

**WHITEWATER TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING AGENDA**

May 29, 2024 7:00 p.m.

Whitewater Township Hall Via ZOOM (if available) and in-person
5777 Vinton Road, Williamsburg, MI 49690
Phone 231-267-5141/Fax 231-267-9020

Zoom:

<https://us06web.zoom.us/j/83740896236?pwd=YB9y5WisceV7SkEanpyxUaelPWuhxS.1>

Meeting ID: 837 4089 6236

Passcode: 984516

1. Mic Check, Call to Order, **Pledge Allegiance**
2. Roll Call of PC Members
3. Declaration of Conflict of Interest pertinent to agenda items
4. Public Comment – Any person shall be permitted to address a meeting of the PC. Public comments shall be carried out in accordance with the following rules and procedures:
 - a. Comments shall be directed to the PC, with questions directed to the Chair.
 - b. Any person wishing to address the PC shall speak from the lectern (or use the raise hand feature if Zoom is being utilized) and state his/her name and address.
 - c. Persons may address the PC on matters that are relevant to Township planning and zoning issues.
 - d. No person shall be allowed to speak more than once on the same matter, excluding the time needed to answer a PC member’s questions.
 - e. Public comment shall be limited to 3 minutes per person.
5. Public Hearing (As Listed in Special Meeting Notice):

Special Use Permit SLUP 2024-01 parcel 28-13-005-008-25
Retail Development greater than 10,000SF

- a. Open Public Hearing
- b. Project Overview (WWT Zoning Administrator)
- c. Project Overview (Applicant)
- d. Public Comment
- e. Close Public Hearing

Questions shall be addressed through the Chair during the public hearing. PC discussion and action shall take place after the public hearing is closed. Action may also take place at a subsequent PC meeting.

6. PC Discussion/Comments
7. Next Meeting/s: PC Regular Meeting 06/05 at 7pm
8. Public Comment
9. Adjournment

Whitewater Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities who are planning to attend Contact the township supervisor at 231-267-5141 X 23

**NOTICE OF SPECIAL MEETING
WHITEWATER TOWNSHIP PLANNING COMMISSION**

Date of Meeting: **May 29, 2024**

Time of Meeting: **7:00 p.m.**

Place of Meeting: **Whitewater Township Hall
5777 Vinton Road
Williamsburg, MI 49690**

Agenda Items for Special Meeting:

- a. Public Hearing - Midwest V., LLC Special Use Permit/Site Plan Review Application
- b. Midwest V., LLC Special Use Permit/Site Plan Review Application

Whitewater Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities who are planning to attend. Anyone needing these services should contact the township supervisor at 231-267-5141 ext 23.

Cheryl A. Goss, Whitewater Township Clerk
Posted: May 8, 2024, at 9:45 a.m.

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCLA 41.72a (2) and (3), and the Americans with Disabilities Act (ADA).

A copy of this notice is on file in the office of the clerk.



WHITEWATER TOWNSHIP

5777 Vinton Road • P.O. Box 159 • Williamsburg, MI 49690 (231)
267-5141 • FAX (231) 267-9020

LEGAL NOTICE WHITEWATER TOWNSHIP PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Please be advised that on May 29, 2024, the Whitewater Township PLANNING COMMISSION will conduct a public hearing at a special meeting at 7:00 p.m. at the Whitewater Township Hall, 5777 Vinton Road, Williamsburg, MI. 49690. The public hearing will be to consider the following:

An application for a proposed 10,640 square foot retail development including parking lot and driveway, integrated with required utilities and stormwater management as a special use. The subject property is identified as parcel #28-13-005-008-25 and has no known address. The property is located on the south side of E. M-72 just southwest of East Turtle Creek Drive.

All persons are welcome and will be heard concerning the request. A copy of the application and zoning ordinance are available for viewing at the township hall. The Planning Commission requests any written comments be received by Tuesday, May 21, 2024, and should be addressed to the Whitewater Township Zoning Department, PO Box 159, Williamsburg, MI. 49690. Whitewater Township will provide necessary reasonable auxiliary aid and services to individuals with disabilities who plan to attend. Contact the township supervisor at (231) 267-5141 ext 23 as soon as possible if you need assistance.

This meeting may be able to be accessed digitally; please check our website at: www.whitewatertownship.org for detailed instructions on how to join our meeting remotely.

Posted: May 14, 2024, at 3:30 p.m.
Cheryl A. Goss, Whitewater Township Clerk

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000
Fax (231)946-8273

ORDER CONFIRMATION

Salesperson: Cammie Freeman

Printed at 05/09/24 10:57 by cfree

Acct #: 2055

Ad #: 614834

Status: New

WHITEWATER TOWNSHIP CLERK
CHERYL GOSS
P.O. BOX 159
WILLIAMSBURG MI 49690

Start: 05/10/2024 Stop: 05/10/2024
Times Ord: 1 Times Run: ***
STDAD 3.00 X 3.23 Words: 234
Total STDAD 9.69
Class: 147 LEGALS
Rate: LEGAL Cost: 136.65
Affidavits: 1

Contact:

Ad Descrpt: LEGAL NOTICE WHITEWATER T

Phone: (231)267-5141

Given by: *

Fax#:

P.O. #:

Email: clerk@whitewatertownship.org

Created: cfree 05/09/24 09:42

Agency:

Last Changed: cfree 05/09/24 10:56

PUB ZONE EDT TP START INS STOP SMTWTFS
RE A 97 W Fri 05/10/24 1 Fri 05/10/24 SMTWTFS
IN AIN 97 W Fri 05/10/24 1 Fri 05/10/24 SMTWTFS

AUTHORIZATION

Thank you for advertising in the Record-Eagle, our related publications and online properties. If you are advertising with the Record-Eagle classifieds, your ad will begin running on the start date noted above.

Please be sure to check your ad on the first day it appears. Although we are happy to make corrections at any time, the Record-Eagle is only responsible for the first day's incorrect insertions. Also, we reserve the right to edit or reclassify your ad to better serve buyers and sellers.

No refunds or rebates will be issued if you cancel your ad prior to the stop date.

We appreciate your business.

(CONTINUED ON NEXT PAGE)

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000
Fax (231)946-8273

ORDER CONFIRMATION (CONTINUED)

Salesperson: Cammie Freeman

Printed at 05/09/24 10:57 by cfree

Acct #: 2055

Ad #: 614834

Status: New

**LEGAL NOTICE
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All persons are welcome and will be heard concerning the request. A copy of the application and zoning ordinance are available for viewing at the township hall. The Planning Commission requests any written comments be received by Tuesday, May 21, 2024, and should be addressed to the Whitewater Township Zoning Department, PO Box 159, Williamsburg, MI. 49690. Whitewater Township will provide necessary reasonable auxiliary aid and services to individuals with disabilities who plan to attend. Contact the township supervisor at (231) 267-5141 ext 23 as soon as possible if you need assistance.

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Friday, May 10, 2024-1T

614834

**Special Use Permit/
Site Plan Review Application**

WHITEWATER TOWNSHIP

5777 Vinton Road, PO Box 159
Williamsburg MI 49690
PH (231) 267-5141 Fax (231) 267-9020

Case No. SWUP 2024-1
Date Rec. 4-11-24
Fee 600.

Property Information

Parcel Number 28-13-005-008-25
Address Vacant Land - E M 72 - SW Intersection of M 72 & E Turtle Creek Dr
Zoning District 002 Acres 1.73 AC Current Use Vacant Commercial

Property Owner Information

Name Dennis & Judith Hoxsie
Address 6578 M 72 E, Williamsburg, MI 49690
Phone _____ Fax _____

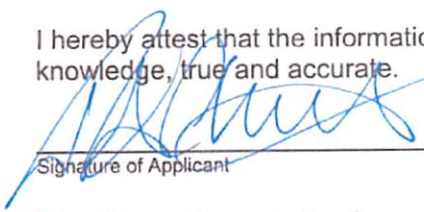
Applicant Information

Name Midwest V., LLC. - Peter Oleszczuk
Address 1435 Fulton St., 2nd Floor, Grand Haven, MI 49417
Phone 616-842-2030 Fax _____

Description of Proposed Use (Use reverse side or attach pages as needed)
Construction of proposed 10,640 retail development, parking lot and driveway,
required utilities and stormwater management facilities.

See attached.

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.



Signature of Applicant

2-15-24

Date

I hereby grant permission for members of the Whitewater Township Planning Commission and the Zoning Administrator to enter the above described property for the purposes of gathering information related the this application.

Signature of Property Owner

Date

**ARTICLE XXV
SITE PLAN REVIEW AND SPECIAL LAND USES**

25.12 STANDARDS FOR DECISIONS:

Each site plan shall conform to all provisions of the Zoning Ordinance and the standards listed below (unless variances have been granted):

- A.** All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot or unit, the character of adjoining property and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of the surrounding property for uses permitted in this Ordinance.
- B.** The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas and will not adversely affect adjacent properties.
- C.** Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
- D.** The site plan shall provide reasonable visual and sound privacy for all dwelling units located therein. Fences, walks, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
- E.** All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access by some practical means to all sides.
- F.** Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
- G.** There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.
- H.** All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened, by a vertical screen consisting of structural or plant materials no less than six feet in height unless modified by the Planning Commission.
- I.** Exterior lighting shall be designed and installed to conform with the standards required in Article 29.00, Exterior Lighting Regulations.
- J.** All signs and advertising features shall be designed and installed to conform with the standards and requirements of Article 30.00, Sign Regulations.

- K.** The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Comprehensive Master Plan.
- L.** All streets including streets in condominium developments shall be developed in accordance with the Subdivision Control Ordinance and County Road Commission or Township Private Road Standard specifications.
- M.** Site plans shall conform to all applicable requirements of state and federal statutes and approval may be conditioned on the applicant receiving necessary state and federal permits before final site plan approval or an occupancy permit is granted.
- N.** All land use developments shall be consistent with and promote the intent and purpose of this ordinance and shall not be contrary to the public health, safety and welfare.
- O.** All land uses and developments shall conform with the applicable goals, policies and objectives in the Township Master Plan.
- P.** Standards for Groundwater Protection:
- 1.** The project and related improvements shall be designed to protect the natural environment, including lakes, ponds, streams, wetlands, floodplains, groundwater and steep slopes.
 - 2.** Stormwater management and drainage facilities shall be designed to retain the natural retention and storage capacity of any wetland, water body or watercourse and shall not increase flooding or the potential for pollution of surface or groundwater, on-site or off-site.
 - 3.** General purpose floor drains shall be allowed only if they are connected to a public sewer system, an on-site holding tank, or a system authorized through a state groundwater discharge permit.
 - 4.** Sites at which hazardous substances or polluting materials are stored, used, or generated shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, lakes, streams, rivers or wetlands. In addition, an up-to-date contingency plan for the handling and clean-up of uncontained spills of hazardous substances and polluting materials shall be placed on file in the offices of the Zoning Administrator and the Fire Chief. The requirement to report all uncontained spills immediately to both the Zoning Administrator and the Fire Chief shall be required as a condition of Site Plan approval.
 - 5.** Local, State and Federal agency requirements for storage, spill prevention, record keeping, emergency response, transport and disposal of hazardous substances and polluting materials shall be met. No discharges to groundwater, including direct and indirect discharges, shall be allowed without required permits and approvals.

6. In determining conformance with the standards in this zoning ordinance, the municipality shall take into consideration the publication titled "Small Business Guide to Secondary Containment" and other references.

Q. Standards for Aboveground Storage and Use Areas for Hazardous Substances and Polluting Materials:

1. Secondary containment, for above ground areas where hazardous and polluting materials are stored or used, shall be provided. Secondary containment shall be sufficient to store the substance for the maximum anticipated period of time necessary for the recovery of any released substance.
2. Outdoor storage of hazardous substances and polluting materials shall be prohibited except in product-tight containers which are protected from weather, leakage, accidental damage and vandalism.
3. Secondary containment structures such as out buildings, storage rooms, sheds and pole barns, shall not have floor drains which outlet to soils, groundwater, or nearby drains or rivers.
4. Areas and facilities for loading and unloading of hazardous substances and polluting materials, as well as areas where such materials are handled and used, shall be designed and constructed to prevent discharge or runoff to floor drains, rivers, lakes, wetlands, groundwater and soils.

R. Standards for Underground Storage Tanks when Permitted:

1. Existing and new underground storage tanks shall be registered with the authorized state agency in accordance with the requirements of the U. S. Environmental Protection Agency and the State Police Fire Marshal Division.
2. Installation, operation, maintenance, closure and removal of underground storage tanks shall be in accordance with the requirements of the Michigan Department of Environmental Quality. Leak detection, corrosion protection, spill prevention and overfill protection requirements shall be met. Records of monthly monitoring or inventory control must be retained and available for review by government officials.
3. Out-of-service abandoned underground tanks shall be emptied and removed from the ground in accordance with the requirements of the Michigan Department of Environmental Quality.

**Special Use Permit/
Site Plan Review Application**

WHITEWATER TOWNSHIP

5777 Vinton Road, PO Box 159
Williamsburg MI 49690
PH (231) 267-5141 Fax (231) 267-9020

Case No. _____
Date Rec. _____
Fee _____

Property Information

Parcel Number 28-13-005-008-25
Address Vacant Land - E M 72 - SW Intersection of M 72 & E Turtle Creek Dr
Zoning District 002 Acres 1.73 AC Current Use Vacant Commercial

Property Owner Information

Name Dennis & Judith Hoxsie
Address 6578 M 72 E, Williamsburg, MI 49690
Phone _____ Fax _____

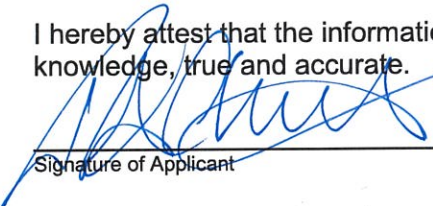
Applicant Information

Name Midwest V., LLC. - Peter Oleszczuk
Address 1435 Fulton St., 2nd Floor, Grand Haven, MI 49417
Phone 616-842-2030 Fax _____

Description of Proposed Use (Use reverse side or attach pages as needed)
Construction of proposed 10,640 retail development, parking lot and driveway,
required utilities and stormwater management facilities.

See attached.

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.



Signature of Applicant

2-15-24

Date

I hereby grant permission for members of the Whitewater Township Planning Commission and the Zoning Administrator to enter the above described property for the purposes of gathering information related the this application.

Signature of Property Owner

Date

AUTHORIZATION LETTER

Owner: Dennis M and Judith L Hoxsie

Property: Vacant land at M-72 E, Williamsburg, MI 49690, Whitewater Twp, Grand Traverse Co, MI, Parcel # 28.13.005.008.25

Date: 11/14/23

To Whom It May Concern:


Midwest V, LLC (“Buyer”), of 1435 Fulton St., 2nd Floor, Grand Haven, MI 49417, is hereby authorized to act on our behalf in connection with the items listed below as it pertains to the development of our above-referenced Property pursuant to a Real Estate Purchase Agreement.

Due diligence – soil testing, geo-technical drilling, surveying, engineering, wetlands and environmental studies (Phase I, Phase II and/or BEA), asbestos and other physical inspections.


Permitting – Applications and filings with applicable municipalities for land division, lot line adjustment, and all entitlements, including, but not limited to, site plan approval, rezoning, variances, building permits, and any required construction permits.

Unless otherwise agreed in the Real Estate Purchase Agreement, any and all of the foregoing work shall be completed by Buyer at its sole cost and expense. Buyer will return the property to substantially the same condition prior to their work.

Sincerely,

 dotloop verified
11/14/23 8:45 PM EST
KQ58-YYI-7QSB-QERD

X
Owner or Authorized Representative

 dotloop verified
11/14/23 8:48 PM EST
ACSX-DOYJ-A3CX-YGYZ

Buyer Contact Information:

Attn: Peter Oleszczuk

1435 Fulton St., 2nd Floor

Grand Haven, MI 49417

Phone: 616-842-2030 ext. 2106

Fax: 616-842-1950

Whitewater Township

Whitewater Township
5777 Vinton Road | P.O. Box 159
Williamsburg, Michigan 49690

Special Land Use & Site Plan Review: Case # SLUP 2024-01

Parcel #28-13-005-008-25

Property Address: E. M-72 Highway, Williamsburg, Michigan 49690

Zoning District: COMMERCIAL

Applicant / Agent: Midwest V., LLC | Peter Oleszczuk
1435 Fulton Street | 2nd Floor
Grand Haven, Michigan 49417

Phone: 616-842-2030

Email: N/A

Owner: Hoxsie, Dennis and Judith
6578 E. M-72 Highway
Williamsburg, Michigan 49690

Phone: N/A

Email: N/A

Tax Description: 28-13-005-008-25

PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 9 WEST WHITEWATER TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5 THENCE N89°32'35"W ALONG THE NORTH LINE OF SAID SECTION 5 A DISTANCE OF 1335.58 FEET TO THE EAST 1/8 LINE OF SAID SECTION 5, THENCE S0°43'44"W ON SAID EAST 1/8 LINE A DISTANCE OF 145.66 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY M-72, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY M-72 WESTERLY 250.00 FEET ALONG THE ARC OF A 17,113.73 FOOT RADIUS CURVE TO THE LEFT THE LONG CHORD OF SAID CURVE BEARING N84°41'30"W 250.00 FEET TO THE TRUE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED, THENCE CONTINUING WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY M-72 A DISTANCE OF 200.05 FEET ALONG THE ARC OF A 17,113.73 FOOT RADIUS CURVE TO THE LEFT THE LONG CHORD OF SAID CURVE BEARING N85°26'42"W **200.05** FEET, THENCE S0°58'05"W 380.02 FEET (RECORDED S0°11'17"W **380.00** FEET), THENCE S86°41'06"E 199.97 FEET (RECORDED 200.00 FEET), THENCE N0°56'46"E 375.70 FEET (RECORDED N0°11'17"E 375.74 FEET) TO THE POINT OF BEGINNING. CONTAINING 1.73 ACRES MORE OR LESS.

Whitewater Township

Use Request: Requested 'USE' of property: Construction of proposed 10,640 (ten thousand six hundred and forty) square foot retail development (building), including parking lot and driveway, integrated with utilities and stormwater management facilities, per Article VIII, Section 8.11.A of the Whitewater Township Zoning Ordinance.

Summary: The Whitewater Township Zoning Ordinance allows for a special use to be permitted in the Commercial district per the requirements of Article 8, Section 8.11 (copy attached). Any permitted use located in a building that exceeds 10,000 square feet, includes drive-through services, offers live entertainment or serves alcoholic beverages.

Introduction

The applicant engaged the Zoning Administrator in email and phone conversations in February of 2024 by generally verifying the zoning district and inquiring about the possibility of establishing a retail operation on the subject property, and inquiring about the specific processes involved with application and permitting.

The subject property owner(s) authorized Midwest V, LLC to act on their behalf in an Authorization Letter dated 11/14/2023.

The application for site plan review and special use was received and receipted on 4/11/2024. A brief review indicated that because this was a 'special use', that additional information including building elevation (façade) drawings would be required to allow the Whitewater Township Planning Commission a better opportunity to review the physical characteristics of the proposed building in relationship to the required site plan and special use standards of review.

The public notice for this hearing will be published in the Traverse City Record-Eagle in early May, 2024. Notices were sent out to all property owners within 300' (three-hundred) feet on May 3, 2024 – both, at least 15 days in advance as required.

COMMERCIAL ZONING DISTRICT SUMMARY

Article VIII

Article VIII, Section 8.11 | Uses Permitted by Special Use Permit

Article VIII, Section 8.11.A

- A. Any permitted use located in a building that exceeds 10,000 square feet, includes drive-through services, offers live entertainment or serves alcoholic beverages.

FACT: The subject parcel / property is located in the C1-Commercial zoning district of Whitewater Township.

Whitewater Township

FACT: Retail stores and shops; food, drug, variety, dry goods, clothing, music, hardware, equipment, and other similar light retail uses are listed as permitted uses in Section 8.10.E in the C1-Commercial zoning district.

FACT: Article XXV, Section 25.18 of the Whitewater Township Zoning Ordinance does NOT allow Zoning Administrator review for a 'special' use of this scope.

DECISION: Based upon the facts recited immediately above, the application is placed upon the agenda of the planning commission; proper notice and publication was made stating the time, place and object of the hearing in compliance with Section 125.3103 of the Michigan Zoning Enabling Act, PA 110 of 2006 as amended.

8.12 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS

Article XII:

FACT: Property is Vacant land.

FACT: There is no 'minimum' lot size listed for a lot / parcel located in the Commercial zoning district. Minimum lot width required is 100' (one-hundred) feet –

FACT: Lot width is approximately 200' (two hundred) feet.

FACT: The maximum lot width to depth ratio of 4:1 is not exceeded. Lot depth is 380' (three hundred eighty) feet.

FACT: The property is staked for the property lines, the building and the parking lot.

25.11.E Final Site Plan Review

Staff advised applicant (through their agent) that addressing all the required elements of a site plan was imperative to being placed on the agenda before the planning commission. The applicant provided packet addresses the requirements. Any areas that the applicant deemed as not applicable are to be justified by the applicant.

See attached document with Special Use Permits/Site Plan Review Application at the top.

