

ON-SITE STORMWATER MANAGEMENT FEATURES

95% of all runoff shall be contained on site utilizing infiltration. The systems are low, one located in the front yard along E. Ellsworth Road and the second system flanks the perimeter of the east and north parking lots.

Total depressed bio-retention area = 2,826 SF. (PROVIDED)

ON-SITE UTILITIES

Parking island tree requirements conflict with water and sanitary sewer underground utilities. Trees to be located 15 feet from water main and 10 feet from sanitary or storm sewer.

SITE PLAN LAYOUT JUSTIFICATION

The Petitioner seeks P.U.D. zoning of the property. All effort was made to meet the landscape requirements of the Unified Development Code.

- A. Large Landmark trees occupying the North and East property line prohibited C.L.U.B. plantings within their Critical Root Zone.
B. Transitioning to the existing off-site Steep Slope of the adjacent property to the west requires a tall structural retaining wall...

The proposed site plan protects the existing natural features of the site while providing a building facility to meet the needs of the intended housing use, four main objectives are served as follows:

- 1. Positioning of the building maximizes the infiltration zone along E. Ellsworth Road.
2. Green space has been maximized along the east boundary to accommodate sod located there for the storm-water infiltration beds...

Table with 4 columns: LANDSCAPING AND SCREENING REQUIREMENTS, REQUIRED, EXISTING, PROPOSED. Includes rows for ROW BUFFER STRIP, NUMBER OF ROW SCREENING TREES, VEHICULAR USE AREA (VUA), etc.

Table with 4 columns: CONFLICTING LAND USE BUFFER (CLUB) NORTH PROPERTY LINE, LENGTH OF CONFLICTING LAND USE BUFFER, WIDTH OF CONFLICTING LAND USE BUFFER, CLUB TREES.

Table with 4 columns: CONFLICTING LAND USE BUFFER (CLUB) WEST PROPERTY LINE, LENGTH OF CONFLICTING LAND USE BUFFER, WIDTH OF CONFLICTING LAND USE BUFFER, CLUB TREES.

Table with 4 columns: CONFLICTING LAND USE BUFFER (CLUB) EAST PROPERTY LINE, LENGTH OF CONFLICTING LAND USE BUFFER, WIDTH OF CONFLICTING LAND USE BUFFER, CLUB TREES.

Table with 2 columns: STREET TREE ESCROW CALCULATIONS, REQUIREMENT. Includes rows for FRONTAGE ON E. ELLSWORTH RD., LESS CREDIT FOR REMAINING TREES, etc.

- Note: There are (2) two access drive proposed on the Ellsworth frontage.
Locations of underground utilities conflict with required parking lot trees in three locations.

EXISTING TREE SURVEY AND MITIGATION SUMMARY

Table with 3 columns: TOTAL SURVEYED TREES, COUNT, DBH. Includes rows for TOTAL DEAD TREES, TOTAL INVASIVE TREES, etc.

