

PUBLIC COMMENTS: None

ADJOURN: Motion by Timmins, second by Finch. Motion carried unanimously at 8:53pm.

To: Acme Township Planning Commission
From: Brian Kelley
Date: January 12, 2015

Page 1/2

Good evening,

I have sat in on a number of planning commission project reviews. Most all of those involve conditional approval. Projects are approved pending the delivery of some final items. It is an important tool to expedite the development process.

I have been curious about the stormwater system on the VGT project. The township Planning Commission required a triple tier design of cascading stormwater basins. The approval was conditional on final plans being submitted and approved before the land use permit was granted, or construction began. The Motion that required that was unanimously approved.

"Members present: J. Zollinger (Chair), B. Carstens (Vice Chair), C. David, S. Feringa, R. Hardin, V. Tegel, K. Wentzloff (9:06 p.m.) P Yamaguchi

January 12, 2012

Motion by Carstens, support by Yamaguchi that the Commission recommend that the Board accept Dr. Grobbel's recommendation that the stormwater management plan is suitable pending completion of 7 conditions:

- 1) final engineered drawings, detailed wetland maintenance/monitoring plans, revised stormwater calculations, hydrograph/retention times for each phase and respective wetland basins be provided and approved by Acme Township prior to construction and/or issuance of land use permit(s);
- 2) proposed wetland basins be "reshaped" or "naturalized" on final Phase I site plans to be representative of the concept presented in the December 22, 2011 conceptual stormwater plan;
- 3) copies of VGT's countersigned MDEQ Part 303 Wetland Permit #11280034P dated December 15, 2011 be provided to Acme Township;
- 4) copies of future Grand Traverse County stormwater management and soil erosion and sedimentation control permits be provided to Acme Township;
- 5) copies of the results of GourdieFraser's November 2011 soil investigation/percolation study be provided to Acme Township;
- 6) as built plans for all phases of proposed stormwater management systems be provided to Acme Township; and
- 7) the stormwater basins adjacent to Lautner Road must be planted with a meadow mixture.

Motion carried by unanimous roll call vote."

Those items needed to be approved by Dr. Grobbel. I wanted to see those plans, and filed a FOIA request with the township. They are not available, and I was told they are still being produced. The Land Use Permit was issued on October 10, 2013. Another part of item #1 was a plan for monitoring Acme creek. Apparently we still don't have that.

How did this occur? How did the Planning Commission issue a store construction permit in May 2014 without having the required conditional approval items? How will this be prevented in the future?

Thank you,
Brian Kelley



Application Number: 2015-01

Parcel Number: 28-01-236-012-00

ACME TOWNSHIP
Grand Traverse County, Michigan
Application for Special Use Permit/Site Plan Approval

Owner/Applicant Information: (please type or print clearly)

Name: JML Design Group, Ltd. Phone: (231) 947-9019
Mailing Address: 225 E. 16th Street, Suite B
City: Traverse City State: Michigan Zip: 49684
E-Mail Address: jmlgdg@att.net

A. Property Information:

1. **Address:** 5555 M-72
2. **Property Description/Parcel Number:** 28-01-236-012-01
3. **Current Zoning of Property:** A-1 Agricultural
4. If this project is one phase of a larger development and/or property subject to an **existing/previous Site Plan Review, Special Use Permit, or Variance**, what is/are the applicable permit number(s)? SUP 99-3P
5. **Provide proof of current property ownership.** If applicant is not the current property owner, also provide written permission to act as agent of, and complete contact information for the current property owner.
6. **Proposed Use/Change to Property:**
7. **Estimated Start and Completion Dates:**
Phase IIIA: Spring 2015 - July 2015
Phase IIIB and Phase IV: Fall 2015 - December 2016

- B. **Application Packet Requirements: REFER TO ACME TOWNSHIP ZONING ORDINANCE AND COMPLETE ATTACHED CHECKLIST**
- C. **Fees:** Include initial fee as required by the Acme Township Ordinance #2004-01, Schedule of Fees.
- D. **Fee Escrow Policy Acknowledgement:** provide completed and signed form with initial escrow fee deposit.

**PROPOSED EXPANSION OF
TRAVERSE BAY RV PARK**

IMPACT ASSESSMENT STATEMENT

OWNER:

Scheppe Investments Inc.
7915 Cairn Highway
Elk Rapids, Michigan 49629

PREPARED BY:

JML Design Group, Ltd.
1874 Cass Hartman Court, Suite B
Traverse City, Michigan 49684
(231) 947-9019

October 23, 2008
February 25, 2009 (Revised)
April 11, 2011 (Revised)
November 6, 2014 (Revised)
January 12, 2015 (Revised)

Proposed Project

This report contains the anticipated physical impacts of the proposed recreational vehicle (RV) development on the immediate project area.

The proposed project includes the construction of (81) additional RV sites on an acquired piece of property adjacent to the existing park. The typical site for the new development is approximately 50' x 100'. The typical site will include an optional 12' x 16' storage building, 1552 s.f. of concrete driveway, and 448 s.f. of brick pavers, for use by a typical RV.

The 12' x 16' storage building will be set on a concrete slab. The building will be an option to each RV site. The building will contain several options to upgrade to a coach house, including a toilet, shower, and washer/dryer. The infrastructure is designed to accommodate the utilities for the coach house upgrades. The building has been approved by the MDEQ licensing for conformance with the Michigan Campground Rules. The coach house will be a limited common element of the condominium.

A new concept has been introduced to the RV parks, in the form of a Park Model. The Park Model is a pre-manufactured mobile unit that is licensed by the RV Industry. The unit is portable and contains 399 s.f. Park Models are mobile but are generally parked in one location for extended periods of time. The intention is to have the option of an RV or a Park Model at any given site.

The project is owned by Scheppe Investments LLC. A copy of the warranty deed for the property is attached.

The property is currently zoned A-1 Agricultural. The RV park is permitted with a Special Use Permit.

The development is 26.65 acres. The site has some gently rolling hills with a drainage swale separating the parcel into (2) areas. The area to the east of the swale will be considered Phase III (The current park was constructed under (2) phases - Phase I and II). The first (5) units (lots 218-222) will be considered Phase IIIA, the remaining (50) units will be Phase IIIB. The west side of the drainage swale will contain (26) units and be referred to as Phase IV.

Phase IIIA is intended to create the first (5) sites to display the Park Model.

The property abuts the Grand Traverse Band of Chippewa and Ottawa Indians Grand Traverse Resort "The Bear" golf course to the west, and a vacant property to the east. An additional lot to the east is owned by Walter and Hazel Wistrand. The property to the north is owned by Janet Marnett. A legal description of the parcel is attached.

The project is anticipated to be built over a two year period. Phase IIIA of the project will commence in spring of 2015 and completed by July of 2015. Phase IIIB and IV will commence in fall of 2015 and completed by December 2016. The timing of the project is market driven.

Silt fencing will be provided as required during the construction process. The requirements of the Grand Traverse Soil Erosion Department will be strictly adhered to.

The RV park will not create any nuisances such as dust, fumes, vibration, or smoke. There will be no street lighting.

The property has (1) significant oak tree. The tree will remain.

The property has no existing structures developed on it.

Soils

The soils of the site are clay and sandy loam. Soil data is attached. The driveways and parking areas for the RV park will not have heavy traffic. Normal asphalt paving thickness and design will be provided.

Drainage

The storm water drainage system is designed to meet the storage requirements of the Grand Traverse County Drain Commission. Storm drainage will be accumulated in retention ponds and in the freeboard area of the proposed water features. Each individual site will be restricted to 2200 s.f. of impervious surface.

The overall site has the ability to be developed in phases and balance with on-site materials.

Sanitary Sewer

The proposed (81) sites will connect to a new septic field. The septic field and reserve field will be sized and designed to meet the requirements of the Grand Traverse County Health Department.

Phase IIIA will be implemented prior to the new septic field being installed. The existing septic field is large enough to accommodate the first (12) sites of Phase III. Therefore, Phase IIIA will include the permanent sewer piping for the (12) units, pipes to a lift station that will pump up and tie into the existing sanitary system.

The sewage flows for the RV park are not unusual in terms of quantity or quality.

Water Supply

Domestic water will be delivered to each site to a standard RV coach pedestal. A new well is anticipated to be drilled for the new sites. A new water system will be installed and tied onto the existing system to provide more reliability.

Phase IIIA will include a portion of the water main work. The main will be installed and looped back to the existing system, as the new well will not be installed at that time.

No fire suppression will occur on the site.

Traffic Access

The proposed site plan anticipates (2) access points to the existing street system. The new roads are designed in a loop fashion for continuous access. The internal roads will be privately maintained. 35' radii will be provided to allow for fire department access.

A temporary cul-de-sac will be provided for Phase IIIA.

Landscaping

The areas disturbed by construction will be seeded with grass. Each individual site is responsible for their own lawn irrigation and landscaping. Areas have been designated for landscaping.

A 4'0" landscape berm is to be provided along the north property with plantings along the top of the berm. The plantings will consist of (16) spruce trees and (16) river birch. The trees will be randomly spaced to meet the ordinance.

Miscellaneous

Internal directional and traffic signage will be provided throughout the site.

Parking is provided at a rate of (2) cars per lot, in addition to the motorcoach. Additional guest parking is provided in (2) separate areas.

The ordinance required setbacks are maintained. 25' wetland setbacks are also being maintained.

A series of ponds with aeration fountains are provided throughout the sites.

The RV Park opens in the spring and is shut down in October. The site is not utilized during the winter months.

SOIL EROSION & SEDIMENTATION CONTROL (Part 91, 1994 PA 451, as amended)
GTC SOIL EROSION & STORMWATER RUNOFF CONTROL ORDINANCE OF 2003

GRAND TRAVERSE COUNTY
DRAIN COMMISSIONER'S OFFICE
2650 LAFRANIER RD
TRAVERSE CITY MI 49686
Phone # (231) 995-6042

COPY

Permit #: 21449
Issued: 11/24/2010
Expires: 10/22/2011
Fee: 1,715
Receipt #: 33737

Owner:
SCHEPPE INVESTMENTS LLC
7915 CAIRN HWY
ELK RAPIDS MI 49629

Applied: 10/22/2010

10/24/11 Close Permit
No work Done
GZ

Contractor/On-Site responsible person:
MOLON EXCAVATING
P O BOX 1860 125 BUCKSHOT DR
TRAVERSE CITY MI 49685

DEQ Permit #: 08-28-0080-P

Issue Date:

4/06/2009

Under the provisions of Part 91 of Act 451 of 1994 and/or the GTC Stormwater Ordinance of 1992, authority is hereby granted to make the following earth changes:

GRADING & DRAINAGE/NEW RV PARK
APPROX 25 ACRES / ALSO SEE PERMIT # 20656

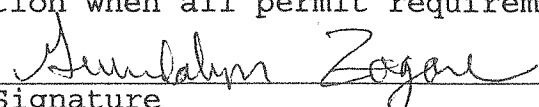
Located at: 5555 E M 72
In ACME Township, Section 36 Town 28N Range 10W Lot #
Sub:
Property Tax #: 28 - 01 - 236 - 012 - 05

Work to be done under authority of this permit is subject to the following special instructions and requirements:

This permit does not obviate the need for any other local or state permits or authority to conduct these activities. This permit is approved according to the site plan received on November 23, 2010 with the following conditions:

1. Install silt fence as planned to protect wetlands and stream. Allow no sediment to enter stream or wetlands.
2. All basin slopes shall be 3:1. Stabilize with vegetation. Use erosion control mats where necessary.
3. Stabilize all outlets as planned with riprap and fabric.
4. Within 5 days of finishing construction, place 4 inches of topsoil, seed and mulch over all disturbed soils. No exposed soils may remain.
5. All culverts/standpipes must be corrugated metal pipe or concrete, no plastic pipes are permitted.
6. Follow all requirements of the MI DNRE.
7. A licensed professional must certify that all storm water facilities are built to specifications.

inspection. The landowner/applicant is responsible for contacting our All Earth Change permits require an initial, periodic and final site inspection. The landowner/applicant is responsible for contacting our office to request a final inspection when all permit requirements are


Signature

THIS PERMIT ALONG WITH THE SITE PLAN MUST BE POSTED AT THE PROJECT SITE

SOIL EROSION & SEDIMENTATION CONTROL (Part 91, 1994 PA 451, as amended)
GTC SOIL EROSION & STORMWATER RUNOFF CONTROL ORDINANCE OF 2003

GRAND TRAVERSE COUNTY
DRAIN COMMISSIONER'S OFFICE
2650 LAFRANIER RD
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ELK RAPIDS MI 49629

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Contractor/On-Site responsible person:

MOLON EXCAVATING
P O BOX 1860 125 BUCKSHOT DR
TRAVERSE CITY MI 49685

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4/06/2009

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APPROX 25 ACRES / ALSO SEE PERMIT # 20656

Located at: 5555 E M 72

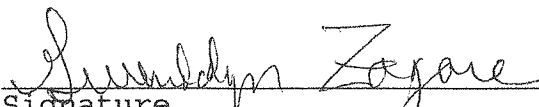
In ACME Township, Section 36 Town 28N Range 10W Lot #

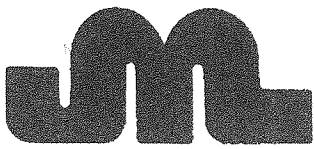
Sub:

Property Tax #: 28 - 01 - 236 - 012 - 05

Work to be done under authority of this permit is subject to the following special instructions and requirements:

met and the site is stabilized for the permit to be closed.


Signature



Design Group, Ltd.

"Excellence is our Hallmark"

225 E. 16th Street, Suite B • Traverse City, MI 49684 • Phone: (231) 947-9019 • Fax: (231) 947-8738

January 12, 2015

Mr. David Graves
Department of Environmental Quality
Resource Management Division
Campgrounds & Pools Program
525 West Allegan Street
2nd Floor North
Lansing, Michigan 48933

Re: Traverse Bay RV Park

Dear Mr. Graves:

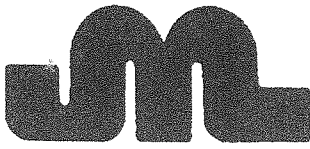
Attached is a proposed modification to the Traverse Bay RV Park located at 5555 M-72. The project is a scaled down version of a priorly approved, but never built expansion. Please provide comments to allow us to present to the Acme Township Planning Commission on February 9, 2015.

If there should be any questions, please contact me.

Sincerely,

C.F. Campbell

CFC/nr
Attachments



Design Group, Ltd.

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225 E. 16th Street, Suite B • Traverse City, MI 49684 • Phone: (231) 947-9019 • Fax: (231) 947-8738

January 12, 2015

Grand Traverse Metro Fire Authority
Grand Traverse Metro Fire Department
Fire Prevention Bureau
897 Parsons Road
Traverse City, Michigan 49686

Re: Traverse Bay RV Park

To Whom it May Concern:

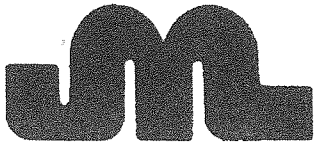
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Sincerely,

C.F. Campbell

CFC/nr
Attachments



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225 E. 16th Street, Suite B • Traverse City, MI 49684 • Phone: (231) 947-9019 • Fax: (231) 947-8738

January 12, 2015

Grand Traverse County Soil Erosion
2650 LaFranier Road
Traverse City, MI 49686

Re: Traverse Bay RV Park

To Whom it May Concern:

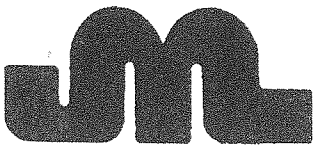
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Sincerely,

C.F. Campbell

CFC/nr
Attachments



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225 E. 16th Street, Suite B • Traverse City, MI 49684 • Phone: (231) 947-9019 • Fax: (231) 947-8738

January 12, 2015

Grand Traverse County DPW
2650 LaFranier Road
Traverse City, MI 49686

Re: Traverse Bay RV Park

To Whom it May Concern:

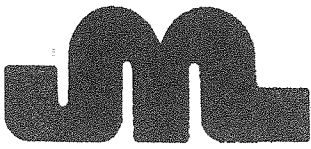
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If there should be any questions, please contact me.

Sincerely,

C.F. Campbell

CFC/nr
Attachments



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225 E. 16th Street, Suite B • Traverse City, MI 49684 • Phone: (231) 947-9019 • Fax: (231) 947-8738

January 12, 2015

Grand Traverse County Environmental Health Department
2650 LaFranier Road
Traverse City, MI 49686

Re: Traverse Bay RV Park

To Whom it May Concern:

Attached is a proposed modification to the Traverse Bay RV Park located at 5555 M-72. The project is a scaled down version of a priorly approved, but never built expansion. Please provide comments to allow us to present to the Acme Township Planning Commission on February 9, 2015.

If there should be any questions, please contact me.

Sincerely,

C.F. Campbell

CFC/nr
Attachments



2007R-14880
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORD

08/07/2007 01:34:49PM
PAGE 1 OF 2 TXID 61117
PEGGY HAINES
REGISTER OF DEEDS

Parcel # 28-01-236-012-05 *RU*
STATE OF MICHIGAN, County of Grand Traverse, I hereby certify that there are no taxes or other charges against the within description, and all taxes and charges are paid in full as appears by the records in my office. This is a true and correct copy of the records in my office. Grand Traverse County, Treasurer

8/14/07
[Signature]

WARRANTY DEED

TC-07-2684

The Grantor, TRAVERSE BAY RV PARK, INC., a Michigan corporation, of 3988 Haven Hill, Williamsburg, Michigan 49690, conveys and warrants to the Grantee, SCHEPPE INVESTMENTS, INC., a Michigan corporation, of 7915 Cairn Highway, Elk Rapids, Michigan 49629, the following described real property located in the Township of Acme, County of Grand Traverse and State of Michigan, to wit:

(73.921 acres including Park buildings and amenities) Part of the E 1/2 of Section 36, T28N, R10W, Acme Township, Grand Traverse County, Michigan, more fully described as follows:

Beginning at the South 1/4 Corner of said Section 36; thence N00°39'44"W, 2654.72 feet along the North & South 1/4 line to the Center Post; thence continuing along said North & South 1/4 line, N00°01'40"W, 1300.38 feet; thence S89°56'07"E, 1225.40 feet; thence S00°06'02"E, 408.83 feet; thence S89°32'21"E, 100.00 feet to the East 1/8 line; thence S00°06'02"E, 900.04 feet along said E 1/8 line to the East & West 1/4 line; thence continuing along said East 1/8 line, S02°24'15"E, 2424.75 feet; thence N89°50'41"W, 99.00 feet; thence S00°24'15" E, 222.75 feet to the South Section line; thence N89°50'41"W, 1216.07 feet along said South Section line to the South 1/4 corner and the Point of Beginning. Subject to the right-of-way of M-72 over the southerly portion thereof. (Containing 118.680 acres)

EXCLUDING FROM THE 118.680 ACRE PARCEL THE FOLLOWING DESCRIBED PARCEL: Part of the East 1/2 of Section 36, T28N, R10W, Acme Township, Grand Traverse County, Michigan. Described as: Beginning at a point which is S89°50'41"E, 147.09 feet along the South Section line from the South 1/4 Corner of said Section 36; thence N05°54'24"E, 488.28 feet; thence N23°16'07"E, 258.94 feet; thence N36°36'46"E, 129.27 feet; thence N01°54'40"W, 520.87 feet; thence N58°04'11"E, 116.08 feet; thence N01°55'41"W, 191.30 feet; thence N83°47'05"W, 431.68 feet; thence N03°17'06"E, 244.96 feet; thence N30°09'37"E, 132.50 feet; thence N84°28'19"E, 139.00 feet; thence N81°58'19"E, 89.14 feet; thence N80°16'34"E, 141.00 feet; thence N02°21'30"W, 49.50 feet; thence N71°40'03"E, 242.77 feet; thence N64°21'12"E, 80.00 feet; thence N03°57'46"E, 296.64 feet; thence N24°50'37"E, 19.76 feet; thence N00°17'09"E, 173.70 feet; thence S62°27'13"W, 40.93 feet; thence N68°58'05"W, 53.56 feet; thence N00°17'09"E, 769.62 feet; thence N59°55'09"E, 99.21 feet; thence N02°17'23"E, 27.10 feet; thence N89°55'50"E, 294.44 feet; thence S47°41'06"E, 31.45 feet; thence S00°11'11"W, 26.07 feet; thence S53°48'49"E, 110.00 feet; thence S00°11'11"W, 1150.01 feet; thence N55°45'24"W, 116.58 feet; thence N21°51'43"W, 58.96 feet; thence N56°28'16"W, 95.68 feet; thence S87°55'27"W, 95.14 feet; thence S63°09'14"W, 92.70 feet; thence S62°07'48"E, 24.93 feet; thence N89°56'55"E, 26.36 feet; thence S03°57'46"W, 373.40 feet; thence N89°36'19"E, 60.68 feet; thence S21°19'51"E, 70.39 feet; thence S02°18'50"W, 68.72 feet; thence S15°38'13"W, 281.02 feet; thence S84°40'29"E, 32.96 feet; thence S01°06'50"E, 519.10 feet; thence S06°14'19"E, 138.47 feet; thence S35°02'21"W, 379.86 feet; thence S74°43'01"W, 162.86 feet; thence S00°39'44"E, 215.62 feet; thence N89°50'41"W, 150.00 feet; thence S00°39'44"E, 400.00 feet; thence N89°50'41"W, 252.91 feet to the point of beginning. Subject to the right-of-way of Highway M-72. (Containing 36.855 acres)

AND ALSO EXCLUDING FROM THE 118.680 ACRE PARCEL THE FOLLOWING DESCRIBED PARCEL: Part of the Southeast 1/4 of Section 36, T28N, R10W, Acme Township, Grand Traverse County, Michigan, more fully described as follows: Commencing at the South 1/4 corner of Section 36; thence S 89°50'41" E, 400.00 feet

2/1

3/6

2150.00

along the South section line to the POINT OF BEGINNING; thence N 00°39'44" W, 400.00 feet; thence S 89°50'41" E, 916.87 feet; thence S 00°24'15" E, 177.22 feet; thence N 89°50'41" W, 99.00 feet; thence S 00°24'15" E, 222.75 feet to the South section line; thence N 89°50'41" W, 816.07 feet along said South section line to the North & South ¼ line and the POINT OF BEGINNING. SUBJECT TO the right-of-way of M-72 over the southerly 75 feet thereof. (Containing 7.904 acres)

Subject to all agreements, covenants, easements, right-of-ways, reservations, exceptions, conditions and restrictions contained in prior conveyances or otherwise, if any, any and all zoning ordinances and/or use conditions or restrictions, if any, and rights of the public, any governmental unit and others in and to any portion of the property used, taken or deeded for street, road, or highway purposes.

Legal description furnished by Grantor; the Drafter of this instrument has not examined title to the lands conveyed and renders no opinion as to marketability of title or whether the conveyance complies with the Land Division Act, 1996 P.A. 591, as amended.

For the sum of TWO HUNDRED FIFTY THOUSAND AND NO/100s (\$250,000.00) DOLLARS and no other consideration.

The Grantor grants to the Grantee the right to make ALL division(s) under section 108 of the Land Division Act, Act. No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected under the Michigan Right to Farm Act.

Dated this 3rd day of August, 2007.



MICHIGAN REAL ESTATE
TRANSFER TAX
GRAND TRAVERSE COUNTY, MI
2007R-14880 07 Aug 2007
00010216
\$ 275.00 C \$ 1875.00 S

Grantor

TRAVERSE BAY RV PARK, INC.,
a Michigan corporation

By: Robert R. Binsfield
Robert R. Binsfield

Its: President

State of Michigan }
County of Grand Traverse } ss

The foregoing instrument was acknowledged before me this 3rd day of August, 2007, by Robert R. Binsfield, the President of TRAVERSE BAY RV PARK, INC., a Michigan corporation.

Christopher A. Lambert
(print name of notary public below signature)

CHRISTOPHER A. LAMBERT, Notary Public
Benzie County, Michigan
Acting in Grand Traverse County
My Commission Expires: 10/22/2012

Notary Public, County of _____
My commission expires: _____
Acting in the County of Grand Traverse

When Recorded Return To:	Send Subsequent Tax Bills To:	This Instrument Drafted By:
GRANTEE	GRANTEE	Louis P. Tocco (P42218) 13709 S. West Bayshore Drive Traverse City, Michigan 49684
County Treasurer's Certificate		
I hereby certify that there are no Tax Liens or Titles held by the State or any individual against the within description, and all Taxes on same are paid for five years previous to the date of this instrument as appears by the records in my office. This does not cover taxes in the process of collection by Township, City, or Village.		
Tax Parcel:	Recording Fee:	Transfer Tax:



* 2 0 0 7 R - 1 4 8 7 8 *

2007R-14878
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORD

00/07/2007 01:34:47PM
PAGE 1 OF 2 TXID 61117

PERRY HOLMES
REGISTER OF DEEDS

Parcel # 28-01-722-322 ^{SEE} 322 ^{RA}
STATE OF MICHIGAN, County of Grand Traverse, Township of Acme, City of Elk Rapids, Michigan. I hereby certify that the above description of the land is correct as shown on the plat of collection by the records of the Grand Traverse County, Treasurer

Handwritten signature

WARRANTY DEED

TR-07-2654

The Grantor, TRAVERSE BAY RV PARK, INC., a Michigan corporation, of 3988 Haven Hill, Williamsburg, Michigan 49690, conveys and warrants to the Grantee, SCHEPPE INVESTMENTS, INC., a Michigan corporation, of 7915 Cairn Highway, Elk Rapids, Michigan 49629, the following described real property located in the Township of Acme, County of Grand Traverse and State of Michigan, to wit:

Units (and parcel identification numbers):

41	(2801-722-041-00)	52	(2801-722-052-00)		
63	(2801-722-063-00)	135	(2801-722-135-00)	138	(2801-722-138-00)
139	(2801-722-139-00)	140	(2801-722-140-00)	141	(2801-722-141-00)
142	(2801-722-142-00)	143	(2801-722-143-00)	144	(2801-722-144-00)
145	(2801-722-145-00)	146	(2801-722-146-00)	147	(2801-722-147-00)
148	(2801-722-148-00)	149	(2801-722-149-00)	150	(2801-722-150-00)
151	(2801-722-151-00)	158	(2801-722-158-00)		
161	(2801-722-161-00)	162	(2801-722-162-00)	163	(2801-722-163-00)
164	(2801-722-164-00)	165	(2801-722-165-00)	167	(2801-722-167-00)
168	(2801-722-168-00)	169	(2801-722-169-00)	170	(2801-722-170-00)
171	(2801-722-171-00)	172	(2801-722-172-00)		
175	(2801-722-175-00)	176	(2801-722-176-00)	177	(2801-722-177-00)
186	(2801-722-186-00)	187	(2801-722-187-00)	189	(2801-722-189-00)
190	(2801-722-190-00)	192	(2801-722-192-00)	193	(2801-722-193-00)
194	(2801-722-194-00)	195	(2801-722-195-00)	199	(2801-722-199-00)
200	(2801-722-200-00)	203	(2801-722-203-00)	204	(2801-722-204-00)
205	(2801-722-205-00)	206	(2801-722-206-00)	207	(2801-722-207-00)
208	(2801-722-208-00)	209	(2801-722-209-00)	210	(2801-722-210-00)
211	(2801-722-211-00)	212	(2801-722-212-00)	213	(2801-722-213-00)
214	(2801-722-214-00)	215	(2801-722-215-00)	216	(2801-722-216-00)

1/6

07/02/07

24510.00

Traverse Bay RV Park, according to the Master Deed recorded in Liber 1559, Pages 896 through 962 inclusive, as amended by the First Amendment to Master Deed of Traverse Bay RV Park recorded in Document Number 2005C-00057, consisting of 25 pages, and designated as Grand Traverse County Condominium Subdivision Plan No. 162, Grand Traverse County Records, together with rights in general common elements and limited common elements, as set forth in the above Master Deed, as amended, and as described in Act 59 of the Public Acts of 1978, as amended.

Subject to all agreements, covenants, easements, right-of-ways, reservations, exceptions, conditions and restrictions contained in prior conveyances or otherwise, if any, the reservation unto Seller, its successors and assigns, of all oil, gas and minerals, if any (Grantor covenants that there shall be no drilling operations on the Premises hereinabove described pursuant to the foregoing reservation), any and all zoning ordinances and/or use conditions or restrictions, if any, and rights of the public, any governmental unit and others in and to any portion of the property used, taken or deeded for street, road, or highway purposes.

Legal description provided by Grantors. The Drafter of this instrument has not examined title to the lands conveyed and renders no opinion as to marketability of title.

For the sum of TWO MILLION EIGHT HUNDRED FIFTY THOUSAND AND NO/100s (\$2,850,000.00) DOLLARS and no other consideration.

Grantor

TRAVERSE BAY RV PARK, INC.,
a Michigan corporation

By: Robert R. Binsfield
Robert R. Binsfield

Its: President

State of Michigan }
County of Grand Traverse } ss

The foregoing instrument was acknowledged before me this 3rd day of August, 2007, by Robert R. Binsfield, the President of TRAVERSE BAY RV/PARK, INC., a Michigan corporation.

Christopher A. Lambert
(print name of notary public below signature)

Notary Public, County of
My commission expires:
Acting in the County of Grand Traverse

CHRISTOPHER A. LAMBERT, Notary Public
Benzie County, Michigan
Acting in Grand Traverse County
My Commission Expires: 10/22/2012



MICHIGAN REAL ESTATE
TRANSFER TAX
GRAND TRAVERSE COUNTY, MI
2007R-14878 07 Aug 2007
00010214
\$ 3135.00 C \$ 21375.00 S

When Recorded Return To:	Send Subsequent Tax Bills To:	This Instrument Drafted By:
GRANTEE	GRANTEE	Louis P. Tocco (P42218) 13709 S. West Bayshore Drive Traverse City, Michigan 49684
County Treasurer's Certificate		
I hereby certify that there are no Tax Liens or Titles held by the State or any individual against the within description, and all Taxes on same are paid for five years previous to the date of this instrument as appears by the records in my office. This does not cover taxes in the process of collection by Township, City, or Village.		
Tax Parcel:	Recording Fee:	Transfer Tax:



* 2 0 0 7 R - 1 4 8 7 9 *

2007R-14879
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORD
08/07/2007 01:34:48PM
PAGE 1 OF 2 TXID 61117
PEGGY HAINES
REGISTER OF DEEDS

Parcel # _____
STATE OF MICHIGAN, Clerk of Court
certify that there are no liens or other
descriptive, and of taxes or other
by the records in my office
Township, City or Village _____
_____ hereby
against the within
as appears
of collection by
Traverse County, Treasurer

Prb
28-01-236-012-05

RCR

7/10/07
Williamsburg

WARRANTY DEED

TC-07-2684

The Grantor, TRAVERSE BAY RV PARK, INC., a Michigan corporation, of 3988 Haven Hill, Williamsburg, Michigan 49690, conveys and warrants to the Grantee, SCHEPPE INVESTMENTS, INC., a Michigan corporation, of 7915 Cairn Highway, Elk Rapids, Michigan 49629, the following described real property located in the Township of Acme, County of Grand Traverse and State of Michigan, to wit:

(7.904 acres including farmhouse) Part of the Southeast ¼ of Section 36, T28N, R10W, Acme Township, Grand Traverse County, Michigan, more fully described as follows:

Commencing at the South ¼ corner of Section 36; thence S 89°50'41" E, 400.00 feet along the South section line to the POINT OF BEGINNING; thence N 00°39'44" W, 400.00 feet; thence S 89°50'41" E, 916.87 feet; thence S 00°24'15" E, 177.22 feet; thence N 89°50'41" W, 99.00 feet; thence S 00°24'15" E, 222.75 feet to the South section line; thence N 89°50'41" W, 816.07 feet along said South section line to the North & South ¼ line and the POINT OF BEGINNING. SUBJECT TO the right-of-way of M-72 over the southerly 75 feet thereof. Containing 7.904 acres.

1720.00

Subject to all agreements, covenants, easements, right-of-ways, reservations, exceptions, conditions and restrictions contained in prior conveyances or otherwise, if any, any and all zoning ordinances and/or use conditions or restrictions, if any, and rights of the public, any governmental unit and others in and to any portion of the property used, taken or deeded for street, road, or highway purposes.

Legal description furnished by Grantor; the Drafter of this instrument has not examined title to the lands conveyed and renders no opinion as to marketability of title or whether the conveyance complies with the Land Division Act, 1996 P.A. 591, as amended.

For the sum of TWO HUNDRED THOUSAND AND NO/100s (\$200,000.00) DOLLARS and no other consideration.

The Grantor grants to the Grantee the right to make ALL division(s) under section 108 of the Land Division Act, Act. No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected under the Michigan Right to Farm Act.

Dated this 3rd day of August, 2007.

Grantor

TRAVERSE BAY RV PARK, INC.,
a Michigan corporation

By: Robert R. Binsfield
Robert R. Binsfield

Its: President

State of Michigan }
County of Grand Traverse }ss

The foregoing instrument was acknowledged before me this 3rd day of August, 2007, by Robert R. Binsfield, the President of TRAVERSE BAY RV PARK, INC., a Michigan corporation.

