



49287 WEST ROAD WIXOM, MI 48393  
TEL 248.773.7656 - FAX 866.690.4307

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ROBERT Q. MAYNES, P.E., P.S.  
PHONE: (248) 773-7656  
EMAIL: bmaynes@umlorgroup.com

**OWNER/DEVELOPER**

ANTHONY RANDAZZO  
TROWBRIDGE COMPANIES  
2617 BEACON HILLS DRIVE  
AUBURN HILLS, MI 48326  
PHONE: (248) 373-2440

**SURVEYOR**

TOPOGRAPHIC/BOUNDARY SURVEY  
MONUMENT ENGINEERING GROUP ASSOCIATES  
638 SOUTH GRAND AVE  
FOWLERVILLE, MI 48836

**ARCHITECT**

ALEXANDER V. BOGAERTS & ASSOCIATES, PC  
2445 FRANKLIN ROAD  
BLOOMFIELD HILLS, MI 48302  
OFFICE: 248-334-5000

**LANDSCAPE ARCHITECT**

ALEXANDER V. BOGAERTS & ASSOCIATES, PC  
2445 FRANKLIN ROAD  
BLOOMFIELD HILLS, MI 48302  
OFFICE: 248-334-5000

**MUNICIPAL CONTACT INFORMATION**

CITY OF ANN ARBOR  
301 E. HURON ST.  
ANN ARBOR, MI 48104  
PHONE: (734) 794-6000  
CITY ADMINISTRATOR  
MILTON DOHONEY JR.  
PHONE: (734) 794-6110  
PLANNING DIRECTOR  
BRETT LENART  
PHONE: (734) 794-6265  
FIRE CHIEF  
MIKE KENNEDY  
PHONE: (734) 794-6961

**LEGAL DESCRIPTION**

**Schedule A Description:**

Situated in the County of Washtenaw, State of MI, is described as follows:

Commencing at the monumented intersection of Main Street and Summit Street; thence S 62°00'42" E 37.46 feet to a point along the centerline of Summit Street, said point being N 62°00'42" W 366.67 feet from the monumented intersection of Summit Street and N. Fourth Street; thence S 19°00'00" W 114.21 feet parallel to the monumented centerline of Main Street and along the westerly line of Lot 1 of Block 1, Ormsby and Page's Addition, as recorded in Liber M of Deeds, Pages 191 and 192, Washtenaw County Records, Michigan for a Point of Beginning;

thence S 71°02'44" E 80.66 feet;  
thence S 18°20'18" W 29.33 feet;  
thence S 70°52'52" E 10.05 feet;  
thence S 28°13'07" W 1.73 feet;  
thence S 71°07'58" E 67.47 feet along the north line of Lot 5 of said Addition;  
thence S 22°03'45" W 208.08 feet along the east line of lots 5, 7, 9 and 11 of said Addition to a found iron pipe;  
thence S 22°36'53" W 123.99 feet along the east line of lots 11 and 13 of said Addition;  
thence N 70°53'11" W 139.30 feet along the south line of Lot 13 of said Addition to a point which lines N 19°00'00" E 215.31 feet parallel to the monumented centerline of Main Street, along the easterly right-of-way line of Block 1 of said Addition from the southwesterly corner of Lot 19 of said Addition;  
thence N 19°00'00" E 362.08 feet parallel to the monumented centerline of Main Street, along the easterly right-of-way line of Block 1 of said Addition to the Point of Beginning. Being a part of Lots 1 and 2 and all of Lots 5, 7, 9, 11 and 13 of Block 1, Ormsby and Page's Addition, in the SE 1/4 of Section 20, Town 2 South, Range 6 East, in the City of Ann Arbor, Washtenaw County, Michigan.

**DEVELOPMENT DATA**

Zoning:	COMPARISON TABLE		
	Existing R4C	Required C2B	Proposed C2B
<b>Proposed Dwelling Units</b>	23 units max	-	64 units
Minimum Lot Area	8,500 sf	4,000 sf	51,933 sf
Minimum Lot Width	60 ft	40 ft	362 ft
<b>Setbacks</b>			
Front (Minimum)	10'	10'	18'
Front (Maximum)	none	25'	18'
Side (Not Abutting Residential)	19.25'	0'	14.83' minimum, 14.92' avg. south
Rear	47.25'	51.96' *	37.53' minimum, 43.11' avg. **
Height	30'	55' (4 stories)	51.96' (5 stories **)
Building/Side Depth Dimension	-	-	91.78 ft
Building/Front Width Dimension	-	-	188.67 ft
Building Floor Area (for FAR)	-	102,801 sf max.	80,523.93 sf
FAR	-	200% max.	156%
Total Vehicle Parking	-	32 spaces	96 spaces
Class EV-I Parking (10%)	-	10 spaces	10 spaces
Class EV-C Parking (90%)	-	86 spaces	86 spaces
Total Bicycle Parking	-	14 spaces	26 spaces
Class A Bicycle Parking (50%)	-	7 spaces	14 spaces
Class C Bicycle Parking (50%)	-	7 spaces	12 spaces
			* 30 feet plus one foot of additional setback for each foot of building height over 30 feet.
			** Variance required
<b>Open Space:</b>	100%	-	36%
<b>Active Open Space:</b>		See Architectural Plans	
<b>Natural Features Buffer:</b>		See Landscape Plans	



