

CHARTER TOWNSHIP OF ELMWOOD

Planning and Zoning

10090 E. Lincoln Rd, Traverse City, MI 49684

(231) 946-0921 Fax (231) 946-9320

Email: planner@elmwoodtownship.net

Special Use Permit

Application

Applications will not be accepted unless containing all the following information:

- 1) Completed application form with owner's signature
- 2) A site plan with all required information
- 3) Escrow Policy with escrow amount as determined by Planner (any and all unused escrow funds will be returned per the escrow agreement)
- 4) Payment of an application fee (\$875)

Applications are to be submitted 30 days prior to the Planning Commission meeting. Regular meetings are the 3rd Tuesday of each month.

The Application process is summarized below (See Section 9.2.D for more detail)

1. Pre-Application Meeting. The applicant meets with the Zoning Administrator to discuss the proposal, design elements, ordinance requirements, etc.
2. Submission of Application. The applicant submit two applications and plans for a completeness review by the Zoning Administrator. If found to be incomplete, the ZA will notify applicant in writing. Once found complete, the ZA will request additional plans for the Commission and will be put on the next available Planning Commission meeting for initial consideration.
3. Planning Commission Initial Review. When the Commission finds the application to be complete, they will vote to schedule a public hearing. However, if the Commission finds the application incomplete, they will request additional information; until the Commission determines that the application is complete, a public hearing will not be scheduled.
4. Public Hearing. On the appointed date and time, the Planning Commission shall conduct the public hearing.
5. Action of the Planning Commission. Upon completion of the Planning Commission's review and completion of the public hearing, the Commission shall make findings to determine if the application meets the required standards and requirements.

Charter Township of Elmwood
Application for Special Use Permit

Applicant

Wellevity, LLC

Name

330 W SPRING ST ST. 330

Street Address
COLUMBUS OH 43215

City State Zip

614-284-2728

Phone Number

grhflower@gmail.com

Email Address

Owner (if different)

Steven L Brock

Name

21440 19 Mile Rd

Street Address
Big Rapids MI 49307

City State Zip

Phone Number

Email Address

Engineer

Environment Architects

Name

10241 E Cherry Bend Rd

Street Address
Traverse City MI 49684

City State Zip

231-946-1234

Phone Number

Email Address

Surveyor

Gosling Czubak

Name

1280 Business Park Dr,

Street Address
Traverse City MI 49686

City State Zip

231-946-9191

Phone Number

Email Address

Contact Person (All communications from the Township will be sent to this individual regarding the submitted application) Applicant Owner Engineer Surveyor

Property Information:

Property Address: 10800 S Cottonwood Dr

Parcel Number: 45-004-004 - 113 - 014-29 Current Master Plan Designation Timberlee (Resort)

Zoning District: Rural-Resort Current Use of Property: vacant- former ski resort

Adjacent Property Zoning AND Use(s): North: R-R and R 1
East: R-R and R 1
South: R 1 and R 3
West: n/a (Solon Twp)

Other Remarks: _____

*Other Pages
are not added
out - included
in narrative*

CHARTER TOWNSHIP OF ELMWOOD

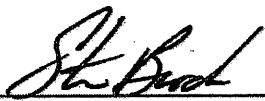

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The applicant will forward copies of the site plan to the Leelanau County Road Commission, Leelanau County Drain Commissioner, Benzie-Leelanau District Health Department, the Elmwood Township Fire Department, Department of Public Works and Michigan Department of Transportation, as applicable, for their review and comments. Any review comments will be forwarded to the Zoning Administrator.

Affidavit:

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, and that the answers and statements herein contained and the information submitted are in all respects true and correct. In addition, the undersigned represents that he/she or they is authorized and does hereby grant a right of entry to Township officials for the purpose of inspecting the premises and uses thereon for the sole purpose of gathering information regarding this request.

	
Owner Signature	Date
	8.18.22
Applicant Signature	Date

OFFICE USE ONLY:

Case Number: _____ Fee: _____ Paid: _____
PC Decision: _____ Date: _____

2012 SEP 17 AM 9 17

Leelanau County STATE OF MICHIGAN
Sue C. Stoffel Register of Deeds

RECORDED

September 17, 2012 12:19:00

Liber 1136 Page 366-368
SP FEE: \$20.00

DMM Liber 1136 Page 366 #2012005969

QUIT CLAIM DEED

S & L Development Inc., a Michigan Corporation, with a registered office address of 21750 19 Mile Road, Big Rapids, MI 49307,

quit claims to Steven L. Brock, a single man, whose address is 21440 19 Mile Road, Big Rapids, MI 49307,

the following described premises situated in the Township of Elmwood, County of Leelanau and State of Michigan, to-wit:

Parcel 15: Part of Sections 13 and 24, Town 28 North, Range 12 West, more fully described as: Commencing at the West ¼ corner of said Section 13; thence South 00° 09' 30" East 968.00 feet, along the West line of said Section 13; thence South 02° 02' 17" West 44.34 feet (recorded as South 00° 09' 30" East, 42.00 feet); thence South 89° 39' 14" East, 419.79 feet; thence South 13° 42' 06" East, 332.44 feet; thence South 12° 27' 20" East, 128.73 feet; thence South 63° 29' 20" East, 229.94 feet; thence South 18° 25' 30" East, 288.75 feet; thence South 02° 48' 30" West, 284.00 feet; thence South 27° 23' 30" West, 10.00 feet; thence parallel with the South line of said section North 88° 25' 50" East, 401.74 feet to the Point of Beginning; thence continuing North 88° 25' 50" East, 200.87 feet; thence South 71° 02' 47" East, 397.05 feet; South 40° 04' 35" East, 1006.23 feet to a point on the centerline of a 75.00 foot wide easement; thence along said centerline North 61° 21' 23" West, 71.05 feet (recorded as North 61° 04' 50", West, 70.83 feet) to the P.C. of a curve to the left; thence along said curve to the left a distance of 137.57 feet, having a radius of 273.03 feet, a central angle of 57° 32' 42" and a long chord which bears North 89° 54' 23" West, 262.84 feet (recorded as having a radius of 272.55 feet, a central angle of 57° 39' 15" and a long chord which bears North 89° 54' 20" West, 262.83 feet); thence South 61° 16' 00" West (recorded as South 61° 16' 10" West), 137.57 feet; thence North 40° 04' 36" West, 1208.92 feet to the Point of Beginning. P.P. #004-113-014-51.

Together with and subject to any covenants, easements and restrictions as stated in the following Liber and Pages as recorded in the office of the Leelanau County Register of Deeds: Liber 194 Page 264; Liber 195 Page 131; Liber 170 Page 628; Liber 198 Page 951; Liber 256 Page 252; Liber 261 Page 235; Liber 172 Page 624; Liber 195 Page 708 and 710; and in Liber 196 Page 297.

Together with and subject to a 75.00 foot wide easement.

Subject to restrictions, reservations, rights of way, easements and encumbrances of record, if any, building and use restrictions recorded in Liber 194 Page 264; Water Service Agreement recorded in Liber 198 Page 951; Water Service Agreement recorded in Liber 256 Page 252; Declaration for Lake Leelanau Water Frontage recorded in Liber 172 Page 624; right of way vested in Cherryland Rural Electric Cooperative Assoc., recorded in Liber 195 Page 708, 710 and Liber 196 Page 297. Reservation unto the State of Michigan of all mineral coal, oil and gas recorded in Liber 86 Page 567.

Parcel 29: Part of Sections 13 and 24, Town 28 North, Range 12 West, more fully described as: Commencing at the West ¼ corner of said Section 13; thence South 00° 09' 30" East 968.00 feet, along the West line of said Section 13 to the Point of Beginning; thence North 64° 03' 10" East, 680.54 feet; thence South 89° 10' 04" East, 390.49 feet; thence South 15° 47' 38" East, 184.78 feet; thence North 74° 12' 22" East, 198.25 feet to a point on the Southerly boundary line of the recorded plat of Leelanau Hills No. 1; thence South 42° 22' 30" East, 41.33 feet; thence North 81° 48' 50" East, 218.08 feet; thence North 32° 16' 27" East, 114.49 feet to a point on the Southerly boundary line of the recorded plat of Leelanau Hills No. 1; thence South 00° 00' 14" West, 258.38 feet; thence South 71° 09' 45" West, 561.02 feet; thence South 18° 50' 15" East, 500.97 feet; thence North 72° 10' 54" East, 387.78 feet; thence South 00° 00' 14" West, 500.24 feet; thence North 88° 25' 50" East, 888.03 feet, parallel with the South line of said Section 13; thence South 27° 09' 21" East, 134.12 feet (recorded as South 27° 09' 10" East, 134.19 feet); thence South 18° 50' 00" West, 549.24 feet; thence South 06° 25' 30" West, 405.07 feet; thence North 40° 04' 35" West, 1006.23 feet; thence North 71° 02' 47" West, 397.05 feet; thence parallel with the South line of said section South 88° 25' 50" West, 602.61 feet; thence North 27° 23' 30" East, 10.00 feet; thence North 02° 48' 30" East 284.00 feet; thence North 18° 25' 30" West, 288.75 feet; thence North 63° 29' 20" West, 229.94 feet; thence North 12° 27' 20" West, 128.73 feet; thence North 13° 42' 06" East, 332.44 feet; thence North 89° 39' 14" West, 419.79 feet; thence North 02° 02' 17" West, 44.34 feet (recorded as North 00° 09' 30" West, 42.00 feet) to the Point of Beginning. P.P. #004-113-014-29.

Subject to restrictions, reservations, rights of way, easements and encumbrances of record, if any, building and use restrictions recorded in Liber 194 Page 264; Water Service Agreement recorded in Liber 198 Page 951; Water Service Agreement recorded in Liber 256 Page 252; Declaration for Lake Leelanau Water Frontage recorded in Liber 172 Page 624; right of way vested in Cherryland Rural Electric Cooperative Assoc., recorded in Liber 195 Page 708, 710 and Liber 196 Page 297. Reservation unto the State of Michigan of all mineral coal, oil and gas recorded in Liber 86 Page 567.


Steve Brock

August 8, 2022

To Whom It May Concern:

Wellevity, LLC and I entered into an Option Agreement to purchase parcels 004-113-14-16, 004-113-014-26, 004-113-014-29, and 004-113-014-51. In conjunction with the execution of said Option Agreement, I agreed to work collaboratively with Wellevity, LLC and Georgina Flower in the preparation of the necessary Elmwood Township plan and zoning approval applications. As such, Wellevity, LLC has my authority to submit the enclosed zoning application, as it pertains to the above parcels in Elmwood Township.

Sincerely,

 8/17/22

Steve Brock

Notary Name: Lynsey S. Roch
acting in county: Lynsey S. Roch dated: 8.17.22
Grand
Traverse
My Commission
Expires: 8.5.28

Parcel 16: Part of Sections 13 and 24, Town 28 North, Range 12 West, more fully described as: Commencing at the West ¼ corner of said Section 13; thence South 00° 09' 30" East 968.00 feet, along the West line of said Section 13; thence South 02° 02' 17" West, 44.34 feet (recorded as South 00° 09' 30" East, 42.00 feet); thence South 89° 39' 14" East, 419.79 feet; thence South 13° 42' 06" East, 332.44 feet; thence South 12° 27' 20" East, 128.73 feet; thence South 63° 29' 20" East, 229.94 feet; thence South 18° 25' 30" East, 288.75 feet; thence South 02° 48' 30" West, 284.00 feet; thence South 27° 23' 30" West, 10.00 feet to the Point of Beginning; thence parallel with the South line of said section North 88° 25' 50" East, 401.74 feet; thence South 40° 04' 36" East, 1208.92 feet to a point on the centerline of a 75.00 foot wide easement; thence along said easement South 61° 16' 00" West (recorded as South 61° 16' 10" West), 348.02 feet; thence North 36° 50' 13" West, 728.35 feet; thence North 41° 18' 49" West, 663.54 feet to the Point of Beginning. P.P. #004-113-014-16.

Together with and subject to any covenants, easements, and restrictions as stated in the following Liber and Pages as recorded in the office of the Leelanau County Register of Deeds: Liber 194 Page 264; Liber 195 Page 131; Liber 170 Page 628; Liber 198 Page 951; Liber 256 Page 252; Liber 261 Page 235; Liber 172 Page 624; Liber 195 Page 708 and 710; and in Liber 196 Page 297.

Together with and subject to a 75.00 foot wide easement.

Subject to restrictions, reservations, rights of way, easements and encumbrances of record, if any, building and use restrictions recorded in Liber 194 Page 264; Water Service Agreement recorded in Liber 198 Page 951; Water Service Agreement recorded in Liber 256 Page 252; Declaration for Lake Leelanau Water Frontage recorded in Liber 172 Page 624; right of way vested in Cherryland Rural Electric Cooperative Assoc., recorded in Liber 195 Page 708, 710 and Liber 196 Page 297. Reservation unto the State of Michigan of all mineral coal, oil and gas recorded in Liber 86 Page 567.

Parcel 26: Part of Sections 13 and 24, Town 28 North, Range 12 West, Elmwood Township, Leelanau County, Michigan, more fully described as: Commencing at the West ¼ corner of said Section 13; thence South 00° 09' 30" East 968.00 feet, along the West line of said Section 13; thence South 00° 02' 17" East, 44.34 feet (recorded as South 00° 09' 30" East, 42.00 feet) to the Point of Beginning; thence South 89° 39' 40" East, 419.79 feet; thence South 13° 42' 06" West, 332.44 feet; thence South 12° 27' 20" East, 128.73 feet; thence South 63° 29' 20" East, 229.94 feet; thence South 18° 25' 30" East, 288.75 feet; thence South 02° 48' 30" West 284.00 feet; thence South 27° 23' 30" West, 10.00 feet; thence South 41° 18' 49" East, 663.54 feet; thence South 55° 38' 34" East, 208.20 feet; thence South 14° 25' 11" West, 631.61 feet to a point on the Northeast corner of the exception from the South 40.00 acres of Parcel A; thence along the said exception the following two courses; thence South 47° 19' 07" West 300.00 feet; thence South 37° 13' 14" East, 185.69 feet to a point on the centerline of a 75.00 foot wide easement; thence along said centerline the following three courses; thence South 63° 29' 46" West (recorded as South 63° 27' 40" West), 408.45 feet to a P.C. of a curve to the right; thence 136.67 feet along said curve, having a radius of 58.59 feet, a central angle of 132° 58' 13", and a long chord which bears North 49° 15' 55" West, 108.00 feet (recorded as R = 58.79 feet; $\angle = 134^\circ 26' 20"$, chord = North 49° 19' 10", West, 108.42 feet); thence North 17° 54' 10" East, 291.17 feet recorded as North 17° 54' 00" East, 290.87 feet to a point on the exception from the South 40.00 acres of Parcel A; thence along said exception the following eight courses: thence South 89° 12' 10" East 50.18 feet (recorded as South 89° 11' 20" East, 50.00 feet); thence South 00° 32' 07" East (recorded as South 00° 30' 10" East), 89.40 feet; thence South 35° 00' 08" West (recorded as South 35° 00' 00" West), 90.00 feet; thence South 54° 59' 03" East, 84.96 feet (recorded as South 55° 00' 00" East, 85.00 feet); thence North 34° 55' 33" West, 210.06 feet (recorded as North 35° 00' 00" East, 210.00 feet); thence North 54° 59' 27" West, 147.65 feet (recorded as North 55° 00' 00" West, 148.00 feet); thence North 02° 59' 51" West, 48.01 feet (recorded as North 03° 00' 00" East, 48.00 feet); thence South 86° 59' 01" West, 128.94 feet (recorded as South 87° 00' 00" West, 129.00 feet) to a point on the Easterly line of the recorded condominium subdivision plan of Cottonwood; thence along the said condominium the following three courses: thence 364.11 feet along a curve to the left having a radius of 1246.78 feet, having a central angle of 16° 43' 52", and a long chord which bears North 06° 31' 20" West 362.78 feet (recorded as R = 1235.83 feet, $\angle = 16^\circ 53' 00"$, chord = North 06° 23' 30" West, 362.85 feet, ARC = 364.16 feet); thence North 14° 42' 43" West, 171.01 feet (recorded as North 14° 50' 00" West, 170.54 feet); thence South 30° 10' 07" West, 498.99 feet (recorded as South 30° 10' 00" West, 500.00 feet); thence South 66° 10' 00" West, 305.00 feet to a point on the West line of Section 24; thence along said section line North 00° 04' 40" East, 711.06 feet to the corner common to Sections 13, 14, 23, and 24; thence North 00° 09' 30" West, 1699.62 feet to the Point of Beginning. P.P. #004-113-014-26.

Together with and subject to a 75.00 foot wide easement.

Subject to restrictions, reservations, rights of way, easements and encumbrances of record, if any, building and use restrictions recorded in Liber 194 Page 264; Water Service Agreement recorded in Liber 198 Page 951; Water Service Agreement recorded in Liber 256 Page 252; Declaration for Lake Leelanau Water Frontage recorded in Liber 172 Page 624; right of way vested in Cherryland Rural Electric Cooperative Assoc., recorded in Liber 195 Page 708, 710 and Liber 196 Page 297. Reservation unto the State of Michigan of all mineral coal, oil and gas recorded in Liber 86 Page 567.

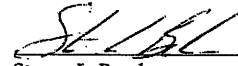
For the sum of consideration less than one hundred and 00/100 (\$100.00) Dollars, exempt from state and county transfer tax pursuant to MCL 207.526(6)(a), (l) and MCL 207.505(5)(a), (j). This deed is given in fulfillment of a judgment of divorce entered in 49th Circuit Court Case No. 11-20495-DM.

GRANTOR grants to the GRANTEE the right to make all divisions under Section 108 of the Land Division Act. Also this property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

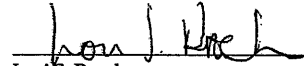
Dated this 6th day of September, 2012.

Signed and Sealed:

S & L Development Inc.



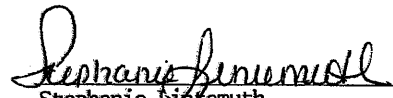
Steven L. Brock
President, S & L Development Inc.



Lori S. Brock
Secretary, S & L Development Inc.

STATE OF MICHIGAN)
)ss
COUNTY OF MECOSTA)

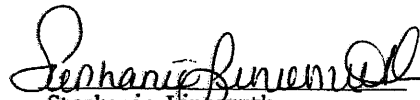
The foregoing instrument was acknowledged before me this 6th day of September, 2012, by Steven L. Brock, President of S & L Development, a Michigan Corporation, on behalf of S & L Development, Inc.



Stephanie Lintemuth
Notary Public
Mecosta County, MI
Acting in Mecosta County, MI
My commission expires: 03/08/2013

STATE OF MICHIGAN)
)ss
COUNTY OF MECOSTA)

The foregoing instrument was acknowledged before me this 6th day of September, 2012, by Lori S. Brock, Secretary of S & L Development, a Michigan Corporation, on behalf of S & L Development, Inc.



Stephanie Lintemuth
Notary Public
Mecosta County, MI
Acting in Mecosta County, MI
My commission expires: 03/08/2013

Drafted by:
Eric D. Williams P33359
Attorney At Law
524 North State Street
Big Rapids, MI 49307
(231) 796-8945

WELLEIVITY

Connection. Healing. Learning. Growing.

new
11/8/22

Written Impact Statements and Standards of Approval

Current Zoning: Rural-Resort
Proposed Zoning: Rural-Resort Special Use Permit
Parcel Id: 004-113-014-29, 014-15, 014-16, 014-26
Owner: Steven Brock
Applicant: Wellevity, LLC
Date of Text: August 18, 2022, rev. November 8, 2022

Introduction and Narrative

Wellevity is a full-service wellness resort¹ that will address the core components of health, wellness and thriving to create an environment of self-care and healing. Amenities will be owned and operated by one entity.

What makes Wellevity unique is that it provides all facets of holistic wellness in one place. You no longer need to go to a gym, a special grocery store, and a spa to achieve balance. It is a place of learning, support, relaxation, connection with nature, movement, and tranquility.

Our goal is to create a place where the community can gather with friends and family and make healthy decisions together. As many studies have shown, we are much more likely to succeed with our health goals if we are surrounded by a community that understands and supports those goals.

There is no one experience for people visiting Wellevity. We will celebrate the individuality of every client, allowing them to create their own journey.

¹ **Elmwood Township Ordinance (Page 2-17) Resort:** A full-service lodging facility that provides access to or offers a range of amenities and recreation facilities. Resorts may provide services for meetings, business, and events.

Project Recreational and accessory uses:

The Core Components of Wellevity²

Spa with science backed offerings

Access to sauna, steam, and pools

Fitness center with certified personal trainers

Studio Classes

Restaurant & Cafe

Cooking Classes

Retail Space

Meditation Dome

Multi-Use Space

Pavilion

Trails for hiking, biking, cross-country skiing, & snow shoeing

Outdoor contemplation spaces

Bird Watching

Star Gazing

Greenhouse

Outdoor gardens

Foraging

Kid's Club

Outdoor natural play area

On-site sleeping accommodations

The Lodge

- Guestrooms
- Reception
- Multi-use space
- Restaurant and bar
- Retail Market
- Recreational equipment rental
- Outdoor lawn
- Club room
- Greenhouse

² **Elmwood Township Master Plan** (Page 42) Timberlee - This area has historically been used as a resort area and should be planned for the continued use as such. To take advantage of the extremes in elevation, the area lends itself naturally to both outdoor recreation and residential land uses. Non-residential uses, including restaurants, shops and services geared toward the local market are recommended to support the primary uses.

CABINS & COTTAGES

- Nestled within the campus community, a variety of cabins and cottages are strategically placed to offer lodging to families and friends who come to Wellevity to focus on health and wellness.
- Each cabin and cottage are designed to be substantially net-zero.
- Cabins and cottages will be placed amongst the existing vegetation, reducing unnecessary clearing. These structures are shown on the plan but may vary by a few feet to preserve sensitive trees, shrubs, and plants.
- Cottages 3-4 bedrooms each
- Cabins 1-3 bedrooms each

FOOD & NUTRITION: RESTAURANT, CAFÉ, RETAIL SPACE, & COOKING CLASSES

Incorporated in the Wellevity program are places for:

- Restaurant
 - Cafe
 - Retail market
 - Cooking Kitchen
-
- The market will primarily support local farmers and community products and allows guests to acquire ingredients and products that align with health goals. Local goods will allow for optimal freshness, seasonality, and support of the local economy.
 - All areas that will provide beverage will be under a Michigan Liquor Control License

MEDITATION DOME

- The meditation space will be open for both overnight guests and for the community to come in whenever they would like for a quiet space, and there will be guided meditations to allow for building of that skill.

SPA AND MOVEMENT CENTER: FITNESS, STUDIO, & POOLS

- The spa will offer a sanctuary from everyday life. Medically and scientifically backed treatments offered include, but are not limited to, lymphatic massage, red light therapy, floatation therapy, sauna, steam, VO2 max testing, body composition scanning and cold pool.
- As we all age, maintaining movement becomes critical to living a mobile and healthy life. Movement doesn't have to mean going to the gym every day. By offering a plethora of movement and exercise options, the hope is that everyone will find something that appeals to them.
 - Mobility assessments for training

- Studio classes like yoga and HIIT
- Pools for low-impact cardio workouts
- Outdoor recreational spaces for workouts and various forms of exercise.

MULTI-USE SPACE, LAWN/GARDENS, GREENHOUSE & PAVILION

- These spaces will be a multi-dimensional used to bring people together for meetings, business, and events³. Uses include, but are not limited to, family reunions, business conventions, retreats, weddings, and classes.
- Temporary tents located in designated areas (on the Site Plans) may be used as part of the multi-use space.
 - The use of luxury style portable restrooms will be an option for tented events
- Musical options, such as a DJ, acoustic or amplified bands may be offered in these spaces. The ethos of our project is rejuvenation, restoration, and appreciation for nature. As such, we intend to maintain a peaceful and serene environment on campus. We will align our outdoor music hours with other venues in Elmwood Township.
- There will be no fireworks allowed on the property.
- Native vegetation will be planted (see Landscape Plans) to aid with noise attenuation.

KIDS CLUB

- Guests will be able to drop off their children for a day of adventure and connection at the Kid’s Club. In line with the mission of Wellevity, there will be a strong outdoor orientation with programming that focuses on the tenets of wellness. Programs will include but won’t be limited to physical activities, mindfulness and breathwork, yoga, arts and crafts, sustainability, culinary pursuits, and social experiences.

ENVIRONMENT, CONSERVATION DESIGN, HABITAT PRESERVATION

- One of the things that attracted the Wellevity team to Northern Michigan for this concept is its immense natural beauty. It is difficult to not immediately feel a sense of awe when experiencing the Leelanau County area. In line with the Elmwood Township Master Plan⁴, we have an environmental consultant to advise us in conservation design and habitat preservation/restoration. Every choice we make will be with the lens of sustainability and conservation⁵.

³ **Elmwood Township Ordinance (page 2-17) Resort:** A full-service lodging facility that provides access to or offers a range of amenities and recreation facilities. Resorts may provide services for meetings, business, and events.

⁴ **Elmwood Township Master Plan (Page 23) – Planning and Growth Management**

Goal: To guide future growth and development in a manner that respects both the natural environment and the Township’s rural atmosphere, promotes an efficient and well-ordered land use pattern, and economized community facilities.

⁵ **Elmwood Township Master Plan (Pages 24 – 25) - Environmental Features and Agricultural Land**

COMMUNITY

- Although we are hoping to have guests come and stay at Wellevity for the reasons listed above, the campus will be open to guests on a shorter-term basis, as well. Opportunities to walk the trails, participate in a class, or have a spa treatment are open to all guests. We are excited by the idea of redefining the concept of a community center. This can be a space where the community can come to have a healing and transformative experience.
- When building our programming, we are looking at opportunities, with community support, to create a place that enhances the wellness environment of the area.
- The foundation of Wellevity is built on the belief that with the right support, education, resources, and facilities, we can all live happier and healthier lives, for the citizens of the township and surrounding community.

Goal: protect environmentally sensitive area such as agricultural and orchard lands, wetlands, bodies of water, steep slopes, and groundwater recharge areas.

Strategies: Encourage the retention of productive agricultural and forest lands through available mechanisms such as open space and farmland agreements, forest stewardship programs, and conservation easements, as well as local zoning incentives. Discourage development on slopes greater than 18%. Encourage development to conserve scenic views.

HISTORICAL USE OF SUBJECT PARCEL (ZONED RURAL RESORT RR)

- The Timberlee area has played an important role in Northern Michigan recreational activities for almost 60 years and has created a well-established part in the Rural-Resort zoning district.
- In 1964, Timberlee Hill began operating as a ski hill. Over the years, the resort expanded to a year-round operation, offering memberships to Timberlee Hills Four Seasons Club.
- Some amenities and offerings included tennis, sailing, horseback riding trails, golf driving range. Snowmobile trails were open to the public.
- The resort included a Bar/Lounge with live music and night entertainment. A cafeteria, ski school, sports shop and hosted ski racing events.
- Weddings and receptions were hosted at the lodge, along with events and meetings. The site hosted farmers markets and luncheons.
- Financial struggles hit the resort and ultimately closed in 1976.

FUN!

farmers daughter

MONDAY
John Garlho
TUESDAY
Joe Taschetta
WEDNESDAY
Jam Session
THURSDAY
John Garlho
FRIDAY and SATURDAY
"Asylum"
SUNDAY
Michael Camp

FOOD!

GOLD BRICK SALOON

MONDAY
Singles Night
TUESDAY
2 for 1
(2 eat for price of 1)
WEDNESDAY
Italian Night
(all you can eat)
THURSDAY
Prime Rib Special
FRIDAY
Authentic Southern
Fish Fry
SUNDAY
Family Specials

TimberLee Hills Inc. 

DRINK!

the farmers daughter

is an intimate drinking spot located in the west end of TimberLee's banner room. Open every day at 8 p.m., the farmer's daughter features the finest in contemporary rock entertainment.

GOLD BRICK SALOON features a warm, friendly atmosphere, personal service, and the finest food at reasonable prices.

SLEEP!

Sno Perch Condominium

Sun Perch Condominium Motel — Excellent modern accommodations (catering and banquet facilities available).

Call 946-2680 for Reservations or further information.

**TIMBERLEE HILLS
TIMBERLEE VILLAGE
TRAVERSE CITY, MICHIGAN**

Article 8.5 - Standards for Site Plan Review

1. **All required site plan and application information has been provided as specified in this Article.**

Yes, see Site Plans provided.

2. **All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval.**

All local and state agency reviews will be provided and shall be a condition of approval.

3. **Adequate essential facilities and services including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools are available, or the provision of such facilities and services has been assured.**

Water Supply: The project will include a private, Type IIa potable well with storage and distribution of domestic, irrigation and fire water to meet the new special land uses demands.

Wastewater Disposal: The project will include an onsite advanced wastewater treatment system with a combination of low-pressure soils disposal and drip irrigation disbursal systems. This system will be permitted through the Michigan Department of Environment, Great Lakes and Energy (EGLE).

Access: Deeded access through Cottonwood and Timberwoods Drive to existing deeded entrance at the South side of the property, which will accommodate all emergency, site operational and guest vehicles.

Drainage: Grading will be conducted in a manner that maintains the existing drainage patterns where possible, incorporating a decentralized stormwater management strategy to maximize infiltration across the site, while allowing for adequate landscape-based detention and snow management measures.

Refuse: Will be managed carefully and discreetly, with refuse containment that is protected from the elements and from view of guests.

Police and Fire Protection: The property is located in the Leelanau County Sheriff's Department jurisdiction and Elmwood Township Fire and Rescue Department provides service to the area.

4. **All applicable standards of agencies including, but not limited, to the Township Fire Department, Michigan Department of Transportation, Leelanau County Road Commission, Leelanau County Drain Commission, Health Department, and the Michigan Department of Environmental Quality (MDEQ) have been met.**

All local and state agency reviews will be provided and shall be a condition of approval.

5. **Compliance with all non- zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.**

None applicable

6. **All buildings and structures shall be designed, constructed, operated, and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity.**

Each structure has been carefully placed within the natural topography and vegetation on the Timberlee property. The design and operation are integral to the wellness resort's methodology and will be harmonious to nature. The central placement and existing and proposed vegetative screening further expand the compatibility of this project with the community.

7. **The buildings, structures, and entryway thereto proposed are situated, designed, and screened/buffered so as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.**

Screening is essential to the project. With the existence of heavy natural vegetation, the campus has been created to make that the advantage point to both the adjacent neighbors and Wellevity. Further vegetation is proposed (see Landscape plans) to provide further buffering from view and sound.

8. **All buildings and structures are accessible to emergency vehicles.**

Yes. Plans have been submitted to the Elmwood Township Fire Chief.

9. **Complete and safe pedestrian, non-motorized and vehicular circulation is provided.**

Provided through a low-speed network of private drive and sidewalks, guests are able to safely navigate the campus. Carts are used to transport individuals within the resort, as well.

10. **The percentage of impervious surface has been limited on the site to the extent practicable.**

Yes, see Site Plans provided.

11. **Efforts have been made to protect the natural environment to the greatest extent possible.**

Site programming was developed with the natural environment as the top priority. Previously cleared areas from the days of Timberlee Resort are the same areas that will be used for Wellevity. Other small structures are nestled throughout the existing vegetation and terrain, with minimal impact to the environment. Preservation and restoration are key components that are found throughout the campus.

12. **There exists within the site plan sufficient protection to accommodate storm water runoff on the site location.**

Plans have been prepared to meet the Leelanau County Soil Erosion, Sedimentation and Stormwater Runoff Control (SESSRC) Ordinance and are subject to review and permitting by Leelanau Conservation District.

13. **The proposal furthers the goals and objectives of the Master Plan.**

Elmwood Township Master Plan (Page 23) – Planning and Growth Management Goal: To guide future growth and development in a manner that respects both the natural environment and the Township's rural atmosphere, promotes an efficient and well-ordered land use pattern, and economized community facilities.

Objective: Accommodate future growth within the Township while maintaining its existing rural/residential character Guide development in a manner that conserves natural features and environmentally sensitive areas and meets the long-term needs of the community."

The ethos of our project is rejuvenation, restoration, and appreciation for nature. Our landscape architect is highly experienced with adding natural vegetation to enhance the natural beauty of the land as well as promote native species to inhabit our land.

The architectural aesthetic of the buildings is designed to minimize the visual interruption from the beautiful natural setting.

Elmwood Township Master Plan (Pages 24 – 25) - Environmental Features and Agricultural Land

Goal: protect environmentally sensitive area such as agricultural and orchard lands, wetlands, bodies of water, steep slopes, and groundwater recharge areas.

Strategies: Encourage the retention of productive agricultural and forest lands through available mechanisms such as open space and farmland agreements, forest stewardship programs, and conservation easements, as well as local zoning incentives. Discourage development on slopes greater than 18%. Encourage development to conserve scenic views.

Working with the forested topography, each structure has been placed primarily in areas where the land was already disrupted from past development uses. A large portion of the site will remain untouched.

Slopes greater than 18% are preserved and identified in the Site Plan packet.

Elmwood Township Master Plan (Page 42) Timberlee

This area has historically been used as a resort area and should be planned for the continued use as such. To take advantage of the extremes in elevation, the area lends itself naturally to both outdoor recreation and residential land uses. Non-residential uses, including restaurants, shops and services geared toward the local market are recommended to support the primary uses.

Wellecity is a full-service resort with outdoor recreation (outlined in the narrative), restaurants, and retail geared toward the local market and tourists.

When building our programming, we are looking at opportunities, with community support, to create a place that enhances the wellness environment of the area.

The foundation of Wellecity is built on the belief that with the right support, education, resources, and facilities, we can all live happier and healthier lives. That is what we want to provide for the citizens of Elmwood Township.

Article 9.3- Special Use Permit General Standard

1) The proposed special land use meets the objectives, intent, and purposes of this Article and the zoning district in which the proposed special land use is to be located.

Wellevity, a proposed wellness resort, is to be located on a 100-acre parcel within the Rural Resort zoning district. This wellness focused campus has focused on protecting the area's atmosphere by keeping with the essential character of the area. The critical component of the master design plan of Wellevity is to have all the structures seamlessly blend with the existing environment and to focus on an ecologically sound balance between the activities within the Wellevity campus and the surrounding environment. The plan has been created to eliminate disturbance to neighboring properties, yet incorporating a mix of uses that complement the Elmwood Township character. We have carefully curated the services that Wellevity will offer to satisfy the needs of the community and guests to the area. Our programming focuses on improving modifiable lifestyle factors that affect our health, wellness, and happiness. We have identified those factors as: nutrition & hydration, movement & fitness, sleep & restoration, and connections & relationships. This project was created to maximize the ability to analyze and modify all of those factors. It is our strong belief that the only way to achieve optimal health is to connect with nature, therefore our resort will be primarily focused on outdoor activities. Please see the narrative for our complete program.

2) The proposed special land use is designed, and is intended to be constructed, operated, maintained, and managed so as to be consistent with the existing or intended character of parcels within the zoning district.

The Wellevity campus has been developed in keeping with the essential character of the area. A critical component of our master design plan is to have the buildings blend into the environment around them, to focus on an ecologically sound balance between the activities within the Wellevity campus and the surrounding environment, and to reduce both the resident capacity and the disturbance to neighboring properties and the natural surroundings.

3) The proposed special land use meets or exceeds the minimum requirements for the zoning district in which it is requested to be located.

The proposed plan exceeds the minimum requirements for the R-R zoning district. The parcel(s) combined contain 100 acres. (5 acre is the minimum) The width exceeds 235 feet and all setbacks exceed the minimums and are noted on the submitted site plan. All buildings are less than 35' in height (accessory building limited to 25') as defined in Elmwood Township zoning ordinance (page 5-10 and 5-11). Wellevity will create approximately 50 full-time and part-time jobs for both seasonal and year-round employees for the entire operation.

4) The proposed special land use will be served adequately by essential public utilities, facilities, and services such as water supply, wastewater disposal, highways, roads, police and fire protection, drainage structures, and refuse disposal. Alternatively, such services, if adequate to serve the proposed special land use, may be provided privately or by a combination of public and private providers.

Water Supply: The project will include a private, Type IIa potable well with storage and distribution of domestic, irrigation and fire water to meet the new special land uses demands.

Wastewater Disposal: Due to the anticipated wastewater flows greater than 10,000 gallons/day, the project will include an onsite advanced wastewater treatment system to achieve EBNR (Effluent-Based Nitrogen Removal) treatment levels with a combination of low-pressure soils disposal and drip irrigation disbursal systems. This system will be permitted through the Michigan Department of Environment, Great Lakes and Energy (EGLE).

Access: Deeded access through Cottonwood and Timberwoods Drive to existing deeded entrance at the South side of the property, which will accommodate all emergency, site operational and guest vehicles.

Drainage: Grading will be conducted in a manner that maintains the existing drainage patterns where possible, incorporating a decentralized stormwater management strategy to maximize infiltration across the site, while allowing for adequate landscape-based detention and snow management measures.

Refuse: Will be managed carefully and discreetly, with refuse containment that is protected from the elements and from view of guests.

5) The proposed special land use will not adversely impact existing or future neighboring uses. For example, but without limitation, the proposed special land use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible conflicts. Additionally, it shall not be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, and odors, nor have adverse environmental impacts and detrimental effects on the general aesthetics or appearance of the character of existing or future neighborhood uses.

The ethos of the Wellevity project is about rejuvenation, restoration, and appreciation for nature. As such, we intend to maintain a peaceful and serene environment on campus. The site has established vegetation throughout the 100 acres and each proposed structure is located carefully to preserve the natural environment. The overall distances to surrounding neighbors well exceed the zoning district minimums and each structure will be significantly screened from neighboring views. These distances and significant vegetation protect the area from adverse impacts. Sound emanating from the campus is minimal; screening of existing and proposed vegetation will assist in noise attenuation.

6) The proposed special land use shall not have an adverse effect on the natural environment beyond the normal impacts of permitted principal uses in the same zoning district, and shall not result in impairments, pollution or destruction of the air, surface, ground water, vegetation, and other natural resources.

Environment: - Conservation design, sustainability, and habitat preservation/restoration is the primary focus of Wellevity.

Building placement will be selected to minimize existing vegetation loss.

Native vegetation will be added to encourage wildlife.

An onsite advanced wastewater treatment system to achieve EBNR (Effluent-Based Nitrogen Removal) treatment levels with a combination of low-pressure soils disposal and drip irrigation disbursal systems will be implemented to limit any impact to ground-water.

Building materials: - Will be vetted to confirm they are ethically sourced and produced. Materials selected will have been audited to reduce impacts on human and environmental health. - Minimize VOCs - Less hazardous cleaning products will be used.

Waste Management: - A plan will be created and executed (during construction and operation) that optimizes the safe management and minimization of wastes associated with hazardous chemicals present in commonly used products.

7) The proposed special land use will not create excessive additional requirements or costs for public facilities, utilities and services.

The project will provide all of its own utilities (water and sewer) and the demand for energy will be supplemented through the design and construction as well as sustainable resources. The low impact nature of the project and its programming will not increase the demand for public services.

8) The proposed special land use has met or will meet all requirements of other Township, County, State, and Federal ordinance and code requirements.

All applicable ordinances and code requirements will be met and shall be a condition of approval.

9) The following specific requirements shall be met to the extent applicable to the proposed special land use:

- a) **Ingress and egress for the special land use shall be controlled to ensure maximum vehicular and pedestrian safety, convenience, and minimum traffic impact on adjacent roads and highways, drives, and nearby uses including, but not limited to:**
 - i. **Minimization of the number of ingress and egress points through elimination, minimization, and consolidation of drives and curb cuts;**
 - ii. **Minimization of the number of ingress and egress points through elimination, minimization, and consolidation of drives and curb cuts;**
 - iii. **Minimization of pedestrian and vehicular traffic conflicts;**
 - iv. **Adequacy of sight distances between road and driveway intersections as specified in Section 6.2, Access Management.**
 - v. **Location and accessibility of off-street parking, loading, and unloading for automotive vehicles, including buses and trucks;**
 - vi. **Location and potential use of ingress and egress drives to access special land use parcels for the purpose of possibly reducing the number of access points necessary to serve the parcels.**
 - vii. **Adequate maneuverability and circulation for emergency vehicles.**

The intent of this wellness resort is to bring guests to the campus, to use the facilities, to stay overnight and/or hike the trails and attend a wellness class or two. Frequent ingress and egress are limited due to the length of time spent by visitors.

In addition, to reduce the traffic coming to and from the property, electrically powered courtesy vehicles will be provided to all guests of Wellevity.

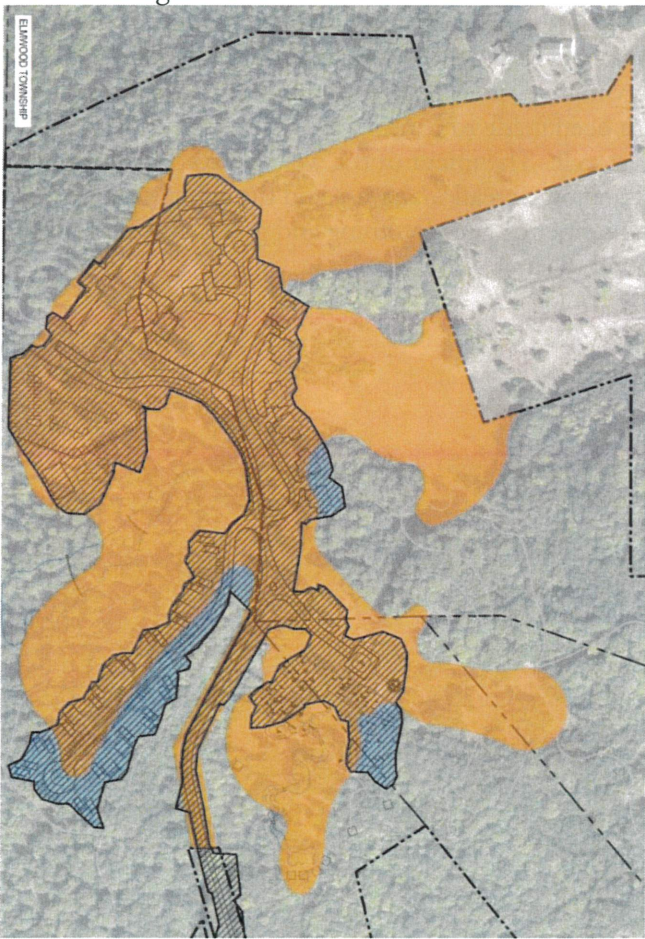
On-demand shuttles running to Traverse City, the airport and surrounding communities are available and will be encouraged, greatly reducing ingress and egress to the property.




