

BRIGHTDAWN VILLAGE

CONDOMINIUM

CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SITE PLAN

OWNER/CLIENT

GLORYCREST BURTON ROAD INC.
2750 CARPENTER RD., SUITE 4
ANN ARBOR, MI 48108
ATTN: JOSEPH M. WEST

ENGINEER/SURVEYOR

MIDWESTERN CONSULTING, LLC
3815 PLAZA DRIVE
ANN ARBOR, MI 48108
ATTN: TOM COVERT
PHONE: 734-995-0200

LANDSCAPE ARCHITECT

MIDWESTERN CONSULTING, LLC
3815 PLAZA DRIVE
ANN ARBOR, MI 48108
ATTN: TINA FIX
PHONE: 734-995-0200

ARCHITECT

THE ARCHITECT DESIGN GROUP, INC.
2101 JACKSON AVE.
ANN ARBOR, MI 48103
ATTN: BOB OVERHISER
PHONE: 734-995-4015

REQUIRED STATEMENTS

i. General Project Information:

Glorycrest Burton Road Inc. owns the property at 2805 Burton Road, Ann Arbor, Michigan. The applicant is seeking site plan approval from City Council after review by the Planning Department and recommendation by the Planning Commission. The project proposes development of 120 multi-family condominiums, with a number of units is permitted under the existing R4B zoning classification. The applicant is not requesting any variances or a landscape modification for the proposed development. The development includes a minor impact to an existing wetland to include a sidewalk along Burton Roadway requiring a wetland use permit and natural features buffer area disturbance approval.

This submittal is a revision to a prior submittal for a conditional rezoning to R4D for a multi-family residential development with 160 dwelling units.

Glorycrest Burton Road Inc. does not own or have an interest in any land contiguous to the site.

ii. Development Program:

- The proposed condominium project consists of the construction of four (4) new 4-story multi-family buildings for a total of approximately 238,800 square feet. The total number of residential units will be 120 units, at a rate of 15 dwelling units per acre as is permitted within the R4B zoning district. All units designed for wheelchair accessibility and could be converted to barrier free access. These home units will be a mix of two (2) bedroom and three (3) bedroom units, which will be "for sale, market rate" units. There will be underground vehicular parking spaces below the proposed buildings and surface vehicular parking spaces. There will be two (2) electric vehicle charging stations in each underground parking facility. Additionally, Class A bicycle spaces will be provided in the underground parking area and Class C bicycle parking spaces will be provided near the entrances of the buildings. See the Site Data Comparison Chart on the Cover sheet for specific quantities of each type of unit, bedrooms, vehicles and bicycle parking spaces.
- The site will be accessed from Burton Road at two access points with fire access along the entrance side of each building. Solid waste enclosure will be conveniently located along the exterior property line and will include trash and recycling dumpsters.
- Site improvements will include new parking lots and driveways with associated lighting, underground utilities, landscaping, underground stormwater management systems, solid waste management facilities, and site amenities. Construction of new improvements will impact (28) Landmark Trees and (10) woodland trees. Mitigation for these impacts and removals is proposed with new tree plantings, 1,212 square feet of wetland will be impacted with site improvements and will be mitigated on site adjacent to the existing wetland.
- Amenities include: 62% open space, clubhouse amenities on the first floor of one of the residential buildings, children's playground, outdoor gathering space, dog run, community garden, and convenient access to Sylvan Park.
- The existing improvements on the site have been removed and the property is currently vacant, but in the past has been home to squatters and used for illegal dumping of household refuse. Re-development of the site will prevent these uses from recurring in the future.
- Construction will occur in a single phase, with site work starting in fall/winter of 2020 and concluding in winter/spring 2022. Existing utilities will be demolished during construction. Probable construction cost for the proposed site work, utilities, landscaping, and building construction (excluding property) is estimated to be \$32,000,000.

iii. Community analysis:

- Impact on public schools:
 - 120 accessible intergenerational housing units will be added to the tax base.
 - 26 school age children are anticipated per SEMCOG 2019 Population and household estimates of an average 2.27 people per household with 9.3% school-age children.
- Relationship to neighboring uses:
 - The proposed development will be multi-family residential and is consistent with the current zoning of the property (R4B). The redevelopment will substantially improve the site, provide stormwater management on site, and revitalize a blighted site. The Brightdawn Village residents are likely to patronize the nearby commercial/retail establishments and restaurants. They also are likely to work in nearby employment centers. A conflicting land use buffer is required along the south property line to buffer the proposed higher density residential development from the low density residential. Right-of-way screening is provided to screen on-site parking areas from Burton Road and US-23. No buffer is required adjacent to Sylvan Park to the north.
- Impact of adjacent uses on proposed development:
 - The adjacent uses are similar residential, office, and commercial district uses that will have no negative impact on the proposed Brightdawn Village development.
- Impact on air and water quality and existing natural features:
 - There will be no anticipated negative impact to air quality.
 - The property is currently vacant with no stormwater detention facilities. The proposed stormwater management system improvements are designed to pre-treat, detain, and release the runoff into the public storm sewer at a controlled rate. Water quality controls will be implemented to ensure that runoff during construction is controlled and managed. Hydrology will be maintained to the existing wetland on the south end of the property from the on-site storm water release, and from the 46-acre watershed drainage to the east crossing under US-23, heading west.
 - There are no known endangered species habitats, floodplains, watercourses, or steep slopes on the site. There are numerous landmark trees and three woodland areas. Impacts to these features have been minimized with a compact site footprint and increased building height with underground parking areas. Only (28) landmark trees and (10) woodland trees will be removed. The two largest woodland areas are being preserved in the open space. Mitigation for the removals is proposed with new tree plantings. See the natural features analysis sheet for further description of the woodlands and remaining wooded areas.
 - The site also contains a wetland area on the south side of the site. The wetland will be protected with a 25-foot natural features non-disturbance buffer. Impacts to this buffer include construction of a stormwater detention outlet pipe and end section, and construction of a raised boardwalk that will cross at the wetland's narrowest point.

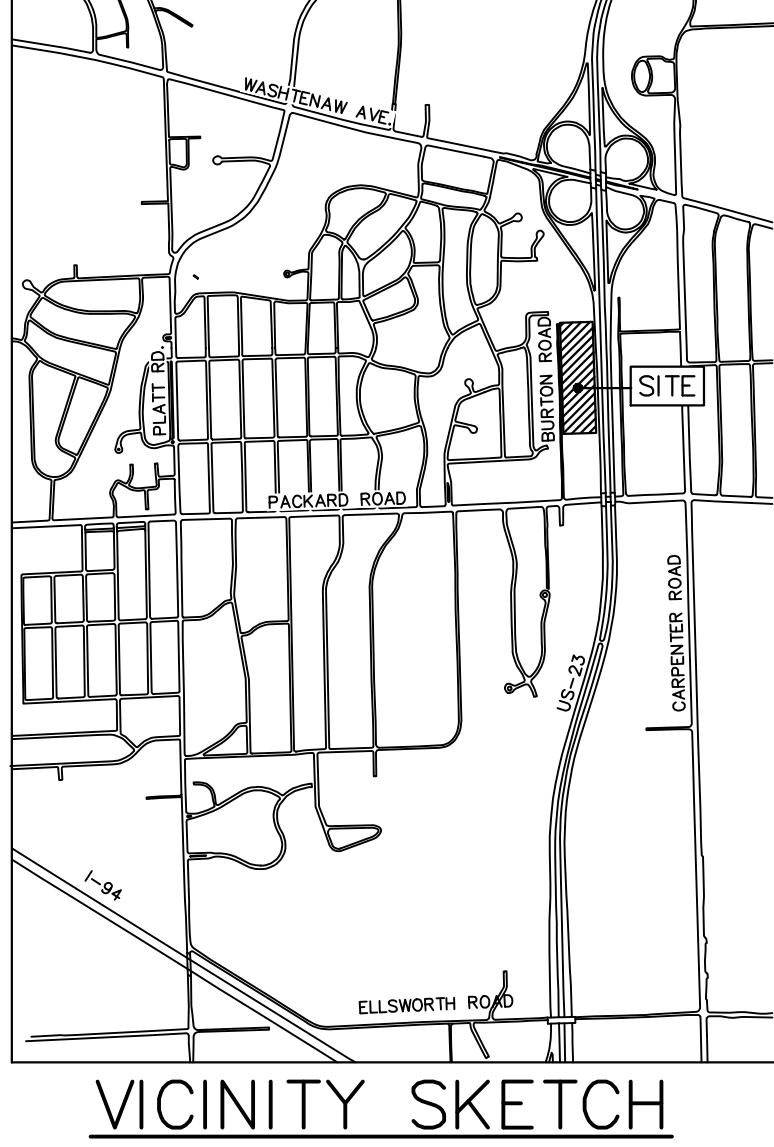
SITE PLAN NOTES

SITE PLAN NOTES

- Standard Sidewalk Repair and Maintenance Note per Chapter 49, Section 4.58 of the City of Ann Arbor Code. All sidewalks shall be kept and maintained in good repair by the owner of the land adjacent to and abutting the same. Prior to the issuance of the final Certificate of Occupancy for this site, all existing sidewalks in need of repair must be repaired in accordance with city standards.
- All sidewalks constructed in the public right-of-way shall meet requirements and guidelines as set forth in the ADA Standards for Accessible Design.
- The one year water main contract is proposed to be provided by a third-party provider in multiple locations. One system will be located under the driveways and adjacent parking areas near Buildings 1 and 2. The other will be at the north end of the site, west of the dog run. Runoff from the buildings, exterior parking, driveways, sidewalks, and general open areas is directed to, and detained within the underground detention system. The northern system will also treat and detain a portion of the runoff from Building 1 and 2.
- All roof drains are to run down through the building and are to connect to the storm detention systems.
- The detention chambers are to outlet to the existing wetland, and to the existing storm sewer in Ell Road at the north end of the site through gravity storm sewer extension.
- The sanitary sewer leads will tap into the existing sanitary mains in Burton Road. Site Planning is modeling proposed flows for the development.
- The underground parking floor drains will drain by gravity to the existing sanitary sewer mains in Burton Road.
- Domestic water and fire suppression water services are to tap into the proposed 12" water main. Booster pumps will be provided for domestic and fire water.
- Dewatering operations during construction, if necessary, are to meet City requirements for sediment control and disposal.
- There are no firewalls within the proposed buildings.
- Two gated trash enclosures are located on the site for refuse and recycling containers. Pickup is expected to be at least one time per week for trash and 1 time per week for recycling. Garbage trucks will travel east from the south entrance of Burton Road, into the driveway/parking lot, turn left, then pull straight at the first (most southern) enclosure. Then trucks will travel north and pull straight into the second enclosure (north-most), perform a tee reverse maneuver, then pull forward to exit at Burton Road. Frequency of pickup will be adjusted as required.
- The City of Ann Arbor has a single hauler for all commercial refuse collection in the City that began on July 1, 2009. It extends through June 30, 2021. Waste Management of Michigan, Inc. (WMM) will provide collection and container rental services for all commercial refuse collection services requested by the City.
- New improvements for public streets shall be designed to be in accordance with the City of Ann Arbor Green Street Policy.