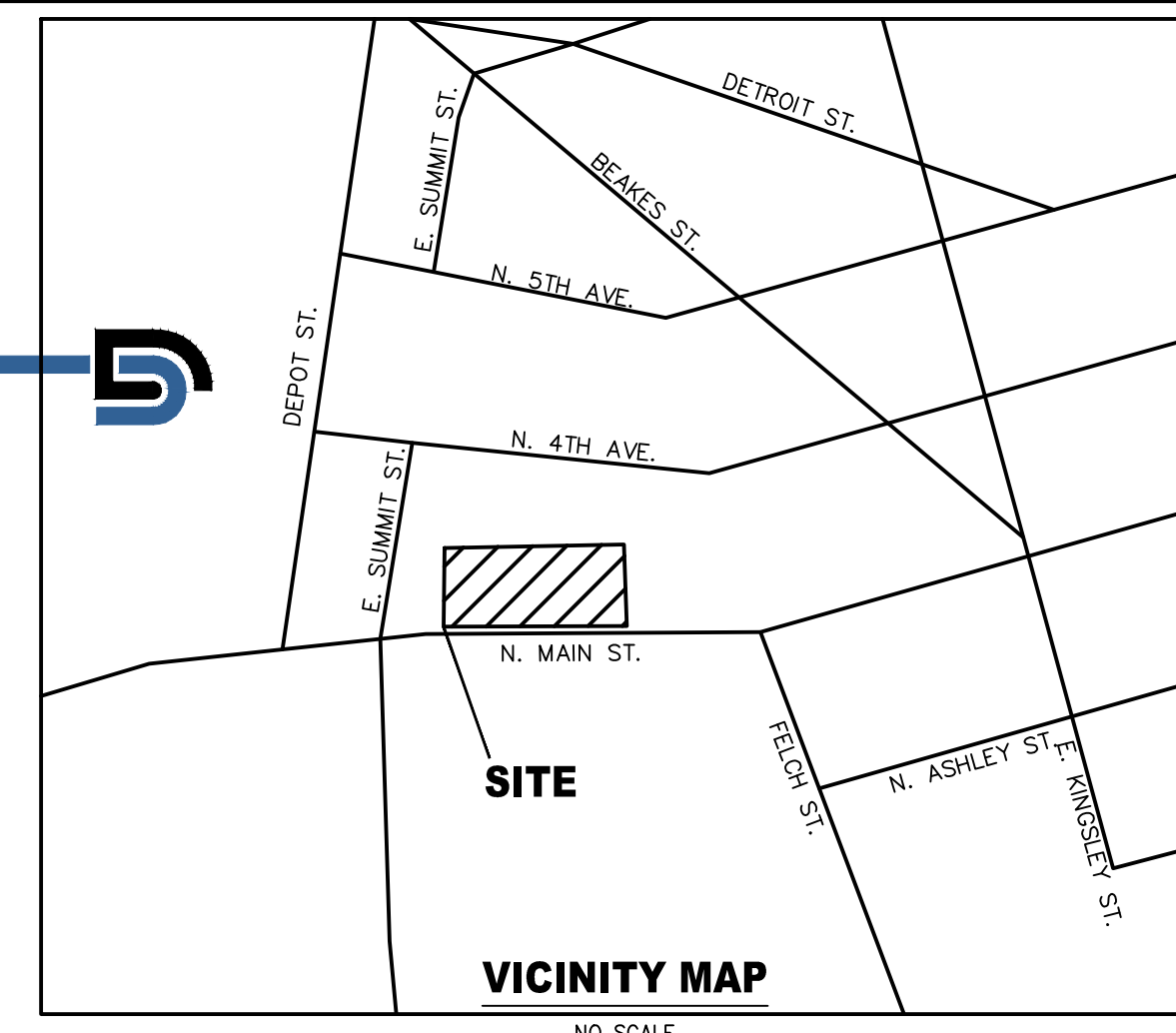
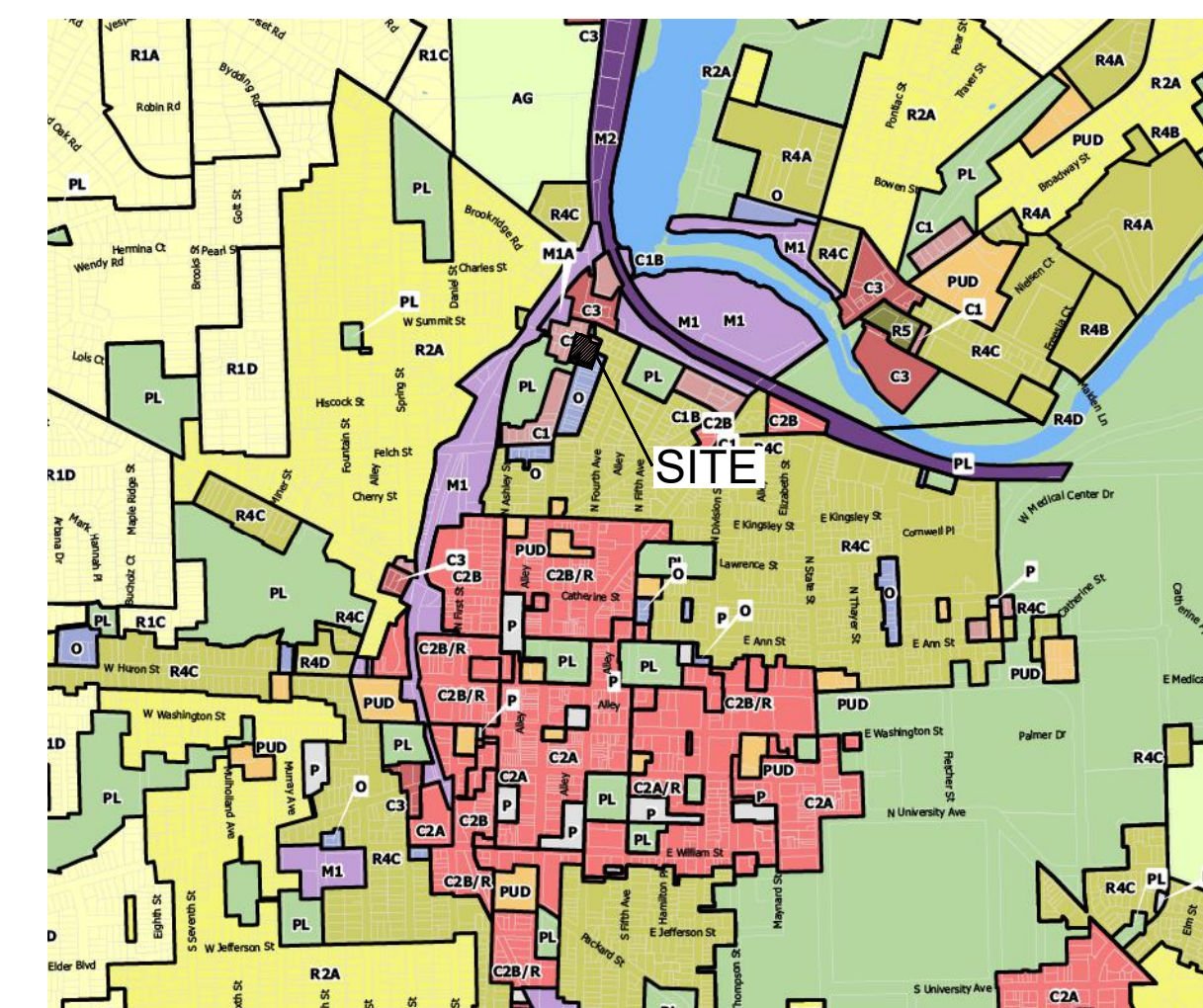
# AREA PLAN FOR NEAR NORTH

