

ANN ARBOR PLANNING DEPARTMENT STAFF REPORT

For Planning Commission Meeting of December 15, 2015

**SUBJECT: NorthSky – Zoning & Site Plan for City Council Approval
(2701 Pontiac Trail)
Project Nos. Z14-027, SP14-053**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommend that the Mayor and City Council approve the request for R1D and R1E (Single-Family Dwelling District) and R4B (Multiple-Family Dwelling District) zoning designation for the NorthSky site.

PROPOSED CITY PLANNING COMMISSION MOTION

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

LOCATION

The site is located on the west side of Pontiac Trail, north of Skydale and south of Dhu Warren Roads, in the Northeast planning area and the Traver Creek watershed (Ward 1).

STAFF RECOMMENDATION

Staff recommends the zoning petition be **approved** because the proposed R1D, R1E, and R4B zoning is generally consistent with the adjacent zoning, surrounding land uses and the Master Plan: Future Land Use Element.

Staff recommends that the **site plan** petition be **approved** because it complies with all the applicable local, state, and federal laws, ordinances, standards, and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety, or welfare.

STAFF REPORT

The site plan was considered by the Planning Commission at their November 4, 2015 meeting. Discussion from the Planning Commission included site rearrangement to reduce overall site grading and tree loss, traffic impacts, consistency of submitted elevations, proposed phasing, and the amount of detail provided for the proposed multiple family residential portion of the development. This site plan was postponed by the Planning Commission on November 4, 2015 to allow the petitioner and staff to respond to Commission questions and suggestions.

The following revisions have been made to the plan drawings:

- On the multi-family building, site details, materials, and floor plans were added, and the elevations were corrected to match the grades at the corners.
- Additional front elevations are included for the R1D homes, for a total of 16 designs. A streetscape drawing of a typical block is included.
- Six additional trees are being preserved between lots 72 and 73. New trees have been added behind lots 1-4 to help screen the property of the neighbor to the north. The tree at the end of the Havre Street stub has been removed.
- Bollard lights have been added to most of the pedestrian access points to open space where those paths intersect with roads.

In addition, the petitioner commented on issues raised at the November 5 Planning Commission meeting.

- The multi-family building is not an afterthought, and is intended to provide variety in housing choices.
- The multi-family building will be constructed after the single-family homes, and master deeds will disclose that to single-family condominium buyers.

STAFF COMMENTS

Planning – The site density is calculated by dividing the total number of units by the parcel acreage minus the right-of-way dedication. The open space being dedicated to the city is not removed from the density calculation. 195 units are proposed on 30.67acres (31.77 minus 1.10 acres for right-of-way), for a density of 6.36 units/acre.

The city master plan recommends residential uses at a density of 7 to 10 dwelling units per acre. A mix of housing types is encouraged, and development should be sited away from significant natural features in the western portion of this site.

Traffic Engineering – The project's traffic study showed a very small impact on the Nixon/Dhu Varren/Green intersection because most vehicle trips from NorthSky will be heading south, toward downtown. The project would add less than 1% of the present traffic volume at that intersection. For that reason, the project was not asked to participate in paying for improvements to the intersection.

Prepared by Jill Thacher

Reviewed by Ben Carlisle

December 9, 2015

Attachments: Draft Development Agreement
11/4/15 Staff Report
Citizen Participation Report
Aerial Map
Revised drawings

NorthSky Site Plan and Zoning Staff Report

December 15, 2015

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c: Petitioner: Trowbridge Homes of NorthSky
Attn: Bruce Michael
2617 Beacon Hill Drive
Auburn Hills, 48326

Petitioner's Engineer: Greentech Engineering, Inc.
51111 W. Pontiac Trail
Wixom, MI 48393

Owner: BH A2 North, LLC
North Sky Neighborhood, LLC
c/o Phoenix Contractors
2111 Golfside
Ypsilanti, MI 48197

Parks & Recreation
Systems Planning
Project Nos. Z14-027, SP14-053

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DESCRIPTION OF PETITIONS

The petitioners are seeking approval to rezone the 31.8 acre site from R4A (Multiple-Family Dwelling District) to R1D and R1E (Single-Family Dwelling District) and R4B (Multiple Family Dwelling District) to allow development of 139 site condominium lots for single-family detached homes and a four-story, 56-unit building at the southeast corner of the site.

Zoning

The petitioners have requested the site be zoned R1D and R1E (Single-Family Dwelling District) and R4B (Multiple Family Dwelling District). The R1D and R1E districts are designed to provide single-family detached dwellings, along with other related facilities, like park and recreation opportunities. They provide the highest densities of the single-family dwelling districts, with minimum lot areas of 5,000 and 4,000 square feet, respectively. R1D and R1E zoning should be contingent upon the availability or provision of adequate services to serve higher densities. This would be the first application of the R1E zoning district, which limits the floor area of each dwelling to 2,000 square feet.

The R4B district is intended for dwelling units to be arranged one above the other or side by side. R4B should be located in intermediate areas of the city, situated on small tracts for in-fill or medium sized tracts for moderate-sized developments. Single, two-family, multiple-family and assisted living uses, up to fifteen dwelling units per acre, are permitted in the R4B district.

The site is currently zoned R4A. Staff strongly encouraged the inclusion of a multi-family component to the petition in order to meet master plan goals and maintain a higher density than could be provided by single-family zoning alone.

Site Plan

A site plan for 139 single-family detached dwelling units, each with a two-car garage, and a 56 unit multi-family building is proposed on a new network of public roads. A 0.4 acre private community park is proposed near the front of the development, with a playground and open space. The density of the proposed development is slightly over 6 dwelling units per acre.

Existing Site Conditions – The subject site has three single-family houses along Pontiac Trail, and the remainder of the site is vacant. Along the western and southern boundaries of the site are mature woodlands, with an additional patch of woodlands in the south central part. The majority of the site was cleared in 2006 (but not graded).

Natural Features –Thirty-five percent of the site, 11 of the 31.75 total acres, is proposed as open space. Two of those 11 acres, on the west edge of the site, would be conveyed to the City of Ann Arbor for use as a natural area and future linear park (as identified in the Non-Motorized Transportation Plan . The remainder of the open space would be maintained by the homeowners association. Natural feature impacts due to the development include removing 24 landmark trees and 230 non-landmark trees.

Woodland mitigation requires 462 three-inch trees to be planted. 451 mitigation trees are shown on the plan, and the developer is paying \$80,000 into the street tree planting program for the remaining 11 trees plus 309 trees removed by the previous developer. That portion (309 trees) is voluntary.

Access – Vehicular access to the site is planned by two connections to Pontiac Trail and an internal network of new public roads. Two road stubs are proposed on the north and south to allow connectivity with future developments. Sidewalks are planned along both sides of all roads. Four pathways between lots lead to the linear open space strip at the center of the

development, and two more paths plus two openings between lots lead to the land to be conveyed to the city at the west end of the site.

Parking – For the multi-family building, 84 parking spaces are required and proposed, located at grade below the L-shaped building and in an exterior parking lot. Six class A and six class C bicycle parking spaces are required and 10 class A and four class C spaces are proposed. The class A are in a bike room. The 139 single-family dwellings each have a two-car garage.

Solid Waste – An interior trash room opens to a fenced trash enclosure in the exterior parking lot of the multi-family building. Rollout dumpsters will service trash, recycling, and compost. Single-family units will have individual curb carts.

Utilities – Water and sanitary sewer service will be connected to existing mains on Pontiac Trail. Forty-nine 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 rules of the Washtenaw County Water Resources Commissioner for infiltration of the first inch of rain from a 100-year storm event and detention for the remaining volume. Two detention basins are proposed along the south and east edges of the site, and an underground detention system is located under the multi-family building's external parking lot. The system will collect stormwater from approximately four off-site acres (i.e. on adjacent parcels).

Landscape Plan – Right-of-way screening is provided between the parking lot for the multi-family building and Pontiac Trail, and landscape islands are provided within that vehicular use area. 268 required street trees are provided along Pontiac Trail and the new public streets. A 210' conflicting land use buffer containing 14 trees is provided along the north side of the multi-family building, because it is adjacent to a single-family residential district. In sum, 742 trees are proposed to be planted on the site to fulfill landscape and mitigation requirements.

Traffic Impacts – A traffic impact analysis was completed for the project, and the petitioner proposes to add a center turn lane in Pontiac Trail at Polson Street, as well as a bus pull-out area and pedestrian crosswalk, also on Pontiac Trail.

Development Agreement – Development agreements are used for projects that include public and offsite improvements, such as extension of a public utility main, a contribution of land or money, or other capital improvements. The NorthSky development agreement will address the street tree escrow and street tree fund contribution, improvements to Pontiac Trail, public streets, parkland dedication, utility easements, and other site improvements.

Citizen Participation Meeting – The petitioner held two Citizen Participation meetings, one on March 19, 2014 and another on July 1, 2014. For each meeting, 638 postcards were sent out to residents and property owners within 1000 feet of the site. The first meeting was attended by 30 people, and examples of concerns raised were the width of Pontiac Trail, the density of the development, parkland dedication, drainage and construction-related questions. The second meeting was attended by eight people and the petitioner presented changes made to the site plan and answered additional questions. A copy of the meeting report is attached.

NorthSky Site Plan and Zoning Staff Report

November 4, 2015

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COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning	R4A Multiple-Family Dwelling (29.89 acres) R1D Single-Family Dwelling (1.88 acres)	R1D Single-Family Dwelling (19.41 acres) R1E Single-Family Dwelling (6.26 acres) R4B Multiple-Family Dwelling (4.03 acres) R1D Single-Family Dwelling (2.07 acres)	R1D Single-Family Dwelling (19.41 acres) R1E Single-Family Dwelling (6.26 acres) R4B Multiple-Family Dwelling (4.03 acres) R1D Single-Family Dwelling (2.07 acres)
Gross Site Area	31.77 acres	31.77 acres	
Dwelling Units	3	103 R1D 36 R1E 56 R4B 195 total units	No requirement
Min. Lot Area Per Dwelling Unit	65,340+ sq ft	5,000 sq ft/unit (R1D) 4,000 sq ft/unit (R1E) 2,900 sq ft/unit (R4B)	5,000 sq ft/unit MIN 4,000 sq ft/unit MIN 2,900 sq ft/unit MIN
Min. Usable Open Space in % Lot Area		70% (R4B)	55% MIN (R4B)
Min. Active Open Space		300 sq ft per dwelling unit 16,800 sq ft total	300 sq ft per dwelling unit MIN (16,800 sq ft total MIN)
Setbacks: R1D		25 ft front 3 ft side 20 ft rear	25 ft front 3 ft side 20 ft rear
Setbacks: R1E		15 ft front 3 ft side 20 ft rear	15 ft front 3 ft side 20 ft rear
Setbacks: R4B		35 ft to Pontiac front 17 ft to Polson south front 20 ft to Polson west front 30 ft rear	15 ft MIN, 40 ft MAX front 30 ft rear
Height		30 ft (R1D) 30 ft (R1E) 45 ft (R4B)	30 ft (R1D) 30 ft (R1E) 45 ft (R4B)
Parking – Automobiles		206 spaces (R1D) 72 spaces (R1E) 84 spaces (R4B)	1 space/unit or 103 spaces (R1D) 1 space/unit or 36 spaces (R1E) 1.5 spaces/unit or 84 spaces (R4B)
Parking – Bicycles		10 Class A 4 Class C	6 Class A MIN + 6 Class C MIN for R4B

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Residential	TWP (Township)
EAST	Single-Family Residential Single-Family Residential Condominiums	R4C (Multiple-Family Dwelling) TWP (Township) PUD
SOUTH	Vacant	R4A (Multiple-Family Dwelling)
WEST	M-14	Beyond City Limits

HISTORY

A 1947 aerial photograph (right) shows nearly the entire site under cultivation and with no trees. In 1966 the site looked the same. By 1979 aerial photos show that the south half of the cultivated area had gone fallow, and the north half by 1990. The property was annexed into the city in 2005, and the North Sky (two words) site plan was approved. In 2006, most of the 31 acres were once again cleared (including 617 trees), but work halted and the North Sky project was abandoned.



PLANNING BACKGROUND

This site is located in the Northeast planning area. This project encompasses the northern half of an area with a site specific recommendation in the 2009 Master Plan: Land Use Element:

Site 1 [Northeast Area] – This 63-acre site is located on the west side of Pontiac Trail, east of M-14 and north of the Huron Highlands sub-division. It consists of eight parcels. The site has historically been used as farmland, although recently, farm operations have ceased. Large landmark trees are located in the southwest and western portion of the site. Pioneer vegetation has established itself in absence of farm activity on much of the remaining site. Although the western portion of the site slopes down toward M-14, the site is generally flat. A woodland area is located on the southwest portion of the site. A historically significant house exists near the southeast corner of the site. A site plan was approved in 2005 for the northern portion of this site.

Residential uses are recommended for the site at a gross density (minus right-of-way) of 7 to 10 dwelling units per acre. A mixture of housing types is encouraged, including single-family detached homes, duplexes, attached townhouses, and multiple-family (stacked units). Future development should incorporate community design techniques (described in Chapter 5) that support the goals and objectives of this Plan.

Development should be sited away from significant natural features in the west and southwest portions of the site, which include landmark trees, high quality woodlands and slopes. The historically significant house near the southeast corner of the site should be preserved and incorporated in any future development proposal. A neighborhood park should be provided as described in the 2006-2011 Parks & Recreation Open Space Plan and located in an area that allows convenient access for future residents of this site and residents of the Huron Highlands neighborhood to the south. A vehicular and pedestrian connection should be provided to the existing stub street on Skydale Drive to provide access to off-site parks and to allow residents to the south access to any parkland on the site.

The Non-motorized Transportation Plan (Update 2013) recommends sidewalks be added along Pontiac Trail as a near-term goal. That plan also identifies a foot path along the rear of the property and M-14 as a long-term goal.

UNIT COMMENTS

Engineering – Comments have been provided to the petitioner noting that the footing drains of 49 homes, or the flow equivalent to 195.7 GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development.

Maintenance of the private storm water detention facilities will be the responsibility of the homeowner's association, and a drainage district will be established through the WCWRC.

The parcel owner across the street at 2670 Pontiac Trail has indicated the willingness to grant an easement for the construction and maintenance of a retaining wall on his property (necessary to add a center turn lane on Pontiac Trail). A formal easement will be required prior to the issuance of the first permit for the site.

Traffic Engineering – A dedicated, center left turn lane will be required to be installed on Pontiac Trail. All sidewalks and ramps must be designed for ADA accessibility and to optimize pedestrian convenience and efficiency.

Planning – While the proposed mix of zoning designations is consistent with the future land use recommendation for the site, the site specific recommendation also encourages a mixture of housing types. Two types are provided here, single-family detached and a multi-family apartment building, with a resulting density of just over six dwelling units per acre. This is just short of the future land use density recommendation of 7-10 dwelling units per acre.

The five parcels must be combined before the execution of the development agreement.

There is a discrepancy between the comparison table on sheet 8 and the parking layout on sheet 44 that will be corrected before the petition advances to City Council. The table will be

NorthSky Site Plan and Zoning Staff Report

November 4, 2015

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changed to show 14 bicycle parking spaces for the multi-family building: 10 class A in the bike room, and four class C near the east entrance.

Park Planning – To help achieve the Park and Open Space Plan goals, a contribution of at least 2.5 acres of parkland acreage is requested based on the proposed number of dwelling units. The Natural Areas Preservation unit has expressed interest in accepting a contribution of land on this site, specifically the woodland area along the western edge of the property.

Prepared by Jill Thacher

Reviewed by Ben Carlisle

10/30/15

Attachments: Citizen Participation Report
Draft Development Agreement
Zoning Map
Aerial Photo
Site Plans

c: Petitioner: Trowbridge Homes of NorthSky
Attn: Bruce Michael
2617 Beacon Hill Drive
Auburn Hills, 48326

Petitioner's Engineer: Greentech Engineering, Inc.
51111 W. Pontiac Trail
Wixom, MI 48393

Owner: BH A2 North, LLC
North Sky Neighborhood, LLC
c/o Phoenix Contractors
2111 Golfside
Ypsilanti, MI 48197

Parks & Recreation
Systems Planning
Project Nos. Z14-027, SP14-053

CITIZEN PARTICIPATION MEETING

NORTH SKY

MARCH 19, 2014

SUMMARY OF MEETING

LOCATION: CLAQUE MIDDLE SCHOOL

OF PARTICIPANTS: APPROXIMATELY 30

638 POSTCARDS MAILED OUT

1. Introduced our first plan w/assisted living and the sf lots, including TND lots and the 45 x120 lots.
2. Introduced second plan w/all single family.
3. Questions about plan, setting, etc. Questions about adjacent property and the proposed development there.
4. Q: If someone could build a single family home on the property and can't be stopped by the City, then why can the City tell us to build smaller lots?
A: The City has the right to determine how the property is developed per the City's approved master plan.
5. Q: what is size of homes?
A: between 2,400 and 3,000 sf.
6. Questions about what the City wanted for density and housing types. We answered that we wanted the lower density single family only, vs the higher density attached product.
7. Q: When will we move in and start clearing land?
A: When the City gives us all of our permits. Will be after Pontiac Trail improvements.
Questions asked about Pontiac Trail improvements.
8. Q: Will there be a signal at DhuVarren/Pontiac Trail? What about traffic impacts?
A: no traffic signal. It will have an impact. Less density would be less impact.
9. Q: Will the road be widened by the City? Would this additional traffic cause the City to widen the road?
A: Since master planned for higher density in this area, it would seem that the City would increase the road size with the current project if they intended to do anything about the roadway capacity. So, since Pontiac Trail will continue to be two lanes; it appears not.
Further Answer: Our plans include a dedicated center left turn lane at the southern entry to the development to handle turning movements into and out of the proposed development
10. Q: Does green space go down if density goes up?
A: Depends on how you build the density? If stack the units on top of each other, you could have more green space. But these additional people will still use Pontiac Trail and we will NOT get a ramp onto M-14 from this property.
Further Answer: Our present plans include a neighborhood park in the middle the site, open space separating houses on the north side from the south side and open space around the site south and west perimeter to preserve numerous large trees.
11. Q: Are there road connections to the property to the south and north?
A: Yes. Reduces traffic on Pontiac Trail for those people driving between adjacent properties.
12. Q: Anyone here from the City (Planning Dept)?
A: No.
13. Q: Do the properties in the township to the north have to be annexed if the City sewer and water to come here?
A: Our answer was statement of the current annexation policy. There was confusion about being forced to hook up to sanitary sewer if within 400 feet and their on-site septic system fails.
14. Q: Do the planners take into consideration entire City density when deciding what density to put on this site:

A: Yes. Indicated that City doesn't want to see suburban development like you can easily find in surrounding townships. Want more urban density.

15. Q: Do we prepare a study showing that single family homes will result in more tax base/
A: we may do a fiscal impact study if requested.

16. Q: Schedule?
A: hope to be through approvals by end of 2014, but subject to City.

17. Q: what happens if you can't sell the high density homes?
A: We know our single family detached product will work. Build out over 5 years. Discussion about active adult, move-down type buyers.

18. Q: Neighborhood and developer want lower density, is there something citizen's can do to help that?
A: Talk to City Council member and do a petition.

19. Q: What's the rationale for high density.
A: City doesn't believe that single family doesn't pay its way, but condos or apts at least break even.

20. Q: is there going to be any neighborhood commercial, so don't have to drive around?
A: Nothing in master plan for this site, but there is a neighborhood center proposed/required for property at Nixon/Green.

21. Q: So, where is the green space?
A: Showing open space and park on the plan. Buffer will green around outside.

22. Q: what about pedestrian linkages w/adjacent properties, and M-14 linkage?
A: won't develop the NW corner of the site, allow the deer run to continue and provide land/easement for trail system to go along M-14. City will require green space and protect environmental assets.

23. Q: Did the City see the plan on the assisted living?
A: yes. Senior housing for the corner is most acceptable to us and neighbors.

