

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, September 1, 2005
7:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

- I Roll Call
- II Public Hearing
 1. None
 - 2.
- III Approval of Minutes
 - Planning Commission Meeting (8/4/05)
- IV New Business
 1. Stowell, Mary Ann & Frederick - Parcel Split
 - 2.
- V Unfinished Business
 1. The Lockwood Companies - Special Use Permit/48 Unit Apartment Rental Facility
- VI Other Communications
 - 1.
 - 2.
 - 3.
- VII Citizen Questions, Concerns and Consideration
(Public Comment Procedures on the Reverse Side)
- VIII Work/Study Session
 1. Zoning Ordinance
 - 2.
- IX. Adjournment

Public Comment Procedures

The City of Manistee Planning Commission welcomes public comment in support of its decision-making process. To assure an orderly, fair and balanced process, the Planning Commission asks that participants at all public hearings and during the Public Comment portion of the meeting observe the following rule of procedure:

1. The Chairperson will recognize each speaker. When a speaker has the floor, he/she is not to be interrupted unless time has expired. Persons speaking without being recognized shall be out of order.
2. Each speaker shall state their name and address for the record and may present written comments for the record.
3. Speakers shall address all comments and questions to the Planning Commission.
4. Unless waived by the Planning Commission for a specific meeting or a specific speaker, public comment shall be limited to five (5) minutes per speaker, one time only. If a group of people wish to be heard on one subject, a spokesperson may be designated who may request that more than five (5) minutes be permitted for the collective comments of the group as presented by that speaker.
5. The Chairperson may request that repetitive comments be limited or abbreviated in the interest of saving time and allowing others to speak.
6. The Chairperson may establish additional rules of procedure for particular hearings as he/she determines appropriate.
7. Normal civil discourse and decorum is expected at all times. Applause, shouting, outbursts, demonstrations, name-calling or other provocative speech or behavior is not helpful to the decision-making process and may result in removal from the hearing or an adjournment.

Thank you for your interest in the work of the City of Manistee Planning Commission and for your cooperation with these rules of procedure.

MEMORANDUM

TO: Planning Commissioners

FROM: Denise Blakeslee *DB*
Administrative Assistant - Community Development Department

DATE: August 24, 2005

RE: September 1, 2005 Meeting

The September Planning Commission Meeting will be held on Thursday, September 1, 2005 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Middle School Library. We have the following items on the agenda:

1. Mary Ann & Frederick Stowell - Parcel Split. Mr. & Mrs. Stowell have submitted a request to split parcel #51-51-373-703-01 into six parcels. The request includes the development of a new street that will allow access to all of the parcels. Review of the request shows that it will comply with the requirements of the Zoning Ordinance.

At this time Planning Commission can take action to:

Recommend to City Council approval of a request from Mary Ann and Frederick Stowell to Split Parcel #51-51-373-703-01 into six parcels.
OR

Recommend to City Council denial of a request from Mary Ann and Frederick Stowell to Split Parcel #51-51-373-703-01 into six parcels. .

OR

Recommend to City Council approval of a request from Mary Ann and Frederick Stowell to Split Parcel #51-51-373-703-01 into six parcels with the following conditions:

2. The Lockwood Companies- Special Use Permit (48 unit Apartment Rental Facility). The Planning Commission tabled a request from the Lockwood Companies for a 48 unit Apartment Rental Facility at their August meeting. The Commissioners scheduled a site visit and worksession on August 18, 2005 for further review. The Planning Commission will continue their deliberation on the request during the September meeting.

At this time Planning Commission can take action to:

Approve a request from Lockwood Companies for a Special Use Permit for the construction of an Apartment Rental Facility with 48 units on parcel #51-51-311-375-09 and 51-51-311-375-11.

OR

Deny the request from Lockwood Companies for a Special Use Permit for the construction of an Apartment Rental Facility with 48 units on parcel #51-51-311-375-09 and 51-51-311-375-11.