REMAINING MITIGATION FOR OFF-SITE = 0"
CASH CONTRIBUTION TO CITY FUND = 0 TREES @ \$200.00 EA. = 0

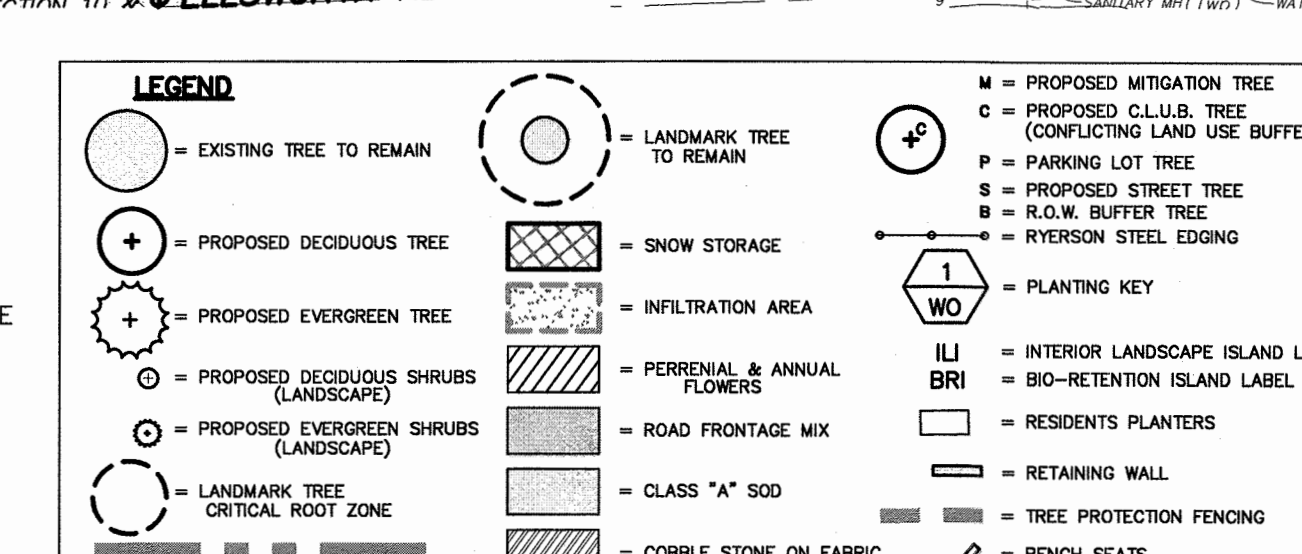
