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SOUTHFIELD, MI 48706
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ARCHITECT

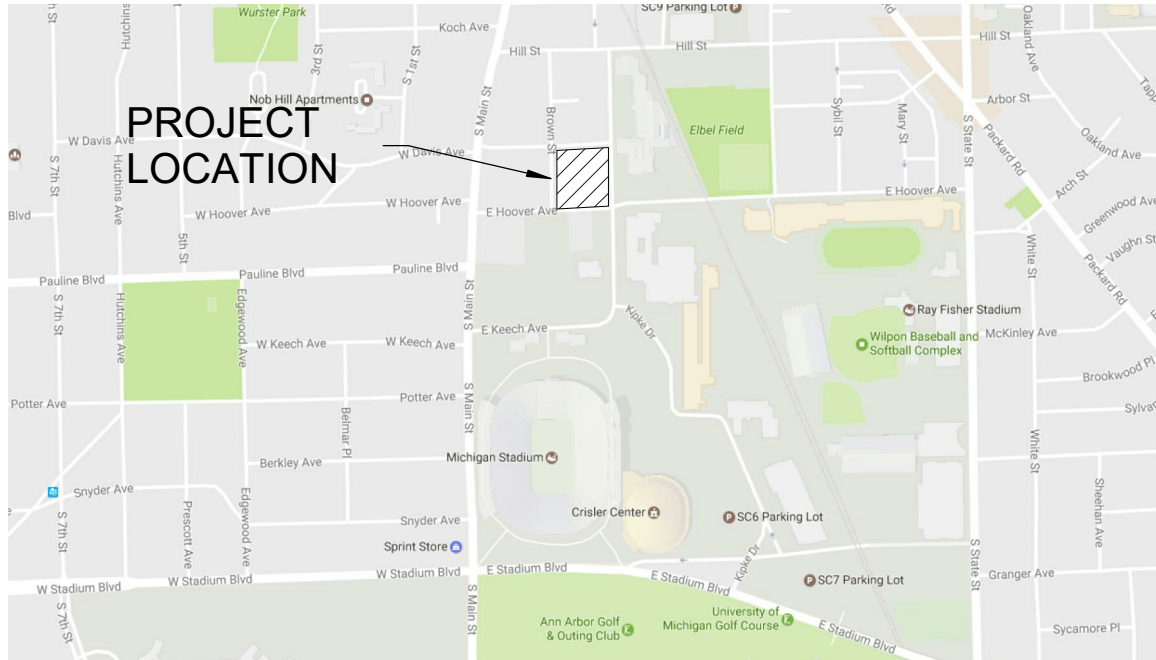
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950 GREENE STREET MIXED-USE DEVELOPMENT ANN ARBOR, MI SITE PLAN AMENDMENT



THIS SITE PLAN AMENDMENT PROPOSES THE FOLLOWING MODIFICATIONS TO THE PROJECT:
THE FOLLOWING ARE A LIST OF UPDATES TO THE PROJECT:

- REVISION TO LANDSCAPE PLAN TO MITIGATE THE REMOVAL OF 2 LANDMARK TREES #352 & #382.
- THE (2) LANDMARK TREES WERE DEEMED UNSAFE AND NOT SURVIVABLE AS A RESULT OF PROXIMITY TO CONSTRUCTION ACTIVITY.
- FORESTRY REQUESTED THEIR IMMEDIATE REMOVAL.
- LANDSCAPE PLAN TO MEET THE CITY'S REQUIREMENT OF AT LEAST 50% OF THE MITIGATED TREES WILL BE LOCATED ON SITE BY ADDING ADDITIONAL TREES, RESACING OF PARKWAY TREES AND INCLUDING ADDITIONAL PLANTINGS.
- UPDATED COVER SHEET SP01, SITE PLAN SP03, CIVIL SHEETS C03 & C04 AND ARCHITECTURAL SHEET A02 TO MATCH LANDSCAPE PLAN.

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PROJECT SUMMARY

NEW CONSTRUCTION IS PLANNED FOR THE SITE BOUND BY HOOVER, GREENE, DAVIS AND BROWN. WITH PROPOSED ZONING CHANGED ON THE WEST PORTION OF THE BLOCK FROM R4C TO C2B. THE DELELOPEMNT IS A FOUR STORY 140,140 SF WITH MIX OF 167 RESIDENTIAL APARTMENTS (181 BEDROOMS), 2,460SF RETAIL & 176 PARKING SPACES. THE MAJORITY OF AVAILBLE 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.

DEVELOPMENT DESCRIPTION

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

GREEN INITIATIVE

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 250 - 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
PERCENT: 50.6%

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

	UNIT MATRIX									
	Studio		Studio +		1BR/1BA		2BR/2BA		Total	
	# Units	# Beds	# Units	# Beds	# Units	# Beds	# Units	# Beds	# Units	# Beds
Total	54	54	23	23	76	76	14	28	167	181
Percentage	32.3%	29.8%	13.8%	12.7%	45.6%	42.0%	8.3%	15.5%		

SITE DATA COMPARISON 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				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

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

APPROVALS

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DRAWN BY SE

CHECKED BY JD

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
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
19	03.13.19	Admin Amendment
20	12.18.19	Site Plan Amendment

ANN ARBOR
PROJECT REFERENCE
#SP18-005

MIXED-USE
DEVELOPMENT

950 GREENE ST,
ANN ARBOR, MI
48104



630 DAVIS STREET | 5TH FLOOR
EVANSTON, ILLINOIS 60201
TELEPHONE 847.440.8294
FACSIMILE 847.440.8295

JOB NO
17028
DATE
02.13.19

COVER SHEET
SP01

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 a street.
- 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 footprint.
- 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:

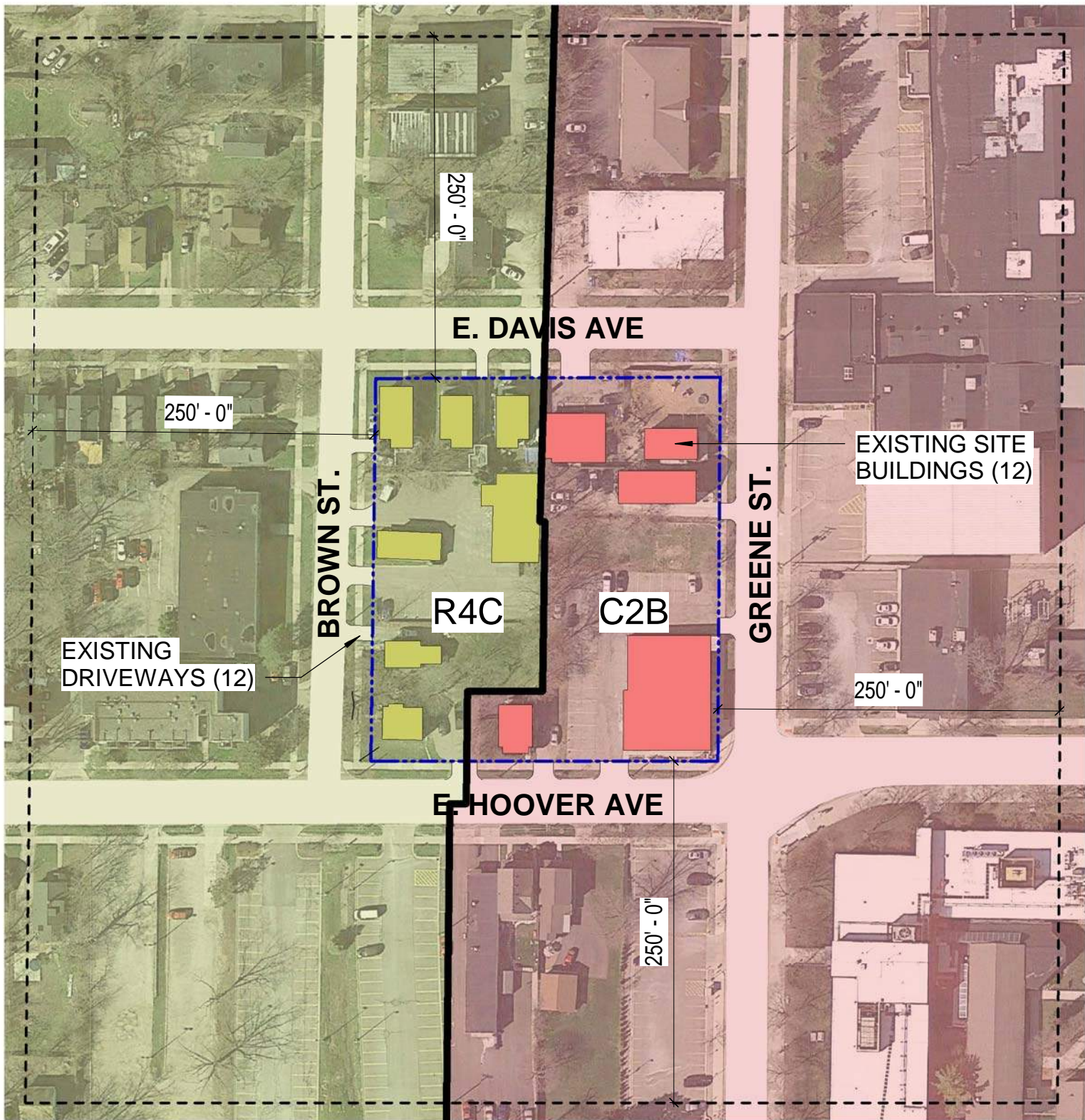
- a. Existing land use and activity on the site.
- See Sheet C02 – Existing Condition for current site. It is a mix of residential and commercial. The entire site is already improved.
- b. An inventory of site conditions including: soil types; site vegetation; and existing topography at five foot or best available contour intervals.
- See sheet C02 – Existing Condition for existing topography and tree survey
- b. 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 Rights-of-way and public and private easements.
- See Sheet C02 – Existing Condition & C08 - Utility Plan
- f. Existing and proposed general drainage pattern of the site and adjoining area.
- See Sheet C02 – Existing Condition. Proposed drainage is on Sheet C06 - Grading Plan
- g. 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 natural features.
- See Zoning Summary on SP01 and Diagrams on SP02

3. Schematic Design:

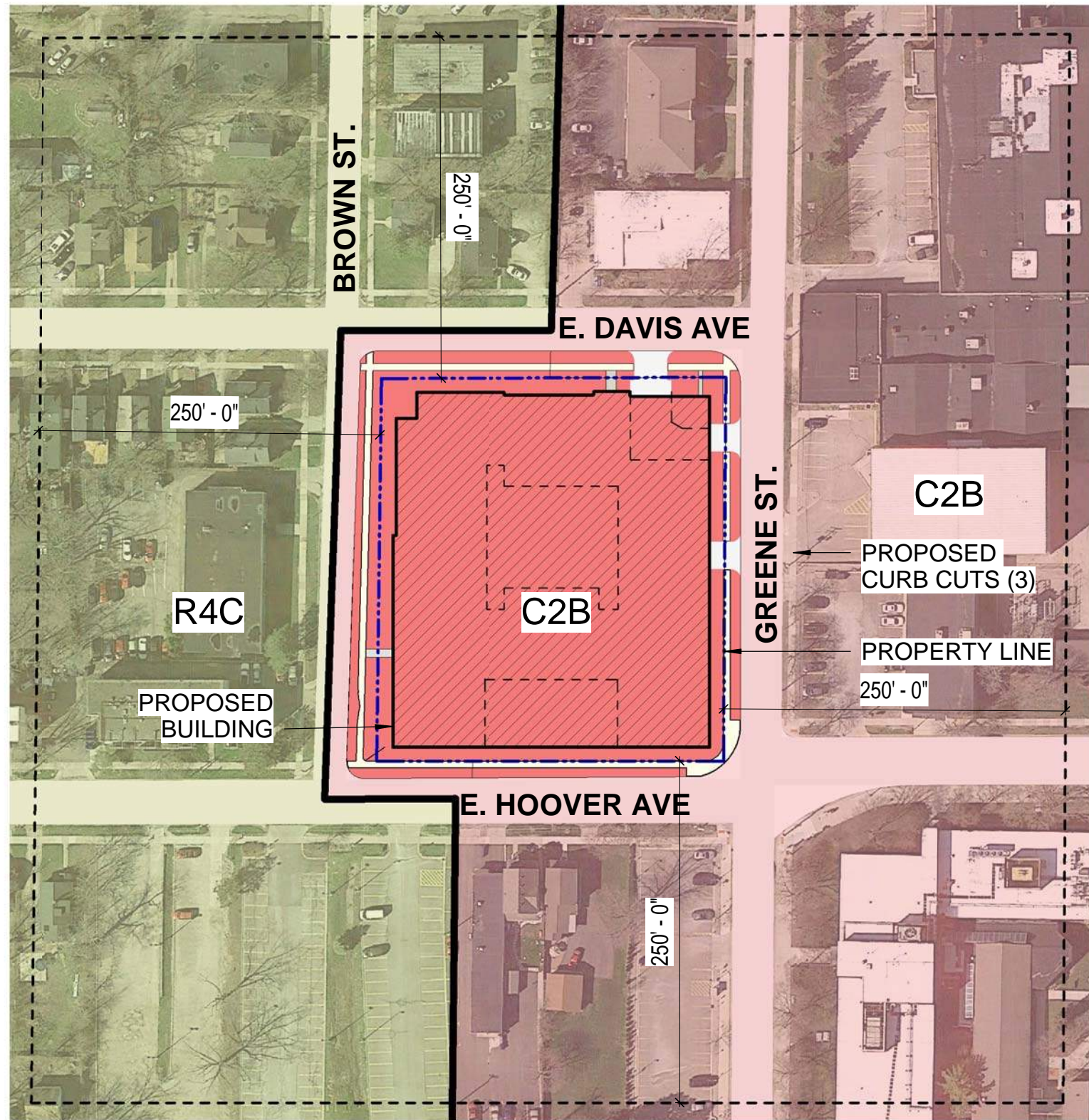
- Development, including the following:
- a. Comparison chart of requirements and proposed conditions.
- See Zoning Summary on SP01 - Cover Sheet
- b. Existing and proposed topography at five foot or best available contour intervals and Limits of soil Disturbance.
- See Sheet C02 – Existing Condition for existing topography and C06 - Grading Plan & SP03 - Site Plan for proposed adjusted site elevations markers.
- c. 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
- f. Proposed Lot lines and Required setback Lines.
- See Proposed Site Plan on Sheet SP03 - Site Plan
- g. 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 Analysis 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.
- i. Traffic statement: The number of vehicle trips per unit per peak hour and supporting documentation from the ITE Manual.
- Submitted for review
- j. Public sidewalk Maintenance statement.
- See general notes on SP01 - Cover Sheet
- k. 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
- b. Floor Area and Floor Area Ratio (FAR), or Density.
- See SP01 - Cover Sheet
- c. 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 & A03
- 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
- f. Off-street vehicle parking, including accessible and barrier free spaces.
- See SP01, A01 & A02
- g. Bicycle parking, including classs.
- See Zoning Summary on SP01 - Cover Sheet, SP03 - Site Plan & SP06 - Enlarged Bike Room & Trash Rooms



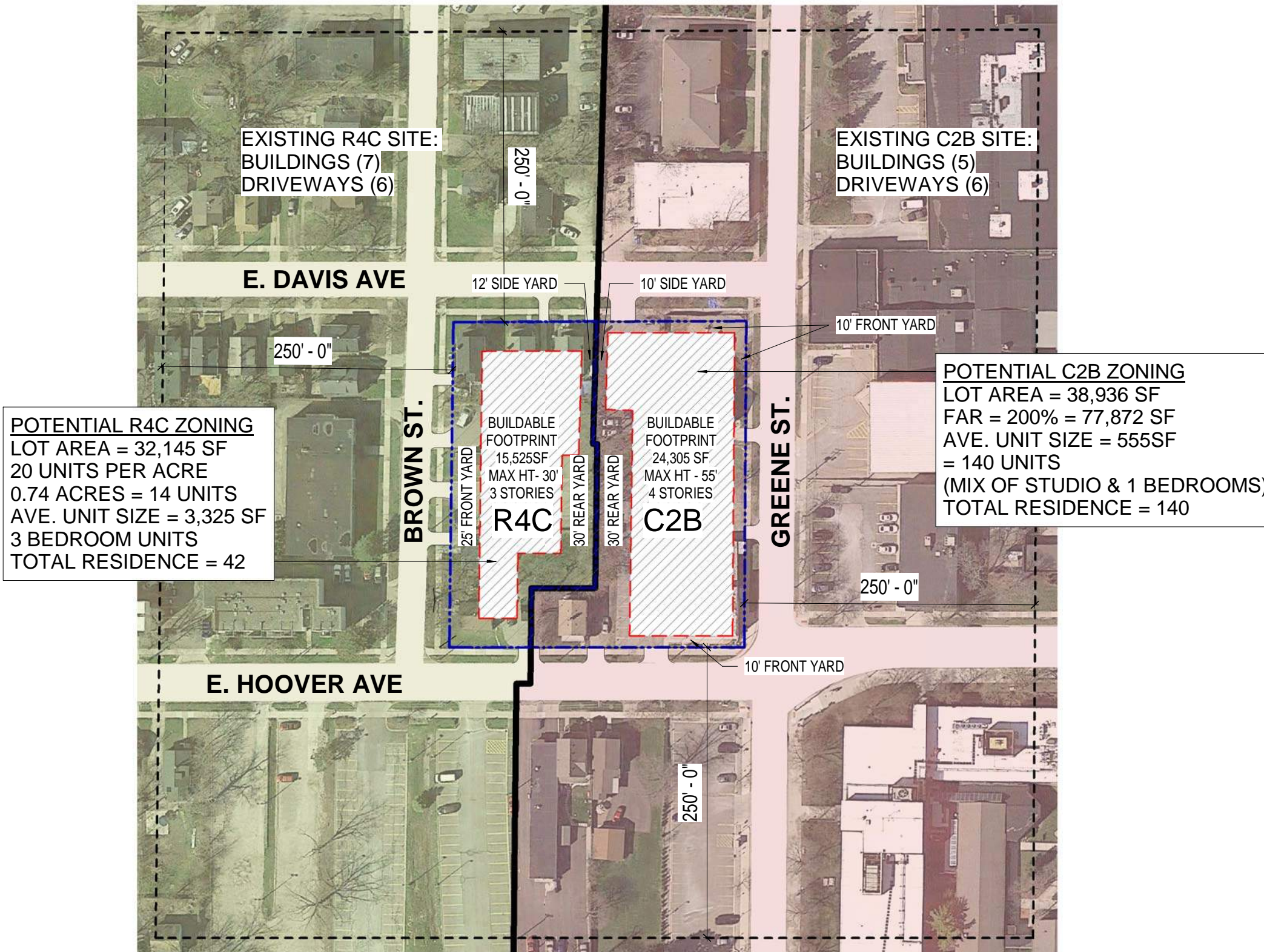
4 ZONING DIAGRAM - EXISTING
SP02 SCALE: 1" = 100'-0"