OR

Approve a request from Lockwood Companies for a Special Use Permit for the construction of an Apartment Rental Facility with 48 units on parcel #51-51-311-375-09 and 51-51-311-375-11 with the following conditions:

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

:djb

cc: Mitch Deisch, City Manager
City Council

DATE: August 8, 2005
TO: MANISTEE CITY PLANNING COMMISSION
FROM: MANISTEE CITY RESIDENTS
SUBJECT: LOCKWOOD COMPANIES REQUEST FOR SPECIAL USE PERMIT/
48 UNIT APARTMENT RENTALS

WE, THE UNDERSIGNED, STRONGLY OBJECT TO THE GRANTING OF A SPECIAL USE PERMIT TO THE LOCKWOOD COMPANIES TO CONSTRUCT A 48 UNIT APARTMENT COMPLEX ON THE LOTS LOCATED ON THE NORTHWEST AND NORTHEAST CORNERS OF TWELFTH AND TAMARACK STREETS.

THE REASONS FOR OUR OBJECTION ARE AS FOLLOWS:

- MANISTEE HAS SUFFICIENT RENTAL SPACE AVAILABLE.
 - IN THEIR LETTER TO THE PLANNING COMMISSION, CHERRY HILL APARTMENTS NOTED THEY HAVE VACANCIES, AND THEY EXPRESSED CONCERN THAT ADDING THE 48-UNITS WOULD CREATE UNDER UTILIZATION OF THE CITY'S CURRENT INCOME-BASED UNITS.
 - A PHONE SURVEY OF WEST SHORE RENTAL MANAGEMENT, CHALET WEST, AND CENTURY TERRACE ALSO NOTED CONSIDERABLE VACANCIES. WEST SHORE RENTAL MANAGEMENT INDICATED THEY HAVE OVER 50 RENTAL LISTINGS, NOT INCLUDING (5) INCOME-BASED UNITS AT CHALET WEST.
- THE ROADWAYS IN THIS AREA (12TH, TAMARACK, OAK) ARE INADEQUATE TO SUPPORT THE ADDITIONAL VEHICLE TRAFFIC ASSOCIATED WITH A MULTI-FAMILY UNIT.
 - MR. BIFOSS ACKNOWLEDGED THAT TAMARACK STREET IS NOT CENTERED IN THE RIGHT OF WAY, AND BEYOND NINTH STREET, TAMARACK IS NOT MUCH MORE THAN A SEMI-PAVED TRACK TO THE CITY WATER WELLS.
 - EVEN THOUGH THE ENTRANCES TO THE LOCKWOOD UNITS ARE OFF OF TWELFTH, A MAJORITY OF TRAFFIC WILL COME DOWN TAMARACK, SIMPLY BECAUSE IT IS IMPOSSIBLE TO GET OFF OF TWELFTH ON TO, OR ACROSS, MAPLE WHEN THE SCHOOL COMPLEX IS IN USE.
 - TAMARACK CURRENTLY SERVES AS A MAJOR THOROUGHFARE TO THE MANISTEE SCHOOL COMPLEX. IT SEES A LOT OF TRAFFIC AT THE BEGINNING AND END OF THE SCHOOL DAY, AS WELL AS DURING SPORTING AND SCHOOL EVENTS.

- TAMARACK IS THE ONLY ENTRANCE TO THE CITY WATER WELLS, AND SAND PILE. CITY TRUCKS AND FRONT END LOADERS USE THIS STREET TO A NOTABLE DEGREE.
- ALLOWING AN ADDITIONAL 100 CARS FROM THE RESIDENTS OF THE COMPLEX INTO THIS AREA, AS WELL AS THE MADISON/KENNEDY SCHOOL BUSES, DIAL-A-RIDE, AND, OF COURSE, VISITORS' VEHICLES, WILL ONLY EXACERBATE THE CONGESTION AND CREATE A DANGEROUS GRIDLOCK.
- THE WALKWAYS IN THE AREA OF TWELFTH AND TAMARACK ARE INADEQUATE TO SUPPORT THE ADDITIONAL FOOT TRAFFIC ASSOCIATED WITH A MULTI-FAMILY UNIT.
 - THERE ARE NO SIDEWALKS THE FULL LENGTH OF TWELFTH NOR THE FULL LENGTH OF TAMARACK. STREET LIGHTING IS MINIMAL ON BOTH OF THESE STREETS. STUDENTS CURRENTLY WALK IN THE ROADWAYS CREATING A DANGEROUS SITUATION FOR THEMSELVES AND MOTORISTS. ADDING MORE WALKERS AND MORE VEHICLES WILL ONLY MAKE THIS SITUATION WORSE.
- BIKE PATHS IN THE AREA OF TWELFTH AND TAMARACK ARE NON-EXISTENT. WITH MULTI-FAMILY UNITS THERE WILL BE MORE BIKERS USING THIS AREA WITH NO SPACE FOR THEM TO RIDE SAFELY.
- THE ECONOMIC AND QUALITY OF LIFE IMPACT TO OUR NEIGHBORHOOD WILL INCLUDE TRAFFIC FLOW AND CONTROL PROBLEMS, PEDESTRIAN ENDANGERMENT, EXCESSIVE NOISE, POTENTIAL DRAINAGE PROBLEMS WITH THE WETLAND AREA TO THE WEST OF TAMARACK, AND LOSS IN REAL PROPERTY VALUE.

