OWNER/DEVELOPER

REDICO

ONE TOWNE SQUARE, SUITE 1600, SOUTHFIELD, MI 48706 **CONTACT: JENNIFER ROTH** T: 248.4973959

ARCHITECT

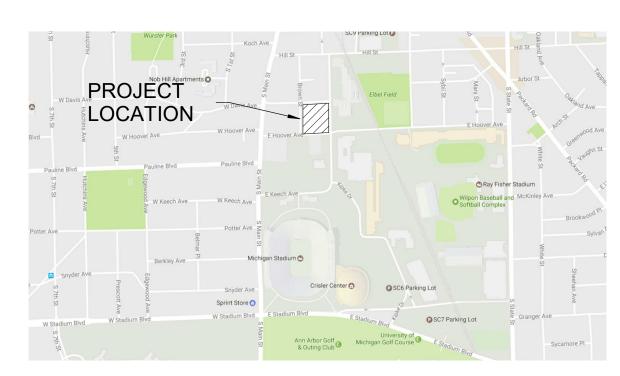
MYEFSKI ARCHITECTS, INC.

400 NORTH MICHIGAN AVE, SUITE 400 CHICAGO, IL 60611 CONTACT: JOHN MYEFSKI T: 312.763.2400

SURVEYOR/ENGINEER/LS. ARCHITECT

METRO CONSULTING ASSOCIATES

45345 FIVE MILE ROAD, PLYMOUTH, MI 48170 CONTACT: CANDICE BRIERE T: 800.525.6016





950 GREENE STREET MIXED-USE DEVELOPMENT ANN ARBOR, MI

SITE PLAN AMENDMENT



	SITE	DATA COMPARISION CHART	/ ZONING SUMMARY	
	EXISTING R4C	EXISTING C2B	REQUIRMENTS FOR NEW ZONING (C2B DISTRICT)	PROPOSED - C2B
Site Area	R4C portion: 32,145 SF (0.74 Acres)	C2B portion: 38,936 SF (0.89 Acres)	71,020 SF	71,020 SF
Lot Width	60' MINIMUM	40' MINIMUM	40' MINIMUM	254'-2"
Zoning	R4C MULTIPLE-FAMILY DWELLING	C2B BUSINESS SERVICE	C2B BUSINESS SERVICE (REZONING PROPERTIES)	C2B BUSINESS SERVICE (REZONING PROPERTIES)
Minimum Lot Area	8,500 SF	4000 SF / 40' WIDTH	4000 SF / 40' WIDTH	COMPLIES - 71,020 SF
Max. Floor Area Ratio		200% AREA = 77,872 SF	200% LOT AREA = 142,040 SF	COMPLIES - 197.4% LOT AREA = 140,195 SF
Maximum Number of Units	(20 units/acre) = 14 Units	140	NA	167
Average Unit Size	3,325 SF (3 Bedroom Units)	555 SF (Mix of Studios & 1 Bedrooms)	NA	825 SF(Mix of Studios, 1 & 2 Bedrooms)
Max. Number of Bedrooms	42	140	NA	181
Max. Building Coverage		NONE	NONE	COMPLIES
Minimum Open Space	40% OF LOT AREA	NONE	NONE	COMPLIES
Minimum Building Height		24 FT, 2 STORIES MIN.	24 FT, 2 STORIES MIN.	COMPLIES
Max. Number of Stories	3	4	4	COMPLIES - 4 STORIES
Max. Building Height	30'	55'	55'	COMPLIES - 50'-6"
Setbacks				COMPLIES
- Front Yard	25' MIN	10' MIN / 25' MAXIMUM	10' MIN / 25' MAXIMUM	COMPLIES - 10'
- Side Yard	15' MIN	0' / 30' ABUTTING RESIDENTIAL ZONED LAND *	0' / 30' ABUTTING RESIDENTIAL ZONED LAND *	COMPLIES - NA
- Rear Yard	30' MIN	0' / 30' ABUTTING RESIDENTIAL ZONED LAND *	0' / 30' ABUTTING RESIDENTIAL ZONED LAND *	COMPLIES - NA
Vehicular Parking Required	1.5 SPACES PER DWELLING UNIT = 21 SPACES	TOTAL 158 SPACES REQUIRED	TOTAL 175 SPACES REQUIRED	COMPLIES - TOTAL 176 SPACES PROVIDED
- Multi-Family	4 SPACES PER DWELLING UNIT = 56 SPACES **	1 SPACE PER DWELLING UNIT - 140 SPACES	1 SPACE PER DWELLING UNIT - 167 SPACES	COMPLIES - 168 SPACES
- Retail	NA	1 SPACE PER 310 SF MIN 8 SPACES	1 SPACE PER 310 SF MIN 8 SPACES	COMPLIES - 8 SPACES
Bicycle Parking Required			TOTAL 35 SPACES REQUIRED	COMPLIES - TOTAL 58 SPACES PROVIDED
- Multi-Family	1 SPACE PER 5 UNITS	1 SPACE PER 5 UNITS	1 SPACE PER 5 UNITS - 35 SPACES	COMPLIES - 55 SPACES (52 TYPE A - 3 TYPE C)
- Retail / Restaurant	NA	1 SPACE PER 3000 SF	1 SPACE PER 3000 SF - 1 SPACE	COMPLIES - 3 SPACE (3 TYPE B)
Conflicting Land Use Buffer		15' ABUTTING RESIDENTIAL	15' ABUTTING RESIDENTIAL	COMPLIES - NA

^{** 2} IN GARAGE + 2 IN DRIVEWAY PER UNIT

SHEET INDEX

OIIL	LI INDLX
<u>#</u>	SHEET TITLE
SP01	COVER SHEET
SP02	ZONING COMPARISON AND DIAGRAMS
SP03	PROPOSED SITE PLAN
SP04	ALTERNATIVE ANALYSIS PLAN
SP05	FAR CALCULATIONS
SP06	ENLARGED BIKE ROOMS & TRASH ROOMS
C01	ALTA/NSPS LAND TITLE SURVEY
C02	EXISTING CONDITIONS
C03	DEMOLITION PLAN
C04	SOIL EROSION & SEDIMENT CONTROL PLAN
C05	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS
C06	GRADING PLAN
C07	DETAILED GRADING PLAN
C08	UTILITY PLAN
C09	STORM WATER MANAGEMENT PLAN
C10	STORM WATER MANAGEMENT CALCULATIONS
C11	UNDERGROUND DETENTION PLANS & DETAILS
C12	UNDERGROUND DETENTION DETAILS
C13	DETAILS
C14	DETAILS
LS01	LEVEL 1 LANDSCAPE PLAN
LS02	LEVEL 2 LANDSCAPE PLAN LANDSCAPE NOTES & DETAILS
LS03 A01	BASEMENT/LOWER LEVEL PLAN
A01 A02	PROPOSED 1ST FLOOR PLAN
A02 A03	PROPOSED 2ND FLOOR PLAN
A04	PROPOSED 3RD & 4TH FLOOR PLAN
A05	EXTERIOR ELEVATIONS
A06	BUILDING SECTIONS
A07	PERSPECTIVE VIEWS

APARTMENTS (181 BEDROOMS), 2,460SF RETAIL & 176 PARKING SPACES. THE MAJORITY OF AVALIBLE ROOF AREA WILL BE UTILIZE FOR A PHOTOVOLTAIC SOLAR PANEL ARRAY WITH THE APPROXIMATE ENERGY OFFSET OF 15%. THIS IS NOT A BROWNFIELD SITE AND STORM WATER WILL BE COLLECTED IN A UNDERGROUND STORMWATER DETENTION SYSTEM.

<u>DEVELOPMENT DESCRIPTION</u>
ESTIMATED CONSTRUCTION COST = \$26,000,000 **ESTIMATED PROJECT COMPLETION - AUGUST 2020**

LEGAL DESCRIPTION
SEE SHEET C01 - ALTA/NSPS LAND TITLE SURVEY

STATEMENT OF LAND CONTROL

ALL PARCELS ARE UNDER THE CONTROL OF THE APPLICANT

SITE AREA CALCULATION

SITE AREA (GROSS) = 71,020 SF/ 43,560 SF = 1.63 AC

FAR = BUILDING AREA/SITE AREA

MAX ALLOWABLE FAR = 200.0% = 142,040 SF / 71,020 SF PROPOSED FAR = 197.4% = 140.195 SF / 71.020 SF

DENSITY CALCULATION

TOTAL UNITS/SITE AREA = 167 UNITS/1.63 AC. = 102.5 D.U./AC.

TRAFFIC IMPACT STATEMENT

A TRAFFIC IMPACT STUDY WAS CONDUCTED AND SHOWS NO NEGATIVE IMPACT ON THE SURROUNDING AREA

THE PROJECT WILL PROVIDE 5% GREEN ENERGY USE OFFSET AND AS MUCH AS 15% DEPENDANT ON FINAL CONSTRUCTINO BUDGET THROUGH THE UTILIZATION OF PHOTOVOLTAIC SOLAR PANELS ON THE ROOF.

GENERAL NOTES:

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 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.

"THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS WHICH ARE INCLUDED BY REFERENCE."

"THE OMISSION OF ANY STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTORS OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS."

ZONING DEFINITIONS

FLOOR AREA (PAGE 251 - NEW ZONING CODE PER DRAFT 2.2.2018) THE SUM OF THE AREA, IN SQUARE FEET, OF THE FLOOR OF ALL STORIES OF A BUILDING OR STRUCTURE MEASURED FROM THE EXTERIOR FACES OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF WALLS SEPERATING TWO BUILDING,

EXCLUDING: STAIRWELLS (INCLUDING LANDINGS), ESCALATORS, ELEVATOR SHAFTS, RAMPS,

VERTICAL CHASES OR CHUTES, AND ATTICS IN WHICH OCCUPANCY IS PROHIBITED. FLOOR AREA RATIO (PAGE 251 - NEW ZONING CODE PER DRAFT 2.2.2018) THE SUM OF THE FLOOR AREA OF ALL PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES

ON A LOT DIVIDED BY THE LOT AREA EXPRESSED AS A PERCENTAGE. WHEN CALCULATING FLOOR AREA RATIO, THE FOLLOWING SHALL BE EXCLUDED: FLOOR AREA USED FOR REQUIRED PREMIUM OR PUD VEHICLE PARKING AND REQUIRED BICYCLE PARKING, AND FLOOR AREA USED FOR BELOW GRADE PARKING WHERE BELOW GRADE MEANS MORE THAN HALF OF THE VOLUME OF THAT STORY IS BELOW THE FINISHED GRADE.

FINISHED GRADE (PAGE 250 - NEW ZONING CODE PER DRAFT 2.2.2018) THE LEVEL OF THE GROUND ADJACENT TO THE STRUCTURE IF THE GROUND IS LEVEL. IF THE GROUND IS NOT LEVEL, THE FINISHED GRADE SHALL BE DETERMINED BY AVERAGING THE ELEVATION OF THE GROUND FOR EACH SIDE OF THE STRUCTURE USING THE HIGHEST AND LOWEST POINT OF EACH SIDE, AS MEASURED FIVE FEET FROM THE EXTERIOR WALLS OF THE STRUCTURE.

GARAGE VOLUME CALCULATION

OVERALL GARAGE VOLUME: 578,140 CF VOLUME BELOW AVG GRADE: 292,310 CF THIS AREA BEING EXCLUDED PERCENT:

OVER 50% OF THE GARAGE PARKING VOLUME IS BELOW FINISH GRADE RESULTING IN 50.6% FROM THE FLOOR AREA RATIO CALCULATIONS.

	UNIT MATRIX									
	Stuc	lio	Stud	io +	1BR/	1BA	2BR/2	2BA	То	tal
	# Units	# Beds	# Units	# Beds	# Units	# Beds	# Units	# Beds	# Units	# E
Total	54	54	23	23	76	76	14	28	167	
Percentage	32.3%	29.8%	13.8%	12.7%	45.6%	42.0%	8.3%	15.5%		

ANN ARBOR PROJECT REFERENCE

#<u>SP18-005</u>

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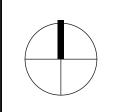
PROJECT ARCH JM

MIXED-USE DEVELOPMENT

950 GREENE ST. ANN ARBOR, MI 48104



630 DAVIS STREET | 5TH FLOOR EVANSTON, ILLINOIS 60201 TELEPHONE 847,440,8294 FACSIMILIE 847.440.8295



JOB NO 17028 DATE

02.13.19

COVER SHEET

^{*} PLUS 1' ADDITIONAL SETBACK FOR EACH OF BUILDING HEIGHT ABOVE 30' WHEN ABUTTING RESIDENTIALLY ZONED LAND

1. Community Analysis:

- a. Impact of proposed Development on public schools:
 - The units are designed primarily for young professionals. The number of children living in the building is expected to be minimal so there will be virtually no impact
- on public elementary and high schools. b. Relationship of intended use to neighboring uses:
 - The project site is bound on 2 sides by commercial zoning and will have no negative impact on those neighbors. The other 2 sides are abutting high density residential which will have a similar function and attributes as those neighbors.
- c. Impact of adjacent uses on proposed development: There should be no negative impact on the adjacent uses and are separated by
- d. Impact of proposed Development on the air and water quality, and on existing natural features of the site and neighboring sites:
 - There should be no negative impact on the air and water quality. There are 2 trees that will be protected and remain, 1 sugar maple (#359 on tree table) that is on Greene Street and 1 elm tree (#382 on tree table) that is on Brown Street. 2 landmarked trees #376 & #378 will be removed as they are within the building
- e. Impact of the proposed use on historic sites or structures which are located within an historic district or listed on the national Register of Historic Places:
 - This is not a historic site or have any historic structures within.

2. Site Analysis:

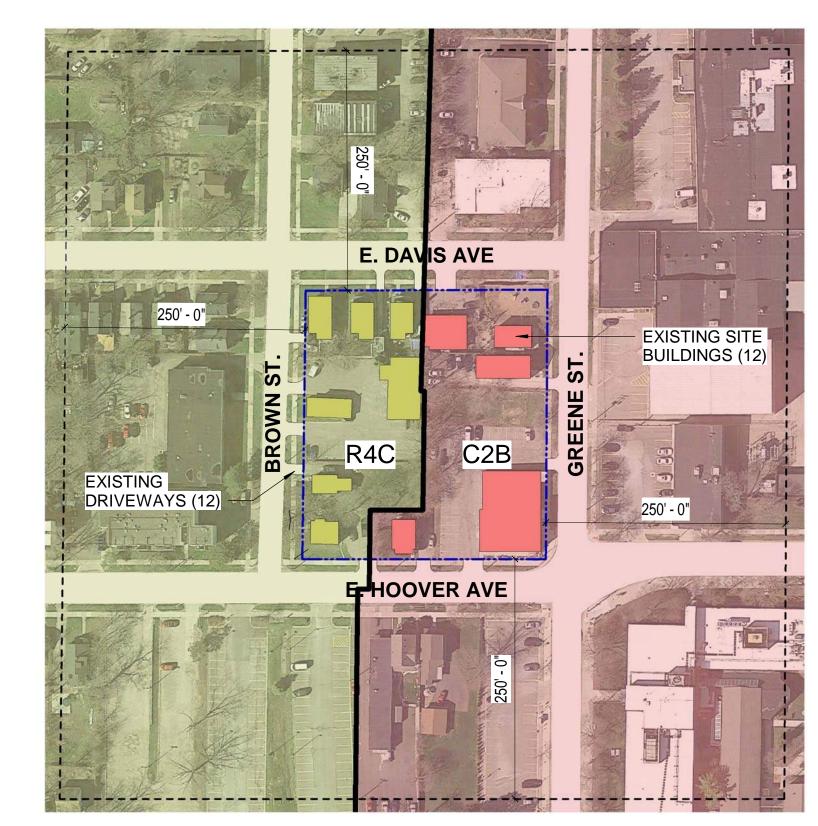
- a. Existing land use and activity on the site.
 - See Sheet C02 Existing Condition for current site. It is a mix of residential and commercial. The entire site is already improved.
- b. An inventory of site conditions including: soil types; site vegetation; and existing topography at five foot or best available contour intervals.
- See sheet C02 Existing Condition for existing topography and tree survey A general description of all natural Features on the site and within the area 50 feet
 - beyond the property line. There are 2 trees that will be protected and remain, 1 sugar maple (#359 on tree table) that is on Greene Street and 1 elm tree (#382 on tree table) that is on Brown Street. 2 landmarked trees #376 & #378 will be removed as they are within the building footprint.
- c. Location and use of all existing Structures on the site.
- See Sheet C02 Existing Condition
- d. Existing and proposed vehicular, pedestrian and bicycle ways and access points. See Sheet C02 – Existing Condition
- e. Utility availability and proposed connections together with all existing Public Rightsof-way and public and private easements.
 - See Sheet C02 Existing Condition & C08 Utility Plan
- Existing and proposed general drainage pattern of the site and adjoining area. See Sheet C02 – Existing Condition. Proposed drainage is on Sheet C06 -
- A summary in the form of an overlay showing how the proposed land use or activity relates to the graphic description of the existing site conditions including
 - See Zoning Summary on SP01 and Diagrams on SP02

3. Schematic Design:

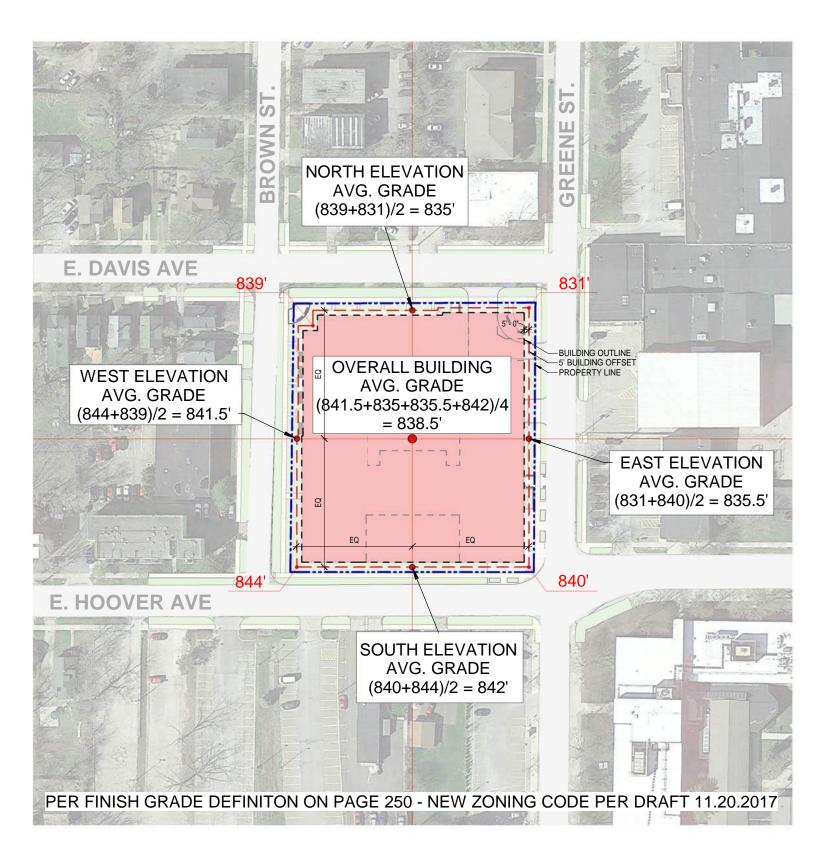
- Development, including the following:
- Comparison chart of requirements and proposed conditions. See Zoning Summary on SP01 - Cover Sheet
- Existing and proposed topography at five foot or best available contour intervals
 - and Limits of soil Disturbance. See Sheet C02 – Existing Condition for existing topography and C06 - Grading Plan & SP03 - Site Plan for proposed adjusted site elevations markers.
- Orientation and general location of all proposed improvements.
- See Sheet SP03 Site Plan
- d. Vertical sections through the site showing existing and proposed improvements will result in a significant change in a steep slope.
- N/A no steep slopes with project boundaries
- e. Proposed pedestrian, vehicle, and service circulation patterns on the site. • See Proposed Site Plan on Sheet SP03 - Site Plan
- Proposed Lot lines and Required setback Lines.
- See Proposed Site Plan on Sheet SP03 Site Plan
- Areas of natural Features which are proposed to be removed or distributed and a general description of mitigation plans.
- 2 Landmark trees are proposed to be removed, refer to C02 for location and type, they are marked #376 & 378. Also see Alternate Analisis Plan on SP04.
- h. Natural Features General Descriptions: woodlands, wetlands, Landmark Trees, watercourses, steep slopes, floodplains, endangered species Habitat.
- 2 Landmark trees are proposed to be removed, refer to C02 for location and type, they are marked #376 & 378. Traffic statement: The number of vehicle trips per unit per peak hour and
- supporting documentation from the ITE Manual. Submitted for review
- Public sidewalk Maintenance statement
- See general notes on SP01 Cover Sheet
- Comparison Chart of Requirements and Existing and Proposed Conditions See Zoning Summary on SP01 - Cover Sheet

6. Zoning Classification

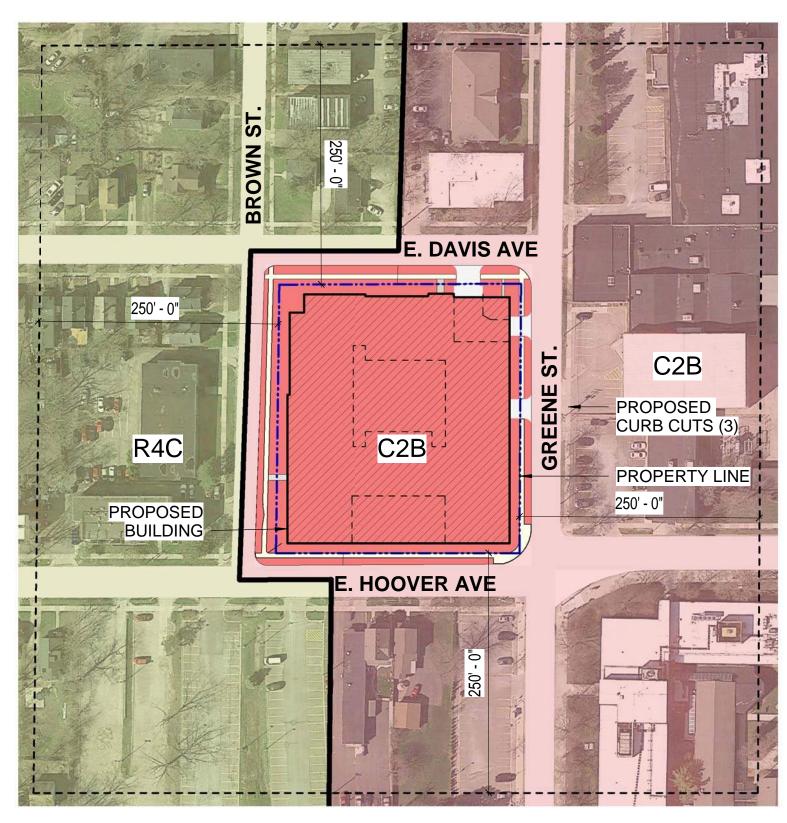
- a. Lot Area.
- See SP01 Cover Sheet
- Floor Area and Floor Area Ratio (FAR), or Density.
- See SP01 Cover Sheet
- Open Space and Active Open Space.
- Not Required per proposed zoning. Project will include 2 corner park and a landscaped courtyard, amenity deck with pool. See Sheet LS01, LS02, A02 &
- d. Setbacks (front, side and rear).
- See Zoning Summary on SP01 Cover Sheet and setbacks on the proposed site plan on Sheet SP03 - Site Plan
- e. Height and stories..
- See Zoning Summary on SP01 Cover Sheet Off-street vehicle parking, including accessible and barrier free spaces.
- See SP01, A01 & A02
- Bicycle parking, including class.
- See Zoning Summary on SP01 Cover Sheet, SP03 Site Plan & SP06 -Enlarged Bike Room & Trash Rooms



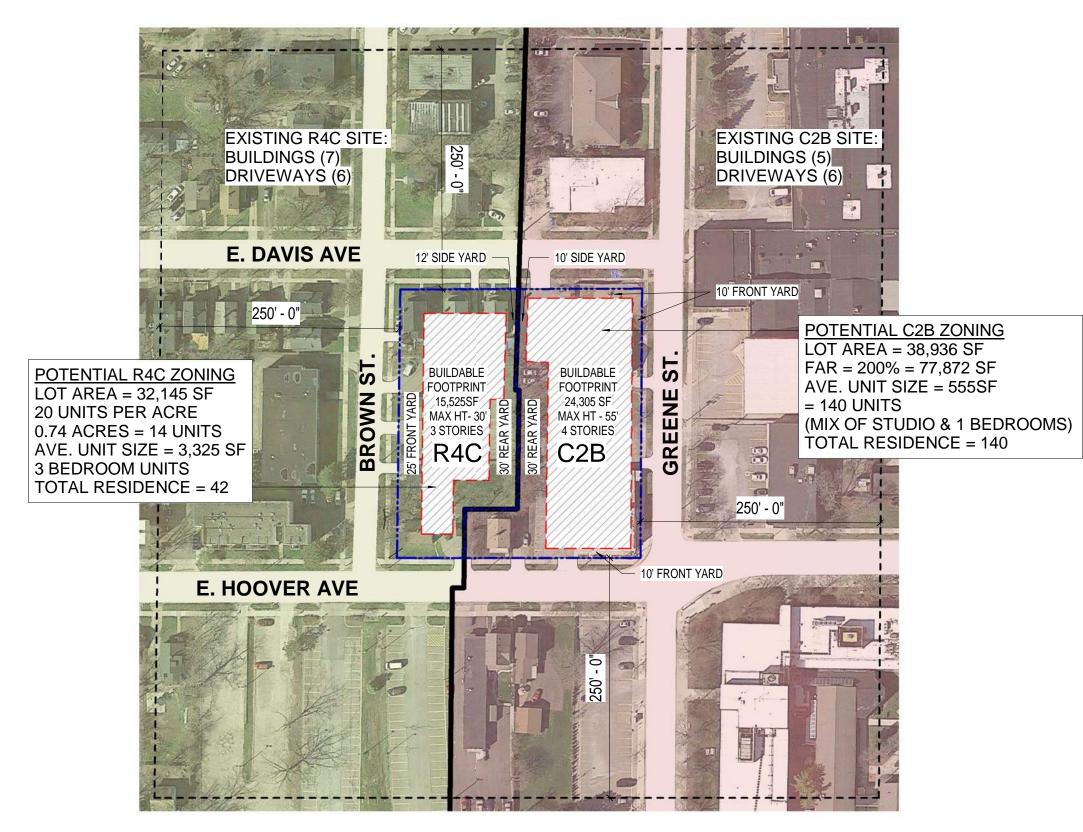














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NO DATE DESCRIPTION 1 | 12.28.17 | P.C. Workshop Meeting 2 01.24.18 Site Plan Submittal

3 03.02.18 Site Plan Re-Submittal 4 03.30.18 Site Plan Re-Submittal 5 04.12.18 Site Plan Re-Submittal

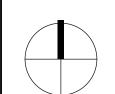
ANN ARBOR PROJECT REFERENCE #<u>SP18-005</u>

MIXED-USE DEVELOPMENT

E. HOOVER & GREENE, ANN ARBOR, MI



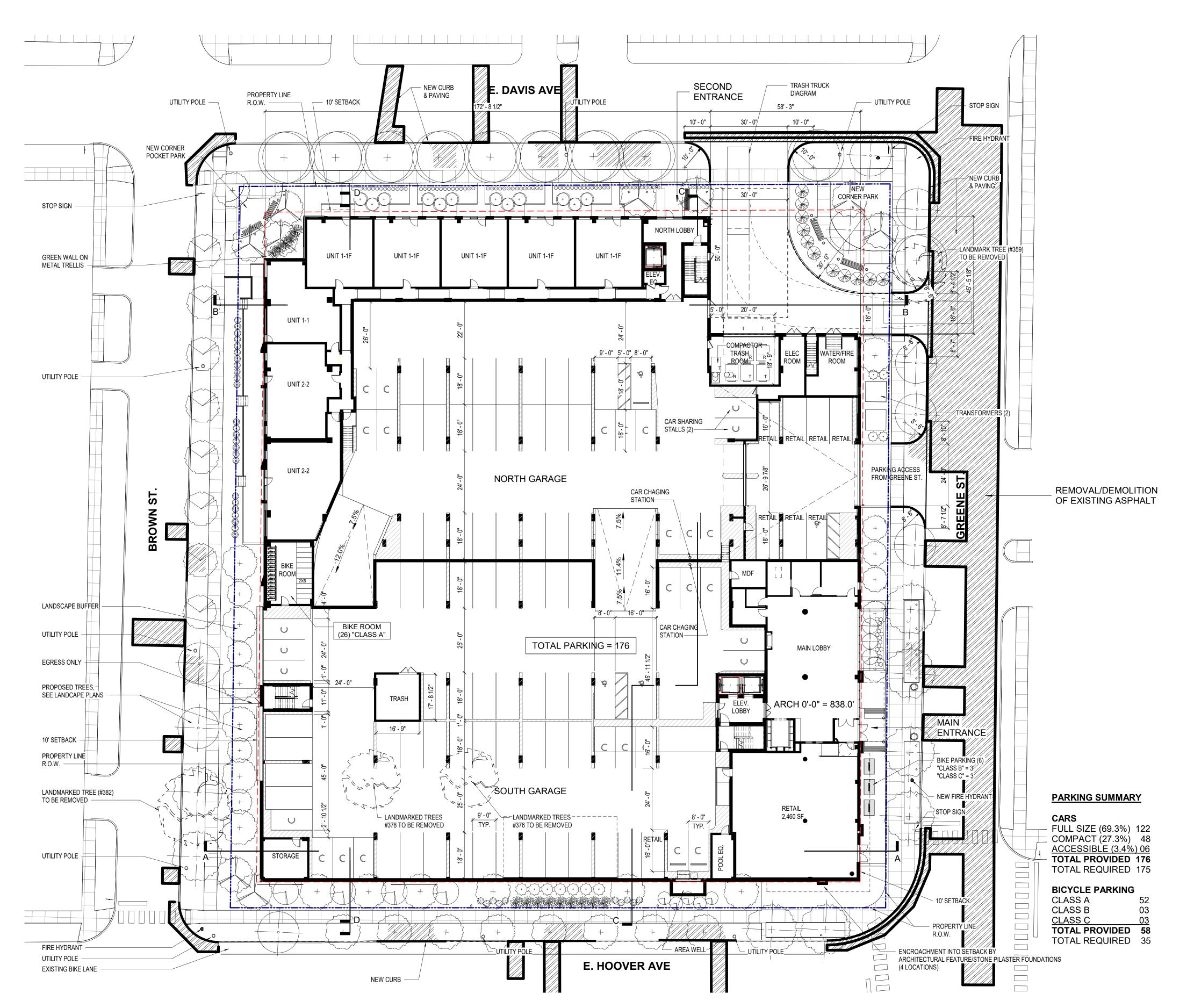
630 DAVIS STREET STH FLOOR EVANSTON, ILLINOIS 60201 TELEPHONE 847.440.8294 FACSIMILIE 847.440.8295



JOB NO 17028 DATE

04.13.18

PROJECT DATA & ZONING DIAGRAMS



20NING - SITE PLAN
SP03 SCALE: 1" = 20'-0"

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CHECKED BY JD PROJECT ARCH JM

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5 04.12.18 Site Plan Re-Submittal
6 04.30.18 Site Plan Re-Submittal
13 10.26.18 Site Plan Re-Submittal
15 01.24.19 Site Plan Amendment
18 02.19.19 Site Plan Amendment

20 12.18.19 Site Plan Amendment

ANN ARBOR

MIXED-USE DEVELOPMENT

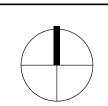
PROJECT REFERENCE

#<u>SP18-005</u>

950 GREENE ST, ANN ARBOR, MI 48104



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TELEPHONE 847.440.8294
FACSIMILIE 847.440.8295



JOB NO
17028
DATE
02.13.19

SITE PLAN

ALTERNATIVE ANALYSIS NARRATIVE:

THOUGHT AND CARE HAS BEEN TAKEN TO SAVE THE MOST AMOUNT OF LANDMARK TREES AS POSSIBLE. THE 2 LANDMARK TREES (#359 & #382) ALONG THE PERIMETER OF THE SITE WILL REMAIN. THE LOCATION OF 2 INTERIOR LOT LANDMARK TREES (#376 & #378) DO NOT ALLOW FOR ADEQUATE DEVELOPMENT OF THE LAND AND WILL BE REMOVED.

SEE SHEET SP03 FOR THE PROPOSED SITE PLAN.
 SEE SHEET SP04 FOR ALTERNATE ANALYSIS DLAN.

SEE SHEET SP04 FOR ALTERNATE ANALYSIS PLAN

THE ALTERNATE ANALYSIS PLAN THAT WAS DEVELOPED WOULD SIGNIFICANTLY LIMIT THE PROJECT AND IMPACT THE PROJECT IN THESE WAYS.

- IT REDUCES THE ALLOWABLE SITE BUILDABLE AREA.
- REDUCE THE QUANTITY OF UNITS (FROM 171 TO 138) AS A RESULT OF THE REDUCED BUILDABLE FOOTPRINT.
- ADDS A SURFACE PARKING LOT TO ACCOMMODATE 3 LANDMARK TREES ALONG HOOVER INCREASES CURB CUTS ON BROWN ST. AND ADDS TRAFFIC TO THIS SMALL RESIDENTIAL STREET. THE TRASH DUMPSTERS ARE NOW LOCATED OUTSIDE AND AT THE FRONT OF THE BUILDING,
- NEXT TO THE LANDMARK TREES. THE TRASH TRUCK SITE EGRESS PATH CROSSES A BIKE PATH ON HOOVER.

FAR = 189.9%

THERE WILL BE A REDUCTION OF NEIGHBORHOOD ON-STREET PARKING ON BROWN ST TO ACCOMMODATE VEHICULAR SITE ACCESS.

