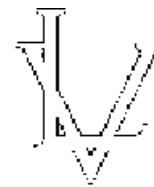


OBJECT, 411 Longshore Drive PUD
 The object of a PUD at 411 Longshore Drive is to obtain appropriate rezoning and site plan approval to improve the back of the building to create a more efficient floor plan and utility for continued use by this University of Michigan historical student focused fraternal society.



The Society of Les Voyageurs
 A 501(c)(7) non-profit corporation
 411 Longshore Drive, Ann Arbor, Michigan 48105
 (734) 662-1553



Proposed 411 Longshore Drive PUD

The Society of Les Voyageurs "Habe Mills Lodge"

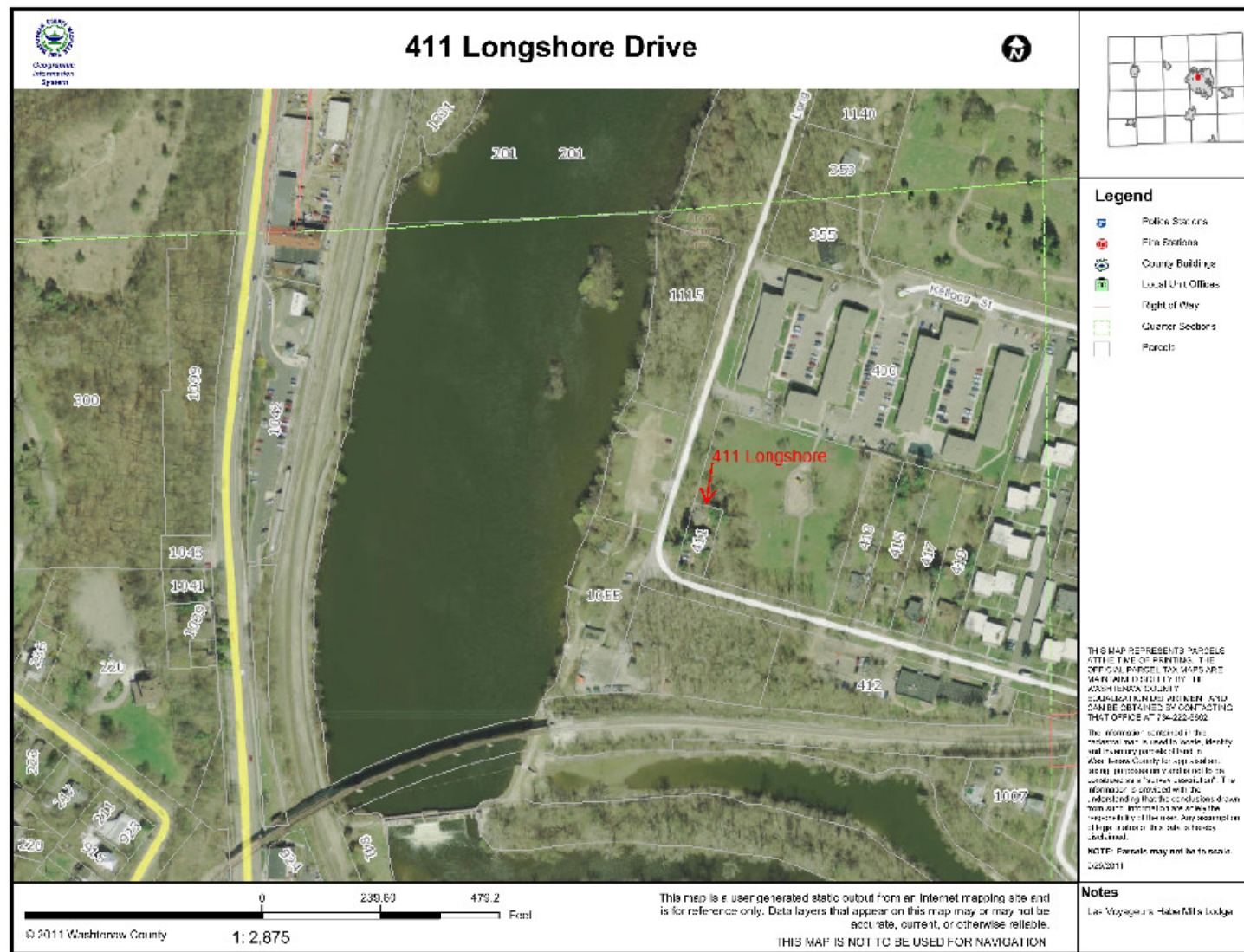
Contents

- Sheet 1 - Intro, Orientation and Utilities
- Sheet 2 - Existing and Proposed Uses
- Sheet 3 - Natural Features and impact
- Sheet 4 - Survey and Legal Description



PETITIONERS
 The petitioners are Mark Doman and Jim McNair. They are alumni of the society of Les Voyageurs and members of the society's Property Corporation, which owns and maintains the property. They are also members of the society's Chief's Council which provides guidance and support for the Society's student members.
 Mark Doman: 1307 Brooks Street, Ann Arbor, Michigan 48103 - (734) 834-1554 dmarkdomanpe@comcast.net
 Jim McNair: 1200 Shady Oaks Drive, Ann Arbor, Michigan, 48103 - 734-717-1336 james.mcnaair@huntington.com

STORMWATER MGMT
