

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 17, 2017

**SUBJECT: The Cottages at Barton Green Site Plan and Wetland Use Permit.
(West side of Pontiac Trail, south of Dhu Varren Road)
Project No. SP17-014**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve The Cottages at Barton Green Site Plan and Development Agreement.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Cottages at Barton Green Wetland Use Permit to allow filling and mitigation of 2,200 square feet of wetland and on-site mitigation.

STAFF RECOMMENDATION

Staff recommends that the petition be **postponed** to provide the petitioner with an opportunity to address staff comments related to the traffic impact study as well as engineering and landscaping issues.

LOCATION

This site is located at the west side of Pontiac Trail south of Dhu Varren Road in the Huron River and Traver Creek watersheds. The Northsky development project is located immediately to the north.

DESCRIPTION OF PETITION

General Information – The 31.93 acre site slopes down from Pontiac Trail toward the west. The eastern two-thirds of the site consists primarily of former farmland that has been overgrown with shrubs and small trees. A high quality woodland and wetland exist on the western third of the site. The petitioner is proposing to construct a 225 unit apartment community (716 bedrooms) in multiple duplexes and townhomes with 559 surface parking spaces and a clubhouse and pool. The main access drive is provided to Pontiac Trail. Another access drive is proposed to the North Sky development project immediately north of the site (St Regis Way). An emergency-only drive (gated) is provided to Skydale Drive near the southwest corner of the site. Parking is proposed to be provided in surface parking lots throughout the site. Four large surface detention ponds are proposed to handle storm water. A small portion of the wetland on the south side of the site will be filled; mitigation will take place on-site adjacent to another wetland on the north side of the site. The club house is the building closest to the southern property line. It is proposed to be approximately 50 feet from the property line and approximately 112 feet from the back of the nearest home along Skydale Drive.

Building Height – The petitioner is proposing three-story buildings that would be a maximum of 34.75 feet in height. Chapter 55 (Zoning) requires a maximum of 35 feet in height.

Parking – The project proposes to provide 559 vehicle parking spaces of which seven are barrier free; 441 spaces are required. Bioswales are provided throughout the parking areas. A total of 244 bicycle parking spaces are proposed (50% Class A; 50% Class C required); 45 bicycle parking spaces are required. The bicycle parking spaces are scattered throughout the site.

Natural Features – Thirty-three Landmark trees and 44 Woodland trees are proposed to be removed. A total of 225 mitigation trees are proposed to be provided. Additionally, 99 Conflicting Land Use Buffer trees are proposed to be planted. Of the total of 383 trees are proposed to be planted on the site; 222 are deciduous and 161 are conifers.

A 2,200 square feet wetland along the south property line, east of the proposed connection to Skydale Drive is proposed to be removed. A 4,080 square feet of mitigated wetland is proposed to be located northwest of the westernmost detention pond. The developer has proposed providing 5 years of monitoring. Although the State of Michigan doesn't regulate the existing wetland, City code requires the developer to mitigate the loss of this wetland. The developer has submitted a petition for a wetland use permit.

The project proposes that 75.9% of the site remain in the form of open space.

Solid Waste – Solid waste is proposed to be handled in a trash and recycling enclosures scattered around the community. They will be screened with masonry walls.

Traffic Impact Study – A traffic study was conducted by Midwestern Consulting, Inc. and reviewed by City staff and the City's consultant Hubbell, Roth & Clark. The City is providing the petitioner an opportunity to address a number of traffic related issues such as a center left turn lane in Pontiac Trail, pedestrian crossings of Pontiac Trail, possible intersections improvements for Pontiac Trail and Dhu Varren as well as Barton Drive and Traver Road. The petitioner has agreed to provide a sidewalk from St Regis Way to Skydale Drive as well as public access to the proposed park on the west side of the site.

Storm Water Detention – Storm water is primarily handled by four large detention ponds. One is located on the far northeast side of the site and drains toward Traver Creek. The three on the south side of the site drain toward the Huron River. Rain garden/bio-retention areas throughout the parking lot also provide some storm water capture in the form of infiltration.

Park Dedication – The petitioner has agreed to dedicate 9.86 acres on the far west side of the site as parkland. The proposed parkland includes a high quality forest fragment, a wetland and woodland. The petitioner has agreed to devote three years to helping restore the natural area to a natural state, which includes the removal of invasive plant species and the planting of native trees. The site plan includes a description of this woodland restoration plan. The park will provide access to a low impact trail system that may someday head toward the Huron River. Members of the public will be able to access the park through an access easement the developer is providing near Skydale Drive.

Sanitary Sewer – The sanitary mitigation flowrate is 242 gallons per minute, which will be mitigated prior to the issuance of the certificate of occupancy.

Building Materials – The petitioner proposes that the siding of the residential buildings and the clubhouse be primarily a fiber cement board.

Citizen Participation – The petitioner held a Citizen Participation meeting on February 2, 2017 at the Traverwood Branch Library prior to submitting the site plan. A total of 702 post cards were mailed to adjoining residents. Forty-one individuals attended the meeting. The Citizen Participation report is attached.

Development Agreement – A development agreement has been drafted to address the parkland dedication, required sanitary sewer mitigation, and off-site traffic impacts.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Vacant	R4C (“North Sky” development project)
EAST	Single Family	Township
SOUTH	Single Family	R1C (Single Family Dwelling)
WEST	Freeway	Freeway, Township

COMPARISON CHART

	EXISTING	PROPOSED*	REQUIRED
Zoning	R4A (Multiple Family)	R4A (Multiple Family)	R4A (Multiple Family)
Gross Lot Area	31.93 acres	31.93 acres	.5 acres (21,780 sq/ft)
Setbacks	Front	None	15 (MIN) St Regis Way 40ft MAX
	Side(s)	None	23.5 ft (North) 50 ft (South)
	Rear	None	324 ft
Height	0	34.75 ft*	35 ft MAX
Parking - Automobiles	0 spaces	545 spaces	441 spaces MIN
Parking – Bicycles	0 spaces	24 spaces – Class A 220 spaces – Class C	23 spaces – Class A 22 spaces – Class C

* Requires Planned Project Approval.

HISTORY

The site had been used for farming for many years. Farming ended decades ago. No structure currently exists on the site.

PLANNING BACKGROUND

The Master Plan: Land Use Element recommends residential uses on the site with densities of between 7-10 dwelling units per acre. A mixture of housing types is recommended including duplexes and attached townhouses.

The Non-Motorized Transportation Plan recommends bicycle lanes and sidewalks on both sides of Pontiac Trail.

SERVICE UNIT COMMENTS

Transportation – City staff is providing the petitioner with an opportunity to address a number of comments related to traffic including: a center left turn lane in Pontiac Trail, pedestrian crossings of Pontiac Trail, possible intersections improvements for Pontiac Trail and Dhu Varren as well as Barton Drive and Traver Road.

Engineering – The proposed alignment of the water main between the Northsky development and the site is shown between buildings 40 and 41. This proposed water main requires a 40 foot wide utility easement. Sidewalks along St. Regis Drive must meet ADA guidelines for slope. The off-site water main improvements would increase water pressure to the Skydale neighborhood to unacceptable levels and must be eliminated. Provide a utility phasing plan.

Landscaping – Trees should not be shown being planted above underground utilities. The removal of Wetland A requires mitigation. A wetland mitigation and monitoring plan must be provided.

Prepared by Jeff Kahan
Reviewed by Brett Lenart
10/12/17

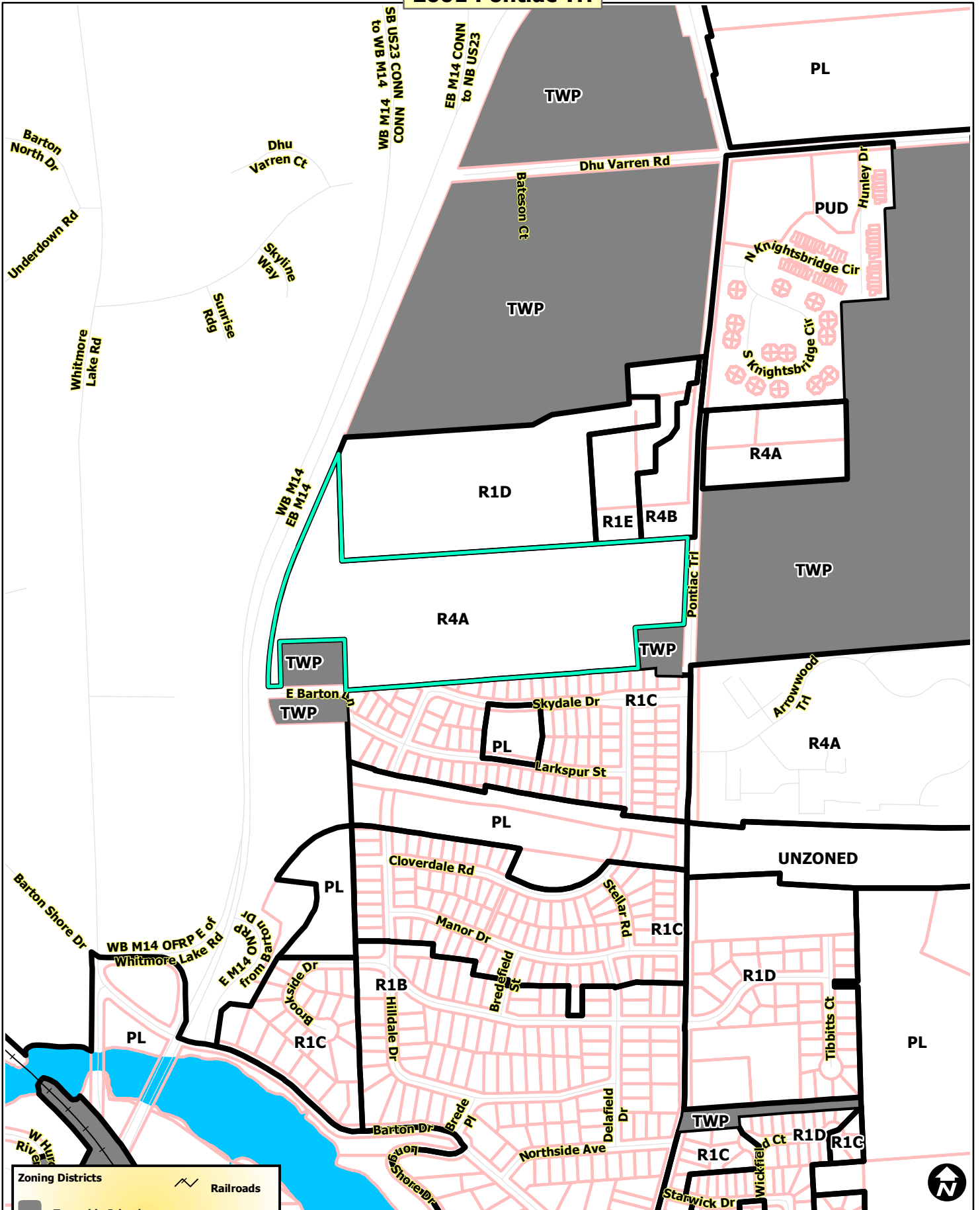
Attachments: Parcel and Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Elevations
Citizen Participation Report
Draft Development Agreement

c: Petitioner: Trinitas Development, LLC
201 Main Street, Suite 1000
Lafayette, IN 47901

Petitioner's Agents: Scott Betzoldt
Midwestern Consulting, LLC
3815 Plaza Drive
Ann Arbor, MI 48108

Systems Planning
Project Management
Project No. A13-004, Z13-013; SP13-030

2601 Pontiac Trl

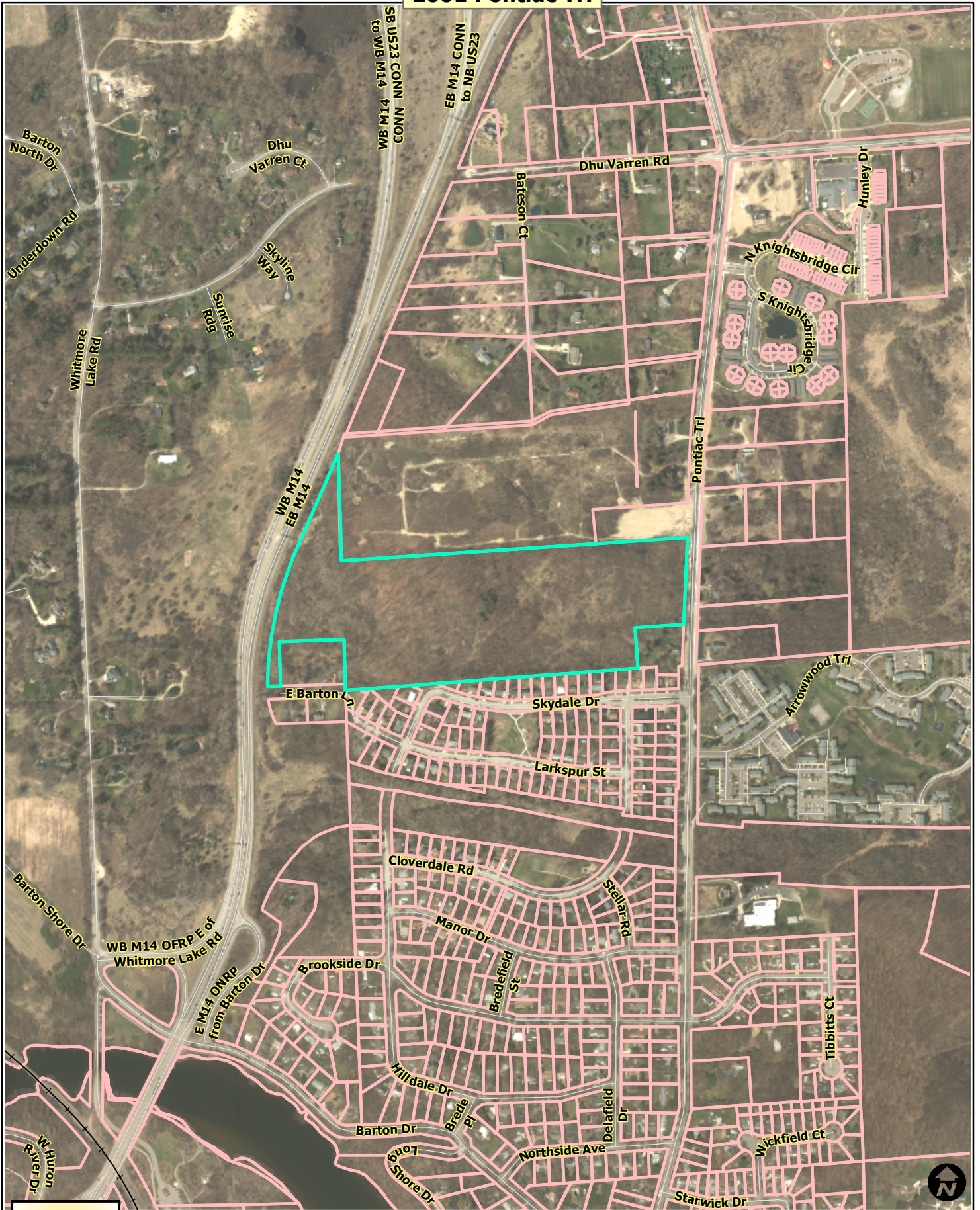



Zoning Districts	Railroads
Township Islands	Tax Parcels
City Zoning Districts	Huron River




