

CITY OF CHARLEVOIX
210 STATE ST. CHARLEVOIX, MICH. 49720

PLANNING COMMISSION PUBLIC MEETING AGENDA

Created: July 8, 2016 Posted July 8, 2016 at 11:00 AM

MONDAY, July 11, 2016 at 7:00 P.M. in the City Council Chambers.

- A) CALL TO ORDER/PLEDGE OF ALLEGIANCE
- B) ROLL CALL
- C) INQUIRY INTO POTENTIAL CONFLICTS OF INTEREST
- D) APPROVAL OF AGENDA
- E) APPROVAL OF THE June 13, 2016 MINUTES
- F) CALL FOR PUBLIC COMMENT NOT RELATED TO AGENDA ITEMS
- G) NEW BUSINESS
 - 1. Site Plan Review for Bridge Street Blooms (1403 Bridge).
 - a. Staff presentation.
 - b. Applicant presentation (if requested).
 - c. Call for public comment.
 - d. Planning Commission determination of findings of fact.
 - e. Motion
- H) OLD BUSINESS
 - 1. Review of Draft Master Plan
 - a. Planning Commission discussion.
 - b. Motion
- I) STAFF UPDATES
- J) REQUESTS FOR NEXT MONTHS AGENDA OR RESEARCH ITEMS.
- K) ADJOURNMENT

The City of Charlevoix will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon 1 weeks notice to the City of Charlevoix. Individuals with disabilities requiring auxiliary aids or services should contact the City of Charlevoix Clerk's Office in writing or calling the following: City Clerk, 210 State Street, Charlevoix, MI 49720 (231) 547-3250

CITY OF CHARLEVOIX
PLANNING COMMISSION MEETING MINUTES
Monday, June 13, 2016 - 7:00 p.m.
210 State Street, City Hall, Council Chambers, Charlevoix, MI

A. Call to Order

The meeting was called to order at 7:00 p.m. by Chair Chamberlain.

B. Roll Call

Chair: Sherm Chamberlain
Members Present: Judy Clock, John Elzinga, Mary Eveleigh, Toni Felter, Rick Golding, Julee Roth, RJ Waddell
Members Absent: Dave Novotny
Interim City Planner: Zach Panoff

C. Inquiry Into Potential Conflicts of Interest

None.

D. Approval of Agenda

Motion by Member Waddell, second by Member Golding to approve the agenda as presented. Motion passed by unanimous voice vote.

E. Approval of May 9, 2016 Minutes

Motion by Member Clock, second by Member Roth to approve the May 9, 2016 minutes as presented. Motion passed by unanimous voice vote.

F. Call for Public Comment not Related to Agenda Items

None.

G. Old Business

1. Review of City Memorial Bench and Table Donation Plan

a. Staff Update

Interim Planner Panoff reviewed the written staff report which included maps of potential locations for memorial benches or tables including: Bridge Park, Hoffman Park, Watertower Park, Depot Beach, Ferry Beach, Michigan Beach, the ball fields and the end of West Dixon Avenue. There are 118 additional proposed locations for a total of 165 benches and tables throughout the City.

b. Planning Commission Discussion

Commission members asked questions regarding the staff report, the cost of the benches and tables, and whether individuals would be able to choose which park and the location in the park for their requested memorial bench. Interim Planner Panoff confirmed that donors would have a choice of location.

c. Call for Public Comments

None.

d. Motion

Motion by Member Waddell, second by Member Eveleigh to approve the plan as presented and outlined in the agenda packet for recommendation for approval by the City Council. Motion passed by unanimous voice vote.

2. Potential Zoning Ordinance Amendments

a. Review Language for Potential Updates

Interim Planner Panoff provided draft language for retaining walls and inland dredging without a boathouse on Round Lake. He stated that a third item, energy efficiency in homes, was not commonly included in a zoning ordinance, but was more applicable for a building code. He suggested including energy efficiency requirements in the Master Plan so they can be considered further.

