

ORDINANCE NO. C-767

CHARTER TOWNSHIP OF WEST BLOOMFIELD

CODE OF ORDINANCES – CHAPTER 22, ARTICLE III

TRAFFIC CONTROL IN/ON Knollwood Plaza, L.L.C.
(Name of Parking Area/Private Roads)

An ordinance authorizing the Charter Township of West Bloomfield to regulate and control traffic and parking in either the parking areas and/or the private roads of Knollwood Plaza, L.L.C. in accordance with the provisions of (Name of Parking Area/Private Roads) the Code of Ordinances, Chapter 22, Article III of the Charter Township of West Bloomfield, Traffic Control in Parking Areas and on Private Roads Ordinance.

THE CHARTER TOWNSHIP OF WEST BLOOMFIELD ORDAINS:

Section 1. Acceptance of Application

The Township hereby accepts the application of:

Thomas D. Murray, Member
(Name) (Title)

on behalf of the Knollwood Plaza, L.L.C., to subject the parking areas/private (Name of Parking Area/Private Roads) roads of the said location to the requirements of the Code of Ordinances, Chapter 22, Article III, Traffic Control in Parking Areas and on Private Roads Ordinance, which application and plot plan are made a part hereof by reference.

Section 2. Application of Ordinance Provisions

Under the authority granted to it by Chapter 22, Article III of the Code of Ordinances, the Township Board of the Charter Township of West Bloomfield hereby makes all of the provisions and penalties for violations thereof, as contained in Chapter 22, applicable to said location. All of the provisions of Chapter 22 shall be incorporated herein as though fully set forth.

Section 3. Specific Traffic Control Orders

In addition to the provisions of Chapter 22, the following Traffic Control Orders are hereby adopted:

See attached.

(Insert appropriate regulations here)

FIRE LANE (In front):

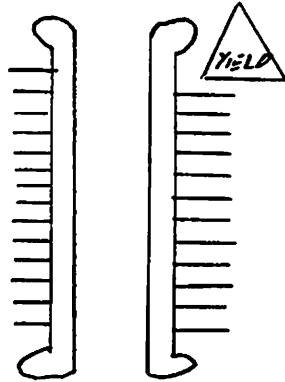
- 1) Trim trees so that the signs are visible.
- 2) Add one additional sign: "No Parking / Fire Lane" (readable from both directions).
Sign to be placed on the green pole by Fed Ex.

STOP SIGN

Needed at the S/E corner of Walgreen's for alley traffic exiting from behind the building. The word "stop" is painted on the pavement in yellow, but a stop sign is necessary for enforcement.

YIELD SIGN

Main entrance off of Haggerty / driving E/B up to the lane that is situated in front of the businesses.



NO TRUCKS PARKING

Signs should be displayed along the entire east and north walls of the mall, 100 feet apart.

*** All signs should be 24 inches by 24 inches (the "no truck parking" signs are preferred to be 24 inches by 30 inches).

Reflective type signs are suggested.

X HANDICAP

● No Parking
Fire Lane

NO TRUCKS
PARKING
EVERY 100'
24" x 30"

