

CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, February 9, 2022 at 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Planning Commission, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Commission Rules and Procedures: a.) any person wishing to address the Commission is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Commissioner's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time. Note: If you are here for a Public Hearing, please hold your comments until that Public Hearing time.

2. Review and Approval of the Agenda – Conflict of Interest

3. Minutes – January 26, 2022

4. Correspondence

- a. 2022 Annual Work Plan
- b. PD 2022-16 – February 23 Joint Meeting of Township Board and Planning Commission

5. Reports

- a. Township Board
- b. Planning Commissioners
- c. Staff Report

6. Unfinished Business

- a. PD 2022-13 – Gauthier R-3 Rezoning – Public Hearing
- b. PD 2022-14 – BATA HQ Transit-Oriented Mixed-Use Development – PUD Final

7. New Business

- a. PD 2022-15 – 3525 West Front Street – Conceptual Review

8. Public Comment

9. Other Business

10. Items for Next Agenda – February 23, 2022

- a. Joint Meeting – Planning Commission and Township Board

11. Adjournment

**Joe Robertson, Secretary
Garfield Township Planning Commission
3848 Veterans Drive
Traverse City, MI 49684**

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
January 26, 2022**

Call Meeting to Order: Chair Racine called the January 26, 2022 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

Present: Molly Agostinelli, Joe Robertson, Joe McManus, Pat Cline, Chris DeGood, Robert Fudge, and John Racine

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

1. Public Comment (7:02)

None

2. Review and Approval of the Agenda – Conflict of Interest (7:01)

Fudge moved and Robertson seconded to approve the agenda as presented.

Yeas: Fudge, Robertson, DeGood, Agostinelli, McManus, Cline, Racine

Nays: None

4. Minutes (7:02)

a. January 12, 2022 Regular Meeting

McManus moved and Agostinelli seconded to approve the January 12, 2022 Regular Meeting minutes as presented.

Yeas: McManus, Agostinelli, Fudge, Cline, Robertson, DeGood, Racine

Nays: None

4. Correspondence (7:02)

Green Lake Township Zoning and Master Plan Amendment notice

5. Reports (7:05)

Township Board Report

Agostinelli had nothing to report.

Planning Commissioners

None

Staff Report

Sych said that the attached Township Talking Points could lead to some topics for the upcoming joint meeting and could be further discussed under item 7c.

6. Unfinished Business

None

7. New Business**a. PD 2022-7 – 2021 Planning Commission Annual Report (7:03)**

Hannon reviewed the Planning Commission Annual Report with commissioners. The Annual Report covered topics which the Planning Commission tackled in 2021 including conceptual reviews, administrative reviews, rezoning requests, development reviews and zoning ordinance amendments.

Agostinelli moved and Cline seconded THAT the 2021 Planning Commission Annual Report, as provided in Planning Department Report 2022-7, BE APPROVED and FORWARDED to the Township Board.

*Yeas: Agostinelli, Cline, DeGood, McManus, Robertson, Fudge, Racine
Nays: None*

b. PD 2022-8 – 2022 Annual Work Plan (7:07)

Commissioners discussed the matrix provided. 2022 will be a planning year for the upcoming 2023 Master Plan Update. Topics may include the sign ordinance update as well as other minor zoning amendments to the Zoning Ordinance. Discussion took place on the upcoming master plan as it related to neighboring townships and their plans. Topics also suggested were residential master planning and industrial type zoning. Sych also reviewed the Master Plan Implementation Matrix with commissioners.

c. PD 2022-9 – Topics for Joint Meeting – Planning Commission and Township Board (7:45)

Staff drafted some topics for the upcoming February 23rd joint meeting with the Township Board. They painted a picture of what has been happening in the township in the past three years. Sych reviewed the township talking points which highlighted statistics on housing, permits and population in the township. Commissioners discussed the talking points and asked to add the many miles of trails within the township. Future infrastructure was also discussed. Commissioners also touched upon the topic of the housing market in the area and lack of affordable single family housing. The Capital Improvement Plan was also discussed and commissioners asked if their input was needed in the process.

8. Public Comment (8:33)

None

9. Other Business (8:33)

None

10. Items for Next Agenda –January 26, 2022 (8:36)

- a. Gauthier R-3 Rezoning – Public Hearing
- b. 3525 West Front Street – Conceptual Review

Sych indicated that the BATA/Housing will be discussed at the next meeting as well.

11. Adjournment

Fudge moved to adjourn the meeting at 8:39 pm.

Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
Traverse City, MI 49684

Garfield Township Planning Commission

2022 – 2024 Priorities

At the beginning of each year, the Garfield Township Planning Commission updates its annual work priorities.

Priority Projects		Timeline
Community Engagement	In anticipation of an upcoming update of the Township Master Plan, public engagement will be conducted township-wide, including a new mail survey. The survey will update the previous mail survey conducted in 2015. Other activities may also be considered including open houses, focus group discussions, etc.	2022
Community Trend Analysis	In anticipation of an upcoming update of the Township Master Plan, conduct a trend analysis of the Township to include build-out analysis, population estimates and projections, infrastructure evaluation, definition of focus areas and corridors, and other pre-planning activities.	2022
Zoning Ordinance – Minor Amendments	A variety of minor Amendments to the Zoning Ordinance may include the following: <ul style="list-style-type: none">• Adjust R-3 Multi-Family Lot Width Requirements• Clarify Wetland Regulations• Provide Changeable Copy Signs in Industrial District• Update Drive-Through Requirements• Consider Environmental Impact and Regulation of Coal Tar Sealants	2022
Planning Commission Training	The Planning Commission By-Laws describe the requirements for annual training and organizations which may provide such training. Formalize the process for Planning Commissioner training including identifying key topics, providing opportunities through study sessions or other dedicated time, clarifying requirements, and establishing a method to track training activity.	2022
Sign Ordinance Review and Update	Review and update sign regulations in accordance with court decisions and review sign regulations for consistency and clarity.	2022

Priority Projects		Timeline
Update of Township Master Plan	<p>Conduct five-year review of Master Plan as required by the Michigan Planning Enabling Act and update of the Plan. Plan development will build upon pre-planning activities conducted in 2022. Update of the Master Plan may include discussion of the following planning topics:</p> <ul style="list-style-type: none"> • Consider application of form-based codes and concepts to encourage flexibility in land uses and a high quality of design • Consider additional protections for agricultural land and regulations for agricultural tourism activities • Review amount of land in Township that is currently planned for industrial, and amount of industrial land currently used for non-industrial purposes • Study potential methods for encouraging redevelopment and reuse of malls and large retail spaces • Study preparation of a Capital Improvement Program (CIP) 	2023
Zoning Ordinance – Amendments	Amendments to the Zoning Ordinance to be determined.	2023
Update of Township Master Plan	Completion and adoption of Township Master Plan in accordance with the Michigan Planning Enabling Act.	2024
Zoning Ordinance – Evaluation	Evaluate Zoning Ordinance based on new Master Plan policies and priorities.	2024

Garfield Township Planning Commission

Master Plan Implementation Matrix

About the Implementation Matrix:

This matrix is used by the Garfield Township Planning Commission to assist in implementing the Garfield Township Master Plan. The current Master Plan was originally adopted by the Garfield Township Board of Trustees on September 25, 2018. This matrix is updated on an annual basis. Below is the implementation matrix for 2022 which includes the following information:

- Priority for 2022: These are high priority projects to be studied or completed in 2022.
- Future Priority: The projects are to be studied or completed later.
- Ongoing: These items represent ongoing tasks.
- Complete: These items have been completed.

Priority Levels:

Priority for 2022	Priority for 2023	Priority for 2024	Ongoing	Complete
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Abbreviations:

TB	Garfield Township Board of Trustees
PC	Garfield Township Planning Commission
PRC	Garfield Township Parks and Recreation Commission
GTCRC	Grand Traverse County Road Commission
BATA	Bay Area Transportation Authority
TCAPS	Traverse City Area Public Schools
TART	Traverse Area Recreation and Transportation Trails
GTRLC	Grand Traverse Regional Land Conservancy
GTCD	Grand Traverse Conservation District

Category	Goal	Objective	Actions	Timeline	Responsible Parties
Housing – Diversity (p. 18)	Diversity in the rental market is also important in terms of unit size. In particular, there is a known shortage of single-bedroom or loft-style units, leading to a drain on income as renters are forced to choose a larger, more expensive option.	The Township should encourage development which includes a mix of housing options. The market does seem to be naturally adjusting to meet this demand, as indicated by projects such as the Arbors Apartments constructing 24 loft/garage choices in place of standard carport buildings (see illustration right).	Ongoing	Ongoing	Staff; PC; TB; Housing North (partner)
Housing – Accessibility (p. 19)	It is increasingly important to consider an adequate accessible housing supply. Accessible housing options will allow aging or disabled individuals to remain in their home.	Consider incentives such as density bonuses to encourage the development community to include accessible housing.			
Housing – Affordability (p. 20)	Continue to lead the region in supporting affordable housing.	Many of the Township’s residential developments are subsidized to allow lower rents, primarily through the Michigan State Housing Development Authority (MSHDA), but also through the Township Board’s approval of Payment In Lieu Of Taxes (PILOT).			
Housing Condition (p. 20)		The Township has adopted a property maintenance code which requires routine inspections for multifamily rental units on an annual basis. Additionally, tenants of any rental unit may report poor conditions and request an inspection. Appropriate actions may be taken by the Building Official to require that deficiencies or safety issues be addressed, up to and including declaring the residence uninhabitable.	Ongoing	Ongoing	Building Official


Category	Goal	Objective	Actions	Timeline	Responsible Parties
Housing – Location (p. 20)	Locating new housing developments proximate to these resources can reduce the overall costs of housing and transportation while helping to create more efficient use of infrastructure in existing urban areas.	Target appropriate areas and incentivize their development or redevelopment through density bonuses.	Ongoing	Ongoing	Staff; PC; Housing North (partner)
Roadways & Transportation Planning (p.22)	Build a basis of support for potential remedies to overburdened roadways.	Work with local road agencies to develop access management plans, to consider signal improvements, or to consider roadway reconfigurations.	South Airport Road access management, Update of Township Master Plan	2022-2024	Staff; PC; GTCRC (partner)
		Support the development of alternative transportation to reduce demand on area roadways.	Develop Township Non-Motorized Plan, Update of Township Master Plan	2022-2024	Staff; PC; TB
		Require detailed traffic impact analysis in development review and consider the impact of additional traffic in the legislative review process.	Evaluate as a potential future priority, Zoning Ordinance – Evaluation	2024	Staff; PC; TB
Alternative Transportation (p. 22-23)	Improve public transportation opportunities within densely populated and highly frequented locations.	Collaborate with BATA when new developments, roadway improvements, and route planning are underway.	Ongoing	Ongoing	Staff; BATA (partner)
		Consider zoning ordinance requirements for the provision of facilities such as bus stops and shelters.	Evaluate as a potential future priority, Zoning Ordinance – Evaluation	2024	Staff; PC; TB
	Improve non-motorized opportunities throughout the Township.	Using a combination of public funds, grants, and zoning ordinance requirements, implement the Township’s non-motorized plan.	Implement Township Non-Motorized Plan, Update of Township Master Plan	2024	Staff; PC; TB

Category	Goal	Objective	Actions	Timeline	Responsible Parties
Utilities (p. 24)	Direct development to areas which are served by adequate facilities.	Identify areas with existing utilities which can support higher density and mixed uses.	Review the designated high density development areas on future land use map, Update of Township Master Plan	2023-2024	Staff; PC; TB
	Ensure storm water controls are considerate of environmentally sensitive areas.	Incentivize or require Best Management Practices such as low-impact design.	Evaluate low impact design standards, Zoning Ordinance – Evaluation	2024	Staff; PC; TB
Natural Resources (p. 26)	Protect, enhance, and showcase the natural environment.	Implement the Green Infrastructure Plan.	Ongoing	Ongoing	Staff; PC; TB
		Make environmentally conscious decisions in review of development applications or zoning policy considerations.			
		Continue to work with area environmental groups to improve the health of the environment.	Ongoing	Ongoing	Staff; PC; other partners (GTRLC, GTCD, Watershed Center, etc.)
		Consider establishing a comprehensive natural resources overlay zoning district similar to what has been established in neighboring communities.	Evaluate as a potential future priority, Zoning Ordinance – Evaluation	2024	Staff; PC; TB
		Protect streams, wetlands, and water bodies from direct or indirect stormwater runoff or other encroachments.	Ongoing	Ongoing	Staff; PC; TB
Invasive Species (p. 30)	Attempt to limit the spread of invasive species and reduce the impact of invasive species already present in the area.	Require the incorporation of a majority of native plantings in commercial landscaping.	Evaluate as a potential future priority, Zoning Ordinance – Evaluation	2024	Staff; PC; TB

Category	Implementation Statement	Actions	Timeline	Responsible Parties
Housing	Continue to implement zoning incentives such as density bonuses to encourage the development community to include particular housing types in high demand in the Township, such as single-bedroom apartment units and accessible housing options for seniors and individuals with disabilities.	Evaluate as a potential future priority, Zoning Ordinance – Evaluation	2024	Staff; PC; Housing North (partner)
	Continue to use the Township’s Zoning Ordinance to encourage a wide variety of housing types and densities, as well as the mixing of residential uses with commercial and light industrial uses where compatible.	Ongoing	Ongoing	Staff; PC; Housing North (partner)
	Continue to incorporate subsidized units in developments via state and federally administered programs.			
Transportation and Community Services	Continue to encourage optimal traffic flow on major corridors within the Township by taking Level of Service (LOS) and traffic counts into account in the development approval process, working with road agencies to develop access management plans, and considering signal improvements or roadway reconfigurations.	South Airport Road access management	2022-2024	Staff; PC; GTCRC (partner)
	More specifically, consider developing a GIS-based tool which visualizes traffic counts or LOS for use in development review.	Prioritize as staff time allows	2024	Staff
	Continue to support the development of non-motorized and other alternative transportation options to reduce demand on area roadways, improve community connectivity, and promote public health, among many other benefits. More specifically:			
	<ul style="list-style-type: none"> Continue to actively seek grant funding from various sources and to collaborate with regional and local partners to maintain, enhance, and extend the Township’s trail network. 	Ongoing	Ongoing	Staff; PC; TB
	<ul style="list-style-type: none"> Collaborate with BATA to provide public transit options along fixed routes between densely populated areas and popular locations. 	Future discussions with BATA	2024	Staff; BATA (partner)
	<ul style="list-style-type: none"> Continue the development of a GIS-based trail maintenance prioritization tool which facilitates easy identification of trail segments most in need of resources. 	Prioritize as staff time allows	2022	Staff

Category	Implementation Statement	Actions	Timeline	Responsible Parties
	<ul style="list-style-type: none"> Consider zoning ordinance requirements which require bus stops or shelters to be included in developments. 	Evaluate as a potential future priority, Zoning Ordinance – Evaluation	2024	Staff; PC
	<ul style="list-style-type: none"> Continue to advance the Township’s complete streets initiative through requiring the provision of non-motorized infrastructure in Special Use Permit (SUP) and PUD reviews, as well as through opportunities with the Safe Routes to School program, for example, and other resource providers. 	Ongoing	Ongoing	Staff; PC; TB; other partners (TCAPS, TART, etc.)
Natural Resources and Parks and Recreational Opportunities	Continue to work closely with area environmental groups and other interested organizations to support environmental preservation and restoration efforts within the Township.	Ongoing	Ongoing	Staff; PC; other partners (GTRLC, GTCD, Watershed Center, etc.)
	Continue to update the Township’s natural resources inventory and associated GIS-based maps to provide context in development review and zoning policy considerations for the preservation of natural features within the Township.	Prioritize as staff time allows; Community Trend Analysis	2022-2024	Staff
	Continue implementation of the Township’s Green Infrastructure Plan and consider updates to that plan to reflect natural resource management best practices and changing circumstances.	Ongoing	Ongoing	Staff; PC; TB
	Consider drafting and adopting a septic system inspection ordinance to protect the quality of the Township’s water features.	Re-evaluate as potential priority, Zoning Ordinance – Evaluation	2024	Staff; PC; TB
	Continue efforts to acquire additional property for parklands via grants, conservation easements, and open space preservation requirements in development approvals.	Ongoing	Ongoing	Staff; PC; TB
	Continue update of Five-Year Parks and Recreation Plan and draw upon public input to identify and prioritize improvements to Township parks.	Design plan for Grand Traverse Commons Natural Area	2022	Staff; PRC; Park Design Consultant; advisory group
Managing Future Growth	Continue to encourage and incentivize new and infill development close to the core area of the Township in close proximity to amenities in an effort to slow outward growth.	Ongoing	Ongoing	Staff; PC

Category	Implementation Statement	Actions	Timeline	Responsible Parties
	Research the possible creation of specific redevelopment districts.	Explore the possibility for a CIA/TIF district, Update of Township Master Plan	2023-2024	Staff; PC; TB
	Focusing on the major corridors identified in this Master Plan, create subarea plans to provide greater detail with regard to desired development in each subarea.	Barlow Garfield Neighborhood Plan	2019-2020	Complete
		Any potential future neighborhood plans, Update of Township Master Plan	2022-2024	Staff; PC; TB
	Use this Master Plan together with the Township's Zoning Plan to guide the analysis and review of proposed map and text amendments to the Township's Zoning Ordinance, site plans, and new or amended master plans of adjoining jurisdictions.	Ongoing	Ongoing	Staff; PC; TB

 Charter Township of Garfield Planning Department Report No. 2022-16		
Prepared:	February 2, 2022	Pages: 2
Meeting:	February 8, 2022 Township Board February 9, 2022 Planning Commission	Attachments: <input type="checkbox"/>
Subject:	February 23 Joint Meeting of Township Board and Planning Commission	

PURPOSE:

In anticipation of next year's review and update of the Township Master Plan, this year offers the opportunity to initiate discussions, gather data, and analyze trends about the Township's future. A meeting of Township leaders and planners is a great way to kick-off this process and set the tone for the new Plan. This discussion will identify the priorities and position of the Township Board and the focus needed to be taken by the Planning Commission.

MEETING FORMAT:

For this meeting, Planning Department will provide a short presentation and then moderate the discussion. Additional discussion items may be permitted if time allows, however we will be adhering to a two-hour meeting time limit as much as possible.

MEETING OUTLINE:***Where Are We?***

Staff will start with a presentation on the state of the Township. Existing conditions, trends, and a build-out analysis will establish the proper context for discussions and ideas. Below is a synopsis of the trends facing the Township.

Where Do We Want to Go?

To initiate discussion, The Planning Commission has identified the following key subjects:

- Building infrastructure, including water and sewer
- Planning for construction of single-family starter homes
- Transportation improvements, including the Hartman-Hammond connection
- Township participation in restoring blighted properties such as Cherryland Center
- Desired type of development and the planning and zoning processes needed to achieve it

How Do We Get There?

The Master Plan process will function as the lead vehicle to helping the Township navigate its future. Development of the plan will include:


- Continued community data and trend analysis
- Survey residents and conduct discussions with business owners, property owners, and developers
- Review current plan and update the plan or develop a new plan
- Take implementation actions, including reviewing and updating the zoning ordinance

FOLLOW-UP:

Following this meeting, staff will prepare a summary report to assist both the Township Board and the Planning Commission in carrying out any activities because of this discussion.

TRENDS IN GARFIELD TOWNSHIP:

- As of January 1, 2022, the population of Garfield Township is estimated at 20,274 – the most populated community in Northern Michigan.
- Over the last three years, the Township has approved over 1,100 new housing units – of which 97% are multi-family residential units.
- Over the last three years, the number of property sales in the Township have been at the highest ever. Of those sales, the majority are being made at or above listing price.
- Over the last three years, 817 building permits have been issued in the Township for a construction value of \$152,964,203.
- Township planning and zoning efforts have accommodated the widest variety of housing in the region including single family housing, rental housing, senior housing, manufactured housing, low-income housing, workforce housing, transitional housing, supportive housing, and homeless shelters.
- 42% of all rental housing units in Grand Traverse County are in the Township - more than any other community.
- The Township has approved 14 PILOT housing tax credit projects comprising nearly 1,100 housing units. Over 13% of all Township housing units are in a PILOT project.
- The Township has stood strong in not permitting short term rentals in residential zoning districts which dilute housing opportunities for local owners and renters.
- Parks and trail development remains a priority for the Township. River East is the sixth and newest park that is being developed. Parks are complemented by over 40 miles of paved trails, nature trails and sidewalks.
- The Township Master Plan identifies a significant opportunity for a 40-acre mixed-use town center with the redevelopment of the Cherryland Center. The significant amount of new housing in the area, especially along LaFranier Road, will help support the town center.

 Charter Township of Garfield Planning Department Report No. 2022-13		
Prepared:	February 2, 2022	Pages: 8
Meeting:	February 9, 2022 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Gauthier Property R-3 Rezoning – Public Hearing	
File No:	Z-2021-02	Parcel No. 05-021-054-00
Owner / Applicant:	Colleen Smith	

PURPOSE OF APPLICATION:

This application requests the rezoning of one parcel on the west side of US 31 south of the intersection of US 31 and South Airport Road, totaling approximately 18 acres, from its current split zoning of Agricultural (A) and Highway Commercial (C-H) to the Multi-Family Residential (R-3) zoning district via the zoning Map Amendment process, without restriction. The application was introduced to the Planning Commission at their January 12, 2022 meeting and scheduled for a public hearing at their February 9, 2022 meeting.

SUBJECT PROPERTY:

According to the application, the subject property has historically been used by the Gauthier family for both commercial and agricultural uses and has more recently been used as a rental income property. There are extensive wetlands on the property. Exhibit C as provided by the applicant shows only about 7.7 acres of the site are buildable. The site has about 410 feet of frontage on US 31 and about 775 feet of frontage on McRae Hill Road, although access is only from US 31. The site is immediately south of the Fairfield Inn and Alliance Surgery Center located on North Country Drive.

Zoomed-out aerial view of the subject property (highlighted in blue)



Zoomed-in aerial view of the subject property (highlighted in blue)



MASTER PLAN CONSIDERATIONS:

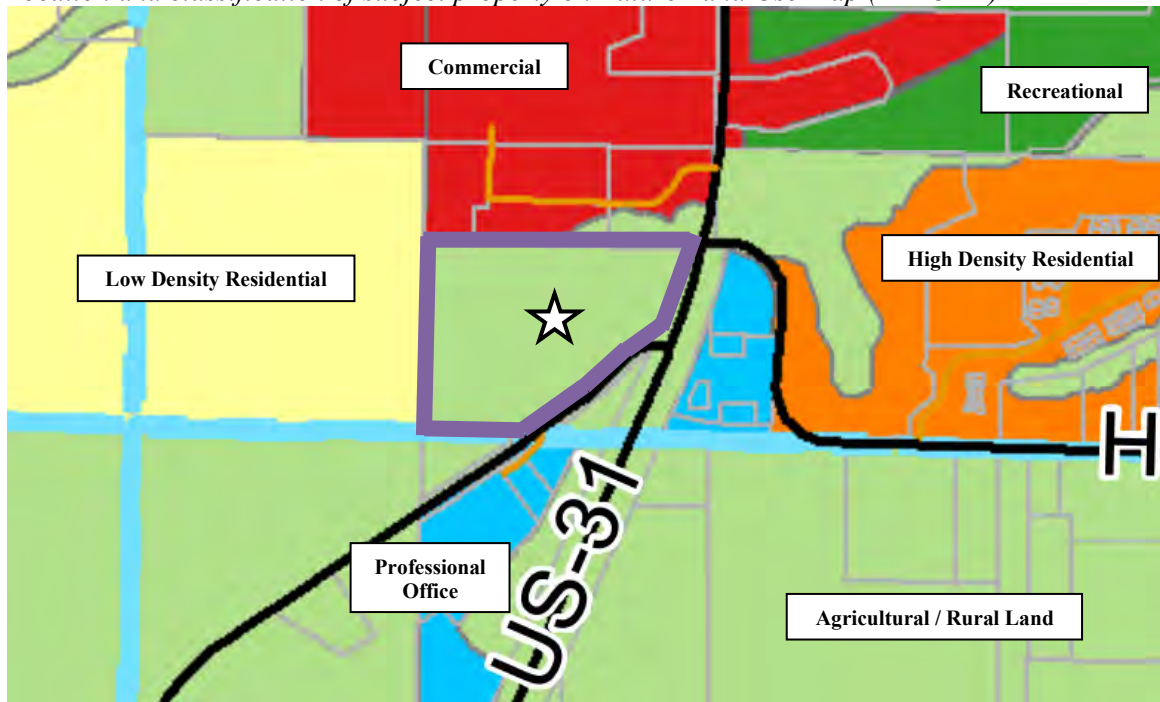
A key factor in considering rezoning requests is whether the request is consistent with the Master Plan. In this case, the Future Land Use Map shows the subject parcel with the designation of “Agricultural / Rural Land.” This designation is intended to “provide areas for agricultural operations and low intensity land uses in the outlying areas of the Township. These districts are composed primarily of unsubdivided lands that are vacant or are in agricultural use with some dwellings and accessory uses...This land use type is also used to protect natural resources and environmentally sensitive areas, such as stream buffer zones.”

Looking at surrounding properties shows the following Future Land Use designations:

- Commercial to the north along US 31
- Low Density Residential to the west
- Professional Office to the south and east along US 31
- High Density Residential further east along Hammond Road
- Agricultural / Rural Land to the southwest and southeast

The most compatible zoning district for the “Agricultural / Rural Land” designation is the A-Agricultural zoning district. R-R Rural Residential and R-1 One-Family Residential are both identified as potentially compatible districts. The proposed zoning of R-3 Multi-Family Residential would not be compatible with the Future Land Use for the subject site but may be compatible with other sites in the area as a transition from Commercial in the north to and Professional Office to the south, and with High Density Residential identified to the east. An excerpt from the Zoning Plan for the R-3 zoning designation is provided below.

Location and classification of subject property on Future Land Use Map (“FLUM”):



Excerpt from Zoning Plan matching proposed R-3 zoning for the subject property:

Master Plan Designation	High Density Residential (6-10 units per acre) • (Master Plan designation for the subject site is Agricultural / Rural Land)
[Requested] Zoning	R-3 Multi-Family Residential
Zoning Ordinance District Intent	The R-3 (Multi-Family Residential) districts provide areas for medium- to high-density single- and two-family residential dwelling units mixed with a variety of multi-family residential dwelling types, including apartments where adequate public facilities and services exist with capacity to serve such development. The districts are composed mainly of areas containing an existing mix of these dwelling types as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive development in and near the core areas of the Township. The R-3 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools, places of worship and parks that will promote a sense of community, urban vitality and the efficient provision of infrastructure. R-3 district regulations are designed to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and natural land areas.
Potentially Compatible District	R-2 Two-Family Residential / R-1 One-Family Residential
Considerations for Downzoning (Less Density)	Allowing a downzoning in designated redevelopment areas may be detrimental to the overall redevelopment plan. In some cases, however, when platted subdivisions are in play, a downzoning may accelerate the redevelopment process. Areas designated as R-3 are typically located close to the City core and amenities. The R-3 district is consistent with the High Density Residential Zoning classification; however, where platted subdivisions are prevalent, an R-1 or R-2 designation may be more appropriate and compatible.
Considerations for Upzoning (More Density)	The R-3 district allows the greatest density possible.

The Future Land Use Map designation for the site is Agricultural / Rural Land and the Agricultural zoning district is considered the most compatible zoning district for this designation with the intention to preserve farmland. However, the Zoning Plan in the Master Plan recognizes that in some instances another zoning district is more appropriate and provides the following as Considerations for Upzoning (More Density):

“In many instances the land is not considered high value farmland and a change to a residential district may be appropriate. An evaluation of the properties location, proximity to amenities, and surrounding land uses should determine the most compatible district and density. A change to R-R would likely be supported due to the similarity with the districts. A PURD should be encouraged or required over a request to rezone farmland to a more intense residential use.”

In this case, the applicants are proposing to rezone to R-3, which is more density than anticipated by the Zoning Plan. Other parts of the Master Plan anticipate the need for housing close to destinations, including the following goal and objective for housing location:

“Equally important to the need for quality and affordable housing is the availability of desirable housing options close to public transportation, sidewalks and bike paths, jobs, health care, services, shopping, and entertainment, so as to limit the amount a family must spend on transportation costs.

GOAL: *Locating new housing developments proximate to these resources can reduce the overall costs of housing and transportation while helping to create more efficient use of infrastructure in existing urban areas.*

OBJECTIVE: *Target appropriate areas and incentivize their development or redevelopment through density bonuses.”*

The subject site is located close to destinations especially nearby shopping and entertainment; although not directly served by public transportation, sidewalks, or bike paths, the site is also near these resources.

Master Plan implementation strategies for housing include the following:

- *Continue to implement zoning incentives such as density bonuses to encourage the development community to include particular housing types in high demand in the Township, such as single-bedroom apartment units and accessible housing options for seniors and individuals with disabilities.*
- *Continue to use the Township’s Zoning Ordinance to encourage a wide variety of housing types and densities, as well as the mixing of residential uses with commercial and light-industrial uses where compatible.*
- *Continue to incorporate subsidized units in developments via state and federally administered programs.*

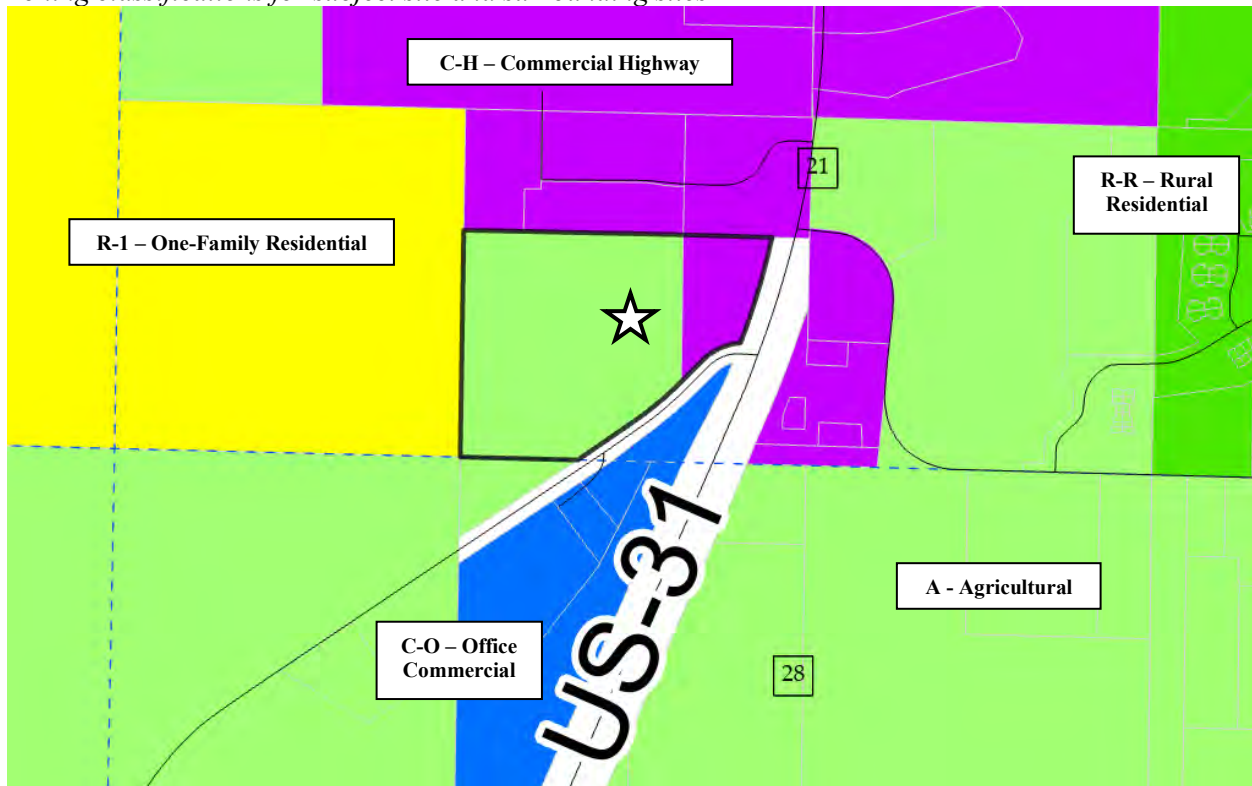
Staff recommends considering all parts of the Master Plan including the Future Land Use Map, Goals and Objectives, and Implementation, in the review of this rezoning request. Preliminary review of the Approval Criteria of Zoning Map Amendment, which can be found later in this letter, includes consideration of these parts of the Master Plan.

SUBJECT SITE AND SURROUNDING PROPERTY ZONING:

The subject property is currently split zoned between the A-Agricultural (shown below in green) and C-H Highway Commercial (shown below in purple) districts. Zoning for surrounding sites is as follows:

- North: C-H – Highway Commercial
- West: R-1 – One-Family Residential
- Southwest: A – Agricultural
- South: A – Agricultural and C-O – Office Commercial
- Southeast: A – Agricultural
- East: C-H – Highway Commercial

Zoning classifications for subject site and surrounding sites:

**USES OF SUBJECT SITE AND SURROUNDING SITES:**

According to the application, the subject property has historically been used by the Gauthier family for both commercial and agricultural uses and has more recently been used as a rental income property. Uses of the surrounding sites are as follows:

- North: Fairfield Inn; Alliance Surgery Center; Cracker Barrel; Nicolet National Bank
- West: Vacant
- Southwest: Agricultural
- South: Single-Family Residential; North Bay Produce; Cherry Central Co-Op
- Southeast: Agricultural
- East: GreenStone Farm Credit Services

STAFF COMMENT:

This site was brought before the Planning Commission at their September 22, 2021 meeting for Conceptual Review in anticipation of a future rezoning application. During this review, Staff noted several factors to consider for the potential rezoning of this parcel including its location on the US 31 corridor, environmental conditions, access, and the impact of different uses. During this review, Staff also presented their opinion that multi-family residential would potentially be a good fit on the site.

Upon preliminary review of the Master Plan and Future Land Use designation for the subject site and based on factors identified during the analysis from the conceptual review of this site, Staff is of the opinion that this proposed Map Amendment is justifiable. The factors identified during the conceptual review analysis are included throughout the following review for the preliminary approval criteria discussion. The Planning Commission should review the following before deciding whether to schedule this proposed Zoning Map Amendment for a public hearing.

PRELIMINARY APPROVAL CRITERIA DISCUSSION:

To focus the discussion on the factors relevant to approving a Map Amendment, the following approval criteria are included below for reference:

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E (1) Master Plan Consistency through § 421.E (8) Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information to address the following:

1. Master Plan Consistency

As described earlier in this report, the Future Land Use designation of the subject site is Agricultural / Rural Land. The proposed zoning of R-3 Multi-Family Residential would not be compatible with the Future Land Use designation for the subject parcel but may be compatible with other sites in the area as a transition from Commercial in the north to and Professional Office to the south, and with High Density Residential identified to the east. The Zoning Plan within the Master Plan recognizes that in some instances another zoning district is more appropriate and provides Considerations for Upzoning (More Density) to provide some guidance in these instances. The Master Plan also offers other points to consider including the following:

- The Future Land Use Map shows Commercial to the north but not on this site, which appears to indicate wanting to avoid extending commercial uses further south on this corridor.
- The Master Plan includes a goal to encourage housing options near jobs, services, shopping, and entertainment. This site could offer such opportunity without extending commercial further south and could serve as a buffer area between commercial to the north and other surrounding sites to the south and west.
- The Master Plan implementation goals also indicate the desire to provide for housing types which are in demand in the Township and to encourage mixing residential and commercial uses where compatible.

Staff recommends considering all parts of the Master Plan including the Future Land Use Map, Goals and Objectives, and Implementation, in the review of this rezoning request.

2. *Adverse Impacts on Neighboring Lands*

The Township shall consider the nature and degree of an adverse impact upon neighboring lands. At the conceptual review, it was noted that the only access for the site is on US 31 about 200 feet from the intersection with McRae Hill Road. Commercial uses would likely have greater traffic impacts than residential, especially throughout different parts of the day. Also, the sites to the north and the front portion of the subject parcel are currently zoned C-H Highway Commercial, which allows for commercial district housing developments via Special Use Permit process, encouraging multi-family residential designed cohesively with surrounding commercial. This indicates potential compatibility between multi-family residential and commercial in certain scenarios. Baseline project density is the same as the R-3 Multi-Family Residential district.

3. *Suitability as Presently Zoned*

The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. At the conceptual review, it was noted that given the environmental constraints, this site is not likely to be considered high value farmland, and the Zoning Plan indicates a change to a residential district may be appropriate or that a PURD should be encouraged.

4. *Changed Conditions*

Any changes in conditions since the adoption of the zoning ordinance shall be considered as part of this rezoning request. At the conceptual review, it was noted that recent development patterns in the Township indicate a stronger demand for multi-family housing than new commercial or office uses, including the proposed multi-family near this site across US 31 behind the Baymont Inn.

5. *Health, Safety, and Welfare*

Commissioners shall consider the application as it relates to public health, safety, and general welfare, and how the proposal may affect nearby historical and cultural places and areas. At the conceptual review, it was noted that given the environmental constraints, commercial uses on this site could have potentially greater impacts than would residential. Any future development will require stormwater management to protect the water quality of the onsite creek and wetlands. There does not appear to be any nearby historical or cultural places or areas.

6. *Public Policy*

Certain public policies in favor of the rezoning may be considered. The Master Plan includes several policies, including the following, which encourage different types of housing in the Township:

- The Master Plan includes a goal to encourage housing options near jobs, services, shopping, and entertainment. This site could offer such opportunity without extending commercial further south and could serve as a buffer area between commercial to the north and other surrounding sites to the south and west.
- The Master Plan implementation goals also indicate the desire to provide for housing types which are in demand in the Township and to encourage mixing residential and commercial uses where compatible.

7. *Size of Tract*

The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. The parcel is about 18 acres in size with only about 7.7 acres of buildable area as shown on the exhibit provided by the applicant. The site has about 410 feet of frontage along US 31 and about 775 feet of frontage on McRae Hill Road; access is only from US 31. The lot meets the minimum standards for a lot in the R-3 zoning district, although minimum lot area and minimum lot width ultimately will depend on the number of dwelling units on the site.

8. *Other Factors*

Any other factors relevant to this application under state law may be considered by Commissioners as part of this rezoning request.

ACTION REQUESTED:

The item is placed on tonight's agenda to hold a public hearing on the rezoning application. If, following the public hearing, the Planning Commission is prepared to direct Staff to draft Findings of Fact for the application, then the following motion is suggested:

MOTION TO direct Staff to draft Findings of Fact for application Z-2021-02.

Additional information deemed necessary by the Planning Commission should be added to the motion.

Attachments:

1. Application for Zoning Ordinance Map Amendment dated November 18, 2021
2. Impact Statement for Zoning Ordinance Map Amendment for Gauthier Property dated November 18, 2021
3. Supplemental maps (Exhibit A, Exhibit B, and Exhibit C) and aerial photos, submitted with application



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

ZONING ORDINANCE AMENDMENT (ZOA) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

- ☒ Map Amendment (Rezoning)
☐ Text Amendment
☐ Conditional Rezoning

PROJECT / DEVELOPMENT NAME

APPLICANT INFORMATION

Name: Colleen Smith
Address: 132 Fairway Hills Drive Traverse City, Michigan
Phone Number: 1-231-360-9694
Email: colleen.smith5@icloud.com

AGENT INFORMATION

Name:
Address:
Phone Number:
Email:

OWNER INFORMATION

Name: Colleen Smith
Address: 132 Fairway Hills Drive Traverse City, Michigan 49684
Phone Number: 1-231-360-9684
Email: colleen.smith5@icloud.com

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:

Colleen Smith

Agent:

Owner:

Colleen Smith

PROPERTY INFORMATION

Property Address:

2105 N. U.S. 31 South Traverse City, Michigan 49684

Property Identification Number:

28-05-021-054-00

Legal Description:

SEE ATTACHED INFO ON IMPACT STATEMENT

Zoning District:

GARFIELD TOWNSHIP

Master Plan Future Land Use Designation:

C-1 AND A-1

Area of Property (acres or square feet):

18.1 ACRES

Existing Use(s):

RENTAL PROPERTY

Proposed Use(s):

R-3 ZONING

REQUIRED SUBMITTAL ITEMS

A complete application for a Zoning Ordinance Amendment consists of the following:

Application Form:

- ☒ One original signed application
- ☒ One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- ☒ Fee

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

For Map (Rezoning) Amendment only, the following must be included:

Site Diagram

- ☒ Ten complete stapled 11"x17" paper sets
- ☒ One digital set (PDF) only

Supporting Information

- ☒ Ten paper copies of the Impact Statement for Map (Rezoning) Amendment
- ☒ One digital copy of the Impact Statement for Map (Rezoning) Amendment (PDP only)

For Text Amendment only, the following must be included:

- ☐ Ten paper copies of the Impact Statement for Text Amendment
- ☐ One digital copy of the Impact Statement for Text Amendment (PDF only)

For Conditional Rezoning only, the following must be included:

Site Development Plan

- ☐ Ten complete stapled 11"x17" paper sets
- ☐ Two complete bound 24"x36" paper sets
- ☐ One digital set (PDF only)

Supporting Information

- ☐ Ten paper copies of the Impact Statement for Conditional Rezoning
- ☐ One digital copy of the Impact Statement for Conditional Rezoning (PDF only)
- ☐ Ten paper copies of the Offer of Conditions for Conditional Rezoning
- ☐ One digital copy of the Offer of Conditions for Conditional Rezoning (PDF only)

Digital items to be delivered via email or USB flash drive

IMPACT STATEMENT FOR ZONING ORDINANCE MAP AMENDMENT

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. Rezoning should be consistent with the intent and purpose of the adopted master plan.
2. Adverse Impacts on Neighboring Lands. The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.
3. Suitability as Presently Zoned. The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.
4. Changed Conditions. The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.
5. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.
6. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
7. Size of Tract. The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no

intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

8. Other Factors. The Township may consider any other factors relevant to a rezoning application under state law.

IMPACT STATEMENT FOR ZONING ORDINANCE TEXT AMENDMENT

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. A text amendment should be consistent with the intent and purpose of the adopted master plan.
2. Changed Conditions. The Township shall consider whether any conditions have changed since the zoning ordinance was adopted that might justify the amendment.
3. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas.
4. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
5. Other Factors. The Township may consider any other factors relevant to a zoning text amendment application under state law.

IMPACT STATEMENT FOR CONDITIONAL REZONING

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. Rezoning should be consistent with the intent and purpose of the adopted master plan.
2. Adverse Impacts on Neighboring Lands. The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.
3. Suitability as Presently Zoned. The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.
4. Changed Conditions. The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.
5. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

6. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
7. Size of Tract. The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.
8. Other Factors. The Township may consider any other factors relevant to a rezoning application under state law.

OFFER OF CONDITIONS FOR CONDITIONAL REZONING

A written offer of Conditions as described in § 422.B(3) of the Zoning Ordinance. An owner of land may voluntarily offer, in writing, conditions relating to the use and/or development of land for which a rezoning is requested.

1. The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district.
2. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
3. Any use or development, proposed as part of an offer of conditions that would require a special land use permit under the terms of this ordinance, may only be commenced if a special land use permit for such use or development is ultimately granted in accordance with the provisions of this ordinance.
4. Any use or development, proposed as part of an offer of conditions that would require a variance under the terms of this ordinance, may only be commenced if a variance for such development is ultimately granted by the Zoning Board of Appeals in accordance with the provisions of this ordinance.
5. Any use or development, proposed as part of an offer of conditions that would require site plan approval under the terms of this ordinance, may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the provisions of this ordinance.
6. The offer of conditions may be amended during the process of rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner.

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

WAIVERS

Submittal Waiver:

At the discretion of the Zoning Administrator in the case of a Site Diagram, or the Director of Planning in the case of an Administrative Site Plan or a Site Development Plan, the requirement to submit a Site Diagram, an Administrative Site Plan or a Site Development Plan may be waived in any of the following cases when it is determined that the submission would serve no useful purpose:

1. The erection or enlargement of an accessory structure;
2. The enlargement of a principal building by less than 20 percent of its existing gross floor area, provided such enlargement will not result in a requirement for additional off-street parking;
3. A change in principal use where such change would not result in an increase in impervious surface area, additional off-street parking, site access, other external site characteristics or a violation of this ordinance.

Data Waiver:

1. The Zoning Administrator may waive a particular element of information or data otherwise required for a Site Diagram upon a finding that the information is not necessary to determine compliance with this ordinance.
2. The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. <u>Water Service</u>			
1. Does project require extension of public water main?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, show on plan.			
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Stormwater Plans approved by Township Engineer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If so, attach approval letter.

If no, are alternate measures shown?

☐☐☒

Note: Alternate measures must be designed and sealed by a registered Engineer.

E. Roads and Circulation

1. Are interior public streets proposed?

☐☐☒

If yes, has Road Commission approved (attach letter)?

☐☐☒

2. Will public streets connect to adjoining properties or future streets?

☐☐☒

3. Are private roads or interior drives proposed?

☐☐☒

4. Will private drives connect to adjoining properties service roads?

☐☐☒

5. Has the Road Commission or MDOT approved curb cuts?

☐☐☒

If yes, attach approved permit.

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

1. Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
2. Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review. The Planning Commission will determine if the application is complete and schedule a public hearing.
3. Following the public hearing, the Planning Commission will make a recommendation on the application to the Township Board.
4. Prior to making a decision, the Township Board will hold a second public hearing on the application. Following the public hearing, the Township Board will make a decision to approve or deny the application.
5. If a Conditional Rezoning is approved or approved with conditions, the decision of the Township Board shall be incorporated into a written report and decision order.

PERMISSION TO ENTER SUBJECT PROPERTY


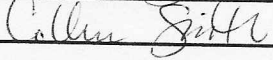

Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:

Applicant Signature:

Agent Signature:

Date:




11-18-21

OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We COLLEEN SMITH

authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature:

Date:

Colleen Smith
11-18-21

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature:

Date:

Colleen Smith
11-18-21

Applicant Signature:

Date:

Colleen Smith
11-18-21

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)		SD	ASP/ SDP
A. Basic Information			
1. Applicant's name, address, telephone number and signature		<input type="checkbox"/>	<input type="checkbox"/>
2. Property owner's name, address, telephone number and signature		<input type="checkbox"/>	<input type="checkbox"/>
3. Proof of property ownership		<input type="checkbox"/>	<input type="checkbox"/>
4. Whether there are any options or liens on the property		<input type="checkbox"/>	<input type="checkbox"/>
5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent		<input type="checkbox"/>	<input type="checkbox"/>
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage		<input type="checkbox"/>	<input type="checkbox"/>
7. A vicinity map showing the area and road network surrounding the property			<input type="checkbox"/>
8. Name, address and phone number of the preparer of the site plan		<input type="checkbox"/>	<input type="checkbox"/>
9. Project title or name of the proposed development		<input type="checkbox"/>	<input type="checkbox"/>
10. Statement of proposed use of land, project completion schedule, any proposed development phasing		<input type="checkbox"/>	<input type="checkbox"/>
11. Land uses and zoning classification on the subject parcel and adjoining parcels		<input type="checkbox"/>	<input type="checkbox"/>
12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number			<input type="checkbox"/>
B. Site Plan Information			
1. North arrow, scale, and date of original submittal and last revision		<input type="checkbox"/>	<input type="checkbox"/>
2. Boundary dimensions of natural features			<input type="checkbox"/>
3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features			<input type="checkbox"/>
4. Proposed alterations to topography and other natural features			<input type="checkbox"/>
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%			<input type="checkbox"/>
6. Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department.		<input type="checkbox"/>	<input type="checkbox"/>
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures			<input type="checkbox"/>
8. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state or federal government authorities			<input type="checkbox"/>
9. Proposed finish floor and grade line elevations of any structures <i>*Required only for habitable construction within the floodplain on site diagrams and administrative site plans.</i>		<input type="checkbox"/> *	<input type="checkbox"/>
10. Existing and proposed driveways, including parking areas		<input type="checkbox"/>	<input type="checkbox"/>
11. Neighboring driveways and other vehicular circulation features adjacent to the site			<input type="checkbox"/>
12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas		<input type="checkbox"/>	<input type="checkbox"/>
13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks			<input type="checkbox"/>
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site			<input type="checkbox"/>
15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes			<input type="checkbox"/>
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal			<input type="checkbox"/>
17. Location of water supply lines and/or wells		<input type="checkbox"/>	<input type="checkbox"/>
18. Location of sanitary sewer lines and/or sanitary sewer disposal systems		<input type="checkbox"/>	<input type="checkbox"/>
19. Location, specifications, and access to a water supply in the event of a fire emergency			<input type="checkbox"/>
20. Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, wastewater lines, clean out locations, connection points and treatment systems			<input type="checkbox"/>
21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam			<input type="checkbox"/>
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections			<input type="checkbox"/>
23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used			<input type="checkbox"/>
24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown			<input type="checkbox"/>
25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. All vegetation to be retained on site must also be indicated, as well as, its typical size by general location or range of sizes as appropriate			<input type="checkbox"/>
26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)			<input type="checkbox"/>
27. Changes or modifications required for any applicable regulatory agencies' approvals			<input type="checkbox"/>

Impact Statement for Zoning Ordinance Map Amendment for Gauthier Property

LEGAL DESCRIPTION:

GA 281 A ALL THAT PART SE 1/4 SW 1/4 LYING WLY US 31 & NLY OLD US 31 EXC N 460'
SEC 21 T27N R11W 19 A

November 18, 2021

To Whom It May Concern:

The Gauthier Family property, also identified as #28-05-021-054-00, is an 18+ acre parcel located just south of the US-31/South Airport Road intersection and is currently split zoned as C-1 and A-1. Executors of the James E. and Phyllis A. Gauthier Revocable Trust are requesting that Garfield Township consider changing the current zoning to R-3 in an effort to be more aligned with Garfield Township's Master Plan and the adjacent surrounding properties.

Historically, this property was used for both commercial and agricultural use over the 50 years the James E. and Phyllis A. Gauthier family occupied this parcel. Since their deaths in 2003 and 2016 respectively, the property has been used for rental income property.

Garfield Township has grown and changed over the last 50 years since James E. and Phyllis A. Gauthier purchased this property in the late 1950's. The original A-1 zoning of the property to the current split zone status, and now the request for rezoning of the property to R-3 is a reflection of the changing development needs and growth in Garfield Township.

There are topographical challenges to the property which includes the presence of wetlands as depicted in Exhibit B and Exhibit C. These challenges along with the current split zoning of C-1/A-1 prove to be a more complex challenge for marketing the property for future development. In addition to the topographical challenges, the current zoning does not complement adjacent property zoning of C-1 and C-O. Rezoning this parcel would have minimal adverse impact to the adjacent properties.

The suitability in the change in zoning would allow a developer to create a plan specifically designed for the 18+ acres while taking into consideration the topographical challenges and protecting the sensitive natural areas. It would also create a 'transition area' along this corridor that may be more aligned with the vision of Garfield Township's Master plan. The rezoning of this parcel would create more opportunity to develop and plan for much needed affordable housing for the citizens of Garfield Township and benefit the greater Grand Traverse County area.

Thank you for your time and consideration to review this zoning request.

Respectfully Submitted,

Colleen E. Smith

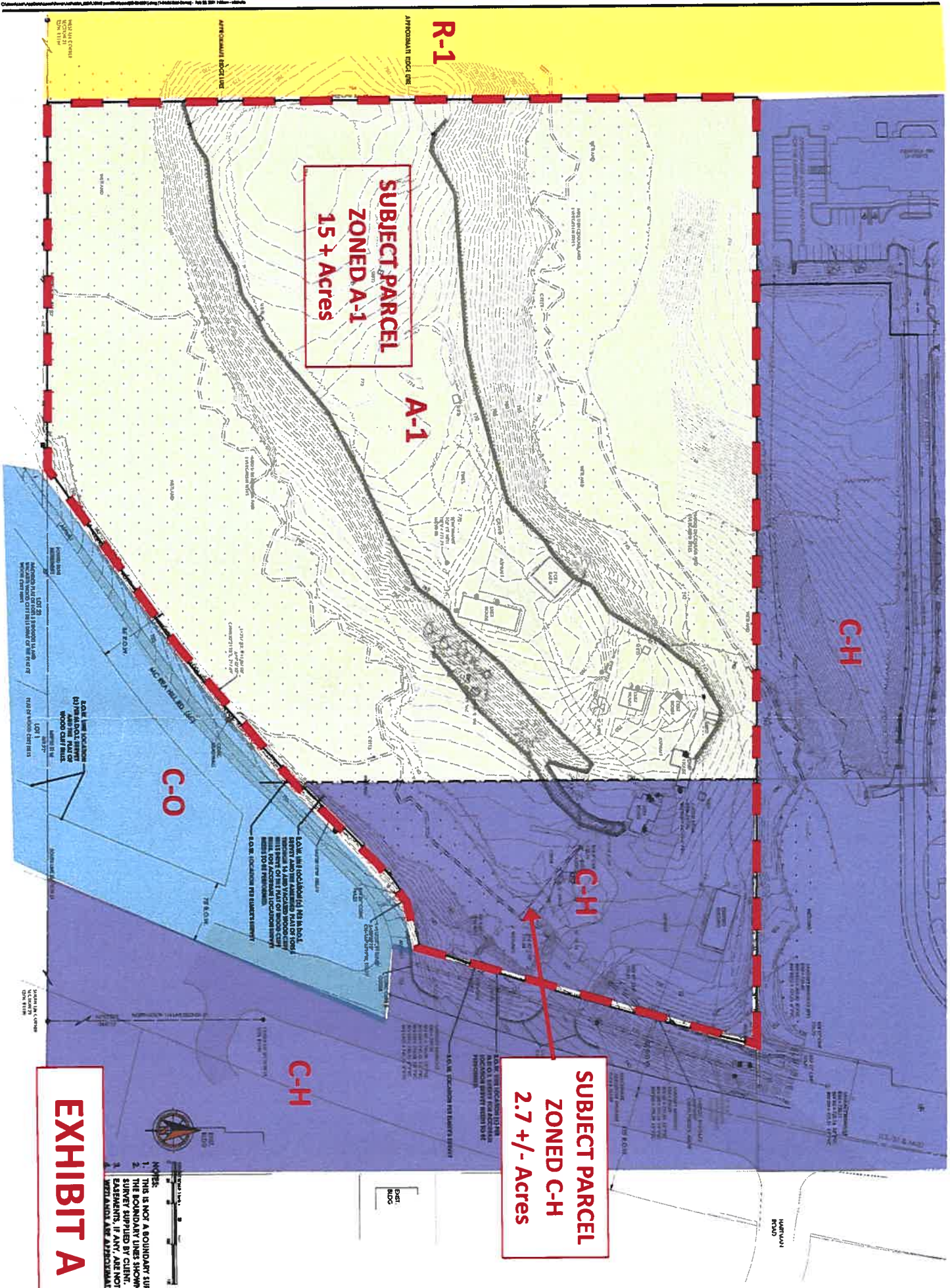


EXHIBIT A

DATE	18062
BY	18062
FOR	18062
PROJECT	18062
SCALE	18062

Gauthier
**PROPOSED COMMERCIAL DEVELOPMENT
EXISTING CONDITIONS**
Section 21 Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

DATE	18062
BY	18062
FOR	18062
PROJECT	18062
SCALE	18062

Mansfield
Land Use Consultants

8700 Congressview Dr., Ste. 201
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Traverse City, MI 49665
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info@mansfieldplanning.com

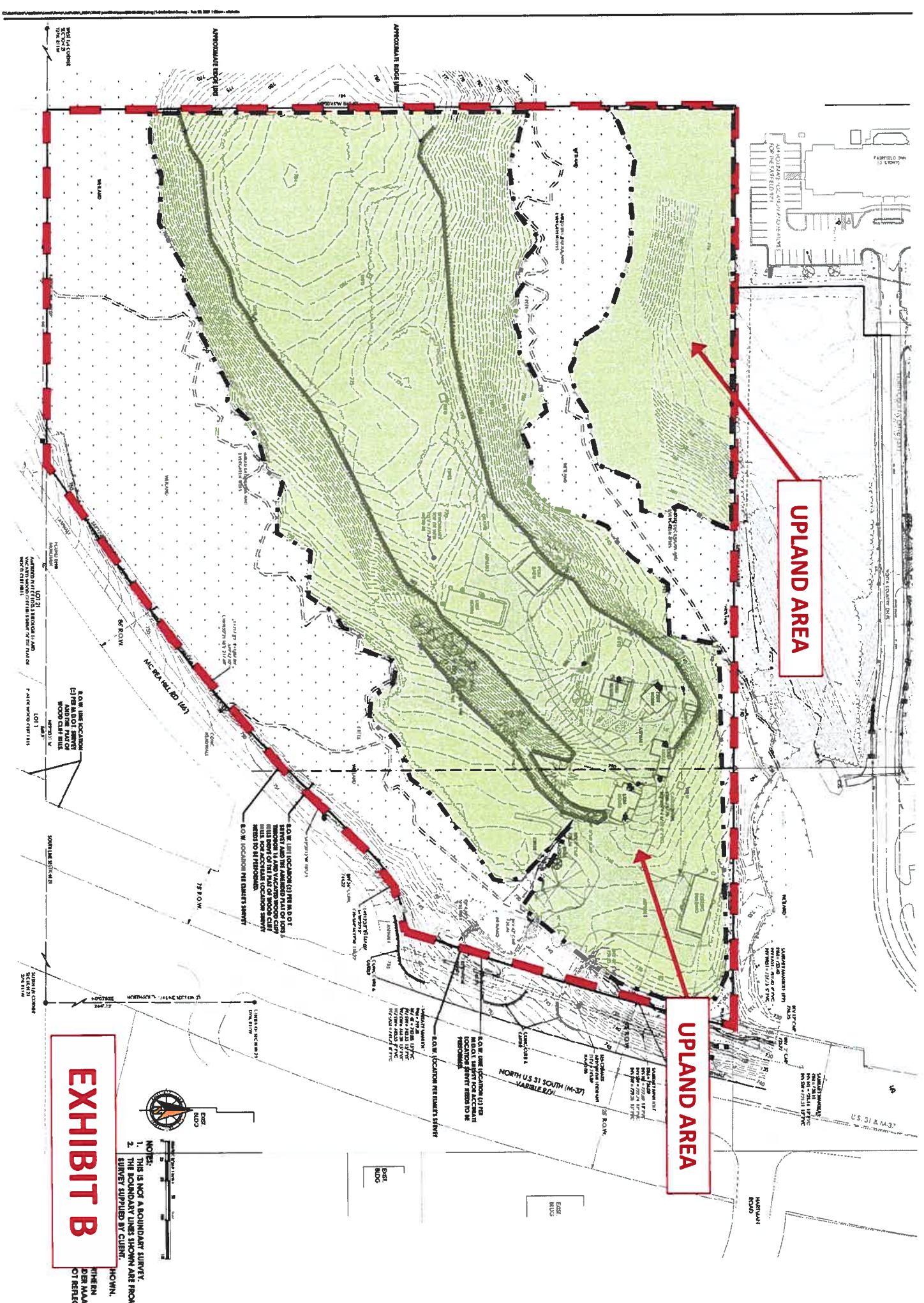


EXHIBIT B

NOTES:
1. THIS IS NOT A BOUNDARY SURVEY.
2. THE BOUNDARY LINES SHOWN ARE FROM
SURVEY SUPPLIED BY CLIENT.
HOWIN.

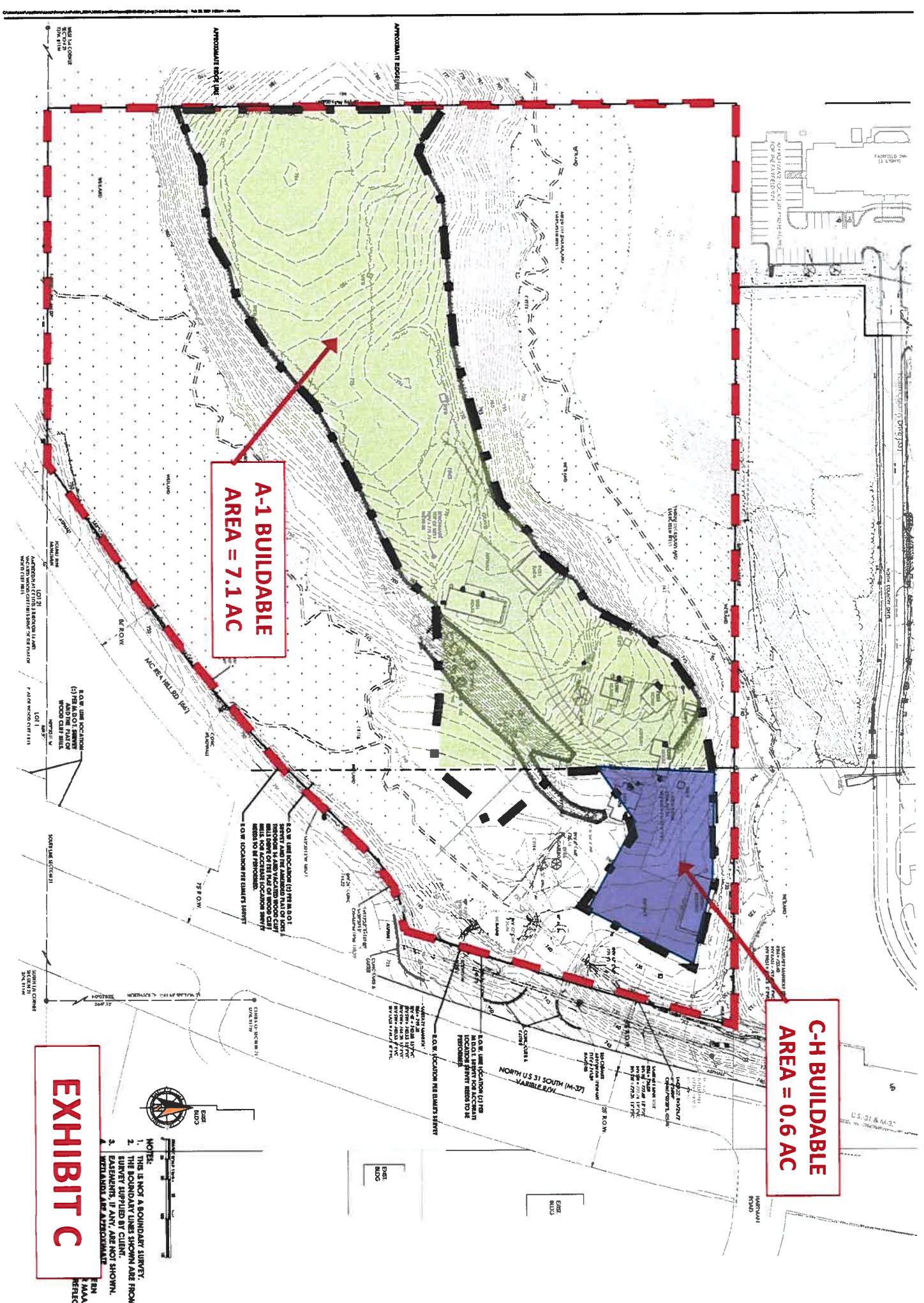
Gauthier
**PROPOSED COMMERCIAL DEVELOPMENT
EXISTING CONDITIONS**
Section 21, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

DATE	BY	REVISION
01/15/2010	U.S. 31 & M-37	Original design
02/15/2010	U.S. 31 & M-37	
03/15/2010	U.S. 31 & M-37	
04/15/2010	U.S. 31 & M-37	
05/15/2010	U.S. 31 & M-37	
06/15/2010	U.S. 31 & M-37	
07/15/2010	U.S. 31 & M-37	
08/15/2010	U.S. 31 & M-37	
09/15/2010	U.S. 31 & M-37	
10/15/2010	U.S. 31 & M-37	
11/15/2010	U.S. 31 & M-37	
12/15/2010	U.S. 31 & M-37	

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PREPARED BY
DERMAA
OTRINCH
18062



A-1 BUILDABLE
AREA = 7.1 AC

C-H BUILDABLE
AREA = 0.6 AC

EXHIBIT C

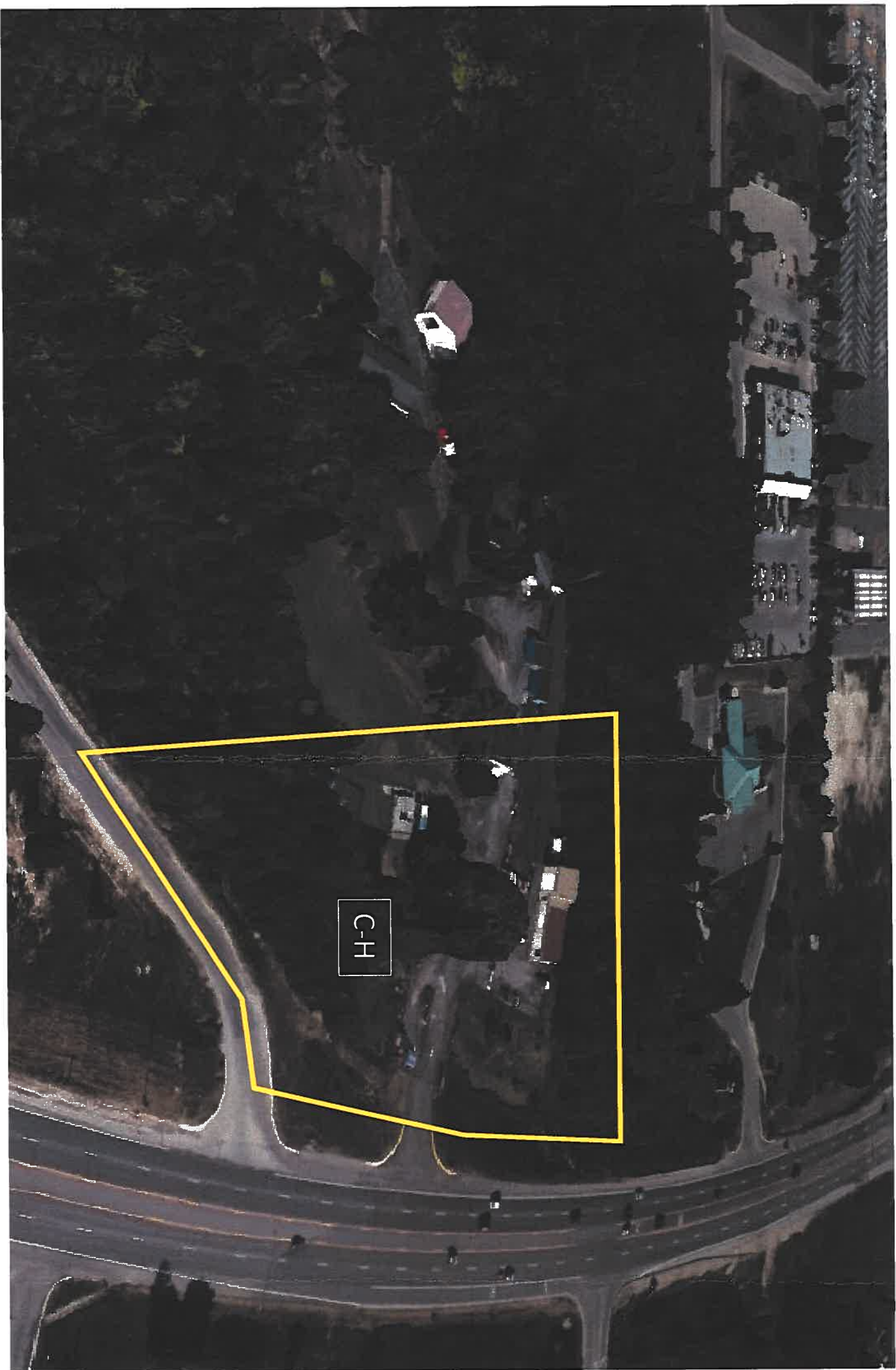


NOTE:
1. THIS IS NOT A BOUNDARY SURVEY.
2. THE BOUNDARY LINES SHOWN ARE FROM
SURVEY SUPPLIED BY CLIENT.
3. EASEMENTS, IF ANY, ARE NOT SHOWN.
4. WEEDLAND ARE APPROXIMATE

Gauthier
PROPOSED COMMERCIAL DEVELOPMENT
EXISTING CONDITIONS
Section 21, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

NO.	DATE	BY	REVISION
1	10/10/17	MM	Initial Design
2	10/10/17	MM	Final Design
3	10/10/17	MM	Final Design
4	10/10/17	MM	Final Design
5	10/10/17	MM	Final Design
6	10/10/17	MM	Final Design
7	10/10/17	MM	Final Design
8	10/10/17	MM	Final Design
9	10/10/17	MM	Final Design
10	10/10/17	MM	Final Design


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 Charter Township of Garfield Planning Department Report No. 2022-14		
Prepared:	February 2, 2022	Pages: 14
Meeting:	February 9, 2022 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	BATA/TCHC Transit-Oriented Mixed-Use PUD – Final Review	
Applicant:	Bay Area Transportation Authority (BATA)/Traverse City Housing Commission (TCHC)	
Owner:	LaFranier Trust Properties, Dixie Roethlisberger	
File No.	PUD 2020-02	
Parcel No.	05-023-042-01 (part) and 05-023-042-30	

SUBJECT SITE:

- Northeast corner of LaFranier Road and Hammond Road
 - The address for 05-023-042-01 is 2051 N. Garfield Road
 - There is no address for 05-023-042-30
- 53.2 acres in area (portion of a 77.1-acre site)
- Currently undeveloped land
- Zoning District – A-Agricultural
- Master Plan – High Density Residential

Aerial image of the subject site (parcel lines highlighted in blue, proposed project site highlighted in red):



BACKGROUND:

On January 13, 2021, the Planning Commission received introduction of a Planned Unit Development (PUD) application from the Bay Area Transportation Authority (BATA) and the Traverse City Housing Commission (TCHC). The application was accepted by the Planning Commission and a public hearing was held on February 10, 2021. Following the public hearing, the applicant provided updated information on the project to the Planning Commission at its regular meetings in March and April. On April 14, 2021, the Planning Commission made a site visit to tour the proposed project location. On May 12, 2021, the Planning Commission approved findings of fact for preliminary approval of the PUD and recommended preliminary approval by the Township Board subject to conditions. On May 25, 2021, the Township Board granted preliminary approval of the PUD subject to conditions. An update to the Planning Commission was provided at its meeting on September 8, 2021. Staff conducted a completeness review on January 5, 2022 for plans submitted for final review. The applicant responded to the completeness review with a new set of plans. A revised submission for final PUD review was presented to the Township on January 28, 2022.

PURPOSE OF APPLICATION:

The joint application from BATA and TCHC proposes a PUD for a transit-oriented, mixed-use development that includes the following uses and structures:

Use/Structure	Developer
210 multi-family residential units in five 3-story buildings 100 studio units (400 sf) – 48% 70 one-bedroom units (600 sf) – 33% 40 two-bedroom units (800 sf) – 19%	TCHC
15 single-family residential lots	TCHC
<i>Total: 225 residential units</i>	
56,000-square-foot bus storage garage	BATA
16,000-square-foot bus maintenance facility	BATA
12,000-square-foot administration and dispatch building	BATA
<i>Total: 84,000 square feet</i>	
<i>Possible Future Additions: 26,875 square feet</i>	
<i>Total Possible Buildout: 110,875 square feet</i>	
Transfer station with three 300-square-foot shelters	BATA
400-square-foot bathroom facility	BATA
4,000-square-foot childcare center	Not identified
2,940-square-foot café/neighborhood commercial building	Not identified

PROCEDURE:

PUD applications shall be reviewed in a two-step process in accordance with Section 426.B Preliminary Review and Decision and with Section 426.C Final Review and Decision.

On May 25, 2021, the preliminary approval of the PUD granted by the Township Board specified all the conditions that must be satisfied prior to submission of the PUD under Section 426.C. Applications for final review and decision shall not be considered until all conditions have been addressed.

The Director of Planning is required to conduct a completeness review to determine that all conditions of the preliminary decision have been addressed. No application shall be referred to the Planning Commission until this standard has been satisfied. At this time, all the conditions of the preliminary approval have been met.

CONDITIONS OF PRELIMINARY APPROVAL:

The following review provides the status of each condition:

1. *A phasing plan that includes a private development agreement between the co-applicants, a detailed outline of the representations, obligations, and triggering events for the conforming and timely development of the property; and a performance guarantee with financial assurance that ensures the development's necessary infrastructure improvements are completed as promised in a timely manner.*

A proposed development schedule has been provided as Exhibit C in an agreement between the two applicants. The schedule notes that TCHC will apply for Low Income Housing Tax Credit (LIHTC) funding from MSHDA (Michigan State Housing Development Authority). While dates are listed on the schedule, the schedule notes that BATA will not commence construction on the Transit Phase until TCHC receives a LIHTC Reservation Letter from MSHDA.

To be eligible for consideration as a PUD, a site must meet one or more of the eligibility criteria including mixed or varied uses, unusual topography or a unique setting, innovation and variety of design, additional amenities, and a substantial public benefit. Also, the Ordinance states that “Approval will not be granted when the planned unit development is determined to be sought primarily to avoid the imposition of standards and requirements of existing zoning classifications rather than to achieve the objectives of this ordinance.”

The applicants proposed this development as a transit-oriented, mixed-use development. Through review of this proposal, it was found that the substantial public benefits are realized from providing workforce housing for the community and by locating a bus transfer station near housing in this neighborhood. Several times in the impact assessment within the application, in the statements as to how the application addresses the objectives and review criteria for PUDs, the applicants state: “The proposed transit-oriented PUD is innovative in the collaboration of BATA and the TC Housing Commission, working together to pair workforce housing adjacent to a new hub of public transportation.”

This project is seen as one site with different components working together. The combination of workforce housing and the transfer station provide substantial public benefits which achieve the objectives of the ordinance. The workforce housing also helps the efficacy of the bus transfer station, the other substantial public benefit since there will likely be more transit users in workforce housing than market-rate housing.

Previously, the applicant stated that development of the Residential Phase would occur in two phases. Planned phased construction of the residential housing shall be noted on the plan.

To ensure compliance with PUD eligibility requirements, there are two options:

1. Add the following three conditions to the proposed development schedule:
 - a. After TCHC receives LIHTC Reservation Letter from MSHDA, BATA may begin construction of bus storage garage, bus maintenance garage, administration building, transfer station, and

- open space improvements in the Transit Phase. A copy of the LIHTC Reservation Letter from MSHDA shall be provided to the Township upon receipt by TCHC.
- b. In addition, TCHC must commence housing construction before BATA may make a request for Certificate of Occupancy.
 - c. BATA must complete the transfer station and open space improvements in the Transit Phase at the same time or before completion of the bus storage garage, bus maintenance garage, and administration building.
2. Adjust the proposed development schedule so that the Transit Phase shall not commence construction until the Residential Phase first starts construction. BATA must complete the transfer station and open space improvements in the Transit Phase at the same time or before completion of the bus storage garage, bus maintenance garage, and administration building.

Full build out of the PUD will make the development compliant with PUD eligibility. Staff is of the opinion that either of these options may achieve this requirement. The second option is most conducive to achieving the goal of a transit-oriented, mixed-use development.

Based on the proposed development schedule including the three conditions stated above or requiring that the Residential Phase construction commence first, **this condition has been met.**

2. *Wetland delineation verification by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).*

Confirmation of the applicant's wetland consultant has been made by EGLE in a letter dated July 14, 2021. **This condition has been met.**

3. *Description, including details of any walking paths or public access, and recording of conservation easement for the eastern portion of the project site.*

A declaration of conservation restriction has been provided for the eastern portion of the project site comprised of 20.16 acres. The declaration shall be recorded upon purchase of the subject parcel by the applicant. During completeness review, it was noted that there is no pedestrian path connection planned between the BATA transfer station and the main BATA facility. However, a path is planned between the main BATA facility and the residential neighborhood. To provide more direct pedestrian connectivity for BATA users and employees, a path is recommended between these two BATA facilities. Furthermore, to provide access for surrounding residents to the BATA transfer station, a pedestrian crosswalk on LaFranier Road is recommended. **This condition has been met.**

4. *Details of the proposed bus wash, including floor plan, location of equipment, and hours of operation.*

Details of the proposed bus wash have been provided, including floor plan and location of equipment, in the updated site plan packet. Pursuant to the applicant's letter dated January 3, 2022, the hours of operation to be per the standards of the

Township Noise Ordinance and not operate between the hours of 10 p.m. and 6 a.m. **This condition has been met.**

5. *Response to traffic impact study review and provision of any, if required, improvements.*

Response to the traffic impact study has been provided. A driveway permit was approved by the Grand Traverse County Road Commission. **This condition has been met.**

6. *Finalization of parking program, including the multi-family residential leasing agreement and review of parking conditions prior to issuing a land use permit for Phase II of the multi-family residential development.*

Parking information has been satisfactorily provided. As discussed and agreed upon in previous reviews by the Planning Commission, parking conditions for the first phase of the multi-family residential housing shall be reviewed prior to issuing a land use permit for second phase of the multi-family residential housing. **This condition has been met.**

7. *For the final review, the applicant shall obtain any necessary reviews or approvals from the Township Engineer, Grand Traverse Metro Fire Department, Grand Traverse County Department of Public Works, Grand Traverse County Road Commission, and Grand Traverse County Soil Erosion and Sedimentation Control.*

Additional engineering reviews were required to be conducted for the proposed PUD. These reviews included approval of water and sewer infrastructure, stormwater systems, private roads, fire access, and driveway locations. Review letters and documentation have been provided. Minor conditions of these reviews will need to be met by the applicant, but generally approval has been attained for all engineering reviews. **This condition has been met.**

8. *Cross access connections will be provided to the Village of LaFranier Woods parcel and the Prince of Peace parcel as necessary and/or required.*

Two draft defeasible easement grants have been provided in anticipation of providing cross access between the project site and the Village of LaFranier Woods PUD (Reenders, Inc.) and the Prince of Peace Church to the north. The defeasible covenant was inserted to allow the parties (Village of LaFranier Woods, Prince of Peace Church and TCHC) to immediately discharge the easement in the event that the TCHC project does not come to fruition. Since this grant shall only be recorded upon purchase of the subject parcel by the applicant, all defeasible references and covenants shall be removed. The Prince of Peace Church parcel will require cross access as its only access to LaFranier Road while Village of LaFranier Woods PUD will require additional emergency access for its future phases. Finally, both easement grants shall provide description of Parcel B. With these changes, **this condition has been met.**

UPDATED SIGN REVIEW:

Staff reviewed the sign plan pursuant to the updated Zoning Ordinance requirements for signs in PUDs. Proposed monument sign “A” should be reduced to 40 square feet. As the BATA driveway on LaFranier Road is now an emergency access only, the directional sign “B” on LaFranier Road should be removed or altered to reflect emergency drive only. All signs are required to obtain a sign permit prior to installation.

FINDINGS OF FACT:

- 1) An application was presented to develop a transit-oriented, mixed-use PUD highlighted by transit and residential uses. PUD application and eligibility was evaluated and determined in PD Report 2021-7 and accepted by the Planning Commission on January 13, 2021. Following a recommendation by the Planning Commission, the Township Board granted Preliminary Approval of the PUD on May 25, 2021.
- 2) The proposed development will be comprised of 210 multi-family residential units in five 3-story buildings; 15 single-family residential lots; bus storage garage; bus maintenance facility; bus administration and dispatch building; transfer station with three shelters and bathroom facility; childcare center; and café/neighborhood commercial building.
- 3) The proposed development is to be located on 53.2 acres at the northeast corner of LaFranier Road and Hammond Road.

In its review of a PUD application the Township shall, at a minimum, consider the criteria as defined in Section 426.E(1) Scope of Authority – Uses through Section 426.E(4) Criteria.

(1) Scope of Authority - Uses

A planned unit development may include any principal and other use(s) permitted by right, permitted under special condition or permitted by special use permit in the zoning district where the land is located. The Township Board may also authorize principal and other uses not permitted in the zoning district where the land is located, provided appropriate findings of fact are made demonstrating that:

- (a) The proposed uses, within the context of the overall development plan, are harmonious and compatible with the planned uses of the site and the surrounding area, as provided for within the master plan*

The proposed uses include a mix of residential, industrial/institutional, and commercial including the multi-family residential housing units, the BATA headquarters building, bus maintenance garage, storage facility, transfer station, driver’s restroom building, childcare center, and café.

The current zoning of the site is A-Agricultural, and the Future Land Use designation is High-Density Residential, 6-10 units per acre. Multi-family residential housing is not permitted in the A-Agricultural district but is permitted in the R-3 Multi-Family Residential district, which is the most compatible zoning district to the Future Land Use designation of High-Density Residential. From the Master Plan description for the High-Density Residential designation: “This designation provides areas for medium- to high-density single- and two-family residential dwelling units mixed with a variety of multi-family residential dwelling types, including apartments where adequate public facilities and services exist with capacity to serve such development.”

The BATA headquarters building, the bus maintenance garage, and storage facility all include elements of office, institutional, and industrial uses. Institutional Uses and Structures are permitted by Special Use Permit in the A-Agricultural district. Across Hammond Road, the

zoning is I-G General Industrial. The bus maintenance garage is the most industrial use proposed and it would face these sites zoned as I-G on the other side of Hammond Road. Furthermore, all BATA facilities will only be accessible off Hammond Road, except for an emergency entrance off LaFranier Road.

The transfer station and the driver's restroom building also include some elements of institutional uses. The childcare center is permitted in the A-Agricultural district. Cafés or restaurants are not permitted in the A-Agricultural district, but the café as proposed would function as complementary to the housing and transfer station and help reinforce the concept of transit-oriented development as described in this proposal. While a café is planned, this commercial use designation has been expanded to include the following uses: financial institution without drive-through, medical office clinic, office, café/restaurant without drive-through, low volume retail, personal service establishment.

Pedestrian connections are provided through a wetland area at the center of the development, which provides an aesthetic buffer and diminishes any negative impacts between uses.

Overall, the complete proposal presents a mix of uses which are complementary with one another, compatible with surrounding existing and planned development, and may be considered as an opportunity for innovative transit-oriented development which is not achievable under any single zoning district.

