

ANN ARBOR PLANNING DEPARTMENT STAFF REPORT

For Planning Commission Meeting of February 5, 2013

**SUBJECT: Hideaway Lane Planned Project Site Plan (2000 Traver Road)
File No. SP12-025**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Hideaway Lane Planned Project Site Plan and Development Agreement.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby authorizes the disturbance of the natural features open space per submitted plans.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the alternative mitigation plan for 295 caliper inches of required tree replacement.

STAFF RECOMMENDATION

Staff recommends that the site plan be **postponed** until all outstanding issues have been addressed, including clarification of natural feature impacts and mitigation requirements and receipt of preliminary approval from the Washtenaw County Water Resources Commissioner.

Staff recommends authorization of the disturbance to the natural features open space be **postponed** until the quantity of the proposed impacts is more precisely determined and minimized as much as possible.

Staff recommends action on the alternative mitigation be **postponed** until the precise quantity of necessary alternative mitigation is determined.

LOCATION

This site is located in the Northeast planning area and the Traver Creek watershed.

STAFF REPORT

The petitioners seek approval to construct 19 single-family dwellings on a 4.6-acre site, zoned R4A Multiple-Family Dwelling District. The site currently contains one single family-dwelling and

nine townhouse dwelling units. In addition to the existing buildings, the site has a central driveway, underground public utilities, and a storm water detention basin on the south side. These were installed as the first phase of another single-family dwelling development of the same name that was not completed and its site plan has since expired (see History section of this report).

Four perpendicular courts of single-family homes, three with three homes and the fourth with four homes, are proposed on the west side of the central driveway. On the east side of the central driveway, the homes are arranged parallel to the drive. The homes on the courts will be arranged for front doors to face one another or, for the homes on the perimeter, onto the side and rear yards of the site. Each home will have a two-car attached garage. Additional parking is available in parallel parking spaces along the central driveway and in the individual driveway aprons. The homes are all two stories and have either two or three bedrooms. They are spaced 10 feet apart. Since the Zoning Ordinance requires a minimum building spacing of 20 feet, planned project modifications have been requested.

The site is bordered along its western property line by Traver Creek. The Ann Arbor Railroad runs along the site's southern property line. At this time, the site's natural features include a watercourse and its 100-year floodplain, as well as wetlands and landmark trees. There is also a 25-foot natural features open space adjacent to Traver Creek. The plan proposes the filling of two small wetland areas that emerged after the construction work stopped on the previous development, and natural features open space encroachment in two places. Encroachment of 5 feet or less is proposed to accommodate unit 10, the most southwestern unit. Encroachment of about 15 feet is proposed to accommodate units 2 and 3. No other disturbances are proposed.

Ultimately, the previous site plan proposed a total of 6,560-square feet of wetland disturbance and 9,884-square feet of wetland mitigation. The approved wetland disturbances were generally located within the buildable area of the site. The mitigation areas were on the east side of the site (labeled as a bioswale on the proposed site plan), southwest of the townhouse building, and flanking a spillway that transports water from the railroad. The petitioner and staff continue to work together to confirm which wetlands were impacted, which wetland mitigation areas were completed and what mitigation remains to be done.

Similarly, the previous site plan identified six landmark trees and a pioneer woodland covering most of the site. The landmark trees were removed and the entire pioneer woodland was removed, except within the 25-foot natural feature open space along Traver Creek, as approved and permitted. A total of 1,646 caliper inches were approved to be removed and a total of 823 caliper inches of tree mitigation was required. Of the 823 caliper inches of tree mitigation, 528 caliper inches of trees were to be planted on site, 149 caliper inches of invasive species were to be removed from the site as one form of alternative mitigation, and a donation of funds to plant 113 caliper inches of trees in City parks as a second form of alternative mitigation. The petitioner and staff also are working together to determine how many trees were planted on site specifically for mitigation, how many still need to be planted, and whether the invasive species have been removed and the funds have been deposited. Further, because of the new housing style and layout of the proposed site plan, it may be necessary to adjust the number of trees planted on site and the alternative mitigation scheme.

A storm water detention basin has been constructed in the southern portion of the site. It has a wetland shelf that is well-vegetated and may have been intended as wetland mitigation. Another wetland mitigation area was created south of the detention basin and is bisected by a

riprap spillway that was constructed to stabilize an erosion problem from a large area on the east side of the railroad that ultimately drains across the tracks and into Traver Creek. A postcard notice was mailed by the petitioner to owners and occupants within 500 feet of the site when the project was submitted in early September 2012.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Leslie Park Golf Course	PL Public Land
EAST	Single-family Residential	Township
SOUTH	Ann Arbor Railroad, Truck Rentals (on Plymouth Road)	Township
WEST	Multiple-family Residential	R4A Multiple-family Residential

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		R4A (Multiple-Family Dwelling District)	R4A	R4A
Gross Lot Area		199,069 sq ft	199,069 sq ft	21,780 sq ft MIN
Min. Lot Area Per Dwelling Unit		19,907 sq ft per unit	6,330 sq ft per unit average*	4,300 sq ft MIN*
Min. Usable Open Space in % Lot Area		Unknown	66%	65% MIN
Min. Active Open Space		Unknown	17,700 sq ft	300 sq ft per dwelling unit MIN (9,000 sq ft MIN)
Setbacks	Front	45 ft (existing townhouse bldg)	45 ft (existing)	15 ft MIN 40 ft MAX
	Side(s)	42 ft – west 20 ft – east	42 ft – west 20 ft – east	20 ft MIN
	Rear	760 ft	250 ft	40 ft MIN
Height		Approx 26 feet	30 ft	35 ft MAX
Parking - Automobiles		Approx 18 spaces	40 garage spaces 30 surface spaces	39 spaces MIN
Parking - Bicycles		Unknown	23 Class A 2 Class C	1 Class A, 1 Class C MIN

* The applicable minimum lot area per single-family dwelling unit is 7,200 square feet (R1C standards). The applicable minimum lot area per townhouse dwelling unit is 4,300 square feet (R4A standards). The proposed combination of units (21 single family @ 7200 sq ft per unit = 151,200 sq ft plus 9 townhouse @ 4300 sq ft per unit = 38,700 sq ft) requires a total lot area of 189,900 sq ft.

