

# *SWARTZ CREEK DDA*

## **Agenda**

**Downtown Development Authority, Thursday, April 11, 2019, 6:00 P.M.  
City Hall 8083 Civic Drive, Swartz Creek Michigan 48473**

**1. CALL TO ORDER:**

**2. PLEDGE OF ALLEGIANCE:**

**3. ROLL CALL:**

**4. APPROVE AGENDA:**

4A. Proposed or Amended Agenda, April 11, 2019

**5. MOTION TO APPROVE MINUTES:**

5A. Board Meeting, February 21, 2019

**6. REPORTS & COMMUNICATIONS:**

6A. Resolutions

6B. February 21, 2019 Minutes

6C. April 11, 2019 meeting Letter

6D. DDA Financial Reports

6E. Townhome Site Plan

**Page No:**

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**7. MEETING OPENED TO THE PUBLIC:**

7A. General Public Comments

**8. BUSINESS:**

8A. Townhome Project Review

**9. MEETING OPENED TO THE PUBLIC:**

9A. General Public Comments

**10. REMARKS BY MEMBERS:**

**11. ADJOURNMENT:**

**CITY OF SWARTZ CREEK**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**RESOLUTIONS**  
**THURSDAY, APRIL 11, 2019**

**Resolution No. 190411-\_\_**                      **Agenda – April 11, 2019**                      **(Carried/Denied)**

Motion by Board Member: \_\_\_\_\_

**I Move** the Swartz Creek Downtown Development Authority approves the agenda for the April 11 11, 2019 Downtown Development Authority meeting.

Second by Board Member: \_\_\_\_\_

Voting For: \_\_\_\_\_

Voting Against: \_\_\_\_\_

**Resolution No. 190411-\_\_**                      **Minutes – February 21, 2019**                      **(Carried/Denied)**

Motion by Board Member: \_\_\_\_\_

**I Move** the Swartz Creek Downtown Development Authority approves the Minutes for the February 21, 2019 Downtown Development Authority meeting.

Second by Board Member: \_\_\_\_\_

Voting For: \_\_\_\_\_

Voting Against: \_\_\_\_\_

**Resolution No. 190411-\_\_**                      **Adjourn**                      **(Carried/Denied)**

Motion by Board Commission Member: \_\_\_\_\_

**I Move** the Swartz Creek Downtown Development Authority adjourns the April 11, Downtown Development Authority meeting.

Second by Board Member: \_\_\_\_\_

Voting For: \_\_\_\_\_

Voting Against: \_\_\_\_\_

**CITY OF SWARTZ CREEK  
SWARTZ CREEK, MICHIGAN  
MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY  
FEBRUARY 21, 2019**

The Regular Meeting was called to order at 6:02, by Board Member Krueger in the Swartz Creek City Council Chambers, 8083 Civic Drive.

Board Members Present: Beedy, King, Krueger, Mardlin, Raffaelli, Jamison, Whittey (arrived late).

Board Members Absent: Eckerdt, LaBeau.

Staff Present: Adam Zettel

Others Present: Dawn Jamison, Lania Rocha.

**APPROVAL OF AGENDA:**

**Resolution No. 190221-01**

**(Carried)**

Motion by Board Member Beedy  
Second by Board Member Raffaelli

**I Move** the Swartz Creek City Downtown Development Authority approves the agenda, for the February 21, 2019 Downtown Development Meeting.

YES: Unanimous Voice Vote.  
NO: None. Motion declared carried.

**APPROVAL OF MINUTES:**

**Resolution No. 190221-02**

**(Carried)**

Motion by Board Member Beedy  
Second by Board Member King

**I Move** the Swartz Creek City Downtown Development Authority approves the minutes for the January 10, 2019 Downtown Development Authority meeting.

YES: Unanimous Voice Vote.  
NO: None. Motion declared carried.

**MEETING OPEN TO PUBLIC:**

None.

**Facade Grant Application**

**Resolution No. 190221-03**

**(Carried)**

Motion by Board Member King

Second by Board Member Beedy

**I Move** the Swartz Creek DDA approves the application, as included in the February 21, 2019 DDA packet, for the façade improvement program as submitted by Expressions in Silk; in the grant amount of \$10,000, not to exceed 50 percent of low bid; with the following conditions:

1. Execution of all standard façade application agreements.
2. Decorative or non-glare light in front.
3. Uniform & new siding on North, East & West elevations to match South.

YES: Krueger, Mardlin, Raffaelli, Jamison, Whittey, Beedy, King.

NO: None. Motion declared carried.

### **Swartz Creek Fine Arts Association**

#### **Resolution No. 190221-04**

**(Carried)**

Motion by Board Member Whittey  
Second by Board Member Beedy

**I Move** the Swartz Creek DDA approves payment of \$300 to the Swartz Creek Fine Arts Association to support programming for the 2019 concert season.

YES: Mardlin, Raffaelli, Jamison, Whittey, Beedy, King, Krueger.

NO: None. Motion declared carried.

### **Streetscape Construction Award**

#### **Resolution No. 190221-05**

**(Carried)**

Motion by Board Member Raffaelli  
Second by Board Member Beedy

**WHEREAS**, the Swartz Creek City Council enabled the planning of a streetscape plan that includes use of Holland Square, with said planning effort led by the Swartz Creek Downtown Development Authority, and;

**WHEREAS**, after extensive and rigorous review, the DDA, Planning Commission, and City Council opted to invest in the Miller Road streetscape while maintaining the openness of Holland Square as parking and mixed use indefinitely, and;

**WHEREAS**, the City and DDA have budgeted funds to enable the improvements, with the understanding that the scope of the project would likely require contributions from future fiscal years or a short term note, and;

**WHEREAS**, bids were solicited to complete the work in 2019, and the low bid of \$547,198.40 was received by Green Tech Systems, LLC, whom the engineer finds qualified to perform the work, and;

**WHEREAS**, OHM has submitted a proposal to conduct construction engineering, inspections, and testing to ensure the project meets and exceeds performance expectations, and;

**WHEREAS**, the Swartz Creek City Council has conditionally approved the project construction and engineering pending approval and financial participation by the Downtown Development Authority.

**NOW, THEREFORE, BE IT RESOLVED** that the Swartz Creek Downtown Development Authority approves the streetscape and Holland Square project as bid by Green Tech Systems, LLC and authorizes the City of Swartz Creek to engage the contractor, OHM, and other parties to execute the improvements.

**BE IT FURTHER RESOLVED**, the Swartz Creek Downtown Development Authority approves financial participation, including a contribution of \$70,000 of budgeted funds from the current fiscal year and \$200,000 in funds borrowed from the city's general fund at comparable market certificate of deposit rates and payable in no more than five years as directed by the City Treasurer.