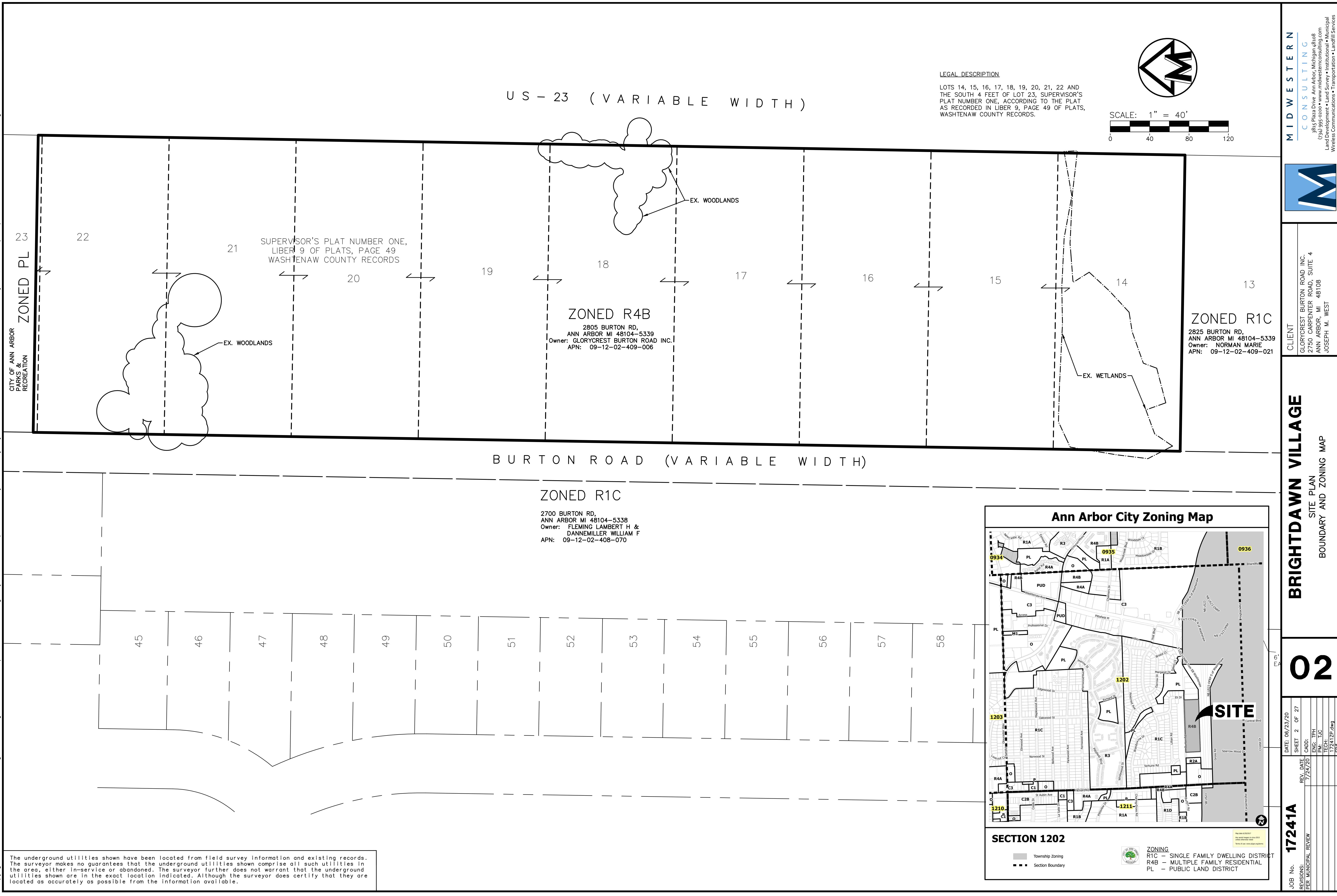
SITE DATA COMPARISON CHART

	Existing - R4B District		Previous submittal Conditional Rezoning to R4D		Allowed/ Required - R4B		Proposed	
Zoning								
Permitted Land Use	351034 sf	351,034 sf	Multi-family	14000 sf	351,034 sf	Multi-family	351,034 sf	Multi-family
Site Area (gross/net)	8.06 Acres	8.06 Acres		0.32 Acres Min.	8.06 Acres			
Min. Lot Width	1,165 ft	1,165 ft		120 ft	1,165 ft			
Number of Units	NA	Dwelling Units	160	Dwelling Units	120	Dwelling Units	120	Dwelling Units
Gross Lot Density	NA	DU/Acre	20	DU/Acre	15	DU/Acre	15	DU/Acre
Min. Lot Area per dwelling unit	NA	Acres	2,194 sf per DU	2,900 sf per DU	2,925 sf per DU			
Number of Buildings	NA		4	Residential Buildings	NA	4	Residential Buildings	
			58 one bedroom, 78 two bedroom, 24 three bedroom = 286 bedrooms			90 Two Bedroom, 30 Three Bedroom		
							270 Bedrooms	
			1 Clubhouse			Clubhouse amenities on 1st floor of one building		
Ground Floor Area	NA	50,388 sf				14,930 sf per building*		
						120 sf tool shed		
						59,840 sf total*		
						*floor area does not include balconies or underground parking		
Maximum Lot Coverage	NA	%	14%	NA	%	17%		
Floor Area per building						59,720 sf per building		
Total Floor Area	NA	sf	182,819 sf total	NA	sf	239,000 sf total		
Maximum Floor Area Ratio	NA	%	52%	NA	%	68%		
Maximum Height	NA	ft	47 ft maximum	35 ft - no underground parking	45 ft - with >35% underground parking	45 ft / 4 stories with underground parking		
	NA	stories						
Setbacks								
Front	NA	ft	25	ft	15 ft minimum	15 ft	ft min	
					40 ft maximum			
Side	North	NA	ft	198 ft (north)	12 ft plus 3 inches for each foot of height over 35 feet and 1.5 inches for each foot building length over 50 feet	12' + (3" x (45-35)) + (1.5" x (200-50)) = 33.25' required to north		
	South			160 ft (south)	plus one foot for each foot of building height over 30 feet when abutting residentially zoned land	12' + (3" x (45-35)) + (1.5" x (200-50)) + (1" x (45-30)) = 48.25' required to south		
	Rear	NA	ft	25	30 ft plus 1.5 inches for each foot of building height over 35 feet and 1.5 inches for each foot of building width over 50 feet	30' + (1.5" x (45-35)) + (1.5" x (83.6-50)) = 35.45' required		
						86 ft min. proposed		
Minimum Building Spacing	NA		77 ft minimum	20 ft	74 ft	ft minimum		
Natural Features Setback	NA	ft	25 ft wetland setback	25 ft wetland setback	25 ft	ft		
Open Space								
Open Space	NA		63%	55% Minimum	62%	ac		
			5.10 Acres	4.43 Acres Minimum	5.03 Acres			
Active Open Space	NA		993 sf per du	300 sf per du minimum	1,385 sf per du			
			158,972 sf total	36,000 sf total minimum	166,172 sf			
Impervious surface coverage								
	NA	%	44.8 %	NA	%	42.8 %		
Vehicular Parking								
Multi-family dwelling units in residential district	NA		187 53 12 252	regular spaces compact spaces barrier free spaces total spaces	1.5	spaces per dwelling unit = 120*1.5 = 180 spaces required	92 regular underground 48 compact underground 114 regular surface 8 barrier free surface 22 compact surface 284 total spaces (>1.05 per bedroom) 70 compact (25%)	
							2 EVC stations per building	
							8 EVC stations total	
Bicycle Parking								
Multi-family dwelling units in residential district	NA		16 16 32	Class A Class C total	1	space per 5 dwelling units (50% A, 50% C) required (12A, 12C)	32 Class A provided 8 Class C provided 40 Total provided	