 The nearest stormwater drain line is on the north side of Longshore Park.
 Even using the Impervious Area assessed by the City for this property, the number (1,844 sq feet) is well below the 5,000 square foot criteria and the assessed area extends clear to the eastern property boundary as the extension and will, and the proposed PUD requests.



COMPARISON CHART		
	Existing	Proposed PUD
Lot Area	8,378 sqft (142 x 59)	Existing
Floor Area	1,228 sqft (711+517)	Ph1: 1,500 sqft (950+550) Ph2: 1,700 sqft (950+750)
Setback, front (South)	55.8 ft per survey	Existing
Setback, front (West)	16.6 ft per survey	Existing
Setback side/rear (North)	54.4 ft per layout ex. survey	Existing
Setback side/rear (East)	4.1 ft per layout ex. survey (from shed to be removed)	0 (0.3 ft actual)
Buffer	0 behind bldg, 15+ ft elsewhere see Nat. Features	Existing
Height	22.5 ft	Existing
Parking	3 cars and 8+ bicycles	Existing
Beds	6	Existing
Bathrooms	1	1 1/2

CURBS & CURB CUTS
 There are no curbs or curb cuts in this portion of Longshore Drive, Refer to the photographs below.
 The radius of the road edge as it turns around the Sproperty is approximately 80 feet. Refer to Sheets 2 and 3.
 No change will be made to the entrance under the PUD.



Proposed Planned Unit Development
 Les Voyageurs "Habe Mills Lodge"
 Address: Ann Arbor, Michigan