Christopher A. Lambert
(print name of notary public below signature)

Notary Public, County of
My commission expires:
Acting in the County of Grand Traverse

CHRISTOPHER A. LAMBERT, Notary Public
Benzie County, Michigan
Acting in Grand Traverse County
My Commission Expires: 10/22/2012



MICHIGAN REAL ESTATE
TRANSFER TAX
GRAND TRAVERSE COUNTY, MI
2007R-14879 07 Aug 2007
00010215
\$ 220.00 C \$ 1500.00 S

When Recorded Return To:	Send Subsequent Tax Bills To:	This Instrument Drafted By:
GRANTEE	GRANTEE	Louis P. Tocco (P42218) 13709 S. West Bayshore Drive Traverse City, Michigan 49684
County Treasurer's Certificate		
I hereby certify that there are no Tax Liens or Titles held by the State or any individual against the within description, and all Taxes on same are paid for five years previous to the date of this instrument as appears by the records in my office. This does not cover taxes in the process of collection by Township, City, or Village.		
Tax Parcel	Recording Fee	Transfer Tax



2008R-17696
 STATE OF MICHIGAN
 GRAND TRAVERSE COUNTY
 RECORDED
 10/15/2008 11:39:01AM
 PAGE 1 OF 2 TXID 83006
 PEGGY HAINES
 REGISTER OF DEEDS

P. 4
 Parcel # 28-01-236-052-02 By RM
 STATE OF MICHIGAN, County of Grand Traverse, of its record by _____, I, the undersigned, do hereby certify that the use of this form is for the purpose of recording a deed or other instrument in the public records of the State of Michigan. It is the policy of the State of Michigan to encourage the use of this form for the recording of deeds and other instruments in the public records of the State of Michigan. If a record is not made in my office, this does not affect the validity of the instrument recorded in my office. My Commission Expires _____
 Township, City or Village Williamsburg Grand Traverse County, Michigan

**WARRANTY DEED
(3/97)**

CORPORATE TITLE AGENCY

The Grantor, **Janice Marnett**
 whose address is **5560 Brackett Rd., Williamsburg, MI 49690**
 conveys and warrants to **Scheppe Investments, Inc., a Michigan Corporation**
 whose address is **7915 Cairn Highway, Elk Rapids, MI 49629**

the following described premises situated in the Township of Acme, County of Grand Traverse, State of Michigan, to wit:

Part of the Northeast 1/4 of Section 36, Town 28 North, Range 10 West, Acme Township, Grand Traverse County, Michigan, more fully described as follows:

Commencing at the North 1/4 corner of said Section 36; thence South 00°01'40" East, 791.74 feet, along the North & South 1/4 line of said Section 36 to the Point of Beginning; thence South 89°56'47" East, 341.30 feet; thence South 83°03'24" East, 145.88 feet; thence South 89°56'47" East, 469.29 feet; thence South 48°14'31" East, 495.99 feet, to a point on the East 1/8 line of said Section 36; thence South 00°05'50" East, 161.07 feet, along said East 1/8 line to the North 1/8 line of said Section 36; thence South 89°56'33" East, 398.26 feet, along said North 1/8 line; thence South 00°10'10" East, 1312.32 feet, to a point on the East & West 1/4 line of said Section 36; thence North 89°32'28" West, 399.93 feet, along said East & West 1/4 line; thence North 00°05'50" West, 900.14 feet, along said East 1/8 line; thence North 89°31'15" West, 100.01 feet; thence North 00°05'50" West, 408.66 feet, parallel with said East 1/8 line to said North 1/8 line; thence North 89°56'38" West, 1225.41 feet, along said North 1/8 line to said North & South 1/4 line; thence North 00°01'40" West, 508.46 feet, along said North & South 1/4 line to the Point of Beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining thereto.

SUBJECT TO all easements, reservations, rights-of-way and restrictions of record, if any.

The grantor grants to the grantee the right to make 0 division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

This deed is given for the sum of Three Hundred Nineteen Thousand Eight Hundred And 00/100 Dollars (\$319,800.00).



MICHIGAN REAL ESTATE
 TRANSFER TAX
 GRAND TRAVERSE COUNTY, MI
 2008R-17696 15 Oct 2008
 00012683
 \$ 352.00 C \$ 2400.00 S

Dated: October 9, 2008

Signed and Sealed:

Janice Marnett
Janice Marnett

State of Michigan }
County of Grand Traverse } ss.

This foregoing instrument was acknowledged before me this 9th day of October, 2008 by Janice Marnett.

Paul. Hill
Notary Public
County, Michigan
Acting in County
My commission expires

Drafted by and return to:
Jerome E. Jelinek, Esq.
Jelinek, Bila & Snabes, PLLC
414 East Front St.
Traverse City, MI 49686
File No. TC-08-3273

DENNIS C. HILL
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF ISHPEMING
MY COMMISSION EXPIRES JUNE 20, 2011
ACTING IN GRAND TRAVERSE COUNTY

Revenue stamps: State: \$2,400.00 County: \$ 352.00

UTILITIES

- ACME TOWNSHIP**
JOHN HULL, ZONING ADMINISTRATOR
6042 ACME ROAD, ACME
231-936-1350
- GRAND TRAVERSE COUNTY ROAD COMMISSION**
MS. MARY GILLIS - MANAGER
1801 LAFARMIER ROAD, TRAVERSE CITY, MICHIGAN
222-4845
- GRAND TRAVERSE COUNTY DRAIN COMMISSIONER'S OFFICE**
MR. KEVIN McELYEA, DRAIN COMMISSIONER
2650 LAFARMIER ROAD, TRAVERSE CITY MICHIGAN
955-6042
- GRAND TRAVERSE COUNTY HEALTH DEPARTMENT**
MR. RANDY EKEOTT, SANITARIAN
2650 LAFARMIER ROAD, TRAVERSE CITY, MICHIGAN
955-6022
- MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY**
MR. DAVID GRAVES
MANUFACTURED HOUSING & REC. RESOURCES UNIT
DRINKING WATER & ENVIRONMENTAL HEALTH SECTION CONSTITUTION HALL 2-NORTH
525 W. ALLEGAN LANSING, MI 48233
(517) 373-3256
- CONSUMERS ENERGY**
MR. JOHN RADLOCKI - AREA REPRESENTATIVE
821 HASTINGS, TRAVERSE CITY, MICHIGAN
222-5243
- CHERRYLAND ELECTRIC COOPERATIVE**
MR. BOB SIEKAS - AREA ENGINEER
P.O. BOX 288, GRAWIN, MICHIGAN
943-8377
- AMERITECH**
MR. KEITH NELSON - ENGINEER
142 EAST STATE STREET, FLOOR 2W, TRAVERSE CITY, MICHIGAN
941-2734
- MICHIGAN CONSOLIDATED GAS CO. (M.C.G.)**
MR. KEN LAKE - MANAGER
1011 HASTINGS ST., TRAVERSE CITY, MICHIGAN
946-5363
- TRAVERSE CITY LIGHT & POWER**
MR. BOB VANDYKE - SUPERINTENDENT
P.O. BOX 592, TRAVERSE CITY, MICHIGAN
922-4942
- CHARTER COMMUNICATION CABLE SYSTEMS**
MR. BOB NOWAK - CONST. MGR.
701 E. AIRPORT RD. WEST, TRAVERSE CITY, MICHIGAN
1-800-645-0994
- POLICE AGENCIES**
EMERGENCY CALLS - 911
CITY OF TRAVERSE CITY - 641-2300
MICHIGAN STATE POLICE - 646-4646
GRAND TRAVERSE CO. SHERIFF - 641-2225
- FIRE DEPARTMENTS**
EMERGENCY CALLS - 911
CITY OF TRAVERSE CITY - 641-2340
GRAND TRAVERSE CO. - 641-2236
- AMBULANCE**
EMERGENCY CALLS - 911
- MISS DIG** - 800-462-7171

GENERAL SITE NOTES

- UPON INSTALLATION OF COMMUNITY SEPTIC FIELDS, GRAND TRAVERSE COUNTY HEALTH DEPARTMENT TO BE NOTIFIED FOR SITE INSPECTION PRIOR TO INSTALLATION OF SAND, TOPSOIL AND SEED.
- ALL CONSTRUCTION MATERIALS SHALL CONFORM WITH GRAND TRAVERSE COUNTY FORCEMAIN SEWER STANDARDS, SPECIFICATIONS AND DETAILS.
- ALL ELEVATIONS ARE BASED ON USGS SURVEY DATUM.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION AT ALL TIMES DURING CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDDED, FERTILIZED AND MULCHED.

EXISTING UTILITIES CAUTIONS

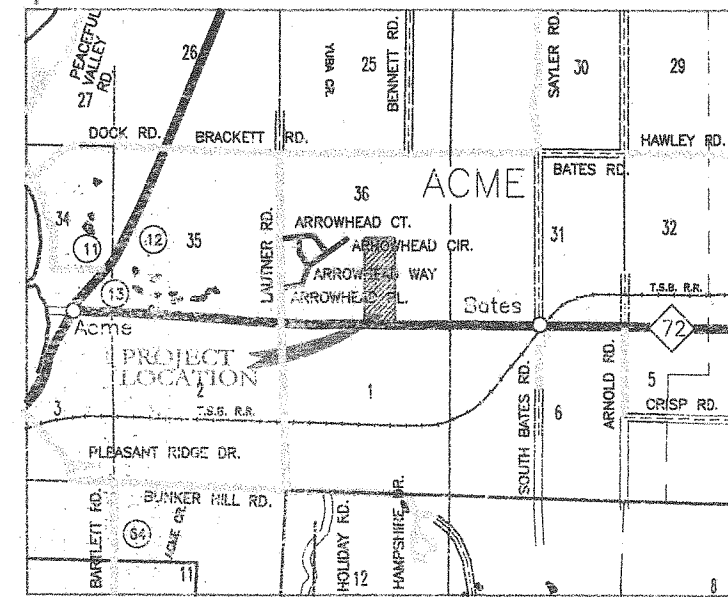
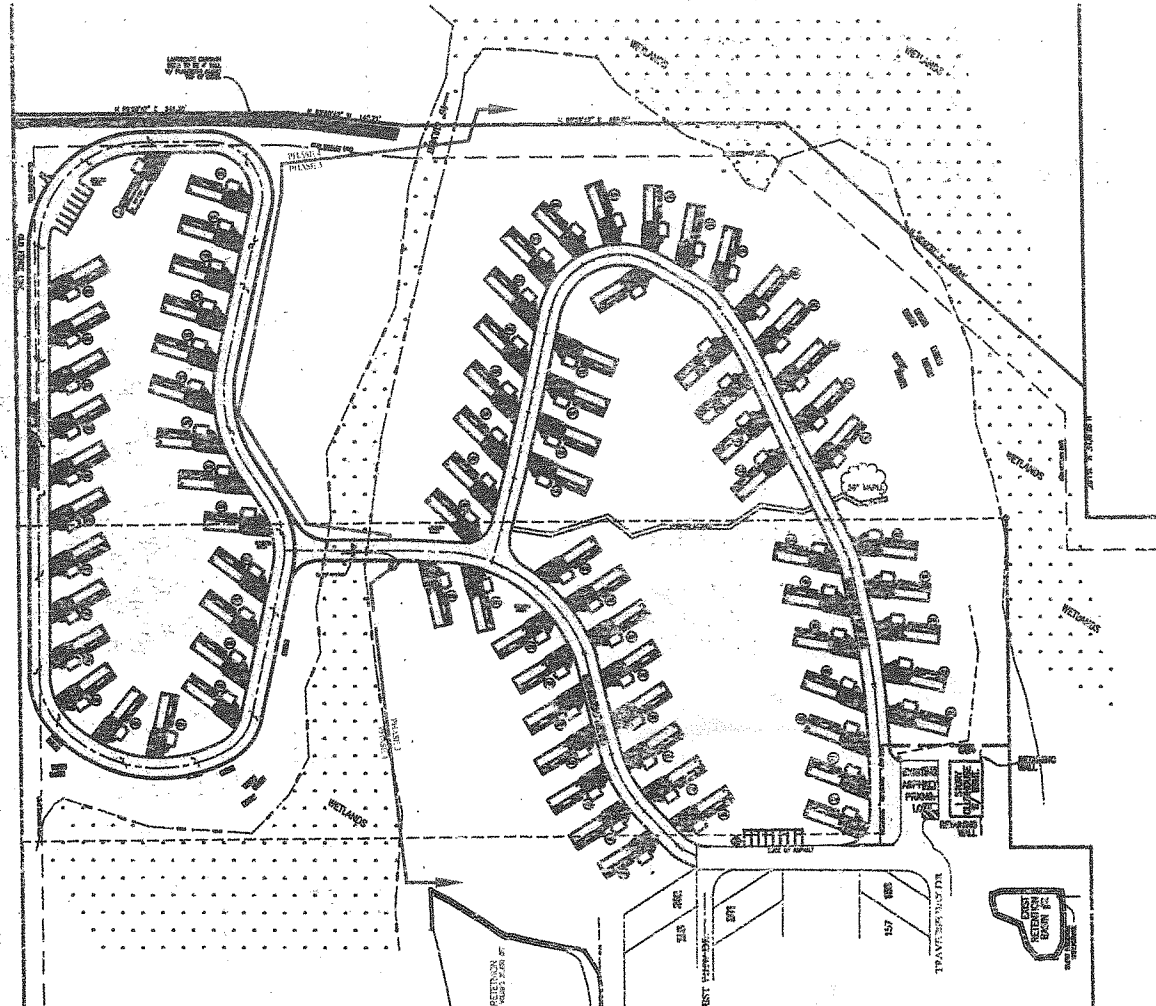
EXISTING PUBLIC UTILITIES AND KNOWN UNDERGROUND STRUCTURES ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS OR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY "MISSDIG" AND REQUEST THE UTILITY COMPANIES TO MARK THE UTILITIES IN QUESTION.

SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PROVIDE SUPPORT FOR ANY UTILITIES WITHIN THE EXCAVATION, PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, ABOVE OR BELOW THE GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.



TRAVERSE BAY RV PARK PHASE III & IV EXPANSION

SECTION 36, TOWN 28 NORTH, RANGE 10 WEST
ACME TOWNSHIP, GRAND TRAVERSE CO., MICHIGAN



LOCATION MAP

NO SCALE

DEVELOPERS:

TRAVERSE BAY RV RESORT
5555 M-72 EAST
ACME, MI 49610
PH: 938-5800

SHEET INDEX

- COVER SHEET
- SITE PLAN
- STORMWATER CONTROL PLAN
- UTILITY PLAN
- DISCOVERY LANE PLAN AND PROFILE 0+00 - 15+00
- DISCOVERY LANE PLAN AND PROFILE 15+00 - 19+40
MONACO BLVD PLAN AND PROFILE 0+00 - 7+34
- SUNSET RIDGE PLAN AND PROFILE 0+00 - 12+78
- LOW PRESSURE SEPTIC FIELD DETAILS
- SEWER DETAILS
- SITE PEDISTALS AND CONSTRUCTION DETAILS

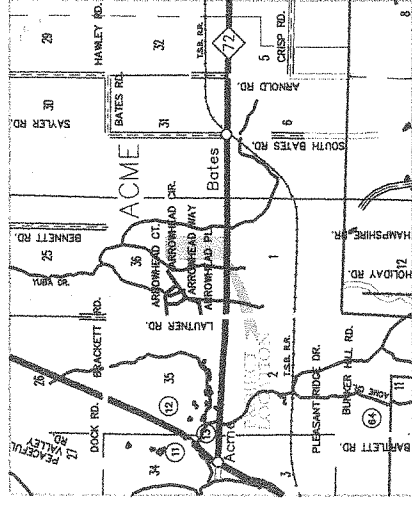
Andersen & Crain, Inc.
Surveying, Engineering, Consulting, & Design
2036 Garfield Road N - Suite 30
Traverse City, MI 49685
Phone: (231) 947-7255 Fax: (231) 947-7275

DRWN BY: CLA	REVISIONS
DSGN BY: WLC	DATE: 12-16-08
DATE: 12-16-08	1-2008 SITE REVISIONS
	1-2008 REVISIONS
	08-12-2008 REVISION

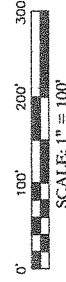
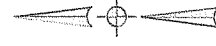
COVER SHEET - PLAN SET:
TRAVERSE BAY RV PARK
SECTION 36 - TOWN 28 NORTH - RANGE 10 WEST
ACME TOWNSHIP, GRAND TRAVERSE CO., MICHIGAN

"TRAVERSE BAY RV PARK"

SECTION 36, TOWN 28 NORTH, RANGE 10 WEST
ACME TOWNSHIP, GRAND TRAVERSE CO.
MICHIGAN



LOCATION MAP



SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- - - PROPOSED UNIT LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING WATER LINE
- - - EXISTING SEWER LINE
- - - EXISTING CONTOURS
- - - PROPOSED WATER FEATURE
- - - PROPOSED RV UNIT

(M)

SITE DATA

PROPERTY OWNER & APPLICANT:

TRAVERSE BAY RV RESORT
5555 M-72 EAST
ACME, MI 49610
PH: 434-3400

PARCEL ADDRESS - 5555 M-72 EAST, ACME, MI 49610
PARCEL ZONING - A-1 AGRICULTURAL
PARCEL NUMBER - 28-01-236-012-01

SETBACKS:

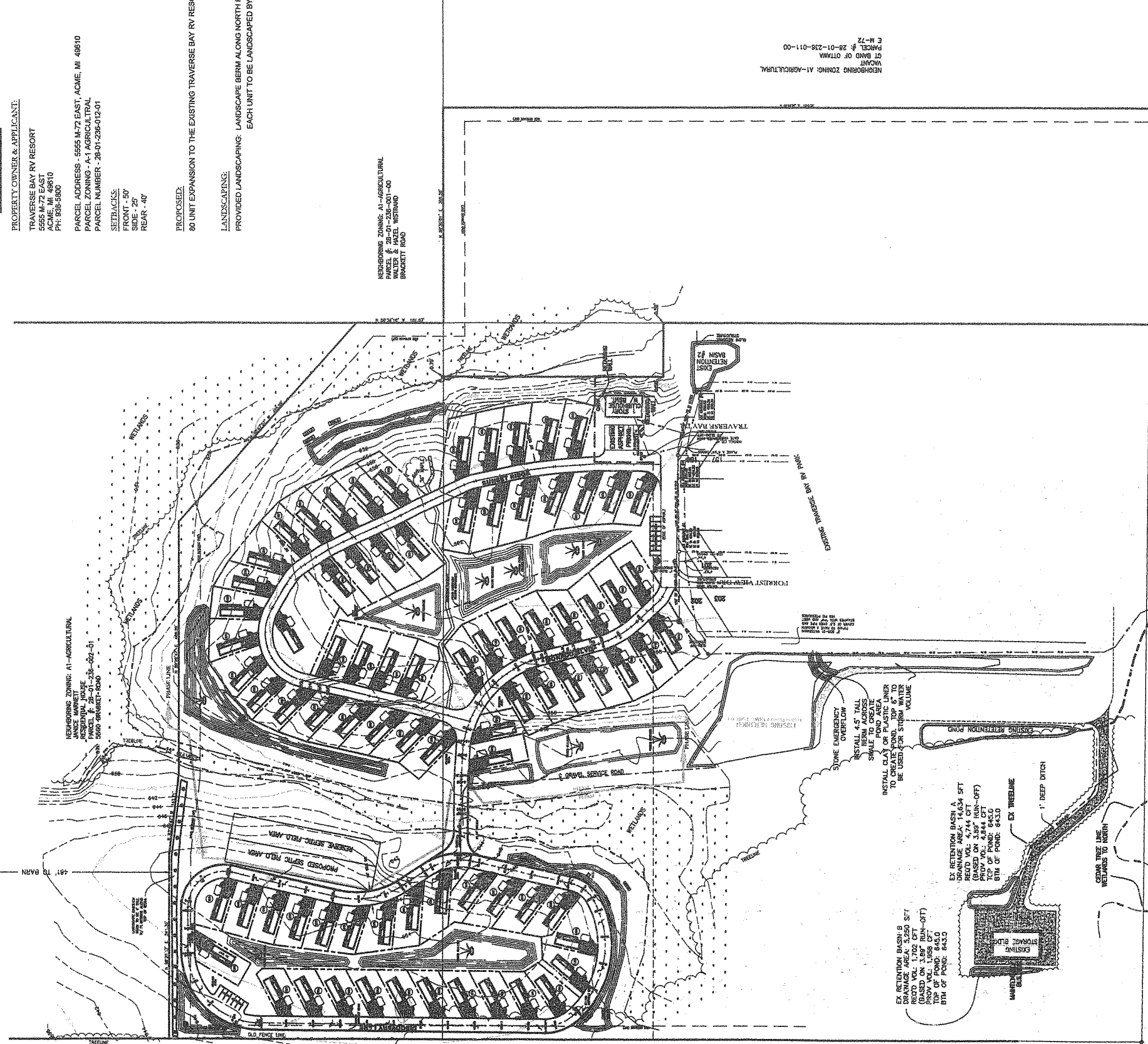
FRONT - 50'
SIDE - 25'
REAR - 40'

PROPOSED:

80 UNIT EXPANSION TO THE EXISTING TRAVERSE BAY RV RESORT

LANDSCAPING:

PROVIDED LANDSCAPING; LANDSCAPE BERM ALONG NORTH PROPERTY LINE
EACH UNIT TO BE LANDSCAPED BY OWNER



NEIGHBORING ZONING: A1-AGRICULTURAL
PARCEL # 28-01-236-011-00
CT BAND OF OTTAWA
WALKER & WOOD, WESTLAND
BRACKETT ROAD

EX RETENTION BASIN B
DRAINAGE AREA: 5,250 SF
(BASED ON 1.58" (RAIN-OFF)
PROV. VOL: 1,968 CF
DIN OF POND: 84.0
DIN OF POND: 84.0

EX RETENTION BASIN A
DRAINAGE AREA: 14,634 SF
(BASED ON 1.58" (RAIN-OFF)
PROV. VOL: 5,314 CF (MIN-OFF)
PROV. VOL: 4,844 CF
DIN OF POND: 84.0
DIN OF POND: 84.0

STONE EMERGENCY OVERFLOW
INSTALL 4.5' TALL BERM ACROSS SMALL POND AREA
INSTALL GUY OR PLASTIC LINER TO PREVENT SEEPAGE OF WATER
BE USED FOR STORM WATER VOLUME

1' RAINED ASPHALT EDGE

1.5% SLOPE

EXISTING GRADE

SEE ASPHALT PAVEMENT DESIGN FOR PAVEMENT DESIGN

TYPICAL ROAD CROSS SECTION
STA: 5+87->7+32 MONACO BLVD

NO SCALE

M-72 EAST

1' GRAVEL SHOULDER

1.5% SLOPE

EXISTING GRADE

SEE ASPHALT PAVEMENT DESIGN FOR PAVEMENT DESIGN

TYPICAL ROAD CROSS SECTION

NO SCALE

NEIGHBORING ZONING: A1-AGRICULTURAL
PARCEL # 28-01-101-003-00
SITE E-1472

PROPOSED OVERALL SITE PLAN
TRAVERSE BAY RV RESORT

SECTION 36-TOWN 28 NORTH-RANGE 10 WEST
ACME TWP., GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: CLA
DSGN BY: WLC
DATE: 12-16-08
REV/DAT: 01-28-09 SITE REVISIONS
03-10-09 SITE REVISIONS
08-18-09 HEAT TO DIEET / MDEO
10-11-2010 SE REVIEW



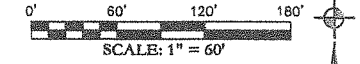
Andersen & Crain, Inc.
Surveying, Engineering, Consulting, & Design
2636 Garfield Road N - Suite 30
Traverse City, MI 49686
Phone: (231) 947-7255 Fax: (231) 947-7275

JOB NUMBER:
218808

SHEET **2** of 10

LEGEND

	PROPOSED LOT LINE		PROPOSED RETENTION BASIN
	PROPOSED EASEMENT LINE		PROPOSED GRADES
	EXISTING CONTOUR		EXISTING WETLAND LIMITS
	PROPOSED CONTOUR		PROPOSED UNIT NUMBER
	DRAINAGE DIRECTION ARROW		
	EXISTING TREE LINE		



DRAINAGE AND GRADING NOTES

1. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT WETLANDS FROM EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
2. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDING, FERTILIZED AND MULCHED OR SOILED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
3. CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
4. ALL RETENTION BASINS TO HAVE 3 ON 1 SIDE SLOPES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASH-OUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR UPON COMPLETION OF THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
6. THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUB-GRADE SOIL SHALL REQUIRE A FULL WIDTH, TWELVE INCH, GRANULAR SUB-BASE, MOIST CLASS 6 OR EQUIVALENT.
7. PREPARE SUB-GRADE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED BY THE FIELD ENGINEER PRIOR TO PLACEMENT OF GRAVEL.
8. ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF SHALL BE ENTIRELY REMOVED FROM THE GRADING LIMITS OF ALL ROADS IN THE PROPOSED PROJECT AND DISPOSED OF AS DIRECTED BY THE OWNER.
9. THE LEVEL OF THE FINISHED SUB-GRADE SHALL BE AT LEAST TWO-AND-ONE-HALF FEET ABOVE THE HIGH WATER TABLE.
10. CMP CULVERTS SHALL HAVE A MINIMUM OF ONE-FOOT COVER FROM TOP OF PIPE UNLESS OTHERWISE SHOWN ON THE PLAN. THE COVER ABOVE THE PIPE SHALL BE CLEAN AND FREE OF ALL DEBRIS.

DETENTION BASIN TABLE

BASIN #	DRAINAGE AREA (SFT)	DESIGN RAINFALL (IN)	DESIGN VOL. REQUIRED (CFT)	CREST BASIN	TOP OF BASIN	BTM OF BASIN	DEPTH OF BASIN	DESIGN VOL. PROVIDED (CFT)
1	108,826 SFT	3.89 IN	25,326 CFT	643.0	644.0	641.0	2.0'	26,141 CFT
2	32,000 SFT	3.89 IN	7,379 CFT	648.0	650.0	647.0	2.0'	10,800 CFT
3	6,850 SFT	3.89 IN	1,580 CFT	645.0	648.0	644.0	1.0'	2,588 CFT
4	60,688 SFT	3.89 IN	13,996 CFT	648.0	648.0	645.0	2.0'	14,610 CFT
5	33,800 SFT	3.89 IN	7,786 CFT	648.0	648.0	645.0	3.0'	8,316 CFT

STORAGE VOLUME CALCULATED FROM ELEVATION BELOW THE EMERGENCY OVERFLOW; ELEVATION

SAMPLE DRAINAGE CALCULATIONS:

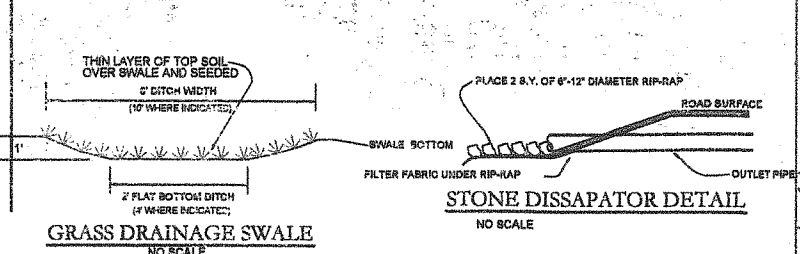
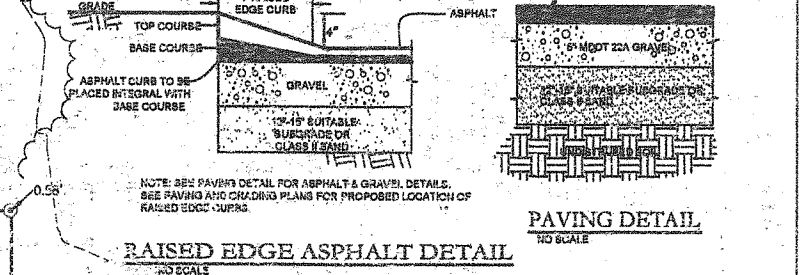
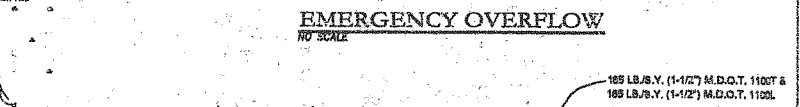
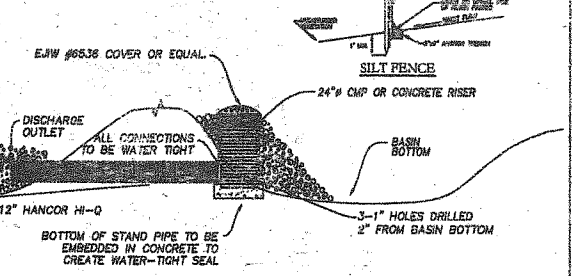
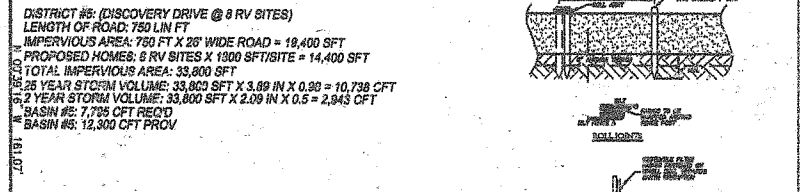
DISTRICT #1: (SUNSET RIDGE & MONACO BLVD @ 41 RV SITES)
 LENGTH OF ROAD: 1387 LIN FT
 IMPERVIOUS AREA: 1,387 FT X 28' WIDE ROAD = 38,836 SFT
 PROPOSED HOMES: 41 SITES X 1,800 SFT/SITE = 73,800 SFT
 TOTAL IMPERVIOUS AREA: 112,636 SFT
 25 YEAR STORM VOLUME: 112,636 SFT X 3.89 IN X 0.98 = 41,177 CFT
 2 YEAR STORM VOLUME: 112,636 SFT X 2.09 IN X 0.5 = 11,524 CFT
 BASIN #1: 25,326 CFT REQ'D
 BASIN #1: 44,241 CFT PROV

DISTRICT #2: (SUNSET RIDGE @ 12 RV SITES)
 LENGTH OF ROAD: 400 LIN FT
 IMPERVIOUS AREA: 400 FT X 28' WIDE ROAD = 11,200 SFT
 PROPOSED HOMES: 12 RV SITES X 1,800 SFT/SITE = 21,600 SFT
 TOTAL IMPERVIOUS AREA: 32,800 SFT
 25 YEAR STORM VOLUME: 32,800 SFT X 3.89 IN X 0.98 = 12,165 CFT
 2 YEAR STORM VOLUME: 32,800 SFT X 2.09 IN X 0.5 = 3,400 CFT
 BASIN #2: 7,379 CFT REQ'D
 BASIN #2: 13,976 CFT PROV

DISTRICT #3: (MONACO BLVD & 2 RV SITES)
 LENGTH OF ROAD: 126 LIN FT
 IMPERVIOUS AREA: 126 FT X 28' WIDE ROAD = 3,528 SFT
 PROPOSED HOMES: 2 SITES X 1,800 SFT/SITE = 3,600 SFT
 TOTAL IMPERVIOUS AREA: 7,128 SFT
 25 YEAR STORM VOLUME: 7,128 SFT X 3.89 IN X 0.98 = 2,777 CFT
 2 YEAR STORM VOLUME: 7,128 SFT X 2.09 IN X 0.5 = 757 CFT
 BASIN #3: 1,580 CFT REQ'D
 BASIN #3: 2,336 CFT PROV

DISTRICT #4: (DISCOVERY DRIVE & 18 RV SITES)
 LENGTH OF ROAD: 1,098 LIN FT
 IMPERVIOUS AREA: 1,098 FT X 28' WIDE ROAD = 30,546 SFT
 PROPOSED HOMES: 18 SITES X 1,800 SFT/SITE = 32,400 SFT
 TOTAL IMPERVIOUS AREA: 62,946 SFT
 25 YEAR STORM VOLUME: 62,946 SFT X 3.89 IN X 0.98 = 23,220 CFT
 2 YEAR STORM VOLUME: 62,946 SFT X 2.09 IN X 0.5 = 6,594 CFT
 BASIN #4: 13,996 CFT REQ'D
 BASIN #4: 14,610 CFT PROV

DISTRICT #5: (DISCOVERY DRIVE @ 8 RV SITES)
 LENGTH OF ROAD: 750 LIN FT
 IMPERVIOUS AREA: 750 FT X 28' WIDE ROAD = 21,000 SFT
 PROPOSED HOMES: 8 RV SITES X 1,800 SFT/SITE = 14,400 SFT
 TOTAL IMPERVIOUS AREA: 35,400 SFT
 25 YEAR STORM VOLUME: 35,400 SFT X 3.89 IN X 0.98 = 13,176 CFT
 2 YEAR STORM VOLUME: 35,400 SFT X 2.09 IN X 0.5 = 3,694 CFT
 BASIN #5: 7,786 CFT REQ'D
 BASIN #5: 13,976 CFT PROV



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DRWN BY: CLA
 DSGN BY: WLC
 DATE: 12-16-08
 REV DATE:
 1-28-09 SITE REVISIONS
 10-1-09 SITE REVISIONS

PROPOSED STORMWATER CONTROL PLAN
 TRAVERSE BAY RV RESORT
 SECTION 36-TOWN 28 NORTH-RANGE 10 WEST
 ACME TWP., GRAND TRAVERSE COUNTY, MICHIGAN
 JOB NUMBER:
218808
 SHEET 3 OF 10