Access is centrally located to allow for overnight and day guests to a streamlined ingress and egress to the site.

Internal parking lots and spaces are located contiguous to the structures they service, with overflow parking available if needed. Bikes and electrical carts will also be provided on the property to reduce the amount of vehicular traffic.

b) Screening shall be provided along all sides and rear property lines by a buffer area, and along the front property line by a greenbelt in accordance with Section 6.4, unless it can be demonstrated that the proposed special land use can be adequately controlled through some other means, such as restrictions on the hours of operation, or reducing the impact by the type and level of activity to be conducted on the site.

One of the best features about this 100-acre site is the well-established vegetation located throughout the property. In order to shelter and screen, the proposed structures are located internally, to benefit from the natural screening aesthetic of the property. The proposed structures are situated on the areas that were originally cleared for other uses in the Timberlee Resort days, which has greatly diminished the need for clearing any additional vegetation of the natural buffer.



-  PROPOSED DEVELOPMENT AREA - 17.3% ACRES (17.3 ACRES)
-  PREVIOUSLY DISTURBED LAND - 31.6% (31.6 ACRES)
-  PROPOSED DEVELOPMENT ON UNDISTURBED LAND - 2.3% (2.3 ACRES)

Article 8.4 - Requirements for Site Plan Approval

1-7) See site plan packet

8) Statement of proposed use of land, project completion schedule, and any proposed development phasing.

Proposed use of land is rural resort. This project is to be constructed in one phase, anticipated to begin construction in Summer 2023 and completion estimated within two years.

9) Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environments on and adjacent to the site.

Infrastructure and Utilities: Existing utilities will not be impacted by this proposed development. A proposed wastewater sanitary system will be constructed on site. The use of the existing well will service the development. Stormwater management will handle all onsite runoff and be contained within a series of detention basins and retention systems.

Traffic: Considerable effort has been made to consolidate traffic to and from the site, along with minimizing onsite traffic, as well. The intent of the wellness resort is for overnight and day guests to come and relax, to enjoy recreation, nature and the amenities offered to support that. This reduces the number of guests coming and going. Shuttle vans are to be utilized to transport guests around the area.

10-37) See site plan packet



1305 S. Washington Avenue, Suite 102
Lansing, Michigan 48910
517-702-0470
Fax 517-702-0477
www.triterra.us

October 3, 2022
(Triterra Project 22-3185)

Welleivity
Attn: Ms. Georgina Flower
1643 Doone Road
Columbus, Ohio 43221

SUBJECT: Project Update
Limited-scope Natural Resources Assessment

Dear Ms. Flower:

On September 20-21, 2022, Ms. Meredith Crane of Triterra completed a limited-scope site reconnaissance to observe and record current Property conditions. Observations included the identification of general land cover/forest types, identification of suspect wetland, investigation of waterways identified on the Property by the National Hydrology Dataset (NHD), and other notable features.

The Property is predominantly comprised of undeveloped Mesic Northern Forest habitat. The predominant trees species observed included *Acer saccharum* (Sugar Maple), *Fagus grandifolia* (American Beech), *Tilia americana* (American Basswood), *Pinus strobus* (white Pine), *Quercus rubra* (red oak), *Fraxinus americana* (White ash), *Ostrya virginiana* (ironwood), *Abies balsamea* (balsam fir), and *Tsuga canadensis* (Eastern Hemlock). A few scattered *Pinus resinosa* (red pine) WWII CCC or lumber production lots were observed, as well as intermittent prairie openings comprised predominantly of *Bromus inermis* (smooth brome grass), *Solidago sp.* (goldenrod), and *Athyrium filix-femina* (lady fern).

Three areas containing wetland habitat were observed on the Property. A cattail and scrub/shrub wetland was located in the southern portion of Parcel ID #004-113-014-29. Two Northern Conifer Swamps (Cedar Swamps) were identified in the southern portions of Parcel ID#s 004-113-014-16 and 004-113-014-51. An approximately 150-foot-long groundwater sourced stream was observed in the cedar swamp located on Parcel ID#004-113-014-51, the stream appeared to drain directly into the swamp. See Figure 2 for approximate Property wetland habitat locations.

Triterra investigated the suspect stream/intermittent stream that was identified within the NHD and on historical topographical maps. Triterra walked the area indicated by the NHD and took photographs intermittently to document current conditions. The NHD suspect stream location and Photo locations are identified on Figure 1. Triterra observed evidence of a path largely cleared of trees in the area identified by the NHD; however, did not observe evidence of pooled or flowing water, water marks, stream bed or banks, scouring, sediment, or wetlands in the general area.



Disclaimer

This status report was prepared exclusively for Wellevity for the purposes as expressly stated. This report may be unsuitable for other uses and reliance on its contents by anyone other than the client is done at the sole risk of the user. This report may not be reproduced, sold, or otherwise conveyed to another entity without prior written permission from Triterra.

Should you have any questions or comments regarding this information, please feel free to contact the undersigned at (517) 702-0470.

Sincerely,

The Triterra logo, identical to the one in the top right corner, featuring the word "TRITERRA" with a stylized "I" and a horizontal line through the letters.A handwritten signature in blue ink, appearing to read "Meredith Crane".

Meredith Crane
Senior Project Scientist

FIGURES

- Figure 1: Property Orientation Diagram
- Figure 2: Property Approximate Wetland Locations

ATTACHMENTS

- Attachment 1: Photo log

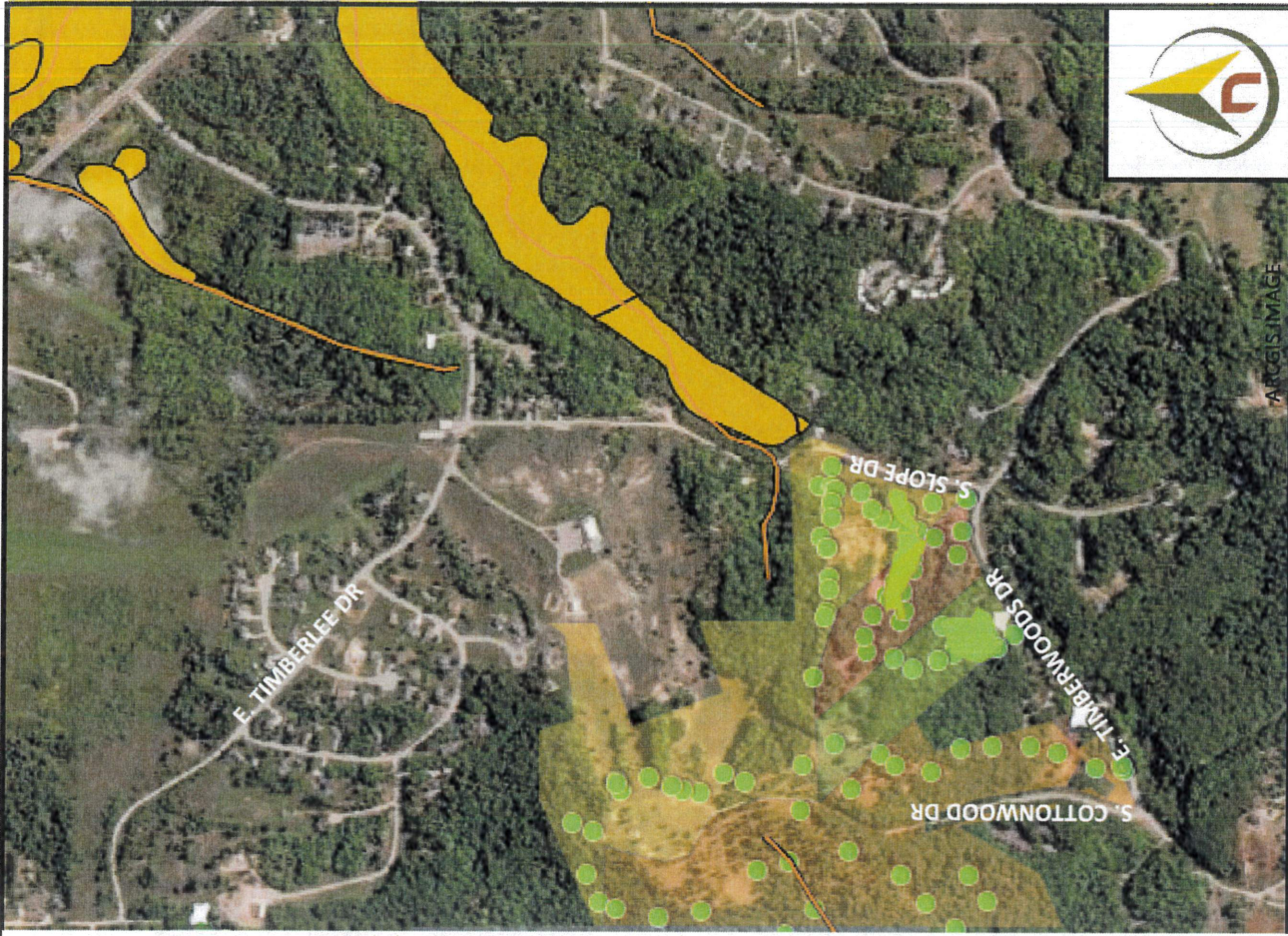


FIGURE 1

PROPERTY ORIENTATION DIAGRAM

PROJECT NUMBER: 22-3185

**PROPOSED WELLEVITY PROPERTIES
TRAVERSE CITY, MICHIGAN 49684**

DIAGRAM CREATED BY: MC

DATE: 9/27/2022



ARC GIS IMAGE



PROPOSED WELLEVITY PROPERTIES
TRAVERSE CITY, MICHIGAN 49684

FIGURE 2
PROPERTY APPROXIMATE WETLAND LOCATIONS

TRIOTERRA

DIAGRAM CREATED BY: MC DATE: 10/8/2022

PROJECT NUMBER: 22-3185



Photo 1: Photo of "suspect NHD intermittent stream"



Photo 2: Photo of "suspect NHD intermittent stream"



Photo 3: Photo of "suspect NHD intermittent stream"



Photo 4: Photo of "suspect NHD intermittent stream"



Photo 5: Photo of "suspect NHD intermittent stream"



Photo 6: Photo of "suspect NHD intermittent stream"

Project 22-3185 Photo Log
Solon & Greenwood Twp, MI
Photos by: MC Sept 20-21, 2022



Photo 7: Small roadside shrub/scrub wetland



Photo 8: Cedar Swamp



Photo 9: Start of the groundwater fed stream located within the cedar swamp.



Photo 10: View of cattail and shrub/scrub wetland in eastern portion of the Property.

new 11/8/22

REQUIRED PARKING SPACES

Description of Space	Approximate Square Footage * Subject to change	Keys	Ordinance Description	Number of required spaces	Effective Parking Factor Business/Commercial: Lodging (Factor 1.3)	Number of Non-Deferred Spaces	Reason for Deferring Parking
LODGE							
MOTEL: Guest Rooms/ Hotel Guest Only Spaces/ Administrative Offices/ Lobby/ Circulation/ BOH / Greenhouse and Employees (35)	57,850	20	1 space for each occupant unit plus 1 space per employee on largest shift	55	39	39	
RESTAURANT: Seating, kitchen, storage	8450		1 space for every 3 people allowed by occupancy permit (Equation: Seating square footage / 15 square feet) / 3) *Kitchen and storage area not included in required parking calculation, per Ordinance. * This includes any outdoor seating	58	41	35	Conservatively, 40% of the restaurant will be used by hotel guests. They will use the shuttle or walk to the restaurant.
RETAIL	1100		1 space for every 250 sq ft of floor area	4	3	3	
COMMUNITY RECREATION CENTER: Multi-use Space, Pavilion	3425		1 space per 200 sq ft of floor area * This includes any outdoor programming	18	13	13	
CHILD CARE CENTERS: Kids Club	2050		1 space for each employee and 1 space for every 3 children center is licensed for * Based on occupancy regulations in MI, the total occupancy is 53 kids *Employees are included in Motel category above	18	12	0	Only used by hotel guests so no additional spaces are needed.
SPA & FITNESS							
CLINICS: Spa	12,925		1 space for each 300 sq ft of waiting room plus 1 space per patient room, chair, or similar area (NOTE: 1500 square feet of lounge space, 16 Treatment Rooms)	21	15	11	Conservatively, 50% of the spa will be used by hotel guests. They will use the shuttle or walk to the spa.
COMMUNITY RECREATION CENTER: Fitness, Meditation Dome, Pool	7050		1 space per 200 sq ft of floor area	35	25	20	Based on the amount of room that gym equipment requires, we do not anticipate this parking requirement to be applicable. Also, hotel guest will use this some of this space.
RESTAURANT: Café, Kitchen	800		1 space for every 3 people allowed by occupancy permit (Equation: Café square footage / 15 square feet) / 3) *Kitchen area is not included in the square footage calculation, per Ordinance. * This includes any outdoor seating	11	8	6	We don't anticipate additional guests coming for this café. It will be used by fitness and spa guests.
MOTEL: Guest Rooms/ Hotel Guest Only Spaces/ Administrative Offices and Employees (15)	14,200	10	1 space for each occupant unit plus 1 space per employee on largest shift	25	18	18	

RETAIL	500	1 space for every 250 sq ft of floor area	2	1	1
LODGING					
MOTELS: Cabins	34	1 space for each occupant unit plus 1 space per employee on largest shift	34	34	34
SINGLE FAMILY HOMES: Cottages	6	2 spaces for every dwelling unit	12	12	12
OTHER					
NATURAL AREAS; paths, pavilions	5	1 space for every 4 acres	1	1	1
TOTAL REQUIRED PARKING SPACES				221	193

Note on deferred parking: Hotel guests will be encouraged to not use their car on campus. Shuttles & Valet will be provided.

PROVIDED PARKING SPACES 275 (including overflow lot)

Memo

new 11/8/22

TO: Georgina Flower – Wellevity, LLC

FROM: Timothy J. Likens, PE, PTOE

DATE: November 8, 2022

PROJECT NO.: 221602

RE: Wellevity Resort – Trip Generation Study
Elmwood Township, Michigan

Introduction

Wellevity, LLC is proposing to develop a wellness resort in Elmwood Township, Leelanau County, Michigan. The approximate 100-acre site occupies a portion of the former TimberLee ski resort property and is zoned Rural-Resort. Local access for the Wellevity resort will be provided via Cottonwood Drive and Timberwoods Drive, which are private. Connection to the collector/arterial network is provided by Mann Road, which connects Timberwoods Drive to Fouch Road. The public roadways are under jurisdiction of the Leelanau County Road Commission (LCRC), and site plan review falls under Township jurisdiction.

The proposed resort is intended to provide a variety of holistic wellness resources within one campus. Lodging options will be available for guests, and some amenities will be open to the community at-large. The purpose of this study is to establish an understanding of the trip generation potential of these uses, as well as to provide an investigation of the road network servicing the site.

Trip Generation

Fishbeck has completed a trip generation forecast for the Wellevity wellness resort based on the land uses that are proposed to comprise the development. This forecast was completed using the data and methodologies published in the latest version of the Institute of Transportation Engineers (ITE) *Trip Generation, 11th Edition*. Trip forecasts were calculated for the typical weekday a.m. and p.m. peak periods of adjacent street traffic (7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.) as well as the peak hours of the generator (site).

Key land uses included in the proposed wellness resort plan include a variety of lodging options, restaurant space, outdoor recreation, and a spa/fitness center. Additional uses on the site will largely support the key land uses, including multi-purpose space, children's programming, and a café within the spa.

Due to the variety of land uses proposed for this development, an extensive comparison of the site with land use categories as defined by ITE was completed. For each space proposed for the resort, the most applicable ITE land use category was identified for trip generation forecast calculations. Key ITE land use definitions include #330 Resort Hotel, #411 Public Park, #492 Health/Fitness Club, and #932 Sit-Down Restaurant. Other supporting land uses are defined by ITE to be inherent to the operational and trip generating characteristics of the key land uses. Details for the proposed land uses, size, ITE classifications, and assumptions are outlined in the attached Table 1.

ITE publishes average peak hour trip generation rates which are referenced for each of the key land uses. The resultant trip generation forecasts for the a.m. and p.m. hours of adjacent street traffic, as well as the peak hours

of the site, are outlined in the attached Tables 2 and 3, respectively. The peak hour of the generator forecast conservatively assumes that all land uses on the site will peak simultaneously.

In addition to the trip generation potential for the proposed land uses, a trip generation forecast was estimated for the peak hours of the former ski resort. Research on the historical occupancy of the site was completed to identify the key land uses, which included review of web pages, news publications, and information provided by Wellevity regarding the history of the property. The former land uses are defined by ITE to include #496 Snow Ski Area, #492 Health/Fitness Club, #932 Sit-Down Restaurant, and #975 Drinking Place. The resultant trip generation forecast is shown in the attached Table 4.

Roadway Characteristics

Fishbeck reviewed the road network in the immediate vicinity of the site to gather information related to traffic volumes, lane configurations, and crash history. The roadways reviewed which service this site include the following, with national functional classifications listed:

Cottonwood Drive	Non-certified (local)
Timberwoods Drive	Non-certified (local)
Mann Road	Local road
Fouch Road	Major Collector
Bugai Road/Lake Leelanau Drive	Minor Arterial

Review of Google Earth aerial imagery indicates that each of these roadways are paved with two travel lanes (one in each direction) and variable shoulder width. The minor approaches at each intersection are stop-controlled, including the approaches of Fouch Road at Bugai Road/Lake Leelanau Drive. At this intersection, each approach also has dedicated left-turn lanes.

Traffic volume data for these roads was researched via the LCRC and Michigan Department of Transportation (MDOT) websites. Average daily traffic (ADT) volumes were found published by MDOT on the Transportation Data Management System (TDMS) and non-trunkline ADT maps. Data are published for Fouch Road and Bugai Road/Lake Leelanau Drive which indicate that these roads carry approximately 1,000 vehicles per day or less, which equates to approximately 100 vehicles during the peak hour (based on a published K-factor of 10%). A single travel lane has a typical capacity of 1,800 to 2,000 vehicles per hour.

Historical crash data were reviewed, as published on the Michigan Traffic Crash Facts (MTCF) website, which references the Michigan State Police database. Crash data were used for the most recent available 5-year period from 2017 to 2021, inclusive, for the roadway network surrounding the proposed site. A map of the reviewed area and the crash locations can be found attached. Crashes were filtered to remove animal (deer) crashes. Thirty-five non-animal crashes were reported on the area roadways for an average of seven non-animal crashes per year for the surrounding area. The majority (22; 63%) were single vehicle crashes, mostly occurring during snowy/icy/wet pavement conditions. The majority of crashes resulted in property damage only (28; 80%). Two A-level serious injury crashes occurred in the site vicinity, including one angle crash and one single vehicle crash. The angle crash involved a motorcycle being struck at the intersection of Fouch Road and Bugai Road/Lake Leelanau Drive. The single vehicle crash involved an intoxicated driver departing the roadway in wet pavement conditions.

Conclusions

The research and analyses completed for this study and outlined herein is summarized by the following key findings:

1. The proposed land uses will generate less than 50 directional trips during the a.m. and p.m. peak hours of the adjacent road network. If all proposed uses peak during the same hour, conservatively the site is forecast to generate a maximum of 69 directional trips.
2. The former ski resort is estimated to have generated over 100 directional trips during the peak hours of the site, with a maximum of 205 directional trips.
3. Comparison of the proposed site trip generation forecast versus the former resort and versus the available roadway capacity indicates that the wellness resort would not have any significant impact on traffic operations on the area road network and intersections.
4. Evaluation of historical crash data indicates no pattern of crashes on these roadways in the vicinity of the subject site. This condition is not expected to change based on the relatively low volume of traffic forecast to be generated by the site versus the available network capacity.
5. The order of magnitude for traffic volumes expected to be generated by the proposed resort use are consistent with the rural-resort zoning and environment of the subject site.

Based on these findings, no improvements to the study area road network nor intersections are expected to be necessary to facilitate the proposed wellness resort.

Attachments: Trip Generation Tables 1-4
ITE Trip Generation Land Use Information
MDOT TDMS Traffic Volume Data
MTCF Historical Crash Data

Copy: Kyle Reidsma, PE, PTOE – Fishbeck
Asa de Vries, EIT – Fishbeck

Table 1 – Proposed Land Uses and ITE Land Use Codes

Building	Use	Size	ITE Information	Assumptions
Lodge	Guestrooms	20 rooms	Resort Hotel: ITE #330 Sleeping, restaurant, lounges, retail shops, guest services, recreation; not convention center	Main building for resort, assume standard guestroom: ITE trip generation inherently includes many of the supporting services marked N/A on this table
	Multi-Use Room	2,400 sq. ft.	N/A	business/event space accounted for by overall resort calculations
	Restaurant	1,875 sq. ft. 75 seat capacity	Sit-Down Restaurant: ITE #932 60-minute or less seating time, moderately priced, casual dining. Better fit than fine dining restaurant	The restaurant will be open for guests and the public: conservatively assume 50 seats occupied by external guests
	Market	Not specified	N/A	Supportive service for resort guests/restaurant to source local products
	BOH/Offices	Not specified	N/A	Included in resort functions
Kid's Club	Children's programming	2,050 sq. ft.	N/A	Service provided for resort guests: assume employees would be on resort in some capacity regardless of this specific service
Cottages	Guestrooms	6 cottages 24 rooms	Resort Hotel: ITE #330	Cottages are 2,500 sq. ft.+ each, will host multiple guests (family, friends)
Cabins	Guestrooms	14 cabins 34 rooms	Resort Hotel: ITE #330	Cabins are 1,030 to 1,545 sq. ft., will host 1 family with some shared occupancy
Spa + Fitness	Guestrooms	10 rooms	Resort Hotel: ITE #330	standard guestroom
	Spa	24,975 sq. ft. (excluding guestrooms)	Health/Fitness Club: ITE #492 fitness, weights, spa, lockers, small restaurant/snack bar; may also include pool, sauna, retail, racquet sports	ITE trip generation inherently includes many of the supporting services. Assume open to guests and public; 60%/40% split = 10,000 sq. ft. external trips
	Fitness	3,750 sq. ft.	N/A	use included in health/fitness
	Pool	2,500 sq. ft.	N/A	use included in health/fitness
	Cafe	Not specified	N/A	use included in health/fitness
Pavilion	Outdoor	1,025 sq. ft.	N/A	Ancillary outdoor use
Service Hut	Outdoor	400 sq. ft.	N/A	housekeeping services
Park/Trail	Outdoor	5 acres	Public Park: ITE #411	conservatively assume 5 acres generating public demand

Table 2 - Weekday Trip Generation: Peak Hour of Adjacent Street Traffic

ITE Code	ITE Rate Description	Unit	Amount	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
330	Resort Hotel	Rooms	88	20	8	28	15	21	36
411	Public Park	Acres	5	0	0	0	0	1	1
492	Health/Fitness Club	sq. ft.	10,000	7	6	13	20	15	35
932	Sit-Down Restaurant	Seats	50	12	11	23	11	9	20
Total Trips				39	25	64	46	46	92

Table 3 - Weekday Trip Generation: Peak Hour of the Generator

ITE Code	ITE Rate Description	Unit	Amount	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
330	Resort Hotel	Rooms	88	23	13	36	22	22	44
411	Public Park	Acres	5	8	5	13	6	10	16
492	Health/Fitness Club	sq. ft.	10,000	6	8	14	20	19	39
932	Sit-Down Restaurant	Seats	50	18	12	30	20	18	38
Total Trips				55	38	93	68	69	137

Table 4 - Weekday Trip Generation: Former Ski Resort (Estimated): Peak Hour of the Generator

ITE Code	ITE Rate Description	Unit	Amount	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
466	Snow Ski Area	Lifts	4	96	3	99	16	119	135
492	Health/Fitness Club	sq. ft.	25,000	16	19	35	51	47	98
932	Sit-Down Restaurant	Seats	80	28	19	47	31	29	60
975	Cocktail Lounge	sq. ft.	2,000	0	0	0	21	10	31
Total Trips				140	41	181	119	205	324

Land Use: 330

Resort Hotel

Description

A resort hotel is similar to a hotel (Land Use 310) in that it provides sleeping accommodations, full-service restaurants, cocktail lounges, retail shops, and guest services. The primary difference is that a resort hotel caters to the tourist and vacation industry, often providing a wide variety of recreational facilities/programs (e.g., golf courses, tennis courts, beach access, or other amenities) rather than convention and meeting business. Hotel (Land Use 310), all suites hotel (Land Use 311), business hotel (Land Use 312), and motel (Land Use 320) are related uses.

Additional Data

It is recognized that some resort hotels cater to convention business as well as the tourist and vacation industry. The sites in the database do not have convention facilities. A resort hotel with convention facilities is likely to have a different level and pattern of trip generation than is presented in the data plots.

Nine studies provided information on room occupancy at the time of data collection. The average occupancy rate for these sites was approximately 88 percent.

Some properties in this land use provide guest transportation services (e.g., airport shuttle, limousine service, golf course shuttle service) which may have an impact on the overall trip generation rates.

The sites were surveyed in the 1980s and the 1990s in California, Florida, and South Carolina.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Source Numbers

270, 381, 436

Land Use: 411

Public Park

Description

A public park is owned and operated by a municipal, county, state, or federal agency. The parks surveyed vary widely as to location, type, and number of facilities, including boating or swimming facilities, beaches, hiking trails, ball fields, soccer fields, campsites, and picnic facilities. Seasonal use of the individual sites differs widely as a result of the varying facilities and local conditions, such as weather. For example, some of the sites are used primarily for boating or swimming; others are used for softball games. Soccer complex (Land Use 488) is a related use.

Additional Data

The percentage of the park area that is used most intensively varies considerably within the studies contained in this land use. Therefore, caution should be used when using acres as an independent variable.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, New Jersey, New York, North Carolina, and Oregon.

Source Numbers

186, 392, 407, 709, 729, 852, 905

Land Use: 492

Health/Fitness Club

Description

A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, lockers rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, pickle ball, racquetball, or handball courts. These facilities are membership clubs that may allow access to the general public for a fee. Racquet/tennis club (Land Use 491), athletic club (Land Use 493), and recreational community center (Land Use 495) are related uses.

Additional Data

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Connecticut, New Jersey, Pennsylvania, Vermont, and Wisconsin.

Source Numbers

253, 571, 588, 598, 728, 926, 959, 971

Land Use: 932

High-Turnover (Sit-Down) Restaurant

Description

This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal.

Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain a bar area for serving food and alcoholic drinks.

Fast casual restaurant (Land Use 930), fine dining restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window (Land Use 934) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Florida, Georgia, Indiana, Kentucky, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Ohio, Oklahoma, Oregon, Pennsylvania, South Carolina, South Dakota, Texas, Vermont, and Wisconsin.

Source Numbers

126, 269, 275, 280, 300, 301, 305, 338, 340, 341, 358, 384, 424, 432, 437, 438, 444, 507, 555, 577, 589, 617, 618, 728, 868, 884, 885, 903, 927, 939, 944, 961, 962, 977, 1048

Land Use: 466

Snow Ski Area

Description

A snow ski area typically includes chair lifts, ski runs, and a lodge facility. A snow ski area may also contain equipment rental facilities, refreshment areas, locker rooms, and small commercial/office space.

Additional Data

Future data submissions are encouraged to provide information on lift capacity in terms of seats or persons per hour in order to account for singles, doubles, quads, gondolas, and high-speed lifts.

The sites were surveyed in the 2010s and 2020s in Maine and Montana.

Source Numbers

723, 1085

Land Use: 975

Drinking Place

Description

A drinking place contains a bar, where alcoholic beverages and food are sold, and possibly some type of entertainment, such as music, television screens, video games, or pool tables. Establishments that specialize in serving food but also have bars are not included in this land use.

Additional Data

All data for this land use were collected on Mondays through Thursdays.

The sites were surveyed in the 1980s, the 1990s, and the 2010s in Colorado, Florida, Oregon, Pennsylvania, and South Dakota.

Source Numbers

291, 358, 583, 1020, 1053

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List View

All DIRs

Report Center

Record	1	of 1	Goto Record	go
Location ID	45-5013	MPO ID		
Type	SPOT	HPMS ID		
On NHS	No	On HPMS		
LRS ID	1150108	LRS Loc Pt.	4.859	
SF Group	Rural Non State	Route Type		
AF Group	NoFactor	Route		
GF Group	Rural Non State	Active	Yes	
Class Dist Grp	NTL_5	Category	Primary	
Seas Class Grp				
WIM Group				
QC Group	Default			
Funct'l Class	(5) Major Collector	Milepost		
Located On	FOUCH RD			
Loc On Alias	County Road 614			
	E OF PARKER W OF TIMBERLEE			
More Detail				
STATION DATA				

Directions:

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2021	651 ³				610 (94%)	41 (6%)	Grown from 2020
2020	589 ³				548 (93%)	41 (7%)	Grown from 2019
2019	675 ³				647 (96%)	28 (4%)	Grown from 2018
2018	674 ³				656 (97%)	18 (3%)	Grown from 2017
2017	669 ³				640 (96%)	29 (4%)	Grown from 2016

1-5 of 6

VOLUME COUNT			
Date	Int	Total	
No Data			

VOLUME TREND	
Year	Annual Growth
2021	11%
2020	-13%
2019	0%
2018	1%
2017	4%

CLASSIFICATION			
Date	Int	Total	
No Data			

NOTES/FILES			
Note	Date		



Transportation Data Management System

Disclaimer: The Michigan Department of Transportation (MDOT) works with individual agencies (cities/villages, counties, metropolitan planning organizations (MPOs), regional planning organizations (RPOs), and other areas of MDOT) to identify existing traffic count programs and/or traffic data. ... [more](#)

List View All DIRs Report Center

Record	1	of 1	Goto Record	go
Location ID	45-5015	MPO ID		
Type	SPOT	HPMS ID		
On NHS	No	On HPMS		
LRS ID	3450058	LRS Loc Pt.	1.055	
SF Group	Rural Non State	Route Type		
AF Group	NoFactor	Route		
GF Group	Rural Non State	Active	Yes	
Class Dist Grp	NTL_5	Category	Primary	
Seas Class Grp				
WIM Group				
QC Group	Default			
Funct'l Class	(5) Major Collector	Milepost		
Located On	CHERRY BEND RD			
Loc On Alias	County Road 633			
	BETWEEN STRANG AND BREITHAUPT (ELMWOOD TWP)			
More Detail				
STATION DATA				

Directions: 2-WAY NB SB

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2021	1,009 ³				948 (94%)	61 (6%)	Grown from 2020
2020	913 ³				850 (93%)	63 (7%)	Grown from 2019
2019	1,047 ³				1,006 (96%)	41 (4%)	Grown from 2018
2018	1,045 ³				1,019 (98%)	26 (2%)	Grown from 2017
2017	1,038 ³				990 (95%)	48 (5%)	Grown from 2016

1-5 of 6

VOLUME COUNT		
Date	Int	Total
No Data		

VOLUME TREND	
Year	Annual Growth
2021	11%
2020	-13%
2019	0%
2018	1%
2017	4%

CLASSIFICATION



Transportation Data Management System

Disclaimer: The Michigan Department of Transportation (MDOT) works with individual agencies (cities/villages, counties, metropolitan planning organizations (MPOs), regional planning organizations (RPOs), and other areas of MDOT) to identify existing traffic count programs and/or traffic data. ... [more](#)

List View All DIRs Report Center

Record	1	of 1	Goto Record	go
Location ID	45-5018	MPO ID		
Type	SPOT	HPMS ID	12_2_89_003	
On NHS	No	On HPMS	Yes	
LRS ID	1148506	LRS Loc Pt.	5.717	
SF Group	Rural Non State	Route Type		
AF Group	NoFactor	Route		
GF Group	Rural Non State	Active	Yes	
Class Dist Grp	NTL_4	Category	Primary	
Seas Class Grp				
WIM Group				
QC Group	Default			
Funct'l Class	(4) Minor Arterial	Milepost		
Located On	LAKE LEELANAU DR			
Loc On Alias	County Road 641			
	N OF LAKEVIEW HILLS			
More Detail	▶			
STATION DATA				

Directions: 2-WAY NB SB ?

outlier - likely due to construction/detour traffic

AADT ?

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2022	3,107				2,992 (96%)	114 (4%)	
2021	254 ³		10	55	243 (96%)	11 (4%)	Grown from 2020
2020	230 ³		10	55	219 (95%)	11 (5%)	Grown from 2019
2019	264 ³		10	55	254 (96%)	10 (4%)	Grown from 2018
2018	263 ³		10	55	256 (97%)	7 (3%)	Grown from 2017

1-5 of 7

Date	Int	Total
Wed 9/28/2022	15	3,115
Tue 9/27/2022	15	3,098

Year	Annual Growth
2022	1123%
2021	10%
2020	-13%
2019	0%
2018	1%
2017	4%

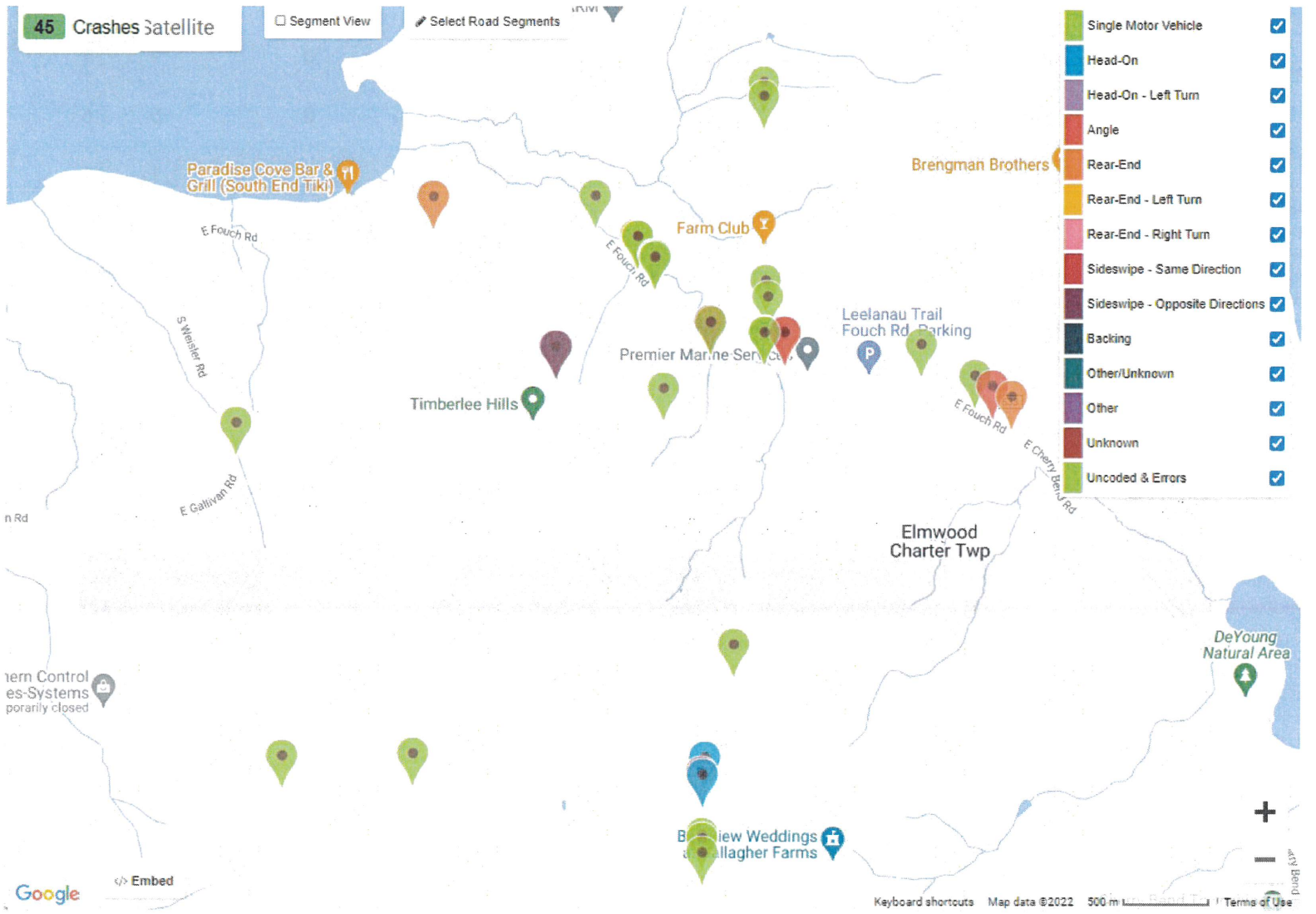
CLASSIFICATION

Crashes for the Years 2021 and 2020 and 2019 and 2018 and 2017 on 88
selected road segments filtered by Crash: Animal Type Involved/Associated
(2016+) (Uncoded & Errors)

Crash Type	Road Conditions	Worst Injury in Crash: Suspected Serious Injury (A)	Worst Injury in Crash: Suspected Minor Injury (B)	Worst Injury in Crash: Possible Injury (C)	Worst Injury in Crash: No Injury (O)	Total
Single Motor Vehicle	Dry	0	0	1	2	3
Single Motor Vehicle	Wet	1	0	0	2	3
Single Motor Vehicle	Ice	0	0	0	9	9
Single Motor Vehicle	Snow	0	0	0	6	6
Single Motor Vehicle	Slush	0	0	0	1	1
Angle	Dry	2	0	1	2	5
Angle	Wet	0	1	0	0	1
Angle	Snow	0	0	0	2	2
Rear-End	Dry	0	0	1	1	2
Rear-End - Left Turn	Snow	0	0	0	1	1
Rear-End - Right Turn	Dry	0	0	0	1	1
Sideswipe - Opposite Directions	Snow	0	0	0	1	1
Total Crash Count		3	1	3	28	35

45 Crashes Satellite

Segment View Select Road Segments



Authority: 1949 PA 300, Sec.257.622
Compliance: Required MSP UD-10E
Penalty: \$100 and/or 90 days (Rev 01/2016)

External # 0117615
Crash ID 1175944

Page 01 of 01
File Class 54002

STATE OF MICHIGAN TRAFFIC CRASH REPORT

Incident # 17 12198

ORI MI 4514500

Department Name Leelanau Co Sheriff's Office

Reviewer T. Cadieux

Crash Date 10/29/2017
Crash Time 01:00
No. of Units 01
Crash Type Single Motor Vehicle
Special Circumstances: None, Fleeing Police, Hit and Run, Unknown, School Bus, Animal
Special Checks: Fatal, Non-Traffic Area, ORV/Snowmobile

County 45 - Leelanau
Traffic Control None
Relation to Roadway Shoulder
Weather Cloudy
Area FRWY Curved Roadway

City/Twp 04 - Elmwood Twp
Contributing Circumstances: 1st None, 2nd
Light Dark-Unlighted
Road Surface Condition Wet
Total Lanes 02
Speed Limit 55
Posted Yes

Work Zone (if applicable) Type Workers Present Activity Location

LOCATION Prefix E Primary Road Name FOUCH Road Type RD Suffix Divided Roadway

Distance / Direction 528 Feet W Trafficway Not Physically Divided

LOCATION Prefix S Intersecting Road Name TIMBERLEE Road Type DR Suffix Divided Roadway

Unit Number 01 Unit Known Yes State MI Driver License Number ##### Date of Birth (Age) ##### (51) License Type: Operator, Chauffeur, Moped Endorsements: Cycle, Farm, Recreation Sex M Total Occupants 01 Hazardous Action Careless Driving

Unit Type MV Driver Information: ##### CEDAR, MI 49621 (###) ### ##### Driver is Owner Yes Injury A Position Front - Left Restraint No Belts Used

Driver Condition at Time of Crash 1st Appeared Normal 2nd Driver Distracted By Not Distracted Ejected Trapped Airbag Deployed Deployed - Front

Hospital MUNSON MEDICAL CENTER Ambulance NORTH FLIGHT INC

Alcohol Suspected Yes Contributing Factor Yes Alcohol Test Type: Breath, Blood, Urine, Field, PBT, Refused, Not Offered Alcohol Test Results: Pending Test Results: Interlock Device No

Drug Suspected No Contributing Factor No Drug Test Type: Blood, Urine, Field, Refused, Not Offered Drug Test Results: Pending Test Results: Citation Issued: Hazardous, Other

Vehicle Registration CLZ6244 State MI Vehicle Description 2007 JEEP Model COMMANDER Color BLK

VIN 1J8HG582X7C648139 Vehicle Type Passenger Car, SUV, Van Special Vehicles Not Applicable Private Trailer Type Vehicle Defect

Insurance Company ##### Insurance Policy # ##### Towed By BINGHAM TOWING Towed To BINGHAM BODY

Location of Greatest Damage 10 First Impact 10 Extent of Damage (Power Unit and/or Trailers) Disabling Damage Vehicle Direction W Vehicle Use Private Action Prior Going Straight Ahead

Sequence of Events: First 01 - Loss of Control, Second 30 - Utility Pole/Lit. Support, Third 04 - Ran Off Roadway-Right, Fourth

PASSENGERS Passenger Information: Date of Birth (Age), Sex, Position, Restraint, Injury, Ejected, Trapped, Airbag Deployed

Hospital Ambulance

PASSENGERS Passenger Information: Date of Birth (Age), Sex, Position, Restraint, Injury, Ejected, Trapped, Airbag Deployed

Hospital Ambulance

PASSENGERS Passenger Information: Date of Birth (Age), Sex, Position, Restraint, Injury, Ejected, Trapped, Airbag Deployed

Hospital Ambulance

TRUCK/BUS Carrier Information: USDOT, MC, MPSC, Driver's CDL Type, Endorsements, CDL Exempt

GVWR/GCWR, Vehicle Configuration, Cargo Body Type, Medical Card, Hazardous Material, ID #, Class #

OWNERS Owner Information

Damaged Property: UTILITY POWER POLE, Public No, Owner & Phone: ##### (###) ### #####

Unit Number	Unit Known	State	Driver License Number	Date of Birth (Age)	License Type <input type="checkbox"/> Operator <input type="checkbox"/> Chauffeur <input type="checkbox"/> Moped	Endorsements <input type="checkbox"/> Cycle <input type="checkbox"/> Farm <input type="checkbox"/> Recreation	Sex	Total Occupants	Hazardous Action
Unit Type	Driver Information			Driver Is Owner	Injury	Position	Restraint		
Driver Condition at Time of Crash 1st 2nd				Driver Distracted By			Ejected	Trapped	Airbag Deployed
Hospital					Ambulance				
Alcohol Suspected	Contributing Factor	Alcohol Test Type <input type="checkbox"/> Breath <input type="checkbox"/> Blood <input type="checkbox"/> Urine <input type="checkbox"/> Field <input type="checkbox"/> PBT <input type="checkbox"/> Refused <input type="checkbox"/> Not Offered			Alcohol Test Results <input type="checkbox"/> Pending Test Results:		Interlock Device		
Drug Suspected	Contributing Factor	Drug Test Type <input type="checkbox"/> Blood <input type="checkbox"/> Urine <input type="checkbox"/> Field <input type="checkbox"/> Refused <input type="checkbox"/> Not Offered			Drug Test Results <input type="checkbox"/> Pending Test Results:		Citation Issued <input type="checkbox"/> Hazardous <input type="checkbox"/> Other		
Vehicle Registration	State	Vehicle Description	Year	Make	Model		Color		
VIN	Vehicle Type		Special Vehicles		Private Trailer Type		Vehicle Defect		
Insurance Company			Insurance Policy #		Towed By		Towed To		
Location of Greatest Damage	First Impact	Extent of Damage (Power Unit and/or Trailers)		Vehicle Direction	Vehicle Use		Action Prior		
Sequence of Events ● Indicates MOST harmful event									
First				Second			Third		Fourth

Passenger Information	Date of Birth (Age)	Sex	Position		Restraint
	Injury	Ejected	Trapped	Airbag Deployed	
Hospital			Ambulance		
Passenger Information	Date of Birth (Age)	Sex	Position		Restraint
	Injury	Ejected	Trapped	Airbag Deployed	
Hospital			Ambulance		
Passenger Information	Date of Birth (Age)	Sex	Position		Restraint
	Injury	Ejected	Trapped	Airbag Deployed	
Hospital			Ambulance		

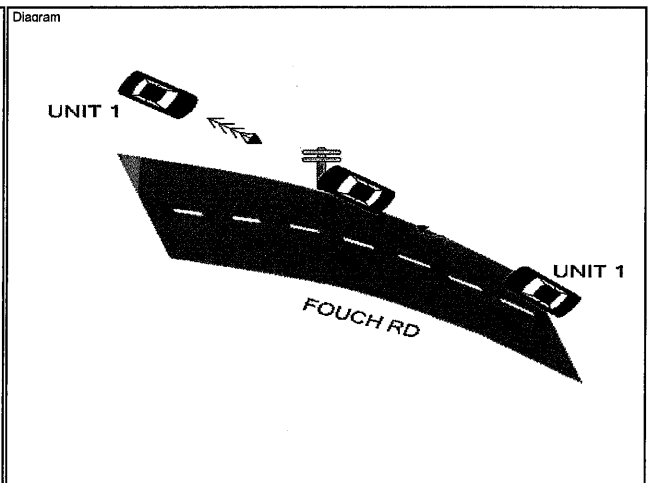
Carrier Information		USDOT	MC	MPSC
Driver's CDL Type		Endorsements <input type="checkbox"/> H <input type="checkbox"/> P <input type="checkbox"/> T <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> X	CDL Exempt <input type="checkbox"/> Farm <input type="checkbox"/> Other	
GVWR/GCWR <input type="checkbox"/> 10,000 lbs. or Less <input type="checkbox"/> 10,001 - 26,000 lbs. <input type="checkbox"/> Greater than 26,000 lbs.	Vehicle Configuration	Cargo Body Type	Medical Card	Hazardous Material <input type="checkbox"/> Placard <input type="checkbox"/> Cargo Spill
ID #	Class #			

Owner Information	Owner Information
-------------------	-------------------

Witness Information	Witness Information
---------------------	---------------------

Investigated at Scene	Reported Date (Time)	1st Investigator Name (Badge)	2nd Investigator Name (Badge)	Photos
Yes	10/29/2017 (01:25)	T GOODRICH (45-29)		Yes

Narrative
 UNIT 1 WAS TRAVELING WEST ON FOUCH RD WHEN THE DRIVER LOST CONTROL OF THE VEHICLE. THEN HIT A POWER POLE ON THE NORTH SIDE OF THE ROAD. THE VEHICLE THEN CONTINUED INTO THE THICK VEGETATION. UPON CONTACT WITH THE DRIVER, THERE WAS A STRONG ODOR OF INTOXICANT EMANATING FROM HIS PERSON AND THE ADMITTANCE OF CONSUMING ALCOHOL PRIOR TO DRIVING THE VEHICLE. THE DRIVER WAS TRANSPORTED TO MUNSON MEDICAL CENTER WHERE A SEARCH WARRANT FOR BLOOD WAS OBTAINED.



