THE GARNET

RESIDENTIAL CONDOMINIUMS
CITY OF ANN ARBOR
WASHTENAW COUNTY
PUD & SITE PLAN
SP19-045

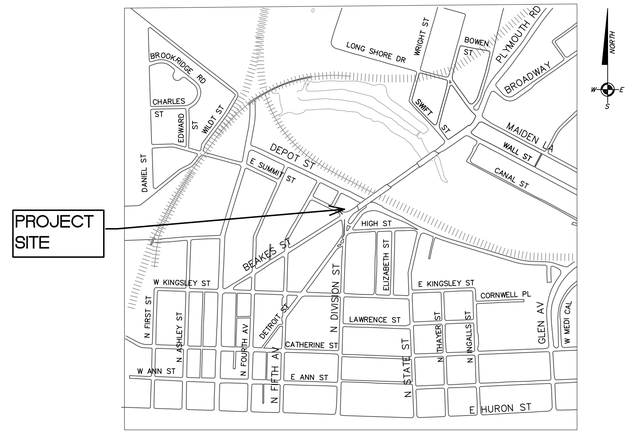
OWNER:
325 E. SUMMIT CONDOS, LLC
KELLY ANDERSON
345 GLENWOOD ST.
ANN ARBOR, MI 48103
PHONE: 734-260-2432

DEVELOPER/PETITIONER:
325 E. SUMMIT CONDOS, LLC
325 E SUMMIT
ANN ARBOR, MI 48104
PHONE: 734-260-2432

SURVEYOR:
ALPINE ENGINEERING, INC.
JOHN D. HEIKKINEN, PS
46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)

ARCHITECT:
J. BRADLEY MOORE & ASSOCIATES ARCHITECTS
J BRADLEY MOORE
4844 JACKSON RD.
SUITE #150
ANN ARBOR, MI48103
PHONE: 734-930-1500

ENGINEER/PETITIONER'S AGENT:
MACON ENGINEERING, LLC
KATHY KEINATH, P.E.
P.O. BOX 314
CHELSEA, MICHIGAN 48118
PHONE: 734-216-9941



VICINITY MAP
N.T.S.

STATEMENT OF INTEREST IN LAND:
325 E. SUMMIT CONDOS, LLC IS ACTING AS THE OWNER, PETITIONER AND DEVELOPER OF THE SITE.

DEVELOPMENT PROGRAM
THE PROPOSED DEVELOPMENT WILL BE A RESIDENTIAL USE INCLUDING TEN (10) RESIDENTIAL CONDOMINIUM UNITS. THERE WILL BE FOURTEEN (14) COVERED PARKING SPACES PROVIDED IN THE LOWER LEVEL PARKING GARAGE. THE DEVELOPMENT HAS BEEN PLANNED TO PROVIDE ADEQUATE PARKING, INGRESS AND EGRESS, PEDESTRIAN CONNECTIONS AND ALL OTHER REQUIRED SITE ELEMENTS. THE SITE IS TO BE DEVELOPED IN ONE PHASE. THE PROPOSED PROJECT IS SCHEDULED TO BEGIN UPON APPROVAL AND BE COMPLETED IN 2019. PRELIMINARY DEVELOPMENT COSTS ARE CURRENTLY ESTIMATED TO BE $4,500,000.

COMMUNITY ANALYSIS
THE PROPOSED PROJECT IS LOCATED ON EAST SUMMIT STREET AT THE BROADWAY STREET INTERSECTION AND JUST WEST OF THE HURON RIVER. THE SITE IS ZONED C1B . THE PROPOSED REZONING IS PUD. THERE IS ONE EXISTING BUILDING ON THE SITE THAT WILL BE REMOVED. THE USE OF THE PROPOSED BUILDING IS RESIDENTIAL AND WILL BE MARKETED TO YOUNG PROFESSIONALS AND EMPTY NESTERS. THE PROPERTY TO THE WEST, AND NORTH IS ZONED C1B. THE PROPERTIES ACROSS THE STREETS TO THE SOUTH AND EAST ARE CURRENTLY ZONED R4C RESIDENTIAL. THE PROPOSED DEVELOPMENT WILL NOT HAVE A NEGATIVE IMPACT ON PUBLIC SCHOOLS, AIR OR WATER QUALITY. THERE ARE NO HISTORICAL SITES OR STRUCTURES ON THE SITE. THE GENERAL DESCRIPTION OF NATURAL FEATURES DESCRIBES IN DETAIL THE IMPACTS TO THE NATURAL FEATURES ON THE SITE. THE LANDMARK TREES ON THE SITE WILL BE PROTECTED AND REMAIN ON THE SITE.

THE PROPOSED DEVELOPMENT WILL BE AN IMPROVEMENT TO THE EXISTING SITE WHICH INCLUDES ONE OLDER BUILDING. THE INTENDED USE AS A RESIDENTIAL PROPERTY WILL BE CONSISTENT WITH OTHER RESIDENTIAL USES IN THE NEIGHBORHOOD. THE PROJECT WILL BE HARMONIOUS WITH THE OTHER PROPERTIES IN THE NEIGHBORHOOD AND WILL NOT HAVE A NEGATIVE IMPACT TO THE SURROUNDING DEVELOPMENTS.

STANDARD SIDEWALK REPAIR AND MAINTENANCE NOTE:
PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

SOIL TYPES
THE SOIL ON THE SITE IS FOX SERIES FoC BASED ON SOIL DATA MAPS FROM WASHTENAW COUNTY AND THE CITY. FOX SOILS ARE CLASSIFIED AS HYDRAULIC SOILS GROUP B WITH A TYPICAL INFILTRATION RATE OF 0.6 IN/HR. SOIL INFILTRATION TESTING WAS NOT PERFORMED DUE TO THE HISTORY OF CONTAMINATION AT THE SITE.

LEGAL DESCRIPTION
LOTS 2, 4 & 6 BLK 8 MAP OF ORMSBY & PAGES ADDN
TAX ID 09-09-20-415-003
ADDRESS 325 SUMMIT

TRAFFIC IMPACT ANALYSIS
VEHICULAR, PEDESTRIAN AND BICYCLE ROUTES ARE SHOWN ON THE PLANS. NO TRUCK TRAFFIC TO THE SITE IS ANTICIPATED. NO NEW CURB CUTS WILL BE REQUIRED. THE SITE WILL BE ACCESSED FROM THE EXISTING SHARED DRIVEWAY. THE SITE IS EXPECTED TO HAVE LESS THAN 1 TRIP PER UNIT PER HOUR AND LESS THAN 32 TRIPS PER PEAK HOUR. NO TRAFFIC STUDY IS REQUIRED.

SITE TRIP GENERATION

				AM Peak Hour			PM Peak Hour		
Land Use	ITE Code	Amount	Units	In	Out	Total	In	Out	Total
Condominiums	230	10	DU	1	5	6	5	2	7

Trip Rates taken from ITE Trip Generation manual, 10th Edition

COMPARISON CHART

	EXISTING	EXISTING REQUIRED	PROPOSED
ZONING	C1B	n/a	PUD
USES	Office	n/a	Residential
NUMBER OF UNITS	n/a	n/a	10
BUILDING			
EXISTING BUILDINGS	2,500 sf	n/a	n/a
USABLE SQUARE FOOTAGE	2,500 sf	n/a	16,790 sf
PROPERTY REGULATIONS			
LOT AREA MIN	8,571 sf	3,000 sf	8,571 sf
LOT WIDTH MIN	77.42 ft	20.00 ft	77.42 ft
BUILDING HEIGHT AVE	25 ft	4 stories/50 ft	56 ft 6.75 in
USABLE FLOOR AREA (FAR) MAX	29%	150%	196%
PROPERTY SETBACKS			
FRONT SUMMIT	9.26 ft	10 ft to 25 ft	10.30 ft
FRONT BROADWAY	63.40 ft	10 ft to 25 ft	7.18 ft
SIDE NORTH	19.71 ft	None	0.31 ft
SIDE WEST	1.00 ft	None	0.01 ft
OFF STREET PARKING			
PARKING: 1 SPACE PER UNIT RESIDENTIAL 1/333 sf to 1/250 sf OFFICE	6	7.5	11
BICYCLE PARKING 1 PER 5 UNITS RESIDENTIAL 1/3000 sf OFFICE	0	0 Total 30%A, 70% C	7A / 12B / 4C

PARKS CONTRIBUTION
10 DWELLING UNITS X .0125 ACRES(THE AMOUNT DESIRED TO KEEP PACE WITH EXISTING PARKLAND DENSITY)X $50,000/ACRE (THE AVERAGE COST FOR PARKLAND/ACRE) = $6,250

GENERAL DESCRIPTION OF NATURAL FEATURES
THERE ARE NO FLOODPLAINS, WATERCOURSES, STEEP SLOPES, WOODLAND, ENDANGERED SPECIES HABITAT, OR WETLANDS ON THE SITE.

THERE IS A TOTAL OF NINE (9) TREES LOCATED ON THE PROPERTY. TWO OF THE TREES ARE LANDMARK TREES. ONE LANDMARK (No. 6) IS A 16" HONEY LOCUST. THE OTHER (No. 7) IS AN 18" HONEY LOCUST. A COMPETE TREE INVENTORY IS PROVIDED ON SHEET SP-07. THE LANDMARK TREES CURRENTLY HAVE IMPACT TO THEIR CRITICAL ROOT ZONES BY EXISTING RETAINING WALLS, SIDEWALK AND PAVEMENT ON THE SITE.

NATURAL FEATURES STATEMENT OF IMPACT
ONE OF THE LANDMARK TREES, No.7, THE 18" HONEY LOCUST, IS PROPOSED TO BE PROTECTED AND SAVED. DETAILS OF THE PROTECTION PLAN ARE PROVIDED ON THE NATURAL FEATURES SHEET. THE OTHER LANDMARK TREE, No.6, THE 16" HONEY LOCUST, WILL NEED TO BE REMOVED. THIS TREE CURRENTLY HAS IMPACT TO APPROXIMATELY 20% OF THE CRITICAL ROOT ZONE DUE TO EXISTING RETAINING WALLS AND PAVEMENT ON THE SITE. MITIGATION WILL BE PROVIDED FOR THE REMOVED TREE BY PROVIDING REPLACEMENT TREES ON THE SITE AS SHOWN ON THE NATURAL FEATURES AND LANDSCAPING SHEETS. THE LANDSCAPING PLAN SHOWS NOTES, CALCULATIONS AND DRAWINGS FOR THE PROPOSED MITIGATION. SHEET SP-04 DESCRIBES THE ANALYSIS FOR THE IMPACT TO THE LANDMARK TREE THAT IS PROPOSED TO BE REMOVED.

SOLID WASTE DISPOSAL PLAN
THE DEVELOPMENT PROPOSES TO PROVIDE BOTH REFUSE AND RECYCLING DUMPSTERS FOR STORAGE IN THE AREA PROVIDED IN THE LOWER LEVEL PARKING GARAGE. ONE 2 CY DUMPSTER FOR TRASH AND ONE 2 CY DUMPSTER FOR RECYCLING WILL BE PROVIDED. ONE LIFT PER WEEK IS ANTICIPATED. THIS AREA WOULD BE ACCESSIBLE FROM THE DRIVEWAY ALONG THE WEST SIDE OF THE BUILDING. TRUCKS WOULD ACCESS THE SITE FROM THE EXISTING ALLEY ON DEPOT STREET AND THEN DRIVE NORTHERLY TO THE LOCATION OF THE DUMPSTERS IN THE PICK UP AREA AS SHOWN ON THE LAYOUT PLAN. DUMPSTERS WILL BE ROLLED OUT AND PLACED IN THE PICK UP AREA BY MAINTENANCE PERSONNEL FOR DISPOSAL. THE TRUCK WOULD EXIT THE SITE AT THE NORTH END OF THE DRIVEWAY ONTO SUMMIT STREET. THE TRUCKS WILL HAVE CLEAR ACCESS STRAIGHT THROUGH THE SITE FROM DEPOT STREET TO SUMMIT STREET.

SHEET INDEX

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SP-04	NATURAL FEATURES PLAN	A1.3	THIRD FLOOR PLAN
SP-05	NATURAL FEATURES OVERLAY PLAN	A1.4	FOURTH FLOOR PLAN
SP-06	LANDSCAPE PLAN	A1.5	ROOF PLAN
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SP-10	ALTA SURVEY	A2.4	BASEMENT ASSESSMENT
		A3.0	STREET ELEVATION WEST
		A3.1	STREET ELEVATION NORTH
		A4.1	BUILDING SECTION
		A2.0C	SOUTH ELEVATION
		A2.1C	EAST ELEVATION
		A2.2C	NORTH ELEVATION
		A2.3C	WEST ELEVATION

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

Macon Engineering, LLC.
P.O. Box 314, Chelsea, MI 48118 734-216-9941

THE GARNET
SUMMIT & BROADWAY
ANN ARBOR, MI

SITE PLAN COVER

KATHY KEINATH ENGINEER No. 46062 STATE OF MICHIGAN REGISTERED PROFESSIONAL ENGINEER

12-18-19
11-20-19
5-31-19
4-25-19
3-15-19
1-22-19
DATE 10-25-18
SCALE N.T.S.
SHEET NO. SP-01

LEGEND

- EX. CATCH BASIN
- EX. MANHOLE
- EX. END SECTION
- EX. OVERFLOW STRUCTURE
- EX. CLEANOUT
- EX. HYDRANT
- EX. GATE VALVE
- EX. WATER SHUTOFF
- EX. FIRE DEPT. CONNECTION
- EX. WATER WELL
- EX. LIGHTPOLE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. TRAFFIC SIGNAL
- EX. GAS SHUTOFF
- EX. GAS VENT
- EX. HANDHOLE
- EX. PEDESTAL
- EX. TRANSFORMER
- EX. GENERATOR
- EX. GAS METER
- EX. ELECTRIC METER
- EX. AIR CONDITIONER
- EX. RAILROAD SIGNAL
- EX. SIGN
- EX. POST/BOLLARD
- EX. FLAGPOLE
- EX. MAILBOX
- EX. SOIL BORING
- EX. MONITOR WELL
- FOUND IRON
- SET IRON
- EX. TREE
- EX. TREE TAG & NUMBER
- EX. TREE LINE
- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
- EX. COMMUNICATION
- EX. GAS LINE
- EX. OVERHEAD LINE

DESCRIPTION:

LOTS 2, 4 & 6 BLK 8 MAP OF ORMSBY & PAGES ADDN TO ANN ARBOR VILLAGE

BENCHMARK:

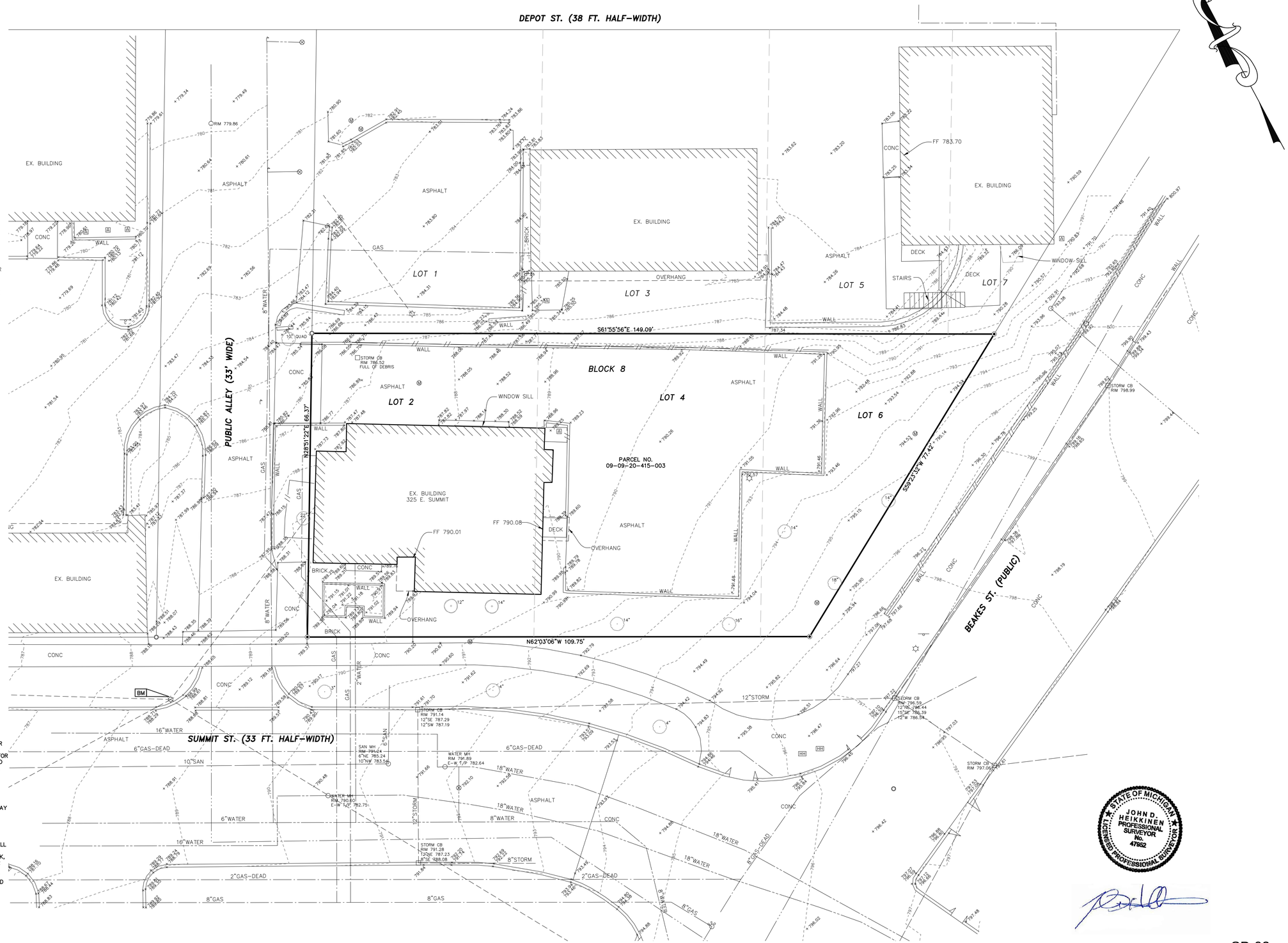
RAILROAD SPIKE IN NORTH FACE OF POWER POLE, NORTH SIDE OF SUMMIT ST., ±175' WEST OF BEAKES ST. ELEVATION 789.50 NAVD88 GPS DERIVED