HISTORY

The majority of the site, 4.3 acres, was site planned as Traver Park, approved in 1965, for six townhouse buildings with a total of 49 units. Only one of the six buildings was constructed. At some point, the remainder of the site was haphazardly littered with construction site spoils and over time, a pioneer woodland emerged among the mounds of dirt, bricks and rubble.

On July 14, 2005, the Hideaway Lane Annexation, Zoning and Planned Project Site Plan petitions were approved. A 0.25-acre parcel adjacent to the original Traver Park site was annexed and zoned R4A and included in a site plan for four duplex units and 18 single-family dwellings, in addition to the existing 9-unit townhouse building. Mass clearing and grading of the site, installation of underground utilities and a central driveway, the storm water detention basin and wetland mitigation areas, and one single family dwelling were constructed shortly thereafter. The curblineline of Traver Road was also realigned by the previous developer, removing a cul-de-sac bulb and constructing a sidewalk across the site's frontage. The project stalled due to changed market conditions and eventually stopped altogether.

PLANNING BACKGROUND

This site is located in the Northeast planning area. The site has a specific future land use recommendation (Site 16 in the Northeast Area) for residential uses at a gross density of 8 to 10 dwelling units per acre, preferably including a mix of apartments, duplexes, and townhouses. The Master Plan: Land Use Element also emphasizes the need to develop new neighborhoods with the overall community in mind. Compact and clustered development, front porches, landscaping, a mixture of housing types, natural area protection, pedestrian/bicycle/transit connections, reduced setbacks and street facing entries are some of the specific community design techniques for neighborhoods.

PLANNED PROJECT STANDARDS FOR APPROVAL

According to Section 5:70 of the Zoning Ordinance, the City Planning Commission may recommend approval, and City Council may approve modifications of the area, height and placement regulations of the Zoning Ordinance in the form of a planned project site plan, based upon the following standards (petitioner response in regular type, staff comments in *italics*):

Requested modifications:

- Modification to Section 5:30 – Requires a minimum building spacing of 20 feet.
The petitioner is requesting 10-foot building spacing.

How these modifications will help achieve the objectives of the development program and the standards for planned project approval: [We request these modifications] to allow development consistent with the previously installed infrastructure as part of the previously approved site plan.

1. **The lot(s) included in the planned project meet the minimum gross lot size requirement of the zoning district in which they are located. In residential zoning districts, the minimum gross lot size shall be the combined total of the minimum gross lot sizes for each dwelling on a parcel.**

The proposed combination of 21 single-family dwelling units and 9 townhouse units require a gross minimum lot size of 189,900 square feet. The 199,069-square foot site meets this requirement.

2. The proposed modifications of zoning requirements must provide one or more of the following:

- a. Usable open space in excess of the minimum requirement for the zoning district.
- b. Building or parking setback(s) in excess of the minimum requirement for the zoning district.
- c. Preservation of natural features that exceeds ordinance requirements, especially for those existing features prioritized in the land development regulations as being of highest and mid-level concern.
- d. Preservation of historical or architectural features.
- e. Solar orientation or energy conserving design.
- f. An arrangement of buildings that provides a public benefit, such as transit access, pedestrian orientation, or a reduced need for infrastructure or impervious surface.
- g. Affordable housing for lower income households.
- h. A recorded conservation easement or similar binding instrument providing for permanent open space of 20 percent or more of the planned project.

Proposed modifications provide: a (excess usable open space), c (exceeding natural features preservation), and f (beneficial arrangement of buildings).

Staff agrees the requested modifications will enable the proposed development to provide for (f) an arrangement of buildings that provides pedestrian orientation and a reduced need for infrastructure. Staff believes that the proposed modifications do meet the intent of planned projects, namely the added degree of flexibility in the placement and interrelationship of the buildings within the planned project. When taken as a whole, the proposed modifications provide for a better design than if the standard requirements were applied with no flexibility. Infill residential projects, particularly in the 5-7 dwelling units per acre range and containing a variety of housing types, are expressly recommended by the draft Northeast Area Plan.

3. The planned project shall be designed in such as manner that traffic to and from the site will not be hazardous to adjacent properties.

[There will be] no new curb cuts to Traver Road.

4. The proposed plan modifications shall be consistent with the proper development and use of adjacent land and buildings.

[The] current plan is fundamentally the same as the previously approved plan for this property.

Because single-family detached uses in the R4A district are subject to the R1C district standards, and the minimum side setback requirement in the R1C district is 5 feet on each side, one could argue that the minimum building spacing requirement for the detached single-family

dwelling units is 10 feet. Staff does not believe the Zoning Ordinance should be interpreted in this manner, but it does illustrate that reducing the minimum building spacing requirement is in keeping with proper development. Traver Creek and the Ann Arbor Railroad are permanent features with very little possibility of being further altered or developed, so it is reasonable to assume that they can make up for lost side setback area.

5. Required off-street parking and landscaping must be provided in accordance with the provisions of Chapters 59 and 62.

All applicable ordinance provisions are met.

6. The standards for density, allowable floor area and required usable open space for the zoning district(s) in which the project is located must be met.

All applicable ordinance provisions are met.