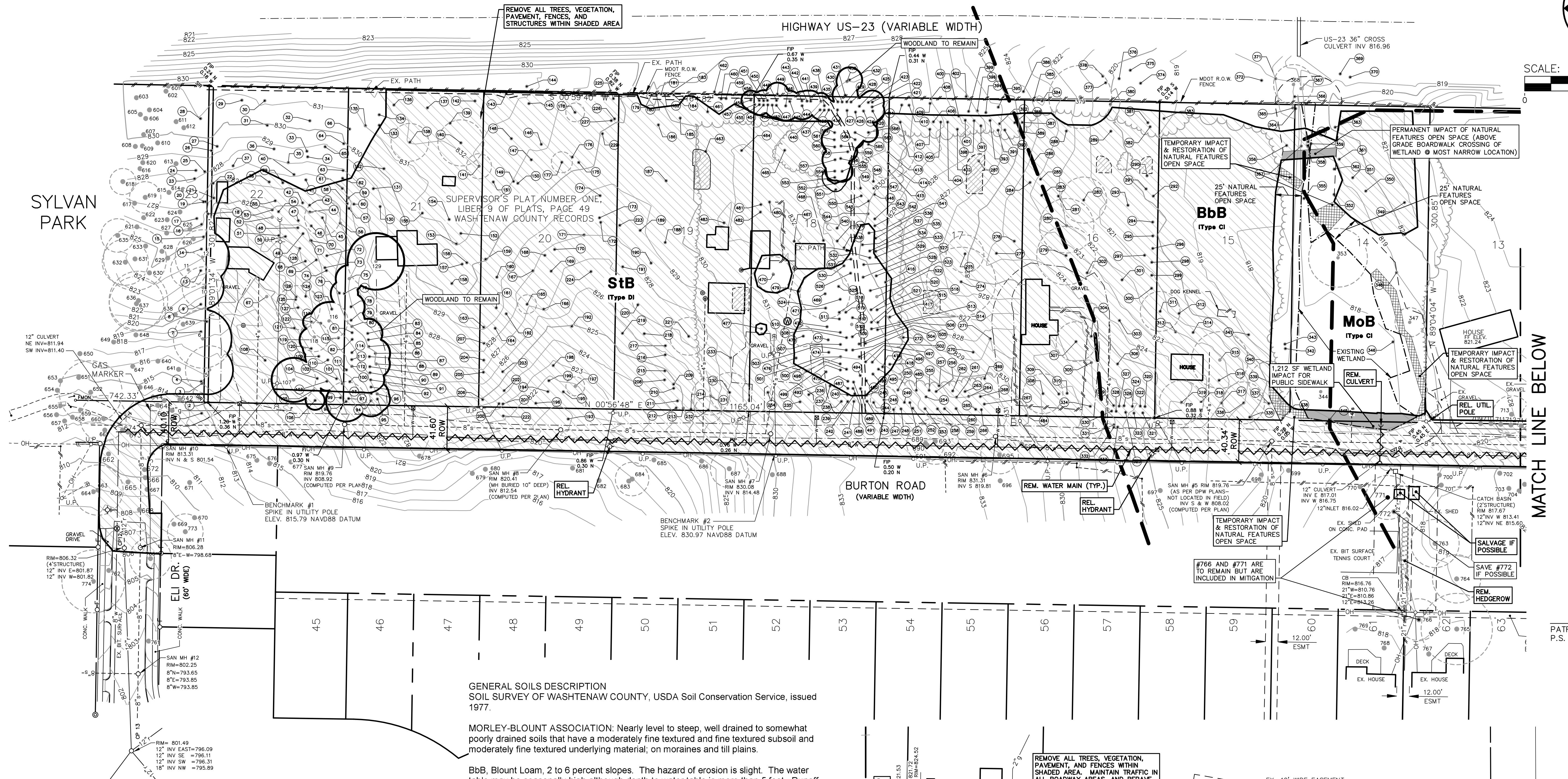


Sheet Index

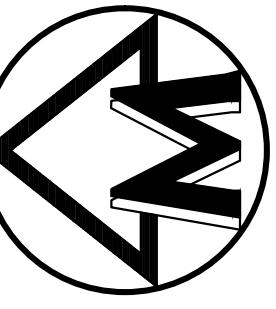
#	SHEET TITLE
01	COVER SHEET
02	BOUNDARY AND ZONING MAP
03	EXISTING CONDITIONS & REMOVALS
04	SOIL BORING LOGS & LOCATION MAP
05	TREE INVENTORY LIST
06	TREE INVENTORY LIST 2
07	NATURAL FEATURES ANALYSIS
08	ALTERNATIVE ANALYSIS
09	DIMENSIONAL SITE PLAN
10	GRADING PLAN
11	UTILITY PLAN
12	LANDSCAPE PLAN
13	SOIL EROSION CONTROL PLAN
14	STORMWATER MANAGEMENT PLAN (SITE)
15	STORMWATER MANAGEMENT CALCULATIONS
16	STORMWATER MANAGEMENT PLAN & CALCS (ROADWAY)
17	STORMWATER MANAGEMENT DETAILS
18	FIRE PROTECTION PLAN
19	AERIAL OVERLAY PLAN
20	NATURAL FEATURES OVERLAY PLAN
21	



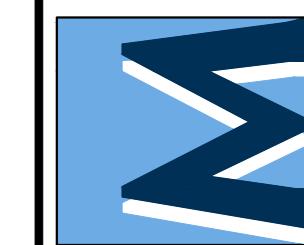
SYLVAN PARK



SCALE: 1" = 50'
0 50 100 150



MIDWESTERN CONSULTING

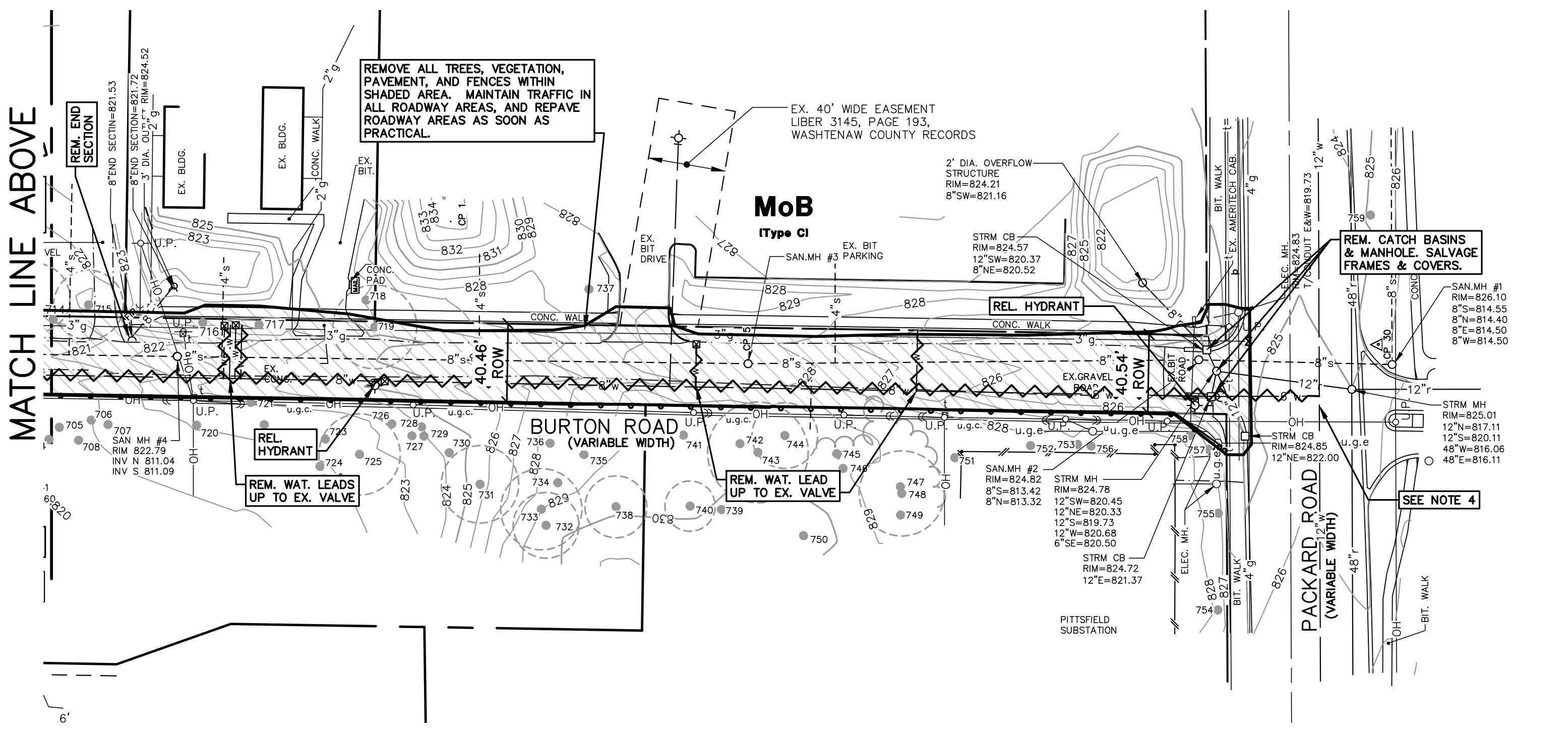


BRIGHTDAWN VILLAGE

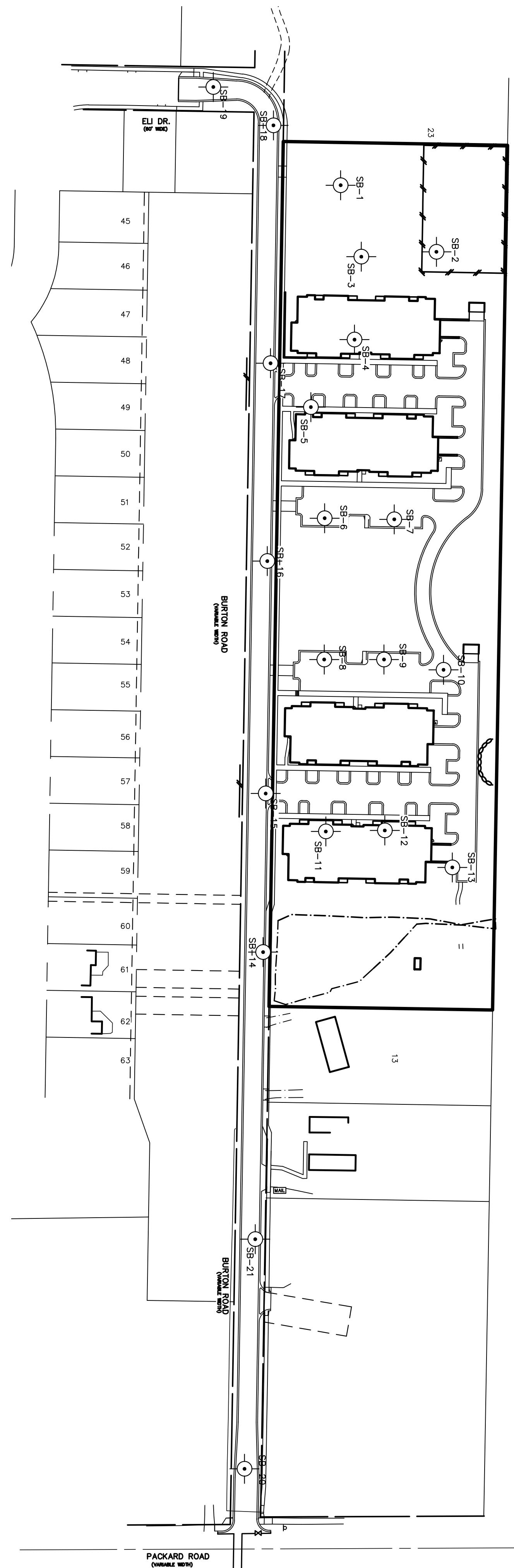
CLIENT: GLORYCREST BURTON ROAD INC.
2750 CARPENTER ROAD, SUITE 4
ANN ARBOR, MI 48108
JOSEPH M. WEST

03

DATE: 06/23/20
SHEET: 3 OF 27
CADD: 724/20
ENG: TPH
FNC: TJC
TECH: TJC
REV: 724/20
REVISION: 17241A
FEER MUNICIPAL REVIEW
SEE NOTE 4