120ct11
 Designed MD
 Drawn MD
 Checked

Approved _____ Date _____
 Title _____ Job Class _____

D. Mark Doman, P.E.
 1307 Brooks, Ann Arbor Michigan

D. Mark Doman, P.E.
 Ann Arbor, Michigan

REVISIONS	Date	Description	Approved
	12/2/11	Revised Sheets 2 and 3	

File No.
 Rev 1

Sheet 1 of 4

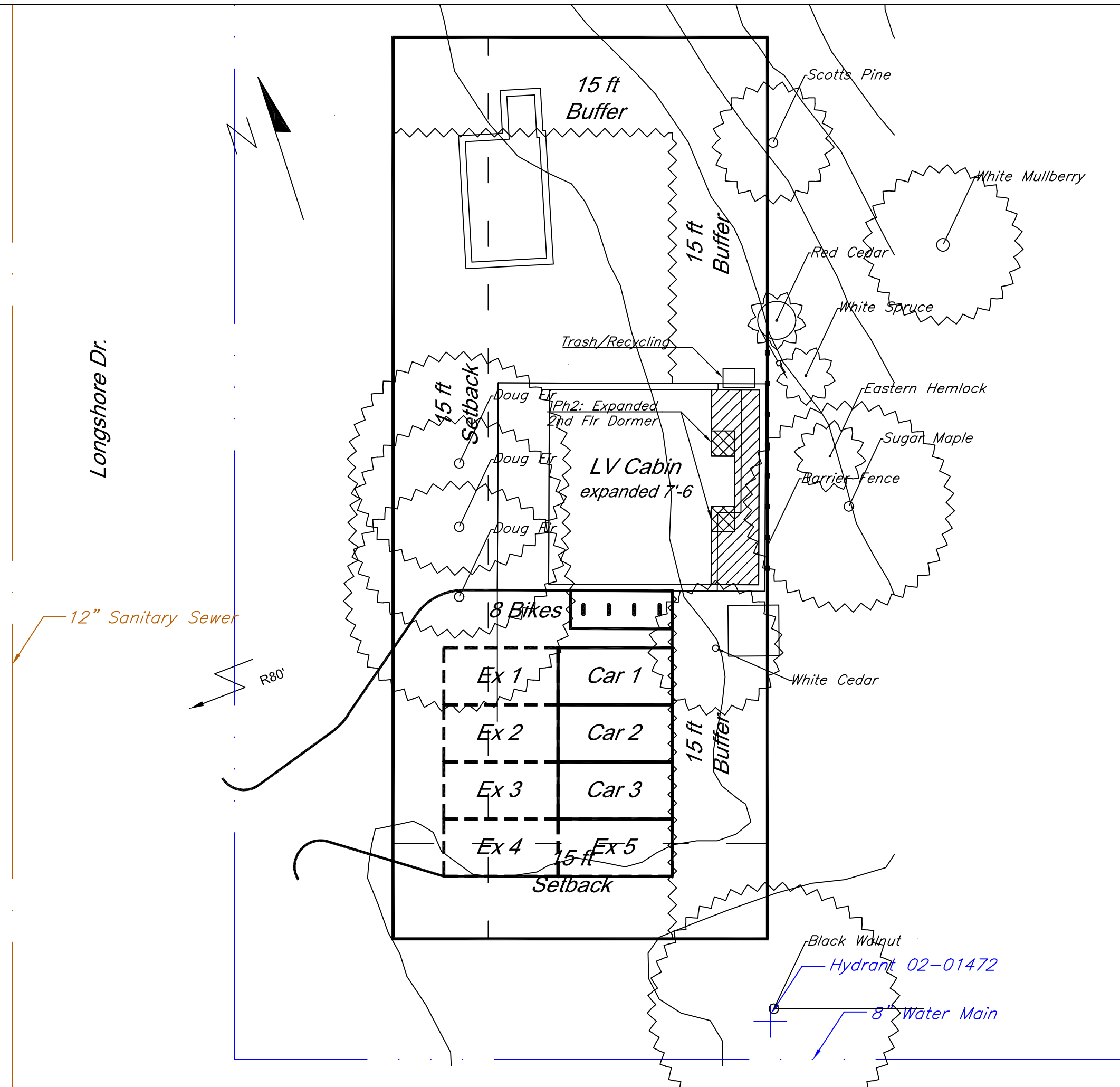
UTILITIES

Sanitary Sewer
 A 12 inch diameter sanitary sewer passes down the west and south sides of Longshore Drive on the west and south sides of the 411 Longshore Drive property.
 The use of the sanitary sewer by the property is unchanged by the expansion and PUD because, while a half bath is added, the number of beds will not change.
 This flow is, by Table A for University housing, rooming house, institutions, 75 gpd/capita or 450 gpd for the maximum of 6 residents.
Storm Drain
 The closest storm drain passes down the north side of Argo Park on the far side of the park from the 411 Longshore Drive property. There is a drain in the parking area of Longshore Nature Area across the street to the west of the property, but it drains directly into the Huron River.
 There are no footing drains in the current building construction and the new footings are proposed to drain into a drywell.
Water Main
 An 8 inch diameter water main passes down the east and north sides of Longshore Drive on the west and south sides of the property. Again, the use of water from this main will be unchanged by the expansion and PUD because the number of beds will not change.
Electrical
 Electrical service to the property will be upgraded in the expansion of the building. The service entrance is on east the wall, which is proposed to be moved to the east and the amperage will be increased.

