

ANN ARBOR PLANNING DEPARTMENT STAFF REPORT

For Planning Commission Meeting of March 20, 2018

**SUBJECT: Malletts Wood 2 – Zoning & Site Plan for City Council Approval
(3300 Cardinal Avenue)
Project Nos. Z16-007, SP16-110**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommend that the Mayor and City Council approve the request for R1E (Single-Family Dwelling District) zoning designation for the Malletts Wood 2 site (3300 Cardinal Avenue).

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Malletts Wood 2 Site Plan and Development Agreement (3300 Cardinal Avenue).

LOCATION

The site is located on the west side of Cardinal Avenue, at the western terminus of Sharon Drive, in the South planning area and the Swift Run watershed (Ward 3).

STAFF RECOMMENDATION

Staff recommends the zoning petition be **approved** because the proposed R1E zoning is generally consistent with the adjacent zoning, surrounding land uses and the *Master Plan: Land Use Element*.

Staff recommends that the **site plan** petition be **approved** because it complies with all the applicable local, state, and federal laws, ordinances, standards, and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety, or welfare.

DESCRIPTION OF PETITIONS

The petitioners are seeking approval to rezone the 3.77 acre site from PUD (Planned Unit Development District) to R1E (Single-Family Dwelling District) to allow development of 19 site condominium lots for single-family detached homes.

Zoning

The site plan of record for this parcel is zoned PUD to allow attached condominiums. The petitioners have requested the site be zoned R1E (Single-Family Dwelling District). The R1E district is designed to provide single-family detached dwellings, along with other related

facilities, like schools, parks, and churches. R1E provides the highest density of the single-family dwelling districts, with a minimum lot area of 4,000 square feet. R1E zoning should be contingent upon the availability or provision of adequate services to serve higher densities. R1E limits the total floor area of each dwelling to 2,000 square feet. This includes unfinished spaces that can be made habitable, like bonus rooms and basements. There are six example homes and floorplans included in the plan set. Only one includes stairs down to a basement, and that plan could accommodate a small basement of several hundred square feet. The rest show mechanical equipment (furnace/water heater) in the garage. The garage does not count toward floor area. A link to the zoning petition may be [found here](#).

Site Plan

A site plan for 19 single-family detached dwelling units is proposed on Cardinal Drive and on Sharon Court, a new public road. The density of the proposed development is slightly over 5 dwelling units per acre. A link to the full plan set may be [found here](#).

Existing Site Conditions – The subject site is vacant and heavily wooded. A drive was cleared in the mid-1990s where Sharon Court, the extension of Sharon Drive, is now proposed. Remnants of this drive remain. There are underground gas and electric lines along the west boundary of the north half of the site. These are to be removed.

Natural Features –Thirty-three percent of the site, 1.23 of the 3.77 total acres, is proposed as open space. Natural feature impacts due to the development include removing 352 trees with an 8” diameter or larger. Fifty-nine landmark trees are present, and 23 of them will be removed.

Ninety-seven 4” and 3” caliper mitigation trees are shown on the plan for a total of 424” DBH, plus a cash contribution of \$20,600 for the 206” DBH of mitigation trees not provided on site.

The landscape plan shows 34 street trees along Cardinal and Sharon Court.

Access – Five of the condominium lots are accessed directly from Cardinal Avenue. Sharon Road is proposed to be extended around 250 feet and ending in a cul-de-sac. This new public street is called Sharon Court, and provides access to the other fourteen lots.

Sidewalks are shown along both sides of Sharon Court in the new public right of way. Along Cardinal Avenue, a new 5’ wide sidewalk is shown adjacent to the right of way in an easement. A public pedestrian easement to the north of the site on Malletts Wood 1 will be constructed by Malletts Wood 2. It will connect to the new Cardinal Avenue sidewalk and provide a paved path to Mary Beth Doyle Park. Another 10’ wide public access easement to the park with a 5’ paved path is located near the southwest corner of the site between lots 12 and 13.

Parking – Each of the 19 single-family homes is proposed to have at minimum a one-car garage. The example floorplans show one-and-a-half and two car garages. Some driveways may not be long enough to park a vehicle. The site plan notes that no car may park in a driveway if it causes the sidewalk to be blocked.

Solid Waste –Each home will have individual curb carts stored in the garage.

Utilities – Water and sanitary sewer service will be connected to existing mains on Cardinal or new mains on Sharon Court. A 12’ wide private easement for public utilities is shown along Cardinal Avenue.

Storm Water Management – Storm water management for Sharon Court is in conformance with the green streets ordinance, and the first 1” will be captured and treated in a rain garden in the center of the cul-de-sac. Overflow will go to the Cardinal Avenue storm sewer, which discharges into Malletts Creek. Storm water from lots 1-5 will be directed to an infiltration area to help recharge existing wetlands. The remaining storm water will go to a communal basin to the north that is part of Malletts Wood 1. No new detention basin is proposed on this site.

Traffic Analysis – A traffic analysis shows an increase of 23 AM trips and 24 PM trips. A full traffic study is not required since the peak hour trips are less than 50.

Development Agreement – Development agreements are used for projects that include public and offsite improvements, such as extension of a public utility main, a contribution of land or money, or other capital improvements. The Malletts Wood 2 development agreement will address the maintenance of landscaping within the public right-of-way, a new public street, street tree escrow, utility and public access easements, and other site improvements.

Citizen Participation Meeting – Citizen Participation Meeting notices were mailed to 264 owners and occupants on June 23, 2016. A meeting was held at the Pittsfield Branch of the Ann Arbor District Library on July 11, 2016, and there were 15 attendees. Questions were addressed on woodlands, wildlife, landscaping, drainage, setbacks, street trees, the homes to be built, and utilities. A copy of the meeting report is attached.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning	PUD Planned Unit Development	R1E Single-Family Dwelling	R1E Single-Family Dwelling
Gross Site Area	3.77 acres	3.77 acres	
Dwelling Units	0	19	
Min. Lot Area Per Dwelling Unit		4,000 sq ft/unit MIN	4,000 sq ft/unit MIN
Setbacks: R1E		15 ft front 3 ft side 20 ft rear	15 ft front 3 ft side 20 ft rear
Height		30 ft (R1E)	30 ft (R1E)
Lot Width		40 ft	34 ft MIN
Parking – Automobiles		19 spaces	1 space/unit or 19 spaces
Parking – Bicycles		19 Class A	19 Class A

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Townhouse (Malletts Wood 1)	PUD (Planned Unit Development)
EAST	Single-Family Residential	R1D (Single-Family Dwelling)
SOUTH	Single-Family Residential	R1D (Single-Family Dwelling)
WEST	Mary Beth Doyle Park	PL (Public Land)

HISTORY

Aerial photography from 1947 (at right) shows a sparsely-treed site with the lower third in cultivation. (See plan sheet 6 for an analysis of tree growth from 1960 to 2015.) Malletts Wood 2 was part of the original parcel containing Malletts Wood 1, along with a one-acre parcel containing wetlands that was given to the city in 1994 for parkland. Malletts Wood 1 immediately to the north consists of sixteen townhomes built in 2001. The Malletts Wood 2 PUD allowed 22 attached condominium units.



PLANNING BACKGROUND

This site is located in the South planning area. The *Master Plan: Land Use Element* recommends single-family detached dwellings.

UNIT COMMENTS

Engineering – Right-of-way for Sharon Court shall be granted to the city. A public access easement to connect sidewalks is to be granted by the petitioner, and maintenance of landscaping within the public right-of-way, including the cul-de-sac island, shall be the responsibility of the homeowner’s association.

Comments have been provided to the petitioner noting that flow equivalent to 23 GPM will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development. Alternately, a payment may be made in lieu of performing actual flow removal.

Public Services – City Public Works staff reviewed the cul-de-sac rain garden since it will become a public facility.

Parks – The petitioner has declined the requested park contribution of \$11,875.

Attachments: Draft Development Agreement
Sheet 2: Boundary and Topographical Survey
Sheet 9: Site Plan
Sheet 19: Landscape Plan
Sheet 25: House Plans
Citizen Participation Report