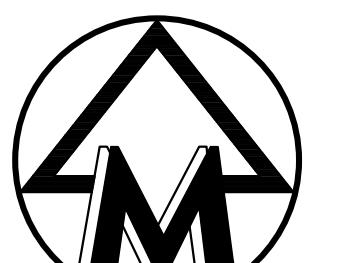


Land Development • Land Surveying • Municipal Wireless Communications • Telecommunications • Municipal Services



SOIL BORING LOCATIONS

SCALE: 1" = 100'
0 100 200 300



HIGHWAY 53 (WATER LEVEL MDT)
BURDEN ROAD
PACKARD ROAD (WATER LEVEL MDT)

SURF. ELEV. = 819.0 Boring B-1 Topsill - 6"		SURF. ELEV. = 828.0 Boring B-2 Topsill - 10"		SURF. ELEV. = 827.5 Boring B-3 Topsill - 6"		SURF. ELEV. = 829.5 Boring B-4 Topsill - 6"		SURF. ELEV. = 823.5 Boring B-5 Topsill - 6"		SURF. ELEV. = 829.5 Boring B-6 Topsill - 12"	
0 ft	Silty Fine Sand	0 ft	Silty Clay	0 ft	Silty Fine to Coarse Sand	0 ft	Silty Clay	0 ft	Silty Clay	0 ft	Silty Clay
1 ft		1 ft		1 ft		1 ft		1 ft		1 ft	
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ANN ARBOR, MI 48108
JOSEPH M. WEST

MIDWESTERN CONSULTING

384 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Surveying • Transportation • Municipal
Wireless Communications

04

17241A

DATE: 06/23/20
SHEET 4 OF 27
REV. 4 OF 27
7/24/20

FEAR MUNICIPAL REVIEW
TECH: TEC
FAX: (248) 615-3512

SITE PLAN
SOIL BORING LOGS & LOCATION MAP

GEOTECHNICAL INVESTIGATION PROVIDED AS
OF JULY 2007 BY:

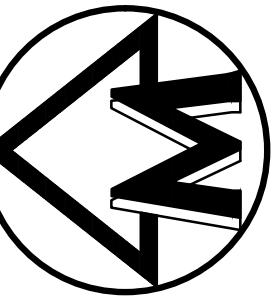
TES CONSULTANTS, P.C.
23943 INDUSTRIAL PARK DRIVE
FARMINGTON HILLS, MICHIGAN 48335

PHONE: (248) 615-3000
FAX: (248) 615-3512

TREE LIST

Tag #	REM	Type	Trunks	Size	Comp. DBH	Common Name	Scientific Name	INV/ LM/W	Health	
1	R	D	3	11	10	10	TILIA AMERICANA			
2	R	D	2	11	8	13	BASSWOOD	TILIA AMERICANA		
3	D	1	19				ASH - GREEN	FRAXINUS PENNSYLVANICA	DEAD	
4	D	1	11				BASSWOOD	TILIA AMERICANA		
5	D	1	23				BURR OAK	QUERCUS MACROCARPA	LM	
6	D	3	28	12	12		BASSWOOD	TILIA AMERICANA	LM	
7	D	1	7				IRON WOOD	OSTRYA VIRGINIANA		
8	D	1	9				BASSWOOD	TILIA AMERICANA		
9	D	1	17				BLACK WALNUT	JUGLANS NIGRA		
10	D	1	20				BLACK WALNUT	JUGLANS NIGRA	LM	
11	D	1	17				RED OAK	QUERCUS RUBRA	LM	
12	D	1	26				BASSWOOD	TILIA AMERICANA	LM	
13	D	1	7				SHAGBARK HICKORY	CARYA OVATA		
14	D	1	15				BLACK CHERRY	PRUNUS SEROTINA		
15	D	1	12				SHAGBARK HICKORY	CARYA OVATA		
16	D	1	17				BLACK CHERRY	PRUNUS SEROTINA		
17	D	1	11				BASSWOOD	TILIA AMERICANA		
18	CRZ	D	1	12			RED OAK	QUERCUS RUBRA		
19	D	2	15	12	19		BLACK CHERRY	PRUNUS SEROTINA	LM	DEAD
20	D	1	9				SHAGBARK HICKORY	CARYA OVATA		
21	D	1	7				RED OAK	QUERCUS RUBRA		
22	D	1	9				WHITE OAK	QUERCUS ALBA		
23	D	1	13				BLACK CHERRY	PRUNUS SEROTINA		
24	D	1	10				ASH - GREEN	FRAXINUS PENNSYLVANICA	DEAD	
25	D	1	12				BLACK WALNUT	JUGLANS NIGRA		
26	D	1	14				BLACK CHERRY	PRUNUS SEROTINA		
27	D	1	10				AMERICAN ELM	ULMUS AMERICANA		
28	D	1	13				BLACK CHERRY	PRUNUS SEROTINA		
29	D	1	13				BLACK CHERRY	PRUNUS SEROTINA		
30	D	3	10	7	5	13	BLACK CHERRY	PRUNUS SEROTINA		
31	D	2	7	7	5		BLACK CHERRY	PRUNUS SEROTINA		
32	D	1	10				BLACK CHERRY	PRUNUS SEROTINA		
33	D	1	10				BLACK CHERRY	PRUNUS SEROTINA		
34	D	1	10				BUCKTHORN	PHAMNUS CATHARTICA	INV	
35	D	1	13				BLACK CHERRY	PRUNUS SEROTINA		
36	D	1	8				AMERICAN ELM	ULMUS AMERICANA		
37	C	1	17				WHITE PINE	PINUS STROBUS		
38	R	D	2	9	9	13	BLACK CHERRY	PRUNUS SEROTINA	DEAD	
39	R	D	2	10	10	14	BLACK CHERRY	PRUNUS SEROTINA		
40	D	1	11				BLACK CHERRY	PRUNUS SEROTINA		
41	D	1	6				BLACK WALNUT	JUGLANS NIGRA		
42	R	D	1	9			BLACK CHERRY	PRUNUS SEROTINA		
43	R	D	1	9			AMERICAN ELM	ULMUS AMERICANA		
44	R	D	1	20			BLACK CHERRY	PRUNUS SEROTINA	LM	14
45	R	D	1	17			RED OAK	QUERCUS RUBRA	LM	18
46	R	D	1	6			AMERICAN ELM	ULMUS AMERICANA		
47	R	D	1	8			AMERICAN ELM	ULMUS AMERICANA	DEAD	
48	R	D	1	9			AMERICAN ELM	ULMUS AMERICANA		
49	R	D	3	12	10	6	17	BLACK CHERRY	PRUNUS SEROTINA	
50	R	D	1	9			AMERICAN ELM	ULMUS AMERICANA	DEAD	
51	R	D	1	10			AMERICAN ELM	ULMUS AMERICANA	DEAD	
52	R	D	1	19			BLACK CHERRY	PRUNUS SEROTINA	DEAD	
53	R	D	1	19			AMERICAN ELM	ULMUS AMERICANA	DEAD	
54	R	D	2	8	4	9	BLACK CHERRY	PRUNUS SEROTINA		
55	R	D	1	9			AMERICAN ELM	ULMUS AMERICANA	DEAD	
56	R	D	1	15			BLACK CHERRY	PRUNUS SEROTINA		
57	R	D	1	7			ASH - GREEN	FRAXINUS PENNSYLVANICA	DEAD	
58	R	D	1	11			AMERICAN ELM	ULMUS AMERICANA		
59	R	D	1	11			ASH - GREEN	FRAXINUS PENNSYLVANICA	DEAD	
60	R	D	1	9			WHITE MULBERRY	MORUS ALBA	INV	
61	R	D	1	10			ASH - GREEN	FRAXINUS PENNSYLVANICA	DEAD	
62	R	D	1	8			ASH - GREEN	FRAXINUS PENNSYLVANICA	DEAD	
63	R	D	1	12			BLACK CHERRY	PRUNUS SEROTINA		
64	D	2	9	9	12		SILVER MAPLE	ACER SACCHARINUM		
65	D	1	8				SILVER MAPLE	ACER SACCHARINUM		
66	D	1	10				BLACK CHERRY	PRUNUS SEROTINA		
67	R	D	1	13			WHITE MULBERRY	MORUS ALBA	INV	
68	R	D	1	13			BLACK CHERRY	PRUNUS SEROTINA		
69	R	D	1	8			AMERICAN ELM	ULMUS AMERICANA		
70	R	D	1	8			ASH - GREEN	FRAXINUS PENNSYLVANICA	DEAD	
71	R	D	1	7			BLACK CHERRY	PRUNUS SEROTINA		
72	R	D	2	13	11	17	BLACK CHERRY	PRUNUS SEROTINA	DEAD	
73	R	D	1	11			AMERICAN ELM	ULMUS AMERICANA		
74	R	D	2	7	6	9	AMERICAN ELM	ULMUS AMERICANA	DEAD	
75	C	1	13				RED PINE	PINUS RESINOSA	W	
76	D	1	8				AMERICAN ELM	ULMUS AMERICANA	W	
77	D	2	13	11	17		BLACK CHERRY	PRUNUS SEROTINA	W	
78	C	1	13				RED PINE	PINUS RESINOSA	W	
79	C	1	13				RED PINE	PINUS RESINOSA	W	
80	C	1	11				RED PINE	PINUS RESINOSA	W	
81	C	1	12				RED PINE	PINUS RESINOSA	W	
82	C	1	11				RED PINE	PINUS RESINOSA	W	
83	C	1	14				RED PINE	PINUS RESINOSA	W	
84	C	1	12				RED PINE	PINUS RESINOSA	W	
85	C	1	13				RED PINE	PINUS RESINOSA	W	
86	C	1	14				RED PINE	PINUS RESINOSA	W	
87	C	1	8				RED PINE	PINUS RESINOSA	W	
88	C	1	13				RED PINE	PINUS RESINOSA	W	
89	C	1	12				RED PINE	PINUS RESINOSA	W	
90	C	1	7				RED PINE	PINUS RESINOSA	W	
91	C	1	13				RED PINE	PINUS RESINOSA	W	
92	C	1	10				RED PINE	PINUS RESINOSA	W	
93	R	C	1	10			RED PINE	PINUS RESINOSA	W	
94	R	C	1	15			RED PINE	PINUS RESINOSA	W	
95	R	C	1	12			RED PINE	PINUS RESINOSA	W	
96	R	C	1	11			RED PINE	PINUS RESINOSA	W	
97	R	D	1	9			BLACK CHERRY	PRUNUS SEROTINA	W	
98	R	D	1	19			BASSWOOD	TILIA AMERICANA	LM/W	20
99	R	D	1	8			BLACK CHERRY	PRUNUS SEROTINA	W	
100	D	1	13				BASSWOOD	TILIA AMERICANA	W	
101	D	1	10				BLACK CHERRY	PRUNUS SEROTINA	W	
102	D	1	9				BASSWOOD	TILIA AMERICANA	W	
103	D	1	9				COTTONWOOD	POPULUS DELTOIDES	W	
104	D	1	7				BLACK WALNUT	JUGLANS NIGRA	W	
105	D	1	7				BLACK CHERRY	PRUNUS SEROTINA	W	
106	R	D	1	9			BLACK CHERRY	PRUNUS SEROTINA	W	
107	D	1	21				BLACK WALNUT	JUGLANS NIGRA	LM/W	21
108	R	C	1</							

