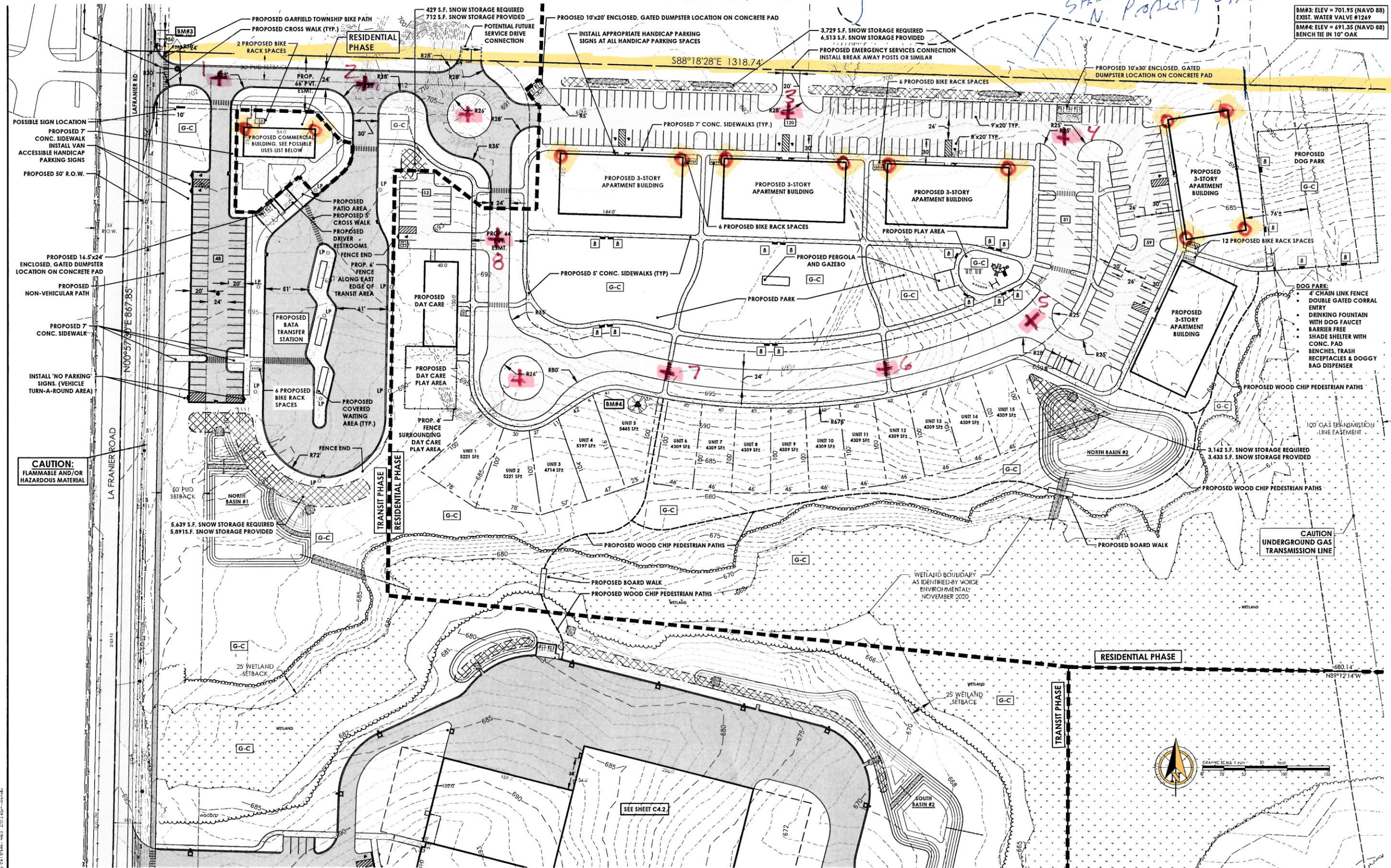


State for Viewing

State N. Property Line



POSSIBLE COMMERCIAL BUILDING USES: (AS PROVIDED BY GARFIELD TOWNSHIP JANUARY, 2021)
BATA/TCBC MUD PUD - LIST OF POSSIBLE PERMITTED USES FOR CAFÉ BUILDING
THE FOLLOWING USES ARE PERMITTED FOR THE CAFÉ BUILDING. DRIVE-THROUGH, PICK-UP WINDOW OR ANY AUTO-ORIENTED FEATURE ARE PROHIBITED FOR ANY USE OF THE BUILDING.
• FINANCIAL INSTITUTION, WITHOUT DRIVE-THROUGH
• MEDICAL OFFICE, CLINIC
• OFFICE
• RESTAURANT, WITHOUT DRIVE-THROUGH OR AN ESTABLISHMENT WHERE FOOD AND DRINKS ARE PREPARED, SERVED, AND CONSUMED, MOSTLY WITHIN THE PRINCIPAL BUILDING SUCH AS LUNCH COUNTERS, DAIRY BARS, BARS, TAVERNS, NIGHT CLUBS, COFFEE SHOPS, AND OTHER SIMILAR ESTABLISHMENTS
• RETAIL, LOW VOLUME OR THE SALE OR RENTAL OF GOODS OR MERCHANDISE, INCLUDING THE RENDERING OF SERVICES INCIDENTAL TO THE SALE OF SUCH GOODS, TAKING PLACE IN A BUILDING OF LESS THAN FIVE THOUSAND (5,000) SQUARE FEET. LOW VOLUME RETAIL PRIMARILY SERVES RESIDENTS OF THE SURROUNDING NEIGHBORHOOD.
• SERVICE ESTABLISHMENT, PERSONAL OR ESTABLISHMENTS PRIMARILY ENGAGED IN PROVIDING SERVICES INVOLVING THE CARE OF A PERSON OR THEIR GOODS SUCH AS BEAUTY SHOPS, BARBER SHOPS, LAUNDRY FACILITY, JEWELRY REPAIR SHOPS, DRY CLEANING ESTABLISHMENT (PICKUP ONLY), AND SHOE REPAIR, EXCLUDING THE PROCESSING OF PHYSICAL MATERIALS.

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

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

MULTI-FAMILY RESIDENTIAL UNIT MIX (APPROXIMATE)

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

LEGEND

B	PARK BENCH LOCATION
G-C	GENERAL COMMONS USE AREA

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

Mansfield
Land Use Consultants

DESIGN	DATE	BY	CHK	APP	DESCRIPTION
01	2/20/21	dm	mm	dm	Original Design
02	3/20/21	dm	mm	dm	Rev. PUD Submittal
03	3/20/21	dm	mm	dm	Rev. PUD Submittal
04	2/10/21	dm	mm	dm	Rev. PUD Submittal
05	2/10/21	dm	mm	dm	Rev. PUD Submittal

Bay Area Transportation Authority
BATA HQ Transit-Oriented Development PUD
SITE & DIMENSION PLAN - NORTH
Section 23, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

PUD SUBMITTAL

DATE	20108
BY	C4.1

Staking for Viewing 4.14.21 PC Meeting