

ANN ARBOR PLANNING DEPARTMENT STAFF REPORT

For Planning Commission Meeting of October 21, 2014

**SUBJECT: Nixon Farm North – Annexation, Zoning, Site Plan for City Council Approval and Wetland Use Permit (3381 Nixon Road)
Project Nos. A14-006, Z14-023, SP14-042, WUP14-002**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Nixon Farm North annexation of 67.8 acres from Ann Arbor Township.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommend that the Mayor and City Council approve the request for R4A (Multiple-Family Dwelling District) zoning designation for the Nixon Farm North site.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Nixon Farm North Site Plan and Development Agreement, including flexibility in the application of the Landscaping and Screening Ordinance for conflicting land use buffers.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Wetland Use Permit for the Nixon Farm North development.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby authorizes activity in the natural features open space for the Nixon Farm North development.

LOCATION

The site is located at the northwest corner of Nixon and Dhu Varren Roads, in the Northeast planning area and the Traver Creek watershed (Ward 1).

STAFF RECOMMENDATION

Staff recommends that the **annexation** petition be **approved** because the property is within the City's water and sewer service area.

Staff recommends that the **zoning** petition be **postponed** so that it may be acted upon simultaneously with the site plan petition.

Staff recommends that the **site plan** petition be **postponed** until all outstanding issues have been satisfactorily addressed and a development agreement addressing off-site improvements to the Dhu Varren/Nixon/Green intersection is drafted.

Staff recommends that the **wetland use permit** be **postponed** so that it may be acted upon simultaneously with the site plan petition.

Staff recommends **authorization for activity** in the natural features open space be **postponed** so that it may be acted upon simultaneously with the site plan petition.

DESCRIPTION OF PETITIONS

The petitioners are seeking approval to annex a 69-acre parcel, zone it R4A (Multiple-Family Dwelling District) and construct 209 single-family attached residential units. The development is proposed to be constructed in three phases and has an estimated development cost of \$5,500,000. Concurrent with this proposal, the petitioners are seeking approval of the Nixon Farm South development on the 41-acre parcel to the south.

Annexation

The petitioners have requested annexation from Ann Arbor Township to the City of Ann Arbor in order to connect to and extend public utilities, such as water, sanitary sewer and storm sewers. The site has 69 gross acres and 64.5 net acres when existing and proposed rights-of-way are subtracted.

Zoning

The petitioners have requested the site be zoned R4A Multiple-Family Dwelling District, consistent with the future land use recommendation for the site. The R4A district is intended for attached or stacked dwelling units in a low-density, multiple-family fashion in perimeter areas of the city. Single, two-family, multiple-family and assisted living uses, up to ten dwelling units per acre, are permitted in the R4A district.

immediately adjacent to the existing wetland on the south side of the site, is proposed for mitigation of the wetland impacts.

Natural Feature Open Space – Natural features identification, protection and mitigation are addressed in Chapter 57 Subdivision and Land Use Control and the Land Development Regulations, which are an attachment to Chapter 57. In addition to those regulations, the Zoning Ordinance requires a 25-foot natural feature open space extending from the edge of a wetland or watercourse. The natural feature open space (NFOS) is intended to prevent any harm to wetlands or watercourses and any encroachment into the NFOS, called “activity” by the Ordinance, requires authorization by the Planning Commission.

The proposed development includes nine instances of activity in the NFOS to varying degrees ranging from 17 square feet to 7,193 square feet. The smaller instances of NFOS activity are due to grading work for the dwelling units, retaining walls or detention ponds encroaching into the NFOS but not any permanent structures. The larger instances of NFOS activity are because of the proposed crossing of the Traver Creek tributary. The largest instance is from a proposed wetland mitigation area immediately adjacent to the existing wetland in the south of the site.

By code, there are nine criteria which the Planning Commission must consider when authorizing activity within a NFOS. Further discussion of the natural feature open space activity is provided later in this staff report and an analysis will be provided with future staff reports.

Access – Access to the site is planned by connections to Nixon Road and Dhu Varren Road. Over 6,700 linear feet of private drive is proposed to serve as the internal road network for the development. Sidewalks are planned along both sides of the private drive and public sidewalk will be added along Nixon and Dhu Varren roads. Pathways through the open space leading to the public sidewalk in Hickory Point Drive and Foxfire East Park are proposed. Bridges are planned over wetlands in order to reduce disruption to wildlife habitat.

Utilities – Water service will be connected to existing mains in Nixon and Dhu Varren Roads as well as a stub left in Hickory Point Drive in the adjacent Foxfire development off Nixon Road. Sanitary sewer service will connect to the main in Nixon Road. Sixty-one footing drain disconnections, or their equivalent, will be required to mitigate for the increased flows to the sanitary sewer system from the proposed development.

Stormwater Management – Stormwater management is proposed in accordance with the newly adopted rules of the Washtenaw County Water Resources Commissioner for infiltration of the first inch of rain from a 100-year storm event and detention for the remaining volume. Six detention basins and two bio-infiltration swales are provided on the site. All stormwater run-off from the dwelling unit roofs, patios, walkways and private drive and sidewalk network will be directed to the on-site system.

Landscape Plan and Modifications – Two forms of landscaping are required for the proposed development, (1) interior landscape islands for vehicular use area, and (2) a conflicting land use buffer adjacent to residential zoning districts. A Chapter 62 Landscaping Modification petition has been submitted requesting flexibility for the conflicting land use buffer requirements.

Since the private drive serving as the road network for the development is neither a public road nor a private street as defined by City Code, by default it is defined as a vehicular use area.

Therefore, instead of one street tree for every 30 feet of street frontage, which would be required for public or private roads, a total of 31,611 square feet of interior landscape islands with 126 trees are required and 32,645 square feet with 126 trees are proposed. Staff has noted that some of the interior landscape areas are located between the individual driveways for each dwelling unit and have only six or seven feet in width, which does not provide the minimum required width of eight feet in all directions. The modification petition does not currently include a request for flexibility to the vehicular use area requirements in order to allow a lesser dimension. Staff also notes that the petitioner could seek a modification petition to apply the private street tree requirements to the site instead of the vehicular use area requirements. Either way, the current modification petition must be amended to include flexibility for the vehicular use area requirements or significant revisions to the proposed site plan would be needed.

A conflicting land use buffer is required along the entire length of the west property line to buffer the proposed R4A zoning district from the existing R1C (Single-Family Dwelling) zoning district. A modified buffer has been proposed to allow the existing woodland area along the west side of the site to serve as the conflicting land use buffer. An analysis of this Chapter 62 Landscape Modification request is provided later in this staff report.

Traffic Impacts – The Nixon/Dhu Varren/Green intersection currently operates at an unacceptable level of service. The Nixon Farm North development cannot be built until necessary improvements are scheduled for construction, per Attachment D of the Land Development Regulations. A study is already underway by a consultant managed by the Public Services Area to recommend an improvement for the intersection and including its estimated cost, which is targeted for completion in December 2014.

The petitioner has volunteered to construct the intersection improvements recommended by the study and contribute to the cost based on their proportion of trips, so that the intersection can be improved at the same time as Nixon Farm North and its sister development Nixon Farm South is constructed. Also contributing to the Nixon/Dhu Varren/Green roads intersection improvement will be the petitioners of Nixon Farm South, Woodbury Club Apartments on Nixon Road and Northsky on Pontiac Trail.

In the event that the proposed development does not move forward, the intersection improvements will be added to the Capital Improvements Plan so that funding for future construction can be identified.

Wetland Use Permit – A combined wetland use permit for Nixon Farm North and Nixon Farm South has been submitted to place 1,945 cubic yards of fill in 0.31 acres of wetland; excavate 14 cubic yards from 0.142 acres of wetland; enclose 100 linear feet of an unnamed Traver Creek tributary within a 42-inch diameter concrete pipe; construct of 10 storm water detention basins; and install 10 storm water outfall structures with riprap in wetlands. The permit has been submitted to both the City of Ann Arbor and the Michigan Department of Environmental Quality for approval.

Development Agreement – Development agreements are used for projects that include offsite improvements, such as extension of a public utility main, a contribution of land or money, or other capital improvements. A key provision of the Nixon Farm North development agreement is addressing the need for and construction of improvements to the Nixon/Dhu Varren/Green intersection. However, because the recommended improvement is not yet known, the

development agreement has not yet been drafted. A draft development agreement will be provided to Planning Commission for review once the details for these and any other provisions have been sufficiently developed.

Citizen Participation Meeting – The petitioner invited all residents within 1000 feet of the site to a meeting on July 10, 2014 to discuss both the then-conceptual Nixon Farm North and Nixon Farm South proposals. Over 150 people signed the attendance sheets. Traffic concerns, including the Nixon-Dhu Varren-Green intersection and sidewalks (and the lack thereof) were foremost on the minds of the attendees, followed closely by concerns about the natural features and storm water management on the site. A copy of the petitioner’s meeting report is attached.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning	TWP Township	R4A Multiple-Family Dwelling	R4A Multiple-Family Dwelling
Gross Lot Area	66.8 acres (2,909,808 sq ft)	66.8 acres (2,909,808 sq ft)	21,780 sq ft MIN
Net Lot Area	64.9 acres (2,827,044 sq ft)	64.9 acres (2,827,044 sq ft)	21,780 sq ft MIN
Dwelling Units	Vacant	209	No requirement
Min. Lot Area Per Dwelling Unit	Vacant	13,526.5 sq ft/unit	4,300 sq ft/unit MIN (10 units/acre)
Min. Usable Open Space in % Lot Area	Vacant	75%	65% MIN
Min. Active Open Space	Vacant	300 sq ft per dwelling unit 62,700 sq ft total	300 sq ft per dwelling unit MIN (62,700 sq ft total MIN)
Setback: Front (N)	Vacant	30 ft	15 ft MIN, 40 ft MAX
Setback: Front (E)	Vacant	30 ft	15 ft MIN, 40 ft MAX
Setback: Front (S)	Vacant	30 ft	15 ft MIN, 40 ft MAX
Setback: Rear (W)	Vacant	198 ft	30 ft MIN
Height	Vacant	30 ft	35 ft MAX
Parking – Automobiles	Vacant	418 spaces for units (209 two-car garages) 29 spaces for clubhouse Up to 108 on-street spaces	418 spaces MIN for units 27 spaces MIN for clubhouse
Parking – Bicycles		209 Class A 6 Class C	21 Class A MIN + 21 Class C MIN for units 6 Class C MIN for clubhouse

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	State Highway M-14	TWP (Township)
EAST	Vacant Single-Family Attached Apartments	TWP (Township – Proposed R4A) R4A (Multiple-Family Dwelling) R4A (Multiple-Family Dwelling)
SOUTH	Vacant/Agricultural	TWP (Township – Proposed R4A)
WEST	Single-family Residential Single-family Residential Parkland	R1C (Single Family Dwelling) R3 (Townhouse Dwelling) PL (Public Land)

HISTORY

Farming began on the site in the 1860's by Nathan Nixon, around the same time he married Ellen McIntyre. Nathan and Ellen had ten children, one of them being Lewis Nixon, father of the current owner, Betty Nixon Spurway. Mrs. Spurway's recently deceased brother Don Nixon was an active participant in Northeast Area planning efforts.

PLANNING BACKGROUND

This site is located in the Northeast planning area. It has a site specific recommendation provided in the 2009 Master Plan: Land Use Element:

Site 2 [Northeast Area] – This 67-acre site is bounded by M-14 to the north, Nixon Road to the east, Dhu Varren Road to the south, the Foxfire subdivision to the west. Various types of wetlands exist on the site. An extensive wooded area exists on the west side of the site. A tributary of Traver Creek flows through the site. Portions of the site have been recently farmed.

Residential uses are recommended for the site at a gross density (minus right-of-way) of 7 to 10 dwelling units per acre. A mixture of housing types is encouraged, including single-family detached homes, attached townhouses, multiple-family (stacked units) and assisted living facilities. Future development should incorporate community design techniques (described in Chapter 5 [of the Land Use Element]) that support the goals and objectives of this Plan. The density calculation should be based on the future realignment of Dhu Varren Road to the south.

Although the previous Northeast Area Plan recommended office and research uses for this site with commercial uses on the corner of Nixon and Dhu Varren Roads, residential uses are now considered appropriate. Without direct freeway access at Nixon Road, office and research uses would result in greater peak period traffic impacts when compared to residential uses. Furthermore, residential uses on this site will improve the jobs/housing balance in the Northeast Area, as a significant amount of office and research uses continue to

develop and expand along Plymouth and Green Roads. The community commercial center previously recommended for this site is now being recommended on Site 3, since that site is more central to the surrounding neighborhoods and fewer natural features likely would be impacted.

Development should be sited away from significant natural features on the site, including the high quality woodland on the west side of the site, the creek corridor and all high quality wetlands. The planned roadway connection to the west (Hickory Point Drive) no longer appears feasible due to natural feature constraints. A pathway should be provided instead to allow a pedestrian connection to the Foxfire neighborhood to the west. A pedestrian path also should be provided along the creek corridor to provide a link between Foxfire East Park to the west and Nixon Road to the east, as described in the 2006-2011 Parks & Recreation Open Space Plan.

Consideration should be made to minimize visual impacts of proposed development. A landscape buffer should be provided along the M-14 freeway to screen future residents from the freeway and to maintain a greenbelt image from the freeway. Landscaping also should be provided along Nixon and Dhu Varren Roads to preserve the green edge along the roadway. Public pedestrian paths must be provided along both Nixon and Dhu Varren Roads as part of any development proposal. Additional public right-of-way may be requested along both Nixon and Dhu Varren Roads to accommodate these public sidewalk improvements. Access to the site should be provided from a single curb cut along Nixon and at least one but no more than two curb cuts along Dhu Varren Road. The relocation of the Dhu Varren/Nixon intersection should be considered as part of the design and density of this site (see Site 3).

Sites 2, 3 and 4 have interconnected natural systems, are adjacent to one another and have land use recommendations that will likely result in neighborhoods being created. These sites should therefore be planned in a manner that considers the interrelationship of natural systems, transportation systems and land use patterns.

As fully described in the 2011-2015 Parks & Recreation Open Space Plan, the City of Ann Arbor provides parks and recreation resources to enhance the quality of life and its environment for its residents. A rationale for dedication of land in new residential developments was first identified in 1981 based on the ratio of households in the City to acres of neighborhood-scale parkland. Today, the current formula to maintain the existing ratio of neighborhood parkland per resident is 0.0124 acres per dwelling unit. The average cost for parkland purchase, for the current PROS Plan timeframe, to calculate contributions in lieu of land is \$50,000 per acre.

The PROS Plan also articulates the criteria used for parkland acquisition. Potential parkland acquisitions are identified in various way according through a process developed through staff and public input. If acquisition applications are seen as meeting the criteria developed to evaluate land for public benefit, the Parks Advisory Commission may recommend the purchase to City Council. Potential parkland can also be identified through the Planning site plan review process and land may then be acquired through developer contribution, purchase, or a combination.

Criteria for acquisition of parkland property within the City limits includes: city-wide system balance/geographic distribution as well as open space convenient to each neighborhood; natural resource protection; open space and green space imagery/aesthetics; enhance access and linkage; protection of the Huron River, water sheds and water quality; recreation value and suitability for intended use; method of acquisition/direct costs; provides for future need/anticipates growth; and long-term development and maintenance costs.

The Non-motorized Transportation Plan (Update 2013) recommends sidewalks be added along Nixon and Dhu Varren roads as a near-term goal and in-road bike lanes be added to both Nixon Road and Dhu Varren road as a long-term goal.

CRITERIA FOR AUTHORIZATION OF NATURAL FEATURE OPEN SPACE ACTIVITY

The Planning Commission, upon review and public hearing, may grant authorization for an activity within the natural feature open space upon the determination that the proposed activity is in the public interest, and that the benefit which would reasonably be expected to accrue from the proposal shall be greater than the reasonably foreseeable detriments of the activity, per Section 5:51(6) of the Zoning Ordinance.