PART OF SECTION 20 TOWN 2 SOUTH, RANGE 6 EAST  
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN  
700 NORTH MAIN STREET, ANN ARBOR, MI 48104  
TAX ID# 09-09-20-412-041

**GENERAL NOTES:**

- ALL CONSTRUCTION TO CONFORM AND COMPLY TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF ANN ARBOR, MICHIGAN DEPARTMENT OF TRANSPORTATION, WASHTENAW COUNTY DRAIN COMMISSIONER, AND ANY OTHER GOVERNING AGENCY.
- LOADING/UNLOADING TO BE COMPLETED FROM IN FRONT OF THE DUMPSTER AREA.
- WASTE WATER DISPOSAL TO BE DISCHARGED TO EXISTING CITY SEWER WITH ANN ARBOR APPROVAL.
- WATER SUPPLY TO BE CONNECTED TO EXISTING CITY PUBLIC WATER SUPPLY.
- A PERMIT FROM MDTOT IS REQUIRED FOR ALL WORK WITHIN N. MAIN STREET ROAD.
- A SOIL EROSION AND SEDIMENTATION PERMIT FROM THE CITY OF ANN ARBOR WILL BE REQUIRED.
- EXTERIOR LIGHTING TO BE WALL AND POLE MOUNTED AND SHIELDED PER CITY REQUIREMENTS.
- SIGN DETAILS ARE TO BE PROVIDED TO THE CITY AND APPROVAL GRANTED PRIOR TO THE PLACEMENT OF ANY SIGNS. SIGN PLAN TO BE SUBMITTED AT A LATER DATE.
- SEE LANDSCAPE PLAN FOR PROPOSED LANDSCAPING.
- STORM SEWER DETENTION TO BE PROVIDED ON SITE IN DETENTION POND. ALL STORM WATER MUST BE APPROVED BY WQWRC AND ANN ARBOR.
- ALL REQUIREMENTS BY THE FIRE DEPARTMENT PER THE INTERNATIONAL FIRE CODE WILL BE MET.
- A PART 31, WATER RESOURCES PROTECTION PERMIT WILL BE REQUIRED FOR ANY WORK WITHIN THE REGULATORY FLOODPLAIN.
- THE ANTICIPATED DEVELOPMENT SCHEDULE IS TO RECEIVE APPROVALS FOR CONSTRUCTION IN 2026 AND BREAK GROUND IN 2026.

**CITY OF ANN ARBOR ZONING**



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 AGREE 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.



**Know what's below. Call before you dig.**

CONSTRUCTION SITE SAFETY IS THE 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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SECTION 20  
TOWN 2 S., RANGE 6 E.  
CITY OF ANN ARBOR  
WASHTENAW COUNTY, MICHIGAN

DATE: 04/17/2025

**REVISIONS**

05/15/2025
05/28/2025
09/15/2025
10/22/2025
03/06/2026
03/26/2026

**SHEET INDEX**

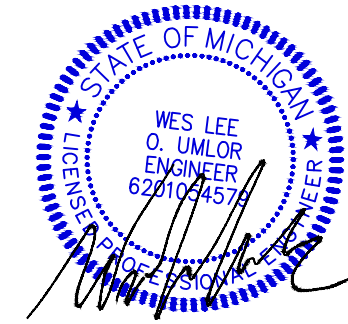
- COVER
- TOPOGRAPHICAL SURVEY
- SITE PLAN

**ATTACHMENTS**

ARCHITECTURE PLANS

NEAR NORTH  
TROWBRIDGE COMPANIES  
2617 BEACON HILLS DRIVE  
AUBURN HILLS, MI 48326  
COVER

CLIENT: TROWBRIDGE COMPANIES  
DR BY: BB/SC/AO  
CK BY: BB  
P.M. WU  
SCALE: 0  
AS NOTED  
JOB NO. 230609  
SHEET NO. 1



