

## **PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of November 17, 2015**

**SUBJECT: Banyan Court Site Condominium Site Plan for City Council Approval  
1654 South Maple Road  
File No. SP15-039**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Banyan Court Site Condominium Site Plan and Development Agreement.

### **STAFF RECOMMENDATION**

Staff recommends that this petition be **postponed** to allow additional time to complete revised plan reviews and for the petitioner to address outstanding issues.

### **LOCATION**

This site is located on the west side of South Maple Road between Jade Court and Country Village Court (West Area; Malletts Creek watershed; Ward 4).

### **DESCRIPTION OF PROJECT**

The petitioner seeks approval to develop 10 single-family homes on a private street as a site condominium on a 2.75-acre site in the R1C (Single-Family Dwelling) district. The site is currently vacant but had a single-family home, a large pole barn and several small sheds until this past summer. The site also contains 17 landmark trees.

A private street is proposed along the south side of the site with a 12 to 24-foot wide conflicting land use buffer between it and the neighboring single-family development to the south. The private street includes three bays for 10 on-street parallel parking spaces on the south side and a sidewalk along the length of the north side.

The proposed lots, which are actually site condominium units, range in size from 9,817 square feet to 13,075 square feet. Each of the lots can accommodate a two-story home of 2,000-square feet or more, including a two-car attached garaged. Minimum required front, side and rear setbacks are achieved with each lot.

Ten of the 17 existing landmark trees on the site are proposed to be saved. All but one of the saved landmark trees are within the setback area, not the buildable envelope, of the proposed lots. Mitigation trees for the removed landmark trees will be planted on-site. Whether additional

mitigation trees must be planted in a city park or a donation to the street tree fund is required to satisfy the total amount of mitigation is still being evaluated.

Soils on the site have very limited infiltration capacity and the site is within the upper reaches of the Malletts Creek watershed. Therefore, the proposed storm water management plan utilizes a series of rain gardens and bioswales to act as forebays and provide a treatment train approach. An underground detention system has been sized for detention of 120% of the required volume. The Washtenaw County Water Resources Commissioner’s office is reviewing and will approve the storm water management system.

The petitioner has offered a contribution of \$6,200.00 for parkland instead of a providing an on-site playground or donating land to the parkland system.

One AAATA route serves the site with a stop on the east side of South Maple Road at Dicken Drive, approximately 300 feet south of the site. The estimated project cost is \$4,000,000.

**COMPARISON CHART**

		<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED</b>
Zoning		R1C (Single-Family)	R1C	R1C
Lot Area		120,661 sq ft (2.77 ac)	9,817 sq ft MIN	7,200 sq ft MIN
Density		0.4 dwelling units/acre	4 dwelling units/acre	6 dwelling units/acre MAX
Lot Width		163 ft	60 ft MIN	60 ft MIN
Setbacks	Front	70 ft	25 ft MIN from public ROW, 20 ft MIN to edge of private street pavement	25 ft MIN to ROW 10 ft MIN to edge of private street pavement
	Side	70 ft north side 50 ft south side	5 ft MIN	5 ft MIN
	Rear	600 ft	30 ftMIN	30 ft MIN
Height		20 ft approximately	30 ft MAX	30 ft MAX

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
<b>NORTH</b>	Single-Family Dwellings	R1C (Single-Family Dwelling)
<b>EAST</b>	Single-Family Dwellings	R1C
<b>SOUTH</b>	Single-Family Dwellings	R1C
<b>WEST</b>	I-94, Scio Township	TWP

### PLANNING BACKGROUND

This site is located in the West planning area. The Master Plan Land Use Element recommends continuing single or two-family residential uses for the site and the surrounding area.

Chapter 5 of the Land Use Element addresses community oriented design and includes a section design to help ensure that future development projects are designed with the larger community in mind (see page 26). Particularly applicable design elements in that section for the proposed development include:

- Front Porches – usable front porches should be provided in new residential neighborhoods to enhance the sense of community and increase neighborhood security by increasing surveillance.
- Garages – garage doors should be located behind or no closer to the street than the front of the house to encourage pedestrian and bicycle safety, encourage a pedestrian oriented neighborhood and reduce the image of a garage dominated streetscape. Garages should not be the dominant feature along the streetscape.

All four (4) submitted home models show a projected garage. The applicant should offer a non-projected garage model to be consistent with the Master Plan.

### COMMENTS PENDING, DISMISSED OR UNRESOLVED

Planning – A draft development agreement is still being prepared and will be finalized when all outstanding issues noted by staff have been resolved so that the appropriate details may be included.

Forestry/Natural Resources – The revised plans are still being reviewed by staff. Confirmation that the revisions, or additional comments that must be addressed, are pending.

Engineering – Staff has identified additional revisions that must be made to the proposed plans involving the proposed street and utility easements on the site, relationship of the bioswales and rain gardens with public utility easements, sanitary sewer mitigation calculations and modeling.

Water Resources Commissioner – Further revisions to the proposed storm water management plan have been requested.

Malletts Creek Coordinating Committee – The MCCC provided suggestions on the originally submitted proposed development and storm water management plan, including no net increase to the rate or volume of water directed to Malletts Creek and utilizing a treatment train approach. A treatment train approach has been incorporated into the stormwater management design.

Traffic – The revised plans are still being reviewed by staff. Confirmation that the revisions, or additional comments that must be addressed, are pending.

Solid Waste/Recycling – The revised plans are still being reviewed by staff. Confirmation that the revisions or additional comments that must be addressed are pending.

Fire Marshal – The revised plans address previous staff comments and may be approved.

Parks – The park contribution will be used for parks within a ½-mile of the site: South Maple Park, Mushroom Park, Dicken Woods and Hansen parks.