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. 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. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT

46892 WEST ROAD
SUITE 100
NOVI, MICHIGAN 48377

(248) 926-3701 (BUS)
(248) 926-3715 (FAX)
WWW.ALPINE-INC.NET

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

811 Know what's below Call before you dig.

CLIENT: KLA DEVELOPMENT

TOPOGRAPHIC SURVEY

325 E. SUMMIT
TOWNSHIP: 2S RANGE: 6E
SECTION: 29
CITY OF ANN ARBOR
WASHTENAW COUNTY
MICHIGAN

REVISED
ADD'L UTILITIES – 12/18/17

STATE OF MICHIGAN
JOHN D. HEIKKINEN
PROFESSIONAL SURVEYOR
No. 47852
REGISTERED PROFESSIONAL SURVEYOR

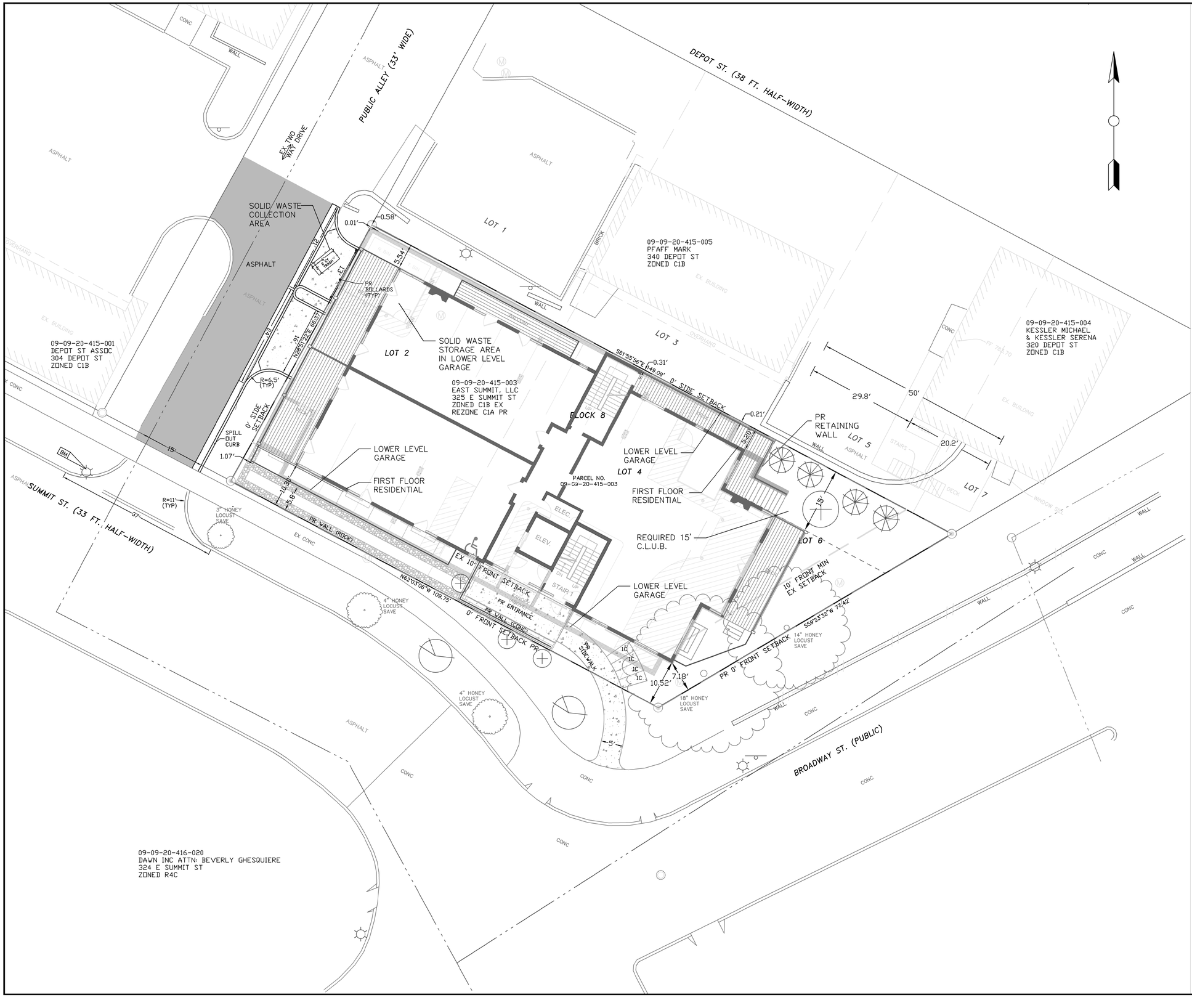
DATE: 4-11-17
DRAWN BY: JRV
CHECKED BY: JDH

0 5 10

FBK: 322
CHF: LL
SCALE HOR 1"=10 FT.
VER 1"= – FT.

1
17-115

SP-02



LEGEND

- EX. CATCH BASIN
- EX. MANHOLE
- EX. END SECTION
- EX. CLEANOUT
- EX. HYDRANT
- EX. GATE VALVE
- EX. WATER SHUTOFF
- EX. FIRE DEPT. CONNECTION
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- EX. STORM SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
- EX. COMMUNICATION
- EX. GAS LINE
- EX. OVERHEAD LINE
- PR STORM SEWER
- PR SANITARY SEWER
- PR WATER MAIN
- PR SILT FENCE
- PR TREE FENCE
- PR INLET FILTER
- PR CONCRETE
- PR ASPHALT
- PR CURB
- 700 PR CONTOUR LINE
- 700.00 X PR SPOT GRADE

811 Know what's below. Call before you dig.

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P.O. Box 314, Chelsea, MI 48118 734-216-9941

THE GARNET
SUMMIT & BROADWAY
ANN ARBOR, MI

SITE PLAN LAYOUT

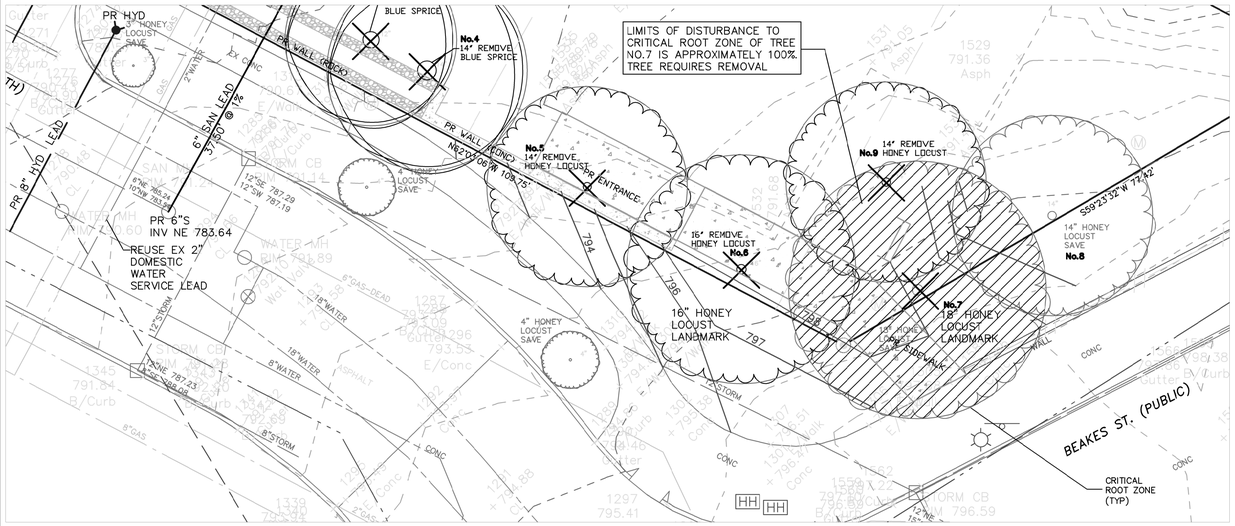
STANDARD SIDEWALK REPAIR AND MAINTENANCE NOTE:
PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME.' PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

LAYOUT NOTES:
1. MECHANICAL EQUIPMENT MAY NOT BE LOCATED WITHIN THE CONFLICTING LAND USE BUFFER.

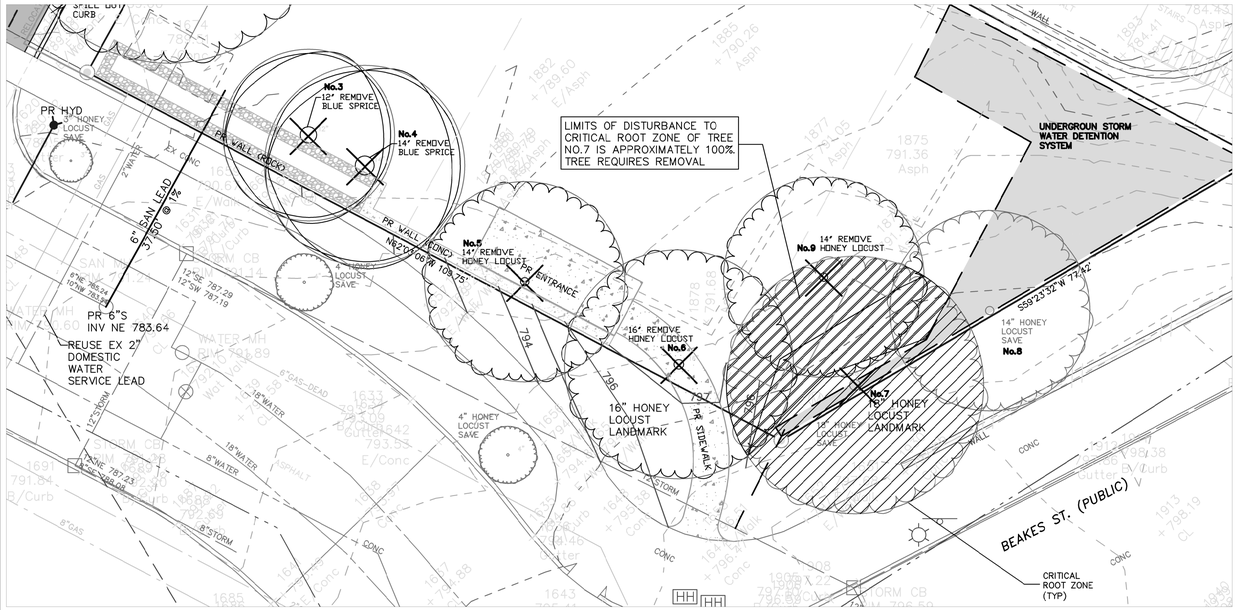
NOT FOR CONSTRUCTION

KATHY KENNETH ENGINEER No. 48053 REGISTERED PROFESSIONAL ENGINEER STATE OF MICHIGAN

	12-18-19
	11-20-19
	5-31-19
	4-25-19
	3-15-19
	1-22-19
DATE	10-25-18
SCALE	1"=10'
SHEET NO.	SP-03



ALTERNATIVE ANALYSIS 1
NATURAL FEATURES IMPACT

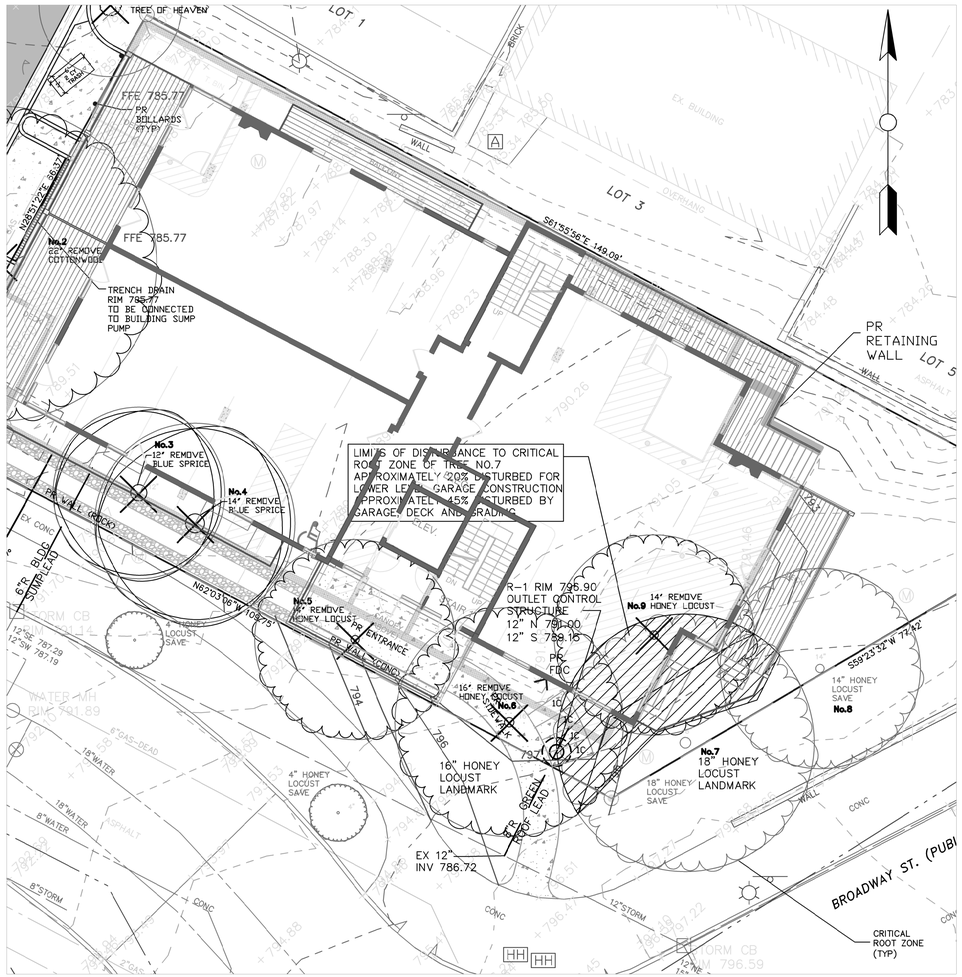


ALTERNATIVE ANALYSIS 2
NATURAL FEATURES IMPACT

NATRUAL FEATURES ALTERNATIVE ANALYSIS:
THE PROPOSED BUILDING LAYOUT AND GRADING FOR THE SITE WAS DEVELOPED TAKING INTO CONSIDERATION THE EXISTING TOPOGRAPHY OF THE SITE, PEDESTRIAN ACCESS TO THE SITE, VEHICULAR ACCESS TO THE SITE AND IMPACTS TO THE NATURAL FEATURES AND SURROUNDING PROPERTIES. THE DRAWINGS ON THIS SHEET ILLUSTRATE THE EXISTING NATURAL FEATURES BOTH ON THE EXISTING SITE AND THE PROPOSED SITE.