WE ASK THE MANISTEE PLANNING COMMISSION TO CAREFULLY REVIEW THE IMPACT OF THIS PROJECT ON OUR EXISTING NEIGHBORHOOD BEFORE MAKING THEIR DECISION.

THANK YOU.

MANISTEE CITY RESIDENTS

PLANNING COMMISSION

RE: OPPOSITION LOCKWOOD COMPANIES REQUEST FOR SPECIAL USE PERMIT

SIGNATURE	ADDRESS	DATE
Bruce J Verie	515 9th SE	8/15/05
Quentin Verie	515 9th St	8/15/05
Rayna Olson	507 9th	8/15/05
Janet Hill	500 Ninth St.	8/15/05
Richard Cole		
Ken V. West	903 Cedar St	8/15/05
Cynthia J Temple	903 Cedar St	8/15/05
Abby Barnard	924 CEDAR ST	8-15-05
Mary Moehring	822 Locust St.	8-15-05
Matthew P. Smith	812 Locust St	8/18/05
Glenn P. Smith	812 Locust St.	8/18/05
Justin Shively	814 LOCUST ST	8/18/05

MANISTEE CITY PLANNING COMMISSION

RE: OPPOSITION LOCKWOOD COMPANIES REQUEST FOR SPECIAL USE PERMIT

SIGNATURE	ADDRESS	DATE
Brad Solbey	925 Tamarack	8/9/05
Karin Solbey	925 Tamarack	8-9-05
Jeanne Dunbar	814 TAMARACK	8-9-05
Dianna J. Kell	534-9th St	8-9-05
Carol M. Kell	534-9th St	8-9-05
Felicia Kuller	805 Tamarack St	8-9-05
Dick Randall	539 9th	8-9-05
Janet Randall	539 9th	8-9-05
Norman Rubenow	804 Tamarack	8-9-05
Patricia Rubenow	804 Tamarack	8-9-05
J. V. ...	807 Tamarack	8-9-05
Janet L. Lauri	807 TAMARACK	8-9-05
Bill & Joyce Potton	540 9th St	8-9-05
Staci Johnson	812 Tamarack St.	8-15-05
Jeff Johnson	812 Tamarack St	8-15-05
John Soltes	1054 Oak St	8/15/05
Glean Soltes	1054 Oak St.	8/15/05
Tim & Dawn	410 - 12th St	8/15/05
Rosemary Owens	410 12th St	8-15-05
Debra Steinberg	1038 Oak St	8-15-05
Audrey Steinberg	1014 Oak St.	8-15-05
Janet Steinberg	1014 Oak St	8-15-05
Boyd Steinhilber	505 Ninth St	8-18-05
Mary Ann Johnson	530 9th St	8-18-05
Bob Johnson	530 9th St.	8-18-05
Sally Cabat	808 Cedar St.	8-18-05
Richard Cabat	808 Cedar St	8-18-05
Viridiana Lira	812 Locust St	8-18-05

THE
LOCKWOOD
GROUP 
LLC

September 1, 2005

Mr. John R. Rose, Director
Community Development
City of Manistee
70 Maple St.
Manistee, MI 49660

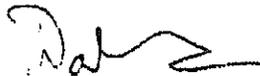
VIA FACSIMILE: 231-723-1546

Dear Mr. Rose:

The Lockwood Companies respectfully asks that the City of Manistee Planning Commission table our site plan at the September 1, 2005 meeting.

We look forward to providing additional information for the next meeting.

