AREA PLAN

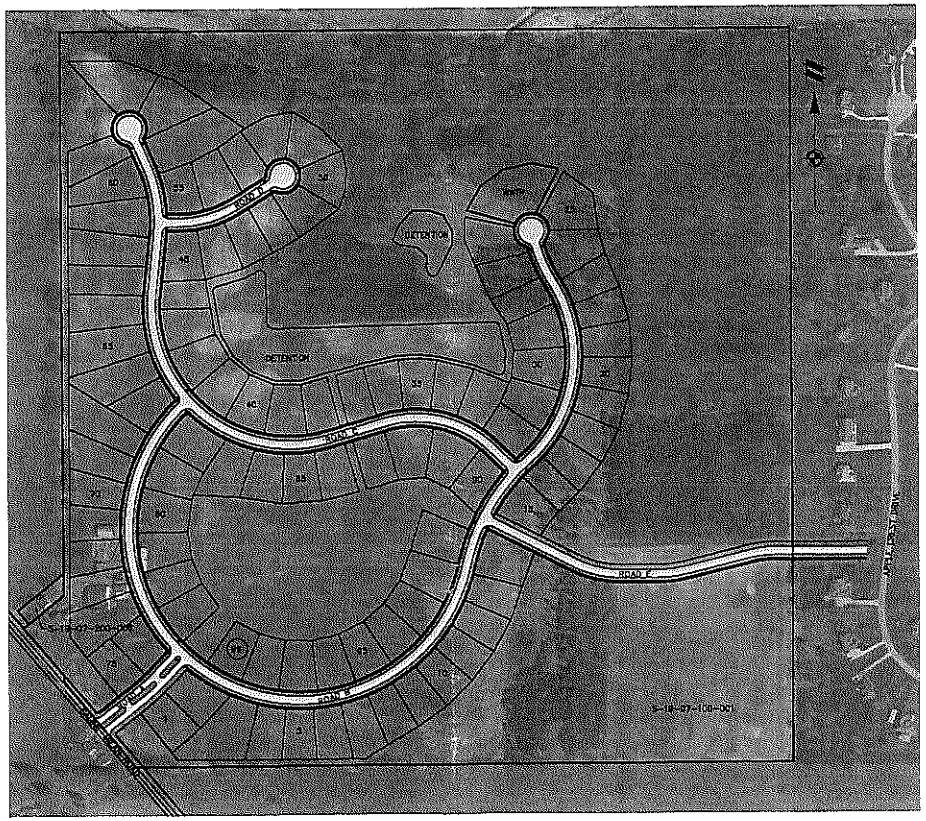
FAUST ACRES

SINGLE FAMILY DEVELOPMENT

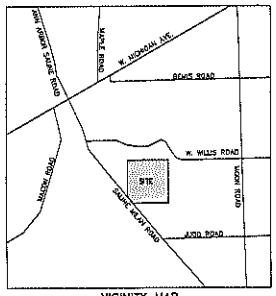
YORK TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

APPLICANT/DEVELOPER
PETERS BUILDING COMPANY
172 S. INDUSTRIAL DRIVE
P.O. BOX 577
SALINE, MI 48176
PHONE: (734) 429-4200
ATTN: JAMES G. HAEUSSLER (PRESIDENT)

ENGINEER/PLANNER
ATWELL, LLC
311 NORTH MAIN STREET
ANN ARBOR, MICHIGAN 48104
PHONE: 734.260.1904
ATTN: TODD PASCOE



OVERALL DEVELOPMENT MAP
1" = 200 FEET



VICINITY MAP
NOT TO SCALE

SITE SUMMARY

EXISTING ZONING	A-1
PROPOSED ZONING	PUD
GROSS SITE AREA	158.8 ACRES
LOTS SHOWN	99 LOTS
DENSITY SHOWN	0.62 LOTS / ACRE
LOT SIZE SHOWN	100' X 180' (MIN.)
FRONT YARD SETBACK	25'
SIDE YARD SETBACK	10', 20' TOTAL
REAR YARD SETBACK	30'
TOTAL OPEN SPACE*	85.8 ACRES
PERCENT OPEN SPACE	53.7%

*TOTAL OPEN SPACE INCLUDES ALL UNDISTURBED ONSITE WETLAND

GFC	30% MAX
FAR	35% MAX
BUILDING HEIGHT	35' MAX

TAX DESCRIPTIONS

1. S-19-07-100-001

   OLD SID – S 19-007-001-00 YO 7-1 COM AT CENT OF SEC, TH N 362.64 FT IN THE N & S 1/4 LINE FOR A PL OF BEG, TH DEFL 38 DEG 52' TO THE LEFT 203.58 FT, TH DEFL 90 DEG TOTHE RIGHT 164.08 FT TO A POINT IN THE N & S 1/4 LINE,TH S'LY 261.29 FT IN THE N & S 1/4 LINE TO PL OF BEG, ALSO THE NE 1/4 OF SEC, EXC BEG AT CEN OF SEC TH E 254.26 FT TH NWLY TO N & S 1/4 LN, TH S 310.25 FT TO POB, BEING PART OF N FRL 1/2, SEC 7 T4S R6E. 159.48 AC.