ALTERNATIVE ANALYSIS 1
PEDISTRIAN ACCESS TO THE SITE IS LIMITED DUE TO THE WALL LOCATED IN THE RIGHT-OF-WAY ALONG BEAKES STREET AS PART OF THE BRIDGE OVER THE HURON RIVER. THIS WALL CREATES A BARRIER FOR PEDESTRIAN ACCESS ALONG THE ENTIRE FRONTAGE OF THE PROPERTY ALONG BEAKES MAKING THE SOUTH EAST CORNER THE PRIMARY ACCESS ROUTE FOR PEDESTRIANS TO THE SITE. THE TOPOGRAPHY OF THE SITE ALSO IMPACTS THE ABILITY TO PROVIDED ADA COMPLIANT PEDESTRIAN ACCESS. THE EXISTING GRADE OF THE SIDEWALK ALONG SUMMIT STREET IS APPROXIMATELY 4.5%. THE EXISTING GRADE IS VERY CLOSE TO THE ALLOWED MAXIMUM GRADE OF 5%. THE GRADE IN THE EXISTING DRIVEWAY ALONG THE WEST SIDE OF THE SITE IS ABOUT 8%. THESE SITE CONSTRAINTS RESULTED IN THE MAIN ENTRANCE TO THE FIRS" FLOOR OF THE BUILDING BEING LOCATED NEAR THE SOUTH EAST CORNER OF THE SITE CLOSE TO THE BEAKES AND SUMMIT INTERSECTION. TREE No.6, THE 16" HONEY LOCUST, IS IN DIRECT CONFLICT WITH THE ADA ACCESSIBLE ROUTE FROM THE PUBLIC RIGHT-OF-WAY TO THE MAIN ENTRANCE OF THE BUILDING. GRADING AND A RETAINING WALL WERE ALSO NECESSARY IN THIS AREA TO CREATE AN ADA COMPLIANT SIDEWALK FOR PEDESTRIAN ACCESS. AS STATED ON THE COVER SHEET, THIS TREE CURRENTLY HAS EXISTING ENCROACHMENT INTO THE CRITICAL ROOT ZONE OF APPROXIMATELY 20% DUE TO EXISTING RETAINING WALLS AND PAVEMENT ON THE SITE. THIS ANALYSIS SHOWS THE PROPOSED SIDEWALK ALIGNMET DIRECTLY TO THE EAST CONNECTING TO A HIGH POINT. THIS CONFIGURATION WOULD HAVE ALLOWED THE BUILDING TO BE SET AT A HIGHER ELEVATION AND ELIMINATE THE NEED FOR A TRENCH DRAIN AT THE GARAGE ENTRACE HOWEVER IT ALSO RESULTED IN 100% IMPACT TO TREE NO.7 TO ACCOMMODATE THE SIDEWALK AND REQUIRED GRADING.

ALTERNATIVE ANALYSIS 2
THIS ALTERNATIVE ILLUSTRATES UNDERGROUND STORM WATER MANAGEMENT IN THE THE OPEN AREAS ALONG THE EAST SIDE OF THE BUILDING AND CONNECTING TO THE EXISTING STORM SEWER LOCATED IN THE RIGHT-OF-WAY. THIS OPTION WOULD HAVE RESULTED IN 100% DISTURBANCE TO TREE NO. 7 TO INSTALL THE UNDERGROUND SYSTEM. THE DEVELOPER HAS PROPOSED TO INSTALL A GREEN ROOF SYSTEM TO ELIMINATE THE NEED FOR UNDERGROUND DETENTION ON THE SITE AND MINIMIZE IMPACTS TO TREE NO.7.



PROPOSED SITE
NATURAL FEATURES IMPACT

IDENTIFICATION OF EXISTING NATURAL FEATURES AND PROPOSED DISTURBANCE:
THERE ARE TWO LANDMARK TREES LOCATED ON THE SITE. ONE IS TREE NO. 6 WHICH IS A 16" HONEY LOCUST. THE OTHER IS TREE NO.7 WHICH IS AN 18" HONEY LOCUST. THE CRITICAL ROOT ZONE OF TREE NO. 6 IS CURRENTLY IMPACTED BY EXISTING RETAINING WALLS ON THE SITE. TREE NO.6 IS PROPOSED TO BE REMOVED AND MITIGATED. THE MITIGATION WILL BE PROVIDED BY FOUR (4) REPLACEMENT TREES AS REQUIRED AND SHOWN ON THE LANDSCAPING PLAN.

TREE NO.7 IS PROPOSED TO BE PRESERVED AND REMAIN ON THE SITE. APPROXIMATELY 20% OF THE CRITICAL ROOT ZONE WOULD BE DISTURBED DURING CONSTRUCTION OF THE LOWER LEVEL GARAGE. THE DISTURBANCE FOR CONSTRUCTION OF THE DECKS AND MINOR GRADING WILL HAVE A MINIMAL IMPACT TO THE CRITICAL ROOT ZONE OF THE TREE. IF THE TREE DOES NOT SURVIVE WITHIN THREE YEARS OF COMPLETION OF CONSTRUCTION, THEN FOUR (4) REPLACEMENT TREES WILL BE PROVIDED AS REQUIRED AND SHOWN ON THE LANDSCAPE PLAN.

NATURAL FEATURES PROTECTION PLAN
THE DISTURBANCE TO TREE NO.7 HAS BEEN LIMITED BY LOCATING THE LOWER LEVEL WALL AND FOUNDATION TO MINIMIZE EXCAVATION WITHIN THE CRITICAL ROOT ZONE. THE TREE WILL ALSO BE SURROUNDED BY TREE PROTECTION FENCING DURING CONSTRUCTION TO PREVENT DISTURBANCE TO THE EXISTING GRADE SURROUNDING THE TREE. GRADING ALONG THE EAST SIDE OF THE SITE HAS BEEN MINIMIZED TO THE EXTENT POSSIBLE TO REDUCE DISTURBANCE TO THE REMAINING TREES. TREE PROTECTION FENCING IS SHOWN ON THE SOIL EROSION CONTROL SHEET.

PROPOSED MITIGATION:
THE LOCATION OF THE PROPOSED MITIGATION TREES ARE SHOWN ON THE LANDSCAPE SHEET

LANDMARK TREE MITIGATION						
16" Replacements @ 2.5 cal Tree No. 6		3.2	0	4	4	
18" Replacements @ 2.5 cal Tree No. 7		3.6	0	4	4	*

* Mitigation for 18" Landmark Honey Locust required only if the tree does not survive within three years of construction completion

TREE INVENTORY

NUMBER	SIZE	SPECIES	LANDMARK	SAVE/REMOVE
1	10"	TREE OF HEAVEN	NO/INVASIVE	REMOVE
2	22"	COTTONWOOD	NO	REMOVE
3	12"	BLUE SPRUCE	NO	REMOVE
4	14"	BLUE SPRUCE	NO	REMOVE
5	14"	HONEY LOCUST	NO	REMOVE
6	16"	HONEY LOCUST	YES	REMOVE
7	18"	HONEY LOCUST	YES	SAVE
8	14"	HONEY LOCUST	NO	SAVE
9	14"	HONEY LOCUST	NO	REMOVE

NOT FOR CONSTRUCTION

811
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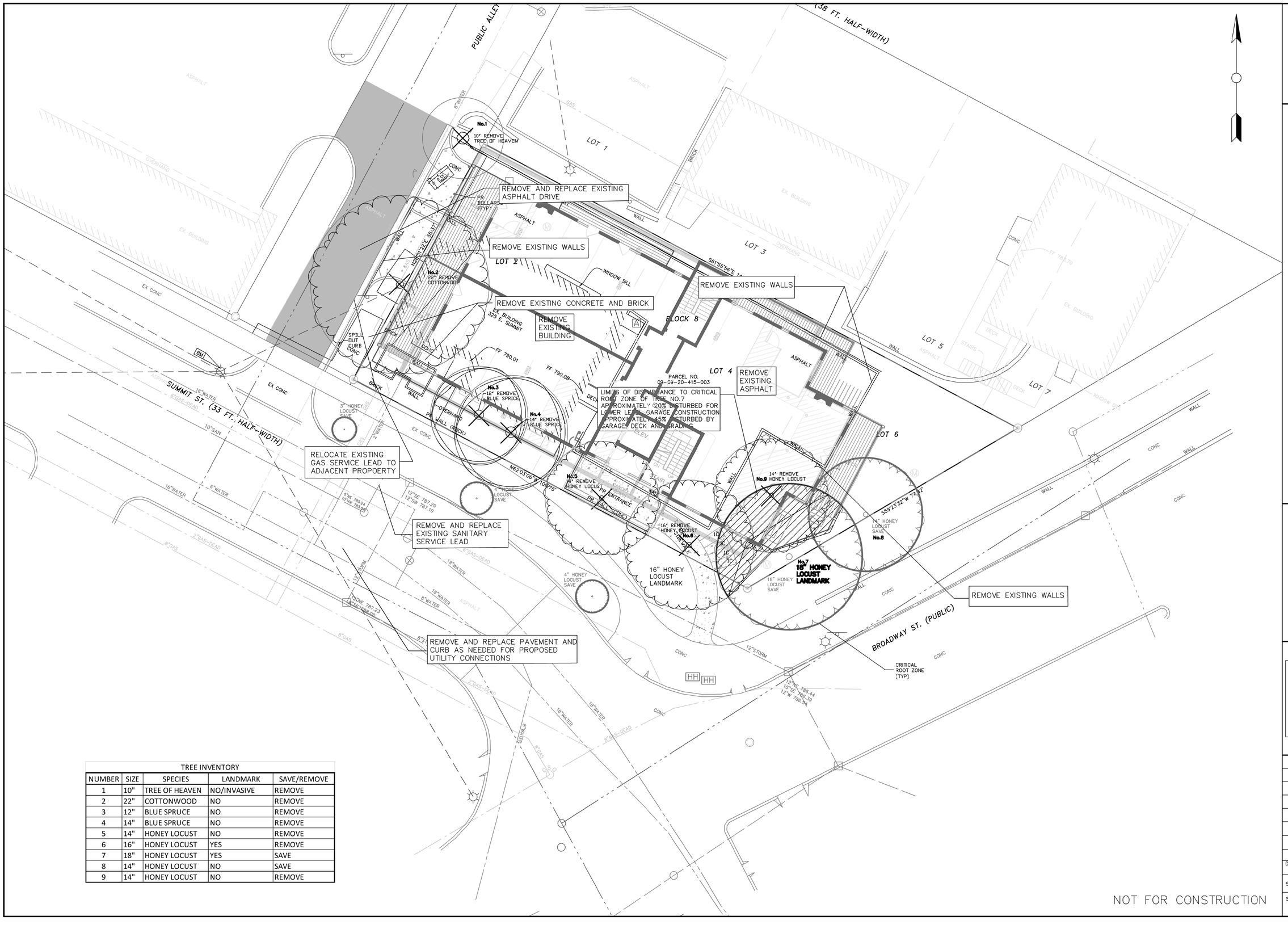
Macon Engineering, LLC.
P.O. Box 314, Chelsea, MI 48118 734-216-9941

THE GARNET
SUMMIT & BROADWAY
ANN ARBOR, MI

SITE PLAN
NATURAL FEATURES PLAN

KATHY KENNATH ENGINEER No. 49001 STATE OF MICHIGAN REGISTERED PROFESSIONAL ENGINEER

	12–18–19
	11–20–19
	5–31–19
	4–25–19
	3–15–19
	1–22–19
DATE	10–25–18
SCALE	1"=10'
SHEET NO.	SP-04



TREE INVENTORY				
NUMBER	SIZE	SPECIES	LANDMARK	SAVE/REMOVE
1	10"	TREE OF HEAVEN	NO/INVASIVE	REMOVE
2	22"	COTTONWOOD	NO	REMOVE
3	12"	BLUE SPRUCE	NO	REMOVE
4	14"	BLUE SPRUCE	NO	REMOVE
5	14"	HONEY LOCUST	NO	REMOVE
6	16"	HONEY LOCUST	YES	REMOVE
7	18"	HONEY LOCUST	YES	SAVE
8	14"	HONEY LOCUST	NO	SAVE
9	14"	HONEY LOCUST	NO	REMOVE

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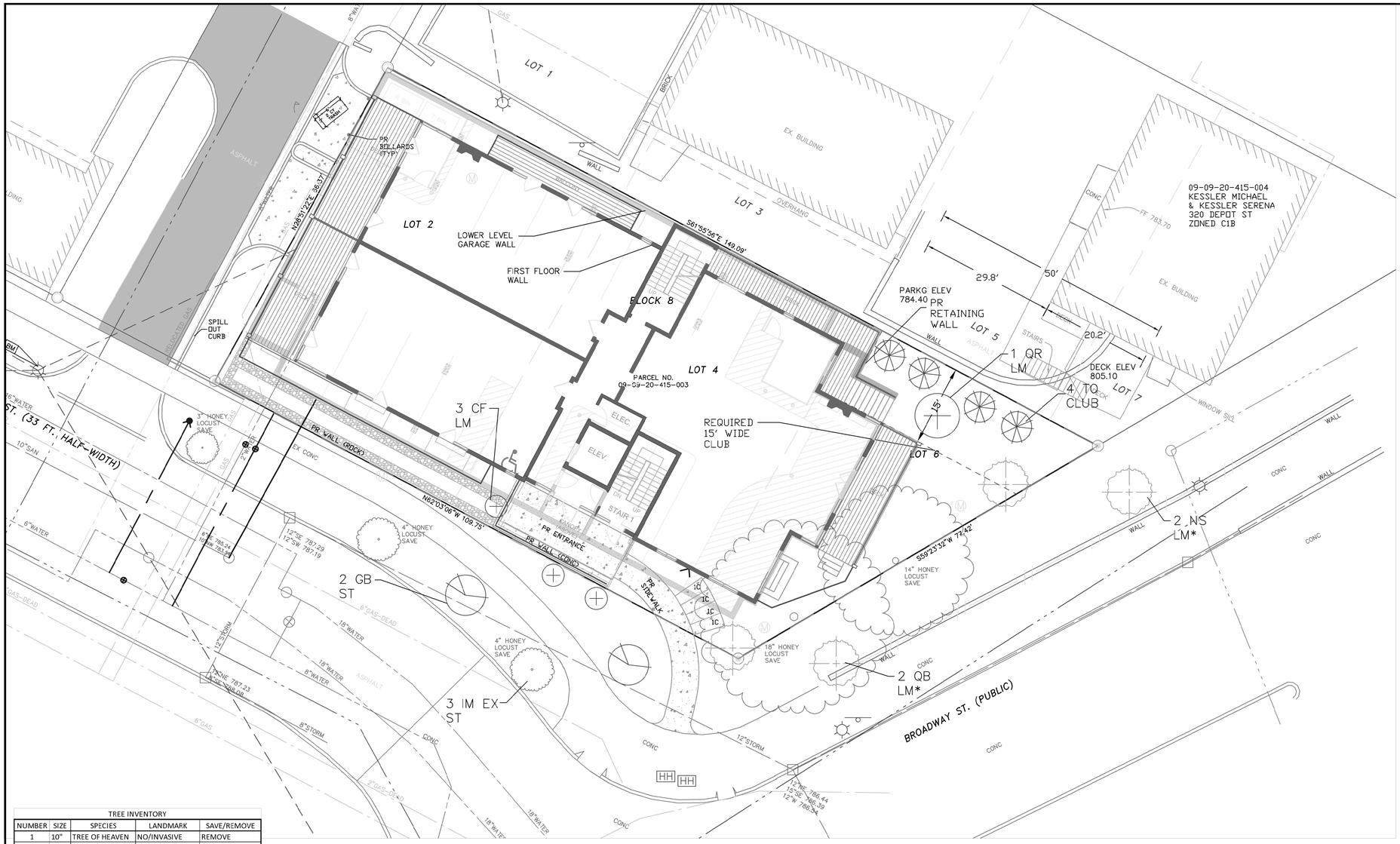
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THE GARNET
SUMMIT & BROADWAY
ANN ARBOR, MI

SITE PLAN
NATURAL FEATURES
OVERLAY PLAN

KATHY KERKATH
ENGINEER
No. 49055

	12-18-19
	11-20-19
	5-31-19
	4-25-19
	3-15-19
DATE	10-25-18
SCALE	1"=10'
SHEET NO.	SP-05



TREE INVENTORY

NUMBER	SIZE	SPECIES	LANDMARK	SAVE/REMOVE
1	10"	TREE OF HEAVEN	NO/INVASIVE	REMOVE
2	22"	COTTONWOOD	NO	REMOVE
3	12"	BLUE SPRUCE	NO	REMOVE
4	14"	BLUE SPRUCE	NO	REMOVE
5	14"	HONEY LOCUST	NO	REMOVE
6	16"	HONEY LOCUST	YES	REMOVE
7	18"	HONEY LOCUST	YES	SAVE
8	14"	HONEY LOCUST	NO	SAVE
9	14"	HONEY LOCUST	NO	REMOVE

LANDSCAPE REQUIREMENT CHART			Required	Existing	Proposed	Total	
STREET TREE REQUIREMENTS							
Street frontage	203.67	ft					
Rate is 1 tree per 45 LF			4.5	3	2	5	
Street Tree Escrow $1.30 per LF of street frontage	203.67	ft	$264.77				
LANDMARK TREE MITIGATION							
16" Replacements @ 2.5 cal Tree No. 6			3.2	0	4	4	
18" Replacements @ 2.5 cal Tree No. 7			3.6	0	4	4	*
CONFLICTING LAND USE BUFFER							
50 ft Property Line, 1 tree/15 ft			3.3	0	4	4	
Width (ft)			15	n/a	15	15	
Length (ft)			50	n/a	50	50	
Vehicular Use Area			None	None	None		
Interior Landscape Areas Pertaining to Vehicular Use Areas			None	None	None		
Right-of-way Screening			None	None	None		

* Mitigation for 18" Landmark Honey Locust required if the tree does not survive within three years of construction completion

PLANT LIST						
KEY	QTY	SPECIES	SIZE	SPECS	NATIVES	CATEGORY
NS	2*	Nyssa sylvatica Blackgum	2.5" cal	B&B	Native	LM
CF	3	Cornus florida Dogwood, flowering	2.5" cal	B&B	Native	LM
GB	2	Ginkgo biloba Ginkgo	2.5" cal	B&B	Native	ST
QR	1	Quercus rubra Red Oak	2.5" cal	B&B	Native	LM
QB	2*	Quercus bicolor Swamp White Oak	2.5" cal	B&B	Native	LM
TO	4	Thuja occidentalis Cedar	7'	B&B	Native	CLUB
LEGEND		CATEGORY				
ST		Street Tree Required				
LM		Landmark Tree Mitigation				
CLUB		Conflicting Land Use Buffer				

