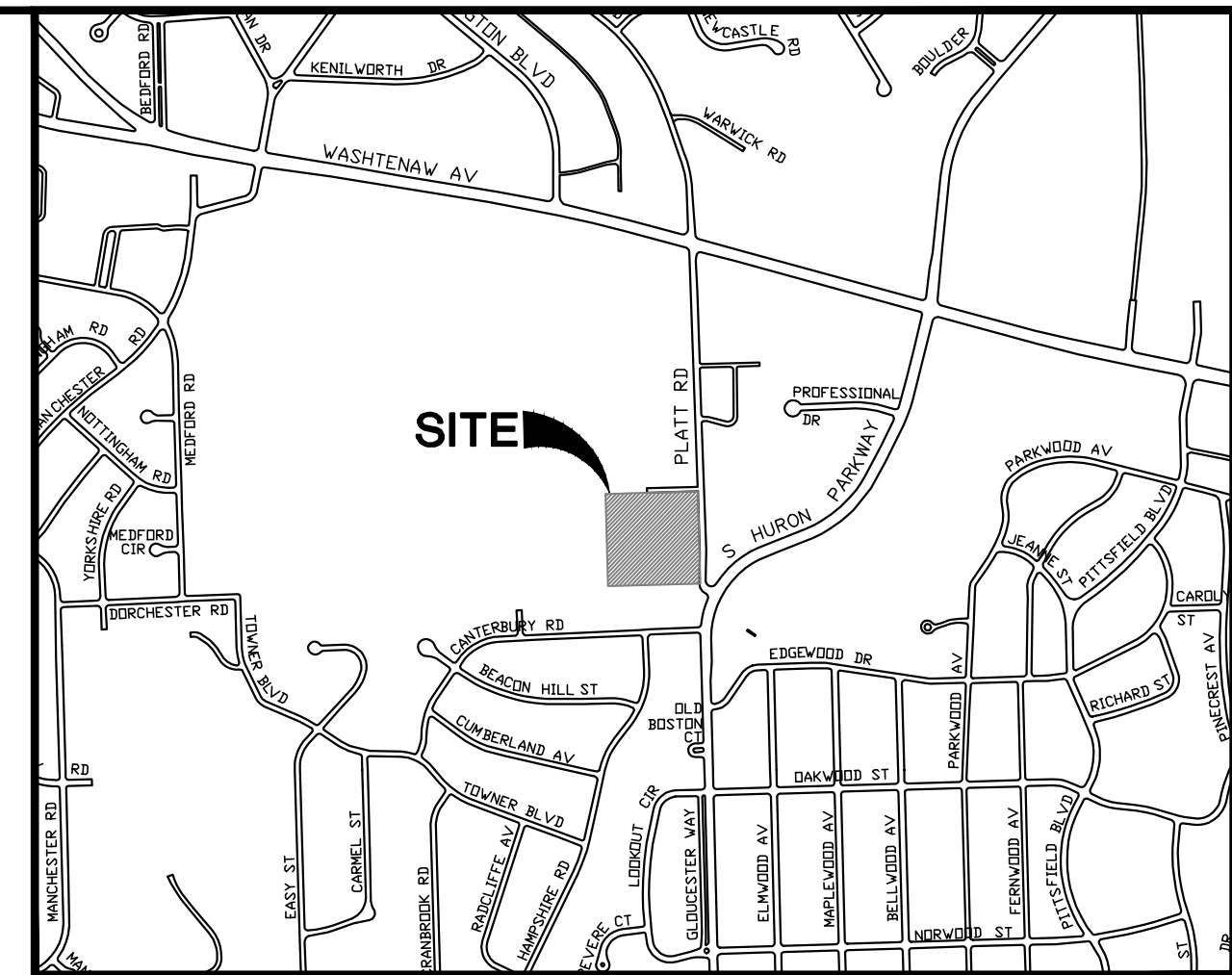


# VERIDIAN AT COUNTY FARM SOUTH

## PART OF THE VERIDIAN COUNTY FARM P.U.D. CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN PUD SITE PLAN AMENDMENT #1



### 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	14,000 sf min.	13,59
Net Site Area	NA	0.32 Acres Min.	12.80
Min. Lot Width	NA	120 ft	80
Density	NA	Units/Acre	15
Lot Area	NA	sf/dwelling min.	2,900
Open Space	NA	% of lot area	55
Active Open Space Per Unit	NA	sf/unit	300

### 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 LANGSHORE 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

Building	Existing	Allowed/ Required	Proposed	Notes	
Ground Floor Area	NA	sf	NA	sf	
Maximum Floor Area Ratio	NA	%	NA	% maximum	18%
Maximum Height	NA	ft	NA	ft max.	35
Retail floor area - first floor	NA	Stories	NA	Stories Max	3
Detached Single Family Dwellings	NA	sf	NA	sf	10% Min [S]
Attached Single Family/Townhouse	NA	sf	NA	sf	30% Min
Multiple Family Dwellings	NA	sf	NA	sf	20% Min
Total Residential units	NA	Units	NA	Units	160

Setbacks	Existing	Allowed/ Required	Proposed	Notes
Front	NA	ft	15	ft min.
Side	NA	ft / ft total	12	ft min.
Rear	NA	ft	30	ft min.
Minimum Building Spacing	NA	ft	20	ft min.
Front Greenbelt - Vehicle Use Areas	NA	ft	10	ft min.
Natural Features Setback	NA	ft	25	ft min.