UTILITY NOTES

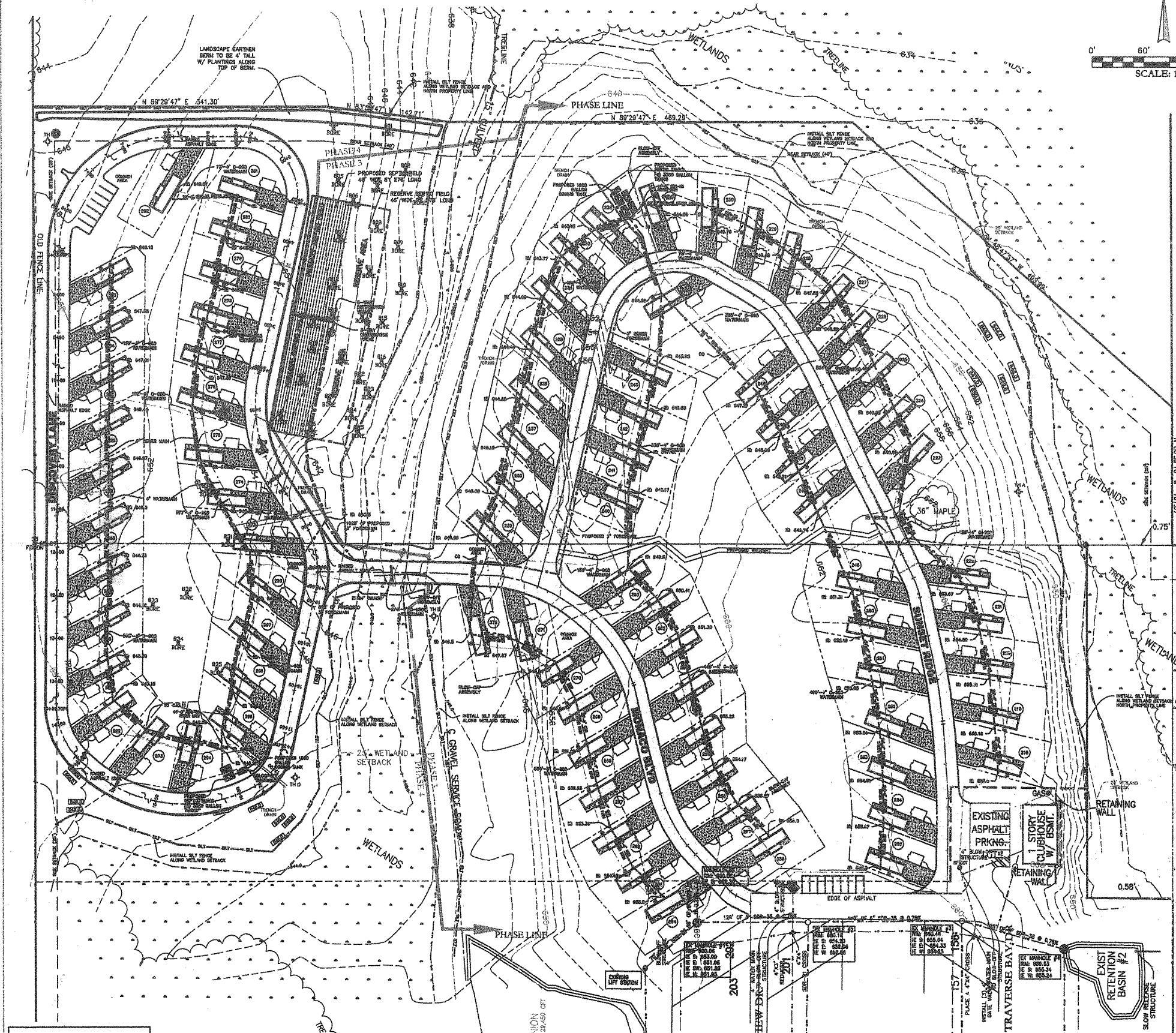
- ALL UTILITIES SHALL BE COMPLETELY TESTED AND APPROVED PRIOR TO CONNECTION TO EXISTING MAINS.
- ALL WATERMAIN AND SEWERMAIN SHALL HAVE A MINIMUM OF TWO (2) FEET OF COVER BELOW FINISHED GRADE. TEN (10) FEET OF HORIZONTAL SEPERATION BETWEEN SEWERMAIN AND WATERMAIN AND WATER AND SEWER SERVICES.
- WATERMAIN, SEWERMAIN AND FORCEMAIN SHALL BE TESTED PER GRAND TRAVERSE COUNTY D.P.W. REQUIREMENTS.
- CONTRACTOR SHALL SUBMIT CERTIFICATION OF ALL CONSTRUCTION MATERIALS TO THE DESIGN ENGINEER PRIOR TO ACCEPTANCE BY THE MDEQ.
- THE CONTRACTOR SHALL SUBMIT NAMES AND PHONE NUMBERS OF THEIR 24 HOUR EMERGENCY PERSONNEL PRIOR TO CONSTRUCTION.
- A CAMPGROUND OWNER SHALL ENSURE THAT ANY PLASTIC WATERLINE THAT IS USED IN A CAMPGROUND IS MADE OF A MATERIAL APPROVED BY THE DEPARTMENT AND HAS A MINIMUM PRESSURE RATING OF 160 POUNDS PER SQUARE INCH (SDR-21). A CAMPGROUND OWNER SHALL ENSURE THAT THE PIPE, PLASTIC FITTINGS, AND SOLVENT CEMENTS ARE APPROVED BY NSF (NATIONAL SANITATION FOUNDATION) INTERNATIONAL FOR POTABLE WATER SUPPLY AND BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL.
- A CAMPGROUND OWNER SHALL ENSURE THAT ALL SANITARY SEWERS (SDR-35) WHICH ARE LESS THAN 10 INCHES IN DIAMETER HAVE CLEANOUTS LOCATED AT THE END OF EACH SEWER LINE; AT ALL CHANGES IN GRADE, SIZE, AND DIRECTION OF MORE THAN 45 DEGREES; AND AT DISTANCES OF NOT MORE THAN 100 FEET ALONG SEWERS.
- IF A SANITARY SEWER LINE CROSSES A WATERLINE, THEN A CAMPGROUND OWNER SHALL ENSURE THAT THERE IS A MINIMUM OF 12 INCHES OF CLEAR VERTICAL ISOLATION BETWEEN THE SEWER LINE AND THE WATERLINE. IF IT IS NOT FEASIBLE TO HAVE A MINIMUM OF 12 INCHES OF VERTICAL ISOLATION, THEN A CAMPGROUND OWNER SHALL ENSURE THAT THE SANITARY SEWER LINE IS ENCASED IN CONCRETE FOR 5 FEET ON EACH SIDE OF THE CROSSING. A CAMPGROUND OWNER SHALL ENSURE THAT 1 FULL LENGTH OF WATERLINE IS CENTERED OVER THE SEWER CROSSING.
- INSTALL INTERMITTENT DRAINS FROM SEWER AND WATER TRENCHES TO ALLOW FOR WATER BEING TRAPPED IN AND AROUND MAINS.

SOIL DATA

SB A 0'-12" TOPSOIL 12'-48" CLAY LOAM 48'-80" SANDY LOAM 80'-90" LOAMY SAND	SB 800 0'-12" TOPSOIL 12'-60" CLAY LOAM	SB 814 0'-8" TOPSOIL 8'-18" CLAY LOAM 18'-108" LOAMY SAND	SB 824 0'-8" TOPSOIL 8'-18" CLAY LOAM 18'-78" LOAMY SAND
SB 820 0'-12" TOPSOIL 12'-54" CLAY LOAM 54'-80" LOAMY SAND	SB 801 0'-8" TOPSOIL 8'-60" CLAY LOAM	SB 815 0'-8" TOPSOIL 8'-38" CLAY LOAM 38'-84" LOAMY SAND	SB 825 0'-12" TOPSOIL 12'-18" CLAY LOAM 18'-38" LOAMY SAND/GRAVEL 38'-45" LOAMY SAND 48'-60" LOAMY SAND 60'-72" CLAY LOAM WATER @ 60"
SB 831 0'-12" TOPSOIL 12'-54" CLAY LOAM 54'-90" LOAMY SAND	SB 802 0'-8" TOPSOIL 8'-60" CLAY LOAM	SB 816 0'-12" TOPSOIL 12'-36" CLAY LOAM 36'-84" LOAMY SAND WATER @ 84"	SB 826 0'-8" TOPSOIL 8'-24" CLAY LOAM 24'-68" LOAMY SAND
SB 830 0'-12" TOPSOIL 12'-60" CLAY LOAM 60'-102" MEDIUM SAND / GRAVEL	SB 803 0'-12" TOPSOIL 12'-42" LOAMY SAND 42'-60" SANDY LOAM WATER @ 60"	SB 818 0'-8" TOPSOIL 8'-48" CLAY LOAM 48'-96" LOAMY SAND	SB 827 0'-8" TOPSOIL 8'-60" CLAY LOAM 60'-90" LOAMY SAND
SB 828 0'-8" TOPSOIL 8'-88" CLAY LOAM 88'-90" MEDIUM SAND / LOAMY SAND	SB 804 0'-8" TOPSOIL 8'-38" LOAMY SAND 38'-60" SANDY LOAM 60'-84" CLAY LOAM 84"- BLUE CLAY	SB 819 0'-8" TOPSOIL 8'-38" CLAY LOAM 38'-98" LOAMY SAND	SB 828 0'-12" TOPSOIL 12'-72" LOAMY SAND/SANDY LOAM
SB F 0'-12" TOPSOIL 12'-84" CLAY LOAM 84'-60" SANDY LOAM	SB 805 0'-8" TOPSOIL 8'-60" CLAY LOAM	SB 817 0'-8" TOPSOIL 8'-30" CLAY LOAM W/GRAVEL 30'-72" LOAMY SAND 72'-96" CLAY LOAM	SB 833 0'-12" TOPSOIL 12'-50" CLAY LOAM 50'-60" SANDY LOAM 60'-80" LOAMY SAND
SB 813 0'-12" TOPSOIL 12'-54" CLAY LOAM 54'-54" MEDIUM SAND	SB 806 0'-8" TOPSOIL 8'-38" CLAY LOAM 38'-60" LOAMY SAND	SB 820 0'-8" TOPSOIL 8'-42" CLAY LOAM W/GRAVEL 42'-98" LOAMY SAND	SB 834 0'-12" TOPSOIL 12'-50" SANDY LOAM 50'-60" LOAMY SAND
SB 805 0'-12" TOPSOIL 12'-84" CLAY LOAM	SB 807 0'-8" TOPSOIL 8'-48" CLAY LOAM 48'-84" LOAMY SAND	SB 821 0'-8" TOPSOIL 8'-18" CLAY LOAM 18'-48" CLAY LOAM / SANDY LOAM 48'-90" LOAMY SAND	SB 835 0'-8" TOPSOIL 8'-60" SANDY LOAM 60'-102" LOAMY SAND
SB I 0'-12" TOPSOIL 12'-84" CLAY	SB 808 0'-12" TOPSOIL 12'-60" CLAY LOAM 60'-54" LOAMY SAND	SB 822 0'-12" TOPSOIL 12'-48" CLAY LOAM 48'-66" LOAMY SAND	
SB J 0'-12" TOPSOIL 12'-54" CLAY			

LEGEND

- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED FORCEMAIN LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- SILT FENCE
- SEWER SERVICE CONNECTION
- WATER/ELECTRICAL RISER (POWERHOUSE RV HOOK-UP PEDISTAL)
- PROPOSED WATER VALVE
- PROPOSED SEPTIC/DOSING TANK



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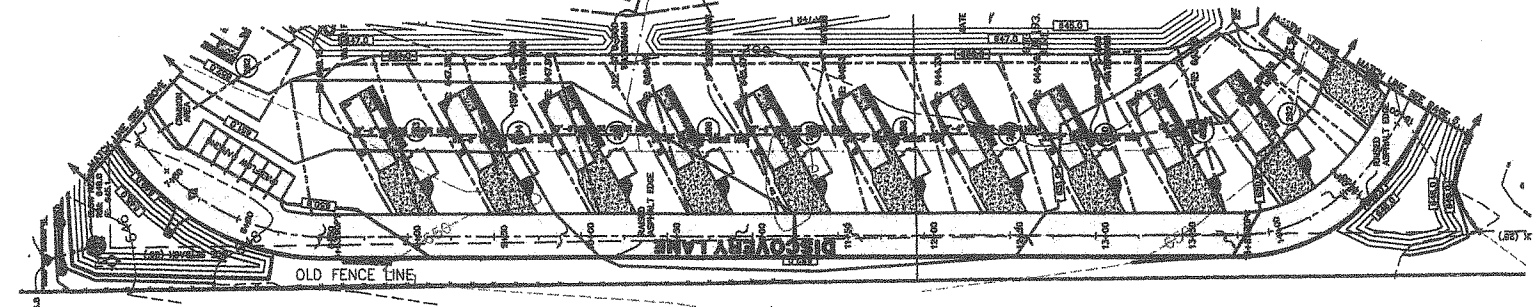
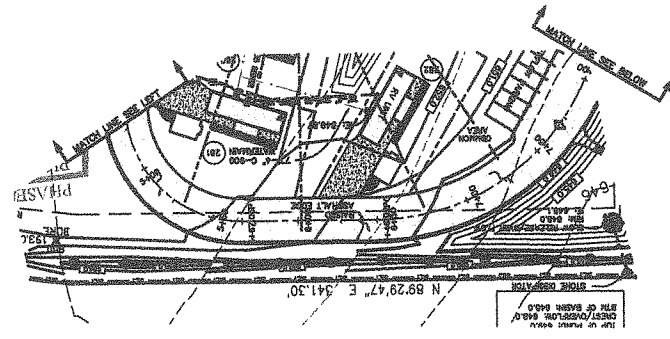
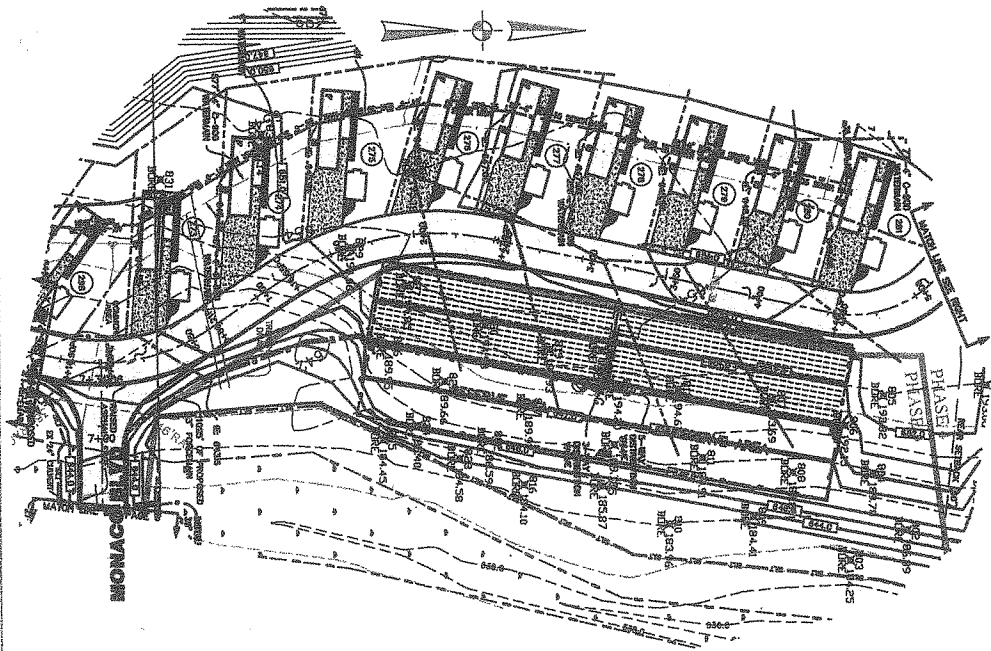
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DESIGN BY: VAC
DATE: 12-16-09
REVISIONS
06-10-09 SITE REVISION
08-10-09 MDEQ
08-18-09 HEALTH DEPT / MDEQ

PROPOSED UTILITY PLAN
TRAVERSE BAY RV RESORT
SECTION 36-TOWN 28 NORTH-RANGE 10 WEST
ACME TWP. GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:
218808

SHEET 4 OF 10



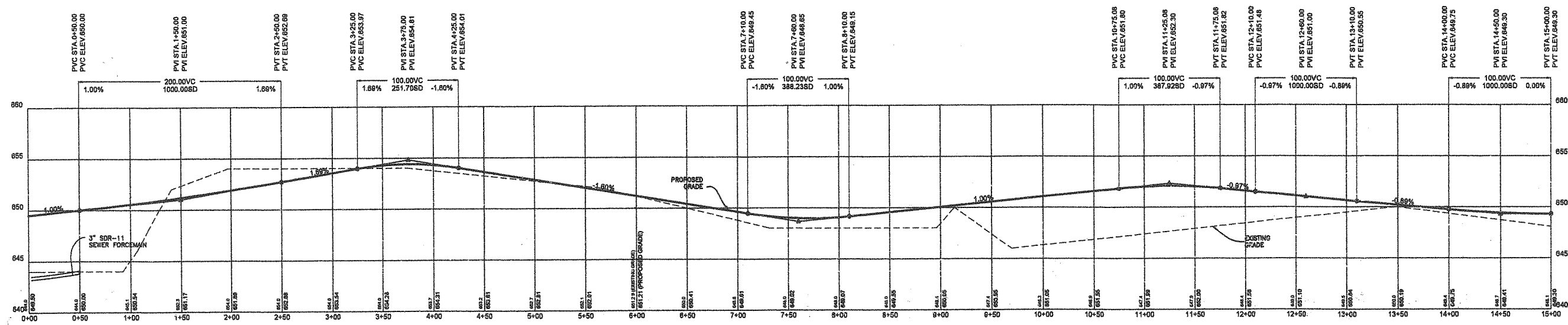


DISCOVERY LANE - PLAN VIEW STATION 0+00 => 15+00

SCALE: 1" = 50 FEET

LEGEND

- PROPOSED LOT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- DRAINAGE DIRECTION ARROW
- EXISTING TREE LINE
- PROPOSED RETENTION B/SIN
- PROPOSED SEWER FORCEMAIN
- PROPOSED WATERMAIN
- PROPOSED SEPTIC FIELD
- PROPOSED SILT FENCING
- ⊙ EXISTING SOIL BORING LOCATION
- WETLAND LIMITS



DISCOVERY LANE - PROFILE VIEW STA 0+00->15+00

VERTICAL SCALE: 1" = 5 FEET
HORIZONTAL SCALE: 1" = 50 FEET

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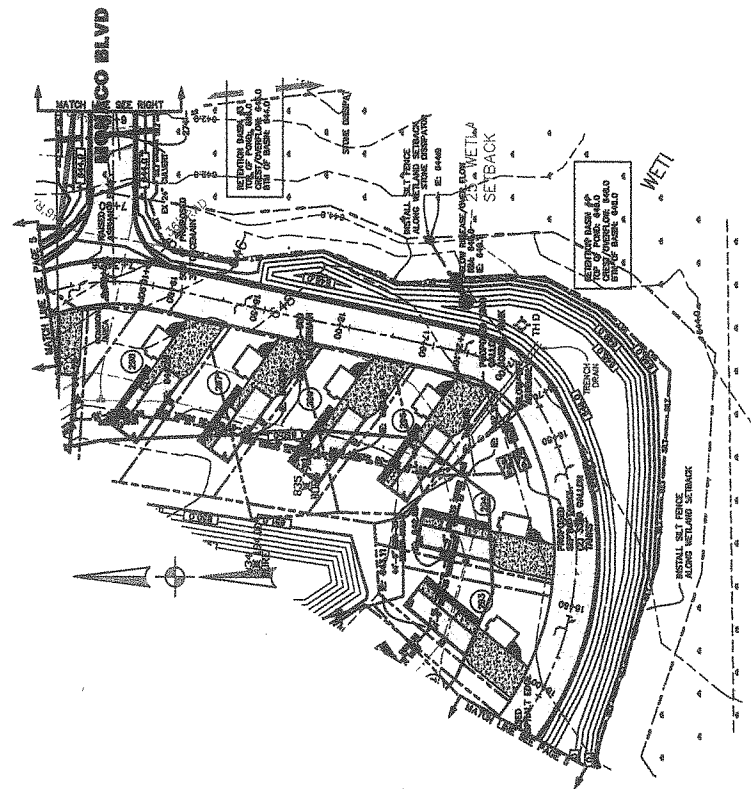


DRWN BY: CLA
DSGN BY: WLC
DATE: 12-16-08
REV DATE: 12-16-08
REV DATE: 12-16-08
REV DATE: 12-16-08

TRAVERSE BAY RV PARK
DISCOVERY LANE STA: 0+00=>15+00
SECTION 36 - TOWN 28 NORTH - RANGE 10 WEST
ACME TWP. GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:
218808
SHEET **5** OF **10**



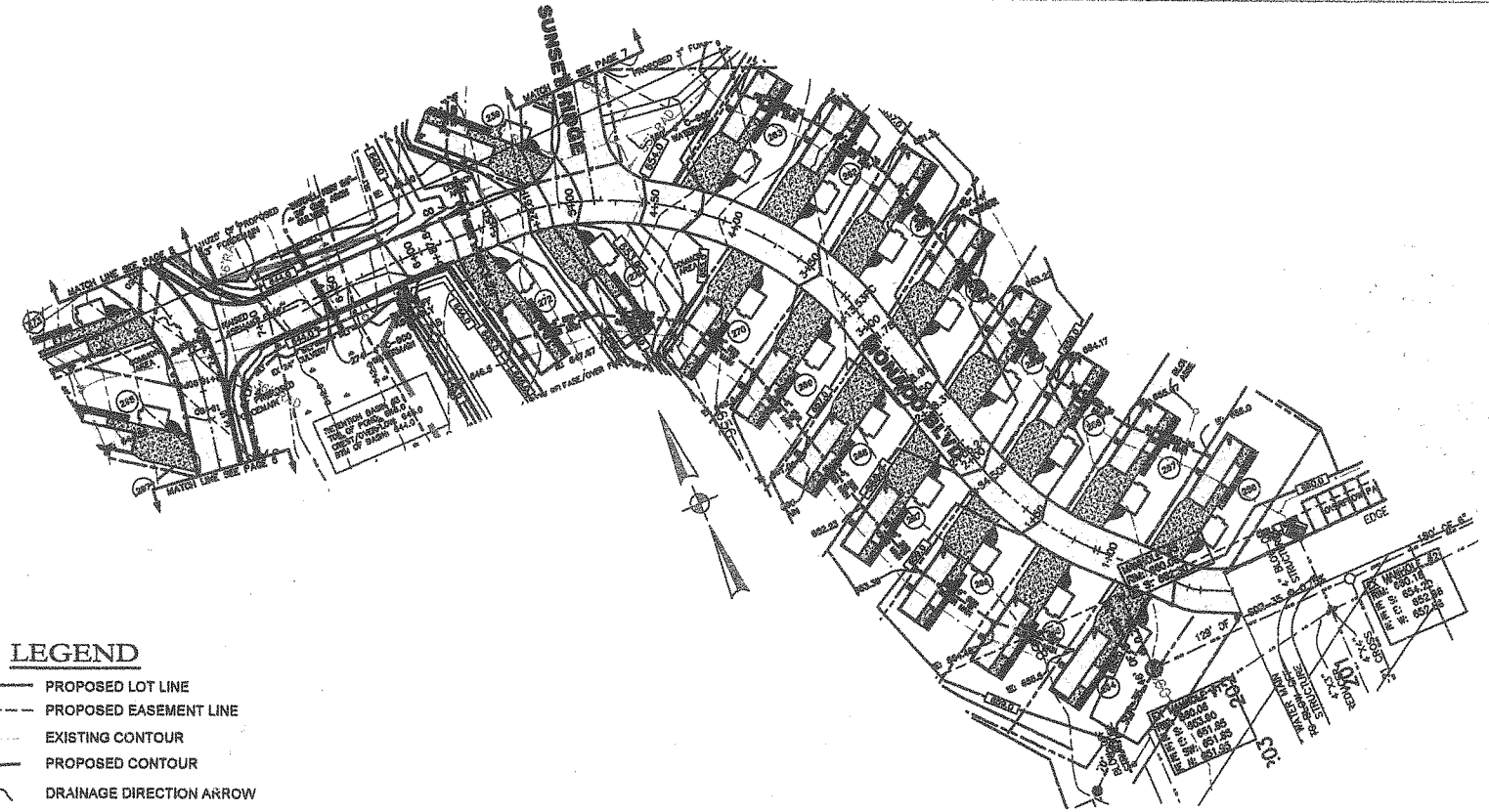


DISCOVERY LANE - PLAN VIEW STA 15+00 => 19+40

SCALE: 1" = 50 FEET

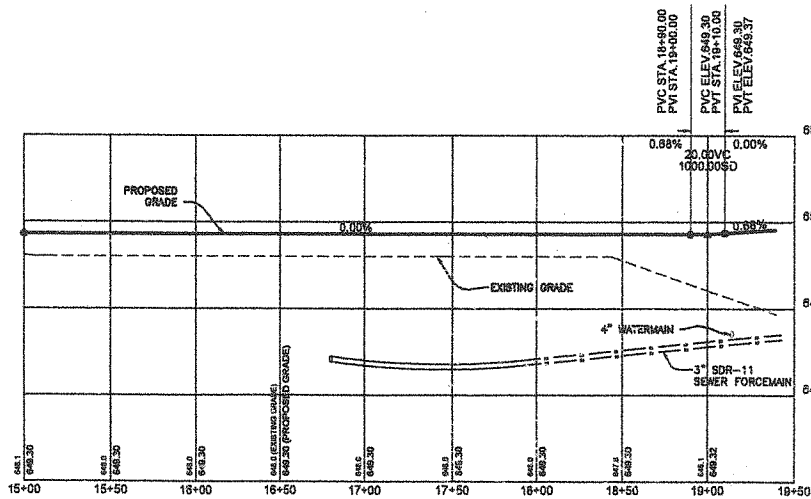
LEGEND

- PROPOSED LOT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE DIRECTION ARROW
- EXISTING TREE LINE
- PROPOSED RETENTION BASIN
- PM — PROPOSED SEWER FORCEMAIN
- W — PROPOSED WATERMAIN
- SF — PROPOSED SEPTIC FIELD
- PROPOSED SILT FENCING
- SB #1 — EXISTING SOIL BORING LOCATION
- WETLAND LIMITS



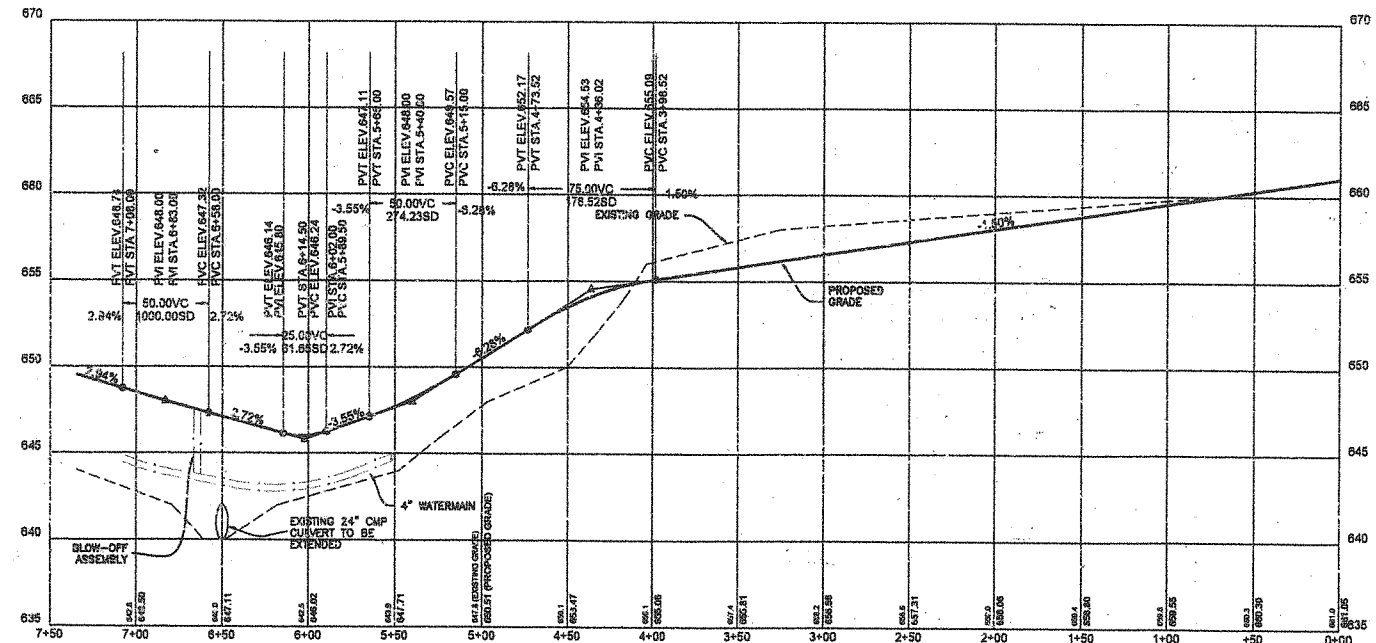
MONACO BLVD - PLAN VIEW STA 0+00 => 7+34

SCALE: 1" = 50 FEET



DISCOVERY LANE - PROFILE VIEW

VERTICAL SCALE: 1" = 5 FEET
HORIZONTAL SCALE: 1" = 50 FEET



MONACO BLVD - PROFILE VIEW

VERTICAL SCALE: 1" = 5 FEET
HORIZONTAL SCALE: 1" = 50 FEET

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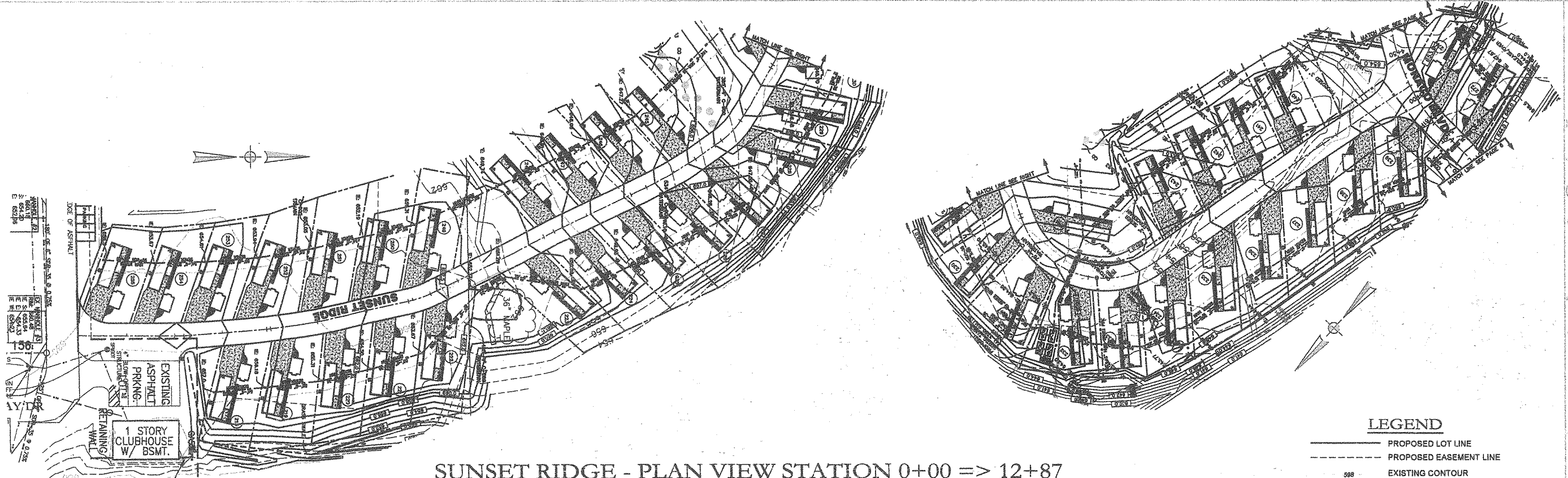
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DSGN BY: WLC
DATE: 12-16-08
REVISED PER COMMENTS
12-11-2010 SEE REVIEW

MONACO BLVD 0+00=>7+34
DISCOVERY ALNE 15+00=>19+40
SECTION 36 - TOWN 28 NORTH - RANGE 10 WEST
ACME TWP, GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:
218808

SHEET **6** OF **10**

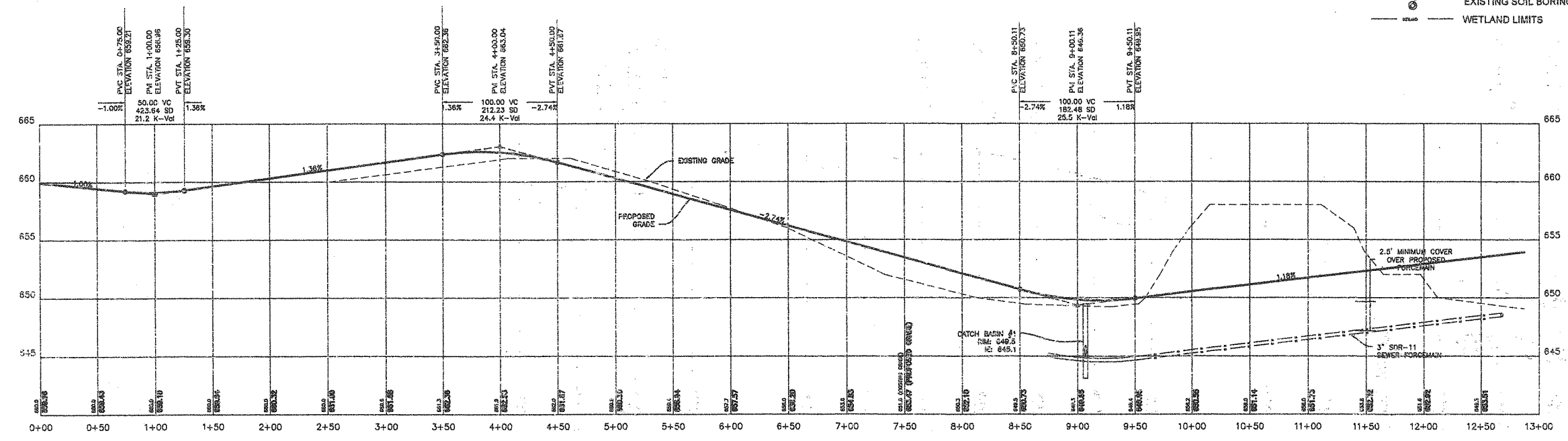




SUNSET RIDGE - PLAN VIEW STATION 0+00 => 12+87

SCALE: 1" = 50 FEET

- LEGEND**
- PROPOSED LOT LINE
 - - - PROPOSED EASEMENT LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DRAINAGE DIRECTION ARROW
 - EXISTING TREE LINE
 - PROPOSED RETENTION BASIN
 - FM — PROPOSED SEWER FORCEMAIN
 - WM — PROPOSED WATERMAIN
 - SF — PROPOSED SEPTIC FIELD
 - SFT — PROPOSED SILT FENCING
 - ⊙ EXISTING SOIL BORING LOCATION
 - WETLAND LIMITS



