

GRAND TRAVERSE COUNTY PLANNING COMMISSION
LAND DEVELOPMENT REVIEW COMMITTEE (LDRC)

September 30, 2015

Chair Kopriva called the meeting to order at 11:01 a.m. in the Lower Level Conference Room located in the Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

MEMBERS PRESENT: Devon Newman, Charter Spectrum
Chris Holmes, Cherryland Electric Cooperative
Bruce Remail, County Construction Code
Ernest Cacciaglia, County GIS
Sara Kopriva, County Planning Commission
Garth Greenan, County Road Commission
Gwen Zagore, County Soil Erosion

STAFF PRESENT: Marcia Carmoney and John Sych

OTHERS PRESENT: Elise Crafts, Brian Sousa, Forrest Hoge, Nancy Albrecht,
Larry Grow, Barb Amormino, Paul Schultz, Anne Boyles,
Peter Boyles and David Thelen

APPROVAL OF MINUTES

Moved by Remail, seconded by Greenan to approve the July 30, 2014 LDRC minutes as presented. **Approved unanimously.**

BRIDGE VALLEY RESIDENTIAL CONDOMINIUM SUBDIVISION

Elise Crafts, Community Planner for Mansfield Land Use Consultants, gave an overview of Bridge Valley, a proposed single-family condominium subdivision located in East Bay Charter Township. Ninety-one lots are planned for the 79.48 acre parcel. Primary access to the subdivision will be from Five Mile Road, with secondary access from Holiday Village Drive. Lots will be serviced by municipal sewer and water, and the project will consist of one phase.

Cherryland Electric Cooperative:

No comment.

County Soil Erosion & Sedimentation Control:

Zagore supplied written comments and reviewed for information.

County Road Commission:

Greenan supplied written comments and reviewed for information.

County Construction Code:

Remai asked what size homes would go in the development. Crafts estimated that homes within the subdivision would range between 1,700 and 2,300 square feet.

County Geographic Information Systems (GIS):

Cacciaglia stated the road names are acceptable, and that assigned areas for road signage is required.

WadeTrim:

East Bay Charter Township contracted with WadeTrim to provide a preliminary engineering review of the project. Sousa submitted a letter from Damian Curry and reviewed for information.

Charter Spectrum:

Newman stated Charter has facilities available to build into on both sides of the development.

PUBLIC COMMENT

Committee Members and Crafts answered questions from the members of the public. Concerns included the wear and tear of construction traffic on surrounding roads, narrow road width and increased traffic from the development. David Thelen supplied a letter with his public comments on the proposed development. Crafts stated they are not proposing to obtain any setback variances. Chair Kopriva encouraged the members of the public to attend the upcoming Township meeting on the development.

OTHER BUSINESS

None

ADJOURNMENT

Meeting adjourned at 11:33 a.m.

Sara Kopriva, Chair

Land Development Review Committee

Soil Erosion and Sedimentation Control

1. Sandy soils provide good drainage
2. Steep slopes require planning for each lot. Lots will probably need retaining walls and other permanent stabilization measures. Developer and eventually HOA should require engineered/professionally designed plans for each lot to assure stability of each site.
3. Wetland delineation – must be done by DEQ or a certified wetland consultant
4. Site will need a Notice of Coverage from the DEQ and a storm water operator.
5. Site plan shows Sanitary Easement encroaching on the wetland setback and silt fence.
6. Is the sanitary easement where the footpath is now?
7. Drainage Easements do not show emergency overflows.
8. SESC office requests a copy of storm water calculations.
9. Steep slopes on basins will require aggressive erosion control measures if greater than 3:1 slopes.
10. Recommend project be done in phases. Stabilize each section as it is completed as is practical for construction.



"Our mission is to upgrade and maintain
safe and efficient road system"

Memorandum

Date: September 29, 2015
To: Co. Planning/Land Development Review Committee, East Bay Township
From: Garth Greenan, P.E., Traffic Services Supervisor
Copy: Jim Cook, Manager
Jim Johnson, P.E., County Highway Engineer
Subject: Conceptual plan review of the "**Bridge Valley – A Condominium Subdivision**" in Sec. 15 & 16, T27N, R10W, East Bay Twp.