Authority: 1949 PA 300, Sec.267.622
Compliance: Required MSP UD-10E
Penalty: \$100 and/or 90 days (Rev 01/2016)

External # 0109403
Crash ID 2006374

Page 01 of 01
File Class 93001

STATE OF MICHIGAN TRAFFIC CRASH REPORT

Incident # 71211220

ORI MI 8307600 Department Name MSP Cadillac Reviewer PAUL STONE

Crash Date 05/22/2020 Crash Time 17:30 No. of Units 02 Crash Type Angle Special Circumstances: None, Fleeing Police, Hit and Run, Unknown, School Bus, Animal Special Checks: Fatal, Non-Traffic Area, ORV/Snowmobile

County 45 - Leelanau Traffic Control Stop Sign Relation to Roadway On the Road Weather Clear Area INTR Within Intersection

City/Twsp 04 - Elmwood Twp Contributing Circumstances: 1st None, 2nd None Light Daylight Road Surface Condition Dry Total Lanes 02 Speed Limit 55 Posted No

Work Zone (if applicable) Type Workers Present Activity Location

LOCATION Prefix S Primary Road Name LAKE LEELANAU Road Type DR Suffix Divided Roadway

Distance / Direction AT Trafficway Not Physically Divided

Prefix Intersecting Road Name FOUCH Road Type RD Suffix Divided Roadway

UNIT/DRIVER Unit Number 01 Unit Known Yes State MI Driver License Number ##### Date of Birth (Age) ##### (69) License Type: Operator, Chauffeur, Moped Endorsements: Cycle, Farm, Recreation Sex M Total Occupants 01 Hazardous Action Failed to Yield

Unit Type MV Driver Information: TRAVERSE CITY, MI 49684 (###) ###-#### Driver is Owner No Injury O Position Front - Left Restraint Shoulder and Lap Belt

Driver Condition at Time of Crash: 1st Appeared Normal, 2nd Not Distracted Driver Distracted By Not Distracted Ejected Trapped Airbag Deployed Not Deployed

Hospital NONE Ambulance NONE

Alcohol Suspected No Contributing Factor No Alcohol Test Type: Breath, Blood, Urine, Field, PBT, Refused, Not Offered Alcohol Test Results: Pending Test Results: Interlock Device No

Drug Suspected No Contributing Factor No Drug Test Type: Blood, Urine, Field, Refused, Not Offered Drug Test Results: Pending Test Results: Citation Issued: Hazardous, X3684986, Other

Vehicle Registration EC13S State MI Vehicle Description 2017 Make SUBARU Model OUTBACK Color SIL

VIN 4S4BSACC0H3322433 Vehicle Type Passenger Car, SUV, Van Special Vehicles Not Applicable Private Trailer Type Vehicle Defect

Automation System(s) in Vehicle No Automation System Level in Vehicle No Automation Automation System Level Engaged at Time of Crash No Automation

Insurance Company Insurance Policy # Towed By DRIVEN Towed To DRIVEN

Location of Greatest Damage 06 First Impact 06 Extent of Damage (Power Unit and/or Trailers) Minor Damage Vehicle Direction E Vehicle Use Private Action Prior Turning Left

Sequence of Events: First 17 - Motor Veh in Transport, Second, Third, Fourth

Passenger Information: Date of Birth (Age), Sex, Position, Restraint, Injury, Ejected, Trapped, Airbag Deployed, Hospital, Ambulance

Passenger Information: Date of Birth (Age), Sex, Position, Restraint, Injury, Ejected, Trapped, Airbag Deployed, Hospital, Ambulance

Carrier Information: USDOT, MC, MPSC

Driver's CDL Type, Endorsements: H, P, O, T, N, S, X, Other, CDL Exempt: Farm, Other

GVWR/GCWR: 10,000 lbs. or Less, 10,001 - 26,000 lbs., Greater than 26,000 lbs. Vehicle Configuration, Cargo Body Type, Medical Card, Hazardous Material: Placard, Cargo Spill, ID #, Class #

Owner Information

Owner Information

Damaged Property, Public, Owner & Phone

Unit Number 02	Unit Known Yes	State MI	Driver License Number #####	Date of Birth (Age) ##### (50)	License Type <input type="radio"/> Operator <input type="radio"/> Chauffeur <input type="radio"/> Moped	Endorsements <input checked="" type="radio"/> Cycle <input type="radio"/> Farm <input type="radio"/> Recreation	Sex M	Total Occupants 01	Hazardous Action None
Unit Type MV	Driver Information ##### ##### TRaverse City, MI 49684 (###) ###-####				Driver is Owner No	Injury A	Position Front - Left	Restraint Helmet Not Worn	
Driver Condition at Time of Crash 1st Appeared Normal			2nd		Driver Distracted By Not Distracted		Ejected	Trapped	Airbag Deployed Not Equipped
Hospital NONE					Ambulance NONE				
Alcohol Suspected No	Contributing Factor No	Alcohol Test Type <input type="radio"/> Breath <input type="radio"/> Blood <input type="radio"/> Urine <input type="radio"/> Field <input type="radio"/> PBT <input type="radio"/> Refused <input checked="" type="radio"/> Not Offered			Alcohol Test Results <input type="radio"/> Pending		Test Results:	Interlock Device No	
Drug Suspected No	Contributing Factor No	Drug Test Type <input type="radio"/> Blood <input type="radio"/> Urine <input type="radio"/> Field <input type="radio"/> Refused <input checked="" type="radio"/> Not Offered			Drug Test Results <input type="radio"/> Pending		Test Results:	Citation Issued <input type="radio"/> Hazardous <input type="radio"/> Other	
Vehicle Registration ED982	State MI	Vehicle Description	Year 2014	Make VICTORY	Model			Color BLK	
VIN 5VPDB36NXE3031957	Vehicle Type Motorcycle	Special Vehicles Not Applicable			Private Trailer Type	Vehicle Defect			
Automation System(s) in Vehicle No	Automation System Level in Vehicle No Automation				Automation System Level Engaged at Time of Crash No Automation				
Insurance Company #####		Insurance Policy # #####			Towed By BINGHAM TOWING			Towed To LOT	
Location of Greatest Damage 07	First Impact 07	Extent of Damage (Power Unit and/or Trailers) Disabling Damage		Vehicle Direction S	Vehicle Use Private			Action Prior Going Straight Ahead	
Sequence of Events First ● 17 - Motor Veh in Transport Second Third Fourth (● indicates MOST harmful event)									

PASSENGERS	Passenger Information				Date of Birth (Age)	Sex	Position	Restraint	
					Injury	Ejected	Trapped	Airbag Deployed	
Hospital					Ambulance				
PASSENGERS	Passenger Information				Date of Birth (Age)	Sex	Position	Restraint	
					Injury	Ejected	Trapped	Airbag Deployed	
Hospital					Ambulance				

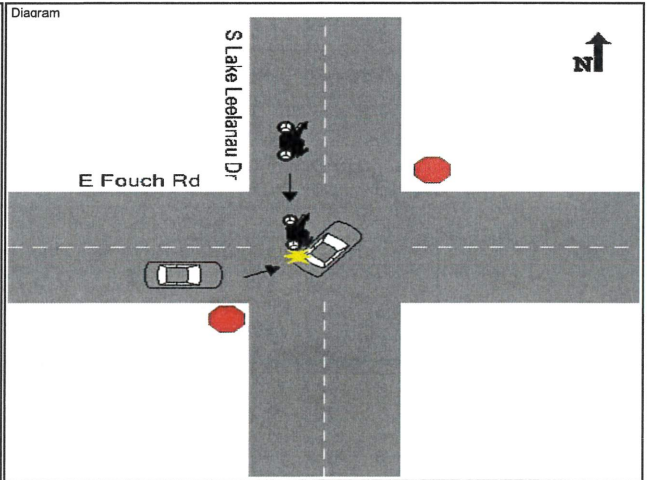
TRUCK/BUS	Carrier Information				USDOT	MC	MPSC	
	Driver's CDL Type		Endorsements <input type="radio"/> H <input type="radio"/> P <input type="radio"/> O T <input type="radio"/> N <input type="radio"/> S <input type="radio"/> O X		CDL Exempt <input type="radio"/> Farm <input type="radio"/> Other			
GVWR/GCWR <input type="radio"/> 10,000 lbs. or Less <input type="radio"/> 10,001 - 26,000 lbs. <input type="radio"/> Greater than 26,000 lbs.			Vehicle Configuration	Cargo Body Type	Medical Card	Hazardous Material <input type="radio"/> Placard <input type="radio"/> Cargo Spill	ID #	Class #

OWNERS	Owner Information				Owner Information			

WITNESS	Witness Information				Witness Information			

Investigated at Scene Yes	Reported Date (Time) 05/22/2020 (18:02)	1st Investigator Name (Badge) JASON TROPF (1046)	2nd Investigator Name (Badge)	Photos Yes
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Narrative
 Driver of vehicle #1 stated he attempted to make a left hand turn (north bound) onto S Lake Leelanau Dr from E Fouch Rd, after stopping at the stop sign. Driver of vehicle #1 stated he did not see vehicle #2, which was south bound on S Lake Leelanau Dr, and pulled out in front of vehicle #2 causing the accident.



To: Elmwood Township Planning Commission
From: Sarah Clarren, Planner/Zoning Administrator
Date: November 8, 2022
RE: SU/SPR 2022-07, Wellevity Resort

As indicated by the Zoning Ordinance: “Planning Commission Initial Review. Upon receiving an application and site plan that the Zoning Administrator has determined to be complete, if the Planning Commission agrees it shall schedule a public hearing. If additional information is needed, the Planning Commission shall notify the application of information requested in writing. Until the Planning Commission determines that the application is complete, a public hearing will not be scheduled.”

Should the Planning Commission find the application complete:

Recommended Motion: Motion to schedule a public hearing on SU/SPR 2022-07, Wellevity Resort

Property Owner:	Steven L. Brock 21440 19 Mile Road Big Rapids, MI 49307	Applicant:	Wellevity, LLC 330 W Spring Street St 330 Columbus OH, 43215
Engineer:	Environment Architects 10241 E Cherry Bend Road Traverse City, MI 49684	Surveyor:	Gosling Czubak 1280 Business Park Drive Traverse City, MI 49684
Hearing Date:	TBD		

PROPERTY DESCRIPTION

Parcel ID # 004-113-014-26 (0 S Timberlee Dr, 40.05acres)
 004-113-014-16 (10901 S Cottonwood Dr, 9.40acres)
 004-113-014-29 (10800 S Cottonwood Dr, 41.75acres)
 004-113-014-51 (0 E Timberwoods Dr, 8.98acres)

APPLICATION

Wellevity, LLC is requesting a Special Use Permit (SUP)/Site Plan Review (SPR) for a Resort on multiple properties owned by Steven Brock. According to the application, Wellevity, LLC and Brock entered into an Option Agreement to purchase parcels 113-14-16-16, 113-014-26, 113-014-29, and 113-014-15. Within the application there is a signed document from Brock stating that Wellevity has Brock’s authority to file the application.

All four parcels are zoned Rural Resort (RR). Resorts are a permitted use through SPR/SUP within said district. As defined by Elmwood’s Zoning Ordinance, a Resort is “Resort. A full-service lodging facility that provides access to or offers a range of amenities and recreation facilities. Resorts may provide services for meetings, business, and events.” The proposed resort includes a variety of amenities including a spa, restaurant, fitness center, etc.

HOW TO READ THE FOLLOWING SECTIONS:

Text that is in regular font is standards/requirements from the Zoning Ordinance.

Bolded text is from the Zoning Administrator (ZA).

NOTE THE FOLLOWING: on 11/8/22 at 4:47PM, the applicant electronically submitted 37 pages of new information consisting of 1) parking calculations, 2) revised Sheet A1.0, 3) revised introduction/narrative, and 4) Trip Generation Study. This information was not able to be reviewed in order to be incorporated in the below staff report.

Regardless, as indicated below, information regarding the basic requirements of Site Plan Review / Special Use Permit have been submitted and therefore the project is being moved forward for introduction. That said and as indicated below, the ZA has not made any findings/determinations on if the required standards of approval for both Site Plan Review / Special Use Permit have been met.

SECTION 8.3 SITE PLAN REVIEW APPLICATION PROCEDURES

3. The applicant will forward copies of the site plan to the Leelanau County Road Commission, Leelanau County Drain Commissioner, Health Department, the Elmwood Township Fire Department, Department of Public Works and Michigan Department of Transportation, as applicable, for their review and comments. Any review comments will be forwarded to the Zoning Administrator. Comment letters shall be provided to the Zoning Administrator prior to application being placed on the Planning Commission agenda for consideration. **No letters at this time, but applicant has indicated they have submitted plans for comment. Can be conditioned.**

SECTION 8.4 REQUIREMENTS FOR SITE PLAN APPROVAL

The following information shall be provided with the site plan as indicated, unless waived by the Zoning Administrator when such information is not applicable. The site plan must be drawn at a scale of one (1) inch equals one hundred feet (1"=100') or less. Required site plan elements shall include:

1. Applicant's name, address, and telephone number. **Provided**
2. Property owner's name, address, telephone number, and signature. **Provided.**
3. Proof of property ownership, and whether there are any options or liens on the property. **Provided.**
4. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent. **Provided.**
5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage. **Provided.**
6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers. **Seal not yet provided; can be conditioned.**
7. Project title or name of the proposed development. **Provided.**

8. Statement of proposed use of land, project completion schedule, and any proposed development phasing. *Per application: "Proposed use of land is recreational wellness. This project is to be constructed in one phase, anticipated to begin construction in Summer 2023 and completion estimated within two years."* **Verbally relayed that construction of all buildings would be simultaneously; provided. Could condition a schedule when submitting for a Land Use Permit.**
9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site. **Statements provided in application, but questions remain on traffic; given the location and size of project, more detail on impacts on traffic would be helpful and would likely be necessary to determine if standards have been met.**
10. Total number of units, employees, bedrooms, offices, total and usable floor area, amount and type of recreation or open space proposed, and similar information required to evaluate compliance with the Ordinance. **Sheet A1.0 notes 50 employees; provided.**
11. A vicinity map showing the area and road network surrounding the property. **Provided (Sheet G1.1).**
12. The gross and net acreage of the parcel. **Provided (Sheet G1.1).**
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels. **Provided (Sheet G1.1; G1.2; G1.3)**
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations. **Provided (Sheet G1.1 and Timberlee ALTA/NSPS Survey)**
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%. **Provided on various sheets, including but not limited to Sheet G1.2.**
16. The location and type of existing soils on the site, and any certifications of borings. **Provided (Sheet L4.0).**
17. Location and type of significant existing vegetation. **Provided (Sheet L4.0).**
18. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, wetlands, and sand dunes. **Provided (Shown on multiple sheets, including Sheet L1.0 and L3.0; see 10/3/22 TriTerra Report for further information).**
19. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building or building envelope. **Provided (Sheet A1.0).**

20. Proposed location of all proposed structures, buildings, equipment, and uses. **Provided (Sheet A1.0).**
21. Elevation drawings of typical proposed structures and accessory structures. **See sheets A2.1-A2.5.**
22. Location of existing public roads, rights-of-way, easements of record, and abutting streets. **Provided (Sheets G1.1, G1.2).**
23. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes, including those within 100 feet of the property. **Provided (Sheet C1.0)**
24. 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. **Provided (Sheet L6.0 and A1.1 (lighting); Sheet A1.0 (parking; note that ZA has not been able to confirm if parking meets Section 6 of the Zoning Ordinance, but continues to work with applicant on that matter); Sheet L1.2.**
25. Location, size, and characteristics of all loading and unloading areas. **Provided (Sheet L1.2)**
26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use. **Provided (Sheet L1.2)**
27. Location of water supply lines and or wells, including fire hydrants and shut off valves; and the location and design of storm sewers, retention or detention ponds, waste water lines, and clean-out locations; and connection points and treatment systems (including septic system if applicable). **Provided (Sheet C1.0, C2.1-C2.4)**
28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam. **Provided (Sheet C2.3 and C2.4)**
29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable. **Provided, but note that narrative is vague on what portion(s) are available to the public.**
30. Location, size, and specifications of all signs and advertising features, including cross- sections. **Provided (Sheet L1.0), but note that Ordinance prohibits signs placed or painted on trees, rocks, or natural features. Compliance can be conditioned.**
31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used. **Provided (Sheets L6.0 and A1.1)**
32. Location and specifications for all fences, walls, and other screening features, with cross sections shown. **Provided (Sheet L1.0 (landscaping) and A2.1)**

33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. The proposed sizes of landscape materials (not previously existing) must be indicated. All vegetation to be retained on site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate. **Provided (Sheet L1.0, L5.0-L5.3).**
34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities. **Provided (Sheet A2.1)**
35. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state, or federal government authorities. **Not provided, may be needed for pool.**
36. Identification of any significant site amenities or unique natural features, and whether they will be preserved. **Note that ZA had questioned if two creeks extend onto property as indicated on EGLE map; applicants had Triterra conduct a site investigation and “found no evidence of any water feature. One stream of approximately 150 feet long was observed in a wetland area. See...report for details about the site features observed.” ; Provided.**
37. North arrow, scale, and date of original submittal and last revision. **Provided (most sheets)**

SECTION 8.5 REVIEW AND APPROVAL (For Site Plan Review)

ZA NOTE: The Commission must determine if the below standards have been met. The applicant indicated their response to the standards in their application.

B. Standards for Site Plan Approval. The Planning Commission shall make a finding that the following standards are met prior to approving a site plan:

1. All required site plan and application information has been provided as specified in this Article.
2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval.
3. Adequate essential facilities and services including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools are available, or the provision of such facilities and services has been assured.
4. All applicable standards of agencies including, but not limited, to the Township Fire Department, Michigan Department of Transportation, Leelanau County Road Commission, Leelanau County Drain Commission, Health Department, and the Michigan Department of Environmental Quality (MDEQ) have been met.
5. Compliance with all non- zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.

6. All buildings and structures shall be designed, constructed, operated, and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity.
7. The buildings, structures, and entryway thereto proposed are situated, designed, and screened/buffered so as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.
8. All buildings and structures are accessible to emergency vehicles.
9. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.
10. The percentage of impervious surface has been limited on the site to the extent practicable.
11. Efforts have been made to protect the natural environment to the greatest extent possible.
12. There exists within the site plan sufficient protection to accommodate storm water runoff on the site location.
13. The proposal furthers the goals and objectives of the Master Plan.

SECTION 9.2 GENERAL PROVISIONS (*Special Use Requirements*)

B. Application. Application for any special land use permit permissible under the provision of this Ordinance shall be made to the Planning Commission through the Zoning Administrator by filing an official special use permit application and submitting a site plan in accordance with Article 8. In addition to information or documents required by Article 8, the applicant shall provide the following information:

1. Location of all proposed special land uses and activities to be conducted on the parcel(s); **Provided, but note that uses only stated by building program; may need further information on square footage of each amenity. ZA has been working with applicant on this.**
2. Height and footprint of all structures and improvements; **provided.**
3. Adjacent land uses and their corresponding zoning districts; **provided.**
4. Need for the proposed special land use in the specific area of the Township. **Not provided, but permitted use in RR district**
5. Compatibility with the listed permitted uses in the zoning district where the proposed special land use is requested to be located; **Permitted use**
6. Such additional information or documents that will assist the Planning Commission in determining whether the proposed special land use meets the General Standards and

Specific Requirements as provided in Section 9.3. **Planning Commission will determine this.**

SECTION 9.3 STANDARDS, REQUIREMENTS AND FINDINGS (for Special Use Approval)

ZA NOTE: The Commission must determine if the below standards have been met. The applicant indicated their response to the standards in their application.

A. General Standards.

1. The proposed special land use meets the objectives, intent, and purposes of this Article and the zoning district in which the proposed special land use is to be located.
2. The proposed special land use is designed, and is intended to be constructed, operated, maintained, and managed so as to be consistent with the existing or intended character of parcels within the zoning district.
3. The proposed special land use meets or exceeds the minimum requirements for the zoning district in which it is requested to be located.
4. The proposed special land use will be served adequately by essential public utilities, facilities, and services such as water supply, wastewater disposal, highways, roads, police and fire protection, drainage structures, and refuse disposal. Alternatively, such services, if adequate to serve the proposed special land use, may be provided privately or by a combination of public and private providers.
5. The proposed special land use will not adversely impact existing or future neighboring uses. For example, but without limitation, the proposed special land use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible conflicts. Additionally, it shall not be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, and odors, nor have adverse environmental impacts and detrimental effects on the general aesthetics or appearance of the character of existing or future neighborhood uses.
6. The proposed special land use shall not have an adverse effect on the natural environment beyond the normal impacts of permitted principal uses in the same zoning district, and shall not result in impairments, pollution or destruction of the air, surface, ground water, vegetation, and other natural resources.
7. The proposed special land use will not create excessive additional requirements or costs for public facilities, utilities and services.
8. The proposed special land use has met or will meet all requirements of other Township, County, State, and Federal ordinance and code requirements.
9. The following specific requirements shall be met to the extent applicable to the proposed special land use:
 - a. Ingress and egress for the special land use shall be controlled to ensure maximum vehicular and pedestrian safety, convenience, and minimum traffic impact on adjacent roads and highways, drives, and nearby uses including, but not limited to:

- i. Minimization of the number of ingress and egress points through elimination, minimization, and consolidation of drives and curb cuts;
- ii. Proximity and relation of driveway to intersections;
- iii. Minimization of pedestrian and vehicular traffic conflicts;
- iv. Adequacy of sight distances between road and driveway intersections as specified in Section 6.2, Access Management.
- v. Location and accessibility of off-street parking, loading, and unloading for automotive vehicles, including buses and trucks;
- vi. Location and potential use of ingress and egress drives to access special land use parcels for the purpose of possibly reducing the number of access points necessary to serve the parcels.
- vii. Adequate maneuverability and circulation for emergency vehicles.

MATCHLINE 1/1.5.0
MATCHLINE 2/1.5.0



SPA + FITNESS
 Bldg Area: 35,475 sq. ft.
 Total Bldg Area: 35,475 sq. ft. (exceeds 35'-0")
 Key Count: 10 Keys
 Program: 10 Guestrooms, Spa Treatment Rooms, Cafe, Fitness Rooms, and Lap Pool
 Note: Pool deck(s) to be sited in secure closest within close proximity to pool.

CABINS
 Cabin A: (9) @ 1,000 sq. ft. ea.
 Total Area: 9,000 sq. ft.
 Cabin B: (6) @ 1,545 sq. ft. ea.
 Total Area: 9,270 sq. ft.
 Cabin C: (9) @ 1,545 sq. ft. ea.
 Total Area: 13,905 sq. ft.
 Total Bldg Area: 22,175 sq. ft.
 Key Count: 34 Keys

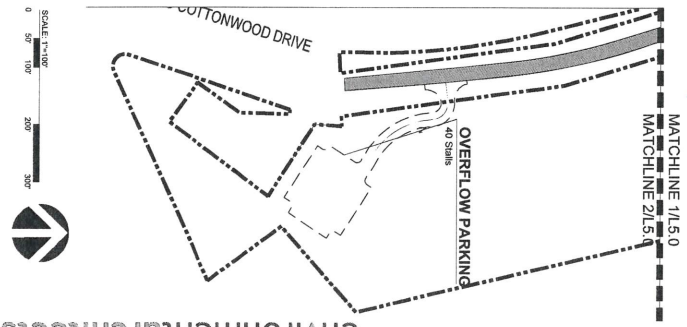
COTTAGES
 Bldg Area: 14 Cottages @ 2,500 - 3,125 sq. ft. ea.
 Total Area: 18,800 sq. ft.
 Bldg Height: not to exceed 35'-0"
 Key Count: 6 Keys
 Bldg dimensions typical for all cottages

KID'S CLUB
 Bldg Area: 2,050 sq. ft.
 Bldg Height: not to exceed 35'-0"
SERVICE HUT
 Bldg Area: 400 sq. ft.
 Bldg Height: not to exceed 25'-0"

LODGE
 Bldg Area: 69,600 sq. ft.
 Bldg Height: not to exceed 35'-0"
 Key Count: 20 Keys
 Program: Guestrooms, Mail/Info Room, Restaurant, Material, Back of House Services, and Administrative Offices

PAVILLION
 Bldg Area: 1,025 sq. ft.
 Bldg Height: not to exceed 35'-0"

S SLOPE DRIVE



SCALE: 1"=100'
 0 50 100 200 300'

WELLEIVITY SPECIAL USE PERMIT APPLICATION

AREA SUMMARY

Category	Count	Area (sq. ft.)
Program Building	1	69,600
Other Building	1	400
Other Building	1	2,050
Other Building	1	1,025
Other Building	1	18,800
Other Building	1	13,905
Other Building	1	22,175
TOTAL	7	127,950

KEY MAP



1" = 10,000'

ELMWOOD TOWNSHIP
SITE INFO
 PARCELS: 004-113-014-28, 004-113-014-29, 004-113-014-51, 004-113-014-16
 ZONES: RR
 OVERALL ACRES: 99.99 ACRES

new 11/18/22

WELLEIVITY

Special Use Permit Application

PROJECT DIRECTORY

APPLICANT
WELLEIVITY, LLC
 Contact: Georgina Flower
 grflower@gmail.com

ARCHITECT
Environment Architects
 10241 E. Cherry Bend Rd.
 Traverse City, MI 49684
 231.946.1234
 Contact: Ray Kendra
 ray@env-arch.com

CIVIL ENGINEERING
Gosling Czubak Engineering
 1280 Business Park Dr.
 Traverse City, MI 49686
 231.946.9191
 Contact: Bob Varschaeve
 mverschaeve@goslingczubak.com

PLANNING CONSULTANT
Northview 22, LLC
 PO Box 3342
 Traverse City, MI 49685
 Contact: Sarah Keever
 sarah@northview22.com

DESIGN CONSULTANT
SB Architects
 2333 Ponce de Leon Blvd.
 Coral Gables, FL 33134
 305.856.2021
 Contact: Scott Lee, RA
 slee@sb-architects.com
 www.sb-architects.com

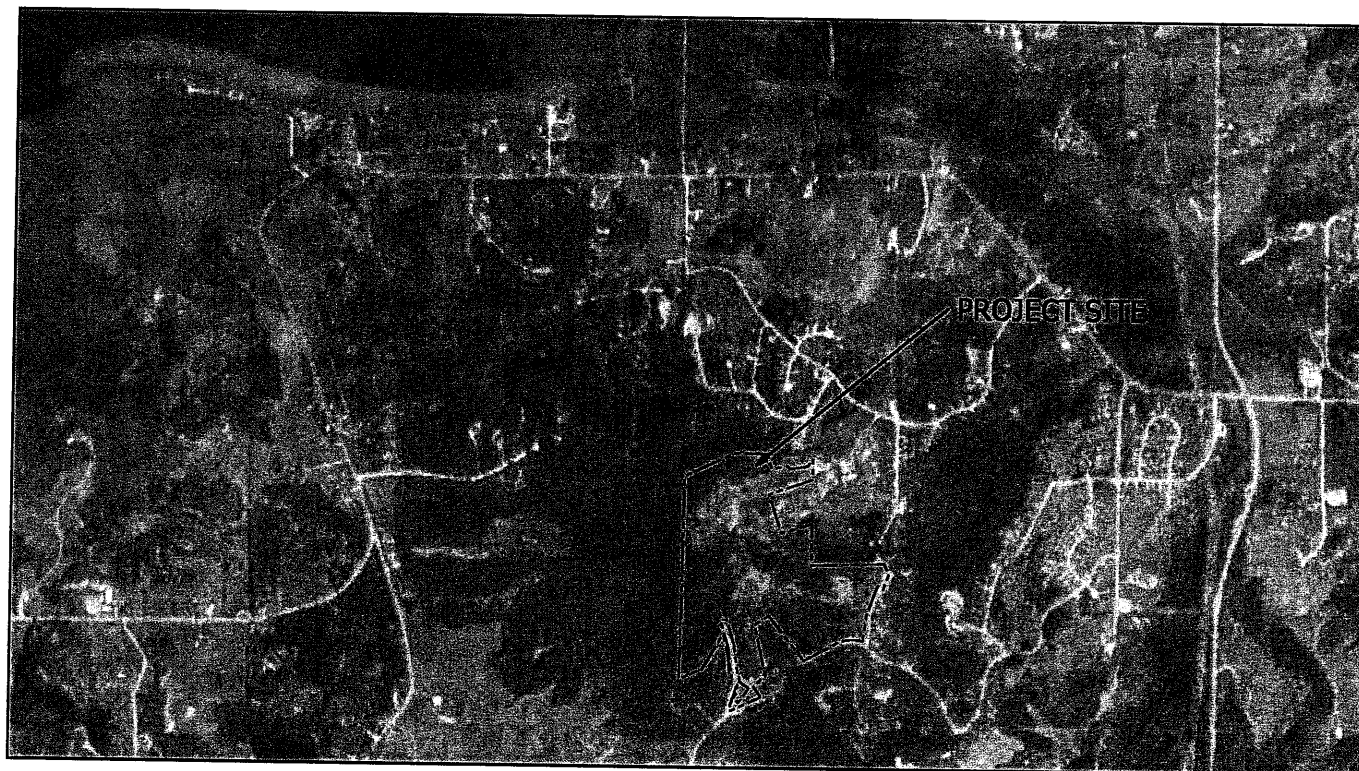
DESIGN CONSULTANT
SKS
 1928 Central St.
 Suite A
 Kansas City, MO 64108
 913.544.5730
 Contact: Sean Simms
 sean@sksimms.com

DESIGN CONSULTANT
SHERWOOD DESIGN ENGINEERS
 2548 Mission Street
 San Francisco, CA 94110
 415.677.7300
 Contact: Mike Hastings
 mhastings@sherwoodengineers.com

DATE	DESCRIPTION
8/19/22	Special Use Permit
9/30/22	SUP Rev_01

NOT FOR CONSTRUCTION

AREA MAP



SITE INFO

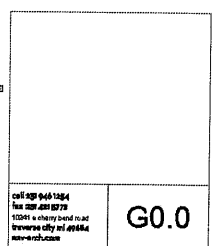
ELMWOOD TOWNSHIP
 PARCELS: 004-113-014-26, 004-113-014-29, 004-113-014-51, 004-113-014-16
 ZONES RR
 OVERALL ACREAGE: 99.99 ACRES

SHEET INDEX

G1.0	COVER SHEET & SHEET INDEX
G1.1	EXISTING PARCEL OVERALL
G1.2	EXISTING SITE
G1.3	SLOPE ANALYSIS
C1.0	SITE PLAN - OVERALL
C2.1	GRADING & DRAINAGE PLAN
C2.2	GRADING & DRAINAGE PLAN
C2.3	UTILITY PLAN
C2.4	UTILITY PLAN
C3.1	DETAILS
C3.2	DETAILS
L1.0	LANDSCAPE PLAN - OVERALL
L1.1	LANDSCAPE PLAN - ENLARGEMENT
L1.2	LANDSCAPE PLAN - CIRCULATION DIAGRAM
L2.0	DISTURBED LAND DIAGRAM
L3.0	OPEN SPACE DIAGRAM
L4.0	LANDSCAPE RESTORATION PLAN AND DETAILS
L5.0	CONCEPTUAL PLANTING PLAN - OVERALL
L5.1	CONCEPTUAL PLANTING PLAN - ENLARGEMENT
L5.2	PLANTING PALETTE
L5.3	PLANTING PALETTE
L5.0	CONCEPT LIGHTING
A1.0	ARCHITECTURAL SITE PLAN - OVERALL
A1.1	ARCHITECTURAL SITE LIGHTING PLAN - OVERALL
A2.1	CONCEPTUAL BUILDING ELEVATIONS
A2.2	CONCEPTUAL BUILDING ELEVATIONS
A2.3	CONCEPTUAL BUILDING ELEVATIONS
A2.4	CONCEPTUAL BUILDING ELEVATIONS
A2.5	CONCEPTUAL BUILDING ELEVATIONS

WELLEIVITY SPECIAL USE PERMIT APPLICATION

environmentarchitects



ISSUES:

DATE	DESCRIPTION
8/19/22	SUP
9/30/22	SUP REVISION 1

NOT FOR CONSTRUCTION

EXISTING SITE DATA AND SOURCES:

- TOWNSHIP OF ELMWOOD, COUNTY OF LEELANAU, STATE OF MICHIGAN
- ASSESSOR'S PARCEL NUMBERS: 004-113-014-26, 004-113-014-29, 004-113-014-51, 004-113-014-16
- ZONING DISTRICTS: RR (RURAL RESORT)
- OVERALL GROSS ACREAGE: 99.99 ACRES
NET ACREAGE = GROSS (99.99) - EASEMENTS (4.82) = 95.17 ACRES
* WETLAND AREAS ARE APPROXIMATE AND SHALL BE FURTHER CONFIRMED IN THE NEXT PHASE OF THE PROJECT. SEE SHEET L4.00 FOR DEPICTION OF APPROXIMATE WETLAND AREAS.
- BOUNDARY AND NON-TOPOGRAPHICAL SITE INFORMATION INCLUDED IN THIS PLAN SET IS EXTRACTED FROM THE ALTA/NSPS SURVEY DATED FEBRUARY 6, 2022, PREPARED BY GOSLING CZUBAK ENGINEERS SCIENCES, FOR CUNNINGHAM-LIMP.
- THE FOLLOWING INFORMATION HAS BEEN COMPILED BY SHERWOOD DESIGN ENGINEERS FOR CONCEPTUAL PLANNING AND VISUALIZATION ONLY, AND IS NOT INTENDED TO REPLACE GROUND-ACQUIRED TOPOGRAPHICAL SURVEY, AND THEREFORE CANNOT BE USED FOR CONSTRUCTION PURPOSES. SOURCES INCLUDE:
 - TOPOGRAPHIC DIGITAL ELEVATION MODEL DATA IS SOURCED FROM "2015 FEMA Lidar: Michigan Part 2 (Alger, Benzie, Delta, Grand Traverse, Leelanau, Mackinac, Manistee Counties)"
 - ORTHO PHOTO IMAGERY SOURCED FROM "2018 Michigan NAIP Digital Ortho Photo Imagery"

LEGAL DESCRIPTION: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT# STS-5535:

LAND IN ELMWOOD TOWNSHIP, COUNTY OF LEELANAU, STATE OF MICHIGAN, DESCRIBED AS:

PARCEL 15: PART OF SECTIONS 13 AND 24, TOWN 28 NORTH, RANGE 12 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 09°09'30" EAST 988.00 FEET, ALONG THE WEST LINE OF SAID SECTION 13; THENCE SOUTH 02°00'17" WEST, 44.34 FEET (RECORDED AS SOUTH 09°09'30" EAST, 42.00 FEET); THENCE SOUTH 89°28'14" EAST, 419.79 FEET; THENCE SOUTH 12°27'20" WEST, 332.44 FEET; THENCE SOUTH 12°27'20" EAST, 128.73 FEET; THENCE SOUTH 63°29'20" EAST, 229.94 FEET; THENCE SOUTH 18°25'30" EAST, 288.75 FEET; THENCE SOUTH 02°48'30" WEST, 284.00 FEET; THENCE SOUTH 27°23'30" WEST, 10.00 FEET; THENCE PARALLEL TO THE SOUTHERLY BOUNDARY LINE OF THE RECORDED PLAT OF LEELANAU HILLS NO. 1, 401.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°25'00" EAST, 200.87 FEET; THENCE SOUTH 71°02'47" EAST, 397.05 FEET; THENCE SOUTH 40°04'38" EAST, 1006.23 FEET TO A POINT ON THE CENTERLINE OF A 75.00 FOOT WIDE EASEMENT; THENCE ALONG SAID CENTERLINE NORTH 61°21'33" WEST, 71.00 FEET (RECORDED AS NORTH 61°04'36" WEST, 70.83 FEET) TO THE P.C. OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 137.57 FEET, HAVING A RADIUS OF 273.03 FEET, A CENTRAL ANGLE OF 57°32'42" AND A LONG CHORD WHICH BEARS NORTH 89°54'33" WEST, 262.84 FEET (RECORDED AS HAVING A RADIUS OF 272.55 FEET, A CENTRAL ANGLE OF 57°37'15" AND A LONG CHORD WHICH BEARS NORTH 89°54'33" WEST, 262.83 FEET); THENCE SOUTH 61°18'10" WEST (RECORDED AS SOUTH 61°18'10" WEST), 137.57 FEET; THENCE NORTH 40°04'38" WEST, 1208.92 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 75.00 FOOT WIDE EASEMENT.

PARCEL 16: PART OF SECTIONS 13 AND 24, TOWN 28 NORTH, RANGE 12 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 09°09'30" EAST 988.00 FEET, ALONG THE WEST LINE OF SAID SECTION 13; THENCE SOUTH 02°00'17" WEST, 44.34 FEET (RECORDED AS SOUTH 09°09'30" EAST, 42.00 FEET); THENCE SOUTH 89°28'14" EAST, 419.79 FEET; THENCE SOUTH 12°27'20" WEST, 332.44 FEET; THENCE SOUTH 12°27'20" EAST, 128.73 FEET; THENCE SOUTH 63°29'20" EAST, 229.94 FEET; THENCE SOUTH 18°25'30" EAST, 288.75 FEET; THENCE SOUTH 02°48'30" WEST, 284.00 FEET; THENCE SOUTH 27°23'30" WEST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL TO THE SOUTHERLY BOUNDARY LINE OF THE RECORDED PLAT OF LEELANAU HILLS NO. 1, 401.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°25'00" EAST, 200.87 FEET; THENCE SOUTH 71°02'47" EAST, 397.05 FEET; THENCE SOUTH 40°04'38" EAST, 1006.23 FEET TO A POINT ON THE CENTERLINE OF A 75.00 FOOT WIDE EASEMENT; THENCE ALONG SAID CENTERLINE NORTH 61°21'33" WEST, 71.00 FEET (RECORDED AS NORTH 61°04'36" WEST, 70.83 FEET) TO THE P.C. OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 137.57 FEET, HAVING A RADIUS OF 273.03 FEET, A CENTRAL ANGLE OF 57°32'42" AND A LONG CHORD WHICH BEARS NORTH 89°54'33" WEST, 262.84 FEET (RECORDED AS HAVING A RADIUS OF 272.55 FEET, A CENTRAL ANGLE OF 57°37'15" AND A LONG CHORD WHICH BEARS NORTH 89°54'33" WEST, 262.83 FEET); THENCE SOUTH 61°18'10" WEST (RECORDED AS SOUTH 61°18'10" WEST), 137.57 FEET; THENCE NORTH 40°04'38" WEST, 1208.92 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 75.00 FOOT WIDE EASEMENT.