Prepared by Alexis DiLeo  
Reviewed by Ben Carlisle  
11/13/2015

Attachments:   Zoning Map  
                    Aerial Photo  
                    Site Plan

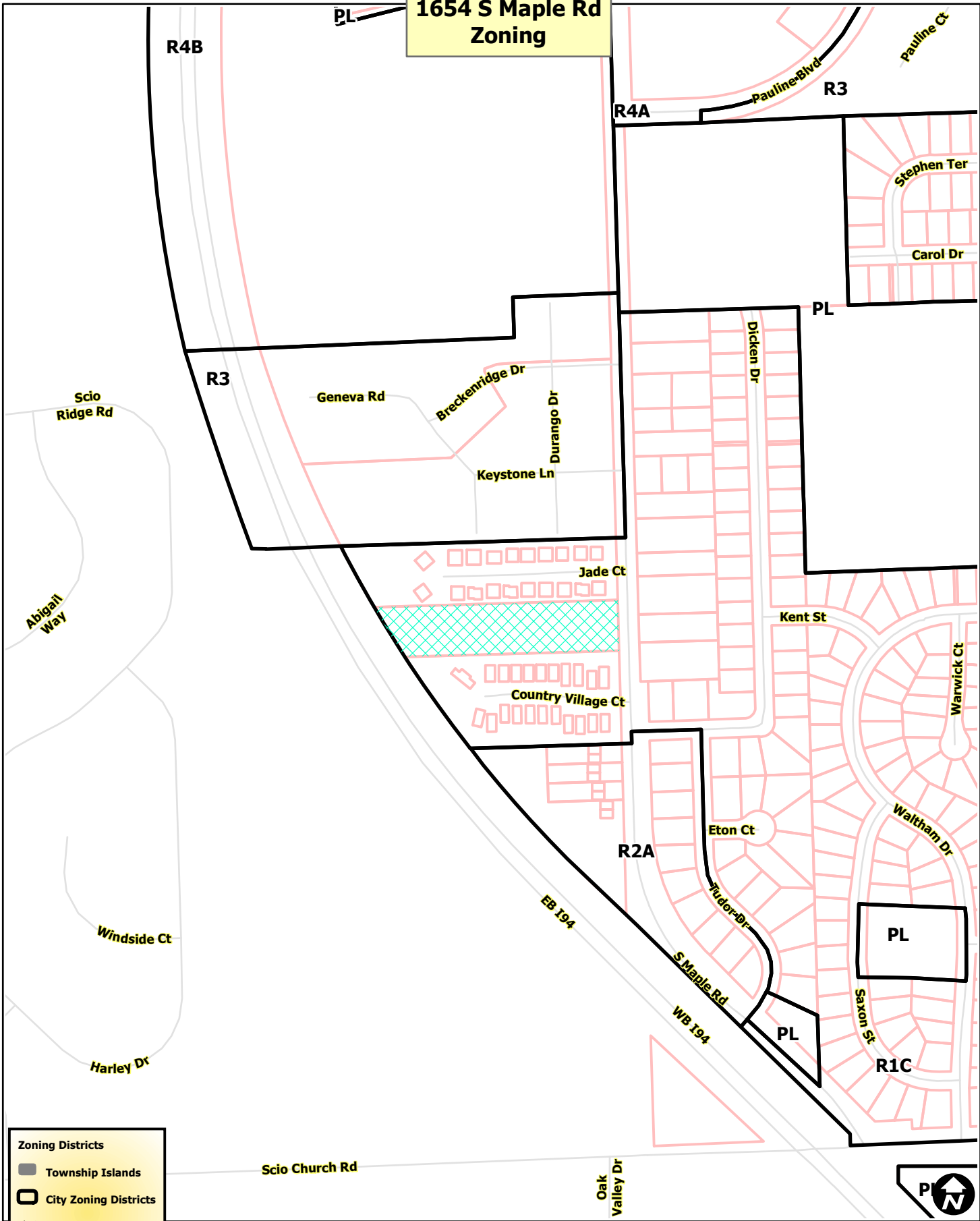
c:     Petitioner: Ann Arbor Builders, Inc.  
                    202 East Madison Street  
                    Ann Arbor, MI 48104

Petitioner's Agent:   Perimeter Engineering LLC  
                                    Kathy Keinath  
                                    11245 Boyce Road  
                                    Chelsea, MI 48118

Owner:     Donald C. Taylor Trust  
                    1654 South Maple Road  
                    Ann Arbor, MI 48103

