

**ANN ARBOR CHARTER TOWNSHIP BOARD OF TRUSTEES
AMENDMENT TO ZONING CODE SECTION 74-175(a)(1) “REQUIREMENTS FOR
PRELIMINARY SITE PLANS –
INFORMATON REQUIRED – PHYSICAL FEATURES”
ORDINANCE NO. _____
_____, 2015**

The Ann Arbor Charter Township Board of Trustees ordains and adopts the following amendment to Chapter 74, Section 74-175 Requirements for Preliminary Site Plans, Subsection (a) Information Required:

CHAPTER 74, Section 74-175 Requirements for Preliminary Site Plans, Subsection (a)(1) Information Required – Physical Features is amended to read as follows: [**NEW LANGUAGE UNDERLINED**]

Sec. 74-175. – Requirements for preliminary site plans.

(a) *Information required.* In addition to the information required for all site plans, a preliminary site plan shall provide the following information:

(1) *Physical features.*

- a. The shape, size and location of existing and proposed development on the site, including buildings, parking areas and service drives, loading zones and the location of existing and proposed public streets serving the property.
- b. For residential projects, the number and types of dwelling units and density.
- c. For non-residential projects, the number of buildings.
- d. The location, width, and purpose of existing easements.
- e. The location of: (1) any drain tile that serves the property, whether located on or off the property that is the subject of the site plan; and (2) any drain tile on the property that serves other properties. If the applicant determines that no drain tile exists on the property, the applicant will provide a written statement to the Planning Commission representing that the applicant has made a good faith investigation into the existence of drain tile on the property, and that there is no evidence to indicate the presence of any drain tile on the property.
- f. An area-wide stormwater drainage map showing existing and proposed drainage courses and stormwater basins that are on-site or affect the site. This map shall provide contours shown at five foot intervals, and a stormwater management plan consistent with the Township's stormwater management ordinance.
- g. A sanitary sewer service area map showing service areas on-site or upstream. This map shall provide contours.

- h. A general proposed utility layout for sanitary sewer, water, and stormwater systems, including estimated locations for proposed wells, septic tanks, drain fields, and other proposed underground tanks.
- i. The total proposed stormwater impact surface area and percentage of proposed stormwater impact surface area to total gross area. Stormwater impact surface is that surface, including stormwater basins (at the designed capacity elevation), which has a runoff coefficient in excess of 0.3 as defined by the WCWRC.
- j. The location of any proposed trash storage areas and screening. If no outdoor trash storage is intended, the plan shall so state.
- k. A written preliminary review from the Washtenaw County Water Resources Commissioner indicating the project's conformance to WCWRC standards regardless of whether or not the project is within the jurisdiction of the WCWRC.
- l. A written preliminary technical review from the Washtenaw County Road Commission indicating the project's conformance to WCRC standards.
- m. If the project is located within the Fleming Creek watershed, a written review from the Fleming Creek Advisory Council, or any successor entity ("FCAC"), related to the impact of the project on the watershed and any recommended design modifications or management strategies to better protect water resources. The Planning Commission may waive this requirement or defer consideration of the FCAC review to the final site plan review if the FCAC does not provide a written response within forty-five (45) days after the applicant submits its written request to the FCAC for review.

ORDINANCE AMENDMENT DECLARED ADOPTED.

ANN ARBOR CHARTER TOWNSHIP BOARD
OF TRUSTEES

By: _____
Michael Moran, Supervisor

By: _____
Rena Basch, Clerk

Public Hearing: November 2, 2015
 Planning Commission Recommendation: November 2, 2015
 Approved by Board: _____, 2015
 Effective: _____, 2015 (7 days after publication)