

BUFALLO RIDGE CENTER
application for Planned Unit Development

- plus 20 employees

Approximately total employees and patrons per day.....6,800 people

Proposed Two Story Building
as a bank:

- 20 occupants
- 300 trips per day

Approximately total employees and patrons per day.....320 people

-or-

Proposed Two Story Building
as a high turnover restaurant/office upstairs:

- 30 occupants
- 700 trips per day

Approximately total employees and patrons per day.....730 people

Existing Outback Steakhouse:

- 200 occupants
- 2 seating turnovers for both lunch and dinner at 80% capacity
- equals 640 patrons per day
- plus 12 employees

Approximately total employees and patrons per day.....652 people

The remaining structures on site ~~are/will be vacant (or maintain short term leases) in anticipation of future development.~~ will continue to be leased as retail and other uses allowed in the C-2 district.

4) Phasing of the project including ultimate development proposals.

~~The first phase of rehabilitation improvements~~ The new construction proposed is located on the north half of the project site and includes construction of a 14 screen cinema including one IMAX style theater. The new, state-of-the-art theater will serve as an anchor for the development of future compatible uses on the south half of the site which will require a major amendment to the PUD. All natural open spaces and wetland areas will remain as they currently are. The OutBack Steakhouse will remain as it currently is.

Future improvements to the south half of the site will be developed to the specifications of the potential future tenant. These Any other improvements will be submitted to the Township as a major amendment to the Buffalo Ridge Center PUD.

~~Please see the attached phasing plan.~~

5) Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams, wetlands, woodlands, wildlife and water. The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.

The proposed development is a rehabilitation of an existing defunct shopping center. Improvements will not deviate from the existing 14-acre developed site footprint. Over half

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of the site is open space, including 5.5 acres of wetland and a branch of Kid's Creek. These areas will be preserved and donated to a conservation agency ~~as part of future development~~. A new trail will provide access to Kid's Creek Park and the Buffalo Ridge Trail which will allow for pedestrian access to the new YMCA, West Middle School, and numerous neighborhoods to the west and north.

6) The method to be used to serve the development with water and sanitary sewer facilities.

The development is and will continue to be served by municipal water and sewer which is located throughout the site.

7) The method to be used to control drainage on the site and from the site. This shall include runoff control during periods of construction.

The proposed project is a rehabilitation of an existing shopping center. The proposed work does not deviate from the existing site plan footprint or increase in the amount of hard surface currently existing on the site. Existing stormwater structures will be evaluated by local regulatory agencies. A best management practices program for maintaining parking lots and storm drainage systems associated will define methods to minimize the potential for contamination of stormwater and protect the creek and wetlands. Management practices will be similar to those employed at the Lowes development. An example would be the use of calcium chloride instead of sodium chloride for snow and ice control. Stormwater run off shall meet the locally accepted standards and practices as defined by the Township and County ordinances. Preliminary letters of approval from the regulating authorities will be obtained as required by the Township site plan review process.

8) If the public sewers are not available to the site, the Applicant shall submit a current approval from the Health Department or other responsible public agency indicating approval of plans for sewage treatment.

N/A. The proposed Buffalo Ridge Center development is currently and will continue to be serviced by public sewers.

9) The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights.

N/A. The land uses proposed at Buffalo Ridge Center are retail and commercial uses which do not generate effluent discharge, noise or other nuisance such as dust, noise, fumes, vibration, smoke or lights. A best management practices program for maintaining parking lots and storm drainage systems associated will define methods to minimize the potential for contamination of stormwater and protect the creek and wetlands. Management practices will be similar to those employed at the Lowes development. An example would be the use of calcium chloride instead of sodium chloride for snow and ice control. The land uses proposed are similar to, and compatible with the existing surrounding land use patterns, and are in accordance with the intent of the Township's Comprehensive Master Plan.

10) An indication of how the proposed use conforms with existing and potential development patterns and any adverse effects.

*The Garfield Township Comprehensive Plan designates the project site as:
"Planned Commercial*

Areas occupied by or suited for the development of regional retail sales and service establishments. Typically such planned centers are located on a single unified site, are designed and constructed as an integral unit for shopping, other business activity, and related land uses. To foster the concept of a housing-jobs balance, planned centers are encouraged to have a residential component, or be located in close proximity to residential uses."

The proposed rehabilitation of the existing shopping center meets the intent of the Comprehensive Master Plan, in that it provides regional retail opportunity on a unified site with high density housing directly adjacent the property.

Retailers surrounding the proposed Buffalo Ridge Center include:

- 58,000 square foot Micheals/Bed Bath & Beyond*
- 75,000 square foot Gander Mnt/ABC Warehouse/West Marine/Honor Bank/etc.*
- 84,000 square foot Kohl's*
- 180,000 square foot Lowes*

These neighboring large regional retailers, as well as five national chain restaurants (Qudoba/Outback/Olive Garden/Pizza Hut/Red Lobster) are all within 1,000 feet of the proposed Buffalo Ridge Center, therefore establishing the area as a hub of regional commerce perfectly suited to the addition of a state of the art (IMAX type) movie theater.

The building square footage and related infrastructure proposed as part of the Buffalo Ridge Center is very similar to the existing building square footage slated for demolition as part of the sites rehabilitation. The ratio of building to parking area of the proposed site plan is below the industry standards but comparable to the surrounding retail developments. The proposed Buffalo Ridge Center project is a complete remodel of an existing shopping center and will not deviate from the existing developed footprint of the site.

11) Name(s) and address(es) of person(s) responsible for preparation of statement.

*Mansfield Land Use Consultants
Douglas Mansfield, President
830 Cottageview Drive, Suite 201
Traverse City, MI 49685
Phone: (231) 946-9310
Email: dougm@maaeps.com*

12) Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established.

Recommendations for such measures may be obtained from the County Soil Conservation Service.

Section 8.10.2 Objectives:

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

1. To permit flexibility in the regulation of land development;

The underlying zoning of the proposed Buffalo Ridge property is C-2 General Business. Conventional zoning allows for various smaller scale retail and business activities, but will not accommodate the developers desire to construct a state of the art cinema along with other future complementary mixed-use life style type uses including retail, and restaurants. The current C-2 zoning also does not allow for the 45-ft structure height required to construct a modern theater.

The C-4 Planned Shopping Center Zoning District more closely resembles the existing and proposed uses and site configuration being proposed as part of this shopping center rehabilitation, in that the theater is a use-by-right (auditorium, indoor entertainment) in C-4 district. However, the setback and height restrictions of the C-4 District do not allow for the practical rehabilitation of the current infrastructure of the project site.

The flexibility in the regulation of land development allowed under a PUD will be used to accommodate and resolve some of the site plan peculiarities that go along with rehabilitating an existing use.

2. To encourage innovation in land use and variety in design, layout, and type of structures constructed;

As a rehabilitation of an shopping center existing use, there is not much innovation in land use proposed at Buffalo Ridge Center. However, the proposed Carmike Cinema Big D Theater will be one of the biggest and best movie theater experiences in Michigan, and with a screen measuring 60-feet wide and 30-feet tall, it will be the biggest north of Grand Rapids. The proposed Carmike Big D Cinema is a destination entertainment event that will draw people in from all over the region.

3. To achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities;

Rehabilitating this, mostly vacant, 22 year old, run down shopping center and rebuilding it to modern standards is the most economic and efficient use of this land. The rehabilitation of this site means that other greenfield sites will not be developed and the Township can look forward to ridding itself of a vacant and blighted shopping center. Public services and utilities are already available on site.

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

The proposed revitalization of the Traverse City Outlet Center will bring the existing blighted shopping center to the level of modern shopping and entertainment convenience

that is being set by the neighboring national retail and restaurant chains. Filling the now, mostly vacant shopping center with new and exciting retail and restaurant businesses will provide new jobs and shopping opportunities in the area.

A trail connection to the Kids Creek Park Trail and the Buffalo Ridge Trail will offer the opportunity for outdoor recreation as well as provide safe pedestrian access to the site from the Great Wolf Lodge, Meijer, the Village at Grand Traverse Commons, the YMCA, and Copper Ridge, as well a neighborhoods such as Stone Ridge, Creekside, and Bay Ridge. The exiting natural areas will be maintained and preserved through a conservation easement.

5. To encourage the innovative use, re-use, and improvement of existing sites and buildings.

The proposed Buffalo Ridge Center is a much needed re-use and improvement of an existing functionally obsolescent shopping center. The buildings at the Outlet Mall are run down and the current strip mall shopping configuration is outdated and no longer desirable to todays popular retailers, the types of retailers it will be necessary to attract in order to rehabilitate this blighted, tired, old shopping center. The Carmike Big D Theater proposed ~~in the current phase~~ on the north side of the PUD will be the anchor in the redevelopment of the entire center with the intent of attracting other complementing tenants ~~in future phases~~ to the south half of the project site.

6. To permit development in accordance with the policies and objectives of the Charter Township of Garfield Comprehensive Plan.

The Garfield Township Comprehensive Plan designates the project site as:

“Planned Commercial

Areas occupied by or suited for the development of regional retail sales and service establishments. Typically such planned centers are located on a single unified site, are designed and constructed as an integral unit for shopping, other business activity, and related land uses. To foster the concept of a housing-jobs balance, planned centers are encouraged to have a residential component, or be located in close proximity to residential uses.”

The applicant proposes to begin the rehabilitation of the existing shopping center by making improvements to the north side of the site, including a new 6,700sf commercial building with potential for a drive through, and a new 60,000sf state of the art 14 screen movie theater to act as the anchor to attract additional tenants for the future rehabilitation of the south half of the property.

The proposed rehabilitation of the existing shopping center meets the intent of the Comprehensive Master Plan, in that it provides regional retail opportunity on a unified site with high density housing directly adjacent the property. The existing shopping center is blighted and its configuration is functionally obsolescent to attract national retailers in today's market place.

Section 8.10.3 Dimensional and Use Restrictions:

In acting upon the application, the Township Board may alter and establish lot size limits, required facilities, buffers, open space areas, density limits, setback requirements, height limits, building size limits, off-street parking regulations, landscaping rules, miscellaneous regulations and density and intensity limits where such regulations or changes are consistent with the intent of this section and the standards set forth herein. Dimensional and parking use restrictions of the underlying zoning shall not apply to the area within an approved PUD unless expressly retained in the permit.

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

- (1) 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 Comprehensive Plan.**

The Garfield Township Comprehensive Plan designates the project site as:

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The existing shopping center meets the intent of the Comprehensive Master Plan, in that it provides regional retail opportunity on a unified site with high density housing directly adjacent the property. However, the existing shopping center is blighted and its configuration is functionally obsolescent to attract national retailers in today's market place.

The applicant proposes to begin the rehabilitation of the existing shopping center by making improvements to the north side of the site, including a new 6,700sf commercial building with potential for a drive through, and a new 60,000sf state of the art 14 screen movie theater to act as the anchor to attract additional tenants for the future rehabilitation of the existing buildings on the south half of the property.

Retailers surrounding the proposed Buffalo Ridge Center include:

- 58,000 square foot Micheals/Bed Bath & Beyond
- 75,000 square foot Gander Mnt/ABC Warehouse/West Marine/Honor Bank/etc.
- 84,000 square foot Kohl's
- 180,000 square foot Lowes

These neighboring large regional retailers, as well as five national chain restaurants (Qudoba/Outback/Olive Garden/Pizza Hut/Red Lobster) are all within 1,000 feet of the proposed

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Buffalo Ridge Center, therefore establishing the area as a hub of regional commerce perfectly suited to the addition of a state of the art (IMAX type) movie theater.

(2) The proposed density is in accordance with the policies and objectives set out in the Comprehensive Plan.

The Garfield Township Comprehensive Plan designates the project site as:

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Retailers surrounding the proposed Buffalo Ridge Center include:

- 58,000 square foot Micheals/Bed Bath & Beyond*
- 75,000 square foot Gander Mnt/ABC Warehouse/West Marine/Honor Bank/etc.*
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- 180,000 square foot Lowes*

These neighboring large regional retailers, as well as five national chain restaurants (Qudoba/Outback/Olive Garden/Pizza Hut/Red Lobster) are all within 1,000 feet of the proposed Buffalo Ridge Center, therefore establishing the area as a hub of regional commerce perfectly suited to the addition of a state of the art (IMAX type) movie theater.

The building square footage and related infrastructure proposed as part of the Buffalo Ridge Center is very similar to the existing building square footage slated for demolition as part of the sites rehabilitation. The ratio of building to parking area of the proposed site plan is below industry standards but comparable to the surrounding retail developments. The proposed Buffalo Ridge Center project is a complete remodel of an existing shopping center and will not deviate from the existing developed footprint of the site.

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

The proposed Buffalo Creek Center is surrounded by seven big box national retailers, five national chain restaurants, auto dealerships, an entertainment resort hotel, a high density residential development, two branches of Kid's Creek and their associated wetlands. The proposed revitalization of the existing blighted shopping center is a much needed improvement to this area which can be described as a hub of regional shopping dining and entertainment.

The proposed Buffalo Ridge Center project is a complete remodel of an existing shopping center and will not deviate from the existing developed footprint of the site therefore remaining compatible with the character, pattern, and density of the surrounding lands.

Section 8.10.4 Qualifying Conditions:

A planned unit development is intended to accommodate developments;

(a) with mixed or varied used,

The first phase north half of the proposed Buffalo Ridge Center includes a 14 screen state of the art movie theater, and a 6,700 square foot retail or service use with the possibility of a drive thru. Future development of the remaining south half of the site will include existing buildings with uses compatible with regional lifestyle center uses.

(b) sites with unusual topography or unique settings within the community, or

The proposed Buffalo Ridge Center is unique in that it is a defunct shopping center that needs major improvements in order to be compatible with the surrounding national retailers. The improvements will boost the area as a hub of regional commerce by offering lifestyle center type uses.

(c) on land which exhibits difficult and costly development problems.

Not Applicable

Approval will not be granted when the planned unit development is sought primarily to avoid the imposition of standards and requirements of existing zoning classifications rather than to achieve the objectives of this Ordinance. Additionally, no planned unit development shall be approved unless it appears that the land use and development meet the following standards:

- 1. The use 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, and the benefits of the development are not achievable under any single zoning classification.**

Municipal sewer and water exists on the site and services the sites current uses. It is anticipated that the proposed upgrades to the site uses will not effect the capacity of existing public services. See attached reviews from regulatory agencies.

The existing access to the site is a signalized intersection onto US-31, a state highway. You can't get much better than that.

Due to the placement of existing infrastructure, steep topography and the type of use desired, it would not be possible to remodel this site to the level and character of surrounding uses with a single zoning classification.

- 2. The use will be compatible with the natural environment and 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.**

The proposed Buffalo Creek Center is surrounded by seven big box national retailers, five national chain restaurants, auto dealerships, an entertainment resort hotel, a high density residential development, two branches of Kid's Creek and their associated wetlands. The

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proposed revitalization of the existing blighted shopping center is a much needed improvement to this area which can be described as a hub of regional shopping dining and entertainment.

