



January 26, 2012

Mr. Steve Schooler, Director of Construction
Jeffrey R. Anderson Real Estate Inc.
Suite 700
3805 Edwards Road
Cincinnati OH 45209

DELIVERED BY E-MAIL TO SSCHOOLER@ANDERSON-REALESTATE.COM

RE: VGT Phase I SUP Application #2009-01P

Dear Steve:

Yesterday, the township's project management team for your SUP application met to discuss our reviews of the revised application documents submitted late in the day on Friday, January 20 by Terry Boyd from Gourdie Fraser. The management team consists of: me, Supervisor Wayne Kladder, Planner Patrick Kilkenny, Planning Commission Chair Jay Zollinger, attorney Jeff Jocks, and consultants John Iacoangeli and Dr. Chris Grobbel.

Based on discussion at the January 12 special Planning Commission meeting and a subsequent phone discussion between you and our consultants and attorney on January 16 the township expected the revised submission to be a complete and clean copy of all application materials based on discussions held and decisions made at the Planning Commission meetings between August 29, 2011 and the present. It was our hope that if everything was complete, accurate and in order that the project management team might be able to craft proposed findings of fact for the Planning Commission to consider adopting as part of a final recommendation to the Board of Trustees at their January 30 meeting.

The following are our observations and comments regarding the new application submission:

1. **Market Study**
 - a. **AEG Report:** deemed complete
2. **Traffic Impacts:**
 - a. **ProgressiveAE Report:** deemed complete
 - b. **Additional Considerations:** Attached to this letter please also find a detailed letter from Stephen Dearing at OHM detailing concerns and suggestions relative to the plans for roadways and traffic management. He is particularly concerned that the proposed wayfinding signage, which can be interpreted as traffic control signage, does not meet the requirements of the Michigan Uniform Traffic Control Device code. He has provided some citations indicating the need for conformance. This may be subject to some additional discussion at the Planning Commission and/or Board level as well.
3. **Environmental Impacts:**
 - a. **King and McGregor Report:** **deemed incomplete.** Per Dr. Grobbel's first of seven recommendations adopted by the Planning Commission in a motion on January 12, we are expecting

this report to contain detailed created wetland maintenance and monitoring plans, revised stormwater calculations, hydrograph and retention times for each phase and wetland basin.

- b. **MDEQ Permit #11-28-0034-P dated 12/15/2011:** deemed complete/provided.
- c. **Revised Stormwater Plan Drawings: deemed incomplete.** One of the changes to the plan that was requested by the township and consented to by the applicant was the provision of grassed waterways associated with the wetland basins. These grassed waterways were depicted on a plan drawing dated 12/22/11 and provided at an earlier meeting, however the “sheet 3 of 11” drawing provided in the updated application does not include this feature. While the drawing submitted says it was updated for the 01/30/12 submission, the prior revision date on this drawing is 12/09/11, not the appropriate 12/22/11 drawing. Basing the final drawing on the 12/22/11 plan was condition 2 of the Planning Commission recommendation of acceptance.
- d. **Additional issues/notes:**
 - 1. November 2011 soil investigation/percolation report has not yet been provided to the township.
 - 2. Per the motion made at the 01/12/12 meeting, the Planning Commission unanimously recommends to the Board of Trustees that Dr. Grobbel’s recommendation that the stormwater management plan is suitable to be accepted contingent on completion of seven items:
 - a. Applicant must provide final engineered drawings, detailed wetland maintenance and monitoring plans, revised stormwater calculations, hydrograph and retention times for each phase and each wetland basin prior to issuance of land use permit(s) and or construction.
 - b. Proposed wetland basins will be reshaped or “naturalized” on final Phase I site plans to be representative of the concept presented in the 12/22/11 conceptual stormwater plan.
 - c. (condition met) A copy of VGT’s countersigned MDEQ Part 303 Wetland Permit #11-238-0034-P dated 12/15/11 must be provided to the township.
 - d. Copies of future GT County stormwater management and soil erosion and sedimentation control permits must be provided to Acme Township prior to land use permit issuance.
 - e. A copy of the results of Gourdie-Fraser’s November 2011 soil investigation/percolation study must be provided to Acme Township.
 - f. As-built plans for all phases of the proposed stormwater management systems must be provided to Acme Township before the township provides a final release on the bond, letter of credit or cash escrow provided to the township for their completion.
 - g. The stormwater basins adjacent to Lautner Road must be planted with a meadow mixture.
 - 3. **In order to place the stormwater constructed wetlands on the site as currently planned, an amendment to the SUP 2004-11P Conceptual Plan must be granted by the township. As of this date the applicant has not made application for such amendment. Such amendment must be processed and approved by the Board of Trustees before they can consider granting the requested Phase I SUP.**
 - 4. The project management team will also be recommending that a condition of approval for SUP 2009-01P be that the stormwater management system design for future project phases must follow the same general design concept of constructed wetland living systems as Phase I, and not employ simple stormwater retention or detention basins.

4. Utilities:

- a. Sanitary Agreement (Township Engineer Report Addressing Capacity):** in response to the applicant's request, township has determined that sufficient regional sanitary system capacity exists to serve proposed VGT Phase I, and that the purchase of 123.9 benefits (sanitary service units) will be required.
- b. GTB Water Agreement:** Applicant has provided proof of a contract for water service to proposed Phase I with the Grand Traverse Band of Ottawa & Chippewa Indians. Please note that per Section 5.5, Water and Sewer, of SUP 2004-11P, Paragraph 3, "The water distribution system on the property (i.e. water lines, meters, etc.) shall be constructed in accordance with plans and specifications prepared and drawn by its engineers and approved by Acme Township's engineers, which plans and specifications shall meet all necessary and applicable Health Department, Grand Traverse Department of Public Works and Department of Environmental Quality specifications." This language appears to require township review and approval of the water system plans regardless of whether or not the township will be accepting ownership and operational responsibility for the water infrastructure in the immediate future. Therefore:

 1. It appears that the applicant must submit proposed detailed engineering drawings for the water improvements to Acme Township for approval. Acme Township will hire a professional engineer to review the plans for suitability, and plan revisions may be required before the water system plans are approved and a Land Use Permit for Phase I may be issued.
 2. It should be noted that final water infrastructure design may be partially dependent on requirements of the Acme Township Fire Prevention Ordinance 2012-01, which in turn adopts the requirements of the International Fire Code 2009. This is in keeping with SUP 2004-11P Section 5.18, Fire Prevention.
 3. The applicant will be expected to cover all costs incurred for township water system plan review and approval prior to issuance of a Land Use Permit for Phase I building construction.
- c. Utility Layout Drawings:** A note on the drawing recognizes that final engineering drawings will be submitted prior to issuance of Land Use Permit.

 1. Acme Township wishes to ensure that the applicant is fully aware of and understands that the sanitary sewer improvements are being constructed as an expansion of Acme Township's municipal sanitary system and will ultimately be owned by the township and operated and maintained on the township's behalf by the Grand Traverse County DPW. The township's and/or DPW's requirements for this type of situation include, but may not be limited to the following:

 - a. The applicant will submit proposed detailed engineering drawings for the sanitary sewer system improvements to Acme Township for approval. Acme Township will hire a professional engineer to review the plans for suitability, and plan revisions may be required before they are accepted for construction.
 - b. The engineer reviewing the plans for the township and/or DPW representatives will also perform construction oversight on behalf of the township.
 - c. The applicant will be expected to cover all costs incurred for items a and b above in full prior to township acceptance of the system expansion, purchase of the required

sewer benefits for Phase I development, and issuance of a Land Use Permit for Phase I building construction.

- d. Based on preliminary review by the project management team, we are projecting that changes to the submitted preliminary sanitary system design **will** be required.
- e. Approval of the Phase I SUP application will specifically exclude the submitted preliminary sanitary system design and be conditioned on successful completion of items a-d above at a minimum.

d. **Additional Considerations regarding Utilities:** We would like to remind the applicant of the following portions of SUP 2004-11P:

- 1. **Section 5.20, Bonding:** “The project will be subject to bonding for improvements by Acme Township Board of Trustees at the site plan review of each phase. The Applicant shall provide a bond or letter of credit in a form and amount reasonably acceptable to Acme Township, subject to the review of Acme Township’s engineers and approved by Acme Township’s attorney, for completion of the infrastructure of the Project, including but not limited to the landscaping, paving, site furnishings, lighting, streets, sidewalks, sewer lines, water lines, and irrigation.

The project management team will recommend that the bonding requirement include an amount to guarantee completion of the required improvements to M-72 and Lautner Road associated with the project in addition to the items specified above.

- 2. **Section 5.5, Water and Sewer; and Section 5.6, Traffic Circulation:** Language in both of these sections specifies that the township will not issue Land Use Permits for any buildings in any phase until one of two things occurs: 1) the water, sewer and internal roads are fully complete; or 2) the applicant posts security in the form of cash or an irrevocable letter of credit approved by Acme Township and issued by an institution doing business in the State of Michigan in an amount equal to 125% of the estimated cost of construction as specified in a bona fide contract for construction. In the case of option 2, the water and sewer improvements must be complete prior to issuance of occupancy permits and no more than 12 months after first LUP issuance, and for the internal roads the gravel subsurface suitable for construction traffic must be installed prior to LUP issuance for any building and the road must be complete – including topcoat – prior to issuance of occupancy permits and no more than 12 months after first LUP issuance.

We are stressing this point because the general public’s is very focused on knowing when Meijer is likely to break ground for the proposed store. According to these standards, the actual store ground breaking could come significantly later than the SUP approval. The SUP language gives the choice between the two options to the applicant. To help the entire project move along smoothly and help manage public expectations, the township is extremely interested in knowing as soon as possible which option the applicant will be selecting so that we can work with you as effectively as possible.

