

**CITY OF DEXTER  
PLANNING COMMISSION  
WORK SESSION  
MONDAY, MAY 2, 2016**

**I. CALL TO ORDER AND ROLL CALL:**

The meeting was called to order at 6:04 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

Matt Kowalski	Thomas Phillips	Jim Carty –arr at 6:12
Jack Donaldson	Alison Heatley-arr at 6:10	Marni Schmid
James Smith	Scott Stewart	Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Laura Kreps, Carlisle Wortman Associates; and a resident.

**II. ARTICLE IV NON-CONFORMITIES**

Laura Kreps of Carlisle Wortman lead the discussion on Non-Conformities with discussion items under Section 4.04, Non-Conforming Buildings and Structures and Section 4.05, Non-Conforming Uses of Structures and Land. Discussion followed.

**III. ARTICLE VIII SPECIAL LAND USES**

Ms. Kreps reviewed the sections on Special Land Uses with specific use regulation removed and reorganized in a new chapter. Discussion followed, including changing the term “permit” to “approval.”

**IV. ARTICLE XX1 SITE PLAN REVIEW**

Ms. Kreps began review on Site Plan Review and encouraged Commissioner to look it over and review this section, for a discussion at the June worksession.

**V. ADJOURNMENT**

Chairman Kowalski adjourned the meeting at 6:56 PM.

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: \_\_\_\_\_

**CITY OF DEXTER  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, MAY 2, 2016**

**I. CALL TO ORDER AND ROLL CALL:**

The meeting was called to order at 7:02 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski  
Jack Donaldson  
James Smith

Thomas Phillips  
Alison Heatley  
Scott Stewart

Jim Carty  
Marni Schmid  
Tom Stoner

Also present: Michelle Aniol, Community Development Manager; Donna Fisher, Dexter Council Member; Carol Jones, Interim City Clerk; Laura Kreps, Carlisle Wortman; Patrick Droze, Orchard, Hiltz and McCliment; and residents.

**II. APPROVAL OF THE MINUTES**

1. Work Session minutes – April 4, 2016
2. Regular Meeting minutes – April 4, 2016

Motion Smith; support Stoner to approve the minutes of the Work Session of April 4, 2016 and the Regular Meeting of April 4, 2016 as presented.

Unanimous voice vote approval.

**III. APPROVAL OF THE AGENDA**

Motion Smith; support Donaldson to approve the agenda with the following changes:

- Written correspondence from Don Darnell on behalf of 8080 Grand, LLC, dated May 2, 2016, to withdraw the Special Land Use Application for 8080 Grand Street.
- Cancel the Public Hearing of SLU2016-01 8080 Grand LLC.
- Move consideration of the 8080 Grand Street site plan to Action item IX.A.

Unanimous voice vote approval.

**IV. PUBLIC HEARING(S)**

- A. TAZO2016-01 Text Amendment to the Zoning Ordinance** – Public Hearing to consider text amendments to Article II, Section 2.02, Definitions, to add a

definition of a public park and Article X, R-1A and R-1B, One Family Residential District, Section 10.02 Permitted Uses to allow a public park use in residential districts. Discussion and possible action following the public hearing.

Ms. Aniol introduced the text amendments to be added to Article II and Article X. The purpose of the text amendments is the expansion of Lions Park.

The Public Hearing was opened at 7:11 PM by Chairman Kowalski. There was no one from the audience that spoke. The hearing was closed at 7:12 PM.

Commissioner Smith inquired if the City could have approved the site plan which is on Dexter School property and not under the City's jurisdiction if those circumstances didn't exist. Ms. Aniol responded that there would be no difference in this case.

Motion Carty; support Donaldson pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on May 2, 2016, the Planning Commission recommends City Council Amend Article II, Section 2.02, Definitions, to add a definition of a public park, and Article X, R-1A and R-1B, One Family Residential District, Section 10.02 Permitted Uses, to allow a public park use in residential districts as cited herein.

Ayes: Phillips, Carty, Donaldson, Heatley, Schmid, Steward, Stoner, Smith and Kowalski

Nays: None

Motion carries

## **V. PRE-ARRANGED PARTICIPATION**

None

## **VI. REPORTS**

### **A. Chairman Report – Matt Kowalski**

Chairman Kowalski reminded Commissioners of the postponement of action on Grandview Commons until the June meeting and encouraged all to review the plan for this meeting.

### **B. Planning Commissioners and Council Ex-Officio Reports**

Commissioner Schmid reported that the Art Selection Committee met on April 20, 2016 and approved two pieces with some conditions. One will be located at Lions Park and the other on the corner of the CMR property at Huron Street and Central Street.

### **C. Community Development Office Reports – Michelle Aniol**

Ms. Aniol submits her report per packet. Ms. Aniol gave the following updates:

- The second public meeting on the Redevelopment of 8045 Broad Street will be held on May 11 at Creekside. They will unveil concepts based on the comments from the first meeting. At the June meeting, Foremost will come back with a final design.
- 198 seedlings were distributed on Arbor Day.
- The Grandview Commons will come back to present at the June meeting. They have acquired the house to the west of their property which increases the size of the project.
- There is a new business planed for downtown – Watchtower Cards and Comics, a Comic Book and Game Shop in the former Absolute Computer space.

## VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

## VIII. OLD BUSINESS

**A. A. PUD-AP 2016-01 Grandview Commons** – Planned Unit Development (PUD) Petition and Area Plan, submitted by Steve Brouwer, on behalf of MMB Equities, LLC for a mixed-residential development at the southwest corner of Grand Street and Baker Road (7931 Grand Street; Parcel ID 08-08- 06-155-001, 7905 Grand Street; Parcel ID 08-08-06-427-001 and Vacant Baker Road; Parcel ID 08-08-06-427-002). Planning Commission postponed action on April 4, 2016, per the request of the applicant, to May 2, 2016. The applicant has requested Planning Commission postpone action to the June 6, 2016 meeting.

Motion Donaldson; support Stewart pursuant to a request submitted by MMB Equities, dated April 21, 2016, the Planning Commission moves to postpone action on PUD-AP 2016-01 Grandview Commons until the June 6, 2016 Planning Commission meeting.

Ayes: Phillips, Carty, Donaldson, Heatley, Schmid, Stewart, Stoner, Smith and Kowalski.

Nays: None

Motion carries

## IX. NEW BUSINESS

**A. CSPR2016-02 8080 Grand LLC - Combine Site Plan Review;** consideration of a combined preliminary and final site plan, submitted by 8080 Grand LLC for the redevelopment of an existing 6,330 square foot concrete block building into 3 tenant units, for property located at 8080 Grand Street.

Laura Kreps of Carlisle Wortman introduced the property at 8080 Grand Street giving the dimensions, spoke of 10 items that need to be addressed under her recommendations.

Patrick Droze of Orchard, Hiltz & McCliment spoke of issues on the site with parking, storm water management, rain garden, and need of sewer easement.

Community Development Manager, Michelle Aniol, reported on the Dexter Are Fire Department report from Captain Dettling that cited concerns with the amount of parking and the usual requirements. Ms. Aniol reported that there was an issue with the parcel number and that will be corrected. She also addressed parking now that the special use request has been withdrawn and the property proposal is for retail, the parking requirements increase to 19. The applicant can add these spaces or make a payment to the City at a cost of \$2500 per missing space which in this case would be 4 spaces.

Don Darnell of 8080 Grand LLC introduced his partner Paul Grusche and architect Todd Ballou. Mr. Darnell addressed the following: the use of overhead doors in that the architect likes this type of space and it could work well with a variety of retail uses; the additional parking and that he likes having the green space so would look at the options available for parking; and dumpster space which he feels is adequate.

Commissioner Schmid commented that the overhead doors seem to be a contradiction for the building.

Commissioner Phillips inquired about bricking the outside of the building. Mr. Darnell stated that they would fix the original block on the outside and work more on this later. He also mentioned that they would be going back to the window style that was original to the building and the unique beam in the building possibly from the Willow Run Bomber Plant.

Chairman Kowalski inquired about the intent for this space and Mr. Darnell stated that he didn't know for sure. Chairman Kowalski also inquired about contamination on the property and Mr. Darnell responded that they did do a Phase 1 on the property.

Commissioner Donaldson also inquired about the overhead doors and the need for removing parking blocks and spaces so they could be used. Mr. Darnell said that they wanted to include them for a retailer who could make use of a larger door for their items but not as a loading/unloading zone.

Mr. Darnell requested the Planning Commission postpone action on the site plan to the June meeting.

Motion Phillips; support Smith that the Planning Commission moves to postpone action on the Combined Preliminary and Final Site Plan, CSPR 2016-02 8080 Grand Street dated April 4, 2016, submitted by 8080 Grand, LLC for the redevelopment of an existing 6,330 square foot building, for business and professional offices and retail uses until June 6, 2016, to allow the applicant more time to address the following issues:

1. The applicant shall submit a revised site plan that corrects the deficiencies cited in the April 22, 2016 OHM review letter, the April 19, 2016 CWA Combines Site Plan review letter, and the April 13, 2016 DAFD review letter;
2. Staff shall work with the applicant and Washtenaw County to correct the address and parcel number discrepancy; and

3. Applicant shall submit a color rendering of the building elevation, so the Planning Commission can ensure the elevation plans complies with site plan review requirements. .

Ayes: Phillips, Carty, Donaldson, Heatley, Schmid, Stewart, Stoner, Smith and Kowalski  
Nays: None  
Motion carries

**X. PROPOSED BUSINESS FOR NEXT AGENDA – JUNE 6, 2016**

**A. Work Session**

1. Zoning Ordinance amendments regarding oil and gas drilling operations and other updates.

**B. Regular Meeting**

1. PUD-AP 2016-01 Grandview Commons
2. 8080 Grand Street Site Plan Review

**XI. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

**XII. ADJOURNMENT**

Motion Smith; support Donaldson to adjourn at 8:14 PM.

Unanimous voice vote approval.

**XIII.COMMUNICATONS**

None

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: \_\_\_\_\_



## OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

### STAFF REVIEW

**To:** Matt Kowalski, Chairman and Planning Commissioners  
Courtney Nicholls, City Manager

**From:** Michelle Aniol, Community Development Manager

**Re:** **PUBLIC HEARING TO CONSIDER:** PUD-AP-2016-01 Amended PUD Petition and Revised Area Plan for Grandview Commons Mixed Residential Development, revised plan dated May 6, 2016 and received May 6, 2016, revised cover sheet and topographic survey received May 9, 2016, Elevation and floor plans received February 2, 2016 and May 17, 2016, revised Traffic Impact Statement, received May 18, 2016, and revised Development Agreement, received May 13, 2016.

**Zoning:** I-1 Limited Industrial District

**Date:** May 31, 2016

The Planning Commission is scheduled to conduct a Public Hearing to consider an amended Planned Unit Development (PUD) Petition and revised Area Plan for Grandview Commons, submitted by Steve Brouwer on behalf of MMB Equities, LLC. The application calls for an 80-unit mixed residential development, located at the southwest corner of Grand Street and Baker Road. The site consists of four parcels totaling 8.21 gross acres, plus .36 acres of city owned property, which the applicant is proposing to swap with the city in exchange for a public stormwater easement. The four primary parcels include the following:

- 7961 Grand Street; Parcel ID 08-08-06-285-004
- 7931 Grand Street; Parcel ID 08-08-06-155-001
- 7905 Grand Street; Parcel ID 08-08-06-427-001
- Baker Road (vacant); Parcel 08-08-06-427-002

The addition of 7961 Grand Street triggered a second public hearing.

The following information was included in the application packet:

- Amended PUD Petition and Revised Area Plan, received May 6, 2016
- Revised Cover Sheet and Topographic Survey, received May 9, 2016
- Elevations and floor plans, received February 2, 2016 and May 17, 2016
- Traffic Impact Study, revision dated May 18, 2016
- Development Agreement, revised draft dated May 13, 2016
- Gibbs Market Study Executive Summary (email), received May 31, 2016
- Grandview Commons revisions-benefits outline, received May 18, 2016

### PUBLIC HEARING AND AREA PLAN APPROVAL PROCEDURE

The applicant must demonstrate the amended PUD Petition and revised Area Plan satisfies the characteristics set forth in Section 19.08, sub-section A.4, Procedure for Petition and Area Plan Approvals for PUD. In addition, according to Section 19.08, sub-section B.1, an area plan for a PUD project consisting of 80 acres or less, must contain all information required for preliminary site plans, as set forth in Section 21.04, sub-section D. A review and analysis of the amended petition and revised area plan, in accordance with the regulations cited herein are provided in the CWA and OHM reviews, dated May 20, 2016 and May 19, 2016, respectively, and the DAFD review, dated May 11, 2016. Staff has also reviewed the plan and offers the following comments:

1. Area Plan Submittal Requirements – At 8.57 acres (8.21 ac + .36 ac), the proposed Grandview Commons PUD is less than 80 acres. As such, the applicant must provide an area plan that contains all information required for preliminary site plans, as cited above. In addition to the comments provided by the Planning and Engineering Consultants, the applicant must provide the following information on a revised area plan:
  - a. All plan sheets must be sealed by the professional whose seal and signature is provided on the cover/title page;
  - b. Legal description of the each parcel, along with acreage;
  - c. Soil classifications on the topographic survey; and
  - d. Adjacent land uses and zoning, as well as the location of adjacent buildings, drives and streets.
  
2. Material and Recognized Benefit – According to Section 19.01.A states that the applicant must demonstrate a recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the PUD regulations. In his amended PUD Petition, the applicant cites 16 “public benefits” however, most of the benefits cited by the applicant would be required with any development project. The improvements proposed by the applicant that would qualify as material and recognized benefits, per Section 19.01.A, include the following:
  - a. On-street public parking along Grand Street,
  - b. Decorative streetlights along the Baker Road frontage,
  - c. Installation of new water main along entire Grand Street frontage,
  - d. Installation of new sanitary sewer along entire Grand Street frontage,
  - e. Public art pad at the corner of Baker Rd and Grand St,
  - f. Public access easement and multi-purpose pathway from Grand St to Mill Creek Park, and
  - g. Installation of rapid flashing beacon to improve pedestrian crosswalk on Baker Rd.

The Planning Commission must determine if the above referenced “benefits” are sufficient to meet the purpose and intent of a PUD.

In accordance with Section 19.08, sub-section A.5 the Planning Commission shall conduct a public hearing to review and evaluate the proposed PUD Petition and Area Plan. Following the public hearing, the Planning Commission shall make a resolution to recommend approval, denial or postponement of the petition (pending receipt of further information), to the City Council. The Planning Commission shall transmit a report to the City Council setting forth its conclusions, decision, recommendations and the basis for its decision, along with comments received at the public hearing. The report shall contain the Planning Commission's analysis of the petition and area plan, findings regarding standards and suggested conditions of approval, if applicable.

#### **SUGGESTED MOTIONS – PUD-AP 2016-01 Grandview Commons PUD Petition and Area Plan**

Based on the information provided by the applicant and reflected in the minutes of this meeting, the Planning Commission finds PUD-AP 2016-01 Grandview Commons Amended Planned Unit Development (PUD) Petition and Revised Area Plan, received by the city on May 6, 2016 **(MEETS/FAILS TO MEET)** the qualifications for consideration as a PUD and recommends **(APPROVAL/DENIAL)** to City Council, in accordance with the provisions set forth in Article 19, PUD Planning and Development Regulations for Planned Unit Development Districts, in the City of Dexter Zoning Ordinance, and subject to the following conditions:

1. Recommendations, as cited in the CWA review dated, May 20, 2016, including the following:

- a. Applicant shall provide a parallel plan showing the entire project area and shall demonstrate all required setbacks of the proposed VR Village Residential District.
  - b. Site modifications, as determined by the Planning Commission.
    - i. \_\_\_\_\_
    - ii. \_\_\_\_\_
    - iii. \_\_\_\_\_
  - c. Applicant shall submit a revised area plan that provides the following information:
    - i. Location and dimensions of all proposed, existing and/or modified utility lines;
    - ii. List of dimensional deviations sought through the PUD approval;
    - iii. Verification of height of townhouse, duplex and 4-unit structures and that all garages accommodate 2 cars;
    - iv. Reduction of visitor parking, as determined by the Planning Commission;
    - v. Barrier-free guest parking space, in accordance with ADA requirements;
  - d. Attorney review and approval of Development Agreement;
  - e. City Engineer's review and approval.
2. All General, Water and Sanitary Sewer, Stormwater Management, and Paving and Right-of-Way review comments, as cited in the OHM review dated, May 19, 2016;
  3. Recommendations, as cited in the DAFD review dated, May 11, 2016.
  4. The applicant shall provide a revised area plan that includes the following, as cited by staff herein:
    - a. All plan sheets must be sealed by the professional whose seal and signature is provided on the cover/title page;
    - b. Legal description of the each parcel, along with acreage;
    - c. Soil classifications on the topographic survey; and
    - d. Adjacent land uses and zoning, as well as the location of adjacent buildings, drives and streets.
  5. Material and recognized benefits, as determined by the Planning Commission.

OR

Based on the information provided by the applicant and reflected in the minutes of this meeting, the Planning Commission moves to **POSTPONE** action on the PUD-AP 2016-01 Grandview Commons Amended Planned Unit Development (PUD) Petition and Revised Area Plan, received by the city on May 6, 2016, until **(DATE)**, to allow the applicant more time to address the following issues:

1. Recommendations, as cited in the CWA review dated, May 20, 2016, including the following:
  - a. Applicant shall provide a parallel plan showing the entire project area and shall demonstrate all required setbacks of the proposed VR Village Residential District.
  - b. Site modifications, as determined by the Planning Commission.
    - i. \_\_\_\_\_
    - ii. \_\_\_\_\_
    - iii. \_\_\_\_\_

- c. Applicant shall submit a revised area plan that provides the following information:
    - i. Location and dimensions of all proposed, existing and/or modified utility lines;
    - ii. List of dimensional deviations sought through the PUD approval;
    - iii. Verification of height of townhouse, duplex and 4-unit structures and all garages accommodating 2 cars;
    - iv. Reduction of visitor parking, as determined by the Planning Commission;
    - v. Barrier-free guest parking space in accordance with ADA requirements;
  - d. Attorney review and approval of Development Agreement;
  - e. City Engineer's review and approval.
2. All General, Water and Sanitary Sewer, Stormwater Management, and Paving and Right-of-Way review comments, as cited in the OHM review dated, May 19, 2016;
  3. Recommendations, as cited in the DAFD review dated, May 11, 2016.
  4. The applicant shall provide a revised area plan that includes the following, as cited by staff herein:
    - a. All plan sheets must be sealed by the professional whose seal and signature is provided on the cover/title page;
    - b. Legal description of the each parcel, along with acreage;
    - c. Soil classifications on the topographic survey; and
    - d. Adjacent land uses and zoning, as well as the location of adjacent buildings, drives and streets.
  5. Material and recognized benefits, as determined by the Planning Commission.



**OFFICE OF COMMUNITY DEVELOPMENT**  
 8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8308 • Fax (734) 426-5841

**RECEIVED**

MAY - 6 2016

**PLANNED UNIT DEVELOPMENT (PUD) AREA PLAN PETITION**

**CITY OF DEXTER**

\$1,000.00 + \$50.00/ACRE + \$3,000.00 DEPOSIT

Rec# \_\_\_\_\_  
 Date: 5/6/16

REVISED PUD APPLICATION

PROPERTY ADDRESS	7931 Grand St ; 7961 Grand Street
TAX I.D.	08-06-155-001; 08-06-427-001; 08-06-427-002; 08-08-06-285-004
PROPOSED USE	Mixed Use Residential
ZONING DISTRICT	I-1
PROPERTY OWNER NAME	MMB Equities, LLC
PROPERTY OWNER ADDRESS	7444 Dexter Ann Arbor Rd, Suite F, Dexter, MI 48130
PROPERTY OWNER PHONE	734-426-9980
EMAIL ADDRESS	stevebrouwer@arbrouwer.com
APPLICANT NAME	MMB Equities, LLC
APPLICANT ADDRESS	7444 Dexter Ann Arbor Rd, Suite F, Dexter, MI 48130
APPLICANT PHONE	734-426-9980
EMAIL ADDRESS	stevebrouwer@arbrouwer.com

*Completed by Staff*

ACCEPTABLE	NOT ACCEPTABLE	N/A	Applicant must provide the following:
✓			1. Evidence of full ownership of all land in a PUD, or execution of a binding sales agreement.
			2. Evidence regarding the following characteristics of the proposed development.
✓			a. General character and substance.
✓			b. Objectives and purposes to be served.
	✓		c. Compliance with regulations and standards.
✓			d. Scale and scope of development proposed.
	✓		e. Economic feasibility of the proposed uses.
			f. Impact assessment (See Section 19.08 for specifics)
			g. Development schedules.

ACCEPTABLE	NOT ACCEPTABLE	N/A	
✓			h. Compliance with the adopted Master Plan of the City.
✓			i. Ownership of land, identifying all parties of interest.
✓			j. Full and complete disclosure of all parties involved in the development as to ownership, current financial position, experience in previous five (5) years, background on all management personnel.
			<b>3. Information required for Area Plans - All Applications.</b>
	✓		a. Density of use for each type of proposed use on the site, including a parallel site plan for residential development as described in Section 19.03A.2.
✓			b. General description of the organization to be utilized to own and maintain common open space and facilities.
✓			c. General description of covenants or other restrictions; easements for public utilities; by-laws and article of incorporation for homeowners' cooperative or condominium association.
✓			d. Description of the petitioner's intentions regarding selling or leasing of land and dwelling units.
✓			e. Description of all proposed uses by reference to existing zoning classifications under the City Zoning Ordinance, i.e. residential uses by density and housing type. Office and commercial land uses, open space and recreational facilities, and other land uses.
✓			f. General landscape concept showing tree masses to be preserved or added, buffer areas, and similar features.
		✓	g. Delineation of areas to be platted under the Subdivision Control Act.
			<b>4. Information Required for Area Plans - Greater than 80 acres.</b>
			a. Location and description of site, including dimensions and area.
			b. General topography and soil information.
			c. Scale, north arrow and date of plan
			d. Location, type and land area of each proposed land use; dwelling unit density (dwelling units per acre); type of dwelling units.
			e. Location, use and size of open areas and recreation areas.

ACCEPTABLE	NOT ACCEPTABLE	N/A	
			f. General location, surface width, and right-of-way width of proposed public streets; general location and surface width of major private streets/drives.
			g. General location of proposed parking areas and approximate number of spaces to be provided in each area.
			h. General delineation of existing natural features to be preserved or removed; location of existing structures, streets and drives; location and propose of existing easements.
			i. Adjacent land uses.
			j. Location and area of each development phase; summary of lad use information as required in section 19.08 B.2.(d) for each phase.
			k. General description of proposed water, sanitary sewer and storm drainage systems.

*[Signature]*                      5/6/16  
 Owner's Signature                      Date

*[Signature]*                      5/6/16  
 Applicant's Signature                      Date

*For Office Use Only*

Pre-application Meeting Date(s): N/A                      Date: \_\_\_\_\_  
 Planning Commission Notification/Action                      \_\_\_\_\_ Date: \_\_\_\_\_  
 City Council Notification/Action                      \_\_\_\_\_ Date: \_\_\_\_\_

#54495  
 \$250 app fee  
 \$3,000 SPR borrow  
 #54484

REASONS FOR DENIAL: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CONDITIONS OF APPROVAL: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

APPROVAL STAMP

May 6, 2016

City of Dexter  
Planning Commission and City Council  
8140 Main Street  
Dexter, MI 48130

Following our April 21, 2016 request for postponement of the Grandview Commons PUD Area Plan we have been in negotiations with the property owner of 7961 Grand Street. 7961 Grand Street is an approximately 1.2 acre parcel located west of the Grandview Commons site. At this time we would like to request an amendment to our PUD application to include the following parcel:

7961 Grand Street, Tax ID 08-08-06-285-004

As a result of the inclusion of the additional property our amended PUD application also includes the 3 new buildings, including 16 units for a total of 80 units and 17 buildings over the approximately 8 acre parcel.

With the additional property we were able to significantly improve the proposed public pedestrian easement along the westerly edge of the property; the access is no longer along the road or shared with the road. We were able to increase the number of public parking spaces along Grand Street. We were able to provide a layout similar to what was requested by the Planning Commission with regard to centralizing the Grand Street entrance drive. As previously noted we were unable to move the Grand Street entrance drive due to the impacts on building and pedestrian pathway alignment as well as the required dead end length. The revised plan provides better building alignment and dead end drives.

By incorporating the additional lot into the overall plan we believe that the plan revisions achieve the Planning Commission goals.

Please see the attached revised application and project narrative. The project narrative includes the following revisions:

1. Number of units has changed from the original 68 to 80.
2. Parcel size has changed from 7.24 acres to 8.55 acres and now includes 7961 Grand Street, Tax ID-08-08-06-285-004.
3. Parallel Plan – A new Parallel Plan has not been developed because we know that the additional parcel would result in another 16 units. The original Parallel Plan would have accommodated 56 units, 72 units would fit on the new parcel.
4. The proposed additional units will increase the Tap Fees paid to the City to \$468,666.40.

5. The proposed improvements are now estimated to be \$15-20 million resulting in a tax increase to the City of over \$500,000 annually.
6. Public benefit – In addition to the public benefits proposed we have revised our plan to include the following:
  - a. Installation of water main along the frontage of Grand Street where no service currently exists.
  - b. Installation of sewer main along the frontage of Grand Street where no service currently exists.
  - c. Public pedestrian access and construction of the pathway along the west side of the project to the Mill Creek.
  - d. On-Street Public Parking and Streetscape improvements along 50% of Grand Street.
  - e. Public Art Pad at the corner of Grand and Baker.
  - f. Pedestrian crosswalk improvements across Baker with installation of a Rapid Flashing Beacon.
  - g. 2 benches have been added to the end of the public pedestrian path.
7. Project timeline has been revised.
8. Traffic Impact Study has been revised.

Also note that the southwest corner of the property has changed. Development of the property does not need to extend into Mill Creek where the property line was previously shown. A new survey has been submitted with the application for consideration.

Please feel free to contact us in advance if there are any questions.

Thank you.