Interim Planner Panoff stated inland dredging permit applicants would be required to receive a permit from the U.S. Army Corps of Engineers (Corps) and Michigan Department of Environmental Quality (DEQ). Chair Chamberlain felt that applicants should get the special use permit before they apply to the Corp and DEQ. He

suggested wording for item 5.46(4)(k) that read: "Inland dredging that would result in permanent altering of the shoreline would require a public hearing for a special use permit before the property owner applies for the permits from the State and Federal governments." Member Roth suggested that timelines should be included on building construction projects. Member Eveleigh said she did not know where there was room to add any additional boathouses on Round Lake. Discussion followed regarding the ordinary high water marks of Lake Charlevoix and Lake Michigan.

Interim Planner Panoff referenced the proposed language regulating retaining walls in residential districts to be added to Section 5.60, Fences and Walls, of the Zoning Ordinance. Member Roth stated that she would like to include natural plant materials in the definition of fences and walls. After discussion, the members concluded that restrictions against vegetation blocking sight distances or public sidewalks were already included within the Zoning Ordinance.

Member Waddell questioned whether homeowners would have to obtain a permit to build a retaining wall. Interim Planner Panoff responded yes, that retaining walls would be covered under fence permits. Member Waddell felt that it was important to include allowable materials as well as continued maintenance of the walls. Member Waddell commented that the members had not addressed anything regarding fill material. Interim Planner Panoff indicated there was no such language in his research, but it could be added as needed.

Interim Planner Panoff announced that City Council approved the Bridge Street Commons project at their last meeting. A Councilmember requested that the Planning Commission assess the Site Plan review process to determine if it is appropriate in its current state. After discussion, the Commission did not see the need for any changes to the current process.

- b. Direction for Language Changes, Further Staff Research, etc.
None.

3. Discussion on Land Use Master Plan Updates

- a. Discuss Updates to Chapters 4 and 5 of the Master Plan, Next Steps

Chair Chamberlain referenced an article from the Traverse City Record Eagle regarding rental units and the City's concern about part-time rentals changing the character of residential neighborhoods. He noticed in his neighborhood that there are more people renting out their homes several times during the summer. Member Roth stated that they have to be careful with regulations of rental properties, but the City could charge a licensing fee for these types of rentals. She stressed the need for affordable housing in Charlevoix. She felt that renters should also pay a lodging tax. The Commission concurred to add language in the Master Plan to move towards adding a rental inspection program.

Member Waddell believed that Earl Young Homes were designated a historical district and he questioned if the District fit in the Scenic Reserve section of the Master Plan. Interim Planner Panoff stated that the Earl Young Homes were also mentioned in Chapter 2 of the Master Plan and indicated that the homes within the overlaying historic district were R2, Medium Density Residential.

Chair Chamberlain referenced the Chesapeake Group's presentation and ways to attract 20–30 year olds to the area along with programs to ensure the availability of affordable housing for younger families. He felt that should be included as a goal in the Master Plan. Interim Planner Panoff referenced some main recommendations included in the full report from the Chesapeake Group: adding language for crowd funding for the Industrial Park, changing the name of the Industrial Park to a Business Park and developing an entrepreneur business incubator.

Discussion followed regarding seeking educational opportunities to keep younger families within the Charlevoix area, specifically the possibility of expanding reduced tuition rates at North Central Michigan College for Charlevoix County residents.

Chair Chamberlain felt that a bus depot located at the Airport would be a good idea to make the Airport a multi-transportation hub, and the Commission concurred with adding such language to the Master Plan.

Interim Planner Panoff explained the next steps to adopt the proposed changes for the Master Land Use Plan.

H. New Business

None.

I. Staff Updates

Interim Planner Panoff stated the new Code Enforcement Officer, Janet Jones, would be starting on June 14. Ms. Jones had 10-15 years of Code Enforcement experience in Dearborn, Michigan.

J. Request for Next Month's Agenda or Research Items

Discussion continued about regulating seasonal rental properties, the need for additional data regarding the number of seasonal properties in the City, and the need for adequate parking off-street for rentals.

K. Adjournment

Motion by Member Elzinga, second by Member Roth to adjourn. Motion passed by unanimous voice vote. Meeting adjourned at 7:27 p.m.