As mentioned previously, the project management team will recommend a bonding requirement relative to the completion of improvements to the public roads as well. The recommendation may take a form very similar to the dual-option format already provided by the SUP for the water, sewer and private road network improvements.

5. **Deed Restrictions:** The Declaration of “Easements, Restrictions and Maintenance Agreement for Village at Grand Traverse is **deemed incomplete**. The document is full of references to exhibits and attachments that are in some cases not fully identified (and in all cases not attached so that we can review them for completeness and suitability. All exhibits and attachments must be provided.

6. **Connectivity:**
 - a. **Adjacent Parcels Access Easements: deemed incomplete.** We appreciate that drawing sheet 1 of 11 now shows the rough location of all required adjacent parcel easements as previously discussed. The project management team would be comfortable recommending SUP approval conditioned upon provision of final surveys and legal descriptions for incorporation into the easement templates at a future point in time prior to LUP issuance. However, we are not comfortable recommending approval until we have received and reviewed easement template documents that are complete except for the surveys and legal descriptions. We will require separate easement documents for each adjacent parcel easement.

 - b. **TART Easement: deemed incomplete.** We are aware that the applicant is still negotiating the final easement template document for TART within the development and appreciate having the rough location depicted on the drawings. The project management team would be comfortable recommending SUP approval condition upon provision of final engineering drawings and final surveys and legal descriptions for incorporation into the easement template at a future point in time prior to LUP issuance. However, we are not comfortable recommending approval until we have received and reviewed easement template documents that are complete except for the surveys and legal descriptions.

 - c. **M-72 and Lautner Road Sidewalks: deemed incomplete.** We appreciate that drawing sheet 1 of 11 now shows the rough location of all sidewalk easements adjacent to M-72 East and Lautner Road as previously discussed. However, we are concerned because the proposed easement location still conflicts with the proposed landscaping plans in these areas. The drawings should be updated to resolve these conflicts.

The project management team would be comfortable recommending SUP approval conditioned upon provision of final surveys and legal descriptions for incorporation into the easement templates at a future point in time prior to LUP issuance. However, we are not comfortable recommending approval until we have received and reviewed easement template documents that are complete except for the surveys and legal descriptions. Please note that the easement documents must include provisions for an easement to the entrance of the proposed pedestrian tunnel under M-72 (template, survey and legal description.)

 - d. **Complete Streets and Pedestrian Sidewalk: deemed complete.** The township sincerely appreciates that, in consideration of approval of a phased approach to main interior roadway corridor element construction, the applicant has been willing to go beyond the basic dictates of the approved Conceptual Plan to provide for bike lanes and a pedestrian pathway in Phase I.

7. **Common Area Design Guidelines:**
 - a. **Lighting:** deemed complete.

 - b. **Streetscape Fixtures, including revised bike rack design:** deemed complete

- c. **Internal Wayfinding/Regulatory Signs: deemed nearly complete.** The document provides for the proposed height of internal wayfinding sign structures, but does not display the proposed dimensions for the wayfinding sign faces.
 - d. **Building and Public Right-Of-Way Monument Signs: deemed nearly complete.**
 - 1. Document refers to the applicable signage standards of the 2004 Acme Township Zoning Ordinance. Please incorporate a copy of the relevant pages from the 2004 Zoning Ordinance into the Common Area Design Guideline Document as an exhibit for easy future reference by all parties.
 - 2. On drawing Sheet 4 of 11, immediately north of the intersection of Lautner Road and the east/west portion of the main internal roadway passing immediately south of the proposed Meijer store, there is a notation "prop. Meijer monument sign." Per the requirements of the 2004 Zoning Ordinance and the Planning Commission motion made on January 12, 2012, there may be a monument sign along Lautner Road but it may only display the name of the project and not the names of any individual tenants. Please update drawing Sheet 4 of 11 accordingly.
8. **Overall Site Design:**
- a. **Landscaping Plan along M-72 with Shared Pathway: deemed nearly complete. See comment 6c above.**
 - b. **Location of Pedestrian Tunnel under M-72: deemed nearly complete. See comment 6c above.**
 - c. **Monument signs along M-72 and/or Lautner Roads: deemed nearly complete. See comment 7d2 above.**
 - d. **Additional considerations: deemed incomplete.**
 - 1. The plans do not depict a single-lane roundabout at the Lautner Road/internal road intersection. The Grand Traverse County Road Commission and the project management team both recommend that a roundabout design be required at this location as part of Phase I public road improvements.
 - 2. The plans do not depict a roundabout at the M-72/internal road main entranceway intersection in Phase I. The project management staff is inclined at this time to recommend that this occur, or that otherwise this intersection be limited to a right in/right out design with vegetated center medians continuing further west on M-72 in Phase I than currently depicted.
 - 3. The following drawings submitted in earlier versions of the application have not yet been provided as required for this application version to be complete, accurate and suitable for final decision making and incorporation into a final SUP permit (11 x 17 and 24 x 36 formats):
 - a. **Overall site grading plans**
 - b. **Site cross-section plans**
 - c. **Site Existing Conditions Survey**
9. **Phase I SUP Submittal: deemed incomplete.**
- a. **All revised drawings for Phase I including roadway improvements to M-72 and Lautner Roads: deemed nearly complete. See comments under Section 8d above.**

- b. **Detail of Storefront Sidewalk: deemed nearly complete.** The project management team appreciates the storefront sidewalk details provided. We have some lingering questions that these drawings do not answer and would appreciate some additional drawing detail:
 - 1. Would you please provide a cross-section of just the front sidewalk areas. We need to understand how the landscaping beds fit into the sidewalk. For instance, are they raised or at grade?
 - 2. The sidewalk detail plans indicate several areas with “cart storage screen walls.” One item we have not discussed in detail is whether and how outdoor cart storage adjacent to the building will be permitted. The 2004 Zoning Ordinance does not allow for any outdoor sales or storage other than specifically approved and fully-enclosed areas such as fenced garden centers. Unless specifically allowed, cart storage and/or outdoor merchandise displays or storage would not be permitted. We need to better understand the nature of the proposed cart storage screen walls and storage areas to make a recommendation on this point.
- c. **Design Guidelines:** deemed complete. We particularly appreciate the provision of the details on the building color scheme.
- d. **Photometrics: deemed incomplete.** Photometric plan revised based on prior feedback has not been received for further review and approval.
- e. **Meijer store wall signage:** deemed complete. Wall signage plan sheets appear appropriately updated based on Planning Commission recommendation that a total of 671.3 sq. ft. for all four building elevations be approved.
- F: **Additional Considerations:** The township is requesting 24 x 36 and 11 x 17 format copies of detailed elevation drawings for all four sides of the proposed Meijer store.

In summary, there is a greater range of concerns regarding the final application package than anticipated. Some of the concerns or omissions are fairly minor in nature, but many are significant enough that the project management team cannot proceed at this time to prepare complete findings of fact or recommend that the package is ready for transmission to the Board of Trustees with a final recommendation from the Planning Commission. We are very disappointed, as we had hoped we would be able to take this step on January 30.

The project management team is recommending that you consider writing a letter to the Planning Commission stating that you are not yet prepared for additional substantive discussion regarding the application and asking that your application be removed from the January 30 meeting agenda. In the same letter you could request an additional special meeting to be set in February if you believe that you can adequately address the concerns raised in this letter with enough time for us to review your response materials and prepare a recommendation and finding of fact for the Commission to review prior to such a meeting. Our regular meeting next month will be one week early, on February 20, due to use of our facilities for the primary elections on February 27-28, it is likely that a special meeting date if requested would be considered for February 13.

We hope that these comments are helpful to you in fine tuning the final application materials. The project management team feels that we have come a long way in this process and can reach the final stage of the process with just a little more work.

Please let us know if you have any questions.

Mr. Steve Schooler
January 26, 2012
Re: SUP Application 2009-01P
Page 8 of 8

Sincerely,

A handwritten signature in cursive script that reads "Sharon E. Vreeland".

Sharon E. Vreeland, Township Manager
svreeland@acmetownship.org

cc: Project Management Team
Planning Commission

January 24, 2012

Mr. John Iacoangeli, PCP, AICP
Beckett & Raeder, Inc.
535 West William, Suite 101
Ann Arbor, MI 48103



Re: Village at Grand Traverse – Phase 1 Site Plan – 3rd Review
OHM Job No. 0237-09-0030

As requested, we have reviewed the application materials submitted for Phase 1 of the proposed Village at Grand Traverse development, located at the southwest corner of M-72 and Lautner Road in Acme Township. This included the Traffic Impact Study (TIS) revised November 2011, Phase 1 site plans dated January 30, 2012, and related documents. The review of the impact study has been completed and is reported in a separate letter to you.

Please note that some of the comments and concerns we have with the Phase 1 site plan are larger issues related to the full development plan. To the extent that these are related to traffic circulation and safety, I presume that it is appropriate to bring forward at this time.

OHM RECOMMENDATION

Upon examination, we found that this site still fails to adequately address several key issues. Therefore, at this time, we recommend Phase 1 not be approved, that the applicant revise the plan correcting the points noted below, and resubmit for further review.

BACKGROUND INFORMATION

The site is in Acme Township, Grand Traverse County and is currently undeveloped. The Village at Grand Traverse is a proposed mixed use development. The development claims to be a so-called town center development, but it does not conform to the general norms associated with neo-traditional urban development.

