VERIDIAN AT COUNTY FARM SOUTH

PART OF THE VERIDIAN COUNTY FARM P.U.D. CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN PUD SITE PLAN AMENDMENT #2

	DATA
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	Existing A			Allowed/ Required			Proposed		
ing/Site Area		T							
	PL - P	Public Land	R4B -	- Multiple Family Dwelling			Planned Unit Develor mily, Multi-Family, To		
			Single/Mu	ulti/Two Family and Townhouse			Grocery Store, Commi	•	
Land Use	ļ ,	/acant	Jiligie/ Wic	Dwellings			ctures: Barn, Garden S	-	
Laria OSC		dearre		D.W.C.III.183	PUD	North	South	rica, bike silea	
Gross Site Area					13.59	4.68	8.91	Acres	
Net Site Area	NA	sf	14,000	sf min.	557,563	193,390	363,945	sf	
	NA	Acres	0.32	Acres Min.	12.80	4.44	8.36	Acres	
Min. Lot Width	NA	ft	120	ft	800	240	560	ft	
Density	NA	Units/Acre	15	Units/Acre Max.	16	11.26	14.47	Units/Acre Max.	
		sf/dwelling							
Lot Area	NA	min.	2,900	sf/dwelling min.	3,261	3,868	3,008	sf/dwelling min.	
Open Space	NA	% of lot area	55	% of lot area	52%	49%	55%	% of lot area	
Area					6.71	2.16	4.55	Acres	
Active Open Space Per Unit	NA	sf/unit	300	sf/unit	300	1,450	422	sf/unit	
lding							T		
			1		PUD	North	South	Notes	
Ground Floor Area	NA	sf	NA	sf	5,712 sf	7 units/816 sf		(14) 1-bed stacked flats	
					2,955 sf	3 units/985 sf		(6) 2-bed stacked flats	
					2,036 sf	2 units/1018 sf		(4) 2-bed stacked flats	
					4,872 sf	4 units/1218 sf		(8) 3-bed stacked flats	
					7,896 sf	12 units/658 sf		(12) 3-bed townhouses	
					6,516 sf	6 units/1086 sf		(6) 4-bed townhouses	
					3,939 sf	1/3939 sf		Community Center	
					3,222 sf		9 units/537 sf	Townhouse A	
					8,400 sf		10 units/840 sf	Townhouse B	
					8,400 sf		10 units/840 sf	Townhouse C	
					6,720 sf		8 units/840 sf	Townhouse D	
					13,800 sf		15 units/920 sf	Village Homes	
					7,486 sf			Walk-up Flats 12 units/building	
					3,743 sf	· · · · · · · · · · · · · · · · · · ·		Walk-up Flats 10 units/building	
					3,976 sf		2 buildings/1,988 sf	Nest, 12 units w/in bldg	
					4,745 sf	·	'	Farmhouse Building, 11 units	
					320 sf 320 sf		320 sf 320 sf	Bike Shed Garden Shed	
					2,000 sf		2,000 sf	Barn	
Maximum Lot Coverage					2,000 31	18%	18%	Balli	
Maximum Floor Area Ratio	NA	%	NA	% maximum		33%	52%	including interior parking	
Maximum Height	NA NA	ft	35	ft max.	45 Max	29'	38'	max	
Maximum reight	NA NA	Stories	NA NA	Stories Max	3	2	3	stories, including parking	
Retail floor area - first floor	NA	sf	NA	sf		NA (4,745	sf	
Detached Single Family Dwellings	NA		1		10% Min (S)	NA	15 units/ 12%	}	
Attached Single Family/Townhouse	NA				30% Min	18 units/ 36%	37 units/ 30%	\	
Multiple Family Dwellings	NA				20% Min	32 units/ 64%	69 units/ 57%	\	
Total Residential units					171	50	121	Total dwelling units	
backs									
					PUD	North	South		
Front	NA	ft	15	ft min.	10	14.4	12	ft max.	
			40	ft. max					
Side	NA	ft / ft total	12	ft min.	20'N/30'S	20.12' N	48'S	ft min.	
				ft abutting residential plus					
				additional foot for each ft					
				building height above 30 ft					
Rear	NA	ft	30	ft min.	15' W	17.84	40	ft min.	
				ft abutting residential plus					
				additional foot for each ft					
				building height above 30 ft				<u>.</u>	
Minimum Building Spacing	NA		20	ft. min.	12.5	17.1	12.5	ft min.	
TENNA CONNECTE AT A CONTRACT	+	+		ft for an OUNAWA of waste measures	10	NA	10	ft min.	
Front Greenbelt - Vehicle Use Areas			25	ft from OHWM of watercourse				. .	
Front Greenbelt - Vehicle Use Areas Natural Features Setback		ft		and edge of wetland	NA	NA	NA	ft min.	
Natural Features Setback									
								\	
Natural Features Setback hicular Parking				T	PUD	North	South	}	
Natural Features Setback hicular Parking Required Parking					PUD	North	South		
Natural Features Setback nicular Parking Required Parking Dwelling and Retail sales, genera					PUD	North (South		
