

# Urban Planning 520

## Site Plan Assignment

Your assignment is to design a one-sheet site plan of a project that includes each item described below. Your site plan should address issues such as natural features protection and access to the site. You will be graded on whether you have included each of the items below. You may propose a residential, retail, office, religious or industrial use (or if you're feeling very ambitious, a mixed use project). You should assume that the site is zoned for your proposed use, is in the City of Ann Arbor, and has access to water, sanitary sewers and storm sewers. Use City of Ann Arbor development standards. Clearly label items (detention pond, sidewalk, bicycle parking, etc.). Try to include sustainable planning principles where feasible. You may render (color) your site plan or portions of your site plan, if you choose. Keep it simple and have fun. Two copies of your plan are due at the beginning of class on March 31, 2017 (keep the original).

### Site Plan Requirements

1. **General Information** [project name, north arrow, scale, vicinity map, survey dimensions (length of property lines), your name]
2. **Project Description** [paragraph describing project; indicate whether you are requesting a PUD or planned project]
3. **Community Analysis** [brief statement of the impact of the proposed project to public schools, adjoining uses, traffic and the community at large]
4. **Natural features statement of impact** [paragraph describing how natural features are protected and/or impacted]
5. **Location of protected natural features** [woodlands, landmark trees, wetlands, creek corridors, etc; identify the protected areas by circling them and labeling them]
6. **Comparison Chart** [proposed and required information for: zoning, lot size, lot width, setbacks, height, density (dwelling units per acre for residential), approximate usable open space (for residential), FAR (for non-residential), parking including barrier free and bicycle. See staff reports in the packet and other site plans for examples]
7. **Location of all proposed improvements** [building with dimensions and total square footage (shown on plan), driveway(s), parking lot, detention pond]
8. **Setback of building to all property lines** [show on plan]
9. **Dumpster location and dimensions of enclosure** (regardless of your project, show a dumpster with access and a screen: 14-foot wide by 8-foot deep)

10. **Driveway approach** [width at the street and at narrowest point (throat)]
11. **Streets** show street or driveway width [private streets should be 30-foot in width; public streets: 28-foot]
12. **Parking area** [width of aisle, dimension of stalls including barrier-free, location of required bicycle parking, label bike parking] (regardless of project, show a parking lot)
13. **Detention pond** [should be approximately 25% of the size of the amount of total impervious surface]
14. **Utilities** [show water line (“w”) and sanitary sewer line (“s”) from building(s) to the utility mains in the ROW; show utility mains in the ROW; show catch basin(s) in parking lot, show storm sewer line (“r”) from catch basin to detention pond, show storm sewer line from outlet structure to storm sewer mains in the ROW]
15. **Sidewalks** show sidewalks along all public ROW; label sidewalks [interior sidewalks: 5-foot wide; sidewalk fronting ROW: 10-foot wide]; show dimensions on plan
16. **Building elevations** [two-dimensional drawing of the height and width of building from the street; with scale]
17. **Landscaping** [show location of trees that are proposed to be planted; trees should be planted at least 15-foot apart; indicate whether the trees are conifers or deciduous]