ADD
YIELD SIGN

NO TRUCK
PARKING

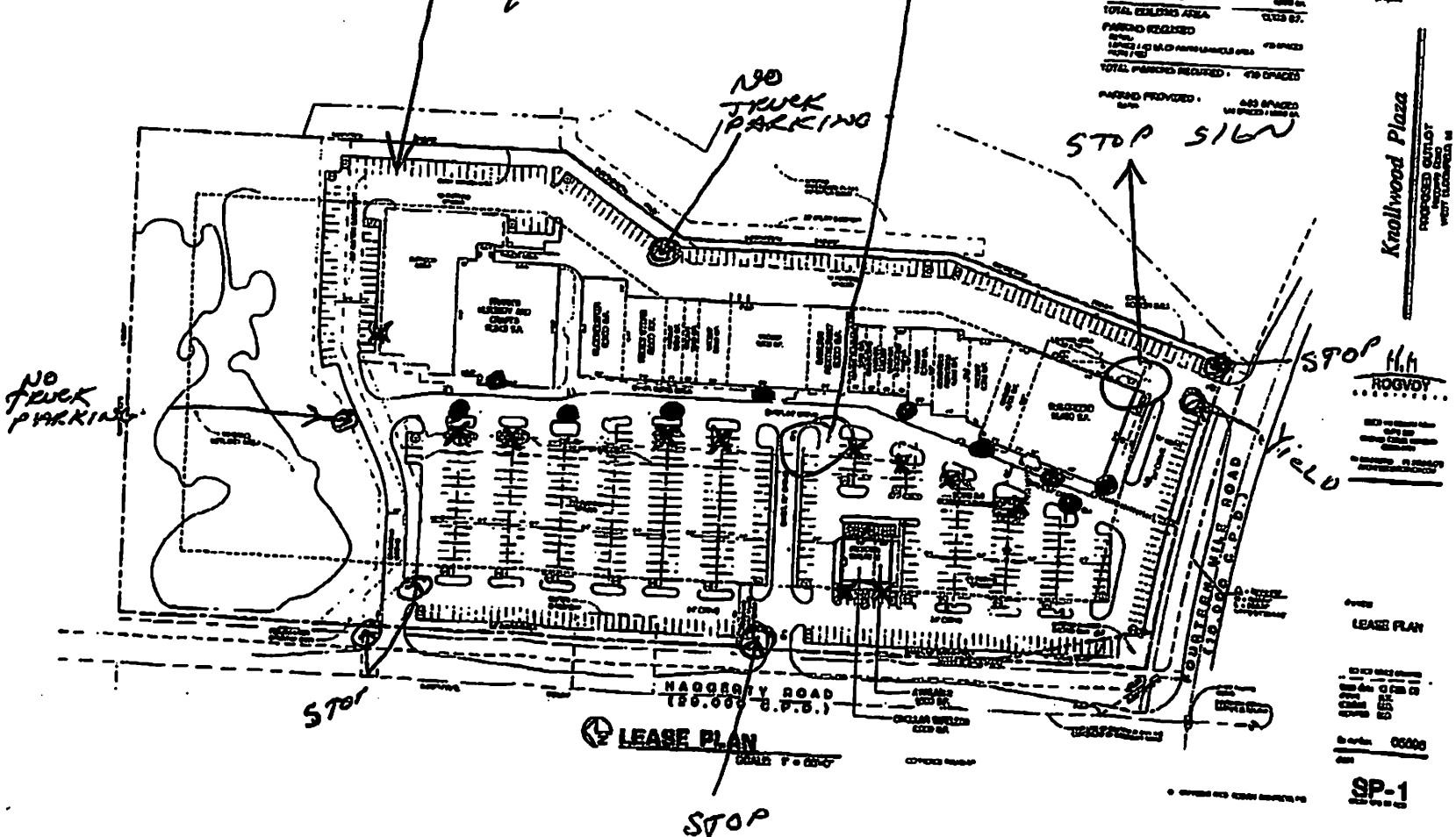
NO
TRUCK
PARKING

STOP SIGN

STOP 1/4
ROAD

Yield

LEASE PLAN
HADDEN ROAD
150,000 S.F.



LANDSCAPING/PARKING DATA:

LAND AREA	
GRAVELLED AREA	1,000 SQ. FT.
TOP LAND AREA	1,000 SQ. FT.
CULCATED AREA	
GRASSING (EXCEPT DRIVE)	500 SQ. FT.
PROPOSED DRIVEWAY	500 SQ. FT.
TOTAL CULCATED AREA	1,000 SQ. FT.
PARKING REQUIRED	
SPACES	70 SPACES
SPACES TO BE PROVIDED	70 SPACES
TOTAL SPACES REQUIRED	70 SPACES
SPACES PROVIDED	70 SPACES
SPACES TO BE PROVIDED	70 SPACES



LEASE PLAN

STOP

Where a two-way street changes to a one-way facility, requiring approaching traffic to turn off the two-way street due to conflict with the one-way traffic, island construction should be employed to properly channelize traffic away from the one-way street. Where island construction is not possible, particular attention should be given to approach signing. The ALL TRAFFIC MUST TURN sign (R6-11) is intended for use in such situations.

2B-32 Selective Exclusion Signs

The laws of Michigan permit the State or local authorities having jurisdiction to exclude trucks or other commercial vehicles from any designated highway where signs have been placed giving this notice. Sign legends should be developed to meet requirements established by statute or ordinance. The No Trucks symbol (R5-2), COMMERCIAL VEHICLES EXCLUDED (R5-4), and TRUCKS (VEHICLES) WITH LUGS PROHIBITED (R5-5) are suggested as suitably specific legends.



R5-2
24" x 24"



R3-5
24" x 24"



R5-4
24" x 30"



R5-5
24" x 30"



R5-6
24" x 24"

The word legend NO TRUCKS on a 24 x 24" panel may be used as an alternate.

Most jurisdictions provide that the proper authority may exclude pedestrians, bicycles, or other type traffic and shall erect signs setting forth such restrictions.