Sincerely,



David M. Burns
Development Director

Staff Review

Mary Ann and Frederick Stowell
1070 Whirlaway Avenue
Naperville, IL 60540

Project: Parcel Split
Zoning District: R-2 Residential
Parcel Code #: 51-51-373-703-01

ACTION REQUESTED:

To split one parcel into six parcels and development of a new street that will allow access to all of the parcels.

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	18,000 square feet	18,000 +square feet	X	<input type="checkbox"/>
STREET FRONTAGE:	100 feet	100 feet	X	<input type="checkbox"/>

OTHER:

ZONING REVIEWED/APPROVED BY: DJB/JRR

STAFF COMMENTS

Review of the Split shows that all six parcels being created would meet the requirements of the Zoning Ordinance. Reviews were conducted by the Chief of Police, City Engineer and Fire Chief also memos from each are enclosed for your review.

Please note that listed another parcel is listed on the request #51-51-315-703-03. This lot is not part of the Sweetnams Subdivision or the request, but will be used to help with water retention.

Request to Split a Parcel

Name and Address of Applicant: MARY ANN & FREDERICK C.
STOWELL, 1070 WHIRLAWAY AVENUE,
NAPERVILLE, IL. 60540
Signature [Signature] Mary Ann Stowell
Phone Numbers: Home 630-983-6058 Work 630-355-1660

Name and Address of other parties who have an interest: STATE BANK of ILLINOIS
AS CUSTODIAN of the Frederick C. Stowell IRA
roll over account 4316 W, 600 E. WASHINGTON ST.
WEST CHICAGO, IL 60185
Signature [Signature] VP & TO
Phone Numbers: Home NA Work 630-231-1800

Parcel Identification Numbers for all parcels involved: 51-51-373-703-01,
51-51-315-703-03

Reason for request: TO CREATE SIX NEW MARKETABLE
LOTS FROM THREE OVERSIZE LOTS IN CONFORMANCE
WITH LOCAL ZONING. TO CREATE A NEW
ORIENTATION FOR VIEWS OF LAKE MICHIGAN

Attach a sketch or site plan of all parcels involved in the request. The sketch must include the location of buildings and/or structures, building set-backs, streets, street names and lot dimensions.

Fee: \$50.00 for first split + \$25.00 for each additional split. Receipt # _____

\$150.00



August 31, 2005

Mr. John Rose
City of Manistee
70 Maple Street
Manistee, MI 49660

RE: Stowell Property Development
Lots 1, 2 and 3 Block 3 Sweetnum's Lake Bluff Subdivision

Dear Mr. Rose,

We are providing a response to the letter drafted by Wade Trim on August 23, 2005 regarding this project. Wade Trim's review is very technical in nature and is unusual at this level of a project. Your application for a split and combination requires "*Attach a sketch or site plan of all parcels involved in the request. The sketch must include the location of buildings and/or structures, building setbacks, streets, street names and lot dimensions.*" Wade Trim identifies items that are typically addressed during final design. This level of review incurs unnecessary costs for both the City and the developer as they are compelled to respond.

The request before the Planning Commission is to split and combine one existing parcel (comprised of three platted lots), into six new conforming parcels. This project is not a replat, as indicated in Wade Trim's letter. Each of the new parcels meets the requirements of the Manistee Zoning Ordinance and has received staff approval. We have provided information beyond what is required for submission in order to demonstrate that the extension of the proposed roadway, water and sewer were feasible. Each of these items will be engineered to meet City standards, following approval of the split/combinations.

We feel compelled to respond to Wade Trim's letter, though the items are not critical to the split/combination request:

Sanitary Sewer System

- To achieve the results suggested by Wade Trim, the sewer main along the proposed R-O-W could be moved by two foot to the west.
- Our previous experience with City staff has shown a preference to minimize direct ties to municipal lift stations. Should staff allow the direct tie, it would be completed at less expense to the developer.
- We do not believe a developer should bear the cost of providing utility services to vacant parcels not owned by them, and in fact would prefer an agreement with the City that future ties to the extended water, sanitary sewer, storm sewer and/or street, would return an equitable interest back to our client.



Potable Water System

- This level of detail design is typically not completed during the split/combination request. We will address during the design phase.
- Same as above.
- Same as above.