BRIGHTDAWN VILLAGE SITE PLAN TREE INVENTORY LIST 2																					
06																					
LEGEND																					
Tag #	REM	Type	Trunks	Size	Comp. DBH	Common Name	Scientific Name	INV/ LM/W	Health	Tag #	REM	Type	Trunks	Size	Comp. DBH	Common Name	Scientific Name	INV/ LM/W	Health		
352	D	1	8			BLACK CHERRY	PRUNUS SEROTINA			469	D	3	14	14	13	24	SILVER MAPLE	ACER SACCHARINUM	LM	18	
353	D	1	28			COTTONWOOD	POPULUS DELTOIDES			470	D	1	17				PEAR	PYRUS COMMUNIS	LM	20	
355	D	1	6			BOXELDER	ACER NEGUNDO			471	D	3	11	9	9	17	SILVER MAPLE	ACER SACCHARINUM			
356	D	1	7			BOXELDER	ACER NEGUNDO			472	C	1	9				NORWAY SPRUCE	PICEA ABBIES			
357	D	1	20			COTTONWOOD	POPULUS DELTOIDES			473	C	1	12				NORWAY SPRUCE	PICEA ABBIES			
358	D	1	12			AMERICAN ELM	ULMUS AMERICANA			474	C	1	14				NORWAY SPRUCE	PICEA ABBIES			
359	D	1	7			AMERICAN ELM	ULMUS AMERICANA			475	C	1	11				RED PINE	PINUS RESINOSEA			
360	D	1	10			AMERICAN ELM	ULMUS AMERICANA			476	C	2	12	7	14		NORWAY SPRUCE	PICEA ABBIES			
361	D	1	6			BLACK CHERRY	PRUNUS SEROTINA			477	D	1	8				COTTONWOOD	POPULUS DELTOIDES			
362	D	1	6			BLACK CHERRY	PRUNUS SEROTINA			478	D	1	10				RED BUD	CERCIS CANADENSIS	LM	21	
363	D	2	11	10		BLACK CHERRY	PRUNUS SEROTINA			479	D	1	2				FLOWERING DOGWOOD	CORNUS FLORIDA			
364	D	1	9			SILVER MAPLE	ACER SACCHARINUM			480	R	D	2	8	7		COTTONWOOD	POPULUS DELTOIDES			
365	D	1	16			AMERICAN ELM	ULMUS AMERICANA			481	R	D	1	13			COTTONWOOD	POPULUS DELTOIDES			
366	D	1	21			COTTONWOOD	POPULUS DELTOIDES		DEAD	482	R	D	2	6	5		COTTONWOOD	POPULUS DELTOIDES			
367	D	1	24			COTTONWOOD	POPULUS DELTOIDES			483	R	D	1	14			BLACK WALNUT	JUGLANS NIGRA			
368	D	1	19			COTTONWOOD	POPULUS DELTOIDES			484	R	D	1	13			BLACK CHERRY	PRUNUS SEROTINA			
369	D	1	10			COTTONWOOD	POPULUS DELTOIDES			485	R	C	1	11			RED PINE	PINUS RESINOSEA	DEAD		
370	D	1	11			COTTONWOOD	POPULUS DELTOIDES			486	R	C	1	9			RED PINE	PINUS RESINOSEA	DEAD		
371	D	1	8			BOXELDER	ACER NEGUNDO			487	R	C	1	7			RED PINE	PINUS RESINOSEA	DEAD		
372	D	1	8			BLACK WALNUT	JUGLANS NIGRA			488	C	1	8				RED PINE	PINUS RESINOSEA			
373	C	1	23			NORWAY SPRUCE	PICEA ABBIES	LM		489	C	1	7				RED PINE	PINUS RESINOSEA			
374	D	1	11			BLACK WALNUT	JUGLANS NIGRA			490	C	1	8				RED PINE	PINUS RESINOSEA			
375	D	1	10			BLACK WALNUT	JUGLANS NIGRA			491	C	1	7				RED PINE	PINUS RESINOSEA	DEAD		
376	D	1	7			BLACK WALNUT	JUGLANS NIGRA			492	R	C	1	10			RED PINE	PINUS RESINOSEA			
377	D	1	6			ASH - GREEN	FRAXINUS PENNSYLVANICA			493	C	1	8				RED PINE	PINUS RESINOSEA			
378	D	1	8			BLACK WALNUT	JUGLANS NIGRA			494	C	1	8				RED PINE	PINUS RESINOSEA			
379	D	1	30			BLACK WALNUT	JUGLANS NIGRA	LM		495	C	1	9				RED PINE	PINUS RESINOSEA			
380	R	D	1	15		BLACK CHERRY	PRUNUS SEROTINA		DEAD	496	C	1	8				RED PINE	PINUS RESINOSEA			
381	R	D	1	16		SIERRA ELM	ULMUS PUMILA	INV		497	C	1	8				RED PINE	PINUS RESINOSEA			
382	R	D	1	13		AMERICAN ELM	ULMUS AMERICANA			498	R	C	1	9				RED PINE	PINUS RESINOSEA	DEAD	
383	R	D	1	9		SIERRA ELM	ULMUS PUMILA	INV		499	R	C	1	10				RED PINE	PINUS RESINOSEA	DEAD	
384	D	2	11	8		BLACK CHERRY	PRUNUS SEROTINA			500	R	C	1	9				RED PINE	PINUS RESINOSEA	DEAD	
385	D	1	9			BLACK CHERRY	PRUNUS SEROTINA		DEAD	501	R	C	1	8				RED PINE	PINUS RESINOSEA	DEAD	
386	D	1	8			BLACK WALNUT	JUGLANS NIGRA			502	R	C	1	8				RED PINE	PINUS RESINOSEA	DEAD	
387	R	C	1	7		WHITE PINE	PINUS STROBOS		DEAD	503	R	C	1	9				RED PINE	PINUS RESINOSEA	DEAD	
388	R	C	1	8		WHITE PINE	PINUS STROBOS			504	C	1	8				RED PINE	PINUS RESINOSEA			
389	R	C	1	8		WHITE PINE	PINUS STROBOS		DEAD	505	C	1	9				RED PINE	PINUS RESINOSEA			
390	R	C	1	10		WHITE PINE	PINUS STROBOS			506	C	1	8				RED PINE	PINUS RESINOSEA			
391	R	C	1	8		WHITE PINE	PINUS STROBOS		DEAD	507	R	C	1	10				RED PINE	PINUS RESINOSEA	DEAD	
392	R	D	1	14		BLACK CHERRY	PRUNUS SEROTINA			508	R	C	1	8				RED PINE	PINUS RESINOSEA		
393	R	C	1	11		WHITE PINE	PINUS STROBOS			509	C	1	9				RED PINE	PINUS RESINOSEA			
394	R	D	1	10		BLACK CHERRY	PRUNUS SEROTINA			510	R	C	1	11				RED PINE	PINUS RESINOSEA	DEAD	
395	R	D	2	10	9	BLACK CHERRY	PRUNUS SEROTINA		DEAD	511	R	C	1	11				RED PINE	PINUS RESINOSEA	DEAD	
396	R	C	1	9		RED PINE	PINUS RESINOSEA			512	C	1	8				RED PINE	PINUS RESINOSEA			
397	R	D	1	13		BLACK CHERRY	PRUNUS SEROTINA			513	C	1	9				RED PINE	PINUS RESINOSEA			
398	R	D	1	9		BLACK CHERRY	PRUNUS SEROTINA			514	C	1	9				RED PINE	PINUS RESINOSEA			
399	R	C	1	12		RED PINE	PINUS RESINOSEA			515	C	1	9				RED PINE	PINUS RESINOSEA			
400	R	D	2	8	8	BLACK CHERRY	PRUNUS SEROTINA			516	C	1	8				RED PINE	PINUS RESINOSEA			
401	R	D	1	8		BLACK CHERRY	PRUNUS SEROTINA			517	C	1	6				RED PINE	PINUS RESINOSEA			
402	D	2	14	10	17	BLACK CHERRY	PRUNUS SEROTINA			518	R	C	1	10				RED PINE	PINUS RESINOSEA		
403	R	C	1	17		WHITE PINE	PINUS STROBOS			519	R	C	1	8				RED PINE			



SCALE: 1" = 50'



A scale bar consisting of a horizontal line with vertical tick marks. The first tick is labeled '0'. The second tick is labeled '50'. The third tick is labeled '100'. The fourth tick is labeled '150'. The segments between the ticks are black, and the segments before and after the ticks are white.

