

**ANN ARBOR PLANNING DEPARTMENT STAFF REPORT**

**For Planning Commission Meeting of October 21, 2014**

**SUBJECT: Nixon Farm South – Annexation, Zoning, Site Plan for City Council Approval, Landscape Modification Request, and Wetland Use Permit (2999 Nixon Road)  
Project Nos. A14-007, Z14-024, SP14-041, WUP14-001**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Nixon Farm South annexation of 41 acres from Ann Arbor Township.

**PROPOSED CITY PLANNING COMMISSION MOTION**

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

**PROPOSED CITY PLANNING COMMISSION MOTION**

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

**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 South 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 South development.

## LOCATION

The site is located at the southwest 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 41-acre parcel, zone it R4A (Multiple-Family Dwelling District) and construct 264 townhomes. The development is proposed to be constructed in two phases and has an estimated development cost of \$4,500,000. Concurrent with this proposal, the petitioners are seeking approval of the Nixon Farm North development on the 67.8-acre parcel to the north.

### Annexation

The petitioners have requested annexation from Ann Arbor Township in order to connect and extend public utilities, such as water, sanitary sewer and storm sewers. The site has 41 gross acres, or 37 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.

## Site Plan

A site plan for 264 townhouses attached dwelling units in 51 buildings, each with a two-car garage underneath the unit, is proposed on a private drive network. Two styles of townhouse units are proposed, one with garage access from the rear and one with garage access from the front. Buildings fronting Nixon and Dhu Varren Roads are all rear-garage styles and have two stories, with several steps up to the front doors facing the public street. Interior buildings within the development are three stories on all sides. A playground is planned near the development's Dhu Varren Road access. The density of the proposed development is approximately 7 dwelling units per acre.

Approximately two acres in the southeast corner of the site have been identified for future local commercial use where four townhouse buildings are presently shown. If market conditions change so that neighborhood retail or services are in demand before construction reaches this spot of the development, the petitioner may submit a rezoning petition from R4A to C1 Local Business and site plan for a commercial center instead of the approved townhouses, consistent with the master plan recommendation for the site.

Existing Site Conditions - The subject site is vacant and currently planted with soybeans. A tributary of Traver Creek crosses the upper half of the site, flowing from the northeast corner southwesterly. A large wetland is located in the northeast corner and may be the headwaters for the tributary. Another large wetland is located in the southwest corner of the site, and does not appear to be directly connected to the tributary, neither is of high quality. Pioneer trees and shrubs are found predominantly on the west side of the site, with a heavy concentration in the southwest corner surrounding the large wetland, Additional small wetlands are scattered throughout the site and a heavily vegetated hedgerow splits the site.

Natural Features – The proposed site layout concentrates the majority of development on the northern and eastern upland area. Sixty-five percent of the site, about 24 of the 37 total acres, is planned as open space. Both large wetlands are proposed to be preserved, although the northeast wetland will be impacted by a realignment of the Dhu Varren/Nixon/Green intersection.

Two wetlands will be impacted due to the proposed dwelling units, and the proposed private drive will cross the tributary. A 12,975 new wetland area, located immediately adjacent to the existing wetland in the southwest corner, 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 those two specific types of natural features and any encroachment into the NFOS, called “activity” by the Ordinance, requires authorization by the Planning Commission.

The proposed development includes activity in the NFOS to varying degrees which are still being quantified by the petitioner. 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 one drive connection to Nixon Road and one drive connection to Dhu Varren Road. Over 6,900 linear feet of private drive is proposed to serve as the internal road network for the development. Sidewalks are proposed on both sides of the private drive and public sidewalks are planned along Nixon and Dhu Varren roads. A paved path through the open space leading to Logan Elementary, adjacent to the south of the site, is proposed. Looping natural trails within the open space and trails connecting to the Placid Way sidewalk and Foxfire South Park, west of the site, are also planned. Nixon Farm South residents will have access to the clubhouse and outdoor pool located in the Nixon Farm North development.

Utilities – Water service will be connected to existing mains in Nixon and Dhu Varren Roads. Sanitary sewer service will continue mains from Nixon Farm North across Dhu Varren Road and connect to mains in Nixon Road and stubs west of the site. Seventy-seven 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. Because the soils on the site are not suitable for infiltration, the detention system is designed for 20% more volume than a 100-year storm. Two detention basins having 4.5 and 16 acres 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. A Chapter 62 Landscaping Modification petition has been submitted requesting flexibility for both 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 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 21,633 square feet of interior landscape islands with 84 trees are required and proposed. A number of islands are proposed between the individual unit driveways of buildings which are seven feet apart and thus do not meet the minimum requirement of eight feet in any direction. The petitioner has requested flexibility in the application of the requirements by a Chapter 62 Landscape Modification petition.

A conflicting land use buffer is required along the entire length of the west property line and the eastern half of the south property line to buffer the proposed R4A zoning district from the existing adjacent residential zoning. 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, without additional trees or an additional hedge, berm or fence.

Analysis of these 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 South 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 South and its sister development Nixon Farm North 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 sister developments 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 improvement. A key provision of the Nixon Farm South development agreement is addressing the need for and construction of improvements to the Nixon-Dhu Varren-Green roads intersection. However, because the recommended improvement is not yet known, it would be premature to draft a development agreement to attached to this staff report. A draft development agreement will be provided Planning Commission review once the details for those 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.

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Vacant/Agricultural	TWP (Township – Proposed R4A)
EAST	Townhouse Dwellings Two-Family Dwellings	R3 (Townhouse Dwelling) R2A (Two-Family Dwelling)
SOUTH	Public School Single-Family Dwellings	PL (Public Land) R1C (Single-Family Dwelling)
WEST	Single-Family Dwellings Single-Family Dwellings Parkland	R1B (Single Family Dwelling) R3 (Townhouse Dwelling) PL (Public Land)

### COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning	TWP Township	R4A Multiple-Family Dwelling	R4A Multiple-Family Dwelling
Gross Lot Area	40.8 acres (1,777,248 sq ft)	40.8 acres (1,777,248 sq ft)	21,780 sq ft MIN
Net Lot Area	37.3 acres (1,624,788 sq ft)	37.3 acres (1,624,788 sq ft)	21,780 sq ft MIN
Dwelling Units	Vacant	264	No requirement
Min. Lot Area Per Dwelling Unit	Vacant	6,149 sq ft/unit (7 units/acre)	4,300 sq ft MIN (10 units/acre)
Min. Usable Open Space in % Lot Area	Vacant	65%	65% MIN
Min. Active Open Space	Vacant	300 sq ft per unit, 79,200 sq ft total	300 sq ft per unit MIN (79,200 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: Side (S)	Vacant	65 ft	15 ft MIN, 40 ft MAX
Setback: Rear (W)	Vacant	40 ft	30 ft MIN
Height	Vacant	35 ft	35 ft MAX
Parking - Automobiles	Vacant	528 spaces for units (264 two-car garages) Up to 85 on-street	528 spaces MIN for units
Parking - Bicycles	Vacant	264 Class A	27 Class A MIN 26 Class C MIN

## HISTORY

Farming began on the subject 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 3 [Northeast Area]** – This 40-acre site is bounded by Dhu Varren Road to the north, Nixon Road to the east, Logan Elementary to the south and single-family homes to the west. The site consists of gently rolling farm fields, a hedgerow of trees, and high quality wetlands in the southwest corner and northeast section of the site. A tributary to Traver Creek begins in the [east] portion of the site and flows to the south[west].

Residential uses are recommended at a gross density (minus right-of-way) of 7 to 10 dwelling units per acre for the residential portion of this site (areas other than the village center). Single-family detached homes are recommended on the southern and central portions of the site. Such units could provide housing opportunities to families with children seeking closer proximity to schools, recreation and commercial services. A mixture of single-family homes, duplexes, townhouses and multiple-family (stacked units) uses are recommended for the northern portion of the site. The density calculation should be based on the realignment of Dhu Varren Road to the south.