FIRE HYDRANTS
 Fire hydrant 02-01472 is located within fifteen feet of the property. It is due south of the south east corner of the property.

TRASH / RECYCLING
 Trash and recycling containers will be located outside the kitchen door on the north side of the extension.

PARKING
 Routine parking will remain three cars and eight bicycles. This is a number that has worked well, exceeds standards and allows reversal of to exit forward onto Longshore.
 Five additional spaces will be provided for occasional use, but these require use of the 15' setbacks and exiting onto Longshore in reverse.



Designed MD	12Oct11
Drawn MD	12Oct11
Checked	

Existing & Proposed
 Les Voyageurs "Habe Mills Lodge"
 Ann Arbor, Michigan
 411 Longshore Drive

Approved _____ Date _____
 Title _____

D. Mark Doman, P.E.
 1307 Brooks, Ann Arbor Michigan

D. Mark Doman, P.E.
 Ann Arbor, Michigan

REVISIONS		Approved
Date	Description	
12/2/11	Added 5 occasional parking spaces	

BUFFER

The area is heavily wooded between the 411 Longshore property and the neighboring city land. Refer to illustrations below. Society members maintain the woods on both sides of the borders. What is done on the City's land is done with the knowledge and cooperation of Ann Arbor Natural Area Preservation manager and LV member Dave Borneman. The east elevation of the building already extends into the parkland buffer zone, and the expansion proposed will not result in a significant change in average buffer ratio along the combined north and east property lines.