RECEIVED
WEST BLOOMFIELD
CLERKS OFFICE

Revised 08/03/01

2012 AUG -2 PM 1:52 ORDINANCE ____, CHAPTER 22

TOWNSHIP OF WEST BLOOMFIELD

TRAFFIC CONTROL PARKING AREAS / PRIVATE ROADS

APPLICATION

____ WHEREAS, Article III of the above named Ordinance provides, that for a parking area/private roads to become subject to the requirements of the Ordinance, the owner or person in charge of the general operation and control of the parking area/private roads shall make proper written request to the Charter Township of West Bloomfield, directed to the Traffic Safety Engineer thereof, and

WHEREAS, the undersigned desired to subject *Shopping Center*
the Knollwood PLAZA, LLC to the requirements of said ordinance.
7300 - 7490 Haggerty Road
(Name of Parking Area/Private Roads)

TO THE TRAFFIC SAFETY ENGINEER OF THE CHARTER TOWNSHIP OF WEST BLOOMFIELD:

Please take notice that the undersigned, on behalf of *Shopping center*
the Knollwood PLAZA, LLC does hereby request the Township of
(Name of Parking Area/Private Roads) *7300 - 7490 Haggerty Road*

West Bloomfield to adopt an Ordinance subjecting said parking areas/private roads to all of the provisions and requirements of Ordinance, Chapter 22, Traffic Control in Parking Areas/Private Roads.

The attached plot plan shows all existing buildings and parking areas, and includes existing parking lanes, driveways, traffic control devices and other pertinent physical conditions of the parking areas/private roads. This plan is made a part hereof by reference.

Revised 8/3/01

PARKING AREA / PRIVATE ROADS TRAFFIC CONTROL ORDER

Knollwood Plaza, L.L.C.

(Name of Parking Area/Private Roads)

WHEREAS, under the provisions of the Code of Ordinances, Chapter 22, Article III, the Charter Township of West Bloomfield, Traffic Control in Parking Areas/Private Roads Ordinance, the Traffic Safety Engineer has the authority to recommend and the Township Board has the authority to adopt specific Traffic Control Orders at the request of the authorized representative of the parking area/private roads, and

WHEREAS, under the provisions of the Code of Ordinances, Chapter 22, Article III, of the Charter Township of West Bloomfield, the Knollwood Plaza, L.L.C.
(Name of Parking Area/Private Roads)

is subject to the requirements of said Ordinance, and

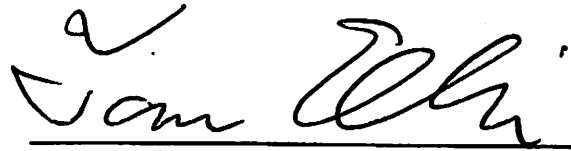
WHEREAS, the Traffic Safety Engineer of the Charter Township of West Bloomfield has made an examination of the parking areas/private roads at said

Knollwood Plaza, L.L.C. and deems it necessary that the following
(Name of Parking Area / Private Roads)

specific traffic regulations be adopted in order to control the flow of traffic in said parking areas/private roads and in the furtherance of the public safety and welfare,

NOW, THEREFORE, it is hereby ordered that the following regulations be adopted:

The provisions of this Parking Area/Private Roads Traffic Control Order shall take effect with the construction and/or posting of the signs, markers, markings, signals or other devices required.

A handwritten signature in black ink, appearing to read "Tom Elhi". The signature is written in a cursive style with a large, stylized "E".

Traffic Safety Engineer

S.L.T. - TRAFFIC
BUREAU.

Any requests for specific traffic control devices are attached hereto and made a part thereof by reference.

Kwoilwood Plaza, LLC.
(Name of Parking Area/Private Roads)

Thomas D. Murray
BY: Thomas D. Murray

Member
TITLE:

Dated: 7-3-12

STATE OF MICHIGAN) Florida
) SS
COUNTY OF OAKLAND) Collier

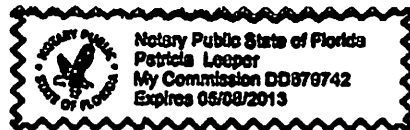
On this 3rd day of July, 2012, before me personally appeared Thomas D. Murray, Member
(Name and Title)

of the Kwoilwood Plaza, LLC., and acknowledged that
(Name of Parking Area/Private Roads)

he is the authorized representative of said
Kwoilwood Plaza, LLC.
(Name of Parking Area/Private Roads)

and has the authority to make this application.

Patricia Leeper
Notary Public
Collier County, Michigan Florida
My Commission Expires: _____



(Insert appropriate regulations here)

FIRE LANE (In front):