Discussion Took Place.

YES: Mardlin, Raffaelli, Jamison, Whittey, Beedy, King, Krueger.

NO: None. Motion declared carried.

## **Movie Night**

Boardmember Beedy inquired about the movie program for 2019. Mr. Zettel reviewed the dates, and possible sites for a backup when weather doesn't permit outside viewing. Always in the need for sponsors if anyone has any suggestions.

## **MEETING OPEN TO PUBLIC:**

None.

## **REMARKS BY BOARD MEMBERS:**

Boardmember Mardlin would have appreciated the façade program when he had his business.

Boardmember Jamison is looking forward to phase II of the streetscape project.

Boardmember King heard there is an interest in motor cross racing at the race track.

Boardmember Raffaelli really excited about all the new things happening.

Boardmember Whittey thinks the façade grants are great.

Boardmember Krueger thanked everyone for showing up we got a lot done tonight.

**ADJOURNMENT:**

**Resolution No. 190221-06**

**(Carried)**

Motion by Board Member Beedy  
Second by Board Member King

The Swartz Creek DDA adjourns the February 21, 2019 DDA meeting at 7:09 p.m.

YES: Unanimous Voice Vote  
NO: None. Motion declared carried

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Todd Beedy



SWARTZ CREEK DDA  
SWARTZ CREEK CITY OFFICES  
8083 CIVIC DR.  
SWARTZ CREEK, MI 48473

PHONE: 810-635-4464  
FAX: 810-635-2887

Date: April 4, 2019

**To: DDA Board Members**  
**From: Adam Zettel**  
**RE: March 2019 DDA Meeting**

Hello everyone,

**There will be a meeting of the DDA at 6:00 p.m. on Thursday, April 11, 2019** at the Paul D. Bueche Municipal Building. There has been much work done on the townhomes of Paul Fortino Drive, and we are able to deliver a comprehensive review!

The site plan and renditions are attached. The DDA should review and deliberate these plans as it relates to our established community development goals. Ultimately, it will fall on the planning commission to review the technical zoning aspects of the site plan, and it will fall on the city council to consider sale options, incentives, and the development agreement.

So, for the meeting on the 11<sup>th</sup>, I hope that the board can make a recommendation to move the plans along to the planning commission with or without comments. The layout, final use, design, and impact are all on the table for consideration. I expect to have the designer present. This has been a long time coming, and I am happy we can finally take a look at a polished product.

The budget report is attached and updates on other downtown and community business are below:

1. The **Apple Creek Station** development of 48 townhomes is in the engineering phase. These units range in size from 1,389 to 1,630 square feet, with garages. Construction will occur on vacant land in the back of the development, by Springbrook Colony. While commencement is not guaranteed, all signs indicate progress. Rents are expected to be about \$1.00 per square foot (as high as \$1,600 a month) which matches rents in Winchester Village. If this project occurs in 2019, 2020 DDA revenues will be positively and substantially improved.
2. The **streetscape project on Miller Road** has been approved for construction. We hope bids come in as expected and construction. Based upon circumstances, the project may commence just prior to or just after Hometown Days. Holland Square is to be paved and illuminated, with a decorative fence/wall. Miller Road is to have lighting, landscaping, new walkways, knee walls, and pedestrian crossings.

3. The reconstruction of the expanded **Sharp Funeral Home** continues and should be done in spring/summer of 2019.
4. **Façade grants** are complete for Robertson Insurance and Howe Art Supplies (she still intends to paint the doors). Renovations on 1515 Holland and 7530 Miller are pending.
5. The **Assenmacher building** is listed. We hope for a sale. No other users or buyers have been identified. Our understanding is the **Lovegrove's** has relocated to the Genesee Valley Mall due to rental issues. This is not affirmed. I have personally visited the new owner many times prior to this move in an attempt to get them involved in DDA funding opportunities, area planning, and events. However, they did not have an interest. Either way, the loss of a unique retailer is a loss to downtown.
6. There are **soft inquiries for vacant downtown land** for new buildings/users. However, there has not been any new movement on this issue.
7. The Chamber, Women's Club, and other downtown business owners continue to plan and expand **events in downtown**. The Fall Family Fun Day is expanding into the Jeepers Creekers event, which will cover multiple weekends in October of 2019. This will include a zombie walk, city-wide decorating, trunk or treat, separate youth and adult movie nights, and related activities.
8. The **raceway** has new ownership. They intend to use the site for thoroughbred horse racing, but they did not get state approval for live races or simulcasting in 2019. They are open to finding additional users for the site to supplement the racing. They are also communicating well in regards to partnering with community groups such as Hometown Days.
9. A Flint based group has a purchase option for **Mary Crapo**. The intent is to use the building and site for senior housing. This would result in new residents in the downtown and the potential for new construction on part of that site.
10. In **other updates**, the **school bond** passed and many improvements are expected in 2019 throughout the district.
11. **Street repair in 2019** is to include Fairchild (with decorative lighting) and Helmsley (full reconstruct). The city also has grants and loans for about **\$5 million in water main work** to occur between 2020 and 2022.
12. The city hopes to commence construction on **about \$1 million of grant support recreational path in 2020**.

That is the news! Contact me directly with any questions, comments, or agenda items.

Sincerely,



**Adam Zettel, AICP**

City Manager

[azettel@cityofswartzcreek.org](mailto:azettel@cityofswartzcreek.org)



REVENUE AND EXPENDITURE REPORT FOR CITY OF SWARTZ CREEK  
PERIOD ENDING 02/28/2019

GL NUMBER	DESCRIPTION	2018-19 AMENDED BUDGET	YTD BALANCE 02/28/2019	ACTIVITY FOR MONTH OF 02/28/2019	AVAILABLE BALANCE	% BDGT USED
Fund 248 - Downtown Development Fund						
Revenues						
Dept 000.000 - General						
248-000.000-402.000	Current Tax Revenue	49,550.00	54,553.98	0.00	(5,003.98)	110.10
248-000.000-412.000	Delinquent Tax Revenue	0.00	0.00	0.00	0.00	0.00
248-000.000-664.000	Interest Income	50.00	27.21	1.67	22.79	54.42
Total Dept 000.000 - General		49,600.00	54,581.19	1.67	(4,981.19)	
Dept 173.000 - DDA Administration						
248-173.000-677.000	Reimbursements	0.00	0.00	0.00	0.00	0.00
Total Dept 173.000 - DDA Administration		0.00	0.00	0.00	0.00	
Dept 728.002 - Streetscape						
248-728.002-597.000	Grants from Private Entities	0.00	0.00	0.00	0.00	0.00
248-728.002-677.000	Reimbursements	0.00	0.00	0.00	0.00	0.00
Total Dept 728.002 - Streetscape		0.00	0.00	0.00	0.00	
Dept 728.004 - Family Movie Night						
248-728.004-597.000	Grants from Private Entities	1,000.00	500.00	0.00	500.00	50.00
Total Dept 728.004 - Family Movie Night		1,000.00	500.00	0.00	500.00	
Dept 931.000 - Transfers IN						
248-931.000-699.101	Transfer In from Genl Fund	0.00	0.00	0.00	0.00	0.00
Total Dept 931.000 - Transfers IN		0.00	0.00	0.00	0.00	
TOTAL REVENUES		50,600.00	55,081.19	1.67	(4,481.19)	

