

PRELIMINARY PUD SITE PLAN

INGLEWOOD PARK WEST

A MIXED-USE PLANNED UNIT DEVELOPMENT TEXTILE ROAD, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY

APPLICANT

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SITE DATA

SIIL DAIA					
OVERALL PROJECT SUMMARY:					
PARCEL ID'S:	L-12-20-400-013 & L-12-21-300-010				
EXISTING SITE ZONING	BD - BUSINESS				
PROPOSED SITE ZONING	PUD (PLANNED UNIT DEVELOPMENT)				
EXISTING LAND USE	VACANT / AGRICULTURAL				
PROPOSED LAND USE	MIXED-USE / MF RESIDENTIAL, OFFICE & INDUSTRIAL				
GROSS AREA	70.24 ACRES	3,059,654 SF			
ROW (LAVENDER LANE)	0.55 ACRES	23,958 SF			
ROW (TEXTILE ROAD)	0.71 ACRES	30,928 SF			
EXISTING WETLANDS	7.84 ACRES	341,510 SF			
EXISTING UTILITY EASEMENTS	3.58 ACRES	155,945 SF			
EXISTING DRAIN EASEMENT (90%)	0.45 ACRES	19,602 SF			
NET AREA	57.11 ACRES	2,487,712 SF			
PROPOSED RESIDENTIAL UNITS	182				
DENSITY (UNITS/NET AREA)	3.19 DU / ACRE				
PROPOSED OFFICE/INDUSTRIAL FLEX	99,000 SF				
OPEN SPACE AREA	41.39 ACRES	1,803,043 SF			
OPEN SPACE AREA RATIO (GROSS)	58.9%				
IMPERVIOUS SURFACE	29.61 ACRES	1,289,960 SF			
IMPERVIOUS SURFACE RATIO (GROSS)	42.2%				

MULTI-FAMILY RESIDENTIAL PARCEL:

GROSS AREA	60.76 ACRES	2,646,608 SF				
ROW (TEXTILE ROAD)	0.71 ACRES	30,928 SF				
EXISTING WETLANDS	7.84 ACRES	341,307 SF				
EXISTING UTILITY EASEMENTS	1.73 ACRES	75,359 SF				
EXISTING DRAIN EASEMENT (90%)	0.45 ACRES	19,602 SF				
NET SITE AREA	50.03 ACRES	2,179,413 SF				
TOWNHOME UNITS	106					
DUPLEX UNITS	76					
TOTAL UNITS	182					
DENSITY (UNITS/NET ACRE)	3.6 DU/ACRE					
BUILDING SEPARATION (STRUCTURAL ENVELOPE, SEE DETAIL)						
FRONT TO DRIVE	31 FT MIN.	(20' MIN. DRIVEWAY LENGTH)				
SIDE TO SIDE	20 FT MIN.	(30' MIN. TOWNHOMES)				
REAR TO REAR	50 FT MIN.	(SUNROOMS COUNTED AS BLDG)				
SIDE TO REAR	25 FT MIN.	(SUNROOMS COUNTED AS BLDG)				
MAXIMUM LOT COVERAGE (NET)	15%					
MAXIMUM BUILDING HEIGHT	30 FT (2 STORIES)					
IMPERVIOUS SURFACE	22.05 ACRES	960,444 SF				
IMPERVIOUS SURFACE RATIO (GROSS)	36.3%					

OFFICE/INDUSTRIAL PARCEL: 9.48 ACRES ROW (LAVENDER LANE) 0.55 ACRES EXISTING WETLANDS **EXISTING UTILITY EASEMENTS** 1.85 ACRES 80,586 SF EXISTING DRAIN EASEMENT (90%) 0.00 ACRES NET SITE AREA 29,000 SF TOTAL FLOOR AREA 99,000 SF

IMPERVIOUS SURFACE RATIO (GROSS) NOTE: THE FOLLOWING USES WILL BE PROHIBITED IN THE OFFICE/INDUSTRIAL AREA:

• OPEN AIR BUSINESSES

7.56 ACRES

FAST FOOD RESTAURANT

MAXIMUM LOT COVERAGE (NET)

FLOOR AREA RATIO (NET)

