

CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING

Wednesday, December 13, 2017 - 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

Call Meeting to Order

Roll Call of Commission Members

1. Review and Approval of the Agenda - Conflict of Interest
2. Minutes
 - a. November 8, 2017
3. Reports
 - a. Township Board
 - b. Planning Commissioners
 - c. Planning Department
4. Business to Come Before the Commission
 - a. PD 2017 - 119 - 2018 Meeting Dates
 - b. PD 2017 - 120 - Conceptual Review - S. Airport Rezoning Request
 - c. PD 2017 - 111 - Conditional Rezoning Request - Introduction
 - d. PD 2017 - 118 - Fox Run - Continued Discussion
 - e. PD 2017 - 112 - U-Haul Request for Text Amendment to C-P District - Introduction
 - f. Buffalo Ridge PUD
5. Public Comment
6. Items for Next Agenda - January 10, 2017
 - a. Hickory Hills SUP - Introduction
 - b. US -31 Mobile / Modular Home Sales - SUP - Introduction
 - c. Conditional Rezoning Request - Public Hearing
 - d. TBD
7. Adjournment

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

Garfield Township 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 Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
November 8, 2017**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Commission Members:

Present: Steve Duell, Joe Robertson, Joe McManus, Pat Cline, Gil Uithol and John Racine

Absent and Excused: Chris DeGood

Staff Present: Eric Perdonik

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

Duell moved and Uithol seconded to approve the agenda as presented.

Yeas: Duell, Robertson, Uithol, Cline, McManus, Racine

Nays: None

2. Minutes (7:00)

a. October 11, 2017 Regular Meeting Minutes

McManus moved and Robertson seconded to approve the October 11, 2017 Regular Meeting Minutes as amended removing Uithol's name from all agenda items since he was absent.

Yeas: McManus, Uithol, Cline, Robertson, Duell, Racine

Nays: None

3. Correspondence (7:03)

a. Conservation District Report

4. Reports (7:03)

Township Board Report

No report

Planning Commissioners

No report

Planning Department

Perdonik said that staff nominated three projects for Planning Awards and they were recognized at the annual Planning Dinner last week. The Parks and Recreation Commission is moving forward with their five-year Master Plan and the public is asked to go to the township website to view and comment on the plan.

5. Business to Come Before the Commission

a. PD 2017-109 Conceptual Review – Church (7:04)

The application requests conceptual review of an institutional use to be located on vacant land off of LaFranier Road within the A-1 Agriculture district. The use is permitted within the district by Special Use Permit. Deficiencies remaining in the application are the land division, a sidewalk along LaFranier and parking.

Bill Crain, of Crain Engineering, said that the site is on the east side of LaFranier Road and the plan is for a 9600 square foot church, gathering space and possible day care facility. Parking would be located south of the building. Some large trees on the site would be saved and as much vegetation as possible would be used. Crain indicated that a topographic survey was being done and a sidewalk along LaFranier was not an issue and would be installed. A new curb cut may be needed along LaFranier. Commissioners discussed the project and asked questions. Overall, Commissioners were favorable to the proposed project.

b. PD 2017-103- City of Traverse City – Water Tank SUP – FOF (7:15)

The new 2 million gallon tank is proposed to be located directly behind the current water reservoir which has been in existence since 1972 and is housed on approximately 5 acres of land. Commissioners reviewed the application previously and are now reviewing the findings of fact for Major Essential Services. Perdonik said that any concerns from last time have been addressed.

Duell moved THAT the Findings of Fact for Application SUP-2017-02, as presented in Planning Department Report 2017-103, and being made a part of this motion, BE ADOPTED. Robertson seconded.

*Yeas: Duell, Robertson, McManus, Uithol, Cline, Racine
Nays: None*

Cline moved and Robertson seconded THAT Application SUP-2017-02 BE APPROVED subject to the following conditions:

- 1) Final engineering review and approval by the township engineer including all infrastructure, stormwater and FAA, if necessary.*
- 2) All final reviews from agencies with jurisdiction shall be provided prior to any land use permits being issued.*
- 3) The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
- 4) The applicant shall record promptly the amended Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy*

of each recorded document shall be filed with the Township within ninety (90) days of final approval by the Township or approval shall be considered to have expired.

*Yeas: Cline, Robertson, McManus, Duell, Uithol, Racine
Nays: None*

c. PD 2017-105 – US 31 Retail – FOF (7:18)

The commissioners previously reviewed this request for a multi-tenant retail/food business complex. The proposed complex would be a single building consisting of three units constructed in a single phase on a 2.8 acre parcel located at 3664 North US 31 South.

Commissioners are now reviewing the Findings of Fact in the application. Perdonik said it was a permitted use by right but the site plan needed to be approved by the Planning Commission.

Uithol moved and Duell seconded that Findings of Fact for application SPR 2017-03, attached to PD Report 2017-105 and forming part of this motion, BE APPROVED.

*Yeas: Uithol, Duell, McManus, Robertson, Cline, Racine
Nays: None*

Uithol moved and Duell seconded THAT application SPR 2017-03, submitted by Alpha-31, LLC to construct a 3-unit retail space on parcel 05-016-016-30, BE APPROVED, with the following conditions:

- 1) All agency reviews and final engineering review by the Township's consultant are received and deemed compliant prior to issuing a Land Use Permit or Building Permit.*
- 2) That cross-access easements be provided to the adjacent properties to the North and South and recorded with the Grand Traverse Register of Deeds office following Staff review.*
- 3) The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*

*Yeas: Uithol, Duell, McManus, Robertson, Cline, Racine
Nays: None*

e. PD 2017-71 Master Plan

Commissioners were provided with an overview of the process and specific steps required for the Township to formally adopt the 2017 Master Plan in accordance with Sections 39, 41 and 43 of the Michigan Planning Enabling Act. Commissioners can now approve the proposed plan for submission to township board for comment and distribution.

Commissioners discussed a favorable Public Hearing time and decided to hold it when more people were in town.

Duell moved and Uithol seconded to submit the proposed Master Plan to the Township Board for review, comment and distribution and to hold a Public Hearing at some time after comment has closed.

*Yeas: Duell, Uithol, McManus, Cline, Robertson, Racine
Nays: None*

7. **Public Comment (7:29)**

8. **Items for Next Agenda – December 13, 2017**

TBD

Perdonik offered a review of the Fox Run development and said that the project is on hold and awaiting a new proposal by the developer. Buffalo Ridge will be back on the December 13th agenda for further review.

9. **Adjournment**

McManus moved and Uithol seconded to adjourn the meeting at 7:33.

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



Charter Township of Garfield
Planning Department Report No. 2017-119

Prepared:	December 7, 2017	Pages:	Page 1 of 2
Meeting:	December 13, 2017 - Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	2018 Meeting Schedule		

PURPOSE:

This report requests approval and adoption of the 2018 Planning Commission meeting schedule.

COMMENTS:

As you are aware, the Planning Commission is required to adopt and post their annual meeting schedule at the beginning of each year. Please see the attached 2018 meeting schedule for your review and, if acceptable, approval.

The 2018 meeting schedule follows the same format as previous years with meetings held on the 2nd Wednesday, and work sessions on the 4th Wednesdays of the month. Similar to past years, we have eliminated the work session in November and December due to the holidays.

The meetings are scheduled to begin at 7:00 pm as usual, however, staff is open to changing that time if the Planning Commission desires.

RECOMMENDATION:

The following motion would be appropriate:

THAT the 2018 Planning Commission meeting schedule, as attached to PD Report No. 2017 -119, BE APPROVED.



Charter Township of Garfield

Grand Traverse County

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

2018 PLANNING COMMISSION MEETING DATES

The Charter Township of Garfield Planning Commission meets on the second and fourth Wednesdays of each month, excepting the months of November and December. All meetings begin at 7:00 p.m. and are held at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan. The adopted 2018 meeting schedule is as follows:

Regular Meeting

January 10, 2018
February 14, 2018
March 14, 2018
April 11, 2018
May 9, 2018
June 13, 2018
July 11, 2018
August 8, 2018
September 12, 2018
October 10, 2018
November 14, 2018
December 12, 2018

Study Session

January 24, 2018
February 28, 2018
March 28, 2018
April 25, 2018
May 23, 2018
June 27, 2018
July 25, 2018
August 22, 2018
September 26, 2018
October 24, 2018

Joe Robertson, Secretary
Garfield Township Planning Commission
3848 Veterans Drive
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Charter Township of Garfield Planning Department Report No. 2017-120

Prepared:	December 7, 2017	Pages:	1 of 2
Meeting:	December 13, 2017 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Conceptual Review - Rezoning Request - Residential R-1 to Commercial		
Applicant:	Request to Rezone Church Property		

INTRODUCTION

This is an application for conceptual review to discuss a request to rezone a Church currently located at 3050 S. Airport Road. The property is currently and has historically been zoned R-1 One-Family Residential, however the applicant would like to rezone the property to a non-specified commercial district.

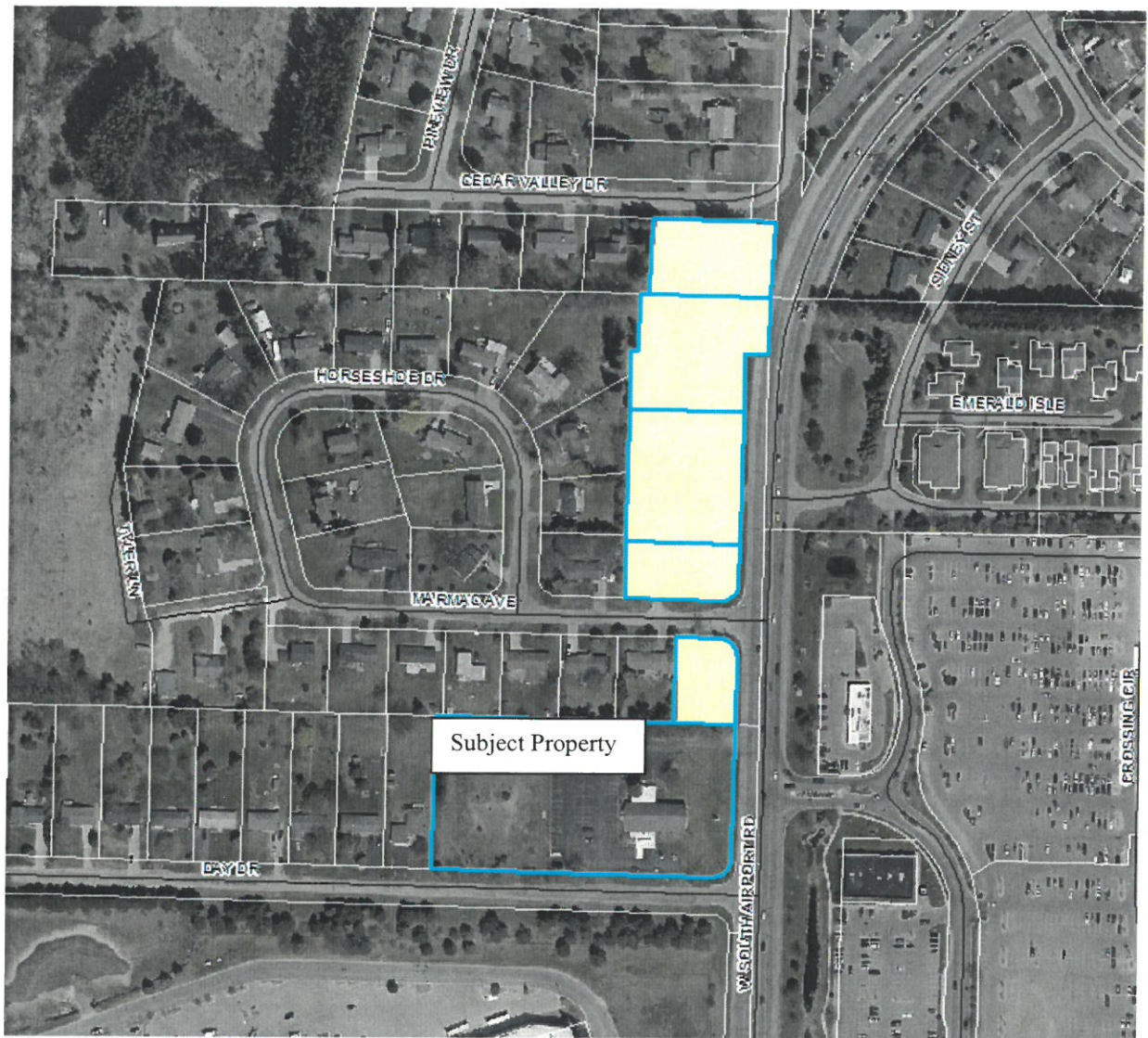
STAFF COMMENT:


The property is part of a platted subdivision that was approved in 1972, with the church being constructed in 1976. The pastor and his agent have now approached the township to rezone the property in an effort to increase its value and sell it to supplement their new church. A church has historically been considered compatible with residential uses due to size and limited traffic during peak times, which explains its current location.

This request is likely to garner interest from property owners along S. Airport Road (between the mall and credit union) as most have inquired about rezoning their property from residential to commercial over the past few years. The Township has over 1,500 acres of land zoned commercial with hundreds of those acres remaining vacant. As always, careful consideration of the request is recommended as any decision is likely to set a precedent for property owners along that roadway.

ACTION REQUESTED:

The conceptual review process is intended to provide an opportunity for informal dialogue between the Planning Commission and the applicant. No formal action is requested.



 Charter Township of Garfield Planning Department Report No. 2017-111			
Prepared:	November 29, 2017	Pages:	Page 1 of 2
Meeting:	December 13, 2017 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Conditional Rezoning Agreement		
File No.	Z-2017-05 - CRA	Parcel No.	05-024-019-20
Applicant:	Anita and Christopher Scussel		
Owner(s):	Anita and Christopher Scussel		

PURPOSE OF APPLICATION:

The Property is subject to a Conditional Rezoning Agreement (the “Agreement”) entered into in 2008 and recorded at 2008R-07868, Grand Traverse, County Register of Deeds, whereby the Property was rezoned from A-1 Agricultural, to C-2, General Business with restrictions and limitations (2008). The Applicant requests withdrawal of the Agreement and desires to enter into a new Conditional Rezoning Agreement to further restrict the use of said land. The Property would be subject to a new Conditional Rezoning Agreement (CRA) whereby the Property is rezoned from the current C-2, General Business to A-1 Agricultural, with restrictions and limitations.

SUBJECT PROPERTY:

The subject property is approximately 20 acres in size, with a street address of 478 Hammond Road and property ID # 024-019-20. This property is a portion of a larger parcel, (approximately 30 acres) granted a conditional rezoning from Agricultural to C-2 (now C-G) with restrictions in 2007.

STAFF COMMENT:

The purpose of the introductory meeting is to allow the applicant to present the request, for the Planning Commission to identify any concerns which could impact an eventual decision, and to schedule the request for a public hearing. The procedure required to change or modify the Agreement is the same as when originally approved, therefore a public hearing and recommendation to the Township Board will follow.

The Applicant requests that the Property be rezoned and revert back to the A-Agricultural zoning district with conditions to protect the Property from development. With respect to the Township Zoning Ordinance, the Applicant has voluntarily offered the following restrictions to limit the use of the property to the following:

1. Protection and preservation of the Property.
2. Eradication of invasive species.
3. Habitat improvement for waterfowl and wildlife.
4. Improving conservation value.

The Applicants have further offered the following:

1. The Property shall be permitted a driveway entrance for the sole purpose of accessing the unimproved property.
2. The access is contingent on the property remaining vacant, undivided and unimproved.

**CONCLUSION:**


Due to the applicant's desire to preserve the property from development, Staff has waived the development plan requirements, impact statements, and criteria for justification and further conditionally waived the requirement to access the property by way of shared access drive.

ACTION REQUESTED:

If the Planning Commission is satisfied with the information within this report the following recommendation is offered for your consideration:

THAT application Z-2017-05, submitted by Anita and Christopher Scussel of Traverse City, to withdraw from the 2008 CRA and enter into a new conditional rezoning agreement, BE ACCEPTED; and further

THAT application Z-2017-05 BE scheduled for public hearing at the regular meeting of the Garfield Township Planning Commission to be held on January 10, 2018.

 Charter Township of Garfield Planning Department Report No. 2017-106			
Prepared:	December 5, 2017	Pages:	1 of 3
Meeting:	December 13, 2017-Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Fox Run Multi-Family PURD		
Applicant:	William Clous-Eastwood Custom Homes		

BACKGROUND:

This Planned Unit Residential Development (PURD) application was introduced at the September 21, 2017, Planning Commission meeting. Commissioners held an onsite meeting on September 27, 2017, to better understand the application and associated waivers, then held a public hearing on the application at their October 11, 2017, meeting. At the hearing, the Planning Commission requested that the applicant provide an amenity for young children, such as a playground, to further justify the density sought.

The property is currently zoned R-3 Multi-Family Residential and allows apartments by way of a Special Use Permit (SUP) or PURD. The property is approximately 8 acres in area, 3.75 acres of which is open space, thus leaving 4.25 acres of developable land. When the new Zoning Ordinance was adopted, new design standards for PURDs were implemented to encourage quality of life and neighborhood interaction. The plan, as proposed, contemplates transferring the density from the low wet areas (3.75 acres) and clustering it upfront to provide a density of approximately 10 units per acre.

STAFF COMMENT:

This report has been formatted so as to summarize the specific concerns Planning Commissioners have expressed about the project to date. A green highlight indicates that Staff considers the issue to be resolved; a yellow highlight indicates that Staff considers the issue to be pending at this time; and a red highlight indicates that Staff considers the issue to be unresolved at this time.

> Vehicular Circulation

The project is proposed to be accessed by a single point of ingress and egress from Garfield Road.

The Commission is awaiting further information from the applicant and GTCRC with regard to this issue; for example, whether a turn lane might be required. Staff has not yet received anything from the applicant to pass on to the Commission at this time.

> Traffic Impact Report

Section 618 of the Zoning Ordinance provides the Planning Commission with the authority to require a traffic study for a project of this type. Staff recommends that the applicant work with the GTCRC to determine if improvements can be agreed upon in lieu of a traffic study. The

Commission is awaiting further information from the applicant and GTCRC with regard to this issue.

> Sidewalks

The applicant must install a sidewalk along Garfield Road with curb and gutter to provide a safe pedestrian passage as required by Section 522 of the Zoning Ordinance. However, Staff has noticed a discrepancy between the previously submitted plans and newest submission: the newest submission does not appear to include a note about the sidewalk and curb and gutter on the site plan, whereas the previous submission did. In addition, there is no pedestrian striping shown across the vehicular entrance, and the sidewalk is not clearly delineated and is called an "asphalt path" on the site plan. In accordance with Section 522, the required sidewalk must be made of concrete and measure 6 feet in width.

> Children's Playground

The Planning Commission suggested that the applicant provide a safe and visible children's playground for the residents of the complex. Staff suggested that the applicant either eliminate a 6-unit building on the south side of the project, or reposition the units to create an adequate playground.

The applicant does feel a playground is warranted and would like to discuss this issue further.

> Natural Trail

Commissioners questioned the lack of improvements planned as a part of the nature trail, which is proposed as an amenity. In addition, Commissioners raised questions regarding the environmental or water quality aspects of locating the trail in the wetlands.

Due to Commissioners' concerns, the applicant stated that they would work with the MDEQ on the trail construction. Does the Commission have additional specific concerns regarding the trail or construction thereof? Staff recommends that it be made a condition of any approval that the Planning Department receives all correspondence between the applicant and the MDEQ regarding the trail construction.

> Density

Commissioners questioned the transfer of density from the wetland area to the buildable area. In short, the applicant would be permitted 46± units (5.75 units per *buildable acre*) on the property. The applicant is requesting 84 units under the PURD (10.5 units in excess of the total acreage). The PURD was drafted as a design-based approval; in other words, the better the project design and quality of life amenities, the more density and/or waivers the applicant may receive. In this case, based on the *buildable acreage*, 46± units is the starting point.

For context, there are three high-density projects adjacent to or within approximately 700 feet of this property: Manitou Woods (99 units @ 9/ac); Garfield Condominiums (75+ units @ 7/ac); and Sugar Plum Apartments (172 units @ 8/ac). An office/industrial park is also located within this distance.

This issue remains undecided.

√ Open Space

The applicant is proposing to preserve approximately 3.77 acres of wetlands and lowlands located to the east of the site. The low area of the site is proposed as a natural park area.

√ Parking

The Planning Commission was satisfied with the parking proposed provided the applicant agrees to the numbering and assignment of spaces to ensure each unit has a designated space. Staff recommends conditioning any approval on the applicant including details regarding parking space numbering in the plan set.