Site 3 provides a unique opportunity to integrate a mixed-use neighborhood retail center in to a newly developing neighborhood. A mixed-use neighborhood retail center of no more than 3 acres is recommended as an integral component of any residential development on this site. Neighborhood retail and neighborhood service uses should be located along Dhu Varren Road or Nixon Road and should be limited to those uses allowed in the C1 zone (a business district designed solely to serve the needs of the surrounding residential neighborhood). The center should consist of a variety of neighborhood retail shops and could include small professional or medical offices. Residential units should be provided above retail or office uses. The number of residential units in the village center will be limited by the three-story height limitation and the parking requirement of at least one space per unit. Residential parking should be provided underneath the units instead of in surface parking lots. The retail uses should include multiple tenants; single tenant retail uses should not be allowed. On-street parking is encouraged within the village center. Off-street parking should be minimized and located in a manner that minimizes impacts to surrounding uses. Large surface lots should be discouraged. A Planned Unit Development (PUD) District is recommended for this site to ensure that the mixed uses center is well integrated with the surrounding neighborhood. The

PUD standards would define performance and design criteria for the site. Such standards should incorporate community design techniques described in Chapter 5 of the Plan. Because the potential for pedestrian access, a mixed-use neighborhood retail center could reduce the number of vehicular trips in the area and provide easily accessible services and job opportunities to area residents.

Development should be sited away from the wetland system in the southwest portion of the site. The land between the wetlands and the south property line would be suitable for recreational uses as described in the 2006-2011 Parks & Recreation Open Space Plan, since development opportunities are limited due to open space and building setback requirements. Paved pedestrian connections to Logan School and to the Placid Way stub street should be provided to allow access to the school and neighborhoods to the west since the planned road connection to Placid Way no longer appears feasible due to wetland constraints. The creek corridor in the west/central portion of the site should be preserved to enhance water quality and expand the open space linkage to Foxfire South Park. Future development of this site should include the realignment of Dhu Varren Road with Green Road, located west of Nixon Road. This will involve shifting Dhu Varren road to the south to line up with Green Road at the Nixon Road intersection. This realignment will improve the safety of this intersection. Access to the site should be provided from Dhu Varren Road and Nixon Road. The internal street system should be designed to discourage cut-through traffic (vehicles attempting to avoid the Nixon/Dhu Varren intersection). Public sidewalks must be constructed along Dhu Varren and Nixon Roads as part of any development project. Additional public right-of-way may be requested along both Nixon and Dhu Varren Roads to accommodate the sidewalks and future intersection improvements.

Landscaping should be provided along Dhu Varren and Nixon Roads to preserve the green edge along the road. Landscaping should also be provided along the west property line to provide a buffer between the properties west of the site.

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 are 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 requirements for conflicting land use buffers (CLUB) (Section 5:603) and the requirements for interior landscape islands of vehicular use areas (VUA) (Section 5:602(2)(g)).

	<b>CLUB Requirement</b>	<b>Proposed Flexibility</b>
Landscaped buffer strip	15 ft in width	Existing width where no buildings are proposed
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: Due to the extensive existing natural features abutting large open space areas, the intent of the buffering is achieved.

	<b>VUA Requirement</b>	<b>Proposed Flexibility</b>
Square Feet of Islands	1:10 ratio	No change
Minimum Area and Width of Islands	165 sq ft MIN 8 ft MIN in any direction	No change 7 ft MIN in any direction
Trees	1 per 250 sq ft island area	No change
Bioretention	50% of the island area	29% of the island area

Statement of Justification: Due to the type of product, the landscape islands measure 7' in width as dictated by the garage door locations. This width is too small to count. Area exists between the buildings but the proposed grades slope away from for proper drainage. It should be noted that the new Washtenaw County Drain rules dictate ground water infiltration for the entire site. While we cannot achieve the required amount of bio-swale, the Code's intent is achieved through the overall drainage plan and that the total VUA square footage has been met.

### **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 77 homes, or the flow equivalent to 308GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development.

No improvement charges are due upon annexation.

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.
- Show the Traver Creek tributary that runs through the property.
- The basal area of the woodland must be recalculated.
- An overlay of the existing natural features and the proposed development must be provided.
- The alternatives analysis must include a layout that does not disturb natural features in order to evaluate how the proposed layout limits disturbance to the minimum necessary.

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 residential portion of the future land use recommendation, the site but lacks the neighborhood retail component also included in the site specific recommendation. This site represents a “unique opportunity to integrate a mixed-use neighborhood retail center into a newly development neighborhood.”

In addition, the site specific recommendation called for single-family detached homes on the southern and central portions of the site and a mixture of duplexes, townhouses and multiple-family (stacked units) on the northern portion of the site. The proposed site plan includes only townhouse units.

Park Planning – Based on the 264 proposed dwelling units, a contribution of 3.3 acres of parkland, or \$163,680, will help achieve the goals of the Parks and Recreation Open Space Plan.

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  
29665 William K. Smith Drive, Suite B  
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  
Ann Arbor, MI 48105

Systems Planning  
Project Nos. A14-007, Z14-024, SP12-041, WUP14-001



**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 Acres	37.72 Ac
Net Site Acres	66.12 Acres
Units	218
Attached Carriage Homes	218
Townhouses - Fulton	160
Townhouses - Farmlose	104
Clubhouse	1
Childcare	40
Mail Delivery	7
Landmark	7

Owner: T&E Builders  
 Planner: T&E Builders  
 Engineer: T&E Builders

# Concept Plan

## Nixon Property

City of Ann Arbor, Michigan



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 sector 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 adjacent uses, 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 be designed to provide 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: **T&B Builders**  
Allen Design  
Planner: 248.657.6088  
Engineer: Annell LLC  
248.647.2000







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	m...		2422 FOXOAK DR. 48105
Miriam Shaw	( )	turnersst@comcast.net		3355 CLYSTAKE COURT 48105 A2
BETH KENNEL	(734) 741-9209	mbs115@vaio.com		3447 Burbank Dr
CATHY ROGELITZ	(734) 605-7355	brother@comcast.net		3305 BURBANK 48105
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KATHIE STRADL	(734) 994-3322			
ESTHER MARTIN	(734) 995-2532	akund...		3505 Shubridge Ct 48105
Julie Koehn	(734) 445-8520	cookie480@edcom		2271 Placid Way A2 MI 48105
Marsha McLaughlin	(734) 668-7723	sa...		2241 Macindway A2 - MC 48105
MARY VINDOUSKIS	(608) 444-3409	jt...		1 Haverhill Ct Ann Arbor MI 48105
MARUS VINDOUSKIS	(608) 444-3410	jt...		1 Haverhill Ct Ann Arbor MI 48105
Julie Koehn	(734) 231-6411	jmc...		34956 Drake Hts. Farmington, MI 48335
Julie Koehn	(734) 663-0744	vindousk...		13 Westbury Ct A2 48105
Julie Koehn	( )			
Julie Koehn	(734) 915-499	ar...		2911 Lakehurst Ct Ann Arbor MI 48105
Julie Koehn	(734) 355-3687	"		"
Elizabeth Knoepfer	(734) 662-8880	enkn...		2410 Placid Way 48105
Elizabeth Knoepfer	( )	edonaghuda@hotmail.com		



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Project Name: Toll Brothers Nixon Road Development  
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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	raychou@traverblud.com	2402 Meadowcroft	48105
Ludmila Ketsbakh	734 975-9810	vkets@traverblud.com	3130 Mills Ct	Ann Arbor 48105
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Sholly Berman	734 663-7796	bermans@traverblud.com	1420 Burgundy,	RA 48105
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Kristen Richardson	734 1994-6478	kristen@traverblud.com	29 Howard Ct	48105
Kay Moler	734 1973-2051	kmoler@traverblud.com		
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Charles Russ	734 662-6523	charles@traverblud.com	2722 Winter Garden Ct.	48105
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NOE THOMPSON	734 476 0572	noethompson@traverblud.com	5522 Sunrise Dr	48105
Deann Miller	734 747-7411	deann@traverblud.com	14 Haverhill Ct.	A 2 48105
Diene G. Holland	734 330 6519	diene@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	
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James Peter Jones	(734) 996-4532	jpeter@umich.edu	21 Hawthill Ct	Az
Gaythorn Thomas	(503) 476-4951	mlow@umich.edu	3076 Rumsey DR	
Martha Paine	(734) 945-7007	kpaine@umich.edu	6 Hawthill Ct	Ann Arbor
Jay Konigsby	( )	konigsby@umich.edu	2 Hawthill Ct	Az
Allen Oberbauer	(734) 644-6709		2207 Foxway Ct	Az
Nancy Demuro	(734) 996-8055		2721 Maitland Dr	Az
Lick Demuro	( )			
Dan Sandberg	(734) 704-4511		15 Eastbury Ct	Az 48105
TOM STEEMER	(734) 417-9012	estee@umich.edu	2532 TRAVLER BLVD	Ann Arbor
USA DUSSEAU	(734) 268-2963	LDUSSEAU@YAHOO.COM	2140 LAKEHURST LN	48105
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Sessie Deborah	(734) 662-3557	ssborner@umich.edu	2815 Windmere Pr	apt 6
Jennifer Steina	(734) 662-3557	jsteine@gmail.com	2167 Nixon Rd	48105