Storm Water System

- All of the current storm water flows from this area ultimately converge at the intersection of Sweetnum Drive and Twelfth Street. The path of Pearce -vs- Sweetnum places the storm water back to Sweetnum Drive and Twelfth Street. The proposed path for drainage was worked out with City staff during early planning of this project. The proposed discharge path includes a ditched system along the road extensions, and continues a ditch along the Riegle Street right-of-way to its intersection with Sweetnum Drive. The ditch, as previously discussed with staff, could be designed with stone weirs, which would assist in filtering the storm water, reducing velocities, and actually detain the additional post development flows. This was preferred by City staff, over a retention basin, and allows for a future extension of Riegle Street westward. Wade Trim's suggestion to take 100% of the water to Pearce Street is not as feasible, due to the existing ditch grades along Pearce. The submitted topographical information on the site plan indicates ditches along Pearce are very shallow and contain buried utilities, resulting in conflicts for further excavation. As proposed, roadway extension and ditching would intercept surface flows, which currently run onto and create substantial difficulties for lots 2-4 and 6-8, Block 2. By redirecting the flows around these properties, it will create improvements to the adjoining properties.
- We are not aware of the City standard requiring concrete culverts.
- During the final design phase, the developer will provide calculations. Please advise of the design standards the City currently utilizes.

Road System

- This level of detail design is typically not completed during the split/combination request. We will address during the design phase.
- Same as above.
- Same as above.



City of Manistee
Stowell Property Development
August 31, 2005
Page 3 of 3

Upon approval and creation of the lots, the developer will commence with design of the infrastructure items noted. The proposed improvements will require City approval as well as Michigan Department of Environmental Quality permits. The construction will require conformance with the permitted plans and specifications. This performance can be reviewed under the direction of an engineer licensed in the State of Michigan. We believe the developer can contract for those services, as they are incurring the expense.

Sincerely

ABONMARCHE CONSULTANTS, INC.

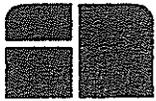
Jeffrey W. Mikula
Vice President-Manistee Division

JWM/wek

Pc: Fred & Mary Ann Stowell

MEMO TO: Jon Rose, Community Development Officer
FROM: Sid Scrimger, Fire Chief 
DATE: August 23, 2005
SUBJECT: Review of Proposed Parcel Split

I have reviewed the proposed site plan and project memo attached to your memo of August 17, 2005. The site plan and Mr. Mikula's notes do meet the needs of the Fire Department at this time.



PROJECT: SWEETNAMMS LOTS

PROJECT NO. M4-1226

CLIENT: MARY ANN & FRED STOWELL

DATE: 8/16/15 TIME: 11:00 AM

Telephone

Meeting

Note

To/From: FILE

Attendees:

JEFF MIKUCA

SID SCRIMBER

SUMMARY: REVIEWED ROADWAY EXTENSION & FIRE HYDRANTS PROPOSED FOR NEW LOT SPTS & COMBINATION. SID BELIEVED THE 24 FT ROAD WIDTH WAS ACCEPTABLE, AS PROPOSED. THE HAMMER HEAD TURN AROUND WAS AGREED TO BE MODIFIED TO MEET THE 2003 INTERNATIONAL FIRE CODES - 60' HAMMER HEAD DETAIL.

A HYDRANT EXISTS AT THE INTERSECTION OF PEACE & REIGLE STREETS. SID REQUESTED A NEW HYDRANT

ACTION REQUIRED: NORTH OF REIGLE, AT THE INTERSECTION FOR THE PROPOSED RIGHT OF WAY EXT. TO THE SOUTH. A SECOND HYDRANT IS PROPOSED NEAR THE HAMMER HEAD FOR FLUSHING PURPOSES.

cc:

SIGNED: [Signature]

* THE SITE PLAN WAS MODIFIED TO INCLUDE THESE ITEMS. 8/17/15 TUM



WADE TRIM

August 23, 2005

City of Manistee
70 Maple Street - P.O. Box 358
Manistee, Michigan 49660-0358

Attention: Mr. Jon Rose

Re: City of Manistee

Dear Mr. Rose:

Re: Property Development - Lots 1, 2 & 3 Block 3, Sweetnam Lake Bluff Subdivision

I have completed a review of the general site plan for the above-referenced property. The project intends to re-plat lots within the Sweetnam Lake Bluff Subdivision in order to provide a better lake view for the new lots. The project also proposes to extend water and sanitary sewer service. Storm water is proposed to be handled by ditch directing the water north then west and ultimately tying into the ditch along the east side of Sweetnam Drive. From this review, I offer the following comments:

Sanitary Sewer System

- The sanitary sewer running north and south along the un-named right-of-way south of Reigle Street should be placed under the centerline of the road; thus, potentially moving the sanitary manhole on the south end of this right-of-way out of the drive lane and into the center of the street. This would also move the proposed manhole at the intersection of Reigle Street and the un-named right-of-way out of the bituminous surface of the street which is desirable.
- The sanitary sewer is proposed to tie into the existing sanitary system at the south end of Pearce Street. To do this, the proposed sanitary sewer runs past the existing pump station. It may be better to tie this line directly into the pump station wet well rather than into the existing manhole east of the station.
- I am assuming that Lots 5, 6 and 7, as shown on the north side of Reigle Street, are served with water and sewer from 12th Street. If this is not the case, then provisions should be made at this time to provide these lots with water and sewer.

Potable Water System

- Where the proposed water main along the un-named ROW intersects the proposed water main along Reigle Street, this should be completed with a tee connection and a valve and cap located on the west side of the tee to facilitate future expansion.
- A valve should be placed at the intersection of Pearce and Reigle Streets.
- The extension is producing a long dead end to the water system. Pressure calculations need to be submitted to the City for review of the static and residual pressures at the south end during a fire flow event.

Wade Trim, Inc. 231.947.7400
241 East State Street 800.968.6660
Traverse City, MI 49684 231.946.1000 fax
www.wadetrim.com

Storm Water System

- The City would prefer that the storm water for the project be directed 100% to Pearce Street. If the water is directed to Sweetnam, it is coming close to an already hazardous erosion site (at the southwest end of Sweetnam) and will ultimately compound the current erosion problem at the west end of 12th Street.
- The placement of a culvert under a City street should be completed only with the use of concrete pipe rather than corrugated metal pipe (CMP) due to the longevity of the material.
- The soils in the location are heavy, and it is not anticipated that the soils will allow very much infiltration. Storm water calculations need to be submitted during the design phase for review.

Road System

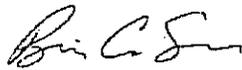
- A typical cross section for the proposed road was not submitted for review of the proposed materials and their associated thickness. Due to the soil type, special provisions need to be made to allow drainage of the sub-base to the ditch otherwise underdrains should be used to provide for this drainage.
- The proposed work needs to incorporate an access point to the existing pump station. Currently, the plan shows ditching around the station with no drive-up access.
- The existing access to the site (Pearce Street) is in bad shape. The asphalt surface currently there is past its life cycle and any amount of traffic on the road (construction or otherwise) will produce further problems resulting in high repair or patching costs. I would advise the City to review the condition of this road and plan to make improvements in the near future.

In general, the layout of the site is fine. Since the project proposes to construct public infrastructure, I would advise the City to require the developer to deposit money into an escrow account to pay for a construction inspector to complete inspections on behalf of the City. This will help to insure proper construction prior to the City assuming the liability of taking the infrastructure over. Also, as this is a preliminary layout and not a construction set of documents, the City needs to have the chance to review and comment on the design of the system prior to the submittal of permits and construction.

If you have any questions regarding this review or the comments listed above, please call at your earliest convenience.