- (b) The proposed density is in accordance with the policies and objectives set out in the master plan; and*

The Future Land Use designation for the site is High-Density Residential at 6-10 units per acre. The Master Plan description for the High-Density Residential Future Land Use designation states that: "Zoning district regulations should allow for market and design flexibility, while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and natural land areas." The PUD process allows this flexibility and allows the Planning Commission to consider the impact of this proposed development on neighborhood character, the environment, and other factors.

The residential phase of the proposed development includes 15 single-family lots and 5 three story multi-family buildings with 210 residential units. The 225 total residential units proposed on the 19.9 acres of the residential phase equals 11.3 units per acre while preserving 11.2 acres of wetland area. The overall density of the proposed development is 4.2 units per acre.

- (c) In areas where the surrounding lands have been substantially developed in accordance with a particular land use character, pattern and density, the planned unit development shall be consistent and compatible with that existing land use character, pattern and density.*

The proposed uses in this application would be developed in accordance with the land use character of the neighborhood. North of the project site is the approved Village at LaFranier Woods PUD senior living complex and the approved Prince of Peace church. South of the project site is the Hammond Commerce Center industrial park. The proposed uses in this application offer the opportunity for a cohesive development that provides a transition to the uses on adjacent sites.

Location	Uses	Type of Uses
North of project site	Village at LaFranier Woods PUD (approved); Prince of Peace church (approved)	High-Density Residential; Institutional
Project site (northern portion)	Residential: high-density and single-family mix, transfer station, childcare center, café	High-Density Residential; Single-Family Residential; Institutional; Commercial
Project site (southern portion)	BATA headquarters and maintenance / storage	Institutional / Industrial
South of project site	Hammond Commerce Center industrial park	Industrial

(2) Scope of Authority – Dimensional Standards

A planned unit development may alter and establish lot size limits, required facilities, buffers, open space areas, density limits, setback requirements, height limits, building size limits, off-street parking regulations, landscaping rules, miscellaneous regulations, and intensity limits where such regulations or changes are consistent with the intent of this section and the standards set forth herein.

The Planning Commission has adjusted a limited number of dimensional standards as appropriate to allow for an improved design and layout. For the multi-family residential parking, the Planning Commission has accepted a measurement of one parking space per bedroom which creates a parking minimum of 250 parking spaces. The plan proposes a parking configuration that amounts to 260 parking spaces. Parking conditions will be reviewed prior to issuing a land use permit for the second phase of the multi-family residential development.

(3) Objectives

The following objectives shall be considered in reviewing any application for a planned unit development:

(a) To permit flexibility in the regulation of land development

The project proposes a mix of uses which are not achievable under any single zoning district and which may be considered using the flexibility in regulation offered by the PUD process.

(b) To encourage innovation in land use and variety in design, layout, and type of structures constructed

The proposed project provides an opportunity for transit-oriented development which would be an innovative land use in the Township with a unique design and layout.

(c) To achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities

The transit-oriented development approach offers the possibility to locate people and services near a transit hub, allowing for access to other places throughout the region and encouraging efficiency in land use and the provision of public transit service.

(d) To encourage useful open space; to provide improved housing, employment, and shopping opportunities particularly suited to the needs of the Grand Traverse Region

The proposed park area and trail connections between the Residential phase area to the Transit phase area provide useable open space. The housing component and the transit-orient

development approach offer the potential to provide improved housing and access to other opportunities throughout the Grand Traverse region.

(e) *To encourage the innovative use, re-use, and improvement of existing sites and buildings; and*

The proposed project provides an opportunity for transit-oriented development which encourages the innovative use of sites.

(f) *To permit development in accordance with the policies and objectives of the Charter Township of Garfield Master Plan.*

The complete proposal presents an overall mix of uses which are complementary with one another, compatible with surrounding existing and planned development, and may be considered as an opportunity for innovative transit-oriented development which is not achievable under any single zoning district. The Township Master Plan also includes several implementation objectives for housing which may be advanced by this project, including:

- “Continue to implement zoning incentives such as density bonuses to encourage the development community to include particular housing types in high demand in the Township, such as single-bedroom apartment units and accessible housing options for seniors and individuals with disabilities.”
- “Continue to use the Township’s Zoning Ordinance to encourage a wide variety of housing types and densities, as well as the mixing of residential uses with commercial and light-industrial uses where compatible.”
- “Continue to incorporate subsidized units in developments via state and federally administered programs.”

(4) Criteria

In order to foster the attractiveness of a planned unit development and its surrounding neighborhoods, preserve property values, provide an efficient road and utility network, ensure the movement of traffic, implement comprehensive planning, and better serve the public health, safety, and general welfare, the following criteria apply to planned unit developments. These criteria shall neither be regarded as inflexible requirements, nor are they intended to discourage creativity or innovation.

(a) *The uses will be compatible with the natural environment, and with adjacent and surrounding land uses and properties, and will not have an adverse economic, social or environmental impact on adjacent and surrounding land uses and properties;*

- **Finding:** The Planning Commission finds that this standard HAS BEEN MET because the application proposes a variety of uses, including workforce housing and transit operations, while providing a transition from industrial to multiple family residential uses. The application proposes residential, industrial/institutional, and commercial as the mix of uses for the site including TCHC residential housing buildings, BATA headquarters building and bus maintenance and storage facility, a bus transfer station with three shelters and bathroom facility, a childcare center, and a café. Collectively, these uses create a transit-oriented, mixed-use development, which is a type of urban development that includes residential, business, and other uses within walking distance of a central transit stop.

The proposed transit-oriented design of the development presents an innovative and unique approach for this community. A goal of the overall development is to have the residents

live next to a bus transfer station and take public transit to work or to other day-to-day destinations.

The BATA headquarters building, the bus maintenance garage, and storage facility all include elements of office, institutional, and industrial uses. Institutional Uses and Structures are permitted by Special Use Permit in the A-Agricultural district. Across Hammond Road, the zoning is I-G General Industrial. The bus maintenance garage is the most industrial use proposed and it would face these sites zoned as I-G on the other side of Hammond Road. Furthermore, all BATA facilities will only be accessible off Hammond Road, except for an emergency entrance off LaFranier Road.

Pedestrian connections are provided through a wetland area at the center of the development, which provides an aesthetic buffer and diminishes any negative impacts between uses.

The site possesses natural features including forested and open wetlands. A significant part of the natural features is to be preserved and provide an aesthetic and recreational asset to the overall development.

(b) The uses will be compatible with the capacity of existing public services and facilities, or of planned and feasible future public services and facilities, and such use is consistent with the public health, safety and welfare of the Township residents;

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the proposed development is in an area with a variety of existing residential, industrial, and commercial uses and served by existing available services. Engineering reviews were completed to ensure that water and sewer service, road design, and emergency service requirements have been fully met.

(c) The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal;

- Finding: The Planning Commission finds that this standard HAS BEEN MET. The proposed development includes complimentary uses for residents and workers including a bus transfer station, a childcare center, and a café. Outdoor amenities include a large natural conservation area, walking paths and boardwalks, play area, gazebo, pergola, and bird watching platform.

(d) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal;

- Finding: The Planning Commission finds that this standard HAS BEEN MET. The proposed development has an extensive landscaping plan that utilizes existing trees where possible and provides landscaped buffers with adjacent properties. Approximately 20 acres of preserved open space, including wetlands will be protected with a conservation easement. The recording of the conservation easement shall occur after the subject parcels are purchased by the applicant.

(e) Existing important natural, historical and architectural features within the development shall be preserved;

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the applicant has provided open space on the property. A wetland delineation for the site has been verified to ensure that wetland setback requirements are met to help preserve these important natural features. There are no known historical or architectural features on the site.
- (f) *Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings;*
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the residential buildings and childcare center on the northern portion of the site will be designed around a central open space in a design harmonious with one another while the bus headquarters and maintenance facilities will be on the southern portion of the site facing Hammond Road and the industrial park on the south side of the road.
- (g) *With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, minimizing potential motorized/non-motorized conflict points, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the design of proposed structures and neighboring properties;*
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the proposed roadways, drives, sidewalks, and walking paths are laid out in a cohesive manner, including safe and separate areas for pedestrians and vehicles. The Zoning Ordinance allows for one access drive from the parent parcel to Hammond Road and two access drives from the parent parcel to LaFranier Road, on either side of the wetlands. The site plan shows the housing, bus transfer station, and associated uses will be accessed from LaFranier Road. The bus administration, storage, and maintenance facility will be accessed from Hammond Road with an emergency only access on LaFranier Road. The Grand Traverse County Road Commission has approved driveway access for the site. All buses are to be parked indoors.
- (h) *Landscaping is provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and, where applicable, to create a pleasant pedestrian scale outdoor environment;*
- Finding: The Planning Commission finds that the standard HAS BEEN MET because consistent landscaping is proposed that is attractive and serves to provide buffers where needed.
- (i) *The development consolidates and maximizes useable open space;*
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the development plan provides approximately 16 acres of useable open space. Common areas and activities have also been identified, including walking paths and boardwalks, play area, gazebo, pergola, and bird watching platform.
- (j) *The benefits of the development are not achievable under any single zoning classification; and*

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the development plan presents an innovative transit-oriented, mixed-use development which is not achievable under any single zoning district.

The development proposes residential, industrial/institutional, and commercial as the mix of uses for the site including TCHC residential housing buildings, BATA headquarters building and bus maintenance and storage facility, a bus transfer station, a driver's restroom building, a childcare center, and a café. Collectively, these uses create a transit-oriented, mixed-use development, which is a type of urban development that includes residential, business, and other uses within walking distance of public transport, such as a central transit stop. It aims to increase public transport ridership by reducing the use of private cars and by promoting sustainable urban growth.

Collectively, the proposed development includes the following unique aspects:

- i. Housing next to the bus transfer station allows residents and neighbors to take public transit to work or to other day-to-day destinations.
- ii. Locating the bus transfer station on the same site as BATA headquarters affords improved operations as the regional transit provider all at one location.
- iii. Housing on the same site may provide a residential opportunity for BATA employees.
- iv. The childcare center and supportive neighborhood commercial uses benefit residents, employees, and neighbors.
- v. The site is designed as a well-planned campus that includes useable open space features.

(k) *The development is compatible with the intent and purpose of the adopted master plan.*

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the complete proposal presents an overall mix of uses which are complementary with one another and are compatible with the surrounding existing and planned development. The adopted Master Plan also states several implementation objectives for housing which may be advanced by this project, including the following objective:

Continue to use the Township's Zoning Ordinance to encourage a wide variety of housing type and densities, as well as the mixing of residential uses with commercial and light-industrial uses where compatible.

The site is located within an area of other compatible institutional uses, including the Grand Traverse County Road Commission, Cherryland Humane Society, Prince of Peace Church (approved site plan), Grand Traverse County Health Department, and the Grand Traverse County Public Services Building.

The residential phase includes 15 single-family lots and 5 three story multi-family buildings with a total of 210 residential units. The 225 total residential units proposed on the 31.7-acre residential phase equals 7.1 units per acre.

ACTION REQUESTED:

The following motion is offered for consideration:

MOTION THAT the Findings of Fact for application PUD 2020-02, as presented in Planning Department Report 2022-14, BE ADOPTED.

The following motion is recommended to grant *final* approval for the project in accordance with Section 426 of the Zoning Ordinance, subject to the conditions as noted.

MOTION THAT Application PUD 2020-02, submitted by the Bay Area Transportation Authority and the Traverse City Housing Commission for a transit-oriented, mixed-use Planned Unit Development, BE RECOMMENDED FOR FINAL APPROVAL by the TOWNSHIP BOARD, subject to the following conditions:

1. The approval is for a transit-oriented, mixed use Planned Unit Development comprised of the following uses:
 - a. 210 multi-family residential units in five 3-story buildings
 - b. 15 single-family residential lots
 - c. An institutional use comprised of the following:
 - i. Administration office
 - ii. Bus storage garage
 - iii. Bus maintenance facility
 - iv. Dispatch facility
 - d. Bus transfer station with three shelters and bathroom facility
 - e. Childcare center
 - f. Neighborhood commercial building permitting the following uses:
 - i. Financial institution without drive-through
 - ii. Medical office, clinic
 - iii. Office
 - iv. Café, without drive-through. An establishment where food and drinks are prepared, served, and consumed, mostly within the principal building such as lunch counters, dairy bars, coffee shops, and other similar establishments.
 - v. Retail, low volume. The sale or rental of good or merchandise, including the rendering of services incidental to the sale of such goods, taking place in a building of less than five thousand (5,000) square feet. Low volume retail primarily services residents of the surrounding neighborhood.
 - vi. Service establishment, personal. Establishments primarily engaged in providing services involving the care of a person or their goods such as beauty shops, barber shops, laundry facility, jewelry repair shops, dry cleaning establishment (pickup only), and shoe repair, excluding the processing of physical materials.
2. To ensure compliance with PUD eligibility requirements, the Transit Phase shall not commence construction until the Residential Phase first starts construction. BATA must complete the transfer station and open space improvements in the Transit Phase at the same time or before completion of the bus storage garage, bus maintenance garage, and administration building.
3. Planned phased construction of the residential housing shall be noted on the plan.
4. Upon purchase of the subject parcels by the applicant, the declaration of conservation easement shall be recorded with copies provided to the Township.

5. All defeasible references and covenants shall be removed from both cross-access easement grants. Both easement grants shall provide descriptions of Parcel B. Upon purchase of the subject parcel by the applicant, the easement grants shall be recorded with copies provided to the Township.
6. A pedestrian path connection is required between the BATA transfer station and the main BATA facility.
7. A pedestrian crosswalk is required on LaFranier Road.
8. All buses are to be parked indoors.
9. Parking conditions for the first phase of the multi-family residential housing shall be reviewed prior to issuing a land use permit for second phase of the multi-family residential housing.
10. Proposed monument sign “A” shall be reduced to 40 square feet in area and the directional sign “B” on LaFranier Road shall be removed or altered to reflect emergency drive only.
11. Approval of the land division of the subject parcels to conform to the site plan configuration of the Planned Unit Development.
12. Establishing any site condominiums require review and approval by the Township prior to recording.
13. Any outstanding conditions of the final engineering reviews shall be met.

Any additional information that the Planning Commission determines to be necessary should be added to this motion.

Attachments:

1. Letter and packet from Mansfield Land Use Consultants dated January 28, 2022, including the following information:
 - a. Agreement between applicants, including proposed development schedule
 - b. Wetland delineation verification by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) dated July 14, 2021
 - c. Draft declaration of conservation restriction
 - d. Details of proposed bus wash
 - e. Response to BATA Traffic Impact Study Review Letter prepared by Progressive AE – May 5, 2021
 - f. Details of parking program
 - g. Engineering review including the following:
 - i. Township Engineer (GFA) – Water and Sewer Review – January 3, 2022
 - ii. Township Engineer (GFA) – Stormwater and Private Road Review – January 21, 2022
 - iii. Grand Traverse Metro Fire Department Review – ID # P-1262-M7008 – November 1, 2021
 - iv. Grand Traverse County Road Commission Permit – January 3, 2022
 - v. Grand Traverse County Soil Erosion & Sedimentation Control – November 18, 2021
 - h. Draft cross access easement agreements
 - i. BATA/TCHC PUD Plan Set – January 17, 2022

January 28, 2022

Mr. John Sych, Director of Planning
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

**Re: Application for FINAL Planned Unit Development
BATA/TCH – Transit-Oriented Mixed-Use Development
File # PUD 2020-02**

Dear John,

Attached is a list of documentation required for Final PUD review. This submittal is a continuation of the initial application for final PUD review provided to the Township on August 25th, 2021, and reflects updates resulting from the following additional subsequent correspondence:

- from Township Staff dated September 1st
- from Township Staff dated December 16th
- from GT County Road Commission dated January 3rd
- GFA dated January 3rd
- from Township Staff dated January 5th
- from GFA dated January 21st

Final PUD approval requires the following:

Provide a submittal having addressed all conditions imposed as part of the Preliminary PUD approval. Preliminary PUD approval granted at the May 25, 2021 Township Board meeting.

MOTION THAT Application PUD 2020-02, submitted by the Bay Area Transportation Authority and the Traverse City Housing Commission for a transit-oriented, mixed-use Planned Unit Development, receive PRELIMINARY APPROVAL, subject to the following conditions:



1. A phasing plan that includes a private development agreement between the co-applicants, a detailed outline of the representations, obligations, and triggering events for the conforming and timely development of the property; and a performance guarantee with financial assurance that ensures the development's necessary infrastructure improvements are completed as promised in a timely manner.

- See attached Joint Development Agreement dated August 12th, 2021 with Exhibit C Phase 1 Proposed Development Schedule updated October 2021 (with requested modifications).

The additional materials provided should satisfy this Condition



2. Wetland delineation verification by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

- EGLE Wetland Identification Report dated July 14th, 2021.

On June 22 representatives from EGLE, Voice Environmental and Mansfield Land Use Consultants walked the wetland boundary resulting in the attached letter verifying the wetland delineation as provided on the proposed development plans.

Township deemed Condition Met, 9/1/21 Staff Report

- ☒ 3. Description, including details of any walking paths or public access, and recording of conservation easement for the eastern portion of the project site.
- See attached Declaration of Conservation Restriction.

Township deemed Condition Met, 12/16/21 via email

Additional correspondence received from Township Staff dated January 5 (*received 1/25/22*) is requesting an additional path between the BATA HQ and Transit Station facilities, as well as a commitment to allow a pedestrian crosswalk along LaFranier so that existing and future developments to the west may have a safe pedestrian crossing.

- ☒ 4. Details of the proposed bus wash, including floor plan, location of equipment, and hours of operation.
- See attached drawing provided by Progressive Architects dated April 21st, 2021, supplemented with a letter describing the bus wash location in relation to BATA administrative staff dated September 1, 2021, with the hours of operation to be per the standards of the Township Noise Ordinance and not operate between the hours of 10pm and 6am.

Township deemed Condition Met, 12/16/21 via email

- ☒ 5. Response to traffic impact study review and provision of any, if required, improvements.
- Information provided by Progressive Architects dated May 5th, 2021.

Township deemed Condition Met, 9/1/21 Staff Report

- ☒ 6. Finalization of parking program, including the multi-family residential leasing agreement and review of parking conditions prior to issuing a land use permit for Phase II of the multi-family residential development.
- Carriage Flats 2021 Lease Agreement dated July 30th, 2021.

Township deemed Condition Met, 9/1/21 Staff Report

Additional correspondence received from Township Staff dated January 5 (*received 1/25/22*) is requesting a memorialization of the agreed upon provision that the Planning Commission review the practical functioning of the reduced parking granted to the multi-family use after the first phase is completed to re-evaluate and adjust, if necessary, prior allowing subsequent phases of multi-family housing.

- ☒ 7. For the final review, the applicant shall obtain any necessary reviews or approvals from the Township Engineer, Grand Traverse Metro Fire Department, Grand Traverse County Department of Public Works, Grand Traverse County Road Commission, and Grand Traverse County Soil Erosion and Sedimentation Control.

- Mansfield has obtained the following reviews/permits. Final Civil Plans are provided as part of this correspondence.
 - ✓ Township Engineer -January 3 and 21, 2022
 - ✓ Metro Fire -Received November 2, 2021
 - ✓ Grand Traverse County Road Commission -January 3, 2022
 - ✓ Grand Traverse County SESC -Received November 29, 2021

The additional materials provided should satisfy this Condition

- ☒ 8. Cross access connections will be provided to the Village of LaFranier Woods parcel and the Prince of Peace parcel as necessary and/or required.
- See attached Prince of Peace Defeasible Easement document and Reenders Inc Defeasible Easement document.

Township deemed Condition Met, 12/16/21 via email

Additional correspondence received from Township Staff dated January 5 (*received 1/25/22*) is requesting some minor clarifications of the easement documents previously provided.

SIGNS Additional correspondence received from Township Staff dated January 5 (*received 1/25/22*) is requesting modifications to the sign plan provided. Signs require a separate sign Permit application. Signs shown as part of the PUD submittal are for illustrative purposes only. All signage implemented as part of this PUD will be designed and permitted to meet the standards of the ordinance.

We are providing the documents listed above as well as:

- Architectural Elevations and Floor Plans (*Progressive/Gibbs*)
- Civil Site Plan Set -including landscape plan (*Mansfield*)
- Sign Plan (*Progressive*)
- Photometric Plan (*Progressive*)

We feel that these documents are a complete record of the PUD and conditions required for Final PUD Approval. Our intent is to be considered on the agenda at the February 9th Planning Commission meeting. Please call with any questions or comments.

Thank you,
Mansfield Land Use Consultants

1. Phasing Plan

JOINT DEVELOPMENT AGREEMENT

This JOINT DEVELOPMENT AGREEMENT (this “Agreement”) is entered into effective as of August 12, 2021 (the “Effective Date”), by and between the Bay Area Transportation Authority (“BATA”) and the Traverse City Housing Commission (“TCHC”), which are joining this Agreement for the purpose of agreeing to certain obligations and covenants applicable thereto as further described below. BATA and TCHC are each referred to in this Agreement, individually and without distinction, as a “Party”, and collectively as the “Parties”.

RECITALS:

A. The Parties have entered into that certain Buy and Sell Agreement for Vacant Land (the “Purchase Agreement”), dated [September 30, 2020]¹, whereby the Parties agreed to [jointly] purchase approximately 53.2 acres of property divided between two parcels located at the northeast corner of LaFranier Road and Hammond Road situated in Garfield Township, Grand Traverse County, Michigan, more specifically described on Exhibit A hereto (the “Development Property”).

B. The Parties desire to develop a transit-oriented, mixed use Planned Unit Development (“PUD” or the “Development”) on the Development Property highlighted by transit and residential uses. Specifically, and subject to the conditions described in this Agreement among other obligations the Parties may have, BATA shall be responsible for the purchase and development of the transit phase of development (the “Transit Phase”), wherein BATA shall develop approximately 22.1 acres of the Development Property for transit-oriented uses including the development of those uses and structures identified on Exhibit B where BATA is identified as the developer. Similarly, TCHC shall be responsible for the purchase and development of the residential phase of the development (the “Residential Phase”), wherein TCHC or an affiliated development partner shall develop approximately 31.1 acres of the Development Property for mixed-use and residential purposes including the development of those uses and structures identified on Exhibit B where TCHC or an affiliated development partner is identified as the developer.

C. The Parties intend to complete the Development over the course of approximately four years. Phase 1 of the Development (“Phase 1”) shall, to the extent practically achievable, approximately follow the Phase 1 proposed development schedule (the “Phase 1 Schedule”) set forth on Exhibit C hereto.

D. On January 13, 2021, the Parties introduced the PUD application (PUD 2020-02) (the “Application”) to the Garfield Township (the “Township”) Planning Commission (the “Planning Commission”). The Planning Commission accepted the Application and held a public hearing on February 10, 2021. Following the public hearing, the Parties provided updated information on the Development to the Planning Commission at the Commission’s regular meetings in March and April of 2021. On May 12, 2021, the Planning Commission approved findings of fact for preliminary approval of the PUD and recommended preliminary approval by

¹ The BSA on file is undated. Please confirm the date of execution.

the Township's Board, subject to certain conditions described in that certain Township Board Meeting Agenda (the "Preliminary Approval"), dated May 25, 2021, and attached hereto as **Exhibit D**. The Township Board granted preliminary approval on May 25, 2021.

E. Among the Parties' various obligations set forth in the Preliminary Approval, the Township Board conditioned its final approval of the PUD on the Parties' execution and submission of this Agreement setting forth the Parties' obligations with respect to the Development, including, but not limited to, the rights and obligations with respect to the funding and construction of the Residential Phase of the Development. The funding for the Residential Phase of the Development shall originate, in part, from the U.S. Department of Treasury and is administered by the Michigan State Housing Development Authority ("MSHDA") and contemplates the availability of low-income housing tax credits under the Tax Reform Act of 1986 and Section 42 of the Internal Revenue Code ("LIHTC") for the Residential Phase. TCHC's ability to develop the Residential Phase as affordable income based housing may be contingent on TCHC's receipt of LIHTC for the Residential Phase. MSHDA does not open its application round for LIHTC until October 1, 2021. Due to the later availability of funding for the Residential Phase, the Transit Phase shall begin prior to the Residential Phase of the Development.

F. The Parties agree that, in the event TCHC does not receive the necessary funding commitments, including LIHTC, to sufficiently fulfill its rights to develop Phase 1 of the Residential Phase on or prior to December 31, 2022, TCHC shall have the right to assign all of its rights, title and interests in the PUD and the Residential Phase of the Development Property to a successor developer or development partner, which shall accept such assignment and assume all of TCHC's duties and obligations under this Agreement.

G. The Parties desire to enter into this Agreement to confirm the terms, conditions, and requirements of their obligations related to the Preliminary Approval and contemplated final approval of the PUD.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, and in consideration of the promises, covenants, and agreements contained herein and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE I

INCORPORATION OF RECITALS; ATTACHMENTS; INTERPRETATION

Section 1.01 Incorporation of Recitals. The foregoing Recitals are hereby incorporated as material terms of this Agreement.

Section 1.02 Attachments. The exhibits and schedules described herein shall be deemed to be a material part of this Agreement and are incorporated herein.

Section 1.03 Interpretation. For purposes of this Agreement, (a) the words "include," "includes" and "including" are deemed to be followed by the words "without limitation"; (b) the word "or" is not exclusive; and (c) the words "herein," "hereof," "hereby," "hereto" and "hereunder" refer to this Agreement as a whole. Unless the context otherwise requires, references

herein: (x) to sections, schedules, and exhibits mean the sections of, and schedules and exhibits attached to, this Agreement; (y) to an agreement, instrument, or other document means such agreement, instrument, or other document as amended, supplemented and modified from time to time to the extent permitted by the provisions thereof/without regard to subsequent amendments, supplements, and modifications thereto; and (z) to a statute means such statute as amended from time to time and includes any successor legislation thereto and any regulations promulgated thereunder. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the party drafting an instrument or causing any instrument to be drafted. The schedules and exhibits referred to herein shall be construed with, and as an integral part of, this Agreement to the same extent as if they were set forth verbatim herein. All references to “\$” or “dollars” mean the lawful currency of the United States of America. Whenever the masculine is used in this Agreement, the same shall include the feminine and whenever the feminine is used herein, the same shall include the masculine, where appropriate. Whenever the singular is used in this Agreement, the same shall include the plural, and whenever the plural is used herein, the same shall include the singular, where appropriate.

ARTICLE II THE DEVELOPMENT GENERALLY

Section 2.01 Purpose; Relationship of the Parties; No Partnership. The purpose of this Agreement is to set forth the terms and conditions for the completion of the Development on the Development Property and in compliance with the PUD Approval. The Parties are not forming any joint venture or partnership, nor are they making any agreement to undertake any other project, activity, or business other than to plan, develop, finance, construct, complete and provide for the future operation of the Development in accordance with the terms of this Agreement. The Development shall not constitute a separate enterprise or unincorporated entity for accounting, income tax, or other purposes. The Parties do not intend to share profits and losses, and each Party shall maintain control over its own assets and resources.

Section 2.02 Name. The name of the Development for the purpose of this Agreement shall be the “BATA HQ Transit-Oriented Development PUD” or such other name as the Parties may agree to from time to time.

Section 2.03 Development Description; Components. The Development Property shall be divided into the Transit Phase and the Residential Phase and in accordance with that certain PUD Submittal, dated July 13, 2020, attached to the Preliminary Approval (the “PUD Submittal”). The Residential Phase may be developed in several sub-phases with one or more development partners, each a “Sub-phase” or collectively the “Residential Phase”.

Section 2.04 Implementation Time Frame. The Parties shall provide regular status updates on the development timeline, which shall include updates to the Phase 1 Schedule and perform such acts, and make, execute, acknowledge, and deliver such documents as may be reasonably necessary and customary to advance the purposes of this Agreement.

Section 2.05 Mutual Cooperation. The Parties agree that the purpose of this Agreement is to ensure compliance with the Preliminary Approval and orderly planning and development of the Development. The Parties and their respective subsidiaries, affiliates, subcontractors and

consultants providing or receiving services under this Agreement must cooperate with each other in connection with the performance of the activities under this Agreement, except that the cooperation must not unreasonably disrupt the normal operations of the parties and their respective subsidiaries and affiliates.

ARTICLE III TCHC FUNDING

Section 3.01 TCHC's Financing of Development Property. TCHC shall have thirty (30) days from the execution of this Agreement (the "Land Financing Contingency Period") to secure financing commitments (the "Land Financing Commitment"), whether by way of debt financing, equity investment, or otherwise, on terms acceptable to TCHC in its sole and absolute discretion, to enable TCHC to purchase TCHC's 31 acres of the Development Property and provide BATA with written evidence of said financing. If TCHC does not receive the Land Financing Commitment before the expiration of Land Financing Contingency Period, then BATA shall have the right to immediately terminate this Agreement and the Joint Development Cost Sharing Agreement. If BATA elects to terminate this Agreement and the Joint Development Cost Sharing Agreement pursuant to this Section 3.01, the Parties shall have no further liability hereunder (except with respect to those obligations hereunder which survive the termination of this Agreement).

Section 3.02 TCHC's Funding Condition. TCHC shall have until 11:59 P.M. Eastern Standard Time on December 31, 2022 (the "Financing Contingency Period") to secure financing commitments for the first Sub-phase of the Residential Phase, including TCHC's receipt of LIHTC, which shall be sufficient, in TCHC's sole discretion, to enable TCHC to complete the first Sub-phase of the Residential Phase of the Development (collectively, the "Residential Phase Financing"). Prior to the end of the Financing Contingency Period, TCHC shall submit written evidence of its receipt of Residential Phase Financing to the Township ("Financing Contingency Notice") and any other parties for whom notice may be required.

Section 3.03 TCHC's Rights to Assign. In the event TCHC does not timely deliver a Financing Contingency Notice to the Township prior to the expiration of the Financing Contingency Period, or if TCHC has not received the first Sub-phase of the Residential Phase financing prior to the expiration of the Financing Contingency Period, the Parties hereby agree, subject to the terms and conditions of this Article III, that, after the expiration of the Financing Contingency Period, TCHC may execute an assignment of all of the Residential Phase of the Development by delivering to BATA a written notice (the "Transition and Assignment Notice") assigning TCHC's right, title and interest in the Residential Phase, including the portion of the Development Property attributable to the Residential Phase, to a development partner or development assignee ("Development Assignee"). The Transition and Assignment Notice shall become effective on the day it is executed by TCHC (the "Residential Phase Transition Date"), upon which all of TCHC's rights and obligations under this Agreement shall be released, except a otherwise assigned to the Development Assignee. TCHC will execute any and all necessary deeds, assignments and transfer instruments necessary to transfer and assign TCHC's rights and interests in the Residential Phase property.

Section 3.04 Assignment. It is understood that TCHC will develop the Residential Phase in Sub-phases with one or more Development Partners. Prior to delivering the Transfer and Assignment Notice, TCHC shall have the right to assign to TCHC's Development Partner all or any part of TCHC's rights and obligations under this Agreement and to the Development Property.

Section 3.05 Cooperation. Each Party shall take all actions as may be reasonably necessary to consummate the assignment contemplated by this Article III, including, without limitation, entering into agreements and delivering certificates and instruments and consents as may be deemed necessary or appropriate.

Section 3.06 Development Assignee's Obligation to Develop the Residential Phase. If TCHC transfers and assigns the Residential Phase property to a Development Assignee pursuant to the Transition and Assignment Notice, the Development Assignee shall use commercially reasonable efforts to initiate development of the Residential Phase prior to June 30, 2023.

Section 3.07 Assignment Does Not Effect Transit Phase. If TCHC is unable to secure financing commitments within the Financing Contingency Period and provide a Financing Contingency Notice pursuant to Section 3.01 or is unable to execute an assignment of all of the Residential Phase of the Development to a Development Assignee that will initiate development of the Residential Phase prior to June 30, 2023, it will not in any way effect BATA's development of the Transit Phase on the Development Property, including but not limited to, BATA's ability to get a Certificate of Occupancy for the Transit Phase.

Section 3.08 BATA Shall Not Be Responsible to Develop the Residential Phase. Notwithstanding anything to the contrary expressed or implied herein, BATA shall not be, and is not responsible to meet any TCHC obligations to the Township for the Residential Phase pursuant to the preliminary approval and contemplated final approval of the PUD.

ARTICLE IV REPRESENTATIONS AND WARRANTIES

Section 4.01 Mutual Representations and Warranties. Each Party represents and warrants to the other party that:

- (a) (i) it has the full right, power, and authority to enter into this Agreement and to perform its obligations hereunder, and (ii) the execution of this Agreement by a representative whose signature is set forth at the end hereof has been duly authorized by all necessary action of the Party;
- (b) when executed and delivered by the Party, this Agreement shall constitute the legal, valid, and binding obligation of that Party, enforceable against that Party in accordance with its terms; and
- (c) it is under no obligation to any third party that would interfere with its representations, warranties, or obligations under this Agreement.

Section 4.02 No Other Representations or Warranties. EXCEPT FOR THE EXPRESS WARRANTIES SET FORTH IN THIS JOINT DEVELOPMENT AGREEMENT, NEITHER PARTY HAS MADE OR MAKES ANY OTHER REPRESENTATIONS OR WARRANTIES, EITHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE, UNDER THIS AGREEMENT

ARTICLE V INSURANCE

During the Term and for a period of two years after the Term, each Party shall, at its sole cost and expense, obtain and maintain commercial general liability insurance in commercially reasonable amounts that provide all liability coverage, including, but not limited to, personal injury, physical injury, or property damage arising out of the Development and contractual liability coverage for its obligations under this Agreement in the minimum amount of Two Million Dollars per occurrence and Five Million Dollars in the aggregate. Each Party shall have the other Party named as an additional insured on the insurance. On request by the other Party, each Party shall provide the other Party with written evidence of the insurance. Additionally, each Party shall provide the other Party with written notice at least 30 business days prior to the Party's cancelling, not renewing, or materially changing the insurance.

ARTICLE VI TERM; TERMINATION

Section 6.01 Term. The term of this Agreement shall commence on the Effective Date of this Agreement and shall continue in full force and effect until the earlier of (a) the date that Phase 1 is complete, in the reasonable judgment of both Parties; (b) December 31, 2025, or (c) the Residential Phase Transition Date (the "Term").

Section 6.02 Termination for Cause.

(a) Either party may terminate this Agreement if the other party materially breaches this Agreement and (if such breach is curable) fails to cure such breach within 60 days after being notified in writing to do so; provided, however, such 60 day period shall be extended an additional 30 days if the breaching party has begun good faith efforts to remedy such breach within the initial 30 day period and provides a written explanation to the non-breaching party of the reasons for the breach, actions it is taking to remedy the breach, and why it believes it can remedy the breach within the additional 30 day period.

(b) Either party may terminate this Agreement if the other party (i) becomes insolvent or admits its inability to pay its debts generally as they become due; (ii) becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law; (iv) makes a general assignment for the benefit of creditors; or (v) has a receiver, trustee, custodian, or similar agent appointed by order of any court of

competent jurisdiction to take charge of or sell any material portion of its property or business;

(c) Either party may terminate this Agreement if the other party fails to pay any amount due under this Agreement on the due date for payment and remains in default not less than 30 days after being notified in writing to make such payment.

The non-breaching party shall provide written notice of its termination of this Agreement to the breaching party and termination shall be effective as of the effective date of the notice in accordance with the terms of Section 8.04, provided, however, that the non-breaching party may elect to continue developing the Development by notifying the breaching party of this election.

Section 6.03 Termination Upon Residential Phase Transition.

(a) In the event TCHC delivers a Transition and Assignment Notice to BATA in accordance with Article III, TCHC shall use commercially reasonable efforts to promptly transfer all of its responsibilities hereunder (to the extent applicable) to the Development Assignee ("Transition Assistance"), provided that, except as provided elsewhere in this Agreement, TCHC has no obligation to:

(i) perform any development activities on or after the effective date of the Transition and Assignment Notice, or

(ii) incur any expenses in connection with this Agreement on or after the end of the Transition Period (defined below), except for its internal costs in transferring its development activities to the Assuming Party.

(b) Except as otherwise agreed to in writing by the Parties or as provided in this Section 6.03, the Parties shall:

(i) complete its Transition Assistance as soon as practicable and, in any event, no later than six months after the effective date of the Transition and Assignment Notice ("Transition Period"); and

(ii) to the extent permitted by any relevant third-party agreements, use commercially reasonable efforts to assign its rights or grant sufficient rights under all third-party agreements to the extent that the agreements relate predominantly to the Development and, upon such assignment, the receiving party shall assume all rights and obligations under such agreements.

Section 6.04 Effect of Termination. Except as provided in this Agreement, expiration or termination of this Agreement shall not relieve the parties of any obligations accruing prior to the effective date of expiration or termination. Any expiration or termination of this Agreement shall not preclude either Party from pursuing all rights and remedies it may have hereunder at law or in equity with respect to any breach of this Agreement nor prejudice either Party's right to obtain performance of any obligation.

ARTICLE VII DISPUTE RESOLUTION

Section 7.01 Dispute Resolution Objective. It is the Parties' objective to establish procedures to facilitate the resolution of all disputes in an expedient manner by mutual cooperation before resorting to litigation. Unless otherwise expressly provided in this Agreement, all disputes will be subject to this Article VII. Either Party may initiate the dispute resolution procedure of this Article VII by giving the other Party written notice in accordance with the terms of Section 8.04 of any dispute ("Notice of Dispute").

Section 7.02 Negotiation and Mediation. The parties shall attempt in good faith to initially resolve any Dispute promptly by negotiation between the Parties' Executive Directors and senior staff ("Executives"). Within 15 days of a Notice of Dispute provided to a Party in accordance with Section 8.04, each Party's Executives shall meet in person, or by teleconference, at a mutually agreeable time and place, and thereafter as often as they reasonably deem necessary, to attempt in good faith to resolve the dispute. If the dispute is not resolved within 30 days following the Notice of Dispute, the parties shall initiate mediation proceedings by mutually selecting a trained facilitative mediator. Mediation shall proceed under rules and procedures established by the mediator, with the mediation being completed within 90 days of the Notice of Dispute. All negotiations pursuant to this Section 7.02 are confidential and are deemed compromise and settlement negotiations for the purposes of applicable rules of evidence. The Parties will share equally the costs of any such mediation.

Section 7.03 Litigation. In the event the Parties are unable to resolve any dispute by negotiations or mediation as set forth in Section 7.02 within 120 days following the Notice of Dispute, the Parties may initiate litigation in accordance with the terms of this Agreement.

ARTICLE VIII GENERAL PROVISIONS

Section 8.01 Force Majeure. Neither Party shall be liable or responsible to the other Party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such failure or delay is caused by:

- (a) acts of God;
- (b) flood, fire, or explosion;
- (c) war, terrorism, invasion, riot, or other civil unrest;
- (d) embargoes or blockades in effect on or after the date of this Agreement;
- (e) national or regional emergency;
- (f) strikes, labor stoppages or slowdowns, or other industrial disturbances;

(g) any passage of law or governmental order, rule, regulation, or direction, or any action taken by a governmental or public authority, including imposing an embargo, export or import restriction, quota, or other restriction or prohibition; or

(h) national or regional shortage of adequate power or telecommunications or transportation facilities.

(each of the foregoing, a “Force Majeure”), in each case, provided that (i) such event is outside the reasonable control of the affected Party; (ii) the affected Party provides prompt notice to the other Party, stating the period of time the occurrence is expected to continue; and (iii) the affected Party uses diligent efforts to end the failure or delay and minimize the effects of such Force Majeure event. A Party may terminate this Agreement if a Force Majeure event affecting the other party continues substantially uninterrupted for a period of 90 days or more. Unless the Party terminates this Agreement pursuant to the preceding sentence, all timelines in the Phase 1 Schedule shall automatically be extended for a period up to the duration of the Force Majeure event.

Section 8.02 Further Assurances. Each Party shall, upon the reasonable request, and at the sole cost and expense, of the other party, promptly execute such documents and perform such acts as may be necessary to give full effect to the terms of this Agreement.

Section 8.03 No Public Statements or Use of Trademarks. Neither Party shall issue or release any announcement, statement, press release, or other publicity or marketing materials relating to this Agreement, or, unless expressly permitted under this Agreement, otherwise use the other Party’s trademarks, service marks, trade names, logos, domain names, or other indicia of source, association, or sponsorship, in each case, without the prior written consent of the other Party.

Section 8.04 Notices. All notices, requests, consents, claims, demands, waivers, and other communications hereunder shall be in writing and shall be deemed to have been given in accordance with this Section:

If to BATA:

Kelly Dunham
Executive Director
Bay Area Transportation Authority
3233 Cass Road
Traverse City Michigan, 49684
Email: dunhamk@bata.net

With a copy to:

Foster, Swift, Collins & Smith, P.C.
313 S. Washington Square
Lansing, MI 48933
Attn: Mark T. Koerner
Email: mkoerner@fosterswift.com

If to TCHC:

Tony Lentych
Traverse City Housing Commission

150 Pine Street
Traverse City, MI 49684
Email: tlentych@tchousing.org

With a copy to:

Kuhn Rogers PLC
412 S. Union St.
Traverse City, MI 49684
Attn: Joseph E. Quandt,
Email: jequandt@krlawtc.com

Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); (c) on the date sent by e-mail (with confirmation of transmission), if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient; or (d) on the fifth day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

Section 8.05 Privileged Communications. It is expected that, in furtherance of this Agreement, the Parties will, from time to time, disclose to one another privileged communications with counsel, including opinions, memoranda, letters, and other written, electronic, and verbal communications. Such disclosures are made with the understanding that they shall remain confidential and that they are made in connection with the shared community of legal interests existing between the Parties.

Section 8.06 Headings. The headings in this Agreement are for reference only and shall not affect the interpretation of this Agreement.

Section 8.07 Entire Agreement. This Agreement, together with all schedules, exhibits, and any other documents incorporated herein by reference, constitutes the sole and entire agreement of the Parties to this Agreement with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings and agreements, both written and oral, with respect to such subject matter.

Section 8.08 Assignment. Except in the case of TCHC's assignment of its rights hereunder in accordance with Article III, (in which BATA's consent is not required), neither Party shall assign or otherwise transfer any of its rights, or delegate or otherwise transfer any of its obligations or performance, under this Agreement, in each case whether voluntarily, involuntarily, by operation of law or otherwise, without the other Party's prior written consent, which consent may be given or withheld in that party's sole discretion. This Agreement is binding upon and inures to the benefit of the Parties hereto and their respective permitted successors and assigns.

Section 8.09 No Third-Party Beneficiaries. This Agreement is for the sole benefit of the Parties hereto and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer upon any other person any legal or equitable right, benefit, or remedy of any nature whatsoever, under or by reason of this Agreement.

Section 8.10 Amendment; Modification; Waiver. This Agreement may only be amended, modified, or supplemented by an agreement in writing signed by each Party hereto. No

waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the waiving Party. Except as otherwise set forth in this Agreement, no failure to exercise, or delay in exercising, any rights, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

Section 8.11 Severability. If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction. Upon a determination that any term or other provision is invalid, illegal, or unenforceable, the Parties hereto shall negotiate in good faith to modify this Agreement so as to effect the original intent of the parties as closely as possible in a mutually acceptable manner in order that the transactions contemplated hereby be consummated as originally contemplated to the greatest extent possible.

Section 8.12 Governing Law; Submission to Jurisdiction.

(a) This Agreement and all related documents, and all matters arising out of or relating to this Agreement, are governed by, and construed in accordance with, the laws of the State of Michigan.

(b) Any dispute for which a Party is permitted to bring a court proceeding shall be instituted in the federal courts of the United States or the courts of the State of Michigan in each case located in the County of Grand Traverse, and each Party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding. Service of process, summons, notice, or other document by mail to such Party's address set forth herein shall be effective service of process for any suit, action, or other proceeding brought in any such court.

Section 8.13 Waiver of Jury Trial. Each Party irrevocably and unconditionally waives any right it may have to a trial by jury for any court proceeding arising out of or relating to this Agreement or the transactions contemplated hereby for which a Party may bring such a court proceeding.

Section 8.14 Attorneys' Fees. In any dispute for which a party is permitted to bring a court proceeding, the prevailing party shall be entitled to recover its actual attorneys' fees and court costs from the non-prevailing party.

Section 8.15 Time Is of the Essence. The Parties hereto acknowledge and agree that, except as otherwise expressly provided in this Agreement, TIME IS OF THE ESSENCE for the performance of all actions (including, without limitation, the giving of notices, the delivery of documents, and the funding of money) required or permitted to be taken under this Agreement. Whenever action must be taken (including, without limitation, the giving of notice, the delivery of documents or the funding of money) under this Agreement, prior to the expiration of, by no later than or on a particular date, unless otherwise expressly provided in this Agreement, such action must be completed by 5:00 p.m. Eastern Time on such date. However, notwithstanding anything

to the contrary herein, whenever action must be taken (including, without limitation, the giving of Notice, the delivery of documents, or the funding of money) under this Agreement prior to the expiration of, by no later than, or on a particular date that is not a business day, then such date shall be extended until the immediately following business day.

Section 8.16 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail, or other means of electronic transmission (to which a PDF copy is attached) shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the Effective Date.

Bay Area Transportation Authority

By: 
[Kelly Dunham]

Its: [Executive Director]

Traverse City Housing Commission

By: 
[Tony Lentych]

Its: [Executive Director]

EXHIBIT A
DEVELOPMENT PROPERTY DESCRIPTION

See attached.

EXHIBIT B

DEVELOPMENT USES AND STRUCTURES

Use/Structure	Developer
Approximately 210 multi-family residential units in five 3-story buildings	TCHC
15 single-family residential lots	TCHC
<i>Total: 225 residential units</i>	
56,000-square-foot bus storage garage	BATA
16,000-square-foot bus maintenance facility	BATA
12,000-square-foot administration and dispatch building	BATA
<i>Total: 84,000 square feet</i> <i>Possible Future Additions: 26,875 square feet</i> <i>Total Possible Buildout: 110,875 square feet</i>	
Transfer station with three-foot bathroom facility	BATA
400-square foot bathroom facility	BATA
4,000-square foot childcare center	TCHC
2,940-square-foot cafe'/neighborhood commercial building	TCHC

EXHIBIT C

PHASE 1 PROPOSED DEVELOPMENT SCHEDULE

May 2021	PUD Preliminary Approval
September 30, 2021	BATA and TCHC extend purchase agreement
October 1, 2021	TCHC submits two 9% LIHTC Applications to MSHDA
January/February 2022	PUD Approval*
January 2022	First Opportunity to Receive Reservation Letter from MSHDA
Post PUD Approval	BATA and TCHC acquire Property, and places deed restrictions*
Winter 2022	TCHC Applies for subsidy resources from other funders
April 1, 2022	TCHC resubmits 9% LIHTC Application to MSHDA, as needed
May 1, 2022	TCHC Executes Agreement with Habitat for Humanity Grand Traverse for Single Family Housing Component
Spring 2022	TCHC Applies for Bond Financing
June 30, 2022	Second Opportunity to Receive Reservation Letter from MSHDA
Summer 2022 (Potentially) After TCHC Receives LIHTC Reservation Letter from MSHDA	BATA begins construction of Bus Garage, Bus Maintenance Garage, Administration Building, Transfer Station, and Open Space Improvements in the Transit Phase as referenced/outlined in the PUD Report and Decision Order.
August 1, 2022	TCHC assigns to Development Assignee and Development Assignee initiates development activities to fulfill PUD requirements
September/October 2023	BATA request for Certificate of Occupancy
December 2024— June 2025	TCHC (or other developer) request for Certificate of Occupancy for 1st Building

* Will be adjusted as necessary.

EXHIBIT D

PRELIMINARY APPROVAL

See attached

2. Wetland Delineation Verification (EGLE)



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING



LIESL EICHLER CLARK
DIRECTOR

July 14, 2021

VIA E-MAIL

Bay Area Transportation Authority, Attn: Kelly Dunham
3233 Cass Road
Traverse City, Michigan 49684

Dear Kelly Dunham:

SUBJECT: Wetland Identification Report
Wetland Identification Site Name:
28-Lafranier Road and W Hammond Road NE-Garfield Township
MiWaters Submission Number: HP8-B2ER-7PG7N

The Department of Environment, Great Lakes, and Energy (EGLE) conducted a Level 3 Wetland Identification Review of approximately 30 acres on property (Property Tax Identification Number(s) 05-023-042-30 and 05-023-042-01) located in Town 27N, Range 11W, Section 23, Garfield Township, Grand Traverse County on June 22, 2021. The wetland identification was conducted in accordance with Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), and Rule 4 (1), Wetland Identification and Assessment (R 281.924), of the Administrative Rules for Part 303. This is a report of our findings in response to your Wetland Identification Program (WIP) application.

Based on our on-site investigation which included a review of plants, hydrology, and soils, EGLE confirms the wetland boundary lines as flagged by your consultant. Staff from EGLE also reviewed other pertinent information such as aerial imagery, soils survey data, topographic mapping data, and surface hydrology data. All wetland areas showed evidence of sustained surface (or near-surface) hydrology occurring during the growing season and were associated with hydrophytic plant species and hydric soil.

The site map (Figure 2) of the WIP review area was created by combining information from your consultant and EGLE. The new map identifies areas containing regulated wetland and non-wetland (upland).

The wetland on site (i.e., Wetland A) is regulated by EGLE because of wetland size and/or proximity to a pond, lake, or stream/drain. For the approximately 4.88 acres total (on site) identified as regulated wetland on the site map, please be advised that any of the following activities require a permit under Part 303:

- a) Deposit or permit the placing of fill material in a regulated wetland.
- b) Dredge, remove, or permit the removal of soil or minerals from regulated wetland.
- c) Construct, operate, or maintain any use or development in a regulated wetland.
- d) Drain surface water from a regulated wetland.

For those areas identified as non-wetland (upland) on the site map (Figure 2), EGLE lacks jurisdiction under Part 303 for activities occurring in those areas.

This Wetland Identification Report is limited to findings pursuant to Part 303 and does not constitute a determination of jurisdiction under other EGLE administered programs. Any land use activities undertaken within the review area may be subject to regulation pursuant to the NREPA under Part 91, Soil Erosion and Sedimentation Control.

Please be aware that this wetland identification report does not constitute a determination of the jurisdiction under local ordinances or federal law. The U.S. Army Corps of Engineers (USACE) retains regulatory authority over certain wetlands pursuant to Section 404 of the Clean Water Act (CWA), and specifically those wetlands associated with traditionally navigable waters of the state. Navigable waters are generally the Great Lakes, their connecting waters, and river systems and lakes connected to these waters. In other areas of the state, EGLE is responsible for identification of wetland boundaries for purposes of compliance with the CWA under an agreement with the U.S. Environmental Protection Agency. Your review area is unlikely to be within those areas also regulated by the USACE. Additional information may be obtained by contacting the USACE at 313-226-2218.

You may request EGLE reassess the wetland boundaries and regulatory status of wetlands within any portion of the review area, should you disagree with the findings, within 60 days of the date of this report. A written request to reassess the Wetland Identification review area must be accompanied by supporting evidence with regard to wetland vegetation, soils or hydrology different from, or in addition to, the information relied upon by EGLE staff in preparing this report. The request should be submitted to:

Wetland Identification Program
Department of Environment, Great Lakes, and Energy
Water Resources Division
P.O. Box 30458
Lansing, Michigan 48909-7958

Please use the EGLE MiWaters submission number assigned to this project if submitting a permit application or otherwise corresponding with our office.

The findings contained in this report do not convey, provide, or otherwise imply approval of any governing act, ordinance, or regulation, nor does it waive the obligation to

Bay Area Transportation Authority
Page 3
July 14, 2021

acquire any applicable federal, state, county, or local approvals. This Wetland Identification Report is not a permit for any activity that requires a permit from EGLE.

The findings contained in this report are binding on EGLE until July 14, 2024, a period of three years from the date of this Wetland Identification Report unless a reassessment has been conducted. Please contact me at 517-243-5002; GyekisK@michigan.gov; or EGLE, P.O. Box 30458, Lansing, Michigan 48909-7958, if you have any questions regarding this report.

Sincerely,

A handwritten signature in cursive script, reading "Keto Gyekis".

Keto Gyekis
Wetland Identification Program Coordinator
Water Resources Division

Enclosures

cc: Grand Traverse County Soil Erosion Enforcement Agent (CEA) (via e-mail)
Grand Traverse County Health Department (via e-mail)
Garfield Township Clerk (via e-mail)
Ms. Dixie Roethlisberger, LaFranier Trust Properties
Mr. Steven Voice, Voice Environmental Group LLC (via e-mail)
Mr. Joe Haas, EGLE (via e-mail)
Mr. Neil Schock, EGLE (via e-mail)

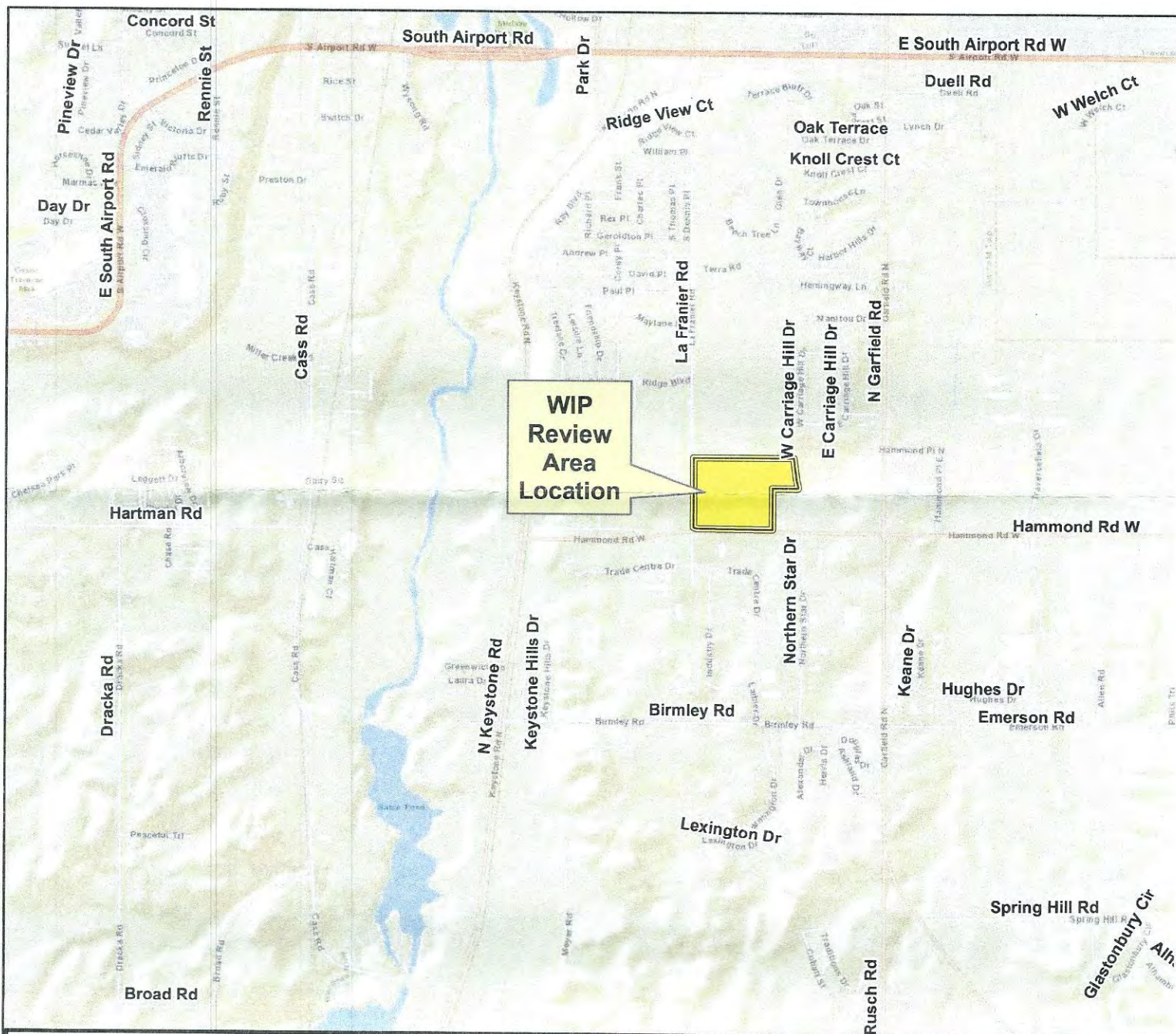


Figure 1.
EGLE Wetland Identification Location
Lafranier Rd and W Hammond Rd
Garfield Township
HP8-B2ER-7PG7N



Grand Traverse County

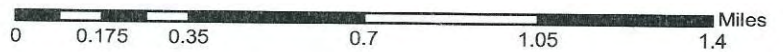
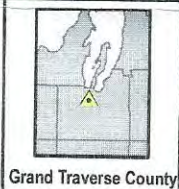






Figure 2.
EGLE Wetland Identification Detail
Lafranier Rd and W Hammond Rd
Garfield Township
HP8-B2ER-7PG7N



Grand Traverse County

-  EGLE Regulated Wetland
-  EGLE WIP Review Area

0 30 60 120 180 240 Feet



3. Declaration of Conservation Restriction

DECLARATION OF CONSERVATION RESTRICTION

This Declaration of Conservation Restriction is created this ____ day of _____, 2021, by _____, whose address is _____ (hereinafter "Grantor") based upon the following terms and conditions.

WHEREAS, Grantor is the fee simple title holder of real property located in Garfield Township, Grand Traverse County, State of Michigan, legally described in Exhibit "A" ("the Premises"); and

WHEREAS, there are areas on the Premises which contain regulated wetlands which are protected under Part 303 of the Natural Resources and Environmental Protection Act, P.A. 451 of 1994, as amended (hereinafter "Part 303") and delineated on the attached Exhibit "B" ("the Restricted Area"); and

WHEREAS, Grantor has agreed to place this Conservation Restriction to prevent and preclude any dredging, filling or construction within the described Restricted Area.

NOW, THEREFORE, the Grantor agrees, covenants and permits the following:

1. Grantor means the Grantor referenced herein as current title holder, as well as any of Grantor's successors, assigns or future owners of the Premises, it being the intent that the covenants created by this instrument shall run with the land.

2. The Restricted Area shall remain in as close to its current natural state as a wetland as natural circumstances will allow. Grantor shall not be required to improve or otherwise enhance the wetland features.

3. Grantor agrees that it shall not dredge, fill or construct any improvement within the Restricted Area unless otherwise authorized by Garfield Township and the Michigan Department of Environment, Great Lakes and Energy pursuant to valid and authorized permits pursuant to all local, state, and federal laws and regulations.

4. Grantor shall not be required to restore the Restricted Area if alterations resulting from causes beyond Grantor's control occur, including, but not limited to, unauthorized actions by third parties that were not reasonably foreseeable; natural causes or natural disasters (such as unintentional fires, floods, storms or natural earth movement).

5. This Agreement shall run with the land and be binding upon the successors and assigns of the Grantor and shall run with the land in perpetuity unless modified or terminated with written permission from the Garfield Township Board of Trustees.

6. This Agreement shall be construed in accordance with Michigan law. All legal action related to this Conservation Restriction must be filed and pursued in a Michigan state court of appropriate jurisdiction.

GRANTOR:

STATE OF MICHIGAN)
)ss.
COUNTY OF)

On this _____ day of _____, 2021, before me, a Notary Public, personally appeared _____, who executed the above and acknowledged the same to be his free act and deed.

_____, Notary Public

County of:
My Commission Expires:
Acting in County of:

**Prepared by and
When recorded return to:**
Joseph E. Quandt
Kuhn Rogers, PLC
412 S. Union Street
Traverse City, MI 49684
(231) 947-7900

EXHIBIT A

CONSERVATION EASEMENT:

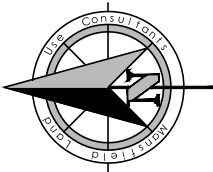
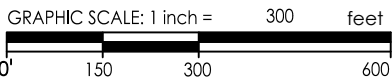
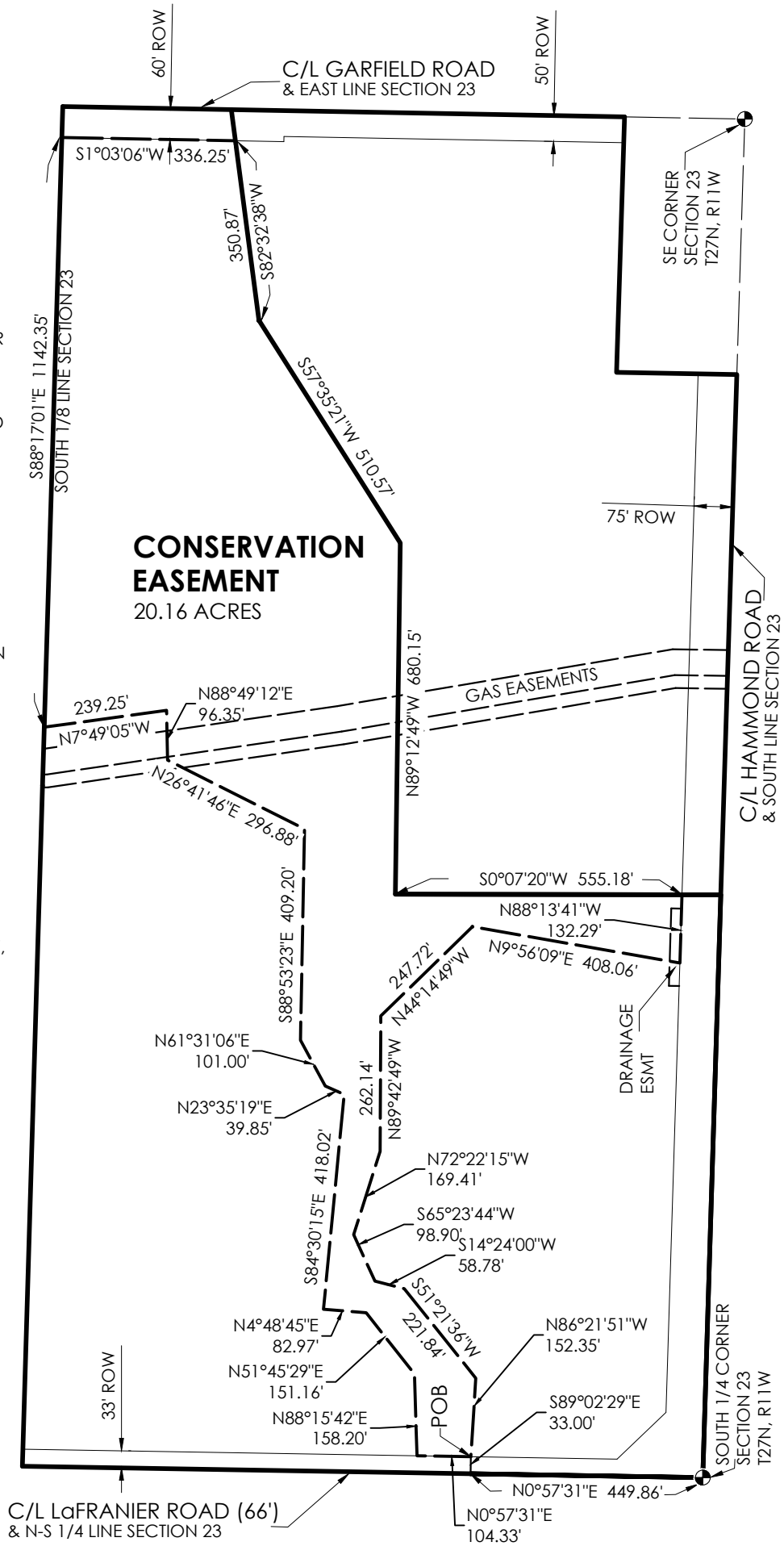
A CONSERVATION EASEMENT IN PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY MICHIGAN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE N00° 57' 31"E, 449.86 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23; THENCE S89° 02' 29"E, 33.00 FEET TO THE EAST RIGHT-OF-WAY OF LAFRANIER ROAD AND THE POINT OF BEGINNING; THENCE N00° 57' 31"E, 104.33 FEET ALONG SAID RIGHT-OF-WAY; THENCE N88° 15' 42"E, 158.20 FEET; THENCE N51° 45' 29"E, 151.16 FEET; THENCE N04° 48' 45"E, 82.97 FEET; THENCE S84° 30' 15"E, 418.02 FEET; THENCE N23° 35' 19"E, 39.85 FEET; THENCE N61° 31' 06"E, 101.00 FEET; THENCE S88° 53' 23"E, 409.20 FEET; THENCE N26° 41' 46"E, 296.88 FEET; THENCE N88° 49' 12"E, 96.35 FEET; THENCE N07° 49' 05"W, 239.25 FEET; THENCE S88° 17' 01"E, 1142.35 FEET ALONG THE SOUTH ONE-EIGHTH LINE OF SECTION 23 TO THE WEST RIGHT-OF-WAY OF GARFIELD ROAD; THENCE S01° 03' 06"W, 336.25 FEET ALONG SAID RIGHT-OF-WAY; THENCE S82° 32' 38"W, 350.87 FEET; THENCE S57° 35' 21"W, 510.57 FEET; THENCE N89° 12' 49"W, 680.15 FEET; THENCE S00° 07' 20"W, 555.18 FEET TO THE NORTH RIGHT-OF-WAY OF HAMMOND ROAD; THENCE N88° 13' 41"W, 132.29 FEET ALONG SAID RIGHT-OF-WAY; THENCE N09° 56' 09"E, 408.06 FEET; THENCE N44° 14' 49"W, 247.72 FEET; THENCE N89° 42' 49"W, 262.14 FEET; THENCE N72° 22' 15"W, 169.41 FEET; THENCE S65° 23' 44"W, 98.90 FEET; THENCE S14° 24' 00"W, 58.78 FEET; THENCE S51° 21' 36"W, 221.84 FEET; THENCE N86° 21' 51"W, 152.35 FEET TO THE POINT OF BEGINNING.

Easement Exhibit

CONSERVATION EASEMENT:

A CONSERVATION EASEMENT IN PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY MICHIGAN BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE N00° 57' 31"E, 449.86 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23; THENCE S89° 02' 29"E, 33.00 FEET TO THE EAST RIGHT-OF-WAY OF LaFRANIER ROAD AND THE POINT OF BEGINNING; THENCE N00° 57' 31"E, 104.33 FEET ALONG SAID RIGHT-OF-WAY; THENCE N88° 15' 42"E, 158.20 FEET; THENCE N51° 45' 29"E, 151.16 FEET; THENCE N04° 48' 45"E, 82.97 FEET; THENCE S84° 30' 15"E, 418.02 FEET; THENCE N23° 35' 19"E, 39.85 FEET; THENCE N61° 31' 06"E, 101.00 FEET; THENCE S88° 53' 23"E, 409.20 FEET; THENCE N26° 41' 46"E, 296.88 FEET; THENCE N88° 49' 12"E, 96.35 FEET; THENCE N07° 49' 05"W, 239.25 FEET; THENCE S88° 17' 01"E, 1142.35 FEET ALONG THE SOUTH ONE-EIGHTH LINE OF SECTION 23 TO THE WEST RIGHT-OF-WAY OF GARFIELD ROAD; THENCE S01° 03' 06"W, 336.25 FEET ALONG SAID RIGHT-OF-WAY; THENCE S82° 32' 38"W, 350.87 FEET; THENCE S57° 35' 21"W, 510.57 FEET; THENCE N89° 12' 49"W, 680.15 FEET; THENCE S00° 07' 20"W, 555.18 FEET TO THE NORTH RIGHT-OF-WAY OF HAMMOND ROAD; THENCE N88° 13' 41"W, 132.29 FEET ALONG SAID RIGHT-OF-WAY; THENCE N09° 56' 09"E, 408.06 FEET; THENCE N44° 14' 49"W, 247.72 FEET; THENCE N89° 42' 49"W, 262.14 FEET; THENCE N72° 22' 15"W, 169.41 FEET; THENCE S65° 23' 44"W, 98.90 FEET; THENCE S14° 24' 00"W, 58.78 FEET; THENCE S51° 21' 36"W, 221.84 FEET; THENCE N86° 21' 51"W, 152.35 FEET TO THE POINT OF BEGINNING.



4. Bus Wash Details



September 1, 2021

Mr. John Sych, Director of Planning
Charter Township of Garfield
3843 Veteran's Drive
Traverse City, MI 49684

Re: PUD 2020-02 Bus Wash Location

Dear John:

At the last planning commission meeting, the topic of the bus wash inside the operations center was discussed. Specifically, it was discussed whether the bus wash would create a poor working environment for the administrative staff.

The location of the bus wash within the storage area is approximately 100' away from the administrative space (measured from the location of the vehicle dryers). It sits directly adjacent to the wash equipment room and storage for buildings and ground. Half of the vehicle wash lane is outside the boundary of the balance of the building area. In addition, there is a one hour fired rated wall that separates the storage area from the administrative area. Noise from the bus wash will not be disturbing to the administrative staff. The operating hours of the bus wash will likely be at the tail end, or outside of the working hours for the staff.

Regarding mechanical systems, the vehicle storage area and the administrative area will each have their own dedicated mechanical systems. We will not be mixing the two areas.

It is typical for buildings that serve this type of need to have a vehicle wash inside the vehicle storage area. We are well versed in designing facilities like this and we will put our best practices in place.

If I can answer any questions related to the bus wash, please reach out.

Sincerely,

A handwritten signature in black ink, appearing to read "Seth D. Horton", written over a light blue horizontal line.

Seth D. Horton, PE
Senior Project Manager

SDH/pny
P:\88760002\01 ADMIN\A2 CORRESPONDENCE\Owner\2021 09 01 Bus Wash Location.docx

5. Traffic Impact Review



May 5, 2021

John Sych, AICP, Planning Director
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

Re: BATA Traffic Impact Study Review Letter

Dear Mr. Sych,

Progressive AE has received the review comments from the Township's reviewing consultant dated April 28, 2021. We submit the following as our response for consideration of the review comments in the order in which they were presented in the review letter. Comments from the letter are identified in bold italic.

This study area is too limited, the evaluation should have also included the intersection of Garfield Road at Hammond Road.

The study is being requested to be revised with additional information and resubmitted. The claim is that the study area is too limited. Pre study conversations with the Township and Road Commission led to an email dated January 21, 2021 confirming the study area with you. At that time, the intersection of Garfield Road and Hammond Road was discussed and decided to not be included in the study area.

The key failure of the TIS is the lack of identifying reasonable mitigations for the poor traffic operations noted for select movements.

The review comments proceed to criticize the study for not identifying reasonable mitigations for poor traffic operations noted for selected movements at the Lafranier Road intersections with Airport Road and Hammond Road. However, the study states directly:

The purpose of this traffic impact study was to analyze the potential impacts of the planned development and to identify what physical and/or operational roadway system improvements may be necessary to mitigate existing or anticipated background issues, and/or impacts created by this development's traffic.

Lafranier Road at Airport Road

The traffic study review cites the southbound right-turns at the Lafranier Road/Airport Road intersection as an example that was not mitigated. Under existing conditions, the questioned movement operates at LoS "E" during the morning and afternoon peak hour. The proposed development generates zero trips for that movement and the movement is anticipated to continue to operate at LoS "E" for the future (2026) conditions. Despite the existing level-of-service and no expected development impacts to that movement, future mitigation measures are indeed included in the study recommendations:

It is recommended to continue to monitor the study area signalized intersections and adjust signal timing as necessary to best balance the peak-hour demands of the intersection. Eventually, physical capacity improvements, such as turn lanes or a roundabout, may be needed to address peak hour capacity issues. Alternatively, it may be prudent to accept some poor levels-of-service in the future for the ever-increasing urban environment of the study area intersections.

Hammond Road at Lafranier Road

Similarly, with the concerns related to the westbound right-turns at the Hammond Road/Lafranier Road intersection, future signal timing adjustments are suggested to mitigate the LoS "E" for the afternoon peak hour if or when they do eventually occur. The level-of-service for the 425 projected westbound right turns at the Hammond Road/Lafranier Road intersection in the future (2026) morning peak hour is expected to operate at an acceptable LoS "D". The afternoon peak hour levels-of-service for this movement can be addressed by the recommended future signal timing adjustments; however, these timing adjustments would include modifying the cycle length which may or may not be beneficial to the corridor as a whole. With background knowledge of the ongoing GTCRC signal optimization project, as noted in the review letter, it was believed that signal timing adjustments would be best identified to meet the needs of that project rather than to suggest specific localized timings at this intersection that may not fit with network objectives (especially five years in advance of the expected new trips).

Furthermore, the BATA site is only adding 25 peak hour trips to the westbound right-turn movement during the afternoon peak hour. While the widening of the road to construct a dedicated right-turn lane would improve intersection operations, the potential need for the right-turn lane is not being driven by the traffic generated by the proposed development, but the existing traffic currently making this movement.

At the direction of Garfield Township, Progressive AE can update the traffic study with specific recommendations to mitigate existing and/or background conditions or expand the scope of the study to include additional intersections; however, such an effort would yield similar conclusions as the BATA project should not be expected to mitigate issues unrelated to their specific impacts to the roadway network.

Sincerely,




Christopher E. Zull, PE
Transportation Practice Leader

6. Parking Program for Carriage Flats Multi-Family

TRAVERSE CITY HOUSING COMMISSION

150 PINE STREET | TRAVERSE CITY | MICHIGAN | 49684

MEMORANDUM

DATE: July 30, 2021
TO: John Sych, Planner, Garfield Township
FROM: Tony Lentych, Executive Director 
SUBJECT: PUD – Parking Issue Documentation

MESSAGE:

Attached to this memorandum are all of the supportive materials that the Traverse City Housing Commission (TCHC) has submitted at various times earlier this year regarding parking on our current properties and how we intend to manage parking on our property now known as the Flats at Carriage Commons.

Since this is a Transit Oriented Design project, we appreciate the adjustment of the parking regulations normally reserved for more traditional developments. While we are confident that parking will not be an issue on this property, we are more than happy to share the steps we will undertake to monitor the parking issue.

Due to the nature of our more urban properties, TCHC expends a considerable amount of staff time maintaining and managing our parking operations. We do this through the lease, our parking permit process, property signage, and enforcement. TCHC keeps meticulous records of our resident's vehicles so that when we find a suspected "unauthorized" vehicle, we can address the issue immediately.

During the move-in process, parking rules for residents are explained in detail – both for themselves AND for their guests. Language from our current **Residential Lease**:

32. RULES AND REGULATIONS:

A. Parking (Resident): All automobiles parked on the apartment grounds must have current license plates, property parking permit, and must be maintained in operable condition.

- 1) Each unit will be assigned only one parking permit.
- 2) No car washing or car repairing shall be done in the drive/road ways or parking area.
- 3) You may only park registered vehicles in designated areas. There is to be no parking on the grass, sidewalks, or any other area of the apartment grounds.
- 4) Parking regulations are strictly enforced and violators will be towed at owner's expense.

- B. Parking (Guests):** Your guests may park in designated “Visitor” spaces only. Short-term overflow parking for your guests is provided at the transfer station commuter parking lot.
- C. Parking (Other):** No trailers, recreational vehicles, jet skis, snowmobiles, or boats are permitted on the premises. Violation of these rules will result in immediately towing, without notice, at the owner’s expense. The parking of commercial vehicles or any vehicle than regularly used passenger cars by Resident(s) or their guests, within the limits of the apartment grounds is strictly prohibited.

When residents apply for a mandatory parking permit, we remind them of their rights and responsibilities as a vehicle owner. Language from our **Parking Permit** application:

Your vehicle – you are only allowed one vehicle – must display an official ***TC Housing Parking Permit*** at all times. This permit should be displayed in lower window of the front passenger seat. Please remember, it is your responsibility to notify the office when you acquire a different vehicle. All vehicles must be registered with the State of Michigan. Any vehicle that is not registered, or that is disabled in any way, will be towed off the property at your expense.

For this particular property, we will develop and maintain appropriate signage (samples are attached) for parking and wayfinding. We mark our parking lots with signage regarding speed, emergency vehicle traffic and general parking. This will be no different at the Flats at Carriage Commons.

Members of our maintenance team, along with our property management team, actively monitor our parking lots on all of our properties. We immediately respond to all complaints whether in written or oral form from concerned residents or neighbors.

Let me conclude by stating that we will meet with you and your team at any time about this issue. We agree that a more formal review will be recommended to occur between our two main housing phases and we are happy to meet that requirement.

Please contact me directly should you have any additional questions or require any additional clarifications of the materials submitted.

ATTACHMENT: The Flats at Carriage Commons “Draft” Lease
TCHC Parking Permit Application
TCHC Parking Permits (Sample)
TCHC Parking Lot Signage at Riverview Terrace

FLATS AT CARRIAGE COMMONS LEASE AGREEMENT

(Template)



NOTICE: MICHIGAN LAW ESTABLISHES RIGHTS AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH IN RENTING ACT. IF YOU HAVE A QUESTION ABOUT THE INTERPRETATION OR LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM LEGAL COUNSEL OR OTHER QUALIFIED PERSON.

THIS LEASE, made on **DATE** between **TBD, LLC** ("Owner") whose address for the purpose of notice under Michigan Compiled Laws ("MCL") 554.631 to 554.641 is **150 PINE STREET, TRAVERSE CITY, MICHIGAN, 49684** ("Leasing Office") herein, and **NAME HERE**, "Resident" herein.

OWNER AND RESIDENT AGREE AS FOLLOWS:

1. Owner leases to Resident, and Resident leases from Owner, subject to the terms and conditions of this lease, an apartment located in **CARRIAGE FLATS, LAFRANIER ROAD, TRAVERSE CITY, MICHIGAN, 49686**, and unit identified as _____ (the "premises" herein) together with any furnishings, fixtures, and other personal property furnished by Owner for Resident's use for the original term of **12** months beginning on the **1st** day of **JANUARY 202X**, and ending on the **31st** day of **DECEMBER, 202X**.
2. **RESERVATION FEE:** Resident paid a fee in the amount of **\$00.00** to Owner, on **DATE** as a **RESERVATION FEE** to reserve the Premises. This fee shall be applied toward Resident's first month's rent. Reservation fee shall not be refunded.
3. **RENT:** All rent payments shall be made in the form of check or money order, payable to **TBD, LLC** ("Owner") and delivered to the authorized agent at **150 PINE STREET, TRAVERSE CITY, MICHIGAN, 49684**. Resident agrees to lease the Premises and pay rent in the amount of **SEVEN HUNDRED DOLLARS (\$700.00)** to Owner for the Term in paragraph 1 above.

RENT SCHEDULE: Rent in the amount of **\$700** is due on the **FIRST** day of each month and is paid in advance except for rent from **INITIAL MOVE IN DATE INFORMATION HERE**.

The rent payment shall cover rent and the following utilities: **WATER, SEWER, AND TRASH COLLECTION**. All other utilities must be separately contracted for and paid by Resident. The first rent payment shall be delivered to Owner's manager upon the execution of this Lease.

4. **LATE RENT:** Owner shall charge a late fee of **\$50.00** for any rent payment not received on or before the **5th** day of the month such payment is due, which the parties agree represents a fair and reasonable estimate of the cost of processing late payments. If the Rental Payment and all other amounts due by the Resident to the Owner, past or present, is not received by the close of business on the **8th** day of the month, an additional **\$50.00** will be assessed to the Resident to reimburse the Owner for the additional administrative expenses associated with late payment. If any check given to Owner in payment of any obligation hereunder is returned for insufficient funds, an additional charge of **\$25.00** shall be added to the rent due hereunder, which charge shall be in addition to any late fees. All late rent payments or payments made to cover checks that have been returned for insufficient funds must be paid at the Leasing office in the form of a cashier's check or money order. Resident understands that in the event rent payments are received late three times during the lease term, Owner has the right to terminate Resident's tenancy.



5. **SECURITY DEPOSIT:** Resident has deposited with Owner the sum of **\$700.00** as a Security Deposit, which will be deposited in the following regulated institution: **TBD Bank**, to be used to reimburse Owner for damages to the premises or ancillary facilities that are the direct result of conduct not reasonably expected in the normal course of habitation of a dwelling or to pay Owner for all rent in arrearage under this lease. Resident is to return the premises to Owner in the same condition as received from Owner, reasonable wear and tear excepted. Notwithstanding the use of the Security Deposit by Owner, Resident shall remain liable for any deficiencies or balance remaining unpaid.
6. **NOTICE TO RESIDENT: YOU MUST NOTIFY OWNER IN WRITING WITHIN 4 DAYS AFTER YOU MOVE OF A FORWARDING ADDRESS WHERE YOU CAN BE REACHED AND WHERE YOU CAN RECEIVE MAIL; OTHERWISE OWNER SHALL BE RELIEVED OF SENDING YOU AN ITEMIZED LIST OF DAMAGES AND THE PENALTIES ADHERENT TO THAT FAILURE.**
7. **UTILITIES:** Owner shall not be liable for any damages or claims due to the failure or interruption of utility service including cable or dish and high speed internet access, due to acts of God, extreme weather, war, terrorist activity, or any act or cause beyond Owner's control.
8. **USE:** The premises shall be occupied solely as a private residential apartment and for no other purpose and only by Resident and those persons listed below:
- a. Name: _____
- b. Name: _____

Only the persons named on this lease shall be allowed to reside in the Premises. Resident further understands that if more than the number of persons named in this Lease shall occupy Premises, that the Owner shall have the right to terminate this Lease. Resident will also indemnify Owner for any fines, fees, or costs (including reasonable attorney fees) for over occupancy if more than the number of persons named in this Lease shall occupy Premises.

9. **CONDITION OF PREMISES:** Resident agrees that no representation as to the condition of the premises has been made except as herein contained and that no promise to decorate, alter, repair or improve the premises prior to or during the term had been made, unless provided in this lease. **REPAIRS AND MAINTENANCE; DAMAGE TO PREMISES:** Notwithstanding any other term or condition of this lease, Resident expressly agrees that Resident (and the Resident's co-obligor, if applicable) shall be liable to Owner or Owner's hazard insurer for any fire damage or any other damage to the real or personal property of Owner negligently or intentionally caused by Resident, occupants listed in paragraph 4, or guests thereof. Damages pursuant to this paragraph will include the cost to repair or replace damaged property and/or loss of rental income. Repairs required hereunder shall be determined by Owner, and Owner shall cause the same to be made and performed at Resident's cost, and Resident shall pay the cost thereof as additional rent. If the demised premises shall be rendered untenable by the negligent or intentional acts of Resident, occupants listed in paragraph 4, or guests thereof, Resident shall be liable for an amount equal to the rental installments required herein. Owner shall make required repairs and maintenance to heating and air conditioning equipment and to appliances furnished for Resident's use without charge to Resident unless such repairs or maintenance are necessary because of the negligent or intentional act or omission of Resident, occupants listed in paragraph 4, or guests thereof, in which case Resident shall be liable for such maintenance and repairs. Resident throughout the term will maintain the premises and all equipment, fixtures and property furnished by Owner for Resident's use in good condition and repair and will allow no waste of any utilities provided by Owner. Resident shall pay the expense of replacing cracked and/or broken window glass in the premises, assuming this damage was not caused by the acts or omissions of Owner(s) or Owner(s) agent(s). Resident shall keep the window glass clean at all times.