8/10/14



# 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	734 476-9889	Vicki@Hd@hustons.com		2740 Lakewood Ln AZ 48105
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
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TIM STEFF	917 751 1216	LEPATRAN@GMAIL.COM		2920 Lakewood Ct. AZ 48105
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Cherks SUTBEAKY	774 232 0651			12 Southwood Ct
Kirk Westphal	734 660 9957	wkirk@kirkeng.com		3505 Charter Pl 48105
Tom Sy	248 360 9367	tom.sy@sbglobal.net		3128 Fenway Dr.
Noel Thompson	734 676 0070	noel.thompson@comcast.net		5192 Sunrise Dr. Ypsil MI 48197
GARY	( )			
BERT EDWARDS	734 332-3134	Bery1456@yahoo.com		11 HAVESHU CT, AZ 48105
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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	Address
Jack Coderguist	(734) 665-2282	john_coderguist@comcast.net	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		8 Foxridge Hill Ct
Sheryl Maupel	(734)	sherylmaupel@comcast.net		5 Abner Hill Ct
Frank Dunbar	(734)	frankdunbar@comcast.net		2075 Georgia Blvd
Beth Harkness	634 194-8440	bharkness@comcast.net		2940 C.A.C.E. Blvd
KOP Powell	( ) 16633565	v.j.powell@comcast.net		6 Southwick Ct
Diana Bowman	(734) 666-3023	dbowman@med.umich.edu		" "
ROBERT LAJENNESE	( ) "	LATEUNESSES@MAIL.COM		" "
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Zheng Li	(734) 222-8432	zhengli@yale.edu		
Bob J Fazio	(734) 996-2600	bfazio1337@aol.com		
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LOUISA GRIFFES	(734) 663-0557	lgriffes@mac.com		2 Westbury Ct A2
Francesca Grillo	( )	fgrillo@comcast.net		2700 Middle Rd A2
Christy Elnor Peano	( )	c-peano@comcast.net		1 Westbury Ct 48105
Melmet Unas	( )	munas@comcast.net		3077 N. Foxridge Ct
MARY REMMES	( )	mremmes@comcast.net		19 Westbury Ct, 48105



# 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
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Jeff Barnett	(734) 678-4549	jeffbarnett@f.org	1200 Pleasant Way	Ann Arbor, MI 48105
Dave Martin	310 903-3777	DMacmartin@hotmail.com	2544 Traven Blvd	48105
Karen Cameron	734 1665-7520	OCOMORKHASIS@comcast.net	3172 Killam Park	Ann Arbor, MI 48105
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Har	( )			
Harry Besman	734-930-2493	hbesman@bodmenlaw.com		
Lynn Zhang	(734) 387-9898	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	FREDBARBYLEICHO@GMAIL.COM		" 2975 S. Foxridge, CT "
Nancy Krippl	1734 947 11059	evantawell@le.com		" " " "
Gary Kadi	( ) ( ) ( )	gmkadi@gmail.com		306 S Huntington Blvd. Dr. 48104
Jur-feng Bion	1734 929-4451	jfbion@gmail.com		4690 Au. 15em. ex. 48105
DAVID BELMONTI	1580 242-5801	BDO1970@GMAIL.COM		3156 Eagle Cr. AA, 48105
Regina	1734 623-760			2791 BARCLAY WAY AA, MT 48105
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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 Grds DE, Apr 197 48105-2250
Kathleenwald	( ) ( ) ( )	crisaldk1@gmail.com		
TANIGAL	1734 717-8774	tanigal@legion.com		2930 LAKEHURST 48105
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 Location: 3600 Plymouth Road (Holiday Inn)

Name	Phone Number	Email	Contact Info
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Ch-Chi Shen	( )	yanshen@yahoo.com	
TIM MCELIN	( ) 332 5932	TMEELINS@POND.COM	FOX FIVE
DOM VITAS	( ) 232 5340	dv-mich@yahoo.com	SSRS BURLING
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.shi1017@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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Name	Phone Number	Email	Contact Info	Address
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LYARA ZHONG	(734) 389-9897	lyzhang100@gmail.com	316 SEAGLE CT.	MZ 48105
KAREN HARRISON	( )		2975 SOUTH FOXRIDGE	ANN ARBOR
Natalie Svaen	(734) 395-2607	ncsvaen@gmail.com	2418 Meadbaridge Ct	48105
ERIC SVAEN	( )			
JOHN TENZA	(734) 994-8480	John.Tenza@gmail.com	3069 Deer Creek Ct	48105
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Carol Archer	( )		3715 Charter Pl	AA 48105
Jane Klingsten	( )	jgoldstripe.com	3547 ELSINORE,	AZ 48105
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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](mailto: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]  
[51420 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: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:** 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 Warren 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 10<sup>th</sup> meeting



> Bart Dunning  
> 2851 Renfrew St.

**Andrea McCarter**

**From:** Lumm, Jane <jlumm@h2gov.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-----

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**Sent:** Thursday, July 03, 2014 9:26 PM  
**To:** Lumm, Jane  
**Subject:** Re: A question

Sure!

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> Bart, Would you be OK if I forwarded your concerns to City Planning  
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> 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](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  
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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,

**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](http://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  
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> 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,

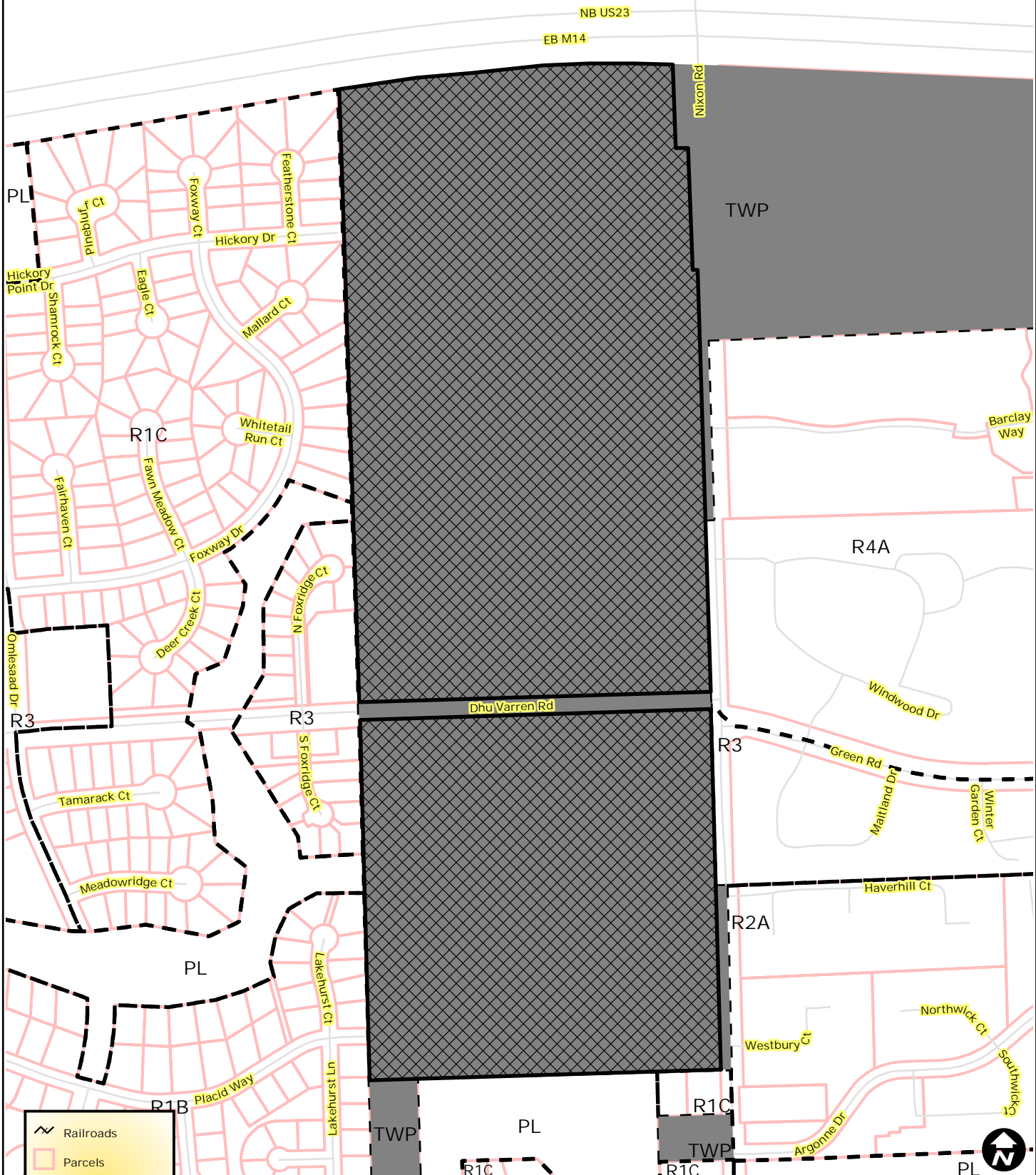
We should have something within a weeks time, we are looking forward to the feedback as a result of the working session.