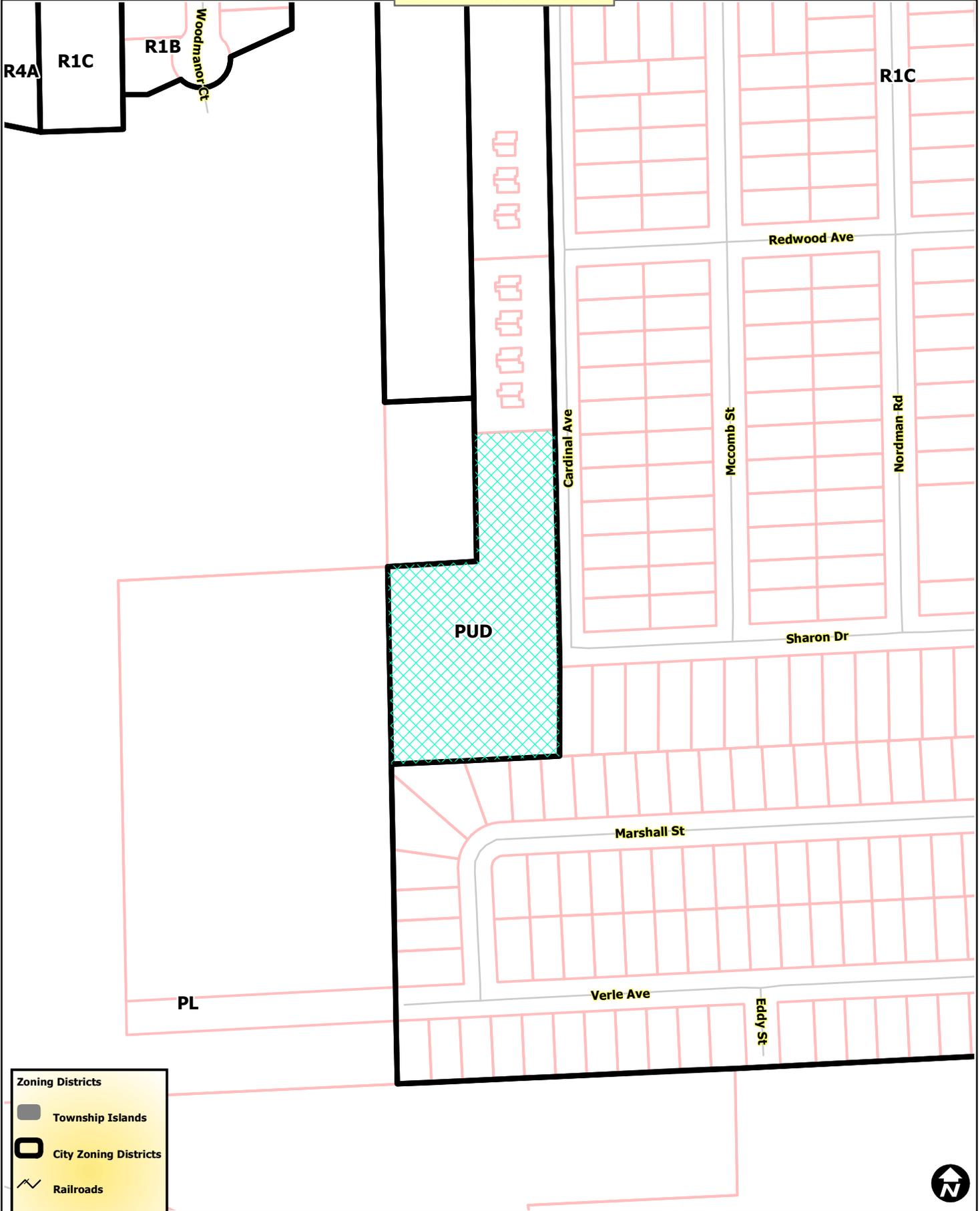
c: Petitioner: Phoenix Contractors, Inc.
2111 Golfside Drive
Ypsilanti, MI 48197

Petitioner's Engineer: Washtenaw Engineering
3526 W. Liberty Road
Ann Arbor, MI 48103

Owner: Malletts 2, LLC
2111 Golfside Drive
Ypsilanti, MI 48197

Systems Planning
Project Nos. Z16-007, SP16-110

3300 Cardinal Ave



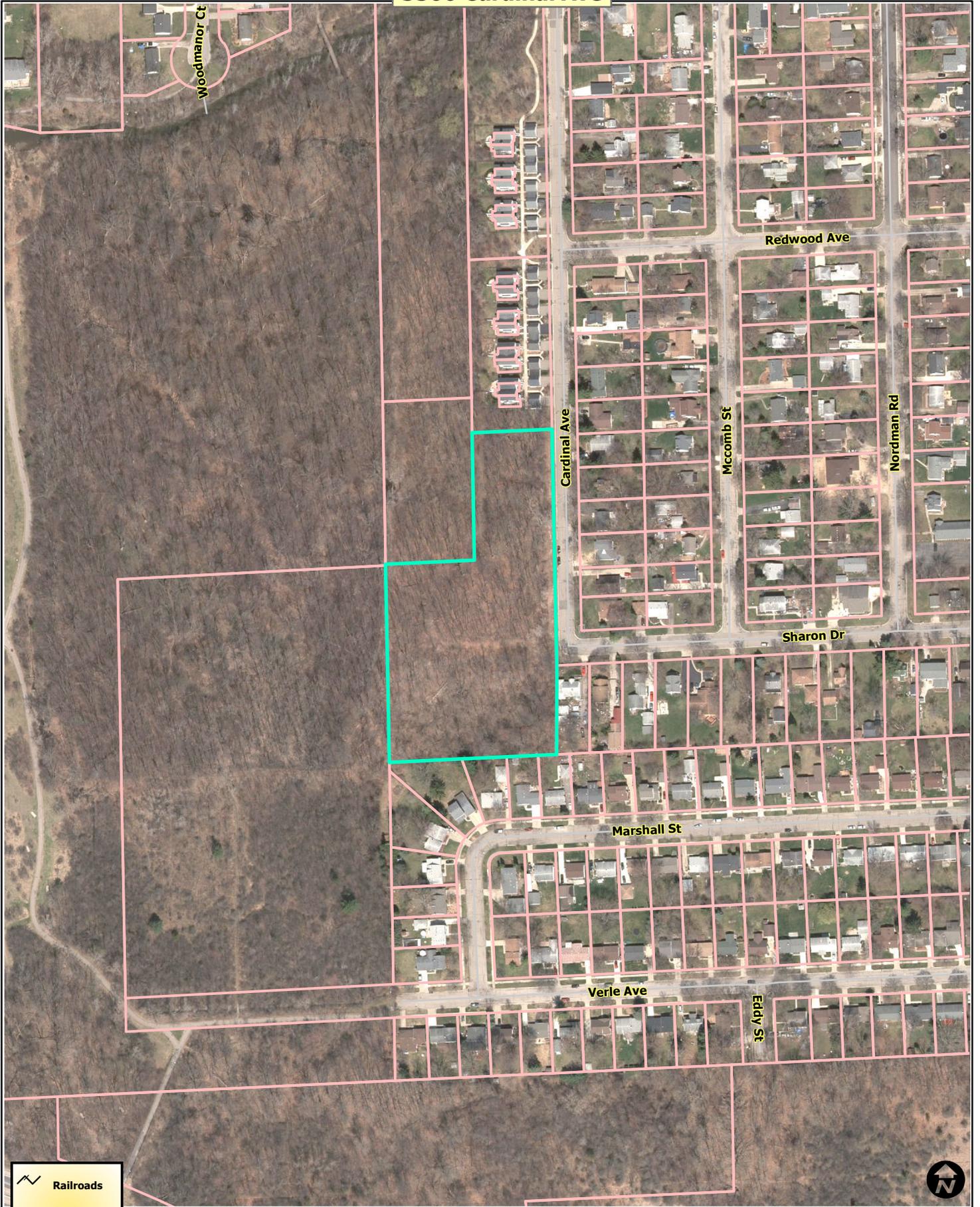
Zoning Districts

-  Township Islands
-  City Zoning Districts
-  Railroads
-  Parcels
-  Huron River



Map date 6/14/2016
 Any aerial imagery is circa 2015
 unless otherwise noted
 Terms of use: www.a2gov.org/terms