2 ZONING DIAGRAM - PROPOSED
SP02 SCALE: 1" = 100'-0"



3 ZONING DIAGRAM - AVERAGE GRADE
SP02 SCALE: 1" = 100'-0"



1 ZONING DIAGRAM - POTENTIAL DENSITY
SP02 SCALE: 1" = 100'-0"

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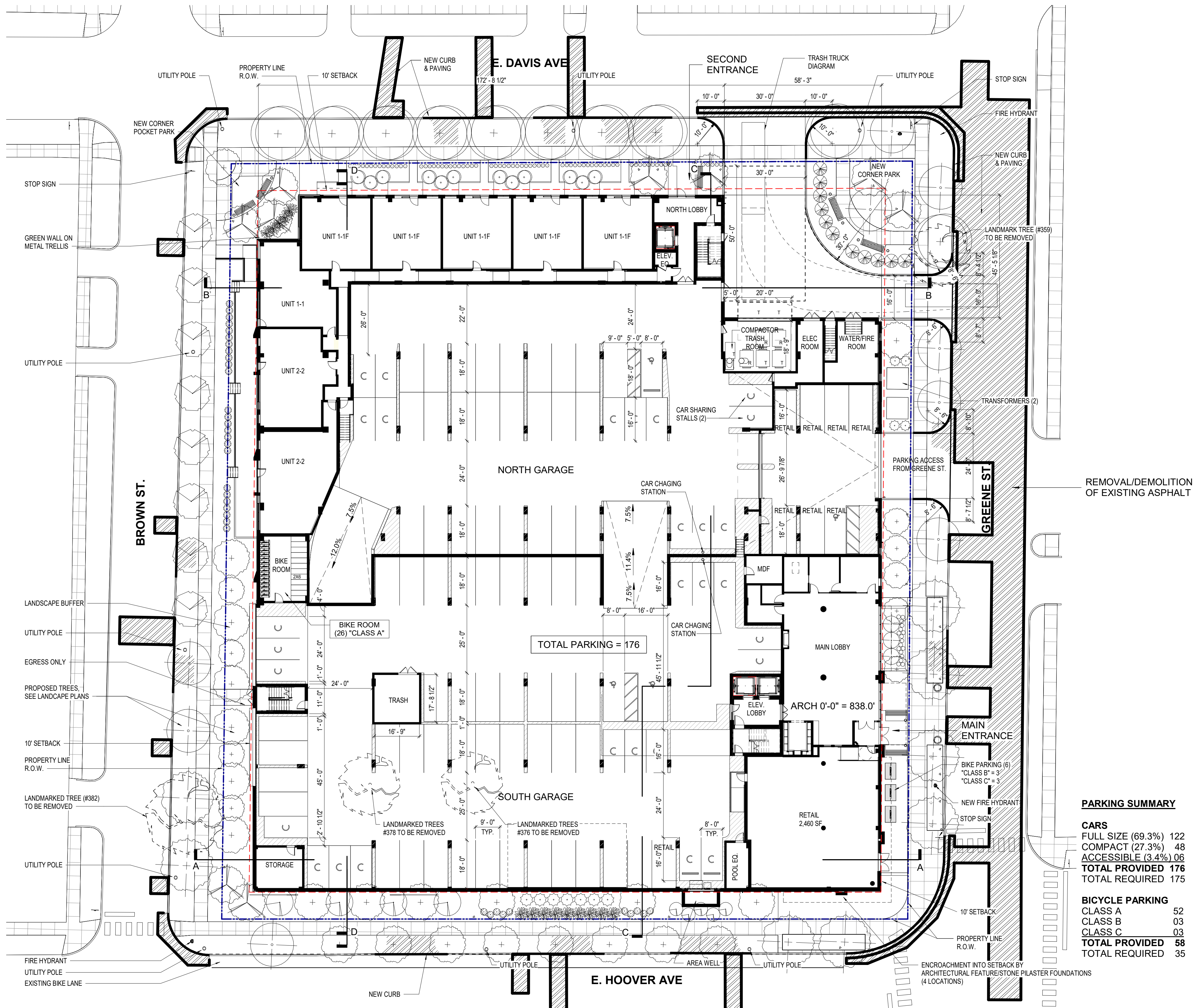
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DRAWN BY SE

CHECKED BY JD

PROJECT ARCH JM

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5	04.12.18	Site Plan Re-Submittal



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

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ANN ARBOR
PROJECT REFERENCE
#SP18-005

MIXED-USE
DEVELOPMENT

950 GREENE ST,
ANN ARBOR, MI
48104



JOB NO	17028
DATE	02.13.19

SITE PLAN
SP03

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

ALTERNATE ANALYSIS PLAN

UNIT COUNT:	
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
CIRCULATION:	11030 SF
LOBBY:	3770 SF
RETAIL:	2000 SF
MEP:	6890 SF
TOTAL = 134,900 SF	
FAR = 189.9%	

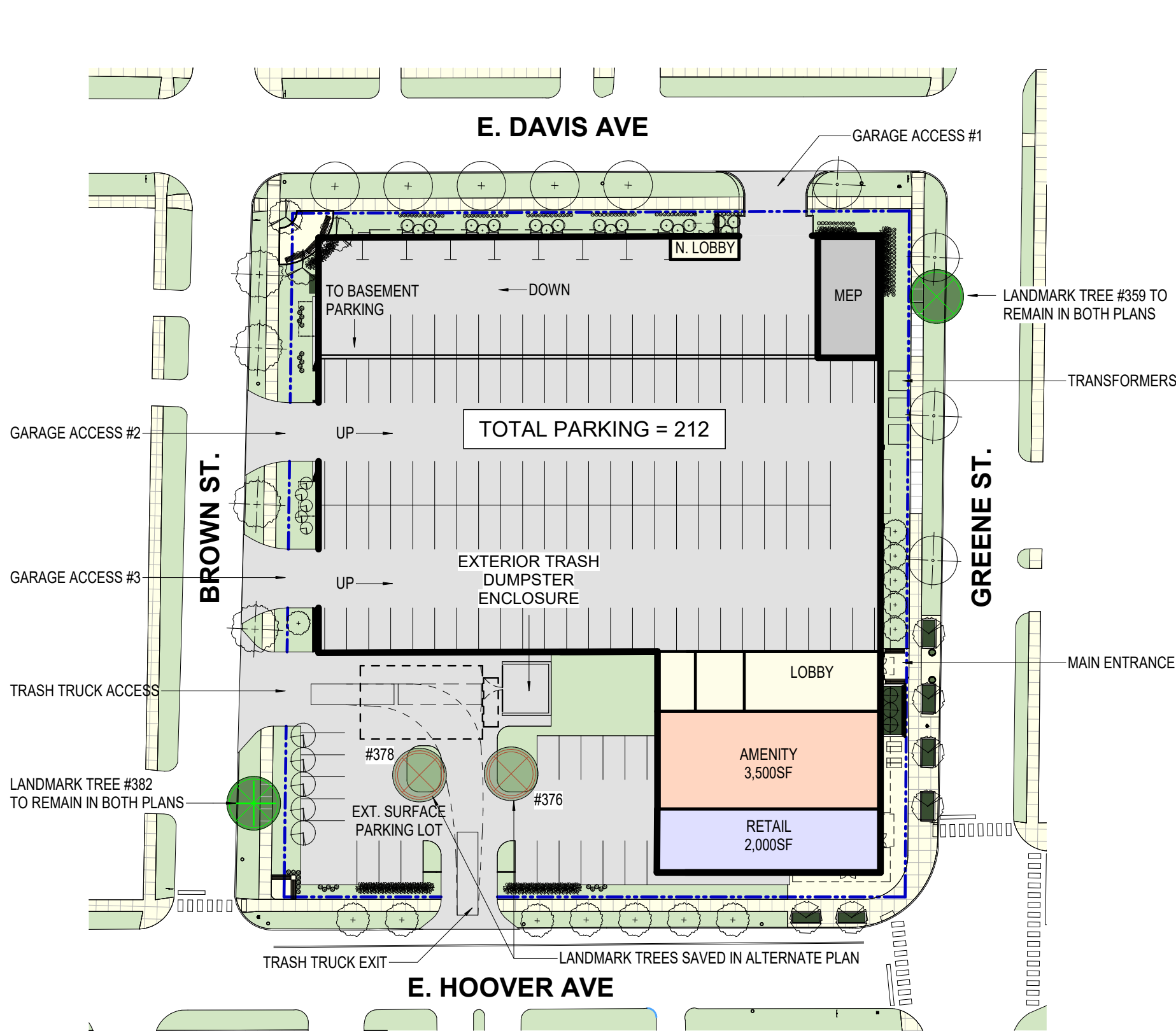
PARKING COUNT:	
BASEMENT:	89
1ST FLOOR:	123
TOTAL PARKING COUNT:	212

PROPOSED DEVELOPMENT

UNIT COUNT:	
1ST FLOOR:	8
2ND FLOOR:	51
3RD FLOOR:	56
4TH FLOOR:	56
TOTAL UNIT COUNT:	171

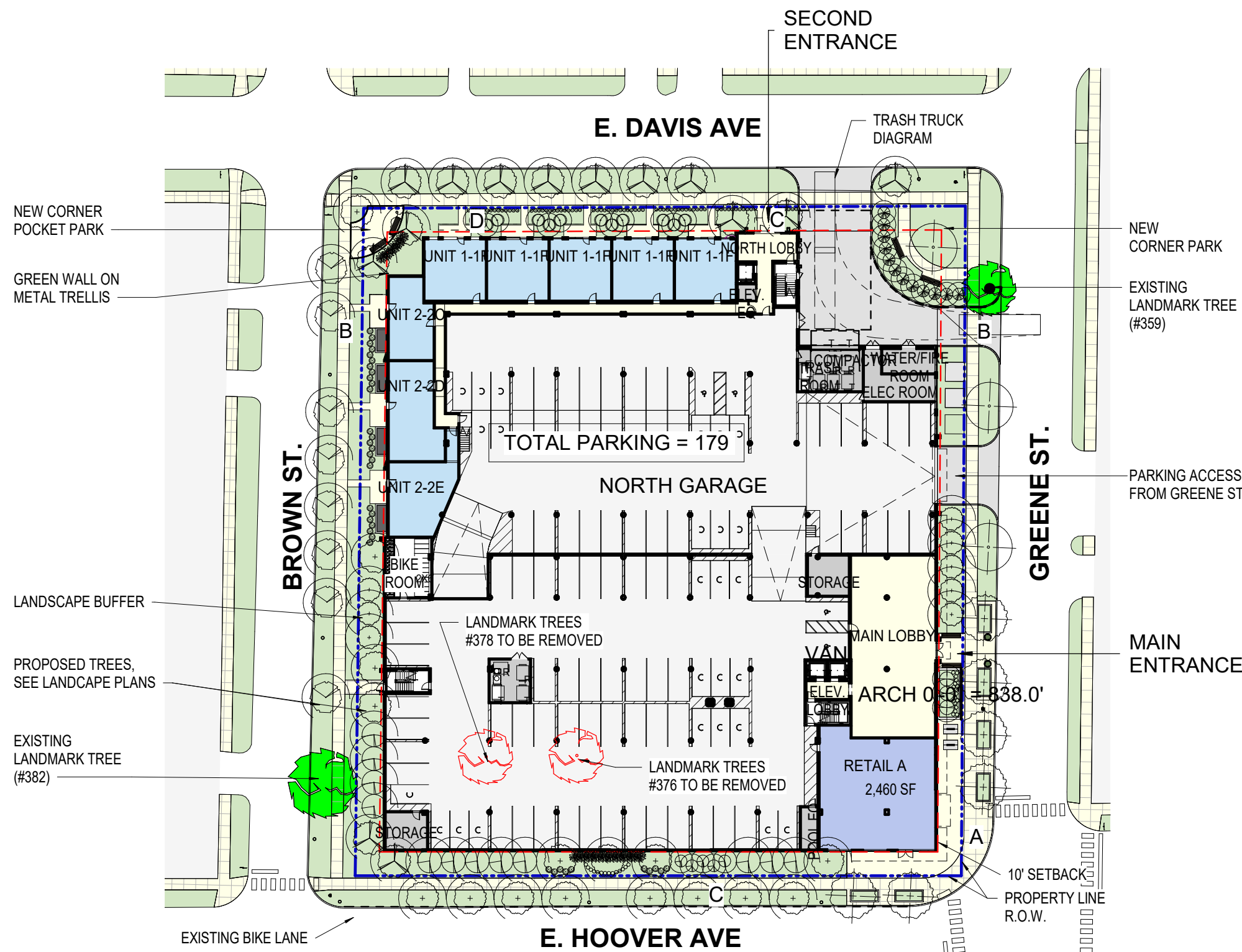
TOT. BUILDING GROSS AREA:	
RESIDENTIAL:	109445 SF
AMENITY:	7745 SF
CIRCULATION:	14280 SF
LOBBY:	2820 SF
RETAIL:	2460 SF
MEP:	4390 SF
TOTAL = 141,140 SF	
FAR = 198.7%	

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



ALTERNATE ANALYSIS SITE PLAN

SCALE: 1" = 50'-0"



PROPOSED SITE PLAN

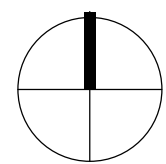
SCALE: 1" = 50'-0"

