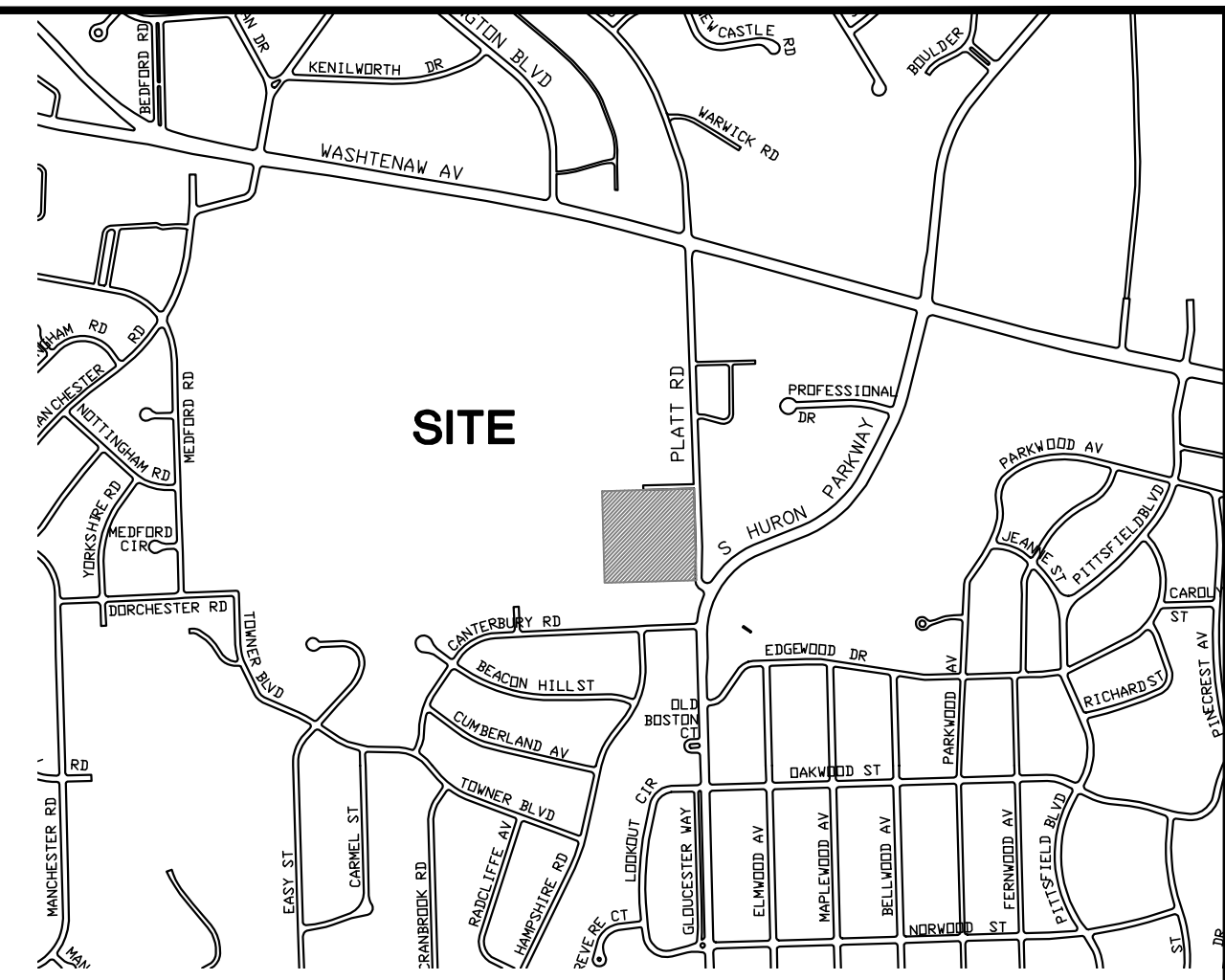


VERIDIAN AT COUNTY FARM SOUTH

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



SITE DATA

Zoning/Site Area	Existing		Allowed/Required		Proposed		
	PL - Public Land		R4B - Multiple Family Dwelling		PUD - Planned Unit Development		
Land Use	Vacant		Single/Multi/Two Family and Townhouse Dwellings		Dwellings: Single Family, Multi-Family, Townhouse, Efficiency Retail Sales: Grocery Store, Community Building Accessory Structures: Barn, Garden Shed, Bike Shed		
Gross Site Area	NA	sf	14,000	sf min.	PUD	North	South
Net Site Area	NA	Acres	0.32	Acres Min.	13.59	4.68	8.91