In reviewing the above named conceptual development plan for review for the Land Development Review Committee meeting on **September 30, 2015**, please note the following comments, questions and recommendations:

1. Applicant will be required to submit a calculations for traffic entering onto 5 Mile Road to determine what level of improvements to 5 Mile Road are required at the new intersection. Anticipated requirements, based on traffic and turning movements, would be a passing lane and flares, or a center left turn lane.
2. The proposed road entrance locations have not been field reviewed for sight distance. The Developer's consultant should prepare and submit the AASHTO sight distant calculations for the proposed road entrance to the County Highway Engineer for approval.
3. All design for roads on public land (Outlot C) is to meet the Public road construction standards at a minimum, as currently adopted in the *Standards and Specifications for Subdivisions and Other Development Projects with Public and Private Road* (September 23, 2009).
4. Road Commission will not maintain any stub roads (Outlot C). A maintenance agreement will be required for that portion of road on Road Commission property. In particular, all winter maintenance must be included in the agreement.
5. Private roads will not be maintained by the Grand Traverse County Road Commission (GTCRC).
6. A review of the private roads has not been conducted. Any private road must meet Township standards.
7. Drainage at 5 Mile road must be addressed. Specifically, how the catch basins will prevent any stormwater from the site discharging into the 5 Mile Road ROW. It appears that ditching, retention, soil erosion control, and stormwater management will be necessary at the intersection of Bridge Valley Drive and 5 Mile Road.
8. The Concept Plan Review Checklist is attached.
9. The Concept Plan Review Fee of \$700.00 is due to the GTCRC. If no significant modifications are made to the project, this will apply to the preliminary review fee.

Revised: 9/29/2015

Grand Traverse County Road Commission
Conceptual Plan Review Checklist
 (For Agency Use Only)