SUNSET RIDGE - PROFILE VIEW

VERTICAL SCALE: 1" = 5 FEET
HORIZONTAL SCALE: 1" = 50 FEET

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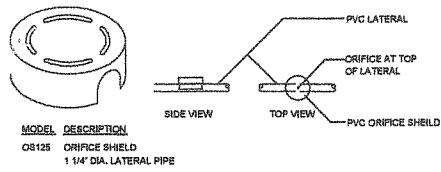


DRWN BY: CLA
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DATE: 12-16-08
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REV BY: WLC
REV DESCRIPTION: SEE SHEET 218808 FOR REVISIONS
08-11-08 SITE REVISIONS
08-11-08 USE REVISIONS

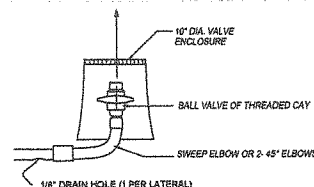
TRAVERSE BAY RY PARK
SUNSET RIDGE STA. 0+00 => 12+87
SECTION 36 - TOWN 28 NORTH - RANGE 10 WEST
ACME TWP, GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:
218808
SHEET **7** OF **10**

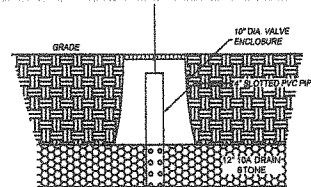




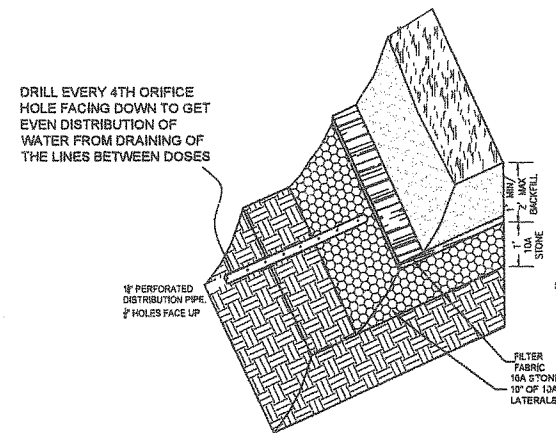
ORENCO SYSTEMS ORIFICE SHIELD
NOT TO SCALE



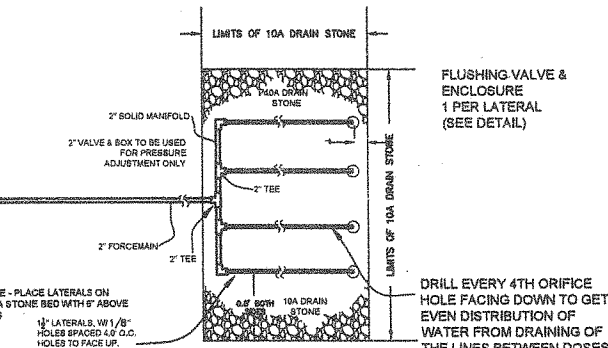
FLUSHING VALVE DETAIL
NOT TO SCALE



INSPECTION PORT DETAIL
NOT TO SCALE

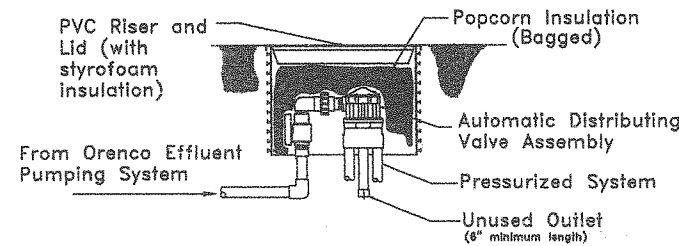


LOW PRESSURE BED SYSTEM DETAIL
NOT TO SCALE



FLUSHING VALVE & ENCLOSURE
1 PER LATERAL
(SEE DETAIL)

DRILL EVERY 4TH ORIFICE HOLE FACING DOWN TO GET EVEN DISTRIBUTION OF WATER FROM DRAINING OF THE LINES BETWEEN DOSES



DISTRIBUTION VALVE

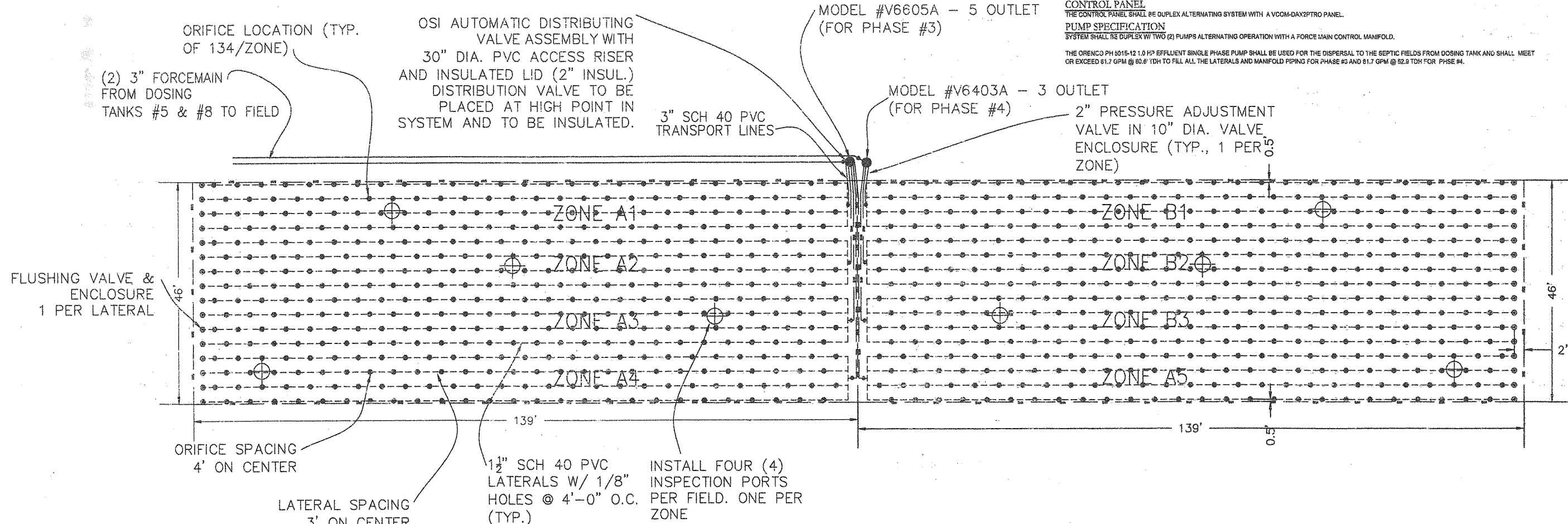
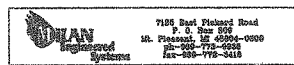
1-Application
The hydraulic 4000 and 6000 series valves are conducive to your effluent application. The construction materials used in this valve are compatible for use as effluents. Particles that are caught in the valve to not seal and operate properly, are excluded with use of your expanded piping vent and 4\"/>

2-Installation Location
The valve location in a waste water system is very important to the long term reliable operation of the valve. The most common problem is for valves to be installed in a low position relative to the drain lines, and the valve will never drain and cycle. Therefore, first check the sewer system to see if the pipe must drain to side the stem and disk to spring up and cycle.

3-System Startup
The transport line should always be flushed with clean water before installing the pipe. With the pump running, alternately close and open the end valve of the distributing valve assembly to check proper rotation of the valve.

Feet of Head per GPM Flow									
Model	1.50"	1.25"	7.0 ft.	12.0 ft.	18.0 ft.	24.0 ft.	30.0 ft.	36.0 ft.	42.0 ft.
V6600A	1.25"	1.25"	7.0 ft.	12.0 ft.	18.0 ft.	24.0 ft.	30.0 ft.	36.0 ft.	42.0 ft.
V6600B	1.25"	1.25"	7.0 ft.	12.0 ft.	18.0 ft.	24.0 ft.	30.0 ft.	36.0 ft.	42.0 ft.
V6600C	1.25"	1.25"	7.0 ft.	12.0 ft.	18.0 ft.	24.0 ft.	30.0 ft.	36.0 ft.	42.0 ft.
V6600D	1.25"	1.25"	7.0 ft.	12.0 ft.	18.0 ft.	24.0 ft.	30.0 ft.	36.0 ft.	42.0 ft.

Active Zone Diagram - Top View
Block dot indicates active outlets for each being used



LOW PRESSURE BED SYSTEM DETAIL
SCALE: 1" = 15 FEET

PROJECT DESCRIPTION
CONSTRUCT NEW LOW PRESSURE COMMUNITY TREATMENT COLLECTION SYSTEM SUB-SURFACE DISPOSAL FIELD TO SERVE 81 RV UNIT SITES.

THE PROPOSED FIELDS HAVE AN AREA OF 12,788 SFT STONE BED AREA PER FIELD AND A 12,788 SFT STONE BED AREA RESERVE SEPTIC AREA. A TYPICAL LAYOUT IS SHOWN BELOW WITH THE PIPING AND SIZING SHOWN IN THIS PLAN SET.

INSTALL FOUR (4) 3390 GALLON SINGLE-COMPARTMENT SEPTIC TANKS TO SERVE AS FILTRATION TANKS AND A 1600 GALLON DOSING CHAMBER FOR PHASE #3 AND TWO (2) 3390 GALLON SINGLE-COMPARTMENT SEPTIC TANKS TO SERVE AS FILTRATION TANKS AND A 1600 GALLON DOSING CHAMBER FOR PHASE #4. ACCESS RISERS TO BE INSTALLED FOR ACCESS TO BOTH COMPARTMENTS OF THE TANK FOR MAINTENANCE AND SAMPLING NEEDS. RISERS TO BE WATERTIGHT CONNECTS WITH AN EPOXY SEALER AND CONNECTIONS OF TANK AND RISERS.

DESIGN CRITERIA
ESTIMATED SANITARY SEWER AND DRAIN FIELD CALCULATIONS:
SIZING OF THE DRAINFIELD IS BASED ON USING 6,300 GAL/DAY, ASSUMING RV SITES AT 75 GPD. USING 75 GPD WITH 81 POSSIBLE CONNECTIONS EQUATE TO 6,075 GPD FLOWS. 6,075 GPD WITH AN ABSORPTION RATE = 0.5 GAL/S.F./DAY. THEREFORE 6,075 GAL/DAY / 0.5 GAL/SP/DAY = 12,150 SFT TOTAL DRAINFIELD REQUIRED - TOTAL FIELD AREA PROVIDED IS 12,788 SFT.

PHASE #3 HAS 55 SITES @ 75 GPD/SITE = 4,125 GPD @ 0.5 GAL/S.F./DAY => 8,250 SFT FIELD AREA REQ'D - USING A 5-WAY DISTRIBUTION VALVE AND 5 CELLS = 8,270 SFT FIELD AREA PROVIDED.

PHASE #4 HAS 26 SITES @ 75 GPD/SITE = 1,950 GPD @ 0.5 GAL/S.F./DAY => 3,900 SFT FIELD AREA REQ'D - USING A 3-WAY DISTRIBUTION VALVE AND 3 CELLS = 4,516 SFT FIELD AREA PROVIDED.

THE SOILS AT THE PROPOSED LOCATION ARE MEDIUM LOAMY SANDS. AN ACCEPTABLE DESIGN LOADING RATE IS 0.5 GALLONS PER SQUARE FOOT PER DAY FOR THESE SOIL TYPES.

TO OBTAIN THE NECESSARY DISTRIBUTION TO THE PROPOSED FIELD LOCATION A 1600 GALLON DOSING CHAMBER IS PROPOSED IN EACH PHASE. THE PUMPS WILL BE REQUIRED TO OBTAIN 81.7 GPM @ 80.8' TDH TO FILL ALL THE LATERALS AND MANIFOLD PIPING FOR PHASE #3 AND 81.7 GPM @ 82.9' TDH FOR PHASE #4. A DETAILED LAYOUT IS SHOWN IN THIS SET OF PLANS.

TILE FIELD SHALL CONSIST OF A DRAINFIELD CONSTRUCTED OF 1.5" DRAINFIELD PIPING LATERALS, SPACED AS SHOWN. A 2" SCH 40 MANIFOLD, A 3" FORCEMAIN AND A 5-WAY DISTRIBUTION VALVE FOR PHASE #3 AND A 3-WAY DISTRIBUTION VALVE FOR PHASE #4 WITH A 12" THICK LAYER OF 10-A STONE AS DIRECTED BY THE LOCAL HEALTH DEPARTMENT.

PUMP FLOAT CONTROLS SHALL BE SET AS INDICATED ON THE DETAIL SO AS TO PUMP APPROXIMATELY 520 GALS. PER DOSE. A DUPLEX ALTERNATING PUMP SYSTEM WILL BE USED.

PUMP CONTROLS SHALL BE SET WITH A VISUAL AND AUDIO ALARM. EVENT COUNTERS SHALL BE SET IN THE CONTROL PANEL FOR ALL PUMPS.

ALL SANITARY SEWER SHALL BE BURIED WITH A MINIMUM OF 2' OF COVER.

ALL FORCEMAIN SEWERS SHALL BE BURIED WITH A MINIMUM OF 2' OF COVER.

CONSTRUCTION NOTES
FIELD LAYOUT AND VERIFICATION SHALL BE MADE PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES OR MODIFICATIONS SHALL BE IDENTIFIED AND THE ENGINEER SHALL BE CONSULTED.

A FLUSHING VALVE SHALL BE INSTALLED AT THE END OF EACH LATERAL.

A 12 GAUGE SOLID TRACER WIRE SHALL BE RUN WITH THE PIPE AND A DETECTABLE TRACER TAPE MIN 2" WIDTH SHALL BE BURIED 1'-2" BELOW GRADE ABOVE PIPE.

CONSTRUCTION ACCEPTANCE TESTING TO FOLLOW THE GRAND TRAVERSE COUNTY SEWER FORCEMAIN TESTING PROCEDURES

HEALTH DEPARTMENT PERMIT REQUIRED FOR OVERALL PROJECT PRIOR TO CONSTRUCTION. ELECTRICAL AND PLUMBING PERMITS MAY BE REQUIRED FOR THE INSTALLATION OF THE FORCEMAIN, SERVICE LINES AND GRINDER PUMP UNITS. CONTRACTOR TO CONTACT PLUMBING AND ELECTRICAL DEPARTMENT ON PLACEMENT OF SERVICES, FORCEMAIN AND GRINDER PUMPS FOR INSPECTION REQUIREMENTS.

ALL SERVICE LEADS TO UNITS WILL BE SCHEDULE 40 OR 80R-21 PIPING.

CONTROLS AND PUMPS TO BE PLACED ON SEPERATE CIRCUIT BREAKERS

CONTROL PANEL
THE CONTROL PANEL SHALL BE DUPLEX ALTERNATING SYSTEM WITH A VCOM-DAX2PTRO PANEL.

PUMP SPECIFICATION
SYSTEM SHALL BE DUPLEX W/ TWO (2) PUMPS ALTERNATING OPERATION WITH A FORCE MAIN CONTROL MANIFOLD.

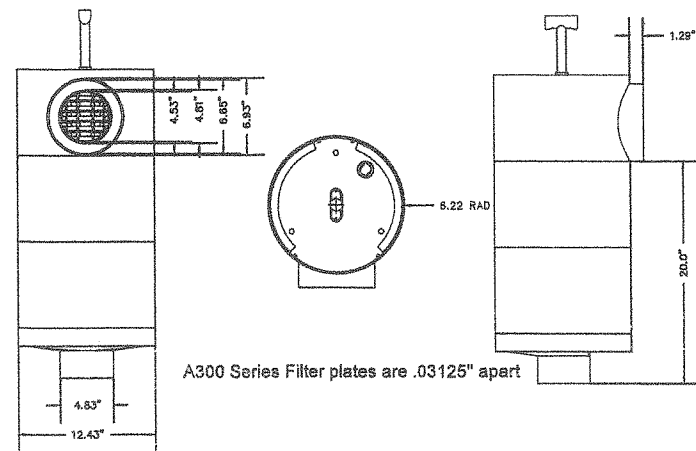
THE ORENCO PH 5015-12 1.0 HP EFFLUENT SINGLE PHASE PUMP SHALL BE USED FOR THE DISPERSAL TO THE SEPTIC FIELDS FROM DOSING TANK AND SHALL MEET OR EXCEED 81.7 GPM @ 80.8' TDH TO FILL ALL THE LATERALS AND MANIFOLD PIPING FOR PHASE #3 AND 81.7 GPM @ 82.9' TDH FOR PHASE #4.

DRWN BY: WLC
DSGN BY: WLC
DATE: 3-10-08
REV DATE: 1-26-08
1-10-08 SITE REVISIONS
08-18-08 HEALTH DEPT / IDEG

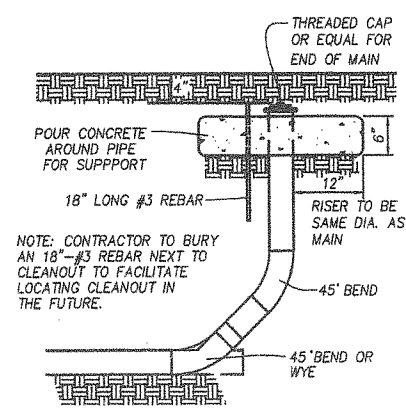
Surveying, Engineering, Consulting, & Design
2636 Garfield Road N - Suite 30
Traverse City, MI 49686
Phone: (231) 947-7255 Fax: (231) 947-7275

JOB NUMBER:
218808
SHEET **8** of 10

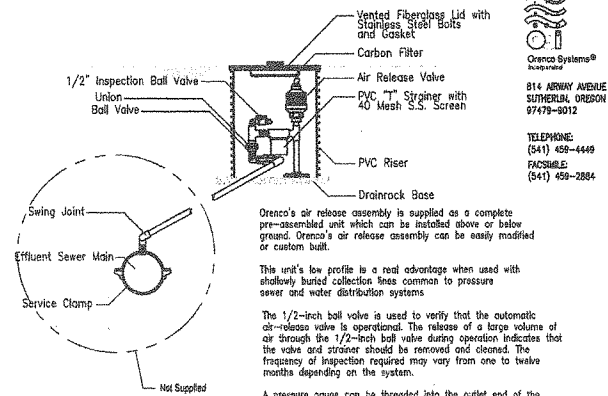
SECTION 36, TOWN 28 NORTH, RANGE 10 WEST
GREEN LAKE TWP. GRAND TRAVERSE COUNTY, MICHIGAN



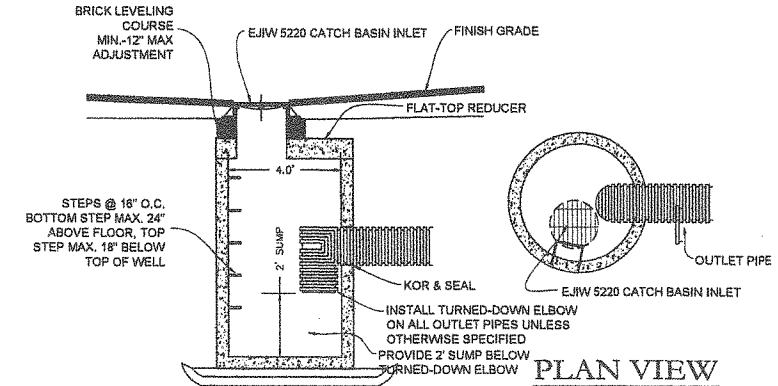
Zabel Environmental Technology
A300 - 12x28 - VC Detail
NO SCALE



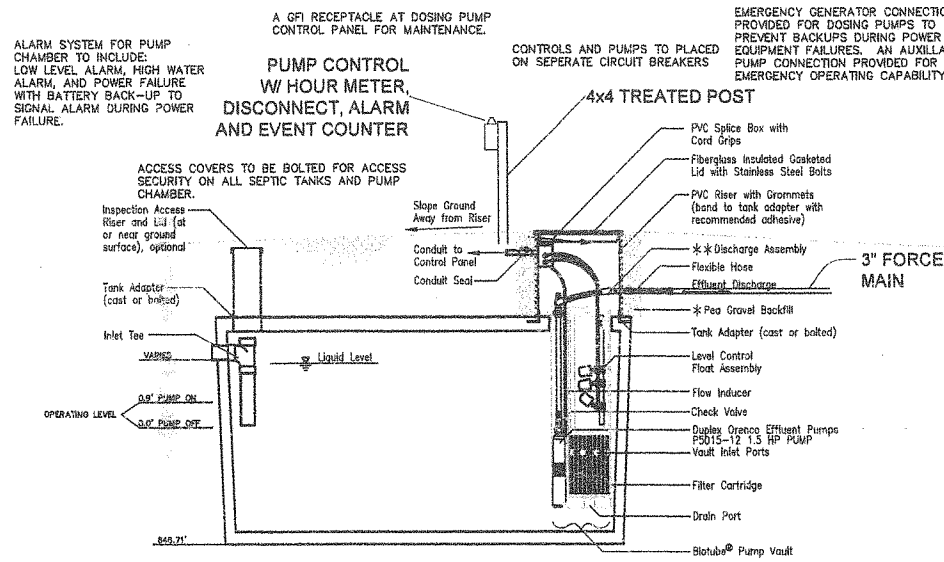
CLEANOUT DETAIL
NO SCALE



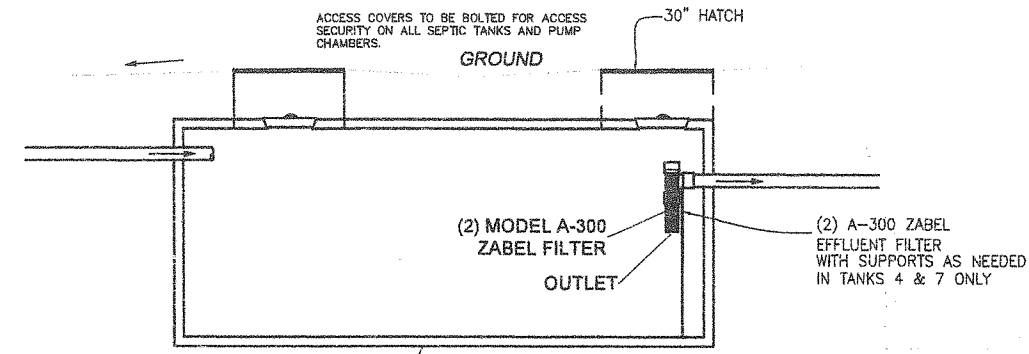
AIR RELEASE ASSEMBLY
NO SCALE



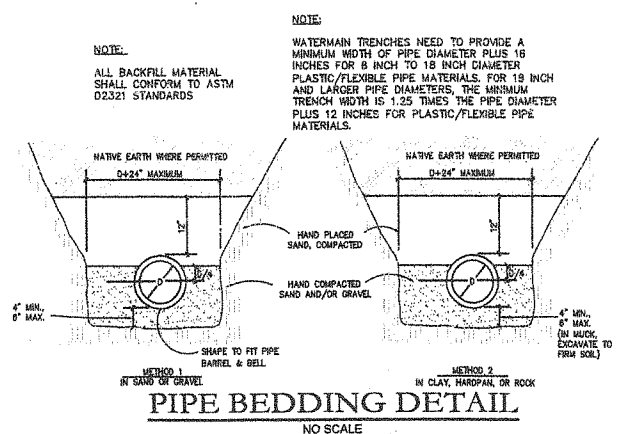
SECTION VIEW
4' CATCH BASIN DETAIL
NO SCALE



1600 GAL. DOSING TANK DETAIL
TANKS #5 & #8
NO SCALE



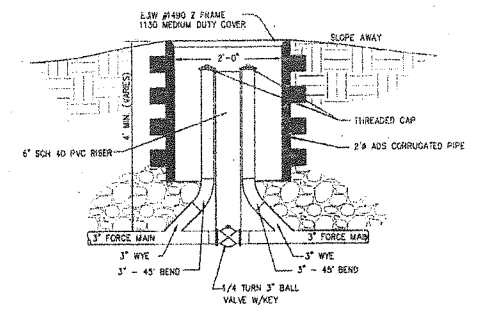
SEPTIC TANK #1 - #4, #6 & #7 DETAIL
NO SCALE



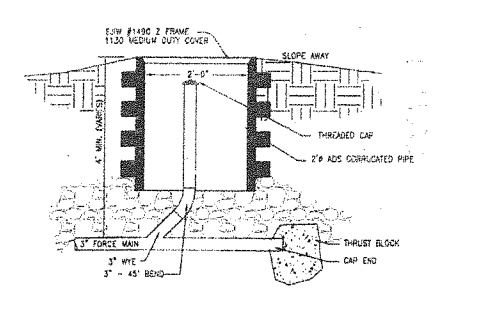
PIPE BEDDING DETAIL
NO SCALE

SEPTIC TANK DATA

TANK #	GROUND ELEV	INVERT ELEV	TANK BTM ELEV	TANK SIZE
TANK #1:	649.0	644.0	636.96	3350
TANK #2:	649.0	643.9	636.86	3350
TANK #3:	649.0	643.8	636.76	3350
TANK #4:	649.0	643.7	636.66	3350
TANK #5:	648.5	643.6	640.02	1600
TANK #6:	645.5	642.0	634.96	3350
TANK #7:	646.2	641.9	634.86	3350
TANK #8:	646.2	641.8	638.22	1600



MID LINE CLEAN OUT DETAIL
NO SCALE

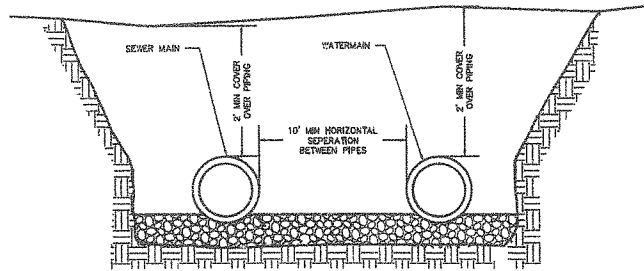
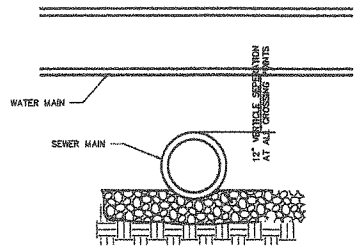


END OF LINE CLEAN OUT DETAIL
NO SCALE

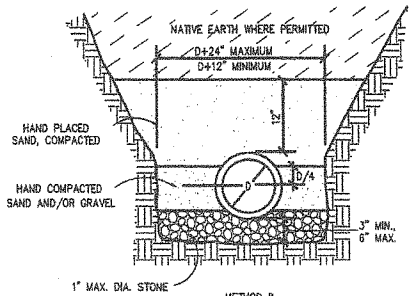
Surveying, Engineering, Consulting, & Design
2636 Garfield Road N - Suite 30
Traverse City, MI 49686
Phone: (231) 947-7255 Fax: (231) 947-7275

DRWN BY: WLC
DSGN BY: WLC
DATE: 3-10-09
REV DATE: 08-18-09 HEALTH DEPT /MDEQ

SECTION 36, TOWN 28 NORTH, RANGE 10 WEST
ACME TWP, GRAND TRAVERSE COUNTY, MICHIGAN



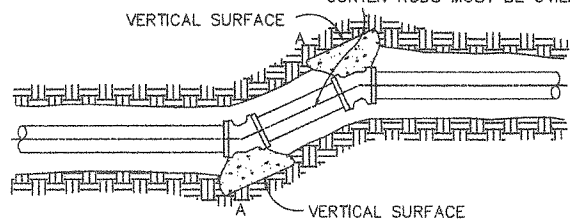
PIPE SEPERATION DETAILS
NO SCALE



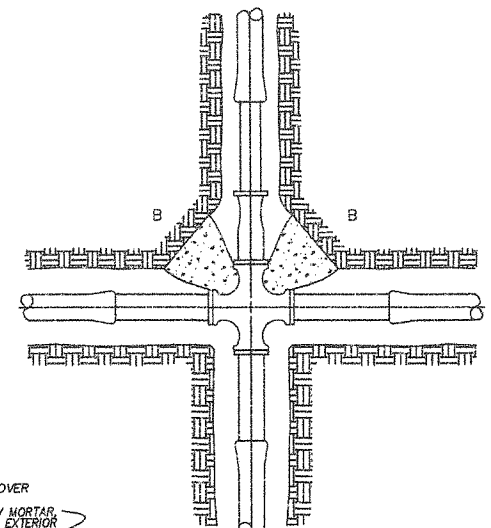
PIPE BEDDING DETAIL
(CLASS B) NO SCALE

DEGREE OF BEND IN ELBOW	PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCKS
SURFACE A		
45°	4"	1'-4" x 1'-0" = 1.3 SQ. FT.
45°	6"	1'-8" x 1'-4" = 2.2 SQ. FT.
45°	8"	2'-0" x 2'-0" = 4.0 SQ. FT.
45°	10"	2'-4" x 2'-4" = 5.4 SQ. FT.
45°	12"	2'-8" x 2'-8" = 7.1 SQ. FT.
45°	16"	3'-8" x 3'-8" = 13.5 SQ. FT.
SURFACE B		
22.5° OR 11.25°	2"	1'-0" x 0'-8" = 0.7 SQ. FT.
22.5° OR 11.25°	4"	1'-4" x 1'-0" = 1.3 SQ. FT.
22.5° OR 11.25°	6"	1'-8" x 1'-4" = 2.2 SQ. FT.
22.5° OR 11.25°	8"	2'-0" x 2'-0" = 4.0 SQ. FT.
22.5° OR 11.25°	10"	2'-4" x 2'-4" = 5.4 SQ. FT.
22.5° OR 11.25°	12"	2'-8" x 2'-8" = 7.1 SQ. FT.
22.5° OR 11.25°	16"	3'-8" x 3'-8" = 13.5 SQ. FT.

ALL MECHANICAL JOINTS REQUIRE RETAINER GLANDS
NOTE: IF THE DISTANCE BETWEEN THESE TWO FITTINGS IS 7 FEET OR LESS TIE BOLTS AND 3/4" CORTEN RODS MUST BE UTILIZED



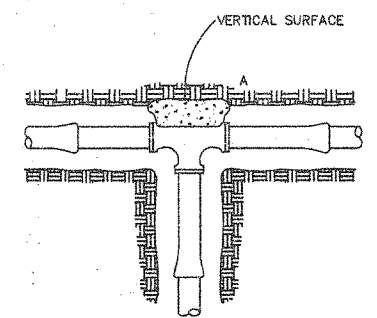
TYPICAL OFFSET DETAIL
NO SCALE



PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCKS
SURFACE B	
4"	0'-6" x 0'-6" = 0.3 SQ.FT.
6"	0'-10" x 0'-8" = 0.6 SQ.FT.
8"	1'-0" x 0'-10" = 0.8 SQ.FT.
10"	1'-4" x 1'-4" = 1.8 SQ.FT.
12"	1'-8" x 1'-8" = 2.5 SQ.FT.
16"	2'-0" x 2'-0" = 4.0 SQ.FT.

ALL MECHANICAL JOINTS REQUIRE RETAINER GLANDS

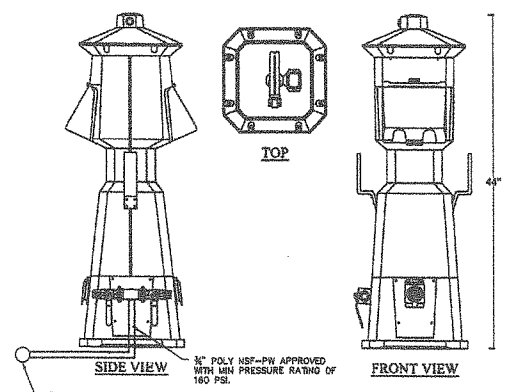
CROSS AND REDUCER DETAIL
NO SCALE



PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCKS
SURFACE A	
4"	1'-6" x 1'-6" = 2.3 SQ. FT.
6"	1'-9" x 1'-9" = 3.1 SQ. FT.
8"	2'-4" x 2'-4" = 5.4 SQ. FT.
10"	2'-8" x 2'-8" = 7.1 SQ. FT.
12"	3'-0" x 3'-0" = 9.0 SQ. FT.
16"	4'-5" x 4'-5" = 19.5 SQ. FT.