7. There shall be no uses within the proposed project which are not permitted uses in the zoning district(s) in which the proposed project is to be located.

Proposed uses are permitted within the district.

UNIT COMMENTS

Land Development – Preliminary approval from the Washtenaw County Water Resources Commissioner is required prior to City approval of the site plan.

Natural Resources – Clarification is needed regarding the quantity of wetland impacts already done and newly proposed, as well as wetland mitigation. The same clarification is also needed regarding woodland impacts. Staff and the petitioner have had several discussions on these matters and are actively working together to resolve these issues.

Planning – New, modestly-size, single family homes in a compact setting will fill a gap in the City's available housing choices. Staff recommends the petition be postponed until the outstanding questions regarding the natural features impacts and mitigation can be resolved and preliminary approval from the Washtenaw County Water Resources Commissioner is received.

A revised development agreement will be prepared once the alternative mitigation measures are finalized and will be attached to the future staff report.

Prepared by Alexis DiLeo
Reviewed by Wendy Rampson
2/1/13

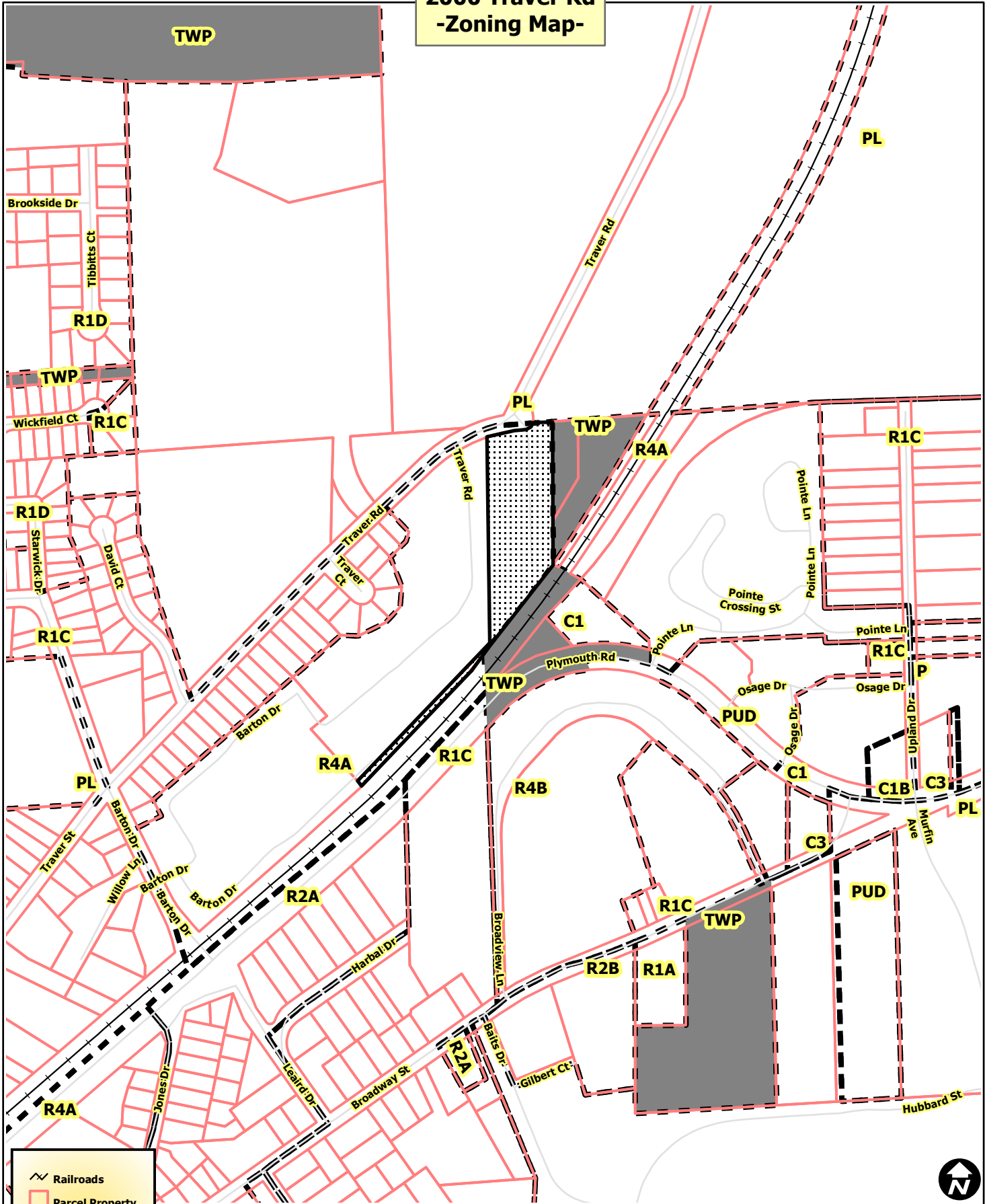
Attachments: Zoning Map
Aerial Photo
Site Plan

c: Petitioner: Trowbridge Homes of Hideaway, LLC
2614 Beacon Hill Drive
Auburn Hills, MI 48326

Petitioner's Agent: Bruce Michael
Ojibway Development, LLC
3270 Coolidge Highway
Berkley, MI 48072