25.12 Standards for Decisions (site plan)

The Whitewater Township Zoning Ordinance contains no less than 18 (eighteen) independent standards that require findings during the review process. Several of these are inapplicable (in the opinion of staff). The applicant has been advised to justify any items that they believe are not applicable.

Staff Recommendation – Site Plan: Staff recommends that the planning commission (in addition to this report as an exhibit) make independent findings based upon this staff report and their own understanding of the proposed project; apply the site plan review standards as applicable and approve with any conditions if deemed necessary.

SPECIAL LAND USE REVIEW

3.10 Article XXV, Section 25.22 further provides –

Whitewater Township

1. At no time shall the number of vehicles on site impose a negative impact on adjacent uses frequent shipments or deliveries by vehicles having more than two drive-axels are prohibited.
2. The occupation may offer for sale any article or service provided that the sale of any articles shall not have a negative impact on the surrounding areas with regard to noise, light, odors, etc.
3. Hours of operation shall be stipulated by the Planning Commission.
4. Signage size and number(s) shall be determined by the Planning Commission. (No sign permit has been requested at this time. (Zoning Ordinance Article XXX – SIGN REGULATIONS of the Whitewater Township Zoning Ordinance dictate the size and number of signs permitted)
5. Such other conditions as may be determined by the Planning Commission.

The Whitewater Township Zoning Ordinance was used to substantiate an affirmative decision that protects the general safety, health, and welfare of the community. You are, however, restricted to the actual language in Article 25 of the zoning ordinance which is limited in its scope to the legal notification requirements.

Staff hereby affirms that Section 25.21 requirements have been completed. The public hearing is scheduled for Wednesday, May 29, 2024 at 7 p.m. The planning commission agreed to a special meeting.

Staff Recommendation – Special Land Use and Site Plan Evaluation: Staff has not been presented with any information that would result in a denied application at this time.

Respectfully submitted for Planning Commission review and action,



Deb Graber
Zoning Administrator

Special Use Permit/Site Plan Review Application
Parcel Number: 28-13-005-00-25
Address: Vacant Land – E M-72
Date: February 16, 2024

See below for a response to the special use permit requirements listed in Article 25 of the Whitewater Township Zoning Ordinance.

- General Requirements

An application for special use permit shall include:

- 1. The Applicant(s) name(s) and address(s). **Provided on the application.**
- 2. A signed affidavit identifying whether the Applicant(s) are the owner of the property, have an ownership interest in the property, or are acting on the behalf of owners of the property. If the Applicant(s) do not own the property, then the signed affidavit must also be approved and signed by the property's owner(s). **An authorization letter has been attached to this submittal.**
- 3. The address and a legal description of the property. **Provided on the attached site plan.**
- 4. A project schedule and development plan. **The developer's tentative schedule includes construction beginning in Summer 2024.**
- 5. Land uses and existing structures on the subject parcel and adjoining parcels within 300 feet. **Provided on the attached site plan. Sarah – please confirm this is shown. If not, please create a separate exhibit in GIS to present this info.**
- 6. A written statement regarding the project's effects on existing infrastructure, including but not limited to traffic, capacity of roads, schools, existing utilities, the natural environment, and water aquifer.

Traffic, Capacity of Roads, School

The adjacent M-72 is an MDOT road. A permit will be applied for through MDOT and the developer will provide a taper or deceleration lane if

MDOT determines this is required for the expected traffic to the site. Given the traffic generated by the adjacent commercial uses to the north and west,

we do not anticipate any negative impact to traffic or the capacity of the roads or local schools.

Utilities

The proposed development will not have any impact on the existing utilities, as the building will be served by an on-site well and septic system. Electric and communication lines are available in the right of way to service the proposed development.

Natural Environment, Water Aquifer

The site is not located within an environmentally sensitive area, so no negative impact to the natural environment is anticipated. The proposed development will meet requirements for stormwater management and well and septic systems to ensure no negative impact to the natural environment or water aquifer in the area.

- 7. A detailed site plan as specified in Article 25.10 et seq. of this Ordinance, unless waived or otherwise determined to be unnecessary by the Planning Commission.

Attached to this submittal.

- Criteria

No special use permit shall be approved unless all of the following standards are met. Each application shall be reviewed for the purpose of determining that the proposed Special Use shall:

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

The proposed development appears to be harmonious and compatible with the adjacent commercial properties to the west and north, and is consistent with the Township Zoning and Master Plan. As shown on the site plan, the required screening will be installed to the east to provide a buffer between the adjacent residential use to the east.

- b. Be adequately served by essential public facilities and services such as highways, streets, fire and safety, drainage, refuse disposal, water and sewage treatment, etc.

The proposed site will be served by the required public facilities, including the following:

- **The adjacent MDOT road (M-72) which has adequate capacity for the expected traffic to the site.**
- **A site layout that was designed to provide access for the local fire and safety**
- **Stormwater retention basin to retain stormwater runoff generated from the site**

- **On-site well and septic systems to provide water and sewer service to the development.**
 - **A dumpster enclosure to allow for refuse disposal**
- c. Not create excessive additional public costs for essential public services or facilities.

The site will not create excessive public costs for essential services. Public services are already serving the adjacent commercial properties, and the proposed site will have minimal effect on the current public services and facilities.

- d. Not involve activities, processes, materials, equipment or conditions that will be detrimental to any persons, property, or the public from the traffic, noise, smoke, vibration, fumes, glare, odors, etc.

The proposed use will not result in processes, materials, equipment, or conditions that will be detrimental to the public or property. We do not anticipate any major change to traffic, noise, smoke, vibration, fumes, glare, odors, etc, given these are already present in the area due to the adjacent commercial properties and adjacent MDOT roadway.

- e. Be sufficiently designed to maintain adequate provision for the protection of the health, safety, and welfare of those proposing the special use, residents and adjoining landowners and the community as a whole.

The site will be designed to have no impact to the provision for protection of the health, safety, and welfare for the adjacent property owners and community as a whole. As previously noted, the site will be reviewed by the Grand Traverse County Health Department, MDOT, and Township to ensure no negative impacts to the health, safety, and welfare of the residents, landowners, and community as a whole.

- f. Be consistent with the intent of this Zoning Ordinance and the Master Plan.

The site is located within a commercial district. The development includes a building that is just over the threshold required a special use permit. We

believe the proposed development is consistent with the intent of the Township's zoning ordinance, map, and master plan.

- g. Not create or substantially add to traffic hazards.

The site will not create or substantially add to traffic hazards. The adjacent M-72 has adequate capacity to handle the traffic generated by

the proposed site. The developer will work with MDOT to gain approval for the proposed driveway and to ensure there are no increased traffic hazards.

- h. Not have significant adverse impacts to environmental, ecological, or natural resources.

The proposed site will not have significant adverse impacts to environmental, ecological, or natural resources. The site is not located within an environmentally sensitive area. All required permits will be applied for and received prior to the start of construction. Also, the required stormwater management will be provided onsite to collect site runoff.

- i. Be in compliance with the requirements of the applicable local, county, state, and federal laws or regulations.

The proposed site will meet all local, state, and federal requirements. All required permits will be applied for and received prior to the start of construction.

- j. Not have significant adverse impacts on adjoining properties, or to allowed or established uses.

The site will have minimal impact to the adjacent properties. The site will install all required screening/buffers to ensure no adverse impact to the residential property to the east, as required by the Township's Zoning Ordinance.

Whitewater Township
5777 Vinton Road
P.O. Box 159
Williamsburg, MI 49690

April 24, 2024

Article XXV, Section 25.11

E. FINAL SITE PLAN REVIEW [Preliminary Site Plan Review conducted in March 2022]

The applicant shall submit the following prior to being scheduled for Planning Commission review:

1. Township Review Fee (if applicable).
Statement: The Township review fee has been included with our submittal.
2. Township Application (if applicable.)
Statement: The Township application has been provided.
3. A written description of the proposed project or use.
Statement: Provided on Sheet 3 of the provided site plan.
4. Any additional information the Planning Commission finds necessary to make determinations required herein.
Statement: Noted.
5. A ten complete site plans that include the information listed in Section 25.11 (F), Required Information
Statement: Ten complete sets have been provided with our submittal.
6. One digital copy of the site plan in a form acceptable to the Township.
Statement: A digital copy of the site plan has been provided for review.

Upon review, the Planning Commission may approve, approve with conditions or deny the final site plan. If the site plan is denied, the Planning Commission shall state the reasons for such denial.

F. REQUIRED INFORMATION

1. Each submittal for site plan review shall contain all information required in this Ordinance including the following:
 - a. The applicant's name, address and phone number in full.
Statement: Applicant information is provided on Sheet 1 of the plan set.
 - b. Proof of property ownership, and whether there are any options on the property, or liens against it.
Statement: An authorization letter has been provided with our submittal.
 - c. A signed statement that the applicant is the owner of the property or officially acting on the owner's behalf.

Statement: An authorization letter has been provided with our submittal.

d. The name and address of the owner(s) of record if the applicant is not the owner of record (or firm or corporation having a legal or equitable interest in the land) and the signature of the owner(s).

Statement: Information provided on the application and Sheet 1.

e. The address and/or parcel number of the property.

Statement: Parcel number provided on the attached drawings.

f. Name and address of the developer (if different from the applicant).

Statement: Information provided on Sheet 1.

g. Name and address of engineer, architect, planner and/or land surveyor.

Statement: Engineer's information provided on the attached drawings.

h. Project title.

Statement: Retail Development - Williamsburg

i. Project description, including the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, parking spaces, carports or garages, employees by shift, amount of recreation and open space, type of recreation facilities to be provided, and related information as pertinent or otherwise required by the Ordinance.

Statement: Proposed building information provided on Sheet 3.

j. A vicinity map drawn at a scale of 1" = 2000' with the north point indicated.

Statement: Vicinity map provided on Sheet 1.

k. The gross and net acreage of all parcels in the project.

Statement: Parcel acreage provided on Sheet 2 and 3.

l. Land uses, zoning classifications and existing structures on the subject parcel and adjoining parcels within 300 feet of the site.

Statement: Information provided on Sheet 2.

m. Project completion schedule / development phases.

Statement: Schedule shown on Sheet 5.

n. Written statements relative to project impacts on existing infrastructure (including traffic capacity of streets, schools and existing utilities) and on the natural environment of the site and adjoining lands. A formal impact statement may be required.

Statement: Information provided in the special use permit application attachment.

o. A listing of types and quantities of hazardous substances and polluting materials which will be used, stored or generated on-site at the facility, and completion of the "Hazardous Substance Reporting Form for Site Plan Review".

Statement: N/A

2. The site plan shall consist of an accurate, reproducible drawing at a scale of not less than 1" = 20' or More than 1" = 200', showing the site and all land within 300' of the site. If multiple sheets are used, each shall be labeled and the preparer identified. Each site plan shall depict the following:

a. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations.

Statement: Property lines, dimensions, and description are provided on Sheet 2.

b. Existing topographic elevations at two-foot intervals, proposed grades and direction of drainage flows.

Statement: Existing topographic data is shown on Sheet 2. Final proposed grades are shown on Sheet 5.

c. The location and type of existing soils on the site at least to the detail provided by U.S. Soil Conservation Service and any certification of borings.

Statement: Information provided on Sheet 2.

d. Location and type of significant vegetation.

Statement: Information provided on Sheet 2.

e. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains and wetlands.

Statement: N/A

f. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building and typical elevation views of proposed structures.

Statement: Information provided with the attached drawings. Elevation view of the structure has also been provided for review.

g. Proposed location of accessory structures, buildings and uses, including but not limited to all flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable.

Statement: Information provided on Sheet 3.

h. Location of existing public roads, rights-of-way and private easements of record and abutting streets.

Statement: Information provided on the attached drawings.

i. Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development. Details of entryway and sign locations should be separately depicted with an elevation view.

Statement: The proposed drive is shown on the drawings. The driveway permit has been applied for from MDOT and a deceleration lane will be provided if required. Final sign location and elevation views will be applied for by a third-party vendor at a later date, and will meet the Township's ordinance.

j. Location, design and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof.

Statement: Information provided on Sheet 3.

k. Location, size and characteristics of all loading and unloading areas.

Statement: Information provided on Sheet 3, located at the southwest corner of the building.

l. Location and design of all sidewalks, walkways, bicycle paths and areas for public use.

Statement: Information provided on Sheet 3.

m. Location, design and specifications of existing and proposed service facilities and structures, above and below ground, including:

(1) Public and private groundwater supply wells on-site and related distribution systems including fire hydrants and shut off valves.

Statement: Information provided on Sheet 4. A permit has been applied for from the health department to ensure their requirements are being met.

(2) Septic systems and other waste water treatment systems.

Statement: Information provided on Sheet 4. A permit has been applied for from the health department to ensure their requirements are being met.

(3) Areas to be used for the storage, use, loading/unloading, recycling, or disposal of hazardous substances and polluting materials, including interior and exterior areas as well as any containment structures or clear zones required by government regulation or designed

to meet the standards of this Article.

Statement: N/A

n. Location of all other utilities on the site including, but not limited to natural gas, electric cable TV, telephone and steam.

Statement: Location of utilities are shown on Sheet 4.

o. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

Statement: N/A

p. Location, size and specifications of all signs, both temporary and permanent, and advertising features, with cross-sections, if applicable.

Statement: The location of the sign is shown on the drawings. A third-party will apply for the sign permit at a later date and will meet the requirements of the Township's ordinance.

q. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.

Statement: Exterior lighting locations are shown on the Sheet 4 and the attached Photometric Plan. Downward facing, dark-sky complaint lights will be installed. A final photometric drawing will be provided prior to final approval.

r. Location and specifications for all fences, walls and other screening features with cross sections.

Statement: Location and specifications of the proposed fences and screen features are shown on Sheet 3.

s. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. For each new landscape material, the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location or range of sizes as appropriate.

Statement: Landscaping is showing on Sheet 6.

t. Location, size and specifications for screening and fencing of all trash receptacles and other solid waste or liquid waste disposal facilities.

Statement: The dumpster enclosure screening is labeled on Sheet 3 of the plans.

u. Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site clean-up.

Statement: N/A

v. Identification of any significant site amenities or unique natural features.

Statement: Existing site topography is provided on Sheet 2.

w. Identification of any significant views onto or from the site to or from adjoining areas.

Statement: N/A

x. A scale model of the proposed development may be required for all projects greater than 40

acres, with more than 200 dwelling units, more than 40,000 square feet of building space, or a proposed height of a principal structure of greater than 35 feet.

Statement: N/A

y. North arrow, scale and date of original submittal and last revision.

Statement: A north arrow, scale, and date have been provided on all drawings.

z. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan.

Statement: Signed and sealed plans from a licensed Engineer have been provided.

Sincerely,
Eng., Inc.



Joseph W. Westerbeke, PE
Project Manager

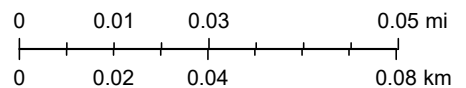
Grand Traverse County Parcel Viewer



2/13/2024, 4:15:41 PM

1:2,257

- GTC_2022_Image_PUBLIC
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - Address Points
 - Tax Parcel
 - Roads
 - Municipal Boundaries
 - Sections
 - Quarters
 - Eighths
 - Survey Points



Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, GTC GIS

Date: 2/29/24

FD Permit # 24-102



Whitewater Township Fire Department Permit Application

8380 Old M 72, P.O. Box 9, Williamsburg, MI 49690 231-267-5969 Office, 231-267-5903 Fax

APPLICANT	Name/Contact: Peter Oleszczuk		
Company: Midwest V., LLC.			
Address: 1435 Fulton Street, 2nd Floor, Grand Haven, MI 49417			
Phone: 616-842-2030 pete@westwind.build Email: 616-842-2030 pete@westwind.build			
SITE	Building/Site Name: Retail Development - Vacant Land (E. M 72)		
Contact: Peter Oleszczuk, - Midwest, V. LLC.			
Address: Vacant Land, E. M 72, Williamsburg, MI (Parcel: 13-005-008-25)			
Use group:	<u>M - MERCANTILE</u>	Building use: Commercial - Retail	
Square footage: 10,640 SF	Type of construction: Steel		
GTC Building Permit #			
SITE PLAN REVIEW ONLY <input checked="" type="checkbox"/>		SPECIAL EVENT PLAN REVIEW <input type="checkbox"/>	
Site plan review includes 1 inspection.		Type of event	
		Event date	
Site review	<input checked="" type="checkbox"/>	\$125.00	Event time
Additional Inspection	<input type="checkbox"/>	\$75.00	Estimated number of occupants
TOTAL		Temporary Structure <input type="checkbox"/> YES <input type="checkbox"/> NO	
<i>All site plan reviews require the submission of two complete sets of engineered drawings including one paper copy and one digital copy.</i> <i>Payment in full required for permit issuance.</i>		Temporary tent <input type="checkbox"/> YES <input type="checkbox"/> NO	
		Single event w/1 inspection	<input type="checkbox"/> \$150.00
		Additional Inspection	<input type="checkbox"/> \$75.00
		After regular business hours	<input type="checkbox"/> X2
		TOTAL	
Applicant Signature <u>[Signature]</u>		Date <u>2-29-24</u>	
Fire Department Use Only			
Payment Received	<input checked="" type="checkbox"/> Check <input type="checkbox"/> MO	Amount: \$ <u>125.00</u>	Number: <u>40690</u>
REVIEWER	<u>B. Flegman</u>		
DATE REVIEWED	<u>MARCH 6, 2024</u>		
NOTES: <u>SEE SITE PLAN REVIEW</u>			
Fire Chief	<u>[Signature]</u>		Date <u>3-6-24</u>



WHITEWATER TOWNSHIP FIRE DEPARTMENT

8380 OLD M-72 ♦ PO BOX 9 ♦ WILLIAMSBURG, MICHIGAN 49690 ♦ 231.267.5969 ♦ FIRECHIEF@WHITEWATERTOWNSHIP.ORG

Site Plan Review
Retail Development
Whitewater Twp. Parcel 13-005-008-25, M 72
Williamsburg, MI 49690
March 6, 2024

A site plan review was conducted on a proposed mercantile development located on the vacant parcel 13-005-008-25 E M 72. Site drawings dated February 26, 2024 from ENG., INC. were submitted by Midwest V., LLC. and used for the fire department review.

The development will consist of a single story, 10,640 square foot steel construction retail building with a paved parking lot. The development will be accessed from one main drive way located on Michigan State Highway 72. No public fixed fire protection water supply is noted on the drawing or available in the area.

This review is based on the 2018 International Fire Code (IFC) adopted by Whitewater Township as the Fire Prevention Ordinance. **The Fire Department Site Plan is approved with the following notes.**

Notes:

1. IFC 503.2.1 DIMENSIONS – Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet and a vertical clearance of not less than 13 feet 6 inches.
2. IFC 503.2.3 SURFACE – Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
3. IFC 503.2.5 DEAD ENDS – Fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
4. IFC 503.2.8 – ANGLE of APPROACH – Angle of approach and departure limits shall not exceed 1 ft drop in 20 ft.
5. IFC 505.1 – Address Identification provided on the building visible from the road.
6. IFC 506.1 – Key Box required. A Knoxbox key box shall be required to be installed at a location on the building approved by the fire code official.



Committed to proudly serving the community with professionalism and integrity.

7. IFC 507.1 REQUIRED WATER SUPPLY – As determined by the fire code official, fire protection water supply will be trucked in using fire apparatus tanker shuttle as no public water distribution systems exists in the area.
8. IFC D103.6 – Signs – At least one NO PARKING – FIRE LANE sign shall be provided and installed at the SW corner of the building near the loading dock double doors
9. Field changes will need to be approved and as-built drawings submitted on completion. A final inspection will close-out the permit.



Brandon Flynn
Fire Chief
CFI, CFPE



The requirement for a business to install a Knox-Box® brand of lock box is mandated by the Fire Prevention Code as adopted by Township Ordinance. The Whitewater Township Fire Department uses the Knox-Box® brand of lock box so we only have to carry one key for any lock box within our district.

The Knox-Box® is required where access to or within a structure or an area is restricted because of secured opening or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be a Knox Box brand; of a size dictated as appropriate by the fire code official; and contain items as deemed necessary for emergency response operations at the facility, including keys to gain access as required by the fire code official.

For more information, visit www.knoxbox.com

Please contact the Fire Chief (231-267-5969) if you have any questions regarding the Knox-Box system.

What is a Knox-Box System?

It's a high-security key box system, designed to give firefighters and emergency services immediate access to locked buildings, elevators, and other secured areas.

How does the Knox-Box System work?

Following your purchase of a Knox-Box from the factory, you will mount it securely on the exterior of your building (attractive recessed-mount models are available). All necessary access keys will be locked inside by a representative of the fire department (only the fire department's master key can open this box).

The Knox-Box gives the fire department a simple alternative to expensive, time-consuming forcible entry. The generous interior capacity allows you to store everything emergency personnel may require – keys,

floor plans, electronic entry cards, emergency contact names and numbers, and more – in complete security until needed.

Why install a Knox-Box System?

Installation of a Knox-Box on your property will not only allow firefighters faster access in case of an emergency, but will also prevent expensive forcible entry should emergency services be required while the premises are unoccupied. Costly front doors and entry ways needn't be harmed if entry keys are available on-site.

How is a Knox-Box System installed?

