

**AGENDA
CITY OF LINDEN
SPECIAL ZONING BOARD OF APPEALS MEETING**

Tuesday, May 23, 2023

7:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES APPROVAL

(A) Minutes of the March 20, 2023 Special Meeting

IV. PUBLIC HEARING

(A) ZBA-03-23 1215 North Bridge St., Sandal Wood Village Condominium
Development – Setback Variance Request

V. CITIZENS' COMMENTS

Persons wishing to address the Zoning Board of Appeals on non-agenda items only are asked to state their name and address for the record and limit their comments to five minutes, or ten minutes if representing a group of persons. Opportunity will be given to address the Zoning Board of Appeals on agenda items as they are called on the agenda.

VI. COMMUNICATIONS

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

(A) ZBA-03-23 1215 North Bridge St., Sandal Wood Village Condominium
Development – Setback Variance Request

IX. COMMISSIONER/COMMITTEE REPORTS

X. ADJOURNMENT

**CITY OF LINDEN
ZONING BOARD OF APPEALS
SPECIAL MEETING MINUTES**

Monday, March 20, 2023

7:00 p.m.

CALL TO ORDER

The special meeting of the Linden Zoning Board of Appeals was called to order at 7:01 p.m. by Vice Chairperson Daniel McComb. The meeting was held within Council Chambers, on the lower level of the Mill Building located at 201 North Main Street, Linden, Michigan.

ROLL CALL

PRESENT: Esther McDaniel, Daniel McComb, Christine Kinyon, Daniel Cusson, Betty Ciesielski

ABSENT: Scott Ward

OTHERS PRESENT: Adam Young, City Planner/Zoning Administrator; Kristyn Kanyak, Deputy Clerk

MINUTES APPROVAL

Motion by Ciesielski, second by Cusson to approve the minutes of the October 12, 2022 Regular Zoning Board of Appeals Meeting. Motion carried 5-0.

PUBLIC HEARING

(A) ZBA-02-23 1505 West Rolston Rd. – Accessory Building Variance

Young reviewed the variance requests for overall size and height for the accessory building in detail, standards of evaluation for practical difficulty; and reviewed public hearing notices and letters sent. Craig Hatch and Dawn Rutkowski, the applicants, were present to review the request. The applicants distributed copies of their proposal they put together to Board Members and City Staff present, and reviewed the content within. Hatch presented on the location of the proposed building on their property; offered a description of the property and acreage; reasoning for the size requested; referenced the city zoning ordinance pertaining to accessory building and structures, as well as keeping of horses; discussed nearby properties; property size and allowance for animals; types of feed and storage; supplies and equipment; reviewed interior and exterior elements of the proposed structure; and reviewed size of parcels map from city presented at previous city board meetings and corresponding acreage. Hatch and Rutkowski shared information on their horses and donkey. Brief discussion regarding interior elements and materials used for stables and the need for the size requested, and unique elements of the property.

McComb opened the public hearing at 7:22 p.m.

Monica Larner, resident of 152 West Rolston Road, provided public comment.

Tom Hicks, resident of 1535 West Rolston Road, provided public comment.

There was additional discussion amongst Commissioners, the applicants and meeting attendees making comment regarding proper storage of hay, as well as methods for storing and reasoning.

Carrie Kolar, resident of 911 North Bridge Street, provided public comment.

McComb closed the public hearing at 7:32 p.m.

CITIZENS' COMMENTS

None.

COMMUNICATIONS

Kanyak verified no written correspondence was received for the public hearing item.

UNFINISHED BUSINESS

None.

NEW BUSINESS

(A) ZBA-01-23 Election of Officers

Young reviewed the officer positions as referenced within the Board's by-laws: Chairperson, Vice Chairperson and Secretary. Board Members reviewed whom the current Officers are and briefly discussed Ward's absence. McComb opened nominations.

Motion by Kinyon, second by McDaniel to nominate Scott Ward as Chairperson. There were no other nominations. Roll call. Motion carried 5-0.

AYES: Ciesielski, Cusson, Kinyon, McComb, McDaniel

NAYS: None

ABSENT: Ward

Motion by Ciesielski, second by McDaniel to nominate Dan McComb as Vice Chairperson. There were no other nominations. Roll call. Motion carried 5-0.

AYES: McDaniel, Kinyon, McComb, Ciesielski, Cusson

NAYS: None

ABSENT: Ward

Motion by Ciesielski, second by McDaniel to nominate Christine Kinyon as Secretary. There were no other nominations. Roll call. Motion carried 5-0.

AYES: Kinyon, Cusson, Ciesielski, McComb, McDaniel

NAYS: None

ABSENT: Ward

(B) ZBA-02-23 1505 West Rolston Rd. – Accessory Building Variance

Young reviewed his Staff Report: We are in receipt of an application submitted by applicant and property owner Craig Hatch requesting variances from Section 154.061, (A), (3) and Section 154.061, (A), (4) for a proposed pole barn on his property located at 1505 West Rolston Road. The property is zoned R-2, Single-Family Residential District. The applicant submitted a building permit application in February for a new pole barn in the rear yard of their residential property. The proposed pole barn would be 5,000 square feet in size (50 feet by 100 feet) and 20 feet in height. Although the proposed pole barn would comply with placement and setback requirements of the Zoning Ordinance, the building permit application was denied because the proposed pole barn does not meet the requirements. The subject site (Property ID #61-20-506-049) is 12.8 acres in size with approximately 350 feet of frontage on West Rolston Road. An existing dwelling is located in the center of the property, set back approximately 560 feet from the road. One existing detached accessory structure (horse stable), approximately 500 square feet in size, is located in the rear yard (we understand that this building would be removed and replaced by the proposed pole barn). An existing pond is located in the east-central portion of the property. A significant portion of the rear yard (southwest corner of the property) is a floodplain and wetland. The subject site does feature