Natural Features Setback nicular Parking Required Parking Dwelling and Retail sales, genera merchandise	9		PLID	No minimum required		(<u> </u>		
Natural Features Setback nicular Parking Required Parking Dwelling and Retail sales, genera merchandise less than 300,000s	9		PUD	No minimum required	PUD 230	North 75 (1 EV)	South 155 (119 EV)(5 BF)		
Natural Features Setback hicular Parking Required Parking Dwelling and Retail sales, genera merchandise	9		PUD	No minimum required	230	75 (1 EV)	155 (119 EV)(5 BF)		
Natural Features Setback hicular Parking Required Parking Dwelling and Retail sales, genera merchandise less than 300,000s	9				230 PUD	75 (1 EV) North	155 (119 EV)(5 BF) South		
Natural Features Setback nicular Parking Required Parking Dwelling and Retail sales, genera merchandise less than 300,000st	e f		PUD 1 per	5 dwelling units (50%A, 50%C)	230 PUD - 35 A, 12 B	75 (1 EV)	155 (119 EV)(5 BF)	min	
Natural Features Setback hicular Parking Required Parking Dwelling and Retail sales, genera merchandise less than 300,000s	e f		1 per	5 dwelling units (50%A, 50%C) 21 total = 11 type A/ 10 Type C	230 PUD - 35 A, 12 B & 28 C	75 (1 EV) North	155 (119 EV)(5 BF) South 30 A, 12 B, 20 C	min	
Natural Features Setback nicular Parking Required Parking Dwelling and Retail sales, genera merchandise less than 300,000st ycle Parking Dwelling, Mutli-family	e f			5 dwelling units (50%A, 50%C) 21 total = 11 type A/ 10 Type C none required, but two per	230 PUD - 35 A, 12 B	75 (1 EV) North	155 (119 EV)(5 BF) South	}	
Natural Features Setback hicular Parking Required Parking Dwelling and Retail sales, genera merchandise less than 300,000st	e f		1 per 0 per	5 dwelling units (50%A, 50%C) 21 total = 11 type A/ 10 Type C none required, but two per dwelling unit provided	230 PUD - 35 A, 12 B & 28 C 32 B	75 (1 EV) North	155 (119 EV)(5 BF) South 30 A, 12 B, 20 C	min	
Natural Features Setback nicular Parking Required Parking Dwelling and Retail sales, genera merchandise less than 300,000s ycle Parking Dwelling, Mutli-family Dwelling, Single-Family	e f		1 per	5 dwelling units (50%A, 50%C) 21 total = 11 type A/ 10 Type C none required, but two per dwelling unit provided 5 dwelling units (50%A, 50%C)	230 PUD - 35 A, 12 B & 28 C 32 B	75 (1 EV) North	155 (119 EV)(5 BF) South 30 A, 12 B, 20 C	min	
Natural Features Setback hicular Parking Required Parking Dwelling and Retail sales, genera merchandise less than 300,000st ycle Parking Dwelling, Mutli-family Dwelling, Single-Family Dwelling, Townhouse	e f		1 per 0 per 1 per	5 dwelling units (50%A, 50%C) 21 total = 11 type A/ 10 Type C none required, but two per dwelling unit provided 5 dwelling units (50%A, 50%C) 9 total = 5 type A/ 5 Type C	230 PUD - 35 A, 12 B & 28 C 32 B 84 A	75 (1 EV) North 5 A & 8 C	30 A, 12 B, 20 C 32 B 84 A		
Natural Features Setback nicular Parking Required Parking Dwelling and Retail sales, genera merchandise less than 300,000st ycle Parking Dwelling, Mutli-family Dwelling, Single-Family Dwelling, Townhouse Retail sales, general merchandise	e f		1 per 0 per	5 dwelling units (50%A, 50%C) 21 total = 11 type A/ 10 Type C none required, but two per dwelling unit provided 5 dwelling units (50%A, 50%C) 9 total = 5 type A/ 5 Type C 3000sf min. (50%B, 50% C)=	230 PUD - 35 A, 12 B & 28 C 32 B	75 (1 EV) North 5 A & 8 C	155 (119 EV)(5 BF) South 30 A, 12 B, 20 C	min min	
Natural Features Setback nicular Parking Required Parking Dwelling and Retail sales, genera merchandise less than 300,000st ycle Parking Dwelling, Mutli-family Dwelling, Single-Family	e f		1 per 0 per 1 per	5 dwelling units (50%A, 50%C) 21 total = 11 type A/ 10 Type C none required, but two per dwelling unit provided 5 dwelling units (50%A, 50%C) 9 total = 5 type A/ 5 Type C	230 PUD - 35 A, 12 B & 28 C 32 B 84 A	75 (1 EV) North 5 A & 8 C -	30 A, 12 B, 20 C 32 B 84 A	min	