Systems Planning  
File No. SP15-039

**1654 S Maple Rd  
Zoning**



**Zoning Districts**

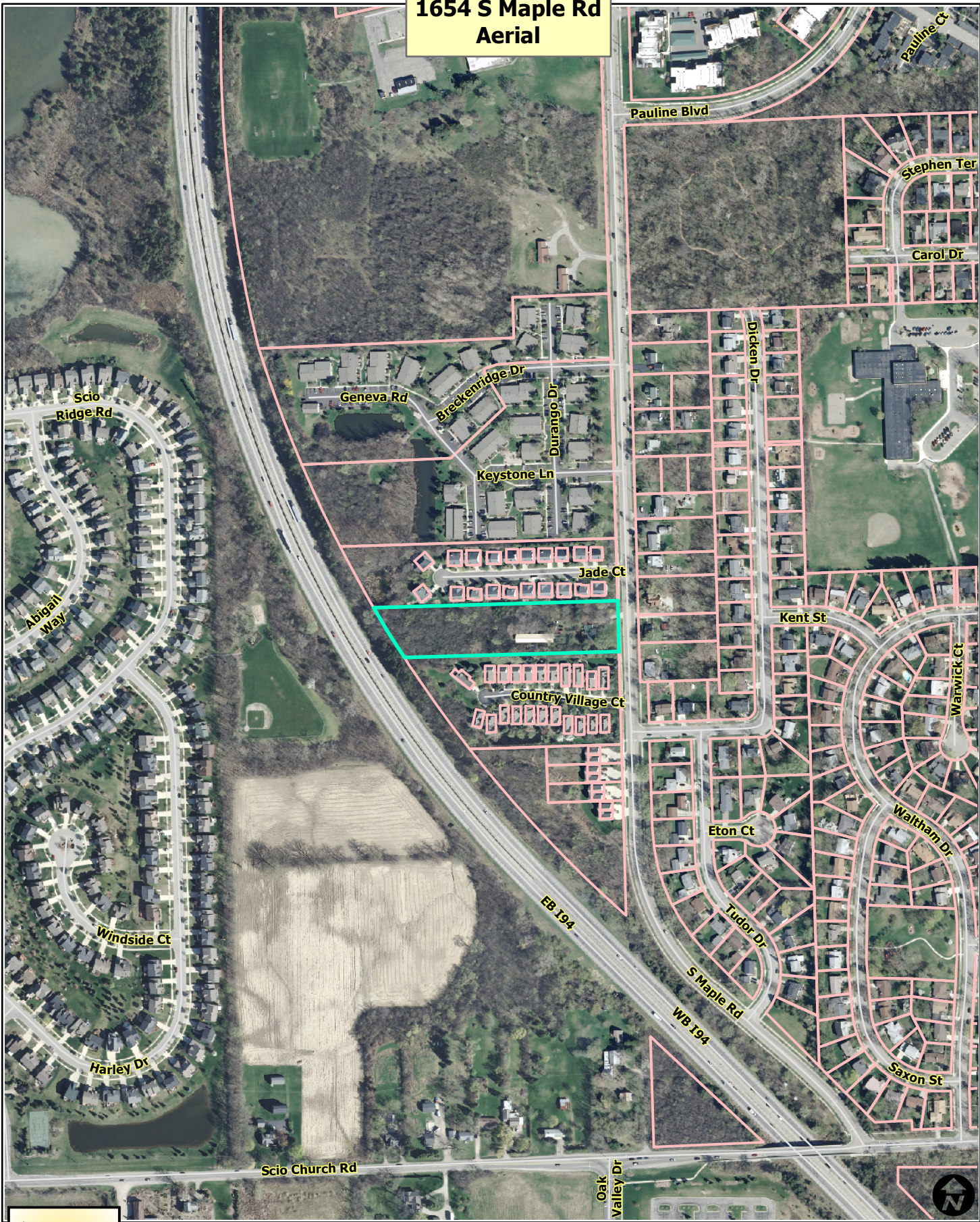
- Township Islands
- City Zoning Districts
- Railroads
- Parcels
- Huron River



Map date 6/24/2015  
 Any aerial imagery is circa 2012  
 unless otherwise noted  
 Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)



# 1654 S Maple Rd Aerial

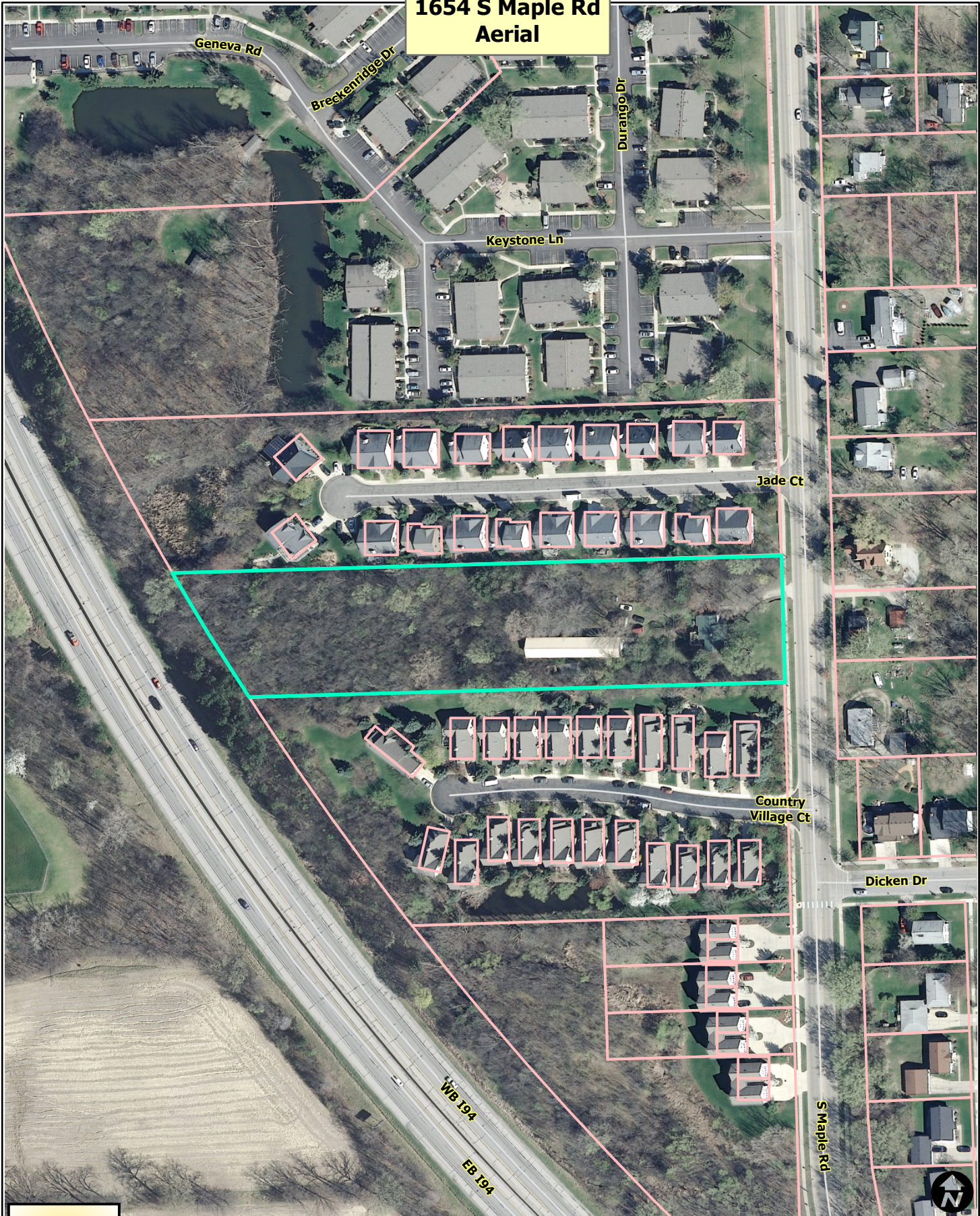


- Railroads
- Parcels
- Huron River



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# 1654 S Maple Rd Aerial



- Railroads
- Parcels
- Huron River



Map date 6/24/2015  
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Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)