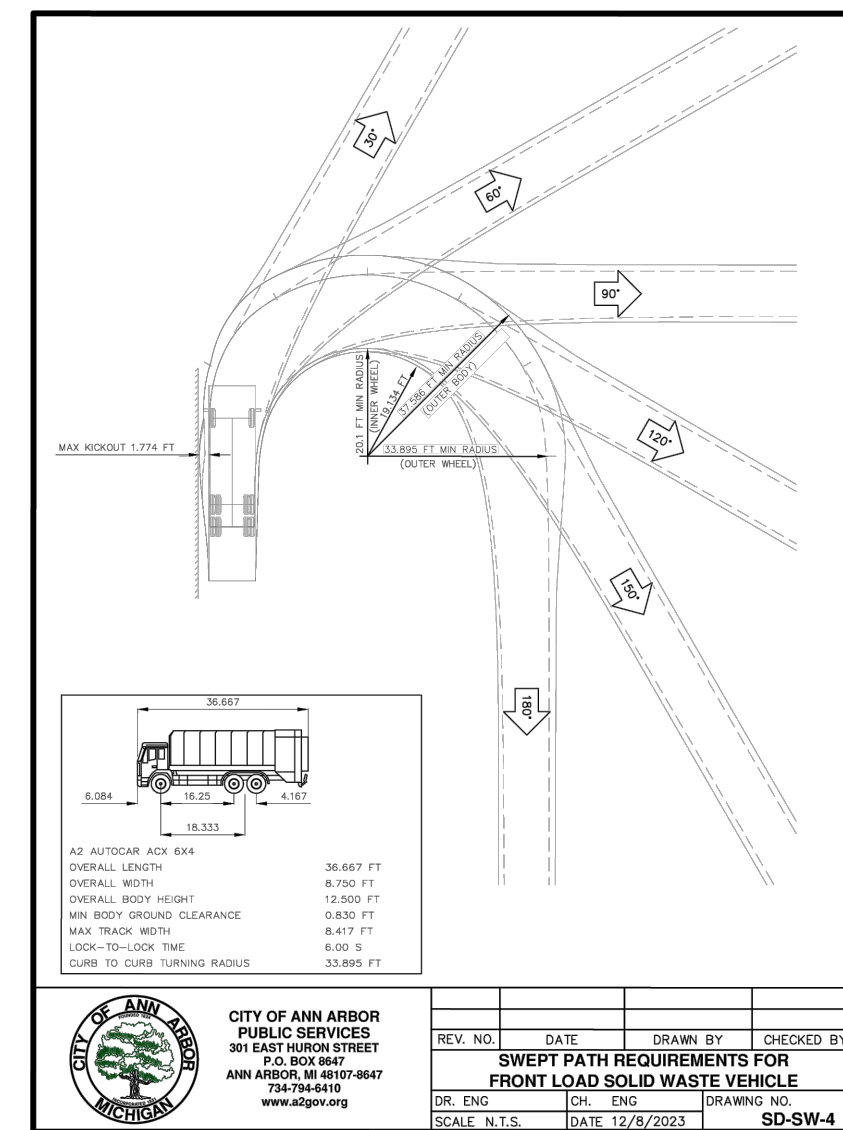
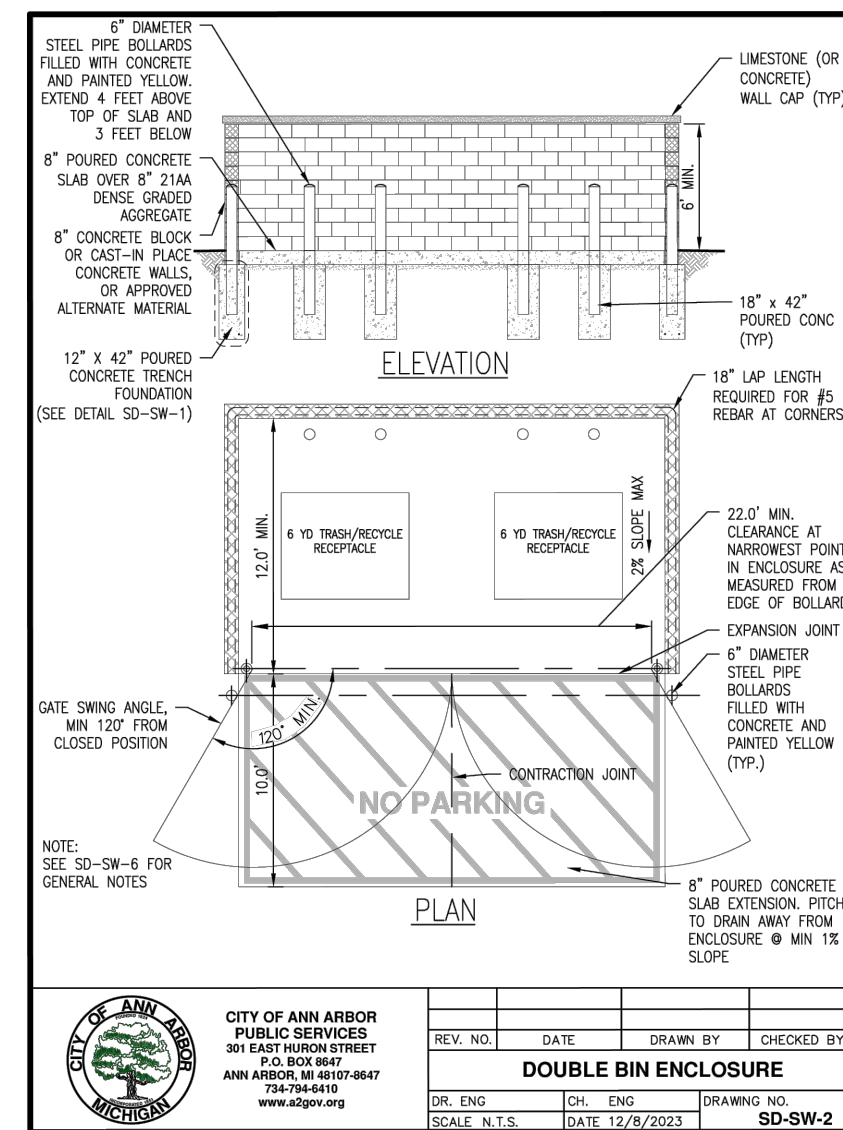
- Gas, electric, telephone, and cable will be extended into the site from their present locations along Main Street.
  - Drainage Patterns:** Presently, the site drains to the north and west toward Main Street.
  - Existing Land Use:** The property is presently vacant.
- IV) SCHEMATIC DESIGN
- A comparison chart of the proposed development and the City regulations is shown on Sheet 1.
  - The existing is shown on Sheet 2.
  - Orientation and general location of proposed improvements are shown on Sheet 3.
  - There are no areas of wetlands on the site and therefore no natural features buffers required.
  - Proposed buildings and setbacks are shown on Sheet 3.
- V) GENERAL INFORMATION
- Project Name: Near North
  - The owner/developer is Trowbridge Land Holdings, LLC, 2617 Beacon Hill Drive, Auburn Hills, 48326, 248-373-5080 & 586-215-4046.
  - North indicator and scale are shown on each plan.
  - The parcel is zoned R4C.
  - The approximate floor areas are shown in the comparison chart architecture plans.
  - The applicant is the contract purchaser of the site.
  - Trowbridge Land Holdings, LLC, does not own or have an interest in any land contiguous to the site.
  - A vicinity map is shown on Sheet 1. An aerial photograph with an overlay of the proposed development included Sheet 1.
  - The anticipated development schedule is to start land development in the Spring of 2026 with an expected two-year buildout.
  - All public areas and municipal corporation lines within or adjacent to the site are shown on Sheet 2.
  - The legal description is shown on Sheet 1.
  - Because this site is in the Huron River watershed, the Developer agrees to use only products that contain no, or low, levels of phosphate.