I will keep you posted as our concept package progresses.

Thanks for your patience.



# Nixon Rd and Dhu Varren Rd -Zoning Map-



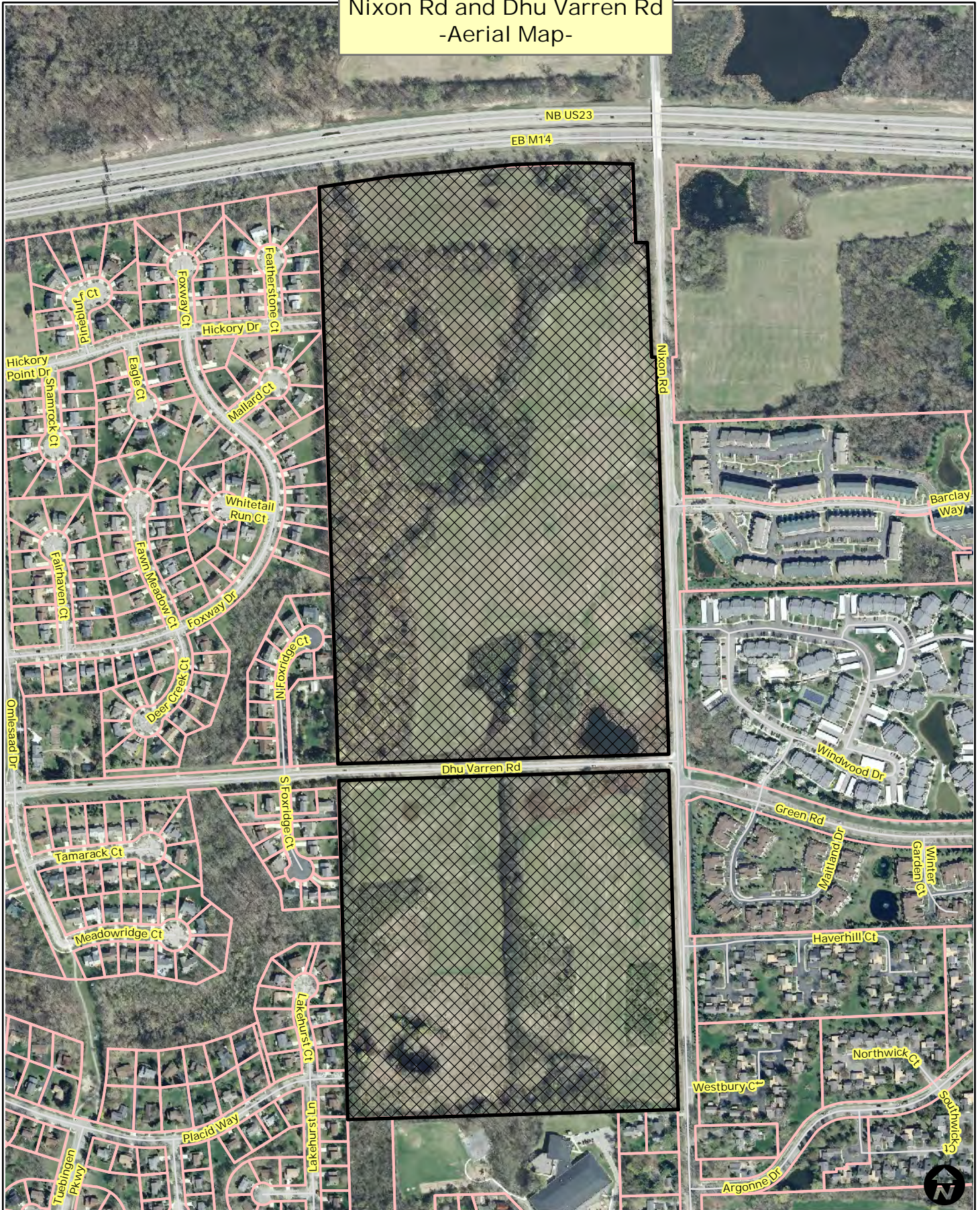
- Railroads
- Parcels
- Zoning**
- Township Islands
- Zoning Districts





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 Map Created: 6/6/2014



# Nixon Rd and Dhu Varren Rd -Aerial Map-



-  Railroads
-  Parcels

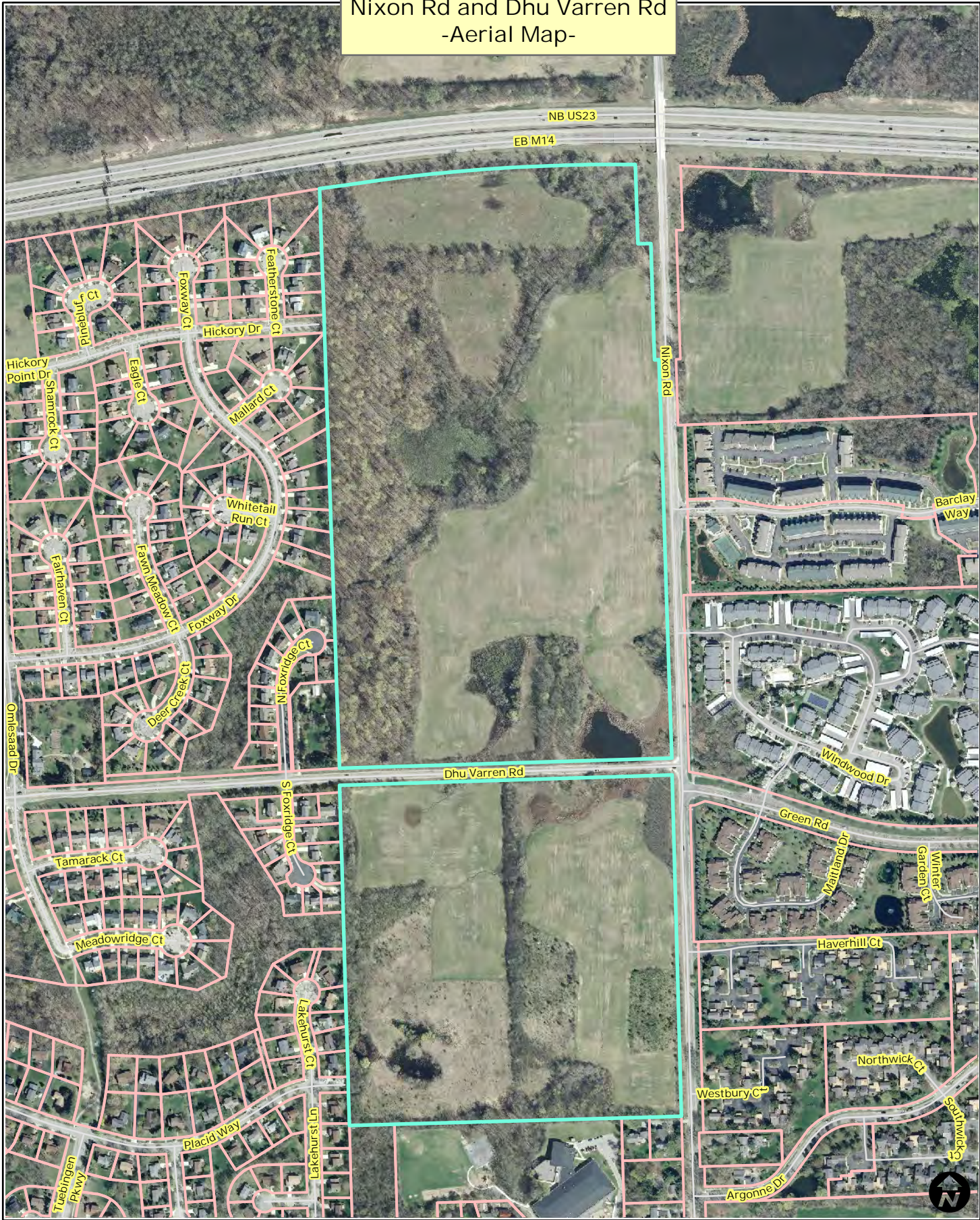




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 Map Created: 6/6/2014





# Nixon Rd and Dhu Varren Rd -Aerial Map-



-  Railroads
-  Parcels



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 Map Created: 6/6/2014



**General Description of Natural Features**

The approximately 40-acre subject property contains areas of State regulated wetlands and a watercourse (tributary to Traver Creek) as well as wetlands, woodlands and landmark trees that would be regulated under City of Ann Arbor ordinances. Six wetland areas were identified on this property, most of which would be regulated by the Michigan Department of Environmental Quality. Woodlands on the property are located in a relatively narrow band along with western property boundary or are small areas of trees associated with two wetlands in the southern portion of the property. 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**

Six 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 U**

A scrub shrub wetland characterized by the presence of common buckthorn (*Rhamnus cathartica*), cottonwood, (*Populus deltoides*) and red ash (*Fraxinus pennsylvanica*) on saturated soils.