Systems Planning
Project No. SP12-025

2000 Traver Rd -Zoning Map-

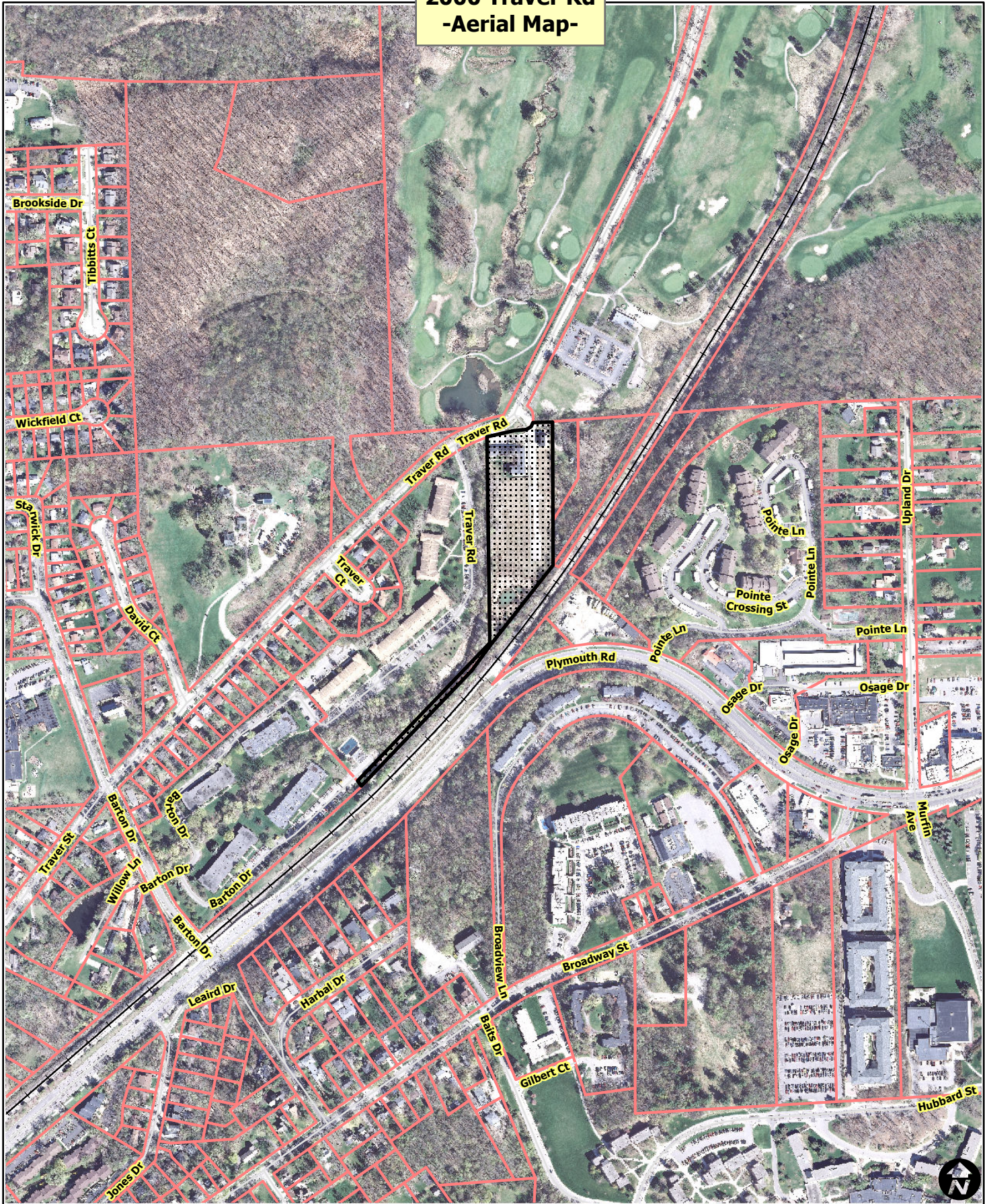




Railroads
 Parcel Property
Zoning
 Township
 Zoning



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 Map Created: 8/29/2012

2000 Traver Rd -Aerial Map-



-  Railroads
-  Parcel Property



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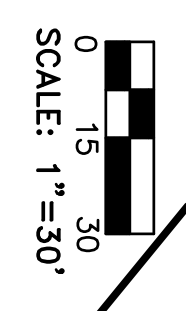


NORTHEAST CORNER
SECTION 21
T2S, R6E
CITY OF ANN ARBOR
WASHTENAW COUNTY

TREE CLEARING NOTES
EXCEPT FOR THE AREA ADJACENT TO THE TRAVER CREEK, THE SUBJECT PROPERTY WAS CLEARED IN THE MID 60'S. EARLY 80'S AND AROUND 2004 WHEN THE SITE WAS REDEVELOPED TO ITS CURRENT CONDITION.

ZONING DISTRICTS
TOWNSHIP: R-4
CITY: SINGLE FAMILY (URBAN RESIDENTIAL)
R-4-A MULTIPLE FAMILY DWELLING
R-4 PUBLIC LANDS
R-4 ANN ARBOR TOWNSHIP

BENCHMARKS:
BENCHMARK NO. 1
ARROW ON HYDRANT ALONG WEST SIDE OF HIDEAWAY LANE 4' +/- WEST OF WEST CURB LINE AND 250' +/- SOUTH OF MULTI-FAMILY BUILDING.
ELEVATION=832.77
BENCHMARK NO. 2
TOP OF EAST STEAMER VALVE ON HYDRANT LOCATED 125' +/- SOUTH OF THE EAST ENTRANCE TO TRAVER KNOLL AND 50' +/- NORTH-EAST OF THE NORTHEAST CORNER.
ELEVATION=832.04
VERTICAL INFORMATION BASED ON AAGRS NO. 2024 LOCATED AT THE CORNER OF PLYMOUTH ROAD AND BARTON ROAD.