Note: All sidewalks are to be kept and maintained in good repair by the Owner of the land adjacent to and abutting the same. Prior to issuance of the final Certificate of Occupancy for this site, all existing sidewalks must be repaired in accordance with City standards.

- Relationship of Intended Use to Neighboring Uses:** To the south are single family homes with O zoning, to the west are the Ann Arbor Community Center and a former City public works building zoned PL and C1, to the north are Summit Party Store and two single family homes, zoned C1 and O, respectively, to the east are single family homes zoned R4C. So, the area is characterized by a mixture of single family, institutional and retail uses. At a density of 54 residential units per acre, this will help alleviate the need for additional housing units within the city.
  - Impact of Adjacent Uses on the Proposed Development:** The adjacent uses are compatible. The proposed residential units are compatible with the detached single-family houses to the east and will provide a sound barrier for these homes from Main Street traffic. No negative impacts are expected to other surrounding uses.
  - Impact of Proposed Development on Air and Water Quality and on the Existing Natural Features of the Site and Neighboring Sites:**
    - There will be no negative impact on air quality.
    - Water quality controls will be implemented to ensure that runoff during construction and from the additional impervious areas is managed per the current WRC stormwater regulations. There are no adjacent bodies of water into which stormwater discharge will flow.
    - There are no regulated wetlands on the site.
    - Storm sewers, roof drains, and paved areas will be developed on site. The water and sanitary sewer connections will be via laterals to the building from the existing mains located in the Main Street right of way fronting the site.
  - Existing Land Use or Historic Sites/Structures:** No historic structures exist on site. The site itself is not historic.
- III) SITE ANALYSIS
- Existing Land Use and Activity on the Site:** The site is vacant. The property is not currently being farmed.
  - Inventory of Site Conditions:** The site generally drains to the west and north. The site is generally open, being greatly disturbed through the removal of existing houses that once occupied the site. The site also contains several City regulated trees (See Tree Inventory).
- I) DEVELOPMENT PROGRAM
- Description:** The site had been previously approved for development as a 22 Unit PUD.
    - The prior applicant rezoned the property to a PUD designation, but did not obtain final approvals and permits from Ann Arbor.
    - Five of the seven original single-family homes had been demolished and removed from the site.
    - The remaining two existing homes were demolished and removed in spring of 2016 by the present applicant.
  - The proposed development seeks the following approvals:
    - Rezoning from R4C to C2B.
    - See setback net area exhibit in the plan set.
    - Site plan approval.
    - Floodplain fill and mitigation for an area on the North side of the site. The existing floodway on the north end of the site will not be affected.
  - The development program will be as follows:
    - 64 - 1, 2, bedroom and studio apartments, see architecture plans.
    - Units will utilize the 2-level parking garage for the main parking with some additional parking outside for visitors.
    - A roof top common area will be available to residents as well as the patio area on top of the detention tank.
  - Preliminary Phasing Proposal & Probable Construction Costs**
    - One Phase of construction is proposed.
    - Construction is expected to begin in April of 2027 with one year built-out.
    - Probable construction cost for site work will be determined at a later date.
- II) COMMUNITY ANALYSIS
- Impact of Proposed Development on Area Schools**
    - Increased tax base.
    - The anticipated number of school-age children from the development is estimated as follows: 64 units with 56 - 2 bedroom or 45 children's bedrooms  
45 bedrooms w/ 1/2 children per bedroom = 67 children