**Wetland Y**

An emergent/wet meadow and scrub shrub wetland characterized by the presence of reed canarygrass (*Phragmites australis*), purple loosestrife (*Lythrum salicaria*), and common buckthorn on saturated soils and seasonally inundated soils.

**Wetland X**

An emergent, wet meadow and scrub shrub wetland characterized by the presence of reed canarygrass, purple loosestrife, willow species (*Salix* spp.), and water plantain (*Alisma subcostatum*) on seasonally saturated or inundated soils.

**Wetland Z**

A small emergent/wet meadow and scrub shrub wetland characterized by the presence of cattail (*Typha x glauca*), purple loosestrife, willow herb (*Epilobium hirsutum*) and black willow (*Salix nigra*).

**Wetland ZZ**

An emergent, wet meadow and open water wetland characterized by the presence of purple loosestrife and common reed (*Phragmites australis*).

**Wetland ZB**

An emergent wetland at its east end which then becomes a shrubby riparian corridor containing a tributary to Traver Creek characterized by the presence of cattail, box elder (*Acer negundo*) and common buckthorn.

**Woodlands**

Woodlands on the property are in relatively narrow band along the western boundary and associated with two wetland areas in the southern portion of the property. The remainder of the non-agricultural portion of the property consists of brushy fields or hedgerows with scattered trees. Woodlands on the property are characterized by species such as box elder, basswood (*Tilia americana*), cottonwood, black cherry (*Prunus serotina*), black walnut (*Juglans nigra*), elm species (*Ulmus* spp.) and willow species (*Salix* spp.).

**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

SCNAME	SCOMNAME	FIRSTOBS	LASTOBS	USESA	SPROT	GRANK	SRANK	ELICAT
<i>Palaemonetes pugio</i>	Jacob's ladder	1982	1982-05-20	T	G5	S2		Plant
<i>Achillea millefolium</i>	Sullivant's milkweed	2003-03-19	2003-07-28	T	G5	S2		Plant
<i>Cyanus cristatus</i>	White lady slipper	1940	1940-06-09	T	G4	S2		Plant
<i>Cryptotis parva</i>	Least shrew	1902	1946-10-25	T	G5	S152		Animal
<i>Salix nigra</i>	Black willow	1880	1880	T	G5	S2		Plant
<i>Carex lasiocarpa</i>	False top sedge	1905	1905-07-23	T	G4	S2		Plant
<i>Gentiana flavida</i>	White gentian	1906	1906	E	G4	S1		Plant
<i>Epiphanes alba</i>	Duke's skipper	2002-07-30	2002-07-30	T	G3	S1		Animal
<i>Silphium laciniatum</i>	Compass plant	1904	1904-06-27	T	G5	S152		Plant
<i>Orchis spectabilis</i>	Showy orchis	1869	1884-05-23	T	G5	S2		Plant
<i>Morus rubra</i>	Red mulberry	1880	1880-05-18	T	G5	S2		Plant
<i>Phlox pilularis</i>	Flowering	1917	1917	T	G5	S25		Plant
<i>Myotis sodalis</i>	Indiana bat	1946	1946-05-11	LE	E	G2	S1	Animal
<i>Hydrocotyle canadensis</i>	Goldenseal	1898	1898-06-08	T	G4	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 Sullivant's milkweed, which is typically prairie, or Duke's skipper, a butterfly which prefers stands of landmark sedge (*Carex lasiocarpa*) in forested floodplains or swamps, are not found on the property.

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.

County	Species	Status	Habitat
Washtenaw	Indiana bat ( <i>Myotis sodalis</i> )	Endangered	Summer habitat includes small to medium sized stream corridors with well developed riparian woods, woodlands within a 1/2 mile of small to medium sized streams, and upland forests. Cave sites may include as habitat.
	<i>Myotis sodalis</i>	Proposed as Endangered	
	<i>Salix nigra</i>	Candidate	
	<i>Salix nigra</i>	Endangered	Small to medium sized creeks in areas with a bank undercut and some larger rivers.
	<i>Salix nigra</i>	Endangered	Fresh wetlands characterized by carbonaceous soils which are fed by carbonaceous water from seeps and springs.
	<i>Salix nigra</i>	Proposed as Endangered	Wet prairie and fens.
	<i>Salix nigra</i>	Threatened	Mossy wet prairie and meadows.

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

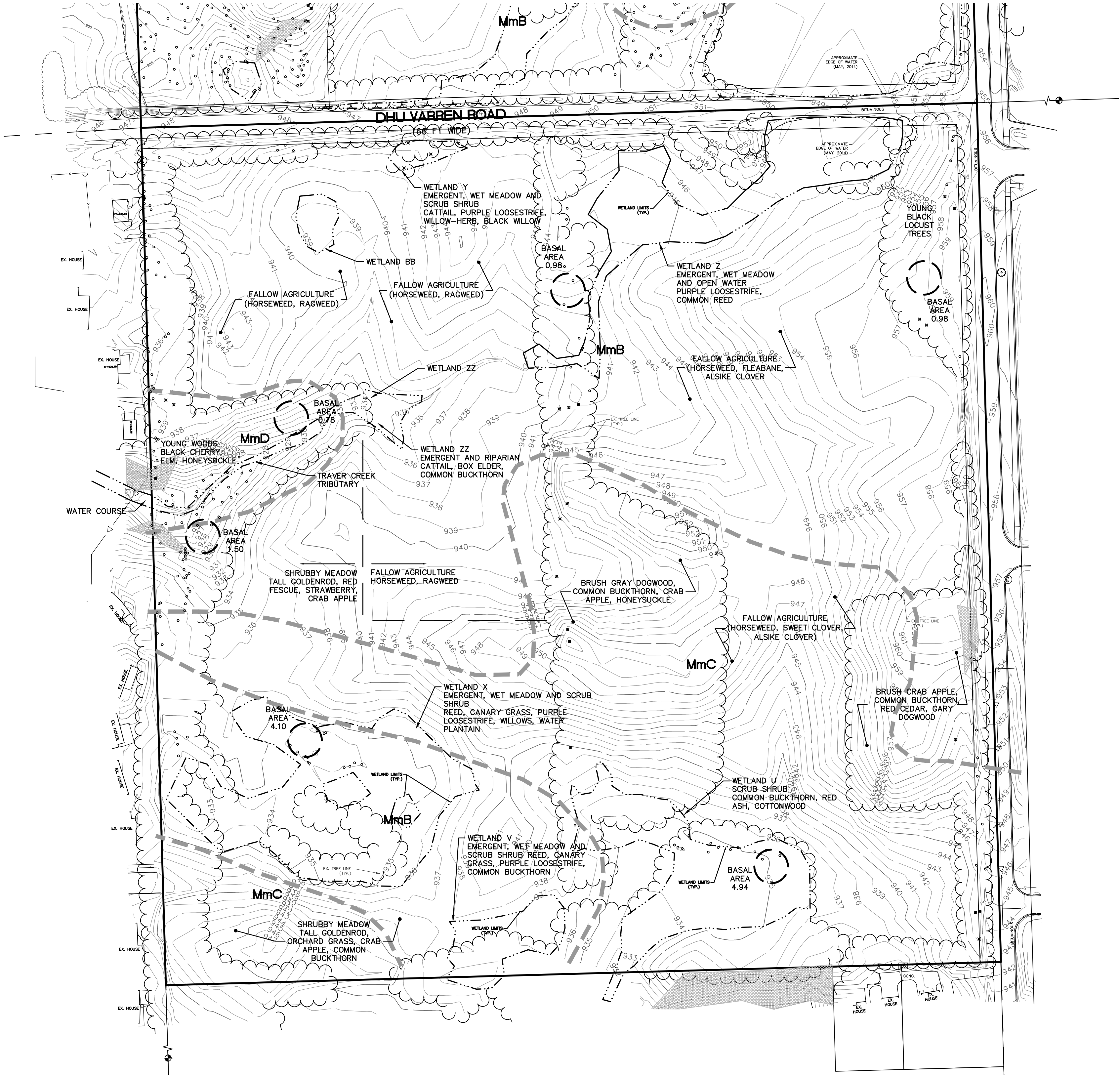
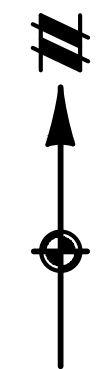
**Natural Features Statement of Impact**