GL NUMBER	DESCRIPTION	2018-19	ACTIVITY FOR			% BDGT USED
		AMENDED BUDGET	YTD BALANCE 02/28/2019	MONTH OF 02/28/2019	AVAILABLE BALANCE	
Expenditures						
Dept 000.000 - General						
248-000.000-744.900	Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Total Dept 000.000 - General		0.00	0.00	0.00	0.00	
Dept 173.000 - DDA Administration						
248-173.000-726.000	Supplies	75.00	0.00	0.00	75.00	0.00
248-173.000-745.000	Postage	25.00	7.95	0.00	17.05	31.80
248-173.000-801.000	Contractual Services	0.00	0.00	0.00	0.00	0.00
248-173.000-805.000	Bank Fees	15.00	0.00	0.00	15.00	0.00
248-173.000-825.000	Admin Services	2,500.00	2,500.00	0.00	0.00	100.00
248-173.000-900.000	Printing and Publishing	0.00	0.00	0.00	0.00	0.00
248-173.000-960.000	Education and Training	0.00	0.00	0.00	0.00	0.00
248-173.000-961.000	Miscellaneous	750.00	0.00	0.00	750.00	0.00
Total Dept 173.000 - DDA Administration		3,365.00	2,507.95	0.00	857.05	
Dept 726.000 - DDA Start Up						
248-726.000-801.000	Contractual Services	0.00	0.00	0.00	0.00	0.00
Total Dept 726.000 - DDA Start Up		0.00	0.00	0.00	0.00	
Dept 728.000 - Economic Development						
248-728.000-801.000	Contractual Services	10,000.00	10,653.75	0.00	(653.75)	106.54
248-728.000-961.000	Miscellaneous	125.00	20.00	0.00	105.00	16.00
Total Dept 728.000 - Economic Development		10,125.00	10,673.75	0.00	(548.75)	
Dept 728.002 - Streetscape						
248-728.002-726.000	Supplies	1,200.00	0.00	0.00	1,200.00	0.00
248-728.002-801.000	Contractual Services	100,000.00	0.00	(19,840.00)	100,000.00	0.00
248-728.002-967.101	Contribution to General Fund	0.00	90,000.00	90,000.00	(90,000.00)	100.00

GL NUMBER	DESCRIPTION	2018-19	ACTIVITY FOR			% BDGT USED
		AMENDED BUDGET	YTD BALANCE 02/28/2019	MONTH OF 02/28/2019	AVAILABLE BALANCE	
248-728.002-968.000	Depreciation Expense	0.00	0.00	0.00	0.00	0.00
Total Dept 728.002 - Streetscape		101,200.00	90,000.00	70,160.00	11,200.00	
Dept 728.003 - Facade Program						
248-728.003-726.000	Supplies	0.00	0.00	0.00	0.00	0.00
248-728.003-801.000	Contractual Services	29,150.50	4,750.50	0.00	24,400.00	16.30
Total Dept 728.003 - Facade Program		29,150.50	4,750.50	0.00	24,400.00	
Dept 728.004 - Family Movie Night						
248-728.004-726.000	Supplies	200.00	0.00	0.00	200.00	0.00
248-728.004-801.000	Contractual Services	3,400.00	2,329.00	0.00	1,071.00	68.50
248-728.004-900.000	Printing and Publishing	300.00	0.00	0.00	300.00	0.00
Total Dept 728.004 - Family Movie Night		3,900.00	2,329.00	0.00	1,571.00	
TOTAL EXPENDITURES		147,740.50	110,261.20	70,160.00	37,479.30	
Fund 248 - Downtown Development Fund:						
TOTAL REVENUES		50,600.00	55,081.19	1.67	(4,481.19)	108.86
TOTAL EXPENDITURES		147,740.50	110,261.20	70,160.00	37,479.30	74.63
NET OF REVENUES & EXPENDITURES		(97,140.50)	(55,180.01)	(70,158.33)	(41,960.49)	