10. **ALTERATIONS:** Resident shall make no alterations to the premises without the prior written consent of Owner, Management, or Managing Agent.
11. **NO ASSIGNMENT OR SUBLETTING:** Resident shall not assign or transfer this lease or sublet the premises. This includes but is not limited to Resident giving accommodation in the Premises to another person not named on this Lease for any period of time in excess of 14 days in any calendar year. Resident acknowledges and agree that this paragraph applies to renting the Premises in any manner, including, but not limited to: Airbnb, Craigslist, and any similar website.
12. **PETS:** Resident(s) shall keep no pets, in, at, or about the premises for any period of time.
13. **EQUIPMENT USE:** This lease shall not be affected and there will be no diminution or abatement of rent and no constructive eviction shall be claimed or allowed because of the interruption or curtailment of any service (including but not limited to heating or air-conditioning) or utilities or any inconvenience or discomfort arising from repairs or improvements made in the premises or any other part of the apartment building or common areas or facilities providing the premises is habitable and Owner makes the repairs or improvements in a reasonable time.
14. **ACCESS TO PREMISES:** Resident shall allow Owner or Owner's agents reasonable access to the premises to make repairs, alterations or improvements and allow inspection of the same by insurance carriers and representatives, fire department inspectors, police, and local health authorities to the extent permitted by law.
15. **ENTRY:** If Resident shall have removed all or substantially all of Resident's property from the premises to the extent that it amounts to abandonment of the premises, Owner may immediately enter the premises without abatement of rent, and such acts shall have no effect upon this lease.
16. **COMMON AREAS, FACILITIES, STORAGE:** Common areas and parking, laundry, recreational and other facilities available for Resident's use shall at all times remain under the control of Owner, and Owner shall have the right to regulate, limit or deny the use thereof by anyone. Resident shall be fully responsible and liable for the acts or omissions of Resident, occupants listed in paragraph 4, or guests thereof, for any such use. Use by Resident of any storage space shall be at Resident's sole risk and responsibility and Owner shall not be liable for any loss by theft or damage to property stored or left therein. Common areas do not include any pond. Resident, occupants listed in paragraph 4, or guests thereof, are strictly forbidden to enter on or in any pond for any purpose or to allow anything to be placed or inserted therein.
17. **PROPERTY LOSS OR DAMAGE:** Owner or Owner's agents shall not be liable for any damage to or loss of any property of Resident or anyone else by theft, fire or other casualty, to the extent permitted by law. No policy of fire, casualty or other insurance maintained by Owner on the premises shall be available to insure against loss of or damage to Resident's personal property. It is recommended that Resident purchase an insurance policy insuring Resident against any such loss of, or damage to Resident's personal property, and further insuring Resident against any liability the Resident might incur under this lease. Owner or Owner's agents shall not be liable for any damage or loss caused by other Residents or persons in, on or about the premises, apartment building and other areas, to the extent permitted by law.
18. **DAMAGE OR DESTRUCTION OF PREMISES:** Subject to the provisions of paragraph 6, if the premises are partially damaged by fire or other casualty but can be restored to tenantable condition, Owner shall repair the premises with reasonable dispatch. The Resident's obligation to pay rent shall be suspended during the time that the premises remain untenable. Subject to the provisions of paragraph 7, if the premises are destroyed by fire or other casualty or if the premises cannot be restored to tenantable

condition within a reasonable time, either party shall have the right to terminate this lease by written notice to the other party. Owner shall not be liable or responsible for any reasonable delay, nor shall Owner be responsible for providing housing while these repairs are being made.

19. **ACCELERATION:** If Resident should default under this Lease, Owner shall have the right to accelerate the payment of the rent reserved for the balance of the term of this lease and declare said amount due and payable to Owner forthwith. If Owner should elect to accelerate as above provided, Resident may not be liable for the total accelerated amount claimed by Owner because of Owner's obligation to minimize damages, and either Management or Resident may have a court determine the actual amount, if any, owed by Resident as a result of Owner's acceleration. **EXCEPTION:** A Resident who has occupied a rental unit for more than 13 months, may terminate a lease by a 30-day written notice to Management with no acceleration charge past the 30-day notice.
20. **TERMINATION OF LEASE:** Resident may terminate this lease by a 60-day written notice to the Owner if one (1) of the following occurs:
- The Resident becomes eligible during the lease term to take possession of a subsidized rental unit in senior citizen housing and provides the Owner with written proof of eligibility.
 - The Resident becomes incapable during the lease term of living independently, as certified by a physician in a notarized statement.
21. **TERMINATION AND RENEWAL:** This lease may be terminated by either Owner or Resident at the end of the original term, or at the end of any renewal term thereafter, upon the party desiring to terminate giving to the other party thirty (30) days prior written notice of such party's intention to terminate this lease. If the Resident desires to renew this lease thirty (30) days prior to the termination of this lease or any renewal thereof, Resident may do so by giving Owner written notice of Resident's desire to renew this lease; this lease may be renewed for such period and under such terms and conditions as may be agreeable to Owner and Resident. If neither Owner nor Resident shall give any of the notices provided for in this paragraph within the time provided, tenancy shall automatically become month-to-month from and after the expiration of the term of this lease or any renewal thereof. Rental rate for said month-to-month tenancy shall be the current rental rate for similar apartments within the same property in effect at that time plus ten percent (10%) of the monthly rental rate for similar apartments within the same property. All other provisions of this lease, not inconsistent with this paragraph, shall remain in full force and effect during the term of the month-to-month tenancy.
22. **EARLY TERMINATION.** Provided Resident(s) is not in default hereunder at the time of giving notice, strictly complies with all of the provisions of this paragraph, and termination is effective on the last day of the calendar month, Resident may terminate this agreement before the expiration of the original term by:
- Giving Owner one (1) full calendar month (e.g., the entire month of May) advance written notice; plus
 - Paying all monies due through date of termination; plus
 - Paying an additional amount equal to **two (2) full months of rent** as liquidated damages; plus
 - The security deposit shall also be forfeited as liquidated damages.
 - The foregoing shall not relieve Resident of his responsibilities and obligations regarding any damage to the apartment.
23. **ACTS OF DEFAULT AND REMEDIES OF OWNER:** If:
- Resident fails to pay the rent or additional rent or other sums when due; or,

- b. Resident violates or defaults in the performance or compliance with any of the terms and conditions of this lease; or
- c. Resident shall have made any misrepresentation in the application for this lease; or
- d. In the event of willful, wanton, dangerous or criminal misconduct by Resident, occupants listed in paragraph 4, or guests thereof; or,
- e. Resident damages the premises above and beyond normal wear and tear; then Owner may, upon two days written notice to Resident, terminate this lease and reenter the Premises as provided by law. Resident and all other occupants will surrender the amount equal to the expense incurred by Owner for reentry, and reletting the premises; Further, Resident shall remain liable to Owner for the amount equal to the rent provided in this lease for the entire term of this lease or until Owner rerents the premises, whichever shall first occur.

24. **HOLD-OVER / ABANDONMENT:** Upon any termination of this lease, Resident shall yield immediate possession of the premises to Owner, and failing to do so, shall pay Owner rent for each day of such withholding plus expenses or damages suffered by Owner and/or Residents to whom the premises shall subsequently be rented or leased. Prior to expiration or lawful termination of the lease, the Resident shall promptly remove all personal property. If Resident fails to remove personal property, then Owner may consider any personal property left behind as abandoned. If Owner notifies Resident of its intent to treat the property as abandoned and advises Resident the date of disposal of the property, Owner may dispose of the property. Notice will be by mailing notice to the last known address and posting notice on the apartment door. Disposal of the property will be no sooner than fifteen (15) days after date of mailing and posting the notice. Owner may move the property from the apartment to another location prior to the date of disposal in order to re-rent the premises. It is agreed by Resident that Owner shall not be responsible for damage or loss to value of such property if Owner follows the above procedure.
25. **SMOKE DETECTOR(S):** It is the responsibility of the Resident(s) to maintain all apartment smoke detectors in proper working order. Resident(s) agrees to test batteries (if applicable) once a month and replace them when necessary. Under no circumstances will Resident(s) disconnect any of the smoke detectors in the apartment.
26. **NOTICES:** All notices to be given to Resident shall be served upon Resident personally, (which includes attaching to Resident's front apartment door) or by regular U.S. mail addressed to Resident at Resident's apartment at the premises. Said acts by Owner shall constitute serving notice on Resident both for purposes of this lease and for legal purposes. Any notice by Resident to Owner must be in writing and delivered personally or via regular U.S. mail to Owner at the Apartment business office.
27. **MODIFICATIONS:** No amendment or modification of this lease shall be binding unless in writing and signed by the parties hereto or their authorized agent with the exception of a change in late fee amounts and imposed dates which will require a 30 day written notice prior to implementation.
28. **RENT INCREASE:** Regardless of any contrary language contained in this Lease Agreement, Owner may increase the amount of monthly rent due under this Lease upon forty-five (45) days written notice to Resident, in which event Resident shall have the election, upon thirty (30) days written notice to Owner, to cancel this Lease Agreement, or to continue the Lease at the increased rental amount.
29. **DEFINITIONS, BINDING EFFECT AND SAVINGS CLAUSE:** The term "Owner" as used in this lease means only the owner of the premises in question. The words "Owner" and "Resident" shall include singular and plural, masculine and feminine and individual and corporate persons. If there shall be more than one Resident, they shall be jointly and severally liable hereunder. If any provision of this lease shall be invalid, unlawful or unenforceable to any extent, the remainder of this lease shall not be affected thereby.

30. **COSTS / ATTORNEY FEES:** Resident shall pay, as additional rent, attorney fees, court costs and other costs and expenses incurred by Owner because of any violation or default of Resident under this lease to the extent permitted by law, or incurred by Owner in enforcing the terms of this lease against Resident.
31. **SECURITY:** Owner and Resident agree that Owner shall not furnish nor be responsible to Resident, listed in paragraph 4, or guests thereof, for security or protection of their person or property, and Resident acknowledges that Owner has made no representation with respect to such security or protection.

32. RULES AND REGULATIONS:

- a. **Parking (Resident):** All automobiles parked on the apartment grounds must have current license plates, property parking permit, and must be maintained in operable condition.
- 1) Each unit will be assigned only one parking permit.
 - 2) No car washing or car repairing shall be done in the drive/road ways or parking area.
 - 3) You may only park registered vehicles in designated areas. There is to be no parking on the grass, sidewalks, or any other area of the apartment grounds.
 - 4) Parking regulations are strictly enforced and violators will be towed at owner's expense.
- b. **Parking (Guests):** Your guests may park in designated "Visitor" spaces only. Short-term overflow parking for your guests is provided at the transfer station commuter parking lot.
- c. **Parking (Other):** No trailers, recreational vehicles, jet skis, snowmobiles, or boats are permitted on the premises. Violation of these rules will result in immediately towing, without notice, at the owner's expense. The parking of commercial vehicles or any vehicle than regularly used passenger cars by Resident(s) or their guests, within the limits of the apartment grounds is strictly prohibited.
- d. Windows and outside doors must be closed during rain or inclement weather. Resident(s) is responsible for any water damage to Resident(s) blinds, walls, window sills, carpeting, and/or furnishings caused through the Resident(s) neglect.
- e. Pouring cooking oil or grease into the sinks or toilets is forbidden. Such material shall be disposed of by placing in the rubbish containers. Resident(s) shall place rubbish in the container in compact bundles or sacks, wrapping wet items to prevent odors. Container lids shall be kept closed at all times.
- f. Toilets and other equipment shall be used only for the purpose for which they are intended. Sanitary napkins, tampons, applicators, and diapers are only to be disposed of in rubbish containers. Resident shall be liable for any damage to the plumbing caused by nonconformance with this rule.
- g. Sidewalks, entrance courts, vestibules, stairways, laundry rooms, corridors and halls must not be obstructed or used for any purpose other than ingress and egress. No personal property of any kind shall be stored outside of the premises or any storage areas provided.
- h. No signs, flags, advertisement, notice or other lettering shall be exhibited outside or visible from outside the apartment.
- i. No awning or anything else shall be attached to the building. No radio, television aerials, satellite dish, or wires shall be erected in or about any part of the premises without written consent. No equipment or appliances shall be installed which will increase the cost or interfere with the operation of the apartment building or the safety of utilities or services or cause a nuisance to other residents. No additional air conditioning unit shall be installed or other alterations or additions made to the premises.
- j. No Resident(s) shall alter any lock or install a new lock or knocker on any door of the premises. In the event the lock is changed, Management will immediately remove the lock and replace the lock with our lock without notice. Key Cards can be obtained at the office. Installation of any chain lock or knocker will result in the replacement cost of the door to the Resident(s).

- k. No Resident(s) shall allow anything whatsoever to fall from the windows or doors of the premises, nor shall any Resident(s) sweep or throw from the premises any dirt or substance into any of the corridors, halls, or elsewhere in the building or outside of the building.
- l. Nothing shall be done in or about the building which will interfere with the rights, comforts, or convenience of the other Resident(s). No musical instruments, radios, televisions and/or stereos shall be operated in manner that is disturbing or annoying to the other residents, nor shall disturbing noises being made at any time.
- m. The trees and shrubbery are a vital part of the premises and the Resident shall be liable for any mutilation or defacing thereof caused by Resident(s) or the guests thereof.
- n. Laundry work shall be done in the laundry rooms provided for such purpose and only during the hours of 9:00 a.m. to 9:00 p.m. No laundry shall be hung and/or draped from the balconies.
- o. No equipment may be moved from any part of the building or property and all equipment must be retained in its original location.
- p. Damage to the building, entranceway, or the apartment caused by moving or carrying of articles therein, are the responsibility of the Resident and are to be paid by him/her.
- q. Residents are not permitted to visit, play, or hang out in the hallways or on the entrance areas.
- r. Corridors and Stairs: No toys, bicycles, shoes, furnishings, planters, etc. shall be left in the hallways, stairwells, or other public area of the building. Items left in hallways will be immediately removed and disposed of.
- s. Balcony/patio must be kept neat and clean at all times. The only items permitted on your balcony/patio are patio furniture and planters. This area is not to be used as a storage area.
- t. No outdoor cooking equipment will be permitted on patios or balconies.
- u. Nothing shall be placed on the lawn area and left for an extended period of time without the prior consent from Management.
- v. Resident(s) shall not keep or use or permit to be kept or used in, on or about the premises, apartment building or common areas highly flammable fluids or explosives.
- w. Use of the premises should not be in violation of any federal, state or local laws. Owner shall not be liable to Resident for the violation or the breach of any covenant or condition in any lease by any other Resident of Owner.
- x. All buildings and apartments are **SMOKE FREE**. No smoking of cigarettes, cigars, vapor devices, pipes, marijuana or any other lightable material is allowed within 25 feet of buildings.
- y. Additional Rules and Regulations may be included in an addendum to this lease agreement.

33. **CHECKLIST:** Management has provided Resident with an apartment inventory checklist. Resident agrees to complete the checklist noting the conditions of the apartment and return to Management within seven (7) days after having obtained possession of the apartment.

34. **DRUG-FREE HOUSING:** (a) Resident(s), any member of the Resident(s) household, or a guest or other person under the Resident(s) control shall not engage in or facilitate criminal activity on or near the project, including, but not limited to , violent criminal activity or drug-related criminal activity; (b) Resident(s) or members of the Resident(s) household shall not permit the dwelling unit to be used for, or to facilitate, criminal activity; (c) "Violent criminal activity" means any felonious criminal activity that has as one of its elements the use, or threatened use of physical force against the person or property of another; (d) "Drug-related criminal activity" means the illegal manufacture, sale, distribution, or use, or possession with intent to manufacture, sell, distribute or use, of a controlled substance (as defined in Section 102 of the Controlled Substances Act (21 U.S.C. 802)).

IN WITNESS WHEREOF, Resident has executed this lease as of the date first above written, and Management has executed the same as of the date set out below.

TCHC Staff, Management Representative

Date

Resident Signature

Date

Resident Signature

Date

DATED: LEASE SIGNING DATE

Owner’s Representative: _____
Anthony Lentych, Executive Director, TCHC [Property Manager]



TRAVERSE CITY HOUSING COMMISSION

150 Pine Street, Traverse City, Michigan, 49684

T: (231) 922-4915 | F: (231) 922-2893

TDD: (800) 649-3777

TCHousing.org

PARKING PERMIT

Your vehicle – you are only allowed one vehicle – must display an official ***TC Housing Parking Permit*** at all times. This permit should be displayed in lower window of the front passenger seat. Please remember, it is your responsibility to notify the office when you acquire a different vehicle. **All vehicles must be registered with the State of Michigan. Any vehicle that is not registered, or that is disabled in any way, will be towed off the property at your expense.**

PRINT NAME: _____ APT.: _____

MAKE & MODEL OF VEHICLE: _____

COLOR OR OTHER DESCRIPTION: _____

Do you have a Handicapped Parking Permit? ☐ YES ☐ NO

Is this vehicle registered in your name? ☐ YES ☐ NO

TENANT: _____ DATE: _____
Signature

TCHC: _____ DATE: _____
Signature

PARKING PERMIT NO. ISSUED: _____

Traverse City Housing Commission

Parking Permits



Riverview Terrace Apartments
(115 Apartments — 42 Parking Spots)
150 Pine Street
Traverse City, Michigan 49684



East Bay Flats
(67 Apartments — 66 Parking Spots)
440 Munson Avenue
Traverse City, Michigan 49686



Orchardview Townhomes
(21 Townhomes — 28 Parking Spots)
10200 Carter Centre Road
Traverse City, Michigan 49684

Traverse City Housing Commission

Sample Parking Signage



7. Township Engineer Review



Engineering
Surveying
Testing &
Operations

123 West Front Street
Traverse City, Michigan 49684
231.946.5874 
231.946.3703 

January 3, 2021

Mr. Chuck Korn, Supervisor
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

RE: Bay Area Transportation Authority HQ – Transit Oriented Development PUD
Water Main and Sanitary Sewer Extension – 2nd Review
GFA No. 21334

Dear Mr. Korn,

We have reviewed an updated packet for the proposed watermain extension and sanitary service connection associated with the above referenced project. The review was based on the current standards adopted by Garfield Township in conjunction with the Grand Traverse County Department of Public Works as well as Michigan Department of Environment, Great Lakes, and Energy (EGLE) requirements, Ten State Standards and accepted engineering practice for this area. The revised plans, specifications, basis of design and permit applications were prepared by Mansfield and dated 12-15-21 and received by our office on 12-16-21.

The following items were reviewed in comparison to our previous letter dated 11-4-2021 along with the applicant's response letter dated 12-15-2021. The following outstanding items and/or clarifications are noted below with numbers corresponding to GFA letter dated 11-4. Additional review comments were also noted as a result of additional information submitted and are underlined for distinction.

COMMENTS ON THE PLANS

General Comments

6. The installation of water main, sewer main, hydrants, valves, and manholes shall not be installed within the proposed sidewalk, and/or asphalt that would inhibit access by the DPW. Please ensure that there are no obstructions that would prohibit access. If this cannot be complied with, please note the DPW is not responsible for any costs associated with replacement of such infrastructure such as the parking lot, dumpster pad and access drives. It appears some of the hydrants are in close proximity to proposed sidewalk.
 - a. **South side water main runs under proposed walking path due to separation requirements, however it is requested applicant consider moving to the south outside influence if possible, could move to the north side of path and acquire easement**
8. Please identify whether onsite irrigation will be utilized and intentions for service lead and/or meter installation. A standardized detail is available on the GTC DPW website.



- a. Irrigation to be metered and coordinated with DPW

Sheet C 6.0 / C6.1 / C6.2 (Overall Utility Plan)

1. Watermain stub to northern parcel missing on Sheet C6.0
2. Valves to be labelled in addition to hydrants per numbers previously provided by GFA
3. Manhole numbers to be updated to match those previously provided by GFA
4. Watermain stationing is not provided on the plan sheets
5. Watermain connection along Hammond Road shall be denoted as a live tap (tapping sleeve and valve) as service disruption will not be allowed to accommodate traditional connection.
6. Unclear small building use / type for water service illustrated to be provided just south of commercial use building on north portion of the lot
7. Note to be added to notes to place 4x4 posts at all water and sewer main stubs. Hydrant 1195 shall be relocated closer to valve / stub to act as blow-off.
8. Valve stub located near SMH-17 shall be replaced with a permanent blow-off including valve and blind flange. Add GTCDPW detail as well
9. Notes should be added to plans for all work within public ROW, contractor may have to utilize trench boxing and sheeting to facilitate install to prevent any damage to public road and remain outside influence of asphalt. In addition, measures and specification for dewatering shall be provided.
8. Bored water main section under Hamond road shall comply with GTC DPW standards either Directional Drill or Bore and Jack. This needs to be clarified on the plan and profile. A live tap shall be utilized to eliminate service disruption and also depicted on the drawings to connect to Hammond Road existing watermain. A connection to existing shall be illustrated to facilitate connection to watermain on Lafranier (existing valve / blind flange are available).
 - a. HDPE shall be DR 11 (DIPS) and minimum of 14" to better match existing pipe ID shall be provided. Fusible C900 DR18 would be considered an approved alternate.
13. A minimum 1" and 6" service leads for water and sewer respectively are required; it is the applicant's responsibility to ensure leads area sufficiently sized to meet the capacity requirements for each unit to be serviced. In addition, 1% min slope for gravity is required for leads and does not account for basement service. If basement service is needed applicant may need to account for a pump to transfer flows. Service lead sizes are not depicted on the plans and should be identified. IPP manholes to be installed for commercial buildings and shown on the plans
 - a. Applicant notes, "see architectural plans for building connections" however does not appear the correct Architectural plans for this project were provided

Sheet C7.1 to C7.3 (Watermain Plan & Profiles)

1. A note referencing environmental assessment is stated throughout. Please advise on status as Mansfield letter indicates no impact.
2. Sheet C7.2 notes a café whereas overall utility plan references a commercial building



Sheet C6.3-C6.7 (Sanitary Sewer Plan & Profiles)

6. SMH-14 shall be a drop structure
 - a. All drop structures should be labeled and depicted as such on the profile.
 - b. Consideration to reduce Sewer to 8" for all upstream piping up to SMH-10 as capacity would accommodate.
 - c. Core into existing manhole shall include Kor-N-seal boot

Sheet C 1.3 (Watermain Details)

1. Applicant is responsible to verify the watermain pressure and available capacity (existing and proposed) is sufficient to accommodate the max day flows of the development. Applicant shall coordinate with the GTC DPW to perform a hydrant flow test.
 - a. They have reached out to DPW multiple times for hydrant test and received no response. GFA will coordinate with DPW to assist.

COMMENTS ON THE PERMIT APPLICATIONS

MDEQ Act 399 (Community Water Supply)

1. All final copies of permits including GTCRC, EGLE, SESC shall be provided to the Township
2. Applicant provided copy of Act 399 Permit which GFA will assist with processing
3. Applicant still needs to provide copy of Part 41 Permit and upon receipt GFA will assist with processing.

GFA has reviewed and found the plans, specifications and basis of design to be in general compliance with the Township requirements and acceptable for SUP consideration. This letter depicts some additional revisions to be incorporated and once received, we will provide the subsequent review to verify the appropriate revisions have been made. Assuming the appropriate corrections have been made we will make recommendation to the Township for submission of permit application. At such time, four (4) copies of plans and specifications (signed/ sealed) and one (1) pdf set will need to be provided for submission.

We appreciate the opportunity to assist the Township during the approval of this project. If you have any questions, please don't hesitate to contact me at (231) 946-5874.

Sincerely,

Jennifer Hodges, P.E.
Project Manager

CC: John Divozzo, Director, GTC DPW
Mr. Jim Hirschenberger, Mansfield



Engineering
Surveying
Testing &
Operations

123 West Front Street
Traverse City, Michigan 49684
231.946.5874 (P)
231.946.3703 (F)

January 21, 2022

Mr. Michael Green, Zoning Administrator
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

RE: BATA/ TCHC Transit-Oriented Mixed-Use Development – Storm Water and Private Road Review
Garfield Township, Grand Traverse County, Michigan
Parcel # 05-023-042-01, 05-023-042-30
Job # 21332

Dear Mr. Green,

We have reviewed the revised documents for the BATA/ TCHC Transit-Oriented Mixed-Use Development in Garfield Township. Revised plans were prepared by Mansfield Land Use Consultants and dated 01/17/2022. Also included were updated storm sewer calculations, BATA Policies and Procedures for Maintenance Wastewater Generation, and a road design certification letter dated 01/17/2022. This subsequent review was based on the review letter dated 01-04-21, to which the applicant has provided a response letter dated 01/17/2022.

Summary of Letter Responses:

Responses to Township Review Letter Dated 1/5/2022:

Regarding groundwater exposure:

- The applicant emphasized the BATA vehicle maintenance and wash operations are planned to be internal to the maintenance building and outlet through oil/grease separators to the sanitary system. There is no direct connection to the storm system. This is supported by the *BATA Policies and Procedures for Maintenance Wastewater Generation*. Therefore, the exposure concerns to groundwater for is limited to the adjacent parking and circulation uses.
- The applicant explained the lined forebay systems that were designed within the ordinance guidelines for treatment forebays to protect groundwater should natural groundwater be perched in the storage basins.
- The applicant verified groundwater elevations in the north and south basins and has made changes accordingly to help eliminate the potential for standing water. They raised the grades in North Basin 1 and North Basin 2 to a point above of the observed groundwater levels. It is noted and confirmed that the South Basins 1 and 2 had no signs of groundwater to contend with. The plan changes result in no change from the previously acceptable storage volumes. Therefore, this concern appears to be satisfied from our perspective.



Regarding safety concerns:

- The applicant confirmed no basins are over 5' water depth and detailed the overall depth dimensions for North Basin 1 as being within safety guidelines of roadside slope standards. This reasoning makes sense for North Basin 1.
- The response letter and plans indicate no fencing desired around any of the proposed basins.
- The response letter indicates the safety ledge installed for North Basin 1
- The letter directs the reviewer to the landscaping plans where both North Basin 1 and South Basin 1 along LaFranier Rd have well landscaped buffers between the sidewalk and basins. This could be considered protection buffering along LaFrainier Rd, subject to Planning Commission approval.
 - It is noted that South Basin 1 was not addressed directly in the letter. This is the basin with an overall depth from road grade to bottom is 10-ft+. Applicant should provide comments regarding this basin from a safety aspect for the Townships review.

Regarding Maintenance:

- The plan changes show efforts to maintain dry storm water management basins in the design as well as the applicant's intention to make the necessary adjustments in the field should adverse conditions be found during construction. This concern is addressed in our opinion.

Regarding EGLE Review:

- The response letter indicates discharge from storm water facilities are outside the limits of the EGLE designated wetlands and at approved predevelopment rates. The applicant points to EGLE's opportunity to review and comment on proposed work during the permitting process for the trail work along the east side of LaFrainer Rd. It is recommended the applicant to seek EGLE's direct comment on storm water discharges as the Township letter has deemed it necessary for this review process.

Regarding Groundwater Protection Standards.

- The response letter indicates bus maintenance operations will be connected to the sanitary sewer system.
- The fueling station will have primary and secondary spill containment as required to meet local, state and federal standards.
- The letter indicates no substantial impacts to groundwater or wetlands on this project.
 - EGLE's review would help address this concern and satisfy this, thus is still needed to ensure protection.
- The letter indicates no adjustments to the storm water ponds is planned or necessary in their opinion.

Responses to GFA Storm and Private Road Review Letter Dated 1/4/2022:

Summary of Plan Changes:

1. Updated storm sewer sizes based on finalized calculations. The updated calculations demonstrate the pipe sizing is adequate for 10-year conveyance and 25-year evaluation showing no surcharging. These items demonstrate the storm system meeting ordinance standards.



2. The bottoms of the northern management basins are raised to a point above the observed groundwater. Updated storm water management calculations show adequate storage in the basins. This demonstrates the basins should function as planned and are acceptable.
3. Supplemental road profile plans were provided for our review. The plans confirm the road system meets ordinance standards for vertical geometry.

Road Maintenance

The letter acknowledged road maintenance documents will be provided to the Township prior issuance of a land use permits.

Road Certification

The applicant provided a written certification, signed and sealed by their engineer, certifying the design. The letter indicates post-construction certification will be provided.

Summary

The applicant provided most of the additional information and responses to Township review letters. At this time, only minor comments regarding South Basin 1 and EGLE review need to be addressed. The applicant also indicated agency reviews/approvals from the Fire Department and Road Commission were provided previously to the Township.

Moving forward, additional reviews for SESC, GTC NPDES (NOC), and EGLE with copies provided to the Township. Furthermore, it is recommended that future storm water applications be required for each residential lots within proximity to the regulated wetlands. It is our opinion that applicant has largely address the above comments with minor remaining comments to be addressed. The above listed additional information and clarifications needed could be incorporated into the Findings of Fact as conditions should the Planning Commission and Township Board elect to proceed with review.

Please do not hesitate to contact our office with any questions regarding this letter or if you need additional information.

Respectfully Submitted,

GFA

Jennifer Hodges, PE

Mark W. Maguire, PE

Cc: John Sych, Township Planner
Jim Hirschenberger, Mansfield Land Use Consultants

7. GT Metro Fire Department Review



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW RECORD

SITE PLAN REVIEW # 2

ID # P-1262-M7008

DATE: 11/1/2021

PROJECT NAME: BATA/TCHC Transit Oriented Mixed Use PUD

PROJECT ADDRESS: 0000 Hammond Rd.

TOWNSHIP: Garfield

APPLICANT NAME: Petra Kuehnis

APPLICANT COMPANY: Mansfield Land Use Consultants

APPLICANT ADDRESS: 830 Cottageview Dr. – Suite 201

APPLICANT CITY: Traverse City STATE: MI ZIP: 49684

APPLICANT PHONE: 946-9310 X1003

FAX #

REVIEW FEE: \$00.00

Reviewed By: Kathy Fordyce, Plan Reviewer

This review is based solely on the materials submitted for review and does not encompass any outstanding information. Compliance with all applicable code provisions is required and is the responsibility of the permit holder. Items not listed on the review do not negate any requirements of the code nor the compliance with same. Inspection requests must be made a minimum of 48 hours prior to needed inspection. This plan review is based on the 2015 International Fire Code, as adopted.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: info@gtfire.org

SITE PLAN REVIEW

ID # P-1262-M7008

DATE: 11/1/2021

1. 505.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

-Provide addresses on the commercial building, daycare, apartment buildings, and the admin/bus garage during construction as well as permanently according to the above criteria.

2. 503.3 Marking.

Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

-Provide “NO PARKING-FIRE LANE” along fire apparatus access drives every 100 feet. Placement will be determined prior to final.

Project may proceed with township approval process.

7. Grand Traverse County Road Commission

**APPLICATION AND PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN
 WITHIN THE RIGHT-OF-WAY OF; OR TO CLOSE, A COUNTY ROAD
 APPLICATION**

An applicant is defined as an owner of property adjacent to the right-of-way, the property owner's authorized representative; or an authorized representative of a private or public utility who applies for a permit to construct, operate, use, and/or maintain a facility within the right-of-way for the purpose outlined within the application. A contractor who makes application on behalf of a property owner or utility must provide documentation of authority to apply for a permit.

APPLICANT	BATA / Traverse City Housing Commission Attn: Jerry Tomczak - Program Manag Traverse City, MI	CONTRACTOR	TBD
	Phone(s): 231-933-5544 - - Email: dunhamk@BATA.net		
Applicant/Contractor request a permit for the following work within the right of way of a county road: Commercial - Commercial Drive LOCATION: County Road <u>Hammond</u> Between <u>LaFranier</u> And <u>Garfield</u> Township <u>Garfield</u> Section <u> </u> Side of Road <u>North</u> Property ID <u>28-05-023-042-30</u> DATE: Work to begin on <u>01/03/2022</u> Work to be completed by <u>01/03/2023</u> I certify and acknowledge that (1) the information contained in this application is true and correct, (2) the commencement of the work described in this application shall constitute acceptance of the permit as issued, including all terms and conditions thereof and, (3) if this permit is for commercial or residential driveway work, I am the legal owner of the property that this driveway will serve, or I am the authorized representative.			
Applicant's Signature: <u>On File</u> Title: <u> </u> Date: <u> </u>		Contractor's Signature: <u>On file</u> Title: <u> </u> Date: <u> </u>	

PERMIT

The term "Permit Holder" in the terms and conditions set forth on the reverse side hereof, refers to the applicant and the contractor, where applicable. By performing work under this permit, the Permit Holder acknowledges and agrees that this permit is subject to all the rules, regulations, terms and conditions set forth herein, including on the reverse side hereof. Failure to comply with any of said rules,

REQUIREMENTS	FEE TYPE	AMOUNT	RECEIPT NO	DATE				
		No Charge				Letter of Credit	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
						Surety Bond	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
						Retainer Letter	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
						Approved Plans on File	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
						Certificate of Insurance	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
						Attachments/Supplemental Specifications	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N

OTHER REQUIREMENTS:

Permit for development of New BATA complex. Permit for one main Access off of Hammond Rd and 2 access drives off of LaFranier Rd with the south access gated for Emergency only. The North most access on LaFranier to be re-evaluated for a Right Turn Taper prior to the start of residential phase (phase 2).

Utilities MUST be permitted separately.

Permit valid upon GTCRC receiving the following:

- * Proof of property ownership
- * Recorded release of Right-of-way to GTCRC along LaFranier Rd. as per submitted and attached plans.
- * GTCRC approved contractor with proper credentials and insurances.

Construction of accesses and ROW to be built as per submitted, attached final plans. 2 access drives located on LaFranier and one

CRA 100 (03/2005)

Grand Traverse County Road Commission

1881 LaFranier Road
Traverse City, MI 49696-0000
Phone: 231-922-4848
Fax: 231-929-1836

Application No. 13932
Permit No. 2022-000001
Issue Date 01/03/2022

located on Hammond Rd. Any changes or alterations of permitted plans to be approved by GTCRC before work is to start.

Proper signage and traffic control to comply with MMUTCD standards. Prior approval from the GTCRC is required for a shoulder or lane closure. No work allowed in County Road ROW during a snow/ice event. Work with in the ROW from Nov.1 thru March 31, requires daily verbal permission from the Road Commission. Erosion control to be established which may include top soil, grass seed, and mulch blanket. GTCRC is to be notified 48hrs in advance of the start of work within the road ROW. Any damage done to the roadway edge by construction vehicles must be repaired by contractor not to exceed six (6) inches. Any damage done beyond six (6) inches will be repaired by the Road Commission at contractors expense.

Recommended for Issuance By:



Title: Traffic Services Specialist Date: 01/03/2022

Approved By:

Title: _____ Date: _____

TERMS AND CONDITIONS

1. Specifications. All work performed under this permit must be done in accordance with the application, plans, specifications, maps and statements filed with the County Road Commission ("Road Commission") and must comply with the Road Commission's current procedures and regulations on file at its offices and the current MDOT Standard Specifications for Construction, if applicable.
2. Fees and Costs. The Permit Holder shall be responsible for all costs incurred by the Road Commission in connection with this permit and shall deposit estimated fees and costs as determined by the Road Commission, at the time the permit is issued.
3. Bond. The Permit Holder shall provide a cash deposit, irrevocable letter of credit or bond in a form and amount acceptable to the Road Commission at the time permit is issued.
4. Insurance. The Permit Holder shall furnish proof of general liability insurance in amounts not less than \$1,000,000 each occurrence and general aggregate, proof of automobile liability in amounts not less than \$1,000,000 combined single limit for each accident, bodily injury per accident, and property damage per accident, and in an amount not less than \$500,000 for bodily injury per person. Such proof of insurance shall include a valid certificate of insurance demonstrating that the Road Commission is an additional insured party on the policy. Such insurance shall cover a period not less than the term of this permit and shall provide that it cannot be cancelled without 30 days advance written notice to the Road Commission, by certified mail, first-class, return receipt requested. This permit is invalid if insurance expires during the authorized period of work described herein.
5. Indemnification. In addition to any liability or obligation of the Permit Holder that may otherwise exist, Permit Holder shall, to the fullest extent permitted by law, indemnify, defend and hold harmless the Road Commission and its commissioners, officers, agents, and employees from and against any and all claims, actions, proceedings, liabilities, losses, and damages thereof, and any and all costs and expenses, including legal fees, associated therewith which the Road Commission may sustain by reason of claims for or allegations of the negligence or violation of the terms and conditions of this permit by the Permit Holder, its officers, agents, or employees, arising out of the work which is the subject of this permit, or arising out of work not authorized by this permit, or arising out of the continued existence of the operation or facility, which is the subject of this permit.
6. Miss Dig. The Permit Holder must comply with the requirements of Act 53 of Public Acts of 1974, as amended. CALL MISS DIG AT (800) 482-7171 or www.missdig.org AT LEAST THREE (3) FULL WORKING DAYS, BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS, BEFORE YOU START WORK. The Permit Holder assumes all responsibility for damage to or interruption of underground utilities.
7. Notification of Start and Completion of Work. The Permit Holder must notify the Road Commission at least 48 hours before starting work, when work is completed, and additionally as directed by the Road Commission.
8. Time Restrictions. All work shall be performed Mondays through Fridays between and unless written approval is obtained from the Road Commission, and work shall be performed only during the period set forth in this permit. Perform no work except emergency work, unless authorized by the Road Commission on Saturdays, Sundays, or from on the day proceeding until the normal starting time the day after the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
9. Safety. Furnish, install and maintain all necessary traffic controls and protection during Permit Holder's operations in accordance with the Manual of Uniform Traffic Control Devices, Part 6 and any supplemental specifications set forth herein.
10. Restoration and Repair of Road. The construction, operation and maintenance of the activity covered by this permit shall be performed by the Permit Holder without cost to the Road Commission unless specified herein. The Permit Holder shall also be responsible for the cost of restoration and repair of the right-of-way determined by the Road Commission to be damaged as a result of the activity which is the subject of this permit. Restoration shall meet or exceed conditions when work is commenced and be in accordance with specifications. The Permit Holder shall be responsible for costs incurred by the Road Commission for emergency repairs performed by or on behalf of the Road Commission for the safety of the motoring public. Said repairs shall be performed with or without notice to the Permit Holder if immediate action is required. This determination shall be in the sole and reasonable opinion of the Road Commission.
11. Limitation of Permit. Issuance of this permit does not relieve Permit Holder from meeting any and all requirements of law, or of other public bodies or agencies. The Permit Holder shall be responsible for securing and shall secure any other permits or permission necessary or required by law from cities, villages, townships, corporations, property owners, or individuals for the activities hereby permitted. Any work not described by the application, including the time and place thereof, is strictly prohibited in the absence of the application for and issuance of an additional permit or amendment to this permit.
12. Revocation of Permit. This permit may be suspended or revoked at will, and the Permit Holder shall surrender this permit and alter, relocate or remove its facilities at its expense at the request of the Road Commission. It is understood that the rights granted herein are revocable at the will of the Road Commission and that the Permit Holder acquires no rights in the right-of-way and expressly waives any right to claim damages or compensation in case this permit is revoked.
13. Assignability. This permit is not assignable and not transferable unless specifically agreed to by the Road Commission.
14. Authority. The statutory authority of the Road Commission to require compliance with permit requirements is predicated upon its jurisdictional authority and is set forth in various statutes including, without limitation and in no particular order, MCL §247.321 et seq; MCL §224.19b; MCL §560.101 et seq; and MCL §247.171 et seq.

GENERAL CONSTRUCTION NOTES:

1. MISS DIG
FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 811 or 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.

2. EXISTING UTILITIES
EXISTING PUBLIC UTILITIES AND UNDERGROUND STRUCTURES SUCH AS PIPE LINES, ELECTRIC CONDUITS, SEWERS AND WATER LINES, ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS NOR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY OPERATIONS IN THE VICINITY OF ANY UTILITIES, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND "MISS DIG" AND REQUEST THAT THEY STAKE OUT THE LOCATIONS OF THE UTILITIES IN QUESTION. COST OF REPAIR FOR ANY DAMAGED UTILITY LINES THAT IS PROPERLY STAKED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. PROTECTING UTILITIES
SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL SECURE ASSISTANCE FROM THE APPROPRIATE UTILITY COMPANY IN LOCATING ITS LINES. THE CONTRACTOR SHALL ALSO PROVIDE SUPPORT FOR ANY UTILITY WITHIN THE EXCAVATION. PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND; IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. THE CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, WHETHER PRIVATELY OR PUBLICLY OWNED, ABOVE OR BELOW GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT FOR UTILITY POLES AS NECESSARY.

4. SAFETY
THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING THE FURNISHING AND USE OF SAFEGUARDS, SAFETY DEVICES AND PROTECTION EQUIPMENT. THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES AND THE PUBLIC IN THE PERFORMANCE OF THE WORK.

5. SOIL EROSION & SEDIMENTATION CONTROL
THE CONTRACTOR SHALL PROVIDE TEMPORARY SOIL EROSION CONTROL MEASURES PER P.A. 451 AS AMENDED. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION. IF DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, AT NO ADDITIONAL COST TO THE PROJECT, NO EXCAVATION WORK MAY PROCEED UNTIL THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE. ALL WORK MUST BE IN ACCORDANCE WITH THE APPROVED PERMIT FROM THE GRAND TRAVERSE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL OFFICE.

6. PROPERTY CORNERS
EXISTING KNOWN PROPERTY CORNERS ARE IDENTIFIED ON THE PLANS. IF A PROPERTY CORNER IS DISTURBED DURING CONSTRUCTION IT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BY A PROFESSIONAL LAND SURVEYOR.

7. SURVEY DATUM
ALL ELEVATIONS ARE BASED ON N.A.V.D., 1988, UNLESS OTHERWISE SPECIFIED.

8. RESTORATION WORK
ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S AREA. THE CONTRACTOR SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AT NO ADDITIONAL COST TO THE OWNER.

9. REMOVAL ITEMS
THE CONTRACTOR SHALL RESTORE ALL LAWNS, LANDSCAPE PLANTINGS, SIDEWALKS, COMMERCIAL SIGNS, ETC., AS REQUIRED, UNLESS SPECIFICALLY NOTED FOR REMOVAL ON THE PLANS. ALL SIDEWALKS, DRIVES, CULVERTS, DRAINAGE STRUCTURES, ABOVE GRADE UTILITIES, IRRIGATION SYSTEM, ETC. SHALL BE PROTECTED. ALL SUCH ITEMS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH NEW BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

10. CONSTRUCTION SIGNAGE & TRAFFIC CONTROL
LOCAL TRAFFIC AND CONSTRUCTION SIGNAGE SHALL BE MAINTAINED AT ALL TIMES TO THE SATISFACTION OF THE OWNER.

11. DUST CONTROL
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST ON THIS PROJECT THOUGH THE USE OF WATER TRUCKS OR DUST PALLIATIVE. PAYMENT FOR DUST CONTROL SHALL BE INCLUDED IN THE LUMP SUM CONTRACT AND SHALL NOT BE PAID SEPARATELY. DUST SHALL BE CONTINUOUSLY CONTROLLED TO THE SATISFACTION OF THE OWNER.

12. PROTECTIVE FENCE
THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN A TEMPORARY PROTECTIVE SNOW FENCE AROUND ALL OPEN TRENCH EXCAVATIONS THAT ARE LEFT OPEN OVERNIGHT OR ANY OTHER UNSAFE AREAS ON SITE THAT REQUIRE PUBLIC PROTECTION.

13. EXCESS MATERIALS
ALL EXCESS MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF OF THE SITE UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER. ALL REMOVALS AND TRANSPORTATION OF THE REMOVED MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL LOCAL, STATE AND FEDERAL LAWS.

14. SAWCUTTING PAVEMENT
SAWCUT EXISTING PAVEMENT FULL DEPTH TO THE LIMITS OF CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. IF THE EDGE IS DAMAGED SUBSEQUENT TO SAWCUTTING, THE EDGE SHALL BE RECUT AT NO ADDITIONAL COST TO THE OWNER.

15. DEWATERING
ANY REQUIRED DEWATERING FOR SITE WORK, INCLUDING THE USE OF STONE OR GRAVEL FOR DEWATERING PURPOSES, WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE LUMP SUM CONTRACT.

16. UTILITY SEPARATION
MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION BETWEEN ALL WATER MAINS AND SANITARY/STORM SEWERS. MEASUREMENTS ARE BETWEEN THE CLOSEST POINTS OF EACH PIPE.

17. RECYCLING
THE CONTRACTOR IS ENCOURAGED TO RECYCLE ANY MATERIALS OR PRODUCTS THAT ARE REUSABLE OR CAPABLE OF BEING RECYCLED.

GENERAL GRADING CONSTRUCTION NOTES:

1. QUALITY OF WORK
ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT M.D.O.T. CONSTRUCTION STANDARDS AND SPECIFICATIONS.

2. SUBGRADE PREPARATION
THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUBGRADE SOIL SHALL REQUIRE A FULL WIDTH, TWELVE INCH, GRANULAR SUB-BASE, M.D.O.T. CLASS II OR EQUIVALENT. PREPARED SUBGRADE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED PRIOR TO PLACEMENT OF GRAVEL.

3. AGGREGATE BASE MATERIAL
AGGREGATE BASE TO BE USED ON THE PROJECT MUST MEET SPECIFICATION FOR M.D.O.T. 22A AND MUST BE TESTED AND APPROVED PRIOR TO PLACEMENT. AGGREGATE BASE PLACEMENT MUST COMPLY WITH SECTION 3.01 OF THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. PREPARED AGGREGATE BASE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND TESTED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACE.

4. BITUMINOUS PAVEMENT (HMA)
THE CONTRACTOR SHALL GIVE THE OWNER'S REPRESENTATIVE 48 HOURS NOTICE PRIOR TO PLACEMENT OF BITUMINOUS SURFACE. BITUMINOUS PAVING MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION.

5. REMOVAL OF ORGANICS
ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF, SHALL BE ENTIRELY REMOVED FROM WITHIN THE SITE GRADING.

6. SITE GRADING
ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED AS SOON AS FEASIBLE. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON ALL AREAS DISTURBED BY CONSTRUCTION.

7. FIELD CHANGES
ANY CHANGES IN SPECIFICATIONS OR CONSTRUCTION METHODS MUST BE REVIEWED AND APPROVED BY THE ENGINEER AND OWNER, AND MUST NOT CONFLICT WITH APPROVED PERMITS.

8. DRAINAGE
EXISTING STORM DRAINAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE, AS REQUIRED, ALL DRAINAGE CULVERTS OR STRUCTURES DAMAGED DURING CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. SEE THE PROPOSED GRADING PLAN FOR DETAILS ON CONSTRUCTION ITEMS.

9. ADJUSTMENTS
THE CONTRACTOR SHALL ADJUST ALL UTILITY SURFACE ITEMS TO THE FINISH GRADES PRIOR TO PAVING.

GENERAL WATER MAIN CONSTRUCTION NOTES:

1. STANDARDS
ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP'S CURRENT STANDARDS, SPECIFICATIONS AND DETAILS (2017 GRAND TRAVERSE COUNTY STANDARD TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS, ADOPTED ON SEPTEMBER 26, 2017 (AS AMENDED).

2. DATUM
ALL ELEVATIONS SHALL BE BASED ON USGS OR NAVD DATUM.

3. DETAILS
PIPE BEDDING, THRUST BLOCKS, HYDRANT, VALVES, VALVE MANHOLES, AND ALL APPURTENANCES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS & DETAILS.

4. PUBLIC EASEMENTS
EACH PUBLIC UTILITY SHALL BE WITHIN ITS OWN 20'-WIDE EASEMENT CENTERED ON THE UTILITY.

5. WATER SERVICES
THE DOMESTIC WATER AND FIRE PROTECTION MUST BE SEPARATE SERVICES TO EACH BUILDING.

6. UTILITY SEPARATION
ALL WATER MAINS AND LEADS SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM ALL SEWERS. MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE OF PIPE.

7. NO DISRUPTION OF SERVICE
THE CONTRACTOR SHALL NOT DISRUPT THE WATER MAIN SERVICE TO THE SURROUNDING CUSTOMERS. ANY REQUIRED DISRUPTION IN SERVICE SHALL BE COMMUNICATED AND COORDINATED WITH THE G.T. CO. DPW BY THE CONTRACTOR A MINIMUM OF 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING BOTTLED WATER, DISINFECTING AND TESTING THE WATER MAIN BEFORE RECONNECTING, ETC. PER THE G.T. CO. STANDARDS.

8. SALVAGED MATERIALS
ALL EQUIPMENT AND MATERIALS THAT ARE CURRENTLY OPERATED AND MAINTAINED BY THE G.T. CO DPW AND IS INTENDED TO BE REMOVED AND SALVAGED SHOULD BE STOCKPILED AND RETURNED TO THE G.T. CO DPW. IN THE EVENT THAT THE DPW DOES NOT WANT THE SALVAGED MATERIALS, THE CONTRACTOR SHALL PROPERLY DISPOSE THE MATERIALS.

9. TERMINATION POINTS
ALL TERMINATION POINTS ON THE WATER MAIN SHALL BE MARKED WITH A 4"x4" TREATED POST.

GENERAL SANITARY SEWER CONSTRUCTION NOTES:

1. STANDARDS
ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP'S CURRENT STANDARDS, SPECIFICATIONS AND DETAILS (2017 GRAND TRAVERSE COUNTY STANDARD TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS, ADOPTED ON SEPTEMBER 26, 2017 (AS AMENDED).

2. CONNECTIONS
NO CONNECTION RECEIVING STORM WATER OR GROUNDWATER SHALL BE MADE TO SANITARY SEWERS.

3. DATUM
ALL ELEVATIONS SHALL BE BASED ON USGS OR NAVD DATUM.

4. DETAILS
PIPE BEDDING, BUILDING SEWERS, DROP CONNECTIONS, BULKHEADS, MANHOLES, MANHOLE COVERS, AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS & DETAILS.

5. PUBLIC EASEMENTS
EACH PUBLIC UTILITY SHALL BE WITHIN ITS OWN 20'-WIDE EASEMENT CENTERED ON THE UTILITY.

6. UTILITY SEPARATION
ALL SANITARY SEWERS SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM WATER MAINS AND LEADS. MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE OF PIPE.

7. NO DISRUPTION OF SERVICE
THE CONTRACTOR SHALL NOT DISRUPT THE SANITARY SEWER SERVICE TO THE SURROUNDING CUSTOMERS. ANY REQUIRED DISRUPTION IN SERVICE SHALL BE COMMUNICATED AND COORDINATED WITH THE G.T. CO. DPW BY THE CONTRACTOR A MINIMUM OF 48 HOURS IN ADVANCE.

8. SALVAGED MATERIALS
ALL EQUIPMENT AND MATERIALS THAT ARE CURRENTLY OPERATED AND MAINTAINED BY THE G.T. CO DPW AND IS INTENDED TO BE REMOVED AND SALVAGED SHOULD BE STOCKPILED AND RETURNED TO THE G.T. CO DPW. IN THE EVENT THAT THE DPW DOES NOT WANT THE SALVAGED MATERIALS, THE CONTRACTOR SHALL PROPERLY DISPOSE THE MATERIALS.

9. TERMINATION POINTS
ALL TERMINATION POINTS ON THE WATER MAIN SHALL BE MARKED WITH A 4"x4" TREATED POST.

GENERAL STORM SEWER CONSTRUCTION NOTES:

1. CONSTRUCTION STANDARDS
ALL MATERIALS, CONSTRUCTION, METHODS, TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH THE CURRENT MDOT CONSTRUCTION STANDARDS UNLESS OTHERWISE SPECIFIED.

2. CONNECTIONS
NO CONNECTIONS SHALL BE MADE TO SANITARY SEWERS.

3. STRUCTURE ADJUSTMENTS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING CATCH BASIN AND/OR MANHOLE RIMS TO THE FINISH GRADE ELEVATIONS. THE LOCATIONS AND ELEVATIONS SHOWN ARE BASED UPON PLAN GRADES AND ARE SUBJECT TO CHANGE.

4. UTILITY SEPARATION
ALL STORM SEWERS SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM WATER MAINS AND LEADS. MEASUREMENTS ARE BETWEEN THE CLOSEST POINTS OF EACH PIPE.

PROJECT DATA 5-14-2021

Project Address:
The northeast corner of LaFranier Road and Hammond Road

Project Parcel:
Tax ID 28-05-023-042-01 (part of)
Tax ID 28-05-023-042-30

Project Size:
53 acres

Existing Zoning:
A - Agriculture

Existing Land Use:
Vacant Land

Township Master Plan Use:
High Density Residential (6-10 units per acre)
(53 acres project site = 318 - 530 units allowed)

Proposed Land Use:
Mixed-Use Planned Unit Development

• Commercial	Café/Commercial Use, 2,500sf
• Institutional	Daycare, 4,000sf
• Light Industrial quasi-institutional	Bus Maintenance, 16,000sf -5 mechanics
• Light Industrial quasi-institutional	Storage Garage, 56,000sf -60 bus drivers
• Office	BATA Administration, 12,000sf (part of) -20 employees
• Office	BATA Dispatch, 12,000sf (part of) -5 employees
• Open Space	Park Area, Preserved Wetland, Sidewalks, Trails
• Residential	TC Housing Single-Family, 15 lots
• Residential	TC Housing Multi-Family, 5 buildings, 210 units
• Transit quasi-institutional	BATA Transfer Station, three 300sf shelters

Dimensional Standards:	Zoning, A	Master Plan, R-3	PUD	Provided
Minimum Lot Size:	43,560sf	4,000sf	20 acres	53 acres
Minimum Lot Width:	110ft	70ft	N/A	N/A
Height:	35ft	40ft	N/A	27-40ft
Front Yard Setback:	30ft	25ft	50ft	88+ft
Side Yard Setback:	20ft	20ft	30ft	30+ft
Rear Yard Setback:	35ft	20ft	30ft	N/A
Minimum Usable Open Space:		-	20%	34%

Lot Coverage / Open Space:		
BATA Transit-oriented Mixed-use PUD	53.2 acres gross	46.8 acres net
<u>Transit Phase total acres</u>	22.1 acres gross	17.9 acres net
impervious surface		8.5 acres net
usable open space (forest/employee plaza/sidewalks/nature trail)		4.0 acres net (22%)
<u>Residential Phase total acres</u>	31.1 acres gross	28.9 acres net
impervious surface		8.0 acres net
usable open space (park/forest/plazas/sidewalks/nature trail/lawn)		12.0 acres net (41%)

Parking:
As a transit-oriented PUD providing opportunities for housing, services, and employment on site and within proximity via public and non-motorized transit systems, it is projected that there will be a reduction in the need for individual vehicle ownership and parking within the project site.

shared parking lot	standard	required	provided
BATA Administration (12,000sf)	1 per 200sf	60	31*
<i>*a relief from standards is requested the actual number of admin staff is 16</i>			
BATA Bus Service and Garage	5 + 1 per employee on largest shift	65	69
<i>the actual number of driver and service staff is 69</i>			
		125	100

shared parking lot	standard	required	provided
BATA Bus Transfer Station (900sf)	1 per employee + 1 per 250sf	8	26*
Café, Commercial Use (2,500sf)	1 per 250sf	10	10
Multi-family Residential (overtown)			12*
<i>*a relief from standards is requested, additional parking is provided for use as park and ride associated with the bus transfer station. 12 spaces are designated to accommodate overflow and visitor parking for the multi-family use.</i>			
		18	48

designated use parking lot	standard	required	provided
Daycare (4,000sf)	1 per 300sf	13	12*
<i>*a relief from standards is requested due to the proximity to housing</i>			

private parking on individual lots	standard	required	provided
Single-family Homes (15 lots)	1.5 per dwelling unit	23	23

designated use parking lots	standard	required	provided
Multi-family Homes (210 units)	1.5 per dwelling unit	375	260*
<i>*a relief from standards for 1.2 parking space per residential unit is requested due to the proximity to public transit</i>			

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P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
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info@maeaps.com

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Land Use Consultants

REV	DATE	ISS	DS	CHK	DESC
06	2-10-20	dm	mmmt	dm	for submittal
06	2-10-20	dm	mmmt	dm	Revised multi-family layout
07	2-10-17	dm	mmmt	dm	two board submittal
08	2-10-25	dm	mmmt	dm	two PUD submittal
09	2-10-10	dm	mmmt	dm	G.T. Metro F.O. Residential
10	2-10-22	dm	mmmt	dm	Hammond & LaFranier Entrance Revisions
11	2-10-28	dm	mmmt	dm	two submittal - final PUD Application
12	2-12-15	dm	mmmt	dm	two submittal - final PUD Application

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
NOTE SHEET
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

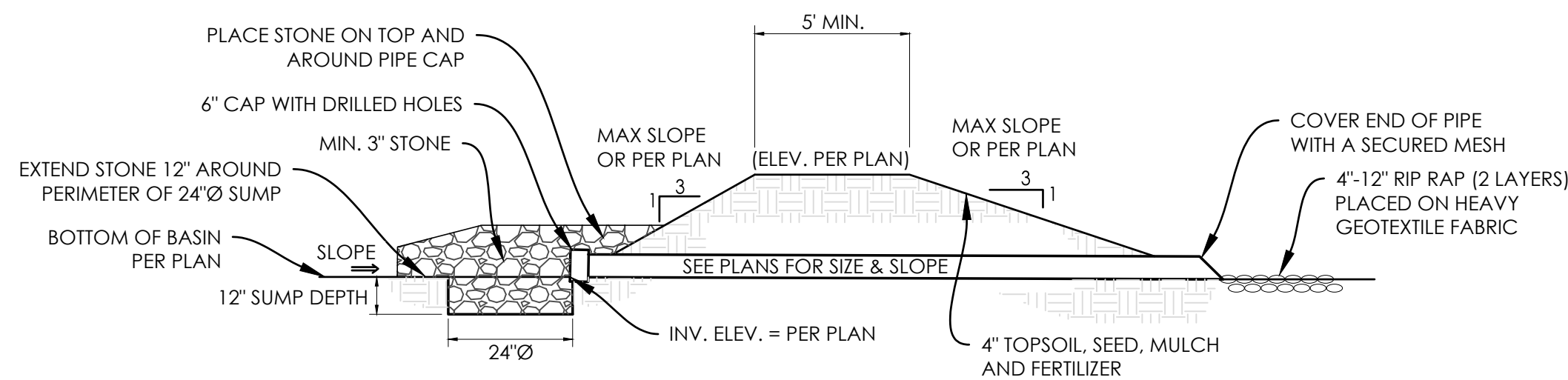
FINAL PUD

P.M.:
clm

PRE: mmmt
CADD: clm
CREATED: 07.13.20

FOR NO: 20108

C1.1



MAX BASIN WATER ELEVATION

MAX FOREBAY WATER ELEVATION

1'-0"

1'-0"

5' TYP.

HEAVY RIP RAP ON GEOTEXTILE FABRIC PLACED ON TOP OF BERM (TOP IS 1-FOOT BELOW MAX. STORAGE ELEVATION)

BOTTOM

BOTTOM

INLET PIPE

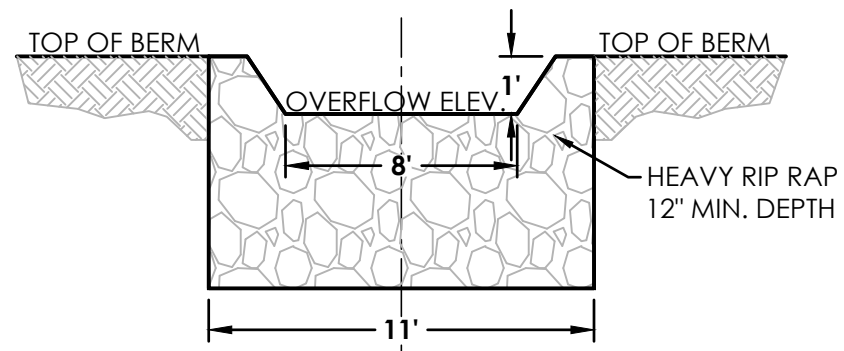
1'-6" MIN. FROM BOTTOM OF FOREBAY TO INVERT

EARTHEN BERM

PVC PIPE LAID FLAT, Ø AS SPECIFIED ON BASIN DETAILS

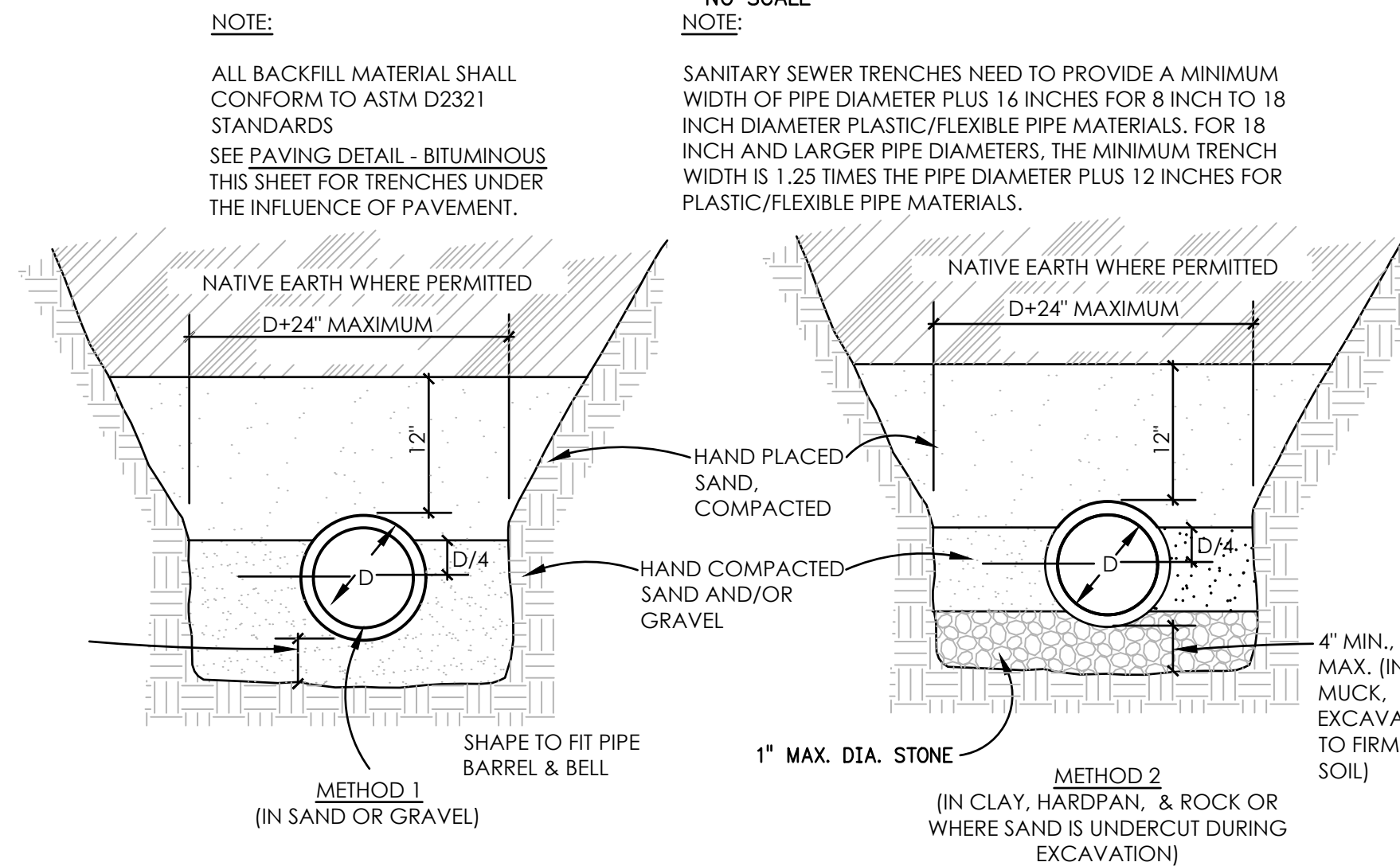
90° BEND TURN-DOWN

A) 18" CLAY BELOW 3" TOPSOIL -OR-
B) IMPERMEABLE LINER W/ 12" SOIL/TOPSOIL COVER ABOVE



A schematic diagram of a collar and toe trough assembly. A vertical pipe is shown on the left, labeled "PIPE DIAM." with a vertical dimension line. A horizontal "COLLAR" is attached to the top of the pipe. A "TOE TROUGH" is attached to the bottom of the collar, extending horizontally to the right. The length of the trough is labeled "L" with a horizontal dimension line. The trough has a sloped bottom surface that rises towards the right end.

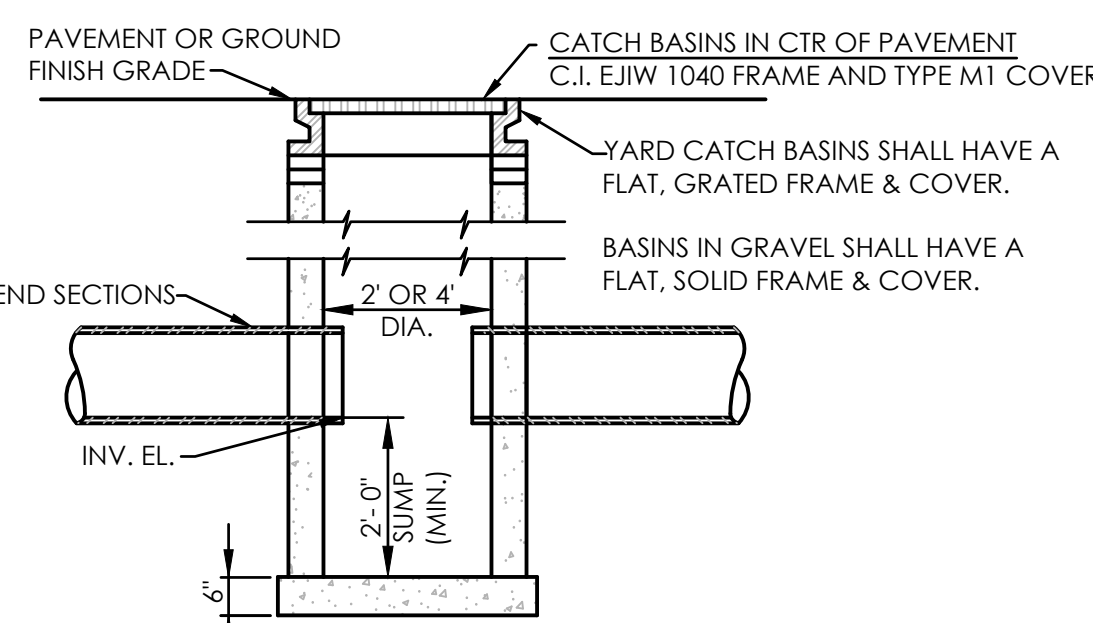
SCALE

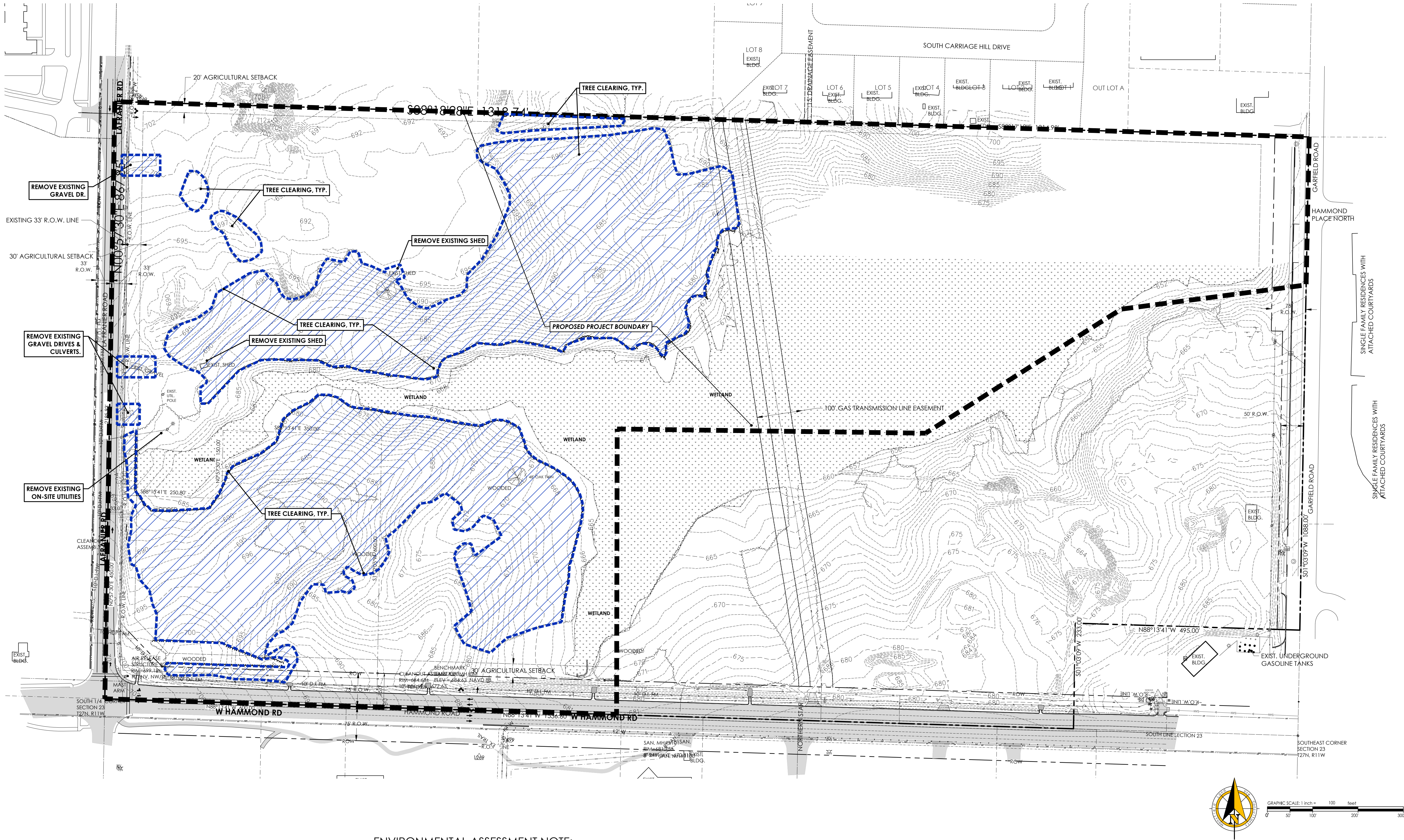


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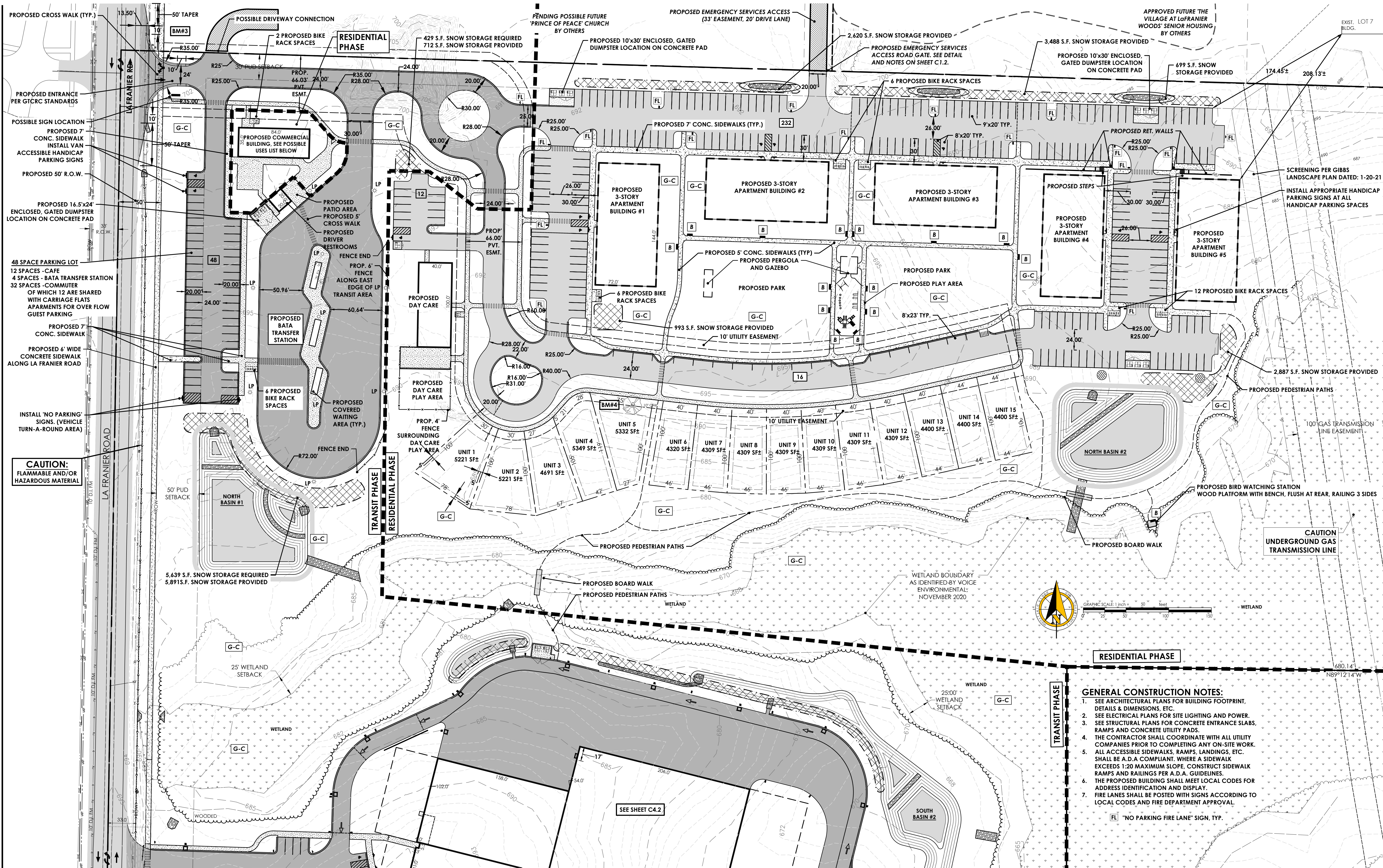
NO SCALE





ENVIRONMENTAL ASSESSMENT NOTE:
EXPOSURES TO THE IMPACTED SOILS WILL BE CONSIDERED IN THE ENVIRONMENTAL PLANNING FOR THE SITE. SOILS IMPACTED WITH RESIDUAL AGROCHEMICALS IN THE HISTORIC ORCHARD AREA WILL BE MANAGED IN THAT AREA THROUGH DEVELOPMENT OF THE PROJECT GRADING PLAN. THE PROJECT GRADING PLAN WILL BE DEVELOPED SUCH THAT SOILS IN THE ORCHARD AREA REMAIN IN THAT AREA. POTENTIAL UNACCEPTABLE EXPOSURES TO THE SOILS WILL BE MANAGED OR MITIGATED BY COVERING THE SOILS WITH UNIMPACTED TOPSOIL AND VEGETATION OR COVERING WITH HARD SURFACE PARKING, DRIVEWAY OR BUILDINGS. ANY EXCESS SOILS IN THIS AREA WILL BE CHARACTERIZED AND DISPOSED OF AT A LICENSED FACILITY. IT IS ALSO POSSIBLE THAT SITE SPECIFIC EXPOSURE CRITERIA FOR THE SPECIFIC FUTURE USE IN THIS AREA CAN BE DEVELOPED WHICH WILL DEMONSTRATE ACCEPTABLE EXPOSURE FOR FUTURE USES. - ROGER MAWBY OTWELL MAWBY, P.C. CONSULTING ENGINEERS, TRAVERSE CITY, MI

REV#	DATE	DES	DWN	CHK	DESC
01	21-02-21	dim	mm	dim	For submittal
02	21-04-21	dim	mm	dim	Revised multi-family layout
03	21-05-17	dim	mm	dim	Two Board Submittal
04	21-08-25	dim	mm	dim	Two PUD Submittal
05	21-09-10	dim	mm	dim	G.T. Metro F.E. Re-submittal
06	21-10-22	dim	mm	dim	Hammond & LaPranier Entrance Revisions
07	21-10-28	dim	mm	dim	Two Submittal - PUD PUD Description
08	21-12-13	dim	mm	dim	Two Submittal - Final PUD Description



BATA/TCHE PUD CAFÉ/COMMERCIAL BUILDING - LIST OF PERMITTED USES (UPDATED 4-5-2021)

- FINANCIAL INSTITUTION, WITHOUT DRIVE-THROUGH
- MEDICAL OFFICE, CLINIC
- OFFICE
- CAFÉ, WITHOUT DRIVE-THROUGH
- AN ESTABLISHMENT WHERE FOOD AND DRINKS ARE PREPARED, SERVED, AND CONSUMED, MOSTLY WITHIN THE PRINCIPAL BUILDING SUCH AS LUNCH COUNTERS, DAIRY BARS, COFFEE SHOPS, AND OTHER SIMILAR ESTABLISHMENTS.
- RETAIL, LOW VOLUME
- THE SALE OR RENTAL OF GOODS OR MERCHANDISE, INCLUDING THE RENDERING OF SERVICES INCIDENTAL TO THE SALE OF SUCH GOODS, TAKING PLACE IN A BUILDING OF LESS THAN FIVE THOUSAND (5,000) SQUARE FEET. LOW VOLUME RETAIL PRIMARILY SERVES RESIDENTS OF THE SURROUNDING NEIGHBORHOOD.
- SERVICE ESTABLISHMENT, PERSONAL
- ESTABLISHMENTS PRIMARILY ENGAGED IN PROVIDING SERVICES INVOLVING THE CARE OF A PERSON OR THEIR GOODS SUCH AS BEAUTY SHOPS, BARBER SHOPS, LAUNDRY FACILITY, JEWELRY REPAIR SHOPS, DRY CLEANING ESTABLISHMENT (PICKUP ONLY), AND SHOE REPAIR, EXCLUDING THE PROCESSING OF PHYSICAL MATERIALS.

BATA TRANSFER STATION:

BATA INTENDS TO CONTINUE TO SERVE INDIAN TRAILS INTERCITY BUS RIDERS VIA ITS HALL STREET TRANSFER STATION. BUS SERVICE AT THE PROPOSED LAFRANIER TRANSFER STATION IS INTENDED FOR PRIMARILY BATA BUS SERVICES, BUT THE APPLICANT DOES NOT WISH TO LIMIT ANY FUTURE ADDITIONAL REGIONAL TRANSPORTATION OPPORTUNITIES SUCH AS EMPLOYER SHUTTLE BUSES ETC.

NOTES:

- ANY PROPOSED SIGNS SHALL BE SET BACK A MIN. OF 10' FROM ALL R.O.W. LINES, MEET ALL GARFIELD TOWNSHIP SIGN STANDARDS AND BE APPROVED THOUGH THE SIGN PERMITTING PROCESS.
- BICYCLE PARKING SPACES FOR APARTMENT BUILDINGS WAS CALCULATED BASED UPON REQUIRED PARKING SPACES PER BUILDING.
- BICYCLE PARKING SPACES FOR PROPOSED COMMERCIAL USE BUILDING IN RESIDENTIAL PHASE WAS CALCULATED USING OFFICE USE PARKING AT 1 SPACE PER 200 S.F.
- ALL BIKE RACKS TO MEET GARFIELD TOWNSHIP SPECIFICATIONS.
- UNLESS OTHERWISE NOTED, ALL SIDEWALKS ABUTTING PARKING SPACES ARE TO BE 7' IN WIDTH AND ALL OTHER SIDEWALKS ARE TO BE 5' IN WIDTH.
- ALL AREAS NOT OCCUPIED BY ROADS, PARKING LOTS, DRIVE LANES, RESIDENTIAL OR COMMERCIAL BUILDINGS, PRIVATE RESIDENTIAL LOTS, DUMPSTERS, FUEL TANKS OR SIMILAR, ARE TO BE CONSIDERED AS GENERAL COMMONS USE AREAS. AREAS LABELED ARE G-C ON SITE PLAN AREA SHOWN TO REPRESENT TYPICAL GENERAL COMMONS USE AREAS AN MAY NOT INCLUDE ALL GENERAL COMMONS USE AREAS.