√ Snow Storage

Snow storage may cause additional issues for parking as the applicant is requesting to utilize some of the parking spaces for snow storage, effectively lowering the winter parking availability by an additional 6 spaces to 156 total winter parking spaces. The Planning Commission was generally satisfied with this concern provided the applicant numbers and assigns spaces to the residential units.

√ Stormwater-Low Impact Design

The applicant has created a low impact design for capturing the parking lot stormwater runoff. Two landscaped swales will capture parking lot stormwater and direct it into a catch basin and underground retention area, which will then direct water into the stormwater basin before entering the wetland area. The Planning Commission should credit this amenity to the project.

√ Gravel Access Drive / Parking Area

The gravel drive was moved away from the property line and the parking area has been reshaped and resized. The Planning Commission may consider this concern resolved.

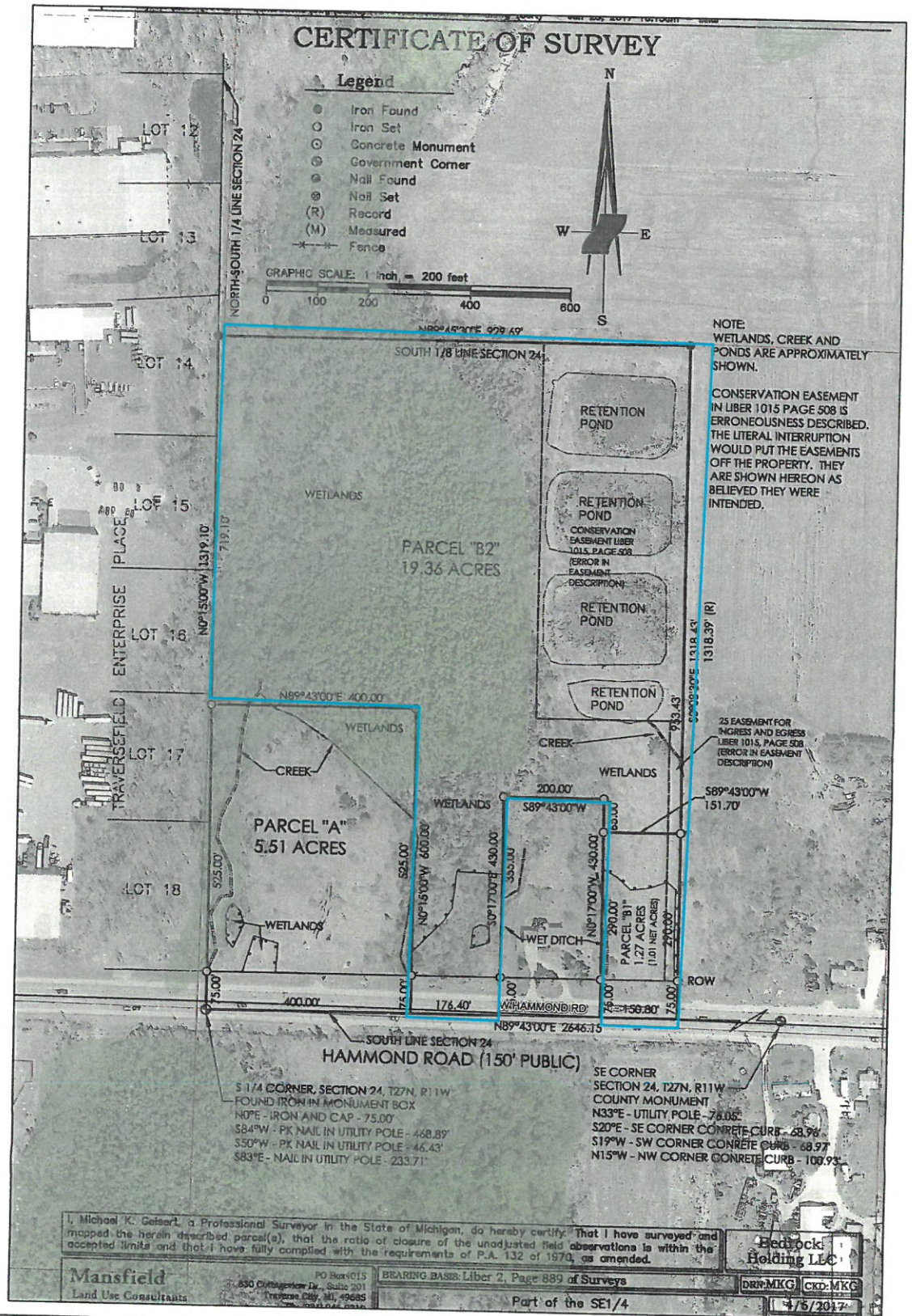
In sum, amenities proposed include:

1. Low-impact stormwater design within the parking lot
2. A rustic walking trail
3. Gravel Road for Conservancy property access* (although this might be regarded as an amenity, it is a product of an agreement between the applicant and Conservancy)

In light of the amenities proposed, has the applicant justified the increased density being requested of the Planning Commission?

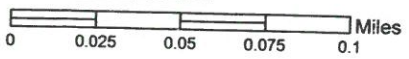
ACTION REQUESTED:

Following Planning Commission discussion, it would be appropriate to continue deliberation with the applicant to resolve the concerns discussed above **OR** direct Staff to prepare findings in support of an anticipated decision.



Legend

- Wetland
- Parcels 2017
- Roads 2017



This map is based on digital databases prepared by Garfield Township. The Township does not warrant, expressly or impliedly, that the information on this map is current or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.

SUBJECT PROPERTY (HIGHLIGHTED IN BLUE)

PROPOSED CRA AMENDMENT (C-G TO A)

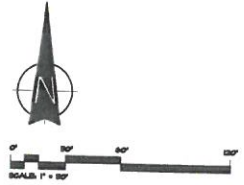
NOT A LEGAL SURVEY



Garfield Charter Township
3848 Veterans Drive
Traverse City, MI 49684
Phone: 231.941.1620
Fax: 231.941.1688
www.garfield-twp.com

FOX RUN

EASTWOOD CUSTOM HOMES



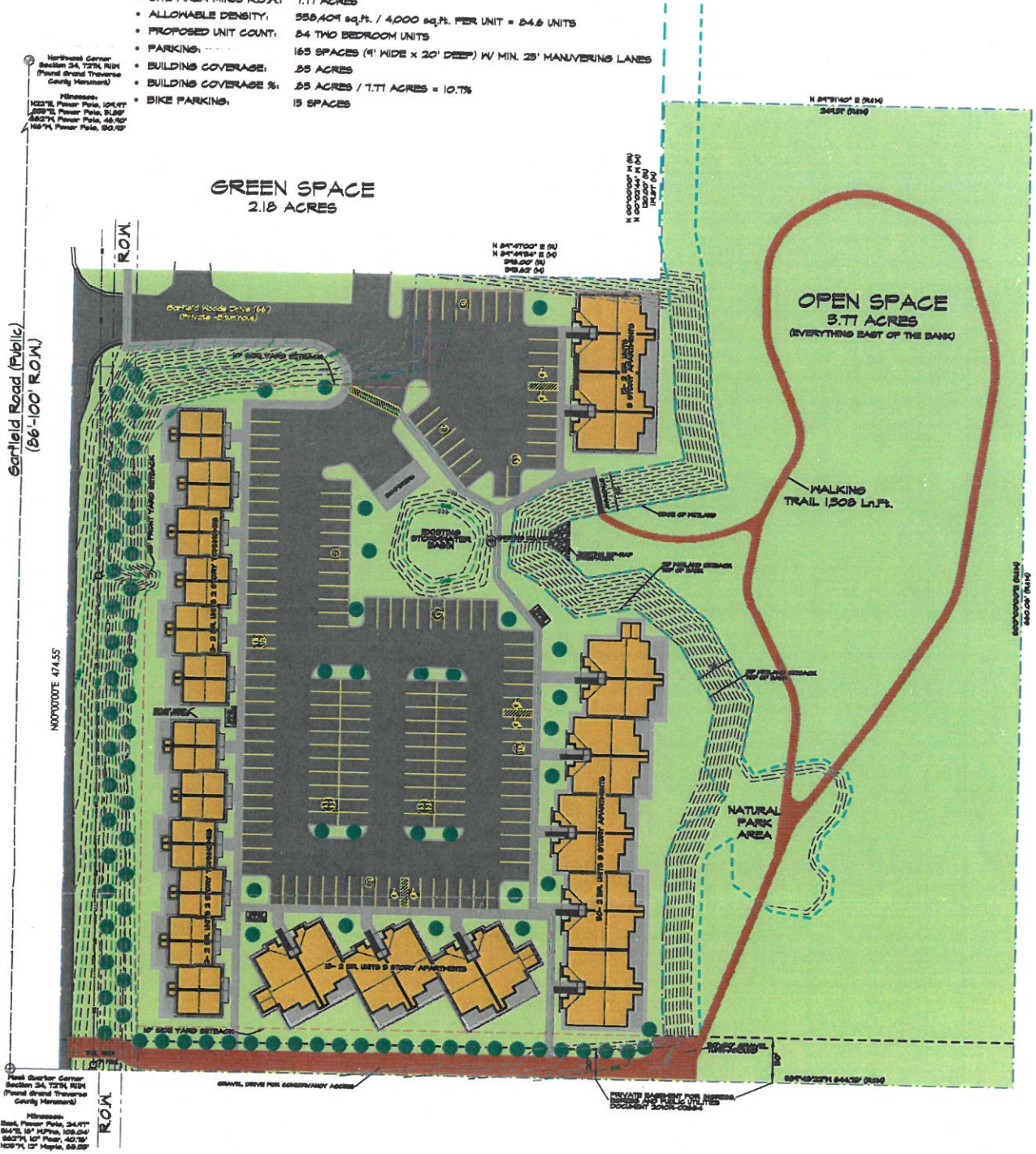
- TOTAL SITE AREA: 8.54 ACRES
- SITE AREA MINUS R.O.W.: 7.71 ACRES
- ALLOWABLE DENSITY: 558,409 sq.ft. / 4,000 sq.ft. PER UNIT = 139.6 UNITS
- PROPOSED UNIT COUNT: 84 TWO BEDROOM UNITS
- PARKING: 165 SPACES (9' WIDE X 20' DEEP) W/ MIN. 25' MANUEVRING LANES
- BUILDING COVERAGE: 25 ACRES
- BUILDING COVERAGE %: 25 ACRES / 7.71 ACRES = 10.7%
- BIKE PARKING: 15 SPACES

Northwest Corner
Section 24, T27N, R10W
Platted Grand Traverse
County Homestead

Witnesses:
N22°12' E, Power Pole, 124.47'
S23°12' E, Power Pole, 31.52'
S22°12' E, Power Pole, 46.12'
N25°12' E, Power Pole, 55.12'

GREEN SPACE
2.18 ACRES

OPEN SPACE
5.71 ACRES
(EVERYTHING EAST OF THE BANK)



South Quarter Corner
Section 24, T27N, R10W
Platted Grand Traverse
County Homestead

Witnesses:
S24°12' E, Power Pole, 34.47'
S42°12' E, Power Pole, 108.24'
S22°12' E, Power Pole, 40.12'
N25°12' E, Power Pole, 55.12'

FOX RUN

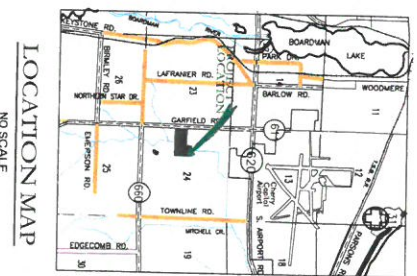


EASTWOOD CUSTOM HOMES

SECTION 24, TOWN 27 NORTH, RANGE 11 WEST
GARFIELD TOWNSHIP, GRAND TRAVERSE CO., MICHIGAN

EXISTING UTILITIES CAUTIONS

EXISTING PUBLIC UTILITIES AND KNOWN UNDERGROUND STRUCTURES ARE SHOWN ON THE GRADE SHEET. THE CONTRACTOR IS TO BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS AND THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY OWNERS AND MDOT PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY UTILITIES AND STRUCTURES THAT ARE DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY OWNERS AND MDOT OF ANY DAMAGE TO UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY OWNERS AND MDOT PRIOR TO ANY CONSTRUCTION.



DEVELOPERS:
EASTWOOD CUSTOM HOMES
848 US-31 SOUTH
TRAVERSE CITY, MICHIGAN 49685
PHONE: (231) 929-4663

- SHEET INDEX**
- C-1 SITE PLAN
 - C-2 EXISTING CONDITIONS PLAN
 - C-3 GRADING PLAN
 - C-4 SITE UTILITY PLAN
 - C-5 LANDSCAPING PLAN
 - C-6 SITE DETAILS
 - PH-1 LIGHTING/PHOTOMETRICS PLAN

JOB NUMBER:
115617
SHEET C-0

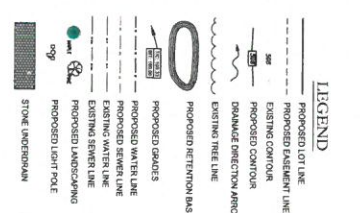
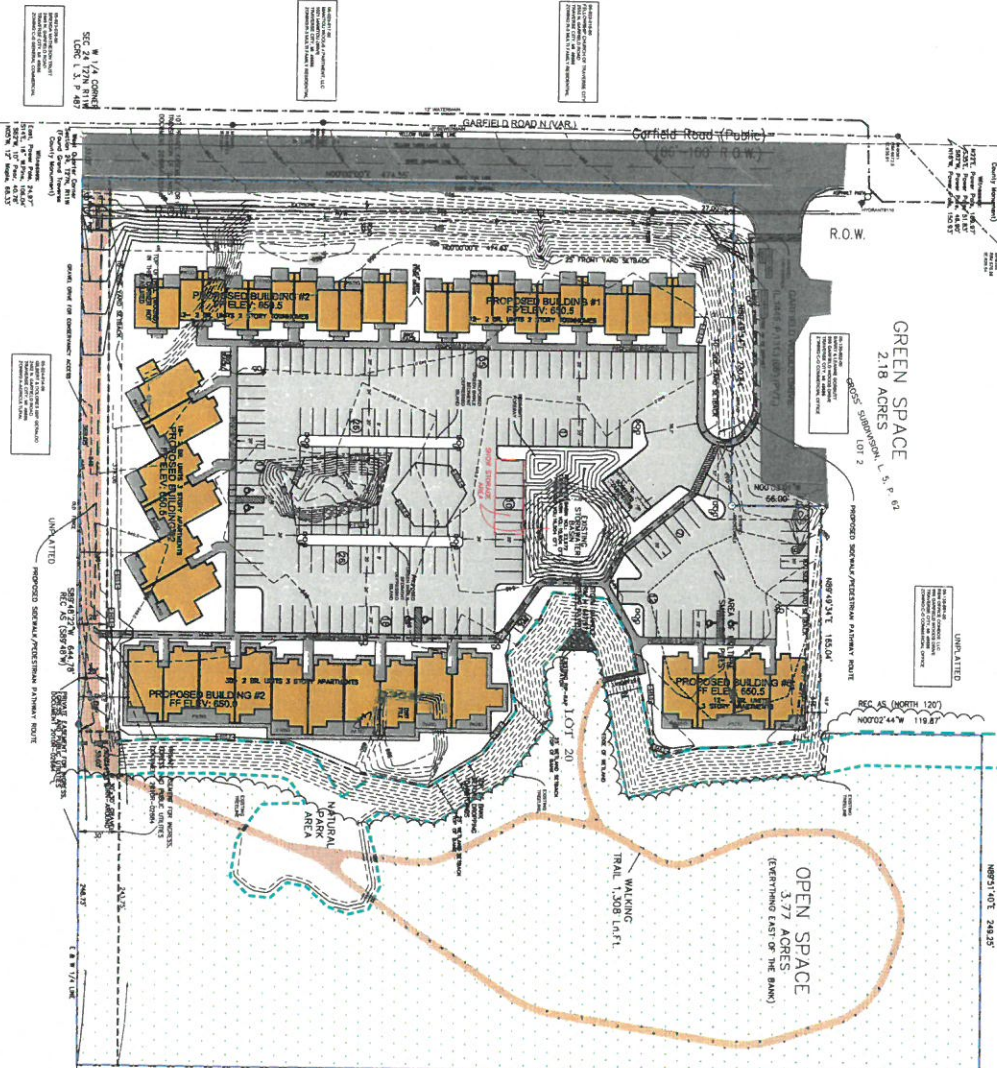
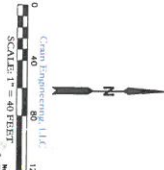
**SITEPLAN
FOX RUN**

SECTION 24 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
DSGN BY: WLC
DATE: 08-11-2017
REV DATE:

Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620
Phone: (231) 947-7255
Cell: (231) 632-4207
email: crainengineeringllc@gmail.com

FOX RUN

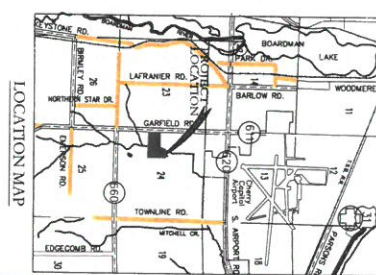


PROPOSED LOT LINE
 TOTAL LOT AREA: 10.00 ACRES
 TOTAL LOT AREA: 10.00 ACRES
 TOTAL LOT AREA: 10.00 ACRES
 TOTAL LOT AREA: 10.00 ACRES

SITE DATA

PROPERTY OWNER & ARCHITECT
 WILLIAM CLARK
 INVALENT CITY, MI 48186
 7725 CHICKADEE
 PAVILION CORNER N GARFIELD WOODS DRIVE
 PARCEL NUMBER: 28-05-100-00000
 SETBACKS:
 FRONT - 25'
 REAR - 25'
 EXISTING:
 1.00 ACRES (1.00 ACRES) TOTAL
 1.00 ACRES (1.00 ACRES) TOTAL
 1.00 ACRES (1.00 ACRES) TOTAL
 1.00 ACRES (1.00 ACRES) TOTAL

TOTAL SITE AREA: 10.00 ACRES
ALLOWABLE DENSITY: 30.00 UNITS PER ACRE
PROPOSED PARKING: 100 SPACES
PROPOSED CHAISIS: 100 SPACES
PROPOSED WATER LINE: 100 FEET
PROPOSED SEWER LINE: 100 FEET
EXISTING SEWER LINE: 100 FEET
PROPOSED LANDSCAPING: 100 SPACES
PROPOSED LIGHT POLE: 100 FEET
STONE UNDERDRAIN: 100 FEET



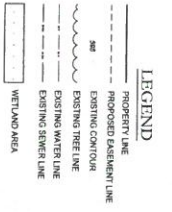
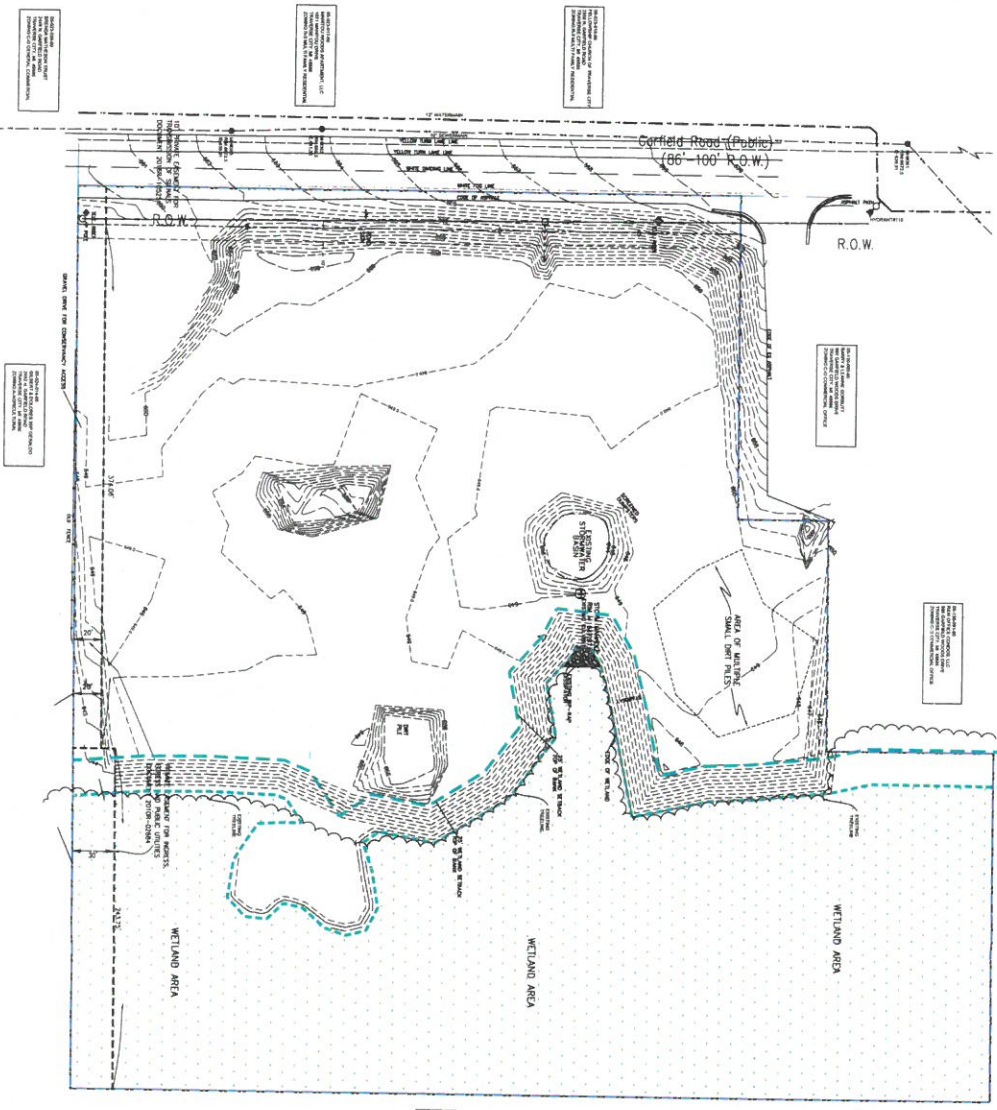
JOB NUMBER: 115617
SHEET: C-1