LANDSCAPING SPECIFICATIONS:

1. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIAL IS TO BE REPLACED WITHIN ONE YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD, AS A CONTINUING OBLIGATION FOR THE DURATION OF THE SITE PLAN.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES. CANOPY AND EVERGREEN TREES SHALL NOT BE PLANTED WITHIN 15 FEET OF THE SANITARY SEWER.
3. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROXIMATELY 1/3 OF THE ROOT BALL ABOVE THE GRADE.
4. REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS.
5. PEEL BACK THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE ANY BURLAP AROUND TREE TRUNKS.
6. ALL LANDSCAPE AREAS SHALL BE EXCAVATED OF ALL BUILDING/CONSTRUCTION MATERIAL AND POOR SOILS TO A DEPTH OF 18–24" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL. APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.
7. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
8. ALL DISTURBED UNPAVED AREAS ARE TO BE RESTORED. AREAS OF INDIVIDUAL TREES ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES SHREDDED HARDWOOD BARK. LAWN TREES ARE TO BE MULCHED WITH A 4' DIAMETER SHREDDED BARK RING. BARK IS TO BE PULLED AWAY FROM THE TRUNK OF TREES LEAVING A 3" CLEAR AREA AROUND THE TRUNK.
9. ANY PLANT SUBSTITUTIONS SHALL HAVE PRIOR CITY APPROVAL.
10. TOPSOIL SHALL BE REMOVED FROM STOCKPILES AND SPREAD IN THE AREAS SHOWN ON THE PLANS. THE DEPTH OF TOPSOIL SHALL BE A MINIMUM OF 4 INCHES IN LAWN AREAS AND A MINIMUM OF 8 INCHES IN LANDSCAPE PLANTING AREAS.
11. AFTER THE TOPSOIL IS IN PLACE IT SHALL BE FINE GRADED REMOVING ALL ROOTS, STICKS, STONES AND DEBRIS GREATER THAN 2 INCHES IN ANY DIMENSION. THE TOPSOIL SHALL BE FINE GRADED TO THE LINES AND GRADES SHOWN ON THE PLANS.
12. THE TOPSOIL SOIL SHALL HAVE A PH OF 5.5 TO 7.6 AND AN ORGANIC CONTENT OF 3 TO 20%. THE GRADATION OF THE TOPSOIL SHALL BE 100% PASSING 2 INCH SIEVE, 85 TO 100% PASSING THE 1 INCH SIEVE, 65 TO 100% PASSING THE ¼ INCH SIEVE AND 20 TO 80% PASSING THE NO. 200 SIEVE.
13. WATER LAWN AREAS AS NEEDED TO PROMOTE GROWTH. THE CONTRACTOR WILL BE RESPONSIBLE TO WATER, RESEED OR WORK WHEN NECESSARY TO INSURE THE GROWTH OF THE LAWN UNTIL A COMPLETE AND UNIFORM STAND OF GRASS HAS GROWN AND BEEN CUT AT LEAST TWICE.
14. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL AREAS NOT RECEIVING STRUCTURES, PAVEMENT, RIP RAP, LANDSCAPING OR OTHER IMPROVEMENTS OR FUTURE IMPROVEMENTS SHALL BE CONSIDERED LAWN AREAS AND RECEIVE TOPSOIL AND SEEDING.
15. PLANTINGS SHALL BE SUPPLIED IN GOOD HEALTH, VIGOROUS, AND FREE OF INSECTS, LARVAE, EGGS, DEFECTS AND DISEASE.
16. PLANTING BEDS SHALL BE PREPARED BY LOOSENING THE TOP 1 FOOT OF TOPSOIL. PLANTS SHALL BE LOCATED PER THE PLANS. THE HOLES SHALL BE EXCAVATED WITH THE CENTER SLIGHTLY HIGHER TO PROMOTE DRAINAGE. BERM AROUND PLANTS TO FORM A BOWL SHAPE.

LANDSCAPING NOTES:

1. REFER TO DETAIL SHEET FOR PLANTING AND STAKING DETAILS

NOT FOR CONSTRUCTION

LEGEND

- EX. CATCH BASIN
- EX. MANHOLE
- EX. END SECTION
- EX. CLEANOUT
- EX. HYDRANT
- EX. GATE VALVE
- EX. WATER SHUTOFF
- EX. FIRE DEPT. CONNECTION
- EX. LIGHTPOLE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. HANDHOLE
- EX. PEDESTAL
- EX. TRANSFORMER
- EX. GENERATOR
- EX. GAS METER
- EX. ELECTRIC METER
- EX. AIR CONDITIONER
- EX. SIGN
- EX. POST/BOLLARD
- EX. MONITOR WELL
- FOUND IRON
- SET IRON
- EX. GAS SHUTOFF
- EX. GAS VENT
- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
- EX. COMMUNICATION
- EX. GAS LINE
- EX. OVERHEAD LINE
- PR STORM SEWER
- PR SANITARY SEWER
- PR WATER MAIN
- PR SILT FENCE
- PR TREE FENCE
- PR INLET FILTER
- PR CURB
- 700 PR CONTOUR LINE
- 700.00 X PR SPOT GRADE
- PR CONCRETE
- PR ASPHALT

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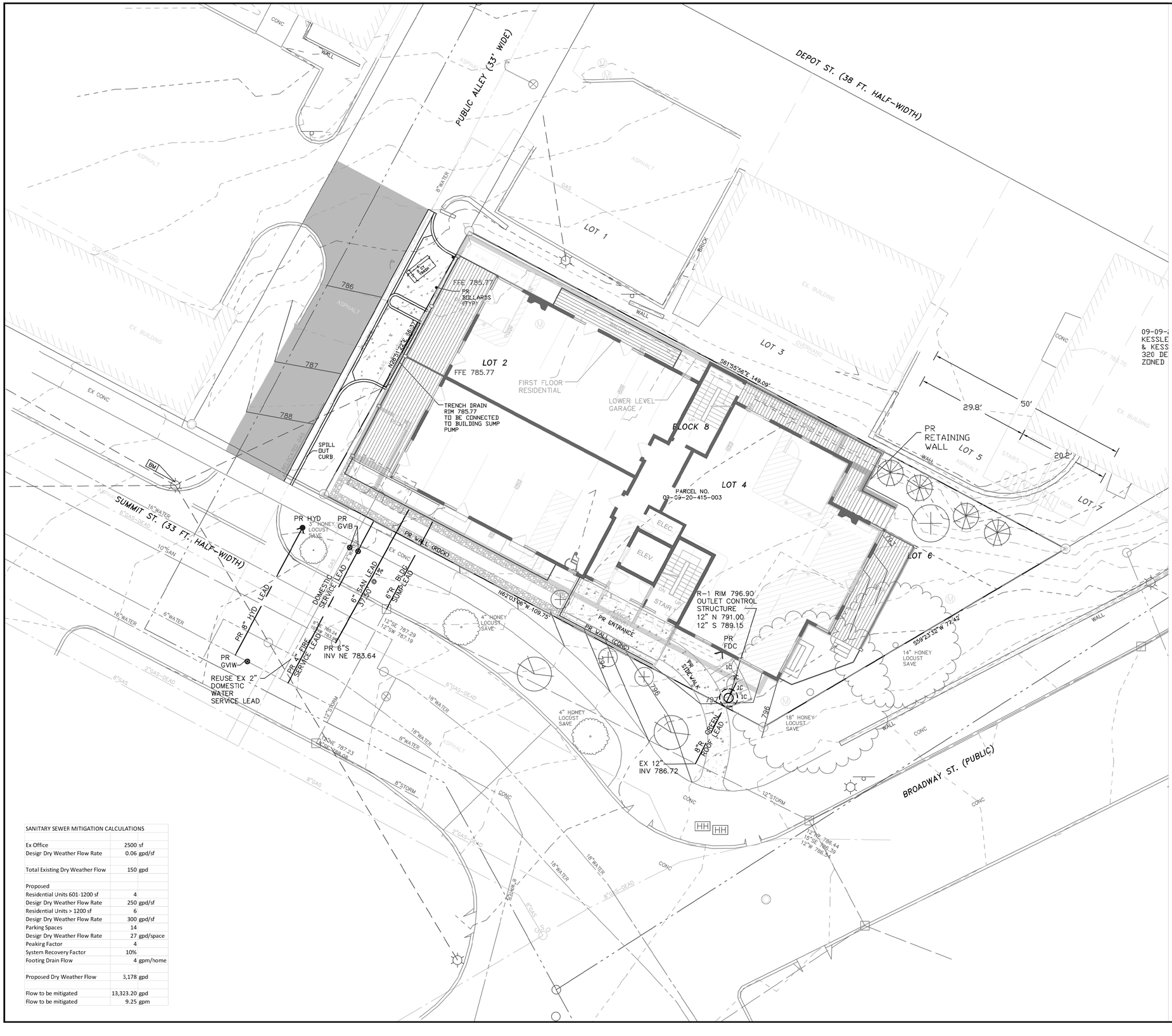
Macon Engineering, LLC.
P.O. Box 314, Chelsea, MI 48118 734-216-9941

THE GARNET
SUMMIT & BROADWAY
ANN ARBOR, MI

SITE PLAN
LANDSCAPE

KATHY KEINATH ENGINEER No. 49053 STATE OF MICHIGAN REGISTERED PROFESSIONAL ENGINEER

	12–18–19
	11–20–19
	5–31–19
	4–25–19
	3–15–19
	1–22–19
DATE	10–25–18
SCALE	1"=10'
SHEET NO.	SP-06



LEGEND

- EX. CATCH BASIN
- EX. MANHOLE
- EX. END SECTION
- EX. CLEANOUT
- EX. HYDRANT
- EX. GATE VALVE
- EX. WATER SHUTOFF
- EX. FIRE DEPT. CONNECTION
- EX. LIGHTPOLE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. HANDHOLE
- EX. PEDESTAL
- EX. TRANSFORMER
- EX. GENERATOR
- EX. GAS METER
- EX. ELECTRIC METER
- EX. AIR CONDITIONER
- EX. SIGN
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- EX. MONITOR WELL
- FOUND IRON
- SET IRON
- EX. GAS SHUTOFF
- EX. GAS VENT
- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
- EX. COMMUNICATION
- EX. GAS LINE
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- PR STORM SEWER
- PR SANITARY SEWER
- PR WATER MAIN
- PR SILT FENCE
- PR TREE FENCE
- PR INLET FILTER
- PR CURB
- 700 PR CONTOUR LINE
- 700.00 X PR SPOT GRADE
- PR CONCRETE
- PR ASPHALT

SANITARY SEWER MITIGATION CALCULATIONS		
Ex Office	2500	sf
Desigr Dry Weather Flow Rate	0.06	gpd/sf
Total Existing Dry Weather Flow	150	gpd
Proposed		
Residential Units 601-1200 sf	4	
Desigr Dry Weather Flow Rate	250	gpd/sf
Residential Units > 1200 sf	6	
Desigr Dry Weather Flow Rate	300	gpd/sf
Parking Spaces	14	
Desigr Dry Weather Flow Rate	27	gpd/space
Peaking Factor	4	
System Recovery Factor	10%	
Footing Drain Flow	4	gpm/home
Proposed Dry Weather Flow	3,178	gpd
Flow to be mitigated	13,323.20	gpd
Flow to be mitigated	9.25	gpm

NOTES:
1. FIRE WALLS DO NOT EXIST.
2. NO BOOSTER PUMPS ARE PROPOSED FOR THE BUILDING'S WATER SERVICE.
3. WATER SERVICE LEADS WILL ENTER THE BUILDING AT THE MECHANICAL ROOM IN THE PARKING LEVEL.

NOT FOR CONSTRUCTION

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THE GARNET
SUMMIT & BROADWAY
ANN ARBOR, MI

SITE PLAN
UTILITIES

KATHY KENNETH ENGINEER NO. 46055 STATE OF MICHIGAN PROFESSIONAL ENGINEER

DATE
12-18-19
11-20-19
5-31-19
4-25-19
3-15-19
1-22-19
10-25-18

SCALE 1"=10'

SHEET NO. SP-07

PROPOSED AREA TO DETAIN

Total Project Area =	0.20 ac	8571.43	
Total Site Area Excluding "Self-Crediting" BMPs =			0.20 ac

W1: POST EDVELOPMENT COVER TYPES, AREAS, CURVE NUMBERS AND RUNOFF COEFFICIENTS
Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coefficient (c)	(C)(Area)
Building Roof	B	1,902	0.044	0.95	0.04
Concrete/Garage roof	B	1,151	0.026	0.95	0.03
Decks	B	864	0.020	0.95	0.02
Green Roof	B	3,075	0.071	0.40	0.03
Lawn	B	1,579	0.036	0.30	0.01
Rain Garden	B	0	0.000	0.95	0.00
		8,571	Total = Sum (C)(A)		0.12
			Area Total = Sum A (ac)		0.20
		Weighted C = Sum (C)(A)/Area Total			0.63

NRCS Variables Pervious

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Lawn	B	1,579	0.036	61	2
Rain Garden	B	0	0.000	98	0
Green Roof	B	3,075	0.071	65	5
		4,654	Total = Sum (CN)(A)		6.80
			Area Total = Sum A (ac)		0.11
		Weighted CN = Sum (CN)(A)/Area Total			64

NRCS Variables Impervious

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Building Roof	B	1,902	0.044	98	4
Concrete/Garage roof	B	1,151	0.026	98	3
Decks	B	864	0.020	98	2
Rain Garden	B	0	0.000	98	0
		3917.00	Total = Sum (CN)(A)		8.81
			Area Total = Sum A (ac)		0.09
		Weighted CN = Sum (CN)(A)/Area Total			98

W2: STANDARD METHOD RUNOFF VOLUME CALCULATIONS
First Flush Runoff Calculations (Vff)

Vff=(1")(1'/12")(43560sf/1ac)AC = Vff = 452 cf

Green Roof Storage Volume Calculations

Area of green roof at Ponding Depth =	3,075	sf
Area of green roof at Bottom =	3,075	sf
Infiltration Area =	3,075	sf

Green Roof system provides 1.76" of storage. See detail sheet.

Surface Storage Volume = Area*Depth

Area =	3,075	sf
Depth =	0.15	ft
Volume =	461	cf

OUTLET STRUCTURE

Xo =	791.00	Vo =	0	cf		
Xfull =	792.50	Vfull =	15	cf		
Top of Baffle	792.50	ft				
Qa =	0.030	cfs	Qa = 0.15 cfs/acre * 0.20 acres			
have =	0.750	ft				
A =	0.0069	sf				
Use:	2	0.75	in diameter holes	Aff =	0.0061 sf	@ 791.00
Qnew =	0.026	cfs	< Qa			

STORM WATER MANAGEMENT NARRATIVE:
THE EXISTING SITE HAS NO STORM WATER MANAGEMENT SYSTEM. CURRENTLY STORM WATER RUNS OFF FROM THE SITE WITH NO TREATMENT AND NO STORAGE IS PROVIDED. THE PROPOSED SITE WILL IMPROVE THE EXISTING CONDITIONS BY PROVIDING IMPLEMENTATION OF BEST MANAGEMENT PRACTICES AND STORAGE VOLUME FOR THE REQUIRED DETENTION.

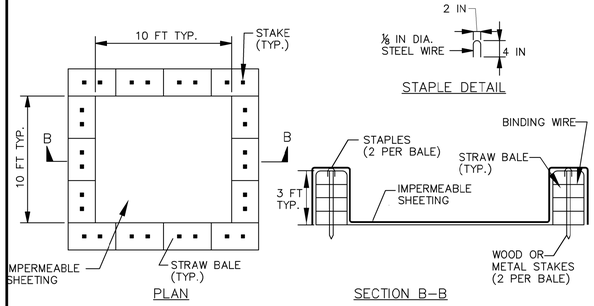
THE SITE CONTAINS LESS THAN 10,000 SF OF IMPERVIOUS SURFACE. CITY CODE REQUIRES SITES WITH LESS THAN 10,000 SF OF IMPERVIOUS SURFACE TO PROVIDE STORM WATER MANAGEMENT FOR THE FIRST FLUSH VOLUME OF RUNOFF. THE PROJECT PROPOSES TO PROVIDE THE REQUIRED VOLUME OF STORAGE BY CONSTRUCTION OF A GREEN ROOF OVER THE MAJORITY OF THE BUILDING'S ROOF. THIS BEST MANAGEMENT PRACTICE WILL PROVIDE THE REQUIRED STORAGE VOLUME, REDUCE RUNOFF COEFFICIENTS AND REDUCE HEAT ISLAND EFFECTS. THE GREEN ROOF AREA IS SHOWN ON THE ARCHITECTURAL SHEETS ROOF PLAN AND WILL INCLUDE A MINIMUM OF 3,075 SF OF GREEN ROOF. THE DETAILS FOR THE GREEN ROOF SYSTEM AND HYDRAULIC INFORMATION ARE PROVIDED ON THE DETAIL SHEET. THE SITE HAS KNOWN CONTAMINATION THAT WILL BE REMEDIATED HOWEVER INFILTRATION OF STORM WATER IS NOT BEING PROPOSED DUE TO THE CONTAMINATION. AN OUTLET CONTROL STRUCTURE WILL BE PROVIDED TO CONTROL THE RELEASE RATE OF STORM WATER OVERFLOW FROM THE GREEN ROOF. THE FIRST FLUSH VOLUME WAS CALCULATED IN ACCORDANCE WITH THE WASHTENAW COUNTY WATER RESOURCES COMMISSION DESIGN REQUIREMENTS.