MULTI-FAMILY RESIDENTIAL UNIT MIX (APPROXIMATE)

48%	100	STUDIOS (400SF)
33%	70	ONE-BEDROOM (600SF)
19%	40	TWO-BEDROOM (800SF)
100%	210	TOTAL UNITS

LEGEND

- PARK BENCH LOCATION
- GENERAL COMMONS USE AREA

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.mmaeps.com
info@mmaeps.com

Mansfield
Land Use Consultants

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05	21-02-20	dim	mm	dim	mm	For submittal
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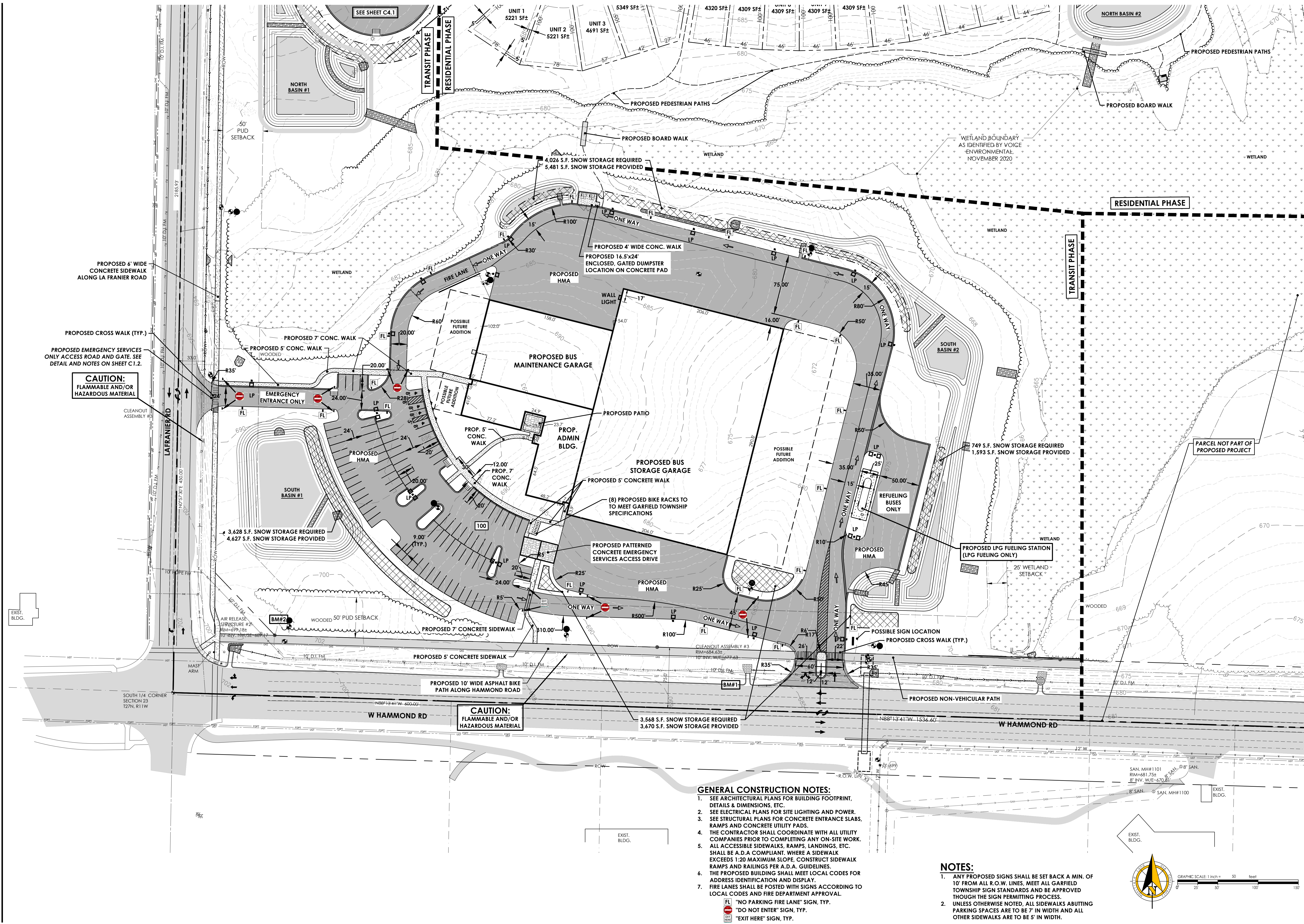
Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
SITE & DIMENSION PLAN - NORTH
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

FINAL PUD

PM:	dim
DE:	mm
CS:	dim
CREATED:	07.13.20

JOB NO.: 20108

C4.1



GENERAL CONSTRUCTION NOTES:

1. SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT, DETAILS & DIMENSIONS, ETC.
 2. SEE ELECTRICAL PLANS FOR SITE LIGHTING AND POWER.
 3. SEE STRUCTURAL PLANS FOR CONCRETE ENTRANCE SLABS, RAMPS AND CONCRETE UTILITY PADS.
 4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO COMPLETING ANY ON-SITE WORK.
 5. ALL ACCESSIBLE SIDEWALKS, RAMPS, LANDINGS, ETC. SHALL BE A.D.A. COMPLIANT. WHERE A SIDEWALK EXCEEDS 1:20 MAXIMUM SLOPE, CONSTRUCT SIDEWALK RAMPS AND RAILINGS PER A.D.A. GUIDELINES.
 6. THE PROPOSED BUILDING SHALL MEET LOCAL CODES FOR ADDRESS IDENTIFICATION AND DISPLAY.
 7. FIRE LANES SHALL BE POSTED WITH SIGNS ACCORDING TO LOCAL CODES AND FIRE DEPARTMENT APPROVAL.
- FL "NO PARKING FIRE LANE" SIGN, TYP.
"DO NOT ENTER" SIGN, TYP.
"EXIT HERE" SIGN, TYP.

NOTES:

1. ANY PROPOSED SIGNS SHALL BE SET BACK A MIN. OF 10' FROM ALL R.O.W. LINES. MEET ALL GARFIELD TOWNSHIP SIGN STANDARDS AND BE APPROVED THROUGH THE SIGN PERMITTING PROCESS.
2. UNLESS OTHERWISE NOTED, ALL SIDEWALKS ABUTTING PARKING SPACES ARE TO BE 7' IN WIDTH AND ALL OTHER SIDEWALKS ARE TO BE 5' IN WIDTH.

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Mansfield

Land Use Consultants

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11	21-10-28	dim	mm	dim	Revised Submittal - Final PUD Application
12	21-12-15	dim	mm	dim	Revised Submittal - Final PUD Application

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
SITE & DIMENSION PLAN - SOUTH
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

FINAL PUD

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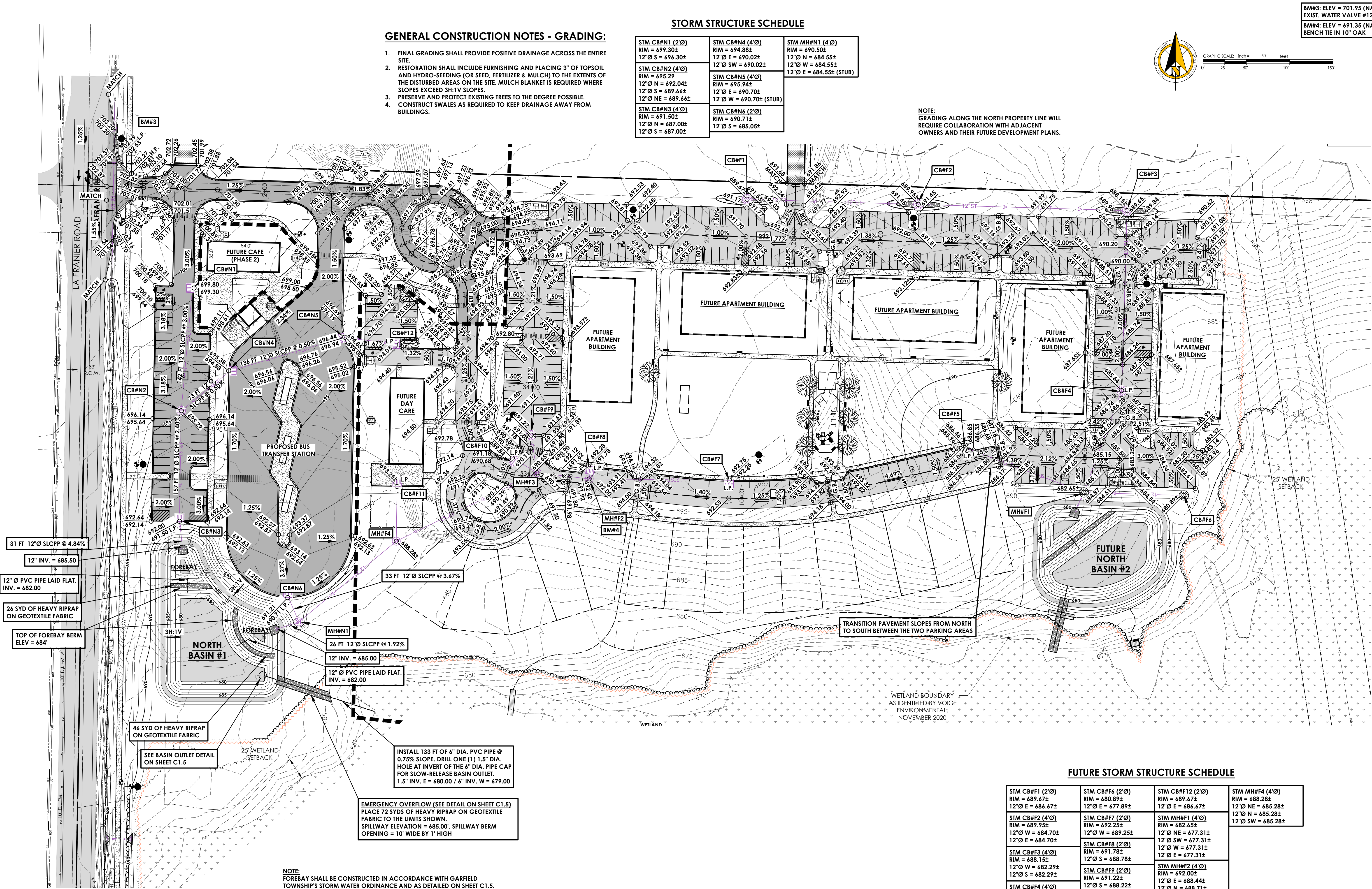
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20108

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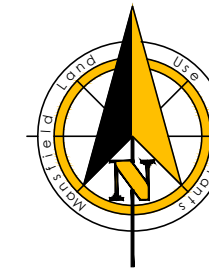


STORM STRUCTURE SCHEDULE

STM CB#S1 (2'Ø) RIM = 687.20± 12'Ø W = 684.52±	STM MH#S1 (4'Ø) RIM = 687.70± 12'Ø N = 684.37± 12'Ø E = 684.37± 12'Ø W = 684.37±	STM MH#S4 (2'Ø) RIM = 681.00± 12'Ø SW = 676.41± 12'Ø NE = 676.41±
STM CB#S2 (2'Ø) RIM = 687.20± 12'Ø S = 684.52±	STM MH#S2 (4'Ø) RIM = 689.15± 12'Ø N = 683.95± 12'Ø E = 683.95± 12'Ø W = 683.95±	STM MH#S5 (2'Ø) RIM = 682.50± 12'Ø SW = 678.91± 12'Ø SE = 678.91±
STM CB#S3 (2'Ø) RIM = 688.40± 12'Ø S = 685.90±	STM MH#S3 (4'Ø) RIM = 683.00± 6'Ø S = 679.90± 12'Ø NE = 679.90±	
STM CB#S3 (2'Ø) RIM = 677.50± 12'Ø N = 671.50±		

GENERAL CONSTRUCTION NOTES - GRADING:

- FINAL GRADING SHALL PROVIDE POSITIVE DRAINAGE ACROSS THE ENTIRE SITE.
- RESTORATION SHALL INCLUDE FURNISHING AND PLACING 3" OF TOPSOIL AND HYDRO-SEEDING (OR SEED, FERTILIZER & MULCH) TO THE EXTENTS OF THE DISTURBED AREAS ON THE SITE. MULCH BLANKET IS REQUIRED WHERE SLOPES EXCEED 3H:1V SLOPES.
- PRESERVE AND PROTECT EXISTING TREES TO THE DEGREE POSSIBLE.
- CONSTRUCT SWALES AS REQUIRED TO KEEP DRAINAGE AWAY FROM BUILDINGS.



GRAPHIC SCALE: 1 inch = 40 feet

BM#1: ELEV = 684.63 (NAVD 88)
EXIST. SAN. CLEANOUT MH RIM
BM#2: ELEV = 699.17 (NAVD 88)
EXIST. SAN. AIR RELEASE MH RIM

INSTALL 26 FT OF 24"Ø CMP CULVERT @ 0.50% W/END SECTIONS IN THE PROPOSED DITCH LINE (LENGTH INCLUDES END SECTIONS).
24" INV. E = 684.38
24" INV. W = 684.25

EMERGENCY OVERFLOW ROUTING TO WETLANDS

INSTALL 82 FT OF 15"Ø CMP CULVERT @ 4.27% W/END SECTIONS IN THE PROPOSED DITCH LINE (LENGTH INCLUDES END SECTIONS).
15" INV. E = 693.50
15" INV. W = 690.00

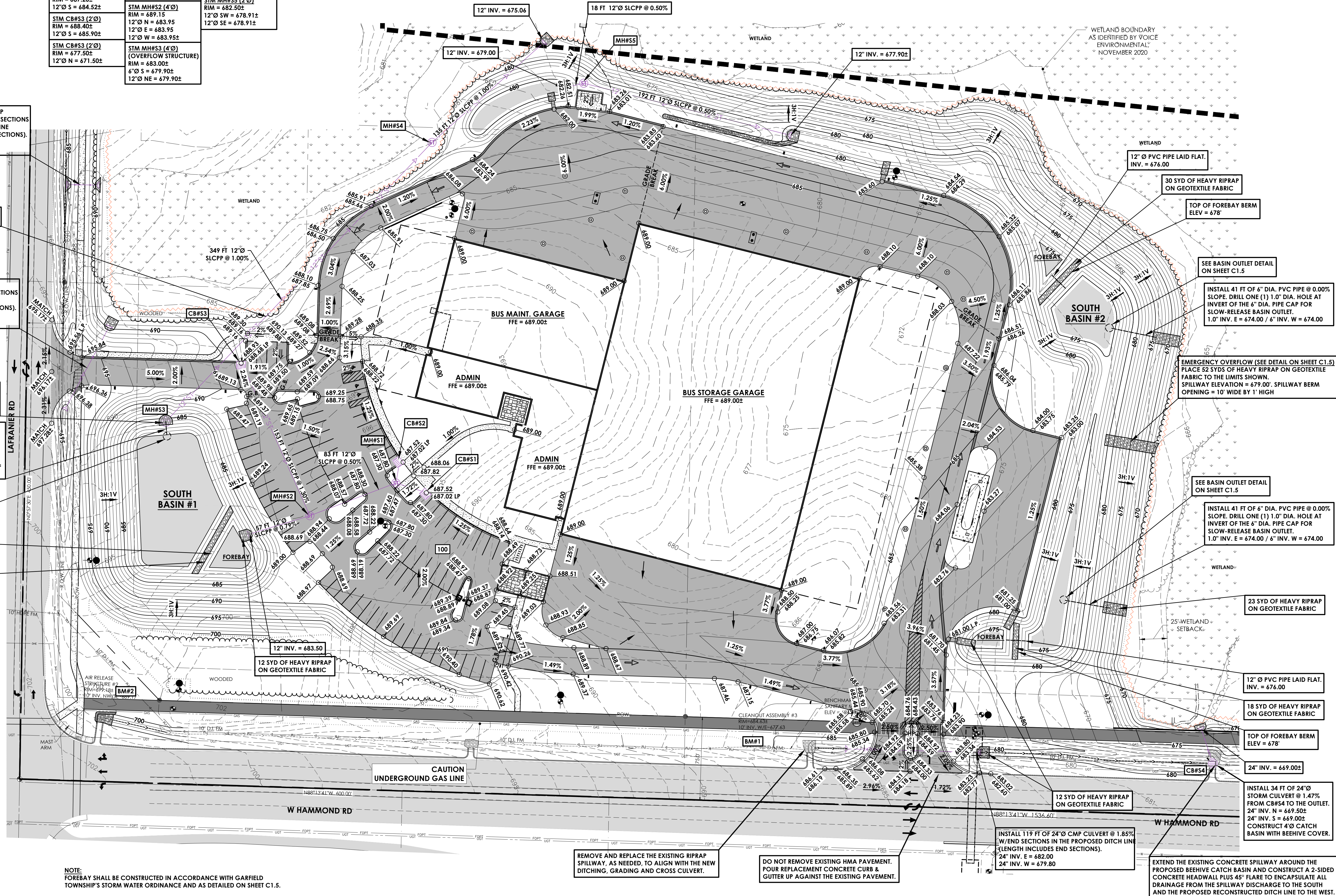
EMERGENCY OVERFLOW STRUCTURE (MH#3) W/ 10 SYD OF HEAVY RIPRAP ON GEOTEXTILE FABRIC

INSTALL 12 FT OF 6" DIA. PVC PIPE @ 0.83% SLOPE. DRILL ONE (1) 1.0" DIA. HOLE AT INVERT OF THE 6" DIA. PIPE CAP FOR SLOW-RELEASE BASIN OUTLET.
1.0" INV. N = 680.00 / 6" INV. S = 679.90

SEE BASIN OUTLET DETAIL ON SHEET C1.5

35 SYD OF HEAVY RIPRAP ON GEOTEXTILE FABRIC

TOP OF FOREBAY BERM ELEV = 682



NOTE:
FOREBAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH GARFIELD TOWNSHIP'S STORM WATER ORDINANCE AND AS DETAILED ON SHEET C1.5.

REMOVE AND REPLACE THE EXISTING RIPRAP SPILLWAY, AS NEEDED, TO ALIGN WITH THE NEW DITCHING, GRADING AND CROSS CULVERT.

DO NOT REMOVE EXISTING HMA PAVEMENT. POUR REPLACEMENT CONCRETE CURB & GUTTER UP AGAINST THE EXISTING PAVEMENT.

INSTALL 119 FT OF 24"Ø CMP CULVERT @ 1.85% W/END SECTIONS IN THE PROPOSED DITCH LINE (LENGTH INCLUDES END SECTIONS).
24" INV. E = 682.00
24" INV. W = 679.80

EXTEND THE EXISTING CONCRETE SPILLWAY AROUND THE PROPOSED BEEHIVE CATCH BASIN AND CONSTRUCT A 2-SIDED CONCRETE HEADWALL PLUS 45° FLARE TO ENCAPSULATE ALL DRAINAGE FROM THE SPILLWAY DISCHARGE TO THE SOUTH AND THE PROPOSED RECONSTRUCTED DITCH LINE TO THE WEST.

Mansfield
Land Use Consultants

REV#	DATE	DESCRIPTION	BY	CHK	APP
01	21-02-20	dim	mm	mm	mm
02	21-02-20	dim	mm	mm	mm
03	21-02-20	dim	mm	mm	mm
04	21-04-21	dim	mm	mm	mm
05	21-05-17	dim	mm	mm	mm
06	21-05-17	dim	mm	mm	mm
07	21-05-17	dim	mm	mm	mm
08	21-05-25	dim	mm	mm	mm
09	21-05-25	dim	mm	mm	mm
10	21-05-25	dim	mm	mm	mm
11	21-05-25	dim	mm	mm	mm
12	21-05-25	dim	mm	mm	mm

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
GRADING & STORM PLAN - SOUTH
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

FINAL PUD

dim

mm

07.13.20

20108

C5.2

7. SESC Letter of Determination

GRAND TRAVERSE COUNTY ENVIRONMENTAL HEALTH
SOIL EROSION AND SEDIMENTATION CONTROL
SITE DETERMINATION FORM

PART 91, SOIL EROSION & SEDIMENTATION CONTROL, ACT 451 OF 1994,
AS AMENDED & GTCHD SOIL EROSION SEDIMENTATION CONTROL ORDINANCE

Office
Use
Only

Amount: \$ 25.00

Receipt #: 54270

Received By: *jm*

NOV 18 2021

Environmental Health

Project Type: ☐ Residential ☐ Multi-Family ☒ Commercial

Project Address: W. Hammond Rd City, Zip: Traverse City, MI 49686

Tax #: 28-05-023-042-30 Twp: Garfield Twp. Section: 23 Town: 27N Range: 11W

Subdivision: NA Lot: NA

Size of Earth Change: 16.88 ac. Start Date: 3-1-2022 Completion Date: 11-15-2023

Name & Distance to Nearest Surface Water, Wetland or Drain: ~3,071 ft westerly to the Boardman River

Describe Project: Transit-Oriented Mixed-Use Development: BATA Headquarters & Transfer Sta, TCHC Residential, Retail.

*** DETERMINATIONS MUST BE SUBMITTED WITH AN ACCURATE SITE PLAN OF PROPOSED

WORK*** Owner's Name: Bay Area Transportation Authority & Traverse City Housing Commission

Owner's Mailing Address: 3233 Cass Rd & 150 Pine St. City, State, Zip: Traverse City, MI 49684

Owner's Phone: 231-933-5544 (Kelly Dunham) Owner's email: dunhamk@bata.net
231-922-4915 (Tony Lentych) tlentych@tcpha.net

Applicant (if other than owner):

Address: City, State, Zip:

Phone: Email:

**Signature: *Kelly Dunham / Tony Lentych* Date: 11/17/21

DEPARTMENT USE ONLY: COMPLETED BY SANITARIAN

THE FOLLOWING CRITERIA DO NOT APPLY:

SOM PA 451, PART 91 REQUIREMENTS

GTCHD SESC REQUIREMENTS

☐ Within 500' of Lake or Stream

☒ Within 500' of Regulated Wetland

☒ Slopes of 20% or greater

☐ Disturb 1 acre or more

☒ Within 500' of a County Drain

☐ Group D Hydrologic Soils

Comments: Nearest surface water Mitchell Creek Trib ~500', wetland
on development, heavy sand slopes from 0 - 12%
with some group D soils

☒ OFFICE REVIEW ☒ FIELD REVIEW

Based on information provided by the Land Owner, the requirement for a Soil Erosion/Sedimentation Control (SESC) Permit has been reviewed in accordance with Part 91, Act 451 of 1994 and the Grand Traverse County Soil Erosion and Sedimentation Control Ordinance, as amended. Grand Traverse County Health Department, County Enforcing Agency, has determined that a SESC Permit is:

☐ NOT REQUIRED

☒ REQUIRED

Sanitarian Reviewer: *[Signature]*

Date: 11/22/21

8. Prince of Peace Defensible Easement

DEFEASIBLE EASEMENT GRANT

This Defeasible Easement Grant (this “Grant”), dated as of November 24, 2021 (the “Effective Date”), is made by the Traverse City Housing Commission, or its authorized assignee (hereinafter, the “Grantor”), for the benefit of Prince of Peace Evangelical Lutheran Church of Traverse City, Michigan (hereinafter, the “Grantee”).

WITNESSETH:

WHEREAS, Grantor is the prospective purchaser of certain land located in Garfield Township, Grand Traverse County, Michigan, hereinafter referred to as “Parcel A” and more particularly described by a metes and bounds description set forth on Exhibit A attached hereto and made a part hereof;

WHEREAS, subject to Grantor’s acquisition of Parcel A and Garfield Township’s Planning Commission’s and Board’s (collectively, the “Township”) approval, Grantor intends to develop, in cooperation with other parties, a transit-oriented, mixed-use development consistent with the terms of that certain Planned Unit Development 2020-02 and any conditions required therewith;

WHEREAS, Grantee is the fee owner or future fee owner of certain land located in Garfield Township, Grand Traverse County, Michigan and sharing the northern boundary of Parcel A with Grantor, hereinafter referred to as “Parcel B”;

WHEREAS, Grantor is required by the Township to provide appropriate points of ingress and egress to Grantee and its licensees, invitees, or guests from LaFranier Road over Parcel A to Parcel B;

WHEREAS, subject to the terms of this Grant, Grantor is willing to grant to Grantee an easement over such portion of Parcel A (the “Easement Area”), more particularly described by a metes and bounds description and a diagrammatic sketch indicating the Easement Area, on Exhibit B attached hereto and made a part hereof; and

WHEREAS, Grantor has agreed to provide this Grant, which is defeasible in nature, such that if Grantor does not acquire Parcel A or if Grantee does not acquire Parcel B within one year of this Grant, this Grant shall become null, void and of no further effect.

NOW, THEREFORE, for good and valuable consideration and the covenants, terms, and conditions set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Grantor agrees as follows:

1. Grant. Subject to the terms of this Grant, Grantor hereby grants and conveys to Grantee a non-exclusive access easement (the “Easement”) upon, about, over, and through the Easement Area located on Parcel A, for the benefit of Parcel B.

2. Use. Grantee may use the Easement for ingress and egress from Parcel B to LaFranier Road.

3. Reservation of Rights. All right, title, and interest in and to the Easement Area under this Grant, which may be used and enjoyed without interfering with the rights conveyed by this Grant are reserved to Grantor.

4. Relocation. Subject to any Township approval that may be required, Grantor may relocate the Easement Area if prior written consent is obtained from Grantee, which consent may not be unreasonably withheld.

5. Grantor’s Use of Property. Grantor reserves the right to use Parcel A in any manner and for any purpose that does not interfere with Grantee’s Easement rights and its use of the Easement Area.

6. Grantor Not Liable. In no event shall Grantor be liable for any damage to, or loss of personal property or equipment sustained by Grantee within the Easement Area, whether or not it is insured, even if such loss is caused by the negligence of Grantor.

7. Defeasible Covenant. This Grant shall be of a defeasible nature in that if Grantor does not become the owner of Parcel A or if Grantee (or Grantee’s authorized assignee) does not become the owner of Parcel B, the Easement shall be discharged and shall be null, void and of no effect whatsoever.

8. Amendment. This Grant may not be modified, amended, or terminated except in a writing signed by Grantor.

9. Governing Law. This Grant shall be governed and construed in accordance with the laws of the State of Michigan.

10. Exhibits. Two exhibits are attached to and are a part of this Grant. They are the following:

Exhibit A – Legal description of Parcel A

Exhibit B – Sketch and Legal Description of Easement Area

[Signature page follows.]

Traverse City Housing Commission

STATE OF MICHIGAN)
) ss
COUNTY OF GRAND TRAVERSE)

, Notary Public

County, Michigan

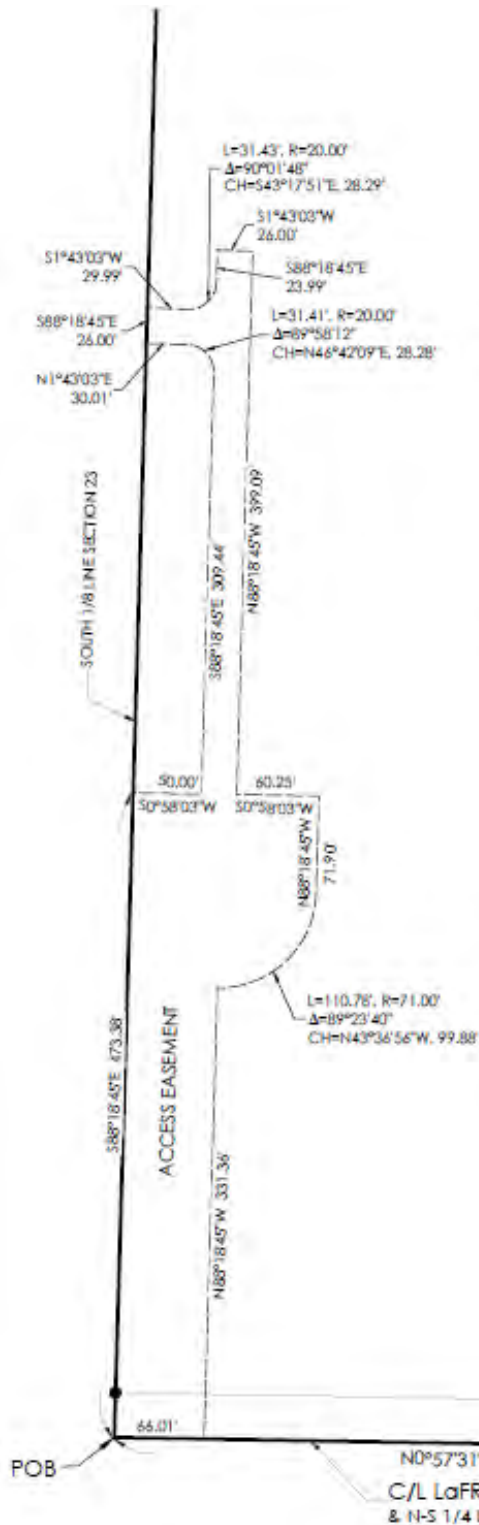
My commission expires: _____

Signature Page to Defeasible Easement Grant

EXHIBIT A
LEGAL DESCRIPTION OF PARCEL A

Part of South 1/2 of the Southeast 1/4 of Section 23, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as: Beginning at the South 1/4 corner of said Section 23; thence North 00 degrees 57 minutes 30 seconds East, along the North and South 1/4 line of said Section, 450.00 feet; thence South 88 degrees 13 minutes 41 seconds East 250.80 feet; thence North 00 degrees 57 minutes 30 seconds East 150.00 feet; thence South 88 degrees 13 minutes 41 seconds East 350.00 feet; thence South 01 degree 02 minutes 05 seconds West 600.00 feet, to the South line of said Section; thence North 88 degrees 13 minutes 41 seconds West, along the South line of said Section, 600.00 feet, to the Point of Beginning. SUBJECT TO the right of way of LaFranier and Hammond Road over and across the Westerly and Southerly portions thereof.

EXHIBIT B **SKETCH AND LEGAL DESCRIPTION OF EASEMENT AREA**



ACCESS EASEMENT:

AN ACCESS EASEMENT IN PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE N00° 57' 31"E, 1317.97 ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23 TO THE POINT OF BEGINNING; THENCE S88° 18' 45"E, 473.38 FEET ALONG THE SOUTH ONE-EIGHTH LINE OF SECTION 23; THENCE S00° 58' 03"W, 50.00 FEET; THENCE S88° 18' 45"E, 309.44 FEET; THENCE 31.41 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 89° 58' 12"; AND THE LONG CHORD OF WHICH BEARS N46° 42' 09"E, 28.28 FEET; THENCE N01° 43' 03"E, 30.01 FEET; THENCE S88° 18' 45"E, 26.00 FEET ALONG THE SOUTH ONE-EIGHTH LINE OF SECTION 23; THENCE S01° 43' 03"W, 29.99 FEET; THENCE 31.43 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 90° 01' 48", AND THE LONG CHORD OF WHICH BEARS S43° 17' 51"E, 28.29 FEET; THENCE S88° 18' 45"E, 23.99 FEET; THENCE S01° 43' 03"W, 26.00 FEET; THENCE N88° 18' 45"W, 399.09 FEET; THENCE S00° 58' 03"W, 60.25 FEET; THENCE N88° 18' 45"W, 71.90 FEET; THENCE 110.78 FEET ALONG THE ARC OF A 71.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 89° 23' 40", AND THE LONG CHORD OF WHICH BEARS N43° 36' 56"W, 99.88 FEET; THENCE N88° 18' 45"W, 331.36 FEET TO THE NORTH-SOUTH QUARTER LINE OF SECTION 23; THENCE N00°57' 31"E, 66.01 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23 TO THE POINT OF BEGINNING.

8. Reenders Defensible Easement

DEFEASIBLE EASEMENT GRANT

This Defeasible Easement Grant (this “Grant”), dated as of November 24, 2021 (the “Effective Date”), is made by the Traverse City Housing Commission, or its authorized assignee (hereinafter, the “Grantor”), for the benefit of Reenders, Inc. (hereinafter, the “Grantee”).

WITNESSETH:

WHEREAS, Grantor is the prospective purchaser of certain land located in Garfield Township, Grand Traverse County, Michigan, hereinafter referred to as “Parcel A” and more particularly described by a metes and bounds description set forth on Exhibit A attached hereto and made a part hereof;

WHEREAS, subject to Grantor’s acquisition of Parcel A and Garfield Township’s Planning Commission’s and Board’s (collectively, the “Township”) approval, Grantor intends to develop, in cooperation with other parties, a transit-oriented, mixed-use development consistent with the terms of that certain Planned Unit Development 2020-02 and any conditions required therewith;

WHEREAS, Grantee is the fee owner or future fee owner of certain land located in Garfield Township, Grand Traverse County, Michigan and sharing the northern boundary of Parcel A with Grantor, hereinafter referred to as “Parcel B”;

WHEREAS, Grantor is required by the Township to provide appropriate points of ingress and egress to Grantee and its licensees, invitees, or guests from LaFranier Road over Parcel A to Parcel B;

WHEREAS, subject to the terms of this Grant, Grantor is willing to grant to Grantee an easement over such portion of Parcel A (the “Easement Area”), more particularly described by a metes and bounds description and a diagrammatic sketch indicating the Easement Area, on Exhibit B attached hereto and made a part hereof; and

WHEREAS, Grantor has agreed to provide this Grant, which is defeasible in nature, such that if Grantor does not acquire Parcel A or if Grantee does not acquire Parcel B within one year of this Grant, this Grant shall become null, void and of no further effect.

NOW, THEREFORE, for good and valuable consideration and the covenants, terms, and conditions set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Grantor agrees as follows:

1. Grant. Subject to the terms of this Grant, Grantor hereby grants and conveys to Grantee a non-exclusive access easement (the “Easement”) upon, about, over, and through the Easement Area located on Parcel A, for the benefit of Parcel B.

2. Use. Grantee may use the Easement for ingress and egress from Parcel B to LaFranier Road.

3. Reservation of Rights. All right, title, and interest in and to the Easement Area under this Grant, which may be used and enjoyed without interfering with the rights conveyed by this Grant are reserved to Grantor.

4. Relocation. Subject to any Township approval that may be required, Grantor may relocate the Easement Area if prior written consent is obtained from Grantee, which consent may not be unreasonably withheld.

5. Grantor’s Use of Property. Grantor reserves the right to use Parcel A in any manner and for any purpose that does not interfere with Grantee’s Easement rights and its use of the Easement Area.

6. Grantor Not Liable. In no event shall Grantor be liable for any damage to, or loss of personal property or equipment sustained by Grantee within the Easement Area, whether or not it is insured, even if such loss is caused by the negligence of Grantor.

7. Defeasible Covenant. This Grant shall be of a defeasible nature in that if Grantor does not become the owner of Parcel A or if Grantee (or Grantee’s authorized assignee) does not become the owner of Parcel B, the Easement shall be discharged and shall be null, void and of no effect whatsoever.

8. Amendment. This Grant may not be modified, amended, or terminated except in a writing signed by Grantor.

9. Governing Law. This Grant shall be governed and construed in accordance with the laws of the State of Michigan.

10. Exhibits. Two exhibits are attached to and are a part of this Grant. They are the following:

Exhibit A – Legal description of Parcel A

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[Signature page follows.]

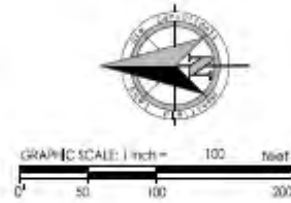
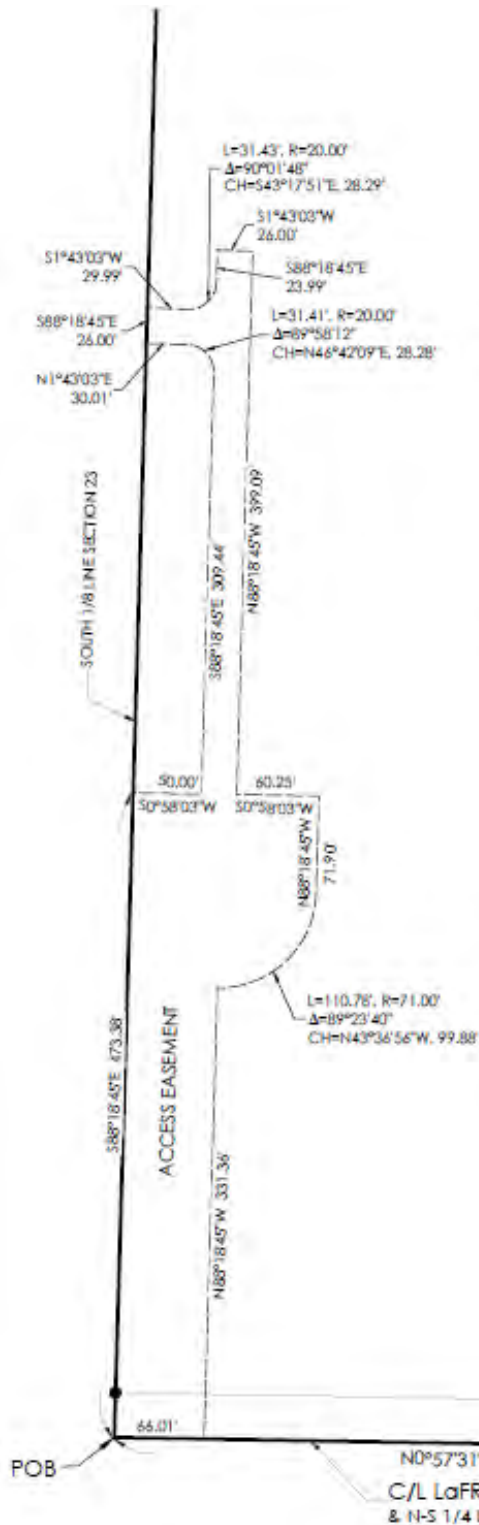
Traverse City Housing Commission

Signature Page to Defeasible Easement Grant

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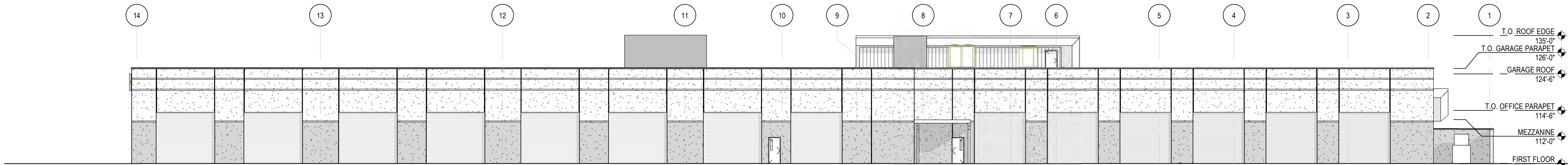
Architectural Plans

Civil Site Plans

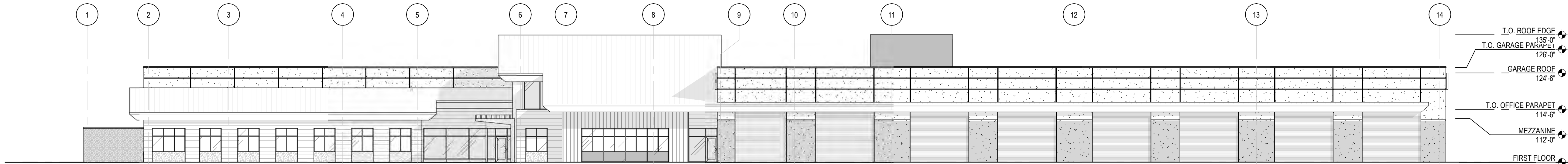
Sign Plan

Photometric Plan

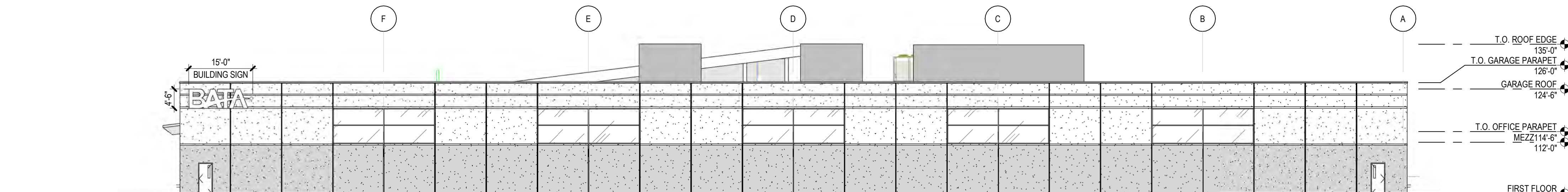




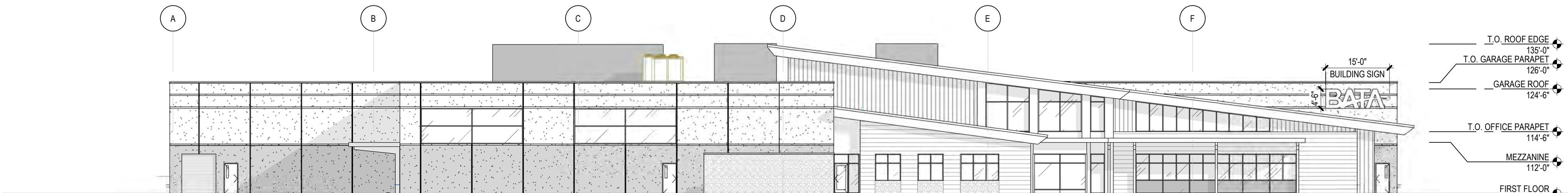
B2 NORTH ELEVATION
1/16" = 1'-0"



C2 SOUTH ELEVATION
1/16" = 1'-0"



D2 EAST ELEVATION
1/16" = 1'-0"



E2 WEST ELEVATION
1/16" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. FINISH FLOOR ELEVATION = 100' - 0". REFER TO CIVIL DRAWINGS FOR SITE DATUM ELEVATION EQUIVALENT.
3. EXISTING BUILDING CONDITIONS BASED ON OWNER PROVIDED DRAWINGS AND LIMITED FIELD VERIFICATION. VERIFY EXACT CONDITIONS IN FIELD. SHOULD DISCREPANCIES OCCUR, NOTIFY ARCHITECT FOR CLARIFICATIONS.
4. BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
5. REFER TO CODE COMPLIANCE DRAWING(S) FOR LOCATIONS OF RATED ASSEMBLIES AND CODE SUMMARY.
6. ABBREVIATIONS, TYPICAL MOUNTING DIMENSIONS, AND ANNOTATION SYMBOLS ARE SHOWN ON GENERAL INFORMATION DRAWINGS.
7. WALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE AS SHOWN OR EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE PERPENDICULAR AND PARALLEL, UNLESS NOTED OTHERWISE.
9. PATCH ALL DISTURBED SURFACES WITH MATERIALS TO MATCH ADJACENT SURFACE CONSTRUCTION.
10. PROVIDE APPROVED SMOKE/FIRESTOPPING ASSEMBLIES AT ALL MECHANICAL AND ELECTRICAL PENETRATIONS THROUGH FIRE RATED AND SMOKE RESISTANT PARTITIONS IDENTIFIED ON CODE COMPLIANCE DRAWINGS.
11. OWNER FURNISHED EQUIPMENT IS SHOWN LIGHT DASHED FOR REFERENCE ONLY. REFER TO EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION.
12. REFER TO INTERIORS FOR FINISHES INCLUDING WALL PROTECTION ITEMS.

EXTERIOR MATERIALS LEGEND

- 12" EXPOSURE HORIZONTAL LAP CEMENT BOARD SIDING
- 12" EXPOSURE VERTICAL BOARD AND BATTON CEMENT BOARD SIDING
- DECORATIVE FIELDSTONE VENEER
- PRECAST CONCRETE PANEL WITH ACCENT FIELD COLOR
- METAL ROOF - STANDING SEAM
- INSULATED GLAZING (IG-1)
- INSULATED SPANDREL GLAZING (IG-2)
- PRECAST CONCRETE VERTICAL JOINT

BAY AREA TRANSIT AUTHORITY
BATA OPERATIONS CENTER

**NOT FOR
CONSTRUCTION**

If this document is sealed and signed in a digital or electronic format and is required from someone other than the sealing professional identified in the document, you must contact the sealing professional in writing to validate authenticity of the document. The sealing professional disclaims the seal and signature and shall not be liable for any liability associated with it where the authenticity of any digital or electronic seal or signature has not been validated in this manner.

ISSUANCE

SCHEMATIC DESIGN
11/1/21

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

FILE NUMBER	88760002
PROJECT MANAGER	SDH
PROFESSIONAL	JFR
DRAWN BY	JFR
CHECKED BY	

**EXTERIOR
ELEVATIONS
A201**

Architectural Standards
Conceptual Daycare Building

Key	Description	Color	Manufacturer	Style/Material
A	Asphalt Shingle	Black	Firestone or equal	Metal
B	Pre-finished mtl trim	Benjamin Moore Harbor Grey, AC-25	Unclad or equal	Alum.or Mtl.
C	Wall Siding	Benjamin Moore Harbor Grey, AC-25	James Hardie	Fiber-Cement Panel
D	Dbl Hung Window	White	T.B.D. or equal	Vinyl
E	Wall Stone	Limestone, tan, grey or approved equal	T.B.D. or equal	Natural or Manufactured
F	2' x 20' signage (40 sq. ft)	White or approved equal	T.B.D. or equal	Wood or Mtl.

Some of the buildings may have decorative dormers.





Front Elevation

Architectural Standards
Conceptual Apartment Building

Key	Description	Color	Manufacturer	Style/Material
A	Asphalt Shingle	Black	Firestone or equal	Metal
B	Pre-finished mtl trim	Benjamin Moore Harbor Grey, AC-25	Unclad or equal	Alum.or Mtl.
C	Wall Siding	Benjamin Moore Harbor Grey, AC-25	James Hardie	Fiber-Cement Panel
D	Dbl Hung Window	White	T.B.D. or equal	Vinyl
E	Wall Stone	Limestone, tan, grey or approved equal	T.B.D. or equal	Natural or Manufactured
F	Wall Siding	Benjamin Moore Smokey My. AC-18	James Hardie	Fiber-Cement Panel

Some of the buildings may have decorative dormers.



Rear Elevation



Left & Right Elevation

Apartment Building Concept Renderings

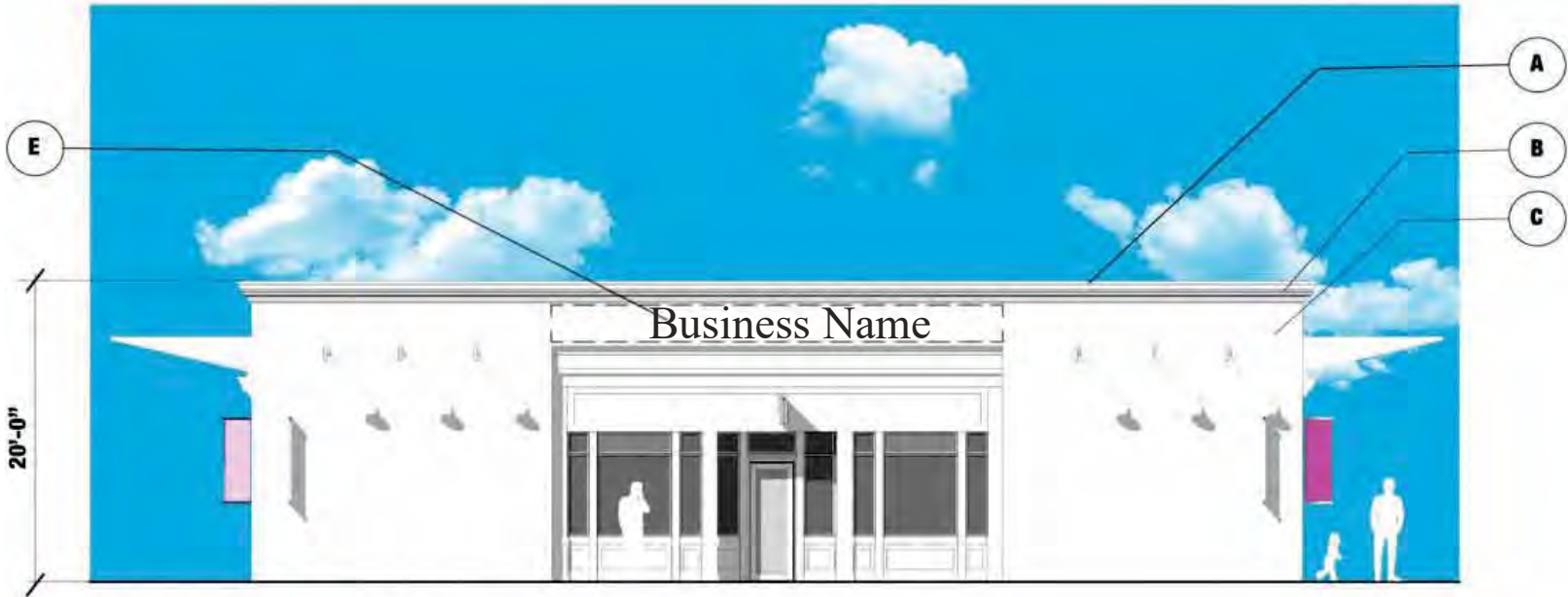
BATA North Site Master Plan

Garfield Township, Michigan 20 January 2021



Gibbs
 Planning Group

Architectural Standards
Conceptual Cafe Building



Front & Rear Elevation



Right & Left Elevation

Commercial Building Size: 36' x 70'

Key	Description	Color	Manufacturer	Style/Material
A	Commercial Roof	Black	Firestone or equal	Single Layer or BUR
B	Pre-finished Fascia trim	Benjamin Moore Harbor Grey, AC-25	Unclad or equal	Alum. or Mtl.
C	Wall Siding	Benjamin Moore Harbor Grey, AC-25	James Hardie	Fiber-Cement Panel
D	Storefront Window/Door	Silver or approved equal	T.B.D. or equal	Aluminum
E	2' x 20' signage (40 sq. ft)	T.B.D.	T.B.D.	Wood or Mtl.

Commercial Building Concept Renderings

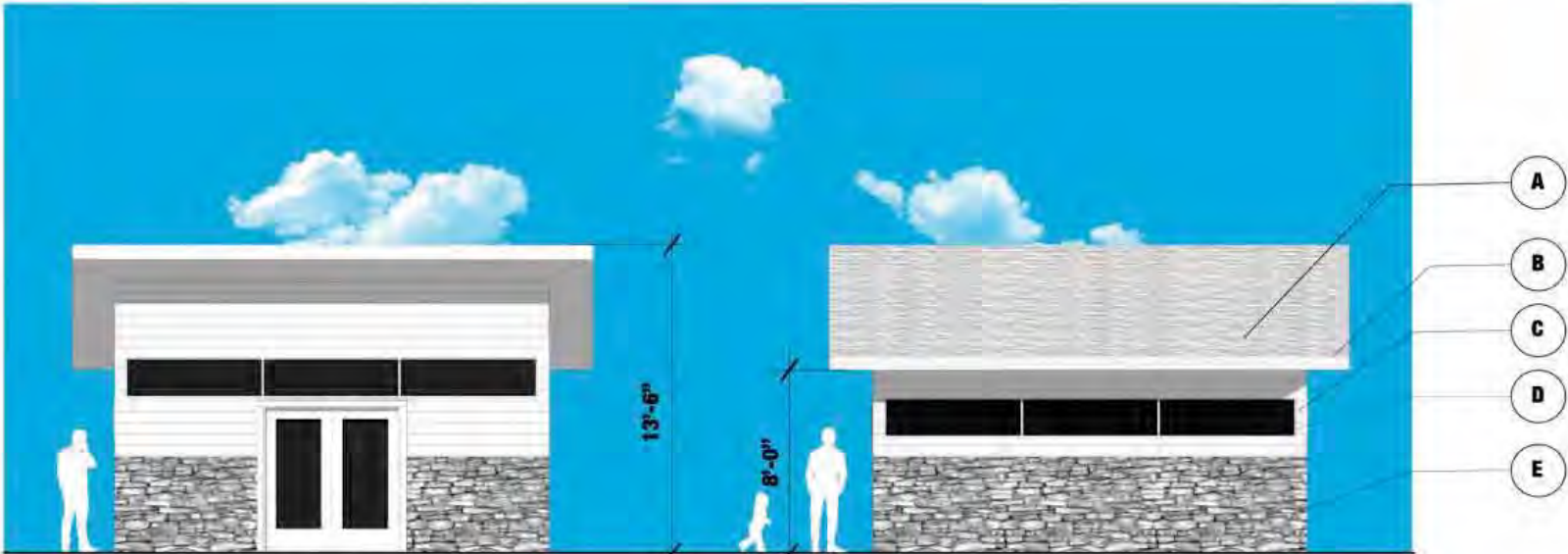
BATA North Site Master Plan

Garfield Township, Michigan 20 January 2021



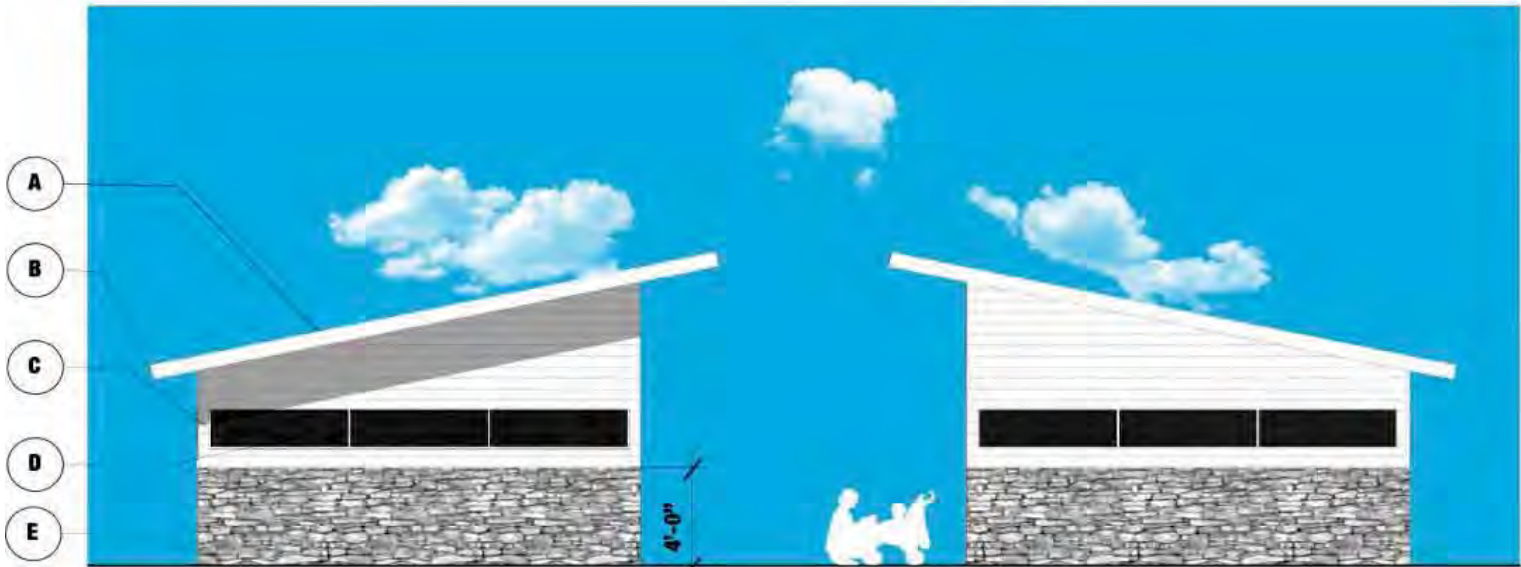
Architectural Standards

Conceptual Bathroom Building



Front Elevation

Rear Elevation



Left Elevation

Right Elevation

Building Size: 20' x 20'

Key	Description	Color	Manufacturer	Style/Material
A	Asphalt Shingle Roof	Black	Firestone or equal	Dimensional
B	Pre-finished mtl trim	Benjamin Moore Harbor Grey, AC-25	Unclad or equal	Alum. or Mtl.
C	Wall Siding	Benjamin Moore Harbor Grey, AC-25	James Hardie	Fiber-Cement Panel
D	Storefront Window	Silver or approved equal	T.B.D. or equal	Aluminum
E	Wall Stone	Limestone, tan, grey or approved equal	T.B.D. or equal	Natural or Manufactured

Some of the buildings may have decorative dormers.

BATA Employee Restroom Building Concept Renderings

BATA North Site Master Plan

Garfield Township, Michigan 20 January 2021 Not to Scale

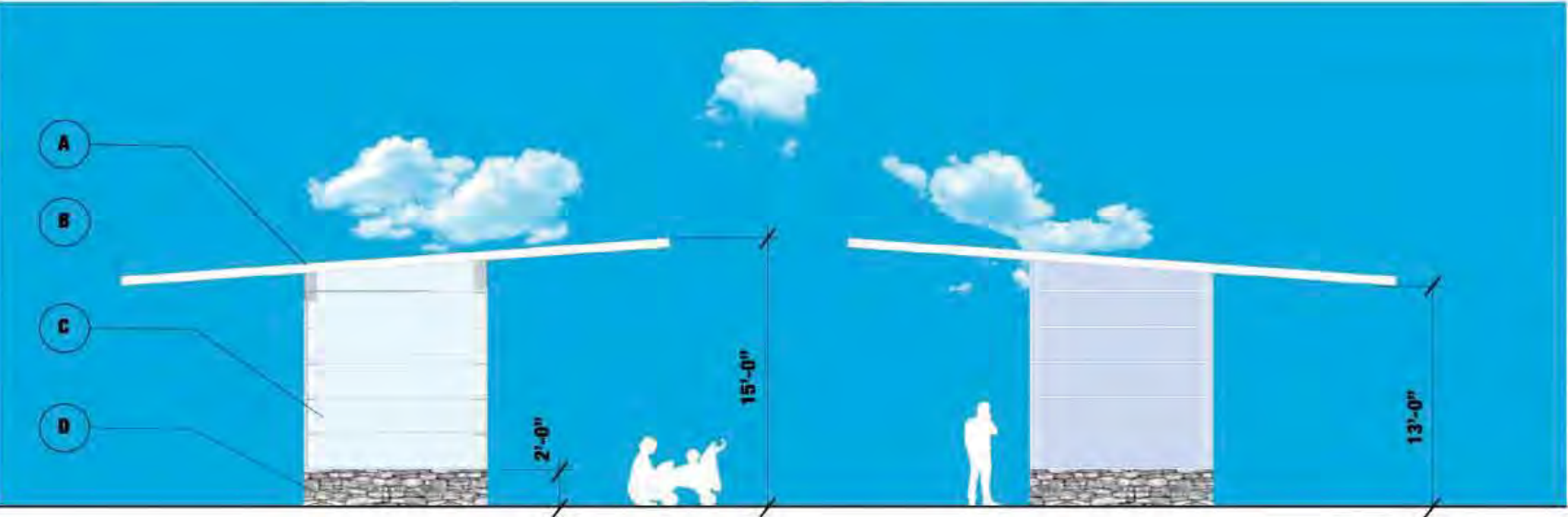


Architectural Standards
Conceptual Bus Shelter



Front Elevation

Rear Elevation



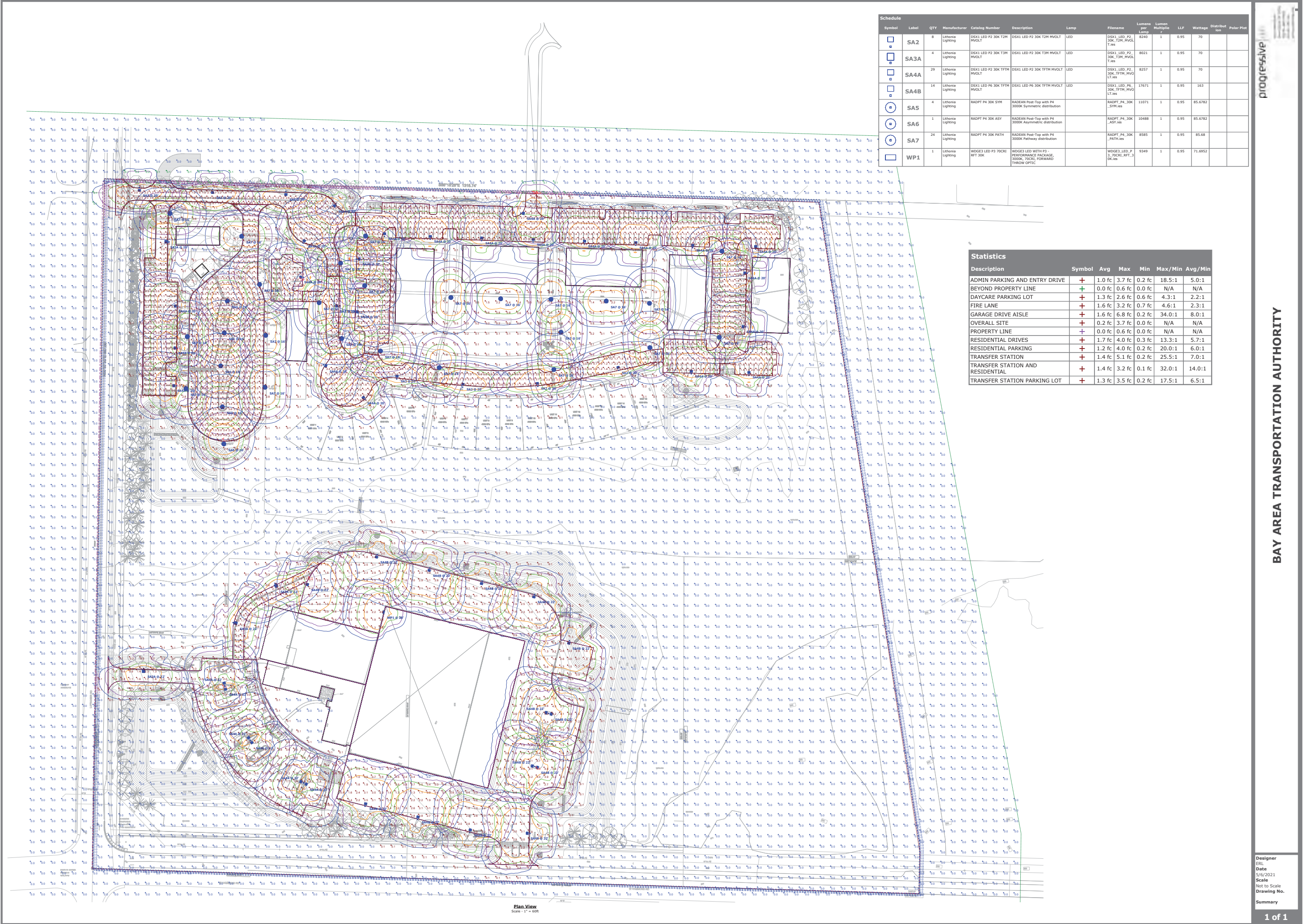
Left Elevation

Right Elevation

Shelter's Size: 10' x 30' Each

Key	Description	Color	Manufacturer	Style/Material
A	Shingle or Metal Roof	Black	Firestone or equal	T.B.D.
B	Pre-finished mtl trim	Benjamin Moore Harbor Grey, AC-25	Unclad or equal	Alum.or Mtl.
C	Storefront Window	Silver or approved equal	T.B.D. or equal	Aluminum
D	Wall Stone	Limestone, tan, grey or approved equal	T.B.D. or equal	Natural or Manufactured

Some of the buildings may have decorative dormers.



Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage
	SA2	8	Lithonia Lighting	DSX1 LED P2 30K T2H MVOLT	DSX1 LED P2 30K T2H MVOLT	LED	DSX1_LED_P2_30K_T2H_MVOLT.res	8240	1	0.95	70
	SA3A	4	Lithonia Lighting	DSX1 LED P2 30K T3H MVOLT	DSX1 LED P2 30K T3H MVOLT	LED	DSX1_LED_P2_30K_T3H_MVOLT.res	8021	1	0.95	70
	SA4A	29	Lithonia Lighting	DSX1 LED P2 30K TTFM MVOLT	DSX1 LED P2 30K TTFM MVOLT	LED	DSX1_LED_P2_30K_TTFM_MVOLT.res	8257	1	0.95	70
	SA4B	14	Lithonia Lighting	DSX1 LED P6 30K TTFM MVOLT	DSX1 LED P6 30K TTFM MVOLT	LED	DSX1_LED_P6_30K_TTFM_MVOLT.res	17671	1	0.95	163
	SA5	4	Lithonia Lighting	RADPT P4 30K SYM	RADIAN Post-Top with P4 3000K Symmetric distribution		RADPT_P4_30K_SYM.res	11071	1	0.95	85.6782
	SA6	1	Lithonia Lighting	RADPT P4 30K ASY	RADIAN Post-Top with P4 3000K Asymmetric distribution		RADPT_P4_30K_ASY.res	10488	1	0.95	85.6782
	SA7	24	Lithonia Lighting	RADPT P4 30K PATH	RADIAN Post-Top with P4 3000K Pathway distribution		RADPT_P4_30K_PATH.res	8585	1	0.95	85.68
	WP1	1	Lithonia Lighting	WEDGE3 LED P3 70CRI RPT 30K	WEDGE3 LED WITH P3 PERFORMANCE PACKAGE, 3000K, 70CRI, FORWARD THROWN OPTIC		WEDGE3_LED_P3_70CRI_RPT_30K.res	9349	1	0.95	71.6952

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADMIN PARKING AND ENTRY DRIVE	+	1.0 fc	3.7 fc	0.2 fc	18.5:1	5.0:1
BEYOND PROPERTY LINE	+	0.0 fc	0.6 fc	0.0 fc	N/A	N/A
DAYCARE PARKING LOT	+	1.3 fc	2.6 fc	0.6 fc	4.3:1	2.2:1
FIRE LANE	+	1.6 fc	3.2 fc	0.7 fc	4.6:1	2.3:1
GARAGE DRIVE AISLE	+	1.6 fc	6.8 fc	0.2 fc	34.0:1	8.0:1
OVERALL SITE	+	0.2 fc	3.7 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.0 fc	0.6 fc	0.0 fc	N/A	N/A
RESIDENTIAL DRIVES	+	1.7 fc	4.0 fc	0.3 fc	13.3:1	5.7:1
RESIDENTIAL PARKING	+	1.2 fc	4.0 fc	0.2 fc	20.0:1	6.0:1
TRANSFER STATION	+	1.4 fc	5.1 fc	0.2 fc	25.5:1	7.0:1
TRANSFER STATION AND RESIDENTIAL	+	1.4 fc	3.2 fc	0.1 fc	32.0:1	14.0:1
TRANSFER STATION PARKING LOT	+	1.3 fc	3.5 fc	0.2 fc	17.5:1	6.5:1

GENERAL CONSTRUCTION NOTES:

1. MISS DIG
- FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 811 or 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.
2. EXISTING UTILITIES
- EXISTING PUBLIC UTILITIES AND UNDERGROUND STRUCTURES SUCH AS PIPE LINES, ELECTRIC CONDUITS, SEWERS AND WATER LINES, ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS NOR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY OPERATIONS IN THE VICINITY OF ANY UTILITIES, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND "MISS DIG" AND REQUEST THAT THEY STAKE OUT THE LOCATIONS OF THE UTILITIES IN QUESTION. COST OF REPAIR FOR ANY DAMAGED UTILITY LINES THAT IS PROPERLY STAKED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. PROTECTING UTILITIES
- SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL SECURE ASSISTANCE FROM THE APPROPRIATE UTILITY COMPANY IN LOCATING ITS LINES. THE CONTRACTOR SHALL ALSO PROVIDE SUPPORT FOR ANY UTILITY WITHIN THE EXCAVATION. PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND; IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. THE CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, WHETHER PRIVATELY OR PUBLICLY OWNED, ABOVE OR BELOW GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT FOR UTILITY POLES AS NECESSARY.

4. SAFETY
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING THE FURNISHING AND USE OF SAFEGUARDS, SAFETY DEVICES AND PROTECTION EQUIPMENT. THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES AND THE PUBLIC IN THE PERFORMANCE OF THE WORK.

5. SOIL EROSION & SEDIMENTATION CONTROL
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SOIL EROSION CONTROL MEASURES PER P.A. 451 AS AMENDED. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION. IF DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, AT NO ADDITIONAL COST TO THE PROJECT, NO EXCAVATION WORK MAY PROCEED UNTIL THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE. ALL WORK MUST BE IN ACCORDANCE WITH THE APPROVED PERMIT FROM THE GRAND TRAVERSE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL OFFICE.

6. PROPERTY CORNERS
- EXISTING KNOWN PROPERTY CORNERS ARE IDENTIFIED ON THE PLANS. IF A PROPERTY CORNER IS DISTURBED DURING CONSTRUCTION IT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BY A PROFESSIONAL LAND SURVEYOR.

7. SURVEY DATUM
- ALL ELEVATIONS ARE BASED ON N.A.V.D., 1988, UNLESS OTHERWISE SPECIFIED.

8. RESTORATION WORK
- ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S AREA. THE CONTRACTOR SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AT NO ADDITIONAL COST TO THE OWNER.

9. REMOVAL ITEMS
- THE CONTRACTOR SHALL RESTORE ALL LAWNS, LANDSCAPE PLANTINGS, SIDEWALKS, COMMERCIAL SIGNS, ETC., AS REQUIRED, UNLESS SPECIFICALLY NOTED FOR REMOVAL ON THE PLANS. ALL SIDEWALKS, DRIVES, CULVERTS, DRAINAGE STRUCTURES, ABOVE GRADE UTILITIES, IRRIGATION SYSTEM, ETC. SHALL BE PROTECTED. ALL SUCH ITEMS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH NEW BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

10. CONSTRUCTION SIGNAGE & TRAFFIC CONTROL
- LOCAL TRAFFIC AND CONSTRUCTION SIGNAGE SHALL BE MAINTAINED AT ALL TIMES TO THE SATISFACTION OF THE OWNER.

11. DUST CONTROL
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST ON THIS PROJECT THOUGH THE USE OF WATER TRUCKS OR DUST PALLIATIVE. PAYMENT FOR DUST CONTROL SHALL BE INCLUDED IN THE LUMP SUM CONTRACT AND SHALL NOT BE PAID SEPARATELY. DUST SHALL BE CONTINUOUSLY CONTROLLED TO THE SATISFACTION OF THE OWNER.

12. PROTECTIVE FENCE
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN A TEMPORARY PROTECTIVE SNOW FENCE AROUND ALL OPEN TRENCH EXCAVATIONS THAT ARE LEFT OPEN OVERNIGHT OR ANY OTHER UNSAFE AREAS ON SITE THAT REQUIRE PUBLIC PROTECTION.

13. EXCESS MATERIALS
- ALL EXCESS MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF OF THE SITE UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER. ALL REMOVALS AND TRANSPORTATION OF THE REMOVED MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL LOCAL, STATE AND FEDERAL LAWS.

14. SAWCUTTING PAVEMENT
- SAWCUT EXISTING PAVEMENT FULL DEPTH TO THE LIMITS OF CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. IF THE EDGE IS DAMAGED SUBSEQUENT TO SAWCUTTING, THE EDGE SHALL BE RECUT AT NO ADDITIONAL COST TO THE OWNER.

15. DEWATERING
- ANY REQUIRED DEWATERING FOR SITE WORK, INCLUDING THE USE OF STONE OR GRAVEL FOR DEWATERING PURPOSES, WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE LUMP SUM CONTRACT.

16. UTILITY SEPARATION
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION BETWEEN ALL WATER MAINS AND SANITARY/STORM SEWERS. MEASUREMENTS ARE BETWEEN THE CLOSEST POINTS OF EACH PIPE.

17. RECYCLING
- THE CONTRACTOR IS ENCOURAGED TO RECYCLE ANY MATERIALS OR PRODUCTS THAT ARE REUSABLE OR CAPABLE OF BEING RECYCLED.

GENERAL GRADING CONSTRUCTION NOTES:

1. QUALITY OF WORK
- ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT M.D.O.T. CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. SUBGRADE PREPARATION
- THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUBGRADE SOIL SHALL REQUIRE A FULL WIDTH, TWELVE INCH, GRANULAR SUB-BASE, M.D.O.T. CLASS II OR EQUIVALENT. PREPARED SUBGRADE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED PRIOR TO PLACEMENT OF GRAVEL.
3. AGGREGATE BASE MATERIAL
- AGGREGATE BASE TO BE USED ON THE PROJECT MUST MEET SPECIFICATION FOR M.D.O.T. 22A AND MUST BE TESTED AND APPROVED PRIOR TO PLACEMENT. AGGREGATE BASE PLACEMENT MUST COMPLY WITH SECTION 3.01 OF THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. PREPARED AGGREGATE BASE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND TESTED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACE.

4. BITUMINOUS PAVEMENT (HMA)
- THE CONTRACTOR SHALL GIVE THE OWNER'S REPRESENTATIVE 48 HOURS NOTICE PRIOR TO PLACEMENT OF BITUMINOUS SURFACE. BITUMINOUS PAVING MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION.

5. REMOVAL OF ORGANICS
- ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF, SHALL BE ENTIRELY REMOVED FROM WITHIN THE SITE GRADING.

6. SITE GRADING
- ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED AS SOON AS FEASIBLE. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON ALL AREAS DISTURBED BY CONSTRUCTION.

7. FIELD CHANGES
- ANY CHANGES IN SPECIFICATIONS OR CONSTRUCTION METHODS MUST BE REVIEWED AND APPROVED BY THE ENGINEER AND OWNER, AND MUST NOT CONFLICT WITH APPROVED PERMITS.

8. DRAINAGE
- EXISTING STORM DRAINAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE, AS REQUIRED, ALL DRAINAGE CULVERTS OR STRUCTURES DAMAGED DURING CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. SEE THE PROPOSED GRADING PLAN FOR DETAILS ON CONSTRUCTION ITEMS.

9. ADJUSTMENTS
- THE CONTRACTOR SHALL ADJUST ALL UTILITY SURFACE ITEMS TO THE FINISH GRADES PRIOR TO PAVING.

GENERAL WATER MAIN CONSTRUCTION NOTES:

1. STANDARDS
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP'S CURRENT STANDARDS, SPECIFICATIONS AND DETAILS (2017 GRAND TRAVERSE COUNTY STANDARD TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS, ADOPTED ON SEPTEMBER 26, 2017 (AS AMENDED).
2. DATUM
- ALL ELEVATIONS SHALL BE BASED ON USGS OR NAVD DATUM.
3. DETAILS
- PIPE BEDDING, THRUST BLOCKS, HYDRANT, VALVES, VALVE MANHOLES, AND ALL APPURTENANCES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS & DETAILS.
4. PUBLIC EASEMENTS
- EACH PUBLIC UTILITY SHALL BE WITHIN ITS OWN 20'-WIDE EASEMENT CENTERED ON THE UTILITY.
5. WATER SERVICES
- THE DOMESTIC WATER AND FIRE PROTECTION MUST BE SEPARATE SERVICES TO EACH BUILDING.
6. UTILITY SEPARATION
- ALL WATER MAINS AND LEADS SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM ALL SEWERS. MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE OF PIPE.
7. NO DISRUPTION OF SERVICE
- THE CONTRACTOR SHALL NOT DISRUPT THE WATER MAIN SERVICE TO THE SURROUNDING CUSTOMERS. ANY REQUIRED DISRUPTION IN SERVICE SHALL BE COMMUNICATED AND COORDINATED WITH THE G.T. CO. DPW BY THE CONTRACTOR A MINIMUM OF 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING BOTTLED WATER, DISINFECTING AND TESTING THE WATER MAIN BEFORE RECONNECTING, ETC. PER THE G.T. CO. STANDARDS.
8. SALVAGED MATERIALS
- ALL EQUIPMENT AND MATERIALS THAT ARE CURRENTLY OPERATED AND MAINTAINED BY THE G.T. CO DPW AND IS INTENDED TO BE REMOVED AND SALVAGED SHOULD BE STOCKPILED AND RETURNED TO THE G.T. CO DPW. IN THE EVENT THAT THE DPW DOES NOT WANT THE SALVAGED MATERIALS, THE CONTRACTOR SHALL PROPERLY DISPOSE THE MATERIALS.
9. TERMINATION POINTS
- ALL TERMINATION POINTS ON THE WATER MAIN SHALL BE MARKED WITH A 4"x4" TREATED POST.

GENERAL SANITARY SEWER CONSTRUCTION NOTES:

1. STANDARDS
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP'S CURRENT STANDARDS, SPECIFICATIONS AND DETAILS (2017 GRAND TRAVERSE COUNTY STANDARD TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS, ADOPTED ON SEPTEMBER 26, 2017 (AS AMENDED).
2. CONNECTIONS
- NO CONNECTION RECEIVING STORM WATER OR GROUNDWATER SHALL BE MADE TO SANITARY SEWERS.
3. DATUM
- ALL ELEVATIONS SHALL BE BASED ON USGS OR NAVD DATUM.
4. DETAILS
- PIPE BEDDING, BUILDING SEWERS, DROP CONNECTIONS, BULKHEADS, MANHOLES, MANHOLE COVERS, AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS & DETAILS.
5. PUBLIC EASEMENTS
- EACH PUBLIC UTILITY SHALL BE WITHIN ITS OWN 20'-WIDE EASEMENT CENTERED ON THE UTILITY.
6. UTILITY SEPARATION
- ALL SANITARY SEWERS SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM WATER MAINS AND LEADS. MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE OF PIPE.
7. NO DISRUPTION OF SERVICE
- THE CONTRACTOR SHALL NOT DISRUPT THE SANITARY SEWER SERVICE TO THE SURROUNDING CUSTOMERS. ANY REQUIRED DISRUPTION IN SERVICE SHALL BE COMMUNICATED AND COORDINATED WITH THE G.T. CO. DPW BY THE CONTRACTOR A MINIMUM OF 48 HOURS IN ADVANCE.
8. SALVAGED MATERIALS
- ALL EQUIPMENT AND MATERIALS THAT ARE CURRENTLY OPERATED AND MAINTAINED BY THE G.T. CO DPW AND IS INTENDED TO BE REMOVED AND SALVAGED SHOULD BE STOCKPILED AND RETURNED TO THE G.T. CO DPW. IN THE EVENT THAT THE DPW DOES NOT WANT THE SALVAGED MATERIALS, THE CONTRACTOR SHALL PROPERLY DISPOSE THE MATERIALS.
9. TERMINATION POINTS
- ALL TERMINATION POINTS ON THE WATER MAIN SHALL BE MARKED WITH A 4"x4" TREATED POST.

GENERAL STORM SEWER CONSTRUCTION NOTES:

1. CONSTRUCTION STANDARDS
- ALL MATERIALS, CONSTRUCTION, METHODS, TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH THE CURRENT MDOT CONSTRUCTION STANDARDS UNLESS OTHERWISE SPECIFIED.
2. CONNECTIONS
- NO CONNECTIONS SHALL BE MADE TO SANITARY SEWERS.
3. STRUCTURE ADJUSTMENTS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING CATCH BASIN AND/OR MANHOLE RIMS TO THE FINISH GRADE ELEVATIONS. THE LOCATIONS AND ELEVATIONS SHOWN ARE BASED UPON PLAN GRADES AND ARE SUBJECT TO CHANGE.
4. UTILITY SEPARATION
- ALL STORM SEWERS SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM WATER MAINS AND LEADS. MEASUREMENTS ARE BETWEEN THE CLOSEST POINTS OF EACH PIPE.