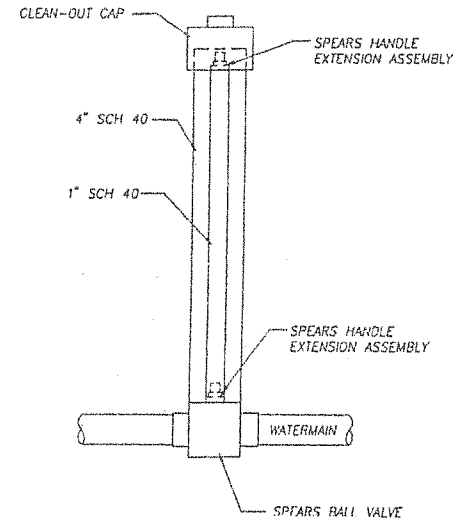
ALL MECHANICAL JOINTS REQUIRE RETAINER GLANDS

TYPICAL TEE CONNECTION DETAIL
NO SCALE

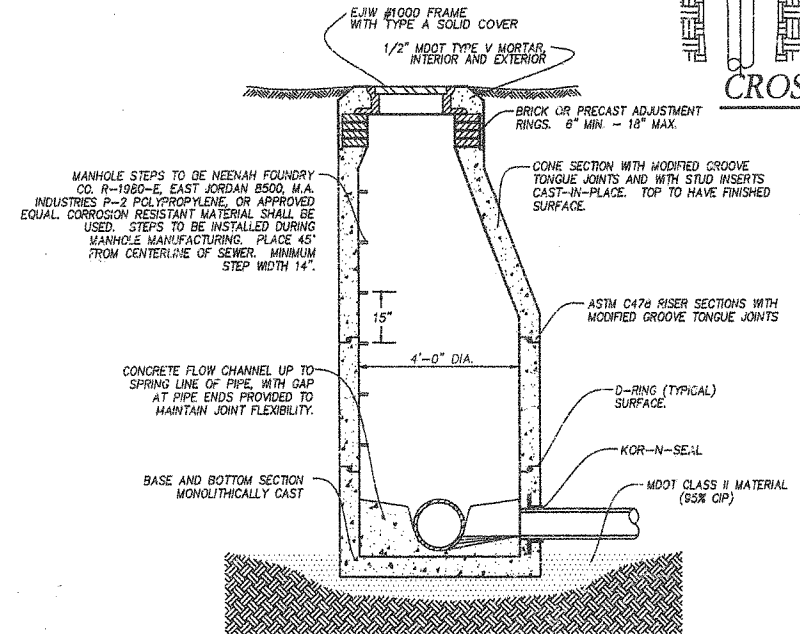


RV PARK HOOKUPS, INC.	PRODUCT: POWERHOUSE
GENERAL SPECIFICATION	DIMENSIONS

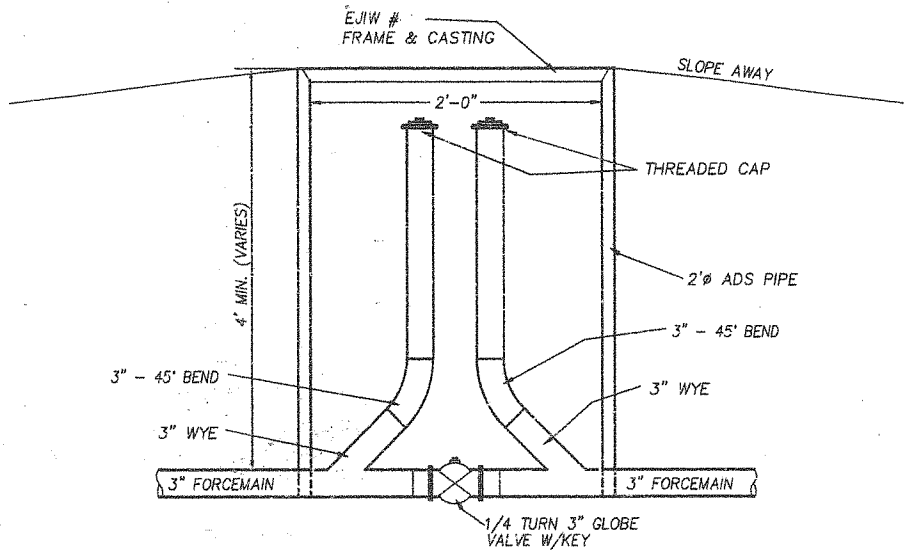
SITE PEDISTAL DETAIL
NO SCALE



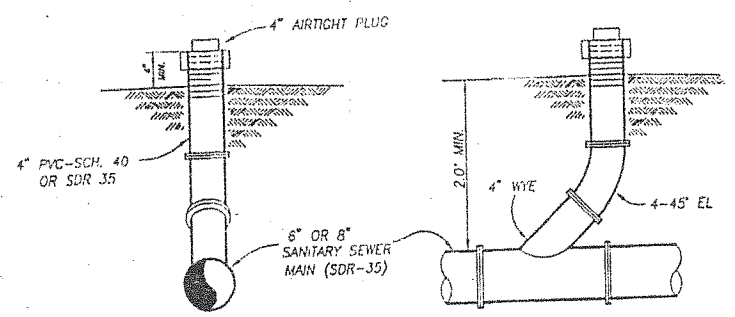
WATER VALVE DETAIL
NO SCALE



TYPICAL 4' DIA. MANHOLE
NO SCALE



CLEANOUT DETAIL
NO SCALE



TYP SANITARY SEWER RISER DETAIL
NO SCALE

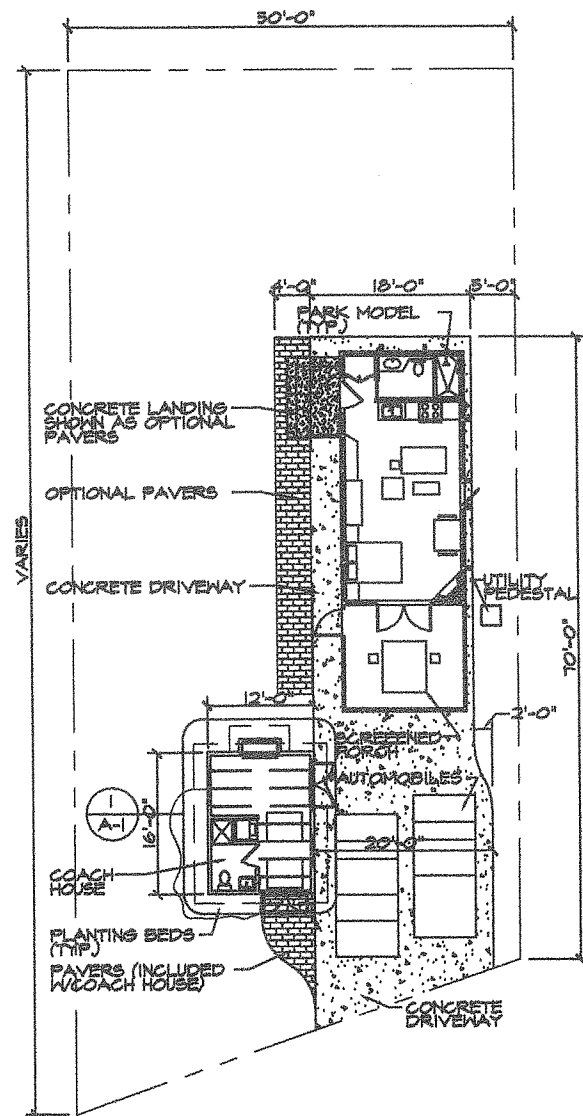
Andersen & Crain, Inc.
Surveying, Engineering, Consulting, & Design
2636 Garfield Road N - Suite 30
Traverse City, MI 49686
Phone: (231) 947-7255 Fax: (231) 947-7275

DRWN BY: WLC
DSGN BY: WLC
DATE: 12-18-08
REV DATE: 03-24-09
REV DATE: 08-18-09
REVISIONS
SITE DEPT / IDEO

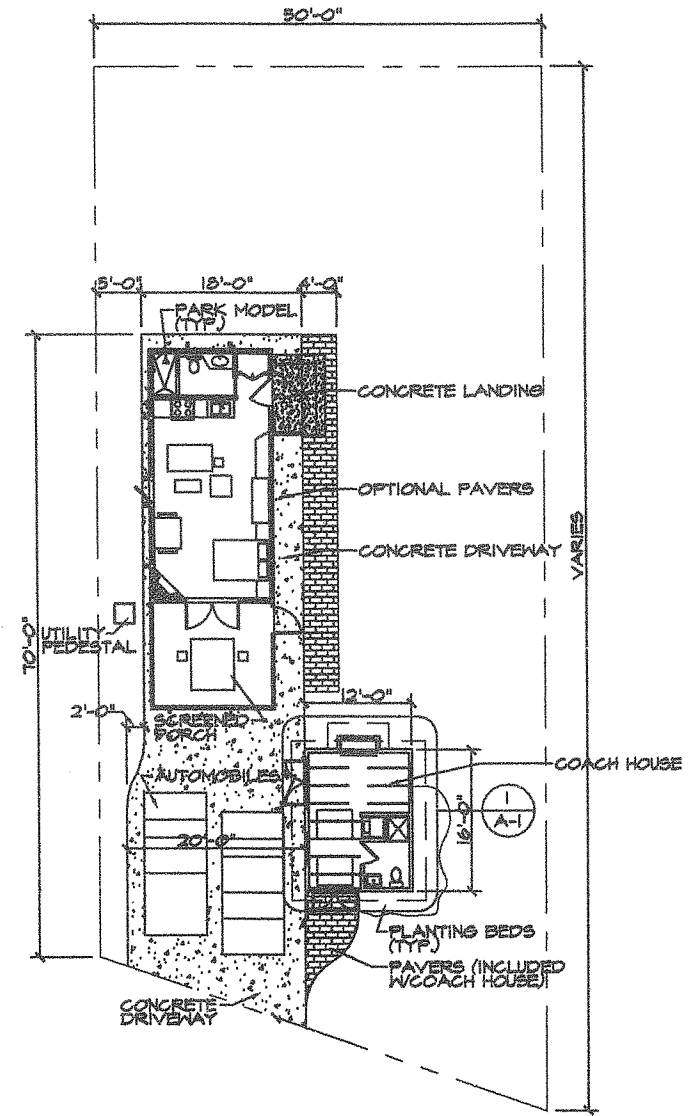
PROPOSED UTILITY PLAN
TRAVERSE BAY RV RESORT

JOB NUMBER:
218808
SHEET 10 of 10

SECTION 36-TOWN 28 NORTH-RANGE 10 WEST
ACME TWP, GRAND TRAVERSE COUNTY, MICHIGAN



② TYP. 50' LOT SITE PLAN
C-1 SCALE: 1" = 10'-0"



① TYP. 50' LOT SITE PLAN
C-1 SCALE: 1" = 10'-0"

IMPERVIOUS SURFACE CALCULATIONS:

CONCRETE DRIVEWAY:	1352 S.F.
COACH HOUSE:	200 S.F.
COACH HOUSE PAVERS:	48 S.F.
ADDITIONAL PAVING ALLOWED:	400 S.F.
TOTAL:	2200 S.F. OR 48% OF LOT

J.M.L. DESIGN GROUP, L.T.D. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684

scale: AS NOTED
drawn: NAR

architect: CF CAMPBELL
phone: (231) 447-4019
fax: (231) 447-8158

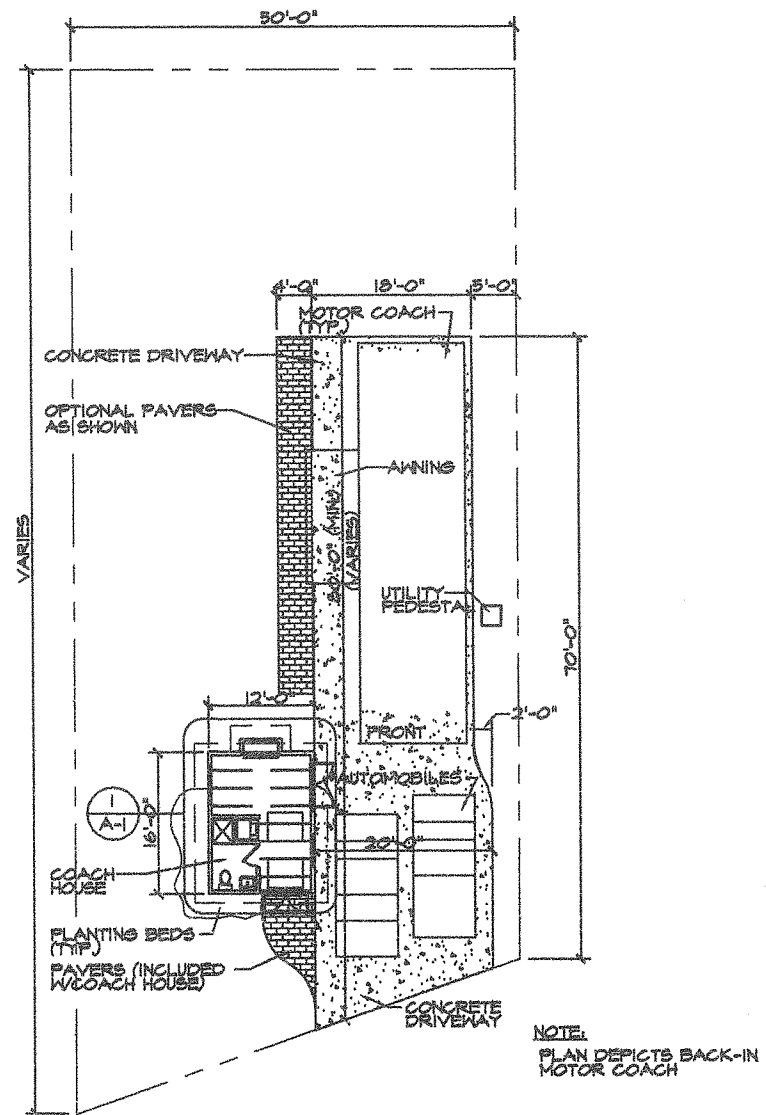
DATE: 07/12/15 ISSUED FOR PLANNING

LOCATION: ACME, MICHIGAN
PROJECT NAME: TRAVERSE BAY R.V. PARK

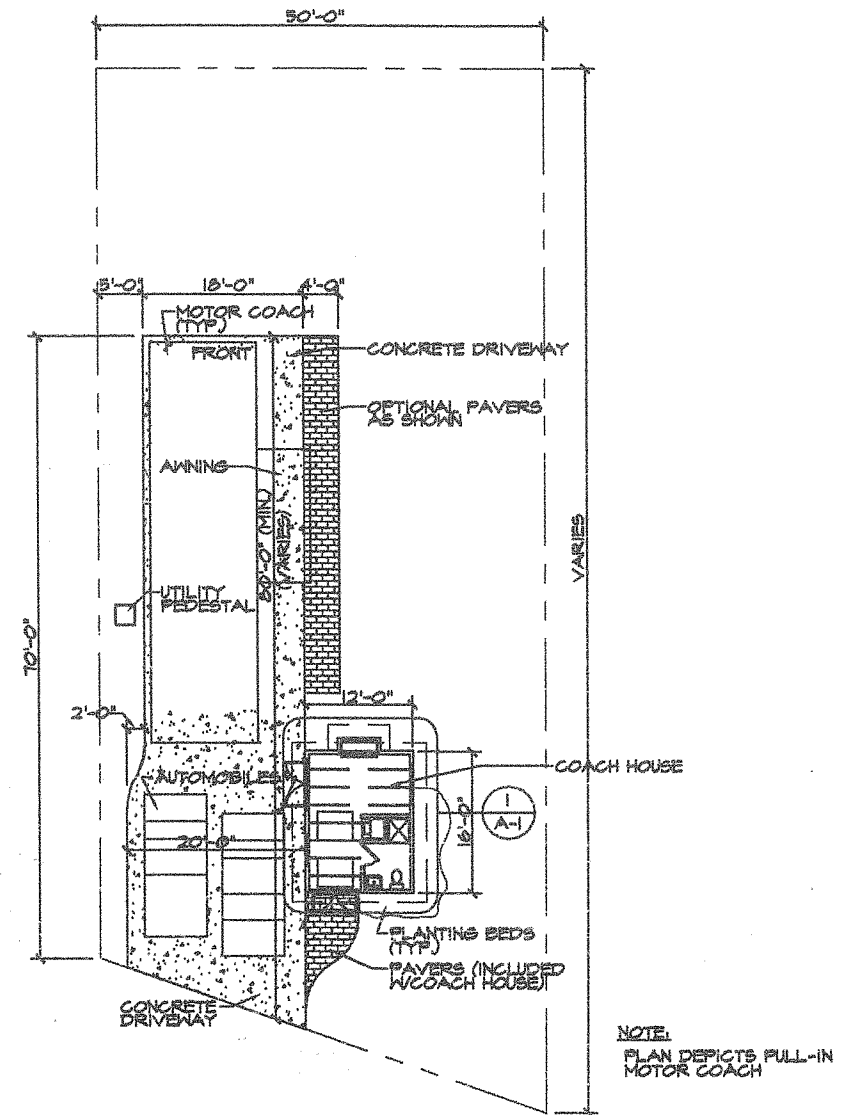
DATE: 01/12/15
SHEET: C-1

status: preliminary construction





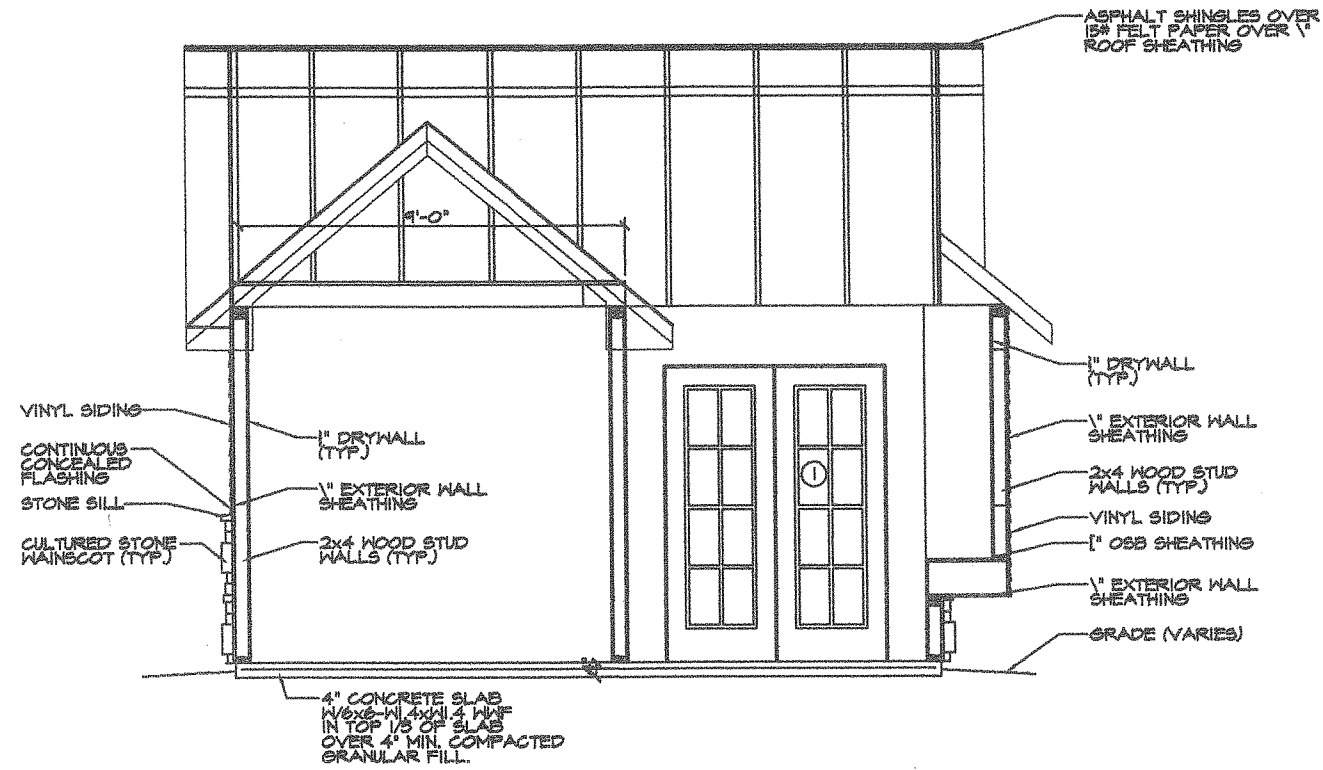
② TYP. 50'
LOT SITE PLAN
C-1 SCALE: 1" = 10'-0"



① TYP. 50'
LOT SITE PLAN
C-1 SCALE: 1" = 10'-0"

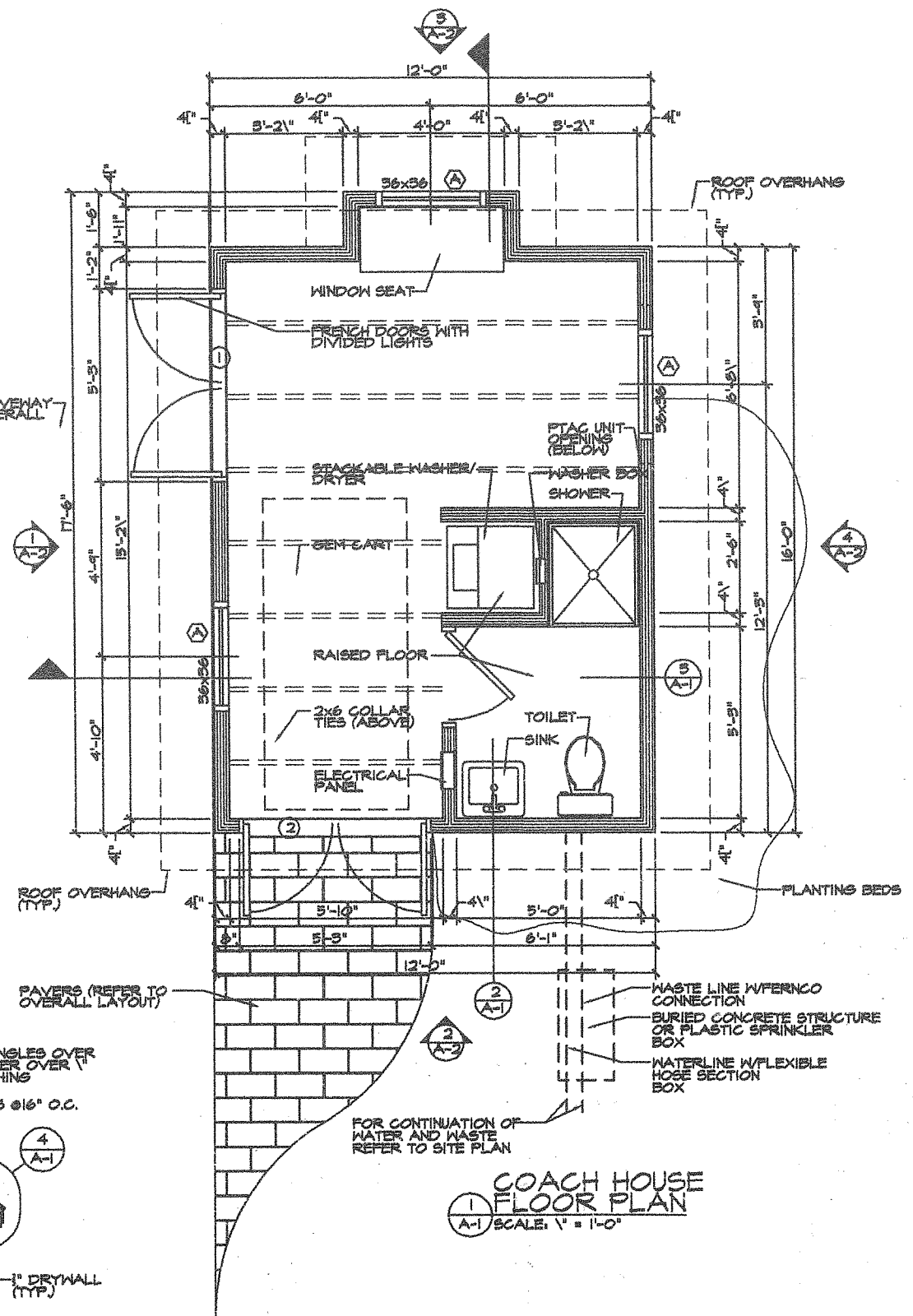
IMPERVIOUS SURFACE CALCULATIONS:

CONCRETE DRIVEWAY:	1552 S.F.
COACH HOUSE:	200 S.F.
COACH HOUSE PAVERS:	48 S.F.
ADDITIONAL PAVING ALLOWED:	400 S.F.
TOTAL:	2,200 S.F. OR 48% OF LOT

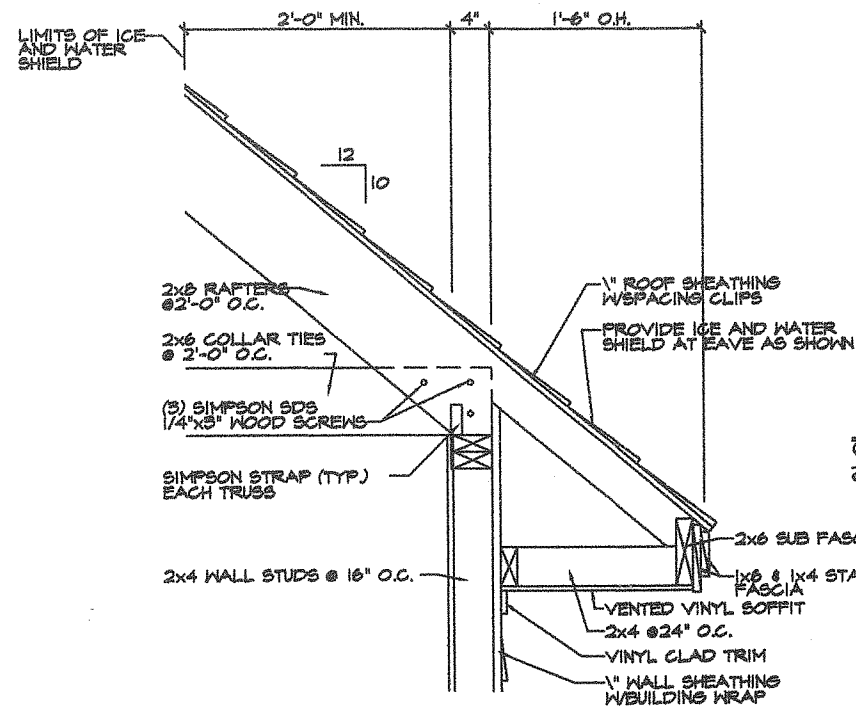


SECTION 2
A-1 SCALE: 1" = 1'-0"

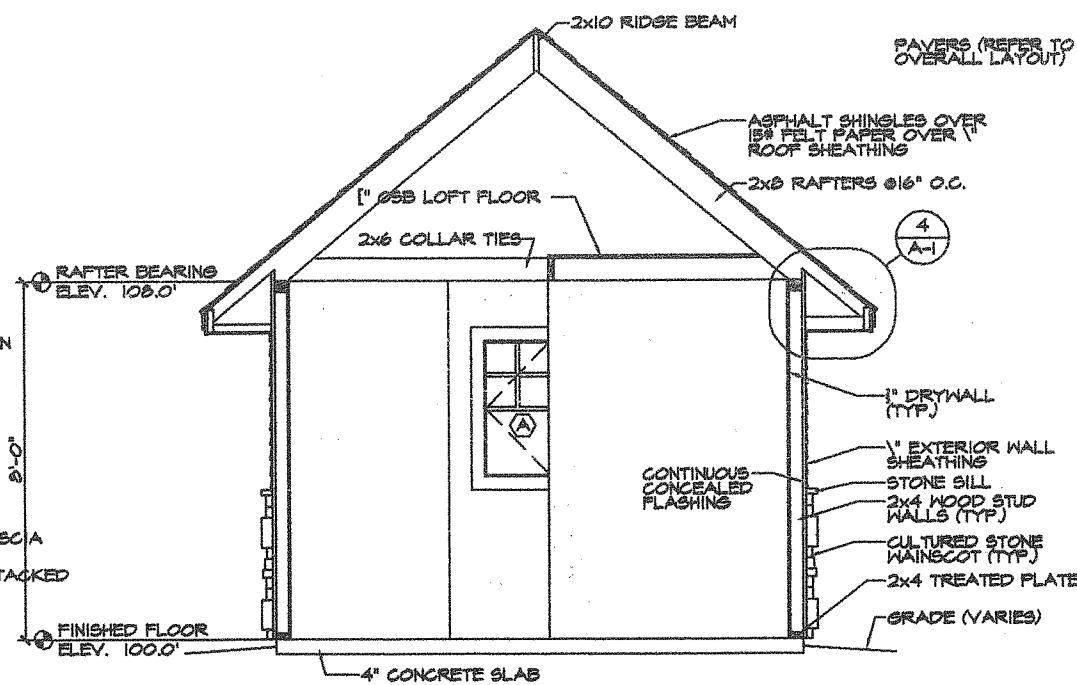
CONCRETE DRIVEWAY
(REFER TO OVERALL LAYOUT)



COACH HOUSE FLOOR PLAN
A-1 SCALE: 1" = 1'-0"

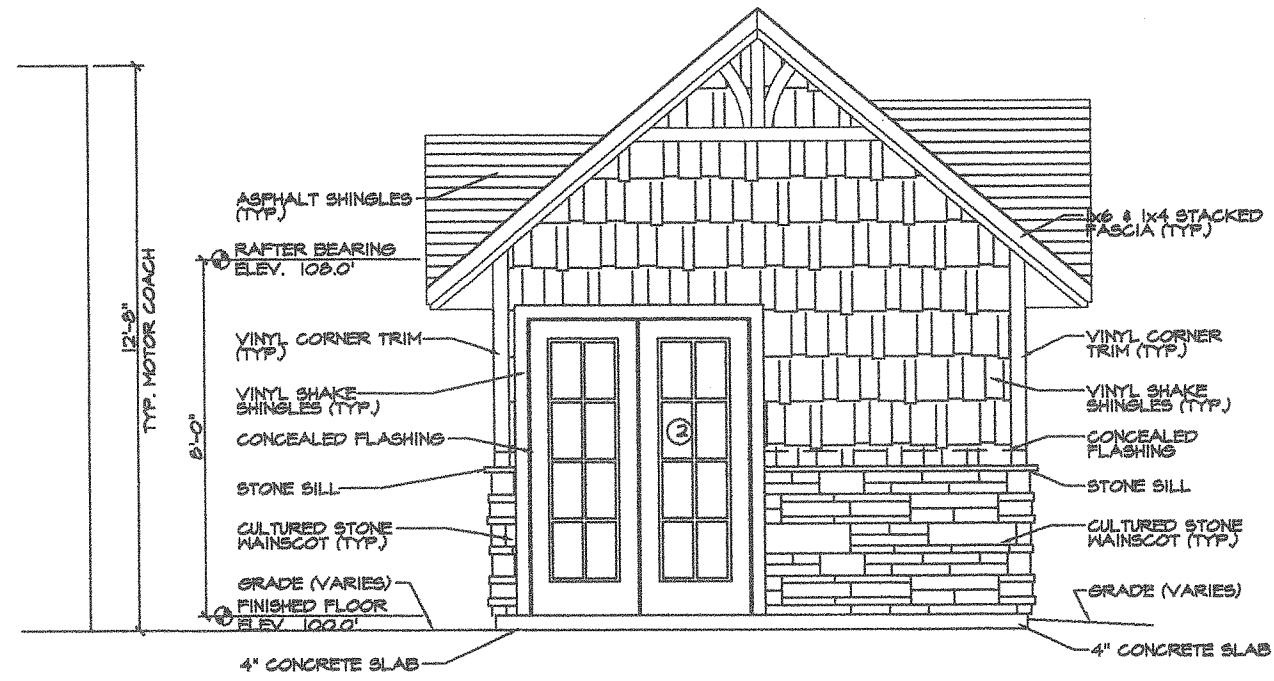


TYPICAL EAVE SECTION
A-1 SCALE: 1" = 1'-0"

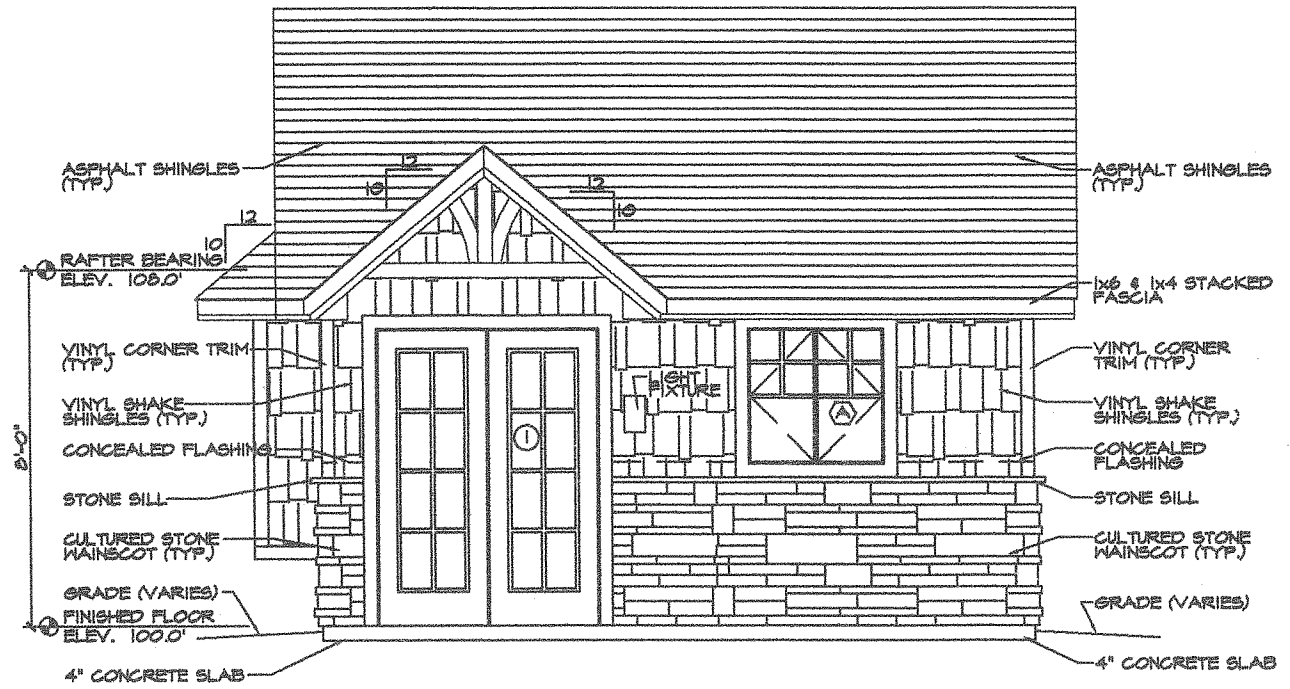


SECTION 3
A-1 SCALE: 1" = 1'-0"