**DEVELOPER/PETITIONER:**  
ANN ARBOR BUILDERS, INC.  
ALEX DE PARRY  
202 EAST MADISON  
ANN ARBOR, MI 48104  
PHONE: 734-781-9990

**OWNER:**  
DONALD C. TAYLOR TRUST  
THOMAS DEW  
1694 S. MAPLE  
ANN ARBOR, MI 48108

**ENGINEER/PETITIONER'S AGENT:**  
PERIMETER ENGINEERING, LLC  
KATHY KEINATH, P.E.  
11246 BOYCE ROAD  
CHELSEA, MICHIGAN 48118  
PHONE: 734-216-9941

**LANDSCAPE ARCHITECT:**  
O'REILLY LANDSCAPE DESIGN, INC.  
12081 PRINCENWOOD DR  
FENTON, MI 48430  
PHONE: 734-278-8448

**SURVEYOR:**  
ARBOR LAND CONSULTANTS  
PAUL SCHWIMMER  
2638 MADRONO  
ANN ARBOR, MI 48108  
PHONE: 734-666-2990

**COMMUNITY ANALYSIS**

THE PROPOSED PROJECT IS LOCATED ON SOUTH MAPLE ROAD BETWEEN HAYDON COURT AND COUNTRY VILLAGE COURT. THE SITE CONTAINS ONE LOT THAT IS ZONED R1C. THE EXISTING USE IS SINGLE FAMILY RESIDENCE. THE PROPOSED USE IS RESIDENTIAL AND WILL BE MARKED TO EMPTY NESTED. THE PROPERTY TO THE WEST, EAST AND SOUTH IS CURRENTLY ZONED RESIDENTIAL. THE I-94 EXPRESSWAY IS LOCATED DIRECTLY TO THE WEST OF THE PROPERTY. THE PROPOSED DEVELOPMENT WILL NOT IMPACT PUBLIC SCHOOLS, AIR OR WATER QUALITY.

THE PROPOSED DEVELOPMENT WILL BE AN IMPROVEMENT TO THE EXISTING SITE WHICH INCLUDES TWO OLDER, UNMAINTAINED BUILDINGS AND DETEIORATED RETAINING WALLS. THE PROJECT WILL BE HARMONIOUS WITH THE OTHER PROPERTIES IN THE NEIGHBORHOOD AND SPECIFICALLY THE PROPERTIES TO THE SOUTH AND NORTH OF THE SITE THAT CONSIST OF SIMILAR LAYOUTS.

**DEVELOPMENT PROGRAM**

THIS PROJECT INCLUDES THE DEVELOPMENT OF A 2.77 ACRE PARCEL LOCATED ON THE WEST SIDE OF MAPLE ROAD SOUTH OF THE INTERSECTION OF PAULINE BOULEVARD TO CREATE 10 LOTS FOR SINGLE FAMILY HOMES ALONG A PRIVATE STREET. EACH HOME WILL BE APPROXIMATELY 1,800 SQ. FT. AND DEVELOPED AS SITE CONDOMINIUMS. THE HOMES WILL BE A MIX OF 1-1/2 STORY AND 2 STORY HOMES CONSISTENT WITH THE SIZE AND CHARACTER OF THE NEIGHBORING CONDOMINIUM PROPERTIES LOCATED IMMEDIATELY NORTH AND SOUTH OF THE PROPERTY. DUE TO THE PROXIMITY OF THE I-94 HIGHWAY WEST OF THE PROPERTY, A BUFFERING AREA TO INCLUDE BERRING AND WOODS DEVELOPMENT HAS BEEN PLANNED TO PROVIDE ADEQUATE PARKING, INGRESS AND EGRESS, STORM WATER MANAGEMENT FACILITIES, PEDESTRIAN CONNECTIONS AND ALL OTHER REQUIRED SITE ELEMENTS. THE SITE IS TO BE DEVELOPED IN ONE PHASE. THE PROPOSED PROJECT IS SCHEDULED TO BEGIN UPON APPROVAL AND COMPLETED BY 2017. CONSTRUCTION COST ARE CURRENTLY ESTIMATED TO BE \$4,000,000.

STATEMENT OF INTEREST IN LAND:  
ANN ARBOR BUILDERS IS ACTING AS THE PETITIONER AND DEVELOPER OF THE SITE.

**TRAFFIC IMPACT ANALYSIS**

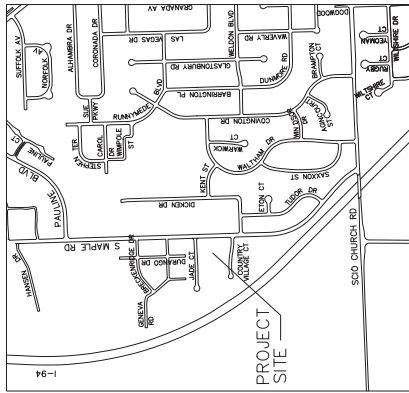
VEHICULAR, PEDESTRIAN AND BICYCLE ROUTES ARE SHOWN ON THE PLANS. NO TRUCK TRAFFIC TO THE SITE IS ANTICIPATED. BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATIONS FOR DETACHED HOUSING OF 1.00 TRIP PER UNIT, THE SITE WILL GENERATE 10 TRIPS PER PM PEAK HOUR. NO TRAFFIC STUDY IS REQUIRED BASED ON CITY CODE.