<u>UNIT COUNT:</u>	
1ST FLOOR	0
2ND FLOOR:	46
3RD FLOOR:	46
4TH FLOOR:	46
TOTAL UNIT COUNT:	138
TOT. BUILDING GROSS AREA:	
RESIDENTIAL:	104140 SF
AMENITY:	7070 SF
OIDOLII ATIONI	44000 05

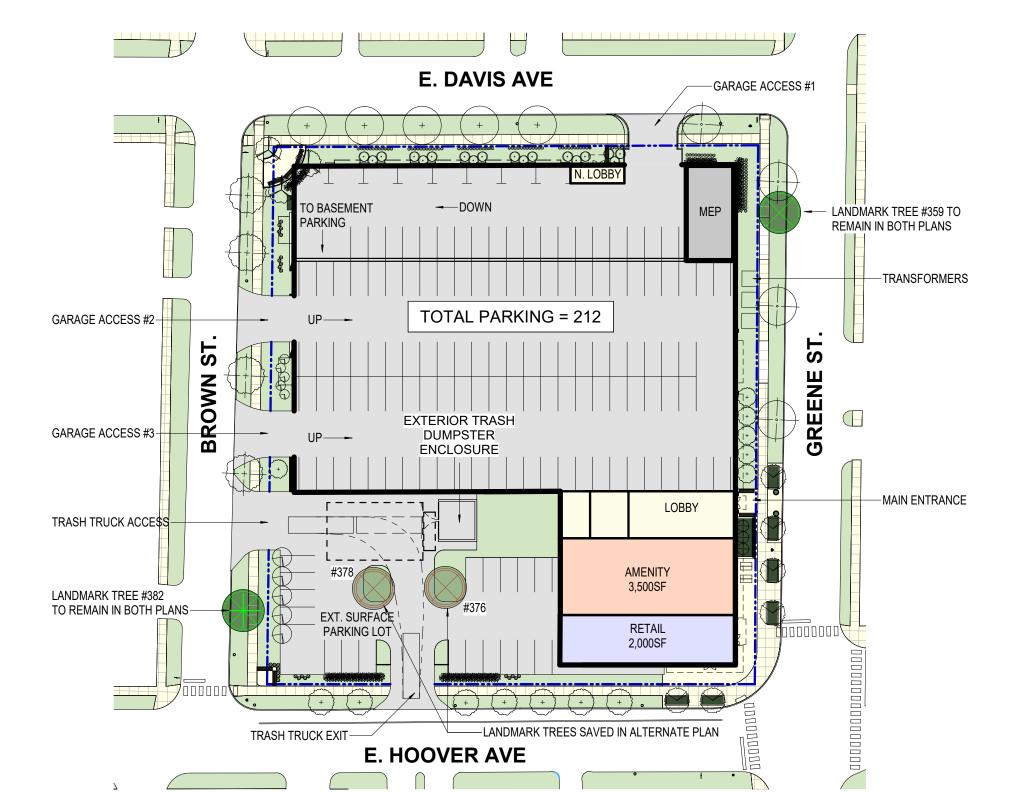
TOT. BUILDING GROSS	AREA:
RESIDENTIAL:	104140 5
AMENITY:	7070 \$
CIRCULATION:	11030 S
LOBBY:	3770 \$
RETAIL:	2000 \$
MEP:	6890 \$
	TOTAL 404 000 0
	TOTAL = 134,900 S

PARKING COUNT: BASEMENT: 1ST FLOOR:	89 123
TOTAL PARKING COUNT:	212

UNIT COUNT:	
1ST FLOOR:	
2ND FLOOR:	
3RD FLOOR:	
4TH FLOOR:	

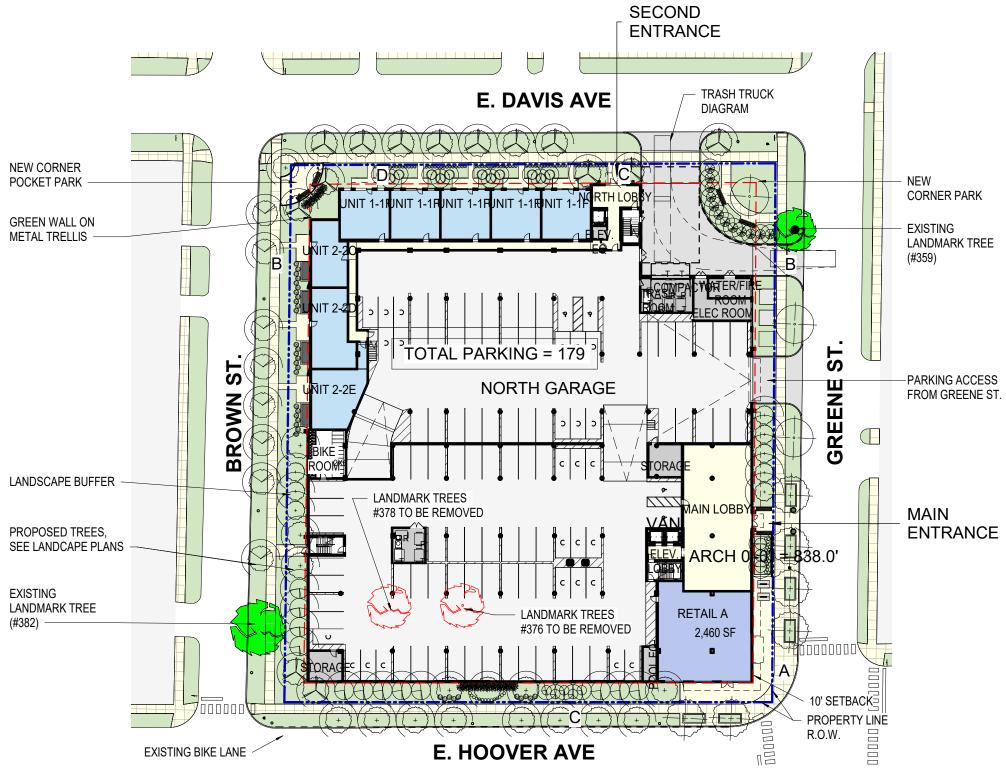
TOT. BUILDING GROS	S AREA:
RESIDENTIAL:	 109445 \$
AMENITY:	7745 \$
CIRCULATION:	14280 \$
LOBBY:	2820 \$
RETAIL:	2460 \$
MEP:	4390 \$
	TOTAL = 141,140 \$ FAR = 198.7

PARKING COUNT: BASEMENT: 1ST FLOOR:	71 108
TOTAL PARKING COUNT:	179



ALTERNATE ANALYSIS SITE PLAN

SCALE: 1" = 50'-0"



PROPOSED SITE PLAN

SCALE: 1" = 50'-0"

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PROJECT ARCH JM
NO DATE DESCRIPT

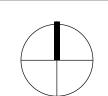
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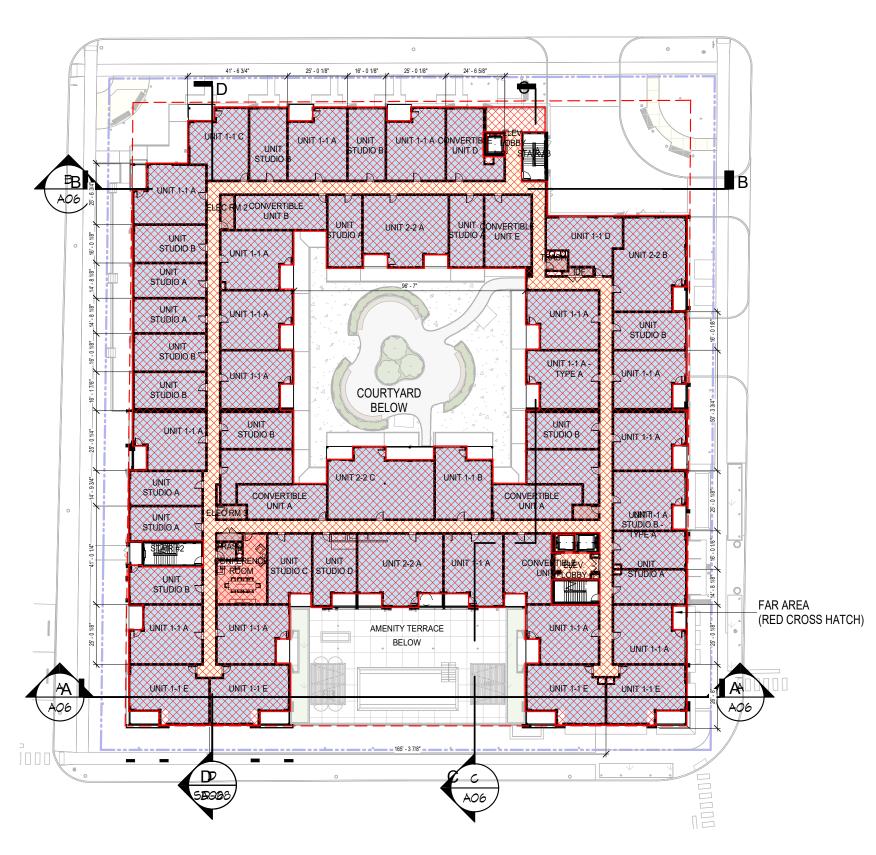


JOB NO 17028 DATE 04.12.18

ALTERNATIVE ANALYSIS PLAN

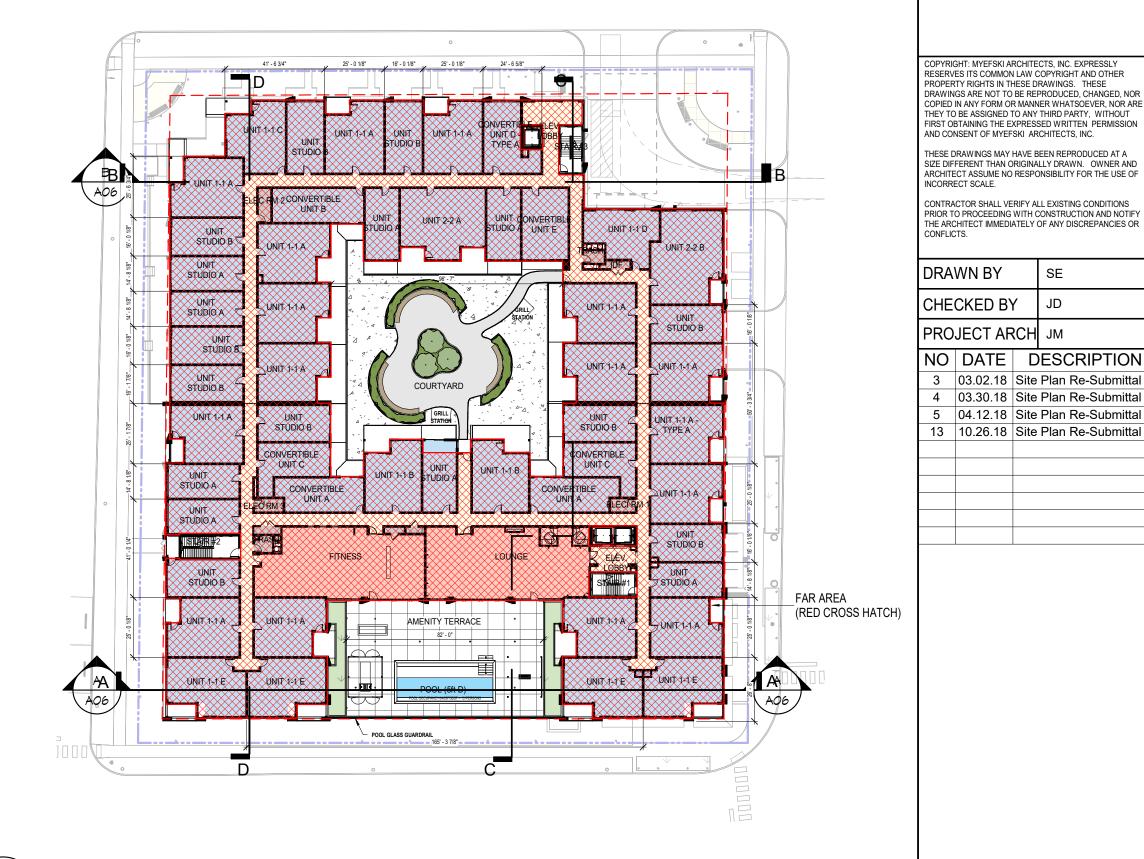
5 \ FOURTH FLOOR PLAN

TOTAL FAR CALCULATION = 40,720 SF





TOTAL FAR CALCULATION = 40,720 SF



3 SECOND FLOOR PLAN SP05 | SCALE: 1" = 40'-0"

TOTAL FAR CALCULATION = 41,055 SF

TOTAL FAR CALCULATION:

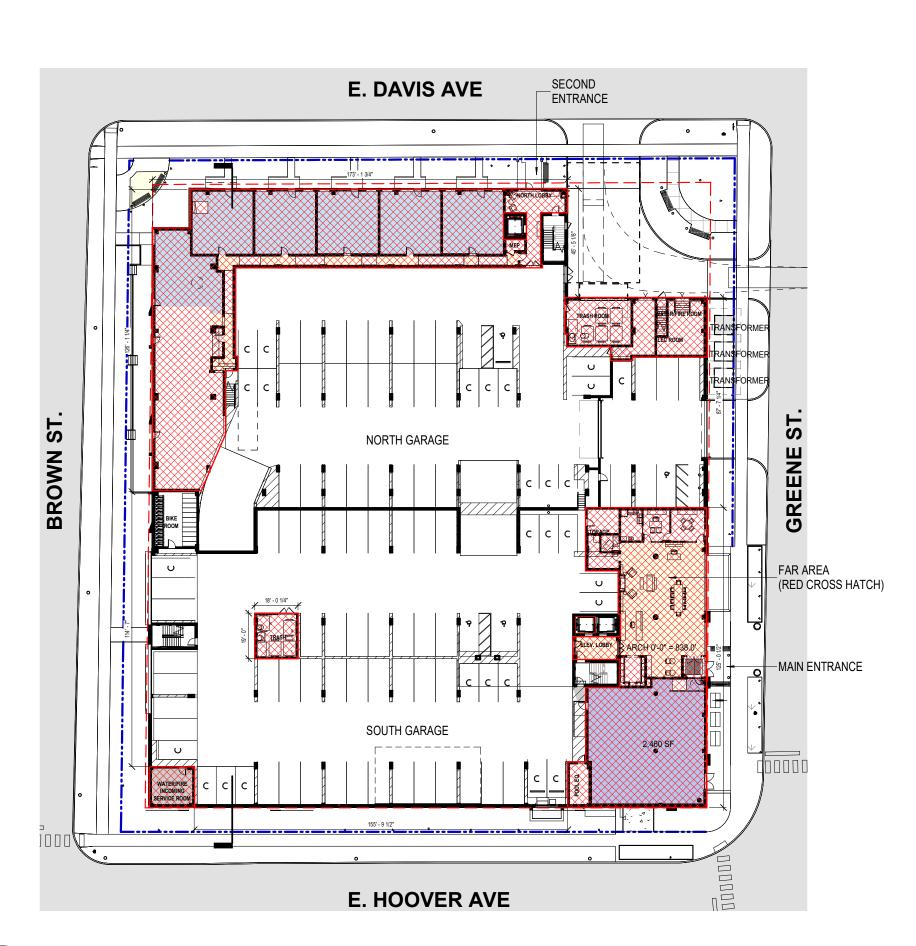
BASEMENT: 1,269 SF 15,967 SF FIRST FLOOR: 41,213 SF SECOND FLOOR: 40,873 SF THIRD FLOOR: FOURTH FLOOR: 40,873 SF

TOTAL FAR AREA: 140,195 SF PROPOSED FAR = 197.4%

SITE AREA = 71,020 SF MAX FAR = 200% = 142,040 SF

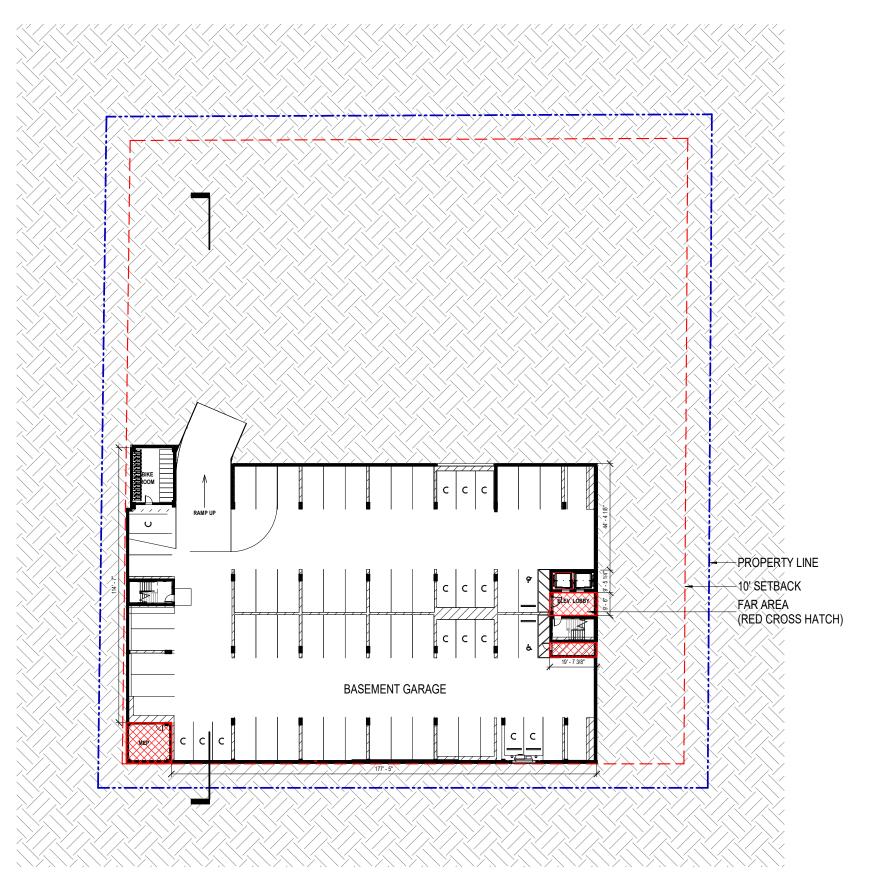
FAR AREA EXCLUDES • STAIRS & ELEVATORS

GARAGE AREA (THAT IS 50% BELOW GRADE FOR BOTH VECHICULAR AND BIKE PARKING)





TOTAL FAR CALCULATION = 15,525 SF



1 BASEMENT FLOOR PLAN TOTAL FAR CALCULATION = 3,120 SF SP05 | SCALE: 1" = 40'-0"

MIXED-USE DEVELOPMENT

APPROVALS

COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT IRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF MYEFSKI ARCHITECTS, INC. THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A

3 03.02.18 Site Plan Re-Submittal

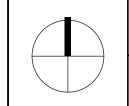
4 03.30.18 Site Plan Re-Submittal

5 04.12.18 Site Plan Re-Submittal 13 10.26.18 Site Plan Re-Submittal

950 GREENE ST, ANN ARBOR, MI 48104

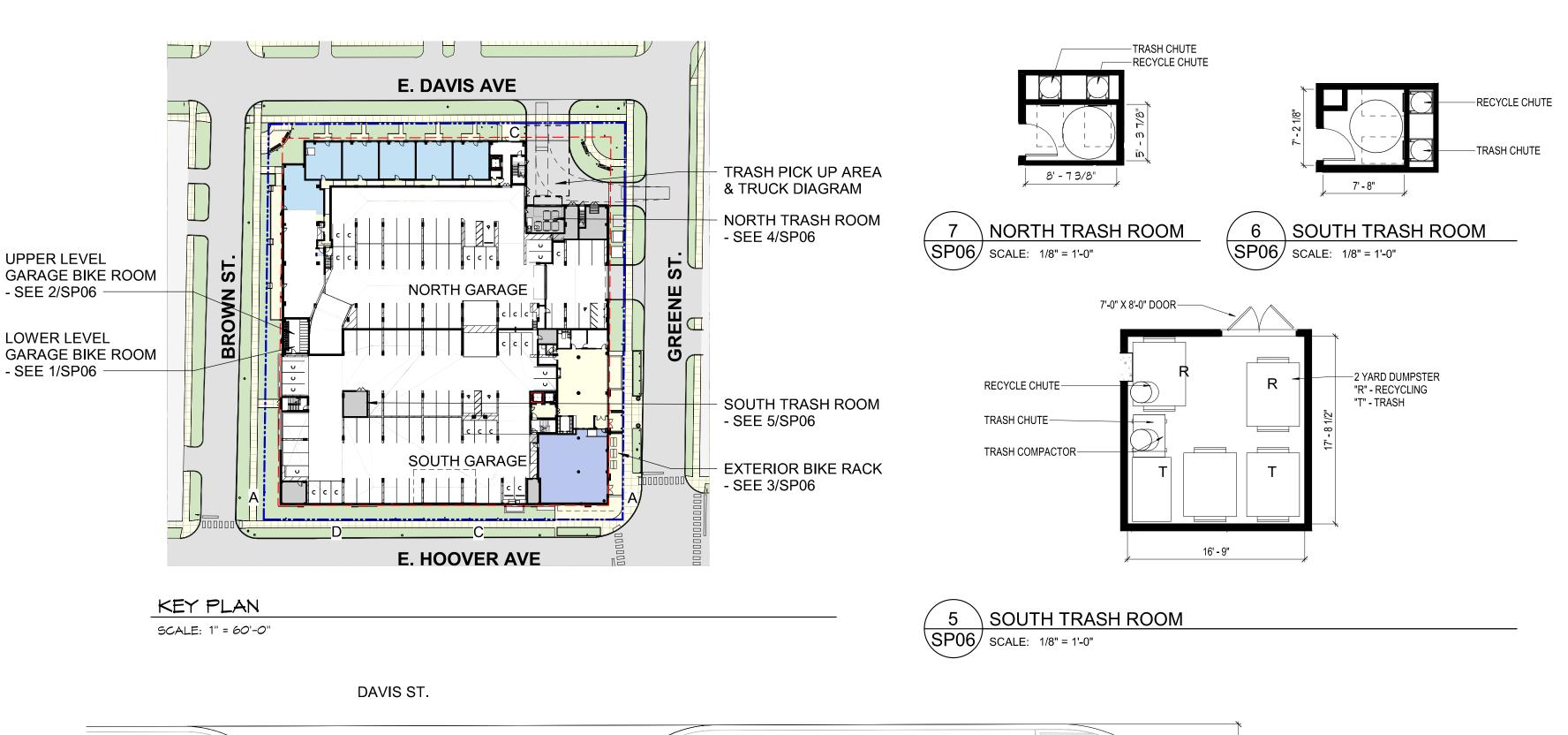


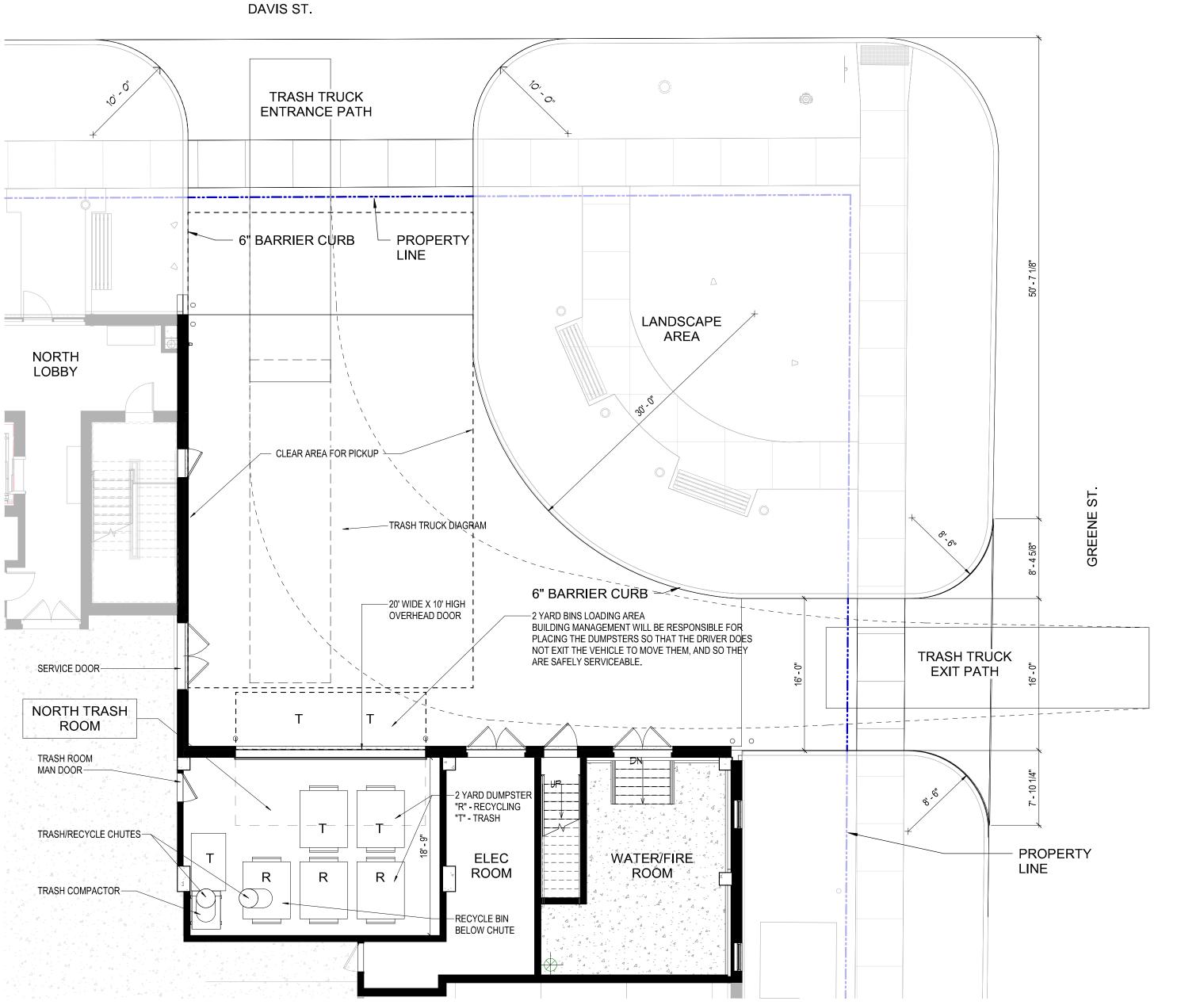
FACSIMILIE 847.440.8295

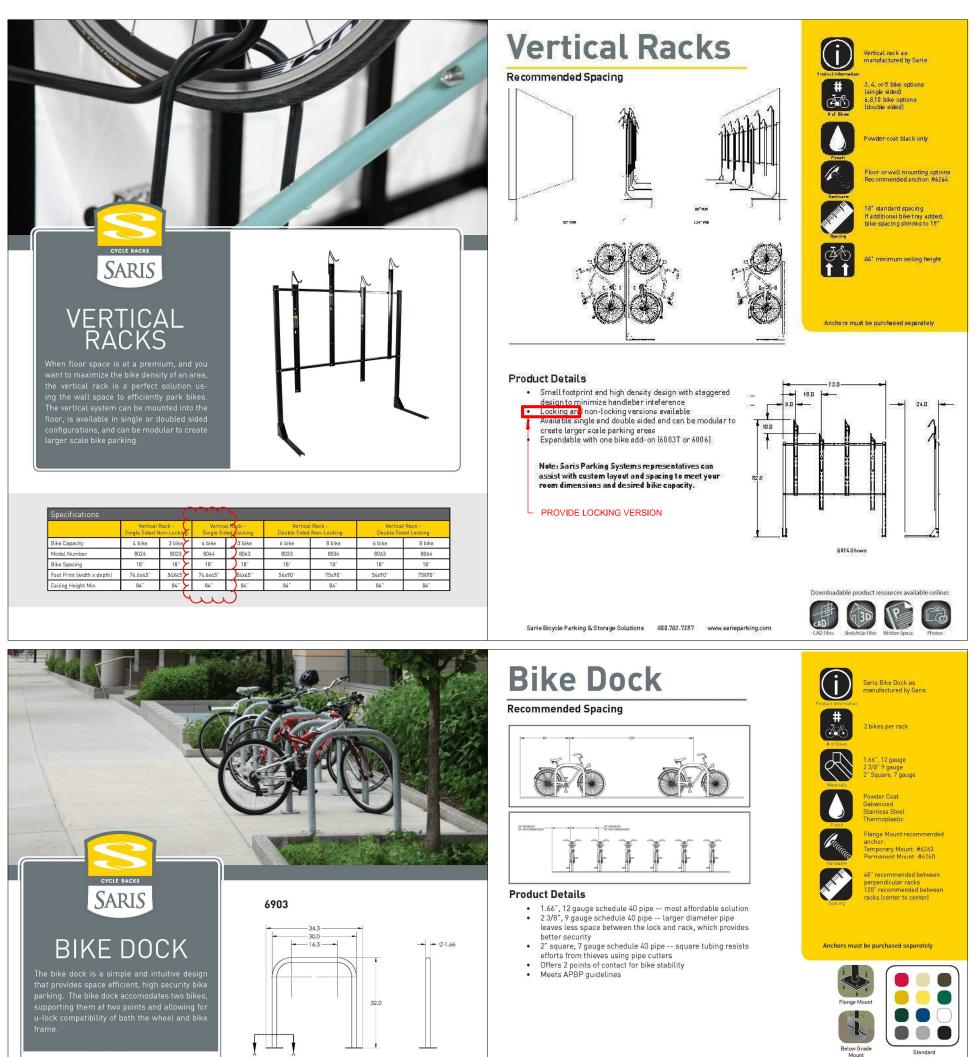


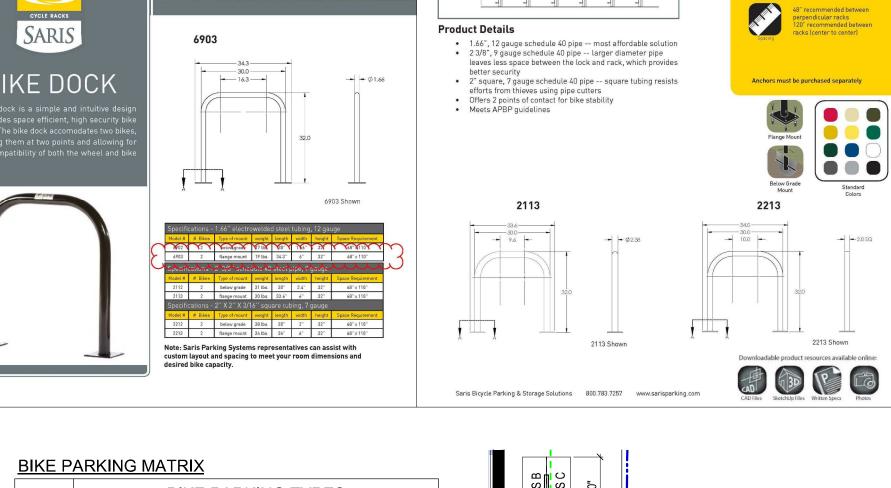
JOB NO 17028 DATE

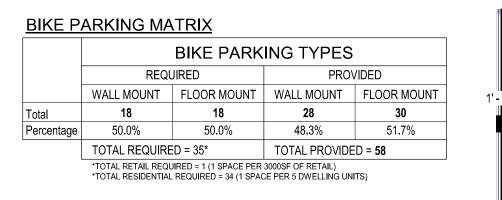
10.26.18











BIKE ROOM

SARIS - MODEL 8044

SARIS - MODEL 6903

UPPER LEVEL NORTH GARAGE BIKE ROOM

(26) "CLASS A"

- WALL MOUNTED BIKE RACK (14)

- FLOOR MOUNTED BIKE RACK (12)

PARKING SUMMARY

FULL SIZE (69.3%) 122

ACCESSIBLE (3.4%) 06

TOTAL PROVIDED 176

TOTAL REQUIRED 175

TOTAL PROVIDED 58

TOTAL REQUIRED 35

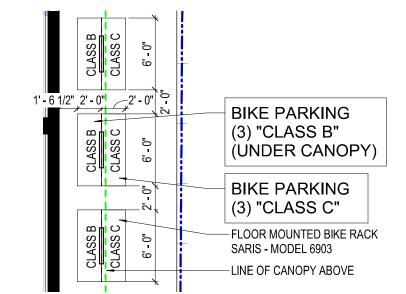
SP06 SCALE: 1/8" = 1'-0"

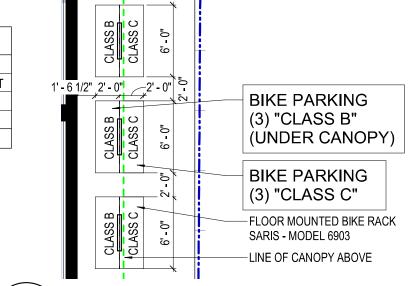
BICYCLE PARKING

CLASS A

CLASS B

COMPACT (27.3%) 48

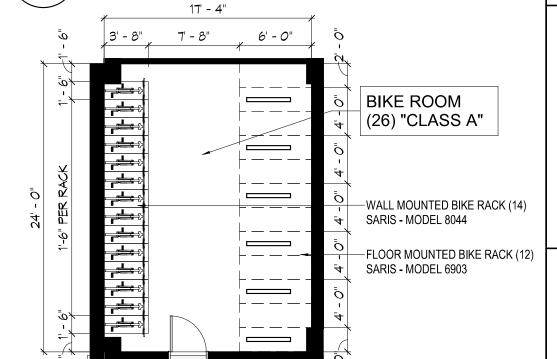




EXTERIOR BIKE RACKS

SP06 | SCALE: 1/8" = 1'-0"

SP06 | SCALE: 1/8" = 1'-0"



\ LOWER LEVEL SOUTH GARAGE BIKE ROOM

MIXED-USE DEVELOPMENT

APPROVALS

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DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, NOF

DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, NOR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF MYEFSKI ARCHITECTS, INC.

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE USE OF

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

NO DATE DESCRIPTION

3 03.02.18 Site Plan Re-Submittal

4 03.30.18 Site Plan Re-Submittal 5 04.12.18 Site Plan Re-Submittal 13 10.26.18 Site Plan Re-Submittal 18 02.19.19 Site Plan Amendment

DRAWN BY

CHECKED BY

PROJECT ARCH JM

950 GREENE ST ANN ARBOR, MI 48104



630 DAVIS STREET STH FLOOR EVANSTON, ILLINOIS 60201 TELEPHONE 847.440.8294 FACSIMILIE 847.440.8295

JOB NO 17028 DATE

02.13.19

SP06 ENLARGED BIKE ROOMS & TRASH ROOMS

TRASH ROOM + PICKUP PLAN SP06 | SCALE: 1/8" = 1'-0"

ALTA/NSPS LAND TITLE SURVEY

IN THE NE 1/4 OF 32, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

ZONE INFORMATION:

A PERMITTED PRINCIPLE USE.

ON THE SUBJECT PARCEL.

FRONT: 25 FEET MINIMUM

REAR: 30 FEET MINIMUM

MINIMUM GROSS LOT AREA:

MINIMUM LOT WIDTH:

8,500 SQUARE FEET

2,175 SQUARE FEET

MAXIMUM PERMITTED DENSITY:

MINIMUM USABLE OPEN SPACE:

40% OF LOT AREA

CURRENT ZONING CLASSIFICATION:

BUILDING SETBACK REQUIREMENTS:

15 FEET MINIMUM

HEIGHT RESTRICTIONS (MAXIMUM HEIGHT):

MINIMUM LOT AREA PER DWELLING UNIT:

20 DWELLING UNITS PER ACR

CURRENT ZONING CLASSIFICATION:

OCTOPBER 17, 2017)

CONFORMING LOT.

PER CHAPTER 55, ZONING CODE OF THE CITY OF ANN ARBOR ON

OT WIDTH STANDARDS FOR ITS ZONING CLASSIFICATION. IT IS A

THE SUBJECT PARCEL IS NOT IN A 100-YEAR FLOODPLAIN.

THE SUBJECT PARCEL IS NOT IN A HISTORIC DISTRICT.

"RC4" FRINGE COMMERCIAL

THE CURRENT USE OF THE PARCEL, AS PROVIDED BY THE APPLICANT, IS

THE SUBJECT PARCEL CONFORMS TO THE MINIMUM LOT SIZE AND MINIMUM

THERE ARE NO OPEN INVESTIGATIONS OR UNRESOLVED ZONING VIOLATIONS

SURVEYORS NOTES:

- THE BEARING BASIS FOR THE SITE IS STATE PLANE, MICHIGAN SOUTH ZONE, INTERNATIONAL FEET.
- I HEREBY CERTIFY THAT THE PARCEL SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION FOR THE COUNTY OF WASHTENAW, STATE OF MICHIGAN, COMMUNITY NUMBER - 260213, MAP NUMBER 26161C0263E, AN EFFECTIVE DATE OF APRIL 3, 2012. THEREFORE AS NOTED IN SAID DOCUMENT, THE SCALED LOCATION OF THE SUBJECT PROPERTY IS IN ZONE X (UNSHADED), TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- 3. DATE OF SURVEY: OCTOBER 12, 2017.
- . SOME FEATURES SHOWN ON SURVEY MAY BE OUT OF SCALE FOR
- . DIMFNSIONS ON THIS SURVEY ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- S. SQUARE FOOTAGE:

FIP 1/2"

FCIR 19836 18663

- A. EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL File No. 796670
 - 985 SQUARE FEET 2 STORY RESIDENTIAL BUILDING. File No. 792470 Parcel 1 - 556 SQUARE FEET - 2 STORY RESIDENTIAL BUILDING. Parcel 2 - 641 SQUARE FEET - 2 STORY RESIDENTIAL BUILDING.

Parcel 7&8 - 4918 SQUARE FEET - 2 STORY COMMERCIAL

FIP 3/4" BENT NW .10

6. (CONTINUED)

FIP 1/2"

43.72'(M) 44'(T)

CHRISTOPHER J.