Each Knox-Box is shipped with complete mounting instructions; however, the fire department can assist you in choosing a proper location for mounting. All Knox-Boxes shall be mounted **no higher than 5 feet** from the ground and **next to the main entrance**. After installation is completed, contact the Fire Chief at 231-267-5969 to conduct an inspection of the installation and secure the required information inside the box. Once completed it is ready to provide immediate access to emergency personnel 24 hours a day, 365 days a year.

How secure is a Knox-Box System?

Security has always been a Knox strong point. Designed for maximum protection, each virtually indestructible box features a special high-security Medeco lock and key. This Medeco restricted locking system guards against unauthorized key duplication. Keys aren't even available to locksmiths or lock distributors – only The Knox Company can supply these keys!

Our system offers maximum security at every step. Each city has an exclusive key code. All Knox-Box stations in that city are keyed alike – and only the Fire Department has master keys. Master keys are secured on our apparatus and are released via PIN for the utmost in accountability and tracking purposes.

Who can authorize a Knox-Box System? / Ordering Information

The Whitewater Township Fire Department facilitates the Knox Box through Grand Traverse Metro Emergency Services Authority which has authorized online ordering directly from the Knox Company.

To order Knox-Box series and accessories, go to www.knoxbox.com and select **BUY** at the top right of the screen. This will take you to the Knox Online Store where you will enter the state of Michigan and *Grand Traverse Metro FD*. Click **Select Department** to complete the order. The KnoxBox 3200 is the

most commonly used vault and is what we recommend. **It is extremely important that you select the correct fire department from the list.** If the wrong fire department is selected, your Knox Products will not work with your assigned fire department and you will be subjected to a \$25.00 re-keying fee. Please call your fire department to verify, before making your choice.

You may also contact the fire department for an order form to mail or fax your order in. Knox-Box will ship your order directly to you. Each Knox-Box is shipped without keys, locked in an open position and ready for mounting. Contact your Fire Department once the box is mounted and contents are ready to be placed inside the box.

Whitewater Township Fire Department
8380 Old M 72
Williamsburg, MI 49690
231-267-5969

From: Fitzpatrick, Connor (MDOT) <FitzpatrickC1@michigan.gov>

Sent: Monday, April 8, 2024 12:07 PM

To: Joseph Westerbeke <westerbekej@engdot.com>; Burzynski, Steve (MDOT) <BurzynskiS@michigan.gov>

Subject: RE: Application Ref. Number: 101093 How to obtain a Bond and Insurance for an MDOT Right-of-Way construction permit

Hi Joe,

The plans are acceptable from MDOT's perspective. We just need the bond, insurance, and certificate of agency.

Thank you,

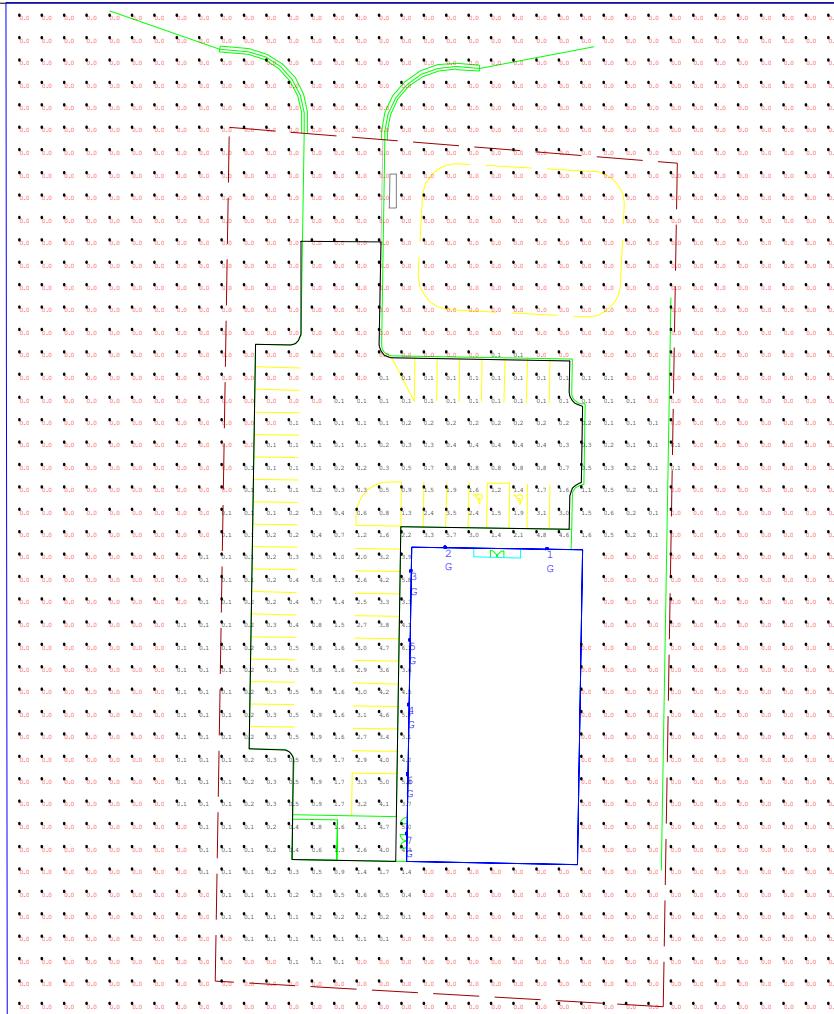
Connor Fitzpatrick, PE
Utility & Permits Engineer

MDOT, Traverse City TSC

Mobile : 616.202.8733

2084 US-31 South

Traverse City, MI 49685



LumNo	Label	Z
1	G	16
2	G	16
3	G	16
4	G	16
5	G	16
6	G	16
7	G	16

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
D	7	G	Single	LEDS - WP4053 Wall Pack	0.950	5359	39.8284	278.799

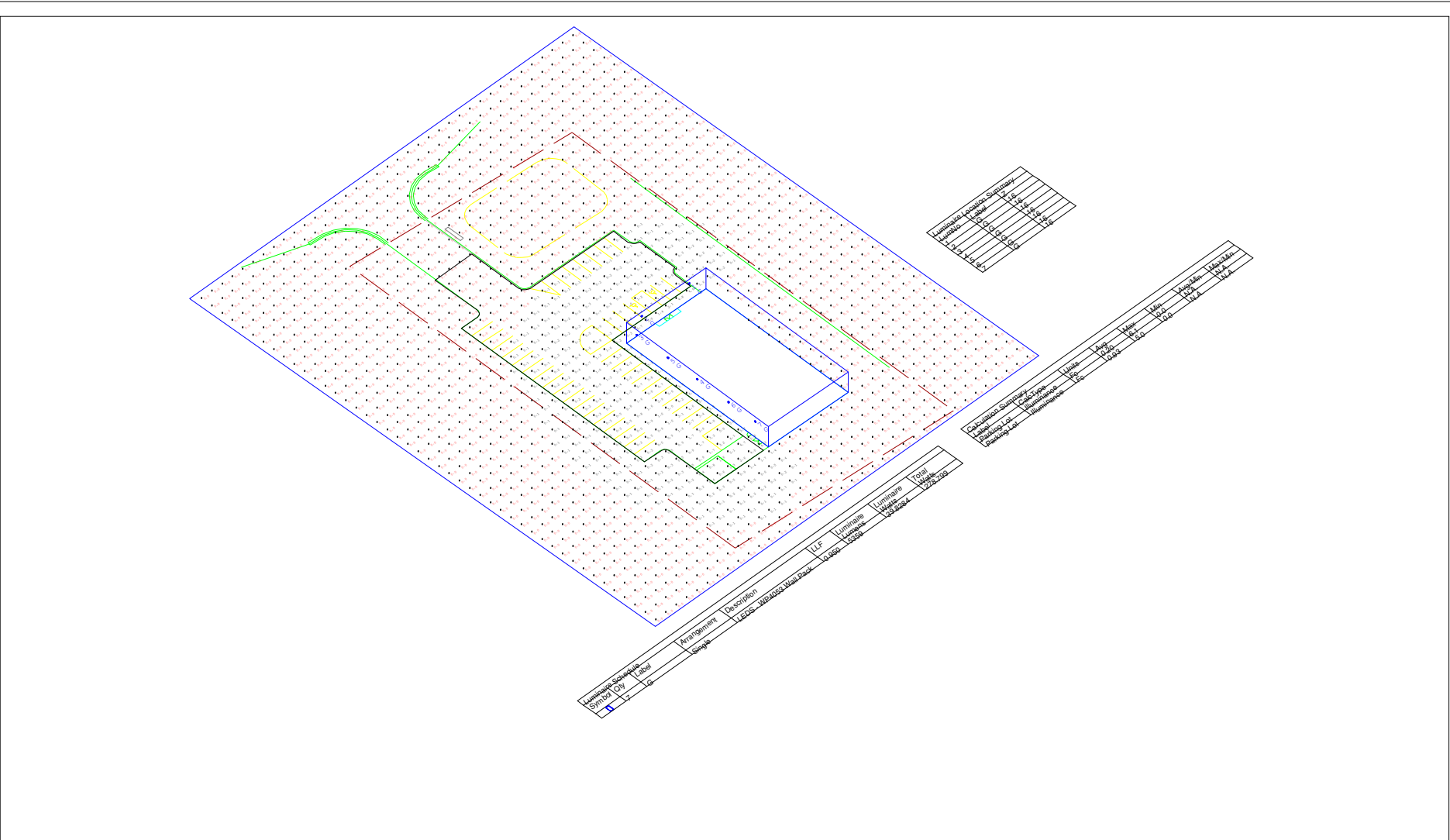
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	0.20	6.1	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	0.93	5.0	0.0	N.A.	N.A.

Project name:
Williamsburg MI 30738 Lighting Layout
Prepared for: Engdot
Prepared by: Brent M. Finley, LC

NLES - INC.
N8874 Fire Lane 1
Menasha, WI 54952
PH 920-840-6054 / FAX 920-840-6424
www.nlesinc.com



Date:4/1/2024



Project name:
Williamsburg MI 30738 Lighting Layout
Prepared for: Engdot
Prepared by: Brent M. Finley, LC

NLES - INC.
N8874 Fire Lane 1
Menasha, WI 54952
PH 920-840-6054 / FAX 920-840-6424
www.nlesinc.com



Date:4/1/2024

PROPERTY DESCRIPTION

DESCRIPTION TAKEN FROM:
 TRANSNATION TITLE AGENCY OF MICHIGAN LAKESHORE DIVISION
 TITLE COMMITMENT EXHIBIT A - PROPERTY DESCRIPTION
 FILE NO: 426324LKS
 COMMITMENT DATE: NOVEMBER 17, 2023

LEGAL DESCRIPTION (AS PROVIDED)

THE WEST 1/2 OF THE NORTHEAST 1/4, SECTION 5, TOWN 27 NORTH, RANGE 9 WEST, WHITEWATER TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, EXCEPTING LAND CONVEYED TO MICHIGAN STATE HIGHWAY COMMISSION BY WARRANTY DEED RECORDED IN LIBER 265, PAGE 114, GRAND TRAVERSE COUNTY RECORDS; AND EXCEPT COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SOUTH 00°11'17" WEST 145.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY M-72 AND THE POINT OF BEGINNING; THENCE CONTINUING ON SAME LINE SOUTH 00°11'17" WEST 310.00 FEET; THENCE PARALLEL WITH THE NORTH SECTION LINE SOUTH 89°41'17" WEST 249.29 FEET; THENCE NORTH 00°11'17" EAST 330.91 FEET TO AFORESAID RIGHT OF WAY LINE; THENCE ALONG SAID LINE ON A CURVE TO THE RIGHT (R= 17188.73 FEET, I= 00°50'00", SHORT CHORD BEARING SOUTH 85°30'00" EAST 250.00) 250.00 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT: COMMENCING AT THE NORTH 1/4 OF SAID SECTION 5; THENCE NORTH 89°41'17" EAST 1335.95 FEET ALONG THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 00°11'17" WEST 145.53 FEET ALONG THE EAST 1/8 LINE OF SAID SECTION 5; THENCE NORTH 85°51'45" WEST 450.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°11'17" WEST 380.00 FEET PARALLEL WITH THE EAST 1/8 LINE OF SAID SECTION 5; THENCE NORTH 87°27'05" WEST 500.50 FEET; THENCE NORTH 00°11'17" EAST 380.00 FEET PARALLEL WITH THE EAST 1/8 LINE OF SAID SECTION 5 TO THE SOUTH RIGHT OF WAY OF HIGHWAY M-72 AND THE ARC OF A 17,113.73 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 87°27'04" EAST 500.50 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE SOUTH 00°15'33" EAST ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 5, 75.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY M-72 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°15'33" EAST ALONG SAID 1/4 LINE 371.88 FEET; THENCE SOUTH 87°29'51" EAST, 383.92 FEET; THENCE NORTH 00°11'07" EAST, 380.26 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY OF HIGHWAY M-72; THENCE ALONG SAID RIGHT-OF-WAY ON A 17,113.73 FOOT RADIUS CURVE TO THE LEFT 386.56 FEET, (LONG CHORD = NORTH 88°45'25" WEST 386.56 FEET) TO THE POINT OF BEGINNING. ALSO EXCEPT; THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 27 NORTH, RANGE 9 WEST, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE SOUTH 00°15'33" EAST ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 446.89 FEET AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°15'33" EAST ALONG SAID 1/4 LINE 2,330.16 FEET TO THE CENTERLINE OF CRISP ROAD AND THE EAST-WEST 1/4 LINE OF SAID SECTION; THENCE SOUTH 89°34'34" EAST ALONG SAID EAST-WEST 1/4 LINE AND SAID CENTERLINE 1324.61 FEET TO THE EAST 1/8 LINE; THENCE NORTH 00°01'19" WEST ALONG SAID 1/8 LINE 2,338.72 FEET; THENCE SOUTH 89°41'17" WEST 250.85 FEET; THENCE SOUTH 00°11'07" WEST 44.83 FEET; THENCE NORTH 87°29'51" WEST 1,084.39 FEET TO THE POINT OF BEGINNING.

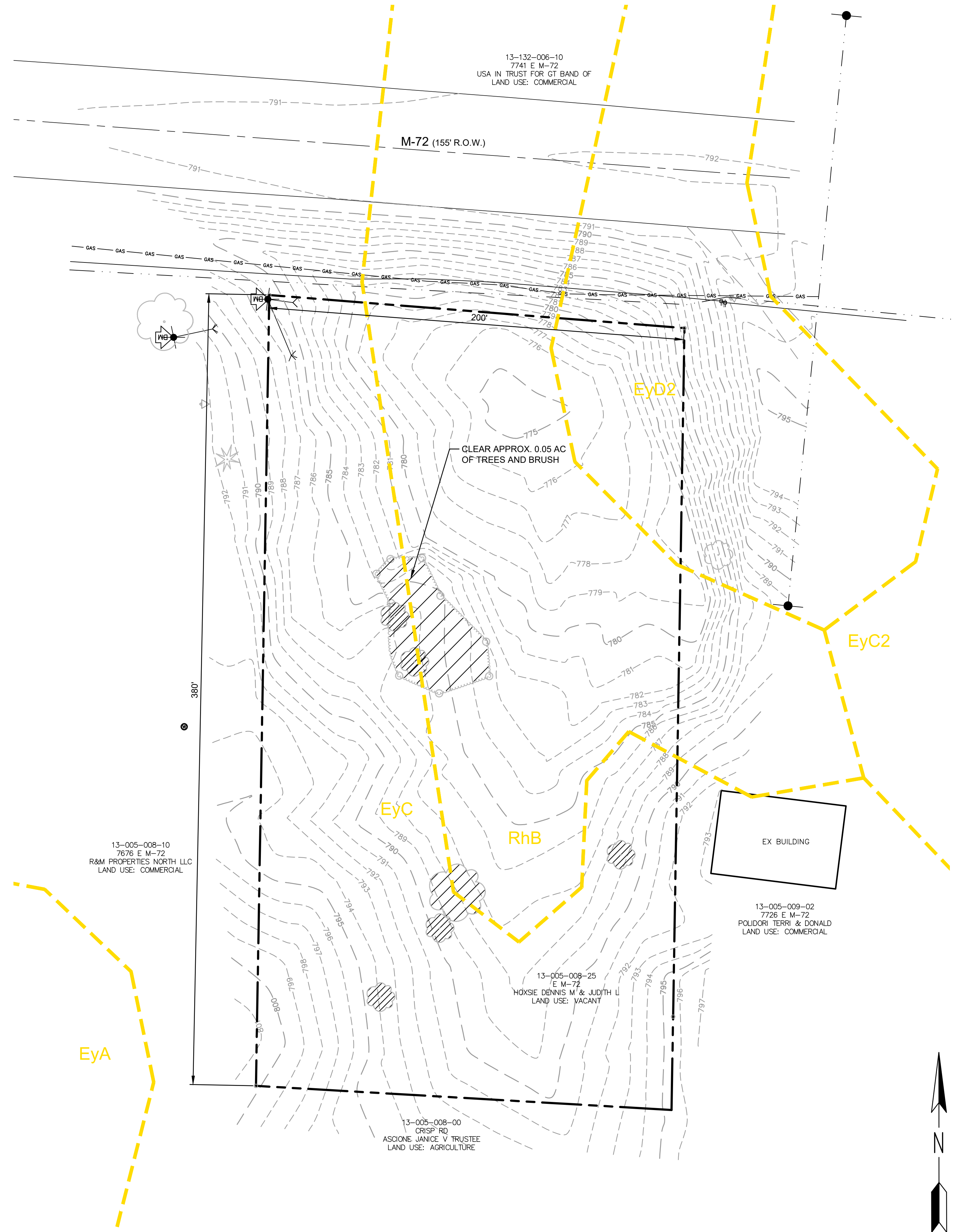
BENCHMARK #1 ELEV=787.15
 SET SPIKE E. SIDE OF UTILITY POLE S.
 SIDE OF M-72 AT WEST PROPERTY LINE

BENCHMARK #2 ELEV= 792.38
 SET SPIKE E. SIDE OF UTILITY POLE S.
 SIDE OF M-72 45 FT W. OF W.
 PROPERTY LINE



Know what's below.
 Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

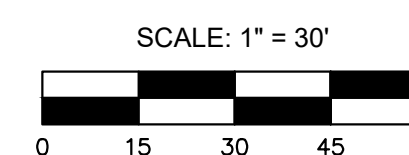


DEMOLITION NOTES

- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE REQUIRED BY GRAND TRAVERSE COUNTY.
- CONTACT "811" AT 1-800-482-7171 FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "811" ALERT SYSTEM. OPERATIONS SHALL BE CONDUCTED IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. SWEEP IMMEDIATELY IF TRACKING OCCURS.
- ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
- REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
- SAW CUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAW CUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
- ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF PROPERLY. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
- ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
- REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
- REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
- BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MODIFIED PROCTOR.
- CONTROL SHALL BE MAINTAINED OVER THE SITE AND OPERATION TO ELIMINATE HAZARDS TO THE PUBLIC. NAILS OR OTHER TIRE PUNCTURING ITEMS SHALL NOT BE DROPPED ON STREETS, ALLEYS AND ADJACENT PROPERTY. PUBLIC STREETS, CURBS AND SIDEWALKS SHALL BE PROTECTED FROM DAMAGE. THE PERSON ENGAGED IN THE DEMOLITION WORK SHALL BE LIABLE FOR ANY AND ALL DAMAGE TO CURBS, STREETS, SIDEWALKS AND OTHER PUBLIC OR PRIVATE PROPERTY AND FOR ANY BODILY INJURY OCCURRING AS A RESULT OF THE DEMOLITION WORK.