Subdivision Name: Bridge Valley Plat Condo x LDA

Section: 15&16, T27 N, R10W

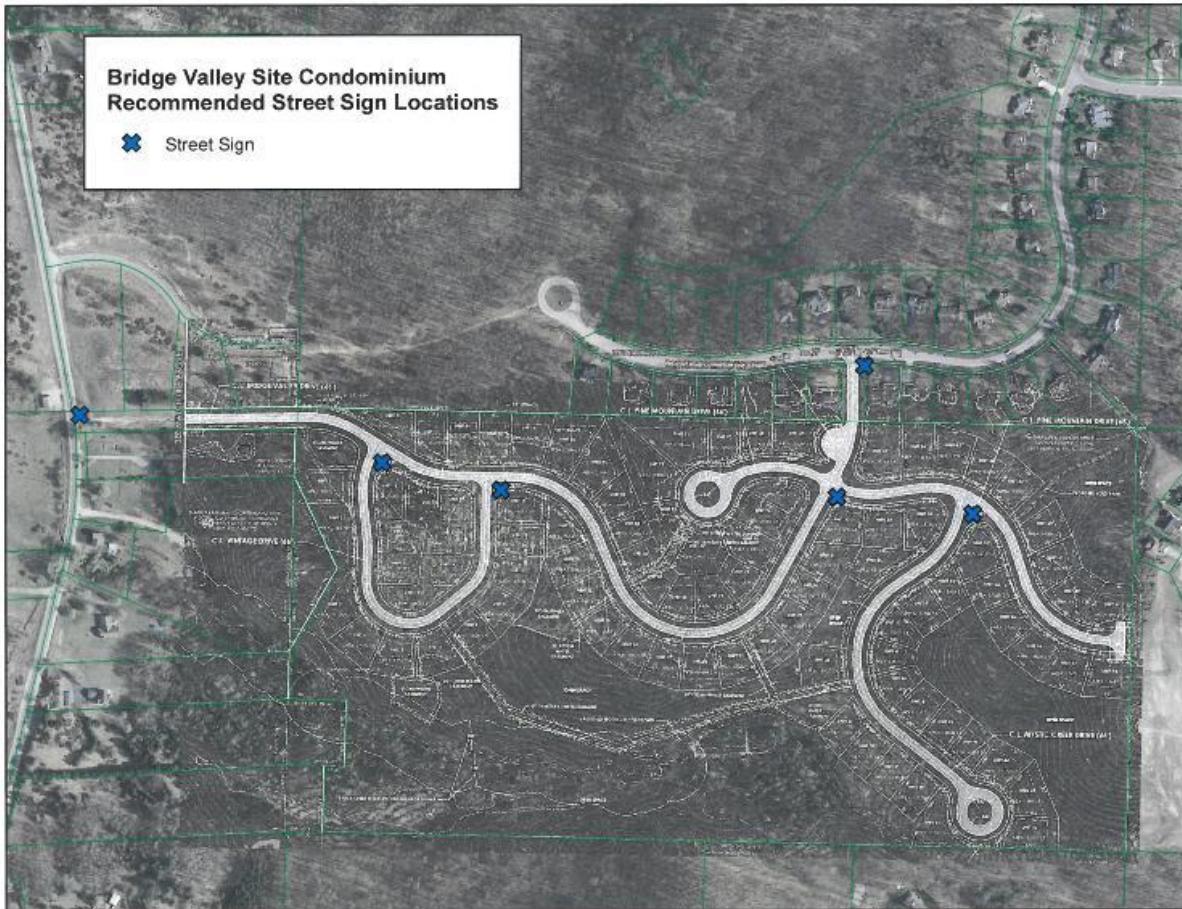
Township: East Bay Township

Developer: Bridge Valley Development Co.

Consultant: Mansfield Associates

		Y	N	Date	Ck'd by
Conceptual Plan Submission					
1.	Co. Planning review (optional)	X		9/30/2015	GG
2.	Township review (optional)				
3.	Letter requesting conceptual review.....		X	9/30/2015	GG
4.	Base Review Fee submitted (\$700)		X	9/30/2015	GG
Conceptual Plan Content (minimum)					
5.	Boundary				
a.	Tax or fractional description		X	9/30/2015	RD
b.	Show adjacent property lines & road connection	X		9/30/2015	GG
c.	Known easements or restrictions		X	9/30/2015	GG
d.	Zoning of principal & adjacent lands	X		9/30/2015	GG
e.	Location maps.....	X		9/30/2015	GG
6.	Topographic Information				
a.	USGS contouring & wetland limits	X		9/30/2015	GG
7.	Proposed improvements				
a.	Type of approval (i.e., PUD, Condo, Plat, etc.)	X		9/30/2015	GG
b.	Road jurisdiction (public, private, MDOT, etc.)	X		9/30/2015	GG
c.	Typical road cross-section	X		9/30/2015	GG
d.	Road layout w/ general dim. of curves & radii	X		9/30/2015	GG
e.	Interconnection plan accessing adjacent lands ...	X		9/30/2015	GG
f.	Access & winter maintenance restrictions		X	9/30/2015	GG
g.	Street names on plan	X		9/30/2015	GG
h.	Utility easements	X		9/30/2015	GG
i.	Lot layout w/ general dim. & areas	X		9/30/2015	GG
j.	Schematic storm water management plan	X		9/30/2015	GG
k.	Drainage basin & easement locations	X		9/30/2015	GG
l.	Schematic sewer & water systems (if applicable)	X		9/30/2015	GG
m.	Hydrant or water tank locations	X		9/30/2015	GG
n.	Soils information	X		9/30/2015	GG
o.	Common area structures	N/A		9/30/2015	GG

(County GIS)





September 29, 2015

East Bay Charter Township
1965 Three Mile Road
Traverse City, MI 49686

Attention: Ms. Leslie Couturier

Re: Preliminary Engineering Review
Bridge Valley Subdivision

Dear Leslie:

As requested, we have performed a preliminary engineering review of the above project, focusing mainly on the water main and sanitary sewer utilities. The project entails the development of a 91 unit residential site condominium subdivision on an 80 acre parcel. It is located on the east side of Five Mile Road, just south of Yorkshire Drive. The plan set consists of twenty sheets dated September 9, 2015.

The proposed water main extension connects at two locations. One is near Yorkshire Drive, and the other is along Holiday Village Road. The extension is within the English Woods Water District. There appears to be adequate water supply to accommodate this development. The water pressure will be excessive without pressure reducing valves.

The proposed sanitary sewer system is confluent to East Bay Township Sanitary Sewer Pump Station #5 and the Holiday Road Collection District. The Holiday Road Collection District flows into the main trunk line of the Township's sanitary sewer system. The main trunk line is shared with Acme Township, and is nearing its capacity in some areas.