PROJECT DATA 5-14-2021

Project Address:
The northeast corner of LaFranier Road and Hammond Road

Project Parcel:
Tax ID 28-05-023-042-01 (part of)
Tax ID 28-05-023-042-30

Project Size:
53 acres

Existing Zoning:
A - Agriculture

Existing Land Use:
Vacant Land

Township Master Plan Use:
High Density Residential (6-10 units per acre)
(53 acres project site = 318 - 530 units allowed)

Proposed Land Use:
Mixed-Use Planned Unit Development

- Commercial
 - Institutional
 - Light Industrial quasi-institutional
 - Light Industrial quasi-institutional
 - Office
 - Office
 - Open Space
 - Residential
 - Residential
 - Transit quasi-institutional
- Café/Commercial Use, 2,500sf
Daycare, 4,000sf
Bus Maintenance, 16,000sf -5 mechanics
Storage Garage, 56,000sf -60 bus drivers
BATA Administration, 12,000sf (part of) -20 employees
BATA Dispatch, 12,000sf (part of) -5 employees
Park Area, Preserved Wetland, Sidewalks, Trails
TC Housing Single-Family, 15 lots
TC Housing Multi-Family, 5 buildings, 210 units
BATA Transfer Station, three 300sf shelters

Dimensional Standards:	Zoning, A	Master Plan, R-3	PUD	Provided
Minimum Lot Size:	43,560sf	4,000sf	20 acres	53 acres
Minimum Lot Width:	110ft	70ft	N/A	N/A
Height:	35ft	40ft	N/A	27-40ft
Front Yard Setback:	30ft	25ft	50ft	88+ft
Side Yard Setback:	20ft	20ft	30ft	30+ft
Rear Yard Setback:	35ft	20ft	30ft	N/A
Minimum Usable Open Space:	-	-	20%	34%

Lot Coverage / Open Space:	BATA Transit-oriented Mixed-use PUD	53.2 acres gross	46.8 acres net
Transit Phase total acres	22.1 acres gross	17.9 acres net	
impervious surface		8.5 acres net	
usable open space (forest/employee plaza/sidewalks/nature trail)		4.0 acres net (22%)	
Residential Phase total acres	31.1 acres gross	28.9 acres net	
impervious surface		8.0 acres net	
usable open space (park/forest/plazas/sidewalks/nature trail/lawn)		12.0 acres net (41%)	

Parking:
As a transit-oriented PUD providing opportunities for housing, services, and employment on site and within proximity via public and non-motorized transit systems, it is projected that there will be a reduction in the need for individual vehicle ownership and parking within the project site.

shared parking lot	standard	required	provided
BATA Administration (12,000sf)	1 per 200sf	60	31*
<i>*a relief from standards is requested the actual number of admin staff is 16</i>			
BATA Bus Service and Garage	5 + 1 per employee on largest shift	65	69
<i>the actual number of driver and service staff is 69</i>			
		125	100

shared parking lot	standard	required	provided
BATA Bus Transfer Station (900sf)	1 per employee + 1 per 250sf	8	26*
Café, Commercial Use (2,500sf)	1 per 250sf	10	10
Multi-family Residential (overtown)			12*
<i>*a relief from standards is requested, additional parking is provided for use as park and ride associated with the bus transfer station, 12 spaces are designated to accommodate overflow and visitor parking for the multi-family use.</i>			
		18	48

designated use parking lot	standard	required	provided
Daycare (4,000sf)	1 per 300sf	13	12*
<i>*a relief from standards is requested due to the proximity to housing</i>			

private parking on individual lots	standard	required	provided
Single-family Homes (15 lots)	1.5 per dwelling unit	23	23

designated use parking lots	standard	required	provided
Multi-family Homes (210 units)	1.5 per dwelling unit	375	260*
<i>*a relief from standards for 1.2 parking space per residential unit is requested due to the proximity to public transit</i>			

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.mansfieldps.com
info@mansfieldps.com

Mansfield
Land Use Consultants

REV	DATE	ISS	DSN	CHK	DESC
06	2/14/21	dim	mmmm	dim	Revised multi-family layout
07	2/16/21	dim	mmmm	dim	Two Board Submittal
08	2/16/25	dim	mmmm	dim	Two PUD Submittal
09	2/16/25	dim	mmmm	dim	G.T. Metro F.D. Resubmittal
10	2/16/22	dim	mmmm	dim	Hammond & LaFranier Entrance Revisions
11	2/16/28	dim	mmmm	dim	Two Submittal - Final PUD Application
12	2/16/25	dim	mmmm	dim	Two Submittal - Final PUD Application
13	2/20/17	dim	mmmm	dim	Two Submittal - Final PUD Application, Utilities, Storm & Private Rd

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
NOTE SHEET
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

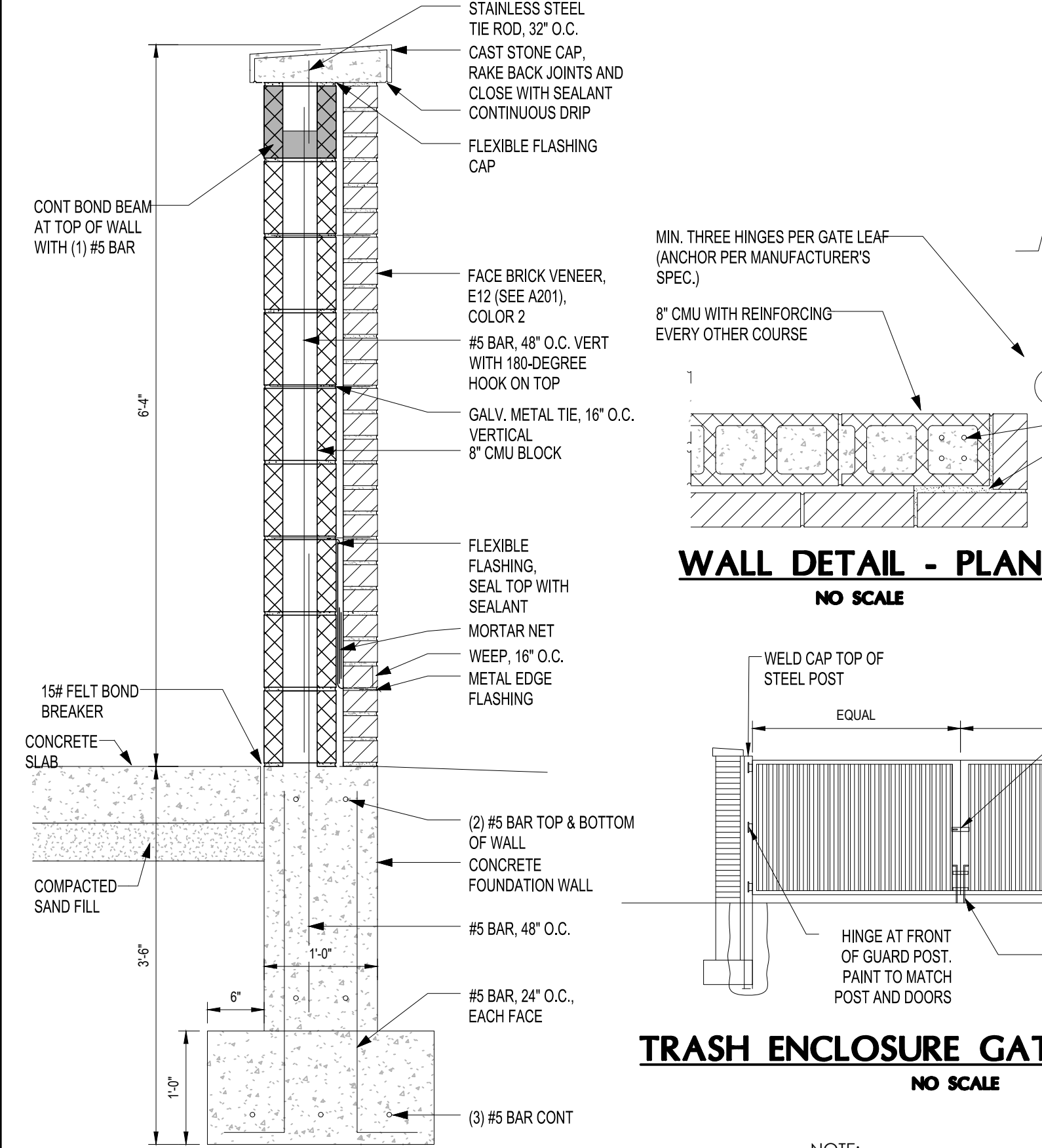
FINAL PUD

P.M.:
dim

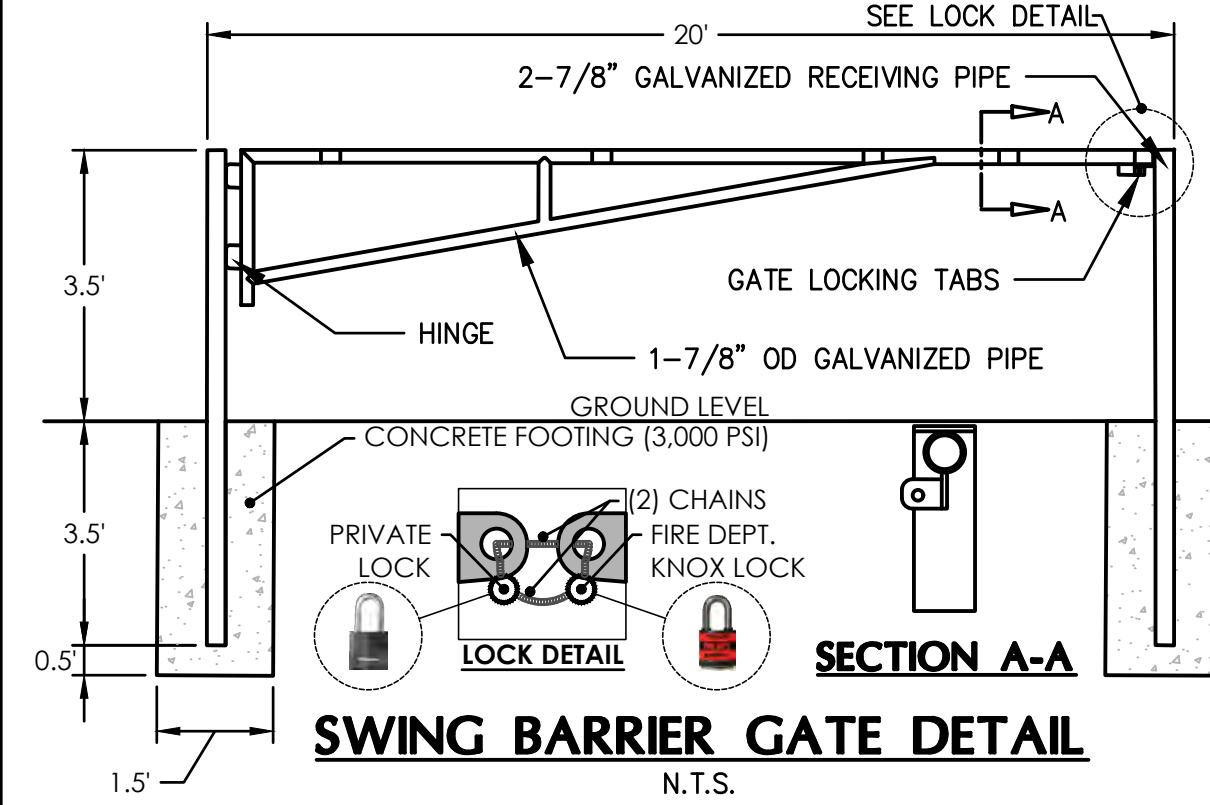
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CREATED: 07.13.20

FOR NO:
20108

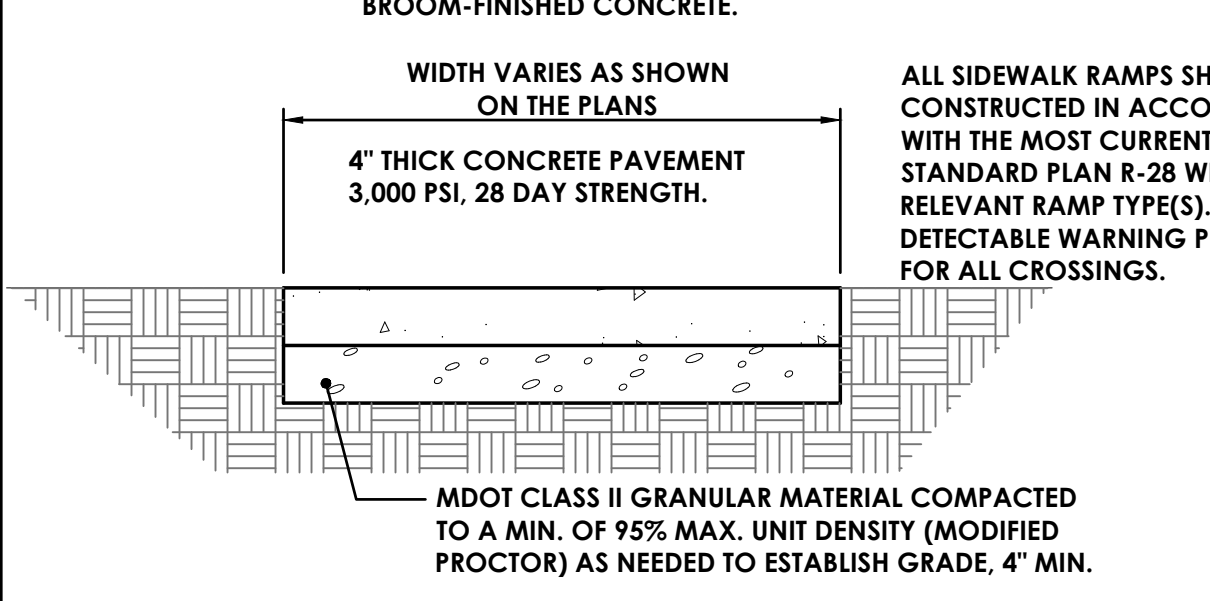
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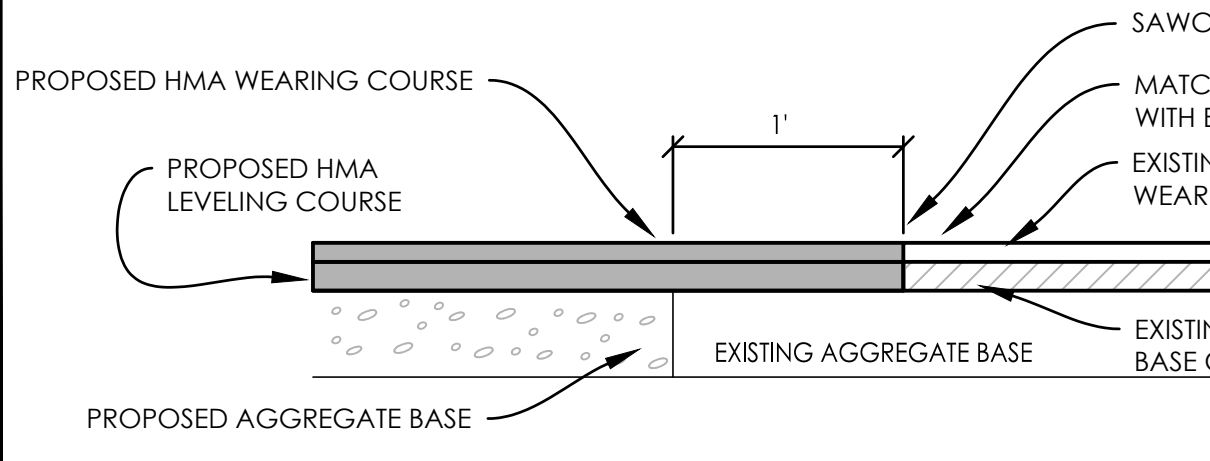
TRASH ENCLOSURE WALL - SECTION
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SWING BARRIER GATE DETAIL
N.T.S.

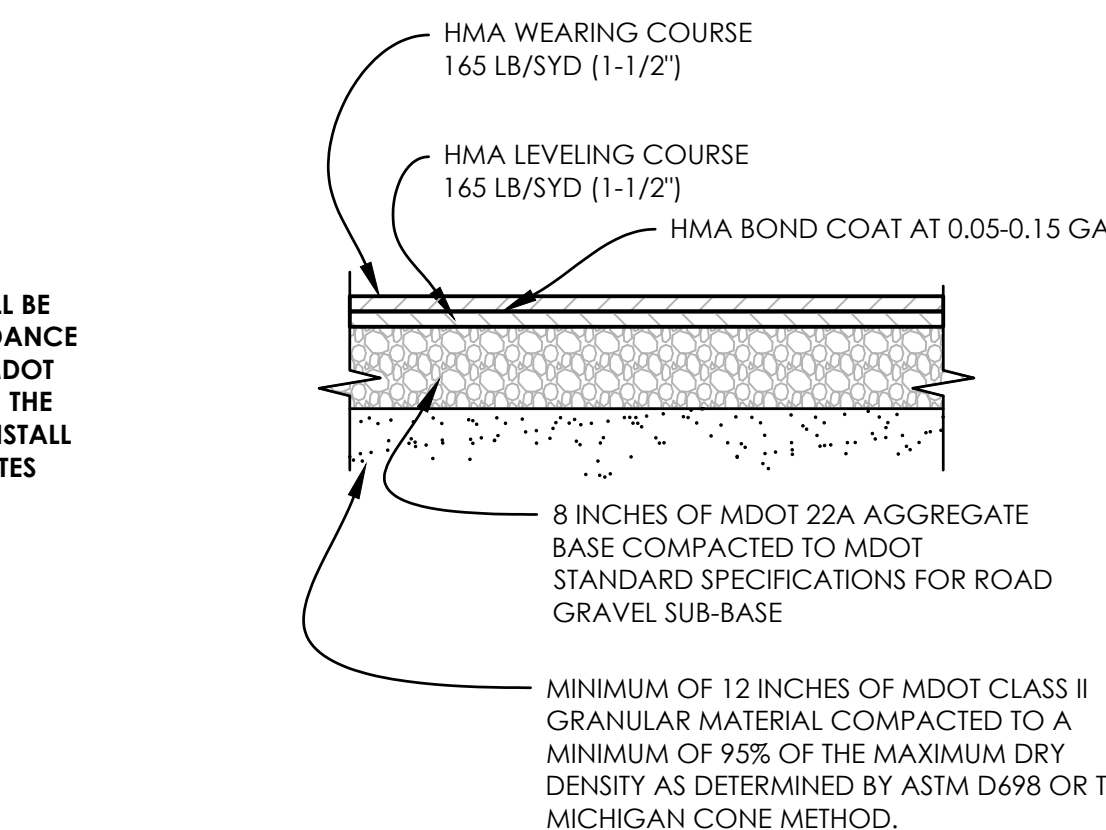


CONCRETE SIDEWALK DETAIL
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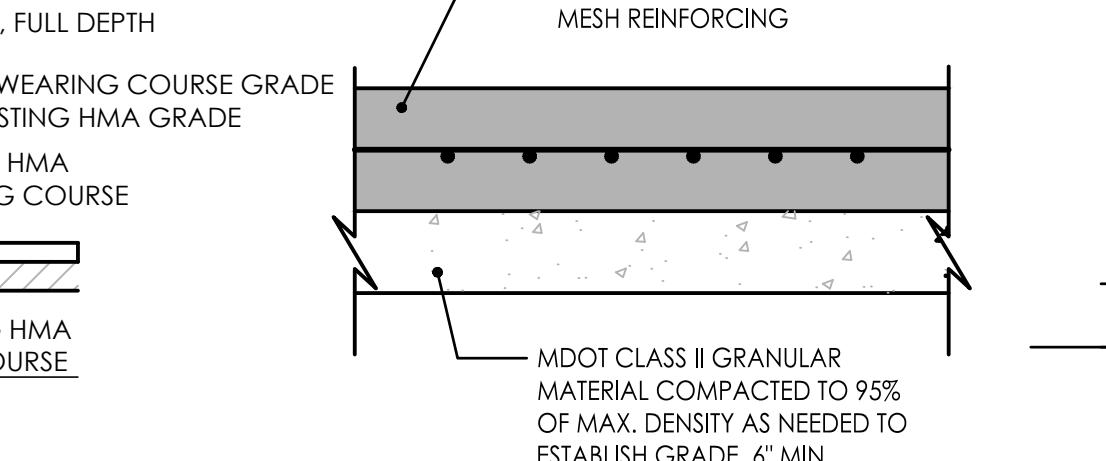


HMA BUTT JOINT DETAIL
NO SCALE

- NOTE:
D103.5 FIRE APPARATUS ACCESS ROAD GATES, GATES SECURING THE FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH ALL THE FOLLOWING CRITERIA:
1. WHERE A SINGLE GATE IS PROVIDED, THE GATE WIDTH SHALL BE NOT LESS THAN 20 FEET (6096 mm). WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL BE NOT LESS THAN 12 FEET (3658 mm).
 2. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE.
 3. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
 4. GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
 5. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
 6. METHODS OF LOCKING SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL.
 7. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
 8. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200.
- A KNOX LOCK IS THE PREFERRED METHOD OF LOCKING A GATE. TWO LENGTHS OF CHAIN WITH A KNOX LOCK ON ONE END AND A PADLOCK ON THE OTHER END ALLOWS THE FIRE DEPARTMENT ACCESS AND ACCESS TO SNOW REMOVAL.

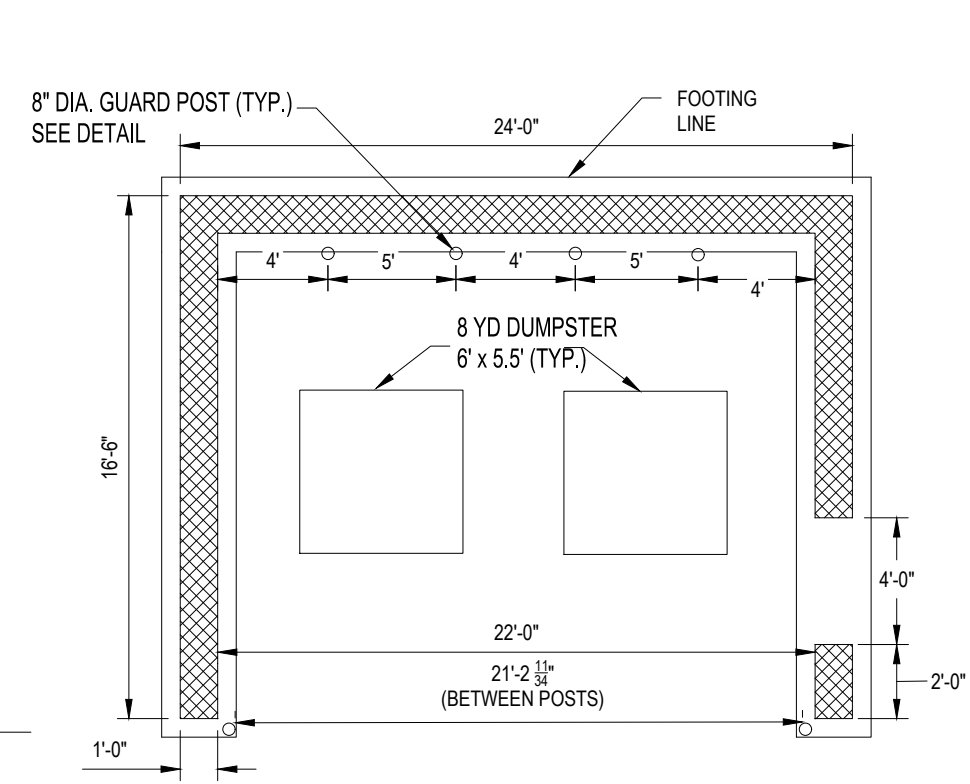


PAVING DETAIL - HMA
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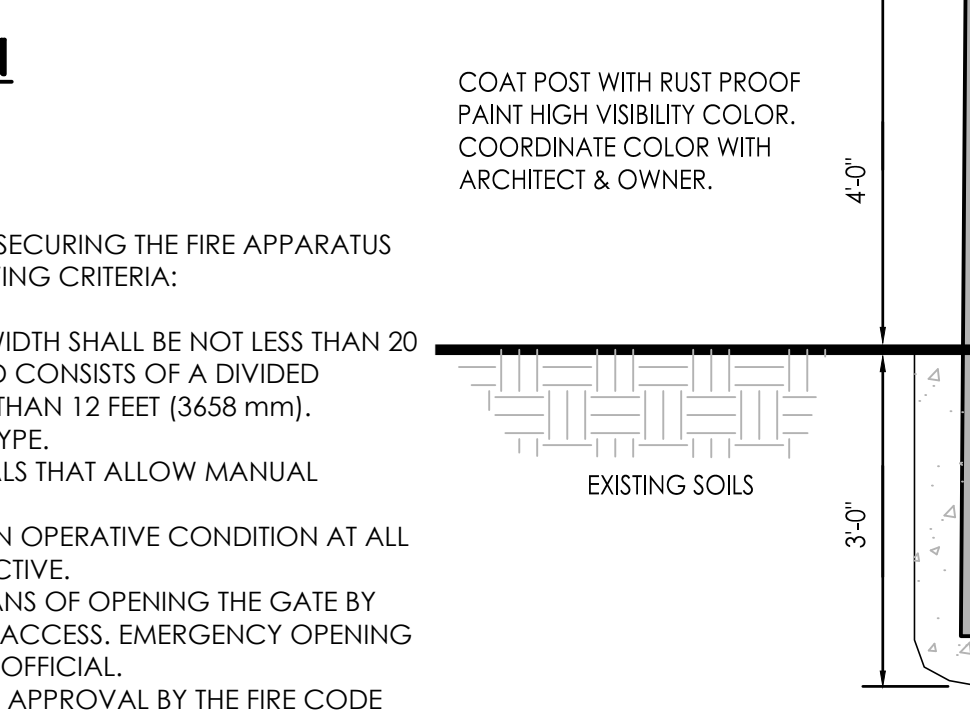


PAVING DETAIL - CONCRETE
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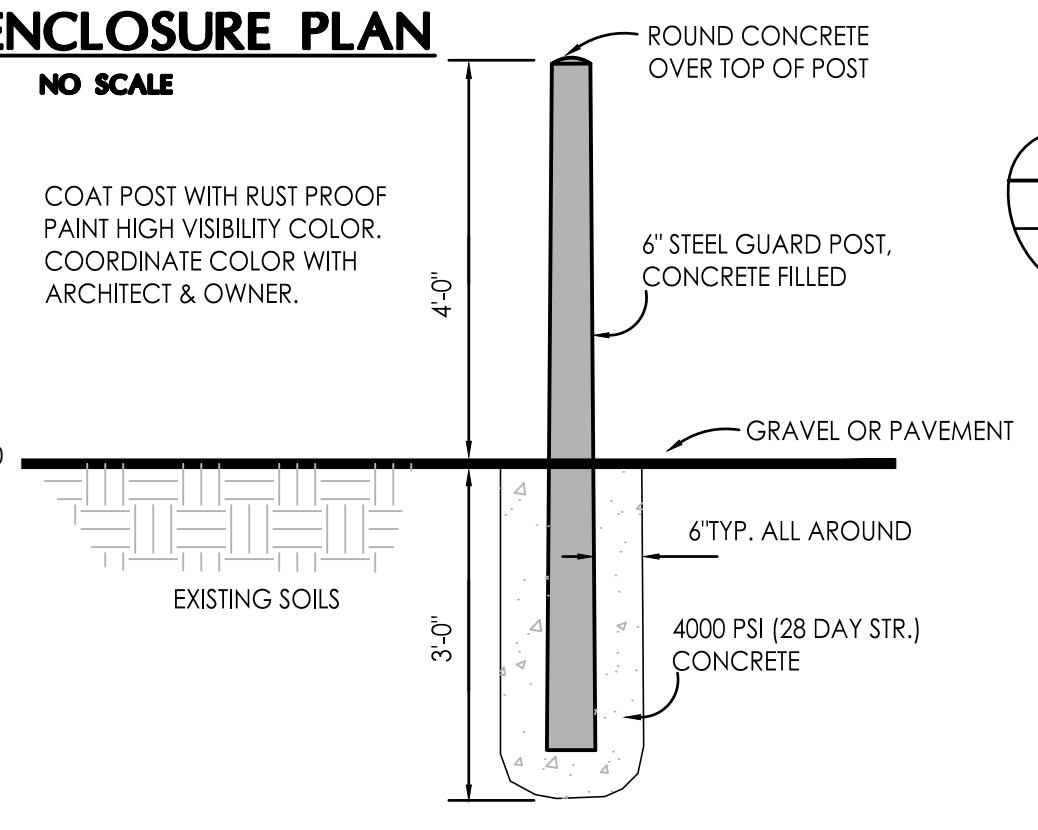
TRASH ENCLOSURE END ELEVATION
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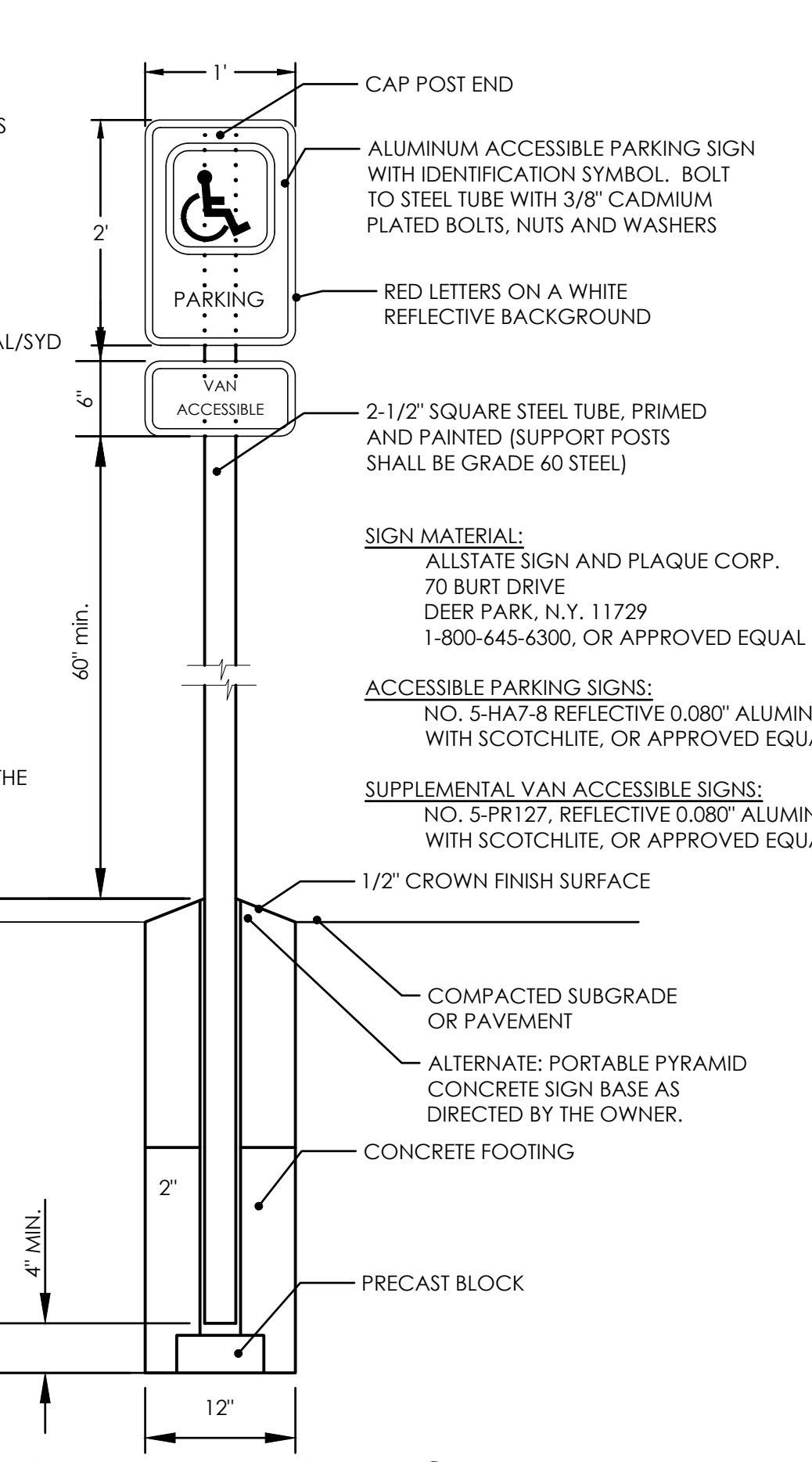
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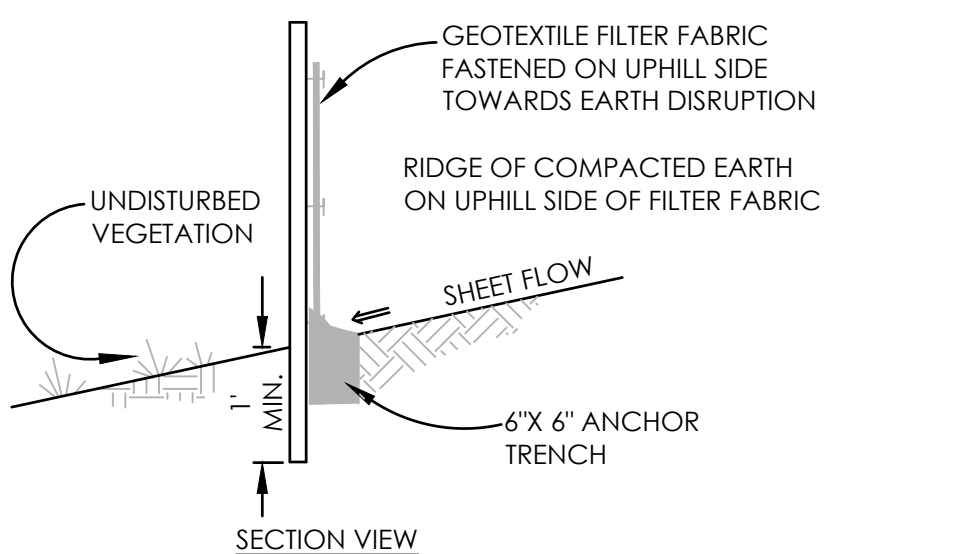
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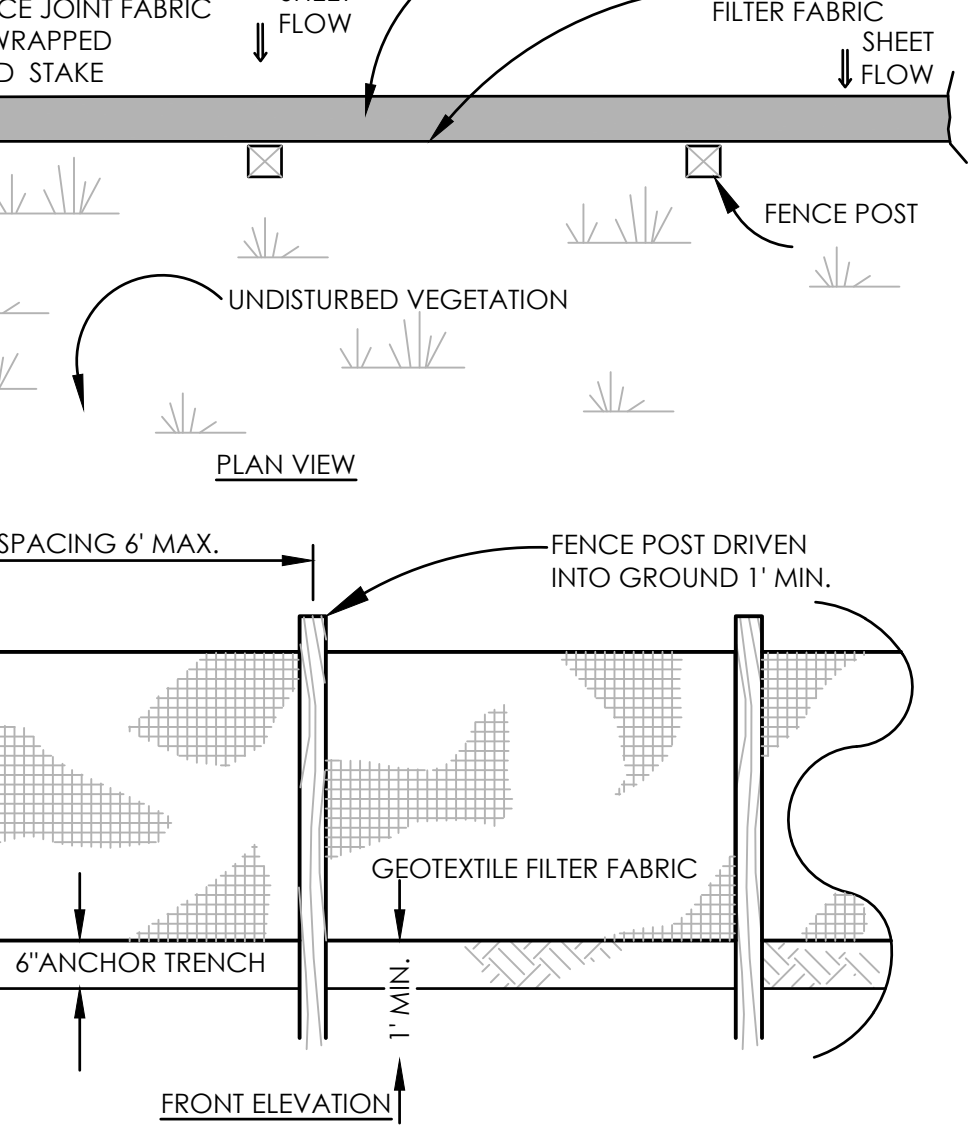
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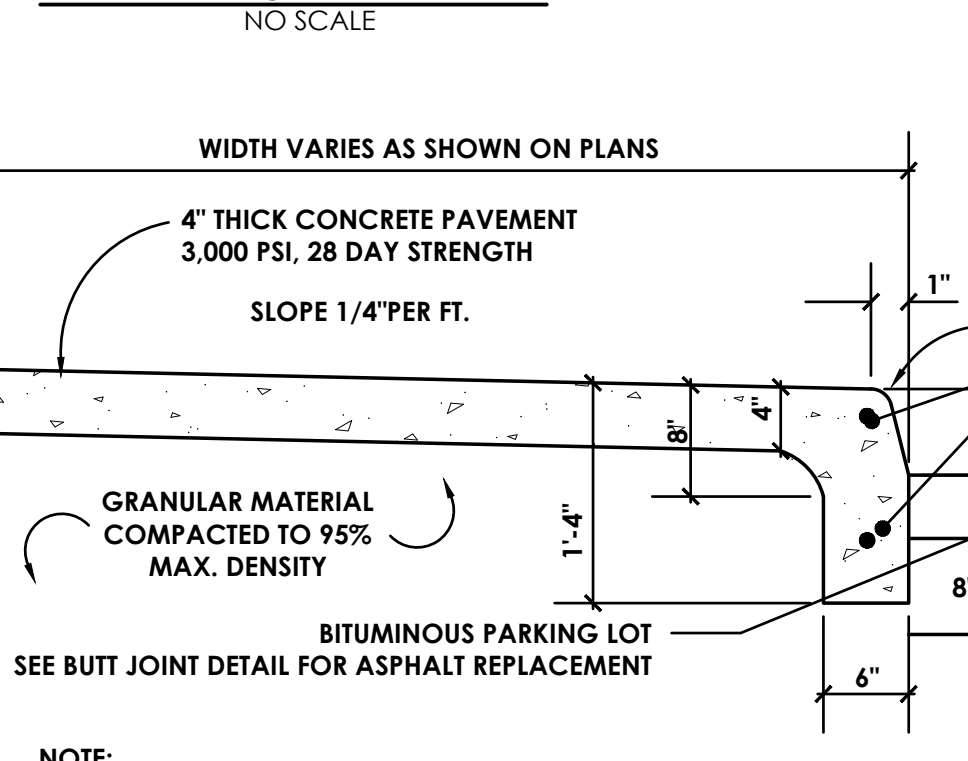
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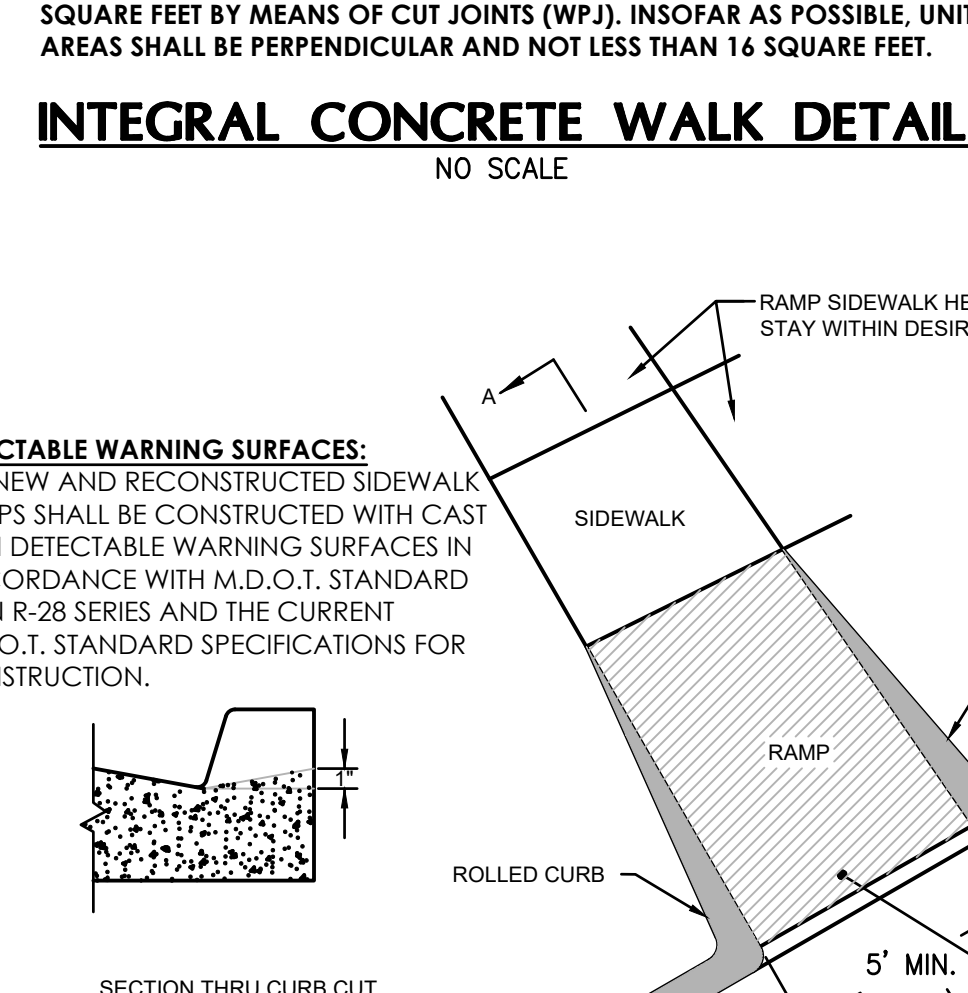
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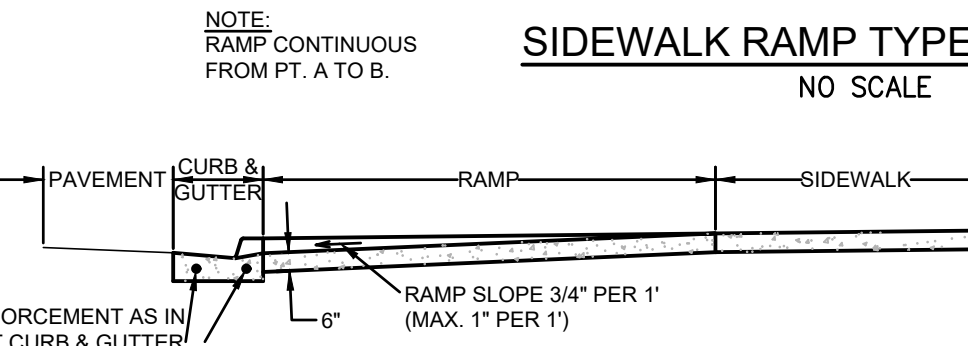
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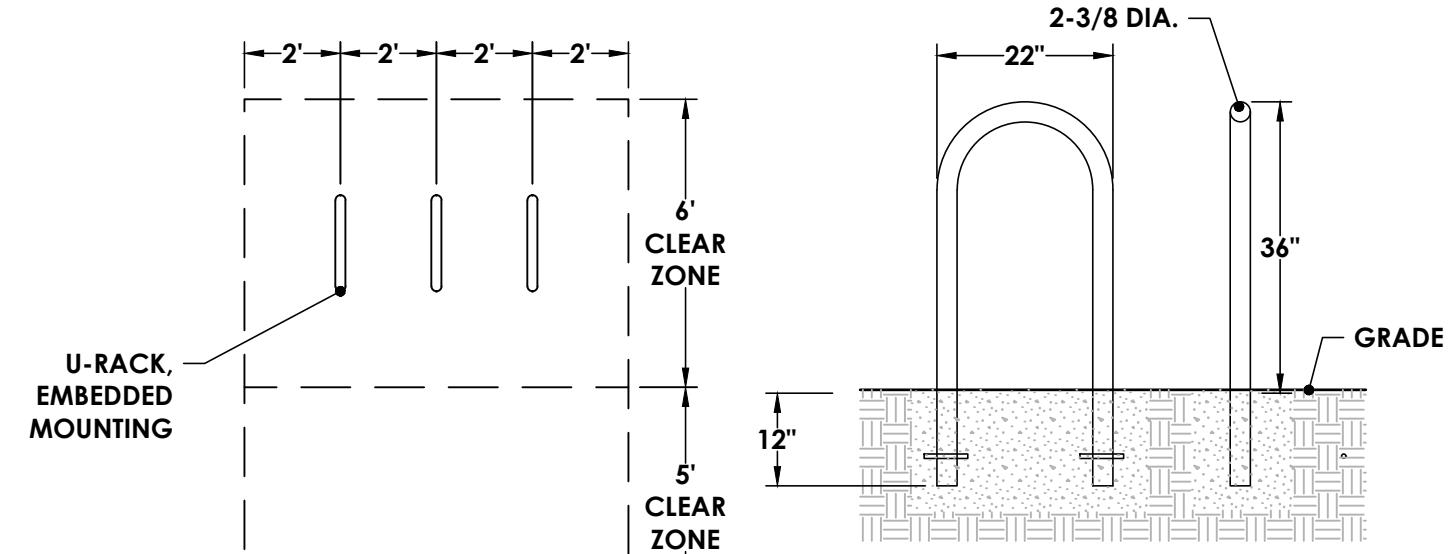
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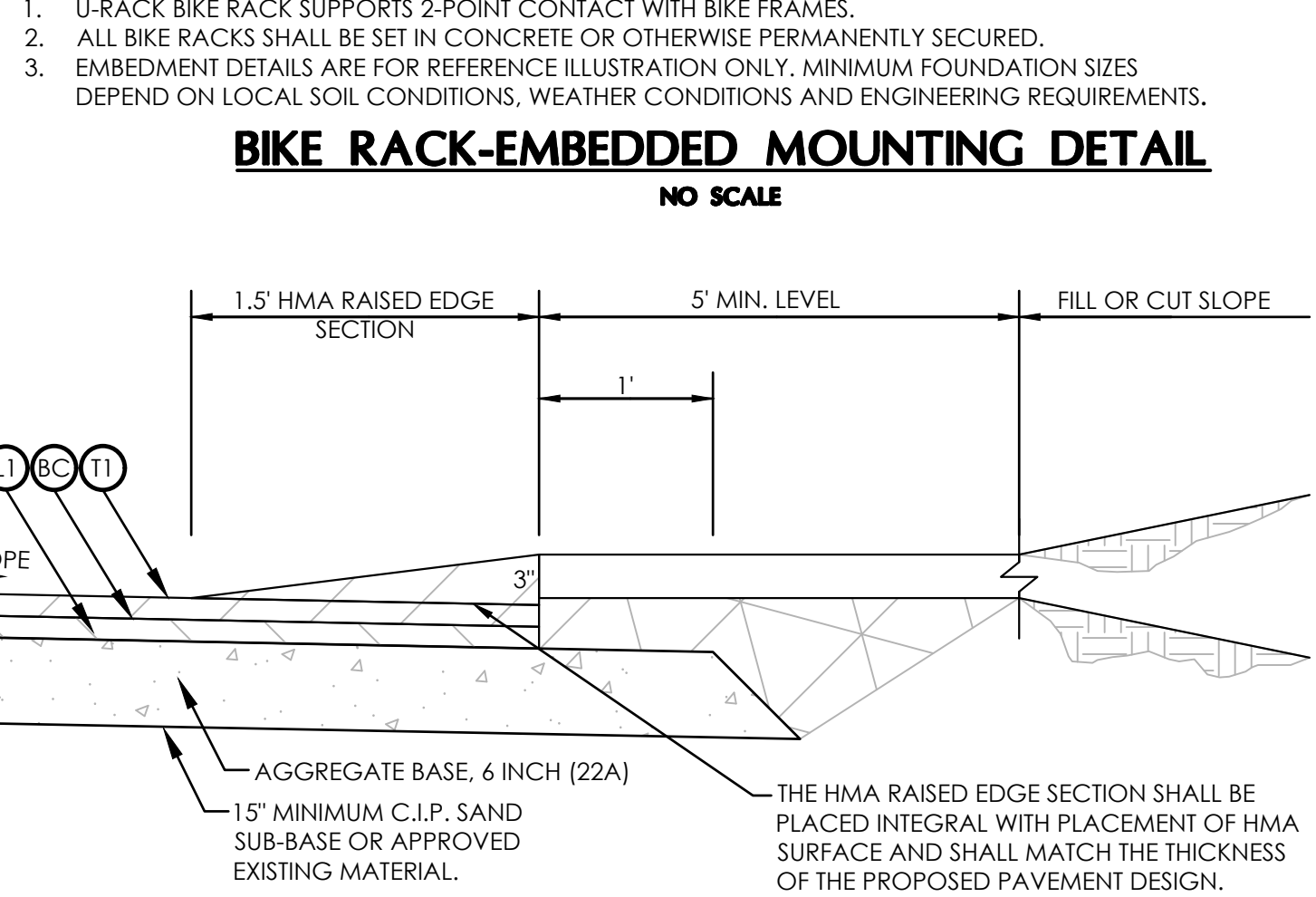
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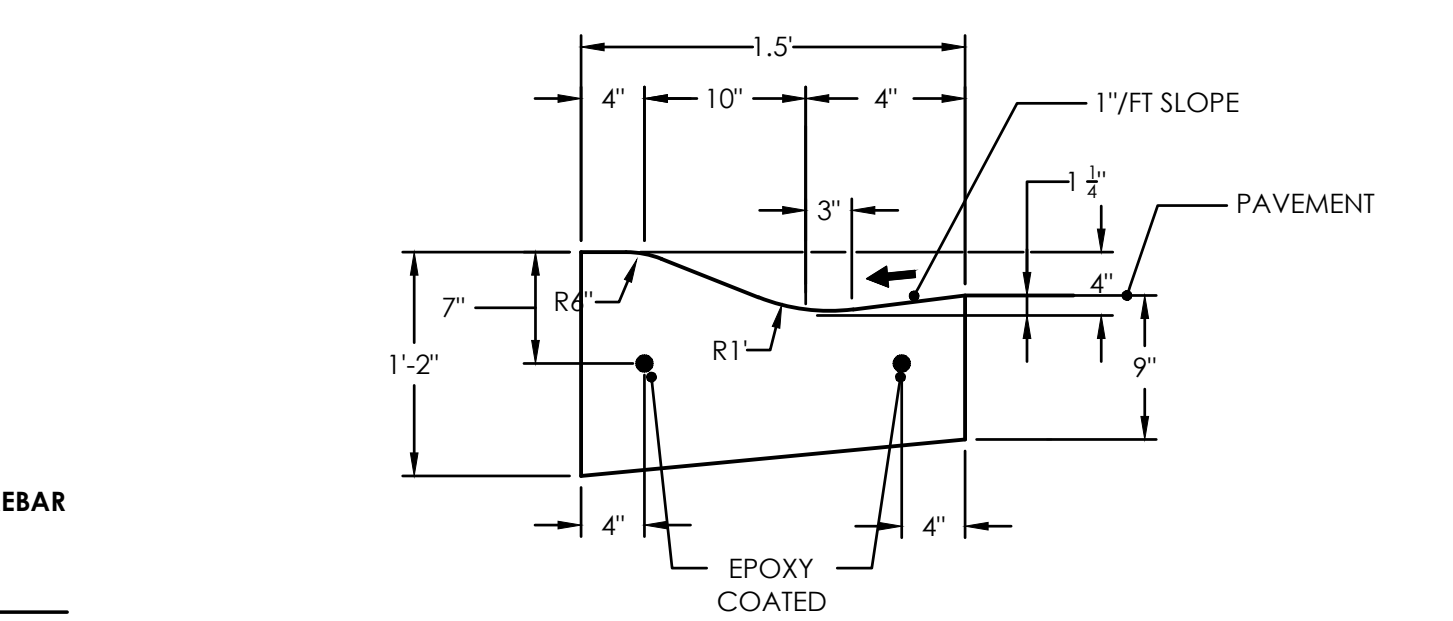
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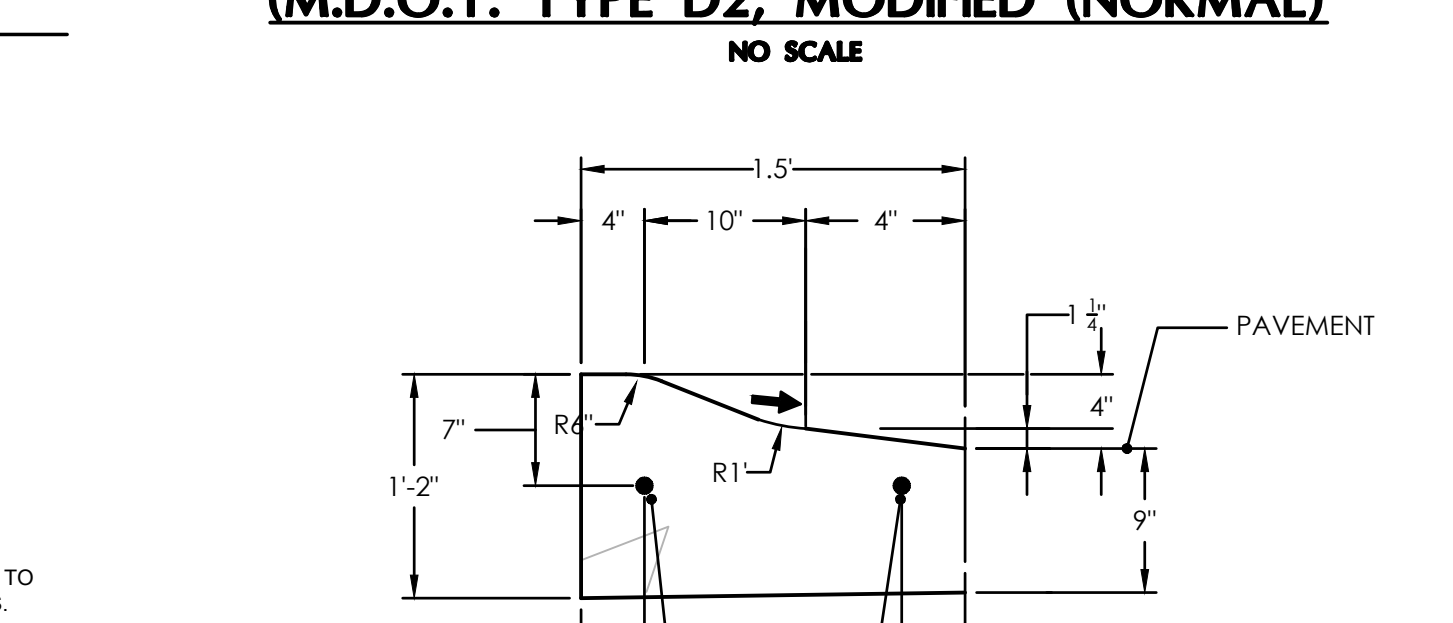
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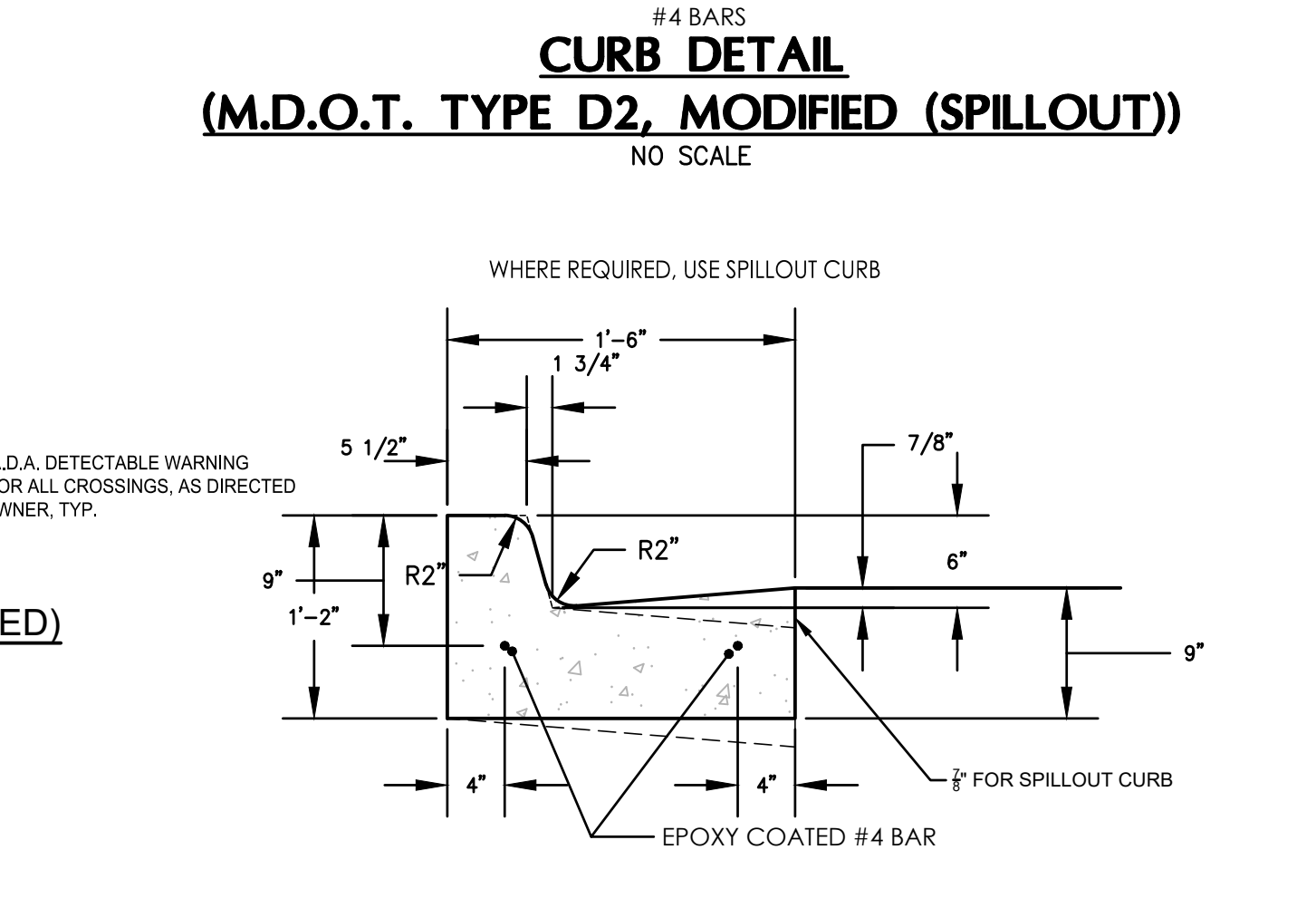
HMA RAISED EDGE SECTION
NO SCALE



CURB DETAIL (M.D.O.T. TYPE D2, MODIFIED (NORMAL))
NO SCALE



CURB DETAIL (M.D.O.T. TYPE D2, MODIFIED (SPILLOUT))
NO SCALE



MDOT TYPE F2 CURB DETAIL
NO SCALE

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.mansfield.com
info@mansfield.com