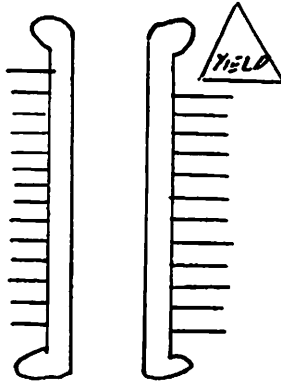
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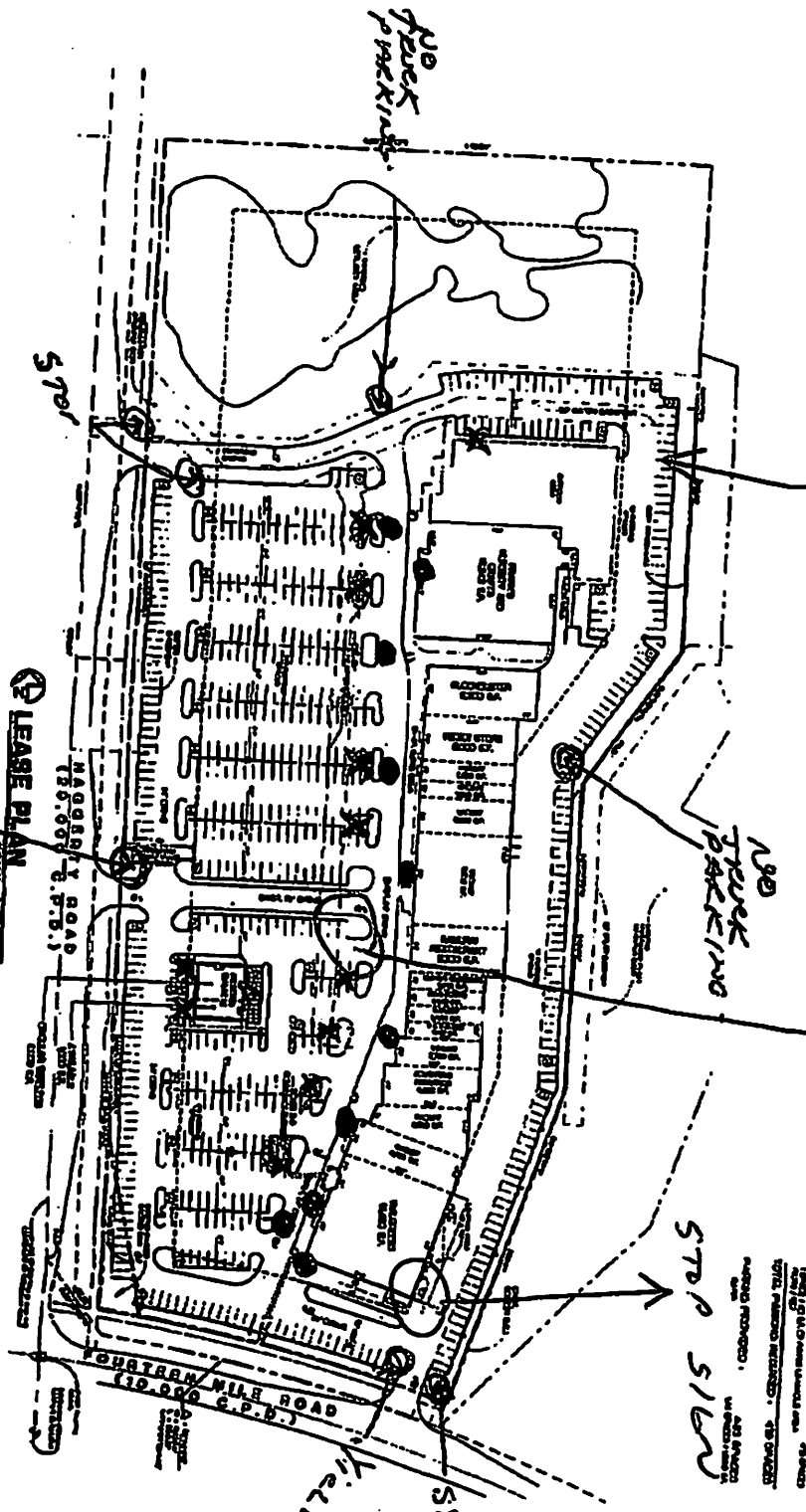
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X HANDICAP

● No Parking
fire hazard

TRUCKS
NO PARKING
EVERY 30"
24

APPLIED SIGN



LEASE PLAN
HAGGARDY ROAD
180.00' S.P.D.S.

STOP

STOP SIGN

LABOR/INSTALLATION DATA:

LABOR	1.00
INSTALLATION	1.00
TOTAL	2.00
PERCENTAGE	100%
TOTAL ESTIMATED COST	1000.00
TOTAL ESTIMATED VALUE	1000.00
TOTAL ESTIMATED NET	1000.00
TOTAL ESTIMATED GROSS	1000.00
TOTAL ESTIMATED NET	1000.00
TOTAL ESTIMATED GROSS	1000.00
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Knollwood Plaza

PROPOSED OUTLOT
REMOVING THE
WET FLOORING

SP-1
00000

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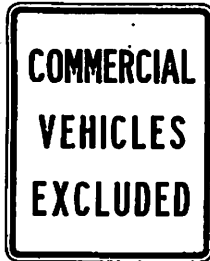
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