

**LEGAL DESCRIPTION**

THAT PART OF WEST 1/2 OF THE WEST 1/2 OF SECTION 11, TOWN 27 NORTH, RANGE 12 WEST, LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 87°08'50" EAST, ALONG THE NORTH SECTION LINE, 1327.05 FEET; THENCE SOUTH 02°28'08" WEST, ALONG EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, 1328.89 FEET; THENCE CONTINUING SOUTH 02°28'08" WEST, ALONG EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, 1328.89 FEET; THENCE NORTH 87°39'04" WEST, ALONG THE EAST-WEST 1/4 LINE, 645.98 FEET; THENCE SOUTH 02°19'37" WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID SECTION 11, 2172.05 FEET; THENCE NORTH 87°35'57" WEST 170.03 FEET; THENCE SOUTH 02°19'37" WEST 184.89 FEET TO THE CENTERLINE OF NORTH LONG LAKE ROAD; THENCE 182.95 FEET TO SAID CENTERLINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 587.79 FEET, A DELTA OF 17°50'01", AND A LONG CHORD WHICH BEARS NORTH 78°41'14" WEST 182.22 FEET; THENCE NORTH 03°04'55" EAST 738.38 FEET; THENCE NORTH 87°14'44" WEST 302.66 FEET; THENCE NORTH 02°13'01" EAST, ALONG THE WEST SECTION LINE, 1587.94 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE NORTH 01°42'59" EAST, ALONG THE WEST SECTION LINE, 2669.61 FEET TO THE POINT OF BEGINNING, CONTAINING 108.86 ACRES, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

**NOTES:**

1. BEARING BASE ON STATE PLANE COORDINATES, MICHIGAN CENTRAL ZONE
2. RECORD DISTANCES ARE FROM LEGAL DESCRIPTION PROVIDED

**REZONING NARRATIVE**

The nature and concept of the project including a detailed description of the design principles and standards to be achieved within the project.

The Century Farm Village Planned Unit Development is an conservation community comprising 108.86 acres in Section 11 of Long Lake Township, Michigan. This project has been designed to respond to and protect the many natural features located on the site. The design includes a mix of home sizes to encourage a blend of households in the community.

The northern 40 acres (currently zoned AG) is primarily farmland with a wooded wetland located in the northeast corner, a steep hill in the northwest corner, and a farmstead along Cedar Run Road. The design principles that have been followed in this area take their cue from the surrounding agricultural community: tight clusters of buildings with large expanses of open space. Architecturally, the houses may take on the character of the old farmhouses that used to be so common in this area. The existing farmhouse will be preserved for residential use and the existing outbuildings located on unit 1 will be preserved and maintained by the owner of unit 1. The existing barns, (A and B) will be a common element and may be used for maintenance equipment storage and/or community meeting space. The entrance to the development will be located very near to where the existing driveway is located so that the visual impact of the development is minimized. From Cedar Run Road, the views into the project area will be buffered by the topography, the existing farmstead, and by the existing wooded wetland.

The central 40 acres is primarily tree covered. A very nice hardwood forest is located on the west side and the balance is an overgrown pine tree plantation. From a distance, the pine trees appear full and lush but in the interior, they are scrubby and weak. The proposed plan preserves most of the hardwoods as common open space and locates the housing within the pine plantation. The overgrown trees at the perimeter of this area will be preserved to screen the development from off-site views and to provide space for an interior pathway network. The design for this area is in line with Traditional Neighborhood Design (TND) principles. The layout includes narrow streets and small lots, sidewalks, houses with porches, and the like. The density is higher in this area since it is so well screened from the outside.

South of this area, the topography is steeply rolling so more traditional lots are necessary. By positioning the lots high on the slopes of an existing valley, excellent views into the valley are maintained and, with careful placement, minimal impact on off-site views is provided. Closer to North Long Lake Road, on the west side of this area, clustering is once again desirable to reflect the adjacent farmstead clusters.

A pathway system connects the lots within the development to the interior open spaces and to the adjacent developments.

**The proposed density, number, and types of dwelling units.**

The number of dwelling units proposed for this PUD is 103: the existing farmstead plus 102 new residential units. The proposed density complies with the 2005 Comprehensive Plan for Long Lake Township. The proposed development provides the required 36.33 acres of dedicated open space. The current underlying zoning allows for a total of 103 units. Detailed density tables are located on pages 3 and 4 of this submittal.