KOULOURAS

) E. DAVIS AVENUE

FILE: 792482

43.80'(M)

"'43.72'(M)

STEPHEN E. &

KELLY H. FUKS

FILE: 792484

127.42'(M)

SHEILA J. DUMONT TRUST

913 BROWN STREET

FILE: 792478

128.04'(P)

SHEILA J. DUMONT TRUST

915 BROWN STREET

FILE: 792481

127.94'(M)

PRECISION

PROPERTIES-BRIGHTON, LLC

FILE: 792470

PARCEL 1

PRECISION

PROPERTIES-BRIGHTON,

17 BROWN STREET

FILE: 792470

PARCEL 2

PRECISION

PROPERTIES, LLC

145 E. HOOVER AVENUE

FILE: 792476

127.65'(M)

- Parcel 9 635 SQUARE FEET 2 STORY RESIDENTIAL BUILDING. 2046 SQUARE FEET - 1 STORY COMMERCIAL BUILDING.
- 690 SQUARE FEET 2 STORY RESIDENTIAL BUILDING .. File No. 792482 964 SQUARE FEET - 2 STORY RESIDENTIAL BUILDING. File No. 792484
- 794 SQUARE FEET 2 STORY RESIDENTIAL BUILDING. 210 SQUARE FEET - 1 STORY GARAGE.
- 691 SQUARE FEET 2 STORY RESIDENTIAL BUILDING. 163 SQUARE FEET - 1 STORY GARAGE File No. 792488
- 1279 SQUARE FEET 1 STORY COMMERCIAL BUILDING. 972 SQUARE FEET - 2 STORY RESIDENTIAL BUILDING.
- B. GROSS LAND AREA OF PARCEL 1.63 ACRE, (71,021 SQUARE FEET)
- C. NET LAND AREA OF PARCEL N/A - NO ROAD RIGHT OF WAY ON PARCEL
- 7. PERTAINING TO TABLE A REQUIREMENTS, ITEM 5, THE FOLLOWING INFORMATION WAS USED AT THE TIME OF SURVEY: A. SOURCE OF INFORMATION - GROUND SURVEY
- B CONTOUR INTERVAL 1 FOOT DATUM - NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD88) D. ORIGINATING BENCHMARK - ONLINE POSITIONING USER SERVICE (OPUS)
- 8. AS PERTAINING TO GENERAL REQUIREMENTS, 4. RECORDS RESEARCH THE CURRENT RECORD DESCRIPTIONS OF ADJOINERS, RECORDS WERE RESEARCHED BY METRO CONSULTING ASSOCIATES (NOT PROVIDED) ON OCTOBER 17, 2017.

E. DAVIS AVENUE

(61.38 FT. WD.) (PUBLIC)

N87°18'43"E 252.43'

39.75'(M)

GEORGE A. & S

KIMBERLY

KACHADOORIAN

FILE: 792486

128.04'(P)

DAVIS AVENUE

FCIR ARR

126.06'(P) 125.23'(M)

126.06'(P)

BARBARA E. NARENS

FILE: 796670

45.28'(M)45.46'(T)

PRECISION PROPERTIES-

BRIGHTON, LLC

PARCEL 5

39.92'(M)

FILE: 792470 ____

"40.02'(M)

S87°32'00"W 254.23'

E. HOOVER AVENUE

(61.38 FT. WD.) (PUBLIC)

MARIE B. SAMIDA & THE ESTATE OF

THOMAS J. SAMIDA

904 GREENE STREET FILE: 792488

80.62'(T&M)

BRIGHTON, LLC

910 GREENE STREET FILE: 792470

PARCEL 4

75.91'(M) 76.06'(T)

PROPERTIES-BRIGHTON,

FILE: 792470

76.00'(M) 76.06'(T)

PRECISION PROPERTIES-BRIGHTON, LLC

> - HOOVER AVENUE FILE: 792470 PARCEL 8

76.10'(M) 76.0**6**'(T

P.O.B. -

FIP 1/2

-10.01'(M)

2.57'(M) PRECISION PROPERTIES-

PRECISION PROPERTIES

-BRIGHTON, LLC

FILE: 792470

PARCEL 6

125.68'(M)

- 9. AS PERTAINING TO TABLE A REQUIREMENTS, ITEM 11, MISS DIG SYSTEM, INC. (MISSDIG811) (1-800-482-7171) WAS CONTACTED ON SEPTEMBER 28. 2017 GENERATING A DESIGN TICKET NUMBER OF A072710846-00A FOR THIS PROJECT SITE. USING THIS SERVICE, MISSDIG NOTIFIES THE PUBLIC UTILITIES IN THE PROJECT AREA SO THAT THEY CAN PROVIDE PLANS OF THE APPROXIMATE LOCATION OF UNDERGROUND LINES WITHIN THE PROPOSED WORK AREA BY OCTOBER 19, 2017 AT 23:59 ET. THE SITE SURVEY WAS CONDUCTED AFTER THIS DATE AND TIME TO ENSURE ALL UTILITIES
- PLANS WERE PROVIDED. THIS SURVEY REPRESENTS THE UNDERGROUND UTILITIES THAT PARTICIPATED WITH THE REQUEST. ADDITIONAL UTILITIES MAY EXIST, BUT WERE NON-RESPONSIVE TO THE REQUEST.
- UTILITY INFORMATION SOURCES: CITY OF ANN ARBOR UTILITIES, WATER PLAN
- CITY OF ANN ARBOR UTILITIES, SANITARY SEWER PLAN CITY OF ANN ARBOR UTILITIES. STORM SEWER PLAN. CITY OF ANN ARBOR UTILITIES, WATER PLAN,
- AT&T UTILITIES, FIBER/TELCO PLAN COMCAST UTILITIES, CABLE PLAN DTE ENERGY, NATURAL GAS PLAN
- 10. SCHEDULE II B EXCEPTIONS PER ALL TITLE COMMITMENTS FURNISHED ARE NOT SURVEY MATTERS.
- 11. I HFREBY CERTIFY THAT THE PROPERTY SURVEYED IS THE SAME AS THAT DESCRIBED IN THE FURNISHED TITLE COMMITMENTS.
- 12. THE PROPERTY SURVEYED HAS DIRECT ACCESS TO THE FOLLOWING FOUR (4) PUBLIC ROADWAYS; (I) E. DAVIS AVENUE, (II) GREENE STREET, (III) E. HOOVER AVENUE, AND (IV) BROWN STREET AS

EENE FT. WI

27.72'

BUILDING SETBACK REQUIREMENTS: FRONT: 10 FEET MINIMUM, 25 FEET MAXIMUM (MAXIMUM SETBACKS SHALL APPLY FOR NEW FREESTANDING BUILDINGS CONSTRUCTED OR SITE PLANNED AFTER JANUARY 16, 2011, OTHERWISE NONE MAXIMUM SETBACKS SHALL APPLY TO AT LEAST 1 LOT LINE FOR NEW FREESTANDING BUILDINGS CONSTRUCTED OR SITE PLANNED AFTER JANUARY 16, 2011 ON PARCELS WITH MORE THAN 1 FRONT LOT LINE.)

"CB2" FRINGE COMMERCIAL

- SIDE: NONE, EXCEPT 30 FEET MINIMUM WHERE ABUTTING RESIDENTIALLY ZONED LAND (PLUS 1 FOOT OF ADDITIONAL SETBACK FOR EACH FOOT OF BUILDING HEIGHT ABOVE 30 FEET WHEN ABUTTING RESIDENTIALLY ZONED LAND
- NONE, EXCEPT 30 FEET MINIMUM WHERE ABUTTING RESIDENTIALLY ZONED LAND (PLUS 1 FOOT OF ADDITIONAL SETBACK FOR EACH FOOT OF BUILDING HEIGHT ABOVE 30 FEET WHEN ABUTTING RESIDENTIALLY ZONED LAND)
- HEIGHT RESTRICTIONS (MAXIMUM HEIGHT): 55 FEET, 4 STORIES
- MINIMUM GROSS LOT AREA: 4,000 SQUARE FEET
- MINIMUM LOT WIDTH:
- MAXIMUM USABLE FLOOR AREA: 200% OF LOT

LEGEND EX. PROPERTY LINE EX. SECTION LINE ---- EX. RIGHT-OF-WAY LINE PLAT DISTANCE TITLE DISTANCE (M) FIELD MEASURED DISTANCE FOUND MONUMENTATION (AS NOTED)



VICINITY MAP NOT TO SCALE

DESCRIPTION: (PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 792470, REVISION B, WITH AN EFFECTIVE DATE OF SEPTEMBER 12, 2017 AT 8:00 AM) The land referred to in this Commitment, situated in the County of Washtenaw, City of Ann Arbor, State of Michigan, is described as follows:

he Westerly 72.25 feet of the Southerly 49.50 feet of Lot 17, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in Liber 48

f Deeds, page 360, Washtenaw County Records.

he South 29.00 feet of Lot 16 and the North 20.50 feet of Lot 17, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records.

and described as follows: Beginning at the Southeast corner of Lot 18, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in per 48 of Deeds, page 360, Washtenaw County Records; thence Northerly along the East boundary line of said Lot 18, 50.00 feet; thence Westerly at right angles, 76.06 feet; thence rtherly at right angles and parallel to the East boundary line of Lot 19, 45.00 feet; thence Westerly at right angles, 50.00 feet to the West boundary line of said Lot 19; thence outherly at right angles, 95.00 feet to the South boundary line of said Lot 18; thence along the South boundary line of said Lot 18 to the Place of Beginning, being a part of Lots 18 and 19, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records, XCEPTING: Beginning at the Southeast corner of Lot 18 of said BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN; thence Westerly along the South line of Lot 18 an he North line of Hoover Street, 86.06 feet for a Place of Beginning; thence Northerly parallel to the West line of Greene Street, deflecting 90 degrees 44 minutes 30 seconds to the righ 5.00 feet; thence Easterly parallel to the North line of Hoover Street, deflecting 89 degrees 15 minutes 30 seconds to the right, 10.00 feet; thence Southerly parallel to the East line ots 18 and 19 of said Addition and the West line of Greene Street, deflecting 90 degrees 44 minutes 30 seconds to the right, 95.00 feet to the South line of Lot 18; thence Westerly ong the South line of Lot 18, 10.00 feet to the Place of Beginning, being a part of Lots 18 and 19, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records, ALSO EXCEPTING: Beginning at the Southeast corner of Lot 18 of said BROWN AND BACH'S DDITION TO THE CITY OF ANN ARBOR, MICHIGAN; thence Westerly along the South line of Lot 18 and the North line of Hoover Street, 76.06 feet; thence Northerly parallel to the West I f Greene Street, deflecting 90 degrees 44 minutes 30 seconds to the right, 50.00 feet; thence Easterly parallel to the North line of Hoover Street, deflecting 89 degrees 15 minutes 30 econds to the right, 76.06 feet; thence Southerly along the East line of Lot 18 and the West line of Greene Street, deflecting 90 degrees 44 minutes 30 seconds to the right, 50.00 fee to the Place of Beginning, being a part of Lot 18, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records.

and described as follows: Commencing at the Southeast corner of Lot 20 of BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as ecorded in Liber 48 of Deeds, page 360, Washtenaw County Records; thence North in the East line of Lot 20, 35.00 feet; thence West deflecting 88 degrees 39 minutes to the left, 80.6 et; thence South parallel to the East line of said Lot 20, 2.58 feet; thence West deflecting 90 degrees 26 minutes to the right, 45.46 feet to the West line of said Lot 20; thence Sou the West line of said Lot 20, 36.56 feet to the Southwest corner of Lot 20; thence East in the South line of Lot 20, 126.06 feet to the Place of Beginning, being a part of Lot 20, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records.

PARCEL 5: and described as follows: Beginning at the Southeast corner of Lot 18, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in iber 48 of Deeds, page 360, Washtenaw County Records; thence Westerly along the South line of Lot 18 and the North line of Hoover Street, 86.06 feet for a Place of Beginning; thence ortherly parallel to the West line of Greene Street, deflecting 90 degrees 44 minutes 30 seconds to the right 95.00 feet; thence Easterly parallel to the North line of Hoover Street, eflecting 89 degrees 15 minutes 30 seconds to the right, 10.00 feet; thence Southerly parallel to the East line of Lots 18 and 19 of said Addition and the West line of Greene Street, deflecting 90 degrees 44 minutes 30 seconds to the right, 95.00 feet to the South line of Lot 18; thence Westerly along the South line of Lot 18, 10.00 feet to the Place of Beginning, being a part of Lots 18 and 19, of BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records.

PARCEL 6: and described as follows: 41.00 feet in width off the North side of Lot 19, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorder Liber 48 of Deeds, page 360, Washtenaw County Records.

and described as follows: The South 29.00 feet of the East 76.06 feet of Lot 19 and the North 20.00 feet of the East 76.06 feet of Lot 18, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records.

and described as follows: Beginning at the Southeast corner of Lot 18 of BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded Liber 48 of Deeds, page 360, Washtenaw County Records; thence Westerly along the South line of Lot 18 and the North line of Hoover Street, 76.06 feet; thence Northerly parallel to the West line of Greene Street, deflecting 90 degrees 44 minutes 30 seconds to the right, 50.00 feet; thence Easterly parallel to the North line of Hoover Street, deflecting 89 degrees 15 minutes 30 seconds to the right, 76.06 feet; thence Southerly along the East line of Lot 18 and the West line of Greene Street, deflecting 90 degrees 44 minutes 30 seconds to the right 50.00 feet to the Place of Beginning, being a part of Lot 18, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in Liber 48 f Deeds, page 360, Washtenaw County Records.

The South three rods in width of Lot 17, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in Liber 48 of Deeds, page 360, Vashtenaw County Records, EXCEPT: The Westerly 72.25 feet of the Southerly 49.5 feet of Lot 17, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the lat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records.

The East 86.06 feet of Lots 18 and 19 and the West 40.00 feet of the North 45.00 feet of Lot 19, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the lat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records, EXCEPTING: Beginning at the Southeast corner of Lot 18 of said BROWN AND BACH'S ADDITION TO TH TY OF ANN ARBOR, MICHIGAN; thence Westerly along the South line of Lot 18 and the North line of Hoover Street, 86.06 feet for a Place of Beginning; thence Northerly parallel to the est line of Greene Street, deflecting 90 degrees 44 minutes 30 seconds to the right, 95.00 feet; thence Easterly parallel to the North line of Hoover Street, deflecting 89 degrees 15 inutes 30 seconds to the right, 10.00 feet; thence Southerly parallel to the East line of Lots 18 and 19 of said Addition and the West line of Greene Street, deflecting 90 degrees 44 inutes 30 seconds to the right. 95.00 feet to the South line of Lot 18; thence Westerly along the South line of Lot 18, 10.00 feet to the Place of Beginning, being a part of Lots 18 c 19 of said BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records, LSO EXCEPTING: All that certain piece or parcel of land described as follows: 41 feet in width off the North side of Lot 19. BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR ICHIGAN, according to the plat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records, ALSO EXCEPTING: The South 29.00 feet of the East 76.06 feet of Lot 19 ind the North 20.00 feet of the East 76.06 feet of Lot 18, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in Liber 48 Deeds, page 360, Washtenaw County Records, ALSO EXCEPTING: Beginning at the Southeast corner of Lot 18 of BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR. MICHIGAN. cording to the plat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records; thence Westerly along the South line of Lot 18 and the North line of Hoover Stree 6.06 feet; thence Northerly parallel to the West line of Greene Street, deflecting 90 degrees 44 minutes 30 seconds to the right, 50.00 feet; thence Easterly parallel to the North line of oover Street, deflecting 89 degrees 15 minutes 30 seconds to the right, 76.06 feet; thence Southerly along the East line of Lot 18 and the West line of Greene Street, deflecting 90 degrees 44 minutes 30 seconds to the right, 50.00 feet to the Place of Beginning, being a part of Lot 18 of said BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 792478, WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2017 AT 8:00 AM) he land referred to in this Commitment, situated in the County of Washtenaw, City of Ann Arbor, State of Michigan, is described as follows:

ot 15, BROWN & BACHS ADDITION, CITY OF ANN ARBOR, Washtenaw County Michigan, as recorded Liber 48 of Deeds, page 360, Washtenaw County Records.

The North 41 feet in width by the entire length of Lot 16, Brown and Bach's Addition to the City of Ann Arbor, Washtenaw County, Michigan, as recorded ir _iber 48 of Deeds, page 360, Washtenaw County Records.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 792482, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2017 AT 8:00 AM) The land referred to in this Commitment, situated in the County of Washtenaw, City of Ann Arbor, State of Michigan, is described as follows: he West 44 feet of Lot 14, Brown and Bach's Addition to the City of Ann Arbor, according to the recorded plat thereof, as recorded in Liber 48 of Plats,

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 792484, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2017 AT 8:00 AM) he land referred to in this Commitment, situated in the County of Washtenaw, City of Ann Arbor, State of Michigan, is described as follows:

thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records. (PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 792486, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2017 AT 8:00 AM) he land referred to in this Commitment, situated in the County of Washtenaw, City of Ann Arbor, State of Michigan, is described as follows:

The West 44 feet of the East 84 feet of Lot 14, BROWN & BACHS ADDITION TO THE CITY OF ANN ARBOR, Washtenaw County, Michigan, according to the plat

East 40 feet of Lot 14, BROWN & BACHS ADDITION TO THE CITY OF ANN ARBOR as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records. (PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 792488, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2017 AT 8:00 AM)

ot 21, according to the recorded plat of Brown and Bach's Addition to the City of Ann Arbor, County of Washtenaw, and State of Michigan. (PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 796670, WITH AN EFFECTIVE DATE OF OCTOBER 17, 2017 AT 8:00 AM) ne land referred to in this Commitment, situated in the County of Washtenaw, City of Ann Arbor, State of Michigan, is described as follows:

he land referred to in this Commitment, situated in the County of Washtenaw, City of Ann Arbor, State of Michigan, is described as follows:

art of Lot(s) 20 of BROWN & BACHS ADDITION TO THE CITY OF ANN ARBOR according to the plat thereof recorded in Liber 48 of Plats, Page 360 of Vashtenaw County Records, more particularly described as follows: Beginning at the Northeast corner of said Lot 20; thence South along the East lot line 3 feet; thence West deflecting 91 degrees 21 minutes to the right 80.62 feet; thence South parallel to the East lot line 2.58 feet; thence West deflecting 90 degrees 26 minutes to the right 45.46 feet to the West line of Lot 20; thence North along the West lot line 33.44 feet to the Northwest corner of Lot 20; thence East along the North lot line 126.06 feet to the point of beginning.

DESCRIPTION AS SURVEYED A parcel of land located in the Northeast 1/4 of Section 32, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, being all of lots 14 through 21 of Brown and Bach's Addition to the City of Ann Arbor, as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records, Washtenaw County, Michigan

BEGINNING at the southeast corner of said Lot 18; thence S87°32'00"W 254.23 feet along the South line of said Lots 17 & 18; thence N01°44'43"W 279.89 feet along the West line of said Lots 14, 15, 16 & 17; thence N87°18'43"E 252.43 feet along the North line of said Lots 14 & 21; thence S02°06'55"E 280.85 feet along the East line of lots 18, 19, 20 and 21 to the point of beginning. Containing 1.63 acres of land, more or less. Being subject to any easements and/or restrictions of record, if any.

SURVEYORS CERTIFICATE:

To: (i) REDICO Hoover & Greene; and (ii) First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 3 through 5, 7(a), 11, and 21 of Table A thereof. The fieldwork as completed on 10/12/2017



Dated: <u>10-30-2017</u>



SERVES ITS COMMON LAW COPYRIGHT AND OTHER OPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, NOF PIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE

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D CONSENT OF MYEFSKI ARCHITECTS, INC.

HEY TO BE ASSIGNED TO ANY THIRD PARTY. WITHOUT

FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY

DRAWN BY CAR

IE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR

CHECKED BY PROJECT ARCH

NO | DATE | DESCRIPTION 12.28.2017 P.C. WORKSHOP MEETING 01.24.2018 SITE PLAN SUBMITTAL 03.02.2018 SITE PLAN RESUBMITTA 03.30.2018 SITE PLAN RESUBMITTA 04.12.2018 SITE PLAN RESUBMITTAL

04.30.2018 SITE PLAN RESUBMITTA

SCALE: 1" = 30

MIXED-USE DEVELOPMENT

E. HOOVER & GREENE, ANN ARBOR, MI



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1051-17-8388 DATE 01.24.18

JOB NO

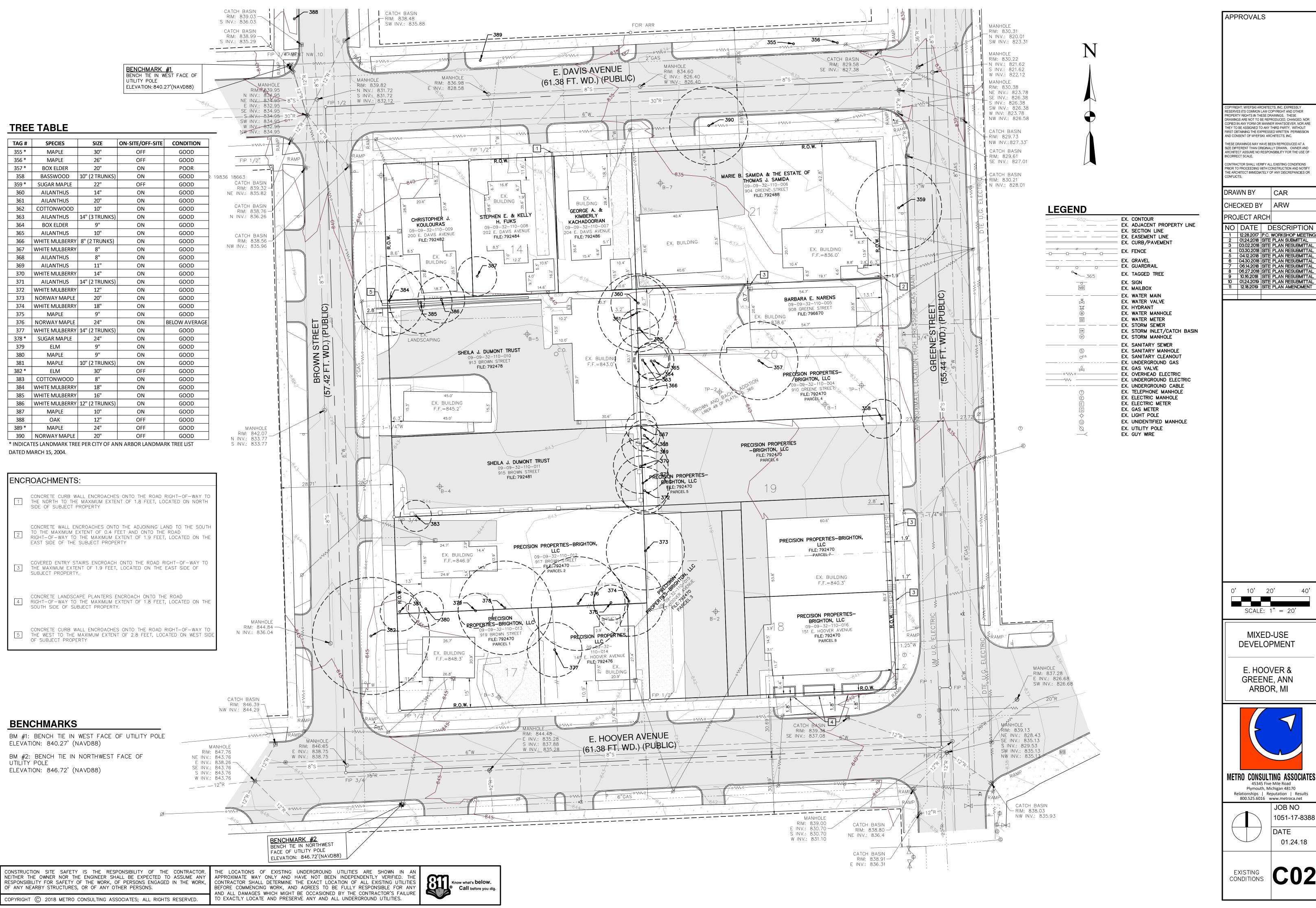
LAND TITLE SURVEY

CONSTRUCTION SITE SAFETY IS THE 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.

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FIP 3/4

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE Know what's below. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY Call before you dig. AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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0' 10' 20' SCALE: 1" = 20'

MIXED-USE DEVELOPMENT

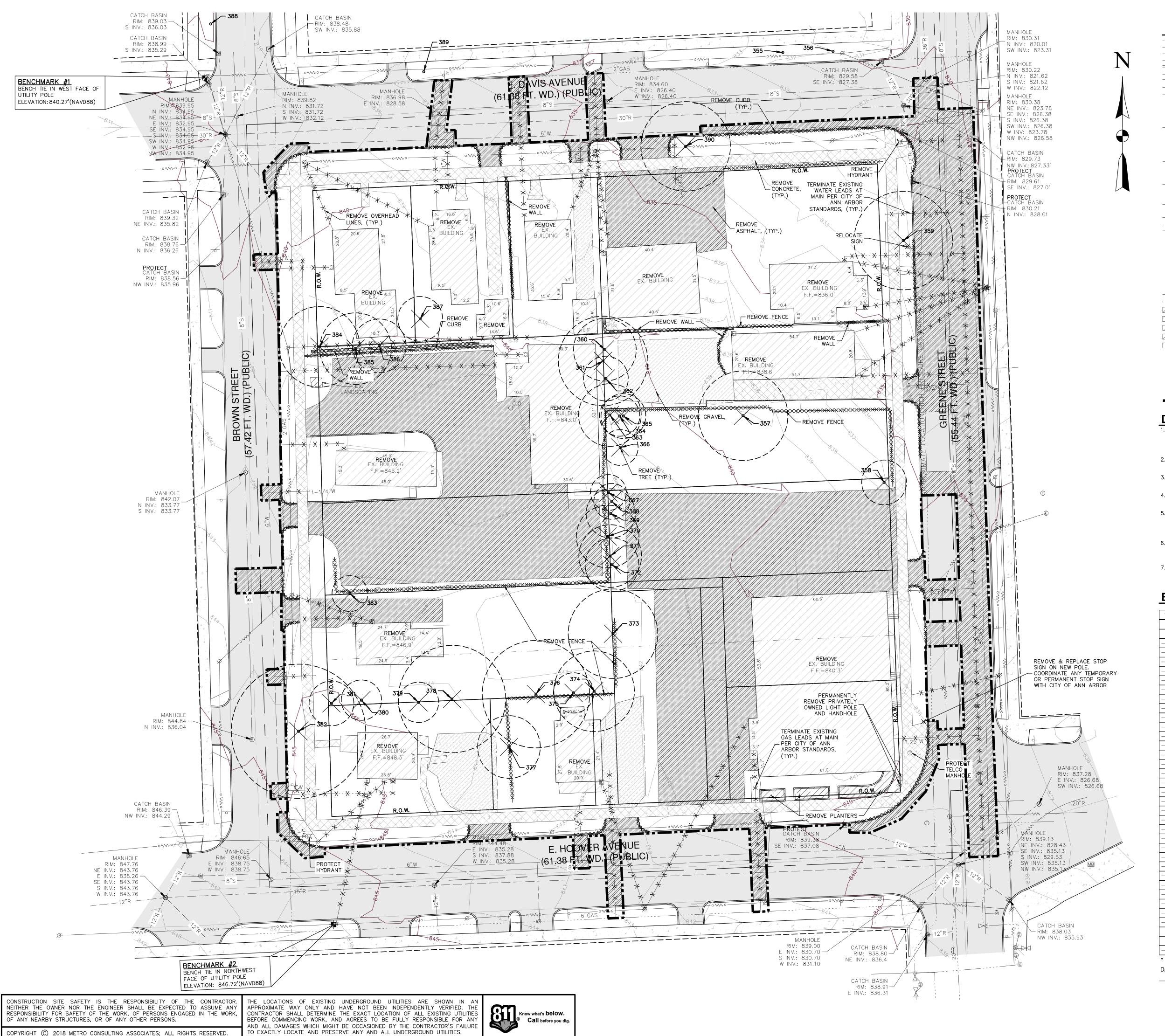
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JOB NO 1051-17-8388 DATE 01.24.18

EXISTING CONDITIONS



LEGEND

652—	EX. CONTOUR
· — · — · — · —	EX. ADJACENT PROPERTY LINE
	EX. SECTION LINE
	EX. EASEMENT LINE
	EX. CURB/PAVEMENT
	EX. FENCE
	EX. GRAVEL
	EX. GUARDRAIL
365	EX. TAGGED TREE
	EX. SIGN
MB	EX. MAILBOX
	EX. WATER MAIN
W	EX. WATER VALVE
Ř	EX. HYDRANT
<u>(w)</u>	EX. WATER MANHOLE
$\overline{\mathbb{W}}$	EX. WATER METER
	EX. STORM SEWER
СВ	EX. STORM INLET/CATCH BASIN
(ST)	EX. STORM MANHOLE
	EX. SANITARY SEWER
© O ^{c.o.}	EX. SANITARY MANHOLE EX. SANITARY CLEANOUT
Oc.o.	EX. UNDERGROUND GAS
 S	EX. GAS VALVE
o\\\\o	EX. OVERHEAD ELECTRIC
	EX. UNDERGROUND ELECTRIC
	EX. UNDERGROUND CABLE
\Box	EX. TELEPHONE MANHOLE
E	EX. ELECTRIC MANHOLE
Ε	EX. ELECTRIC METER
G	EX. GAS METER
ф.	EX. LIGHT POLE
<u>(U</u>	EX. UNIDENTIFIED MANHOLE
Ø	EX. UTILITY POLE
	EX. GUY WIRE
-xxxxxxxxxxxxx	DEMO CURB/FENCE/WALL
<u> </u>	DEMO UTILITY
	DEMO ASPHALT
	DEMO CONCRETE
	DEMO GRAVEL
	DEMO LANDSCAPING
	DEMO BUILDING
\ /	

LIMITS OF DISTURBANCE

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEMOLISH OR RELOCATE ANY SITE FEATURES AS ACCORDING TO PLAN AND AS APPROPRIATE TO FACILITATE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

DEMO EXISTING TREE

CRITICAL ROOT ZONE

- 2. PRIOR TO DEMOLITION CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY OWNER.
- 3. CONTRACTOR SHALL CONTACT MISS DIG MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF WORK.
- 4. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.
- 5. ALL DEMOLITION MATERIALS SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- 6. SANITARY SEWER LEADS TO BE LOCATED BY THE CONTRACTOR AND CUT/CAPPED/REMOVED AS PER CITY OF ANN ARBOR STANDARDS.
- 7. REMOVAL AND REPLACEMENT OF REGULATORY SIGNS SHALL BE COORDINATED WITH THE CITY'S PUBLIC WORKS DEPARTMENT AT THE DEVELOPER'S EXPENSE.

EXISTING TREE LIST

TAG #	SPECIES	SIZE	ON-SITE/OFF-SITE	CONDITION
355 *	MAPLE	30"	OFF	GOOD
356 *	MAPLE	26"	OFF	GOOD
357 *	BOX ELDER	20"	ON	POOR
358	BASSWOOD	10" (2 TRUNKS)	ON	GOOD
359 *	SUGAR MAPLE	22"	OFF	GOOD
360	AILANTHUS	14"	ON	GOOD
361	AILANTHUS	20"	ON	GOOD
362	COTTONWOOD	10"	ON	GOOD
363	AILANTHUS	14" (3 TRUNKS)	ON	GOOD
364	BOX ELDER	9"	ON	GOOD
365	AILANTHUS	10"	ON	GOOD
366	WHITE MULBERRY	8" (2 TRUNKS)	ON	GOOD
367	WHITE MULBERRY	8"	ON	GOOD
368	AILANTHUS	8"	ON	GOOD
369	AILANTHUS	11"	ON	GOOD
370	WHITE MULBERRY	14"	ON	GOOD
371	AILANTHUS	14" (2 TRUNKS)	ON	GOOD
372	WHITE MULBERRY	12"	ON	GOOD
373	NORWAY MAPLE	20"	ON	GOOD
374	WHITE MULBERRY	18"	ON	GOOD
375	MAPLE	9"	ON	GOOD
376	NORWAY MAPLE	24"	ON	BELOW AVERAGE
377	WHITE MULBERRY	14" (2 TRUNKS)	ON	GOOD
378 *	SUGAR MAPLE	24"	ON	GOOD
379	ELM	9"	ON	GOOD
380	MAPLE	9"	ON	GOOD
381	MAPLE	10" (2 TRUNKS)	ON	GOOD
382 *	ELM	30"	OFF	GOOD
383	COTTONWOOD	8"	ON	GOOD
384	WHITE MULBERRY	18"	ON	GOOD
385	WHITE MULBERRY	16"	ON	GOOD
386	WHITE MULBERRY	12" (2 TRUNKS)	ON	GOOD
387	MAPLE	10"	ON	GOOD
388	OAK	12"	OFF	GOOD
389 *	MAPLE	24"	OFF	GOOD
390	NORWAY MAPLE	20"	OFF	GOOD

* INDICATES LANDMARK TREE PER CITY OF ANN ARBOR LANDMARK TREE LIST DATED MARCH 15, 2004.

_____ EXISTING TREE TO BE REMOVED

APPROVALS

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PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY

THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR

DRAWN BY CAR CHECKED BY ARW

PROJECT ARCH NO DATE DESCRIPTION

- 1 12.28.2017 P.C. WORKSHOP MEETING 2 01.24.2018 SITE PLAN SUBMITTAL 3 03.02.2018 SITE PLAN RESUBMITTAL 4 03.30.2018 SITE PLAN RESUBMITTAL
- 4 03:30.2018 SITE PLAN RESUBMITTAL
 5 04:12.2018 SITE PLAN RESUBMITTAL
 6 04:30.2018 SITE PLAN RESUBMITTAL
 7 06:14.2018 SITE PLAN RESUBMITTAL
 8 06:27.2018 SITE PLAN RESUBMITTAL
 9 10:16.2018 SITE PLAN RESUBMITTAL
 10 01:24.2019 SITE PLAN RESUBMITTAL
 11 12:18:2019 SITE PLAN AMENDMENT

0' 10' 20' SCALE: 1" = 20'

MIXED-USE DEVELOPMENT

E. HOOVER & GREENE, ANN ARBOR, MI

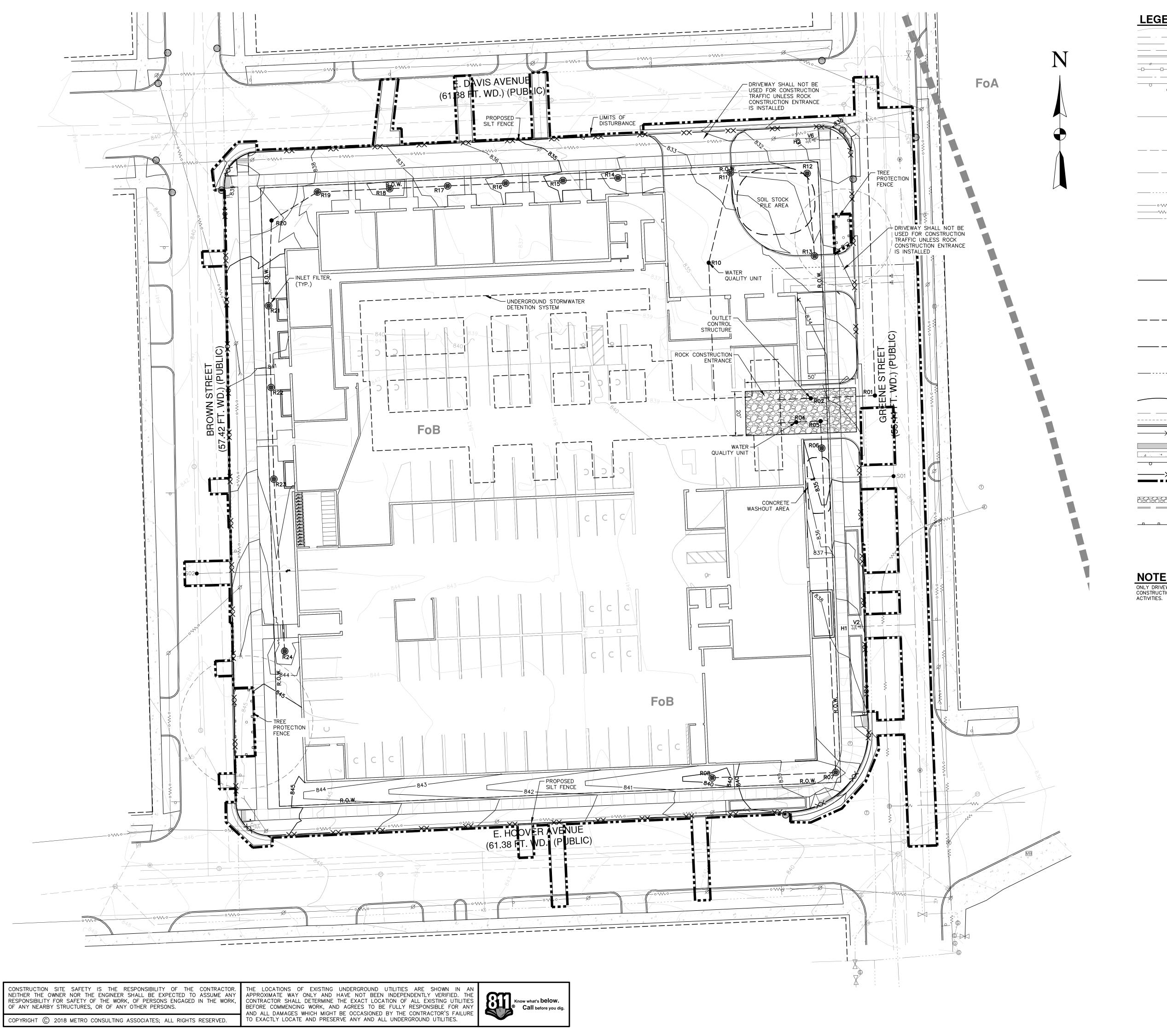


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JOB NO

1051-17-8388 DATE 01.24.18

DEMOLITION

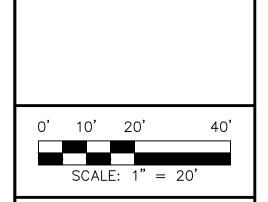




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652-		CONTOUR ADJACENT PROPERTY LINE
	EX.	SECTION LINE
	EX.	EASEMENT LINE
	EX.	CURB/PAVEMENT
	EX.	FENCE
	FY	GRAVEL
		GUARDRAIL
~		TAGGED TREE
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		SIGN MAILBOX
		WATER MAIN
VA/		WATER VALVE
		HYDRANT
(W)		WATER MANHOLE
		WATER METER
		STORM SEWER STORM INLET/CATCH BASIN
		STORM INLET/CATCH BASIN
		SANITARY SEWER
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		UNDERGROUND CABLE
		TELEPHONE MANHOLE
E		ELECTRIC MANHOLE
		ELECTRIC METER
		GAS METER LIGHT POLE
Ţ.		UNIDENTIFIED MANHOLE
		UTILITY POLE
<u>~</u>		GUY WIRE
		WATER MAIN
		WATER VALVE
		HYDRANT WATER VALVE IN MANHOLE
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		STORM SEWER
		STORM INLET/CATCH BASIN
		STORM MANHOLE STORM END SECTION
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• C.O.	PR.	CLEANOUT
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		DRAINAGE ARROW
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	PR	CURB/PAVEMENT
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	PR.	ASPHALT PAVEMENT
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		GUARDRAIL
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	LIMIT PR. PR.	INLET FILTER STONE/ RIP-RAP
	LIMIT PR. PR. SOIL	INLET FILTER STONE/ RIP-RAP LIMITS
XX NaB	LIMI ¹ PR. PR. SOIL SOIL	INLET FILTER STONE/ RIP-RAP LIMITS TYPE
XX NaB	LIMIT PR. PR. SOIL SOIL PR.	INLET FILTER STONE/ RIP-RAP LIMITS

NOTE:

ONLY DRIVEWAYS PROPERLY PROTECTED WITH A ROCK CONSTRUCTION ENTRANCE MAY BE UTILIZED DURING CONSTRUCTION



APPROVALS

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6 04.30.2018 SITE PLAN RESUBMITTAL

CHECKED BY ARW

PROJECT ARCH

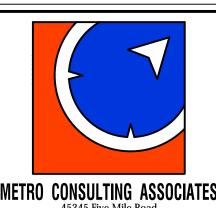
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INCORRECT SCALE.