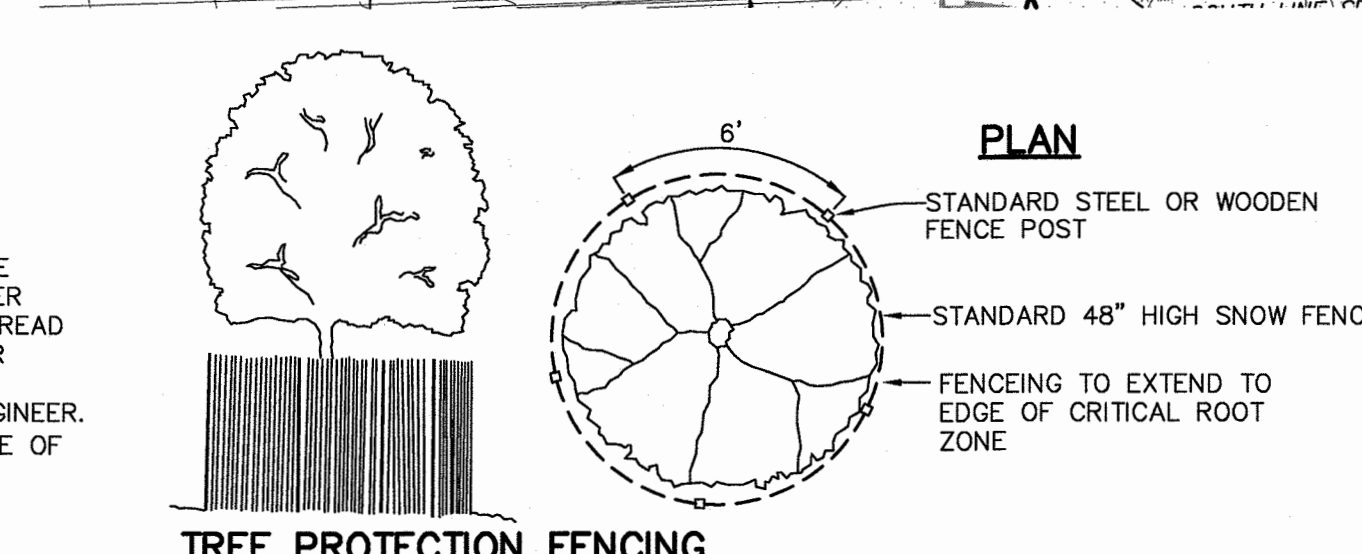
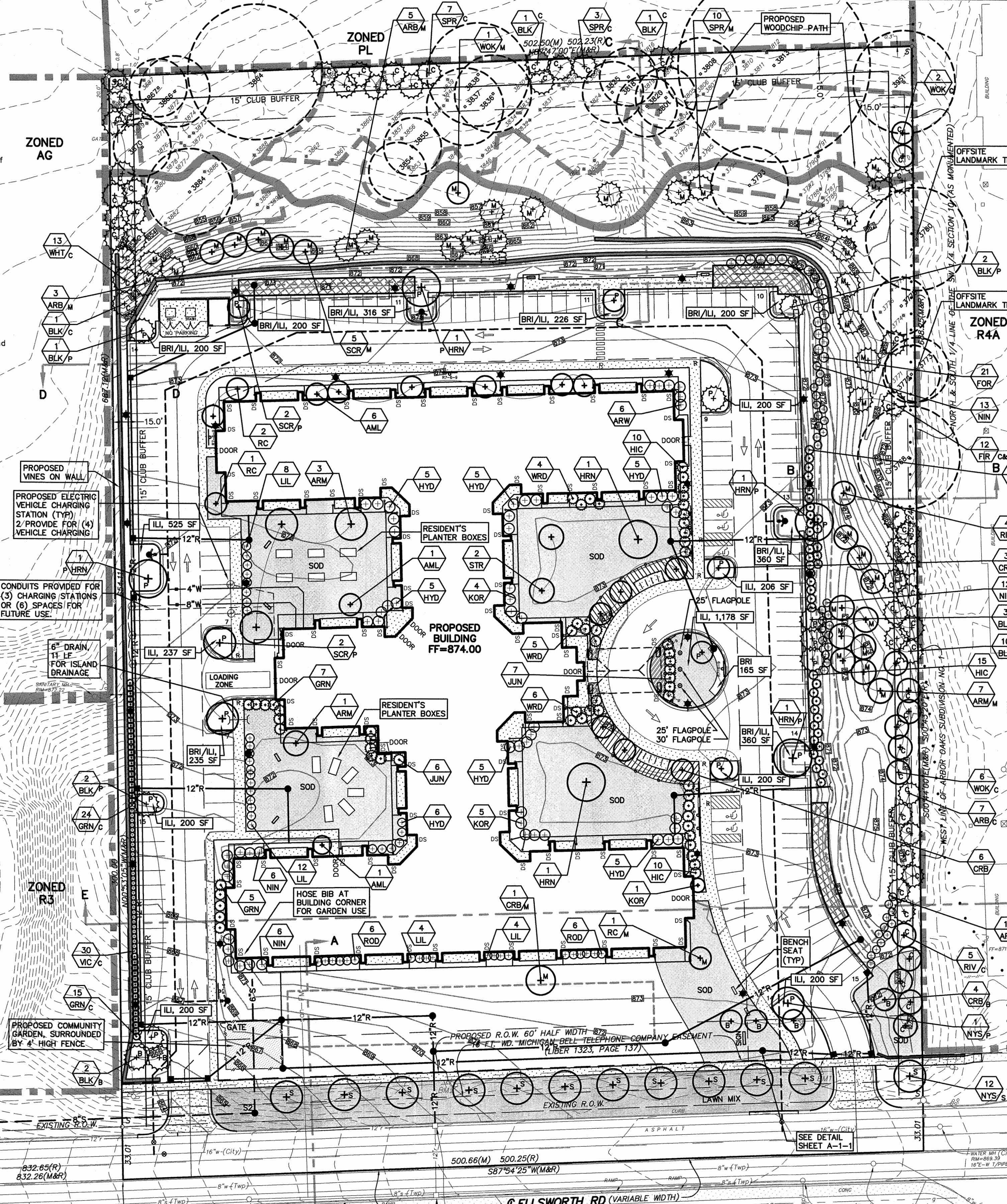
GREENSPACE PROVIDED