Overall Phase 1 Site Plan – Sheet 1 (and 6)

- ❖ The improvements to Lautner Rd should extend at this time to the southern property line of the full development site.
- ❖ We recommend that the proposed intersection of Lautner Rd and Drive No. 5 be constructed at this time as a single lane roundabout.
- ❖ While acknowledging the provision of on-street bike lanes, acceptable roundabout design is to terminate such bike lanes prior to entry into the roundabout, provide a ramp for timid cyclists to ride up onto the adjacent sidewalk and a ramp back to the roadway on the departure side of the roundabout. Under no circumstances are bike lanes to be provided within the circulating roadway of a roundabout.
- ❖ The proposed easement along M-72 for future sidewalk will result in pedestrian crossings of various drives far removed from their intersection with M-72. While unconventional, this will be acceptable if there are sufficient traffic signage and pavement markings for these crossing points.
- ❖ Need to pre-plan the location of all pedestrian crossings, to ensure ADA-compliant design. Recommend providing all curb drops at this time for future handicap ramps.

Phase 1 Water And Sewer Plan – Sheet 2

- ❖ From the design details of the Main Corridor, we see that underground utilities of water & sanitary sewer are being placed under the pavement. These should not be so located. Tapping the mains for building leads or any repairs will guarantee significant traffic disruptions. The

plans need to shift these mains to the outside of travel lanes.

Phase 1 Meijer Store Front – Sheet 5

- ▼ Place the gap between the planned landscape planting areas so that it is opposite the pedestrian crossing of the storefront circulation aisle.
- ▼ Add notes to indicate what traffic signs are being proposed for the pharmacy drive up window.

Phase 1 Corridor Plan – Sheet 7

- ▼ The sidewalk crossings on the Meijer driveways to the E/W Main Corridor are positioned to be very close to the travel way of the Main Corridor, well within the curb returns of the driveways. This is very poor design for pedestrians, maximizing their crossing distance and time of exposure to cross traffic. The sidewalk and related driveway crossings should be further removed from the traveled way, closer to the spring points of the curb returns.
- ▼ There should be a sidewalk along the north side of Drive No. 5 from Meijers internal drive to Lautner Rd.
- ▼ The east Meijer driveway uses a 3-lane approach with the unconventional arrangement of the center lane for joint left turns and straight movements. At a minimum, this driveway needs to be reworked to the more traditional arrangement of the center lane exclusive for left turns and the curb lane for through and right turns. This impacts the alignment of the future driveway for the parking areas to the south of Drive No.5.

Phase 1 Landscape Plans – Sheets 8, 9 & 10

- ▼ Intersection sight distance triangles should be imposed at the junctions of all streets, driveways and circulation aisles, to assist in verifying that proposed berms and plantings will not pose safety concerns.
- ▼ Need to revise the plans to ensure a clear sight distance triangle to the future sidewalk crossings for the proposed walk along M-72 and Lautner. This applies to Drives No. 2, 4 & 5 for Phase 1.
- ▼ Trees and other substantial landscaping are being shown planted within the easement for future sidewalk, especially along Lautner Rd. These plantings should be relocated; keep the sidewalk easements clear of landscaping.
- ▼ The landscaping shown within the central island of the roundabout is acceptable. In fact, it would be OK to add canopy trees to the plan, so long as they are kept from the edges (near the truck apron). Be sure to mound up the central island to enhance visibility of it for approaching traffic.

Other Issues:

- ▼ We did not see a photometric plan for the roundabout. When developed, be sure to meet the guidelines of the American National Standard Practice for Roadway Lighting, ANSI/IESNA RP-8-00. This is especially a concern for the designated pedestrian crossings of the roundabout.

Development Standards Guide of VGT Commons Areas

- ▼ Section 3 – Need to add guidance on placement of streetscape elements. None should be placed any closer than 2 feet from back of curb along the development streets. Exception would be if/when back-in angle parking is provided. For those occasions, the minimum lateral placement should be changed to 3' back of curb.
- ▼ Section 6 – Add a part B regarding traffic control signs. State that all traffic signs shall conform to the MMUTCD for their design, usage and placement.
- ▼ Exhibit 1-A(3) – The wayfinding or directional signs shown do not conform to the MMUTCD. Problems include: lettering font and size, arrow style and placement, number of destinations (messages) on one sign, and whether the sign will be made with an appropriate type of retro-reflective sign sheeting so will be visible at night under vehicle headlight illumination. See Sect. 2D.50 (pages 172 to 178) of MMUTCD on correct requirements and guidance for wayfinding signage.

If you have any concerns or questions, please feel free to contact us at 734-522-6711.

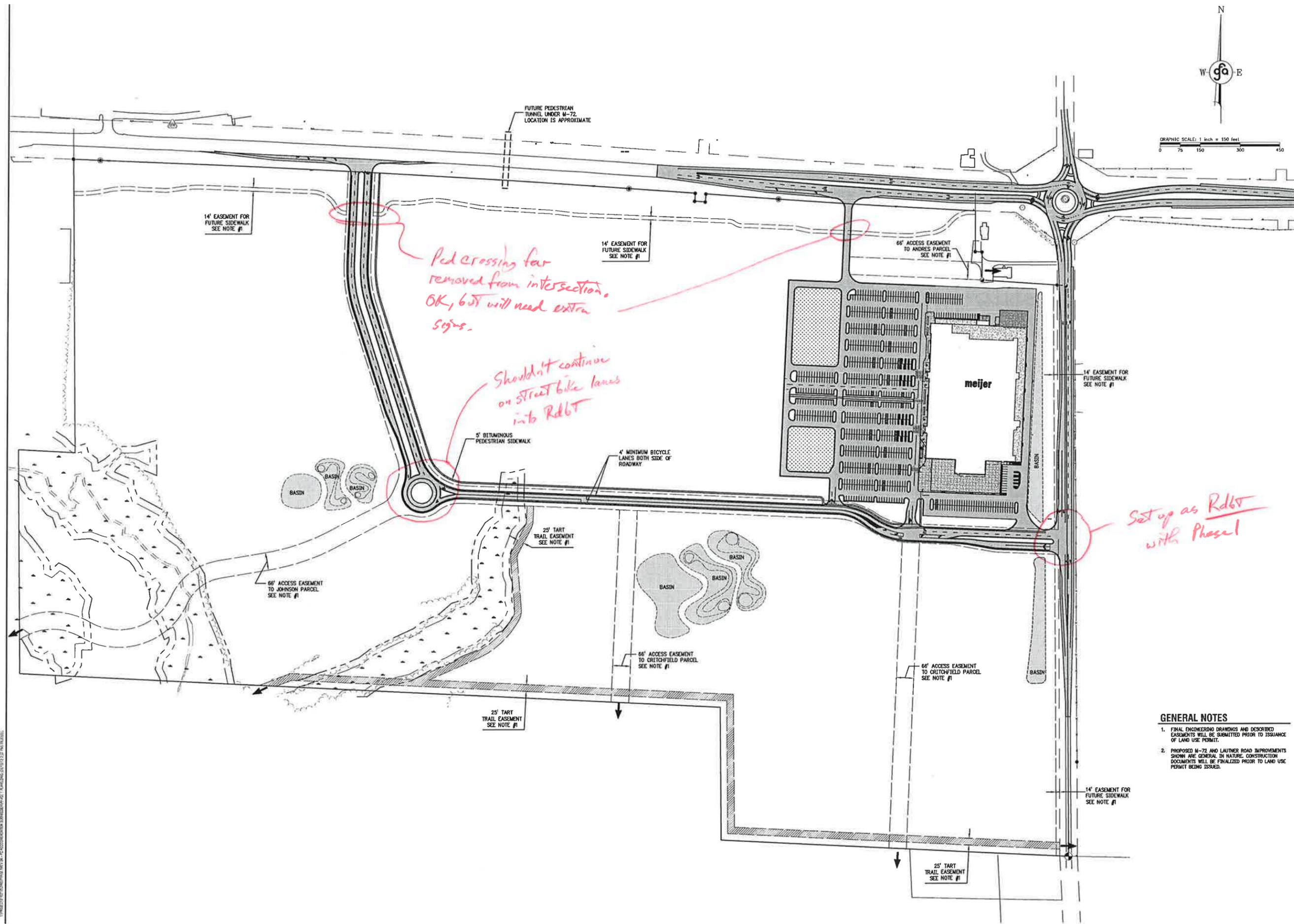
Sincerely,
Orchard, Hiltz & McCliment, Inc.

A handwritten signature in cursive script that reads "Stephen B. Dearing". The signature is written in black ink and is positioned above a horizontal line.

Stephen B. Dearing, P.E., PTOE.
Manager of Traffic Engineering Services



GRAPHIC SCALE: 1 inch = 150 feet
0 75 150 300 450



14' EASEMENT FOR FUTURE SIDEWALK SEE NOTE #1

14' EASEMENT FOR FUTURE SIDEWALK SEE NOTE #1

66' ACCESS EASEMENT TO ANDRES PARCEL SEE NOTE #1

14' EASEMENT FOR FUTURE SIDEWALK SEE NOTE #1

5' BITUMINOUS PEDESTRIAN SIDEWALK

4' MINIMUM BICYCLE LANES BOTH SIDE OF ROADWAY

25' TART TRAIL EASEMENT SEE NOTE #1

66' ACCESS EASEMENT TO JOHNSON PARCEL SEE NOTE #1

66' ACCESS EASEMENT TO CRITCHFIELD PARCEL SEE NOTE #1

66' ACCESS EASEMENT TO CRITCHFIELD PARCEL SEE NOTE #1

25' TART TRAIL EASEMENT SEE NOTE #1

25' TART TRAIL EASEMENT SEE NOTE #1

14' EASEMENT FOR FUTURE SIDEWALK SEE NOTE #1

Ped crossing far removed from intersection. OK, but will need extra signs.

Shouldn't continue on street bike lanes into RdBT

Set up as RdBT with Phase 1

GENERAL NOTES

1. FINAL ENGINEERING DRAWINGS AND DESCRIBED EASEMENTS WILL BE SUBMITTED PRIOR TO ISSUANCE OF LAND USE PERMIT.
2. PROPOSED M-72 AND LAUTNER ROAD IMPROVEMENTS SHOWN ARE GENERAL IN NATURE. CONSTRUCTION DOCUMENTS WILL BE FINALIZED PRIOR TO LAND USE PERMIT BEING ISSUED.