REVENUE AND EXPENDITURE REPORT FOR CITY OF SWARTZ CREEK  
PERIOD ENDING 03/31/2019

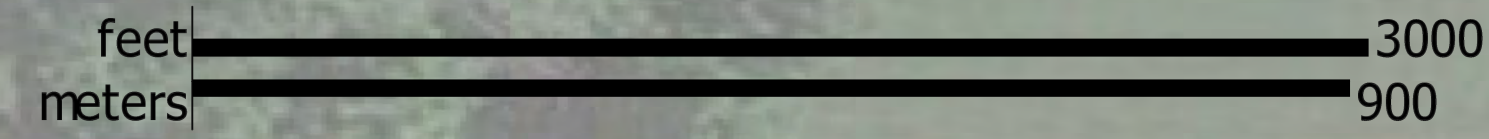
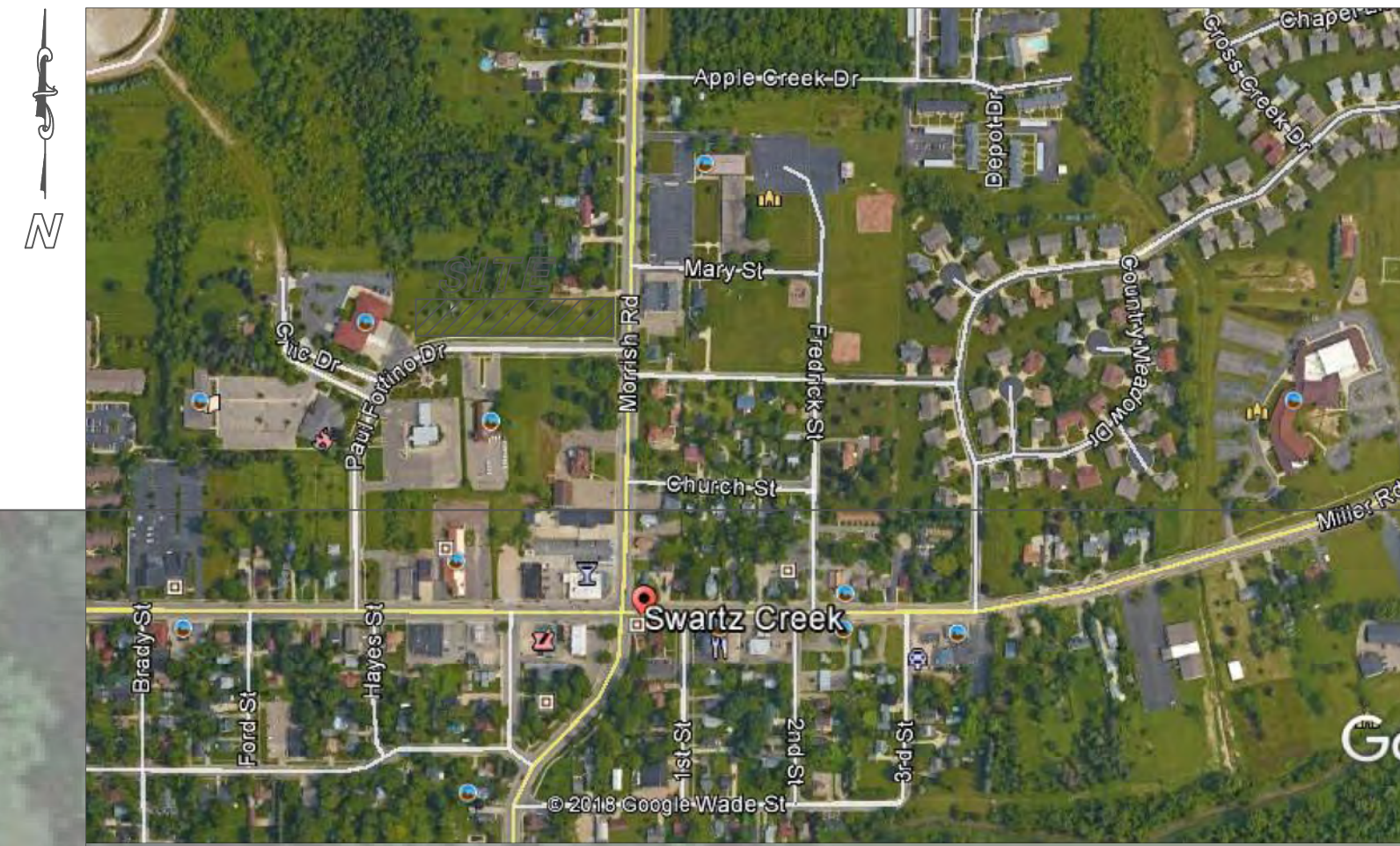
GL NUMBER	DESCRIPTION	2018-19		ACTIVITY FOR MONTH 03/31/2019	AVAILABLE BALANCE	% BDGT USED
		AMENDED BUDGET	YTD BALANCE 03/31/2019			
Fund 248 - Downtown Development Fund						
Revenues						
Dept 000.000 - General						
248-000.000-402.000	Current Tax Revenue	54,553.98	54,553.98	0.00	0.00	100.00
248-000.000-412.000	Delinquent Tax Revenue	0.00	0.00	0.00	0.00	0.00
248-000.000-664.000	Interest Income	50.00	27.21	0.00	22.79	54.42
Total Dept 000.000 - General		54,603.98	54,581.19	0.00	22.79	
Dept 173.000 - DDA Administration						
248-173.000-677.000	Reimbursements	0.00	0.00	0.00	0.00	0.00
Total Dept 173.000 - DDA Administration		0.00	0.00	0.00	0.00	
Dept 728.002 - Streetscape						
248-728.002-597.000	Grants from Private Entities	0.00	0.00	0.00	0.00	0.00
248-728.002-677.000	Reimbursements	0.00	0.00	0.00	0.00	0.00
Total Dept 728.002 - Streetscape		0.00	0.00	0.00	0.00	
Dept 728.004 - Family Movie Night						
248-728.004-597.000	Grants from Private Entities	1,000.00	500.00	0.00	500.00	50.00
Total Dept 728.004 - Family Movie Night		1,000.00	500.00	0.00	500.00	
Dept 931.000 - Transfers IN						
248-931.000-699.101	Transfer In from Genl Fund	0.00	0.00	0.00	0.00	0.00
Total Dept 931.000 - Transfers IN		0.00	0.00	0.00	0.00	
TOTAL REVENUES		55,603.98	55,081.19	0.00	522.79	

GL NUMBER	DESCRIPTION	2018-19		ACTIVITY FOR MONTH 03/31/2019	AVAILABLE BALANCE	% BDGT USED
		AMENDED BUDGET	YTD BALANCE 03/31/2019			
Expenditures						
Dept 000.000 - General						
248-000.000-744.900	Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Total Dept 000.000 - General		0.00	0.00	0.00	0.00	
Dept 173.000 - DDA Administration						
248-173.000-726.000	Supplies	75.00	0.00	0.00	75.00	0.00
248-173.000-745.000	Postage	25.00	7.95	0.00	17.05	31.80
248-173.000-801.000	Contractual Services	0.00	0.00	0.00	0.00	0.00
248-173.000-805.000	Bank Fees	15.00	0.00	0.00	15.00	0.00
248-173.000-825.000	Admin Services	2,500.00	2,500.00	0.00	0.00	100.00
248-173.000-900.000	Printing and Publishing	0.00	0.00	0.00	0.00	0.00
248-173.000-960.000	Education and Training	0.00	0.00	0.00	0.00	0.00
248-173.000-961.000	Miscellaneous	750.00	0.00	0.00	750.00	0.00
Total Dept 173.000 - DDA Administration		3,365.00	2,507.95	0.00	857.05	
Dept 726.000 - DDA Start Up						
248-726.000-801.000	Contractual Services	0.00	0.00	0.00	0.00	0.00
Total Dept 726.000 - DDA Start Up		0.00	0.00	0.00	0.00	
Dept 728.000 - Economic Development						
248-728.000-801.000	Contractual Services	11,500.00	11,363.75	710.00	136.25	98.82
248-728.000-961.000	Miscellaneous	125.00	20.00	0.00	105.00	16.00
Total Dept 728.000 - Economic Development		11,625.00	11,383.75	710.00	241.25	
Dept 728.002 - Streetscape						
248-728.002-726.000	Supplies	1,200.00	0.00	0.00	1,200.00	0.00
248-728.002-801.000	Contractual Services	10,000.00	0.00	0.00	10,000.00	0.00
248-728.002-967.101	Contribution to General Fund	90,000.00	90,000.00	0.00	0.00	100.00