Map date 1/18/2017
 Any aerial imagery is circa 2015 unless otherwise noted
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2601 Pontiac Trl



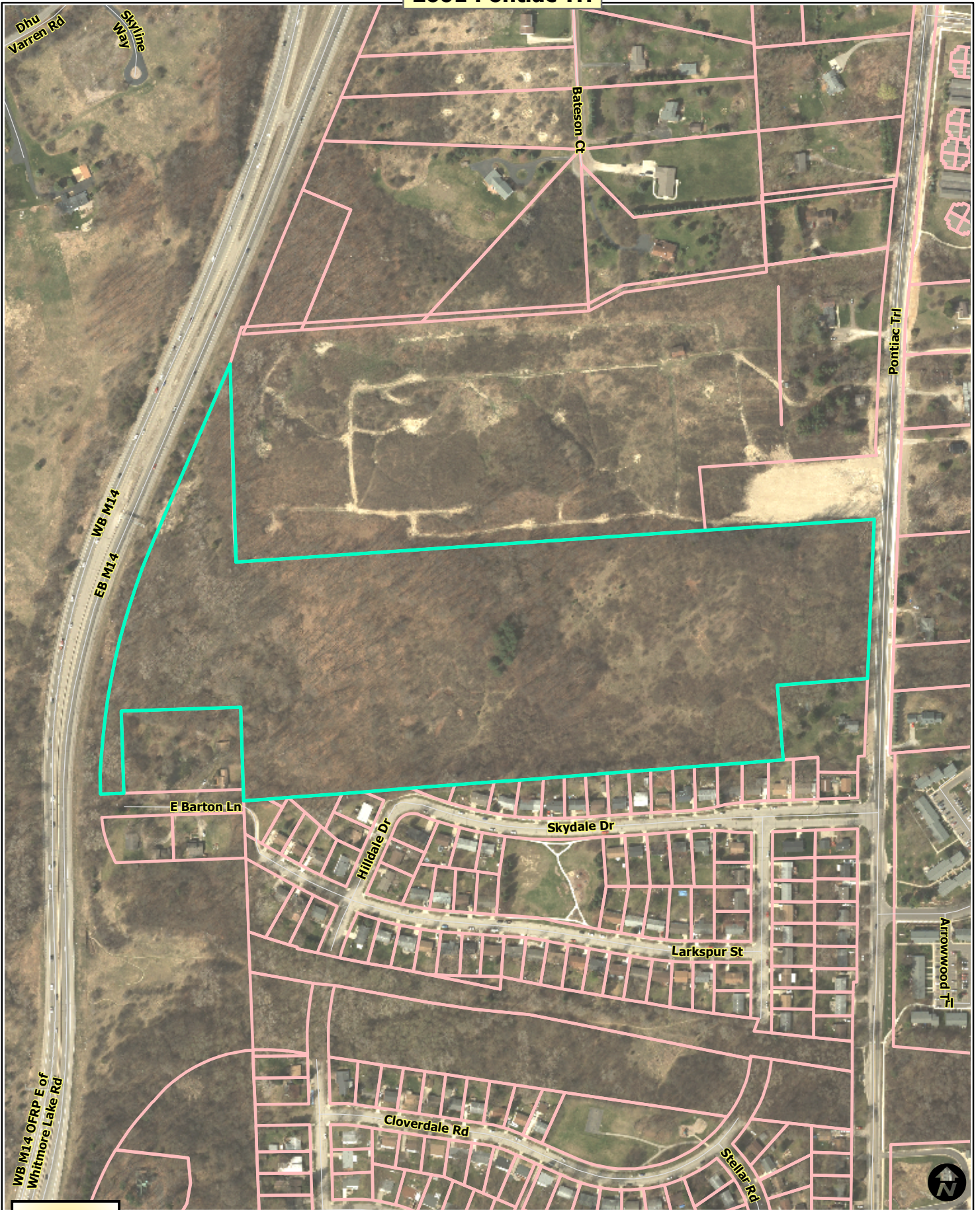
 Railroads



 Tax Parcels



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2601 Pontiac Trl



 Railroads
 Tax Parcels

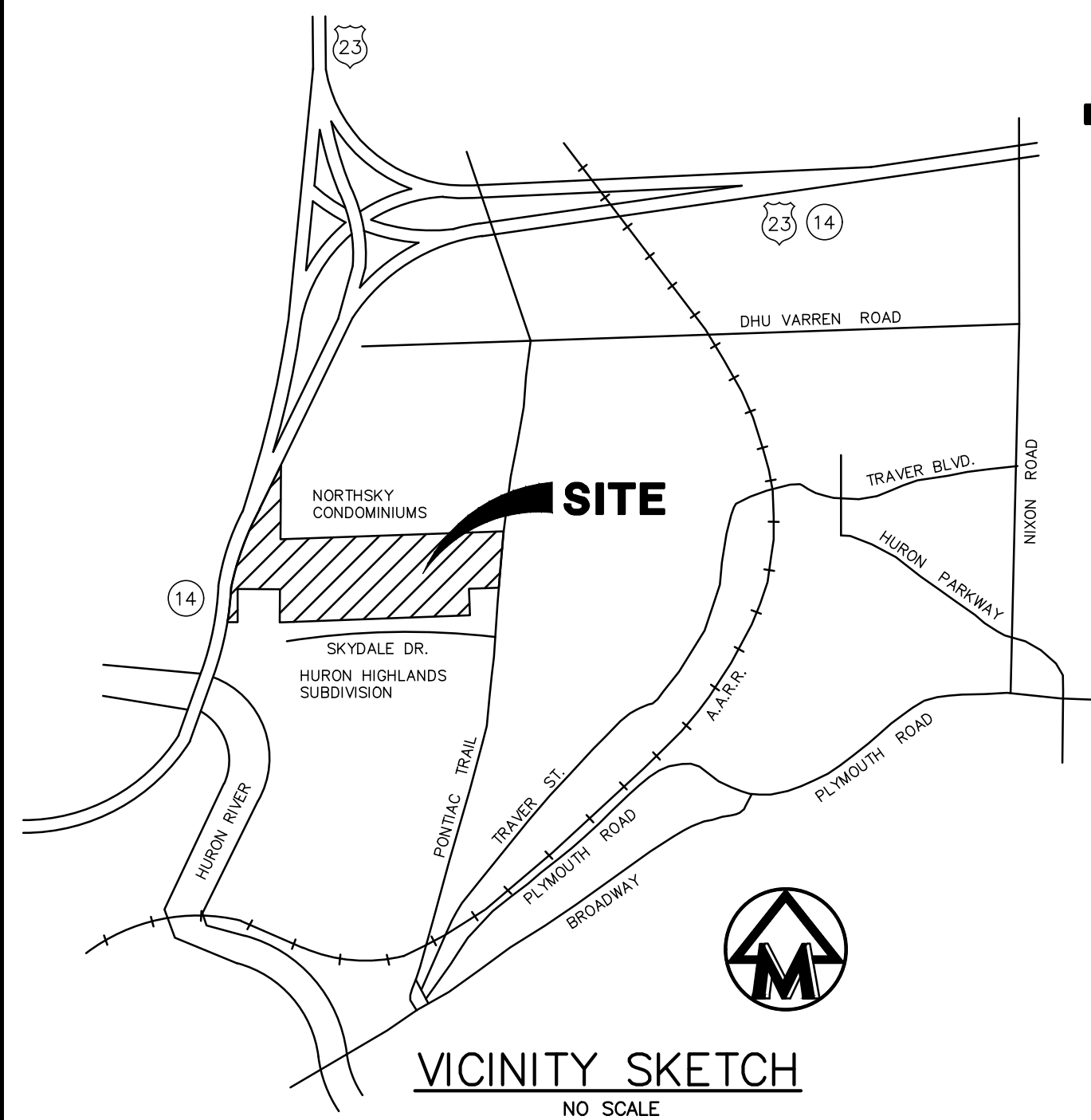


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THE COTTAGES AT BARTON GREEN

LOCATED IN THE NW 1/4 OF SECTION 16, T2S, R6E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SITE PLAN FOR CITY COUNCIL



VICINITY SKETCH
NO SCALE

DEVELOPER

TRINITAS DEVELOPMENT, LLC
201 MAIN STREET, SUITE 1000
LAFAYETTE, INDIANA 47901
ATTN: DAMIAN VANMATRE
PH: (765) 807-2713

OWNER

MW LAND, LLC
1419 BURGUNDY COURT
ANN ARBOR, MI 48105
ATTN: SANTOSH MEHRA
PH: (734) 996-0482

ARCHITECT

KJG ARCHITECTURE, INC.
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SUITE 101
WEST LAFAYETTE, IN 47906
ATTN: BARRY KNECHTEL
PH: (765) 497-4598

ENGINEER/SURVEYOR

MIDWESTERN CONSULTING, L.L.C.
3815 PLAZA DR.
ANN ARBOR, MI. 48108
CONTACT: SCOTT BETZOLDT, P.E.
PH: (734) 995-0200

GENERAL PROJECT DESCRIPTION

This project site is located at 2601 Pontiac Trail, on the west side of Pontiac Trail between the Huron Highlands subdivision and the proposed Northsky development, and is currently vacant. The development program includes the construction of 225 fully furnished, market rate, rental apartments and cottages with 716 bedrooms, 559 parking spaces, a Community Building, a Maintenance Building, and site amenities include pools/deck area, basketball court, sand volleyball court, totlot, and pathways into the proposed park area. A private shuttle bus service will also be provided. A new public road segment will be constructed to connect from Pontiac Trail to the proposed stub of St. Regis Way on the south edge of the Northsky development. Primary site access will be via four parking lot entries on St. Regis Way. A secondary emergency connection to Skydale Drive is provided at the southeast corner of the site. A significant portion of the wooded west end of the site will be preserved as open space and a 9.86 acre parkland dedication. A 1.95 acre portion of the park dedication area is to be restored as woodland. Landmark and Woodland Tree mitigation is proposed. Tree clearing must be completed before March 31, 2018. Construction of site improvements is scheduled to begin April 1, 2018 and be complete by July 31, 2019.

SITE DATA CHART:

	EX./REQ.	PROPOSED
ZONING:	R4A	R4A
GROSS SITE AREA:	0.5 ACRES	31.93 ACRES
NET SITE AREA (W/O R.O.W.S)	0.5 AC, 21,780 SF	30.59 ACRES ¹
LOT WIDTH:	120 FT	454 FT
LOT AREA / UNIT	4,300 SF MIN.	5,922 SF
DENSITY	10.13 DUA MAX	7.36 DUA
	314 DU MAX	225 DU
SPACE USE SUMMARY:		
BUILDING FOOTPRINTS		145,958 SF
PARKING, DRIVES, TRASH AREAS		175,529 SF
USEABLE OPEN SPACE	65% MIN.	1,011,013 SF ²
		23.2 AC/75.9%

ZONING COMPARISON INFORMATION:

FRONT SETBACK: East, West, St. Regis Way	15 - 40 FT	15 - 40 FT
SIDE SETBACK: North, South	20 FT ³	23.50 FT MIN.
REAR SETBACK: West	30 FT ⁴	324.0 FT MAX.
BUILDING HEIGHT:	35 FT ⁵	34.75 FT MAX.
BUILDING SPACING:	20 FT MIN. ⁶	20 FT MIN.
CONFLICTING LAND USE BUFFER:	15 FT MIN. ⁶	15 FT MIN.

- Pontiac Trail r.o.w. dedication = 22,715 sf; St. Regis Way r.o.w. dedication = 36,003 sf.
- Open Space includes 9.86 acre park dedication.
- 20 foot minimum side setback plus:
3 inches per foot of building height over 35 feet abutting residentially zoned land. There are no such buildings proposed.
1 1/2 inches per foot of building length over 50 feet abutting residentially zoned land. See Building Sideyard Additional Setbacks Table.
- 30 foot minimum rear setback plus:
1 1/2 inches per foot of building height over 35 feet abutting residentially zoned land. There are no such proposed buildings.
1 1/2 inches per foot of building length over 50 feet abutting residentially zoned land. There are no such proposed buildings.
- 35 feet or 45 feet maximum height with parking below at least 35% of the building.
- C.L.U.B. required adjacent to residential use or zoning.