Min. Lot Width	NA	ft	120	ft	557,563	193,390	363,945
Density	NA	Units/Acre	15	Units/Acre Max.	12.80	4.44	8.36
Lot Area	NA	sf/dwelling min.	2,900	sf/dwelling min.			
Open Space	NA	% of lot area	55	% of lot area	3,261	3,868	3,008
Active Open Space Per Unit	NA	sf/unit	300	sf/unit	6.71	2.16	4.55
					300	1,450	422

DEVELOPER/OWNER

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

ARCHITECT

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

ENGINEER/SURVEYOR

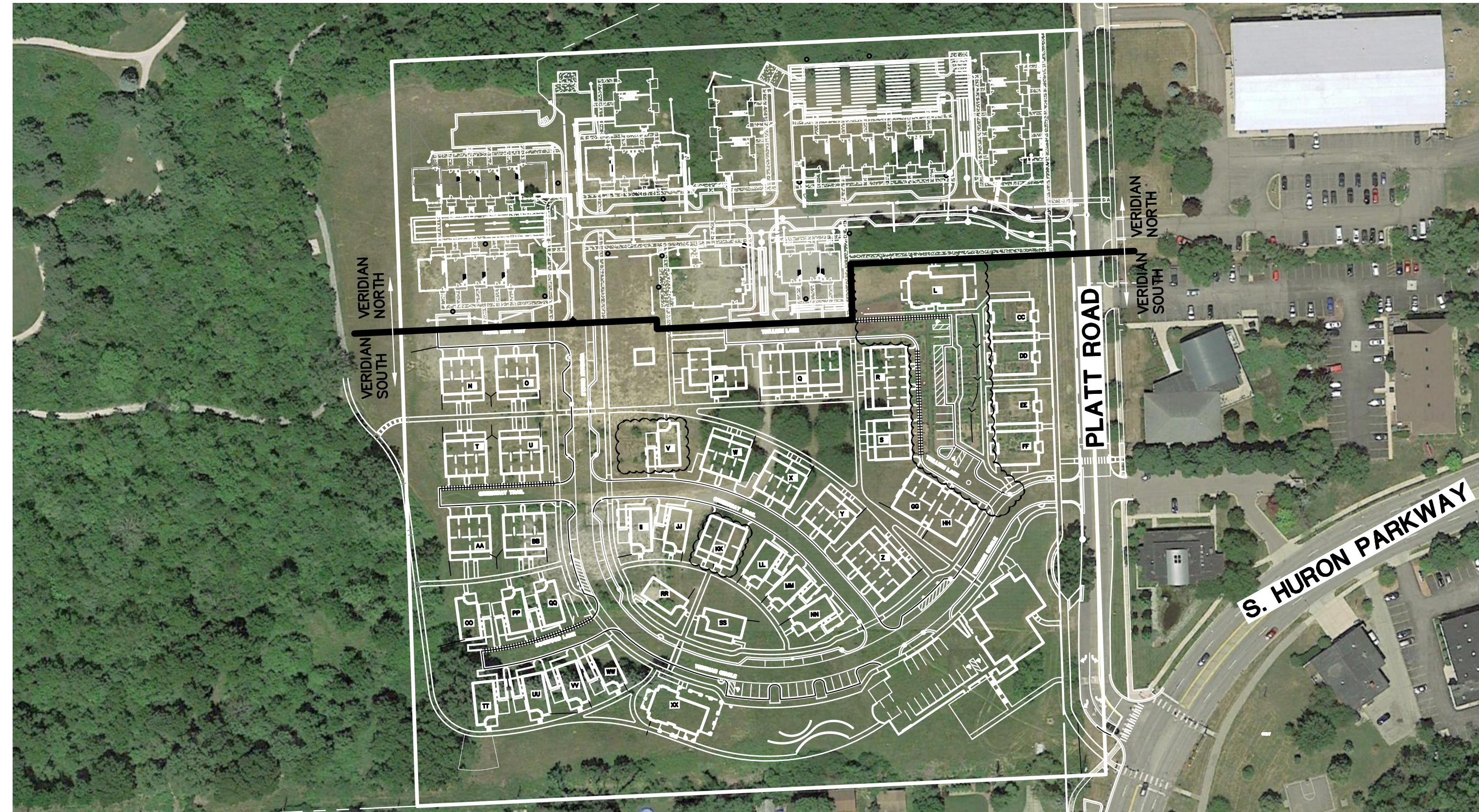
MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
CONTACT: SUE DICKINSON, PE
734-995-0200