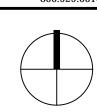
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JOB NO 1051-17-8388

DATE 01.24.18

SOIL EROSION & SEDIMENT CONTROL PLAN

SOIL EROSION/SEDIMENT CONTROL NOTES

SITE INFORMATION:

- 1. SITE LOCATION: SECTION 32, T.02S., R.06E.; CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
- 2. RECEIVING WATER: HURON RIVER
- 3. SITE SOILS INFORMATION (PER THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) SOIL SURVEY: FoB-FOX SANDY LOAM, TILL PLAIN, 2 TO 6 PERCENT SLOPES
- 4. APPROXIMATE AREA OF DISTURBANCE: 2.25± ACRES
- 5. ESTIMATED COST OF SOIL EROSION CONTROL MEASURES IS \$7,794
- 6. ESTIMATED COST TO STABILIZE THE SITE SHOULD CONSTRUCTION CEASE IS \$30,525

MAINTENANCE NOTES:

SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED BY A CERTIFIED STORM WATER OPERATOR ON A WEEKLY BASIS OR WITHIN 24 HOURS OF A PRECIPITATION EVENT RESULTING IN ONE-HALF INCH OR MORE OF RAINFALL. THE OPERATOR MUST KEEP A WRITTEN LOG OF ALL INSPECTIONS AND COMPLETED REPORTS SHALL BE KEPT ON FILE AT THE CONSTRUCTION SITE. ALL REQUIRED MAINTENANCE SHALL BE PROMPTLY PROVIDED.

- 3. ALL DIRT AND MUD TRACKED ONTO ROADS DUE TO CONSTRUCTION SHALL BE REMOVED ON A DAILY BASIS BY THE CONTRACTOR. 4. SHOULD DUST BECOME A PROBLEM AT THE SITE, THE CONTRACTOR SHALL PROVIDE WATERING OR OTHER METHOD OF DUST CONTROL ACCEPTABLE TO THE WASHTENAW COUNTY PUBLIC SERVICE DEPARTMENT.
- 5. TEMPORARY STONE ACCESS DRIVE:
- 5.a. CRUSHED LIMESTONE BASE SHALL BE PLACED ON A GEOTEXTILE FILTER CLOTH OR APPROVED ALTERNATIVE. 5.b. ADDITIONAL LAYERS OF STONE OR CRUSHED LIMESTONE BASE SHALL
- BE ADDED IN LAYERS AND COMPACTED. 5.c. STEPS SHALL BE TAKEN TO REPAIR IF RUTS OR POOLING WATER
- 6.a. BUILT UP SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE. 6.b. IF SILT FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE, AND THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE PROMPTLY REPLACED.
- 7.a. INLET FILTERS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF RAINFALL AND DAILY DURING
- BUILT-UP SEDIMENT AND DEBRIS SHALL BE REMOVED PROMPTLY. IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER IS STILL REQUIRED, INLET FILTER SHALL BE REPLACED.

GENERAL SOIL EROSION CONTROL NOTES:

- 1. THE CONTRACTOR SHALL CONFORM TO PART 91 OF ACT 451 OF THE PUBLIC ACTS OF 1994; EROSION AND SEDIMENT CONTROL OF RUNOFF DURING CONSTRUCTION (AS AMENDED) AND CURRENT LOCAL ORDINANCES FOR EROSION AND SEDIMENTATION CONTROL.
- 2. PRIOR TO ANY EARTH CHANGE, THE DEVELOPER SHALL SUBMIT A DETAILED EROSION CONTROL PLAN, COMPLETED APPLICATION AND CHECKLIST FORMS, PAY ALL FEES AND POST AN EROSION CONTROL
- PERFORMANCE BOND, AS REQUIRED. 3. CONSTRUCTION OPERATION SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE SOIL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION IN CRITICAL AREAS AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING OPERATIONS.
- 4. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
- 5. CLEANUP WILL BE DONE IN A MANNER TO ENSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED. 6. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR STORM WATER DISCHARGE FROM THE CONSTRUCTION ACTIVITIES IS
- REQUIRED PRIOR TO ANY EARTH CHANGE. 7. THE CONTRACTOR IS REQUIRED TO KEEP A COPY OF THE APPROVED
- SOIL EROSION AND SEDIMENT CONTROL PLAN AND PERMIT AT THE CONSTRUCTION SITE. 8. ALL SOIL EROSION CONTROL PRACTICES TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL SUCH MEASURES ARE PERMANENTLY STABILIZED AS
- DETERMINED BY THE SOIL EROSION INSPECTOR. 9. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLANS SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE LOCAL
- JURISDICTION OR THE SOIL EROSION INSPECTOR. 10. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, AND FERTILIZED WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- 11. DEWATERING MAY BE REQUIRED. IF REQUIRED, CONTRACTOR SHALL ENSURE THAT DEWATERING DISCHARGE SHALL BE FREE OF ANY SEDIMENTATION PRIOR TO LEAVING THE SITE. IF USING A FILTER BAG. IT SHOULD BE PLACED ON FLAT GROUND TO ENSURE EFFICIENCY. THE FILTER BAG SHOULD BE LOCATED A SUFFICIENT DISTANCE FROM THE EXISTING WATERCOURSE OR WETLAND TO ALLOW PROPER SETTLING OR FILTERING THROUGH NATURAL VEGETATION. DEWATERING DISCHARGE SHALL BE MONITORED FOR ANY EROSIVE CONDITIONS. IF EROSION OCCURS, DEWATERING OPERATIONS MUST CEASE AND THE ERODED AREA MUST BE STABILIZED IMMEDIATELY, AND MAY RESUME ONLY
- AFTER STABILIZATION IS COMPLETE. 12. ANY TEMPORARY SOILS STOCKPILE SHALL OCCUR WITHIN THE LIMITS OF THE SILT FENCE. STOCKPILES TO BE GRADED TO A MAXIMUM OF 3:1
- 13. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED AND UTILIZED AS NECESSARY.
- 14. GRADING SHALL BE DONE AS TO NOT DISRUPT THE STORM WATER
- FROM ADJACENT PROPERTIES. 15. REFER TO SHEET 06 FOR ADDITIONAL SOIL EROSION AND

SIDE SLOPE.

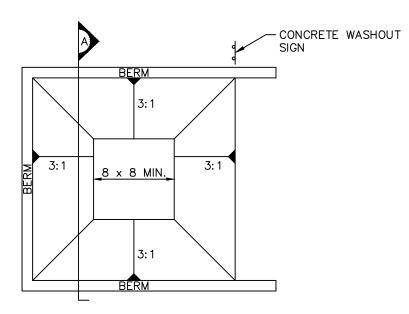
SEDIMENTATION CONTROL DETAILS. 16. THE CONTRACTOR SHALL MAINTAIN ALL TEMPORARY AND PERMANENT CONTROL MEASURES DURING THE DURATION OF CONSTRUCTION.

SEQUENCE OF CONSTRUCTION

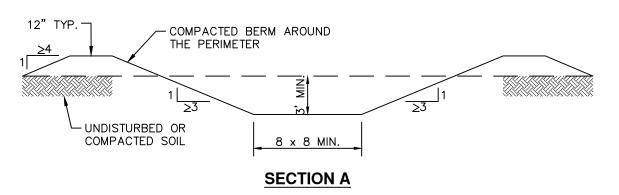
- 1. HOLD A SOIL EROSION AND SEDIMENTATION CONTROL PRE-GRADING MEETING. MAY 2018
- 2. INSTALL TRACKING MAT, ALL PERIMETER EROSION AND SEDIMENTATION CONTROL MEASURES. —
- 3. CLEAR AND EXCAVATE SITE TO SUB-GRADE. CONTRACTOR SHALL LEAVE AS MUCH EXISTING PAVEMENT IN PLACE AS LONG AS POSSIBLE DURING CONSTRUCTION. REMOVE SPOILS FROM THE SITE AS WORK PROGRESSED. - MAY 2018
- 4. INSTALL BUILDING FOOTINGS & FOUNDATIONS IN ACCORDANCE WITH A "FOUNDATIONS ONLY" PERMIT. -JUNE 2018
- 5. INSTALL UNDERGROUND DETENTION SYSTEM. JUNE 2018
- 6. INSTALL STORM DRAINAGE SYSTEM, INCLUDING INLET FILTERS. AUGUST 2018
- 7. CONSTRUCT UNDERGROUND UTILITIES. SEPT 2018
- 8. MAINTAIN SESC MEASURES, INCLUDING CATCH BASINS AND TRACKING MAT. AS NEEDED
- 9. BRING PAVEMENT AREAS TO SUB-BASE GRADE AND INSTALL CONCRETE CURB AND GUTTER AND ASPHALT LEVELING COURSE. - NOV 2018
- 10. CONTINUE BUILDING CONSTRUCTION. APRIL 2019
- 11. REPAIR OR REPLACE INLET FILTERS AS REQUIRED.
- 12. FINISH GRADE, REDISTRIBUTE TOP SOIL, SEED AND MULCH ALL DISTURBED AREAS. JUNE 2019 13. ENSURE ALL PERMANENT CONTROL MEASURES ARE INSTALLED AND FUNCTIONING. - AUG 2019
- 14. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. AUG 2019

SESC COST OPINION

	METRO CONSULTING ASSOCIATES RELATIONSHIPS - REPUTATION - RESULTS							Prepared by Checked: Date:	/: -		ARW 03/02/18							
								Revision:		001								
Client:	Redico						Location:	City of Ann	Arbor									
Project:	Hoover & Greene							E&S Esitma	**************************************									
Ite m	Description	Qty	Unit			Un	it Cost - Ins	talled			Total							
No.				I	Per Unit		Total											
	EROSION CONTROL																	
	Silt fence	1,122	LF	\$	2.00	\$	2,244.00			\$	2,244.0							
	Inlet/CB filter (Silt Sacks)	27	EA	\$	150.00	\$	4,050.00			\$	4,050.0							
	Mudmats	1	EA	\$	1,500.00	\$	1,500.00			\$	1,500.0							
				•				S	Subtotal	\$	7,794.0							
	SITE RESTORATION (SHOULD CONSTRUCT	TION CEAS	SE)															
	4" concrete sidewalk	6,115	SF	\$	3.00	\$	18,345.00			\$	18,345.0							
***************************************	3" Topsoil, seed, and mulch	1.9	AC	\$	2,200.00	\$	4,180.00			\$	4,180.0							
	Canopy tree, 3" cal	32	EA	\$	250.00	\$	8,000.00			\$	8,000.0							
***************************************		karonannarinan nanarinan menerenaan ara-				•			Subtotal	\$	30,525.0							
***************************************									<u>'</u>									
	SUMMARY																	
300000000000000000000000000000000000000	EROSION CONTROL									\$	7,794.0							
	SITE RESTORATION (SHOULD CONSTRUCTION	ON CEASE)					***************************************			\$	30,525.0							
									TOTAL	\$	38,319.0							



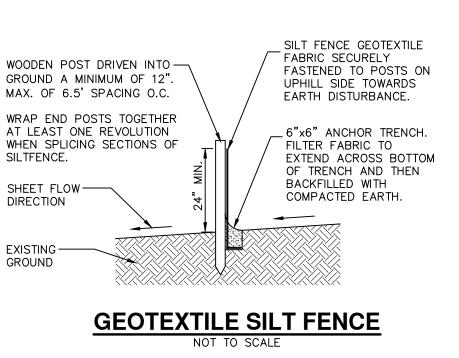
CONCRETE WASHOUT AREA PLAN

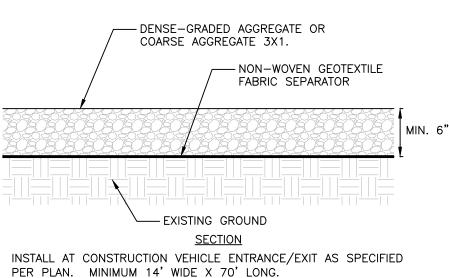


CWA INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR: INSTALLATION LOCATION.
- 2. DO NOT LOCATE ANY UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LÍNED ABOVE GROUND STORAGE AREA SHOULD BE
- 3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- 4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8'. SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- 5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE A MINIMUM HEIGHT OF 1'.
- 6. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS
- 7. USE EXCAVATED MATERIAL FOR PERIMETER BEM CONSTRUCTION.

CONCRETE WASHOUT AREA





<u>PLAN</u>

TREE PROTECTION NOTES:

TREES TO BE SAVED.

ELEVATION

ALL TREES TO BE REMOVED WILL BE IDENTIFIED BY RED

2. TREE PROTECTION FENCING IS TO BE ERECTED PRIOR TO

ANY EARTHWORK OR CONSTRUCTION AND IS TO REMAIN IN

3. ALL DEBRIS, FILL, EQUIPMENT OR MATERIAL IS TO BE

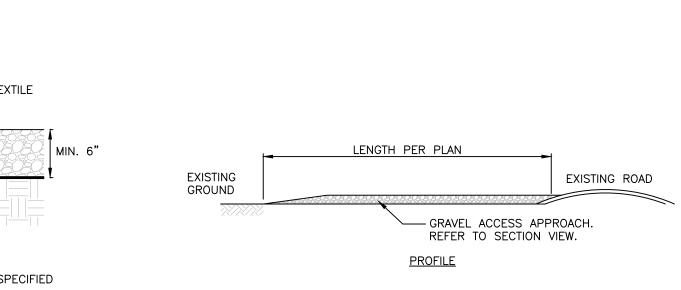
CLEANING OF EQUIPMENT, OR MATERIAL OR STORAGE OR

DISPOSAL OF ANY MATERIAL WITHIN THE DRIP LINE OF ANY

KEPT CLEAR OF AREA WITHIN PROTECTIVE FENCE. NO

PLACE UNTIL CONSTRUCTION IS COMPLETE.

TREE PROTECTION FENCE DETAIL



FENCE SHALL BE LOCATED AT THE

OUTER PERIMETER OF THE SPREAD

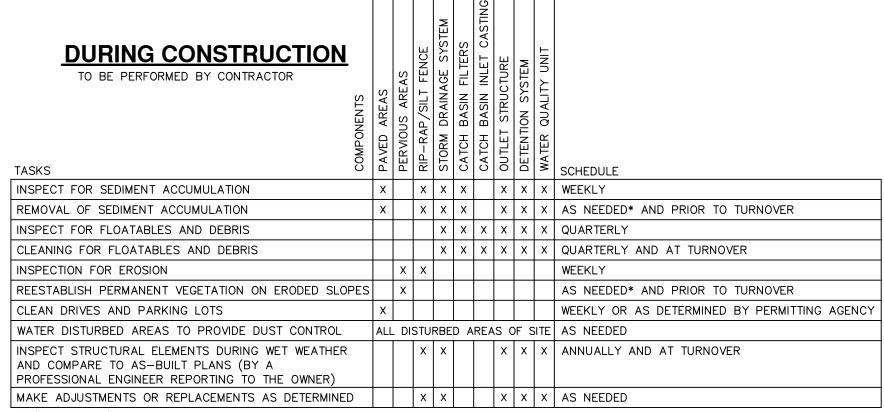
LOSER ONLY AT THE DIRECTION

OF THE LANDSCAPE ARCHITECT.

OF THE BRANCHES (DRIP-LINE), OR

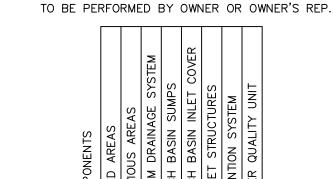
CONSTRUCTION ENTRANCE

SOIL EROSION CONTROL MAINTENANCE TASKS AND SCHEDULE



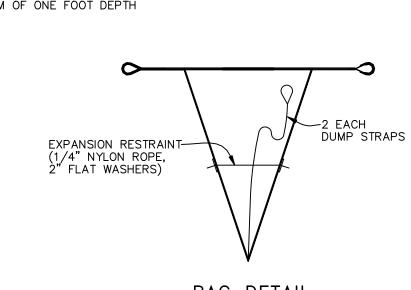
^{* &}quot;AS NEEDED" MEANS WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE FOOT DEPTH

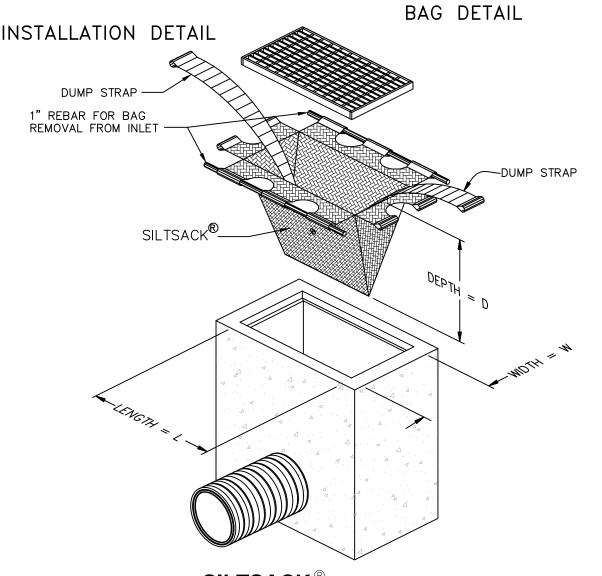
LONG TERM STORM WATER MAINTENANCE PLAN & BUDGET



OMO	PAVED	PERVIO	STORM	CATCH	CATCH	OUTLET	DETEN-	WATER	COLIEDINE	ANNUAL COST
TASKS INSPECT FOR SEDIMENT ACCUMULATION	$\frac{1}{x}$	 	X	X	X		_ 	X	SCHEDULE SEMI-ANUALLY/AS NEEDED*	\$100.00
	+ -			-			ļ		,	<u>"</u>
REMOVAL OF SEDIMENT ACCUMULATION	<u> </u>		X	X	Х	X	X	Х	5-10 YRS/AS NEEDED*	\$200.00
INSPECT FOR FLOATABLES AND DEBRIS			Х	X		Х	X	Х	ANNUALLY	\$100.00
CLEANING FOR FLOATABLES AND DEBRIS			X	×		х	Х	Х	ANNUALLY	\$300.00
INSPECTION FOR EROSION		×							ANNUALLY/AFTER MAJOR STORMS	\$100.00
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES	3	Х							AS NEEDED	\$300.00
CLEAN DRIVES AND PARKING LOTS	X								ANNUALLY	\$500.00
MOWING		Х							0-2 TIMES PER YEAR	\$400.00
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY A PROFESSIONAL ENGINEER REPORTING TO THE OWNER)			х			x	х	X	ANNUALLY	\$100.00
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION			Х			Х	Х	Х	AS NEEDED	\$100.00
KEEP RECORDS OF ALL INSPECTIONS AND MAINTENANCE AT TO PROPERTY OWNER	CTIV	/ITIE	S A	AND	RE	POR	RT		ANNUALLY	\$50.00
KEEP RECORDS OF ALL COSTS FOR INSPECTIONS, MAINTEN	IANC	E A	ND	RE	PAIF	RS.			ANNUALLY	\$50.00
PROPERTY OWNER REVIEWS COST EFFECTIVENESS OF THE MAINTENANCE PROGRAM AND MAKES NECESSARY ADJUSTM			TAT	IVE					ANNUALLY	\$50.00
OWNER TO HAVE A PROFESSIONAL ENGINEER CARRY OUT INSPECTIONS UPON IDENTIFICATION OF SEVERE PROBLEMS									AS NEEDED	\$150.00

* "AS NEEDED" MEANS WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE FOOT DEPTH





MIXED-USE **DEVELOPMENT**

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HEY TO BE ASSIGNED TO ANY THIRD PARTY. WITHOUT

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE USE OF

ONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS

RIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY

HE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR

NO DATE | DESCRIPTION

01.24.2018 SITE PLAN SUBMITTAL

3 03.02.2018 SITE PLAN RESUBMITTA
 4 03.30.2018 SITE PLAN RESUBMITTA

04.12.2018 SITE PLAN RESUBMITTA 6 04.30.2018 SITE PLAN RESUBMITTA

12.28.2017 P.C. WORKSHOP MEETING

CAR

PIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE

RST OBTAINING THE EXPRESSED WRITTEN PERMISSION

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DRAWN BY

CHECKED BY

PROJECT ARCH

E. HOOVER & GREENE, ANN ARBOR, MI



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1051-17-8388

DATE 01.24.18

SOIL EROSION & SEDIMENT CONTROL NOTES &

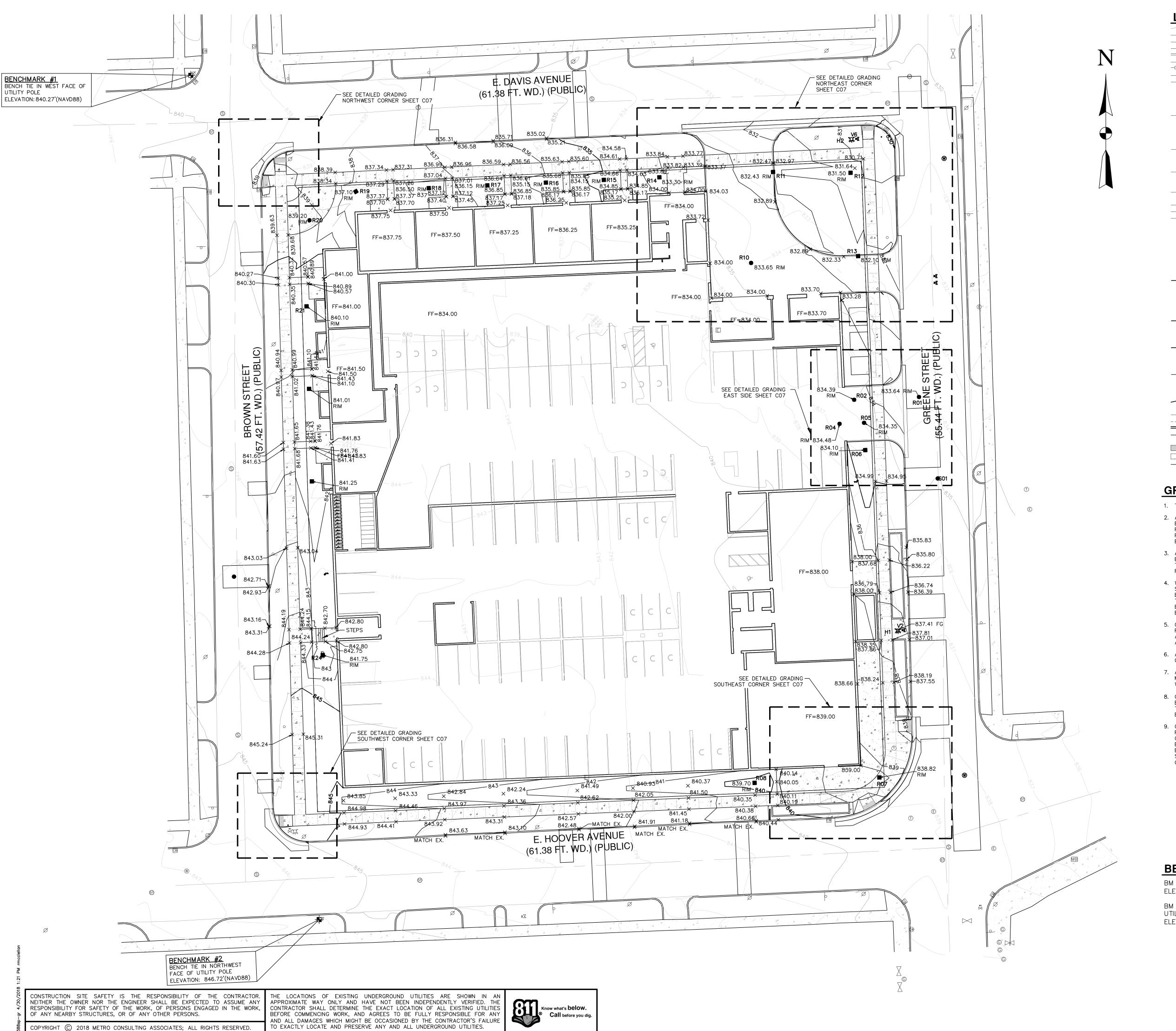
DETAILS

CONSTRUCTION SITE SAFETY IS THE 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.

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. 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.





DJACENT PROPERTY LINE ECTION LINE ASEMENT LINE URB/PAVEMENT ENCE RAVEL UARDRAIL AGGED TREE IGN AILBOX ATER MAIN ATER VALVE YDRANT ATER MANHOLE ATER METER TORM SEWER TORM INLET/CATCH BASIN TORM MANHOLE ANITARY SEWER ANITARY SEWER ANITARY CLEANOUT NDERGROUND GAS AS VALVE VERHEAD ELECTRIC NDERGROUND CABLE ELEPHONE MANHOLE LECTRIC METER AS METER IGHT POLE NIDENTIFIED MANHOLE TILITY POLE
ASEMENT LINE URB/PAVEMENT ENCE RAVEL UARDRAIL AGGED TREE IGN IAILBOX VATER MAIN VATER WANHOLE VATER MANHOLE VATER METER TORM SEWER TORM INLET/CATCH BASIN TORM MANHOLE ANITARY SEWER ANITARY SEWER ANITARY MANHOLE ANITARY CLEANOUT NDERGROUND GAS AS VALVE VERHEAD ELECTRIC NDERGROUND CABLE ELECTRIC MANHOLE LECTRIC MANHOLE LECTRIC METER AS METER IGHT POLE NIDENTIFIED MANHOLE
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/ATER VALVE IN MANHOLE
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EDUCER
TORM SEWER
TORM INLET/CATCH BASIN
TORM MANHOLE
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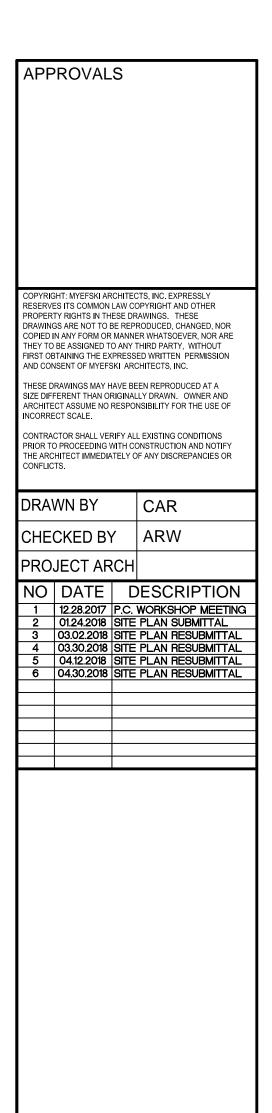
GRADING NOTES

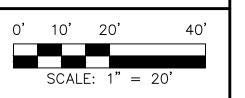
- 1. THE PROPOSED CONTOURS AND SLOPES ARE APPROXIMATE AS SHOWN.
- 2. ALL PROPOSED SPOT GRADES SHOWN AT THE EDGE OF METAL OR TOP EDGE OF WALK, UNLESS OTHERWISE NOTED. NOTATION CODES ARE AS FOLLOWS: FF=FINISHED FLOOR, FG=FINISHED GRADE, TP=TOP OF PAVEMENT, RIM=TOP OF GRATE OR MANHOLE, TW=TOP OF WALL, BW=BOTTOM OF WALL, TC=TOP OF CURB.
- 3. ANY SOIL RETAINING SYSTEM OR WALL IF REQUIRED SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL OR GEOTECHNICAL ENGINEER. A DETAIL OF THE RETAINING WALL WITH CALCULATIONS TO BE SUBMITTED TO THE REVIEW AGENCY AS REQUIRED.
- 4. WHEN PAVED AREAS ARE EXCAVATED, ASPHALT AREAS SHALL BE SAW—CUT AND REMOVED TO A DISTANCE EQUAL TO THE DEPTH OF EXCAVATION. CONCRETE SHALL BE REMOVED TO THE FIRST JOINT PAST THE DISTANCE EQUAL TO THE DEPTH OF EXCAVATION. COMPACTED SAND BACKFILL IS REQUIRED IN ALL EXCAVATIONS WITHIN A 1:1 SLOPE OF EXISTING OR PROPOSED PAVEMENT.
- 5. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE POSITIVE DRAINAGE REMAINS DURING AND IN POST CONSTRUCTION CONDITIONS AND NO ADVERSE IMPACTS WILL OCCUR TO NEIGHBORING PROPERTIES DURING AND AFTER COMPLETION OF CONSTRUCTION.
- 6. ALL SIDEWALK PLANNED TO BE ACCESSIBLE SHALL BE CONSTRUCTED WITH CROSS SLOPES LESS THAN 2%.
- 7. ALL SIDEWALK CURB RAMPS SHALL BE CONSTRUCTED PER THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION DETAILS AND IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT.
- 8. CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE/CATCH BASIN RIM ELEVATIONS AFFECTED BY THE PROPOSED WORK. WHERE NECESSARY, DUE TO EXCESSIVE ELEVATION CHANGE, CONTRACTOR SHALL RECONSTRUCT THE EXISTING STRUCTURE.
- 9. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON BACKFILL, TRENCHING, GROUND WATER CONDITIONS, ETC. UNSUITABLE MATERIAL, IF ENCOUNTERED, BENEATH THE BUILDING ADDITION OR PROPOSED PAVEMENT, SHALL BE REMOVED ENTIRELY AND REPLACED WITH ENGINEERED FILL. AREAS REQUIRING SUBSTANTIAL REMEDIATION SHALL BE BROUGHT TO THE OWNER AND THE OWNER'S ENGINEER FOR FURTHER RECOMMENDATION.