LEASE COI, COURSE
CITY OF ANN ARBOR
09-16-400-004
CITY OF ANN ARBOR

2022 TRAVER RD.
ANN ARBOR, MI 48106
ANN ARBOR TOWNSHIP

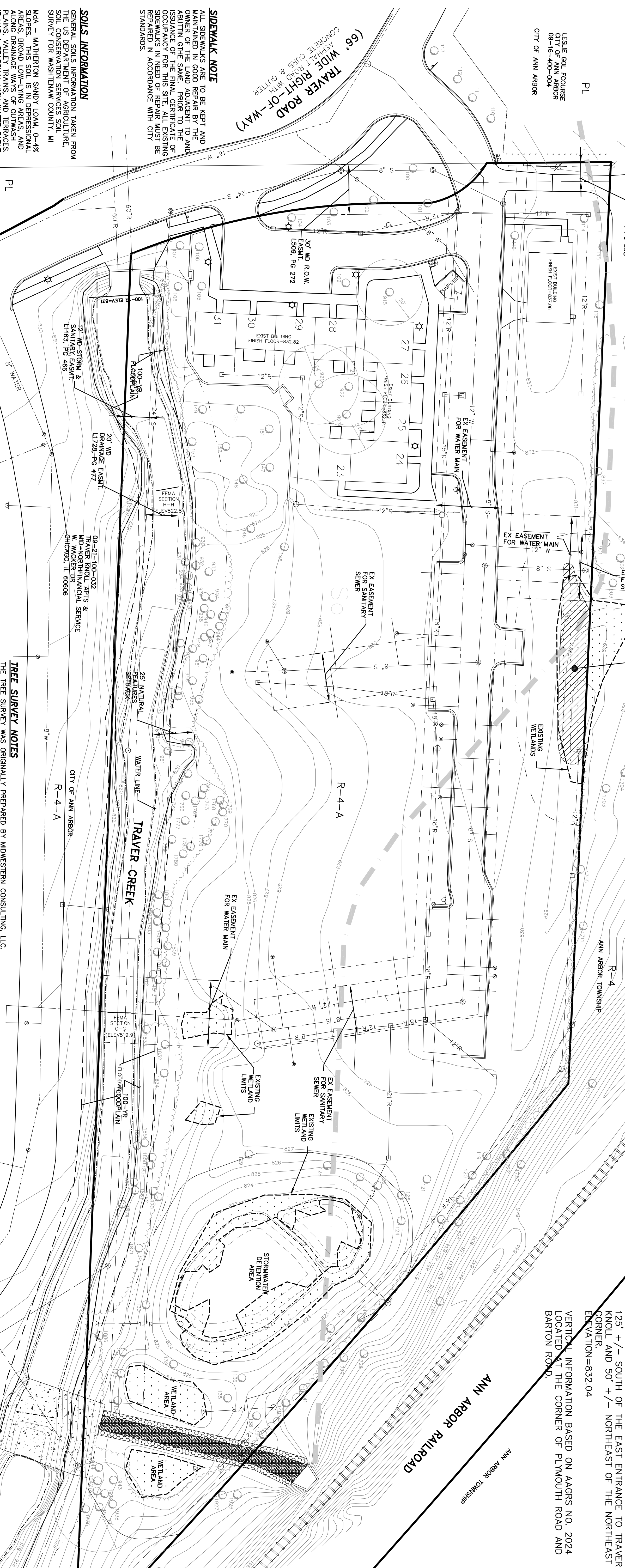
114' W. INGRESS &
EGRESS EASMT.
E816-PG-598

**(66' WIDE TRAVER ROAD
ASPHALT ROAD WITH
CONCRETE CURB & CUTTER
RIGHT-OF-WAY)**

SIDEWALK NOTE
ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND BORDERING THE SIDEWALK. THE CITY OF ANN ARBOR WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR REPAIR OF SIDEWALKS IN NEED OF REPAIR MUST BE STANDARDS.

SOILS INFORMATION
GENERAL SOILS INFORMATION TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, SURVEY FOR WASHTENAW COUNTY, MI
MVA - MATHERTON SANDY LOAM, 0-4% SLOPES
SLOPES GRASS SOIL IS IN DEPRESSIONS ALONG DRAINAGE WAS OF OUTWASH PLAINS, VALLEY FRANS, AND TERRACES. IT HAS A SEASONAL HIGH WATER TABLE AND NEARLY LEVEL AREAS ARE SUBJECT TO FLOODING. THE HAZARD OF EROSION IS SLIGHT.

LEGAL DESCRIPTION
COMMENSING AT THE N 1/4 CORNER OF SECTION 21, T2S, R6E, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, THENCE 188.22' OF 0.638:18 FEET ALONG THE NORTH LINE OF SAID SECTION 21 TO THE POINT OF BEGINNING, THENCE 211.10 FEET FROM THE NW CORNER OF THE E 1/2 OF THE NE 1/4 OF SAID SECTION 21;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 21 NORTH 89°29'07\"/>



TREE SURVEY NOTES
THE TREE SURVEY WAS ORIGINALLY PREPARED BY MIDWESTERN CONSULTING, LLC. IN APRIL, 2003. VERIFICATION OF REMAINING TREES COMPLETED BY ANC ENGINEERING, INC. JULY 2012. THE TREES INDICATED BY NUMBERS 100-153 ON THIS PLAN INCLUDE THOSE TREES PREVIOUSLY PLANTED AS PART OF THE LANDSCAPE REQUIREMENTS OF THE ORIGINALLY APPROVED SITE PLAN.