**SOLID WASTE DISPOSAL PLAN**

THE DEVELOPMENT PROPOSES TO PROVIDE REUSE AND RECYCLING CARTS FOR EACH BUILDING UNIT THAT WOULD BE PLACED CURBSIDE FOR PICKUP BY THE CITY OF ANN ARBOR.

# BANYAN COURT

## 1654 SOUTH MAPLE ROAD CITY OF ANN ARBOR, WASHTENAW COUNTY SITE PLAN SP15-039



LOCATION MAP  
N.T.S.

**LEGAL DESCRIPTION:** TAX ID 09-08-36-400-001 Commencing at the East 1/4 Corner, Section 36, Township 2 South, Range 5 East, Sec 36 Township, Washtenaw County, State of Michigan; thence S00°07'50"W 026.50 feet along the east line of said Section and the centerline of South Maple Road thence S89°32'30"W 93.00 feet for a Place of Beginning; thence continuing along the north line of Country Village Condominium as recorded in Washtenaw County Condominium Subdivision Plan 145; thence along the easterly right-of-way line of Interstate 94 highway nontangentially 189.28 feet along the arc of a 3674.72 foot radius circular curve concave to the northeast, having a central angle of 02°57'05", and a chord which bears N29°33'34"W 189.28 feet; thence N89°49'30"E 790.76 feet (previously recorded as 780.14 feet) along the south line of Morningdale Condominium as recorded in Washtenaw County Condominium Subdivision Plan 163; thence S00°07'30"W 163.38 feet along the west right-of-way line of said South Maple Road to the Place of Beginning; Being a part of the SE 1/4 of said Section 36 and containing 2.77 acres of land, more or less.

**ANN ARBOR BUILDERS, INC.**  
SHEET NO. 8P-01  
DATE 11-1-15  
SCALE N.T.S.  
DR. K.K. CH. K.K.

**SHEET INDEX**  
SP-01 COVER  
SP-02 EXISTING CONDITIONS  
SP-03 LAYOUT PLAN  
SP-04 GRADING AND UTILITIES PLAN  
SP-06 LANDSCAPE PLAN  
SP-08 SOIL EROSION CONTROL PLAN  
SP-07 STORM WATER MANAGEMENT PLAN  
SP-08 NATURAL FEATURES ANALYSIS  
SP-09 DETAILS  
SP-10 ELEVATIONS AND FLOOR PLANS  
SP-11 PHOTOMETRICS

**NOT FOR CONSTRUCTION**

**SITE DATA**

ZONING	EXISTING R1C	PROPOSED R1C
USES		
RESIDENTIAL UNITS	1	10
BUILDING		
RESIDENTIAL BUILDINGS	EXISTING 14,430 SF	PROPOSED 18,000 SF
TOTAL SQUARE FOOTAGE	3,682 SF	0 SF
PROPERTY REGULATIONS	5,112 SF	18,000 SF
LOT AREA/DWELLING UNIT	ALLOWED 7,200 SF	PROVIDED 12,059 SF
MIN ACTIVE OPEN SPACE PER DWELLING UNIT	300 SF	7,783 SF
MAX BUILDING HEIGHT	30.00 FT	30.00 FT
MIN LOT SIZE	7,200 SF	9,817 SF
MIN LOT WIDTH	60 FT	60.00 FT
MIN OPEN SPACE	40%	70%
PROPERTY SETBACKS		
	REQUIRED 25.00 FT	PROVIDED 10.00 FT
	FRONT 30.00 FT	PROVIDED 30.00 FT
	REAR 5.00 FT	PROVIDED 5.00 FT
	SIDE 5.00 FT	PROVIDED 5.00 FT
OFF STREET PARKING		
PARKING PER UNIT RESIDENTIAL	REQUIRED 10	PROVIDED 10
BICYCLE PARKING RESIDENTIAL	0	0
LOADING SPACES	0	0
	10 FT FROM PRIVATE ROAD PAVEMENT	

**SOIL EVALUATION**

THE SOILS ON THE SITE ARE MIAMI SERIES (mb). THE SOILS ARE CLASSIFIED AS HYDRAULIC SOILS GROUP IS. ON SITE THERE ARE REVERSED CLAY AND SANDS. THE SOILS ARE PREDOMINATELY CLAY WITH NO INFLUENCE ON CAPACITY. THESE TEST WERE PERFORMED IN COORDINATION WITH THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER'S OFFICE.

**NATURAL FEATURES**  
THERE ARE NO FLOODPLAINS, WOODLAND OR WETLANDS ON THE SITE. THERE ARE REVERSED CLAY AND SANDS LOCATED ON THE SOUTHWEST CORNER OF THE LOT. NO WETLANDS OR WOODLANDS OR WETLANDS HAVE BEEN IDENTIFIED. THE CONSULTANT AND LANDSCAPE ARCHITECT HAS BEEN PROVIDED TO VERIFY THAT NO WOODLANDS OR WETLANDS ARE LOCATED ON THE PROPERTY. THE PROPOSED LAYOUT WAS SELECTED TO MINIMIZE DISTURBANCE TO THE LANDMARK TREES. REPLACEMENT TREES HAVE BEEN PROVIDED AS ALLOWED BY CODE. THE LANDMARK TREES ARE SHOWN ON THE EXISTING CONDITIONS PLAN AND ALTERNATIVE ANALYSIS PLAN.