GL NUMBER	DESCRIPTION	2018-19		ACTIVITY FOR MONTH 03/31/2019	AVAILABLE BALANCE	% BDGT USED
		AMENDED BUDGET	YTD BALANCE 03/31/2019			
248-728.002-968.000	Depreciation Expense	0.00	0.00	0.00	0.00	0.00
Total Dept 728.002 - Streetscape		101,200.00	90,000.00	0.00	11,200.00	
Dept 728.003 - Facade Program						
248-728.003-726.000	Supplies	0.00	0.00	0.00	0.00	0.00
248-728.003-801.000	Contractual Services	29,150.50	4,750.50	0.00	24,400.00	16.30
Total Dept 728.003 - Facade Program		29,150.50	4,750.50	0.00	24,400.00	
Dept 728.004 - Family Movie Night						
248-728.004-726.000	Supplies	200.00	0.00	0.00	200.00	0.00
248-728.004-801.000	Contractual Services	3,400.00	2,329.00	0.00	1,071.00	68.50
248-728.004-900.000	Printing and Publishing	300.00	0.00	0.00	300.00	0.00
Total Dept 728.004 - Family Movie Night		3,900.00	2,329.00	0.00	1,571.00	
TOTAL EXPENDITURES		149,240.50	110,971.20	710.00	38,269.30	
Fund 248 - Downtown Development Fund:						
TOTAL REVENUES		55,603.98	55,081.19	0.00	522.79	99.06
TOTAL EXPENDITURES		149,240.50	110,971.20	710.00	38,269.30	74.36
NET OF REVENUES & EXPENDITURES		(93,636.52)	(55,890.01)	(710.00)	(37,746.51)	



# LOCATION MAP



### LEGAL DESCRIPTION

LOT 2 AND 3, SUPERVISORS PLAT OF SWARTZ CREEK, GENESEE COUNTY, MICHIGAN.

### NOTES

VERTICAL DATUM IS NAVD88  
 HORIZONTAL DATUM IS MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (2011)  
 UNITS ARE INTERNATIONAL FEET.

### BENCHMARK DATA TABLE

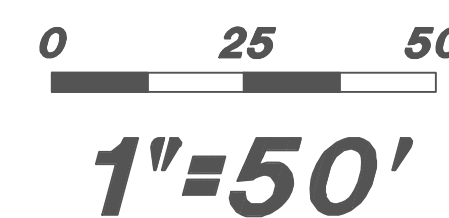
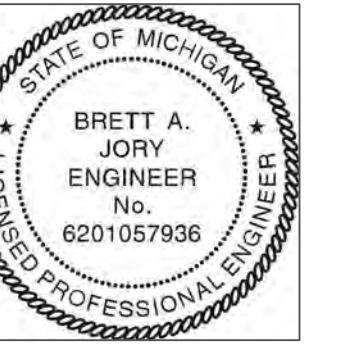
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 2	532280	13266133	805.16	SET CHISELED X IN THE NORTHEAST RIM OF TELEPHONE MANHOLE IN ASPHALT PARKING LOT ON EAST SIDE OF FIRE STATION

### TRAVERSE POINT DATA TABLE

NUMBER	NORTHING	EASTING	DESCRIPTION
TP 1	532273.8060	13266191.3980	SET ROD WITH ROME TRAVERSE CAP 15'± NORTH OF CENTERLINE OF SIDEWALK ON NORTH SIDE OF FORTINO STREET AND 13'± EAST OF CENTERLINE OF ASPHALT PARKING LOT AT FIRE STATION

### BASIS OF BEARING

BEARINGS ARE REFERENCED TO MICHIGAN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (2011)



## EXISTING SITE PLAN

NO.	REVISION	DATE

**RBF HOLDINGS LLC**  
 A "Rather Be Fishing" Company  
 4140 MORRISH ROAD, SWARTZ CREEK MI, 48473  
 PHONE 810.516.4405  
 FAX 810.630.9111  
 Scale: AS SHOWN Date: 04-2-19 By: BAJ Chkd: Sh. 1 of 3  
 Project: BREWER TOWN HOMES  
 NOTE: OWNER/ENGINEER ARE SAME ENTITY Job No.: 19-001

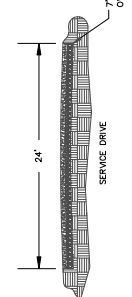
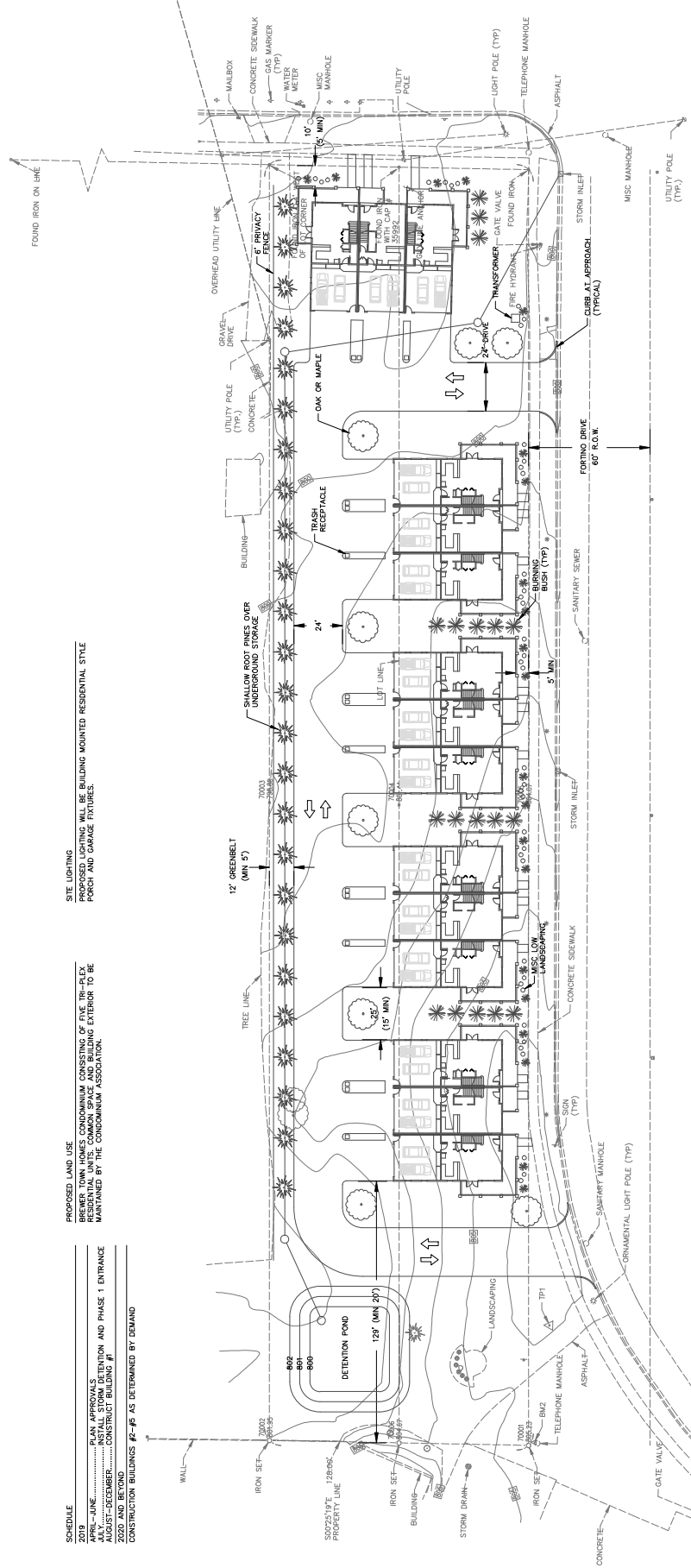