Sincerely,



Steve Brouwer, MMB Equities LLC

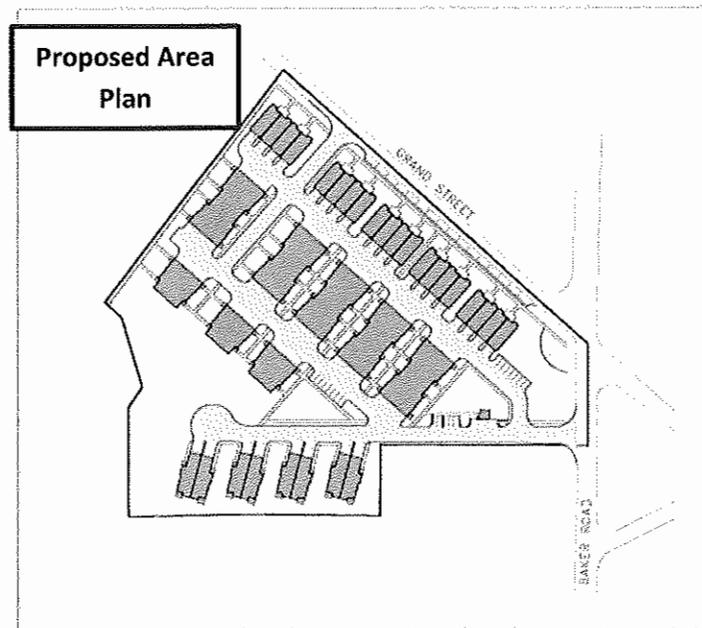
May 4, 2016

City of Dexter  
Planning Commission and City Council  
8140 Main Street  
Dexter, MI 48130

MMB Equities, LLC is submitting this proposal to the City of Dexter for Area Plan approval for the redevelopment of the property at the corner of Grand Street and Baker Road, called Grandview Commons.

We respectfully request that the City consider rezoning the property to a Planned Unit Development (PUD) in order to permit some flexibility in the design standards that promote a development that can provide a variety of alternative housing options for those wishing to move in the City limits.

MMB Equities, LLC is pleased to submit the following information as required by Section 19, Planned Unit Development (PUD), for the ~~Eighty (80) Sixty Eight (68)~~ unit Grandview Commons Multi-Family housing project. We are also requesting approval of the Area Plan in order to continue to develop the full engineering plans for review and approval.



**Developer –**

MMB Equities, LLC is the Property Owner and Developer of Grandview Commons. MMB Equities purchased the development property in 2012 and manages the property and tenants within the building. MMB Equities, LLC is a development partnership that includes Steve Brouwer. Steve Brouwer is also President and owner of A.R. Brouwer Company.

**General Contractor –**

A.R. Brouwer Company located in Dexter, Michigan, was founded in 1998 by Steve Brouwer. A.R. Brouwer Company provides construction services for projects, utilizing three different approaches: design/build, construction management and general contracting. A.R. Brouwer Company has constructed many new buildings and numerous interior and exterior building renovations within the City of Dexter over the last 18 years along with other projects throughout Southeast, Michigan.

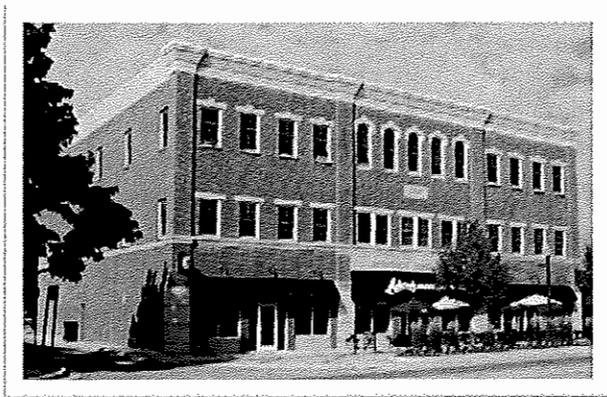
The following are a few projects completed by A.R. Brouwer Company in the City of Dexter.



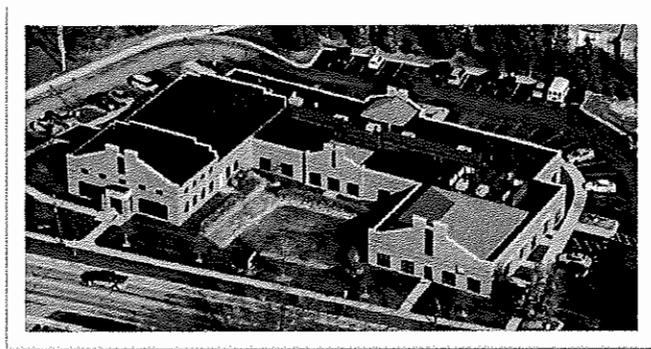
Dexter Wellness Center  
48,000 SF wellness center; includes offices and community meeting rooms; Brownfield site, demolition of existing structure and new construction.



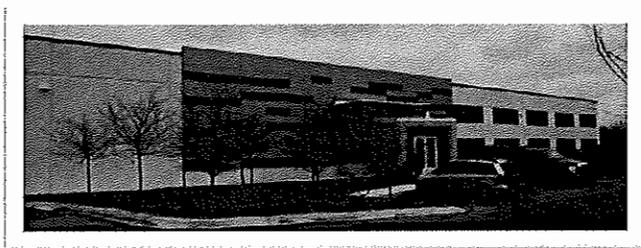
Dexter Pharmacy  
22,000 SF mixed use building Brownfield site, demolition of existing structure and new construction.



Monument Park Building  
21,600+ SF office building  
Brownfield site, clean up and new construction



Bluewater Building  
[ A.R. Brouwer Company Offices ]  
22,000+ SF office building  
Brownfield site, clean-up  
Renovation of a 9,000 SF manufacturing building, and a 13,000 SF expansion to create a 22,000 SF office building



MC3  
56,000 +SF Renovation of an existing warehouse into a medical equipment research, design and manufacturing facility

The following are residential projects completed by the A. R. Brouwer Company.



Fraser House

Constructed a 5000 sq ft home including a full basement, timber frame interior, four story elevator, third floor viewing room and a four car garage.



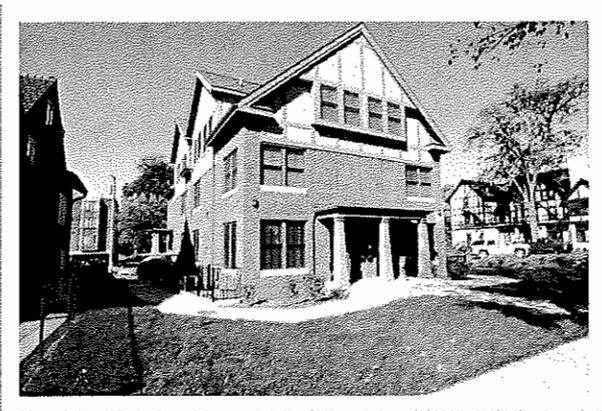
Greve House

Renovated and repaired home after Tornado damage.



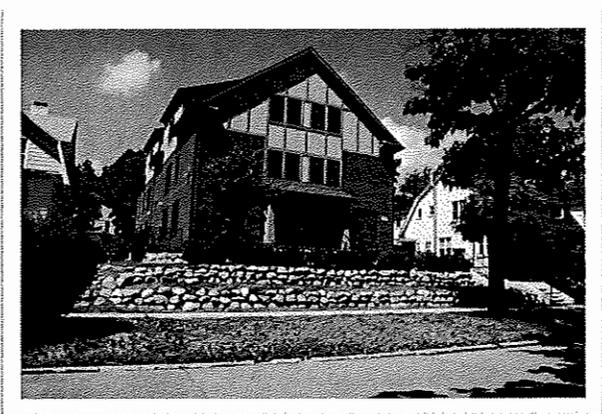
Hill Apartments

Demolished existing house in downtown Ann Arbor and constructed a 24 bedroom student housing building. The framing was a combination of steel and wood. The exterior finishes included an aluminum window system, aluminum trim and slate siding.



Forest Street

Demolition and reconstruction of a 4-unit student apartment building in Ann Arbor.



Hill Street

Demolition and construction of a 4-unit student apartment building in Ann Arbor.

**Key Personnel -**

A.R. Brouwer Company has a strong core of knowledgeable project managers and superintendents. Our team's collective experience in construction allows us to provide expertise for any project.



**Steven Brouwer –  
Company President**

Mr. Brouwer holds a Bachelor's (1984) and Master's Degree (1985) in Civil Engineering from the University of Michigan, and has over **30 years** of industry experience. From 1985 to 1994 he worked in commercial construction as a project manager and estimator. In 1994 Steve was promoted to Director of Estimating, and worked as such until 1998 when he founded A.R. Brouwer Company in Dexter, Michigan.



**Dave Niswonger – Company Vice President, Lead Project Manager**

Mr. Niswonger holds a Bachelor's Degree (1991) in Business Administration from Central Michigan University, with a double major in Marketing and Management. Dave has over 19 years of experience as a Project Manager and Estimator, and over **23 years** in the construction industry. Joining A.R. Brouwer Company in 2003 as a Project Manager, Dave accepted the role of Vice President in 2004.



**Geoffrey Boyer – On-Site Superintendent**

With **over 17 years** of construction management experience, Mr. Boyer brings a wealth of knowledge to the A.R. Brouwer team. Geoffrey has managed numerous structural, interior and exterior renovations of commercial, retail and municipal properties.



**Mary Kaye LaFontaine - Accountant**

Mary Kaye has been the accountant for A.R. Brouwer Company for seven years, and has over **16 years** of industry-specific accounting experience for commercial construction projects and managed properties. Mary Kaye works with customers and project managers for all billing activities including sworn statements, lien waivers and payment applications.



**Allison Bishop – Property and Development Manager**

With over **12 years** of professional experience in planning, zoning, property development and government administration in Washtenaw County, Allison joined the A.R. Brouwer Company team in 2013. Allison is using her expertise as Property Manager for the company's nine properties, creating local development opportunities for the firm, and is also an integral part of the planning and development stages for projects.



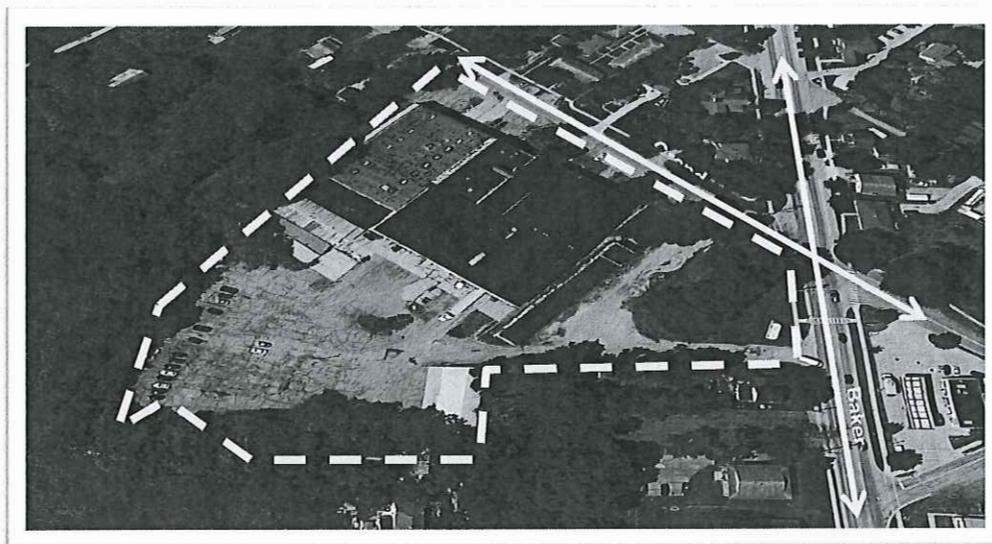
**Jodi Trisdale – Office Administrator**

Jodi joined the A.R. Brouwer Company team in May of 2014, and has over **13 years** of experience in professional office management and administration. Jodi's multi-faceted role includes coordination of project start up and close out activities, verification insurance requirements, distribution and collection of contracts and change orders, management of project bidding and bid documents.

## Article 19 – Planned Unit Development Regulations

### **Purpose and Intent**

MMB Equities is requesting rezoning of the subject property to permit a Planned Unit Development (PUD), with underlying VR zoning as the City of Dexter does not currently provide a zoning district to facilitate a development that permits a variety in design, layout and type of structures proposed. It is our intent to redevelop an existing functionally obsolete industrial brownfield to provide a development with variety of housing options/types, to provide the environmental clean-up and demolition of a Brownfield site within 2 blocks of the City's downtown district.



7961 Grand Street – 08-08-06-285-004

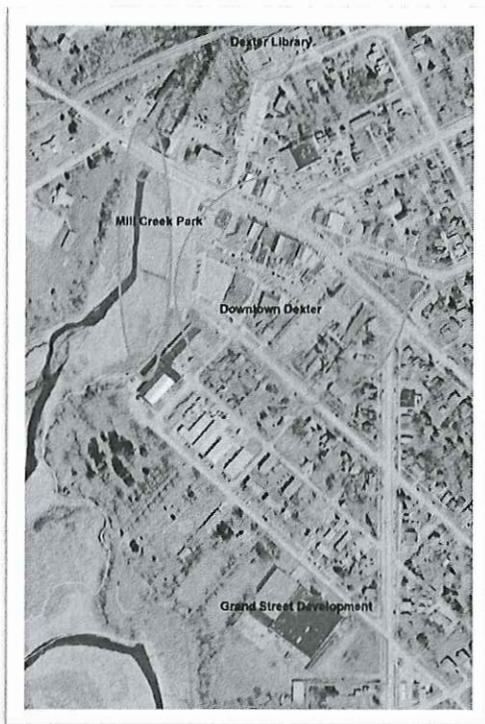
7931 Grand Street – HD-08-06-155-001

7905 Grand Street – HD-08-06-427-001

Vacant – HD-08-06-427-002

MMB Equities is requesting PUD approval because the City's current ordinance, Master Plan and DDA Development Plan are inconsistent. In order to achieve the City's goals of infill development with more urban density a PUD is necessary. The City's current Baker Road Corridor Mixed Use District encourages upgrading of the area, increasing public transit opportunity and developing residential infill, however the densities for multiple family (VR and R-3) support suburban densities. The current ordinance does not have a zoning district or foundation for achieving the goals and objectives of the Master Plan or DDA Development Plan. In addition, a straight rezoning does not achieve the desired densities, therefore making a PUD the best option for developing Grandview Commons as defined in the City's long range planning documents.

Grandview Commons achieves the intent of the PUD District through the demolition of the existing industrial building and environmental clean-up of a brownfield site that will improve surrounding



property values, increase tax base and encourage further improvement and redevelopment in the area. The redevelopment will also provide additional population to patronize downtown further enhancing the economic stability of Dexter businesses achieving the long term planning goals of the Dexter Master Plan and Downtown Development Authorities (DDA) Redevelopment Plan. The project will provide public benefits, including but not limited to: public water main and sanitary main improvements, storm water easements, improved storm water management and outlet into the Mill Creek Watershed, a pedestrian access easement for the future Mill Creek Park Phase 2, improved streetscape along Grand Street with on-street parking and public sidewalk. Grandview Commons provides an interconnected community through the pedestrian linkages within the development along with gathering areas, building orientations and connections to the public streets.

A PUD is being requested in order for Grandview Commons to meet the City's Master Plan and DDA Development Plan and to provide a unique combination of housing types that will attract varying demographics to Dexter. Through our market research and analysis with the Gibbs Planning Group in November 2015 we are providing a number of residential options that will not over saturate the City's housing stock and to meet the demands of the Dexter market. Our Market Analysis indicated that the City of Dexter could support up to 150- two to three bedroom units in the next 5 years. The mixture of housing products provided in Grandview Commons meets the market demand.

Grandview Commons is the largest redevelopment parcel in the City of Dexter and will jump start redevelopment in the downtown area that has been master planned by the City and Downtown Development Authority for over 2 decades. We hope to gain your support for this very exciting opportunity to improve the area and create a reason for more people to move to Dexter and share in the wonderful community.

### **PUD Regulations**

The subject property is currently zoned I-1, Light Industrial. Approximately 7 years ago the City considered changing the zoning of the property to encourage redevelopment, but the owner at the time was not in favor of the rezoning. MMB Equities has owned the property since 2012 with the intention of redeveloping the property.

The subject property is master planned in the Baker Road Corridor as mixed use, however after our market research and analysis we do not anticipate the need for additional office and retail space in this area of the City. Pursuant to the master plan this site is planned as a transitional site from the



downtown into the surrounding neighborhood. Grandview Commons is consistent with the Master Plan and DDA Development Plan in transitional use and master planned surrounding land uses. We anticipate that this project would also promote additional redevelopment in the surrounding neighborhoods and commercial districts.

**General Provisions**

Per the PUD regulations a Parallel Plan must be developed by the petitioner. It is our understanding that the Parallel Plan is provided to illustrate what the current zoning would permit, to establish a base density and to assist in the determination of additional density bonuses.

Please see Attachment A – Parallel Plan.

The parallel plan provided as required is, in our opinion, not the best layout for the property; however it could be approved under standard zoning within the VR Village Residential District. As shown there are 6856-2 bedroom units. Each building is the same, lacking variety throughout the site. We are proposing a combination of building types, unit types and number bedrooms to offer more diverse housing options and price points for residents, see table below. There are more community and public spaces throughout the development as proposed and the development will attract a variety of demographics. Per the Gibbs Planning Group Market Analysis it was recommended that Dexter could support varied types of units at varied price points for varied ages and family sizes. It suggested that “an innovative site plan could accommodate multiple residential typologies such as cottages, duplexes, townhomes and stacked attached products.” With this information and additional information on aging populations and shrinking household sizes we are confident that we are providing a desirable mix of products for the demographics in the Dexter area.

Residential Density – In accordance with the R-3 District:

Type of Unit	R-3 District	PROPOSED
1 Bedroom	82.32 units	1620
2 Bedroom	61.74 units	4450
3 Bedroom	41.16 units	810
TOTAL	61.74 unit (average)	6880

The proposed density is consistent with the R-3 zoning with variations in the unit type. Through various attempts at site layout, existing/proposed utilities, preliminary engineering, topography, soil conditions, traffic and pedestrian circulation, unit and product types we have determined that the proposed area

plan concept best promotes the use of the land in a socially and environmentally sensitive manner and is consistent with the Master Plan and DDA Development Plan.

### **General Character and Substance**

The general character and substance of the development is to create a small village within the City and a sense of Community within the development. Our hope is that Grandview Commons will attract multiple demographic cohorts from millennials to empty nesters and families. We have worked diligently to come up with a mix of housing opportunities for various incomes and amenity seekers. The location is convenient to downtown, miles of nature trails, renowned Dexter Schools, the Dexter Wellness Center and only 2 miles from Interstate 94 and minutes from Ann Arbor.

The scale and economic feasibility of Grandview Commons was determined based on the R-3 Multi-Family Zoning District Regulations and in an attempt to create a development with enough variety to support multiple demographics and market demands. Following completion of a Market Analysis by the Gibbs Planning Group, Birmingham Michigan it was determined that the proposed mix of building and unit types, as well as price points, would appeal to the largest range of potential owners and occupants. Based on the Market Analysis unit prices will range from \$200,000-\$500,000, depending on many variables. The mixture of units and price points should reduce potential market saturation and result in efficient construction and property sales. It is our intention to offer the units for sale and lease.

Architecture within Grandview Commons is consistent with the market demands and provides numerous high quality materials for texture and interest, including brick, stone, siding, shakes, double hung windows, façade undulations, front and rear porches and modern open floor plans. All units offer between 1-3 bedrooms, in unit laundry, wood floors and solid surface counter tops. Each building type will coordinate on the exterior with the other unit types on site, each with their own unique variations. Interior sidewalks connect the neighbors within the community spaces and the open space in the future Mill Creek Park. A public access easement and pathway will be provided to the property line.

Each dwelling will be a condominium unit within the development, with each unit having its proportionate share of common area expenses, such as lawn care and snow removal. We will provide regulations through the creation of a Home Owners Association and Bylaws to maintain continuity and character within the development. The Association will be managed by the Developer. Please see the Draft Master Deed and Bylaws, attachment 2, included in the submission package for more details. We will work with the post office and Dexter Schools to determine the most suitable locations for mailboxes and bus stops upon approval of the Area Plan. At this time we have proposed a small Gatehouse for the mailbox locations and maintenance storage.

Site layout and building placement was determined to meet the market demands as presented in our Market Analysis, as well as through evaluation of existing infrastructure, including access, utilities, soil boring information and preservation of view sheds. The duplex units were placed on the rear of the site because they have access to the most private space, they have the lowest elevation and the soils require the installation of basements. The Brownstone units were placed along Grand Street because they

provide the most urban feel along the street frontage and rear entry garages eliminate the need for individual curb cuts along Grand Street. The stacked units were placed in the center of the site to allow for a circular vehicle pattern and interior pedestrian and community spaces.

### Impact Assessment

Impact on the surrounding area should be limited to general site construction. We expect that construction will take approximately 24-36 months, depending on sales. We expect that general construction impact will be additional short term traffic and carpentry noise. The development will improve the surface water runoff since the storm water entering Mill Creek will be treated and managed in accordance with modern standards and not flow directly into the stream untreated as it currently does.

The effect of public utilities will be additional capacity requirements. At 8068 units the City will receive \$468,666.40~~398,366.40~~ in Water/Sewer Tap Fees, along with additional monthly user fees to support



the water/sewer system. Based on the information received from the City Engineer the system has been sized with anticipation of redevelopment on the site. Additional utility upgrades will be necessary on site to service the proposed new units.

The existing building is a functionally obsolete industrial warehouse originally constructed in the 1940's with numerous additions through the 1980's. The building is currently occupied by a variety of warehouse and manufacturing users. The Phase 1 and Phase 2 Environmental Assessments and soil boring studied did not reveal any historic or archeological significance of the site. The southern

boundary of the site, along Mill Creek, was filled by the previous owner. Duplex units were located in this area and include basements to deal with this soils issue.

The existing site slopes to the southwest and minimal grading will be required for the development. Storm water treatment does not currently exist, nor does an easement for the City's 36" storm pipe on the property. **The development would include storm water treatment, and relocation of a portion of the City storm pipe.**

The impact on flora and fauna will be improved. As previously mentioned the site storm water sheet flows off the primarily impervious site. The development will create pre-treatment basins and add additional landscaping treatments to clean storm water prior to it entering the sensitive wetland area to the south of the property. The site will also be improved with landscaping in accordance with the requirements of the City of Dexter. Detention ponds and/or native vegetation will be used to add to the

natural features on the site. Street trees and landscaping buffers will also be added throughout the site, which is currently void of landscaping.

There will be no displacement of residents as a result of the redevelopment. Current tenants have been made aware that leases will be renewed only on a month to month basis while approvals are being sought.

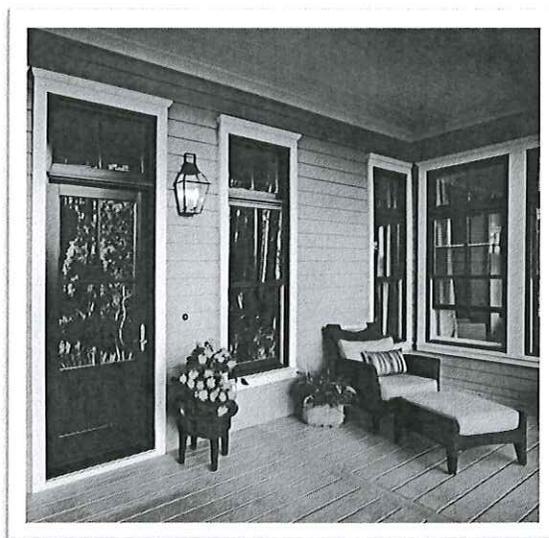
It is, and has been, a prime goal of the Master Plan and DDA Development Plans since the late 80's, that all industrial users and buildings be located in the Dexter Business and Research Park. The proposed development will remove one of the last industrial buildings from the vicinity of the downtown district and be a catalyst for redevelopment as proposed for many years.

Please see the Traffic Study results (Attachment C) submitted separately by C&A Engineers. Results from the study reveal that Grandview Commons will increase traffic; however traffic will not exceed standard level of service (LOS) D, which is considered to be an acceptable LOS.

We do not anticipate any long term negative impacts will result from the redevelopment of the site. Long term positive impacts are reduced semi-truck traffic on Baker Road and Grand Street. Short term impacts will be construction traffic and noise; however there are daily deliveries and tenant traffic currently which will cease upon the start of construction.

The character of the Grand Street and Baker Road Corridor will be dramatically improved through the demolition of an obsolete industrial building, improving the streetscape along Baker and Grand Street, adding on street parking and public sidewalk. The proposed improvements are anticipated to cost \$12-15-20 million dollars resulting in a tax increase of over \$5400,000 annually. It would be anticipated that property values in the area will increase given the improvements and the desire to invest in property redevelopment adjacent to the site. Additional police and fire service needs will occur, as they do with any population increase.

Overall the economic impact of the Grandview Commons Development will be significant not only in tax revenue, but in population to support the businesses, schools and community of Dexter.

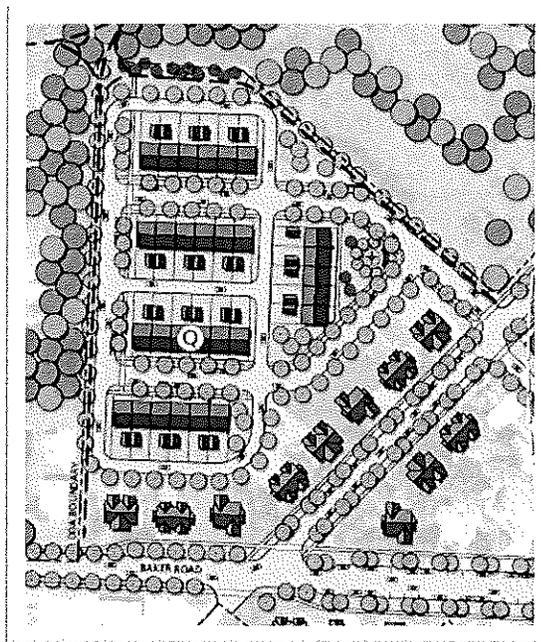


### **Conformance with the Master Plan and DDA Development Plan**

Grandview Commons is consistent with the goals and objectives provided in the Master Plan and DDA Development Plan. The following are excerpts from the City's long range planning documents.

## DDA Development Plan

- Promote the Riverfront
- Residential along pond/creek
- Downtown Brownfield Redevelopment
- Dexter as a destination
- Development of Forest, Grand, and Broad Streets to enlarge the downtown
- Dexter has been redeveloped
- All industrial land uses are relocated to industrial park and redeveloped
- Move industrial to industrial park, specifically Pilot (subject site) and Colorbok
- High Density "row houses" developed in village
- Traffic - Pedestrian connections throughout the community
- New Residential in the Downtown
- Downtown dwelling units provide patrons twenty-four hours a day seven days a week, thereby adding vitality to the district as well as creating additional demand for products and services.
- Framework Plan-Identifies additional areas appropriate for residential uses, envisioned as locations for townhouses and single or multiple family houses.



**Subject Parcel on  
Page 20 of the DDA Development Plan**

- The single and multiple family dwelling are located as a transition into the existing historical residential neighborhood on the north side of downtown and along Baker Road.