The general criteria applied by the Planning Commission in making this determination is provided in Section 5:51(6)(a) – (i). On the whole, the criteria seek to balance the detrimental effects from the disturbance activity and the beneficial effects from the entire development. Statements from the petitioner responding to each criteria have been requested and will be provided, along with staff commentary if appropriate, in a future staff report.

MODIFICATIONS TO CHAPTER 62 LANDSCAPING AND SCREENING ANALYSIS

Flexibility in the application of the landscaping or screening requirements may be allowed if certain conditions are met, per Section 5:608(2) of Chapter 62, which include approval by Planning Commission or City Council and being associated with at least one of seven specific situations (Section 5:608(2)(c)(i) – (vii)). Petitioners must provide a statement of justification identifying which site conditions warrant the requested modification and how the modification meets the intent of the ordinance.

The petitioners have requested flexibility in applying the conflicting land use buffers (CLUB) (Section 5:603) requirements as charted:

	CLUB Requirement	Proposed Flexibility
Landscaped buffer strip	15 ft in width	198 ft min width
Trees	One for each 15 ft	All existing trees to remain
Hedge, berm, wall, fence	Continuous screen, 4ft min height	None, existing topography to remain unaltered

Statement of Justification: The petitioner states the combination of mature woods and large development setback fulfills the intent of the buffering.

UNIT COMMENTS

Engineering – Comments have been provided to the petitioner noting where the proposed utility plans do not meet the City's standard specifications. In general, these comments are technical and should not require wholesale revisions to the proposed development. It is also noted that the footing drains of 61 homes, or the flow equivalent to 243.8GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development.

Improvement charges of \$419,094.07 are due upon annexation for past road and storm sewer improvements.

Natural Resources – Comments have been provided to the petitioner regarding natural features and landscaping and screening. Notable comments include:

- A natural features protection plan must be included in addition to the proposed natural features impact plan.
- Several landmark trees were not tagged or identified on the plan, in two areas in particular.
- The basal area of the woodland must be recalculated.
- An overlay of the existing natural features and the proposed development must be provided.
- Some interior landscape islands in the vehicular use area do not have a minimum dimension of 8 feet and some trees are not proposed within the identified islands. Revisions to the plan are required, or the modification request must be revised.

Traffic – The petitioner's traffic impact study indicates that the Nixon/Dhu Varren/Green roads intersection will operate at a Level of Service worse than D for both the AM and PM traffic peaks if not improved. The study also recommends adding left turn lanes to Nixon Road but does not specify if left turn short pockets are needed or a continuous left turn lane along the length of Nixon Road is necessary, clarification is necessary.

The Nixon/Dhu Varren/Green Road Intersection Improvement Study, begun in September 2014, is expected to provide a recommendation, including a cost estimate, by December 2014. The Improvement Study will take into account existing traffic (background) and anticipated future traffic.

Planning – In 1984, the City of Ann Arbor and the Charter Township of Ann Arbor agreed the border between the two jurisdictions would generally be U.S. 23 and M-14. All Township land lying west U.S. 23 and south of M-14, as well as a specific area north of M-14 between Maple and Newport Roads, would be annexed to the City as property owners requested connection to City utilities. The subject site is within the agreement area.

While the R4A zoning designation is consistent with the future land use recommendation for the site, the site specific recommendation also encourages a mixture of housing types. A greater variety of housing types should be proposed, such as townhouses and stacked units. The exclusive use of single-family attached units combined with significant preservation of natural features and open space has resulted in a density around 3 dwelling units per acre and does not achieve the future land use density recommendation of 7-10 dwelling units per acre.

The site specific recommendation also speaks to incorporating community design techniques such as usable front porches and, for single-family homes, garage doors located behind or no closer to the street than the front of the house to encourage pedestrian and bicycle safety and a pedestrian oriented neighborhood and reduce the impact of a garage-dominated streetscape. The proposed unit design has prominent garages and recessed entries; consideration should be given to meeting the master plan design recommendations.

Park Planning – To help achieve the Park and Open Space Plan goals, a contribution of at least 2.6 acres of parkland acreage is requested based on the proposed 209 dwelling units. The Natural Areas Preservation unit has expressed interest in accepting a contribution of land including the natural features, and particularly the tributary corridor, on this site.

Prepared by Alexis DiLeo
Reviewed by Wendy Rampson
10/17/14

Attachments: Citizen Participation Report
Zoning Map
Aerial Photo
Site Plans

c: Petitioner: Toll Brothers, Inc.
Attn: Jeff Brainard
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New Hudson, MI 48165

Petitioner's Engineer: Attwell, LLC
Attn: Todd Pascoe
123 N. Ashley Street, Suite 105
Ann Arbor, MI 48104

Owner: Betty N. Spurway Trust
1200 Earhart Road, Apt 559
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Parks & Recreation
Systems Planning
Project Nos. A 14-006, Z14-023, SP12-042, WUP14-002

**CITIZEN PARTICIPATION MEETING SUMMARY NOTES
NIXON PARCEL, Ann Arbor Twp., Washtenaw County, MI**



Project Location: 110 acres at the NW and SW Corner of Nixon Road & Dhu Varren Road
Residential mixed-use plan, with total unit count of 491

Meeting Date: July 10, 2014

Time: 7:00 PM EST

Location: 3600 Plymouth Road, Ann Arbor, MI (Holiday Inn)

Attendance: 158 citizens, 6 development team members

Notice Provided: 1328 postcards were sent to property owners within 1,000 ft. of the project site to give notice that a development petition will be submitted to the City of Ann Arbor on July 28, 2014.

Meeting Summary: The meeting was held at the Holiday Inn located at 3600 Plymouth Road, Ann Arbor, Michigan 48105. The meeting started at approximately 7:00pm and adjourned at approximately 9:30pm. Six development team members along with 158 citizen participants were in attendance. The meeting was held to provide surrounding residences the opportunity to review plans, ask questions and provide comments that will be considered by the developer to finalize and then incorporate into the report for the City Planning Commission.

A presentation regarding the proposal was provided to the attendees describing the existing conditions of the property and the intended use. A citizen question and answer session followed the presentation by the development team.

Project

Team Members:

Mr. Jeff Brainard (Toll Bros)

Mr. Jason Minock (Toll Bros)

Mr. William Anderson (Atwell, LLC)

Mr. Todd Pascoe (Atwell, LLC)

Mr. Jim Allen (Allen Design)

Mr. Robb Burroughs, (O/X Studio)

Project Summary: The project includes approximately 500 residences (carriage houses and townhomes) on approximately 109 acres. The project requires that the property be annexed from Ann Arbor Township and brought into the City of Ann Arbor.

Presentation**Boards (attached):**

Concept Plan
Building Unit Plan
Density and Diversity Analysis

Attendee**Comments / Questions:**

The following is a summary of comments and questions made by the citizens and responses provided by the project team. Due to the large number of citizens present and the need to pass a microphone, some questions were not immediately responded to. The microphone was often handed from citizen to citizen without response by the project team. In addition, some questions were responded to by current City Council members in attendance.

TRAFFIC

Q: Will a traffic study be completed?

A: Yes. A traffic study is currently underway.

Q: Will a traffic circle be considered?

A: A traffic study is currently underway, several options will be considered.

Q: Who is paying to re-direct the roadway?

A: Toll Brothers will be involved in the solution as well as the City of Ann Arbor and other benefiting properties.

Q: Will there be an exit on M-14?

A: No. MDOT will not allow an exit at Nixon Road.

Q: What control measures will be implemented given the increase in traffic?

A: We have multiple exit points to combat the additional traffic from the site. Additionally, the Nixon/Dhu Varren intersection improvements are being addressed, along with this project.

Q: How will the congestion be addressed at Nixon Road and Plymouth Road?

A:

Q: How will the traffic be addressed at Bluett Street?

A:

Q: How will the traffic flow going west to Traver Road be resolved?

A:

Q: How will the design address cut-through traffic?

A:

Q: Has the possibility of not providing direct access to Nixon Road been considered?

A: The plan shows access points to Nixon and Dhu Varren

ROADS & SIDEWALKS

Q: Will the road be paved from Traver Road to Leslie Golf Course

A: No response

Q: Will proposed streets connect to existing subdivisions?

A: No new connections are proposed to connect to adjacent subdivisions. The city Master Plan does not show connections as well.

Q: Where will proposed pedestrian sidewalks and paths connect to existing walks?

A: Pedestrian connection points to the adjacent developments will be made, as well as, frontage sidewalks along Nixon and Dhu-Varren are proposed

Q: Will sidewalks meet Americans with Disability Act (ADA) standards?

A: Yes.

Q: Will the project use permeable pavement?

A: Detailed design is not complete at this time.

DENSITY

Q: Why is the density south of Dhu Varren Road higher than the adjacent homes to the east?

A: The proposed density is less than the city Master Plan density recommendation for the site. The proposed housing style and usage area produced the density.

Q: Why is the density of units different on the north side of Nixon Road compared to the south side of Nixon Road?

A: The overall unit count is similar on the north and south side of Dhu Varren Road. A variety of housing product and usable areas produced some density variables.

Q: Do any other proposals provide for fewer units?

A: The city Master Plan is looking for 7-10 dwelling units/gross acre for this site. Most plans show equal or more units.

Q: What drove the density of the project?

A: The Master Plan drove the high density of units. The Master Plan is a citizen driven process.

Q: How was the northeast area planned?

A: The area was designed to avoid urban sprawl and maintain density in the city.

ENVIRONMENTAL

Q: Will natural features be preserved?

A: Natural features are important to residents and the community. As many natural features as feasible will be preserved.

Q: Will a full study of natural features be requested due to frogs and other living animals in the wetlands?

A: A full study of the wetlands and trees will be studied as part of the planning process.

Q: How much of the wetlands will be preserved?

A: Most of the wetland area will remain undisturbed by the project. Impacts will be minimized.

Q: Where will the wetlands be located in the project?

A: A wetland study will be provided for the project. A reference to preliminary data as shown on the concept plan was made.

Q: How will an increase in chemicals (i.e. fertilizer) impact the wetlands?

A: The design will be consistent with the Washtenaw County Water Resources Commissioners (WCWRC) office requirements for water quality treatment.

Q: Will any green space be preserved along Nixon Road?

A:

Q: Is the Greenbelt Millage applicable to the purchase of farmland off of Nixon Road?

A: There are no known plans for a Greenbelt purchase off of Nixon Road at this time.

Q: How will the tree canopy be impacted?

A: Tree impacts will be minimized, with final impacts determined after site plan design (grading).

Q: How will existing tree lines be impacted?

A: Tree impacts will be minimized, and minimal border tree line area (southwest border) may be supplemented in design.

DRAINAGE & WATER

Q: Where will storm water run-off flow?

A: Flow will generally follow existing drainage patterns on the property. Two primary drainage ways flow across the site, draining to the west through existing drainage courses.

Q: Where will storm water flow next to Logan Elementary School?

A: Proposed storm water flows will be minimized to the south (Logan School property), while still maintaining a water source to the existing wetlands.

Q: How will drainage concerns be addressed as Logan Elementary School was previously a pond?

A: Proposed storm water flows will be minimized to the south.

Q: What is the mitigation strategy for silt and run off from Traver Creek?

A: Construction design standards will focus on minimizing soil erosion downstream. Design will be consistent with the WCWRC requirements.

Q: How will water pressure be addressed given the increase in homes?

A: The site design will be reviewed by city engineering staff, to confirm adequate capacities and flows are provided.

Q: How will continued water quality issues be avoided?

A: The site design will be reviewed by city engineering staff, to confirm water quality designs are utilized.

Q: What sewer system will be used?

A: The project will connect to the Ann Arbor public sewer system which will be modeled for capacity.

GENERAL CONSTRUCTION & AESTHETICS

Q: What is the estimated time frame for project construction?

A: A schedule will soon be submitted.

Q: Will a tree line be established at 2950 Lakehurst Ct. to screen buildings.

A: No response

Q: Will there be three story buildings on Lakehurst Road?

A: The townhome units as shown on the presentation boards are proposed.

Q: Are architectural drawings and/or concepts available for review?

A: Yes. Preliminary design elevations were provided to the city.

Q: Will the project have similar aesthetics to Barclay Park?

A: Similar materials and quality will be provided.

Q: Who will be responsible for maintaining the detention basins?

A: The condominium residents will maintain the storm water basin at the development.

Q: What is the total project budget?

A: The total project budget has not been established at this time.

Q: Has any commercial development been proposed in the project?

A: No, the project is for residential development only.

ZONING

Q: Is the project in the city?

A: The project is not currently in the city, but will be annexed into the city as part of the entitlement process.

Q: What is the proposed zoning for the south side of Nixon Road?

A: R-3

Q: Has R-1 or R-2 zoning been considered?

A: No.

GENERAL COMMUNITY IMPACT

Q: How will buffers be addressed as the west side buffer is not as nice on the south as it is on the north?

A: The western trees lines on the south parcel are proposed to be preserved as they are on the north parcel. The north happens to have more trees/woodlands.

Q: What will be done to reduce the concern regarding power outages?

A: The power grid will be evaluated by the utility providers as design continues.

Q: What impact will the project have to the schools?

A: The City of Ann Arbor and Ann Arbor Public Schools are separate entities. It is anticipated that the schools will welcome and accommodate any new students as they move into the neighborhood.

Q: How will the project benefit the residences of the City of Ann Arbor?

A:

Q: Given the project's target market for young adults how does the project benefit the aging population of Ann Arbor?

A: several of the housing units on the north side of the project provide for first floor master bedrooms and provide for older adult housing preferences.

Q: How will property values be impacted?

A:

MISCELLANEOUS

Q: Was a city official in attendance at the meeting?

A: City official were in attendance, but not in any official capacity.

Q: Has the sale of land been completed?

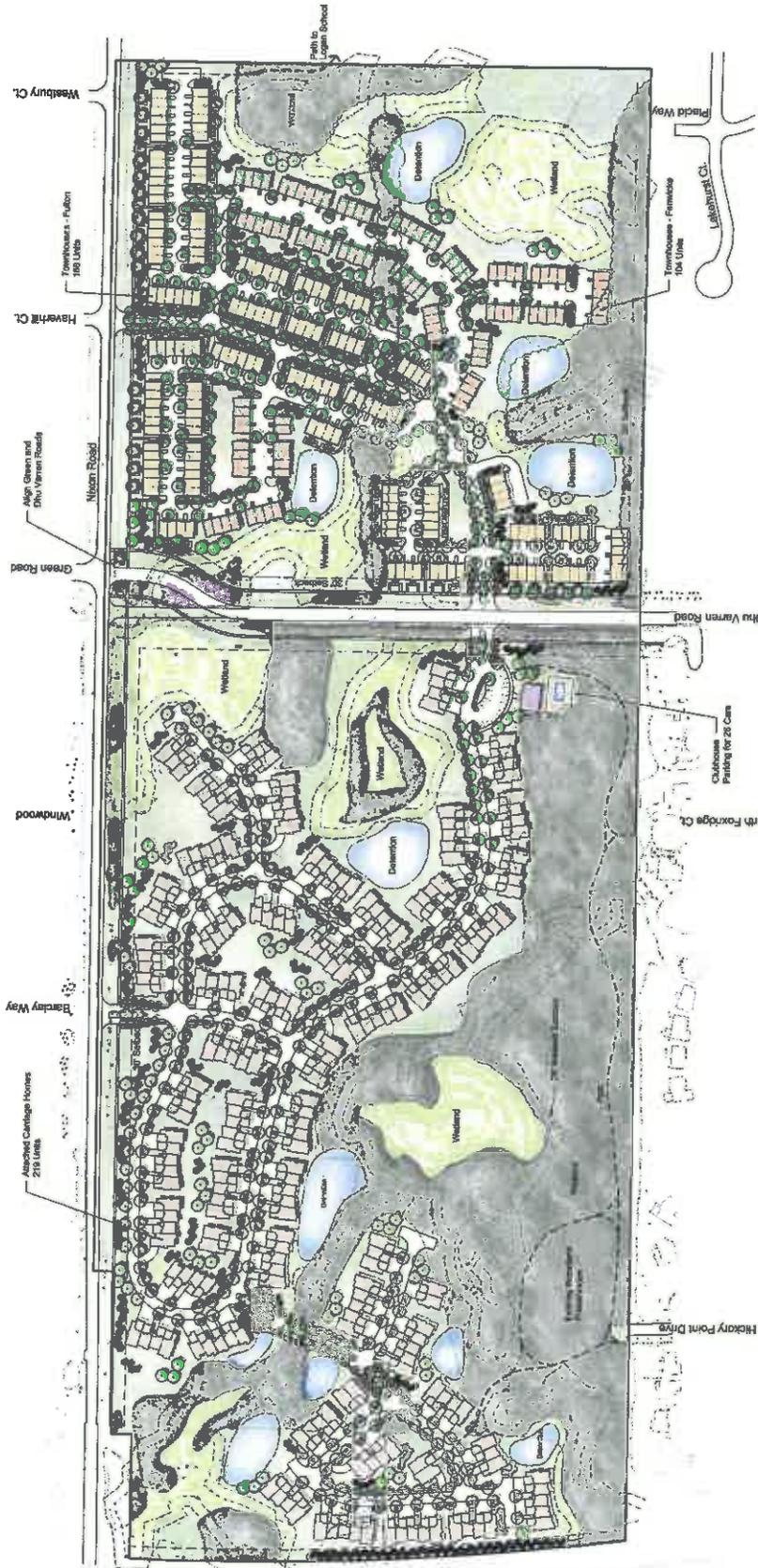
A: Toll Brothers does not currently own the property.