VEHICULAR PARKING

Type of Space	Required	Provided
9' spaces	441	545
BF spaces	7	7
BFV spaces	2	7
TOTAL	450*	559*

* 2 spaces / unit required
2.48 spaces / unit provided
0.78 spaces / bedroom

BICYCLE PARKING*

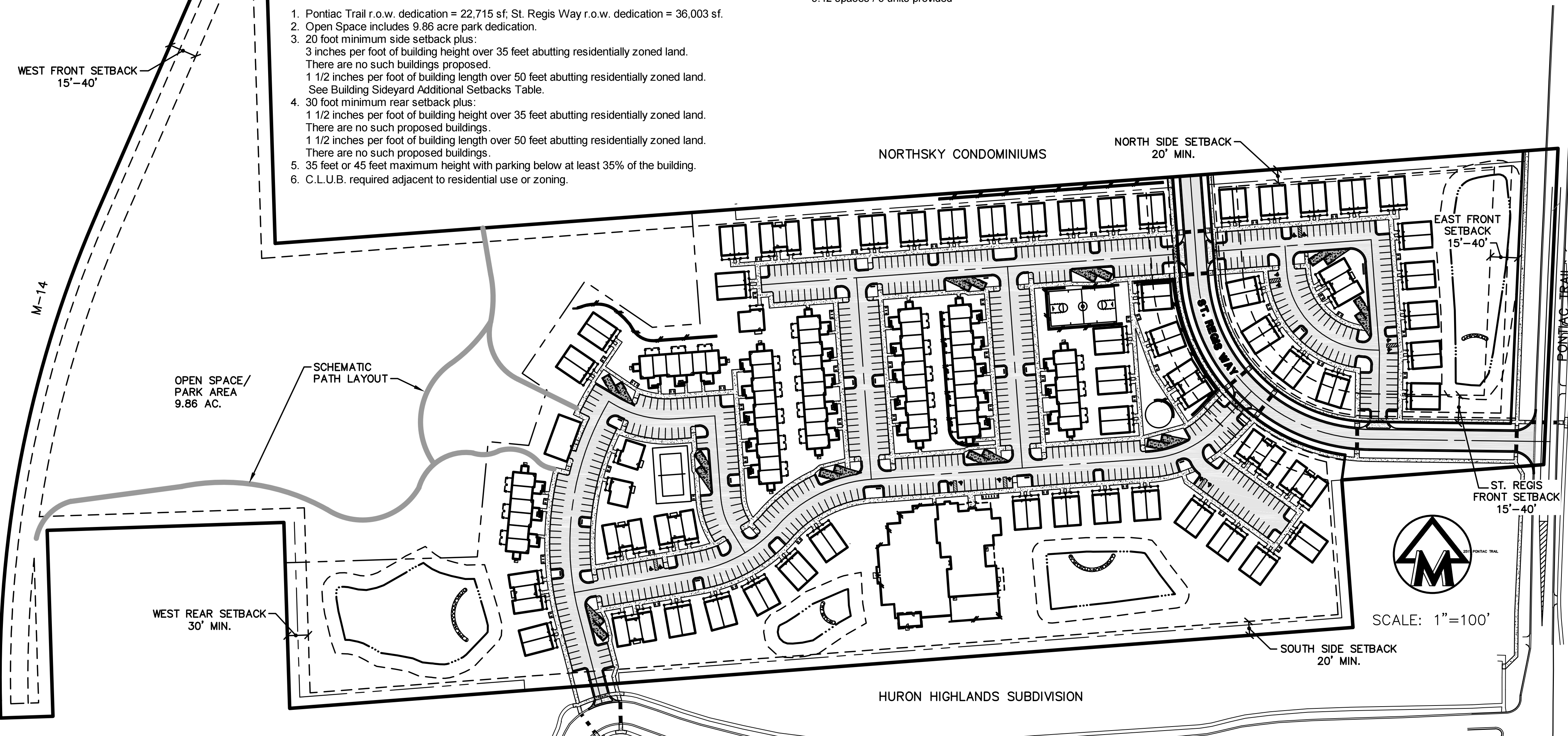
Type of Space	Required	Provided
Class A spaces	23	24
Class C spaces	22	220
TOTAL	45**	244**

* Some residents will also store bikes on porches (Class B), on balconies (Class C), or inside their units (Class A).

** 1 space / 5 units required
50% Class A
50% Class C
5.42 spaces / 5 units provided

NOTES:

- Per Chapter 49, Section 4.58 of the City code, "all sidewalks within the City shall be kept and maintained in good repair by the owner of the land adjacent to and abutting upon the same." Prior to the issuance of the final Certificate of Occupancy for this site, all existing sidewalks in need of repair must be repaired in accordance with City standards.
- All work within the City of Ann Arbor covered by these plans shall be performed in complete conformance with the current City of Ann Arbor Public Services Department Standard Specifications and Details.
- The omission of any current standard detail does not relieve the contractor from this requirement. The work shall be performed in complete conformance with the current public services standard specifications and details.
- Sidewalks constructed in the public right-of-way shall meet all requirements and guidelines as set forth in the ADA standards for accessible design. Sidewalk and curb ramp grades will be reviewed during construction plan submittals.
- The owner agrees to use only landscape care products that have no phosphates. The northeast corner of the site outlets to the east to the Traver Creek watershed. The center and west portions of the site outlet to the south to the Huron River.
- Recycle and trash pickup is to be public. Trash and recycling will be stored in screened enclosures. Each enclosure will have one six-yard dumpster for trash and one six-yard dumpster for recycling. The schedule and frequency of pickup will be adjusted to provide the required service. The City of Ann Arbor has a single hauler for all commercial refuse collection in the City, which began July 1, 2009. The City's single hauler commercial refuse collection program has the following features: A commercial refuse collection contract has been signed with Waste Management of Michigan, Inc. (WMM). WMM will be providing collection and container rental services for all commercial refuse collection service orders requested by the City. WMM was selected to provide these services through a competitive procurement. The service contract extends through June 30, 2017, with one option to extend until June 20, 2019.



SCALE: 1"=100'

Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN NOTES AND TABLES
3	EXISTING CONDITIONS AND SURVEY PLAN (EAST)
4	EXISTING CONDITIONS AND SURVEY PLAN (CENTER)
5	EXISTING CONDITIONS AND SURVEY PLAN (WEST)
6	TREE INDEX
7	TREE INDEX
8	SITE ANALYSIS AND NATURAL FEATURES PROTECTION PLAN (EAST)
9	SITE ANALYSIS AND NATURAL FEATURES PROTECTION PLAN (CENTER)
10	SITE ANALYSIS AND NATURAL FEATURES PROTECTION PLAN (WEST)
11	DIMENSIONAL SITE PLAN (EAST)
12	DIMENSIONAL SITE PLAN (WEST)
13	UTILITY PLAN (EAST)
14	UTILITY PLAN (WEST)
14A	OVERALL UTILITY PLAN
15	UTILITY PLAN - OFFSITE WATERMAIN MODIFICATIONS
16	GRADING & SOIL EROSION CONTROL PLAN (EAST)
17	GRADING & SOIL EROSION CONTROL PLAN (WEST)
18	SOIL EROSION CONTROL DETAILS AND STORMWATER MANAGEMENT PLAN
19	STORMWATER MANAGEMENT PLAN
20	PHASING NARRATIVE & CONSTRUCTION SEQUENCE
21	LANDSCAPE AND MITIGATION PLAN (EAST)
22	LANDSCAPE AND MITIGATION PLAN (WEST)
23	LANDSCAPE NOTES AND DETAILS
24	WOODLAND RESTORATION PLAN AND TRASH/RECYCLE TRUCK ACCESS DIAGRAM
25	MISCELLANEOUS SITE DETAILS
26	ALTERNATIVES ANALYSIS (1 & 2)
27	ALTERNATIVES ANALYSIS (3 & 4)
28	FIRE PROTECTION PLAN
29	PHOTOMETRIC PLAN
30	OVERLAY PLAN
A110	BUILDING FLOOR PLANS
A111	BUILDING FLOOR PLANS
A112	BUILDING FLOOR PLANS
A113	TOWNHOME BUILDING PLAN
A114	TOWNHOME T1 BUILDING PLAN
A115	CLUBHOUSE FLOOR PLAN
A116	POOL DECK PLAN & DETAILS
A120	UNIT PLANS
A121	UNIT PLANS
A122	TH UNIT PLANS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	TH EXTERIOR ELEVATIONS
A204	TH T1 EXTERIOR ELEVATIONS
A205	CLUBHOUSE EXTERIOR ELEVATIONS
A206	CLUBHOUSE EXTERIOR ELEVATIONS
A500	AMENITY PLANS AND ELEVATIONS


COTTAGES AT BARTON GREEN

JOB No. 16223	DATE: 5/25/17	SHEET 1 OF 49	1
REVISIONS:	REV. DATE	CADD: DAG, WAJ	
REV. PER CITY/COUNTY	7/12/17	ENG: JCA	
REV. PER COUNTY	8/16/17	PM: SWB	
REV. PER CITY/COUNTY	9/5/17	TECH: 16223CV1.DWG FB#460	



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Wireless Communications • Transportation • Landfill Services

RELEASED FOR	DATE
SITE PLAN SUBMITTAL	5/25/17
WCWRC	8/16/17

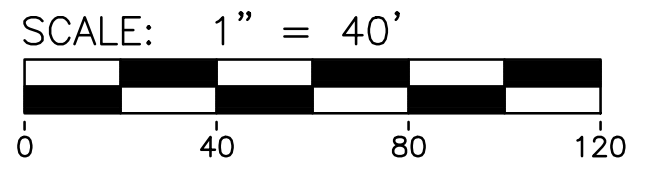
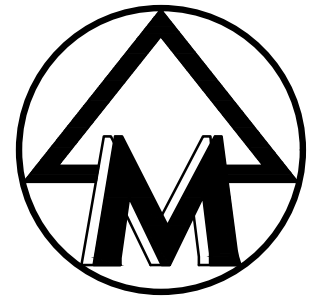
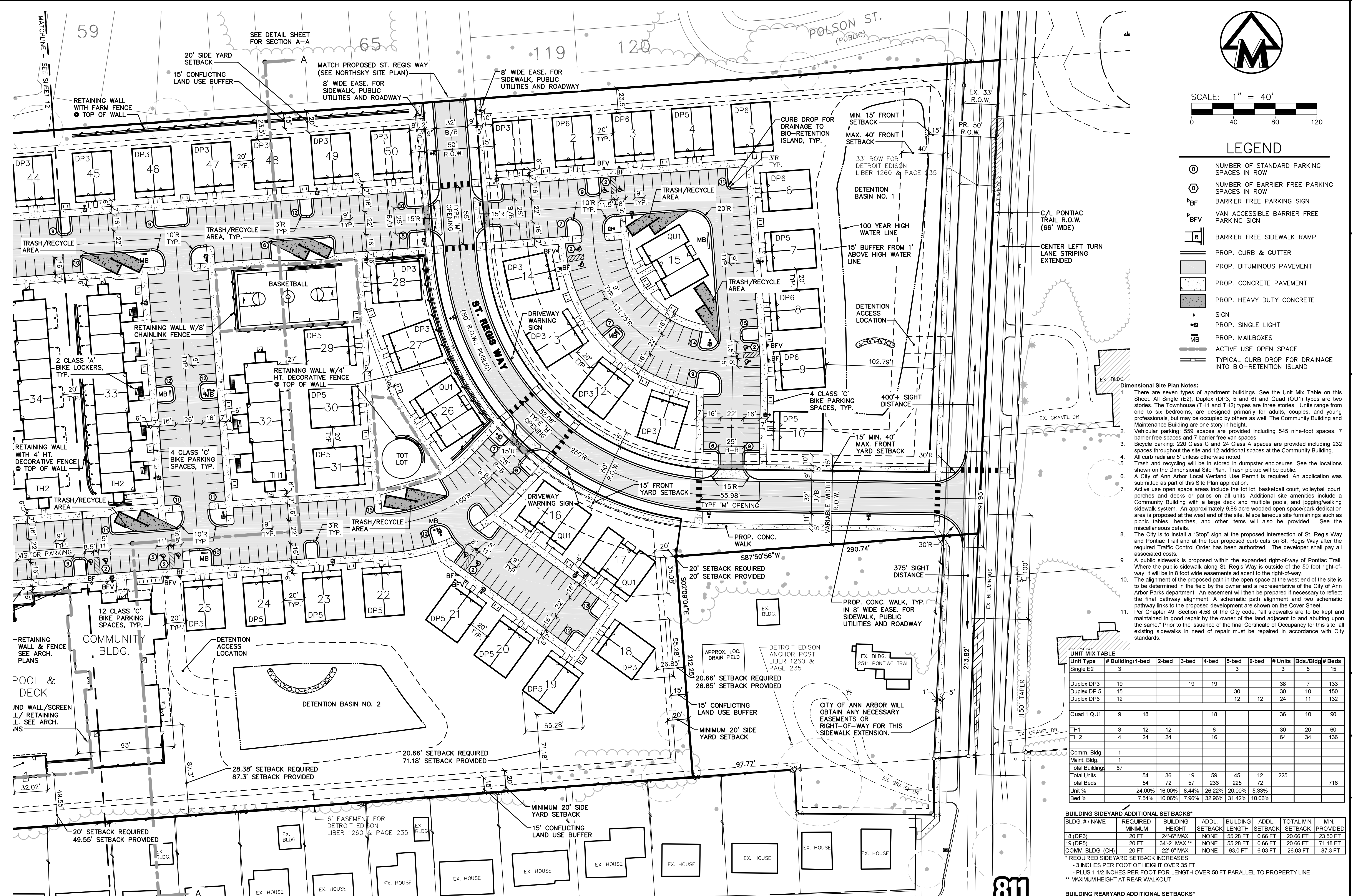


SCOTT W. BETZOLDT
ENGINEER
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LEGEND

- NUMBER OF STANDARD PARKING SPACES IN ROW
- ⊙ NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- BF BARRIER FREE PARKING SIGN
- BFV VAN ACCESSIBLE BARRIER FREE PARKING SIGN
- R BARRIER FREE SIDEWALK RAMP
- PROP. CURB & GUTTER
- PROP. BITUMINOUS PAVEMENT
- PROP. CONCRETE PAVEMENT
- PROP. HEAVY DUTY CONCRETE
- SIGN
- PROP. SINGLE LIGHT
- PROP. MAILBOXES
- ACTIVE USE OPEN SPACE
- TYPICAL CURB DROP FOR DRAINAGE INTO BIO-RETENTION ISLAND

Dimensional Site Plan Notes:

1. There are seven types of apartment buildings. See the Unit Mix Table on this Sheet. All Single (E2), Duplex (DP3, 5 and 6) and Quad (QU1) types are two stories. The Townhouse (TH1 and TH2) types are three stories. Units range from one to six bedrooms, are designed primarily for adults, couples, and young professionals, but may be occupied by others as well. The Community Building and Maintenance Building are one story in height.
2. Vehicular parking: 559 spaces are provided including 545 nine-foot spaces, 7 barrier free spaces and 7 barrier free van spaces.
3. Bicycle parking: 220 Class C and 24 Class A spaces are provided including 232 spaces throughout the site and 12 additional spaces at the Community Building.
4. All curb radii are 5' unless otherwise noted.
5. Trash and recycling will be stored in dumpster enclosures. See the locations shown on the Dimensional Site Plan. Trash pickup will be public.
6. A City of Ann Arbor Local Wetland Use Permit is required. An application was submitted as part of this Site Plan application.
7. Active use open space areas include the tot lot, basketball court, volleyball court, porches and decks or patios on all units. Additional site amenities include a Community Building with a large deck and multiple pools, and jogging/walking sidewalk system. An approximately 9.86 acre wooded open space/park dedication area is proposed at the west end of the site. Miscellaneous site furnishings such as picnic tables, benches, and other items will also be provided. See the miscellaneous details.
8. The City is to install a "Stop" sign at the proposed intersection of St. Regis Way and Pontiac Trail and at the four proposed curb cuts on St. Regis Way after the required Traffic Control Order has been authorized. The developer shall pay all associated costs.
9. A public sidewalk is proposed within the expanded right-of-way of Pontiac Trail. Where the public sidewalk along St. Regis Way is outside of the 50 foot right-of-way, it will be in 8 foot wide easements adjacent to the right-of-way.
10. The alignment of the proposed path in the open space at the west end of the site is to be determined in the field by the owner and a representative of the City of Ann Arbor Parks department. An easement will then be prepared if necessary to reflect the final pathway alignment. A schematic path alignment and two schematic pathway links to the proposed development are shown on the Cover Sheet.
11. Per Chapter 49, Section 4-58 of the City code, "all sidewalks are to be kept and maintained in good repair by the owner of the land adjacent to and abutting upon the same." Prior to the issuance of the final Certificate of Occupancy for this site, all existing sidewalks in need of repair must be repaired in accordance with City standards.