3300 Cardinal Ave

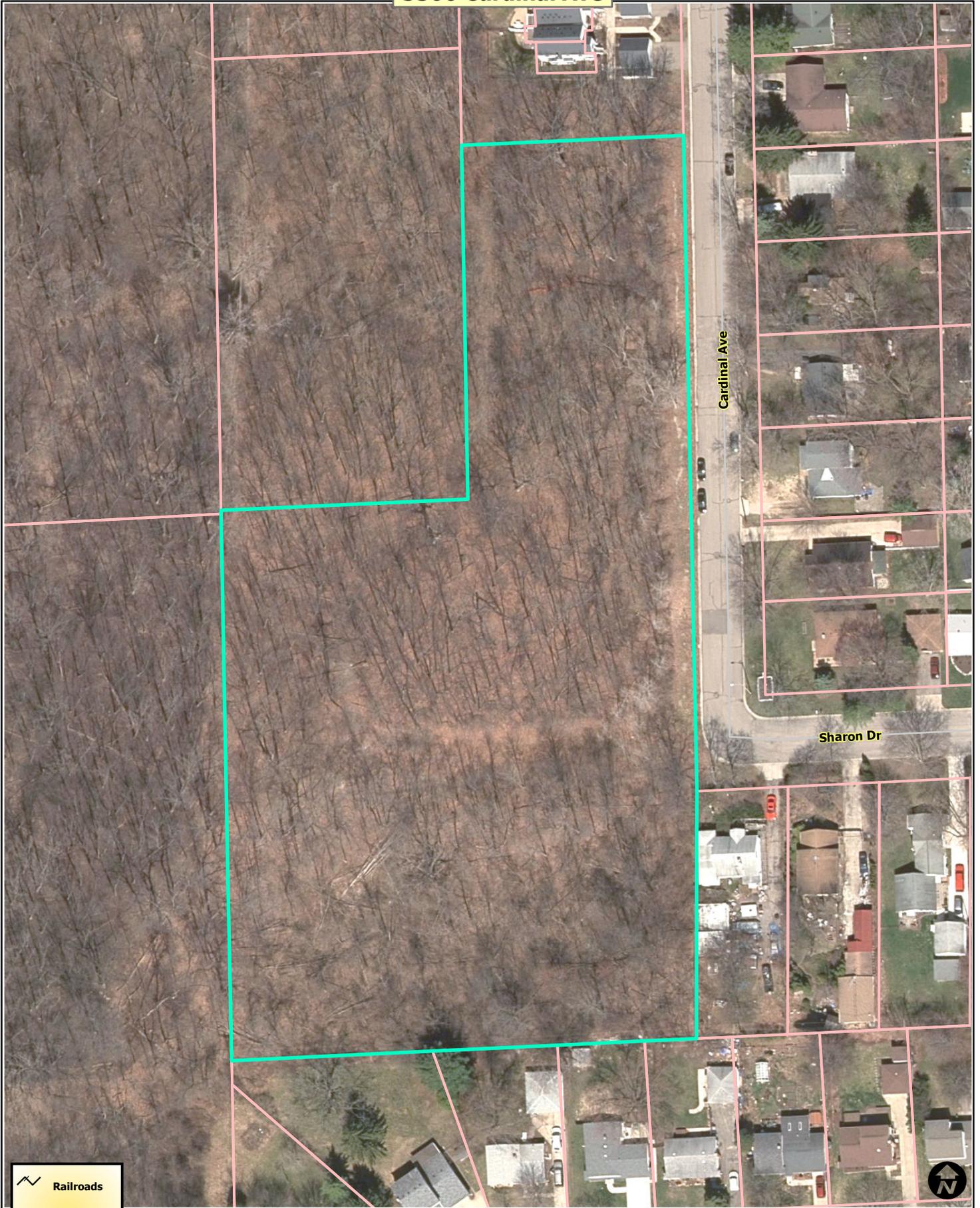


-  Railroads
-  Parcels
-  Huron River



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3300 Cardinal Ave



-  Railroads
-  Parcels
-  Huron River



MALLETTS WOOD 2 DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this ____ day of _____, 20__, by and between the City of Ann Arbor, a Michigan Municipal Corporation, with principal address at 301 East Huron Street, Ann Arbor, Michigan 48107, hereinafter called the CITY; and Malletts 2, LLC, a Limited Liability Company with principal address at 2111 Golfside, Ypsilanti, MI 48197, hereinafter called the PROPRIETOR, witnesses that:

WHEREAS, the PROPRIETOR owns certain land in the City of Ann Arbor, described below and site planned as Malletts Wood 2 and

WHEREAS, the PROPRIETOR has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as Malletts Wood 2 and desires City Council and development agreement approval thereof, and

WHEREAS, the PROPRIETOR desires to build or use certain improvements with and without the necessity of special assessments by the CITY, and

WHEREAS, the CITY desires to insure that all of the improvements required by pertinent CITY ordinances and regulations be properly made, and that the PROPRIETOR will install these improvements prior to any permits being issued.

THE PROPRIETOR HEREBY AGREES:

(P-1) To prepare and submit to the CITY for approval plans and specifications ("the Plans") prepared by a registered professional engineer for construction of public water and sanitary sewer mains, public and private storm water management systems, public streets, sidewalks and streetlights ("the Improvements") provided that no work on said Improvements shall be commenced until the Plans have been approved by the City Administrator or designee, and until such other relevant information to CITY service areas as shall be reasonably required has been provided.

(P-2) To construct all improvements set forth in Paragraph P-1 of this Agreement in accordance with the approved Plans and to repair all defects in the improvements that occur within one year from the date of acceptance of the Improvements by the CITY, commencing on the latest date of the acceptance of any Improvements by the CITY. If the PROPRIETOR fails to construct the improvements, the CITY may send notice via first class mail to the PROPRIETOR at the address listed above requiring it to commence and complete the improvements in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR, if the PROPRIETOR does not complete the work within the time set forth in the notice. Every owner of a portion of the property, including co-owners of condominium units, shall pay a pro-rata share of the cost of the work. That portion of the cost of the work attributable to each condominium unit shall be a lien on that Property and may be collected as a single tax parcel assessment as provided in Chapter 13 of the Ann Arbor City Code.

(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the public improvements set forth in Paragraph P-1 above have been completed in accordance with the specifications of the CITY in accordance with the approved plans. The engineer's certificate will cover only those items the PROPRIETOR'S engineer inspects.

(P-4) Prior to the issuance of building permits and recording the master deed to deposit with a mutually acceptable escrow agent fully executed documents in a form acceptable to the CITY, which will convey, upon delivery to the CITY, easements for the construction and maintenance of public utilities and public streets. The escrow agreement shall provide for delivery of the documents to the CITY solely upon the condition that the CITY has accepted the public Improvement to be conveyed by the easement.

(P-5) To provide, prior to the issuance of building permits, a signing plan to the Fire Department and install all street name signs according to CITY specifications and to provide and install such temporary warning signs during the construction period as are appropriate to protect the health, safety and welfare of the public. At the request of the PROPRIETOR, the CITY will provide and install all street name signs and invoice the PROPRIETOR for actual cost of installation.

(P-6) Prior to issuance of building permits for the condominium units, to install the condominium unit monuments and condominium unit corners or provide escrow funds to insure placement of monuments and condominium unit corners in accordance with section 125 of Public Act No. 288, Subdivision Control Act, for all condominium units and assign condominium unit numbers in the master deed that conform to those on the approved site plan.

(P-7) To install all water mains, storm sewers, sanitary sewers and public streets, through the first course of asphalt, pursuant to CITY approved plans and specifications, necessary to connect the site with existing CITY systems adjacent to the site prior to the issuance of any building permits. The final course of asphalt paving shall be completed prior to the issuance of final certificates of occupancy on the site.

(P-8) To convey to the CITY, prior to the issuance of any permits and subject to acceptance by the Ann Arbor City Council: a 10' wide public access easement between lots 12 and 13.

(P-9) To indemnify and hold the CITY harmless from any claims, losses, liabilities, damages or expenses (including reasonable attorney fees) suffered or incurred by the CITY based upon or resulting from any acts or omissions of the PROPRIETOR, its employees, agents, subcontractors, invitees, or licensees in the design, construction, maintenance or repair of any of the Improvements required under this Agreement and the approved site plan.

(P-10) To cause to be maintained General Liability Insurance and Property Damage Insurance in the minimum amount of \$1,000,000 per occurrence and naming the CITY as named insured to protect and indemnify the CITY against any claims for damage due to public use of the public improvement(s) in the development prior to final written acceptance of the public improvement(s) by the CITY. Evidence of such insurance shall be produced prior to any construction of improvement and a copy filed with the City Clerk's Office and shall remain in full force and effect during construction of the public improvement(s) and until notice of acceptance by the CITY of the Improvements.

(P-11) Existing woodland, landmark, and street trees shown on the site plan as trees to be saved shall be maintained by the PROPRIETOR in good condition for a minimum of three years after acceptance of the public improvements by the CITY or granting of Certificate of Occupancy or final approval of the condominium unit. Existing woodland, landmark, or street trees that are determined by the CITY to be dead, dying or severely damaged due to construction activity within three years after acceptance of the public improvements or granting of Certificate of Occupancy or final approval of the condominium unit, shall be replaced by the PROPRIETOR as provided by Chapter 57 of the Ann Arbor City Code.

(P-12) To deposit, prior to any building permits being issued, a street tree planting escrow account with the Parks and Recreation Services Unit in the form of a check payable to the City of Ann Arbor. The escrow amount shall be based on the CITY policy in effect at that time and is to include all on-site public streets. The City Administrator may authorize the PROPRIETOR to install the street trees if planted in accordance with CITY standards and specifications. If the street trees are found to be acceptable by the CITY, the escrow amount will be returned to the PROPRIETOR one year after the date of acceptance by the CITY.

(P-13) To create an association composed of all owners of Malletts Wood 2 condominium, hereinafter called the "Association", in which membership shall be required by covenants and restrictions recorded as part of the master deed for Malletts Wood 2. The association shall be responsible for and shall execute the appropriate documents insuring perpetual maintenance and ownership of the on-site storm water management system, including the rain garden; perpetual maintenance of landscaping within the public right of way, including the cul-de-sac; and all other common elements.

(P-14) To construct, repair and/or adequately maintain on-site storm water management system. If the PROPRIETOR fails to construct, repair and/or maintain the private storm water management system, the CITY may send notice via first class mail to the PROPRIETOR at the address listed above, requiring it to commence and complete the items stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR if the PROPRIETOR does not complete the work within the time set forth in the notice.

(P-15) After construction of the private on-site storm water management system, to maintain it until non-developer co-owners elect one or more directors to the Association's board of directors. Thereafter, by provision in the master deed, the Association shall own and maintain the storm water management system. Any proposed changes to the system must be approved by the City of Ann Arbor Systems Planning and Planning and Development Services Units. If the PROPRIETOR or Association, as appropriate, fails to maintain any portion of the system, the CITY may send notice via first class mail to the PROPRIETOR, or Association, at the address listed above, requiring it to commence and complete the maintenance stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR or Association if the PROPRIETOR or Association does not complete the work, as appropriate, within the time set forth in the notice. If the CITY completes the work, and the costs remain unpaid by the Association for 60 days after notice via first class mail, the CITY may bill each condominium unit for the pro rata share of the total cost, or assess the pro rata share of those costs to each condominium unit as a single tax parcel assessment as provided in Chapter 13 of Ann Arbor City Code. Provisions for maintenance and responsibility for the storm water management system, as well as the pro rata share of each condominium unit shall be included by the PROPRIETOR in the master deed.

(P-16) After construction of the private on-site storm water management system, to commission an annual inspection of the system by a registered professional engineer evaluating its operation and stating required maintenance or repairs, and to provide a written copy of this evaluation to the CITY Public Services Area.