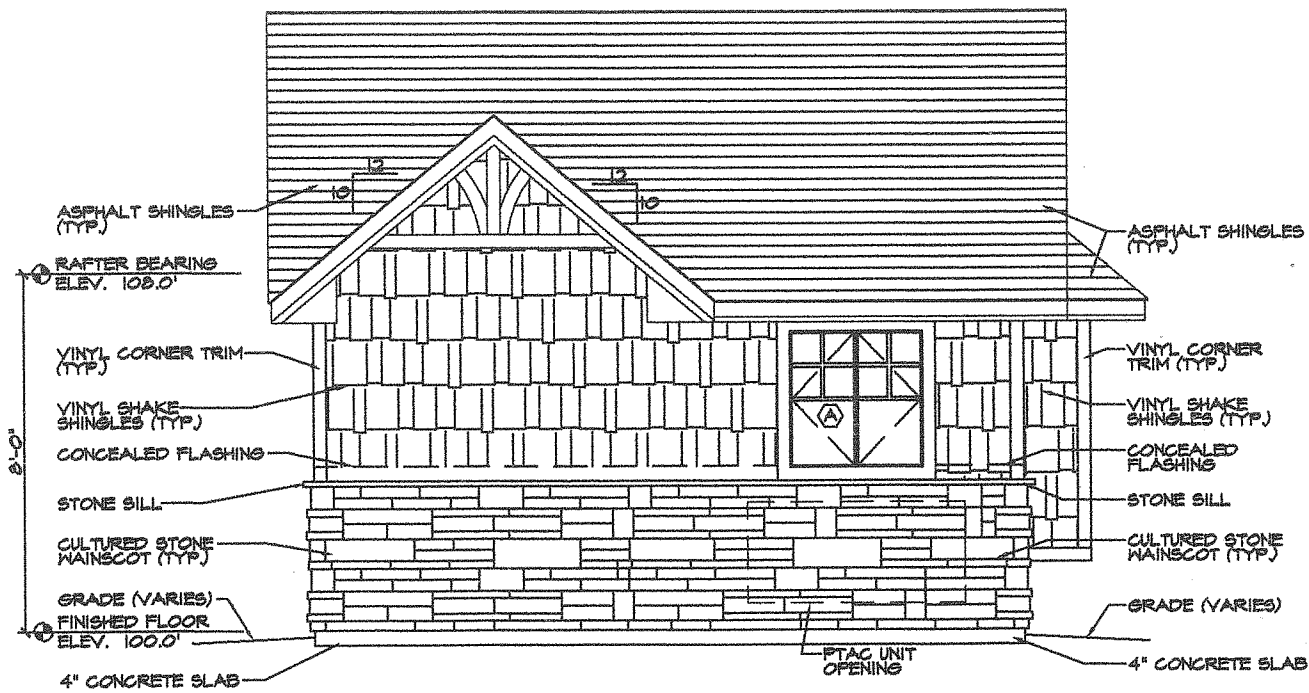




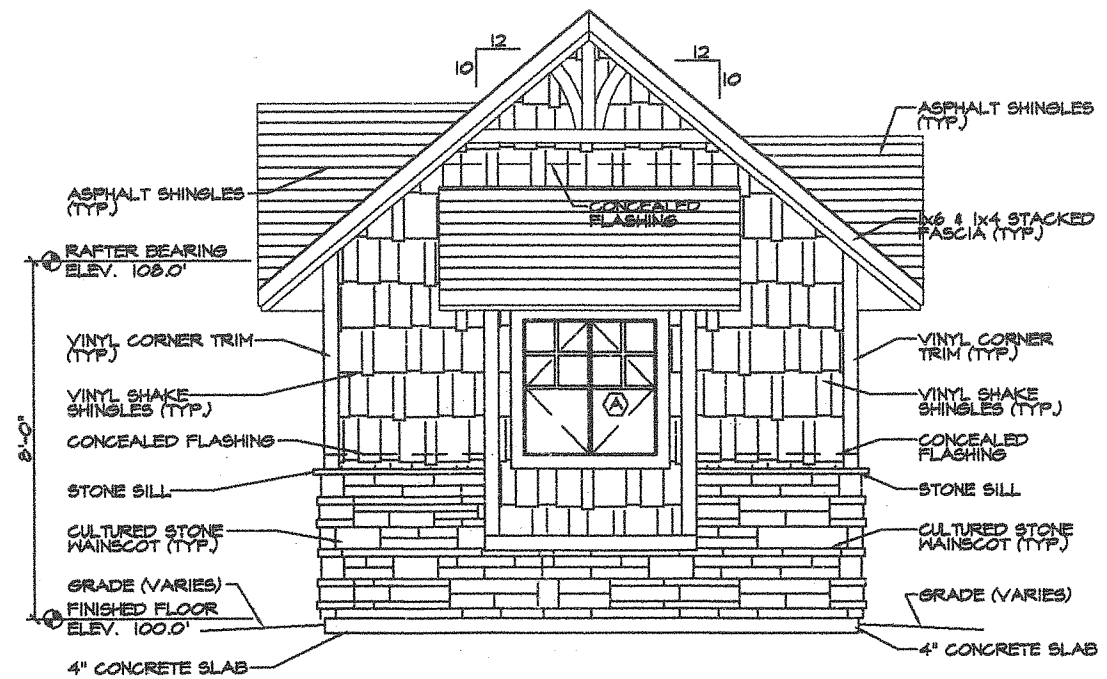
2 ROAD ELEVATION
A-2/SCALE: 1" = 1'-0"



1 DRIVEWAY ELEVATION
A-2/SCALE: 1" = 1'-0"



4 YARD ELEVATION
A-2/SCALE: 1" = 1'-0"



3 REAR ELEVATION
A-2/SCALE: 1" = 1'-0"

J.M. DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684

architect:
CF CAMPBELL
phone: (231) 947-4014
fax: (231) 947-8758

date:
01/12/15
issued FOR PLANNING

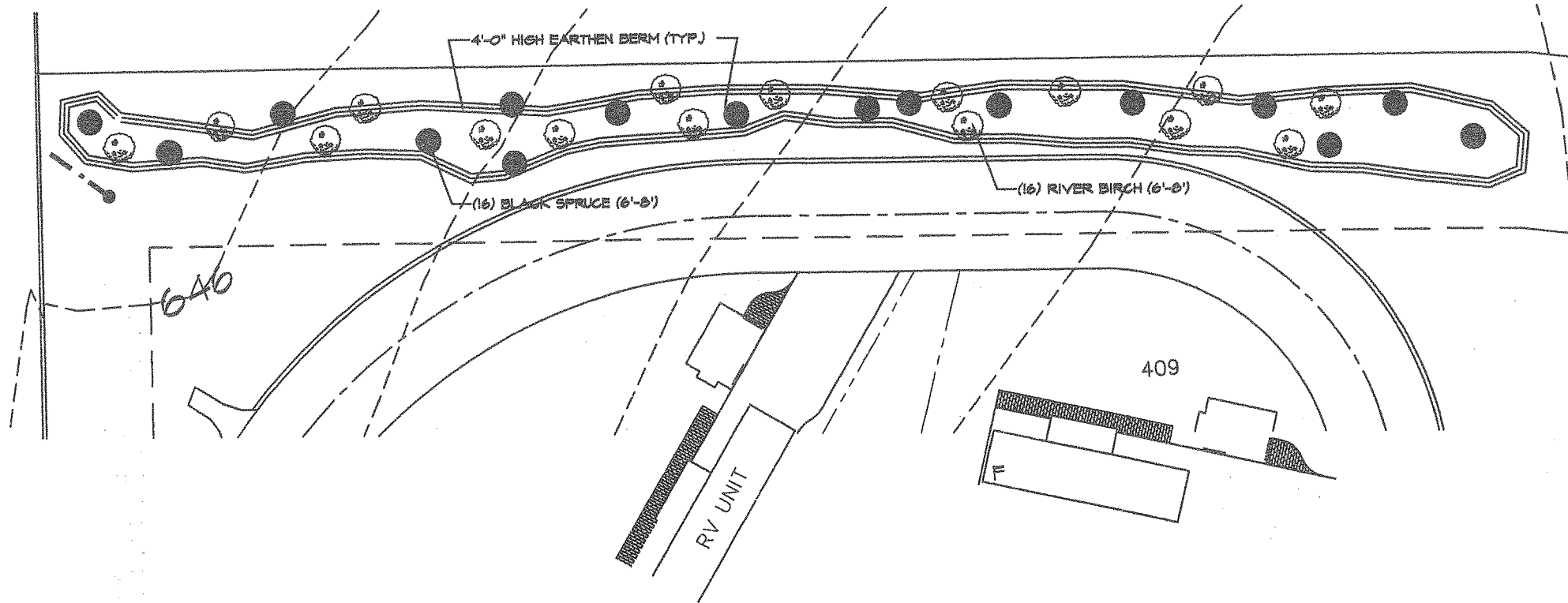
location:
ACME, MICHIGAN
client:
TRAVERSE BAY R.V. PARK

sheet:
EXTERIOR ELEVATIONS
project name:
TRAVERSE BAY R.V. PARK

0 preliminary
1 construction

date:
01/12/15
sheet:
A-2





1 NORTH BERM LANDSCAPE PLAN
L-1 NOT TO SCALE

J.M. DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49604



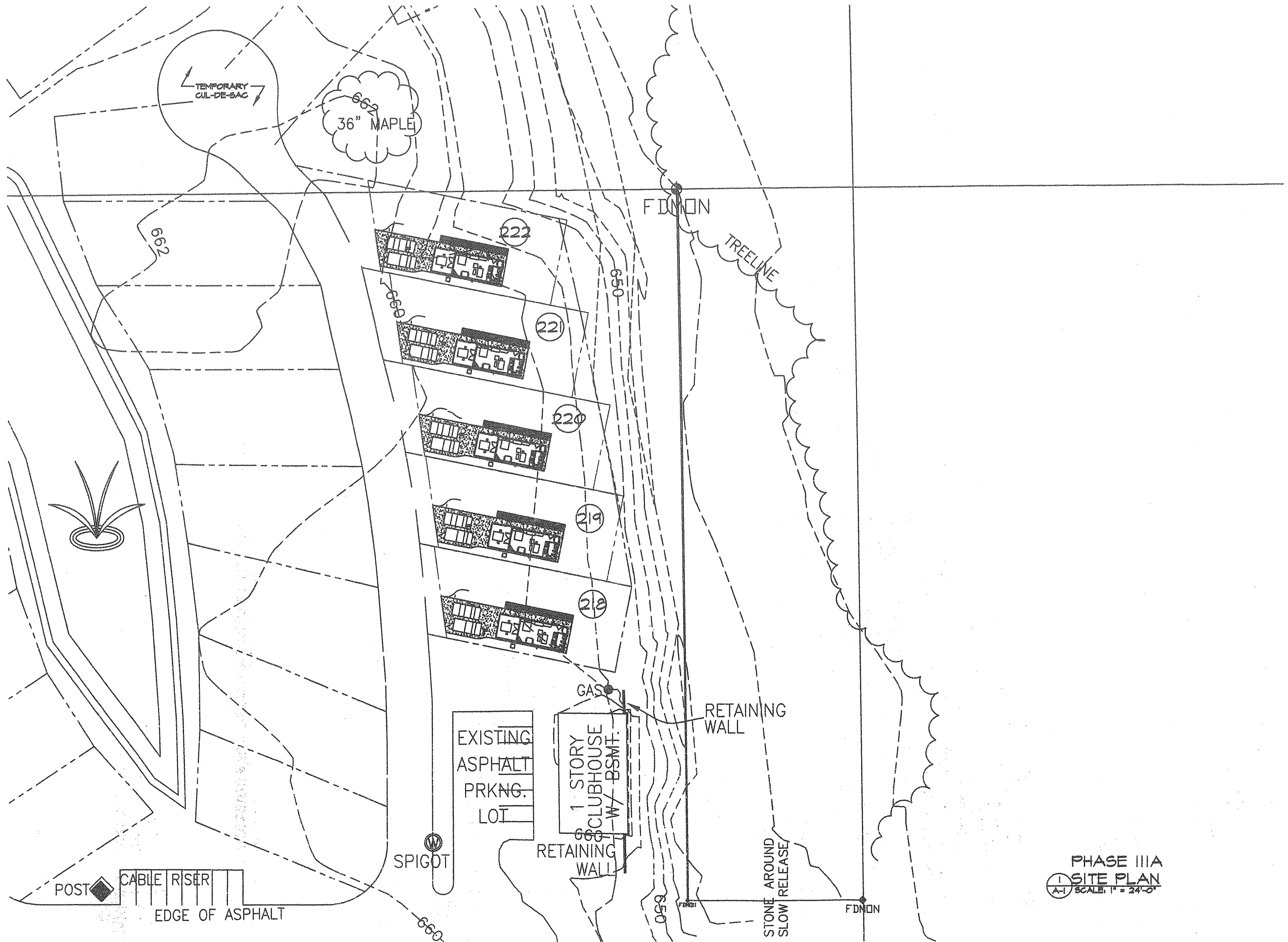
date: 01/12/15
sheet: L-1

sheet title: LANDSCAPE PLAN
project name: TRAVERSE BAY R.V. PARK

location: ACME, MICHIGAN
drawing title: TRAVERSE BAY R.V. PARK

revision: 01/12/15 ISSUED FOR PLANNING

architect: CF CAMPBELL
phone: (231) 947-9019
fax: (231) 947-8758
scale: AS NOTED
drawn: NAR



PHASE IIIA
 ① SITE PLAN
 A-1 / SCALE: 1" = 24'-0"

J.M. DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684

scale: AS NOTED
 drawn: NAR

architect: CF CAMPBELL
 phone: (231) 947-9019
 fax: (231) 947-8758

revision: 01/12/15 ISSUED FOR PLANNING

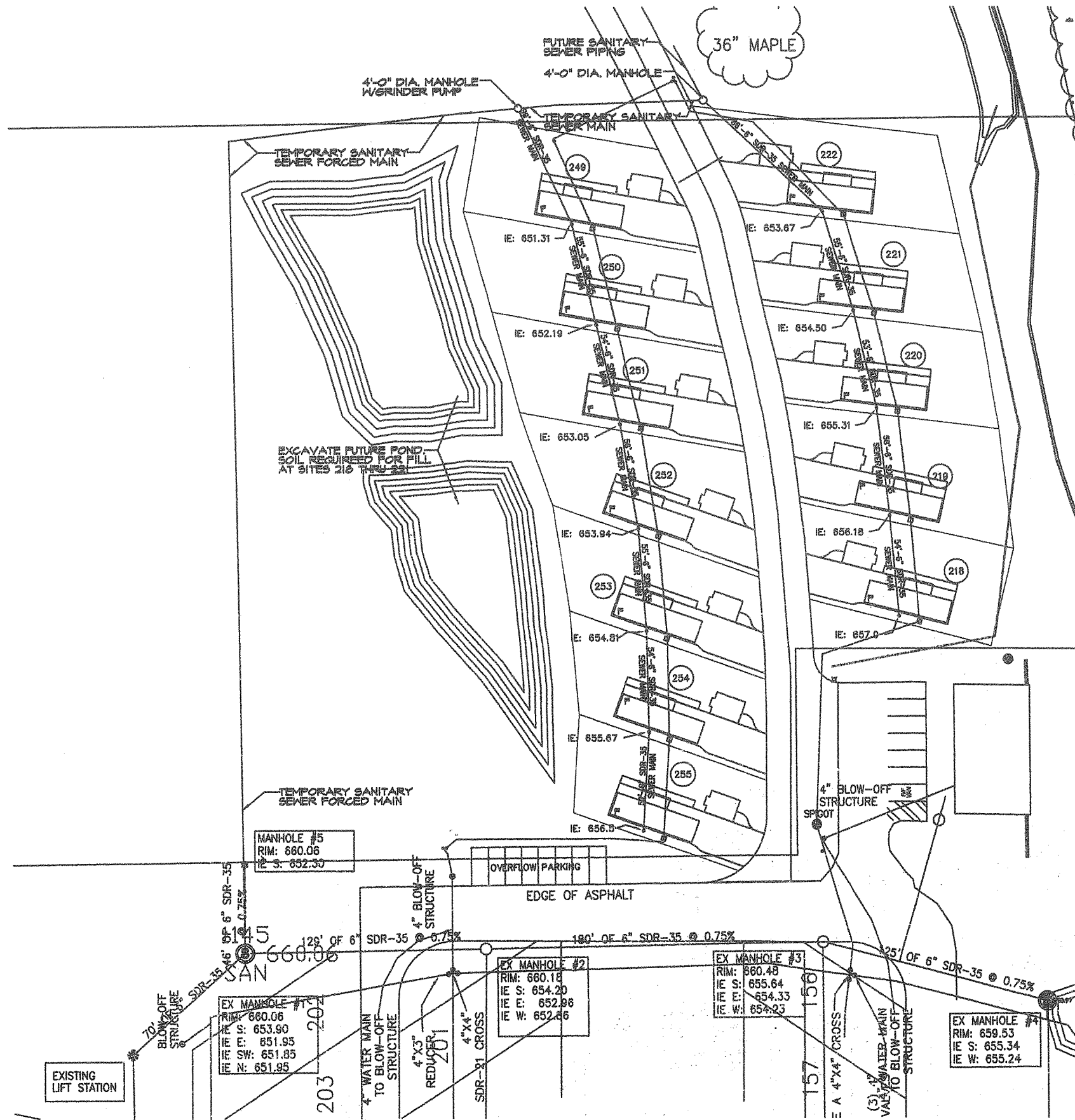
location: TRAVERSE CITY, MICHIGAN
 client: T.B.R.V.

PHASE 3 SITE PLAN
 project name: SITE GRADING

preliminary: construction:

date: 01/12/15
 sheet: A-1





PHASE IIIA
UTILITY PLAN
U-1 SCALE: 1" = 30'-0"

J-M DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684

scale: AS NOTED
drawn: NAR

engineer: CF CAMPBELL
phone: (231) 947-4014
fax: (231) 947-8758

revision: 01/12/15 ISSUED FOR PLANNING

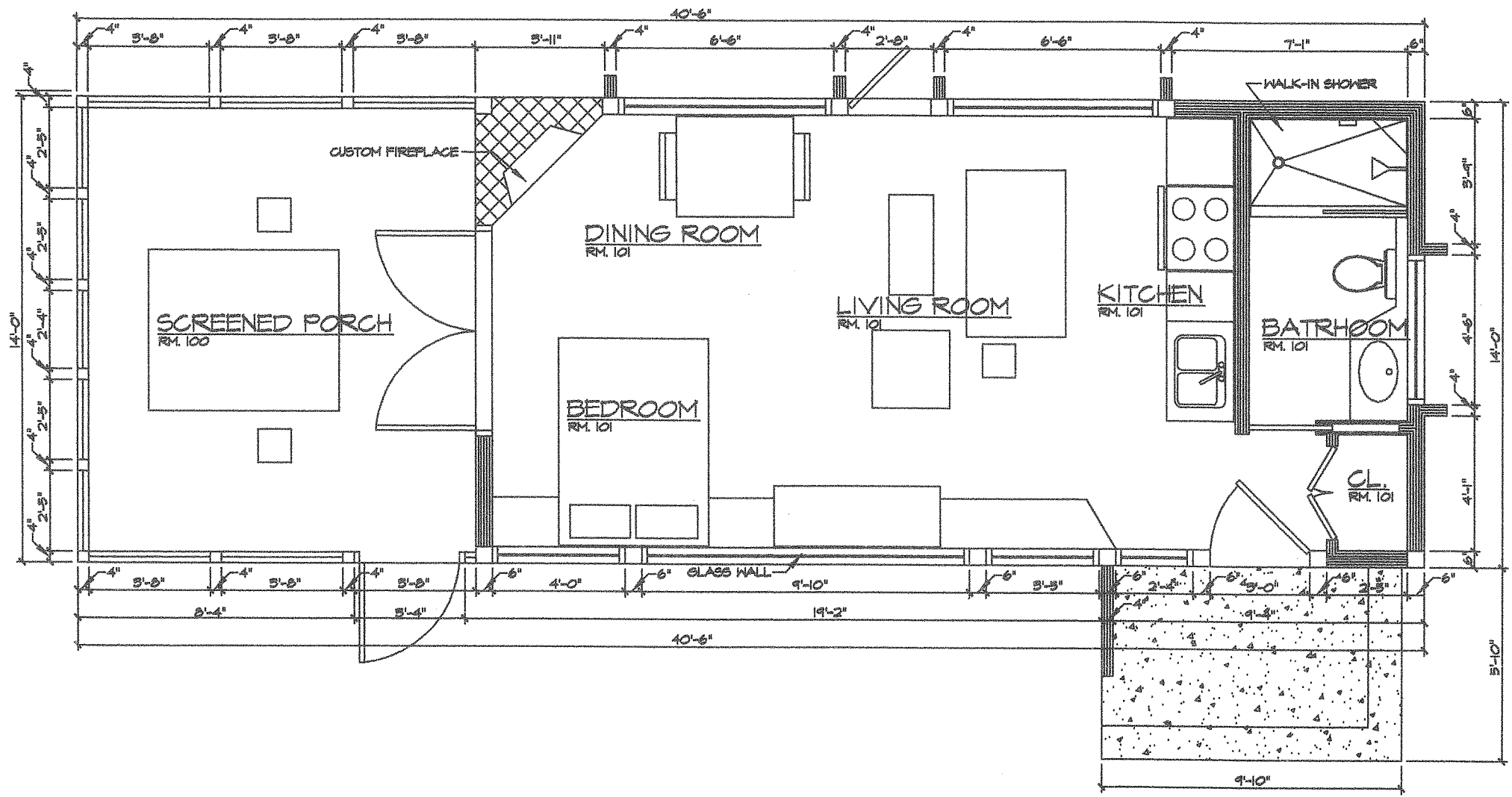
location: TRAVERSE CITY, MICHIGAN
client: T.B.R.V.

sheet No: PHASE 3 UTILITY PLAN
project name: SITE GRADING

status: preliminary construction

date: 01/12/15
sheet: C-1





PARK MODEL FLOOR PLAN
 SCALE: 1/2" = 1'-0"

J.M.L. DESIGN GROUP, L.P.D. 229 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684

scale: AS NOTED
 drawn: NAR

architect: CF CAMPBELL
 phone: (231) 947-9019
 fax: (231) 947-9758

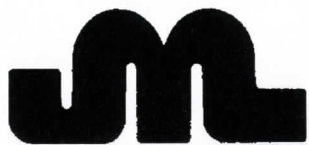
revision: 01/12/15 ISSUED FOR PLANNING

location: TRAVERSE CITY, MICHIGAN
 client: T.B.R.V

sheet title: PARK MODEL PLAN
 project name: SITE GRADING

date: 01/12/15
 sheet: A-1





Design Group, Ltd.

“Excellence is our Hallmark”

225 E. 16th Street, Suite B • Traverse City, MI 49684 • Phone: (231) 947-9019 • Fax: (231) 947-8738

January 28, 2015

Ms. Nikki Lennox
Zoning Administrator
Acme Township
6042 Acme Rd.
Williamsburg, MI 49690

Re: Traverse Bay RV Park

Dear Ms. Lennox:

Please note the following with regards to the Traverse Bay RV Park:

1. The original RV Park (Phases I and II) contains 36.87 acres. Phase II and IV add an additional 26.65 acres. The overall site contains 146.68 acres.
2. The number of existing RV sites in Phases I and II are (217) sites. Phase III adds (55) sites ((5) of which are in Phase IIIA) and Phase IV adds an additional (27) sites. The total number will be, therefore, (297) sites.
3. The Grand Traverse Metro Fire Department is reviewing the plan. A package was sent to them on January 12, 2015 for review. Brian Belcher called yesterday with a few questions and said he will respond prior to the meeting.
4. The County Soil and Erosion Department had issued a permit for the project on 11/24/10. A package was sent to them on January 12, 2015 for review. Their response was to send a copy of the closed permit and said “if the project is the same as priorly submitted, no changes are required”. A permit will be applied for once the project is re-approved by the State of Michigan MDEQ Campground Licensing Division.
5. The typical RV site contains a storage building or coach house (1 or the other, not both). The buildings are 12’ x 16’. The site contains (2) laundry buildings (40’ x 60’), a clubhouse (30’ x 50’), and a maintenance building (40’ x 80’). The total area of buildings is 61,524 s.f. This equates to 1% of total area for buildings. The open space is therefore 99% of the site.
6. Attached is the Letter of Agency.

If there should be any questions, please contact me.

Sincerely,

A handwritten signature in black ink, consisting of several loops and flourishes, representing the name C.F. Campbell.

C.F. Campbell

CFC/nr

Cc: John Iacoangeli, Beckett & Raeder, Inc.

ESCAPE

- [Mission](#)
- [Visual Tour](#)
- [ESCAPE Studio & Features](#)
- [ESCAPE Limited](#)
- [ESCAPE Coastal/Tropical](#)
- [Floorplans and Options](#)
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FRANK LLOYD WRIGHT ARCHITECTS

ESCAPE

Uniquely Yours

Featuring all-natural materials and an environmentally- and energy-conscious design, ESCAPE defines 21st century living. ESCAPE is the culmination of 22 years of design and building experience and is hand-crafted in our own plant to the highest construction standards. ESCAPE has many advantages: it's mobile and can be delivered to you anywhere, it's incredibly affordable for this much quality, and it's perfect for

- a vacation or northwoods cottage
- a fabulous guest cabin
- a really cool first or empty nest vacation home
- a [rental property](#) or resort cottage
- a studio or office
- an accessible living space for the golden years
- virtually any [application](#) where you need a great space now!

ESCAPE is a proud member of RVIA and is an approved RVIA certified builder.

Here are the latest reviews of ESCAPE:

BobVila.com: "Beautiful, efficiently designed and carefully crafted, ESCAPE could make your dream an affordable reality."

Huffington Post: "If it looks like a charming cabin, is structured like a charming cabin and is designed like a charming cabin, it must be a charming cabin."

"ESCAPE was conceived as a high quality cottage, not an RV. Inspired by All-American architect Frank Lloyd Wright's celebrated attention to detail and appreciation of nature, every element of the ESCAPE has been finished to the highest quality standards, featuring cedar lap siding, LED lighting, Energy Star appliances and much more. With

remarkable architectural detail and beautiful furnishings, this is hardly your standard RV, but rather an object of repose that enhances the beauty of any natural setting."

Yahoo! Homes: "...the trendiest dwelling out there..."

Midwest Home: "Charming, eco-friendly, and affordable. And, in the words of it's fans, perfect."

2014Interiors: "Immaculate and gorgeous style and design."

Blessthisstuff.com...stuff we drool about: "a beautifully crafted and efficiently designed cabin that could make your dream an affordable reality."

Inhabitat: "The ESCAPE is a symbol of modern living, where energy efficiency and minimalism are met with the comforts of good design"

Dream Home: "Immaculate and stunning layout."

ViralNova: "Compromises must be made when creating a tiny home. There's no room for a full kitchen or [bathroom](#), but one look at ESCAPE and I would completely forget about that."

Uncrate: "Whether your using it as a woodsy cottage, a guest cabin or even just a small home, it's a great and suprisingly affordable option"

Gizmodo: "...so perfect, you can't even tell they're mobile...And you'd never ever, in a million years, guess that they're actually very versatile, incredibly handsome RVs."

ESCAPE is authentic, hand-made American craftsmanship. Installing ESCAPE is a breeze: just plug in utilities and it's done. ESCAPE is designed so people can simply ESCAPE to a cleaner, heathier, energy-efficient and mortgage-free lifestyle.

If you just can't wait to ESCAPE, see the tour directly below. If you want to see ESCAPE, just [click here](#).

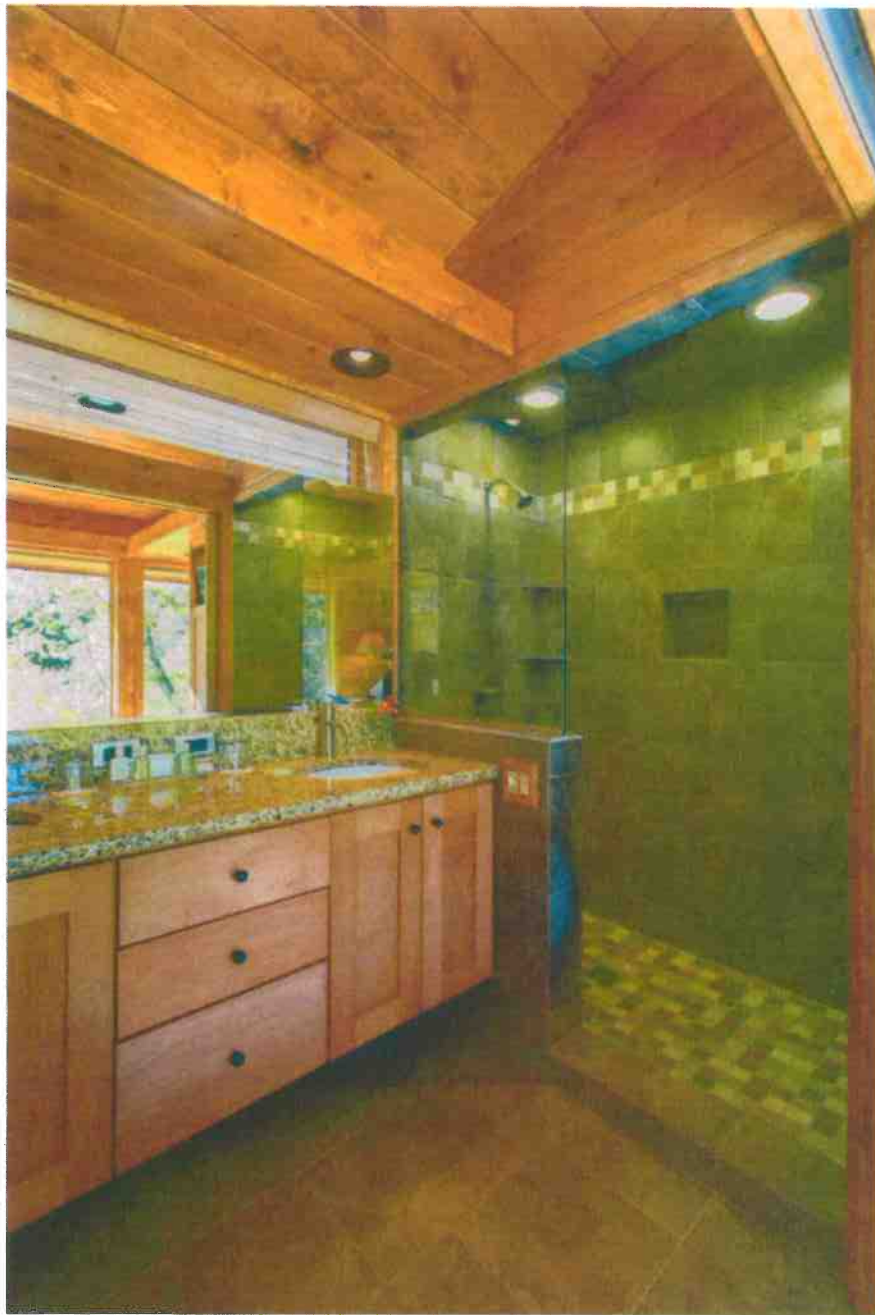
Escape Tour

Pictures and Info



Bedroom

Full of custom features, the Bedroom features a built-in bed frame, nightstand and optional sconces. A large multi-purpose cabinet has not only storage but optional flatscreen TV. The ceiling fan can be either a beautiful standard model or designer. In the background is the bathroom which is separated from the bedroom by two large, interlocking pocket doors for privacy. A built-in full length mirror is also available, along with a variety of floor choices: carpet, laminate, or hardwood. New option: King Bed, just ask!



Bathroom

Above is the most popular bathroom upgrade which includes a walk-in custom tile shower, heated tile floors and double vanity with granite countertop and designer fixtures. For privacy, *ESCAPE* comes standard with a separate toilet room.



Kitchen

This is a fairly typical **ESCAPE** kitchen with optional stainless appliances, stone countertop and designer faucet. The cabinetry is a standard design which can be customized. There are many options including an undercounter refrigerator which provides additional counterspace. Note the large closet in the background which can have the optional washer/dryer.



Living Area

The vaulted ceilings and large window wall give the entire building a very airy feeling. Note the optional fireplace with custom metal surround and flatscreen TV. The fireplace easily heats the unit. The standard recessed lighting provides a rich visual environment and the large French doors are perfect for leaving open much of the year, bringing the two living spaces together.