24. Q: Did we propose the senior living to meet the density requirements or did City require senior housing?
A: Seniors works: doesn't detract from our ability to sell, doesn't upset you, doesn't take much space.
Further Answer: The proposed multi-family building is not necessarily designated for senior only housing.

25. Q: Would City accept plan with only Senior housing and midsize single family lots?
A: impression we got was that City wanted more housing types.

26. Q: Will there be another meeting?
A: if you want another meeting, then we will have it. You will be formally invited to Planning Commission meeting. Please provide email addresses and we can advise you of next meeting.
Further Answer: A second meeting was held on July 1, 2014. All email addresses were invited to the meeting as well as another postcard mailing.

27. Q: can we get City to attend next meeting to indicate their reasoning?
A: we can try. May not get them to this kind of meeting, but could get them to formal planning commission meeting.
Further Answer: Councilwoman Sabra Briere attended the second meeting.

28. Q: will some units be ranch style?
A: some will have a master bedroom on the first floor.

29. Q: How can we organize ourselves to support the lower density plan?
A: we need to get your contact info and meet with City Council member and one planning commissioner.
Further Answer: Sabra Briere attended the second meeting.

30. Q: Don't want connection to Skydale Drive?

A: We are not adjacent to Skydale, so our road won't connect. Our road network will not be laid out to encourage this connection through the adjacent vacant property. Will keep road stub to south closer to Pontiac Trail than rear of property.

Further Answer: our present site plan keeps the road stub to the south closer to Pontiac Trail than to the western end of the property.

31. Q: Will the City demand that we put in attached condos?

A: They will likely demand that we put some condos in.

Further Answer: We have provided the additional density in a single, three story multi family building that minimizes the impact of that density from the rest of the site.

32. Q: will there be coordination with adjacent landowner on connections, types of units, etc.

A: No. City encourages certain housing types through its master plan. Each landowner on his own. Property to south plan expired, they will start over in a separate site planning effort.

33. Q: Are there market studies supporting our proposed housing?

A: did a detailed competition analysis and its supports what we propose.

34. Q: Familiar with Northside Elementary school changes?

A: they say going to go from elementary to elementary/middle school. City may want more density to provide students.

35. Q: what are exterior materials

A: brick, stone and cement board. No vinyl.

36. Q: What is going on w/adjacent property to south?

A: Nothing right now, but it is annexed and has a sanitary sewer problem, and trees cut down need to be replaced. Citizens didn't like the connection between this development and west end of Skydale.

37. Q: what plan will you pursue?

A: don't know. Got thrown a curve when our single family only plan got thrown out.

Further Answer: new plan is combination of larger and smaller single family lots and the multi-family building.

38. Q: more questions about plan.

A: all single family but the multi-family (likely senior) in the southeast corner of the property. There will be a buffer. Put in 12-15' high spruces on buffer.

Further Answer: these items are included in the present plan.

CITIZEN PARTICIPATION MEETING

NORTH SKY

JULY 1, 2014

SUMMARY OF MEETING

LOCATION: CLAQUE MIDDLE SCHOOL

OF PARTICIPANTS: APPROXIMATELY 8

638 POSTCARDS MAILED OUT

1. Sabra Brierie is presenting revised plan.
2. Will affect traffic on Pontiac Trail, but not Dhu Varren.
3. Q: kids go where?
A: Northside High, Clague Middle.
4. Q: Is there a reason for service drive along Pontiac Trail?
A: Eliminate driveways directly accessing Pontiac Trail, provide parking availability for the houses facing this frontage.
Further Answer: Per staff request, the service drive was eliminated, the site plan modified to include a detention basin and open space near the Pontiac Trail frontage and internal roadways located farther west nearer the interior of the site.
5. Q: Question about apt bldg in southeast corner?
A: description of the apt bldg. May be condos. Hard to get mortgages sold to GSE's.
6. Q: public streets?
A: yes, including city trash service.
7. Q: public park?
A: we will do what the City wants. If they want it publicly dedicated, we'll do that.
Further Answer: We are dedicating the perimeter open space to the City per the Parks Division request.
8. Q: market?
A: Old West Side product (R1E)—1st floor master, active adults, under 2,000 sf. Rest-conventional product (R1D) family product 2,300-2800 sf. Full basements.
9. Q: Condos or homes?
A: site condo. Explanation of site condo ownership.
10. Q: Association fees?
A: yes, but about same amount as in a subdivision.
11. Q: Stormwater retention?
A: doing test pits. Fulfill Green Streets and County infiltration. Described sand seam underground. Described detention basins on south side of property, including retaining walls.
Further Answer: Site plan has been completed and Washtenaw County Water Resources Commissioner has approved stormwater management design.
12. Q: Topography. Upstream drainage?
A: will meet County and City requirements.
13. Q: Site size and annexation?
A: 31 acres, already annexed.
14. Q: Topography to south? What happens to drainage to Skydale?
A: lower. Explained detention concept and infiltration.
15. Q: Coyotes, what happens to them?
A: we may do a fiscal impact study if requested.
16. Q: lot size?
A: 5,000 sf, 45 x 130.
Further Answer: site plan now also includes R1-E lots which have a minimum size of 4,000 sf.
17. Q: park size?
A: approx. 1.5 acres.

Further Answer: Site plan now includes 2.07 acres of natural land on the south and west site perimeters to be dedicated to the City of Ann Arbor Parks Department. Also provided is a neighborhood park that is approximately 0.4 acres.

18. Q: footing drain disconnects?
A: yes, assuming it's the law at the time. Looking at alternatives.
19. Q: Phasing?
A: Planning staff suggests phasing. 5 year build out.
Further Answer: Site plan now shows 2 land development phases: all of the single family in phase 1 and the multi-family building in phase 2.
20. Q: What about construction traffic on Pontiac Trail?
A: impacts won't be terribly great. most trucks aren't that heavy, except drywall and cement trucks.
21. Q: number and type of units?
A: described.
22. Q: where start?
A: start at the front. Timing of multi-family up in the air. Would do infrastructure.
23. Q: streetlights and sidewalks?
A: yes and yes. Sabra wants to do pedestrian level lights. We would do mainly intersection lights. Sabra suggested remote control lights.
Further Answer: Street lights are provided at the Polson Street/Pontiac Trail, Montana Way/Pontiac Trail, Polson Street/Havre Street (park), and Big Fork Drive/St. Regis Way intersections. Street lights will meet City of Ann Arbor public street lighting requirements.
24. Q: will design for pedestrian connection to north or south?
A: described proposed connections. Soft trailscape on southern and western open space. Sabra: not auto connections
Further Answer: A direct pedestrian connection has provided through the center of the site connecting to properties to the south and north.
25. Q: Brought up connection to Skydale Drive?
A: showed how our connection to south would be closer to Pontiac Trail and therefore not encouraging connection to west end of Skydale Drive.
26. Q: General question about township and city jurisdiction?
A: just clarification of site boundaries and city boundaries.
27. Q: what about of freeway access? What about Barton onramp?
A: no new freeway access. Barton will get more dangerous.
28. Q: traffic impact?
A: Sabra explained concept of tipping point of traffic build up and that this development can't do anything about that here.
Further Answer: A dedicated left turn lane is being provided at the Polson Street/Pontiac Trail intersection to handle turning movements into and out of the property.
29. Q: Question of road access and visibility?
A: Our engineers looked at site distance before design and locations match last site plan approved. Speed limit needs to be decreased. Traffic study will look at whether warrants will allow putting in slower speeds. Sabra actually wants one more entrance.
Further Answer: 2 entries are provided to the property located as far from each other as possible on the north and south ends of the site. Site distance has been analyzed and the locations are safe.
30. Q: Concern about school bus stop on Pontiac Trail?
A: school buses will come into the site to stop. Sabra says school bus service might actually be discontinued. Or buses might be limited.
Further Answer: The proposed development will include dedicated City streets, meeting City design standards, so school buses should be able to traverse all of the roads of the development. In addition, an AATA bus stop is provided and the school bus may be able to stop here.

31. Q: Will stop signs be added at Dhu Varren/Pontiac Trail?
A: Have traffic study look at these stop signs.
32. Q: Question about number of school age children and who will walk to school.
A: She doesn't believe that any of the children here will ever walk to school. Talk about annexing Whitmore Lake Schools to AAPS.
33. Q: Number of entries?
A: 2 entries and two internal loops.
34. Q: What will the park look like?
A: looking to what staff does. We are thinking small play structure, but mostly open space for multi-use and play. It's a blank slate.
Further Answer: Parks department approved park plan with open play area, play structure, seating and sidewalks.
35. Q: Still needs to be approved by Planning Commission?
A: yes. description of the process. We are rezoning, description of rezoning to single family and multiple family.
36. Q: Timing?
A: maybe end of the year, but maybe as late as next May.
37. Q: Height of multi-family building?
A: approximately 40 feet high.
38. Q: How many feet between houses?
A: 10 feet. City allows 6 feet; we think too close.
39. Q: Construction sequence?
A: description of construction process. Grade entire site.
40. Q: what about aquifer?
A: Description of grading, saving south side trees, phasing of plan.
41. Q: any environmental innovation on the construction?
A: typical house construction, not radically different- green things are small footprint and infiltration. Use OSB, high efficiency HVAC units as examples of green products. May use some bioswales.
Further Answer: first project to provide new County infiltration stormwater management system and also meet City Green Streets policy.

North Sky -Aerial Map-



City of Ann Arbor Map Disclaimer:

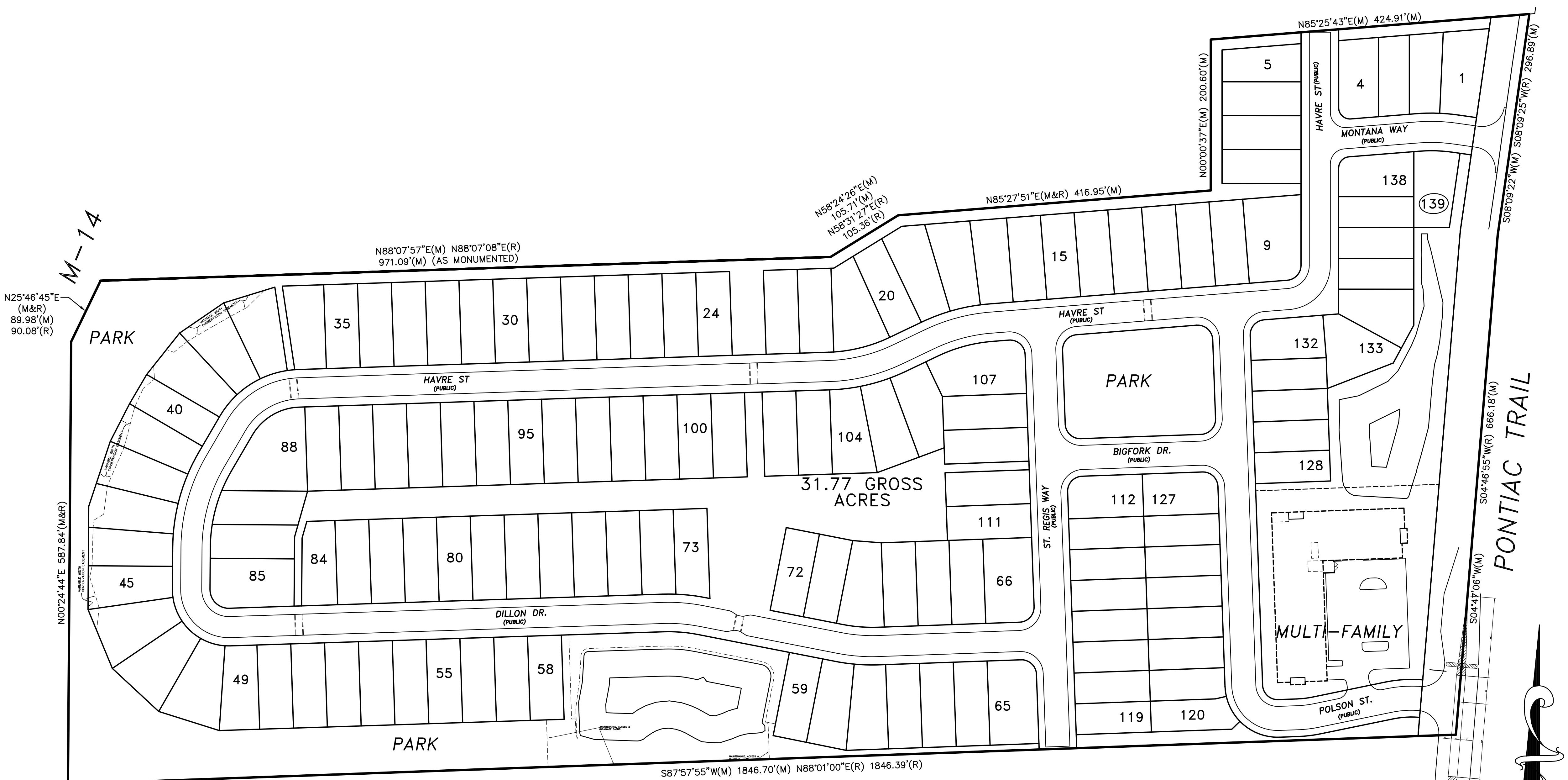
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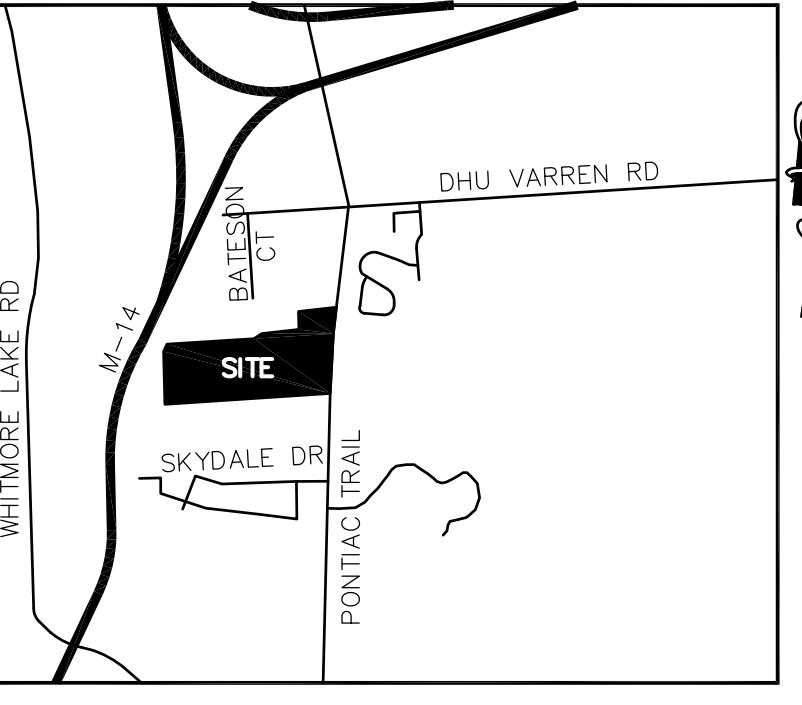
Map Created: 10/1/2013

SITE PLAN for CITY COUNCIL for NORTHSKY

FILE NUMBER SP14-053
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN



PETITIONER/APPLICANT:
TROWBRIDGE HOMES OF NORTHSKY, LLC
AGENT: BRUCE MICHAEL
2617 BEACON HILL DRIVE
AUBURN HILLS, MI 48326
PHONE: (248) 703-4653
FAX: (248) 373-1230
EMAIL: BRUCEMICHIGAN@GMAIL.COM
CURRENT PROPERTY OWNER:
BH A2 NORTH, LLC
NORTH SKY NEIGHBORHOOD, LLC
C/O PHOENIX CONTRACTORS
2111 GOLFSIDE
YPSILANTI, MI 48197
SITE CIVIL:
GREENTECH ENGINEERING, INC.
51111 W PONTIAC TRAIL
WIXOM, MICHIGAN 48393
PHONE: (248) 668-0700
FAX: (248) 668-0701
LANDSCAPE ARCHITECT:
ALLEN DESIGN
557 CARPENTER
NORTHLVILLE, MICHIGAN 48167
PHONE (248) 467-4668
FAX (248) 349-0559



LOCATION MAP
SCALE: 1"-2000'

GREENTECH
ENGINEERING & LAND SURVEYORS
51111 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701

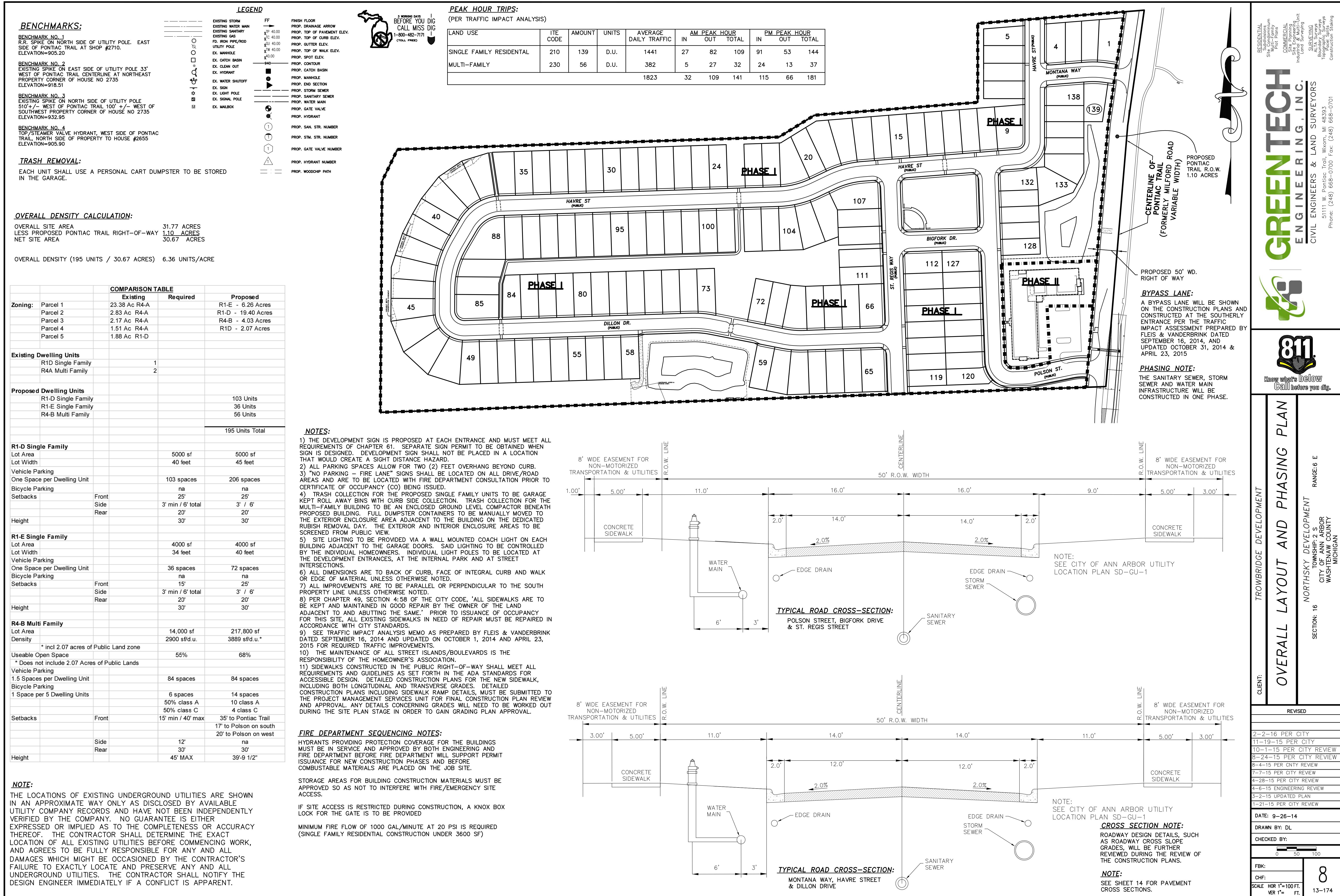


81
Know what's below
Call before you dig.

COVER SHEET
TROWBRIDGE DEVELOPMENT
SECTION: 16 TOWNSHIP: 2 S RANGE: 6 E
CITY OF ANN ARBOR
WASHTENAW COUNTY
MICHIGAN

11-19-15 PER CITY
10-1-15 PER CITY REVIEW
8-24-15 PER CITY REVIEW
8-4-15 PER CNTY REVIEW
7-7-15 PER CITY REVIEW
3-29-15 PER CITY REVIEW
3-2-15 UPDATED PLAN
1-21-15 PER CITY REVIEW
DATE: 9-26-14
DRAWN BY: dl
CHECKED BY:
FBK:
CHF:
SCALE: HOR 1"= FT.
VER 1"= FT.
13-174