(P-17) To prepare and submit to the Planning and Development Services Unit one copy of the Master Deed, along with the required review fee, prior to issuance of building permits.

(P-18) To design, construct, repair and maintain this development in accordance with the provisions of Chapter 119 (Noise Control) to ensure that any noise emanating from said development will not impact nearby residents or businesses. In addition, PROPRIETOR shall review existing noise sources surrounding said development and incorporate necessary design and construction techniques to ensure that future tenants will not be exposed to noise sources in violation of Chapter 119.

(P-19) To remove all discarded building materials and rubbish from the development at least once each month during construction of the development improvements, and within one month after completion or abandonment of construction.

(P-20) No lot in Malletts Wood 2 may be divided such that an additional building parcel is created.

(P-21) PROPRIETOR is the sole title holder in fee simple of the land described below except for any mortgage, easements and deed restrictions of record and that the person(s) signing below on behalf of PROPRIETOR has legal authority and capacity to enter into this agreement for PROPRIETOR.

(P-22) Failure to construct, repair and/or maintain the site pursuant to the approved site plan and/or failure to comply with any of this approved development agreement's terms and conditions shall constitute a material breach of the Agreement and the CITY shall have all remedies in law and/or in equity necessary to ensure that the PROPRIETOR complies with the approved site plan and/or the terms and conditions of the approved development agreement. The PROPRIETOR shall be responsible for all costs and expenses including reasonable attorney fees incurred by the CITY in enforcing the terms and conditions of the approved site plan and/or development agreement.

(P-23) In addition to any other remedy set forth in this Agreement or in law or equity, if PROPRIETOR fails to make a timely or full payments to the CITY as set forth elsewhere in the Agreement to the CITY in the agreed upon manner, any unpaid amount(s) shall become a lien, as provided under Ann Arbor City Code and recorded with the Washtenaw County Register of Deeds, against the land described below and may be placed on the CITY tax roll as a single lot assessment, or if the development is converted to condominium ownership, every owner of a portion of the property shall pay a pro-rata share of the amount of the payments attributable to each condominium unit. If the unpaid amount(s), in whole or in part, has been recorded as a lien on the CITY'S tax roll and with the Washtenaw County Register of Deeds, upon payment of the amount in full along with any penalties and interest, the CITY, upon request, will execute an instrument in recordable form acknowledging full satisfaction of this condition.

(P-24) To pay for the cost of recording this Agreement with the Washtenaw County Register of Deeds, and to pay for the cost of recording all documents granting easements to the CITY.

THE CITY HEREBY AGREES:

(C-1) In consideration of the above undertakings, to approve the Malletts Wood 2 Site Plan.

(C-2) To provide timely and reasonable CITY inspections as may be required during construction.

(C-3) To record this agreement with the Washtenaw County Register of Deeds.

GENERAL TERMS

Both the PROPRIETOR and the CITY agree as follows:

(T-1) This agreement is not intended to create a contractual right for third parties.

(T-2) This Agreement and any of its terms, conditions, or provisions cannot be modified, amended, or waived unless in writing and unless executed by both parties to this Agreement. Any representations or statements, whether oral or in writing, not contained in this Agreement shall not be binding on either party.

(T-3) This Agreement and any of its terms or conditions shall not be assigned or transferred to any other individual or entity unless prior approval of the CITY is received. Such approval shall not be withheld unreasonably.

(T-4) The obligations and conditions on the PROPRIETOR, as set forth above in this Agreement and in the approved site plan, shall be binding on any successors and assigns in ownership of the following described parcel:

Description requested from engineer

(T-5) In addition to any other remedy in law or in equity failure to comply with all of the above paragraphs on the part of the PROPRIETOR, or any part of the approved site plan, in part or in whole, shall give the CITY adequate basis and cause to issue a stop work order for any previously-issued building permits and shall be an adequate basis and cause for the CITY to deny the issuance of any building permits, certificates of occupancy, or any other permits unless and until the CITY has notified the PROPRIETOR in writing that the PROPRIETOR has satisfactorily corrected the item(s) the PROPRIETOR has failed to perform.

(T-6) This agreement shall be interpreted, enforced and governed under the laws of the State of Michigan and Ann Arbor City Code.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day first above written.

CITY OF ANN ARBOR, MICHIGAN
301 East Huron Street
Ann Arbor, Michigan 48107

Witnesses:

By: _____
Christopher Taylor, Mayor

By: _____
Jacqueline Beaudry, City Clerk

Approved as to Substance:

Howard Lazarus, City Administrator

Approved as to Form:

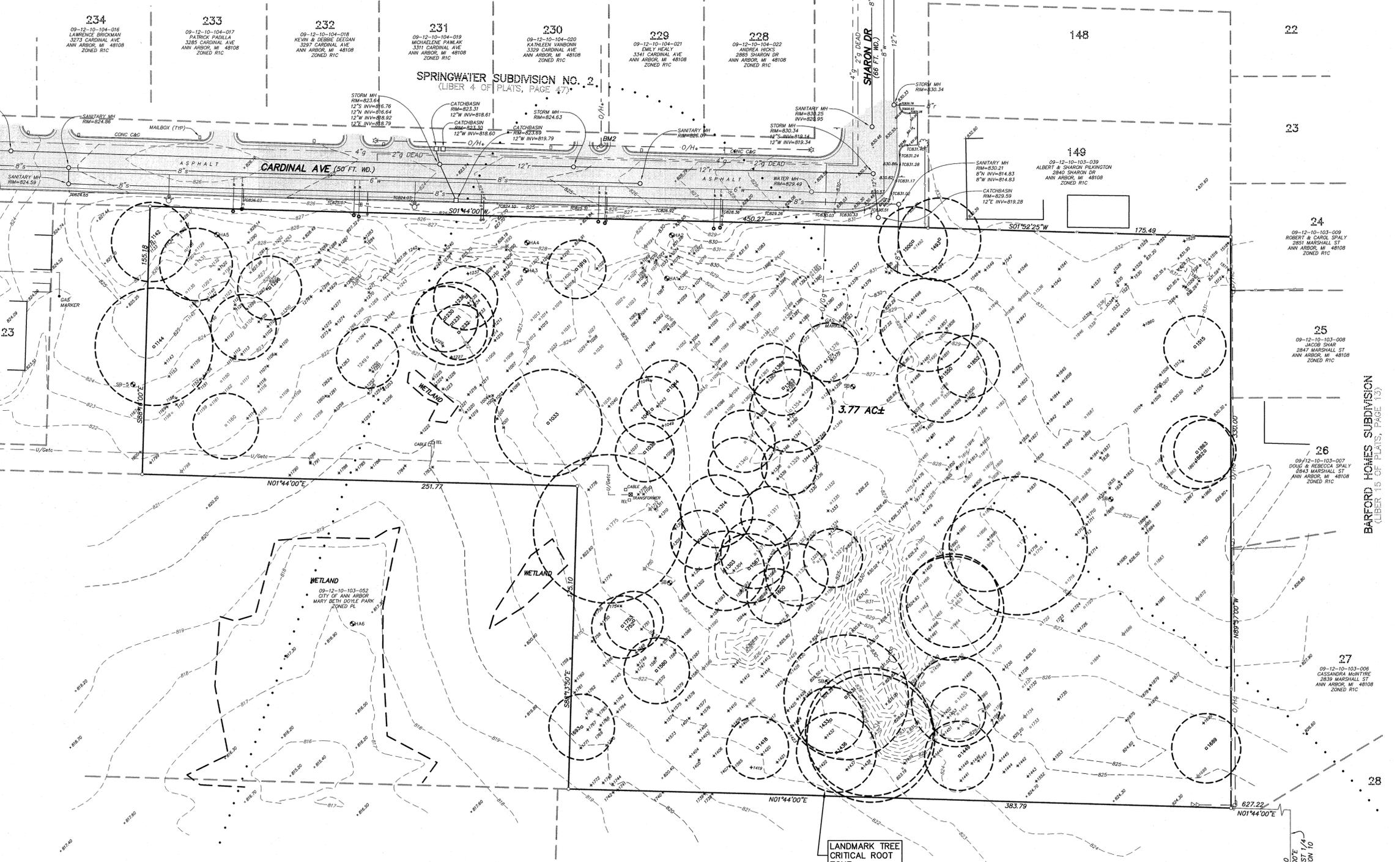
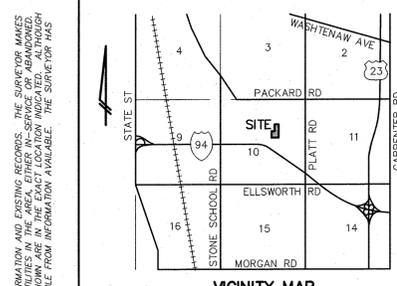
Stephen K. Postema, City Attorney

Witness:

By: _____
Name, Title

STATE OF MICHIGAN)
) ss:
County of Washtenaw)

On this _____ day of _____, 20___, before me personally appeared Christopher Taylor, Mayor, and Jacqueline Beaudry, Clerk of the City of Ann Arbor, a Michigan Municipal Corporation, to me known to be the persons who executed this foregoing instrument, and to me known to be such Mayor and Clerk of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said Corporation by its authority.



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS. FOR ADDITION TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS SO LONG AS WASHTENAW ENGINEERING COMPANY (WECO) IS NOT ADDED TO BE IN DEFAULT UNDER ANY AGREEMENT. THE OWNER SHALL MAINTAIN AND HOLD HARMLESS WECO, WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF UNAUTHORIZED REUSE OF DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE.