MIXED-USE
DEVELOPMENT

E. HOOVER &
GREENE, ANN
ARBOR, MI



630 DAVIS STREET 5TH FLOOR
EVANSTON, ILLINOIS 60201
TELEPHONE 847.440.8294
FACSIMILIE 847.440.8295



JOB NO

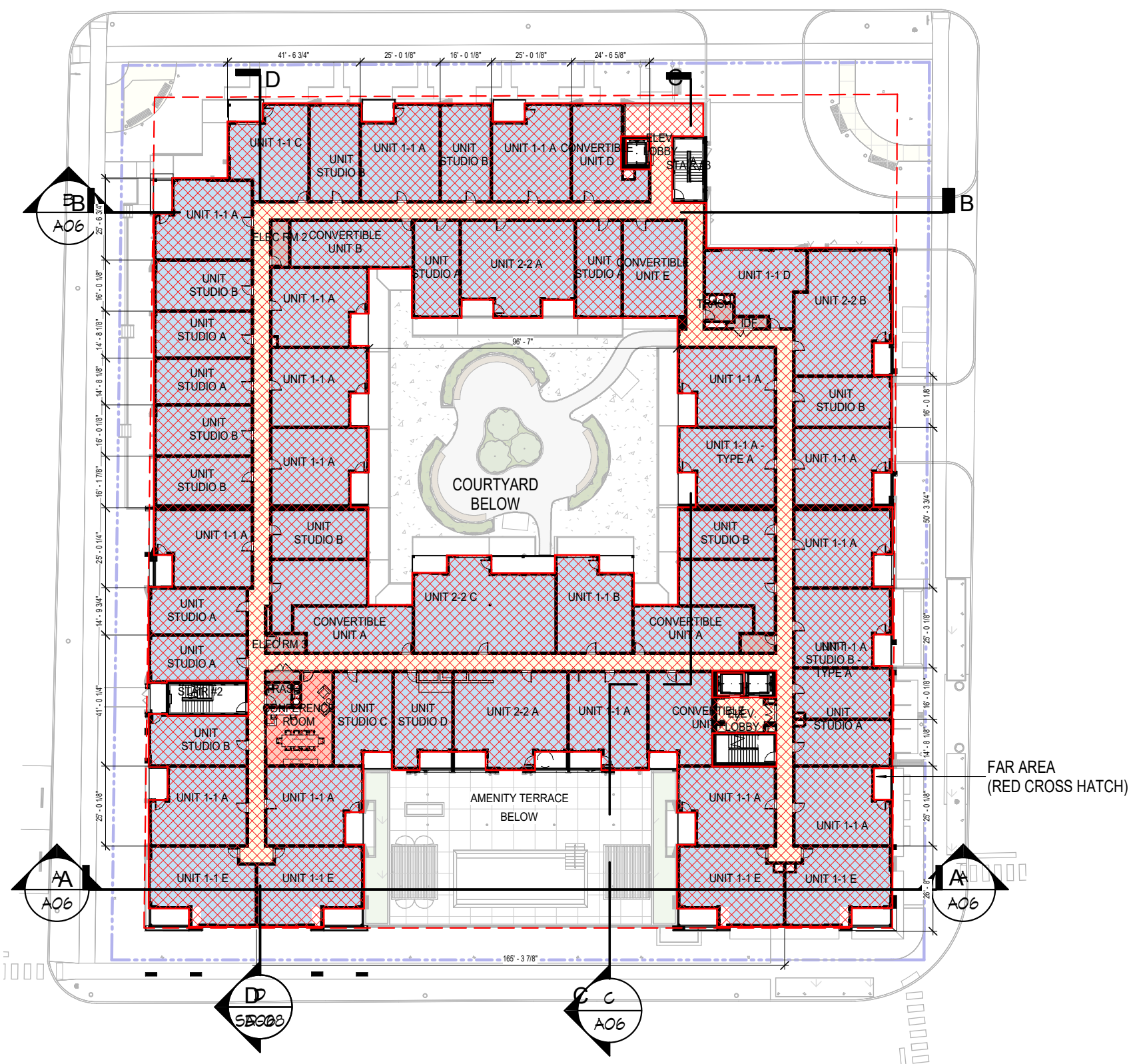
17028

DATE

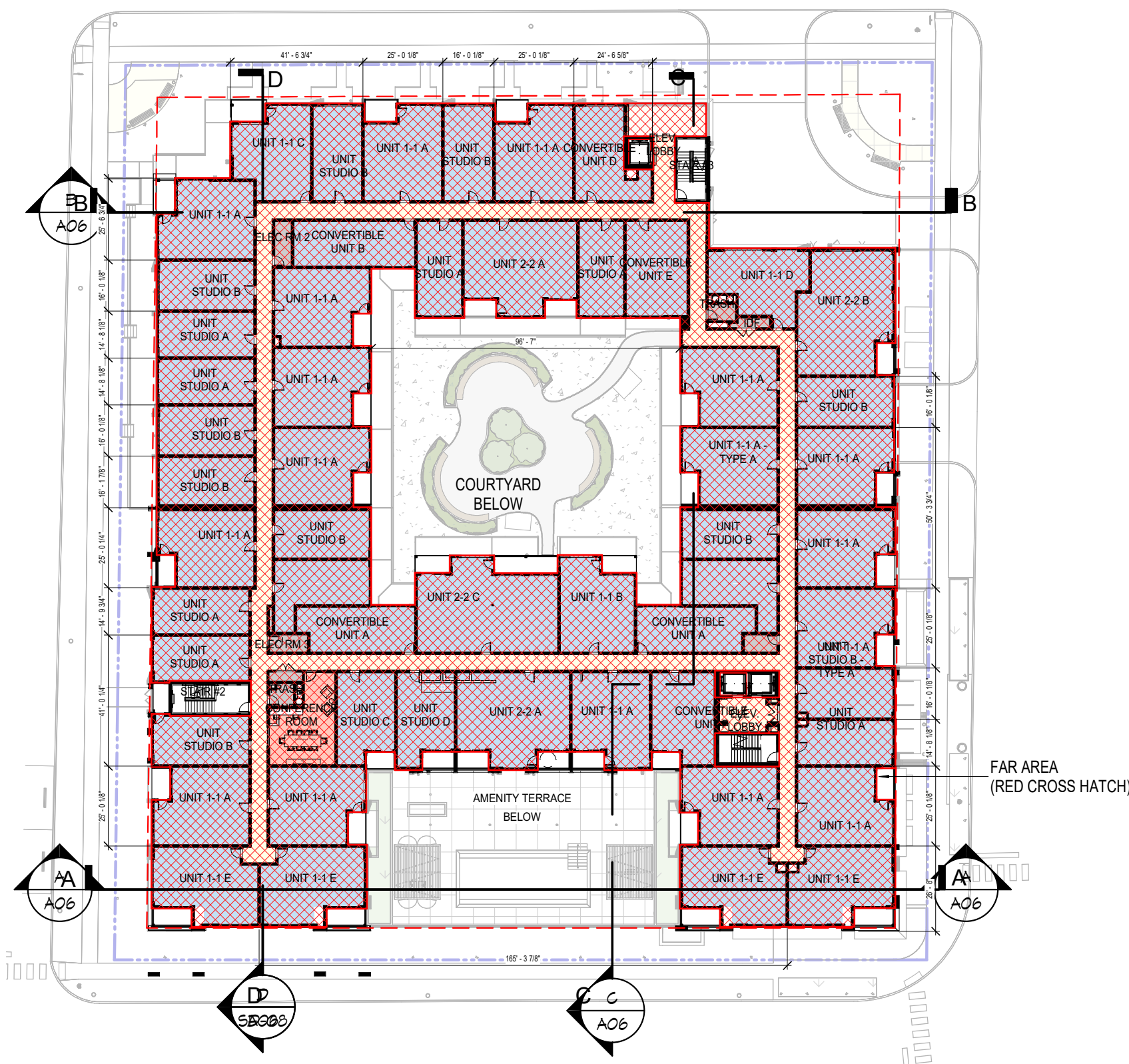
04.12.18

ALTERNATIVE
ANALYSIS PLAN

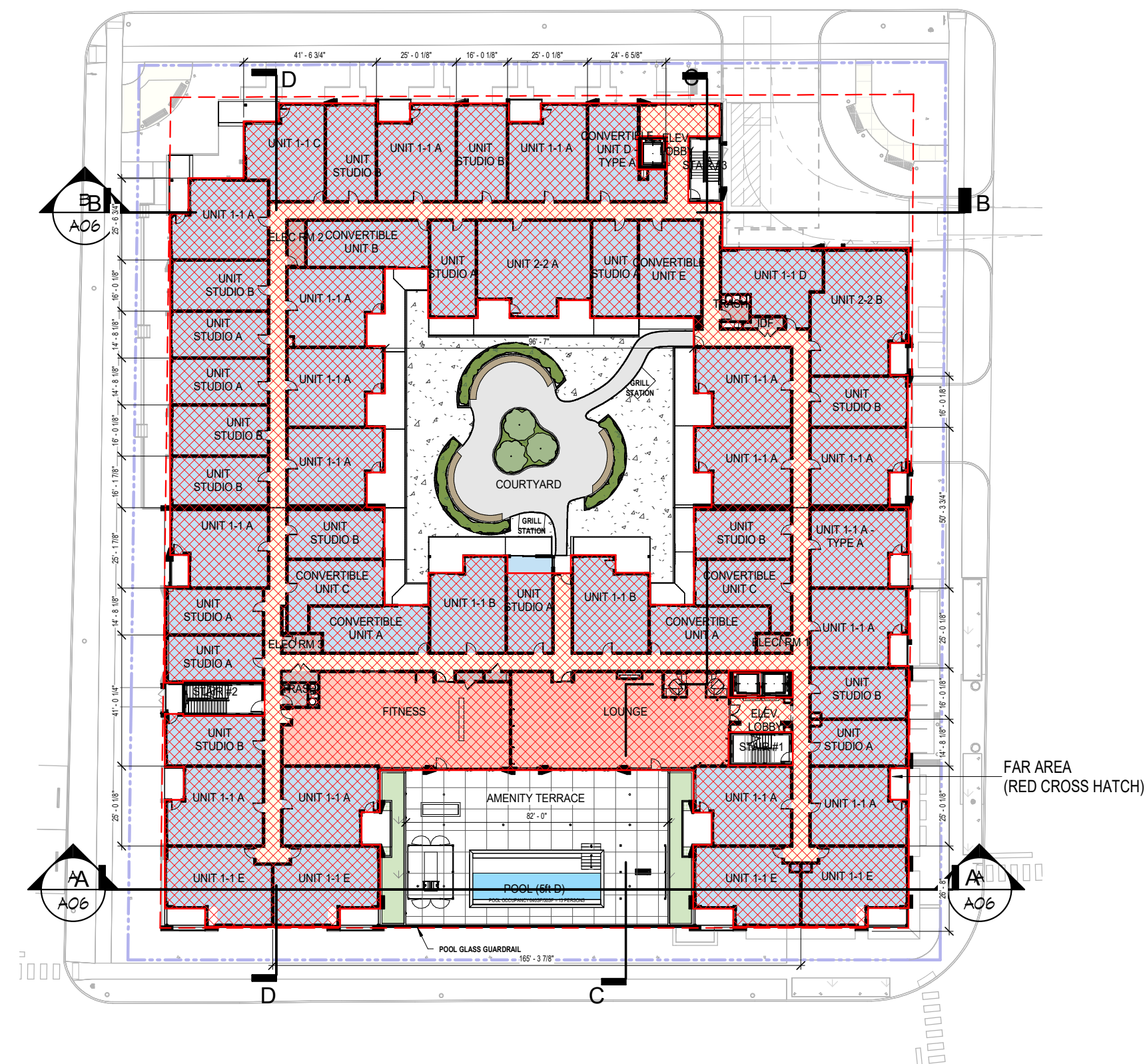
SP04



5 FOURTH FLOOR PLAN TOTAL FAR CALCULATION = **40,720 SF**
 SP05 SCALE: 1" = 40'-0"



4 THIRD FLOOR PLAN TOTAL FAR CALCULATION = **40,720 SF**
 SP05 SCALE: 1" = 40'-0"



3 SECOND FLOOR PLAN TOTAL FAR CALCULATION = **41,055 SF**
 SP05 SCALE: 1" = 40'-0"

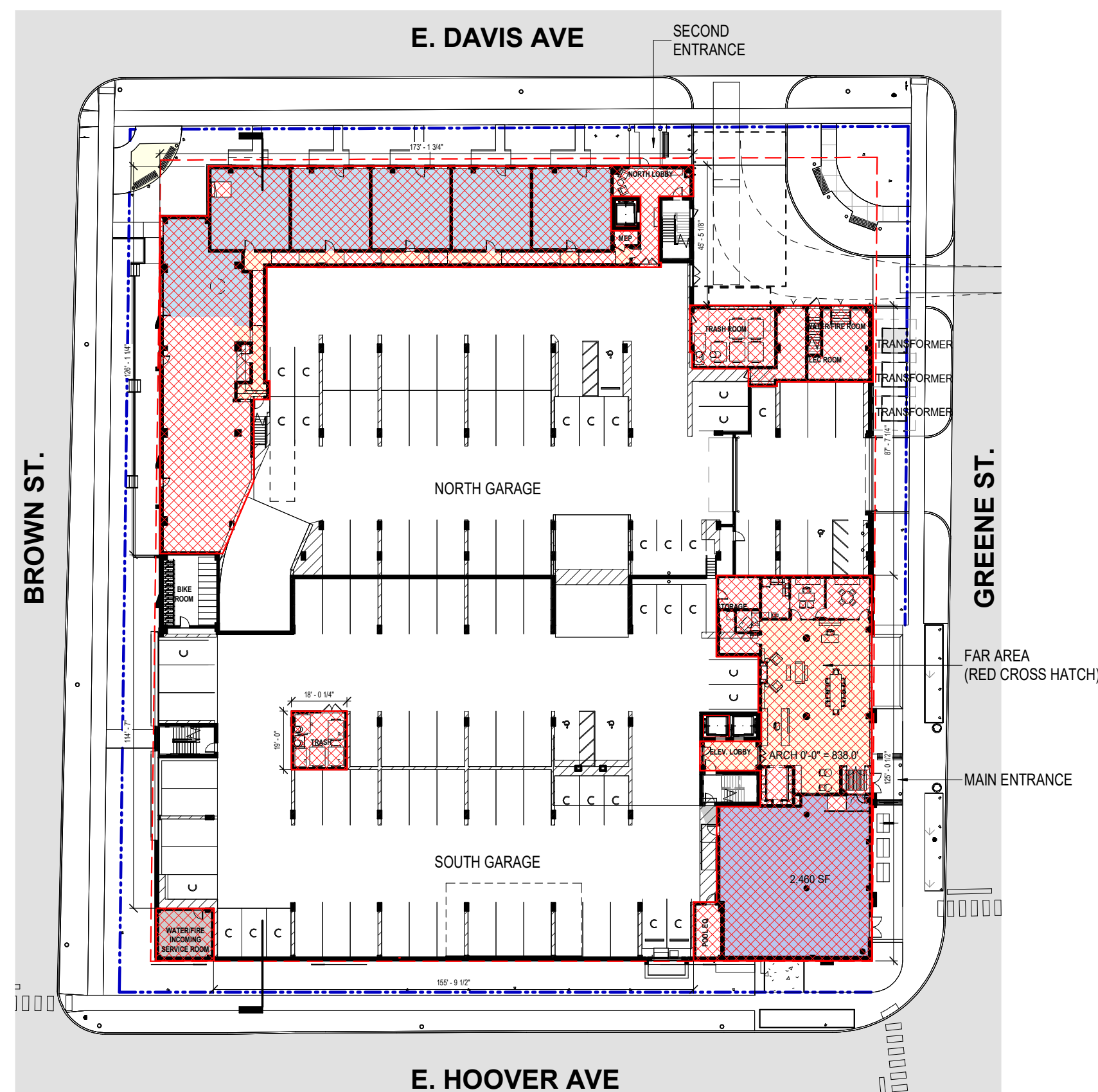
TOTAL FAR CALCULATION:

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

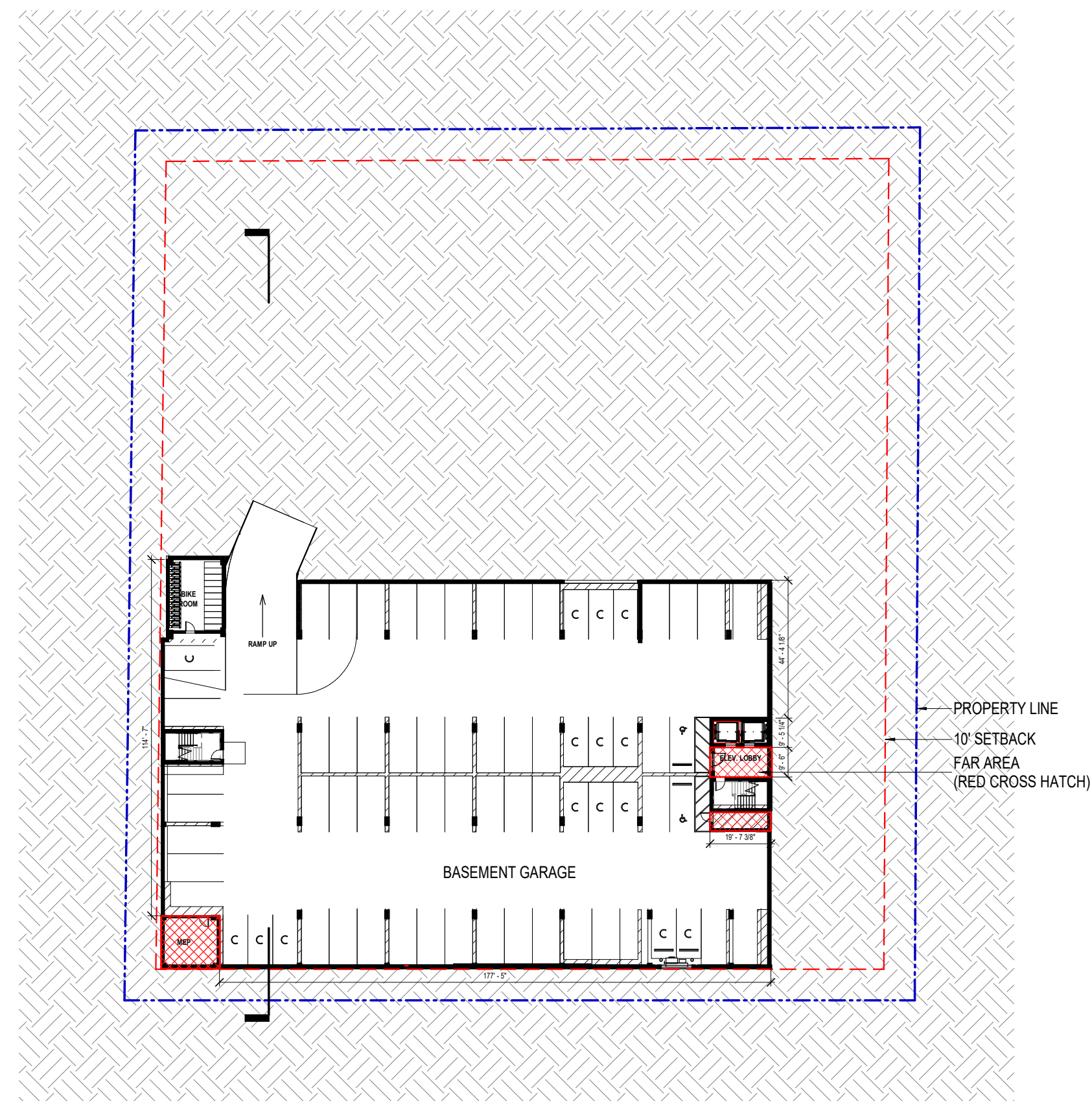
TOTAL FAR AREA: 140,195 SF
PROPOSED FAR = 197.4%

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 VEHICULAR AND BIKE PARKING)



2 FIRST FLOOR PLAN TOTAL FAR CALCULATION = **15,525 SF**
 SP05 SCALE: 1" = 40'-0"



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

APPROVALS

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DRAWN BY		SE
CHECKED BY		JD
PROJECT ARCH		JM
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