UNIT MIX TABLE

Unit Type	# Buildings	1-bed	2-bed	3-bed	4-bed	5-bed	6-bed	# Units	Bds./Bldg	# Beds
Single E2	3						3	3	5	15
Duplex DP3	19			19	19			38	7	133
Duplex DP 5	15					30		30	10	150
Duplex DP6	12					12	12	24	11	132
Quad 1 QU1	9	18			18			36	10	90
TH1	3	12	12		6			30	20	60
TH2	4	24	24		16			64	34	136
Comm Bldg.	1									
Maint. Bldg.	1									
Total Buildings	67							225		
Total Units		54	36	19	59	45	12	225		
Total Beds		54	72	57	236	225	72			716
Unit %		24.00%	16.00%	8.44%	26.22%	20.00%	5.33%			
Bed %		7.54%	10.06%	7.96%	32.96%	31.42%	10.06%			

BUILDING SIDEYARD ADDITIONAL SETBACKS*

Bldg. #/NAME	REQUIRED MINIMUM	BUILDING HEIGHT	ADDL. SETBACK LENGTH	BUILDING ADDL. SETBACK	TOTAL MIN. SETBACK	MIN. PROVIDED
18 (DP3)	20 FT	24'-6" MAX	NONE	55.28 FT	0.66 FT	20.66 FT
19 (DP5)	20 FT	34'-2" MAX**	NONE	55.28 FT	0.66 FT	20.66 FT
COMM BLDG. (CH)	20 FT	22'-6" MAX	NONE	93.0 FT	6.03 FT	26.03 FT

*** REQUIRED SIDEYARD SETBACK INCREASES:**

- 3 INCHES PER FOOT OF HEIGHT OVER 35 FT
- PLUS 1 1/2 INCHES PER FOOT FOR LENGTH OVER 50 FT PARALLEL TO PROPERTY LINE
- ** MAXIMUM HEIGHT AT REAR WALKOUT

BUILDING REARYARD ADDITIONAL SETBACKS*

- NONE REQUIRED.
- * REQUIRED REARYARD SETBACK INCREASES:
- 1 FT PER FOOT OF HEIGHT OVER 30 FT ABUTTING RESIDENTIALLY ZONED LAND
- PLUS 1 1/2 INCHES PER FOOT OF BUILDING HEIGHT OVER 35 FT
- PLUS 1 1/2 INCHES PER FOOT FOR WIDTH OVER 50 FT



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

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 (765) 807-2713

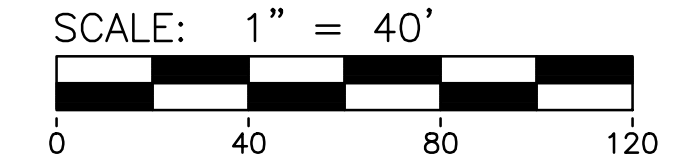
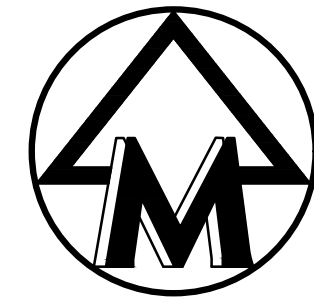
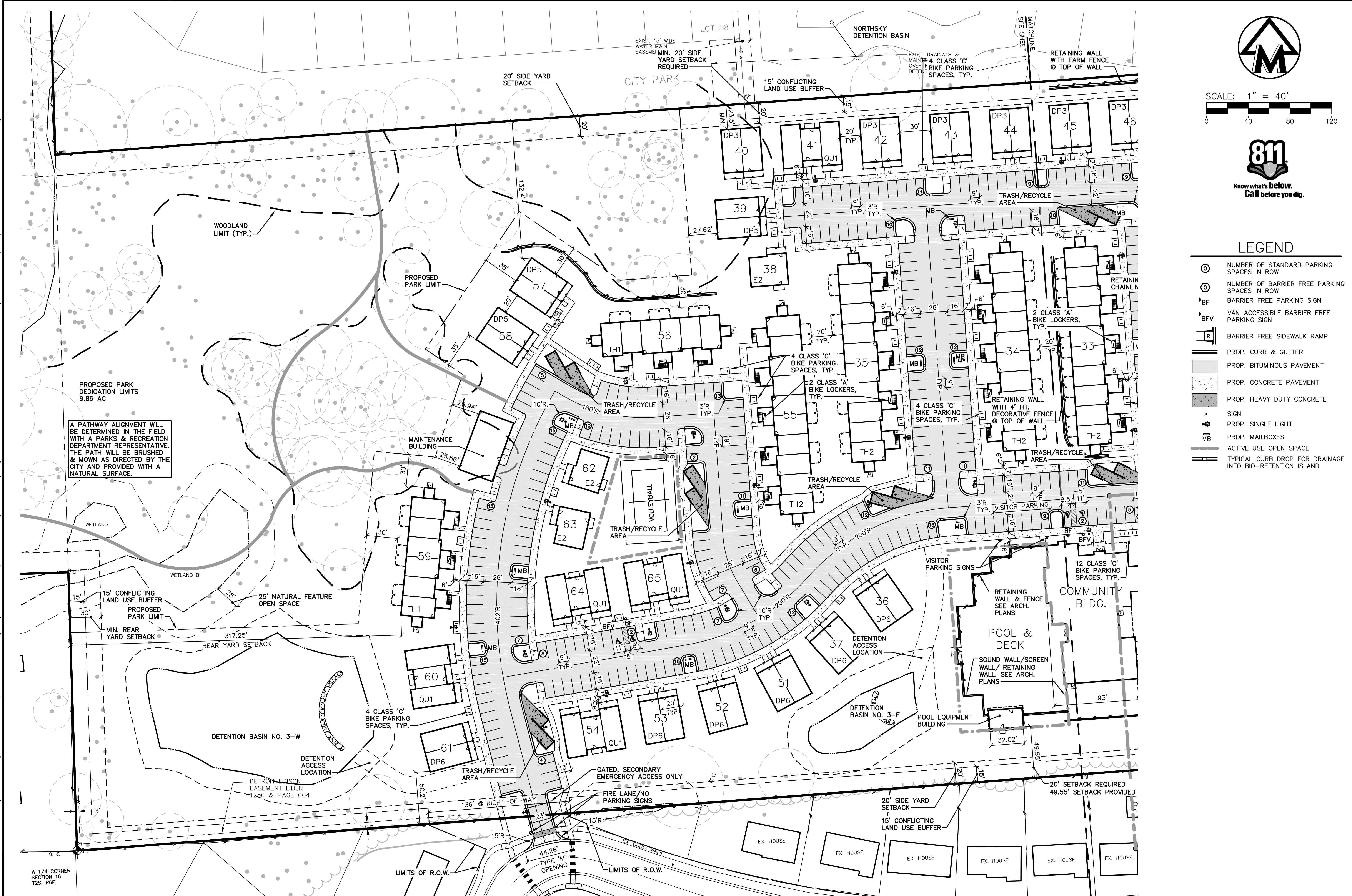
COTTAGES AT BARTON GREEN
 SITE PLAN
 DIMENSIONAL SITE PLAN (EAST)

11

DATE: 9/25/17
 SHEET 11 OF 49
 REV. DATE: 9/12/17
 REV. BY: CAG, WAJ
 ENG. JCA
 9/16/17
 PK. SWB
 9/15/17
 TECH. SWB
 9/15/17
 PLOT DATE: 9/25/17

16223

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LEGEND

- NUMBER OF STANDARD PARKING SPACES IN ROW
- NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- BARRIER FREE PARKING SIGN
- VAN ACCESSIBLE BARRIER FREE PARKING SIGN
- BARRIER FREE SIDEWALK RAMP
- PROP. CURB & GUTTER
- PROP. BITUMINOUS PAVEMENT
- PROP. CONCRETE PAVEMENT
- PROP. HEAVY DUTY CONCRETE
- SIGN
- PROP. SINGLE LIGHT
- PROP. MAILBOXES
- ACTIVE USE OPEN SPACE
- TYPICAL CURB DROP FOR DRAINAGE INTO BIO-RETENTION ISLAND

A PATHWAY ALIGNMENT WILL BE DETERMINED IN THE FIELD WITH A PARKS & RECREATION DEPARTMENT REPRESENTATIVE. THE PATH WILL BE BRUSHED & MOWN AS DIRECTED BY THE CITY AND PROVIDED WITH A NATURAL SURFACE.

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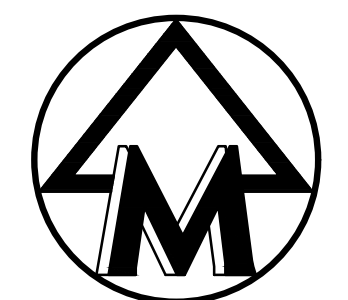
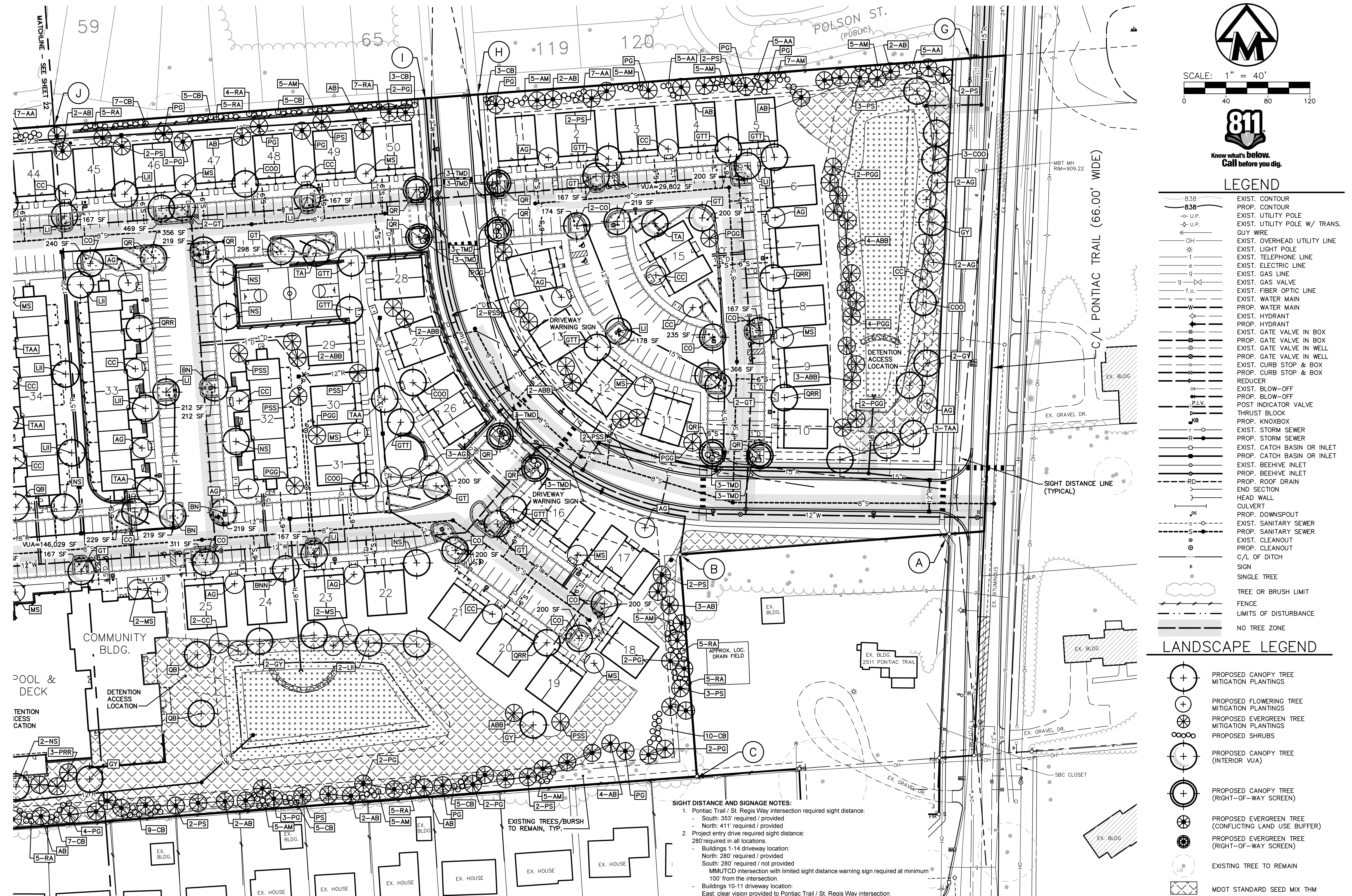
MIDWESTERN CONSULTING
 CLIENT: TRINITAS DEVELOPMENT, LLC
 201 MAIN STREET, SUITE 1000
 LAFAYETTE, INDIANA 47901
 ATTN: DAMIAN VANMATE
 (765) 807-2713

COTTAGES AT BARTON GREEN
 SITE PLAN
 DIMENSIONAL SITE PLAN (WEST)

12

JOB No.	16223
DATE	9/25/17
REV. DATE	9/12/17
REV. SHEET/COUNTY	CADD: DAG, WAJ
REV. PER CITY/COUNTY	ENG: JCA
REV. PER CITY/COUNTY	9/5/17 PM: SWB
REV. PER CITY/COUNTY	TECH: SWB
REV. PER CITY/COUNTY	DATE PLOTTED: 9/26/17

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SCALE: 1" = 40'



LEGEND

	EXIST. CONTOUR
	PROP. CONTOUR
	EXIST. UTILITY POLE
	EXIST. UTILITY POLE W/ TRANS.
	GUY WIRE
	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	EXIST. TELEPHONE LINE
	EXIST. ELECTRIC LINE
	EXIST. GAS LINE
	EXIST. GAS VALVE
	EXIST. FIBER OPTIC LINE
	EXIST. WATER MAIN
	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	PROP. CURB STOP & BOX
	EXIST. REDUCER
	PROP. REDUCER
	EXIST. BLOW-OFF
	PROP. BLOW-OFF
	POST INDICATOR VALVE
	THRUST BLOCK
	PROP. KNOXBOX
	EXIST. STORM SEWER
	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	PROP. BEEHIVE INLET
	EXIST. ROOF DRAIN
	PROP. ROOF DRAIN
	END SECTION
	HEAD WALL
	CULVERT
	PROP. DOWNSPOUT
	EXIST. SANITARY SEWER
	PROP. SANITARY SEWER
	EXIST. CLEANOUT
	PROP. CLEANOUT
	C/L OF DITCH
	SIGN
	SINGLE TREE
	TREE OR BRUSH LIMIT
	FENCE
	LIMITS OF DISTURBANCE
	NO TREE ZONE

LANDSCAPE LEGEND

	PROPOSED CANOPY TREE MITIGATION PLANTINGS
	PROPOSED FLOWERING TREE MITIGATION PLANTINGS
	PROPOSED EVERGREEN TREE MITIGATION PLANTINGS
	PROPOSED SHRUBS
	PROPOSED CANOPY TREE (INTERIOR VUA)
	PROPOSED CANOPY TREE (RIGHT-OF-WAY SCREEN)
	PROPOSED EVERGREEN TREE (CONFLICTING LAND USE BUFFER)
	PROPOSED EVERGREEN TREE (RIGHT-OF-WAY SCREEN)
	EXISTING TREE TO REMAIN
	MDOT STANDARD SEED MIX THM
	PROPOSED DETENTION NATIVE SEED
	PROPOSED PLANT PLUGS
	VEHICULAR USE AREA LIMITS

SIGHT DISTANCE AND SIGNAGE NOTES:

- Pontiac Trail / St. Regis Way intersection required sight distance:
 - South: 353' required / provided
 - North: 411' required / provided
- Project entry drive required sight distance: 280' required in all locations.
 - Buildings 1-14 driveway location: North: 280' required / provided South: 280' required / not provided MMUTCD intersection with limited sight distance warning sign required at minimum 100' from the intersection.
 - Buildings 10-11 driveway location: East: clear vision provided to Pontiac Trail / St. Regis Way intersection West: 280' required / not provided MMUTCD intersection with limited sight distance warning sign required at minimum 100' from the intersection.
 - Buildings 16-26, 28-50 and 54-61 driveway locations: Minimum 280' sight distance provided at these locations.