PERIMETER ENGINEERING LLC  
11246 BOYCE ROAD  
CHELSEA, MI 48118  
734-216-9941



SECTION 36  
TOWN 2 SOUTH, RANGE 5 EAST  
CITY OF ANN ARBOR  
WASHTENAW COUNTY

SITE PLAN  
COVER



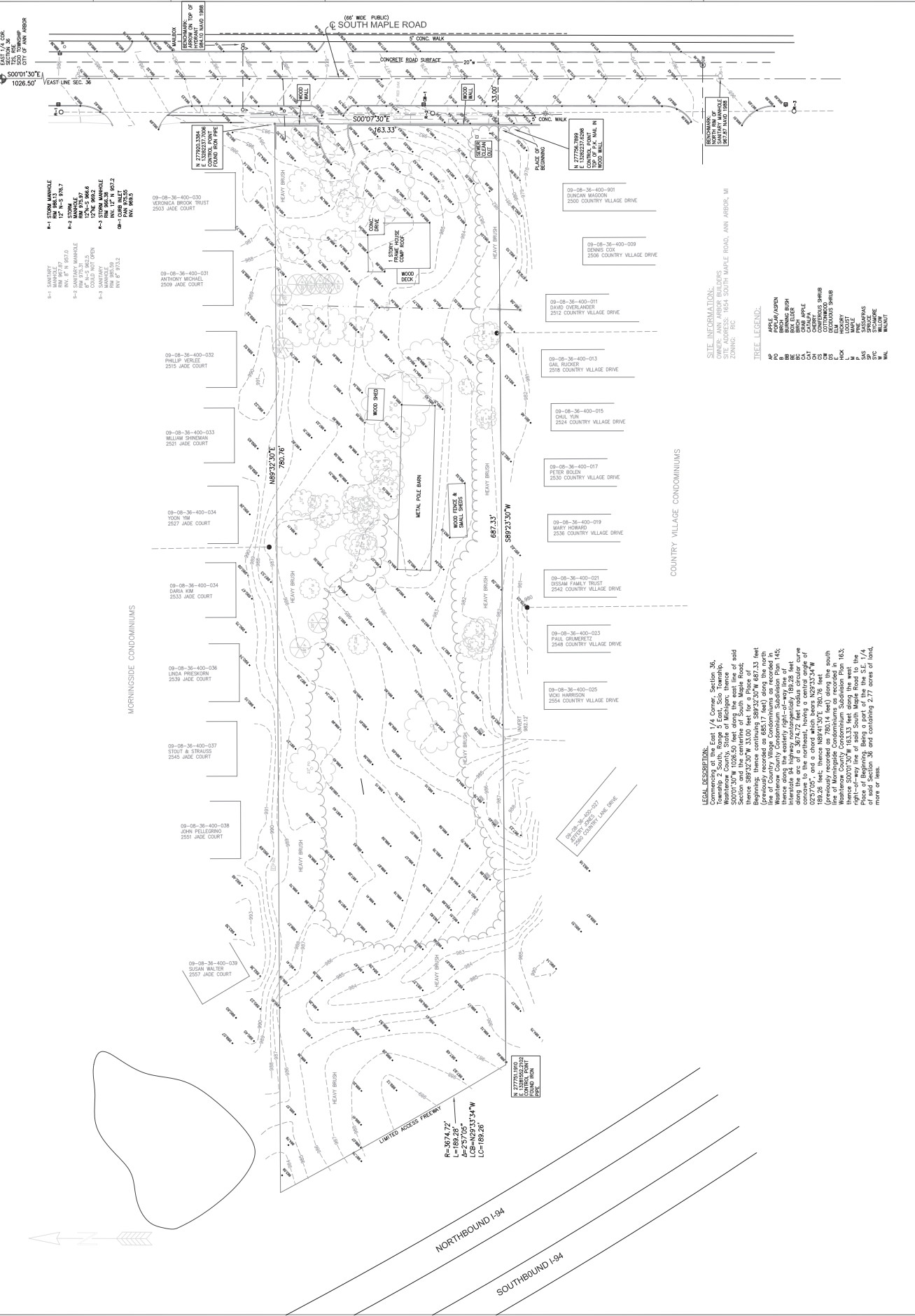




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DATE: 7-29-2015  
 SHEET: 1 OF 1  
 SCALE: 1" = 30' HORIZ. / 1" = 30' VERT.  
 CLIENT: ANNE ARBOR BUILDERS  
 PROJECT: TOPOGRAPHICAL SURVEY  
 IN THE N.E. 1/4 OF SECTION 36, T4S, R12E  
 2.77 ACRE PARCEL  
 WASHINGTON COUNTY, MICHIGAN  
 CITY OF ANN ARBOR  
 ARBOR LAND CONSULTANTS, INC.  
 2535 KALAMAZOO CT.  
 ANN ARBOR, MI 48103  
 734-669-2960  
 FAX 734-669-2961



**SITE INFORMATION:**  
 OWNER: ANNE ARBOR BUILDERS  
 PROJECT: 1508 SOUTH MAPLE ROAD, ANN ARBOR, MI  
 ZONING: R1C

**TREE LEGEND:**  
 A Apple  
 B Black Birch  
 C Black Cherry  
 D Black Gum  
 E Black Locust  
 F Black Walnut  
 G Box Elder  
 H Buckeye  
 I Canada Plum  
 J Catalpa  
 K Cucumber Tree  
 L Dogwood  
 M Elm  
 N Flowering Dogwood  
 O Hackberry  
 P Honey Locust  
 Q Maple  
 R Pecan  
 S Red Maple  
 T Red Oak  
 U Red Pine  
 V Red Spruce  
 W Shadblow  
 X White Birch  
 Y White Oak  
 Z Willow

**LEGAL DESCRIPTION:**  
 Connecting to the East 1/4 Corner, Section 36,  
 Township 2 South, Range 5 East, Side Township,  
 Section 36 and the centerline of South Maple Road,  
 Beginning: thence containing 589'32.50\"/>