Q: Is Toll Brothers LEED Certified?

A:

Q: Has Toll Brothers completed similar projects?

A: Yes. Similar projects in several states across the U.S. have been successfully completed by Toll Brothers.



Site Summary

Proposed Zoning	RS
Green Space Area	108.87 Acres
Net Site Area	6.03 Ac
Net Site Acres	103.84 Acres
Net Site Volume Area	37,772 Ac
Net Site Volume Area	66,132 Ac
Net Site Volume Area	66,132 Ac
Units (Townhouses)	264 Units
Units (Townhouses - Fulton)	160 Units
Units (Townhouses - Farmhouse)	104 Units
Units (Attached Carriage Homes)	218 Units
Units (Total)	546 Units

Concept Plan

Nixon Property

City of Ann Arbor, Michigan

Order: T&E Submittal
 Project: 2013-07-08
 Engineer: A&M LLC
 Engineer: 702.944.4000



June 21, 2014

M-14, US-23

Carriage Homes



Clubhouse



Townhomes



The Nixon Property - Project Description

The Nixon property is a significant residential development opportunity in the north wooded area of Ann Arbor. The 100-acre rectangular parcel is bordered by Dhir Verren Road, and has significant frontage along Nixon Road, with M-14 right-of-way as its northern border, and the Logan Elementary School property on its southern border.

The proposed project will be a residential, mid-rise condominium development with a diversity of housing styles, and supporting non-residential components. Both the layout of the proposed development as well as its location are in harmony with the numerous wetlands and high quality woodlands located throughout the property. In particular, significant tree stands being preserved along the western property line provide an opportunity to support trees, as well as natural passive recreation open space area. The developer will also participate in providing critical intersection improvements at the Dhir Verren and Nixon Road intersection.

The project intends to initiate a pedestrian walk community, which will be accomplished through the inclusion of safe-connected pathways, and have a common community center for the proposed residences. The proposed roadways will be private and will include additional parking needs and pedestrian traffic, while balancing impervious surface area on the property. Neighbor of the existing roadway shall be proposed to be converted, but trail connections will be provided between the neighborhoods, in order to preserve high quality woodlands.

The proposed net density is 4.7 units per acre and the proposed buildable land density is 7.4 units per acre. The proposed housing and land uses included in the project are briefly described as follows:

- Attached Carriage Homes - 4-5 unit carriage homes are proposed on the northern and southern portion of the property (219 units proposed). The condominium units will provide a more traditional townhome unit with two-car garage and square footages in the range of 2,100 square feet.
- Townhouse Condominium - The "townhouse" style attached residential units with penthouse level penthouses will locate on the perimeter inside and the interior loop road to provide an urban character along the project (272 units proposed). A variation may include a smaller scale ground level penthouse, in a primary courtyard setting.
- Residential Community Center / Club house - The residential development will be served with a properly scaled residential community center, with multiple indoor and outdoor amenities, including a pool. The center will be centrally located to the housing units, and will be readily accessible to the wooded open space area to the west.

Building Unit Plan

Nixon Property
City of Ann Arbor, Michigan

Owner: Ted Brubaker
Allen Design
Planner: 248.657.6088
Engineer: Anwell LLC
248.647.2000



on with park & tree-lined streets
750-3500 SF Unit
age, varying entry conditions



ton



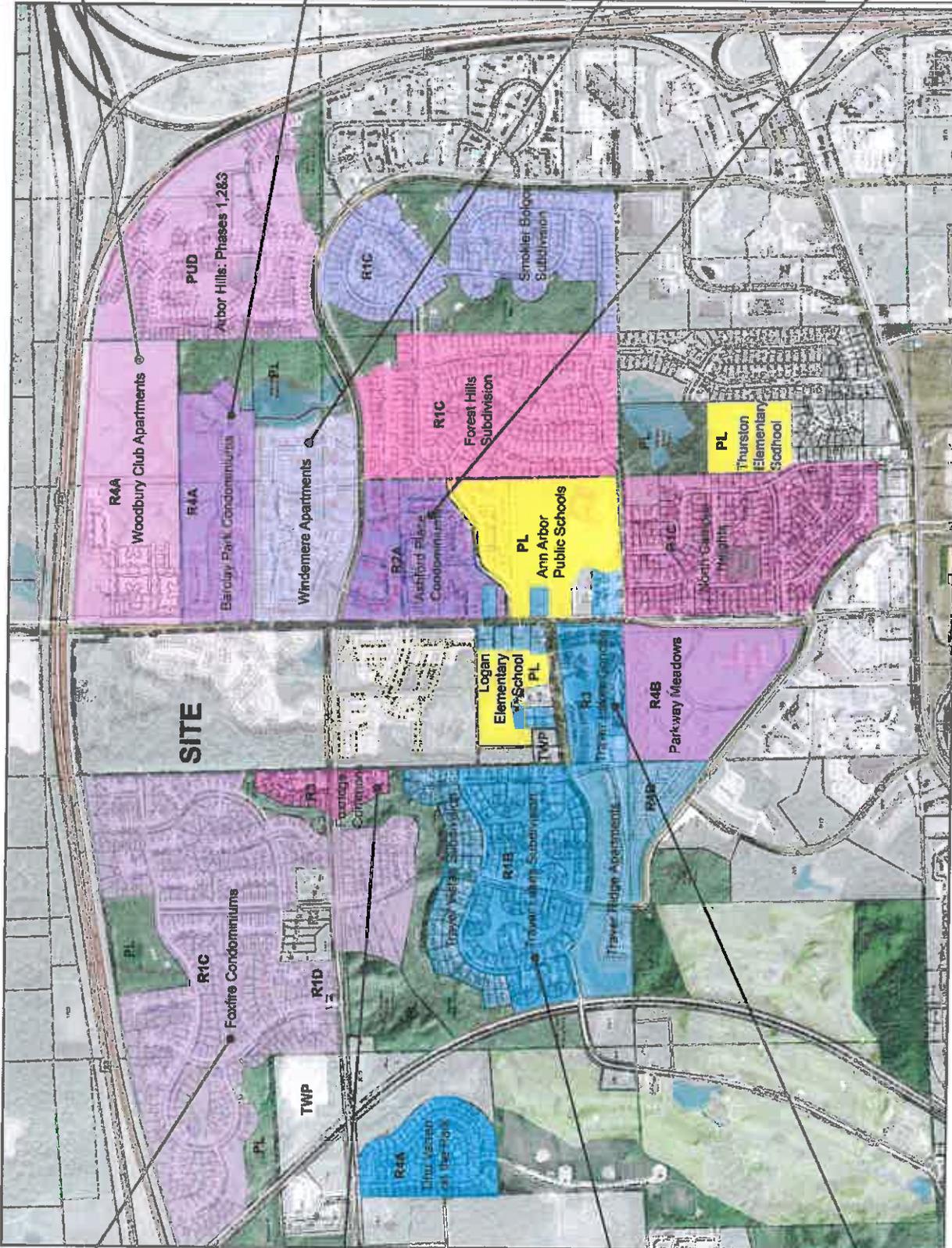
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on



Nixon Road Density & Housing Diversity Analysis



Toll Brothers
America's Luxury Home Builder

ALLEN DESIGN

ATWELL OX STUDIO INC



Woodbury Club Apartment
"New Urban Style" Residential Com
Apartments
Stacked flat apartments, 760-1400
Detached garaged access, surface p
27.94 Acres
234 Units
8.37 Dwelling Units/Acre



Barclay Park Condominium
Multi-level townhomes, 1000-2250 S
Multi-level townhomes, 1000-2250 S
1-2 car attached garages, rear access
32 Acres
291 Units
9.08 Dwelling Units/Acre



Windemere Park Apartment
"Habitat at Home"
Attached Flat, 892-1033 SF/Unit
Detached carports, surface parking
50 Acres
480 Units
9.6 Dwelling Units/Acre



Ashford Place Condos
"Luxurious Townhouse Community"
Multi-story townhomes, 1861-2235
2 Car attached garages, front entry
31 Acres
68 Units
2.12 Dwelling Units/Acre

PLEASE SIGN IN

CPO MEETING ATTENDANCE RECORD

Project Name: Toll Brothers Nixon Road Development
 Project Number: TBN14
 Meeting Date: 10 July 2014
 Location: 3600 Plymouth Road (Holiday Inn)

Name	Phone Number	Email	Contact Info	Address
CAMOSH GANATA	(734) 520-7001	vganata@a		4721 RUNWAY BLVD.
Frank Com...	(734) 368-0992	mte-test.com		ANN ARBOR, MI 48104
MAE FIEWICZ	(734) 668-9871	FCom...		
STEVEN S. TURNER	(734) 272-9200	Mma...		2422 FOXOAK Dr. 48105
Miriam Shaw	()	turnersst@comcast		3355 CLESTAKE COURT 48105 AZ
BETH KENNEL	(734) 741-9209	mbs115@vaio.com		3447 Burbank Dr
CATHY ROGELITZ	(734) 605-7555	brother@comcast.net		3305 BURBANK 48105
ROSE O'HONORABLE	()	croglitz@quich.edu		3301 Burbank 48105
KATHIE STRADL	(734) 994-3322			
ESTHER MARTIN	(734) 995-2532	AbundantLivingAction		3505 Shubridge Ct 1F 48105
Julie Koehn	(734) 445-8520	cookie480@red.com		2271 Placid Way A2 MI 48105
MARSH McLoughlin	(734) 668-7723	rather...@stglobe.net		2241 Macleodway A2 - MC 48105
MARY VINDOUSKIS	(608) 669-3409	jtkoehn@gmail.com		1 Haverhill Ct Ann Arbor MI 48105
MARUS VINDOUSKIS	(608) 669-5410	jtkoehn@gmail.com		1 Haverhill Ct Ann Arbor MI 48105
Julie Koehn	(734) 231-6411	jmcLaughlin@mi-rr.com		34956 Drake Hts. Farmington, MI 48335
MADEIRA VINDOUSKIS	(734) 663-0744	vindouskis@umich.edu		13 Westbury Ct A2 48105
Julie Koehn	()			
Julie Koehn	(734) 915-499	arlene.maddell@hobart.net		2911 Lakehurst Ct Ann Arbor MI 48105
MADEIRA VINDOUSKIS	(734) 355-3687	"		"
Elizabeth Knoepfer	(734) 662-8880	elknopfer@gmail.com		2410 Placid Way 48105
MADEIRA VINDOUSKIS	()	edonoghue@hobart.net		



CPO MEETING ATTENDANCE RECORD

Project Name: Toll Brothers Nixon Road Development
 Project Number: TBN14
 Meeting Date: 10 July 2014
 Location: 3600 Plymouth Road (Holiday Inn)

Name	Phone Number	Email	Contact Info	Address
Jenny Tapley	734 663 6130	President@traverblud.com	8255 Plymouth	A 48105
Todd W. Gray	1 734 662 5372	tdgray@traverblud.com	2400 W. G. Ave.	Ann Arbor, MI 48105
John Remmer	734 1883-8377	remmer@traverblud.com	19 Westbury Ct.	48105
Christine Kim	734 427-9828	ckim@traverblud.com	1391 Creekhead Ct. AA,	48105
Sandy Anderson	734 663 3956	sanders@traverblud.com	2955 Lakehurst Ct.	48105
George Chantré	734 930 6109	xcarpet@traverblud.com		
Ray Chou	734 668-4196	ray.chou@traverblud.com	2402 Meadowcroft	48105
Ludmila Ketsback	734 975-9810	vkets@traverblud.com	3130 Mills Ct	Ann Arbor 48105
Linda Tenzel	734 276 0300	linda.tenzel@traverblud.com	3062 Dear Creek	
Sholly Berman	734 663-7794	bermans@traverblud.com	1420 Burgundy,	RA 48105
Christi Wagner	734 761-6183	Hoffe@traverblud.com		
Marty Dillman	734 663-1619	mdillm@traverblud.com	3003 Bolero Circle	48105
Kristen Richardson	734 194-6478	kristen@traverblud.com	29 Howard Ct	48105
Key Moler	734 1973-2051	kmoler@traverblud.com		
Carole Rycar	734 665-5164	carole@traverblud.com	2726 Winter Garden St.	48105
Laura Klein	734 662-9338	laura@traverblud.com	2475 Old Manes Rd	Ann Arbor 48105
Charles Russ	734 662-6523	charles@traverblud.com	2722 Winter Garden Ct.	48105
LINDA RILEY	734 663 3795	lriley@traverblud.com	2512 Traver Blvd	Ann Arbor MI 48105
NOE THOMPSON	734 476 0574	noethompson@traverblud.com	5522 Sunrise Dr	48105
Deann Wilson	734 747-7411	dewilson@traverblud.com	14 Haverhill Ct.	A 2 48105
Diene G. Holland	734 330 6519	dgholland@traverblud.com	21 Southwick Ct,	Ann Arbor, MI 48105
Ciera Charnetsk.	734 1761-5514	ccharn@traverblud.com	2646 Traver	



CPD MEETING ATTENDANCE RECORD

Project Name: Toll Brothers Nixon Road Development
 Project Number: TBN14
 Meeting Date: 10 July 2014
 Location: 3600 Plymouth Road (Holiday Inn)

Name	Phone Number	Email	Contact Info	Address
John W. Wheeler, II	(734) 769-4433	j.w.wheeler@tollbrothers.com	2716 Maitland Drive	Ann Arbor 48103
Nandini Shah	(734) 663-0670	nandini@tollbrothers.com	2730 Maitland Dr	Az 48105
David Anderson	(734) 663-0670	dja@vmich.edu	2955 Lakehurst Ct	
Eileen Lin	(734) 945-5247	elin2026@gmail.com	3026 Maplecrest Rd	Kalamazoo Hills 48105
Barbara Bleyout	(734) 945-5247	bbleyout@umich.edu	20 Westbury Ct	
Zoe Mao	(734) 222-0262	zmao@umich.edu	2608 Traver Blvd	Ann Arbor 48105
Hui Wang	(734) 663-0670	hwang-mich@umich.edu	1957 S. Foxridge Ct	
David Johnson	(734) 663-0670	djohnson@umich.edu	11700 E. Grand Ave	Ann Arbor 48105
James Peter Jones	(734) 996-4552	jpeter@umich.edu	21 Hawthill Ct	Az
Gaythorn Thomas	(503) 476-4955	mlowdad.com	6 Hawthill Ct	Ann Arbor
Martha Paine	(734) 945-7007	kpaine@umich.edu	2 Hawthill Ct	Az
Jay Konigsby	()	konigsby@umich.edu		
Allen Oberbauer	(734) 644-6709		2207 Foxway Ct	Az
Nancy Demuro	(734) 996-8055		2721 Maitland Dr	Az
Lick Demuro	()			
Dan Sandberg	(734) 204-4511		15 Eastbury Ct	Az 48105
TOM STEEMER	(734) 417-9012	estee@umich.edu	2532 Traver Rd	Ann Arbor 48105
USA DUSSEAU	(734) 268-2963	LDUSSEAU@YAHOO.COM	2140 LAKEHURST LN	48105
KAREN YAMADA	()	kyamada@umich.edu	3152 Eagle Ct	AA 48105
Sessie Deborah	(531) 6999	hasbornes@comcast.net	2815 Windmere Pr	apt 6
Jennifer Skason	(734) 662-3557	jsteine@gmail.com	2167 Nixon Rd	48105