LEGEND

○ = LIGHT POLE	● = SPOT ELEV.	— = TOP OF CURB	— = GRAVEL	— = EXISTING STORM
○ = UTILITY POLE	○ = POST	— = TOP OF WALL	— = FENCE	— = EXISTING SANITARY
○ = GUY ANCHOR	○ = CATCH BASIN	○ = MANHOLE	— = CONCRETE	— = EXISTING WATER
○ = HYDRANT	— = END SECTION	— = GATE VALVE	— = ASPHALT	— = EXISTING GAS
		— = SIGN		— = EXISTING ELECTRIC
				— = EXISTING TELEPHONE

DESCRIPTION

COMMENCING AT THE CENTER OF SECTION 10, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN; THENCE S89°57'00"E 665.90 FEET ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION TO THE WEST LINE OF "BARFORD HOMES SUBDIVISION" AS RECORDED IN LIBER 15 OF PLATS, PAGES 13 AND 14, WASHTENAW COUNTY RECORDS; THENCE N01°44'00"E 627.22 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SUBDIVISION SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING N01°44'00"E 383.79 FEET; THENCE S88°13'50"E 175.10 FEET; THENCE N01°44'00"E 251.77 FEET; THENCE S88°16'00"E 155.18 FEET TO A POINT ON THE WEST LINE OF "SPRINGWATER SUBDIVISION NO. 2" AS RECORDED IN LIBER 4 OF PLATS, PAGE 47, WASHTENAW COUNTY RECORDS; THENCE S01°44'00"W 450.27 FEET ALONG SAID WEST LINE; THENCE S01°52'25"W 175.49 FEET CONTINUING ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF AFOREDESCRIBED "BARFORD HOMES SUBDIVISION"; THENCE N89°57'00"W 330.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; BEING A PART OF THE NORTHEAST 1/4 OF SECTION 10, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN AND CONTAINING 3.77 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

EXISTING TREE LEGEND

○	= TREE TO REMAIN
○	= LANDMARK TREE TO REMAIN
○	= REMOVE TREE
○	= REMOVE LANDMARK TREE
○	= REMOVE TREE (DEAD)

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

MOR - MORLEY LOAM, 2 TO 6 PERCENT SLOPES

NAP - NAPPANEE SILTY CLAY LOAM, 2 TO 6 PERCENT SLOPES

..... = SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

BENCHMARK BM1=TOP OF HEADWALL ABOVE 36" CULVERT AT THE NORTH END OF CARDINAL AVE, ELEV=801.77

BM2=NAIL IN UTILITY POLE ON THE EAST SIDE OF CARDINAL AVE, ELEV=826.82

SUBTRACT 0.67' FROM PLAN GRADES FOR NAVD 88.

REVISIONS

11-15-2016	WCHRC	11-21-2016	OWNER	02-16-2017	OWNER
05-18-2017	OWNER	05-05-2017	WCHRC	7-31-2017	REVISED SITE PLAN
08-28-2017	WCHRC	10-30-2017	REVISED CITY SUBMITTAL	11-22-17	COMMENTS
12-27-2017	REVISED CITY SUBMITTAL	01-23-2018	REVISED CITY SUBMITTAL		
02-23-2018	REVISED CITY SUBMITTAL				

SCALE

0 15 30 60

SCALE: 1"=30'

PREPARED BY *Thomas L. Sutherland*

THOMAS L. SUTHERLAND P.S., MICH No. 24620

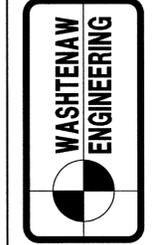
SECTION 10 **TOWN** 3 **SOUTH** **RANGE** 6 **EAST**

CITY OF ANN ARBOR

WASHTENAW COUNTY • MICHIGAN

DATE 9-23-16 **JOB NO.** 32095 **DWG NO.** 095-1090

FIELD BOOK 417 **FILE NO.** 8908



PHOENIX CONTRACTORS, INC.

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BOUNDARY & TOPOGRAPHICAL SURVEY

MALLETT'S WOOD 2

CIVIL ENGINEERS
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ANN ARBOR, MI 48103
TEL 734-761-8800
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VICINITY MAP (NO SCALE)

DESCRIPTION

COMMENCING AT THE CENTER OF SECTION 10, T3S, R8E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN; THENCE S89°57'00"E 655.90 FEET ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION TO THE WEST LINE OF "BARFORD HOMES SUBDIVISION" AS RECORDED IN LIBER 15 OF PLATS, PAGES 13 AND 14, WASHTENAW COUNTY RECORDS; THENCE N01°44'00"E 627.22 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING N01°44'00"E 383.79 FEET; THENCE S88°13'50"E 175.10 FEET; THENCE N01°44'00"E 251.77 FEET; THENCE S88°16'00"E 155.18 FEET TO A POINT ON THE WEST LINE OF "SPRINGWATER SUBDIVISION NO. 2" AS RECORDED IN LIBER 4 OF PLATS, PAGE 47, WASHTENAW COUNTY RECORDS; THENCE S01°44'00"W 450.27 FEET ALONG SAID WEST LINE; THENCE S01°52'25"W 175.49 FEET CONTINUING ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF AFORESAID "BARFORD HOMES SUBDIVISION"; THENCE N89°57'00"W 330.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 10, T3S, R8E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN AND CONTAINING 3.77 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

SITE DATA

ZONING	EXISTING	PROPOSED	REQUIRED
LOT AREA	3.77 AC	3.77 AC	—
OPEN SPACE	—	1.23 AC	—
MIN. LOT AREA	—	4,000 SF	4,000 SF
SETBACKS			
FRONT	—	15 FT	15 FT
SIDE	—	3 FT	3 FT
REAR	—	20 FT	20 FT
MAX. HEIGHT	—	30 FT	30 FT
LOT WIDTH	—	40 FT	34 FT
# OF LOTS	1	19	19
PARKING ²	0	19	19
REFUSE ³	0	19	19
BIKE PARKING	0	19 CLASS A	19 CLASS A

- MINIMUM OF ONE (1) GARAGE SPACE PER LOT FOR VEHICLES.
- MINIMUM OF ONE (1) CLASS "A" BIKE SPACE PER LOT IN GARAGE.
- SINGLE FAMILY REFUSE 30 GALLON SIZE, RECYCLING, OR COMPOST CARTS WILL BE UTILIZED AND STORED IN GARAGE OR OUT OF FRONT SPACE.
- PICK UP OF REFUSE, RECYCLING OR COMPOST WILL BE DONE CURB SIDE AND COORDINATED TO LIMIT PARKING SPACES REMOVED.
- NO VEHICLE MAY PARK IN A DRIVEWAY IF IT CAUSES A SIDEWALK TO BE BLOCKED.
- AFTER CONSTRUCTION OF THE PROPOSED CUL-DE-SAC RAIN GARDEN, THE DEVELOPER IS RESPONSIBLE FOR MONITORING AND MAINTENANCE FOR THE FIRST (3) YEARS TO ENSURE ESTABLISHMENT. SEE SHEET 20 FOR DETAILS.
- ANY NEW HOME WALL CLOSER THAN 5 FT TO A PROPERTY LINE MUST BE FIRE RATED.

© CURVE DATA
 $\Delta = 50^{\circ}22'09"$
 $R = 185.00$
 $AL = 162.64$
 $LC = 157.45$
 $LCB = S64^{\circ}46'17"W$

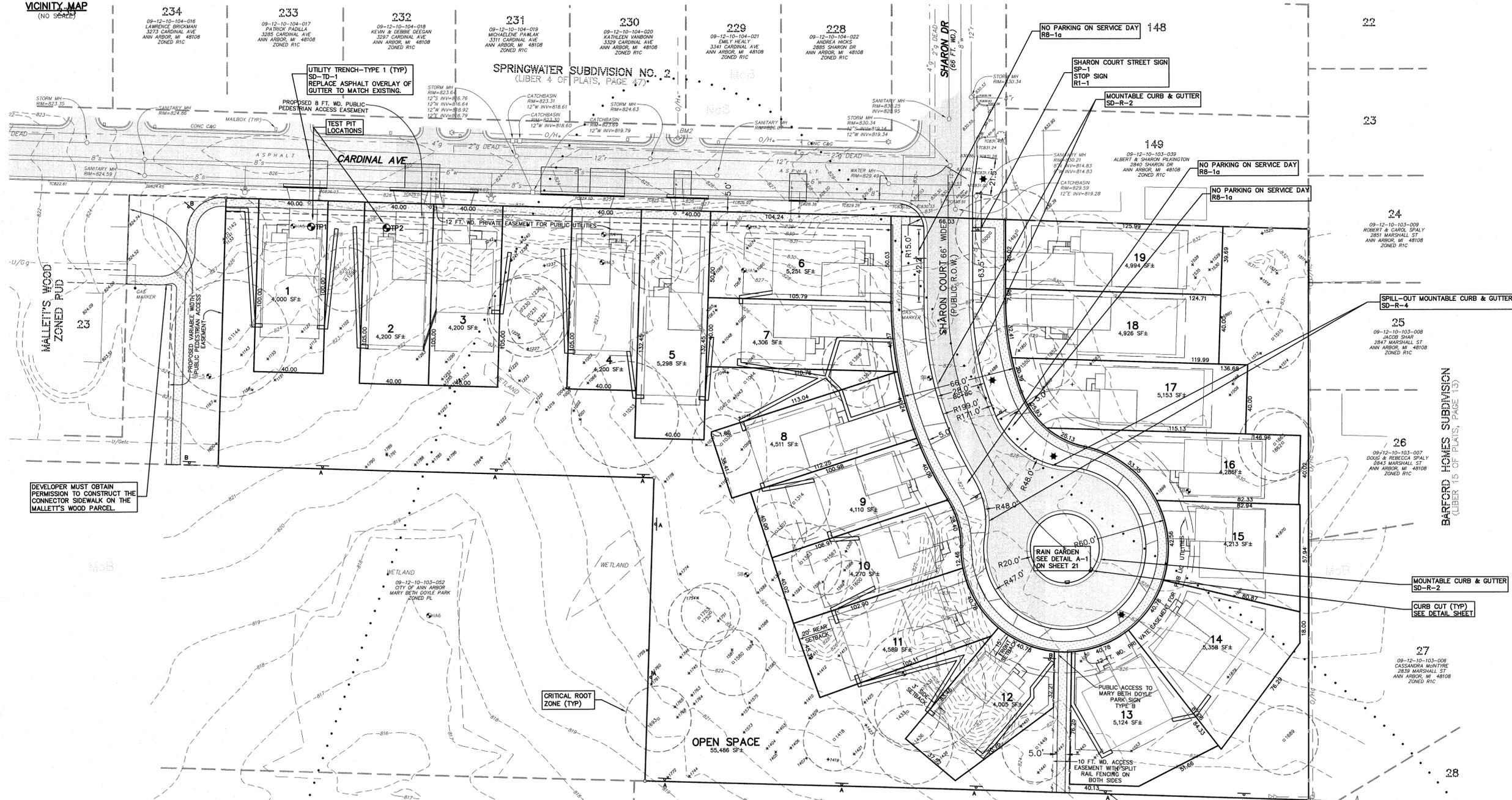
NO PARKING ON SERVICE DAY
 RB-1a
 24" x 30"