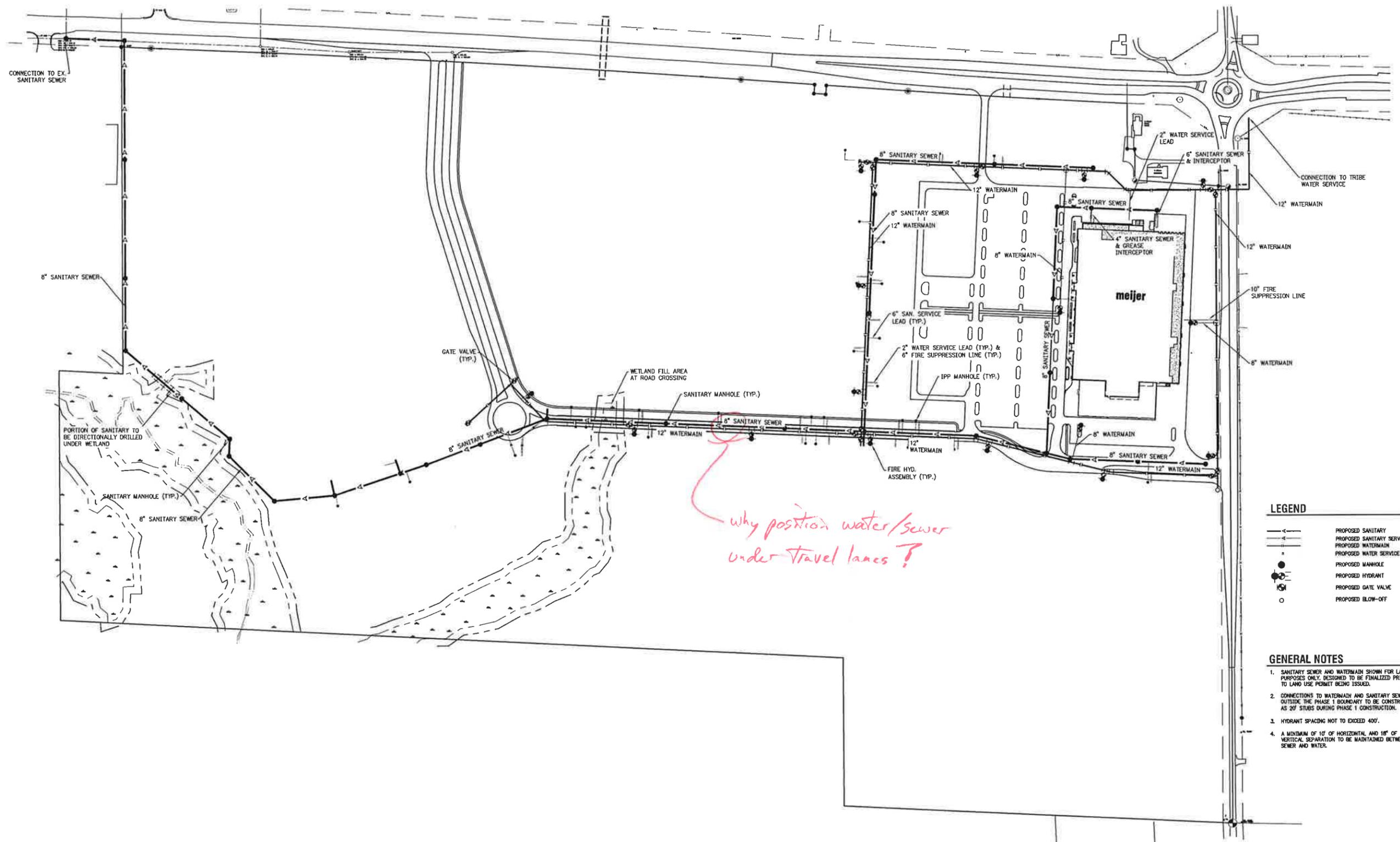
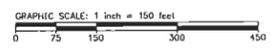
PH 231.946.5974
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WWW.GOURDIERFRASER.COM
123 W. Front Street
Traverse City, MI 49884

REV#	DATE	DESCRIPTION
A	12/05/11	ISSUED TO TOWNSHIP FOR FINAL APPROVAL
B	12/06/11	ISSUED TO TOWNSHIP FOR FINAL APPROVAL
C	12/06/12	PLANNING COMMISSION PUBLIC PARTICIPATION SUBMISSION

VILLAGE OF GRAND TRAVERSE, L.L.C.
THE VILLAGE AT GRAND TRAVERSE PHASE I
 OVERALL PHASE I SITE PLAN - P.C. PH I RECOMMENDATION SUBMISSION
 SECTION 2, TOWN 27 NORTH, RANGE 10 WEST
 ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

TITLE: TRAVEL PLAN
 DATE: 12/06/12
 SHEET: 10218
 SHEET 1 OF 11

These documents are prepared in accordance with the contractual terms and conditions for this project.



why position water/sewer under travel lanes?

LEGEND

- PROPOSED SANITARY
- PROPOSED SANITARY SERVICE LEAD
- PROPOSED WATERMAIN
- PROPOSED WATER SERVICE LEAD
- PROPOSED MANHOLE
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED BLOW-OFF

GENERAL NOTES

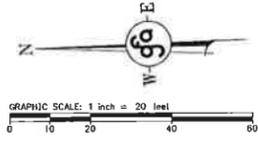
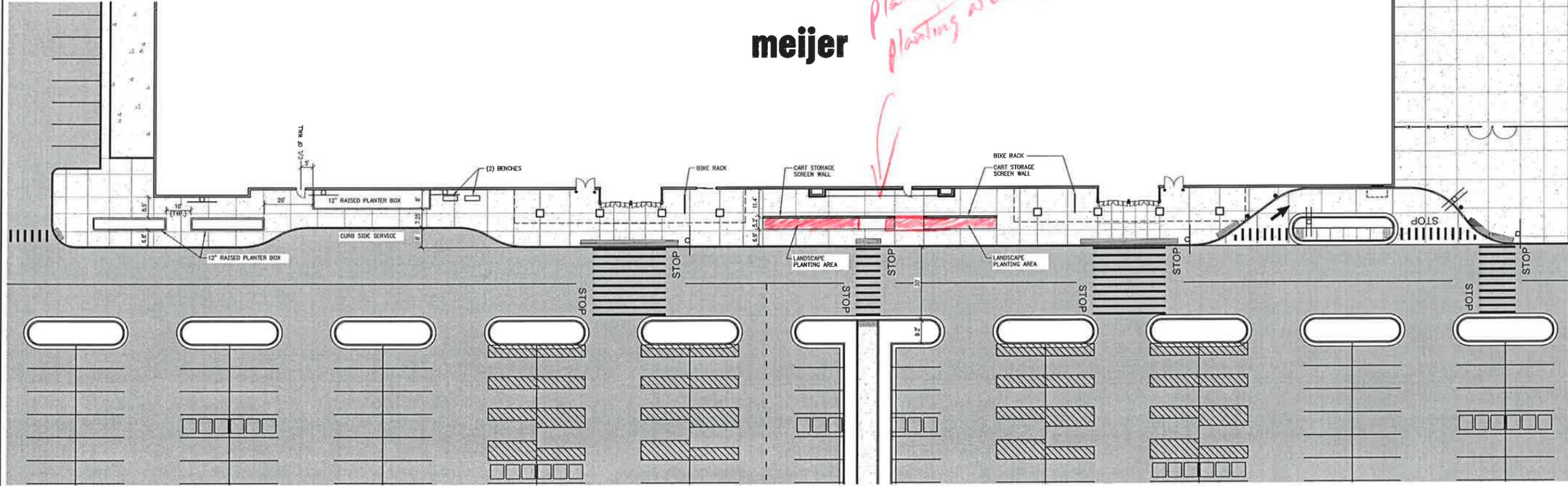
1. SANITARY SEWER AND WATERMAIN SHOWN FOR LAYOUT PURPOSES ONLY. DESIGNED TO BE FINALIZED PRIOR TO LAND USE PERMIT BEING ISSUED.
2. CONNECTIONS TO WATERMAIN AND SANITARY SEWER OUTSIDE THE PHASE 1 BOUNDARY TO BE CONSTRUCTED AS 20' STUBS DURING PHASE 1 CONSTRUCTION.
3. HYDRANT SPACING NOT TO EXCEED 400'.
4. A MINIMUM OF 10' OF HORIZONTAL AND 18" OF VERTICAL SEPARATION TO BE MAINTAINED BETWEEN SEWER AND WATER.

REV#	DATE	BY	CHK	DESC
A	12/03/11	TRM	TRM	ISSUED FOR TOWNSHIP FOR FINAL APPROVAL
B	11/09/11	TDS	TDS	ISSUED TO TOWNSHIP FOR FINAL APPROVAL
C	01/26/12	TDS	TDS	PLUMBING CONNECTION FINISH RECOMMENDATIONS SUBMITTED

VILLAGE AT GRAND TRAVERSE, L.L.C.
THE VILLAGE AT GRAND TRAVERSE PHASE I
PHASE I WATER AND SEWER PLAN - P.C. PH I RECOMMENDATION SUBMISSION
 SECTION 2, TOWN 27 NORTH, RANGE 10 WEST
 ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

These documents are prepared in accordance with the contractual terms and conditions for this project.