4/10/14



CPO MEETING ATTENDANCE RECORD

Project Name: Toll Brothers Nixon Road Development
 Project Number: TBN14
 Meeting Date: 10 July 2014
 Location: 3600 Plymouth Road (Holiday Inn)

Name	Phone Number	Email	Contact Info	Address
Jan AZARBY	734 769 9918	mitymouse@gmail.com		2931 Lakewood Ct. AZ
Russ Ouksteh	834 4975-0000	oes99catt.net		2910 Lakewood Ct. AZ
Don Vincenzi	734 972-7355	Donv536@gmail.com		3810 Mill Pond Ln AZ 48105
Kathleen Summers	734 476-9899	Vicki@Hd@hustons.com		2740 Lakewood Ln AZ 8805
Anthony Block	734 730 5344	blocksr@yolab.com		2791 Barclay Way AZ 48105
MARSHALL GIRIMAN	734 663-9148	marshall_girimano@yahoo.com		2335 PLACID WAY AZ 48105
Hana Henleuth	734 741-0023	hhanleuth@gmail.com		2950 Lakewood Ct. AZ 48105
Sheila Jensen	934 146 8811	sjensen2@comcast.net		2950 Lakewood Ct. AZ 48105
TIM STEFF	917 751 1216	LEPATRAN@GMAIL.COM		2920 Lakewood Ct. AZ 48105
KRISTAN SEFICK	734 709 8301	Kristan@Hd@hustons.com		2920 Lakewood Ct. AZ 48105
Kathy Barnett	934 984-0418	kb@provident.net		2850 PLACID WAY AZ 48105
Hertbert Wimpul	734 930 1940	hbwimp@aol.com		2951 Lakewood Ct. AZ 48105
Cherks SUTBEAKY	734 232 0651			12 Southwood Ct
Kirk Westphal	734 660 9957	wkirk@kirktegmil.com		3505 Charter Pl 48105
Tom Sy	248 360 9367	tom.s@sbcbglobal.net		3128 Fowsey Dr.
Noel Thompson	734 676 0070	noel.thompson@comcast.net		5192 Sunrise Dr Ypsil MI 48157
GARY	()			
BERT EDWARDS	734 332-3134	Bery1456@yahoo.com		11 HAVESHU CT, AZ 48105
PAUL GUTTMAN	734 369-8757	pquittman@chick.com		19 " "
Steven Schaefer	248 613-6267	stave@Schaefer-Davis.com		29800 Middlefield #150 Farmington Hills MI 48334
	()			
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CPO MEETING ATTENDANCE RECORD

Project Name: Tall Brothers Nixon Road Development
 Project Number: TBN74
 Meeting Date: 10 July 2014
 Location: 3600 Plymouth Road (Holiday Inn)

Name	Phone Number	Email	Contact Info
Jack Coderguist	(734) 665-2288	john_coderguist@comcast.net	2145 Andenue Dr., 48105
PAT WILINSKI	(734) 994-0394		29715 Fazzioe Ct
Amy Merkle	(734) 994-8271	amymerkle@yahoo.com	8980 S. Foxridge Ct.
Melanie Vane	(734) 269-3821	madvane@comcast.net	88 Foxridge Ct
Sheryl Maupel	(734)	sherylmaupel@comcast.net	29715 Fazzioe Ct
Frank Dunbar	(734)	frankdunbar@comcast.net	29715 Fazzioe Ct
Beth Harkness	(734) 994-8440	bethharkness@comcast.net	29715 Fazzioe Ct
KOP Powell	(734) 663-3565	kpowell@comcast.net	29715 Fazzioe Ct
Diana Bowman	(734) 664-3023	dbowman@comcast.net	29715 Fazzioe Ct
ROBERT LAJENNESE	(734) 994-0394	rlajenne@comcast.net	29715 Fazzioe Ct
GLENN & DAVID REUSS	(734) 217-8862	glennreuss@comcast.net	16 WESTBURY CT
Carole & Tom Tomask	(734) 217-8862	carole@comcast.net	16 WESTBURY CT
Jane Griffenhuysen	(734) 996-1533	janegriffenhuysen@comcast.net	2420 Placid Way
Zheng Li	(734) 222-8432	zhengli@comcast.net	2420 Placid Way
Bob J Fazio	(734) 996-2644	bfazio@comcast.net	2420 Placid Way
TAREK A. JOSEPH	(734) 996-2644	tajoseph@comcast.net	2420 Placid Way
LOUISA GRIFFES	(734) 996-2644	lgriffes@comcast.net	2420 Placid Way
Francesca Grillo	(734) 663-0557	fgrillo@comcast.net	2420 Placid Way
Christy Elnor Peano	(734) 663-0557	cpeno@comcast.net	2420 Placid Way
Melmet Unas	(734) 663-0557	munas@comcast.net	2420 Placid Way
MARY REMMES	(734) 663-0557	mremmes@comcast.net	2420 Placid Way



CPO MEETING ATTENDANCE RECORD

Project Name: Toll Brothers Nixon Road Development
 Project Number: TBN14
 Meeting Date: 10 July 2014
 Location: 3600 Plymouth Road (Holiday Inn)

Name	Phone Number	Email	Contact Info	Address
Zhe Dong	(734) 757-3147	jeffdong10@gmail.com	3189 Birchwood Ct.	Ann Arbor, MI 48105
Qinyi Lin	(734) 645-5797	qinyi.lin@sscsolutions.com	3228 Buckhorn Ct.	Ann Arbor, MI 48105
Jeff Lammert	(734) 678-4549	jefflammert@f.org	Pinnacle Trails	AZ 48105
David Martin	(734) 310-9377	jdavidm@psu.edu	1200 Pleasant Valley	AZ 48105
Dave Martin	310 903-3777	DMacmartin@hotmail.com	Hot Mail.com	2544 Traven Blvd 48105
Karen Cameron	734 1665-7520	OCAMORRKHASIS@msn.com	3172 Killam Park Cir	AZ 48105
Rosi Kugamer	(734) 769-7578	Rosiana@globalnet.net	26 Havenhill Ct.	AZ 48105
S. Kondaegatay	(734) 769-5096		2530 Mallard Ct	AZ 48105
Har	()			
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Har	()			
★ Harry Besman	734-930-2493	hbesman@bodmenlaw.com		
Lynn Zhang	(734) 389-9898	lyzhang100@gmail.com	3165 east ct	Ann Arbor, MI 48105
Lynn Zhang	()			
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CPO MEETING ATTENDANCE RECORD

Project Name: Toll Brothers Nixon Road Development
 Project Number: TBN74
 Meeting Date: 10 July 2014
 Location: 3600 Plymouth Road (Holiday Inn)

Name	Phone Number	Email	Contact Info	Address
Helen Hessler	1734 665 2217	dwh@umich.edu		24 Southwick Ct. A-48105
Jane Hessler	() () ()			" " " "
Paul Leiche	1734 767 6733	FREDBAREYLeich@aqual.com		2975 S. Foxridge, CT "
Nancy Krippl	1734 947 11089	evantawell@le.com		306 S Huntington Blvd, D.C. 48104
Gary Kadi	() () ()	gmkadi@gmail.com		4690 N. 15th St. 48105
Jur-feng Bion	1734 929-4451	jfbion@gmail.com		3156 Eagle Cr. AA, 48105
DAVID BELMONTI	1580 242-5801	BDO1970@GMAIL.COM		2791 BARCLAY WAY AA, MT 48105
Regina	734 662-760			2421 Highland Way AA, ME 48105
Merci Merlino	() 13325932	tandmmerlino@sbcglobal.net		1 Timbersrest Ct AA
William Strong	734 930-1704	wstrong769@comcast.net		3130 Foxway A2 ME 48105
Alicia Lepkivski	() () ()	jimlepka@comcast.net		3472 Richmond Ct A1 48105
Yan Fu	() () ()	yfy4cc@gmail.com		3136 Foxway Dr. A2 48105
Betsy Seminary	1734 822-5922			4821 G-Locum Sts DE, Apt 102 48105-2250
Kathleenwald	() () ()	crisoldk1@gmail.com		
TANIGAL	1734 717874	tanigal@legion.com		2930 LAKEHURST 48105
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CPO MEETING ATTENDANCE RECORD

Project Name: Toll Brothers Nixon Road Development
 Project Number: TBN14
 Meeting Date: 10 July 2014
 Location: 3600 Plymouth Road (Holiday Inn)

Name	Phone Number	Email	Contact Info
Steve Shen	734 2608976	xiaoz-ping-shen@yahoo.com	2976 S. Foxridge Ct
Ming Ding	()	mingding@hotmaill.com	' '
George Klindt	(734) 997 9771	gklindt@gmail.com	2705 Lakohurst Lane
Ch-Chi Shen	()	yanshen@yahoo.com	
TIM MCELIN	() 332 5932	TMEELINS@POND.COM	FOX FIVE
DOM VITAS	() 232 5340	dv-mich@yahoo.com	SSRS BURLINGAME
Necitas + Romy Aguilar	734-649-7511	naguilar@yahoo.com	3102 Fairhaven Ct. A2 48105
B.H. Lagauer	734 769-7578	BrendanLagauer@Sbcglobal.net	26 Howard Ct. A2 48105
Debra Thompson	734 823-9778	thid245@gmail.com	3120 Foxway Dr. 48105
JEFF HAYNER	734 255 6085	jeffhayner@firstforjeff.org	
Jin Shi	734 741-0528	jin.shi107@gmail.com	
ROBERTA STACEY	734 623-0414	bobbi2468@yahoo.com	2818 Barclay Way A2 48105
Joan Chrysler	734 463-0532	joan.chrysler@umich.edu	
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NOTICE OF CITIZEN PARTICIPATION MEETING: [Nixon Parcels]

Citizen Participation Meeting

Postcards are being sent to all property owners within 1,000 ft of the project site to give notice that a development petition will be submitted to the City of Ann Arbor on [7/28/14]. A citizen participation meeting will be held to give you an opportunity to review plans, ask questions, and provide comments that will be considered by the developer to finalize plans and then incorporated into a report for the City Planning Commission.

Project Description

[Toll Brothers intends to develop approximately 500 residences (cottage houses and townhomes) on approximately 129 acres. The project requires that the property be annexed from Ann Arbor Township and brought into the City of Ann Arbor.]

Meeting Logistics

Date: [Thursday July 10, 2014]

Time: [07:00 pm]

Place: [Holiday Inn – 3600 Plymouth Rd]

Questions or Comments

Questions or comments may be directed [[Andrea McCarter](mailto:Andrea.McCarter)] at [amccarter@tollbrothersinc.com] or during business hours at [248-380-6611].

Project Location



Persons with disabilities are encouraged to participate. Accommodations may be arranged by contacting (Andrea McCarter, Toll Bros). Requests need to be received at least 24 hours in advance of the meeting.

Return Address

[Toll Brothers]
[59420 Tamarack Trail]
[Northville, MI 48168]

Proposed [Site Plan Review]

In accordance with the City of Ann Arbor's Citizen Participation Ordinance, you are being notified that a proposal for [Nixon Parcels] will be submitted to the City of Ann Arbor's Planning Department. Details about a citizen participation meeting designed for you to learn about this project are described on the opposite side of this card.

Place address label here

> Bart Dunning
> 2851 Renfrew St.

Andrea McCarter

From: Lumm, Jane <ljumm@a2gov.org>
Sent: Monday, July 07, 2014 4:45 PM
To: Barton Dunning
Cc: Rampson, Wendy; Hupy, Craig; Powers, Steve; Andrea McCarter
Subject: RE: A question

Wendy, Forwarding attached FYI. Mr. Dunning is unable to attend the 7/10 Citizen Participation Meeting but would appreciate having his comments noted on the Toll Brothers Citizen Participation Meeting record. Also copying Andrea McCarter of Toll Brothers for her information.

Thank you, Jane

-----Original Message-----

From: Barton Dunning [mailto:bart@dunning@gmail.com]
Sent: Thursday, July 03, 2014 9:26 PM
To: Lumm, Jane
Subject: Re: A question

Sure!

On Jul 3, 2014, at 11:10 AM, Lumm, Jane wrote:

- > Bart: Would you be OK if I forwarded your concerns to City Planning
- > and Engineering staff, and request that your letter be added to the
- > July
- > 10th Citizen Participation Meeting comments? (This meeting is hosted
- > by the Developer, and citizen comments are to be recorded and provided
- > to the City.) Thanks again, Bart! Jane
- >
- > -----Original Message-----
- > From: Barton Dunning [mailto:bart@dunning@gmail.com]
- > Sent: Thursday, July 03, 2014 9:58 AM
- > To: Petersen, Sally; Lumm, Jane
- > Subject: new development
- >
- > Sally and Jane,
- >
- > I read in the paper about the possible annexation and new development
- > at the corner on Nixon and Dhu Varren/Green Rd. I am out of town and
- > can't attend the meeting on July 10, but have the following concern:
- >
- > I believe any development of this area should require realignment of
- > the Nixon/Dhu Varren/Green intersection. The added traffic from this
- > development will make an already dangerous intersection even more so.
- > Either Dhu Varren should be realigned so it is across from Green Rd,
- > or this possibly might be a good location for a traffic circle.
- >
- > Sincerely,

Andrea McCarter

From: Jeannette Marson <jeannette.marson@constructionjournal.com>
Sent: Thursday, July 17, 2014 2:27 PM
To: Andrea McCarter
Subject: Nixon Road Project

Hi Andrea,

I recently read a news story stating that your company is proposing a 109 acre, 500 home project on Nixon Road in Ann Arbor.

There was supposed to be a public hearing on July 10th and I wanted to see how that went and what stage of design and development this is in. Have you received any approvals from the city yet?

Who do you use as your architect and builder?

Any information you can give me would be greatly appreciated.

Thanks,

Jeanette Marson
Data Specialist

800-969-4700 x711
800-229-4626 fax



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Andrea McCarter

From: Marilyn Shatz <mshatz@umich.edu>
Sent: Saturday, July 12, 2014 7:53 PM
To: Andrea McCarter
Subject: Ann Arbor Citizen Participation Meeting

Dear Ms. Carrar:

My husband and I live in Ashford Place Condominiums in Ann Arbor, across Nixon Road from the proposed Toll Bros. development which was the subject of the July 10 Citizen Participation Meeting. As I suspect you already know, there was much concern voiced at the meeting about the high density of the project, especially of the southern parcel across Nixon Road from Ashford Place and Northbury condominiums. This message is to make two comments I was unable to make at the meeting, but that I would hope Toll Bros. planners would take into account. Please see that it is conveyed to the appropriate Toll Bros. staff.

1. Barclay Park, (BP) north of Windemere Apartments, on the east side of Nixon Road is apparently the model for the townhomes proposed for the south portion of the Toll Bros. plot. It is important for planners to note that Barclay Park was called ugly at the meeting. I agree but I think the units are reasonably well sited on much wetland. However, it is important to realize that BP does not have it immediately across from luxury condominiums like Ashford Place or single homes like those in Foxfire. So, the BP style of home was no immediate threat to current homes' values, as Toll Bros. development would be. Just assuming one can put that home style on the southern plot with no push-back is a mistake.

2. Some sort of buffer along Nixon Road is needed and should be considered when addressing the too-high density issue on the southern plot. If I am correct, the city of Ann Arbor usually requires some land to be set aside for parks in such a large development. Walking trails through wetlands should not be considered sufficient for that purpose. Instead, some offset along Nixon Road (such as exists along Green Road as part of Oakwoods Park) should be considered. It would lower the density and placate the neighbors facing Nixon Road, and very probably make the city planning commission happy, all things Toll Bros. might very well want to do. There is a dearth of park land in that area, with nothing between a park far down on Dhu Varren and a small park in Arbor Hills and Oakwoods Park off Green. Something along Nixon would be welcome indeed and would be a great traffic noise buffer as well.