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 201 MAIN STREET, SUITE 1000
 LAFAYETTE, INDIANA 47901
 ATTN: DAMIAN VANMATE
 (765) 807-2713

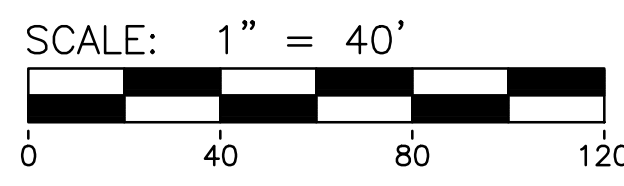
COTTAGES AT BARTON GREEN
 SITE PLAN
 LANDSCAPE AND MITIGATION PLAN (EAST)

21

DATE: 9/25/17
 SHEET 21 OF 49
 REV. DATE: 9/12/17
 REV. DATE: 9/16/17
 REV. DATE: 9/5/17
 CADD: DAG, WAJ
 ENG: JCA
 PLOT: SJB
 TECH: SJB
 PLOT: SJB
 PLOT: SJB

16223
 JOB No.

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LEGEND

- EXIST. CONTOUR
- PROP. CONTOUR
- EXIST. UTILITY POLE
- EXIST. UTILITY POLE W/ TRANS.
- GUY WIRE
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. GAS VALVE
- EXIST. FIBER OPTIC LINE
- EXIST. WATER MAIN
- PROP. WATER MAIN
- EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. GATE VALVE IN BOX
- PROP. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- PROP. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- PROP. CURB STOP & BOX
- REDUCER
- EXIST. BLOW-OFF
- PROP. BLOW-OFF
- POST INDICATOR VALVE
- THRUST BLOCK
- PROP. KNOXBOX
- EXIST. STORM SEWER
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- PROP. CATCH BASIN OR INLET
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- PROP. BEEHIVE INLET
- PROP. ROOF DRAIN
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- PROP. CLEANOUT
- C/L OF DITCH
- SIGN
- SINGLE TREE
- TREE OR BRUSH LIMIT
- FENCE
- LIMITS OF DISTURBANCE
- NO TREE ZONE

LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED CANOPY TREE (INTERIOR VUA)
- PROPOSED CANOPY TREE (RIGHT-OF-WAY SCREEN)
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- PROPOSED EVERGREEN TREE (RIGHT-OF-WAY SCREEN)
- EXISTING TREE TO REMAIN
- MDOT STANDARD SEED MIX THM
- PROPOSED DETENTION NATIVE SEED
- PROPOSED PLANT PLUGS
- VEHICULAR USE AREA LIMITS

W 1/4 CORNER SECTION 16 T2S, R6E

SIGHT DISTANCE LINE (TYPICAL)

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COTTAGES AT BARTON GREEN
 SITE PLAN
 LANDSCAPE AND MITIGATION PLAN (WEST)

22

JOB No.	16223
DATE	9/25/17
SHEET	22 OF 49
REV. DATE	9/12/17
REV. SHEET/COUNTY	CADD: DAG, WAJ
REV. DATE	9/16/17
REV. SHEET/COUNTY	ENG: JCA
REV. DATE	9/5/17
REV. SHEET/COUNTY	PM: SWB
TECH:	SWB
DATE:	9/25/17
BY:	DFB/AGG









KJG Architecture, Inc.
527 Sagamore Parkway W., Suite 101
West Lafayette, Indiana 47906
Office: 765.497.4598 Fax: 765.497.4599
www.kjgarchitecture.com

PROJECT TITLE:
**THE COTTAGES AT BARTON GREEN
A TRINITAS DEVELOPMENT**

ANN ARBOR, MICHIGAN

DISCLAIMER:
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PROFESSIONAL SEAL:

PROJECT DATE:
06/20/17

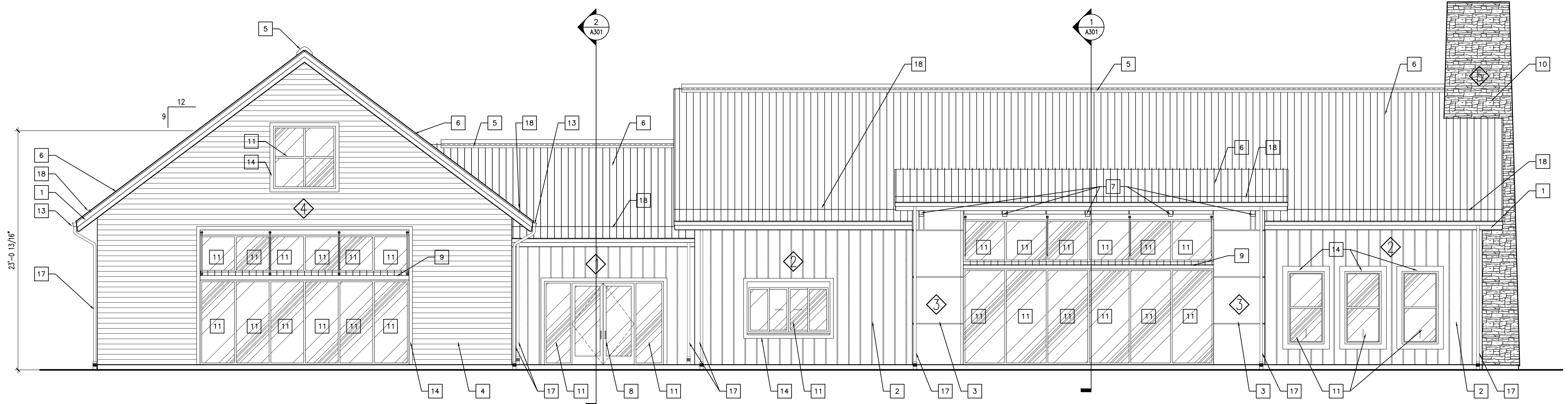
No.	DESCRIPTION:	DRAWN BY:	DATE ISSUED:

PROJECT NUMBER: **A2017.035** DRAWN BY:

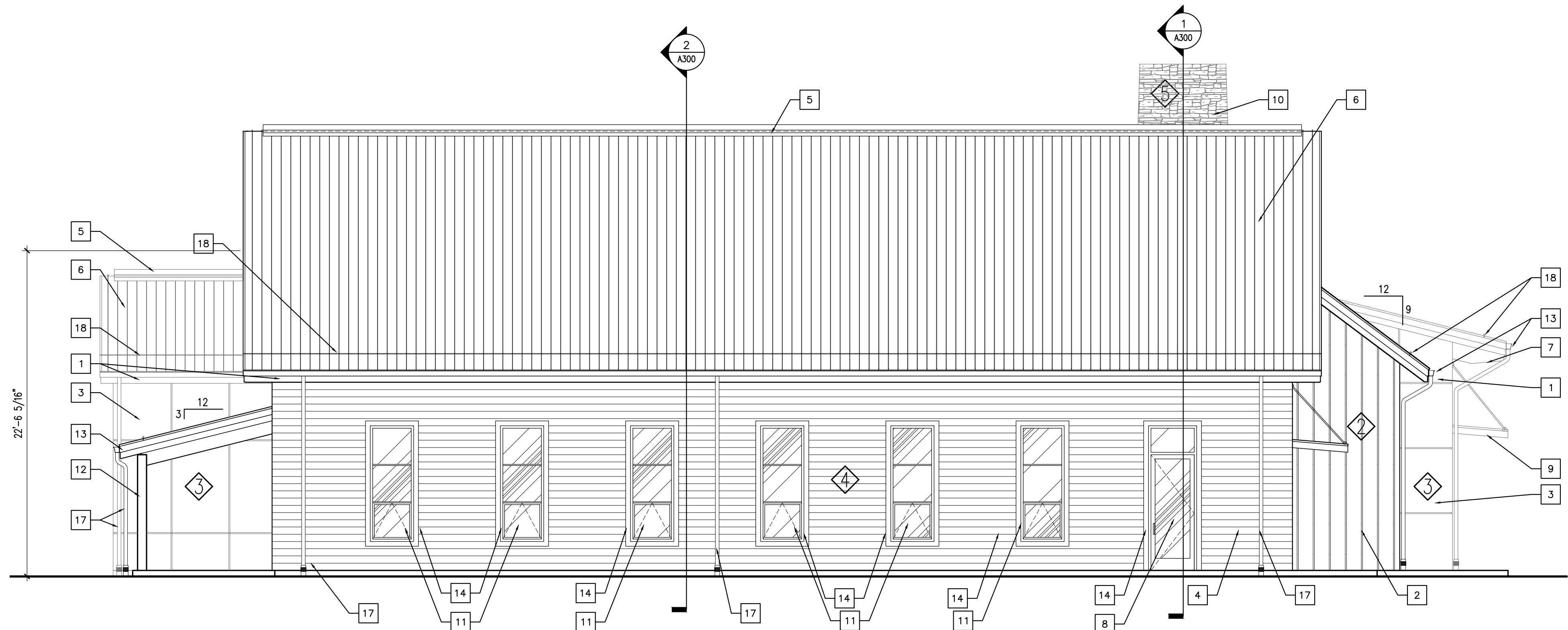
DRAWING TITLE:
**CLUBHOUSE
EXTERIOR
ELEVATIONS**

SHEET NUMBER:

A205



2 A205
EXTERIOR ELEVATION - SOUTH
SCALE: 3/16"=1'-0"



1 A205
EXTERIOR ELEVATION - EAST
SCALE: 3/16"=1'-0"

KEYNOTES:

- TYPICAL FASCIA TRIM: 2 X 8 ALUM. CLAD CONTINUOUS FASCIA BOARD W/ ALUMINUM DRIP EDGE ABOVE @ ROOF PERIMETER. SOFFIT BELOW IS TO BE A CONTINUOUS VENTED VINYL SOFFIT ATTACHED WITH ALL MANUFACTURERS CHANNELS AND HARDWARE AS PER SPECIFICATIONS.
- EXTERIOR WOOD GRAIN STYLE FIBER-CEMENT VERTICAL SIDING
- EXTERIOR SMOOTH 4X8 BOARD AND BATTEN STRIP SIDING
- EXTERIOR FIBER-CEMENT HORIZONTAL LAP SIDING 6" LAP EXPOSURE
- CONTINUOUS RIDGE VENT OR RIDGE CAP PER ROOF PLAN.
- STANDING SEAM METAL ROOFING; COLOR TO BE DETERMINED
- PRESSURE TREATED BEAM END
- ENTRY DOOR PER SCHEDULES
- CABLE SUPPORTED AWNING
- STONE WRAPPED CHIMNEY; ELDERADO STACKED STONE, DARK RUNDLE
- WINDOW PER SCHEDULES
- PRESSURE TREATED (OR CEDAR) WOOD STRUCTURAL POST & FRAMING WRAPPED IN FIBER-CEMENT TRIM.
- ALUMINUM CONT. GUTTER
- 4/4 THICK SMOOTH FACE FIBER CEMENT TRIM BOARD; WIDTHS AS INDICATED ON DRAWINGS.
- EXTERIOR WALL-MOUNTED LIGHT (SEE ELECTRICAL)
- RAFTER CABLE TIE CONNECTION, REFER TO DETAIL 8/S/D310. CONTRACTOR TO PROVIDE FINISH, OWNER TO APPROVE.
- DOWNSPOUT CONTINUES TO SUBGRADE PERIMETER DRAINAGE SYSTEM. SEE ROOF PLAN AND CIVIL SITE DRAINAGE PLANS.
- SNOW GUARDS PER ROOF PLAN.
- DOWNSPOUT EMPTIES INTO LOWER GUTTER. PROVIDE AND INSTALL SPLASH SHIELDS AT TERMINATION.

ELEVATION NOTES

- COLOR AND TEXTURE OF MATERIAL, IF NOT INDICATED, SHALL BE APPROVED BY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION.
- ALL VENTS AND ROOF EQUIPMENT THAT ARE VISIBLE FROM THE GROUND SHALL BE PAINTED A COLOR TO MATCH THE ADJACENT SURFACE, UNLESS OTHERWISE NOTED.
- UTILITY ENTRANCE EQUIPMENT SHALL BE PAINTED A COLOR TO MATCH ADJACENT SURFACE UNLESS PAINT WOULD INTERFERE WITH EQUIPMENT OPERATION AS DIRECTED BY THE UTILITY COMPANY. VERIFY WITH ARCHITECT.
- COORDINATE FINAL GRADE LINES WITH THE CIVIL ENGINEERS SITE FINISHED GRADES FOR ELEVATIONS AND LOCATIONS OF BRICK LEDGES, VENTS, BOTTOM OF FOOTERS, STEPS AND RAMPS, ETC.
- REFER TO SHEET A001 FOR GENERAL NOTES.
- REFER TO SHEET A001 FOR ASSEMBLY SPECIFICATIONS.
- ALL CLUBHOUSE TRIM, PRESSURE TREATED BEAM ENDS, WINDOW AND DOOR TRIM, AND COLUMNS TO BE PAINTED SW #7008 ALABASTER.