MIXED-USE DEVELOPMENT

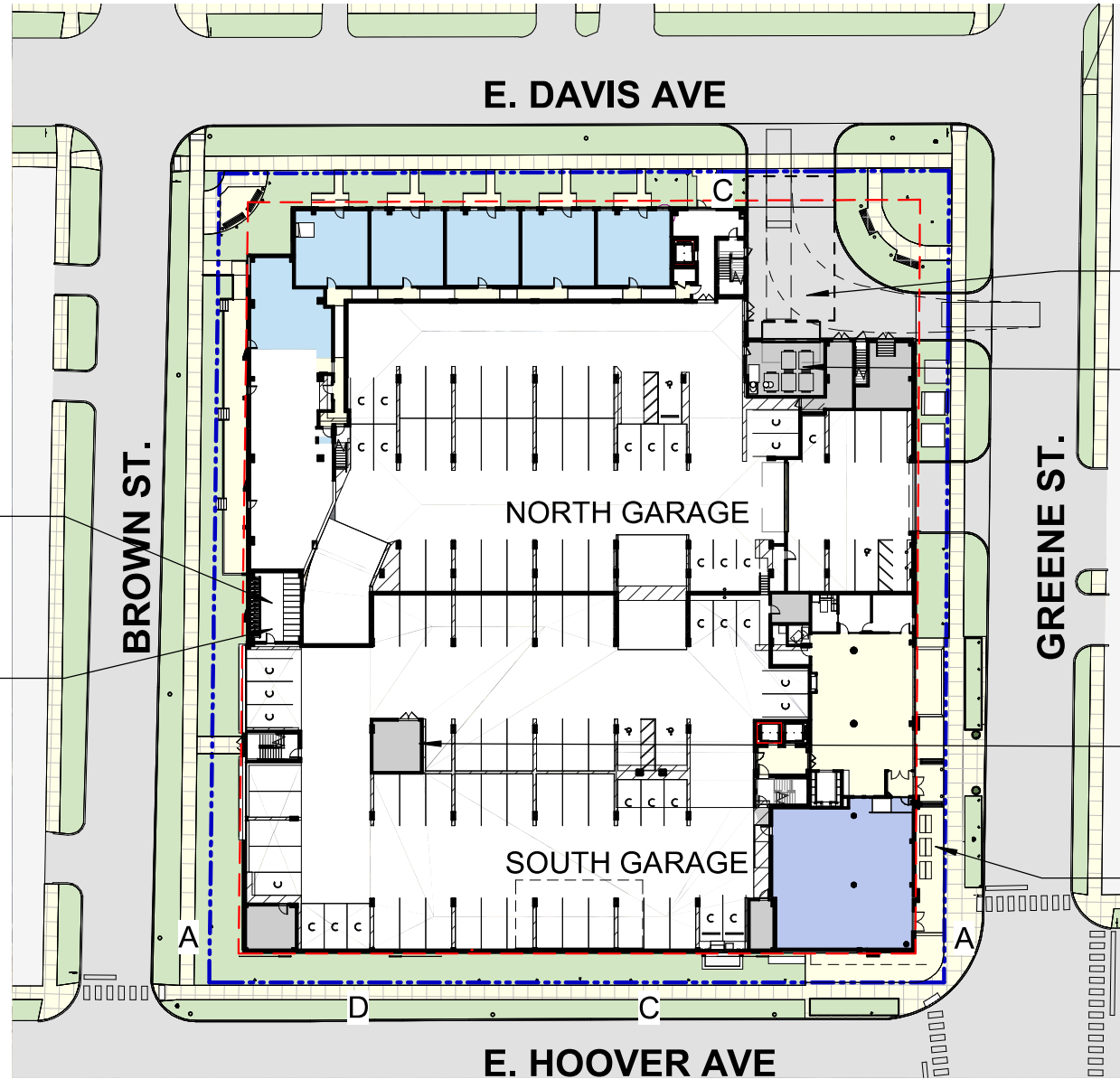
950 GREENE ST,
 ANN ARBOR, MI
 48104



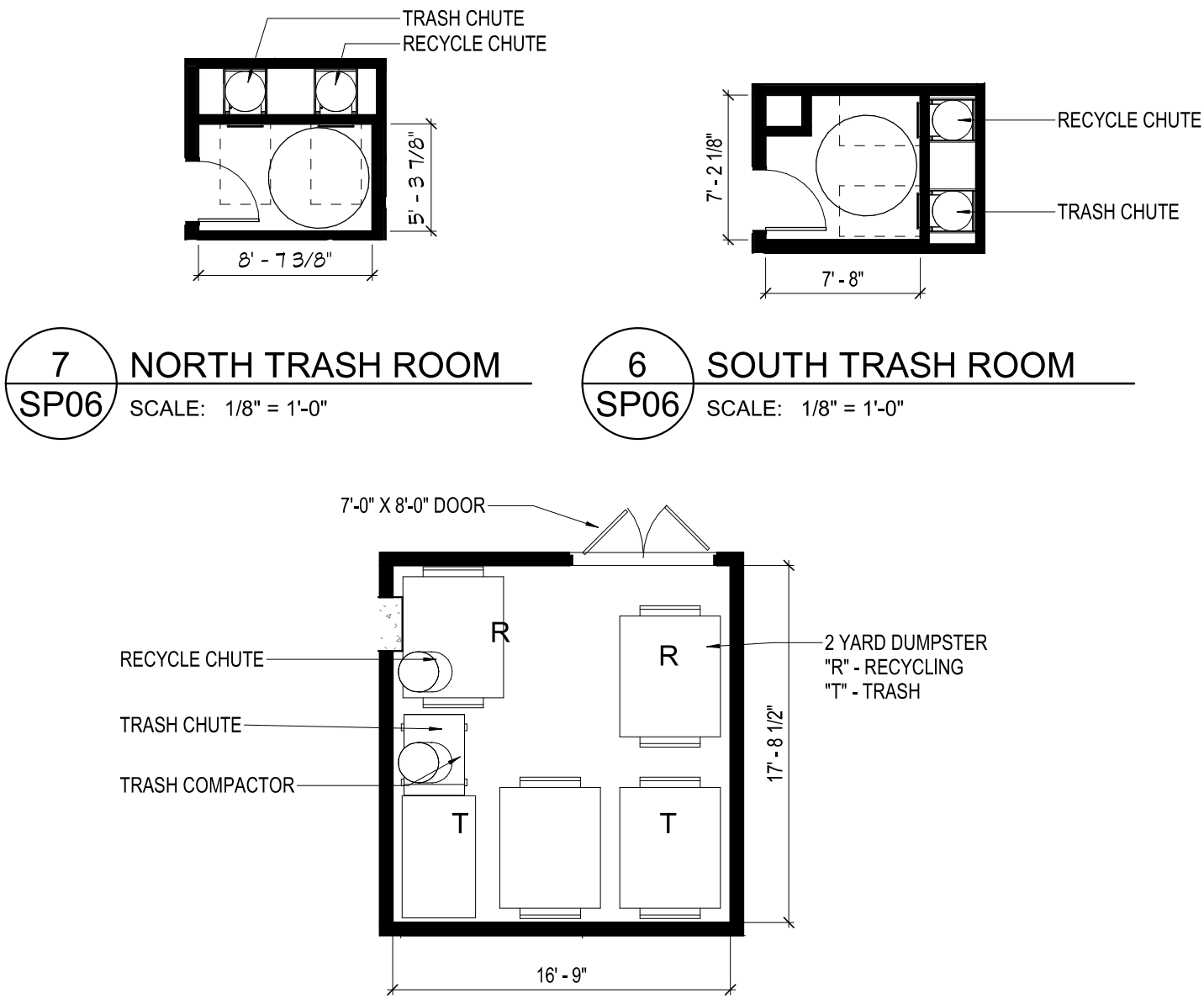
630 DAVIS STREET | 5TH FLOOR
 EVANSTON, ILLINOIS 60201
 TELEPHONE 847.440.8294
 FACSIMILE 847.440.8295

JOB NO	17028
	DATE
	10.26.18

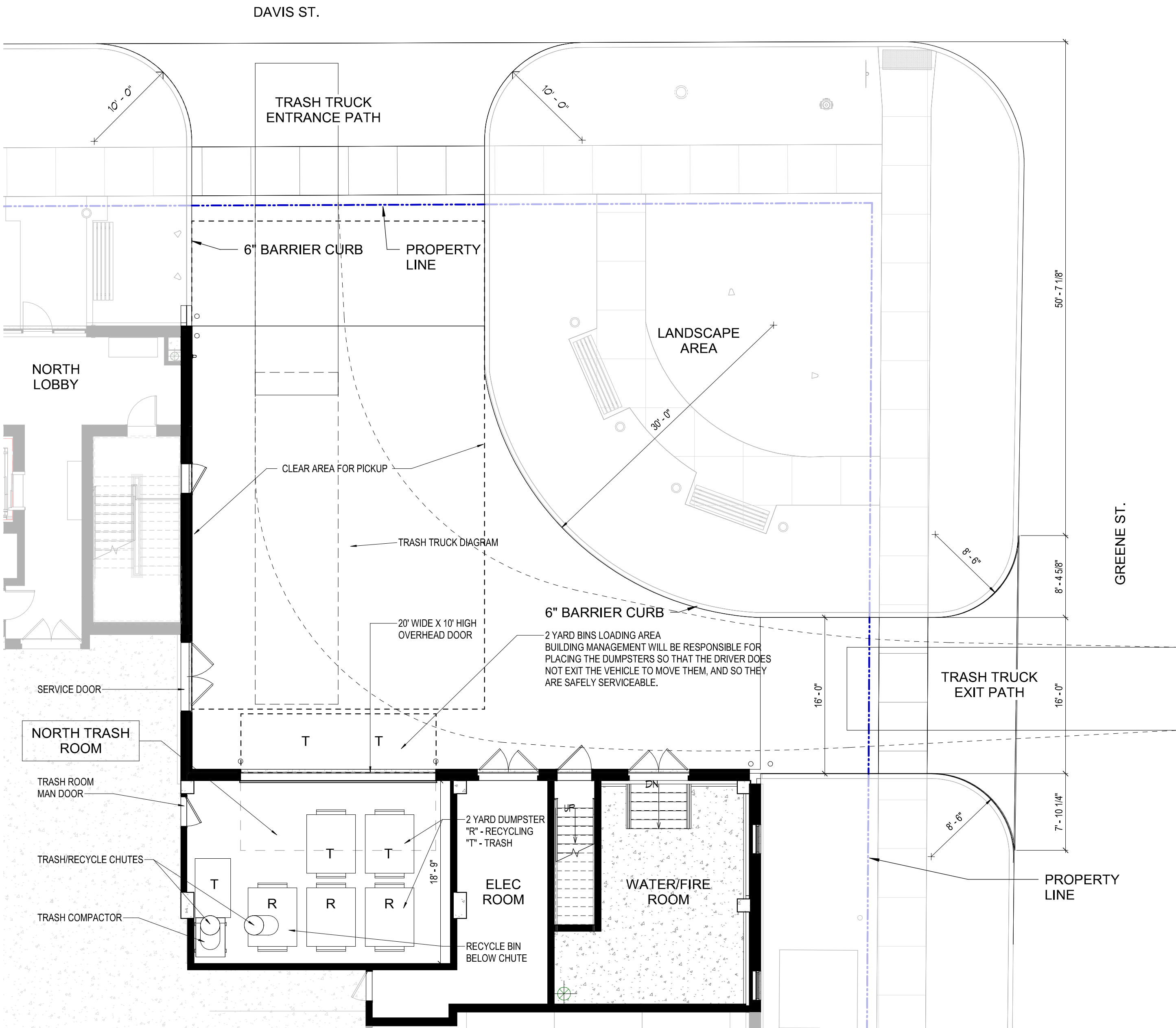
FAR CALCULATIONS **SP05**



KEY PLAN
SCALE: 1" = 60'-0"



5 SOUTH TRASH ROOM
SCALE: 1/8" = 1'-0"



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

Specifications	Standard	Double Sided	Double Sided w/ Lock	Double Sided w/ Lock & Sign
Clear Capacity	4 Bikes	8 Bikes	8 Bikes	8 Bikes
Model Number	8001	8002	8003	8004
Clear Height	7'-0"	7'-0"	7'-0"	7'-0"
Foot Print (Depth x Width)	16'-0" x 8'-0"	16'-0" x 8'-0"	16'-0" x 8'-0"	16'-0" x 8'-0"
Clearing Height	8'-0"	8'-0"	8'-0"	8'-0"

Vertical Racks

Recommended Spacing

Product Details

- Small footprint and high density design with staggered spacing to maximize bike density.
- Available in single and double sided configurations.
- Expandable with one bike end-on (8001 or 8004).

Note: Saris Parking Systems representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.

PROVIDE LOCKING VERSION

Specifications	Standard	Double Sided	Double Sided w/ Lock	Double Sided w/ Lock & Sign
Clear Capacity	2 Bikes	4 Bikes	4 Bikes	4 Bikes
Model Number	6903	6904	6905	6906
Clear Height	7'-0"	7'-0"	7'-0"	7'-0"
Foot Print (Depth x Width)	16'-0" x 8'-0"	16'-0" x 8'-0"	16'-0" x 8'-0"	16'-0" x 8'-0"
Clearing Height	8'-0"	8'-0"	8'-0"	8'-0"

Bike Dock

Recommended Spacing

Product Details

- 1.64" 12 gauge schedule 40 pipe -- most affordable solution
- 2.38" 8 gauge schedule 40 pipe -- larger diameter pipe leaves less space between the bike and rack, which provides better security
- 2" square, 12 gauge schedule 40 pipe -- square tubing resists efforts from thieves using pipe cutters
- Offers 2 points of contact for bike stability
- Meets APSP guidelines

Note: Saris Parking Systems representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.

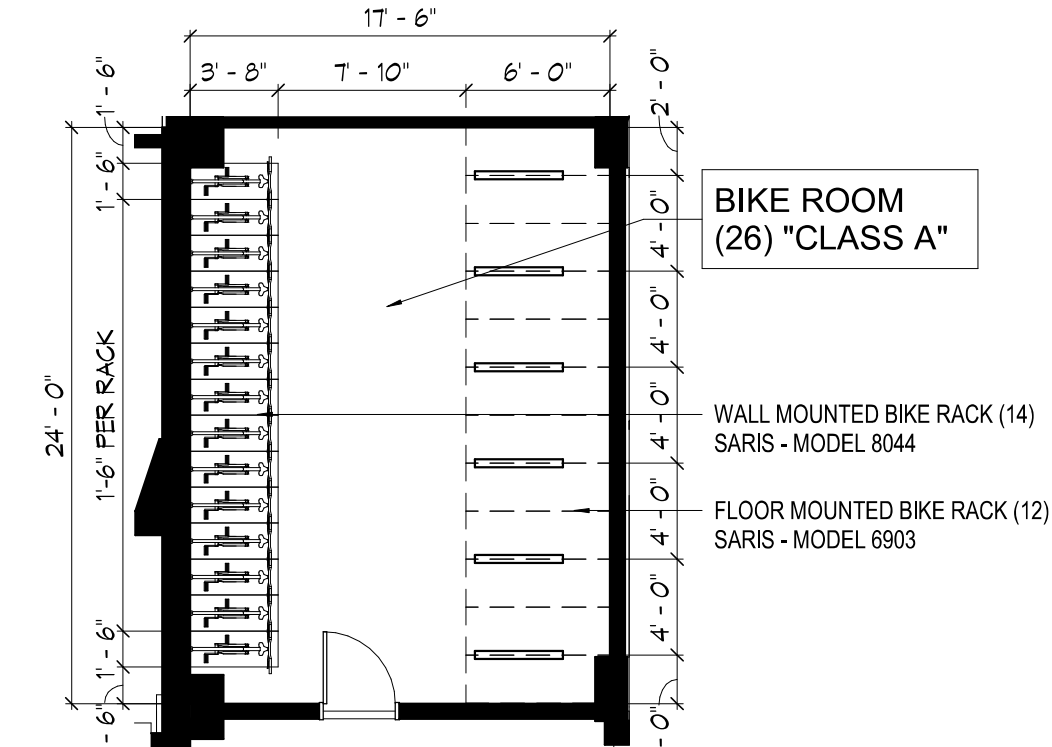
PARKING SUMMARY

CARS
FULL SIZE (69.3%) 122
COMPACT (27.3%) 48
ACCESSIBLE (3.4%) 06
TOTAL PROVIDED 176
TOTAL REQUIRED 175

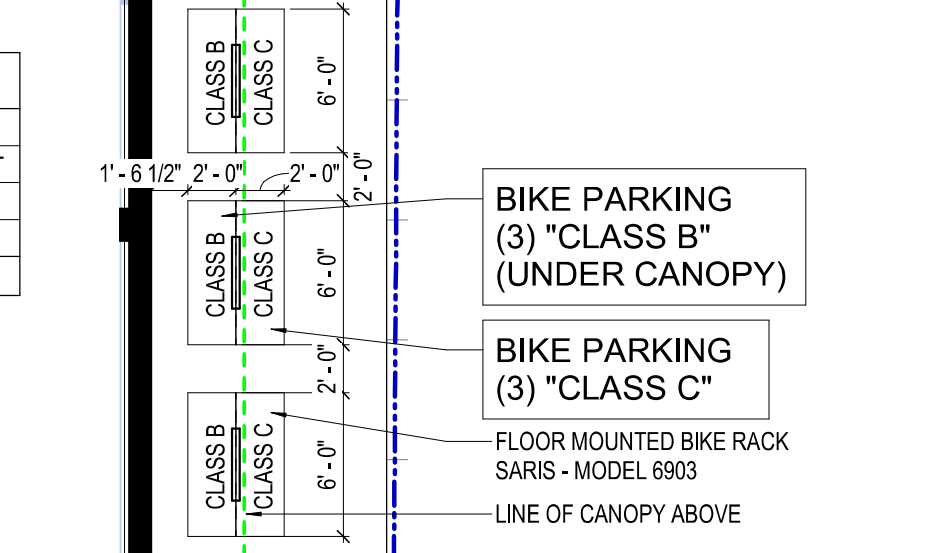
BICYCLE PARKING
CLASS A 52
CLASS B 03
CLASS C 03
TOTAL PROVIDED 58
TOTAL REQUIRED 35