PARCEL 15: PART OF SECTIONS 13 AND 24, TOWN 28 NORTH, RANGE 12 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 09°09'30" EAST 988.00 FEET, ALONG THE WEST LINE OF SAID SECTION 13; THENCE SOUTH 02°00'17" WEST, 44.34 FEET (RECORDED AS SOUTH 09°09'30" EAST, 42.00 FEET); THENCE SOUTH 89°28'14" EAST, 419.79 FEET; THENCE SOUTH 12°27'20" WEST, 332.44 FEET; THENCE SOUTH 12°27'20" EAST, 128.73 FEET; THENCE SOUTH 63°29'20" EAST, 229.94 FEET; THENCE SOUTH 18°25'30" EAST, 288.75 FEET; THENCE SOUTH 02°48'30" WEST, 284.00 FEET; THENCE SOUTH 27°23'30" WEST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL TO THE SOUTHERLY BOUNDARY LINE OF THE RECORDED PLAT OF LEELANAU HILLS NO. 1, 401.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°25'00" EAST, 200.87 FEET; THENCE SOUTH 71°02'47" EAST, 397.05 FEET; THENCE SOUTH 40°04'38" EAST, 1006.23 FEET TO A POINT ON THE CENTERLINE OF A 75.00 FOOT WIDE EASEMENT; THENCE ALONG SAID CENTERLINE NORTH 61°21'33" WEST, 71.00 FEET (RECORDED AS NORTH 61°04'36" WEST, 70.83 FEET) TO THE P.C. OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 137.57 FEET, HAVING A RADIUS OF 273.03 FEET, A CENTRAL ANGLE OF 57°32'42" AND A LONG CHORD WHICH BEARS NORTH 89°54'33" WEST, 262.84 FEET (RECORDED AS HAVING A RADIUS OF 272.55 FEET, A CENTRAL ANGLE OF 57°37'15" AND A LONG CHORD WHICH BEARS NORTH 89°54'33" WEST, 262.83 FEET); THENCE SOUTH 61°18'10" WEST (RECORDED AS SOUTH 61°18'10" WEST), 137.57 FEET; THENCE NORTH 40°04'38" WEST, 1208.92 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 75.00 FOOT WIDE EASEMENT.

PARCEL 26: PART OF SECTIONS 13 AND 24, TOWN 28 NORTH, RANGE 12 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 09°09'30" EAST 988.00 FEET, ALONG THE WEST LINE OF SAID SECTION 13; THENCE SOUTH 02°00'17" WEST, 44.34 FEET (RECORDED AS SOUTH 09°09'30" EAST, 42.00 FEET); THENCE SOUTH 89°28'14" EAST, 419.79 FEET; THENCE SOUTH 12°27'20" WEST, 332.44 FEET; THENCE SOUTH 12°27'20" EAST, 128.73 FEET; THENCE SOUTH 63°29'20" EAST, 229.94 FEET; THENCE SOUTH 18°25'30" EAST, 288.75 FEET; THENCE SOUTH 02°48'30" WEST, 284.00 FEET; THENCE SOUTH 27°23'30" WEST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL TO THE SOUTHERLY BOUNDARY LINE OF THE RECORDED PLAT OF LEELANAU HILLS NO. 1, 401.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°25'00" EAST, 200.87 FEET; THENCE SOUTH 71°02'47" EAST, 397.05 FEET; THENCE SOUTH 40°04'38" EAST, 1006.23 FEET TO A POINT ON THE CENTERLINE OF A 75.00 FOOT WIDE EASEMENT; THENCE ALONG SAID CENTERLINE NORTH 61°21'33" WEST, 71.00 FEET (RECORDED AS NORTH 61°04'36" WEST, 70.83 FEET) TO THE P.C. OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 137.57 FEET, HAVING A RADIUS OF 273.03 FEET, A CENTRAL ANGLE OF 57°32'42" AND A LONG CHORD WHICH BEARS NORTH 89°54'33" WEST, 262.84 FEET (RECORDED AS HAVING A RADIUS OF 272.55 FEET, A CENTRAL ANGLE OF 57°37'15" AND A LONG CHORD WHICH BEARS NORTH 89°54'33" WEST, 262.83 FEET); THENCE SOUTH 61°18'10" WEST (RECORDED AS SOUTH 61°18'10" WEST), 137.57 FEET; THENCE NORTH 40°04'38" WEST, 1208.92 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 75.00 FOOT WIDE EASEMENT.

AS-SURVEYED (OVERALL) LEGAL DESCRIPTION: THAT PART OF SECTIONS 13 AND 24, TOWN 28 NORTH, RANGE 12 WEST, ELMWOOD TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23 AND 24; THENCE ALONG THE WEST SECTION LINE NORTH 74°22'22" EAST, 419.79 FEET (RECORDED AS 189.82 FEET); THENCE NORTH 70°08'10" EAST, 40.94 FEET (RECORDED AS 44.43 FEET); THENCE NORTH 68°58'18" EAST, 180.36 FEET (RECORDED AS 184.78 FEET); THENCE NORTH 12°27'20" WEST, 332.44 FEET (RECORDED AS 350.42 FEET); THENCE SOUTH 51°46'19" EAST, 180.36 FEET (RECORDED AS 184.78 FEET); THENCE NORTH 74°22'22" EAST, 198.25 FEET (RECORDED AS 198.25 FEET) TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE RECORDED PLAT OF LEELANAU HILLS NO. 1; THENCE NORTH 74°22'22" EAST, 41.33 FEET; THENCE NORTH 81°48'50" EAST, 218.09 FEET; THENCE NORTH 31°27'47" EAST, 114.48 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE RECORDED PLAT OF LEELANAU HILLS NO. 1; THENCE SOUTH 09°09'30" EAST, 258.38 FEET; THENCE SOUTH 71°09'45" WEST, 581.02 FEET; THENCE SOUTH 18°50'15" EAST, 500.97 FEET; THENCE NORTH 72°04'34" EAST, 381.78 FEET; THENCE SOUTH 09°04'10" WEST, 500.24 FEET; THENCE NORTH 82°52'50" EAST, 888.03 FEET, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 13; THENCE SOUTH 27°09'10" EAST, 134.19 FEET; THENCE SOUTH 18°50'00" WEST, 549.24 FEET; THENCE SOUTH 89°25'30" WEST, 408.07 FEET; THENCE NORTH 40°04'38" WEST, 1006.23 FEET; THENCE NORTH 71°02'47" WEST, 397.05 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 13; THENCE SOUTH 89°25'30" WEST, 284.00 FEET; THENCE NORTH 02°48'30" EAST, 284.00 FEET; THENCE NORTH 18°25'30" WEST, 288.75 FEET; THENCE NORTH 63°29'20" WEST, 229.94 FEET; THENCE NORTH 12°27'20" WEST, 128.73 FEET; THENCE NORTH 13°42'08" EAST, 332.44 FEET; THENCE NORTH 69°28'14" WEST, 419.79 FEET; THENCE NORTH 02°00'17" WEST, 44.34 FEET (RECORDED AS NORTH 09°09'30" WEST, 42.00 FEET); THENCE SOUTH 09°09'30" WEST, 988.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 75.00 FOOT WIDE EASEMENT.

SCHEDULE B - PART II - PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT# STS-5535:
ITEMS 1-10, 12-14 ARE NOT A MATTER OF SURVEY.
11. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 195, PAGE 131, 75' EASEMENTS FOR S COTTONWOOD DR AND E TIMBERWOODS DR, PLAT DISCLOSED.

TABLE A - NOTES:

- BASE OF BEARING IS MICHIGAN STATE PLANE COORDINATES, CENTRAL ZONE NAD83, INTERNATIONAL FOOT, GRID.
- SITE IS ZONED RURAL RESORT (RR).

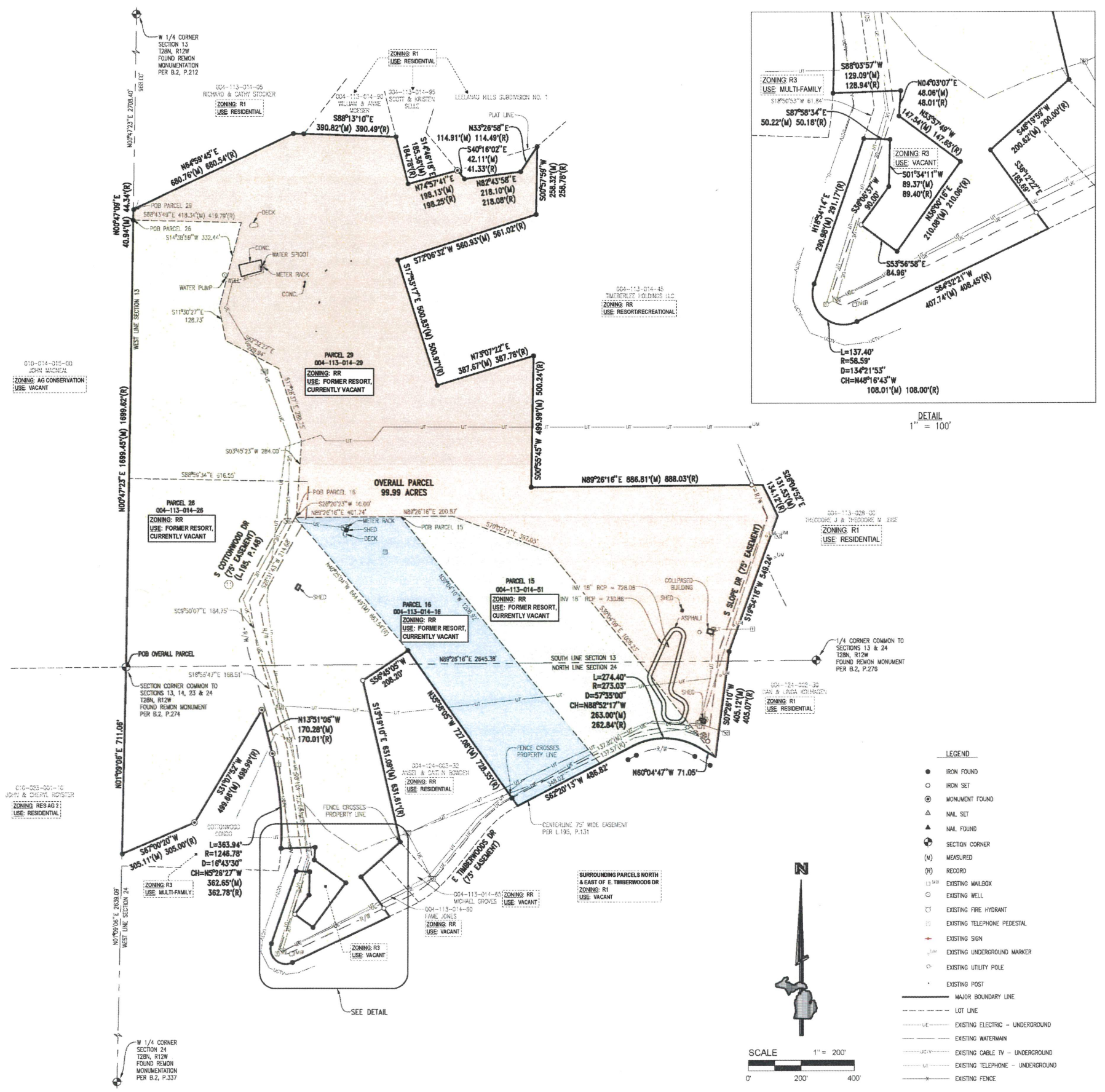
SETBACKS:

FRONT: 50'
SIDES: 10'
REAR: 25'

NO ZONING REPORT LETTER WAS RECEIVED, ZONING INFORMATION WAS TAKEN ELMWOOD TOWNSHIP WEBSITE AND MAY OR MAY NOT BE CURRENT.

NO PARKING AREAS, LOTS OR PARKING STRUCTURES WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

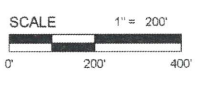
UTILITIES SHOWN WERE TAKEN FROM A COMBINATION OF OBSERVED EVIDENCE AND MAPS PROVIDED FROM MISS DC.



LEGEND

- IRON FOUND
- IRON SET
- ⊙ MONUMENT FOUND
- ▲ NAIL SET
- △ NAIL FOUND
- ⊕ SECTION CORNER
- (M) MEASURED
- (R) RECORD
- (13) EXISTING MAILBOX
- EXISTING WELL
- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE PEDESTAL
- EXISTING SIGN
- EXISTING UNDERGROUND MARKER
- EXISTING UTILITY POLE
- EXISTING POST

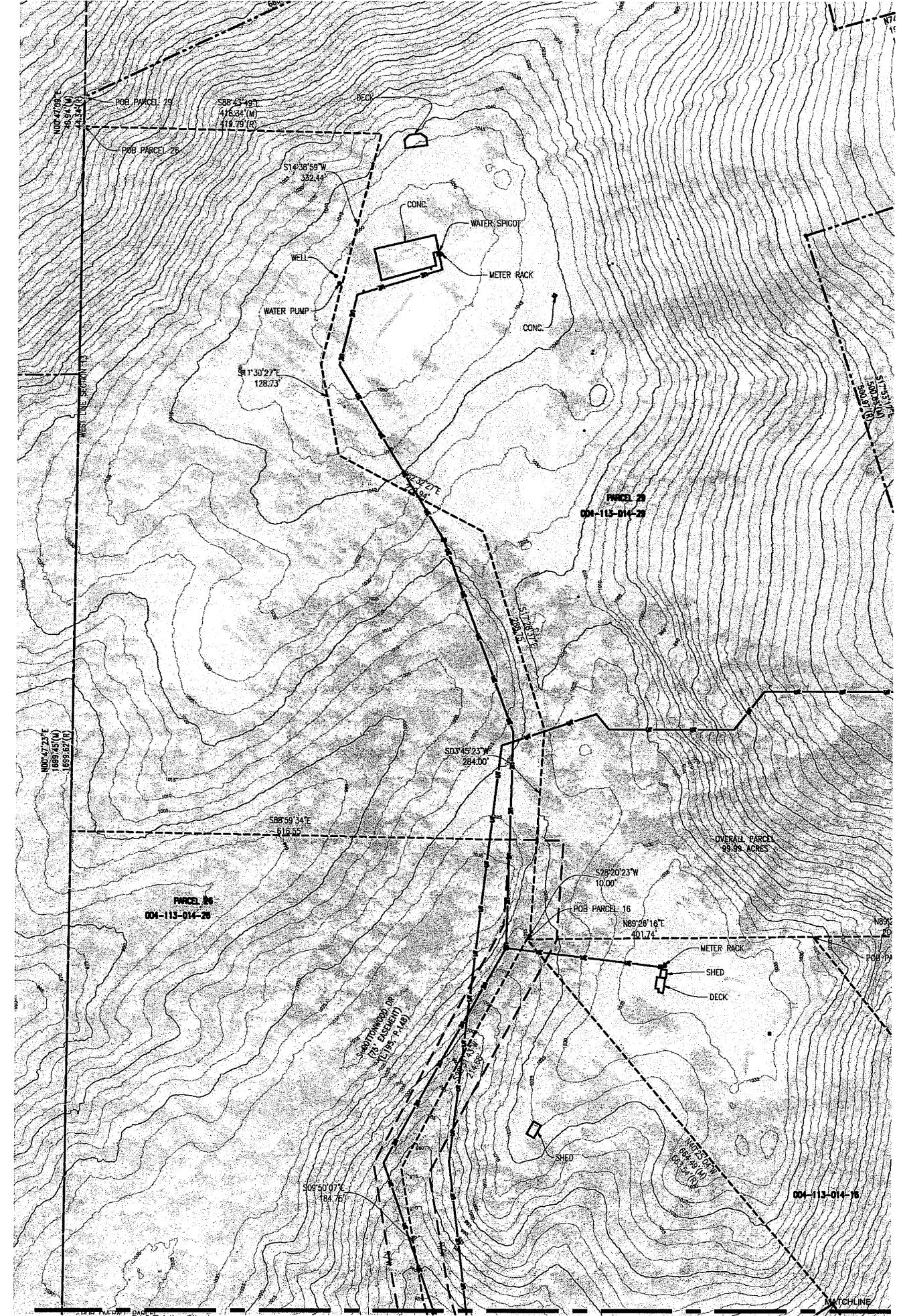
--- MAJOR BOUNDARY LINE
- - - - SURVEY LINE
- - - - EXISTING ELECTRIC - UNDERGROUND
- - - - EXISTING WATERMAIN
- - - - EXISTING CABLE TV - UNDERGROUND
- - - - EXISTING TELEPHONE - UNDERGROUND
- - - - EXISTING FENCE



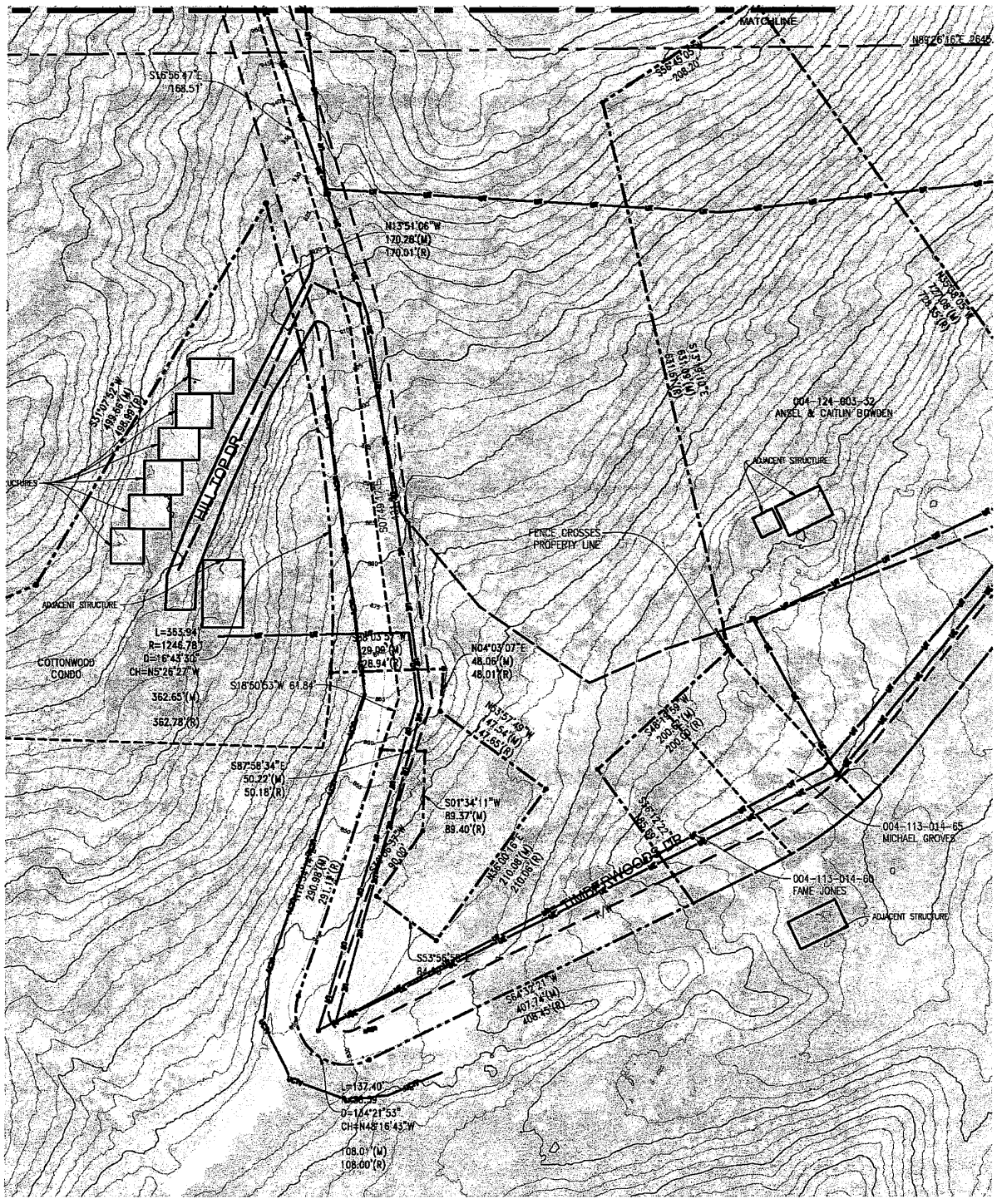
WELLEIVITY
 SPECIAL USE PERMIT APPLICATION
 environmentalarchitects

EXISTING PARCEL OVERALL

G1.1



ACCESS DRIVE CONTINUATION



ISSUES:

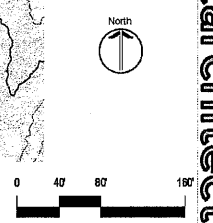
DATE	DESCRIPTION
8/19/22	SUP
08/02/22	SUP REVISION 1

NOT FOR CONSTRUCTION

WELLEVITY
SPECIAL USE PERMIT APPLICATION

environmentalarchitects

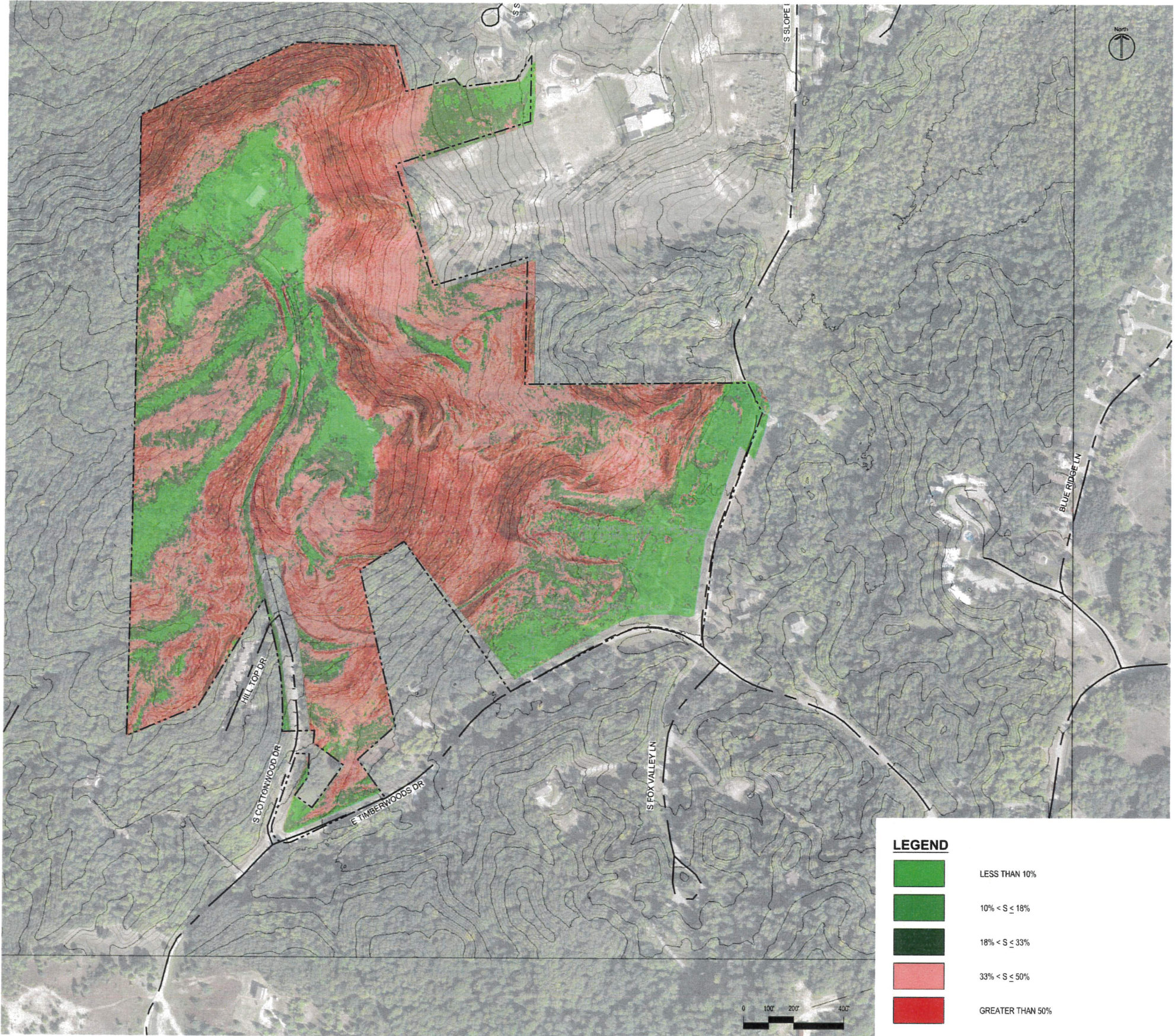
EXISTING SITE	
<p>City of Shrewsbury 225 N. Main Street Shrewsbury, MA 01545 Tel: 508.865.2254 Fax: 508.865.2277</p>	G1.2

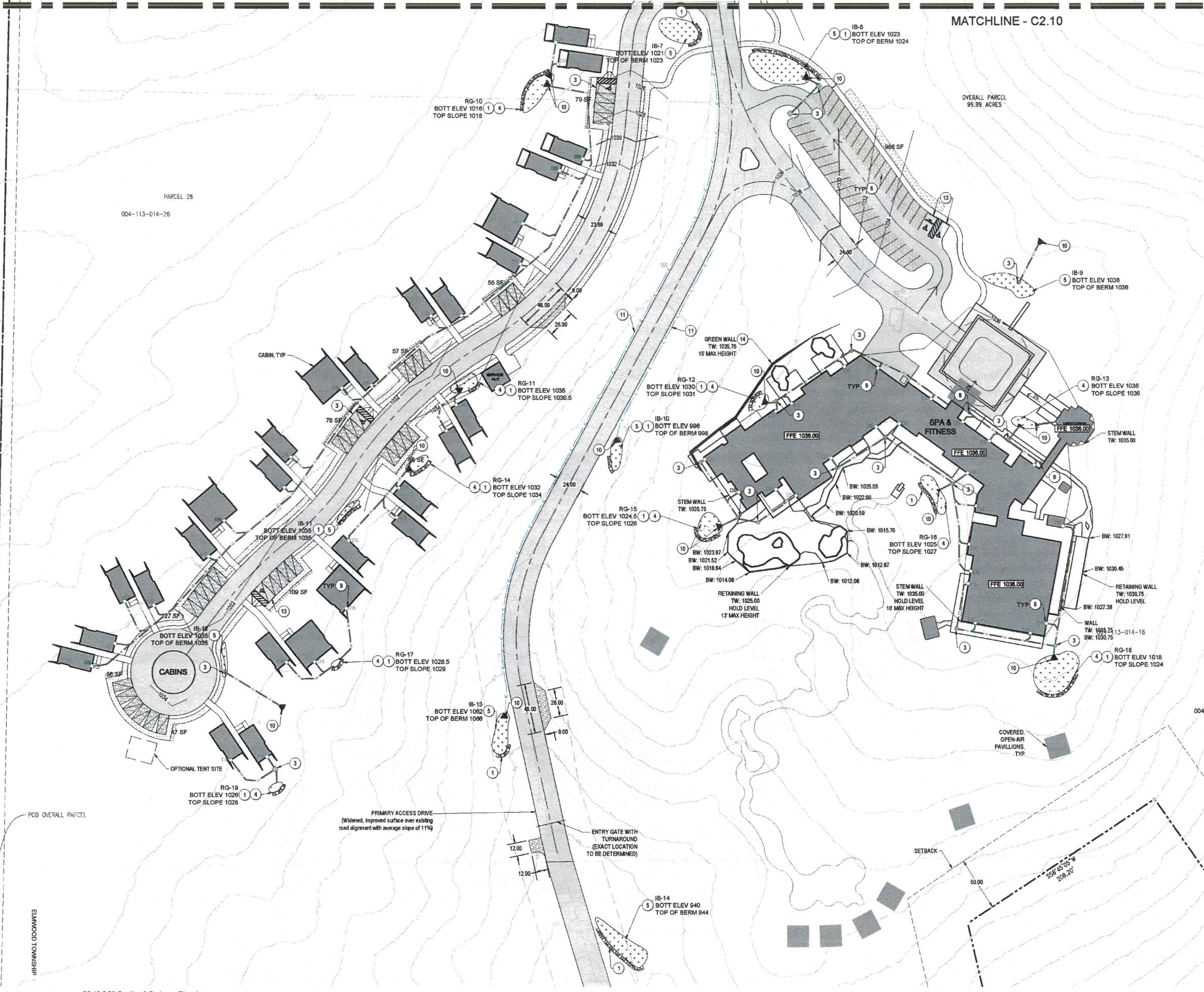


10/5/2022 G1.2 Existing Site.dwg

ISSUES:	
DATE:	DESCRIPTION:
8/18/22	SUP
9/30/22	SUP REVISION 1

NOT FOR CONSTRUCTION





LEGEND

- (P) AREA DRAIN
- (P) DRAIN INLET
- (P) JUNCTION BOX
- (P) SD CLEAN OUT
- (P) ROCK INLET/OUTLET PROTECTION
- (P) DOWNSPOUT
- (P) STORM DRAIN PIPE
- (P) UNDER DRAIN PIPE
- (P) FLOWLINE
- RAIN GARDEN
- INFILTRATION BASIN
- PARKING LOT SNOW STORAGE AREA (10% OF PARKING AREA)
- MULCHED PATHWAY

- KEYNOTES**
- 1 ROCK LEVEL SPREADER, SEE DETAIL 7/C3.0
 - 2 STORM DRAIN JUNCTION BOX, SEE DETAIL 1/C3.0
 - 3 STORM DRAIN CATCH BASIN, SEE DETAIL 1/C3.0
 - 4 RAIN GARDEN, SEE DETAIL 9/C3.0
 - 5 INFILTRATION BASIN, SEE DETAIL 6/C3.0
 - 6 UNDER DRAIN BELOW PERVIOUS PAVEMENT, SEE DETAIL 4/C3.1
 - 7 AREA DRAIN, SEE DETAIL 2/C3.0
 - 8 STORM DRAIN CLEANOUT, SEE DETAIL 1/C3.1
 - 9 STORM DRAIN DOWNSPOUT
 - 10 ROCK ENERGY DISSIPATOR, SEE DETAIL 2 & 3/C3.1
 - 11 STONE LINED VEGETATED SWALE, SEE DETAIL 3/C3.0
 - 12 PARKING LOT SNOW STORAGE AREA
 - 13 ACCESSIBLE PARKING, GRADE TO 2% OR LESS

ISSUES:

DATE	DESCRIPTION
8/19/22	SUP
8/30/22	SUP REVISION 1

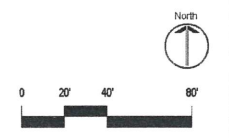
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 SPECIAL USE PERMIT APPLICATION

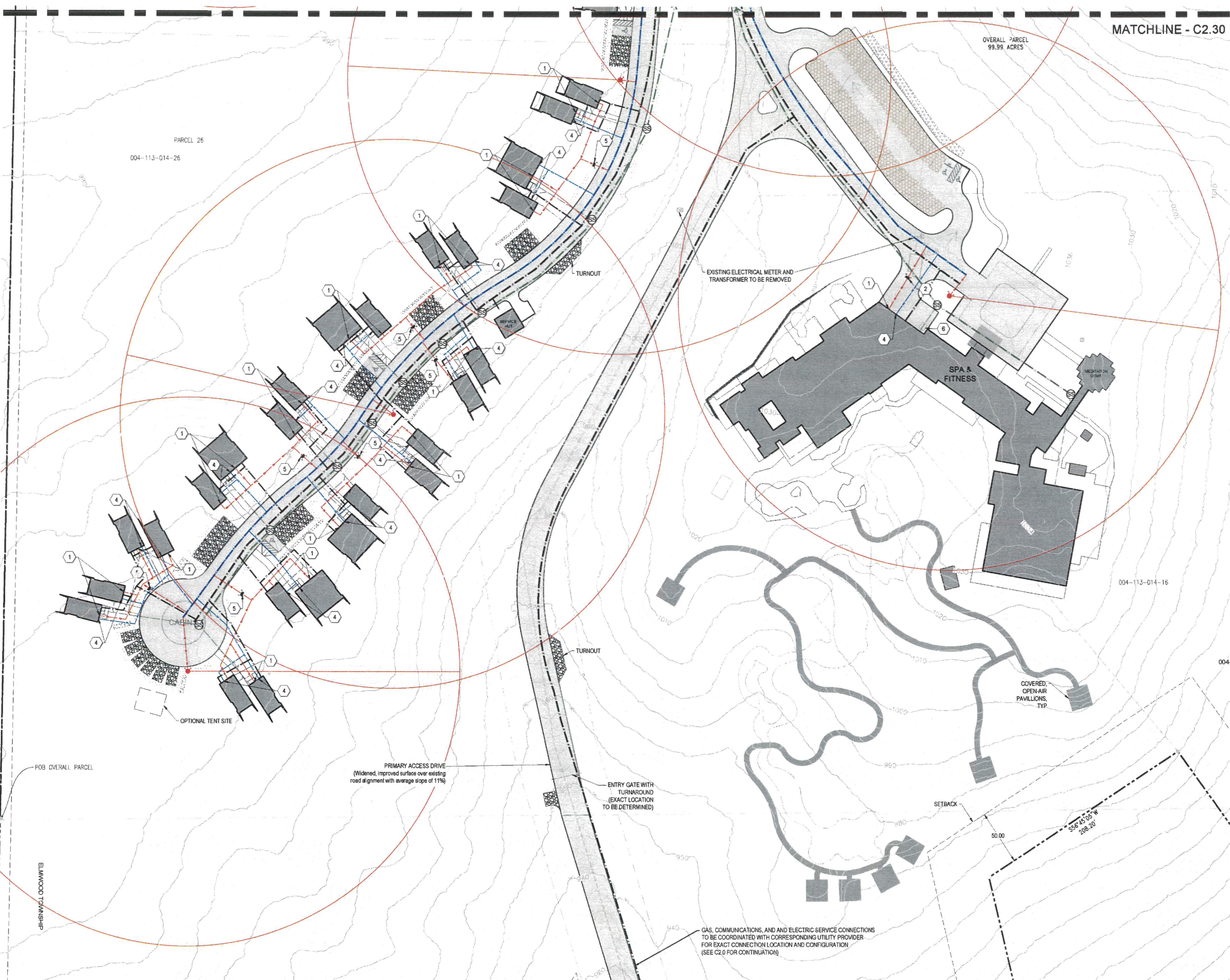
environmentarchitects

GRADING & DRAINAGE PLAN

C2.2



10/5/2022 C2.10-2.20 Grading & Drainage Plan.dwg



LEGEND

(S)	SEWER MANHOLE LID
->	SEWER POC
SSFM	SEWER FORCE MAIN
---	SEWER PIPE
●	FIRE HYDRANT
---	WATER PIPE
ww	WATER TANK FILL LINE
rw	RECYCLED WATER (TREATED EFFLUENT)
---	FIRE SUPPLY LINE
---	DOMESTIC WATER SERVICES
---	SEWER LATERAL
---	JOINT UTILITY TRENCH (NATURAL GAS, ELECTRICAL, AND COMMUNICATIONS)

- KEYNOTES**
- 1 FIRE SPRINKLER POINT OF CONNECTION
 - 2 BACKFLOW DEVICE WITH ATTACHED FIRE DEPARTMENT CONNECTION
 - 3 REINFORCED TURF BLOCK (#20 LOADABLE)
 - 4 DOMESTIC WATER POINT OF CONNECTION
 - 5 SHARED FIRE DEPARTMENT CONNECTION
 - 6 COVERED TRASH STORAGE AREA: DRAINS TO SANITARY SEWER VIA SAND TRAP
 - 7 BOOSTER PUMP
 - 8 CONNECTION TO (E) WATER WELL AND PUMP
 - 9 GREASE INTERCEPTOR
 - 10 ADVANCED WASTEWATER TREATMENT SYSTEM

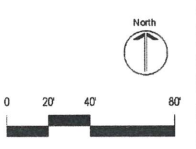
ISSUES:

DATE	DESCRIPTION
8/19/22	SUP
9/30/22	SUP REVISION 1

NOT FOR CONSTRUCTION

WELLEIVITY
SPECIAL USE PERMIT APPLICATION

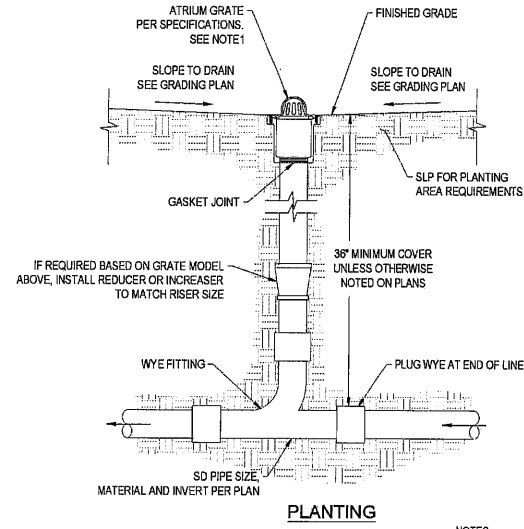
environmentalarchitects



UTILITY PLAN

C2.4

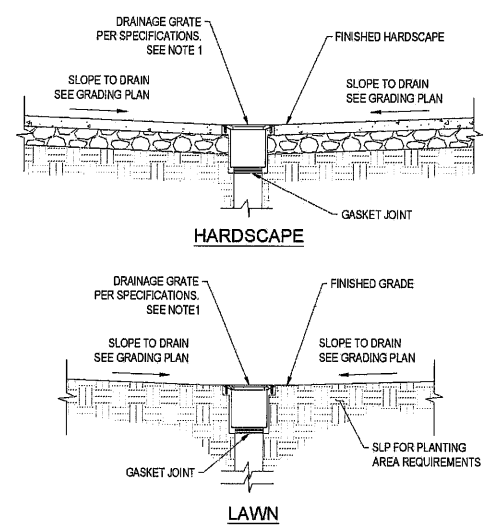
P:\20210112_MW\113022_004\CONSTRUCTION\DWG\C2.30-2.40 UTILITY PLAN.dwg, PLOT: 10/5/2022 3:37 PM, ANNOTATED, 11



PLANTING

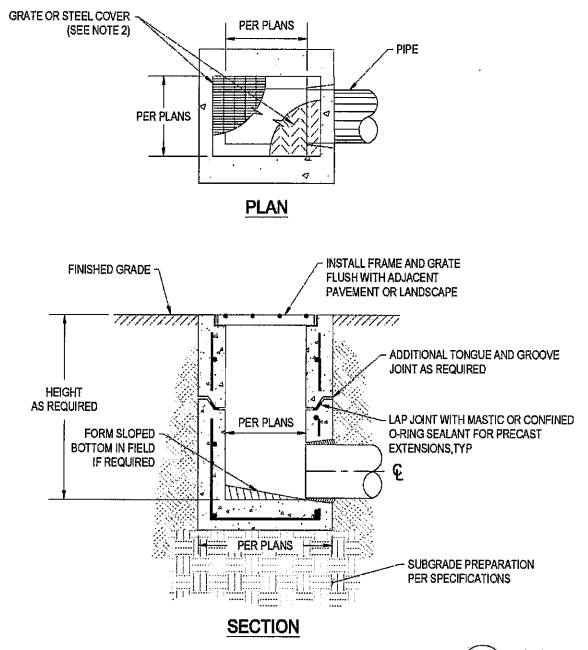
NOTES

1. BASE OF GRATE TO BE FLUSH WITH ADJACENT LANDSCAPE.
2. BRING TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE ESTABLISHED IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.