Cordially,
Marilyn Shatz

7-2-14

Lynn 734-389-9898 from Ann Arbor called about the Nixon property.

1. She wants to know sq. footage and pricing. Told her that its still in the approval process. She said that online (google) it stated that they would be 2100 sq ft.
2. Wants to know the plans for the roads.
3. Wants to know what the proposal is
4. Wants to know if city officials will be at the July 10th meeting

> Bart Dunning
> 2851 Renfrew St.

Andrea McCarter

From: Lumm, Jane <jlumm@az.gov>
Sent: Monday, July 07, 2014 4:45 PM
To: Barton Dunning
Cc: Rampson, Wendy; Hupy, Craig; Powers, Steve; Andrea McCarter
Subject: RE: A question

Wendy, Forwarding attached FYI. Mr. Dunning is unable to attend the 7/10 Citizen Participation Meeting but would appreciate having his comments noted on the Toll Brothers Citizen Participation Meeting record. Also copying Andrea McCarter of Toll Brothers for her information.

Thank you, Jane

-----Original Message-----

From: Barton Dunning [mailto:bartdunning@gmail.com]
Sent: Thursday, July 03, 2014 9:26 PM
To: Lumm, Jane
Subject: Re: A question

Sure!

On Jul 3, 2014, at 11:10 AM, Lumm, Jane wrote:

- > Bart. Would you be OK if I forwarded your concerns to City Planning
- > and Engineering staff, and request that your letter be added to the
- > July
- > 10th Citizen Participation Meeting comments? (This meeting is hosted
- > by the Developer, and citizen comments are to be recorded and provided
- > to the City.) Thanks again, Bart! Jane
- >
- > -----Original Message-----
- > **From:** Barton Dunning [mailto:bartdunning@gmail.com]
- > **Sent:** Thursday, July 03, 2014 9:58 AM
- > **To:** Petersen, Sally; Lumm, Jane
- > **Subject:** new development
- >
- > Sally and Jane,
- >
- > I read in the paper about the possible annexation and new development
- > at the corner on Nixon and Dhu Varren/Green Rd. I am out of town and
- > can't attend the meeting on July 10, but have the following concern:
- >
- > I believe any development of this area should require realignment of
- > the Nixon/Dhu Varren/Green Intersection. The added traffic from this
- > development will make an already dangerous intersection even more so.
- > Either Dhu Varren should be realigned so it is across from Green Rd,
- > or this possibly might be a good location for a traffic circle.
- >
- > Sincerely,

Andrea McCarter

From: Michael Harrigan <mharriga@comcast.net>
Sent: Friday, June 27, 2014 4:27 PM
To: Andrea McCarter
Cc: mharriga@comcast.net
Subject: Questions for Citizen Participation Meeting RE: Nixon Parcels

The property being developed will bring additional thousands of people and automobile traffic to Nixon Road and the Green Road/Dhu Varen crossroads. Approval of this project must be contingent upon a complete overhaul of all the main streets. The following items must be considered and dealt with:

1. Adding a full interchange at Nixon and M14/US 23
2. Nixon road must be improved from Bluett Dr to Pontiac Trail. Improvements to include
 - a. 1 lane of traffic in each direction plus a center left turn lane
 - b. Complete replacement of bridge over M14/US23 with minimum of 3 lanes.
 - c. Bike paths at the road side in each direction.
 - d. Sidewalks each side.
 - e. A roundabout at Nixon-Green-Dhu Varen to correct the gross error the city created by not aligning Green and Dhu Varen at their inception.
 - f. Removing all trees and vegetation from the north/west corner of Nixon and Traver along Nixon road to provide 300 yards of clear visibility up Nixon from cars stopped waiting to turn left or right onto Nixon Rd.
3. Complete improvement of Dhu Varen between Omlesad Dr and Nixon Rd. Improvements to include:
 - a. 2 lane of traffic in each direction plus a center left turn lane
 - b. Bike paths at the road side in each direction.
 - c. Sidewalks each side.

Please explain what improvements are contemplated and why this list is not the most reasonable approach.

Michael J Harrigan Sr.
734-417-5860

Fr. 6/27 1:13
- Kurt Carlson
- Wants to talk
about Nixon proj.
919-381-8006

Andrea McCarter

From: Dee-Ann Durbin <deedurb@hotmall.com>
Sent: Saturday, June 28, 2014 1:07 PM
To: Andrea McCarter
Subject: Nixon parcels

Hi Andrea,

I would like some more information about the Nixon Parcels development plan in Ann Arbor. We live in the Foxfire neighborhood but will be out of town during the citizen participation meeting in July.

Thank you,
Dee-Ann Durbin
3130 Foxway Dr.
Ann Arbor, MI 48105
734-994-3260

Andrea McCarter

From: Stuart Baggalley <sjbaggalley@gmail.com>
Sent: Sunday, June 29, 2014 12:13 AM
To: Andrea McCarter
Subject: Dhu Varrey/Nixon Project: Citizen Participation Meeting

Hi Andrea,

Thank you for sending out the meeting notice for July 10. Unfortunately we'll not be in town that day. I wonder if you would consider holding a second meeting after August when most people return from vacations.

Thank you!

Amy Seetoo

Andrea McCarter

From: Natalie Svaan <nsvaan@gmail.com>
Sent: Thursday, June 26, 2014 9:40 PM
To: Andrea McCarter
Subject: 7/10 Citizen Participation Mtg RE Nixon parcels in Ann Arbor

Hi, Andrea.
We just received the postcard announcing the Citizen Participation Meeting on Thu July 10 regarding a Toll Brothers development proposal on Nixon Road in Ann Arbor.

You probably already know this, but just in case you don't: the Toll Brothers presenters better be very prepared to answer questions about the traffic flow at the Nixon-Green-Dhu Warren intersection. We had a meeting with the city in the last year about what to do with that problem. A small number of people asked about (not for) a traffic light, but the big majority of us want a traffic circle. We hope that is in your plan. If not, you will probably get a lot of push back from the neighbors.

Hope that helps.
Natalie Svaan
734-395-2507

Andrea McCarter

From: Roger Kuhlman <rikuhman@hotmail.com>
Sent: Wednesday, July 09, 2014 10:21 AM
To: Andrea McCarter
Subject: Nixon Development Not Needed!

Dear Andrea McCarter:

Ann Arbor does not need 500 new residences and more than 1000 people added to its population. More people and development just damages our natural environment and open spaces and we have done enough of that already. I wish you and your company would think beyond simple greed and consider the necessity of environmental health.

Respectfully,

Roger Kuhlman
2421 Placid Way
Ann Arbor, Michigan

Andrea McCarter

From: Anthony Block <blockami@yahoo.com>
Sent: Monday, June 30, 2014 3:15 PM
To: Andrea McCarter
Subject: Potential Nixon Parcels Development

Hi Andrea...

I am excited about this proposed development and am planning on attending the public hearing. We live in a nearby condo and have been waiting for this area to be developed to buy a single family home.

Can you please provide me with any information you have on this project? Specifically I am interested in what constitutes a "Carriage House".

Looking forward to hearing back from you and attending your presentation.

Thank you for your time!

Anthony Block-Belmonte

Wants to be added
to Nixon prospect
list.

Robert Mulgund
734-276-4184

Andrea McCarter

From: Linda Tenza <linda@comcast.net>
Sent: Tuesday, July 01, 2014 3:43 PM
To: Andrea McCarter
Subject: new development in Ann Arbor

Hello Andrea,

I am a full time Realtor with the Charles Reinhart Company in Ann Arbor.... and I'm also a resident in Foxfire which is near your new development at the corner of Nixon and Dhu Varren Rds.

Can you send me a site plan for the 2 large parcels you'll be developing?

Will there be single family homes (how many) or condos (how many)?

What will be the price range of the homes/condos?

Will there be improvements made to Dhu Varren Rd such as curbs/gutters and sidewalks?

My personal residence backs to Dhu Varren Rd and I'm very concerned about the increased traffic flow.

Will there be a roundabout at Nixon and Dhu Varren.... or possibly a street light?

I'm glad that Toll Brothers is the company who is buying this property! I'm just hoping that you'll be building single family ranch-style homes (and/or "duplex-style condos) for all the baby-boomers who don't want stairs!

Please send me any documentation you have so that I can review it before the meeting next week!

thanks,
Linda Tenza
Associate Broker
Reinhart Realtors
734-276-0200
www.lindatenza.com

Todd Pascoe

From: Kahan, Jeffrey <JKahan@a2gov.org>
Sent: Thursday, July 10, 2014 11:06 AM
To: Jeff Brainard
Subject: comments from resident

Hi Jeff

Please add these comments to the citizen participation report:

> -----Original Message-----
> From: Barton Dunning [<mailto:bartdunning@gmail.com>]
> Sent: Thursday, July 03, 2014 9:58 AM
> To: Petersen, Sally; Lumm, Jane
> Subject: new development
>
> Sally and Jane,
>
> I read in the paper about the possible annexation and new development
> at the corner on Nixon and Dhu Varren/Green Rd. I am out of town and
> can't attend the meeting on July 10, but have the following concern:
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> I believe any development of this area should require realignment of
> the Nixon/Dhu Varren/Green intersection. The added traffic from this
> development will make an already dangerous intersection even more so.
> Either Dhu Varren should be realigned so it is across from Green Rd.,
> or this possibly might be a good location for a traffic circle.
>
> Sincerely,
> Bart Dunning
> 2851 Renfrew St.

Thanks.

Jeff

From: Jeff Brainard [<mailto:JBRAINARD@tollbrothersinc.com>]
Sent: Tuesday, June 17, 2014 5:42 PM
To: Kahan, Jeffrey
Subject: RE: Working Session Meeting June 10th

God afternoon Jeff,

We should have something within a weeks time, we are looking forward to the feedback as a result of the working session.

I will keep you posted as our concept package progresses.

Thanks for your patience.

Nixon Rd and Dhu Varren Rd -Zoning Map-

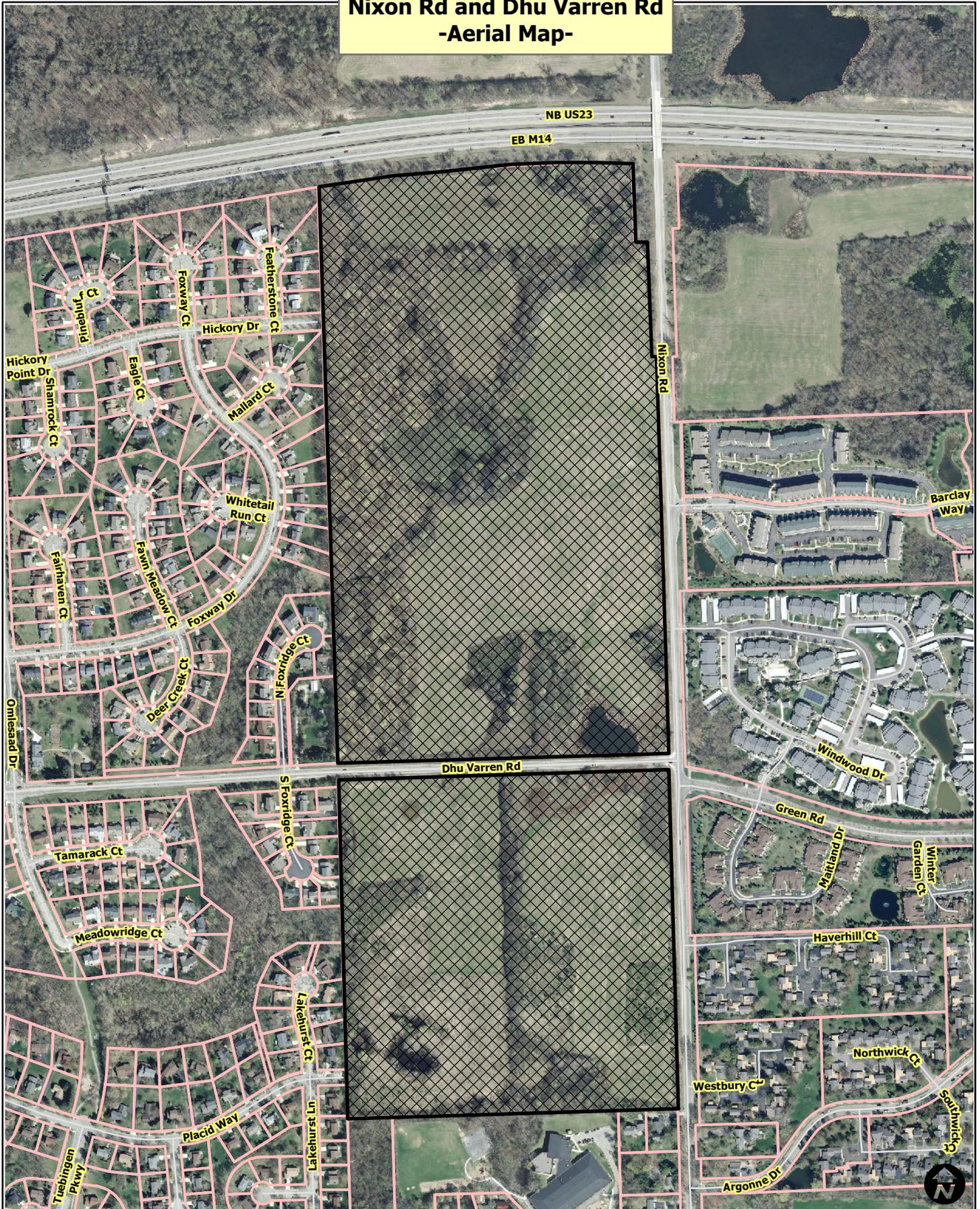


	Railroads
	Parcels
Zoning	
	Township Islands
	Zoning Districts



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 Map Created: 6/6/2014

Nixon Rd and Dhu Varren Rd -Aerial Map-



 Railroads
 Parcels



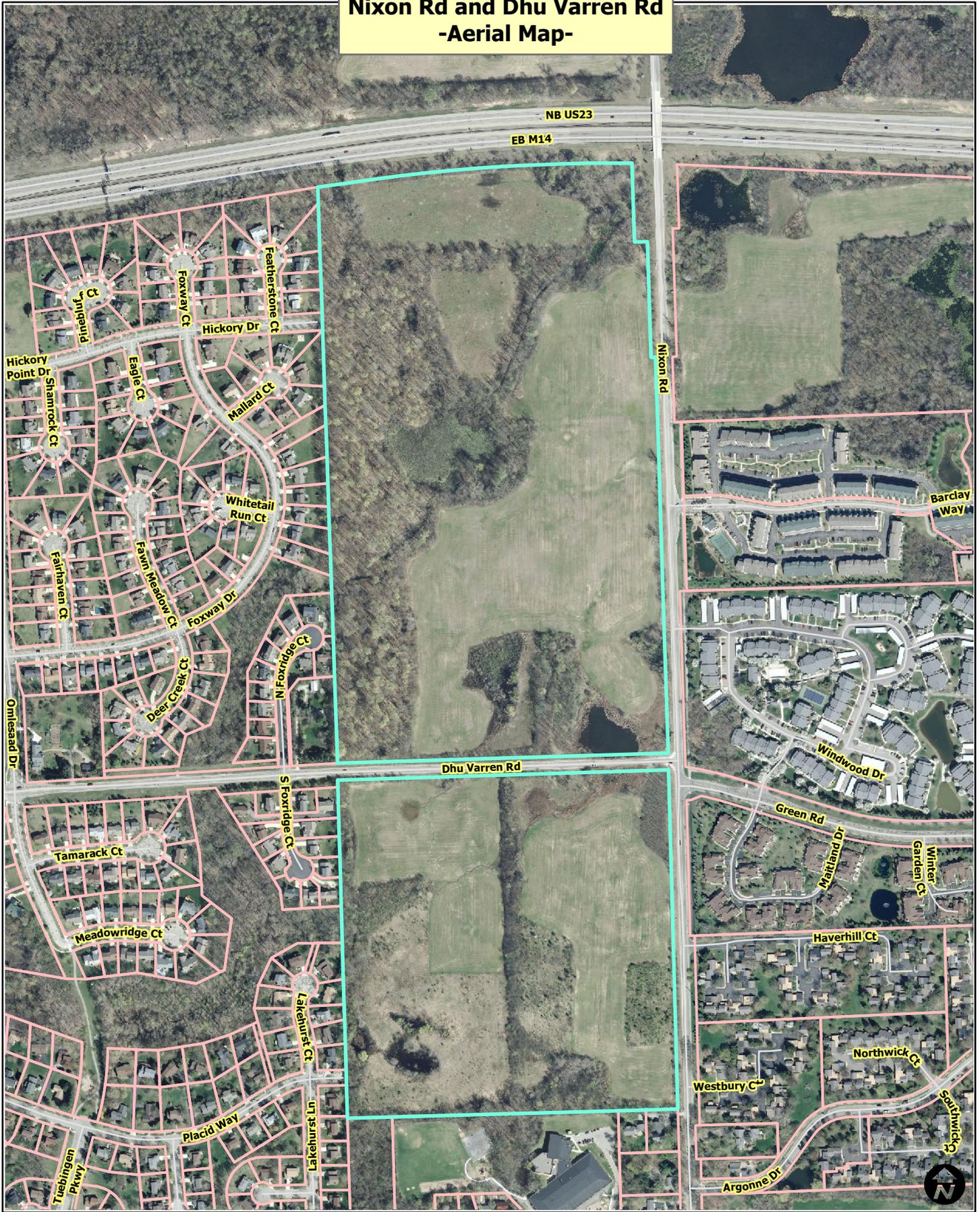
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Map Created: 6/6/2014