0	COVER SHEET
1	SITE NOTES AND ANALYSIS
2	OVERALL EXISTING CONDITIONS PLAN
3	EXISTING CONDITIONS PLAN - WEST
4	EXISTING CONDITIONS PLAN - CENTER
5	EXISTING CONDITIONS PLAN - NORTHEAST
6	EXISTING CONDITIONS PLAN - SOUTHEAST
7	DEMOLITION PLAN
8	OVERALL LAYOUT PLAN
9	LAYOUT PLAN - WEST
10	LAYOUT PLAN - CENTER
11	LAYOUT PLAN - NORTHEAST
12	LAYOUT PLAN - SOUTHEAST
13	OVERALL GRADING PLAN
14	GRADING PLAN - WEST
15	GRADING PLAN - CENTER
16	GRADING PLAN - NORTHEAST
17	GRADING PLAN - SOUTHEAST
18	OVERALL UTILITY PLAN
19	UTILITY PLAN - WEST
20	UTILITY PLAN - CENTER
21	UTILITY PLAN - NORTHEAST
22	UTILITY PLAN - SOUTHEAST
23	OVERALL EROSION CONTROL PLAN
24	EROSION CONTROL PLAN - WEST
25	EROSION CONTROL PLAN - CENTER
26	EROSION CONTROL PLAN - NORTHEAST
27	EROSION CONTROL PLAN - SOUTHEAST
28	TREE INVENTORY & REMOVAL SUMMARY
29	NATURAL FEATURES PLAN - WEST
30	NATURAL FEATURES PLAN - CENTER
31	NATURAL FEATURES PLAN - NORTHEAST
32	NATURAL FEATURES PLAN - SOUTHEAST
33 A	PRE-DEVELOPMENT WATERSHED MAP
33 B	POST-DEVELOPMENT WATERSHED MAP
34	STORMWATER MANAGEMENT PLAN - BASIN 'A'
34 A	BASIN 'A' OUTLET SECTION
35	STORMWATER MANAGEMENT PLAN - BASIN 'B'
35 A	STORMWATER BASIN 'B'
36	STORMWATER MANAGEMENT PLAN - SYSTEM 'C'
37	AERIAL OVERLAY
38	ALTERNATIVES ANALYSIS
39	ALTERNATIVES ANALYSIS
40	ALTERNATIVES ANALYSIS
41	ALTERNATIVES ANALYSIS
42	FLOOR PLANS/ELEVATIONS - UNITS 9-111
42 A	ELEVATIONS - UNITS 9-111
42 B	FLOOR PLAN/ELEVATION - UNITS 1-8 & 112-139
42 C	PARKING LEVEL PLAN - MULTI-FAMILY BUILDING
42 D	1st FLOOR PLAN - MULTI-FAMILY BUILDING
42 E	2nd & 3rd FLOOR PLANS - MULTI-FAMILY BUILDING
42 F	N & E ELEVATIONS - MULTI-FAMILY BUILDING
42 G	S & V ELEVATIONS - MULTI-FAMILY BUILDING
43	TYPICAL PLOT PLAN
44	MULTI-FAMILY - LAYOUT PLAN
45	MULTI-FAMILY - GRADING PLAN
45 A	ENTRANCE PLAN
46	MULTI-FAMILY - UTILITY PLAN
47	RE-ZONING PLAN
48	OPEN SPACE PLAN
49	CONDOMINIUM ASSOCIATION PLAN
50	ANN ARBOR GREEN STREETS PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	TYPICAL STREETSCAPE
L-4	LANDSCAPE PLAN
L-5	LANDSCAPE DETAILS
L-6	WOODLAND PLAN
L-7	WOODLAND PLAN



BENCHMARKS:

BENCHMARK NO. 1
R.R. SPIKE ON NORTH SIDE OF UTILITY POLE. EAST SIDE OF PONTIAC TRAIL AT SHOP #2710. ELEVATION=905.20

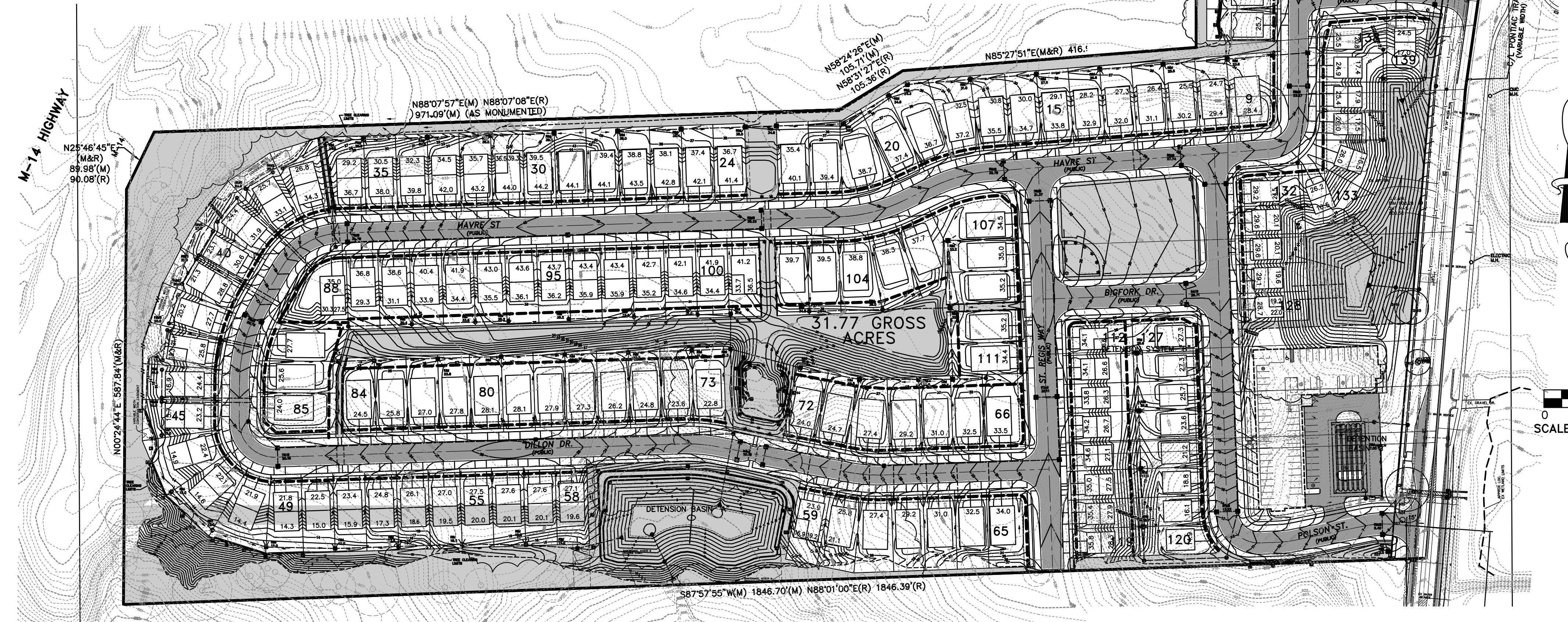
BENCHMARK NO. 2
EXISTING SPIKE ON EAST SIDE OF UTILITY POLE 33' WEST OF PONTIAC TRAIL CENTERLINE AT NORTHEAST PROPERTY CORNER OF HOUSE NO 2735 ELEVATION=918.51

BENCHMARK NO. 3
EXISTING SPIKE ON NORTH SIDE OF UTILITY POLE 510' +/- WEST OF PONTIAC TRAIL 100' +/- WEST OF SOUTHWEST PROPERTY CORNER OF HOUSE NO 2735 ELEVATION=932.95

BENCHMARK NO. 4
TOP/STEAMER VALVE HYDRANT, WEST SIDE OF PONTIAC TRAIL, NORTH SIDE OF PROPERTY TO HOUSE #2655 ELEVATION=905.90

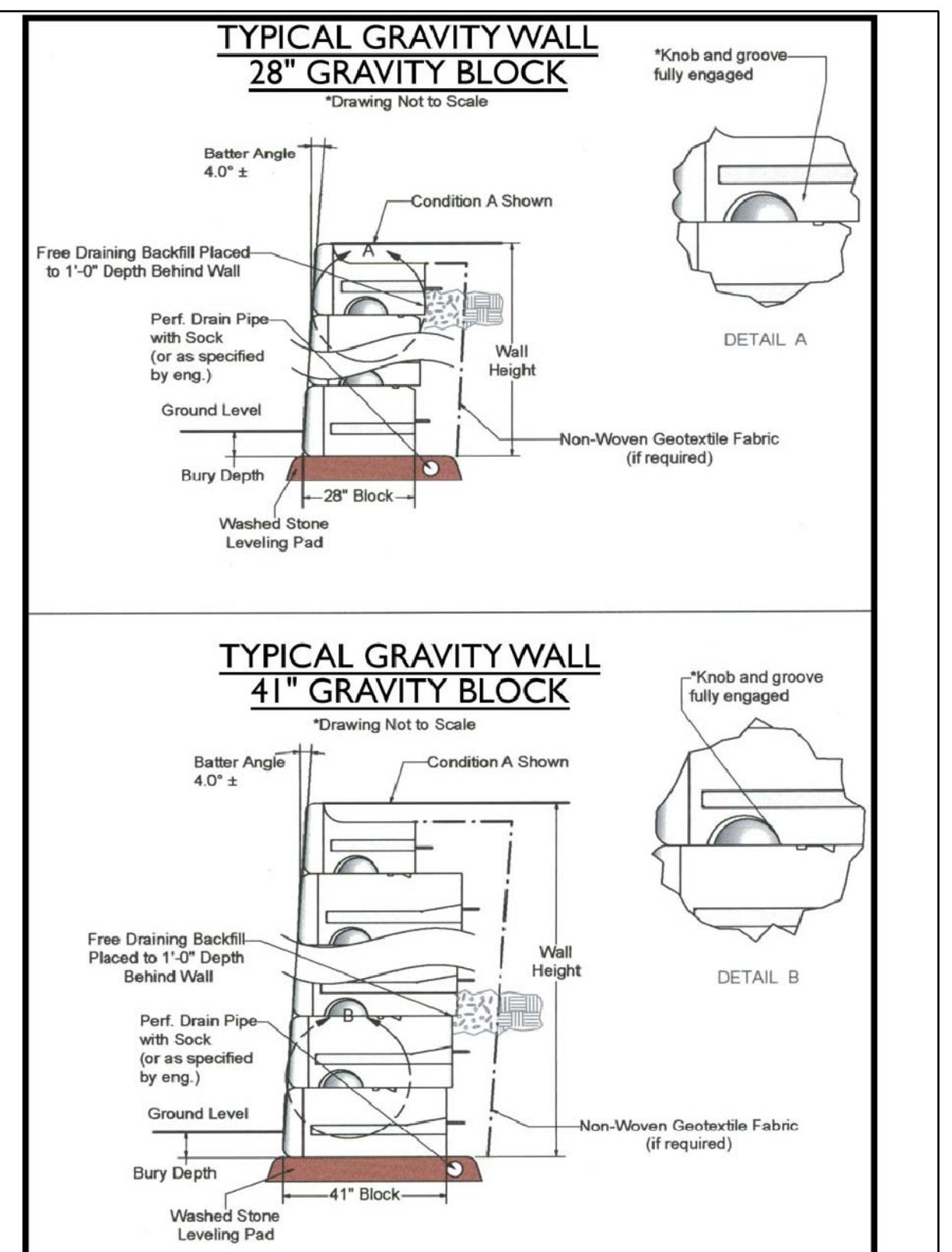
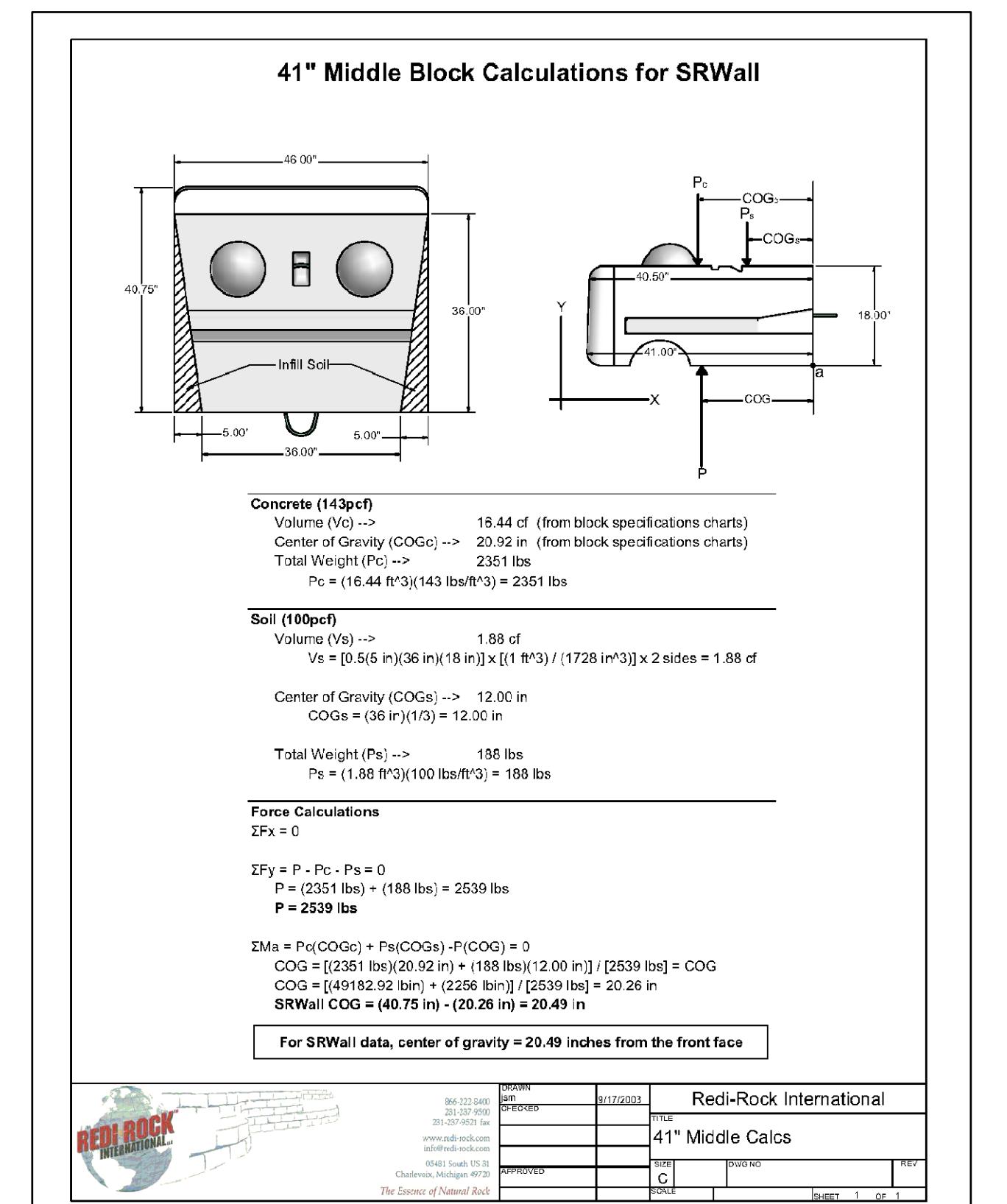
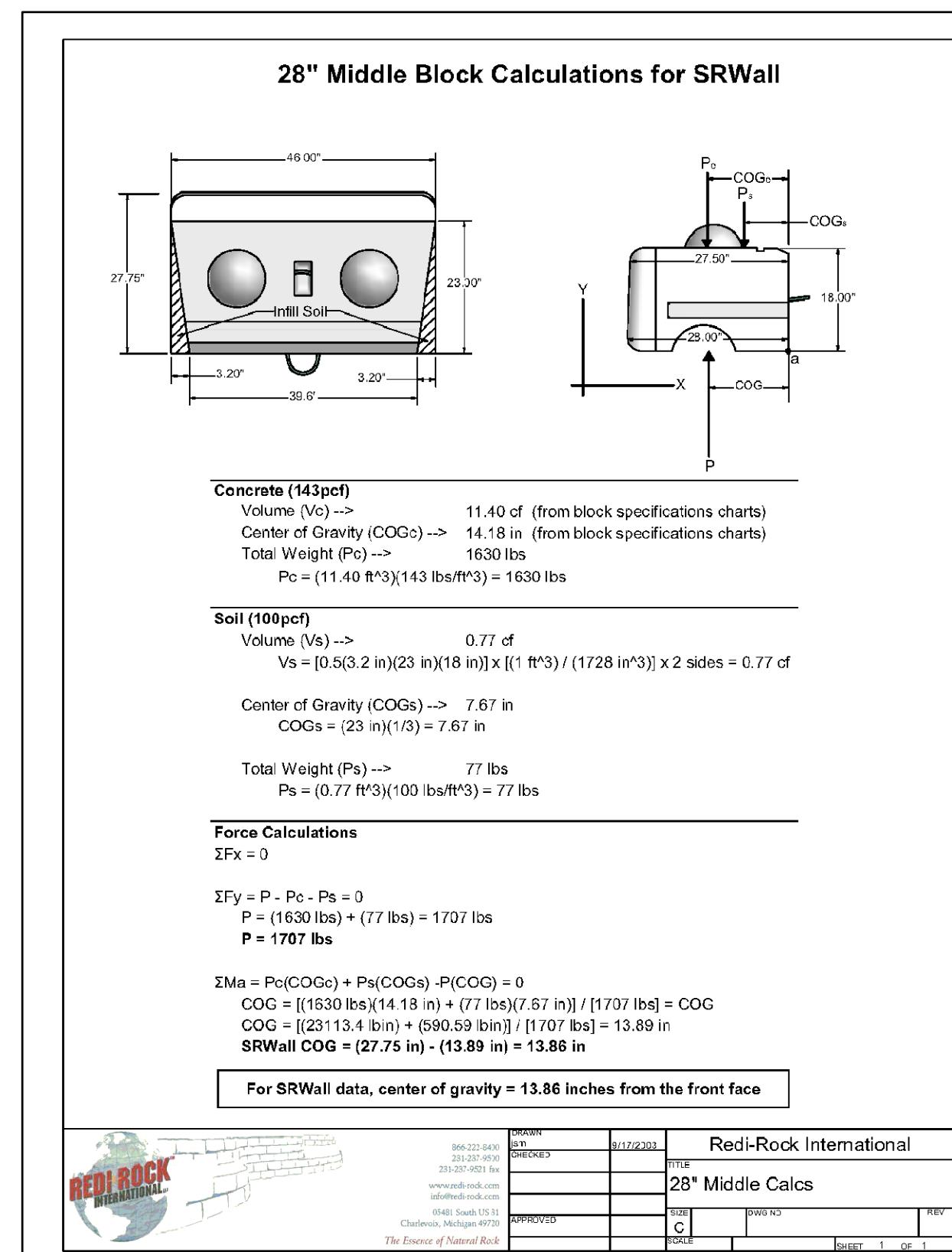
LEGEND

EXISTING STORM	FF
EXISTING WATER MAIN	TP 40.00
EXISTING SANITARY	PRO. DRAINAGE ARROW
ED. IRON PIPE/ROD	PRO. TOP OF PAVEMENT ELEV.
UTILITY POLE	PRO. TOP OF CURB ELEV.
EX. MANHOLE	PRO. GUTTER ELEV.
EX. CATCH BASIN	PRO. TOP OF WALK ELEV.
EX. CLEAN OUT	PRO. SPOT ELEV.
EX. HYDRANT	PRO. CONTOUR
EX. WATER SHUTOFF	PRO. CATCH BASIN
EX. SIGN	PRO. MANHOLE
PRO. LIGHT POLE	PRO. END SECTION
PRO. BOLLARD LIGHT	PRO. STORM SEWER
EX. MAILBOX	PRO. SANITARY SEWER
EX. SIGNAL POLE	PRO. WATER MAIN
	PRO. GATE VALVE
	PRO. HYDRANT
	PRO. SAN. STR. NUMBER
	PRO. STM. STR. NUMBER
	PRO. GATE VALVE NUMBER
	PRO. HYDRANT NUMBER



NOTE:

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RETAINING WALL DETAILS:

CLIENT: TROWBRIDGE DEVELOPMENT SECTION: 21 RANGE: 6 E
TOWNSHIP: 2 S CITY OF ANN ARBOR
WASHTEWAH COUNTY MICHIGAN

REvised

11-19-15 PER CITY
10-1-15 PER CITY REVIEW
8-24-15 PER CITY REVIEW
8-4-15 PER CITY REVIEW
7-7-15 PER CITY REVIEW
4-28-15 PER CITY REVIEW
4-6-15 ENGINEERING REVIEW
3-2-15 UPDATED PLAN
1-21-15 PER CITY REVIEW
DATE: 9-26-14
DRAWN BY: DL
CHECKED BY:
FBK:
CHF:
SCALE HOR 1"=100 FT.
VER 1"= 100 FT.