GENERAL NOTES

- 1. 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. 2. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES
- 3. THE OMISSION OF ANY STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTORS OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS.

TOID CENEDATION

DEPARTMENT STANDARD SPECIFICATIONS WHICH ARE INCLUDED BY REFERENCE.

IRIP GEI	NEKA	I ION:								
			Weekday	Veekday AM Peak Hour				PM Peak Hour		
Land Use	Code	Size	24-Hr	Enter	Exit	Total	Enter	Exit	Total	
SFH Det	210	15	176	3	10	13	11	6	17	
SFH Att	215	55	369	7	16	23	17	12	29	
MFH LR	220	101	723	13	41	54	40	24	64	
Grocery	850	4.745	445	8	6	14	21	21	42	
Total Base	· Vehicular	Trips	1713	31	73	104	89	63	152	

DEVELOPER/OWNER

THRIVE COLLABORATIVE THRIVE-COLLABORATATIVE.COM 6200 2ND AVE. D102 DETROIT, MI 48202 CONTACT: MATTHEW GROCOFF 734-224-8877

PROJECT INFORMATION AND ANALYSIS

different city storm water connection on Platt Road.

2. COMMUNITY ANALYSIS:

(e) Impact on Historic Sites/Structures:

(a) Description: the proposed development is located adjacent to County Farm Park and is currently zoned public land. The site has frontage on

Thrive and the Avalon portions., which shall be called Veridian at County Farm South (SP19-039) and Veridian and County Farm North

inspiring green-building standards. Both sites will be all electric with no gas supply or combustion appliances and equipment.

allow for three stories and smaller footprints. Also requesting a decrease of open space area to 54.6% for this site plan.

completion on or before 12/1/2021. The estimated construction cost is \$10,000,000.

Ave. therefore has less street volume then similar roads in the area.

expected to be 40-60 so there will be minimal to no impact on public elementary and high schools.

most of the landmark trees on the site, or have a plan to harvest and replace any trees marked for removal.

The site is not located in or adjacent to a Historic District. There are no existing buildings on the site.

Platt Road. The project includes 110 mixed income market rate units by Thrive Collaborative, a 4745 sq. ft. retail component (farmhouse), a

community building, a public pavilion (restored pre-Civil War barn), and community gardens. The property will be split into two parcels; the

(SP19-038), respectively. The 2 separate parcels are designed to integrate together so that from street view, there is no tangible difference between the sites. The Thrive site is registered as a Living Community Challenge(LCC) project, which is known as one of the most rigorous and

Parking: proposing a total of 251 spaces of on-site parking which includes; 96 spaces of interior garage parking, 155 spaces of on-street parking and dedicated exterior/lot parking. 97 spaces of EV parking and spaces of car share parking will be dedicated in the future, and 179 bike

Storm water from the buildings and site will utilize best management practices with a combination of permeable pavers and on-site infiltration. The central and western portion of the site will drain to the southern area with a small detention area by the proposed public gardens. Any major

storm event beyond the 100 year storm will continue to drain along the southern portion south of the commons area and will connect to the city

storm drain on Platt Road. Storm water along the eastern portion of the property will utilize the same BMPs and will eventually connect at a

The Planned Unit Development is requesting consideration of reduced driveway widths, reduced district setbacks with the shared property line

along the north side of Veridian at County Farm South, reduced setback along the rear property line shared with the County Farm Park, reduced

distance between buildings, reduced number of parking spaces due to a multitude of methods increasing mobility options for the community