some rolling topography, with the northern and central portion of the site on higher ground (elevations ranging from 870 feet to 884 feet above sea level) and the southwestern and southeastern portions of the site on lower ground (elevations as low as 854 feet above sea level). Trees and other vegetation is scattered throughout the rear portion of the site. According to the application, the proposed pole barn will be used to accommodate 8 horses and related horse supplies. Per Section 154.069, horses are allowed to be kept on any residential property which is at least 5 acres in size. One horse is allowed for the first 5 acres of property size, and one additional horse is allowed for each additional acre of land thereafter. Containing 12.8 acres, a total of 8 horses may be kept on this subject site. Section 154.069 additionally states that all horses shall have enclosed stable space available on site and that areas in which horses are kept shall be completely enclosed by a fence. In the variance application form, the applicant argues that “8 horses and the necessary supplies cannot be contained within the space allowed for an out building in the zoning code” and that the proposed pole barn “is the minimum size required to house the 8 horses allowed and the supplies necessary.” The applicant is requesting variances from Section 154.061, (A), (3) and Section 154.061, (A), (4) to permit a pole barn that is larger and taller than what is allowed. In evaluating the request and the existence of a practical difficulty, the Zoning Board of Appeals shall consider the standards of Section 154.218, (E), (2) of the Zoning Ordinance: a. That the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose; b. That the variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners; c. That the plight of the landowner is due to the unique circumstances of the property; and d. That the alleged hardship has not been created by any person presently having an interest in the property.

McComb and Young discussed the residential zoning map and typical residential-zoned size range, average. Ciesielski and Young discussed how zoning regulations were developed to cover the majority. Discussion regarding uniqueness of this particular property and horses; the ordinance regarding property size and horse ownership. Further discussion regarding ZBA process and Planning Commission and processes. Discussion regarding details of the motion.

Motion by Cusson, second by Kinyon to approve a variance from Section 154.061, (A), (3) to allow a pole barn with a size of 5,000 square feet and a variance from Section 154.061, (A), (4) to allow a pole barn with a height of 20 feet, proving all standards of Section 154.218, (E), (2) have been met. Roll call. Motion carried 5-0.

AYES: McComb, McDaniel, Kinyon, Cusson, Ciesielski

NAYS: None

ABSENT: Ward

COMMISSIONER/COMMITTEE REPORTS

Discussion amongst Kinyon, Cusson and Kanyak regarding the content of the minutes. Kinyon and Kanyak briefly discussed recordings and retention.

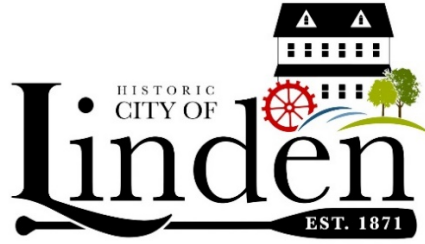
ADJOURNMENT

Motion by Kinyon, second by McDaniel to adjourn the meeting. Motion carried 5-0. The meeting was adjourned by Vice Chairperson McComb at 8:02 p.m.

Respectfully Submitted,

Kristyn Kanyak, Deputy Clerk

Approved: _____



**CITY OF LINDEN
ZONING BOARD OF APPEALS - SPECIAL MEETING
PUBLIC HEARING REQUEST FOR VARIANCE**

NOTICE IS HEREBY GIVEN, The City of Linden's Zoning Board of Appeals will be conducting a public hearing as part of a Special Meeting Agenda Tuesday, May 23, 2023 at 7:00 p.m. within Council Chambers on the lower level of the Mill Building at 201 North Main Street, Linden, Michigan 48451. The purpose of the hearing is to hear citizens' comments on a request for a variance from Section 154.049 of the City of Linden Zoning Ordinance to allow a four-foot variance to the side yard setback on the south side of the Sandal Wood Village Condominium Development.

Petitioner: Mary Mitchell/Lexington Oaks Development Group

Property Address: 1215 North Bridge Street Sandal Wood Village Condominiums

Property Tax ID Number: 61-17-300-010 & 61-17-300-011

Legal Description: 61-17-300-010: A PARCEL OF LAND BEG S 0 DEG 51 MIN 30 SEC E 1052.98 FT FROM NW COR OF SPRING MEADOWS SUB TH CONT S 0 DEG 51 MIN 30 SEC E 210 FT TH S 89 DEG 31 MIN 15 SEC W 395.43 FT TH N 0 DEG 50 MIN 30 SEC W 210 FT TH N 89 DEG 31 MIN 15 SEC E 395.36 FT TO PL OF BEG SEC 17 T5N R6E 1.91 A (97) FR 61-17-300-009

61-17-300-011: A PARCEL OF LAND BEG S 0 DEG 51 MIN 30 SEC E 950 FT FROM NW COR OF SPRING MEADOWS SUB TH CONT S 0 DEG 51 MIN 30 SEC E 100 FT TH S 89 DEG 14 MIN 30 SEC W 395.48 FT TH N 0 DEG 46 MIN 10 SEC W 100 FT TH N 89 DEG 14 MIN 30 SEC E 395 FT TO PL OF BEG SEC 17 T5N R6E .91 A (97) FR 61-17-300-009