The proposed Buffalo Ridge Center project is a complete remodel of an existing shopping center and will not deviate from the existing developed footprint of the site therefore remaining compatible with the character, pattern, use and density of the surrounding lands.

A best management practices program for maintaining parking lots and storm drainage systems associated will define methods to minimize the potential for contamination of stormwater and protect the creek and wetlands. Management practices will be similar to those employed at the Lowes development. An example would be the use of calcium chloride instead of sodium chloride for snow and ice control.

- 3. The site shall be self-contained and shall contain no less than twenty (20) acres (exclusive of all existing public and private road rights of way on the perimeter of the site). Notwithstanding anything contained in the preceding sentence to the contrary, in the event that a planned unit development is proposed which lies partially within and partially outside the jurisdictional boundary of the Township and that portion lying within the Township is less than twenty (20) acres in size, that portion lying within the Township, may, in the discretion of the Planning**

To encourage flexibility and creativity consistent with the objectives of the zoning ordinance, the Planning Commission may approve projects of less than twenty (20) acres. Such a deviation shall be approved through a finding of fact by the Planning Commission that the deviation meets the purpose of a planned unit development set forth in Section 8.10.2. In granting such a deviation, the Planning Commission shall consider factors such as preservation of steep topography, soils unsuitable for development, surrounding land uses which may make the parcel unsuitable for traditional development, transfer of acreage to the Township for broadly beneficial public projects, or truly innovative design. Such 8.10 8.10.13 a dimensional deviation is not subject to variance approval by the Zoning Board of Appeals.

The Buffalo Ridge Center site is a total of 34.41-acres in size. Subtracting 1.91-acres of existing right-of-way along US-31, the site has a net total acreage of 32.50-acres, and therefore exceeds the 20 minimum acreage requirement for PUD.

- 4. The use and development is warranted by the design of additional amenities made possible with and incorporated by the development proposal.**

The original Horizon Outlet Center was constructed in 1992. Since then, the surrounding area has transformed into an urban regional retail hub including five national chain restaurants, seven big box retailers, and entertainment resort hotel, high density housing, parkland trails and a regional non-motorized pathway. The redevelopment at Buffalo Ridge Center includes providing a trailhead and pedestrian access to the Buffalo Ridge Trail and Kid's Creek Park which will allow for pedestrian access to numerous neighborhoods to the west and north.

BUFALLO RIDGE CENTER

application for Planned Unit Development

The proposed trails, retail, restaurant, and entertainment mixed-uses at Buffalo Ridge Center will create a true regional hub of retail and entertainment uses.

5. The development consolidates and maximizes useable open space.

The proposed development is a rehabilitation of an existing defunct shopping center and will not deviate from the existing developed site footprint. 5.5 acres of wetland including a branch of Kid's Creek will be preserved and granted to a conservation agency as part of future development of the site.

6. Landscaping is provided to insure that proposed uses will be adequately buffered from one another and from surrounding public and private property and to create a pleasant pedestrian scale outdoor environment.

The landscape planting concept at Buffalo Ridge Center is to maintain the area of the creek and wetland in its existing natural state, and to maintain the mature trees and plantings along Market Place Circle and the access drive to Bed Bath & Beyond.

The proposed internal landscaping is very traditional in design and plant selection with an emphasis on the use of native and hardy plants to ensure the health and vigor of the landscape for many years. Ample foundation and parking island plantings will provide the scale and detail to create a pleasant pedestrian environment.

The Ordinance requires a Type D screening buffer yard at the northwest corner of the site where the existing/proposed Regional Commerce use of the development is adjacent to a vacant parcel zoned for multi-family use. As granted by the flexibility of a PUD, the applicant is requesting that the requirement of this screening buffer yard be reduced due to the following hardship reasons. There is a steep embankment in the area where the Buffer Yard would be. The existing embankment is 25-feet high and was constructed at a very steep gradient. Any disruption to the established slope would very likely lead to erosion and slope stability problems. To mitigate the issue, the applicant is offering to provide shade trees along the top of the bank and larger than required plant material for the foundation plantings around the theater structure.

7. Vehicular and pedestrian circulation, allowing safe, convenient, uncontested and well defined circulation within and access to the development shall be provided.

Vehicular circulation at Buffalo Ridge Center will remain similar to the existing conditions on site. Market Place Circle will remain the sites primary access, and the connecting road to Bed Bath & Beyond will remain providing a secondary access to US-31 via the Kohl's driveway. The isles in parking areas are oriented perpendicular to their use destination as is industry standard for parking lot safety. Primary circulation routes around the parking areas are 26-feet wide as is required by the Fire Department.

In addition, a pedestrian trail connection to the Kid's Creek Park and the Buffalo Ridge Trail will allow for pedestrian access from the new YMCA, West Middle School, and numerous neighborhoods to the west and north. A future phase of site improvements will

~~include the~~ *The proposal includes the continuation of the mall trail along the frontage of the property routed as dictated by the existing wetlands and permitting.*

8. Existing important natural, historical and architectural features within the development shall be preserved.

The proposed development is a rehabilitation of an existing defunct shopping center. Improvements will not deviate from the existing 14-acre developed site footprint. Over half of the site is open space, including 5.5 acres of wetland and a branch of Kid's Creek. These areas will be preserved and donated to a conservation agency ~~as part of future development.~~ A new trail will provide access to Kid's Creek Park and the Buffalo Ridge Trail which will allow for pedestrian access to the new YMCA, West Middle School, and numerous neighborhoods to the west and north.

9. The project is directly accessible from major thoroughfares as designated on the Major Thoroughfare Plan for the Township. The Township Board may authorize a project that does not have direct access to a major thoroughfare provided appropriate findings of fact are made demonstrating that:

The Buffalo Ridge Center project is directly accessible to US-31 in two locations, one primary access via the signalized intersection at Market Place Circle, and a secondary access at the Kohl's driveway access. There is a third access at Outback Drive, through the Creekside neighborhood which is intended for emergency access only.

1. The project is directly accessible from a public road of suitable design and construction to handle any anticipated traffic that will be generated by the project.

The project has great access directly onto a state highway via a signalized intersection.

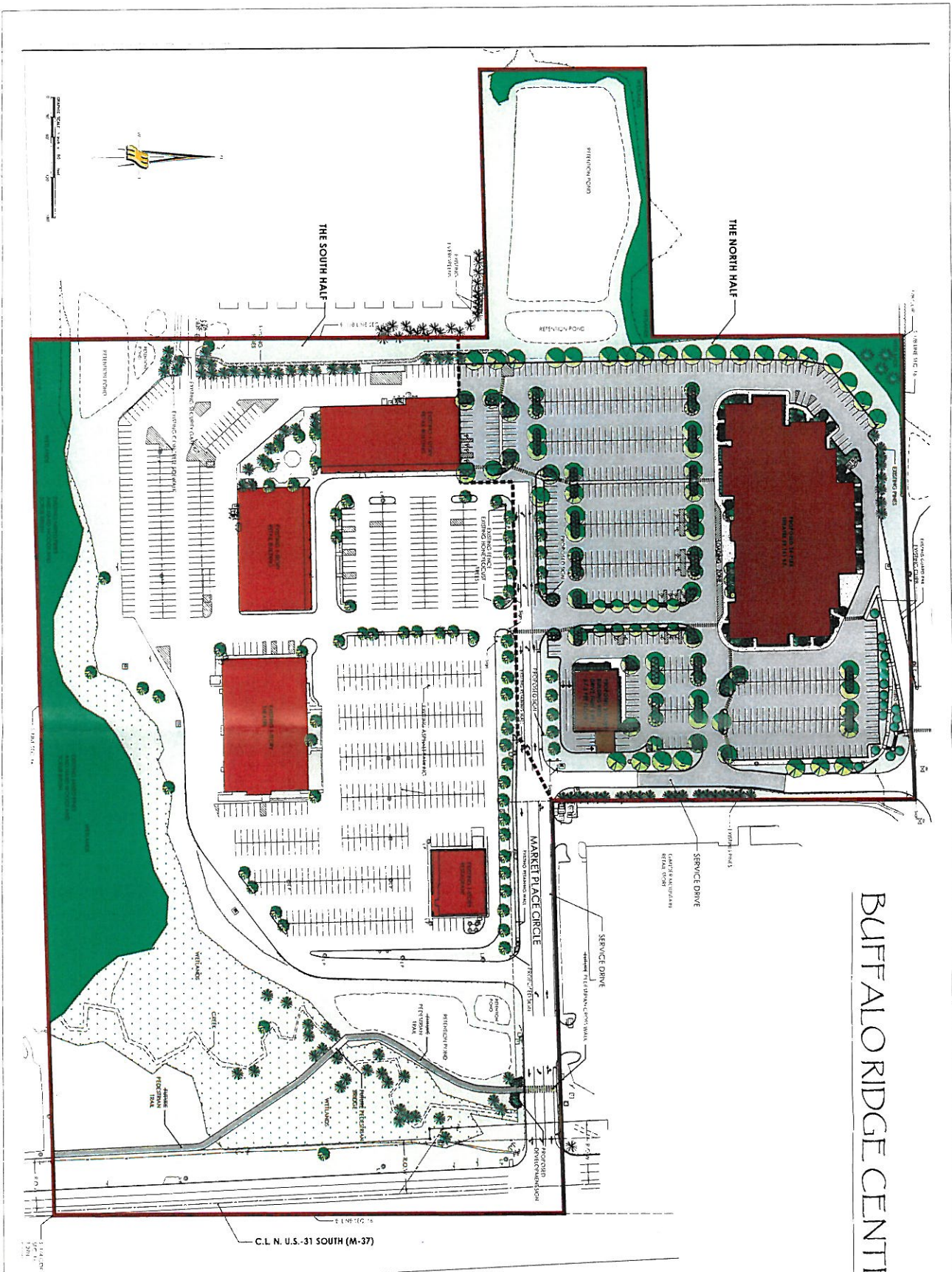
2. The anticipated traffic volumes are not reasonably expected to result in adverse impacts for those uses and properties along the public road system.

The proposed project is rehabilitation of an existing facility. The traffic volumes are not anticipated to change significantly from existing conditions.

3. The efficiency and safety of the overall public road system will not be negatively impacted.

As stated above, it is anticipated that the overall volume and usage of the existing signalized intersection will not change significantly from the current conditions.





BUFFALO RIDGE CENTER

SHEET NO. 13165
 PRELIMINARY
 DATE: 11/11/11

TC Center Partners, LLC
Buffalo Ridge Center
 Overall Site Plan
 Section 16, Town 27 North, Range 11 West
 Garfield Township, Grand Traverse County, Michigan

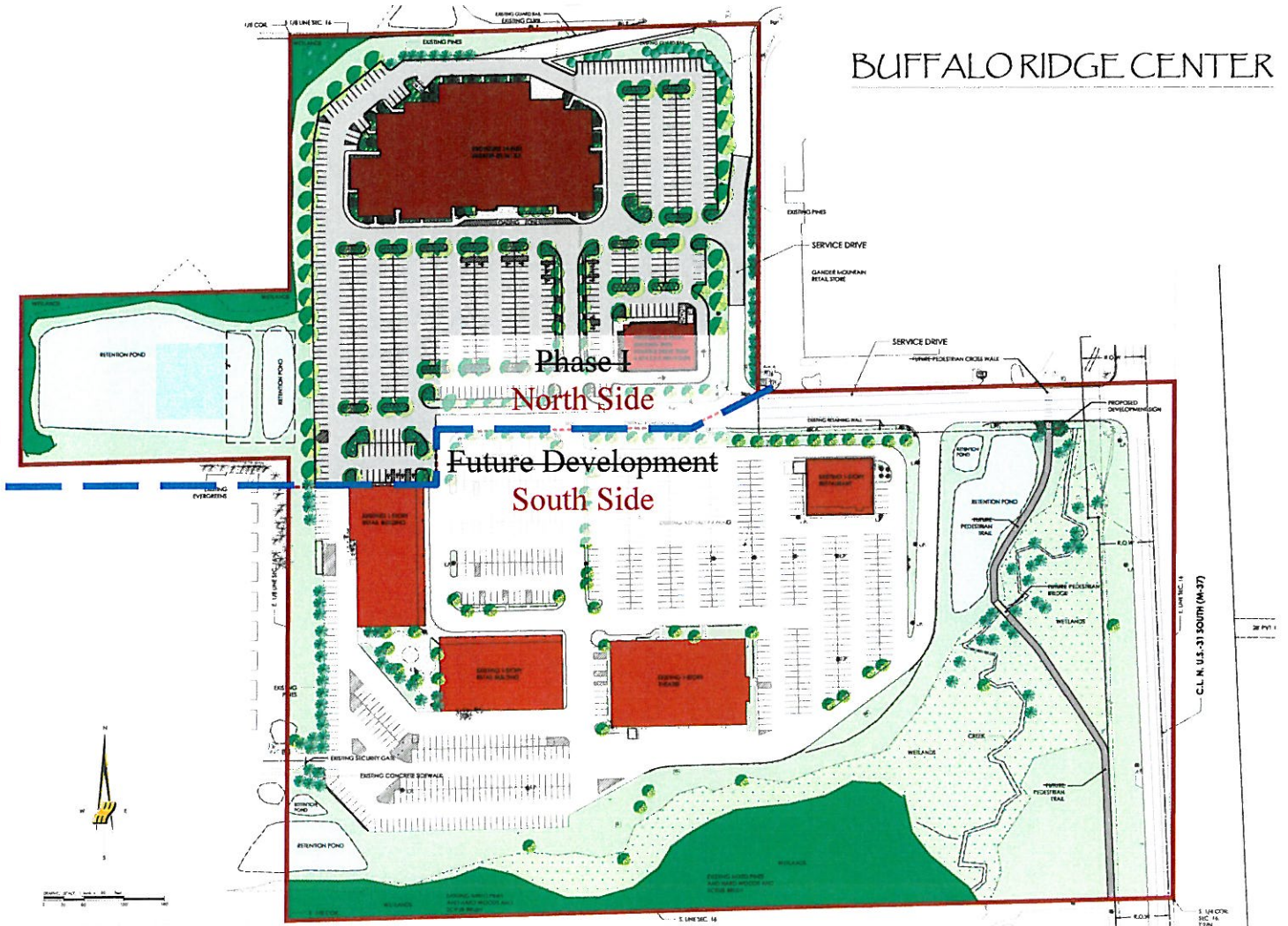
NO.	DATE	BY	DESCRIPTION
1	11/11/11	J. Mansfield	Original design
2	11/11/11	J. Mansfield	Revised design
3	11/11/11	J. Mansfield	Revised design
4	11/11/11	J. Mansfield	Revised design
5	11/11/11	J. Mansfield	Revised design
6	11/11/11	J. Mansfield	Revised design
7	11/11/11	J. Mansfield	Revised design
8	11/11/11	J. Mansfield	Revised design
9	11/11/11	J. Mansfield	Revised design
10	11/11/11	J. Mansfield	Revised design