- Envisions the development of attached 2 story and one-half story or 3 story townhomes for those seeking the advantages of a downtown atmosphere.

### City of Dexter Master Plan

- Provide a desirable residential environment with diverse housing options for Village/City residents, recognizing that a viable, healthy residential component is of primary importance to the overall health and vitality of the community.
- Preserve and strengthen the existing character of the downtown area as an historic, pedestrian-scaled community, with traditional site and architectural design creating an aesthetically memorable place with vibrant streetscapes and community spaces.
- Promote safe management of disposal of all waste materials, both hazardous and non-hazardous, which are generated within or transported through the Village/City through



coordination with state and local agencies to ensure that contaminated sites are returned to an acceptable environmentally safe condition.

- Provide for a range of housing options for Village residents.
- Allow residential density levels that correspond to available infrastructure (sewer, water and roads) and adjacent land use.
- Preserve and enhance the older, small town residential character of the Village, including the promotion of the visual compatibility of residential buildings in size, setbacks and architectural features, and the provision of design transitions between different types of buildings.
- Identify and redevelop brownfield sites in cooperation with the Washtenaw County Brownfield Redevelopment Authority.
- Encourage residential or mixed-use development (including residential uses) as a buffer between adjacent residential areas and other uses within this planned area.
- Manage access to development by encouraging consolidation of curb cuts and shared driveway access.
- Integrate public gathering spaces at key points of interest and entrances to intersections within a pedestrian/non-motorized circulation system. Specifically, by promoting a connection to the future parkland and open space adjacent to the Baker Road Corridor and along the Mill Creek.
- Improve pedestrian access.
- expand walkability within the Village by installing sidewalks.
- Baker Road Corridor - Encourage a variety of housing types and higher –densities for residential infill projects and encourage redevelopment and infill development.

- Appropriate Uses – High Density Residential.

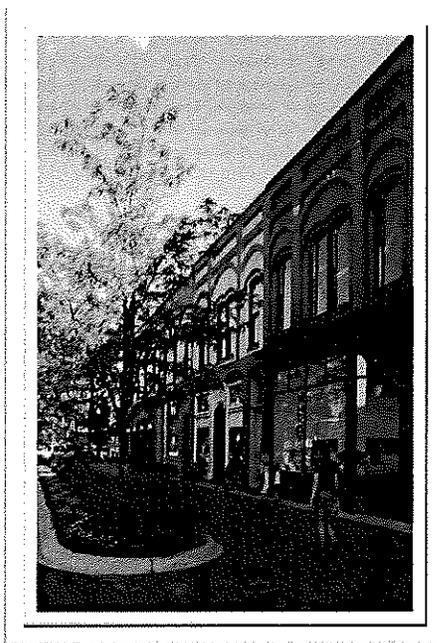
### **Brownfield Funding**

It is our intention to seek approval from the City of Dexter and Washtenaw County for assistance related to the Brownfield clean up associated with the development of Grandview Commons. Preliminary environmental reports show that prior to demolition lead and asbestos abatement will be required. Remediation work will be required to bring the property into conformance with acceptable limits.

### **Public Benefit**

Approval of a PUD requires the demonstration of public benefit. The information provided represents numerous public benefits that will be achieved through the development of Grandview Commons, including but not limited to:

- Elimination of a functionally obsolete building
- Remediation of a Brownfield site
- Demolition of the last industrial building in the downtown district
- Achievement of Master Plan Goals and Objectives
- Achievement of DDA Development Plan Goals and Objectives
- Execution of decades of long range planning
- Improved streetscapes along Baker Road and Grand Street along over 50% of the south side of the street, including public on-street parking.
- Improved infrastructure, including public sidewalks, water main along Grand Street, sanitary main along Grand Street, sewer and public and private storm system improving water quality.
- Improved storm water management and treatment
- Public Art pad at the corner of Baker and Grand.
- Public access easement and path construction to future Mill Creek Park
- Increased tax base
- Facilitates additional redevelopment
- Improves surrounding property values
- Increase in population for more economic stability for Dexter businesses
- Pedestrian crosswalk improvement at Baker Road with installation of a Rapid Flashing Beacon.
- Many more.....



## Conclusion

The information presented above, along with the supplemental studies, analysis and documentation support approval of the requested PUD Area Plan for Grandview Commons.

We look forward to discussing our vision for the redevelopment of the former Pilot Plant, answering your questions and receiving your feedback at the June 6, 2016 Planning Commission meeting.

Following approvals our anticipated Development Schedule is as follows:

June 2016 – PUD Area Plan Approval

June 2016 – Begin Brownfield Plan Preparation; Review Development Agreement

July 2016 – DDA Brownfield Plan Action

August 2016 – Final Site Plan and Development Agreement Approval

September 2016 – Project Financing

October 2016 – Begin Pre Sales

November 2016 – Submit permits

March 2017 – Start Construction

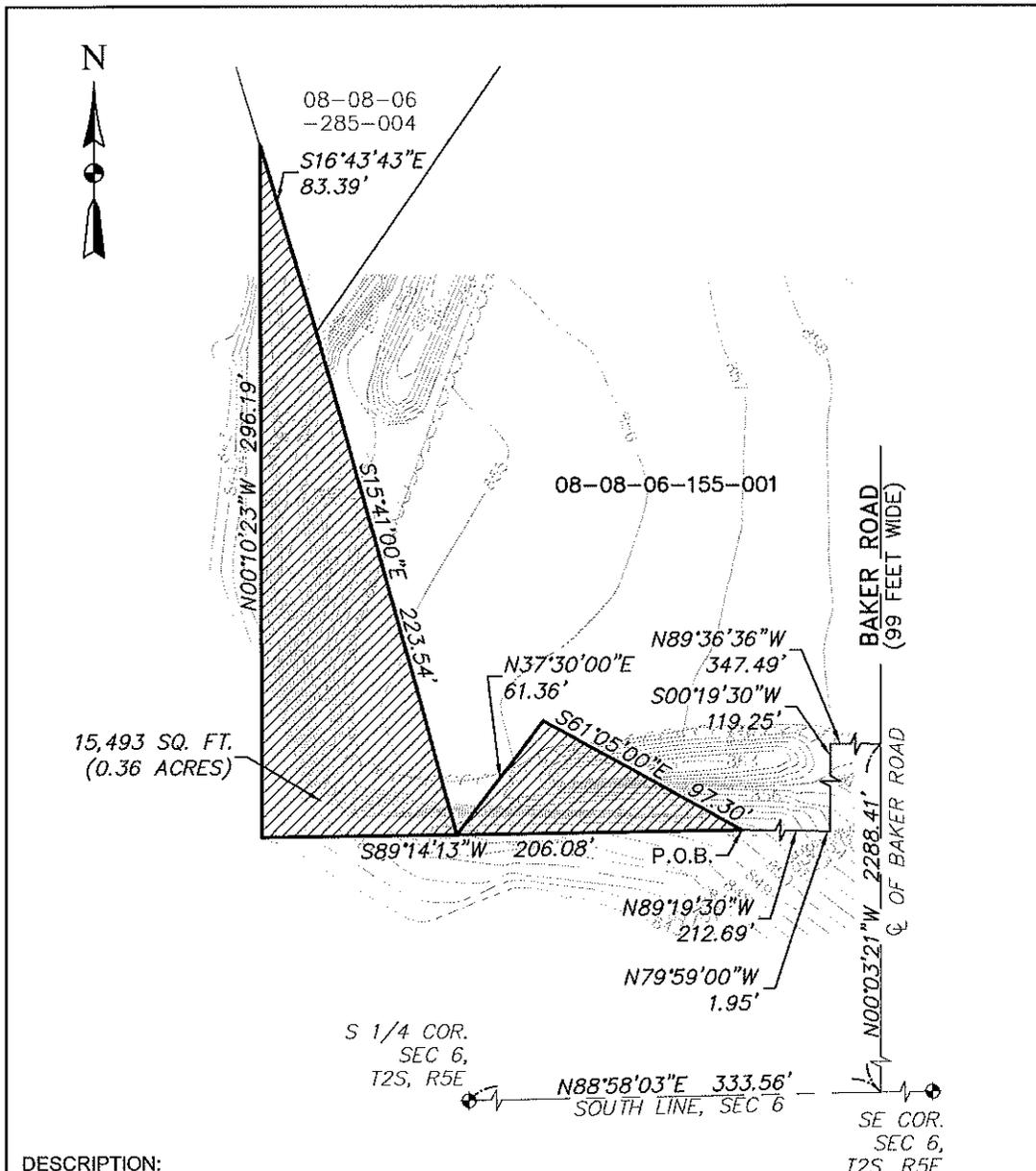
Please feel free to contact us in advance if there is additional information requested.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Brouwer". The signature is fluid and cursive, with the first name "Steve" and last name "Brouwer" clearly distinguishable.

Steve Brouwer, MMB Equities LLC



**DESCRIPTION:**

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 6, TOWN 2 SOUTH, RANGE 5 EAST, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N88°58'03"E 333.56 FEET ALONG THE SOUTH LINE OF SAID SECTION 6; THENCE N00°03'21"W 2288.41 FEET ALONG THE CENTERLINE OF BAKER ROAD (99 FEET WIDE); THENCE N89°36'36"W 347.49 FEET; THENCE S00°19'30"W 119.25 FEET; THENCE N79°59'00"W 1.95 FEET; THENCE N89°19'30"W 212.69 FEET TO THE POINT OF BEGINNING; THENCE S89°14'13"W 206.08 FEET; THENCE N00°10'23"W 296.19 FEET; THENCE S16°43'43"E 83.39 FEET; THENCE S15°41'00"E 223.54 FEET; THENCE N37°30'00"E 61.36 FEET; THENCE S61°05'00"E 97.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.36 ACRES, MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

NOT A BOUNDARY SURVEY

BEARING BASIS: PER ALTA/ACSM LAND TITLE SURVEY BY ARBOR LAND CONSULTANTS, INC. DATED 8-08-2007

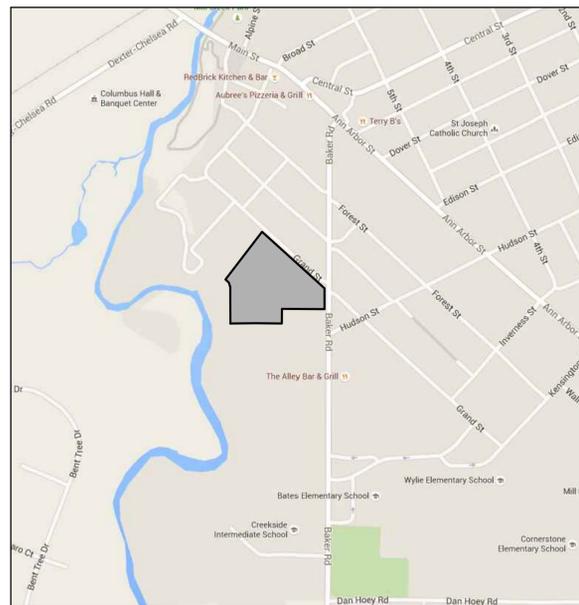
**LEGEND**

- PROPOSED PROPERTY LINE
- - - SECTION LINE
- ⊕ SECTION CORNER
- ⊕ P.O.B.
- ⊕ POINT OF BEGINNING

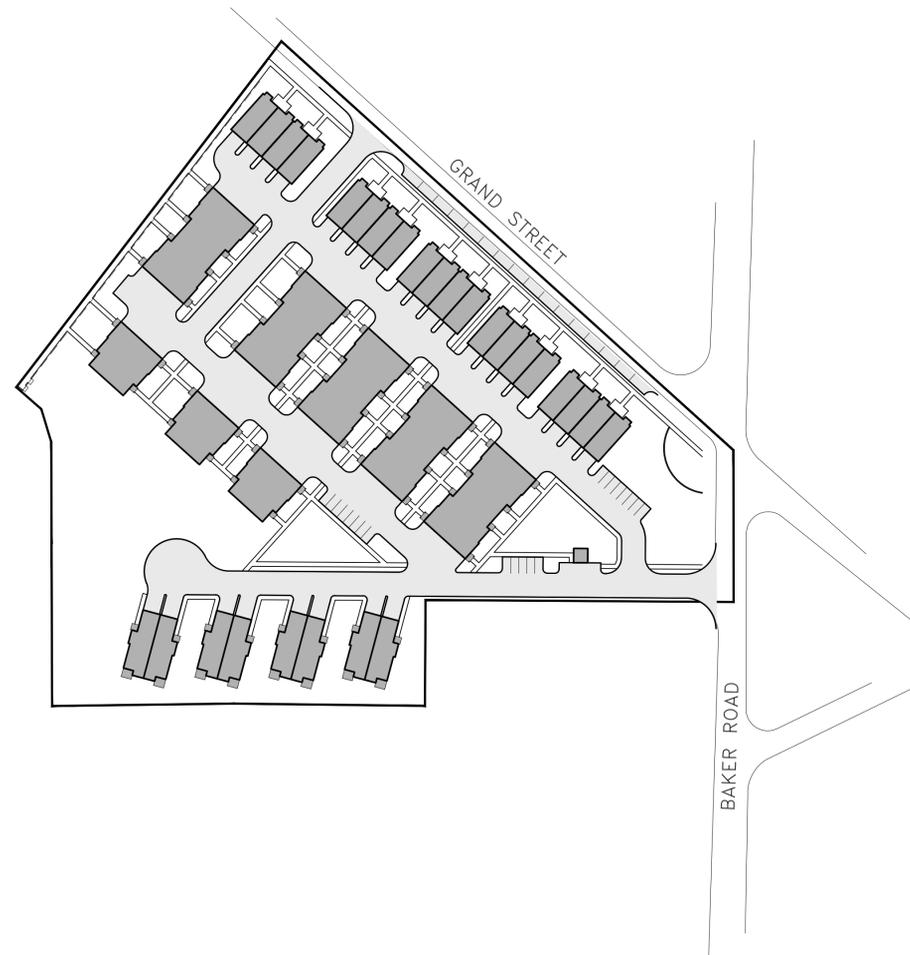
SECTION 6	CLIENT:	JOB: 1051-14-6753
T2S-R5E	A.R. BROUWER COMPANY, LLC	DATE: 9/15/2015
SCIO TOWNSHIP	PROJECT:	REV: 1/13/2016
WASHTENAW	GRAND ST. SKETCH & DESCRIPTION	REV: 5/6/2016
MICHIGAN	<p><b>METRO CONSULTING ASSOCIATES</b> Relationships   Reputation   Results 800.525.6016 www.metroca.net</p>	BOOK/CREW: BC
 1 inch = 60 feet		DRAWN BY: NPA
		CHECK BY: MT
		SHEET: 1 OF 1

# GRANDVIEW COMMONS

Proposed PUD at the corner of Grand and Baker  
City of Dexter, Michigan



VICINITY MAP



### PROJECT DESCRIPTION

This project is the construction of three varying types of dwelling units on 8.55 acres.  
Collectively, the site has 17 buildings with 80 - 1 to 3 bedroom units.

Submitted:  
May 6, 2016



**METRO CONSULTING ASSOCIATES**

Relationships | Reputation | Results  
800.525.6016 www.metroca.net

**MMB EQUITIES, LLC**

7444 Dexter Ann Arbor Road, STE. F  
Dexter, MI 48130

TREE TABLE

TAG #	SPECIES	SIZE	TAG #	SPECIES	SIZE
203	ELM	11"	466	BOX ELDER	10" (2 Trunks)
204	ELM	8"	467	MULBERRY	11"
205	ELM	12"	468	LOCUST	13"
206	ELM	10"	469	LOCUST	13" (2 Trunks)
207	ELM	8"	470	BOX ELDER	9" (2 Trunks)
208	ELM	14"	471	BOX ELDER	11"
209	WALNUT	9"	472	BOX ELDER	10"
210	LOCUST	9"	473	MAPLE	30"
211	ELM	18" (2 Trunks)	474	MAPLE	20"
440	WALNUT	36"	475	WALNUT	8"
441	LOCUST	16"	476	LOCUST	14" (2 Trunks)
442	LOCUST	9" (4 Trunks)	477	BOX ELDER	20"
443	WALNUT	12"	478	BOX ELDER	10"
444	LOCUST	18"	479	BOX ELDER	16"
445	LOCUST	26"	480	LOCUST	16"
446	LOCUST	18" (2 Trunks)	481	OAK	9" (2 Trunks)
447	OAK	32"	482	LOCUST	11"
448	SPRUCE	22"	483	ELM	28"
449	CEDAR	12"	484	LOCUST	26"
450	CEDAR	10"	485	ELM	13"
451	ELM	20"	486	ELM	12"
452	LOCUST	8"	487	ELM	11"
453	LOCUST	10"	488	ELM	11"
454	LOCUST	10"	489	ELM	10"
455	LOCUST	10"	490	ELM	15"
456	LOCUST	9"	491	ELM	9"
457	WALNUT	18"	492	ELM	8"
458	BOX ELDER	9" (3 Trunks)	493	ELM	9"
459	LOCUST	9"	495	ELM	9"
460	BOX ELDER	9"	496	ELM	10" (3 Trunks)
461	WALNUT	22"	497	ELM	11"
462	BOX ELDER	9" (3 Trunks)	498	ELM	11"
463	ELM	10"	499	ELM	9"
464	BOX ELDER	10"	500	WALNUT	22"
465	BOX ELDER	10"			

# TOPOGRAPHIC SURVEY

SECTION 6, T2S, R5E, CITY OF DEXTER,  
WASHTENAW COUNTY, MICHIGAN



SANITARY MANHOLE

VICINITY MAP  
(NOT TO SCALE)

**SURVEYORS NOTES:**

- BEARING BASED ON AN ALTA/ACSM LAND TITLE SURVEY BY ARBOR LAND CONSULTANTS, INC. JOB #7807, DATED 8-8-2007.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE.
- UTILITIES SHOWN PER MAPS PROVIDED BY UTILITY COMPANIES AS REQUESTED THROUGH MISSDIOG TICKET NUMBER B43430426 AND FIELD SURVEYED INFORMATION.
- MCA WAS NOT PROVIDED MAPS FOR EXISTING SANITARY SEWER ALONG GRAND STREET. THE MANHOLE PICTURED ABOVE SHOWS THE EXISTING PVC CLEAN OUT INSIDE. THE DIRECTION THE PIPE RUNS UNDERGROUND WAS NOT ABLE TO BE DETERMINED.
- THIS IS NOT A BOUNDARY SURVEY.
- A WETLAND SURVEY WAS NOT PERFORMED ON SITE.
- TWO STORM STRUCTURES ALONG SOUTHERN STORM RUN COULD NOT BE FOUND IN FIELD. APPROXIMATE LOCATION OF STRUCTURES SHOWN PER AS-BUILT PLANS BY ORCHARD, HITZ & MCCLIMENT, INC. JOB NUMBER 103-91-031, DATED 3/16/92.

**BENCHMARKS:**

- BM #1: BENCH TIE IN EAST FACE OF UTILITY POLE IN THE NORTHERLY RIGHT-OF-WAY OF GRAND STREET AT THE NORTHWEST SIDE OF SITE.  
ELEVATION: 865.22' (NAVD88)
- BM #2: BENCH TIE IN NORTHWEST FACE OF UTILITY POLE IN THE WEST RIGHT-OF-WAY OF BAKER ROAD 100'± NORTH OF SOUTH ENTRANCE DRIVE TO SITE.  
ELEVATION: 862.54' (NAVD88)

**LEGEND**

× 656.5	EX. SPOT ELEVATION
— 652 —	EX. CONTOUR
— — —	EX. SECTION LINE
— — —	EX. EASEMENT LINE
— — —	EX. CURB/PAVEMENT
— — —	EX. CHAINLINK FENCE
— — —	EX. WOOD FENCE
— — —	EX. GRAVEL
— — —	EX. DITCH
— — —	EX. GUARDRAIL
— — —	EX. TREELINE
— — —	EX. TREE (CONIFEROUS)
— — —	EX. TREE (DECIDUOUS)
— — —	EX. SIGN
— — —	EX. MAILBOX
— — —	EX. FOUND IRON
— — —	EX. SET IRON ROD
— — —	EX. SECTION CORNER
— — —	EX. BOLLARD/POST
— — —	EX. WATER MAIN
— — —	EX. WATER VALVE
— — —	EX. HYDRANT
— — —	EX. WATER MANHOLE
— — —	EX. WATER METER
— — —	EX. STORM SEWER
— — —	EX. STORM INLET/CATCH BASIN
— — —	EX. STORM MANHOLE
— — —	EX. STORM END SECTION
— — —	EX. SANITARY SEWER
— — —	EX. SANITARY MANHOLE
— — —	EX. UNDERGROUND GAS
— — —	EX. GAS VALVE
— — —	EX. GAS HAND HOLE
— — —	EX. OVERHEAD ELECTRIC
— — —	EX. UNDERGROUND ELECTRIC
— — —	EX. UNDERGROUND CABLE
— — —	EX. TELEPHONE MANHOLE
— — —	EX. ELECTRIC MANHOLE
— — —	EX. ELECTRIC METER
— — —	EX. LIGHT POLE
— — —	EX. UNIDENTIFIED MANHOLE
— — —	EX. UTILITY POLE
— — —	EX. GUY WIRE
— — —	EX. LANDSCAPE LIGHT
— — —	EX. ASPHALT
— — —	EX. CONCRETE
— — —	EX. GRAVEL
(D)	DEED DIMENSION
(M)	MEASURED DIMENSION

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Relationships | Reputation | Results  
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**GRANDVIEW COMMONS**  
AREA PLAN  
TOPOGRAPHIC SURVEY

CLIENT NAME: MMB EQUITIES, LLC  
GRAPHIC SCALE  
0 20 40 80  
1 inch = 40 feet  
(24"x36" DRAWINGS ONLY)  
MCA JOB #: 1051-16-7340  
DATE: 01/27/2016  
DRAWN BY: RML2/CMB  
CHECK BY: CMB/AW  
PM: D. GARRETT  
BOOK/CREW: BC  
SECTION: 6  
TOWNSHIP: T2S  
RANGE: R5E  
COMMUNITY: CITY OF DEXTER  
COUNTY: WASHTENAW  
SHEET: 01

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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NOT FOR CONSTRUCTION



VICINITY MAP  
NO SCALE



**LEGEND**

	EX. SPOT ELEVATION
	EX. CONTOUR
	EX. SECTION LINE
	EX. EASEMENT LINE
	EX. CURB/PAVEMENT
	EX. CHAINLINK FENCE
	EX. WOOD FENCE
	EX. GRAVEL
	EX. DITCH
	EX. GUARDRAIL
	EX. TREE LINE
	EX. TREE (CONIFEROUS)
	EX. TREE (DECIDUOUS)
	EX. SIGN
	EX. MAILBOX
	FOUND IRON
	SET IRON ROD
	EX. SECTION CORNER
	EX. BOLLARD/POST
	EX. WATER MAIN
	EX. WATER VALVE
	EX. HYDRANT
	EX. WATER MANHOLE
	EX. WATER METER
	EX. STORM SEWER
	EX. STORM INLET/CATCH BASIN
	EX. STORM MANHOLE
	EX. STORM END SECTION
	EX. SANITARY SEWER
	EX. SANITARY MANHOLE
	EX. UNDERGROUND GAS
	EX. GAS VALVE
	EX. GAS HAND HOLE
	EX. OVERHEAD ELECTRIC
	EX. UNDERGROUND ELECTRIC
	EX. UNDERGROUND CABLE
	EX. TELEPHONE MANHOLE
	EX. ELECTRIC MANHOLE
	EX. ELECTRIC METER
	EX. GAS METER
	EX. LIGHT POLE
	EX. UNIDENTIFIED MANHOLE
	EX. UTILITY POLE
	EX. GUY WIRE
	EX. LANDSCAPE LIGHT
	EX. ASPHALT
	EX. CONCRETE
	EX. GRAVEL

**SITE DATA**

GROSS LOT AREA	8.57 AC
EXISTING LAND USE	INDUSTRIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL

SITE DEVELOPMENT DATA			
ZONING	REQUIRED	REQUIRED	PROPOSED
FRONT	R-3	VR	PLUD
REAR	15' (MIN)	15' (MIN)	53' N, 14' E
SIDE	25' (MIN)	10' (MIN)	15' W, 26.7' E
REAR	80' (MIN)	25' (MIN)	25.5
HEIGHT	35' (MAX)	35' (MAX)	35' (MAX)
STORIES	2.5 (MAX)	2.5 (MAX)	2.5 (MAX)
UNITS	N/A	N/A	80
BUILDINGS	N/A	N/A	17
BEDROOMS / UNIT	N/A	N/A	2
BUILDING	30% (MAX)	30%-60% (MAX)	23.9%
IMPERVIOUS	N/A	N/A	5.22 AC
OPENSACE	N/A	N/A	3.36 AC
TOTAL SPACES	173 (MIN)	173 (MIN)	305
ON-STREET SPACES			
LENGTH	23' (MIN)	23' (MIN)	23'
WIDTH	8' (MIN)	8' (MIN)	8'
ON-SITE SPACES (INCLUDING GARAGE SPACES)			
LENGTH	18' (MIN)	18' (MIN)	18'
WIDTH	9' (MIN)	9' (MIN)	9'
aisle	22' (MIN)	22' (MIN)	22'

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**GRANDVIEW COMMONS**  
 AREA PLAN  
 LAYOUT PLAN

CLIENT NAME: MMB EQUITIES, LLC

GRAPHIC SCALE  
 0 20 40 80  
 1 inch = 40 feet  
 (24"x36" DRAWINGS ONLY)

MCA JOB #:	1051-16-7340
DATE:	01/27/2016
DRAWN BY:	RML2/CMB
CHECK BY:	CMB/AW
PM:	D. GARRETT
BOOK/CREW:	BC
SECTION:	6
TOWNSHIP:	T2S
RANGE:	R5E
COMMUNITY:	CITY OF DEXTER
COUNTY:	WASHTENAW
SHEET:	02

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

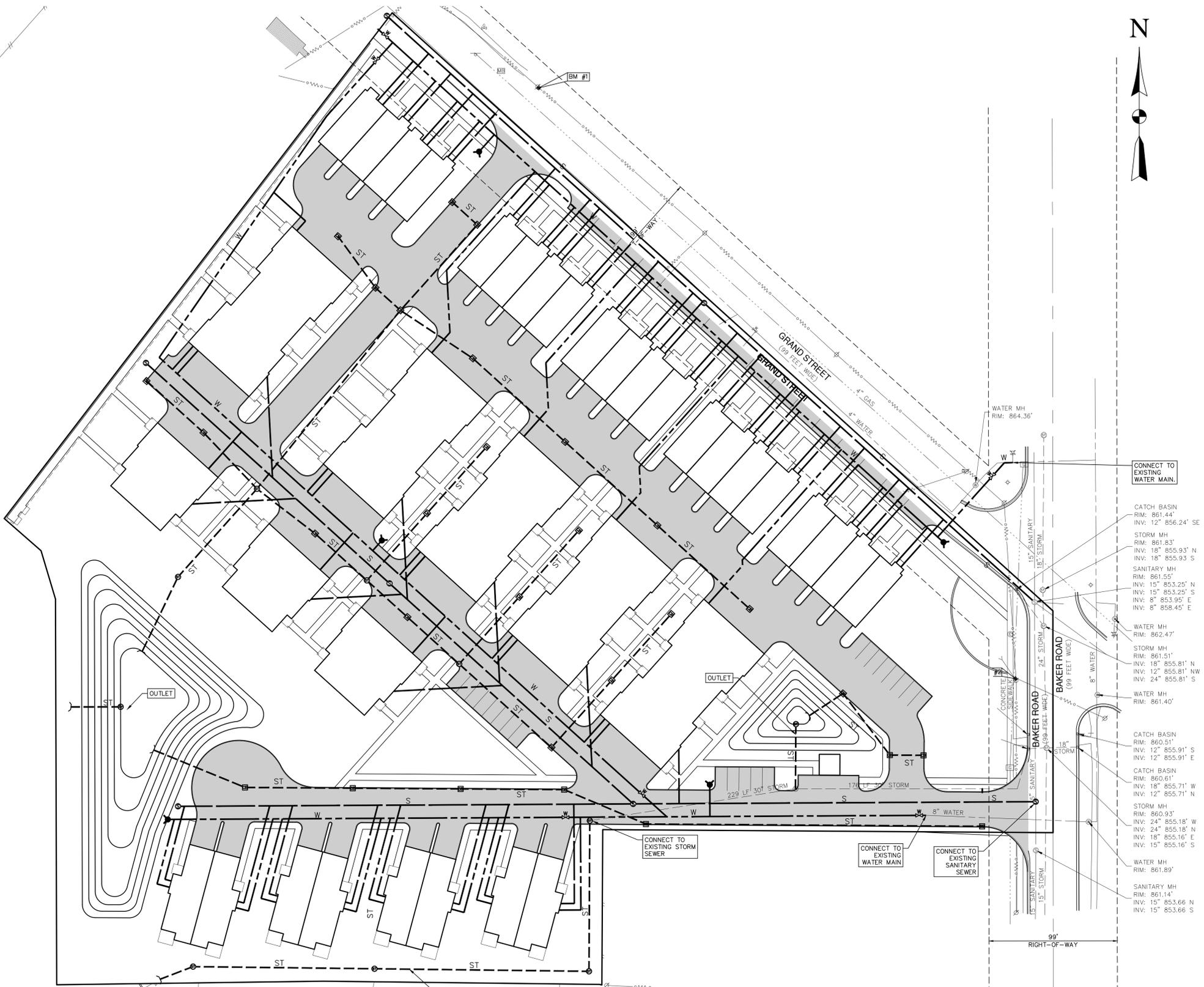
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**811** Know what's below.  
Call before you dig.