SITEPLAN FOX RUN

SECTION 24 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
CHECKED BY: JAS
DATE: 08-11-2017
REV DATE:

Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bott Road
 Buckley, MI 49620
 Phone: (231) 947-7255
 Cell: (231) 632-4207
 email: crainengineeringllc@gmail.com



SITE DATA

PROPOSED CORNER & ELEVATION
 WETLAND CODES
 THE VERTICAL CURVE IN 4885
 PARCEL 25 - 100 ACRES
 PARCEL 26 - 100 ACRES
 PARCEL 27 - 100 ACRES
 PARCEL 28 - 100 ACRES
 PARCEL 29 - 100 ACRES
 PARCEL 30 - 100 ACRES
 PARCEL 31 - 100 ACRES
 PARCEL 32 - 100 ACRES
 PARCEL 33 - 100 ACRES
 PARCEL 34 - 100 ACRES
 PARCEL 35 - 100 ACRES
 PARCEL 36 - 100 ACRES
 PARCEL 37 - 100 ACRES
 PARCEL 38 - 100 ACRES
 PARCEL 39 - 100 ACRES
 PARCEL 40 - 100 ACRES
 PARCEL 41 - 100 ACRES
 PARCEL 42 - 100 ACRES
 PARCEL 43 - 100 ACRES
 PARCEL 44 - 100 ACRES
 PARCEL 45 - 100 ACRES
 PARCEL 46 - 100 ACRES
 PARCEL 47 - 100 ACRES
 PARCEL 48 - 100 ACRES
 PARCEL 49 - 100 ACRES
 PARCEL 50 - 100 ACRES
 PARCEL 51 - 100 ACRES
 PARCEL 52 - 100 ACRES
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 PARCEL 56 - 100 ACRES
 PARCEL 57 - 100 ACRES
 PARCEL 58 - 100 ACRES
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 PARCEL 61 - 100 ACRES
 PARCEL 62 - 100 ACRES
 PARCEL 63 - 100 ACRES
 PARCEL 64 - 100 ACRES
 PARCEL 65 - 100 ACRES
 PARCEL 66 - 100 ACRES
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 PARCEL 95 - 100 ACRES
 PARCEL 96 - 100 ACRES
 PARCEL 97 - 100 ACRES
 PARCEL 98 - 100 ACRES
 PARCEL 99 - 100 ACRES
 PARCEL 100 - 100 ACRES

**EXISTING CONDITIONS PLAN
 FOX RUN**

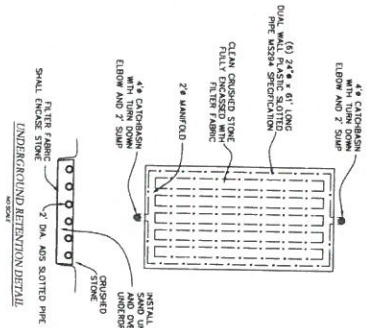
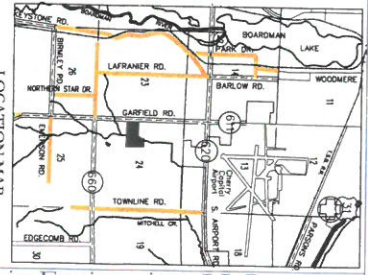
SECTION 24 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP. GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
 DESN BY: WLC
 DATE: 08-11-2017
 REV DATE:

Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bott Road
 Buckley, MI 49620
 Phone: (231) 947-7255
 Cell: (231) 832-4207
 email: crainengineeringllc@gmail.com



JOB NUMBER:
 115617
 SHEET C-2



MANHOLE DATA

MANHOLE NO.	TYPE	DIAMETER	DEPTH	INVERT ELEVATION	OUTLET ELEVATION	FLOW DIRECTION
1	18\"/>					

MANHOLE DATA

MANHOLE NO.	TYPE	DIAMETER	DEPTH	INVERT ELEVATION	OUTLET ELEVATION	FLOW DIRECTION
2	18\"/>					

MANHOLE DATA

MANHOLE NO.	TYPE	DIAMETER	DEPTH	INVERT ELEVATION	OUTLET ELEVATION	FLOW DIRECTION
3	18\"/>					

MANHOLE DATA

MANHOLE NO.	TYPE	DIAMETER	DEPTH	INVERT ELEVATION	OUTLET ELEVATION	FLOW DIRECTION
4	18\"/>					

MANHOLE DATA

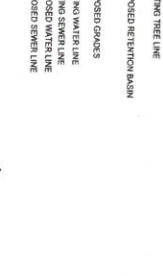
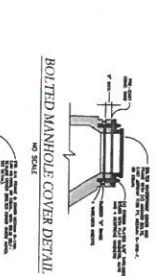
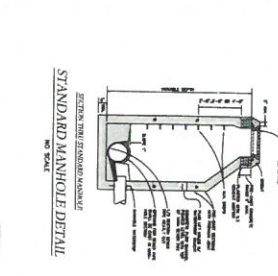
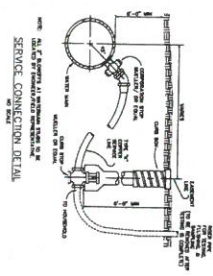
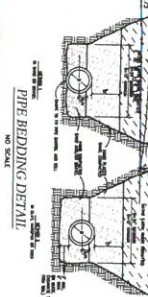
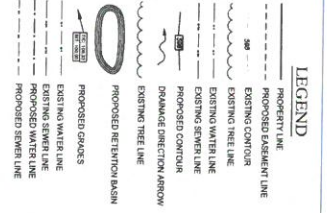
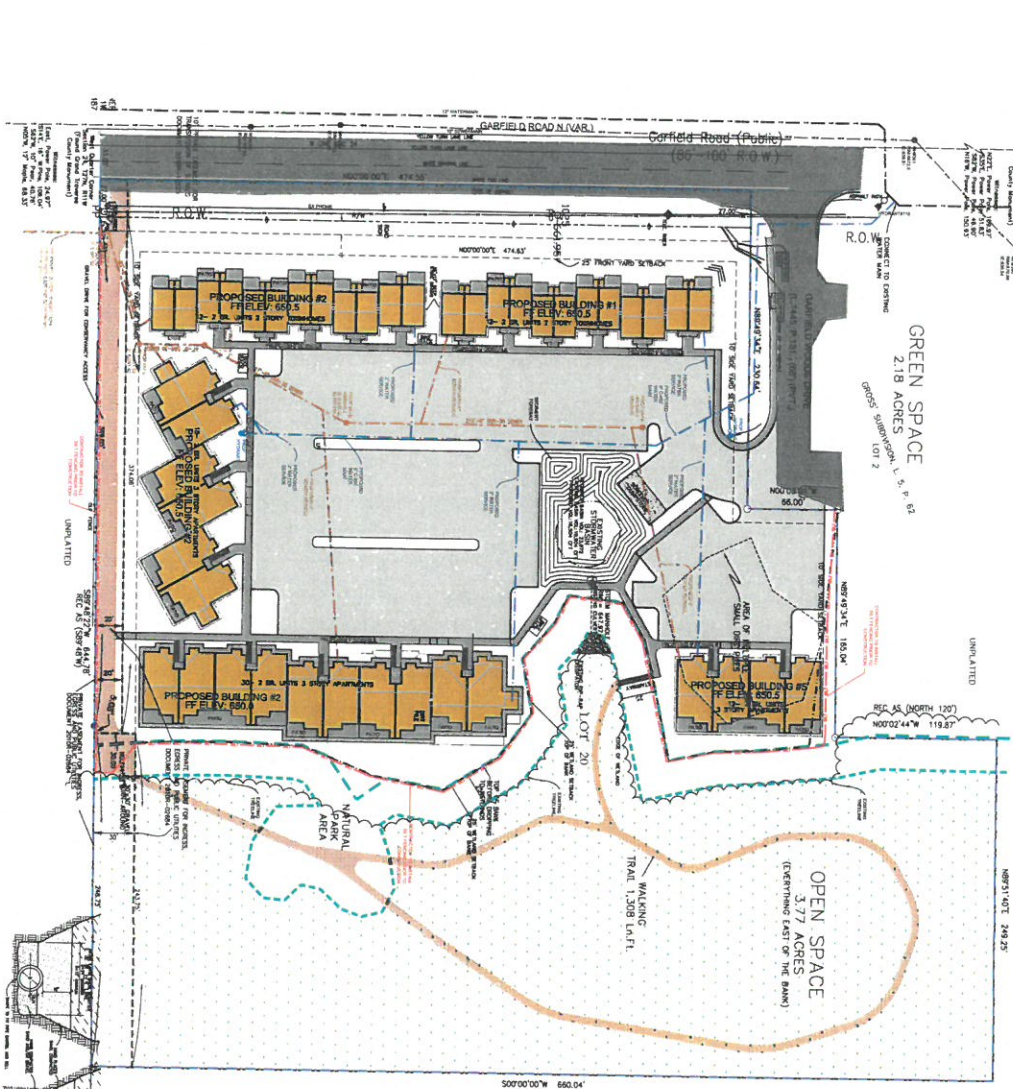
MANHOLE NO.	TYPE	DIAMETER	DEPTH	INVERT ELEVATION	OUTLET ELEVATION	FLOW DIRECTION
5	18\"/>					

CRRAIN ENGINEERING, LLC
115617
SHEET C-3

DRAINAGE PLAN
FOX RUN
SECTION 24 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
DSGN BY: JAY
DATE: 08-11-2017
REV DATE:

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Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620
Phone: (231) 947-7255
Cell: (231) 632-4207
email: crainengineeringllc@gmail.com



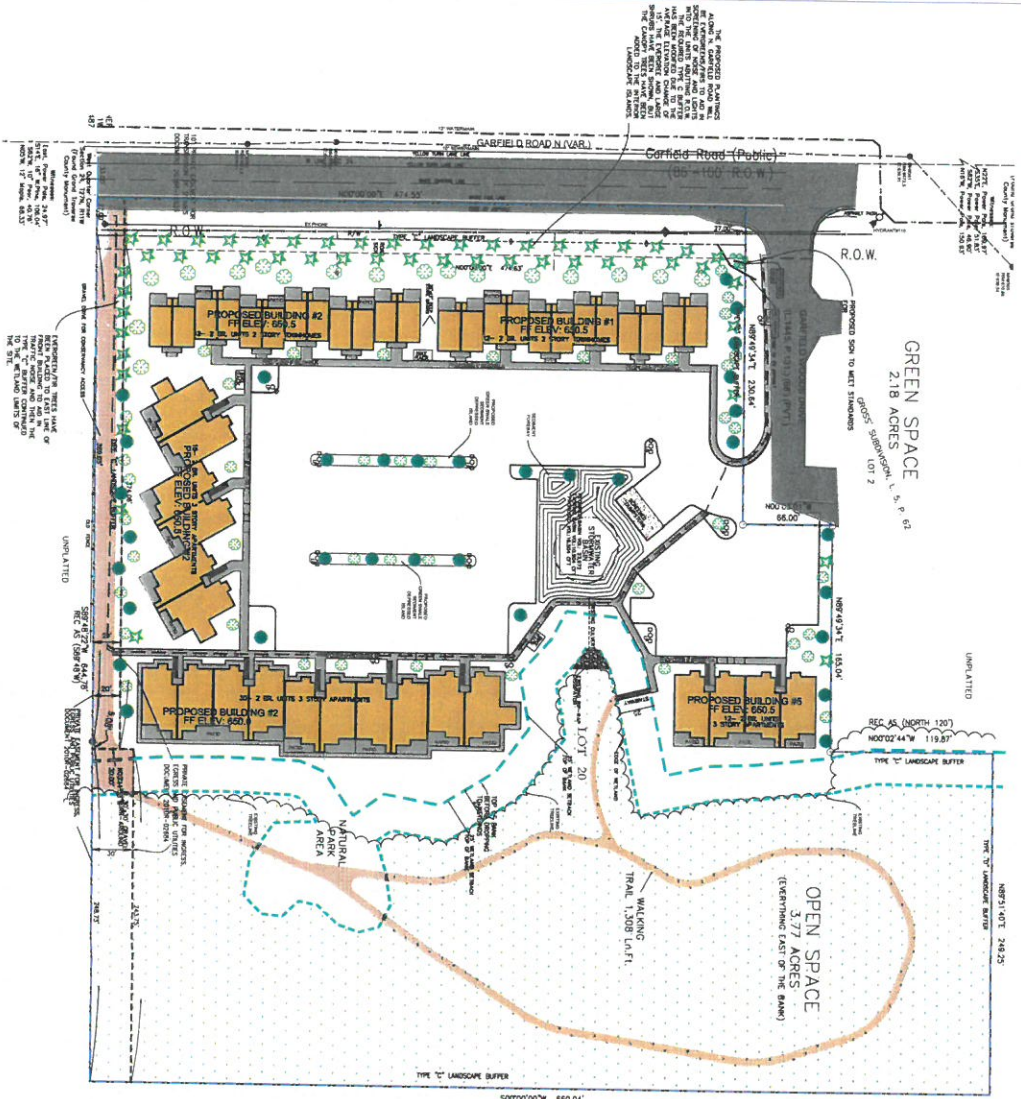
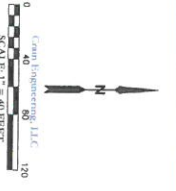
JOB NUMBER
115617
 SHEET **C-4**

UTILITY PLAN
FOX RUN
 SECTION 24 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
 DSGN BY: WLC
 DATE: 08-11-2017
 REV DATE:

Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bott Road
 Buckley, MI 49620
 Phone: (231) 947-7255
 Cell: (231) 632-4207
 email: crainengineeringllc@gmail.com

FOX RUN



Minimum, Ordinance Planning Specifications

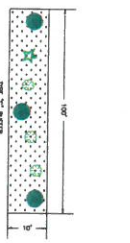
- Landscaping Features: Minimum Plant Stock
- Planting: Minimum 6" caliper, no taller requirement
- Evergreens and Conifers: 1-1/2" caliper for underground trees; 5-gallon height for multi-trunk trees
- Shrubs: 5-gallon

LANDSCAPING

- EMERSONIA ALGIDA
- RED TWIG DOGWOOD
- SMALL SHRUBS
- GROUND COVER SHRUBS
- AMERICAN CONIFER, HORTENSIA

TYPE 'C' BUFFER

- PLANTING REQUIREMENT: GROUND COVER AS SPECIFIED IN SECTION 500.J, PLUS FOUR LARGE TREES, THREE MEDIUM OR SMALL SHRUBS, ONE EVERGREEN OR CONIFEROUS TREE PER ONE HUNDRED (100) LINEAR FEET OF GREEN SPACE AREA.
- MINIMUM WIDTH REQUIREMENT: THE TYPE 'C' BUFFER AREA SHALL BE A MINIMUM WIDTH OF TEN (10) FEET.



PLANTING ALONG GARFIELD ROAD (R24)

REQUIRED: EVERGREENS = 5 TREES
 REQUIRED: CONIFEROUS TREES = 5 TREES
 REQUIRED: SMALL SHRUBS = 10 SHRUBS
 REQUIRED: EVERGREENS = 7 TREES
 CANOPY TREES = 20 TREES
 NEW CANOPY TREES TO BE SPACED TO 20 FEET ON NORTH EDGE OF DRIVE, SPACED AT 50 FT ON SOUTH EDGE OF DRIVE. BACK OF DRIVE TO BE HEAVILY VEGETATED. NO FURTHER PLANNING PROPOSED.

PLANTING ALONG NORTH PROPERTY LINE (R24)

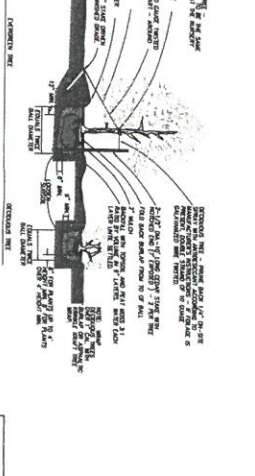
REQUIRED: EVERGREENS = 8 TREES
 REQUIRED: CONIFEROUS TREES = 8 TREES
 CANOPY TREES = 10 TREES
 NORTH PROPERTY LINE IS EXISTING WETLAND AND HEAVILY VEGETATED. NO FURTHER PLANNING PROPOSED.

PLANTING ALONG EAST PROPERTY LINE (R24)

REQUIRED: EVERGREENS = 7 TREES
 CANOPY TREES = 20 TREES
 EAST PROPERTY LINE IS EXISTING WETLAND AND HEAVILY VEGETATED. NO FURTHER PLANNING PROPOSED.

PLANTING ALONG WEST PROPERTY LINE (R24)

REQUIRED: EVERGREENS = 8 TREES
 REQUIRED: CONIFEROUS TREES = 8 TREES
 CANOPY TREES = 10 TREES
 WEST PROPERTY LINE IS EXISTING WETLAND AND HEAVILY VEGETATED. NO FURTHER PLANNING PROPOSED.