TAG NO	DBH (IN)	Common Name	Botanical Name	Condition
100	3	Hackberry	Celtis occidentalis	good
101	3	Hackberry	Celtis occidentalis	good
102	3	Hackberry	Celtis occidentalis	good
103	3	Hackberry	Celtis occidentalis	good
104	3	Hackberry	Celtis occidentalis	good
105	3	Hackberry	Celtis occidentalis	good
106	3	Hackberry	Celtis occidentalis	good
107	3	Hackberry	Celtis occidentalis	good
108	3	Hackberry	Celtis occidentalis	good
109	3	Hackberry	Celtis occidentalis	good
110	3.5	Red Maple	Acer rubrum	good
111	3.5	Red Maple	Acer rubrum	good
112	3.5	Red Maple	Acer rubrum	good
113	3.5	Red Maple	Acer rubrum	good
114	3.5	Red Maple	Acer rubrum	good
115	3.5	White Pine	Pinus strobus	good
116	3.5	White Pine	Pinus strobus	good
117	3.5	White Pine	Pinus strobus	good
118	3.5	White Pine	Pinus strobus	good
119	3.5	White Pine	Pinus strobus	good
120	3.5	White Pine	Pinus strobus	good
121	3.5	White Pine	Pinus strobus	good
122	3.5	White Pine	Pinus strobus	good
123	3.5	White Pine	Pinus strobus	good
124	3.5	White Pine	Pinus strobus	good
125	3.5	White Pine	Pinus strobus	good
126	3.5	White Pine	Pinus strobus	good
127	3.5	White Pine	Pinus strobus	good
128	3.5	White Pine	Pinus strobus	good
129	3.5	White Pine	Pinus strobus	good

TAG NO	DBH (IN)	Common Name	Botanical Name	Condition
130	3	Burr Oak	Quercus macrocarpa	good
131	3	Burr Oak	Quercus macrocarpa	good
132	3	Burr Oak	Quercus macrocarpa	good
133	3	Burr Oak	Quercus macrocarpa	good
134	3	Burr Oak	Quercus macrocarpa	good
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153	3	Burr Oak	Quercus macrocarpa	good
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159	3	Burr Oak	Quercus macrocarpa	good
160	3	Burr Oak	Quercus macrocarpa	good

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161	3	Burr Oak	Quercus macrocarpa	good
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189	3	Burr Oak	Quercus macrocarpa	good
190	3	Burr Oak	Quercus macrocarpa	good

TAG NO	DBH (IN)	Common Name	Botanical Name	Condition
191	3	Burr Oak	Quercus macrocarpa	good
192	3	Burr Oak	Quercus macrocarpa	good
193	3	Burr Oak	Quercus macrocarpa	good
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204	3	Burr Oak	Quercus macrocarpa	good
205	3	Burr Oak	Quercus macrocarpa	good
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207	3	Burr Oak	Quercus macrocarpa	good
208	3	Burr Oak	Quercus macrocarpa	good
209	3	Burr Oak	Quercus macrocarpa	good
210	3	Burr Oak	Quercus macrocarpa	good

CLIENT: TROWBRIDGE HOMES OF HIDEAWAY, LLC. RANGE: 6 E

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

3 WORKING DAYS BEFORE YOU DIG. CALL MISS DICK 1.800.482.7171 (TOLL FREE)

ANC Engineering, Inc. Civil Engineers & Land Surveyors

RESIDENTIAL SUBDIVISIONS SITE CONDOMINIUM MULTI-FAMILY PLOT PLANS CONSTRUCTION LAYOUT

SURVEYING ALTA SURVEYS BOUNDARY SURVEYS TOPOGRAPHIC SURVEYS PARCEL SPLITS

COMMERCIAL SITE PLANNING SITE ENGINEERING INDUSTRIAL & MULTI-UNIT CONSTRUCTION LAYOUT

4091 HIGHCREST BRIGHTON, MICHIGAN 48116 Phone: (248) 921-3942

DATE: 8-27-12 CHECKED BY: D.L. DRAWN BY: D.L. SCALE: 1"=30' FT. 12-142

- NOTES:**
- 1) THE PROPOSED DEVELOPMENT SIGN MUST MEET ALL REQUIREMENTS OF CHAPTER 61 SEPARATE SIGN PERMIT TO BE OBTAINED WHEN SIGN IS DESIGNED. DEVELOPMENT SIGN SHALL NOT BE PLACED IN A LOCATION THAT WOULD CREATE A SIGHT DISTANCE HAZARD.
 - 2) ALL PARKING SPACES ALLOW FOR TWO (2) FEET OVERHANG BEYOND CURB.
 - 3) NO PARKING - FIRE LANE" SIGNS SHALL BE LOCATED ON ALL DRIVE/ROAD AREAS AND ARE TO BE PLACED ON THE SIDE OF THE ROAD TO BE PARALLEL TO CURB. TRASH COLLECTION FOR THE PROPOSED UNITS TO BE GARAGE KEPT ROLL AWAY BINS WITH CURB SIDE COLLECTION. ALL TRASH WILL BE STORED INDOORS.
 - 5) ADDITIONAL SIGHT LIGHTING TO BE PROVIDED VIA A WALL MOUNTED COACH LIGHT ON EACH OF THE GARAGE DOORS.
 - 6) ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF INTERIOR CURB AND WALK OR EDGE OF MATERIAL UNLESS OTHERWISE NOTED.
 - 7) PERPENDICULAR TO THE EAST PROPERTY LINE UNLESS OTHERWISE NOTED.
 - 8) PER CHAPTER 49, SECTION 4.58 OF THE CITY CODE, 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 ISSUANCE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