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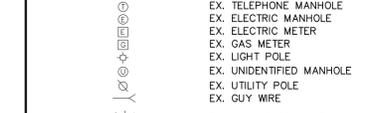
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- UTILITY NOTES:**
1. PROPOSED WATER MAIN EASEMENT SHALL BE GRANTED TO THE CITY OF DEXTER.
  2. EXISTING WATER MAIN AT GRAND STREET & BAKER ROAD MAY NEED TO BE UPSIZE. (VERIFY EXISTING SIZE).
  3. PROPOSED SANITARY SEWER EASEMENT SHALL BE GRANTED TO THE CITY OF DEXTER.
  4. ONLY RELOCATED STORM SEWER EASEMENT SHALL BE GRANTED TO THE CITY OF DEXTER.

LEGEND	
	EX. SPOT ELEVATION
	EX. CONTOUR
	EX. EASEMENT LINE
	EX. CURB/PAVEMENT
	EX. CHAINLINK FENCE
	EX. WOOD FENCE
	EX. GRAVEL
	EX. DITCH
	EX. GUARDRAIL
	EX. TREELINE
	EX. TREE (CONIFEROUS)
	EX. TREE (DECIDUOUS)
	EX. SIGN
	EX. MAILBOX
	EX. FOUND IRON
	EX. SET IRON ROD
	EX. SECTION CORNER
	EX. BOLLARD/POST
	EX. WATER MAIN
	EX. WATER VALVE
	EX. HYDRANT
	EX. WATER MANHOLE
	EX. WATER METER
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	EX. UTILITY POLE
	EX. GUY WIRE
	EX. LANDSCAPE LIGHT
	EX. ASPHALT
	EX. CONCRETE
	EX. GRAVEL



REV.	DATE	ISSUED FOR:
01	05/06/2016	REVISED AREA PLAN SUBMITTAL

**METRO CONSULTING ASSOCIATES**  
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CLIENT NAME: MMB EQUITIES, LLC  
**GRANDVIEW COMMONS**  
 AREA PLAN  
 UTILITY PLAN

GRAPHIC SCALE	
0	20 40 80
1 inch = 40 feet (24"x36" DRAWINGS ONLY)	
MCA JOB #:	1051-16-7340
DATE:	01/27/2016
DRAWN BY:	RML2/CMB
CHECK BY:	CMB/AW
PM:	D. GARRETT
BOOK/CREW:	BC
SECTION:	6
TOWNSHIP:	T2S
RANGE:	R5E
COMMUNITY:	CITY OF DEXTER
COUNTY:	WASHTENAW
SHEET:	03

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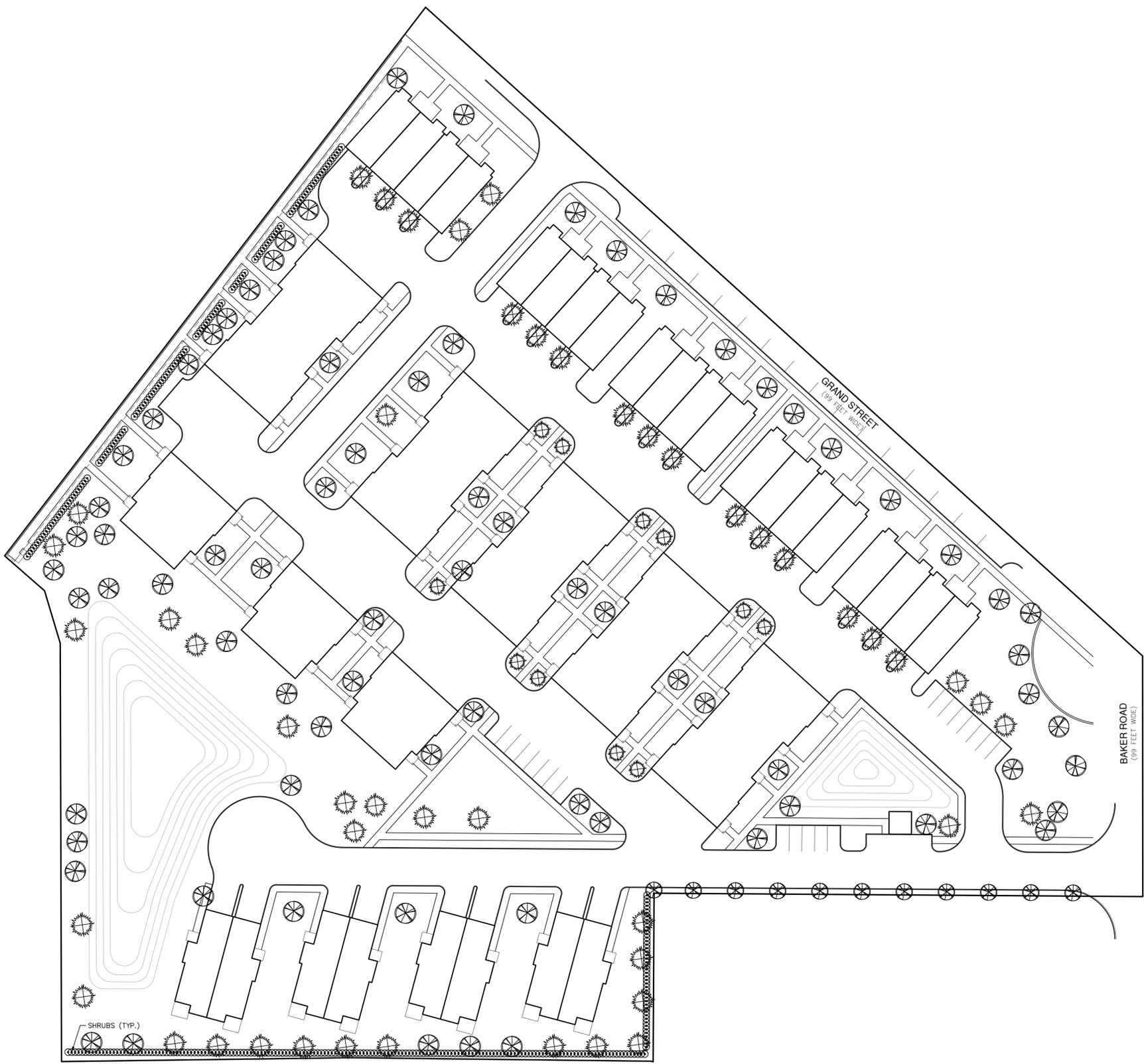


**BENCHMARKS:**

BM #1: BENCH TIE IN EAST FACE OF UTILITY POLE IN THE NORTHERLY RIGHT-OF-WAY OF GRAND STREET AT THE NORTHWEST SIDE OF SITE. ELEVATION: 865.22' (NAVD88)

BM #2: BENCH TIE IN NORTHWEST FACE OF UTILITY POLE IN THE WEST RIGHT-OF-WAY OF BAKER ROAD 100'± NORTH OF SOUTH ENTRANCE DRIVE TO SITE. ELEVATION: 862.54' (NAVD88)

NOT FOR CONSTRUCTION



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	EX. SPOT ELEVATION
	EX. CONTOUR
	EX. SECTION LINE
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	EX. GUY WIRE
	EX. LANDSCAPE LIGHT
	EX. ASPHALT
	EX. CONCRETE
	EX. GRAVEL

**LANDSCAPE CALCULATIONS**

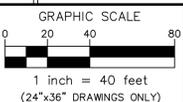
ON-SITE LANDSCAPING		
	REQUIRED	PROVIDED
OPEN SPACE:	N/A	3.36 AC
TREES (1 PER 1,000 SF):	146	146

SCREENING BETWEEN LAND USES - VR (441 LF)		
	REQUIRED	PROVIDED
BUFFER ZONE:	B	B
TREES (1 PER 30 LF):	15	15
SHRUBS (7 PER 30 LF):	105	105

SCREENING BETWEEN LAND USES - VR (838 LF)		
	REQUIRED	PROVIDED
BUFFER ZONE:	B	B
TREES (1 PER 30 LF):	28	28
SHRUBS (7 PER 30 LF):	196	196

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CLIENT NAME: MMB EQUITIES, LLC  
**GRANDVIEW COMMONS**  
 AREA PLAN  
 LANDSCAPE PLAN



MCA JOB #:	1051-16-7340
DATE:	01/27/2016
DRAWN BY:	RML2/CMB
CHECK BY:	CMB/AW
PM:	D. GARRETT
BOOK/CREW:	BC
SECTION:	6
TOWNSHIP:	T2S
RANGE:	R5E
COMMUNITY:	CITY OF DEXTER
COUNTY:	WASHTENAW
SHEET:	04

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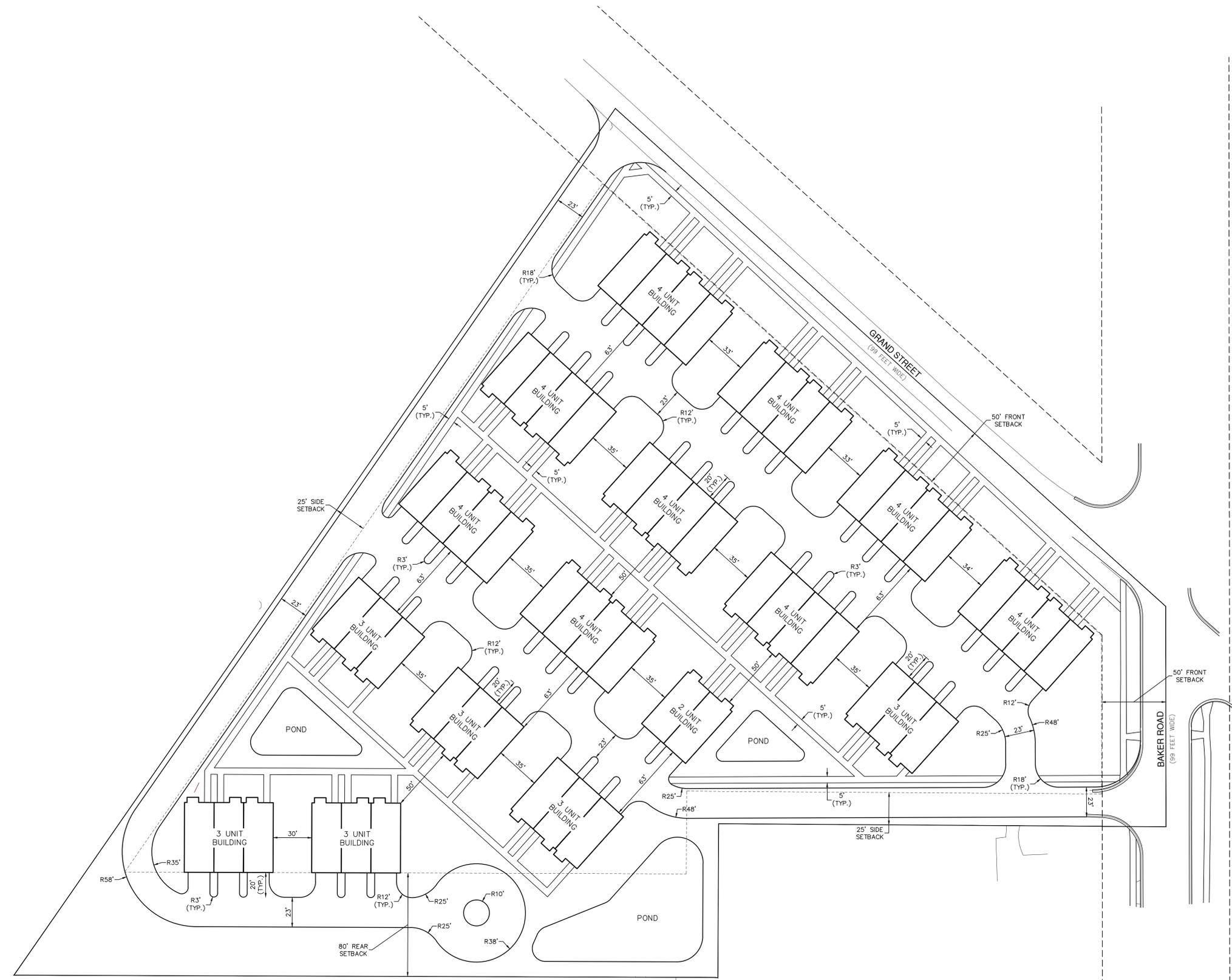
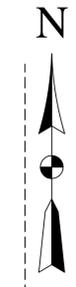
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VICINITY MAP  
NO SCALE



**LEGEND**

	EX. SPOT ELEVATION
	EX. CONTOUR
	EX. SECTION LINE
	EX. EASEMENT LINE
	EX. CURB/PAVEMENT
	EX. CHAINLINK FENCE
	EX. WOOD FENCE
	EX. GRAVEL
	EX. DITCH
	EX. GUARDRAIL
	EX. TREELINE
	EX. TREE (CONIFEROUS)
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	EX. UNIDENTIFIED MANHOLE
	EX. UTILITY POLE
	EX. GUY WIRE
	EX. LANDSCAPE LIGHT
	EX. ASPHALT
	EX. CONCRETE
	EX. GRAVEL

**SITE DATA**

GROSS LOT AREA	7.24 AC
EXISTING LAND USE	INDUSTRIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL

SITE DEVELOPMENT DATA		REQUIRED
ZONING		R-3
BUILDING SETBACKS	FRONT	50' (MIN)
	SIDE	25' (MIN)
	REAR	80' (MIN)
	HEIGHT	35' (MAX)
BUILDING / UNIT INFORMATION	STORIES	2.5 (MAX)
	UNITS	56 (MAX)
	BUILDINGS	16
	BEDROOMS / UNIT	2
LOT COVERAGE	BUILDING	30% (MAX)
	IMPERVIOUS	4.14 AC (PROPOSED)
	GRASS	3.10 AC (PROPOSED)
	TOTAL SPACES	121 (MIN)
PARKING	LENGTH	18' (MIN)
	WIDTH	9' (MIN)
	aisle	22' (MIN)

**METRO CONSULTING ASSOCIATES**  
Relationships | Reputation | Results  
800.525.6016 www.metroca.net

CLIENT NAME: MMB EQUITIES, LLC  
**GRANDVIEW COMMONS**  
AREA PLAN  
PARALLEL PLAN

GRAPHIC SCALE  
0 20 40 80  
1 inch = 40 feet  
(24"x36" DRAWINGS ONLY)

MCA JOB #: 1051-16-7340  
DATE: 01/27/2016  
DRAWN BY: RML2/CMB  
CHECK BY: CMB/AW  
PM: D. GARRETT  
BOOK/CREW: BC  
SECTION: 6  
TOWNSHIP: T2S  
RANGE: R5E  
COMMUNITY: CITY OF DEXTER  
COUNTY: WASHTENAW  
SHEET: 05

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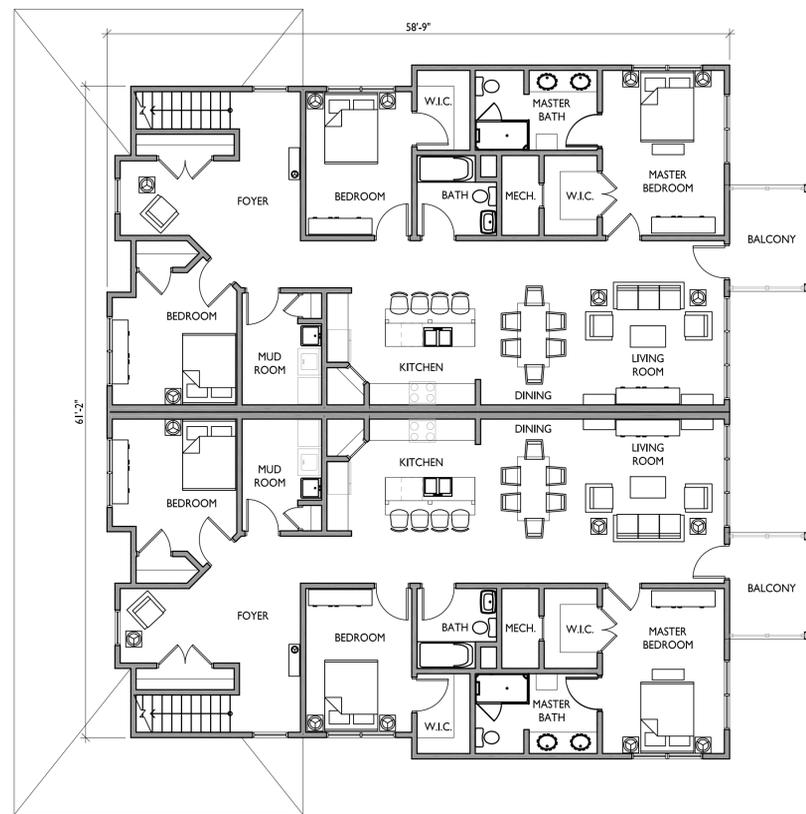
NOT FOR CONSTRUCTION



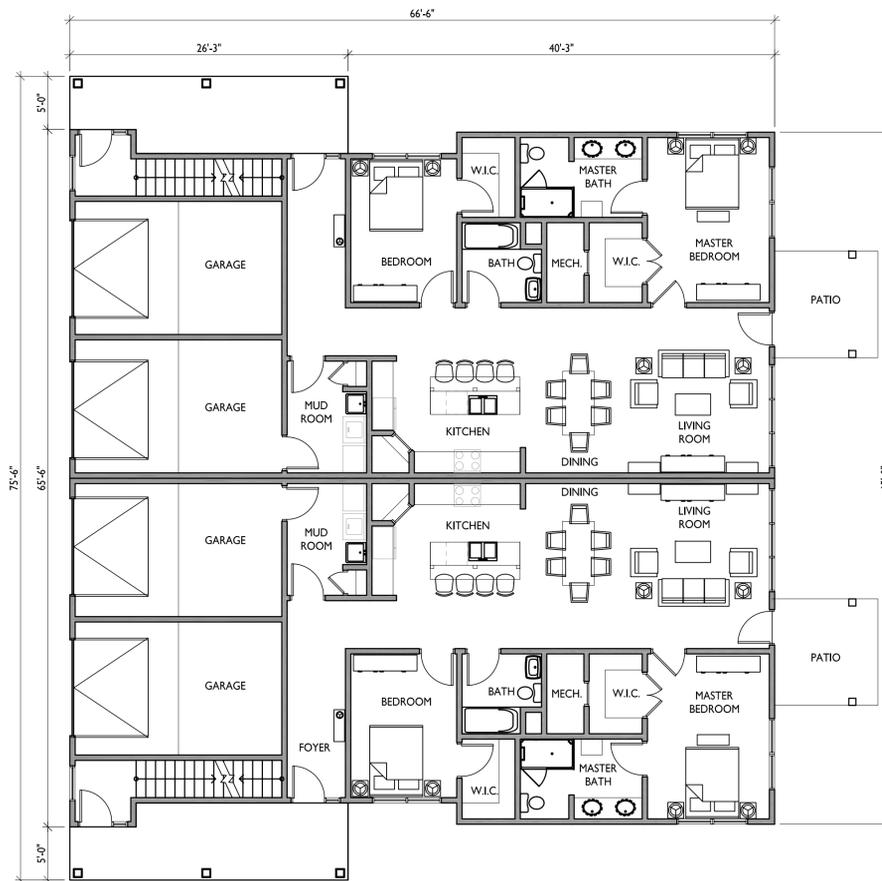
**EXTERIOR RENDERING**



**EXTERIOR RENDERING**



UPPER FLOOR PLAN  
SCALE: 1/2" = 1'-0"



LOWER FLOOR PLAN  
SCALE: 1/2" = 1'-0"

**BOWERS ASSOCIATES**  
ARCHITECTURE DESIGN  
2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104  
P: 734.975.2400 • F: 734.975.2410  
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION  
**DEXTER/GRAND STREET  
4 UNIT BUILDING**  
DEXTER, MI

PROJECT + NUMBER

15-205-05

ISSUE + DATE

9 MAY 2016 REV  
17 MAY 2016 REV

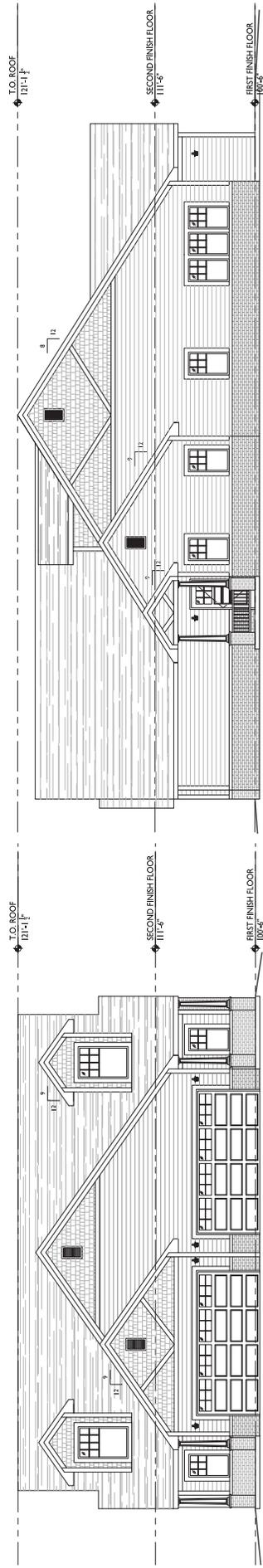
SHEET + TITLE

4 UNIT BUILDING  
FLOOR PLAN

15205mastC.dwg

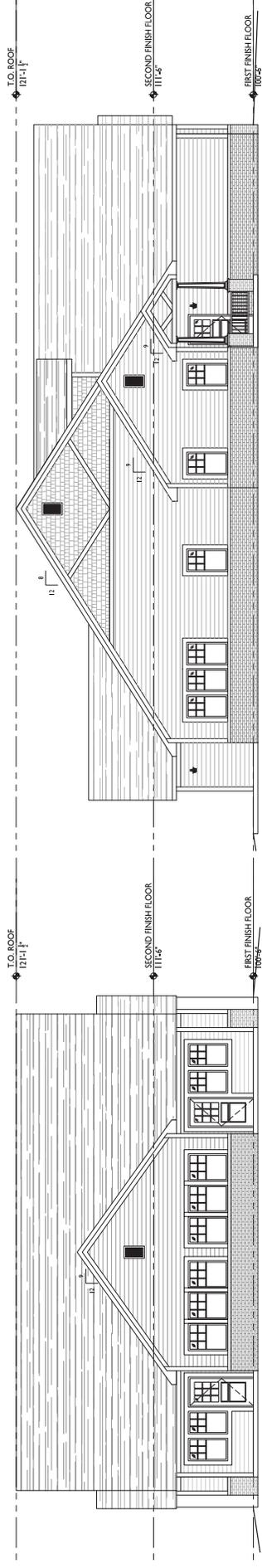
SHEET + NUMBER

A1.00



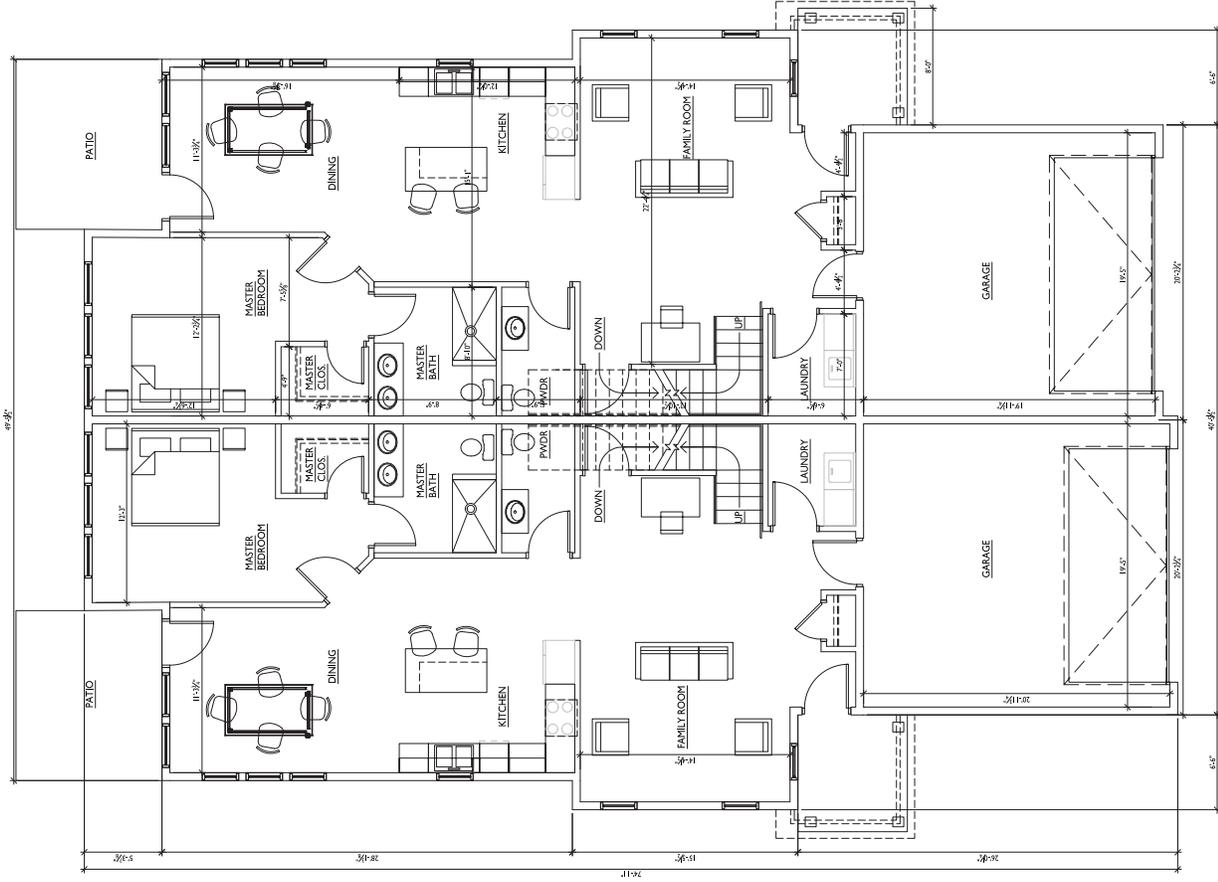
WEST ELEVATION  
 SCALE 3/16" = 1'-0"