LEGEND

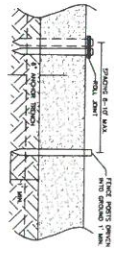
- PROPERTY LINE
- PROPOSED LAYOUT LINE
- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING EASEMENT LINE
- PROPOSED RETENTION BASIN

CRAIN ENGINEERING, LLC
 115617
 SHEET C-5

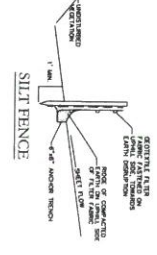
LANDSCAPING PLAN
FOX RUN
 SECTION 24 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
 DSGN BY: WLC
 DATE: 08-11-2017
 REV DATE:

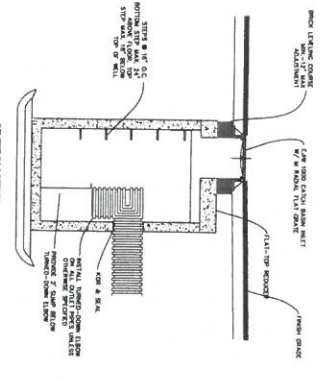
Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bott Road
 Buckley, MI 49620
 Phone: (231) 947-7255
 Cell: (231) 632-4207
 email: crainengineeringllc@gmail.com



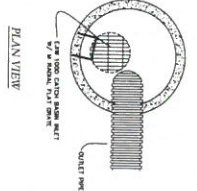
CONCRETE CURB WITH JOINT
NO SCALE



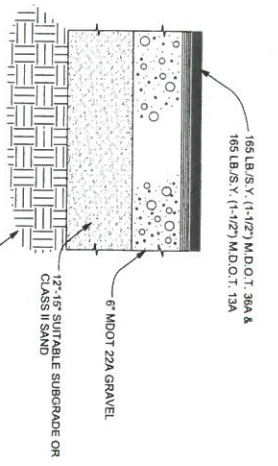
SILT FENCE
NO SCALE



SECTION VIEW
CATCH BASIN DETAIL
NO SCALE



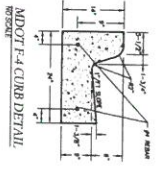
PLAN VIEW
NO SCALE



PAVING DETAIL
NO SCALE



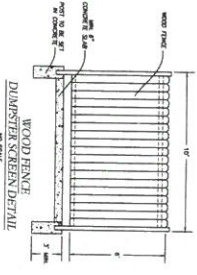
CONCRETE DIMPLE MAT
NO SCALE



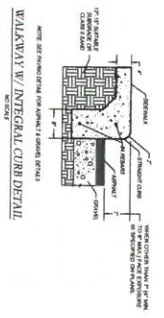
MDOT F-CURB DETAIL
NO SCALE



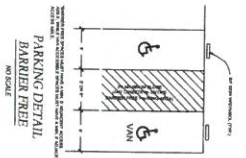
MDOT F-CURB
W/ DROP PAN DETAIL
NO SCALE



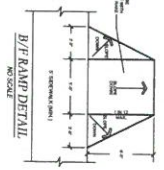
WOOD FENCE
DUMPSCREEN DETAIL
NO SCALE



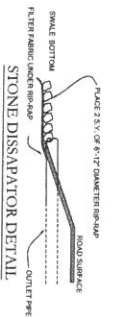
WALLWAY W/ INTEGRAL CURB DETAIL
NO SCALE



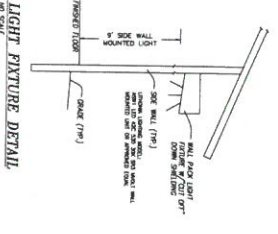
PARKING DETAIL
BARRIER FENCE
NO SCALE



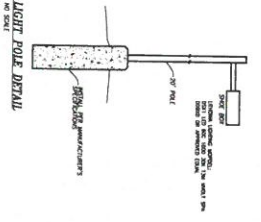
BARRIER-FREE
SNOWBANK
NO SCALE



STONE DISSIPATOR DETAIL
NO SCALE



LIGHT FIXTURE DETAIL
NO SCALE



LIGHT POLE DETAIL
NO SCALE



JOB NUMBER:
115617
SHEET: C-6

SITE DETAILS
FOX RUN
SECTION 24 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
DSGN BY: WLC
DATE: 08-18-2017
REV DATE:

Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620
Phone: (231) 947-7255
Cell: (231) 632-4207
email: crainengineeringllc@gmail.com



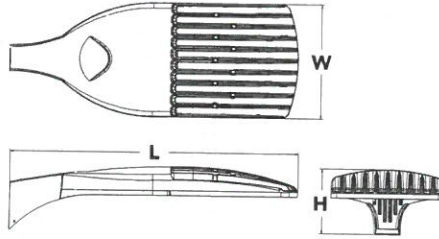
D-Series Size 1 LED Area Luminaire

d⁺series



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Catalog Number
Notes
Type

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	530 530 mA	30K 3000 K	T1S Type I short	MVOLT ⁴	Shipped included
	30C 30 LEDs (one engine)	700 700 mA	40K 4000 K	T2S Type II short	120 ⁴	SPA Square pole mounting
	40C 40 LEDs (two engines)	1000 1000 mA (1 A)	50K 5000 K	T2M Type II medium	208 ⁴	RPA Round pole mounting
	60C 60 LEDs (two engines)		AMBPC Amber phosphor converted ²	T3S Type III short	240 ⁴	WBA Wall bracket
	Rotated optics¹			T3M Type III medium	277 ⁴	SPUMBA Square pole universal mounting adaptor ⁴
	60C 60 LEDs (two engines)			T4M Type IV medium	347 ⁵	RPUMBA Round pole universal mounting adaptor ⁴
				TFTM Forward throw medium	480 ⁵	Shipped separately
				T4M Type IV medium		KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁷
				RCCO Right corner cutoff ^{2,3}		
				TSVS Type V very short		

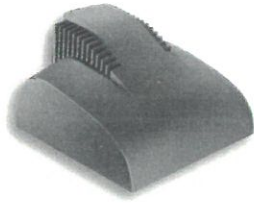
Control options

Shipped installed	Other options	Finish ^{required}
PER NEMA twist-lock receptacle only (no controls) ⁸	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{14,15,16}	DDBXD Dark bronze
PER5 Five-wire receptacle only (no controls) ^{8,9}	BL30 Bi-level switched dimming, 30% ^{15,17}	DBLXD Black
PER7 Seven-wire receptacle only (no controls) ^{8,9}	BL50 Bi-level switched dimming, 50% ^{15,17}	DNAXD Natural aluminum
DMG 0-10V dimming extend out back of housing for external control (no controls) ¹⁰	PNMTDD3 Part night, dim till dawn ¹⁸	DWHXD White
DCR Dimmable and controllable via ROAM® (no controls) ¹¹	PNMTSD3 Part night, dim 5 hrs ¹⁸	DDBTXD Textured dark bronze
DS Dual switching ^{12,13}	PNMT6D3 Part night, dim 6 hrs ¹⁸	DBLTXD Textured black
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{14,15,16}	PNMT7D3 Part night, dim 7 hrs ¹⁸	DNATXD Textured natural aluminum
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{14,15,16}	FAO Field adjustable output ¹⁹	DWHGXD Textured white
PIRH1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{14,15,16}		
	Shipped installed	
	HS House-side shield ²⁰	
	WTB Utility terminal block ²¹	
	SF Single fuse (120, 277, 347V) ²²	
	DF Double fuse (208, 240, 480V) ²²	
	L90 Left rotated optics ²³	
	R90 Right rotated optics ²³	
	BS Bird spikes	



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DSX1-LED
Rev. 05/25/17
Page 1 of 7



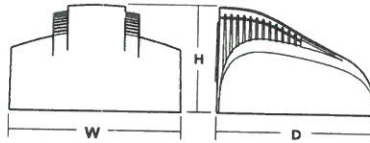
ASW1 LED LED Wall Luminaire



AERIS

Specifications

Width:	15" (38.1 cm)
Depth:	13-3/4" (34.9 cm)
Height:	9-1/4" (23.5 cm)
Weight (max):	34 lbs (15.4 kg)



Catalog Number
Notes
Type

Introduction

The Aeris™ family combines sleek, fluid forms and crisp edges into a striking architectural aesthetic that can be echoed throughout entire sites.

The ASW1 LED integrates the latest LED technology with the designer aesthetic of the Aeris™ family for stylish, high-performance illumination that lasts. The ASW1 LED is ideal for replacing 100-400W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

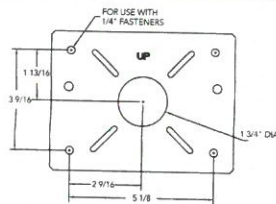
Ordering Information

EXAMPLE: ASW1 LED 42C 700 40K SR4 MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting
ASW1 LED	42C 42 LEDs (one engine)	350 350mA 530 530mA 700 700mA	30K 3000 K 40K 4000 K 50K 5000 K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT ¹ 277 ¹ 120 ¹ 347 208 ¹ 480 240 ¹	Shipped included (blank) Surface mount Shipped separately BBW Surface-mounted back box (for conduit entry) ²

Control Options	Other Options	Finish (required)
Shipped installed PE Photoelectric cell, button type ³ BL30 Bi-level switched dimming, 30% ^{4,5} BL50 Bi-level switched dimming, 50% ^{4,5} PNMTDD3 Part night, dim till dawn ⁵	Shipped installed SF Single fuse (120, 277, 347V) ¹ DF Double fuse (208, 240, 480V) ¹ DFL Diffusing lens Shipped separately² VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white
PNMT5D3 Part night, dim 5 hrs ⁵ PNMT6D3 Part night, dim 6 hrs ⁵ PNMT7D3 Part night, dim 7 hrs ⁵ DMG 0-10V dimming driver (no controls) ⁵		

Drilling



Accessories

Ordered and shipped separately.

ASW1BBW DDBXD U	Back box accessory (specify finish)
ASW1WG U	Wire guard accessory
ASW1VG U	Vandal guard accessory

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120 or 277 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- Also available as a separate accessory; see Accessories information at left.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Must be ordered with fixture; cannot be field installed.
- Requires an additional switched line.
- Dimming driver standard. Not available with 347V or 480V.
- Not available with 347V, 480V, BL30, BL50 or PNMT options.



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Light Engines	Drive Current (mA)	System Watts	Dist. Type	42°C (108°F)				
				Beam Spread (mm)	θ	U	g	LMW
42C (42 LEDs)	350	49W	SR2	4,013	1	0	1	82
			SR3	3,998	1	0	1	82
			SR4	3,971	1	0	1	81
	530	75W	SR2	7,140	2	0	2	95
			SR3	7,114	1	0	2	95
			SR4	7,066	1	0	1	94
	700	98W	SR2	8,564	2	0	2	87
			SR3	8,533	2	0	2	87
			SR4	8,476	2	0	2	86

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.06
10°C	1.04
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the ASW1 LED 42C 700 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

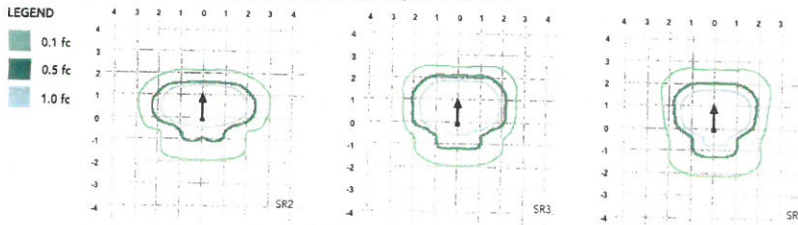
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.96	0.92	0.85

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's ASW1 LED homepage.

Isofootcandle plots are considered to be representative of available optical distributions.



FEATURES & SPECIFICATIONS

INTENDED USE

The ASW1 LED is a high performance, high efficacy, long life luminaire that is ideally suited for lighting building entries, walk ways and surrounding areas adjacent to commercial exteriors.

CONSTRUCTION

Single-piece, die-cast aluminum housing. Die-cast doorframe has impact-resistant, tempered glass lens. Doorframe is fully sealed with a closed-cell silicone gasket.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded refractive acrylic lenses housed behind the door frame lens are available in three distributions. Light engines are available in standard 4000 K or optional 3000 K or 5000 K (70 CRI) configurations.

ELECTRICAL

Light engine consists of 42 high-efcacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Universal mounting plate with integral mounting bolts supports the fixture for easy, one-person installation. Suitable for downward orientation only.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. **US Patent No. D500,569. Canada Patent No. 107561.**

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

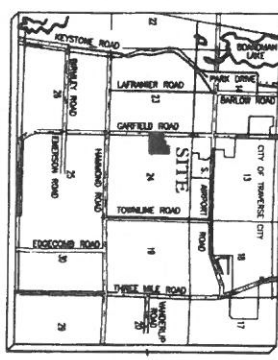
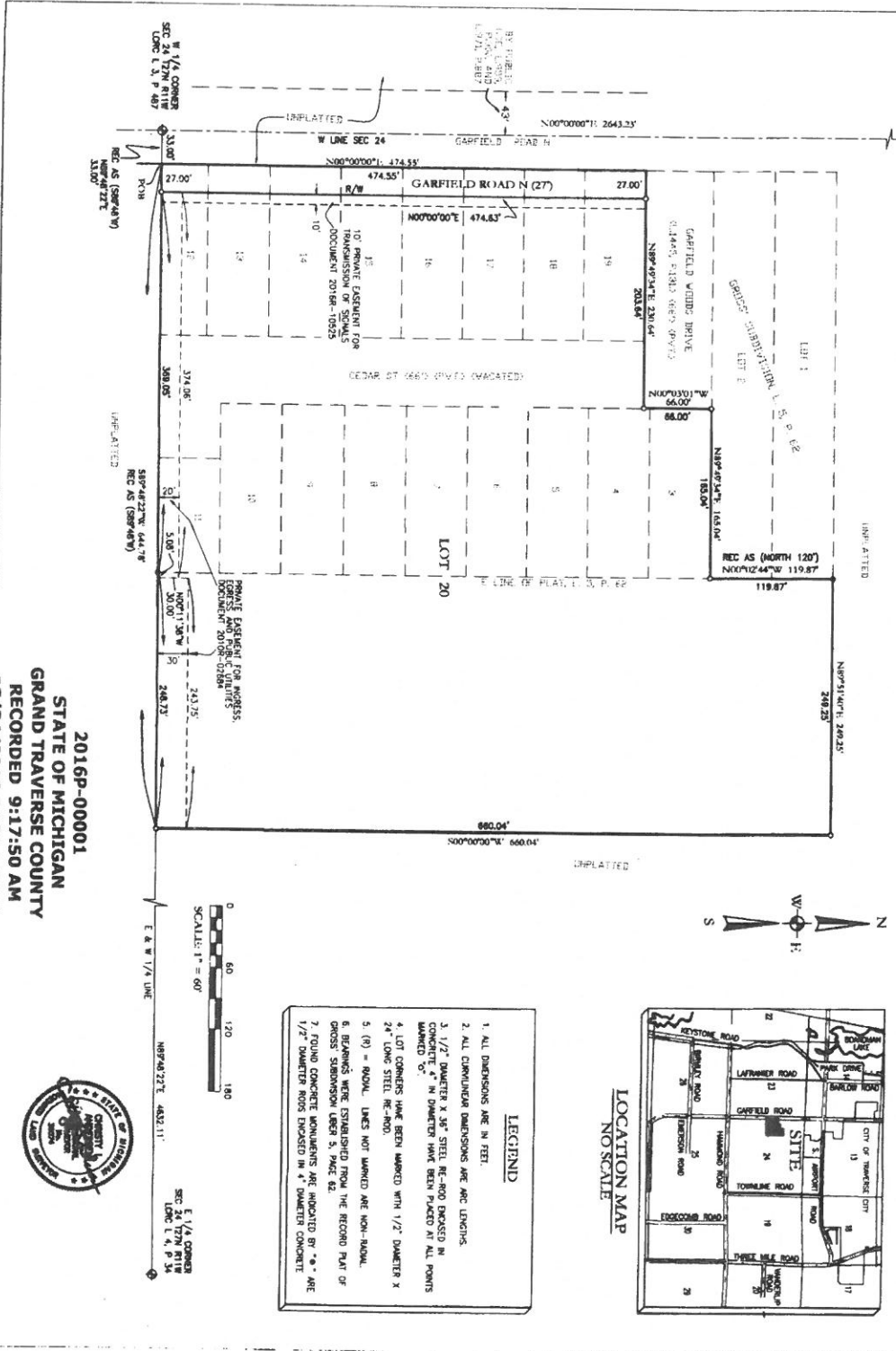
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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ASW1-LED
Rev. 07/30/15

AMENDED PLAT OF LOTS 3-19 AND THE VACATED CEDAR STREET PLAT OF GROSS' SUBDIVISION
 PART OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4, SECTION 24, TOWN 27 NORTH, RANGE 11 WEST,
 GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN



- LEGEND**
1. ALL DIMENSIONS ARE IN FEET.
 2. ALL CURVILINEAR DIMENSIONS ARE ARC LENGTHS.
 3. 1/2" DIAMETER X 3/8" STEEL RE-ROD EXPOSED IN CONCRETE.
 4. 1" DIAMETER HAVE BEEN PLACED AT ALL POINTS MARKED "1".
 5. LOT CORNERS HAVE BEEN MARKED WITH 1/2" DIAMETER X 24" LONG STEEL RE-ROD.
 6. (R) = RADIUS. LINES NOT MARKED ARE NON-RADIUS.
 7. FOUND CONCRETE MONUMENTS ARE INDICATED BY "•" ARE 1/2" DIAMETER RE-ROD EXPOSED IN 4" DIAMETER CONCRETE.



2016P-00001
 STATE OF MICHIGAN
 GRAND TRAVERSE COUNTY
 RECORDED 9:17:50 AM
 08/24/2016 PAGE 1 OF 2
 PEGGY HAINES REGISTER OF DEEDS

AMENDED PLAT OF LOTS 3-19 AND THE VACATED CEDAR STREET PLAT OF GROSS' SUBDIVISION
 PART OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4, SECTION 24, TOWN 27 NORTH, RANGE 11 WEST,
 GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

SHEET 2 OF 2

SURVEYORS CERTIFICATE:

I, Christy L. Andersen, surveyor, certify:

That I have surveyed and mapped the land shown on this amended plat, described as Amended Plat of Lots 3-19 and the Vacated Cedar Street Plat of Gross' Subdivision, in part of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, including additional land in part of said South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Town 27 North, Range 11 West, Grand Traverse County, Michigan, more fully described as follows:

Commencing at the West 1/4 corner of said Section 24; thence N 89°48'22" E, 33.00 feet (previously recorded as N 89°48' E), along the east & west 1/4 line of said Section 24 to the POINT OF BEGINNING; thence N 00°00'00" W, 474.55 feet, along the west line of the plat of Gross' Subdivision, as recorded in Liber 5, Page 62; thence N 89°49'34" E, 230.64 feet, along the south line of Garfield Woods Drive in said plat; thence N 00°03'01" W, 66.00 feet, along the east line of said Garfield Woods Drive; thence N 89°49'34" E, 165.04 feet, along the south line of Lot 2 of said plat; thence N 00°02'44" W, 119.87 feet (previously recorded as NORTH, 120 feet), along the east line of said plat; thence N 89°51'40" E, 249.25 feet; thence S 00°00'00" E, 660.04 feet; thence S 89°48'22" W, 644.78 feet (previously recorded as S 89°48' W), along said east & west 1/4 line and the south line of said plat of Gross' Subdivision to the POINT OF BEGINNING.
 Contains one lot, numbered 20.
 Containing 8.34 acres.

That I have made such survey and amended plat by the direction of the plaintiffs.

That such amended plat is a correct representation of the exterior boundary of the land surveyed.

That the required monuments and lot markers have been located in the ground, as required by the act.

That the accuracy of survey is within the limits required by the act.

That the bearings shown on the amended plat are expressed as required by the act and as explained in the legend.

That such amended plat is a true and exact copy of the portion of the plat of Gross' Subdivision, being a part of the South 1/2 of the SW 1/4 of the NW 1/4 of Section 24, T27N, R11W, Garfield Township, Grand Traverse County, Michigan, as amended by the judgement to vacate, correct or revise the plat or a portion of the plat in the matter of William F. Clous and Toni L. Clous, plaintiffs, which was entered by circuit court judge, Thomas G. Power, in the county of Grand Traverse, State of Michigan, on 19th day of February, 2016.
 Circuit court file number: 15-31074-CZ

Date: 8-5-16

Andersen & Cain, Inc
 2636 Garfield Road N
 Suite 30
 Traverse City, MI 49686

Christy L. Andersen
 Christy L. Andersen, President
 License: 30074




EXAMINED AND APPROVED
 DATE: August 19, 2016
 BY: *Michelle R. Jones*
 MICHELLE R. JONES
 CLERK OF LAND SURVEY
 AND RECORDS ADMINISTRATION

RECORDING CERTIFICATE:

STATE OF MICHIGAN)
 GRAND TRAVERSE COUNTY)

THIS PLAT WAS RECEIVED FOR RECORD ON THE 24th DAY
 OF August, 2016, AT 9:17:50 AM
 AND RECORDED IN LIBER 2016-0001 PAGE
Gregory Hanel
 GREGORY HANEL, REGISTER OF DEEDS
 License: 30074

 Charter Township of Garfield Planning Department Report No. 2017-112			
Prepared:	November 27, 2017	Pages:	Page 1 of 3
Meeting:	December 13, 2017	Attachments:	<input type="checkbox"/>
Subject:	Consideration of Text Amendment		
File No.	Z-2017-04	Parcel No.	
Applicant:	Schostak Brothers & Company, Inc.		
Owner(s):	Stone Real Estate Holdings LLC		

PURPOSE OF APPLICATION:

The application proposes two Text Amendments to the Garfield Township Zoning Ordinance to amend Article 2 Definitions and Article 3 Planned Shopping District to allow "Retail and Self-Storage and Truck and Trailer Share" as a use within the district.

STAFF COMMENT:

Shopping malls were "all the rave" in the 1980s as were the construction of standalone big box stores in the 1990s. Communities have always been concerned with the size of these structures and their single-use construction. Big box structures were very economical to construct with the mindset that these corporations would address the empty building when that time comes, which in this specific case is now.

The purpose of the introductory meeting is to allow the applicant to present the request to the Planning Commission, identify any concerns and schedule a public hearing, if deemed appropriate. Eventually, the Planning Commission must make findings based on Section 421.F as to whether the approval criteria are met. In addition, due to the potential impact of this proposal, additional findings may be appropriate. The applicant has provided a review prepared by a Phoenix-based real estate company as a part of their application however, Staff did not feel it warranted a response at this time.