LEGEND

- = PROPERTY LINE
- - - - = EDGE OF PAVEMENT
- x - x - = FENCE
- - - - = EXISTING CONTOUR ELEVATION
- ~ ~ ~ ~ = EDGE OF WOODS
- ☀ = DECIDUOUS TREE
- ☀ = EXISTING CONIFEROUS TREE
- ☀ = REMOVE EX TREE
- - - - = EXISTING ELECTRIC LINE
- - - - = BUILDING SETBACK LINE PER CURRENT ZONING ORDINANCE
- GAS - GAS - = EXISTING GAS LINE
- - - - = EXISTING WATER MAIN
- - - - = EXISTING STORM SEWER
- - - - = EXISTING SANITARY SEWER
- XXXXXXX = REMOVE EXISTING FENCE
- - - - = EXISTING COMMUNICATION LINE
- - - - = EXISTING TELEPHONE LINE
- - - - = PROPOSED EASEMENT
- La --- = SOIL TYPE
- ⊗ = EXISTING WATER VALVE
- ⊙ = EXISTING CURB STOP / METER
- ⊕ = EXISTING HYDRANT
- ⊕ = EXISTING CATCH BASIN
- ⊕ = EXISTING SIGN
- ⊕ = EXISTING MAILBOX
- ⊕ = EXISTING LIGHT POLE
- ⊕ = EXISTING GUY ANCHOR
- ⊕ = EXISTING UTILITY POLE
- ⊕ = EXISTING TELEPHONE PEDESTAL
- ⊕ = FOUND IRON PIPE, ROD OR CONCRETE MONUMENT
- ⊕ = SET IRON ROD AND CAP NO 45499
- ⊕ = BENCH MARK
- ⊕ = EXISTING MANHOLE
- ⊕ = EXISTING STORM CATCH BASIN
- ⊕ = EXISTING WELL LOCATION
- ⊕ = SOIL BORINGS (SEE SOILS & STRUCTURES SOIL BORING LOGS)



SOIL TYPES AND ABBREVIATIONS	
EyA	Emmet sandy loam, 0 to 2 percent slopes
EyC	Emmet sandy loam, 6 to 12 percent slopes
EyC2	Emmet sandy loam, 6 to 12 percent slopes, moderately eroded
EyD2	Emmet sandy loam, 12 to 18 percent slopes, moderately eroded
RhB	Richter loams, 2 to 6 percent slopes

NO.	DATE	BY	REVISIONS

4083 Grand Oak Drive Suite A109
 Lansing, MI 48911
 517.887.1100

16830 Robbins Road Suite 105
 Grand Haven, MI 49427
 616.763.7070

2311 East Belline Avenue, Suite 201
 Grand Rapids, MI 49546
 616.763.3020



MIDWEST V, LLC - RETAIL DEVELOPMENT

RETAIL DEVELOPMENT
 SECTION 5, T27N, R9W, WHITEWATER TOWNSHIP,
 GRAND TRAVERSE COUNTY, MICHIGAN

PROJECT NO.
24004

SHEET NO.
2 OF 9

**TOPOGRAPHIC SURVEY
 & DEMOLITION PLAN**

- GENERAL NOTES**
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. VERIFY ALL DIMENSIONS IN FIELD.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - ALL CURB RADII AND DIMENSIONS ARE TO FACE OF CURB. CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
 - SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING, SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.

PROJECT DESCRIPTION:
CONSTRUCTION OF 10,640 SFT RETAIL DEVELOPMENT, 43 PARKING SPACES, REQUIRED UTILITIES AND STORMWATER MANAGEMENT FACILITIES.

BENCHMARK #1 ELEV=787.15
SET SPIKE E, SIDE OF UTILITY POLE S,
SIDE OF M-72 AT WEST PROPERTY LINE

BENCHMARK #2 ELEV= 792.38
SET SPIKE E, SIDE OF UTILITY POLE S,
SIDE OF M-72 45 FT W. OF W.
PROPERTY LINE



Know what's below.
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DATE	BY	NO.	REVISIONS

4083 Grand Oak Drive Suite A109
Lansing, MI 48215
517.887.1100

16501 Robbins Road Suite 105
Grand Haven, MI 49437
616.763.7070

2311 East Belline Avenue, Suite 201
Grand Rapids, MI 49546
616.763.5020

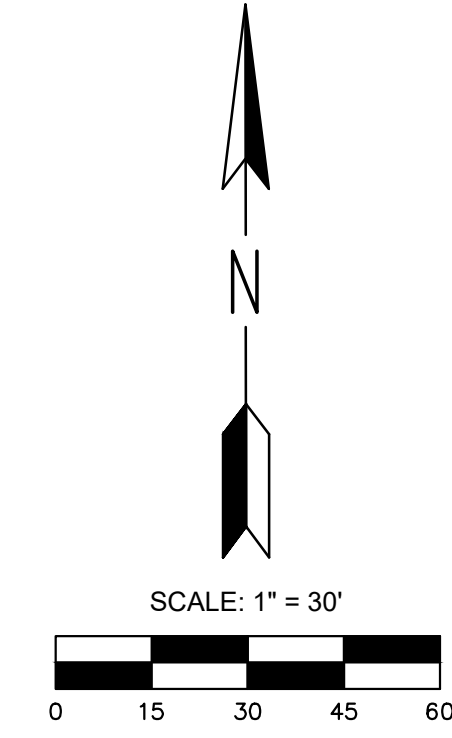
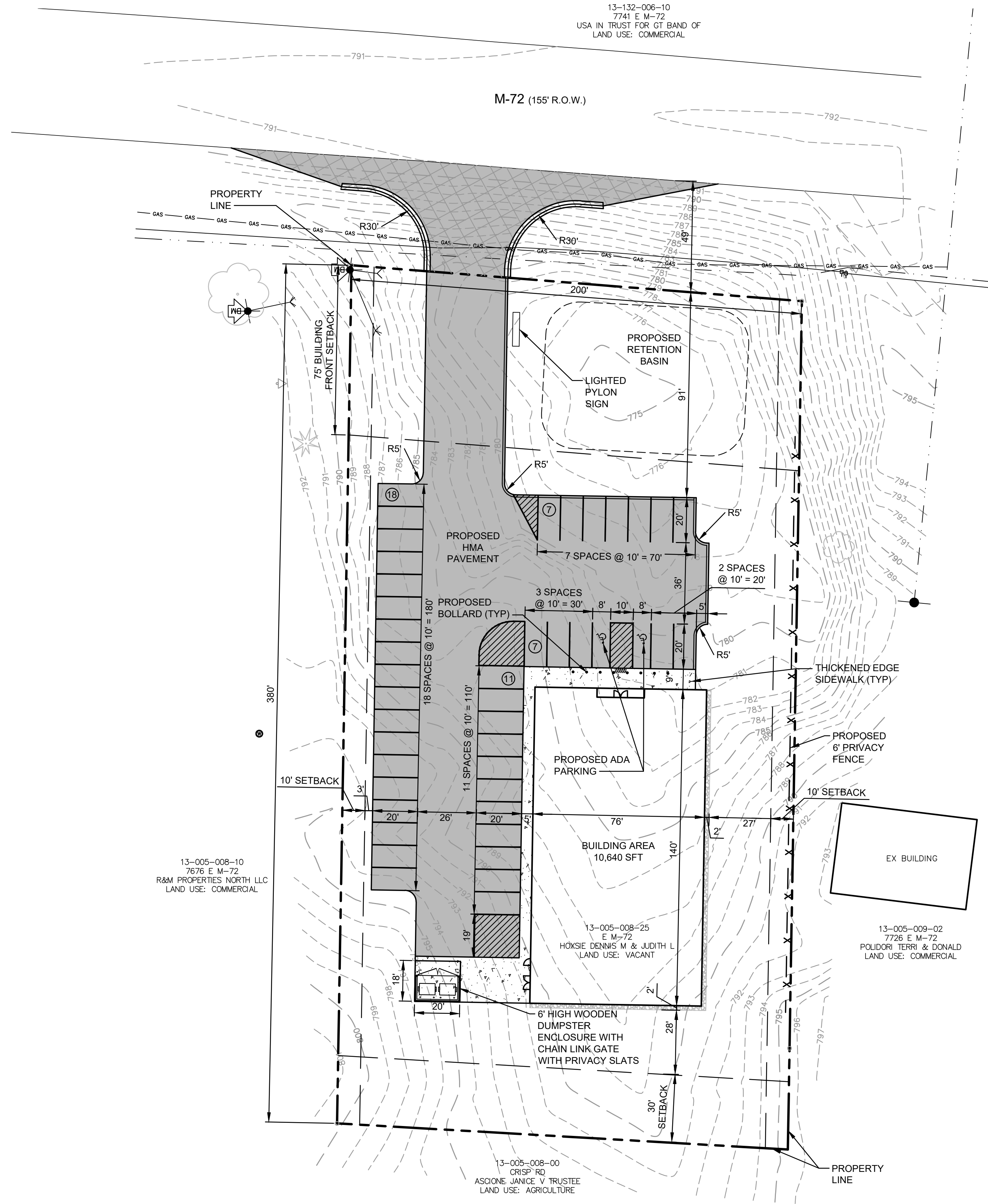


MIDWEST V, LLC - RETAIL DEVELOPMENT

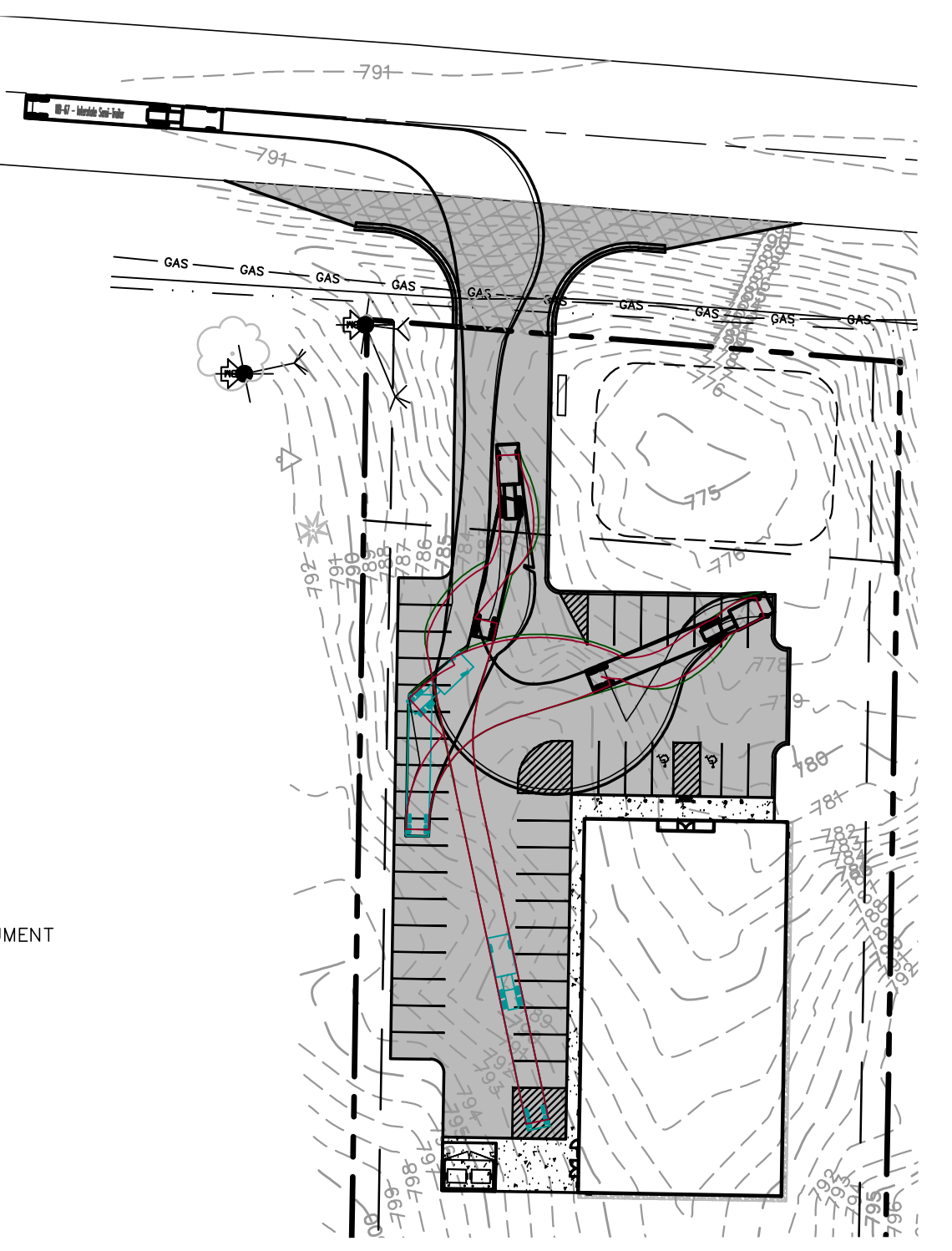
RETAIL DEVELOPMENT
SECTION 5, T27N, R9W, WHITEWATER TOWNSHIP,
GRAND TRAVERSE COUNTY, MICHIGAN

PROJECT NO.
24004

SHEET NO.
3 OF 9



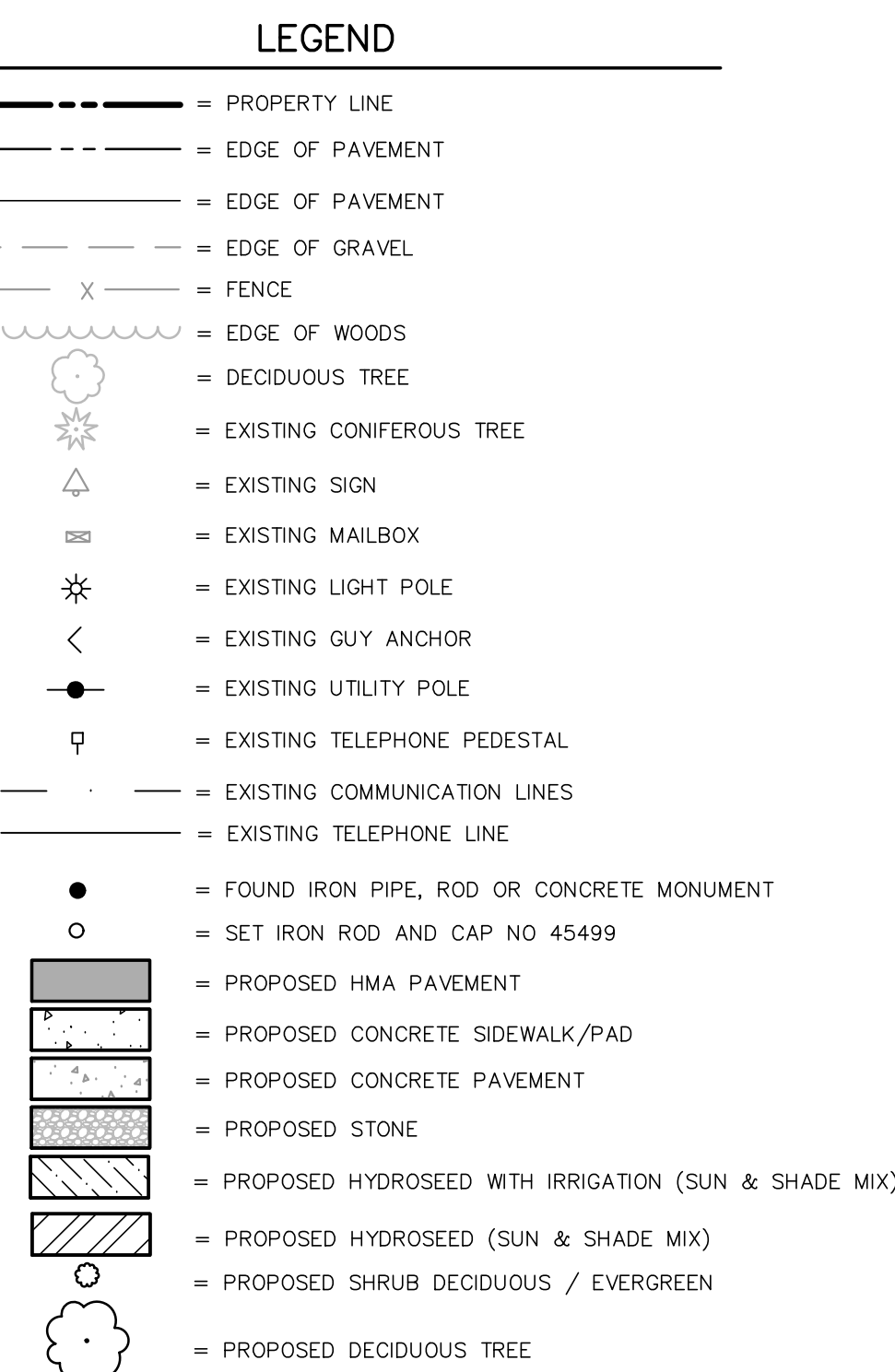
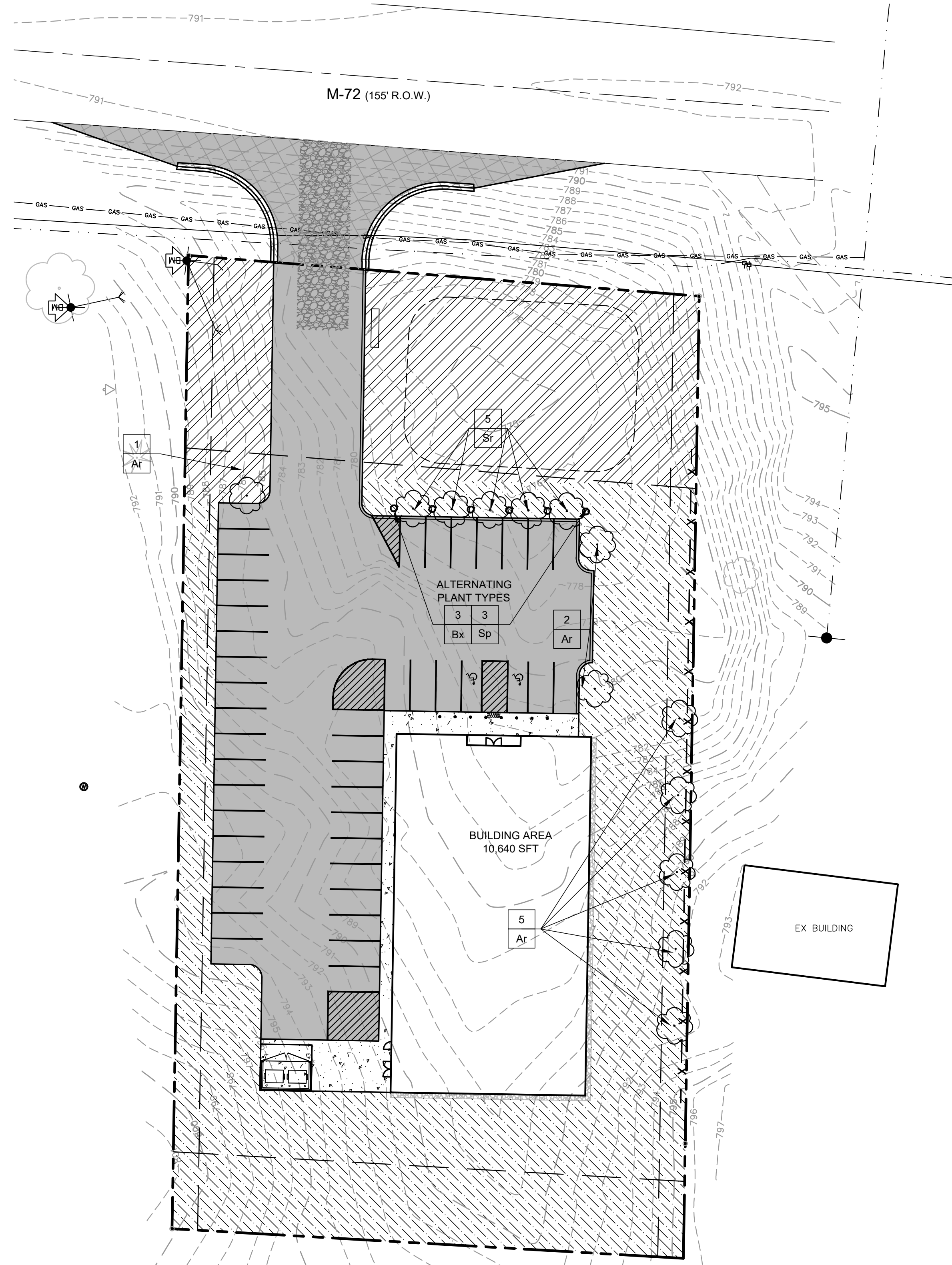
- LEGEND**
- PROPERTY LINE
 - EDGE OF PAVEMENT
 - FENCE
 - EXISTING CONTOUR ELEVATION
 - EDGE OF WOODS
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - BUSH
 - EXISTING ELECTRIC LINE
 - BUILDING SETBACK LINE PER CURRENT CITY OF CENTERLINE ZONING ORDINANCE
 - EXISTING GAS LINE
 - EXISTING WATER MAIN
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING COMMUNICATION LINES
 - EXISTING TELEPHONE LINE
 - EXISTING MANHOLE
 - EXISTING STORM CATCH BASIN
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 - EXISTING MAILBOX
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 - FOUND IRON PIPE, ROD OR CONCRETE MONUMENT
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 - BENCH MARK
 - PROPOSED PARKING COUNT
 - PROPOSED WELL LOCATION
 - PROPOSED HMA PAVEMENT
 - PROPOSED CONCRETE SIDEWALK/PAD
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED MDOT CONCRETE PAVEMENT
 - PROPOSED STONE
 - PROPOSED INVERTED PAN CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - PROPOSED DOWNSPOUT



SITE PLAN

LANDSCAPING NOTES

1. INSTALL CONSTRUCTION FENCE AROUND DRIP LINES OF EXISTING TREES TO REMAIN. NO COMPACTION OR INCREASED DEPTH OF SOIL OVER THE ROOT SYSTEM AREA PRIOR TO AND DURING CONSTRUCTION.
2. ALL LAWN AREAS SHALL BE SEEDED AND MULCHED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 3-4 LBS/ 1000 SFT.
3. ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 3/16" X 4", ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
4. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
5. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
6. BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED: A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
7. PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
8. REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER FROM SITE.
9. MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
10. MAINTAIN TREES AND SHRUBS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTling TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
11. REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
12. TREES AND SHRUBS SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
13. THE BOTTOM OF DRY RETENTION BASINS SHALL BE SCARIFIED OR DEEP TILLED TO A DEPTH OF 6 TO 12 INCHES AFTER FINAL GRADING HAS BEEN ESTABLISHED.