**SCHEDULE**  
 APRIL-JUNE.....PLAN APPROVALS  
 JULY-DECEMBER.....INSTALL STORM DETENTION AND PHASE 1 CONSTRUCTION BUILDING #1  
 2020 AND BEYOND.....CONSTRUCT BUILDING #1  
 CONSTRUCTION BUILDINGS #2-#5 AS DETERMINED BY DEMAND

**PROPOSED LAND USE**  
 CONDOMINIUM CONSISTING OF FIVE (5) UNIT RESIDENTIAL UNITS, COMMON SPACE AND BUILDING EXTERIOR TO BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.

**SITE LIGHTING**  
 ALL LIGHT FIXTURES WILL BE BUILDING MOUNTED RESIDENTIAL STYLE PORCH AND GARAGE FIXTURES.



**BRETT A. SWARTZ**  
 ENGINEER  
 LICENSE NO. 620227959  
 STATE OF MARYLAND

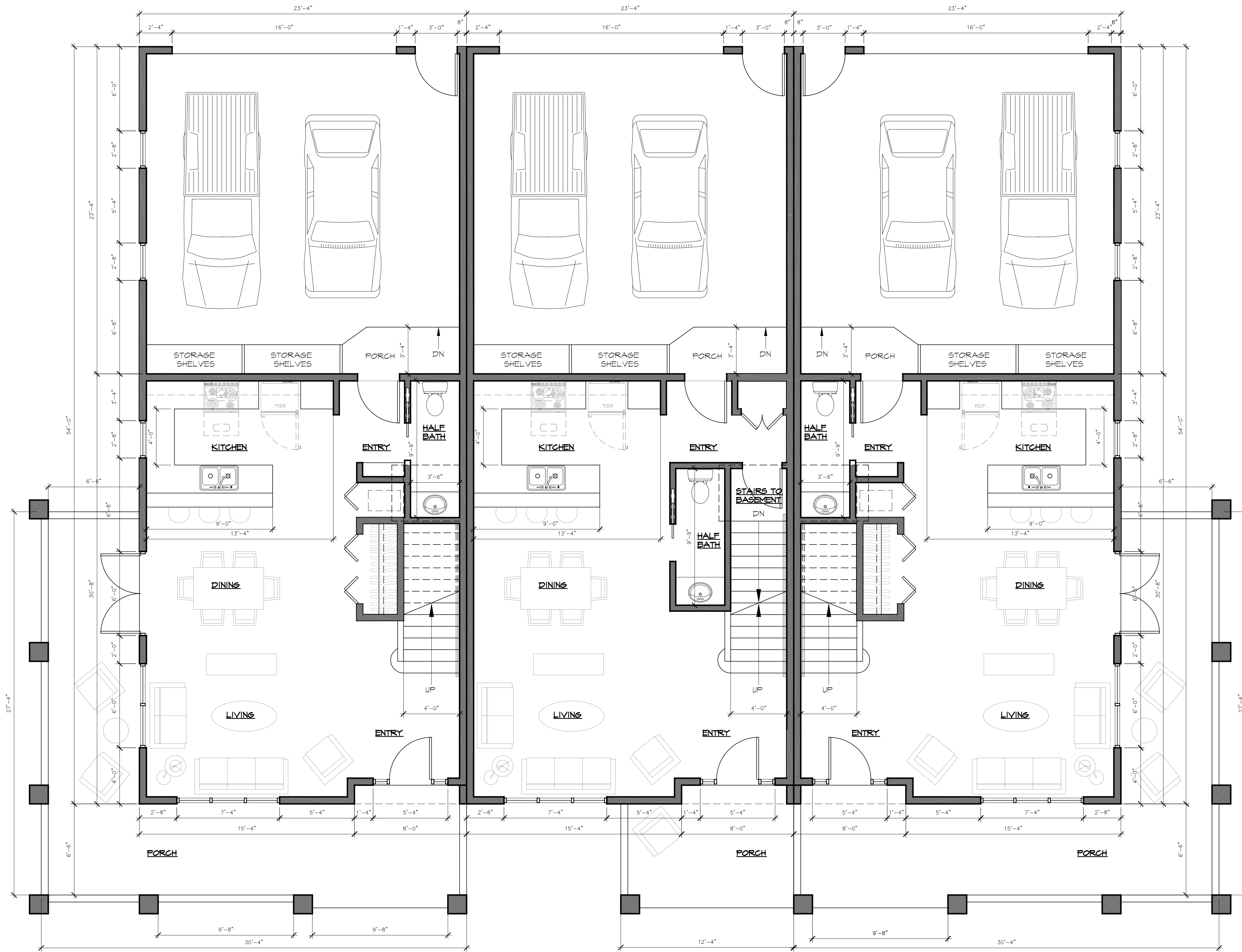
**RBF HOLDINGS LLC**  
 A "Passive" Real Estate Company  
 4140 MORRISON ROAD, SUITE 200  
 FORT LINDSEY, MARYLAND 21050  
 PHONE: 810.216.4402  
 FAX: 810.216.4403  
 PROJECT: 2020-01-001  
 SHEET: 2 OF 3  
 DATE: 08/14/2020