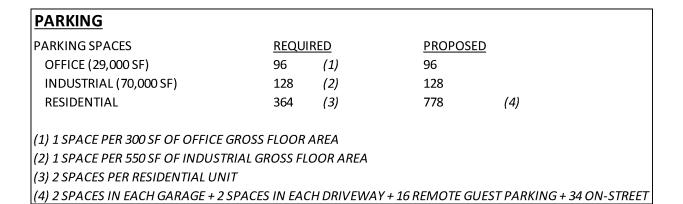
IMPERVIOUS SURFACE

MAXIMUM BUILDING HEIGHT

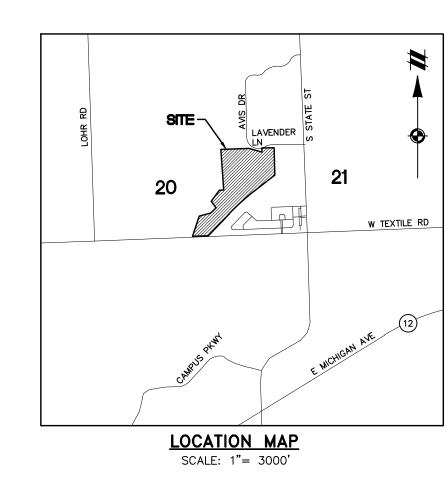


OVERALL DEVELOPMENT

SCALE: 1" = 200'







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PULTE HOMES OF MICHIGAN, LLC IS PLEASED TO PROPOSE A HIGH-QUALITY MIXED-USE MULTI-FAMILY RESIDENTIAL COMMUNITY LOCATED IN PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN. THE PROPOSED UNITS AND 99,000 SQUARE FEET OF FLEX OFFICE AND INDUSTRIAL USE. THE PROJECT PROPOSES A USE AND DENSITY CONSISTENT WITH THE MASTER PLAN FOR THE SUBJECT SITE. THE DEVELOPMENT ALSO PROPOSES AN EXTENSIVE NETWORK OF NON-MOTORIZED PATHWAYS WITH VARIOUS PASSIVE AMENITY NODES AND STRUCTURES AND POCKET PARKS LOCATED ALONG THE PATHWAY SYSTEM, INCLUDING THE LARGE PRESERVATION AREA TO THE SOUTH OF THE DRAIN. THE VAST PATHWAY NETWORK IS PLANNED TO CONNECT ACROSS THE RAILROAD FOR EASY ACCESS TO THE RESIDENTIAL DEVELOPMENT TO THE SOUTHEAST AND THE COMMERCIAL DEVELOPMENTS ALONG THE STATE ROAD CORRIDOR. ADDITIONAL DETAILS REGARDING THE DEVELOPMENT ARE AS FOLLOWS:

WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY PUBLIC SEWER AND WATER RUNNING THOROUGH THE CENTER OF THE SITE. THE PROPOSED EXTENSION TO THE MAINS WILL BE CONSTRUCTED IN ACCORDANCE WITH PITTSFILED TOWNSHIP STANDARDS AND PLACED WITHIN A PUBLIC EASEMENT. THE PROPOSED SANITARY SEWER WILL CONNECT TO THE EXISTING 21-INCH SEWER RUNNING THOROUGH THE SITE, AS DEPICTED ON THE PLANS. THE PROPOSED WATER MAIN WILL BE LOOPED AND CONNECTED IN MULTIPLE LOCATIONS ALONG THE EXISTING 16-INCH WATER MAIN RUNNING THOROUGH THE SITE, AS DEPICTED ON THE PLANS.

STORMWATER MANAGEMENT

THE PROPOSED RUNOFF FROM THE SITE DEVELOPMENT WILL BE CONVEYED TO STORMWATER INFILTRATION BMPS THROUGHOUT THE SITE VIA STORM SEWER PIPING. ANY STORMWATER THAT IS NOT INFILTRATED IN THE SANDY AREAS OF THE SITE WILL BE COLLECTED INTO A DETENTION BASIN SYSTEM AND DISCHARGED AT A RESTRICTED RATE. THE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED PER THE WCWRC STANDARDS.

ALL ROADS INTERNAL TO THE DEVELOPMENT WILL BE PRIVATE ROADS.