(Sway, Vineyard Church Parking, and Genze MOU's), and no conflicting land use buffer along the shared property line to the north of the

property that is being proposed in conjunction with this site plan. In addition, height of buildings is requested to be 36 feet instead of 35 feet to

(b) Proposed Phasing and Probable Construction Cost: the development will be constructed in one phase, beginning on or before 9/1/2020, with

(a) Impact on Public Schools: the units range from micro and studio apartments to single family units with 1 to 4 bedrooms. The units are designed

for a mixed demographic of families, young professionals, seniors, and empty nesters. The number of children living in the community is

patronize existing restaurants, proposed retail, other businesses in the nearby community, and may attend local churches. The limited amount of proposed local farm stop commercial use will provide services for the residences and for the neighborhood. Adjacent buildings include a mix

of commercial and residential uses. Platt Road is public and this portion of the road is a cut through between S. Huron Parkway and Washtenaw

(b) Relationship to Neighboring Uses: The residential units will provide additional housing within Ann Arbor proper. The residents are likely to

(c) Impact of Adjacent Uses on Proposed Development: Residents will likely patronize the businesses and institutions in the surrounding area. (d) Impact on Air and Water Quality and Existing Natural Features: No significant impact on air and water quality is expected. Veridian is saving

ARCHITECT

UNION STUDIO ARCHITECTURE AND COMMUNITY DESIGN 140 UNION STREET PROVIDENCE, RI 02903 CONTACT: BEN WILLIS 401-272-4724

MIDWESTERN CONSULTING, LLC 3815 PLAZA DR. ANN ARBOR, MI 48108 CONTACT: SUE DICKINSON, PE 734-995-0200

INSITE DESIGN STUDIO 412 LONGSHORE DRIVE ANN ARBOR, MI 48105 CONTACT: SHANNAN GIBB-RANDALL 734-995-4194

LANDSCAPE ARCHITECT ECOLOGICAL PLANNER

BIOHABITATS 1420 PONTIAC ROAD SE GRAND RAPIDS, MI 49506 CONTACT: DAVID YOCCA 616-226-1080



COVER SHEET PLATT ROAD ALTA - PARCEL 1E TREE LIST BOUNDARY SURVEY EXISTING CONDITIONS AND REMOVAL PLAN

DIMENSIONAL SITE PLAN SITE OPEN SPACE PLAN GRADING PLAN UTILITY PLAN EASEMENT PLAN

SOIL EROSION CONTROL PLAN SESC DETAILS AND NOTES STORMWATER MANAGEMENT PLAN STORMWATER CALCULATIONS STORMWATER CALCULATIONS

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STORMWATER CALCULATIONS DETENTION C STORMWATER DETAILS STORMWATER DETAILS

FIRE PROTECTION PLAN REFUSE PLAN RECYCLE PLAN COMPOST PLAN

SITE DETAILS 1 SITE DETAILS 2 SITE DETAILS 3 TEST PITS TEST PITS 2

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NATURAL FEATURES NATURAL FEATURES OVERLAY NF-2 LANDSCAPE PLAN L-2 LANDSCAPE DETAILS

L-3LANDSCAPE DETAILS PH-1 PHOTOMETRIC PLAN A-01 VILLAGE HOMES PLANS & ELEVATIONS A-02 TOWNHOUSE A PLANS & ELEVATIONS

A-03 TOWNHOUSE B PLANS & ELEVATIONS A-04 TOWNHOUSE C PLANS & ELEVATIONS TOWNHOUSE D - PLANS & ELEVATIONS A-05

WALKUP APARTMENTS - PLANS & ELEVATIONS A-06 NEST MICRO-UNITS - PLANS & ELEVATIONS A-07 FARMHOUSE - PLANS & ELEVATIONS A-08

A-09 FARMHOUSE - ELEVATIONS A-10 BARN & BIKE SHED - PLANS & ELEVATIONS WALKUP APARTMENTS (12-UNIT) - PLANS &

Phase 1 of the construction shall be limited to 100 units. The balance of the units will be

proposed in the the approved site plans for both developments.

completed after a permanent connection is made to the Veridian at County Farm North as

the Village Homes, adding carports to the Village Homes and modifying the pavement surfaces to reflect the additional installation of pavers. The proposed school has been

The stormwater management systems have been revised to account for the change in impervious surfaces and also approximately 20% of the total underground detention basin storage volume has been relocated. This relocation reduced the basin volume for underground detention "B" with a corresponding increase in storage provided in underground