- GENERAL NOTES:**
- 1 ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF INTERIOR CURB AND WALK OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - 2 ALL IMPROVEMENTS ARE TO BE PARALLEL OR PERPENDICULAR TO THE LOCATION THAT WOULD CREATE A SIGHT DISTANCE HAZARD.
 - 3 ALL PARKING SPACES ALLOW FOR TWO (2) FEET OVERHANG BEYOND CURB.
 - 4 "NO PARKING - FIRE LANE" SIGNS SHALL BE POSTED ON BOTH SIDES OF ALL DRIVE/ROAD AREAS AND ARE TO BE PLACED ON THE SIDE OF THE ROAD TO BE PARALLEL TO CURB. TRASH COLLECTION FOR THE PROPOSED UNITS TO BE GARAGE KEPT ROLL AWAY BINS WITH CURB SIDE COLLECTION. ALL TRASH WILL BE STORED INDOORS.
 - 5 UNIT DIMENSIONS SHOWN ARE EXTERIOR BUILDING DIMENSIONS. PORCH AREAS EXTEND BEYOND BUILDING AREAS.
- DUMPSTER ENCLOSURE:**
- AS PART OF THE SITE PLAN APPROVAL, APPLICANT SHALL MAKE THE FOLLOWING IMPROVEMENTS TO THE EXISTING DUMPSTER ENCLOSURE:
- 1 PROVIDE A FOUR FOOT ADDITIONAL SPACE AT THE BACK AND ON ONE OF THE SIDES OF THE EXISTING DUMPSTER ENCLOSURE TO ALLOW FOR THE PLACEMENT OF 6 ADDITIONAL RECYCLING CARS.
 - 2 PROVIDE A 3' WIDE PEDESTRIAN ACCESS GATE ON ONE OF THE SIDES OF THE ENCLOSURE.
 - 3 INCREASE THE EXISTING TRASH DUMPSTER FROM A 6 CUBIC YARD DUMPSTER TO AN 8 CUBIC YARD DUMPSTER.

PEAK HOUR TRIPS:

(TRIP GENERATION MANUAL, 8TH EDITION)

SINGLE FAMILY DETACHED RESIDENTIAL	22 PEAK HOUR TRIPS
21 D.U. * 1.01 TRIPS/D.U. =	
MULTI FAMILY ATTACHED TOWNHOMES	5 PEAK HOUR TRIPS
9 D.U. * 0.52 TRIPS/D.U. =	
TOTAL =	27 PEAK HOUR TRIPS

KEY NOTES:

- 1 EXISTING BITUMINOUS PAVEMENT - STANDARD DUTY
- 2 EXISTING BITUMINOUS PAVEMENT - HEAVY DUTY
- 3 PROPOSED BITUMINOUS PAVEMENT - STANDARD DUTY (STD)
- 4 PROPOSED BITUMINOUS PAVEMENT - STANDARD DUTY
- 5 CONCRETE PAVEMENT - STANDARD DUTY
- 6 CONCRETE CURB AND GUTTER
- 7 INTERIOR CONCRETE CURB AND WALK
- 8 TYPE 'W' DRIVE APPROACH
- 9 WALK FLUSH WITH DRIVE
- 10 EXISTING DETENTION BASIN
- 11 EXISTING RIP RAP CHANNEL
- 12 PROPOSED CONCRETE SEGMENT UNIT RETAINING WALL
- 13 PROPOSED LIGHT POLE
- 14 EXISTING WETLAND MITIGATION AREA
- 15 PROPOSED BIKE PARKING
- 16 GRASS PAVERS

HIDEAWAY LANE SQUARE FOOTAGE COMPUTATIONS

Unit Type	# Units	SF/Unit	Total SF
Existing Townhomes Type 1	5	1,200	6,000
Existing Townhomes Type 2	4	1,008	4,032
Existing 3 BR single family	1	1,728	1,728
Existing Vacant Home Site *	1	0	0
Prop 3 BR single family	7	2,246	15,722
Prop 4 BR single family	12	3,425	41,100
Total Square Footage			68,582

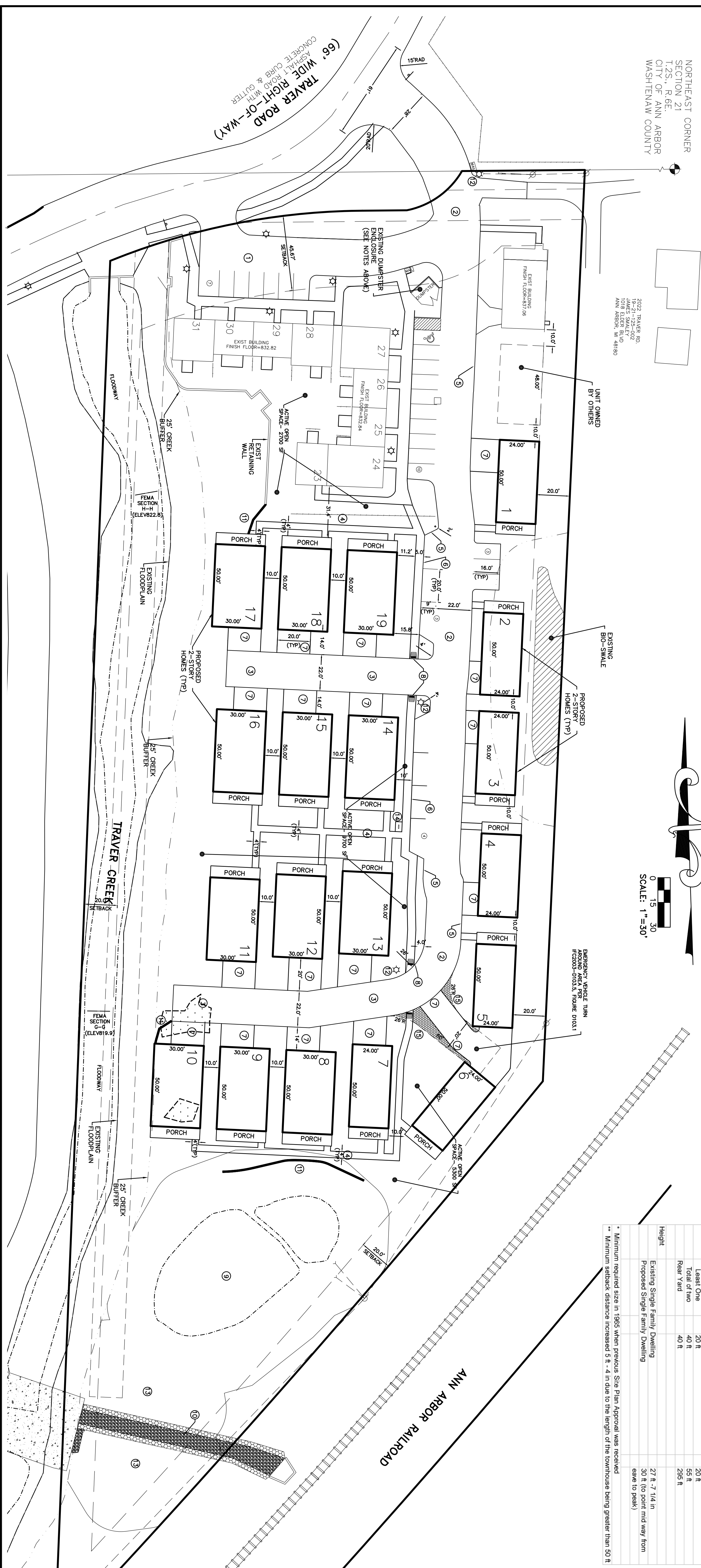
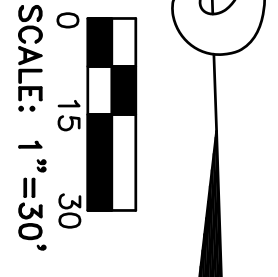
* Owned by Existing single family home owner.
 ** Square footages exclude outside porches, garages, basements, etc.
 *** Proposed units assume bonus attic rooms are habitable space and included in total square footage computations