BENCHMARKS

BM #1: BENCH TIE IN WEST FACE OF UTILITY POLE ELEVATION: 840.27' (NAVD88)

BM #2: BENCH TIE IN NORTHWEST FACE OF UTILÏTY POLE ELEVATION: 846.72' (NAVD88)



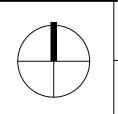


MIXED-USE DEVELOPMENT

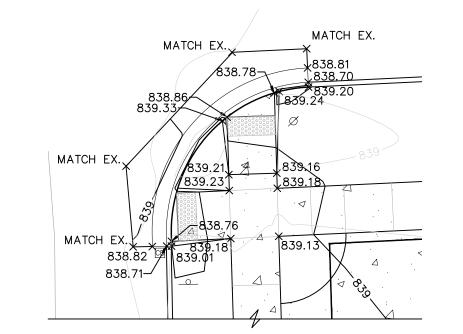
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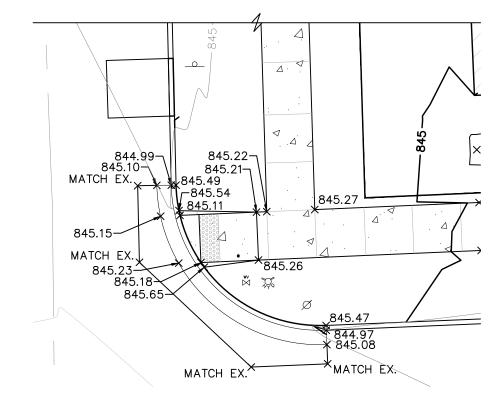
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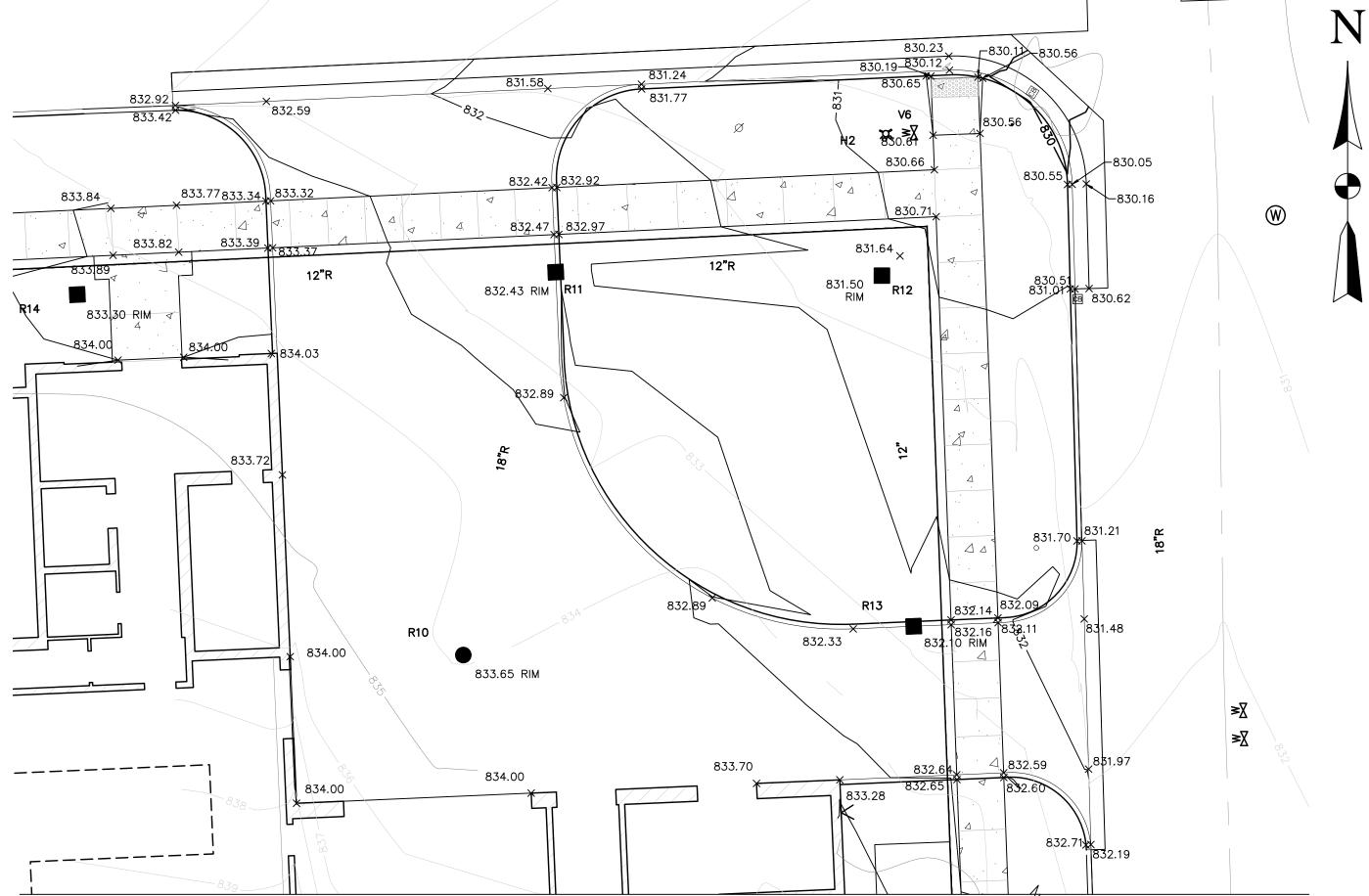
JOB NO 1051-17-8388 DATE 01.24.18



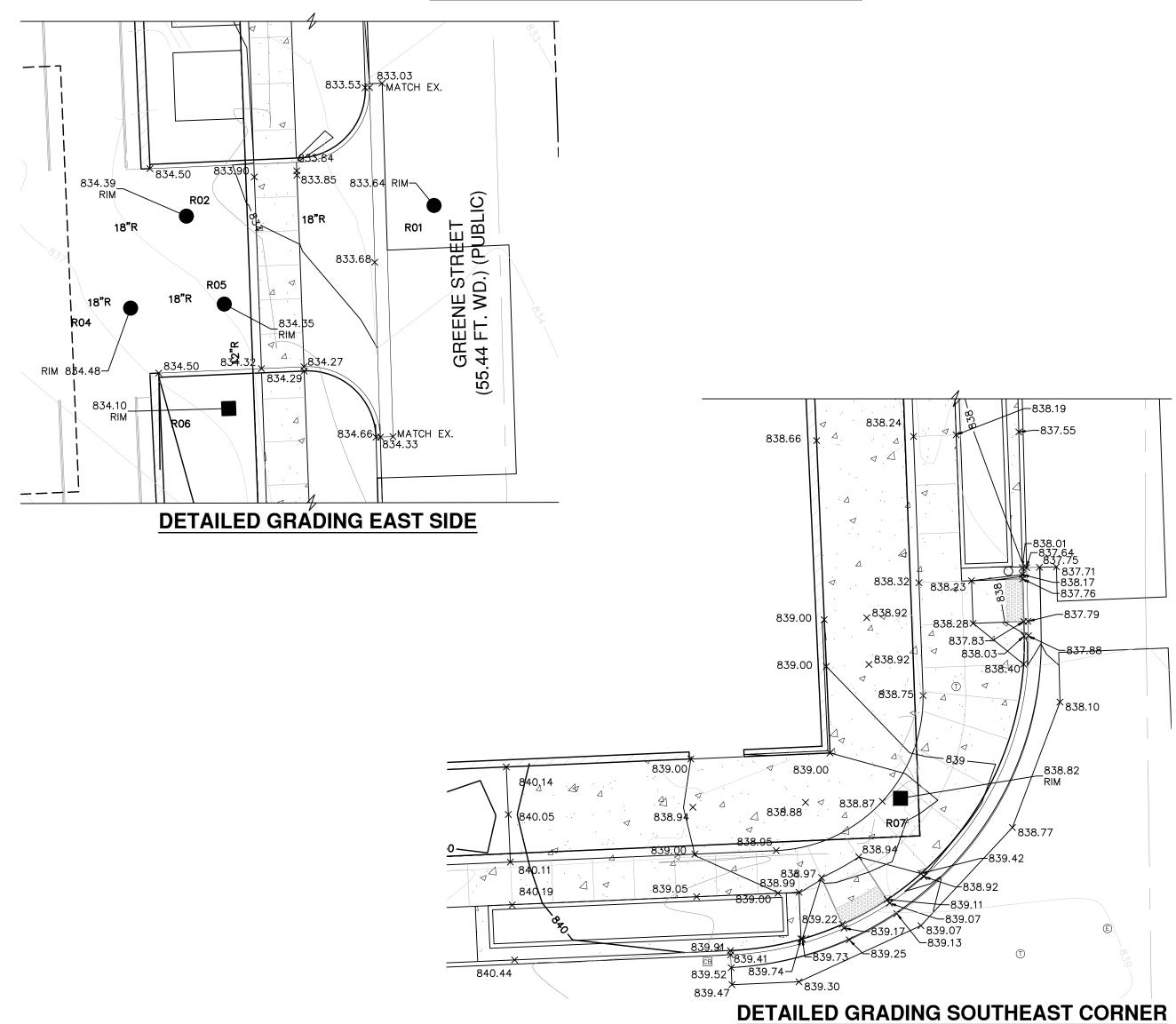
DETAILED GRADING NORTHWEST CORNER



DETAILED GRADING SOUTHWEST CORNER

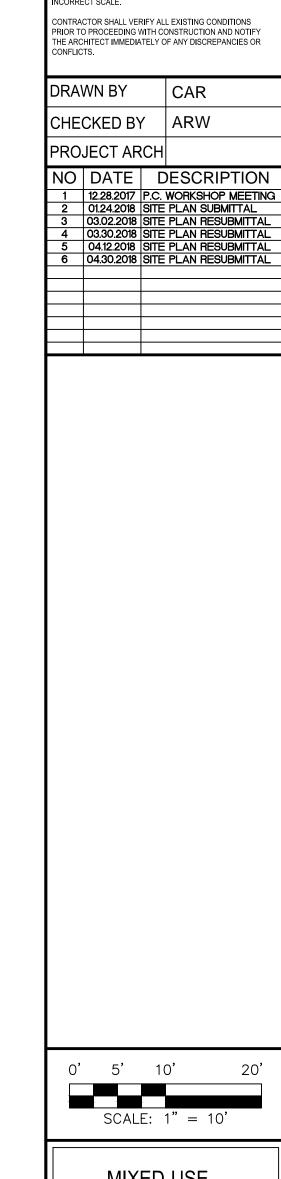


DETAILED GRADING NORTHEAST CORNER



	EX. CONTOUR
	EX. ADJACENT PROPERTY LINE EX. SECTION LINE
	EX. EASEMENT LINE
., ., ., ., ., .,	EX. CURB/PAVEMENT
	EX. FENCE
	EX. GRAVEL EX. GUARDRAIL
• •	EX. TAGGED TREE
000	EX. SIGN
МВ	EX. MAILBOX
	EX. WATER MAIN EX. WATER VALVE
X.	EX. HYDRANT
W	EX. WATER MANHOLE
	EX. WATER METER EX. STORM SEWER
	EX. STORM INLET/CATCH BASI
(ST)	EX. STORM MANHOLE
	EX. SANITARY SEWER EX. SANITARY MANHOLE
O ^{c.o.}	EX. SANITARY CLEANOUT
	EX. UNDERGROUND GAS
	EX. GAS VALVE EX. OVERHEAD ELECTRIC
	EX. UNDERGROUND ELECTRIC
_	EX. UNDERGROUND CABLE EX. TELEPHONE MANHOLE
(L) (E)	EX. ELECTRIC MANHOLE
Ē	EX. ELECTRIC METER
[G] -∆-	EX. GAS METER EX. LIGHT POLE
⊕ © † •	EX. UNIDENTIFIED MANHOLE
Ø	EX. UTILITY POLE
	EX. GUY WIRE PR. WATER MAIN
8	PR. WATER VALVE
	PR. HYDRANT
®	PR. WATER VALVE IN MANHOLI PR. WELL
⊗ ⊗ ▷	PR. REDUCER
	PR. STORM SEWER PR. STORM INLET/CATCH BASI
●	PR. STORM MANHOLE
	PR. STORM END SECTION PR. SANITARY SEWER
	PR. SANITARY MANHOLE
• C.O.	PR. CLEANOUT
<u> </u>	PR. UTILITY CROSSING LOCATION PR. UNDERGROUND GAS
©	PR. GAS VALVE
- ф × 656.5	PR. LIGHT POLE
× 656.5 	PR. SPOT ELEVATION PR. CONTOUR
	PR. DRAINAGE ARROW
	PR. EASEMENT LINE PR. SETBACK LINE
	PR. CURB/PAVEMENT
	PR. FENCE
R	PR. SIDEWALK RAMP
	PR. ASPHALT PAVEMENT

PR. SIGN

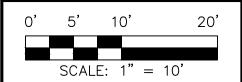


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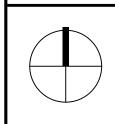


MIXED-USE DEVELOPMENT

E. HOOVER & GREENE, ANN ARBOR, MI



METRO CONSULTING ASSOCIATES
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JOB NO 1051-17-8388 DATE 01.24.18

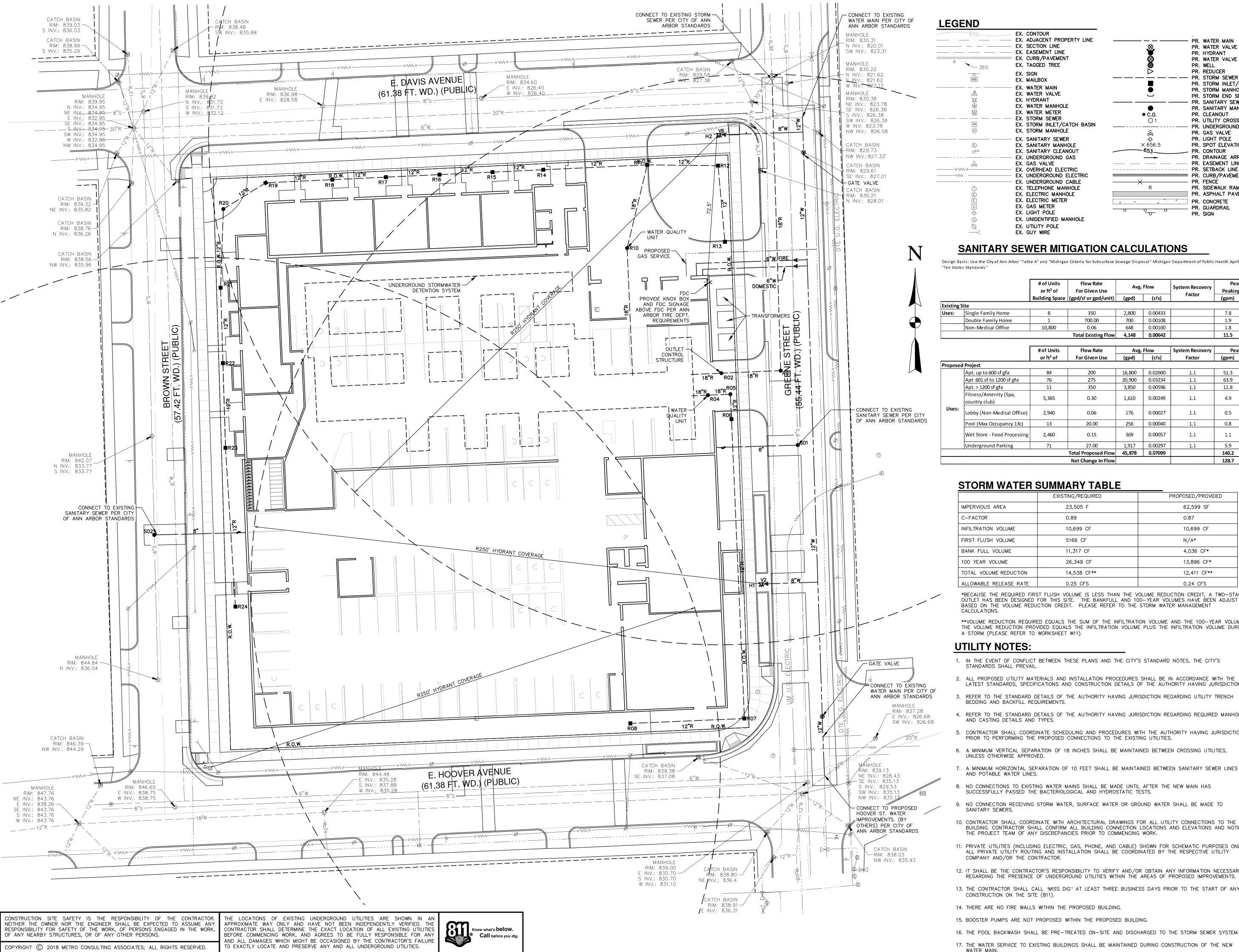
GRADING PLAN CO7

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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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.





LEGEND			
652	EX. CONTOUR EX. ADJACENT PROPERTY LINE EX. SECTION LINE EX. EASEMENT LINE EX. CURB/PAVEMENT EX. TAGGED TREE		PR. WATER MAIN PR. WATER VALVE PR. HYDRANT PR. WATER VALVE IN MANHOLE PR. WELL
O MB O O O O O O O O O	EX. SIGN EX. MAILBOX EX. WATER MAIN EX. WATER VALVE EX. HYDRANT EX. WATER MANHOLE EX. WATER METER EX. STORM SEWER EX. STORM INLET/CATCH BASIN EX. STORM MANHOLE		PR. REDUCER PR. STORM SEWER PR. STORM INLET/CATCH BASIN PR. STORM MANHOLE PR. STORM END SECTION PR. SANITARY SEWER PR. SANITARY MANHOLE PR. CLEANOUT PR. UTILITY CROSSING LOCATION PR. UNDERGROUND GAS PR. GAS VALVE
© C.O. C C C C C C C C C	EX. SANITARY SEWER EX. SANITARY MANHOLE EX. SANITARY CLEANOUT EX. UNDERGROUND GAS EX. GAS VALVE EX. OVERHEAD ELECTRIC EX. UNDERGROUND ELECTRIC EX. UNDERGROUND CABLE EX. TELEPHONE MANHOLE EX. ELECTRIC METER EX. ELECTRIC METER EX. LIGHT POLE EX. UNIDENTIFIED MANHOLE EX. UTILITY POLE EX. GUY WIRE	× 656.5 653 	PR. LIGHT POLE PR. SPOT ELEVATION PR. CONTOUR PR. DRAINAGE ARROW PR. EASEMENT LINE PR. SETBACK LINE PR. CURB/PAVEMENT PR. FENCE PR. SIDEWALK RAMP PR. ASPHALT PAVEMENT PR. CONCRETE PR. GUARDRAIL PR. SIGN

SANITARY SEWER MITIGATION CALCULATIONS

Design Basis: Use the City of Ann Arbor "Table A" and "Michigan Criteria for Subsurface Sewage Disposal" Michigan Department of Public Health April 1994 & the "Ten States Standards"

		# of Units or ft ² of	Flow Rate For Given Use	Avg	Flow	System Recovery Factor		Peak Flow Peaking Factor= 4		
		Building Space	(gpd/sf or gpd/unit)	(gpd)	(cfs)	Factor	(gpm)	(cfs)		
Existing	Site									
Uses:	5ingle Family Home	8	350	2,800	0.00433		7.8	0.0173		
	Double Family Home	1	700.00	700	0.00108		1.9	0.0043		
	Non-Medical Office	10,800	0.06	648	0.00100		1.8	0.0040		
			Total Existing Flow	4,148	0.00642		11.5	0.0257		
								•		

	ſ	# of Units	Flow Rate	Avg.	Flow	System Recovery	Peak	Flow
		or ft² of	For Given Use	(gpd)	(cfs)	Factor	(gpm)	(cfs)
roposed	d Project							
	Apt. up to 600 sf gfa	84	200	16,800	0.02600	1.1	51.3	0.1144
	Apt 601 sf to 1200 sf gfa	76	275 20,900		0.03234	1.1	63.9	0.1423
	Apt. > 1200 sf gfa	11	350	3,850	0.00596	1.1	11.8	0.0262
	Fitness/Amenity (5pa, country club)	5,365	0.30	1,610	0.00249	1.1	4.9	0.0110
Uses:	Lobby (Non-Medical Office)	2,940	0.06	176	0.00027	1.1	0.5	0.0012
	Pool (Max Occupancy 13c)	13	20.00	256	0.00040	1.1	0.8	0.0017
	Wet Store - Food Processing	2,460	0.15	369	0.00057	1.1	1.1	0.0025
	Underground Parking	71	27.00	1,917	0.00297	1.1	5.9	0.0131
			Total Proposed Flow	45,878	0.07099		140.2	0.3123
			Net Change In Flow				128.7	0.2867

STORM WATER SUMMARY TABLE

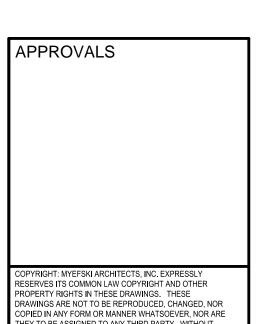
	EXISTING/REQUIRED	PROPOSED/PROVIDED				
IMPERVIOUS AREA	23,505 F	62,599 SF				
C-FACTOR	0.89	0.87				
INFILTRATION VOLUME	10,699 CF	10,699 CF				
FIRST FLUSH VOLUME	5166 CF	N/A*				
BANK FULL VOLUME	11,317 CF	4,036 CF*				
100 YEAR VOLUME	26,349 CF	13,896 CF*				
TOTAL VOLUME REDUCTION	14,538 CF**	12,411 CF**				
ALLOWABLE RELEASE RATE	0.25 CFS	0.24 CFS				

*BECAUSE THE REQUIRED FIRST FLUSH VOLUME IS LESS THAN THE VOLUME REDUCTION CREDIT, A TWO-STAGE OUTLET HAS BEEN DESIGNED FOR THIS SITE. THE BANKFULL AND 100-YEAR VOLUMES HAVE BEEN ADJUST BASED ON THE VOLUME REDUCTION CREDIT. PLEASE REFER TO THE STORM WATER MANAGEMENT

**VOLUME REDUCTION REQUIRED EQUALS THE SUM OF THE INFILTRATION VOLUME AND THE 100-YEAR VOLUME. THE VOLUME REDUCTION PROVIDED EQUALS THE INFILTRATION VOLUME PLUS THE INFILTRATION VOLUME DURING A STORM (PLEASE REFER TO WORKSHEET W11).

UTILITY NOTES:

- 1. IN THE EVENT OF CONFLICT BETWEEN THESE PLANS AND THE CITY'S STANDARD NOTES, THE CITY'S STANDARDS SHALL PREVAIL.
- 2. ALL PROPOSED UTILITY MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS, SPECIFICATIONS AND CONSTRUCTION DETAILS OF THE AUTHORITY HAVING JURISDICTION.
- 3. REFER TO THE STANDARD DETAILS OF THE AUTHORITY HAVING JURISDICTION REGARDING UTILITY TRENCH BEDDING AND BACKFILL REQUIREMENTS.
- 4. REFER TO THE STANDARD DETAILS OF THE AUTHORITY HAVING JURISDICTION REGARDING REQUIRED MANHOLE AND CASTING DETAILS AND TYPES.
- 5. CONTRACTOR SHALL COORDINATE SCHEDULING AND PROCEDURES WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO PERFORMING THE PROPOSED CONNECTIONS TO THE EXISTING UTILITIES.
- 6. A MINIMUM VERTICAL SEPARATION OF 18 INCHES SHALL BE MAINTAINED BETWEEN CROSSING UTILITIES,
- 7. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN SANITARY SEWER LINES AND POTABLE WATER LINES.
- 8. NO CONNECTIONS TO EXISTING WATER MAINS SHALL BE MADE UNTIL AFTER THE NEW MAIN HAS SUCCESSFULLY PASSED THE BACTERIOLOGICAL AND HYDROSTATIC TESTS.
- 9. NO CONNECTION RECEIVING STORM WATER, SURFACE WATER OR GROUND WATER SHALL BE MADE TO
- 10. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ALL UTILITY CONNECTIONS TO THE BUILDING. CONTRACTOR SHALL CONFIRM ALL BUILDING CONNECTION LOCATIONS AND ELEVATIONS AND NOTIFY
- THE PROJECT TEAM OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. 11. PRIVATE UTILITIES (INCLUDING ELECTRIC, GAS, PHONE, AND CABLE) SHOWN FOR SCHEMATIC PURPOSES ONLY.
 ALL PRIVATE UTILITY ROUTING AND INSTALLATION SHALL BE COORDINATED BY THE RESPECTIVE UTILITY
- 12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY
- 13. THE CONTRACTOR SHALL CALL "MISS DIG" AT LEAST THREE BUSINESS DAYS PRIOR TO THE START OF ANY
- CONSTRUCTION ON THE SITE (811). 14. THERE ARE NO FIRE WALLS WITHIN THE PROPOSED BUILDING.
- 15. BOOSTER PUMPS ARE NOT PROPOSED WITHIN THE PROPOSED BUILDING.
- 16. THE POOL BACKWASH SHALL BE PRE-TREATED ON-SITE AND DISCHARGED TO THE STORM SEWER SYSTEM.
- 17. THE WATER SERVICE TO EXISTING BUILDINGS SHALL BE MAINTAINED DURING CONSTRUCTION OF THE NEW WATER MAIN.



THEY TO BE ASSIGNED TO ANY THIRD PARTY. WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF MYEFSKI ARCHITECTS, INC.

SIZE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE USE OF ONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS

THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A

DRAWN BY	CAR
CHECKED BY	ARW
PROJECT ARCH	

NO DATE DESCRIPTION

12.28.2017 P.C. WORKSHOP MEETING

1 12.26.2017 P.C. WORKSHOP MEETIN 2 01.24.2018 SITE PLAN SUBMITTAL 3 03.02.2018 SITE PLAN RESUBMITTA 4 03.30.2018 SITE PLAN RESUBMITTA 5 04.12.2018 SITE PLAN RESUBMITTA 6 04.30.2018 SITE PLAN RESUBMITTA

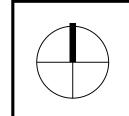
SCALE: 1" = 20'

MIXED-USE DEVELOPMENT

E. HOOVER & GREENE, ANN ARBOR, MI

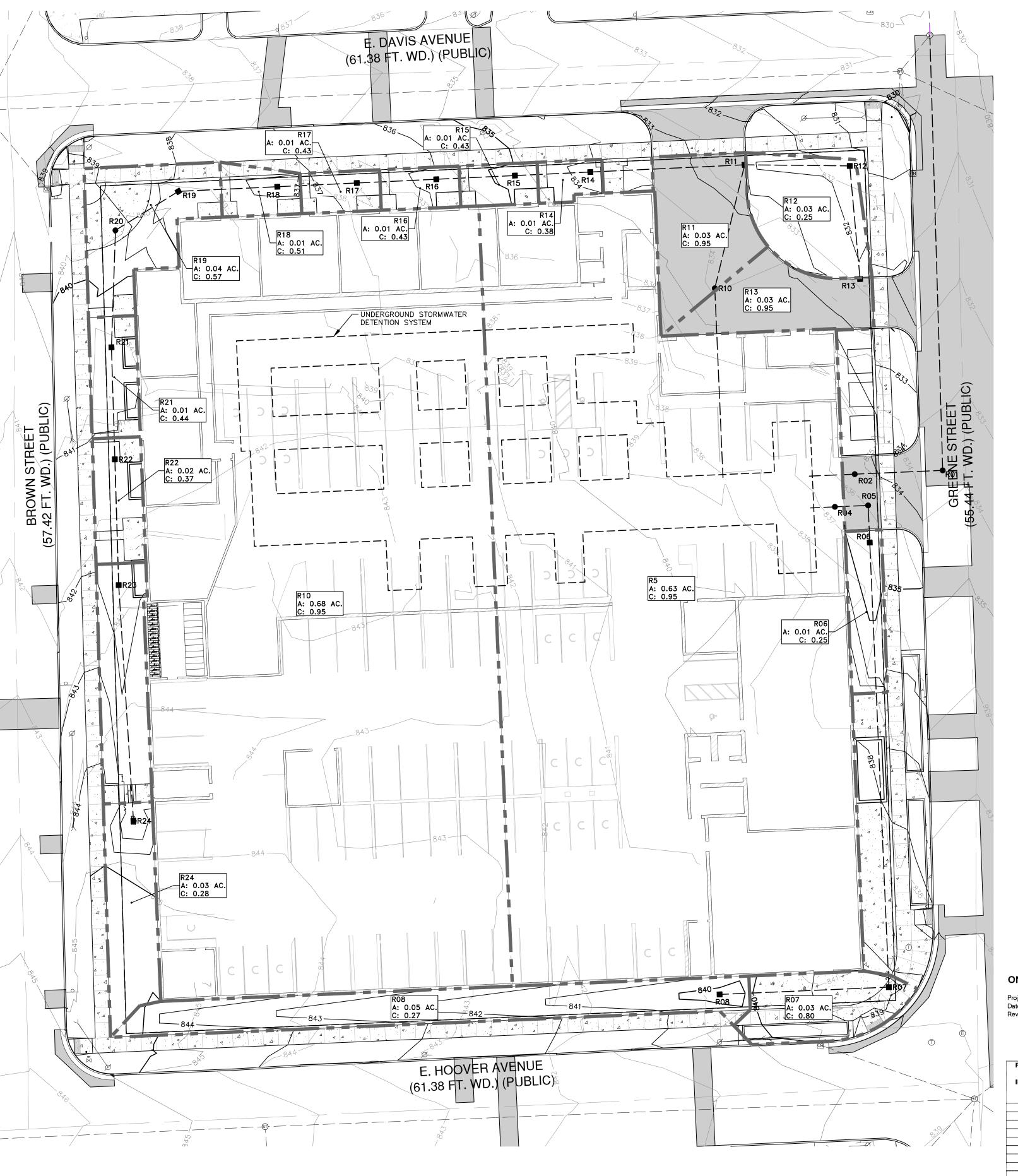


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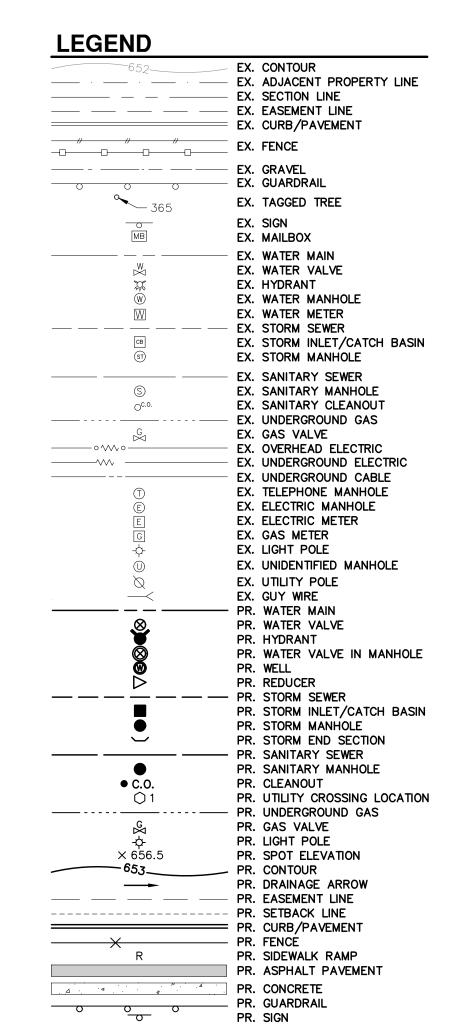


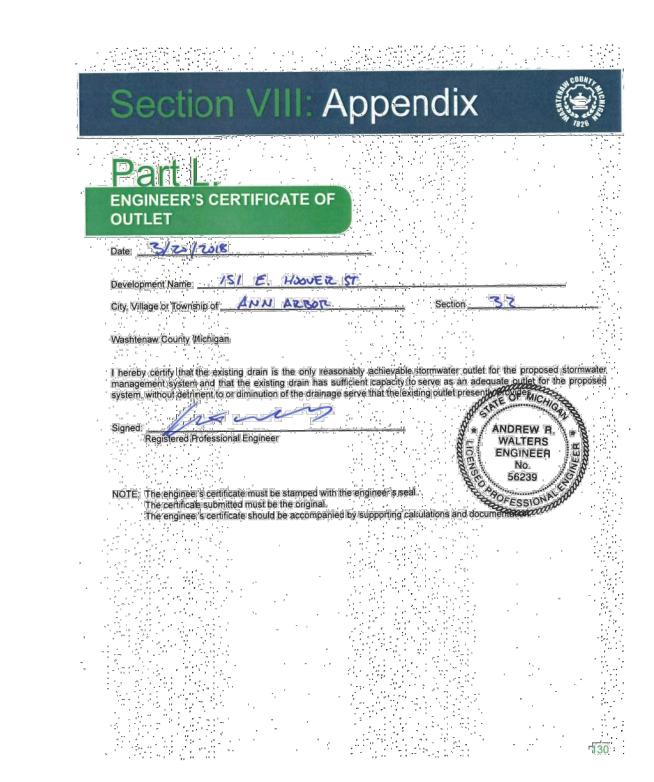
1051-17-8388 DATE 01.24.18

JOB NO



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN





INDIVIDUAL INLET C-FACTOR CALCULATIONS

METRO CONSULTING ASSOCIATES

Project: Hoover-Greene Apartments Date: 3/27/2018 Revision: 0

Total Site Area (Acre) = 1.65 Pervious C-Factor = 0.25 Impervious C-Factor = 0.95

Storm Total Area Pervious Impervious 0.00 0.00 0.00 0.00 0.00 0.00 27363 0.63 0.95 0.01 0.25 0.03 0.80 0.27 2319 632 0.05 2244 29520 29520 28044 0.68 1366 0.03 0.25 1366 0.03 0.95 0.38 0.43 0.43 0.01 0.43 0.57 1534 0.04 0.00 0.00 630 0.37 0.02 672 0.03 0.31 1256 1145 1158 0.03 0.28 1108 0.85 71948.99 61469.85 1.65

ON-SITE STORM SEWER CONVEYANCE SYSTEM DESIGN

D = 25.0

E= 1

Hoover-Greene Apartments Community: Ann Arbor Date: March 27, 2018 County: Washtenaw

 $I = B/(T+D) ^E B = 175.0$

METRO CONSULTING ASSOCIATES

E. HOOVER & GREENE, ANN ARBOR, MI

SCALE: 1" = 20'

MIXED-USE

DEVELOPMENT

0' 10' 20'



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PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR

NO DATE | DESCRIPTION

1 12.28.2017 P.C. WORKSHOP MEETING
2 01.24.2018 SITE PLAN SUBMITTAL
3 03.02.2018 SITE PLAN RESUBMITTAL
4 03.30.2018 SITE PLAN RESUBMITTAL
5 04.12.2018 SITE PLAN RESUBMITTAL
6 04.30.2018 SITE PLAN RESUBMITTAL

CHECKED BY ARW

PROJECT ARCH

CAR

INCORRECT SCALE.