PROJECT: 10218 - PH I - RECOMMENDATION SUBMISSION PHASE I, PLANNING (1/17/24) (REV) 10/20/24



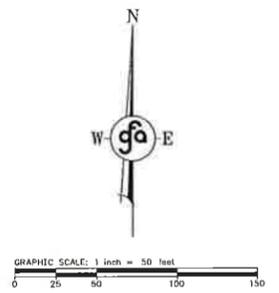
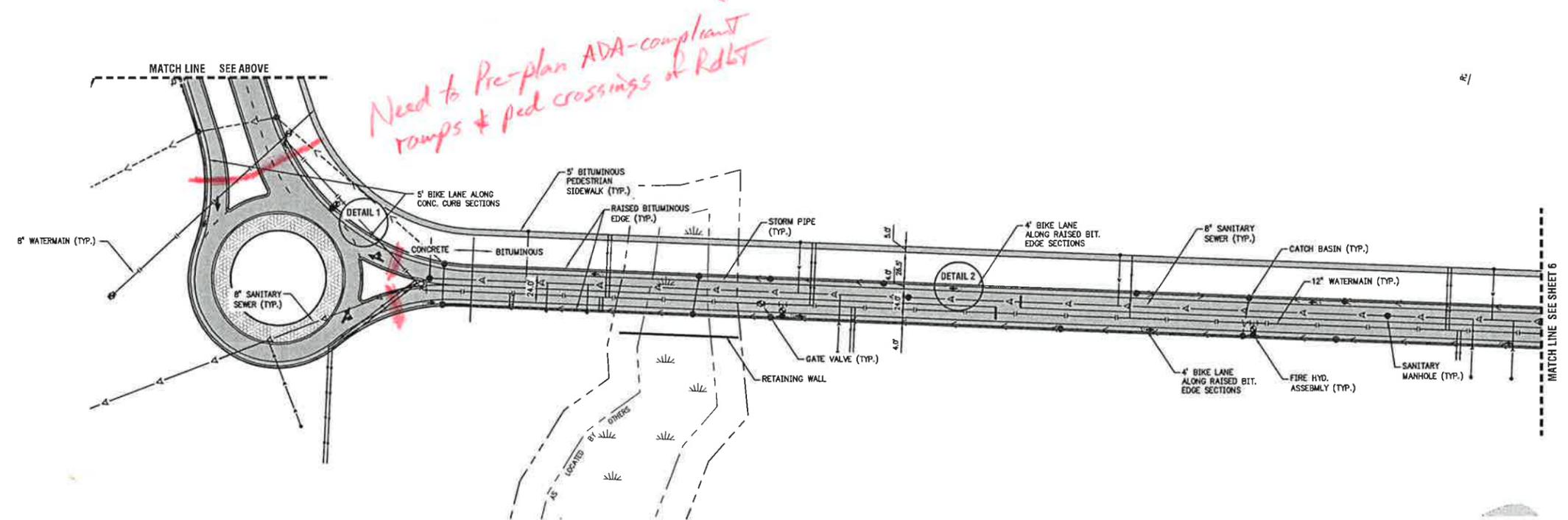
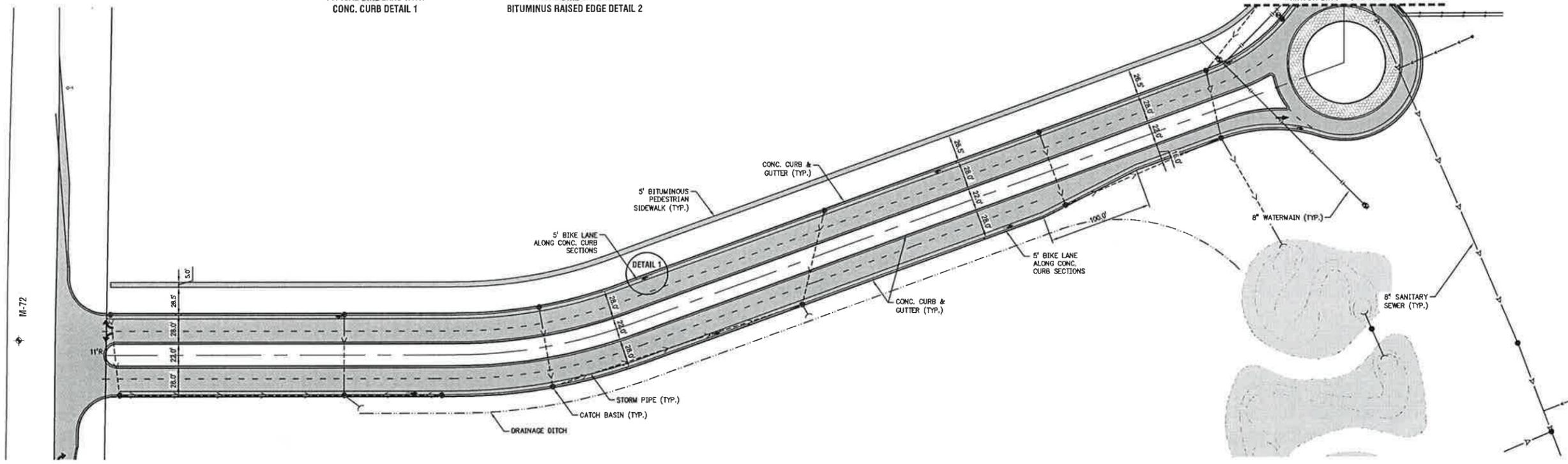
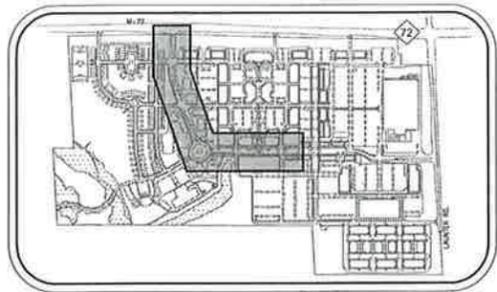
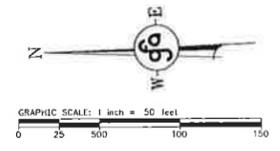
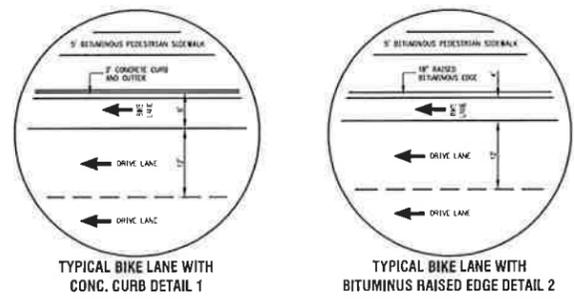
PH 21,546,5874
 FAX 231,946,3705
 WWW.GOURDIEFRASER.COM
 123 W. Front Street
 Traverse City, MI 49844

REV#	DATE	BY	DESC
A	12/01/21	TPR	ISSUED TO TOWN OF GRAND TRAVERSE FOR PHASE I SUBMISSION
B	12/09/21	TPR	ISSUED TO TOWN OF GRAND TRAVERSE FOR PHASE I SUBMISSION
C	01/30/22	TPR	FOR PHASE I SUBMISSION - PHASE I RECOMMENDATION SUBMISSION

THE VILLAGE AT GRAND TRAVERSE, L.L.C.
THE VILLAGE AT GRAND TRAVERSE PHASE I
 PHASE I MEIJER STORE FRONT - P.C. PH I RECOMMENDATION SUBMISSION
 SECTION 2, TOWN 27 NORTH, RANGE 10 WEST
 ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

DATE	12/01/21
BY	TPR
PROJECT	10218
SHEET	5 OF 11

These documents are prepared in accordance with the contractual terms and conditions for this project.



GENERAL NOTES

1. DIMENSIONS AND/OR COORDINATES ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.

LEGEND

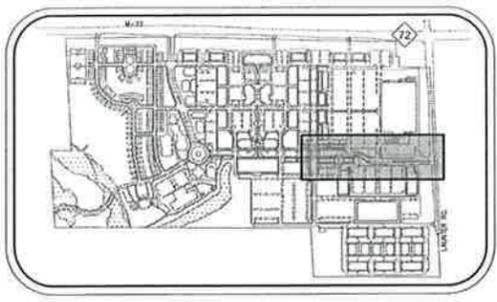
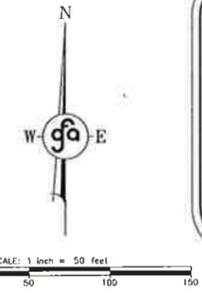
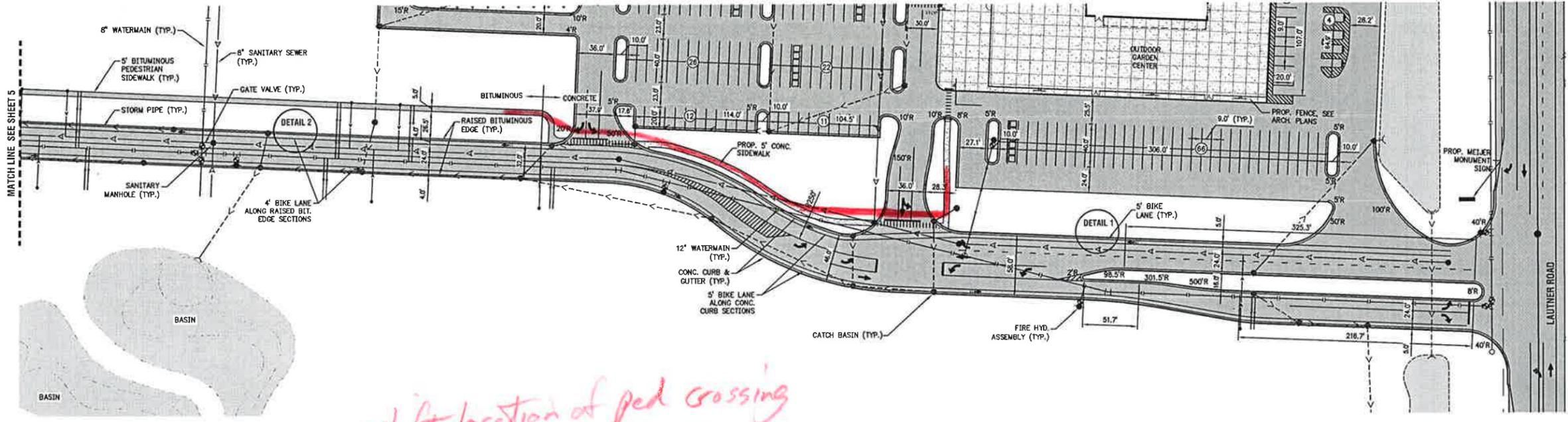
- ASPHALT PAVEMENT (PHASE I)
- PROPOSED MANHOLE
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED CATCH BASIN