STREETSCAPE SCHEDULE

KEY	MATERIAL	COLOR
◇	WOOD GRAIN STYLE FIBER-CEMENT VERTICAL SIDING	SW 7045 INTELLECTUAL GRAY
◇	WOOD GRAIN STYLE FIBER-CEMENT VERTICAL SIDING	SW 7645 THUNDER GRAY
◇	SMOOTH 4'X8' BOARD AND BATTEN STRIP SIDING	SW 7045 INTELLECTUAL GRAY
◇	FIBER-CEMENT HORIZONTAL LAP SIDING	SW 7645 THUNDER GRAY
◇	STACKED STONE	ELDERADO DARK RUNDLE

CITIZEN PARTICIPATION MEETING

The Cottages at Barton Green Site Plan

Date of meeting: February 2, 2017
Number of cards mailed: 702
Date cards mailed: January 16, 2017
Number of cards returned: 2
Location/time of CPM: Traverwood Branch, AA Public Library
Number of citizen attendees: 41

Meeting summary:

The meeting was started at 6:30 pm. Scott Betzoldt (SB) introduced the project team that consisted of himself and Earl Ophoff (EO) from Midwestern Consulting LLC, and Damian Van Matre and Brad Bennet from Trinitas Development, LLC.

SB then talked briefly about the location of the project and the history of the site. He stated that the site was previously site planned as Barton Green, a 275 apartment development, in 2004-6. The program included townhouses and larger buildings with several levels of units over interior parking.

The portion of the site that was to be developed was cleared to perform the topographic survey. The site plan was extended multiple times but was ultimately allowed to expire with no further site disturbance or construction.

SB explained that the property was annexed into the City of Ann Arbor and zoned R4A.

SB then introduced Damian and Brad and they gave a brief description of Trinitas, a 30-year old student housing developer. Trinitas has the property under option to purchase.

EO then gave a general description of the site plan development process, beginning with a site analysis and working through a number of site concept with a variety of unit and building types.

Exhibits included:

Aerial Photo: a 100 scale photo that shows the site location, the approved Northsky plan to the north (not yet built), Huron Highlands subdivision to the south, and Arrowwood to the southeast.

Site Analysis: a diagram of important planning considerations including adjacent uses, natural features, access points, utilities, potential open space/park and storm water management areas. Significant changes since the previous Barton Green site plan was approved include the approved revised Northsky site plan that relocated the public road stub that is intended to extend to the Cottages at Barton Green site. Pontiac Trail has also been reconstructed including regrading, new water main and sanitary sewer.

Barton Green Dimensional Site Plan: the previously approved site plan for the project site.

The Cottages at Barton Green Site Concept 3A: an example of one of the preliminary site layouts that included three story apartment buildings and two story cottages, 221 units.

Three-story Apartment Building Elevations: these larger buildings will be considered for early site planning concepts but are not included in the current concept.

The Cottages at Barton Green current Site Concept: all two-story cottages, 99 buildings, 205 units. This concept will change based on the results of 59 soil borings and infiltration test pits. Primary access will be from Pontiac Trail via St. Regis Way extended. A secondary connection to Skydale Drive will be needed but the configuration and control of that access is to be determined. A portion of the wooded area at the west end of the site may be dedicated to the City as part of an open space corridor across adjacent parcels.

Typical Cottage Buildings: all two-story, smaller scale buildings.

Community Building Schematic Exterior Elevations and Additional Schematic Views (two boards): a one-story facility with a variety of amenities including computer room, lounge area, study area, fitness room, deck/pools, etc.

SB then invited questions from the neighbors.

1. Rentals to students are noisy. Will there be any controls?
There will be 100% on site project manager (not another 20 year old), and continuous security patrol. One person noted that it is usually necessary to file a complaint to get a response.
2. Apartments or condos? For sale or for rent?
Apartments, fully furnished, market rate rentals.
3. Building distance from south property line?
Ordinance requires 20 foot minimum side yard setback with slightly more for buildings over 50 feet in length. The site concept shows a typical side setback of about 23.5 feet. This also overlaps the required 15 foot wide Conflicting Land Use Buffer along this property line, a landscape buffer that includes existing and proposed plantings.
4. Will existing fences along the south property line remain? If they are off site, yes. There may also be a barbed wire or farm type fence on site and along the property line that will likely be removed.
5. Will there be any parks or open spaces within the development (besides the open space at the west end of the site)? Maybe. There are amenities such as pools, volleyball and basketball courts. The ordinance also requires a minimum of 65% open space and that will be provided. Few if any young children are anticipated on this site, but small play areas will be considered.
6. Will this project result in downstream flooding? Will residents with homes on Skydale Drive need new sump pumps? Will there be some kind of mitigation?

The storm water management system will be designed per City of Ann Arbor and Washtenaw County Water Resources Commissioner's standards. Infiltration of water into the soil will be encouraged in detention basins and in parking lot landscape islands. Detention basins will have controlled runoff discharge to existing enclosed public sewers. No flooding of adjacent or downstream parcels will result from this project.

7. Will storm sewer disconnects be required?
Yes. The footing drain disconnect program was required to mitigate for proposed sanitary sewer flow from a proposed project. At this point, most of the footing drains that were connected to the sanitary sewer have been disconnected. The City currently accepts a number of alternative mitigation measures.
8. Are there existing wetlands?
Yes. There is a small wetland on the south property line just east of the proposed link to Skydale Drive that is where a farm drain tile discharges. There is also a wetland in the southwest corner of the site that appears to be spring fed. These two wetlands are to remain.
9. Is a road connection to Skydale Drive required? The concern is about a large number of students driving through the neighborhood where there are a lot of young children.
Maybe. The fire marshal may require that second point of access. The configuration of the connection should be discussed as to material, width, open or locked, etc.
We understand that the attendees generally favored some kind of controlled or gated access so that daily traffic does not go through the Huron Highlands neighborhood.
10. Will there be a traffic study? The Nixon Road and DhuVarren Road intersection already has a que at rush hour.
Yes. Existing and proposed conditions will be studied. The extent of the study is to be determined.
11. How many buildings and how many units?
99 buildings; about 650 beds was quoted (the current program shows 752 beds).
12. Is water pressure an issue?
The Fire Department will provide water pressure tests to determine if any improvements are needed. A watermain will be looped through the site and connected to existing mains at two or more locations.
13. Proposed park/open space is up against the freeway. Who will use it?
The open space will be an extension of the larger system that will run north and south and connect to the existing system that runs east and west south of Huron Highlands.
14. Will Trinitas develop and sell this property or do they intend to be a long term owner?
Trinitas will be the long term owner and property manager. A particular property manager has not yet been assigned to this site, but that person will be older than the typical resident (maybe 40ish).

15. Will the project meet LEED requirements or be LEED certified?
Not LEED but will already be “green” by design.
16. Trucks have used Skydale Drive to access the site for borings and infiltration tests. Where will construction access be?
Construction access will be limited to the Pontiac Trail frontage. It may be possible to insert that as a requirement in the Development Agreement.
Some equipment had to access from Skydale Drive for preliminary testing because they could not make it up the very steep slope at the Pontiac Trail frontage.
17. Is there or will there be an environmental impact study?
There will be a Natural Features Inventory and Analysis.
18. The previous clearing left big piles of wood chips and other debris. Will they be removed?
Yes. The test pits will be backfilled. The testing equipment access trails will remain until the actual site development begins.
19. Is the 15’ wide Conflicting Land Use Buffer required along the south property line also the limit of the proposed grading?
In most areas, yes. The intent is to save the significant existing vegetation, relocate the overhead electric line, and remove the wire fence. A temporary construction and/or soil erosion control fence will be provided but a permanent screen fence is not currently proposed.
Proposed utilities will all be underground. The service provider will evaluate the potential to extend proposed high speed internet to the Huron Highlands neighborhood.
20. Mosquitos in detention ponds?
The detention areas will be basins that are designed to drain completely within 48 hours.
21. What is the demographic of the proposed residents?
It will likely be mostly 23-28 year old young professionals and students. Anyone can rent the units.
22. Some families and small children would be encouraged to live there if this one or more tot lots or play areas. Will you consider that?
We will consider that, but the number of small children in this project will likely be few.
23. How will the residents get to and from the site on a daily basis?
Trinitas typically provides a private shuttle service. There is also a public bus route on Pontiac Trail.
24. How big are the units and how many bedrooms are there in each one?
The preliminary sketches show a range of unit types that average about 2,000 square feet. The number of bedrooms in the units range from 1 to 6.
25. How much parking is provided and where is it?

The requirement is 2 spaces per unit. The current concept provides 3.03 spaces per unit or 0.83 spaces per bedroom. All parking is provided along the interior private aisles.

During the course of the meeting, resident Ken Garber presented SB with a petition signed by the neighbors requesting that Skydale not be used as a construction entrance.

The meeting broke up into various small groups asking questions of the site planner/engineer and petitioner. SB thanked the attendees for coming and the meeting ended at approximately 8:15 PM.

Attachments:

Postcard Meeting Notice

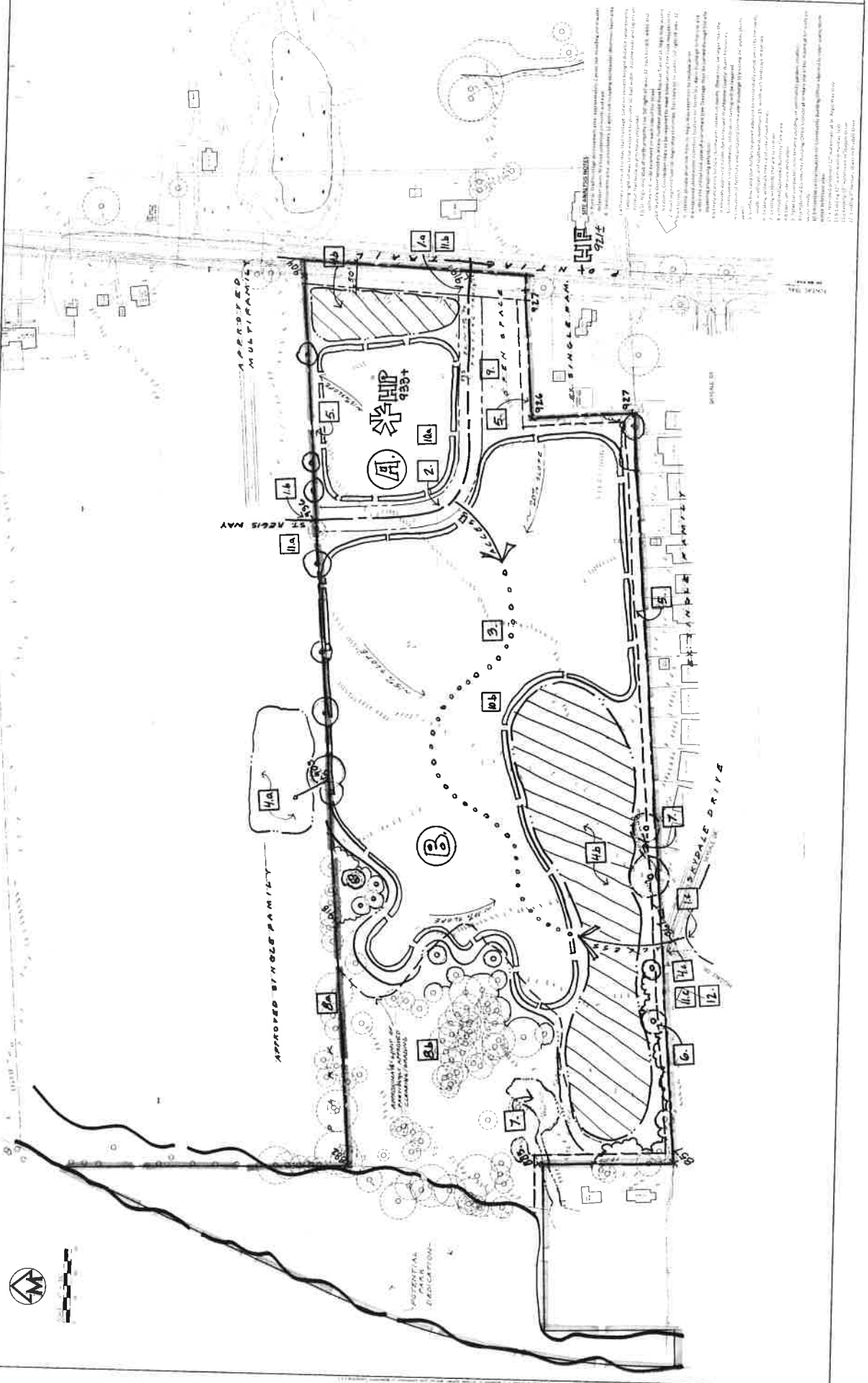
Aerial Photograph of the Site Vicinity

Site Analysis

Site Concept

Previously Approved Barton Green Site Plan





NOTES:

1. All dimensions are in feet unless otherwise noted.
2. All dimensions are to the centerline of the building unless otherwise noted.
3. All dimensions are to the centerline of the driveway unless otherwise noted.
4. All dimensions are to the centerline of the parking stall unless otherwise noted.
5. All dimensions are to the centerline of the sidewalk unless otherwise noted.
6. All dimensions are to the centerline of the road unless otherwise noted.
7. All dimensions are to the centerline of the utility line unless otherwise noted.
8. All dimensions are to the centerline of the property line unless otherwise noted.
9. All dimensions are to the centerline of the building footprint unless otherwise noted.
10. All dimensions are to the centerline of the building footprint unless otherwise noted.
11. All dimensions are to the centerline of the building footprint unless otherwise noted.
12. All dimensions are to the centerline of the building footprint unless otherwise noted.