STOP
 R1-1
 30" x 30"

SHARON COURT
 SP-1
 6" x 24"

CITY OF ANN ARBOR
 MARY BETH DOYLE PARK
 TYPE A

PUBLIC ACCESSIBLE PATH FOR MARY BETH DOYLE PARK
 TYPE B



DEVELOPER MUST OBTAIN PERMISSION TO CONSTRUCT THE CONNECTOR SIDEWALK ON THE MALLETTS WOOD PARCEL.

NOTES:

- PER CITY CODE, NO OPENING SHALL BE CLOSER THAN 4 1/2 FEET TO THE ADJACENT PROPERTY LINE. NO APPROACH SHALL BE SO CONSTRUCTED THAT ANY PART OF SAME EXTENDS IN FRONT OF PROPERTY BELONGING TO ANOTHER PERSON UNLESS BOTH PROPERTY OWNERS SIGN A JOINT APPLICATION FOR PERMIT. UNIT 6 WILL REQUIRE A JOINT PERMIT WITH UNIT 7, UNIT 13 WILL REQUIRE A JOINT PERMIT WITH UNIT 14, AND UNIT 17 WILL REQUIRE A JOINT PERMIT WITH UNIT 16.
- PUBLIC STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY'S GREEN STREETS POLICY.
- ONLY THE CITY OR ITS AUTHORIZED AGENT WILL BE THE MAINTAINING AUTHORITY OF THE STREETLIGHTING. STREETLIGHTS SHALL NOT BE PLACED OVER, UPON OR WITHIN THE INFLUENCE OF PUBLIC UTILITIES.

NOTE:

PER CHAPTER 49, SECTION 4:58 "ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME." PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

SEE LANDSCAPE PLAN FOR SAMPLE CONFIGURATION OF HOMES AND DRIVEWAYS

LEGEND

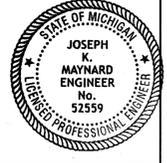
○ = LIGHT POLE	● = SPOT ELEV.	— = TOP OF CURB	— = FENCE	— = EXISTING STORM
○ = UTILITY POLE	○ = POST	— = TOP OF WALL	— = CONCRETE	— = EXISTING SANITARY
○ = GUY ANCHOR	○ = GATE VALVE	— = PLANNED LAND	— = ASPHALT	— = EXISTING WATER
○ = HYDRANT	— = SIGN	— = PUBLIC LAND		— = EXISTING GAS
		— = PLANNED UNIT DEVELOPMENT		— = EXISTING ELECTRIC
		— = SINGLE FAMILY DWELLING		— = EXISTING TELEPHONE

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 BM2=NAIL IN UTILITY POLE ON THE EAST SIDE OF CARDINAL AVE, ELEV=826.82.
 SUBTRACT 0.67' FROM PLAN GRADES FOR NAVD 88.

REVISIONS 11-15-2016 WCMRG, 11-21-2016 OWNER, 02-16-2017 OWNER, 02-18-2017 OWNER, 06-05-2017 WCMRG, 7-31-2017 REVISED SITE PLAN, 08-25-2017 WCMRG, 10-30-2017 REVISED CITY SUBMITTAL, 11-22-17 COMMENTS, 12-27-2017 REVISED CITY SUBMITTAL, 01-23-2018 REVISED CITY SUBMITTAL, 02-23-2018 REVISED CITY SUBMITTAL.

SCALE 60
 0 15 30
 SCALE: 1"=30'

PREPARED BY: JOSEPH K. MAYNARD P.E., MICH No. 52559



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CITY OF ANN ARBOR
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SECTION 10 TOWN 3 SOUTH RANGE 6 EAST
 CITY OF ANN ARBOR
 WASHTEANAV COUNTY - MICHIGAN
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SHEET 9

NOTES:

- STREET TREE EXACT LOCATIONS MAY BE ALTERED IN THE FIELD TO ACCOMMODATE FINAL DRIVEWAY APRON LOCATIONS.
- TO OPTIMIZE WOODLAND PRESERVATION, HOME STYLE, SIZE AND PLACEMENT WILL BE BASED ON EXISTING TREES.
- NO CHEMICALS ARE ALLOWED IN THE RAIN GARDENS WITH THE FOLLOWING EXCEPTION: INVASIVE SPECIES MAY BE TREATED WITH CHEMICALS BY A CERTIFIED OPERATOR. MOWING IS ONLY ALLOWED TWICE PER YEAR.
- THE CONDOMINIUM DOCUMENTS WILL DEFINE AND ENSURE TREE MAINTENANCE & ALLOWABLE ACTIVITIES AROUND ALL MITIGATION TREES PLANTED WITHIN SITE CONDOMINIUM UNITS.
- THE CONDOMINIUM DOCUMENTS WILL DEFINE AND ENSURE RAIN GARDEN MAINTENANCE RESPONSIBILITY FOR IN PERPETUITY OF THE PROJECT.
- MAINTENANCE OF LANDSCAPING RAIN GARDEN AND BIO-SWALE WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- THERE WILL BE 'NO PLANTING' OF MITIGATION TREES WITHIN THE 25' WETLAND PROTECTION BUFFER.
- THERE WILL BE 'NO PLANTING' OF MITIGATION TREES WITHIN THE CRITICAL ROOT ZONE OF LANDMARK TREES TO BE SAVED.
- PROTECTION OF WETLAND BUFFER AREA DURING CONSTRUCTION BY SNOW FENCING. NO ACCESS WILL BE ALLOWED OVER THESE AREAS.
- ALL LANDSCAPING MUST BE MAINTAINED ON THE SITE IN PERPETUITY AS A CONTINUING OBLIGATION OF THE SITE PLAN.
- NO SUBSTITUTIONS OF PLANT MATERIAL ARE PERMITTED WITHOUT PRIOR APPROVAL BY THE CITY OF ANN ARBOR.
- IF MORE THAN 20% OF THE PLANT MATERIAL REQUIRES SUBSTITUTION AN ADMINISTRATIVE AMENDMENT IS REQUIRED.
- CITY STAFF WILL INSPECT THE SITE AT THE TIME A TEMP CERTIFICATE OF OCCUPANCY (CO) IS REQUESTED. IF THE LANDSCAPING IS NOT INSTALLED PER THE APPROVED SITE PLAN, THE TEMP CO WILL NOT BE ISSUED UNTIL THE SITE IS BROUGHT INTO COMPLIANCE.
- USE OF PHOSPHORUS FERTILIZERS ON SITE WILL BE LIMITED TO INITIAL TOP SOILING AND SEEDING AROUND THE NEW BUILDING PERIMETER.
- DURING CONSTRUCTION THE EXACT WETLAND BOUNDARY WILL BE PROTECTED WITH SNOW FENCING. ANOTHER SNOW FENCE WILL BE PLACED 25' OUTSIDE THE WETLAND TO PROTECT THE WETLAND BUFFER AREA. THESE ZONES WILL BE MONITORED BY THE CONTRACTOR AND REPAIRS TO DAMAGED FENCE WILL BE MADE IMMEDIATELY.
- TREAT WOODLAND SOIL COMPACTED BY CONSTRUCTION ACTIVITIES WITH LAWN AERATOR IMPLEMENT. PROTECT CRITICAL ROOT ZONES FROM CONTRACTION COMPACTION WITH 'TREE MATS'.
- ALL DISEASED, DAMAGED OR DEAD MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH REQUIREMENTS OF THE CITY OF ANN ARBOR ZONING ORDINANCE AND BY THE END OF THE FOLLOWING PLANTING SEASON, AS A CONTINUING OBLIGATION FOR THE DURATION OF THE SITE PLAN.