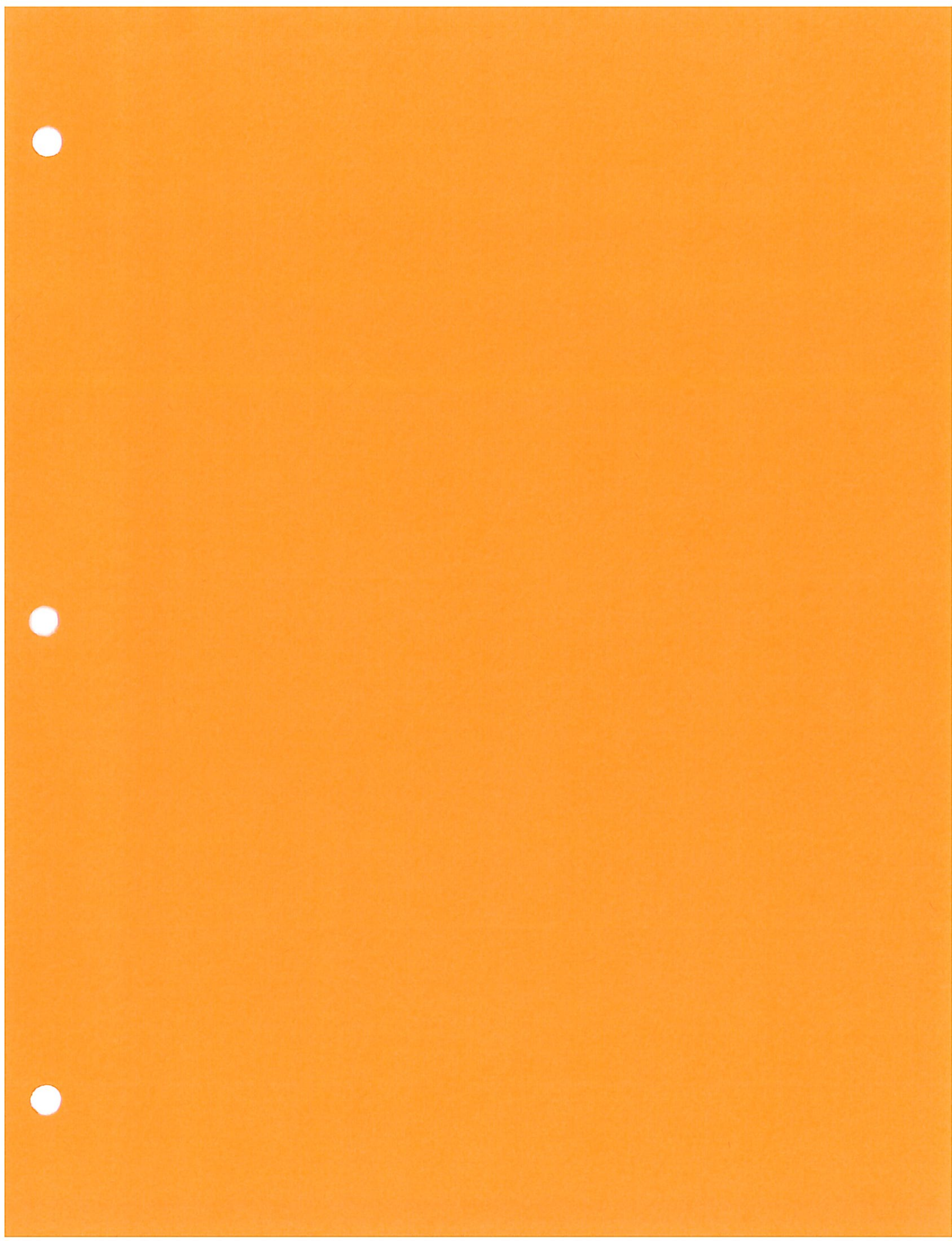
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 info@mansfield.com

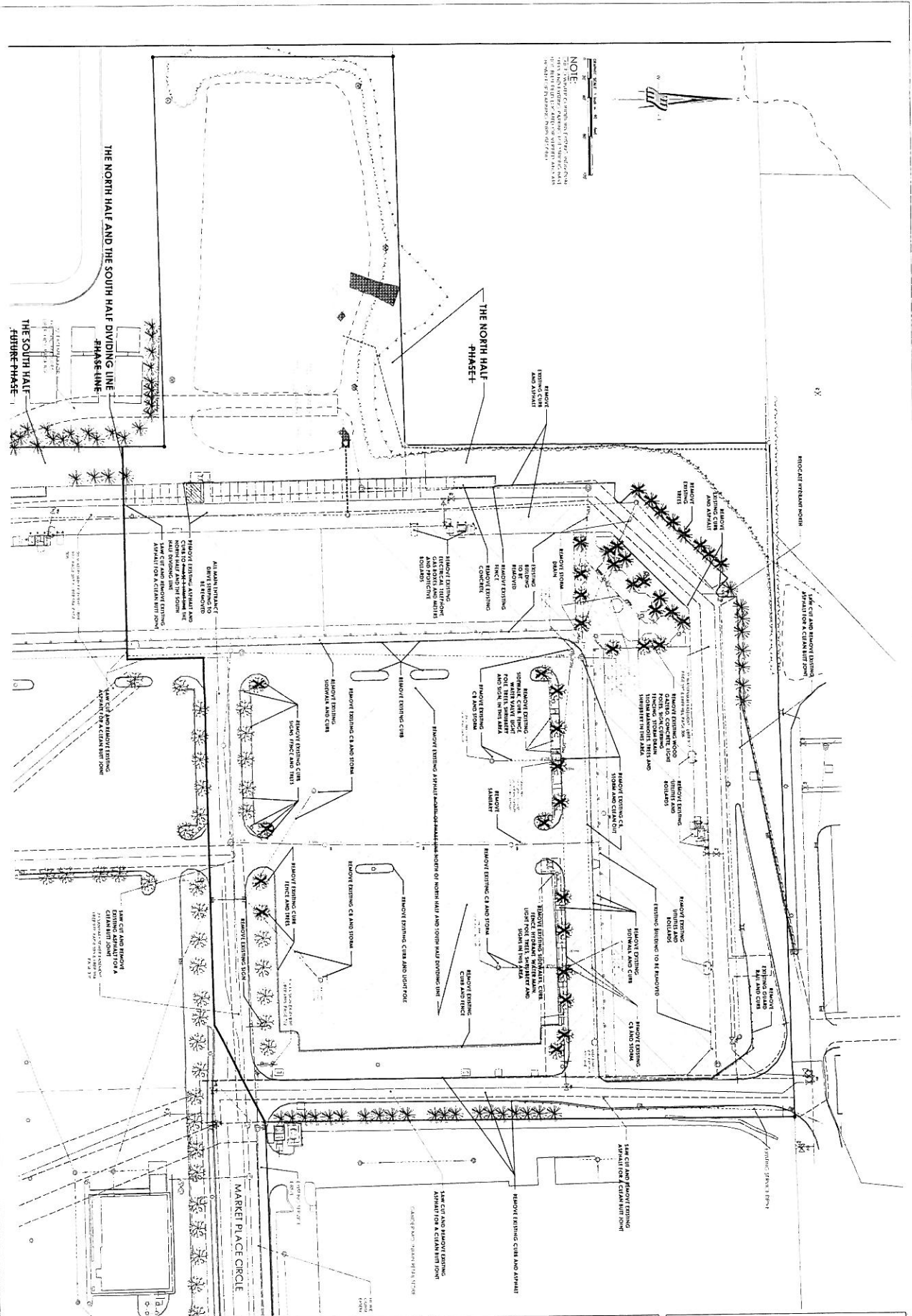
BUFFALO RIDGE CENTER

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BUFFALO RIDGE CENTER







NOTE:
 1. THE EXISTING BUILDING FOOTPRINTS AND CURB AND SIDEWALKS ARE SHOWN IN DASHED LINES.
 2. THE EXISTING CURB AND SIDEWALKS ARE SHOWN IN DASHED LINES.
 3. THE EXISTING ROOF IS SHOWN IN DASHED LINES.
 4. THE EXISTING CONCRETE IS SHOWN IN DASHED LINES.
 5. THE EXISTING ASPHALT IS SHOWN IN DASHED LINES.
 6. THE EXISTING DRIVEWAY IS SHOWN IN DASHED LINES.
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 9. THE EXISTING DRIVEWAY IS SHOWN IN DASHED LINES.
 10. THE EXISTING DRIVEWAY IS SHOWN IN DASHED LINES.

THE NORTH HALF AND THE SOUTH HALF DIVIDING LINE PHASE LINE
THE SOUTH HALF FUTURE PHASE

THE NORTH HALF PHASE

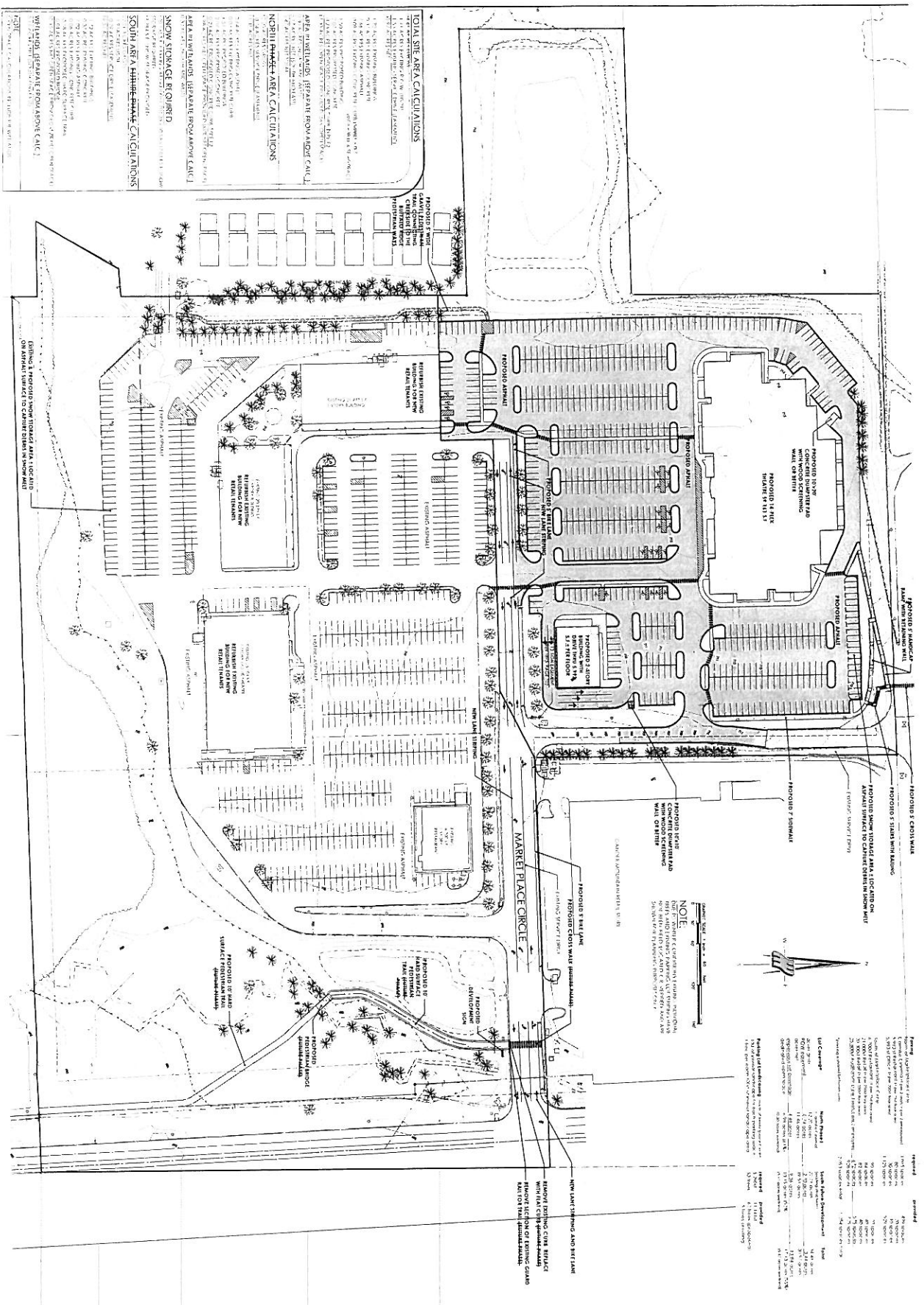
MARKET PLACE CIRCLE

DATE: 11/11/11
 SHEET: 4 OF 11
 PROJECT: 13185

TC Center Partners, LLC
Buffalo Ridge Center
Demolition Plan
 Section 16, Town 27 North Range 11 West
 Garfield Township, Grand Traverse County, Michigan

NO.	DESCRIPTION	DATE	BY	CHECKED
1	Original Design			
2	Revised			
3	Revised			
4	Revised			
5	Revised			
6	Revised			
7	Revised			
8	Revised			
9	Revised			
10	Revised			

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



TOTAL SITE AREA CALCULATIONS

1. TOTAL SITE AREA: 1,000,000 SQ. FT.

2. TOTAL SITE AREA: 1,000,000 SQ. FT.

3. TOTAL SITE AREA: 1,000,000 SQ. FT.

4. TOTAL SITE AREA: 1,000,000 SQ. FT.

5. TOTAL SITE AREA: 1,000,000 SQ. FT.

6. TOTAL SITE AREA: 1,000,000 SQ. FT.

7. TOTAL SITE AREA: 1,000,000 SQ. FT.

8. TOTAL SITE AREA: 1,000,000 SQ. FT.

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17. TOTAL SITE AREA: 1,000,000 SQ. FT.