NORTHBOUND I-94  
 SOUTHBOUND I-94





PERIMETER

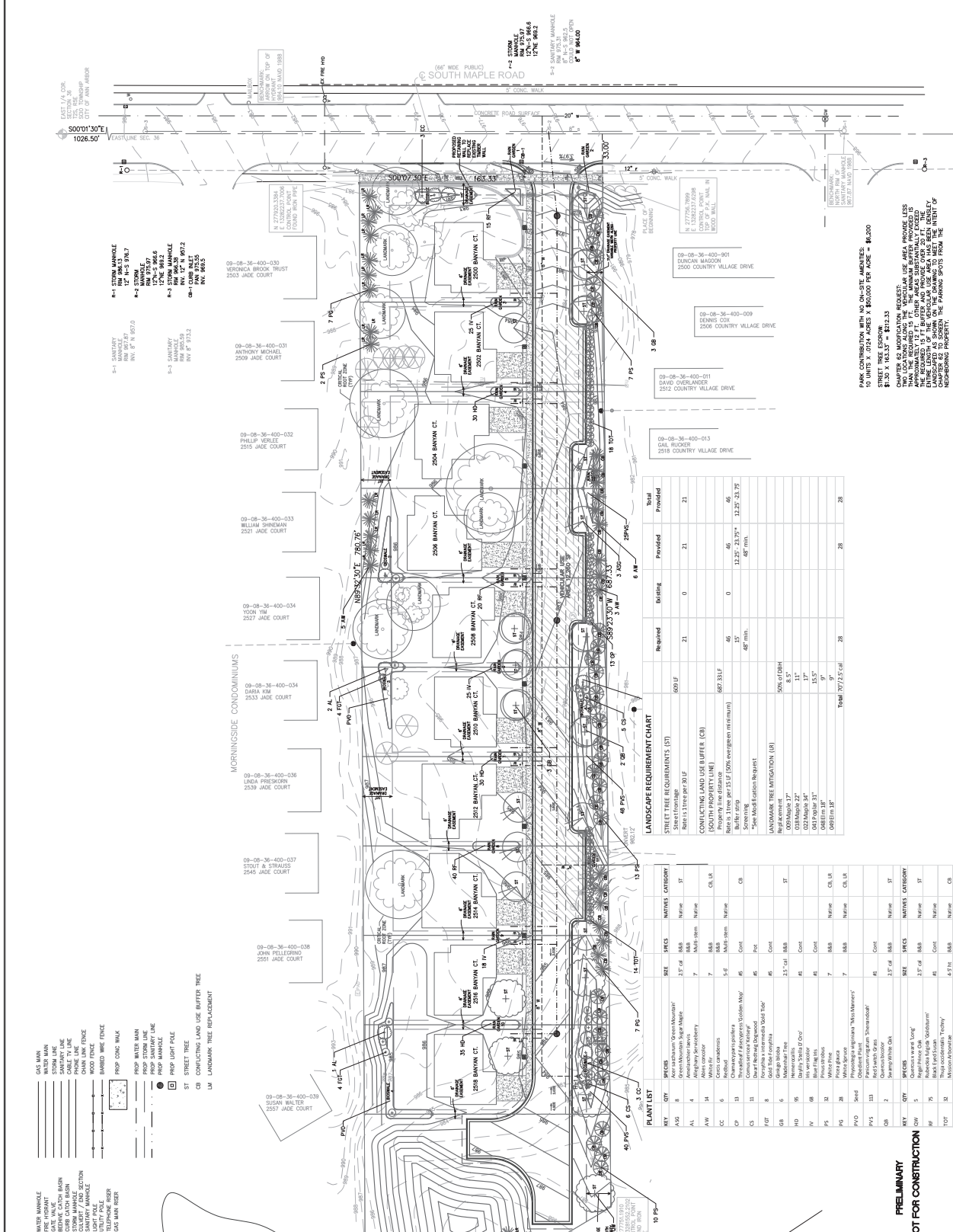
PERIMETER ENGINEERING LLC  
 1245 BOYCE ROAD  
 CHELSEA, MI 48118  
 734-216-9941

Notwithstanding to whom this contract is assigned, the contractor shall be held responsible for the accuracy of the information provided herein and the contractor shall be held responsible for the accuracy of the information provided herein.

SECTION 36  
 CITY OF ANN ARBOR  
 WASHTEWAN COUNTY  
 TOWN 2 SOUTH, RANGE 5 EAST

CLIENT  
 ANN ARBOR BUILDERS, INC.  
 SITE PLAN  
 LANDSCAPE

DATE  
 11-1-15  
 SCALE 1"=30'  
 DRAWN BY: J.A.M.  
 CHECKED BY: J.A.M.  
 SHEET NO.: 05  
 TOTAL SHEETS: 06



**LEGEND**

- WATER MANHOLE
- FIRE HYDRANT
- REINFORCED CONCRETE CATCH BASIN
- SEWER MAIN
- SEWER SERVICE LINE
- STORM MAIN
- STORM SERVICE LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARRIERS
- PROP CONC WALK
- PROP WATER MAIN
- PROP STORM LINE
- PROP MANHOLE
- PROP LIGHT POLE
- STREET TREE
- CONFLICTING LAND USE BUFFER TREE
- LANDMARK TREE REPLACEMENT



**PLANT LIST**

KEY	QTY	SPECIES	SIZE	SPKS	MATURE CATEGORY
AGS	8	Green Moorish Sage Maple	2' 0"	40	Native
AWF	14	White Flowering Dogwood	7'	40	Native
CC	6	Cornus canadensis	5'	40	Native
CP	12	Thornless Blackberry	7'	40	Native
CS	12	Downy Woodpecker	7'	40	Native
GEF	8	Georgian Dogwood	7'	40	Native
GB	6	Green Sycamore	7'	40	Native
ND	12	Downy Woodpecker	7'	40	Native
IV	12	Blood Red Dogwood	7'	40	Native
PS	12	White Flowering Dogwood	7'	40	Native
PD	12	Downy Woodpecker	7'	40	Native
PVD	12	Downy Woodpecker	7'	40	Native
PVS	12	Downy Woodpecker	7'	40	Native
CR	7	White Flowering Dogwood	7'	40	Native