BENCHMARK #1 ELEV=787.15
SET SPIKE E, SIDE OF UTILITY POLE S,
SIDE OF M-72 AT WEST PROPERTY LINE

BENCHMARK #2 ELEV= 792.38
SET SPIKE E, SIDE OF UTILITY POLE S,
SIDE OF M-72 45 FT W. OF W.
PROPERTY LINE



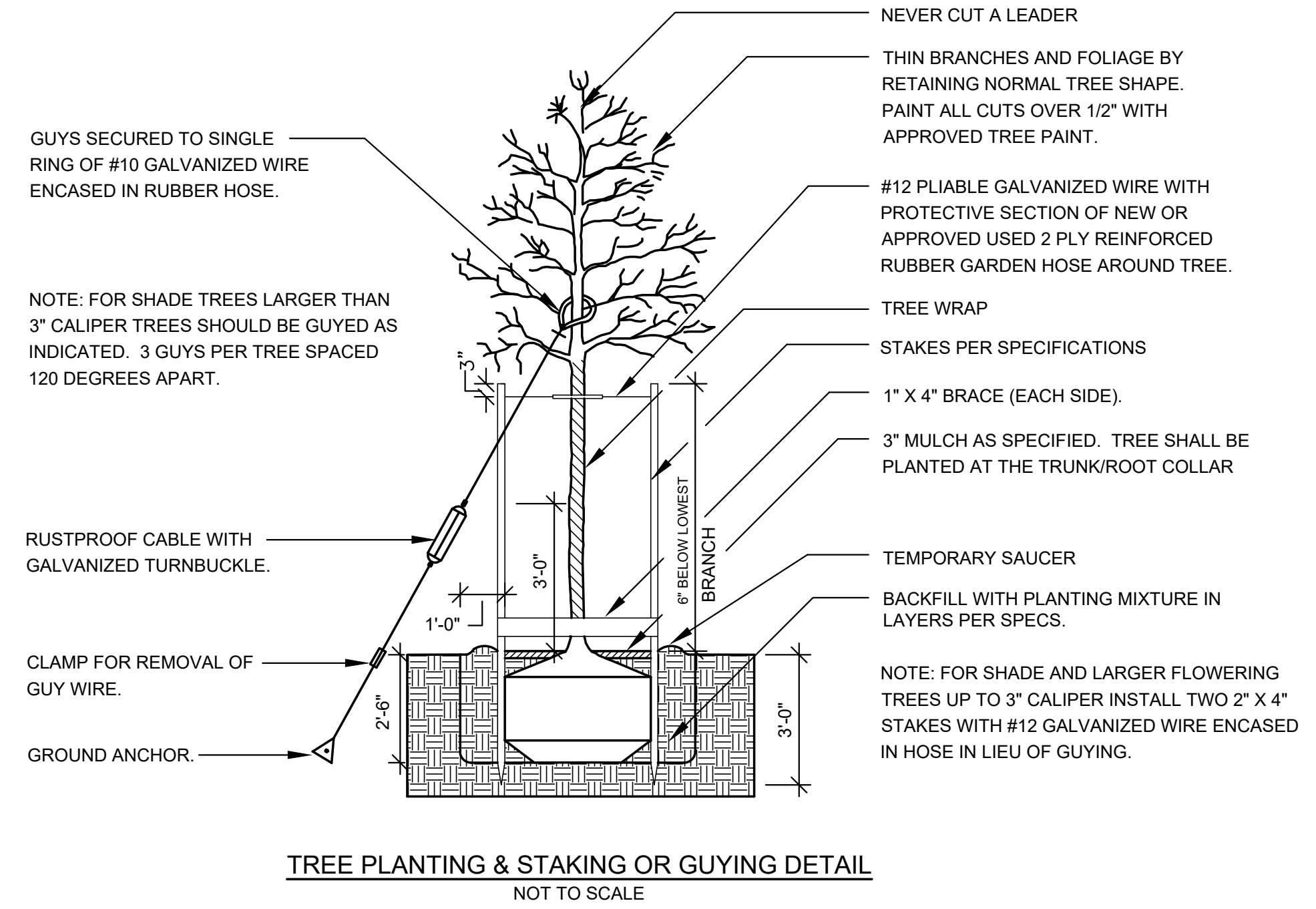
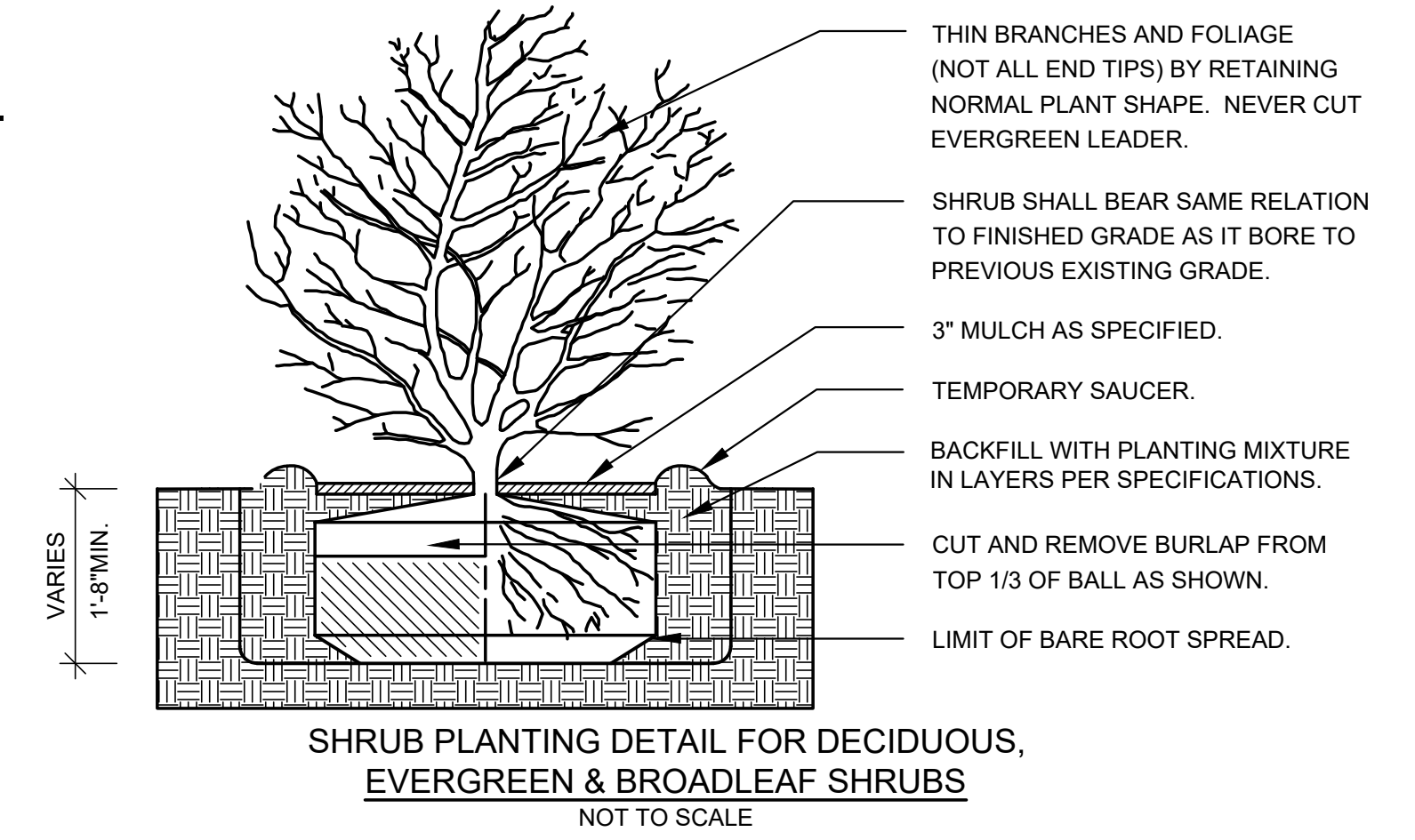
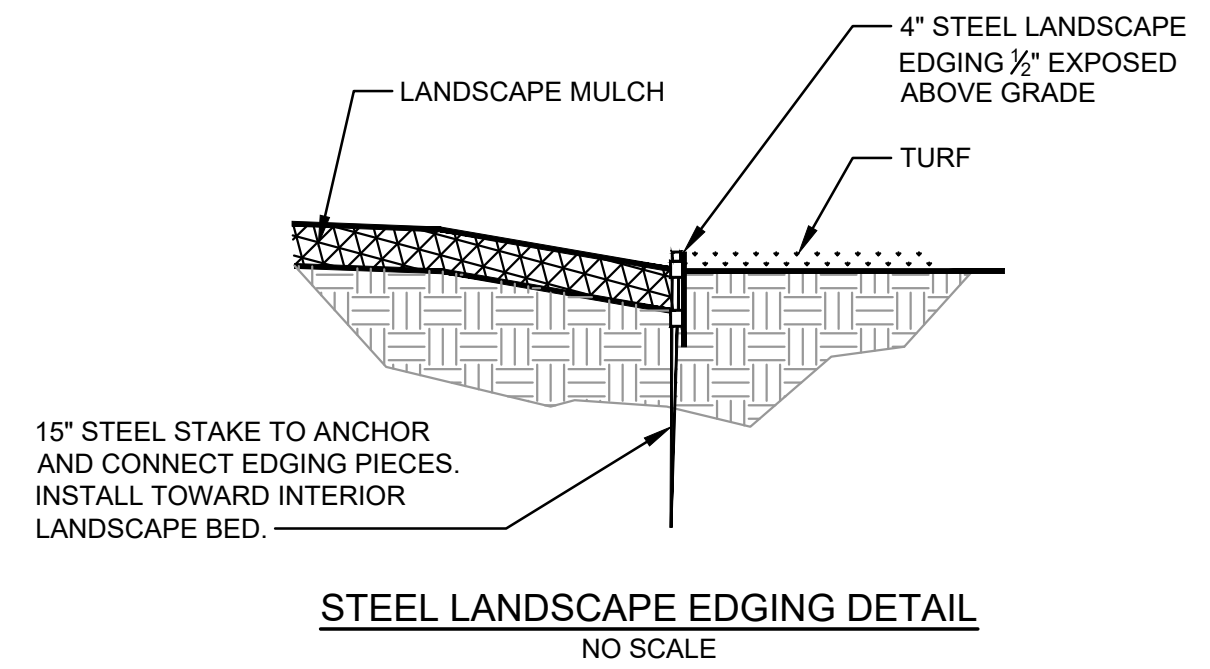
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TREE PLANTING SCHEDULE

SYMBOL	LATIN NAME	COMMON NAME	SIZE	CONTAINER TYPE	SPACING	QUANTITY
Ar	Acer Rubrum	Red Maple	2 1/2" (6" H)	B&B	As Shown	8
Sr	Syringa Reticulata 'Ivory Silk'	Ivory Silk Japanese Lilac	2 1/2" (6" H)	B&B	As Shown	5

SHRUB PLANTING SCHEDULE

SYMBOL	LATIN NAME	COMMON NAME	SIZE	CONTAINER TYPE	SPACING	QUANTITY
Bx	Buxus	Boxwood	24" H	B&B	5' O.C. Min or As Shown	3
Sp	Spiraea x bumalda	Goldflame Spirea	24" H	B&B	5' O.C. Min or As Shown	3



REVISIONS

NO.	DATE	BY	DATE	BY	DATE	BY

4083 Grand Oak Drive Suite A109 Lansing, MI 48911
16501 Robbins Road Suite 105 Grand Haven, MI 49427
2311 East Belline Avenue, Suite 201 Grand Rapids, MI 49506



MIDWEST V, LLC - RETAIL DEVELOPMENT

RETAIL DEVELOPMENT
SECTION 5, T27N, R9W, WHITEWATER TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

PROJECT NO. 24004
SHEET NO. 6 OF 9

LANDSCAPE PLAN



Know what's below. Call before you dig.

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DATE	BY	REVISIONS
1/24/24	JCT	

4083 Grand Oak Drive Suite A109
Lansing, MI 48215
16501 Robbins Road Suite 105
Grand Haven, MI 49427
2311 East Belline Avenue, Suite 201
Grand Rapids, MI 49506
616.743.5020

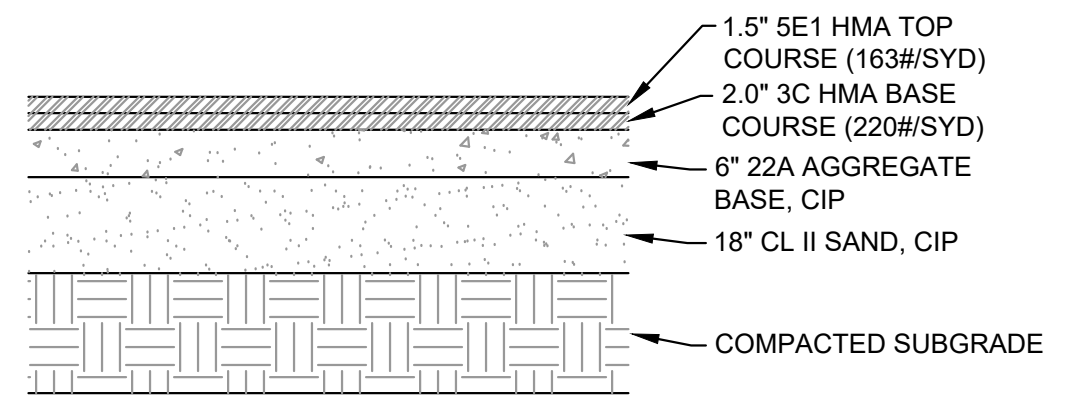


MIDWEST V, LLC - RETAIL DEVELOPMENT
SECTION 5, T27N, R9W, WHITEWATER TOWNSHIP,
GRAND TRAVERSE COUNTY, MICHIGAN

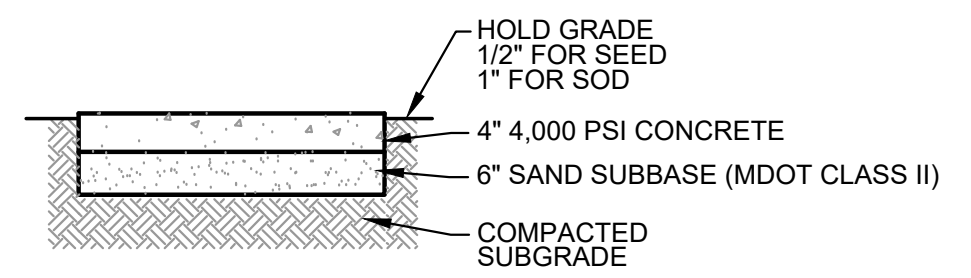
PROJECT NO.
24004

SHEET NO.

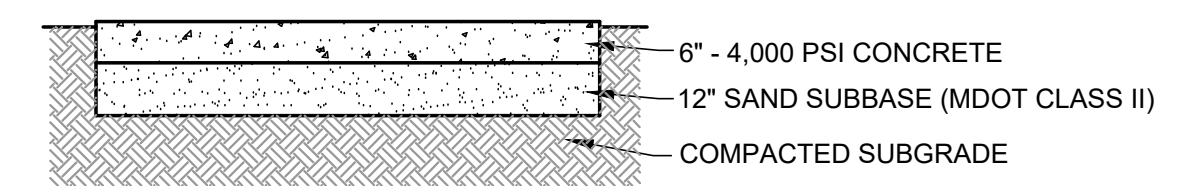
9 OF 9



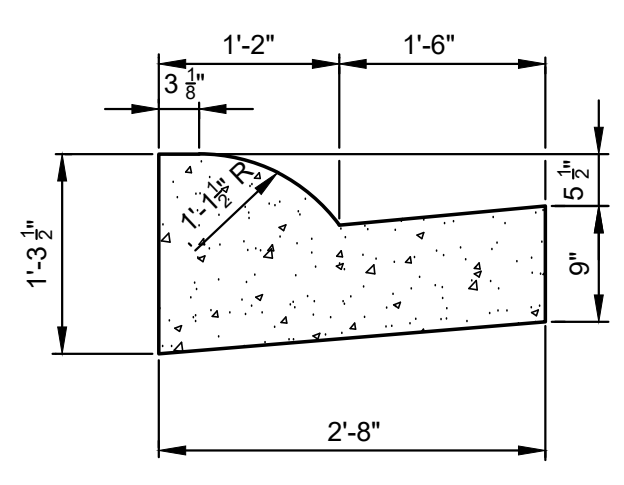
HMA PAVEMENT
NO SCALE



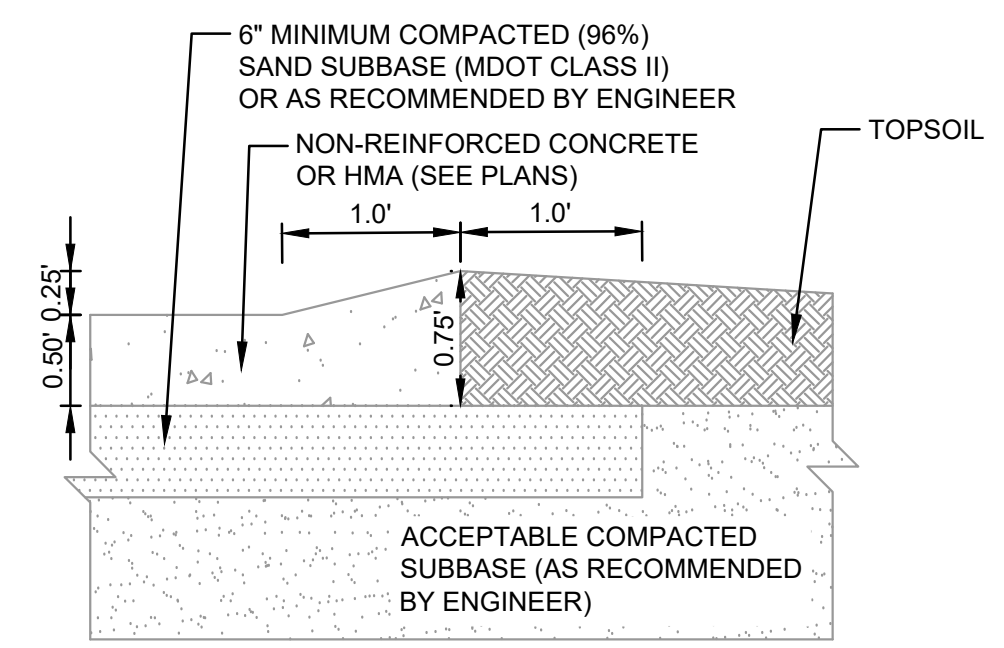
CONCRETE WALK SECTION
NO SCALE



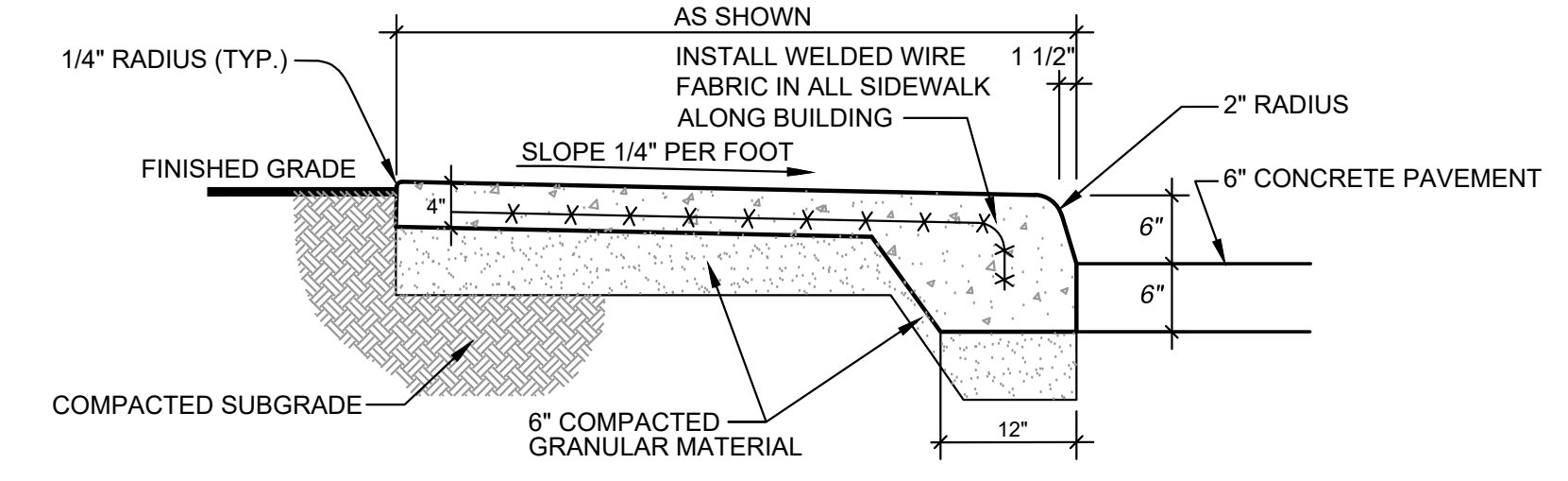
SITE CONCRETE PAVEMENT SECTION
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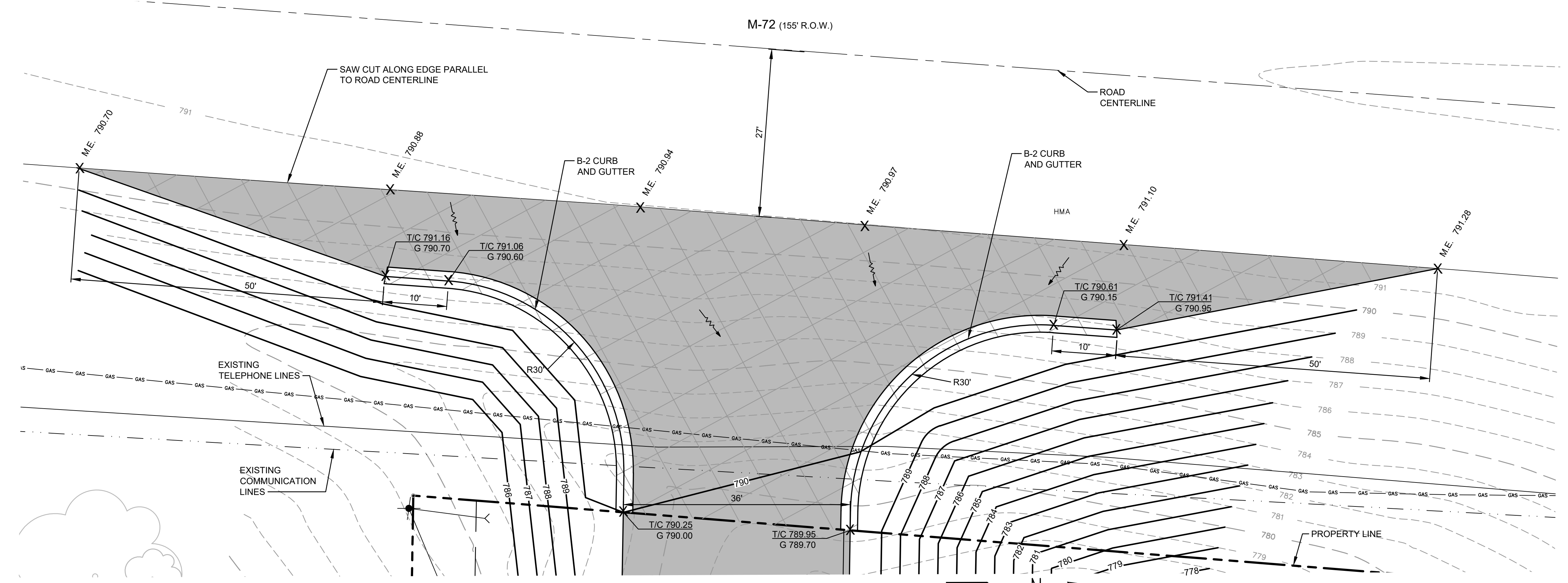
B2 CURB AND GUTTER
NO SCALE