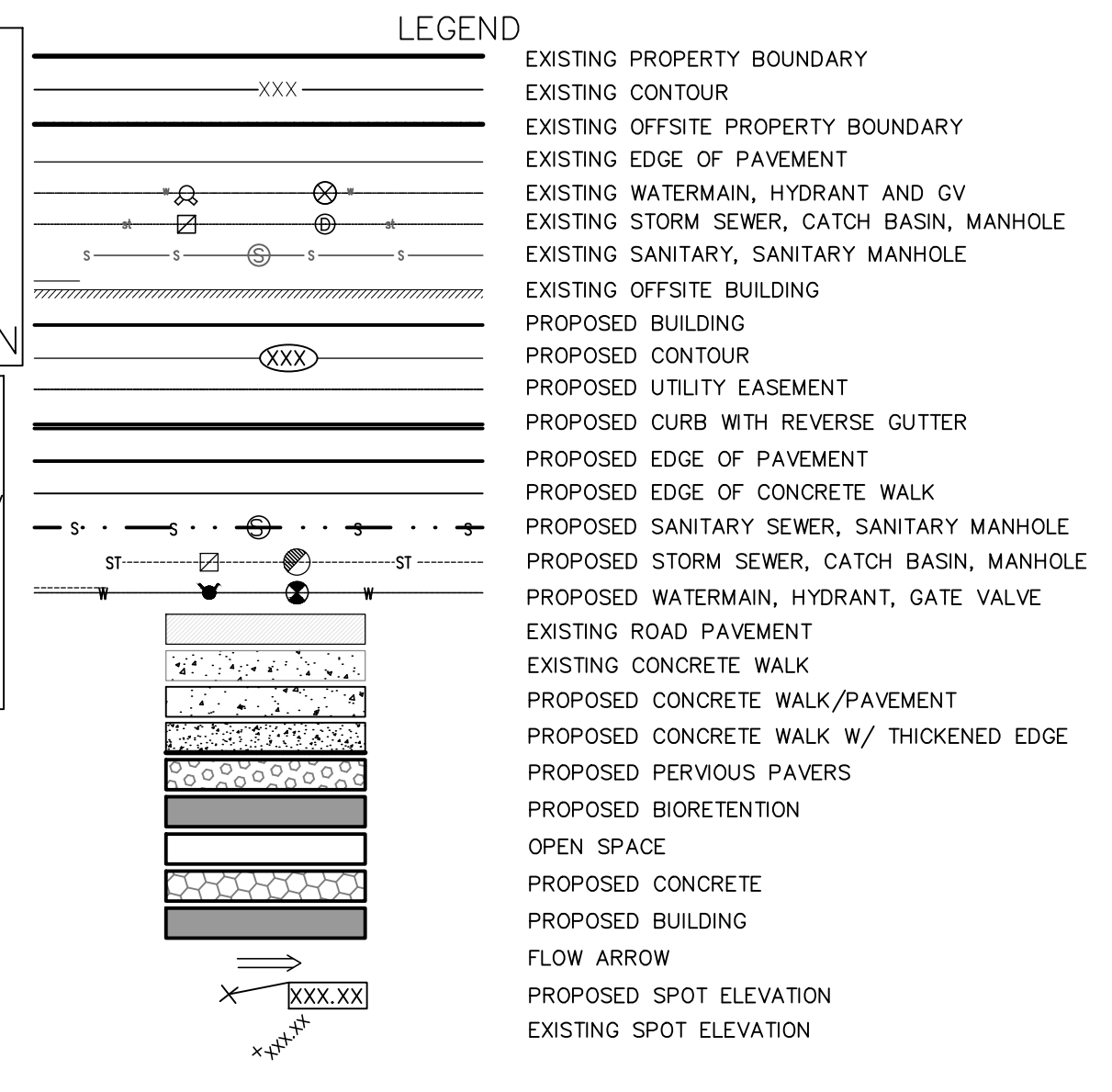
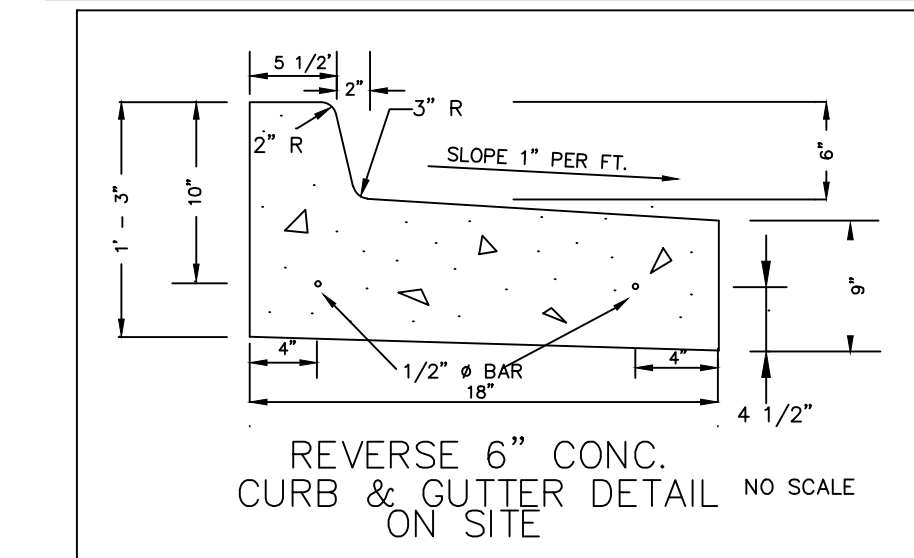
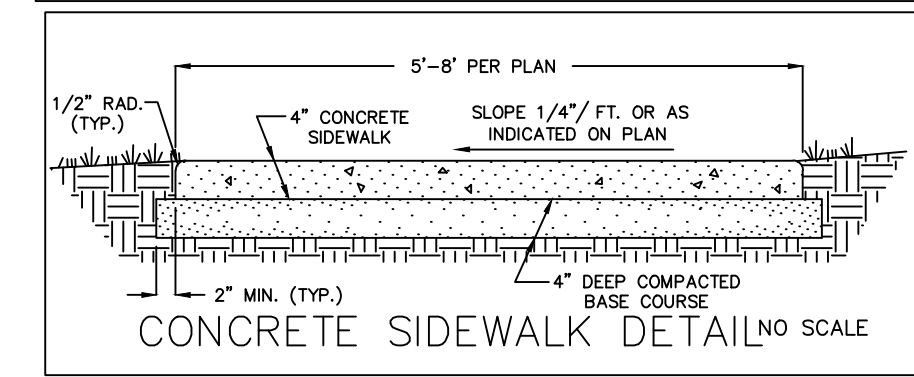
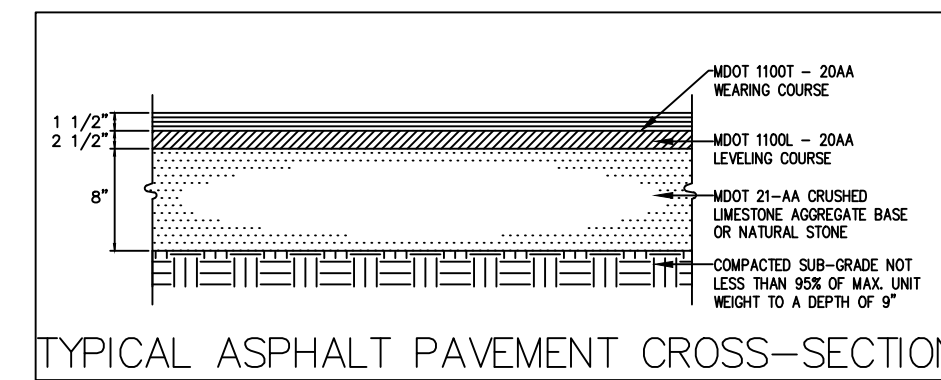
Address	Setback
542-548 N Main Street	14
603 N Main Street	6
607 N Main Street	6
608 N Main Street	17
612 N Main Street	16
611 N Main Street	0
613 N Main Street	0
614 N Main Street	19
615 N Main Street	10 w/in 100 feet
618 N Main Street	20 w/in 100 feet
622 N Main Street	22 w/in 100 feet
625 N Main Street	0 w/in 100 feet
730 N Main Street	0 w/in 100 feet
735 N Main Street	0 w/in 100 feet
110 E Summit Street	13
112 E Summit Street	12
116 E Summit Street	11
120 E Summit Street	15
124 E Summit Street	14
128 E Summit Street	15
639 N Fourth Street	7
645 N Fourth Street	12
651 N Fourth Street	11
701 N Fourth Street	12
709 N Fourth Street	18
711 N Fourth Street	40
717 N Fourth Street	7
719 N Fourth Street	2
Average w/in 100 ft	8.67