SITE PLAN AMENDMENT #2

PHASING PLAN

The purpose of the site plan amendment is to convert the single family units L & M into multifamily residential units, and to convert KK into a triplex. Parking and drive configuration is revised in the northeast portion of the site to provide for additional open space. Unit V has been converted from a triplex to a village home due to unsuitable soil conditions found at the

The total number of units to be built shall not exceed 100 prior to a second fire access road

ADMINISTRATIVE AMENDMENT NARRATIVE *1

The purpose for this administrative amendment is to reconfigure the driveways and parking for removed from the proposal and 11 additional micro units have been added to that space. The 11 additional micro units are proposed to be built in Phase 2 of the project.

Stormwater management systems have been updated to eliminate the large bioswale in the northeast portion of the site and to replace it with an underground stone infiltration bed. The installation of pervious roadways surfaces have also been incorporated to allow for increased infiltration of stormwater.

being provided. No dead end fire lanes over 150 ft shall be present prior to issuance of C of O.

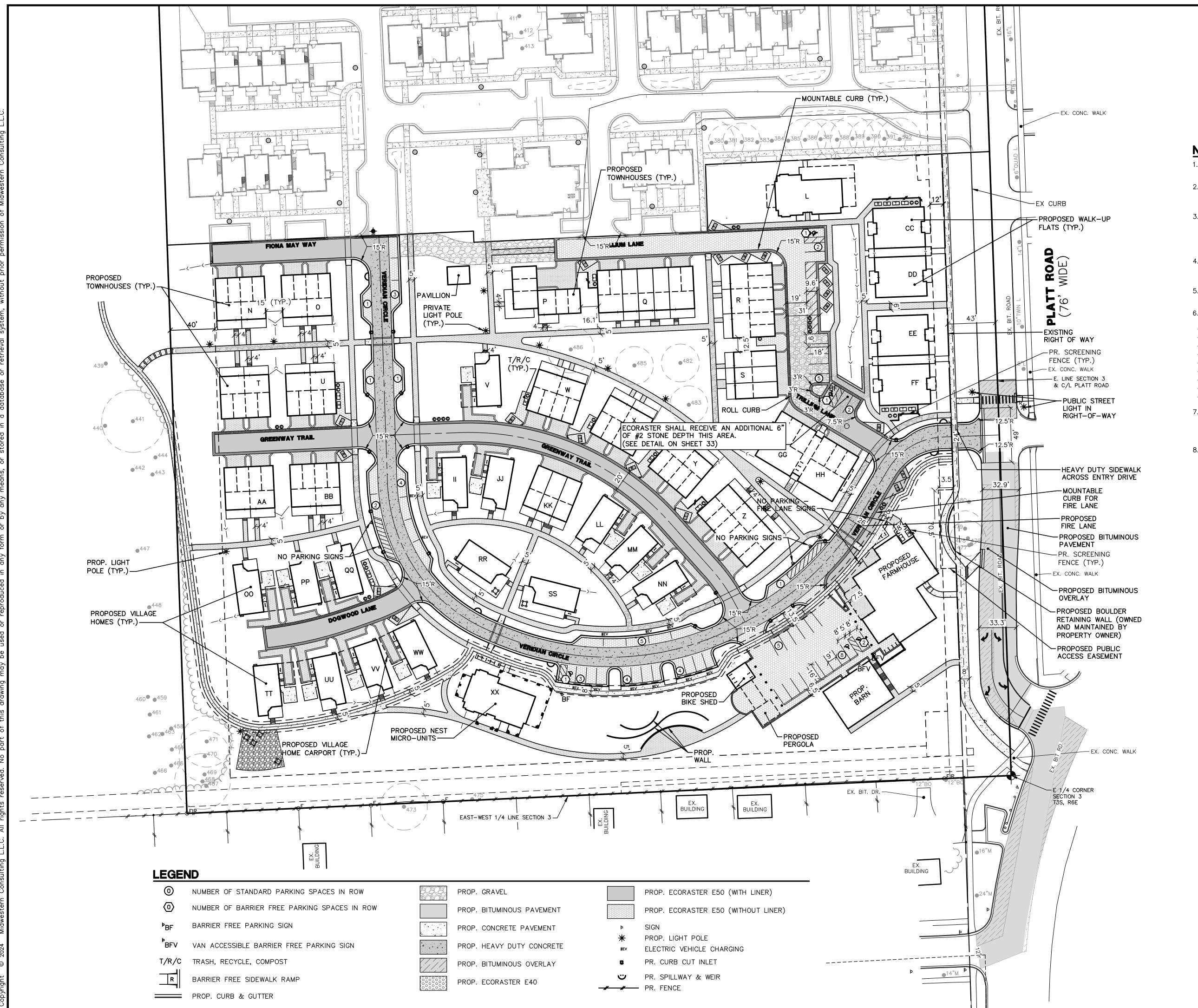


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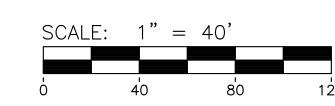
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NOTES