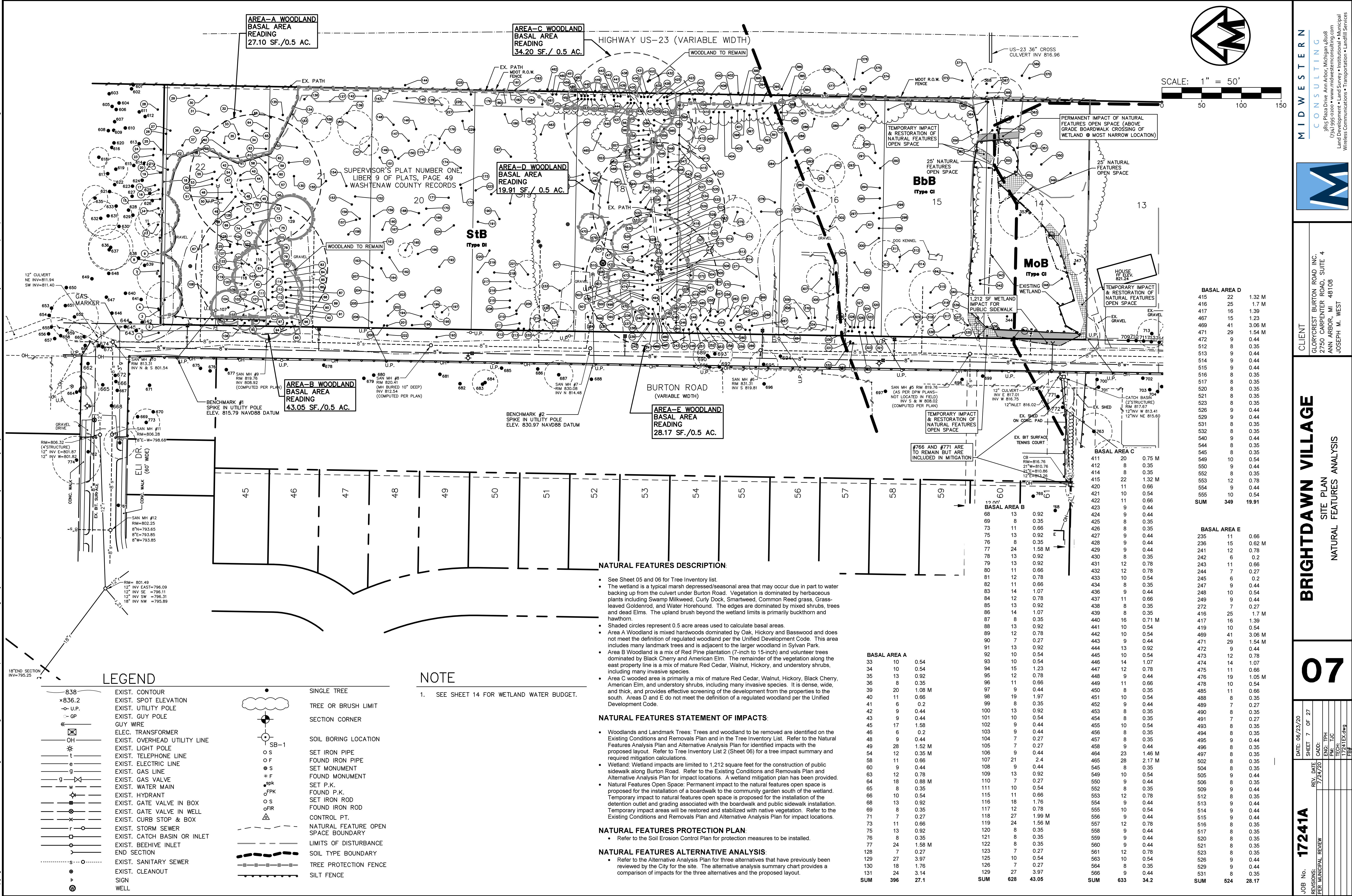
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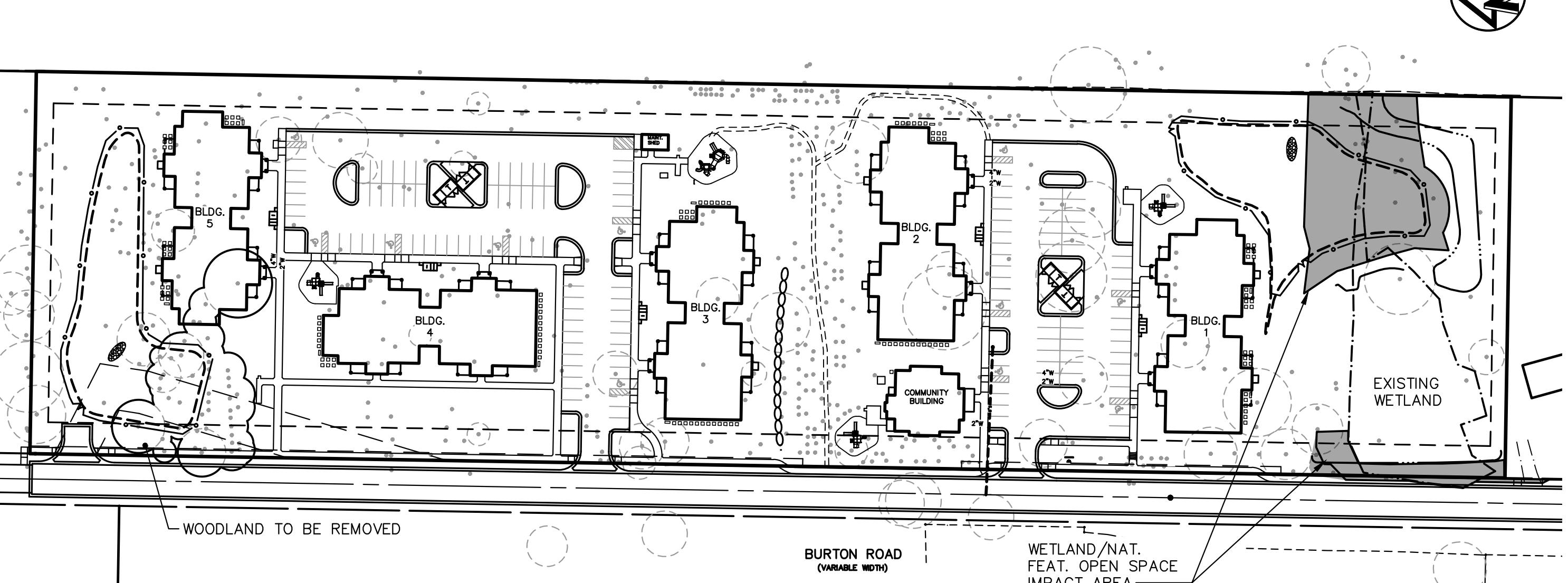
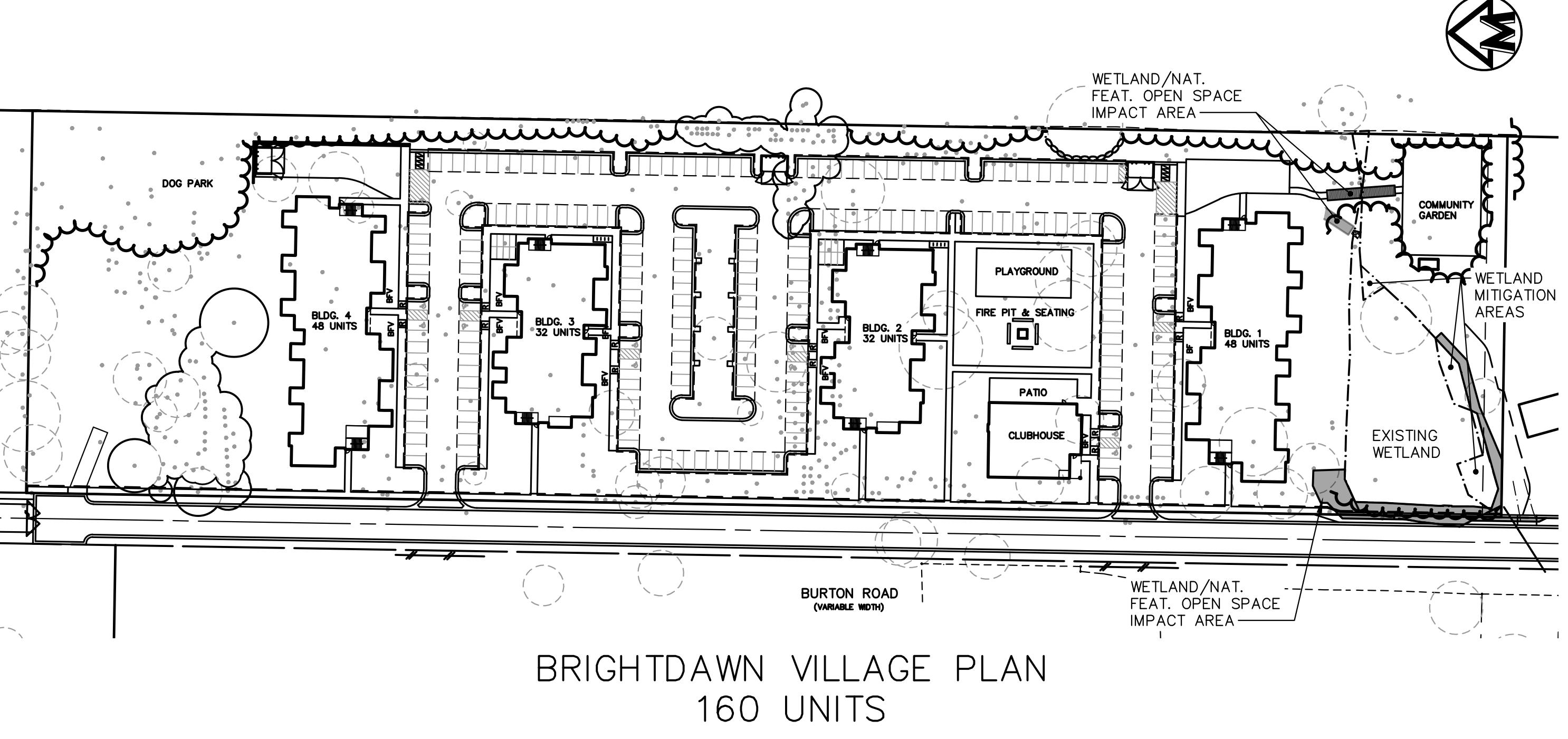
CLIENT
GLORYCRE
22750 CAR
ANN ARBO
HOSEPH V

WITHDRAWAL SITE PLACEMENT NATURAL FEATURES

07

JOB No. _____
REVISIONS: _____
PER MUNICIPALITY: _____





PREVIOUSLY APPROVED PLAN
120 UNITS

NATURAL FEATURES ALTERNATIVE ANALYSIS

Proposed impacts to the wetland are necessary for each alternative for the Burton Road improvements and the construction of the public sidewalk that provides pedestrian connectivity from the site to Packard Road and to Sylvan Park. The existing wetland is immediately adjacent to the existing road. There are no road improvement alternatives to avoid wetland impacts.

The natural features open space impact for the pedestrian path and the boardwalk are located at the most narrow portion of the wetland, therefore minimizing impacts to the open space and minimizing the length of the boardwalk. Temporary natural features open space impacts are required for the installation of the detention outlet. Due to the elevation of the underground detention, the outlet must be located at an elevation within the natural features open space to ensure positive drainage out of the detention.