**WASTE & RECYCLING CALCULATIONS AND NARRATIVE:**

TOTAL WASTE = 4 LB/BEDROOM/DAY  
 4 LB \* 120 BEDROOMS = 480 LB/DAY  
 20% DIVERSION RATE FOR RECYCLING AND 80% FOR TRASH  
 TRASH = 384 LB/DAY  
 RECYCLING = 96 LB/DAY  
 COMPACTED TRASH DENSITY CONVERSION FACTOR = 550 LB/CYD  
 384/550 = 0.70 CYD/DAY  
 UNCOMPACTED RECYCLING CONVERSION FACTOR = 100 LB/CYD  
 96/100 = 0.96 CYD/DAY  
 8.59 DAYS TO FILL 6 CYD TRASH COMPACTOR  
 8.33 DAYS TO FILL 8 CYD RECYCLING DUMPSTER  
**PICKUP SCHEDULE:**  
 1/WEEK TRASH PICKUP  
 1/WEEK RECYCLING PICKUP

**WASTE & RECYCLING NOTES:**  
 1. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL SNOW AND ICE REMOVAL REQUIRED FOR SAFE ACCESS TO THE ENCLOSURES AND SERVICING OF ALL SOLID WASTE CONTAINERS.  
 2. THE PAVEMENT SURFACE OF THE SOLID WASTE SERVICE ROUTE SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF SOLID WASTE VEHICLES (79,500 GVWR).  
 3. THE CITY'S COMPOST PROGRAM DOES NOT CURRENTLY EXTEND TO MULTIFAMILY OR COMMERCIAL DEVELOPMENTS.