Screened Living Area

This is easily the most popular option for the ESCAPE. This outdoor living space is perfect for lounging even in cool weather and could be used in a wide variety of ways. Outdoor living room, sleeping porch, or even a nice sized outdoor dining area are just a few ideas. There is power on the porch for your convenience as well as a ceiling fan and recessed lighting. At Canoe Bay, the double chaise (above) is heated both from below and above for year-round enjoyment and many guests choose to sleep or at least nap in this special space. With ESCAPE's long overhangs, even in the most inclement weather this area stays dry. *BTW...you can purchase the large chaise lounge and pad pictured as part of the Classic or Limited Package, cost is \$2000.*



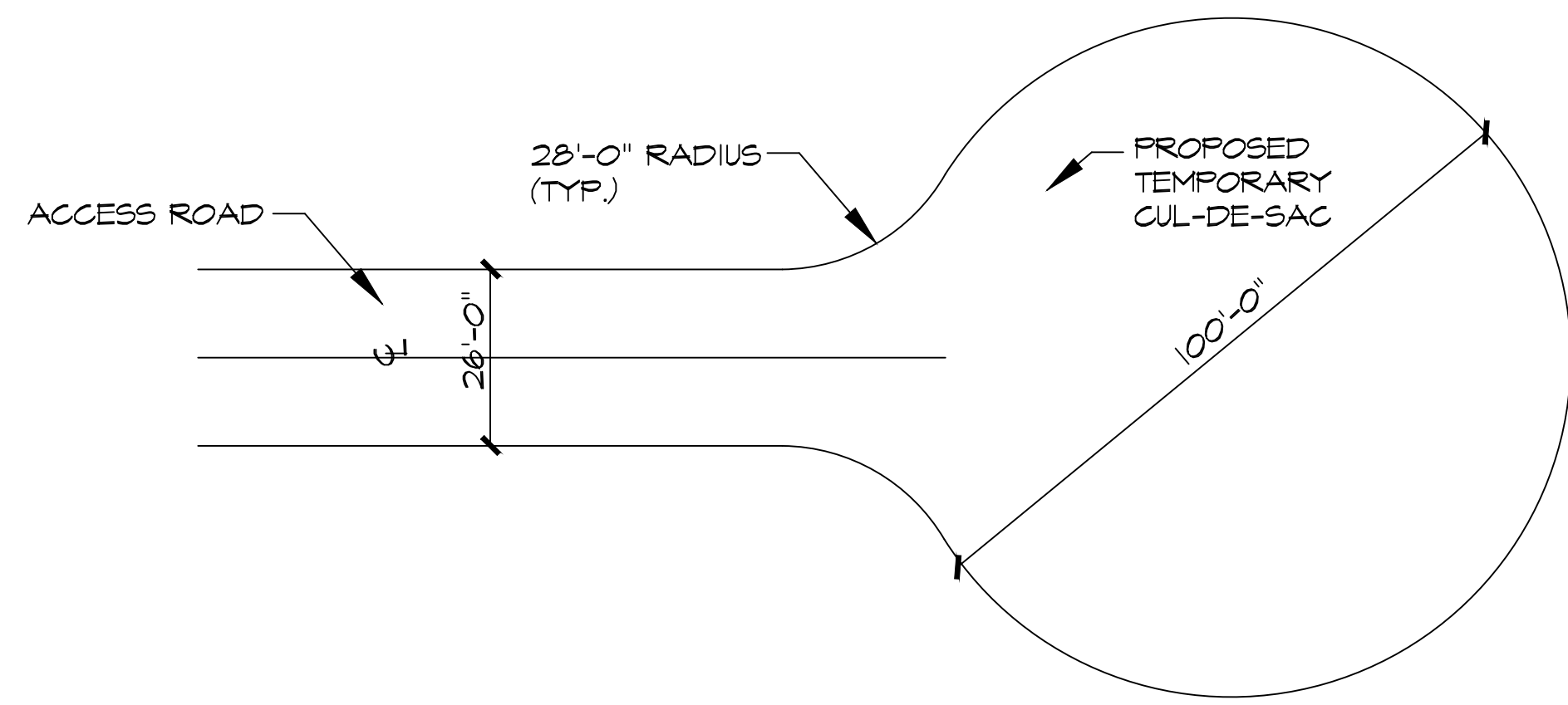
Bedroom Storage

This large, custom armoire has plenty of storage plus hanging space and there's even a little secret cabinet hidden behind the TV. Note the optional split system above for cooling ESCAPE.

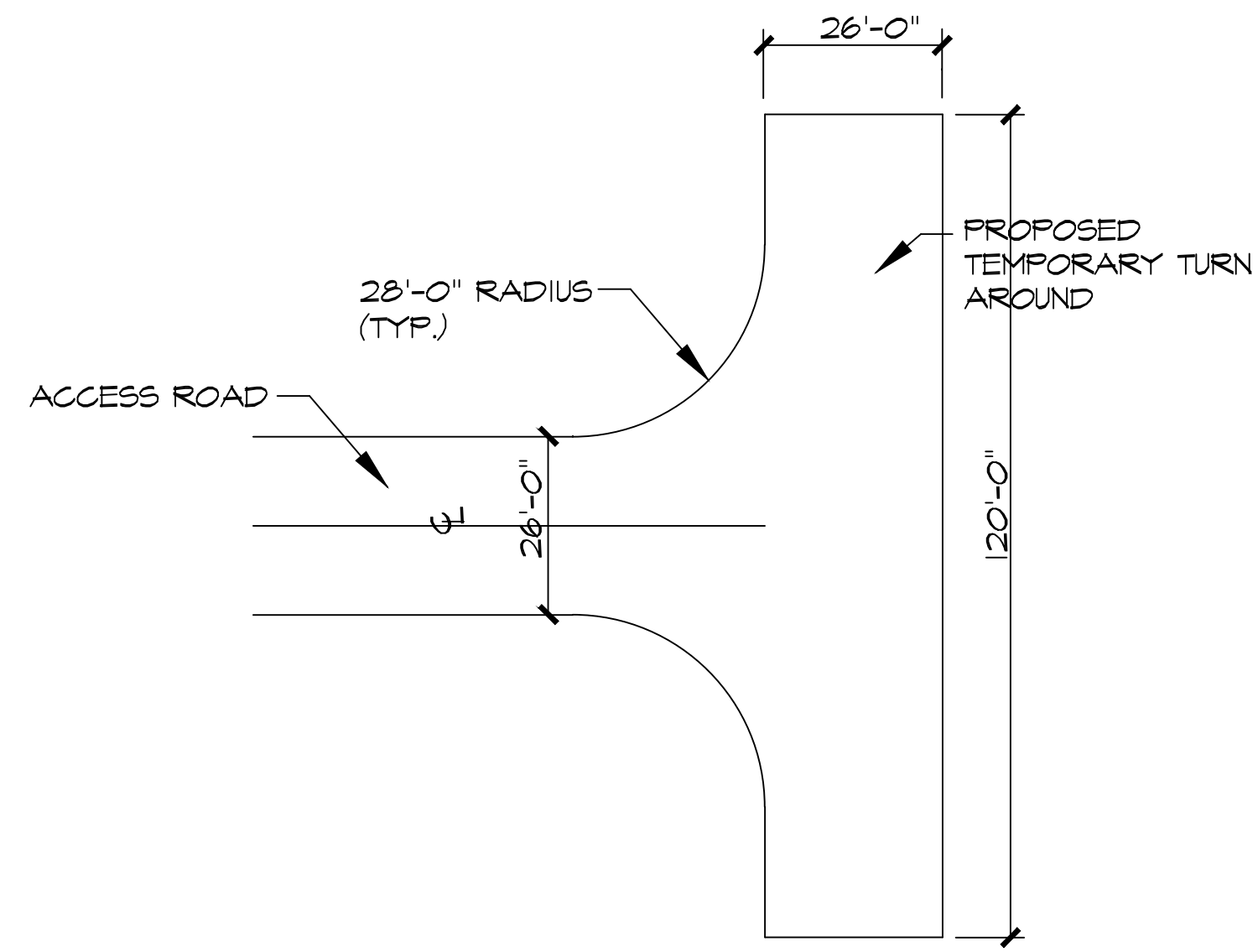


ESCAPE Exterior

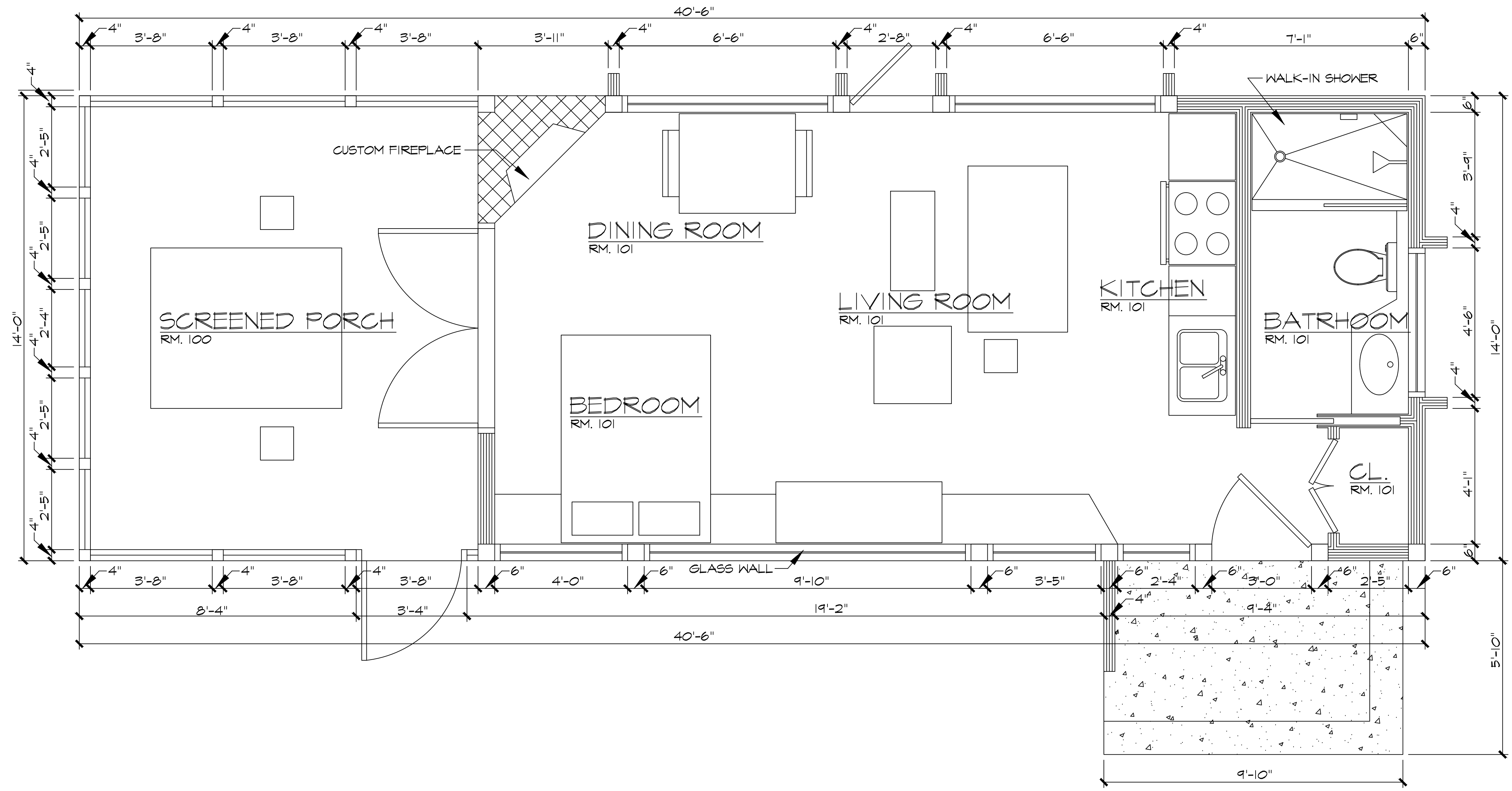
Most visitors find it impossible to believe that **ESCAPE** is a movable building. The architecture and design are beautiful including-as you can see above-one entire wall being almost entirely glass. The unique architectural details and cedar lap siding are standard. You can have **ESCAPE** with or without the porch. This is 21st Century living: Better not Bigger.



2 CUL-DE-SAC PLAN
A-1 NOT TO SCALE



3 CUL-DE-SAC ALTERNATE PLAN
A-1 NOT TO SCALE



PARK MODEL FLOOR PLAN
A-1 SCALE: 1/2" = 1'-0"

Nikki Lennox

From: Graves, David (DEQ) <GRAVESD@michigan.gov>
Sent: Thursday, January 29, 2015 9:21 AM
To: Nikki Lennox
Cc: Hoeh, Jeremy (DEQ)
Subject: RE: Traverse Bay RV Resort

Follow Up Flag: Follow up
Flag Status: Flagged

Nikki:

As long as the proposed unit meets the definition of a "Park model recreational unit" as stated in the campground Act and rules, it is approved for placement on a licensed campsite. The definition is provided below. A copy of the entire regulation is available [here](#). Please let me know if there are any other questions.

(d) "Park model recreational unit" means a recreational unit that is built on a single chassis mount gross trailer area of not more than 400 square feet in the set-up mode, and that is certified by the manufacturer with American National Standards Institute Standard A119.5.

Dave

David H. Graves, P.E.
Environmental Engineer
Campgrounds & Pools Unit
Department of Environmental Quality
Ph: 517-284-6531
www.michigan.gov/deqwater

From: Nikki Lennox [mailto:NLennox@acmetownship.org]
Sent: Thursday, January 29, 2015 9:04 AM
To: Graves, David (DEQ)
Subject: Traverse Bay RV Resort

David,

I have an application to go before our Planning Commission for an expansion of the Traverse Bay RV Resort located at 5555 M-72. They are also requesting to add "park model" units that are under 399 sq. ft. I believe you have received an application from them. Does this "park model" fit within the campground license regulations? I am requesting some preliminary information as they are coming to our Planning Commission Feb 9th. A Hearing is scheduled for March 9th 2015.

Thank you for your assistance.

Nikki Lennox
Zoning Administrator
Acme Township
6042 Acme Rd
Williamsburg, MI 49690
231-938-1350



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February 4, 2015

Mr. Brian Belcher
Grand Traverse Metro Fire Authority
Grand Traverse Metro Fire Department
Fire Prevention Bureau
897 Parsons Road
Traverse City, Michigan 49686

Re: Traverse Bay RV Park

Dear Mr. Belcher:

Per our recent telephone conversation, please note the following with regards to the above referenced project.

The proposed cul-de-sac is temporary and will be used in conjunction with Phase IIIA. The cul-de-sac will be 100 ft. in diameter or a "T" shape (refer to attached configurations) to allow for emergency vehicles to turn around.

Also, the temporary and permanent road widths will be 26'-0".

If there should be any questions, please contact me.

Sincerely,

C.F. Campbell

CFC/nr
Attachments



Memo

To: Acme Township Planning Commission
From: Nikki Lennox; Zoning Administrator
Date: 2/5/2015
Re: Preliminary Hearing- SUP/Site Plan Traverse Bay RV Resort Expansion

Permit Number/File: 2015-02P

Parcel Nos.: 28-01-236-012-06

Legal Description: PART E 1/2 SEC 36 T28N R10W BEG AT S 1/4 CNR SEC 36 TH N 00 DEG 39'44" W 2654.72' TH N 00 DEG 01'40" W 1808.84' TH S 89 DEG 56'47" E 341.30' TH S 83 DEG 03'24" E 145.88' TH S 89 DEG 56'47" E 469.29' TH S 48 DEG 14'31" E 495.99' TH S 00 DEG 05'50" E 161.07' TH S 89 DEG 56'33" E 398.26' TH S 00 DEG 10'10" E 1312.32' TH N 89 DEG 32'28" W 399.93' TH S 00 DEG 24'15" E 2424.75' TH N 89 DEG 50'41" W 99' TH S 00 DEG 24'15" E 222.75' TH N 89 DEG 50'41" W 1216.07' TO POB. EXCEPT TRAVERSE BAY RV PARK SPLIT ON 05/18/1999 FROM 01-236-002-00; SPLIT ON 09/05/2001 FROM 01-236-012-01; SPLIT ON 10/13/2004 FROM 01-236-012-02, 01-236-002-01; SPLIT ON 09/

Address: 6500 Traverse Bay Drive

Applicant: JML Design Group Ltd. On behalf of Scheppe Investments, LLC
1874 Cass Hartman Ct. Suite B
Traverse City MI 49685

Status of Applicant: Agent for property owner Scheppe Investments, LLC

Request/Project Description: Major Amendment to SUP 99-03P, to add 81 new RV campground sites to existing Traverse Bay RV Park including 12 x 16' coach houses for storage at each RV site. Phase IIIA, a limited number (5) "Park Model" pre-manufactured units at 399 sq. ft. to be owned with lots, but not for year round occupancy. Phase IIIB and Phase IV, 26 units.

Parcel Size and Disposition: The overall parcel of land, exclusive of the already-developed area is approximately 146.87 acres. The proposed development area is the northern 26.65 acres of the parcel. 2 phases have been constructed. This application is for Phase III and IV. Phase IIIA is intended for (5) Park Model Units.

Zoning and Existing Use(s): A-1, Agricultural: There is an existing 216 unit condominium-style RV Park (sites are owned).

Existing Natural Features: The site has generally rolling hills. Two branches of Yuba Creek cross the site.

Adjacent Zoning and Existing Uses: The zoning classifications have not changed since the last application. They are as follows:

North: A-1, Agricultural: John and Janice Marnett Farm

South: A-1, Agricultural: owned by Jean Weatherholt; 35.42 acres; contains one non-homesteaded single family residence.

East: A-1, Agricultural: Four parcels of land including the Merlin & Mary Lou Lautner residence on 1 acre; 26 acres of vacant land owned by Al & Georgia Sievers; 40 acres of vacant land owned by the GT Band Economic Development Corporation and 68 vacant acres owned by the Walter Wistrand Trust.

West: A-1, Agricultural and R-3 Urban Residential; golf course at the Grand Traverse Resort & Spa

Utilities: The Park is serviced by well and septic. The start of the expansion will tie into the existing field and then a new septic field will be installed for Phase IV and the remainder of Phase III.

Previous SUP Approvals:

1999-Permit 99-03 SUP/Site Plan approval for RV Park

2004- Minor Change in Site Plan/SUP 99-3 for 2001 as-built plan and 2004 proposal to add 11 acres to North end of the property, and modification of the site layout.

2008-Major Amendment to Permit 99-03 SUP Proposed expansion to add phase III and IV including the addition of “cottage houses” to each RV site. Cottage Houses approved for storage only. Major amendment approved March 2009.

2011-01P Major amendment to 99-03P, identical to 2008, expired due to non-use. Approved October 2011.

2013- Request for extension. Granted June 2013.

2014- June, 2014 - Extension expired.

Agency approvals:

Re-Application has been made to the following agencies:

DEQ: Per email from David Graves; 01/29/2015, park models will be approved for placement on a licensed campground as long as the proposed unit meets the definition of a “Park model recreation unit” as stated in the campground Act and Rules.

MESA: application has been made, applicant is working with agency to meet requirement of a “turn around” on the roadway of Phase III.

Soil Erosion: In 2010 an approval was issued for this project, the project was not started. Application is pending, contingent upon MDEQ re-approval for Campground License.

Health Department: Working with GTHD regarding calculations to verify septic is large enough for expansion of first 14 units.

Request is to schedule a public hearing before the planning commission on March 9th 2015 for a SUP/ Site plan review.

This application is a resubmission of an application submitted and approved in 2009 and 2011. The previous SUP approval has lapsed per the ordinance, so reapplication is being made to allow the project to move forward this spring 2015. All agency approvals were met for the past approvals. Re-application has been made to agencies above.

Suggested Motion:

A motion to establish a public hearing on March 9, subject to all agency reviews being received by the Township on or before February 17th 2015.



Acme Township
Grand Traverse County
PLANNING COMMISSION
2014 Annual Report



Acme Township Planning Commission Highlights 2014

Primary Work Effort

The major work efforts undertaken by the Planning Commission for the last six (6) months of the 2014 calendar year included involvement with the finalization and adoption of the Community Master Plan.

Another large work effort was the preparation of the US-31 and M-72 Business District zoning districts which culminated in the adoption of those provisions.

Other Work Efforts

- A. Zoning
 1. Ordinance amendments:
 - a. Modification to the A-1 (Agricultural) Zoning District
 - b. Modification to the B-4 (Warehousing and Materials Processing) Zoning District
 - c. Modification to the Landscaping provisions to include Native Plant Materials.
 - d. Revision to the height of an Accessory Building
- B. Site Plan Reviews
 1. Great Lakes Trim
 2. Wilbur – Ellis
 3. Tractor Supply Company
 4. Speedway
 5. Advance Auto
 6. Redwood Home (Preliminary)
- C. Minor Amendments
 1. Bates Horse Park to allow for other horse related events in addition to Horse Shows by the Bay.
 2. Village of Grand Traverse - Land Use Permit related to road construction
 3. Village of Grand Traverse – Reduction in project density and allocation of land uses
- D. Other Code Related Matters
 1. Provided input on the Special Events Ordinance.
- E. Educational Sessions Attended
 - Dan Rosa - Placemaking and Quality Communities for an aging society
 - Marcie Timmins – Michigan Recreation and Parks Association
 - Steve Feringa – Charlevoix to TC Trail
 - John DeMarsh – Citizen Planner

Acme Township Planning Commission

Proposed Work Program

2015

Planning Initiatives

A. Zoning Ordinance Revisions

Revisions to the Zoning Ordinance have been discussed by the Planning Commission. A “net-neutral” revision was undertaken several years ago to update several sections and incorporate previously approved amendments. The best time to revise a zoning ordinance is after the completion and adoption of the community master plan. In consultation with the Township Attorney, an estimated budget to completely revise and streamline the zoning ordinance is \$35,000 - \$40,000. Because Acme Township is a coastal community, it is recommended that partial funding be sought from the Michigan Coastal Zone Management Fund.

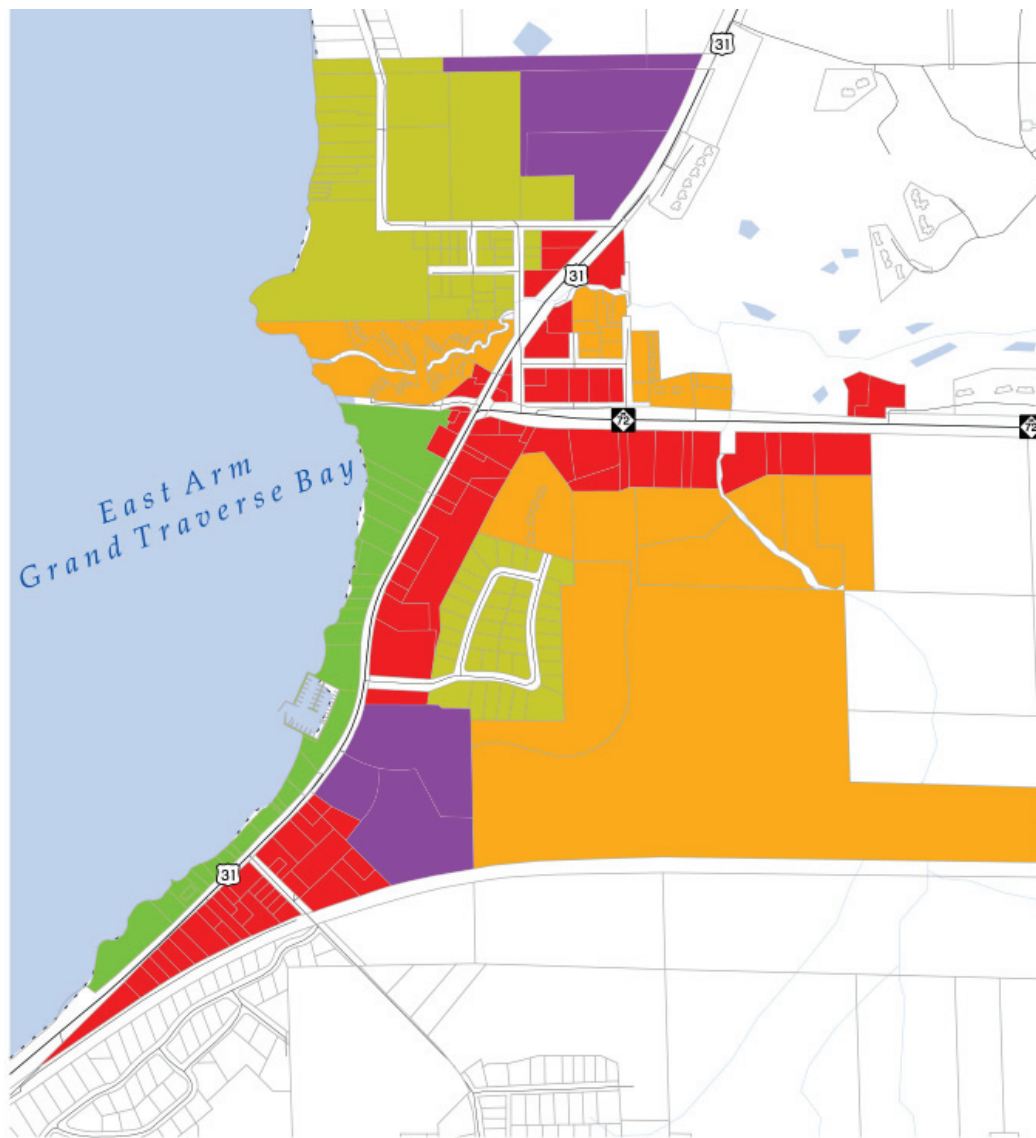
B. Capital Improvement Programs

Recommend that Planning Commission and Township Board jointly prepared a long range capital improvements plan. Infrastructure and community facilities may include a new Township Hall, water and sewer systems, park and recreation improvements, and technology upgrades.

Section 6.6 Acme Township US-31 / M-72 Business District

Section 6.6.1 Purpose

The US-31 and M-72 Business District zoning is a departure from traditional zoning in that it focuses less on the use of a parcel and more on how to integrate private and public spaces. The US-31 / M-72 Business District zoning intends to merge public infrastructure standards with private development regulations to create a viable business district that is equally shared between cars and pedestrians. Key elements include better land use balance, expanding the uses permitted by right and expediting the review process, bringing buildings closer to the street to facilitate walkability, increasing density of multiple family dwelling units, and the integration of low impact development stormwater technologies.



Acme Township Regulating Plan

Data Sources: Michigan Geographic Data Library, Grand Traverse County Equalization

- Parcel Boundary
- Township Boundary
- Road

- Single Family Neighborhood (SFN)
- Mixed Housing Neighborhood (MHN)
- Corridor - Shoreline (CS)
- Corridor - Commercial (C)
- Corridor - Flexible (CF)

Section 6.6.2 REGULATED USES, GENERAL STANDARDS, SPECIAL USE PERMIT STANDARDS, and SPLICING

6.6.2.1

Purpose

The text and diagrams in the US-31 and M-72 Business District address the location and extent of land uses, and the that implement the vision articulated in the Acme Township Placemaking process and also express community intentions regarding urban form and design. These expressions may differentiate neighborhoods, districts, and corridors, provide for a mixture of land uses and housing types within each, and provide specific measures for regulating relationships between buildings, and between buildings and outdoor public areas, including streets.

6.6.2.2

Regulated Uses

Regulated uses are identified for each zone either as a Permitted Use (P) or a use requiring a Special Use Permit (SUP). All SUP uses must address the General Standards listed below. If the SUP has additional standards over and above the General Standards the special provision column references that specific section of the Zoning Ordinance. Otherwise, SUP uses must meet the General Standards below. All uses will require the submission of a site plan pursuant to Article VIII of the Acme Township Zoning Ordinance.

6.6.2.3

General Standards

The Planning Commission shall review each application for the purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use on the proposed location will:

- a. Be designed, constructed, operated and maintained so as to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity to protect the natural environment and conserve natural resources and energy to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.
- b. Be designed to protect natural resources, the health, safety, and welfare and the social and economic well being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
- c. Be related to the valid exercise of the police power, and purposes which are affected by the proposed use or activity.

d. Be necessary to meet 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 be necessary to insure compliance with those standards.

e. Meet the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured. The applicant shall have the plan reviewed and approved by the Grand Traverse Metro Fire Department prior to the review by the Planning Commission.

f. Meets the intent of the Acme Placemaking Plan to establish interconnected, walkable and mixed use neighborhoods.

6.6.2.4

Splicing

The US-31 and M-72 Business District focuses attention on the development and form of public and private properties and spaces within the area designated on the Regulating Plan referenced in Section 6.6.1. Requirements regarding site development standards such as parking, lighting, and encroachments included in this Ordinance will take precedence over the requirements in the Acme Township Zoning Ordinance.

The US-31 and M-72 Business District will replace the following Sections of the Acme Township Zoning Ordinance:

- Section 6.6 B-1S: Shoreline Business
- Section 6.7 B-1P: Professional Office
- Section 6.8 B-2: General Business

All other provisions of the Acme Township Zoning Ordinance remain intact and valid.

6.6.2.5

Properties Currently Developed and Occupied

The Regulating Plan encompasses properties that have been developed under the current Acme Township Zoning Ordinance. These properties will likely not comply with the dimensional and form requirements of the US-31 and M-72 Business District and will not be considered as nonconforming. If the property changes occupancy after the effective date of this Ordinance it will comply with the applicable section of this Ordinance except Section 6.6.5, "Lot and Building Placement." If the property is demolished, redeveloped, or vacant it will comply with all of the provisions of this Ordinance.

Section 6.6.3 REGULATING PLAN CATEGORIES



SFN (Single Family Neighborhood)	
Intent	Recognizing existing residential neighborhoods which are based on suburban site and building design standards. These neighborhoods are not quite rural and typically are found on the fringe of most urban areas. Lot size can range up to one acre in size and density can vary from ½ unit per acre to 2-3 units per acre.
Distinguishing Characteristics	Primarily single family residential with walkable development pattern and pedestrian facilities, dominant landscape character. Includes scattered commercial uses that support the residential uses, and connected in walkable fashion.
General Character	Detached buildings with landscaped yards, normally adjacent to other residential and some commercial establishments.
Desired Form	Residential
Building Placement	Varying front and side yard setbacks
Frontage Types	Residential uses include lawns, porches, fences and naturalistic tree planting. Commercial uses front onto thoroughfare.
Typical Building Heights	1 to 2 story.
Type of Public Open Space	Parks along East Bay
Transit (Where Available)	BATA / TART



MHN (Mixed Housing Neighborhood)	
Intent	This neighborhood will include a variety of housing types including single family residential as defined in the SFN, cluster residential and open space subdivisions, small lot residential, duplex, fourplex, courtyard units and apartments of various types and sizes. All of these residential developments will be designed as walkable neighborhoods with sidewalks and on-street parking. Densities would range from 5 to 12 dwelling units per acre. This zone can accommodate buildings described in the SFN regulating zone.
Distinguishing Characteristics	Mix of housing types including attached units.
General Character	Predominantly detached buildings, balance between landscape and buildings, presence of pedestrians amenities such as sidewalks and pedestrian scale lighting.
Desired Form	Residential
Building Placement	Shallow to medium front and side yard setback
Frontage Types	Porches, fences
Typical Building Heights	2 to 3 story with some variation and a few taller workplace buildings.
Type of Public Open Space	Parks along East Bay
Transit (Where Available)	BATA / TART



CS (Corridor Shoreline)	
Intent	To provide for the continuation of existing businesses and residences along the west side of the US-31 as this areas evolves into a series of interconnected public and private water-related recreation uses.
Distinguishing Characteristics	Primarily single family residential with walkable development pattern and pedestrian facilities, dominant waterfront landscape character. Includes some scattered commercial uses.
General Character	Detached buildings with landscaped yards, normally adjacent to other residential and some commercial establishments. Commercial uses consist of service or office uses with parking.
Desired Form	Parks and Open Space
Building Placement	Shallow to medium front and side yard setback
Frontage Types	Commercial uses front onto thoroughfare.
Typical Building Heights	1 story
Type of Public Open Space	Parks along East Bay
Transit (Where Available)	BATA / TART



C (Commercial US-31 / M-72 Corridor)	
Intent	To provide for a traditional commercial district that promotes mixed use, walkability and transit options, and takes advantage of its location to East Bay.
Distinguishing Characteristics	Variety of 1 story commercial buildings and 2 to 3 story mixed use buildings with upper stories used for professional offices and residential units. Buildings would be constructed with durable building materials close to the right-of-way with parking on the side or in the rear of the building. Parking lots would be connected with cross access easements and on-site amenities and lighting would be consistent between properties.
General Character	Predominantly detached buildings, balance between landscape and buildings, presence of pedestrians such as wide sidewalks and pedestrian scale lighting.
Desired Form	Commercial / Storefronts / Live-Work
Building Placement	Shallow to medium front and side yard setback
Frontage Types	Stoops, dooryards, storefronts and arcade walkways
Typical Building Heights	1 to 3 story with some variation and a few taller workplace buildings.
Type of Public Open Space	Parks along East Bay
Transit (Where Available)	BATA / TART



CF (Corridor Flex)	
Intent	To provide for a flexible mixture of retail, office, commercial, residential and institutional uses within walkable and connected neighborhoods. The objective is to create an environment where residents can live, work and shop for day-to-day amenities in the same area.
Distinguishing Characteristics	Retail, workplace and civic activities mixed with attached housing types such as townhouses and apartments all developed at a community scale.
General Character	Predominantly attached buildings, landscaping within the public right of way, substantial pedestrian activity.
Desired Form	Mixed Use
Building Placement	Small or no setbacks, buildings oriented to street with placement and character defining a street wall
Frontage Types	Commercial uses front onto thoroughfare.
Typical Building Heights	2 to 4 stories
Type of Public Open Space	Parks, plazas and squares, boulevard median landscaping
Transit (Where Available)	BATA / TART

Section 6.6.4 LAND USE TABLE

6.6.4.1

Regulated Uses

Regulated uses are identified for each **ZONE** either as a Permitted Use (**P**) or a use requiring a Special Use Permit (**SUP**). If a use is blank with no designation or not listed it means it is not permitted in that zone. All uses requiring a Special Use Permit must address the General Standards listed below. If the SUP has additional standards over and above the General Standards the special provision column references that specific section of the Zoning Ordinance. Otherwise, SUP uses must meet the General Standards in 6.6.2.3.