The proposed use, although specific to U-Haul, is a use already permitted (by right) in our industrial districts and identified as "small warehousing establishments, with totally enclosed storage." The truck rental and limited retail may be deemed ancillary to the warehousing use and be accomplished without amendment to a Industrial district. Garfield Township has over 1,100 acres of industrially zoned property that currently supports similar businesses such as Traverse City Mini Storage, Safe Harbor Mini Storage, Colonial Self Storage, and Cass Road Self Storage, some of which also rent U-Haul vehicles and/or sell packing supplies. U-Haul is a reputable company and their business model of offering retail, mini-storage, and truck rentals has proven successful and would likely succeed in the districts that currently allow the use.

The Planning Commission should discuss the following questions before moving forward on the application:

- Is the industrial use appropriate in this commercial district?
- Will the Cherryland Mall, Meijer and Grand Traverse Mall benefit long term by allowing mini-storage and warehousing on the property OR would additional commercial uses be more beneficial to the district itself?

- Should an additional 132 acres of commercial property be available for storage facilities currently permitted by right in over 1,100 acres of industrial land?

Past Planning Commission discussions have included the elimination or modification of the C-P Planned Shopping District to a district such as C-H Commercial Highway. Staff is of the opinion that the C-P district is antiquated, as are shopping malls as they currently exist in our community. Staff would recommend modifying the district for additional commercial uses rather than amending it for a specific non-commercial activity.

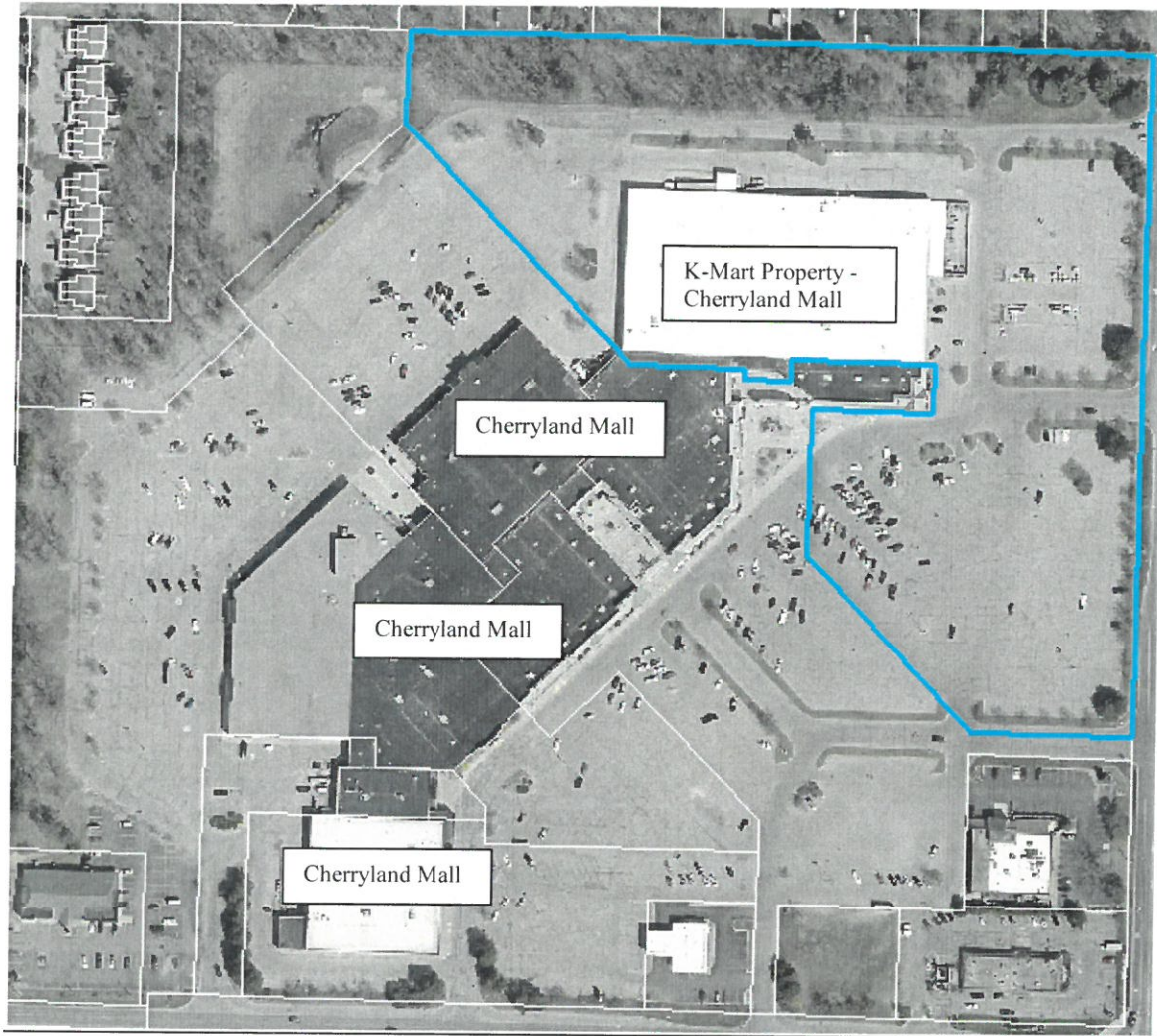
ACTION REQUESTED:

This meeting is for the purpose of introducing the request and scheduling the application for a public hearing on January 10, 2018. Following an opportunity for applicant presentation and Commission discussion, the following motion is offered for consideration:

MOTION THAT application Z-2017-04, submitted by Schostak Brothers & Company, inc. for a text amendment to the Garfield Township Zoning Ordinance BE ACCEPTED; and further

THAT application Z-2017-04 be scheduled for public hearing at the regular meeting of the Garfield Township Planning Commission to be held on January 10, 2018.

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





Charter Township of Garfield

Grand Traverse County

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

RECEIVED

NOV 13 2017

PLANNING

APPLICATION FOR ZONING ORDINANCE TEXT AMENDMENT

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays.

A. APPLICANT INFORMATION

Name of Applicant: (1) Schostak Brothers & Company, Inc.* & (2) Amerco Real Estate Company

Address: (1) 17800 Laurel Park Dr. North, Suite 200 C, Livonia, MI 48152 (2) 2727 N Central Ave, 5N Phoenix, AZ 85004

Phone: () (1) (248)357-6152 (2) (602)263-6555 E-mail: (1) johns@schostak.com (2) parul@uhaul.com

Name of Agent: (1) David Johns (2) Parul Butala

Address: (1) 17800 Laurel Park Dr. North, Suite 200 C, Livonia, MI 48152 (2) 2727 N Central Ave., 5N Phoenix, AZ

Phone: () (1) (248)357-6152 (2) (602)263-6555 E-mail: (1) johns@schostak.com (2) parul@uhaul.com

Please specify to whom all communications should be sent: Applicant Agent

*Schostak Brothers & Company, Inc. is Agent for Cherrymart Associates, LLC (Owner of 1712 S Garfield Ave), 17800 Laurel Park Dr. North, Suite 200 C, Livonia, MI 48152

B. PURPOSE OF APPLICATION

Section(s) reference: Sec. 322.A, C-P(Planned Shopping Center - Uses Permitted) & Sec. 201 (General Definitions)

Please explain why the zoning ordinance text amendment is being requested (if additional space is required, please attach a separate sheet):

We are requesting this text amendment to Sec. 322. A & Sec. 201 of the Garfield Township Zoning Ordinance in order to allow our proposed use, "Retail and Self-Storage with Truck and Trailer Share", to be permitted under the current zoning designation of CP - Planned Shopping Center.

Subsequently, we would like to amend Sec. 201 to include a definition for "Retail and Self-Storage with Truck and Trailer Share".

Please provide in detail a draft of the proposed text amendment, including all necessary additions to or deletions from current zoning ordinance text: (if additional space is required, please attach a separate sheet):

Please see attached document.

C. SIGNATURE


Applicant Signature Date: 11/8/17

Agent Signature Date:

RECEIVED
 NOV 13 2017
 PLANNING

REVISONS

NO.	DATE	DESCRIPTION
1	7/11/17	PRELIMINARY PLAN
2	7/11/17	FINAL PLAN



PEA, Inc.
 7825 Mountain View Blvd. 110
 Suite 200
 Denver, CO 80231
 (303) 426-8877
 www.pea.com

CHERRYHART ASSOCIATES, LLC
 17800 LAFAYETTE PARKWAY, SUITE 100
 DENVER, CO 80242
 (303) 750-8800
 www.cherryhart.com

PROPOSED PARCEL SPLIT
1712 S. GARFIELD AVENUE
 7 2' N. 4' E. 11' W. 1/2 SECTION 14, T. 2 N., R. 1 E., S. 10 W.

PRELIMINARY PLANNING
 PRELIMINARY PLAN

811 BEFORE YOU CALL
 King County's below ground utilities department can help you find out what utilities are in your area before you start your project.



EXISTING PARCEL DESCRIPTION (ENTIRE PARCEL TO BE REZONED)
 A part of the Northeast quarter of the Southeast quarter of Section 14, T. 2 N., R. 1 E., S. 10 W., 1/2 Section 14, Township 2 North, Range 1 East, 10 West, of the 36th Principal Meridian, including all of the land therein and all the rights and interests therein, containing 13.27 acres, more or less, is shown on the plat of the property.

PROPOSED PRELIMINARY NORTH PARCEL DESCRIPTION
 A part of the Northeast quarter of the Southeast quarter of Section 14, T. 2 N., R. 1 E., S. 10 W., 1/2 Section 14, Township 2 North, Range 1 East, 10 West, of the 36th Principal Meridian, including all of the land therein and all the rights and interests therein, containing 6.635 acres, more or less, is shown on the plat of the property.

PROPOSED PRELIMINARY SOUTH PARCEL DESCRIPTION
 A part of the Northeast quarter of the Southeast quarter of Section 14, T. 2 N., R. 1 E., S. 10 W., 1/2 Section 14, Township 2 North, Range 1 East, 10 West, of the 36th Principal Meridian, including all of the land therein and all the rights and interests therein, containing 6.635 acres, more or less, is shown on the plat of the property.

PEA, Inc.
 7825 Mountain View Blvd. 110
 Suite 200
 Denver, CO 80231
 (303) 426-8877
 www.pea.com

CHERRYHART ASSOCIATES, LLC
 17800 LAFAYETTE PARKWAY, SUITE 100
 DENVER, CO 80242
 (303) 750-8800
 www.cherryhart.com

REVISIONS

NO.	DATE	DESCRIPTION
1	7/11/17	PRELIMINARY PLAN
2	7/11/17	FINAL PLAN

U-HAUL

AT
TRAVERSE CITY, MI

1712 S GARFIELD AVE.
TRAVERSE CITY, MI

PRELIMINARY
IMAGING

ANY CHANGES REQUIRE
REBID OF PROJECT

000000
000000 MSTR ART 09
08/09/2017

g&M
ADVERTISING & MARKETING ASSOCIATES, INC.
7717 N. CENTRAL AVENUE • FRENCH CREEK, ARIZONA 85047 • 4800 794-3333



EAST ELEVATION / CONCEPTUAL IMAGING BEFORE



EAST ELEVATION / CONCEPTUAL IMAGING AFTER

U-HAUL
AT
TRAVERSE CITY, MI

1712 S. GARFIELD AVE.
TRAVERSE CITY, MI

PRELIMINARY IMAGING

ANY CHANGES REQUIRE
REBID OF PROJECT

000000
000000 MSTR ART 04
08/09/2017

g&h
ADVERTISING & MARKETING ASSOCIATES, INC.
1777 N. CAPITAL AVENUE / FOND DU LAC, WISCONSIN 54601 / (920) 750-9400



SOUTH ELEVATION / CONCEPTUAL IMAGING BEFORE



SOUTH ELEVATION / CONCEPTUAL IMAGING AFTER

Date: 11.22.2017 (Updated 12.06.2017)

From: John Iacoangeli, AICP, CNU-A, LEED AP
To: **Petra Kuehnis, RLA** **Eric Perdonik**
MANSFIELD LAND USE CONSULTANTS GARFIELD TOWNSHIP
830 Cottageview Drive, Suite 201 3848 Veterans Drive
Traverse City, MI 49684 Traverse City, MI 49684

Project: Buffalo Ridge Planned Unit Development

Subject Property: 3585 Marketplace Circle
Permanent Parcel Number: 05-016-032-20
Request: PUD Amendment – Hobby Lobby – 4.5 acres
Owner: Buffalo Ridge Center South LLC
Agent: Mansfield Land Use Consultants

Other Parcels: 05-16-032-30 TC Center Partner LLC (Theater)
05-016-032-05 Buffalo Ridge Center South LLC (Lucky's)

Request: Public Hearing and Planning Commission Review

This memorandum supplements other correspondence dated 5-23-2017 (Completeness), 6-01-2017 (Introduction and Review), 8-17-2017 (Public Hearing and Planning Commission Review), and 10-10-2017 (Planning Commission Review).

On October 27, 2017 Petra Kuehnis, RLA, submitted, via e-mail, the project submittal for an amendment to the Buffalo Ridge Planned Unit Development to construct a Hobby Lobby on the site of a former outlet mall building pad and parking lot. These drawings included further revisions.

Background

Garfield Township approved the Buffalo Ridge Center Planned Unit Development on US-31 in 2014 (PUD #2014-02). The project was a redevelopment of the former and dilapidated Horizon Outlet Mall.

As approved, the project involved removal of the northern half of the outlet mall and construction of a 14-screen movie theater and associated parking area.

In June 2016, the owner/applicant submitted a proposal for the conversion of a building on the southern portion of the property for renovation and reuse as a Lucky's Market. This application was subsequently approved and the building has been renovated and the market is operational.

The subject application involves the demolition of a building on the western portion of the property to accommodate the construction of a 55,000-square foot Hobby Lobby store. In addition, site demolition will take place involving parking lots currently serving

the AMC Cherry Blossom 14 IMAX and Lucky's Market. Although not part of this application, Outback Steakhouse, has submitted a separate application to request an outdoor dining area. As of the date of this memo Outback has decided not to pursue outdoor dining and has withdrawn their application.

As noted in my review memo dated June 1, 2017, a PUD is a separate neighborhood or community unit and not a patchwork of individual and fragmented site plans. An overall development master plan which addresses many of the elements typically found in a PUD, such as, a uniform and continuous pedestrian network, integrated and shared parking, building massing, and internal traffic flow and circulation were either not addressed at the conception of this development or intentional omitted due to a lack of coherent vision for how the property would be redeveloped. As a result, Lucky's Market and the Hobby Lobby have been submitted as separate projects within a PUD framework. The demolition of previously installed IMAX theater site improvements reinforces the lack of a comprehensive approach and project phasing. Rather than a phased PUD where the subsequent buildings are constructed on a "plug-and-play" format this PUD requires a more extensive review due to the lack of an overall development plan.

At the October 11, 2017 Planning Commission meeting general discussion ensued that resulted in the Applicant agreeing to install nine (9') foot sidewalks to connect the Hobby Lobby with the IMAX Theater and a nine (9') foot sidewalk to connect Lucky's Market to the Outback Steakhouse. The Planning Commission also agreed with the installation of table top crossings at major pedestrian crossings, and although pedestrian style lighting wasn't needed throughout the site as recommended the Planning Commission did prefer that the pedestrian crossings be sufficiently light.

Submitted Drawings

The table below outlines by reference the drawings submitted through the application process. *Please note that Sheets C1.0 through C6.0, including subsections, L1 and EL1 do not include modifications noted on drawing "16057 plan 15 – Additions; the compromise plan."*

Drawings		
Sheet	Title	Date (Revised Date)
C1.0	Cover Sheet	09-26-2017
C1.1	Note Sheet	04-04-2017
C1.2	Civil Details – Site	04-04-2017
C1.3	Civil Details – Water & Sewer	04-04-2017
C1.4	Civil Details – Water & Sewer	04-04-2017
C1.5	Civil Details – Storm	04-04-2017
C2.0	Overall Existing Conditions	04-04-2017
C2.1	Existing Conditions	04-04-2017
C2.2	Proposed Demolition Plan	09-26-2017

C2.3	Overall Proposed Development Plan	09-26-2017
C3.0	Soil Erosion & Sedimentation Control Plan	09-26-2017
C4.0	Site & Dimension Plan	09-26-2017
C4.1	Construction Area Site Plan & Cross Section	09-26-2017
C5.0	Grading & Storm Plan	09-26-2017
C6.0	Utility Plan	09-26-2017
L1.0	Landscape Plan	09-26-2017
EL1	Proposed Site Lighting	10-13-2017
No Number	Garfield Township Parking Requirements	No Date
A3.0	Hobby Lobby Elevations	05-31-2017
No Number	Pedestrian Circulation Plan	09-26-2017
No Number	Truck Route Plan	09-26-2017
No Number	Pedestrian Circulation Plan (Signage)	04-04-2017
16057 plan 15	Future Build-Out Concept	10-31-2017
16057 plan 15 - Additions	Compromise Plan	10-31-2017

Agency Reviews		
Agency	Status	Permit No. (Date)
MDOT	E-mail from Jeremy Wiest, P.E.	05-11-2017
Grand Traverse Metro Fire Department	Initial review completed Pending – Revised Intersection	04-25-2017
Soil Erosion – Sedimentation Control	Letter from Harold Robins	05-12-2017
Storm Water Review	Pending	

REVIEW PROCESS

This application is considered a Major Amendment to the overall Planned Unit Development and subject to the requirements of §423, G. (6).¹ The following table incorporates the Approval Criteria referenced in §426; E, (1), (2) and (3).²

¹ Article 4, Page 4-15, Garfield Township Zoning Ordinance, Section 423.G(6).

² Article 4, Page 4-42, Garfield Township Zoning Ordinance; Section 426;E.

Scope of Authority – Use

Approval Criteria: *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;*

Finding: Met. This property and adjacent properties along US-31 are classified as commercial on the Future Land Use map. The property west of the subject site is classified as High Density Residential. The repurposing of the former outlet shopping center to a commercial PUD is consistent with the FLUM.

Approval Criteria: *The proposed density is in accordance with the policies and objectives set out in the master plan;*

Finding: Met. This property and adjacent properties along US-31 are classified as commercial on the Future Land Use map. The property west of the subject site is classified as High Density Residential. The repurposing of the former outlet shopping center to a commercial PUD is consistent with the FLUM.

Approval Criteria: *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.*

Finding: Met. The former use of the property was an outlet shopping center. The current and proposed amendments to the PUD call for the continuation of the property as retail and entertainment.

Scope of Authority – Dimensional Standards

Approval Criteria: *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: Met (This Phase Only) Future phase will require a MDOT-approved traffic study to determine the capacity and level of service of the signalized intersection at US-31. The proposed rear elevation lighting for the Hobby Lobby are wallpaks. The photometric plan indicates that lighting levels at the property line adjacent to the residential neighborhood are less than 0.2-foot candles which is consistent with Table 5-8 "Illumination Standards at Property Line."

Approval Criteria: *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: Met (This Phase Only). Based on a review of the Hobby Lobby plan by MDOT future phase(s) will require a MDOT-approved traffic study to determine the capacity and level of service of the signalized intersection.

Approval Criteria: *The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal;*

Finding: Met. After months of discussion the Applicant will be installing nine (9') foot sidewalks to connect Hobby Lobby with the IMAX Theater and Lucky's Market with the Outback Steakhouse. In addition, table top pedestrian crossings will be constructed at major pedestrian crossings and the main traffic intersection.

Approval Criteria: *Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal;*

Finding: Met. The redevelopment of the property has increased the number of trees and landscaping on site. The final number will be determined through the site plan review.

Approval Criteria: *Existing important natural, historical and architectural features within the development shall be preserved;*

Finding: Met. Conservation easement were provided through initial PUD submission.

Approval Criteria: *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: Met. As mentioned previously, repurposed commercial properties are different than greenfield projects because some of the building locations, parking and other site appurtenances are already in place. Regarding this project the parking lots and main drives are already in place. As a result, the former buildings are demolished to serve as locations for new buildings.

Approval Criteria: *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: Not Met. The Applicant will be installing nine (9') foot sidewalks to connect Hobby Lobby with the IMAX Theater and Lucky's Market with the Outback Steakhouse. In addition, table top pedestrian crossings will be constructed at major pedestrian crossings and the main traffic intersection.