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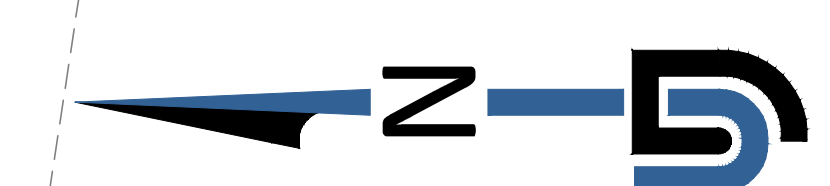
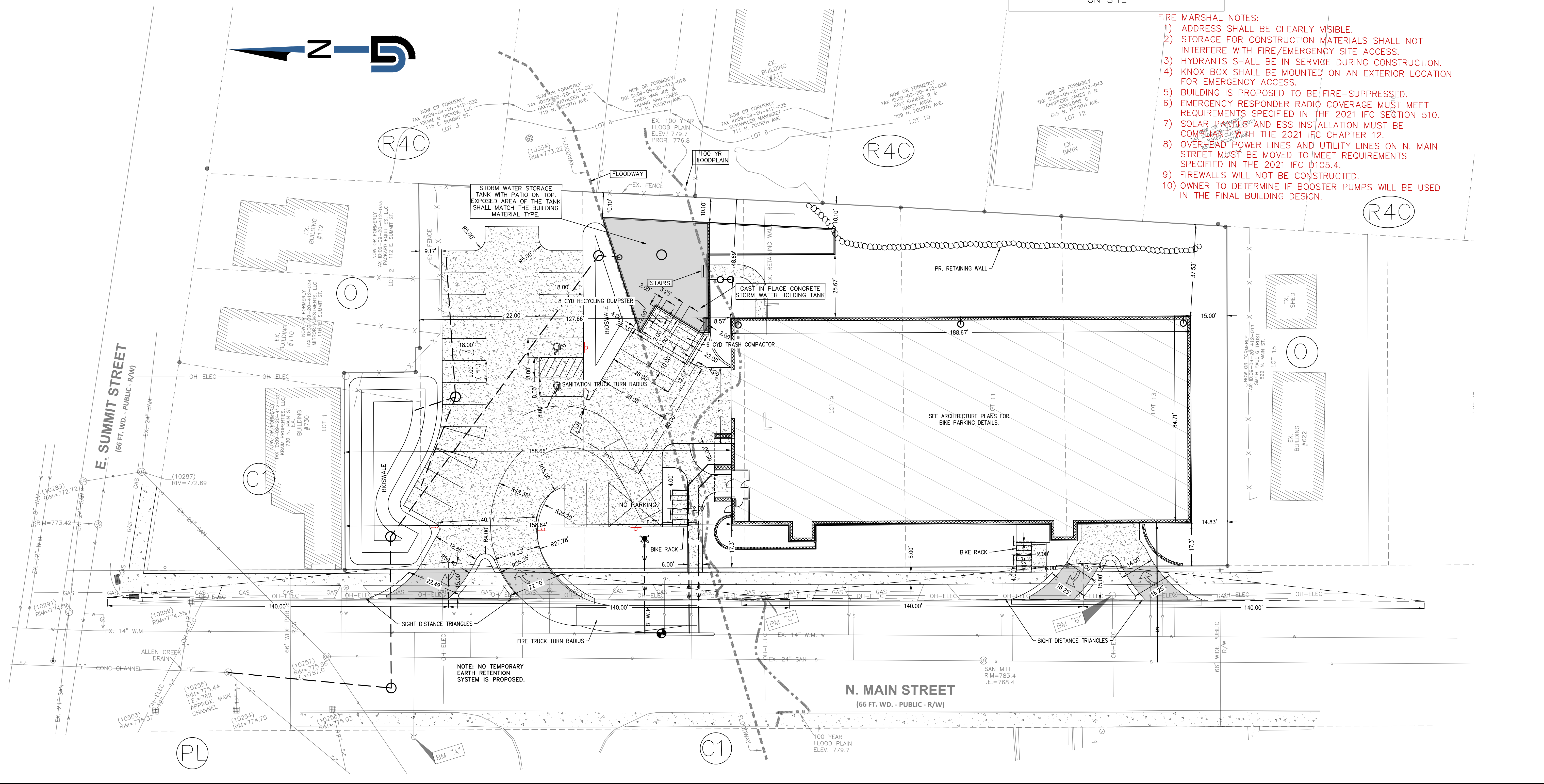
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SECTION 20  
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 CITY OF ANN ARBOR  
 WHITENAW COUNTY, MICHIGAN

DATE	REVISIONS
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**NEAR NORTH**  
 TROWBRIDGE COMPANIES  
 2617 BEACON HILLS DRIVE  
 AUBURN HILLS, MI 48326

CLIENT:  
 DR. BY: BB/SC/AO  
 CK. BY: WB  
 P.M. BU  
 SCALE: 0 10 20  
 1" = 20'  
 JOB NO. 230609  
 SHEET NO. 3  
 SHEET 3 OF 3



- FIRE MARSHAL NOTES:**
- 1) ADDRESS SHALL BE CLEARLY VISIBLE.
  - 2) STORAGE FOR CONSTRUCTION MATERIALS SHALL NOT INTERFERE WITH FIRE/EMERGENCY SITE ACCESS.
  - 3) HYDRANTS SHALL BE IN SERVICE DURING CONSTRUCTION.
  - 4) KNOX BOX SHALL BE MOUNTED ON AN EXTERIOR LOCATION FOR EMERGENCY ACCESS.
  - 5) BUILDING IS PROPOSED TO BE FIRE-SUPPRESSED.
  - 6) EMERGENCY RESPONDER RADIO COVERAGE MUST MEET REQUIREMENTS SPECIFIED IN THE 2021 IFC SECTION 510.
  - 7) SOLAR PANELS AND ESS INSTALLATION MUST BE COMPLIANT WITH THE 2021 IFC CHAPTER 12.
  - 8) OVERHEAD POWER LINES AND UTILITY LINES ON N. MAIN STREET MUST BE MOVED TO MEET REQUIREMENTS SPECIFIED IN THE 2021 IFC D105.4.
  - 9) FIREWALLS WILL NOT BE CONSTRUCTED.
  - 10) OWNER TO DETERMINE IF BOOSTER PUMPS WILL BE USED IN THE FINAL BUILDING DESIGN.