LEGEND
- EX. CATCH BASIN
- EX. MANHOLE
- EX. END SECTION
- EX. CLEANOUT
- EX. HYDRANT
- EX. GATE VALVE
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SOIL EROSION CONTROL COST ESTIMATE					
					TOTAL PRICE
SILT FENCE	100	LF	$2.00	LF	$200
SILT SACS	3	EA	$50.00	EA	$150
MUD TRACKING	50	SY	$50.00	SY	$2,500
TEMP SEED	100	SY	$3.00	SY	$300
TOTAL					$3,150
PROTECTING EXPOSED SURFACES					$2,000



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

SEQUENCE OF CONSTRUCTION

1.	SOIL EROSION CONTROL KICK OFF MEETING WITH CITY	1 DAY
2.	INSTALL SILT FENCE, INLET FILTERS AND TRACKING SURFACES.	1 DAY
2.	CLEAR AND GRUB SITE.	3 DAYS
3.	REMOVE TOPSOIL.	3 DAYS
4.	REMOVE EXISTING PAVEMENT AND BUILDINGS.	3 WEEKS
5.	ROUGH GRADE SITE.	2 WEEKS
6.	TEMPORARY SEED ALL AREAS OUTSIDE OF SILT FENCE.	1 DAY
7.	INSTALL UNDERGROUND UTILITIES.	4 WEEKS
8.	BUILDING CONSTRUCTION.	12 MONTHS
9.	MAINTAIN SOIL EROSION CONTROL MEASURES AS NECESSARY.	ONGOING
10.	CONSTRUCT DRIVES AND SIDEWALKS.	2 WEEKS
11.	INSTALL FILTERS ON NEW INLETS & REPLACE AS REQUIRED.	ONGOING
12.	COMPLETE CONSTRUCTION OF BUILDINGS.	
13.	FINE GRADE SITE AND PLACE TOPSOIL.	2 WEEKS
14.	FINAL SEED AND MULCH ALL DISTURBED AREAS.	5 DAYS
15.	REMOVE TEMPORARY EROSION CONTROLS.	1 DAY

NOTES:
1. INTERNAL AND EXTERNAL STREETS WILL BE CLEANED OF ANY TRACKED MUD IMMEDIATELY FOLLOWING EACH MUD-TRACKING OCCURRENCE.
2. NO SOIL WILL BE STOCKPILED ON-SITE.
3. PERMANENT SOIL EROSION CONTROLS ARE TO BE IN PLACE FIVE (5) DAYS AFTER FINAL GRADING.

NOT FOR CONSTRUCTION

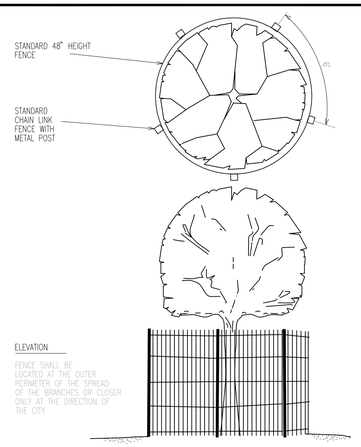
Macon Engineering, LLC.
P.O. Box 314, Chelsea, MI 48118 734-216-9941

THE GARNET
SUMMIT & BROADWAY
ANN ARBOR, MI

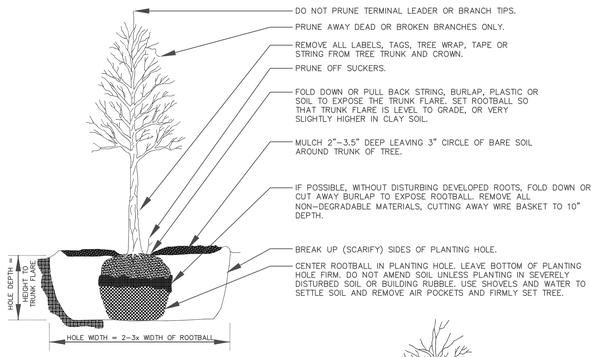
SITE PLAN
STORM WATER MANAGEMENT, GRADING AND SOIL EROSION CONTROL

KATHY KERMATH ENGINEER NO. 46055 STATE OF MICHIGAN REGISTERED PROFESSIONAL ENGINEER

	12–18–19
	11–20–19
	5–31–19
	4–25–19
	3–15–19
	1–22–19
DATE	10–25–18
SCALE	1"=10'
SHEET NO.	SP-08

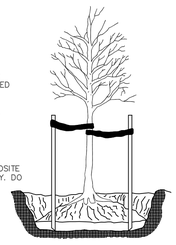


TREE PROTECTION DETAIL

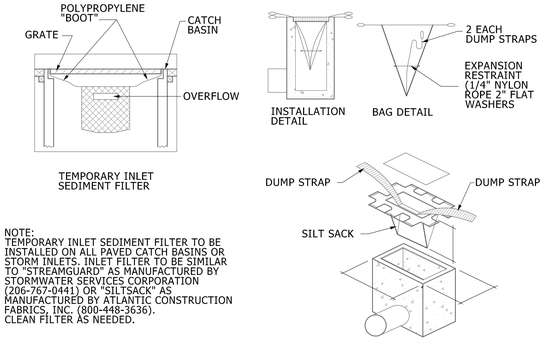


DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING IS NEEDED DUE TO THESE CONDITIONS:

- STAKE WITH 2 x 2 HARDWOOD STAKES, OR APPROVED EQUAL, DRIVEN 6"–8" OUTSIDE OF ROOTBALL.
- LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING.
- STAKE TREES JUST BELOW FIRST BRANCH WITH 2"–3" WIDE BELT–LIKE, NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY; DO NOT USE ROPE OR WIRE THROUGH A HOSE.)
- REMOVE ALL STAKING MATERIALS AFTER 1 YEAR.

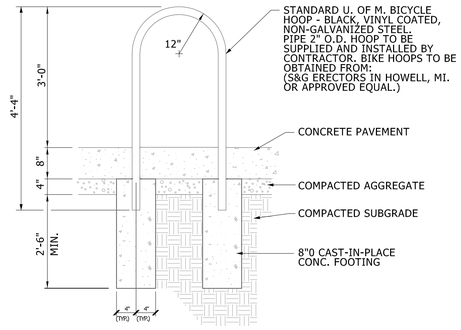


TREE PLANTING

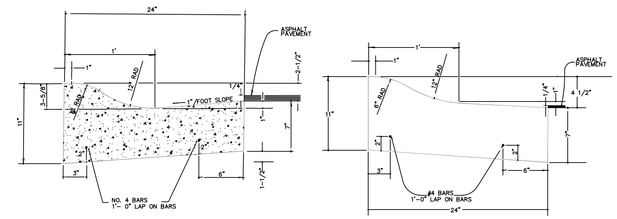


NOTE:
TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER AS NEEDED.

SILT SACK DETAIL

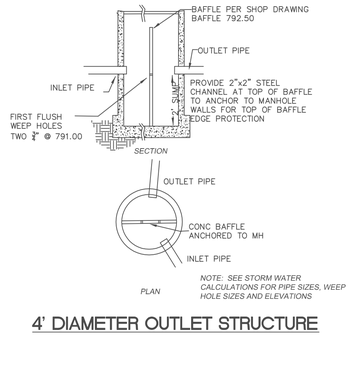


BICYCLE HOOP DETAIL



NOTE: FRONT EDGE OF INLET CASTINGS SHALL BE FLUSH WITH FRONT EDGE OF GUTTER (EDGE-OF-METAL)

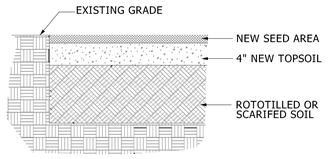
MOUNTABLE CURB



NOTE: SEE STORM WATER CALCULATIONS FOR PIPE SIZES, WEEP HOLE SIZES AND ELEVATIONS

4' DIAMETER OUTLET STRUCTURE

EROSION CONTROL BLANKETS SHALL BE PLACED ON ALL NEWLY SEEDED AREAS WITH SLOPES OF 1V TO 3H OR STEEPER. THE BLANKETS SHALL BE HIGH VELOCITY EXCELSIOR MULCH BLANKETS OR HIGH VELOCITY STRAW MULCH BLANKETS. NET ANCHORS SHALLBE PLACED AT MINIMUM INTERVALS OF 30 INCHES ALONG ALL JOINTS UNLESS MANUFACTURER'S RECOMMENDATIONS REQUIRE CLOSER SPACING.

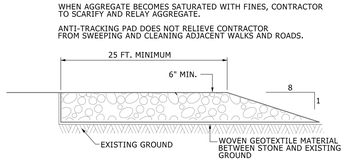


NEW SEEDED AREA

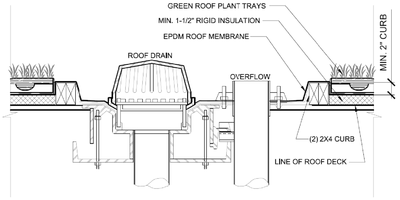
CONTRACTOR TO INSTALL & MAINTAIN ANTI-TRACKING PAD.

WHEN AGGREGATE BECOMES SATURATED WITH FINES, CONTRACTOR TO SCARIFY AND RELAY AGGREGATE.

ANTI-TRACKING PAD DOES NOT RELIEVE CONTRACTOR FROM SWEEPING AND CLEANING ADJACENT WALKS AND ROADS.



MUD TRACKING PAD AREA

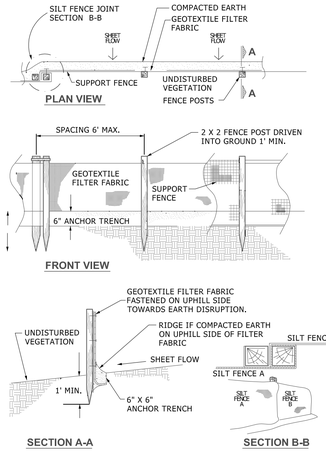


ROOF DRAIN DETAIL

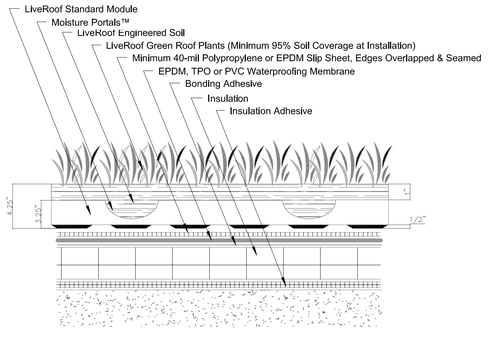
GREEN ROOF MAINTENANCE SCHEDULE

TASK	FREQUENCY	TIMING
PERFORM SOIL TEST	ANNUAL	MARCH
WEED	2/MONTH	APRIL – OCTOBER
FERTILIZE*	ANNUAL	APRIL
CHECK FOR DISPLACED SOIL	MONTHLY	APRIL – OCTOBER
INSPECT DRAINS	2/MONTH	APRIL – OCTOBER
PEST CONTROL	MONTHLY	APRIL – OCTOBER
IRRIGATION	AS NEEDED	APRIL – OCTOBER

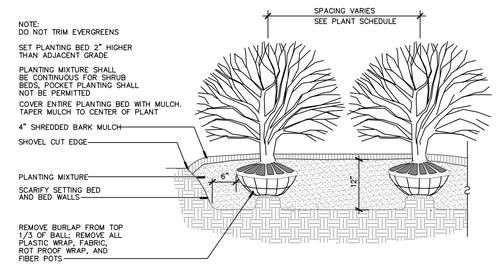
*APPLICATIONS OF FERTILIZER SHALL BE A FERTILIZER WITH NO PHOSPHORUS.



SILT FENCE DETAIL



GREEN ROOF DETAIL



SHRUB PLANTING

LIVEROOF® ASSEMBLY - WATER HOLDING CAPACITY ANALYSIS

LiveRoof

LIVEROOF® ENGINEERED GROWING MEDIUM				MOISTURE RETENTION CAPACITY FOR PROJECT			
Depth of Engineered Growing Medium (D)	4.25	in.		Growing Medium Moisture Storage (Wmedia)	1.61	in.	= CH% * D
Max. Water Holding Capacity (WH%)	47.8%		Per ASTM E2397 test of Live Roof growing medium by Penn. State Univ.	Moisture held by plants (Wplants)	0.40	in.	Per Penn State Univ. tests of sedum
	2.03	in.	Max. Water Capacity depth = (D) * (WH%)	Initial moisture (Winitial)	0.25	in.	Assumed initial system moisture when irrigation is used
Wilt Point (WP%)	10.0%		Assumed value from literature	**SYSTEM TOTAL STORAGE**	**1.76**	**in.**	The estimated depth of moisture that can be stored before media is fully saturated
Max. Available Capacity of Growing Medium to Hold Water	37.8%		Capacity (CH) = (WH) - (Wilt Point)				= Wmedia + Wplants - Winitial

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

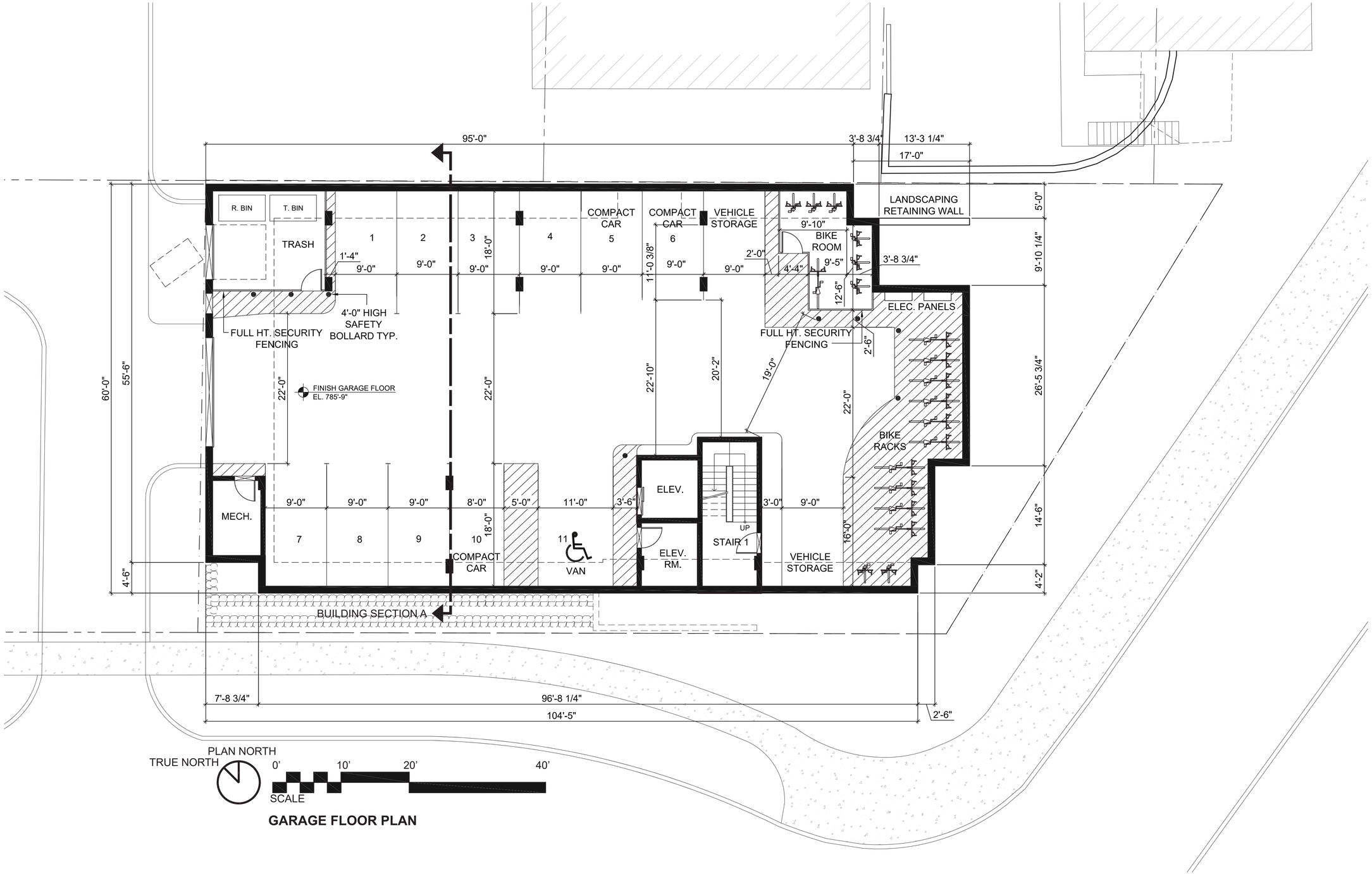
Macon Engineering, LLC.
P.O. Box 314, Chelsea, MI 48118 734-216-9941