13-174.dwg\Preliminary\Site Plan\PSP Drawings\13-17 Grading Plan.dwg, 13 Overall Grading Plan



Phone: (248) 668-0700 Fax: (248) 668-0701

13-174

TAG	LMK	SIZE	TYPE	STATUS	REGULATED	REQUIRED REPLACEMENTS	TAG	LMK	SIZE	TYPE	STATUS	REGULATED	REQUIRED REPLACEMENTS	TAG	LMK	SIZE	TYPE	STATUS	REGULATED	REQUIRED REPLACEMENTS	TAG	LMK	SIZE	TYPE	REM	REGULATED	REQUIRED REPLACEMENTS
3	14'	Pignut Hickory	Remove	Yes	7		446	12'	Red Maple	Remove	Yes	6		2421	14'	Pine	Remove	Yes	5		2656	3"	Spruce	Remove	Yes	5	
4	15'	Black Walnut	Remove	Yes	8		447	DEAD	Remove					2422	14"	Pine	Remove	Yes	7		2657	10"	Linden	Remove	Yes	4	
5	Yes	20'	Black Walnut	Remove	Yes	10	448	DEAD	Remove					2423	12"	Maple	Remove	Yes	6		2658	7"	Choke Cherry	Remove	Yes	4	
6	11'	DEAD	Remove				449	DEAD	Remove					2424	12"	Pine	Remove	Yes	6		2659	5"	Shagbark Hickory	Remove	Yes	4	
7	12'	Box Elder	Remove				450	DEAD	Remove					2425	14"	Pine	Remove	Yes	7		2660	5"	Choke Cherry	Remove	Yes	4	
8	15'	Box Elder	Remove				451	DEAD	Remove					2426	14"	Pine	Remove	Yes	6		2661	5"	Choke Cherry	Remove	Yes	4	
9	17'	DEAD	Remove				452	15"	Black Oak	Remove				2427	12"	Pine	Remove	Yes	6		2662	5"	Choke Cherry	Remove	Yes	4	
10	18'	Yes	20'	Blue Spruce	Remove	Yes	10	453	35' Pignut Hickory	Remove				2428	12"	Pine	Remove	Yes	6		2663	5"	Choke Cherry	Remove	Yes	4	
11	19'	Yes	20'	Blue Spruce	Remove	Yes	10	454	18' Northern Pin Oak	Remove				2429	12"	Pine	Remove	Yes	6		2664	7"	American Elm	Remove	Yes	4	
12	20'	DEAD	Remove				455	17' Pignut Hickory	Remove					2430	12"	Waln	Remove				2665	5"	American Elm	Remove	Yes	4	
13	21'	Yes	28'	Silver Maple	Remove	Yes	14	456	17' Black Cherry	Remove				2431	12"	Oak	Remove				2666	5"	American Elm	Remove	Yes	4	
14	24'	15'	Blue Spruce	Remove			457	17' Black Cherry	Remove					2432	7"	Oak	Remove				2667	5"	American Elm	Remove	Yes	4	
15	25'	Yes	28'	Blue Spruce	Remove	Yes	10	458	17' Pignut Hickory	Remove				2433	8"	Elm	Remove				2668	5"	American Elm	Remove	Yes	4	
16	26'	DEAD	Remove				459	17' Black Cherry	Remove					2434	8"	Oak	Remove				2669	5"	American Elm	Remove	Yes	4	
17	27'	DEAD	Remove				460	17' Black Cherry	Remove					2435	13"	Apple	Remove				2670	5"	American Elm	Remove	Yes	4	
18	28'	Yes	20'	Blue Spruce	Remove	Yes	10	461	17' Pignut Hickory	Remove				2436	14"	Black Cherry	Remove				2671	6"	Scotch Pine	Remove	Yes	4	
19	29'	Yes	20'	Blue Spruce	Remove	Yes	10	462	18' Northern Pin Oak	Remove				2437	14"	Black Cherry	Remove				2672	8"	American Elm	Remove	Yes	4	
20	30'	DEAD	Remove				463	17' Pignut Hickory	Remove					2438	14"	Black Cherry	Remove				2673	8"	Locat	Remove			
21	31'	Yes	28'	Silver Maple	Remove	Yes	14	464	17' Pignut Hickory	Remove				2439	15"	Locat	Remove				2674	10"	Box Elder	Remove			
22	32'	15'	Blue Spruce	Remove			465	17' Black Cherry	Remove					2440	11"	Spruce	Remove				2675	12"	White Pine	Remove			
23	33'	16'	Blue Spruce	Remove			466	17' Black Cherry	Remove					2441	12"	Pine	Remove				2676	10"	American Elm	50%			
24	34'	15'	Blue Spruce	Remove			467	17' Black Cherry	Remove					2442	12"	Pine	Remove				2677	10"	American Elm	50%			
25	35'	Yes	28'	Blue Spruce	Remove	Yes	10	468	17' Black Cherry	Remove				2443	12"	Waln	Remove				2678	7"	Twin American Elm	Remove			
26	36'	DEAD	Remove				469	17' Black Cherry	Remove					2444	12"	Oak	Remove				2679	5"	American Elm	Remove			
27	37'	20'	Black Walnut	Remove	Yes	10	470	18' Northern Pin Oak	Remove					2445	12"	Waln	Remove				2680	5"	American Elm	Remove			
28	38'	16'	Black Walnut	Remove			471	17' Pignut Hickory	Remove					2446	11"	Spruce	Remove				2681	8"	White Pine	Remove			
29	39'	16'	Black Walnut	Remove			472	17' Pignut Hickory	Remove					2447	12"	Waln	Remove				2682	10"	White Pine	Remove			
30	40'	DEAD	Remove				473	17' Pignut Hickory	Remove					2448	11"	Black	Remove				2683	8"	White Pine	Remove			
31	41'	17'	Black Walnut	Remove			474	17' Pignut Hickory	Remove					2449	12"	Waln	Remove				2684	10"	White Pine	Remove			
32	42'	17'	Black Walnut	Remove			475	17' Pignut Hickory	Remove					2450	12"	Oak	Remove				2685	8"	White Pine	Remove			
33	43'	17'	Black Walnut	Remove			476	17' Pignut Hickory	Remove					2451	12"	Waln	Remove				2686	10"	White Pine	Remove			
34	44'	17'	Black Walnut	Remove			477	17' Pignut Hickory	Remove					2452	12"	Oak	Remove				2687	8"	White Pine	Remove			
35	45'	17'	Black Walnut	Remove			478	17' Pignut Hickory	Remove					2453	12"	Waln	Remove				2688	10"	White Pine	Remove			
36	46'	DEAD	Remove				479	17' Pignut Hickory	Remove					2454	12"	Oak	Remove				2689	8"	White Pine	Remove			
37	47'	18'	Red Oak	Remove	Yes	4	480	17' Pignut Hickory	Remove					2455	12"	Waln	Remove				2690	10"	White Pine	Remove			
38	48'	15'	Red Oak	Remove	Yes	7	481	17' Pignut Hickory	Remove					2456	12"	Oak	Remove				2691	8"	White Pine	Remove			
39	49'	14'	Red Oak	Remove	Yes	7	482	17' Pignut Hickory	Remove					2457	12"	Waln	Remove				2692	10"	White Pine	Remove			
40	50'	14'	Red Oak	Remove	Yes	7	483	17' Pignut Hickory	Remove					2458	12"	Oak	Remove				2693	8"	White Pine	Remove			
41	51'	14'	Red Oak	Remove	Yes	7	484	17' Pignut Hickory	Remove					2459	12"	Waln	Remove				2694	10"	White Pine	Remove			
42	52'	14'	Red Oak	Remove	Yes	7	485	17' Pignut Hickory	Remove					2460	12"	Oak	Remove				2695	8"	White Pine	Remove			
43	53'	14'	Red Oak	Remove	Yes	7	486	17' Pignut Hickory	Remove					2461	12"	Waln	Remove				2696	10"	White Pine	Remove			

BENCHMARKS:

BENCHMARK NO. 1
R.R. SPIKE ON NORTH SIDE OF UTILITY POLE. EAST SIDE OF PONTIAC TRAIL AT SHOP #2710. ELEVATION=905.20

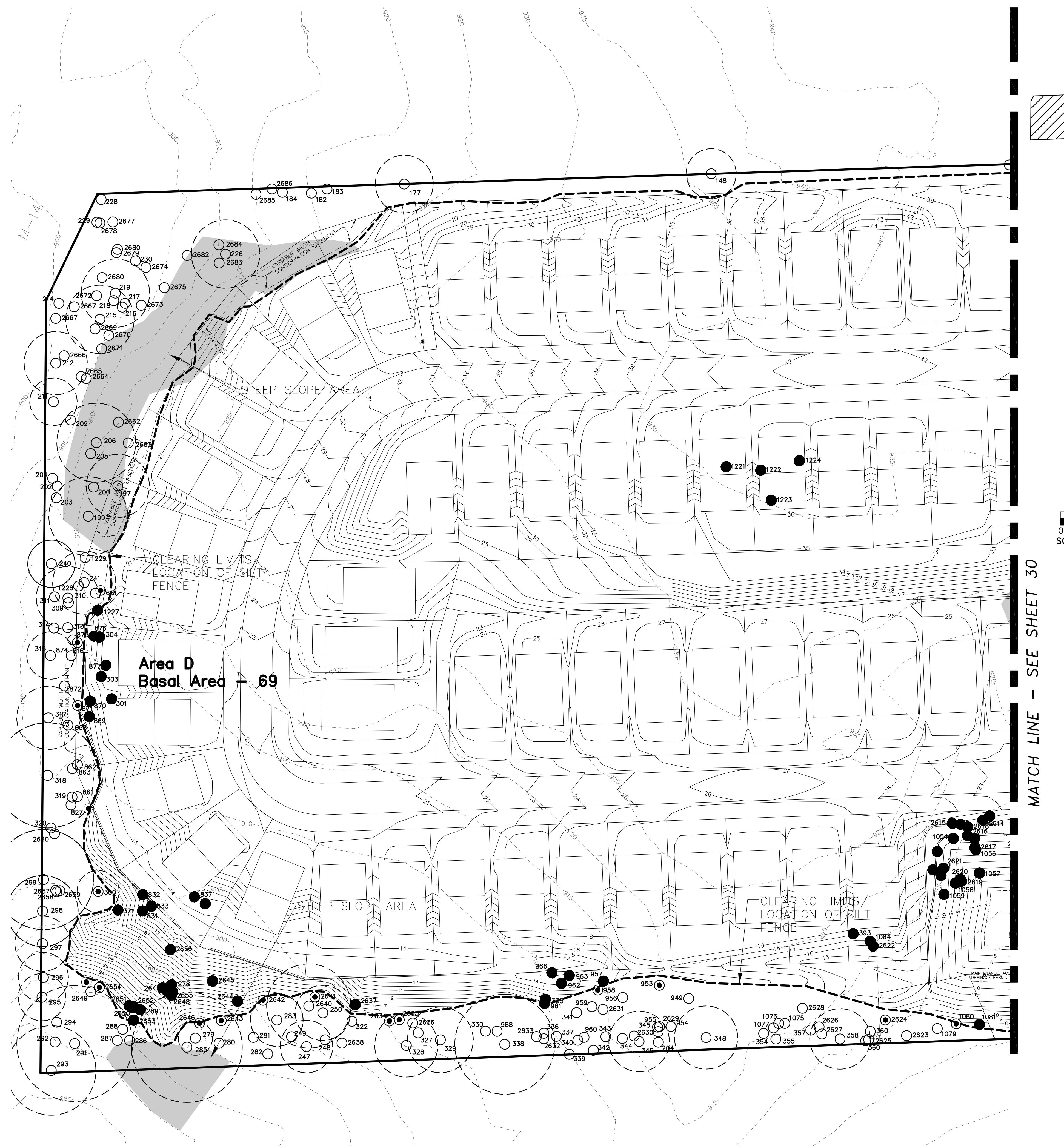
BENCHMARK NO. 2
EXISTING SPIKE ON EAST SIDE OF UTILITY POLE 33' WEST OF PONTIAC TRAIL CENTERLINE AT NORTHEAST PROPERTY CORNER OF HOUSE NO 2735 ELEVATION=918.51

BENCHMARK NO. 3
EXISTING SPIKE ON NORTH SIDE OF UTILITY POLE 510'+/- WEST OF PONTIAC TRAIL 100'+/- WEST OF SOUTHWEST PROPERTY CORNER OF HOUSE NO 2735 ELEVATION=932.95

BENCHMARK NO. 4
TOP/STEAMER VALVE HYDRANT, WEST SIDE OF PONTIAC TRAIL, NORTH SIDE OF PROPERTY TO HOUSE #2655 ELEVATION=905.90

**NOTE:**

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0 20 40
SCALE: 1"=40'

TREE LEGEND:

- 2796 TREE REMOVAL
- 1138 FOR REMOVAL AFTER CONSTRUCTION (AS NECESSARY)
- 2187 UNDISTURBED TREES

TREE PROTECTION NOTE:

TREE PROTECTION FENCE IS TO BE PLACED AT THE EDGE OF THE CRITICAL ROOT ZONE EXCEPT AS INDICATED OTHERWISE ON THIS PLAN, AND CAN NOT BE MOVED WITHOUT CITY APPROVAL. IN NO CASE SHALL TREE PROTECTION FENCE BE PLACED CLOSER THAN 10 FEET FROM THE TRUNK OF TREES TO BE PROTECTED.

CONTRACTOR TO REMOVE ONLY THE TREES WITHIN THE TREE CLEARING LIMITS. SOME TREES THAT ARE LOCATED OUTSIDE THE TREE CLEARING LIMITS ARE INDICATED TO BE REMOVED FOR REPLACEMENT PURPOSES ONLY. THESE TREES ARE NOT TO BE REMOVED DURING CONSTRUCTION.

SURVEY NOTE

THE TOPOGRAPHIC SURVEY WAS PREVIOUSLY PREPARED BY OTHERS AND VERIFIED BY GREENTECH ENGINEERING, INC. IN JUNE 2014.

THE TREE SURVEY WAS PREVIOUSLY PREPARED BY OTHERS AND VERIFIED BY GREENTECH ENGINEERING, INC. IN JUNE 2014.

11-19-15 PER CITY
10-1-15 PER CITY REVIEW
8-24-15 PER CITY REVIEW
8-4-15 PER CNTY REVIEW
7-7-15 PER CITY REVIEW
4-28-15 PER CITY REVIEW
3-2-15 UPDATED PLAN
1-21-15 PER CITY REVIEW
DATE: 9-26-14
DRAWN BY: DL
CHECKED BY:

0 20 40
FBK:
CHF:
SCALE HGT 1"= 40 FT.
VER 1"= 40 FT.
13-174

GREENTECH
ENGINEERING, INC.



NATURAL FEATURES OVERLAY PLAN - WEST

SECTION: 16
TOWNSHIP: 2 S
CITY OF ANN ARBOR
WASHTENAW COUNTY
MICHIGAN

RESIDENTIAL
Site & Construction
Surveying
Commercial
Site Engineering
Boundary Surveys
Topographic Surveys
Parcel Surveys
Construction Staking

CIVIL SURVEYING
Site & Construction
Surveying
Commercial
Boundary Surveys
Topographic Surveys
Parcel Surveys
Construction Staking

5111 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701

BENCHMARKS:

BENCHMARK NO. 1
R. SPIKE ON NORTH SIDE OF UTILITY POLE. EAST SIDE OF PONTIAC TRAIL AT SHOP #2710.
ELEVATION=905.20

BENCHMARK NO. 2
EXISTING SPIKE ON EAST SIDE OF UTILITY POLE 33' WEST OF PONTIAC TRAIL CENTERLINE AT NORTHEAST PROPERTY CORNER OF HOUSE NO 2735 ELEVATION=918.51

BENCHMARK NO. 3
EXISTING SPIKE ON NORTH SIDE OF UTILITY POLE 51 1/4' WEST OF PONTIAC TRAIL 100' S/W WEST OF SOUTHWEST PROPERTY CORNER OF HOUSE NO 2735 ELEVATION=932.95

BENCHMARK NO. 4
TOP GATE VALVE HYDRANT, WEST SIDE OF PONTIAC TRAIL, NORTH SIDE OF PROPERTY TO HOUSE #2655 ELEVATION=905.90