REFUSE COLLECTION

REFUSE WILL BE CURB SIDE PICK UP SERVICE FOR RESIDENTIAL DEVELOPMENT. A DUMPSTER IS PROPOSED FOR THE OFFICE/INDUSTRIAL BUILDING IN THE REAR OF THE BUILDING. THE DUMPSTER IS ISOLATED FROM THE RESIDENTIAL DEVELOPMENT AND WILL BE SCREENED USING LANDSCAPING.

PITTSFIELD TOWNSHIP GREEN INITIATIVE SUMMARY

THE PROJECT PROPOSES TO INCORPORATE THE FOLLOWING "GREEN" INITIATIVE ITEMS:

220V ELECTRIC VEHICLE "READY" GARAGES WILL BE PROVIDED AS A STANDARD OPTION FOR EVERY UNIT GARAGE FOR THE DUPLEX AND TOWNHOUSE UNITS.

SOLAR ENERGY READY ROOF (PREPARATION ONLY)
SOLAR "READY" UNITS WILL BE A STANDARD OPTION FOR BOTH THE DUPLEX AND TOWNHOUSE UNITS. THE

FUTURE OWNER WILL HAVE THE OPTION TO INSTALL SOLAR ROOF PANELS ON THEIR OWN AS DESIRED.

PARKING LOT GREEN INFRASTRUCTURE
THE DEVELOPMENT WILL PROPOSE USING RECYCLED MATERIAL FOR THE PROPOSED ROADWAYS AND PARKING

LOT PAVEMENTS, SUBJECT TO PITTSFIELD TOWNSHIP APPROVALS OF THE MATERIALS.

<u>LOW IMPACT STORMWATER MANAGEMENT</u>
THE PROJECT WILL INCORPORATE RAIN GARDENS AND UNDERGROUND INFILTRATION TRENCHES TO HELP REDUCE DIRECTLY CONNECTED IMPERVIOUS AREAS, FILTER SUSPENDED SOLIDS AND PROMOTE INFILTRATION OF STORM WATER INTO THE GROUND TO REDUCE RUNOFF.

ENERGY SAVING OPTIONS
SMART ELECTRIC APPLIANCES WILL BE INCLUDED AS A STANDARD OPTION. ELECTRIC TANKLESS WATER HEATERS WILL BE OFFERED TO THE POTENTIAL BUYERS AS AN INCREASED COST OPTION.

CARBON REDUCTION
THE TREE REMOVALS HAVE BEEN MINIMIZED FOR THE SITE. THE MAJORITY OF THE TREE GROUPINGS ON SITE TO THE WEST OR ALONG THE DRAIN ARE BEING PRESERVED.

NON-MOTORIZED INFRASTRUCTURE
AN EXTENSIVE, NON-MOTORIZED PATHWAY AND AMENITY SYSTEM IS BEING PROPOSED WITH THE DEVELOPMENT. THIS PATHWAY SYSTEM TIES IN TO THE PATHWAY TO THE SOUTHEAST FOR A DIRECT CONNECTION TO STATE STREET AND THE COMMERCIAL UNITS BEING DEVELOPED ALONG THE STATE STREET CORRIDOR. A BIKE REPAIR

<u>PITTSFIELD TOWNSHIP PUD DEVIATION REQUESTS</u>

1. ORDINANCE 40-4.10.C BUILDING SIDE TO BUILDING FRONT OR BUILDING REAR: 30 FEET REQUIRED, 25'

2. ORDINANCE 40-4.16.C MAXIMUM LOT COVERAGE, IMPERVIOUS SURFACE RATIO: A MAXIMUM IMPERVIOUS

PROPOSED. REQUESTING 5' DEVIATION.

STATION IS ALSO BEING PROPOSED NEAR THE PARK AREA AS A PART OF THE DEVELOPMENT.

RATIO OF 60% IS REQUIRED, 79.7% PROPOSED. REQUESTING 20% DEVIATION.

SCALE: 1" = 200 FEETKS || CH. SS

REVISIONS

JUNE 23, 2021

)21-10-15 PER TWP & WCV

Call before you dig

BOOK --JOB 18001719

INGLEWOOD PARK WEST SHEET NO. R.Z. #21-03 PRELIMINARY - NOT FOR CONSTRUCTION