DRAWN BY

JOB NO 1051-17-8388 DATE

01.24.18

MANAGEMENT PLAN

T =	15	(min.)																					
FROM	то	INCRE-		EQUIV.	TOTAL	T	<u> </u>	Q=CIA	CAPAC-	DIAM.	LENGTH	SLOPE	MIN HG	HG FOR	ACTUAL	VEL.	TIME	H.G.L.	ELEV.	GROUN	D ELEV.	INVER	T ELEV.
MH	МН	MENT	с	AREA	AREA	TIME	(IN	C.F.S.	ITY OF	OF	OF	OF	BASED	2.5 FPS	HG	FLOW	OF	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER
INPUT		ACRES		100%	100%	(MIN.)	PER	FLOW	SEWER	PIPE	LINE	PIPE	ON "Q"	GIVEN "D"	(%)	FULL	FLOW	END	END	END	END	END	END
		(A)		ACRES	ACRES		HOUR)		(C.F.S.)	(IN.)	(FT.)	(%)	(%)	(%)		(FT./	(MIN.)						1
				CA	SUM CA											SEC.)							
R13	R12	0.03	0.95	0.03	0.03	15.00	4.38	0.11	2.52	12	37	0.50	0.00	0.30	0.30	3.2	0.2	828.25	828.13	832.10	831.50	827.52	827.33
R12	R11	0.03	0.95	0.03	0.03	15.00	4.35	0.11	2.52	12	35	0.50	0.00	0.30	0.30	3.2	0.2	828.07	827.96	831.50	832.42	827.33	827.16
KIZ	KII	0.03	0.25	0.01	0.03	15.20	4.33	0.14	2.52	12	33	0.30	0.00	0.30	0.30	3.2	0.2	020.07	627.90	831.30	032.42	021.33	027.10
R24	R23	0.03	0.28	0.01	0.01	15.00	4.38	0.03	3.56	12	77	1.00	0.00	0.30	0.30	4.5	0.3	837.31	837.08	841.75	841.25	837.05	836.28
R23	R22	0.03	0.31	0.01	0.02	15.30	4.34	0.07	5.63	12	42	2.50	0.00	0.30	0.30	7.2	0.1	836.17	836.04	841.25	841.01	836.28	835.24
R22	R21	0.02	0.37	0.01	0.02	15.40	4.33	0.10	5.63	12	37	2.50	0.00	0.30	0.30	7.2	0.1	835.23	835.12	841.01	840.10	835.24	834.32
R21	R20	0.01	0.44	0.01	0.03	15.50	4.32	0.14	5.63	12	39	2.50	0.00	0.30	0.30	7.2	0.1	834.27	834.15	840.10	839.20	834.32	833.35
R20	R19	0.00	0.00	0.00	0.03	15.60	4.31	0.12	5.63	12	24	2.50	0.00	0.30	0.30	7.2	0.1	833.61	833.54	839.20	837.10	833.35	832.74
R19	R18	0.04	0.57	0.02	0.05	15.70	4.30	0.21	5.63	12	33	2.50	0.00	0.30	0.30	7.2	0.1	832.82	832.72	837.10	836.50	832.74	831.92
R18	R17	0.01	0.51	0.00	0.05	15.80	4.29	0.23	5.63	12	26	2.50	0.00	0.30	0.30	7.2	0.1	832.15	832.07	836.50	836.15	831.92	831.27
R17	R16	0.01	0.43	0.00	0.06	15.90	4.28	0.24	5.63	12	26	2.50	0.00	0.30	0.30	7.2	0.1	831.49	831.41	836,15	835.15	831.27	830.61
R16	R15	0.01	0.43	0.00	0.06	16.00	4.27	0.26	5.63	12	26	2.50	0.01	0.30	0.30	7.2	0.1	830.84	830.76	835.15	834.15	830.61	829.96
R15	R14	0.01	0.43	0.00	0.06	16.10	4.26	0.27	5.63	12	25	2.50	0.01	0.30	0.30	7.2	0.1	830.21	830.14	834.15	833.30	829.96	829.34
R14	R11	0.01	0.38	0.00	0.07	16.20	4.25	0.28	5.63	12	51	2.50	0.01	0.30	0.30	7.2	0.1	829.02	828.86	833.30	832.42	829.34	828.06
R11	R10	0.03	0.95	0.03	0.13	16.30	4.24	0.56	5.25	18	42	0.25	0.00	0.18	0.18	3.0	0.2	827.93	827.86	832.42	833.55	826.76	826.66
R10	DET	0.68	0.95	0.64	0.78	16.50	4.22	3.27	5.25	18	63	0.25	0.10	0.18	0.18	3.0	0.4	827.81	827.70	833.55	830.33	826.66	826.50
				0.04		45.00	4.00							0.00			0.4	004.00	004.45	200 70	222.22		200.05
R8	R7	0.05	0.27	0.01	0.01	15.00	4.38	0.06	5.04	12	56	2.00	0.00	0.30	0.30	6.4	0.1	834.32	834.15	839.70	838.82	834.47	833.35
R7	R6	0.03	0.80	0.02	0.03	15.10	4.36	0.15	5.63	12	147	2.50	0.00	0.30	0.30	7.2	0.3	830.93	830.48	838.82	834.10	833.35	829.68
R6 R5	R5	0.01	0.25	0.00	0.04	15.40	4.33	0.17	5.63 16.61	12	12	2.50	0.00	0.30	0.30 0.18	7.2	0.0	830.21	830.17	834.10	834.35	829.68	829.37
R4	R4	0.63	0.95	0.60	0.64	15.40 15.40	4.33	2.75		18	11	2.50	0.07	0.18		9.4	0.0	829.92	829.90	834.35	834.48	828.97	828.70
<u>174</u>	DET	0.00	0.00	0.00	0.64	15.40	4.33	2.75	16.61	18	- 0	2.50	0.07	0.18	0.18	9.4	0.0	827.71	827.70	834.48	835.43	826.70	826.50
DET	R2	0.00	0.00	0.00	1.41	15.00	4.38	6.17	6.83	12	15	3.67	3.00	0.30	3.00	8.7	0.0	827.20	826.75	834.41	834.39	826.50	825.95
R2	R1	0.00	0.00	0.00	1.41	15.00	4.38	6.17	6.83	12	29	3.67	3.00	0.30	3.00	8.7	0.0	826.56	825.68	834.39	833.64	825.95	824.88
1 1 2	1 111	1 0.00	1 0.00		1.71	10.00	7.00	J 0.17	0.00			0.07	0.00	1 0.00	1 0.00	L 0.7	0.1	1 020.00	020.00	1 007.00	1 000.07	020.00	027.00

R1 EXMH 0.00 0.00 0.00 1.41 15.10 4.36 6.17 6.64 18 144 0.40 0.35 0.18 0.35 3.8 0.6 822.92 822.42 833.64 END 821.79 821.22

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SUBSURFACE DETENTION BASIN

DETERMINING POST-DEVELOPMENT COVER TYPES, AREAS, CURVE NUMBERS, AND RUNOFF COEFFICIENTS

Total Site Area= Total Site Area Excluding "Self-Crediting" BMPs =	71021 sf, =	<u>1.63</u> acres <u>1.63</u> acres ₁
RATIONAL METHOD	VARIABLES ₂	

		RATIONAL MET	HOD VARIABLES ₂						
				Runoff					
Cover Type	Soil Type	Area (sf)	Area (Ac)	Coefficient, c	C*A				
Grass/Lawn	B, 2% to 6%	8602	0.20	0.3	0.06				
Gravel	B, 2% to 6%	0	0.00	0.85	0.00				
Pavement/Roof	B, 2% to 6%	62419	1.43	0.95	1.36				
Water Surface	B, 2% to 6%		0.00	1	0.00				
				Total-∑C*A=	1.42				
				Area Total-∑ac =	1.63				
Weighted C - ΣC*A/Σac =									

NRCS VARIABLES₃					
Pervious Cover				Curve Number	
Туре	Soil Type	Area (sf)	Area (Ac)	(CN)	CN*A
Grass/Lawn	B, 2% to 6%	8602	0.20	69	13.63
Gravel	B, 2% to 6%	0	0.00	85	0.00
Pavement/Roof	B, 2% to 6%		0.00	98	0.00
Water Surface	B, 2% to 6%		0.00	98	0.00
				Total-∑CN*A=	13.63
				Area Total-∑ac =	0.20

Weighted CN - $\sum CN*A/\sum ac = 69$

Vff(cf) = 5166.30

Vbf-pre (cf)= 590.97

NRCS VARIABLES ₃					
Impervious				Curve Number	
Cover Type	Soil Type	Area (sf)	Area (Ac)	(CN)	CN*A
Grass/Lawn	B, 2% to 6%		0.00	69	0.00
Gravel	B, 2% to 6%		0.00	85	0.00
Pavement/Roof	B, 2% to 6%	62419	1.43	98	140.43
Water Surface	B, 2% to 6%	0	0.00	98	0.00
				Total-∑CN*A=	140.43

₁Use this area for the remainder of the runoff calculations Area Total-∑ac = 1.43 ₂Required for first flush calculations Weighted CN - Σ CN*A/ Σ ac = 98 ₃Required for bankfull and 100-year runoff calculations

SUBSURFACE DETENTION BASIN STANDARD METHOD RUNOFF VOLUME CALCULATIONS

First Flush Runoff Calculations

Vff= (1")(1'/12")(43560sf/1ac)*A*C

A= Total Site Areas (ac) Excluding "Self-Crediting" BMPs from Worksheet 1 =	1.0
C= Weighted Runoff Coefficient from Worksheet 1 =	0.8

SUBSURFACE DETENTION BASIN STANDARD METHOD RUNOFF VOLUME CALCULATIONS

Pre-development Bankfull Runoff Calculations (Vbf-pre)

A.	2 year/24 hour storm event (in)	P= 2.35
В.	The pre-develoment land cover will be Good Cover Woods or Meadow. Determine the associated soil hydrologic group for the entire site and choose the	CN= 58
C.	curve number S=1000/CN-10	S(in)= 7.24

D.	Q=(P-0.2S)^2/(P+0.8S)	Q(in)= 0.10
E.	Total Site Area (sf) excluding "Self-Crediting" BMPs	A(sf)= 71021

Vbf-pre = Q(1/12)AreaSUBSURFACE DETENTION BASIN STANDARD METHOD RUNOFF VOLUME CALCULATIONS

Pervious Cover Post-Development Bankfull Runoff Calculations (Vbf-per-post)

Α.	2 year/24 hour storm event (in)	P= 2.35
В.	Pervious Cover CN From Worksheet 1	CN= 69
C.	S=1000/CN-10	S(in)= 4.49
D.	Q=(P-0.2S)^2/(P+0.8S)	Q(in)= 0.35
E.	Pervious Cover Area from Worksheet 1	A(sf)= 8422
F.	Vbf-per-post = Q(1/12)Area	Vbf-per-post (cf)= 248.74

SUBSURFACE DETENTION BASIN STANDARD METHOD RUNOFF VOLUME CALCULATIONS

Impervious Cover Post-Development Bankfull Runoff Calculations (Vbf-imp-post)

W6	SUBSURFACE DETENTION BASIN	
F.	Vbf-imp-post = Q(1/12)Area	Vbf-imp-post (cf)= 11036.06
E.	Impervious Cover Area from Worksheet 1	A(sf)= 62419
D.	Q=(P-0.2S)^2/(P+0.8S)	Q(in)= 2.12
C.	S=1000/CN-10	S(in)= 0.20
В.	Impervious Cover CN From Worksheet 1	CN= 98
A.	2 year/24 hour storm event (in)	P= 2.35

A.	100-year storm event (in)	P= 5.11
В.	Pervious Cover CN From Worksheet 1	CN= 69

Б.	Pervious Cover CN From Worksheet 1	CN= 69
C.	S=1000/CN-10	S(in)= 4.49
D.	Q=(P-0.2S)^2/(P+0.8S)	Q(in)= 2.04
Ε.	Pervious Cover Area from Worksheet 1	A(sf)= 8602

V100-per-post = Q(1/12)Area SUBSURFACE DETENTION BASIN STANDARD METHOD RUNOFF VOLUME CALCULATIONS

Impervious Cover Post-Development100-Year Storm Runoff Calculations (V100-imp-post)

V100-per-post (cf)= 1460.67

V100-imp-post (cf)= 25347.32

Α.	100-year storm event (in)	P= 5.11
В.	Impervious Cover CN From Worksheet 1	CN= 98
C.	S=1000/CN-10	S(in)= 0.20
D.	Q=(P-0.2S)^2/(P+0.8S)	Q(in)= 4.87
E.	Impervious Cover Area from Worksheet 1	A(sf)= 62419

V100-imp-post = Q(1/12)Area SUBSURFACE DETENTION BASIN STANDARD METHOD RUNOFF VOLUME CALCULATIONS

Determine Time of Concentration for Applicable Flow Types (Tc-hrs)

		Change in					
Flow Type	K	Elevation (ft)	Length (ft)	Slope %	٧S	V=K*√S	Tc=L/(V*3600)
Sheet Flow*	0.48			0.00	0.00	0.00	0.00
Waterway	1.2			0.00	0.00	0.00	0.00
Waterway	1.2			0.00	0.00	0.00	0.00
Waterway	1.2			0.00	0.00	0.00	0.00
Waterway	1.2			0.00	0.00	0.00	0.00
Waterway	1.2			0.00	0.00	0.00	0.00
Waterway	1.2			0.00	0.00	0.00	0.00
Waterway	1.2			0.00	0.00	0.00	0.00
Waterway	1.2			0.00	0.00	0.00	0.00
Waterway	1.2			0.00	0.00	0.00	0.00
Waterway	1.2			0.00	0.00	0.00	0.00
Waterway	1.2			0.00	0.00	0.00	0.00
Waterway	1.2			0.00	0.00	0.00	0.00
Carall Taileantan	2.1			0.00	0.00	0.00	0.00
Small Tributary	2.1	_		0.00	0.00	0.00	0.00
Small Tributary	2.1			0.00	0.00	0.00	0.00
Small Tributary	2.1			0.00	0.00	0.00	0.00
Small Tributary	2.1			0.00	0.00	0.00	0.00
Small Tributary	2.1			0.00	0.00	0.00	0.00
Small Tributary	2.1			0.00	0.00	0.00	0.00
Small Tributary	2.1			0.00	0.00	0.00	0.00
Small Tributary	2.1			0.00	0.00	0.00	0.00
Small Tributary	2.1			0.00	0.00	0.00	0.00
Small Tributary	2.1			0.00	0.00	0.00	0.00
Small Tributary	2.1			0.00	0.00	0.00	0.00
*Sheet flow cann	ot exceed 30	Ofeet. Anything b	eyond this is	Total 1	Time of Concent	ration (Tc-hrs)=	0.2S

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considered waterway.



SUBSURFACE DETENTION BASIN STANDARD METHOD RUNOFF VOLUME CALCULATIONS

W11	SUBSURFACE DETENTION BASIN	
Α.	Vret = 2*V100	Vret (cf) = 53,615.98
Retention		
F.	Vdet = (Δ/PF)*V100	Vdet (cf) = 26,307.20
Ε.	$\Delta = PF - 0.15*A$	Δ (cfs) = 12.85
D.	Peak Flow (PF) = (Qp*Q100*A)/640	PF (cfs) = 13.09
	Q100-per from Worksheet 6 Q100-imp from Worksheet 7 Q100 = Q100-per + Q100-imp	Q100-per(in) = 2.04 Q100-imp(in) = 4.87 Q100(in) = 6.91
В.	Total Site Area (ac) excluding "Self-Crediting" BMPs	Area (ac) = 1.63
	Tc From Worksheet 8 Qp=238.6*Tc^(-0.82)	Tc (min) = 0.25 Qp(cfs/in-mi^2) = 743.63
Detention A.	Peak of the Unit Hydrograph	
Detention/R	etention Requirement	
STANDARD	METHOD RUNOFF VOLUME CALCULATIONS	
W10	Onsite Infiltration Requirement (Vinf) SUBSURFACE DETENTION BASIN	10,699.15 cf
	Compare the Bankfull Volume Difference with the First Flush Volume. Th Infiltration Requirement.	
	Bankfull Volume Difference	10,699.15 cf
	Pre-Development Bankfull Runoff Volume (Vbf-pre)	590.97 cf
	Total Post-Development Bankfull Volume (Vbf-post)	11,290.12 cf
В.	Determine Onsite Infiltration Requirement Subtract the Per-Development Bankfull from the Post-Development Bank	cfull Volume.
	Total 100-Year Volume (V100-post)	26,807.99 cf
	Impervious Cover Post-Development 100-Year Volume (V100-imp-post)	25,347.32 cf
	Pervious Cover Post-Development 100-Year Volume (V100-per-post)	1,460.67 cf
	Total BF Volume (Vbf-post)	11,290.12 cf
	Impervious Cover Post-Development Bankfull Volume (Vbf-imp-post)	11,036.06 cf
	Pervious Cover Post-Development Bankfull Volume (Vbf-per-post)	254.06 cf
	Pre-Development Bankfull Runoff Volume (Vbf-pre)	S90.97 cf
Α.	Runoff Summary from Previous Worksheets First Flush Volume (Vff)	5,156.55 cf
_		

			Ave. Design	Infiltration	
		Storage Volume ₂	Infiltration Rate	Volume During	Total Volume
Proposed BMP₁	Area (sf)	(cf)	(in/hr)	Storm₃ (cf)	Reduction₄ (cf
Porous Pavement w/ Infiltration Bed					
Infiltration Basin	8274.00	10,699.15	3	12411.00	23110.15
Subsurface Infiltration Bed					
Infiltration Trench					
Rain Garden/Bioretention					
Dry Well					
Vegitated Filter Strip					
Green Roof	-				

Total Volume Reduction Credit by Proposed Structural BMPs (cf) = $\underline{23,110.15}$ Runoff Volume Infiltration Requirement (Vinf) from Worksheet 9 = 10,699.15 Total Volume Reduction Credit by Proposed Structural BMPs (cf) = 12,411.00 ¹Complete checklist from Chapter VI for each Structural BMP type

₂Storage volume as defined in individual BMP write-ups ₃Approximated as the average design infiltration rate over 6 hours multiplied by the BMP area: Infiltration Rate x 6 hours x BMP Area x Unit Conversions = Infiltration Volume (cf) ₄Total Volume Reduction Credit is the sum of the Storage Volume and the Infiltration Volume During Storm

W11-A SUBSURFACE DETENTION BASIN

Basin volume required Required Infiltration Volume (W9) =

Description	First Flush	BankFull	100-Year
A -Required Detention Volume (W9 & W10)	5,157	11,290	26,307
B - Infiltration Credit **	12411	7254	12411
C - Adjusted Detention Volume = A-B	*	4036	13896

10699 cf

**Bankfull Reduction Credit is equal to the total volume reduction credit (W11) less the First Flush Volume

Basin volume provided

Basin volume provided					
Area of Chambers	7020.00	sf			
Chamber Efficiency Ratio	0.970	31			
Stone Void Ratio	0.300				
Stone Bed Area	8274.00	ft.			
		Incremental5torage in		Total Inc.	
		Chambers	Inc. 5torage in stone	5torage	Culmulative
Inches	Elev	(cf)	(cf)	(cf)	Volume (cf)
E.4	222 52	0.00	205.05	200.05	25400.05
54 53	830.50 830.42	0.00 0.00	206.85 206.85	206.85 206.85	25486.95 25280.10
52	830.33	0.00	206.85	206.85	25073.25
51	830.25	0.00	206.85	206.85	24866.40
50	830.17	0.00	206.85	206.85	24659.55
49	830.08	0.00	206.85	206.85	24452.70
48	830.00	0.00	206.85	206.85	24245.85
47	829.92	0.00	206.85	206.85	24039.00
46 45	829.83 829.75	0.00 0.00	206.85 206.85	206.85 206.85	23832.15 23625.30
44	829.67	0.00	206.85	206.85	23418.45
43	829.58	0.00	206.85	206.85	23211.60
42	829.50	567.45	31.35	598.80	23004.75
41	829.42	567.45	31.35	598.80	22405.95
40	829.33	567.45	31.35	598.80	21807.15
39	829.25	567.45	31.35	598.80	21208.35
38	829.17	567.45	31.35	598.80	20609.55
37 36	829.08	567.45 567.45	31.35	598.80	20010.75
35	829.00 828.92	567.45 567.45	31.35 31.35	598.80 598.80	19411.95 18813.15
34	828.83	567.45	31.35	598.80	18214.35
33	828.75	567.45	31.35	598.80	17615.55
32	828.67	567.45	31.35	598.80	17016.75
31	828.58	567.45	31.35	598.80	16417.95
30	828.50	567.45	31.35	598.80	15819.15
29	828.42	567.45	31.35	598.80	15220.35
28	828.33	567.45	31.35	598.80	14621.55
27 26	828.25 828.17	567.45 567.45	31.35 31.35	598.80 598.80	14022.75 13423.95
25	828.08	567.45	31.35	598.80	12825.15
24	828.00	567.45	31.35	598.80	12226.35
23	827.92	567.45	31.35	598.80	11627.55
22	827.83	567.45	31.35	598.80	11028.75
21	827.75	567.45	31.35	598.80	10429.95
20	827.67	567.45	31.35	598.80	9831.15
19 18	827.58 827.50	567.45 567.45	31.35 31.35	598.80 598.80	9232.35 8633.55
17	827.42	567.45 567.45	31.35	598.80	8034.75
16	827.33	567.45	31.35	598.80	7435.95
15	827.25	567.45	31.35	598.80	6837.15
14	827.17	567.45	31.35	598.80	6238.35
13	827.08	567.45	31.35	598.80	5639.55
12	827.00	567.45	31.35	598.80	5040.75
11	826.92	567.45	31.35	598.80	4441.95
10	826.83	567.45	31.35	598.80	3843.15
9 8	826.75 826.67	567.45 567.45	31.35 31.35	598.80 598.80	3244.35 2645.55
7	826.58	567.45	31.35	598.80	2046.75
6	826.50	0.00	206.85	206.85	1447.95
5	826.42	0.00	206.85	206.85	1241.10
4	826.33	0.00	206.85	206.85	1034.25
3	826.25	0.00	206.85	206.85	827.40
2	826.17	0.00	206.85	206.85	620.55
1	826.08	0.00	206.85	206.85	413.70
0	826.00	0.00	206.85	206.85	206.85
	Storage Elevations	Xo=	= 826.00	Xinf=	827.79
	Storage Elevations	Xbf=		X100 =	830.14
Outlet Control Structure	ale del marco				
1. Standpipe outlet holes sizing - "Ba Bankfull should discharge within 24 t					
Qbf = Vbf / 30 hrs / 3600 sec	O DO HOULS		Qbf=	0.0374	cfs
n ave= 2/3 x (Xbf - Xinf)			h ave =	0.3744	
Abf = Qbf $/$.62 x sqrt(2 x 32.2 x h ave)			Abf=	0.0123	
The area of a 1.25" orifice			A orif=	0.0085	sf

The area of a 1.25" orifice A orif= 0.0085 sf Number of orifice holes # orif = 1 holes at elev. Qbf-act = $0.62 \times \text{#orif } \times \text{A orif } \times \text{sqrt } (2 \times 32.2 \times \text{h ave})$ Qbf-act= 0.0259 cfs Tbf = Vbf/Qbf-act 43.21 hrs 3. Standpipe outlet holes sizing - "100-yr flood" discharge Area (total post development area), a = A = 1.63 ac Q100=Qa= a * 0.15 cfs/acre Q100= 0.2446 cfs Release from above holes hbf = hbf = (X100-Xo)2.35 ft $Q=a x.62 \times sqrt(2x32.2xhbf)=$ 0.0650 cfs 0.1795 cfs Q100-Q= Remaining flow $A = Q100 / (.62 \times sqrt(2*32.2*h))$ 0.0270 sf 0.0218 sf The area of a 2" orifice Number of orifice holes 1 holes at elev Q100-act = Qbf-act + 0.62 x #orif x Aorif x sqrt($2 \times 32.2 \times (x100-xbf)$) 0.1712 cfs h both-ave = 2/3*(X100-Xbf)+(Xbf-Xo)1.76 ft 0.0562 cfs Qboth = 0.62*#bf-orif*Abf-orif*sqrt(2*32.2*h both-ave) h100-ave = 2/3*(X100-Xbf)1.1945 ft Q100-ave = 0.62*#100-orif*A100-orif*sqrt(2*32.2*(h100-ave) 0.1186 cfs Vrem = V100 - Vbf 9860.52 cf T100 = Tbf + Vrem/(Qboth + Q100-ave)58.87 hr

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NO DATE DESCRIPTION 1 12.28.2017 P.C. WORKSHOP MEETING
2 01.24.2018 SITE PLAN SUBMITTAL
3 03.02.2018 SITE PLAN RESUBMITTAL
4 03.30.2018 SITE PLAN RESUBMITTAL
5 04.12.2018 SITE PLAN RESUBMITTAL
6 04.30.2018 SITE PLAN RESUBMITTAL

> MIXED-USE DEVELOPMENT

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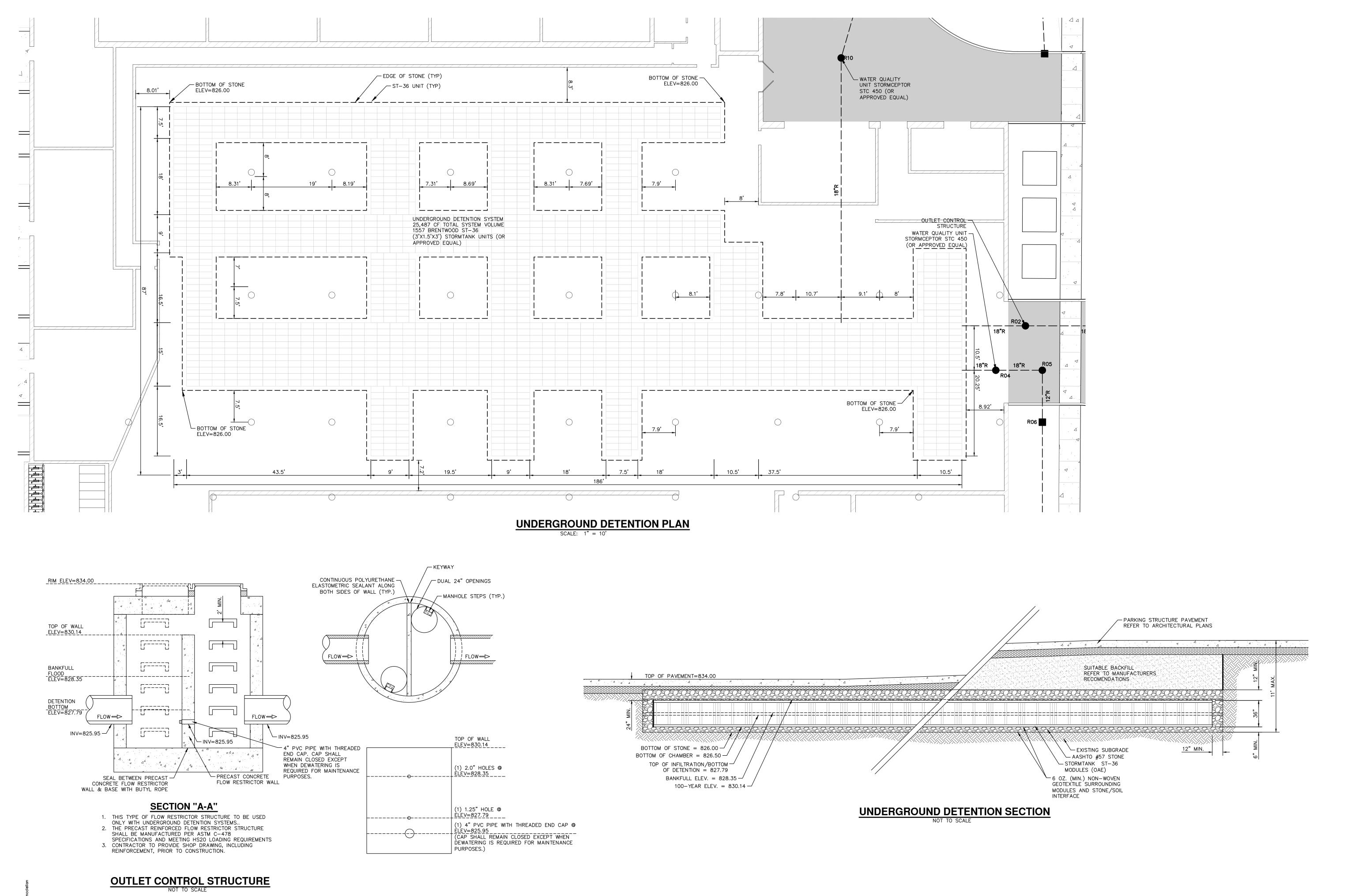
828.35



JOB NO

1051-17-8388 DATE 01.24.18

STORM WATER MANAGEMENT CALCULATIONS



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CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY

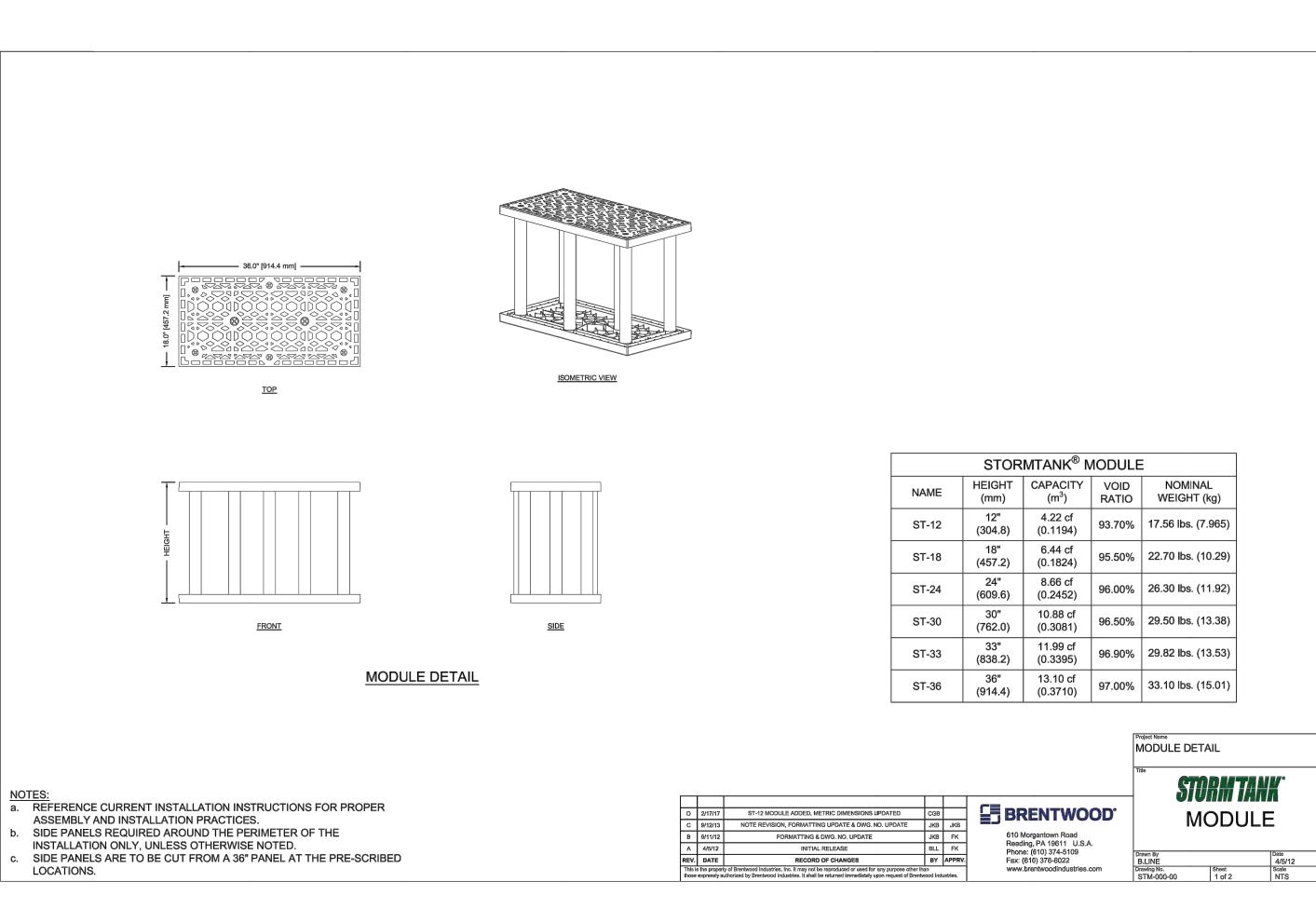
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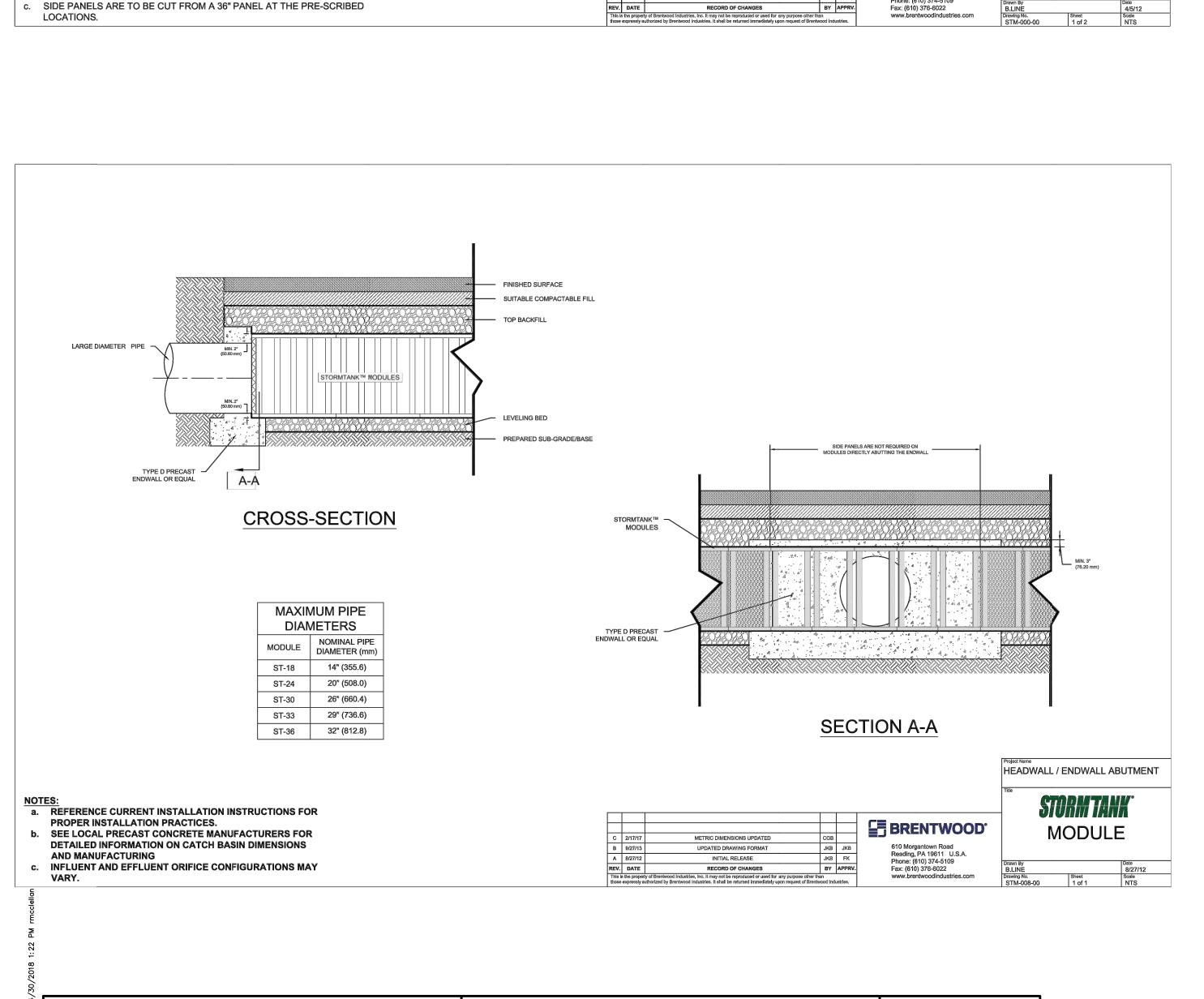
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2 01.24.2018 SITE PLAN SUBMITTAL
3 03.02.2018 SITE PLAN RESUBMITTAL
4 03.30.2018 SITE PLAN RESUBMITTAL
5 04.12.2018 SITE PLAN RESUBMITTAL
6 04.30.2018 SITE PLAN RESUBMITTAL SCALE: 1" = 10'MIXED-USE DEVELOPMENT E. HOOVER & GREENE, ANN ARBOR, MI METRO CONSULTING ASSOCIATES 45345 Five Mile Road Plymouth, Michigan 48170 Relationships | Reputation | Results 800.525.6016 www.metroca.net JOB NO 1051-17-8388 DATE 01.24.18





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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.