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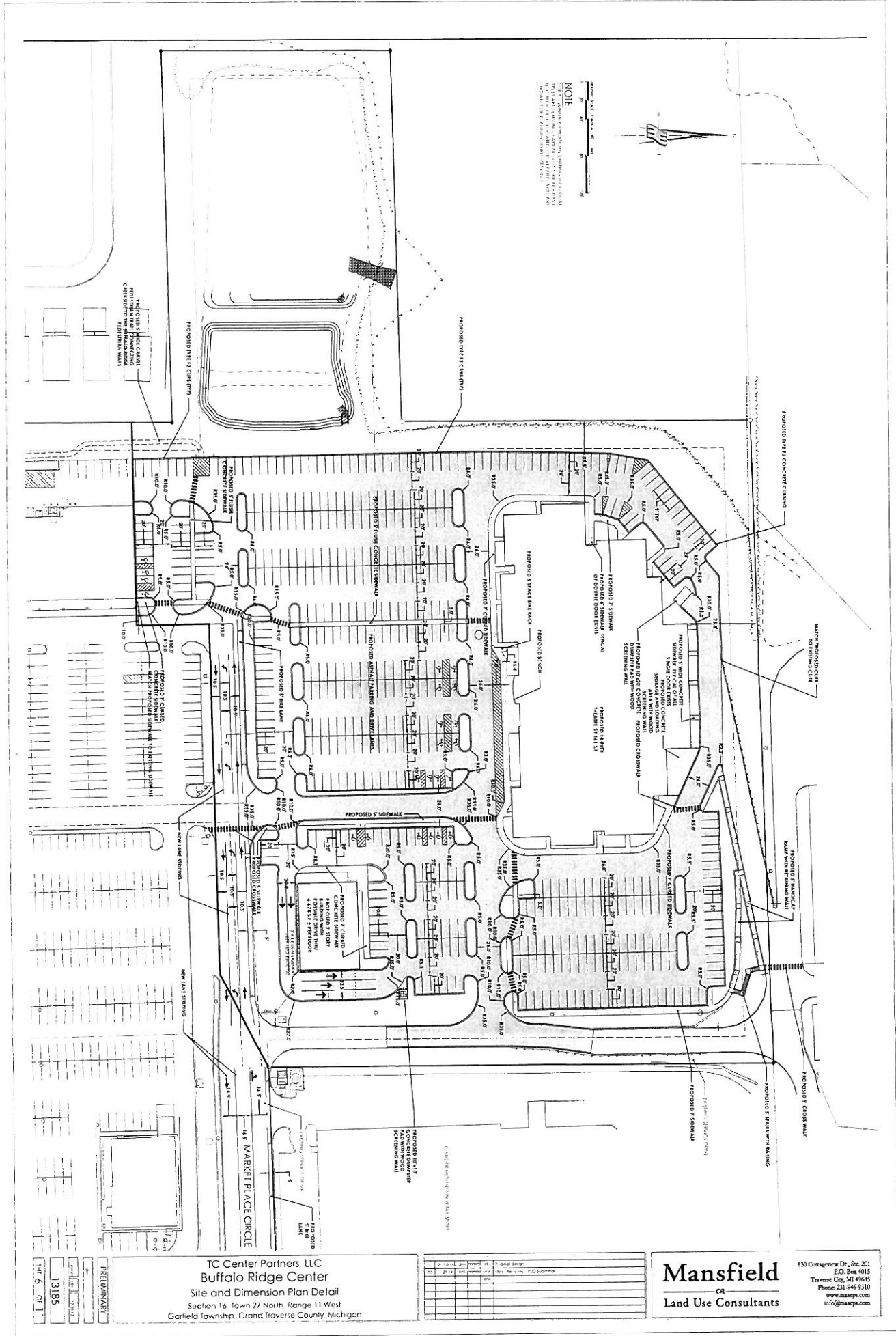
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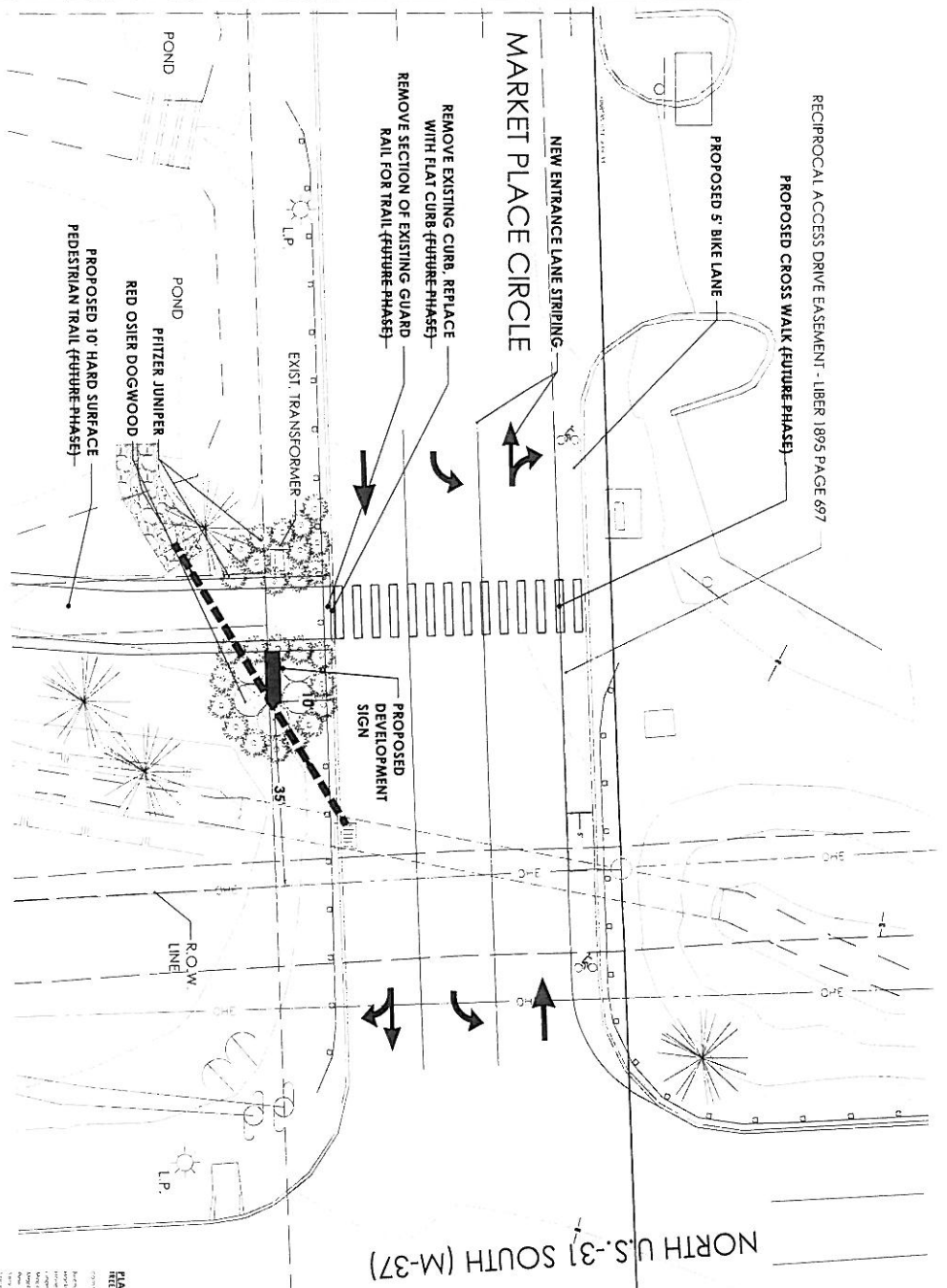
TC Center Partners, LLC
 Buffalo Ridge Center
 Site and Dimension Plan Detail
 Section 16 Town 27 North Range 11 West
 Garfield Township Grand Traverse County Michigan

Mansfield
 CR
 Land Use Consultants

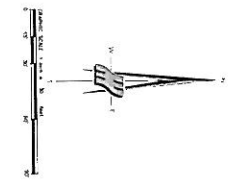
850 Cottageview Dr., Ste. 201
 P.O. Box 4035
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.mansfield.com
 info@mansfield.com

DATE	DESCRIPTION
13185	PRELIMINARY
6	11

NO.	DATE	DESCRIPTION
1	10/1/11	ISSUED FOR PERMITTING
2	10/1/11	ISSUED FOR PERMITTING
3	10/1/11	ISSUED FOR PERMITTING
4	10/1/11	ISSUED FOR PERMITTING
5	10/1/11	ISSUED FOR PERMITTING
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8	10/1/11	ISSUED FOR PERMITTING
9	10/1/11	ISSUED FOR PERMITTING
10	10/1/11	ISSUED FOR PERMITTING



NORTH U.S.-31 SOUTH (M-37)



PLANT LIST

Plant Name	Quantity	Notes
Phizer Juniper	10	Plant in 10' wide strip
Red Osier Dogwood	10	Plant in 10' wide strip
...

13186
 SHEET 11 OF 11

TC Center Partners, LLC
Buffalo Ridge Center
 Landscape Plan
 Section 16, Town 27 North Range 11 West
 Garfield Township, Grand Traverse County, Michigan

DATE	DESCRIPTION
08/11/2011	Final Design
08/11/2011	Final Design
08/11/2011	Final Design

Mansfield
 Land Use Consultants
 830 Cottageview Dr., Ste. 201
 P.O. Box 4815
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.mansfield.com
 info@mansfield.com

PROJECT DATA

Client: TC Center Partners, LLC
 Address: 2000 Grand Traverse Blvd
 Traverse City, MI 49684
 Contact: Jennifer Smith
 Phone: 231.922.4843
 Email: jsmith@tcpartners.com

ARCHITECTURAL CONSULTANTS:

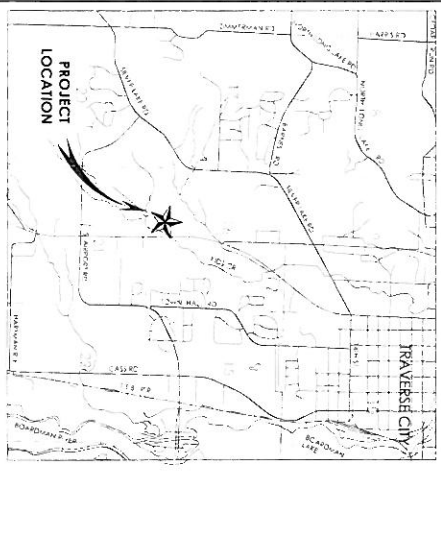
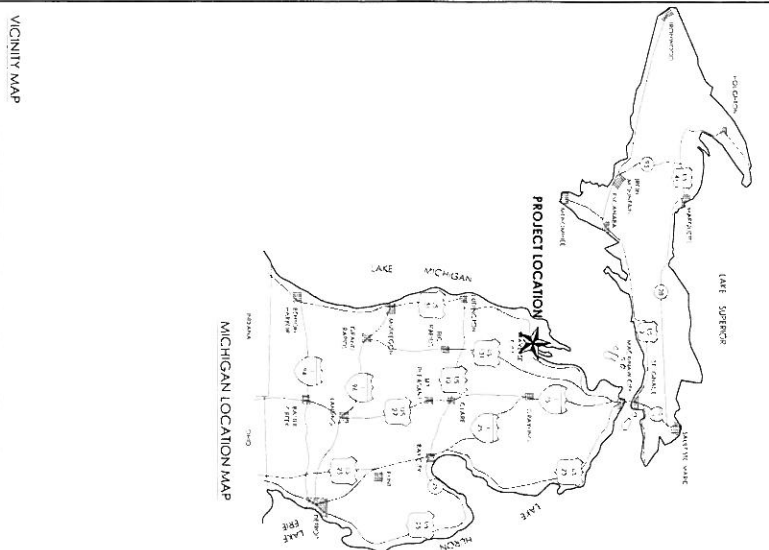
Firm: Project Design Group, Inc.
 Address: 403 792nd Ave
 Grand Traverse County, MI 49684
 Phone: 231.922.4843
 Email: info@projectdesign.com

SITE DATA

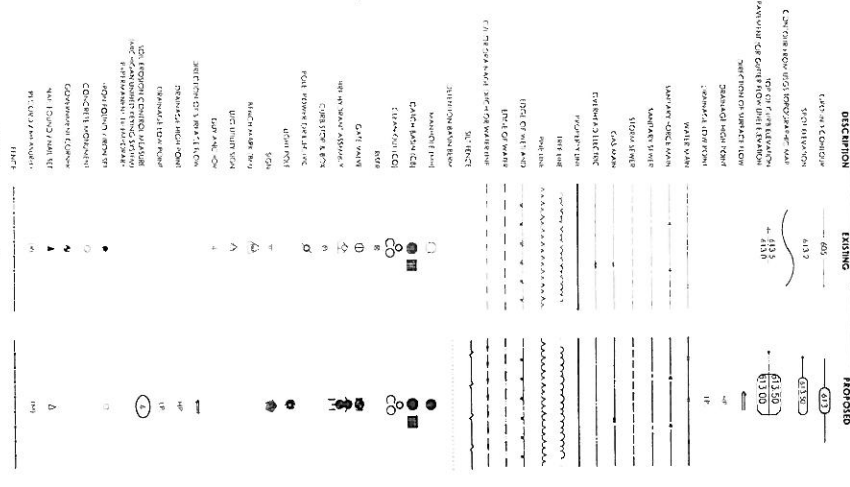
Site: 3.2881 Acres
 Parcel: 20
 Parcel ID: 20 00 016 002 00
 Parcel Area: 2.44 Acres
 Zoning: R-OW-450
 ROW: 450
 PUD: 500' x 350'

LEGAL DESCRIPTION

Traverse City, Michigan
 Grand Traverse County, Michigan
 Township of Grand Traverse, Michigan
 Range 16 East, Township 35 North, Range 16 East, Township 35 North, Grand Traverse County, Michigan
 Section 20, Township 35 North, Range 16 East, Grand Traverse County, Michigan



STANDARD PLAN LEGEND



PUBLIC AGENCIES AND UTILITIES

Agency Name	Address	Phone
Grand Traverse County Department of Public Works (DPW)	2650 1st Street NW, Traverse City, MI 49686	231.922.4843
Grand Traverse County Road Commission	1881 1st Street NW, Traverse City, MI 49686	231.922.4843
Grand Traverse County Soil Erosion and Sedimentation Control	3000 1st Street NW, Traverse City, MI 49686	231.922.4843
Grand Traverse County Storm Water Control Ordinance	3000 1st Street NW, Traverse City, MI 49686	231.922.4843
City of Traverse City Engineering Department	403 Boynton Ave, Traverse City, MI 49684	231.922.4855
City of Traverse City Street & Water Maintenance (SW)	403 Boynton Ave, Traverse City, MI 49684	231.922.4855
Traverse City Light & Power (TCLP)	1000 1st Street NW, Traverse City, MI 49684	231.922.4855
Cherryland Electric Company (CEC)	1000 1st Street NW, Traverse City, MI 49684	231.922.4855
Consumers Energy (CE)	1000 1st Street NW, Traverse City, MI 49684	231.922.4855
Michigan Department of Transportation (MDOT)	2000 Grand Traverse Blvd, Traverse City, MI 49684	231.922.4855
Charter Communications (CC)	2000 Grand Traverse Blvd, Traverse City, MI 49684	231.922.4855
Police Agency	2000 Grand Traverse Blvd, Traverse City, MI 49684	231.922.4855
Fire Department	2000 Grand Traverse Blvd, Traverse City, MI 49684	231.922.4855