Applications and supporting documentation are available for public review at City Offices located at 132 East Broad Street, Linden, MI, 48451 during regular business hours Monday through Friday. Persons wishing to comment may do so during the hearing. Written comments may also be submitted prior to 4:00 p.m. on May 23, 2023, and should be addressed to:

Kristyn Kanyak, Deputy Clerk
132 East Broad St.
P.O. Box 507
Linden, MI 48451

Post: May 4, 2023
Publish: May 7, 2023
Mail: May 8, 2023

ZONING BOARD OF APPEALS STAFF REPORT

MEMO NO.: ZBA-03-23

FROM: Adam Young, AICP, Zoning
Administrator

AGENDA: May 23, 2023, New Business (A)

TOPIC: Sandal Wood Village Side Yard Setback Variance

Background: We are in receipt of an application submitted by applicant and property owner Lexington Oaks Development Group (Mary Mitchell) to allow a 4-foot variance into the side yard setback on the south side of the Sandal Wood Village condominium development. The subject site (Property ID #61-17-300-010 and #61-17-300-011) is 2.57 acres in size and is zoned R-4, Multiple-Family Residential District. The site has 310 feet of frontage on North Bridge Street.

The site plan for the Sandal Wood Village development was approved by the Planning Commission in 2019 and is currently under construction. The development consists of three multiple-family residential (senior living) buildings. The southernmost building, consisting of seven attached senior living units, has not yet been constructed. The applicant is seeking to expand this building 4 feet to the south, closer to the southern (side) property line. According to the application materials, the applicant is seeking this variance so that the seven units within this building can be slightly larger to accommodate two bedrooms instead of one bedroom.

The southernmost building was approved to be 25 feet from the southern property line, meeting the 25-foot minimum side yard setback as required by Section 154.049 of the Zoning Ordinance. The requested expansion of the building will result in a 4-foot encroachment into the side yard setback. Therefore, a variance is required.

If a side yard variance is approved by the ZBA, the applicant would also need to appear before the Planning Commission to secure an amendment to the previously approved site plan.

Variance request: As noted above, the applicant is requesting a variance from Section 154.049 of the City of Linden Zoning Ordinance to allow a 4-foot variance into the side yard setback.

Standards for evaluation: In evaluating the request and the existence of a practical difficulty, the Zoning Board of Appeals shall consider the standards of Section 154.218, (E), (2) of the Zoning Ordinance. These standards are as follows:

- a. *That the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose;*
- b. *That the variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners;*
- c. *That the plight of the landowner is due to the unique circumstances of the property; and*
- d. *That the alleged hardship has not been created by any person presently having an interest in the property.*

Additionally, the ZBA should refer to the 5 questions and applicant's answers provided in the application packet. These questions are as follows:

1. *That special conditions and circumstances exist or create a practical difficulty and which are peculiar to the land, building or structure involved and which are not applicable to other lands, buildings or structures in the neighborhood or same zoning district.*
2. *The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the neighborhood or same zoning district.*
3. *That the special conditions and circumstances do not result from actions of the applicant, financial consideration alone shall not be grounds for granting a variance.*
4. *That granting a variance will not confer on the applicant any special privilege that is denied by this Ordinance to other land, buildings, or structures in the same zoning district.*
5. *That the granting of the variance will be in harmony with the intent of this Ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public interest.*

Action to be taken: The Zoning Board of Appeals may grant the variance where practical difficulties result from the application of the Zoning Ordinance and where all of the standards of Section 154.218, (E), (2) are met. In granting a variance, the ZBA may attach conditions as it may deem reasonable in furtherance of the purposes of the Zoning Ordinance. A majority vote of the ZBA shall be required to grant the variance.

Planning Consultant Recommendation: As the City's Planning Consultant, we have reviewed the project and offer the following findings related to the practical difficulty standard and the evaluation standards of Section 154.218, (E), (2):

- The 25-foot minimum side yard setback is not preventing the property owner from using the property for a permitted purpose – a senior living development that is already under construction. Per Section 154.218, (E), (2), (a), the applicant must demonstrate that the ordinance restrictions are preventing the use of the property for a permitted purpose.
- The applicant's presentation of evidence primarily speaks to changing market demand and buyer preferences resulting from the Covid 19 pandemic. Although these may be valid points, justification for a variance must be based on the unique circumstances of the property. As required by Section 154.218, (E), (2), (c), the applicant has not provided evidence that the requested variance is resulting from the unique circumstances of the property.
- The applicant has indicated that the need for the variance is to allow for larger two bedroom units instead of one bedroom units. They argue that two bedroom units are better supported by the market and match their desired selling price range. We question whether this is a self-created hardship (see Section 154.218, (E), (2), (d)). It would seem that there are other alternatives to converting these units from one bedroom to two bedroom units without the need for a variance, such as widening each unit (which may result in the loss of one unit) or adding a second floor to each unit.

Potential motion: I move that the ZBA _____ [approve or deny] a variance from Section 154.049 to allow a 4-foot variance into the required 25-foot side yard setback on the south side of the Sandal Wood Village condominium development. This _____ [approval or denial] is based on the following reasons: [the decision should be based on the presence or absence of a practical difficulty with reference to the specific standards of Section 154.218, (E), (2)]

Attachments: ZBA application and supplemental materials, dated April 21, 2023

PAID
APR 21 2023
City of Linden

RECEIVED
APR 21 2023
BY: _____



132 East Broad Street • P.O. Box 507 • Linden, Michigan 48451-0507
Telephone: (810) 735-7980 • Fax: (810) 735-4793

ZONING BOARD OF APPEALS APPLICATION

SECTION TO BE FILLED OUT BY APPLICANT

Applicant's Name: Mary Mitchell Phone: 517-404-0636
Address: 2337 Hunter Rd City Brighton State MI ZIP 48114

Property Owner's Name: Lexington Oaks Development Group
Address: 1500 FountainView Dr City Brighton State MI ZIP 48114

Property Address: 1215 Bridge St. Property Tax #: 61-17-300-010
61-17-300-011

Zoning District: multi family R-4

Property Size: 2.57 acres OR _____ square feet

Section of Zoning Ordinance Pertaining to Appeal: 154.049

Variance Requested: 4 foot variance on south side side yard setback.