LANDSCAPE ARCHITECT

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

ECOLOGICAL PLANNER

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



SITE MAP

SCALE: NTS



VICINITY MAP

SCALE: NTS

Sheet List Table

SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	TREE LIST
03	BOUNDARY SURVEY
04	EXISTING CONDITIONS AND REMOVAL PLAN
05	DIMENSIONAL SITE PLAN
06	SITE OPEN SPACE PLAN
07	GRADING PLAN
08	UTILITY PLAN
09	EASEMENT PLAN
10	SOIL EROSION CONTROL PLAN
11	SECC DETAILS AND NOTES
12	STORMWATER MANAGEMENT PLAN
13	STORMWATER CALCULATIONS
14	STORMWATER CALCULATIONS
15	STORMWATER CALCULATIONS
16	STORMWATER CALCULATIONS
17	STORMWATER CALCULATIONS
18	STORMWATER CALCULATIONS
19	STORMWATER CALCULATIONS
20	STORMWATER CALCULATIONS
21	STORMWATER CALCULATIONS
22	STORMWATER CALCULATIONS
23	STORMWATER CALCULATIONS DETENTION A
24	STORMWATER CALCULATIONS DETENTION B
25	STORMWATER CALCULATIONS DETENTION C
26	STORMWATER DETAILS
27	STORMWATER DETAILS
28	FIRE PROTECTION PLAN
29	REFUSE PLAN
30	RECYCLE PLAN
31	COMPOST PLAN
32	SITE DETAILS 1
33	SITE DETAILS 2
34	SITE DETAILS 3
35	TEST PITS
36	TEST PITS 2
NF-1	NATURAL FEATURES
NF-2	NATURAL FEATURES OVERLAY
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
L-3	LANDSCAPE 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
A-05	TOWNHOUSE D - PLANS & ELEVATIONS
A-06	WALKUP APARTMENTS - PLANS & ELEVATIONS
A-07	NEST MICRO-UNITS - PLANS & ELEVATIONS
A-08	FARMHOUSE - PLANS & ELEVATIONS
A-09	FARMHOUSE - ELEVATIONS
A-10	BARN & BIKE SHED - PLANS & ELEVATIONS
A-11	WALKUP APARTMENTS (12-UNIT) - PLANS & ELEVATIONS

PROJECT INFORMATION AND ANALYSIS

1. DEVELOPMENT PROGRAM:

(a) *Description:* the proposed development is located adjacent to County Farm Park and is currently zoned public land. The site has frontage on 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 Thrive and the Avalon portions, which shall be called Veridian at County Farm South (SP19-039) and Veridian and County Farm North (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 inspiring green-building standards. Both sites will be all electric with no gas supply or combustion appliances and equipment. 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 storage spots. 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 different city storm water connection on Platt Road.