NO. 24.44 E. 587.84' N

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SCALE: 1" = 30'

SITE CONCEPT 3.A

TRINITAS

16223

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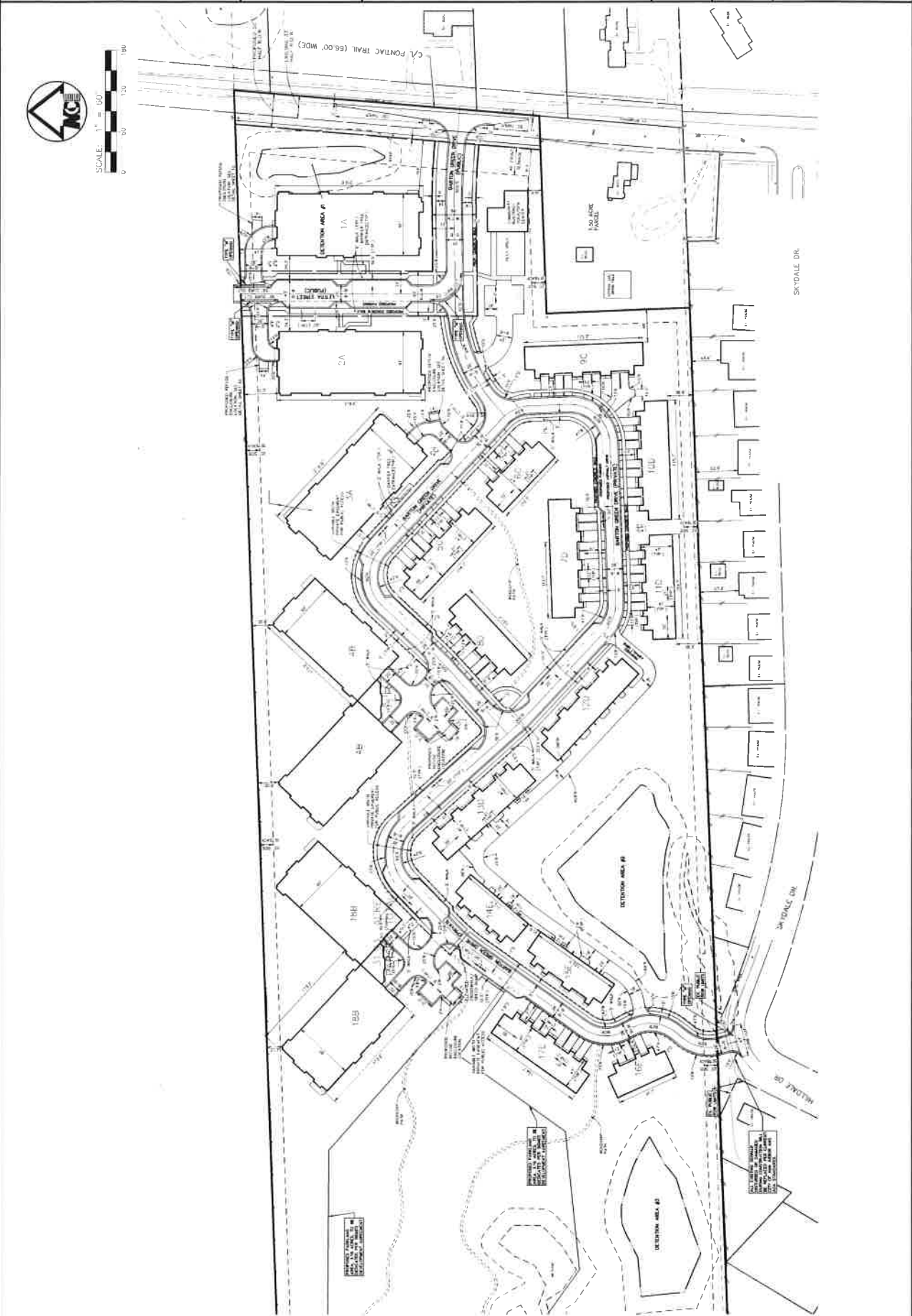
DATE: 11/11/11

BY: [Signature]

SCALE: 1" = 30'

SITE CONCEPT 3.A

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SCALE: 1" = 50'
 0 30 60 90 120 150 180



THE COTTAGES AT BARTON GREEN CITIZENS PARTICIPATION MEETING

1. BETTE THOMPSON

2. Ken Gerber

3. Steve Mylitz

4. Corey LaRose

5. Erin Bigelow

6. Pat Bigelow

7. Deborah Katz

8. Ralph Katz

9. RYAN BENDER

10. Simon Kantors

11. Linda Harris

12. RAMBESH GANATRA

13. Burke Harris-Dawson



MIDWESTERN
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TRANSPORTATION • LANDFILL SERVICES

3815 PLAZA DRIVE, ANN ARBOR, MI 48108
734.995.0200 • www.midwesternconsulting.com

JOB _____

SHEET NO _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

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|----|----------------------------|--------------|
| 14 | Elizabeth Benson-Cox | |
| 15 | Brigit Kowalczyk | Skydale |
| 16 | Jen Sheppard | Skydale |
| 17 | Rodney Cox | Larkspur |
| 18 | Louis De | |
| 19 | CLOYD PETERS | SKYDALE |
| 20 | Sarah Alexan + Caleb Kline | Larkspur |
| 21 | The Heckamaul | Clovelace |
| 22 | Jane Landefeld | Larkspur |
| 23 | Justin Minter | Skydale |
| 24 | Katherine Minter | Skydale |
| 25 | JASON FRENZEL | PEAR ST |
| 26 | Randall Moore | 2572 Skydale |
| 27 | Janet Mayotte | 403 Skydale |
| 28 | LAURA BEATY | 465 LARKSPUR |
| 29 | THOMAS HOWELLS | SKYDALE |
| 30 | MARGARET BACH | SKYDALE |



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734-995-0200 • www.midwesternconsulting.com

JOB _____

SHEET NO _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

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|----|---------------------|-----------------|
| 31 | Jessica Proziński | Larkspur |
| 32 | Mike Proziński | Larkspur |
| 33 | M.B. E.T. Marquez | Skydale/Pontiac |
| 34 | George J. Hoffman | " " |
| 35 | Karen Johnson | Skydale |
| 36 | Pete + Dena Highton | Skydale |
| 37 | Stephanie Kosel | Larkspur |
| 38 | KATHLEEN Pepin | LARKSPUR ST. |
| 39 | Rachel Young | Skydale |
| 40 | DAVID GING | LARKSPUR ST |
| 41 | Ed Dawson | SKYdale |
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| 46 | | |
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NOTICE OF TRINITAS VENTURES APARTMENT COMMUNITY

Citizen Participation Meeting

Postcards are sent to all property owners and condominium members within 1000 feet of a project site to give notice that a project petition will be considered at a future planning commission meeting. This postcard is intended to invite you to contact project developers so that you can learn, ask questions, and express concerns regarding the proposed project. Your comments will be considered by the developer and then incorporated into a report for City Planning Commission.



PROJECT LOCATION

Northwest corner Pontiac

Trail and Skydale Drive

Citizens Participation Meeting Information

Thursday 2/2/17, Ann Arbor Public Library, Traverwood Branch, 3333 Traverwood, Ann Arbor, MI 48105 from 6:30 PM to 7:30 PM. Disability access accommodations may be arranged through the contact noted below.

Project Description

Trinitas Ventures intends to develop approximately 24 acres of a vacant 30 acre parcel on Pontiac Trail into approximately 240 units of market rate apartments to be targeted to young professionals, graduate & undergraduate students. The unit mix would consist of approximately 105 duplex and tri-plex cottage style buildings. The property has been previously annexed and is zoned R4A.

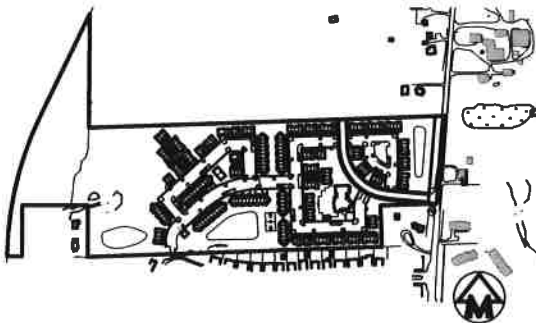
Questions or comments may be directed to Scott Betzoldt, PE at SWB@midwesternconsulting.com or during business hours at 734-995-0200.

Return Address



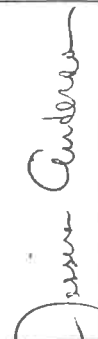





MIDWESTERN CONSULTING
3815 PLAZA DRIVE
ANN ARBOR, MI 48108

Proposed Trinitas Ventures Apartment Project

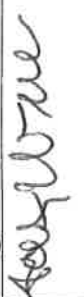







In accordance with the City of Ann Arbor's Citizen Participation Ordinance, you are being notified that a proposal for the Trinitas Ventures Apartment Community will be considered at a future planning commission meeting. Details about how you can learn more and comment upon this project are described on the opposite side of this card.







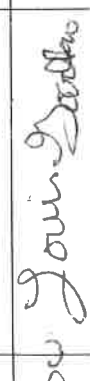

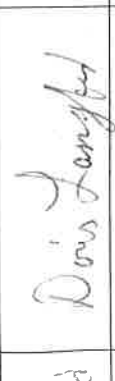

We, the undersigned residents of Huron Highlands neighborhood, request that Huron Highlands not be used as a staging area for work on the Trinitas Ventures Apartment Community. Instead of going through city land on Skydale, Midwestern Consulting and other Trinitas contractors should access the property through its Pontiac Trail frontage or at other nondisruptive locations.

Name	Signature	Address	Email	Phone
Kathryn V. Knight		390 Larkspur	kath.k916@comcast.net	734 993-4090
Geoff Anderson		432 Larkspur	geoffanderso@gmail.com	734 968-0019
Jessica Anderson		432 Larkspur	jmanderso5@gmail.com	629-7363
Jessica Prozinski		444 Larkspur	Jessica.Prozinski@gmail.com	734 717-2156
Michael Prozinski		446 Larkspur St	mikepro@yahoo.com	734 643 1093
Patricia Probst		502 Larkspur St		734 665-7175
Michael Probst		530 Larkspur		734-630-9665
Den Willerson		290 Larkspur St	denwillerson@gmail.com	(231) 903-1052

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Name	Signature	Address	Email	Phone
Andrea Willerson		290 Larkspur	andrea2632@gmail.com	248 953 8446
RANDAL MOORE		2372 Hilldale Dr	randall@mcragbirds.com	734-507-1649
Erin Moore		2372 Hilldale	ebird@theragbirds.com	734-657-5302
Linda Harris		266 Larks-pur	lindaann_harris@yahoo	734-660-2053
DALE PETERSON		265 E. Benton Lane	NONE	734-662-5103
JOSEPH KASTELY		431 SKYDALE DR.	JKASTELY@AMERITECH.NET	734 761 5591
JANE FOLLOU		549 SKYDALE	lianhanbmg@aol.com	734-347-7042
DAVE GUNG		383 LARKSPUR ST	DAVE GUNG@GMAIL.COM	734-276 8729





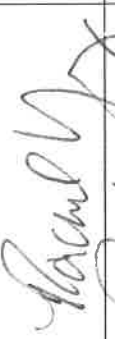



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Name	Signature	Address	Email	Phone
CURT SPIRAC		842 E. BARTON LN	Φ	972-3916
Stephanie Kosek		341 Larkspur Dr	Sakosel@aol.com	663 1170
Caleb Kline		369 Larkspur St		734 546-2182
Lydia Goodlow		481 Larkspur		972-8702
Louis Goodlow		481 Larkspur		734-330-6904
Jed Mullet		497 Larkspur St	jamvlt@ameritech.net	734-741-8240
Doris Langford		545 Larkspur St		734-694-0337
Peter Heckaman		681 Cloverdale	P.S.P. heck@gmail.com	734-662-6179








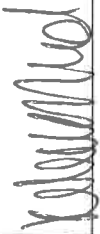
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Name	Signature	Address	Email	Phone
Ed Dawson	Edward G Dawson	473 Skydale		
Pete Heighon	Pete Heighon	322 Skydale		
Dena Heighon	Dena Heighon	322 Skydale	dphighon@yahoo.com	663-4706
Bryan David	Bryan David	2358 #1/Sky D.		
Jane Landefeld	Jane Landefeld	275 Larkspur		
Linda Harris	Linda Harris	266 Larkspur	linda.will-harris@att.net	734-660-2653
Elizabeth Benson	Elizabeth Benson	203 Larkspur	liz.bensoncox@gmail.com	
Rodney Cox	Rodney Cox	263 Larkspur St.	" "	





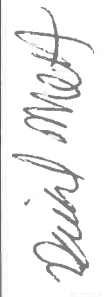
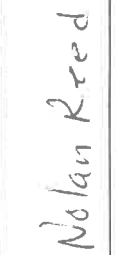


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Name	Signature	Address	Email	Phone
Ken Gardner		2357 Hilldale	ken.gardner@piedmont.net	734-741-134
Justin Munter		303 Skydale	munter1@comcast.net	248-245-5125
Robert Strang		369 Skydale	Billy Strang@gmail	734-717-2441
Steve Young		445 Skydale	stthreeve@gmail.com	(703) 989-6388
Rachel Young		445 Skydale	rachel.pierson@gmail.com	202-412 202-412-122
Brigid Kivicki		459 Skydale	brk.tea47@gmail.com	131-174-3209
Allison Greenlee		507 Skydale	lisanamailson@gmail.com	
Brian Kirk		521 Skydale	brkirk116@gmail.com	




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Name	Signature	Address	Email	Phone
Stanley Hickman		681 Cloverdale		734-662 6179
BETTE M. THOMPSON		678 Cloverdale		(934) 663-9682
Yanika Weatherspoon		636 Cloverdale		517 499-6684
CHAD BERTELSON		488 CARKSPUR		(269) 274-7837
Gar Miller		401 CARKSPUR		
Patrick Bigelow		320 Carkspur		
Erin Bigelow		320 Carkspur St		
Rebecca Noland		34P CARKSPUR ST		

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Name	Signature	Address	Email	Phone
STEPHAN SUNAGITA		555 SKYDALE DR	stevesbachskydale@gmail.com	616 216 7886
ELLEN LEWIS		571 Skydale Dr		
Paul Katz		605 Skydale	sumrster605@tds.net	734-663-1288
MARINO BACH		610 Skydale		
David Newton		632 Skydale	newtperc@michiedu	919 608 5878
Nolan Reed		612 Skydale		769-0055
R. Sheppard		514 Skydale		734 9964480
Stephan Sunagita		507 Skydale	inkblotmachine@gmail.com	

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Name	Signature	Address	Email	Phone
Katherine Munter		308 Skydale Dr Ann Arbor	katherinemunter@gmail.com	734-545-9646
Jen Sheppard		350 Skydale 48105 Ds	Jensheep@getty.com	810-533-8060
Reborah Katz		605 Skydale D 48105	dekkatz@mac.com	734-663-1238

THE COTTAGES AT BARTON GREEN DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 20__, by and between the City of Ann Arbor, a Michigan municipal corporation, with principal address at 301 East Huron Street, Ann Arbor, Michigan 48107, hereinafter called the CITY; and Trinitas Development, LLC, an Indiana limited liability company, with principal address at 201 Main Street, Suite 201, Lafayette, Indiana, 47901, hereinafter called the PROPRIETOR, witnesses that:

WHEREAS, the PROPRIETOR owns certain land in the City of Ann Arbor, described below and site planned as The Cottages at Barton Green, and

WHEREAS, the PROPRIETOR has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as The Cottages at Barton Green, and desires site plan and development agreement approval thereof, and

WHEREAS, the PROPRIETOR desires to build or use certain improvements with and without the necessity of special assessments by the CITY, and

WHEREAS, the CITY desires to insure that all of the improvements required by pertinent CITY ordinances and regulations be properly made, and that the PROPRIETOR will install these improvements prior to any permits being issued.