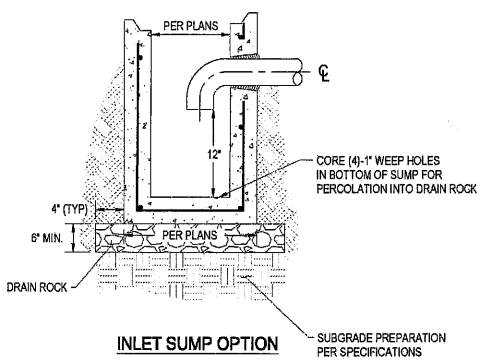
HARDSCAPE

LAWN



PLAN

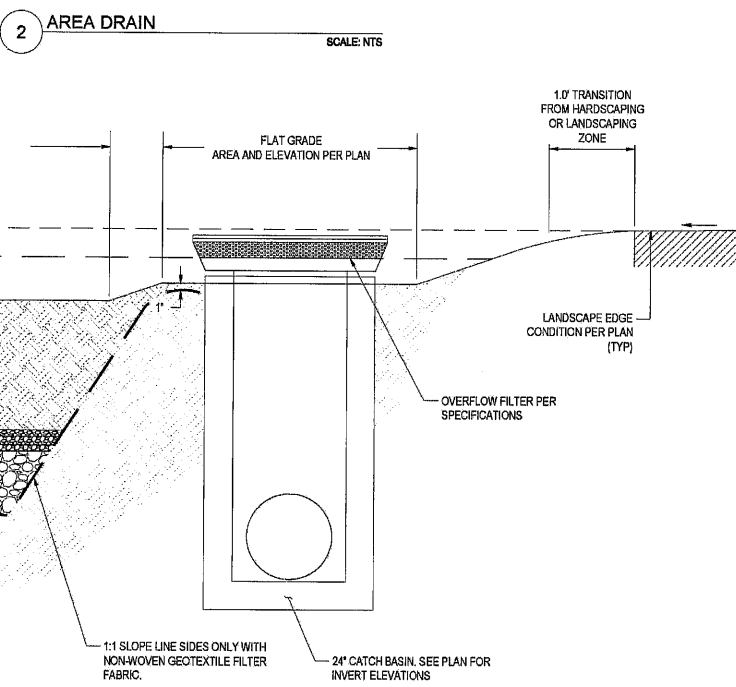
SECTION



INLET SUMP OPTION

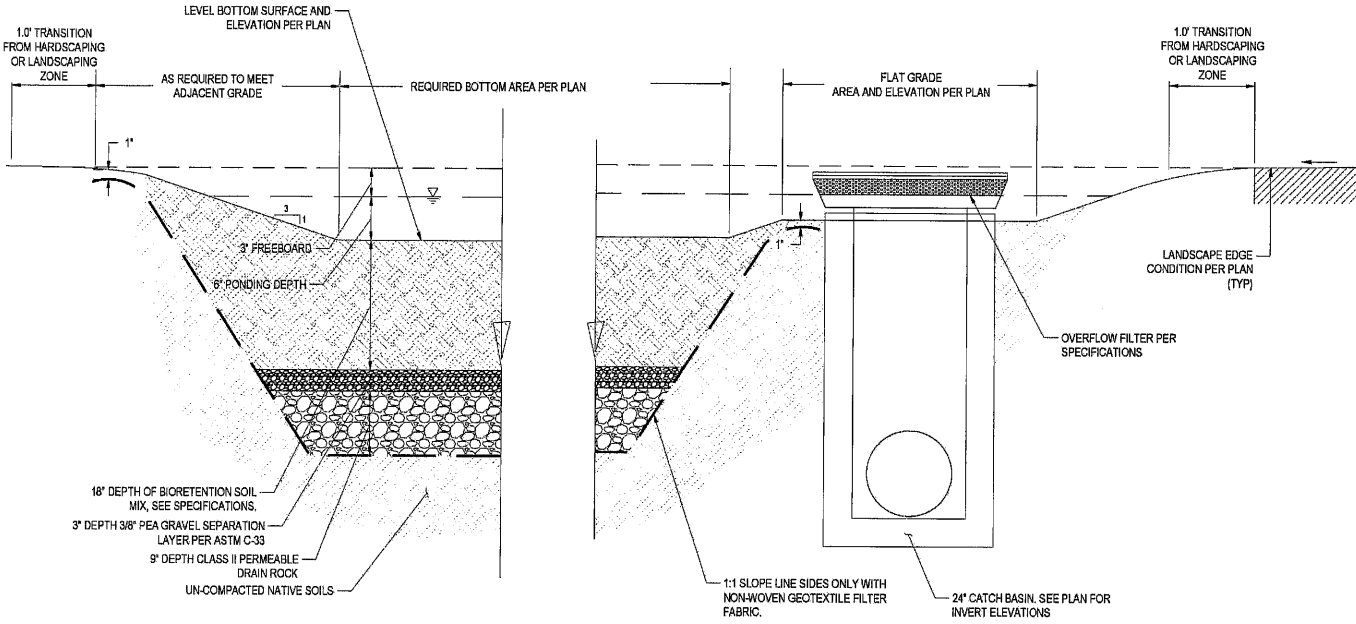
NOTES

1. JUNCTION BOXES SHALL BE FURNISHED WITH GALVANIZED STEEL BOLT DOWN CHECKERED PLATE LIDS. FRAMES FOR GRATES AND LIDS SHALL BE GALVANIZED STEEL.
2. PROVIDE 12" DEEP SUMP BELOW OUTLET INVERT WHERE NOTED ON PLANS OR IN SCHEDULE.



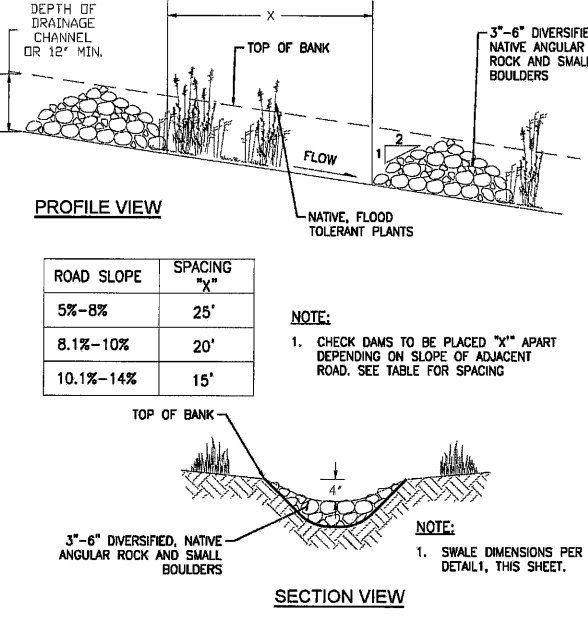
2 AREA DRAIN

SCALE: NTS



5 RAIN GARDEN

SCALE: NTS



PROFILE VIEW

SECTION VIEW

4 ROADSIDE SWALE WITH CHECKDAM (GREATER THAN 5% ROAD SLOPE)

SCALE: NTS

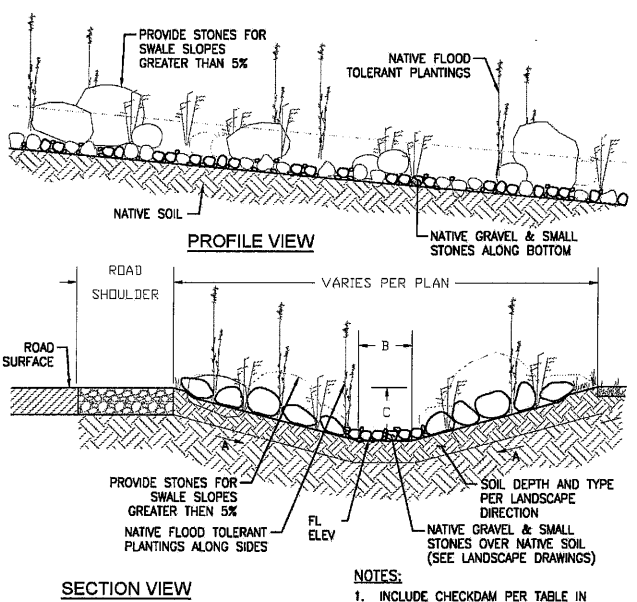
ROAD SLOPE	SPACING "X"
5% - 8%	25'
8.1% - 10%	20'
10.1% - 14%	15'

NOTE:

1. CHECK DAMS TO BE PLACED "X" APART DEPENDING ON SLOPE OF ADJACENT ROAD. SEE TABLE FOR SPACING

NOTE:

1. SWALE DIMENSIONS PER DETAIL 1, THIS SHEET.

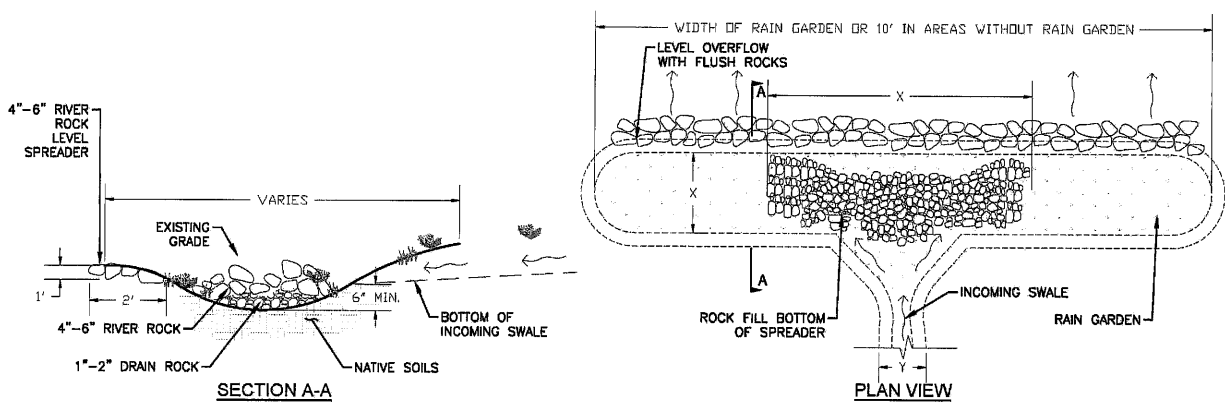


PROFILE VIEW

SECTION VIEW

3 STONE LINED VEGETATED ROADSIDE SWALE

SCALE: NTS

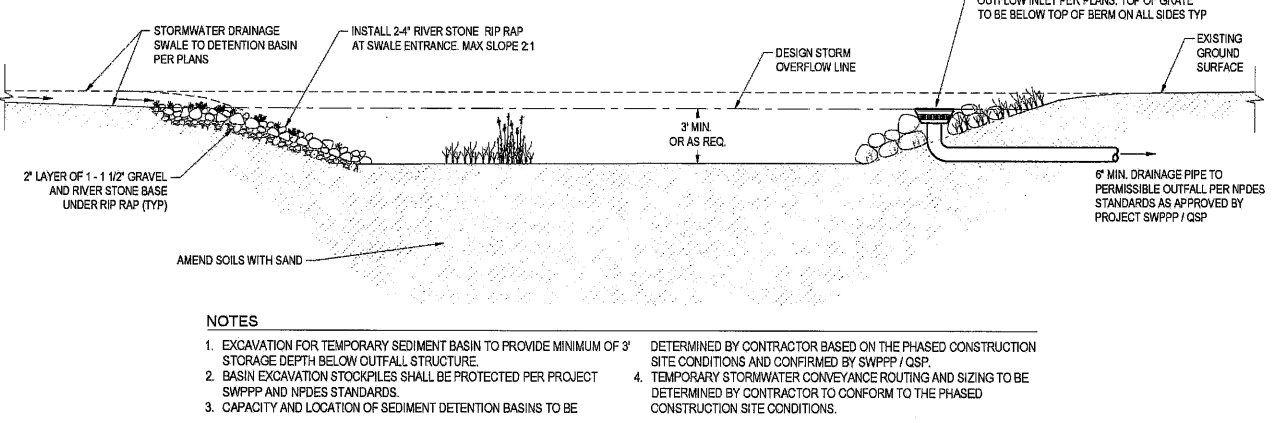


SECTION A-A

PLAN VIEW

7 LEVEL SPREADER

SCALE: NTS



NOTES

1. EXCAVATION FOR TEMPORARY SEDIMENT BASIN TO PROVIDE MINIMUM OF 3' STORAGE DEPTH BELOW OUTFALL STRUCTURE.
2. BASIN EXCAVATION STOCKPILES SHALL BE PROTECTED PER PROJECT SWPPP AND NPDES STANDARDS.
3. CAPACITY AND LOCATION OF SEDIMENT DETENTION BASINS TO BE DETERMINED BY CONTRACTOR BASED ON THE PHASED CONSTRUCTION SITE CONDITIONS AND CONFIRMED BY SWPPP / QSP.
4. TEMPORARY STORMWATER CONVEYANCE ROUTING AND SIZING TO BE DETERMINED BY CONTRACTOR TO CONFORM TO THE PHASED CONSTRUCTION SITE CONDITIONS.

6 INFILTRATION BASIN

SCALE: NTS

ISSUES:

DATE:	DESCRIPTION:
9/19/22	SLIP
9/30/22	SLIP REVISION 1

NOT FOR CONSTRUCTION

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DETAILS

C3.0

SITE INFO

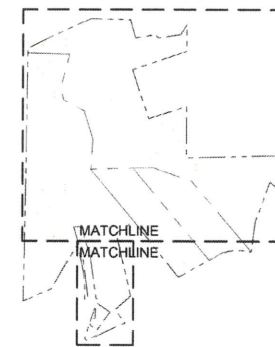
ELMWOOD TOWNSHIP

PARCELS: 004-113-014-26, 004-113-014-29,
 004-113-014-51, 004-113-014-16
 ZONE: RR
 OVERALL ACREAGE: 99.99 ACRES

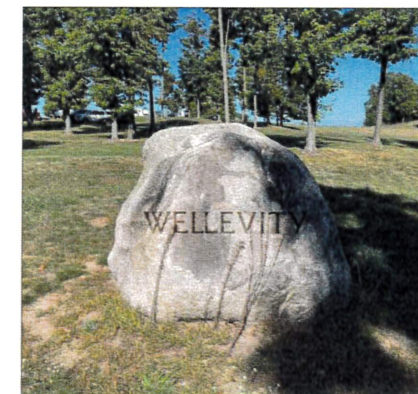
LEGEND

- PROPERTY LINE
- PROPOSED DEVELOPMENT AREA
- 5' WALKING PATH (TO BE DESIGNED BY TRAIL ENGINEERS)

NOT FOR CONSTRUCTION



KEY MAP 1" = 10,000'



CONCEPTUAL MONUMENT SIGN
 NOT TO EXCEED 42 SF



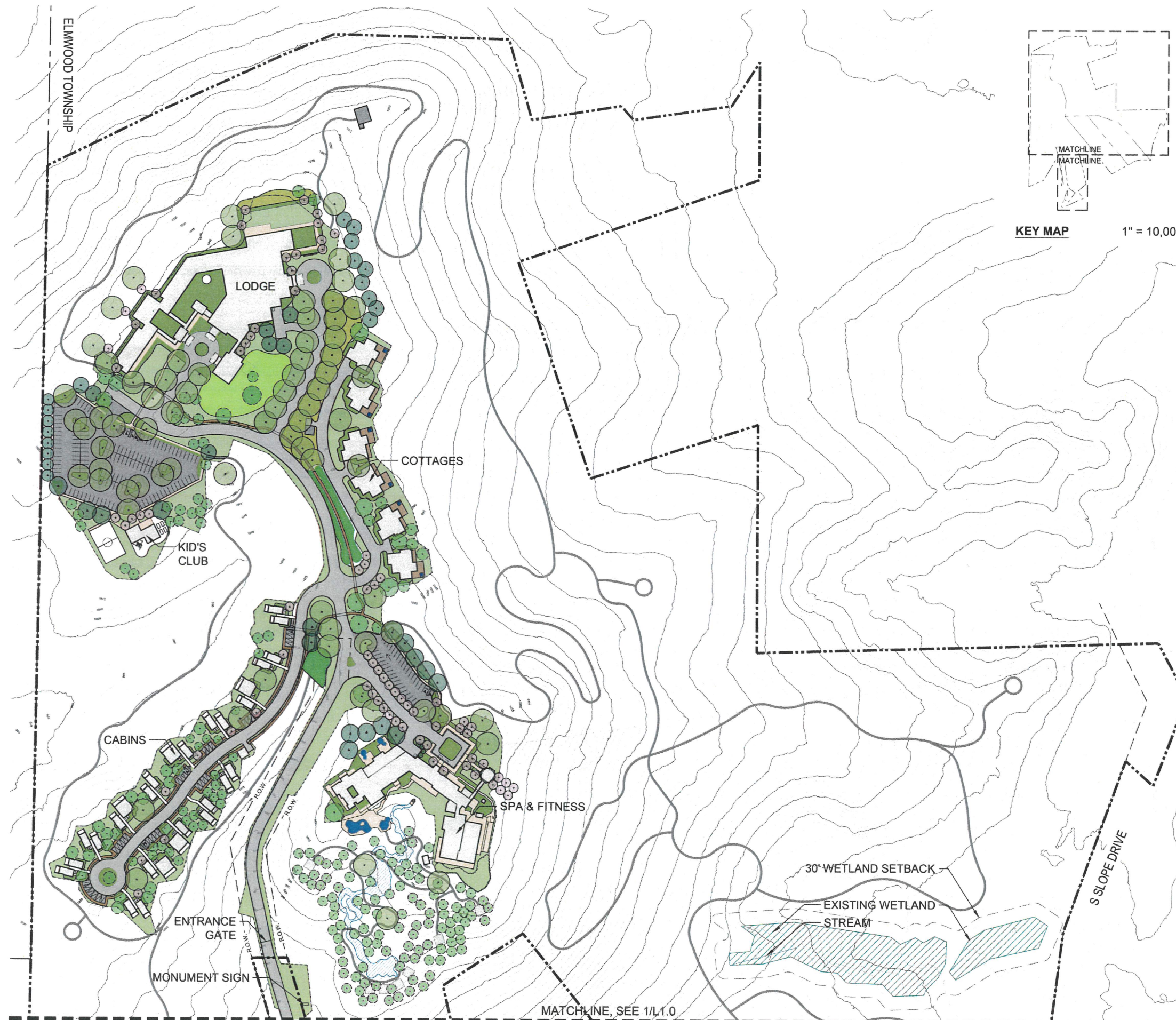
2 OVERALL SITE PLAN PLAN

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 SPECIAL USE PERMIT APPLICATION

LANDSCAPE PLAN OVERALL

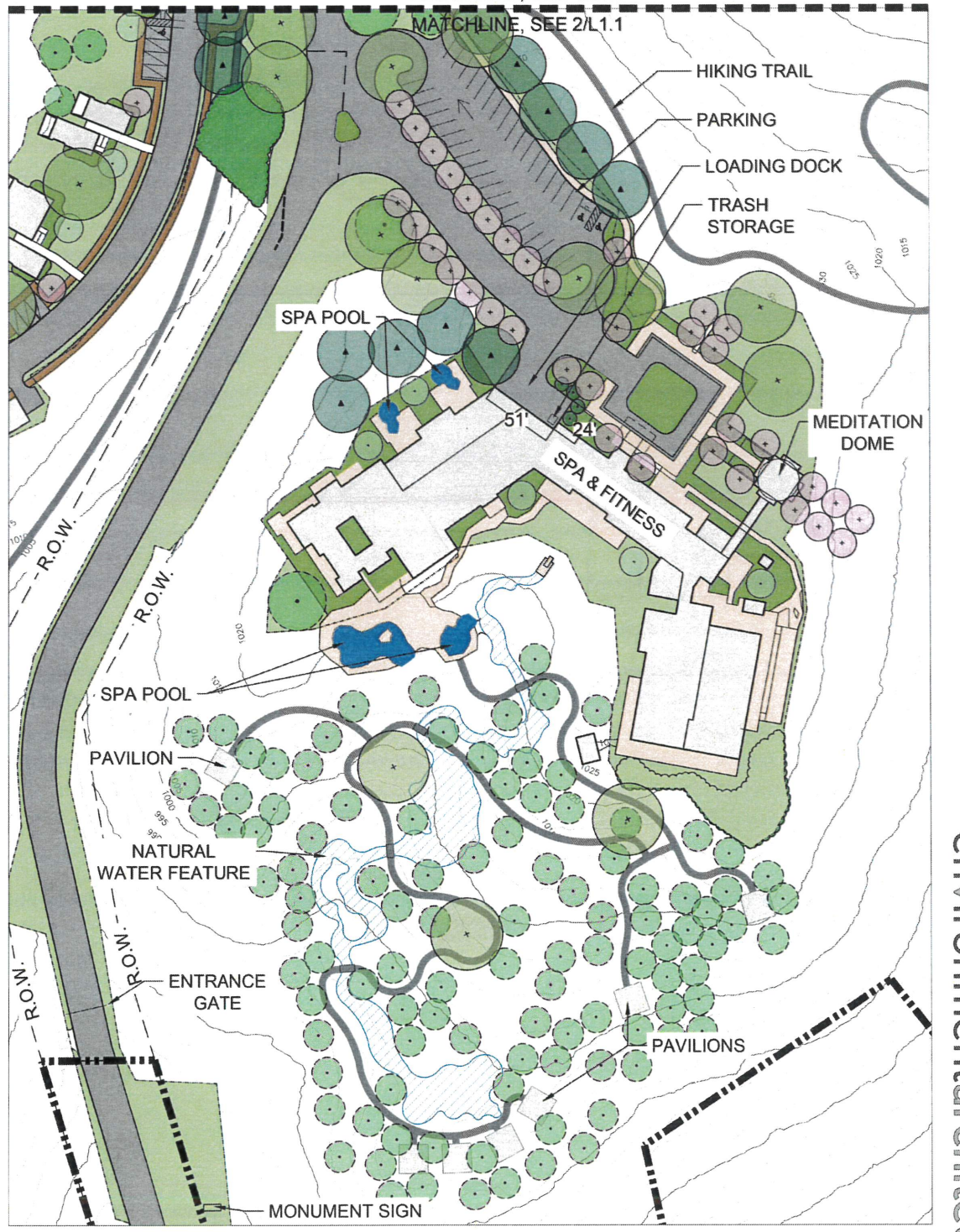
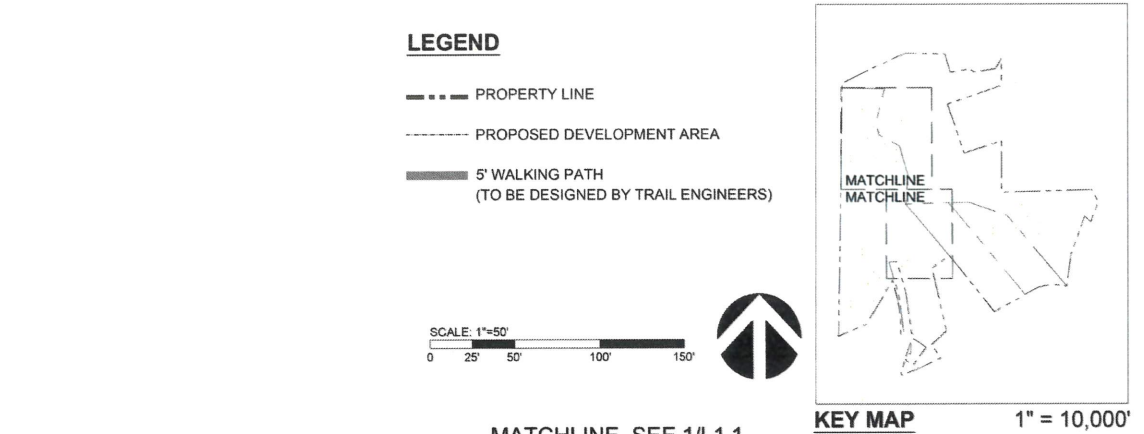
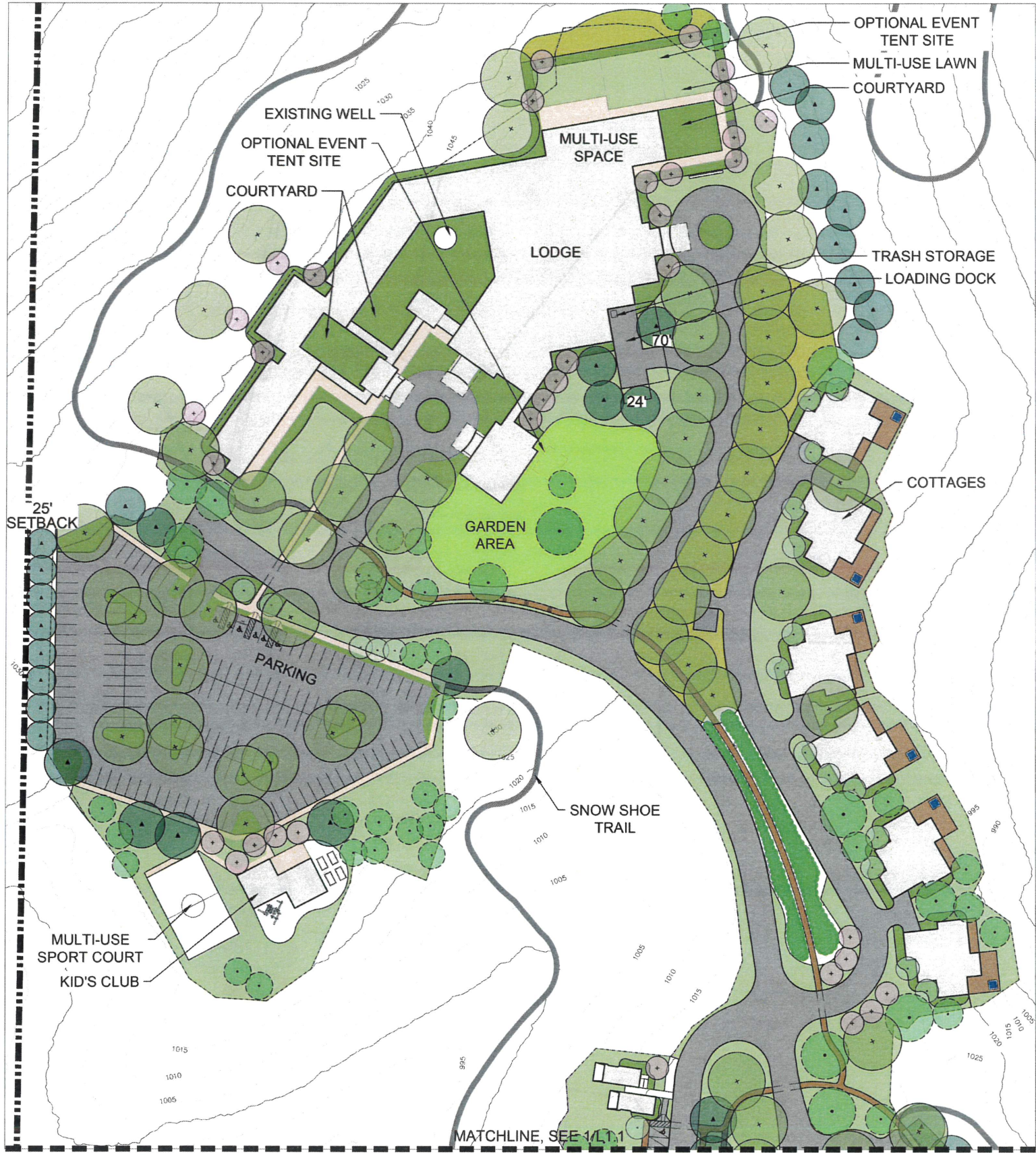
10/10/2022 L1.0 LANDSCAPE PLAN OVERALL.dwg



1 OVERALL SITE PLAN PLAN

MATCHLINE, SEE 1/L1.0
 MATCHLINE, SEE 2/L1.0

L1.0



1 ENLARGEMENT SITE PLAN PLAN
 10/5/2022 L1.1 LANDSCAPE PLAN ENLARGEMENT.dwg

2 ENLARGEMENT SITE PLAN PLAN

WELLEIVITY
 SPECIAL USE PERMIT APPLICATION

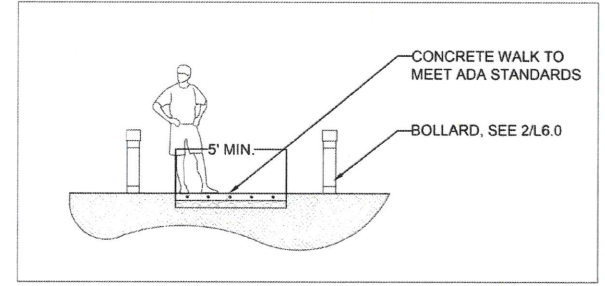
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LANDSCAPE PLAN ENLARGEMENT
 L1.1

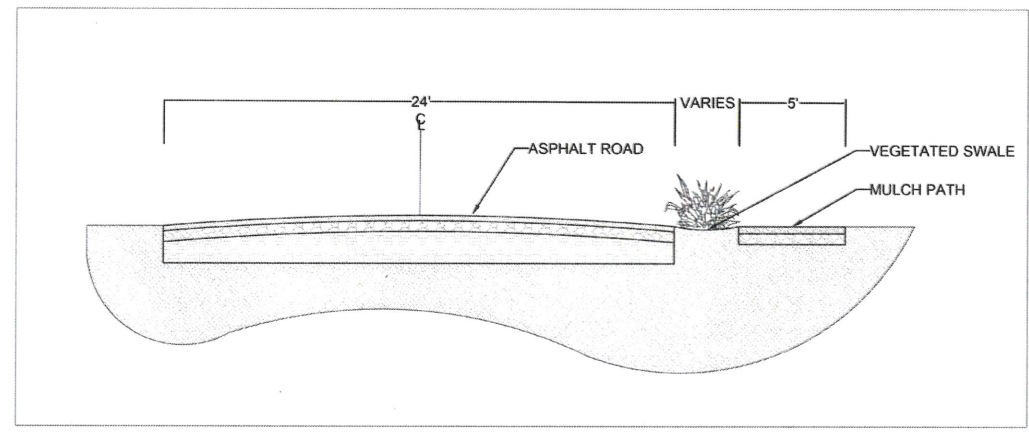
NOT FOR CONSTRUCTION

CIRCULATION TYPES

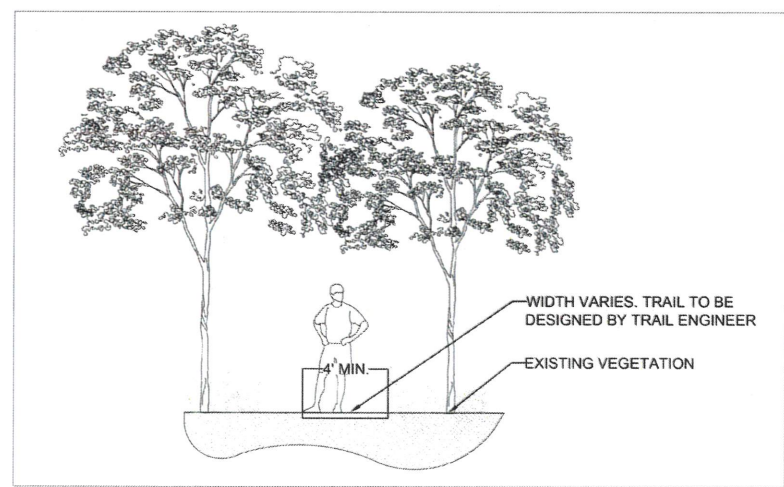
-  ADA ACCESSIBLE ROUTES
-  ROADWAY
-  MULCH PATH
-  TRAIL
-  SNOWSHOE TRAIL



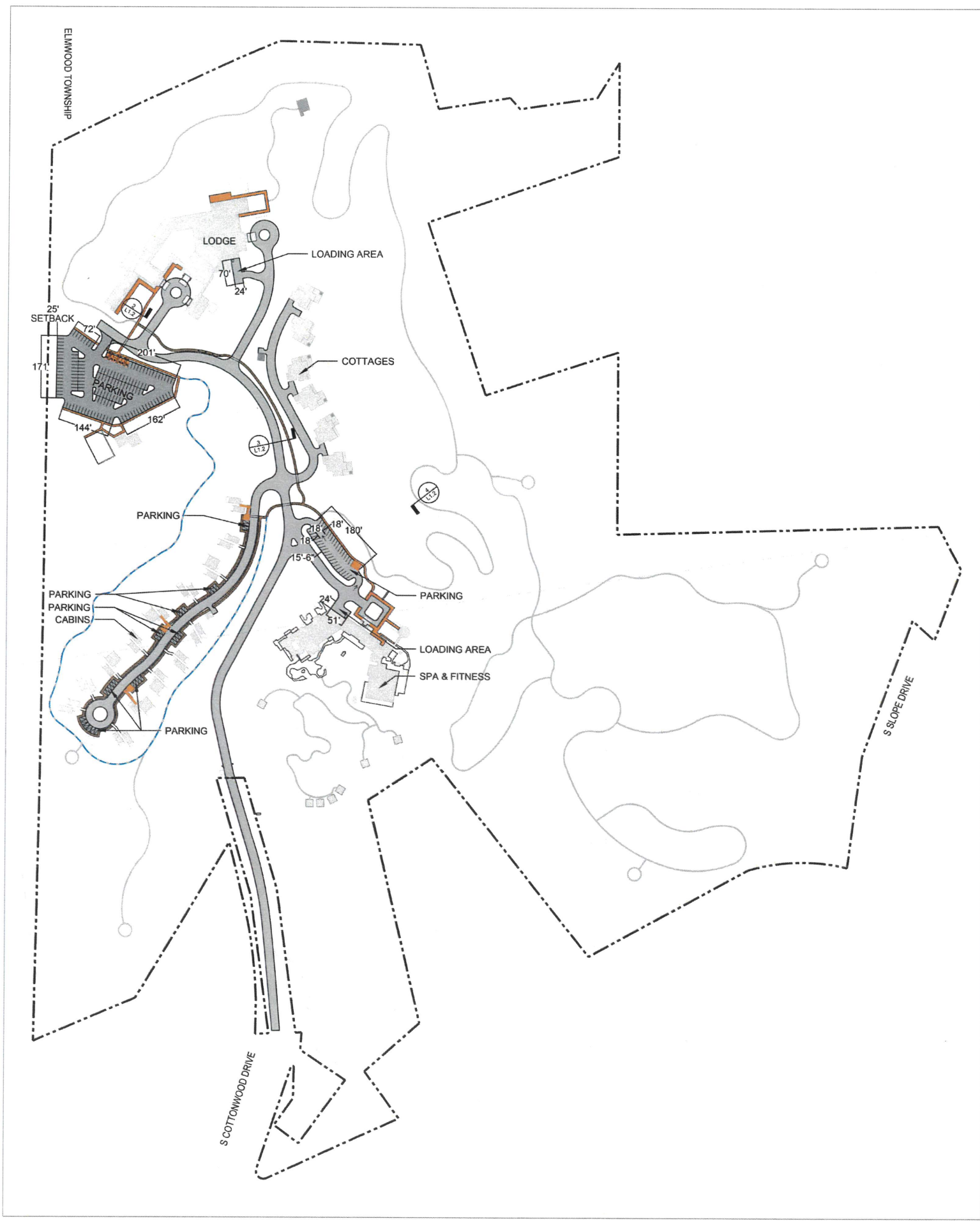
2 ADA PATHWAY SECTION
 1/4" = 1'-0"



3 ROADWAY AND PATH SECTION
 1/4" = 1'-0"



4 TRAIL SECTION
 1/4" = 1'-0"



1 LANDSCAPE PLAN CIRCULATION PLAN
 10/5/2022 L1.2 LANDSCAPE PLAN CIRCULATION.dwg





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SITE INFO

- OVERALL ACREAGE: 99.99 ACRES
-  PROPOSED DEVELOPMENT AREA - 18.1 ACRES
-  PREVIOUSLY DISTURBED LAND - 43.3 ACRES
-  PROPOSED DEVELOPMENT ON UNDISTURBED LAND - 2.4 ACRES

ISSUES:	
DATE	DESCRIPTION:
8/19/22	Special Use Permit
9/30/22	SUP Revision 1

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DISTURBED LAND DIAGRAM

10/5/2022 L2.0 DISTURBED LAND DIAGRAM.dwg



L2.0



LEGEND

- PROPERTY LINE
- PROPOSED DEVELOPMENT AREA
- 5' WALKING PATH
(TO BE DESIGNED BY TRAIL ENGINEERS)
- ▨ EXISTING WETLANDS

SITE INFO

OVERALL ACREAGE: 99.99 ACRES

■ TOTAL PROVIDED OPEN SPACE: 15.2 ACRES

RECREATIONAL SPACE THAT IS LANDSCAPED
AND MAINTAINED UNDER 12% GRADE

■ PROVIDED: 5.5 ACRES

ISSUES:
DATE: 8/19/22 DESCRIPTION: Special Use Permit
9/30/22 SUP Revision 1

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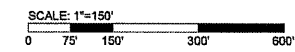
WELLEIVITY
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OPEN SPACE DIAGRAM

1 OPEN SPACE DIAGRAM
PLAN

9/28/2022 L3.0 OPEN SPACE DIAGRAM.dwg

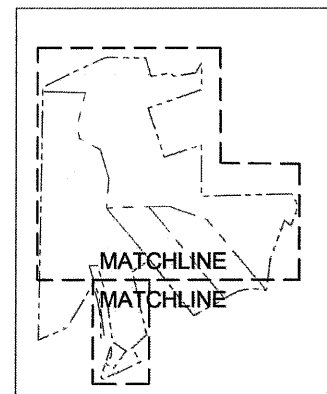


call 221.945.5224
fax 331.421.5773
2624 E. Gentry Road, Suite 100
Bozeman, MT 59708
www.earth.com

L3.0



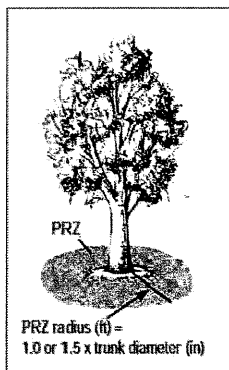
1 LANDSCAPE RESTORATION PLAN PLAN MATCHLINE 2/L4.0



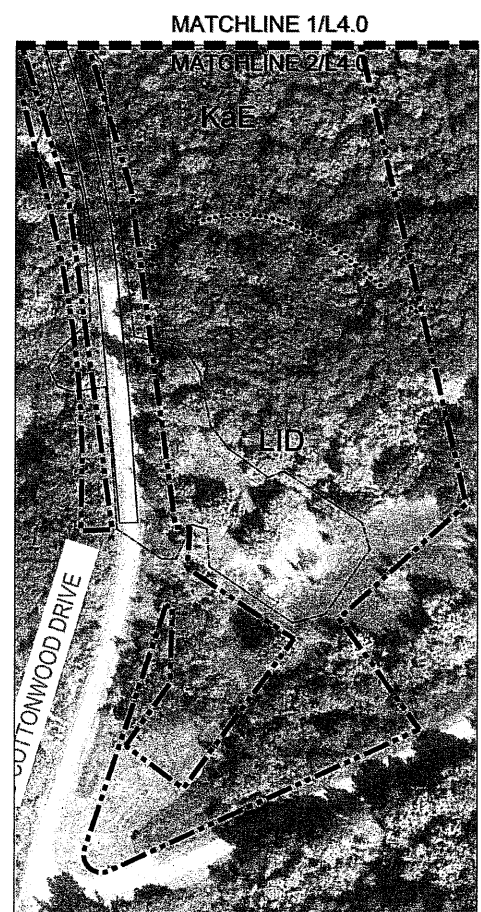
KEY MAP 1" = 10,000'

PROTECTED ROOT ZONE (PRZ)

1. MEASURE THE DIAMETER OF THE TRUNK AT CHEST HEIGHT, TO THE NEAREST INCH. EITHER WRAP A TAPE MEASURE AROUND THE TRUNK AND DIVIDE THAT NUMBER BY 3 OR HOLD A YARD STICK UP TO THE TRUNK AND APPROXIMATE THE DISTANCE.
2. MULTIPLY THE NUMBER BY 1.5 FOR MATURE OR STRESSED TREES OR BY 1.0 FOR YOUNG, HEALTHY TREES. EXPRESS THE RESULT IN FEET.
3. MEASURE THAT DISTANCE FROM THE TRUNK OF THE TREE. THE AREA WITHIN THIS RADIUS IS THE PROTECTED ROOT ZONE (PRZ).



3 PROTECTED ROOT ZONE



2 LANDSCAPE RESTORATION PLAN PLAN

RESTORATION NOTES

1. CONTRACTOR TO PROTECT ALL TREES ADJACENT AND NOTED TREES WITHIN THE LIMIT OF DISTURBANCE BOUNDARY ON L4.0. TREE PROTECTION MEASURES SHALL REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION PERIOD.
2. CONTRACTOR TO INSTALL, INSPECT, AND MAINTAIN EROSION CONTROL BEST PRACTICES OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARY THROUGHOUT CONSTRUCTION.
3. EXPOSED SOIL TO BE PROTECTED WITH MULCH OR MULCH BLANKETS DURING CONSTRUCTION PRIOR TO FINAL PLANTING AS SEEN ON L5.0 AND L5.1

LANDSCAPE RESTORATION KEY

- INDIVIDUAL TREE PROTECTION, SEE 3/L4.0
- ⊖ GROUP TREE PROTECTION
- - - - - LIMIT OF DISTURBANCE
- ⋯⋯⋯ SOIL TYPE AREA
- ▨ EXISTING WETLAND AREAS

EXISTING VEGETATION

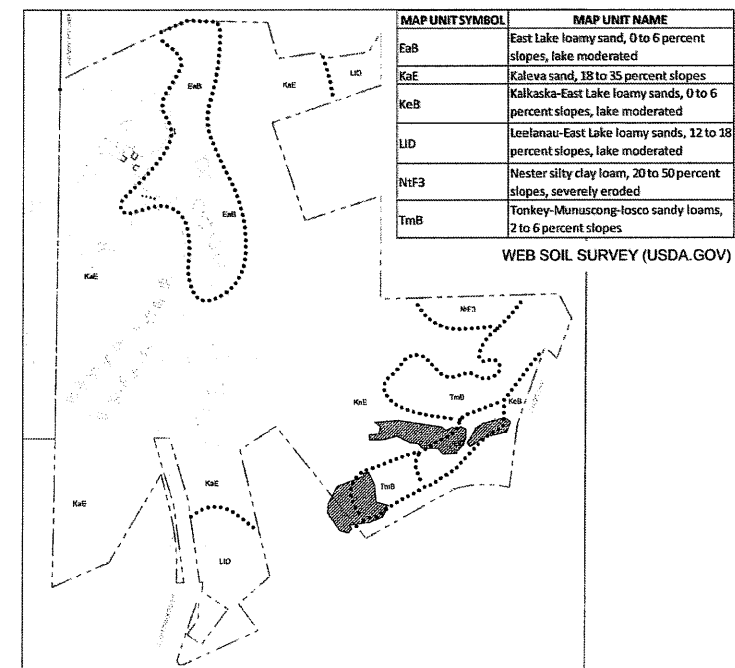
THE MAJORITY OF EXISTING VEGETATION ON SITE IS NORTHERN MESIC FOREST WITH SMALL AREAS PART OF THE RICH CONIFER SWAMP COMMUNITY. THE NORTHERN MESIC FOREST IS ON MOIST TO DRY-MESIC SITES LYING MOSTLY NORTH OF THE CLIMATIC TENSION ZONE. CHARACTERIZED BY THE DOMINANCE OF NORTHERN HARDWOODS. THE RICH CONIFER SWAMP OCCURS IN SWALES PART OF A WOODED DUNE AND SWALE COMPLEX, TYPICALLY ON COARSE- TO MEDIUM-TEXTURED GROUND MORAINES.