MATCH LINE - SEE SHEET 29

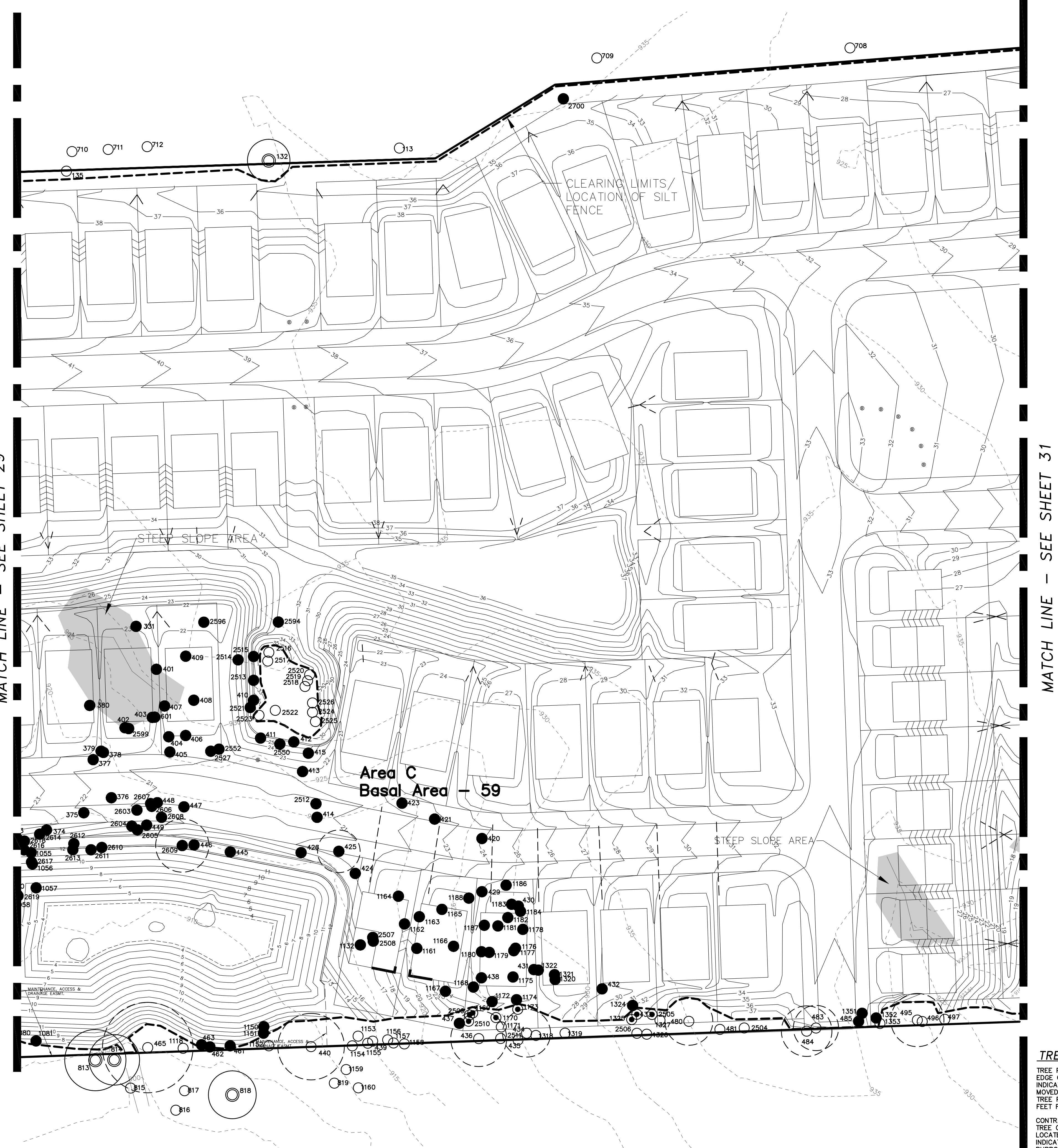
MATCH LINE - SEE SHEET 31

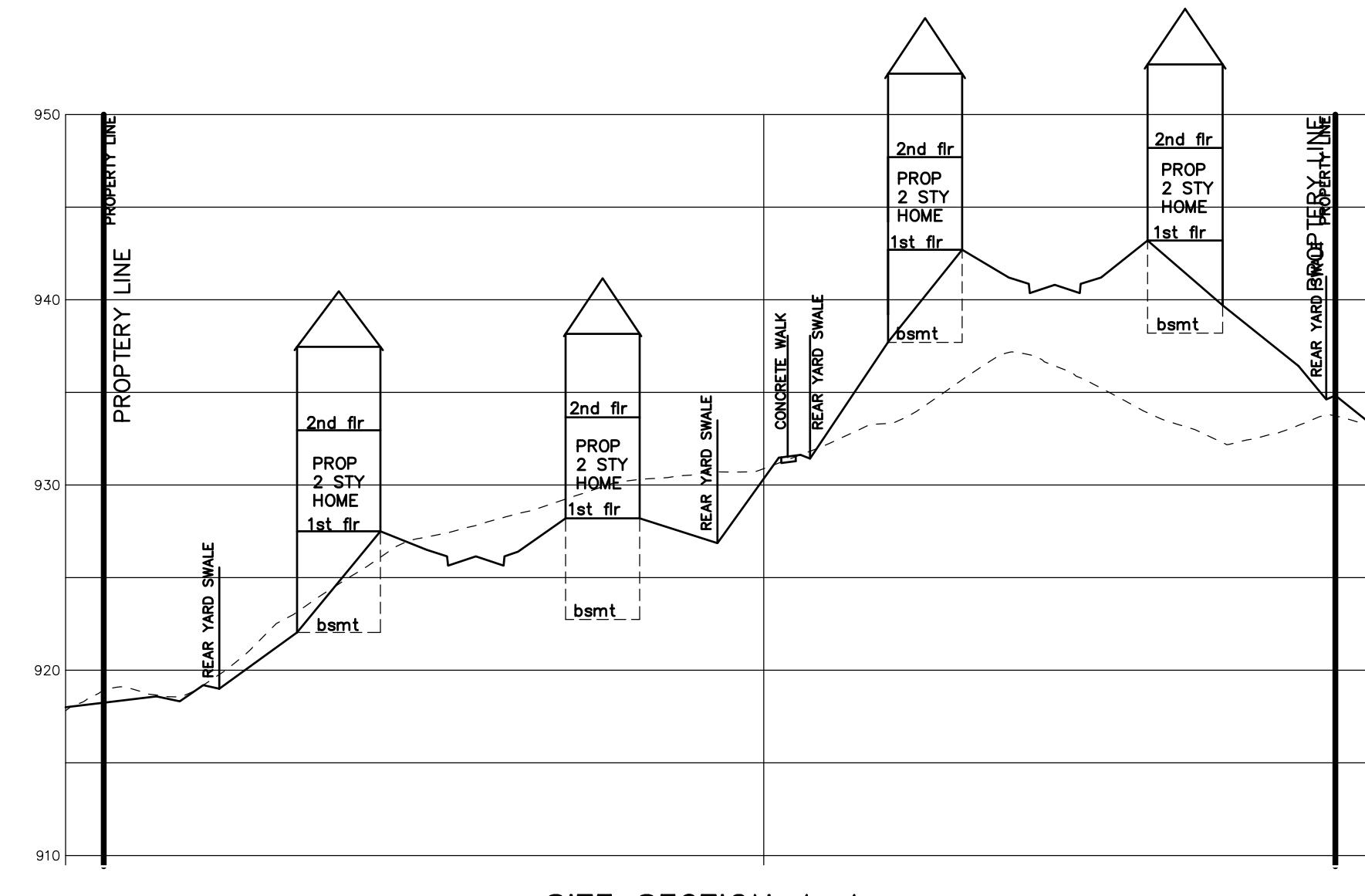
Area C
Basal Area - 59



NOTE:

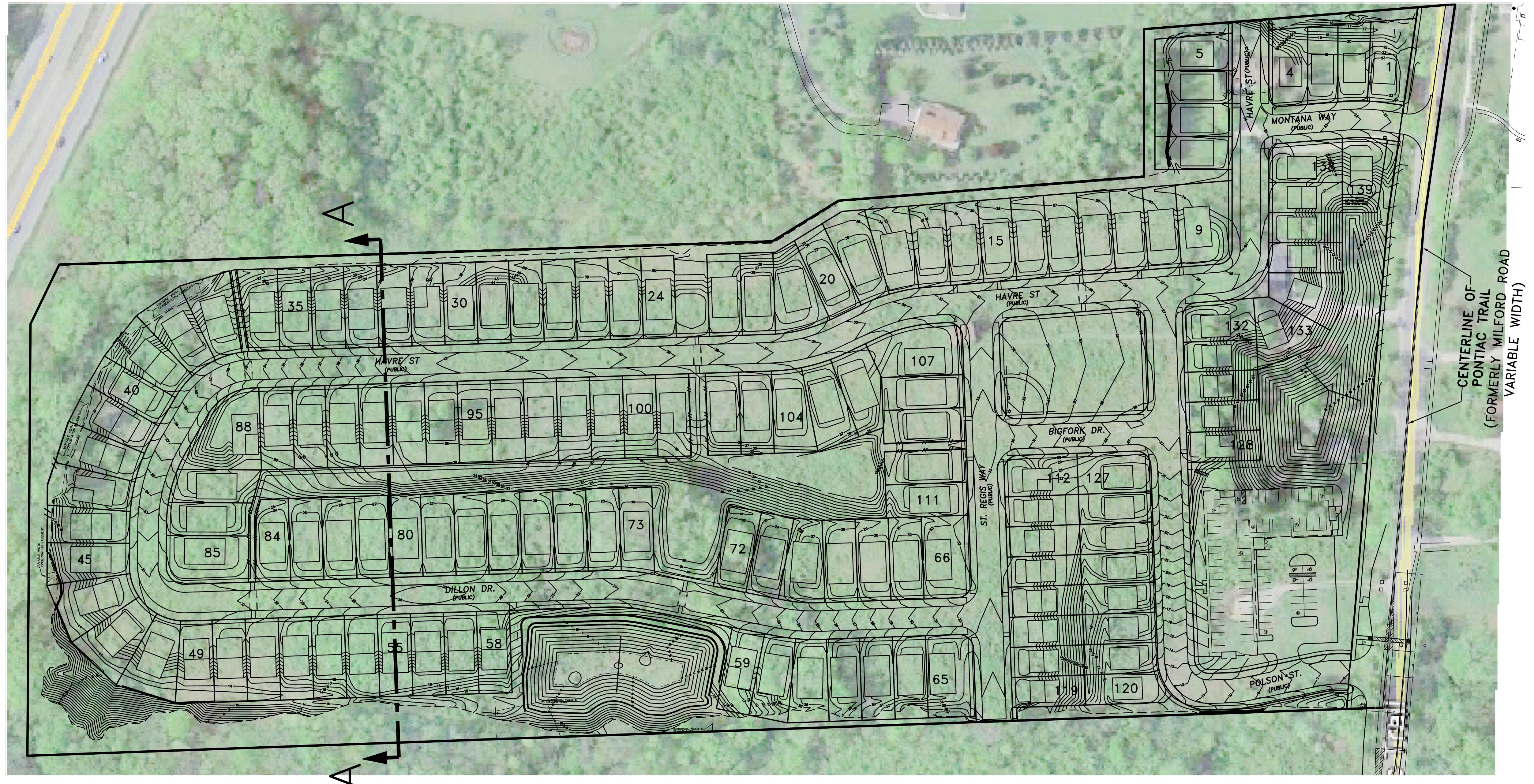
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL 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. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.





SITE SECTION A-A

SCALE: 1" = 80'
0 80 160



AERIAL OVERLAY

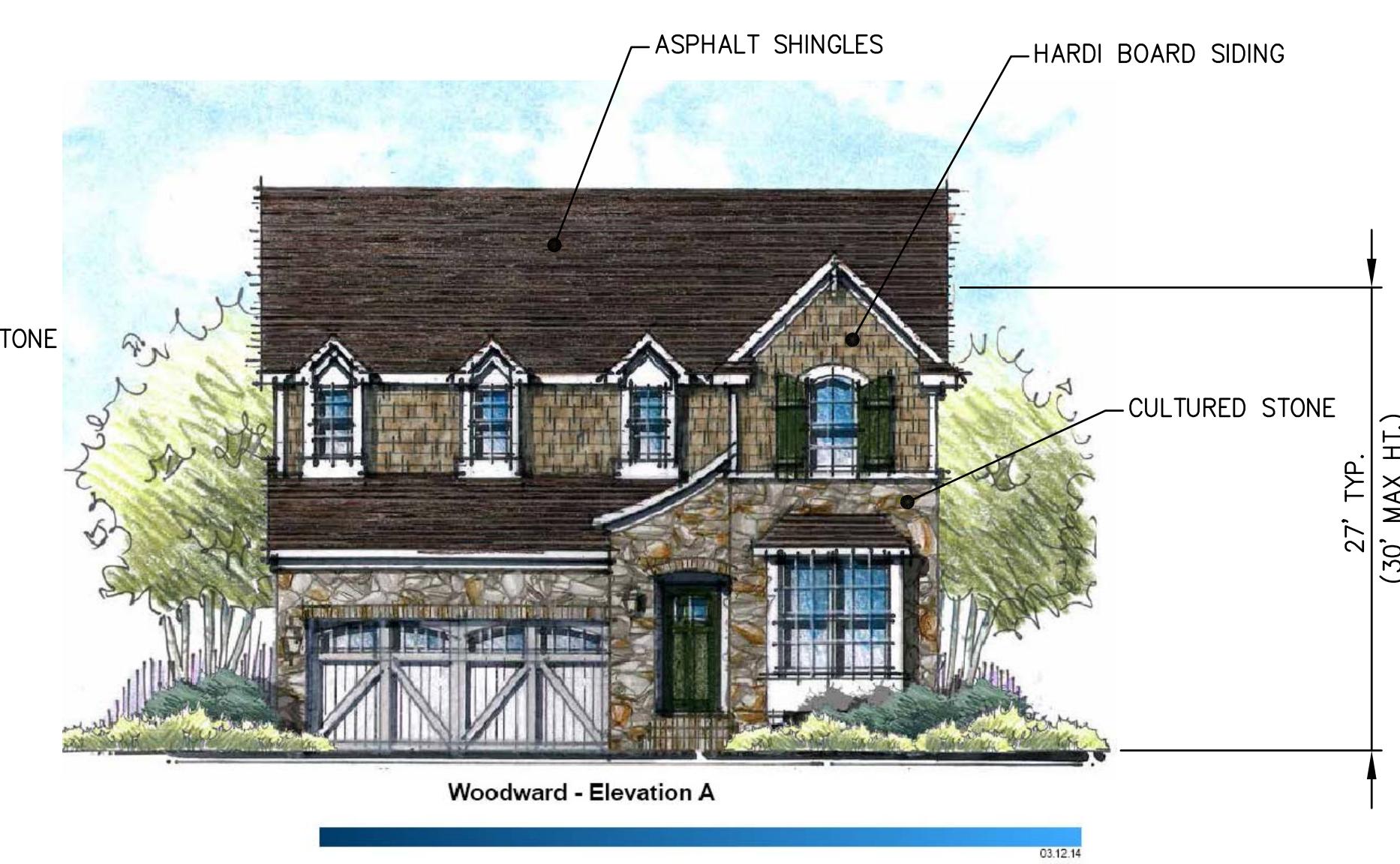
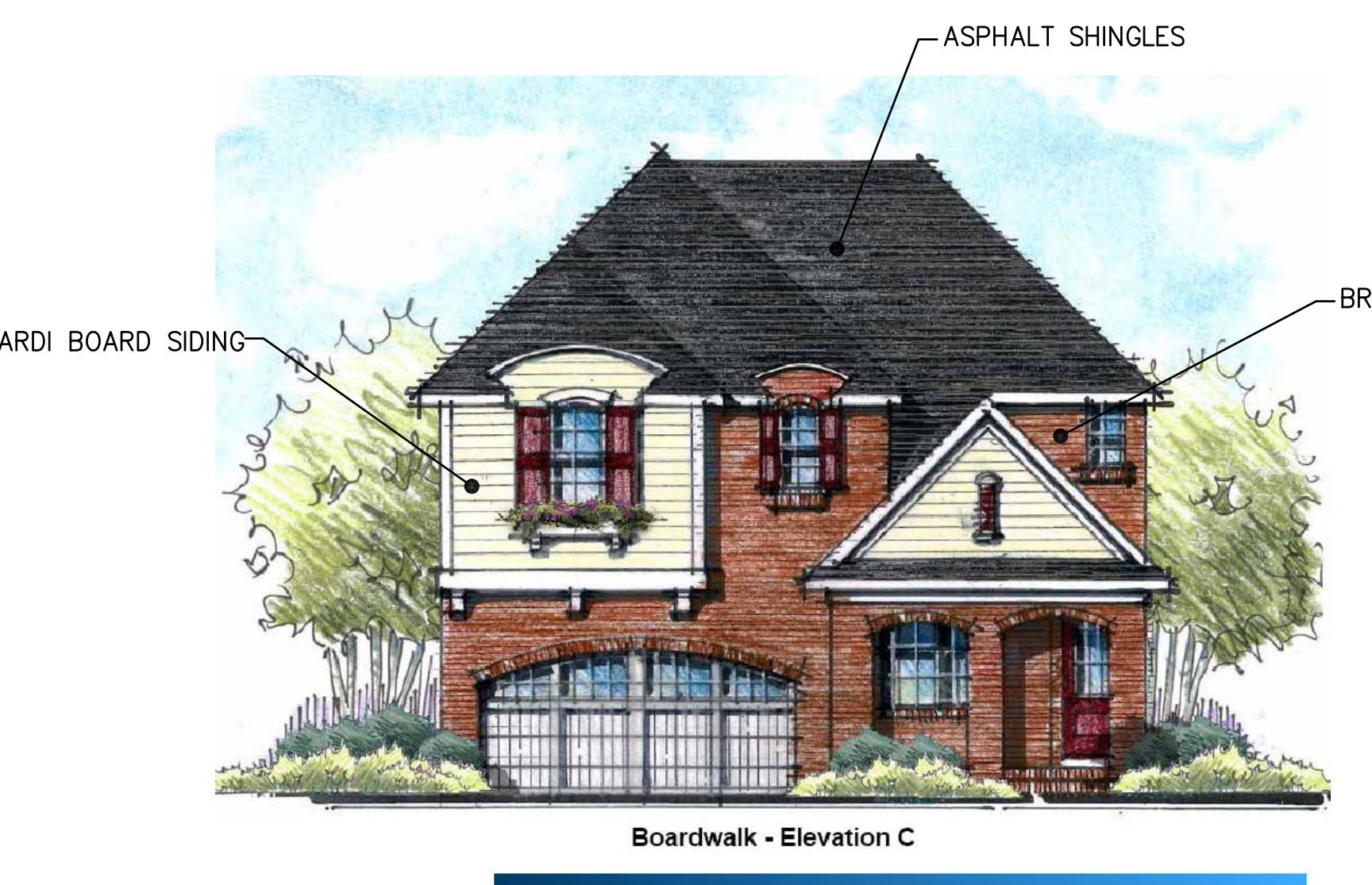
NORTHSKY DEVELOPMENT
SECTION: 16 TOWNSHIP 2 S RANGE: 6 E
CITY OF ANN ARBOR
WASHTENAW COUNTY
MICHIGAN