COMPARISON TABLE

Component size:	Existing/Required/Permitted	Proposed
City Zoned R44	198,069 sf - 4.57 Acres Planned Project - PP	198,069 sf - 4.57 Acres Planned Project - PP
Dwelling Units	1 1/2 to 2 Story, 3 bedroom Single Family Dwelling Units Vacant Home Site owned by Existing single family homeowner	1 Existing Unit 1 Unit
Exist. 2 Story Townhomes, 1 and 3 bdrm	1 and 3 bdrm	19 Units 30 Units Total
Proposed 2 & 3 BR Single Family Dwelling Units		
Min. Lot/Dwelling Unit	Single Family Dwelling Units - 7,200 sqft = 21' x 7,200 sqft = 151,200 sqft	
Townhome Dwelling Units = 9 x 4,300 sqft = 38,700 sqft		
Total Required = 189,900 sqft		Total Provided = 199,089 sqft
% Min. Usable Open Lot Areas	65%	66%
Parking	Vehicle Multiple Family - Zoned R44 Two Spaces per Dwelling Unit = 2 * 9 Units = 18 Spaces One Family Dwelling Unit One Space per Dwelling Unit = 1 * 21 Units = 21 Spaces 33 Spaces	40 Garage Spaces 29 Standard Spaces 1 Barrier Free Space 70 Spaces
Subsets	Front Yard 45ft - 7in * Side Yard 20 ft Least One 40 ft Total of two 40 ft Rear Yard 295 ft	45ft - 7in 20 ft 55 ft 295 ft
Height	Existing Single Family Dwelling Proposed Single Family Dwelling	23 Type A - Covered Spaces 2 Type C - Open Space

* Minimum required size in 1965 when previous Site Plan Approval was received.
 ** Minimum setback distance increased 5 ft - 4 in due to the length of the townhouse being greater than 50 ft.

- FIRE DEPARTMENT SEQUENCING NOTES:**
- 1 FIRE HYDRANTS MUST BE IN SERVICE AND APPROVED DURING CONSTRUCTION.
 - 2 HYDRANTS PROVIDING PROTECTION COVERAGE FOR THE BUILDINGS MUST BE IN SERVICE AND APPROVED BY BOTH ENGINEERING AND FIRE DEPARTMENT BEFORE FIRE DEPARTMENT IS ALLOWED TO OBTAIN PERMIT FOR CONSTRUCTION.
 - 3 STORAGE AREAS FOR CONSTRUCTION MATERIALS MUST BE APPROVED SO AS NOT TO INTERFERE WITH FIRE/EMERGENCY SITE ACCESS.
 - 4 IF SITE ACCESS IS RESTRICTED DURING CONSTRUCTION, A KNOX BOX LOOK FOR THE GATE IS TO BE PROVIDED.
 - 5 MINIMUM FIRE FLOW OF 1000 GAL/MINUTE AT 20 PSI IS REQUIRED (SINGLE FAMILY RESIDENTIAL CONSTRUCTION UNDER 3600 SF)



<p>11-26-12 Rev City Review</p> <p>DATE: 8-27-12</p> <p>DRAWN BY: D.L.</p> <p>CHECKED BY: D.L.</p> <p>SCALE: 1"=30'</p> <p>3</p>	<p>CLIENT: TROWBRIDGE HOMES OF HIDEAWAY, LLC.</p> <p>DIMENSIONAL SITE PLAN & COMPARISON</p> <p>SECTION: 21</p> <p>HIDEAWAY LANE TOWNSHIP: 2 S CITY OF ANN ARBOR WASHTENAW COUNTY MICHIGAN</p> <p>RANGE: 6 E</p>	<p>3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1.800.482.7171 (TOLL FREE)</p> <p>ANC Engineering, Inc. Civil Engineers & Land Surveyors</p> <p>4091 HIGHCREST BRIGHTON, MICHIGAN 48116 Phone: (248) 921-3942</p>
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