THE GARNET
SUMMIT & BROADWAY
ANN ARBOR, MI

SITE PLAN DETAILS

KATHY KENATH ENGINEER No. 40904 REGISTERED PROFESSIONAL ENGINEER STATE OF MICHIGAN

	12–18–19
	11–20–19
	5–31–19
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	3–15–19
	1–22–19
DATE	10–25–18
SCALE	N.T.S.
SHEET NO.	SP-9



GARAGE FLOOR PLAN

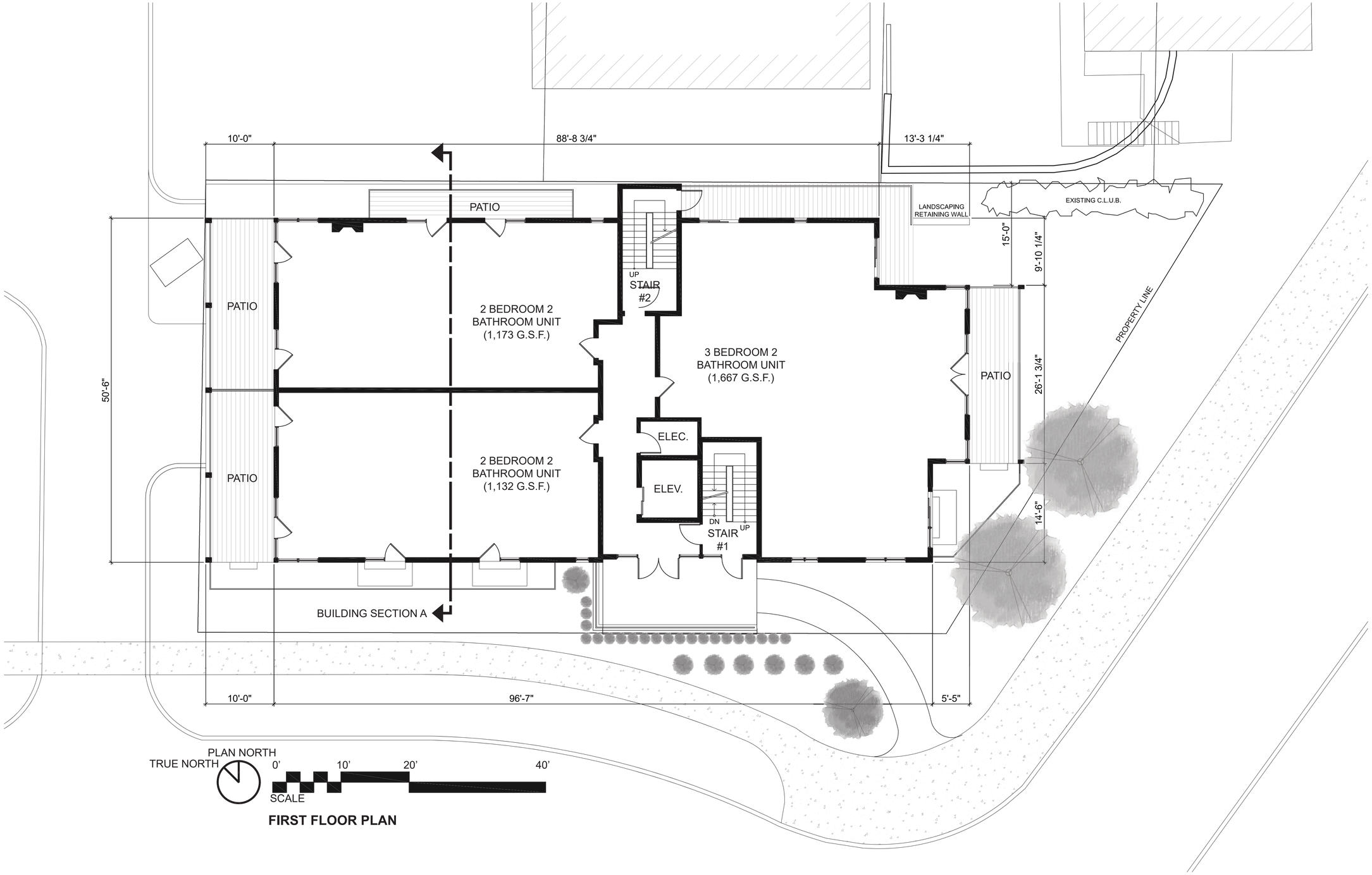
J BRADLEY MOORE & ASSOCIATES

The Garnet PUD

325 E. SUMMIT ST. ANN ARBOR, MICHIGAN

A1.0

DECEMBER 13, 2019



FIRST FLOOR PLAN

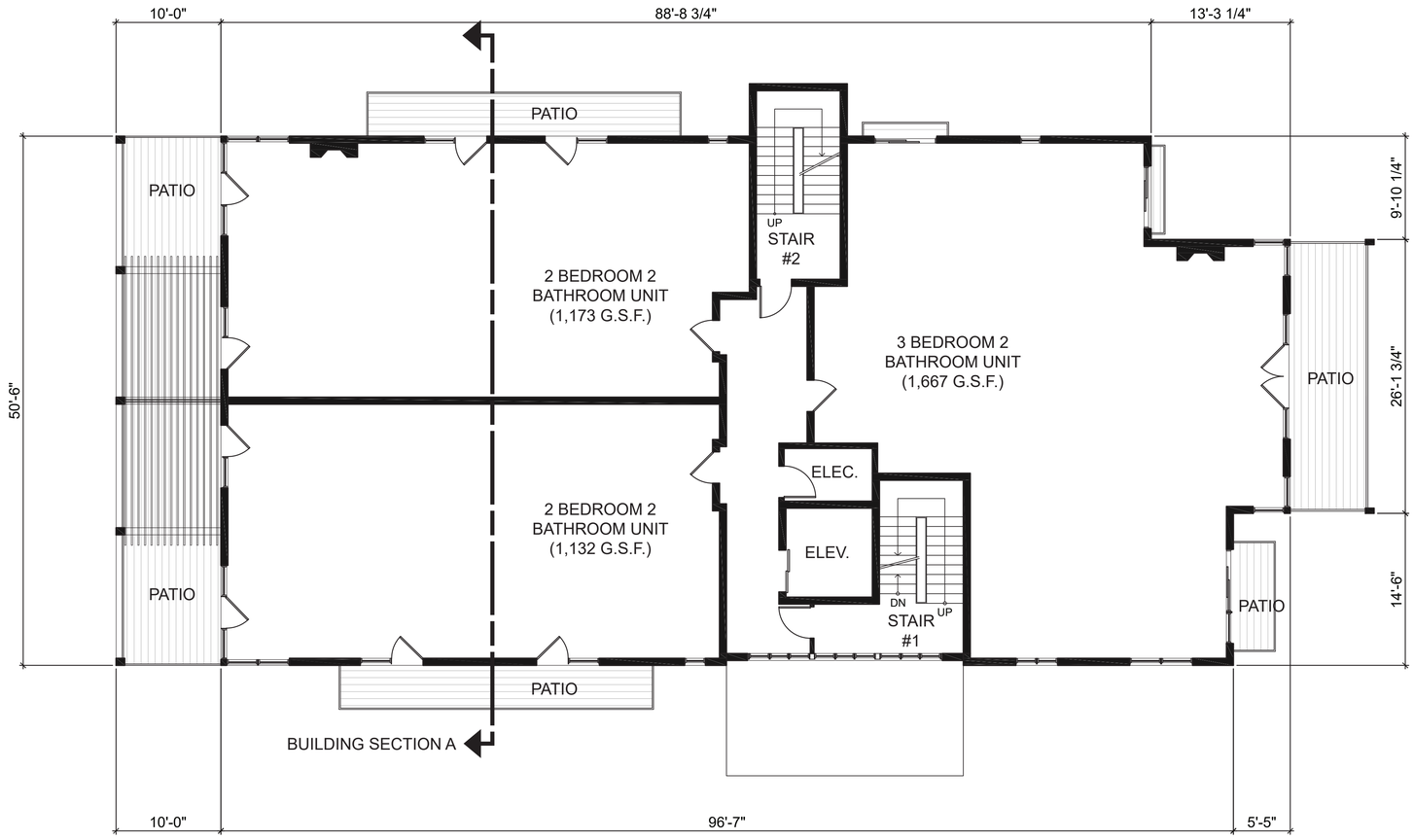
J BRADLEY MOORE & ASSOCIATES

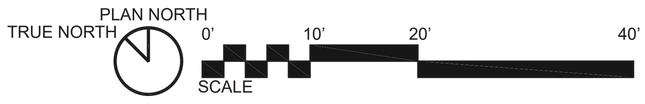
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A1.1