Joyce M. Golding/fgm

City Clerk

Sherm Chamberlain

Chair



CITY OF CHARLEVOIX
210 STATE ST. CHARLEVOIX, MICH. 49720

OFFICE OF PLANNING AND ZONING
Zach Panoff, Interim City Planner/Zoning Administrator
210 State Street Charlevoix, MI. 49720
planner@cityofcharlevoix.org
(231)547-3265

MEMORANDUM

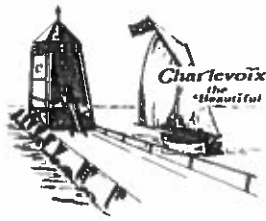
TO: Planning Commission Members
DATE: July 8th, 2016
SUBJECT: July 11th Meeting

Planning Commission Members,

In addition to the Bridge Street Blooms proposal, I have included the entire draft of the Master Plan (minus the cover page and acknowledgments at this point) with the goal of seeking your approval to submit it to City Council so that the official process outlined by the Michigan Planning Enabling Act (MPEA) can begin. This involves receiving their blessing to send out copies of the draft plan to community partners and other interested parties, as outlined by the MPEA, to seek public comment. The Planning Commission must wait 63 days from the time the draft is sent out before it must hold a minimum of one public hearing regarding the draft master plan. Following that, you will make another recommendation to City Council, who will then have the opportunity to formally adopt the final plan. Please review the included plan for content and let me know if there are any further changes to consider. If there are no major issues, a motion would send the draft to Council.

Regards,

Zach Panoff



CITY OF CHARLEVOIX
210 STATE ST. CHARLEVOIX, MICH. 49720

PLANNING COMMISSION (PC) REPORT

AGENDA TITLE:	<u>Project 2016-07 SP: Bridge Street Blooms</u> Site Plan Review
PUBLIC MEETING DATE:	July 11, 2016 7:00PM

EXHIBITS:	1. Site Plan Review application. 2. Drawings provided by applicant. 3. Public Comment from Ron Way. 4. City of Charlevoix Zoning Ordinance.
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I. GENERAL INFORMATION:

Applicant/Owner: Chris and Mary Helstrom
121 C&O Club Drive
Charlevoix, MI 49720

Requested Action: Construct an addition to the south side of the building to expand greenhouse capacity.

Zoning: GC – General Commercial

Project Location: 1403 Bridge Street

Project Site Size: 0.99 Acres – 43,246 Square Feet

Existing Land Use: 7,440 sq. ft. permanent commercial greenhouse.

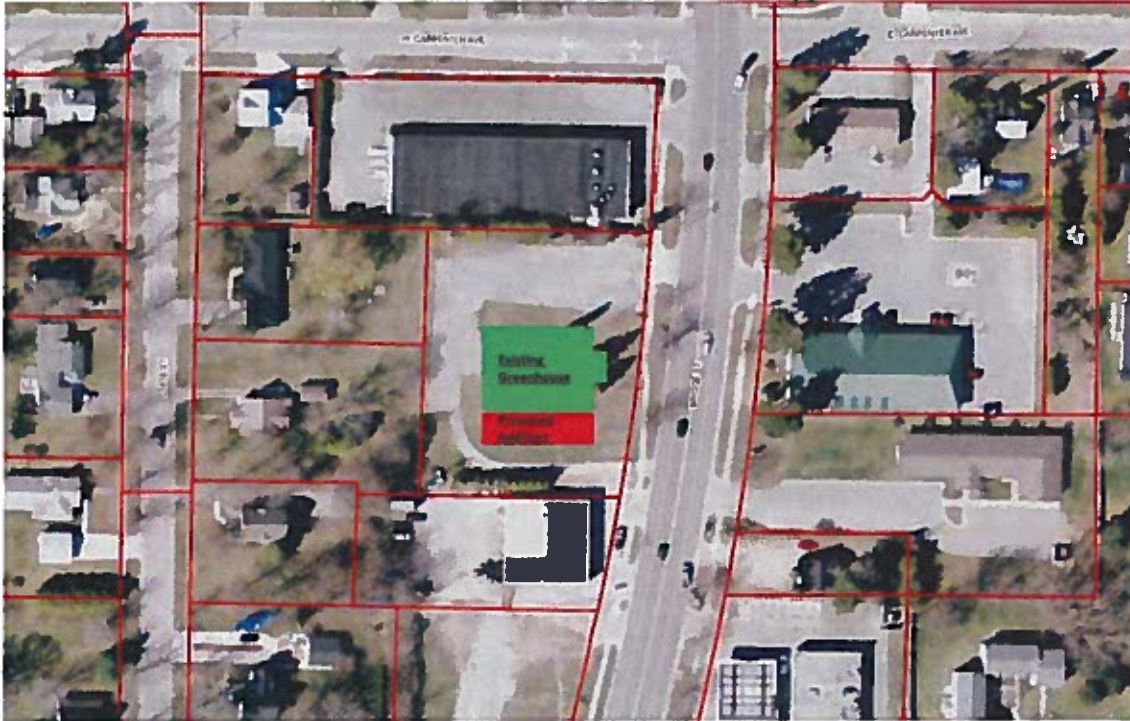
Adjacent Land Uses: N Flap Jack Family Restaurant, Auto Value.
E O'Reilly Auto Parts, Office Building.
S Lakeshore Tire and Auto Services.
W Single Family Houses (1206 and 1210 State Street)