Very truly yours,

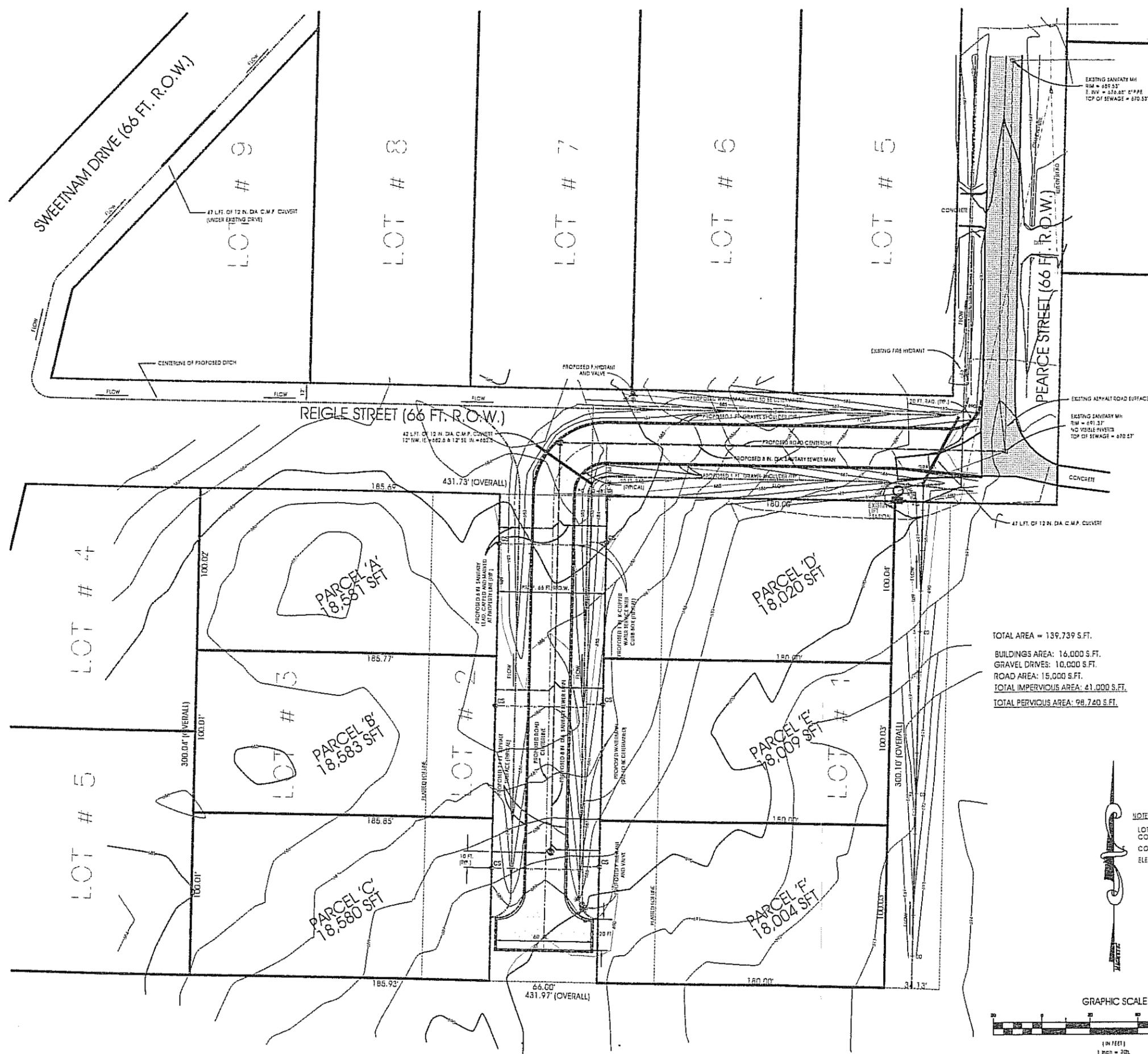
Wade Trim, Inc.



Brian C. Sousa, PE
Senior Professional Engineer

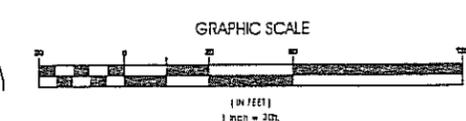
BCS:lkd
MAN 1063-05C-001

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TOTAL AREA = 139,739 S.F.
 BUILDINGS AREA: 16,000 S.F.
 GRAVEL DRIVES: 10,000 S.F.
 ROAD AREA: 15,000 S.F.
 TOTAL IMPERVIOUS AREA: 41,000 S.F.
 TOTAL PERVIOUS AREA: 98,740 S.F.