Table with 2 columns: Category, Value. Includes rows for Total site (minus R.O.W.), Impervious Area, Open Space Provided, etc.

INTERIOR LANDSCAPE TABLE

Table with 2 columns: Category, Value. Includes rows for Trees, Shrubs, Interior open space 196,487 sf

Legend table with symbols and descriptions: LIGHT POLE, UTILITY POLE, GUY ANCHOR, HYDRANT, etc.



BENCHMARK BM1=RR SPIKE IN UTILITY POLE, 66± WEST OF THE EAST PROPERTY LINE AND 19± NORTH OF ELLSWORTH RD, ELEV=870.87 (NAVD 88).

NO-MOW CONSERVATION MIX FOR WATERWAYS, BANKS & QUICK ESTABLISHMENT
60% SEED OATS, 8% SMOOTH BROMEGRASS, etc.

REVISIONS 05-26-2020 PER CITY REVIEW, 07-24-2020 SITE PLAN SUBMISSION #2, 08-25-2020 SITE PLAN SUBMISSION #3, 09-11-2020 SITE PLAN SUBMISSION #4, 11-23-2020 CITY COUNCIL SUBMISSION.

GENERAL LANDSCAPE NOTES

- 1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO CITY OF ANN ARBOR STANDARDS AND SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE SIZES AND MEASUREMENTS CONFORMING TO THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED STOCK OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED.

PLANT LIST

Table with 6 columns: Qty, Sym., Botanical, Common, Size, Comment. Lists various tree and shrub species like NYS, ARW, HIC, SCR, etc.

SHRUBS

Table with 6 columns: Qty, Sym., Botanical, Common, Size, Comment. Lists shrub species like ARW, HIC, NIN, etc.

LAWN MIX

30% KY BLUEGRASS, 25% TURF TYPE PEE, RYE, 25% CR. RED FESCUE, etc.

ROAD FRONTAGE MIX

45% CR RED FESCUE, 30% PER. RYEGRASS, 15% KY BLUEGRASS, etc.

STEEP SLOPES

Existing steep slopes are 20% gradient and maintained since 1940 as a domestic lawn without native trees.

Project information sidebar including SHEET, PROJECT, LOCATION (TOWN, RANGE, SECTION), CLIENT (LOCKWOOD COMPANIES), and ARCHITECT (GERALD J. SOSNOWSKI).