NO.	DATE	BY	CHKD.	DESCRIPTION
1.	02/01/11	TCS		ISSUED TO TOWNSHIP FOR FINAL APPROVAL
2.	02/03/11	TRC		ISSUED TO TOWNSHIP FOR FINAL APPROVAL
3.	01/28/12	TRC		FINAL COMMENTS FROM THE TOWNSHIP CONNECTION SUBMISSION

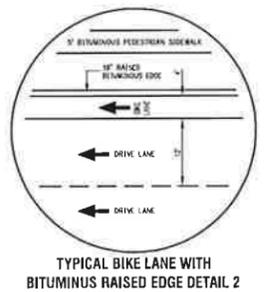
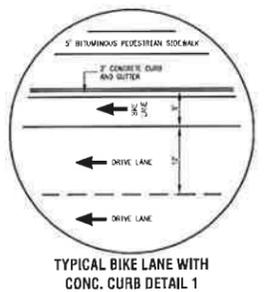
VILLAGE OF GRAND TRAVERSE, L.L.C.
THE VILLAGE AT GRAND TRAVERSE PHASE I
PHASE I CORRIDOR PLAN - P.C. - PH I RECOMMENDATION SUBMISSION
 SECTION 2, TOWN 27 NORTH, RANGE 10 WEST
 ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

These documents are prepared in accordance with the contractual terms and conditions for this project.

TYPICAL FOR GRAND TRVERSE PHASE I - P.C. PH I RECOMMENDATION SUBMISSION | PAVING SURF TO 2.00' FINISH |



Shift location of ped crossing
 away from intersections



GENERAL NOTES

1. DIMENSIONS AND/OR COORDINATES ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.

LEGEND

- ASPHALT PAVEMENT (PHASE I)
- PROPOSED MANHOLE
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED CATCH BASIN

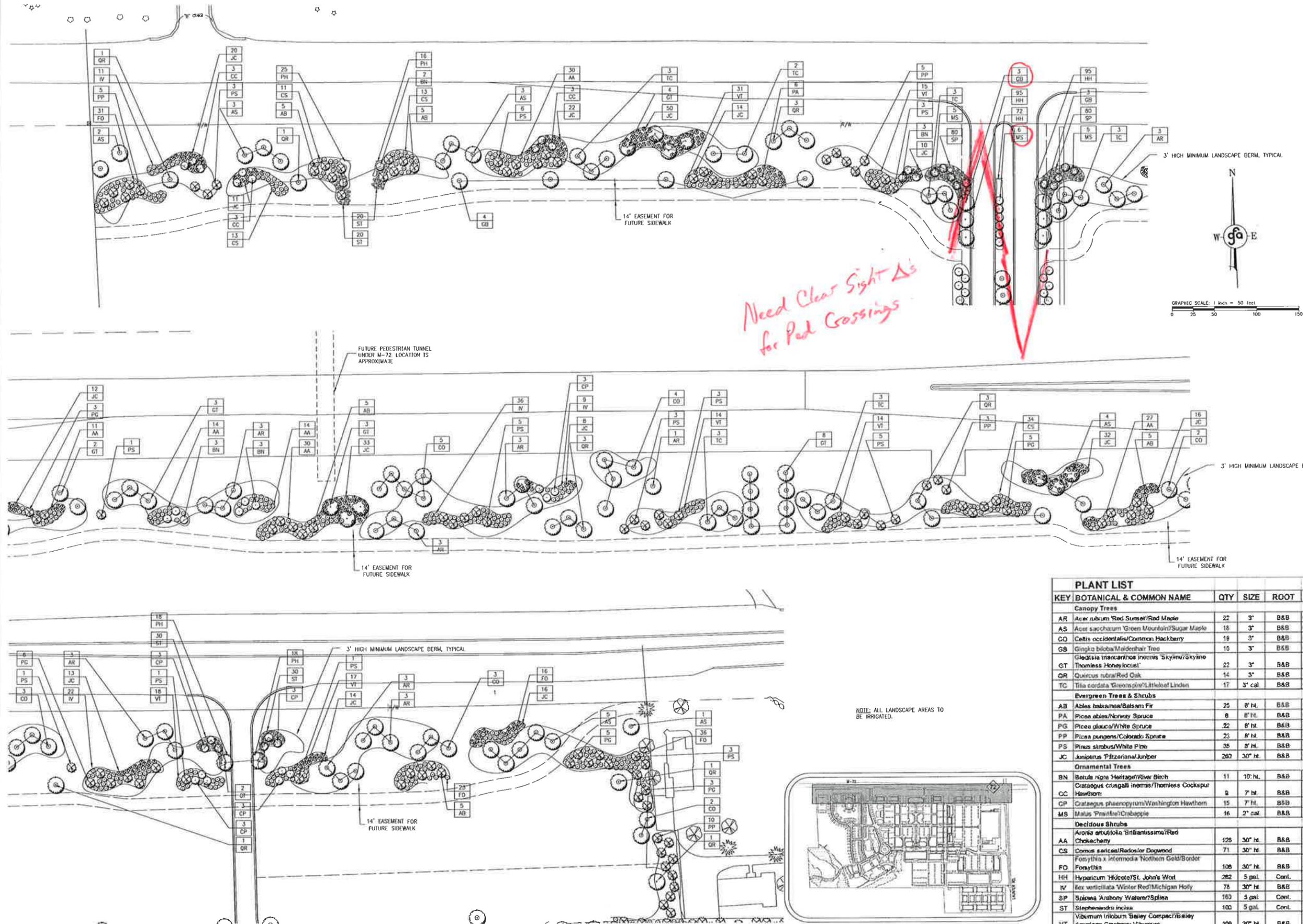
VILLAGE OF GRAND TRAVERSE, L.L.C.
 THE VILLAGE AT GRAND TRAVERSE PHASE I
 PHASE I CORRIDOR PLAN - P.C. PH I RECOMMENDATION SUBMISSION
 SECTION 2, TOWN 27 NORTH, RANGE 10 WEST
 ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

PH 231.946.5674
 FAX 231.946.3703
 WWW.GOURDIEFRASER.COM
 123 West Street
 Traverse City, MI 49884

REV.	DATE	BY	DESC.
1	12/03/11	ESR	ISSUED TO OWNER FOR FINAL APPROVAL
2	11/08/11	ESR	ISSUED TO OWNER FOR FINAL APPROVAL
3	01/20/12	ESR	PAVING CONTRACTOR'S RECOMMENDATIONS SUBMISSION

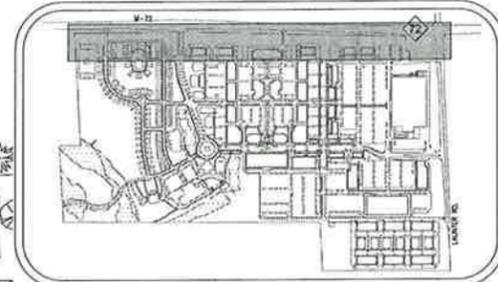
SHEET NO. 10218
 OF 11

These documents are prepared in accordance with the contractual terms and conditions for this project.



Need Clear Sight Tri for Ped Crossings

KEY	BOTANICAL & COMMON NAME	QTY	SIZE	ROOT	REMARKS
Canopy Trees					
AR	Acer rubrum/Red Summer/Red Maple	22	3"	B&B	Quality Specimen
AS	Asot saccharum/Green Mountain/Sugar Maple	18	3"	B&B	Quality Specimen
CO	Celtis occidentalis/Common Hackberry	18	3"	B&B	Quality Specimen
GB	Ginkgo biloba/Maidenhair Tree	10	3"	B&B	Quality Specimen
GT	Gleditsia inaequalis/Inermis Skyline/Skyline Thornless Honeylocust	22	3"	B&B	Quality Specimen
OR	Quercus rubra/Red Oak	14	3"	B&B	Quality Specimen
TC	Tilia cordata/Greenspire/Littleleaf Linden	17	3" cal	B&B	Quality Specimen
Evergreen Trees & Shrubs					
AB	Abies balsamea/Balsam Fir	25	8" ht.	B&B	Quality Specimen
PA	Picea abies/Norway Spruce	8	8" ht.	B&B	Quality Specimen
PG	Picea glauca/White Spruce	22	8" ht.	B&B	Quality Specimen
PP	Picea pungens/Colorado Spruce	23	8" ht.	B&B	Quality Specimen
PS	Pinus strobus/White Pine	35	8" ht.	B&B	Quality Specimen
JC	Juniperus Pfitzeriana/Juniper	267	30" ht.	B&B	Quality Specimen
Ornamental Trees					
BN	Betula nigra/Heritage/River Birch	11	10" ht.	B&B	Quality Specimen
CC	Crataegus crusgalli inermis/Thornless Cockspur Hawthorn	8	7" ht.	B&B	Quality Specimen
GP	Crataegus phaenopyrum/Washington Hawthorn	15	7" ht.	B&B	Quality Specimen
MS	Malus Prunifera/Chapapple	16	2" cal	B&B	Quality Specimen
Deciduous Shrubs					
AA	Aronia arbutifolia/Brightestissima/Red Chokecherry	125	30" ht.	B&B	Quality Specimen
CS	Cornus sericea/Radiolar Dogwood	71	30" ht.	B&B	Quality Specimen
FO	Forsythia x intermedia/Nothem Gold/Border Forsythia	105	30" ht.	B&B	Quality Specimen
HH	Hypericum 'Hidcote'/St. John's Wort	262	5 gal.	Cont.	Quality Specimen
IV	Ilex verticillata/Winter Red/Michigan Holly	78	30" ht.	B&B	Quality Specimen
SP	Spirea 'Anthony Waterer'/Spirea	163	5 gal.	Cont.	Quality Specimen
ST	Stephanandra incisa	100	5 gal.	Cont.	Quality Specimen
VT	Viburnum trilobum/Bailey Compact/Bailey American Cranberry Viburnum	108	30" ht.	B&B	Quality Specimen
Perennials & Ornamental Grasses					
PH	Pennisetum a. 'Hameln'/Dwarf Fountain Grass	77	1 gal.	Cont.	Space 3" o.c.