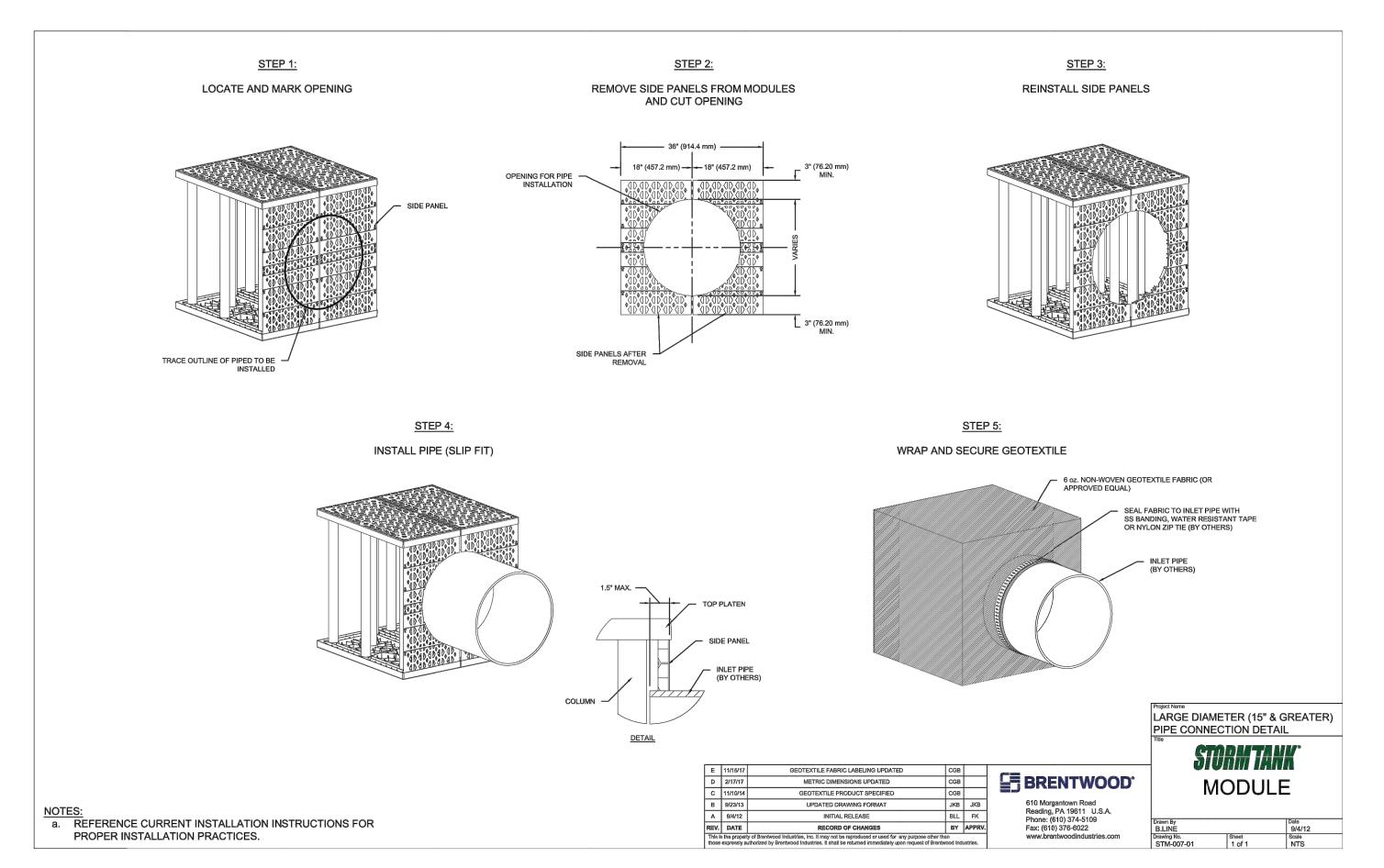
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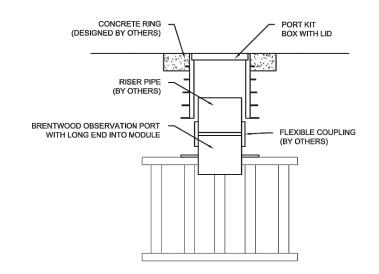
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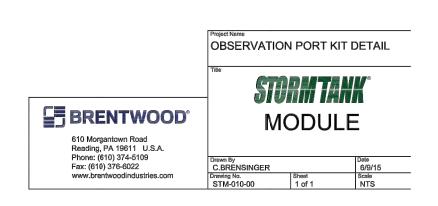
OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

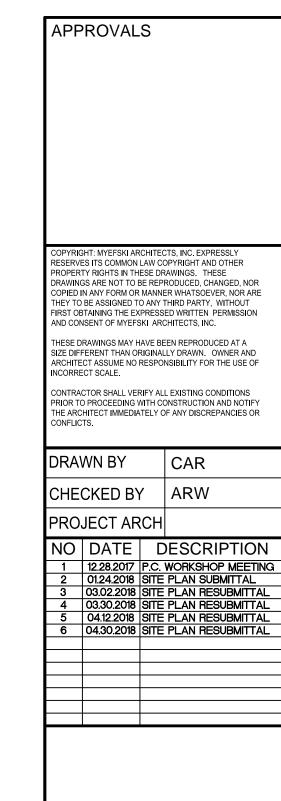
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SINGLE STACK OBSERVATION PORT DETAIL







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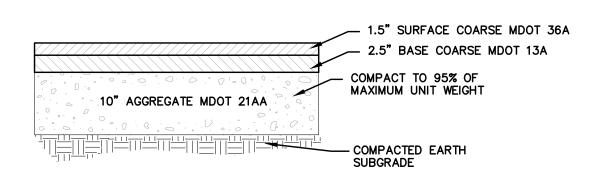


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JNDERGROUND

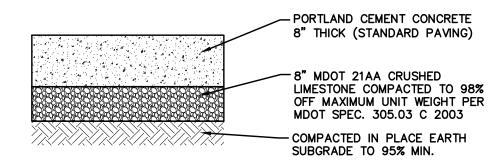
DETENTION DETAILS



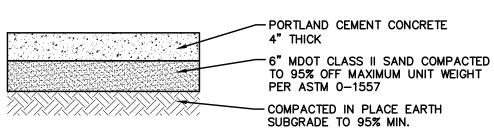


CONTRACTOR SHALL MATCH THE EXISTING
PAVEMENT SECTION OR PROVIDE THE FOLLOWING PAVEMENT CROSS-SECTION, WHICHEVER IS GREATER. **TYPICAL PAVEMENT DETAIL**

NOT TO SCALE

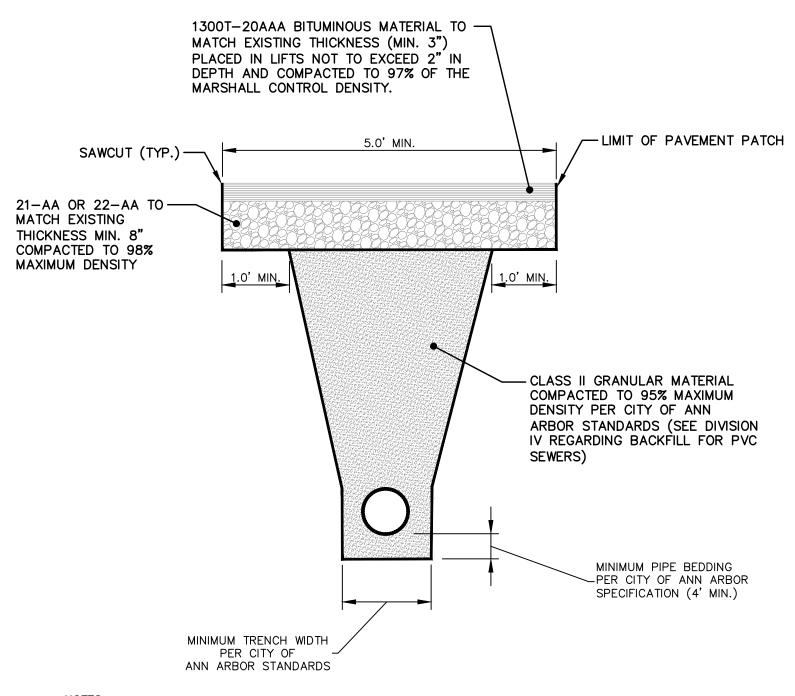


STANDARD CONCRETE PAVEMENT



SIDEWALK CONCRETE DETAIL

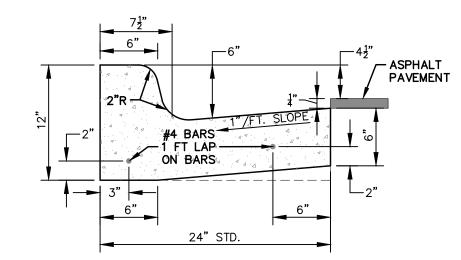
NOT TO SCALE



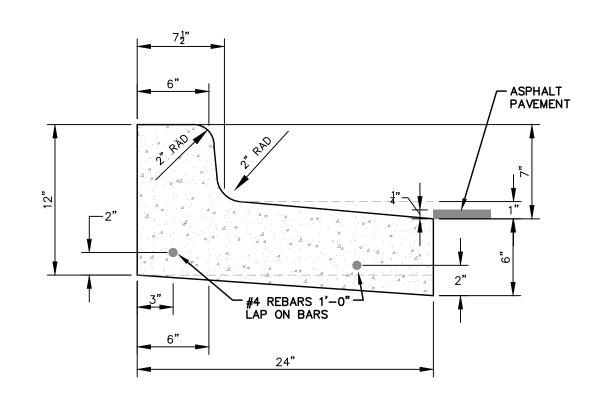
FLUSH CURB AT - SAWCUT EXISTING PAVEMENT APPROACHES 2 - #4 BARS -- PAVEMENT PATCH - MATCH EXISTING PAVEMENT CROSS SECTION IN ACCORDANCE WITH APPLICABLE UTILITY TRENCH DETAIL

NOTE: TO BE USED FOR REPLACEMENT OF EXISTING SLATE OR CONCRETE CURB WITH NO EXISTING GUTTER PAN

DDA CONCRETE CURB- SECTION SD-R-14



BARRIER CURB AND GUTTER SD-R-1



SPILL-OUT BARRIER CURB & GUTTER SD-R-3

NOTES: 1. DENSITY TESTING PER CITY ANN ARBOR SPECIFICATION

- 2. TRENCH DETAILS SHOW TYPE OF BACKFILL AND SURFACE RESTORATION
- 3. ALL TRENCHING TO CONFORM TO ALL APPLICABLE M.I.O.S.H.A. STANDARDS

UTILITY TRENCH-TYPE I SD-TD-1

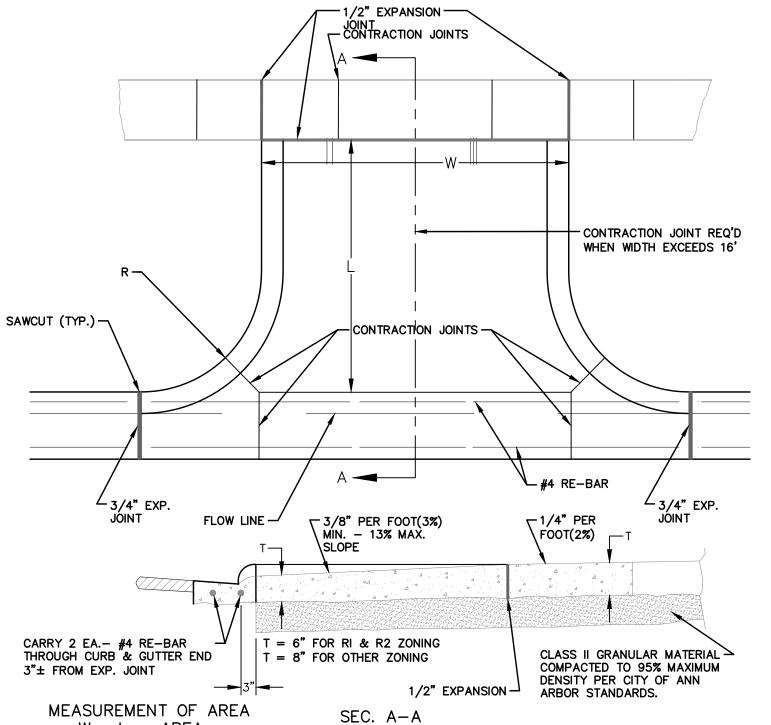


CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. 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.





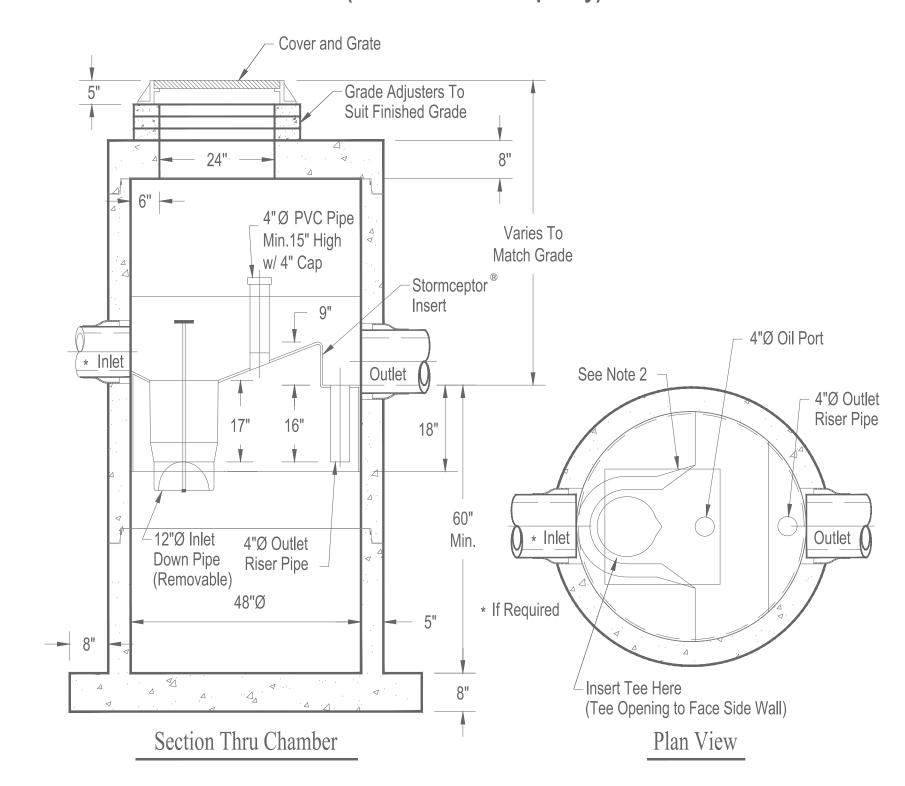
- $W \times L = AREA$
- 1. DRIVE APPROACH TO BE CLASS 'A' CONCRETE.
- 2. R(RADIUS) AND W(DRIVE WIDTH) AS REQUIRED FOR ZONING BY CITY CODE
- 3. IF GUTTER IS OVERLAYED, GUTTER OF THE APPROACH SHALL BE AT SAME ELEVATION AS EXISTING GUTTER AND ASPHALT WEDGE SHALL BE PLACED IN THE APPROACH.

TYPE 'M' DRIVE APPROACH SD-R-6



Concrete Pipe Division

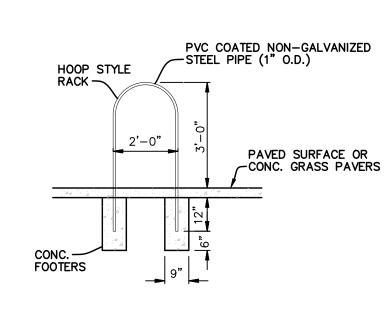
STC 450i Precast Concrete Stormceptor (450 U.S. Gallon Capacity)

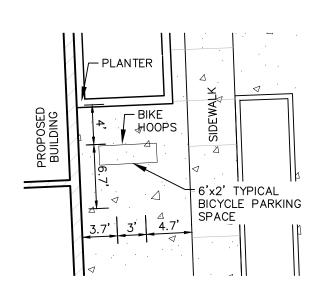


Notes:

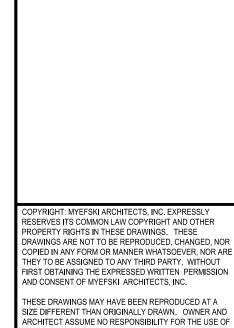
- 1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
- 2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
- 3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
- 4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 027





BIKE RACK DETAIL



PROJECT ARCH

APPROVALS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR DRAWN BY CAR CHECKED BY ARW

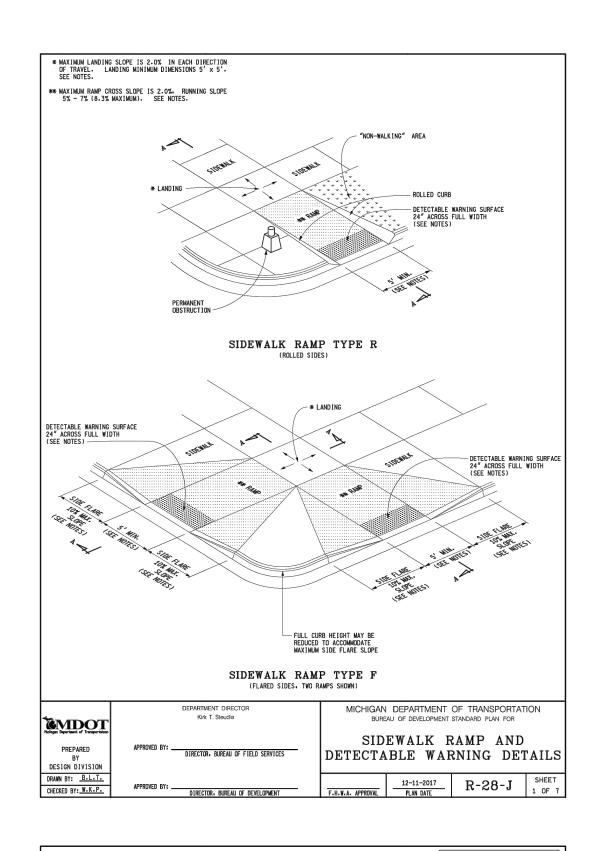
NO DATE DESCRIPTION 1 12.28.2017 P.C. WORKSHOP MEETING
2 01.24.2018 SITE PLAN SUBMITTAL
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4 03.30.2018 SITE PLAN RESUBMITTAL
5 04.12.2018 SITE PLAN RESUBMITTAL
6 04.30.2018 SITE PLAN RESUBMITTAL

> MIXED-USE DEVELOPMENT E. HOOVER &

GREENE, ANN



DATE 01.24.18



WHERE EITHER END OF THE BOTTOM GRADE BREAK IS MORE THAN 5' FROM THE BACK OF CURB. THE DETECTABLE WARNING SHALL BE LOCATED AT THE BACK OF CURB. (DOWE ORIENTATION IS NOT SIGNIFICANT ON RADIUS)

SIDEWALK RAMP PERPENDICULAR TO TANGENT CURB (TYPE F AND TYPE RF SHOWN)

* GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.

**** TRANSITION ADJACENT GUTTER PAN CROSS SECTION TO PROVIDE 5.0% MAXIMUM COUNTER SLOPE ACROSS THE RAMP OPENING.

SEE SHEET 2 FOR CURB RAMP OPENING DETAILS.

SIDEWALK RAMP PERPENDICULAR TO RADIAL CURB (TYPE F SHOWN) (USE WITH RADIAL CURB WHEN THE CROSSWALK AND SIDEWALK)

*** 5.0% MAX. (5.0% MAX.)

SECTION B-B SIDEWALK RAMP ORIENTATION

APPROACH AREA SHALL END FLUSH WITH BACK OF CURB

SIDEWALK RAMP LOCATED IN RADIUS (TYPE R SHOWN)
(GRADE BREAK OFFSET GREATER THAN 5')

LEGEND

SLOPED SURFACE

DETECTABLE WARNING

"NON-WALKING" AREA

CROSSWALK MARKING

PREFERRED LOCATION OF DRAINAGE INLET (TYP.)

ALTERNATE LOCATION
OF DRAINAGE INLET
(TYP.)

* GRADE BREAK (TYP)

RAMP AND LANDING SLAB THICKNESSES SHALL BE AS CALLED FOR ON THE PLANS

24" DETECTABLE WARNING, EXTENDING THE WIDTH OF THE RAMP.

MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR

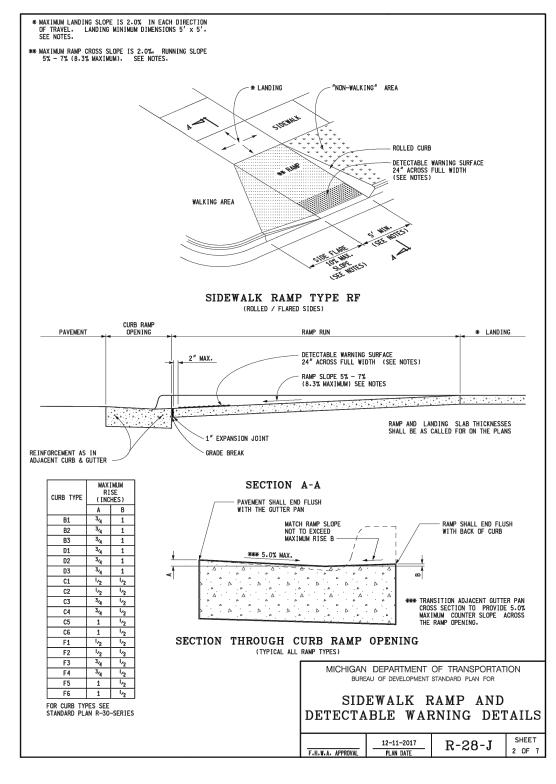
SIDEWALK RAMP AND

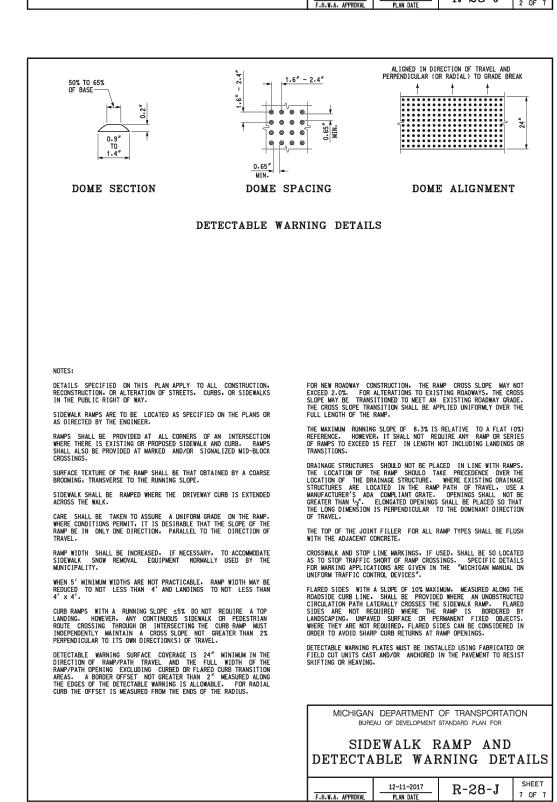
DETECTABLE WARNING DETAILS

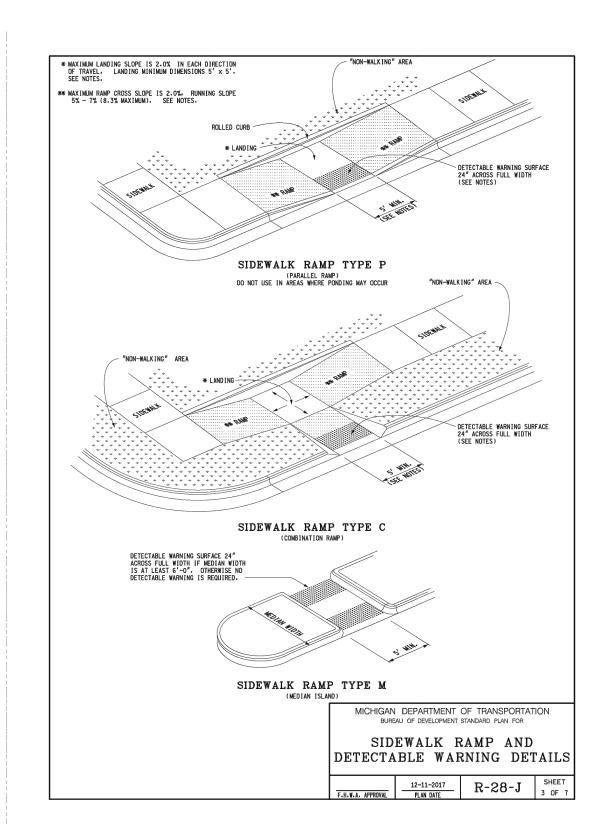
 $\frac{12-11-2017}{PLAN DATE}$ R-28-J SHEET 6 OF 7

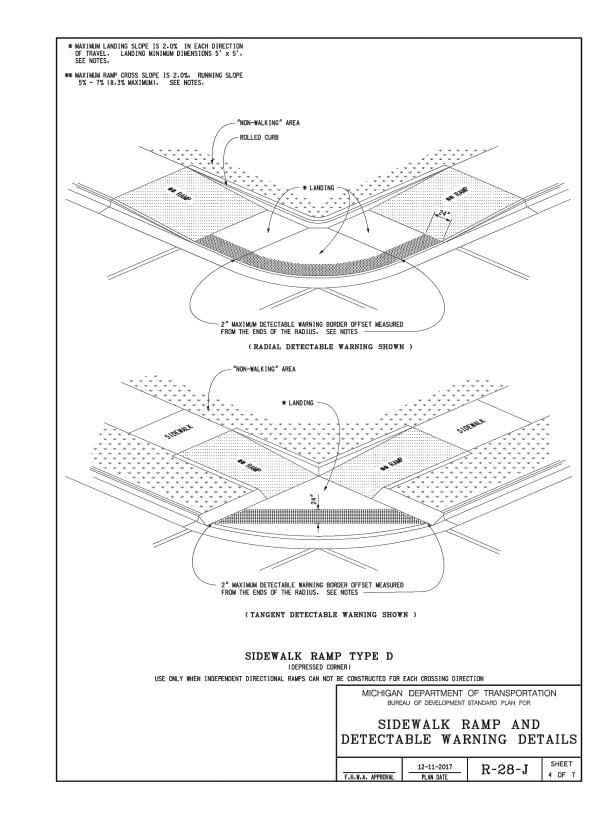
* GRADE BREAK RAMP SLOPE 5% - 7%
(8.3% MAXIMUM) SEE NOTES

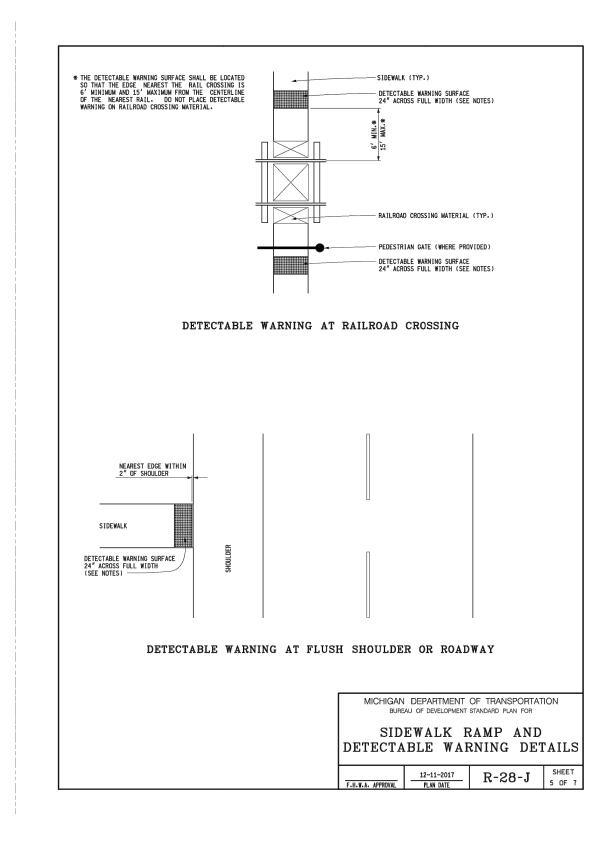
2% (5.0% MAX.) SLOPE BEYOND BOTTOM GRADE BREAK

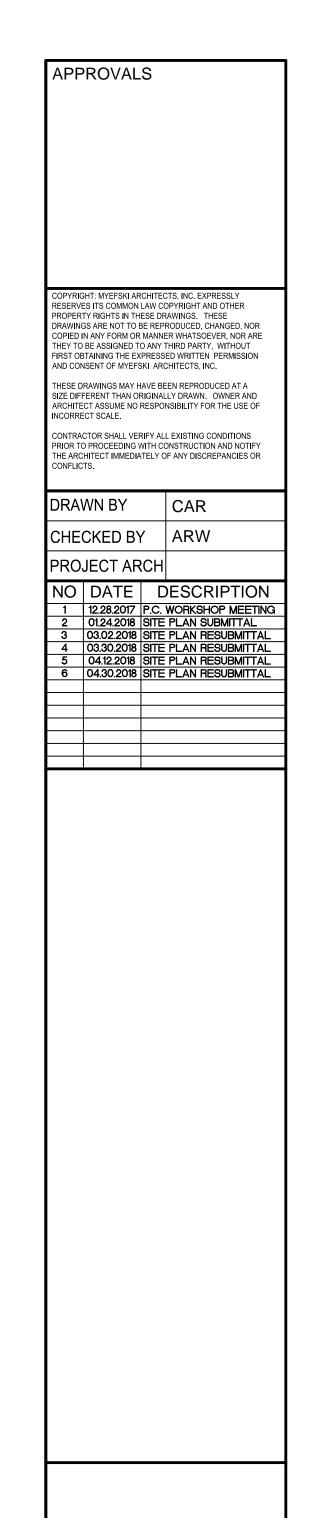








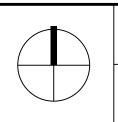






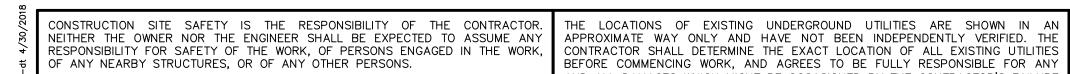
E. HOOVER & GREENE, ANN ARBOR, MI



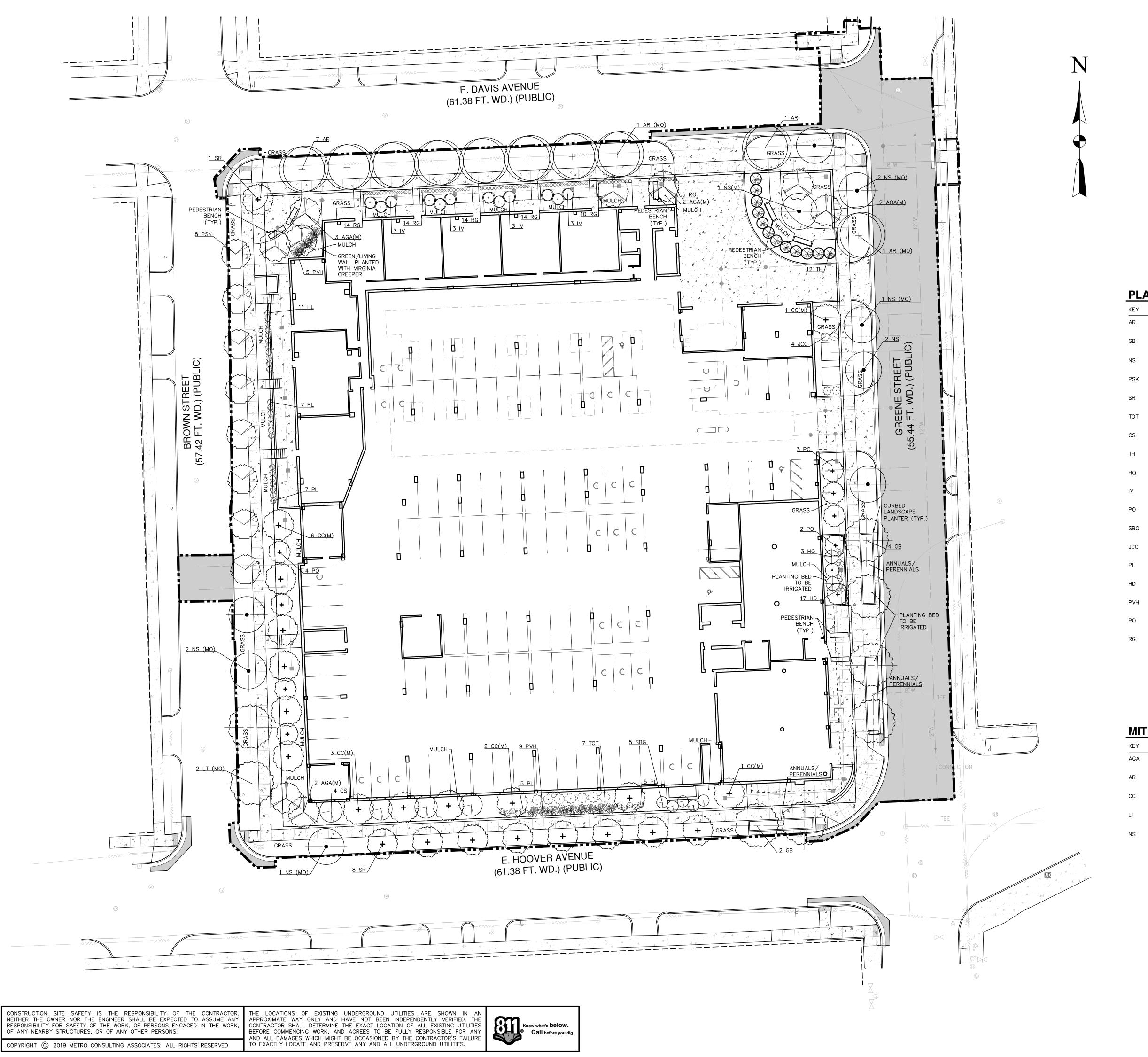


1051-17-8388 DATE 01.24.18





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KEY	QTY.	SPECIES	MIN. SIZE	SPEC
AR	8	ACER RUBRUM RED MAPLE	2.5" CAL.	B&B
GB	6	GINKGO BILOBA GINKGO (MALE ONLY)	2.5" CAL.	В&В
NS	2	NYSSA SYLVATICA BLACKGUM	2.5" CAL.	В&В
PSK	8	PRUNUS SERRULATA 'KANZAN' KANZAN FLOWERING CHERRY	2.5" CAL.	В&В
SR	9	SYRINGA RETICULATA JAPANESE TREE LILAC	2.5" CAL.	В&В
тот	7	THUJA OCCIDENTALIS 'TECHNY' MISSION ARBORVITAE	5' HT.	В&В
CS	4	CORNUS SERICEA 'CARDINAL' CARDINAL REDOSIER DOGWOOD	24-30" HT.	CONT
TH	12	TAXUS X MEDIA 'HICKSII' HICK'S YEW	24-30" HT.	CONT
HQ	3	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	#5	CONT
IV	12	ITEA VIRGINICA VIRGINIA SWEETSPIRE	#5	CONT
PO	9	PHYSOCARPUS OPULIFOLIUS NINEBARK	24-30" HT.	CONT
SBG	5	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	#5	CONT
JCC	4	JUNIPERUS COMMUNIS 'COMPRESSA' PENCIL POINT JUNIPER	#3	CONT
PL	35	HOSTA SPP. PLANTAIN LILY	#3	CONT
HD	17	HEMEROCALLIS 'HAPPY RETURNS' DAYLILY	#1	CONT
PVH	14	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	#1	CONT
PQ		PARTHENOCISSUS QUINQUEFOLIA VIRGINIA CREEPER	#1	CONT
RG	71	RUDBEKIA FULGIDA 'GOLDSTRUM' BLACK EYED SUSAN	#1	CONT

MITIGATION TREE PLANTING LIST - LEVEL 1

	<u> </u>			
KEY	QTY.	SPECIES	MIN. SIZE	SPEC.
AGA	9	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	3.0" CAL.	В&В
AR	2	ACER RUBRUM RED MAPLE	3.0" CAL.	В&В
CC	13	CERCIS CANADENSIS EASTERN REDBUD	3.0" CAL.	В&В
LT	2	LIRIODENDRON TULIPIFERA TULIPTREE (TULIP POPLAR)	3.0" CAL.	В&В
NS	7	NYSSA SYLVATICA BLACKGUM	3.0" CAL.	В&В

APPROVALS

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR

DRAWN BY CAR CHECKED BY ARW PROJECT ARCH

NO DATE DESCRIPTION

1 12.28.2017 P.C. WORKSHOP MEETING
2 01.24.2018 SITE PLAN SUBMITTAL
3 03.02.2018 SITE PLAN RESUBMITTAL
4 03.30.2018 SITE PLAN RESUBMITTAL
5 04.12.2018 SITE PLAN RESUBMITTAL
6 04.30.2018 SITE PLAN RESUBMITTAL
7 06.14.2018 SITE PLAN RESUBMITTAL
8 06.27.2018 SITE PLAN RESUBMITTAL
9 10.16.2018 SITE PLAN RESUBMITTAL
10 01.24.2019 SITE PLAN RESUBMITTAL
11 12.18.2019 SITE PLAN AMENDMENT

MIXED-USE DEVELOPMENT

E. HOOVER & GREENE, ANN ARBOR, MI



Plymouth, Michigan 48170 Relationships | Reputation | Results 800.525.6016 www.metroca.net

JOB NO 1051-17-8388 DATE 01.24.18

LEVEL 1 LANDSCAPE PLAN

RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

E. DAVIS AVENUE (61.38 FT. WD.) (PUBLIC)

CORILL STATION (TYP.) PEDESTRIAN X BENCH (TYP.) T TO TO THE TOTAL PROPERTY OF THE TOTAL PROP RAISED – PLANTER (TYP.) – TAN PEA PEBBLE (TYP.)

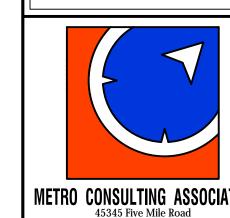
GREENE STREET (55.44 FT. WD.) (PUBL

PLANTING LIST - LEVEL 2

KEY	QTY.	SPECIES	MIN. SIZE	SPEC.
BXGG	55	BUXUS 'GREEN GEM' GREEN GEM BOXWOOD	24-30" HT.	CONT.
HQ	3	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	# 5	CONT.
SMP		SYRINGA MEYERI 'PALIBIN' DWARF MEYER LILAC	#3	CONT.