Mansfield

Land Use Consultants

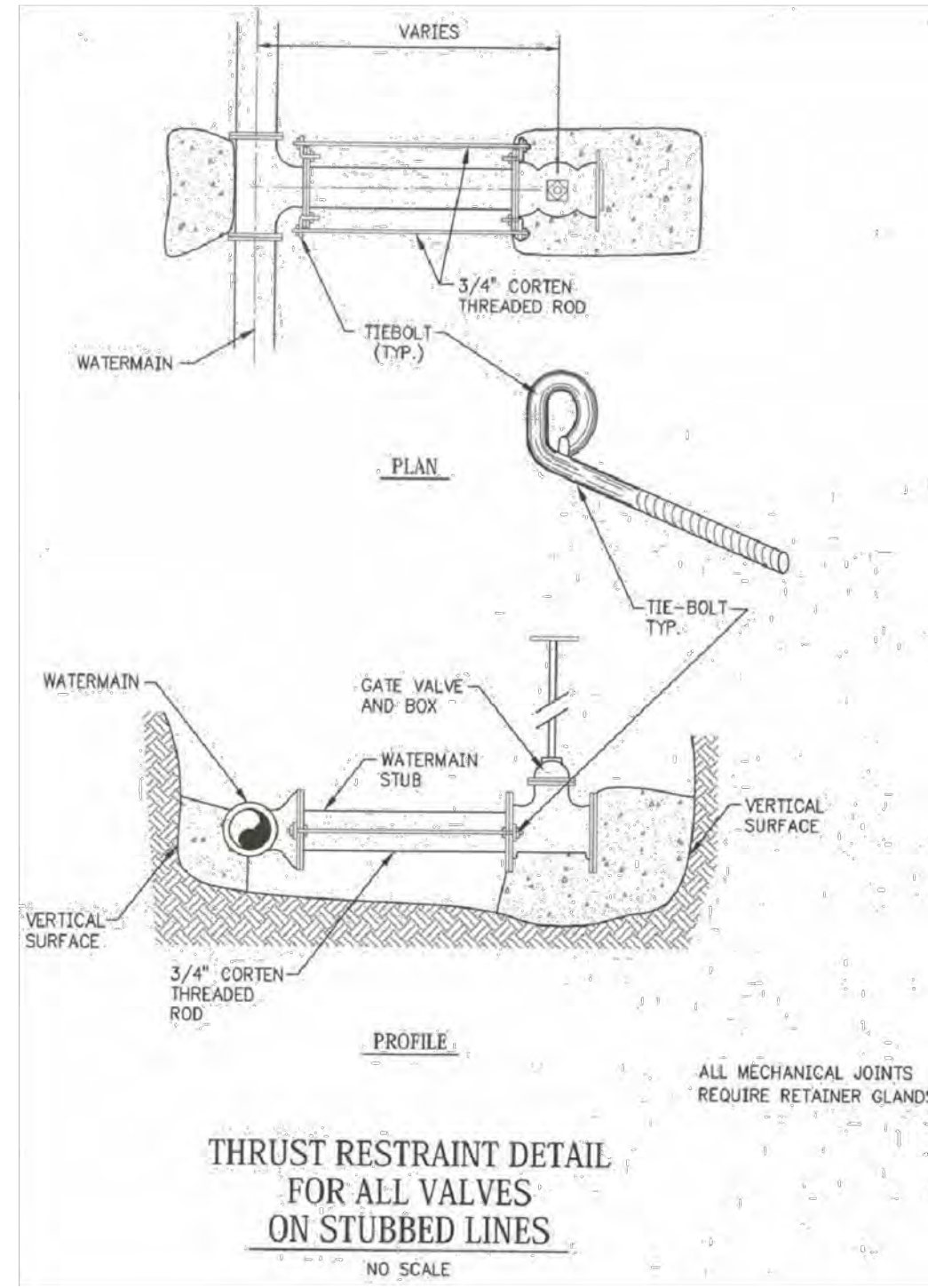
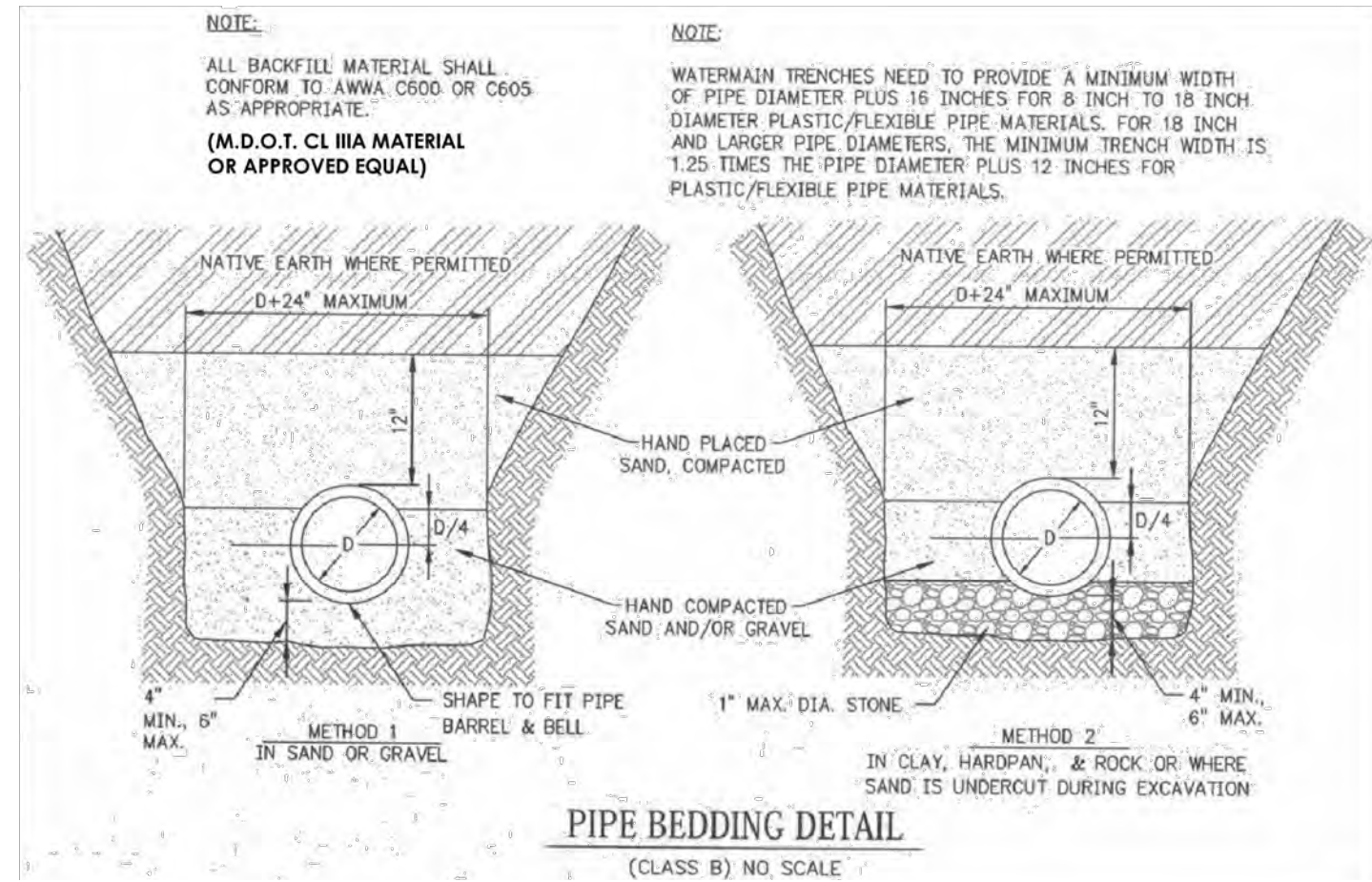
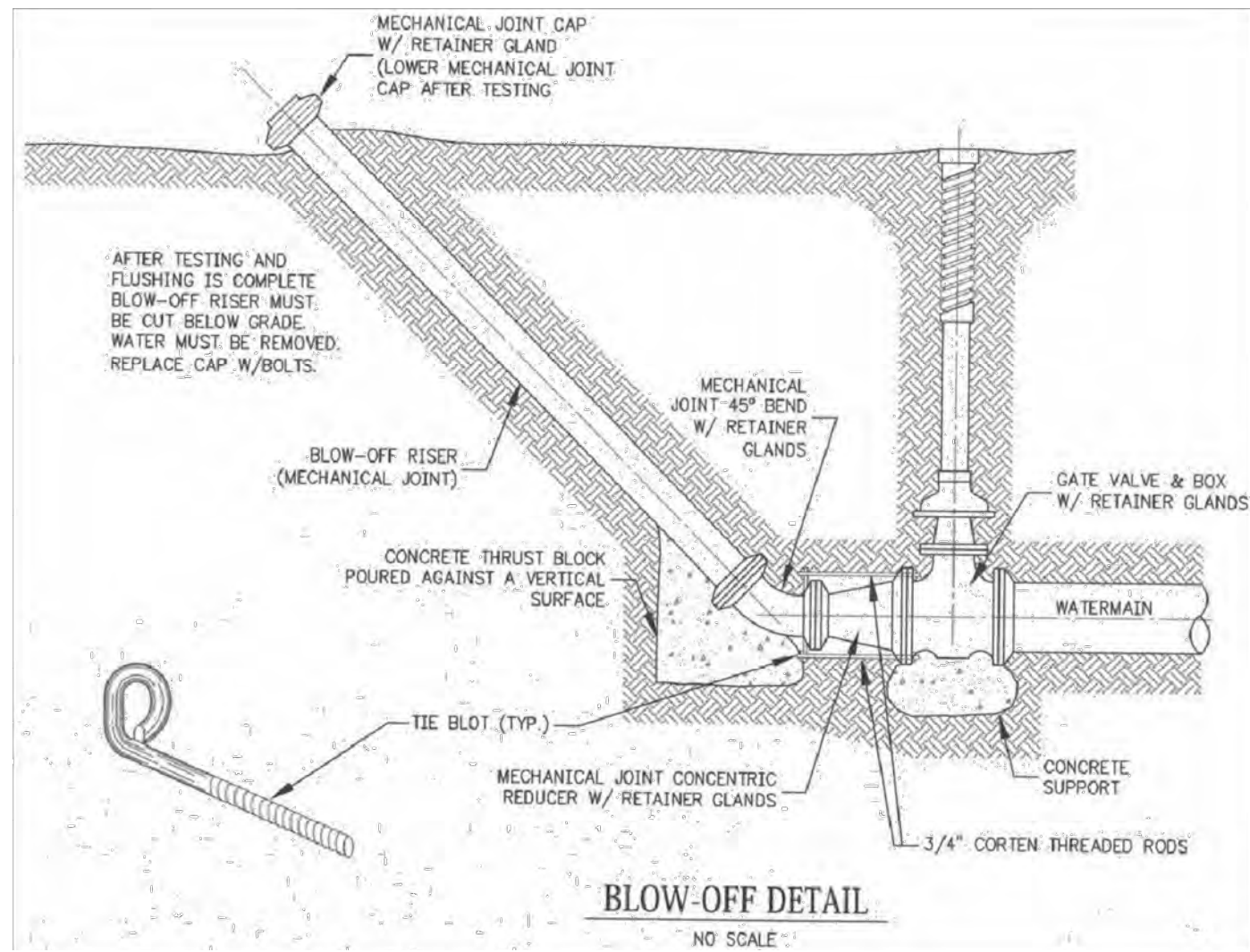
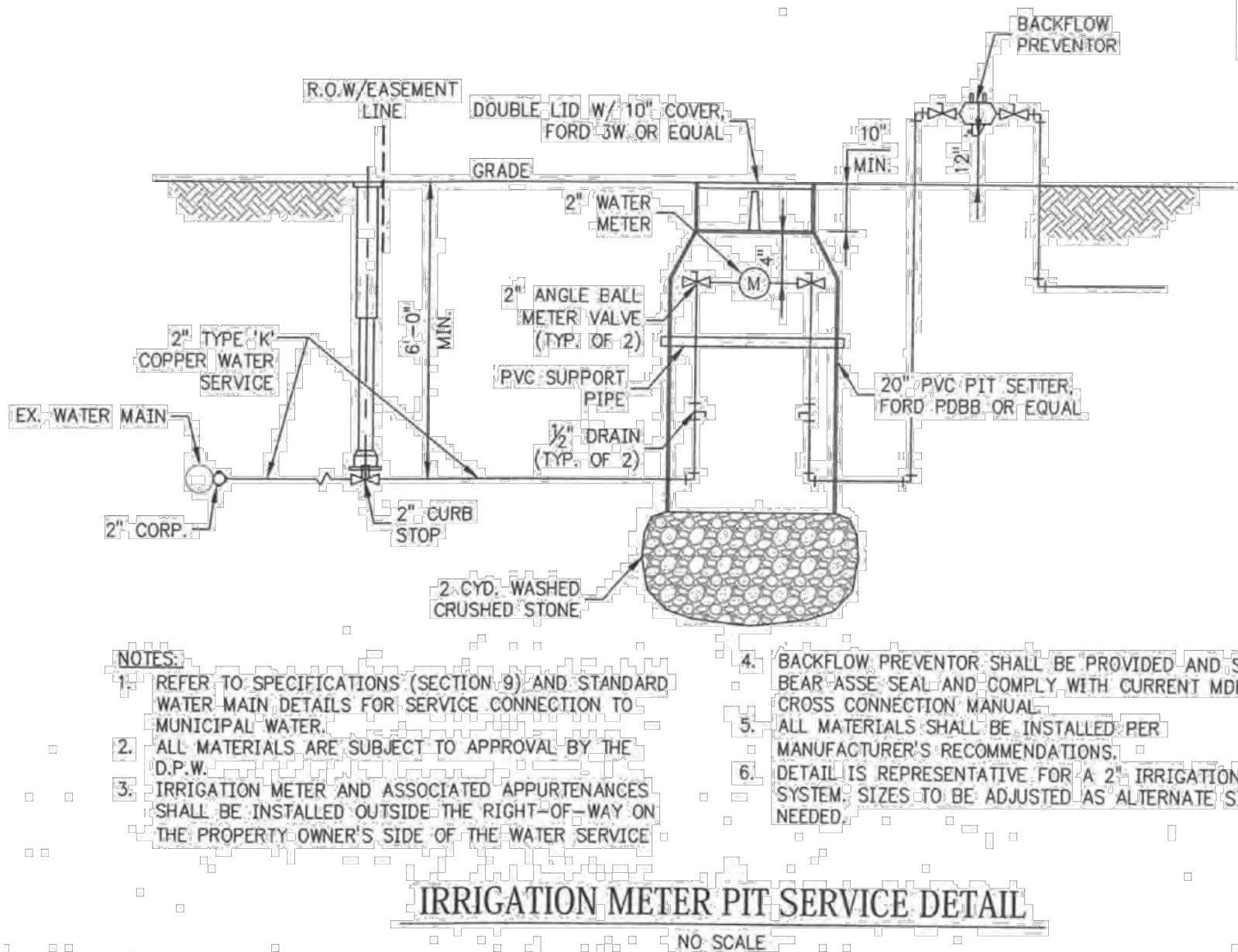
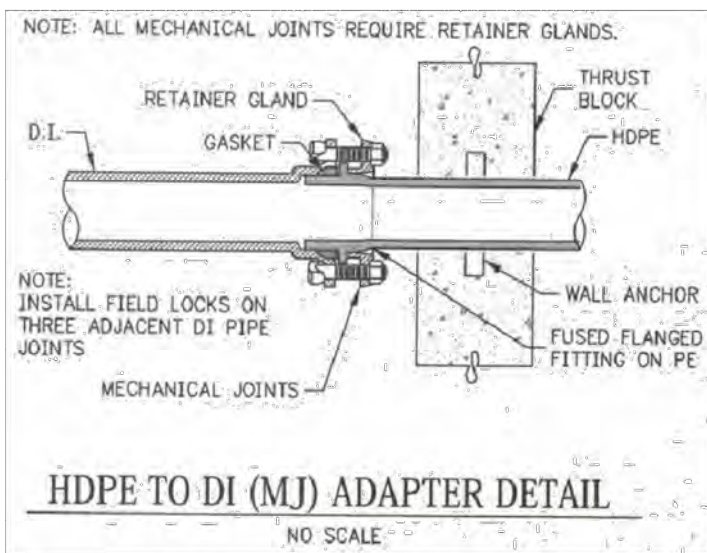
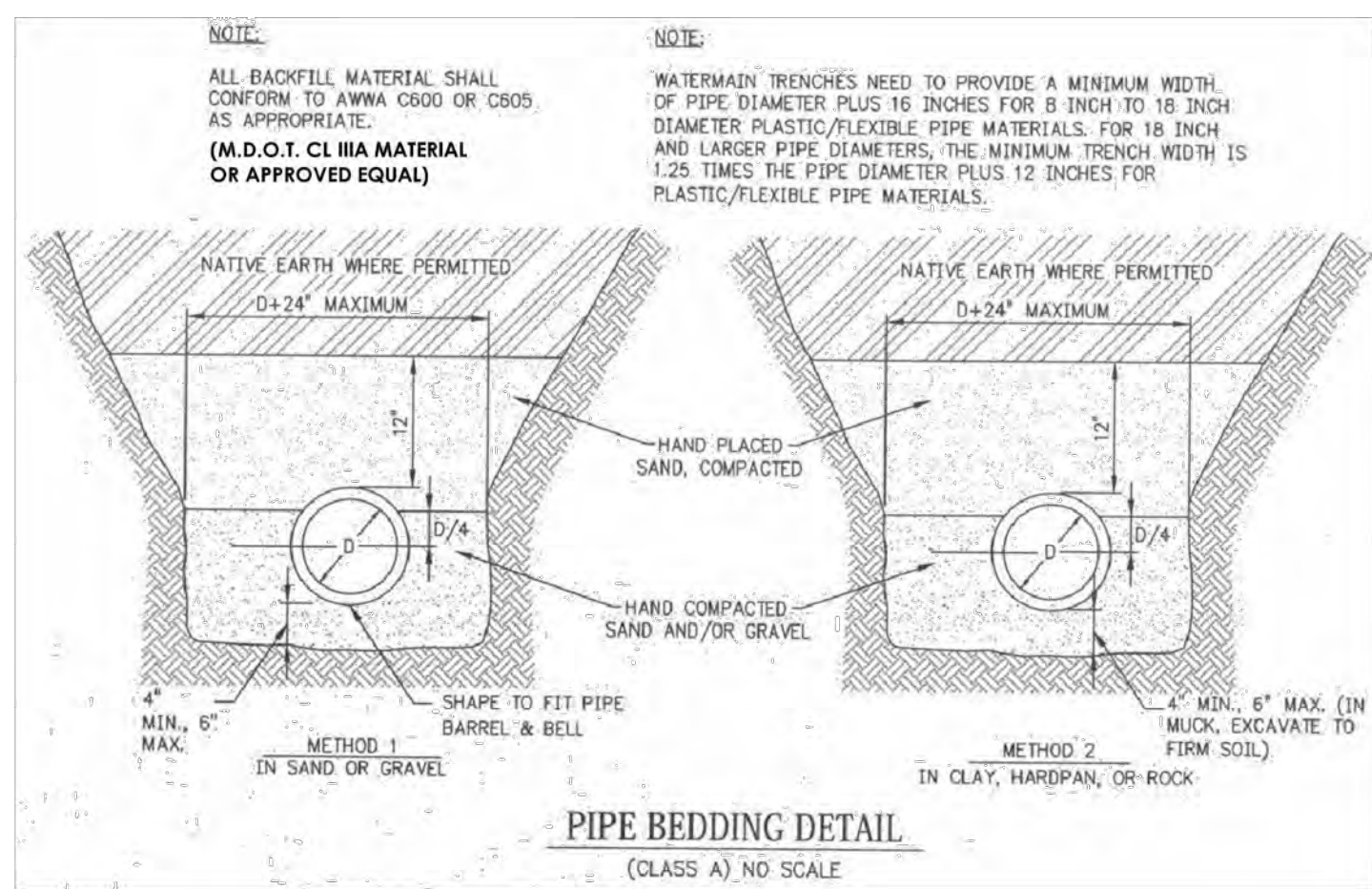
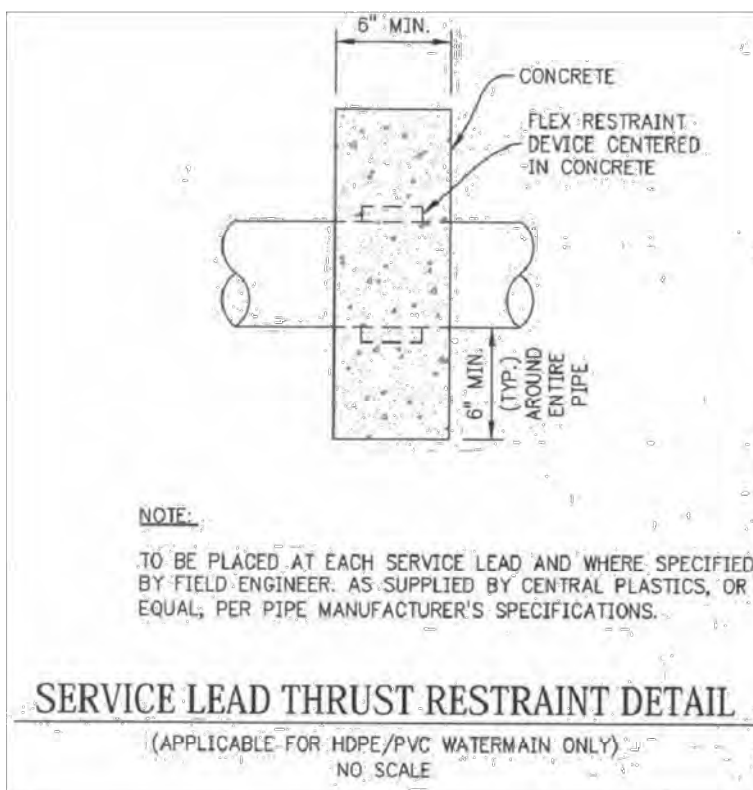
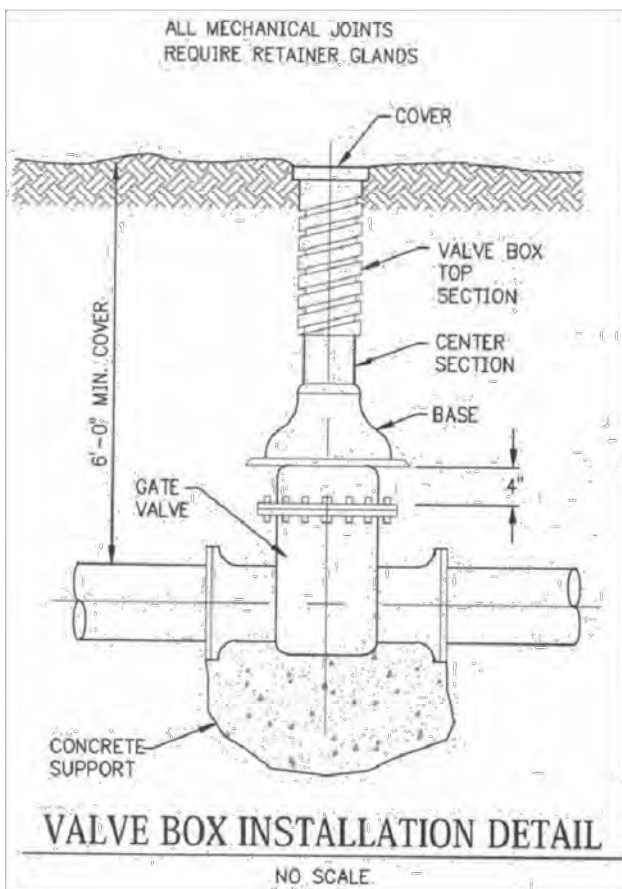
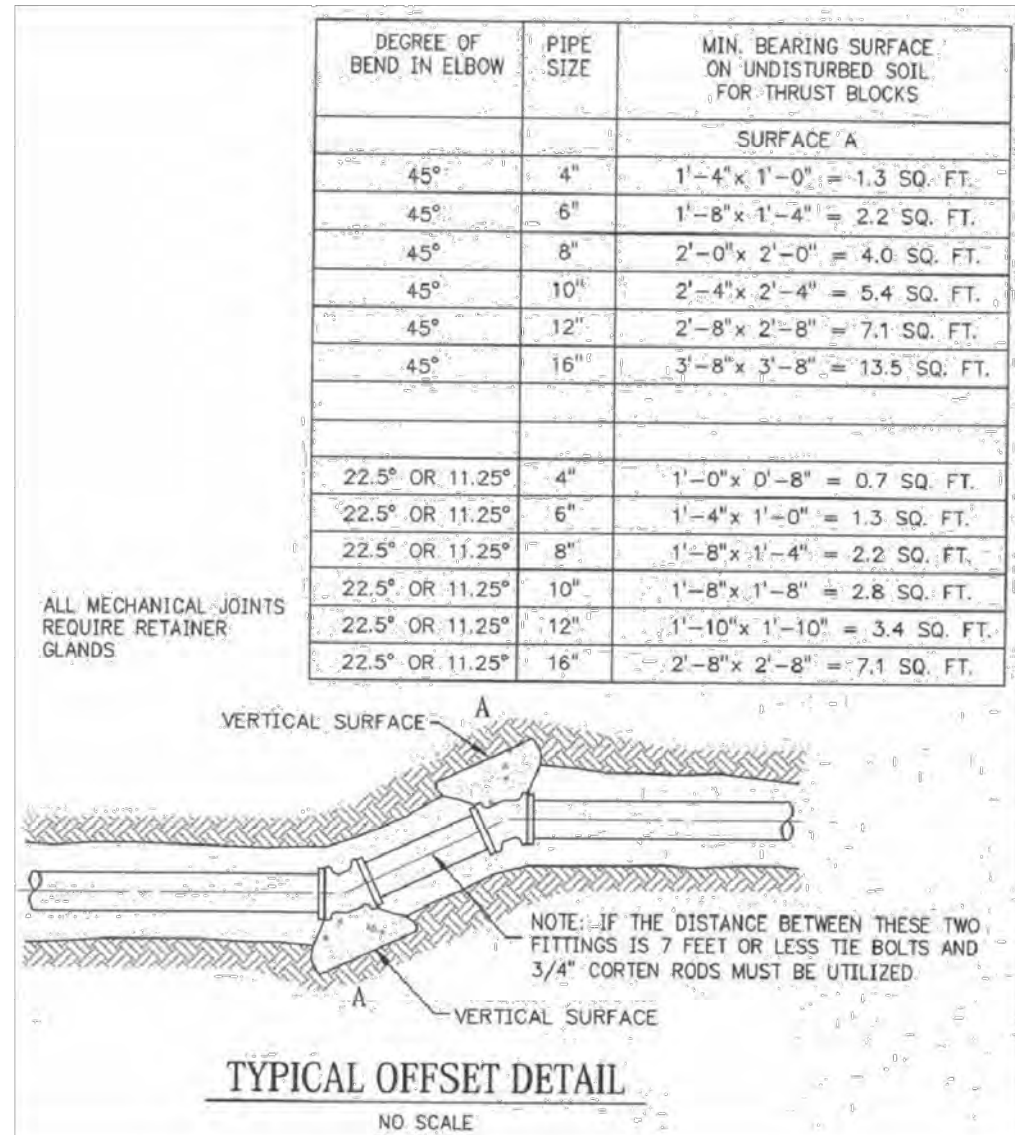
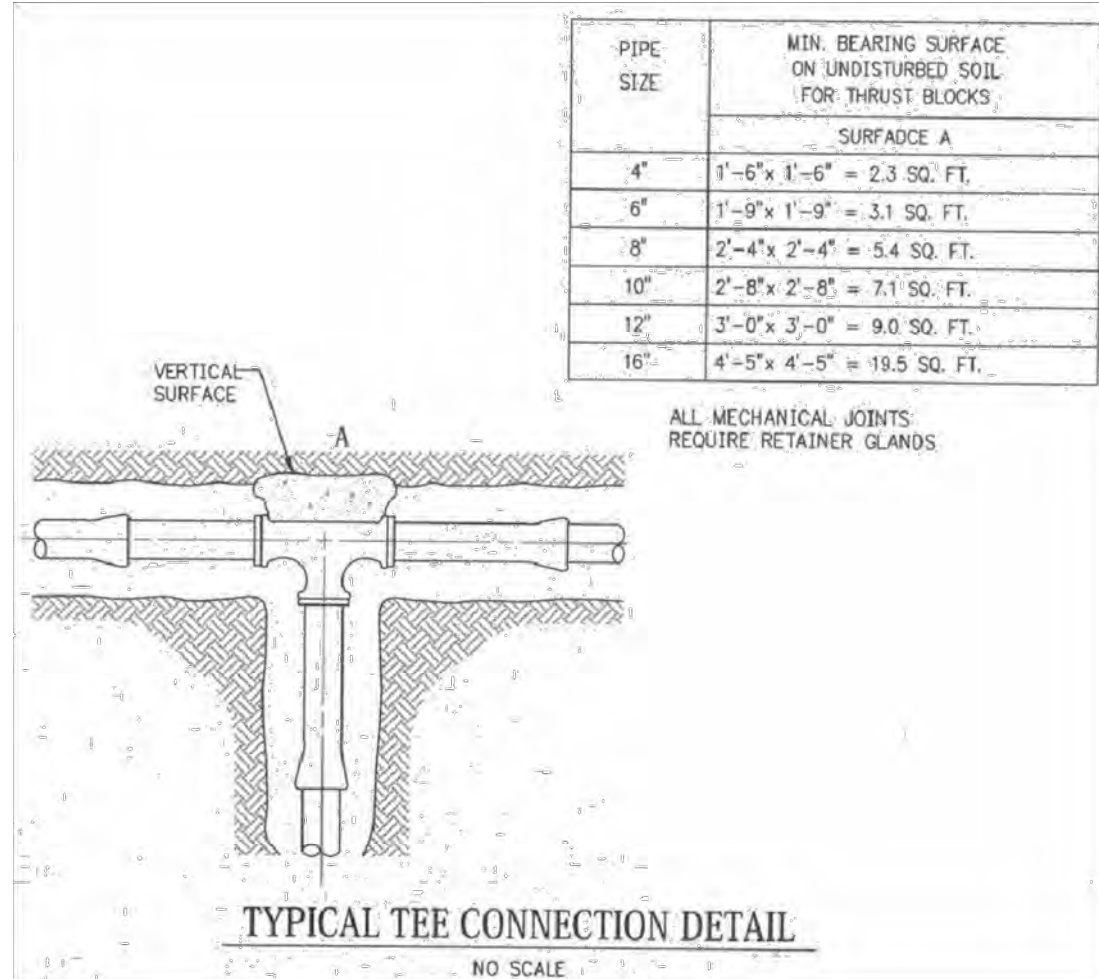
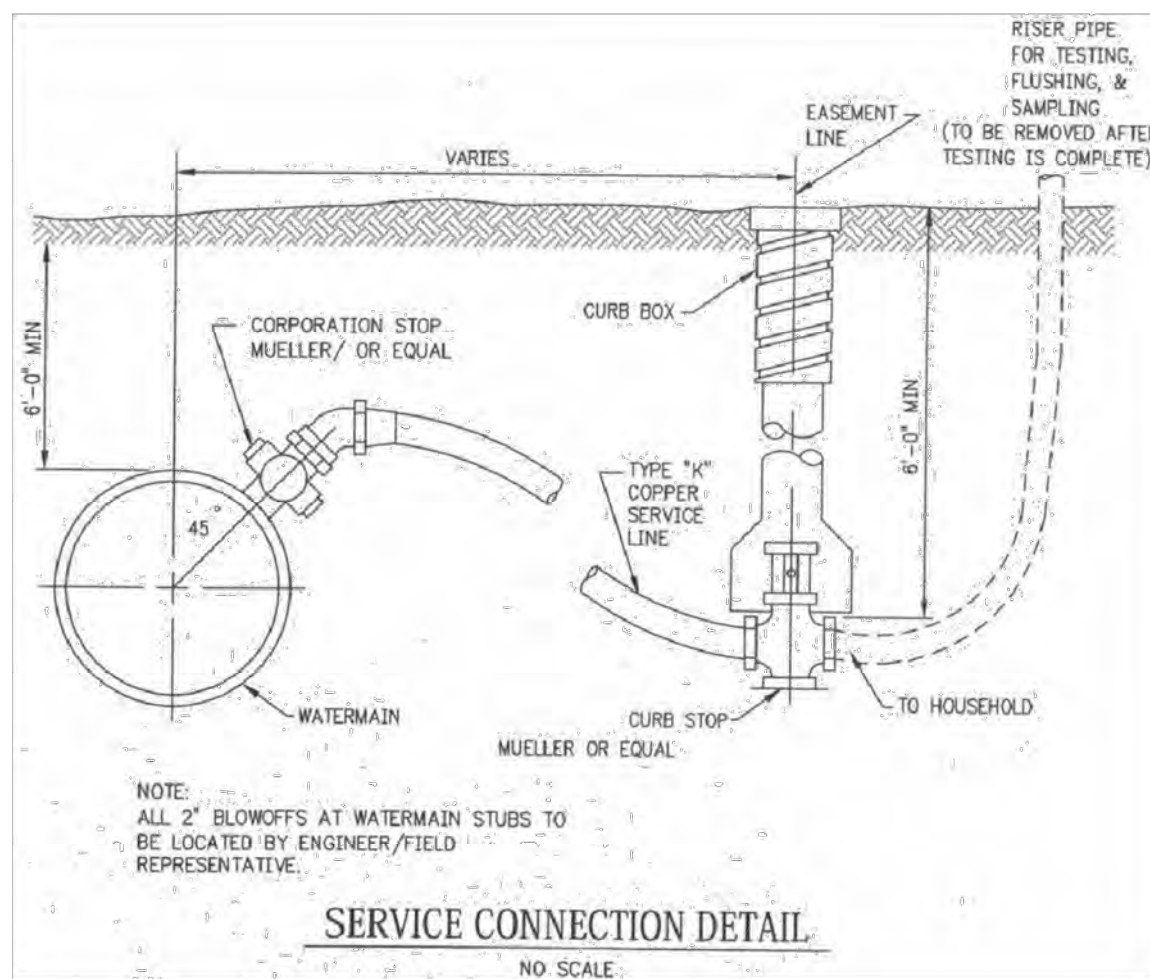
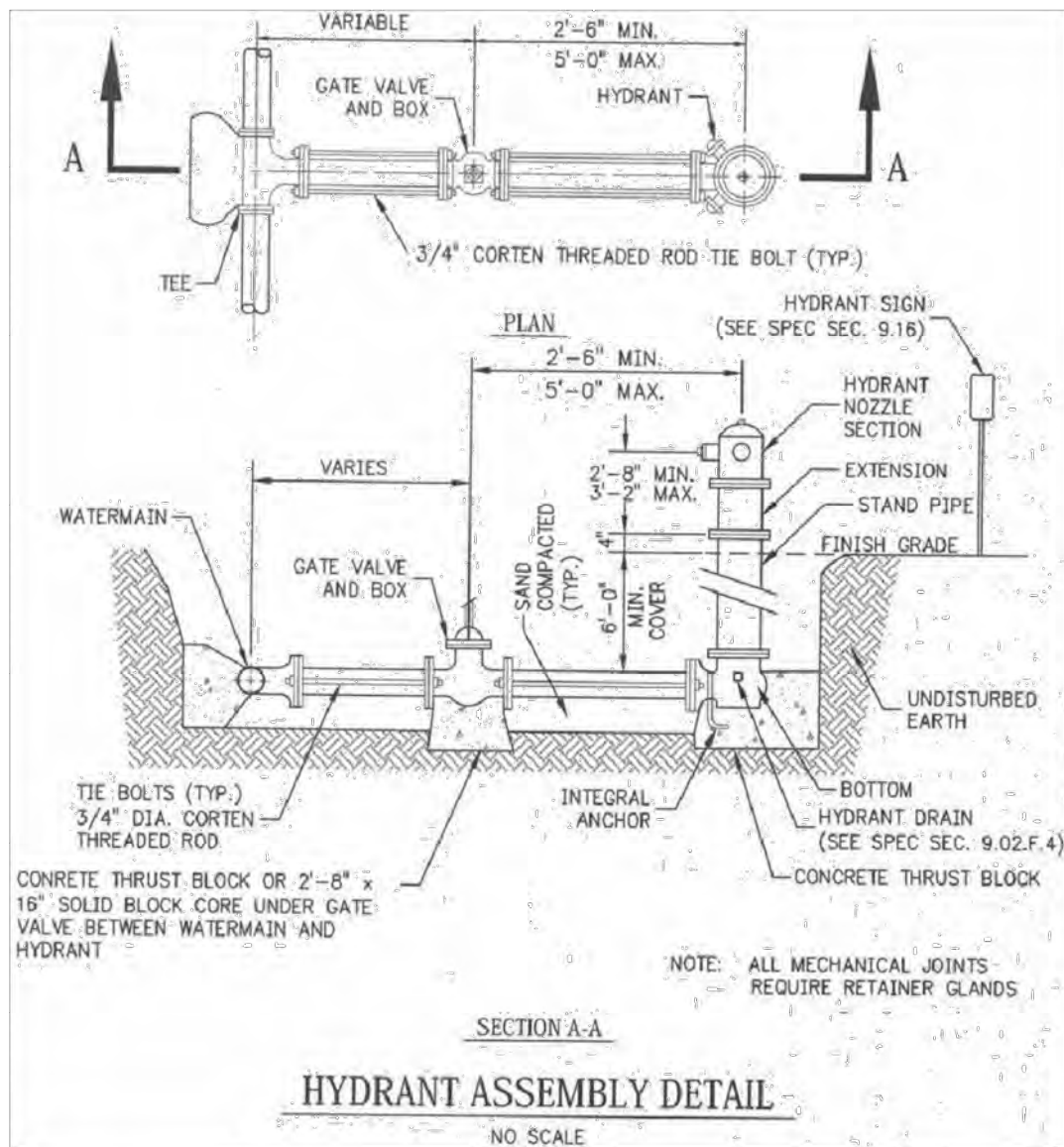
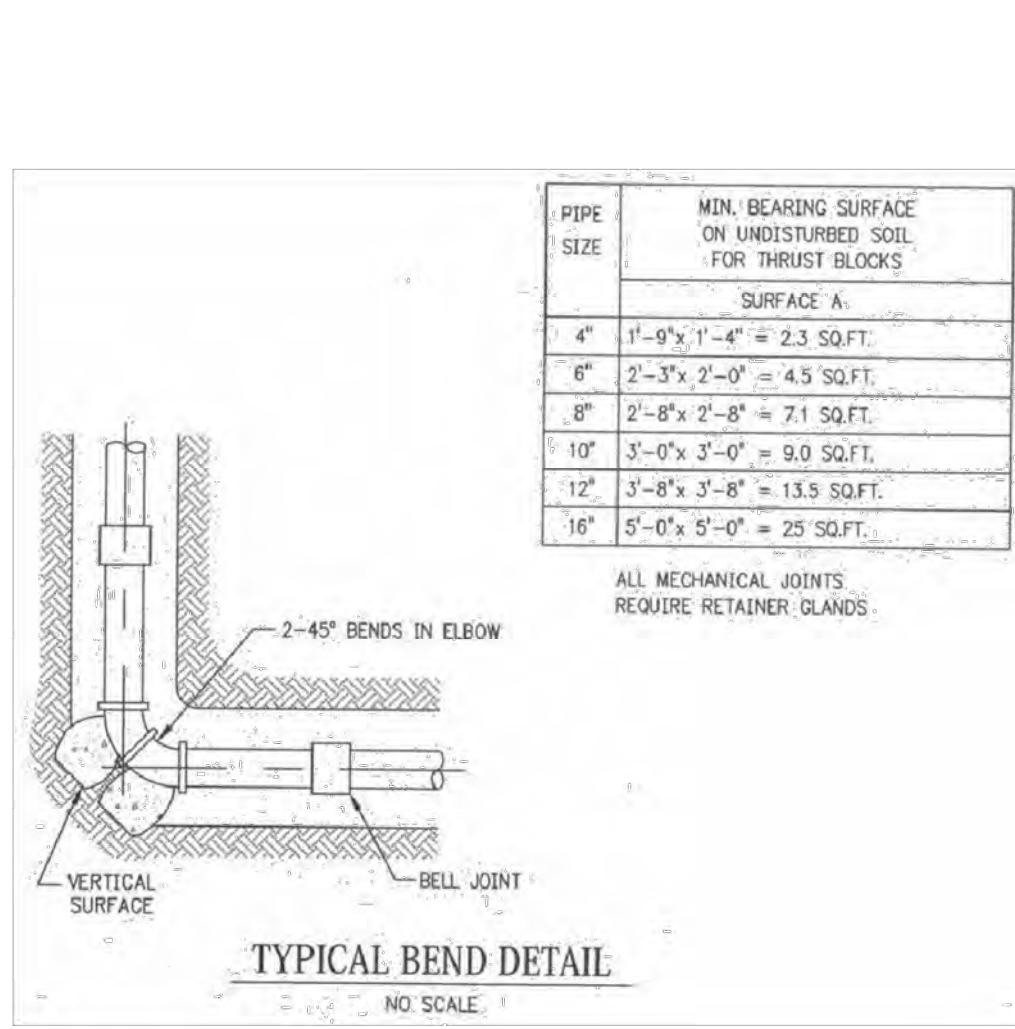
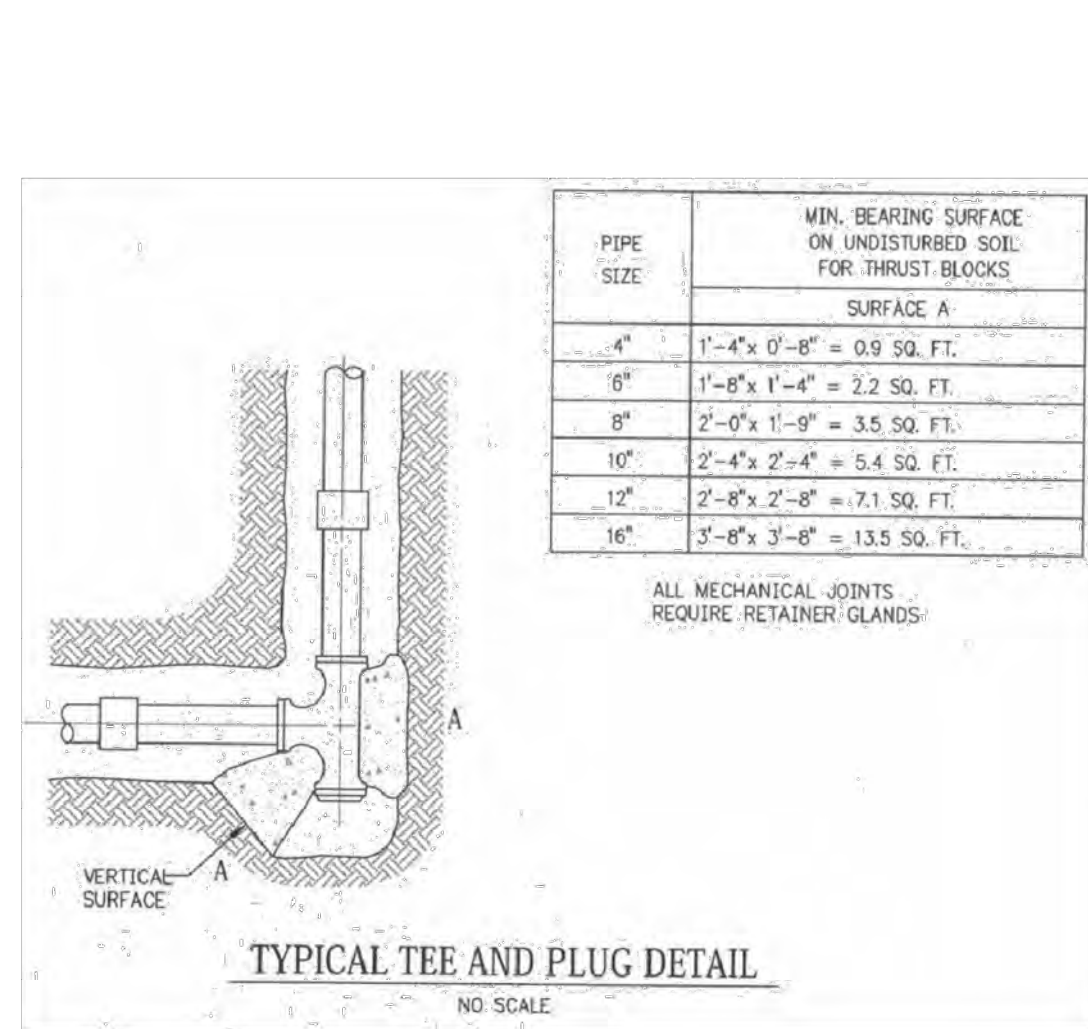
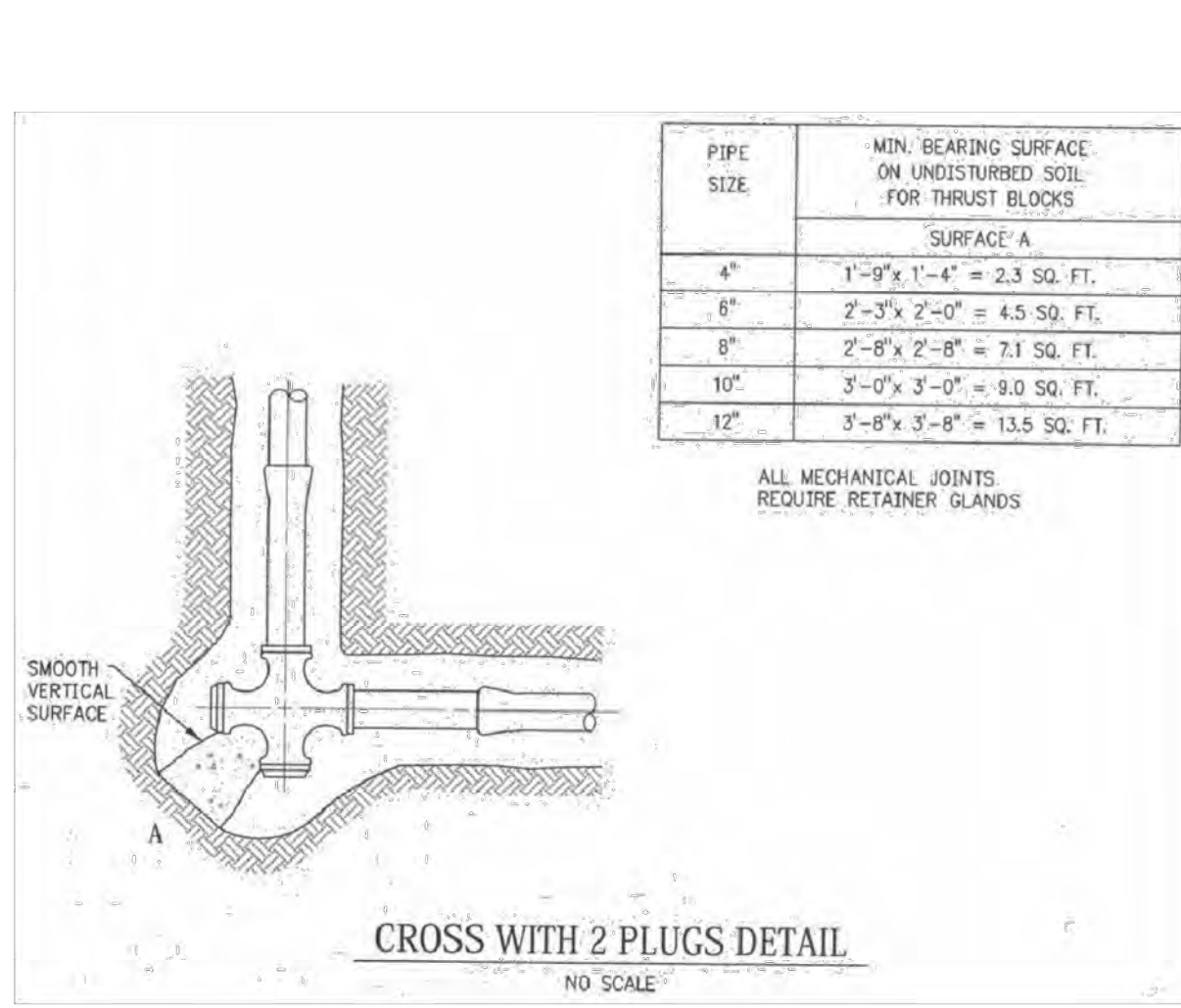
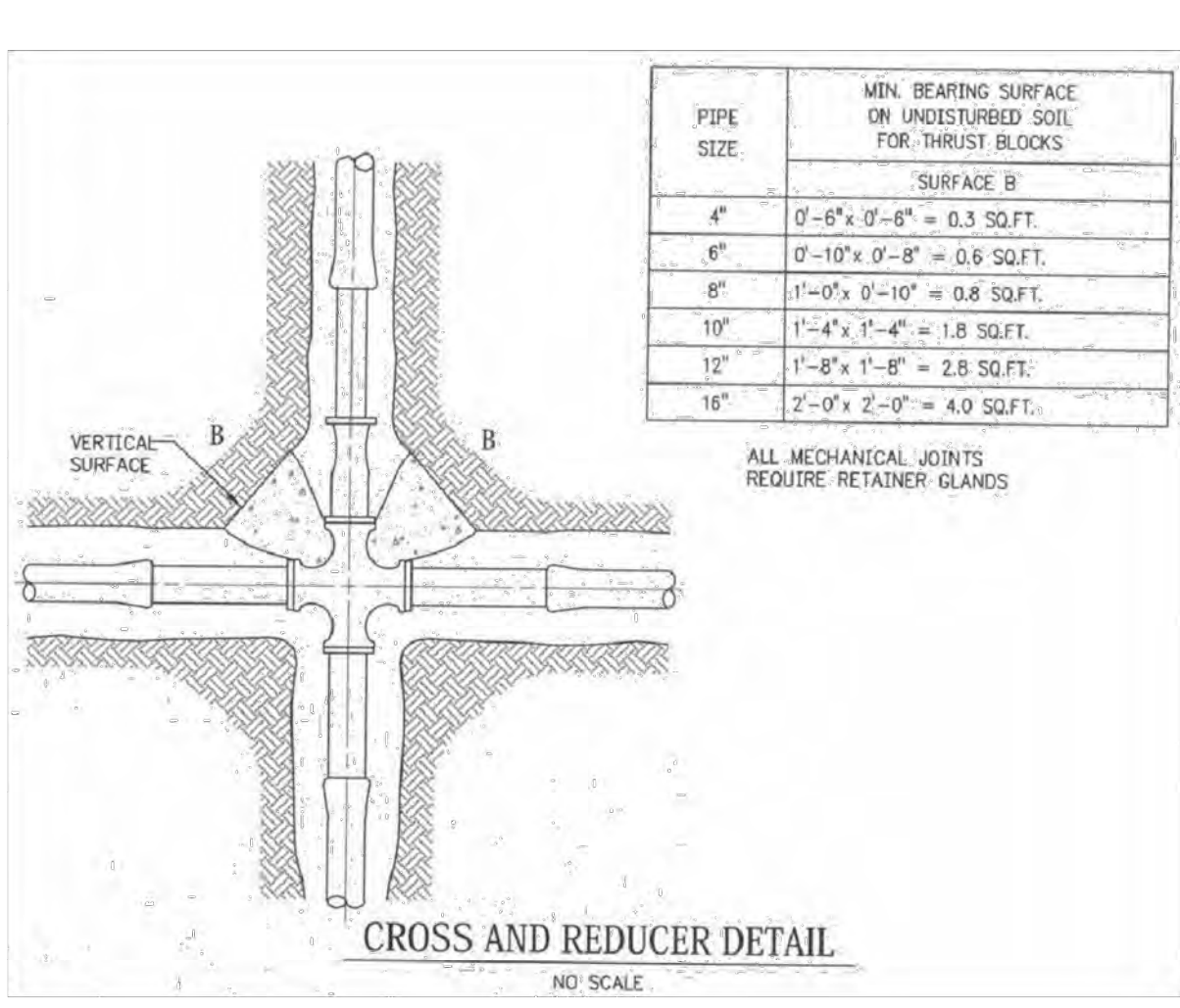
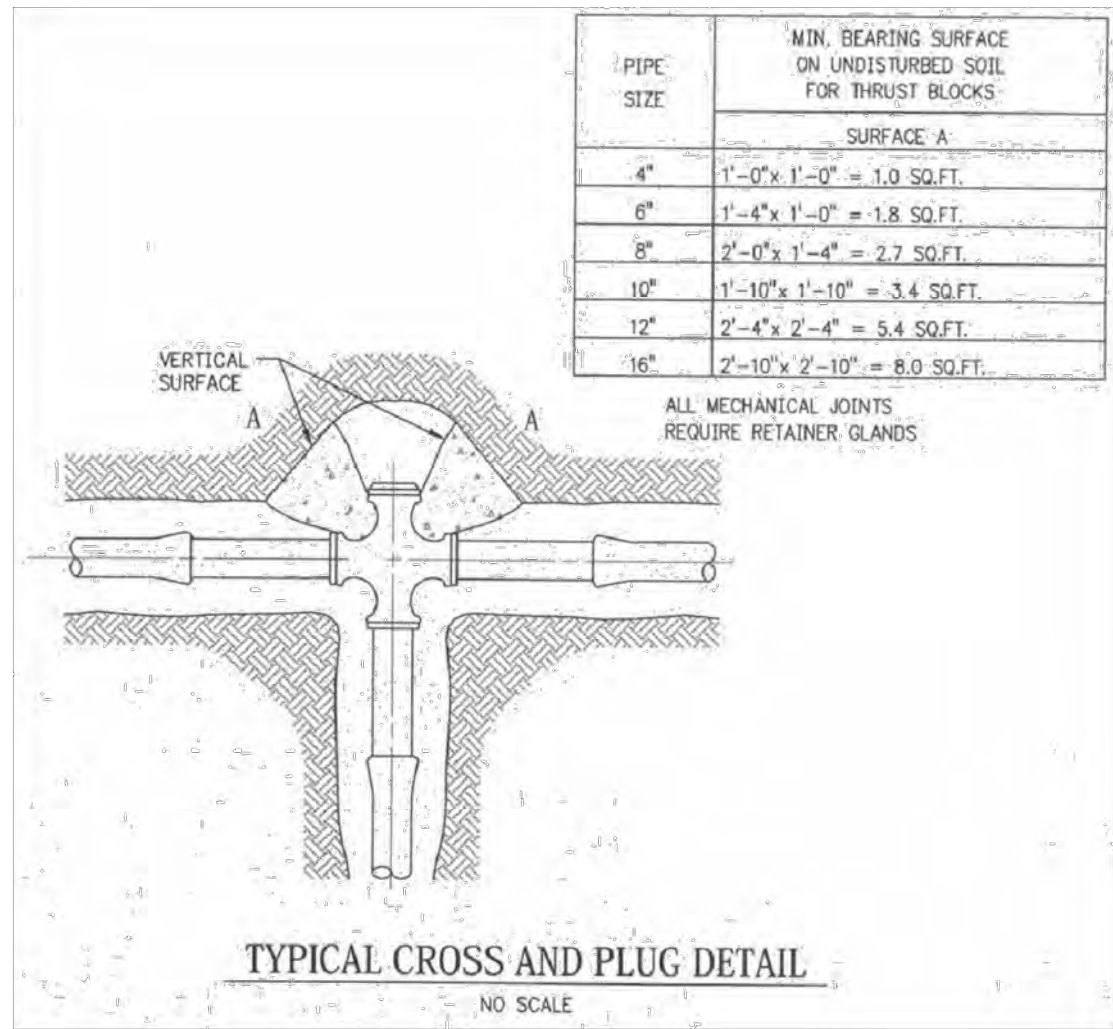
Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD

CIVIL DETAILS - SITE

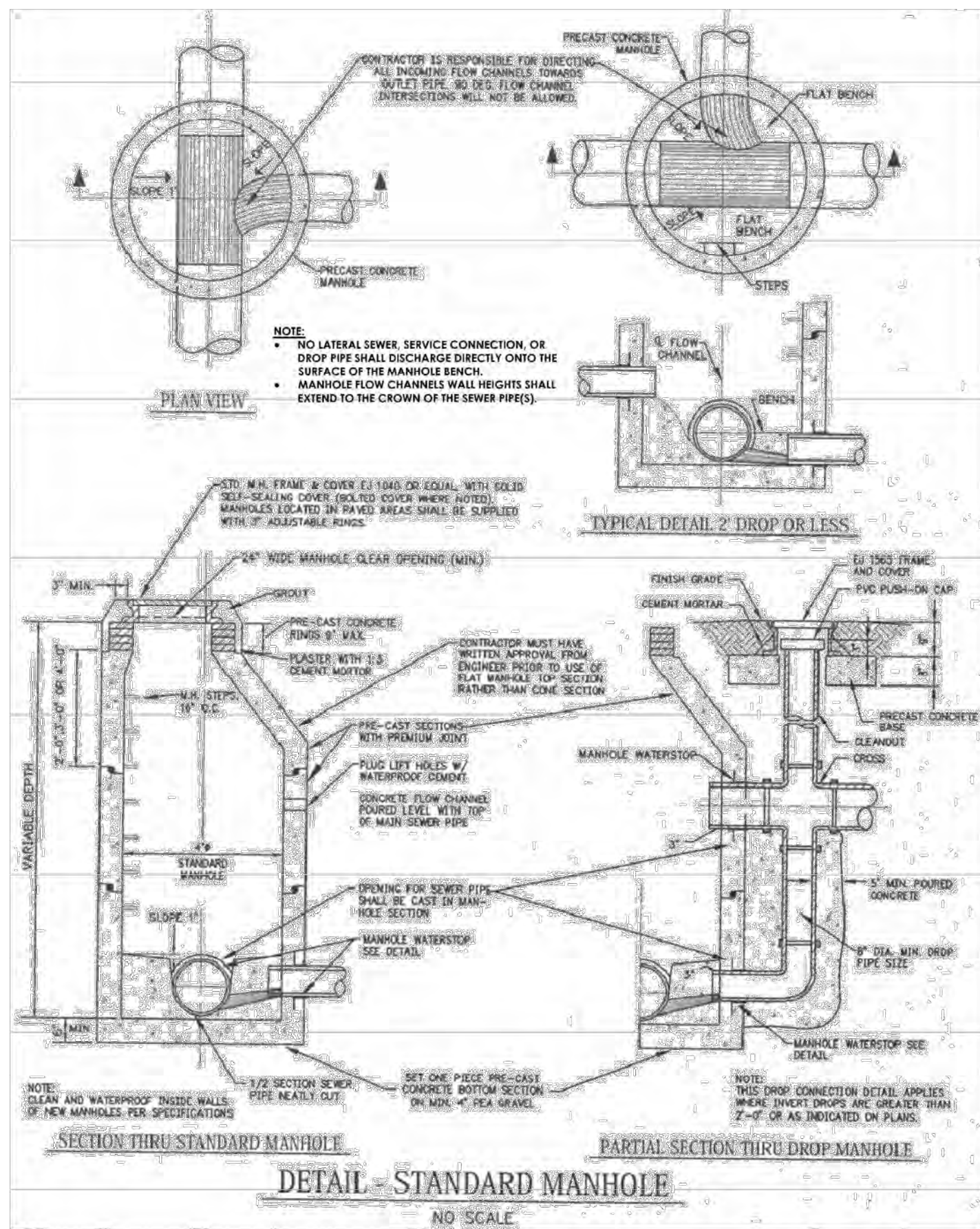
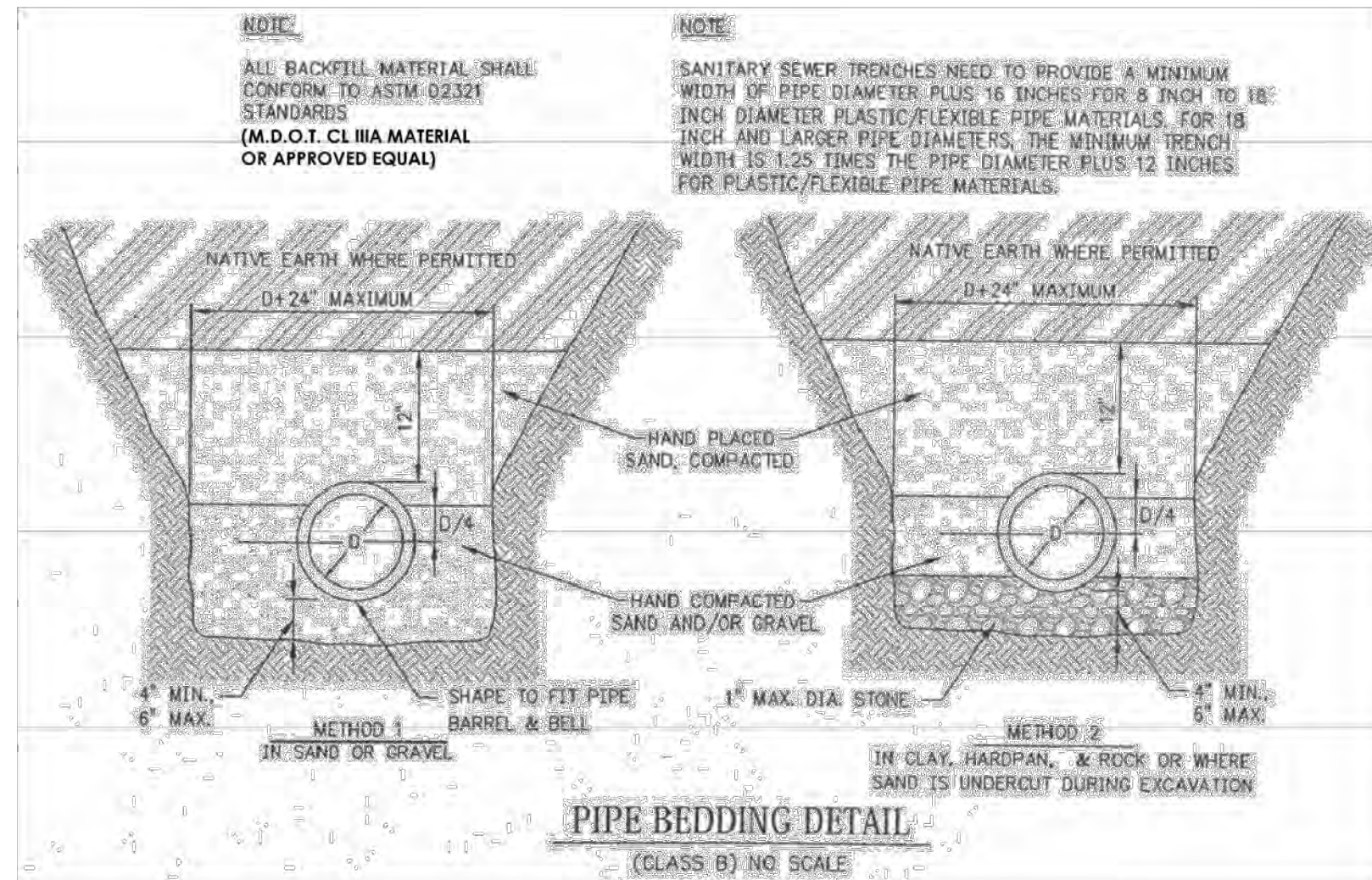
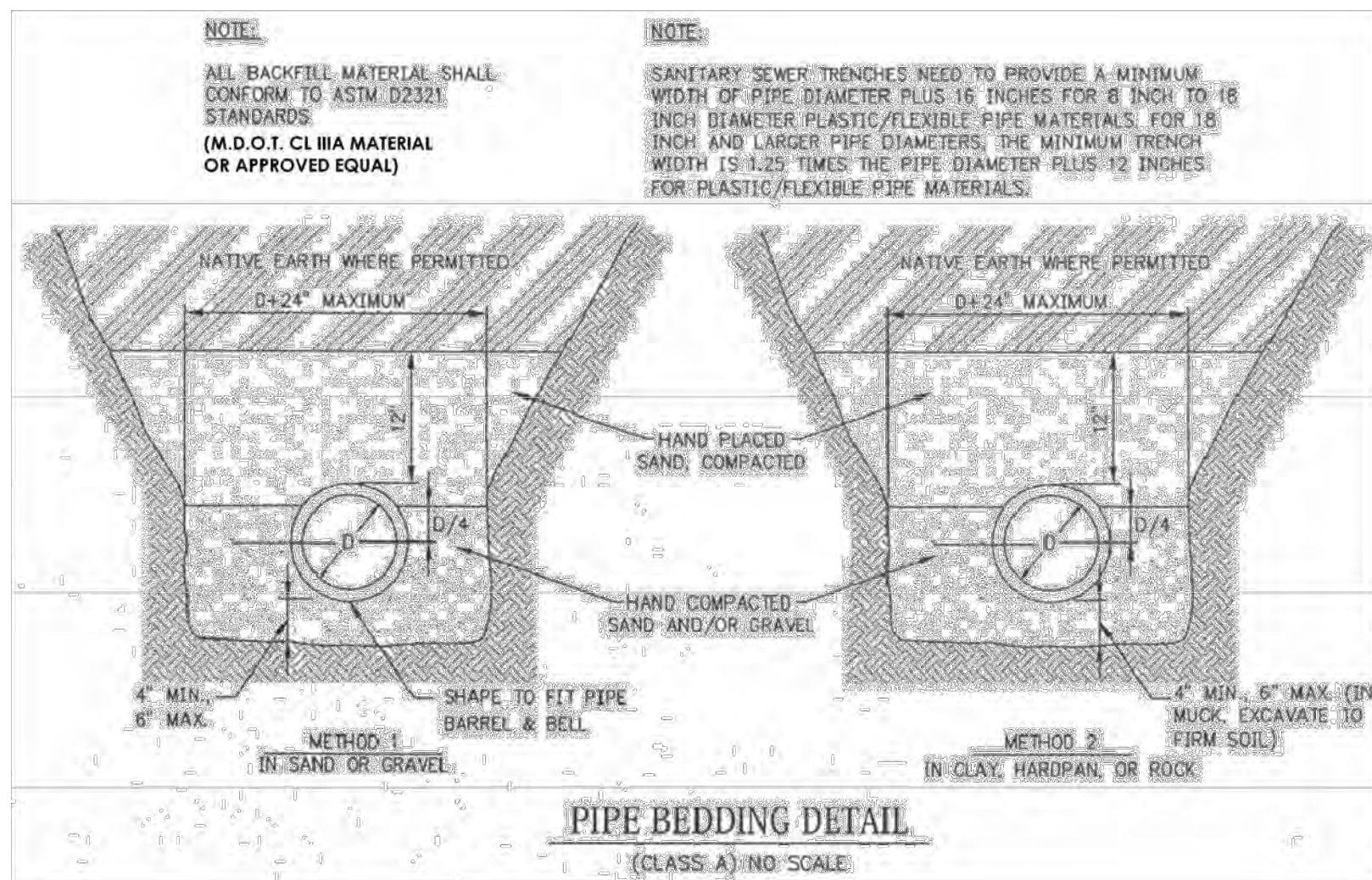
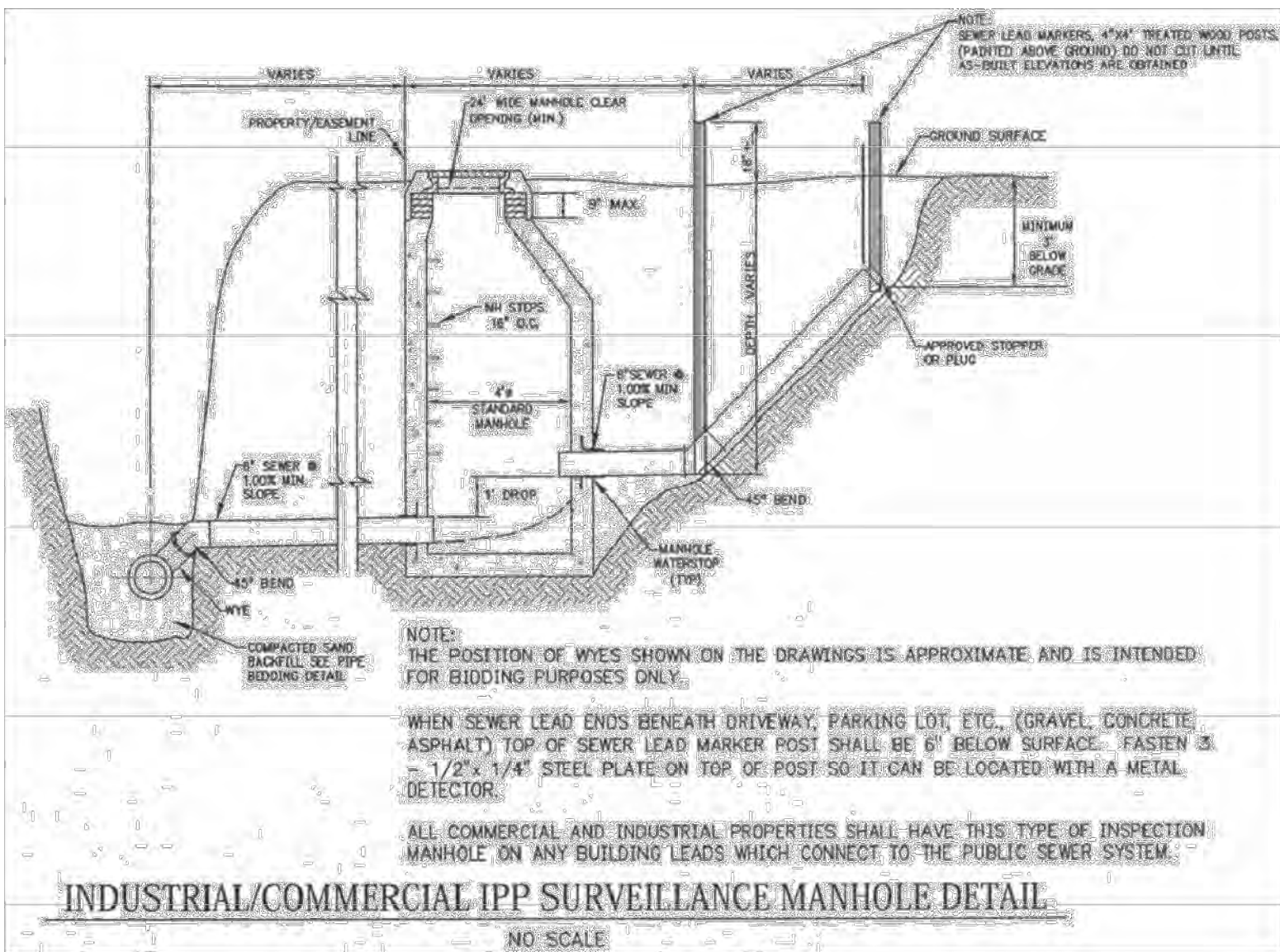
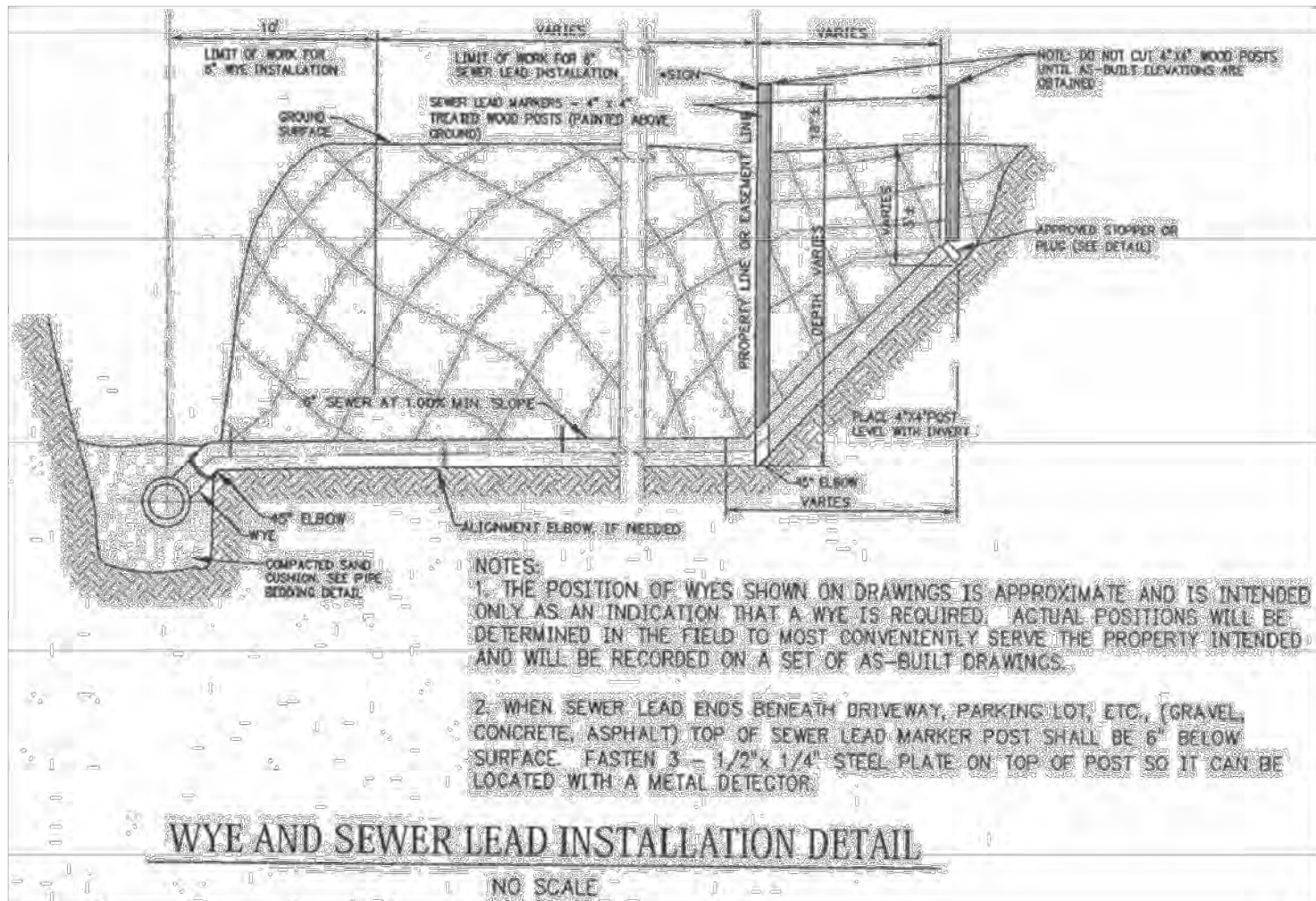
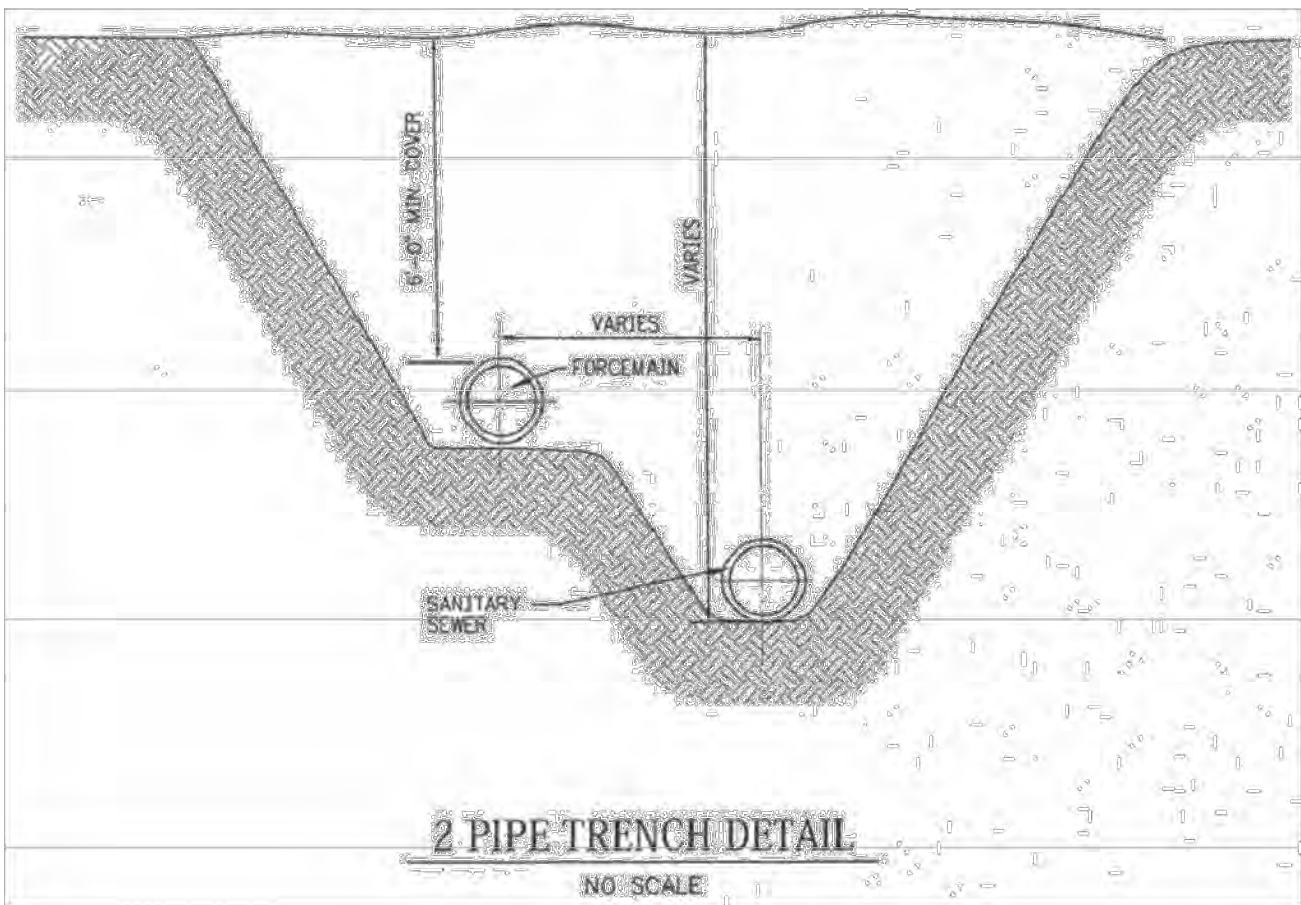
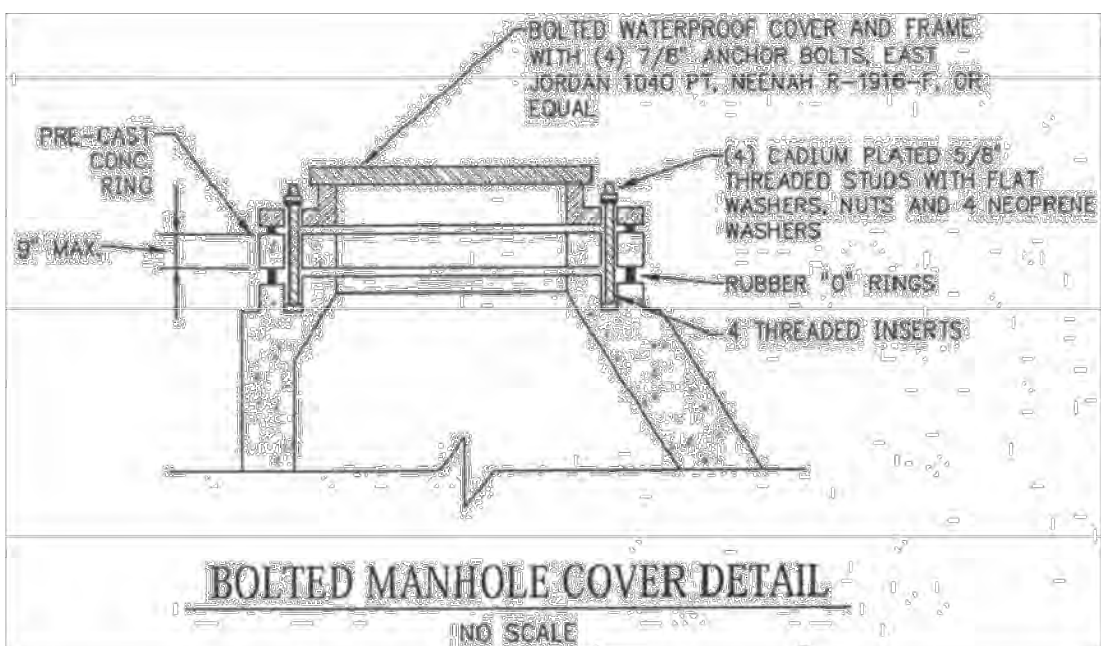
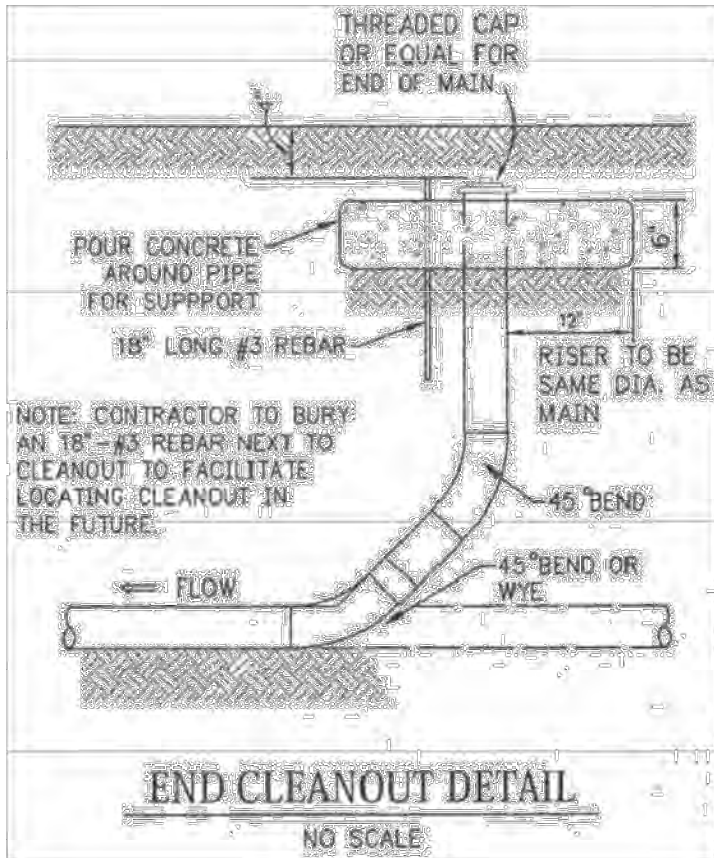
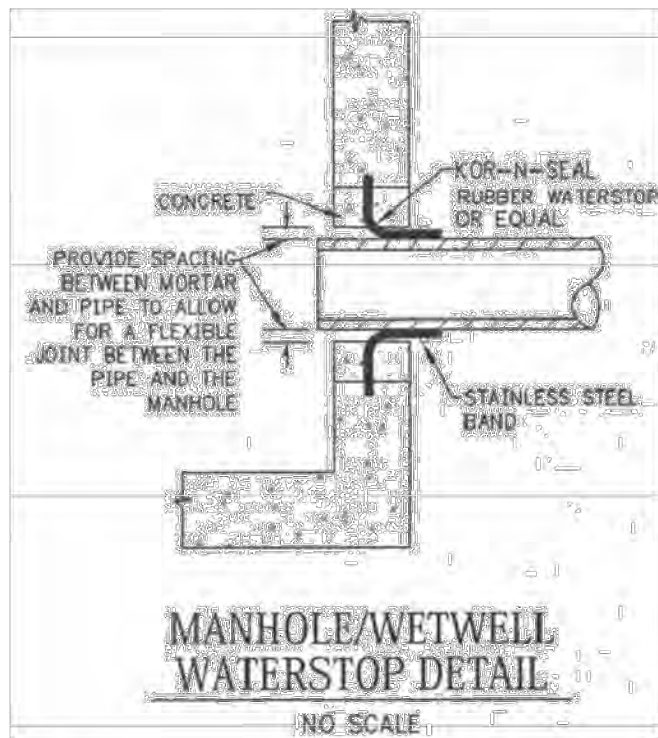
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

FINAL PUD

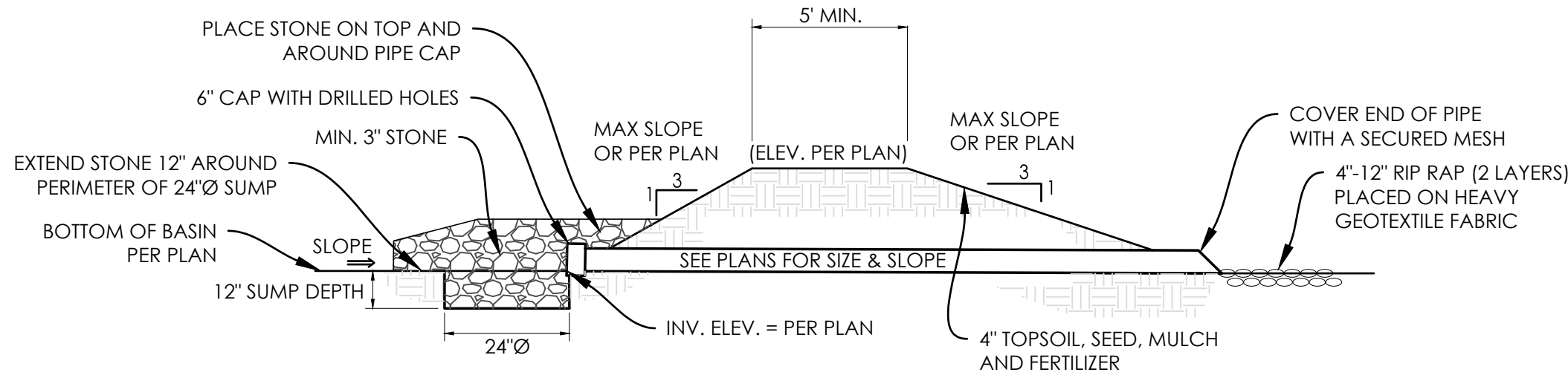
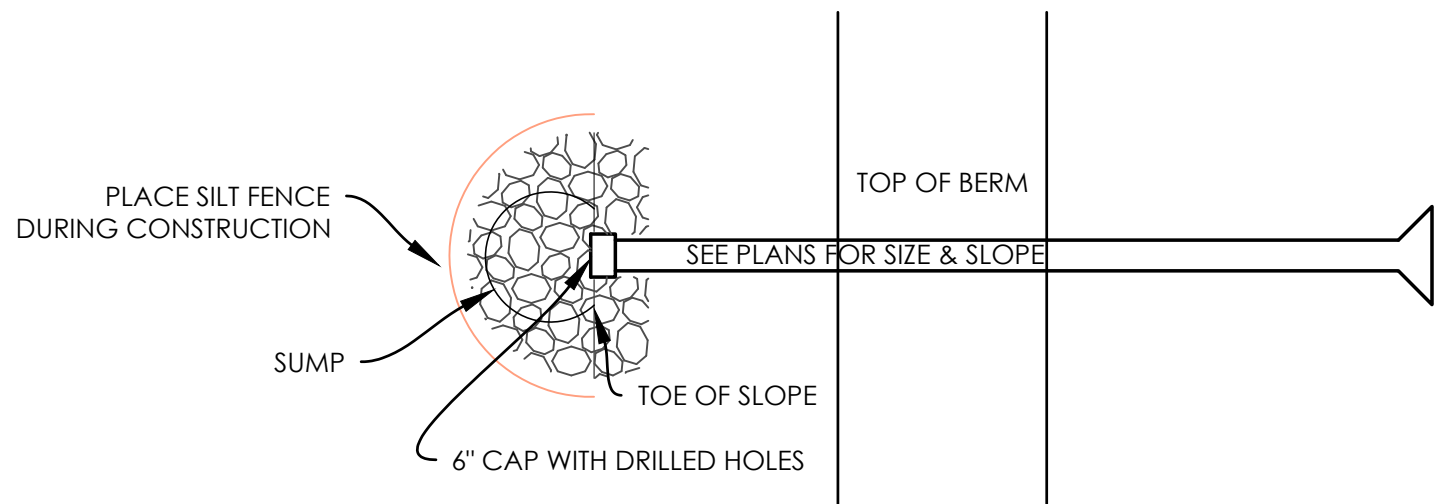
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JOB NO: 20108
C1.2



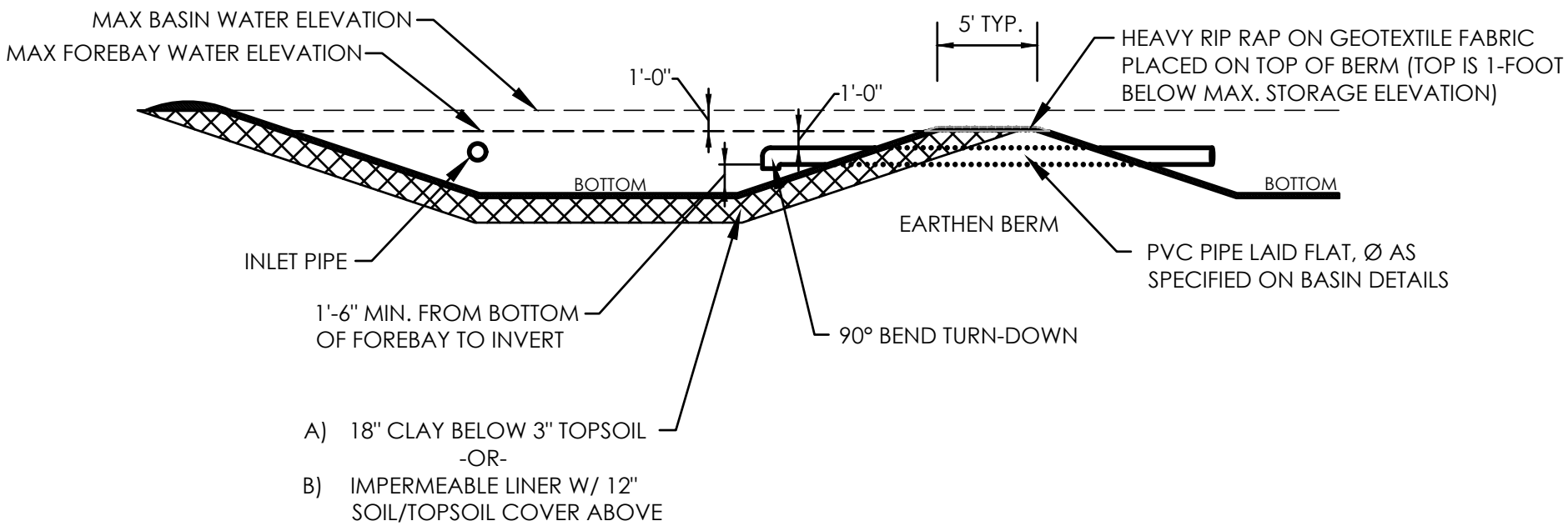
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08	21-08-25	dim	dim	dim	dim	dim
09	21-09-10	dim	dim	dim	dim	dim
10	21-10-22	dim	dim	dim	dim	dim
11	21-10-28	dim	dim	dim	dim	dim
12	21-12-15	dim	dim	dim	dim	dim
13	22-01-17	dim	dim	dim	dim	dim



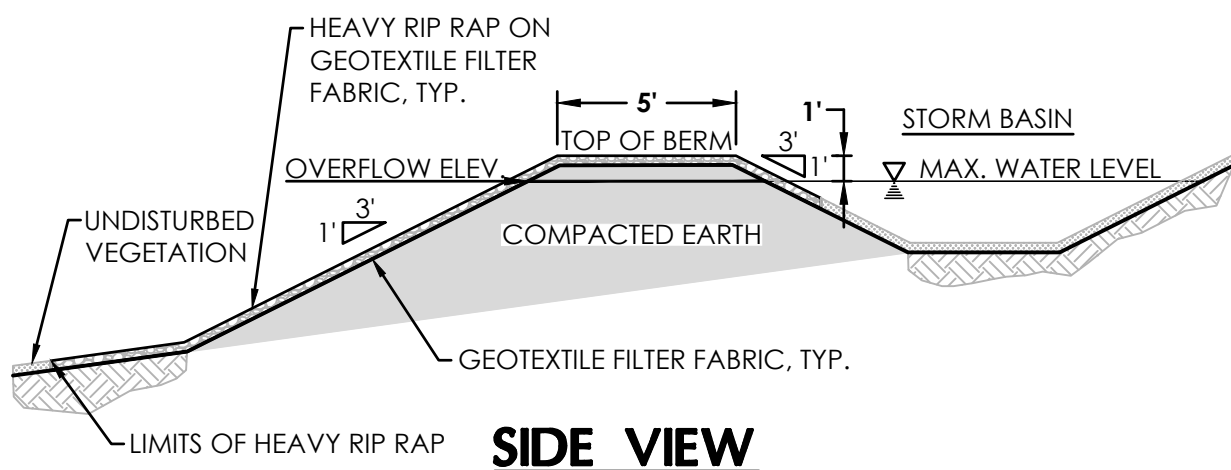
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06	21-04-21	din	inmet	Revised multi-family layout
07	21-05-17	din	inmet	Two Board Submittal
08	21-08-25	din	inmet	Two PUD Submittal
09	21-08-25	din	inmet	Two PUD Submittal
10	21-10-22	din	inmet	G1 Metro P.D. Resubmittal
11	21-10-22	din	inmet	Harmonized Landmark Entrance Revisions
12	21-10-22	din	inmet	Harmonized Landmark Entrance Revisions
13	21-10-28	din	inmet	Two Scenic Road Final Application
14	21-10-28	din	inmet	Two Scenic Road Final Application
15	20-03-17	din	inmet	Two Scenic Road Final PUD Application
16	20-03-17	din	inmet	Two Scenic Road Final PUD Application
17	20-03-17	din	inmet	Unilateral Storm & Private Rd



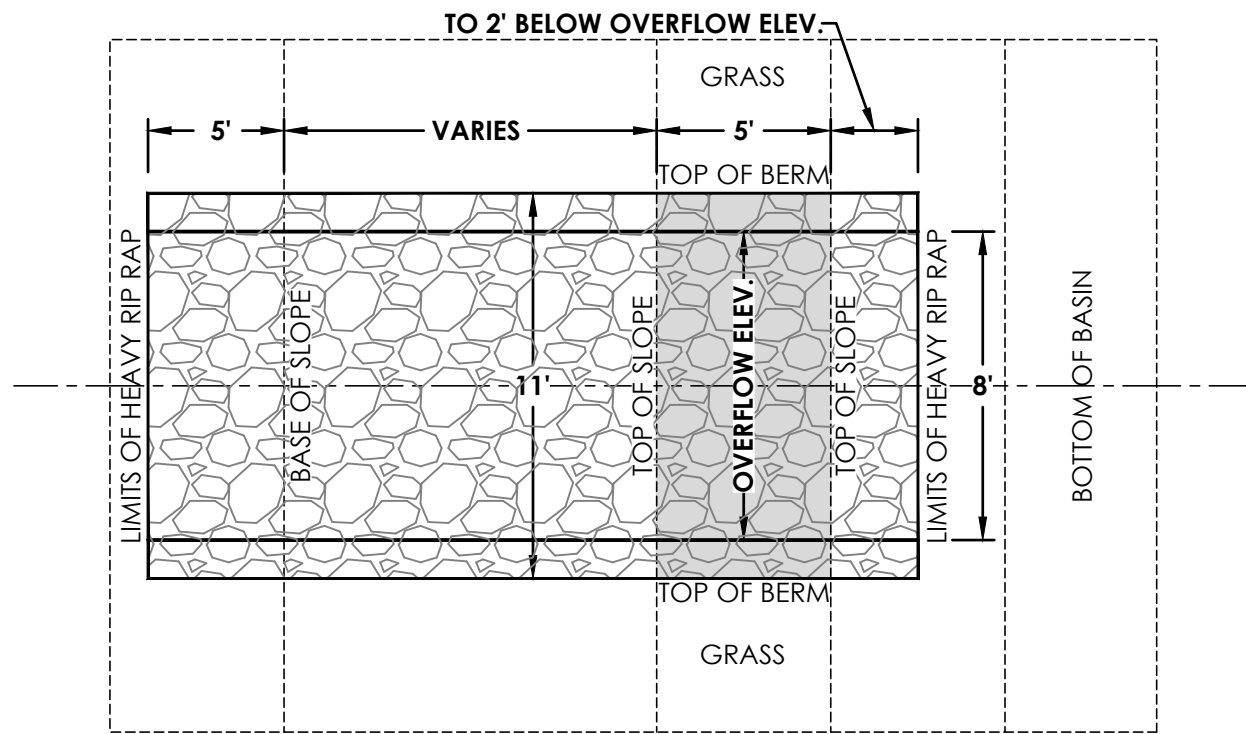
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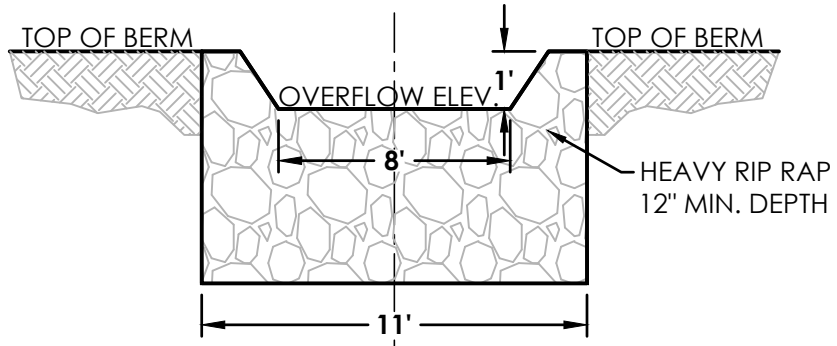
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SIDE VIEW

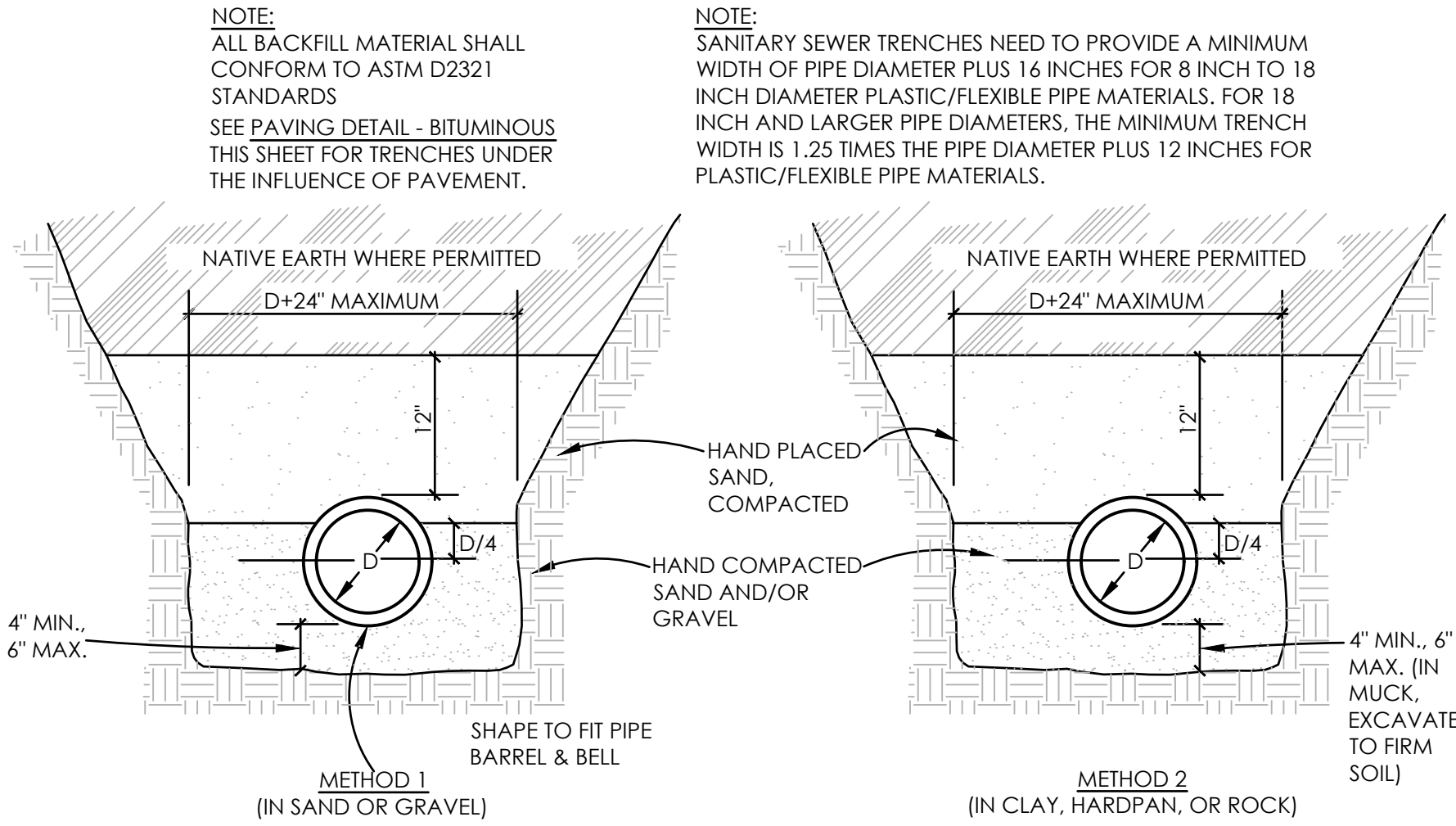


TOP VIEW

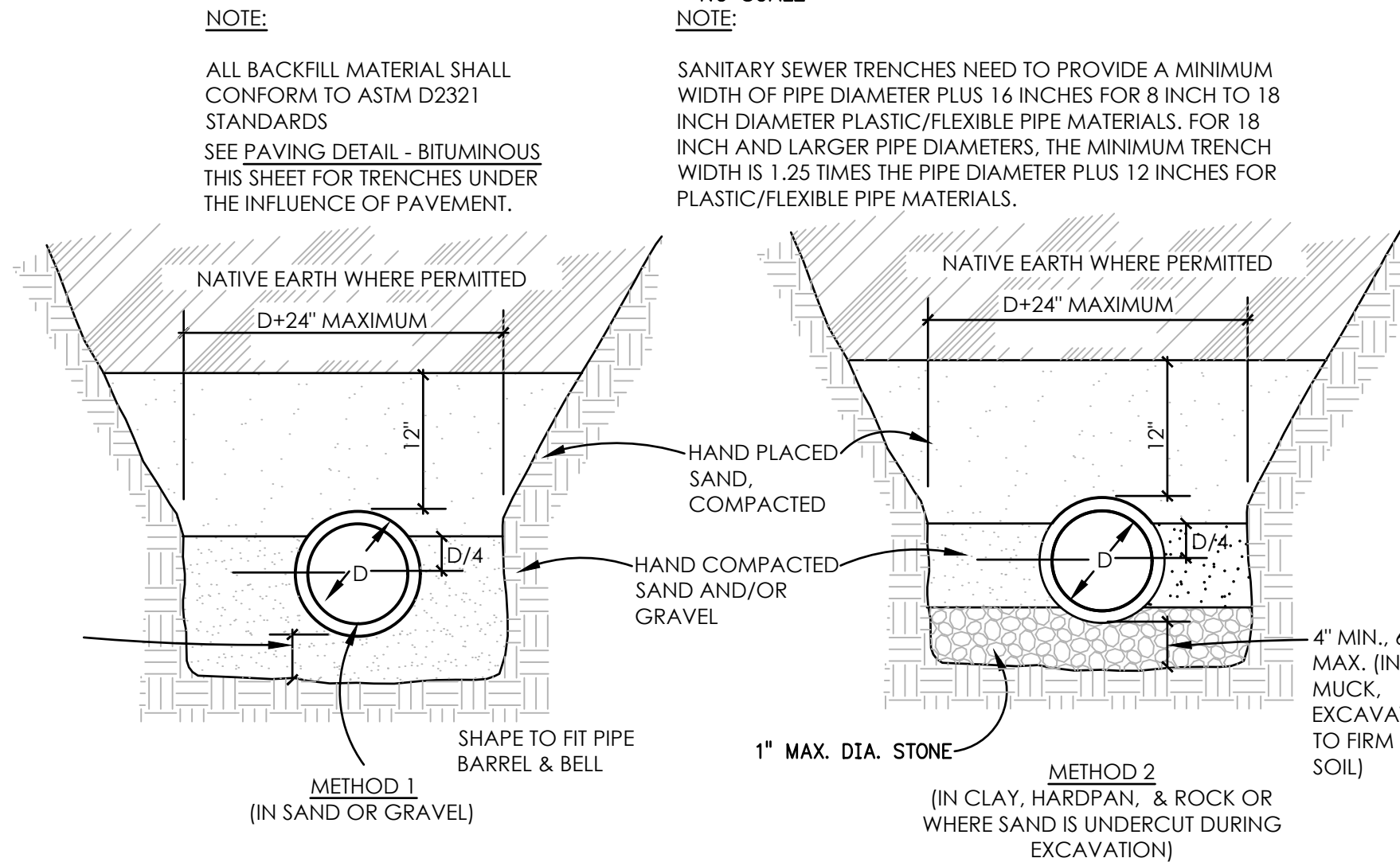


SECTION VIEW

EMERGENCY OVERFLOW DETAIL
NO SCALE

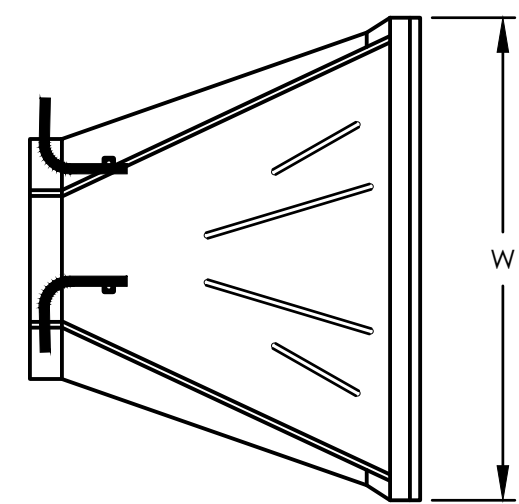


PIPE BEDDING - CLASS A DETAIL

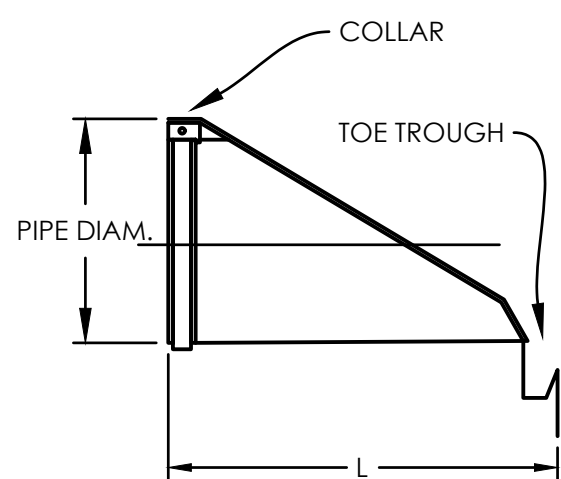


PIPE BEDDING - CLASS B DETAIL

NO SCALE



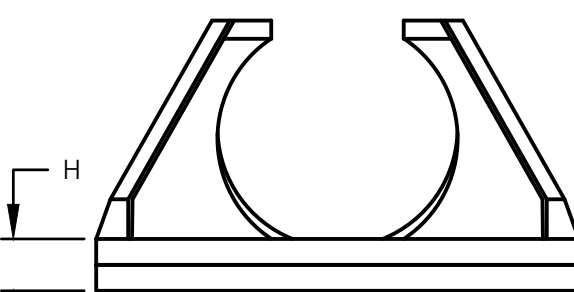
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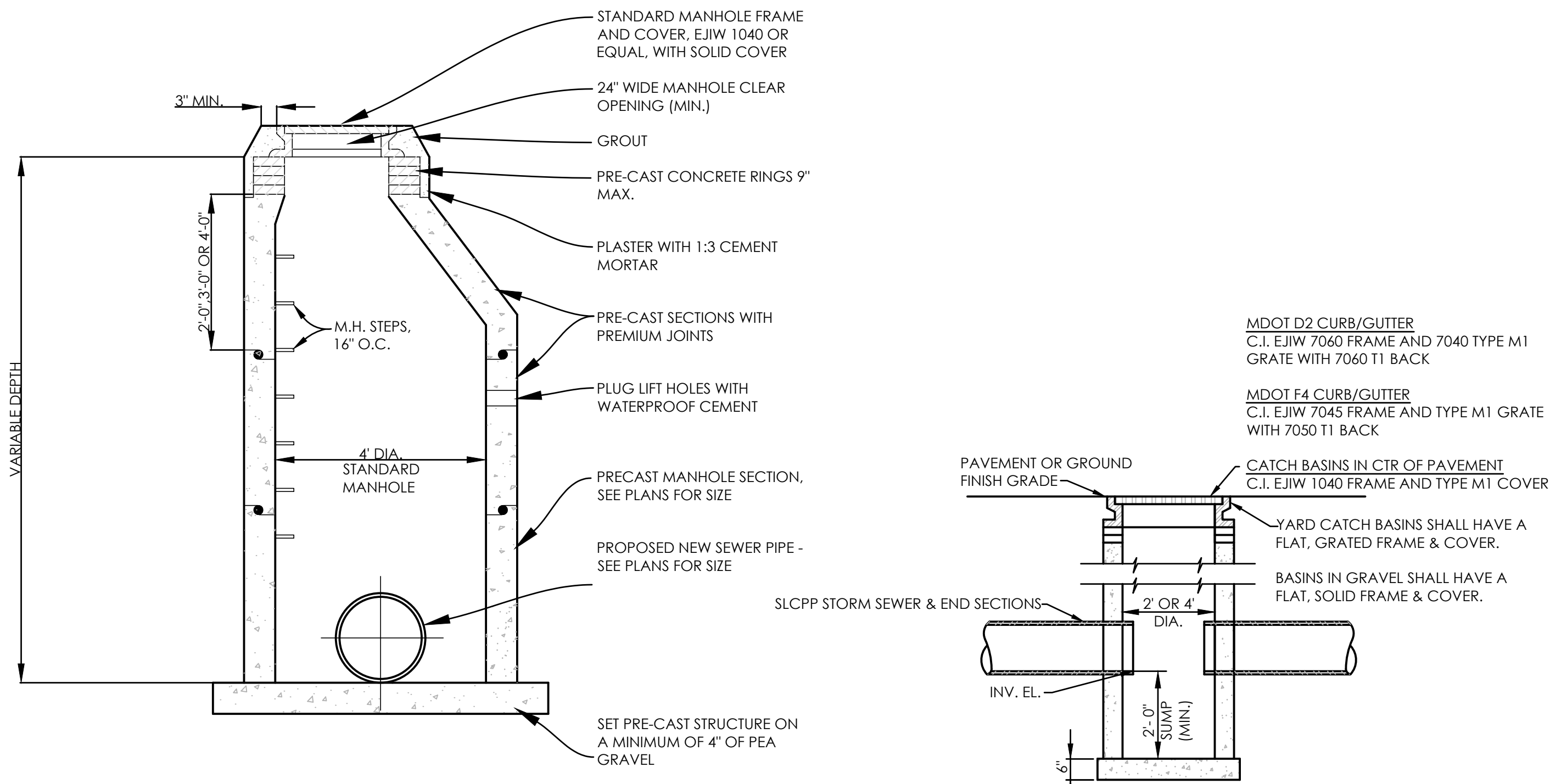
SIDE VIEW

CMP FLARED END SECTION DETAIL

NO SCALE

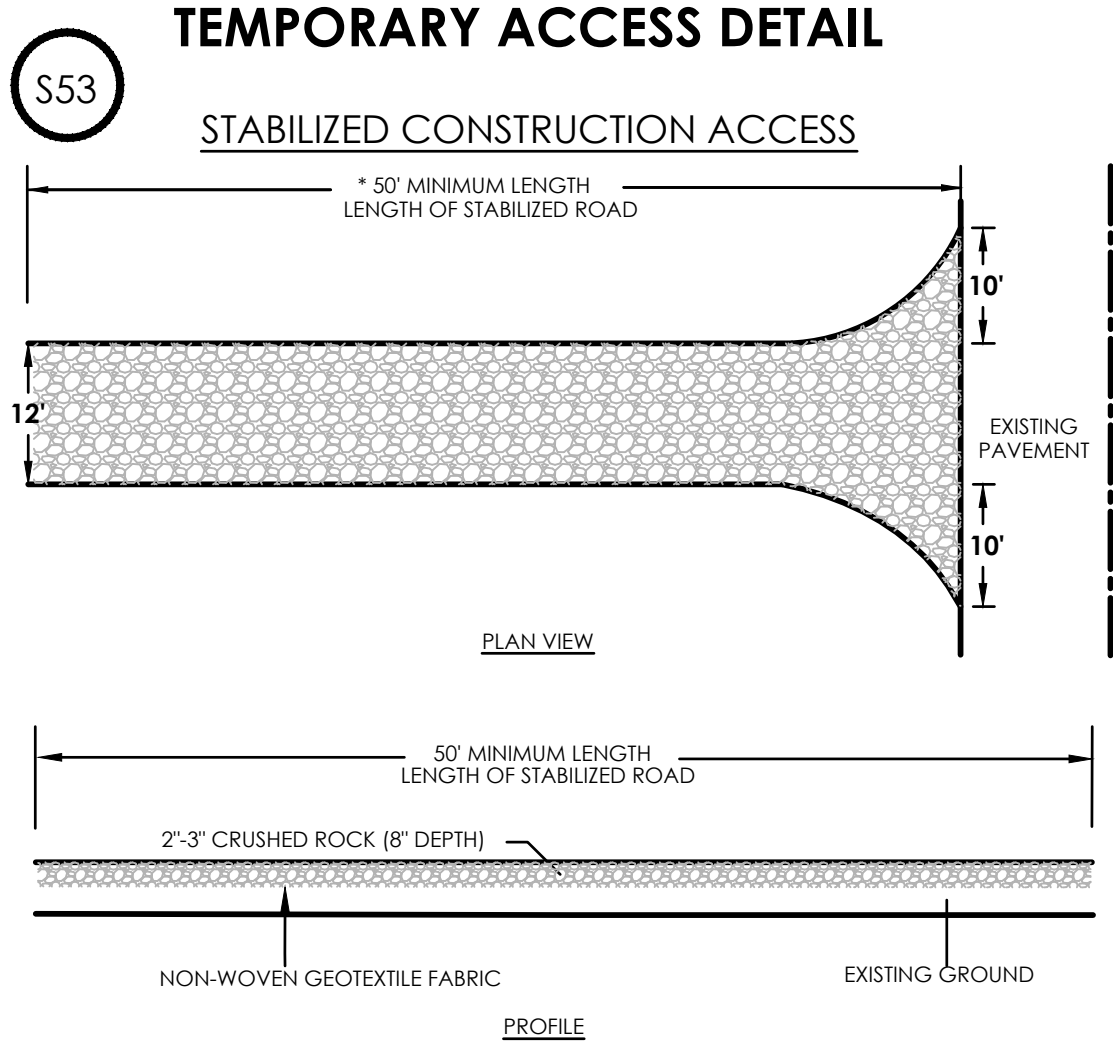


FRONT VIEW



4 FT. DIA. STORM MANHOLE DETAIL

NO SCALE



STABILIZED CONSTRUCTION ACCESS SPECIFICATIONS

- WHEN**
- CONSTRUCTION TRAFFIC IS EXPECTED TO LEAVE A CONSTRUCTION SITE.
 - STABILIZATION OF INTERIOR CONSTRUCTION ROADS IS DESIRED.
- WHY**
- TO MINIMIZE TRACKING OF SEDIMENT ONTO PUBLIC ROADWAYS AND TO MINIMIZE DISTURBANCE OF VEGETATION.
- WHERE**
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST BE ROUTED OVER THE ROCK INGRESS/EGRESS CORRIDOR.
- HOW**
- STABILIZED CONSTRUCTION ACCESS ROAD SHOULD BE ESTABLISHED AT THE ONSET OF THE CONSTRUCTION ACTIVITIES AND MAINTAINED IN PLACE FOR THE DURATION OF THE CONSTRUCTION PROJECT.
 - INSTALLATION OF THIS PRACTICE SHOULD BE THE RESPONSIBILITY OF THE SITE CLEARING OR EXCAVATING CONTRACTOR.
 - ACCESS LOCATION SHOULD BE CLEARED OF WOODY VEGETATION.
 - NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
 - ACCESS SIZE SHOULD BE A MINIMUM OF 50' (30' FOR SINGLE RESIDENCE LOT).
 - ACCESS WIDTH SHOULD BE 12' MINIMUM, FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 - CRUSHED AGGREGATE (2" TO 3"), OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT, SHALL BE PLACED AT LEAST 8" DEEP OVER THE LENGTH AND WIDTH OF THE INGRESS/EGRESS CORRIDOR.
- MAINTENANCE**
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.
 - STABILIZED ENTRANCES SHALL BE REPAIRED AND ROCK ADDED AS NECESSARY.
 - SEDIMENT DEPOSITED ON PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY AND RETURNED TO THE CONSTRUCTION SITE. REMOVE ACCUMULATED SEDIMENT IN THE SUMPS AND MAINTAIN SWEEP ROADS.
 - IF SOILS ARE SUCH THAT WASHING OF TIRES IS REQUIRED, IT SHALL BE DONE IN A WASH RACK AREA, STABILIZED WITH STONE, IMMEDIATELY PRIOR TO THE CONSTRUCTION ACCESS STABILIZED CORRIDOR.
 - AT THE PROJECT COMPLETION, ROCK ACCESS ROAD SHOULD BE REMOVED AND DISPOSED OF UNLESS UTILIZED AS SUBGRADE FOR FINAL ROAD.
- LIMITATIONS**
- EFFECTIVENESS LIMITED, SEDIMENT MAY BE TRACKED ONTO ROADS REQUIRING ADDITIONAL ACTION.