View from South



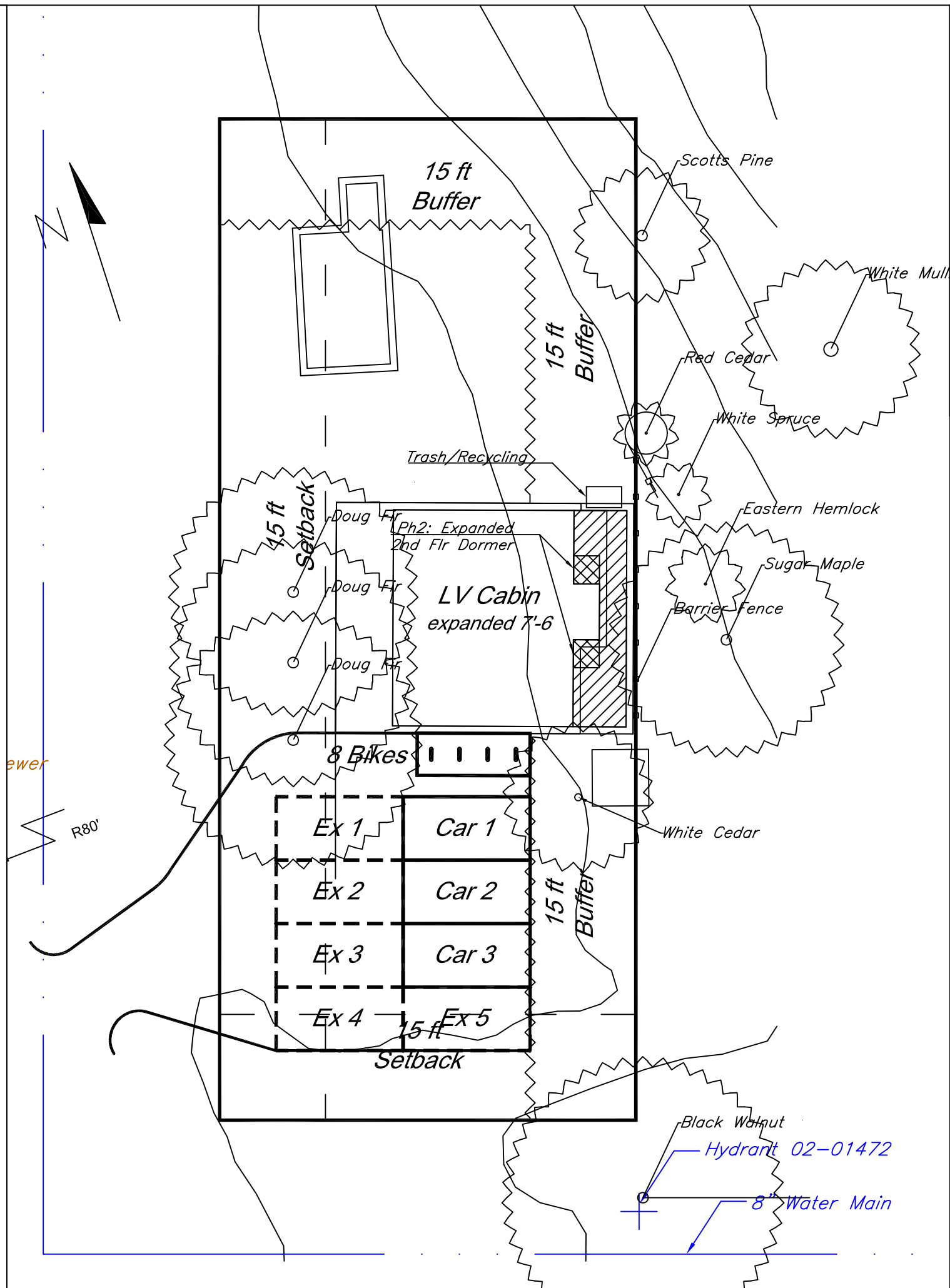
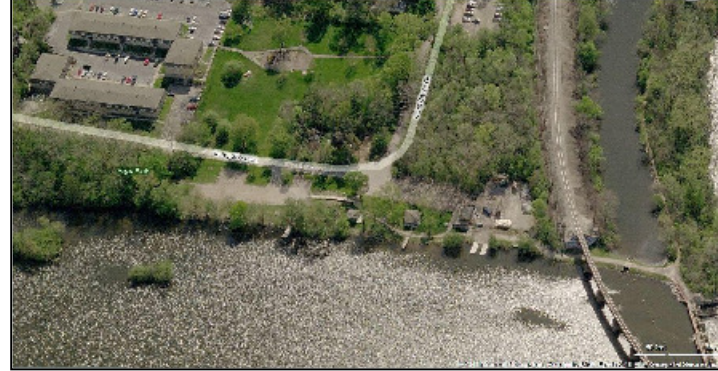
View from East



View from North



View from West



NATURAL FEATURES

The extraordinary feature of the property is its proximity to natural features. These natural features include the following:

- Huron River - The Huron River is the extraordinary natural feature of the area as it (Argo Pond) is approximately 200 feet to the west and does much to establish the character of the area and our society.
- Argo Nature Area - This is the natural area bounding the river on its East side. It extends the character of the area and our society.
- Argo Canoe Livery - This heavily used feature compliments the Society's public use of the Habe Mills Lodge by providing parking on Sunday evenings during the school year when the livery is lightly used if it is used at all.
- Argo Park - A traditional park with mowed lawns surrounds the property beyond the wooded buffer..