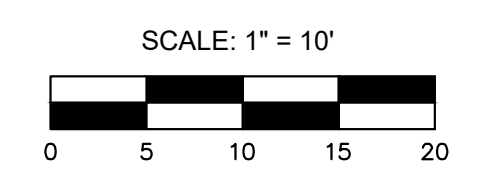
VALLEY GUTTER DETAIL
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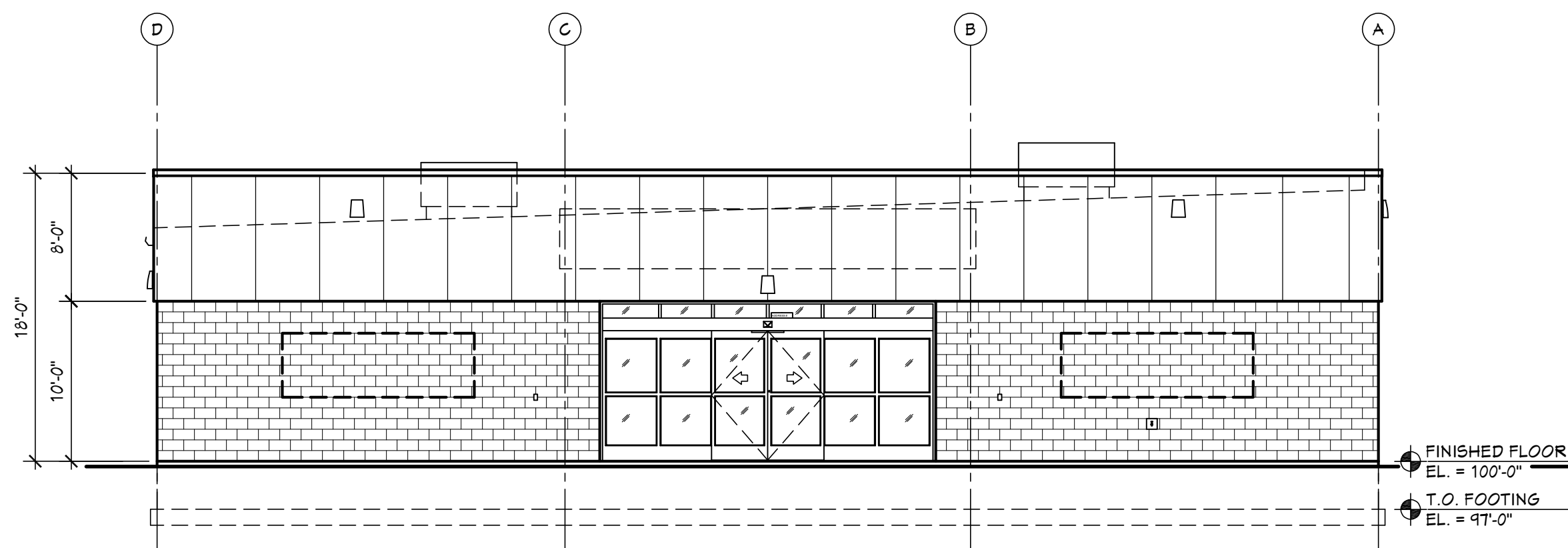


THICKENED EDGE SIDEWALK DETAIL
NO SCALE

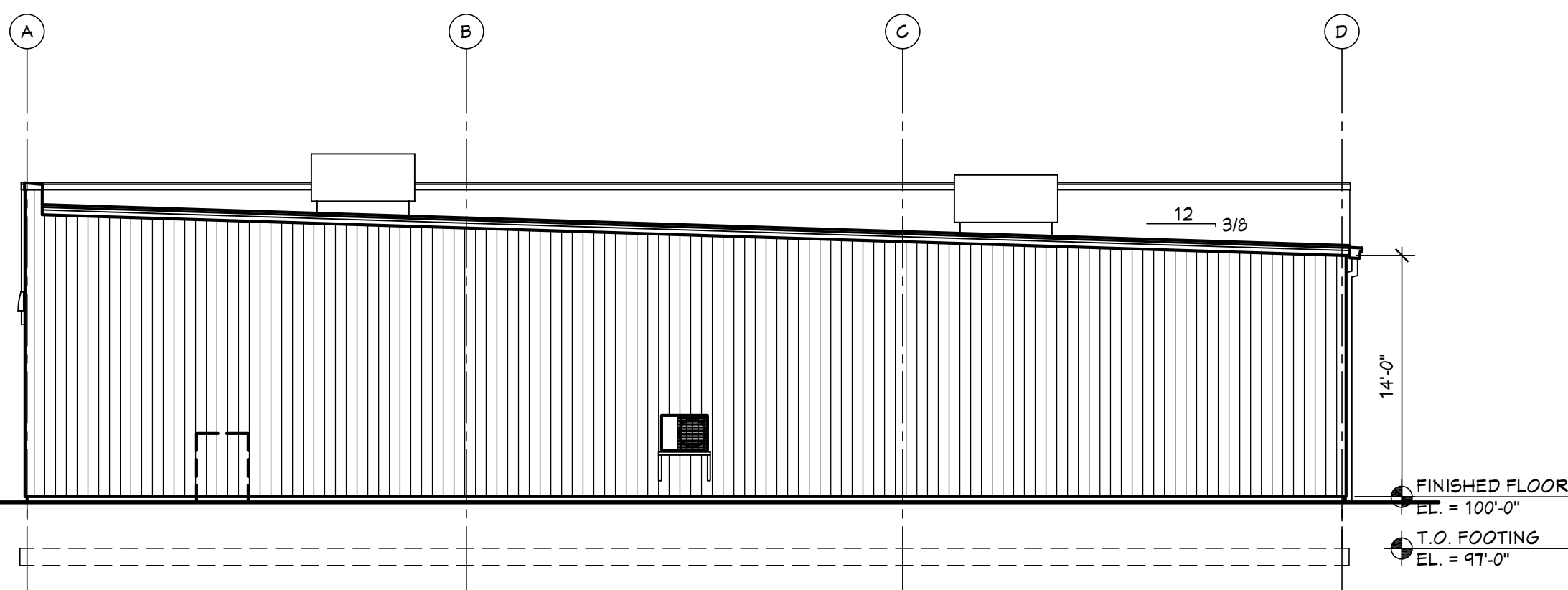


DRIVEWAY DETAIL
SCALE 1"=10'

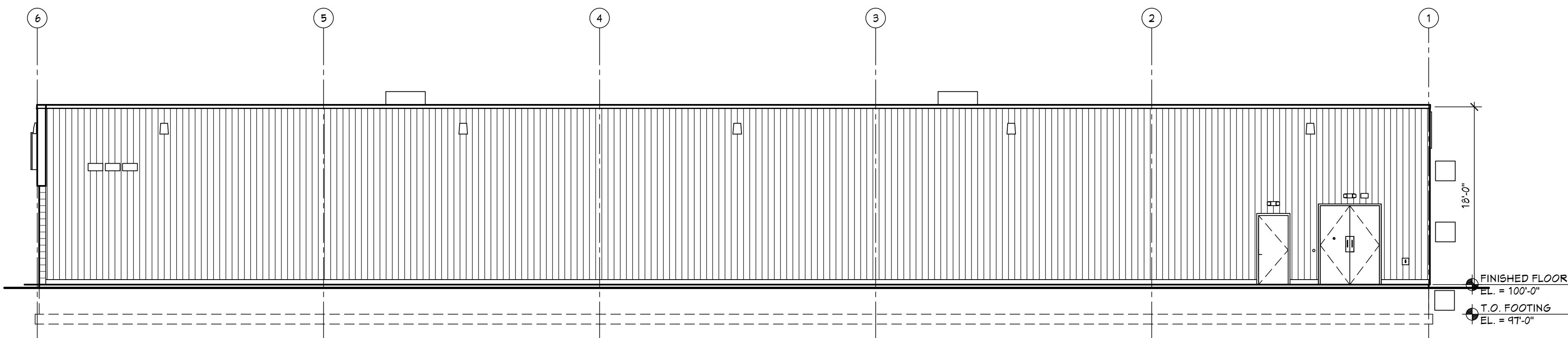




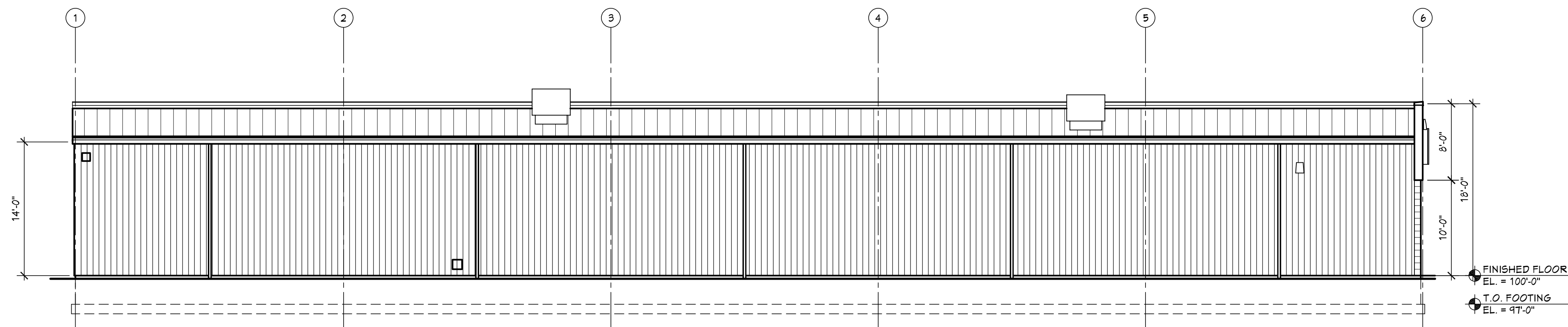
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



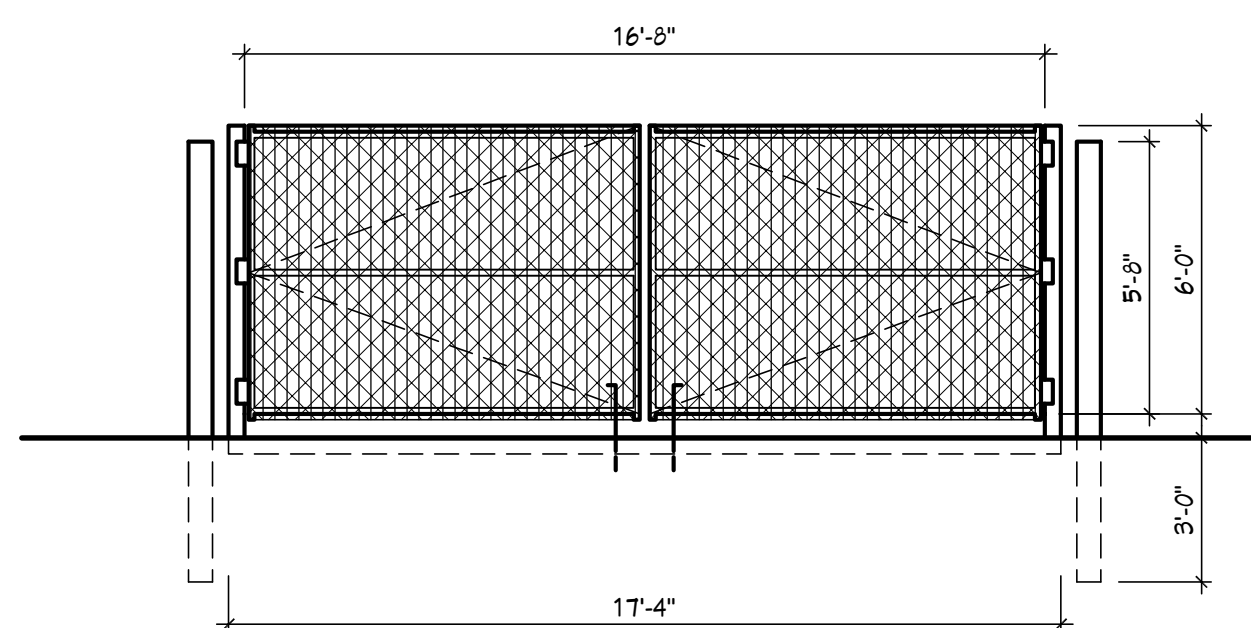
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



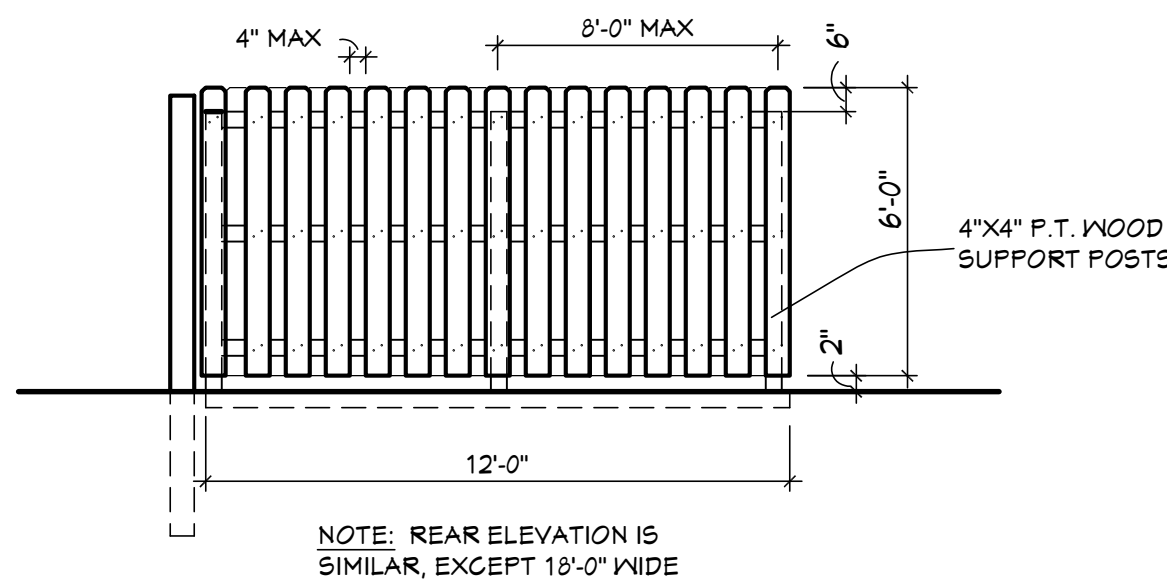
WEST ELEVATION
SCALE: 1/8" = 1'-0"



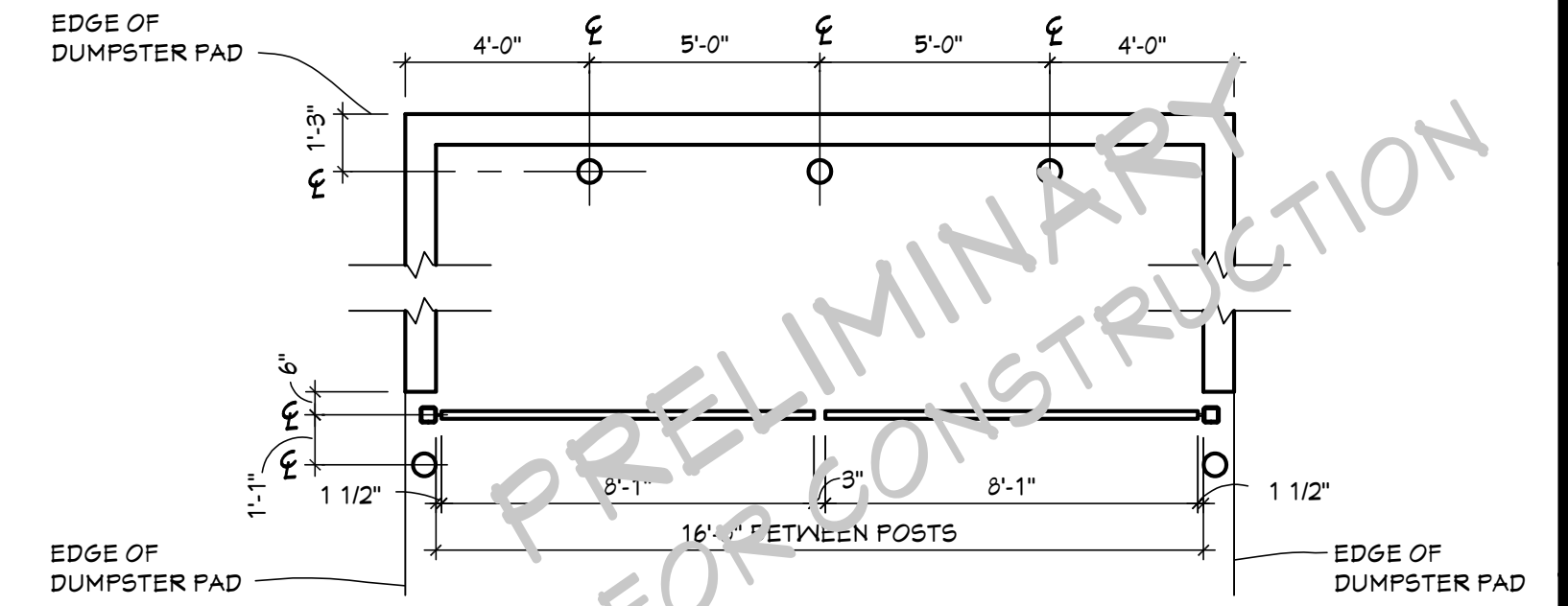
EAST ELEVATION
SCALE: 1/8" = 1'-0"



DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

PROJECT #	
ISSUANCES	XXXX
REVISIONS	
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DRAWN BY	KAVI
SHEET TITLE	EXTERIOR ELEVATIONS & DETAILS
SHEET NO.	

**DRAINAGE SUMMARY AND CALCULATIONS
FOR STORM WATER MANAGEMENT**

WILLIAMSBURG - RETAIL DEVELOPMENT

May 7, 2024

ENGINEER:



Prepared by: Joseph Westerbeke, PE

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I. Site Information

- Location: Parcel number 28-13-005-008-25 located at vacant land at M-72 E in the City of Williamsburg in Grand Traverse County, Michigan. The subject property is located across M-72 Hwy from Turtle Creek Casino, approx. 558 feet West of the intersection of M-72 Hwy and Old State Hwy 72. The project site is located to the east of the property at 7676 M-72, Williamsburg, MI 49690.
- Existing Use: Commercial use, with commercial business on the West side of the site. The property to the east currently has a residential use.
- Terrain: The existing site is a low-lying depressional area with elevations between 788 to 775, with the lowest point on the site is near the northeast corner of the site.
- Area: The parcel contains 1.73 acres of land. The total area being disturbed for the proposed project is approximately 1.50 acres.
- Soils: Per the USDA Web Soil Survey report provided, the site consists of Emmet sandy loam and Richter loams-sand-lake plain. The USDA Web Soil Survey map has been included with this submittal.