Vehicular Parking	Existing	Allowed/ Required	Proposed	Notes
Required Parking	NA	Spaces	NA	Spaces
Dwelling, Multi-family	NA	1.5 /DU	102	dwelling units = 153
Dwelling, Single-Family	NA	1/DU	16	dwelling units = 16
Dwelling, Townhouse	NA	2/DU	42	dwelling units = 84
Retail sales, general merchandise less than 300,000sf	NA	1/310sf	16	spaces

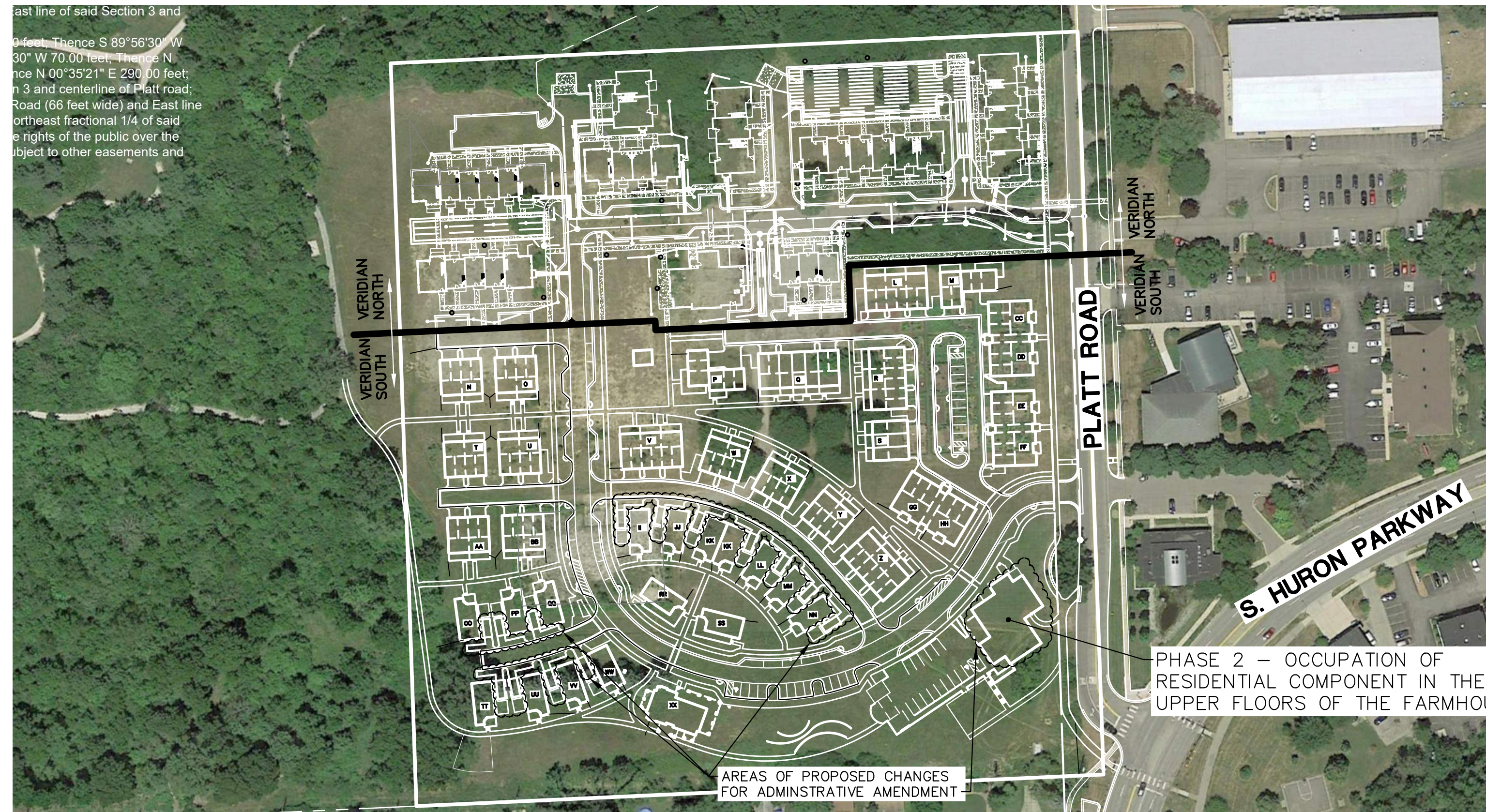
### GENERAL NOTES:

- 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

Table 6.2.1 Trip Generation - Base Vehicular Trips

Land Use	ITE Code	Size	Weekday 24-Hour	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Single Family Homes	210	16	193	4	12	16	11	6	17
Multifamily (Low Rise)	220	133	965	14	49	63	48	28	76
Charter School	537	54	100	32	28	60	3	5	8
Supermarket	850	4745	507	11	7	18	22	22	44
Total Base Vehicular Trips				61	96	157	84	61	145



**SITE MAP**  
SCALE: NTS

### 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.

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

(b) *Proposed Phasing and Probable Construction Cost:* the development will be constructed in one phase, beginning on or before 9/1/2020, with completion on or before 12/1/2021. The estimated construction cost is \$10,000,000.

- 2. COMMUNITY ANALYSIS:**
- (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 expected to be 40-60 so there will be minimal to no impact on public elementary and high schools.
- (b) *Relationship to Neighboring Uses:* The residential units will provide additional housing within Ann Arbor proper. The residents are likely to 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 Ave. therefore has less street volume than similar roads in the area.
- (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 most of the landmark trees on the site, or have a plan to harvest and replace any trees marked for removal.
- (e) *Impact on Historic Sites/Structures:* The site is not located in or adjacent to a Historic District. There are no existing buildings on the site.

### PHASING PLAN

The 11 micro units as proposed on the upper levels of the Farmhouse are to be occupied with Phase 2 of the development. Phase 2 shall 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.

The occupancy of the retail component of the Farmhouse will be completed during the initial Phase 1 of the development. Construction of life safety measures for the 11 micro units will be completed during Phase 1 to allow for occupation of the Retail component.

### ADMINISTRATIVE AMENDMENT NARRATIVE

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.

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 detention "C".

### SHEET INDEX

#	Sheet Title
01	COVER SHEET
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03	TREE LIST
04	BOUNDARY SURVEY
05	EXISTING CONDITIONS AND REMOVAL PLAN
06	DIMENSIONAL SITE PLAN
07	SITE OPEN SPACE PLAN
08	GRADING PLAN
09	UTILITY PLAN
10	EASEMENT PLAN
11	SOIL EROSION CONTROL PLAN
12	SESC DETAILS AND NOTES
13	STORMWATER MANAGEMENT PLAN
14	STORMWATER CALCULATIONS
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23	STORMWATER CALCULATIONS DETENTION A
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NF-2	NATURAL FEATURES OVERLAY
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L-2	LANDSCAPE DETAILS
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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

## VERIDIAN AT COUNTY FARM SOUTH

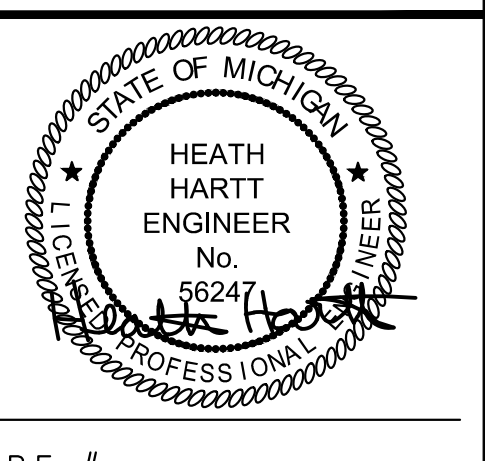
JOB No. <b>18311</b>	DATE: 5/24/21
REVISIONS:	SHEET 01 OF 35
PER WCWRC REVIEW	REV. DATE: 6/23/21
PER MUNICIPAL REVIEW	REV. DATE: 9/1/21
PER MUNICIPAL REVIEW	REV. DATE: 10/20/21
	ENG: HTH
	PM: SCD
	TECH: FB#
	18311CV1