# PROPOSED SITE PLAN



NO.	REVISION	DATE



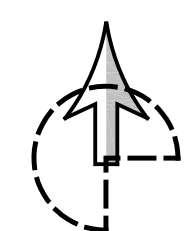


**UNIT A  
FIRST FLOOR  
705 SF**

**UNIT B  
FIRST FLOOR  
705 SF**

**UNIT A  
FIRST FLOOR  
705 SF**

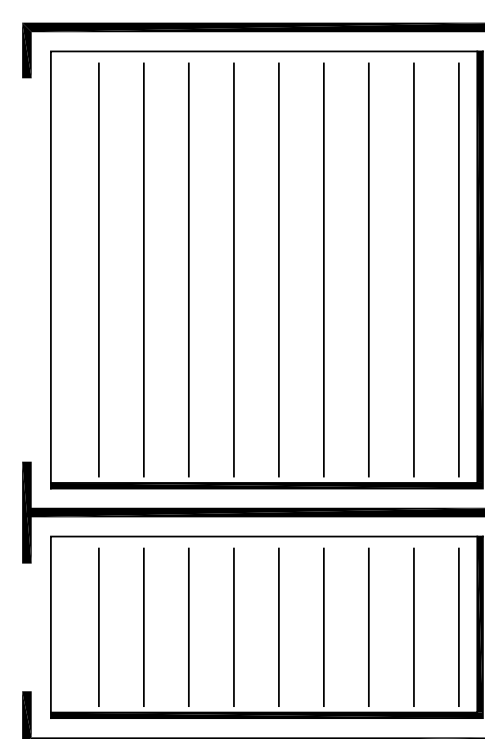
**PRELIMINARY SECOND FLOOR PLAN**  
1/4" = 1'-0"



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

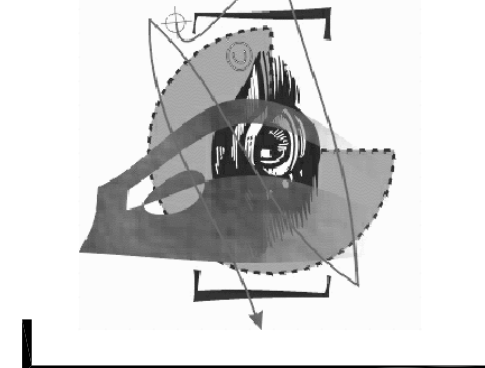
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507.377.8804 PHONE • 507.377.8805 FAX • WWW.STUDIOINTRIGUE.COM



Project Type  
**NEW CONSTRUCTION**

Project  
**FORTINO DR. TOWNHOMES DESIGN**  
FORTINO DR. SWARTZ CREEK, MI.

Client  
**RBF HOLDINGS LLC.**

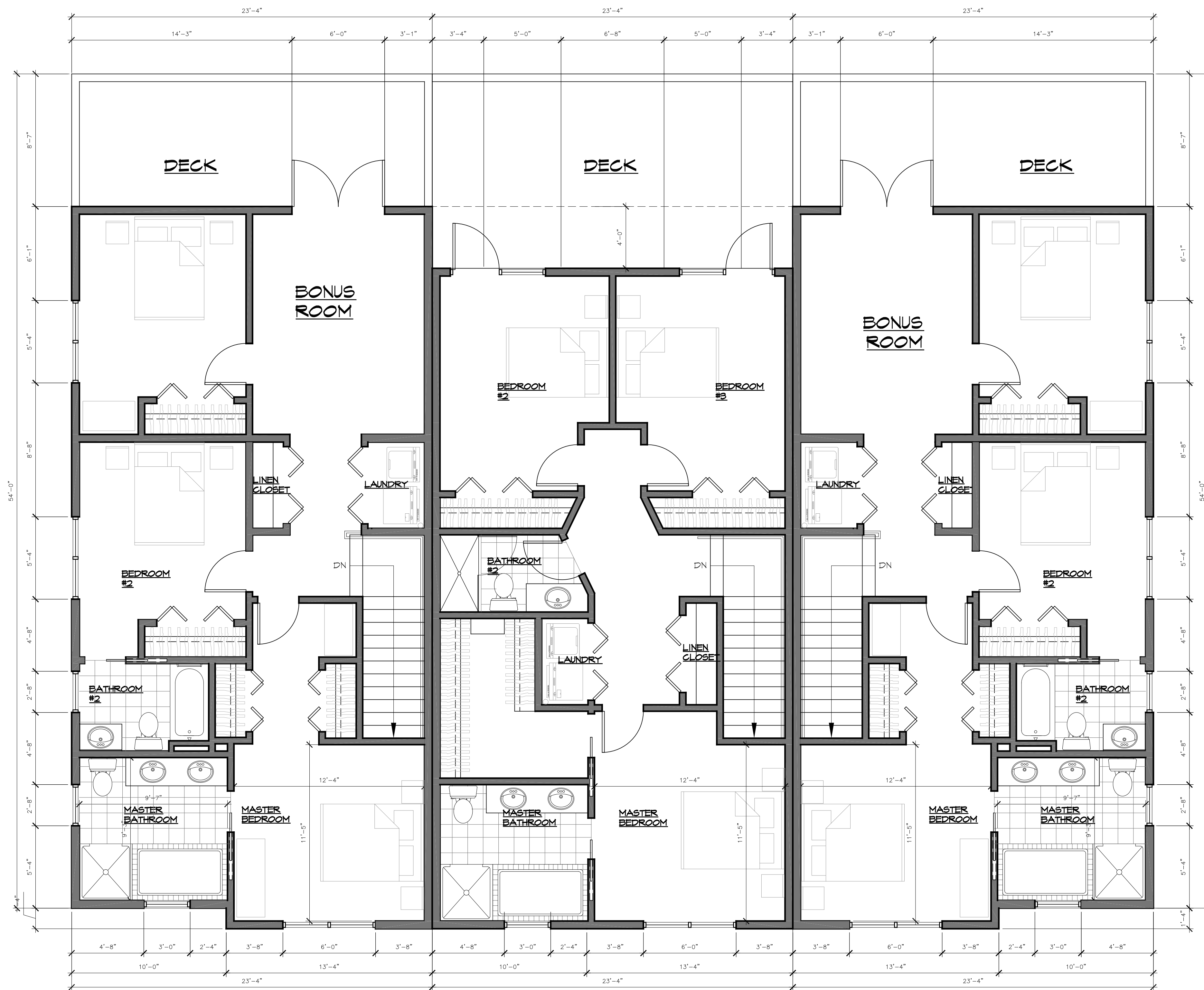
4140 MORRISH RD SWARTZ CREEK, MI. 48473

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Project Number  
**18.171**

Sheet  
**A-2**

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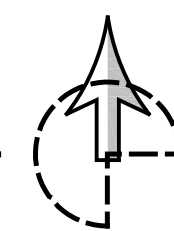
UNIT A  
SECOND FLOOR  
1,008 SF