THE FOLLOWING NORTHERN MESIC FOREST TREES EXIST ON SITE:

- ACER SACCHARUM (SUGAR MAPLE)
- TSUGA CANADENSIS (EASTERN HEMLOCK)
- FAGUS GRANDIFOLIA (AMERICAN BEECH)
- BETULA ALLEGHANIENSIS (YELLOW BIRCH)
- TILIA AMERICANA (AMERICAN BASSWOOD)
- PINUS STROBUS (WHITE PINE)
- QUERCUS RUBRA (RED OAK)
- THUJA OCCIDENTALIS (WHITE CEDAR)
- FRAXINUS AMERICANA (WHITE ASH)
- OSTRYA VIRGINIANA (IRONWOOD OR HOP-HORNBEAM)
- ULMUS AMERICANA (AMERICAN ELM)
- ABIES BALSAMEA (BALSAM FIR)

THE FOLLOWING PLANTS EXIST IN RICH CONIFER SWAMP AREAS:

- THUJA OCCIDENTALIS (WHITE CEDAR)
- TSUGA CANADENSIS (EASTERN HEMLOCK)
- PINUS STROBUS (WHITE PINE)
- BETULA ALLEGHANIENSIS (YELLOW BIRCH)
- ULMUS AMERICANA (AMERICAN ELM)
- POPULUS TREMULOIDES (QUAKING ASPEN)
- R. TRISTLE (RED CURRENT)
- ADIANTUM PEDATUM (MAIDENHAIR FERN)
- ATHYRIUM FILIX-FEMINA (LADY FERN)
- ONOCLEA SENSIBILIS (SENSITIVE FERN)
- ARISAEMA TRIPHYLLUM (JACK-IN-THE-PULPIT)
- CALTHA PALUSTRIS (MARSH MARIGOLD)
- GEUM RIVALE (PURPLE AVENS)



4 SOIL TYPES MAP PLAN

ISSUES:
 DATE: 8/19/22 DESCRIPTION: Special Use Permit
 9/30/22 SUP Revision 1

NOT FOR CONSTRUCTION

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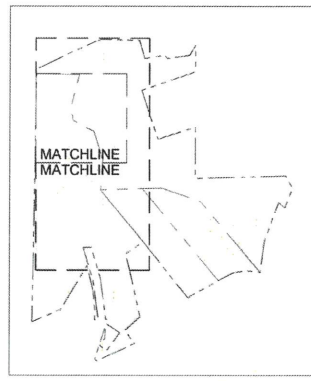
environmentarchitects

LANDSCAPE RESTORATION PLAN

call 224-946-2224 fax 224-946-2272 1024 E. Cherry Street Suite 1000 Chicago, IL 60611

L4.0

NOT FOR CONSTRUCTION



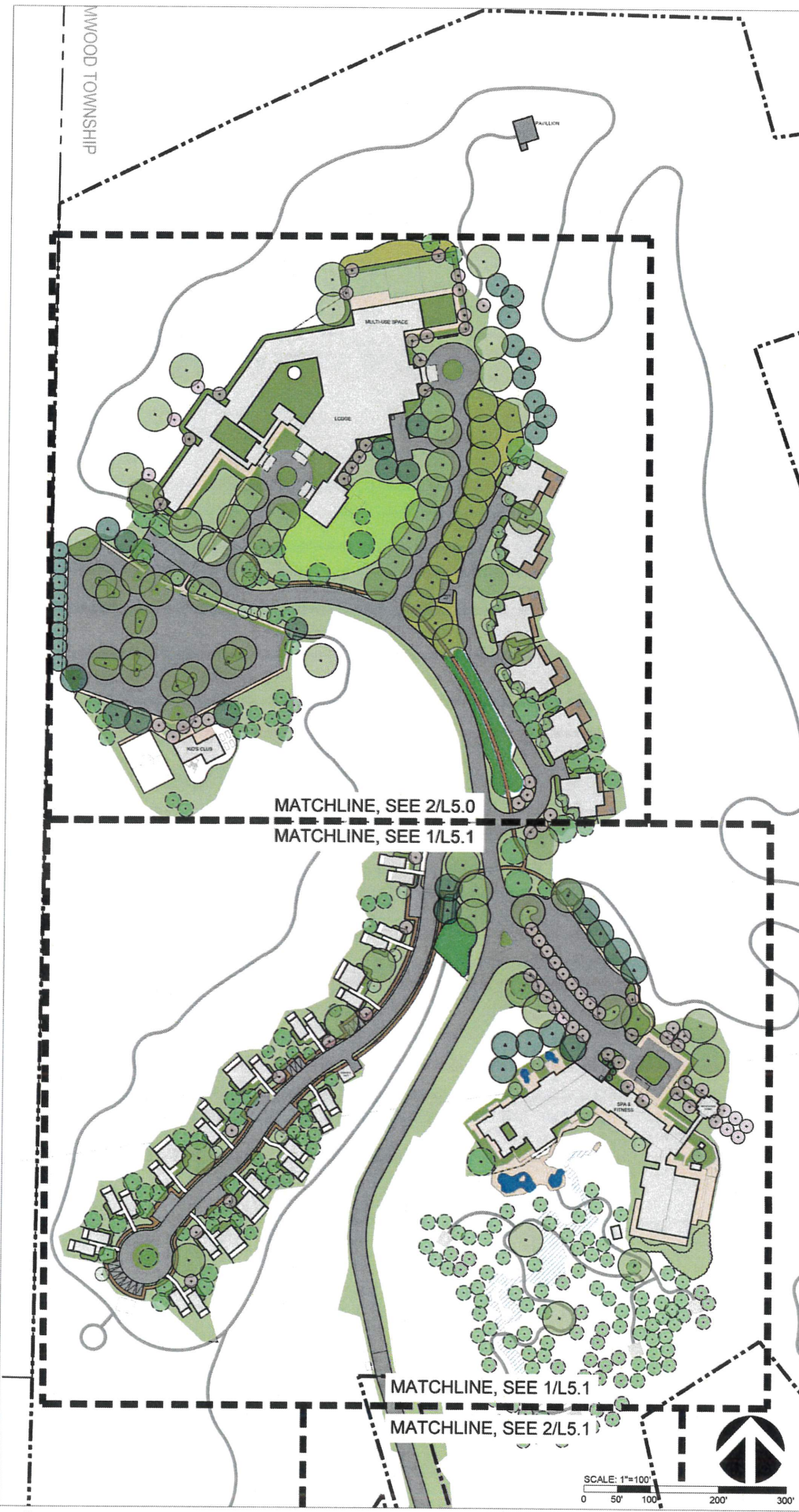
KEY MAP 1" = 10,000'

LEGEND

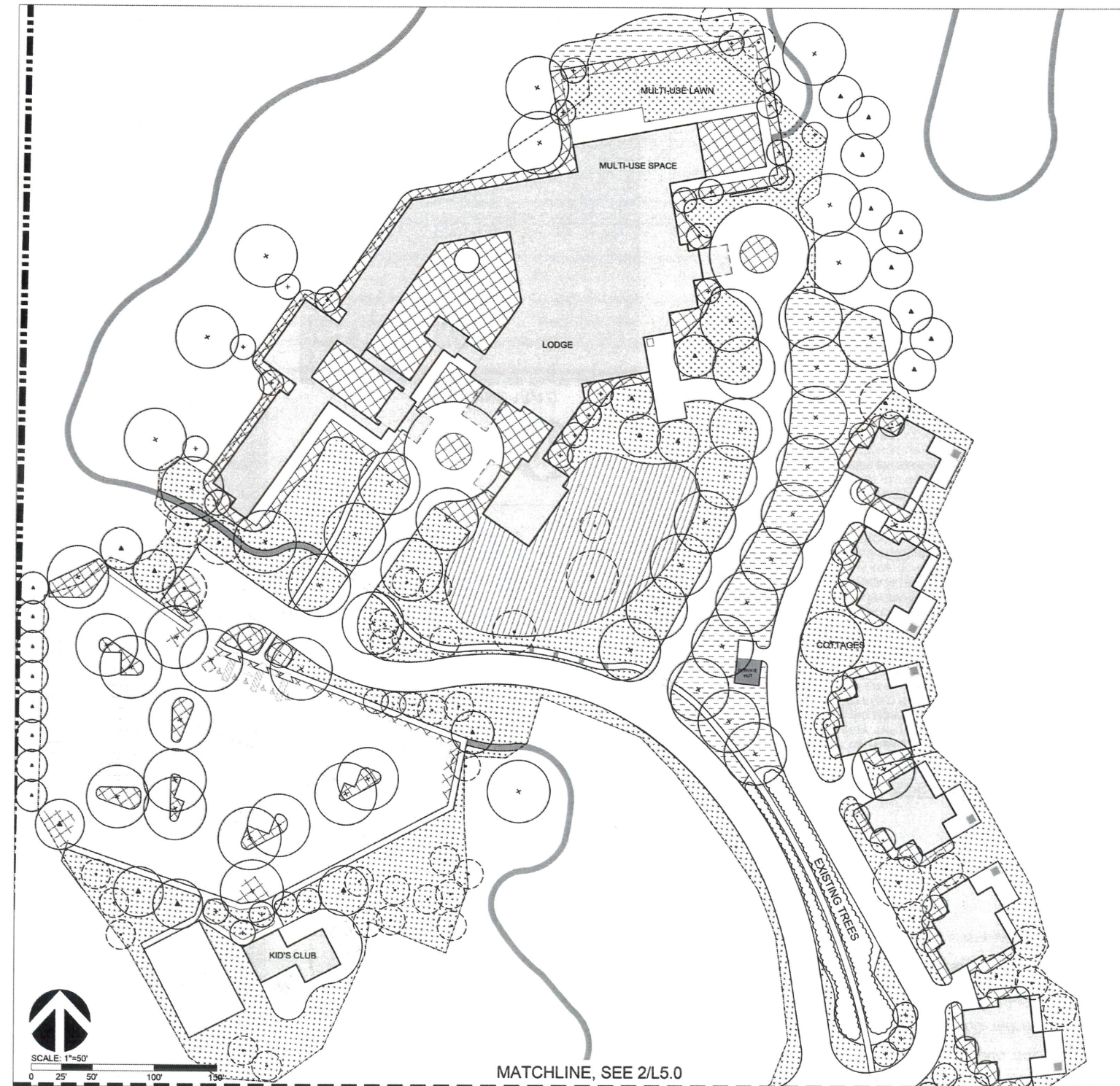
- PROPERTY LINE
- 5' WALKING PATH (TO BE DESIGNED BY TRAIL ENGINEERS)
- - - PROPOSED DEVELOPMENT AREA

PLANTING LEGEND

- EXISTING GROUP OF TREES IN DEVELOPMENT AREA
- EXISTING TREE IN DEVELOPMENT AREA
- CANOPY TREE - 2.5" CAL. MIN.
- EVERGREEN - 6' HT.
- UNDERSTORY - 2" CAL. MIN - 6' HT. (CLUMP FORM)
- ACCENT TREE - 2" CAL. MIN - 6' HT. (CLUMP FORM)
- LAWN
- SHRUBS
- PRODUCTION GARDEN
- NATIVE WILDFLOWER MIX



1 CONCEPTUAL PLANTING PLAN PLAN



2 CONCEPTUAL PLANTING PLAN PLAN

WELLEIVITY
 SPECIAL USE PERMIT APPLICATION

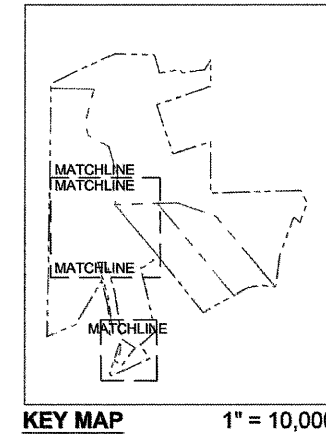
environmentalarchitects

LEGEND

- PROPERTY LINE
- 5' WALKING PATH (TO BE DESIGNED BY TRAIL ENGINEERS)
- PROPOSED DEVELOPMENT AREA

PLANTING LEGEND

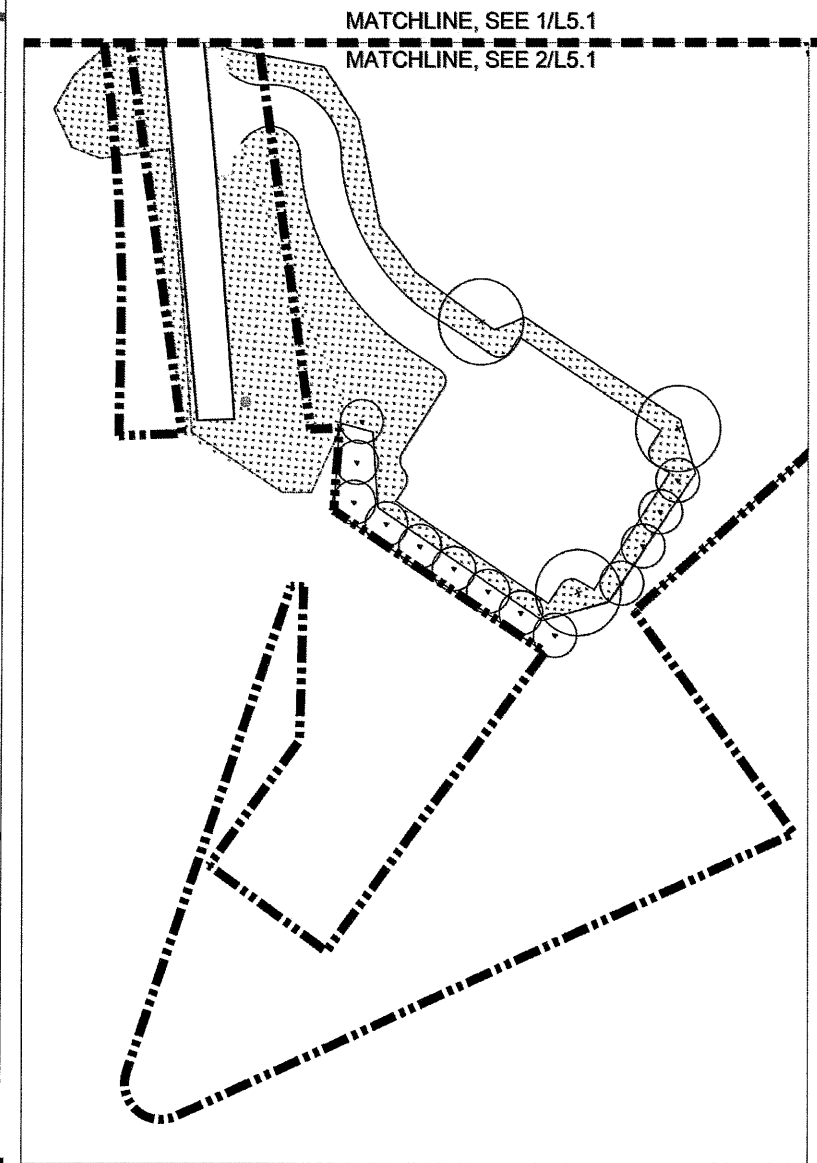
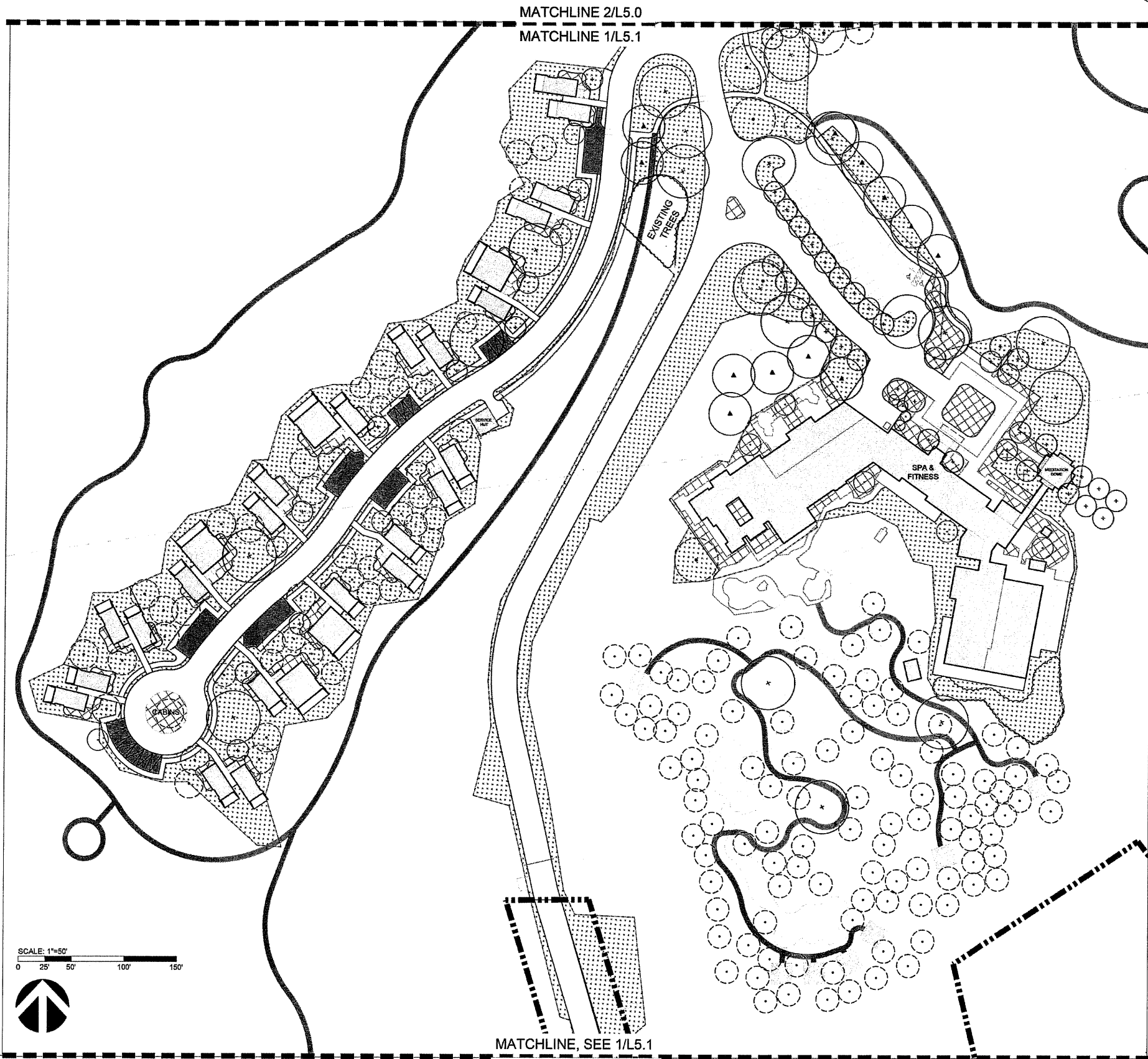
- EXISTING GROUP OF TREES IN DEVELOPMENT AREA
- EXISTING TREE IN DEVELOPMENT AREA
- CANOPY TREE - 2.5" CAL. MIN.
- EVERGREEN - 6' HT.
- UNDERSTORY - 2" CAL. MIN - 6' HT. (CLUMP FORM)
- ACCENT TREE - 2" CAL. MIN - 6' HT. (CLUMP FORM)
- LAWN
- SHRUBS
- PRODUCTION GARDEN
- NATIVE WILDFLOWER MIX



ISSUES:

DATE	DESCRIPTION:
8/19/22	Special Use Permit
9/30/22	SUP Revision 1

NOT FOR CONSTRUCTION



SCALE: 1"=50'

0 25' 50' 100' 150'



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 A
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CONCEPTUAL PLANTING PLAN ENLARGEMENT

447 221 946 1224
447 221 425 1272
30241 E Cherry Road
Denver, CO 80246
env-arch.com

CANOPY TREES



AS ACER SACCHARUM
Sugar Maple SCALE: NTS



BP BETULA PAPYRIFERA
Paper Birch SCALE: NTS



FG FAGUS GRANDIFOLIA
American Beech SCALE: NTS



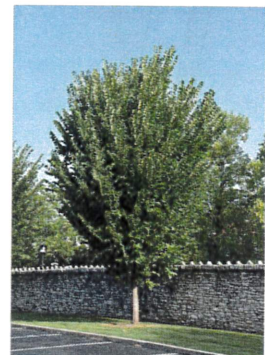
PT POPULUS TREMULOIDES
Quaking Aspen SCALE: NTS



QR QUERCUS RUBRA
Red Oak SCALE: NTS



TA TILIA AMERICANA
American Linden SCALE: NTS



UA ULMUS AMERICANA 'PRINCETON'
American Elm SCALE: NTS

EVERGREEN



AB ABIES BALSAMEA
Balsam Fir SCALE: NTS



PM PICEA MARIANA
Black Spruce SCALE: NTS



PS PINUS STROBUS
White Pine SCALE: NTS



TC TSUGA CANADENSIS
Canadian Hemlock SCALE: NTS



TO THUJA OCCIDENTALIS
Arborvitae SCALE: NTS

UNDERSTORY TREES



CC CARPINUS CAROLINIANA
American Hornbeam SCALE: NTS



OV OSTRYA VIRGINIANA
American Hophornbeam SCALE: NTS

ISSUES:
 DATE: 8/19/22 DESCRIPTION: Special Use Permit
 9/30/22 SUP Revision 1

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PLANTING PALETTE

cell: 273.946.5234
 fax: 251.425.5773
 2024 E. Cherry Street, Suite 100
 Birmingham, AL 35202
 www.welleivity.com

L5.2

ACCENT TREES



AA AMELANCHIER ARBOREA
Shadblow Serviceberry SCALE: NTS



AL AMELANCHIER LAEVIS
Allegheny Serviceberry SCALE: NTS



CC CERCIS CANADENSIS
Eastern Redbud SCALE: NTS



SR SYRINGA RETICULATA
Japanese Lilac Tree SCALE: NTS

ISSUES: DATE: 8/19/22 DESCRIPTION: Special Use Permit
9/30/22 SUP Revision 1

NOT FOR CONSTRUCTION

ACCENT SHRUBS



AC AMORPHA CANESCENS
Leadplant SCALE: NTS



AP ARONIA PRUNIFOLIA
Black Chokecherry SCALE: NTS



CA CORNUS ALTERNIFOLIA
Alternate-leaf Dogwood SCALE: NTS



CS CORNUS SERICEA
Red-osier Dogwood SCALE: NTS



DL DIERVILLA LONICERA
Honeysuckle Bush SCALE: NTS



HV HAMAMELIS VIRGINIANA
Witch Hazel SCALE: NTS



IV ILEX VERTICILLATA
Michigan Holly SCALE: NTS



PO PHYSOCARPUS OPULIFOLIUS
Ninebark SCALE: NTS

PERENNIAL FLOWERS

MWF - Tried & True Mix
60% Forbs, 40% Grasses
michiganwildflowerfarm.com

Scientific Name	Common Name
Achillea millefolium	Yarrow
Asclepias syriaca	Common Milkweed
Coreopsis lanceolata	Sand Tickseed
Echinacea purpurea	Purple Coneflower
Helianthus scaberrimus	Wild Sunflower
Morarda fistulosa	Wild Bergamot
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-eyed Susan
Rudbeckia triloba	Three-lobed Coneflower
Solidago rigida	Stiff Goldenrod
Symphoricarpon albae	Smooth Aster
Symphoricarpon oolentangensis	Prairie Heart-leaved Aster
Elymus canadensis	Canada Wild-Rye
Schizachyrium scoparium	Little Bluestem



WM WILDFLOWER MIX SCALE: NTS

RMF - Rain Garden Mix
40% Forbs, 60% Grasses/Sedge/Rush
michiganwildflowerfarm.com

Scientific Name	Common Name
Achillea millefolium	Yarrow
Anemone canadensis	Canada Anemone
Angelica atropurpurea	Angelica
Asclepias incarnata	Swamp Milkweed
Eupatorium maculatum	Joe-Pye Weed
Eupatorium perfoliatum	Boneset
Helianthus autumnale	Sneezeweed
Iris virginica	Wild Blue Flag
Lobelia siphilitica	Great Blue Lobelia
Rudbeckia fulgida	Sweet Black-eyed Susan
Solidago graminifolia	Grass-leaved Goldenrod
Solidago patula	Swamp Goldenrod
Symphoricarpon puniceum	Swamp Aster
Verbena hastata	Blue Vervain
Vernonia missurica	Ironweed
Carex spp.	Carex species
Elymus virginicus	Virginia Wild Rye
Scirpus spp.	Scirpus species
Sparganium eurycarpum	Common Bur Reed



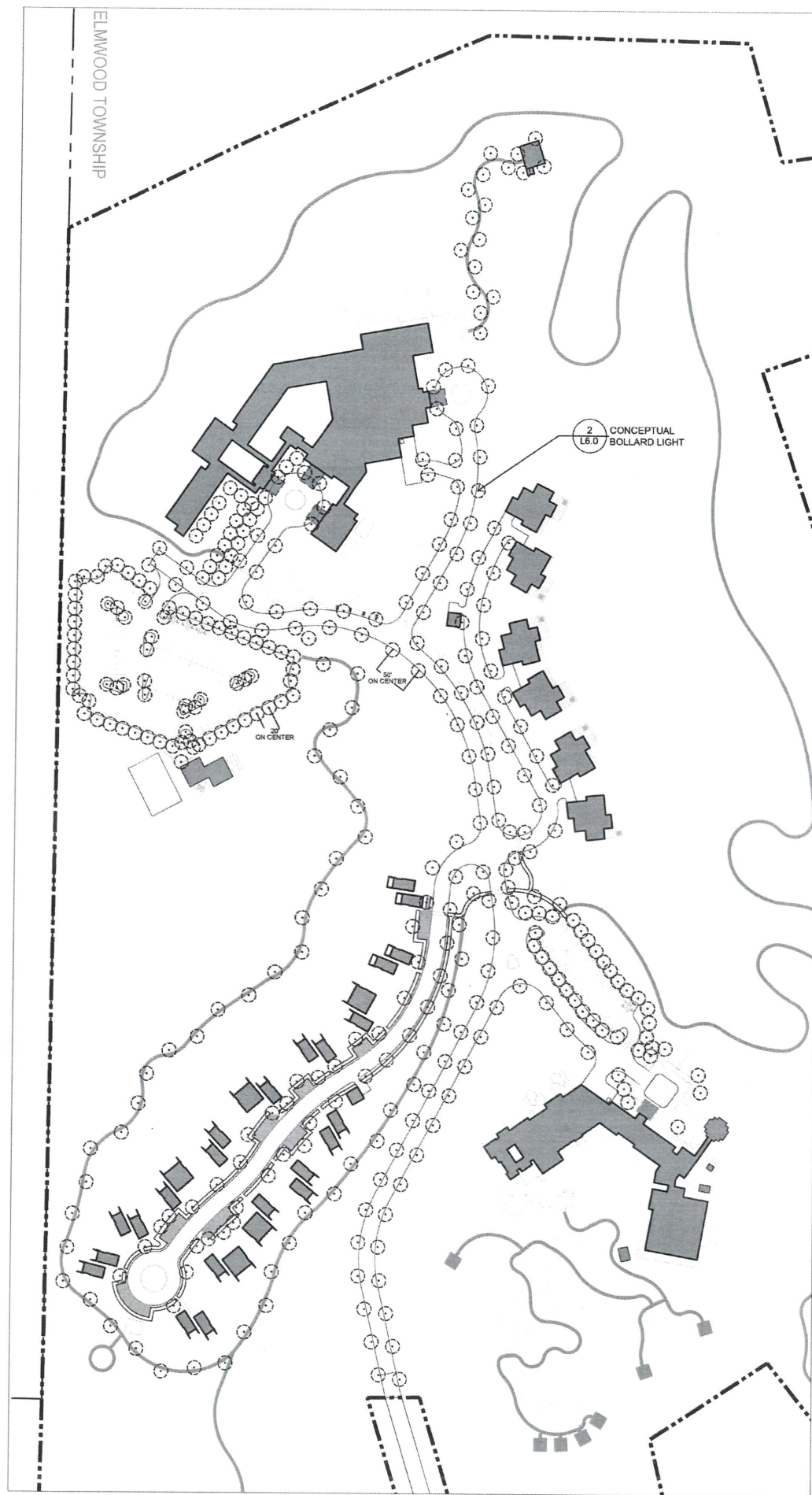
RM RAINGARDEN MIX SCALE: NTS

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PLANTING PALETTE

Call 231-946-2324
Fax 231-946-1792
30241 e Cherry Street West
Muskegon, MI 49544
www.wvch.com



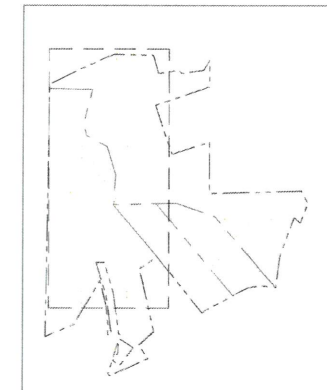
1 CONCEPT LIGHTING PLAN
10/5/2022 L6.0 CONCEPT LIGHTING.dwg

SCALE: 1"=100'
0 50' 100' 200' 300'



LEGEND

- PROPERTY LINE
- 5' WALKING PATH (TO BE DESIGNED BY TRAIL ENGINEERS)
- LIGHT (360)



KEY MAP 1" = 10,000'

ISSUES:
DATE: 8/19/22 DESCRIPTION: Special Use Permit
9/30/22 SUP Revision 1

NOT FOR CONSTRUCTION

Ata Solar Powered Wood Body LED Bollard
STRUCTURA

FIXTURE TYPE:
PROJECT NAME:

FEATURES:

- Uses recycled cast, no finishing, cutting or welding
- No electric bills, no lamp replacement
- Provides a truly green statement with no ongoing carbon emissions
- Automatically manages performance based on environmental conditions
- Concealed anchor bolts in screw-in foundation

SPECIFICATIONS:

HOUSING: Solid wood bollard is assembled through glulam construction and precision machined using CNC technology. Adhesive complies with ASTM D-2599 glulam construction specifications for extreme exposed weather conditions and is waterproof and tested for wet or dry use exposure.

SOLAR MODULE: Module integrated into top cap encased in a high impact UV resistant polycarbonate. Automatically adapts to optimize lighting performance based on environmental conditions and lighting requirements.

BATTERY: High-performance lithium battery. Exceptional 5 to 10 year life cycle. High temperature tolerance with a 4°F winter rating. Contained within the bollard and designed for easy changes when required.

OPTICAL SYSTEM: Uses high output LEDs with a 100,000 hour L70 life. Typical lumen output is 90-140 lumens with warm white (3000K), neutral white (4000K), or amber (2200K) color temperature.

FINISHES AND MATERIALS: Woods are finished with a low VOC water-borne multi-surface finish containing UV and mildew inhibitors. All exterior aluminum parts are polyester powder coat painted to AAMA-2604 standards. Care and Maintenance.

HARDWARE: Fasteners are stainless steel. Concealed anchor bolts are hot-dip galvanized.

72 ©2022 STRUCTURA INC

2 CONCEPTUALL BOLLARD LIGHT

NTS

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CONCEPT LIGHTING

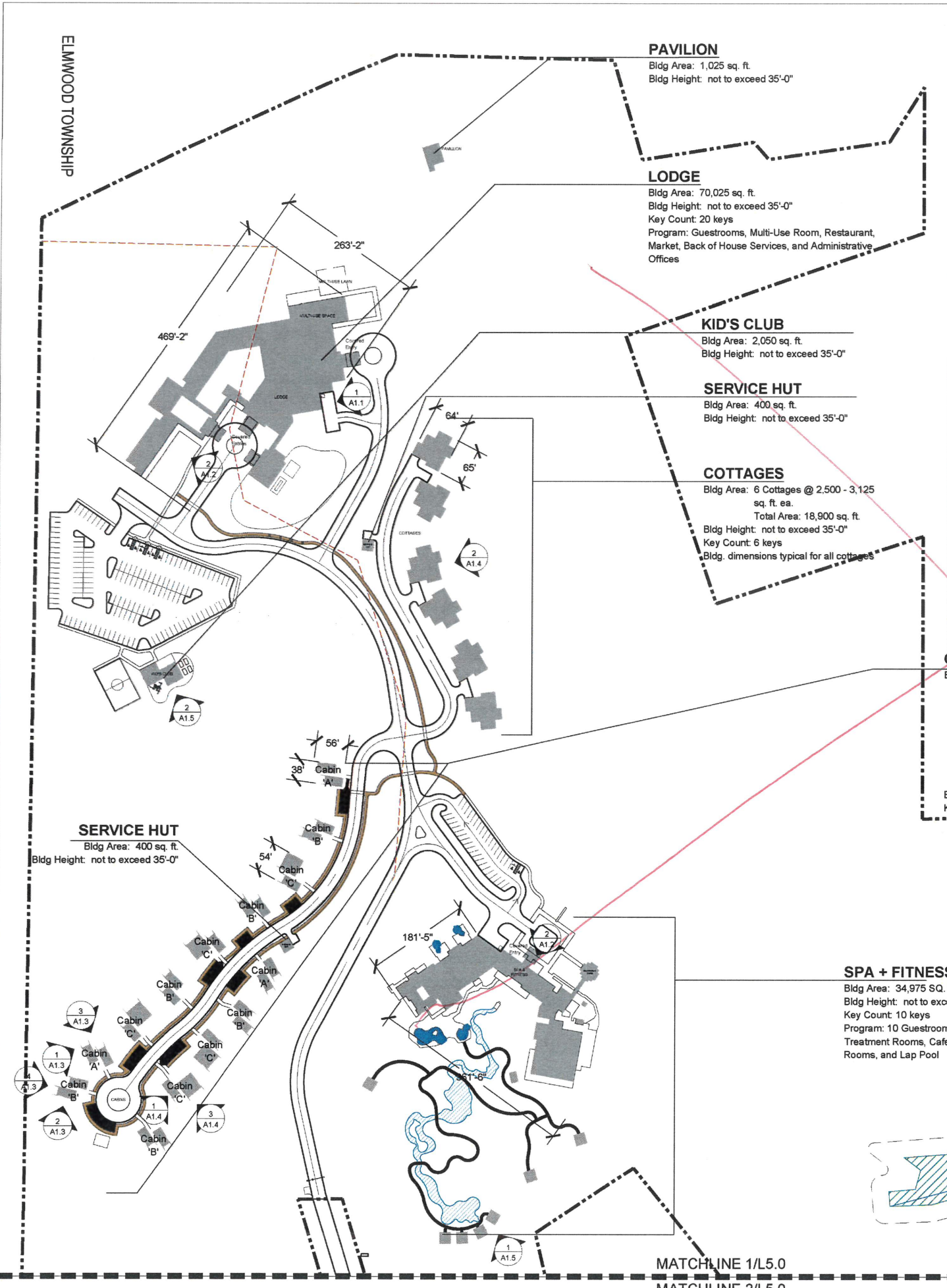
cell 201.966.1234
fax 201.426.5772
38841 cherry bend road
brunswick ny 14048
www.ea-ny.com

L6.0

superseded

DATE	DESCRIPTION
8/19/22	Special Use Permit
9/30/22	SUP Rev_01

NOT FOR CONSTRUCTION



PAVILION
 Bldg Area: 1,025 sq. ft.
 Bldg Height: not to exceed 35'-0"

LODGE
 Bldg Area: 70,025 sq. ft.
 Bldg Height: not to exceed 35'-0"
 Key Count: 20 keys
 Program: Guestrooms, Multi-Use Room, Restaurant, Market, Back of House Services, and Administrative Offices

KID'S CLUB
 Bldg Area: 2,050 sq. ft.
 Bldg Height: not to exceed 35'-0"

SERVICE HUT
 Bldg Area: 400 sq. ft.
 Bldg Height: not to exceed 35'-0"

COTTAGES
 Bldg Area: 6 Cottages @ 2,500 - 3,125 sq. ft. ea.
 Total Area: 18,900 sq. ft.
 Bldg Height: not to exceed 35'-0"
 Key Count: 6 keys
 Bldg. dimensions typical for all cottages

CABINS
 Bldg Area: Cabin 'A' (3) @ 1,030 sq. ft. ea.
 Total Area: 3,090 sq. ft.
 Dims: 38'-0" x 56'-0" (typical)
 Cabin 'B' (8) @ 1,545 sq. ft. ea.
 Total Area: 9,270 sq. ft.
 Dims: 38'-0" x 56'-0" (typical)
 Cabin 'C' (5) @ 1,545 sq. ft. ea.
 Total Area: 7,725 sq. ft.
 Dim: 54'-0" x 56'-0" (typical)
 Bldg Height: not to exceed 35'-0"
 Key Count: 40 keys

SPA + FITNESS
 Bldg Area: 34,975 SQ. FT.
 Bldg Height: not to exceed 35'-0"
 Key Count: 10 keys
 Program: 10 Guestrooms, Spa Treatment Rooms, Cafe, Fitness Rooms, and Lap Pool

Program Summary:	Conditioned Area (sf)	Covered Unconditioned Area (sf)
Lodge (70 keys*)	69,800	6,800
Spa & Fitness (10 keys*)	35,475	4,950
Cabins (40 keys*)	23,325	9,000
Cottages (6 keys*)	18,900	2,700
Kid's Club	2,050	1,000
Totals	149,550	24,250

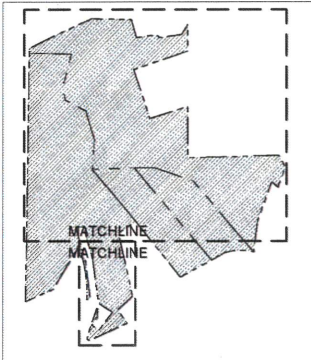
* Key = 1 guest unit

Wellivity Use	Elmwood Township Zoning Ordinance	Gross Floor Area (sf)	Keys	Employees	Required Stalls
Lodging/guestrooms (lodge, cabins, cottages, spa rooms)	Motel 1 space for each occupant unit plus 1 space per employee on largest shift		70	50	120
Multi-Purpose Room	Community Recreation Center 1 space per 200 sq ft of floor area	2400			12
Restaurant	Restaurants including outdoor seating and tasting room 1 space for every 3 people allowed by occupancy permit Occupancy: 1 person / 15 sf.	1875			42
Spa + Pool + Fitness	Medical Clinics, Veterinary clinics (spa only) Public or Private Clubs (pool only)	1040 (lounge area)			20
	Fitness Area	1 space for each 300 sq. ft. of walking room plus 1 space for each 100 sq. ft. of water surface plus accessory uses IBC Exercise Room Occupancy (50%/person). Local precedent suggests 1 stall per 6 people based on IBC occupancy.	2500		25
Guest Shuttle Service		3750			13
Handicap Stalls (incl. in count)					3
Total Car Stalls					234

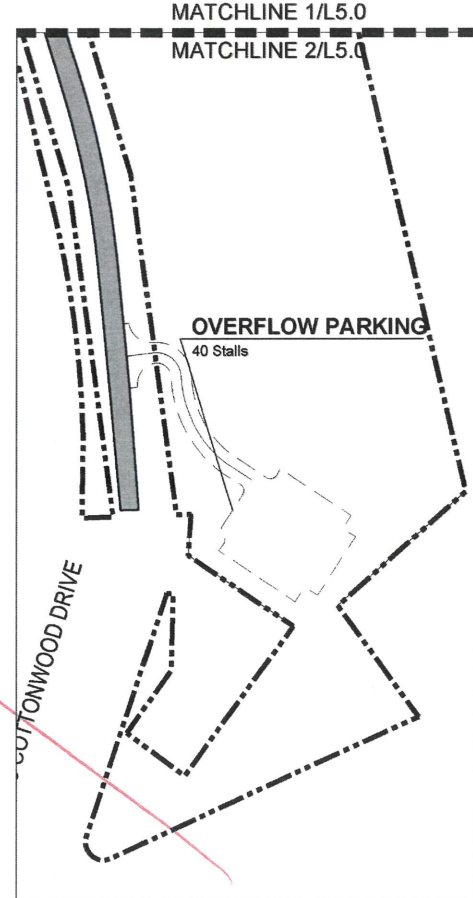
Actual Parking Division:	Count
Lodges	150
Cabins	34
Cottages	12
Wellness	39
Public parking allowance	40
Total Car Stalls	275

SITE INFO

ELMWOOD TOWNSHIP
 PARCELS: 004-113-014-26, 004-113-014-29, 004-113-014-51, 004-113-014-16
 ZONES: RR
 OVERALL ACREAGE: 99.99 ACRES



KEY MAP 1" = 10,000'



SCALE: 1"=100'
 0 50' 100' 200' 300'



WELLEVITY
 SPECIAL USE PERMIT APPLICATION

environmentalarchitects

ARCHITECTURAL SITE PLAN - OVERALL

cell 331 946 1534
 fax 331 431 2772
 10211 e chary lane
 townsville qld 48604
 env-arch.com