Based on this information, we offer the following comments:

General:

1. A north arrow and the horizontal and vertical scale should be provided on all plan and profile sheets. A legend should also be provided.
2. The survey datum that was used for the project should be either USGS or NGVD and indicated as such. Two notes on Sheet C1.1 (General Construction Notes #7 and General Sanitary Sewer Construction Notes #3) should be edited or removed to clarify this.
3. Sheet C1.4 "Civil Details – Storm and S.E.S.C." has pipe bedding details labeled for sanitary sewer main. It is unclear if these details are for storm sewer mains.
4. To the extent possible, water mains and sewer mains should not be located under asphalt roadways. These considerations facilitate maintenance and excavation when needed.

Wade Trim, Inc. 231.947.7400
10850 East Traverse Highway 800.968.6560
Suite 2260 231.946.1000 fax
Traverse City, MI 49684 www.wadetrिम.com



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5. Outdated county sewer and water standard details should be removed. Current details should be provided for items used on the project. The current details may be found at <http://www.co.grand-traverse.mi.us/491/Sewer-Water-Specifications>.
6. The Storm Water Management Plan should conform to the East Bay Township Storm Water Management Ordinance.
7. Contours should be provided in the plan view on plan and profile sheets.
8. The benchmark locations are indicated by a northing and easting only. These locations should be referenced more clearly using a visual description to ensure that 2 benchmarks fall within the limits of each sheet, and to assist personnel in finding them when they do not have a GPS available.
9. The cross-section on sheet C1.2 shows a private right-of-way and private easement. All public utilities (water and sanitary sewer) are to be in a public easement or right-of-way.
10. Profile views should show the entire length of roadway that is in the plan view. On sheet C6.8 the profile stops at Sta 11+00. The proposed road continues beyond this.

Water Supply

- X 1. The water pressure will be excessive without pressure reducing valves. The water storage tank serving this project has a high water level of el. 1038.4. Based on this, all lots exhibit static pressure over 80 psi.
2. The profile on sheet C6.1 shows a proposed water main between stations 0+00 and 7+00. This contradicts the plan view.
3. Fire hydrants should be shown on the profile view. This is beneficial when considering their relation to highpoints.
4. Air release mechanisms such as fire hydrants, or other, should be provided at all water main highpoints.
5. Two gate valves should be provided at every water main tee.
6. The maximum fire hydrant spacing is 400-feet.
7. The developer is responsible for ensuring proper water pressure is provided throughout the development's water system.
8. The developer is to complete the MDEQ construction permit for Township review and submittal.
9. On sheet C6.3, the water main should be shown in the profile view beyond Sta 20+10.

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10. Pipe material and class should be indicated on the plans.

Sanitary Sewer

1. It appears the first downstream sanitary sewer pump station (East Bay Pump Station #5) has a capacity of 77 gpm, and currently is running at about 17 gpm (32 reu's). Subject to confirmation by the developer, it looks as if this pump station has adequate capacity to support this development (91 reu's).
2. The sanitary sewer mains should conform to the 10 State Standards. The proposed slopes exceed the 10 State Standards. Drop structures may help with this.
3. We see a proposed force main. However, we do not see a proposed pump station.
4. The force main line work should be as dark as other utilities, and also shown in the profile view.
5. A manhole should be installed where the proposed force main connects to the existing sanitary sewer.
6. The developer is to complete the MDEQ construction permit for Township review and submittal.
7. Pipe material and class should be indicated on the plans. Depths greater than 18' will require truss pipe or ductile iron pipe.

*excellent
San Sew Slopes
X*

Roadway

1. The Grand Traverse County Road Commission and local fire department should review the proposed road design for conformance to their standards.
2. On Sheet C1.2, the HMA Application Estimate table should be clarified:
 - a. It is not clear what "For Information Only" refers to on the Bond Coat line, and if it is proposed.
 - b. The Bond Coat line has an asterisk (*) which indicates Bond Coat will be placed on the aggregate. We are not familiar with this procedure. Please indicate what the material is and its purpose.
3. The compaction of the aggregate and sand sub-base should be indicated.
4. The road cross section should show cut slopes in addition to the fill slopes shown.
5. Figure 1A of the Grand Traverse County Road Commission Standards Typical Road Cross Section detail indicates the water and sewer mains should be placed a minimum of 25 feet from the constructed road centerline, or in a separate easement outside of the road right-of-way.