Nixon Rd and Dhu Varren Rd -Aerial Map-



 Railroads
 Parcels



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 Map Created: 6/6/2014

NATURAL FEATURES NOTES

General Description of Natural Features

The approximately 69.2-acre subject property contains areas of State regulated wetlands and a stream (tributary to Traver Creek) as well as wetlands, woodlands and landmark trees that would be regulated under City of Ann Arbor ordinances. Eleven wetland areas were identified on the property, most of which would be regulated by the Michigan Department of Environmental Quality. The woodlands include an approximately 15-acre contiguous stand of mature woods which is present along the western boundary of the property. This woodland, and the large buttonbush swamp in the center of the property appear to have characteristics of pre-settlement vegetative cover. Early coordination has been undertaken with State and Federal agencies regarding protected species.

Soils

The site consists of Miami - Conover - Brookston loams which are described as nearly level to steep, well drained and poorly drained soils that have a medium textured and moderately fine textured underlying material.

Floodplains

There are no regulated floodplains on site.

Wetlands

Eleven separate wetland areas were identified on the subject property and their boundaries were subsequently surveyed by Atwell, LLC.

Brief descriptions of the wetlands from observations made on July 15, 2014 are as follows:

- Wetland A**
A small emergent/wet meadow and scrub shrub wetland along the US-23/M-14 right of way characterized by the presence of purple loosestrife, chufa (*Cyperus esculentus*), farewell-summer (*Symphoricarum latifolium*) and common buckthorn on saturated soils.
- Wetland AA**
A small emergent/wet meadow and scrub shrub wetland on the edge of an agricultural field characterized by the presence of purple loosestrife, chufa (*Cyperus esculentus*), farewell-summer (*Symphoricarum latifolium*) and common buckthorn on saturated soils.
- Wetland B/C**
This is a long wetland corridor containing a tributary stream to Traver Creek. It has a wide range of habitat types including riparian, open water, emergent, wet meadow, forested, and scrub shrub. Most of the corridor is relatively narrow, adjoining the stream, with the exception of a large buttonbush and forested wetland complex in the center of the subject property. The upper reaches of the stream exhibit evidence of groundwater inputs based on the presence of iron flocculent in the stream. A small school of minnows was observed in the northern-most Wetland E.
- Wetland E**
A small emergent / wet meadow wetland characterized by the presence of purple loosestrife, reed canarygrass (*Phalaris arundinacea*) and common tuckermoss (*Rhynchospora cataractae*) on saturated soils.
- Wetland F**
A large emergent, scrub shrub and open water wetland characterized by willow species (*Salix* spp.), cattail (*Typha x glauca*), cottonwood (*Populus deltoides*) and purple loosestrife on saturated and inundated soils.
- Wetland G**
A small emergent wetland depression within woodland. It is largely without vegetation with the exception of scattered fowl manna grass (*Glyceria striata*) and river bank grape vine growing on a fallen tree on saturated and inundated soils.
- Wetland H**
A small forested wetland depression characterized by the presence of American elm (*Ulmus americana*), silver maple (*Acer saccharinum*) and common buckthorn on saturated soils.
- Wetland I**
A small forested wetland dominated by cottonwood on saturated soils.
- Wetland J**
A large open water, emergent and scrub shrub wetland. An approximately one-half acre open water area surrounded by a fringe of cattail and common reed (*Phragmites australis*) is found at the south end of the wetland which then extends north in a narrow corridor of common reed and common buckthorn on saturated soils.
- Wetland K**
A small emergent/wet meadow wetland characterized by the presence of purple loosestrife, sedge species (*Carex* spp.) and spikerush (*Eleocharis* sp.).

Woodlands
The largest woodland area on the subject property is located in the western portion of the property. This is an approximately 15-acre contiguous woodland. Wooded corridors extend from this area around the buttonbush swamp, up the stream corridor, and in a broad hedgerow through the northern portion of the property to a small woodland in the northeast corner. In addition, there is an isolated woodland in the southern central portion of the property along Dhu Varren Road.

The western woodland is mature, predominantly upland forest. Though the most common single species is sugar maple (*Acer saccharum*), red oak (*Quercus rubra*), pignut hickory (*Carya glabra*) and shagbark hickory (*Carya ovata*) are a significant part of the forest overstory as are basswood (*Tilia americana*) and black cherry (*Prunus serotina*). Ironwood (*Ostrya virginiana*) is common in the forest understorey. As the woodland stretches eastward across the property, the canopy becomes sparser and invasive species more prevalent in the understorey. Given that much of the eastern woodland is forested wetland, common species include swamp white oak (*Quercus bicolor*), cottonwood and American elm. Common buckthorn, Morrow's honeysuckle (*Lonicera morrowi*) and young red ash (*Fraxinus pennsylvanica*) trees are common in the understorey.

The isolated woodland along Dhu Varren Road is on a knoll with remnant building foundations that may have at one time been the location of a farmstead. This woodland is dominated by predominantly young black walnuts (*Juglans nigra*).

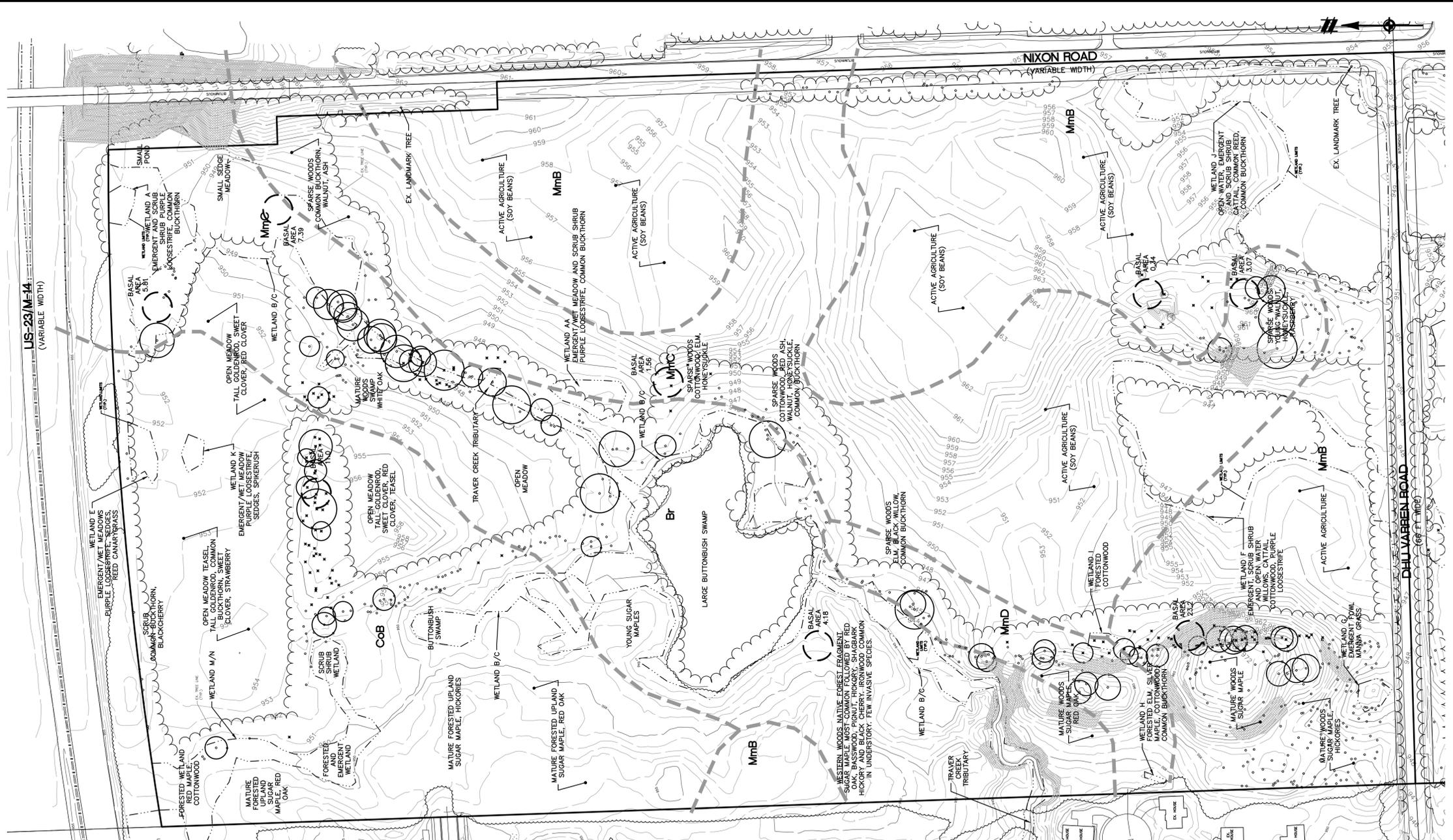
Endangered Species
A Rare Species Review #1439 was obtained from the MNFI for both the Nixon Road North and Nixon Road South Properties. In their response the following table was provided:
Table 1: Legally protected species within 1.5 miles of #1439

SNAME	SCOMNAME	FIRSTOBS	LASTOBS	USE/SEA	SPROT	GRANK	SRANK	ELCAT
<i>Palaemonetes pugio</i>	Jacob's ladder	1992	1982-05-21	T	GS	S2		Plant
<i>Asterias fulviventris</i>	Sullivan's milkweed	2001-07-18	2001-07-18	T	GS	S2		Plant
<i>Cyperus tenuiflorus</i>	White lady slipper	1940	1940-06-09	T	GS	S2		Plant
<i>Cypripedium pubescens</i>	Great blue whorl	1992	1948-10-25	T	GS	S1S2		Animal
<i>Valeriana edulis</i>	Edible valerian	1860	1860	T	GS73	S2		Plant
<i>Carex lupuliniformis</i>	False hop sedge	1926	1926-07-21	T	GS	S2		Plant
<i>Centropogon flavus</i>	White gentian	1905	1926	E	GS	S1		Plant
<i>Epiphyas edulis</i>	Duke's skipper	2002-03-30	2002-07-30	T	GS	S3		Animal
<i>Siphium laciniatum</i>	Compass plant	1924	1928-06-27	T	GS	S1S2		Plant
<i>Scoroparia spectabilis</i>	Show orchis	1869	1894-05-23	T	GS	S2		Plant
<i>Morus rubra</i>	Red mulberry	1860	1860-05-18	T	GS	S2		Plant
<i>Panicum quinquefolium</i>	Ginseng	1867	1867	T	GS34	S2S3		Plant
<i>Myotis sodalis</i>	Holliba bat	1946	1965-05-11	E	GS	S1		Animal
<i>Indrius condensis</i>	Goldfinch	1898	1898-05-08	T	GS	S2		Plant

The dates of the last observations of many of these species are 50 years or more old which likely, in part, reflects the loss or degradation of habitat in the vicinity of the property. Marginal habitat for some more recently observed species such as Sullivan's milkweed, which is typically prairie, or Duke's skipper, a butterfly which prefers stands of landbank sedge (*Carex lasiocarpa*) in forested floodplains or swamps, are not found on the property. Marginal forested habitat for Jacob's ladder (which most typically is found in fens and wet prairies), is present on the property but this species was not observed during natural features evaluations undertaken in July, 2014.

The U.S. Fish & Wildlife Service (USFWS) maintains County based lists of Federally protected species (see below). Some of the Washtenaw County listed species require habitat such as prairies, fens or swift running streams that are not found on the subject property. Others, such as the bat species, are migratory. One of the Federal Candidate species, the Eastern Massasauga, is also afforded some State protection under the Department of Natural Resources Director's Order, Regulations on the Take of Reptile and Amphibian, dated October 12, 2001 (section 324 of PA 451).

Further coordination with State and Federal agencies will be undertaken as required during the MDEQ permit application review process.



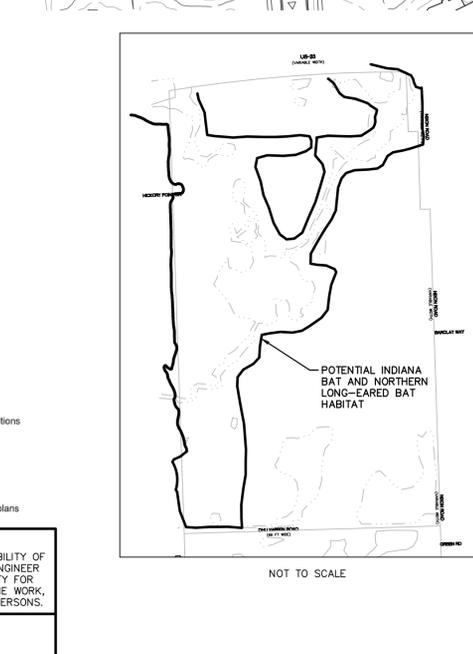
Revised December 2012

County	Species	Status	Habitat
Washtenaw	<i>Tadpole</i> spp. (<i>Hyla</i> spp.)	Endangered	Summer habitat includes small to medium river and stream corridors with well developed riparian vegetation within 1 to 3 miles of small to medium rivers and streams, and upland forests. Cave and mines as hibernacula.
	<i>Northern long eared bat</i> (<i>Myotis septentrionalis</i>)	Proposed as Endangered	Hibernates in caves and mines - searching in hollowed wood areas in autumn. Roosts and forages in upland forests during spring and summer.
	<i>Eastern massasauga</i> (<i>Sistrurus catenatus</i>)	Candidate	
	<i>Smallmouth bluegill</i> (<i>Lepomis microlophus</i>)	Endangered	Small to medium-sized creeks in areas with soft currents and some larger runs.
	<i>Michigan's state butterfly</i> (<i>Neonympha michalici</i>)	Endangered	Fens, wetlands characterized by calcareous soils which are fed by carbonate rich water from seeps and springs.
	<i>Eastern bluebird</i> (<i>Sialia sialis</i>)	Proposed as Endangered	Wet prairie and fens.
	<i>Eastern screech owl</i> (<i>Bubo asio</i>)	Threatened	Metic to wet prairies and meadows.

USFWS County Distribution of Federally-Listed Threatened, Proposed, and Candidate Species

Natural Features Statement of Impact
The inventory of the existing conditions is shown on the Site Analysis and Existing Conditions Plans.
The impact of the proposed development is shown on the Natural Features Impact Plan.

Natural Features Protection Plan
The Natural Features Protection Plan is shown on the Grading Plans, Soil Erosion Control plans and Landscape Plans.