**LANDSCAPE REQUIREMENT CHART**

STREET TREE REQUIREMENTS (ST)	Required	Provided	Total
609 LF	21	0	21
CONFLICTING LAND USE BUFFER (CLUB) <td>46</td> <td>0</td> <td>46</td>	46	0	46
36' x 18' x 13' (See note on green m/s m)	48	0	48
LANMARK TREE MITIGATION (LBT) <td>28</td> <td>28</td> <td>28</td>	28	28	28
30% of DSH			
0.03 x 17'			
0.02 x 17'			
0.02 x 31'			
0.02 x 17'			
<b>Total</b> 707/2.5 cal	<b>28</b>	<b>28</b>	<b>28</b>

PRELIMINARY  
 NOT FOR CONSTRUCTION  
 811  
 Know what's below.  
 Call before you dig.

PLAN CONTINUED WITH NO CHANGE AMOUNTS  
 STREET TREE LOOKUP  
 31.20 X 18.33 = \$112.33  
 DATED 02 NOVEMBER 2015  
 DRAWING REVISED TO REFLECT AND ADJUSTMENTS MADE TO THE  
 LANSPEC AS SHOWN ON THE DRAWING. THIS INTENT OF  
 NEIGHBORHOOD PROPERTY.



11-1-15  
 DATE 9-28-15  
 SCALE N.T.S.  
 DR. K.K. CH. K.K.  
 SHEET NO. SP-10

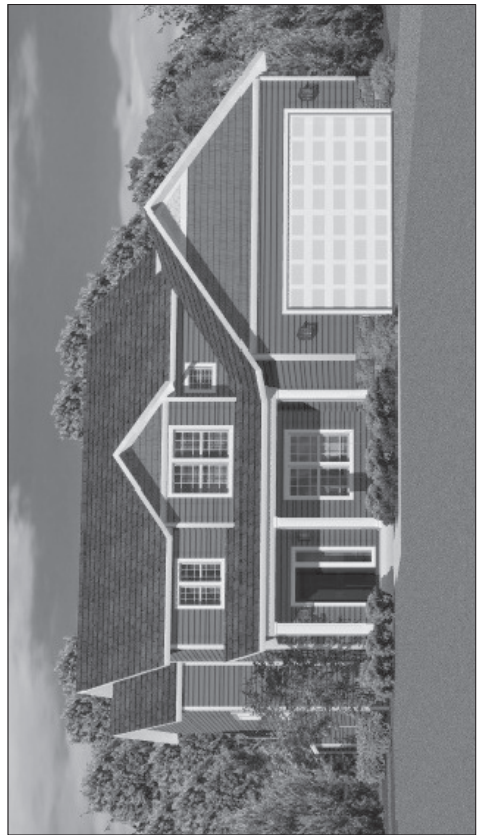
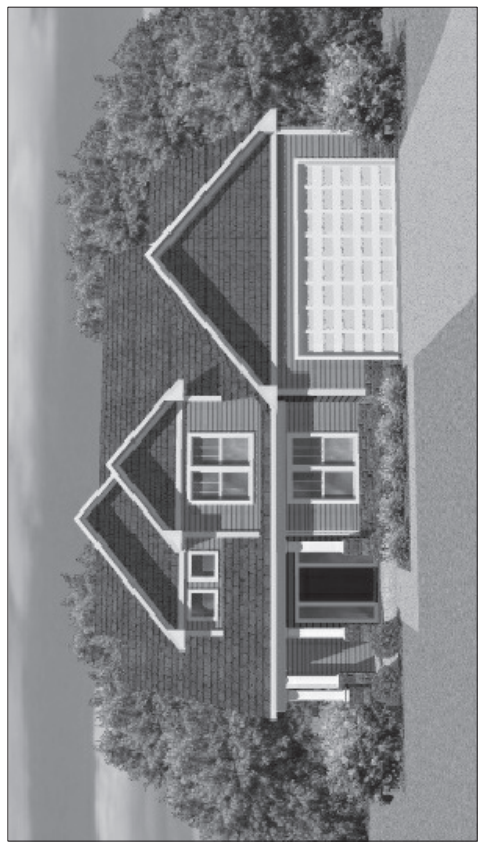
CLIENT  
**ANN ARBOR BUILDERS, INC.**  
 BANYAN COURT  
 SITE PLAN  
 ELEVATIONS AND FLOOR PLANS

SECTION 36  
 TOWN 2 SOUTH, RANGE 5 EAST  
 CITY OF ANN ARBOR  
 WASHTEWAW COUNTY, MI

Model:  
 Construction site only in the  
 presence of the architect.  
 The architect shall be  
 responsible to ensure any  
 modifications to the original  
 design are made in  
 accordance with the  
 provisions of any other permits.

**PERIMETER**

PERIMETER ENGINEERING LLC  
 1168 SERVICE ROAD  
 CHELSEA MI 48118  
 734-216-9941



NOTE:  
 THE FLOOR PLANS ILLUSTRATED HEREIN ARE FOR CONCEPTUAL PURPOSES TO  
 ILLUSTRATE THE GENERAL DESIGN INTENT AND RELATIVE HOME SIZE PROPOSED  
 FOR THE MARKET AREA. THE FLOOR PLANS ARE SUBJECT TO MODIFICATION  
 BASED ON MARKET CONDITIONS, BUYER PREFERENCES AND CUSTOMIZATION FOR  
 SPECIFIC LOT PLANNING CRITERIA.



**MASSING ELEVATION**