LOCATION MAP NO SCALE

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Landscape Architect
310 W. 7th Street, Traverse City, Michigan 49784
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www.cofeistr.com

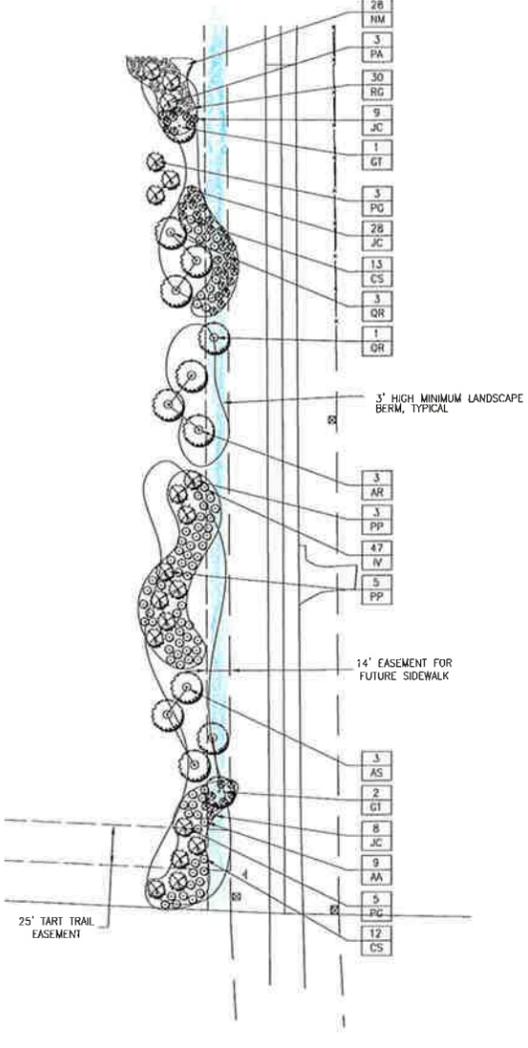
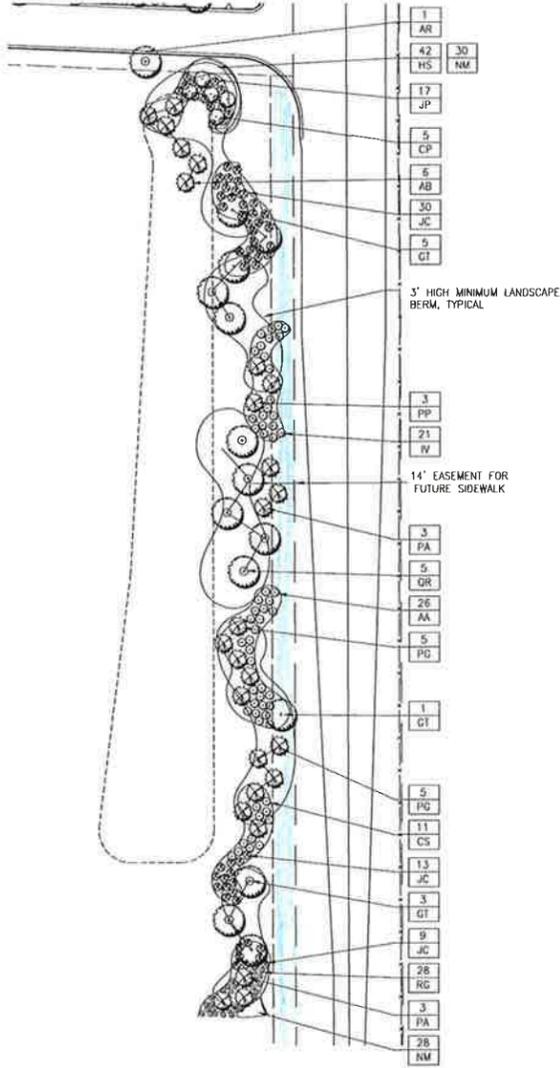
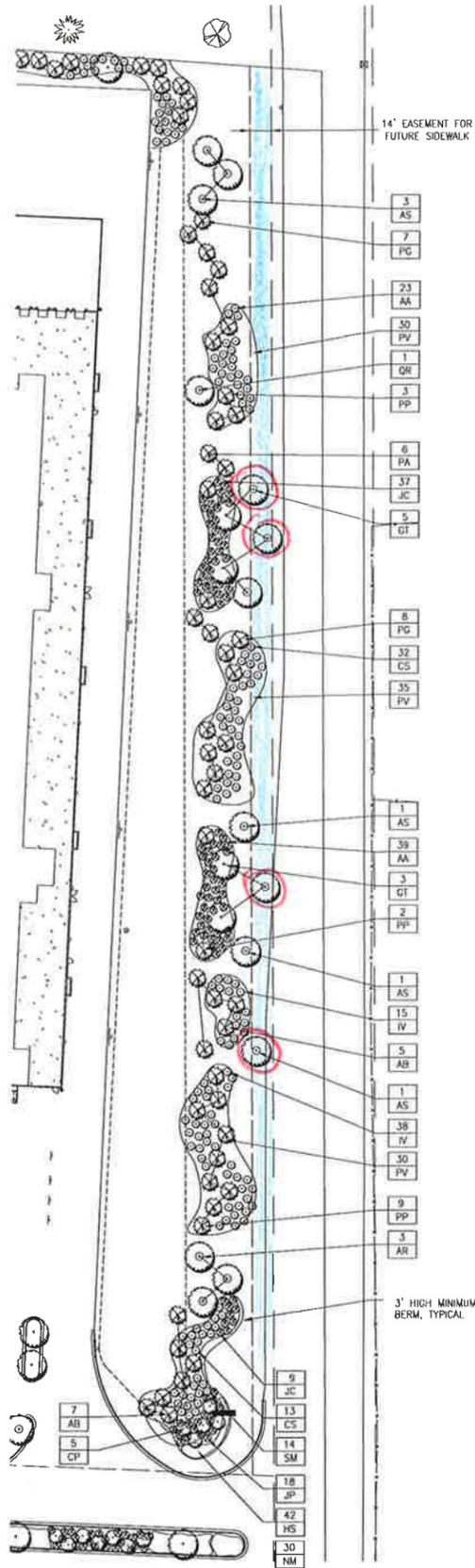
gfa Gourdier-Fraser
Municipal | Development | Transportation
PH: 231.946.5874
FX: 231.946.3103
WWW: cofeistr.com
123 W. First Street
Traverse City, MI 49684

REV#	DATE	DESCRIPTION
1	11/13/2018	FINAL LAYOUT FOR APPROVAL SUBMISSION
2	05/03/2019	FINAL LAYOUT FOR APPROVAL SUBMISSION #2
3	01/20/2020	PLANNING COMMISSION PUBLIC PARTICIPATION SUBMISSION

VILLAGE OF GRAND TRAVERSE, L.L.C.
THE VILLAGE AT GRAND TRAVERSE PHASE I
PHASE I M-72 LANDSCAPE PLAN - P.C. PH I RECOMMENDATION SUBMISSION
SECTION 2, TOWN 27 NORTH, RANGE 10 WEST
ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

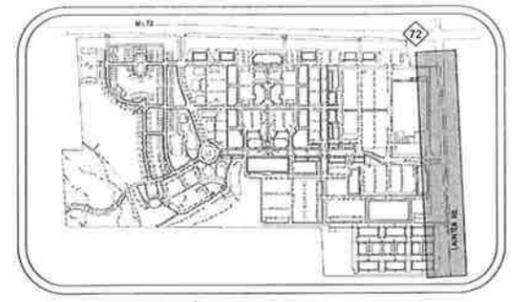
DATE: 10/21/18
SHEET 8 OF 11

These documents are prepared in accordance with the contractual terms and conditions for this project.



Trees & other landscaping within easement for sidewalk?

NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED.



