

ALTERNATIVE OPTION A

Alternative Site Plan A - Original Approved Site Plan with 20 Units

- Pro's**
- > The construction of 20 units is equivalent to the previously approved density.
 - > The full utilization of the property spreads the generally fixed costs over the maximum number of units making the association fees more affordable for potential residents.
 - > The potential real estate tax collections to the City are maximized.

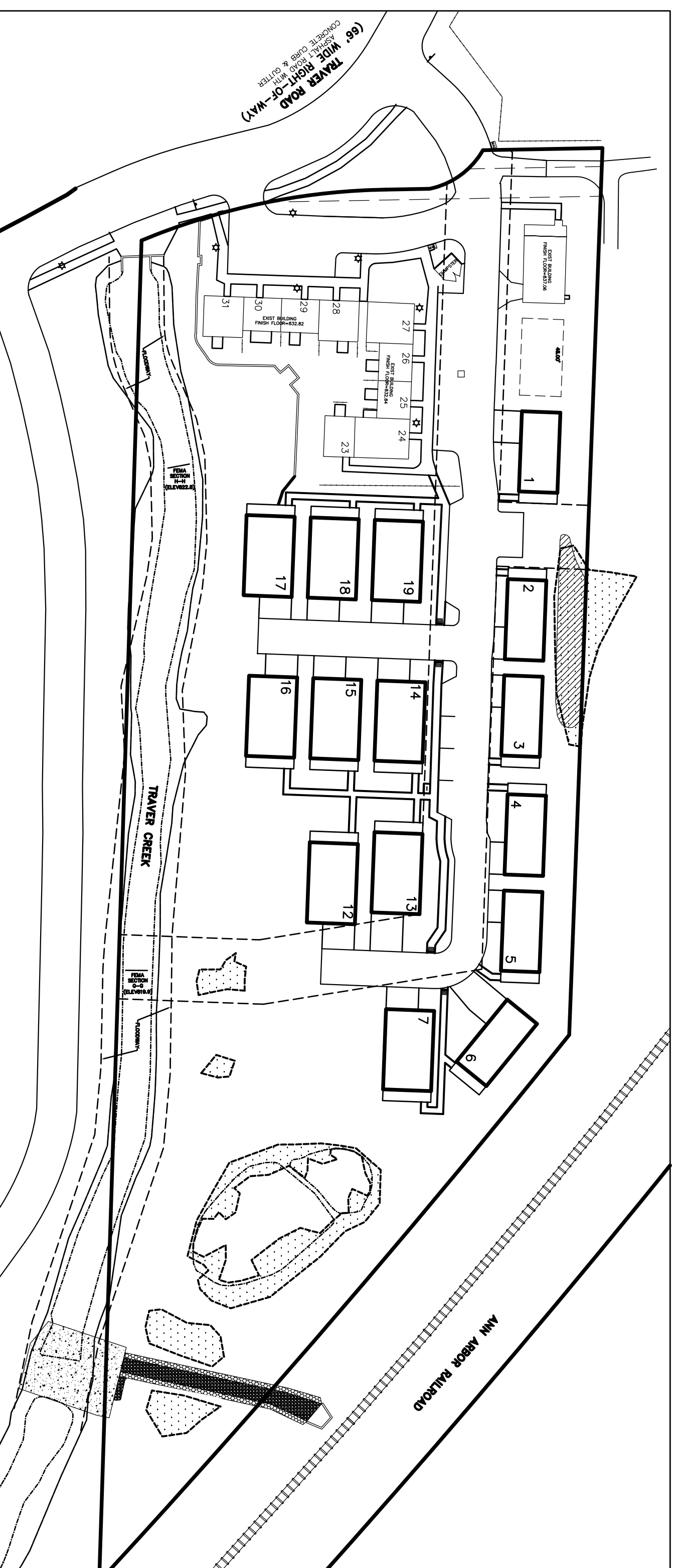
- Con's**
- > Proposes the permanent impact of 655 square feet of wetland impact.
 - > Additional wetland mitigation and wetland buffer mitigation would be required as additional wetland areas have formed since the original site plan was approved.
 - > The current site infrastructure was constructed in anticipation of building the development as indicated in this layout. The previous attempt to sell the type of units and development concept indicated have proven unsuccessful, therefore, this layout is not feasible in today's market.

ALTERNATIVE OPTION B

Alternative Site Plan B - The Elimination of Buildings 8, 9, 10 and 11

- Pro's**
- > This alternate eliminates 822 square feet of natural features buffer impact surrounding the north side of the detention basin.
 - > This alternative does not require the filling (permanent impact) of Wetlands C and D.

- Con's**
- > The elimination of buildings 8, 9, 10, and 11 does not allow for the full utilization of the site.
 - > The site is not being developed to the previously approved density.
 - > The common amenity development costs (i.e., roads, utilities, wetland mitigation) are relatively fixed and fewer homes over which to spread the costs will make the units less competitively priced and increase the risk of not being able to sell units.
 - > The loss of real estate tax revenue to the City.
 - > This layout does not utilize the public utility infrastructure (water main and sanitary sewer leads) as previously approved and constructed.