NORTH ELEVATION  
 SCALE 3/16" = 1'-0"

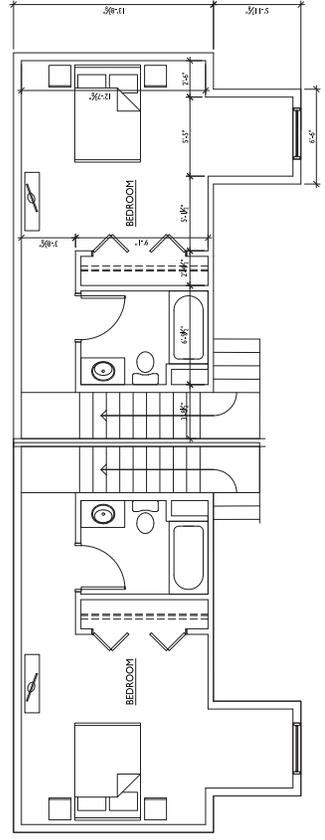


EAST ELEVATION  
 SCALE 3/16" = 1'-0"

SOUTH ELEVATION  
 SCALE 3/16" = 1'-0"



**FIRST FLOOR PLAN**  
 SHEET 41:00



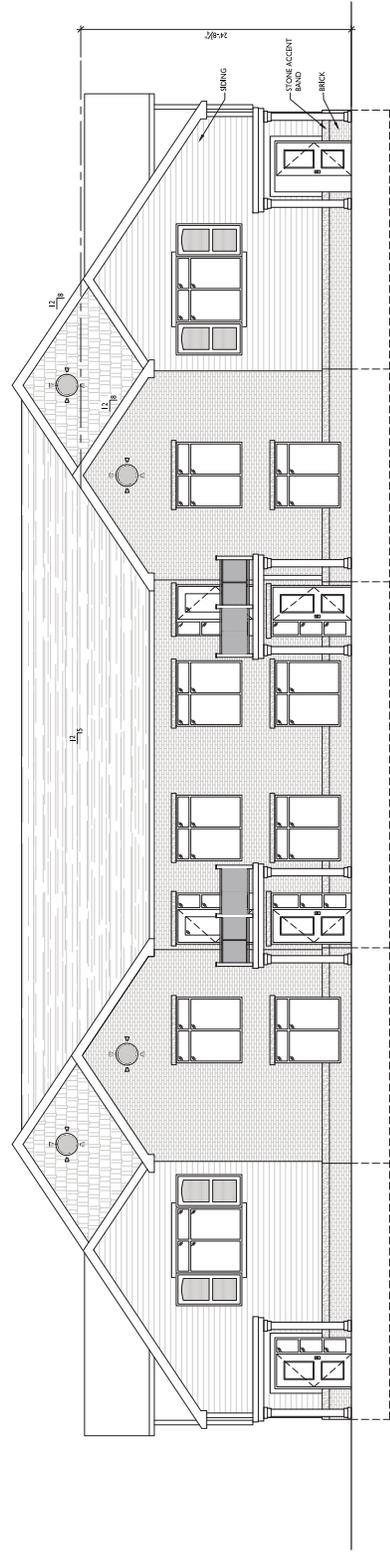
**FIRST FLOOR: 1,269 SQUARE FEET EACH UNIT**  
**SECOND FLOOR: 416 SQUARE FEET EACH UNIT**

**SECOND FLOOR PLAN**  
 SHEET 41:00

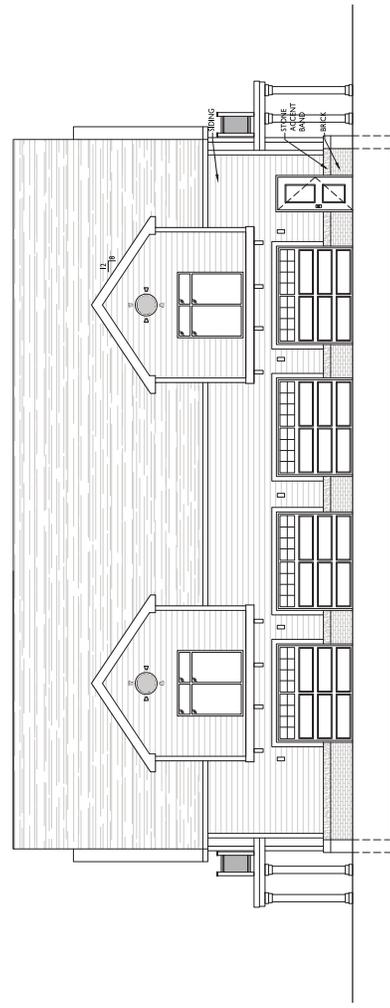


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8 UNIT APARTMENTS - PROPOSED EXTERIOR



1 EXTERIOR ELEVATION  
 SCALE 3/16" = 1'-0"



2 EXTERIOR ELEVATION  
 SCALE 3/16" = 1'-0"

BOWERS+ASSOCIATES  
 ARCHITECTURE  
 2400 SOUTH FURNON PARKWAY • ANN ARBOR, MI 48104  
 P: 734.755.3000 • F: 734.755.3110  
 WWW.BOWERSARCH.COM

CONSULTANT + NAME

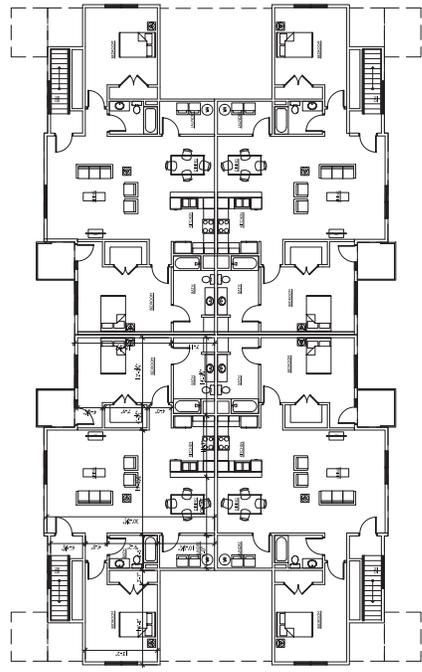
PROJECT + INFORMATION  
 DEXTER, MI  
 8 UNIT APARTMENTS  
 DEXTER/GRAND STREET

PROJECT + NUMBER  
 15-205-04

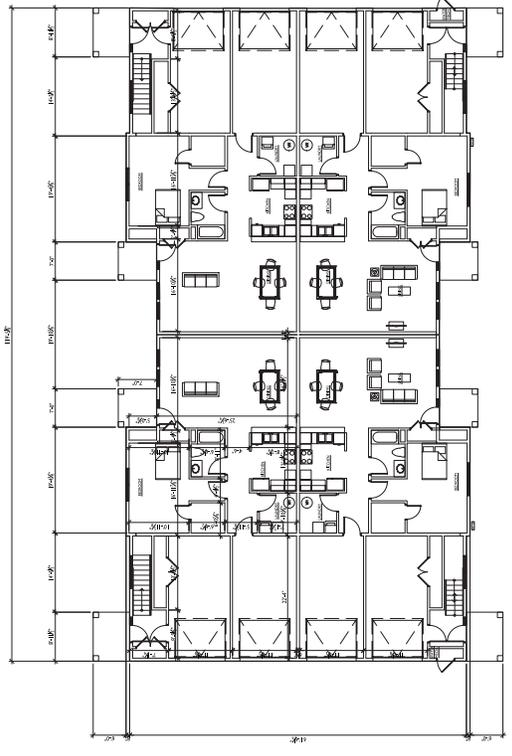
ISSUE + DATE  
 28 DEC 2015  
 2 FEB 2016  
 REVIEW

SHEET + TITLE  
 APARTMENT  
 FLOOR PLAN  
 8 UNIT  
 152090401508.DWG

SHEET NUMBER  
 4170  
 A170



SECOND FLOOR PLAN  
 SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN  
 SCALE: 3/32" = 1'-0"

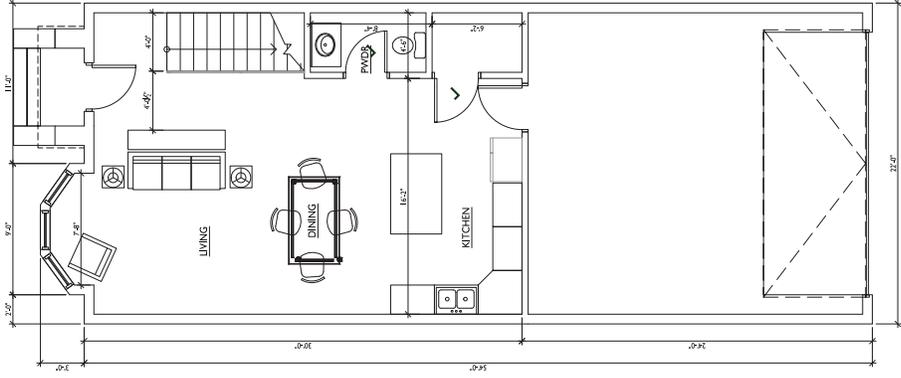




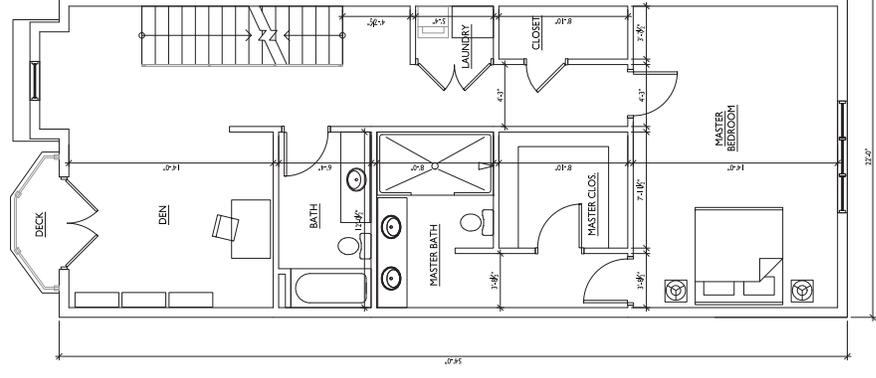
**SOUTH ELEVATION**  
 SCALE 3/8" = 1'-0"



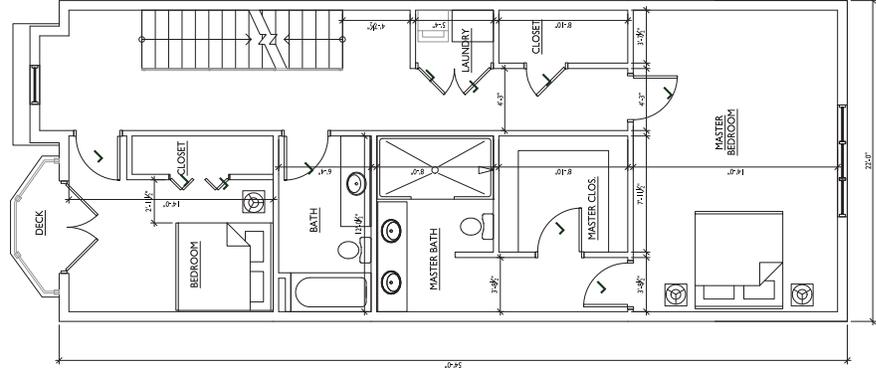
**NORTH ELEVATION**  
 SCALE 3/8" = 1'-0"



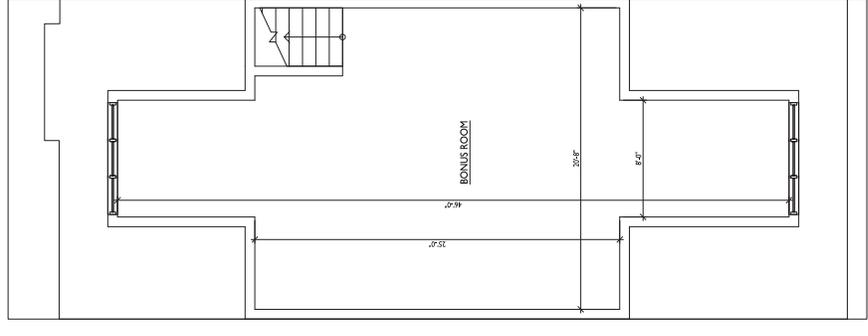
FIRST FLOOR PLAN  
 SCALE 1/8"=1'-0"



SECOND FLOOR PLAN  
 SCALE 1/8"=1'-0"



SECOND FLOOR ALTERNATE PLAN  
 SCALE 1/8"=1'-0"



THIRD FLOOR PLAN  
 SCALE 1/8"=1'-0"

2,413 SQ. FT. TOTAL  
 3,189 SQ. FT. TOTAL  
 W/ BONUS ROOM



DUPLEX APARTMENTS - PROPOSED EXTERIOR

# 7931 GRAND COMMONS TRAFFIC IMPACT ANALYSIS

Dexter, Michigan

Prepared by:

***C&A Engineers***

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May 2016

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## I. INTRODUCTION

### Project Description

This study determines and evaluates the traffic impacts associated with the proposed 7931 Grand Commons (Development) located in the southwest quadrant of the Grand Street and Baker Road intersection, in the City of Dexter, Washtenaw County, Michigan. (See Figure 1).

The proposed development will contain approximately eighty (80) dwelling units. Construction is expected to be completed by in 2017. The development will be condo and townhomes.

### Study Area

The scope of work contained in this report is as follows:

- ✚ Analysis of traffic conditions on the adjoining street system which will include the following:
  - Grand Street
  - Baker Road.
- ✚ Projection of future traffic volumes to be generated by the proposed development.
- ✚ Evaluation of the impact of future traffic volumes at the intersections of Grand Street and Baker Road.
- ✚ Evaluation of the driveway entrances off of both Grand Street and Baker Road.
- ✚ Determination of what roadway and traffic control improvements, if any, will be needed to accommodate future traffic volumes.

This section describes the existing roadway system and analyzes existing intersection operations in the vicinity of the project site.

### Roadway System & Intersections

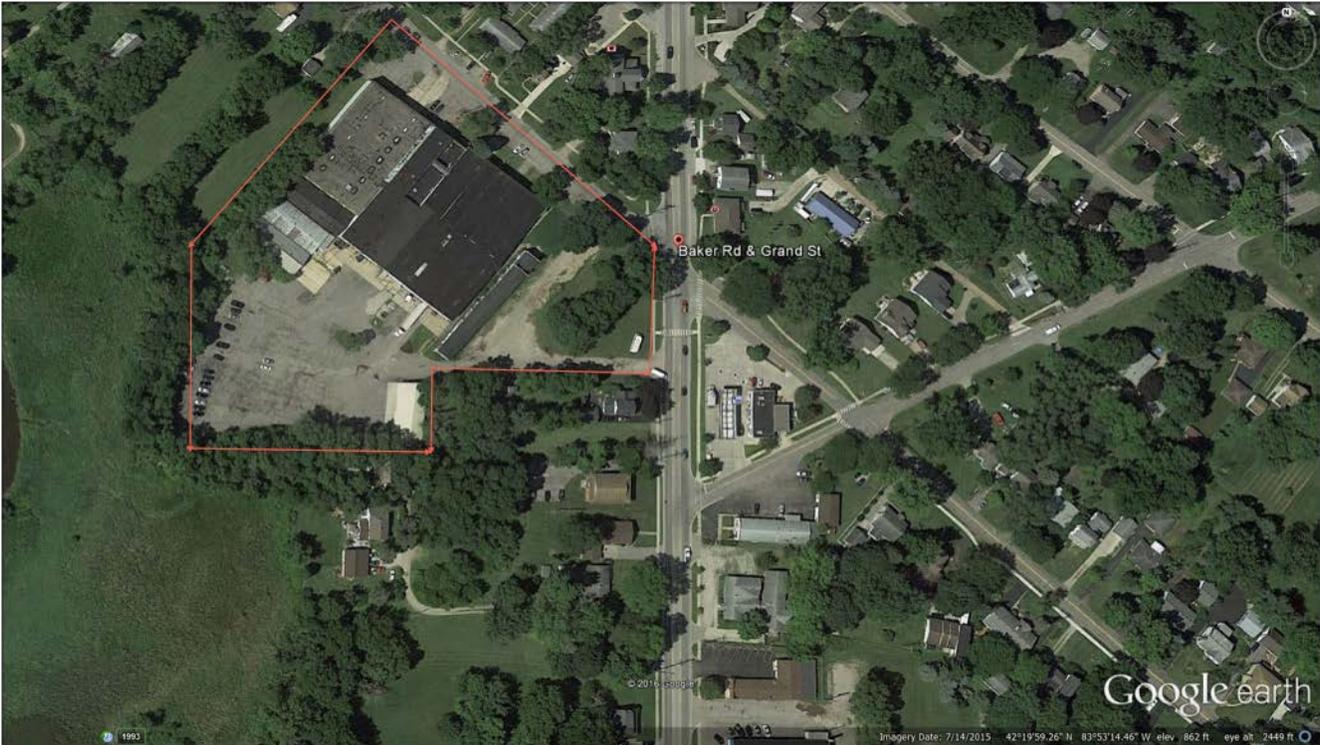
The transportation systems serving the site includes Grand Street (east/west) and Baker Road (north/south). Various other minor arterials, collectors and local access streets are also present in the area.

Baker Road – in the vicinity of the development is a three (3) lane north/south roadway. It is under the jurisdiction of City of Dexter. Baker Road is a bituminous roadway with curb and gutter on both sides, and parking on both sides the roadway north of Grand Street. The speed limit is 25 MPH.

Grand Street – in the vicinity of the development is a two (2) lane southeast/northwest roadway. It is under the jurisdiction of the City of Dexter. Grand Street is a bituminous roadway with no curb and gutter. The speed was not posted, assumed to be 25 MPH.

### Intersections

Grand Street and Baker Road – is a three (3) lane north/south roadway with one (1) thru-right lane and one (1) left-turn only lane on the both approaches. Grand Street is a two (2) lane southeast/northwest roadway. The intersection is un-signalized.



**Figure 1: Project Location Map**

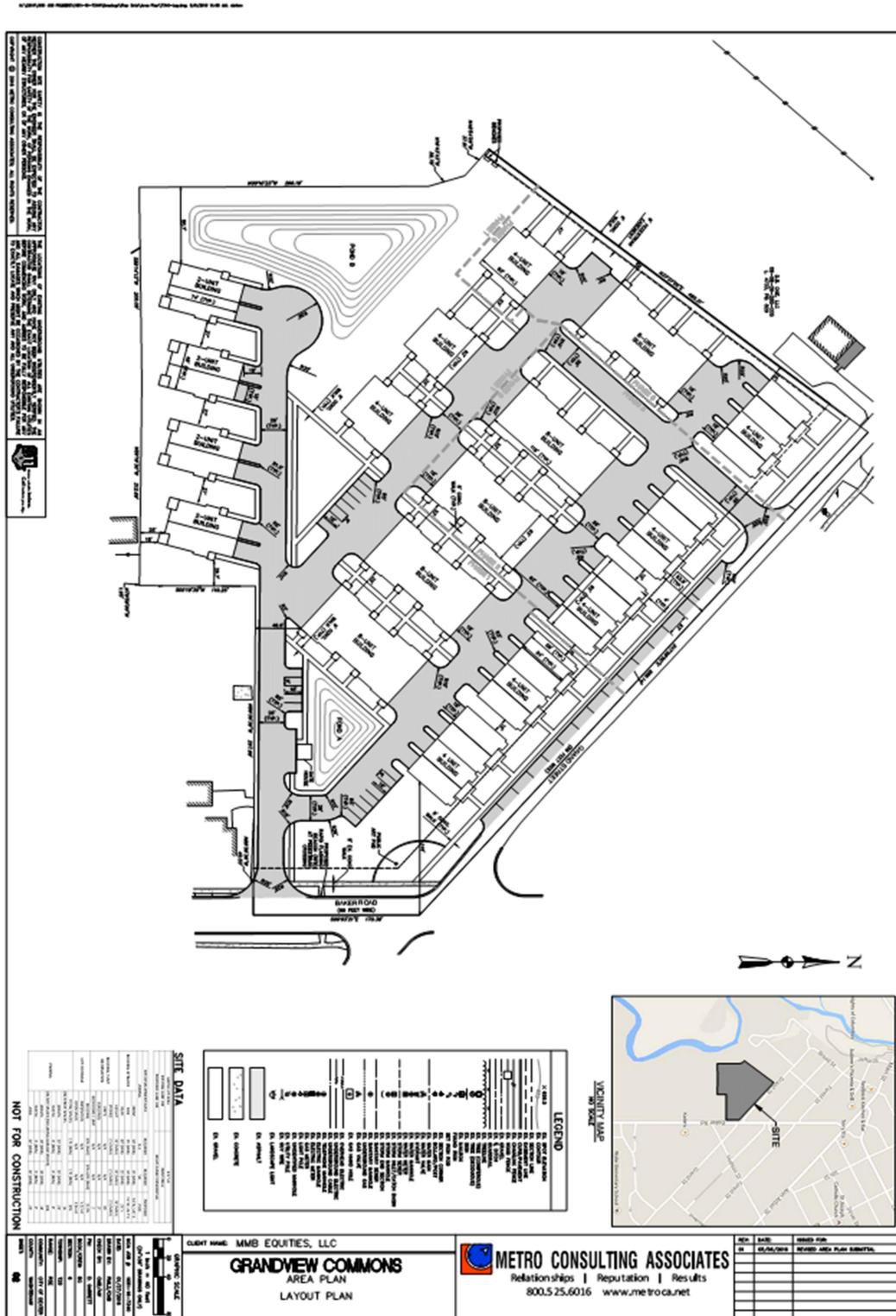


Figure 2: Site Plan

## II. EXISTING CONDITIONS

**Existing Traffic Volumes** - C&A Engineers conducted peak-hour vehicular turning movement surveys at the intersections of Grand Street and Baker Road on January 13, 2016. The AM and PM peak periods on the adjoining road system are 7:30 AM – 8:30 AM and 5:00 PM – 6:00 PM, respectively. Figure 3 displays the existing peak period traffic volumes, lane configurations, and traffic control devices at each study intersection, both intersections are un-signalized.

A field review was conducted along the corridor to gather all pertinent information including the lane width and geometry, posted speed limits, intersection widths, travel distance between intersections, restrictions, and pedestrian facilities.

**Traffic Signal Warrant Analysis** - A traffic signal warrant study was conducted to determine whether a signal is warranted at the intersection of Grand Street & Baker Road.

There are eight studies and factors used in warranting the use of a traffic control signal. Traffic control signal should not be installed unless one or more of the signal warrants in the Michigan Manual of Uniform Traffic Control Devices are met. Information should be obtained by means of engineering studies and compared with the requirements set forth in the warrants. C& A Engineers conducted a signal warrant analysis using newly collected traffic counts at the subject intersection. Below is an outline of applicable warrants analyzed;

**Warrant 1**, requires one of two conditions to be satisfied. The Minimum Vehicular Volume, Condition A, is intended for application at locations where a large volume of intersecting traffic is the principle reason to consider installing a traffic signal. The minimum vehicular volume condition for rural environments and/or smaller municipalities is 70 percent of the requirement for urban conditions. The Interruption of Continuous Traffic, Condition B, is intended for application at location where condition A is not satisfied and where a very high volume of major street traffic restricts entry of cross-street traffic, causing excessive delay. If neither condition is satisfied, a combination of conditions A and B can be applied, but only after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems.