SOIL DRAINAGE CHARACTERISTICS

Map unit symbol	Map unit name	Rating
Br	Brookston loam	Very poorly drained
CoB	Conover loam, 0 to 4 percent slopes	Somewhat poorly drained
MmB	Miami loam, 2 to 6 percent slopes	Well drained
MmC	Miami loam, 6 to 12 percent slopes	Well drained
MmD	Miami loam, 12 to 18 percent slopes	Well drained

SOIL ERODIBILITY CHARACTERISTICS

Map unit symbol	Map unit name	Rating (tons per acre per year) *
Br	Brookston loam	5
CoB	Conover loam, 0 to 4 percent slopes	5
MmB	Miami loam, 2 to 6 percent slopes	5
MmC	Miami loam, 6 to 12 percent slopes	5
MmD	Miami loam, 12 to 18 percent slopes	5

SOIL DISTRIBUTION

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston loam	16.2	22.2%
CoB	Conover loam, 0 to 4 percent slopes	15.0	20.5%
MmB	Miami loam, 2 to 6 percent slopes	25.5	34.9%
MmC	Miami loam, 6 to 12 percent slopes	14.4	19.7%
MmD	Miami loam, 12 to 18 percent slopes	2.0	2.7%

* THE RATING IS AN ESTIMATE OF THE MAMMUM AVERAGE ANNUAL RATE OF SOILS EROSION BY WIND AND/OR WATER.

LEGEND

- 951 - EXIST. CONTOUR
- - EXIST. END SECTION
- - EXIST. MANHOLE
- - EXIST. CATCH BASIN
- - EXIST. STORM SEWER
- - EXIST. SANITARY SEWER
- - EXIST. WATER MAIN
- - EXIST. EASEMENT
- - EXIST. OVERHEAD ELECTRIC
- - EXIST. WOODS LINE
- - EXIST. WETLAND LIMITS
- - EXIST. CURB AND GUTTER
- - EXIST. FENCE
- - EXIST. SOIL TYPE LIMITS
- - SECTION LINE
- - STEEP SLOPES (>20% & >50' LONG)
- T - EXIST. TELEPHONE RISER
- ⊙ - EXIST. GAS VALVE
- ⊙ 3000 - EXIST. TREE W/ TAG NUMBER
- - EXIST. UTILITY POLE
- ⊙ - EXIST. WATER VALVE
- ⊙ - EXIST. HYDRANT
- - EXIST. SIGN
- ⊙ - SECTION CORNER



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. 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.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE 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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OFFICES IN NORTH AMERICA AND ASIA

SECTION 10
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

TOLL BROS., INC.
NIXON FARM NORTH
OVERALL SITE ANALYSIS & NATURAL FEATURES

CLIENT: TOLL BROS., INC.
DATE: JULY 28, 2014
2014-09-10 PER CITY

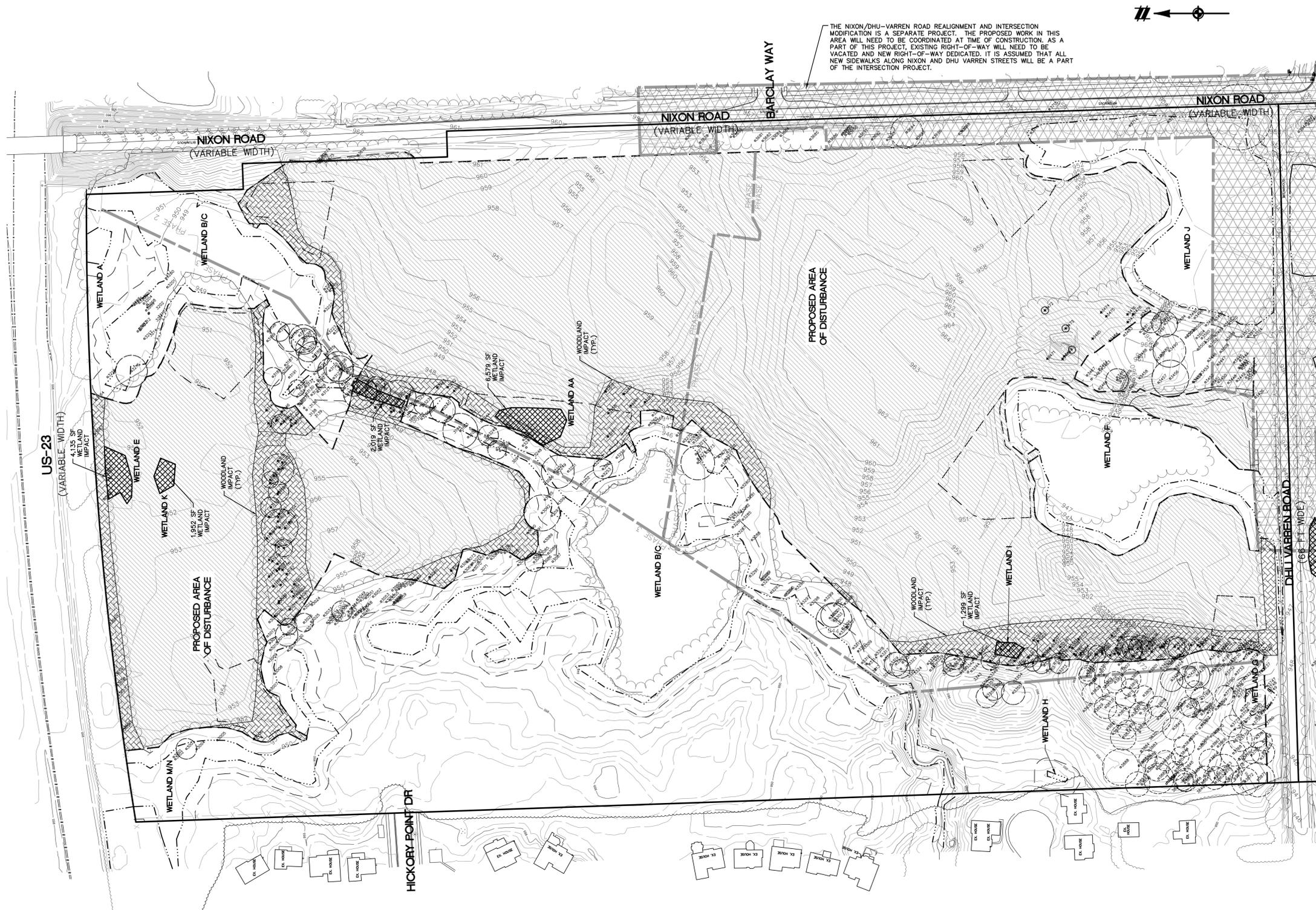
REVISIONS

ATWELL
SCALE 0 50 100
1" = 100 FEET
DR. MB CH. TP
P.M. JA
BOOK --
CAD FILE: 13001862SP-02-SA
JOB 13001862
FILE CODE: SP
SHEET NO. 2



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LEGEND

	EXIST. CONTOUR		EXIST. TREE W/ TAG NUMBER
	EXIST. WOODS LINE		PROP. TREE TO BE REMOVED
	EXIST. WETLAND LIMITS		PROP. CRITICAL ROOT ZONES
	EXIST. CURB AND GUTTER		AREA OF DISTURBANCE
	BOUNDARY/PROPERTY LINE		
	PROP. PHASE LINES		
	PROP. WETLAND BUFFER		

WETLAND IMPACT SUMMARY

WETLAND NAME	IMPACT AREA (SF)
E	4,135
K	1,952
B/C	2,019
AA	6,579
I	1,299

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TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT: TOLL BROS., INC.
NIXON FARM NORTH
NATURAL FEATURES IMPACT PLAN

DATE: JULY 28, 2014
2014-09-10 PER CITY

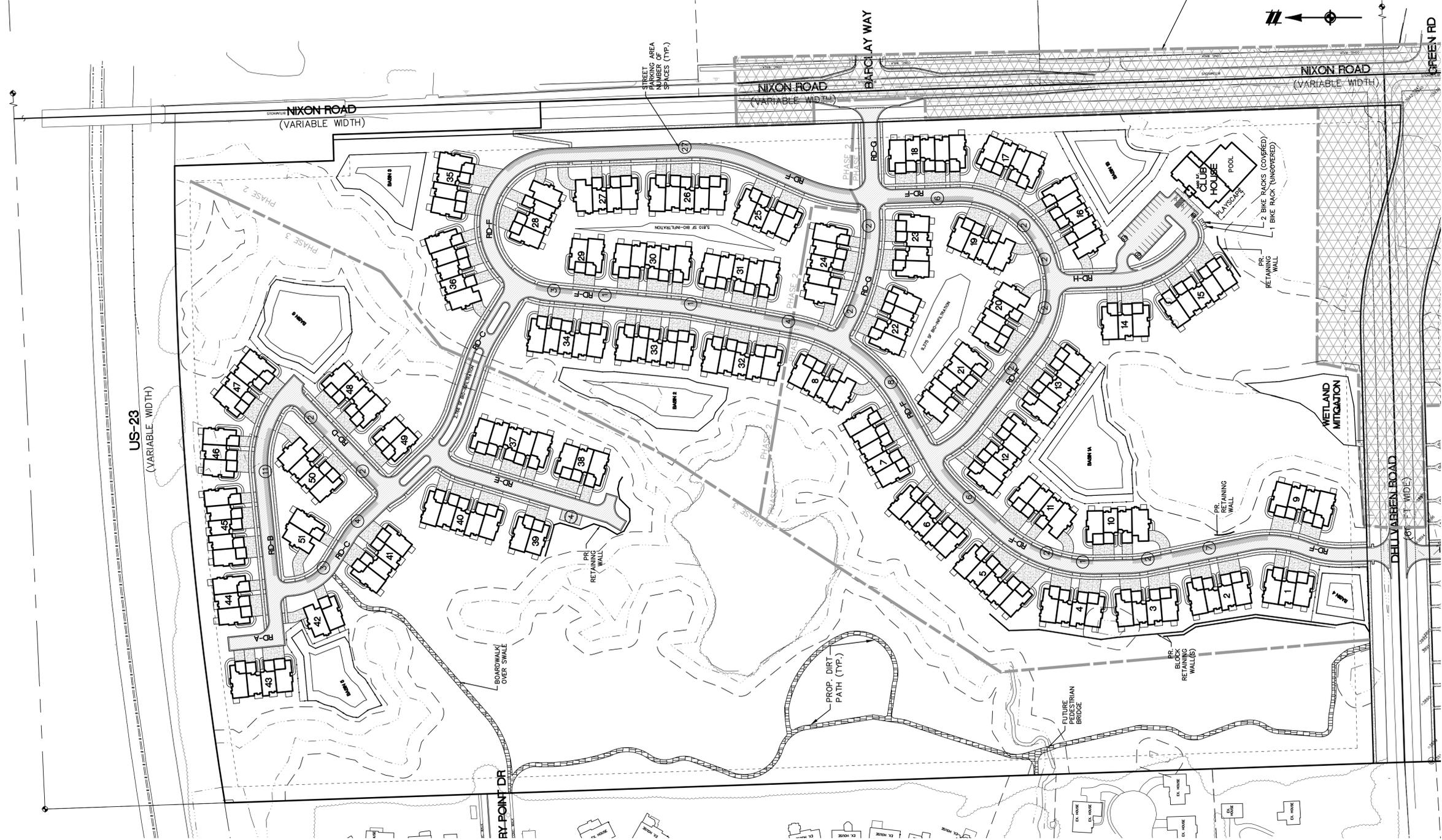
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1" = 100 FEET

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THE NIXON/DHU-VARREN ROAD REALIGNMENT AND INTERSECTION MODIFICATION IS A SEPARATE PROJECT - PROPOSED WORK IN THIS AREA WILL NEED TO BE COORDINATED WITH THIS PROJECT. AS A PART OF THIS PROJECT, EXISTING RIGHT-OF-WAY WILL NEED TO BE VACATED AND NEW RIGHT-OF-WAY DEDICATED. IT IS ASSUMED THAT ALL NEW SIDEWALKS ALONG NIXON AND DHU VARREN STREETS WILL BE A PART OF THE INTERSECTION PROJECT.



NOTE
PRIVATE DRIVEWAY AISLE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND			
	EXIST. WOODS LINE		PROP. R.O.W. LINE
	EXIST. WETLAND LIMITS		PROP. ROAD CENTERLINE
	EXIST. CURB AND GUTTER		PROP. PHASE LINES
	EXIST. EASEMENT		PROP. BACK/EDGE CURB
	BOUNDARY/PROPERTY LINE		PROP. LOT LINE
	SECTION LINE		PROP. EASEMENT
	PROP. ASPHALT		PROP. SETBACK LINE
	PROP. ROAD PARKING		EXIST. UTILITY POLE
			SECTION CORNER
			PARKING



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SECTION 10
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