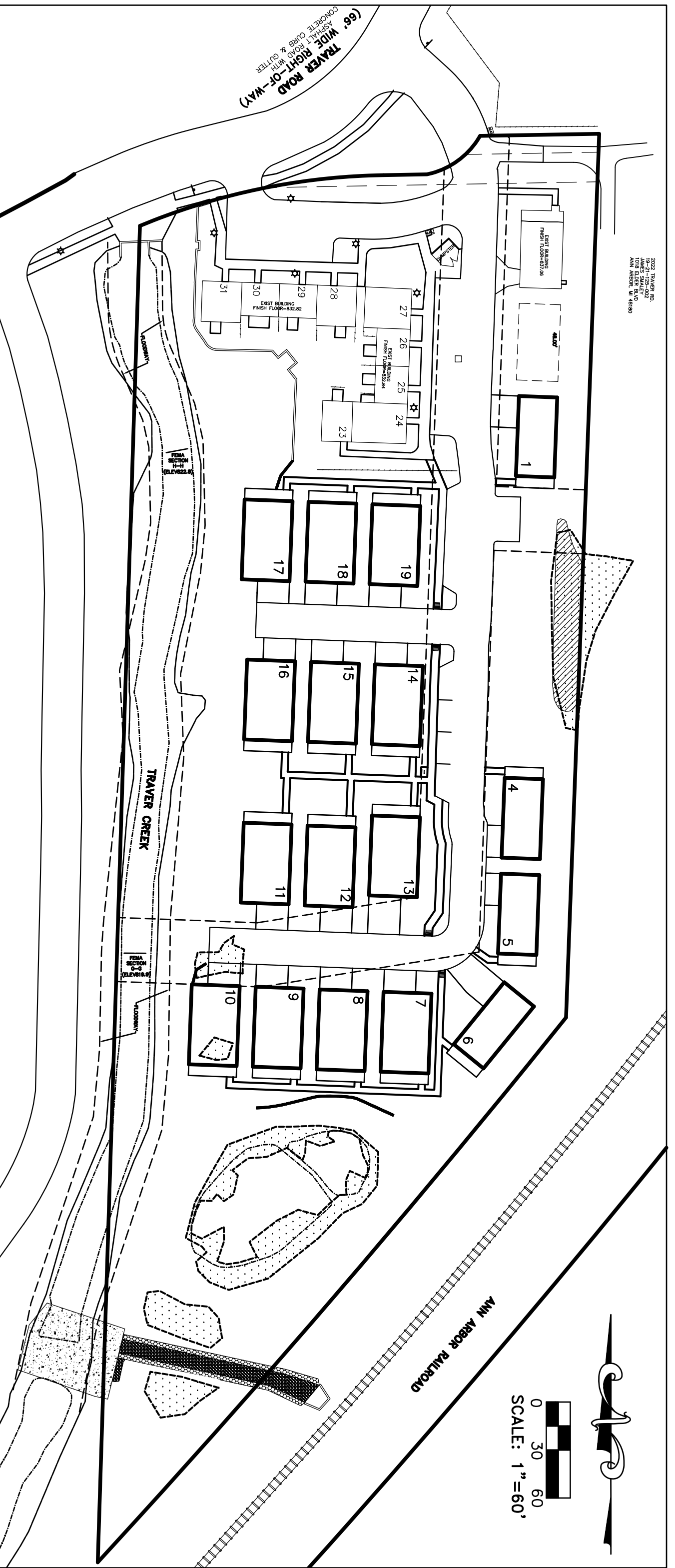


ALTERNATIVE OPTION C

Alternative Site Plan C - The Elimination of Buildings 2 and 3

- Pro's**
- > This alternative eliminates 2400 square feet of natural features buffer impact surrounding Wetland Mitigation Area/Bio-Swale.

- Con's**
- > The elimination of buildings 2 and 3 does not allow for the full utilization of the site, nor is it being developed to the previously approved density.
 - > The elimination of buildings 2 and 3 does not eliminate the permanent impact of Wetland E and F.
 - > The common amenity development costs (i.e., roads, utilities, wetland mitigation) are relatively fixed and fewer homes over which to spread the costs will make the units less competitively priced and increase the risk of not being able to sell units.
 - > The loss of real estate tax revenue to the City.



ANC Engineering, Inc.
Civil Engineers & Land Surveyors

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BRIGHTON, MICHIGAN 48116
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3 WORKING DAYS BEFORE
YOU DIG. CALL MISS DIG
1.800.482.7171
(TOLL FREE)

CLIENT: TROWBRIDGE HOMES OF HIDEAWAY, LLC.

ALTERNATIVES ANALYSIS

SECTION: 21
HIDEAWAY LANE
TOWNSHIP: 2 S RANGE: 6 E
CITY OF ANN ARBOR
WASHTENAW COUNTY
MICHIGAN

REVISED	
DATE:	8-27-12
DRAWN BY:	DAL
CHECKED BY:	DAL
SCALE:	1"=60'
CHK: AR	19
DATE:	12-1-12