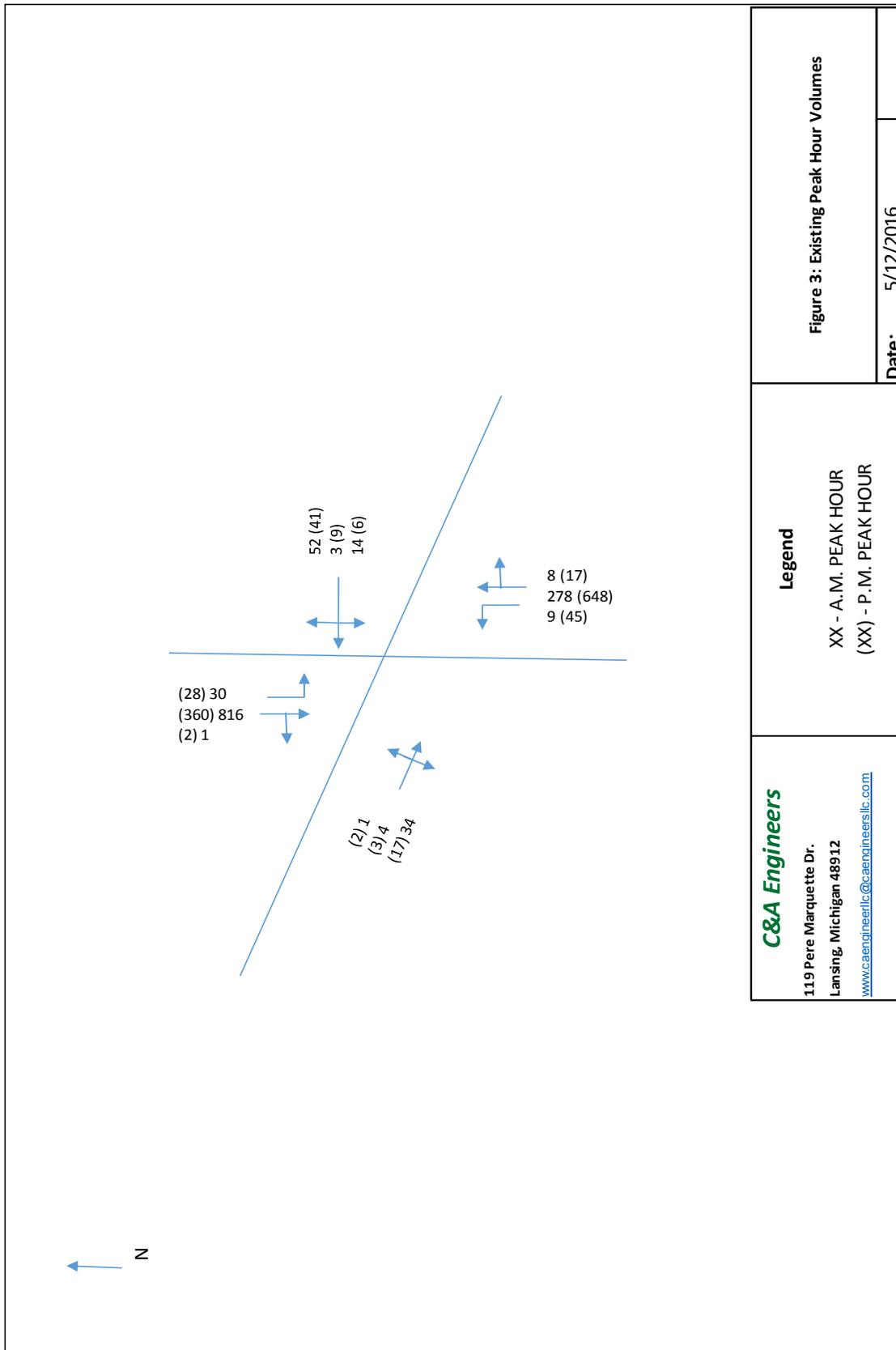
**Warrant 2**, is intended to be used where the volumes of intersecting traffic is the principle reason to consider signalization.

**Warrant 3**, is intended for application where traffic conditions are such that, for minimum one hour of the day, minor street traffic suffers excessive delay entering the major street.

Warrants 4 through 8 are typically reserved for specific situations. These are:

- **Warrant 4**- High Pedestrian Volumes.
- **Warrant 5**- School Crossing Locations.
- **Warrant 6**- Coordinated signal System- for placement between two widely space signals in a system to regulate traffic.
- **Warrant 7**- Crash Experience- for safety improvement at a high crash location.
- **Warrant 8**- Roadway Network- allows installation of traffic signals at some intersections to encourage concentration and organization of traffic flow networks.

In January 2016, traffic counts were taken at the above location. Warrants 1A was analyzed first. This warrant is most commonly used and approved by City of Dexter; it is focused on the conflict caused by high volumes of intersecting traffic. To satisfy this warrant the major and minor road volumes must exceed the minimum requirements for a total of at least eight hours. Therefore, the location did not meet warrant 1A, and can be seen in Appendix with the rest of warrant. Also, adding the trips generating for all the developments will not meet any signal warrant.



**Safety Analysis** - Crash data was collected for a three-year period from January 1, 2010 through December 31, 2014 for Baker Rd from WB I-94 Off-Ramp to Dexter/Ann Arbor Road. The data was obtained from SEMCOG. For this segment of roadway, there was an annual average of 25 crashes reported within this time period. At the intersection of Baker Rd & Grand St, there was an annual average of 2 crashes reported. Based on the SEMCOG statistical data obtained, the intersection is ranked number 24<sup>th</sup> the High-Frequency Crash Locations list in Dexter, Michigan

**Traffic Analysis Methodology** - To determine the operating conditions of an intersection or roadway, the concept of level of service (LOS) is commonly used. The LOS grading system is a rating scale ranging from LOS “A” to LOS “F”, where LOS “A” represents free-flow conditions and LOS “F” represents congested or jammed conditions. A unit of measure, such as vehicle delay, generally accompanies the LOS designation. For this study, the Transportation Research Board's Highway Capacity Manual (2010) signalized and un-signalized methodologies were utilized. For each, operations are defined by the average control delay per vehicle (measured in seconds). This incorporates delay associated with deceleration and acceleration, stopping, and moving up in the queue. Tables 1 and 2 relate the average control delay with each level of service category. For signalized intersections, the delay is typically represented as an average per vehicle for the total intersection. For un-signalized intersections, the delay is typically represented for each movement from the minor approaches only. Throughout this report, the average control delay per vehicle will be referred to as average delay. Operations during peak hours of LOS “D” or better are considered acceptable.

**Table 1: Level of Service Criteria (Signalized Intersection)**

LOS	Control Delay per Vehicle (second)
A	<10
B	10 TO 20
C	20 TO 35
D	35 TO 50
E	50 TO 80
F	>80

Source: TRB HCM 2010

**Table 2: Level of Service Criteria (Un-Signalized Intersection)**

LOS	Delay (Seconds/Vehicle)
A	<10
B	10 TO 15
C	15 TO 25
D	25 TO 35
E	35 TO 50
F	>50

Source: TRB HCM 2010

**Existing Levels of Service Analysis - LOS** are expressed in a range from “A” to “F,” with “A” being the highest LOS and “F” representing the lowest LOS. Level of service “D” is considered the minimum acceptable LOS in an urban area. Tables 1 & 2, shows the thresholds for levels of service “A” through “F” for signalized and un-signalized intersections, respectively. All level of service computations contained in this report were based upon the Synchro 9 software “*Synchro Studio, is a complete software package for modeling, optimizing, managing and simulating traffic systems*”. Delay per vehicle includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

Table 3 summarizes the results of the weekday peak hour intersection analysis for the Existing Conditions. Detailed LOS calculations are provided in the Appendix.

**Table 3: Existing Level of Service (LOS) Summary**

ID	Intersection	Traffic Control Method	Movement	Existing Condition							
				AM Peak Hour				PM Peak Hour			
				Veh Delay	LOS	Appr Veh Delay	Appr LOS	Veh Delay	LOS	Appr Veh Delay	Appr LOS
1	Baker Rd at Grand St	Un-Signalized	EB	33.2	D			25.5	D		
			WB	52.1	F			42.5	E		
			NB Left	11.6	B	0.4	A	8.8	A	0.6	A
			NB Thru-Right	0.0	A			0.0	A		
			SB Left	8.4	A	0.3	A	10.5	B	0.6	A
			SB Thru-Right	0.0	A			0.0	A		

Notes: For unsignalized intersections, the delay values are for the critical minor approach. For signals, the delay values are the overall delay. Delay is expressed in seconds per vehicle. LOS = Level of the delay values are the overall delay.

The results of the existing conditions analysis for the study intersection indicate that all study intersections and approaches currently operate at acceptable LOS D or better, with the exception of northwest bound approach on Grand Street, during both the AM and PM peaks which operate at level of service F and E, respectively. These movement periodically experiences long vehicles delay and queues.

**III. Background Traffic Volumes**

**Background Traffic Volumes** - In order to determine the applicable growth rate for the existing traffic volumes to projected build-out, historical traffic count data and population forecasts publish by SEMCOG were referenced. SEMCOG data indicated that traffic volume in the study area will experience growth by 2020. However, the traffic data collected indicated that traffic has decreased during the peak hours since 2009. Based on this data, and since the proposed development is scheduled to open in the 2017 the background without the proposed development is assumed to be equal to existing condition and it was added to the build condition.

#### IV. Future Site Conditions

This section evaluates the impacts of the proposed project on existing traffic operations in the vicinity of the project site.

**Trip Generation** - The trip generation rates and volumes used for this analysis were obtained from information published in the Institute of Trip Generation Manual, 9th Edition. This manual is a nationally recognized resource for determining trip generation characteristics for Apartments development and many other land uses.

For the future analysis, the Resd. Condo/Townhouse (Land Use Category 230) was used, based on the number of dwellings units of the proposed development. Resd. Condo/Townhouse (Land Use Category 230) represents the trip making characteristics of this development. The development is estimated to generate 378 daily trips and 29 trips in the AM Peak and 34 trips in the PM peak, which is summarized in Table 4. According to the ITE Trip Generation Manual (9<sup>th</sup> Edition), ITE does not provide data on pass-by trips for Resd. Condo/Townhouse categories.

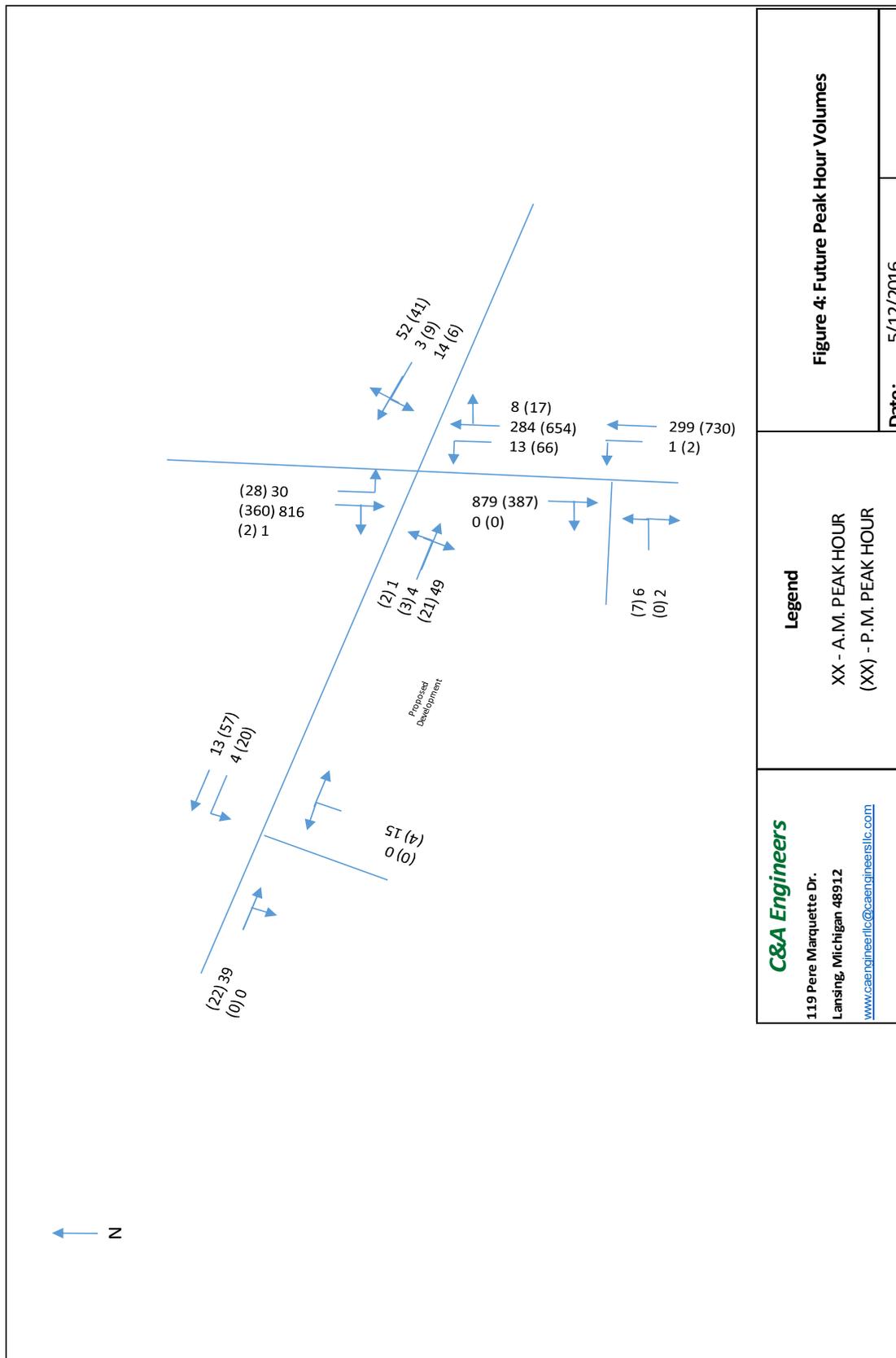
**Table 4: Trip Generation Characteristics - Resd. Condo/Townhouse 230 (DU)**

*DU	A.M. Peak Hour			P.M. Peak Hour			Daily
	Generated Trips	Directional Distribution		Generated Trips	Directional Distribution		
		17% IN	83% OUT		67% IN	33% OUT	
68	29	5	24	34	23	11	378

\* DU - Dwelling Units

**Trip Assignment and Trip Distribution** - Traffic expected to be generated by a project must be distributed and assigned to the roadway system so that the impacts of the proposed project on roadway links and intersections within the study area can be analyzed. After an estimate of the total traffic into and out of the site has been made, that traffic must be distributed and assigned to the roadway system. The trip distribution step produces estimates of trip origins and destinations. The assignment step produces estimates of the amount of site traffic that will use certain access routes between their origin and destination.

The vehicle trips that would be generated by the development were assigned to the study road network based on existing peak hour traffic patterns and the methodologies published by ITE. The traffic volumes from the development using these assignment and distribution parameters. The site-generated vehicle trips were assigned to the study road network based on this trip distribution model as shown on are shown on Figure 4.



**Future Traffic Level of Service Analysis** - The results of the Future conditions analysis for the study intersection indicate that all the approaches currently operate at acceptable LOS D or better, with the exception of both approaches on Grand Street, during the AM peak hour, and the northwest bound Grand Street approach, during the PM peak hour. These movements periodically experience long vehicle delay and queues. The level of service analysis for the future condition is summarized in Table 6.

**Table 5: Future Level of Service (LOS) Summary**

ID	Intersection	Traffic Control Method	Movement	2017 Future Condition							
				AM Peak Hour				PM Peak Hour			
				Veh Delay	LOS	Appr Veh Delay	Appr LOS	Veh Delay	LOS	Appr Veh Delay	Appr LOS
1	Baker Rd at Grand St	Un-Signalized	EB	36.3	E			16.6	D		
			WB Thru-Right	68.9	F			49.0	E		
			NB Left	11.6	B	0.5	A	9.0	A	0.9	A
			NB Thru-Right	0.0	A			0.0	A		
			SB Left	8.4	A	0.3	A	25.9	D	0.6	A
			SB Thru-Right	0.0	A			10.5	B		
2	Grand St. Drive	Un-Signalized	NEB Left-Right	8.6	A			8.4	A	25.9	
			NWB Thru	0.0	A	1.7	A	0.0	A	2.4	A
			NWB LEFT	7.3	A			7.3	A		
			SEB Thru-Right	0.0	A			0.0	A		
3	Baker Rd. Drive	Un-Signalized	EB Left	17.4	C	17.2	C	16.3	C	16.3	C
			EB Right	16.6	C			0.0	A		
			NB Left	10.0	B	0.0	A	8.2	A	0.0	A
			NB Thru	0.0	A			0.0	A		
			SB Thru-Right	0.0	A						

Notes: For unsignalized intersections, the delay values are for the critical minor approach. For signals, the delay values are the overall delay. Delay is expressed in seconds per vehicle. LOS = Level of the delay values are the overall delay.

**Proposed Site Access** - The proposed site layout includes two access drives to the site, one (1) on Grand Street and one existing (1) on Baker Road. The Baker Road Drive is located approximately 200 feet south of the Grand Street & Baker Street intersection, Grand Street Drive will be located approximately 600 feet west of the Grand Street & Baker Street intersection. The placement and the geometry of both drives should be designed in accordance with the standards set forth by City of Dexter (See appendix).

## V. Conclusions & Recommendations

The proposed development will have minimal if any impact on the traffic operations of Baker Road and Grand Street. A review of operations on Grand Street & Baker Road intersection approaches, using existing and future conditions indicates that the level of service (LOS) will remain the same, except for the southeast bound approach on Grand Street (LOS E), during the PM peak period and the northwest bound approach on Grand Street (LOS F), during both the AM and PM peak periods.

**Recommendations** - The findings of this study give rise to the following recommendations:

- ✚ The existing Baker Road Drive and proposed Grand Drive be designed and constructed per City of Dexter Standards & Specifications.
- ✚ The Baker Road Access shall be reconfigured such that the driveway radius does not encroach onto the existing property to the south.

## Appendix - Supplemental Information

Vehicle Turning Movement Surveys  
LOS Computations (Synchro Printouts)  
SEMCOG Historical Crash Data  
Warrant Analysis  
SEMCOG Data Crash Data

HCM 2010 TWSC  
5: Baker Rd & Grand St

Future A.M. Peak  
1/13/2016 7:30 am

Intersection												
Int Delay, s/veh	6											

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Traffic Vol, veh/h	9	278	8	30	816	1	1	4	34	14	3	52
Future Vol, veh/h	13	284	8	30	816	1	1	4	49	14	3	52
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	250	-	-	250	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	69	70	80	82	69	75	75	83	69	67	90	60
Heavy Vehicles, %	10	10	10	10	10	10	10	10	10	10	10	10
Mvmt Flow	19	406	10	37	1183	1	1	5	71	21	3	87

Major/Minor	Major1			Major2			Minor2			Minor1		
Conflicting Flow All	1184	0	0	416	0	0	1749	1709	1183	1742	1705	411
Stage 1	-	-	-	-	-	-	1256	1256	-	448	448	-
Stage 2	-	-	-	-	-	-	493	453	-	1294	1257	-
Critical Hdwy	4.2	-	-	4.2	-	-	7.2	6.6	6.3	7.2	6.6	6.3
Critical Hdwy Stg 1	-	-	-	-	-	-	6.2	5.6	-	6.2	5.6	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.2	5.6	-	6.2	5.6	-
Follow-up Hdwy	2.29	-	-	2.29	-	-	3.59	4.09	3.39	3.59	4.09	3.39
Pot Cap-1 Maneuver	562	-	-	1101	-	-	64	87	222	65	87	624
Stage 1	-	-	-	-	-	-	202	234	-	575	559	-
Stage 2	-	-	-	-	-	-	543	557	-	192	234	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	562	-	-	1101	-	-	51	81	222	40	81	624
Mov Cap-2 Maneuver	-	-	-	-	-	-	51	81	-	40	81	-
Stage 1	-	-	-	-	-	-	195	226	-	556	540	-
Stage 2	-	-	-	-	-	-	449	538	-	124	226	-

Approach	NB	SB	SE	NW
HCM Control Delay, s	0.5	0.3	36.3	68.9
HCM LOS			E	F

Minor Lane/Major Mvmt	NBL	NBT	NBR	NWLn1	SELn1	SBL	SBT	SBR
Capacity (veh/h)	562	-	-	158	190	1101	-	-
HCM Lane V/C Ratio	0.034	-	-	0.702	0.406	0.033	-	-
HCM Control Delay (s)	11.6	-	-	68.9	36.3	8.4	-	-
HCM Lane LOS	B	-	-	F	E	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	4.1	1.8	0.1	-	-

HCM 2010 TWSC  
5: Baker Rd & Grand St

Future PM. Peak  
1/13/2016 5:00 pm

Intersection													
Int Delay, s/veh	3.7												

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Traffic Vol, veh/h	45	648	17	28	360	2	2	3	17	6	9	41
Future Vol, veh/h	66	654	17	28	360	2	2	3	21	6	9	41
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	250	-	-	250	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	69	70	80	82	69	75	75	83	69	67	90	60
Heavy Vehicles, %	10	10	10	10	10	10	10	10	10	10	10	10
Mvmt Flow	96	934	21	34	522	3	3	4	30	9	10	68

Major/Minor	Major1			Major2			Minor2			Minor1		
Conflicting Flow All	524	0	0	956	0	0	1766	1738	523	1744	1729	945
Stage 1	-	-	-	-	-	-	591	591	-	1136	1136	-
Stage 2	-	-	-	-	-	-	1175	1147	-	608	593	-
Critical Hdwy	4.2	-	-	4.2	-	-	7.2	6.6	6.3	7.2	6.6	6.3
Critical Hdwy Stg 1	-	-	-	-	-	-	6.2	5.6	-	6.2	5.6	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.2	5.6	-	6.2	5.6	-
Follow-up Hdwy	2.29	-	-	2.29	-	-	3.59	4.09	3.39	3.59	4.09	3.39
Pot Cap-1 Maneuver	1003	-	-	688	-	-	62	83	538	65	84	307
Stage 1	-	-	-	-	-	-	480	482	-	237	268	-
Stage 2	-	-	-	-	-	-	225	264	-	469	481	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1003	-	-	688	-	-	39	71	538	53	72	307
Mov Cap-2 Maneuver	-	-	-	-	-	-	39	71	-	53	72	-
Stage 1	-	-	-	-	-	-	434	458	-	214	242	-
Stage 2	-	-	-	-	-	-	152	239	-	417	457	-

Approach	NB	SB	SE	NW
HCM Control Delay, s	0.8	0.6	25.9	49
HCM LOS			D	E

Minor Lane/Major Mvmt	NBL	NBT	NBR	NWLn1	SELn1	SBL	SBT	SBR
Capacity (veh/h)	1003	-	-	165	209	688	-	-
HCM Lane V/C Ratio	0.095	-	-	0.529	0.176	0.05	-	-
HCM Control Delay (s)	9	-	-	49	25.9	10.5	-	-
HCM Lane LOS	A	-	-	E	D	B	-	-
HCM 95th %tile Q(veh)	0.3	-	-	2.6	0.6	0.2	-	-

**Intersection**

Int Delay, s/veh 2.2

Movement	SET	SER	NWL	NWT	NEL	NER
Traffic Vol, veh/h	39	0	0	13	0	0
Future Vol, veh/h	39	0	4	13	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	75	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	42	0	4	14	0	16

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	-	42
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	0	1567
Stage 1	-	0	-
Stage 2	-	0	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1567
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	SE	NW	NE
HCM Control Delay, s	0	1.7	8.6
HCM LOS			A

Minor Lane/Major Mvmt	NELn1	NELn2	NWL	NWT	SET
Capacity (veh/h)	-	1029	1567	-	-
HCM Lane V/C Ratio	-	0.016	0.003	-	-
HCM Control Delay (s)	0	8.6	7.3	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	-	0	0	-	-

# HCM 2010 TWSC

## 7: Drive #1 & Grand St

### Intersection

Int Delay, s/veh 1.7

Movement	SET	SER	NWL	NWT	NEL	NER
Traffic Vol, veh/h	22	0	0	56	0	0
Future Vol, veh/h	22	0	20	57	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	75	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	0	22	62	0	4

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	-	24
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	0	1591
Stage 1	-	0	-
Stage 2	-	0	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1591
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	SE	NW	NE
HCM Control Delay, s	0	1.9	8.4
HCM LOS			A

Minor Lane/Major Mvmt	NELn1	NELn2	NWL	NWT	SET
Capacity (veh/h)	-	1052	1591	-	-
HCM Lane V/C Ratio	-	0.004	0.014	-	-
HCM Control Delay (s)	0	8.4	7.3	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	-	0	0	-	-

**Intersection**

Int Delay, s/veh 0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Traffic Vol, veh/h	0	0	0	295	864	0
Future Vol, veh/h	6	2	1	299	879	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	75	0	75	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	2	1	325	955	0

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	1282	955	0
Stage 1	955	-	-
Stage 2	327	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	182	313	720
Stage 1	374	-	-
Stage 2	731	-	-
Platoon blocked, %			-
Mov Cap-1 Maneuver	182	313	720
Mov Cap-2 Maneuver	296	-	-
Stage 1	374	-	-
Stage 2	730	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.2	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT
Capacity (veh/h)	720	-	296	313	-
HCM Lane V/C Ratio	0.002	-	0.022	0.007	-
HCM Control Delay (s)	10	-	17.4	16.6	-
HCM Lane LOS	B	-	C	C	-
HCM 95th %tile Q(veh)	0	-	0.1	0	-

**Intersection**

Int Delay, s/veh 0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Traffic Vol, veh/h	0	0	0	710	383	0
Future Vol, veh/h	7	0	2	730	387	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	75	0	75	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	0	2	793	421	0

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	1219	421	0
Stage 1	421	-	-
Stage 2	798	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	199	632	1138
Stage 1	662	-	-
Stage 2	443	-	-
Platoon blocked, %			-
Mov Cap-1 Maneuver	199	632	1138
Mov Cap-2 Maneuver	327	-	-
Stage 1	662	-	-
Stage 2	442	-	-

Approach	EB	NB	SB
HCM Control Delay, s	16.3	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT
Capacity (veh/h)	1138	-	327	-	-
HCM Lane V/C Ratio	0.002	-	0.023	-	-
HCM Control Delay (s)	8.2	-	16.3	0	-
HCM Lane LOS	A	-	C	A	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