<p>Approval Criteria: 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;</p>
<p>Finding: Met. There is an approximate 80-foot buffer between the west property line of the development and Creekside Condos. Both properties are lined with landscaping.</p>
<p>Approval Criteria: The development consolidates and maximizes useable open space;</p>
<p>Finding: Met. Most of open space is located along the south property line and the southeast portion of the site. A non-motorized pathway is located along the east property line and meanders through the open space terminating at Market Place Circle Drive.</p>
<p>Approval Criteria: The benefits of the development are not achievable under any single zoning classification; and</p>
<p>Finding: Met. The Planned Unit Development was needed to allow for the theater portion of the project</p>
<p>Approval Criteria: The development is compatible with the intent and purpose of the adopted master plan.</p>
<p>Finding: Met. This property and adjacent properties along US-31 are classified as commercial on the Future Land Use map. The property west of the subject site is classified as High Density Residential. The repurposing of the former outlet shopping center to a commercial PUD is consistent with the FLUM.</p>

Recommendation

Based on the foregoing review and finding of fact I would suggest the following motion:

Recommend approval to the Garfield Township Board of Trustees for the major amendment to PUD #2014-02 to construct a proposed 55,000 square feet Hobby Lobby store subject to the following conditions:

1. Move existing walkway to location **A** subject to reducing the adjacent parking space length to 18-feet long, thus allowing for a 9-foot wide curbed concrete walkway between the parking isle per the discussion at the October 11th Planning Commission meeting. Drive lanes will remain 20-feet wide. Parking lot lighting may be used to illuminate the pedestrian crossings if it meets an average of 5.0 foot-candles per Table 5-7; otherwise pedestrian scale lighting shall be installed. Landscaping is provided at the end islands.
2. Install sidewalk at location **B** subject to reducing the adjacent parking space length to 18-feet long, thus allowing for a 9-foot wide curbed concrete walkway

between the parking isle per the discussion at the October 11th Planning Commission meeting. Drive lanes will remain 20-feet wide. Parking lot lighting may be used to illuminate the pedestrian crossings if it meets an average of 5.0 foot-candles per Table 5-7; otherwise pedestrian scale lighting shall be installed. Landscaping is provided at the end islands.

3. The new four-way stop intersection at the terminus of Market Place Circle Drive will feature tabletop style crosswalks spanning the entire intersection.
4. The main intersection, including pedestrian walkways, shall have an average footcandle illumination of 5.0.
5. Installation of single-head parking lot light fixture at locations within the landscape islands within the Hobby Lobby main parking lot.
6. The modification in parking length dimensions results in no reduction in off-street parking. Therefore, parking requires no waiver.
7. Waiver of 42 bike parking spaces.
8. Installation of pedestrian walkway at location **C** based would be completed at the time the proposed southwest building is developed. Walkways shall be installed at a minimum width of ten (10') feet. Parking lot lighting may be used to illuminate the pedestrian crossings if it meets or exceeds 5.0 foot-candles per Table 5-7; otherwise pedestrian scale lighting shall be installed.
9. Installation of pedestrian walkway at location **D** would be completed at the time the proposed vacant out lot building is developed. Walkways shall be installed at a minimum width of ten (10') feet. Parking lot lighting may be used to illuminate the pedestrian crossings if it meets or exceeds 5.0 foot-candles per Table 5-7; otherwise pedestrian scale lighting shall be installed.
10. The snow storage area for Buffalo Ridge Center South is located at southwest corner of the site. Snow storage for TC Center Partners (north half of the center) is located in the northeast corner of the site.
11. Limit periods of demolition and construction from 8AM to 6PM, Monday through Saturday.
12. Parking spaces behind the Hobby Lobby shall be signed "Employee Parking Only."
13. Rear façade lighting on the Hobby Lobby building space be shielded and directed down.
14. Prior to the issuance of a Land Use Permit for Hobby Lobby the Applicant shall submit for review (planning and engineering) a complete set of the site plan and



construction drawings. All plans (C1.0 through C6.0, including subsections, L1 and EL1) shall illustrate all requirements of the approved major amendment prior to submission for site plan review.

15. Prior to the issuance of an occupancy permit for Hobby Lobby conditions #1, #2 #3, #4 and #5 must be constructed and operable, and available for pedestrian access.
16. Each new lease area improvement will be developed based on the conceptual layout and circulation patterns of the future build-out plan. New walkways in front of structures will be at a minimum 10-feet wide. Pedestrian crossings of the main drive lane will be a raised tabletop style as generally indicated on the future build-out plan.

#####

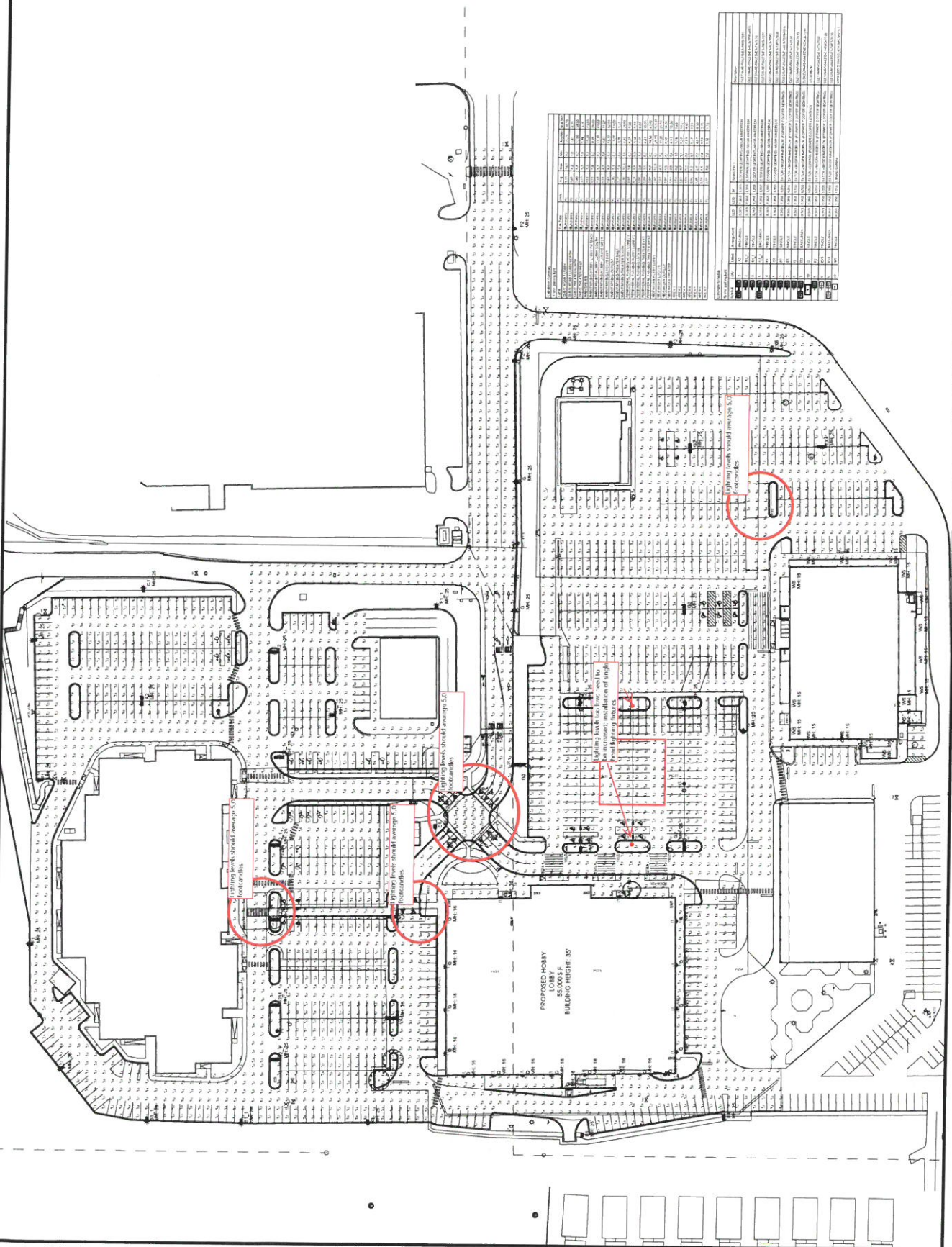


Buffalo Ridge

Critts, Tidey & Assoc., Inc.
908C West River Center Dr.
Conestoga Park, PA 17021
PH: 610-647-2400
www.critts-tidey.com



DISCLAIMER
All data shown on this plan was based on information provided by Critts, Tidey & Assoc., Inc. in connection with the project. The user of this plan is responsible for verifying the accuracy of the information and for obtaining all necessary permits and approvals. The user of this plan is also responsible for ensuring that the information is used in accordance with the applicable laws and regulations. The user of this plan is not to be held liable for any errors or omissions in this plan.

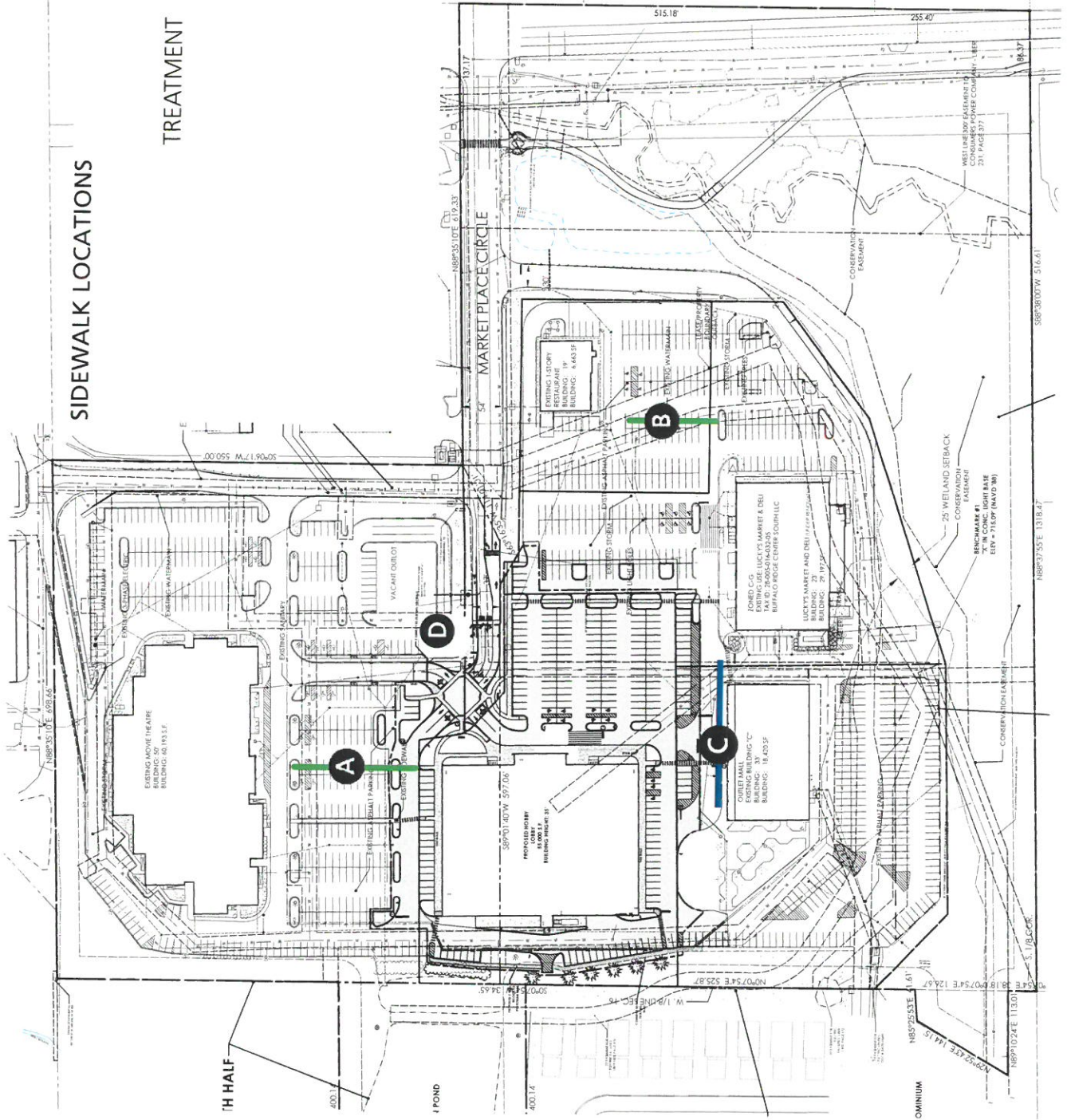


NO.	DESCRIPTION	DATE
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SIDEWALK LOCATIONS

TREATMENT



Buffalo Ridge Center South

December 5, 2017

Planning Commissioners
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

**Re: Buffalo Ridge Center PUD
Application for a Major Amendment**

Dear Planning Commissioners,

It was a pleasure to work with you at the October 11th Planning Commission meeting. Although we fully believe that the previously submitted plans dated 9-26-2017 met the conditions of the ordinance for approval, we are willing to compromise as suggested. The site plans offered to you today reflect the spirit of compromise discussed at the Planning Commission meeting.

Modifications to the plan include:

- Removing the existing north-south pedestrian route to the Cherry Blossom Theater and reconstructing it with a more direct routing and a wider walking surface.
- Providing table-top style pedestrian crossings at the main road crossings.
- Modifying the entire four way stop intersection to a table-top style crossing for enhanced pedestrian safety.
- Working extensively with our lighting consultants, supplier, installer, as well as the author of the Garfield Township lighting ordinance to ascertain compliance with the ordinance as well as safe lighting for pedestrian circulation on the site.
- Six separate enlarged exhibits (Exhibit A-F) of the pedestrian walkways and cross sections offered on sheet C4.1.

We look forward to working with you to achieve a conclusion to this planning process.

Respectfully,

The Buffalo Ridge Center Development Team

Included:

C4.1 Construction Area Site Plan & Cross Section dated 10-31-2017

Future Build-Out Concept (black/white drawing with snow storage areas indicated) dated 10-31-2017

Future Build-Out Concept (color drawing) dated 10-31-2017

Exhibits A-F, six separate enlarged exhibits of pedestrian walkways dated 12-5-17

EL1 Buffalo Ridge Photometric Plan dates 10-31-2017

Applicant's Proposed Conditions of Approval dated 12-5-2017

Applicant's Proposed Conditions of Approval

1. *Beckett&Raeder Condition*

Move existing walkway to location A subject to reducing the adjacent parking space length to 18-feet long, thus allowing for a 9-foot wide curbed concrete walkway between the parking isle per the discussion at the October 11th Planning Commission meeting. Drive lanes will remain 20-feet wide. Parking lot lighting may be used to illuminate the pedestrian crossings if it meets an average of 5.0 foot-candles per Table 5-7; otherwise pedestrian scale lighting shall be installed. Landscaping is provided at the end islands.

Applicant Proposed Condition

The applicant's initial stance per the site plan dated 9-26-2017 was that the two existing walkways routed north to the Theater meet the standards of the ordinance and do not require modification. The site plan as provided does not present any conditions beyond the standards of the ordinance which would require mitigating amenities. As it is, that site plan and future building-out plan is offering a completely improved and rebuilt four-way stop, table-top style intersection at the end of Market Place Circle, landscaping beyond ordinance standards, and table-top style pedestrian crossings of the main circulation routes as indicated on the future build-out plan.

-However- per discussion of compromise at the October 11th Planning Commission Meeting, the applicant is offering to move the western existing walkway to location **A** resulting in a more direct routing from the Hobby Lobby to the Theater. The applicant is offering this amenity as mitigation of a request for an allowance for a future reduction of parking of up to 15% as outlined in condition #4.

Construction of the walkway is subject to reducing the adjacent parking space length to 18-feet long, thus allowing for a 9-foot wide curbed concrete walkway between the parking isle per the discussion at the October 11th Planning Commission meeting. Drive lanes will remain 20-feet wide. Lighting will meet the standards of the Garfield Township Lighting ordinance. No "pedestrian scale" lighting is included. Landscaping is provided at the end islands.

Finding: Table 5-7 of the Garfield Township ordinance states that illumination "shall not exceed 5 foot candles". Creating an average of 5fc will exceed the published ordinance standards. The applicant has consulted with, Jerry Dobeck, author of the Garfield Township lighting ordinance. Mr. Dobeck reviewed the plan and offered one recommendation for a modification at the intersection to achieve more uniformity of light.

2. *Beckett&Raeder Condition*

Install sidewalk at location B subject to reducing the adjacent parking space length to 18-feet long, thus allowing for a 9-foot wide curbed concrete walkway between the parking isle per the discussion at the October 11th Planning Commission meeting. Drive lanes will remain 20-feet wide. Parking lot lighting may be used to illuminate the pedestrian crossings if it meets an

average of 5.0 foot-candles per Table 5-7; otherwise pedestrian scale lighting shall be installed. Landscaping is provided at the end islands.

Applicant Proposed Condition

The landlord approves the installation of improvements within the southeast corner of the PUD as illustrated on the future build-out plan. Improvements are to be implemented at the time of future improvements or change of use of the existing structure as deemed appropriate per Garfield Township ordinances. Parking space length adjacent to the walkway will be reduced to 18-feet in length to achieve a 9-foot wide curbed concrete walkway. Drive lanes will remain 20-feet wide. Lighting will meet the standards of the Garfield Township Lighting ordinance. Landscaping is provided at the end islands.

Finding: The applicant does not believe that the sidewalk connection to Outback Steakhouse was made a priority at the Planning Commission Meeting. Requiring this work as part of the Hobby Lobby application is overreaching. Sidewalk B is not within the project development boundary for this Hobby Lobby application. This work should be completed as part of future development work in at that location.

3. Beckett&Raeder Condition

The new four-way stop intersection at the terminus of Market Place Circle Drive will feature tabletop style crosswalks spanning the entire intersection.

Applicant Proposed Condition

Agreed. As per plan provided.

4. Beckett&Raeder Condition

The main intersection, including pedestrian walkways, shall have an average foot-candle illumination of 5.0.

Applicant Proposed Condition

Lighting at the main intersection will meet the standards of the Garfield Township Lighting ordinance.

Finding: Table 5-7 of the Garfield Township ordinance states that illumination "shall not exceed 5 foot candles". Creating an average of 5fc will exceed the published ordinance standards. The applicant has consulted with Jerry Dobeck, creator of the Garfield Township lighting ordinance. And had reviewed and approved the plan with one recommendation for a slight modification at the intersection to achieve more uniformity of light. Contrary to the directive for brighter lighting at pedestrian crossings requested by the Planner, Mr. Dobeck asserts that maintaining a uniformity of lighting across the site is the most important Finding or for providing for a safe nighttime environment. Mr. Dobeck has stated that he is happy to meet with Township Staff regarding lighting issues.

5. **Beckett&Raeder Condition**

Installation of single-head parking lot light fixture at locations within the landscape islands within the Hobby Lobby main parking lot.

Applicant Proposed Condition

Lighting at the Hobby Lobby main parking area meets the standards of the Garfield Township ordinance.

Finding: This condition is met and should be removed.

6. **Beckett&Raeder Condition**

The modification in parking length dimensions results in no reduction in off-street parking. Therefore, parking requires no waiver.

Applicant Proposed Condition

Provide an allowance for a future reduction of parking of up to 15% of the future build-out plan in order to allow flexibility in final design of remaining lease areas based on the concept of the future build-out plan.

Finding: This allowance, along with the standards of Section 423 Special Use Permits G. Amendments, are intended to accommodate routine elements of this type of project development, such as utility cabinets, parking lot islands, light poles, fire hydrants, or site maintenance elements, in accordance with the Proposed Future Build-Out Plan provided without having to initiate the PUD amendment process.

Since the identity of the three remaining future tenants within the PUD is not known, future site development applications may require slight variations from the Proposed Future Build-Out Plan to meet the actual tenant needs. Section 423 Special Use Permits G. Amendments of the ordinance allows for slight modifications by defining the amount of variation from the master plan which is allowed as an Administrative Amendment, staff review. Otherwise, the plan is considered a minor or major amendment and must return to the Planning Commission.

The Proposed Future Build-Out Plan provided meets the very minimum standards of the shared parking provision of the ordinance. If a future application in one of the remaining three available development areas is short just one parking space below the minimum required by the ordinance, the project would not be eligible for Administrative Review. The applicant is suggesting a 15% allowance for future reduction of parking because it is consistent with the existing standards of the ordinance which allow for a 15% shifts in location, size, shape or configuration of the approved plan as an Administrative Amendment.

This allowance is intended to provide clarity and ease of interpreting future development plans.

7. **Beckett&Raeder Condition**

Waiver of 42 bike parking spaces.

Applicant Proposed Condition

Agreed

8. **Beckett&Raeder Condition**

Installation of pedestrian walkway at location C based would be completed at the time the proposed southwest building is developed. Walkways shall be installed at a minimum width of ten (10') feet. Parking lot lighting may be used to illuminate the pedestrian crossings if it meets or exceeds 5.0 foot-candles per Table 5-7; otherwise pedestrian scale lighting shall be installed.

Applicant Proposed Condition

Future development at the southwest corner of the site will be developed with general layout and circulation patterns as indicated on the future build-out plan. Walkways in front of the structure will be at a minimum 10-feet wide. Lighting will meet the standards of the Garfield Township ordinance.