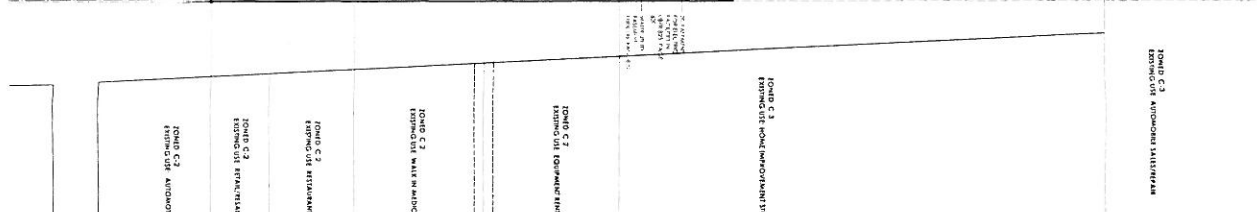
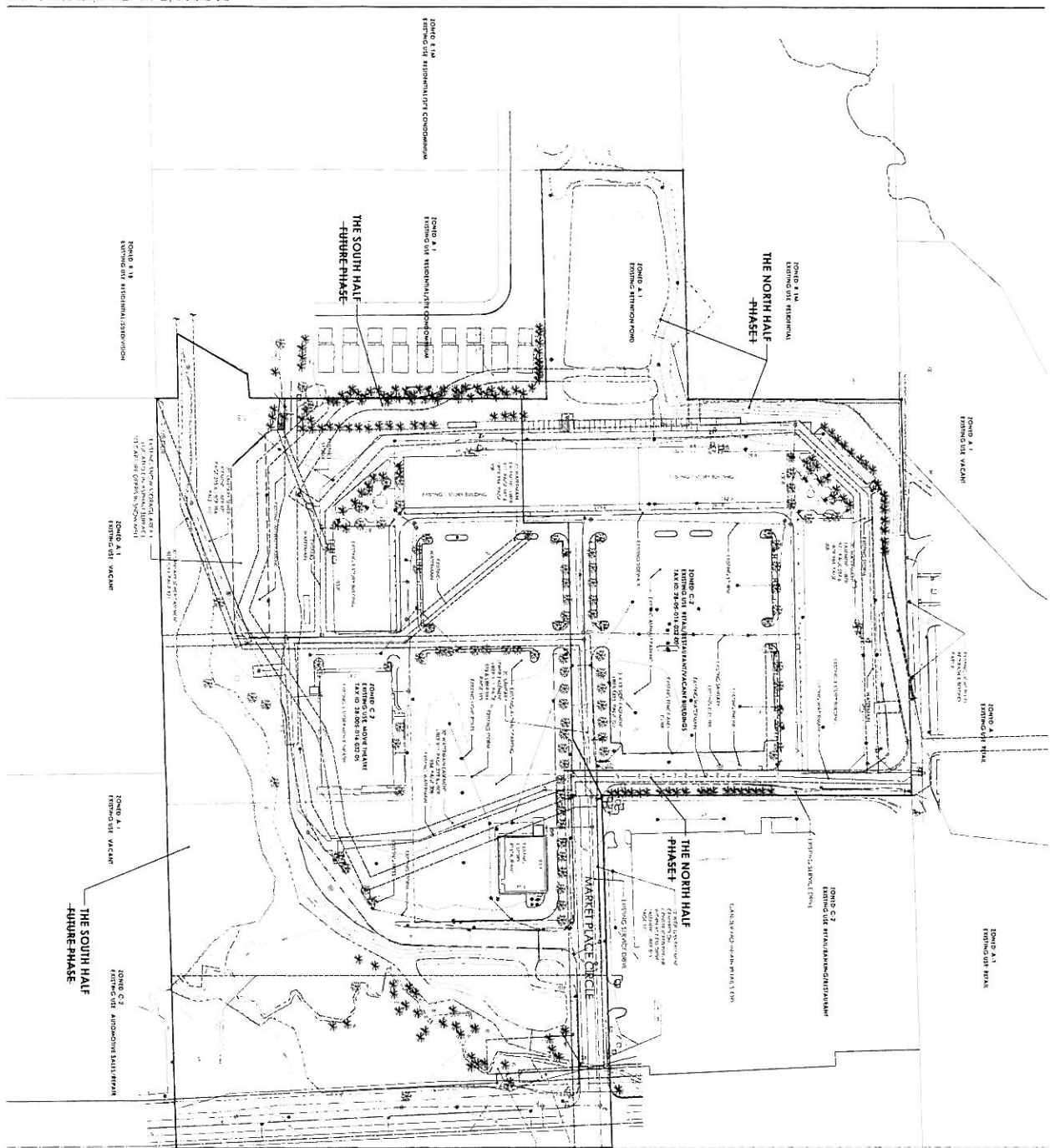
BUFFALO RIDGE CENTER

Garfield Township, Grand Traverse County, Michigan



PLAN INDEX

1	COVER SHEET	91
2	NOTES	91
3	GENERAL LAYOUT	91
4	OVERALL SITE PLAN	91
5	OVERALL TRAFFIC PLAN	91
6	LANDSCAPE ARCHITECTURE	91
7	UTILITIES PLAN	91
8	LANDSCAPE ARCHITECTURE	91
9	LANDSCAPE ARCHITECTURE	91
10	LANDSCAPE ARCHITECTURE	91
11	DETAILS	91



NOTE:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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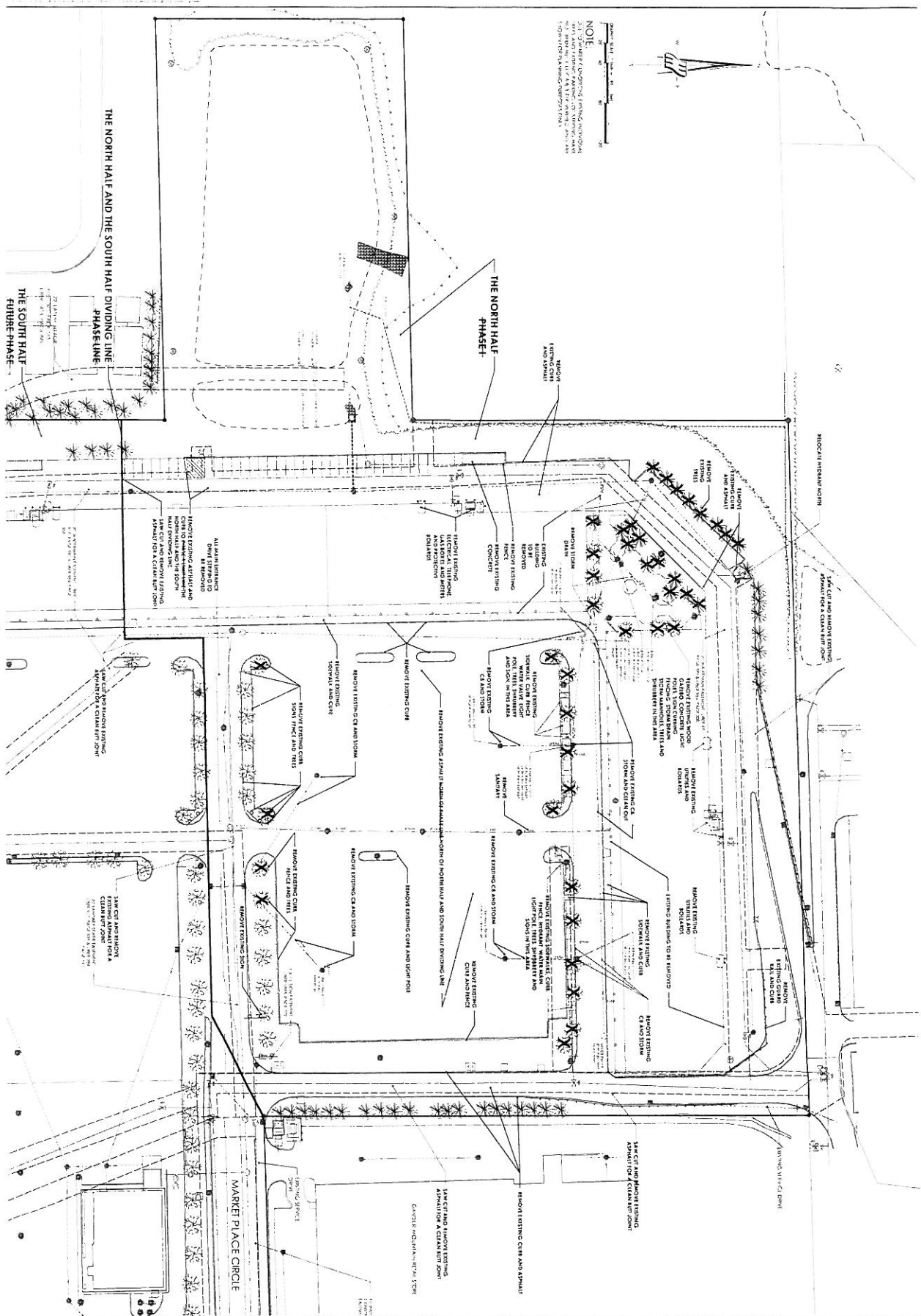
DATE: 10/20/11
 SHEET NO.: 3185
 OF: 11

TC Center Partners, LLC
 Buffalo Ridge Center
 Existing Conditions Plan
 Sect on 16, Town 27 North, Range 11 West
 Garfield Township, Grand Traverse County, Michigan

NO.	DATE	DESCRIPTION
1	10/20/11	Original Design
2	10/20/11	Revised Design
3	10/20/11	Revised Design
4	10/20/11	Revised Design
5	10/20/11	Revised Design
6	10/20/11	Revised Design
7	10/20/11	Revised Design
8	10/20/11	Revised Design
9	10/20/11	Revised Design
10	10/20/11	Revised Design

Mansfield
 Land Use Consultants

850 Congress Dr. Ste. 301
 P.O. Box 9113
 Traverse City, MI 49781
 Phone: 231.946.4300
 www.mansfield.com
 info@mansfield.com



NOTE
 1. ALL DEMOLITION WORK SHALL BE ACCORDING TO THE ILLINOIS CONSTRUCTION CODE, CHAPTER 27, SECTION 27-100, AND THE ILLINOIS ENVIRONMENTAL CONTROL ACT, CHAPTER 270, SECTION 270-100.
 2. ALL DEMOLITION WORK SHALL BE ACCORDING TO THE ILLINOIS CONSTRUCTION CODE, CHAPTER 27, SECTION 27-100, AND THE ILLINOIS ENVIRONMENTAL CONTROL ACT, CHAPTER 270, SECTION 270-100.

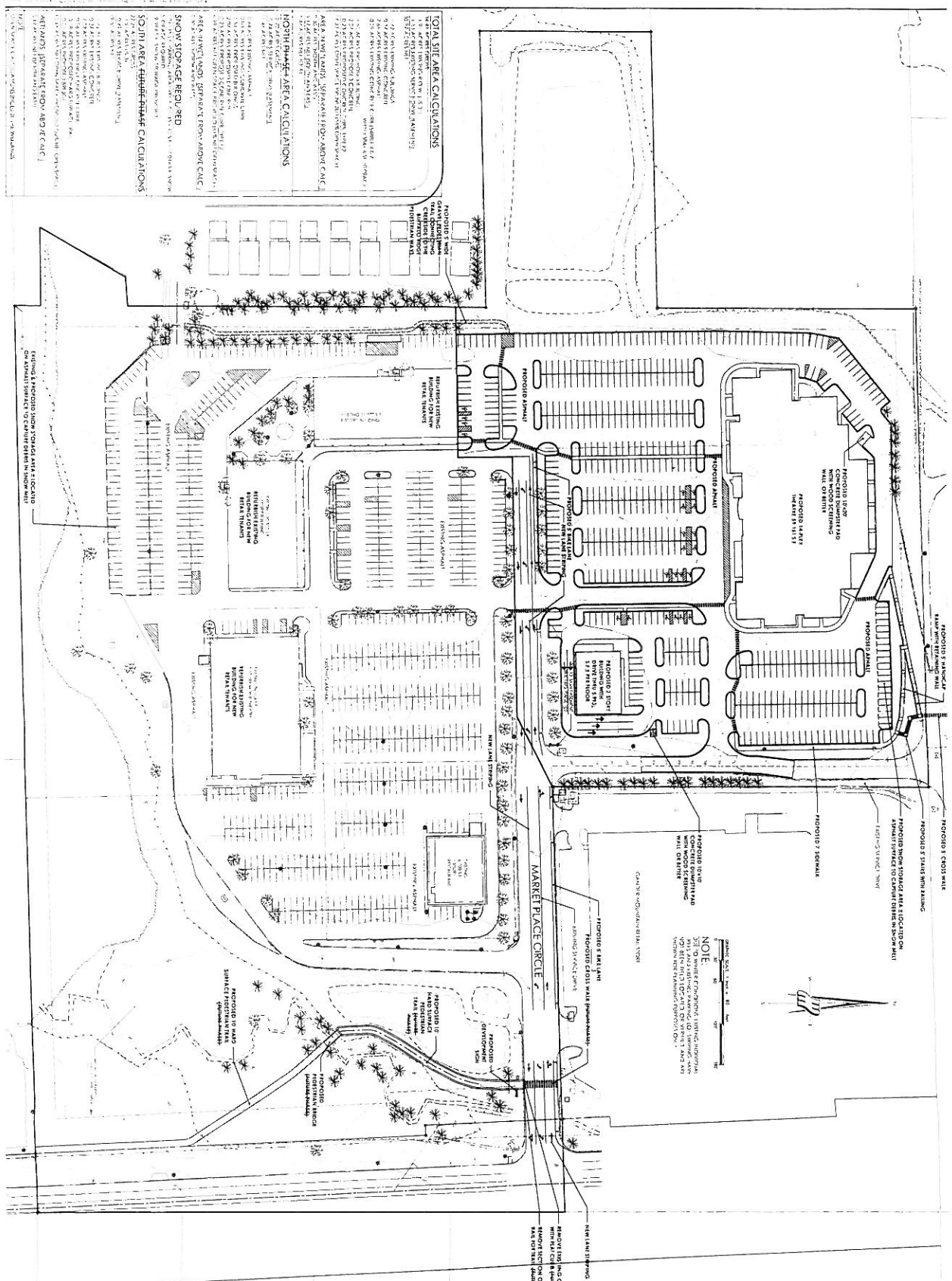
PRELIMINARY
 13185
 SHEET 4 OF 11

TC Center Partners, LLC
Buffalo Ridge Center
 Demolition Plan
 Section 16 Town 27 North Range 11 West
 Garden Township, Grand Traverse County, Michigan

NO.	DATE	DESCRIPTION
1	10/15/13	ISSUED FOR PERMITS
2	10/15/13	ISSUED FOR PERMITS
3	10/15/13	ISSUED FOR PERMITS
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8	10/15/13	ISSUED FOR PERMITS
9	10/15/13	ISSUED FOR PERMITS
10	10/15/13	ISSUED FOR PERMITS

Mansfield
 Land Use Consultants

8910 Grandview Dr., Ste. 201
 749 Elm St.
 Grand Traverse Co., MI 49735
 Phone: 231.741.7111
 www.mansfieldusa.com



TOTAL SITE AREA CALCULATIONS

1. TOTAL SITE AREA: 1,100,000 SQ. FT.

2. TOTAL SITE AREA: 25.0 ACRES

3. TOTAL SITE AREA: 1,100,000 SQ. FT.

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98. TOTAL SITE AREA: 25.0 ACRES

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100. TOTAL SITE AREA: 25.0 ACRES

TC Center Partners, LLC
Buffalo Ridge Center
 Overall Site Plan
 Section 16, Town 27 North, Range 13 West
 Garland Township, Grand Traverse County, Michigan