THE PROPRIETOR(S) HEREBY AGREE(S):

(P-1) To prepare and submit to the CITY for approval plans and specifications ("the Plans") prepared by a registered professional engineer for construction of public water and sanitary sewer mains, private storm water management systems, public sidewalks and streetlights ("the Improvements") provided that no work on said Improvements shall be commenced until the Plans have been approved by the City Administrator or designee, and until such other relevant information to CITY service areas as shall be reasonably required has been provided.

(P-2) To construct all Improvements set forth in Paragraph P-1 of this Agreement in accordance with the approved Plans and to repair all defects in the improvements that occur within one year from the date of acceptance of the Improvements by the CITY, commencing on the latest date of the acceptance of any Improvements by the CITY. If the PROPRIETOR fails to construct the Improvements, the CITY may send notice via first class mail to the PROPRIETOR at the address listed above requiring it to commence and complete the Improvements in the notice within the time set forth in the notice. The CITY may cause the work

to be completed at the expense of the PROPRIETOR, if the PROPRIETOR does not complete the work within the time set forth in the notice.

(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the public improvements set forth in Paragraph P-1 above have been completed in accordance with the specifications of the CITY in accordance with the approved plans. The engineer's certificate will cover only those items the PROPRIETOR'S engineer inspects.

(P-4) Prior to the issuance of building permits, to deposit with a mutually acceptable escrow agent fully executed documents in a form acceptable to the CITY, which will convey, upon delivery to the CITY, easements for the construction and maintenance of public utilities. The escrow agreement shall provide for delivery of the documents to the CITY solely upon the condition that the CITY has accepted the public Improvement to be conveyed by the easement.

(P-5) To provide, prior to the issuance of building permits, a signing plan to the Fire Department and install all street name signs according to CITY specifications and to provide and install such temporary warning signs during the construction period as are appropriate to protect the health, safety and welfare of the public.

(P-6) To install all water mains, storm sewers, sanitary sewers, through the first course of asphalt, pursuant to CITY approved plans and specifications, necessary to connect the site with existing CITY systems adjacent to the site prior to the issuance of any building permits. The final course of asphalt paving shall be completed prior to the issuance of the final certificate of occupancy for the first completed residential building.

(P-7) To be included in a future special assessment district, along with other benefiting property, for the construction of additional improvements to Pontiac Trail and St Regis Way, such as street widening, storm sewers, curb and gutter, sidewalks, bike paths, street lights, and the planting of trees along Pontiac Trail and St. Regis Way frontage when such improvements are determined by the CITY to be necessary.

(P-8) To convey to the CITY, prior to the issuance of any permits and subject to acceptance by the Ann Arbor City Council, an access easement of 50 feet in width from Skydale Drive to the proposed park dedication on the east side of the site as shown on the approved site plan.

(P-9) To indemnify, defend and hold the CITY harmless from any claims, losses, liabilities, damages or expenses (including reasonable attorney fees) suffered or incurred by the CITY based upon or resulting from any acts or omissions of the PROPRIETOR, its employees, agents, subcontractors, invitees, or licensees in the design, construction, maintenance or repair of any of the Improvements required under this Agreement and the approved site plan.

(P-10) To cause to be maintained General Liability Insurance and Property Damage Insurance in the minimum amount of \$1,000,000 per occurrence and naming the CITY as additional insured to protect and indemnify the CITY against any claims for damage due to public use of the public improvement(s) in the development prior to final written acceptance of the public improvement(s) by the CITY. Evidence of such insurance shall be produced prior to any construction of improvement and a copy filed with the City Clerk's Office and shall remain in full force and effect during construction of the public improvement(s) and until notice of acceptance by the CITY of the Improvements.

(P-11) Existing woodland, landmark, and street trees shown on the site plan as trees to be saved shall be maintained by the PROPRIETOR in good condition for a minimum of three years after acceptance of the public improvements by the CITY or granting of Certificate of Occupancy for the final unit. Existing woodland, landmark, or street trees that are determined by the CITY to be dead, dying or severely damaged due to construction activity within three years after acceptance of the public improvements or granting of Certificate of Occupancy for the final unit, shall be replaced by the PROPRIETOR as provided by Chapter 57 of the Ann Arbor City Code.

(P-12) To convey to the CITY, within 90 days from the date of this agreement listed above, subject to acceptance by the Ann Arbor City Council, land of approximately 9.86 acres for a public park as shown on an approved site plan. The PROPRIETOR shall record the deed and its conveyance to the CITY as public parkland. A park identification sign shall be provided per CITY specifications before issuance of any certificate of occupancy.

(P-13) To deposit, prior to any building permits being issued, a street tree planting escrow account with the Parks and Recreation Services Unit in the form of a check payable to the City of Ann Arbor. The escrow amount shall be based on the CITY policy in effect at that time and is to include all on-site public streets. The City Administrator may authorize the PROPRIETOR to install the street trees if planted in accordance with CITY standards and specifications. If the street trees are found to be acceptable by the CITY, the escrow amount will be returned to the PROPRIETOR one year after the date of acceptance by the CITY.

(P-14) To construct, repair and/or adequately maintain on-site storm water management system. If the PROPRIETOR fails to construct, repair and/or maintain the private storm water management system, the CITY may send notice via first class mail to the PROPRIETOR at the address listed above, requiring it to commence and complete the items stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR if the PROPRIETOR does not complete the work within the time set forth in the notice.

(P-15) After construction of the private on-site storm water management system, to commission an annual inspection of the system by a registered professional engineer evaluating its operation and stating required maintenance or repairs, and to provide a written copy of this evaluation to the CITY Public Services Area.

(P-16) That traffic mitigation measures for Pontiac Trail will be beneficial to the PROPRIETOR'S property and, therefore, to install a center-left turn lane within Pontiac Trail to allow safe access to The Cottages at Barton Green community prior to the issuance of the first certificate of occupancy.

(P-17) To design, construct, repair and maintain this development in accordance with the provisions of Chapter 119 (Noise Control) to ensure that any noise emanating from said development will not impact nearby residents or businesses. In addition, PROPRIETOR shall review existing noise sources surrounding said development and incorporate necessary design and construction techniques to ensure that future tenants will not be exposed to noise sources in violation of Chapter 119.

(P-18) To include the elevation drawings, as submitted to City Council, as part of the approved site plan and to construct all buildings consistent with said elevation drawings. If the PROPRIETOR proposes any substantive changes to the approved building elevations,

setbacks, aesthetics, or materials, that those changes be brought back to the City Council for consideration. The PROPRIETOR is required to submit signed and sealed drawings to staff reflecting the elevations, setbacks, aesthetics, materials and site plan approved by City Council.

(P-19) To remove all discarded building materials and rubbish from the development at least once each month during construction of the development improvements, and within one month after completion or abandonment of construction.

(P-20) Prior to application for and issuance of certificates of occupancy, to disconnect ___ footing drains, which is based upon the uses currently existing on the Property and those currently contemplated by the Site Plan in accordance with the Guidelines for Completion of Footing Drain Disconnections, Table A, and adopted by City Council, August 18, 2003 and revised November 30, 2005 (the "Guidelines"), or to provide an alternative method of mitigation that results in an equivalent amount of sanitary flow removal in accordance with the Guidelines. In the event the actual intensity of uses contemplated by the Site Plan are either increased or decreased, City and PROPRIETOR agree to adjust the number of footing drains to be disconnected, or the amount of alternative mitigation to be provided, in accordance with the Guidelines. PROPRIETOR may be allowed to obtain partial certificates of occupancy for the development prior to the completion of all of the required footing drain disconnects on a prorated basis at the Discretion of the CITY Public Services Area.

(P-21) PROPRIETOR agrees to maintain pathways on private property that connect the residential area to the proposed City park on the west side of the site as shown on the approved site plan. Maintenance includes removing weeds, periodically installing wood chips, and removing barriers to the path.

(P-22) To complete the Woodlands Restoration Plan for the 1.95 acre woodland on the west side of the site as described and shown on the approved site plan for a total of three years. The first year of restoration must be completed prior to the issuance of any building permit. The second year of restoration must be completed prior to the issuance of the final certificate of occupancy. Documentation of payment for the third year of restoration must be provided prior to the issuance of the final certificate of occupancy.

(P-23) PROPRIETOR is the sole title holder in fee simple of the land described below except for any mortgage, easements and deed restrictions of record and that the person(s) signing below on behalf of PROPRIETOR has legal authority and capacity to enter into this Agreement for PROPRIETOR.

(P-24) Failure to construct, repair and/or maintain the site pursuant to the approved site plan and/or failure to comply with any of this approved development agreement's terms and conditions shall constitute a material breach of the Agreement and the CITY shall have all remedies in law and/or in equity necessary to ensure that the PROPRIETOR complies with the approved site plan and/or the terms and conditions of the approved Agreement. The PROPRIETOR shall be responsible for all costs and expenses including reasonable attorney fees incurred by the CITY in enforcing the terms and conditions of the approved site plan and/or Agreement.

(P-25) In addition to any other remedy set forth in this Agreement or in law or equity, if PROPRIETOR fails to make a timely or full payments to the CITY as set forth elsewhere in the Agreement to the CITY in the agreed upon manner, any unpaid amount(s) shall become a lien, as provided under Ann Arbor City Code and recorded with the Washtenaw County Register of

Deeds, against the land described below and may be placed on the CITY tax roll as a single lot assessment, or if the development is converted to condominium ownership, every owner of a portion of the property shall pay a pro-rata share of the amount of the payments attributable to each condominium unit. If the unpaid amount(s), in whole or in part, has been recorded as a lien on the CITY'S tax roll and with the Washtenaw County Register of Deeds, upon payment of the amount in full along with any penalties and interest, the CITY, upon request, will execute an instrument in recordable form acknowledging full satisfaction of this condition.

(P-26) To pay for the cost of recording this Agreement with the Washtenaw County Register of Deeds, and to pay for the cost of recording all documents granting easements to the CITY.

THE CITY HEREBY AGREES:

(C-1) In consideration of the above undertakings, to approve the Woodbury Club Apartments Site Plan.

(C-2) To use the \$ *insert sum as stated above* contribution for traffic mitigation measures at the Nixon/Dhu Varren/Green Intersection Improvements as stated above.

(C-3) To provide timely and reasonable CITY inspections as may be required during construction.

(C-4) To record this Agreement with the Washtenaw County Register of Deeds.

GENERAL TERMS

Both the PROPRIETOR and the CITY agree as follows:

(T-1) This Agreement is not intended to create a contractual right for third parties.

(T-2) This Agreement and any of its terms, conditions, or provisions cannot be modified, amended, or waived unless in writing and unless executed by both parties to this Agreement. Any representations or statements, whether oral or in writing, not contained in this Agreement shall not be binding on either party.

(T-3) This Agreement and any of its terms or conditions shall not be assigned or transferred to any other individual or entity unless prior approval of the CITY is received. Such approval shall not be withheld unreasonably.

(T-4) The obligations and conditions on the PROPRIETOR, as set forth above in this Agreement and in the approved site plan, shall be binding on any successors and assigns in ownership of the following described parcel:

Beginning at the West 1/4 corner of Section 16, Town 2 South, Range 6 East; thence North 00 degrees 24 minutes 44 seconds East 267.00 feet along the West line of said Section 16; thence North 89 degrees 42 minutes 29 seconds West 340.00 feet parallel with the East and West 1/4 line of Section 17; thence South 00 degrees 24 minutes 44 seconds West 267.00 feet parallel to the West line of said Section 16; thence North 89 degrees 42 minutes 29 seconds West 75.20 feet along the East and West 1/4 line of said Section 17; thence North 01 degrees 01 minutes 18 seconds East 25.02 feet along the Easterly right of

way line of M-14 Highway; thence continuing along said right of way line 717.32 feet in the arc of a circular curve to the right, radius 1660.08 feet, central angle 24 degrees 45 minutes 27 seconds, and chord North 13 degrees 24 minutes 01 seconds East 711.76 feet; thence continuing along said right of way line North 25 degrees 46 minutes 45 seconds East 595.13 feet; thence South 00 degrees 24 minutes 44 seconds West 587.84 feet along the West line of said Section 16; thence North 87 degrees 57 minutes 55 seconds East 1846.70 feet along the South line of the North 1/2 of the South 1/2 of the Northwest 1/4 of said Section 16; thence South 04 degrees 47 minutes 06 seconds West 454.25 feet along the centerline of Pontiac Trail (66.00 feet wide) as monumented; thence South 87 degrees 50 minutes 56 seconds West 290.74 feet; thence South 02 degrees 09 minutes 04 seconds East 212.25 feet; thence South 87 degrees 50 minutes 56 seconds West 1530.95 feet along the East and West 1/4 line of said Section 16 to the Point of Beginning.

(T-5) In addition to any other remedy in law or in equity failure to comply with all of the above paragraphs on the part of the PROPRIETOR, or any part of the approved site plan, in part or in whole, shall give the CITY adequate basis and cause to issue a stop work order for any previously-issued building permits and shall be an adequate basis and cause for the CITY to deny the issuance of any building permits, certificates of occupancy, or any other permits unless and until the CITY has notified the PROPRIETOR in writing that the PROPRIETOR has satisfactorily corrected the item(s) the PROPRIETOR has failed to perform.

(T-6) This Agreement shall be interpreted, enforced and governed under the laws of the State of Michigan and Ann Arbor City Code.

CITY OF ANN ARBOR, MICHIGAN
301 East Huron Street
Ann Arbor, Michigan 48107

By: _____
Christopher Taylor, Mayor

By: _____
Jacqueline Beaudry, City Clerk

Approved as to Substance:

Howard S. Lazarus, City Administrator

Approved as to Form:

Stephen K. Postema, City Attorney

By: _____
Name, Title

STATE OF MICHIGAN)
) ss:
County of Washtenaw)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017 by Christopher Taylor, Mayor and Jacqueline Beaudry, City Clerk of the City of Ann Arbor, a Michigan municipal corporation, on behalf of the corporation.

NOTARY PUBLIC
County of Washtenaw, State of Michigan
My Commission Expires: _____
Acting in the County of Washtenaw

STATE OF MICHIGAN)
) ss:
County of Washtenaw)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017 by _____ of Trinatas Development, LLC, an Indiana limited liability company, on behalf of the company.

NOTARY PUBLIC
County of Washtenaw, State of Michigan
My Commission Expires: _____
Acting in the County of Washtenaw

DRAFTED BY AND AFTER RECORDING RETURN TO:
Ann Arbor Planning & Development Services
ATTN: Brett Lenart

Post Office Box 8647
Ann Arbor, Michigan 48107
(734) 794-6265