9. **Beckett&Raeder Condition**

Installation of pedestrian walkway at location D would be completed at the time the proposed vacant out lot building is developed. Walkways shall be installed at a minimum width of ten (10') feet. Parking lot lighting may be used to illuminate the pedestrian crossings if it meets or exceeds 5.0 foot-candles per Table 5-7; otherwise pedestrian scale lighting shall be installed.

Applicant Proposed Condition

Future development at the northern out lot will be designed in accordance with the general layout and circulation patterns as indicated on the future build-out plan. Walkways in front to the structure will be at a minimum 10-feet wide. Lighting will meet the standards of the Garfield Township ordinance.

10. **Beckett&Raeder Condition**

The snow storage area for Buffalo Ridge Center South is located at southwest corner of the site. Snow storage for TC Center Partners (north half of the center) is located in the northeast corner of the site.

Applicant Proposed Condition

Agreed.

11. **Beckett&Raeder Condition**

Limit periods of demolition and construction from 8AM to 6PM, Monday through Saturday.

Applicant Proposed Condition

Limit periods of demolition and construction from 7am-8pm Monday-Saturday, as is standard to the industry.

Finding: the times requested are well within the allowable times of 6am to 10pm as per the Township noise ordinance.

12. Beckett&Raeder Condition

Parking spaces behind the Hobby Lobby shall be signed "Employee Parking Only."

Applicant Proposed Condition

Agreed.

13. Beckett&Raeder Condition

Rear façade lighting on the Hobby Lobby building space be shielded and directed down.

Applicant Proposed Condition

Agreed.

14. Beckett&Raeder Condition

Prior to the issuance of a Land Use Permit for Hobby Lobby the Applicant shall submit for review (planning and engineering) a complete set of the site plan and construction drawings.

Applicant Proposed Condition

Agreed.

15. Beckett&Raeder Condition

Prior to the issuance of an occupancy permit for Hobby Lobby conditions #1, #2, #3, #4 and #5 must be constructed and operable, and available for pedestrian access.

Applicant Proposed Condition

Prior to issuance of occupancy permit for Hobby Lobby, condition #3 must be constructed and operable, and available for pedestrian access.

Finding: Implementation of condition #2 will be triggered by modifications at the Outback lot per the applicants suggested requirements of condition #2.

The applicant is offering to implement condition #1 as a mitigating amenity in exchange for the 15% allowance for future reduction in parking as outlined in the applicant proposed condition #6.

The applicant is offering to meet the lighting standards of the ordinance as interpreted by the author of the township lighting ordinance as outlined in the applicant proposed condition #4.

The applicant is offering to meet the lighting standards of the ordinance as interpreted by the author of the township lighting ordinance as outlined in the applicant proposed condition #5.

16. Beckett&Raeder Condition

Each new lease area improvement will be developed based on the conceptual layout and circulation patterns of the future build-out plan. New walkways in front of structures will be at a minimum 10-feet wide. Pedestrian crossings of the main drive lane will be a raised tabletop style as generally indicated on the future build-out plan.

Applicant Proposed Condition

Agreed.

17. Applicant Proposed Condition

All signage requests within the PUD go directly to the Planning Commission for determination.

18. Applicant Proposed Condition

The Proposed Future Build-Out Plan for the Buffalo Ridge Center PUD provides for “plug and play” development of the remaining tenant spaces. Therefore applications for future development within the PUD may reviewed by the Garfield Township Deputy Planner, or other available planning staff not having a conflict of interest.



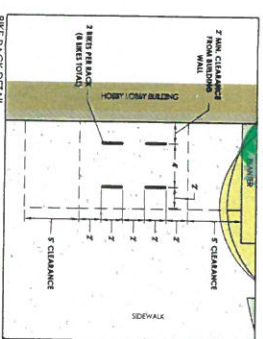
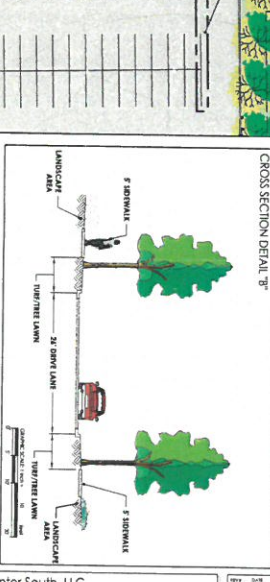
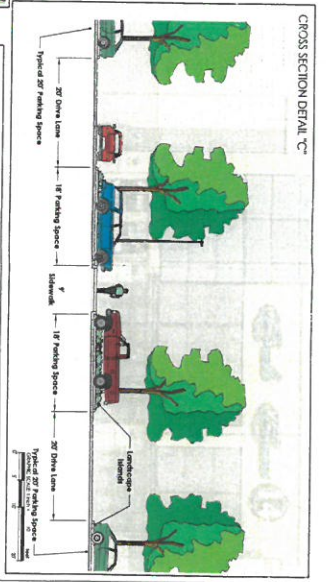
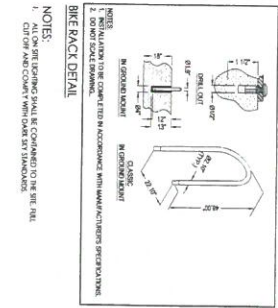
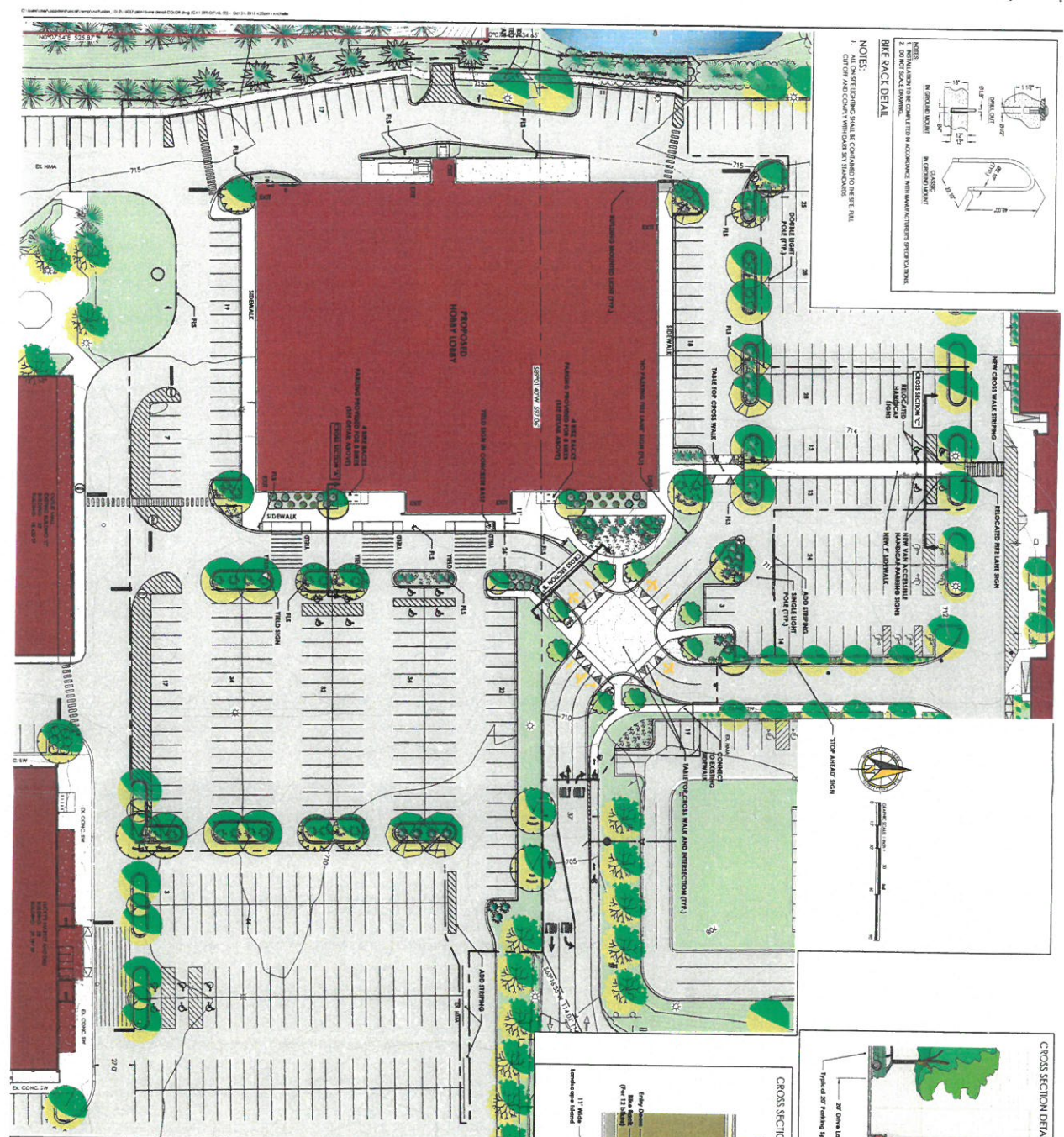
Proposed Compromise Plan

DATE	DESCRIPTION
1/20/17	PRELIMINARY
1/20/17	16057

Buffalo Ridge Center South, LLC
Proposed Hobby Lobby
FUTURE BUILD-OUT CONCEPT
 Section 16, Town 27 North, Range 11 West
 Garfield Twp., Grand Traverse County, Michigan

NO.	DATE	BY	CHK.	DESCRIPTION
01	01-20-17	JPM	JPM	Final site plan for review and submittal
02	01-20-17	JPM	JPM	Final site plan for review and submittal
03	01-20-17	JPM	JPM	Final site plan for review and submittal
04	01-20-17	JPM	JPM	Final site plan for review and submittal
05	01-20-17	JPM	JPM	Final site plan for review and submittal
06	01-20-17	JPM	JPM	Final site plan for review and submittal
07	01-20-17	JPM	JPM	Final site plan for review and submittal
08	01-20-17	JPM	JPM	Final site plan for review and submittal
09	01-20-17	JPM	JPM	Final site plan for review and submittal
10	01-20-17	JPM	JPM	Final site plan for review and submittal
11	01-20-17	JPM	JPM	Final site plan for review and submittal
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19	01-20-17	JPM	JPM	Final site plan for review and submittal
20	01-20-17	JPM	JPM	Final site plan for review and submittal

Mansfield
 Land Use Consultants
 830 Conover Dr., Ste. 201
 P.O. Box 4013
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.mansfield.com
 info@mansfield.com



Proposed Compromise Plan

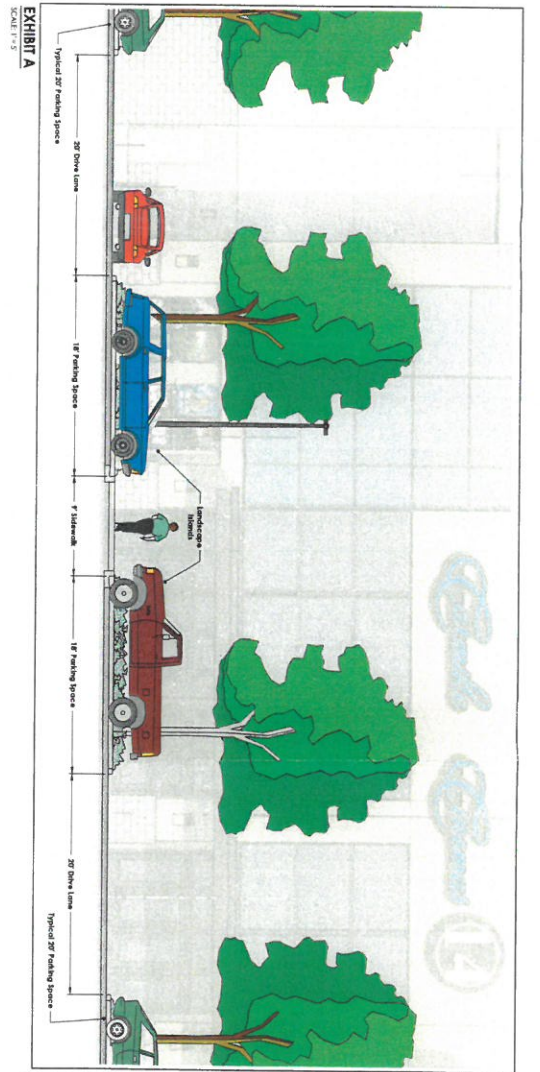
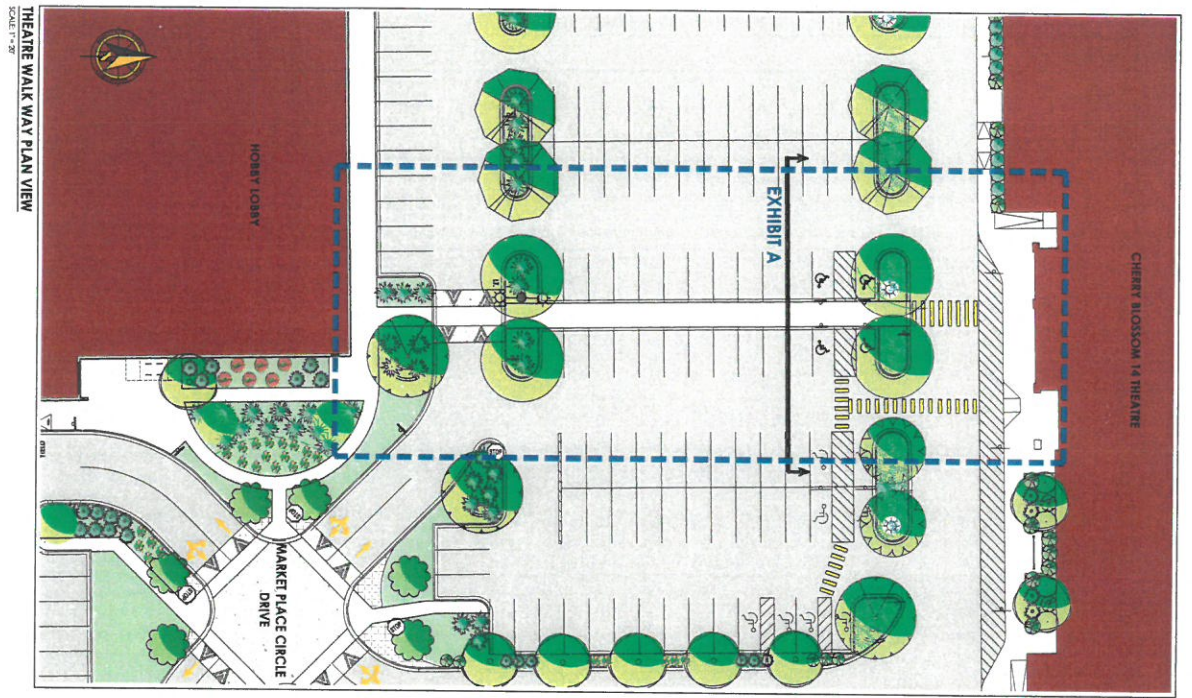
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11/15/17	16057
11/15/17	CA.1

Buffalo Ridge Center South, LLC
Proposed Hobby Lobby
 CONSTRUCTION AREA SITE PLAN & CROSS SECTION
 Section 16, Town 27 North, Range 11 West
 Garfield Twp., Grand Traverse County, Michigan

NO.	DATE	BY	CHKD.	DESC.
01	11/15/17	gpa	gpa	Issue for review
02	11/15/17	gpa	gpa	Revise intersection and odd sidewalks
03	11/15/17	gpa	gpa	Revise intersection and odd sidewalks
04	11/15/17	gpa	gpa	Revise intersection and odd sidewalks, revise marker plan
05	11/15/17	gpa	gpa	Revise intersection and odd sidewalks, revise marker plan
06	11/15/17	gpa	gpa	Add 1st corner parking space
07	11/15/17	gpa	gpa	Issue plans for review and submit
08	11/15/17	gpa	gpa	Issue plans for review and submit
09	11/15/17	gpa	gpa	Issue plans for review and submit

Mansfield
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830 Cottageview Dr., Ste. 201
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 info@mansfield.com



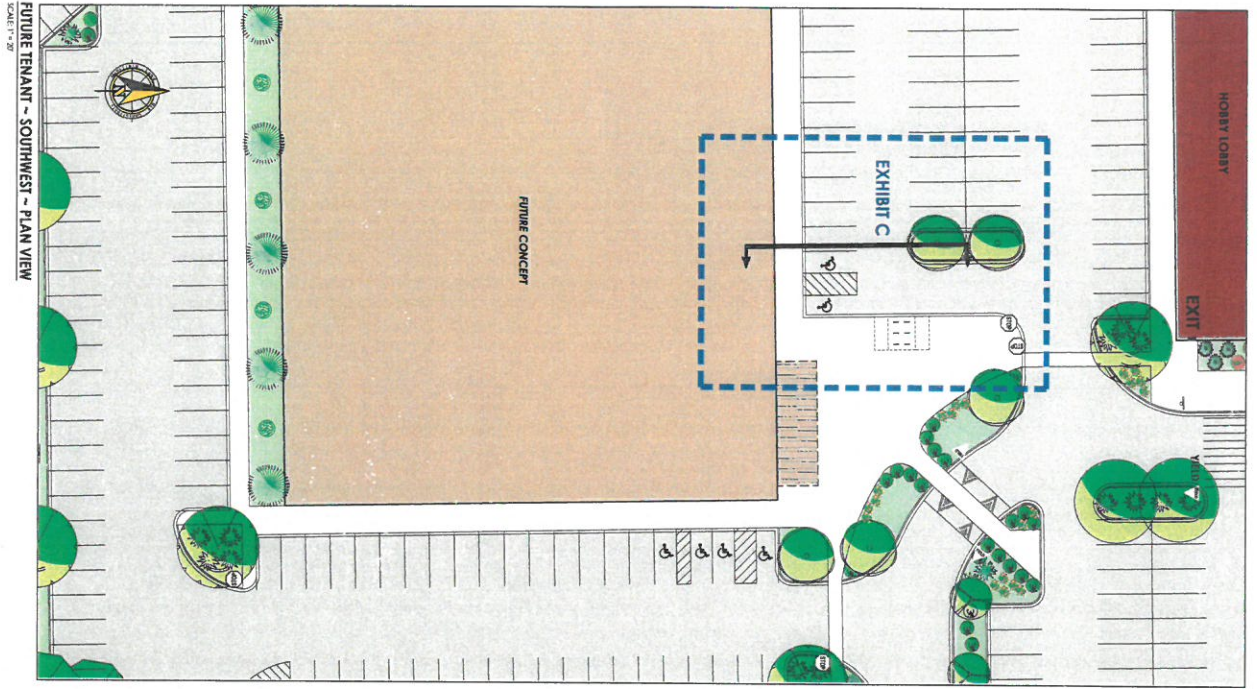
NO.	DATE	BY	CHK	REV.	DESCRIPTION
01	2-28-11	ghs	brwn	gls	Revised

DATE: 1/20/11
 DRAWN BY: ghs
 CHECKED BY: brwn
 SCALE: 1" = 20'
 SHEET NO: 16057
 PROJECT: EXHIBIT A

Buffalo Ridge Center South, LLC
 Proposed Hobby Lobby
THEATRE WALK WAY - EXHIBIT A
 Section 16, Town 27 North, Range 11 West
 Garfield Twp., Grand Traverse County, Michigan

Mansfield
 Land Use Consultants

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 P.O. Box 4015
 Traverse City, MI 49685
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FUTURE TENANT - SOUTH WEST - PLAN VIEW
SCALE: 1" = 20'

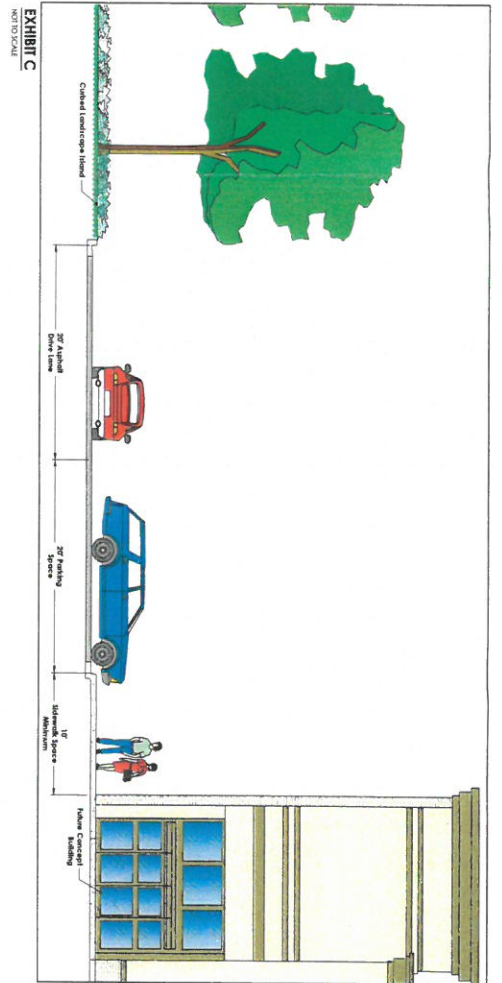


EXHIBIT C
NOT TO SCALE

PRELIMINARY
DATE: 10/20/11
PROJECT: 16057
SCALE: 1" = 20'
EXHIBIT C

Buffalo Ridge Center South, LLC
Proposed Hobby Lobby
FUTURE TENANT - SOUTH WEST - EXHIBIT C
Section 16, Town 27 North, Range 11 West
Garfield Twp., Grand Traverse County, Michigan