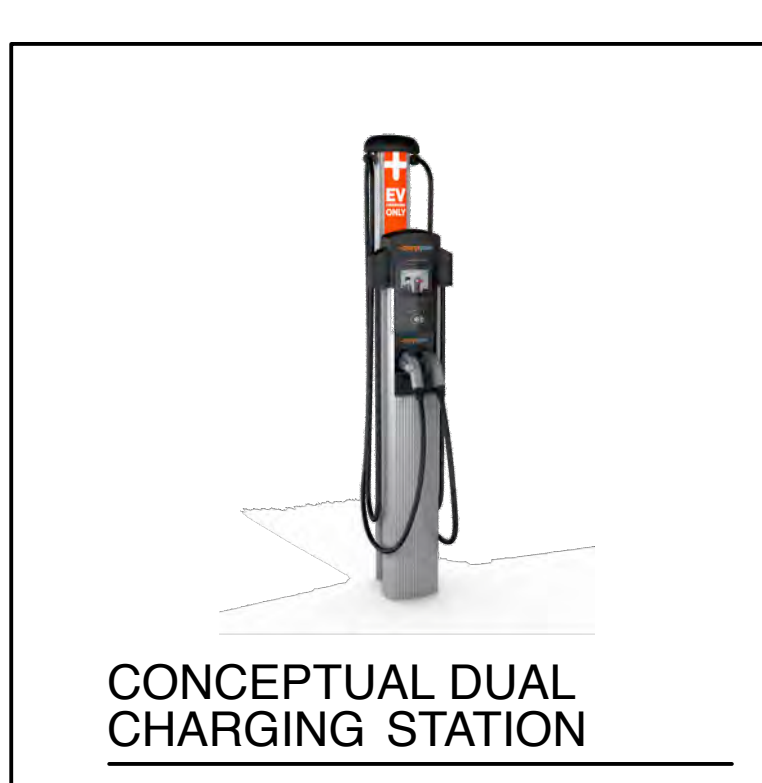




ARCHITECT / APPLICANT / OWNER CONTACT INFORMATION			
CONTACT PERSON (ARCHITECT):	JORDAN LONDON, PRESIDENT, AIA EDMUND LONDON & ASSOCIATES 20750 CIVIC CENTER DR., STE. 610 SOUTHFIELD, MI 48076	PH: (248) 353-4820 FAX: (248) 353-2920	PETITIONER/APPLICANT: Lockwood Companies 27777 Franklin Road, Suite 1410 Southfield, MI 48034 A/E: Steve Gabrys
PROPERTY ADDRESS - 2195 E. Ellsworth			PH: (248) 433-7416
OWNER: Lockwood Companies			PH: (248) 433-7416
OVERALL SQUARE FOOTAGE (EXCLUDING BALCONIES):			
1 ST FLOOR	57,340 S.F.		
2 ND FLOOR	54,380 S.F.		
3 RD FLOOR	56,850 S.F.		
TOTAL	168,130 S.F.		
COMPARISON CHART			
ZONING	R1C	R4D	PUD
EXISTING ZONING - R1C (SINGLE FAMILY) PERMITTED USES: SINGLE FAMILY DWELLING PERMITTED ACCESSORY USES: ADULT FOSTER CARE, LIBRARY, PUBLIC SCHOOLS PERMITTED ACCESSORY USES: FAMILY DAY CARE, HOME OCCUPATION, MEDICAL MARIJUANA HOME OR CULTIVATION SPECIAL EXCEPTION USES: ADULT FOSTER CARE, CHILD CARE CENTER, OUTDOOR RECREATION	EXISTING ZONING - R1C (SINGLE FAMILY) PERMITTED USES: SINGLE FAMILY DWELLING PERMITTED ACCESSORY USES: ADULT FOSTER CARE, LIBRARY, PUBLIC SCHOOLS PERMITTED ACCESSORY USES: FAMILY DAY CARE, HOME OCCUPATION, MEDICAL MARIJUANA HOME OR CULTIVATION SPECIAL EXCEPTION USES: ADULT FOSTER CARE, CHILD CARE CENTER, OUTDOOR RECREATION	PERMITTED USES: MULTIPLE-FAMILY DWELLING INTENDED TO PERMIT HIGHER DENSITY IN THE FORM OF HIGH RISE BUILDINGS ON SUBSTANTIAL TRACTS OF LAND PERMITTED USES: SINGLE & MULTIFAMILY DWELLINGS, GROUP LIVING, LIBRARY, PUBLIC SCHOOL, DAY CARE PERMITTED ACCESSORY USES: FAMILY DAY CARE, GROUP HOME, HOME OCCUPATION, MEDICAL MARIJUANA USE & CULTIVATION SPECIAL EXCEPTION USES: FRATERNITIES, CLUB HEADQUARTERS OR COMMUNITY CENTERS	PROPOSED ZONING - PUD - MULTI-FAMILY/SENIOR LIVING
SITE AREA:	FRONT YARD SETBACKS:	FRONT YARD SETBACKS:	FRONT YARD SETBACKS:
7.92 ACRES (GROSS) (344,832 S.F.) 7.226 ACRES (NET) (314,764 S.F.)	25 FT	7.92 ACRES (GROSS) (344,832 S.F.) 7.226 ACRES (NET) (314,764 S.F.)	7.92 ACRES (GROSS) (344,832 S.F.) 7.226 ACRES (NET) (314,764 S.F.)
	AT LEAST ONE - 5 FT TOTAL OF TWO - 10 FT	15 FT MINIMUM 40 FT MAXIMUM	PROPOSED FRONT YARD SETBACK - 25'-0" DISTANCE TO THE FRONT OF THE BUILDING - 69'-0"