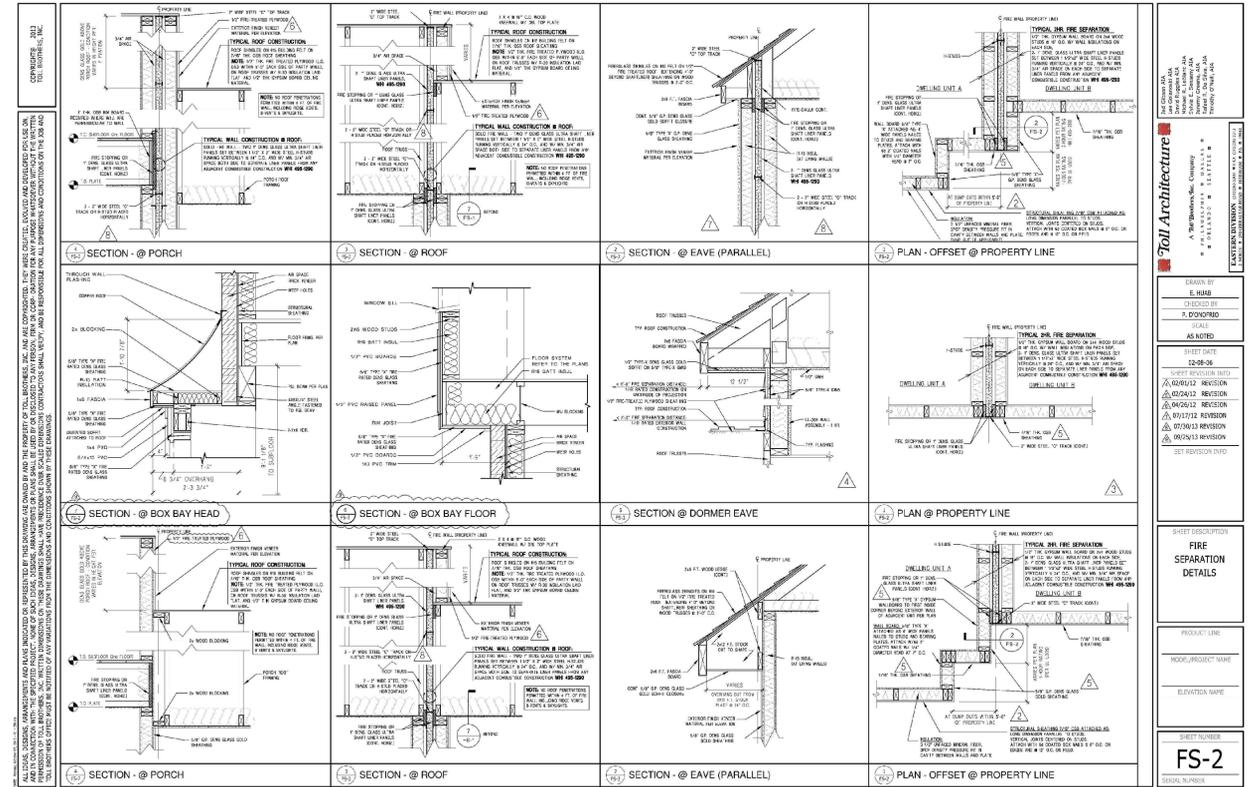
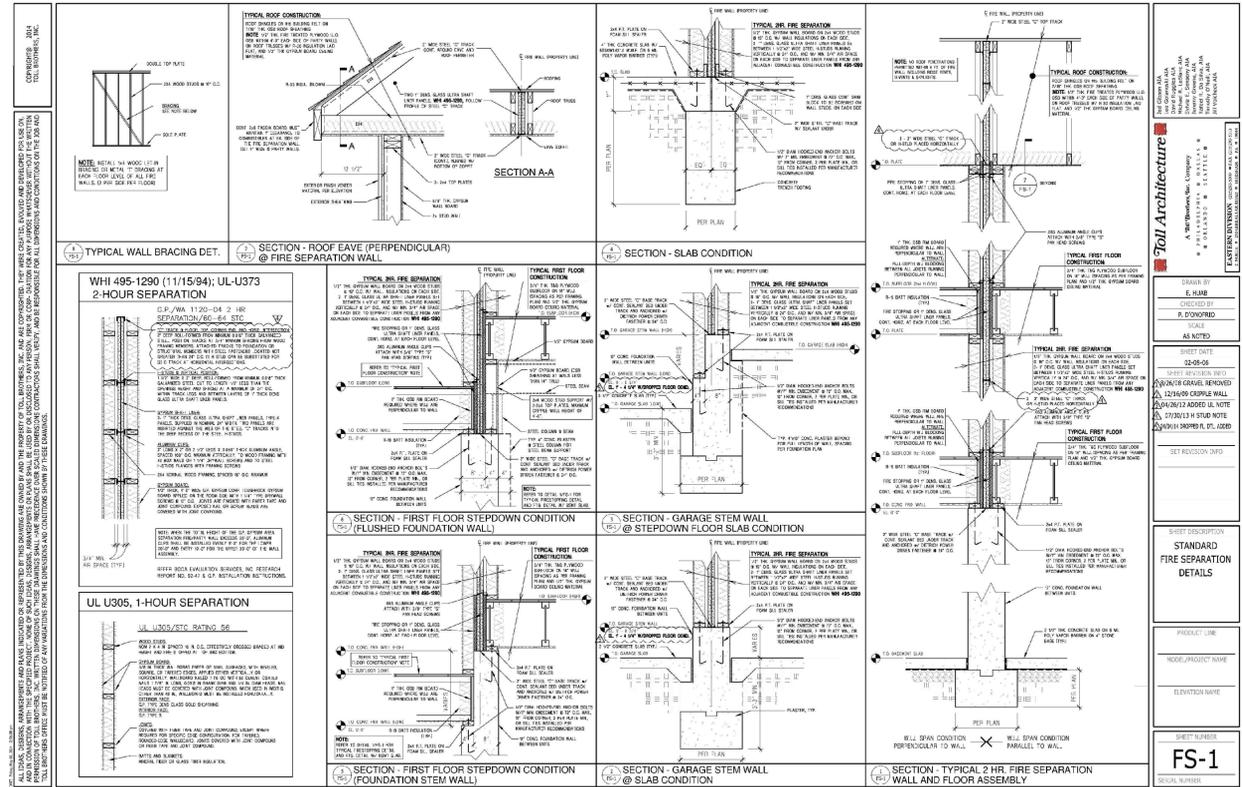
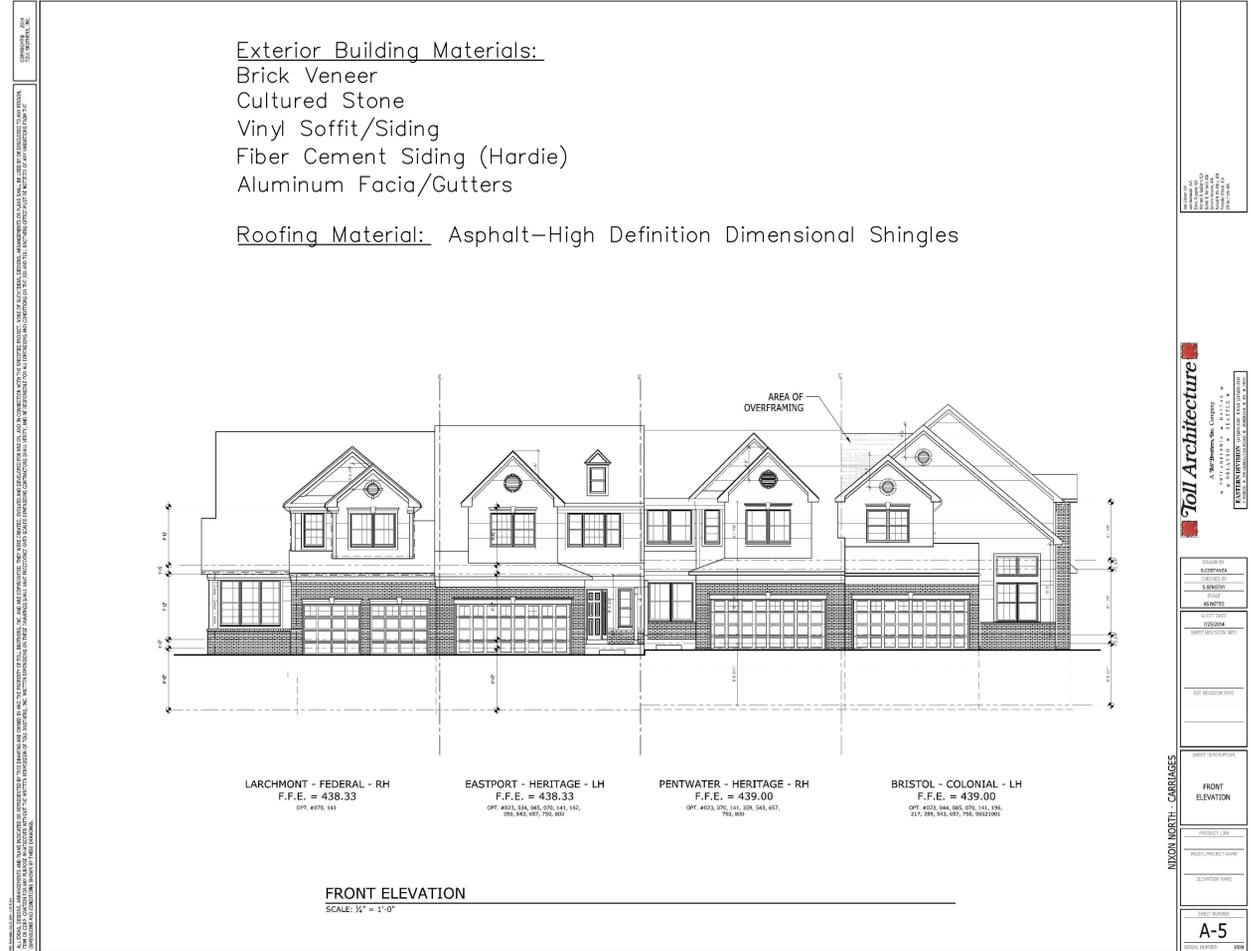
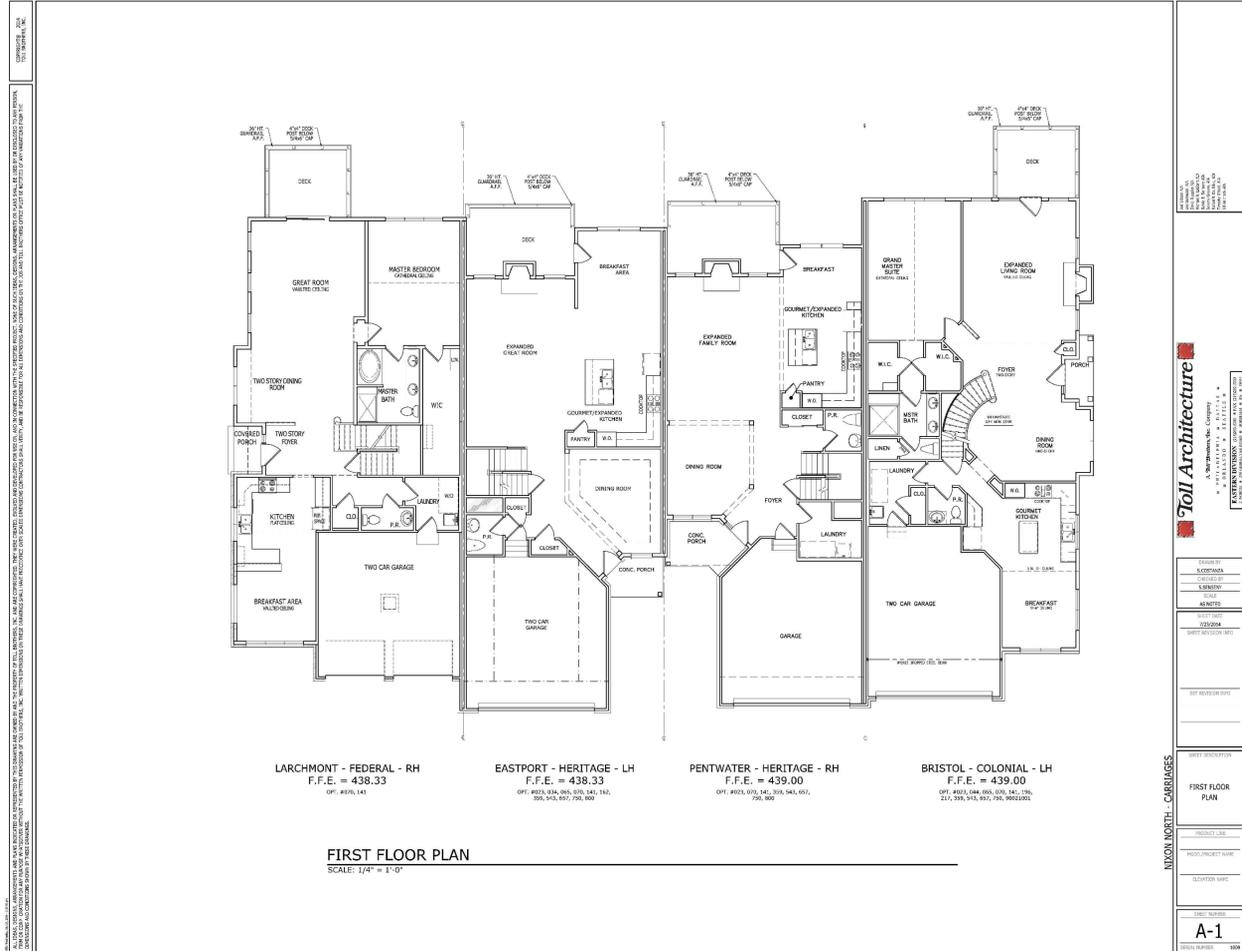
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NIXON FARM NORTH
LAYOUT PLAN - OVERALL

DATE: JULY 28, 2014
2014-09-10 PER CITY

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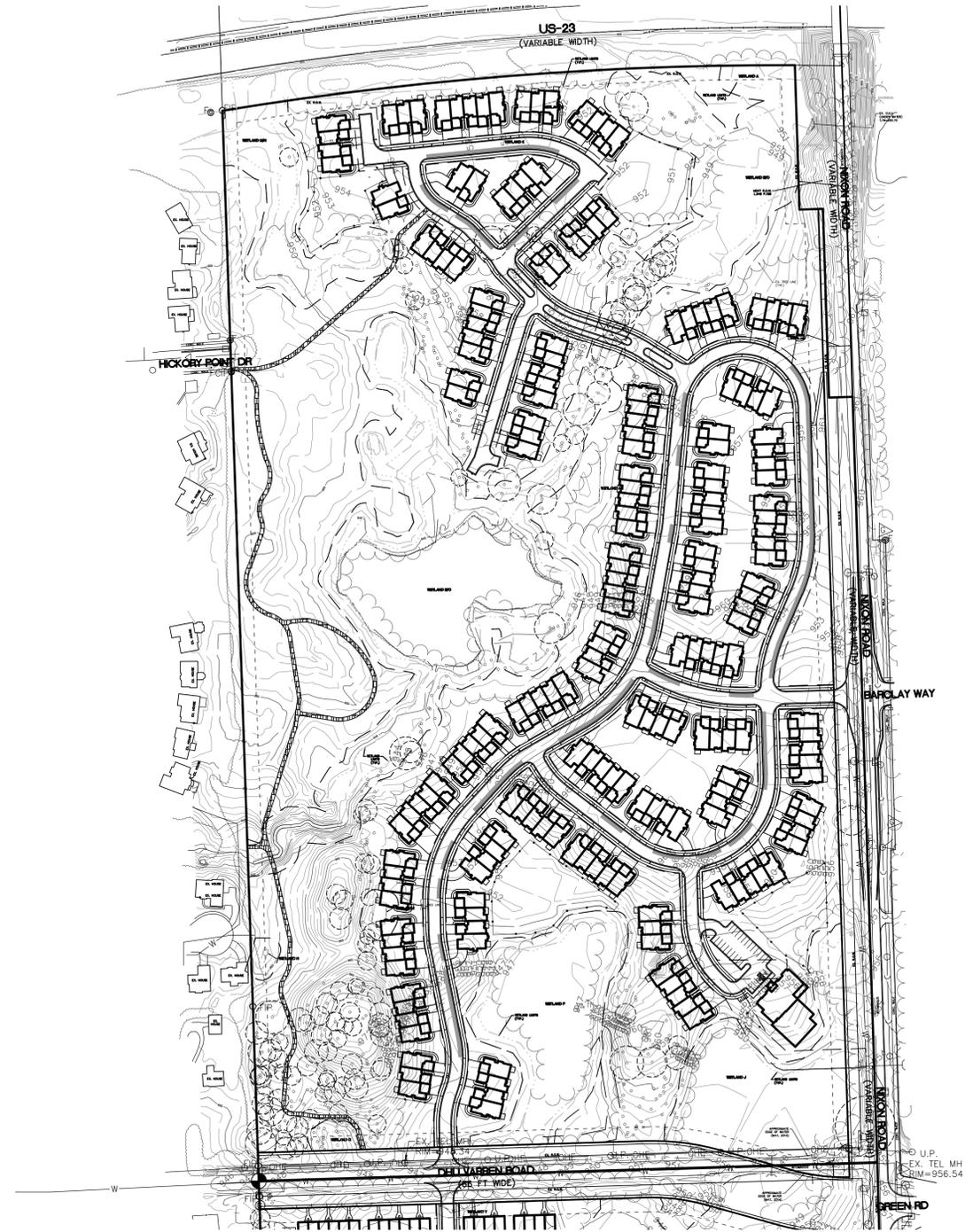
PLAN OPTION 1

The preferred plan was developed using Carriage homes yielding 219 units. The plan provides density consistent with the North East Area Plan.

This plan greatly reduces woodland impact in the southwest corner of the site and preserves the woodland located along Dhu Warren. Wetland impact has been reduced in the northern portion of the site by providing a boulevard. The boulevard will provide two means of ingress/egress.

The plan provides a 170' buffer from the clubhouse and 300' buffer from the Carriage house to the residents living on Foxridge Ct. By providing a single loaded road, the majority of units front Nixon Road as opposed to backing up to it.

The Drawback to this Plan is the Amount of Woodland and Wetland Buffer Impacts.



PREFERRED PLAN

The preferred plan was developed using Carriage Homes. The plan yields 209 units. This is 10 Less Units than the Previous Submission. Units were Removed to Provide for Groundwater Infiltration Requirements and to Reduce Natural Features Impacts. The plan provides density consistent with the North East Area Plan.

The wetland impact is limited to a small Unregulated wetland, Seven Storm Water Outlets and a Street Crossing at the most Narrow Portion of the Traver Creek. Wetland Buffer Impacts are also Limited to the Related Wetland Impacts Stated Above.

Regulated Tree Removal has been Reduced Resulting in 65 Less Mitigation Trees.

This Plan was Revised to Avoid Wetland Buffer Impacts. Buildings Shifted, the Clubhouse Relocated, Retaining Walls were Added and Drives Eliminated. This Plan Provides a Development Footprint That Only Impacts Natural Features and Buffers for Required Storm Water Management and Site Access.

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SECTION 10
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROS., INC.
NIXON FARM NORTH
ALTERNATIVE ANALYSIS

DATE
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2014-09-10 PER CITY

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