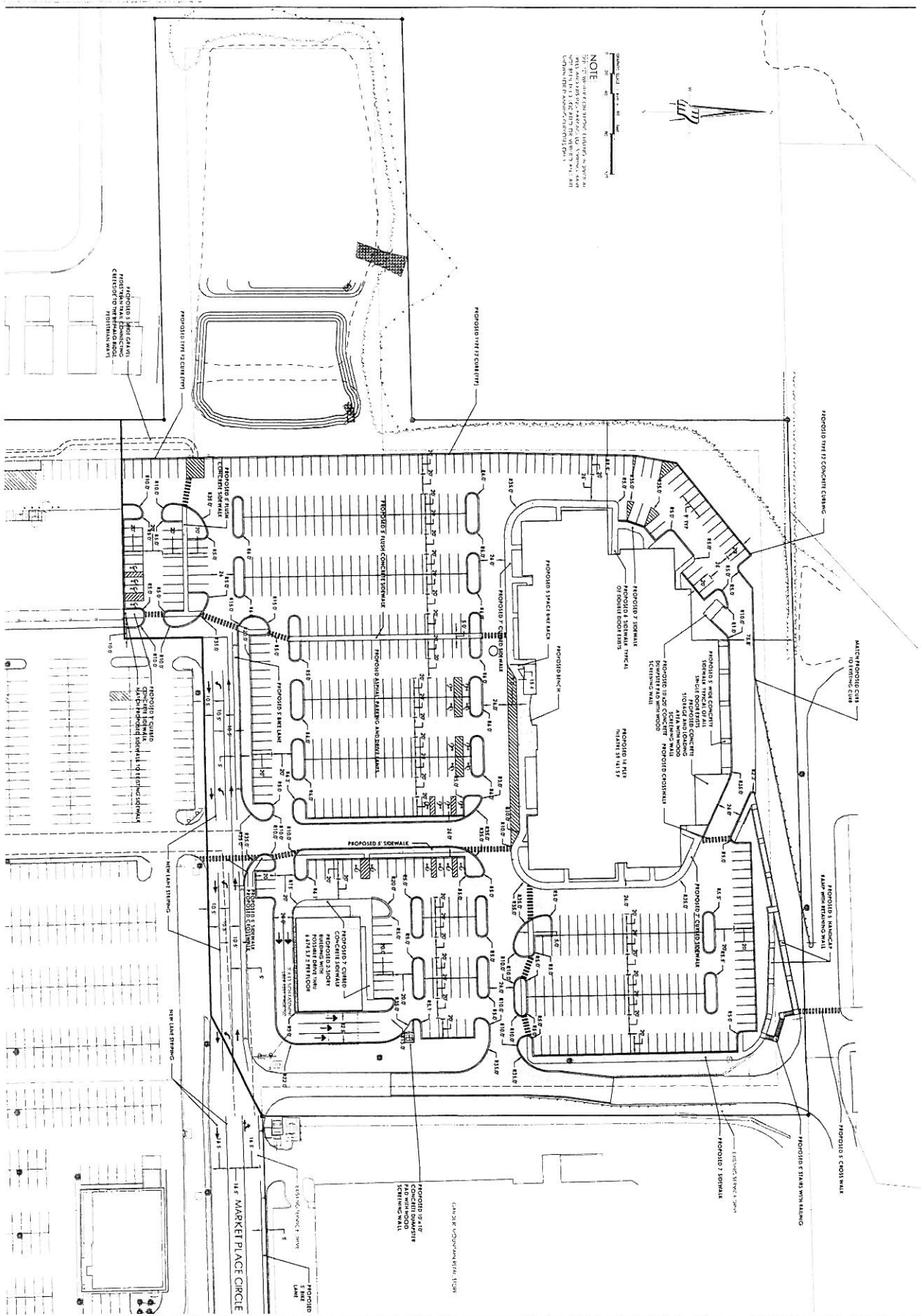
PRELIMINARY

13185

Sheet 5 of 11

Mansfield
 Land Use Consultants

3800 Congress Dr. Ste. 200
 P.O. Box 1375
 Traverse City, MI 49782
 Phone: 231.949.7100
 www.mansfield.com
 info@mansfield.com



NOTE:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



PROJECT NUMBER: 13185
 SHEET 6 OF 11

TC Center Partners, LLC
Buffalo Ridge Center
 Site and Dimension Plan Detail
 Section 16 Town 27 North Range 11 West
 Gaffield Township, Grand Traverse County, Michigan

NO.	DESCRIPTION	DATE	BY	CHECKED
1	Original Design			
2	Revised			
3	Revised			
4	Revised			

Mansfield
 OR
 Land Use Consultants

450 Georgetown Dr., Ste. 201
 P.O. Box 414
 Traverse City, MI 49684
 Phone: 231.946.4147
 www.mansfield.com
 info@mansfield.com

GENERAL CONSTRUCTION NOTE

1. THIS PLAN SHALL BE CONSIDERED AS A GRADING AND STORM SEWER PLAN. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) REGULATIONS FOR STORM SEWER SYSTEMS.
2. THE GRADING SHALL BE IN ACCORDANCE WITH THE GRADING PLAN AND THE STORM SEWER PLAN. ALL GRADING SHALL BE TO THE FINISHED GRADE SHOWN ON THESE PLANS.
3. THE STORM SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STORM SEWER PLAN AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) REGULATIONS FOR STORM SEWER SYSTEMS.
4. THE STORM SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STORM SEWER PLAN AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) REGULATIONS FOR STORM SEWER SYSTEMS.
5. THE STORM SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STORM SEWER PLAN AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) REGULATIONS FOR STORM SEWER SYSTEMS.

STORM SEWER STRUCTURES

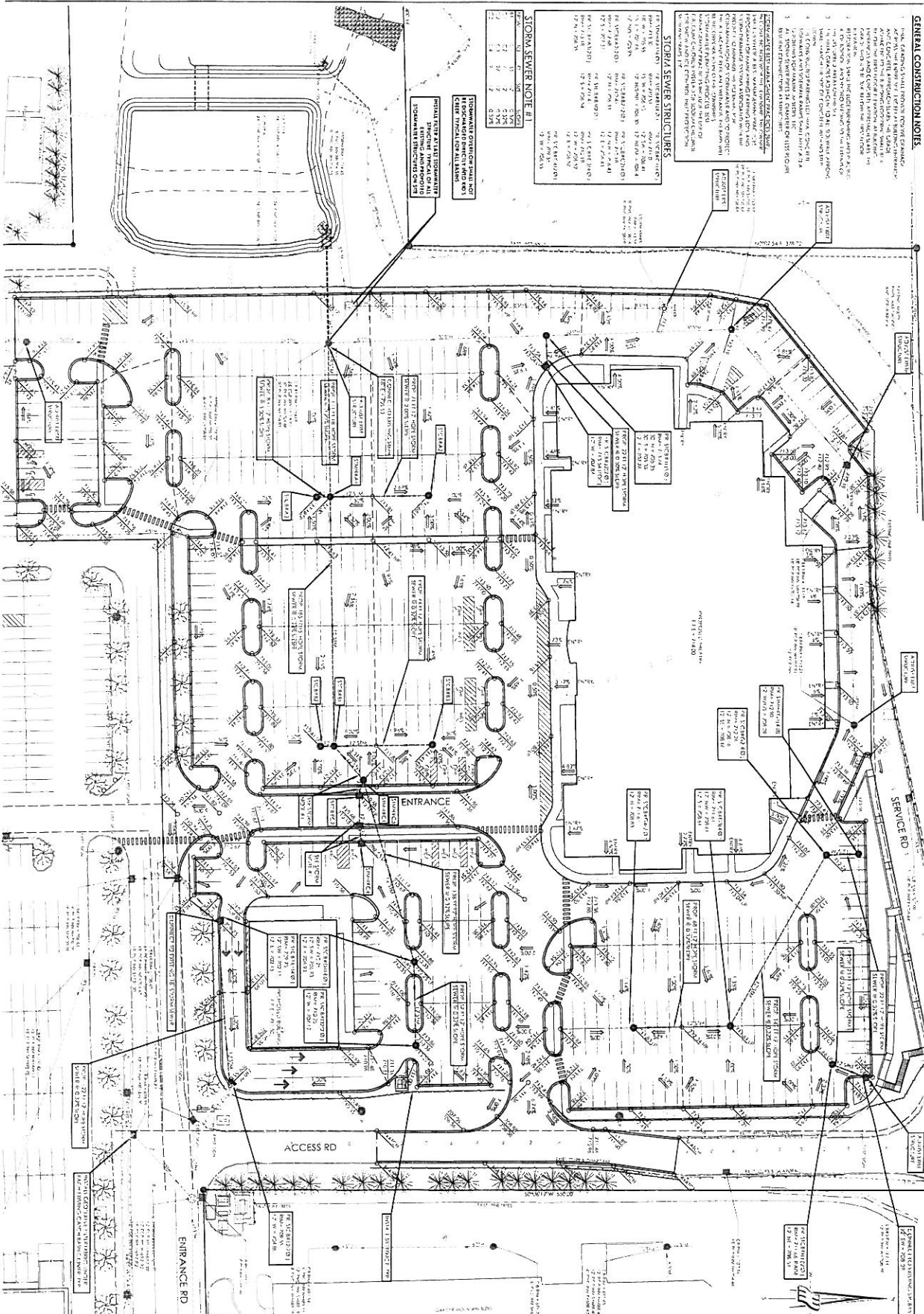
ALL STORM SEWER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) REGULATIONS FOR STORM SEWER SYSTEMS. ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF COVER AND SHALL BE CONCRETE OR POLYETHYLENE GLASS REINFORCED PLASTIC (FRP) PIPE WITH A MINIMUM OF 18" OF COVER.

STORM SEWER NOTE #1

NO.	DESCRIPTION	DATE
1	AS SHOWN	11/11/2020
2	AS SHOWN	11/11/2020
3	AS SHOWN	11/11/2020
4	AS SHOWN	11/11/2020
5	AS SHOWN	11/11/2020
6	AS SHOWN	11/11/2020
7	AS SHOWN	11/11/2020
8	AS SHOWN	11/11/2020
9	AS SHOWN	11/11/2020
10	AS SHOWN	11/11/2020

STORM SEWER NOTE #2

ALL STORM SEWER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) REGULATIONS FOR STORM SEWER SYSTEMS. ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF COVER AND SHALL BE CONCRETE OR POLYETHYLENE GLASS REINFORCED PLASTIC (FRP) PIPE WITH A MINIMUM OF 18" OF COVER.



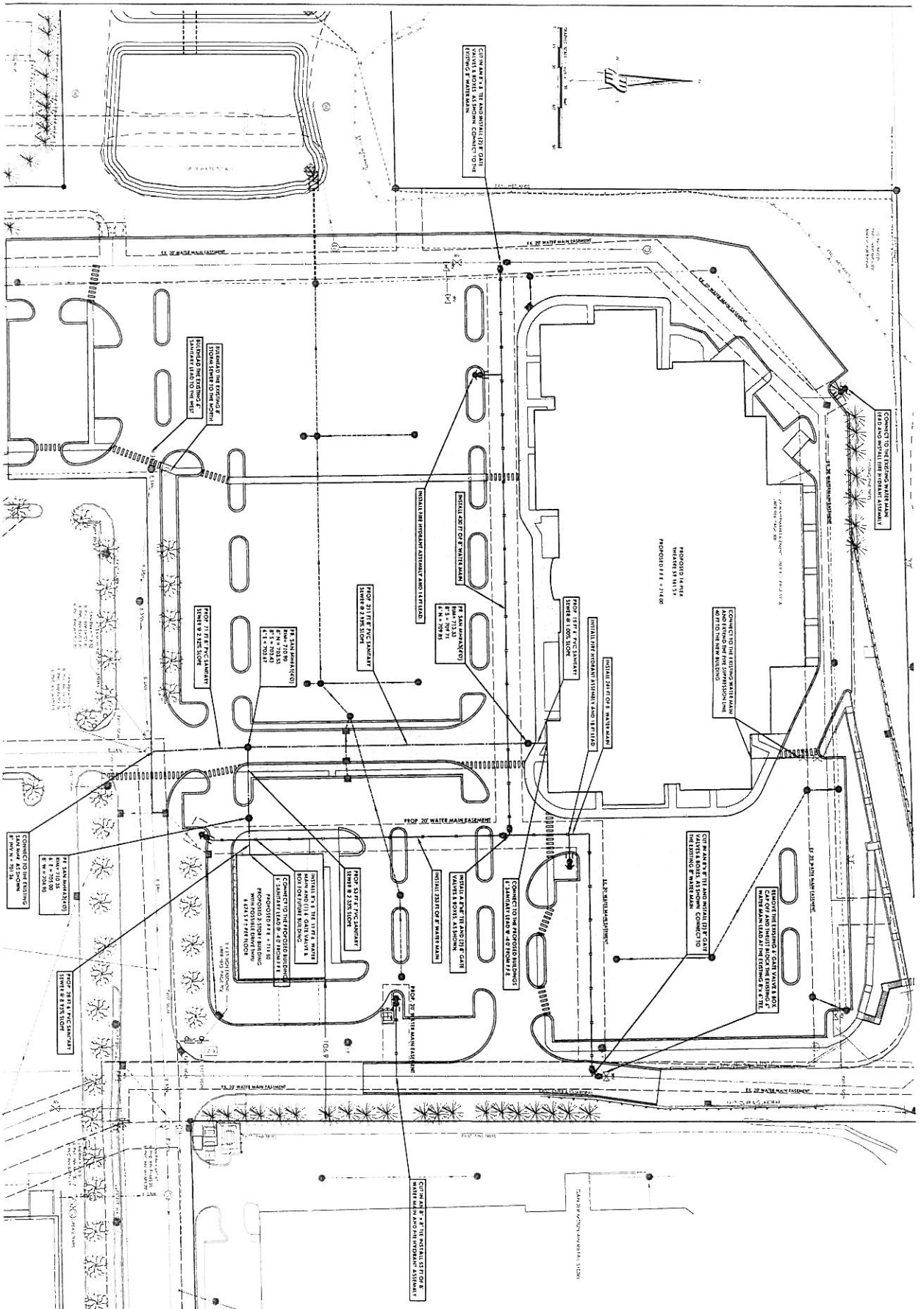
DATE: 11/11/2020
 TIME: 10:00 AM
 SHEET: 7 OF 11

TC Center Partners, LLC
 Buffalo Ridge Center
 Grading and Storm Plan
 Sect on 16 Town 27 North Range 11 West
 Garfield Twp. Grand Traverse County Michigan

NO.	DESCRIPTION	DATE
1	AS SHOWN	11/11/2020
2	AS SHOWN	11/11/2020
3	AS SHOWN	11/11/2020
4	AS SHOWN	11/11/2020
5	AS SHOWN	11/11/2020
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7	AS SHOWN	11/11/2020
8	AS SHOWN	11/11/2020
9	AS SHOWN	11/11/2020
10	AS SHOWN	11/11/2020

Mansfield
 Land Use Consultants

850 C. Edgar Hwy. Dr. Ste. 101
 P.O. Box 4115
 Traverse City, MI 49784
 Phone: 231.946.5111
 www.mansfield-luc.com
 inf@mansfield-luc.com