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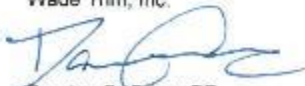
6. Section H of the Grand Traverse County Road Commission Standards indicates sanitary sewer manholes are not allowed within the pavement surface.
7. Maximum centerline tangent grades shall not exceed 10%, unless the Township grants a variance by ordinance allowing up to 12% grades.
8. Sight distances for horizontal and vertical curves, as well as stopping distance should be confirmed to meet the road commission standards. At intersections they should be at least 280 feet for left turns, and 240 feet for right turns.
9. Section M of the Grand Traverse County Road Commission Standards indicate the following things that are in conflict with the plans:
 - a. Only concrete curb and gutter will be allowed in areas served by enclosed drainage systems.
 - b. Driveway access will not be allowed on road segments with centerline grades exceeding 10%.
 - c. Sanitary sewer manholes, water valves, and hydrants shall be located a minimum distance of 18 feet from the road centerline.
 - d. A minimum of 50 feet of flat gradient, to a maximum of two percent sloped away from the through road or street having the traffic right-of-way, measured from the shoulder line, shall be provided at the approach of a controlled right-of-way road or street to a main road.
 - e. Pavement widths may be reduced from 30' to a minimum of 22' only if there are 4' grass shoulders, and if the centerline grades are 3% or less, and if the fire department is agreeable. This project proposes a 24' pavement width. It has many grades exceeding 3%, and there are no 4' grass shoulders. The fire department should review the proposed road design.

We assume this is a preliminary review and we will have an opportunity to review this project at a later date, prior to final approval. We hope the above information assists the Township in the approval process for this project.

If you should have any questions or require additional information, please feel free to contact us.

Sincerely,

Wade Trim, Inc.



Damian C. Curry, PE
Professional Engineer

DCC:daj
EBT 1067.15C.216411

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David Thelen
3634 Lone Lookout Road
Traverse City, MI 49686
231-932-7680

Grand Traverse County Planning Commission
Governmental Center 400 Boardman Avenue
Traverse City, Michigan 49684
Tel: 231-922-4676

RE: Bridge Valley Land Development Review Committee Meeting

To whom it may concern,

I am writing to give public comment on Bridge Valley a proposed condominium development that is adjacent to our properties located on Five mile and Yorkshire known as parcels, A, B and C.

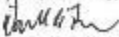
Section 820,7 of East Bay zoning ordinance provides the following guidance. "...*design* to assure the safety and convenience of pedestrian and vehicular traffic..." and "so designed to minimize adverse effects upon owners and occupants of adjacent properties and the neighborhood."

Our main concern with Bridge Valley is regarding the proposed private road, Bridge Valley Drive, running adjacent to our parcels. This road appears to be the intended main flow of traffic for the 90 plus proposed units and will likely carry even more traffic from the Holiday Hills neighborhoods via its proposed connection through Holiday Village Drive.

The safety issue, as we see it, is the connection to Five Mile Road. The potential safety issues seem very apparent when physically viewed at the site. The connection is at the bottom of a curve coming from the south side and looks up a hill to the north providing very limited sight lines for potential traffic turning right with that curve and especially turning left looking up blindly at a hill. These issues in our winter climate would be exacerbated on snowy or icy roads. Although this may be satisfactory for most private roads with the intent they are used as a single driveway or for use to a few homes but this looks like it could become an artery of traffic for hundreds of homes.

To correct these safety concerns there is a known remedy. An alternate route available via adjacent land owners who agree that it would make more sense to use the existing paved road a few hundred feet to its north known as Yorkshire Drive as it's outlet. Yorkshire already meets county road specifications for safety and use. It also sits at the crest of a hill on Five Mile road providing superior sight lines for the safety of traffic turning left or right. Furthermore, it is already a likely future road for potential development to the east and north that would potentially tie into Holiday Village Drive and future holiday area developments.

Please consider these concerns. And ask that a county road official visit the proposed road site and witness the physical limitations of the proposed road beyond looking at paper drawings of the road connection.

Respectfully,

David Thelen