LANDMARK TREES

One Landmark tree has a critical root zone in the work area. It is a 16 inch dbh sugar maple located 13 feet east of the east property line. Two other trees meeting the requirements of the City of Ann Arbor Landmark Tree List are within 50 feet of the work area, but their critical root zones (12 in/inch dbh) are not in the trafficked area for the project. These trees are

- 18" Black Walnut located 67 feet south of the SE corner of the building
- 18" Scots Pine located 38 feet north of the NE corner of the building

A 24" White Mulberry is located 43 feet NE of the NE corner of the building, but its critical root zone is outside of the work area and these are generally considered to be invasive. Protection - To protect the sugar maple and other trees that we value, we will take the following protective measures:

- Access - access to the site will be from the north, generally bypassing the maple. Heavy equipment will be minimal on the site and will access from the north. Foot traffic is all that will pass over the critical root zone except in the location of the foundation itself.
- Foundation - We will install only a shallow foundation for a crawl space. This will minimize the excavation required near the tree. Three feet of the 16 feet critical root zone radius will be affected. This is less than 5% of the entire CRZ area.
- Drainage - The tree is uphill of the site, so drainage from the worksite will not be an issue.
- Barrier Fence - a bright plastic fence at least 36 inches tall will be erected as shown for the duration of the construction. The tree is protected from other directions by the natural barrier.
- Trunk Wraps - We will wrap the trunks with a bright colored, permeable material for visibility during construction.
- No Canopy Raising - We will not raise the canopies of the trees more than they already are.

DESIGNED 12Oct11 DRAWN MD CHECKED Approved _____ Date _____ Title _____	Natural Features Les Voyageurs "Habe Mills Lodge" Ann Arbor, Michigan 411 Longshore Drive D. Mark Doman, P.E. 1307 Brooks, Ann Arbor Michigan	REVISIONS <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>Approved</th> </tr> </thead> <tbody> <tr> <td>12/2/11</td> <td>Added trees and protection</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Date	Description	Approved	12/2/11	Added trees and protection							
			Date	Description	Approved									
			12/2/11	Added trees and protection										
File No. Rev 1														
Sheet 3 of 4														