TROWBRIDGE DEVELOPMENT

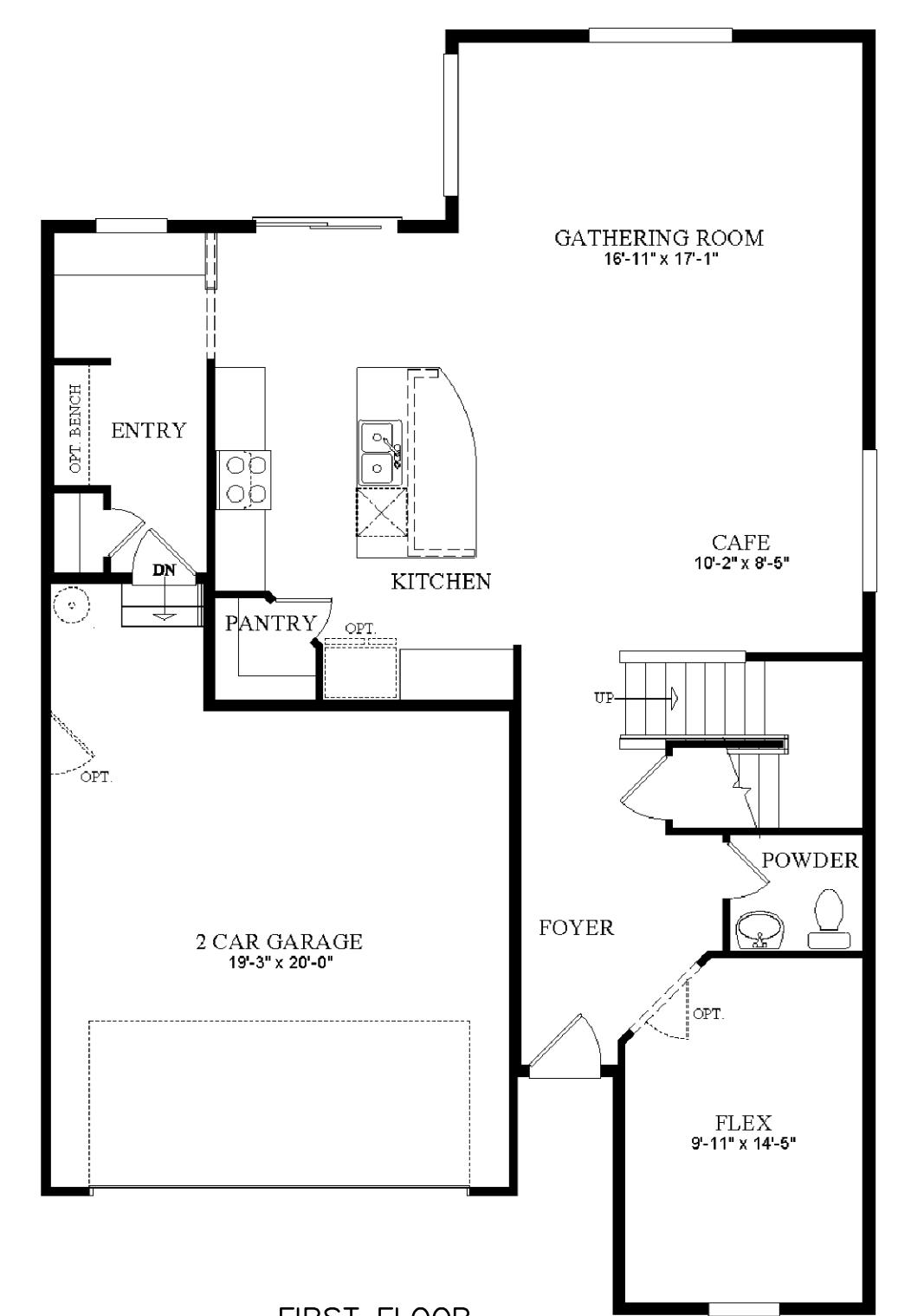
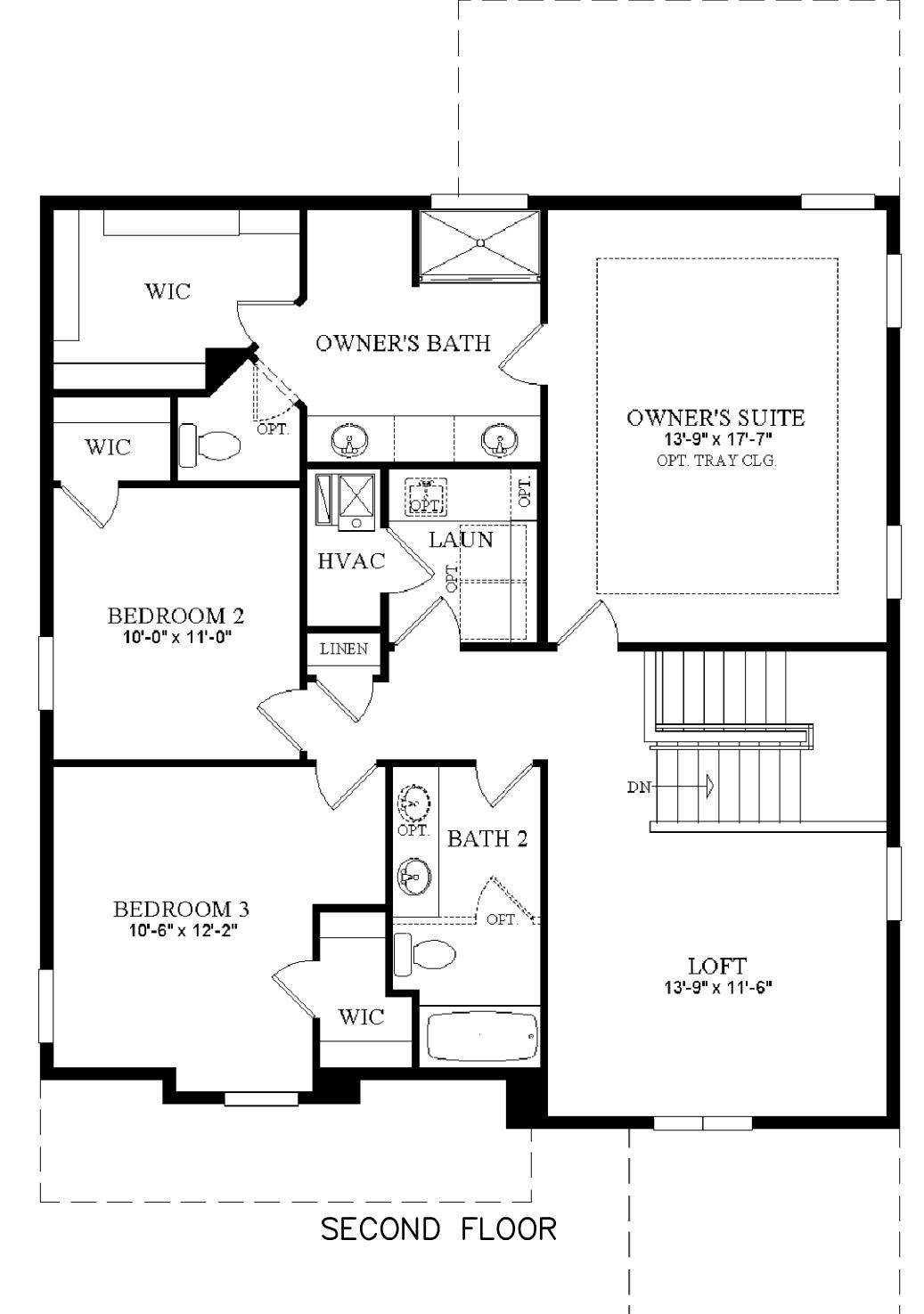
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ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51111 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701



RESIDENTIAL
Site Multi-Family
COMMERCIAL
Site Multi-Unit
Industrial & Manufacturing
Surveying
Boundary Surveys
Topographic Surveys
Staking
Construction



TYPICAL RESIDENTIAL ELEVATIONS



TYPICAL RESIDENTIAL FLOOR PLANS

NOTES:

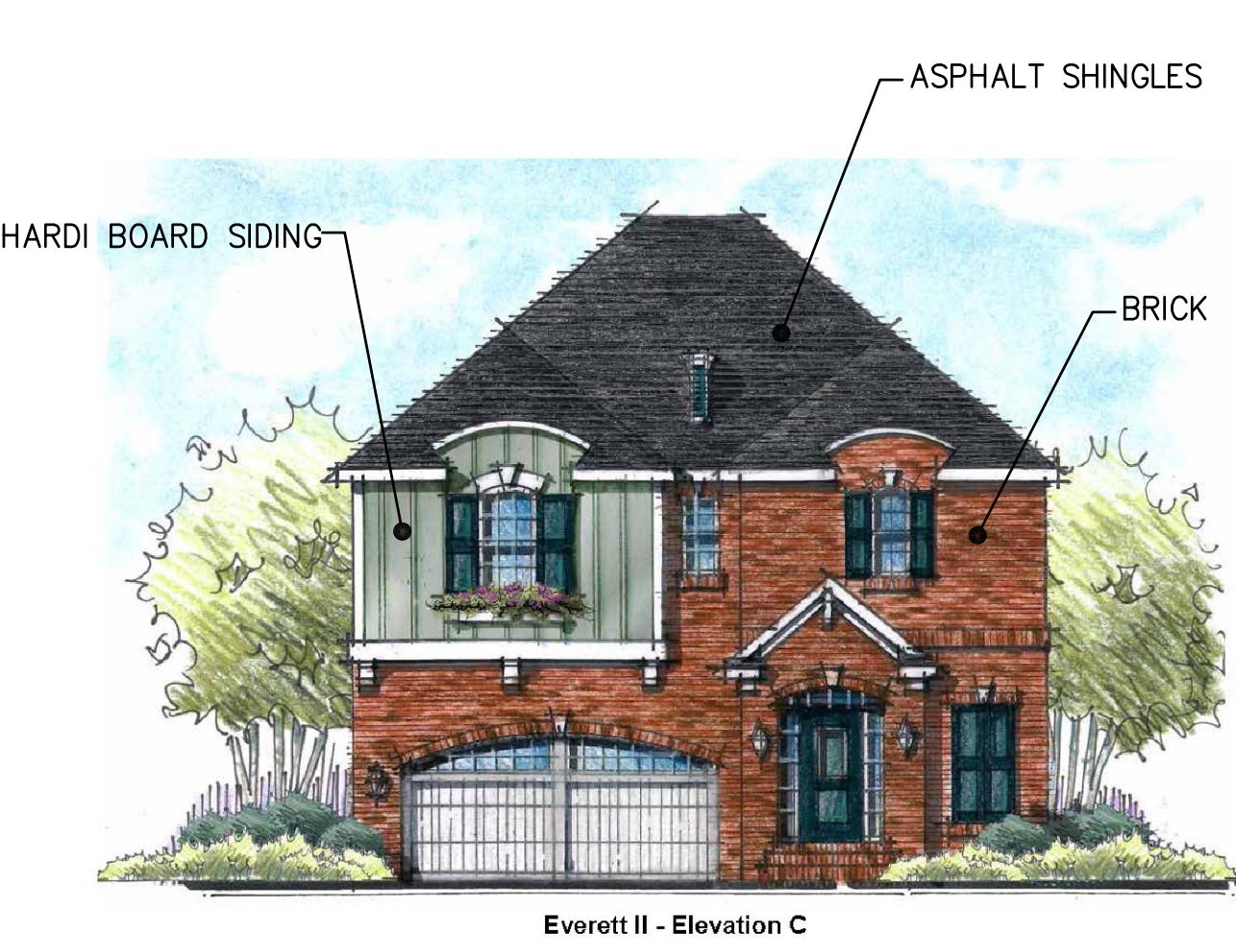
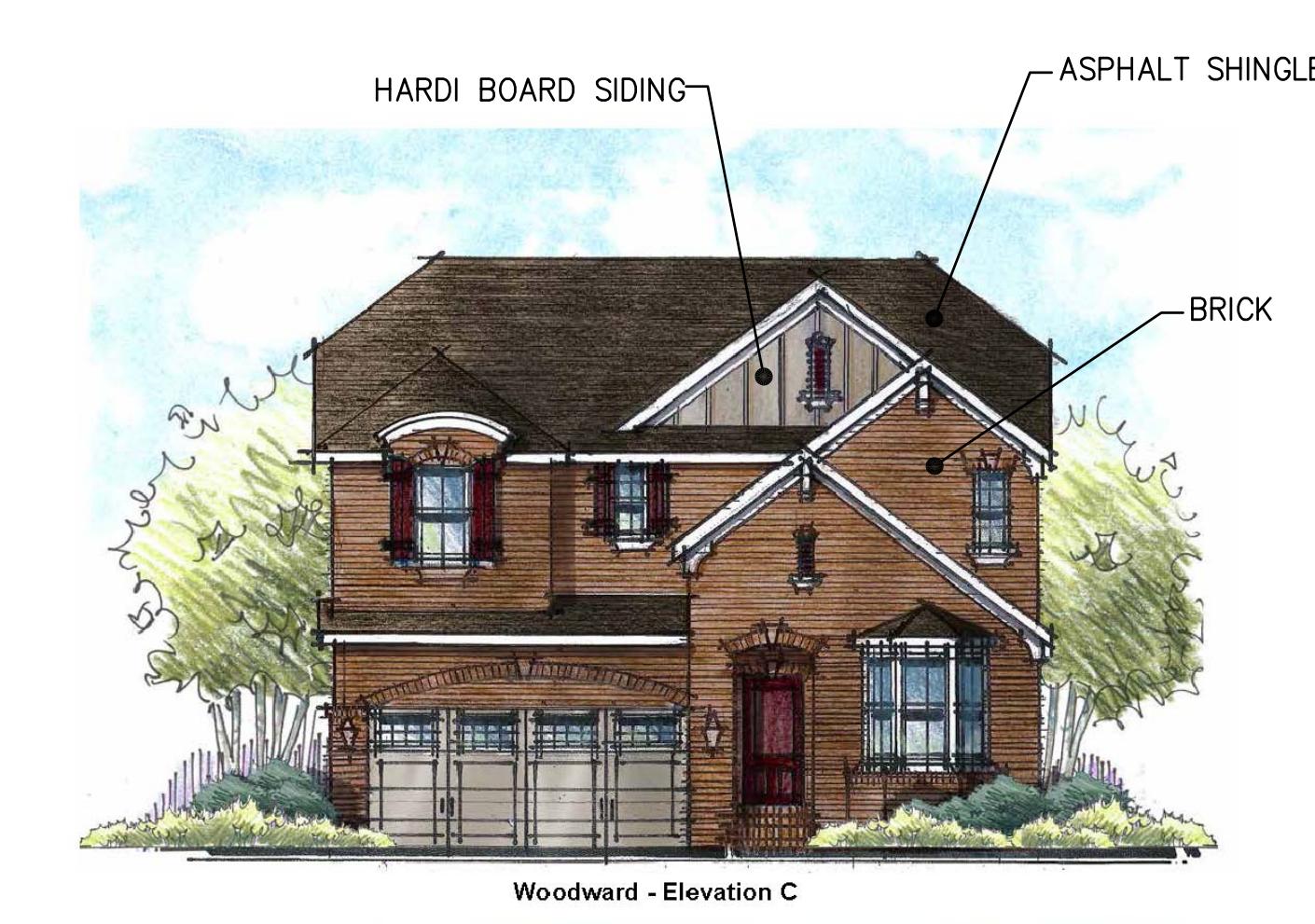
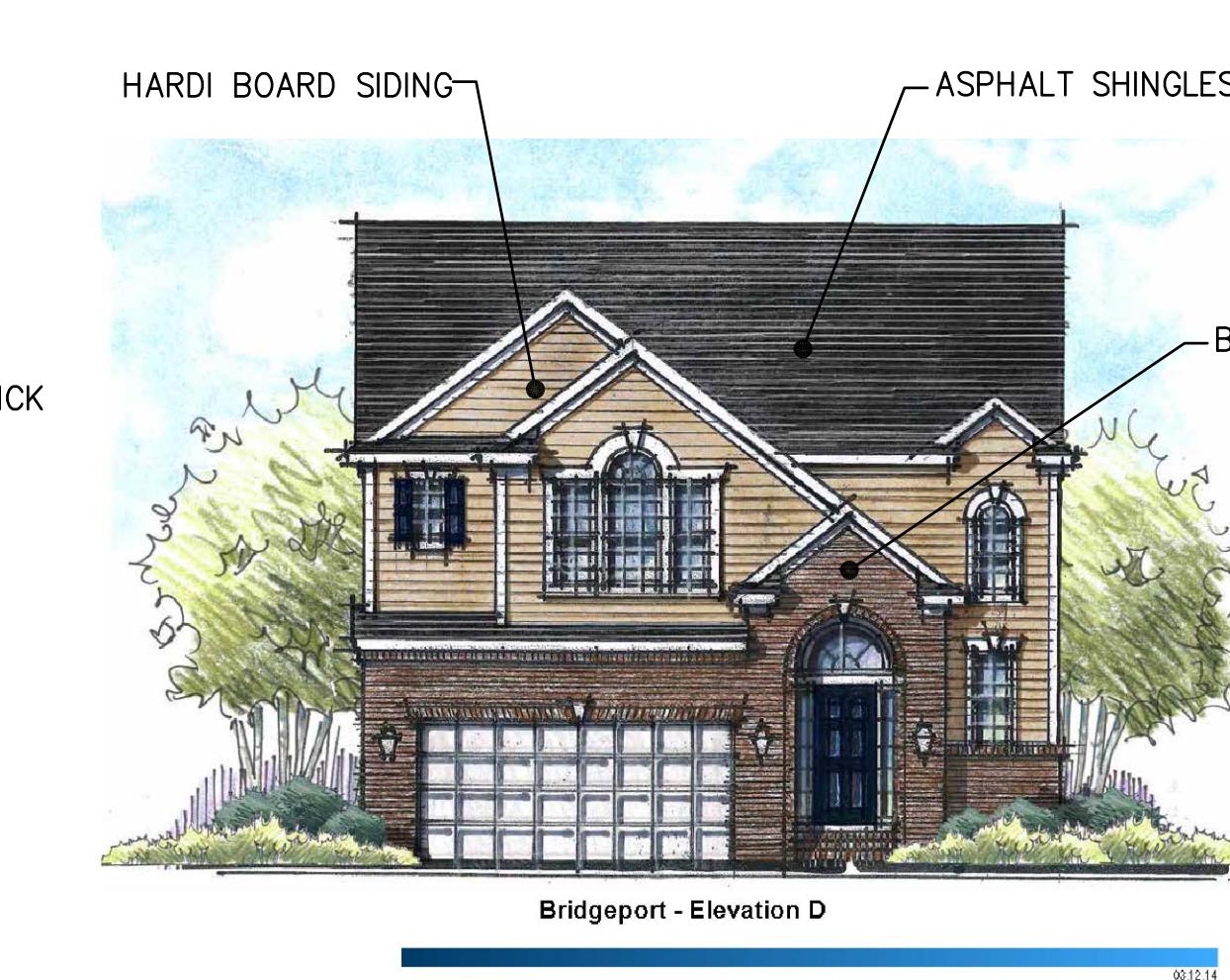
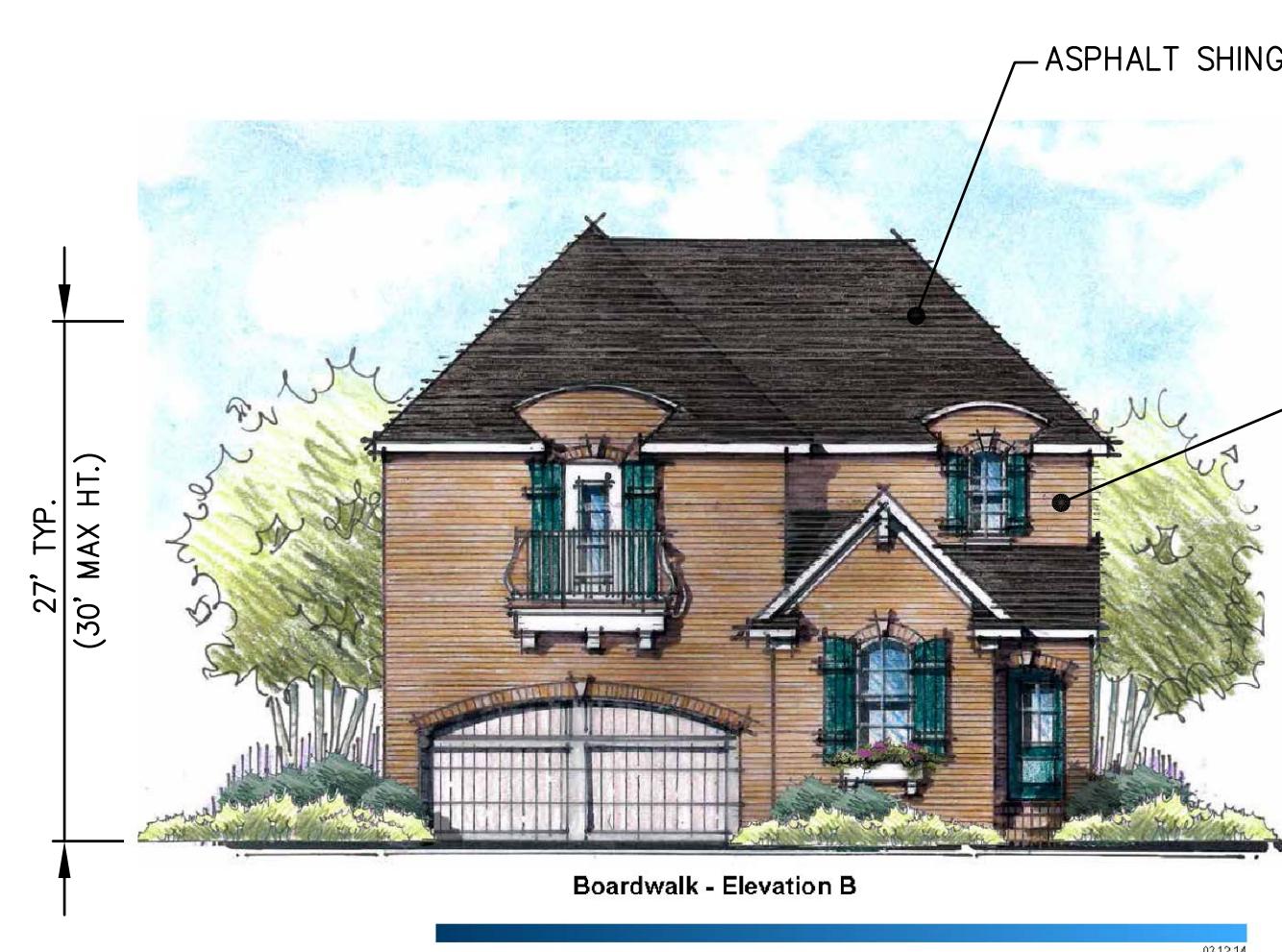
1. MINIMUM AND MAXIMUM BUILDING SIZES TO COMPLY WITH ZONING REQUIREMENTS
2. NO TWO OF THE SAME PLAN/ELEVATION COMBINATIONS AND/OR SAME COLOR PACKAGE CAN BE THE SAME NEXT TO ONE ANOTHER OR DIRECTLY ACROSS THE STREET.