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 DISTRIBUTION**

Map Unit Symbol	Map Unit Name	Acres in AOI
MmB	Miami loam, 2 to 6 percent slopes	26.4
MmC	Miami loam, 6 to 12 percent slopes	12.7
MmD	Miami loam, 12 to 18 percent slopes	1.3

**SOIL ERODIBILITY CHARACTERISTICS**

Map unit symbol	Map unit name	Rating (tons per acre per year)*
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 DRAINAGE CHARACTERISTICS**

Map unit symbol	Map unit name	Rating
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

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

**LEGEND**

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



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE 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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Environmental & Solid Waste  
Water & Natural Resources



SECTION 15  
TOWN 2 SOUTH, RANGE 6 EAST  
ANN ARBOR TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN

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

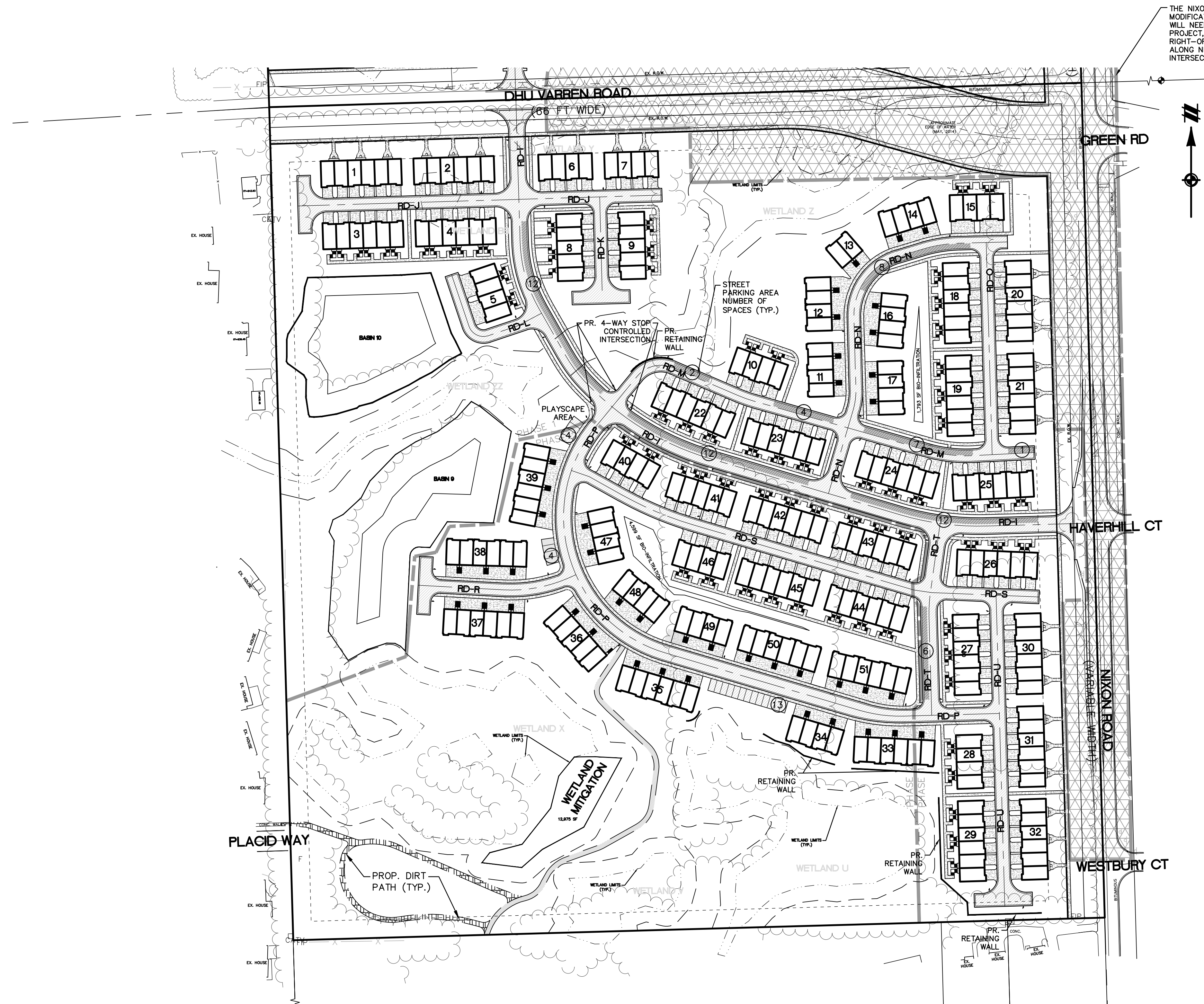
CLIENT  
DATE  
JULY 28, 2014  
2014-09-10 PER CITY

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

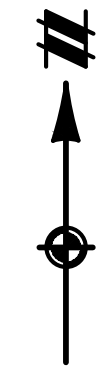








THE NIXON/DHU-VARREN ROAD REALIGNMENT AND INTERSECTION MODIFICATION IS A SEPARATE PROJECT - PROPOSED WORK IN THIS AREA WILL NEED TO BE COORDINATED WITH THIS PROJECT. AS A PART OF THIS PROJECT, EXISTING RIGHT-OF-WAY WILL NEED TO BE VACATED AND NEW RIGHT-OF-WAY DEDICATED. IT IS ASSUMED THAT ALL NEW SIDEWALKS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



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE 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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Water & Natural Resources



SECTION 15  
TOWN 2 SOUTH, RANGE 6 EAST  
ANN ARBOR TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN

CLIENT  
TOLL BROS., INC.  
NIXON FARM SOUTH  
LAYOUT PLAN - OVERALL

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

REVISIONS  
ATWELL  
SCALE 0 50 100  
1" = 100 FEET  
DR. MB CH. TP  
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CAD FILE: 13001862SP-06-0L  
JOB 13001862  
FILE CODE: SP  
SHEET NO. 9



EASTON TRADITIONAL RIGHT HAND  
 FULTON GEORGIAN RIGHT HAND  
 BETHESDA GEORGIAN RIGHT HAND  
 EASTON FEDERAL LEFT HAND

FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"