PLANT SCHEDULE

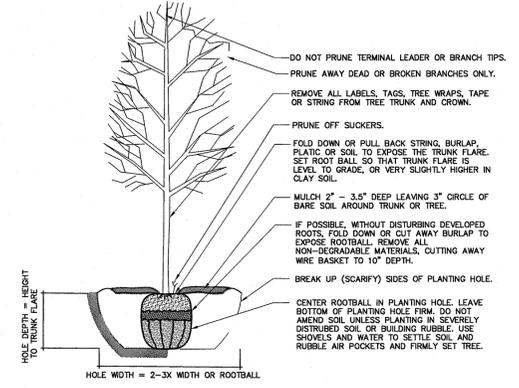
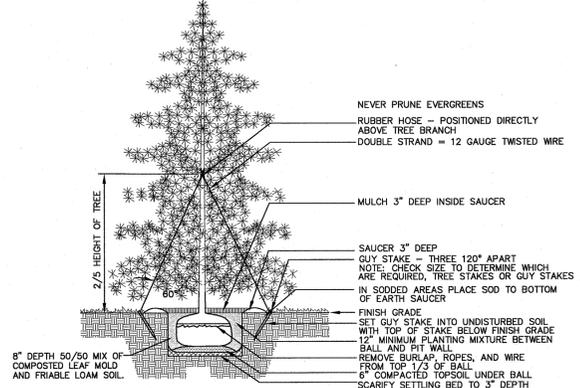
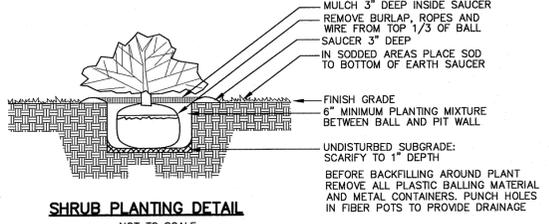
Sym	Qty	Botanical*	Common	Size	Comment
STREET TREES					
PO	12	<i>Platanus occidentalis</i>	American Sycamore	3" Cal.	B & B
GT	7	<i>Gleditsia triacanthos</i>	Honey Locust	3" Cal.	B & B
TT	15	<i>Liriodendron tulipifera</i>	Tulip Tree	3" Cal.	B & B
MITIGATION TREES					
AH1	4	<i>Cornus caroliniana</i>	American Hornbeam	4" Cal.	B & B
HCK	4	<i>Celtis occidentalis</i>	Hickory	4" Cal.	B & B
BF	14	<i>Abies balsamea</i>	Balsam Fir	10" Ht./5" Cal.	B & B
NWC	22	<i>Thuja occidentalis</i>	Northern White Cedar	10" Ht./5" Cal.	B & B
TAM	12	<i>Larix laricina</i>	Tamarack	4" Cal.	B & B
BG	6	<i>Nyssa sylvatica</i>	Black Gum	4" Cal.	B & B
QV	3	<i>Quercus velutina</i>	Black Oak	4" Cal.	B & B
SWO	10	<i>Quercus bicolor</i>	Swamp White Oak	4" Cal.	B & B
UNDERSTORY MITIGATION TREES					
ER	3	<i>Cercis canadensis</i>	Eastern Redbud	3" Cal.	B & B
IW	4	<i>Cornus florida</i>	Flowering Dogwood	3" Cal.	B & B
FD	4	<i>Amelanchier canadensis</i>	Juneberry	10" Ht./5" Cal.	B & B

97 TREES TOTAL 424* PROVIDED MITIGATION

IF MITIGATION TREES, IN THE SIZES SPECIFIED ON THE APPROVED SITE PLAN, ARE UNAVAILABLE TO BE PLANTED AT THE TIME OF PROJECT CONSTRUCTION, THE SITE PLAN WILL BE REQUIRED TO BE REVISED AND SUBMITTED AS AN ADMINISTRATIVE AMENDMENT OR A SITE PLAN FOR PLANNING COMMISSION APPROVAL.

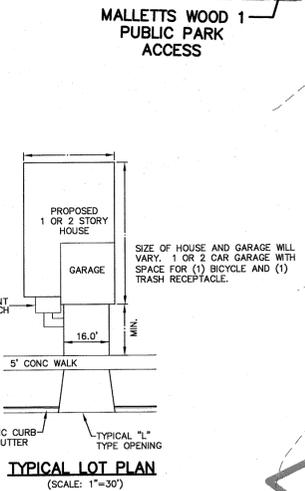
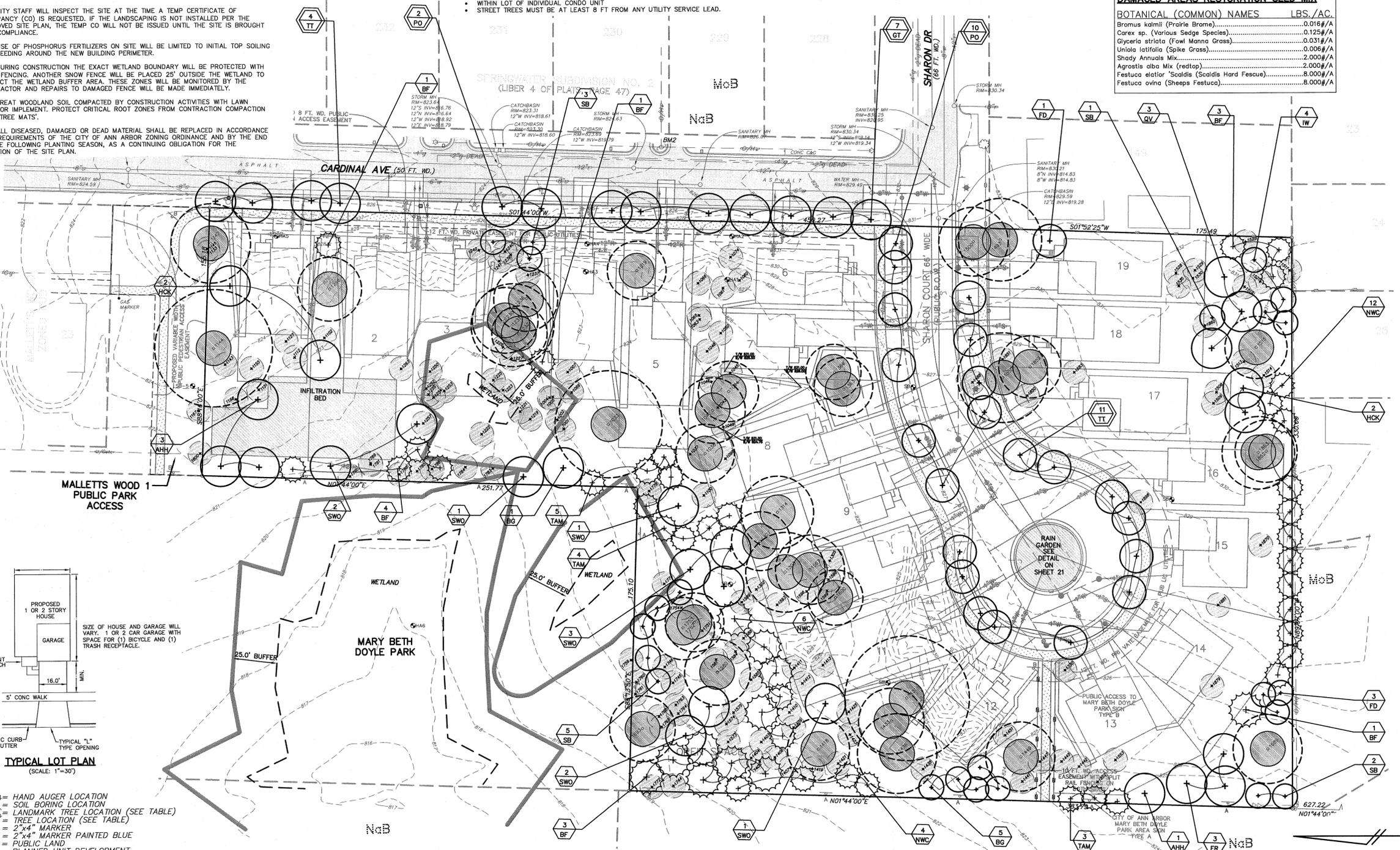
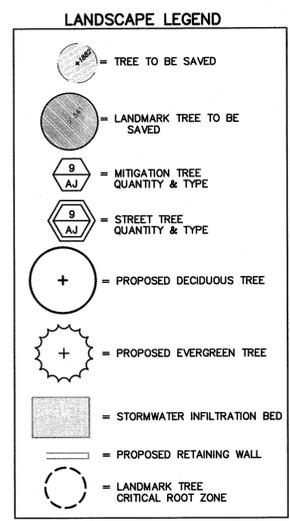
AS PER CITY REQUIREMENTS:
 NO PROPOSED MITIGATION, LANDSCAPE OR STREET TREES CAN BE LOCATED IN THE FOLLOWING LOCATIONS:

- WITHIN CRITICAL ROOT ZONE OF LANDMARK TREE
- WITHIN 25' WETLAND SETBACK AREA
- OVER INFILTRATION BED
- WITHIN 10' OF BURIED UTILITY
- WITHIN LOT OF INDIVIDUAL CONDO UNIT
- STREET TREES MUST BE AT LEAST 8 FT FROM ANY UTILITY SERVICE LEAD.