Adjacent Zoning: N GC – General Commercial
E GC – General Commercial
S GC – General Commercial
W R1 – Low Density Single Family Residential

PROJECT DESCRIPTION/LOCATION:

The applicant is requesting site plan approval for an addition to an existing development consisting of a permanent greenhouse that contains a flower/horticulture business. The business, Bridge Street Blooms, is located at 1403 Bridge Street and seeking to expand.

Air Photo from 2010 (Property lines are approximate.)



MASTER PLAN CONSIDERATIONS: *Please note that Site Plan Review is not based on consistency with the Land Use Master Plan, this section is included only for general reference.

The 2011 Land Use Master Plan shows that a commercial use would be appropriate based on the land use map and the existing zoning that was updated in 2013. Due to this property being on a major entry way to town, building design and landscaping are very important.

PROPERTY ZONING HISTORY:

The Zoning Ordinance adopted in 1941 included a C-2 Commercial designation for this parcel. Under the 1978 Zoning Ordinance the subject parcel was maintained as a C-1 Community Service Commercial zoning designation. When the new Zoning Ordinance was adopted on August 5th, 2013 the parcel was zoned with a GC General Commercial zoning designation based on the past zoning designations and the characteristics of the area.

II. SITE PLAN REVIEW:

The following section is taken directly from the Section 5.120 (pg. 130) of the Zoning Ordinance. The PC must make findings of fact to determine if the proposal meets each of the following standards. The PC must find that this proposal meets all of the following standards based on findings of fact before considering a motion to approve or deny. Staff has written the following recommended findings of fact as a starting point. The PC may add, modify, or delete any of the following draft findings at the meeting. The draft findings are all bulleted and in *italics*.

5.120. Standards for Site Plan Approval: A site plan shall be approved only upon a finding of compliance with the following standards:

- (1) The site plan must comply with all standards of this Article and all applicable requirements of this ordinance, as well as with all other applicable city, county, state and federal laws and regulations.
 - *The PC finds that the site plan proposal complies with Section 5.30 (pg. 29) of the Zoning Ordinance, which states that GC General Commercial districts allow for large scale retail and service establishments along major corridors leading in and out of the City on larger lots.*
 - *The PC finds that the site plan proposal complies with Section 5.31 (pg. 30) of the Zoning Ordinance, which states that floral shops/florists and nursery/garden shops are uses by right in GC districts.*
 - *The PC finds that the site plan proposal complies with Section 5.32 (pg. 34) of the Zoning Ordinance which requires that the minimum lot width and area for a parcel in the GC zoning district must be 100 feet and 20,000 square feet, respectively. The measurements of the lot are 228 feet wide and approximately 43,246 square feet.*
 - *The PC finds that the site plan proposal complies with Section 5.32 (pg. 34) of the Zoning Ordinance which establishes the required building setbacks (15 feet in the front, 25 feet in the rear, 10 feet on sides) and maximum building height (26 feet) for buildings in a GC zoning district.*
 - *The PC finds that the water supply and sewage disposal facilities requirements of Section 5.77 (pg. 86) are met.*
 - *The PC finds that the building complies with Section 5.80 Building Appearance for acceptable building materials, roof pitch, and other applicable standards.*
 - *Section 5.81(2)(l) (pg. 89) allows deviations from the landscaping requirements. The PC finds that the required buffer area along west property line does not meet the setback requirements of 10 feet adjacent to the R-1 Zone, however there are no know drainage or erosion problems, there is enough space for the required screen, and the asphalt is needed for the required parking spaces. Based on these conditions the applicant does not have to cut the asphalt to meet the 10 foot buffer. The PC finds that based on the type of business needing as much sunlight as possible, the applicant may utilize ornamental trees in lieu of canopy tree requirements. The rear property line is buffered with existing or proposed fences, bringing the required number of ornamental trees and shrubs down from 5 and 55, respectively, to 1 ornamental tree and 5 shrubs. The required plantings are shown on the landscape plan in the northwest corner of the lot. Additional trees and*