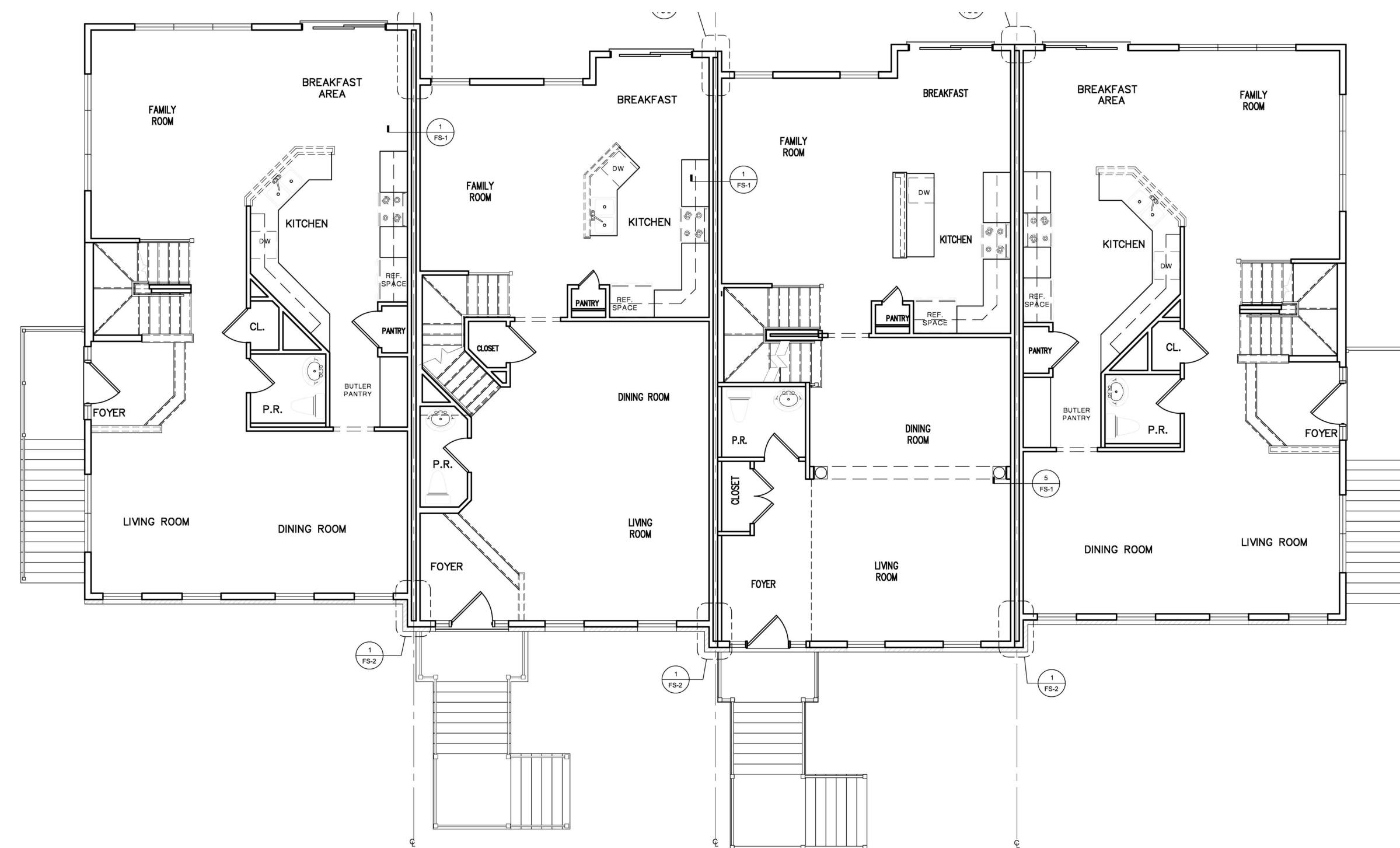
Exterior Building Materials:  
 Brick Veneer  
 Cultured Stone  
 Vinyl Soffit/Siding  
 Fiber Cement Siding (Hardie)  
 Aluminum Facia/Gutters



ELLICOTT GEORGETOWN RIGHT HAND  
 BARCLAY GEORGIAN RIGHT HAND  
 FENWICKE MANOR RIGHT HAND  
 BRADBURY WILLIAMSBURG LEFT HAND

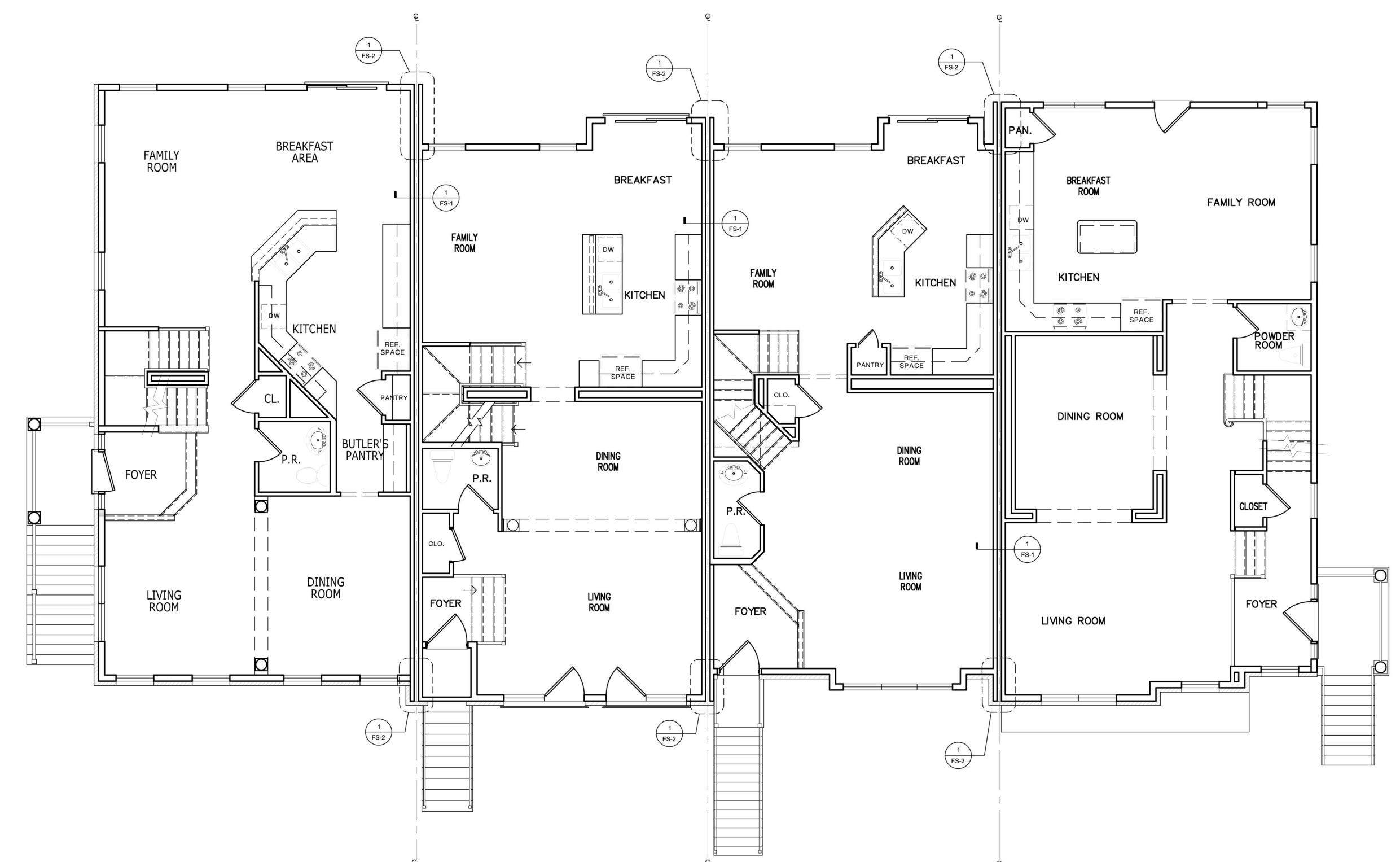
FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"