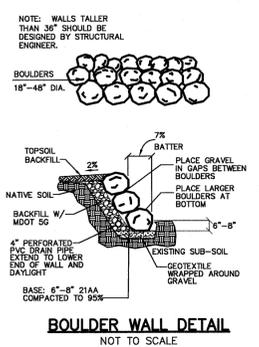


DAMAGED AREAS RESTORATION SEED MIX

BOTANICAL (COMMON) NAMES	LBS./AC.
<i>Bromus kalmii</i> (Prairie Brome)	0.016#/A
<i>Carex</i> sp. (Various Sedge Species)	0.125#/A
<i>Glyceria striata</i> (Fowl Manna Grass)	0.031#/A
<i>Urtica latifolia</i> (Spike Grass)	0.006#/A
Shady Annuals Mix	2.000#/A
<i>Agrostis alba</i> Mix (Redtop)	2.000#/A
<i>Festuca elatior</i> 'Scottie' (Scottie Hard Fescue)	8.000#/A
<i>Festuca ovina</i> (Sheeps Fescue)	8.000#/A



AH4 = HAND AUGER LOCATION
 SB = SOIL BORING LOCATION
 (Symbol) = LANDMARK TREE LOCATION (SEE TABLE)
 (Symbol) = TREE LOCATION (SEE TABLE)
 * = 2"x4" MARKER
 * = 2"x4" MARKER PAINTED BLUE
 PL = PUBLIC LAND
 PUD = PLANNED UNIT DEVELOPMENT
 RTC = SINGLE FAMILY DWELLING



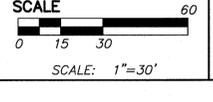
LEGEND

(Symbol) = LIGHT POLE	(Symbol) = SPOT ELEV.	TC = TOP OF CURB	(Symbol) = GRAVEL	(Symbol) = EXISTING STORM
(Symbol) = UTILITY POLE	(Symbol) = POST	TW = TOP OF WALL	(Symbol) = FENCE	(Symbol) = EXISTING SANITARY
(Symbol) = GUY ANCHOR	(Symbol) = GATE VALVE	(Symbol) = MANHOLE	(Symbol) = CONCRETE	(Symbol) = EXISTING WATER
(Symbol) = HYDRANT	(Symbol) = SIGN	(Symbol) = CATCHBASIN	(Symbol) = ASPHALT	(Symbol) = EXISTING GAS
		(Symbol) = END SECTION		(Symbol) = EXISTING ELECTRIC
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 SUBTRACT 0.67' FROM PLAN GRADES FOR NAVD 88.

REVISIONS

11-15-2016	WCWR	11-21-2016	OWNER	02-16-2017	OWNER
02-16-2017	OWNER	06-05-2017	WCWR	7-31-2017	REVISED SITE PLAN
08-25-2017	WCWR	10-30-2017	REVISED CITY SUBMITTAL	11-22-17	COMMENTS.
12-27-2017	REVISED CITY SUBMITTAL	01-23-2018	REVISED CITY SUBMITTAL		
02-23-2018	REVISED CITY SUBMITTAL				



PREPARED BY: *Gerald J. Sosnowski*
 GERALD J. SOSNOWSKI RLA, MICH No. 982



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LANDSCAPE PLAN

MALLETT'S WOOD 2

SECTION 10 TOWN 3 SOUTH RANGE 6 EAST PROJECT 19 SHEET

DATE 9-23-16 JOB NO. 32095 DWS NO. 095-LAND FIELD BOOK 417 FILE NO. 8908

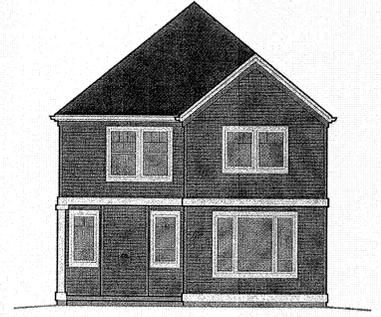
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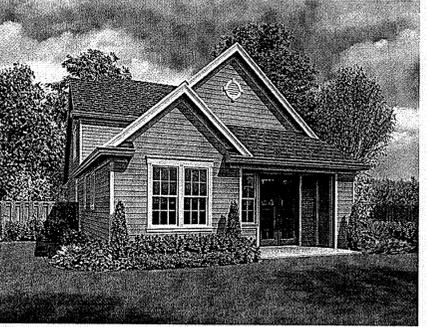
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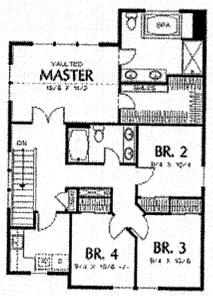
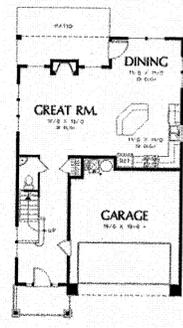
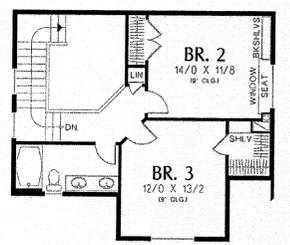
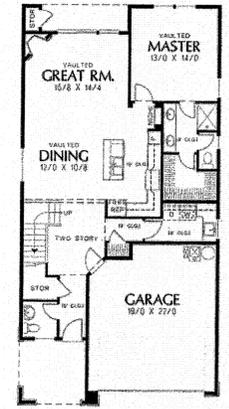
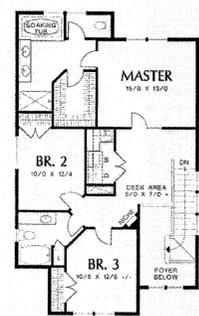
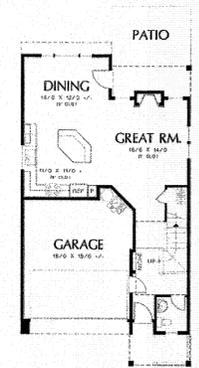
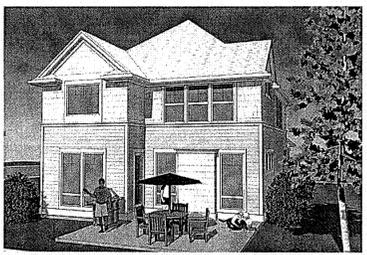
1,816 sq. ft.
28' W x 53' D



1,712 sq. ft.
30' W x 60' D



1,823 sq. ft.
29' W x 48' D

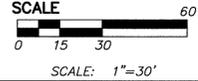


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REVISIONS
11-15-2016 WCMRC, 11-21-2016 OWNER, 02-16-2017 OWNER
03-18-2017 OWNER, 06-05-2017 WCMRC, 7-31-2017 REVISED SITE PLAN,
08-25-2017 WCMRC, 10-30-2017 REVISED CITY SUBMITTAL, 11-22-17 COMMENTS,
12-27-2017 REVISED CITY SUBMITTAL, 01-23-2018 REVISED CITY SUBMITTAL,
02-23-2018 REVISED CITY SUBMITTAL.



PREPARED BY _____

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CLIENT

SHEET

PROJECT

SECTION 10 TOWN 3 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTEENAW COUNTY • MICHIGAN
DATE 9-23-16 JOB NO. 32095
DWG NO. 095-HSE-PLANS
FIELD BOOK 417
FILE NO. 8908

HOUSE PLANS

MALLETT'S WOOD 2

Citizen Participation Meeting Summary

Project: Malletts Wood 2
Date: July 11, 2016
Location: Ann Arbor District Library – Pittsfield Branch
2359 Oak Valley Drive, Ann Arbor
Time: 7:00pm-8:00pm

264 notices were sent thru the US Postal Service on June 23, 2016

Project Attendees: Bill Kinley, Phoenix Contractors
Jim Haeussler, Peters Building Company
Joe Maynard, Washtenaw Engineering Company

Citizen Attendees: James McCarthy, President, Malletts Wood 1 Homeowners Assoc

15 attendees

An overall site plan was presented that showed the proposed lot layout, cul-de-sac and number of lots at 21. Jim Haeussler presented several different types of homes that were options to be placed on the lots. The plan and work summary was provided for the work that would be done with the City and construction was expected to be in the spring or summer of 2017. While it was encouraged to have the attendees sign in, they opted to take our information and contact phone numbers should they have any further questions. Since the meeting no further questions or inquiries have been received.

Who is paying for pond enlargement?

The pond is not part of our development.

Who is paying for sidewalks?

This project will build the sidewalk in front of the property.

Drainage district connection

We are not proposing to connect to the existing drainage district.

Association dues for construction

Will have own association for the 21 lots.

City required to connect but needs connection for?

Water, Sanitary

Questions on property line location

Property lines have been field staked.

Will road driveways be front load or side?

Most will be front.

Condo or land division?

Yes, site condo.

Rezoning?

Yes, from PUD to RIE

Haeussler comments:

Questions of cost of homes or projected value

\$200,000-\$350,000 range

Will be building all homes

Woodland impacts

Will try to minimize but clean up all dead, bug infested, diseased or dying trees

Concerns on setbacks

Setbacks are per zoning requirements

What is schedule?

Work to start some time Spring/Summer 2017

Any repairs the city is making in the area?

None that we are currently aware of

Existing fox hole?

None found on site

Woodlife

Some trees are in good shape but mostly they are too dense and dying off.

Needs to be cleaned up.

Planting landscaping

Will provide street trees and mitigation for trees as required by City of Ann Arbor