PHASING PLAN

Phase 1 of the construction shall be limited to 100 units. The balance of the units will be completed after a permanent connection is made to the Veridian at County Farm North as proposed in the approved site plans for both developments.

ADMINISTRATIVE AMENDMENT NARRATIVE #1

The purpose for this administrative amendment is to reconfigure the driveways and parking for 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 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.

SITE PLAN AMENDMENT #2

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 site.

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.

The total number of units to be built shall not exceed 100 prior to a second fire access road being provided. No dead end fire lanes over 150 ft shall be present prior to issuance of C of O.

M:\Civil\136_P\1361101\Site Plan Amendment 2\1361101.dwg - 4/24/2024 4:30 PM, Heath Hartt, 01 COVER SHEET, MCLLC PDF, .p3
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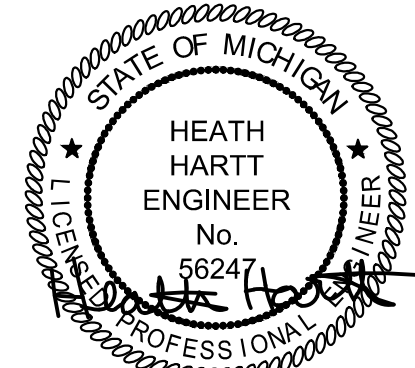
GENERAL NOTES:

- 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.
- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS WHICH ARE INCLUDED BY REFERENCE.
- 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.

TRIP GENERATION:

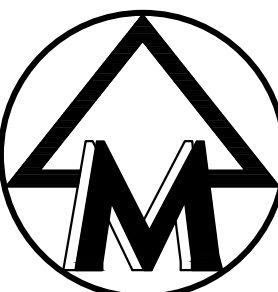
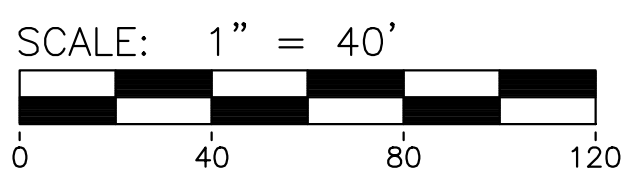

Land Use	Code	Size	Weekday	AM Peak Hour			PM Peak Hour			
				Enter	Exit	Total	Enter	Exit	Total	
SFH Det	210	15	176	3	10	13	11	6	17	
SFH Att	215	55	369	7	16	23	17	12	29	
MFH LR	220	101	723	13	41	54	40	24	64	
Grocery	850	4,745	445	8	6	14	21	21	42	
Total Base Vehicular Trips				1713	31	73	104	89	63	152

P.E. #





MA:\Civ\132_P\01\1831\Site Plan Amendment 2\1831\081.dwg, 4/24/2024 4:32 PM, Heath Hurtt, 07 SITE OPEN SPACE PLAN, MLLC PDF ps3
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 SCALE: 1" = 40'


 Know what's below.
 Call before you dig.

LEGEND

	TOTAL OPEN SPACE:	4.56 AC. 55% NET SITE AREA
	OPEN SPACE-ACTIVE:	1.18 AC. 14% NET SITE AREA

JOB No. **18311**

DATE: 08/17/2023	SHEET 07 OF 36
REV. DATE	CADD: GLS
09/07/21	ENG: RTH
12/21/23	PM: SCD
04/07/24	TECH: JLOS
	FBF

07

VERIDIAN AT COUNTY FARM SOUTH
 PUD SITE PLAN AMENDMENT #2
 SITE OPEN SPACE PLAN

CLIENT
 THRIVE COLLABORATIVE
 C/O JONNA LUXURY HOMES
 1957 CROOKS ROAD, SUITE B
 TROY, MI 48064
 JOEY JONNA, (248) 566-6700

MIDWESTERN
CONSULTING
 3835 Plaza Drive Ann Arbor, Michigan 48108
 (734) 995-0200 • www.midwesternconsulting.com
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