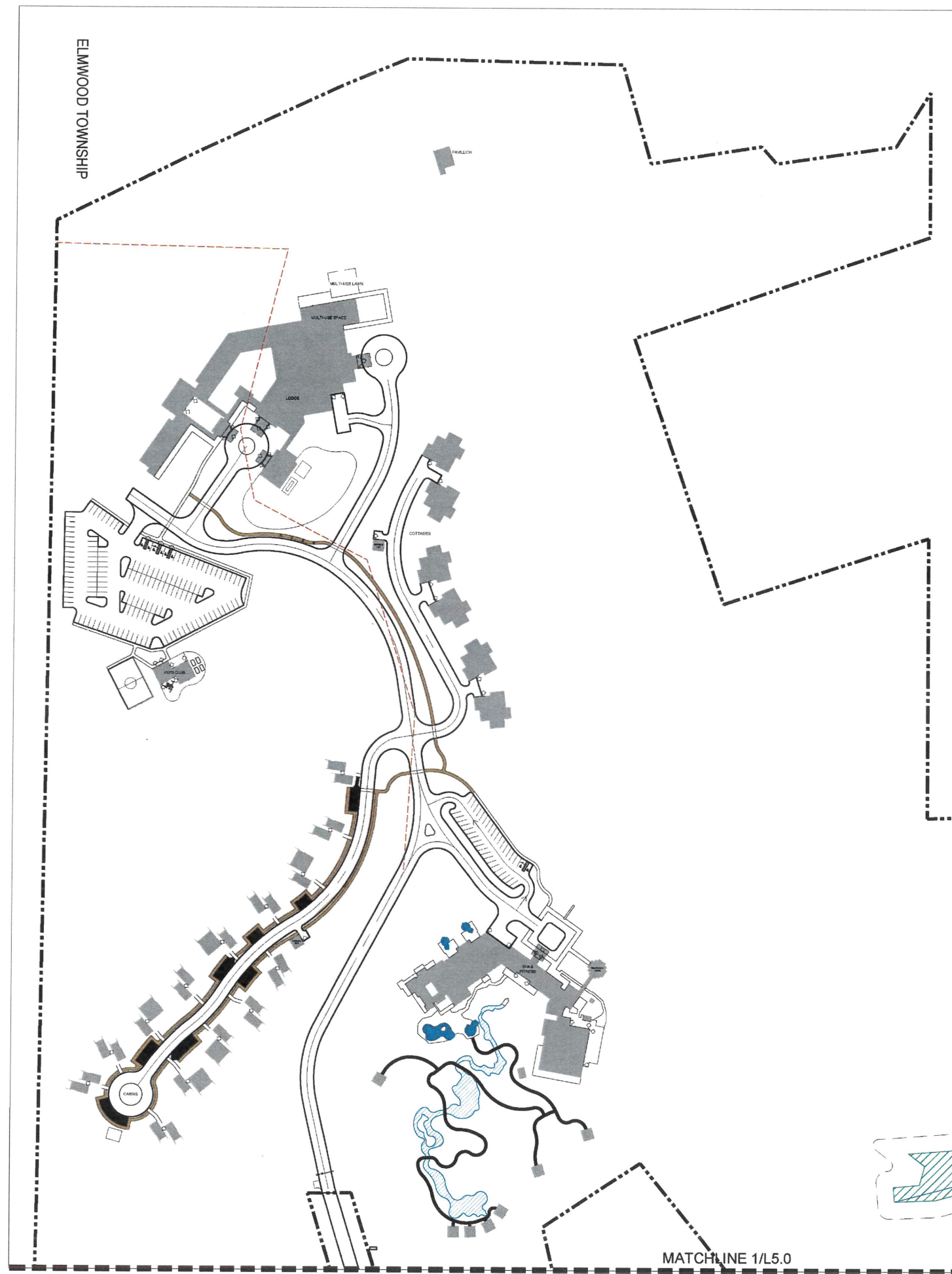
A1.0

NOT FOR CONSTRUCTION

WELLEIVITY
 SPECIAL USE PERMIT APPLICATION

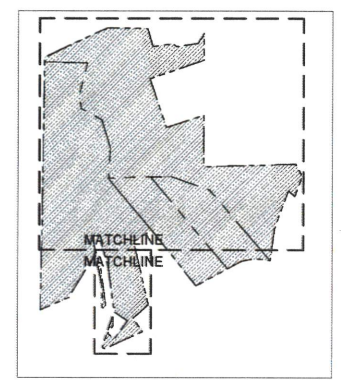
environmentarchitects

ARCHITECTURAL LIGHTING SITE PLAN - OVERALL
 A1.1



CONCEPTUAL EXTERIOR WALL SCONCE
 Aria 2304KZ-LED

CONCEPTUAL EXTERIOR DOWN LIGHT
 P5774-20/30K



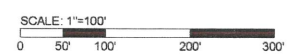
CONCEPTUAL EXTERIOR WALL SCONCE 02

CONCEPTUAL EXTERIOR DOWN LIGHT 01

KEY MAP 1" = 10,000'

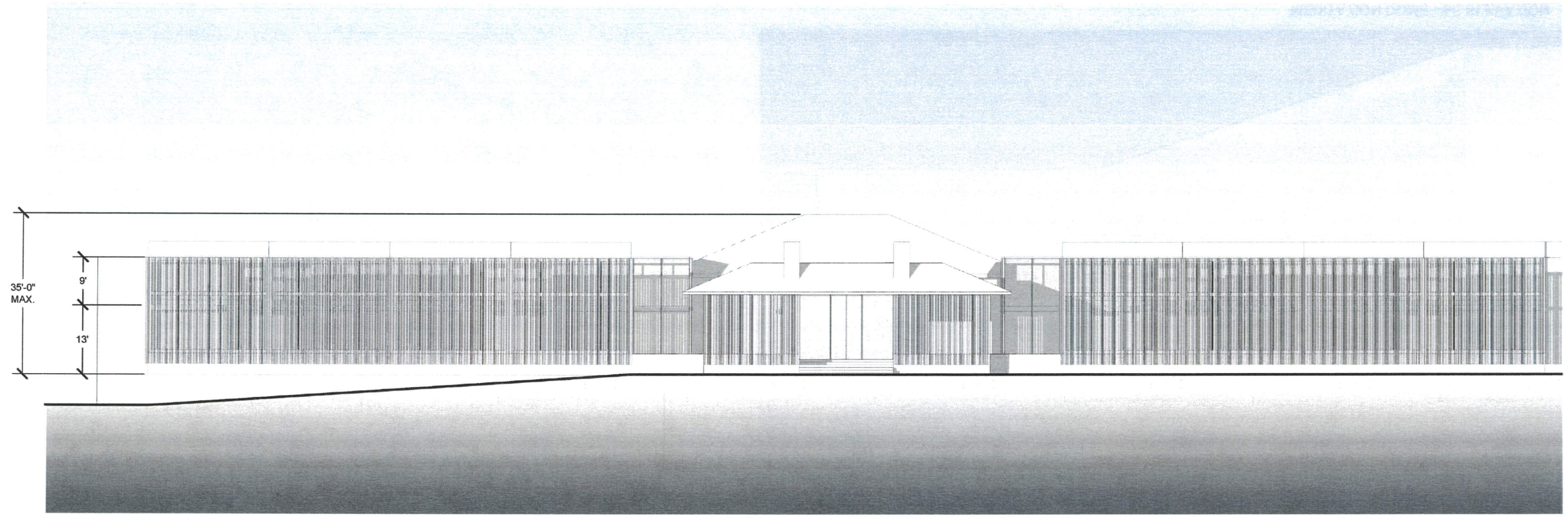
MATCHLINE 1/L5.0
MATCHLINE 2/L5.0

SPA PAVILIONS - VIEW ELEVATION 01
 3/16" = 1'-0"

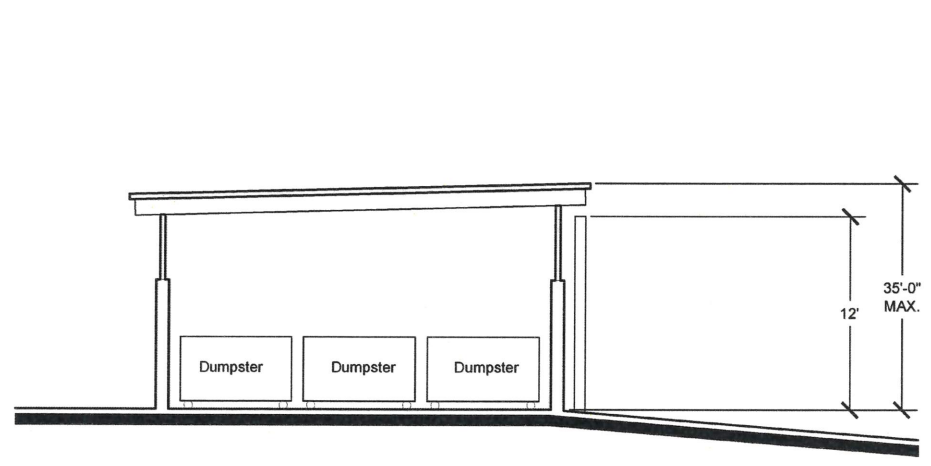


ISSUES:	
DATE	DESCRIPTION
8/19/22	Special Use Permit
9/30/22	SUP Rev_01

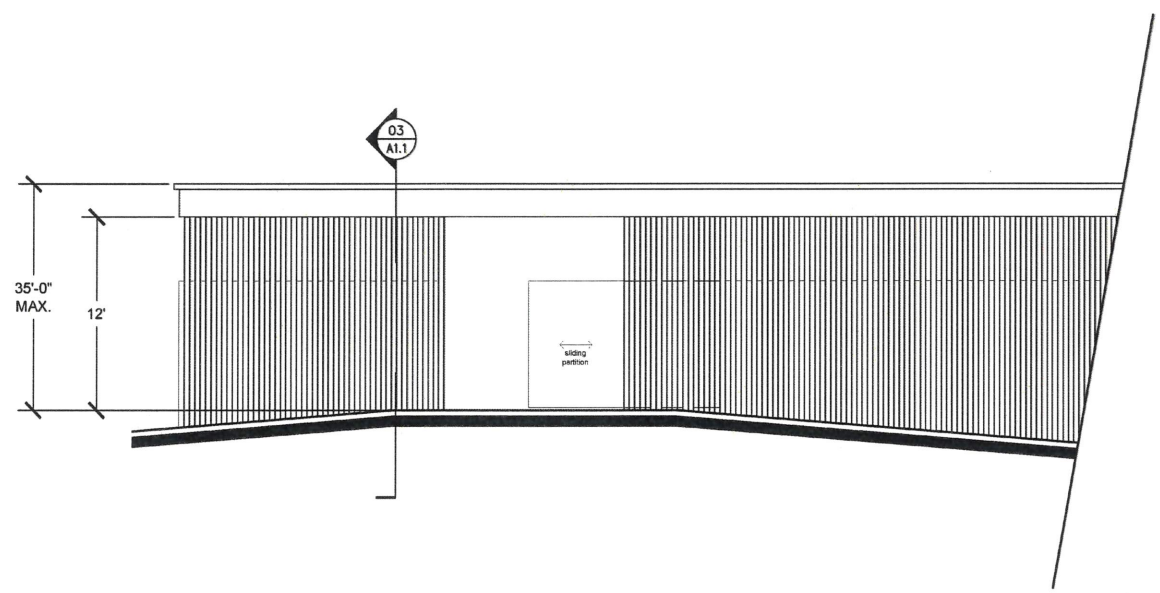
NOT FOR CONSTRUCTION



LODGE - GUESTROOM WING ENTRY ELEVATION 02
 $\frac{3}{32}'' = 1'-0''$



SERVICE DOCK - ENLARGED SECTION 03
 $\frac{3}{16}'' = 1'-0''$



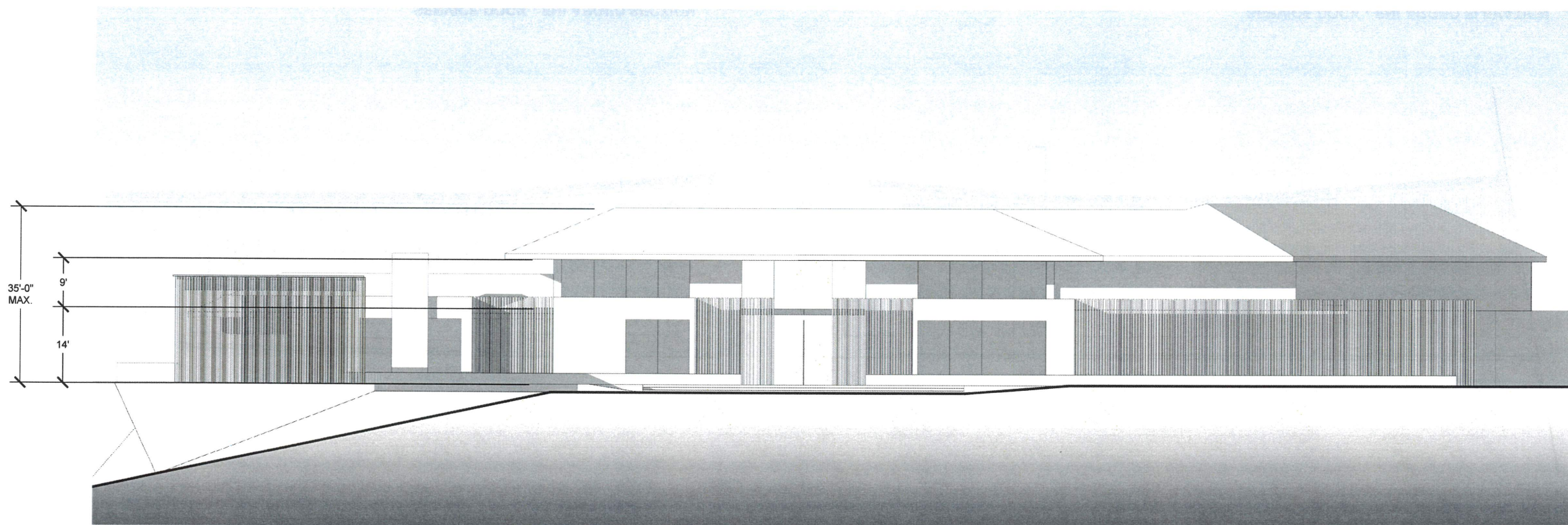
SERVICE DOCK - ENLARGED ELEVATION 01
 $\frac{3}{16}'' = 1'-0''$

WELLEIVITY
 SPECIAL USE PERMIT APPLICATION

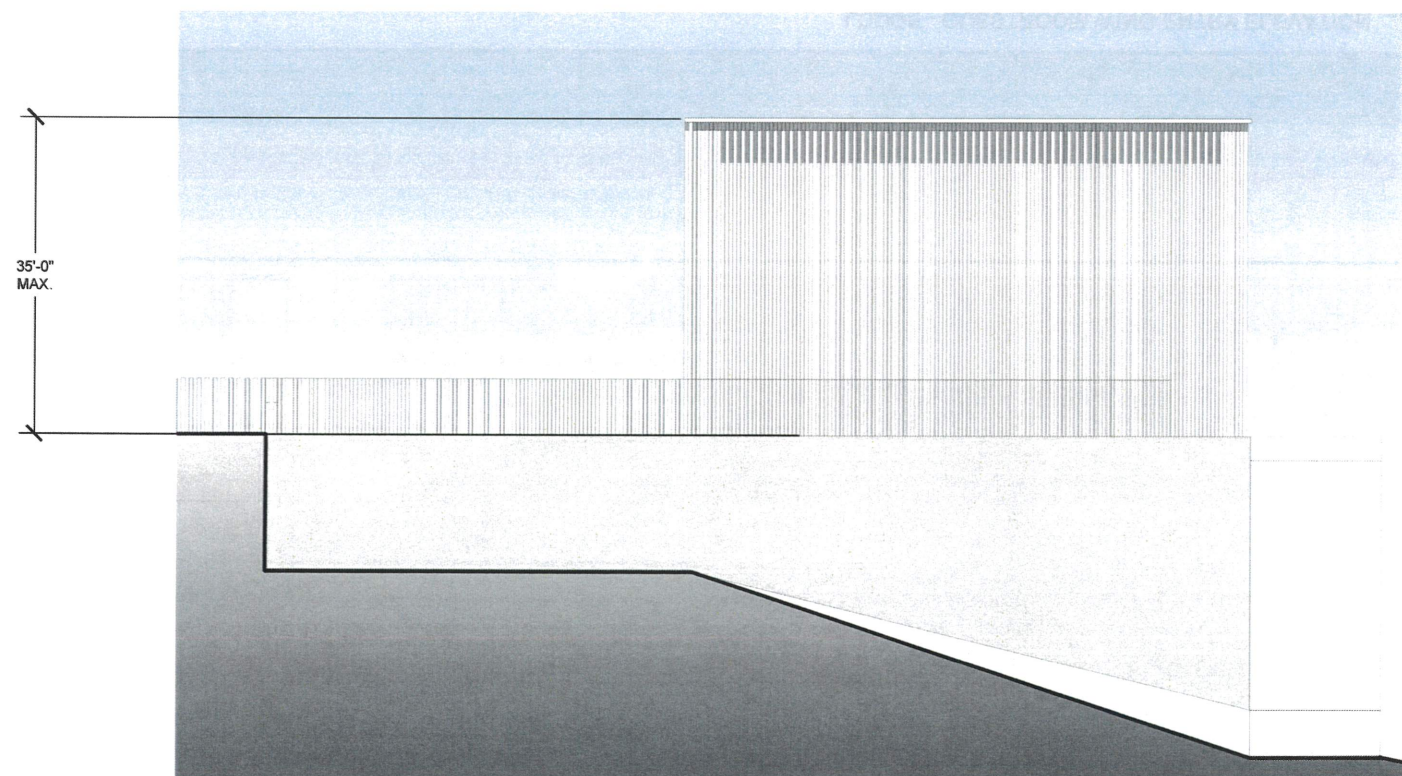
environmentalarchitects

CONCEPTUAL BUILDING ELEVATIONS	
call 520 848 1554 fax 520 451 5775 15214 e cherry land road brownsville tx 77804 env-arch.com	A2.1

NOT FOR CONSTRUCTION



SPA - ENTRY ELEVATION 02
 $\frac{3}{32}'' = 1'-0''$



MEDITATION DOME - SE ELEVATION 01
 $\frac{3}{16}'' = 1'-0''$

WELLEIVITY
SPECIAL USE PERMIT APPLICATION

environmentarchitects

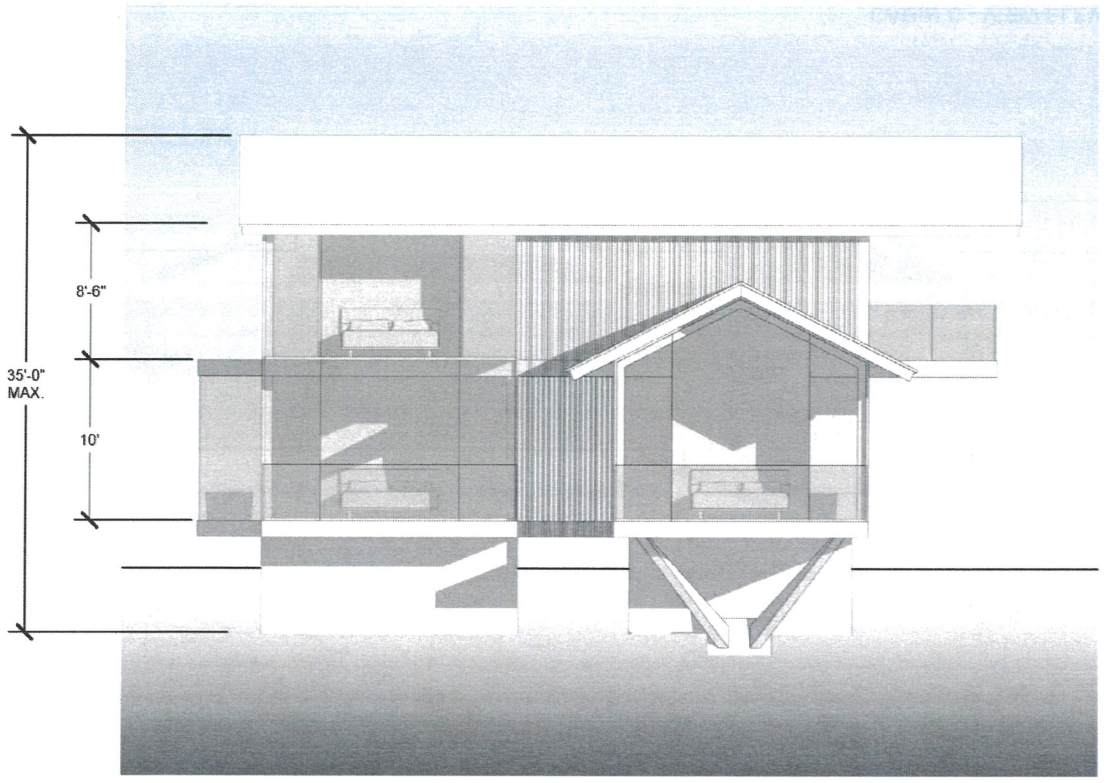
CONCEPTUAL BUILDING ELEVATIONS

cell 231 945 1254
fax 231 431 5772
10241 w. cherryland road
troy, mi 48068
www-well.com

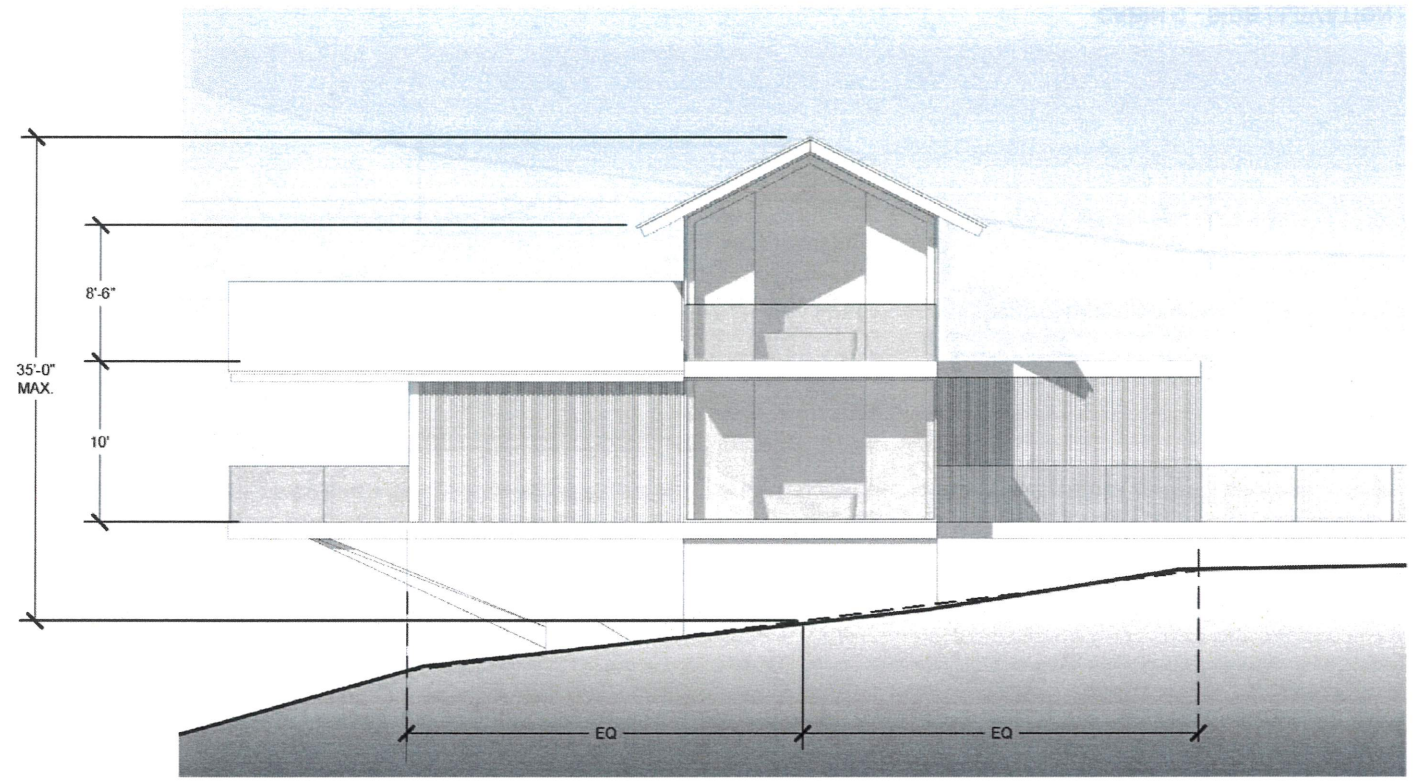
A2.2

ISSUES:	DATE:	DESCRIPTION:
	8/19/22	Special Use Permit
	9/30/22	SUP Rev. 01

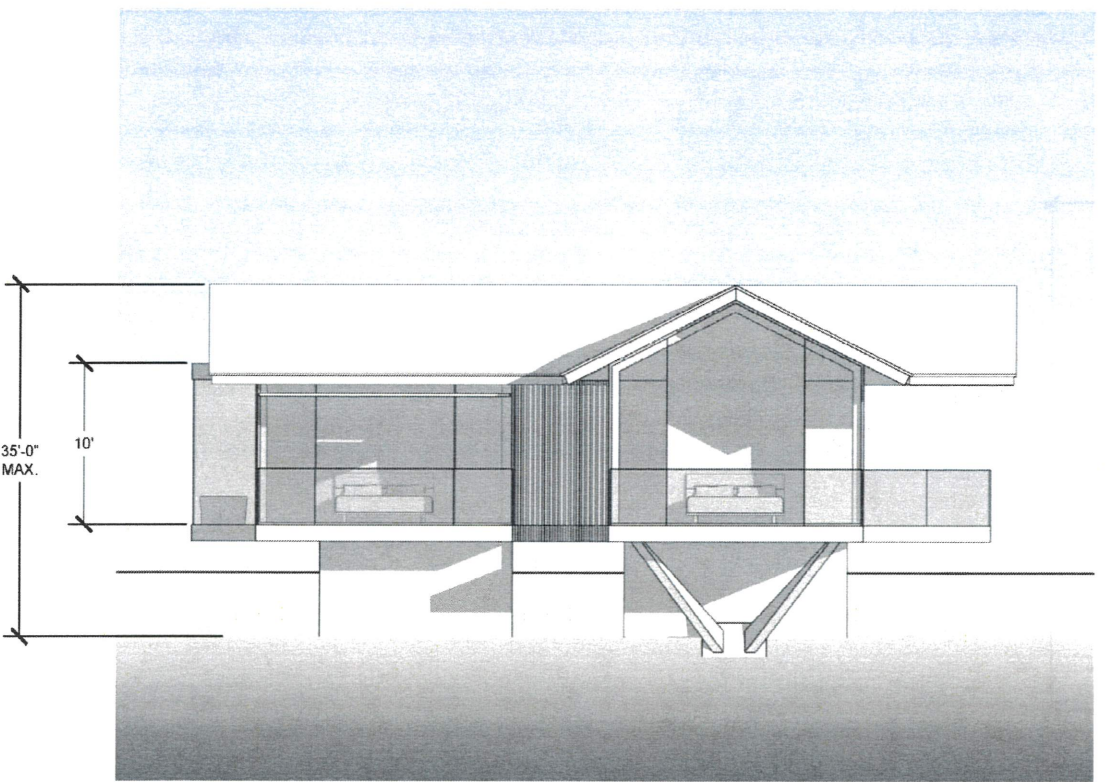
NOT FOR CONSTRUCTION



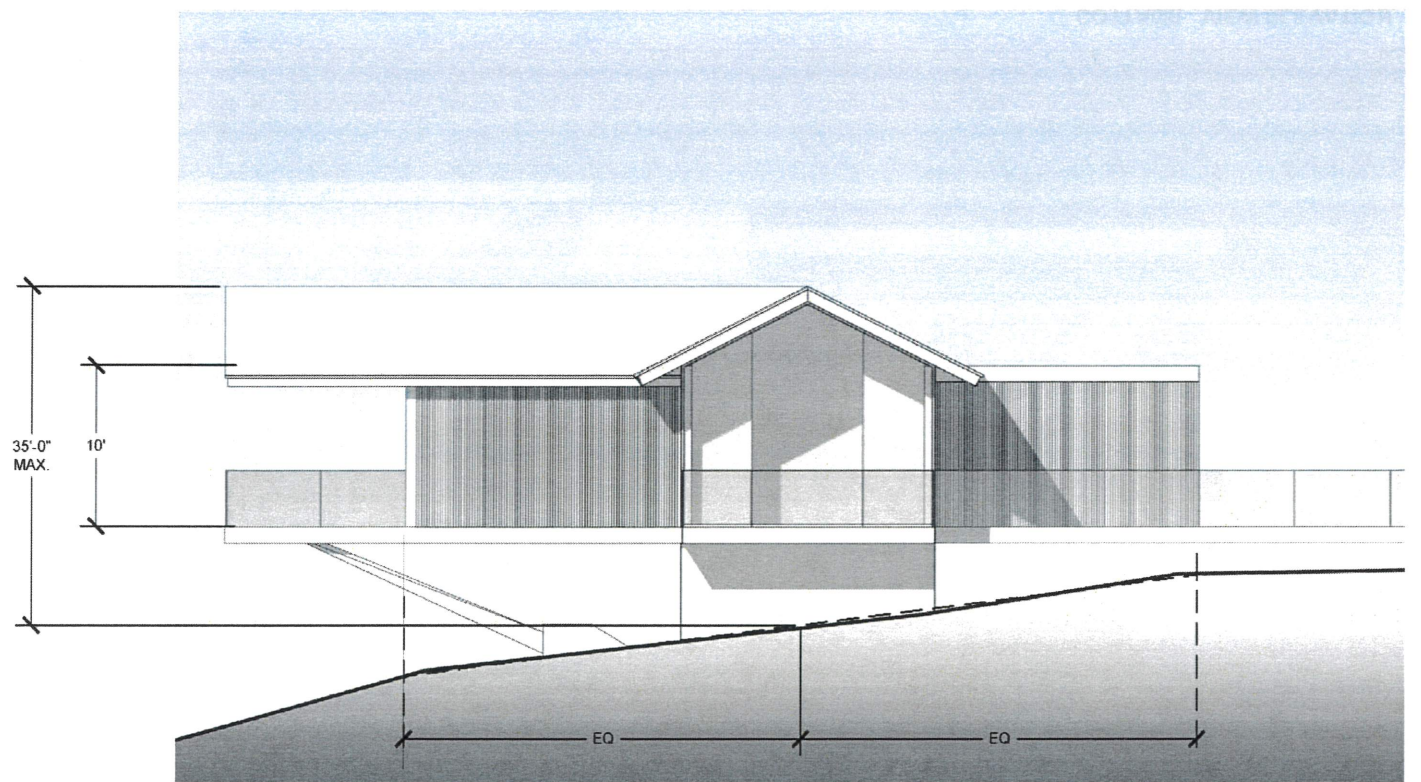
CABIN B - VIEW ELEVATION 04
 $\frac{3}{16}'' = 1'-0''$



CABIN B - SIDE ELEVATION 02
 $\frac{3}{16}'' = 1'-0''$



CABIN A - VIEW ELEVATION 03
 $\frac{3}{16}'' = 1'-0''$



CABIN A - SIDE ELEVATION 01
 $\frac{3}{16}'' = 1'-0''$

WELLEIVITY
 SPECIAL USE PERMIT APPLICATION

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CONCEPTUAL BUILDING ELEVATIONS

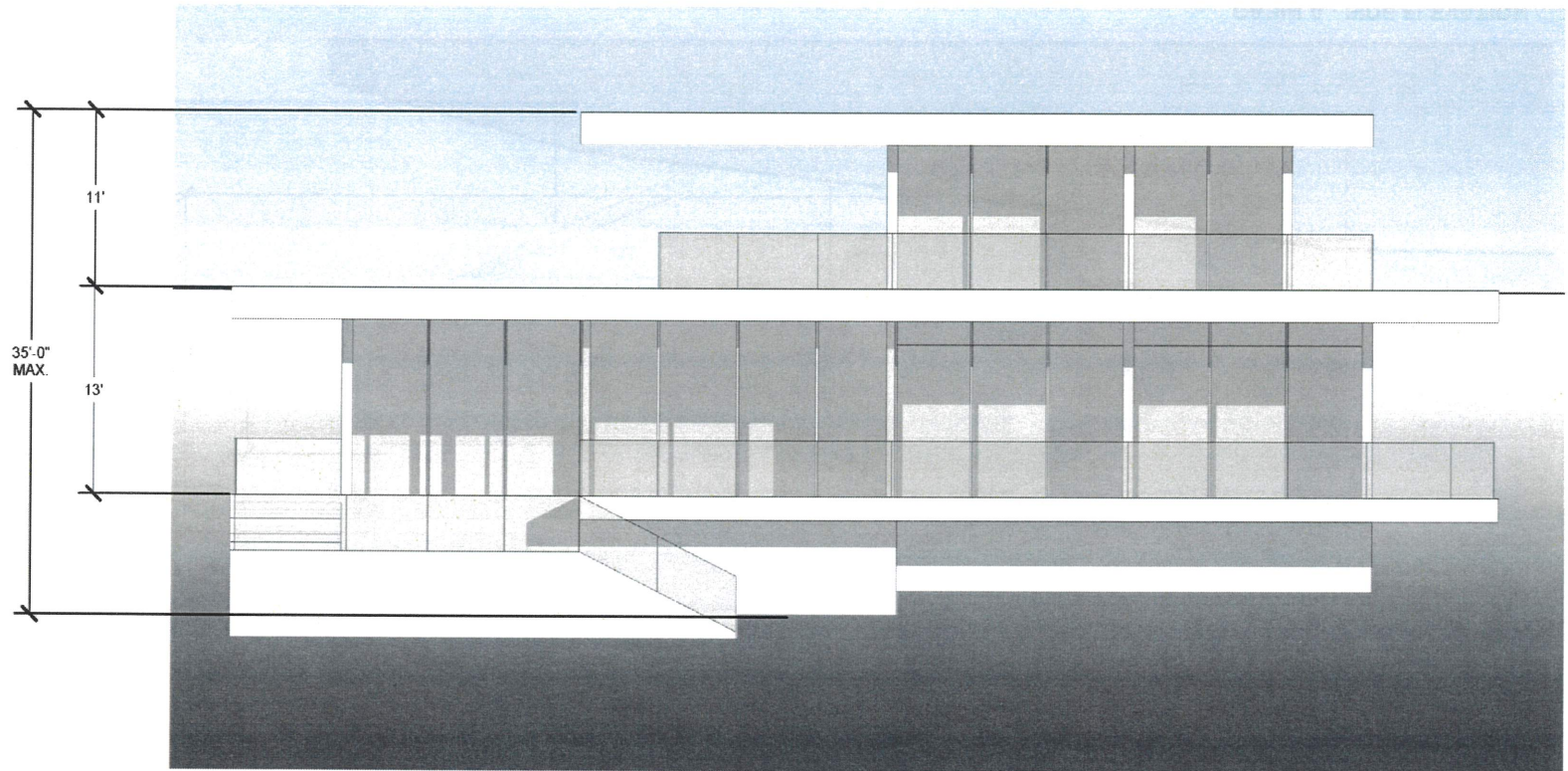
401.521.944.1454
 401.421.8779
 1000 N Cherry Street
 Lawrenceville, GA 30046
 env-arch.com

A2.3

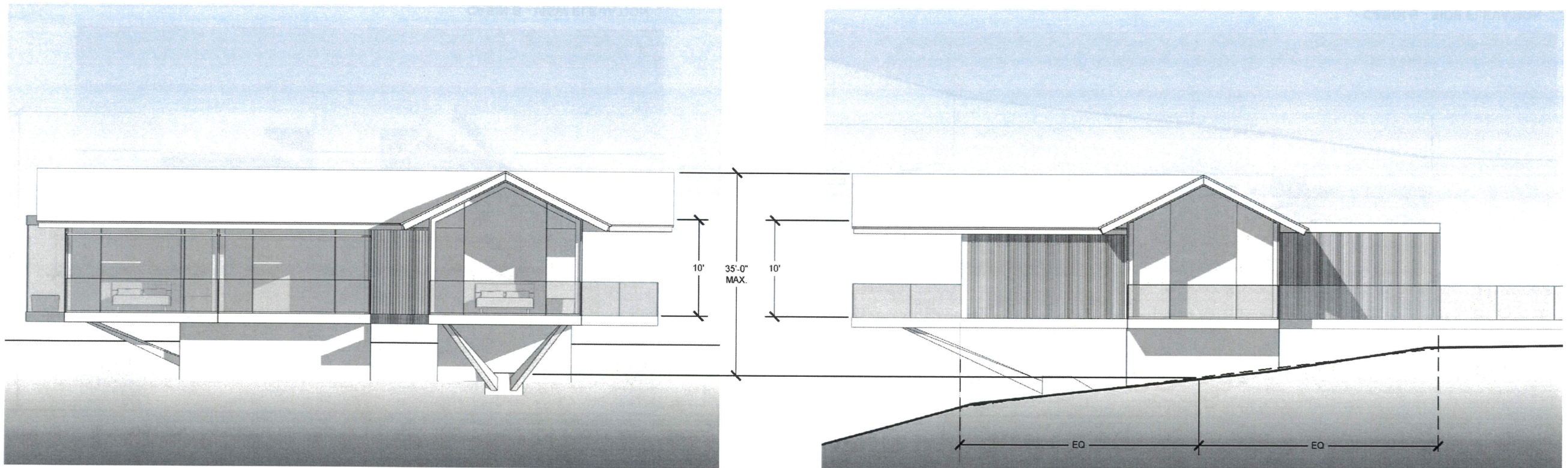
ISSUES:

DATE	DESCRIPTION
8/19/22	Special Use Permit
9/30/22	SUP Rev_01

NOT FOR CONSTRUCTION



COTTAGE - VIEW ELEVATION 02
 $\frac{3}{16}'' = 1'-0''$



CABIN C - VIEW ELEVATION 03
 $\frac{3}{16}'' = 1'-0''$

CABIN C - SIDE ELEVATION 01
 $\frac{3}{16}'' = 1'-0''$

WELLEIVITY
 SPECIAL USE PERMIT APPLICATION

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CONCEPTUAL BUILDING ELEVATIONS

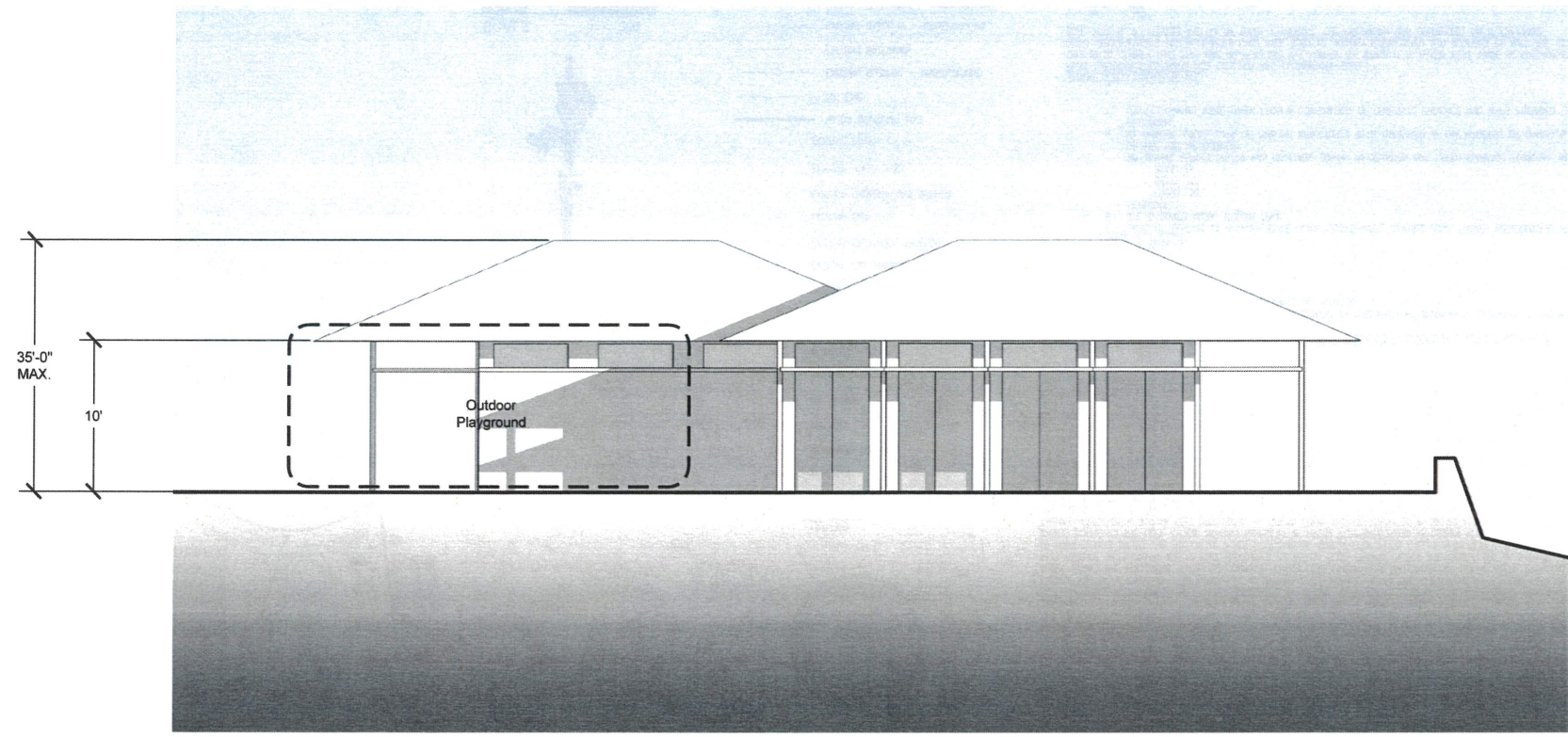
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A2.4

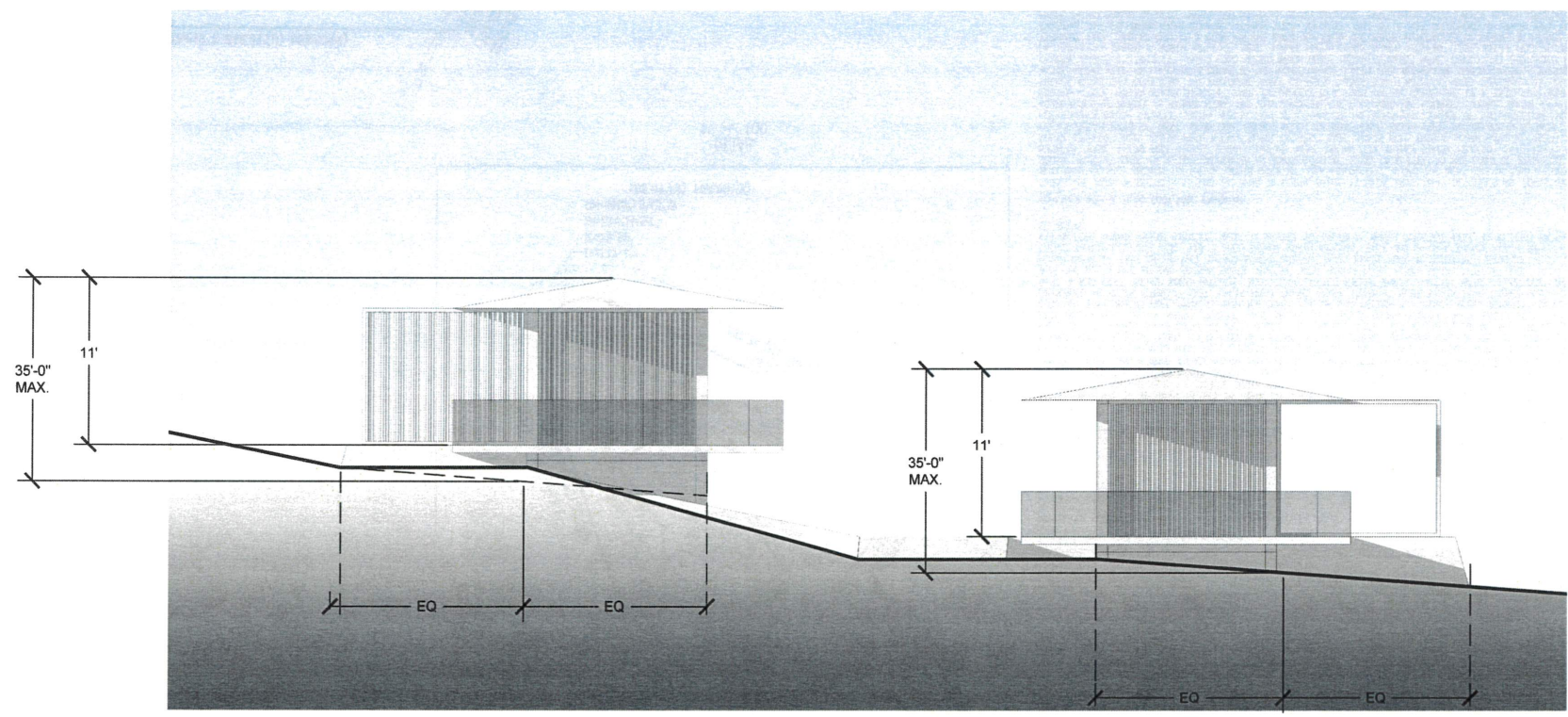
ISSUES

DATE	DESCRIPTION
8/19/22	Special Use Permit
9/30/22	SUP Rev_01

NOT FOR CONSTRUCTION



KID'S CLUB - SOUTH ELEVATION 02
3/16" = 1'-0"



SPA PAVILIONS - VIEW ELEVATION 01
3/16" = 1'-0"

WELLEIVITY
SPECIAL USE PERMIT APPLICATION

environmentalarchitects

CONCEPTUAL BUILDING ELEVATIONS

call 201.461.1154
fax 201.461.1772
trenton, nj 08611
env-arch.com

A2.5

By	Revision	Date	No.