shrubs are also provided on the site that are beyond the requirements of the Ordinance. Based on the provided documentation the PC finds that the plan meets the intent, and satisfies the requirements, of Section 5.81.

- *The PC finds that the proposal meets Section 5.81(6) (pg. 92) of the Zoning Ordinance, which requires 3 canopy trees and 1 evergreen or 2 ornamental trees shall be provided for every 100 feet of ROW lot frontage. There is 228 feet of frontage and the landscaping plan/existing site contains a total of 3 canopy trees and 4 ornamental trees in the front yards when existing trees in the ROW are considered.*
 - *The PC finds that the proposal meets the requirements of Section 5.81(8)(b) (pg. 93) by providing 6 additional canopy or ornamental trees (1 for every 12 parking spaces required, 40 parking spaces proposed) along the north and south edges of the property.*
 - *The PC finds that the proposal meets the requirements of Section 5.92 (pg. 101) by providing 40 (2 barrier free) parking spaces. The minimum required amount is calculated to be 40 spaces, with 37 existing parking spaces along the north and west sides of the property, and 3 proposed employee parking spots in the southwest corner of the lot.*
 - *The PC finds that this property has an existing parking lot and service drive that was previously used by a church and currently by the existing business. Although this parking lot does not conform to the new requirements the lot is in good condition, provides enough spaces for the new development, and there are no known storm water management problems. Performance Engineers has completed the site plan and grading and drainage plan. Section 5.93 allows the PC to modify the parking requirements and standards. The current parking spaces to the north of the building do not meet the minimum space length requirements (20 feet) or the minimum maneuvering lane width (20) feet as required by Table 5.94(6), however the existing lot and space configuration has worked well without vehicular accidents and conforming to the new regulations would require additional hard space, which is unnecessary. The Police Chief has been supportive of allowing the existing configuration without extending the length of the spaces or maneuvering lanes. Pedestrian and vehicular safety can still be maintained with the existing lot, though the property owner plans on extending the length of the north parking spaces in the future. Based on these conditions the PC finds that the existing parking lot does not have to be retrofitted to include curb and gutters, additional hard space, islands, or other features.*
 - *The PC finds that the proposal meets Section 5.95 (pg. 109) of the Zoning Ordinance by supplying 1 loading space that is not located in the front setback.*
- (2) The site must be designed in a manner that is harmonious, to the greatest extent possible, with the character of the surrounding area.
- *The PC finds that the proposed development is harmonious with the character of the surrounding area and landscaping features are existing or will be implemented to minimize impact to adjacent single family lots. The development is located in an area that is already largely occupied by businesses on large lots, so the design is generally harmonious and not out of place.*