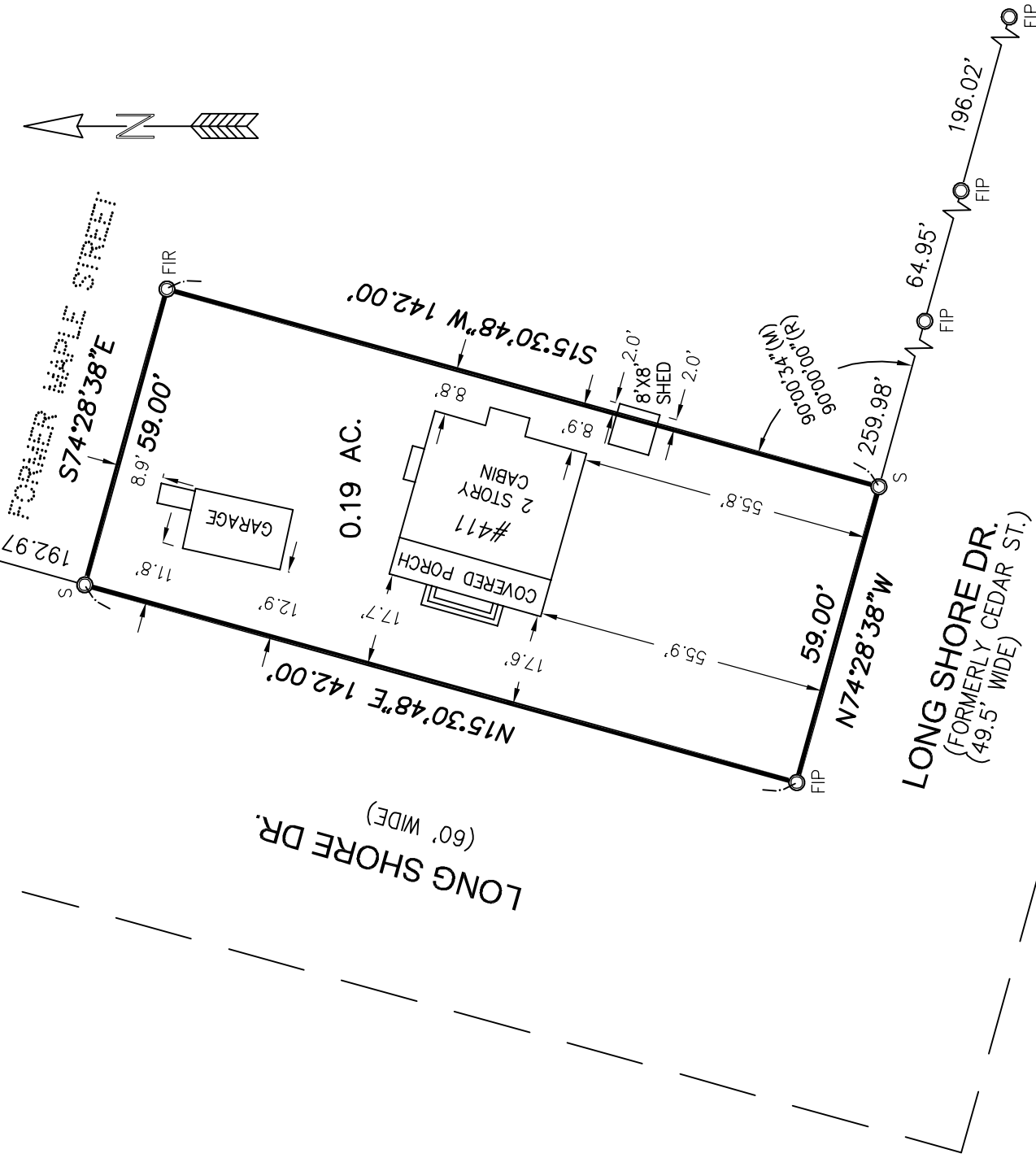
SKETCH OF SURVEY

LEGEND:

- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- S SET IRON PIPE
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION

NOTE:

BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83

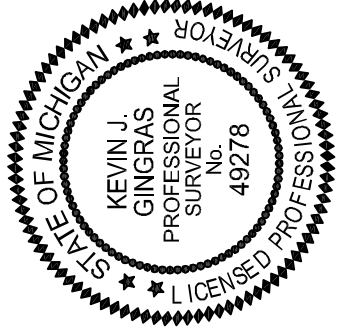


LEGAL DESCRIPTION:

COMMENCING AT AN IRON PIPE MONUMENT AT THE INTERSECTION OF THE NORTHERLY LINE OF CEDAR STREET WITH THE EASTERLY LINE OF LONG SHORE DRIVE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF CEDAR STREET 59 FEET TO AN IRON PIPE; THENCE NORTHERLY AT RIGHT ANGLES 142 FEET TO AN IRON PIPE IN THE SOUTHERLY LINE OF MAPLE STREET; THENCE WESTERLY AT RIGHT ANGLES ALONG SAID SOUTHERLY LINE OF MAPLE STREET 59 FEET TO AN IRON PIPE IN THE EASTERLY LINE OF LONG SHORE DRIVE; THENCE SOUTHERLY AT RIGHT ANGLES ALONG THE EASTERLY LINE OF LONG SHORE DRIVE 142 FEET TO THE PLACE OF BEGINNING.

CLIENT: LES VOYAGEURS C/O JAMES McNAIR

BOUNDARY SURVEY
OF A 0.19 ACRE PARCEL OF LAND
IN THE SE 1/4 OF SECTION 20,
T2S, R6E, CITY OF ANN ARBOR,
WASHTENAW COUNTY, MICHIGAN.



Arbor Land Consultants, Inc.

Professional Land Surveyors
2936 Madrono
Ann Arbor, MI 48103
Tel (734) 669-2960
Fax (734) 669-2961
www.arborlandinc.com

SCALE 1 INCH = 30 FEET

JOB No. 05810
SHEET 1 OF 1

DATE 6-22-2010
REVISION: -