Date Issued: 02/08/2022
Date Surveyed: 01/24/2022
Designed By: CLK
Drawn By: C-JP
Checked By: CLK
Scale: 1"=200'
Original sheet size is 22x34
Location: PART OF SECTIONS 13 & 24
TOWN 28 NORTH, RANGE 12 WEST
ELMWOOD TOWNSHIP
LEELANAU COUNTY,
MICHIGAN
Project Number:
2022107001.01
Sheet:
1 OF 1

LEGAL DESCRIPTION: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT# STS-5535;

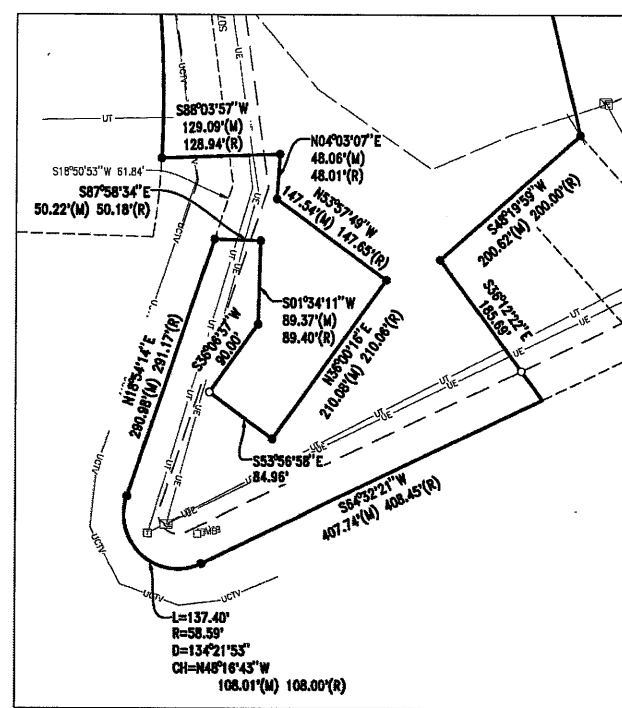
LAND IN ELMWOOD TOWNSHIP, COUNTY OF LEELANAU, STATE OF MICHIGAN, DESCRIBED AS:

PARCEL 15: PART OF SECTIONS 13 AND 24, TOWN 28 NORTH, RANGE 12 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 09°09'30" EAST 988.00 FEET; ALONG THE WEST LINE OF SAID SECTION 13; THENCE SOUTH 02°02'17" WEST 44.34 FEET (RECORDED AS SOUTH 09°09'30" EAST, 42.00 FEET); THENCE SOUTH 89°59'14" EAST, 419.79 FEET; THENCE SOUTH 87°29'20" EAST, 229.94 FEET; THENCE SOUTH 87°29'20" EAST, 229.94 FEET; THENCE SOUTH 02°48'30" WEST, 294.00 FEET; THENCE SOUTH 27°23'30" WEST, 10.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID SECTION NORTH 82°25'47" EAST, 401.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 82°25'47" EAST, 200.87 FEET; THENCE SOUTH 71°02'47" EAST, 307.06 FEET; SOUTH 49°43'35" EAST, 108.23 FEET TO A POINT ON THE CENTERLINE OF A 75.00 FOOT WIDE EASEMENT; THENCE ALONG SAID CENTERLINE NORTH 61°21'23" WEST, 71.05 FEET (RECORDED AS NORTH 81°44'50" WEST, 70.83 FEET) TO THE P.C. OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 137.57 FEET, HAVING A RADIUS OF 273.03 FEET, A CENTRAL ANGLE OF 137°02'42" AND A LONG CHORD WHICH BEARS NORTH 89°54'21" WEST, 282.84 FEET (RECORDED AS 272.55 FEET); A CENTRAL ANGLE OF 57°39'19" WEST, 137.57 FEET; THENCE NORTH 40°43'38" WEST, 1209.92 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 75.00 FOOT WIDE EASEMENT.

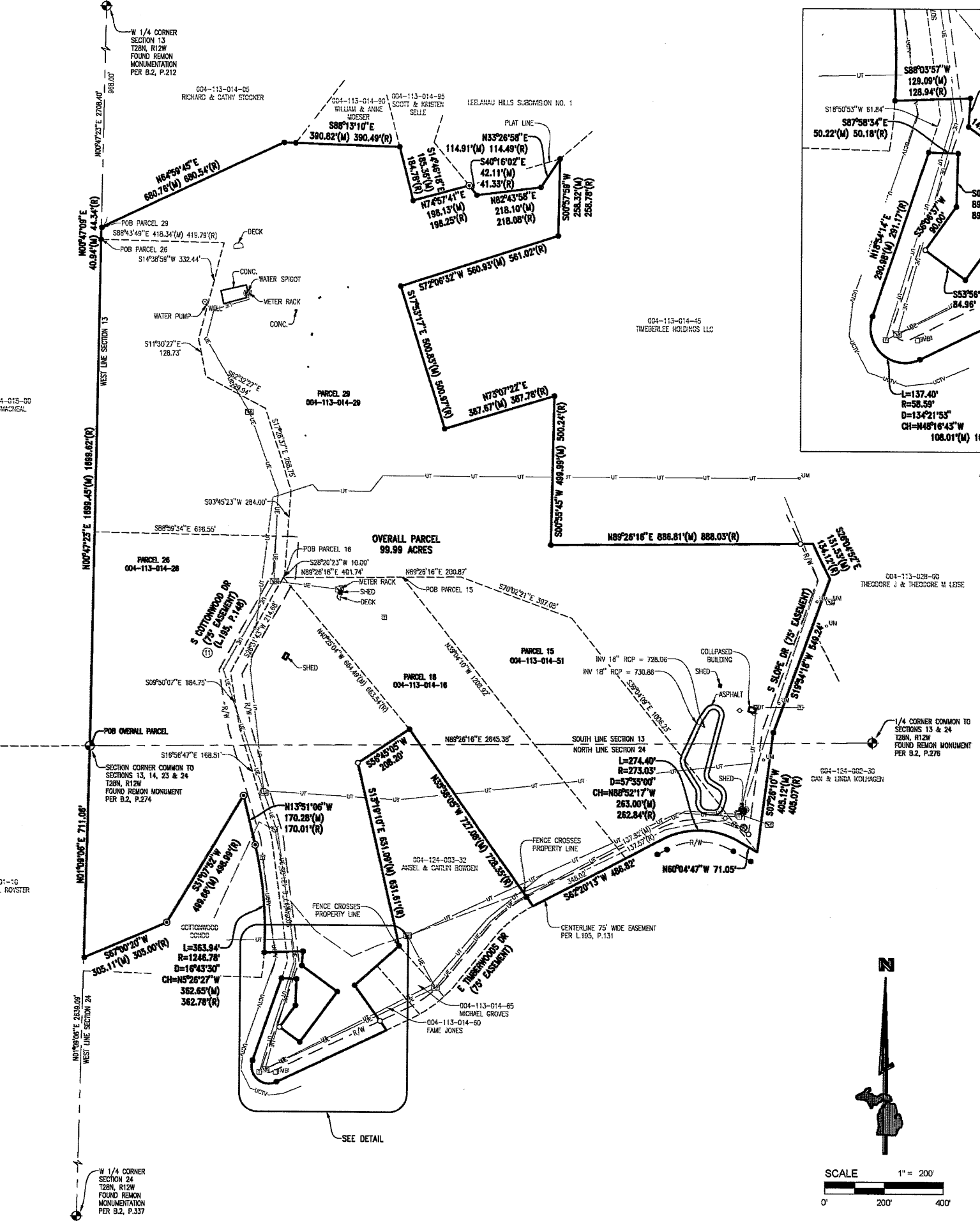
PARCEL 16: PART OF SECTIONS 13 AND 24, TOWN 28 NORTH, RANGE 12 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 09°09'30" EAST 988.00 FEET; ALONG THE WEST LINE OF SAID SECTION 13; THENCE SOUTH 02°02'17" WEST, 44.34 FEET (RECORDED AS SOUTH 09°09'30" EAST, 42.00 FEET); THENCE SOUTH 89°59'14" EAST, 419.79 FEET; THENCE SOUTH 87°29'20" EAST, 229.94 FEET; THENCE SOUTH 87°29'20" EAST, 229.94 FEET; THENCE SOUTH 02°48'30" WEST, 294.00 FEET; THENCE SOUTH 27°23'30" WEST, 10.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID SECTION NORTH 82°25'47" EAST, 401.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 82°25'47" EAST, 200.87 FEET; THENCE SOUTH 71°02'47" EAST, 307.06 FEET; SOUTH 49°43'35" EAST, 108.23 FEET TO A POINT ON THE CENTERLINE OF A 75.00 FOOT WIDE EASEMENT; THENCE ALONG SAID CENTERLINE NORTH 61°21'23" WEST, 71.05 FEET (RECORDED AS NORTH 81°44'50" WEST, 70.83 FEET) TO THE P.C. OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 137.57 FEET, HAVING A RADIUS OF 273.03 FEET, A CENTRAL ANGLE OF 137°02'42" AND A LONG CHORD WHICH BEARS NORTH 89°54'21" WEST, 282.84 FEET (RECORDED AS 272.55 FEET); A CENTRAL ANGLE OF 57°39'19" WEST, 137.57 FEET; THENCE NORTH 40°43'38" WEST, 1209.92 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 75.00 FOOT WIDE EASEMENT.

PARCEL 26: PART OF SECTIONS 13 AND 24, TOWN 28 NORTH, RANGE 12 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 09°09'30" EAST 988.00 FEET; ALONG THE WEST LINE OF SAID SECTION 13; THENCE SOUTH 02°02'17" WEST, 44.34 FEET (RECORDED AS SOUTH 09°09'30" EAST, 42.00 FEET); THENCE SOUTH 89°59'14" EAST, 419.79 FEET; THENCE SOUTH 87°29'20" EAST, 229.94 FEET; THENCE SOUTH 87°29'20" EAST, 229.94 FEET; THENCE SOUTH 02°48'30" WEST, 294.00 FEET; THENCE SOUTH 27°23'30" WEST, 10.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID SECTION NORTH 82°25'47" EAST, 401.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 82°25'47" EAST, 200.87 FEET; THENCE SOUTH 71°02'47" EAST, 307.06 FEET; SOUTH 49°43'35" EAST, 108.23 FEET TO A POINT ON THE CENTERLINE OF A 75.00 FOOT WIDE EASEMENT; THENCE ALONG SAID CENTERLINE NORTH 61°21'23" WEST, 71.05 FEET (RECORDED AS NORTH 81°44'50" WEST, 70.83 FEET) TO THE P.C. OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 137.57 FEET, HAVING A RADIUS OF 273.03 FEET, A CENTRAL ANGLE OF 137°02'42" AND A LONG CHORD WHICH BEARS NORTH 89°54'21" WEST, 282.84 FEET (RECORDED AS 272.55 FEET); A CENTRAL ANGLE OF 57°39'19" WEST, 137.57 FEET; THENCE NORTH 40°43'38" WEST, 1209.92 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 75.00 FOOT WIDE EASEMENT.

PARCEL 28: PART OF SECTIONS 13 AND 24, TOWN 28 NORTH, RANGE 12 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 09°09'30" EAST 988.00 FEET; ALONG THE WEST LINE OF SAID SECTION 13; THENCE SOUTH 02°02'17" WEST, 44.34 FEET (RECORDED AS SOUTH 09°09'30" EAST, 42.00 FEET); THENCE SOUTH 89°59'14" EAST, 419.79 FEET; THENCE SOUTH 87°29'20" EAST, 229.94 FEET; THENCE SOUTH 87°29'20" EAST, 229.94 FEET; THENCE SOUTH 02°48'30" WEST, 294.00 FEET; THENCE SOUTH 27°23'30" WEST, 10.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID SECTION NORTH 82°25'47" EAST, 401.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 82°25'47" EAST, 200.87 FEET; THENCE SOUTH 71°02'47" EAST, 307.06 FEET; SOUTH 49°43'35" EAST, 108.23 FEET TO A POINT ON THE CENTERLINE OF A 75.00 FOOT WIDE EASEMENT; THENCE ALONG SAID CENTERLINE NORTH 61°21'23" WEST, 71.05 FEET (RECORDED AS NORTH 81°44'50" WEST, 70.83 FEET) TO THE P.C. OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 137.57 FEET, HAVING A RADIUS OF 273.03 FEET, A CENTRAL ANGLE OF 137°02'42" AND A LONG CHORD WHICH BEARS NORTH 89°54'21" WEST, 282.84 FEET (RECORDED AS 272.55 FEET); A CENTRAL ANGLE OF 57°39'19" WEST, 137.57 FEET; THENCE NORTH 40°43'38" WEST, 1209.92 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 75.00 FOOT WIDE EASEMENT.



DETAIL
1" = 100'



AS-SURVEYED (OVERALL) LEGAL DESCRIPTION:
THAT PART OF SECTIONS 13 AND 24, TOWN 28 NORTH, RANGE 12 WEST, ELMWOOD TOWNSHIP, LEELANAU COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23 AND 24; THENCE ALONG THE WEST LINE OF SAID SECTION 13; THENCE SOUTH 02°02'17" WEST, 44.34 FEET (RECORDED AS SOUTH 09°09'30" EAST, 42.00 FEET); THENCE SOUTH 89°59'14" EAST, 419.79 FEET; THENCE SOUTH 87°29'20" EAST, 229.94 FEET; THENCE SOUTH 87°29'20" EAST, 229.94 FEET; THENCE SOUTH 02°48'30" WEST, 294.00 FEET; THENCE SOUTH 27°23'30" WEST, 10.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID SECTION NORTH 82°25'47" EAST, 401.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 82°25'47" EAST, 200.87 FEET; THENCE SOUTH 71°02'47" EAST, 307.06 FEET; SOUTH 49°43'35" EAST, 108.23 FEET TO A POINT ON THE CENTERLINE OF A 75.00 FOOT WIDE EASEMENT; THENCE ALONG SAID CENTERLINE NORTH 61°21'23" WEST, 71.05 FEET (RECORDED AS NORTH 81°44'50" WEST, 70.83 FEET) TO THE P.C. OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 137.57 FEET, HAVING A RADIUS OF 273.03 FEET, A CENTRAL ANGLE OF 137°02'42" AND A LONG CHORD WHICH BEARS NORTH 89°54'21" WEST, 282.84 FEET (RECORDED AS 272.55 FEET); A CENTRAL ANGLE OF 57°39'19" WEST, 137.57 FEET; THENCE NORTH 40°43'38" WEST, 1209.92 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 75.00 FOOT WIDE EASEMENT.

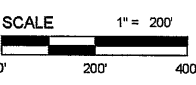
SCHEDULE B - PART II - PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT# STS-5535;
ITEMS 1-10, 12-14 ARE NOT A MATTER OF SURVEY.
11. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 195, PAGE 131. 75' EASEMENTS FOR S COTTONWOOD DR AND E TIMBERWOODS DR. PLOTTED

TABLE A NOTES:
1. BASIS OF BEARING IS MICHIGAN STATE PLANE COORDINATES, CENTRAL ZONE NAD83, INTERNATIONAL FOOT, GRID.
2. SITE IS ZONED RURAL RESORT (RR).
3. SETBACKS:
FRONT: 50'
SIDES: 10'
REAR: 25'
NO ZONING REPORT LETTER WAS RECEIVED, ZONING INFORMATION HAS BEEN TAKEN FROM ELMWOOD TOWNSHIP WEBSITE AND MAY OR MAY NOT BE CURRENT.
9. NO PARKING AREAS, LOTS OR PARKING STRUCTURES WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. UTILITIES SHOWN WERE TAKEN FROM A COMBINATION OF OBSERVED EVIDENCE AND MAPS PROVIDED FROM MISS DIG.

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 6(a), 7(a), 8, 9, 11(a)(i) AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/24/2022.
DATE OF PLAT OR MAP: 8 FEB 2022



- LEGEND**
- IRON FOUND
 - IRON SET
 - MONUMENT FOUND
 - ▲ NAIL SET
 - ▲ NAIL FOUND
 - SECTION CORNER
 - ▣ EXISTING MAILBOX
 - EXISTING WELL
 - EXISTING FIRE HYDRANT
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING SIGN
 - EXISTING UNDERGROUND MARKER
 - EXISTING UTILITY POLE
 - EXISTING POST
 - MAJOR ROADWAY LINE
 - - - - - LOT LINE
 - EXISTING ELECTRIC - UNDERGROUND
 - EXISTING WATERMAIN
 - EXISTING CABLE TV - UNDERGROUND
 - EXISTING TELEPHONE - UNDERGROUND
 - EXISTING FENCE



010-014-015-00
JOHN MACGILL

010-025-001-10
JOHN & CHERYL ROYSTER

004-113-014-45
TIMBERLEE HOLDINGS LLC

004-113-028-00
THEODORE J & THEODORE M LEBSE

004-124-302-30
DAN & LINDA KOLBAGEN

004-124-003-32
ANSEL & CATLYN BOWEN

004-113-014-65
MICHAEL GROVES

004-113-014-60
FAME JONES

new 11/8/22

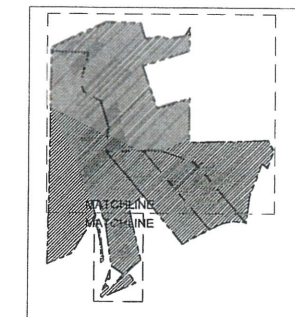
ISSUES:

DATE	DESCRIPTION
8/19/22	Special Use Permit
9/30/22	SUP Rev_01

SITE INFO

ELMWOOD TOWNSHIP

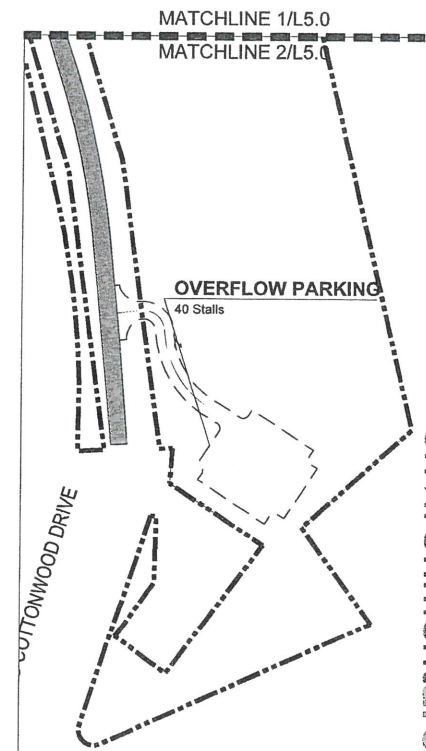
PARCELS: 004-113-014-26, 004-113-014-29,
004-113-014-51, 004-113-014-16
ZONES: RR
OVERALL ACREAGE: 99.99 ACRES



KEY MAP 1" = 10,000'

Program Summary:	Conditioned Area (sq. ft.)	Covered Unconditioned Area (sq. ft.)
Lodging (20 keys)	69,800	2,000
Spa & Fitness (10 keys)	35,475	4,920
Cottages (6 keys)	18,900	9,000
Kid's Club	2,050	1,000
Totals	124,225	16,920

AREA SUMMARY



SCALE: 1"=100'

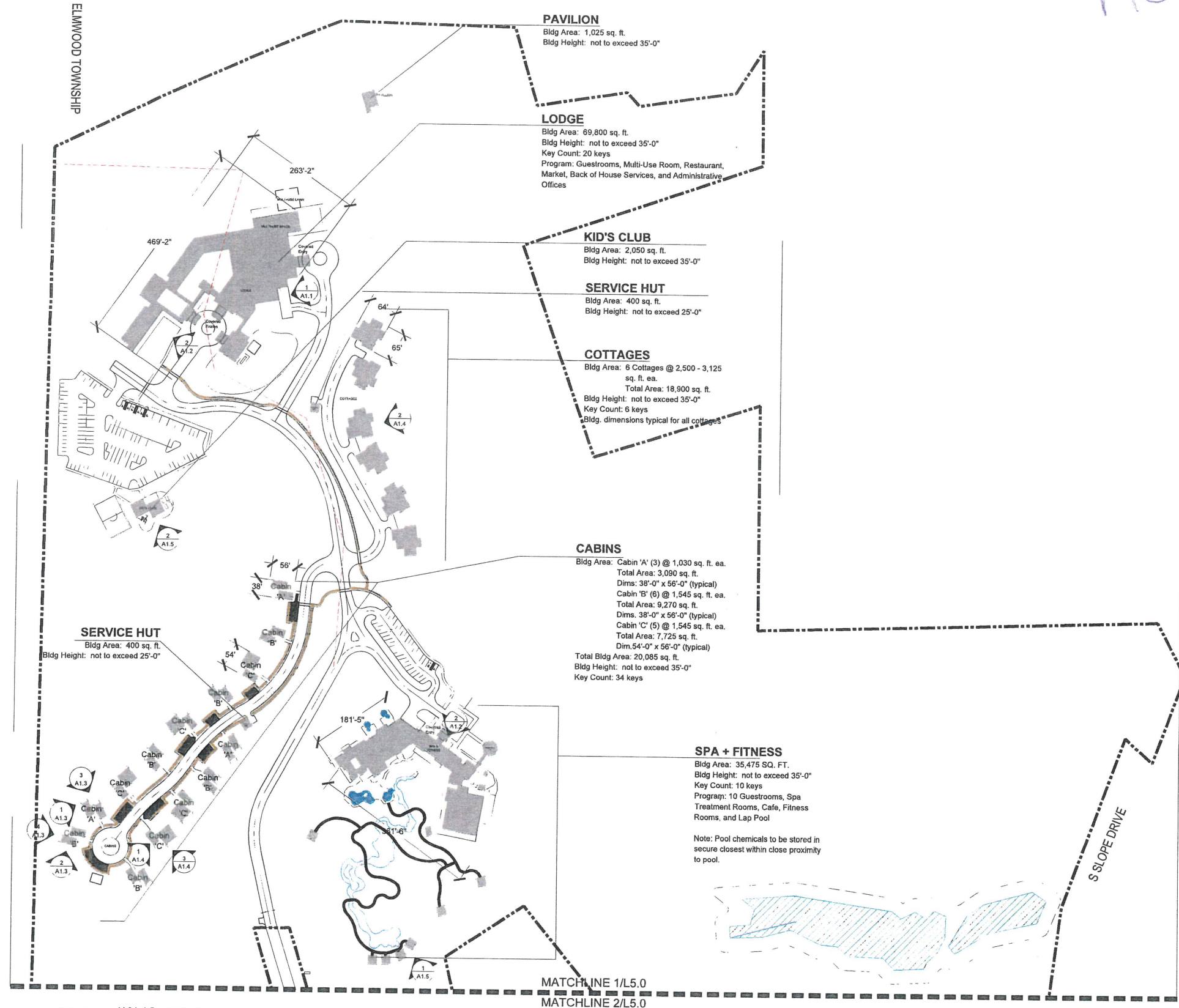


WELLEIVITY
 SPECIAL USE PERMIT APPLICATION

environmentalarchitects

ARCHITECTURAL SITE PLAN - OVERALL

A1.0



PAVILION
Bldg Area: 1,025 sq. ft.
Bldg Height: not to exceed 35'-0"

LODGE
Bldg Area: 69,800 sq. ft.
Bldg Height: not to exceed 35'-0"
Key Count: 20 keys
Program: Guestrooms, Multi-Use Room, Restaurant, Market, Back of House Services, and Administrative Offices

KID'S CLUB
Bldg Area: 2,050 sq. ft.
Bldg Height: not to exceed 35'-0"

SERVICE HUT
Bldg Area: 400 sq. ft.
Bldg Height: not to exceed 25'-0"

COTTAGES
Bldg Area: 6 Cottages @ 2,500 - 3,125 sq. ft. ea.
Total Area: 18,900 sq. ft.
Bldg Height: not to exceed 35'-0"
Key Count: 6 keys
Bldg. dimensions typical for all cottages

CABINS
Bldg Area: Cabin 'A' (3) @ 1,030 sq. ft. ea.
Total Area: 3,090 sq. ft.
Dims: 38'-0" x 56'-0" (typical)
Cabin 'B' (6) @ 1,545 sq. ft. ea.
Total Area: 9,270 sq. ft.
Dims: 38'-0" x 56'-0" (typical)
Cabin 'C' (5) @ 1,545 sq. ft. ea.
Total Area: 7,725 sq. ft.
Dim: 54'-0" x 56'-0" (typical)
Total Bldg Area: 20,085 sq. ft.
Bldg Height: not to exceed 35'-0"
Key Count: 34 keys

SPA + FITNESS
Bldg Area: 35,475 SQ. FT.
Bldg Height: not to exceed 35'-0"
Key Count: 10 keys
Program: 10 Guestrooms, Spa Treatment Rooms, Cafe, Fitness Rooms, and Lap Pool

Note: Pool chemicals to be stored in secure closet within close proximity to pool.

MATCHLINE 1/L5.0
MATCHLINE 2/L5.0

To: Elmwood Township Planning Commission

From: Sarah Clarren, Planner/Zoning Administrator

Date: November 7, 2022

RE: Introduction ZO 2017-04-18, a Zoning Ordinance Amendment to amend Section 2.2 Definitions, amend Section 3.5, 3.12, and 3.13 to clarify language regarding dwellings; amend Section 5.6, table of dimensional requirements and its footnotes; amend Section 5.7 Accessory Buildings; amend Section 6.5 Lighting.

At the last meeting, we discussed various portions of the Ordinance. Based on discussion, please see below for changes coming before you for an introduction. All are being proposed under one text amendment request.

The red text includes changes from our existing Zoning Ordinance. Since the last meeting, I made a few minor changes which are noted in red italicized text. Please review each and note that per Section 11.12.D, the following guidelines shall be used by the Planning Commission in consideration of amendments to the Zoning Ordinance.

1. Text Amendment.

- a. The proposed text amendment would clarify the intent of the Ordinance.
- b. The proposed text amendment would correct an error in the Ordinance.
- c. The proposed text amendment would address changes to State legislation, recent case law or opinions from the Attorney General of the State of Michigan.
- d. The proposed text amendment would promote compliance with changes in other county, state or federal regulations.
- e. The proposed text amendment would be consistent with the goals, policies, and future land use map of the Elmwood Township Master Plan, or if conditions have changed significantly since the Master Plan was adopted, consistent with recent development trends in the area.
- f. In the event the amendment will add a use to a district, that use shall be consistent with the character of the range of uses provided within the district.
- g. The amendment shall not create incompatible land uses within a zoning district, or between adjacent districts.
- h. The proposed text amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements, and similar technical items.
- i. As applicable, the proposed text amendment shall be consistent with the Township's ability to provide adequate public facilities and services.
- j. The proposed text amendment shall be consistent with the Township's desire to protect the public health, safety, and welfare of the community.

If the Commission would like to move forward with the text, please make the following motion:

Motion to schedule a Public Hearing on ZO 2017-04-18 at the next regularly scheduled meeting (December 13th).

To: Elmwood Township Planning Commission
From: Sarah Clarren, Planner/Zoning Administrator
Date: November 8, 2022
RE: SU/SPR 2022-07, Wellevity Resort

As indicated by the Zoning Ordinance: “Planning Commission Initial Review. Upon receiving an application and site plan that the Zoning Administrator has determined to be complete, if the Planning Commission agrees it shall schedule a public hearing. If additional information is needed, the Planning Commission shall notify the application of information requested in writing. Until the Planning Commission determines that the application is complete, a public hearing will not be scheduled.”

Should the Planning Commission find the application complete:

Recommended Motion: Motion to schedule a public hearing on SU/SPR 2022-07, Wellevity Resort

Property Owner:	Steven L. Brock 21440 19 Mile Road Big Rapids, MI 49307	Applicant:	Wellevity, LLC 330 W Spring Street St 330 Columbus OH, 43215
Engineer:	Environment Architects 10241 E Cherry Bend Road Traverse City, MI 49684	Surveyor:	Gosling Czubak 1280 Business Park Drive Traverse City, MI 49684
Hearing Date:	TBD		

PROPERTY DESCRIPTION

Parcel ID # 004-113-014-26 (0 S Timberlee Dr, 40.05acres)
 004-113-014-16 (10901 S Cottonwood Dr, 9.40acres)
 004-113-014-29 (10800 S Cottonwood Dr, 41.75acres)
 004-113-014-51 (0 E Timberwoods Dr, 8.98acres)

APPLICATION

Wellevity, LLC is requesting a Special Use Permit (SUP)/Site Plan Review (SPR) for a Resort on multiple properties owned by Steven Brock. According to the application, Wellevity, LLC and Brock entered into an Option Agreement to purchase parcels 113-14-16-16, 113-014-26, 113-014-29, and 113-014-15. Within the application there is a signed document from Brock stating that Wellevity has Brock’s authority to file the application.

All four parcels are zoned Rural Resort (RR). Resorts are a permitted use through SPR/SUP within said district. As defined by Elmwood’s Zoning Ordinance, a Resort is “Resort. A full-service lodging facility that provides access to or offers a range of amenities and recreation facilities. Resorts may provide services for meetings, business, and events.” The proposed resort includes a variety of amenities including a spa, restaurant, fitness center, etc.

HOW TO READ THE FOLLOWING SECTIONS:

Text that is in regular font is standards/requirements from the Zoning Ordinance.

Bolded text is from the Zoning Administrator (ZA).

NOTE THE FOLLOWING: on 11/8/22 at 4:47PM, the applicant electronically submitted 37 pages of new information consisting of 1) parking calculations, 2) revised Sheet A1.0, 3) revised introduction/narrative, and 4) Trip Generation Study. This information was not able to be reviewed in order to be incorporated in the below staff report.

Regardless, as indicated below, information regarding the basic requirements of Site Plan Review / Special Use Permit have been submitted and therefore the project is being moved forward for introduction. That said and as indicated below, the ZA has not made any findings/determinations on if the required standards of approval for both Site Plan Review / Special Use Permit have been met.

SECTION 8.3 SITE PLAN REVIEW APPLICATION PROCEDURES

3. The applicant will forward copies of the site plan to the Leelanau County Road Commission, Leelanau County Drain Commissioner, Health Department, the Elmwood Township Fire Department, Department of Public Works and Michigan Department of Transportation, as applicable, for their review and comments. Any review comments will be forwarded to the Zoning Administrator. Comment letters shall be provided to the Zoning Administrator prior to application being placed on the Planning Commission agenda for consideration. **No letters at this time, but applicant has indicated they have submitted plans for comment. Can be conditioned.**

SECTION 8.4 REQUIREMENTS FOR SITE PLAN APPROVAL

The following information shall be provided with the site plan as indicated, unless waived by the Zoning Administrator when such information is not applicable. The site plan must be drawn at a scale of one (1) inch equals one hundred feet (1"=100') or less. Required site plan elements shall include:

1. Applicant's name, address, and telephone number. **Provided**
2. Property owner's name, address, telephone number, and signature. **Provided.**
3. Proof of property ownership, and whether there are any options or liens on the property. **Provided.**
4. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent. **Provided.**
5. The address and/or parcel number of the property, complete legal description and dimensions of the property, width, length, acreage, and frontage. **Provided.**
6. Seal of the registered engineer, architect, and landscape architect who prepared the plan, as well as their names, addresses, and telephone numbers. **Seal not yet provided; can be conditioned.**
7. Project title or name of the proposed development. **Provided.**

8. Statement of proposed use of land, project completion schedule, and any proposed development phasing. *Per application: "Proposed use of land is recreational wellness. This project is to be constructed in one phase, anticipated to begin construction in Summer 2023 and completion estimated within two years."* **Verbally relayed that construction of all buildings would be simultaneously; provided. Could condition a schedule when submitting for a Land Use Permit.**
9. Statements regarding the project impacts on existing infrastructure, including traffic, schools, existing utilities, and the natural environment on and adjacent to the site. **Statements provided in application, but questions remain on traffic; given the location and size of project, more detail on impacts on traffic would be helpful and would likely be necessary to determine if standards have been met.**
10. Total number of units, employees, bedrooms, offices, total and usable floor area, amount and type of recreation or open space proposed, and similar information required to evaluate compliance with the Ordinance. **Sheet A1.0 notes 50 employees; provided.**
11. A vicinity map showing the area and road network surrounding the property. **Provided (Sheet G1.1).**
12. The gross and net acreage of the parcel. **Provided (Sheet G1.1).**
13. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels. **Provided (Sheet G1.1; G1.2; G1.3)**
14. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations. **Provided (Sheet G1.1 and Timberlee ALTA/NSPS Survey)**
15. Existing topographic elevations at two (2) foot intervals, except at five-foot intervals where slopes exceed 18%. **Provided on various sheets, including but not limited to Sheet G1.2.**
16. The location and type of existing soils on the site, and any certifications of borings. **Provided (Sheet L4.0).**
17. Location and type of significant existing vegetation. **Provided (Sheet L4.0).**
18. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, wetlands, and sand dunes. **Provided (Shown on multiple sheets, including Sheet L1.0 and L3.0; see 10/3/22 TriTerra Report for further information).**
19. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building or building envelope. **Provided (Sheet A1.0).**

20. Proposed location of all proposed structures, buildings, equipment, and uses. **Provided (Sheet A1.0).**
21. Elevation drawings of typical proposed structures and accessory structures. **See sheets A2.1-A2.5.**
22. Location of existing public roads, rights-of-way, easements of record, and abutting streets. **Provided (Sheets G1.1, G1.2).**
23. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes, including those within 100 feet of the property. **Provided (Sheet C1.0)**
24. 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. **Provided (Sheet L6.0 and A1.1 (lighting); Sheet A1.0 (parking; note that ZA has not been able to confirm if parking meets Section 6 of the Zoning Ordinance, but continues to work with applicant on that matter); Sheet L1.2.**
25. Location, size, and characteristics of all loading and unloading areas. **Provided (Sheet L1.2)**
26. Location and design of all sidewalks, walkways, bicycle paths, and area for public use. **Provided (Sheet L1.2)**
27. Location of water supply lines and or wells, including fire hydrants and shut off valves; and the location and design of storm sewers, retention or detention ponds, waste water lines, and clean-out locations; and connection points and treatment systems (including septic system if applicable). **Provided (Sheet C1.0, C2.1-C2.4)**
28. Location of all other utilities on the site, including, but not limited to, natural gas, electric, cable TV, telephone, and steam. **Provided (Sheet C2.3 and C2.4)**
29. Proposed location, dimensions, and details of common open spaces, and common facilities such as community buildings or swimming pools, if applicable. **Provided, but note that narrative is vague on what portion(s) are available to the public.**
30. Location, size, and specifications of all signs and advertising features, including cross- sections. **Provided (Sheet L1.0), but note that Ordinance prohibits signs placed or painted on trees, rocks, or natural features. Compliance can be conditioned.**
31. Exterior lighting locations, with area of illumination illustrated as well as the type of fixtures and shielding to be used. **Provided (Sheets L6.0 and A1.1)**
32. Location and specifications for all fences, walls, and other screening features, with cross sections shown. **Provided (Sheet L1.0 (landscaping) and A2.1)**

33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. The proposed sizes of landscape materials (not previously existing) must be indicated. All vegetation to be retained on site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate. **Provided (Sheet L1.0, L5.0-L5.3).**
34. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities. **Provided (Sheet A2.1)**
35. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state, or federal government authorities. **Not provided, may be needed for pool.**
36. Identification of any significant site amenities or unique natural features, and whether they will be preserved. **Note that ZA had questioned if two creeks extend onto property as indicated on EGLE map; applicants had Triterra conduct a site investigation and “found no evidence of any water feature. One stream of approximately 150 feet long was observed in a wetland area. See...report for details about the site features observed.” ; Provided.**
37. North arrow, scale, and date of original submittal and last revision. **Provided (most sheets)**

SECTION 8.5 REVIEW AND APPROVAL (For Site Plan Review)

ZA NOTE: The Commission must determine if the below standards have been met. The applicant indicated their response to the standards in their application.

B. Standards for Site Plan Approval. The Planning Commission shall make a finding that the following standards are met prior to approving a site plan:

1. All required site plan and application information has been provided as specified in this Article.
2. All required permits and approvals from outside agencies have been secured, or have been made a condition of site plan approval.
3. Adequate essential facilities and services including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools are available, or the provision of such facilities and services has been assured.
4. All applicable standards of agencies including, but not limited, to the Township Fire Department, Michigan Department of Transportation, Leelanau County Road Commission, Leelanau County Drain Commission, Health Department, and the Michigan Department of Environmental Quality (MDEQ) have been met.
5. Compliance with all non- zoning ordinances adopted by the Township, including, but not limited to the private road ordinance.

6. All buildings and structures shall be designed, constructed, operated, and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity.
7. The buildings, structures, and entryway thereto proposed are situated, designed, and screened/buffered so as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.
8. All buildings and structures are accessible to emergency vehicles.
9. Complete and safe pedestrian, non-motorized and vehicular circulation is provided.
10. The percentage of impervious surface has been limited on the site to the extent practicable.
11. Efforts have been made to protect the natural environment to the greatest extent possible.
12. There exists within the site plan sufficient protection to accommodate storm water runoff on the site location.
13. The proposal furthers the goals and objectives of the Master Plan.

SECTION 9.2 GENERAL PROVISIONS (*Special Use Requirements*)

B. Application. Application for any special land use permit permissible under the provision of this Ordinance shall be made to the Planning Commission through the Zoning Administrator by filing an official special use permit application and submitting a site plan in accordance with Article 8. In addition to information or documents required by Article 8, the applicant shall provide the following information:

1. Location of all proposed special land uses and activities to be conducted on the parcel(s); **Provided, but note that uses only stated by building program; may need further information on square footage of each amenity. ZA has been working with applicant on this.**
2. Height and footprint of all structures and improvements; **provided.**
3. Adjacent land uses and their corresponding zoning districts; **provided.**
4. Need for the proposed special land use in the specific area of the Township. **Not provided, but permitted use in RR district**
5. Compatibility with the listed permitted uses in the zoning district where the proposed special land use is requested to be located; **Permitted use**
6. Such additional information or documents that will assist the Planning Commission in determining whether the proposed special land use meets the General Standards and

Specific Requirements as provided in Section 9.3. **Planning Commission will determine this.**

SECTION 9.3 STANDARDS, REQUIREMENTS AND FINDINGS (for Special Use Approval)

ZA NOTE: The Commission must determine if the below standards have been met. The applicant indicated their response to the standards in their application.

A. General Standards.

1. The proposed special land use meets the objectives, intent, and purposes of this Article and the zoning district in which the proposed special land use is to be located.
2. The proposed special land use is designed, and is intended to be constructed, operated, maintained, and managed so as to be consistent with the existing or intended character of parcels within the zoning district.
3. The proposed special land use meets or exceeds the minimum requirements for the zoning district in which it is requested to be located.
4. The proposed special land use will be served adequately by essential public utilities, facilities, and services such as water supply, wastewater disposal, highways, roads, police and fire protection, drainage structures, and refuse disposal. Alternatively, such services, if adequate to serve the proposed special land use, may be provided privately or by a combination of public and private providers.
5. The proposed special land use will not adversely impact existing or future neighboring uses. For example, but without limitation, the proposed special land use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible conflicts. Additionally, it shall not be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, and odors, nor have adverse environmental impacts and detrimental effects on the general aesthetics or appearance of the character of existing or future neighborhood uses.
6. The proposed special land use shall not have an adverse effect on the natural environment beyond the normal impacts of permitted principal uses in the same zoning district, and shall not result in impairments, pollution or destruction of the air, surface, ground water, vegetation, and other natural resources.
7. The proposed special land use will not create excessive additional requirements or costs for public facilities, utilities and services.
8. The proposed special land use has met or will meet all requirements of other Township, County, State, and Federal ordinance and code requirements.
9. The following specific requirements shall be met to the extent applicable to the proposed special land use:
 - a. Ingress and egress for the special land use shall be controlled to ensure maximum vehicular and pedestrian safety, convenience, and minimum traffic impact on adjacent roads and highways, drives, and nearby uses including, but not limited to:

- i. Minimization of the number of ingress and egress points through elimination, minimization, and consolidation of drives and curb cuts;
- ii. Proximity and relation of driveway to intersections;
- iii. Minimization of pedestrian and vehicular traffic conflicts;
- iv. Adequacy of sight distances between road and driveway intersections as specified in Section 6.2, Access Management.
- v. Location and accessibility of off-street parking, loading, and unloading for automotive vehicles, including buses and trucks;
- vi. Location and potential use of ingress and egress drives to access special land use parcels for the purpose of possibly reducing the number of access points necessary to serve the parcels.
- vii. Adequate maneuverability and circulation for emergency vehicles.