Reason for Appeal: see attached

Application for appeal must be filed and fees paid at least 28 days prior to the next regularly scheduled Zoning Board of Appeals meeting. Any dimensional variance requested within the City shall be accompanied by a survey representing the dimension (distance and/or area) which is deficient and nonconforming. The dimension shall be directly measured and certified by a professional surveyor licensed to practice in the State of Michigan. Additionally, the applicant must present evidence of practical difficulties by answering the questions on Page 2 of this application form.

Zoning Board of Appeals Application Fee: \$300

INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED

I certify that the information given herein is true and correct to the best of my knowledge:

Signature of Applicant: Mary Mitchell

Date: 4-21-23

THIS SECTION FOR CITY USE ONLY

Fee Paid: _____ Date: _____

Referred to Zoning Board of Appeals: _____ Public Hearing/Meeting Date: _____

Date Approved: _____ Denied: _____

Signature of Zoning Administrator: _____

Date: _____

**ZONING BOARD OF APPEALS
APPLICATION (Page 2)**

SECTION TO BE FILLED OUT BY APPLICANT

Presentation of Evidence - *see attached*

1. *That special conditions and circumstances exist or create a practical difficulty and which are peculiar to the land, building or structure involved and which are not applicable to other lands, buildings or structures in the neighborhood or same zoning district.*

2. *The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the neighborhood or same zoning district.*

3. *That the special conditions and circumstances do not result from actions of the applicant, financial consideration alone shall not be grounds for granting a variance.*

4. *That granting a variance will not confer on the applicant any special privilege that is denied by this Ordinance to other land, buildings, or structures in the same zoning district.*

5. *That the granting of the variance will be in harmony with the intent of this Ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public interest.*

City of Linden
Zoning Board of Appeals

Re: Sandal Wood Village Project

Dear Zoning Board Members:

Lexington Oaks Development Group is requesting a 4-foot variance to the side yard setback on the south side of the Sandal Wood Village project. Our original plan shows a smaller unit size on the seven units on the south side of the project. We already have the infrastructure (water and sewer) in place for these seven units and the Master Deed and Bylaws state that there are twenty-three units in the project. Currently we have fourteen units sold of the sixteen units being built, and the remaining two contracts coming in this week. Eight units are complete and the other sold eight are under construction.

The community feedback is strong that seniors are looking for more than the one-bedroom unit that we planned for the south seven units. This project was approved in October of 2019, prior to the Covid 19 pandemic, and the demand has changed for residential housing in a significant way since then, even for homeowners that are 55 and older. This project was delayed in its ability to make sales post pandemic because we waited an entire summer for Consumers Energy to be able to supply a transformer. We were unable to allow sales because we were unable to close units without power. Without sales, it seemed as if the project was less desirable when that was really not the case. We have two units of those seven units presold contingent on being able to make them two-bedroom units to match the plan of the existing units. The feedback has been that more than ever before, the second bedroom space is necessary for many reasons. People want the ability to have a family member or guest stay overnight, they want separate space for an office, exercise or reading room, and they want space for storage.

Presentation of Evidence:

1. That special conditions and circumstances exist or create a practical difficulty and which are peculiar to the land, building or structure involved and which are not applicable to other lands, buildings or structures in the neighborhood or same zoning district.

Response: There is not any other project in Linden that offers single family, two-bedroom condominiums that allows for private attached garages, personal yard space that is totally maintained and sells for under \$250,000. The community has a need that we cannot fulfill with the intended one-bedroom units. The limitation that is unique to this property is the fact that it was designed and approved prior to a significant change in the residential housing market. Since the pandemic, homeowners have spent considerably more time in their homes and invested in having recreational use and space that they otherwise did not desire pre-pandemic. Working from home, even for the over 55 community, has put a strong emphasis on office space in the home. As a result, this project has encountered a practical difficulty by virtue of its design and approval occurring immediately prior to a major change in residential housing demands. The community is demanding a different type of housing and we are trying to meet those needs.

We have been repeatedly told by buyers that they are looking for small, easy to maintain units with two bedrooms NOT just one so they have a spot for a guest, helper, office or storage or just a place away from the TV. Allowing for a four-foot variance on the side yard setback will allow more people to

have the minimum living space that they desire but is currently only available in Linden in more expensive housing. The distance between these units for which the variance is sought and the neighboring apartment, if the ordinance was applied as written, would result in a setback significantly in excess of the minimum gross requirement of 25 feet for each property. Most of the properties in the community have far less than 60 feet from structure to structure on adjacent parcels.

2. The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the neighborhood or same zoning district.

Response: We have been repeatedly told by buyers that they are looking for small, easy to maintain units with two bedrooms NOT just one so they have a spot for a guest, helper, office or storage or just a place away from the TV. Allowing for a four-foot variance on the side yard setback will allow more people to have the minimum living space that they desire but is currently only available in Linden in more expensive housing. The distance between these units for which the variance is sought and the neighboring apartment if the ordinance was applied as written would result in a setback significantly in excess of the minimum gross requirement of 25 feet for each property. Most of the properties in the community have far less than 60 feet from structure to structure on adjacent parcels.