UNIT B  
SECOND FLOOR  
932 SF

UNIT A  
SECOND FLOOR  
1,008 SF

PRELIMINARY SECOND FLOOR

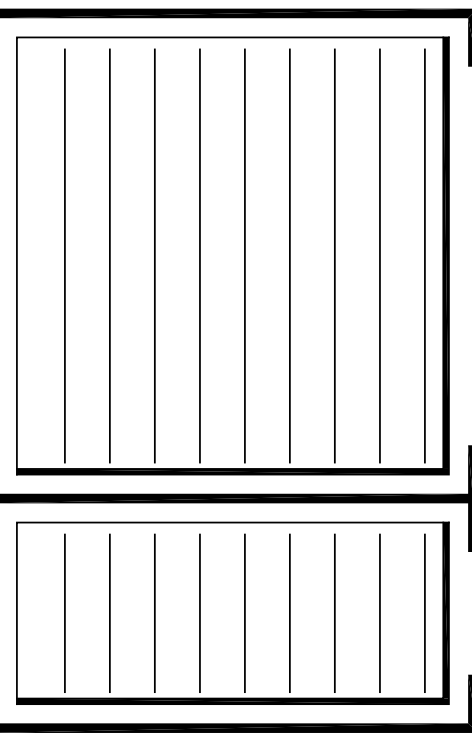
1/4" = 1'-0"



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CONSTRUCTION

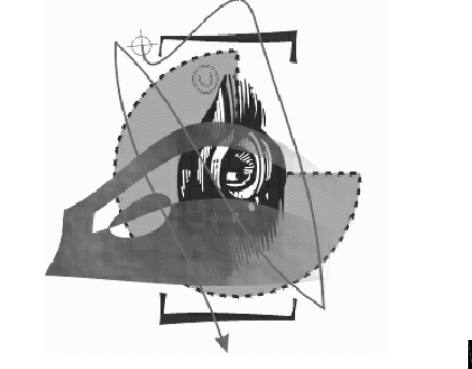
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Project Type  
**NEW CONSTRUCTION**

Project  
**FORTINO DR. TOWNHOMES DESIGN**  
FORTINO DR.  
SWARTZ CREEK, MI.

Client  
**RBF HOLDINGS LLC.**

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**18.171**

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**A-3**

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**PRELIMINARY SOUTH ELEVATION**

1/4" = 1'-0"



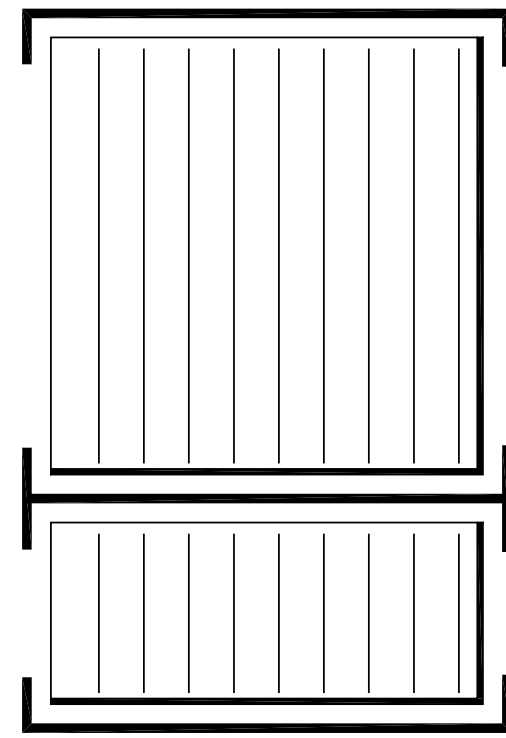
**PRELIMINARY WEST ELEVATION**

1/4" = 1'-0"

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NOT FOR  
CONSTRUCTION**

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Project Type  
**NEW CONSTRUCTION**

Project  
**FORTINO DR. TOWNHOMES DESIGN**  
 FORTINO DR.  
 SWARTZ CREEK, MI.

Client  
**RBF HOLDINGS LLC.**  
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**A-4**

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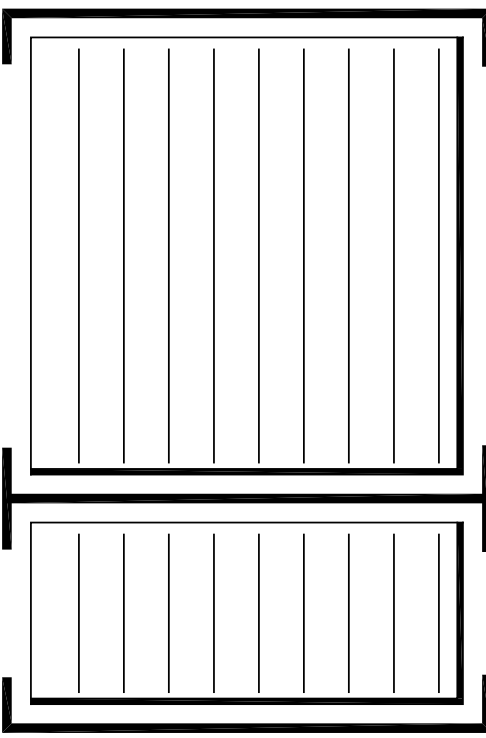
**PRELIMINARY NORTH ELEVATIONS**

1/4" = 1'-0"



**PRELIMINARY EAST ELEVATIONS**

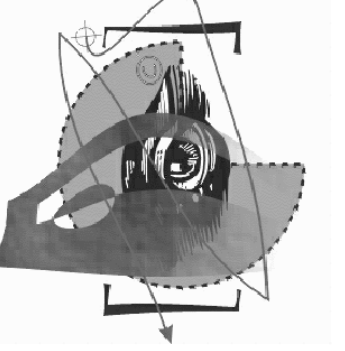
1/4" = 1'-0"



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Project Type  
**NEW CONSTRUCTION**

Project  
**FORTINO DR. TOWNHOMES DESIGN**  
FORTINO DR.  
SWARTZ CREEK, MI.

Client  
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FORTINO DR. TOWNHOMES DESIGN

#18.171 03/05/2019







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#18.171 03/05/2019



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**JEFFERSONVILLE**  
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