BIKE PARKING MATRIX

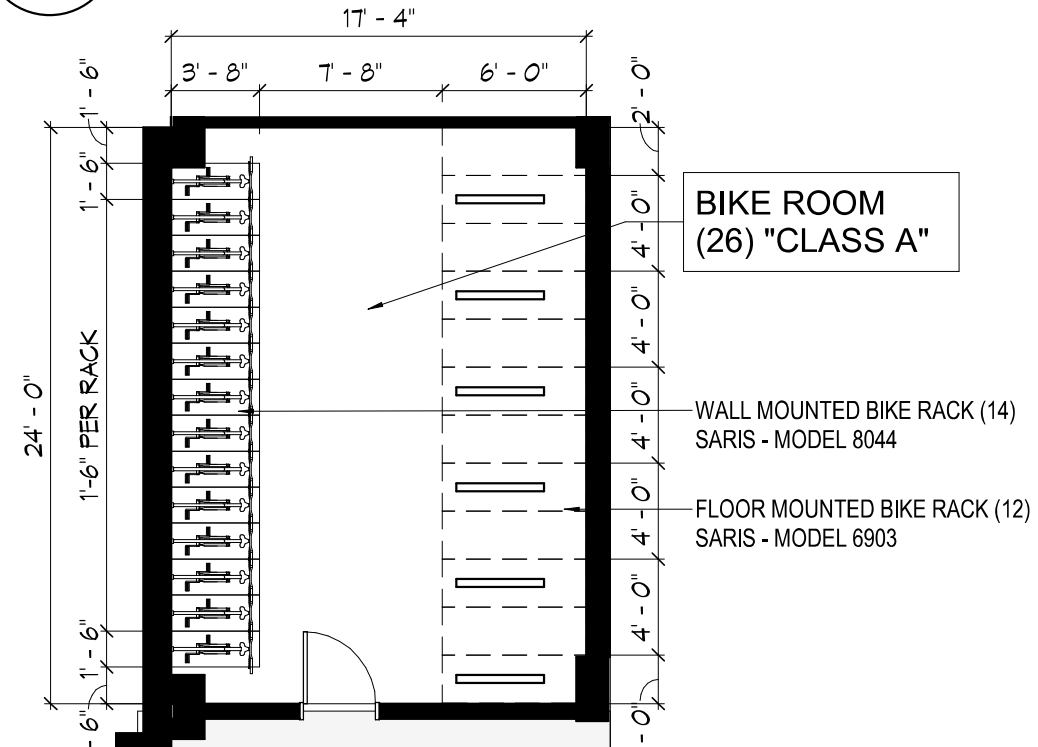
	BIKE PARKING TYPES			
	REQUIRED		PROVIDED	
	WALL MOUNT	FLOOR MOUNT	WALL MOUNT	FLOOR MOUNT
Total	18	18	28	30
Percentage	50.0%	50.0%	48.3%	51.7%
TOTAL REQUIRED = 35* TOTAL PROVIDED = 58				
*TOTAL RETAIL REQUIRED = 1 (1 SPACE PER 300SF OF RETAIL)				
*TOTAL RESIDENTIAL REQUIRED = 34 (1 SPACE PER 3 DWELLING UNITS)				



2 UPPER LEVEL NORTH GARAGE BIKE ROOM
SCALE: 1/8" = 1'-0"



3 EXTERIOR BIKE RACKS
SCALE: 1/8" = 1'-0"



1 LOWER LEVEL SOUTH GARAGE BIKE ROOM
SCALE: 1/8" = 1'-0"

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

MIXED-USE DEVELOPMENT

950 GREENE ST,
ANN ARBOR, MI
48104



630 DAVIS STREET | 5TH FLOOR
EVANSTON, ILLINOIS 60201
TELEPHONE 847.440.8294
FACSIMILE 847.440.8295

JOB NO
17028
DATE
02.13.19

ENLARGED BIKE ROOMS & TRASH ROOMS

SP06

TREE TABLE

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
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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.

ENCROACHMENTS:

- 1

CONCRETE CURB WALL ENCROACHES ONTO THE ROAD RIGHT-OF-WAY TO THE NORTH TO THE MAXIMUM EXTENT OF 1.8 FEET, LOCATED ON NORTH SIDE OF SUBJECT PROPERTY.
- 2

CONCRETE WALL ENCROACHES ONTO THE ADJOINING LAND TO THE SOUTH TO THE MAXIMUM EXTENT OF 0.4 FEET AND ONTO THE ROAD RIGHT-OF-WAY TO THE MAXIMUM EXTENT OF 1.9 FEET, LOCATED ON THE EAST SIDE OF THE SUBJECT PROPERTY.
- 3

COVERED ENTRY STAIRS ENCROACH ONTO THE ROAD RIGHT-OF-WAY TO THE MAXIMUM EXTENT OF 1.9 FEET, LOCATED ON THE EAST SIDE OF SUBJECT PROPERTY.
- 4

CONCRETE LANDSCAPE PLANTERS ENCROACH ONTO THE ROAD RIGHT-OF-WAY TO THE MAXIMUM EXTENT OF 1.8 FEET, LOCATED ON THE SOUTH SIDE OF SUBJECT PROPERTY.
- 5

CONCRETE CURB WALL ENCROACHES ONTO THE ROAD RIGHT-OF-WAY TO THE WEST TO THE MAXIMUM EXTENT OF 2.8 FEET, LOCATED ON WEST SIDE OF SUBJECT PROPERTY.

BENCHMARKS

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

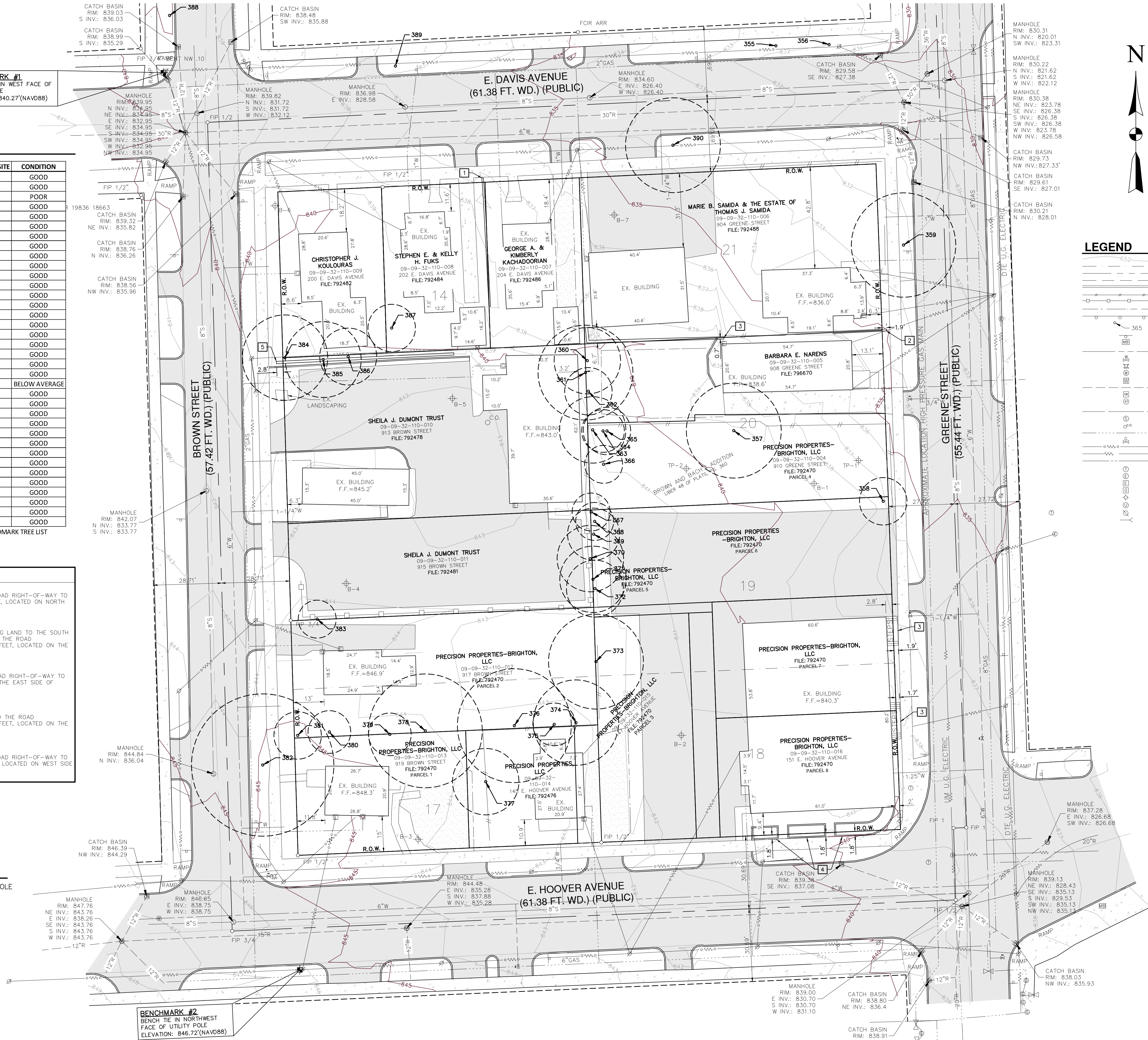
BM #2: BENCH TIE IN NORTHWEST FACE OF UTILITY POLE
ELEVATION: 846.72' (NAVD88)

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LEGEND

- EX. CONTOUR

EX. ADJACENT PROPERTY LINE

EX. SECTION LINE

EX. EASEMENT LINE

EX. CURB/PAVEMENT

EX. FENCE

EX. GRAVEL

EX. GRAVDRAIL

EX. TAGGED TREE

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

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 MANHOLE

EX. ELECTRIC METER

EX. GAS METER

EX. LIGHT POLE

EX. UNIDENTIFIED MANHOLE

EX. UTILITY POLE

EX. GUY WIRE

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CHECKED BY ARW

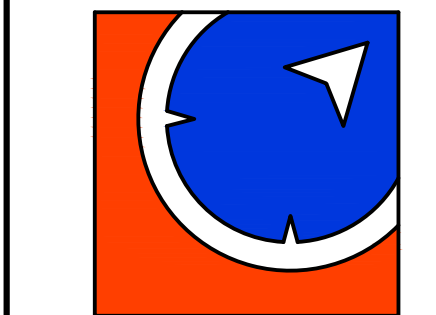
PROJECT ARCH

NO	DATE	DESCRIPTION
1	12.28.2017	PC 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	12.8.2019	SITE PLAN AMENDMENT



MIXED-USE
DEVELOPMENT

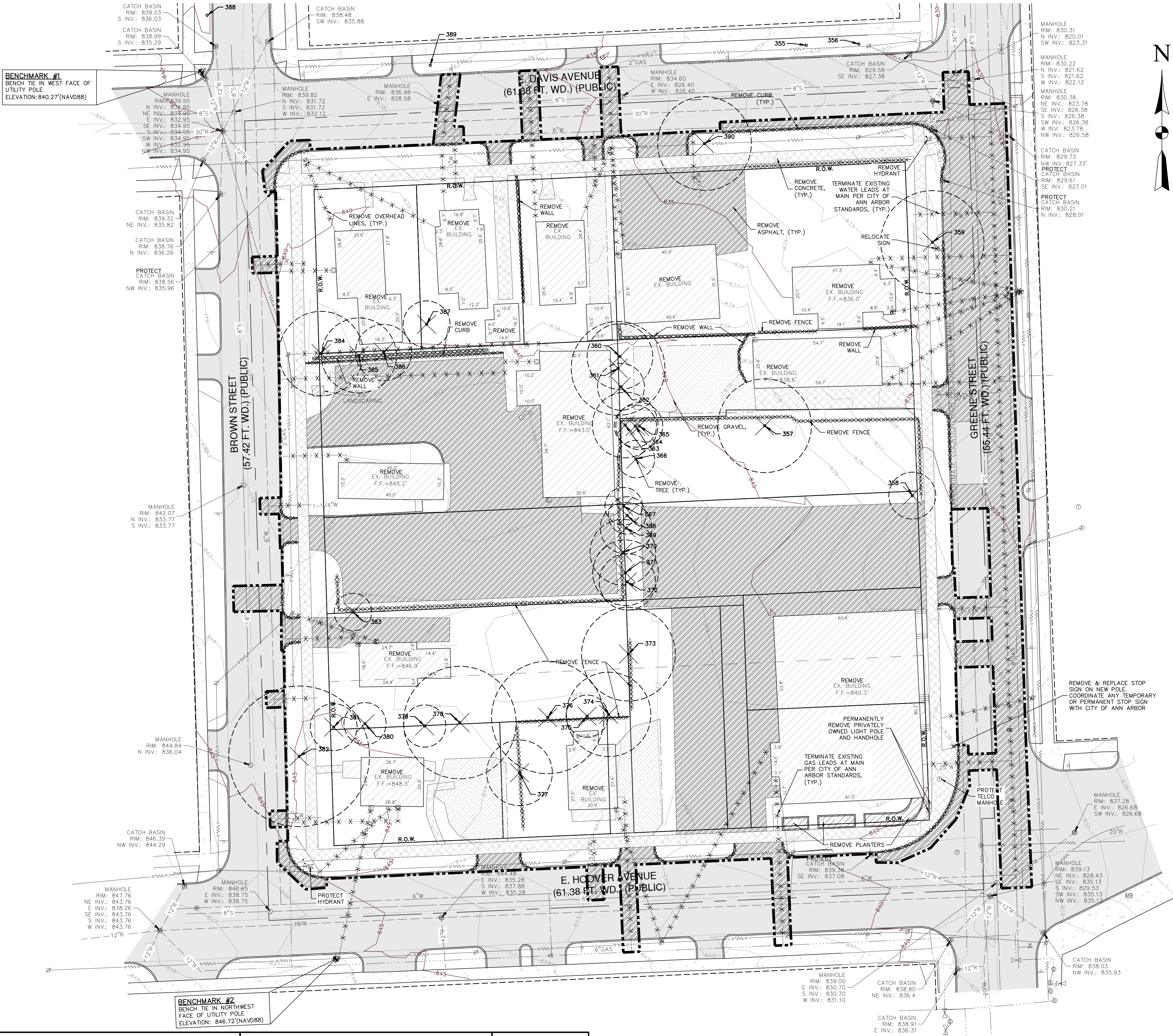
E. HOOVER &
GREENE, ANN
ARBOR, MI



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

EXISTING
CONDITIONS
C02



LEGEND

- EX. CONTOUR
- EX. ADJACENT PROPERTY LINE
- EX. SECTION LINE
- EX. EASEMENT LINE
- EX. CURB/PAVEMENT
- EX. FENCE
- EX. GRAVEL
- EX. GUARDRAIL
- EX. TAGGED TREE
- 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
- 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 MANHOLE
- EX. ELECTRIC METER
- EX. GAS METER
- EX. LIGHT POLE
- EX. UNIDENTIFIED MANHOLE
- EX. UTILITY POLE
- EX. GUY WIRE
- DEMO CURB/FENCE/WALL
- DEMO UTILITY
- DEMO ASPHALT
- DEMO CONCRETE
- DEMO GRAVEL
- DEMO LANDSCAPING
- DEMO BUILDING
- DEMO EXISTING TREE
- CRITICAL ROOT ZONE
- LIMITS OF DISTURBANCE

DEMOLITION NOTES:

- 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.
- PRIOR TO DEMOLITION CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY OWNER.
- CONTRACTOR SHALL CONTACT MISS DIG MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF WORK.
- SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.
- 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.
- SANITARY SEWER LEADS TO BE LOCATED BY THE CONTRACTOR AND CUT/CAPPED/REMOVED AS PER CITY OF ANN ARBOR STANDARDS.
- 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
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* INDICATES LANDMARK TREE PER CITY OF ANN ARBOR LANDMARK TREE LIST DATED MARCH 15, 2004.