3. That the special conditions and circumstances do not result from actions of the applicant, financial consideration alone shall not be grounds for granting a variance.

Response: We fully intended to offer the one-bedroom units when we developed the project. At that time, the community had not undergone the major shift that occurred post pandemic in the residential housing market. The pandemic, and what it caused in the housing market, was not caused by the applicant. Despite the extreme inflation in the cost of materials for housing, we have been able to keep the cost at \$249,000.00 but we cannot save enough in direct costs to offer the units that we designed as one bedroom units (966 square feet instead of the 1,100 square feet we are currently building) and - be able to get a good appraisal - even if we could get a buyer.

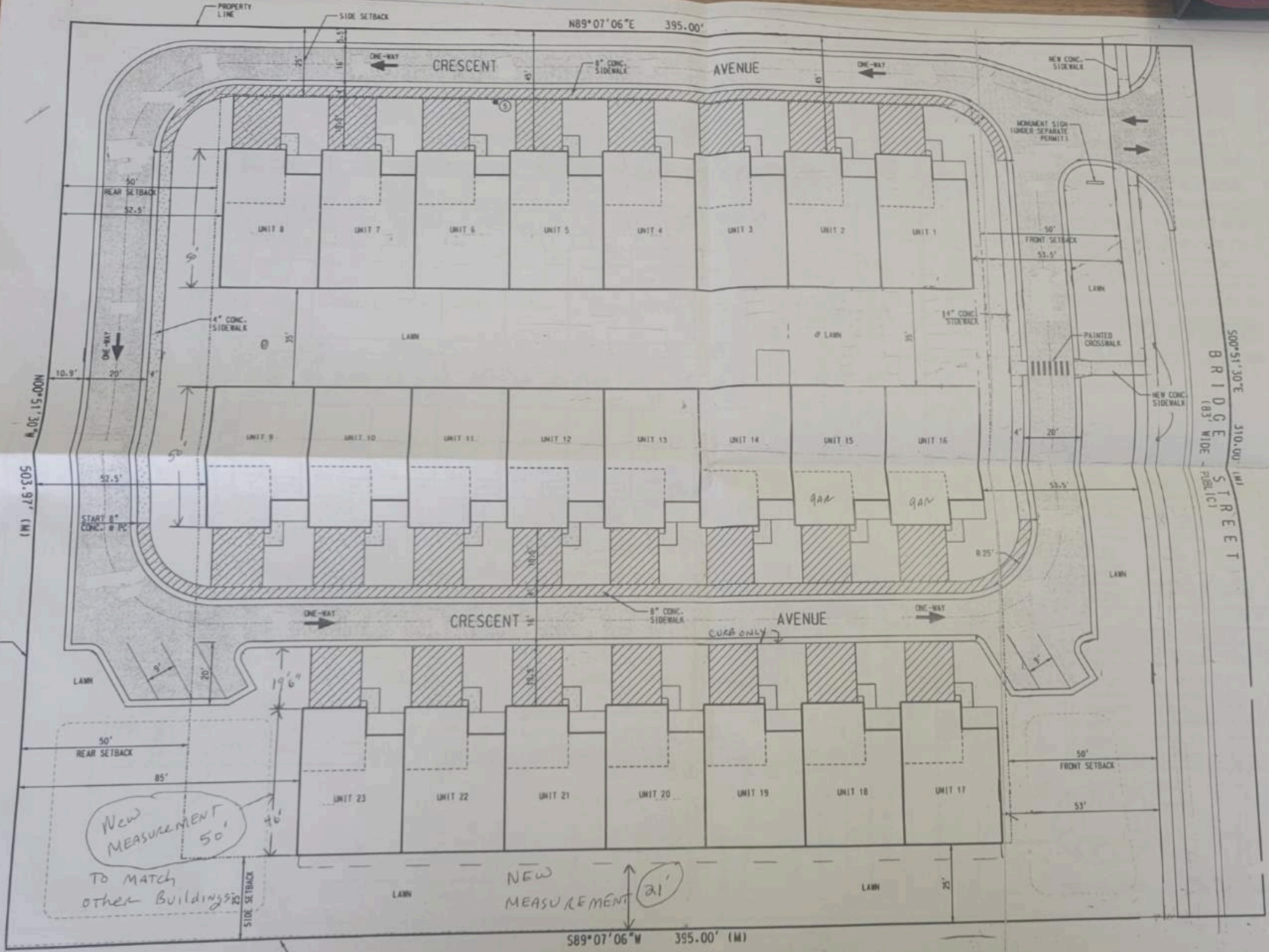
4. That granting a variance will not confer on the applicant any special privilege that is denied by this Ordinance to other land, buildings, or structures in the same zoning district.