**A statement describing how the proposed project meets the objectives of the PUD including the benefits that are expected to result from the adoption of the PUD provisions pertaining to the subject site.**

The design meets Long Lake Township standards for superior design in numerous ways. The plan provided the required 36.33 acres of open space for preservation of natural features and community use. The streets have been laid out to maximize retention of natural features and to promote safe speeds. Possible connecting roads to the east and west of the site are also proposed to promote connectivity with the adjacent developments. Vegetation is retained at the borders of the site to provide a buffer from adjacent uses and protect the rural character of surrounding areas. Protection of natural features such as hardwood wetland areas, steep slopes and existing wildlife corridors will help to retain wildlife habitat both on the site and within the Township. Stormwater management relies on natural topography, soils, and vegetation to minimize disruption of natural features and function. Highest density development is located so that it is compatible with surrounding properties. This development will also allow for a housing diversity due to the mix of lot sizes.

**A detailed description of the legal mechanism and structures proposed to assure the perpetual maintenance of all dedicated open space.**

The property which is dedicated as dedicated open space on these plans will also be dedicated as dedicated open space on the condominium subdivision plan for the Residential Site Condominium. Such dedicated open spaces will be defined as a general common element of the Residential Site Condominium which will be for the exclusive use of owners of Residential Site Condominium Units and their guests. The Master Deed and Bylaws of the Residential Site Condominium will provide that the general common elements (including dedicated open space) will be maintained by the condominium association and, further, that the condominium association will regulate the use of general common elements (including dedicated open space). Such regulation of use by the condominium association will include the building of any improvements on general common elements (including dedicated open space). The Master Deed and Bylaws will provide the mechanism by which the condominium association may levy assessments to provide funding for the maintenance of the dedicated open space.

**A narrative description of the phasing or staging plan.**

The Century Farm Village project will be separated into three phases.

The Northern phase consists of an existing farmstead as unit 1 along with 33 additional single family residential home sites. Each home site shall include onsite well and septic system. This Northern Phase encompasses 44.3 acres of the site.

The Central phase consists of 45 single family residential home sites. All units will have individual onsite wells. Units 1-34 (1-34) may be serviced by community septic system. Units 1-65 will be served by individual onsite septic systems. This Central Phase encompasses 35.7 acres of the site.

The Southern phase consists 24 single family residential home sites. Each home site shall include onsite well and septic system. This Southern Phase encompasses 28.8 acres of the site.

**A specific list of all departures from the regulations of the Ordinance which are requested.**

Minimum unit sizes, unit frontages, unit widths, setbacks, and special conditions are illustrated and stated on pages 3 and 4. See pages 3 and 4 for a complete compilation and description.

**A market study has not been required for this project.**

**LANDSCAPE ARCHITECT:**



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**ENGINEERS:**



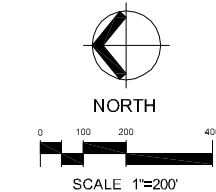
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**OWNER:**

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**CENTURY FARM VILLAGE**

LONG LAKE TOWNSHIP  
MICHIGAN



05 OCT. 2007	LONG LAKE TOWNSHIP PLANNING COMMISSION
14 AUG. 2007	FINAL PLAN
19 MAY. 2006	LLT SUBMITTAL
DATE	ISSUED FOR
DRAWN	MHK
CHECKED	JWB
JOB NO.	06W0101
TITLE	REZONING MAP
SHEET	9

**ENGINEER'S STATEMENT**

All residential units will be served by individual onsite wells as approved by the Grand Traverse County Health Department.

A well may be provided for non-potable water use at the off-site accessory building, (storage condominium), location and used as an irrigation well for the general common elements. Soil conditions onsite have been investigated and found suitable for onsite septic disposal systems.

Units 1 through 34 (northern phase) will be served by individual onsite septic disposal systems on each unit, as approved by Grand Traverse County Health Department.

Units 35 through 40 and 66 through 79 (central phase) will be served by a community septic system with a design flow of less than 10,000 gpd, pending approval by the Grand Traverse County Health Department and issuance of a construction permit by the Michigan Department of Environmental Quality. Pending final site plan approval of the central phase, individual onsite septic systems may be permitted for these units.

Units 41 through 65 (central phase) will be served by individual onsite septic disposal systems on each unit, as approved by Grand Traverse County Health Department.

Units 80 through 103 (southern phase) will be served by individual onsite septic disposal systems on each unit, as approved by Grand Traverse County Health Department.

Storm sewer design shall be in conformance with standard engineering practices and in conformance with the requirements of the Grand Traverse County Soil Erosion and Sediment Control requirements.

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Licensed Engineer #