- (3) The site must be designed to minimize hazards to adjacent property and to reduce the negative effects of traffic, noise, smoke, fumes and glare to the greatest extent possible.
- *The PC finds adequate measures have been taken to limit hazards to adjacent properties.*
- (4) Unless a more specific design standard is required by the city through a different ordinance or regulation, all uses and structures subject to site plan review shall comply with the following design standards:
- (a) TRAFFIC CIRCULATION.
The number, location and size of access and entry points, and internal vehicular and pedestrian circulation routes shall be designed to promote safe and efficient access to and from the site, as well as circulation within the site. In reviewing traffic features, the number, spacing and alignment of existing and proposed access points shall be considered relative to their impact on movement on abutting streets and adjacent properties.
- *The PC finds there is sufficient vehicular access from Bridge Street. The access points and required signs already exist and will not affect traffic in the area in a negative way.*
- (b) STORM WATER.
Storm water retention and drainage systems shall be designed so the removal of surface water will not adversely affect neighboring properties or public storm water drainage systems. Unless impractical, storm water shall be removed from all roofs, canopies and paved areas by an underground surface drainage system. Low impact design solutions such as rain gardens and green roofs are encouraged.
- *The PC finds that Performance Engineers has completed the grading and drainage plan and recommended adequate features including a perforated drain tile, retention area and pea stone area. There are no known runoff problems associated with the existing parking lot.*
- (c) LANDSCAPING.
The landscape shall be preserved in its natural state, insofar as practical, by minimizing unnecessary tree and soil removal. Any grade changes shall be in keeping with the general appearance of neighboring developed areas. Provision or preservation of landscaping, buffers or greenbelts may be required to ensure the proposed uses will be adequately buffered from one another and from surrounding property.
- *The PC finds that the proposed development meets this requirement.*
- (d) SCREENING.
Where non-residential uses abut residential uses, appropriate screening shall be provided in accordance with Section 5.81(9) (pg. 94) to shield residential properties from noise, headlights and glare.
- *The PC finds that the development meets this requirement when the existing and proposed fences are considered in addition to proposed landscaping.*

(e) LIGHTING.

Lighting shall be designed to minimize glare on adjacent properties and public streets. As a condition of site plan approval, reduction of lighting during non-business hours may be required.

- *The PC finds that the applicant is not proposing to light the parking lot and there is no indication of building lighting in the application. The planning commission finds that this standard has been met and if any lighting is proposed in the future on the building or parking lot it shall utilize down lighting techniques and motion sensing lights are encouraged. See Conditions of Approval.*

(f) UTILITY SERVICE.

All utility service shall be underground, unless impractical due to engineering difficulties.

- *The PC finds that Bridge Street Blooms will utilize city utilities (water, sewer and electric), and that any new utilities required for this development shall be underground.*

(g) EXTERIOR USES.

Exposed storage areas, machinery, heating and cooling units, service areas, loading areas, utility buildings and structures, and similar accessory areas shall be located to have a minimum negative effect on adjacent properties and shall be screened, if reasonably necessary, to ensure compatibility with surrounding properties.

- *The PC finds that this business will have outdoor storage of plants, shrubs, and other associated products. The PC finds that these products improve the esthetic appearance of the property and therefore they do not have to be screened.*

(h) EMERGENCY ACCESS.

All building and structures shall be readily accessible to emergency vehicles.

- *The PC finds that the site plan has been reviewed and preliminarily approved by the Fire and Police Chief. They feel the structure has adequate access to the sides and rear of the building.*

(i) WATER AND SEWER.

Water and sewer installation shall comply with all city specifications and requirements.

- *The PC finds that the development meets this requirement.*

(j) SIGNS.

Permitted signs shall be located to avoid creating distractions, visual clutter and obstructions for traffic entering or exiting a site.

- *The PC finds that there is an existing sign identifying the business that is to remain in use. The existing sign meets the size and height requirements of Article 11, Signs (pg. 111).*

III. CONDITIONS OF APPROVAL:

The following section is taken directly from the Section 5.121 (pg. 131) of the Zoning Ordinance. The PC may impose conditions of approval on the site plan based on the following criteria.

5.121. Conditions of Site Plan Approval.

Conditions which are designed to ensure compliance with the intent of this ordinance and other regulations of the City of Charlevoix may be imposed on site plan approval.

Conditions imposed shall be based on the following criteria:

- (1) Ensure that public services and facilities affected by the proposed land use and site plan will not be adversely affected.
- (2) Ensure that the Use is compatible with adjacent land uses and activities.
- (3) Protect natural resources, the health, safety, welfare and social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
Condition 1: Any future parking lot or exterior building lights shall be down lit and meet the requirements of this ordinance.
- (4) Ensure compatibility between the proposed use or activity and the rights of the city to perform its governmental functions.
- (5) Meet the intent and purpose of the zoning ordinance, be related to the regulations and standards established in the ordinance for the land use or activity under consideration and be necessary to ensure compliance with those standards.
- (6) Ensure compliance with the intent of other city ordinances that are applicable to the site plan.
- (7) Ensure compatibility with other uses of land in the vicinity.