## Eight Hour Manual & Turning Traffic Counts Summary

**Location:** Baker Rd at Grand St

**Date:** 1/13/2016

**Day of Week:** Wednesday

**Weather:** Cloudy

**Analyst:** Mike Henderson

Interval starts	Southbound			South-Westbound			Northbound			North-Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00	3	93	0	2	11	0	3	73	1	2	5	0	193
07:15	7	169	0	0	0	4	4	38	1	0	1	5	229
07:30	4	220	0	4	1	4	4	43	0	0	0	8	288
07:45	9	200	0	2	1	12	3	75	1	0	1	14	318
08:00	11	206	0	6	1	17	1	92	5	0	3	6	348
08:15	6	190	1	2	0	19	1	68	2	1	0	6	296
08:30	7	117	0	0	2	3	2	64	1	0	1	4	201
08:45	5	120	0	0	0	3	1	49	1	0	0	3	182
	847			69			295			39			
Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
11:00	4	79	1	1	3	1	4	56	1	0	0	4	154
11:15	6	76	0	2	1	4	1	51	0	0	0	1	142
11:30	6	85	2	1	0	3	2	77	3	0	1	3	183
11:45	4	68	0	0	0	4	3	78	2	0	1	4	164
12:00	2	63	2	0	2	7	1	82	1	1	1	6	168
12:15	3	87	1	1	1	7	5	63	2	1	0	4	175
12:30	1	62	0	2	3	3	5	64	6	0	1	3	150
12:45	1	62	0	1	2	5	1	68	0	0	1	3	144
	615			54			576			35			
Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
15:00	7	70	1	6	0	17	3	148	4	1	0	3	260
15:15	5	70	0	4	3	21	6	160	1	1	0	5	276
15:30	6	82	1	0	0	14	1	140	1	2	0	1	248
15:45	4	55	0	2	2	10	4	134	1	1	0	4	217
16:00	5	76	2	1	1	5	4	136	1	1	3	3	238
16:15	1	84	1	2	0	7	3	164	4	0	0	6	272
16:30	5	77	0	2	2	13	8	191	3	0	1	11	313
16:45	3	82	1	6	0	5	11	161	2	1	0	5	277
17:00	8	74	1	1	1	13	8	163	2	1	2	4	278
17:15	4	77	0	2	3	9	21	150	2	0	0	5	273
17:30	11	90	0	0	3	11	9	162	3	1	1	2	293
17:45	5	119	1	3	2	8	7	173	10	0	0	6	334
18:00	6	69	1	2	0	18	2	125	5	0	0	4	232
18:15	2	55	0	2	1	9	5	137	3	0	0	5	219
18:30	5	65	0	1	0	7	3	130	1	0	1	3	216
18:45	5	39	0	5	.	7	4	129	1	0	0	1	191

**Intersection AM Peak Hour: 07:30 -08:30**

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	30	816	1	14	3	52	9	278	8	1	4	34	1250
Factor	0.68	0.99	0.25	0.58	0.38	0.76	0.56	0.76	0.40	0.25	0.33	0.61	
Approach Factor	0.98			0.72			0.75			0.65			

**Intersection Off Peak Hour: 11:30-12:30**

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	15	303	5	2	3	21	11	300	8	2	3	17	690
Factor	0.63	0.87	0.63	0.50	0.38	0.75	0.55	1.19	0.67	0.50	0.75	0.71	
Approach Factor	0.87			0.72			0.95			0.69			

**Intersection PM Peak Hour: 17:00 -18:00**

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	28	360	2	6	9	41	45	648	17	2	3	17	1178
Factor	0.64	0.76	0.50	0.50	0.75	0.79	0.54	0.94	0.43	0.50	0.38	0.71	
Approach Factor	0.78			1.00			0.93			0.79			

Riley at Fairview

## Washtenaw County Road Commission

### 0080712009 Weekly Volume Report - Mon 09/21/2009 - Sun 09/27/2009

<b>Location ID:</b>	0080712009
<b>Located On:</b>	Baker Rd
<b>Direction:</b>	NB
<b>Community:</b>	Scio Twp
<b>AADT:</b>	6190

<b>Type:</b>	SPOT
<b>NORTH OF:</b>	Shield Rd (school)
<b>Period:</b>	Mon 09/21/2009 - Sun 09/27/2009

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg
12:00 AM			39					39
1:00 AM			15					15
2:00 AM			12					12
3:00 AM			28					28
4:00 AM			20					20
5:00 AM			83					83
6:00 AM			269					269
7:00 AM			377					377
8:00 AM			343					343
9:00 AM			255					255
10:00 AM			260					260
11:00 AM			340					340
12:00 PM			349					349
1:00 PM		362						362
2:00 PM		537						537
3:00 PM		573						573
4:00 PM		707						707
5:00 PM		816						816
6:00 PM		535						535
7:00 PM		357						357
8:00 PM		284						284
9:00 PM		153						153
10:00 PM		82						82
11:00 PM		55						55
<b>Total</b>	<b>0</b>	<b>4461</b>	<b>2390</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>24HrTotal</b>			6851					6851
<b>AM Pk Hr</b>								
<b>AM Peak</b>								0
<b>PM Pk Hr</b>								
<b>PM Peak</b>								0
<b>% Peak Hr</b>								
<b>% Peak Hr</b>			11.91%					11.91%

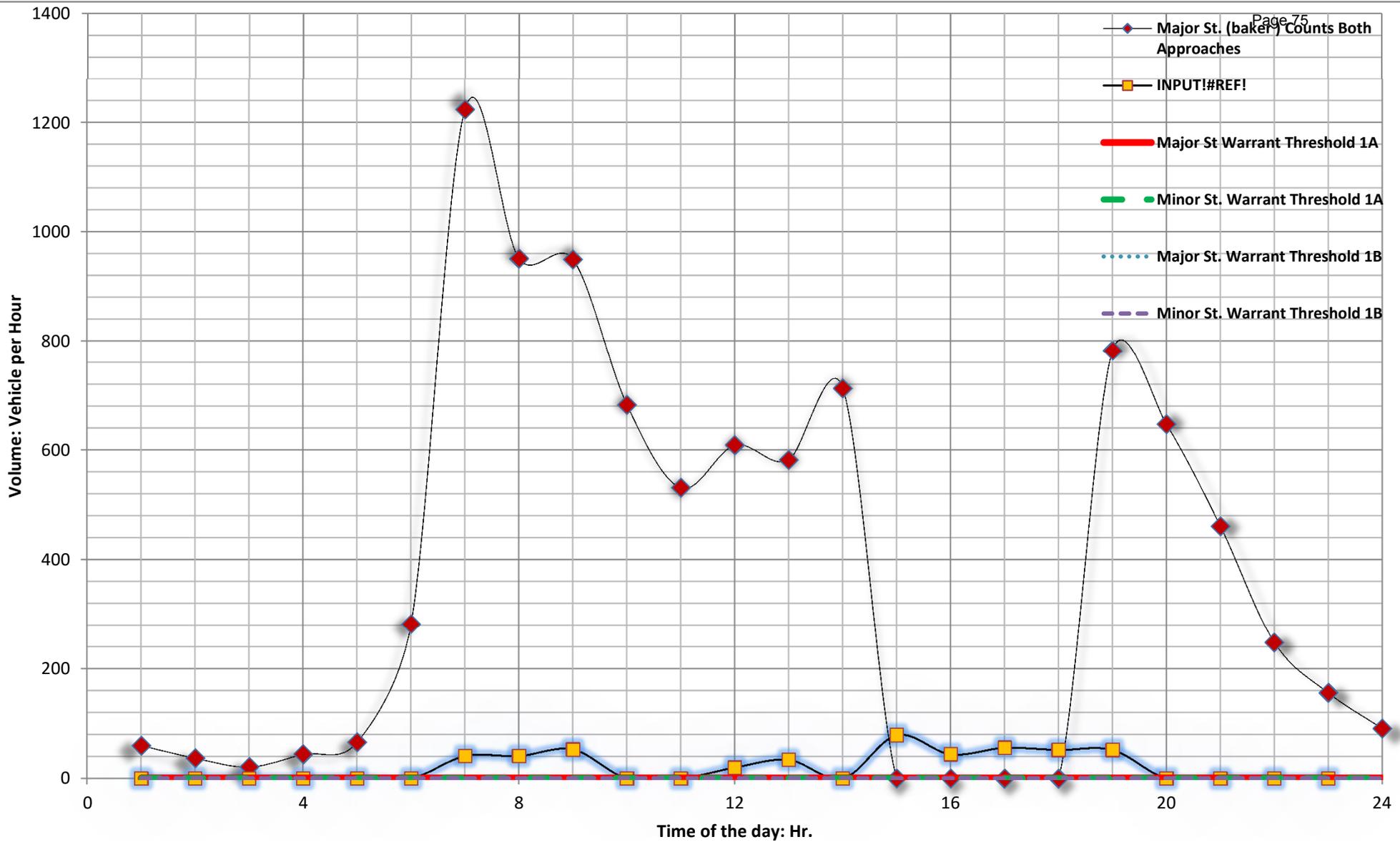
## Washtenaw County Road Commission

### 0080711009 Weekly Volume Report - Mon 09/21/2009 - Sun 09/27/2009

<b>Location ID:</b>	0080711009
<b>Located On:</b>	Baker Rd
<b>Direction:</b>	SB
<b>Community:</b>	Scio Twp
<b>AADT:</b>	6200

<b>Type:</b>	SPOT
<b>NORTH OF:</b>	Shield Rd (school)
<b>Period:</b>	Mon 09/21/2009 - Sun 09/27/2009

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg
12:00 AM			21					21
1:00 AM			22					22
2:00 AM			9					9
3:00 AM			16					16
4:00 AM			46					46
5:00 AM			199					199
6:00 AM			421					421
7:00 AM			847					847
8:00 AM			598					598
9:00 AM			428					428
10:00 AM			271					271
11:00 AM			363					363
12:00 PM			362					362
1:00 PM		351						351
2:00 PM		440						440
3:00 PM		500						500
4:00 PM		522						522
5:00 PM		478						478
6:00 PM		325						325
7:00 PM		290						290
8:00 PM		177						177
9:00 PM		95						95
10:00 PM		74						74
11:00 PM		36						36
<b>Total</b>	<b>0</b>	<b>3288</b>	<b>3603</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>24HrTotal</b>			6891					6891
<b>AM Pk Hr</b>								
<b>AM Peak</b>								0
<b>PM Pk Hr</b>								
<b>PM Peak</b>								0
<b>% Peak Hr</b>								
<b>% Peak Hr</b>			7.58%					7.58%



### FIGURE 3: WARRANT 1A&B

IS THERE A REDUCTION IN THE WARRANT THRESHOLDS TO 56% ...

1- DUE TO SPEED? NO

2- DUE TO ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000? YES

Spot Number:

baker @ grand

NO. OF LANES ON MAJOR ST.? 2

NO. OF LANES ON MINOR ST.? 1

Number of Hours that met the Warrant: 0

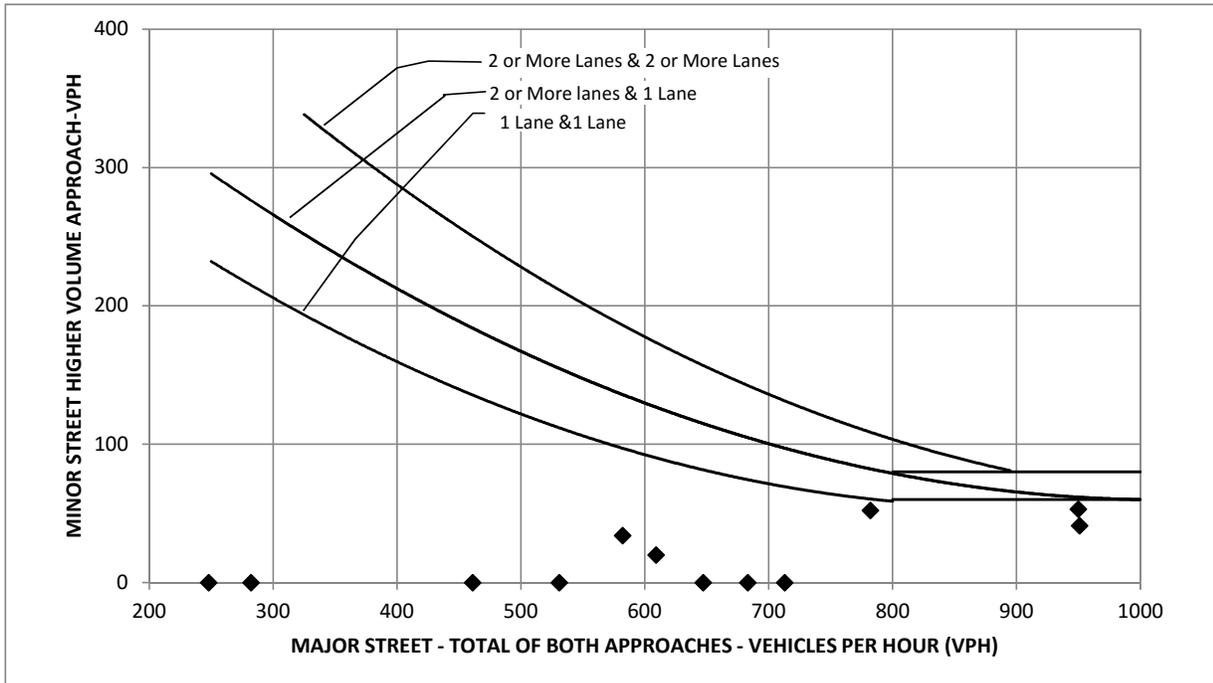
Does this intersection meet Warrant 1A&B for signal installation? N/A

Data Collection Date: 1/13/2016

**Michigan Manual of Uniform Traffic Control Devices  
Worksheet for Signal Warrants (Section 4C)  
WARRANT 2: Four-Hour Vehicular Volume**

Spot Number:	0
Intersection:	baker @ grand
Date	1/22/2016 by CAE

2	: No. of Lanes on Major St.
1	: No. of Lanes on Minor St.
35	: Speed limit or 85th Percentile? (MPH)
YES	: Is the intersection within an Isolated community?
4400	: What is the of the population isolated community?

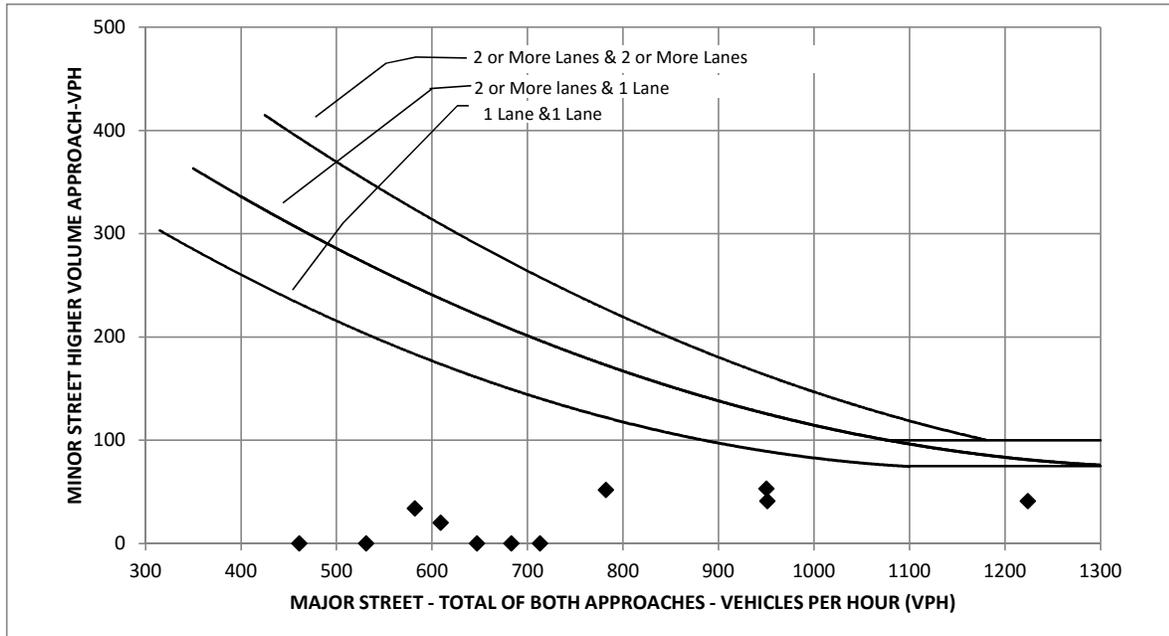


How Many Hours Are Met	0
Is Warrant (70%) Met?	NO

**Michigan Manual of Uniform Traffic Control Devices  
Worksheet for Signal Warrants (Section 4C)  
WARRANT 3 B(70%): Peak-Hour Vehicular Volume**

Spot Number:	0		
Intersection:	baker @ grand		
Date	1/22/2016	by	CAE

<b>2</b>	<b>: No. of Lanes on Major St.</b>
<b>1</b>	<b>: No. of Lanes on Minor St.</b>
<b>35</b>	<b>: Speed limit or 85th Percentile? (MPH)</b>
<b>YES</b>	<b>: Is the intersection within an isolated community?</b>
<b>4400</b>	<b>: What is the of the population isolated community?</b>

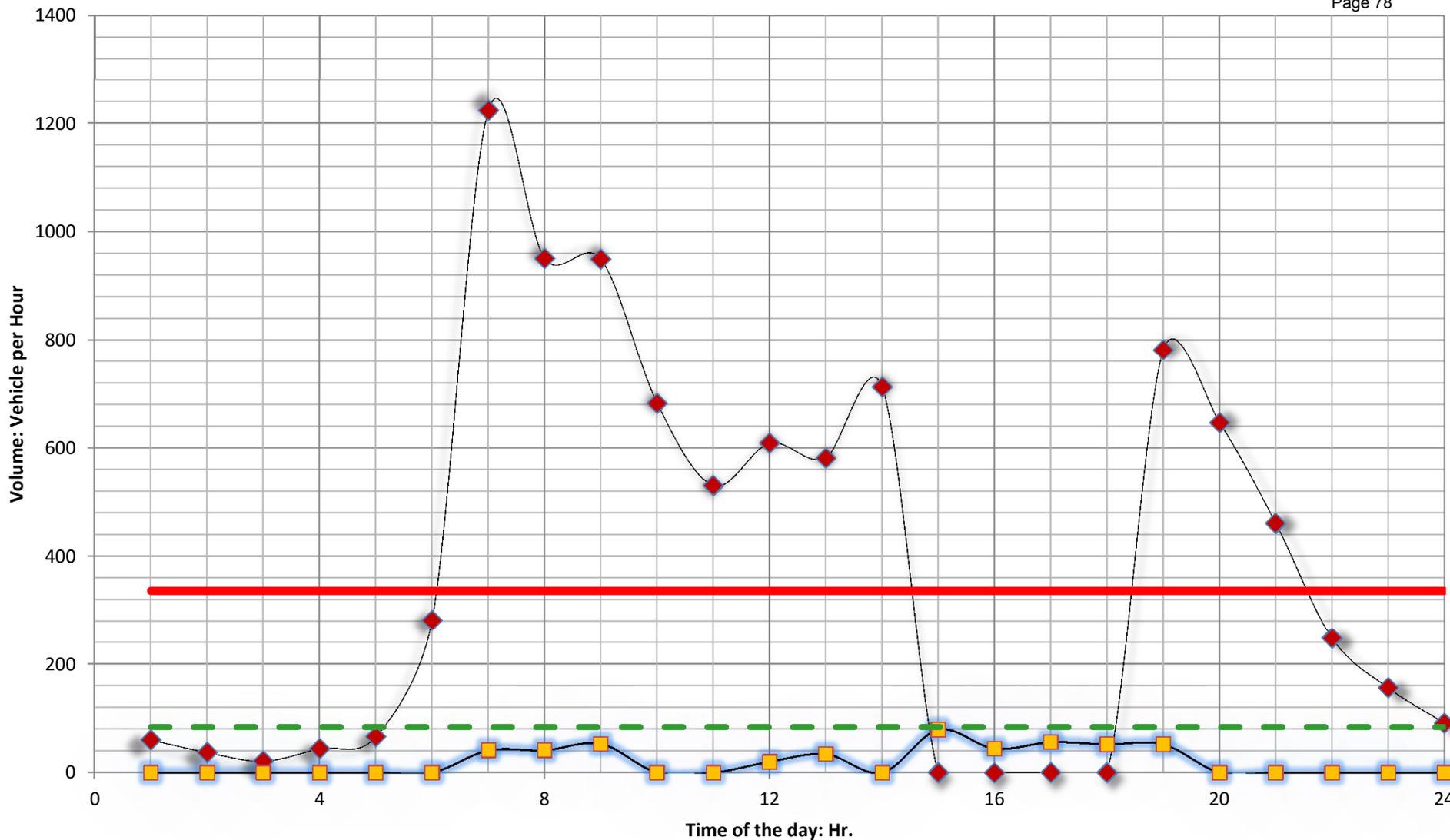


**How Many Hours Are Met**

**0**

**Is Warrant (70%) Met?**

**NO**



**FIGURE 1: WARRANT 7A**

Spot Number:

baker @ grand

NO. OF LANES ON MAJOR ST.? 2

NO. OF LANES ON MINOR ST.? 1

Is there a reduction in the Warrant Threshold to 56%:

NO

Number of Hours that met the Warrant:

0

Does this intersection meet Warrant 7A for signal installation?

NO

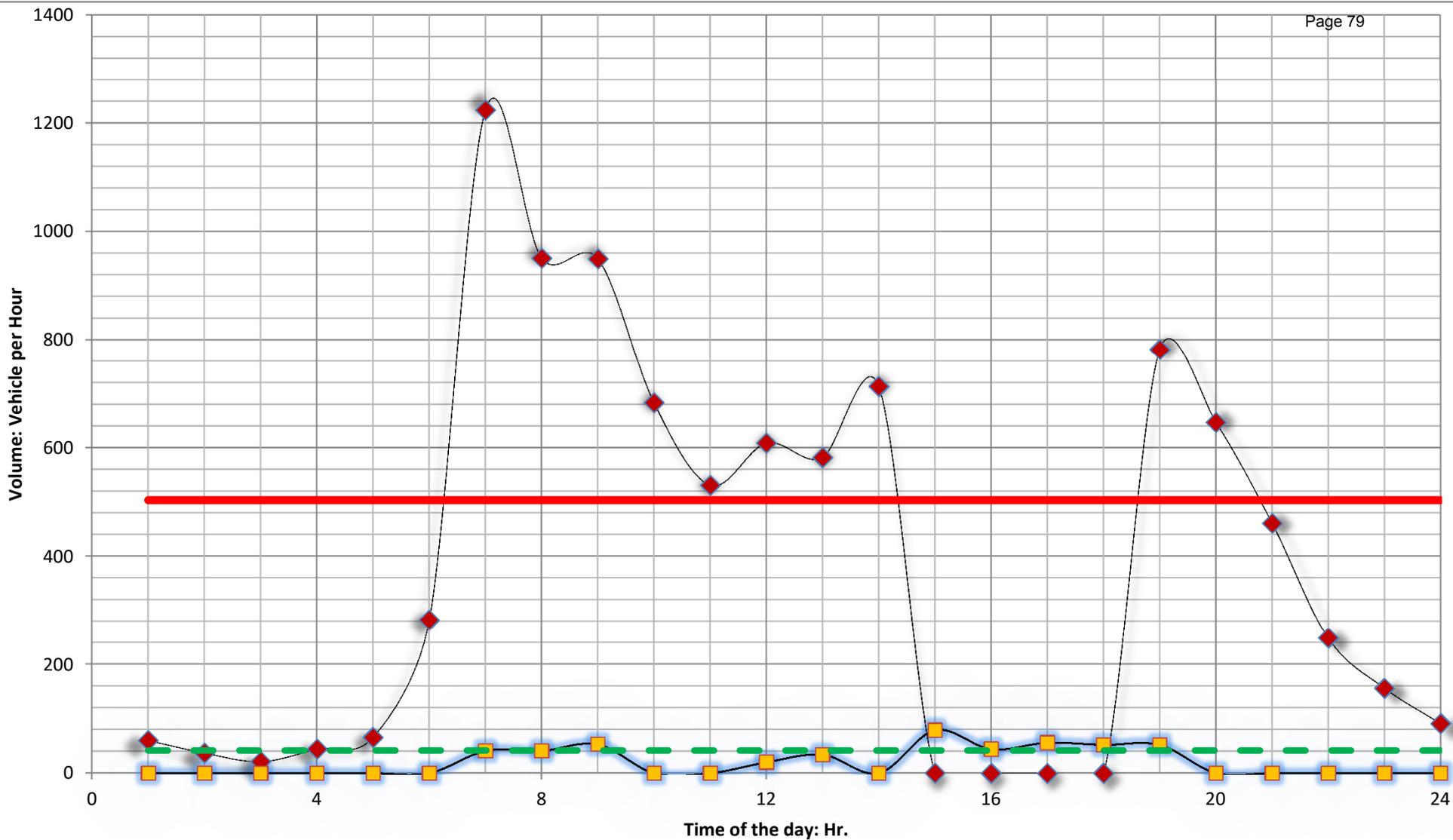
◆ Major St. (baker ) Counts Both Approaches

■ INPUT!#REF!

— Major St Warrant Threshold

— Minor St. Warrant Threshold

Data Collection Date: 1/13/2016



## FIGURE 2: WARRANT 7B

Spot Number:

baker @ grand

NO. OF LANES ON MAJOR ST.? 2

NO. OF LANES ON MINOR ST.? 1

Is there a reduction in the Warrant Threshold to 56%:

NO

Number of Hours that met the Warrant:

2

Does this intersection meet Warrant 7B for signal installation?

NO

—◆— Major St. (baker ) Counts Both Approaches

—■— INPUT!#REF!

— Major St Warrant Threshold

— Minor St. Warrant Threshold

Data Collection Date: 1/13/2016

# Crash and Road Data

## Road Segment Report

### Baker Rd, (PR Number 1426608)

<b>From:</b>	W I 94/Baker Ramp0.453 BMP
<b>To:</b>	Dexter Ann Arbor Rd3.110 EMP
<b>FALINK ID:</b>	7837
<b>Community:</b>	City of Dexter , Scio Township
<b>County:</b>	Washtenaw
<b>Functional Class:</b>	16 - Urban Minor Arterial
<b>Direction:</b>	-
<b>Length:</b>	2.657 miles
<b>Number of Lanes:</b>	2
<b>Posted Speed:</b>	50 (source: TCO)
<b>Route Classification:</b>	Not a route
<b>Annual Crash Average 2010-2014:</b>	<u>24</u>
<b>Traffic Volume (2013)*:</b>	12,400 (Observed AADT)
<b>Pavement Type (2014):</b>	Asphalt
<b>Pavement Rating (2014):</b>	Fair
<b>Short Range (TIP) Projects:</b>	(20687) Rehabilitate Roadway (21321) Road Enhancement
<b>Long Range (RTP) Projects:</b>	(2041) Center Left Turn Lane

\* AADT values are derived from **Traffic Counts**

### Street View



## Crash and Road Data

### Intersection Overview

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[DOWNLOAD RESULTS \(.CSV\)](#)

#### Baker Rd, (PR Number 1426608)

##### Date From 2010-2014

###### 81005215

MILE POINT

2.277

CROSS PR

1445304

TRAFFIC SIGNAL?

No

5-YEAR RANK

7

CROSS ROAD

Shield Rd

CROSS MILE

0.639

YEARLY CRASH AVERAGE

2

###### 81005068

MILE POINT

2.391

CROSS PR

1445305

TRAFFIC SIGNAL?

No

5-YEAR RANK

4

CROSS ROAD

Dan Hoey Rd

CROSS MILE

0.000

YEARLY CRASH AVERAGE

4

**81004659**

MILE POINT

2.785

CROSS PR

1445306

TRAFFIC SIGNAL?