2 OR 4 FT. DIA. CATCH BASIN DETAIL

NO SCALE

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.mnueps.com
info@mnueps.com

Mansfield
Land Use Consultants

REV#	DATE	DES	CHK	DESC
06	21-04-21	dim	mm	Revised multi-family layout
07	21-05-17	dim	mm	Two Board Submittal
08	21-08-25	dim	mm	Two Board Submittal
09	21-09-10	dim	mm	G.I. Metro F.D. Re-submittal
10	21-10-22	dim	mm	Horizontal & Lateral Entrance Revisions
11	21-10-28	dim	mm	Two Submittal - Final PUD Application
12	21-12-15	dim	mm	Two Submittal - Final PUD Application
13	22-01-17	dim	mm	Two Submittal - Final PUD Application, Utilities, Storm & Private Rd

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
CIVIL DETAILS - STORM
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

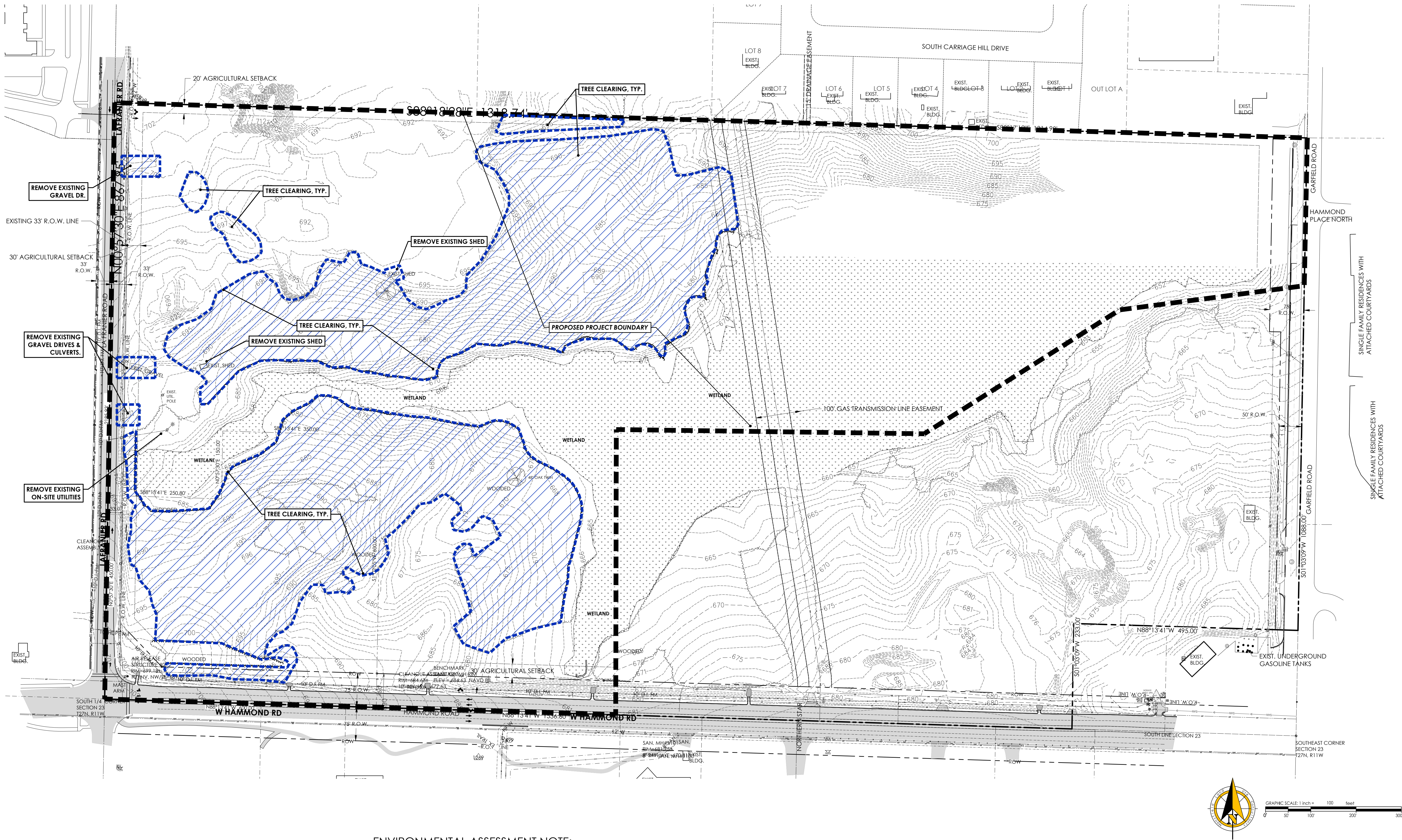
FINAL PUD

PM: dim

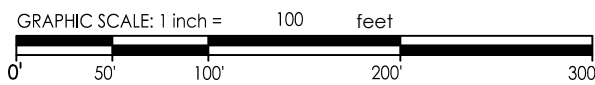
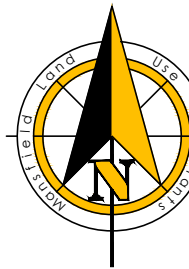
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JOB NO.: 20108

C1.5



ENVIRONMENTAL ASSESSMENT NOTE:
EXPOSURES TO THE IMPACTED SOILS WILL BE CONSIDERED IN THE ENVIRONMENTAL PLANNING FOR THE SITE. SOILS IMPACTED WITH RESIDUAL AGROCHEMICALS IN THE HISTORIC ORCHARD AREA WILL BE MANAGED IN THAT AREA THROUGH DEVELOPMENT OF THE PROJECT GRADING PLAN. THE PROJECT GRADING PLAN WILL BE DEVELOPED SUCH THAT SOILS IN THE ORCHARD AREA REMAIN IN THAT AREA. POTENTIAL UNACCEPTABLE EXPOSURES TO THE SOILS WILL BE MANAGED OR MITIGATED BY COVERING THE SOILS WITH UNIMPACTED TOPSOIL AND VEGETATION OR COVERING WITH HARD SURFACE PARKING, DRIVEWAY OR BUILDINGS. ANY EXCESS SOILS IN THIS AREA WILL BE CHARACTERIZED AND DISPOSED OF AT A LICENSED FACILITY. IT IS ALSO POSSIBLE THAT SITE SPECIFIC EXPOSURE CRITERIA FOR THE SPECIFIC FUTURE USE IN THIS AREA CAN BE DEVELOPED WHICH WILL DEMONSTRATE ACCEPTABLE EXPOSURE FOR FUTURE USES. - ROGER MAWBY OTWELL MAWBY, P.C. CONSULTING ENGINEERS, TRAVERSE CITY, MI

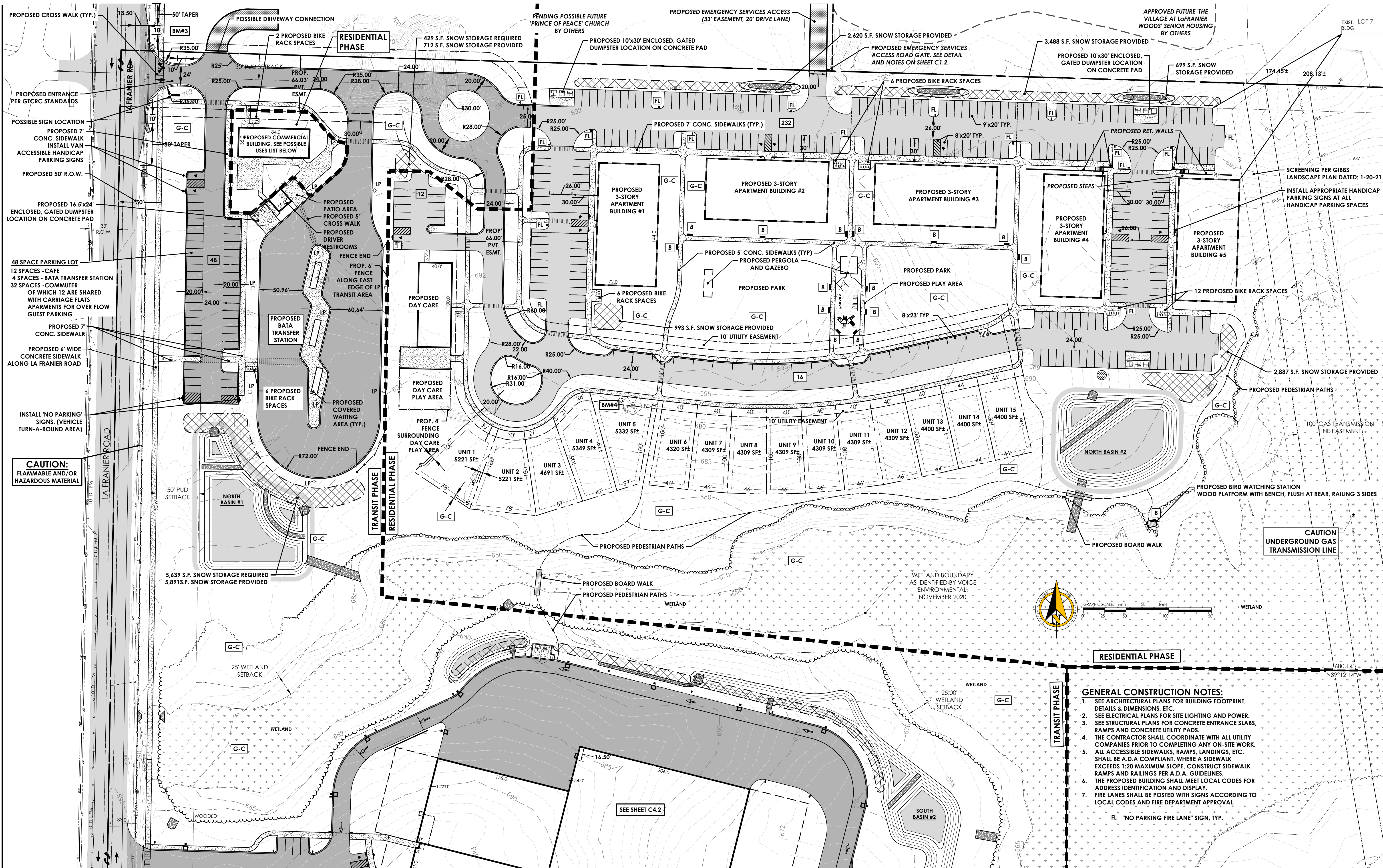


Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
DEMOLITION PLAN
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

REV#	DATE	DES	DWN	CHK	DESC
06	21-04-21	dim	mm	mm	Revised multi-family layout
07	21-05-17	dim	mm	mm	dim Twp Board Submittal
08	21-08-25	dim	mm	mm	dim Twp PUD Submittal
09	21-09-10	dim	mm	mm	G.T. Metro F.D. Re-spatial
10	21-10-22	dim	mm	mm	Hammond & Lefranter Entrance Revisions
11	21-10-28	dim	mm	mm	Twp Submittal - Final PUD Application
12	21-12-15	dim	mm	mm	Twp Submittal - Final PUD Application
13	22-01-17	dim	mm	mm	Twp Submittal - Final PUD Application, Utilities, Storm & Private Rd

FINAL PUD
PXC: dim
DRC: mm
CRO: dim
CREATOR: 07.13.20
JOB NO.: 20108
C2.1

Mansfield
Land Use Consultants
830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.mansfieldplanning.com
info@mansfieldplanning.com



BATA/TCCH PUD CAFÉ/COMMERCIAL BUILDING - LIST OF PERMITTED USES (UPDATED 4-5-2021)

- FINANCIAL INSTITUTION, WITHOUT DRIVE-THROUGH
- MEDICAL OFFICE, CLINIC
- OFFICE
- CAFÉ, WITHOUT DRIVE-THROUGH
- AN ESTABLISHMENT WHERE FOOD AND DRINKS ARE PREPARED, SERVED, AND CONSUMED, MOSTLY WITHIN THE PRINCIPAL BUILDING SUCH AS LUNCH COUNTERS, DAIRY BARS, COFFEE SHOPS, AND OTHER SIMILAR ESTABLISHMENTS.
- RETAIL, LOW VOLUME
- THE SALE OR RENTAL OF GOODS OR MERCHANDISE, INCLUDING THE RENDERING OF SERVICES INCIDENTAL TO THE SALE OF SUCH GOODS, TAKING PLACE IN A BUILDING OF LESS THAN FIVE THOUSAND (5,000) SQUARE FEET. LOW VOLUME RETAIL PRIMARILY SERVES RESIDENTS OF THE SURROUNDING NEIGHBORHOOD.
- SERVICE ESTABLISHMENT, PERSONAL
- ESTABLISHMENTS PRIMARILY ENGAGED IN PROVIDING SERVICES INVOLVING THE CARE OF A PERSON OR THEIR GOODS SUCH AS BEAUTY SHOPS, BARBER SHOPS, LAUNDRY FACILITY, JEWELRY REPAIR SHOPS, DRY CLEANING ESTABLISHMENT (PICKUP ONLY), AND SHOE REPAIR, EXCLUDING THE PROCESSING OF PHYSICAL MATERIALS.

BATA TRANSFER STATION:

BATA INTENDS TO CONTINUE TO SERVE INDIAN TRAILS INTERCITY BUS RIDERS VIA ITS HALL STREET TRANSFER STATION. BUS SERVICE AT THE PROPOSED LAFRANIER TRANSFER STATION IS INTENDED FOR PRIMARILY BATA BUS SERVICES, BUT THE APPLICANT DOES NOT WISH TO LIMIT ANY FUTURE ADDITIONAL REGIONAL TRANSPORTATION OPPORTUNITIES SUCH AS EMPLOYER SHUTTLE BUSES ETC.

NOTES:

- ANY PROPOSED SIGNS SHALL BE SET BACK A MIN. OF 10' FROM ALL R.O.W. LINES, MEET ALL GARFIELD TOWNSHIP SIGN STANDARDS AND BE APPROVED THOUGH THE SIGN PERMITTING PROCESS.
- BICYCLE PARKING SPACES FOR APARTMENT BUILDINGS WAS CALCULATED BASED UPON REQUIRED PARKING SPACES PER BUILDING.
- BICYCLE PARKING SPACES FOR PROPOSED COMMERCIAL USE BUILDING IN RESIDENTIAL PHASE WAS CALCULATED USING OFFICE USE PARKING AT 1 SPACE PER 200 S.F.
- ALL BIKE RACKS TO MEET GARFIELD TOWNSHIP SPECIFICATIONS.
- UNLESS OTHERWISE NOTED, ALL SIDEWALKS ABUTTING PARKING SPACES ARE TO BE 7' IN WIDTH AND ALL OTHER SIDEWALKS ARE TO BE 5' IN WIDTH.
- ALL AREAS NOT OCCUPIED BY ROADS, PARKING LOTS, DRIVE LANES, RESIDENTIAL OR COMMERCIAL BUILDINGS, PRIVATE RESIDENTIAL LOTS, DUMPSTERS, FUEL TANKS OR SIMILAR, ARE TO BE CONSIDERED AS GENERAL COMMONS USE AREAS. AREAS LABELED ARE G-C ON SITE PLAN AREA SHOWN TO REPRESENT TYPICAL GENERAL COMMONS USE AREAS AN MAY NOT INCLUDE ALL GENERAL COMMONS USE AREAS.

MULTI-FAMILY RESIDENTIAL UNIT MIX (APPROXIMATE)

48%	100	STUDIOS (400SF)
33%	70	ONE-BEDROOM (600SF)
19%	40	TWO-BEDROOM (800SF)
100%	210	TOTAL UNITS

LEGEND

- PARK BENCH LOCATION
- GENERAL COMMONS USE AREA

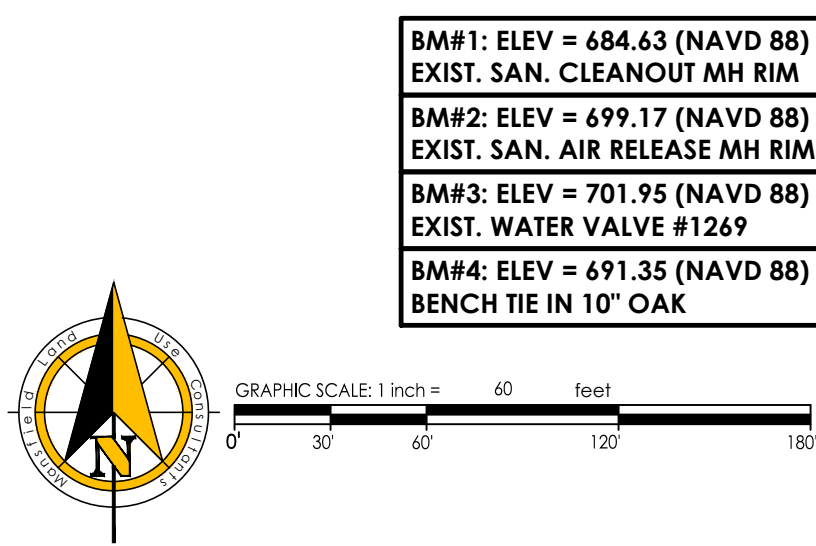
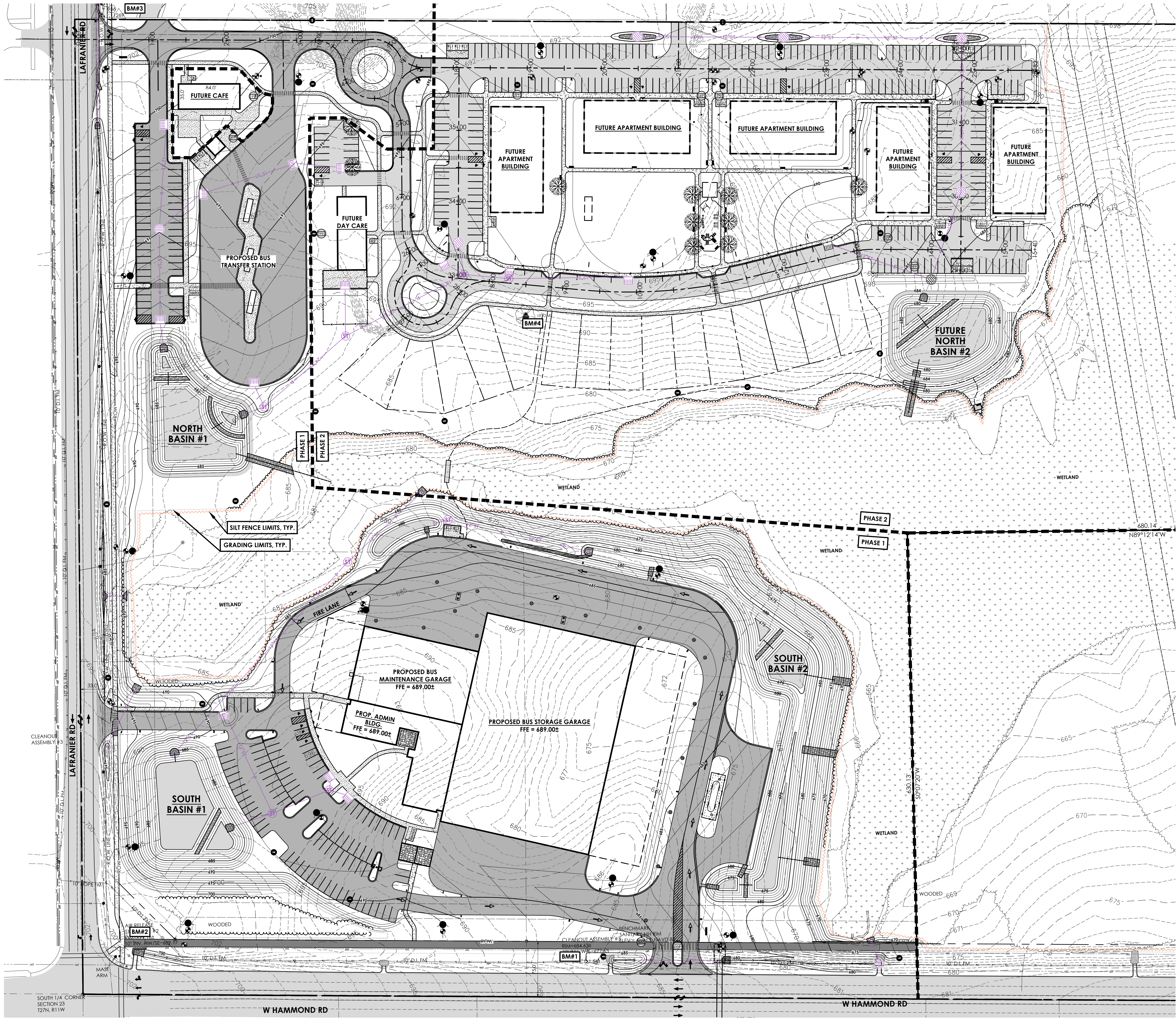
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Land Use Consultants

REV#	DATE	DES	CHK	DRN	DESC
06	21-04-21	dim	mm	dim	Revised multi-family layout
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11	21-10-28	dim	mm	dim	Two Submittal - Final PUD application
12	21-12-15	dim	mm	dim	Two Submittal - Final PUD application
13	22-01-17	dim	mm	dim	Two Submittal - Final PUD application

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
SITE & DIMENSION PLAN - NORTH
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

FINAL PUD	
PM:	dim
DES:	mm
CRE:	dim
CRE:	17.13.20
JOB NO.:	20108
C4.1	



BM#1: ELEV = 684.43 (NAVD 88)
EXIST. SAN. CLEANOUT MH RIM
BM#2: ELEV = 699.17 (NAVD 88)
EXIST. SAN. AIR RELEASE MH RIM
BM#3: ELEV = 701.95 (NAVD 88)
EXIST. WATER VALVE #1269
BM#4: ELEV = 691.35 (NAVD 88)
BENCH TIE IN 10' OAK

NORTH RETENTION BASIN #1:	
CLASSIFICATION NUMBER =	
DRAINAGE AREA SIZE =	6.56 ACRES
TOP OF BERM ELEVATION =	688.00'
DESIGN OVERFLOW ELEVATION =	687.00'
DESIGN 25-YR WATER LEVEL =	687.00'
DESIGN BOTTOM ELEVATION =	682.00'
DESIGN MAXIMUM DEPTH =	5.00'
VOLUME PROVIDED @ 687.00' =	52,796 CFT
DESIGN SLOW RELEASE OUTFLOW =	0.13 CFS

NORTH RETENTION BASIN #2:	
CLASSIFICATION NUMBER =	
DRAINAGE AREA SIZE =	5.35 ACRES
TOP OF BERM ELEVATION =	684.00'
DESIGN OVERFLOW ELEVATION =	683.00'
DESIGN 25-YR WATER LEVEL =	682.89'
DESIGN BOTTOM ELEVATION =	678.00'
DESIGN MAXIMUM DEPTH =	4.89'
VOLUME PROVIDED @ 683.00' =	47,163 CFT
DESIGN SLOW RELEASE OUTFLOW =	0.11 CFS

SOUTH RETENTION BASIN #1:	
CLASSIFICATION NUMBER =	
DRAINAGE AREA SIZE =	3.12 ACRES
TOP OF BERM ELEVATION =	684.00'
DESIGN OVERFLOW ELEVATION =	683.00'
DESIGN 25-YR WATER LEVEL =	682.85'
DESIGN BOTTOM ELEVATION =	680.00'
DESIGN MAXIMUM DEPTH =	2.85'
VOLUME PROVIDED @ 683.00' =	30,957 CFT
DESIGN SLOW RELEASE OUTFLOW =	0.04 CFS

SOUTH RETENTION BASIN #2:	
CLASSIFICATION NUMBER =	
DRAINAGE AREA SIZE =	6.15 ACRES
TOP OF BERM ELEVATION =	680.00'
DESIGN OVERFLOW ELEVATION =	679.00'
DESIGN 25-YR WATER LEVEL =	678.89'
DESIGN BOTTOM ELEVATION =	674.00'
DESIGN MAXIMUM DEPTH =	4.89'
VOLUME PROVIDED @ 679.00' =	61,913 CFT
DESIGN SLOW RELEASE OUTFLOW =	0.12 CFS

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REV#	DATE	DES	CHK	CHK	DESC
06	21-04-21	dim	mm	dim	Revised multi-family layout
07	21-05-17	dim	mm	dim	Two Board Submittal
08	21-08-25	dim	mm	dim	Two PUD Submittal
09	21-09-10	dim	mm	dim	G.T. Metro F.D. Resubmittal
10	21-10-22	dim	mm	dim	Hammond & Lafranier Entrance Revisions
11	21-10-28	dim	mm	dim	Two Submittal - Two PUD Application
12	21-12-15	dim	mm	dim	Two Submittal - Two PUD Application
13	22-01-17	dim	mm	dim	Two Submittal - Two PUD Application, Utilities, Storm & Private Rd

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
OVERALL GRADING & STORM PLAN
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

FINAL PUD	
PM:	dim
DR:	dim
CD:	dim
CR:	dim
CR:	07.13.20
20108	
C5.0	

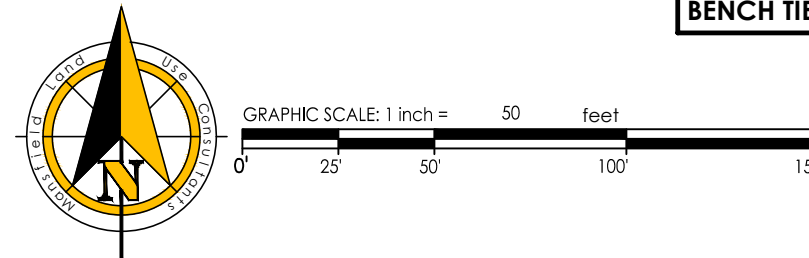
GENERAL CONSTRUCTION NOTES - GRADING:

1. FINAL GRADING SHALL PROVIDE POSITIVE DRAINAGE ACROSS THE ENTIRE SITE.
2. RESTORATION SHALL INCLUDE FURNISHING AND PLACING 3" OF TOPSOIL AND HYDRO-SEEDING (OR SEED, FERTILIZER & MULCH) TO THE EXTENTS OF THE DISTURBED AREAS ON THE SITE. MULKET BLANKET IS REQUIRED WHERE SLOPES EXCEED 3H:1V SLOPES.
3. PRESERVE AND PROTECT EXISTING TREES TO THE DEGREE POSSIBLE.
4. CONSTRUCT SWALES AS REQUIRED TO KEEP DRAINAGE AWAY FROM BUILDINGS.

STORM STRUCTURE SCHEDULE

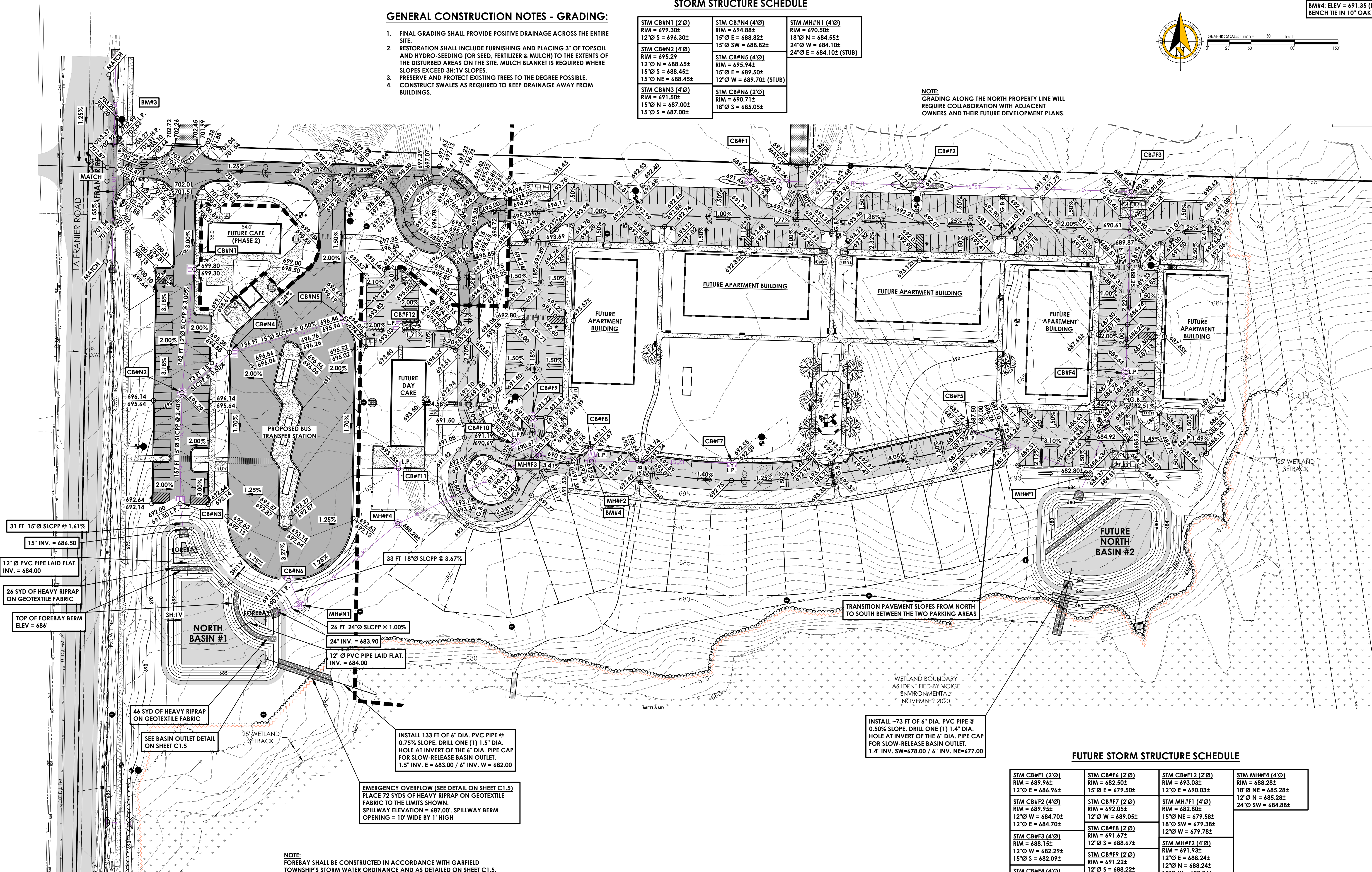
SIM CB#N1 (2'Ø) RIM = 699.30z 12'Ø S = 696.30z	SIM CB#N4 (4'Ø) RIM = 694.88z 15'Ø E = 688.82z 15'Ø SW = 688.82z	STM AH#N1 (4'Ø) RIM = 690.50z 18'Ø N = 684.55z 24'Ø W = 684.10z 24'Ø E = 684.10z (STUB)
SIM CB#N2 (4'Ø) RIM = 695.21z 12'Ø N = 688.45z 15'Ø S = 688.45z 15'Ø NE = 688.45z	STM CB#N5 (4'Ø) RIM = 695.94z 15'Ø E = 689.50z 12'Ø W = 689.70z (STUB)	
SIM CB#N3 (4'Ø) RIM = 691.50z 15'Ø N = 687.00z 15'Ø S = 687.00z	STM CB#N6 (2'Ø) RIM = 690.71z 18'Ø S = 685.05z	

NOTE:
GRADING ALONG THE NORTH PROPERTY LINE WILL
REQUIRE COLLABORATION WITH ADJACENT
OWNERS AND THEIR FUTURE DEVELOPMENT PLANS.



BM#3: ELEV = 701.95 (NAVD 88)
EXIST. WATER VALVE #1269

BM#4: ELEV = 691.35 (NAVD 88)
BENCH TIE IN 10" OAK



FUTURE STORM STRUCTURE SCHEDULE

STM CBHF1 (2'0) RIM = 689.96± 12'0" E = 686.96±	STM CBHF6 (2'0) RIM = 682.50± 15'0" E = 679.50±	STM CBHF12 (2'0) RIM = 693.03± 12'0" E = 690.03±	STM MHMF4 (4'0) RIM = 688.28± 18'0" NE = 685.28± 12'0" N = 685.28± 24'0" SW = 684.88±
STM CBHF2 (4'0) RIM = 689.95± 12'0" W = 684.70± 12'0" E = 684.70±	STM CBHF7 (2'0) RIM = 692.05± 12'0" W = 689.05±	STM MHMF1 (4'0) RIM = 682.80± 15'0" NE = 679.58± 18'0" SW = 679.38± 12'0" W = 679.78±	
STM CBHF3 (4'0) RIM = 688.15± 12'0" W = 682.29± 15'0" S = 682.09±	STM CBHF8 (2'0) RIM = 691.67± 12'0" S = 688.67±	STM MHMF2 (4'0) RIM = 691.93± 12'0" E = 688.24± 12'0" N = 688.24± 12'0" W = 688.24±	
STM CBHF4 (4'0) RIM = 685.64± 15'0" N = 680.21± 15'0" SW = 680.21±	STM CBHF9 (2'0) RIM = 691.22± 12'0" S = 688.22±	STM MHMF3 (4'0) RIM = 690.93± 12'0" E = 687.06± 12'0" N = 687.06± 15'0" NW = 686.68± 18'0" SW = 686.68±	
STM CBHF5 (2'0) RIM = 687.22± 12'0" SE = 684.22±	STM CBHF10 (2'0) RIM = 689.84± 15'0" E = 686.84±		
	STM CBHF11 (2'0) RIM = 693.25± 12'0" E = 688.25±		

NOTE:
FOREBAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH GARFIELD
TOWNSHIP'S STORM WATER ORDINANCE AND AS DETAILED ON SHEET C1.5.

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD

GRADING & STORM PLAN - NORTH

Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
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info@maaeps.com

Mansfield
— **CR** —
Land Use Consultants

REV	DATE	DES	JON	CHK	DESC
06	21-04-21	dm	nmnt		Revised multi-family layout
07	21-05-27	dm	nmnt		Wp. Board Submitted
08	21-08-25	dm	nmnt		Wp. PUD Submitted
09	21-09-10	dm	nmnt		G.I. Metro F.D. Rebuilt
10	21-10-22	dm	nmnt		Hammond & Lufkin Entrance Revisions
11	21-10-28	dm	nmnt		Wp. Submittal - final PUD Application
12	22-01-25	dm	nmnt		Wp. Submittal - final PUD Application
13	22-02-15	dm	nmnt		Wp. Submittal - final PUD Application
14	22-02-15	dm	nmnt		Wp. Submittal - final PUD Application

Transportation Authority / Traverse City Housing Commission
t-Oriented Mixed-Use Development PUD

GRADING & STORM PLAN - NORTH

Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

FINAL PUD

P.M.: dlm		
DR.: mmm	CKD.: dlm	CREATED: 07.13.20

JOB NO.: 20108

C5.1

STORM STRUCTURE SCHEDULE

STM CB#S1 (2'Ø) RIM = 687.20 18"Ø W = 684.20	STM MH#S1 (4'Ø) RIM = 687.70 18"Ø N = 684.05 18"Ø E = 684.05 18"Ø W = 684.05	STM MH#S4 (2'Ø) RIM = 681.00 12"Ø SW = 676.41 12"Ø NE = 676.41
STM CB#S2 (2'Ø) RIM = 687.20 18"Ø S = 684.20	STM MH#S2 (4'Ø) RIM = 689.15 12"Ø N = 683.95 12"Ø E = 683.63 18"Ø W = 683.63	STM MH#S5 (2'Ø) RIM = 682.50 12"Ø SW = 678.91 12"Ø SE = 678.91
STM CB#S3 (2'Ø) RIM = 688.40 12"Ø S = 685.90	STM MH#S3 (4'Ø) (OVERFLOW STRUCTURE) RIM = 683.00 6"Ø S = 679.90 12"Ø NE = 679.90	
STM CB#S4 (2'Ø) RIM = 677.50 12"Ø N = 671.50		

GENERAL CONSTRUCTION NOTES - GRADING:

1. FINAL GRADING SHALL PROVIDE POSITIVE DRAINAGE ACROSS THE ENTIRE SITE.
2. RESTORATION SHALL INCLUDE FURNISHING AND PLACING 3" OF TOPSOIL AND HYDRO-SEEDING (OR SEED, FERTILIZER & MULCH) TO THE EXTENTS OF THE DISTURBED AREAS ON THE SITE. MULCH BLANKET IS REQUIRED WHERE SLOPES EXCEED 3H:1V SLOPES.
3. PRESERVE AND PROTECT EXISTING TREES TO THE DEGREE POSSIBLE.
4. CONSTRUCT SWALES AS REQUIRED TO KEEP DRAINAGE AWAY FROM BUILDINGS.



GRAPHIC SCALE: 1 inch = 40 feet

BM#1: ELEV = 684.63 (NAVD 88)
EXIST. SAN. CLEANOUT MH RIM
BM#2: ELEV = 699.17 (NAVD 88)
EXIST. SAN. AIR RELEASE MH RIM

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REV#	DATE	DESCRIPTION	BY	CHK	APP
04	21-04-21	Revised multi-family layout	dm	mm	dm
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09	21-09-10	Two PUD Submittal	dm	mm	dm
10	21-10-22	Two PUD Submittal	dm	mm	dm
11	21-10-28	Two PUD Submittal	dm	mm	dm
12	21-12-15	Two PUD Submittal	dm	mm	dm
13	22-01-17	Two PUD Submittal	dm	mm	dm

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
GRADING & STORM PLAN - SOUTH
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

FINAL PUD

DATE: 07.13.20

CREATOR: 07.13.20

JOB NO.: 20108

C5.2

NOTE:
FOREBAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH GARFIELD TOWNSHIP'S STORM WATER ORDINANCE AND AS DETAILED ON SHEET C1.5.

REMOVE AND REPLACE THE EXISTING RIPRAP SPILLWAY, AS NEEDED, TO ALIGN WITH THE NEW DITCHING, GRADING AND CROSS CULVERT.

DO NOT REMOVE EXISTING HMA PAVEMENT. POUR REPLACEMENT CONCRETE CURB & GUTTER UP AGAINST THE EXISTING PAVEMENT.

INSTALL 119 FT OF 24"Ø CMP CULVERT @ 1.85% W/END SECTIONS IN THE PROPOSED DITCH LINE (LENGTH INCLUDES END SECTIONS).
24" INV. E = 682.00
24" INV. W = 679.80

EXTEND THE EXISTING CONCRETE SPILLWAY AROUND THE PROPOSED BEEHIVE CATCH BASIN AND CONSTRUCT A 2-SIDED CONCRETE HEADWALL PLUS 45" FLARE TO ENCAPSULATE ALL DRAINAGE FROM THE SPILLWAY DISCHARGE TO THE SOUTH AND THE PROPOSED RECONSTRUCTED DITCH LINE TO THE WEST.

INSTALL 34 FT OF 24"Ø STORM CULVERT @ 1.47% FROM CB#S4 TO THE OUTLET.
24" INV. N = 669.50±
24" INV. S = 669.00±
CONSTRUCT 4'Ø CATCH BASIN WITH BEEHIVE COVER.

24" INV. = 669.00±

TOP OF FOREBAY BERM ELEV = 678'

18 SYD OF HEAVY RIPRAP ON GEOTEXTILE FABRIC

12"Ø PVC PIPE LAID FLAT. INV. = 676.00

23 SYD OF HEAVY RIPRAP ON GEOTEXTILE FABRIC

25' WETLAND SETBACK

SEE BASIN OUTLET DETAIL ON SHEET C1.5

INSTALL 41 FT OF 6" DIA. PVC PIPE @ 0.00% SLOPE. DRILL ONE (1) 1.0" DIA. HOLE AT INVERT OF THE 6" DIA. PIPE CAP FOR SLOW-RELEASE BASIN OUTLET. 1.0" INV. E = 674.00 / 6" INV. W = 674.00

EMERGENCY OVERFLOW (SEE DETAIL ON SHEET C1.5) PLACE 52 SYDS OF HEAVY RIPRAP ON GEOTEXTILE FABRIC TO THE LIMITS SHOWN. SPILLWAY ELEVATION = 679.00'. SPILLWAY BERM OPENING = 10' WIDE BY 1' HIGH

SEE BASIN OUTLET DETAIL ON SHEET C1.5

30 SYD OF HEAVY RIPRAP ON GEOTEXTILE FABRIC

12"Ø PVC PIPE LAID FLAT. INV. = 676.00

TOP OF FOREBAY BERM ELEV = 678'

30 SYD OF HEAVY RIPRAP ON GEOTEXTILE FABRIC

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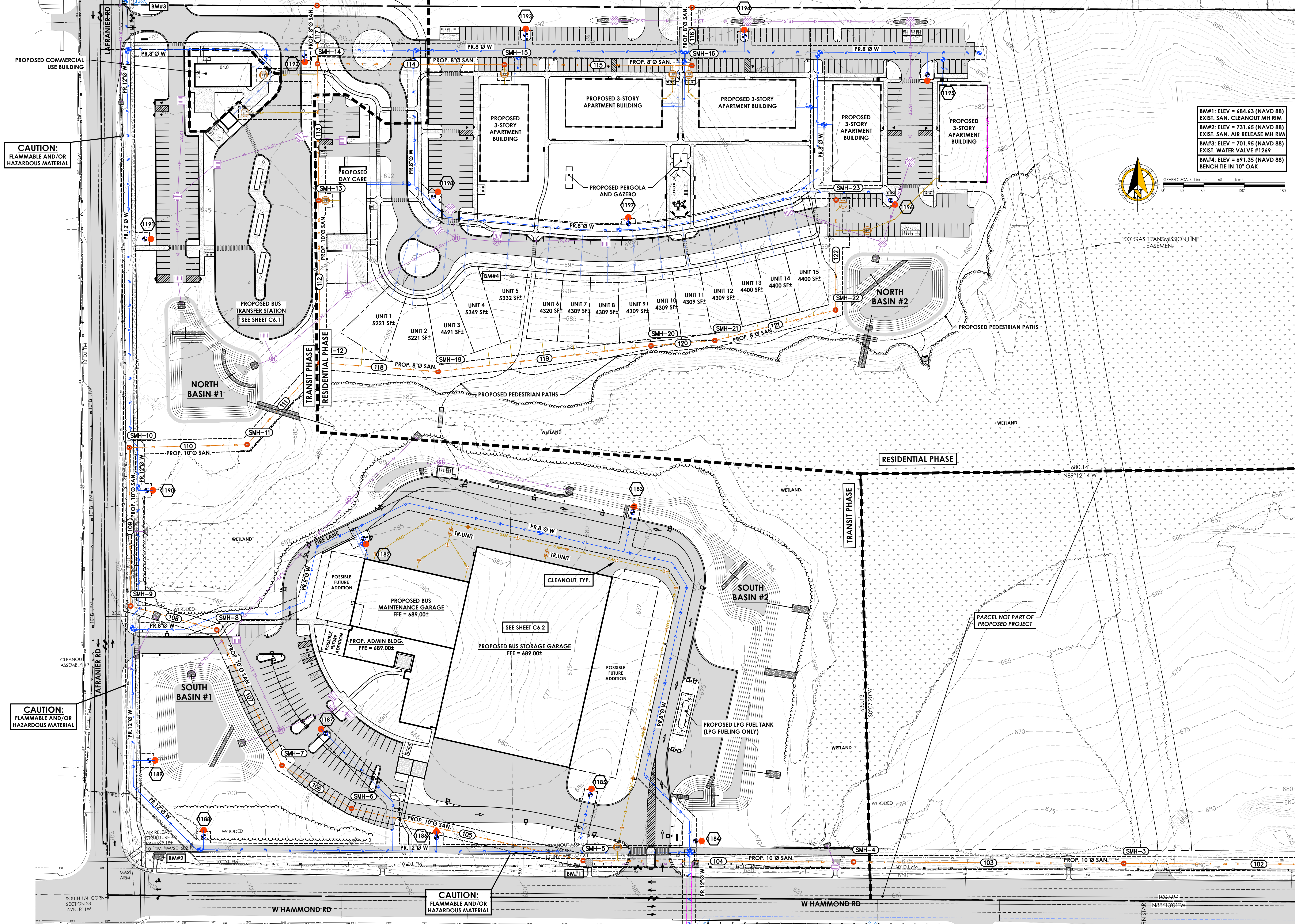
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12"Ø PVC PIPE LAID FLAT. INV. = 676.00

30 SYD OF HEAVY RIPRAP ON GEOTEXTILE FABRIC

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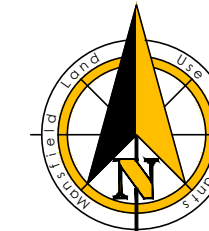


CAUTION:
FLAMMABLE AND/OR
HAZARDOUS MATERIAL

CAUTION:
FLAMMABLE AND/OR
HAZARDOUS MATERIAL

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FLAMMABLE AND/OR
HAZARDOUS MATERIAL

BM#1: ELEV = 684.43 (NAVD 88)
EXIST. SAN. CLEANOUT MH RIM
BM#2: ELEV = 731.45 (NAVD 88)
EXIST. SAN. AIR RELEASE MH RIM
BM#3: ELEV = 701.95 (NAVD 88)
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BM#4: ELEV = 691.35 (NAVD 88)
BENCH TIE IN 10' OAK



GRAPHIC SCALE: 1 inch = 60 feet
0 30 60 120 180

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.mansfield.com
info@mansfield.com

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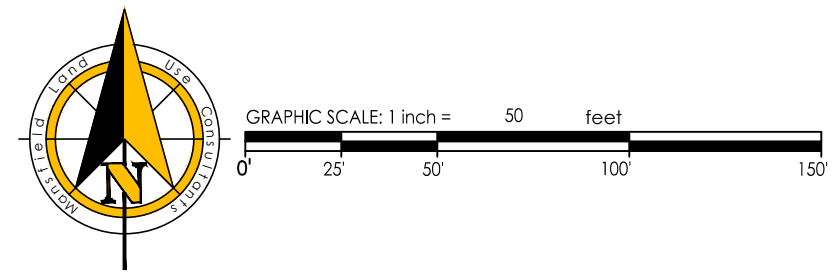
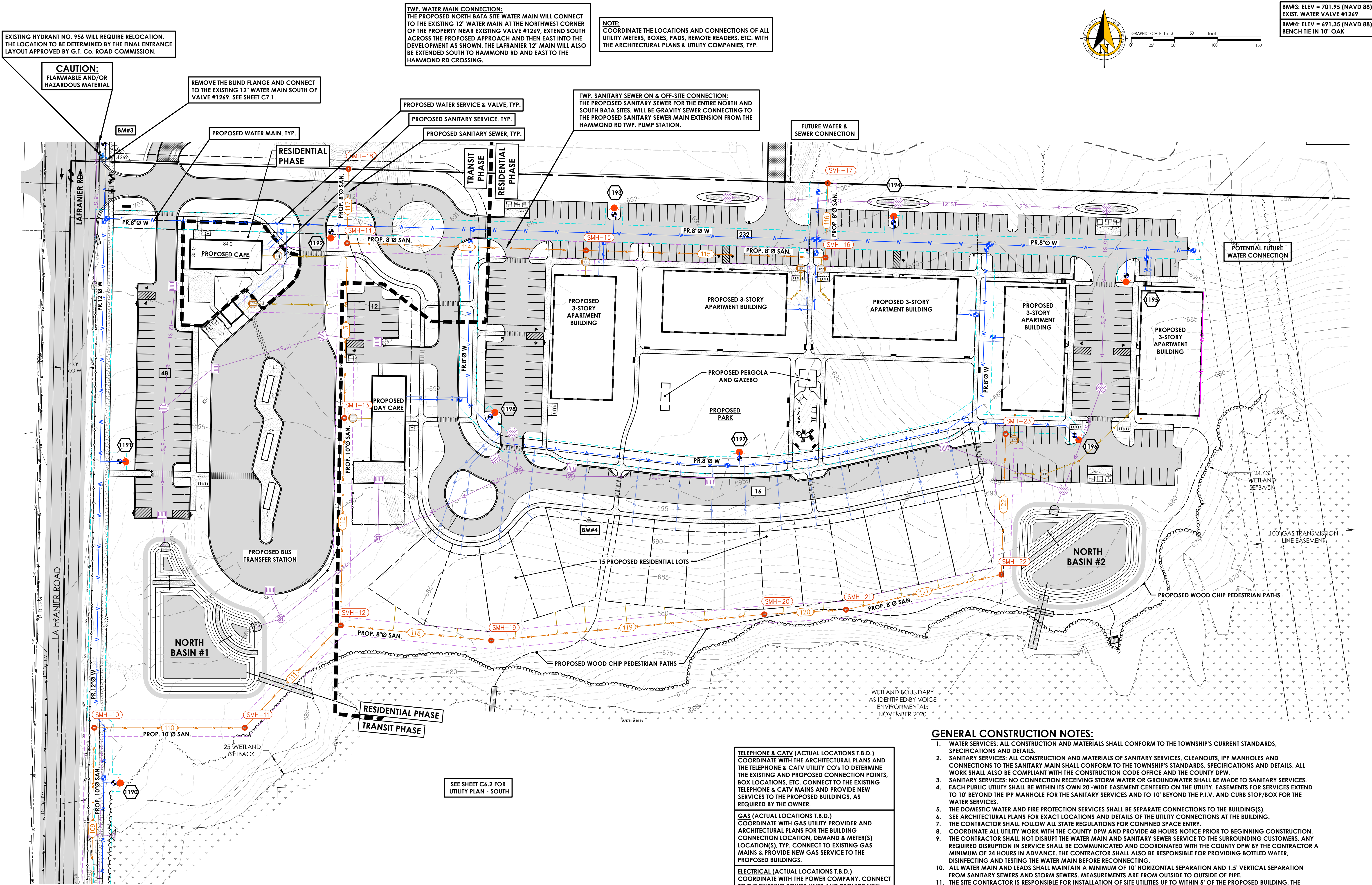
Land Use Consultants

REV#	DATE	DES	CHK	APP	DESC
06	21-04-21	dm	mm	dm	Revised multi-family layout
07	21-05-17	dm	mm	dm	Two Board Submittal
08	21-08-25	dm	mm	dm	Two PUD Submittal
09	21-09-10	dm	mm	dm	G.T. Metro F.D. Resubmittal
10	21-10-22	dm	mm	dm	Hammond & LAFANIER Entrance Revisions
11	21-10-28	dm	mm	dm	Two Submittal - Final PUD application
12	21-11-15	dm	mm	dm	Two Submittal - Final PUD application
13	22-01-17	dm	mm	dm	Two Submittal - Final PUD application, Utilities, Storm & Private Rd

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
OVERALL UTILITY PLAN
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

FINAL PUD
PM: dm
DR: mm
CD: dm
CREATED: 07.13.20
JOB NO.: 20108
C6.0

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BM#3: ELEV = 701.95 (NAVD 88)
EXIST. WATER VALVE #1269
BM#4: ELEV = 691.35 (NAVD 88)
BENCH TIE IN 10" OAK

GENERAL CONSTRUCTION NOTES:

1. WATER SERVICES: ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP'S CURRENT STANDARDS, SPECIFICATIONS AND DETAILS.
2. SANITARY SERVICES: ALL CONSTRUCTION AND MATERIALS OF SANITARY SERVICES, CLEANOUTS, IPP MANHOLES AND CONNECTIONS TO THE SANITARY MAIN SHALL CONFORM TO THE TOWNSHIP'S STANDARDS, SPECIFICATIONS AND DETAILS. ALL WORK SHALL ALSO BE COMPLIANT WITH THE CONSTRUCTION CODE OFFICE AND THE COUNTY DPW.
3. SANITARY SERVICES: NO CONNECTION RECEIVING STORM WATER OR GROUNDWATER SHALL BE MADE TO SANITARY SERVICES.
4. EACH PUBLIC UTILITY SHALL BE WITHIN ITS OWN 20'-WIDE EASEMENT CENTERED ON THE UTILITY. EASEMENTS FOR SERVICES EXTEND TO 10' BEYOND THE IPP MANHOLE FOR THE SANITARY SERVICES AND TO 10' BEYOND THE P.I.V. AND CURB STOP/BOX FOR THE WATER SERVICES.
5. THE DOMESTIC WATER AND FIRE PROTECTION SERVICES SHALL BE SEPARATE CONNECTIONS TO THE BUILDING(S).
6. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DETAILS OF THE UTILITY CONNECTIONS AT THE BUILDING.
7. THE CONTRACTOR SHALL FOLLOW ALL STATE REGULATIONS FOR CONFINED SPACE ENTRY.
8. COORDINATE ALL UTILITY WORK WITH THE COUNTY DPW AND PROVIDE 48 HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION.
9. THE CONTRACTOR SHALL NOT DISRUPT THE WATER MAIN AND SANITARY SEWER SERVICE TO THE SURROUNDING CUSTOMERS. ANY REQUIRED DISRUPTION IN SERVICE SHALL BE COMMUNICATED AND COORDINATED WITH THE COUNTY DPW BY THE CONTRACTOR A MINIMUM OF 24 HOURS IN ADVANCE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING BOTTLED WATER, DISINFECTING AND TESTING THE WATER MAIN BEFORE RECONNECTING.
10. ALL WATER MAIN AND LEADS SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM SANITARY SEWERS AND STORM SEWERS. MEASUREMENTS ARE FROM OUTSIDE OF PIPE.
11. THE SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SITE UTILITIES UP TO WITHIN 5' OF THE PROPOSED BUILDING. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES WITHIN 5' OF THE PROPOSED BUILDING AND INTERNALLY. COORDINATE CONSTRUCTION.
12. SEE ARCHITECTURAL, LANDSCAPE AND ELECTRICAL PLANS FOR DETAILS ON SITE LIGHTING AND IRRIGATION, CONDUITS, BUILDING CONNECTIONS, ETC.
13. HYDRANT NOZZLES SHALL FACE THE BUILDINGS OR ROADWAYS.
14. ALL WATER MAIN MATERIAL SHALL BE C700 DR 18 UNLESS OTHERWISE INDICATED FROM ENVIRONMENTAL ASSESSMENT.

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Land Use Consultants

REV#	DATE	DES	CHK	DESC
06	21-04-21	dim	mm	Revised multifamily layout
07	21-05-17	dim	mm	Two Board Submittal
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11	21-10-28	dim	mm	Two Submittal - Final PUD application
12	21-12-15	dim	mm	Two Submittal - Final PUD application
13	22-01-17	dim	mm	Two Submittal - Final PUD application, Utilities, Storm & Private Rd

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
UTILITY PLAN - NORTH
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

FINAL PUD

DATE: 07.13.20

CREATOR: 07.13.20

JOB NO.: 20108

C6.1

GENERAL CONSTRUCTION NOTES:

1. WATER SERVICES: ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP'S CURRENT STANDARDS, SPECIFICATIONS AND DETAILS.
2. SANITARY SERVICES: ALL CONSTRUCTION AND MATERIALS OF SANITARY SERVICES, CLEANOUTS, IPP MANHOLES AND CONNECTIONS TO THE SANITARY MAIN SHALL CONFORM TO THE TOWNSHIP'S STANDARDS, SPECIFICATIONS AND DETAILS. ALL WORK SHALL ALSO BE COMPLIANT WITH THE CONSTRUCTION CODE OFFICE AND THE COUNTY DPW.
3. SANITARY SERVICES: NO CONNECTION RECEIVING STORM WATER OR GROUNDWATER SHALL BE MADE TO SANITARY SERVICES.
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5. THE DOMESTIC WATER AND FIRE PROTECTION SERVICES SHALL BE SEPARATE CONNECTIONS TO THE BUILDING(S).
6. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DETAILS OF THE UTILITY CONNECTIONS AT THE BUILDING.
7. THE CONTRACTOR SHALL FOLLOW ALL STATE REGULATIONS FOR CONFINED SPACE ENTRY.
8. COORDINATE ALL UTILITY WORK WITH THE COUNTY DPW AND PROVIDE 48 HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION.
9. THE CONTRACTOR SHALL NOT DISRUPT THE WATER MAIN AND SANITARY SEWER SERVICE TO THE SURROUNDING CUSTOMERS. ANY REQUIRED DISRUPTION IN SERVICE SHALL BE COMMUNICATED AND COORDINATED WITH THE COUNTY DPW BY THE CONTRACTOR A MINIMUM OF 24 HOURS IN ADVANCE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING BOTTLED WATER, DISINFECTING AND TESTING THE WATER MAIN BEFORE RECONNECTING.
10. ALL WATER MAIN AND LEADS SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM SANITARY SEWERS AND STORM SEWERS. MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE OF PIPE.
11. THE SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SITE UTILITIES UP TO WITHIN 5' OF THE PROPOSED BUILDING. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES WITHIN 5' OF THE PROPOSED BUILDING AND INTERNALLY. COORDINATE CONSTRUCTION.
12. SEE ARCHITECTURAL, LANDSCAPE AND ELECTRICAL PLANS FOR DETAILS ON SITE LIGHTING AND IRRIGATION, CONDUITS, BUILDING CONNECTIONS, ETC.
13. HYDRANT NOZZLES SHALL FACE THE BUILDINGS OR ROADWAYS.
14. ALL WATER MAIN MATERIAL SHALL BE C900 DR 18 UNLESS OTHERWISE INDICATED FROM ENVIRONMENTAL ASSESSMENT.

TELEPHONE & CATV (ACTUAL LOCATIONS T.B.D.)
COORDINATE WITH THE ARCHITECTURAL PLANS AND THE TELEPHONE & CATV UTILITY CO.'S TO DETERMINE THE EXISTING AND PROPOSED CONNECTION POINTS, THE EXISTING AND PROPOSED CONNECTION POINTS, BOX LOCATIONS, ETC. CONNECT TO THE EXISTING TELEPHONE & CATV MAINS AND PROVIDE NEW SERVICES TO THE PROPOSED BUILDINGS, AS REQUIRED BY THE OWNER.

GAS (ACTUAL LOCATIONS T.B.D.)
COORDINATE WITH GAS UTILITY PROVIDER AND ARCHITECTURAL PLANS FOR THE BUILDING CONNECTION LOCATION, DEMAND & METER(S) LOCATION(S), TYP. CONNECT TO EXISTING GAS MAINS & PROVIDE NEW GAS SERVICE TO THE PROPOSED BUILDINGS.

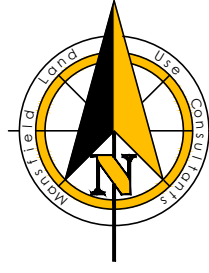
ELECTRICAL (ACTUAL LOCATIONS T.B.D.)
COORDINATE WITH THE POWER COMPANY. CONNECT TO THE EXISTING POWER LINES AND PROVIDE NEW ELECTRICAL SERVICES TO THE TRANSFORMER(S) & PROPOSED BUILDING(S).

TWP. SANITARY SEWER OFF-SITE CONNECTION:
THE PROPOSED SANITARY SEWER CONNECTION POINT FOR THE SOUTH BATA SITE IS THE PROPOSED 10" GRAVITY SANITARY SEWER ALONG THE NORTH SIDE OF E. HAMMOND RD.

ON-SITE SANITARY SEWER:
THE PROPOSED ON-SITE SANITARY SEWER FOR THE SOUTH BATA SITE IS GRAVITY SANITARY SEWER TO THE PROPOSED MAIN.

TWP. WATER MAIN CONNECTION:
THE PROPOSED SOUTH BATA SITE WATER MAIN WILL CONNECT TO THE EXISTING 12" WATER MAIN ALONG THE SOUTH SIDE OF HAMMOND ROAD (ACROSS THE ROAD) IN THE HAMMOND COMMERCE PARK. THE PROPOSED WATER MAIN WILL BE DIRECTIONALLY DRILLED UNDER HAMMOND ROAD AND CONNECTED ON THE SOUTH SIDE OF THE CROSSING TO THE EXISTING 12" WATER MAIN AND CONNECTED ON THE NORTH SIDE TO THE PROPOSED 12" WATER MAIN ALONG THE NORTH SIDE OF E. HAMMOND RD.

BM#1: ELEV = 684.63 (NAVD 88)
EXIST. SAN. CLEANOUT MH RIM
BM#2: ELEV = 731.65 (NAVD 88)
EXIST. SAN. AIR RELEASE MH RIM

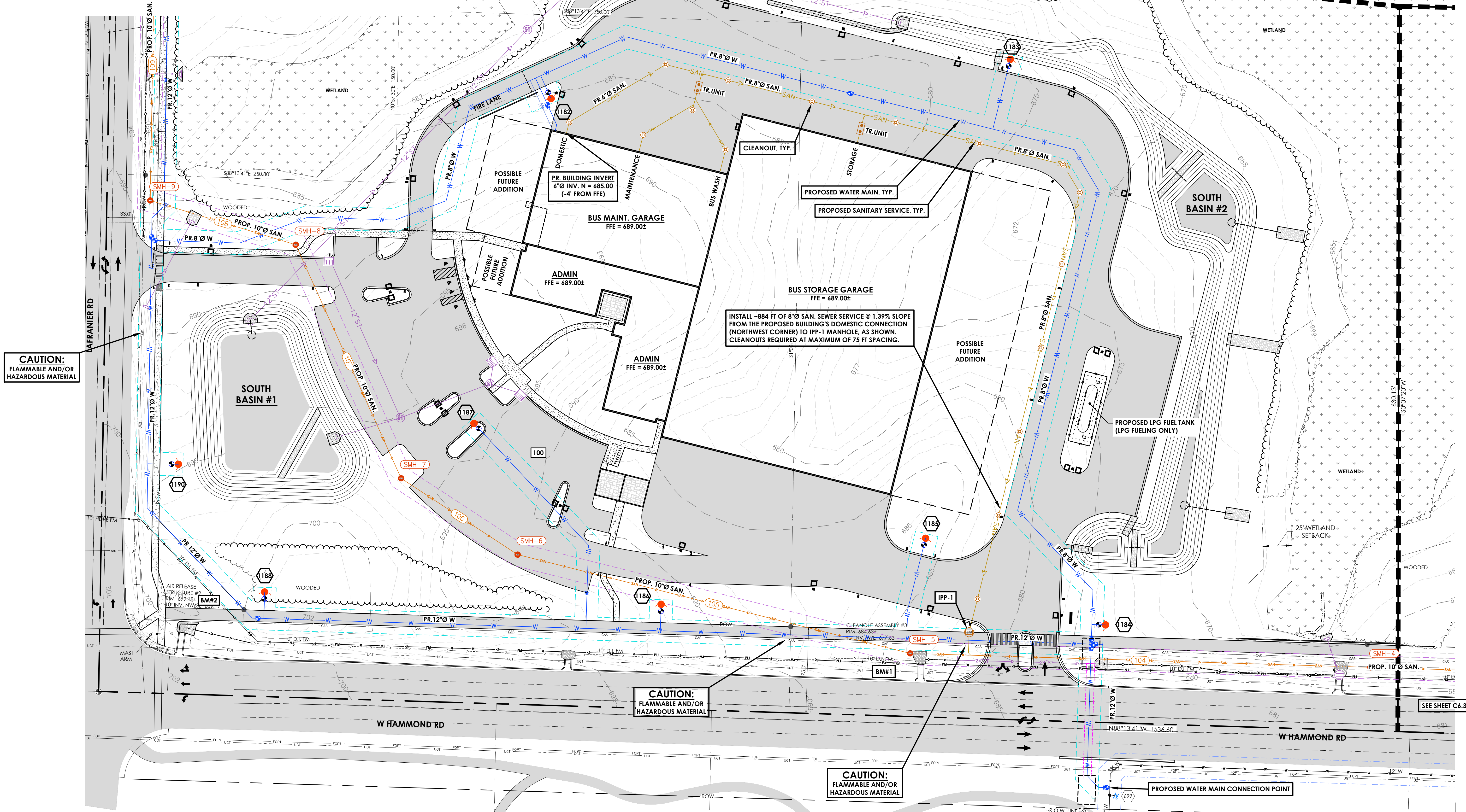


GRAPHIC SCALE: 1 inch = 40 feet
0 20 40 60 80 100

NOTE:
COORDINATE THE LOCATIONS AND CONNECTIONS OF ALL UTILITY METERS, BOXES, PADS, REMOTE READERS, ETC. WITH THE ARCHITECTURAL PLANS & UTILITY COMPANIES, TYP.