LOCATION MAP NO SCALE



GRAPHIC SCALE: 1 inch = 50 feet

KEY	BOTANICAL & COMMON NAME	QTY	SIZE	ROOT	REMARKS
Canopy Trees					
AR	Acer rubrum 'Red Sunset'/Red Maple	7	3" cal.	B&B	Quality Specimen
AS	Acer saccharum 'Green Mountain'/Sugar Maple	8	3" cal.	B&B	Quality Specimen
GT	Gleditsia triacanthos inermis 'Skyline'/Skyline	20	3" cal.	B&B	Quality Specimen
QR	Quercus rubra/Red Oak	10	3" cal.	B&B	Quality Specimen
Evergreen Trees & Shrubs					
AB	Abies balsamea/Balsam Fir	18	8' ht.	B&B	Quality Specimen
PA	Picea abies/Norway Spruce	15	10' ht.	B&B	Quality Specimen
PG	Picea glauca/White Spruce	34	10' ht.	B&B	Quality Specimen
PP	Pinus pungens/Colorado Spruce	25	10' ht.	B&B	Quality Specimen
JC	Juniperus 'Pfitzeriana'/Juniper	143	30" ht.	B&B	Quality Specimen
JP	Juniperus 'Pfitzeriana Compacta'/Juniper	35	5 gal.	Cont.	Quality Specimen
Ornamental Trees					
CP	Cornus phaeocorymbium/Washington Hawthorn	10	7' ht.	B&B	Quality Specimen
Deciduous Shrubs					
AA	Aronia arbutifolia 'Brilliantissima'/Red Chokecherry	97	30" ht.	B&B	Quality Specimen
CS	Cornus sericea/Redosier Dogwood	81	30" ht.	B&B	Quality Specimen
N	Ilex verticillata 'Winter Red'/Michigan Holly	121	30" ht.	B&B	Quality Specimen
RG	Rhus a. 'Gro Low'/Gro Low Sumac	58	5 gal.	B&B	Quality Specimen
SM	Syringa p. 'Miss Kim'/Dwarf Lilac	14	24" ht.	B&B	Quality Specimen
Perennials & Ornamental Grasses					
HS	Hemerocallis 'Stella de Oro'/Daylily	84	1 gal.	Cont.	Space 3' o.c.
NM	Nepeta 'Blue Wonder'/Catmint	116	1 gal.	Cont.	Space 3' o.c.
PV	Panicum v. 'Shenandoah'/Switch Grass	95	1 gal.	Cont.	Space 3' o.c.

Anita C. Silverman
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Traverse City, MI 49684

REV	DATE	BY	CHK	DESC
A	1/20/10	ACE		PHASE I SITE PLAN APPROVAL SUBMISSION
B	05/18/2011	CPH		PHASE I SITE PLAN APPROVAL SUBMISSION #2
C	07/09/12	TDH		PLANNING COMMISSION PHASE I RECOMMENDATION SUBMISSION

VILLAGE OF GRAND TRAVERSE, L.L.C.
THE VILLAGE AT GRAND TRAVERSE PHASE I
PHASE I LAUTNER RD LANDSCAPE PLAN - P.C. PH I RECOMMENDATION SUBMISSION
SECTION 2, TOWN 27 NORTH, RANGE 10 WEST
ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

These documents are prepared in accordance with the contractual terms and conditions for this project.

*S&D Comments
1/24/2012*

**DEVELOPMENT STANDARDS GUIDE FOR
COMMON AREAS AND GRAPHICS/SIGNAGE**

FOR

THE VILLAGE AT GRAND TRAVERSE

ACME CHARTER TOWNSHIP

JANUARY 2011



USE. The purpose for which land or a structure thereon is designed, arranged, or intended, to be occupied or utilized, or for which it is occupied or maintained.

WALL SIGN. A sign which is approximately parallel to and supported by any wall or other enclosure.

WINDOW SIGN. Any sign mounted to the interior or exterior of a window or any sign greater than three square feet in size which is mounted within three feet of the window surface, in the interior of a building and located or lighted so as to attract attention from the exterior of the business.

Section 3 DEVELOPMENT STANDARDS

A. Intent

The primary purpose of these development standards is to create design and product planning criteria for the development of the common areas at The Village at Grand Traverse See Exhibit 1, Master Plan.

B. Pedestrian Orientation

1. Sidewalks

The buildings should form a continuous edge along sidewalks, making the sidewalk a comfortable and interesting public space for walking. Sidewalks and planting strips with street trees round out the public realm of the neighborhood street.

2. Streetscape

Street furnishings such as benches, trash receptacles, and light fixtures, shall create a unifying theme throughout the site.

Benches: Wabash Valley Wyatt Line (or equal)
Color – Black
Material – Slat
Size – 4’ to 6’ portable/surface mount

Receptacles: Wabash Valley Flare Top Portable (or equal)
Color – Black
Material – Rib
Size – 32” gallon or equal size

Bike Racks: Belson Outdoors “U” Rack (or equal)
Color – Black
Type – “U” Rack Bike Rack or Corp Bike Rack

All streetscape elements shall be placed no closer than 2' from back of curb along streets. If back in angle parking is used, the minimum lateral setback for streetscape elements changes to 3' back of curb.

1. Permit flexibility in the regulation of land development;
2. Encourage innovation in land use and variety in design layout, and type of structures constructed;
3. Achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities;
4. Encourage useful open space; to provide improved housing, governmental functions, employment and shopping opportunities particularly suited to the needs of Acme Township and the Grand Traverse Region;
5. Encourage the innovative use of land in close proximity to U.S. 31 North and M-72.

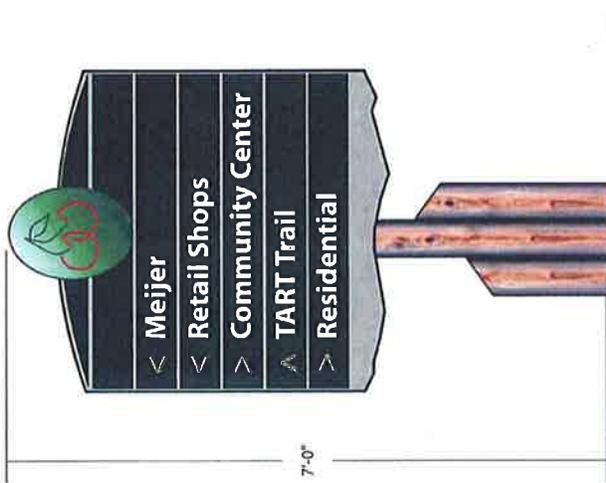
Section 6 GRAPHICS/SIGNAGE DESIGN GUIDELINES – Commercial Buildings

A. Intent

These guidelines are designed to present a clear hierarchy of information, direction and organization and to create a streetscape and to facilitate a mainstreet mixed-use experience.

Signs shall be per Acme Township Zoning Ordinance Adopted September 26th, 1979, containing Amendments through March 14, 2005, Section 7.4.

Add
Traffic Control Signs shall conform to Michigan Manual on Uniform Traffic Control Devices, 2011 Edition, regarding their design, usage and placement.



Sign 1
North Face



South Face



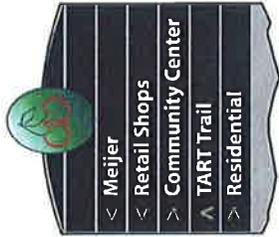
Sign 2
North Face



South Face



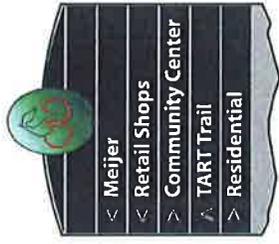
Sign 3



Sign 5



Sign 4



*These do not conform to MUTCD
See Sect. 2D.50 for Info. on
Wayfinding Signs (pg. 172 - 178)*

**MESSAGING ON SIGN FACES IS FOR PLACEMENT ONLY
ACTUAL MESSAGING IS TBD**

Client	Sign Type	Install Notes	Release	1.0	10/12/04	Preliminary Concepts Revision
				2.0	11/02/11	
963 West Commerce Suite D Traverse City, MI 49684 Tel. 231.943.3800 fax. 231.943.3838				a sign of creativity...		

Potential issues: lettering size, arrow style, placement, number of destinations on 1 sign, whether lettering/background is retro-reflective (minimum strength) ...

CHAPTER 1A. GENERAL

Section 1A.01 Purpose of Traffic Control Devices

Support:

01 The purpose of traffic control devices, as well as the principles for their use, is to promote highway safety and efficiency by providing for the orderly movement of all road users on streets, highways, bikeways, and **private roads open to public travel throughout the Nation.**

02 Traffic control devices notify road users of regulations and provide warning and guidance needed for the uniform and efficient operation of all elements of the traffic stream in a manner intended to minimize the occurrences of crashes.

Section 1A.07 Responsibility for Traffic Control Devices

Standard:

01 **The responsibility for the design, placement, operation, maintenance, and uniformity of traffic control devices shall rest with the public agency or the official having jurisdiction, or, in the case of private roads open to public travel, with the private owner or private official having jurisdiction.** 23 CFR 655.603 adopts the MUTCD as the national standard for all traffic control devices installed on any street, highway, bikeway, or private road open to public travel (see definition in Section 1A.13). When a State or other Federal agency manual or supplement is required, that manual or supplement shall be in substantial conformance with the National MUTCD.

02 **23 CFR 655.603 also states that traffic control devices on all streets, highways, bikeways, and private roads open to public travel in each State shall be in substantial conformance with standards issued or endorsed by the Federal Highway Administrator.**

Support:

03 The Introduction of this Manual contains information regarding the meaning of substantial conformance and the applicability of the MUTCD to private roads open to public travel.

04 Traffic control devices placed and maintained by the State, County, City or other local officials are required by Michigan Law to conform to this Manual. Also, this Manual is required by Michigan Law to be in substantial conformance to the National Manual. 23 CFR 655.603 also states that traffic control devices on all streets and highways open to public travel in each State shall be in substantial conformance with standards issued or endorsed by the Federal Highway Administrator.

MICHIGAN VEHICLE CODE (EXCERPT)

Act 300 of 1949

257.601a Private road open to general public; contract.

(2) Subject to subsection (1) and section 906, a peace officer may enter upon a private road that is open to the general public to enforce provisions of this act if signs meeting the requirements of the Michigan manual of uniform traffic control devices are posted on the private road.

History: Add. 2006, Act 549, Imd. Eff. Dec. 29, 2006.

Compiler's note: Former MCL 257.601a, which pertained to certain vehicle owned and operated by state and local authorities and vehicles transporting hazardous materials, was repealed by Act 248 of 1995, Imd. Eff. Dec. 27, 1995.