EXISTING TREE TO BE REMOVED

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

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

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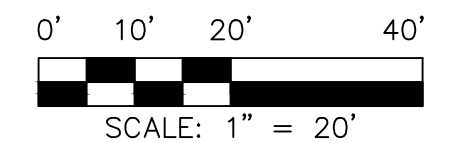
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CHECKED BY ARW

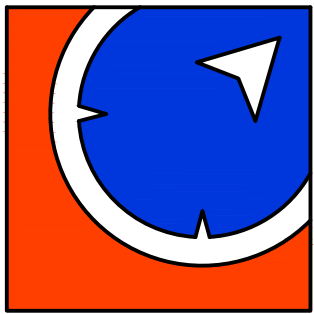
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10	01.24.2019	SITE PLAN RESUBMITTAL
11	12.8.2019	SITE PLAN AMENDMENT

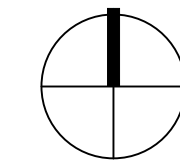


MIXED-USE
DEVELOPMENT

E. HOOVER &
GREENE, ANN
ARBOR, MI



METRO CONSULTING ASSOCIATES
43345 Five Mile Road
Plymouth, Michigan 48170
Relationships | Reputation | Results
800.525.6016 www.metroca.net



DEMOLITION
PLAN

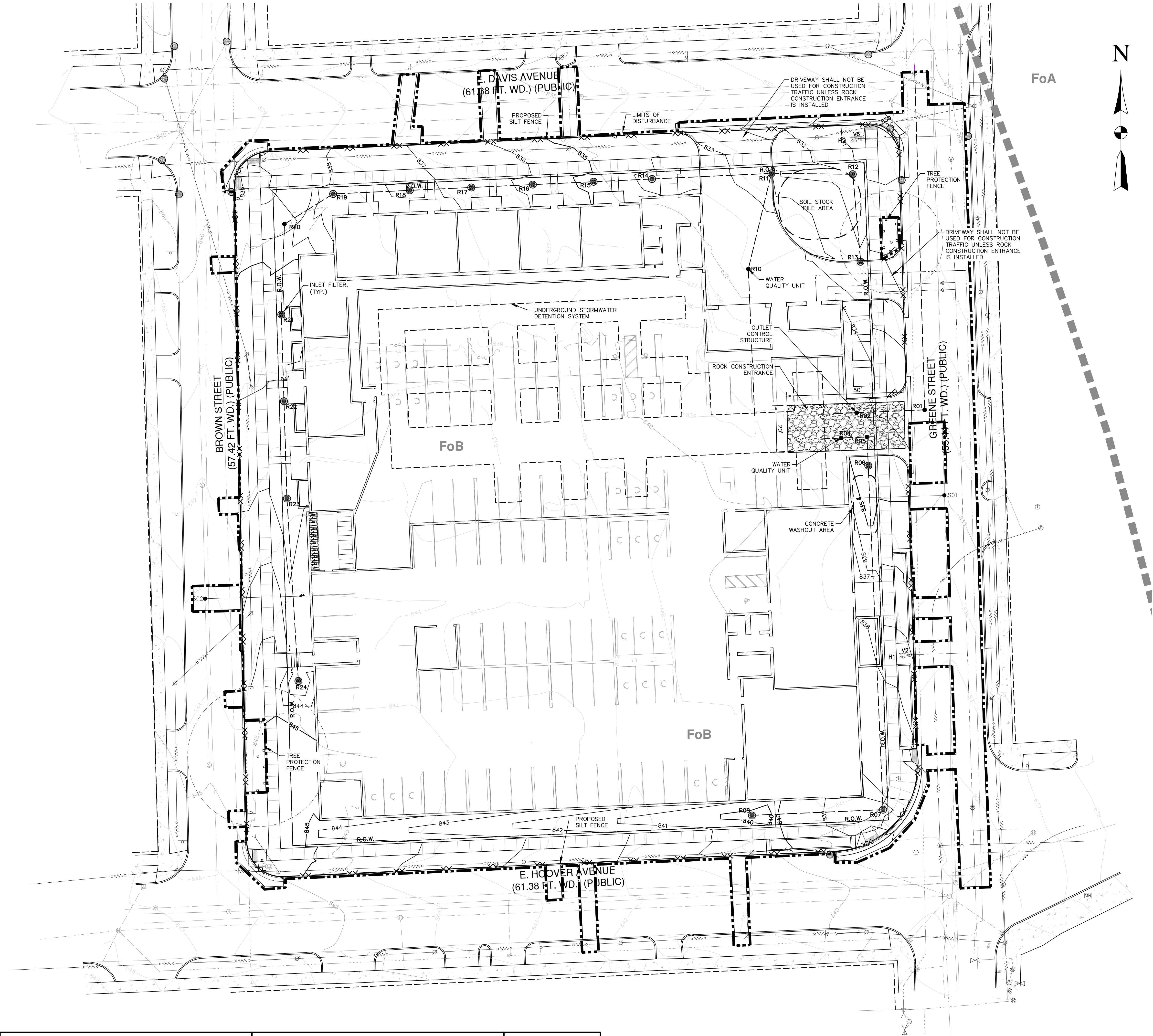
JOB NO

1051-17-8388

DATE

01.24.18

C03



LEGEND

- EX. CONTOUR
- EX. ADJACENT PROPERTY LINE
- EX. SECTION LINE
- EX. EASEMENT LINE
- EX. CURB/PAVEMENT
- EX. FENCE
- EX. GRAVEL
- EX. GUARDRAIL
- EX. TAGGED TREE
- 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
- 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 MANHOLE
- EX. ELECTRIC METER
- EX. GAS METER
- EX. LIGHT POLE
- EX. UNIDENTIFIED MANHOLE
- EX. UTILITY POLE
- EX. GUY WIRE
- PR. WATER MAIN
- PR. WATER VALVE
- PR. HYDRANT
- PR. WATER VALVE IN MANHOLE
- PR. WELL
- 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
- 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
- PR. SILT FENCE
- LIMITS OF DISTURBANCE
- PR. INLET FILTER
- PR. STONE/ RIP-RAP
- SOIL LIMITS
- SOIL TYPE
- PR. TEMPORARY TREE PROTECTION FENCE
- PR. TEMPORARY RIP-RAP END SECTION

NOTE:

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

APPROVALS

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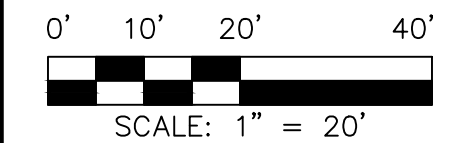
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

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CHECKED BY ARW

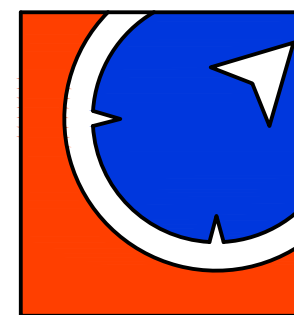
PROJECT ARCH

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



MIXED-USE DEVELOPMENT

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800.525.0016 www.metroca.net

JOB NO 1051-17-8388
DATE 01.24.18

SOIL EROSION & SEDIMENT CONTROL PLAN

C04

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 BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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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:
 - F6B-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:
 - a. CRUSHED LIMESTONE BASE SHALL BE PLACED ON A GEOTEXTILE FILTER CLOTH OR APPROVED ALTERNATIVE.
 - b. ADDITIONAL LAYERS OF STONE OR CRUSHED LIMESTONE BASE SHALL BE ADDED IN LAYERS AND COMPACTED.
 - c. STEPS SHALL BE TAKEN TO REPAIR IF RUTS OR POOLING WATER APPEAR.

6. SILT FENCE:
 - a. BUILT UP SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE.
 - 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. INLET FILTERS:
 - a. INLET FILTERS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF RAINFALL AND DAILY DURING PROLONGED RAIN.
 - b. BUILT-UP SEDIMENT AND DEBRIS SHALL BE REMOVED PROMPTLY.
 - c. 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:

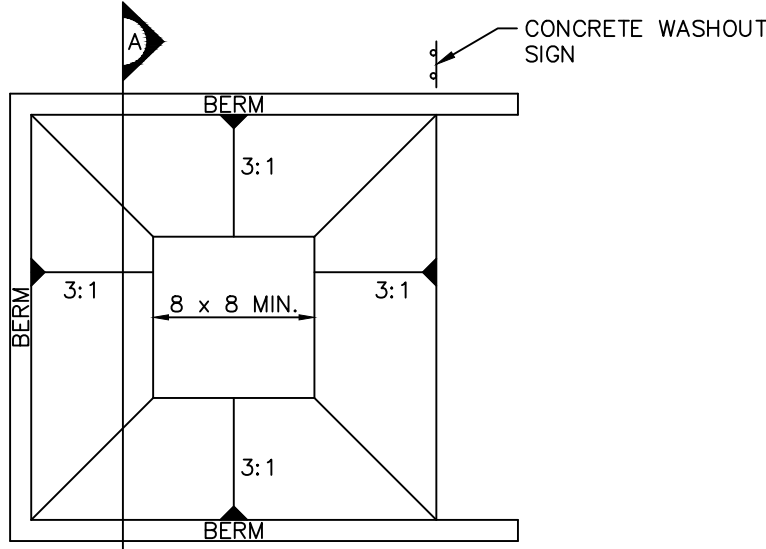
1. THE CONTRACTOR SHALL CONFORM TO PART 91 OF ACT 451 OF THE PUBLIC ACTS OF 1994; EROSION AND SEDIMENT CONTROL OF RUNOFF DURING CONSTRUCTION (AS AMENDED) AND CURRENT LOCAL ORDINANCES FOR EROSION AND SEDIMENTATION CONTROL.
2. PRIOR TO ANY EARTH CHANGE, THE DEVELOPER SHALL SUBMIT A DETAILED EROSION CONTROL 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 EROSION 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 SIDE SLOPE.
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 SEDIMENTATION CONTROL DETAILS.
16. THE CONTRACTOR SHALL MAINTAIN ALL TEMPORARY AND PERMANENT CONTROL MEASURES DURING THE DURATION OF CONSTRUCTION.

SEQUENCE OF CONSTRUCTION

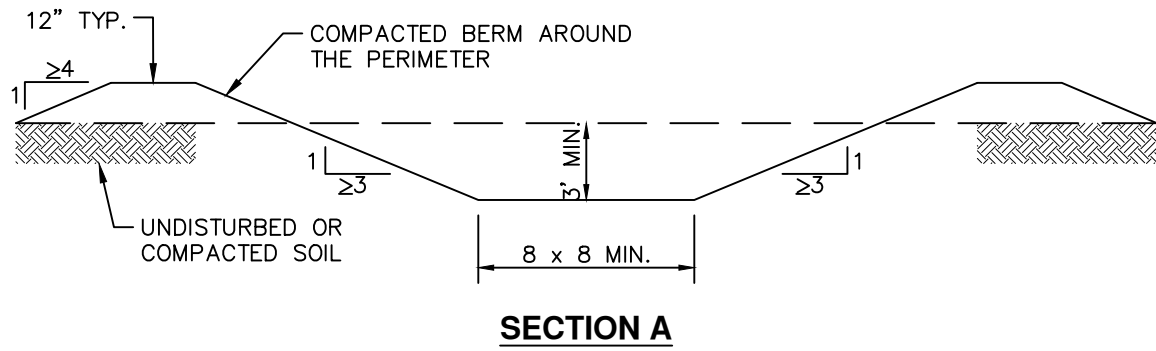
1. HOLD A SOIL EROSION AND SEDIMENTATION CONTROL PRE-GRADING MEETING. MAY 2018
2. INSTALL TRACKING MAT, ALL PERIMETER EROSION AND SEDIMENTATION CONTROL MEASURES. - MAY 2018
3. CLEAR AND EXCAVATE SITE TO SUB-GRADE; CONTRACTOR SHALL LEAVE AS MUCH EXISTING PAVEMENT IN PLACE AS LONG AS POSSIBLE DURING CONSTRUCTION. REMOVE SPOILS FROM THE SITE AS WORK PROGRESSES. - 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

		Prepared by: ARW				
		Checked: --				
		Date: 03/02/18				
		Revision: 001				
Client: Redico		Location: City of Ann Arbor				
Project: Hoover & Greene		Purpose: E&S Estimate				
Item No.	Description	Qty	Unit	Per Unit	Unit Cost - Installed	Total
EROSION CONTROL						
	Silt fence	1,122	LF	\$ 2.00	\$ 2,244.00	\$ 2,244.00
	Inlet/CH filter (Silt Socks)	27	EA	\$ 150.00	\$ 4,050.00	\$ 4,050.00
	Mudmats	1	EA	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
						Subtotal \$ 7,794.00
SITE RESTORATION (SHOULD CONSTRUCTION CEASE)						
	4" concrete sidewalk	6,115	SF	\$ 3.00	\$ 18,345.00	\$ 18,345.00
	3" Topsoil, seed, and mulch	1.9	AC	\$ 2,200.00	\$ 4,180.00	\$ 4,180.00
	Canopy tree, 3" cal	32	EA	\$ 250.00	\$ 8,000.00	\$ 8,000.00
						Subtotal \$ 30,525.00
SUMMARY						
EROSION CONTROL						\$ 7,794.00
SITE RESTORATION (SHOULD CONSTRUCTION CEASE)						\$ 30,525.00
TOTAL						\$ 38,319.00



CONCRETE WASHOUT AREA PLAN



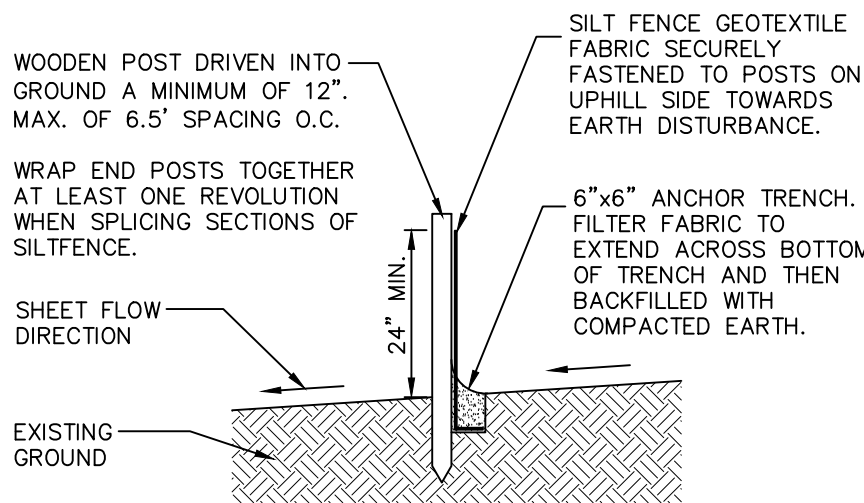
SECTION A

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. 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 LINED ABOVE GROUND STORAGE AREA SHOULD BE USED.
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 AND PUMP RIGS.
7. USE EXCAVATED MATERIAL FOR PERIMETER BEM CONSTRUCTION.

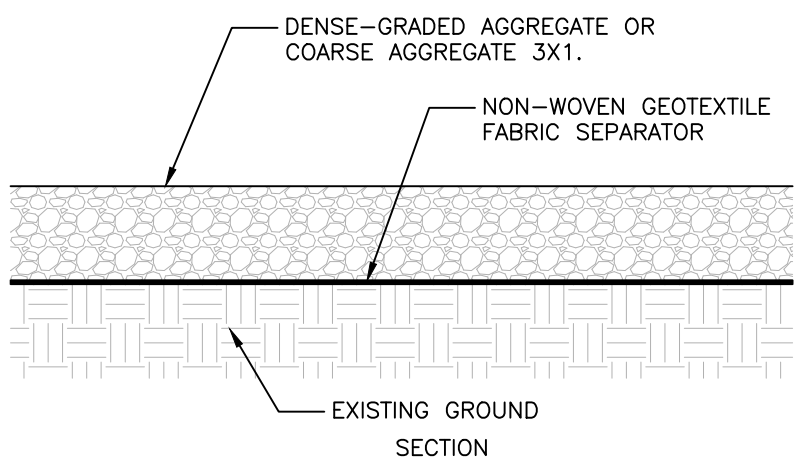
CONCRETE WASHOUT AREA

NOT TO SCALE



GEOTEXTILE SILT FENCE

NOT TO SCALE

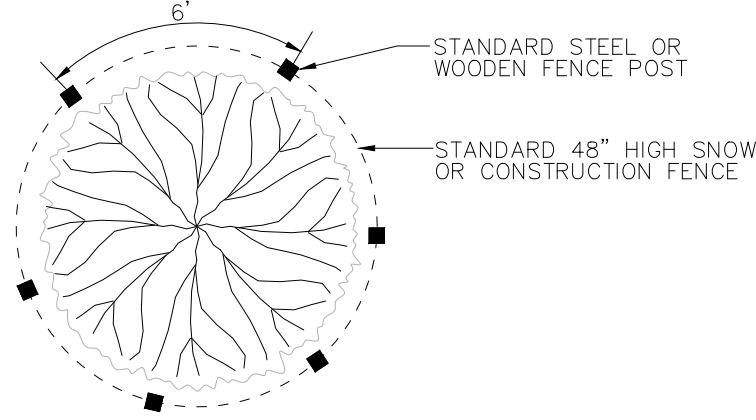


INSTALL AT CONSTRUCTION VEHICLE ENTRANCE/EXIT AS SPECIFIED PER PLAN. MINIMUM 14' WIDE X 70' LONG.

CONSTRUCTION ENTRANCE

NOT TO SCALE

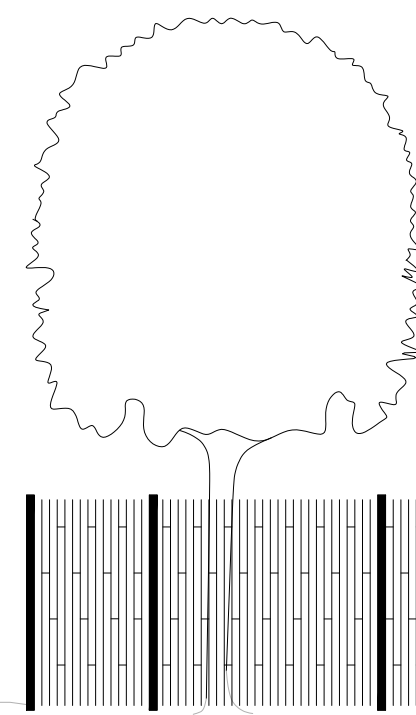
PLAN



TREE PROTECTION NOTES:

1. ALL TREES TO BE REMOVED WILL BE IDENTIFIED BY RED FLAGGING.
2. TREE PROTECTION FENCING IS TO BE ERECTED PRIOR TO ANY EARTHWORK OR CONSTRUCTION AND IS TO REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
3. ALL DEBRIS, FILL, EQUIPMENT OR MATERIAL IS TO BE KEPT CLEAR OF AREA WITHIN PROTECTIVE FENCE. NO CLEANING OF EQUIPMENT, OR MATERIAL OR STORAGE OR DISPOSAL OF ANY MATERIAL WITHIN THE DRIP LINE OF ANY TREES TO BE SAVED.