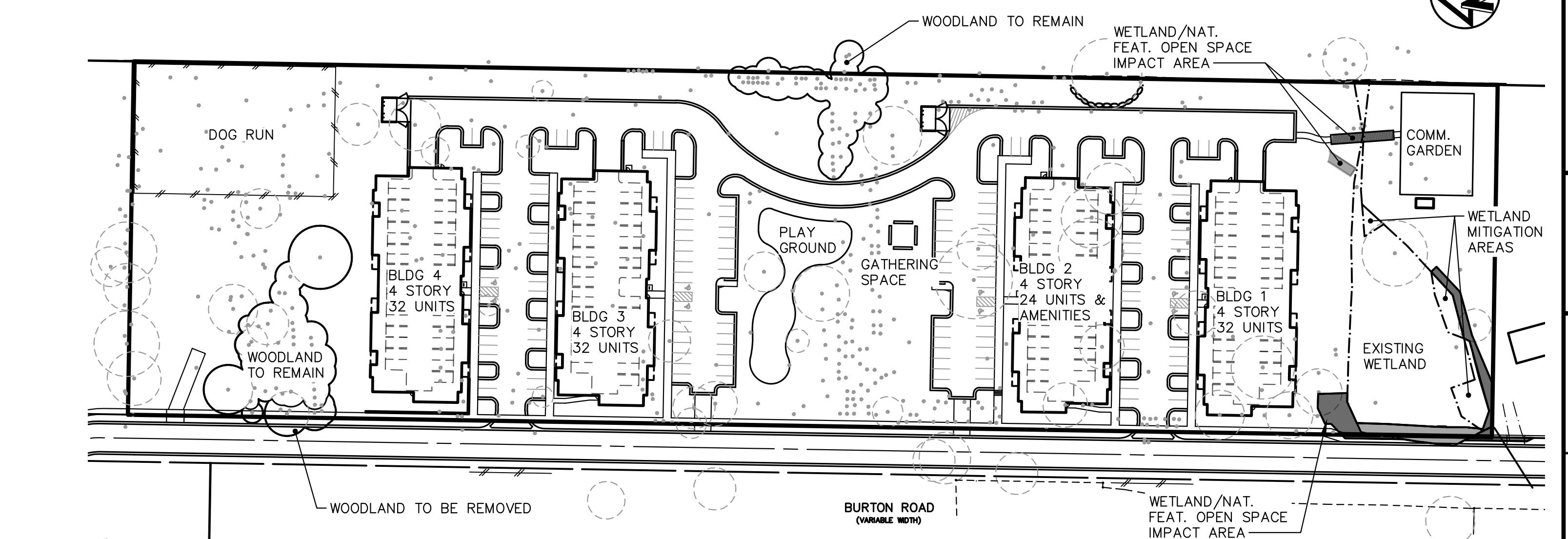
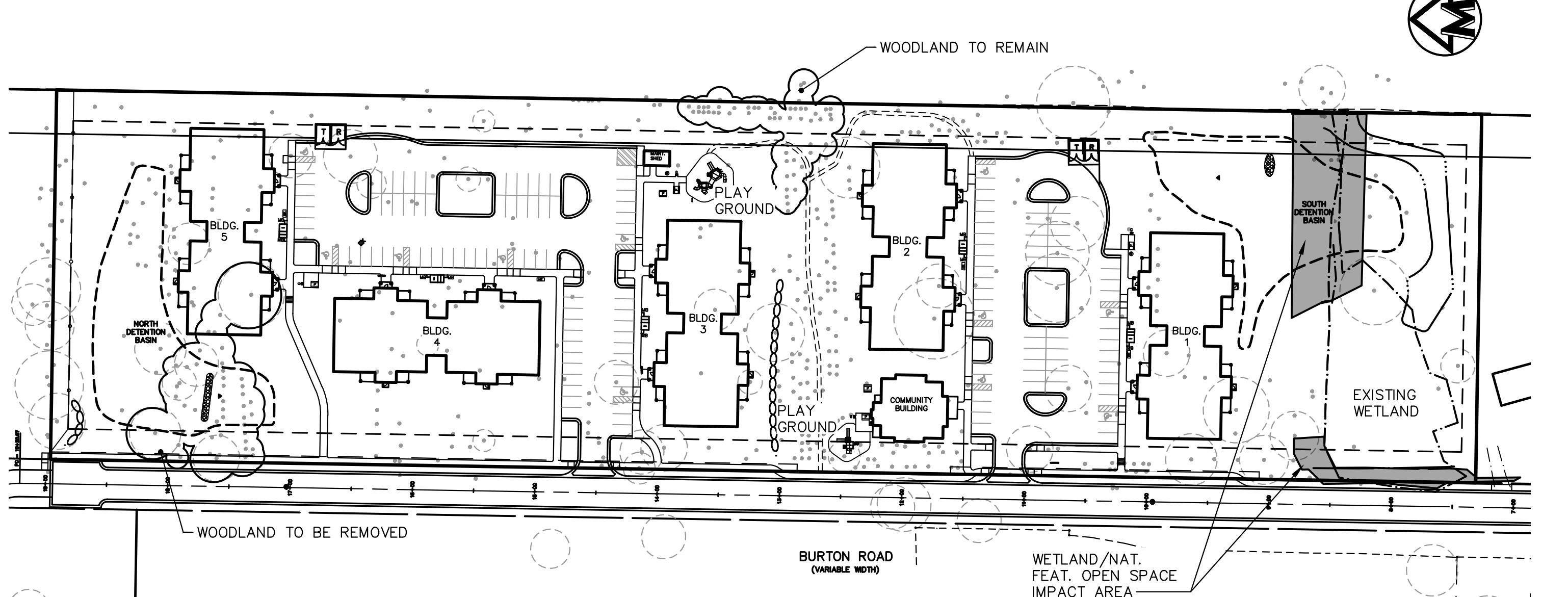
Woodland and landmark tree impacts were limited to the greatest extent feasible while attaining desired level of residential density and site amenities. Underground detention instead of surface detention on the north end of the property allowed for the preservation of the woodland at the north end of the site.

ALTERNATIVES ANALYSIS SUMMARY

	Proposed Site Plan	Previously Denied Brightdawn Village Plan	Previously Approved 80-Unit Site Plan	Previously Approved 120-Unit Site Plan
Zoning	R4B - Multi-Family Residential	R4D - Multi-Family Residential (w/ conditions)	R4B - Multi-Family Residential	R4B - Multi-Family Residential
Building Coverage	59,840 s.f.	50,390 s.f.	53,763 s.f.	50,995 s.f.
Building Square Footage	239,000 s.f.	182,819 s.f.	104,051 s.f.	139,269 s.f.
Limits of Disturbance	265,300 s.f.	305,761 s.f.	309,203 s.f.	305,328 s.f.
Parking Spaces	284	252	145	185
Underground Parking	Yes	No	No	No
Units	120	160	80	120
Height	45' max: 4 stories	47' max: 4 stories	33' max: 2 stories	46' max: 3 stories
Fire Safety	Greatest Access	Moderate Access	Less Access	Least Access
Landmarks Removed	26	29	14	14
Woodland Trees Removed	10	21	46	46
Detention	Below Ground	Below Ground	Above Ground	Above Ground
Impervious Surfaces	Moderate Amount	Greatest Amount	Least Amount	Moderate Amount
Affordable Housing	No	Yes	No	No
Wetland / Natural Features	Least Amount	Minimal Amount	Greatest Amount	Greatest Amount
Open Space Impacts				

MIDWESTERN CONSULTING

385 Plaza Drive Ann Arbor, Michigan 48108
 (734) 995-5200 • www.midwesternconsulting.com
 Land Development • Land Surveying • Transportation • Municipal
 Wireless Communications



BRIGHTDAWN VILLAGE

CLIENT: GLORYCREST BURTON ROAD INC.
 SITE PLAN: 2750 CARPENTER ROAD, SUITE 4
 ALTERNATIVE ANALYSIS: JOSEPH M. WEST

08

17241A

06/23/20

REV. DATE:

06/23/20

CADD:

7/24/20

ENG: TPH

PM: TJC

TECH: TJC

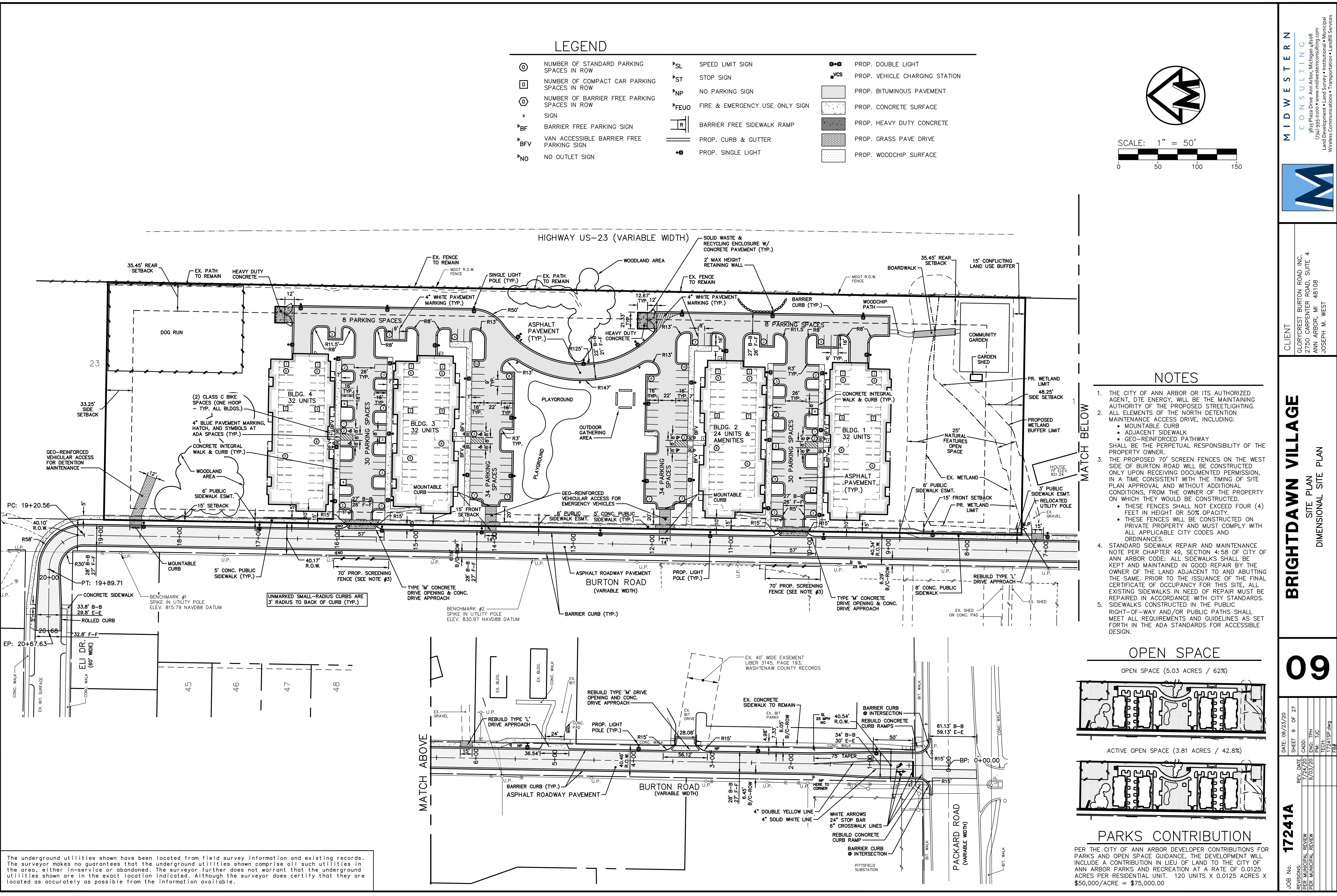
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BLDG

