

VERGENNES TOWNSHIP

JUN 24 2020

PO Box 208
Lowell, MI 49331
Phone: 897-5671 Fax: 897-5674

APPLICATION FOR SITE PLAN REVIEW

☒ PLANNED UNIT DEVELOPMENT (PUD) ☒ PRIVATE ROAD
☐ SITE CONDOMINIUM ☐ SPECIAL USE PERMIT
☐ REZONING ☐ INDUSTRIAL

Lee Hovey
(Name of Applicant)

Tax: Parcel No: 41-16-21-326-001

590 Talisman pt
(Street Address of Applicant)

Receipt No: _____

Hearing Date: _____

Lowell MI 49331
(City, State, Zip Code)

Name of Responsible

Person: _____

Action: _____

616 581 8865 /
(Phone) Day Evening Fax

Date: _____

Expiration Date: _____

Name and Address of Owner, if different from above: _____

Please Note: All questions must be answered completely. If additional space is needed, number and attach additional sheets. The total number of attached sheets is _____.

I. ACTION REQUESTED

A. PURPOSE FOR REQUEST Split

B. A previous application for a variance, special use permit, rezoning or site review on this land (has ~~has not~~ been made with respect to these premises in the last 20 year(s). Please state if action was requested and the decision:

Action requested _____ Date: _____

Decision (approved/denied) _____ Date: _____

II. PROPERTY INFORMATION

A. Legal description of property affected: _____

Parcel Dimensions: _____

Permanent Parcel No. 41-16- 21-326-001

Address of Property: 590 Talisman PkT

B. List of all deed restrictions (attach additional sheets if necessary).

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. (ie. Land Contract Holders, Mortgagees, Banks)

None

D. This area is ☒ unplatted, _____platted, _____will be platted. If platted, name of plat _____

Site Condominium Development Name: _____

E. Attach a site plan, drawn to the scale and all other information required by Article V Section 201.502 of the Vergennes Township Zoning Ordinance.

F. Present use of the property is Residential

Description of Surrounding Property (Zoning, Current Use, etc.) _____

Ag & Residential

G. Estimated Start Date: _____ Estimated Completion Date: _____

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION

A. Please state specifically the reason for this request at this time on a separate sheet of paper.

B. Statement of support for the request. Please justify your request below. The justification should address the following concern:

1. The relationship of the restrictions of Article V Section 201.502D, Site Development Plan Review Procedures, to the particular use proposed. Do they pose any unusual problems for compliance?
2. Relationship of the proposed use to development plans of Vergennes Township.
3. Impacts on the adjacent property and neighborhood. In particular, first indicate what impacts of the proposed use on adjacent property are anticipated and second, what steps will be taken to mitigate any negative impacts. Consider the following concerns:
 - a. Could the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood?
 - b. Could the proposed use be detrimental to the public welfare or injurious to property or improvements in the neighborhood?

IV. OTHER INFORMATION AS MAY BE REQUIRED BY THE ZONING ORDINANCE (Insert here)

V. AFFIDAVIT

The undersigned affirms he/she is (or we are) the owner (specify: owner, lessee, or other type of interest) involved in the application, that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or our knowledge and belief.

Giving false information could result in revocation of any permit issued.

Lee Hovey Title: owner Date: 6/19/2020
(Applicant Signature)



June 5, 2020

Ms. Jeanne Vandersloot
Vergennes Township
10381 Bailey
Lowell, MI 49331
zoning@vergennestwp.org

RE: Project Narrative
Talisman Private Drive Extension
Lowell, MI

Dear Ms. Vandersloot:

Mr Lee Hovey of 590 Talisman Drive NE would like to extend the existing Talisman private drive to allow some additional parcel splits. It is our understanding that this desire will entail the improvement of the existing section of Talisman Drive. Currently, Talisman Drive does not meet the Township's requirements for private streets. The inadequate items are:

1. Road width at the wetland/water areas is approximately 16 feet wide instead of 24 feet. We are requesting a waiver of this requirement to eliminate any impact to the wetlands.
2. The road must not be steeper than 6% (or 10% with the engineer's approval). Both existing and proposed slopes are a maximum of 10%. The vertical curves adjacent to the 10% slope do not quite meet the 25 mph design speed in either scenario.
3. The existing horizontal road alignment has a 55 feet radii curve, which does not meet a 25mph design speed, but is permitted for 90 degree turns. The proposed turn is 70 degrees, which is not quite 90 degrees.
4. The ordinance requires the first 30 feet from the public right of way to have a max slope of 4%. We are able to increase the length that is below 4% from 5 feet to 17 feet, but cannot meet the full 30 feet.

In attempting to resolve the above items as much as possible, we have arrived at the following options:

1. Shift the existing drive entrance onto Bailey further west to lengthen the road and provide the required slopes. However, the developer does not have control over this property.
2. Obtain the 30' not exceeding 4% at the ROW while increasing the slope of the road to 11%. Do not recommend exceeding 10% due to icy roads in winter.
3. Raise the first 300' of the road about 2' with a tight crest curve at the top and tight sag curve at the bottom of the hill. Seems like a lot of extra dirt work for not much gain with a very tight sag curve at the bottom of the hill.
4. Raise the first 300' of the road about 2' and fill some wetlands at the bottom, so the sag curve at the bottom is not too tight. Desire to not impact the wetlands.

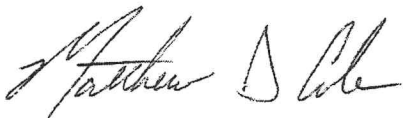
5. Maintain a max 10% road slope, while increasing the length of the 4% area at the ROW to 17', while raising the existing grade over 1'. Existing sag curve at the bottom of the hill gets a little tighter. Attempts to get the best of everything but not quite there.

Per communication with the Township engineer, it was determined that option 5 is the most desirable and has been shown on the construction plans. The portion of Talisman Drive that will be extended will meet all the requirements of the ordinance. To improve visibility at the intersection with Bailey Drive, it has been proposed to improve the entrance to meet the current Road Commission standards.

Should you have any questions, please feel free to contact me at (616) 361-7220 x103.

Sincerely,

ROOSIEN & ASSOCIATES, P.L.L.C.

A handwritten signature in black ink, appearing to read "Matt Cole", written in a cursive style.

Matt Cole, P.E. LEED AP
Senior Civil Engineer