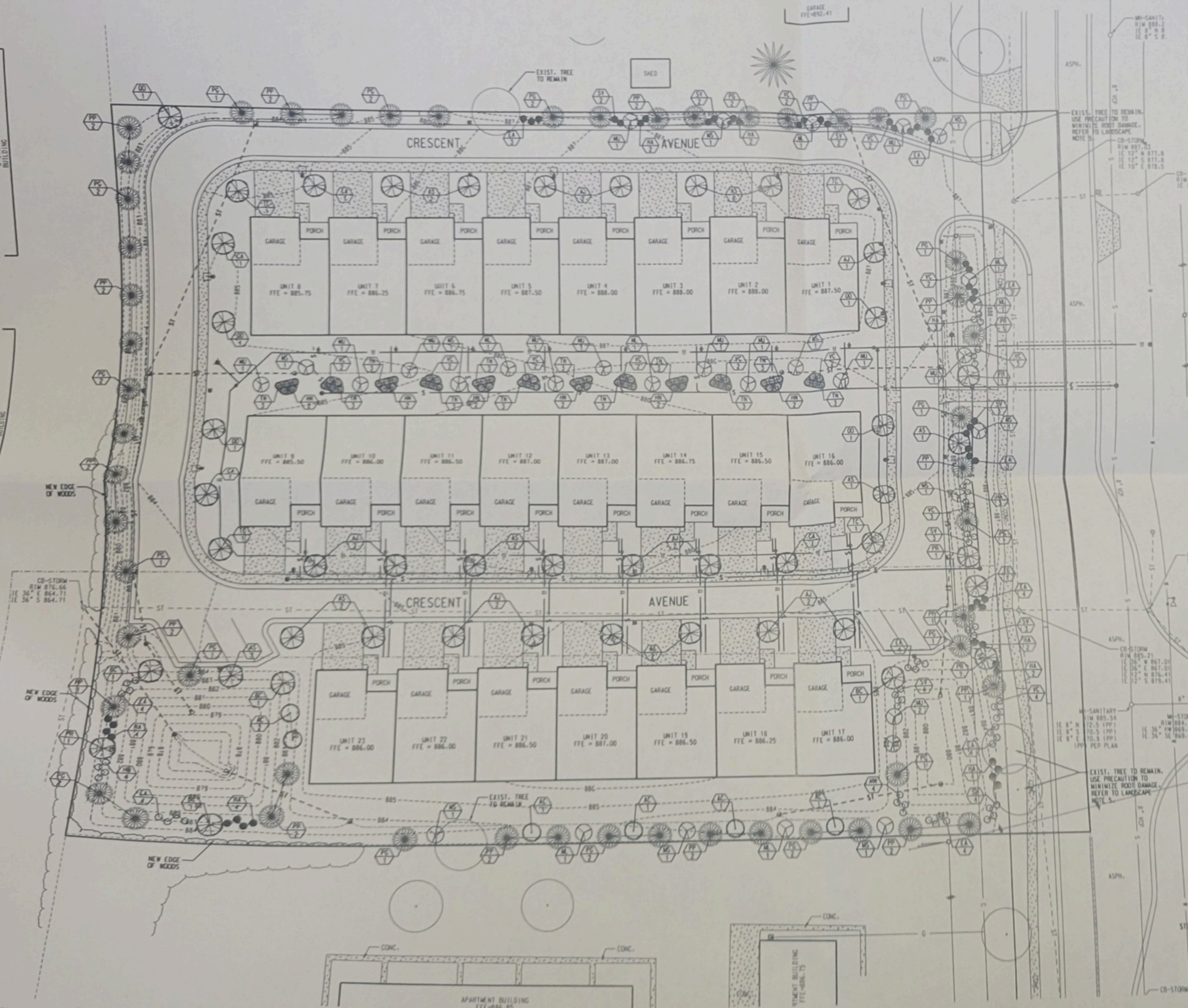
Response: I do not have City of Linden statistics, but I know that Hamburg and Genoa Townships, and the City of Brighton, to name just a few areas, have granted many side yard variances including one that we were opposed to that allowed a home to be built only five feet off the property line of a home that we own. Sandal Wood's side yard would still be 21 feet from the property line and the apartments on the other side of this sideline are 35-40 feet away from their sideline which keeps a good distance between the two property buildings—a gross distance that is greater than the minimum combined setbacks. Given that the total distance between the apartment and our units on the south side would still be greater than the minimum setbacks, the granting of this variance would not confer any specific privilege on this project as compared to other properties in this same zoning district.

5. That the granting of the variance will be in harmony with the intent of this Ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public interest.

Response: Because we have an entire row of planned landscaping in the original approval which offers screening, and because there would be still a lot of yard space separating the condos from the apartments, we feel that the four foot variance would not be detrimental to the public interest or detrimental to the neighborhood. This variance will not move any drives or traffic closer to the

neighbors, only less yard that is already planned to be screened from the neighboring apartments. We believe that this is not injurious to the neighborhood and beneficial to the community because it is serving a grossly lacking housing need that residents are asking for.