- 1. ALL WORK TO BE PERFORMED SHALL COMPLY WITH ALL GOVERNMENTAL, STATE AND MUNICIPAL CODES AND ORDINANCES.
- 2. ACCESSIBLE PARKING SPACES AND REQUIRED BARRIER FREE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE.
- 3. CURB RADIAL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED. DRIVE AISLE DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED. ISLAND DIMENSIONS ARE TO BACK OF CURB. SIDEWALK DIMENSIONS ARE TO BACK OF CURB OR EDGE OF WALK.
- 4. EV PARKING IS PROVIDED IN ALL GARAGES IN ADDITION TO OFF STREET PARKING AS SHOWN. EV PARKING SHOWN IS A COMBINATION OF EV-R AND EV-C PARKING SPOTS.
- 5. EV BIKE SHARE AND EV CARGO BIKE PARKING WILL ALSO BE DEDICATED IN THE FUTURE.
- 6. HOUSE TYPES BY LABEL:
- KK, Q, S : TOWNHOUSE A (9 UNITS)
- T, U, W, X, Y: TOWNHOUSE B (10 UNITS)
- N, O, AA, BB, Q: TOWNHOUSE C (10 UNITS)
- P, R, Z: TOWNHOUSE D (8 UNITS) II, JJ, LL-WW, V: VILLAGE HOMES (15 UNITS)
- CC-FF: WALK-UP FLATS (24 UNITS)
- GG, HH : WALK-UP FLATS (10 UNITS)
- L, XX : NEST MICRO-UNITS (24 UNITS)
- PR. FARMHOUSE (11 UNITS)
- 7. BARRIER CURB SHALL BE INSTALLED ALONG THE ENTRY DRIVE. ROLLED CURB SHALL BE INSTALLED ALONG ALLEYS WHERE RESIDENTIAL DRIVEWAYS ARE PRESENT AND AT FIRE AND REFUSE VEHICLE SERVICE LOCATION ARE PRESENT.
- 8. SCREENING FENCES SHALL CONSIST OF 6' HIGH OPAQUE FENCING.

Building and address(es) Un	i
N – 2339-2337 Fiona May Way	_
O – 2333-2331 Fiona May Way	
T – 2326-2324 Greenway Trail	
U – 2320-2318 Greenway Trail	
AA – 2327-2335 Greenway Trail	
BB – 2321-2319 Greenway Trail	
OO – 2310 Dogwood Lane	
PP – 2306 Dogwood Lane	
QQ – 2302 Dogwood Lane	
TT – 2315 Dogwood Lane	
UU – 2311 Dogwood Lane	
VV – 2307 Dogwood Lane	
WW – 2303 Dogwood Lane	
XX – 2215 Veridian Circle	1
RR – 2220 Veridian Circle	
SS – 2216 Veridian Circle	
II – 2291 Greenway Trail	
JJ – 2287 Greenway Trail	
KK – 2285, 2283, 2281 Greenway Trail (revised building)	
LL – 2277 Greenway Trail	
MM – 2273 Greenway Trail	
NN – 2269 Greenway Trail	
V – 2296 Greenway Trail (revised building)	
W – 2292, 2290 Greeway Trail	
X – 2286, 2284 Greenway Trail	
Y – 2280, 2278 Greenway Trail	
Z – 2274, 2272, 2270 Greenway Trail	
P – 2265, 2263 Trillium Lane	
Q – 2259, 2257, 2255, 2253, 2251 Trillium Lane	
R – 2247, 2245, 2243 Trillium Lane	
S – 2239, 2237, 2235 Trillium Lane	
GG-HH – 2231 Trillium Lane	1
L – 2240 Trillium Lane (revised building)	1
CC-DD – 2236 Trillium Lane	1
EE-FF – 2232 Trillium Lane	1
FARMHOUSE - 2203 Veridian Circle	1
Total# 1	2





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