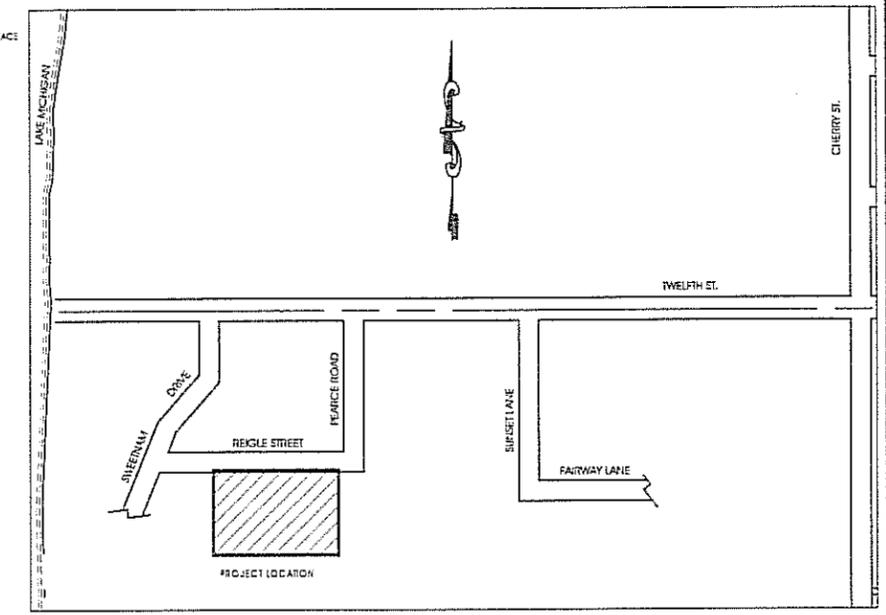
NOTE
 LOT DIMENSIONS ARE BASED ON SURVEY PERFORMED BY ABONMARCHÉ CONSULTANTS, INC. DATED 1-30-2002, FILE NO. M2/G093.
 CONTOURS ARE AT 1 FOOT INTERVALS.
 ELEVATION DATA IS BASED FROM NAVD-88 DATUM.



LEGEND

- ⊙ TREE
- ⊕ ELECTRICAL LOCATION
- GUY WIRE
- ⊕ POWER POLE
- ⊕ TELEPHONE LOCATION
- ⊕ GAS LOCATION
- ⊕ WATER LOCATION
- ⊕ SANITARY MANHOLE
- ⊕ STORM MANHOLE
- ⊕ TELEPHONE FEDESTAL
- ⊕ STREET SIGN
- ⊕ CABLE T.V.
- ⊕ FIRE HYDRANT
- ⊕ CATCH BASIN
- ⊕ WATER VALVE
- ⊕ FOUND IRON RCD
- ⊕ FOUND MONUMENT
- ⊕ FOUND IRON PIPE
- ⊕ TELEPHONE POLE
- ⊕ WATER CURB GRIP
- ⊕ UTILITY POLE
- ⊕ TRAFFIC SIGN
- ⊕ BORING LOCATION
- ⊕ GAS VALVE
- ⊕ WATER METER
- ⊕ GUARD POST
- ⊕ LIFT STATION
- ⊕ LIGHT POLE
- ⊕ SIGN
- ⊕ ELECTRIC MANHOLE
- ⊕ HANDICAP
- ⊕ CURB CATCH BASIN

- 570 — EXISTING CONTOUR LINE (MAJOR)
- 571 — EXISTING CONTOUR LINE (MINOR)
- 570 — PROPOSED CONTOUR LINE (MAJOR)
- 571 — PROPOSED CONTOUR LINE (MINOR)



VICINITY MAP
 NO SCALE

1.	APPLICATION TO CITY OF MANISTEE	DGR	8/16/05
NO.	REVISION DESCRIPTION:	BY:	DATE:
FREDERICK & MARY ANN STOWELL 1070 WHIRLAWAY AVENUE NAPERVILLE, IL 60540-7636			
ABONMARCHÉ CONSULTANTS, INC. 361 First Street Manistee, Michigan, 49660 P 231.723.1194 F 231.723.1194 E MAN@ABONMARCHÉ.COM		Benton Harbor, Michigan South Bend, Indiana Fort Wayne, Indiana	
ENGINEERS / ARCHITECTS / PLANNERS / SURVEYORS			
DRAWING TITLE: SITE PLAN FOR LOT SPLITS AND COMBINATIONS LOT 1,2&3, BLK 3, SWEETNAM LK BLUFF SUB. CITY OF MANISTEE, MICHIGAN			
SCALE:	VERTICAL: N/A	SHEET 1 OF 1 SHEETS	
	HORIZONTAL: 1"=30'		
DATE:	2/2005		
DESIGNED:	DGR		
DRAWN:	RGS & JCM		
APPROVED:	JWM		
JOB NO.	M4-1226		