- LANDSCAPING NOTES:**
- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS LATEST EDITION.
 - PRIOR TO BEGIN OF LANDSCAPE WORK, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES. CONTRACTOR SHALL CONTACT MISS DIG (811) FOR LOCATIONS OF ALL PRIVATE UTILITIES. ANY DAMAGE OR INTERRUPTIONS OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE WORK CONDITIONS TO OWNER PRIOR TO COMMENCING WORK.
 - NUMERICAL VALUE OF PLANT MATERIAL SHOWN SHALL TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY AND REPORT ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT.
 - SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND/OR GOVERNING AGENCY PRIOR TO COMMENCING.
 - PROTECT EXISTING TREES TO REMAIN WITH TEMPORARY FENCING PLACED AT THE DRIP LINE. NO GROUND DISTURBANCE OR STORAGE OF MATERIAL SHALL OCCUR WITHIN THE DRIP LINE LIMITS.
 - COORDINATE PLACEMENT OF PLANTS WITH UNDERGROUND UTILITY LOCATIONS. MAKE ADJUSTMENTS AS REQUIRED TO AVOID PLANTING OVER THE UTILITIES. DO NOT PLANT SHADE OR EVERGREEN TREES BELOW OVERHEAD WIRES. IF CONFLICT OCCURS, CONTACT LANDSCAPE ARCHITECT TO ADJUST LOCATION OF TREES.
 - PLACE 4" THICK BY 4" DIAMETER SHREDED CEDAR OR CYPRESS BARK MULCH RING AT THE BASE OF ALL NEW TREES IN LAWN AREA. CUT LAWN AREA IN A SMOOTH UNIFORM CIRCULAR LINE.
 - ALL GREEN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE GRADED AND TOPPED WITH MINIMUM 4" DEEP TOPSOIL, SEEDED & MULCHED. REFER TO PLAN FOR SEED MIXTURE AND APPLICATION RATE.
 - ALL EXISTING TREES AND SHRUBS NOTED TO REMAIN SHALL BE PROPERLY PRUNED, TRIMMED, THINED AND SHAPED BY A QUALIFIED NURSERYMAN OR ARBORIST. ALL DEAD LIMBS AND BRANCHES SHALL BE REMOVED FROM SITE.
 - UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN AREAS SHALL RECEIVE LANDSCAPE EDGING AS DETAILED ON PLAN.
 - ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF COMPLETION OF BUILDINGS.
 - ALL STAKING MATERIALS AND WRAPPING SHALL BE REMOVED OFF SITE WITHIN ONE YEAR AFTER INSTALLATION.
 - LANDSCAPING ITEMS SHALL NOT INTERFERE WITH THE CLEAR VISION AREAS. TREES WITHIN PARKING LOT ISLANDS SHALL HAVE A CLEAR VIEW OF 4'-6" WINDWARD TO THE FIRST BRANCH AT MATURITY.
 - ALL PLANT MATERIAL INCLUDING LAWN AREAS SHALL BE WATERED, FERTILIZED, TRIMMED, MOWED AND GENERALLY MAINTAINED BY THE CONTRACTOR IN A HEALTHY GROWING CONDITION FOR A PERIOD OF 90 DAYS AFTER FINAL COMPLETION AND AFTER LAWN IS CUT FOR FIRST TIME. CONTRACTOR SHALL SUBMIT A ONE (1) YEAR WARRANTY FROM COMPLETION DATE AND BE RESPONSIBLE TO REPLACE ANY DISEASED OR DEAD PLANT MATERIAL WITHIN THAT PERIOD OF TIME WITHOUT ANY COST TO THE OWNER.
 - MAINTENANCE OF ALL LANDSCAPE MATERIAL WILL BE PROVIDED ON A REGULAR BASIS BY A LANDSCAPE COMPANY RETAINED BY THE HOMEOWNER'S ASSOCIATION. DISEASED, DAMAGED OR DEAD MATERIALS WILL BE REPLACED AS REQUIRED BY CITY ORDINANCE.
 - CEEDAR MULCH AREA (MIN. 4" DEEP)
 - REFER TO SHEET C500 FOR LANDSCAPE DETAILS.

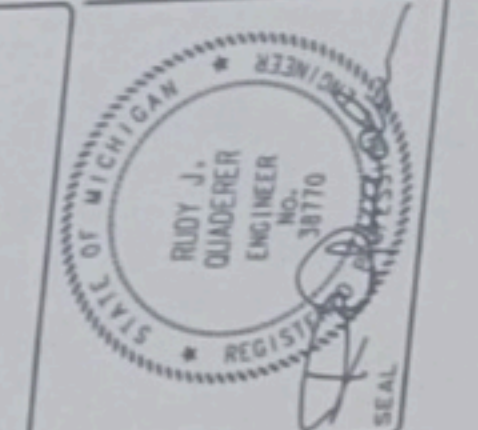
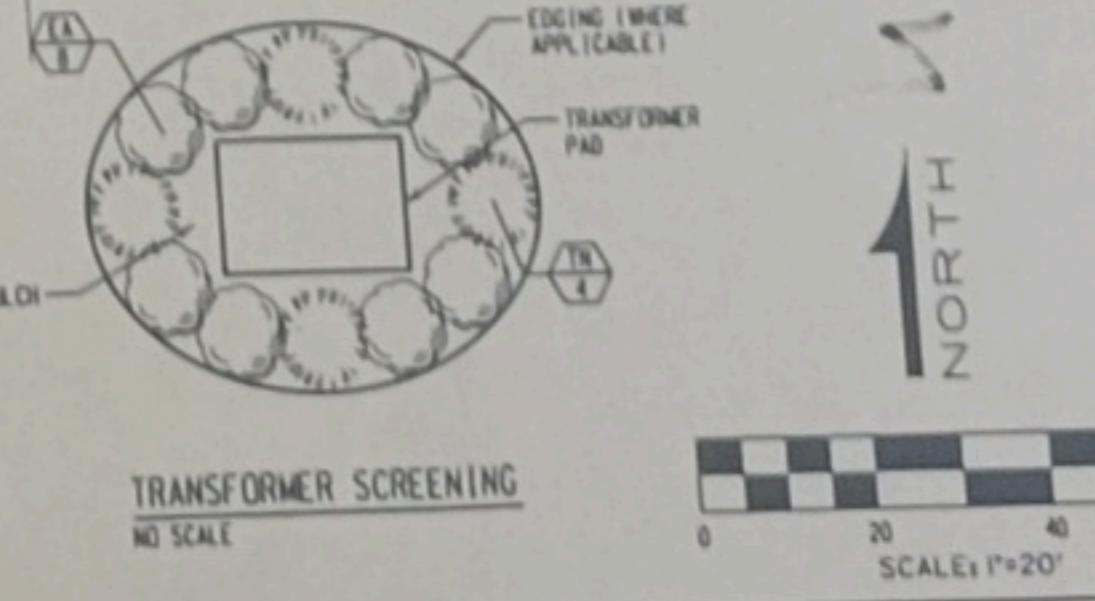
TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AJ	ACER X FRIEMANII 'JEFFERSON'	NORTHERN GLAZE MAPLE	2.5" CAL	11
AS	ACER SACCHARINUM 'COMMUNICATUM'	COMMON RED MAPLE	2.5" CAL	12
BC	BETULA NIGRA 'DOLLY'	HERITAGE RIVER BIRCH	6" HT	4
CA	CAMPANULUS CAROLINIANA	AMERICAN HORSEHAIR	2.5" CAL	4
M	MALUS 'CORALCREEK'	CORALBERRY CRABAPPLE	2" CAL	1
MS	MALUS 'SHOWRIFF'	SHOWRIFF CRABAPPLE	2" CAL	10
MS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL	13
PG	PICEA GLAUCA	WHITE SPRUCE	6'-8" HT	26
PP	PICEA PUNGENS	COLORADO SPRUCE	6'-8" HT	21
PR	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR	2.5" CAL	4
QD	QUERCUS RUBRA	NORTHERN RED OAK	2.5" CAL	5
TC	TILIA CORDATA	GREENSPIRE LINDEN	2.5" CAL	5