No

5-YEAR RANK

15

CROSS ROAD

Hudson St

CROSS MILE

0.000

YEARLY CRASH AVERAGE

1**81004584**

MILE POINT

2.851

CROSS PR

1445307

TRAFFIC SIGNAL?

No

5-YEAR RANK

24

CROSS ROAD

Grand St

CROSS MILE

0.348

YEARLY CRASH AVERAGE

1**81004412**

MILE POINT

2.983

CROSS PR

1445308

TRAFFIC SIGNAL?

No

5-YEAR RANK

7

CROSS ROAD

Forest St

CROSS MILE

0.437

YEARLY CRASH AVERAGE

2

**81004286**

MILE POINT	CROSS ROAD
3.110	Main St
CROSS PR	CROSS MILE
1446002	0.802
TRAFFIC SIGNAL?	YEARLY CRASH AVERAGE
No	<u>3</u>
5-YEAR RANK	
6	

**Metrics:**

A PR number is a part of a common linear referencing system used statewide to uniquely identify any point or section of roadway within Michigan's transportation networks. The PR number is a unique value given to a section of roadway, this can be followed by an exact mile point in order to pinpoint a location or a beginning mile point (BMP) and ending mile point (EMP) can be listed to identify a section of roadway (courtesy Michigan Department of Transportation).

**Intersection Attributes**

Unique ID - the intersection id from Michigan Geographic Framework

Traffic Signal - whether a traffic signal is present at the intersection

Annual Crash Average 2010-2014 - the average number of reported crashes within **150 feet** of the intersection from 2010-2014

2010-2014 Rank - where the intersection ranks in the geography chosen for 2010-2014 crashes

Street View - Google Street View of the intersection (if street view does not display it is not available for the selected intersection)

Quick Map - Google Map of the intersection

# High-Frequency Crash Locations

YOU ARE VIEWING DATA FOR:

## City of Dexter

### City of Dexter Intersections, Ranked by 2010-2014 Five-Year Total

Top 20 ▾ Intersections ▾ SEARCH

[DOWNLOAD RESULTS \(.CSV\)](#)

Local Rank	County Rank	Region Rank	Intersection	2010	2011	2012	2013	2014	Avg. 2010-2014
1	229	2598	<a href="#">Main St @ Broad St</a>	6	5	4	4	10	5.8
2	249	2821	<a href="#">Main St @ Alpine St</a>	5	8	9	2	3	5.4
3	350	3934	<a href="#">Dexter Pinckney Rd @ Island Lake Rd</a>	5	3	5	2	5	4.0
4	365	4160	<a href="#">Baker Rd @ Dan Hoey Rd</a>	3	2	3	6	5	3.8
5	407	4696	<a href="#">Dexter Ann Arbor Rd @ Ryan Dr</a>	3	2	4	4	4	3.4
6	466	5363	<a href="#">Baker Rd @ Main St</a>	4	3	2	5	1	3.0
7	584	6809	<a href="#">Baker Rd @ Forest St</a>	1	2	5	2	2	2.4
8	584	6809	<a href="#">Baker Rd @ Dongara Dr</a>	5	2	2	1	2	2.4
9	756	9106	<a href="#">Main St @ Jeffords St</a>	1	0	2	1	5	1.8
10	836	10231	<a href="#">Main St @ Meadow View Dr</a>	1	1	2	4	0	1.6
11	929	11581	<a href="#">Main St @ Inverness St</a>	2	1	1	2	1	1.4
12	929	11581	<a href="#">Broad St @ Jeffords St</a>	0	2	3	0	2	1.4
13	1031	13290	<a href="#">Main St @ Alpine St</a>	3	1	0	2	0	1.2
14	1031	13290	<a href="#">Island Lake Rd @ Eastridge Dr</a>	0	2	3	0	1	1.2
15	1174	15481	<a href="#">Main St @ Hudson St</a>	0	0	2	1	2	1.0
16	1174	15481	<a href="#">Baker Rd @ Hudson St</a>	1	0	2	0	2	1.0
17	1174	15481	<a href="#">Main St @ Kensington St</a>	3	0	0	0	2	1.0

18	1174	15481	<u>Dexter Ann Arbor Rd @ Carrington Dr</u>	3	2	0	0	0	1.0
19	1174	15481	<u>Dexter Pinckney Rd @ Samuel Dr</u>	2	2	0	1	0	1.0
20	1353	18506	<u>Main St @ Huron View Ct</u>	2	0	1	0	1	0.8

**PLANNED UNIT DEVELOPMENT  
DEVELOPMENT AGREEMENT  
CITY OF DEXTER  
AND  
MMB EQUITIES, LLC**

THIS PLANNED UNIT DEVELOPMENT AGREEMENT is made this \_\_\_\_ day of \_\_\_\_\_, 2016, by and between the City of Dexter, of 8140 .Main Street, Dexter, Michigan 48130, (hereinafter "City"), and MMB Equities, LLC, a Michigan Limited Liability Corporation, 7444 Dexter Ann Arbor Road, Suite F, Michigan 48130 (hereinafter "Developer").

**WITNESSETH:**

This Agreement is made based on the following underlying facts and circumstances:

- A. The City desires to promote a residential environment with diverse housing options for City residents, recognizing that a viable, healthy residential component is of primary importance to the overall health and vitality of the community.
- B. The City desires to preserve and strengthen the existing character of the downtown area as a historic, pedestrian-scaled community, with traditional site and architectural design creating an aesthetically memorable place with vibrant streetscapes and community spaces.
- C. The City encourages redevelopment along the Baker Road corridor, which serves the needs of Dexter's growing population
- D. The City encourages common design elements, such as: architecture, streetscape, signage, and landscaping that promote continuation of the downtown theme along the Baker Road corridor.
- E. The City desire to provide a variety of safe, efficient modes of transportation to meet the needs of City residents and visitors.
- F. The City desired to encourage development in accordance with adopted the Master Plan.
- G. The City desires to support and encourage development consistent with the DDA Development Plan.
- H. The Developer is the owner in fee simple of 8.57 acres of real property (the "Property") at the southwest corner of Grand Street and Baker Road and more particularly described in Exhibit A attached hereto.
- I. Prior to execution of this Agreement, the Property was zoned I-1, Limited Industrial. Upon execution of the Agreement the Property shall be rezoned by the City to VR Village Residential with a PUD Planned Unit Development Overlay.
- J. The Developer intends to redevelop the Property with 80 attached residential condominium units; which will be served by public water and sanitary sewer services. This development will be completed pursuant to an approved Area Plan, which hereinafter will be referred to as Grandview Commons.
- K. Pursuant to the requirements of the Zoning Ordinance for the City of Dexter, the Developer has submitted to the City, and the City has approved, an Area Plan, an Area Plan Petition and supporting documentation (collectively, the "Area Plan"). The Area Plan and supporting documentation are set forth in Exhibit B.
- L. Subject to the execution and recording of this Agreement, the development illustrated and described in this Agreement and in the Exhibits attached hereto, is hereby approved in accordance with the authority granted to and vested in the City Council pursuant to Michigan Public Act 110 of 2006, as amended (the Michigan Zoning Enabling Act); Michigan Public Act 33 of 2008, as amended (the Michigan Planning Enabling Act); Michigan Public Act 59 of 1978, as amended (the

Michigan Condominium Act); and in accordance with the Zoning Ordinance of the City, as amended, except as modified herein and subject to the terms of this Agreement. The approval of Grandview Commons Planned Unit Development does not relieve the Developer from compliance with applicable provisions of the Michigan Condominium Act and the City of Dexter Zoning Ordinance, except as modified herein, nor shall it be deemed to confer any approval other than required by law.

- M. The City and the Developer now desire to enter into this Agreement which, among other things, shall set forth the mutual and respective covenants, obligations, and undertakings of the City and Developer with respect to the Planned Unit Development.

**NOW THEREFORE**, in consideration of the foregoing premises, which the City and Developer represent to be true and accurate, and which shall become part of the Parties' obligations herein, and the mutual and respective covenants, obligations, and undertakings of the Parties set forth below, the Parties, intending to be legally bound by this Agreement, agree as follows:

1. **Definitions.** For the purposes of this Agreement, the following terms and phrases shall be defined as described below:
  - a. Approved Area Plan: The Area Plan approved by the City Council governing Planned Unit Development Projects, dated \_\_\_\_\_ and attached hereto as Exhibit X.
  - b. Association: The Grandview Commons Condominium Association, a Michigan non-profit corporation, requires mandatory membership of all unit owners within the Project who will become bound by the condominium documentation governing their use of the Project. The Grandview Commons Condominium Association assumes control of the common area within the Project and operations of the Project upon the recording of the Master Deed that establishes Grandview Commons at the office of the Washtenaw County Register of Deeds.
  - c. Developer: MMB Equities, LLC, 7444 Dexter Ann Arbor Road, Suite F, Michigan 48130, a Michigan corporation, its successors and/or assigns. In the event of a transfer of ownership, Developer, as defined above, shall remain responsible for the performance of any of its obligations hereunder that have matured and are unperformed as of the date of transfer. The Developer has control over maintenance of the Property until such time as the Master Deed establishing the condominium as the Project is recorded at which time the maintenance of the general common elements in the condominium shall be the obligation of the Association.
  - d. Final Site Plan: The detailed drawings of the Project submitted and reviewed in accordance with Article 21, Section 21.04-E, of the City Zoning Ordinance
  - e. Parties: The Developer, City and Association. If more than one person or entity is the Developer, City or Association, the obligation imposed on that party shall be joint and several.
  - f. Project: Certain land located in the City of Dexter, commonly known as Grandview Commons located on the south side of Grand Street, at the southwest corner of Grand Street and Baker Road, which encompasses 8.57 acres of land, as described in Exhibit X of this Agreement ("Property"), to be developed as attached residential condominium units, as approved by the Planning Commission and City Council in the Area Plan.
  - g. City: The City of Dexter, a Michigan municipal corporation, Washtenaw County, Michigan.
2. **Permitted Use of the Property.** The Area Plan for Grandview Commons shall permit the Developer to redevelop the Property, in accordance with the terms of this Agreement for the following uses: Eighty (80) residential dwelling units.
3. **History of the Review Procedure and Action taken by the Planning Commission and City Council.** The following is a summary of the actions taken by the Planning Commission

and City Council, in association with this project:

- a. Area Plan Review. Review and public hearing by the Planning Commission, with recommendation of approval on \_\_\_\_\_, 2016 and approval by City Council on \_\_\_\_\_, 2016.
  - b. Planned Unit Development Final Site Plan Review. Review by the Planning Commission, with recommendation for approval on \_\_\_\_\_, 2016 and approval by City Council on \_\_\_\_\_, 2016.
4. **Plan and Documents Submitted by the Applicant.** The approved PUD Area Plan (Exhibit B) incorporates the material representations the Developer made in the following plan and documents submitted in pursuit of PUD approval to the extent that such representations are not inconsistent with the recitals and terms contained herein:
- a. Area Plan Petition submitted to the City on May 6, 2016.
  - b. Plans prepared by Metro Consulting Associates, dated/revision dated May 6, 2016, consisting of the following:
    - Area Plan
    - Preliminary Topographic Plan
    - Conceptual Utility Plan
    - Conceptual Landscaping Layout
    - Parallel Plan
  - c. Studies and Technical Memorandum(s)
    - Traffic Impact Analysis dated, January 2016, prepared by C&A Engineers and updated on May 13, 2016.
    - Impact assessment regarding natural resources and natural features; economic impacts on City services, etc.; and short and long term impacts, including duration, dated February 1, 2016, prepared by MMB Equities and others.

The City enters into this Agreement on the assumption that all plan and supporting documentation submitted to the City are true and accurate. If any plan, documents or statements that are material to the project are materially untruthful or inaccurate, then such plan, documents, or statements shall be deemed a violation of the Zoning Ordinance. The remedies for such violation shall be such as are provided by law or equity for violation of a Zoning Ordinance. If there are any discrepancies between the supporting documentation and this Agreement, including Exhibits, this Agreement shall control.

5. **Effects of Area Plan Approval,**

- a. The Developer and the City acknowledge and agree that rezoning of the Property to VR Village Residential constitutes approval of the Area Plan (Exhibit B) as the plan for general configuration, road layout, location and amount of land occupied by permitted uses, and easements, subject to final site plan approval and condominium document review and recording.
- b. References in this Agreement to activities by the Developer in relation to this PUD are intended to include the Developer's transferees, assigns, and any subsequent owner of the Property, unless the context dictates otherwise.
- c. To the extent that development of the Property in accordance with this Agreement and Plan deviate from Zoning Ordinance regulations, this Agreement and the Area Plan shall control. All improvements constructed in accordance with this Agreement and Plan shall be deemed conforming under the Zoning Ordinance. All references in this Agreement to the Zoning Ordinance shall be deemed to refer to the Zoning

Ordinance in effect as of the date of this Agreement. The project shall not be subject to any additional zoning requirements contained in any amendment or additions to the Zoning Ordinance that conflict with the provisions of this Agreement or the Plan, unless the Plan is materially altered at the request of the Developer and with the approval of the City.

6. **Permits from Review Authorities**

Developer will be required to obtain permits for all requirements from all jurisdictions having authority over the project, including the City of Dexter, Washtenaw County and the State of Michigan. The City will cooperate with the Developer's efforts to obtain such permits and will execute such applications, permits or other documents required of the City by the applicable State and County regulatory agencies.

7. **Creation of Condominium Association; Maintenance Responsibilities**

Developer will record and provide recorded copies of the Grandview Commons Master Deed and Bylaws governing the project and the Association.

8. **Phasing**

Developer has proposed a maximum of 3 Phases within the Master Deed and Bylaws.

9. **Easements**

Developer will provide all necessary public utility easements as noted on the Final Site Plan. The City wills Quit Claim the property referenced in Exhibit C.

10. **Utilities**

- a. **Allocation of Residential Equivalency Units (REUs).** The City allocates fifty (66) sanitary sewer REUs of capital charges to be used by the Developer or builders within the PUD.

11. **Issuance of Zoning Compliance and Building Permits**

Final Zoning Compliance will be issued upon completion of individual duplex and brownstone units. Any incomplete site work will require posting of a Performance Guarantee to assure the completion. Final Zoning Compliance will be issued upon completion of individual stacked units. Landscaping completion will not be required until the Final Zoning request for the last unit. Any incomplete site work will require posting of a Performance Guarantee to assure completion.

12. **Engineering**

Final Site Plan Review will include engineering details in accordance with City standards, with the exception of the pavement cross section. As discussed in the Pre Application meeting the Developer will reuse the crushed concrete from the building demolition for base material under all pavement areas in the project. The sand subbase will not be required.

13. **Private Infrastructure Inspections**

The Developer will construct the proposed private infrastructure in accordance with the approved site plan and will not be required to have on-site City Engineering inspections for private infrastructure, including stone base, paving, concrete, and private storm sewer.

14. **Public Infrastructure Inspection**

The City will be responsible for inspection to re-route the existing public storm sewer.

15. **Construction Activity – Hours of Operation and Penalties**

Exterior construction will be limited from 7:00 am – 7:00 pm. Interior construction will be limited from 6:00 am – 8:00 pm.

16. **Modification to Agreement and/or Area Plan**

- a. **Written Easements; ZBA Authority; Minor Amendments.** This Agreement may not be modified, replaced, amended, or terminated, without the prior written consent of the City Council and the Developer or its successors in title to the Property as of the date of the modification, replacement, amendment, or termination. The City of Dexter Zoning Board of Appeals shall not have any authority to grant any variances for any of the subject matter contained within this Agreement.

Minor modifications to the approved PUD plans may be approved by the Zoning Administrator, which approval shall not be unreasonably withheld; any such modification shall not require an amendment to this Agreement. Minor modifications that may be approved include:

- A change in residential floor area.
- An increase in nonresidential floor area of five (5) percent or less.
- Horizontal and/or vertical elevation changes of five (5) percent or less.
- Designated "Areas not to be disturbed" or open space may be increased.
- Plantings approved in the Final PUD Landscape Plan may be replaced by similar types of landscaping on a one-to-one or greater basis.
- Changes to building materials to another higher quality material.
- Changes in floor plans, which do not alter the character of the use.
- Slight modification of sign placement or reduction of size.
- Minor variations in layout, which do not constitute major changes.
- An increase in gross floor area or floor area ratio of the entire PUD of one (1) percent or less.

- b. **Amendments.** The Developer and the City agree to amend this Agreement and the Exhibits attached hereto as may be necessary or required to comply with the requirements of any federal, state or county statute, ordinance, rule, regulation, or requirement relating to the PUD, and that any such amendment shall be effective as if originally set forth herein. In addition, the Developer and the City agree to this Agreement and the Exhibits attached hereto as may be appropriate, necessary, or required in order to conform to any final surveys and engineering requirements and any final plats or plans that shall have been approved by the City of Dexter from time to time.

17. **Performance Guarantee.** Prior to scheduling of a pre-construction meeting, the Developer shall submit a performance guarantee as required by the City to assure timely and proper completion of proposed public improvements.
18. **Approval Runs with the Land.** The approval of the Area Plan and potentially the subsequent PUD described herein and the Exhibits attached hereto, and the terms, provision, and conditions of this Agreement run with and bind the land, and shall bind an inure to the benefit of the successors and assigns of the parties thereto, in the event that the Developer conveys or otherwise transfers its interest in the Property, the Developer shall have the right to assign to its grantee or transferee the Developer's rights and obligations under this Agreement, and upon such assignment, the Developer shall have no further obligations or liability hereunder; provided such obligations and liabilities are assumed by such grantee or transferee. This approval shall not expire.

19. **Recording of Agreement.** The Developer shall record an executed copy of this Agreement with the Washtenaw County Register of Deeds, and provide evidence of such action to the City prior to issuance of any permits to commence construction in accordance with the Plan.
20. **Governing Law.** This Agreement shall be construed under the laws of the State of Michigan.
21. **Violation.** In the event there is a failure to perform any obligation or undertaking required under or in accordance with this Agreement and the attachments thereto, in addition to any actions authorized under City ordinances and/or state laws, the City shall have the right, but not the obligation, to serve written notice upon Developer or successor owners (for purposes herein, "Owner"), setting forth such deficiencies and a demand that the deficiencies be cured within a stated reasonable time period, and the date, time, and place for a hearing before the City Council, or such other body, or official delegated by the City Council, to allow Owner an opportunity to be heard as to why the City should not proceed with the correction of the deficiency or obligation that has not been undertaken or properly fulfilled. At any such hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain. If the City Council or the other designated body determines that the obligation has not been fulfilled or failure corrected within the time specified in the notice, the City shall then have the power and authority, but not the obligation, to take any or all of the following actions:
- a. Enter the Property, or cause its agents or contractors to enter the Property, and perform such obligations or take such corrective measures as reasonably found by the City to be appropriate.
  - b. Initiate legal action for the enforcement of any of the provisions, requirements, or obligations set forth in the PUD Documents. In the event the City is the prevailing party in such litigation, Owner shall pay all court costs and attorney fees incurred by the City in connection with such suit.
- The cost and expense of making and financing such actions by the City, including notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in an amount equivalent to twenty-five (25%) percent of the total of all such costs and expenses incurred, shall be paid by Owner within thirty (30) days of a billing to Owner. If such costs and expenses have not been paid within thirty (30) days of a billing to Owner, all unpaid amounts may be placed on the delinquent tax rolls of the City relative to such portion of the Property, to accumulate interest and penalties, and to be deemed and collected, in the same manner as for collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against Owner and, in such event; Owner shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit if the City prevails in collecting funds.
- Any failure or delay by the City to enforce any provision contained in this Agreement shall in no event be deemed, construed, or relied on as a waiver or estoppel of the right to eventually do so in the future. Each provision and obligation contained in this Agreement shall be considered to be an independent and separate covenant and agreement and, in the event one or more of the provisions and/or obligations shall for any reason be held to be invalid or unenforceable by a court of competent jurisdiction, all remaining provisions and/or obligations shall nevertheless remain in full force and effect.
22. **Entire Agreement: Termination.** This Agreement constitutes the entire agreement between the parties relating to the subject matter herein and may not be modified replaced or amended, without the prior written consent of the Developer and the City of Dexter.
23. **Authority.** The signatories to this Agreement represent that they have been duly authorized to execute this Agreement on behalf of the parties hereto.
24. **Remedies Cumulative.** The remedies provided for herein are cumulative. The failure of a party to enforce its rights with respect to any breach hereof will not constitute a waiver by the party of its rights with respect to subsequent breaches.
25. **Notice.** Any notices required by the terms of this Agreement shall be in writing, and mailed to

the other party via the United States Postal Service addressed to such party at the address set forth, at the beginning of this Agreement, or to such other address as one party may provide to the other by notice.

26. **Exercise of Performance.** Each party is excused from performance of any of the requirements of this Agreement when non-performance is the result of acts of God or other conditions, events, or occurrences beyond the control of such party.

SIGNATURE PAGE FOLLOWS

DRAFT

**From:** [Allison Bishop](#)  
**To:** [Michelle Aniol](#)  
**Cc:** [Steve Brouwer](#)  
**Subject:** Gibbs Study Executive Summary  
**Date:** Tuesday, May 31, 2016 1:58:53 PM  
**Attachments:** [image003.png](#)

Michelle - Please let me know if you need anything else.

Thanks,

#### Executive Summary

This study finds that the 5.64-acre subject site at 7931 Grand Street, Dexter, Michigan is a desirable urban in-fill property located near Ann Arbor and within a five-minute walk to downtown Dexter, an attractive historic small town with a high 62 WalkScore. Over the next five years, the site can support up to 150 attached two to three-bedroom townhome or ranch style residential for sale dwellings of 1,700 to 2,000 square feet (sf), designed to appeal to active age 55-plus empty nesters. It is acknowledged that the site likely does not have the physical capacity to build the market demand of 150 units.

These homes should include moderately upscale amenities such as hard surface countertops, hardwood floors, attached garages, first floor master suites and custom moldings. On average, these new units should be offered at a base price of \$XXX/sf or \$XXX,000 to \$XXX,000 each, with premium finished homes selling for up to \$XXX/sf.

As an alternative, the site could support a combination of attached residential and small cottage style single-family homes appealing to young families, single parents and active empty nesters seeking to downsize. These homes should be clustered on 3,000 to 4,500 sf lots, with alley-facing garages and front porches. These infill homes should range from 1,400 to 2,000 sf, with two to three bedrooms, open floor plans, one-car-plus attached or detached garages and moderate upscale amenities, as described above. This study estimates that these homes should be offered at a base price of \$XXX/sf or \$XXX,000 to \$XXX,000 each, with premium homes approaching \$XXX/sf. The downtown Dexter market can absorb approximately 10 to 12 of these cottage homes per year for the next five years, more than the 5.6 acres that the Grand Street site can likely physically accommodate.



*Figure 2: The Grand Street site can support attached town homes or cluster single-family residential dwellings geared for active 55-plus empty nesters, single professionals and young families.*

The site also supports attached 1200 to 1700 sf ranch style rental dwellings designed for active 55-plus empty nesters. These apartments should include two bedrooms, two baths, attached garages and limited upgrades. These apartments should rent for \$XXX to \$XXX/sf/month. However, this unit typology only achieves approximately six units per acre on average, and therefore may not be economically sustainable on the 5.6-acre site.

Lastly, the Grand Street site can support conventional garden style one and two-bedroom apartments ranging between 700 to 1100 sf each. These apartments should be developed in two and three-story buildings with common hallways or separate entries. Storage bins, ceramic tile baths, in-apartment laundry machines and moderately upgraded finishes should be offered for each apartment. This study estimates these apartments will rent for \$XXX to \$XXX sf/month and that 20 to 25 can be absorbed per year. Typically, these apartments yield 12 to 15 units per acre density.

The general Dexter residential study area (DSSA) has a 2016 new housing demand for 70 homes, 35 of which can meet the underserved attached product market, and 35 for 2<sup>nd</sup> move-up, single-family detached homes. Gibbs Planning Group (GPG) estimates a need for 70 new housing units *per year* beginning in 2016 through 2020 in the general Dexter market. Construction of new residences will decline to 65 starts per year in the period from 2021 to 2025, and will continue to fall during the next half decade to 55 per year.

Beginning in 2030, the housing market will stabilize at an annual rate of 50 dwelling units through 2040. The single most significant reason for this reduction in new home construction is the scarcity of residential development sites in the City of Dexter. This report projects a total of 1,450 new dwelling units will be needed over the next 25 years, requiring at least an estimated 230 acres. Housing has a direct relationship with population growth, which is forecast to expand over the next 25 years by 0.82 percent per year; however, this study predicts that the DSSA will overachieve statistical growth by reaching near prerecession levels of new home construction.

GPG's findings are based on:

- 1) Steady aging of the population to the highest level found in Washtenaw County by 2040,
- 2) Sizable gains in both household income, wealth, and existing home appreciation, and
- 3) The study area overcoming local constraints regarding available development sites, hydrological and soil issues, and 425 revenue exchange agreements with the surrounding townships which limit annexation/expansion possibilities.

Allison Bishop  
Property and Development Manager



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Dexter, MI 48130

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[allisonbishop@arbrouwer.com](mailto:allisonbishop@arbrouwer.com)

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## Proposed PUD at the corner of Grand Street and Baker Road City of Dexter, Michigan

MAY 18 2016

CITY OF DEXTER

### PLAN REVISIONS

1. Removed the 12 units buildings
2. Water main along Grand Street frontage
3. Duplex units re-aligned
4. Aligned greenspaces
5. Added benches
6. Installing a Rapid Flashing Beacon (RFB) at Baker Road pedestrian crossing
7. Grand Street entrance drive placed between buildings, more central to site as requested by Planning Commission and permitted by the Dexter Area Fire Department
8. Increased the green space
9. Added a 4 unit building
10. Provided 26 foot wide road widths

### PUBLIC BENEFITS

1. Public non-motorized easement to Mill Creek Park along western property line
2. Improved storm water management and treatment
3. Benches at the end of the non-motorized path
4. Improved pedestrian crossing on Baker Road with RFB
5. New public sidewalks and pedestrian connections to Mill Creek Park and Downtown Dexter
6. New on-street public parking
7. Demolition of a functionally obsolete building
8. Environmental clean-up and remediation of a Brownfield site
9. Improved surrounding property values
10. Increased tax base
11. Improved public infrastructure
12. Achievement of long range planning goals and objectives
13. Variety in design not prescribed with traditional zoning
14. Variety in unit type not prescribed in traditional zoning
15. Public Art pad
16. Desired residential housing densities as detailed in the Master Plan and DDA Development Plan
17. Impetus for additional redevelopment, enhancing economic stability in downtown
18. Improved streetscape along Baker Road and Grand Street
19. Promotes variety in housing options and price points
20. Elimination of industrial users and industrial traffic in downtown
21. Promotes river front development
22. Improved vitality of downtown
23. Consolidates curb cuts along Grand Street