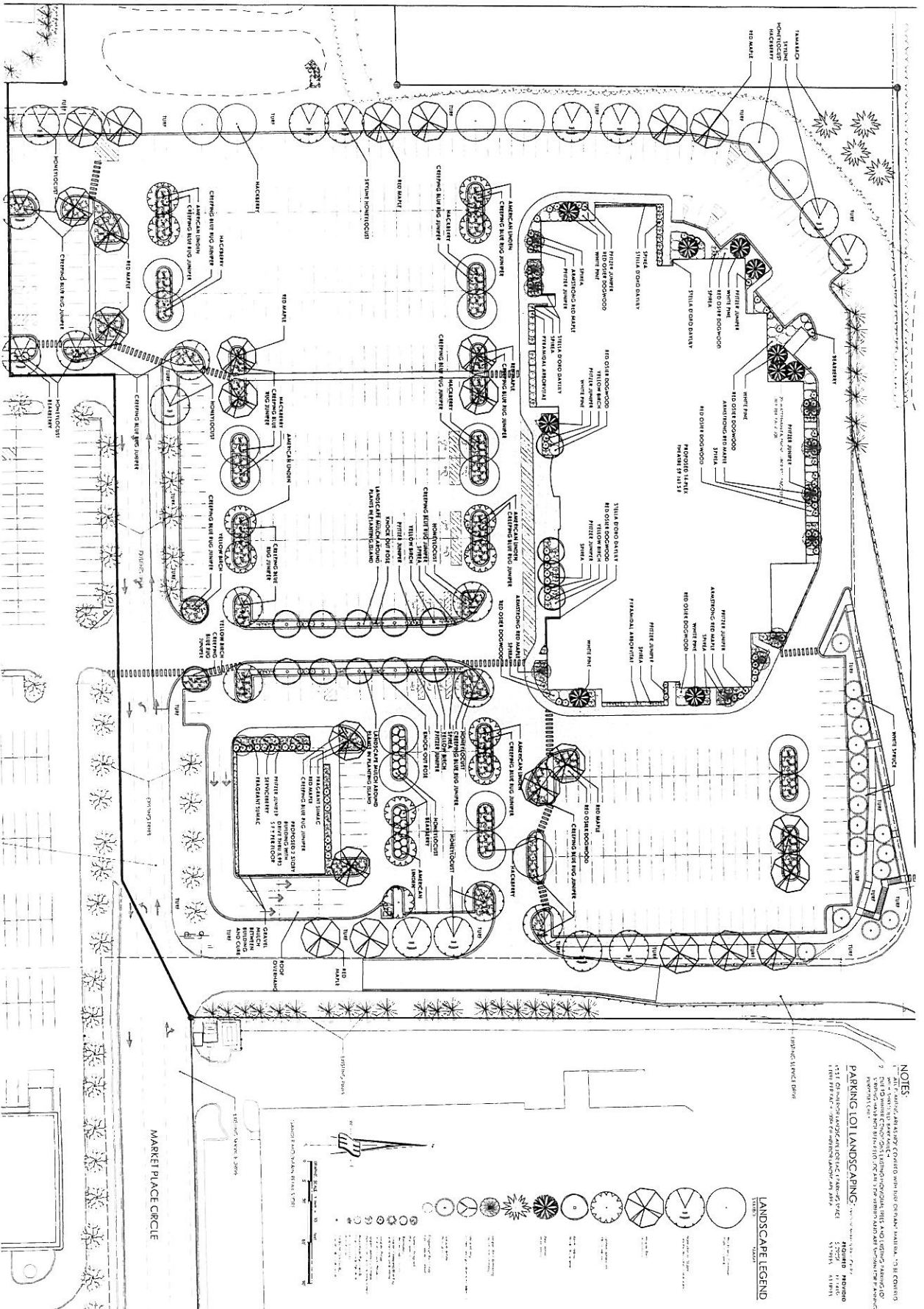
PRELIMINARY
 13185
 SHEET 8 OF 11

TC Center Partners, LLC
Buffalo Ridge Center
 Utility Plant
 Section 16 Town 27 North Range 11 West
 Grandfield Two, Grand Traverse County Michigan

NO.	DATE	BY	CHKD.	DESCRIPTION
1	11/11/11	JL	ML	PRELIMINARY DESIGN
2	11/11/11	JL	ML	REVISIONS
3	11/11/11	JL	ML	REVISIONS
4	11/11/11	JL	ML	REVISIONS
5	11/11/11	JL	ML	REVISIONS
6	11/11/11	JL	ML	REVISIONS
7	11/11/11	JL	ML	REVISIONS
8	11/11/11	JL	ML	REVISIONS
9	11/11/11	JL	ML	REVISIONS
10	11/11/11	JL	ML	REVISIONS

Mansfield
 OR
Land Use Consultants

8300 Centerline Dr., Ste. 201
 P.O. Box 4145
 Traverse City, MI 49684
 Phone: 231.946.9300
 www.mansfieldluc.com
 1995



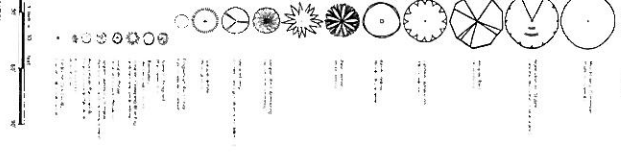
NOTES

1. See site plan for building footprints.
2. See site plan for parking lot layout.
3. See site plan for landscaping details.

PARKING LOT LANDSCAPING:

- 1. Tree per 100 sq ft.
- 2. Shrub per 100 sq ft.
- 3. Flower per 100 sq ft.

LANDSCAPE LEGEND



DATE: 9/11
 SHEET: 13185
 PROJECT: BUFFALO RIDGE CENTER

TC Center Partners, LLC
Buffalo Ridge Center
Landscape Plan
 Section 16 Town 27 North Range 11 West
 Goshwa Township, Grand Traverse County, Michigan

NO.	DESCRIPTION	DATE
1	Original design	09/11/11
2	Revised design	09/11/11

Mansfield
 OR
Land Use Consultants

3345 Conant Street, Dr. 200
 P.O. Box 415
 Traverse City, MI 49784
 Phone: 231.941.2626
 Fax: 231.941.2627
 Website: www.mansfield-luc.com

RECIPROCAL ACCESS DRIVE EASEMENT - LIBER 1895 PAGE 697

PROPOSED CROSS WALK (FUTURE PHASE)

PROPOSED 5' BIKE LANE

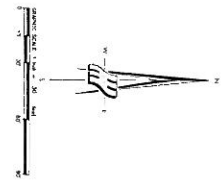
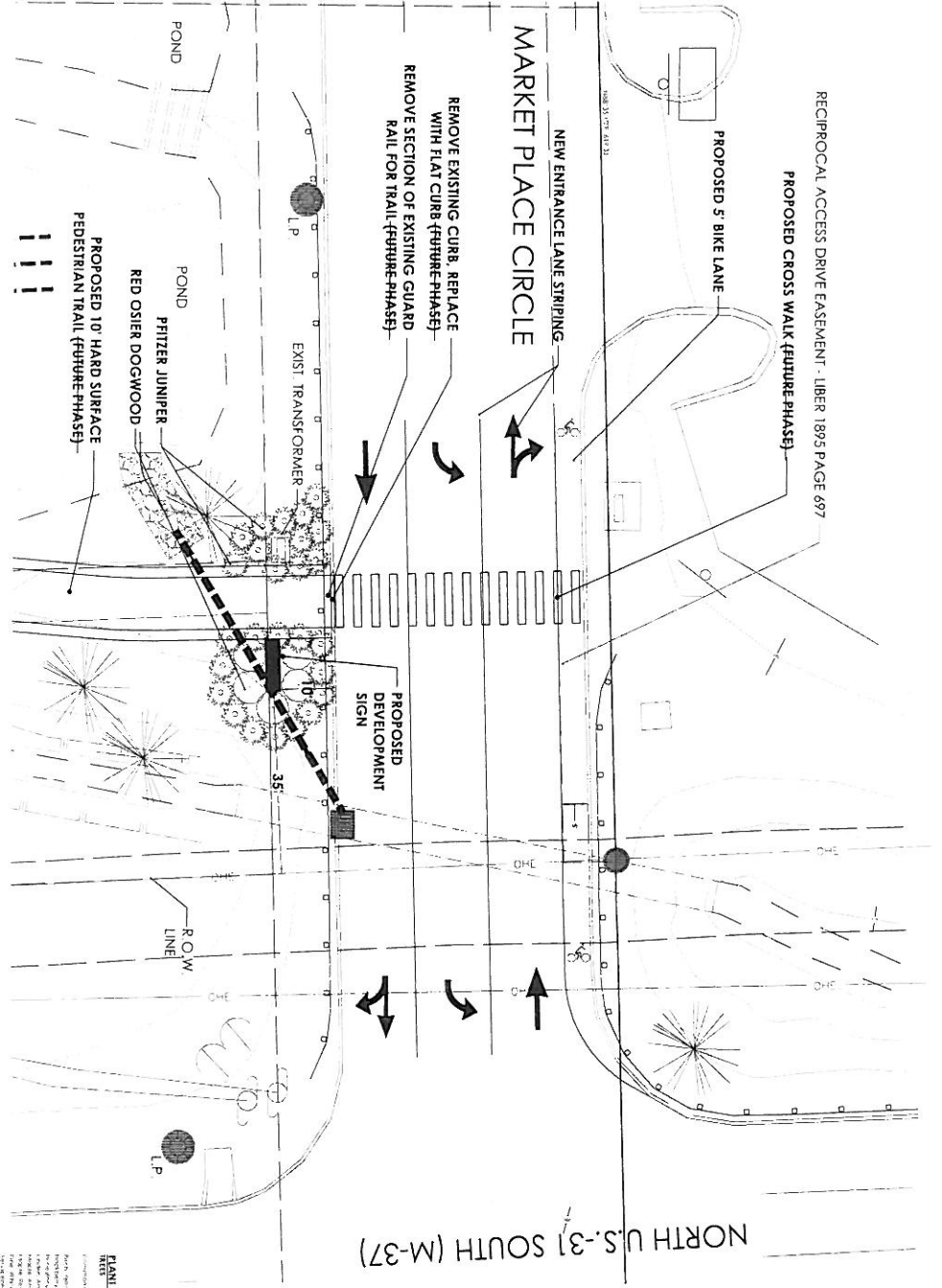
NEW ENTRANCE LANE STRIPING
MARKET PLACE CIRCLE

REMOVE EXISTING CURB, REPLACE WITH FLAT CURB (FUTURE PHASE)
REMOVE SECTION OF EXISTING GUARD RAIL FOR TRAIL (FUTURE PHASE)

EXIST TRANSFORMER
PROPOSED DEVELOPMENT SIGN

POND
POND
PFITZER JUNIPER
RED OSIER DOGWOOD
PROPOSED 10' HARD SURFACE PEDESTRIAN TRAIL (FUTURE PHASE)

NORTH U.S.-31 SOUTH (M-37)



PLANT LIST	QTY	DATE	BY	CHKD BY
1. 10' HARD SURFACE PEDESTRIAN TRAIL (FUTURE PHASE)	1	10/10/11	JL	JL
2. 5' BIKE LANE	1	10/10/11	JL	JL
3. CROSS WALK (FUTURE PHASE)	1	10/10/11	JL	JL
4. DEVELOPMENT SIGN	1	10/10/11	JL	JL
5. TRANSFORMER	1	10/10/11	JL	JL
6. POND	2	10/10/11	JL	JL
7. PFITZER JUNIPER	10	10/10/11	JL	JL
8. RED OSIER DOGWOOD	10	10/10/11	JL	JL
9. 10' HARD SURFACE PEDESTRIAN TRAIL (FUTURE PHASE)	1	10/10/11	JL	JL
10. 5' BIKE LANE	1	10/10/11	JL	JL
11. CROSS WALK (FUTURE PHASE)	1	10/10/11	JL	JL
12. DEVELOPMENT SIGN	1	10/10/11	JL	JL
13. TRANSFORMER	1	10/10/11	JL	JL
14. POND	2	10/10/11	JL	JL
15. PFITZER JUNIPER	10	10/10/11	JL	JL
16. RED OSIER DOGWOOD	10	10/10/11	JL	JL

TC Center Partners, LLC
Buffalo Ridge Center
Landscape Plan
Section 16 Town 27 North Range 11 West
Garfield township, Grand Traverse County Michigan

Mansfield
or
Land Use Consultants

870 Cottageview Dr. Ste 204
PO Box 412
Traverse City, MI 49784
Phone: 231.946.4100
www.mansfield.com
info@mansfield.com

DATE: 10/10/11

PROJECT: 13185

DESIGNER: J.L.

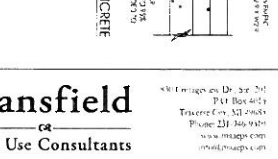
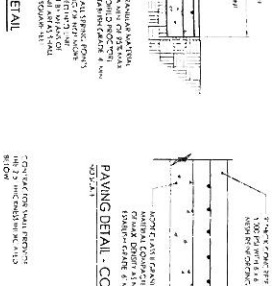
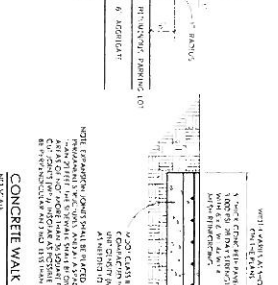
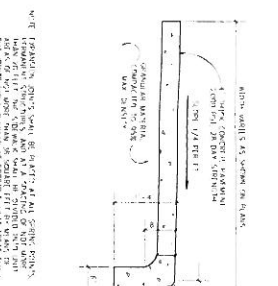
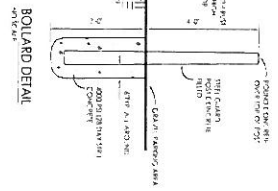
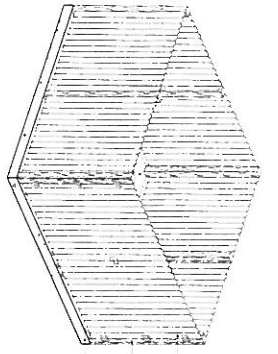
CHECKER: J.L.