The geotechnical report from Soils & Structures is in progress and will be provided for review. The draft boring logs have been provided for review. The results of the infiltration testing performed by Soils & Structures shows a infiltration rate of 16.99 in/hr.

- Water Table: The draft soil borings provided for review did not encounter groundwater up to a depth of 20 feet.
- Existing Drainage: Runoff from the existing site generally drains to the north towards the depressional area located in the center of the site south of M-72.
- Off-Site Area: There is runoff entering the site from both west and south of the site. The total contributing area is approximately 9.1 acres.
- Storm Water Management Basis of Design: The stormwater management system has been designed to meet the requirements described in the Uniform Storm Water Control Design and Installation Standards for Municipalities in Grand Traverse County (dated April 2007). A summary of the storm water requirements and how the proposed stormwater management system is meeting these requirements has been included with our submittal.

1.73 acres of the site is designed to drain to a proposed retention basin to be located north of the proposed parking lot. All new impervious areas are being routed to the proposed retention basin.

A review was also completed, as required in the stormwater standards, to ensure that the entire contributing area of approximately 9.1 acres does not result in damage to proposed or adjacent structures for the 100-year event. This analysis was conservative in that it assumed no infiltration will occur. The results show that the total contributing area does not result in an overflow over the adjacent property owner's driveway. More details are provided in the attached calculations.

- Emergency Overland Overflow Route: The emergency overland overflow route would flow over the adjacent driveway to the east into another depressional area. The overflow appears to be at an elevation of just over 788, which is well below the proposed building finished floor elevation and adjacent finished floor elevations.



STORMWATER SUMMARY

Project: Retail Development - Williamsburg

File No.: 24004.00

Date: 05/07/24

Prepared By: JWW

1. Retention Basin Volume (Section E. 1.b.i)

Required Volume

1. The volume of infiltration system shall be calculated comparing the volume of runoff of undeveloped site during a 2-year, 24-hour duration storm versus the volume of runoff from the developed site during a 25-year 24-hour duration storm.

There is no runoff from the site in the existing conditions, therefore, volume from the 25-year event will be stored and infiltrated onsite.

2. The basin shall be designed to store the runoff from back-to-back 100-year, 24-hour rainfall events from the contributing area.

Measured Infiltration Rate	16.99	in/hr
Design Infiltration Rate	8.50	in/hr
Infiltration Area (basin area)	5,030	sq ft
Infiltration Rate	0.99	cfs

100-year Required Volume	5,626	cu ft	See attached Retention Volume Calculations for Calculations
2 x 100-year Volume	11,252	cu ft	

Provided Volume

ELEVATION	AREA (sqft)	AVERAGE AREA (sqft)	STAGE VOLUME (cft)	CUMULATIVE VOLUME (cft)	COMMENT
775.00	1,292			0	<i>Basin Bottom</i>
		1,563	1,563		
776.00	1,834			1,563	
		2,191	2,191		
777.00	2,548			3,754	
		2,960	2,960		
778.00	3,372			6,714	
		4,201	4,201		
779.00	5,030			10,915	
		5,030	5,030		
780.00	5,030			15,945	<i>Top of Storage on site (not stored on adjacent property)</i>

Total Volume Provided Onsite 15,945 cu ft

Note: See below for total volume provided in depressional area

2. Maximum Drain Time (Section E. 1.b.ii)

D	5.00	ft				
Design I	8.50	in/hr	Where:	72	=	Maximum allowable drain time (hours)
Time to Drain	7.06	hr		12	=	Factor to convert inches to feet
				D	=	Basin depth (feet)
				I	=	Design infiltration rate (in/hr)

3. Check High Water Level with No Infiltration (Section E. 1.b.i.5)

Runoff Volume from Off-site Area 60,680 cu ft (see attached required volume, Column F)
 High Water Level 784.28 (no infiltration accounted for)

Provided Volume

ELEVATION	AREA (sqft)	AVERAGE AREA (sqft)	STAGE VOLUME (cft)	CUMULATIVE VOLUME (cft)	COMMENT
775.00	1,292			0	<i>Basin Bottom</i>
		1,563	1,563		
776.00	1,834			1,563	
		2,191	2,191		
777.00	2,548			3,754	
		2,960	2,960		
778.00	3,372			6,714	
		4,201	4,201		
779.00	5,030			10,915	
		5,030	5,030		
780.00	5,030			15,945	<i>Top of Storage on site</i>
		6,861	6,861		
781.00	8,692			22,806	<i>HWL with no Infiltration</i>
		9,531	9,531		
782.00	10,369			32,337	
		11,217	11,217		
783.00	12,065			43,554	
		12,989	12,989		
784.00	13,913			56,543	
		14,858	14,858		
785.00	15,802			71,400	
		16,792	16,792		
786.00	17,782			88,192	<i>Top contour before ponding on adjacent driveway</i>
					<i>(not stored on adjacent property)</i>

Total Volume Provided in Depressional Area 88,192 cu ft

Note: The stage-storage table above shows the total storage volume provided in the depressional area on the site and adjacent property to east (below an elevation where the water would impact the driveway).

RETENTION POND DESIGN CALCULATION - SITE AREA

Project Name: **Retail Development -Williamsbu** Proposed Percent **50%** (J)
 Project Location: **M-72 Hwy, Williamsburg, MI** Proposed Runoff "C" Value: **0.57**
 Outflow - Infiltration (CFS): **0.99** (G)
 Cont. Drainage Area (Acres): **2.15** (K) Storm Recurrence Interval **100**

A	B	C	D	E	F	G	I
Duration (Minutes)	Duration (Hours)	100-Year Total Rainfall (Inches)	100-Year Rainfall Intensity (Inch/Hr)	Proposed Runoff Flowrate (CFS)	Proposed Runoff Volume (CFT)	Maximum Outflow via Infiltration (CFS)	Total Required Storage (CFT)
15	0.25	1.37	5.48	6.75	6,071	0.99	5,626
1440	24.00	5.08	0.21	0.26	22,513	0.99	-20,217

*Time of Concentration of 15 minute

Total Storage Detention and Retention Required Storage (CFT): 5,626

Note:

Outflow rate was calculated using the basin bottom and side slopes area (5,030 sq ft), an infiltration rate of 8.5 inches/hour (conservative when comparing to the measured infiltration rate in the attached borings).

Area Summary

Proposed Conditions

Land Use	Area (ac)
Open Space (HSG A)	1.08
Impervious	1.07
Total	2.15

- A) Duration of the storm event in minutes.
- B) Duration of the storm event in hours.
- C) Total amount of rainfall during a 100-year recurrence storm event for the given duration in Column A & B (ref.: Bulletin 71 in Stormwater Ordinance).
- D) Average rainfall intensity during the 100-year recurrence storm event. Calculated by dividing Column C by Column B.
- E) The unrestricted 25-year recurrence discharge flowrate from the proposed site under fully developed conditions. Calculated by multiplying Intensity (D), Drainage Area (L), and Proposed Runoff "C" Value.
- F) The unrestricted storm event for the given duration in Column A and B. Calculated by multiplying the Proposed Runoff Flowrate (E) by the Storm Duration (A) and by 60 seconds/minute.
- G) The maximum allowable discharge from the site is determined by multiplying the drainage area by 0.15 cfs per acre or if the proposed outlet is restrictive by determining the sites share of the existing outlets capacity on a contributing area basis.
- H) The required detention storage is determined by multiplying the differentiation flowrate (Inflow (E) - Outflow (G), by the corresponding duration (A) and by 60 seconds/minute.
 The calculated maximum release rate only occurs when the pond is full.
 As the pond dewater the actual release rate from the pond will decrease from the maximum allowed release rate to 0.
 Therefore, an average release rate equal to 50% of the maximum rate is used in calculating the required storage volume.
 The amount of storage required for various storm durations will vary based on rainfall intensity, the size of the drainage area, and the allowable discharge. The maximum volume of storage for the various storm durations will be the required detention storage volume.
- I) Total required storage is the sum of Column H and I.
- J) Proposed percent imperviousness. This assumption will be used to determine the proposed runoff coefficient. Impervious surface will be assumed to have a value of 0.95 and pervious a value of 0.2.
- K) Contributing Drainage to the proposed detention or retention system.

Calculation By: **Joe Westerbeke**
 Date: **5/7/2024**

RETENTION POND DESIGN CALCULATION - INCLUDES OFFSITE AREA

Project Name: **Retail Development -Williamsburg** Proposed Percent Imperviousness: **22%** (J)
 Project Location: **M-72 Hwy, Williamsburg, MI** Proposed Runoff "C" Value: **0.37**
 Outflow - Infiltration (CFS): **0.99** (G)
 Cont. Drainage Area (Acres): **9.09** (K) Storm Recurrence Interval (Yrs): **100**

A	B	C	D	E	F
Duration (Minutes)	Duration (Hours)	100-Year Total Rainfall (Inches)	100-Year Rainfall Intensity (Inch/Hr)	Proposed Runoff Flowrate (CFS)	Proposed Runoff Volume (CFT)
15	0.25	1.37	5.48	18.18	16,364
30	0.50	1.88	3.76	12.48	22,456
1440	24.00	5.08	0.21	0.70	60,680

*Time of Concentration of 30 minutes

Note:

Outflow rate was calculated using the basin bottom and side slopes area (5,030 sq ft), an infiltration rate of 8.5 in (conservative when comparing to the measured infiltration rate in the attached borings).

Area Summary

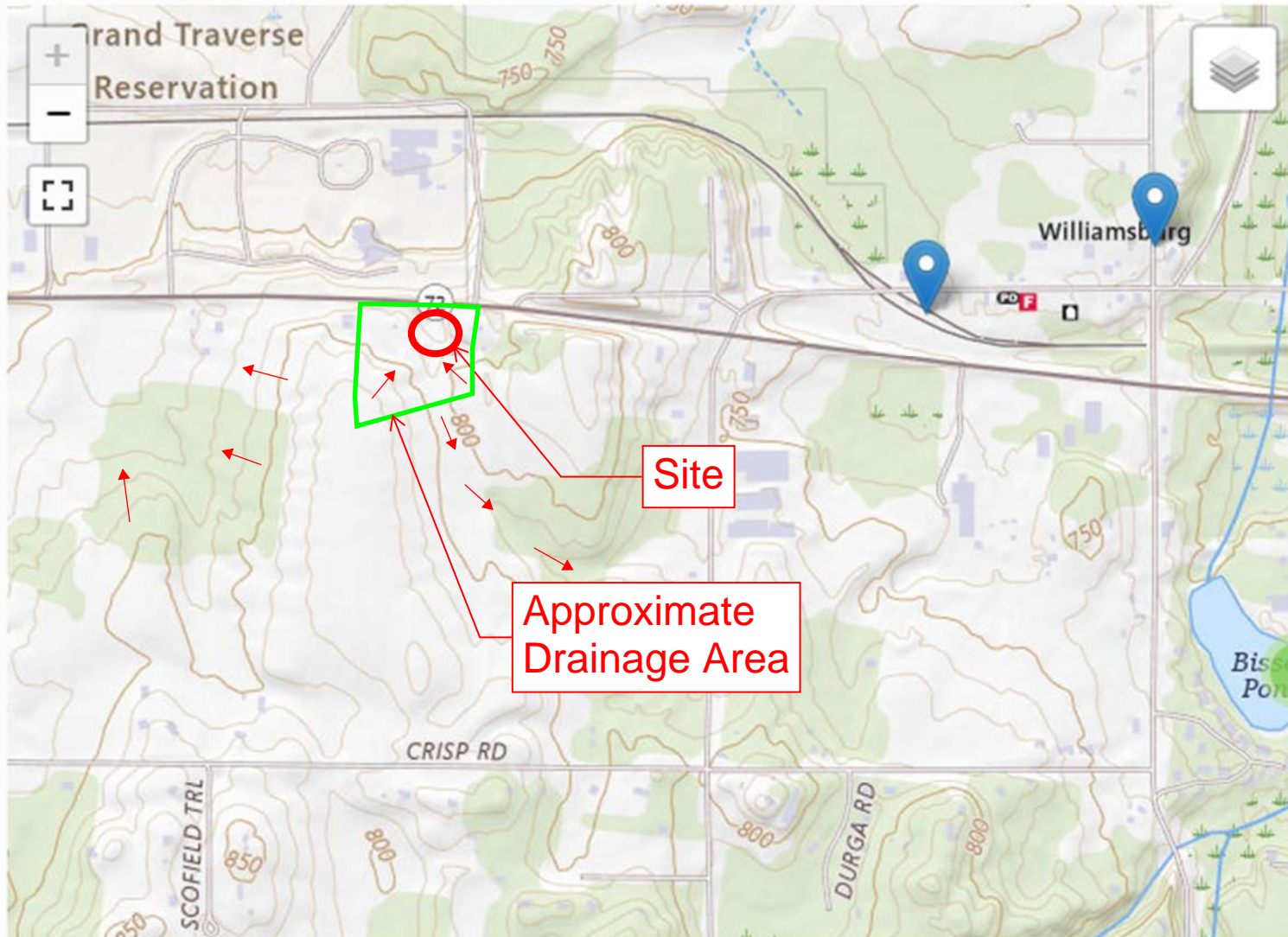
Proposed Conditions

Land Use	Area (ac)
Open Space (HSG A)	1.08
Impervious	1.07
Total	2.15

- A) Duration of the storm event in minutes.
- B) Duration of the storm event in hours.
- C) Total amount of rainfall during a 25-year recurrence storm event for the given duration in Column A & B (ref.: Bulletin 71 in Stormwater Ordinance).
- D) Average rainfall intensity during the 25-year recurrence storm event. Calculated by dividing Column C by Column B.
- E) The unrestricted 25-year recurrence discharge flowrate from the proposed site under fully developed conditions. Calculated by multiplying Intensity (D), Drainage Area (L), and Proposed Runoff "C" Value.
- F) The unrestricted storm event for the given duration in Column A and B. Calculated by multiplying the Proposed Runoff Flowrate (E) by the Storm Duration (A) and by 60 seconds/minute.
- G) The maximum allowable discharge from the site is determined by multiplying the drainage area by 0.15 cfs per acre or if the proposed outlet is restrictive by determining the sites share of the existing outlets capacity on a contributing area basis.
- H) The required detention storage is determined by multiplying the differentiation flowrate (Inflow (E) - Outflow (G), by the corresponding duration (A) and by 60 seconds/minute. The calculated maximum release rate only occurs when the pond is full. As the pond dewateres the actual release rate from the pond will decrease from the maximum allowed release rate to 0. Therefore, an average release rate equal to 50% of the maximum rate is used in calculating the required storage volume. The amount of storage required for various storm durations will vary based on rainfall intensity, the size of the drainage area, and the allowable discharge. The maximum volume of storage for the various storm durations will be the required detention storage volume.
- I) Total required storage is the sum of Column H and I.
- J) Proposed percent imperviousness. This assumption will be used to determine the proposed runoff coefficient. Impervious surface will be assumed to have a value of 0.95 and pervious a value of 0.2.
- K) Contributing Drainage to the proposed detention or retention system.

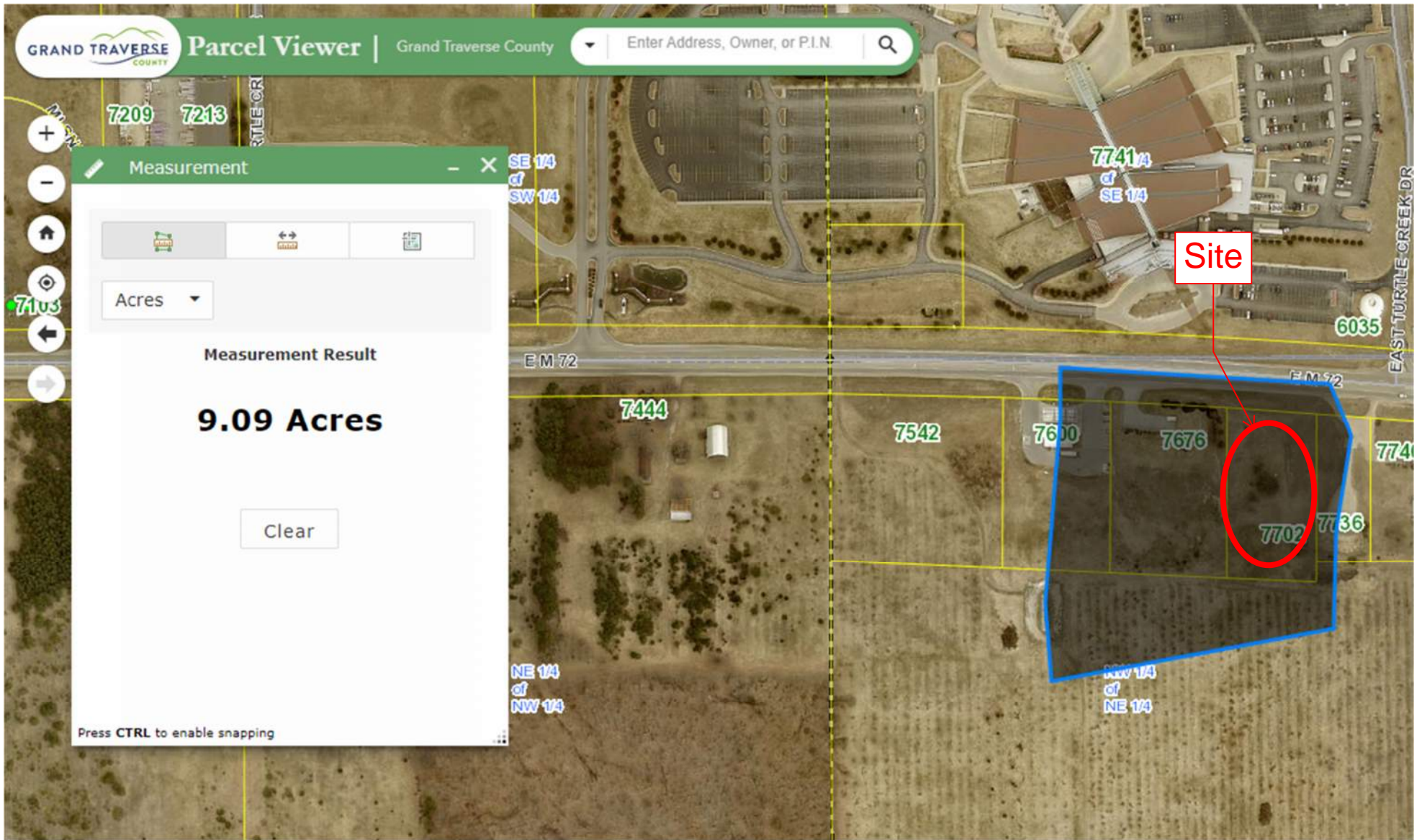
Calculation By: **Joe Westerbeke**
 Date: **5/7/2024**

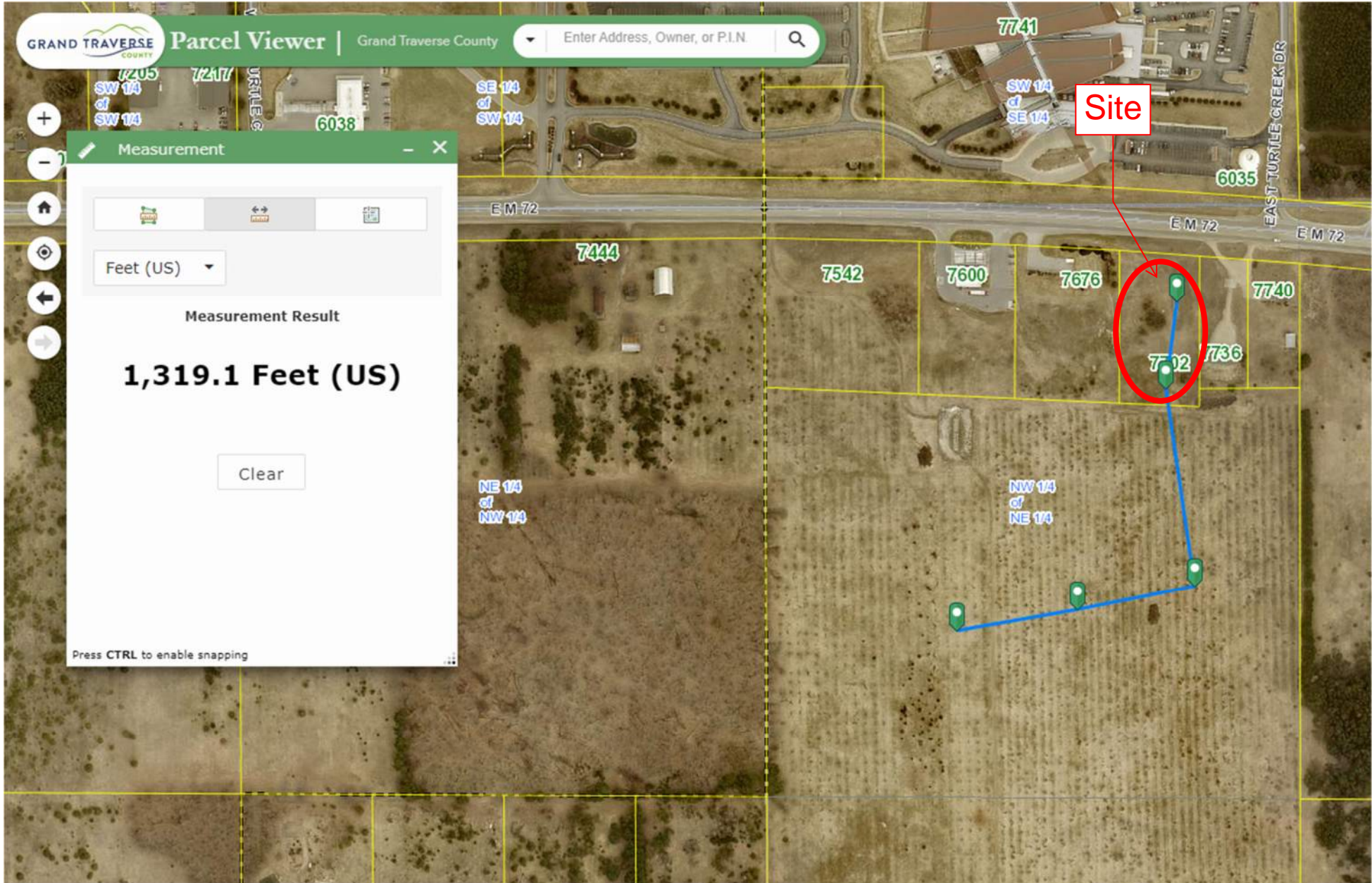
Grand Traverse County Michigan Topographic Maps



Grand Traverse County Michigan Topographic Maps









TIME OF CONCENTRATION (T_c) CALCULATION

Project: Williamsburg - Retail Development
 Project No: 24004
 Date: 5/7/2024
 Prepared by: JWW

Circle One: Present Developed
 Circle One: T_c T_t

Sheet Flow (Applicable to T_c only)

1. Surface description (table 3-1).....
2. Manning's roughness coeff., n (table 3-1).....
3. Flow Length, L (total L < 300 ft).....
4. Two-yr 24-hr rainfall, P₂.....
5. Land slope, s.....
6. $T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t.....