ELEVATION



FENCE SHALL BE LOCATED AT THE OUTER PERIMETER OF THE SPREAD OF THE BRANCHES (DRIP-LINE), OR CLOSER ONLY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

TREE PROTECTION FENCE DETAIL

NOT TO SCALE

SOIL EROSION CONTROL MAINTENANCE TASKS AND SCHEDULE

DURING CONSTRUCTION

TO BE PERFORMED BY CONTRACTOR

TASKS	COMPONENTS	PAVED AREAS	PERVIOUS AREAS	RIP-RAP / SILT FENCE	STORM DRAINAGE SYSTEM	CATCH BASIN FILTERS	CATCH BASIN INLET CASTINGS	OUTLET STRUCTURE	DETENTION SYSTEM	WATER QUALITY UNIT	SCHEDULE
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X	X	X	X	X	X	X	WEEKLY
REMOVAL OF SEDIMENT ACCUMULATION	X	X	X	X	X	X	X	X	X	X	AS NEEDED* AND PRIOR TO TURNOVER
INSPECT FOR FLOATABLES AND DEBRIS			X	X	X	X	X	X	X	X	QUARTERLY
CLEANING FOR FLOATABLES AND DEBRIS			X	X	X	X	X	X	X	X	QUARTERLY AND AT TURNOVER
INSPECTION FOR EROSION		X	X								WEEKLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES		X									AS NEEDED* AND PRIOR TO TURNOVER
CLEAN DRIVES AND PARKING LOTS	X										WEEKLY OR AS DETERMINED BY PERMITTING AGENCY
WATER DISTURBED AREAS TO PROVIDE DUST CONTROL		ALL DISTURBED AREAS OF SITE									AS NEEDED
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY A PROFESSIONAL ENGINEER REPORTING TO THE OWNER)			X	X			X	X	X	X	ANNUALLY AND AT TURNOVER
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED		X	X			X	X	X	X	X	AS NEEDED

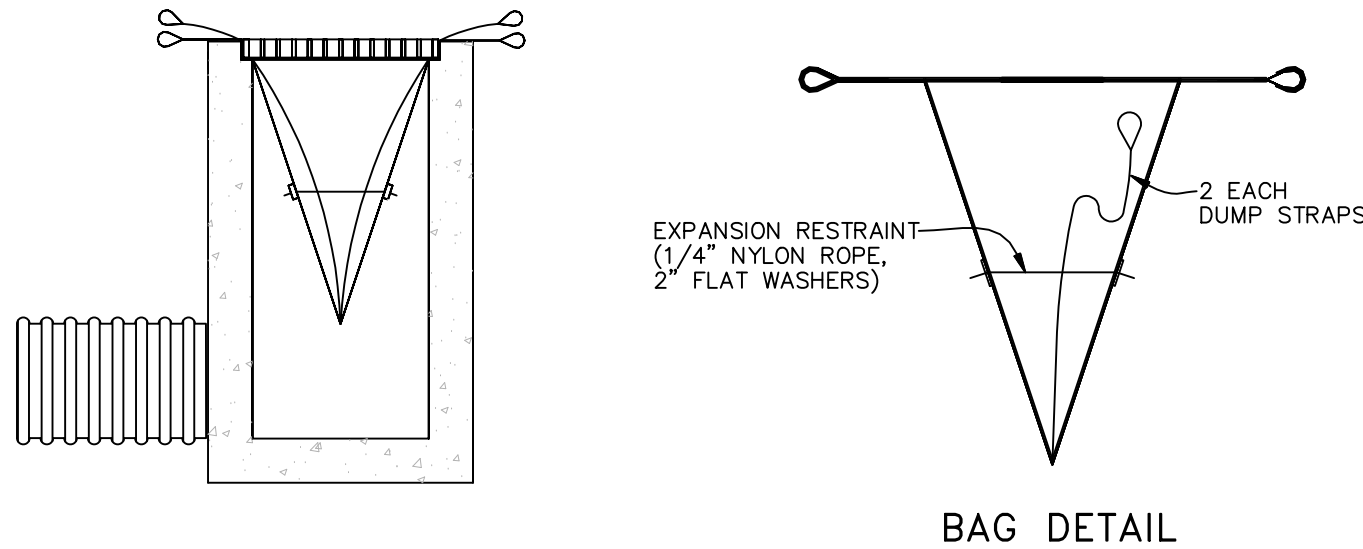
* "AS NEEDED" MEANS WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE FOOT DEPTH

LONG TERM STORM WATER MAINTENANCE PLAN & BUDGET

TO BE PERFORMED BY OWNER OR OWNER'S REP.

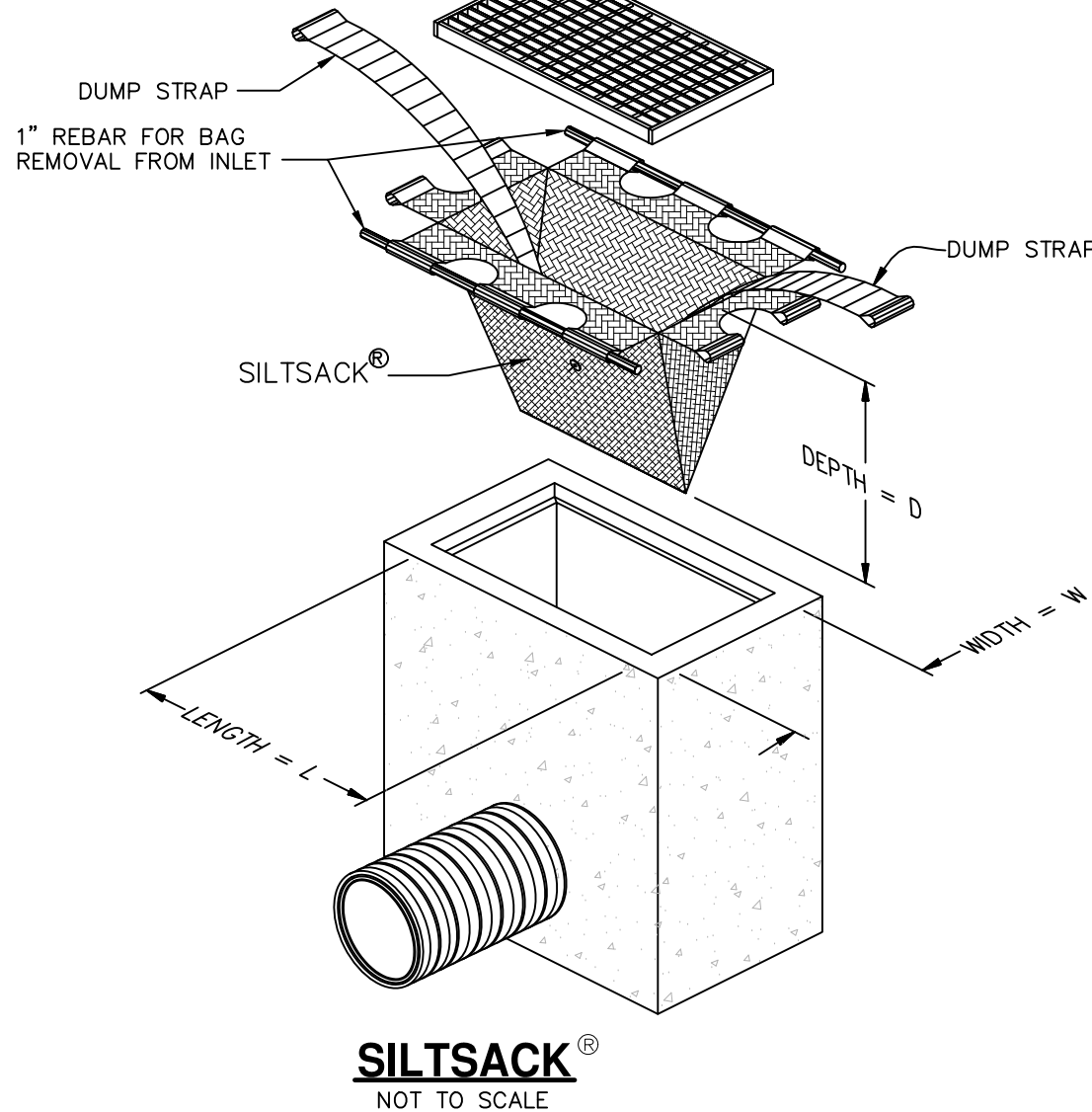
TASKS	COMPONENTS	PAVED AREAS	PERVIOUS AREAS	STORM DRAINAGE SYSTEM	CATCH BASIN SUMP	CATCH BASIN INLET COVER	OUTLET STRUCTURES	DETENTION SYSTEM	WATER QUALITY UNIT	SCHEDULE	ANNUAL COST
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X	X	X	X	X	X	SEMI-ANNUALLY/AS NEEDED*	\$100.00
REMOVAL OF SEDIMENT ACCUMULATION	X	X	X	X	X	X	X	X	X	5-10 YRS/AS NEEDED*	\$200.00
INSPECT FOR FLOATABLES AND DEBRIS			X	X	X	X	X	X	X	ANNUALLY	\$100.00
CLEANING FOR FLOATABLES AND DEBRIS			X	X	X	X	X	X	X	ANNUALLY	\$300.00
INSPECTION FOR EROSION	X									ANNUALLY/AFTER MAJOR STORMS	\$100.00
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES	X									AS NEEDED	\$300.00
CLEAN DRIVES AND PARKING LOTS	X									ANNUALLY	\$500.00
MOWING		X					X	X	X	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)			X			X	X	X	X	ANNUALLY	\$100.00
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION		X			X	X	X	X	X	AS NEEDED	\$100.00
KEEP RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AND REPORT TO PROPERTY OWNER										ANNUALLY	\$50.00
KEEP RECORDS OF ALL COSTS FOR INSPECTIONS, MAINTENANCE AND REPAIRS. REPORT TO PROPERTY OWNER										ANNUALLY	\$50.00
PROPERTY OWNER REVIEWS COST EFFECTIVENESS OF THE PREVENTATIVE MAINTENANCE PROGRAM AND MAKES NECESSARY ADJUSTMENTS										ANNUALLY	\$50.00
OWNER TO HAVE A PROFESSIONAL ENGINEER CARRY OUT EMERGENCY INSPECTIONS UPON IDENTIFICATION OF SEVERE PROBLEMS			X			X	X	X	X	AS NEEDED	\$150.00

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



BAG DETAIL

INSTALLATION DETAIL



SILTSACK®
NOT TO SCALE

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

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CAR

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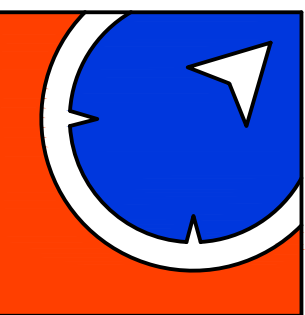
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PROJECT ARCH

NO	DATE	DESCRIPTION
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6	04/30/2018	SITE PLAN RESUBMITTAL

MIXED-USE DEVELOPMENT

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Plymouth, Michigan 48170
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800.525.0016 | www.metroca.net

JOB NO
1051-17-8388
DATE
01.24.18

SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

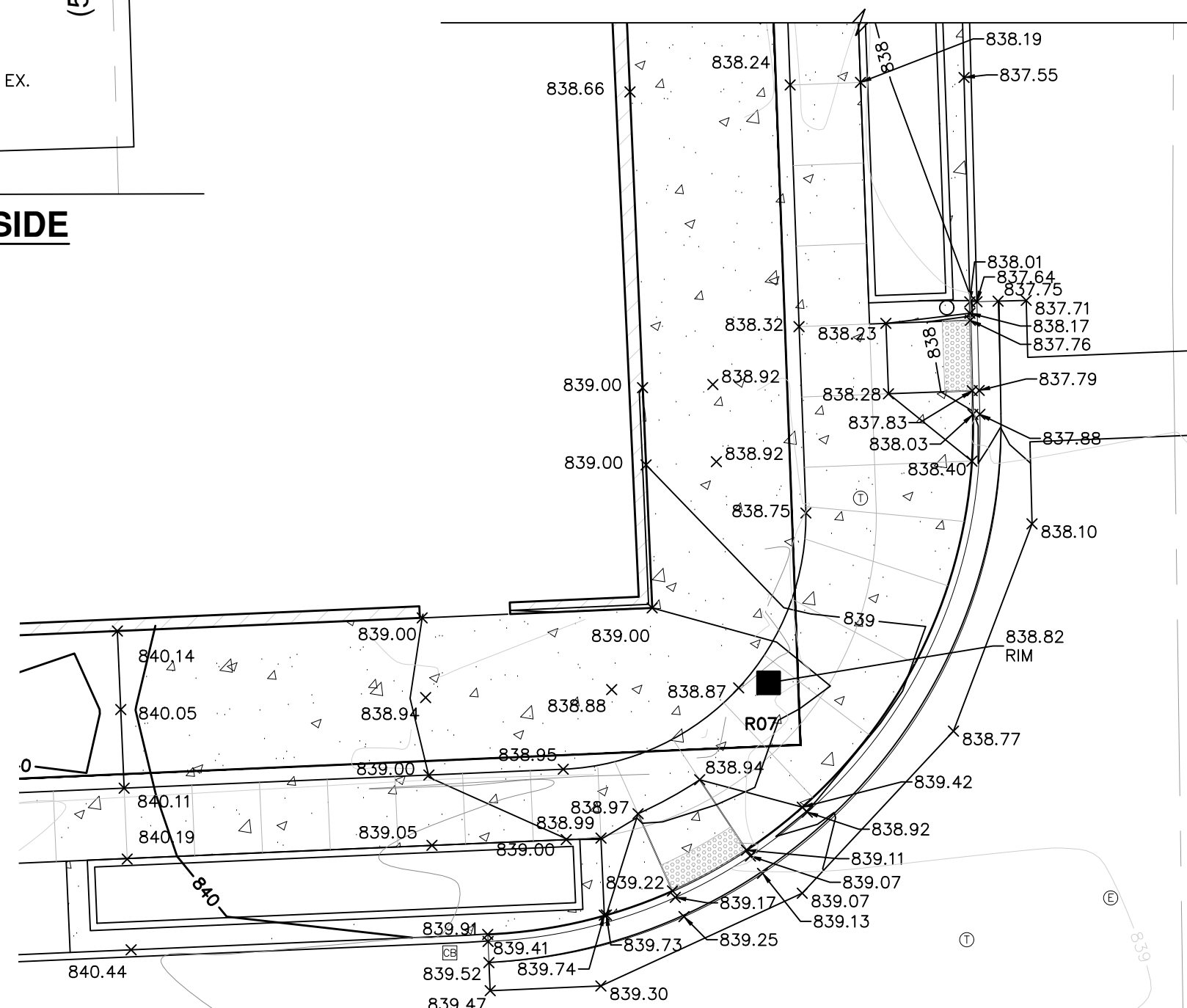
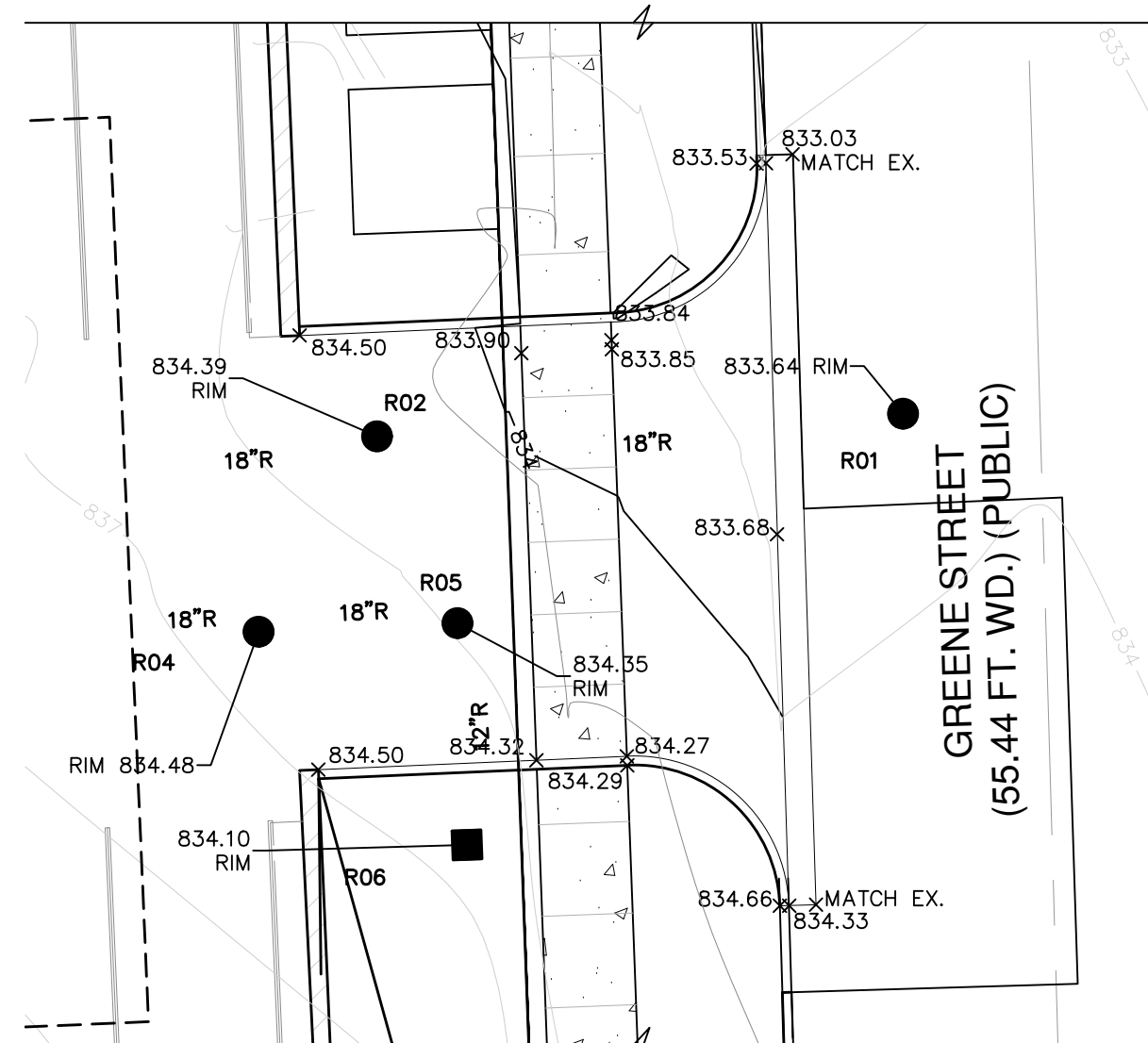
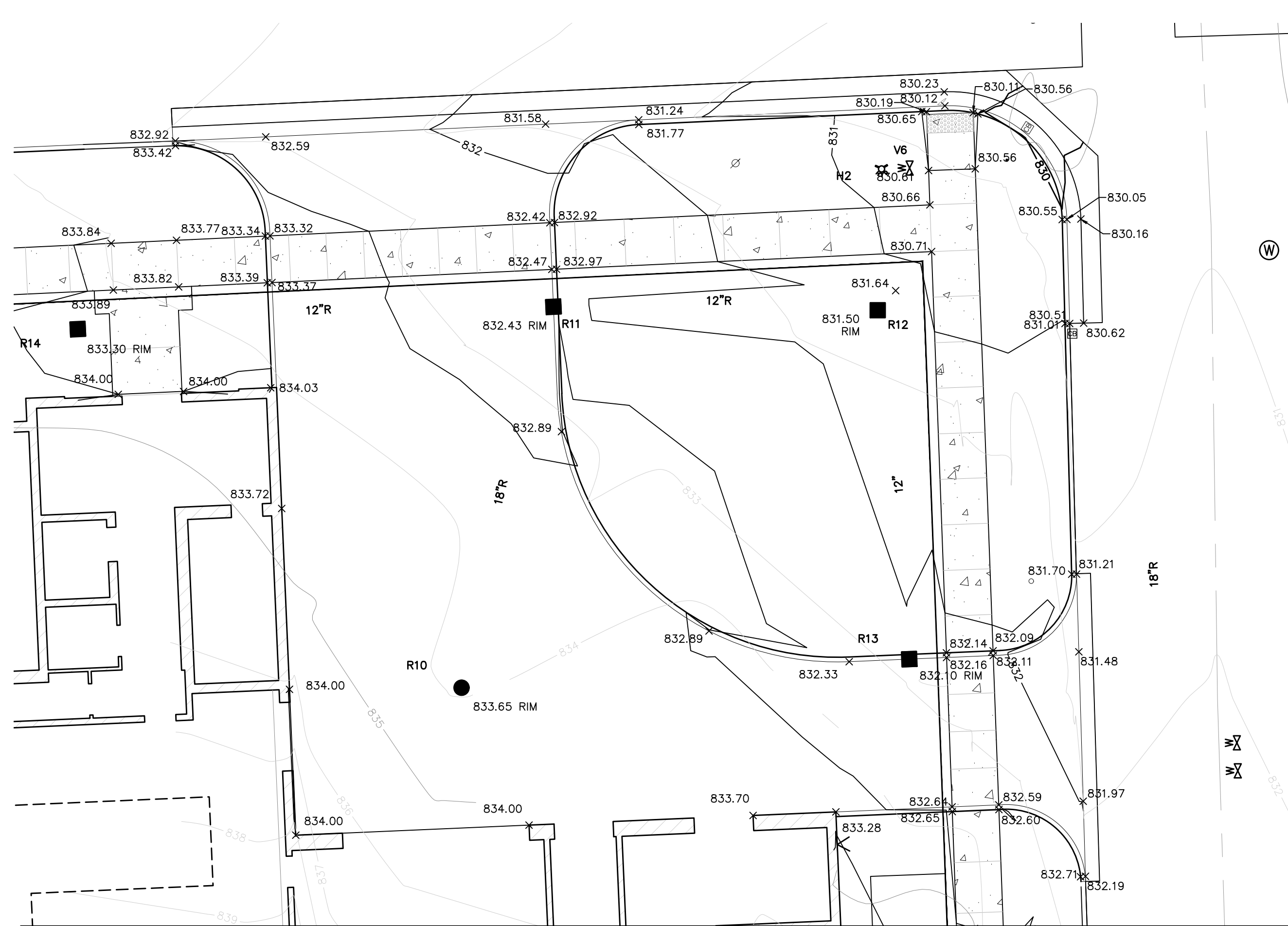
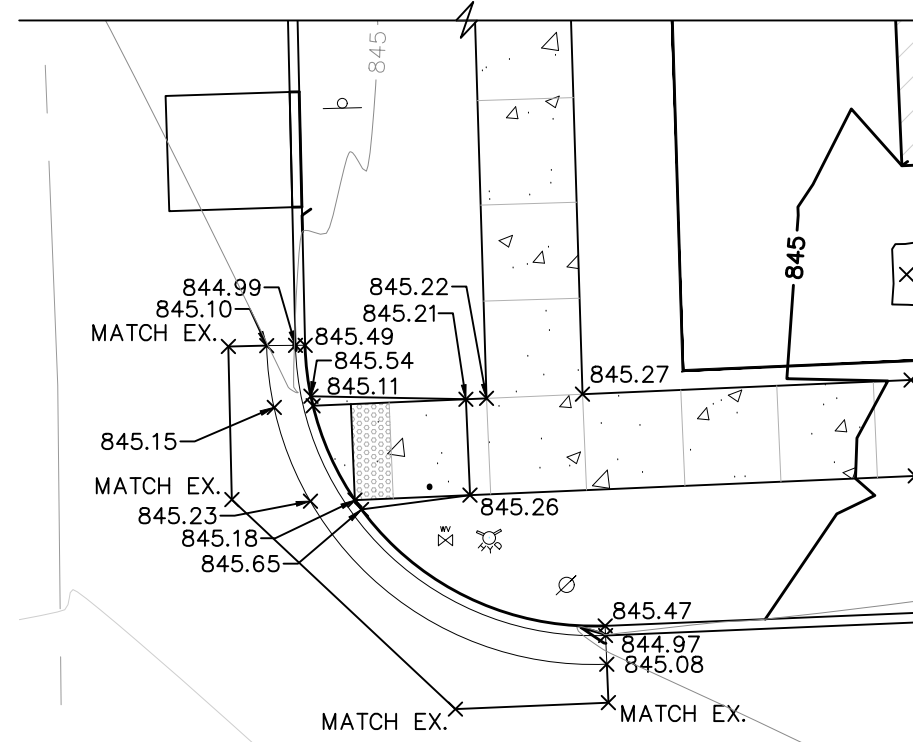
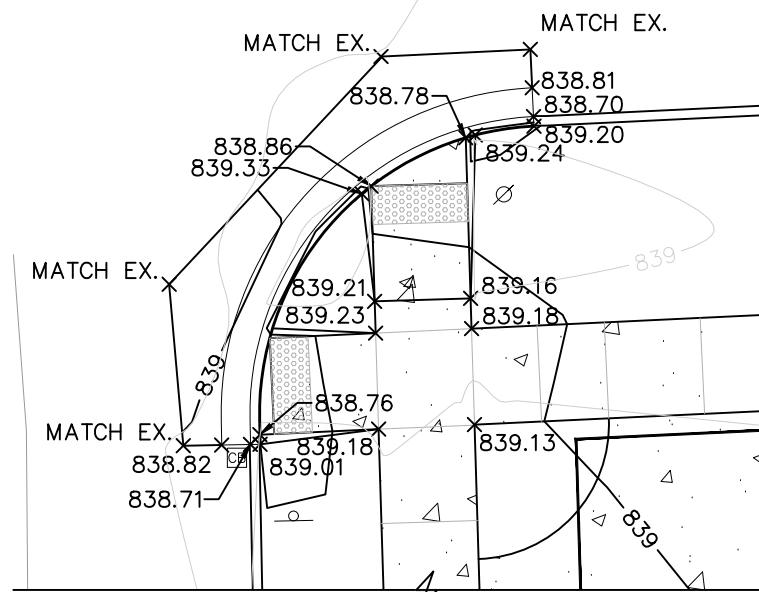
C05