NO.	DATE	BY	CHKD.	DESCRIPTION
01	12-09-17	pha	hansen	pkh

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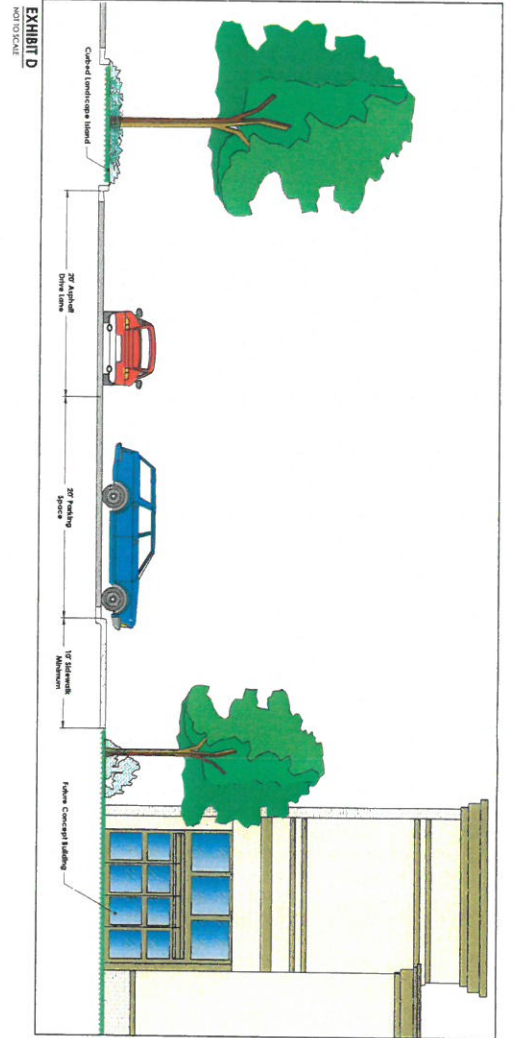
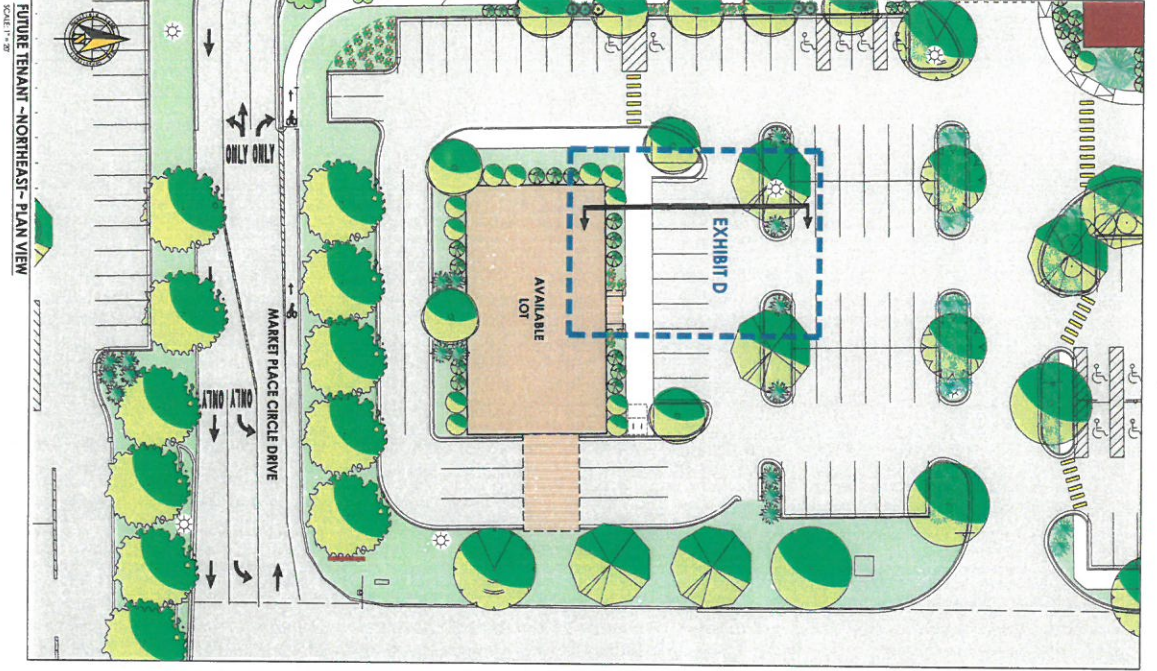


EXHIBIT D
NOT TO SCALE

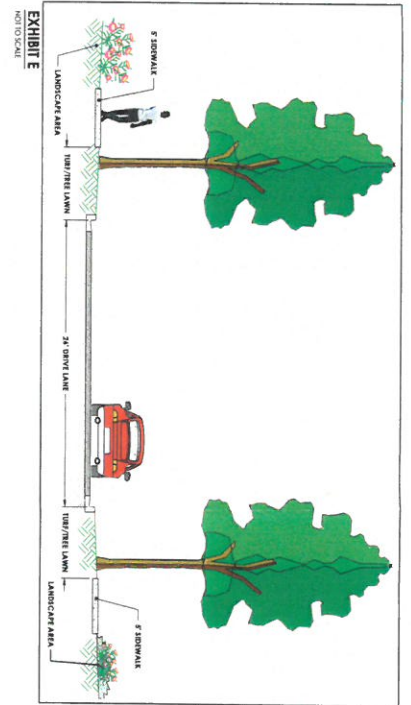
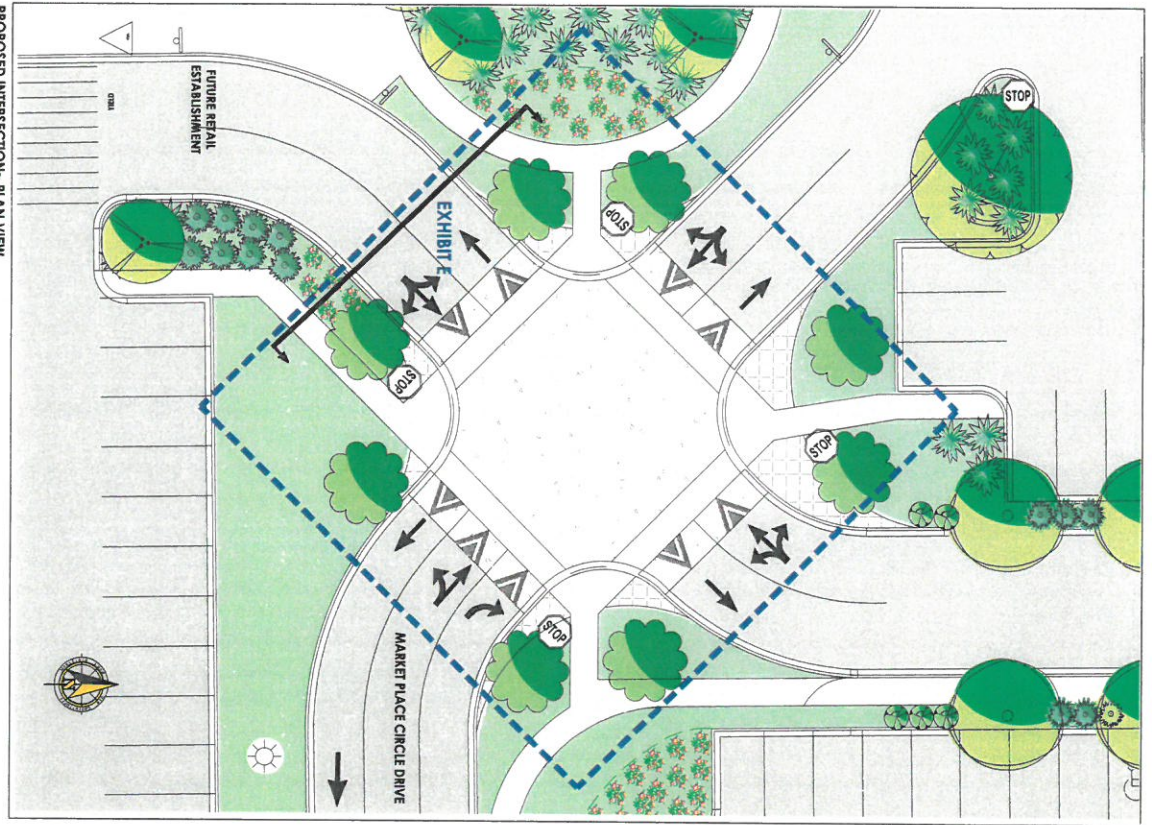
Buffalo Ridge Center South, LLC
 Proposed Hobby Lobby
FUTURE TENANT - NORTH EAST - EXHIBIT D
 Section 16, Town 27 North, Range 11 West
 Garfield Twp., Grand Traverse County, Michigan

NO.	DATE	BY	CHK.	REV.
01	12-05-17	phd	mmv	zmk

Mansfield
 Land Use Consultants

830 Conagsview Dr., Ste. 201
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.msaags.com
 info@msaags.com

PRELIMINARY
 16057
 EXHIBIT D



NO.	DATE	BY	CHK.	REV.	DESCRIPTION
01	2-22-17	gms	mmw	gms	Revised

Buffalo Ridge Center South, LLC
 Proposed Hobby Lobby
PROPOSED INTERSECTION - EXHIBIT E
 Section 16, Town 27 North, Range 11 West
 Garfield Twp., Grand Traverse County, Michigan

Mansfield
 Land Use Consultants

830 Comarview Dr., Ste. 201
 P.O. Box 4015
 Traverse City, MI 49665
 Phone: 231-946-9310
 www.msaaps.com
 info@msaaps.com

PRELIMINARY
 16057
EXHIBIT E

HOBBY LOBBY - PLAN VIEW
SCALE: 1" = 20'

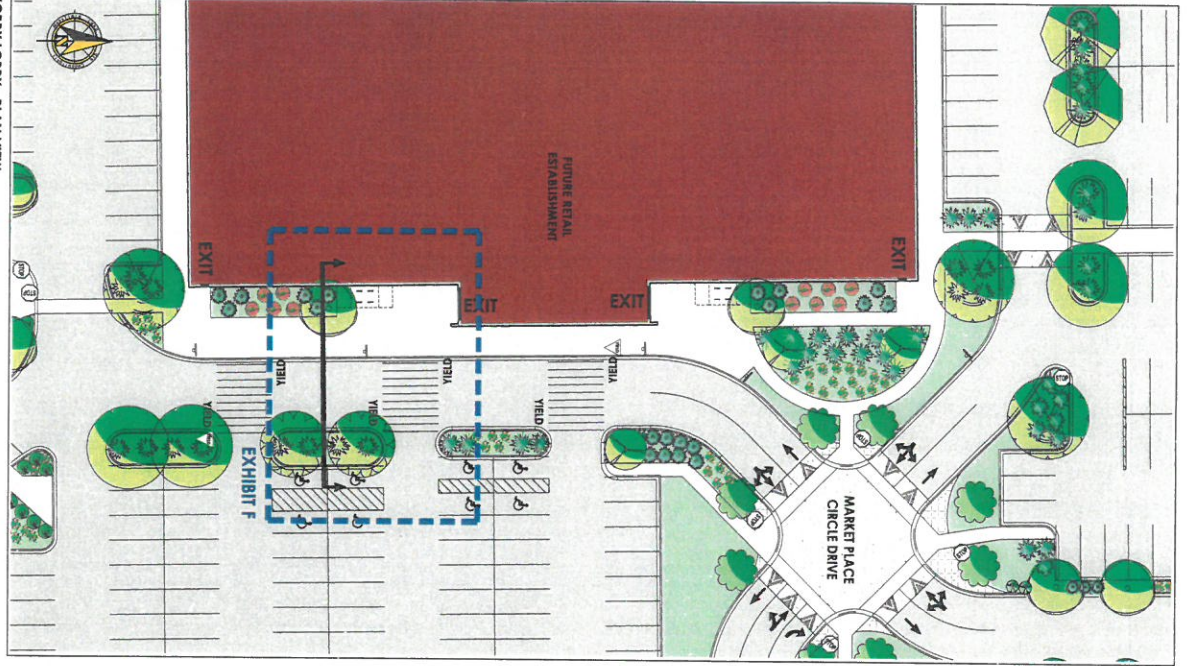
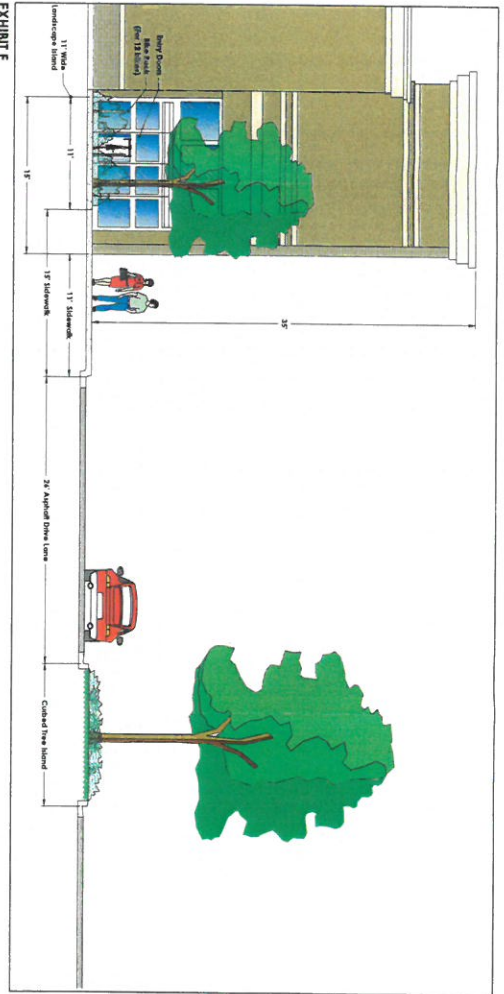


EXHIBIT F
SCALE: 1" = 3'



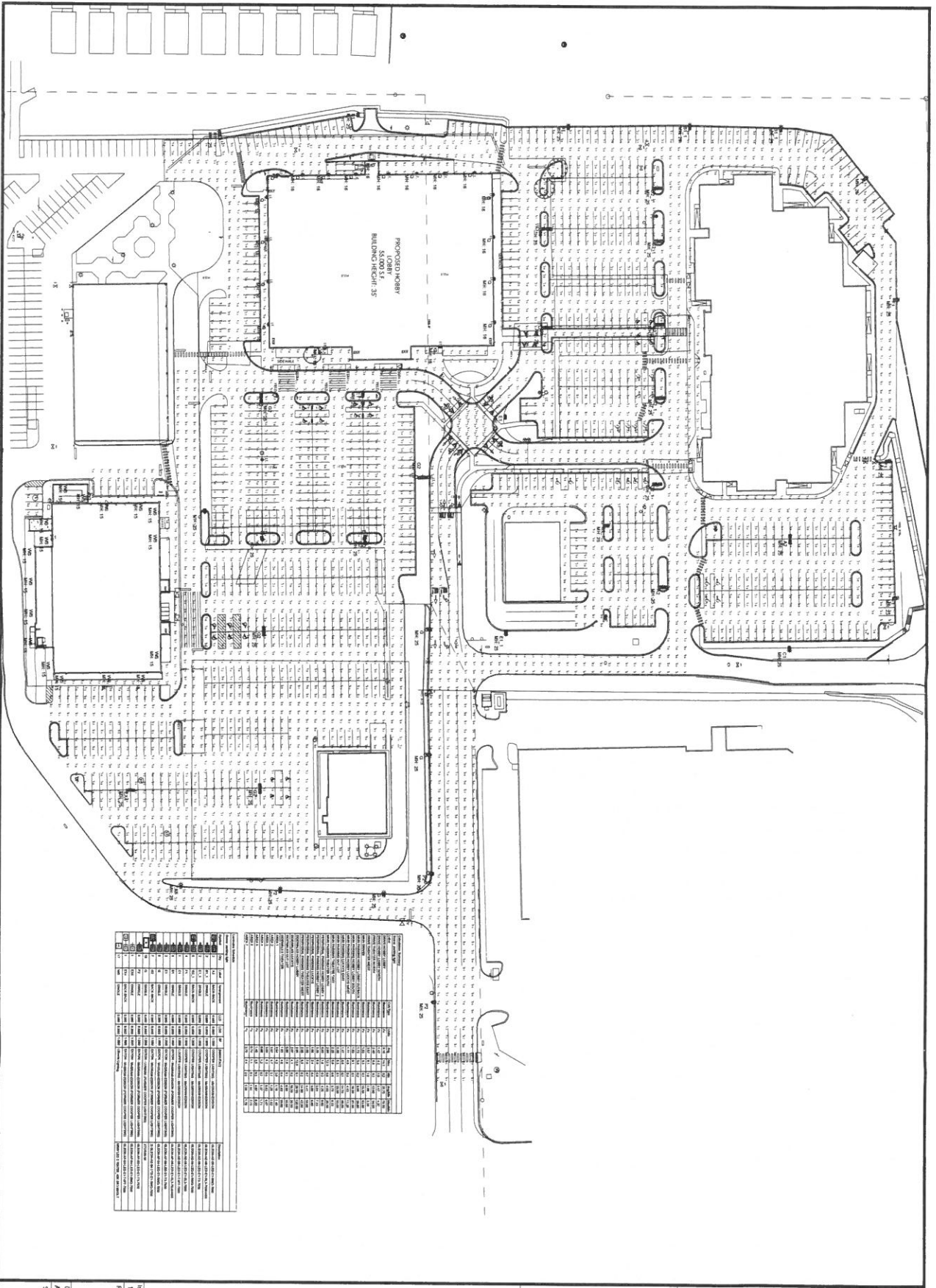
DATE: 12/11/14
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO.: 16057
EXHIBIT F

Buffalo Ridge Center South, LLC
Proposed Hobby Lobby
HOBBY LOBBY WALK WAY - EXHIBIT F
 Section 16, Town 27 North, Range 11 West
 Garfield Twp., Grand Traverse County, Michigan

NO.	DATE	BY	CHKD.	DESCRIPTION
01	12/11/14	JH	JH	ISSUED FOR PERMIT

Mansfield
 Land Use Consultants

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 P.O. Box 4015
 Traverse City, MI 49685
 Phone: 231-946-9110
 www.mansfield.com
 info@mansfield.com



Room No.	Room Name	Area (sq ft)	Height (ft)	Footcandle Level
101	RECEPTION	1,200	10	10
102	OFFICE	1,500	10	10
103	CONFERENCE	2,000	10	10
104	OFFICE	1,500	10	10
105	OFFICE	1,500	10	10
106	OFFICE	1,500	10	10
107	OFFICE	1,500	10	10
108	OFFICE	1,500	10	10
109	OFFICE	1,500	10	10
110	OFFICE	1,500	10	10
111	OFFICE	1,500	10	10
112	OFFICE	1,500	10	10
113	OFFICE	1,500	10	10
114	OFFICE	1,500	10	10
115	OFFICE	1,500	10	10
116	OFFICE	1,500	10	10
117	OFFICE	1,500	10	10
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119	OFFICE	1,500	10	10
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123	OFFICE	1,500	10	10
124	OFFICE	1,500	10	10
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195	OFFICE	1,500	10	10
196	OFFICE	1,500	10	10
197	OFFICE	1,500	10	10
198	OFFICE	1,500	10	10
199	OFFICE	1,500	10	10
200	OFFICE	1,500	10	10

Drawn by: Sides
 Airt Shirley
 Sheet: EL1

Issued Date: 11/03/17
 Revision:

Buffalo Ridge

DISCLAIMER
 Illumination results shown on the lighting design are based on project parameters provided to Crites, Tiday & Assoc. used in conjunction with luminance test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with applicable lighting or energy codes. Any changes to the room reflectance and/or obstructions not noted will alter the light levels. Please verify the data listed to ensure the accuracy of the report. Values represent an approximation. Footcandle Levels are considered at the end of the life of the lamp and ballast.

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 Comstock Park, MI 49321
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www.critestiday.com