ALLOWABLE BUILDING HT.	MINIMUM LOT AREA PER DWELLING UNIT	ALLOWABLE BUILDING HT.	MINIMUM LOT AREA PER DWELLING UNIT
MAXIMUM HEIGHT ALLOWED - 30 FT	N/A	MAXIMUM HEIGHT ALLOWED - 120 FT	PROPOSED HEIGHT - (3) STORIES - 42'-7" (1) TO MID POINT OF GABLE
UNIT DENSITY PER ACRE:	MINIMUM LOT AREA PER DWELLING UNIT	UNIT DENSITY PER ACRE:	MINIMUM LOT AREA PER DWELLING UNIT
N/A	MIN. LOT AREA PER UNIT - 7,200 S.F. (314,764 S.F. / 7,200 S.F.) = 43.7 OF 43 UNITS	25 DWELLING UNITS PER ACRE	PROPOSED - 154 DWELLING UNITS / 7.226 ACRES = 21.31 UNITS PER ACRE
OPEN SPACE	ACTIVE OPEN SPACE	OPEN SPACE	ACTIVE OPEN SPACE
OVERALL SITE AREA: PROPOSED PAVING: PROPOSED BUILDING FOOTPRINT (EXCLUDING BALCONIES/PATIOS) TOTAL OPEN SPACE AREA	N/A	N/A	7.92 ACRES (344,995.2) (GROSS) 7.226 ACRES (314,764.8) (NET)
63,139 S.F. (PARKING LOT) 57,340 S.F. (BLDG. W/O PATIO AREAS) 120,477 S.F. (TOTAL AREA) (120,477 / 314,764.8) = 61.7% OPEN SPACE	300 S.F. PER UNIT	63,139 S.F. (PARKING LOT) 57,340 S.F. (BLDG. W/O PATIO AREAS) 120,477 S.F. (TOTAL AREA) (120,477 / 314,764.8) = 61.7% OPEN SPACE	10,475 S.F. (SIDEWALK & COURTYARD) 3,708 S.F. (BALCONIES) 62,720 S.F. (LAWN AREA) 78,901 S.F. (TOTAL ACTIVE OPEN AREA) 78,901 / 154 UNITS 499.4 S.F. (AREA PER UNIT)
PARKING:	BIKE PARKING:	PARKING:	BIKE PARKING:
SINGLE FAMILY DWELLING (1) SPACE PER DWELLING	N/A	11/2 SPACES PER DWELLING UNITS 154 * 1 1/2 = 231 SPACES	REQUIRED: 1 SPACE FOR 5 DWELLING UNITS REQUIRED: 154 UNITS * 5 = 770 SPACES 50% TYPE 'A' & 50% TYPE 'C'
		PROPOSED: 154 PARKING SPACE 6 ACCESSIBLE PARKING SPACE 148 REGULAR PARKING SPACES PARKING SPACE SIZES (90 DEGREE) REGULAR PARKING STALL - 9 FT X 20 FT (PROVIDED 9 FT X 18 FT W/ 2 FT OVERHANG)	PROPOSED - 18 CLASS 'A' SPACES PROVIDED 16 CLASS 'C' SPACES PROVIDED
MISC. INFORMATION:	PROS:	MISC. INFORMATION:	CONS:
ESTIMATED NUMBER OF EMPLOYEES: 12 to 15 TOTAL (FULL AND PART TIME) MOSTLY DAY AND EVENING TRASH: WILL BE PICKED UP 2 OR 3 TIMES A WEEK DELIVERIES: SYSCO ONCE A WEEK, PRODUCE ONCE A WEEK, AND PERIODIC MISCELLANEOUS DELIVERIES (UPS, FEDEX, ETC) SHUTTLE BUS: THE SHUTTLE CAN HOLD UP TO 12 PEOPLE PLUS A WHEELCHAIR. TYPICAL SCHEDULE: TYPICAL SCHEDULE IS 3 TRIPS PER WEEK MONDAYS AND WEDNESDAYS: SHOPPING THURSDAY MORNINGS: DOCTORS RUNS OTHER: SPECIAL OUTINGS TO MOVIES, RESTAURANTS, ETC.	