IV. PC Recommendation to City Council:

1. Deny Project 2016-07 SP based on specific findings of fact that prove the project does not meet the review standards in Section 5.120.
2. Approve Project 2016-07 SP without conditions, based on specific findings of fact that prove the project does meet the review standards in Section 5.120.
3. Approve Project 2016-07 SP with conditions, based on specific findings of fact that prove the project does meet the review standards in Section 5.120.
4. Table the decision on Project 2016-07 SP. (Usually this option is only used when additional information is needed to assist the Planning Commission in making the decision.)

Planner

From: Ron Way <waystoneycroft@msn.com>
Sent: Tuesday, July 05, 2016 9:35 PM
To: Planner; chelstr@yahoo.com
Subject: Proposed addition at Bridge Street Blooms

Zack,

This letter is in response to the letter I received in regards to the addition to Bridge Street Blooms at 1403 Bridge.

It is evident that the owner has shown great attention to detail with the current building and this business and structure have been a great addition to the Bridge Street business district.

I am in favor of the addition to the current building.

Sincerely, Ron Way

DATE

**BRIDGE STREET
BLOOMS**

1403 BRIDGE STREET
CHARLEVOIX, MI 49720

OWNER
CHRISTOPHER HELSTROM

1	1/2" = 1' SCALE
2	1/4" = 1' SCALE
3	1/8" = 1' SCALE
4	1/16" = 1' SCALE
5	1/32" = 1' SCALE
6	1/64" = 1' SCALE
7	1/128" = 1' SCALE
8	1/256" = 1' SCALE
9	1/512" = 1' SCALE
10	1/1024" = 1' SCALE
11	1/2048" = 1' SCALE
12	1/4096" = 1' SCALE
13	1/8192" = 1' SCALE
14	1/16384" = 1' SCALE
15	1/32768" = 1' SCALE
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94	1/19807040628566084398385987584" = 1' SCALE
95	1/39614081257132168796771975168" = 1' SCALE
96	1/79228162514264337593543950336" = 1' SCALE
97	1/158456325028528675187087900672" = 1' SCALE
98	1/316912650057057350374175801344" = 1' SCALE
99	1/633825300114114700748351602688" = 1' SCALE
100	1/1267650600228229401496703205376" = 1' SCALE

PROJECT NO. 13-4432

DATE: 11/11/14

DESIGNED BY: J. HELSTROM

CHECKED BY: J. HELSTROM

PROJECT MGR: J. HELSTROM

CONTRACT NO. 13-4432

CONTRACTOR: PERKINS & CHAMBERLAIN ASSOCIATES, INC.

SHEET NO.

LANDSCAPE PLAN

C2

SHEET 3 OF 3

FRONTAGE AREA LANDSCAPE

RECOMMENDATIONS FOR FRONTAGE AREA LANDSCAPE:
3 CANOPY TREES AND 1 EMERGENT OR 2 ORNAMENTAL TREES
PERFORM FOR ANY OF FRONTAGE ARE REQUIRED TREES ARE:
- 3 CANOPY TREES
- OR 5 ORNAMENTAL TREES
TREES SUPPLIED:
- 3 CANOPY TREES & 4 ORNAMENTAL TREES
- SEE TREE ON PLAN & THROUGH 7

PARKING AREA LANDSCAPE

RECOMMENDATIONS FOR PARKING AREA LANDSCAPE:
1 CANOPY TREE FOR EVERY 12 PARKING SPACES
PERFORM FOR 40 PARKING SPACES THE REQUIRED TREES ARE:
- 4 CANOPY TREES
TREES SUPPLIED:
- TREES INDICATED A THROUGH D ON PLAN

BUFFER AREA LANDSCAPE

6' HIGH WOODEN FENCE ALONG LIMITED METHODIST CHURCH
PROPERTY LINE. FENCE TO BE CONSTRUCTED BY DUBIN LEIGH ALONG
EAST PROPERTY AT THIS TIME.

NOTE:

IN THE CURB CITY AND ADJACENT TO ADJACENTMENT OF A
CANOPY TREE WITH TWO ORNAMENTAL TREES



LANDSCAPE PLAN

SCALE: 1" = 20'