SCALE: AS SHOWN

PROJECT NO: 13185

DATE: 10/10/11

SCALE: AS SHOWN



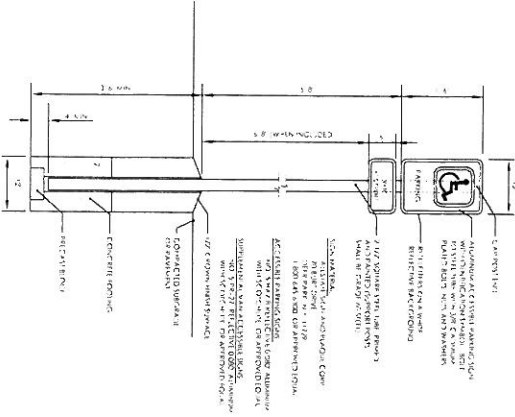
BOLLARD DETAIL
 1. 12" dia. concrete bollard with 1/2" dia. steel pipe
 2. 1/2" dia. steel pipe with 1/2" dia. hole
 3. 1/2" dia. steel pipe with 1/2" dia. hole

CONCRETE WALK DETAIL
 1. 4" concrete curb
 2. 4" concrete curb
 3. 4" concrete curb

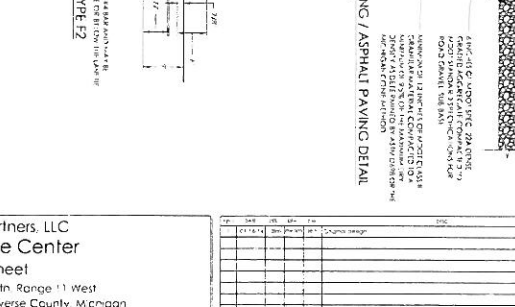
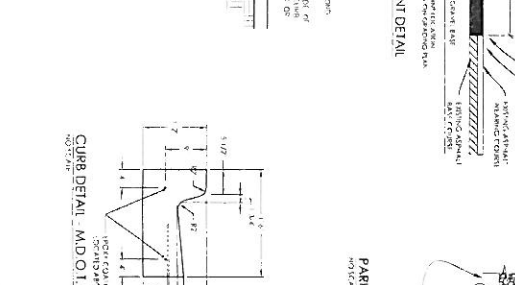
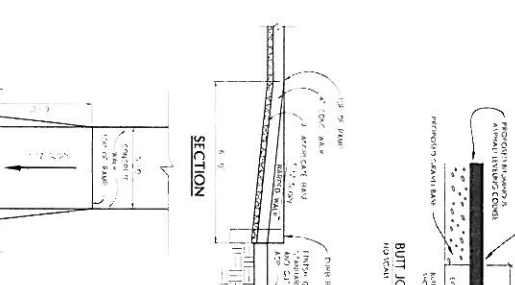
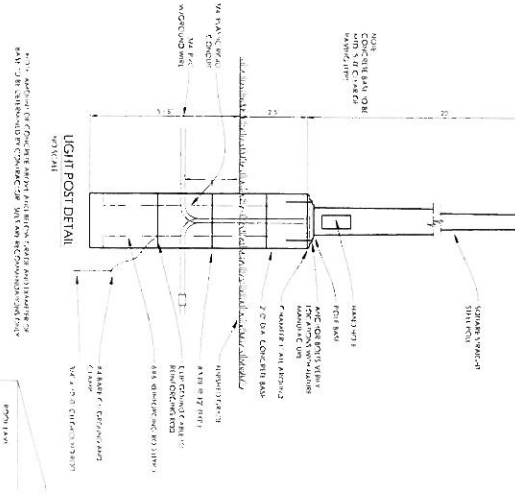
CONCRETE WALK DETAIL
 1. 4" concrete curb
 2. 4" concrete curb
 3. 4" concrete curb

CONCRETE WALK DETAIL
 1. 4" concrete curb
 2. 4" concrete curb
 3. 4" concrete curb

CONCRETE WALK DETAIL
 1. 4" concrete curb
 2. 4" concrete curb
 3. 4" concrete curb



BARBER FREE PARKING SIGN DETAIL

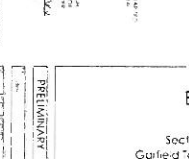
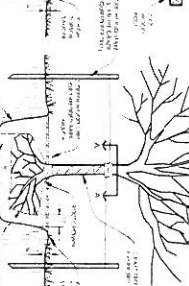
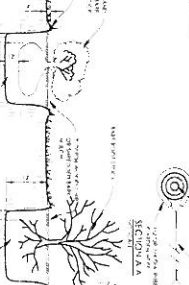
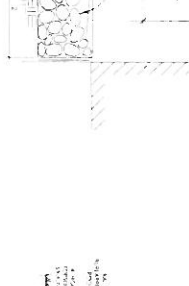
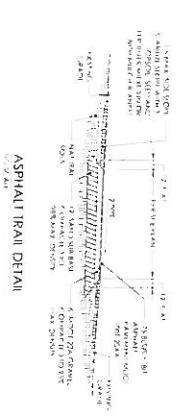


LIGHT POST DETAIL

LIGHT POST DETAIL

LIGHT POST DETAIL

LIGHT POST DETAIL



ASPHALT TRAIL DETAIL

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ASPHALT TRAIL DETAIL

DATE	DESCRIPTION
11/11/11	PRELIMINARY
11/11/11	13185
11/11/11	11/11/11

TC Center Partners, LLC
 Buffalo Ridge Center
 Detail Sheet
 Sect on 16 Town 27 North Range 11 West
 Garfield Township, Grand Traverse County, Michigan

NO.	DATE	DESCRIPTION
1	11/11/11	PRELIMINARY
2	11/11/11	13185
3	11/11/11	11/11/11

Mansfield
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 1000 Michigan Ave. Dr. Dr. 201
 P.O. Box 401
 Traverse City, MI 49784
 Phone: 231.941.1111
 Fax: 231.941.1112
 www.mansfield.com
 Email: info@mansfield.com

Mansfield

Land Use Consultants

May 28, 2014

Mr. Roberto Larrea
Director of Planning and Zoning
Charter Township of Garfield
3848 Veterans Drive
Traverse City, Mi. 49684

Re: Proposed Sheffer Farm PUD

Dear Roberto,

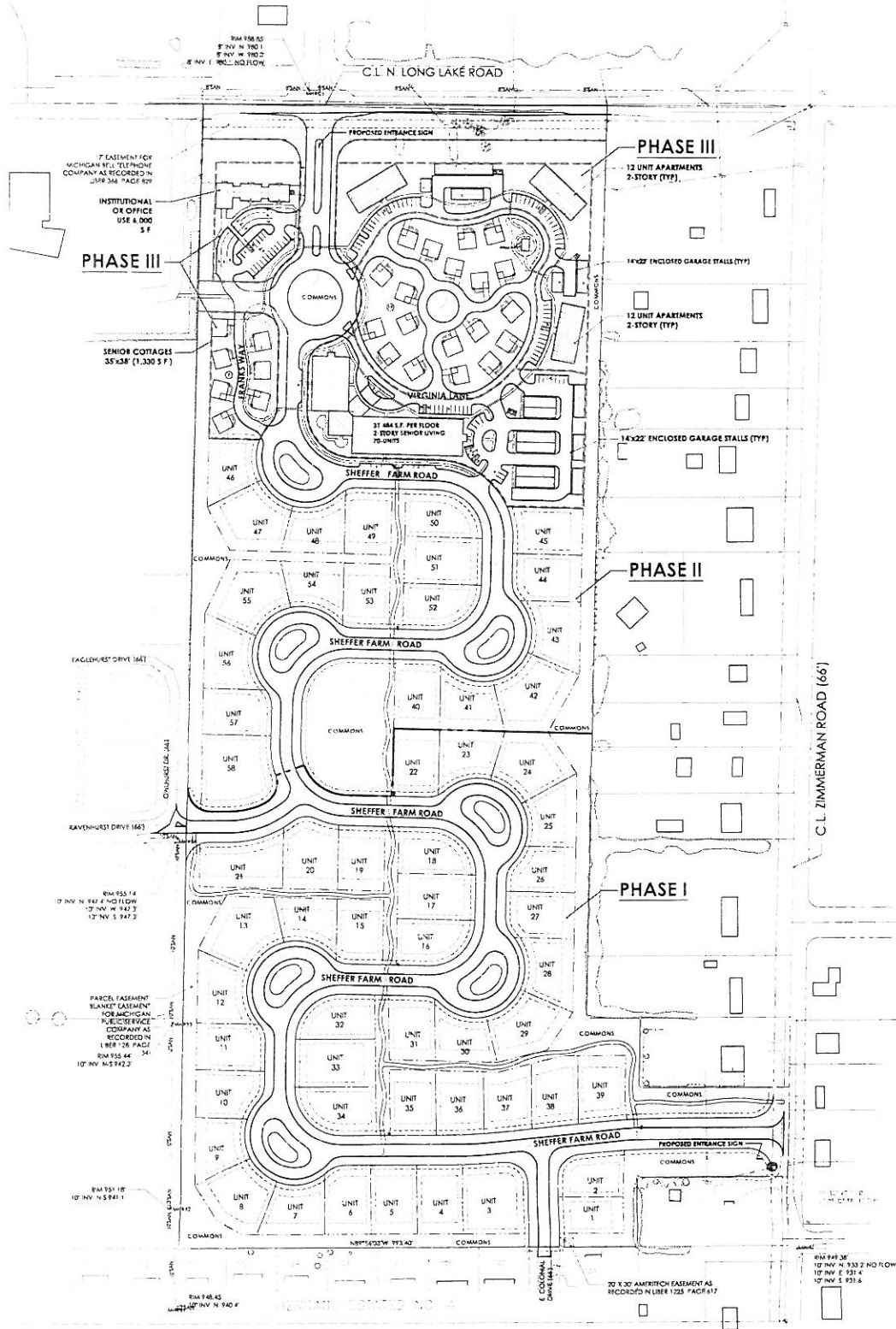
Attached please find two drawings, the first a site plan of the overall development and the second a larger scale plan of the northernmost third of the development. These plans exhibit revisions to the original plan, and that plan last seen by the Planning Commission and then modified as of results of discussions with the planning commission during the last meeting. Most significantly you will notice the elimination one of the proposed cottages in the northeast corner of the site, and in its place a pavilion with grills and a community annual garden. In this same region of the plan you will see that we ensured a continuous circular walkway, incorporated more employee and visitor parking about the senior housing facility and taken into account other more minor considerations as to such things as dumpster locations, softening interconnections and the like. You will also note the elimination of the drive through bank proposed in the northwest corner of the development and in its place is a proposed institutional and or office use, which may be viewed as more complimentary and compatible with the adjacent uses. Again we are not asking for more density or any other exceptions not outlined in the original submittal. We believe these changes will add to the sense of place, provide more open space and add to the general culture and community of the proposal, while still sustaining the project. It also must be noted that we are still planning to construct the public non-vehicular trail system through the center of the project, a football field size use-able open space area in the center of the residential area.

I would ask that you forward these plans onto the Planning Commissioners such that we may further discuss them at the next regular meeting. I thank you and the rest of the staff for the time taken by this exercise. Should you have any other questions or concerns please do not hesitate to contact me.

Respectfully,



Douglas L. Mansfield
President
Mansfield Land Use Consultants

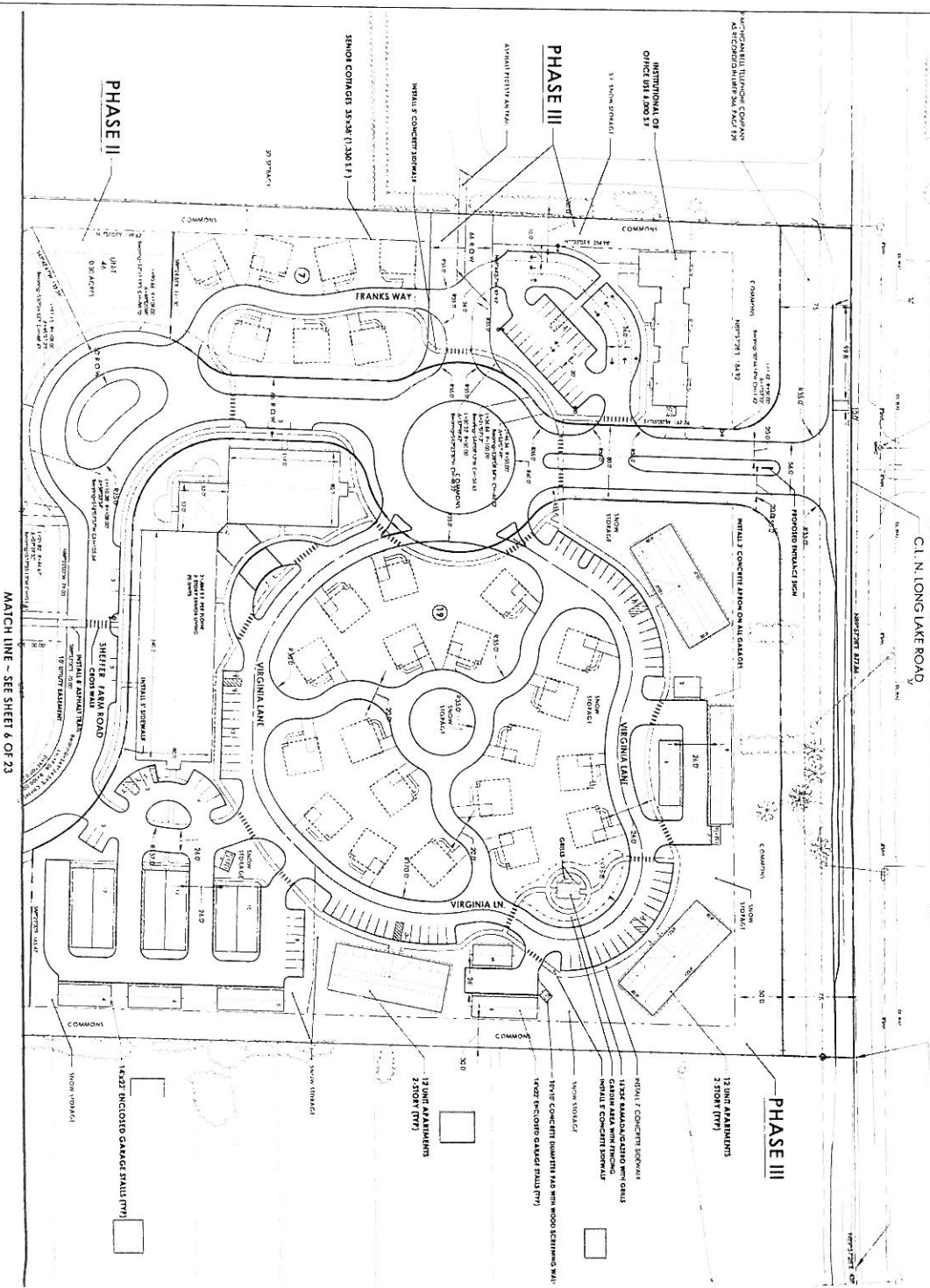


SHEET 4 OF 23
 11057
 PRELIMINARY

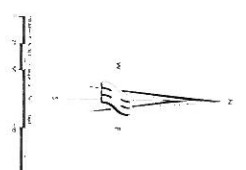
OITC LLC
Sheffer Farm
Site Plan
 Section 18, Town 27 North, Range 11 West
 Garland Township, Grand Traverse County, Michigan

NO.	DATE	DESCRIPTION
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2	11/15/11	REVISIONS
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Mansfield
 OR
Land Use Consultants
 830 Compuway Dr., Ste. 201
 P.O. Box 4015
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.mansfield.com
 info@mansfield.com



MATCH LINE - SEE SHEET 6 OF 23



- SEBACS FOR PHASE III**
- 1. 120' CONCRETE TOWER WITH 80' WOOD SCREENING WALL
 - 2. 120' CONCRETE GARAGE STALLS (70')
 - 3. 120' CONCRETE GARAGE STALLS (70')
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11057
SHEPHERD
SHEPHERD

OTC LLC
Sheffer Farm
Site and Dimension Plan Detail
Section 18 Town 27 North Range 11 West
Goshal Township Grand Traverse County, Michigan

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	11/15/17
2	REVISIONS	11/15/17
3	REVISIONS	11/15/17
4	REVISIONS	11/15/17
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