<ul style="list-style-type: none"> <li>PROVIDED AN AFFORDABLE HOUSING COMPONENT</li> <li>POTENTIALLY WILL PROVIDE ACCESS FOR CLIFFORD E. BRYANT ELEMENTARY SCHOOL TO THE EXISTING MATURE WOODLAND TO EXTEND AREA FOR USE AS AN OUTDOOR CLASSROOM</li> <li>PROVIDE LANDSCAPING ON HIGH BANKS OF EXISTING SOCCER FIELD TO SCREEN VIEWS FROM EXISTING RESIDENTIAL TO THE WEST</li> <li>PROVIDES EASY ACCESS TO THE CITY BUS SERVICE ON ELLSWORTH ROAD.</li> <li>THE SITE PROVIDES 100% INFILTRATION FOR ALL IMPERVIOUS SPACES.</li> <li>THE REDUCTION OF STORM WATER RUNNING OFF TO THE NEIGHBORS GOES FROM 7.92 ACRES TO 1.64 ACRES WE KEEP A LARGE TREE BUFFER TO THE NORTH, WHERE WE COULD HAVE DONE A DETENTION POND</li> <li>THE PROJECT EXCEEDS THE MINIMUM REQUIRED OPEN SPACE REQUIREMENT FOR A R4D USE.</li> <li>PROPOSING A LARGER OPEN SPACE AREA</li> <li>5' WIDE PUBLIC SIDEWALK PROVIDED IN ELLSWORTH RD. R.O.W. FRONTAGE</li> <li>ADDED MISSING SIDEWALK SECTION TO THE EAST</li> <li>LARGE FRONT YARD WITH LANDSCAPING PROPOSED</li> <li>LARGE BUFFER AREA PROVIDED TO THE RESIDENTIAL NEIGHBORS TO THE EAST</li> <li>SOLID WASTE STORAGE AND DISPOSAL MEETS ALL CITY REQUIREMENTS</li> <li>SITE LAYOUT MEETS ALL EMS AND FIRE DEPARTMENT REQUIREMENTS</li> <li>SITE LIGHTING PROVIDES DARK SKIES WITH MINIMAL LIGHT FOOT CANDLES</li> <li>BUILDING FACADE MATERIALS MATCH BUILDING MATERIALS OF SURROUNDING NEIGHBORHOOD.</li> </ul>	<ul style="list-style-type: none"> <li>DEVELOPMENT IMPACTS EXISTING ON-SITE TREES.</li> <li>DEVELOPMENT WOULD BE A IMPACT FROM THE EXISTING RESIDENTIAL USE.</li> <li>DEVELOPMENT WOULD BE MORE UNITS THAN ALLOWED UNDER THE EXISTING R1C RESIDENTIAL USE.</li> </ul>	
	<p><b>BUILDING DESIGN:</b> HAS (2) FIRE WALLS</p>		

**BUILDING DESIGN:**  
HAS (2) FIRE WALLS

**CONCEPTUAL ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 40'-0"



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Lockwood of Ann Arbor  
Ann Arbor, Michigan

conceptual architectural site plan

ISSUED:  
05/01/20 Pre-Submittal Submission  
05/28/2020 Site plan Submission  
07/24/2020 Site plan Submission #2  
08/25/2020 Site plan Submission #3  
09/11/2020 Site plan Submission #4

DRAWN BY: MC  
APPROVED BY: JL

JOB NUMBER  
**3809**

SHEET NUMBER  
**A-1.0**

City of Ann Arbor  
project no.: SP20-010

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