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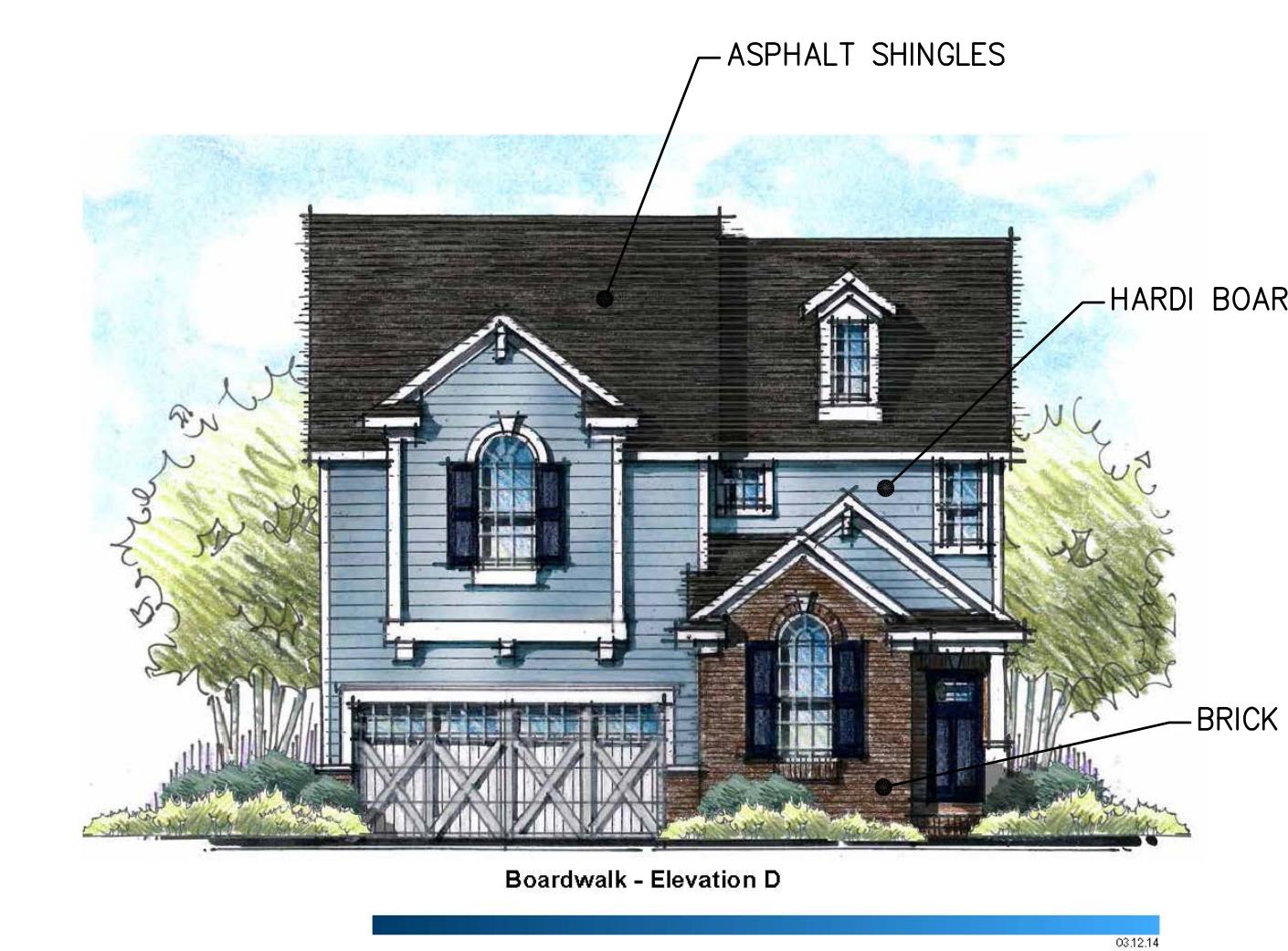
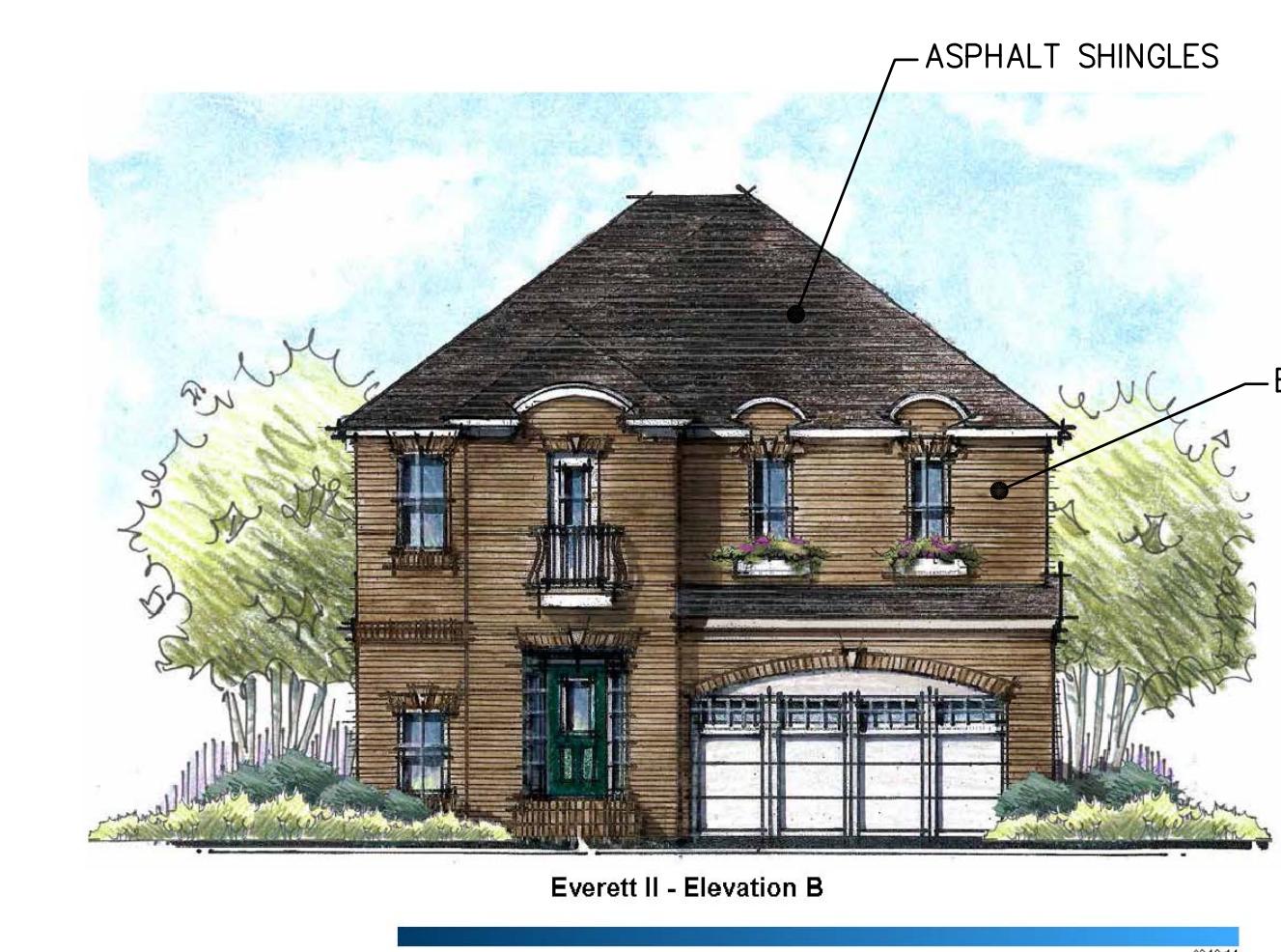


TROWBRIDGE DEVELOPMENT
 NORTH SKY DEVELOPMENT
 SECTION: 16 TOWNSHIP: 2 S. RANGE: 6 E.
 CITY OF ANN ARBOR
 WASHINGTON COUNTY
 MICHIGAN

11-19-15 PER CITY
 10-1-15 PER CITY REVIEW
 8-24-15 PER CITY REVIEW
 4-28-15 PER CITY REVIEW
 3-2-15 UPDATED PLAN
 1-21-15 PER CITY REVIEW
 DATE: 9-24-14
 DRAWN BY: RJF
 CHECKED BY:
 FBK:
 CHF:
 SCALE: HOR 1"= FT.
 VER 1"= FT.
 13-174



11-19-15 PER CITY
10-1-15 PER CITY REVIEW
8-24-15 PER CITY REVIEW
4-28-15 PER CITY REVIEW
3-2-15 UPDATED PLAN
1-21-15 PER CITY REVIEW
DATE: 9-24-14
DRAWN BY: RJF
CHECKED BY:
FBK:
CHF:
SCALE: HOR 1"= FT.
VER 1"= FT.
13-174



TYPICAL RESIDENTIAL ELEVATIONS

NOTES:

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- NO TWO OF THE SAME PLAN/ELEVATION COMBINATIONS AND/OR SAME COLOR PACKAGE CAN BE THE SAME NEXT TO ONE ANOTHER OR DIRECTLY ACROSS THE STREET.

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TROWBRIDGE DEVELOPMENT
NORTHSKY DEVELOPMENT
SECTION: 16
TOWNSHIP: 2 S
CITY OF ANN ARBOR
WASHTENAW COUNTY
MICHIGAN
RANGE: 6 E

TYPICAL ELEVATIONS
UNITS 9-111 (R1-D)

SECTION: 16
TOWNSHIP: 2 S
CITY OF ANN ARBOR
WASHTENAW COUNTY
MICHIGAN
RANGE: 6 E

TYPICAL ELEVATIONS
UNITS 9-111 (R1-D)

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SECTION: 16
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MICHIGAN
RANGE: 6 E

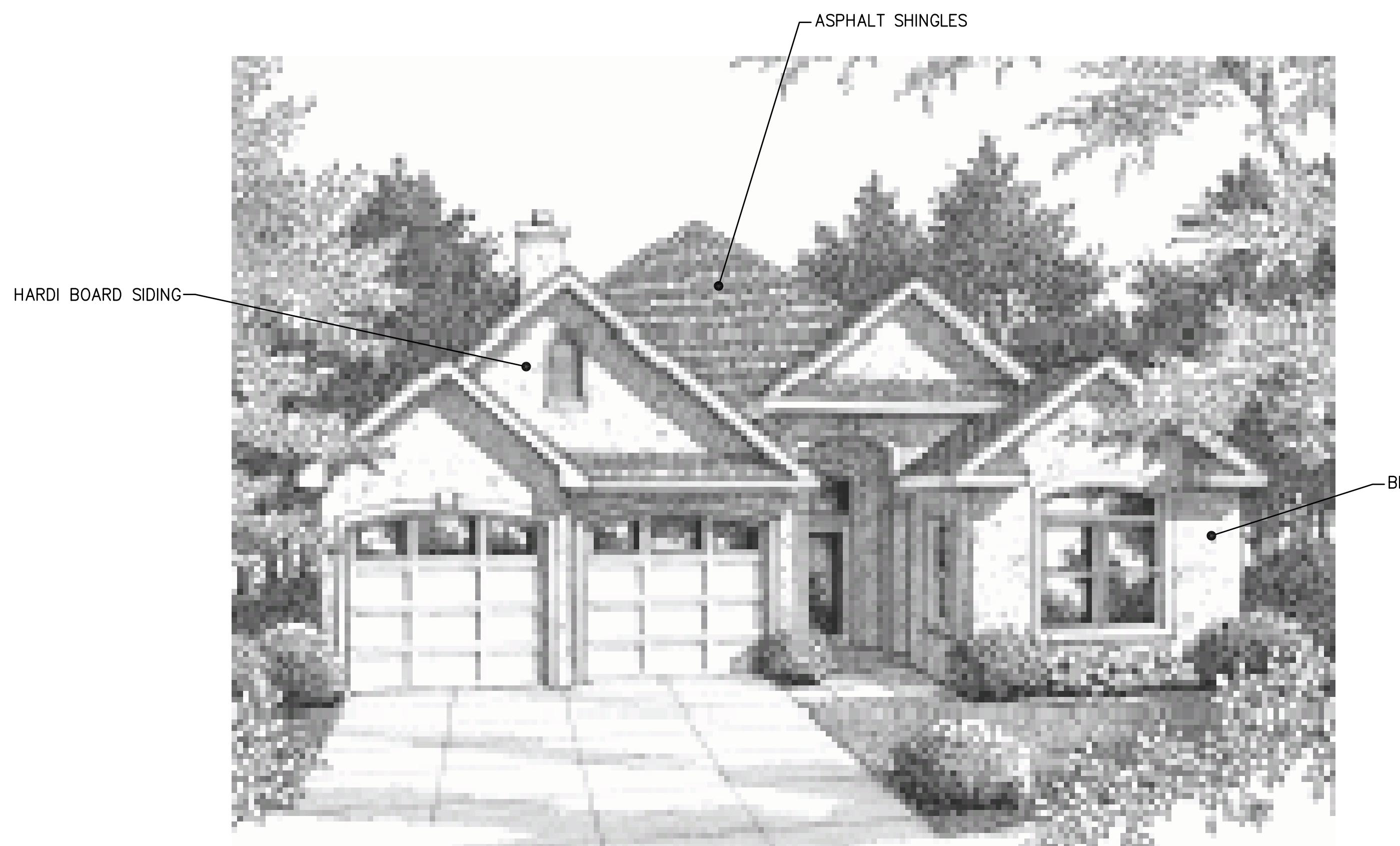
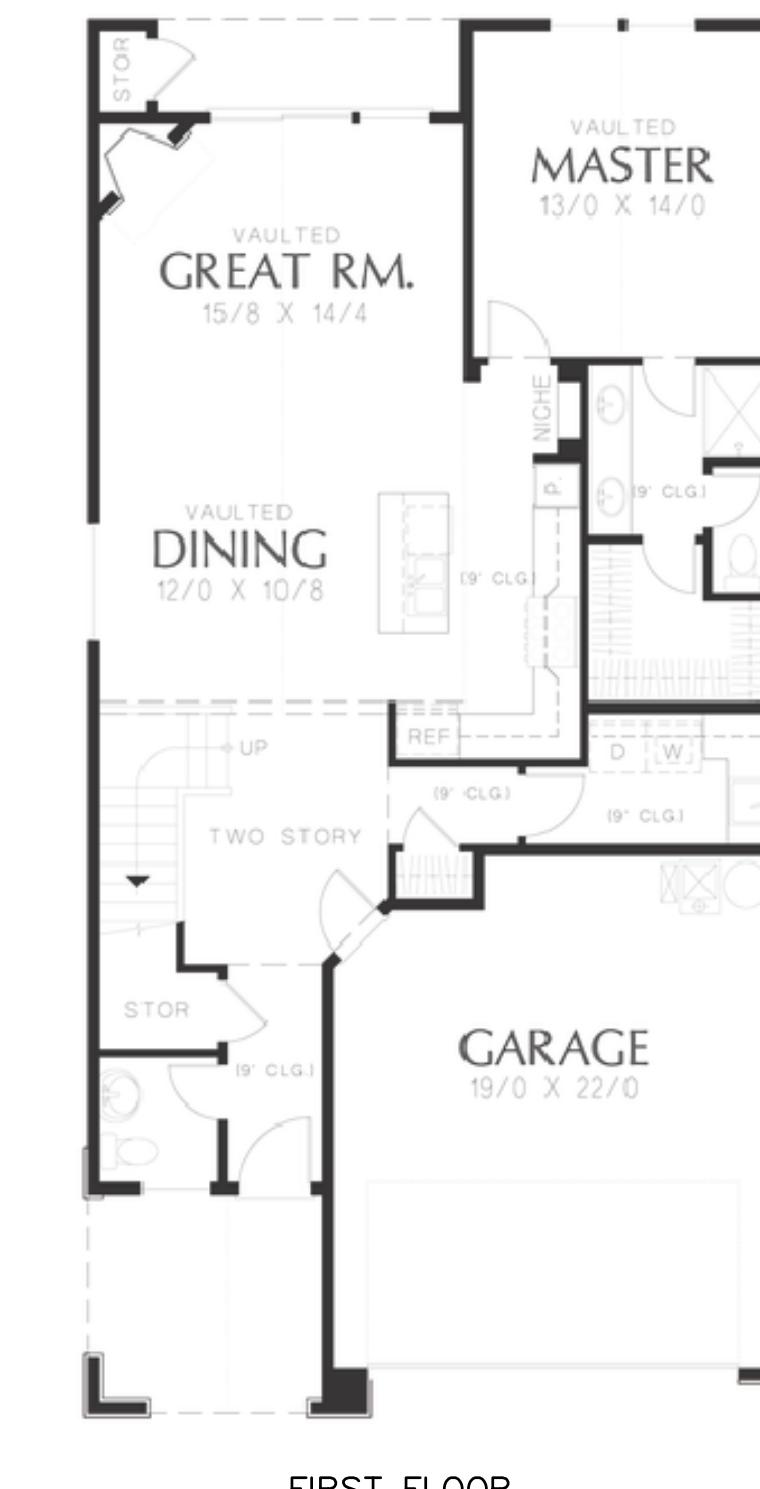
TYPICAL ELEVATIONS
UNITS 9-111 (R1-D)

SECTION: 16
TOWNSHIP: 2 S
CITY OF ANN ARBOR
WASHTENAW COUNTY
MICHIGAN
RANGE: 6 E

TYPICAL ELEVATIONS
UNITS 9-111 (R1-D)



ELEVATIONS (TYP.)