SHRUB SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AC	AMELANCHIER LAEVIS 'CUMULUS'	CUMULUS SERVING BERRY	4" HT	6
EA	EUNYCTAS ALATIS 'COMPACTUS'	COMPACT BURNING BUSH	24" HT	374
HA	HAMMELIS VERNALIS	VERNAL WITCHAMBER	24" HT	24
HN	HIBISCUS SYRIACUS 'NOTWOODDOR'	LAV. CHIFFON ROSE OF SHARON	24" HT	20
SV	SYRINGA X 'PENDA'	BLOOMERING PURPLE LILAC	NO. 3 CONT	23
TN	TARUS CUSPIDATA 'NOVA'	NOVA YEW	18" HP	364
VC	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	NO. 3 CONT	28

* DOES NOT INCLUDE SHRUBS FOR TRANSFORMER PADS. TOTAL NO. WILL DEPEND ON NO. OF PADS.

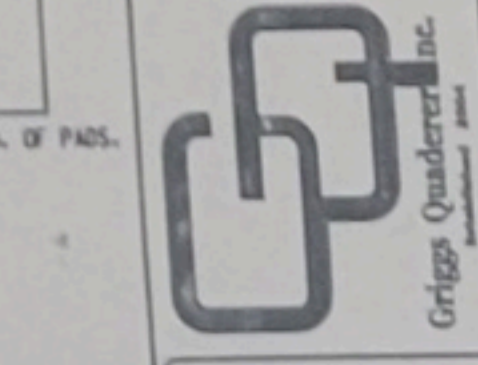


NO.	DATE	REVISION OR ISSUE
01-08-20	05-07-19	RE-ISSUED TO CITY - FINAL SPA
05-07-19	11-19-18	OWNER REVIEW
11-19-18	09-12-18	RE-ISSUED TO CITY - PRELIM SPA
09-12-18	09-10-18	OWNER REVIEW
09-10-18		DATE
		SUBJECT

DESIGNED: QUADERER
 CHECKED: FIELD CREW

SANDALWOOD VILLAGE
 SITE CONDOMINIUM
 3000 SANDALWOOD DRIVE, SUITE 100
 GRAND BLANC, MI 48439
 CITY OF GRAND BLANC, STATE OF MICHIGAN

Griggs Quaderer, Inc.
 WWW.GQINC.COM
 8308 OFFICE PARK DRIVE
 GRAND BLANC, MI 48439
 PHONE: (810) 695-9154
 FAX: (810) 695-9158



CIVIL ENGINEERING, LAND SURVEYING
 SITE PLANNING

PHASE 1
 180101 CNCP1
 C500

Sunset Corals

Classic Car

Cruise-in at the fish store

Thursdays | 5:00 pm - 8:00 pm
May 4th - Oct 26th (weather permitting)

Downtown Linden



NEW THIS YEAR

- * Cruiser of the week trophy
- * Additional grass parking area
- * Door prizes
- * DJ

Location:

Sunset Corals
109 N. Bridge St
Linden, MI 48451

Sponsored By



Email: greg@sunsetcorals.com Phone: 810-458-6318

(Must be minimum of 20 cars for cruiser of the week trophy)



MEMORIAL **DAY**

**LINDEN'S ANNUAL
MEMORIAL DAY
PARADE, SERVICE & PICNIC**

Monday, May 29, 2023

Parade Begins at 10:00 a.m.
Downtown Linden to Fairview Cemetery
Community Picnic & Concert to Follow
at the Kimble-Sharp Gazebo & Park

★ Remember & Honor ★



KARAOKE

at THE MILL POND

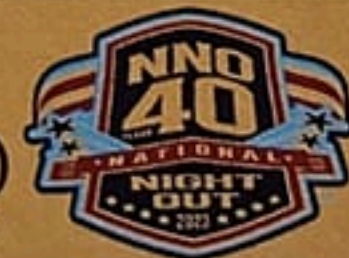


Tuesday 6 - 9 PM

JUNE 13 & 27

JULY 11 & 25

AUGUST 1@



FUN ★ FOOD TRUCK
FREE GIVEAWAYS ★ 50/50
AND MUCH MORE