Segment ID	1	
	Short Grass Prairie	
	0.15	
ft	300	
in	3.04	
ft / ft	0.017	
hr	0.43	0.43
		hr

Shallow Concentrated Flow

7. Surface Description (paved or unpaved).....
8. Flow Length, L.....
9. Watercourse slope, s.....
10. Average velocity, V (figure 3-1).....
11. $T_c = \frac{L}{3600 V}$ Compute T_c.....

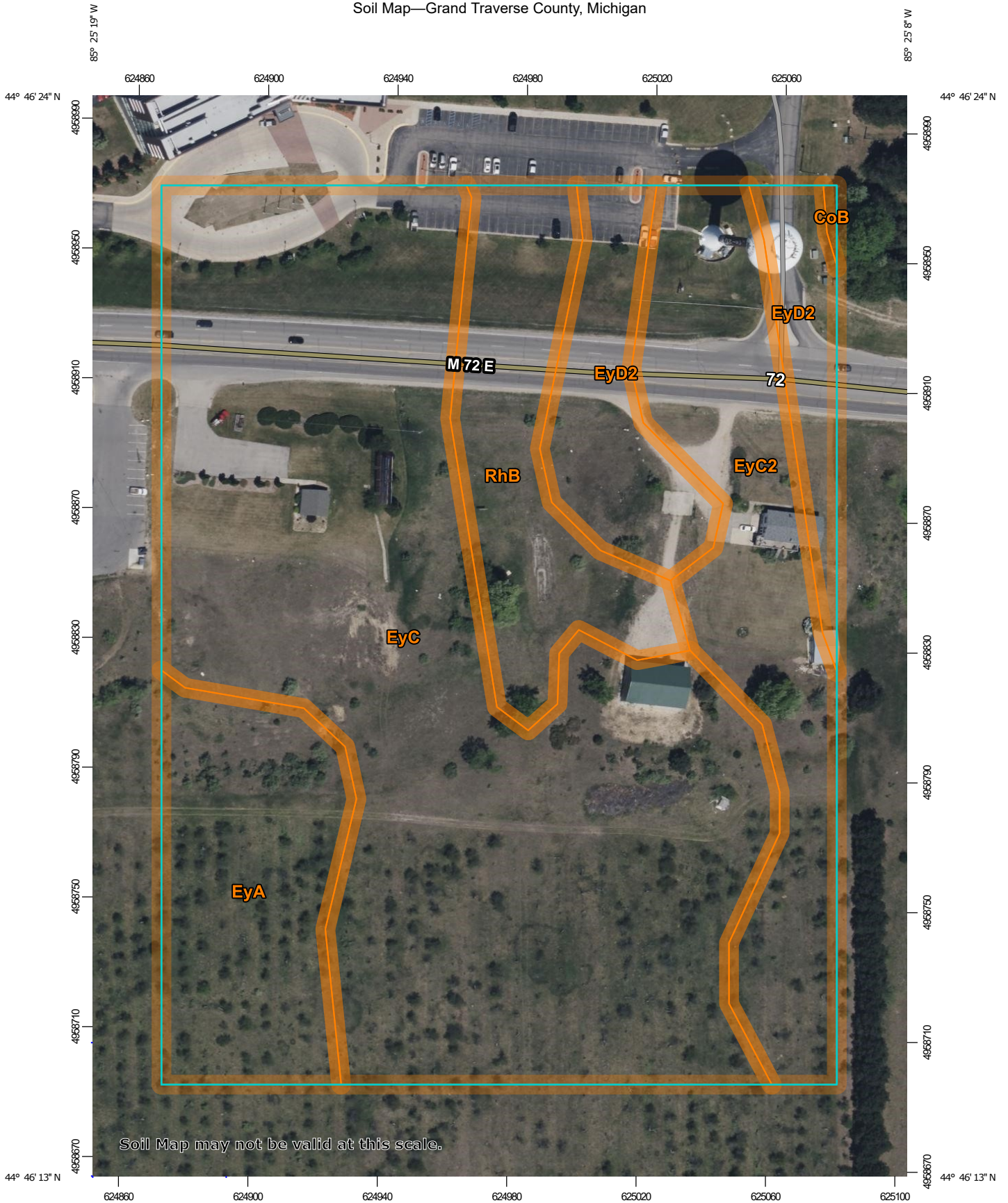
Segment ID	1	
	Unpaved	
	1019	
ft	0.044	
ft / ft	3.38	
ft / s	0.08	0.08
hr		hr

Channel Flow

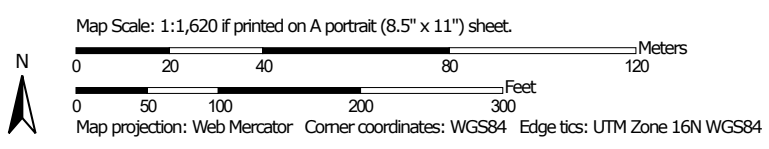
12. Cross sectional flow area, a.....
13. Wetted perimeter, P_w.....
14. Hydraulic radius, $r = a / P_w$ Compute r.....
15. Channel slope, s.....
16. Manning's roughness coeff., n.....
17. $V = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V.....
18. Flow length, L.....
19. $T_t = \frac{L}{3600 V}$ Compute T_t.....
20. Watershed or subarea T_c.....

Segment ID	N/A	
ft ²		
ft		
ft		
ft / ft		
ft / s	3.00	
ft		
hr		hr
	0.52	hr
	31	min

Soil Map—Grand Traverse County, Michigan



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Grand Traverse County, Michigan

Survey Area Data: Version 17, Aug 25, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 27, 2023—May 28, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CoB	Croswell loamy sands, 2 to 6 percent slopes, overwash	0.0	0.1%
EyA	Emmet sandy loam, 0 to 2 percent slopes	1.6	11.2%
EyC	Emmet sandy loam, 6 to 12 percent slopes	7.7	53.4%
EyC2	Emmet sandy loam, 6 to 12 percent slopes, moderately eroded	2.3	15.7%
EyD2	Emmet sandy loam, 12 to 18 percent slopes, moderately eroded	1.4	9.6%
RhB	Richter loams, 2 to 6 percent slopes	1.4	9.9%
Totals for Area of Interest		14.4	100.0%

Grand Traverse County, Michigan

EyD2—Emmet sandy loam, 12 to 18 percent slopes, moderately eroded

Map Unit Setting

National map unit symbol: 6c3l
Elevation: 600 to 1,400 feet
Mean annual precipitation: 27 to 32 inches
Mean annual air temperature: 41 to 45 degrees F
Frost-free period: 90 to 150 days
Farmland classification: Farmland of local importance

Map Unit Composition

Emmet, moderately eroded, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Emmet, Moderately Eroded

Setting

Landform: Till plains, moraines
Landform position (two-dimensional): Summit, shoulder, backslope, footslope, toeslope
Landform position (three-dimensional): Interfluve, head slope, nose slope, side slope, base slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Concave, convex
Parent material: 24 to 50 inches of loamy material over calcareous loamy till

Typical profile

H1 - 0 to 8 inches: sandy loam
H2 - 8 to 30 inches: sandy loam
H3 - 30 to 38 inches: sandy clay loam
H4 - 38 to 60 inches: sandy loam

Properties and qualities

Slope: 12 to 18 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Ecological site: F096XA003MI - Snowy Loamy Till

Hydric soil rating: No

Minor Components

Leelanau

Percent of map unit: 5 percent

Landform: Moraines

Landform position (two-dimensional): Summit, shoulder, backslope, footslope, toeslope

Landform position (three-dimensional): Interfluve, head slope, nose slope, side slope, base slope, crest

Down-slope shape: Convex, linear

Across-slope shape: Concave, convex

Hydric soil rating: No

East lake

Percent of map unit: 5 percent

Landform: Outwash plains, beach ridges, lake terraces, moraines

Landform position (two-dimensional): Summit, shoulder, backslope, footslope, toeslope

Landform position (three-dimensional): Interfluve, head slope, nose slope, side slope, base slope, crest

Down-slope shape: Convex, linear

Across-slope shape: Concave, convex

Hydric soil rating: No

Data Source Information

Soil Survey Area: Grand Traverse County, Michigan

Survey Area Data: Version 17, Aug 25, 2023

Grand Traverse County, Michigan

EyC—Emmet sandy loam, 6 to 12 percent slopes

Map Unit Setting

National map unit symbol: 6c3h

Elevation: 600 to 1,400 feet

Mean annual precipitation: 27 to 32 inches

Mean annual air temperature: 41 to 45 degrees F

Frost-free period: 90 to 140 days

Farmland classification: Farmland of local importance

Map Unit Composition

Emmet and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Emmet

Setting

Landform: Till plains, moraines

Landform position (two-dimensional): Summit, shoulder, backslope, footslope, toeslope

Landform position (three-dimensional): Interfluve, head slope, nose slope, side slope, base slope, crest

Down-slope shape: Linear

Across-slope shape: Convex, linear

Parent material: 24 to 50 inches of loamy material over calcareous loamy till

Typical profile

H1 - 0 to 8 inches: sandy loam

H2 - 8 to 30 inches: sandy loam

H3 - 30 to 38 inches: sandy clay loam

H4 - 38 to 60 inches: sandy loam

Properties and qualities

Slope: 6 to 12 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: B

Ecological site: F096XA003MI - Snowy Loamy Till

Hydric soil rating: No

Minor Components

Leelanau

Percent of map unit: 10 percent

Landform: Moraines

Landform position (two-dimensional): Summit, shoulder, backslope,
footslope, toeslope

Landform position (three-dimensional): Interfluve, head slope, nose
slope, side slope, base slope, crest

Down-slope shape: Linear

Across-slope shape: Convex, linear

Hydric soil rating: No

Data Source Information

Soil Survey Area: Grand Traverse County, Michigan

Survey Area Data: Version 17, Aug 25, 2023

Grand Traverse County, Michigan

RhB—Richter loams, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 6c7n
Elevation: 600 to 1,400 feet
Mean annual precipitation: 27 to 33 inches
Mean annual air temperature: 39 to 46 degrees F
Frost-free period: 70 to 150 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Richter and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Richter

Setting

Landform: Lake plains, outwash plains, moraines
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: 25 to 40 inches of sandy and/or loamy material over stratified, calcareous sandy and silty glaciofluvial deposits

Typical profile

H1 - 0 to 8 inches: loam
H2 - 8 to 35 inches: very fine sandy loam
H3 - 35 to 60 inches: stratified loamy sand to sandy loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 20 percent
Available water supply, 0 to 60 inches: Moderate (about 8.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B/D
Ecological site: F096XA004MI - Snowy Loamy Depression

Hydric soil rating: No

Data Source Information

Soil Survey Area: Grand Traverse County, Michigan
Survey Area Data: Version 17, Aug 25, 2023



STORM SEWER CAPACITY CALCULATION

Project: Retail Development - Williamsburg, Whitewater Township
 Project No: 24004.00
 Date: 05/09/24
 Prepared By: Jasmine Turner

Design Storm. 10 Years
 Mannings "n" = 0.012

Runoff Coefficients
 Impervious 0.95
 Pervious* 0.20

Location		Drainage Area	Area - Pervious	Area - Impervious	Incremental Area		Runoff Coefficient	cA		Tc		Intensity	Tributary Flow, Q	Pipe Diameter		Pipe Area	Pipe Perimeter	Hydraulic Radius	U/S Invert	D/S Invert	Slope	Pipe Capacity	Velocity	Length	Time in Line
From	To				sf	sf		sf	acres	incr.	total			incr.	total										
CB#1	CB#2	1	43057	9566	52622.5	1.21	0.34	0.41	0.41	15.0	15	3.48	1.41	12	1.00	0.79	3.14	0.25	785.50	784.00	0.0130	4.42	5.63	115	0.34
CB#2	FES#1	2	39174	19508	58681.5	1.35	0.45	0.61	1.01	15.0	15	3.48	3.52	12	1.00	0.79	3.14	0.25	784.00	783.75	0.0132	4.44	5.65	19	0.06
FES#2	FES#3	3	23798	21952	45750	1.05	0.56	0.59	0.59	15.0	15	3.48	2.05	12	1.00	0.79	3.14	0.25	783.90	781.00	0.0387	7.61	9.69	75	0.13
CO#1	CO#2	4	0	10640	10640	0.24	0.95	0.23	0.23	15.0	15	3.48	0.81	8	0.67	0.35	2.09	0.17	787.00	784.00	0.0231	1.99	5.71	130	0.38
CO#2	CO#3		0		0	0.00	0.00	0.00	0.23	15.0	15	3.48	0.81	8	0.67	0.35	2.09	0.17	784.00	781.81	0.0231	1.99	5.71	95	0.28
CO#3	fes		0		0	0.00	0.00	0.00	0.23	15.0	15	3.48	0.81	8	0.67	0.35	2.09	0.17	781.81	781.34	0.0235	2.01	5.76	20	0.06

Note: Adequate storm sewer capacity provided. See Contributing Area Map on the Utility Plan for additional information about the tributary areas to each catch basin.

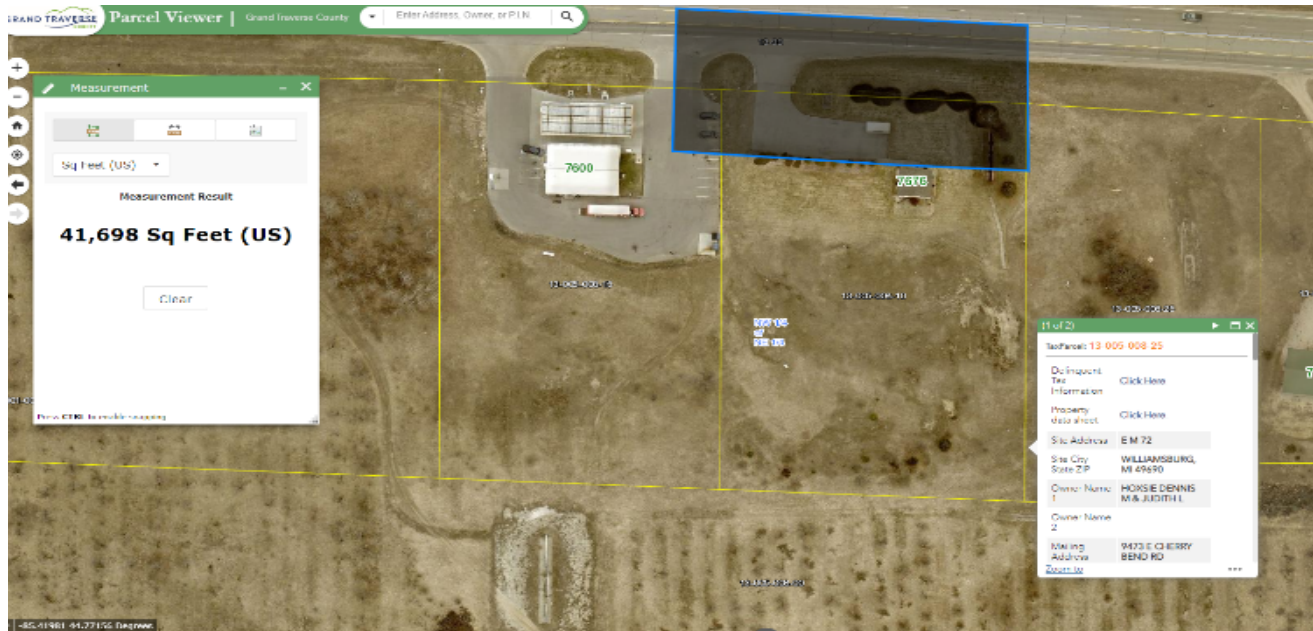
Offsite Area 1

Total 41698 sft *Note: Added to flared end section FES#2
 Imp 21952 sft See screen shots on following sheet.
 Perv 19746 sft

Offsite Area 2

Total 78347 sft *Note: Half of this added to CB#1 and half added to CB#2
 Imp 0 sft See screen shots on following sheet.
 Perv 78347 sft

Offsite Area #1



Offsite Area #2



T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231) 946-2000
Fax (231) 946-8273

ORDER CONFIRMATION

Salesperson: Cammie Freeman Printed at 05/09/24 10:57 by cfree

Acct #: 2055 Ad #: 614834 Status: New

WHITEWATER TOWNSHIP CLERK Start: 05/10/2024 Stop: 05/10/2024
CHERYL GOSS Times Ord: 1 Times Run: ***
P.O. BOX 159 STDAD 3.00 X 3.23 Words: 234
WILLIAMSBURG MI 49690 Total STDAD 9.69
Class: 147 LEGALS
Rate: LEGAL Cost: 136.65
Affidavits: 1

Contact: Ad Descrpt: LEGAL NOTICE WHITEWATER T
Phone: (231) 267-5141 Given by: *
Fax#: P.O. #:
Email: clerk@whitewatertownship.org Created: cfree 05/09/24 09:42
Agency: Last Changed: cfree 05/09/24 10:56

PUB ZONE EDT TP START INS STOP SMTWTFS
RE A 97 W Fri 05/10/24 1 Fri 05/10/24 SMTWTFS
IN AIN 97 W Fri 05/10/24 1 Fri 05/10/24 SMTWTFS

AUTHORIZATION

Thank you for advertising in the Record-Eagle, our related publications and online properties. If you are advertising with the Record-Eagle classifieds, your ad will begin running on the start date noted above.

Please be sure to check your ad on the first day it appears. Although we are happy to make corrections at any time, the Record-Eagle is only responsible for the first day's incorrect insertions. Also, we reserve the right to edit or reclassify your ad to better serve buyers and sellers.

No refunds or rebates will be issued if you cancel your ad prior to the stop date.

We appreciate your business.

(CONTINUED ON NEXT PAGE)

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**LEGAL NOTICE
WHITEWATER TOWNSHIP PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

Please be advised that on May 29, 2024, the Whitewater Township PLANNING COMMISSION will conduct a public hearing at a special meeting at 7:00 p.m. at the Whitewater Township Hall, 5777 Vinton Road, Williamsburg, MI 49690. The public hearing will be to consider the following:

An application for a proposed 10,640 square foot retail development including parking lot and driveway, integrated with required utilities and stormwater management as a special use. The subject property is identified as parcel #28-13-005-008-25 and has no known address. The property is located on the south side of E. M-72 just southwest of East Turtle Creek Drive.

All persons are welcome and will be heard concerning the request. A copy of the application and zoning ordinance are available for viewing at the township hall. The Planning Commission requests any written comments be received by Tuesday, May 21, 2024, and should be addressed to the Whitewater Township Zoning Department, PO Box 159, Williamsburg, MI. 49690. Whitewater Township will provide necessary reasonable auxiliary aid and services to individuals with disabilities who plan to attend. Contact the township supervisor at (231) 267-5141 ext 23 as soon as possible if you need assistance.

This meeting may be able to be accessed digitally; please check our website at: www.whitewatertownship.org for detailed instructions on how to join our meeting remotely.

Friday, May 10, 2024-1T

614834