2. S-19-07-200-006

   OLD SID – S 19-007-003-00 YO 7-3 COM AT CENT OF SEC, TH N 362.64 FT IN THE N & S 1/4 LINE, TH DEFL 38 DEG 52' TO THE LEFT 203.58 FT FOR A PL OF BEG, TH CONTINUING 52.23 FT IN THE LAST MENTIONED COURSE, TH DEFL 90 DEG TO THE RIGHT 13 ROS TO A POINT IN THE N & S 1/4 LINE, TH S'LY 60 FT IN THE N & S 1/4 LINE, TH SWLY TO THE PL OF BEG, BEING A PART OF NW FRL 1/4 SEC. 7 T4S R6E 0.27 AC.

SHEET INDEX

01 COVER SHEET
02 EXISTING CONDITIONS
03 LAYOUT, LANDSCAPE, AND UTILITY PLAN
04 PRELIMINARY GRADING PLAN
05 STORMWATER MANAGEMENT
06 PARALLEL PLAN

RECEIVED
MAR 07 2018
CHARTER TOWNSHIP OF YORK

DEVELOPMENT NARRATIVE

FAUST ACRES PLANNED UNIT DEVELOPMENT IS A 99 UNIT SITE CONDOMINIUM LOCATED ON MILAN SALINE ROAD, YORK TOWNSHIP, WASHTENAW COUNTY, MICHIGAN. THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED IN TWO PHASES. THE UNITS WILL BE SERVICED BY PRIVATE ROADS, A COMMUNITY WELL AND PROPOSED WASTE WATER TREATMENT PLANT.

THE FAUST PROPERTY IS AN UNDULATING PARTIALLY FORESTED SITE CONSISTING MOSTLY OF UPLAND. OF THE NEARLY 160 ACRES THERE ARE APPROXIMATELY 20 ACRES OF WETLAND, WITH NEARLY TWO THIRDS OF THAT BEING FORESTED. OPEN SPACE AREAS WITHIN THE DEVELOPMENT SHALL BE USED FOR GENERAL RECREATION FOR THE RESIDENTS OF THE DEVELOPMENT. RECREATION OPPORTUNITIES SUCH AS WALKING PATHS, MOWED AREAS FOR CHILDREN'S PLAY AREAS, INFORMAL SOCCER FIELDS AND BASEBALL DIAMONDS, AND NATURAL AREAS FOR WILDLIFE OBSERVATION SHALL BE PROVIDED.

THE SITE CONDOMINIUM WILL BE GOVERNED BY A HOMEOWNERS ASSOCIATION IN WHICH ALL OWNERS WILL BE MEMBERS. EACH HOMEOWNER WILL BE ASSESSED MONTHLY DUES. GENERAL RULES AND REGULATIONS CONSISTENT WITH SINGLE FAMILY SUBDIVISIONS DEVELOPED IN YORK TOWNSHIP WITHIN THE LAST 15 YEARS WILL BE PROPOSED FOR THE MASTER DEED AND BYLAWS FOR THIS DEVELOPMENT. RESTRICTIONS WILL PROVIDE FOR A HARMONIOUS WELL-KEPT NEIGHBORHOOD. THE PRIVATE ROADS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FUNDED FROM MONTHLY DUES. WATER AND WASTEWATER PLANTS WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION UPON COMPLETION OF THE PROJECT. ALL LOTS (UNITS) WILL BE SOLD TO INDIVIDUALS FOR THE CONSTRUCTION OF SINGLE FAMILY HOMES. ALL COMMON AREA OR OPEN SPACE WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. SALES PRICE OF THE HOUSE AND LOT IS ANTICIPATED TO AVERAGE IN THE MID $400K AT TODAY'S PRICES.

NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR ATWELL, LLC SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. IT IS UNDERSTOOD THAT THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY DUTY OF THE OWNER OR ATWELL, LLC TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
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SECTION 07
TOWN 04 SOUTH, RANGE 06 EAST
YORK TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT: PETERS BUILDING COMPANY
SALINE/MILAN ROAD
AREA PLAN
COVER SHEET

DATE: AUGUST 29, 2017

REVISIONS

SCALE: 0 100 200
1" = 200 FEET

DR. JL | CH. TP
P.M. TP
BOOK
JOB 16001744
SHEET NO. 01