Roofing Material: Asphalt-High Definition Dimensional Shingles



EASTON TRADITIONAL RIGHT HAND  
 FULTON GEORGIAN RIGHT HAND  
 BETHESDA GEORGIAN RIGHT HAND  
 EASTON FEDERAL LEFT HAND

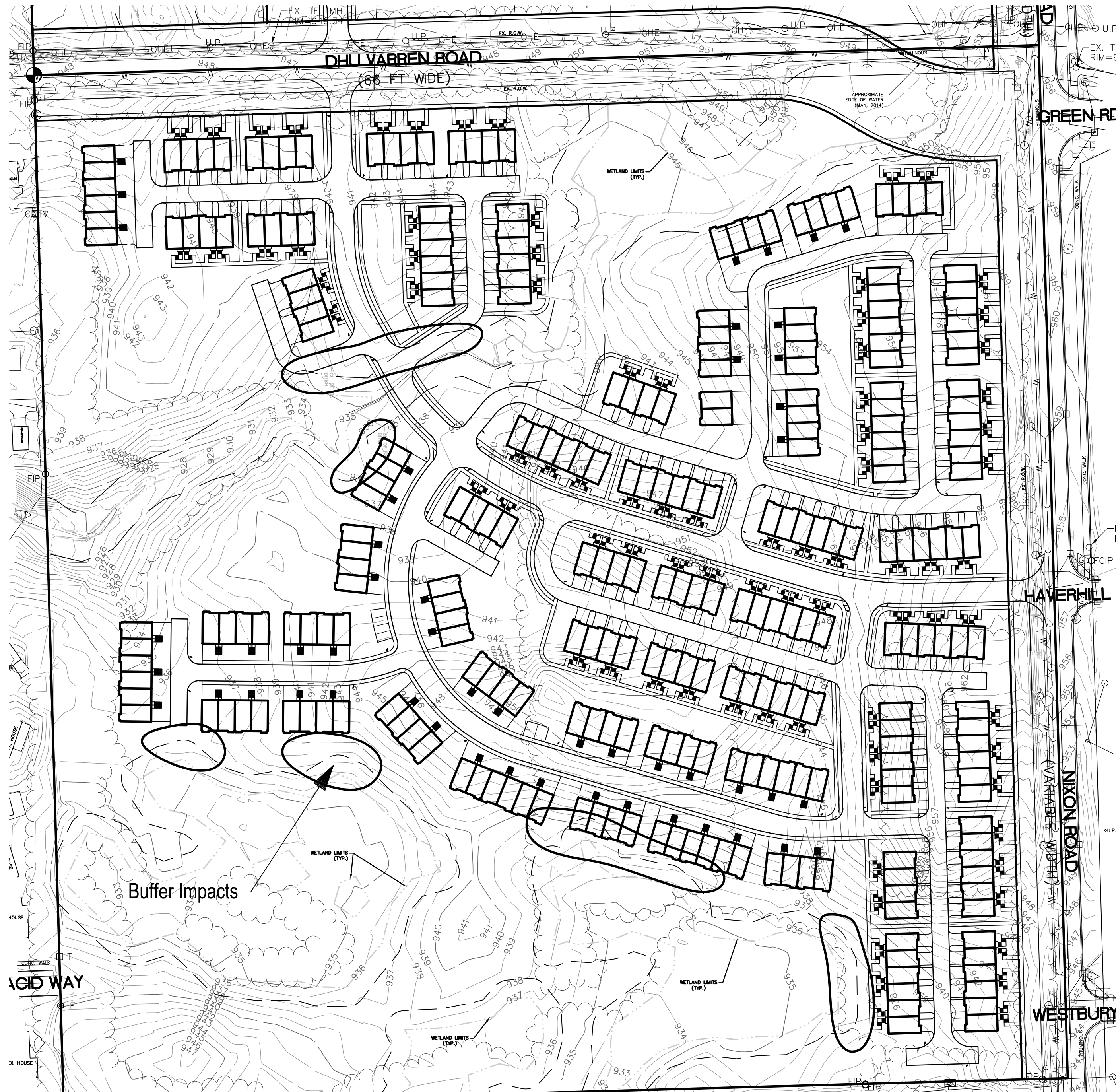
LIVING LEVEL PLAN  
 SCALE: 1/4" = 1'-0"



ELLICOTT GEORGETOWN RIGHT HAND  
 BARCLAY GEORGIAN RIGHT HAND  
 FENWICKE MANOR RIGHT HAND  
 BRADBURY WILLIAMSBURG LEFT HAND

LIVING LEVEL PLAN  
 SCALE: 1/4" = 1'-0"



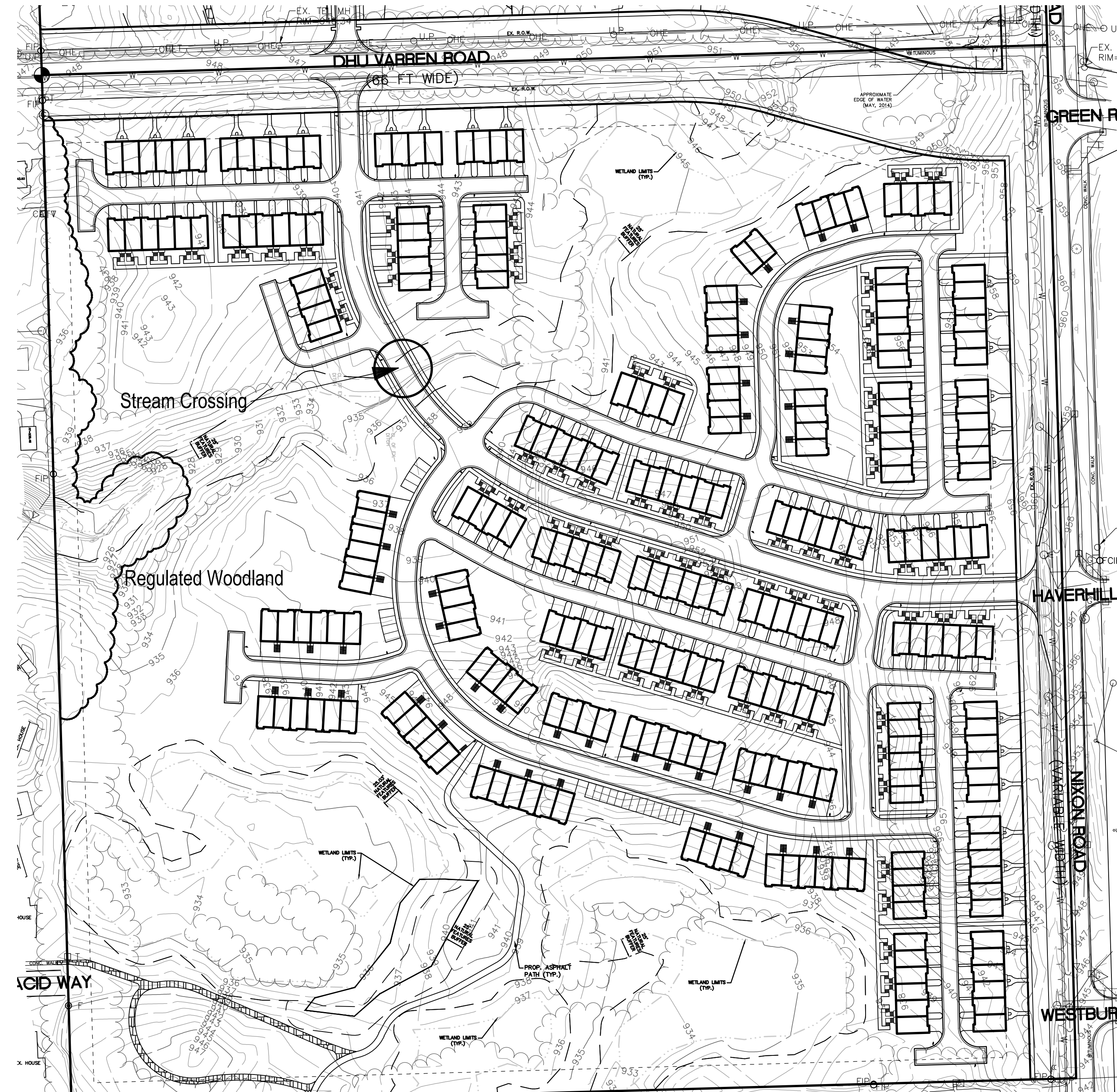


### PLAN OPTION 1

The preferred plan was developed using 21' wide townhomes. The plan yields 272 units. The plan provides density consistent with the North East Area Plan.

The wetland impact is limited to a small wetland located within the Dhu Varren ROW. The ordinance minimum 30' buffer has been increased to 60'. This additional setback will allow the existing vegetation along Foxridge to be preserved.

The townhomes are a mix of front load and rear load garages. The rear load units face the main streets providing a more pleasing pedestrian and visual experience.



### Preferred Plan

The preferred plan was developed using 21' wide townhomes. The plan yields 264 units. This is 12 Less Units than the Previous Submission. Units were Removed to Provide for Groundwater Infiltration Requirements. The plan provides density consistent with the North East Area Plan.

The wetland impact is limited to a small wetland located within the Dhu Varren ROW. Two Storm Water Outlets and a Street Crossing at the most Narrow Portion of the Intermittent Stream. Wetland Buffer Impacts are also Limited to the Related Wetland Impacts Stated Above.

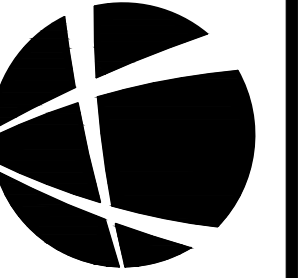
No Regulated Trees will be Removed.

The townhomes are a mix of front load and rear load garages. The rear load units face the main streets providing a pleasing pedestrian and visual experience.

This Plan was Revised to Avoid Wetland Buffer Impacts. Buildings Shifted, 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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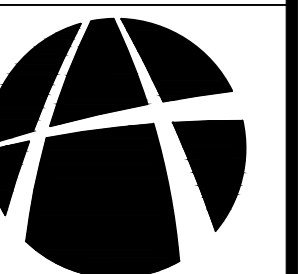


SECTION 10  
TOWN 2 SOUTH, RANGE 6 EAST  
ANN ARBOR TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN

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

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

REVISIONS



**ATWELL**

SCALE 0

DR. MB CH. TP

P.M. JA

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CAD FILE:

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