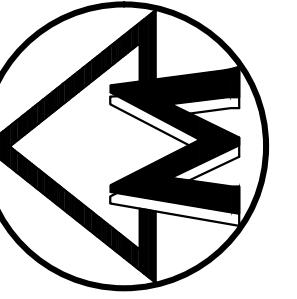
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 REVISIONS:
 FEE: MUNICIPAL REVIEW



<divM:\Civil\13d Copyright The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

<div[](https://www.w3schools.com/html/legend_ex1.asp)



<div[](img/ScaleBar_1in50ft.png)

MIDWESTERN

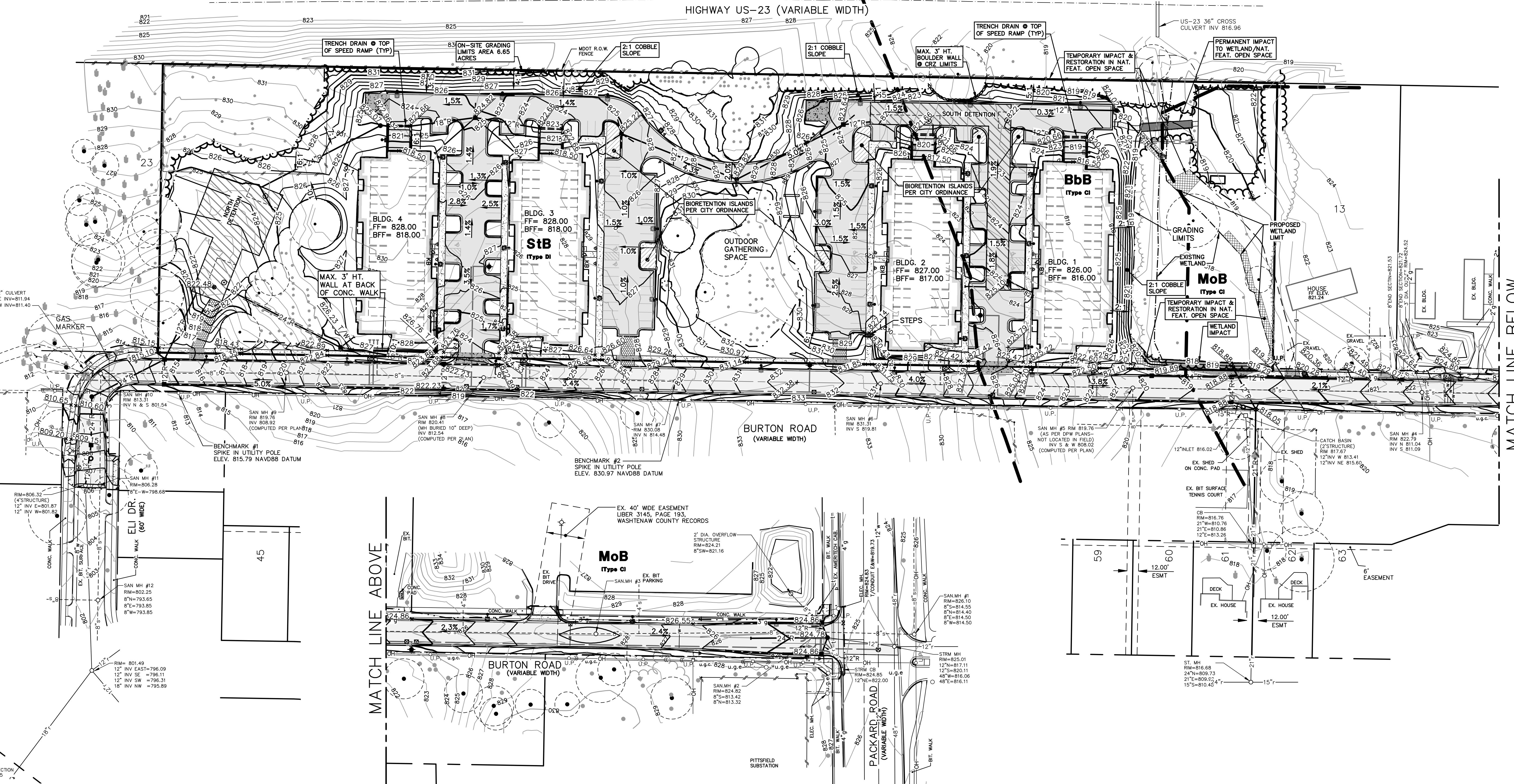
BRIGHTDAWN VILLAGE

MASTER SITE PLAN
GRADING PLAN

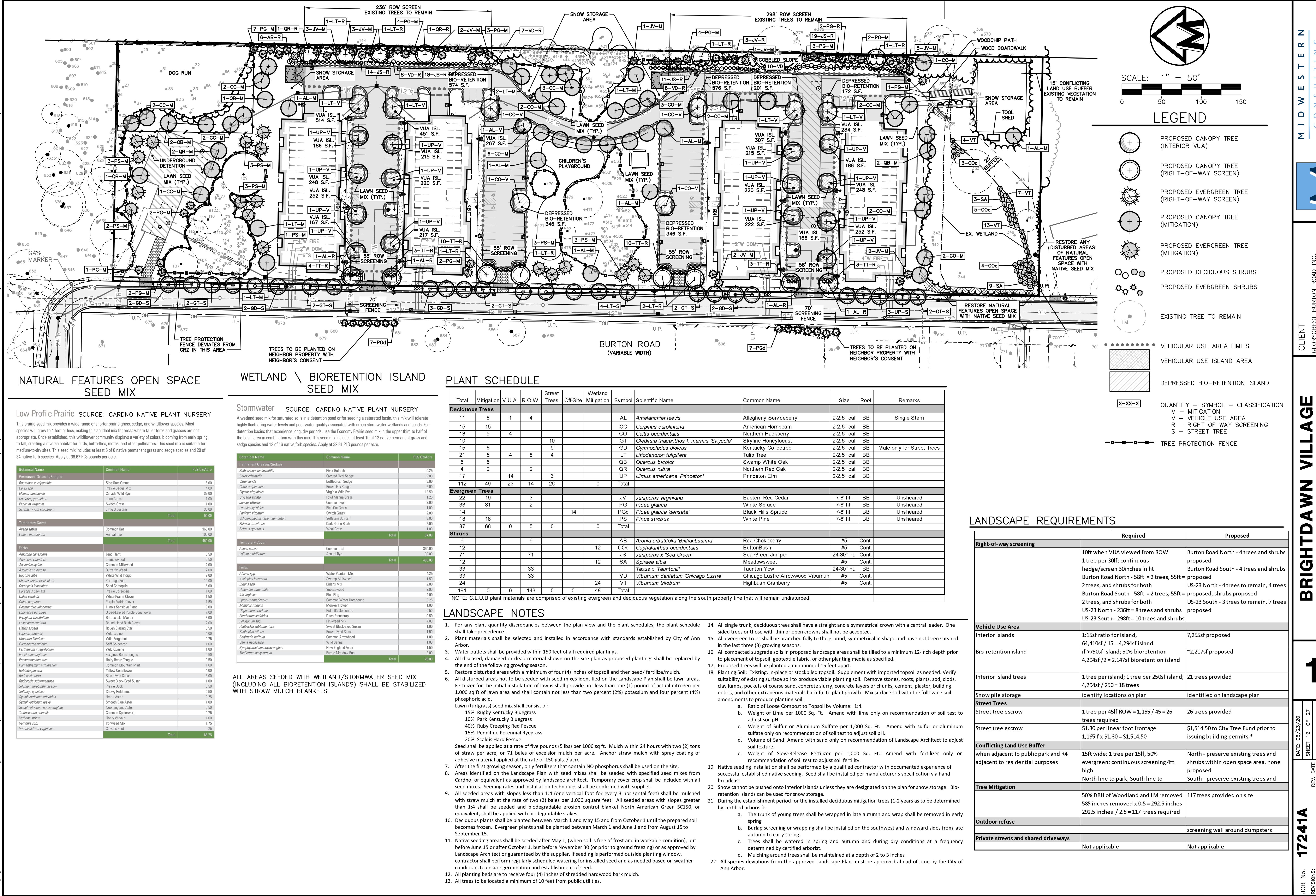
CLIENT
GLORYCRES
2750 CARP
ANN ARBOR
JOSEPH M.

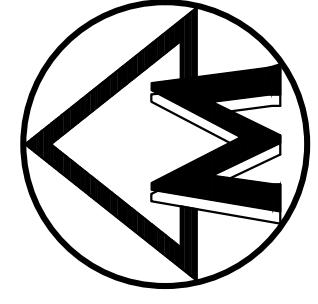
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JOB No. REVISIONS PER MUNIC



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.





Know what's below.
Call before you dig.

SCALE: 1" = 50'
0 50 100 150

SOIL EROSION CONTROL MEASURES

t - INDICATES TEMPORARY CONTROL MEASURE
p - INDICATES PERMANENT CONTROL MEASURE

6	SEEDING WITH MULCH AND/OR MATTING
13	RIPRAP, RUBBLE, GABION
15	PAVING
16	CURB & GUTTER
54	CONSTRUCTION FENCE OR SNOW FENCE
55	GEOTEXTILE SILT FENCE
58	CURB INLET FILTER
59	C.B./INLET FILTER
60	MUD TRACKING MAT
63	SILT FENCE WITH STONE FILTER

12" CULVERT
NE INV: B11.94
SW INV: B11.40

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