RESIDENTIAL PHASE

SEE SHEET C6.1



CAUTION:
FLAMMABLE AND/OR
HAZARDOUS MATERIAL

CAUTION:
FLAMMABLE AND/OR
HAZARDOUS MATERIAL

CAUTION:
FLAMMABLE AND/OR
HAZARDOUS MATERIAL

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info@mancps.com

Mansfield
Land Use Consultants

REV#	DATE	DES	CHK	DESC
06	21-04-21	dim	mm	Revised multi-family layout
07	21-05-17	dim	mm	Two Board Submittal
08	21-08-25	dim	mm	Two PUD Submittal
09	21-09-10	dim	mm	G.I. Metro F.D. Resubmittal
10	21-10-22	dim	mm	Hammond & Lafranier Entrance Revisions
11	21-10-28	dim	mm	Two Submittal - Final PUD application
12	21-12-15	dim	mm	Two Submittal - Final PUD application
13	22-01-17	dim	mm	Two Submittal - Final PUD application, Utilities, Storm & Private Rd

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
SOUTH UTILITY PLAN
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

FINAL PUD

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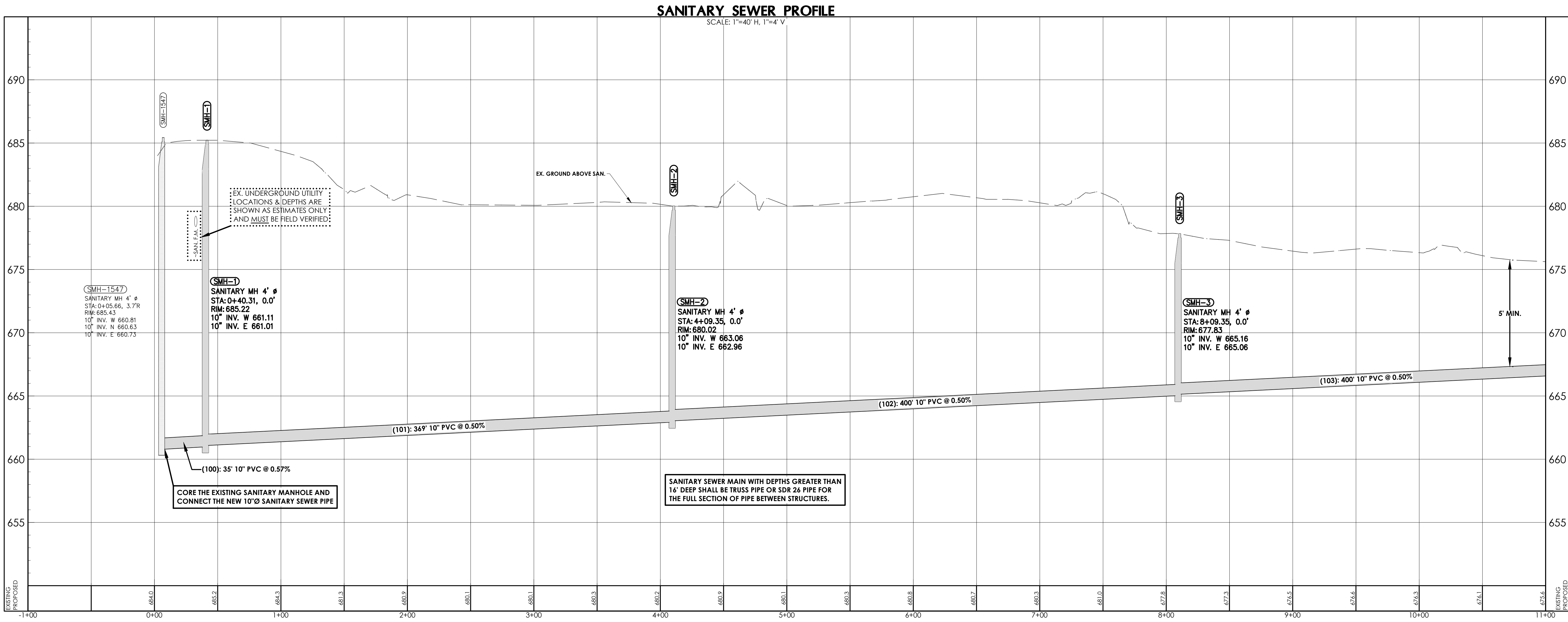
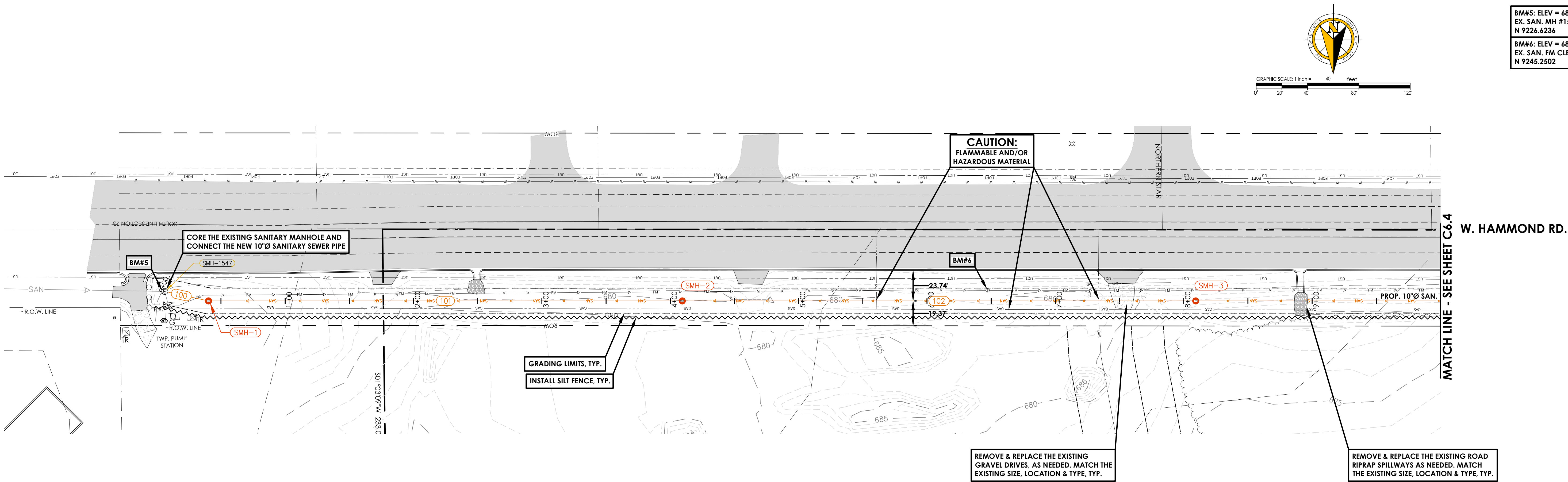
DES: mm

CREATED: 07.13.20

JOB NO.: 20108

C6.2

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Land Use Consultants

REV#	DATE	DES	CHK	DESC
06	21-04-21	dim	mm	Revised multifamily layout
07	21-05-17	dim	mm	Twp Board Submittal
08	21-08-25	dim	mm	Twp PUD Submittal
09	21-09-10	dim	mm	G.T. Metro F.D. Resubmittal
10	21-10-22	dim	mm	Hammond & LaFramboir Entrance Revisions
11	21-10-28	dim	mm	Twp Submittal - Final PUD Application
12	21-12-15	dim	mm	Twp Submittal - Final PUD Application
13	22-01-17	dim	mm	Twp Submittal - Final PUD Application

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
PLAN & PROFILE - SANITARY: STA 0+00 TO 11+00
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

FINAL PUD

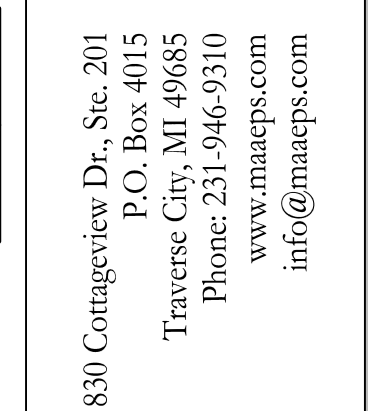
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DE: mm

CREATED: 07.13.20

JOB NO.: 20108

C6.3



Mansfield
— **CG** —
Land Use Consultants

REV#	DATE	DES	DN	CHK	DESC
06	21-04-21	din	nmnt	din	Revised multi-family layout
07	21-05-17	din	nmnt	din	Two Board Submittal
08	21-06-25	din	nmnt	din	Two PUD Submittal
09	21-09-10	din	nmnt	din	G.T. Metro F.D. Residential
10	21-10-22	din	nmnt	din	Hammond & LeFante Entrance Revisions
11	21-10-28	din	nmnt	din	Two Submittal - Final PUD Application
12	21-12-15	din	nmnt	din	Two Submittal - Final PUD Application
13	22-01-17	din	nmnt	din	Two Submittal - Final PUD Application, Utilities, Storm & Private Rd

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
PLAN & PROFILE - SANITARY: STA 22+00 TO 33+00
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

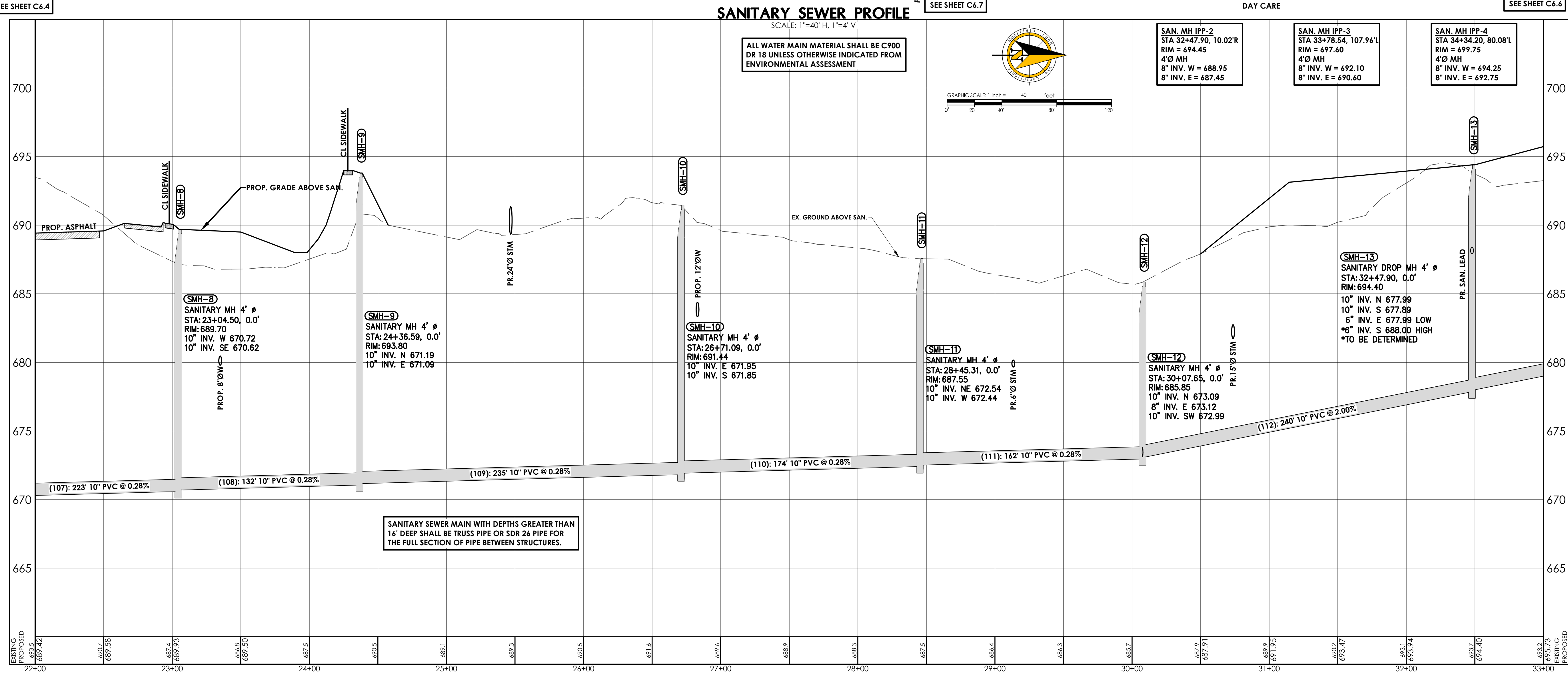
FINAL PUD

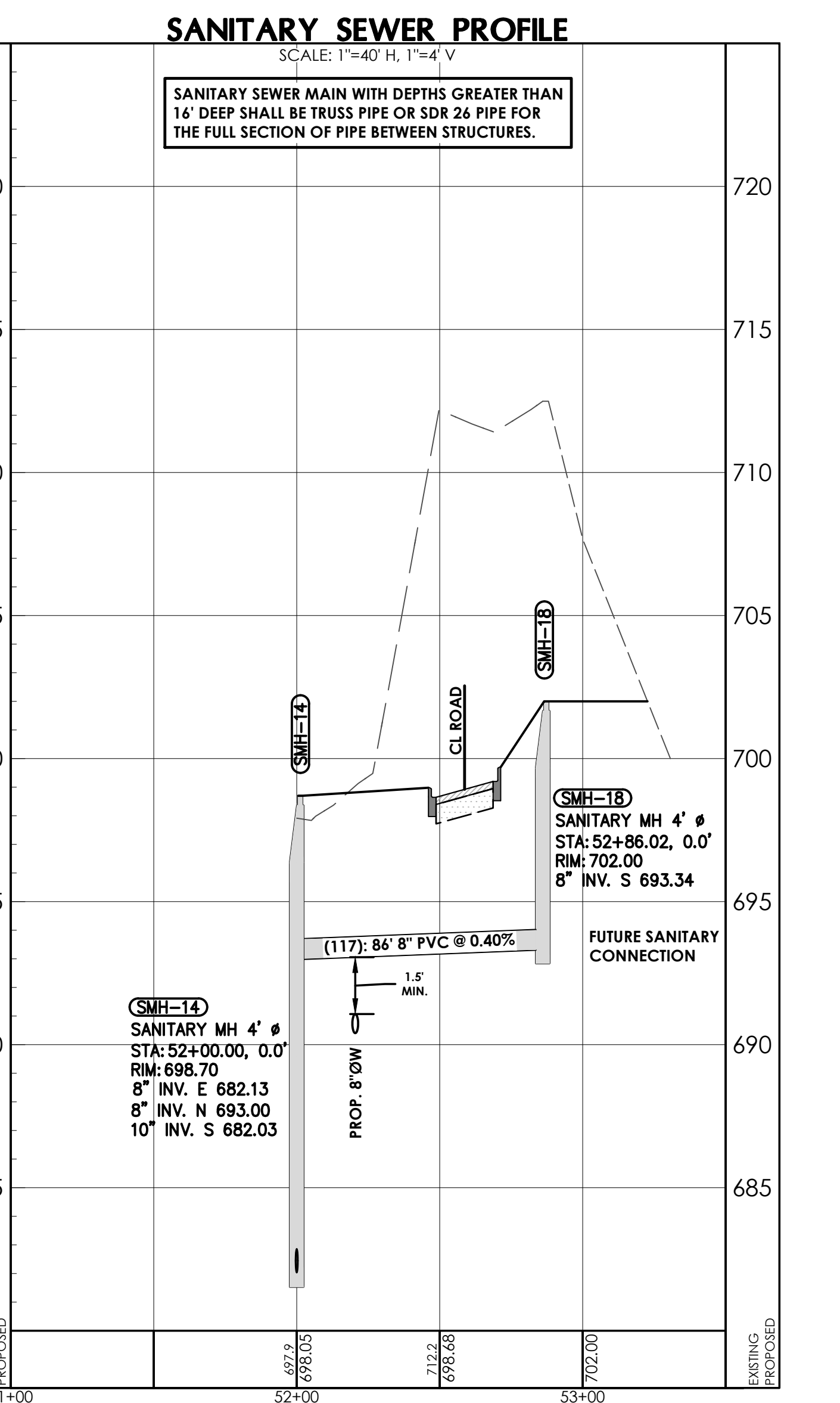
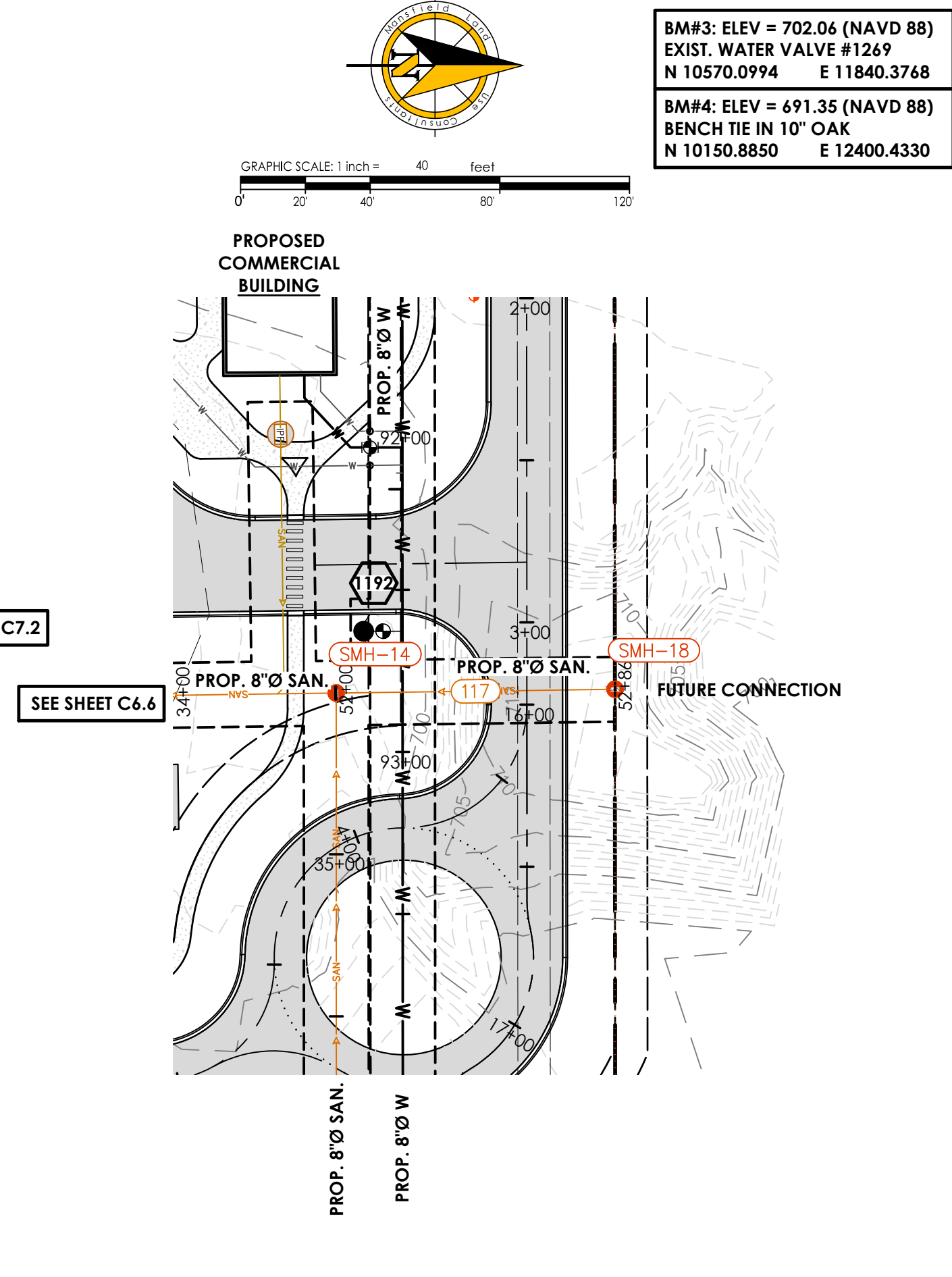
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DR.: mmm CKD.: dlm CREATED: 07.13.20

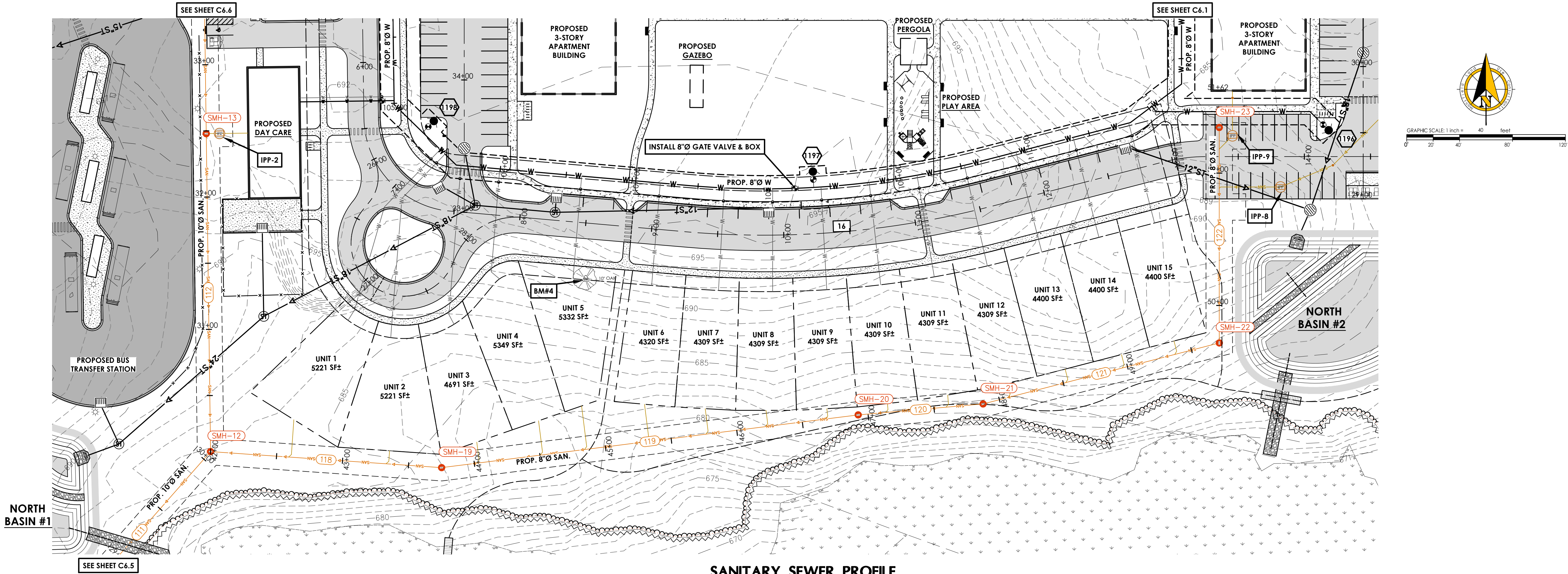
JOB NO.: 20108

C6.5





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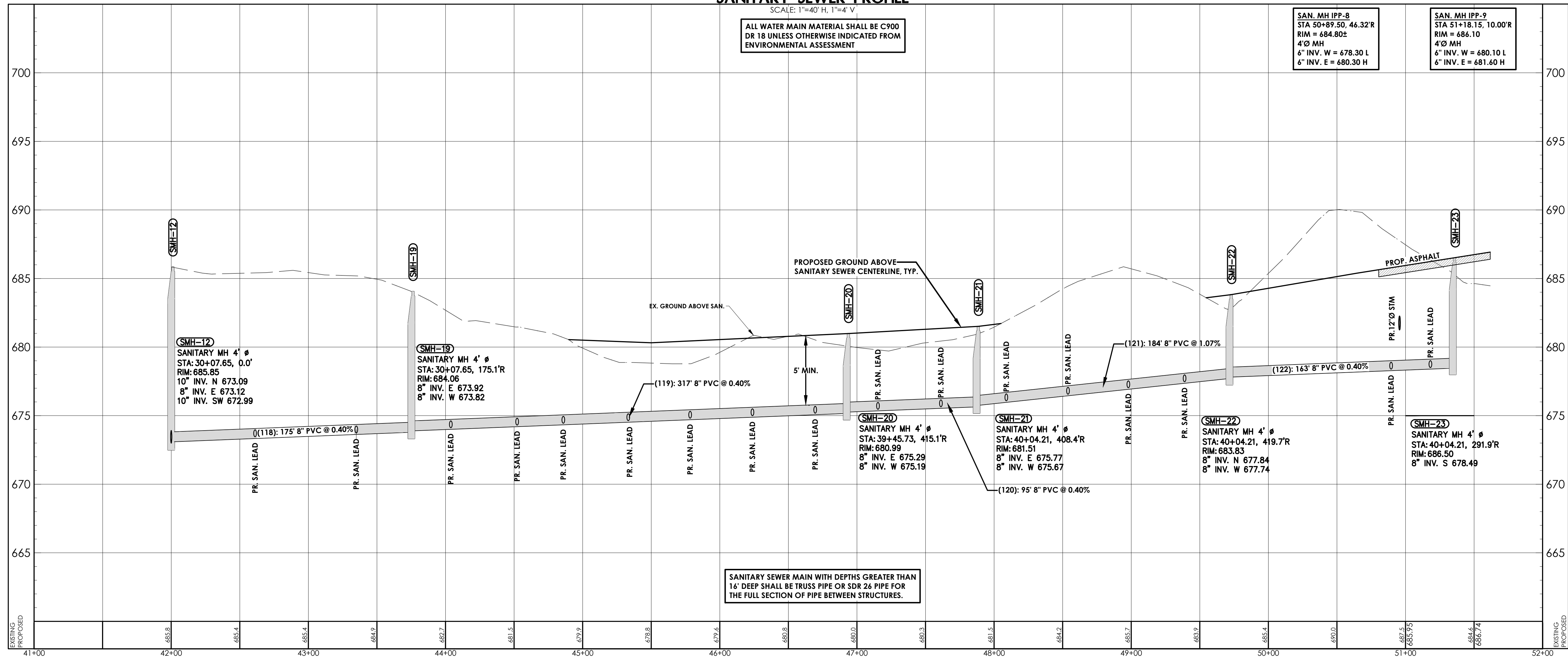
BM#3: ELEV = 702.06 (NAVD 88)
EXIST. WATER VALVE #1269
N 10570.0994 E 11840.3768

BM#4: ELEV = 691.35 (NAVD 88)
BENCH TIE IN 10" OAK
N 10150.8850 E 12400.4330

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Phone: 231-946-9310
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info@mnacs.com

Mansfield
Land Use Consultants

REV#	DATE	DES	CHK	DESC
06	21-04-21	dim	mm	Revised multifamily layout
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Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
PLAN & PROFILE - SANITARY: STA 42+00 TO 52+00
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

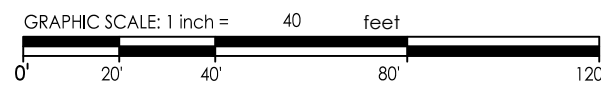
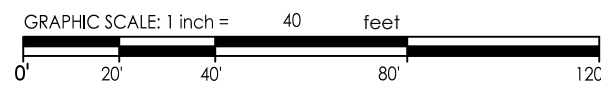
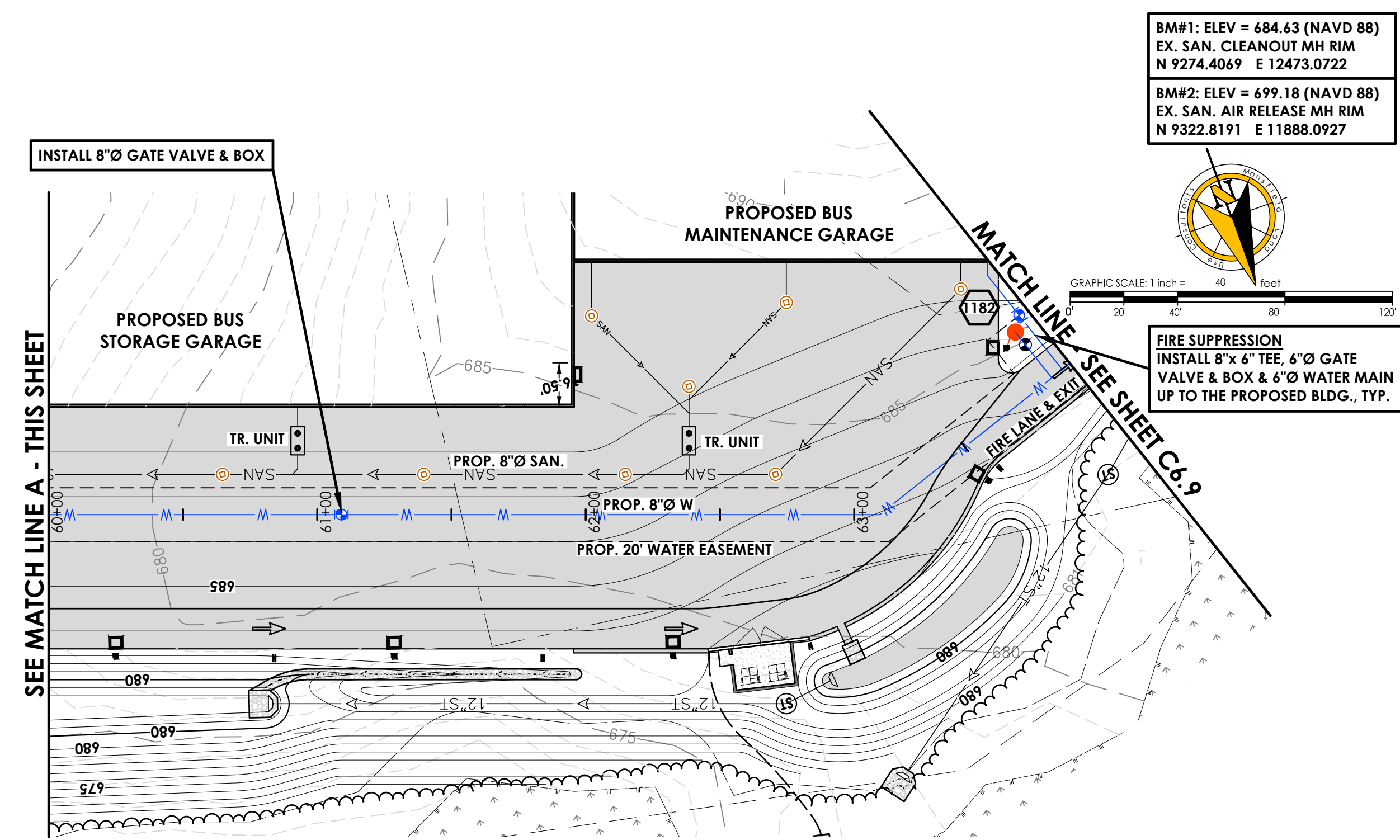
FINAL PUD

PM: dim

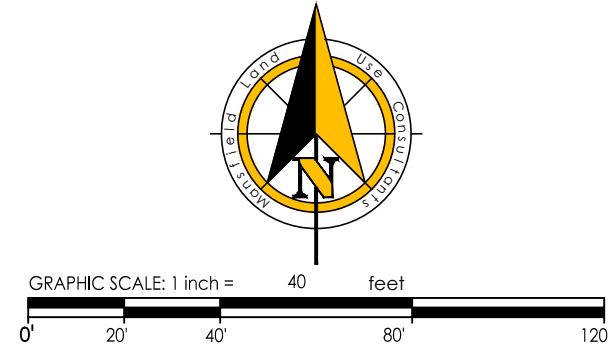
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JOB NO.: 20108

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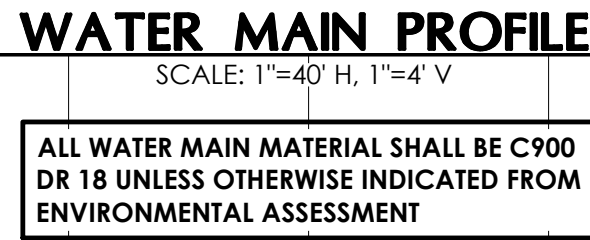


Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
PLAN & PROFILE - WATER MAIN: STA 52+00 TO 64+00
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan



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www.maaeps.com
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Land Use Consultants



<p>Bay Area Transportation Authority / Traverse City Housing Commission Transit-Oriented Mixed-Use Development PUD PLAN & PROFILE - WATER MAIN: STA 90+00 TO 103+00 Section 23, Town 27 North, Range 11 West Garfield Township, Grand Traverse County, Michigan</p>									
<p>FINAL PUD</p>									
<p>DATE: 07.13.20 DRAWN: [Signature] CHECKED: [Signature] CREATED: 07.13.20</p>									
<p>20108</p>									
<p>C7.2</p>									

PLANT LEGEND

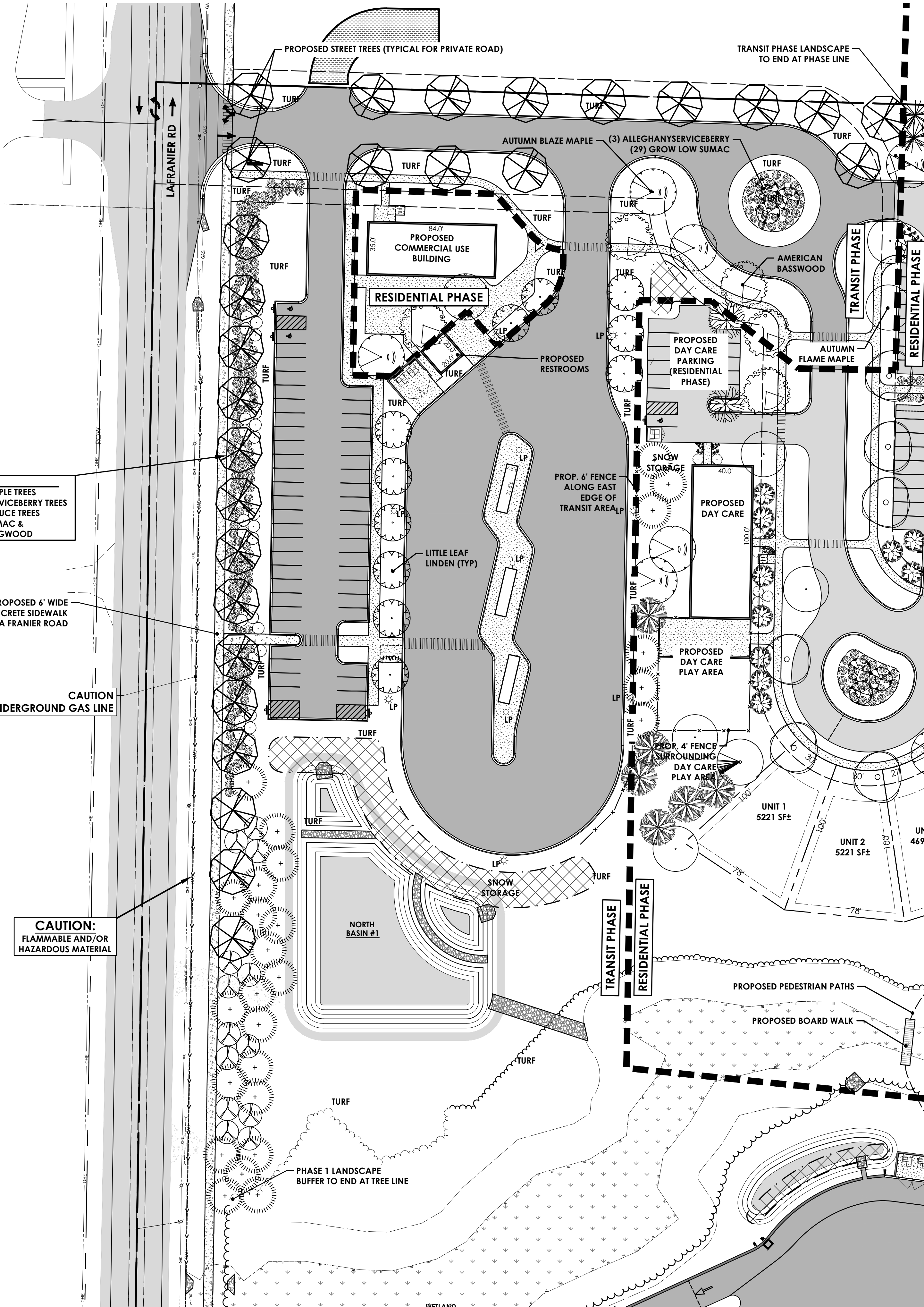


LANDSCAPE BUFFER 'E': 650 L.F. - MIN. 10' WIDE			
REQUIRED:	13	LARGE TREES	PROVIDED: 13
	13	MEDIUM OR SMALL TREES	13
	20	EVERGREEN TREES	20
	195	SHRUBS	170
			25
		MAPLE TREES	
		SERVICEBERRY TREES	
		SPRUCE TREES	
		SUMAC & DOGWOOD	

PROPOSED 6' WIDE
CONCRETE SIDEWALK
ALONG LA FRANIER ROAD

CAUTION
UNDERGROUND GAS LINE

CAUTION:
FLAMMABLE AND/OR
HAZARDOUS MATERIAL



PLANTING NOTES:

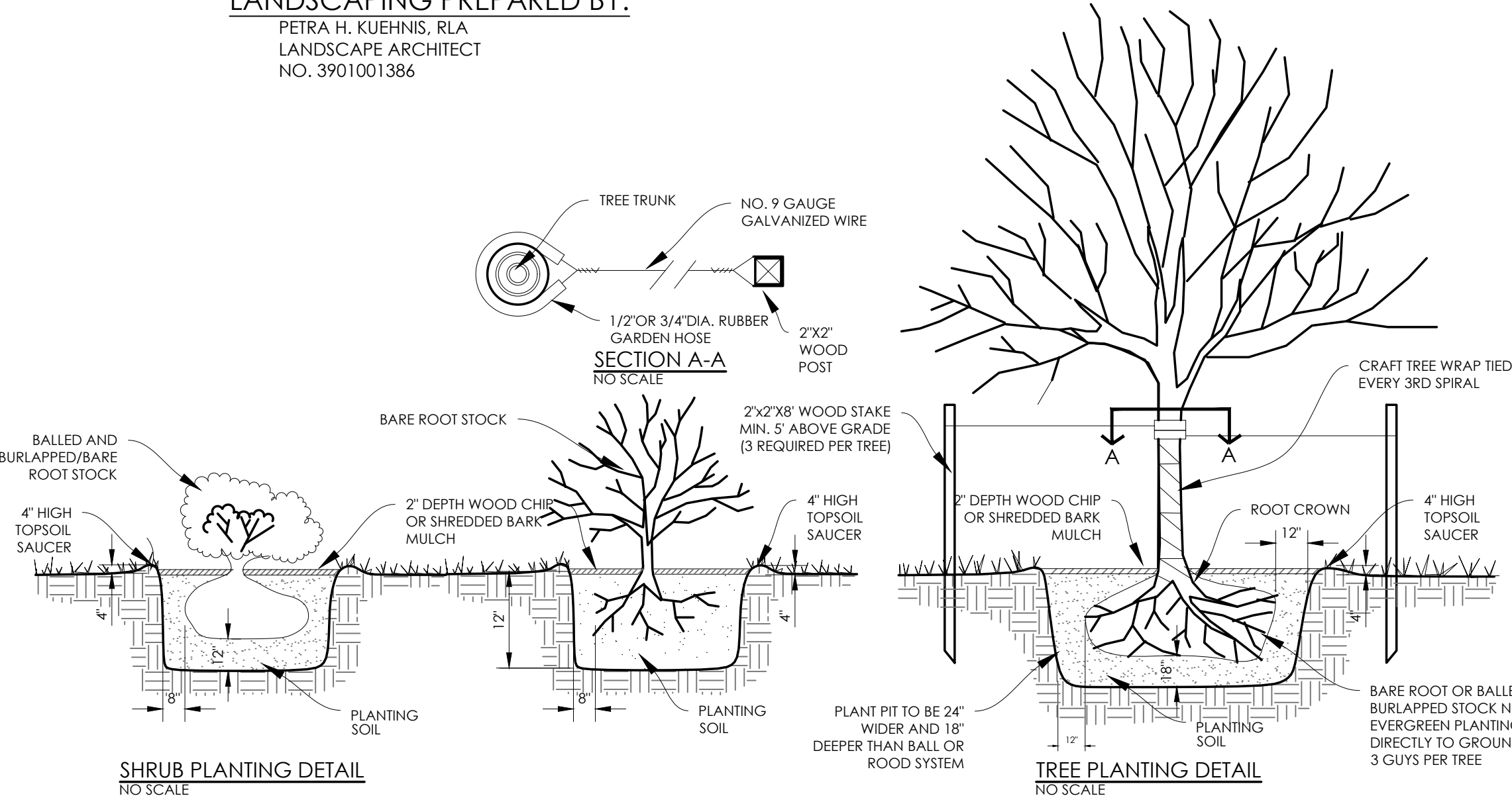
1. CLEAN UP AND REMOVE FROM THE PLANTING AREAS WEEDS AND GRASSES, INCLUDING ROOTS, AND ANY MINOR ACCUMULATED DEBRIS AND RUBBISH BEFORE COMMENCING WORK
2. REMOVE AND DISPOSE OF ALL SOIL IN PLANTING AREAS THAT CONTAINS ANY DELETERIOUS SUBSTANCE SUCH AS OIL, PLASTER, CONCRETE, GASOLINE, PAINT, SOLVENTS, ETC., REMOVING THE SOIL TO A MINIMUM DEPTH OF SIX (6) INCHES OR TO THE LEVEL OF DRYNESS IN THE AFFECTED AREAS. THE AFFECTED SOIL SHALL BE REPLACED WITH NATIVE OR IMPORTED SOIL AS REQUIRED.
3. FINISH GRADING ALL PLANTING AREAS TO A SMOOTH AND EVEN CONDITION, MAKING CERTAIN THAT NO WATER POCKETS OR IRREGULARITIES REMAIN. REMOVE AND DISPOSE OF ALL FOREIGN MATERIALS, CLODS AND ROCKS OVER 1 INCH IN DIAMETER WITHIN 3 INCHES OF SURFACE.
4. ALL PLANT MATERIALS SHALL BE HEALTHY, WELL DEVELOPED REPRESENTATIVES OF THEIR SPECIES OF VARIETIES, FREE FROM DISFIGUREMENT WITH WELL-DEVELOPED BRANCH AND ROOT SYSTEMS, AND SHALL BE FREE FROM ALL PLANT DISEASES AND INSECT INFESTATION.
5. ALL PLANT SUBSTITUTIONS WILL BE SUBJECT TO THE OWNER'S APPROVAL.
6. EACH PLANT SHALL BE PLANTED WITH ITS PROPORTIONATE AMOUNT OF SOIL AMENDMENT AND FERTILIZER. HAND SMOOTH PLANTING AREA AFTER PLANTING TO PROVIDE AN EVEN, SMOOTH, FINAL FINISH GRADE. TO AVOID DRYING OUT, PLANTINGS SHALL BE IMMEDIATELY WATERED AFTER PLANTING UNTIL THE ENTIRE AREA IS SOAKED TO THE FULL DEPTH OF EACH HOLE UNLESS OTHERWISE NOTED ON THE DRAWING.
7. MULCH ALL PLANTING BEDS WITH 3 INCHES OF SHREDDED BARK MULCH.
8. REMOVE ALL TAGS, LABELS, NURSERY STAKES AND TIES FROM ALL PLANT MATERIAL ONLY AFTER THE APPROVAL OF THE OWNER.
9. ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. THE GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL ACCEPTANCE BY THE OWNER. REPLACE AS SOON AS WEATHER PERMITS, ALL DEAD PLANTS NOT IN VIGOROUS CONDITION AS NOTED DURING THE MAINTENANCE PERIOD. SAID PLANTS SHALL BE MAINTAINED FOR A PERIOD OF 90 CALENDAR DAYS FROM THE REPLACEMENT DATE. PLANTS USED FOR REPLACEMENTS SHALL BE SAME KIND AND SIZE AS ORIGINALLY PLANTED. THEY SHALL BE FURNISHED, PLANTED AND FERTILIZED AS SPECIFIED AND GUARANTEED.
10. ALL DISTURBED AREAS SHALL BE TOP SOILED TO A DEPTH OF 4". SEEDED, FERTILIZED AND MOLDED MULCH BLANKETS SHALL BE USED AS NEEDED IN AREAS OF POTENTIAL EROSION PRIOR TO ESTABLISHMENT OF LAWN AREAS.

IRRIGATION NOTES:

1. LANDSCAPING TO BE IRRIGATED. INSTALLATION TO BE PERFORMED BY A REPUTABLE IRRIGATION CONTRACTOR.

LANDSCAPING PREPARED BY:

PETRA H. KUEHNIS, RLA
LANDSCAPE ARCHITECT
NO. 3901001386



PLANT LIST - TRANSFER STATION

TREES			
common name	botanical name	size	estimated quantity
Basswood, American	Tilia americana	2 1/2' B&B	3
Linden, Little Leaf	Tilia cordata	2 1/2' B&B	9
Maple, Autumn Blaze	Acer x Freemanii 'Autumn Blaze'	2 1/2' B&B	2
Maple, Autumn Flame	Acer rubrum 'Autumn Flame'	1 1/2' B&B	2
Maple, Red	Acer rubrum	2 1/2' B&B	28
Serviceberry, Alleghany	Amelanchier laevis	2 1/2' B&B	3
Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	6' B&B	0
Spruce, Black Hills	Picea glauca 'Densata'	6'-8' B&B	20
SHRUBS			
common name	botanical name	size	estimated quantity
Dogwood, Red Osier	Cornus sericea 'Cardinal'	5 gallon	25
Sumac, Gro-Low Fragrant	Rhus aromatica 'Gro-Low'	5 gallon	199

Note: Plant quantities shown are estimates and may be subject to change depending upon actual site layout/install.



GRAPHIC SCALE: 1 inch = 40 feet
0 20 40 60 80 100 120

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.mnapecs.com
info@mnapecs.com

Mansfield
Land Use Consultants

REV#	DATE	DESCRIPTION	BY	CHK	DATE	DESCRIPTION	BY	CHK
06	21-04-21	Revised multi-family layout	dm	mm	dm	Revised multi-family layout	dm	mm
07	21-05-17	Two Board Submittal	dm	mm	dm	Two Board Submittal	dm	mm
08	21-08-25	Two PUD Submittal	dm	mm	dm	Two PUD Submittal	dm	mm
09	21-09-10	Two PUD Submittal	dm	mm	dm	Two PUD Submittal	dm	mm
10	21-10-22	Two PUD Submittal	dm	mm	dm	Two PUD Submittal	dm	mm
11	21-10-28	Two PUD Submittal	dm	mm	dm	Two PUD Submittal	dm	mm
12	21-10-15	Two PUD Submittal	dm	mm	dm	Two PUD Submittal	dm	mm
13	22-01-17	Two PUD Submittal	dm	mm	dm	Two PUD Submittal	dm	mm

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
LANDSCAPE PLAN - NORTH
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

FINAL PUD

P.M.:
dim

DR: CAD: CREAT: 07.13.20

JOB NO.: 20108

L1.0

PLANT LEGEND

- Oak, Red (Quercus rubra)
- ⊗ Maple, Red (Acer rubrum)
- ⊙ Linden, Little Leaf (Tilia cordata)
- ⊕ Spruce, Black Hills (Picea glauca 'Densata')
- ⊖ Hawthorn, Thornless Cockspur (Crataegus crus-galli var. inermis)
- ⊗ Serviceberry (Amelanchier x. gandiflora 'Autumn Brilliance')
- ⊙ Dogwood, Red Osier (Cornus sericea 'Cardinal') 6-9' tall, 8" to 12" wide
- ⊕ Sumac, Aromatic 'Grow-Low' (Rhus aromatica 'Grow-Low')

PROPOSED GARFIELD TOWNSHIP BIKE PATH

PROPOSED 6' WIDE CONCRETE SIDEWALK ALONG LA FRANIER ROAD

LANDSCAPE BUFFER 'C': 250 L.F. - MIN. 10' WIDE
REQUIRED: 8 LARGE TREES
8 MEDIUM OR SMALL TREES
3 EVERGREEN TREES

PROVIDED: 4 MAPLE TREES & OAK TREES
2 HAWTHORN TREES
3 SPRUCE TREES

CAUTION:
FLAMMABLE AND/OR
HAZARDOUS MATERIAL

PRESERVE AND PROTECT EXISTING TREE
THICKET MADE UP OF 3"-10" SUGAR MAPLE

PROPOSED TREELINE (TYP.)

PROPOSED 10' WIDE ASPHALT BIKE PATH ALONG HAMMOND ROAD

CAUTION
UNDERGROUND GAS LINE

LANDSCAPE BUFFER 'D': 100 L.F. - MIN. 20' WIDE
REQUIRED: 4 LARGE TREES
3 MEDIUM OR SMALL TREES
3 EVERGREEN TREES

PROVIDED: 4 MAPLE TREES
3 HAWTHORN TREES
3 SPRUCE TREES

LANDSCAPE BUFFER 'D': 300 L.F. - MIN. 20' WIDE
REQUIRED: 12 LARGE TREES
9 MEDIUM OR SMALL TREES
9 EVERGREEN TREES

PROVIDED: 12 MAPLE TREES
9 HAWTHORN TREES
9 SPRUCE TREES

PLANT LIST - MAIN BUILDING

common name	botanical name	size	estimated quantity
Hawthorn, Thornless Cockspur	Crataegus crus-galli var. inermis	6' B&B	20
Maple, Red	Acer rubrum	2 1/2" B&B	32
Oak, Red	Quercus rubra	2 1/2" B&B	12
Spruce, Black Hills	Picea glauca 'Densata'	6'-8' B&B	15

Note: Plant quantities shown are estimates and may be subject to change depending upon actual site layout/install.

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.maeaps.com
info@maeps.com

Mansfield
Land Use Consultants

Bay Area Transportation Authority / Traverse City Housing Commission
Transit-Oriented Mixed-Use Development PUD
LANDSCAPE PLAN - SOUTH

Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

FINAL PUD

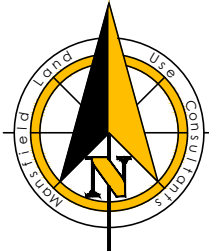
PX: dim

DR: mmr CXL: dim CREATR: 07.13.20

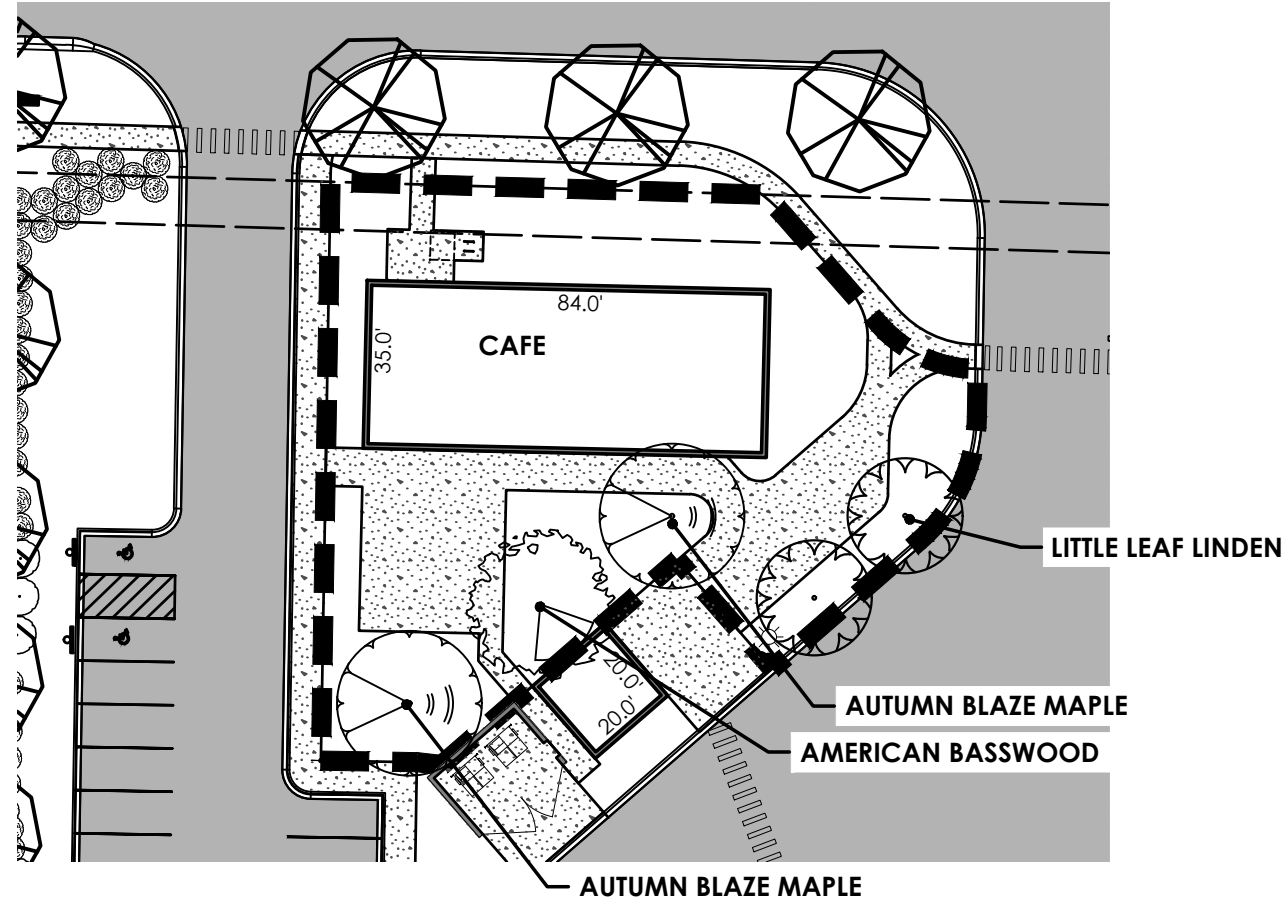
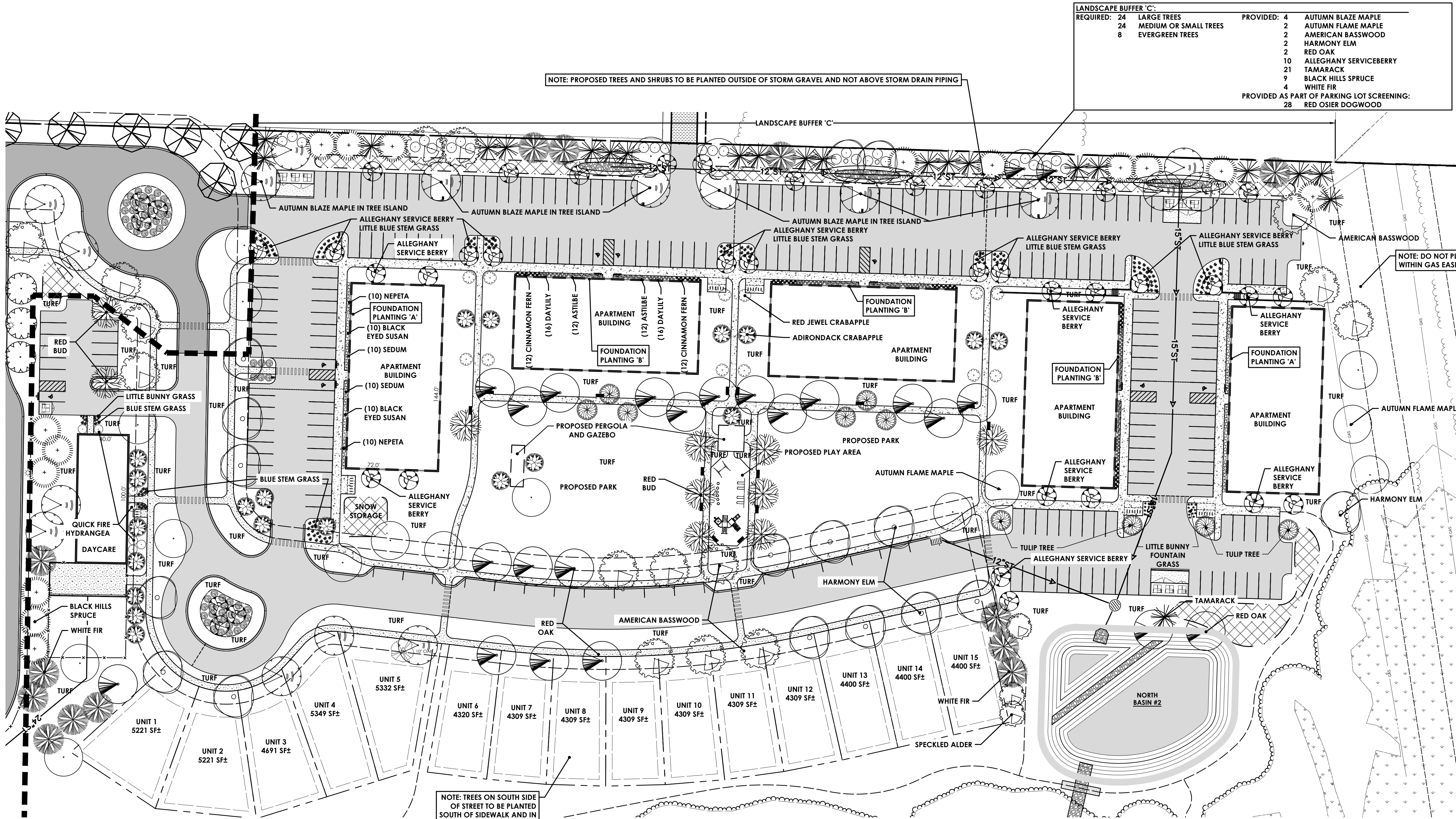
JOB NO: 20108

L1.1

SEE PLANTING NOTES AND DETAIL, SHEET L1.0




GRAPHIC SCALE: 1 inch = 40 feet
0 20 40 80 120



SEE PLANTING NOTES AND DETAIL, SHEET L1.0



GRAPHIC SCALE: 1 inch = 40 feet

 Charter Township of Garfield Planning Department Report No. 2022-15			
Prepared:	February 2, 2022	Pages:	5
Meeting:	February 9, 2022 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	3525 West Front Street – Conceptual Review		
Applicant:	Kyle O’Grady		

BACKGROUND:

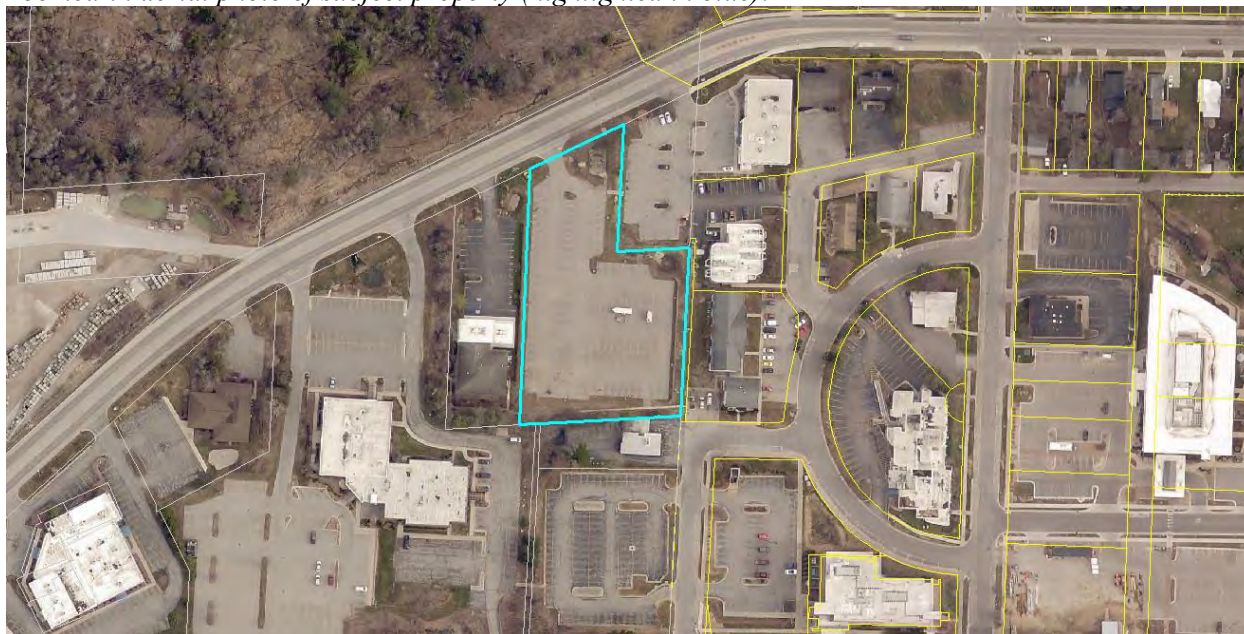
The applicant is seeking feedback on potentially rezoning the back portion of a parcel at 3525 West Front Street from C-O Office Commercial to R-3 Multi-Family Residential. Currently, the entire property is an asphalt parking lot serving as parking for a neighboring professional office.

The narrative in the application explains that part of the lot “has been marketed for a relatively significant period of time as *Vacant Lot For Sale Available for Office Building.*” The applicants are looking to provide multi-family housing on the site to help “answer to an ever-expanding demand for housing” in the area.

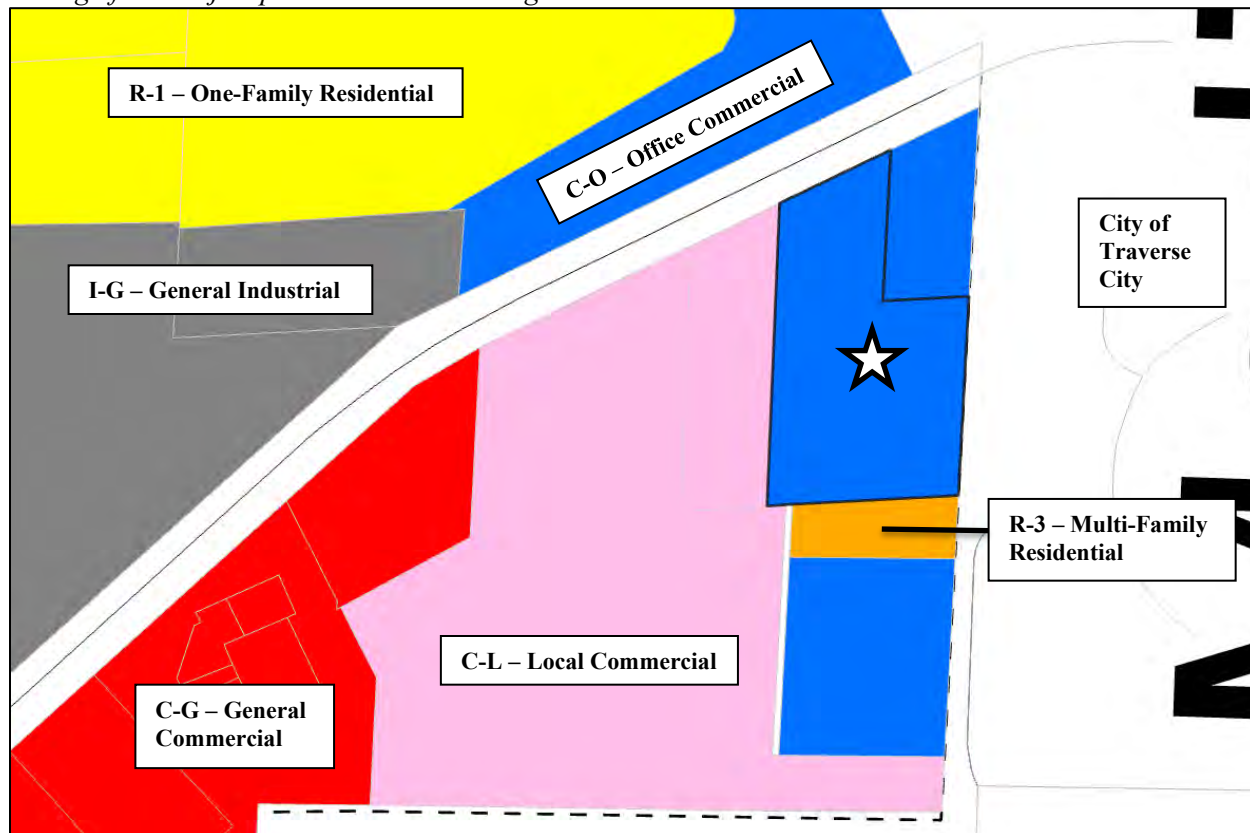
Zoomed-out aerial photo of subject property (highlighted in blue):



Zoomed-in aerial photo of subject property (highlighted in blue):



Zoning of the subject parcel and surrounding area is shown below:



Future land use of the subject parcel and surrounding area is shown below:



STAFF COMMENTS:

In researching this parcel, Staff found information from the last time this parcel was rezoned in 2017. The parcel was zoned R-3 Multi-Family Residential at the time and was rezoned to C-O Office Commercial, its current zoning designation. Analysis from staff reports in 2017 show that this corridor had evolved to have more commercial office uses than residential uses over time. An excerpt from PD Report 2017-47, which accompanied the public hearing at the Township Board, included the following:

“The parcel can be considered a "hold out" piece of property that had remained residential even as the area around it evolved. By supporting the map amendment, we are solidifying the West Front Street medical corridor, which will be an area we review for a future sub-area plan. Similar to all recommendations by the Planning Commission, decisions are based on facts and by following the law. The recommendations do not take a personal agenda approach; rather, they are made to withstand judicial scrutiny, if challenged.”

The findings of fact which accompanied this report indicated that the request to rezone from R-3 to C-O was consistent with the Future Land Use Map which identified the area and particular parcel as Commercial Office. The most recent Future Land Use Map from the Master Plan adopted in 2018 identifies the parcel and area as Professional Office, maintaining the same vision for this corridor.

The findings of fact also indicate the subject property was an isolated R-3 multi-family zoned property with limited opportunity for high density residential and that the area has evolved over time from residential to professional office uses. The full Findings of Fact and Planning Department Report 2017-47 are included as attachments to this report for background information.

Given that the parcel was rezoned within the last five years, Staff is of opinion that it would be challenging to rezone back to the previous zoning in such short a time. The Master Plan still supports this parcel and area being Professional Office. Although is a strong demand for housing in the region, Munson Hospital has also expanded in recent years and there is anticipated demand for additional medical office space in conjunction with an expanded hospital.

PD Report 2017-47 also indicates West Front Street “will be an area we review for a future sub-area plan.” The Township is anticipating updating its Master Plan in 2023. It would be beneficial to include subarea plans for several different corridors, including West Front Street, as part of an updated Master Plan. Some corridors may be considered for mixed uses, especially corridors in the urban center of the Township near the City of Traverse City, but any such consideration would need to occur through the Master Plan process with appropriate analysis and public engagement.

If the Planning Commission wants to consider a potential rezoning, the following criteria for a Zoning Map Amendment are provided below as a reminder of all the factors to consider in a rezoning:

(1) *Master Plan Consistency*

Rezoning should be consistent with the intent and purpose of the adopted master plan.

(2) *Adverse Impacts on Neighboring Lands*

The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.

(3) *Suitability as Presently Zoned*

The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.

(4) *Changed Conditions*

The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.

(5) *Health, Safety, and Welfare*

The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

(6) *Public Policy*

Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

(7) *Size of Tract*

The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

(8) *Other Factors*

The Township may consider any other factors relevant to a rezoning application under state law.

ACTION REQUESTED:

The conceptual review is intended to provide an opportunity for dialogue between Planning Commission and the applicant. No formal action is requested.

Attachments:

1. Conceptual Review Application submitted by Kyle O’Grady dated January 4, 2022.
2. Supporting information including Narrative (brief, specifics, and supporting information as requested in the application), Survey Plan (Exhibit A1), Site Plan (Exhibit A2), and email communication describing details for Exhibit B dated January 4, 2022.
3. Planning Department Report 2017-47 for Township Board meeting on July 11, 2017.
4. Findings of Fact for Zoning Map Amendment Application #Z-2017-01.



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

CONCEPTUAL REVIEW (CRV) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

At the discretion of the applicant, the conceptual review before the Planning Commission may take place following public notice of the meeting. Opportunity for public comment shall be provided during the conceptual review process when public notice has been provided.

- ☒ Conceptual Review with no public notice
☐ Conceptual Review with direct mail notice only
☐ Conceptual Review with full public notice

PROJECT / DEVELOPMENT NAME

TBD - 3525 W Front Street, Traverse City, MI 49684

APPLICANT INFORMATION

Name: Kyle O'Grady
Address: 901 S Garfield Avenue, Traverse City, MI 49686
Phone Number: 231.499.9999
Email: Kyle@OGradyDC.com

AGENT INFORMATION

Name: Same as above
Address:
Phone Number:
Email:

OWNER INFORMATION

Name:	Current owner - Stone Real Estate Holdings LLC Proposed owner - O'Grady Development Co
Address:	704 Webster, Traverse City, MI 49686
Phone Number:	James Schmuckal - Listing Real Estate Agent
Email:	231-946-5100 / Office@SchmuckalRealtor.com

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:	Kyle O'Grady
Agent:	
Owner:	

LOCATION OF THE PROPOSED PROJECT

Property Address:	3525 W Front Street
Property Identification Number:	05-004-031-00
Legal Description:	PT LOT 3 SUPERVISOR'S PLOT & SE1/4 SW1/4 SEC 4 T22N R11W COM SEC COR LOT 3 THE 100' TH S 230.1' TH S 85 DEG 58' W 225' TH N 550' N E TO S E1/4 FRONT ST TH N 61 DEG 08' E ALG SD ST TO E LINE LOT 3 TH S 175.3' TO POB
Zoning District:	Office Commercial
Master Plan Future Land Use Designation:	Professional Office
Area of Property (acres or square feet):	1.6, proposed rezoning of 1.2 Acres
Existing Use(s):	Paved parking
Proposed Use(s):	Residential

REQUIRED SUBMITTAL ITEMS

A complete application for a Conceptual Review consists of the following:

Application Form:

- ☐ One original signed application
- ☐ One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- ☐ Fee

Sketch Plan:

- ☐ Ten complete stapled 11"x17" paper sets
- ☐ One digital set (PDF only)

Written Supporting Information (if applicable):

- ☐ Ten paper copies of Written Supporting Information
- ☐ One digital copy of Written Supporting Information (PDF only)

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

SUPPORTING INFORMATION AND SKETCH PLAN

In providing written and/or sketch plan information to the Planning Commission for the purposes of a conceptual review, submittal of the following information, when known, is encouraged:

1. The boundaries of the development site.
2. The total number of acres in the project.
3. The number of acres to be developed by each type of use.
4. The number of residential units.
5. The number and/or square feet and type of nonresidential uses.
6. A description of the proposal in terms of its relationship and intended connections to surrounding land uses, development projects, public lands, and existing and future street networks.
7. The general topography of the site and its relationship to adjoining land.
8. A general description of the natural resources and natural features of the site and, where known, an indication of which will be preserved and which will be removed.
9. The number of acres to be preserved as open or recreational space, and its general location.
10. Variations from ordinance regulations that are being sought and the reasons to support the requested changes.
11. The public facilities intended to serve the planned unit development, such as sewage disposal, water supply, storm water systems, etc.

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

1. The intent of the conceptual review process is to provide an opportunity for an informal dialogue between an applicant and the Planning Commission to discuss a potential development project. Upon submittal of this application, Staff will forward the application to the Planning Commission for review.
2. The Planning Commission shall conduct a conceptual plan review to identify potential issues and concerns that should be addressed prior to formal review of any application requiring Planning Commission review and approval.
3. Conceptual plan review shall not constitute an approval of the application, nor shall statements by the Planning Commission, Township Staff and/or Township consultants be construed as a position regarding the merits of the application.

PERMISSION TO ENTER SUBJECT PROPERTY

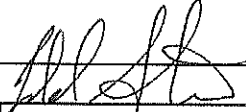


Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:

Applicant Signature:

Agent Signature:

Date:

	
	datloop verified 12/21/21 10:11 AM EST LXWIP-AYG9-XOLO-LZ9M
	

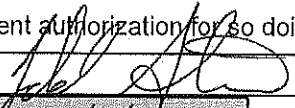

OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We _____ authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature:

Date:

AFFIDAVIT

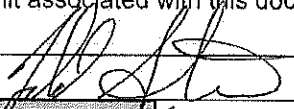



The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature:

Date:

Applicant Signature:

Date:

3525 West Front Street, Traverse City, MI 49684
CONCEPTUAL REVIEW APPLICATION

BRIEF

Currently, property at address 3525 West Front Street is one parcel. The entire property is paved asphalt serving as auxiliary parking for owner's neighboring professional practice. Per Exhibit A, the 1.2 acre lot labeled *Unit 2* has been marketed for a relatively significant period of time as *Vacant Lot For Sale Available for Office Building*. Potential purchasers, and conceptual review applicant *Kyle O'Grady and O'Grady Development Co.*, are looking to rezone Unit 2 from Professional Commercial to Multiple Family Residential. My family and I are local builder/developers that have been in the industry for over 30 years. We take pride in striving to fulfill a much needed demand for housing. As this property sat on the market we began to consider purchasing it and rezoning to residential. Just recently, we put the property under contract and are now taking the necessary steps as outlined by Garfield Township to rezone the property. As a community, we all understand the momentous need for housing. If we were to follow the procedures to rezone this property, and were successful in doing so, not only will we be able to answer to an ever-expanding demand for housing, but we believe that we will also provide value to the surrounding properties including the community of Garfield Township, Traverse City, and the Munson Medical Campus in general.

Specifics

Please look at Exhibit A. This parcel drawing outlines Unit 1 and Unit 2. Our proposal leaves roadside Unit 1 unaffected as Professional Commercial to be utilized as auxiliary parking for property owner's professional practice and rezones Unit 2 to Multiple Family Residential. Notably, abutting parcel to the east exists a large multiple family building, which we feel further proves that residential housing would be an appropriate use for the property. Significant strides have been taken by the current owner to make splitting the property and achieving its desired use a streamlined process. We have preliminary condominium documents in place that, if and when recorded, grants Unit 2 easy accessibility to the property off of West Front Street through Unit 1. From our current understanding, we will have accessibility to water and sewer from the site. Drainage basin is already approved and existing on site.

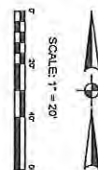
SUPPORTING INFORMATION AS REQUESTED IN THE APPLICATION

1. The boundaries of the development site
 - Outlined in Exhibit A
2. The total number of acres in the project
 - Unit 1 = .38, Unit 2 (Proposed property to rezone) = 1.18
3. The number of acres to be developed by each type of use
 - 1.18 acres to be developed as Multiple Family Residential
4. The number of residential units
 - To be determined in accordance with the Garfield Township Zoning Ordinance
5. The number and/or square feet and type of nonresidential uses
 - N/A
6. A description of the proposal in terms of its relationship and intended connections to surrounding land uses, development projects, public lands, and existing and future street networks
 - Abutting subject parcel to the east is a multiple family residential structure
7. The general topography of the site and its relationship to adjoining land
 - The site is flat and entirely covered in paved asphalt
8. A general description of the natural resources and natural features of the site and, where known, an indication of which will be preserved and which will be removed
 - The site is flat and entirely covered in paved asphalt
9. The number of acres to be preserved as open or recreational space, and its general location

- To be determined in accordance with the Garfield Township Zoning Ordinance
10. Variations from ordinance regulations that are being sought and the reasons to support the requested changes
- N/A
11. The public facilities intended to serve the planned unit development, such as sewage disposal, water supply, storm water systems, etc
- Storm water system / drainage system is existing on site. From our current understanding, we will have accessibility to water and sewer from the site.

BEARING BASIS IS WEST FRONT
PROFESSIONAL BUILDING CONDOMINIUM
PLAN NO. 235
BENCHMARK #1 (BM)= TOP OF THE IRON
AT THE NE CORNER OF PROPERTY
ELEVATION = 635.50 (USGS DATUM)

CIRCLE VIEW CONDOMINIUMS
G.T.CO. PLAN NO. 328



P.O.B.
NW COR OF THE SW 1/4
OF THE SE 1/4, SEC. 4

20'x20' SEWER & SIDEWALK
EASEMENT L 1757, P. 722

WEST FRONT PROFESSIONAL
BUILDING CONDOMINIUM
G.T.CO. PLAN NO. 235

LEGEND

- = MAJOR BOUNDARY MONUMENT
- = UNIT BOUNDARY MONUMENT
- ▲ = UNIT BOUNDARY MONUMENT NAIL IN ASPHALT
- ◎ = BOUNDARY CONTROLLING MONUMENT POUND
- (R) = RECORDED
- (M) = MEASURED

P.O.B. = POINT OF BEGINNING

Δ = BENCHMARK (BM)

I, CHRISTIE L. JOHNSON, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN, KNOWN AS GRAND TRAVERSE COUNTY CONDOMINIUM, REPRESENTS A SURVEY ON THE GROUND MADE UNDER PLANNING DRAWINGS, THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED MONUMENTS AND IRON NAILERS WILL BE LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

THAT THE SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

DATE _____



C. RISTY L. ANDERSEN
PROFESSIONAL SURVEYOR
LICENSE NO. 30074
CL ANDERSEN, LLC
15943 FEWINS ROAD
INTERLOCHEN, MI 49643

CI Andersen, LLC
Striving and Consulting

Surveying and Consulting
15943 Fowling Road
Interlachen, MI 49643
Phone: (231) 632-4208

3525 WEST FRONT CONDOMINIUM
SEC. 4, GARFIELD TWP., GRAND TRAVERSE CO.
SURVEY PLAN

PROPOSED DATED: XX-XX-XX
JOB NUMBER: 436221
SHEET: 2

SHEET: 2

Exhibit A2

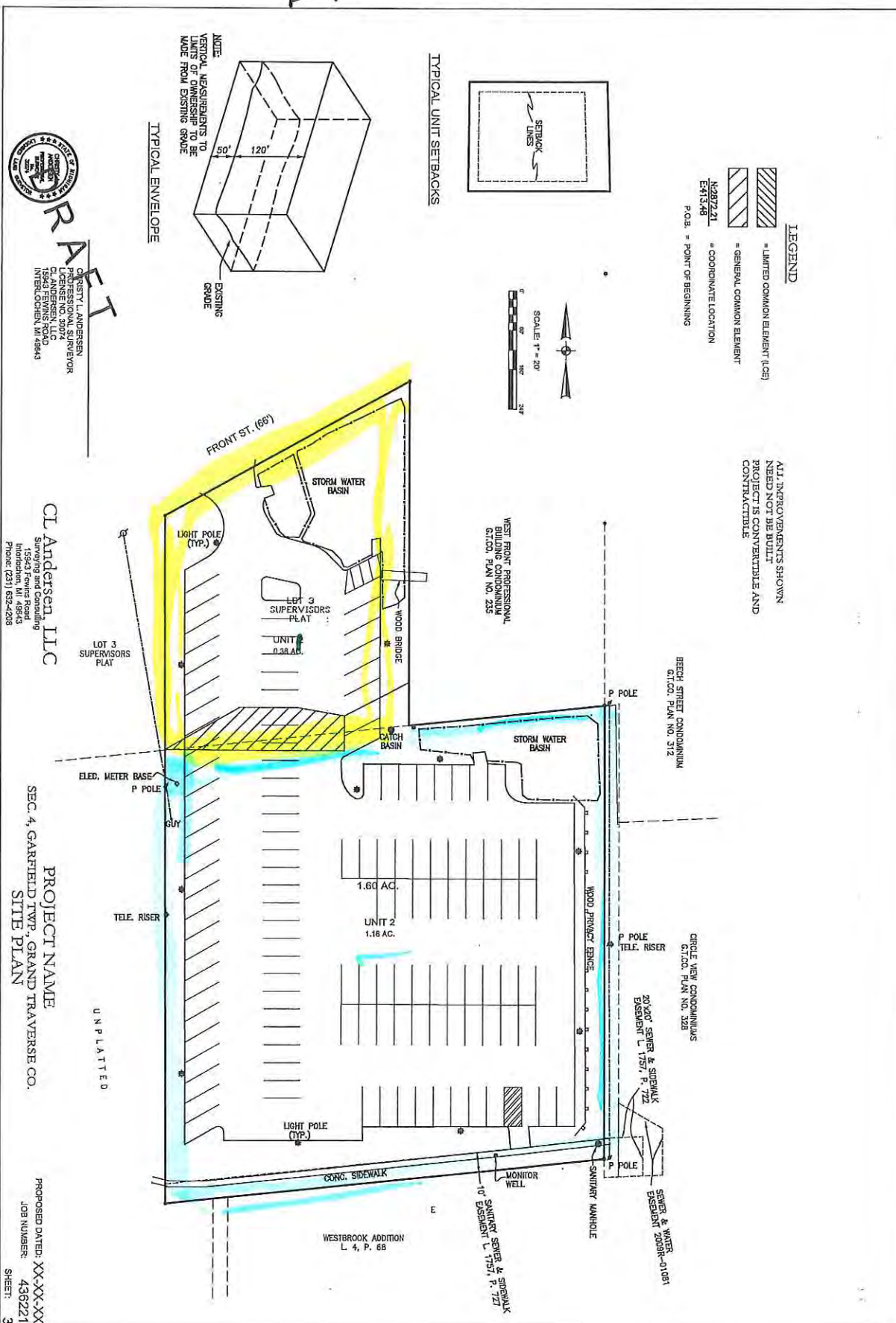


Exhibit " B " to O'Grady's Application for Conceptual Review By Garfield Township

Refer to subject

Tue, Jan 4, 2022 at 2:44 P

1. Todd Stone, Owner of the subject property also owns the adjacent parcels to the North and East.
2. Todd is requesting that the adjacent parcel known as Unit # 1 in the proposed Master Deed (Refer to attached Exhibit A 1 and A 2 , for drawings) does not get rezoned. Todd wants said parcel to remain C-1, Office . Todd is using it for parking for his Bldg (1225 W.Ft St.) to the East .Exhibit A shows also the survey area for Parcel # 2 which is the subject property in O'Grady's application.
3. Exhibit A also shows the Ingress and Egress for the subject property. (The details are identified in Exhibit B of the Master Deed which is nearly ready for recording.)



Charter Township of Garfield

Planning Department Report No. 2017-47

Prepared:	July 5, 2017	Pages:	Page 1 of 4
Meeting:	July 11, 2017	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Rezoning		
File No.	Z-2017-01	Parcel No.	05-004-031-00
Applicant:	Matt McDonough - Munson Healthcare		
Owner(s):	Stone Real Estate Holdings, LLC		

SUBJECT PROPERTY:

The subject property is located at 3525 W. Front Street and is one of two remaining noncommercial parcels in that area. The property has historically been used as residential; however, the home will be removed to make way for a commercial office use. The property is approximately 1.75 acres in size.



PURPOSE OF APPLICATION:

The application proposes to rezone the property from the current R-3 Multi-Family Residential to C-O Office Commercial, without restriction.

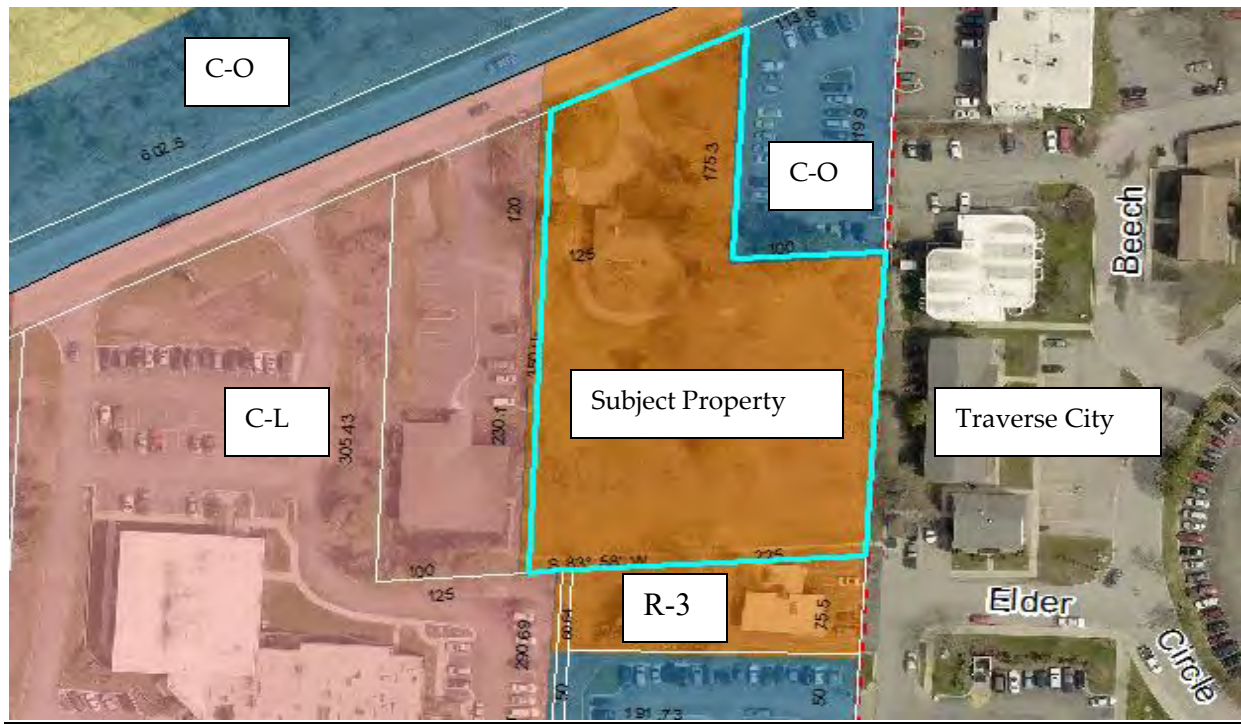
SURROUNDING PROPERTIES:

The subject property is currently surrounded by commercial office uses and medical support services. They are appropriately zoned C-O Commercial Office (north), C-L Local Commercial (west), R-3 Multi-family (south), C-O Commercial Office (east), and Traverse City (east).

Zoning Map Amendment – Township Board – Public Hearing

CURRENT ZONING:

The property is currently zoned R-3 Residential as identified in orange below.



MASTER PLAN:

The Master Plan (pink) identifies this area as Professional Office.



MASTER PLAN CONSIDERATIONS:

A primary factor in considering any rezoning request is the relationship between the application and the Master Plan. In this case, the Master Plan, as indicated above identifies this areas future land use designation as Professional Office, which is the equivalent of the C-O Commercial Office zoning district, proposed.

PLANNING COMMISSION RECOMMENDATIONS:

The application was introduced to the Planning Commission at their April 12, 2017, meeting and scheduled for a public hearing on May 10, 2017. Following the public hearing and discussion, the Planning Commission unanimously recommended approval of the rezoning application to the Township Board.

At its regular scheduled meeting on June 20, 2017, in accordance with the Zoning Enabling Act and having considered neighboring zoning, the County Master Plan, and the analysis from Garfield Township Planning Department, the County Planning Commission concurred with the Township Planning Commission's proposed action.

STANDARDS FOR REVIEW / FINDINGS OF FACT:

The standards for review of proposed rezoning adopted by the Planning Commission were made a part of PD Report 2017-32. These Findings of Fact have been provided in a more formal and separate document for your review and adoption, if deemed appropriate.

STAFF COMMENT:

Zoning Map Amendment – Township Board – Public Hearing

As stated above, the property in its entirety is approximately 1.75 acres in size and fronts on West Front Street. The parcel does not appear to have any environmentally sensitive areas and is of size to adequately support a future office building and parking area. The parcel can be considered a "hold out" piece of property that had remained residential even as the area around it evolved. By supporting the map amendment, we are solidifying the West Front Street medical corridor, which will be an area we review for a future sub-area plan. Similar to all recommendations by the Planning Commission, decisions are based on facts and by following the law. The recommendations do not take a personal agenda approach; rather, they are made to withstand judicial scrutiny, if challenged.

Should the Township Board feel that the application requires additional information, the motion(s) below would be premature.

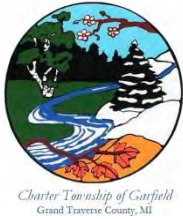
ACTION REQUESTED:

Following an opportunity for applicant presentation, public comment, and Board discussion, the following separate motions in support of approval are offered for consideration:

(MOTION) THAT the Planning Commission's adopted Findings of Fact for Application Z-2017-01, attached to PD Report 2017-47 and forming part of this motion, BE APPROVED *(to be adopted only after review of the finding of fact document)*.

The following motion would be appropriate to adopt the zoning map amendment:

(MOTION) THAT application Z-2017-01, submitted by Stone Real Estate Holdings, LLC to rezone lands along West Front Street to the C-O Commercial Office Zoning District, and constituting amendment No. 7 to the Garfield Township Zoning Ordinance, BE APPROVED.



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

Findings of Fact for Zoning Map Amendment Application #Z-2017-01

General Findings:

Subject Property: The application affects a parcel of land located with an address of 3525 West Front Street.

Parcel Numbers: 05-004-031-00

Current Zoning: R-3 Multi-Family Residential

Request: To rezone approximately 1.75 acres of land from the R-3 Multi-Family Residential district to the C-O Office Commercial district

Owners: Stone Real Estate Holdings, LLC

Applicant: Munson Healthcare

Agent: Matt McDonough

Legal Description (Rezoning Parcel):

PT LOT 3 SUPERVISORS PLAT & SE1/4 SW1/4 SEC 4 T27N R11W COM SE COR LOT 3 TH E 100' TH S 230.1' TH S 83DEG 58'W 225' TH N 350' M/L TO S LI FRONT ST TH N 61DEG 08'E ALG SD ST TO E LINE LOT 3 TH S 175.3' TO POB

Standards of Review:

The application was introduced to the Planning Commission at their April 12, 2017, meeting and scheduled for a public hearing on May 10, 2017. Following the public hearing and discussion, the Planning Commission unanimously recommended approval of the request to the Board. The Garfield Township Zoning Ordinance requires various criteria to be addressed to aid in the decision.

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E.1 Master Plan Consistency through § 421.E.8 Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

1. Master Plan Consistency

- The request to rezone the property to a lower intensity Commercial Office (C-O) district appears to be consistent with Future Land Use Map (FLUM), which identifies this area and particular parcel as Commercial Office.

2. Adverse Impacts on Neighboring Lands

- The proposed C-O district is compatible with the surrounding local commercial and commercial office zoning and uses; therefore, it will not present an adverse impact on the surrounding commercial uses or create traffic congestion.
- The proposed zoning district is compatible with the neighboring professional office uses both within Garfield Township and City of Traverse City.

3. Suitability as Presently Zoned

- With the exception of the subject property, the area has evolved over time from residential to professional office uses.
- The subject property is an isolated R-3 Multi-family zoned property with limited opportunity for high density residential.
- Adjacent easterly and southerly properties are located within Traverse City and are consistent with the professional office uses.

4. Changed Conditions

- The land use pattern in the area of this request has evolved over time from single-family residential to professional office and medical support services.
- The majority of the adjacent properties have been planned and have developed into medical support services in the general vicinity of the request.

5. Health, Safety, and Welfare

- The zoning district proposed will allow additional medical support services for Munson Medical Hospital as it continues to expand and offer additional medical and emergency medical services.
- No historic or cultural places or areas exist on the subject property.

6. Public Policy

- The request to rezone the property from residential to commercial office is more consistent with the neighboring properties than currently zoned.
- The property will be more compatible with the surrounding office uses, the Master Plan, and the development patterns of the area.
- The single-family home is currently vacant and becoming dilapidated due to its vacancy; therefore, a redevelopment of the property will further benefit the neighborhood and community.

7. Size of Tract

- Due to the current development pattern shifting over the years from residential to medical office, it is appropriate to consider this property for a rezoning regardless of its size.
- As currently zoned, this residential property is incompatible with the surrounding uses and zoned properties.