ASPHALT SHINGLES
HARDI BOARD SIDING
BRICK

FIRST FLOOR

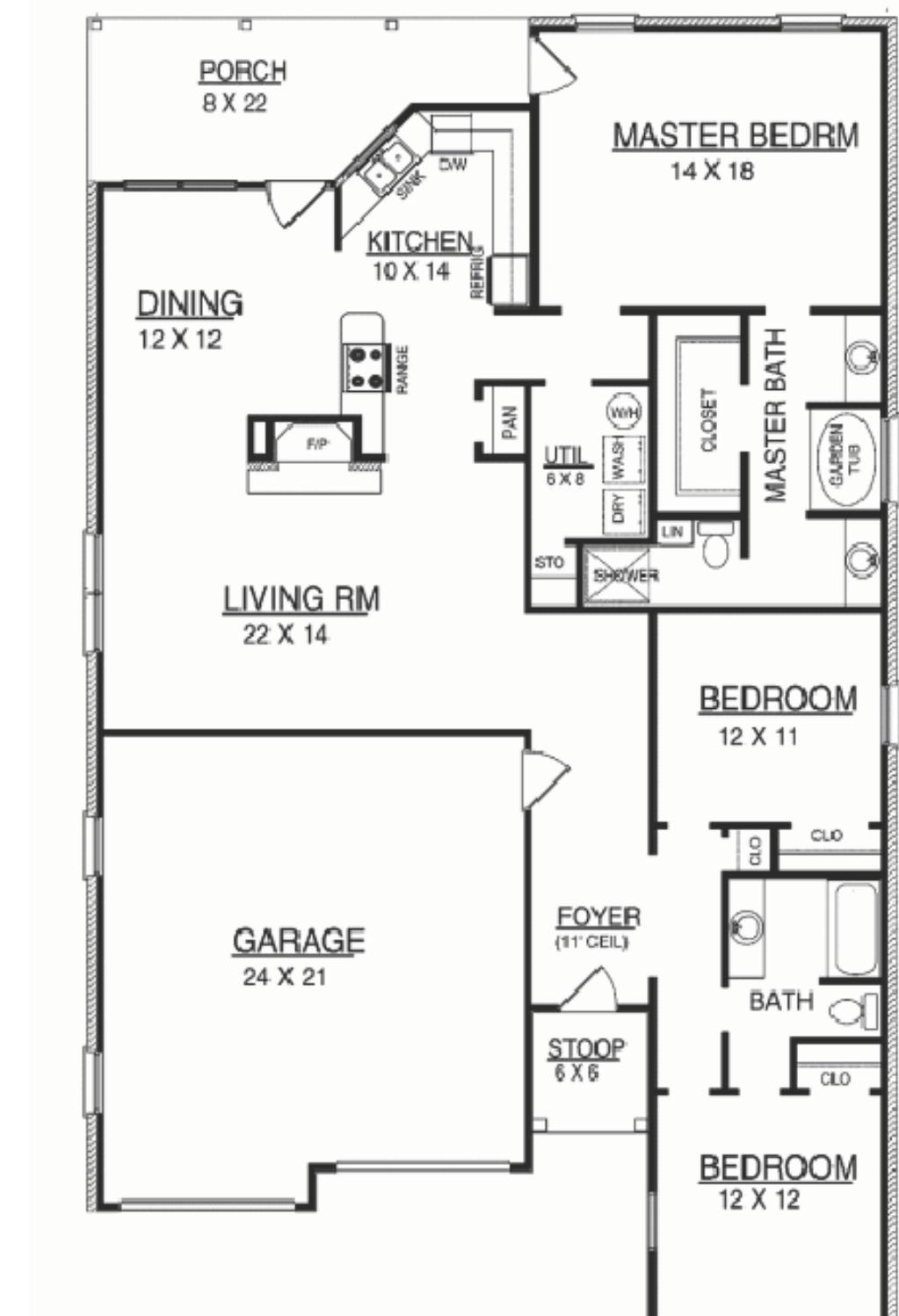


SECOND FLOOR

FLOOR PLANS (TYP.)

NOTES:

1. MINIMUM AND MAXIMUM BUILDING SIZES TO COMPLY WITH ZONING REQUIREMENTS
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FIRST FLOOR

CLIENT: TROWBRIDGE DEVELOPMENT
SECTION: 16
TOWNSHIP: 2 S
CITY OF ANN ARBOR
WASHTENAW COUNTY
MICHIGAN
RANGE: 6 E

CLIENT: TYPICAL FLOOR PLAN/ELEVATIONS
UNITS 1-8 & 112-139 (R1-E)

SECTION: 16
TOWNSHIP: 2 S
CITY OF ANN ARBOR
WASHTENAW COUNTY
MICHIGAN

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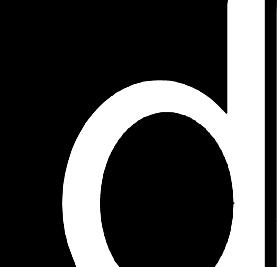


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3-2-15 UPDATED PLAN
1-21-15 PER CITY REVIEW
DATE: 9-24-14
DRAWN BY: RJF
CHECKED BY:
FBK:
CHF:
SCALE: HOR 1"= FT.
VER 1"= FT.
13-174

42B

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EAST ELEVATION

1/16"=1'-0"

NORTH SKY
APARTMENTS



NORTH ELEVATION

1/8"=1'-0"

ISSUANCE:
 SCHEMATIC
 BIDDING
 MUNI SUBMITTAL
 CONSTRUCTION
 OTHER

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

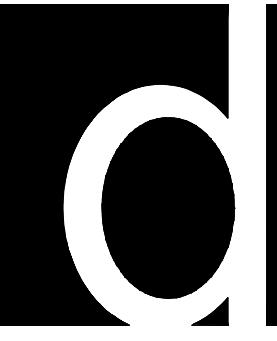
NO. DESC. DATE
1 SITE 3-6-15
2 SITE 9-23-15
3 MUNI 11-19-15
4 MUNI 12-9-15

ISSUE DATE 01-01-15
DB L.M.
CB P.D.

SHEET

42F

PROJECT NO. 14010



Architecture | Engineering
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ROCHESTER HILLS, MI 48307
P 248-852-7702 F 248-852-7707

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WEST ELEVATION

1/16"=1'-0"



SOUTH ELEVATION

1/16"=1'-0"

NORTH SKY
APARTMENTS

ISSUANCE:
 SCHEMATIC
 BIDDING
 MUNI SUBMITTAL
 CONSTRUCTION
 OTHER

DRAWINGS SHALL NOT BE
USED FOR CONSTRUCTION
UNLESS INDICATED

NO. DESC. DATE
1 SITE 3-6-15
2 SITE 9-23-15
3 MUNI 11-19-15
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DB L.M.

CB P.D.

SHEET

42G

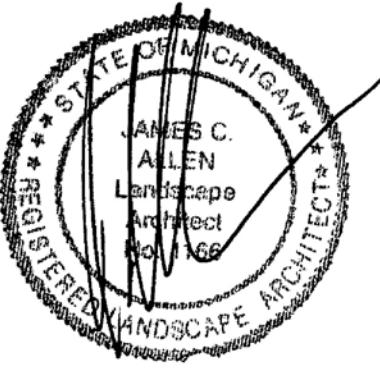
PROJECT NO. 14010



The image features the company name 'ALLEN DESIGN' in a large, bold, black, textured font. A horizontal line extends from the left 'A' across the 'L' and 'L' of 'DESIGN'. Below this, the text 'LAND PLANNING / LANDSCAPE ARCHITECTURE' is written in a smaller, black, sans-serif font. At the bottom, the address '557 CARPENTER • NORTHVILLE, MI 48167' and phone number '248.467.4668 • Fax 248.349.0559' are listed, followed by an email address 'Email: jca@wideopenwest.com'.

The logo for Trowbridge Companies consists of a stylized, faceted glass icon positioned above the company name. The name 'TROWBRIDGE' is in a large, bold, serif font, with 'COMPANIES' in a smaller, bold, sans-serif font below it. The entire logo is set against a background with horizontal lines.

Seal:



Title: **Landscape Plan**

Project:

North Sky

Ann Arbor, Michigan

Prepared for:

Trowbridge Homes
2617 Beacon Hill Dr.
Auburn Hills, MI 48326

sym.	qty.	botanical name	common name	caliper	spacing	root	height
CO	31	<i>Celtis occidentalis</i>	Hackberry	2.5"	as shown	B&B	
GT	26	<i>Gletitsia triacanthos</i> var. <i>Inermis</i>	Thornless Honeylocust	2.5"	as shown	B&B	
LT	38	<i>Liriodendron tulipifera</i>	Tulip Tree	2.5"	as shown	B&B	
QR	23	<i>Quercus rubra</i>	Red Oak	2.5"	as shown	B&B	
TC	17	<i>Tilia americana</i>	American Linden	2.5"	as shown	B&B	
UH	39	<i>Ulmus princeton</i>	Princeton Elm	2.5"	as shown	B&B	
	174	Street Trees Shown Sheet L-1					
Woodland Mitigation							
COI	20	<i>Celtis occidentalis</i>	Hackberry	3.0"	as shown	B&B	
LTI	20	<i>Liriodendron tulipifera</i>	Tulip Tree	3.0"	as shown	B&B	
PG	35	<i>Picea glauca</i>	White Spruce		as shown	B&B	6'
PM	37	<i>Picea mariana</i>	Black Spruce		as shown	B&B	6'
PS	42	<i>Pinus strobus</i>	White Pine		as shown	B&B	6'
QMI	19	<i>Quercus macrocarpa</i>	Burr Oak	3.0"	as shown	B&B	
QRI	14	<i>Quercus rubra</i>	Red Oak	3.0"	as shown	B&B	
TCI	26	<i>Tilia americana</i>	American Linden	3.0"	as shown	B&B	
UHI	18	<i>Ulmus princeton</i>	Princeton Elm	3.0"	as shown	B&B	
	231	Mitigation Trees Shown on Sheet L-1					

Plant List

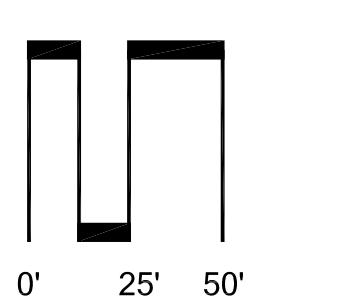
Landscape Summary

Right of Way Screening	
Visible Vehicular Use Length	154'
Trees Required	5.1 Trees (154' / 30')
Trees Provided	6 Trees
Vehicular Use Area	
Use Area	11,874 s.f.
Landscape Area Required	593 s.f. (11,874 / 20)
Landscape Area Provided	601 s.f.
Trees Required	2.3 Trees (593 / 250)
Trees Provided	3 Trees
Street Trees	
Street Frontage	9,878 l.f.
Trees Required	247 Trees (9,878 / 40)
Trees Provided	247 Trees
Conflicting Use Buffer	
Buffer Length	210'
Trees Required	14 Trees (210 / 15)
Trees Provided	14 Trees
Street Tree Escrow	
Right of Way Length	960 l.f.
Street Tree Escrow Required	\$1,248.00 (960 x \$1.30)
Street Trees Required	21 Trees (960 / 45)
Street Trees Provided	21 Trees
Woodland Mitigation	
Mitigation Required	445 Trees (1,335" / 3")
Mitigation Required by Previous Developer	309 Trees (1,851" x 50%) / 305 - 3.0" Trees (959")
Total Mitigation	754 Trees (2,261")
Replacement Provided:	
3.0" Trees and 6' Evergreens	449 Trees (1,347")
Total Mitigation Provided	1,347" (60% on Site Mitigation)
Total Trees to be Paid into Fund	305 - 3.0" Trees (959")
Amount to be Paid into Fund	\$76,250 (305 x \$250)

Revision:	Issued:
Review	September 17, 2015
Submission	September 26, 2015
Revised	January 19, 2015
Revised	March 3, 2015
Revised	April 22, 2015
Revised	July 10, 2015
Revised	August 5, 2015
Revised	August 25, 2015
Revised	October 5, 2015
Revised	November 20, 2015

Job Number:

Drawn By: _____ Checked By: _____



A black and white graphic of a compass rose. It features a large white 'N' at the top, a vertical white line extending downwards, and a white crosshair. The word 'NORTH' is printed in large, bold, black capital letters at the bottom.

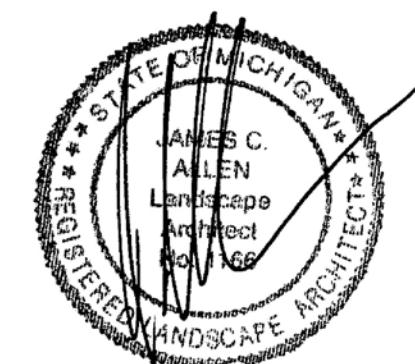
Sheet No



Now what's below.
Call before you dig.



Seal:



Title:
Landscape Plan

Project:
North Sky
Ann Arbor, Michigan

Prepared for:
Trowbridge Homes
2617 Beacon Hill Dr.
Auburn Hills, MI 48326

Revision: Issued:
Review September 17, 2014
Submission September 26, 2014
Revised January 19, 2015
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Revised November 20, 2015

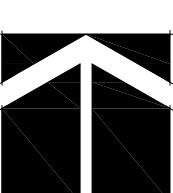
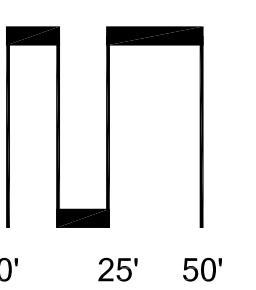
Plant List

sym.	qty	botanical name	common name	caliper	spacing	root	height
CO	40	Celtis occidentalis	Hackberry	2.5"	as shown	B&B	
LT	23	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
QM	20	Quercus macrocarpa	Burr Oak	2.5"	as shown	B&B	
UH	11	Ulmus princeton	Princeton Elm	2.5"	as shown	B&B	
94 Street Trees Shown Sheet L-2							
Woodland Mitigation							
COI	30	Celtis occidentalis	Hackberry	3.0"	as shown	B&B	
GTI	19	Glehnia triacanthos var. Inermis	Thornless Honeylocust	3.0"	as shown	B&B	
LTI	16	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B	
PG	19	Picea glauca	White Spruce	as shown	B&B	6"	
PM	41	Picea mariana	Black Spruce	as shown	B&B	6"	
PS	23	Pinus strobus	White Pine	as shown	B&B	6"	
QBI	5	Quercus bicolor	Swamp White Oak	3.0"	as shown	B&B	
QRI	12	Quercus rubra	Red Oak	3.0"	as shown	B&B	
TCI	26	Tilia americana	American Linden	3.0"	as shown	B&B	
UHI	13	Ulmus princeton	Princeton Elm	3.0"	as shown	B&B	
204 Mitigation Trees Shown on Sheet L-2							

- UTILITY BOXES ARE UNKNOWN AT THIS TIME. ONCE THE BOX LOCATIONS ARE KNOWN THEY WILL BE SCREENING ON 3 SIDES.
- ALL DISTURBED AREAS TO BE SOD OR SEED.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED.
- SNOW SHALL BE STORED IN BUILDING ISLANDS AND ALONG STREETS. STORAGE SHALL NOT INCLUDE DETENTION AREAS OR LANDSCAPED AREAS.
- THE STREET TREE ESCROW MUST BE PAID PRIOR TO ISSUING BUILDING PERMITS. CHECKS ARE TO MADE PAYABLE TO: CITY OF ANN ARBOR AND MAILED TO SYSTEMS PLANNING UNIT, 301 E. HURON ST., PO BOX 8647, ANN ARBOR, MI 48107-8647 -- ATTN: KERRY GRAY. PLEASE INCLUDE THE PROJECT NAME AND PROJECT NUMBER ON THE CHECK.
- TREES SHALL BE PLANTED 5'-8' FROM UTILITY LEADS.

Job Number:
14-033

Drawn By: Checked By:
jca jca



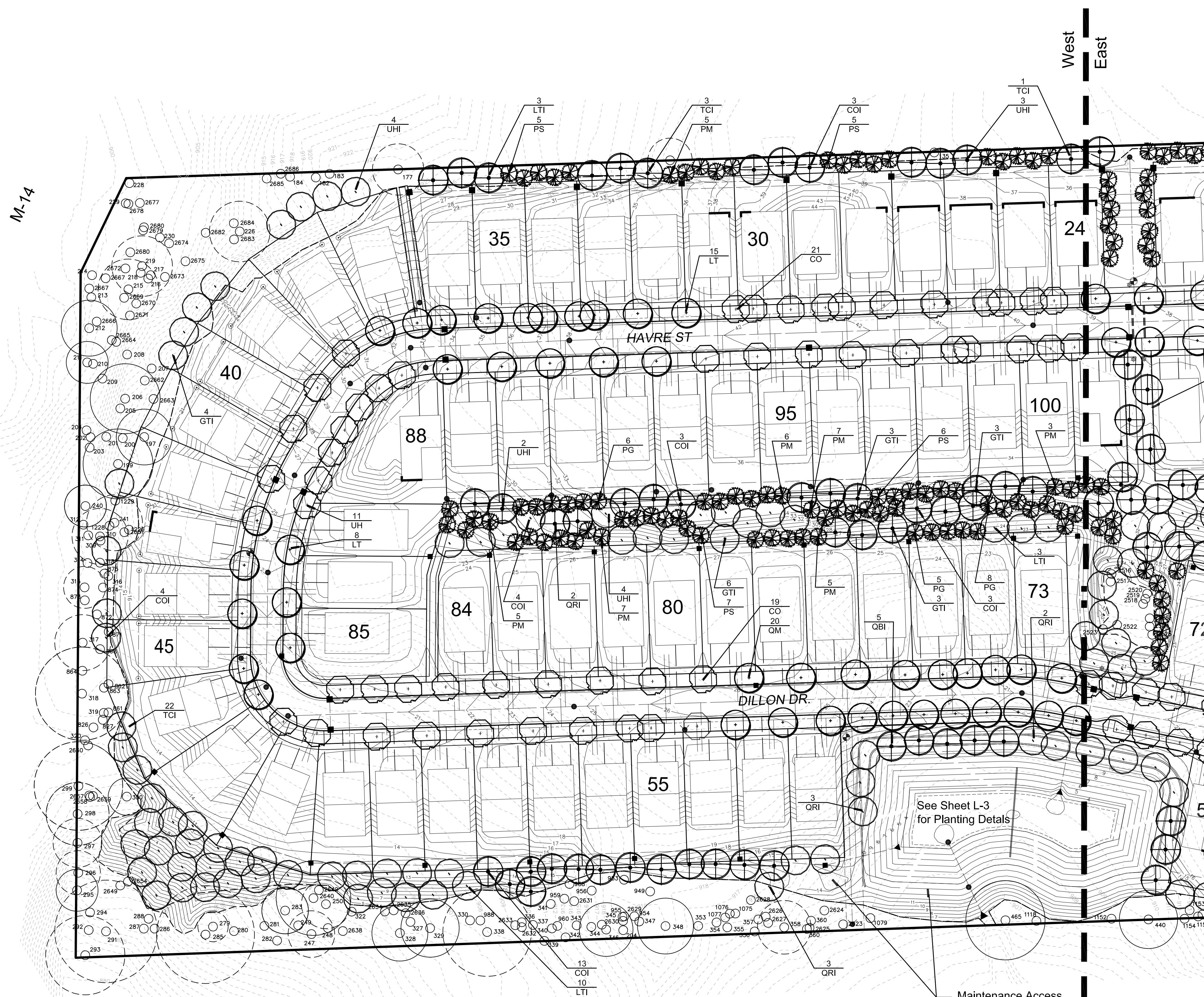
NORTH
1"=50'



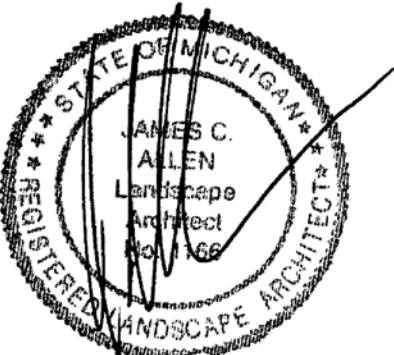
Know what's below.
Call before you dig.

Sheet No.

L-2



Seal:



Title:
Typical Streetscape

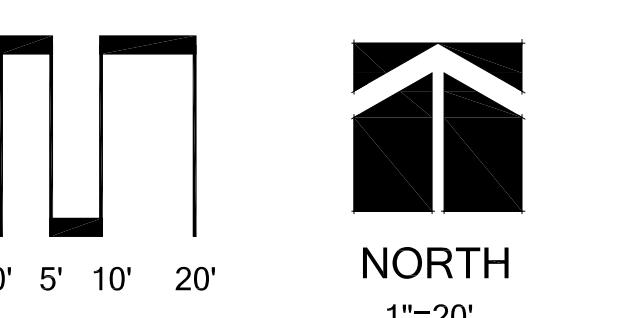
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Sheet No.