DECEMBER 13, 2019





SECOND FLOOR PLAN

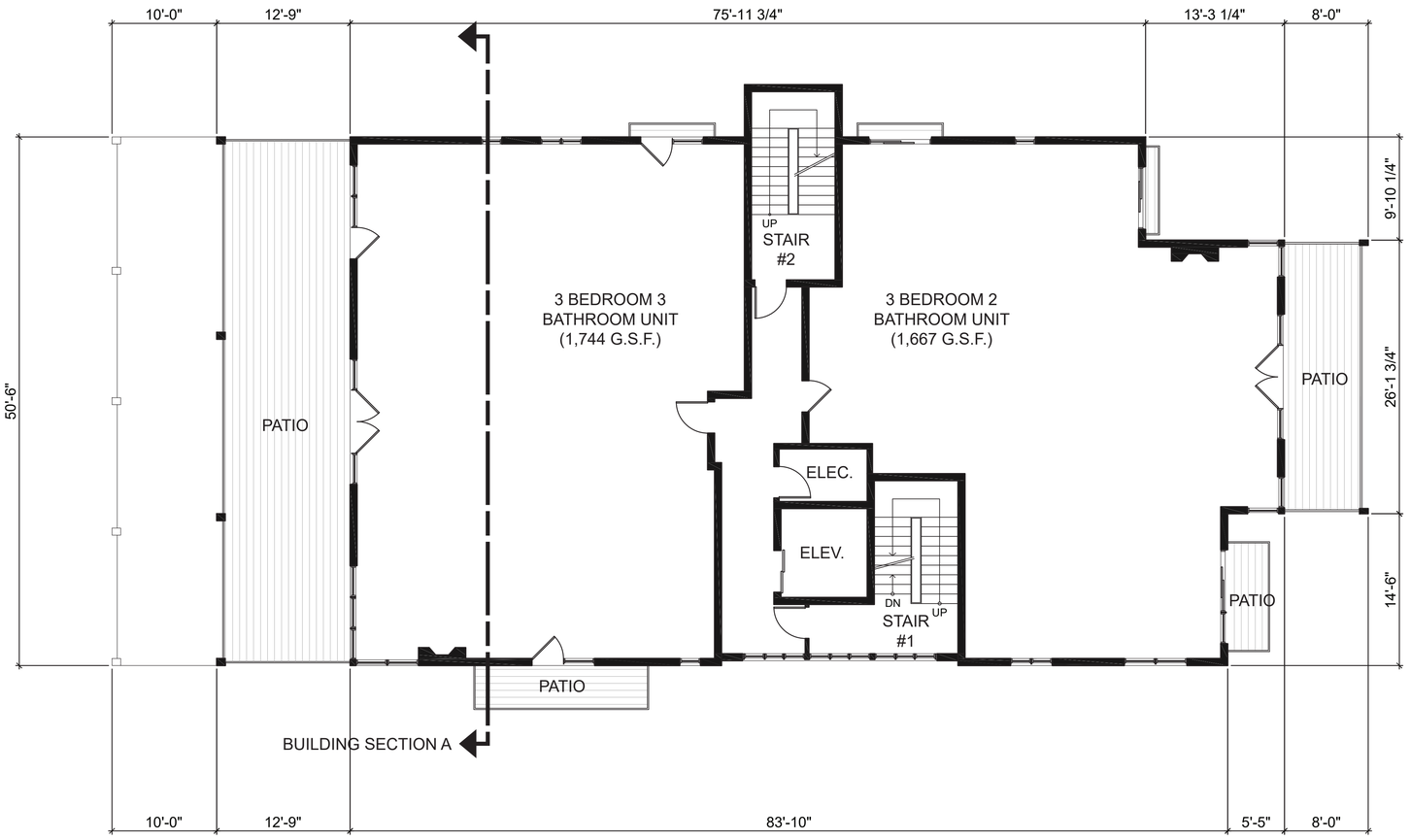
J BRADLEY MOORE & ASSOCIATES

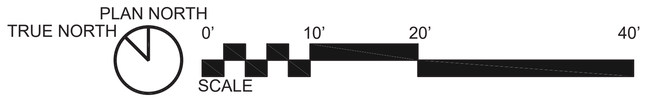
The Garnet PUD

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A1.2

DECEMBER 13, 2019





THIRD FLOOR PLAN

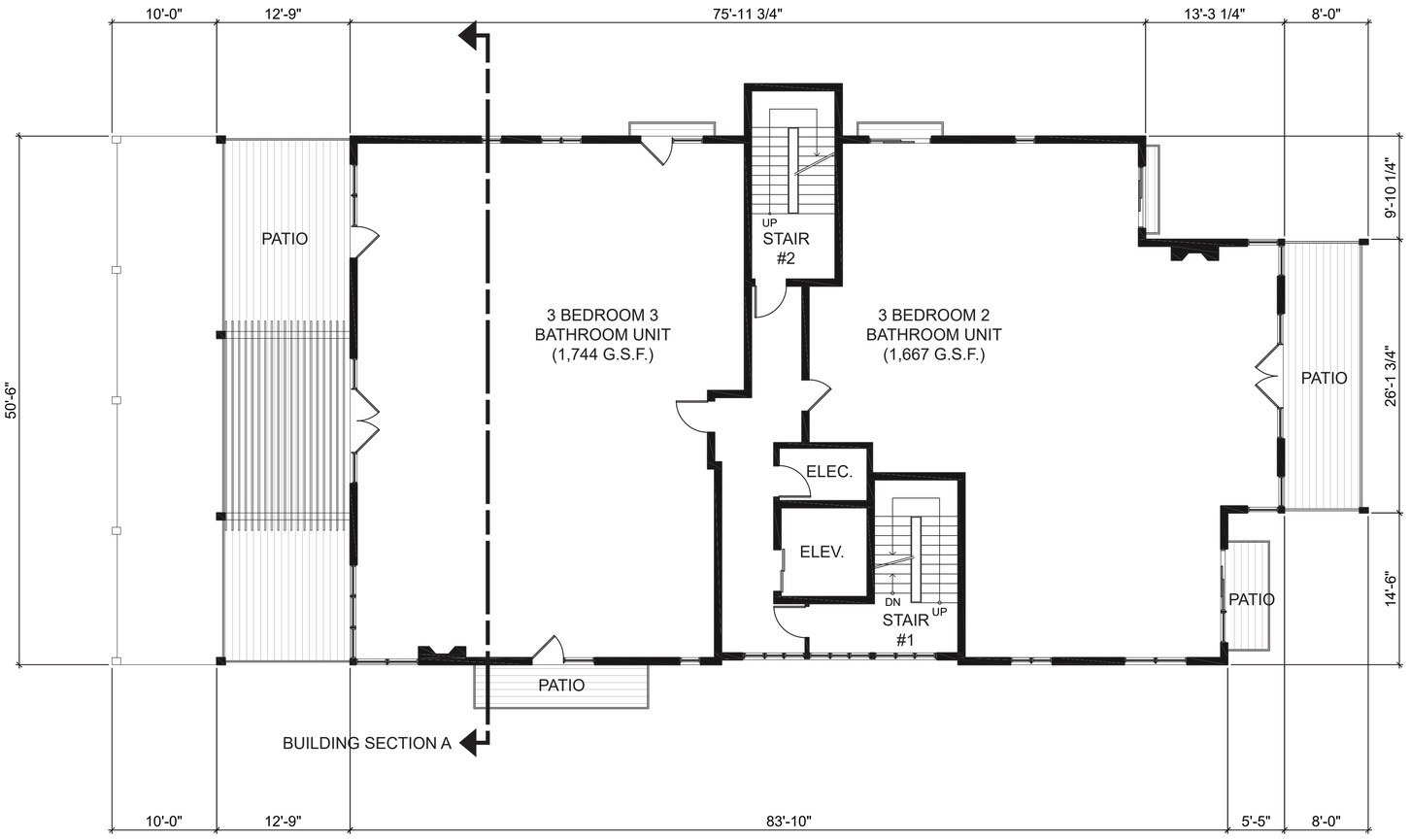
J BRADLEY MOORE & ASSOCIATES

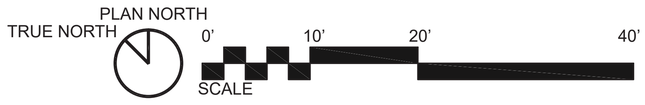
The Garnet PUD

325 E. SUMMIT ST. ANN ARBOR, MICHIGAN

A1.3

DECEMBER 13, 2019





FOURTH FLOOR PLAN

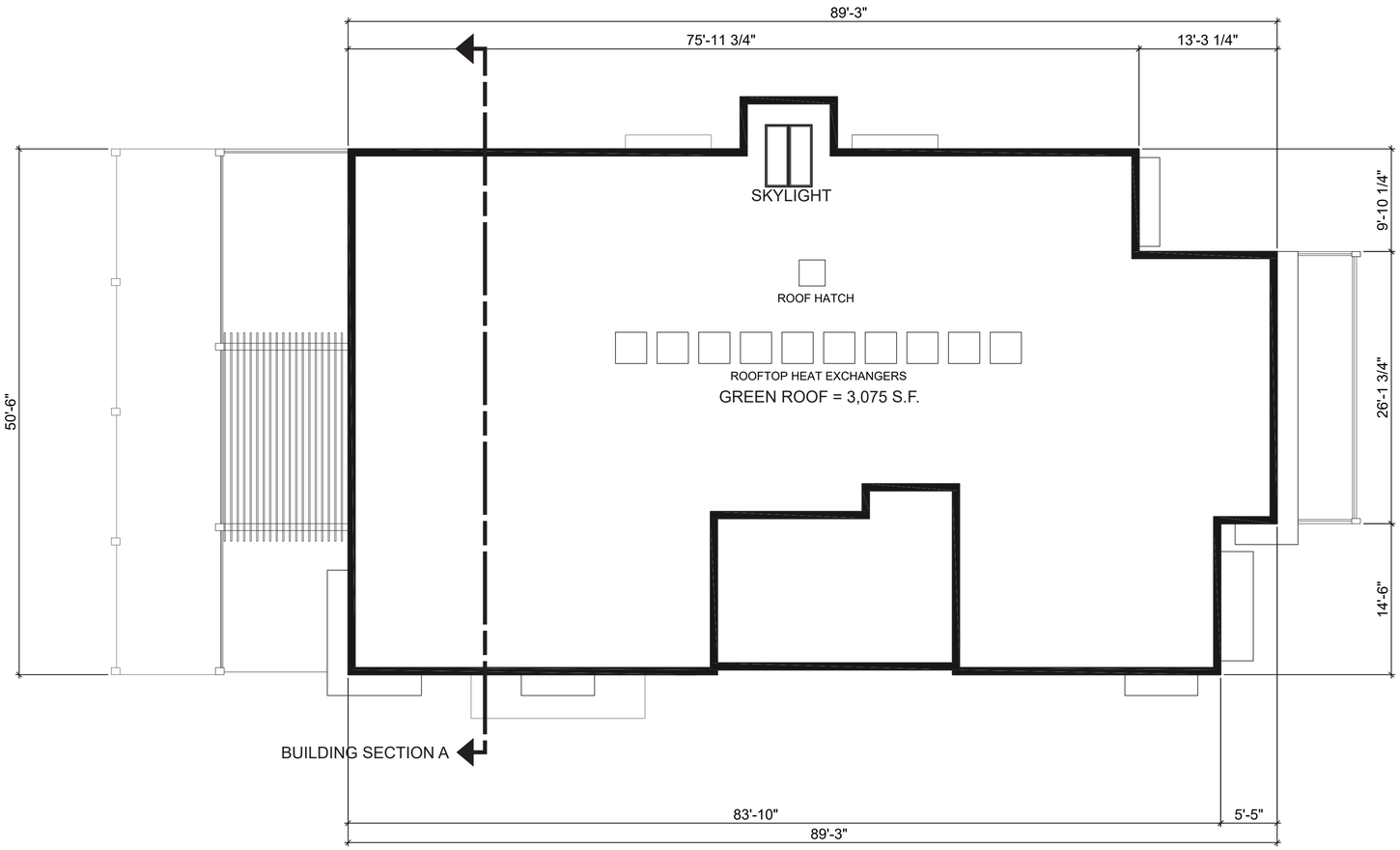
J BRADLEY MOORE & ASSOCIATES

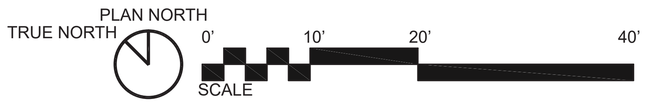
The Garnet PUD

325 E. SUMMIT ST. ANN ARBOR, MICHIGAN

A1.4

DECEMBER 13, 2019





ROOF PLAN

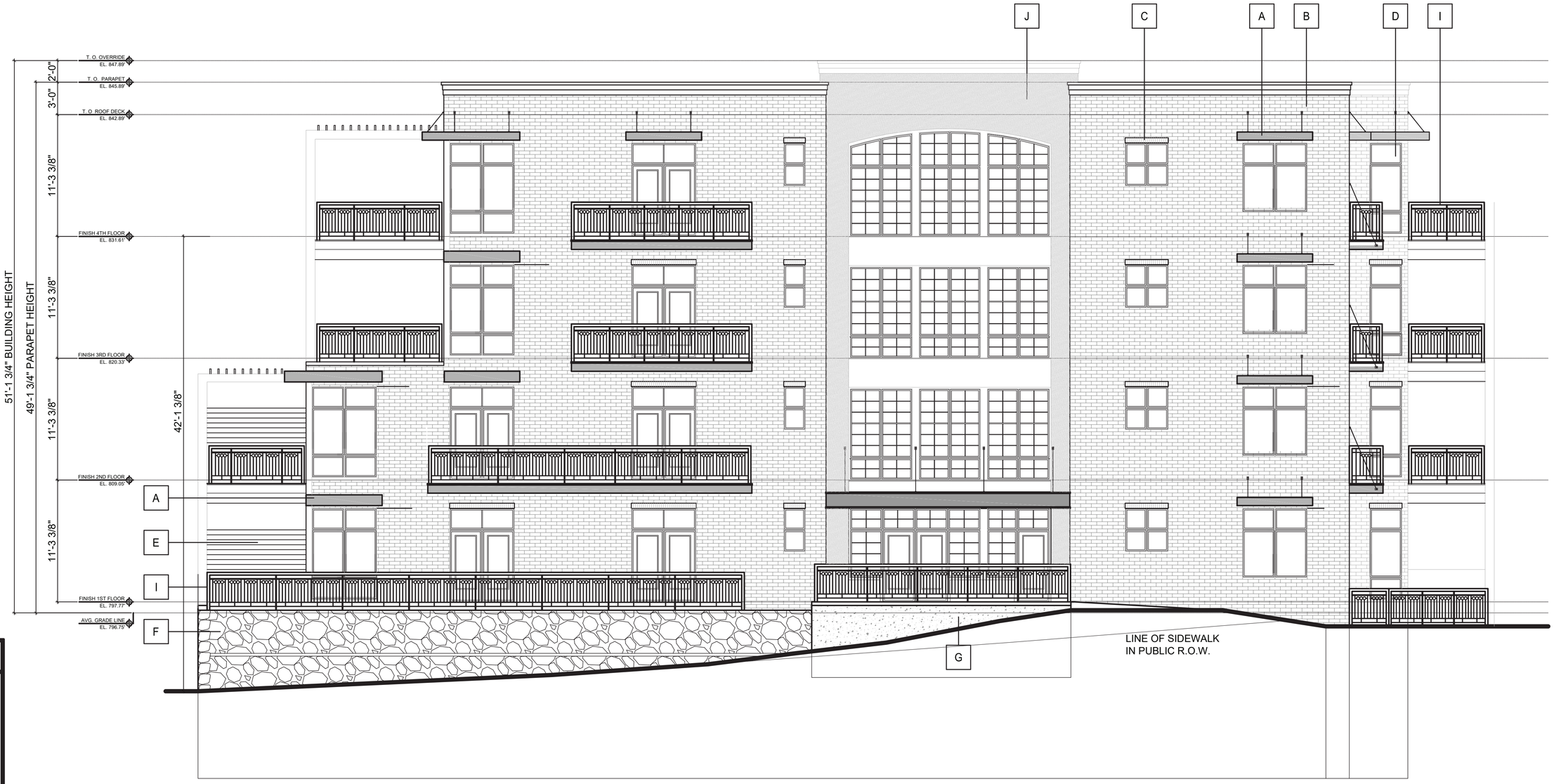
J BRADLEY MOORE & ASSOCIATES

The Garnet PUD

325 E. SUMMIT ST. ANN ARBOR, MICHIGAN

A1.5

DECEMBER 13, 2019



ELEVATION LEGEND

- A — ANODIZED ALUMINUM CANOPY TYP.
- B — BRICK VENEER TYP. (GLEN-GREY "CAMDEN")
- C — ROWLOCK BRICK COURSE TYP.
- D — VYNYL or ALUMINUM CLAD WINDOW TYP.
- E — PRIVACY SCREEN TYP.
- F — NATIVE ROCK FILLED GABION RETAINING WALL TYP.
- G — POURED CONCRETE WALL TYP.
- H — LANDSCAPING RETAINING WALL TYP.
- I — ANODIZED ALUMINUM BALCONY/ RAILING TYP.
- J — STONE VENEER TYP.

0’ 10’ 20’ 40’

SCALE

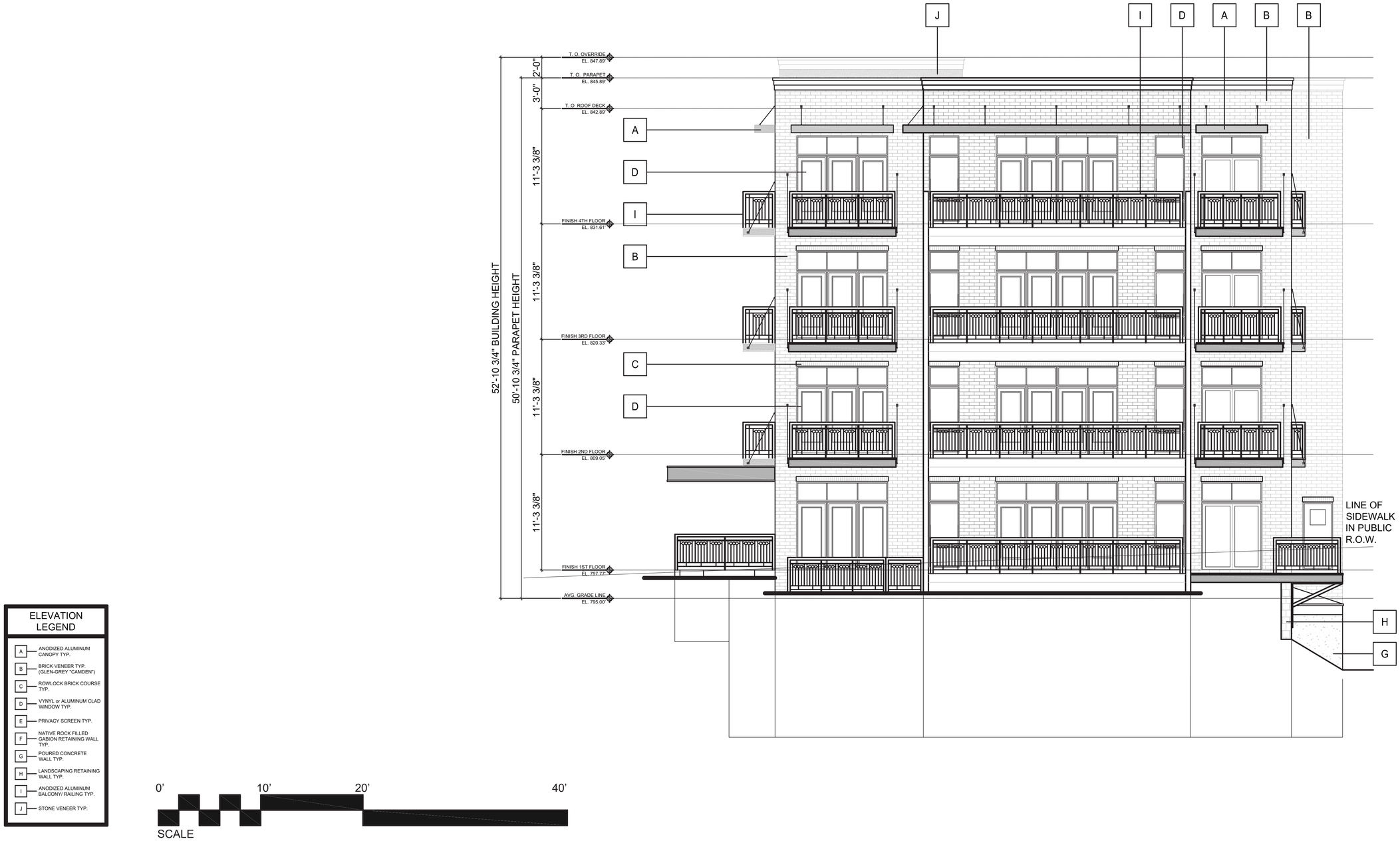
J BRADLEY MOORE & ASSOCIATES

The Garnet PUD

325 E. SUMMIT ST. ANN ARBOR, MICHIGAN

A2.0

DECEMBER 13, 2019



ELEVATION LEGEND

- A — ANODIZED ALUMINUM CANOPY TYP.
- B — BRICK VENEER TYP. (GLEN-GREY "CAMDEN")
- C — ROWLOCK BRICK COURSE TYP.
- D — VYNYL or ALUMINUM CLAD WINDOW TYP.
- E — PRIVACY SCREEN TYP.
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- I — ANODIZED ALUMINUM BALCONY/ RAILING TYP.
- J — STONE VENEER TYP.

0’ 10’ 20’ 40’

SCALE

J BRADLEY MOORE & ASSOCIATES

The Garnet PUD

325 E. SUMMIT ST. ANN ARBOR, MICHIGAN

A2.1

DECEMBER 13, 2019



ELEVATION LEGEND

A	ANODIZED ALUMINUM CANOPY TYP.
B	BRICK VENEER TYP. (GLEN-GREY "CAMDEN")
C	ROWLOCK BRICK COURSE TYP.
D	VYNYL or ALUMINUM CLAD WINDOW TYP.
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H	LANDSCAPING RETAINING WALL TYP.
I	ANODIZED ALUMINUM BALCONY/ RAILING TYP.
J	STONE VENEER TYP.

0’ 10’ 20’ 40’

SCALE

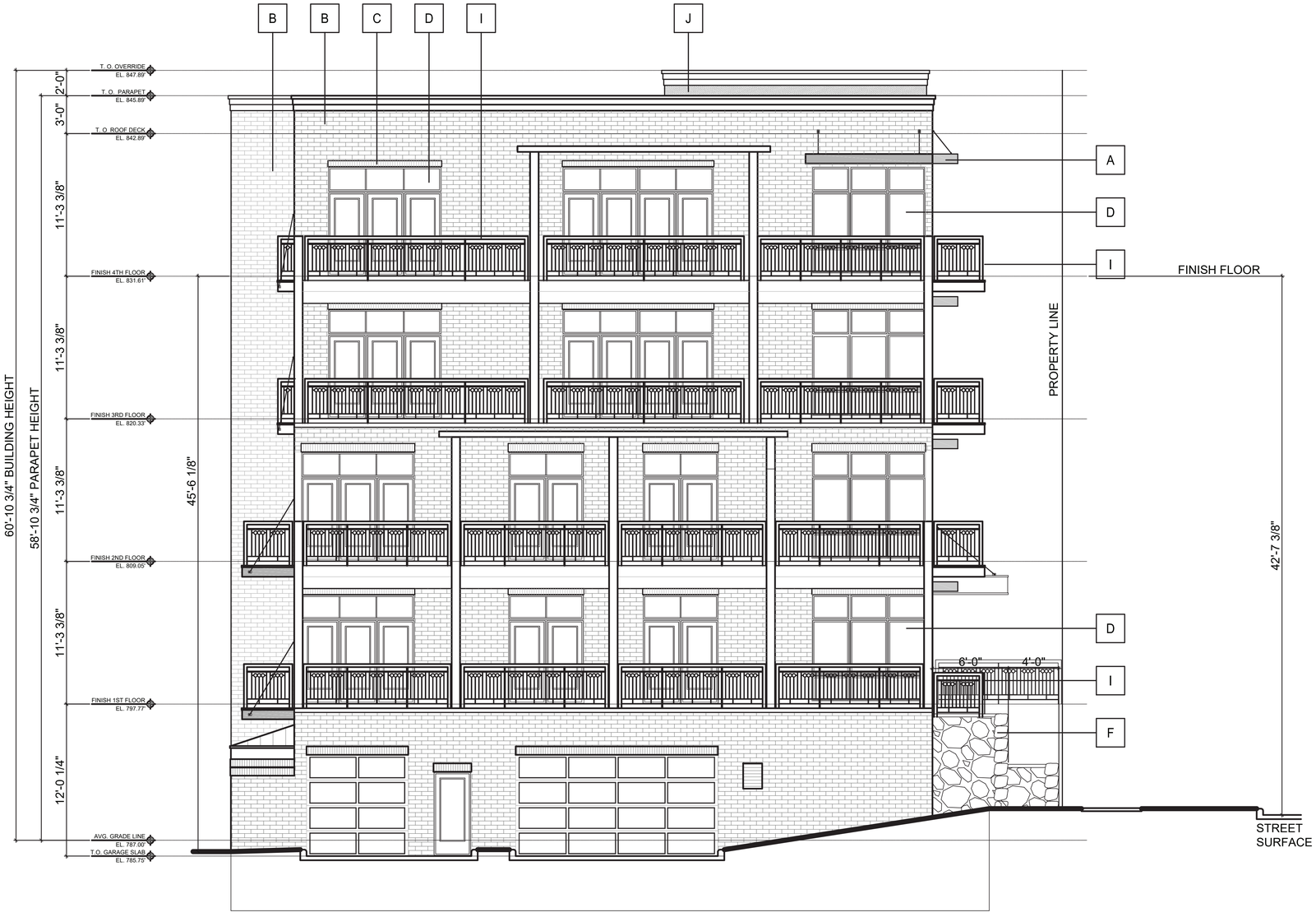
J BRADLEY MOORE & ASSOCIATES

The Garnet PUD

325 E. SUMMIT ST. ANN ARBOR, MICHIGAN

A2.2

DECEMBER 13, 2019



ELEVATION LEGEND

- A — ANODIZED ALUMINUM CANOPY TYP.
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0’ 10’ 20’ 40’