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1 12.28.2017 P.C. WORKSHOP MEETING
2 01.24.2018 SITE PLAN SUBMITTAL
3 03.02.2018 SITE PLAN RESUBMITTAL
4 03.30.2018 SITE PLAN RESUBMITTAL
5 04.12.2018 SITE PLAN RESUBMITTAL
6 04.30.2018 SITE PLAN RESUBMITTAL 0' 10' 20' SCALE: 1" = 20'MIXED-USE DEVELOPMENT E. HOOVER & GREENE, ANN ARBOR, MI



METRO CONSULTING ASSOCIATES

45345 Five Mile Road
Plymouth, Michigan 48170
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1051-17-8388 DATE 01.24.18

LEVEL 2 LANDSCAPE PLAN

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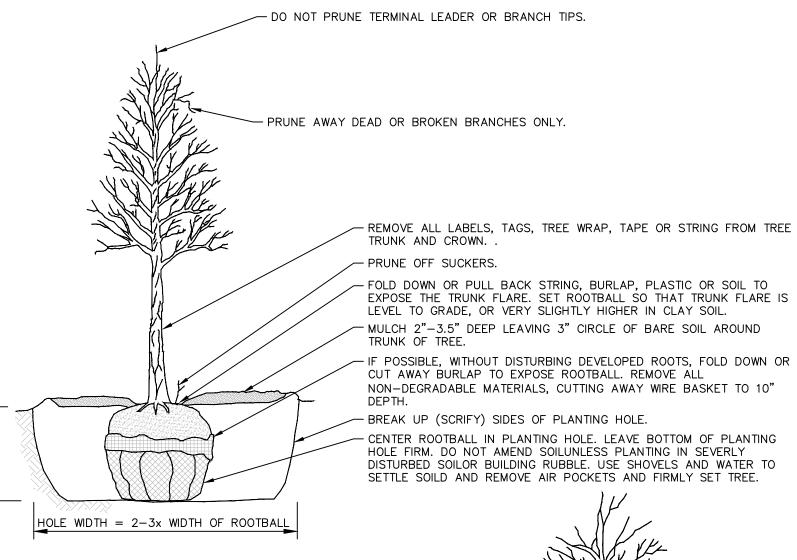
BROWN STREET 7.42 FT. WD.) (PUBLIC)

CONSTRUCTION SITE SAFETY IS THE 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.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. 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 AND ALL TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

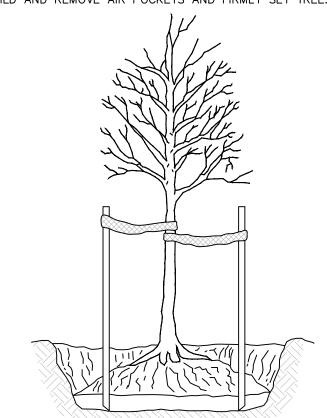


E. HOOVER AVENUE (61.38 FT. WD.) (PUBLIC)

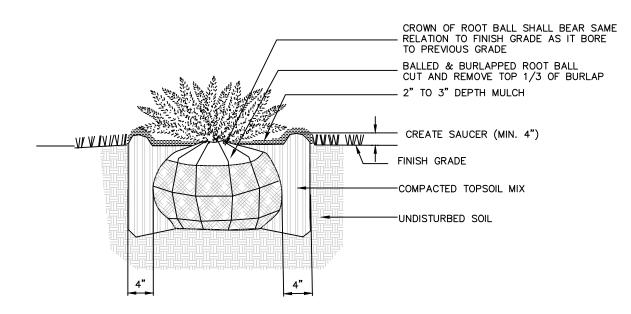


DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING IS NEEDED

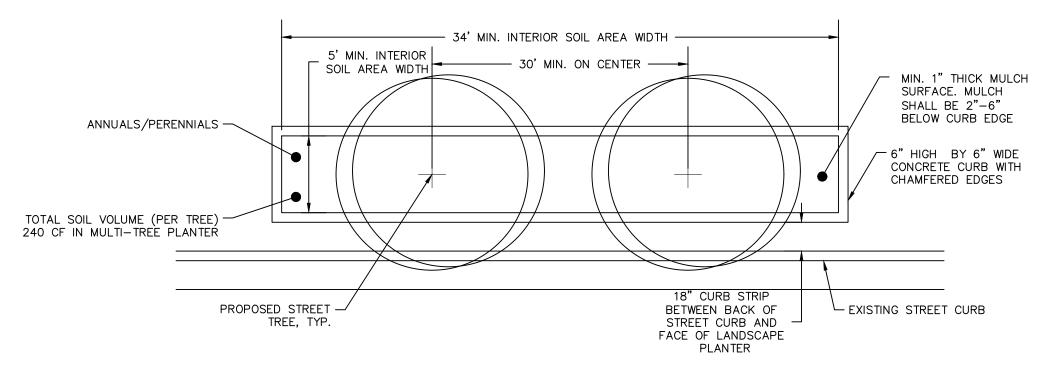
- STAKE WITH 2 x 2 HARDWOOD STAKES, OR APPROVED EQUAL, DRIVEN 6"-8" OUTSIDE OF ROOTBALL.
- LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING.
- STAKE TREES JUST BELOW FIRST BRANCH WITH 2"-3" WIDE BELT-LIKE. NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY.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



<u>TREE PLANTING DETAIL</u>



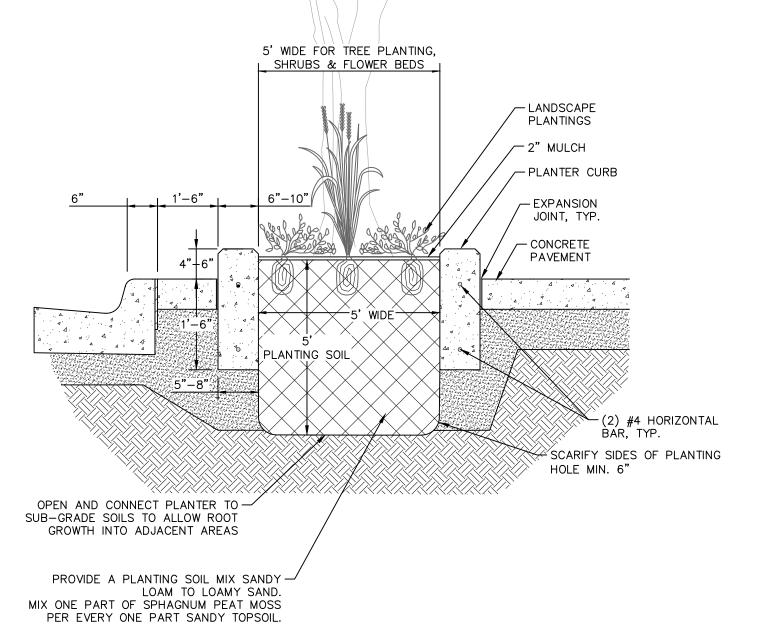
DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING 2. WATER SHRUB THOROUGHLY SUBSEQUENT TO INSTALLATION



CURBED LANDSCAPE PLANTER DETAIL

1. CONTRACTOR TO EXCAVATE ENTIRE PLANTING AREA. EXISTING SOIL MATERIAL TO BE DISPOSED OF OFF-SITE

AT NO ADDITIONAL COST TO OWNER. 2. LENGTH OF CURBED LANDSCAPE PLANTER MAY VARY; MUST MEET CITY OF ANN ARBOR MINIMUM SOIL VOLUME REQUIREMENTS BASED ON THE MATURE SIZE OF TREES.



CURBED LANDSCAPE PLANTER CROSS SECTION

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY | APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS. 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. COPYRIGHT (C) 2019 METRO CONSULTING ASSOCIATES; ALL RIGHTS RESERVED.



LANDSCAPE NOTES

- 1. THIS PLAN IS FOR PLANTING LOCATIONS ONLY. 2. SIZES SPECIFIED ARE MINIMUM SIZES TO BE INSTALLED.
- 3. IN THE EVENT THE PLANT LIST DOES NOT MATCH THE PLAN, THE PLAN SHALL TAKE PRECEDENCE.
- 4. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY STANDARDS IN A NEAT, HEALTHY AND WEED-FREE CONDITION, FREE FROM REFUSE AND DEBRIS. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIAL IS TO BE REPLACED WITHIN ONE YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES
- 5. ALL EXISTING TREES TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON.
- 6. 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. PLANTINGS WITHIN 15 FEET OF A FIRE HYDRANT SHALL NOT EXCEED 6 INCHES IN
- 7. REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. PEEL BACK THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE ANY BURLAP AROUND TREE TRUNKS.
- 8. ALL LANDSCAPE AREAS LOCATED ON THE GROUND LEVEL 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.
- 9. ALL DISTURBED UNPAVED AREAS ARE TO BE SPREAD WITH A MINIMUM 4 INCHES OF TOPSOIL AND SODDED. AREAS OF INDIVIDUAL TREES AND LANDSCAPE BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED HARDWOOD BARK.
- 10. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY. NEWLY PLANTED MATERIALS SHALL BE REGULARLY WATERED UNTIL ESTABLISHED.

11. IF AN APPROVED SPECIES IS NO LONGER ACCEPTABLE DUE TO SUCH THINGS AS

INFESTATION OR DISEASE, A SUITABLE SIMILAR SPECIES SHALL BE USED AS

- REPLACEMENT. ANY PLANT SUBSTITUTIONS SHALL HAVE CITY APPROVAL PRIOR TO INSTALLATION. 12. RECOMMENDED PLANTING DATES ARE MARCH 1 TO MAY 15 FOR ALL MATERIALS AND
- OCTOBER 15 TO DECEMBER 15 FOR DECIDUOUS MATERIALS. PLANTINGS OUTSIDE THESE DATES SHALL HAVE PRIOR CITY APPROVAL, AND MAY REQUIRE SPECIAL TREATMENT, SUCH AS EXTRA WATERING OR MULCHING, TO INCREASE SURVIVAL POTENTIAL.
- 13. PLANT MATERIAL SHALL NOT INTERFERE WITH SIGHT DISTANCE TRIANGLES.
- 14. APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.
- 15. ALL PLANT MATERIAL LOCATED ON BUILDING LEVEL 2 SHALL BE PLANTED IN PRE-FABRICATED PLASTIC OR RESIN PLANTERS. PLANTER SIZES SHALL VARY BASED ON THE SIZES OF THE INDIVIDUAL PLANT MATERIAL. PLANTERS SHALL HAVE DRAINAGE HOLES TO ALLOW FOR PROPER WATER DRAINAGE. PLANTER COLOR/STYLE SHALL BE SUBJECT TO OWNER APPROVAL.
- 16. AN ENGINEERED SOIL SUCH AS ROOFLITE GROWING MEDIA, OR AN APPROVED EQUIVALENT, SHALL BE USED FOR ALL LANDSCAPE AREAS LOCATED ON BUILDING LEVEL

NATURAL FEATURES STATEMENT

- WE DO NOT BELIEVE THERE ARE ANY RARE, THREATENED OR ENDANGERED SPECIES OR
- HABITATS LOCATED ON THIS DEVELOPED SITE. THIS SITE IS LOCATED OUTSIDE THE 100-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26161C0263E DATED APRIL 3, 2012.
- THERE ARE NO WOODLANDS LOCATED ON SITE. THERE ARE TWO (2) LANDMARK TREES LOCATED ON THE SUBJECT SITE, AND TWO (2)
- LANDMARK TREES LOCATED WITHIN THE ADJACENT ROAD RIGHTS-OF-WAY (STREET TREES). BOTH OF THE EXISTING LANDMARK STREET TREES WILL BE REMOVED DUE TO IMPACTS FROM CONSTRUCTION. TWENTY-NINE (29) EXISTING ON-SITE TREES, INCLUDING THE TWO (2) LANDMARK TREES, ARE LOCATED WITHIN THE PROPOSED BUILDING FOOTPRINT AND WILL BE REMOVED. ONE EXISTING STREET TREE, A NORWAY MAPLE (INVASIVE SPECIES), WILL ALSO BE REMOVED. REPLACEMENT TREES ARE INCLUDED AS PART OF THE PROPOSED DEVELOPMENT.
- THERE ARE NO STEEP SLOPES LOCATED ON SITE.
- THERE ARE NO WATERCOURSES LOCATED ON SITE.

LANDSCAPE CALCULATIONS

ON-SITE TREE REMOVAL / REPLACEMENT

TOTAL NUMBER OF NON-LANDMARK TREES REMOVED: 27 (18 INVASIVE) TOTAL NUMBER OF LANDMARK TREES REMOVED:

TOTAL DBH OF NON-LANDMARK TREES REMOVED: 339" (255" INVASIVE) TOTAL DBH OF LANDMARK TREES REMOVED:

<u>REQUIRED</u> <u>PROVIDED</u> TOTAL DBH OF LANDMARK REPLACEMENT TREES: $(44" \times 50\% = 22") + (52" \times 200\% = 104")$ TOTAL NUMBER OF REPLACEMENT TREES (3.0" CAL.): 42

23 ON-SITE 10 OFF-SITE

MIN. SIZE

NOTE: ALL PROPOSED TREES ON-SITE PROVIDED BEYOND THE MINIMUM NUMBER REQUIRED SHALL BE COUNTED AS REPLACEMENT TREES. REPLACEMENT/MITIGATION TREES ARE IDENTIFIED WITH (M) IN THE TREE LABEL. DUE TO SPACE LIMITATIONS ON THE SITE, ADDITIONAL REQUIRED REPLACEMENT/MITIGATION TREES ARE BEING PROVIDED OFF-SITE UPON THE APPROVAL OF THE PLANNING COMMISSION. OFF-SITE REPLACEMENT/MITIGATION TREES ARE IDENTIFIED WITH (MO) IN THE TREE LABEL.

STREET TREE REMOVAL / REPLACEMENT (CANOPY LOSS FEE)
TOTAL NUMBER OF STREET TREES REMOVED: 1 TOTAL DBH OF STREET TREES REMOVED: TOTAL NUMBER OF REPLACEMENT STREET TREES: TOTAL DBH OF REPLACEMENT STREET TREES: NONE CANOPY LOSS FEE REQUIRED:

STREET TREE ESCROW CALCULATIONS THE CURRENT STREET TREE ESCROW RATE IS \$1.30 PER LINEAR FOOT OF STREET FRONTAGE. BASED ON THE 1,067.4 FEET OF STREET FRONTAGE ON THIS PROJECT, THE REQUIRED STREET TREE ESCROW FOR THIS SITE IS \$1,387.62. THIS AMOUNT MUST BE PAID PRIOR TO ISSUING THE BUILDING PERMIT. THE DEVELOPER HAS PROVIDED THE REQUIRED STREET TREES FOR THIS SITE, THEREFORE THE ESCROW AMOUNT SHALL BE REFUNDED AFTER THE CITY FORESTRY DIVISION HAS APPROVED THE STREET TREE PLANTINGS.

TREE MITIGATION TABLE

	TAG#	SPECIES		SIZE	REQUIRED MITIGATION	
	357 *	BOX ELDER	ACER NEGUNDO	20"	10" (4 TREES)	
	359 *	SUGAR MAPLE	ACER SACCHARUM	22"	44" (18 TREES) **	
	378 *	SUGAR MAPLE	ACER SACCHARUM	24"	12" (5 TREES)	
	382 *	ELM	ULMUS RUBRA	30"	60" (24 TREES) **	
_					126" (51 TREES)	

* INDICATES LANDMARK TREE PER CITY OF ANN ARBOR LANDMARK TREE LIST ** PER ARTICLE IV, SECTION 5.23.6.D.2 OF THE UNIFIED DEVELOPMENT CODE, A REPLACEMENT TREE OR A COMBINATION OF TREES OF A SPECIES NATIVE TO MICHIGAN SHALL BE PROVIDED TO EQUAL A MINIMUM OF 200% OF THE ORIGINAL DBH FOR EACH LANDMARK TREE THAT IS REMOVED WITHOUT THE REMOVAL REQUIRED BY THIS CHAPTER.

PLANTING LIST - OVERALL

QTY. SPECIES

AGA	9	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	3.0" CAL.	B&E
AR	8	ACER RUBRUM RED MAPLE	2.5" CAL.	B&E
AR	2	ACER RUBRUM RED MAPLE	3.0" CAL.	B&E
СС	13	CERCIS CANADENSIS EASTERN REDBUD	3.0" CAL.	B&E
CCR	7	CRATAEGUS 'CRUSADER' THORNLESS HAWTHORN	2.0" CAL.	B&E
GB	6	GINKGO BILOBA GINKGO (MALE ONLY)	2.5" CAL.	B&E
JSS	8	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	6' HT.	B&E
LT	2	LIRIODENDRON TULIPIFERA TULIPTREE (TULIP POPLAR)	3.0" CAL.	B&E
NS	2	NYSSA SYLVATICA BLACKGUM	2.5" CAL.	B&E
NS	7	NYSSA SYLVATICA BLACKGUM	3.0" CAL.	B&E
PSK	14	PRUNUS SERRULATA 'KANZAN' KANZAN FLOWERING CHERRY	2.5" CAL.	B&E
QW	1	QUERCUS WAREI 'LONG' REGAL PRINCE OAK	3.0" CAL.	B&E
SR	9	SYRINGA RETICULATA JAPANESE TREE LILAC	2.5" CAL.	B&E
тот	7	THUJA OCCIDENTALIS 'TECHNY' MISSION ARBORVITAE	5' HT.	B&E
CA	4	CLETHRA AINIFOLIA 'RUBY SPICE' RUBY SPICE SUMMERSWEET	24" HT.	CON
CS	4	CORNUS SERICEA 'CARDINAL' CARDINAL REDOSIER DOGWOOD	24-30" HT.	CON
TH	12	TAXUS X MEDIA 'HICKSII' HICK'S YEW	24-30" HT.	CON
HQ	3	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	# 5	CON
IV	12	ITEA VIRGINICA VIRGINIA SWEETSPIRE	# 5	CON
РО	9	PHYSOCARPUS OPULIFOLIUS NINEBARK	24-30" HT.	CON
SBG	5	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	# 5	CON
JCC	4	JUNIPERUS COMMUNIS 'COMPRESSA' PENCIL POINT JUNIPER	#3	CON
PL	35	HOSTA SPP. PLANTAIN LILY	#3	CON
PVN	16	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS	#3	CON
RA	22	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#3	CON
SMP	6	SYRINGA MEYERI 'PALIBIN' DWARF MEYER LILAC	#3	CON
АМ	19	ALCHEMILLA MOLLIS LADY'S MANTLE	#1	CON
HD	17	HEMEROCALLIS 'HAPPY RETURNS' DAYLILY	#1	CON
LS	300	LIRIOPE SPICATA CREEPING LILY—TURF	#1	CON
PVH	14	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	#1	CON
PQ		PARTHENOCISSUS QUINQUEFOLIA VIRGINIA CREEPER	#1	CON
RG	71	RUDBEKIA FULGIDA 'GOLDSTRUM' BLACK EYED SUSAN	 #1	CON

APPROVALS

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CHECKED BY ARW PROJECT ARCH

NO | DATE | DESCRIPTION 12.28.2017 P.C. WORKSHOP MEETING

- 2 01.24.2018 SITE PLAN SUBMITTAL 3 03.02.2018 SITE PLAN RESUBMITTAL 4 03.30.2018 SITE PLAN RESUBMITTAL
- 5 04.12.2018 SITE PLAN RESUBMITTAL
 6 04.30.2018 SITE PLAN RESUBMITTAL
 7 06.14.2018 SITE PLAN RESUBMITTAL
 8 06.27.2018 SITE PLAN RESUBMITTAL
 9 10.16.40208 SITE PLAN RESUBMITTAL
- 10 01.24.2019 SITE PLAN RESUBMITTAL 11 12.18.2019 SITE PLAN AMENDMENT

MIXED-USE DEVELOPMENT

E. HOOVER & GREENE, ANN ARBOR, MI



Plymouth, Michigan 48170 Relationships | Reputation | Results 800.525.6016 www.metroca.net

JOB NO

1051-17-8388 DATE 01.24.18

NOTES & DETAILS

BASEMENT FLOOR PLAN

APPROVALS

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PROJECT ARCH JM NO DATE DESCRIPTION

1 12.28.17 P.C. Workshop Meeting 2 01.24.18 Site Plan Submittal

3 03.02.18 Site Plan Re-Submittal 4 03.30.18 Site Plan Re-Submittal 5 04.12.18 Site Plan Re-Submittal

13 10.26.18 Site Plan Re-Submittal 18 02.19.19 Site Plan Amendment

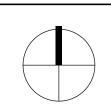
ANN ARBOR PROJECT REFERENCE #SP18-005

MIXED-USE DEVELOPMENT

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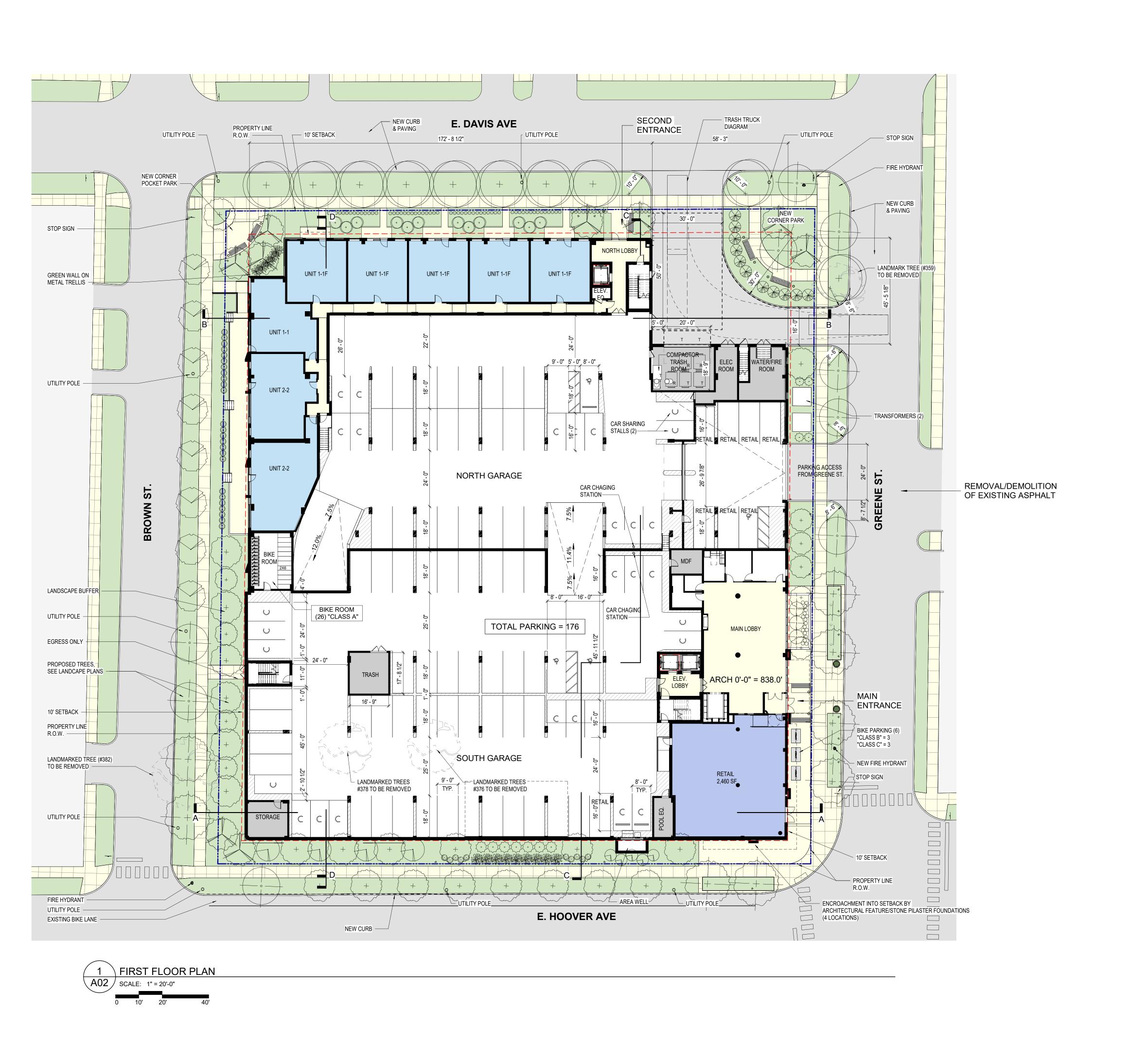


JOB NO 17028 DATE 02.13.19

A01

BASEMENT PARKING

ARCH 0'-0" = 838.0'



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6 04.30.18 Site Plan Re-Submittal 13 10.26.18 Site Plan Re-Submittal

15 01.24.19 Site Plan Amendment 20 12.18.19 Site Plan Amendment

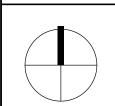
ANN ARBOR PROJECT REFERENCE #<u>SP18-005</u>

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JOB NO 17028 DATE 02.13.19

1ST FLOOR PLAN

A02

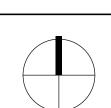
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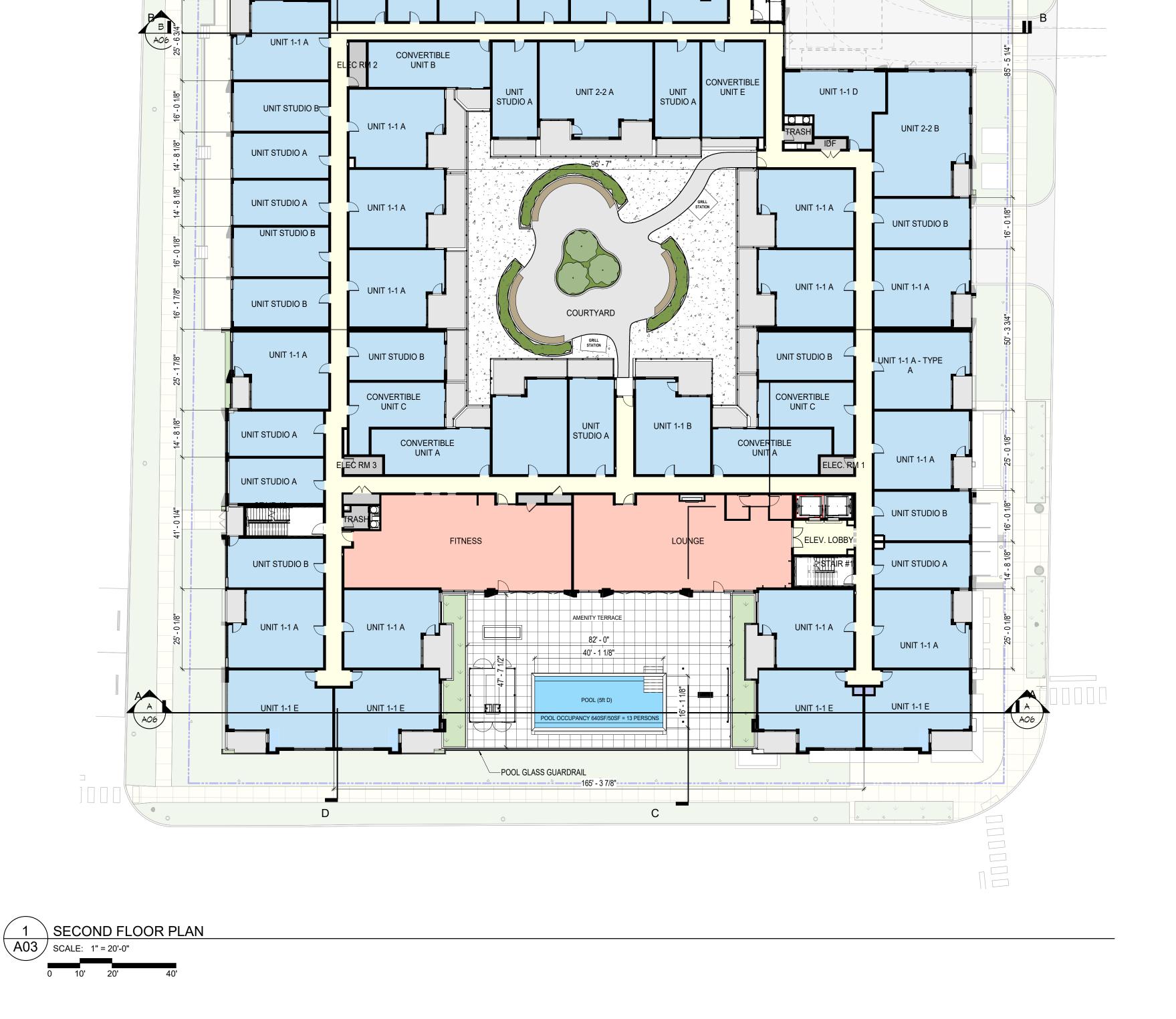


JOB NO 17028 DATE

10.26.18

A03

2ND FLOOR PLAN



17' - 4 7/8"

41' - 6 3/4"

UNIT STUDIO B 25' - 0 1/8"

UNIT 1-1 A

__16' - 0 1/8"__

UNIT STUDIO B 25' - 0 1/8"

UNIT 1-1 A

24' - 6 5/8"

75' - 11 3/8"

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5 04.12.18 Site Plan Re-Submittal

13 10.26.18 Site Plan Re-Submittal

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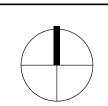
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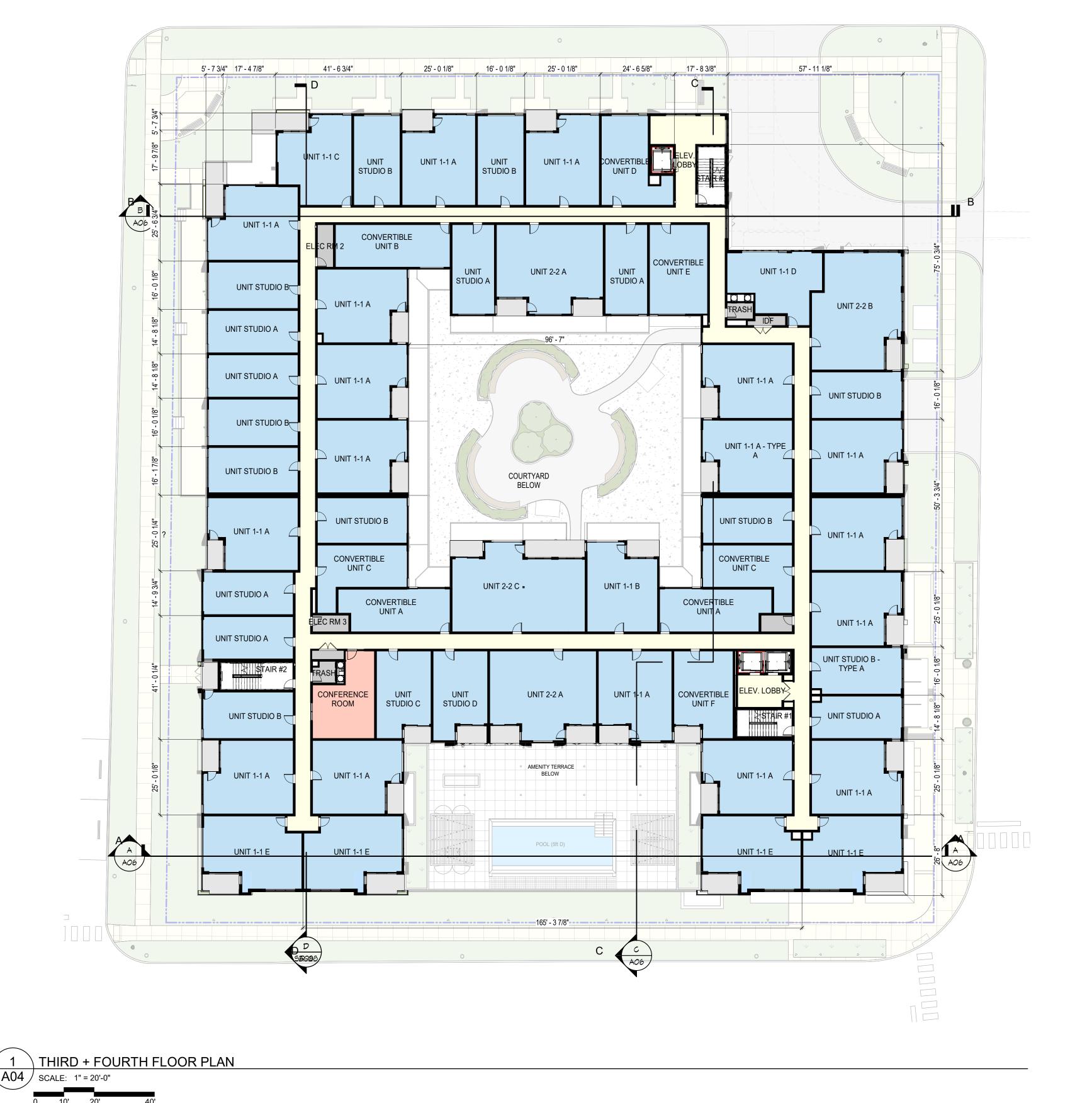
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10.26.18

3RD + 4TH FLOOR PLAN





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CHECKED BY JD

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15 01.24.19 Site Plan Amendment

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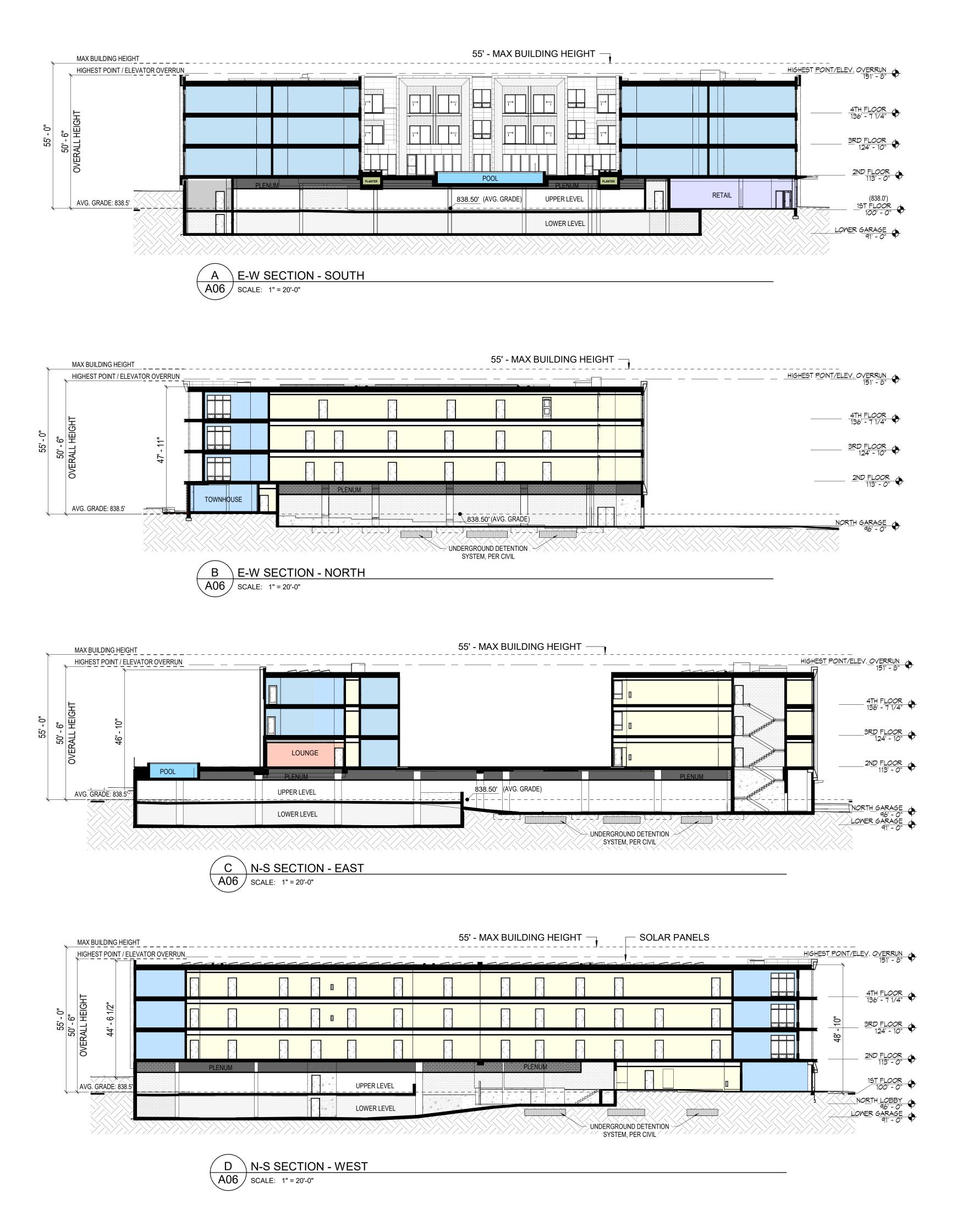
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EXTERIOR ELEVATIONS

A05



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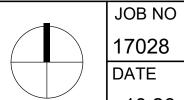
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17028 DATE 10.26.18

BUILDING

A06 SECTIONS



3 - VIEW OF NORTHWEST CORNER



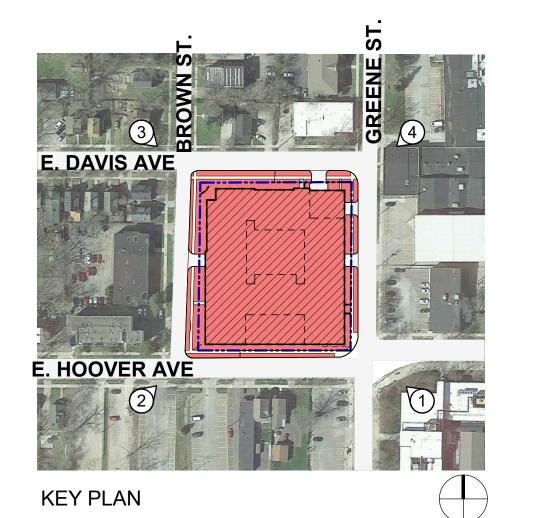
4 - VIEW OF NORTHEAST CORNER



1 - VIEW OF SOUTHEAST CORNER



2 - VIEW OF SOUTHWEST CORNER



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13 10.26.18 Site Plan Re-Submittal 15 01.24.19 Site Plan Amendment

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JOB NO 17028 DATE

01.24.19

PERSPECTIVE VIEWS

A07