Land Use Table					
Type	SFN	MHN	CS	C	CF
<i>Residential</i>					
Single Family	P	P	P		
Single Family Condominium Subdivisions		P			
Live / Work Unit		P		P	P
Open Space Preservation Development		P			
Duplex	P	P	P		
Multiple Family		P	SUP	P	P
Home Occupation 1	P	P	P	P	P
Home Occupation 2 or More Persons	SUP (7.7)	SUP (7.7)	SUP (7.7)		
Bed and Breakfast (5 Bedroom Maximum)	SUP (9.24)	SUP (9.24)	SUP (9.24)		
<i>Residential - Services</i>					
Nursing Home	SUP	P			
Adult Day Care Center	SUP	SUP	SUP		
Assisted Living Group Facilities	SUP	P	SUP		
State Licensed Residential	SUP	SUP	SUP		
Group Child Care Home	SUP	SUP	SUP		
<i>Public and Private</i>					
Marinas (Public or Private)			SUP		
Outdoor Public Owned Parks and Recreation Facilities	P	P	P	P	P
Public and Private Schools	P	P	P	P	P
Public Uses: Critical, Supporting and Essential	P	P	P	P	P
Churches with and without Assembly Halls		P		P	P
<i>Transportation / Utilities</i>					
Parking (Public or Private)		P	P	P	P
Wireless Telecommunication Facilities		SUP		SUP	
Public Transit Stop or Station			P	P	P

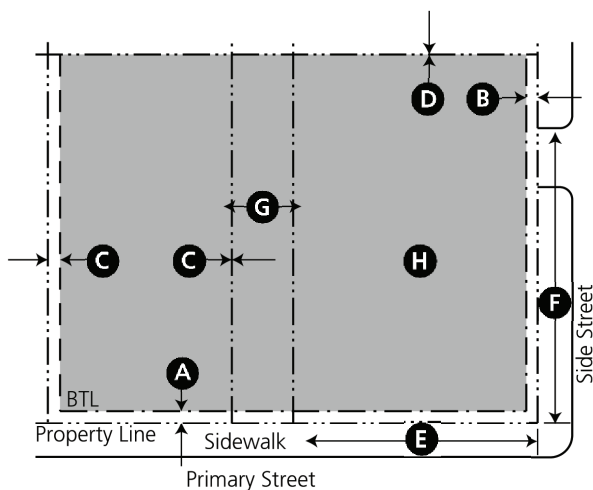
Land Use Table					
Type	SFN	MHN	CS	C	CF
Office					
Professional Offices			P	P	P
Medical / Dental Offices				P	P
Medical Urgent Care Facilities				P	P
Veterinary Clinic			P	P	
Commercial					
Mixed Use with Residential above the 1st floor				P	P
Bar / Tavern				P	P
General Retail; except with the following features				P	P
a. Alcoholic beverages				SUP	SUP
b. Floor area over 10,000 sq.ft.				SUP	SUP
c. On-site production of items sold in or out of store locations				SUP	SUP
d. Operating hours between 10pm and 7am				SUP	SUP
e. Outdoor sales and storage of cars, boats, trucks and RV's					
Restaurant, cafe and coffee shop except with the following features				P	P
a. Drive-thru facilities				SUP	
b. Drive-In facilities				SUP	
Micro brewery				P	P
Movie & Performance Theaters				SUP	P
Convenience market less than 3,500 sq.ft				P	P
Personal Services				P	P
Farmers Market				P	P
Banks and Financial; except with the following features				P	P
a. Drive-thru facilities				SUP	
Shopping Centers				SUP (9.12)	SUP (9.12)
Grocery Stores; except with the following features				P	P
a. Floor area over 10,000 sq.ft				SUP	P
b. Gasoline Service Station				SUP (9.6)	
Gasoline Service Station				SUP (9.6)	
Automotive Supply & Parts				P	
Automotive Service				SUP	
Lodging					
Hotel; except with the following features				P	P
a. Greater than 120 rooms				SUP	P
b. Conference and convention facilities				SUP	SUP

Section 6.6.5 LOT and BUILDING PLACEMENT

6.6.5.1 Terminology

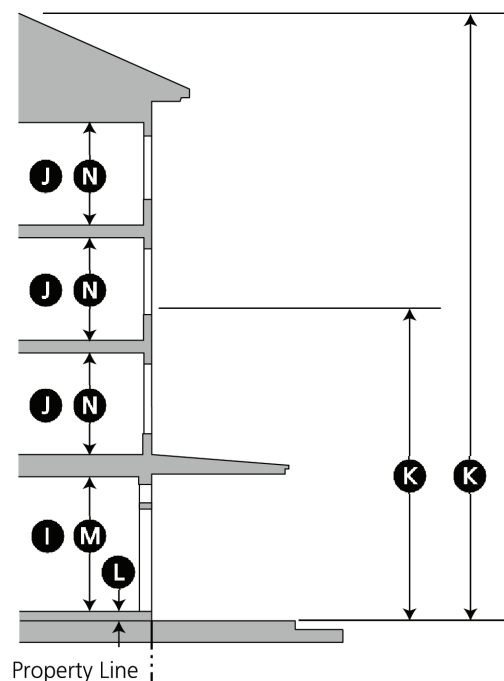
LOT AND BUILDING TERMINOLOGY	
Build-to Line (BTL) A	A line parallel to the property line where the facade of the building is required to be located.
Setback B C D	The distance by which a building must be separated from the property line or ROW, typically defined and regulated as a minimum.
Primary Street built to BTL E	The percent of the building facade which must occupy the width of the lot adjacent to the Primary Street.
Side Street, Corner Lot built to BTL F	The percent of the building which must occupy the side lot line when the building is on a corner lot.
Maximum Lot Width G	The largest allowed distance between lot corners along the front ROW.
Minimum Lot Width G	The smallest allowed distance between lot corners along the front ROW.
Lot Depth	The minimum depth of lot expressed in feet.

Lot Coverage H	The percent of the lot covered by buildings and accessory structures.
Impervious Coverage	The percent of the lot covered by impervious surfaces including roofs, patios, driveways and other hard surfaces which result in water runoff.
Minimum Building Height K	The shortest allowed vertical distance between the sidewalk and the top point of reference for a building facade along the front ROW.
Maximum Building Height K	The largest allowed vertical distance between the sidewalk and the top point of reference for a building.
Ground Floor Finished Level Height L	The vertical distance allowed between the sidewalk and the top of the finished floor on the ground level, regulated as a minimum.
Minimum Ground-Floor Ceiling Height M	The smallest allowed vertical distance between the finished floor and ceiling on the ground floor of a building.



Key

- Property Line
- Setback Line
- · - Build-to Line (BTL)
- Building Area



6.6.5.2

Building Placement, Density and Parking

Building Placement		SFN	MHN	CS	C	CF
Built-to Line (BTL) Distance from Property Line						
Front	A	30'	30'	30'	20'	5'
Side Street, corner lot	B	30'	30'	NA	20'	5'
Setback						
Side	C	10'	10'	10'	3'	5'
Rear	D	30'	30'	35'	25'	5'
Building front facade as a % of Lot Width (Min.)	E	NA	NA	NA	65%	75%
Side Street Facade as a % of Lot Depth (Min.)	F	NA	NA	NA	30%	50%
Building Form						
Lot Width (minimum)	G	100'	NA	100'	20'	20'
Lot Width (maximum)	G	150'	NA	NA	100'	NA
Lot Depth	H	NA	NA	NA	NA	NA
Lot Coverage		30%	NA	20%	70%	85%
Height						
Building Maximum (Stories/Height)	K	2 / 30'	4 / 45'	1 / 20'	3 / 35'	4 / 45'
Story Height difference between adjacent buildings		NA	NA	NA	1	1
Ground Floor Finish Level above site grade	L	6"	6"	6"	0"	0"
First Floor ceiling height	M	NA	15'	Na	15'	15'
Upper Floor(s) ceiling height	N	NA	9'	NA	9'	9'
Garage						
Attached Garage (max. feet behind the BTL)		10'	10'	10'	NA	NA
Attached Garage (max. feet in front of the BTL)		10'	0'	0'	NA	NA
Detached Garage must be placed behind Primary Building						
Impervious Coverage - Buildings and Pavements						
Impervious Coverage		40%	60%	40%	85%	100%
Density						
Maximum Dwelling Units per acre		3	12	4	14	18
Parking						
On-Street allowed to count toward guest parking		Yes	Yes	No	Yes	Yes
Required Parking refer to Table 6.6.6.9						

Notes

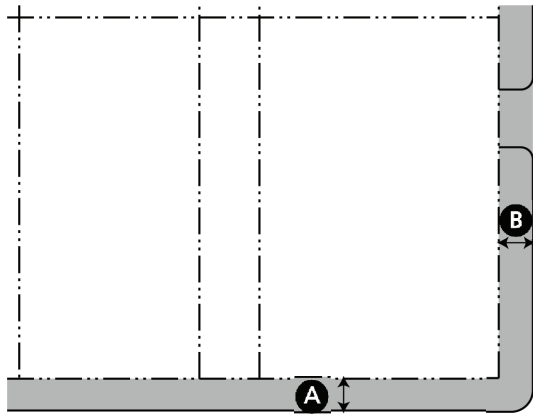
1. All floors must have a primary ground-floor entrance that faces the primary side of the street
2. Residential uses with a primary ground-floor entrance must face the primary side of the street.
3. Any section along the BTL not defined by a building must be defined by a 3'6" high masonry screen wall setback back 5'0" from the BTL unless it is an existing parking lot and in that instance the screening wall can be located adjacent to the sidewalk. The area between the BTL and the setback shall be landscaped, if practical.
4. Buildable Density is determined by the sum of square footage or acreage used for building(s) and the amount of required parking or Effective Parking located within the maximum lot coverage area.
5. Rear-facing buildings, loading docks, overhead doors, and other service entries are prohibited on street-facing facades.
6. Air compressors, mechanical pumps, exterior water heaters, utility and telephone company transformers, meters or boxes, garbage cans / dumpsters, storage tanks, and similar equipments shall not be stored or located within any area adjacent to a street right-of-way.
7. Roof mounted equipment shall be placed behind and away from any required building line and be screened from view from the street.

6.6.5.3

Land Use by Floor

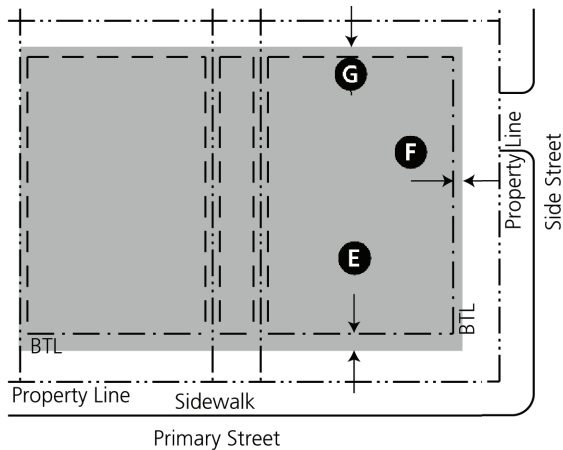
Land Use		SFN	MHN	CS	C	CF
Ground Floor	I					
a. Residential Uses		Yes	Yes	Yes	No	No
b. Residential Services		Yes	Yes	Yes	No	No
c. Public / Private Uses		Yes	Yes	Yes	Yes	Yes
d. Transportation / Utilities		No	Yes	Yes	Yes	Yes
e. Office		No	No	Yes	Yes	Yes
f. Commercial		No	No	No	Yes	Yes
g. Lodging		No	No	No	Yes	Yes
Upper Floor(s)	J					
a. Residential Uses		Yes	Yes	Yes	Yes	Yes
b. Residential Services		Yes	Yes	Yes	No	No
c. Public / Private Uses		No	Yes	No	Yes	Yes
d. Transportation / Utilities		No	No	No	No	No
e. Office		No	No	Yes	Yes	Yes
f. Commercial		No	No	No	Yes	Yes
g. Lodging		No	No	No	Yes	Yes

Section 6.6.6 SPECIAL PROVISIONS

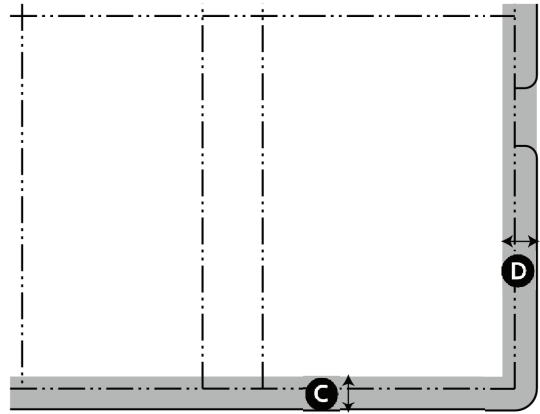


Key
 - - - - Property Line ■ Encroachment Area

6.6.6.1 Encroachments		
Type 1: Sufficient Right-of-Way		
Front	0'	A
Side Street	0'	B
Type 2: Insufficient Right-of-Way		
Front	12'	C
Side Street	12'	D
6.6.6.2 Canopies and Awnings		
Canopies and awnings can be required and may encroach over the BTL.		
Front	10'	E F G
Side	10'	
Rear	5'	



Key
 - - - - Property Line - - - - Setback Line
 - · - · - Build-to Line (BTL) ■ Awning Area



Key
 - - - - Property Line ■ Encroachment Area

6.6.6.3 Site Lighting		
Streetlights shall be on a general type specified by the Township.		
Wall pack lighting shall only be used on the rear or side of the building to illuminate exits and loading facilities.		
Front facade illumination lighting may be used but will require the approval of the Planning Commission.		
Parking lot lighting pole height (including luminaire) shall not exceed the height of the building or 27 feet whichever is less.		
SFN, RMH, CS, and C Zones: No lighting level measured at the BTL shall exceed	1.0	fc
CF Zone: No lighting level measured at the BTL shall exceed	2.0	fc
6.6.6.4 Signs		
Signs shall conform to Section 7.4 except Section 7.4.6 c. #2 where a freestanding signs shall not exceed 6 feet in height.		
6.6.6.5 Water Quality and Storm Water		
All projects shall adhere to the Acme Township Stormwater Ordinance, as well as, incorporating low impact development (LID) water quality technologies. Low impact development water quality technologies shall include, but are not limited to, rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavement, and filtered stormwater structures will be required on site as a component of the overall stormwater plan. The Planning Commission has the authority to determine the type of LID that will be used as part of the approval process.		

6.6.6.6 Facade Components and Materials (All Buildings Except 1st Floor Residential)

Windows and Transparency

A minimum of 75% of the ground floor story front facade between 2 feet and 8 feet above the sidewalk must be comprised of transparent, non-reflective windows into the nonresidential space.

A minimum of 30% of the upper story facade measured floor to floor shall have transparent, non-reflective, vertically oriented windows.

Facade Ornamentation

All visible elevations shall include decorative features such as cornices, pilasters, and friezes. Building recesses and protrusions will be required on larger buildings to break long uninterrupted building walls.

Facade Massing

Front façades 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.

Roofs

When flat roofs are used, parapet walls with three-dimensional cornice treatments shall be used to conceal the roof

Asymmetric or dynamic roof forms allude to motion, provide variety and flexibility in nonresidential building design, and allow for unique buildings. Asymmetric or dynamic roof forms shall be permitted on nonresidential buildings as an alternative to Flat Roofs.

All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (with the exception of chimneys), shall be located on the rear elevations or screened with a parapet wall having a three-dimensional cornice treatment so as to have a minimal visual impact as seen from public street, existing single family uses, and land zoned for residential and agricultural uses.

Customer Entrances

Each side of a building facing a public street shall include at least one customer entrance, except that no building shall be required to provide entrances on more than two sides of the structure that face public streets.

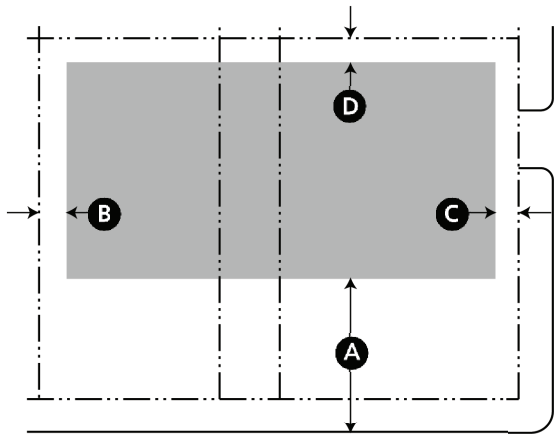
Buildings shall have clearly defined, highly visible customer entrances that include no less than three of the following design features:

- a) Canopies/porticos above the entrance;
- b) Roof overhangs above the entrance;
- c) Entry recesses/projections;
- d) Arcades that are physically integrated with the entrance;
- e) Raised corniced parapets above the entrance;
- f) Gabled roof forms or arches above the entrance;
- g) Outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet;
- h) Display windows that are directly adjacent to the entrance; or
- i) Architectural details, such as tile work and moldings, that is integrated into the building structure and design and is above and/or directly adjacent to the entrance.

Building Materials

Use of durable and traditional building materials shall be used.

Materials such as exterior insulation finish system (EIFS), fluted concrete masonry units, concrete panels, panel brick, and scored concrete masonry unit block are not considered durable and traditional building materials.



Key
 - - - - - Property Line ■ Parking Area

	Function			
Function	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

6.6.6.9 Required Parking

Residential (per dwelling unit)		
Single Family	2.0	
Duplex	2.0	
Multiple Family	1.5	(1)
Live / Work Unit	2.0	
Residential above 1st Floor in Mixed Use buildings (C and CF Zones)	1.5	(1)
Lodging (per bedroom / hotel room)		
Bed & Breakfast	1.2	
Inn	1.2	(1)
Hotel / Motel	1.0	
Office (per 1,000 usable square feet)		
Individual enclosed offices	3.0	
Open office concept	2.0	
Retail (per 1,000 usable square feet)		
C Zone Retail	4.0	
CF Zone Retail	3.0	

Civic / Assembly - Determined by 7.5.3 Zoning Ordinance

Parking Notes

Parking shall conform to Section 7.5, except the provisions in 7.5.3. Parking Space Requirements.

(1) Parking may be shared using the shared parking method outlined in Shared Parking

6.6.6.10 Site Amenities

Bicycle parking and loops/racks must be provided on site based on a ratio of 1 bicycle stall per 10 vehicular parking spaces.

Benches may be required at the discretion of the Planning Commission

6.6.6.7 Parking

Location (Distance from Property Line)

Front Setback (parking to be located behind the building)		
Front Setback (when adjacent to the building)		
- the setback would be measured from the front facade of the building	10'	A
Adjacent to a common Property Line	10'	B
Side Street Setback		
- when a masonry screen wall is installed	5'	C
- landscape only	10'	C
Rear Setback	5'	D

note: where a parking lot abuts an interior and/or common property line the property owner shall provide a cross access easement for the purpose of connecting adjacent parking lots.

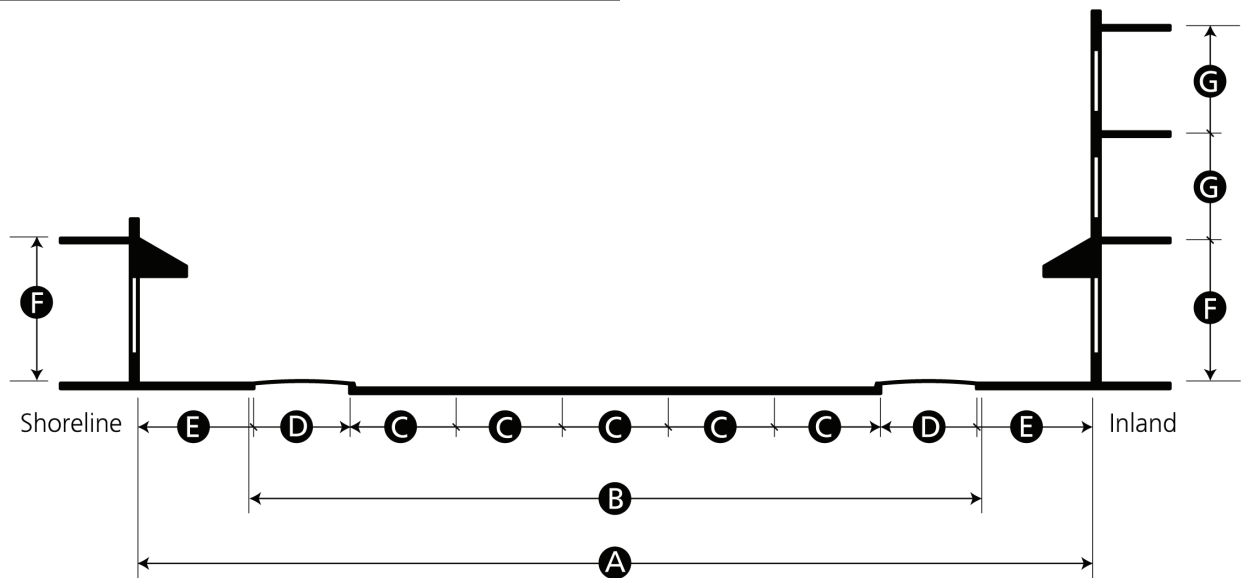
6.6.6.8 Shared Parking 6.6.10.6

Parking Calculations: The Shared parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below produces the Effective Parking needed. For example, residential parking is calculated at 12 spaces and retail parking is calculated at 32. Summed they equal 44. Using the Shared Parking Table this amount is divided by 1.2 to derive an Effective Parking amount of 36.6 or 37 parking spaces.

Section 6.6.7 PUBLIC SPACE STANDARDS

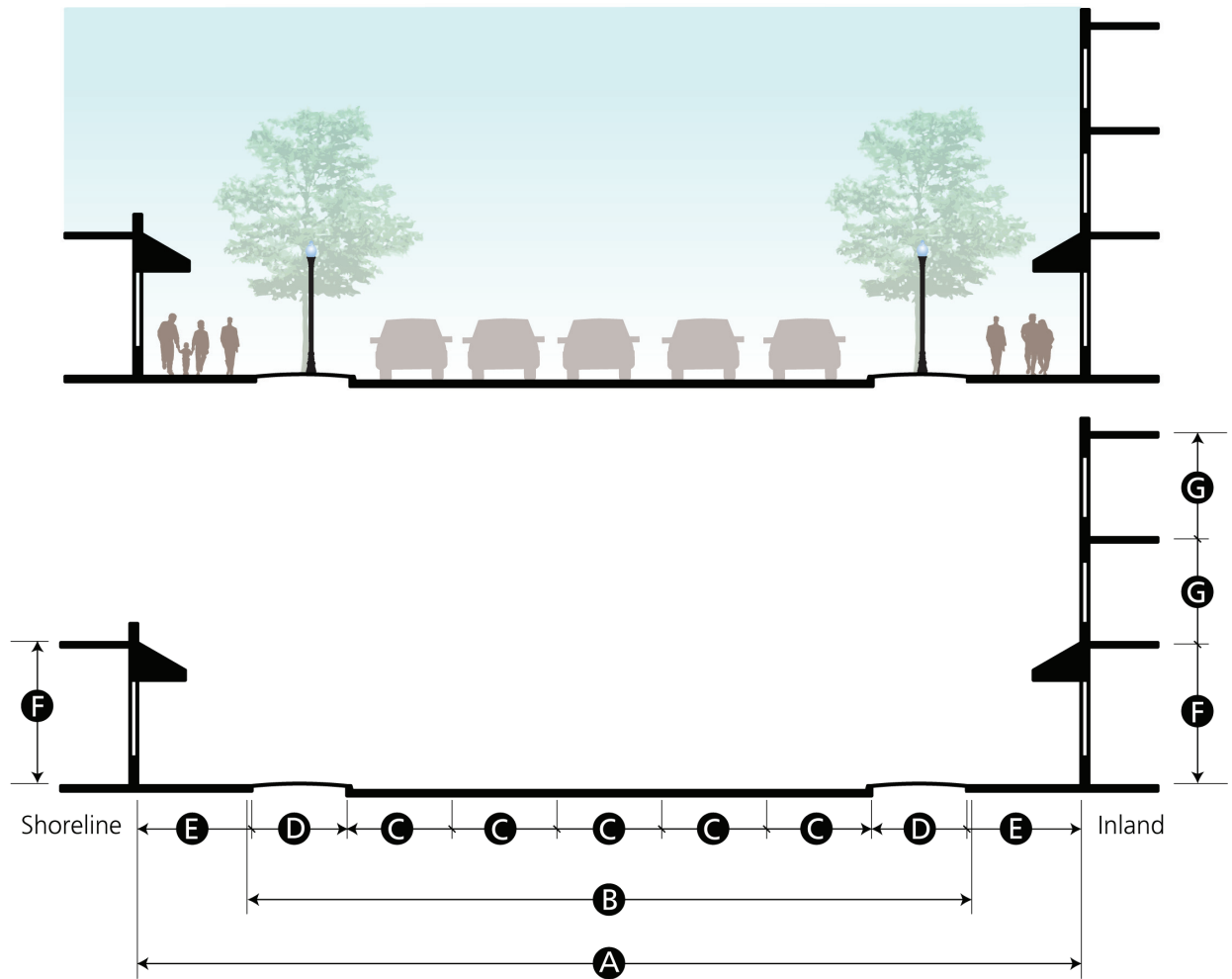
6.6.7.1 Terminology

STREET TERMINOLOGY	
Right-of-Way (ROW) Width A	The measurement across a thoroughfare of the area the Michigan Department of Transportation, Grand Traverse County Road Commission or private property owner controls or owns.
Curb Face to Curb Face Width B	The distance across a thoroughfare between the vertical faces of the curb, typically intended for vehicles, including any on-street parking, planting strips, and gutters.
Traffic and Parking Lanes C	The number and width of areas designated for vehicular travel, not including bicycle lanes.
Planting Zone D	The area of the ROW used to plant street trees, flowers, and install Low Impact Development stormwater features, such as rain gardens. In some instances, this zone, depending on surface materials, can be used for outdoor dining.
Pedestrian Zone E	The area used for pedestrian movement and dedicated to sidewalks and outdoor cafes,



Street Terminology Cross Section

US-31 Corridor

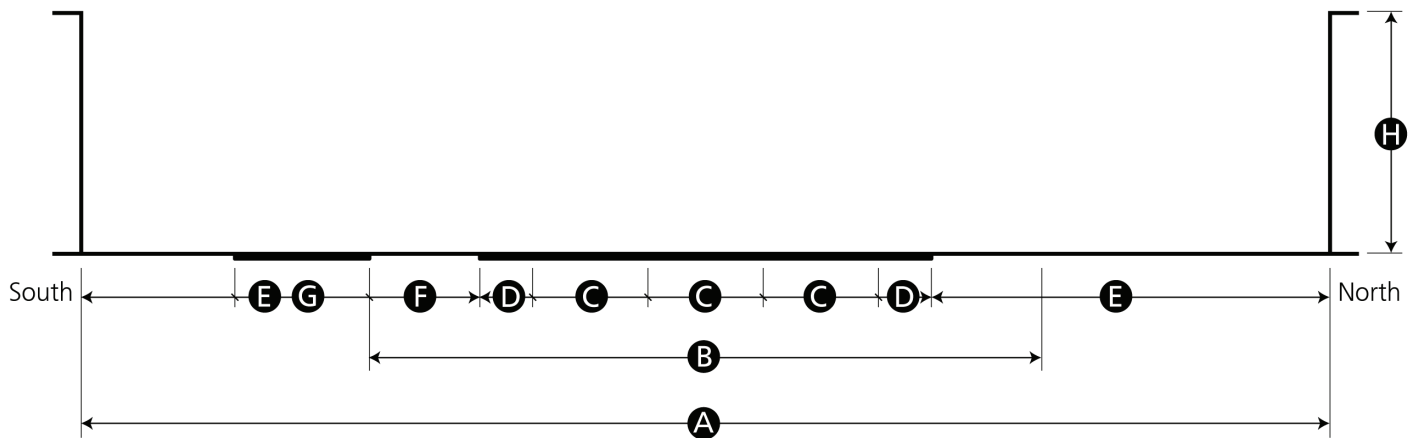


Application	
Target Speed	
Target Speed	25 - 30 MPH
Overall Widths	
Public Realm (Between BTL)	99' A
Right-of-Way (ROW) Width	76' (Varies) B
Lanes	
Traffic Lanes	11' C
Turn Lanes	At Intersections
Shoulders	None
Bicycle Lanes	5' - 6' C
Parking Lanes	8'
Medians	None

Edges	
Curbs	1'
Planters / Tree Grates	10' D
Landscaping	Evenly Spaced D
Walkways	Sidewalk - 12' E

Source: Designing Walkable Urban Thoroughfares: ITE and CNU; Table 6.4 "Design Parameters for Walkable Urban Thoroughfares"

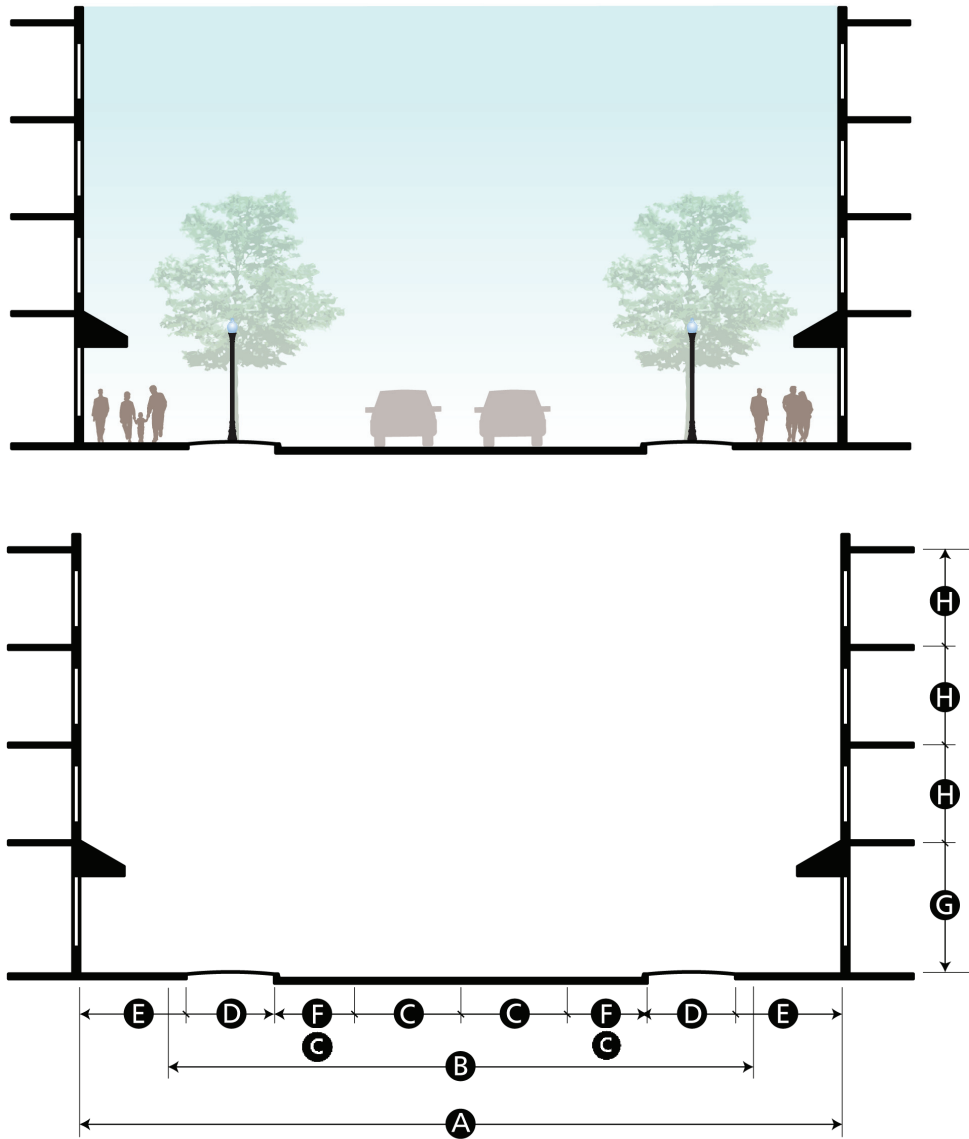
M-72 Corridor



Application		
Overall Widths		
Public Realm (Between Build-To Lines)	210'	A
Right-of-Way (ROW) Width	150'	B
Lanes		
Traffic Lanes	11'	C
Turn Lanes	At Intersections	
Shoulders	7'	D
Edges		
Curbs	1'	
Planters	15'	F
Landscaping		
Walkways	Path - 14'	G

Source: Designing Walkable Urban Thoroughfares: ITE and CNU;
Table 6.4 "Design Parameters for Walkable Urban Thoroughfares"

Other Road Space Standards



Application	
Transect Level	T3-T4
Overall Widths	
Public Realm (Between Build-To Lines)	86' A
Right-of-Way (ROW) Width	66' B
Lanes	
Target Speed	25 MPH
Traffic Lanes	10' C
Parking Lanes (On-Street)	8' C
Turn Lanes	At Intersections F

Edges	
Curbs	1'
Planters / Planting Strip (minimum)	4' D
Landscaping (minimum)	Evenly Spaced
Walkways (minimum)	Sidewalk - 10' E

Source: Designing Walkable Urban Thoroughfares: ITE and CNU; Table 6.5 "Main Street Design Standards"