SCALE

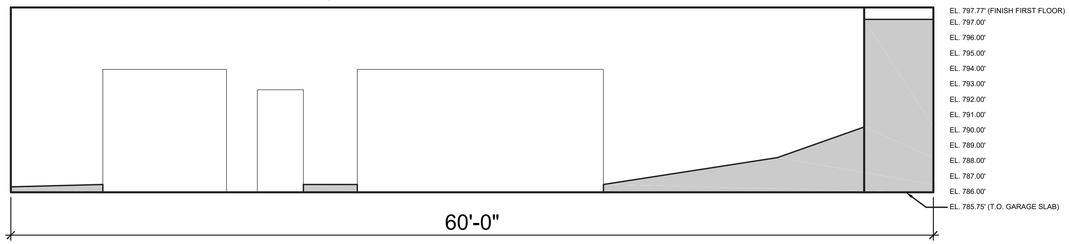
J BRADLEY MOORE & ASSOCIATES

The Garnet PUD

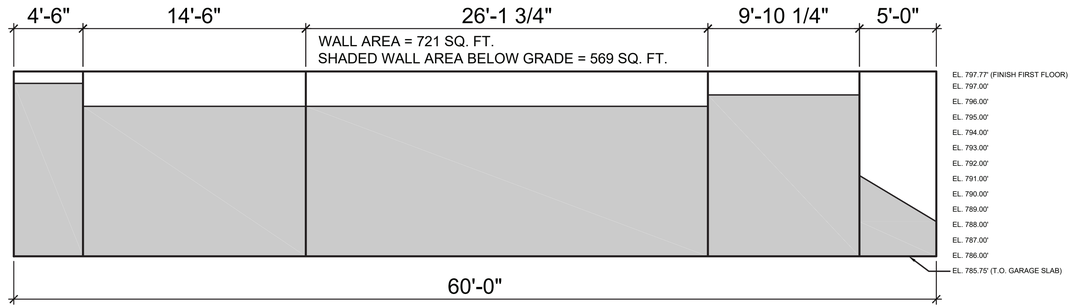
325 E. SUMMIT ST. ANN ARBOR, MICHIGAN

A2.3

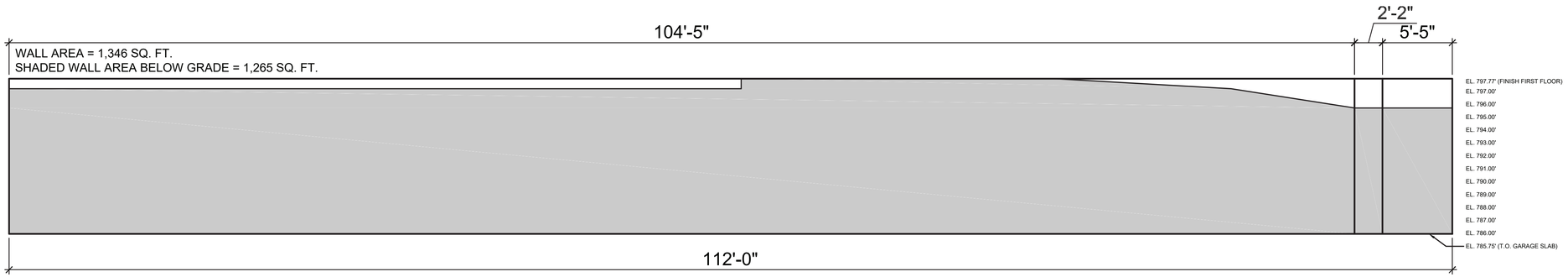
DECEMBER 13, 2019



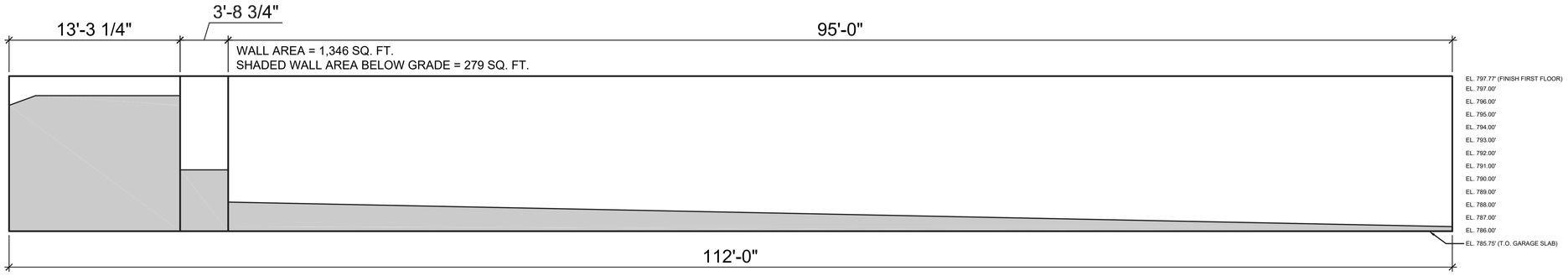
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

CALCULATION OF GARAGE LEVEL BELOW GRADE:

TOTAL WALL AREA = 4,134 S.F.

TOTAL SHADED WALL AREA BELOW GRADE = 2,202 S.F.

2,202 / 4,134 = .532656 or 53% BELOW GRADE

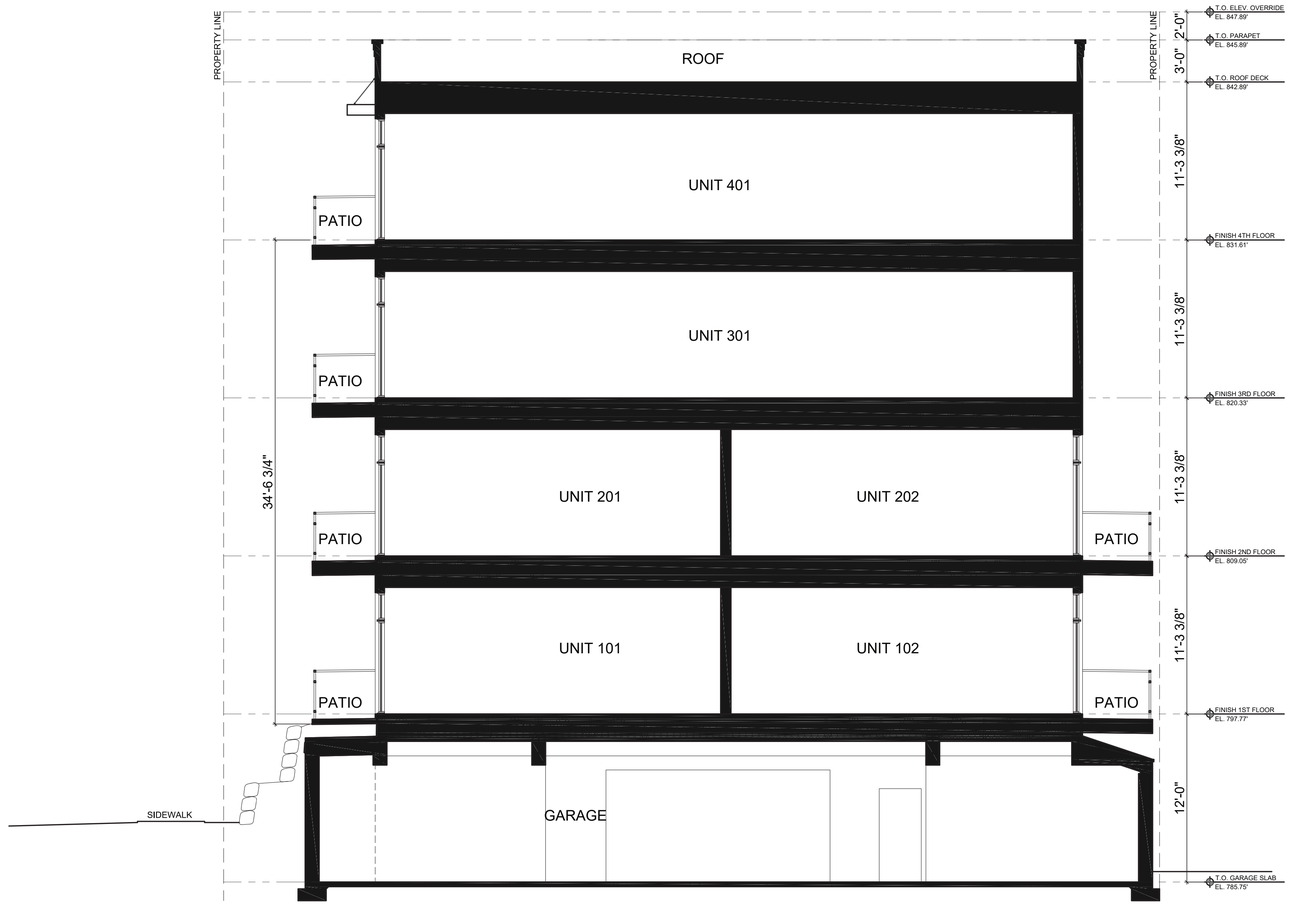
J BRADLEY MOORE & ASSOCIATES

The Garnet PUD

325 E. SUMMIT ST. ANN ARBOR, MICHIGAN

A2.4

DECEMBER 13, 2019



0’ 10’ 20’ 40’

SCALE

BUILDING SECTION A

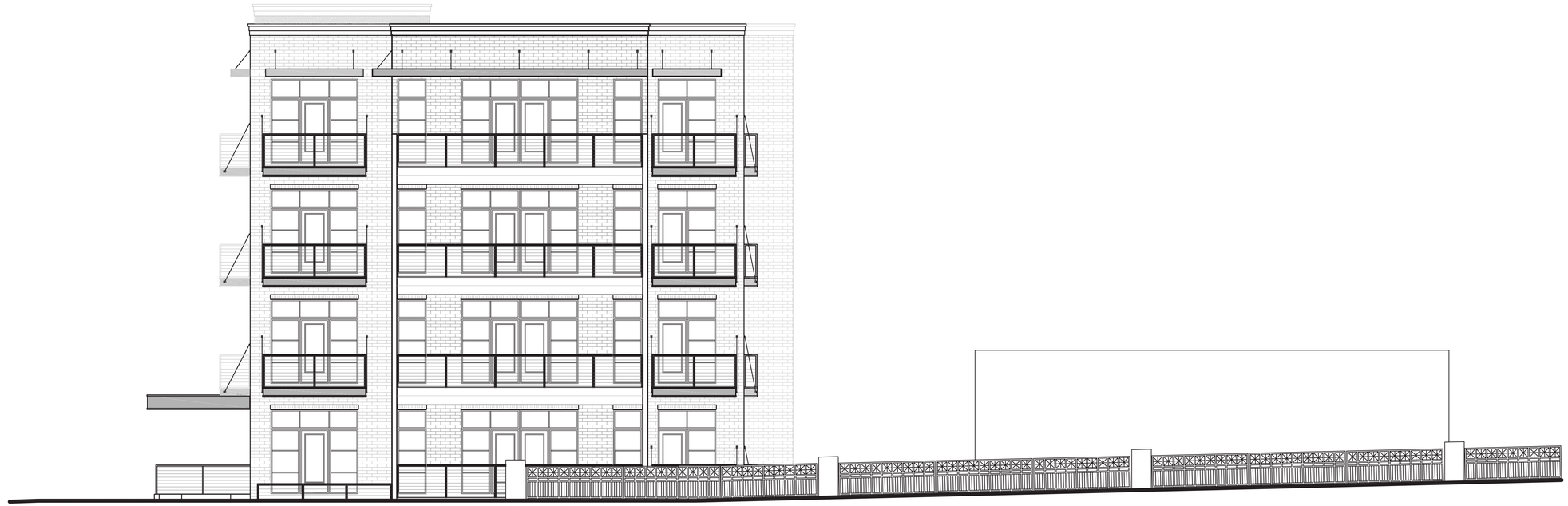
J BRADLEY MOORE & ASSOCIATES

The Garnet PUD

325 E. SUMMIT ST. ANN ARBOR, MICHIGAN

A4.1

DECEMBER 13, 2019



STREET ELEVATION LOOKING WEST

0' 10' 20' 40'

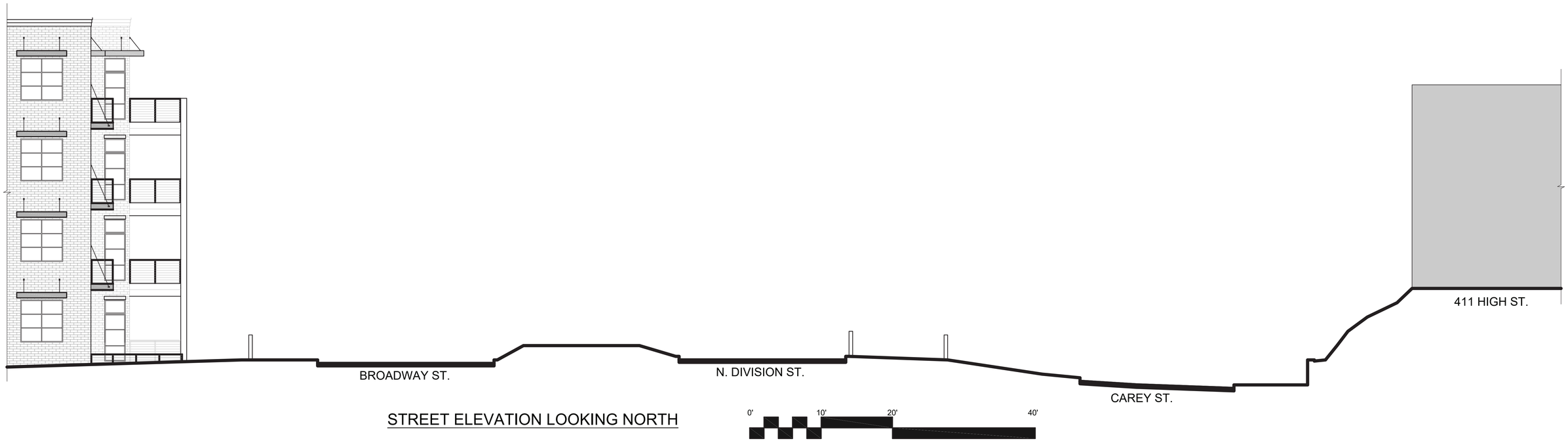
J BRADLEY MOORE & ASSOCIATES

The Garnet PUD

325 E. SUMMIT ST. ANN ARBOR, MICHIGAN

A3.0

DECEMBER 13, 2019



STREET ELEVATION LOOKING NORTH

J BRADLEY MOORE & ASSOCIATES

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A3.1

DECEMBER 13, 2019



SOUTH ELEVATION

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A2.0c

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EAST ELEVATION

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A2.1c

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NORTH ELEVATION

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A2.2c

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WEST ELEVATION

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A2.3c

DECEMBER 13, 2019

CITIZEN PARTICIPATION MEETING REPORT

Project: **325 E Summit – The Garnet PUD**

MEETING DATE: **November 6th, 2019**

MEETING LOCATION: **Huron meeting/ball room at The Graduate hotel at 615 E. Huron**

MEETING TIME: **6:30 P.M.**

Approximately 650 postcards were mail to addresses provided by the Planning Department.

The comments and questions below are in no particular order.

Information boards were placed around the room depicting the proposed project including but not necessarily limited to site plans, floor plans, elevations, building sections and 3D rendering views of the project.

It was explained to attendees that the proposed PUD was exactly the same proposal as the previous Garnet proposal.

Attendance was taken by sign-in sheet.

Comment cards were passed out for anyone who wanted to submit written questions/comments.

The few attendees milled about looking at the presentation materials.

Questions asked at the event were:

Does the parking meet code. Yes

Will the project negatively impact a local warming center? The development team was not aware of any local warming shelter but did not believe the project would have any impact on such a facility.

Will Osler, of 610 N 5th Ave indicated his support for the project.

Jeff Crocket indicated his support for the project and said he would email any question he and his wife developed after the CPM.

Ramesh Ganatra indicated a desire to provide geotechnical service for the project.

An attendee noted that on-street parking is at a premium in the neighborhood.

The meeting was adjourned at 8:00 pm.

Note – the comments, questions and answers documented above also include those asked/made by interested parties in communications with the development team before and after the CPM.

PROJECT:
GARNET
P.U.D.

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