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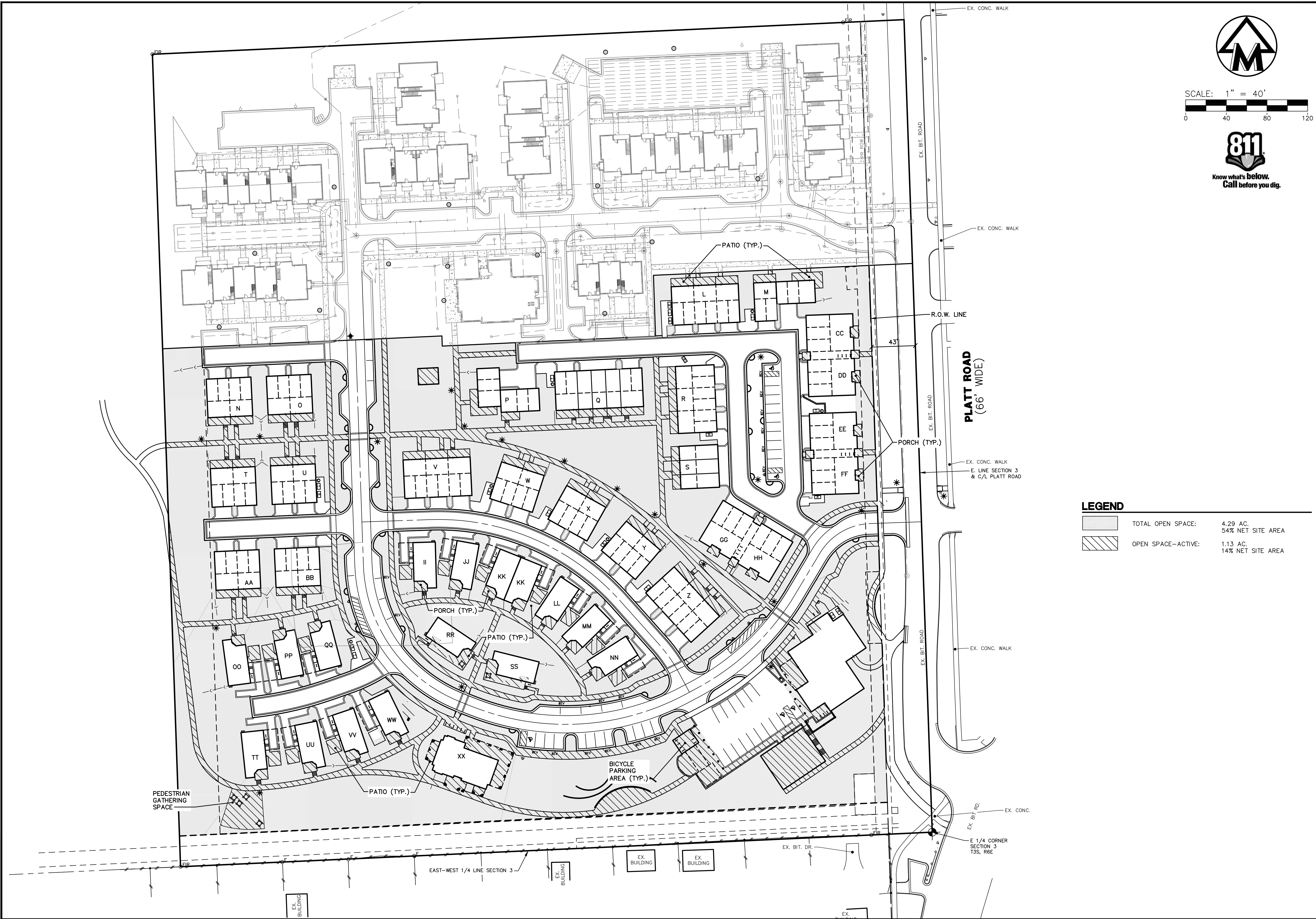
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M:\Civ\132\_Proj\1831\Site Plan\1831051.dwg, 10/20/2021 2:37 PM, Heath Herritt, 07 SITE OPEN SPACE PLAN, MCLLC PDF, pc3  
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SCALE: 1" = 40'

**LEGEND**

	TOTAL OPEN SPACE:	4.29 AC. 54% NET SITE AREA
	OPEN SPACE-ACTIVE:	1.13 AC. 14% NET SITE AREA

JOB No. <b>18311</b> REVISIONS: PER MUNICIPAL REVIEW	DATE: 10/24/2019 SHEET 07 OF 35 REV. DATE: 9/7/21	CADD: GLS ENG: RTH PM: SCD TECH: JTG/SJ FBZ	<h2 style="margin: 0;">VERIDIAN AT COUNTY FARM SOUTH</h2> <p style="margin: 0;">PUD SITE PLAN AMENDMENT #1 SITE OPEN SPACE PLAN</p> <h1 style="font-size: 2em; margin: 0;">07</h1>	CLIENT THRIVE COLLABORATIVE C/O JONNA LUXURY HOMES 1957 CROOKS ROAD, SUITE B TROY, MI 48064 JOEY JONNA, (248) 566-6700	 <b>MIDWESTERN CONSULTING</b> 3835 Plaza Drive Ann Arbor, Michigan 48108 (734) 995-0200 • www.midwesternconsulting.com Land Development • Land Survey • Institutional • Municipal Wireless Communications • Transportation • Landfill Services
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