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 BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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LEGEND

	EX. CONTOUR
	EX. ADJACENT PROPERTY LINE
	EX. SECTION LINE
	EX. EASEMENT LINE
	EX. CURB/PAVEMENT
	EX. FENCE
	EX. GRAVEL
	EX. GUARDRAIL
	EX. TAGGED TREE
	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
	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 MANHOLE
	EX. ELECTRIC METER
	EX. GAS METER
	EX. LIGHT POLE
	EX. UNIDENTIFIED MANHOLE
	EX. UTILITY POLE
	EX. GUY WIRE
	PR. WATER MAIN
	PR. WATER VALVE
	PR. HYDRANT
	PR. WATER VALVE IN MANHOLE
	PR. WELL
	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
	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

APPROVALS

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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

[illegible]

1

1

1

1

1

1

1

	0'	5'	10'	20'
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SCALE: 1" = 10'


MIXED-USE
DEVELOPMENT

E. HOOVER &
GREENE, ANN
ARBOR, MI

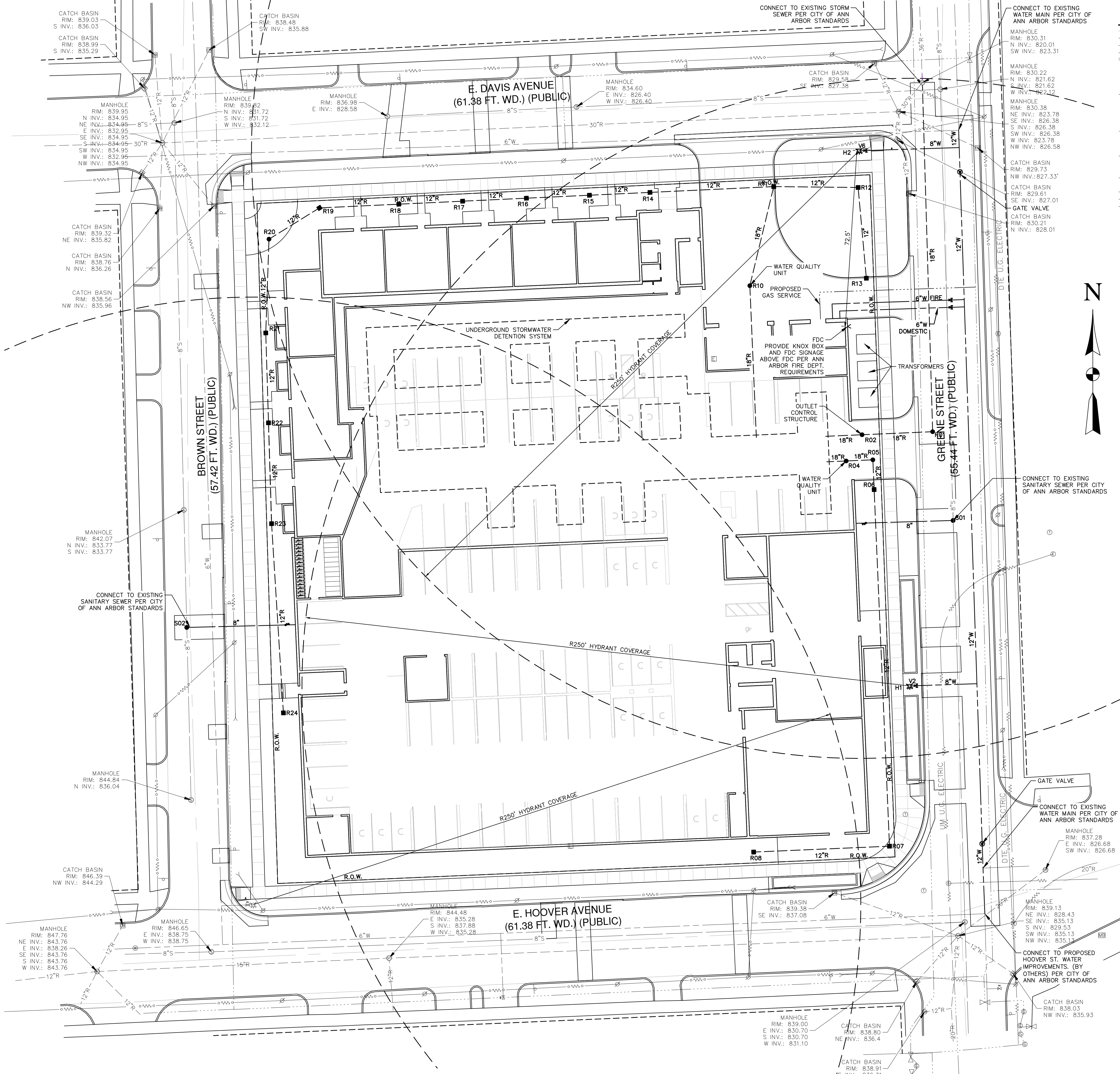


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45345 Five Mile Road
Plymouth, Michigan 48170

Relationships Reputation Results 800.525.6016 www.metroca.net	JOB NO 1051-17-838
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	DATE
	01.24.18

DETAILED
GRADING PLAN



LEGEND

EX. CONTOUR
EX. ADJACENT PROPERTY LINE
EX. SECTION LINE
EX. EASEMENT LINE
EX. CURB/PAVEMENT
EX. TAGGED TREE
EX. SIGN
EX. MAILBOX
EX. WATER MAIN
EX. WATER VALVE
EX. HYDRANT
EX. WATER MANHOLE
EX. WATER METER
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EX. LIGHT POLE
EX. UNIDENTIFIED MANHOLE
EX. GUY WIRE

PR. WATER MAIN
PR. WATER VALVE
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PR. SIDEWALK RAMP
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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 ft² of Building Space	Flow Rate For Given Use (gpd/ft or gpd/unit)	Avg. Flow (gpd) (cfs)	System Recovery Factor	Peak Flow Peaking Factor=4 (gpm) (cfs)
Existing Site					
Uses:					
Single 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		11.5 0.0257

	# of Units or ft² of	Flow Rate For Given Use	Avg. Flow (gpd) (cfs)	System Recovery Factor	Peak Flow Peaking Factor=4 (gpm) (cfs)
Proposed Project					
Uses:					
Apt. up to 600 sf gfa	84	200	16,800	0.02600	51.3 0.1144
Apt. 601 sf to 1200 sf gfa	76	275	20,900	0.03234	63.9 0.1423
Apt. > 1200 sf gfa	11	350	3,850	0.00596	11.8 0.0262
Fitness/Amenity (Spa, country club)	5,365	0.30	1,610	0.00249	4.9 0.0110
Lobby (Non-Medical Office)	2,940	0.06	176	0.00027	1.1 0.0012
Pool (Max Occupancy 13c)	13	20.00	256	0.00040	1.1 0.0017
Wet Store - Food Processing	2,460	0.15	369	0.00057	1.1 0.0025
Underground Parking	71	27.00	1,917	0.00297	5.9 0.0131
			Total Proposed Flow		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 CALCULATIONS.

**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:

- IN THE EVENT OF CONFLICT BETWEEN THESE PLANS AND THE CITY'S STANDARD NOTES, THE CITY'S STANDARDS SHALL PREVAIL.
- ALL PROPOSED UTILITY MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS, SPECIFICATIONS AND CONSTRUCTION DETAILS OF THE AUTHORITY HAVING JURISDICTION.
- REFER TO THE STANDARD DETAILS OF THE AUTHORITY HAVING JURISDICTION REGARDING UTILITY TRENCH BEDDING AND BACKFILL REQUIREMENTS.
- REFER TO THE STANDARD DETAILS OF THE AUTHORITY HAVING JURISDICTION REGARDING REQUIRED MANHOLE AND CASTING DETAILS AND TYPES.
- CONTRACTOR SHALL COORDINATE SCHEDULING AND PROCEDURES WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO PERFORMING THE PROPOSED CONNECTIONS TO THE EXISTING UTILITIES.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES SHALL BE MAINTAINED BETWEEN CROSSING UTILITIES, UNLESS OTHERWISE APPROVED.
- A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN SANITARY SEWER LINES AND POTABLE WATER LINES.
- NO CONNECTIONS TO EXISTING WATER MAINS SHALL BE MADE UNTIL AFTER THE NEW MAIN HAS SUCCESSFULLY PASSED THE BACTERIOLOGICAL AND HYDROSTATIC TESTS.
- NO CONNECTION RECEIVING STORM WATER, SURFACE WATER OR GROUND WATER SHALL BE MADE TO SANITARY SEWERS.
- 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.
- 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 COMPANY AND/OR THE CONTRACTOR.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WITHIN THE AREAS OF PROPOSED IMPROVEMENTS.
- THE CONTRACTOR SHALL CALL "MISS DIG" AT LEAST THREE BUSINESS DAYS PRIOR TO THE START OF ANY CONSTRUCTION ON THE SITE (811).
- THERE ARE NO FIRE WALLS WITHIN THE PROPOSED BUILDING.
- BOOSTER PUMPS ARE NOT PROPOSED WITHIN THE PROPOSED BUILDING.
- THE POOL BACKWASH SHALL BE PRE-TREATED ON-SITE AND DISCHARGED TO THE STORM SEWER SYSTEM.
- THE WATER SERVICE TO EXISTING BUILDINGS SHALL BE MAINTAINED DURING CONSTRUCTION OF THE NEW WATER MAIN.

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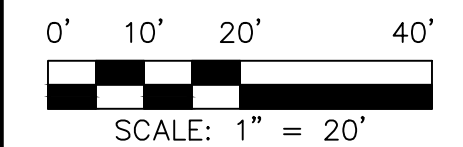
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CHECKED BY	ARW

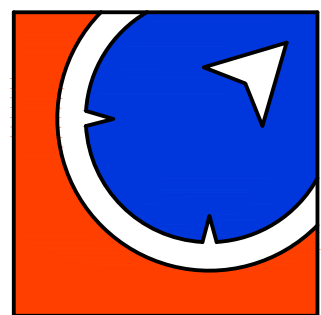
PROJECT ARCH

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	03/02/2018	SITE PLAN RESUBMITTAL
5	04/12/2018	SITE PLAN RESUBMITTAL
6	04/30/2018	SITE PLAN RESUBMITTAL



MIXED-USE DEVELOPMENT

E. HOOVER & GREENE, ANN ARBOR, MI

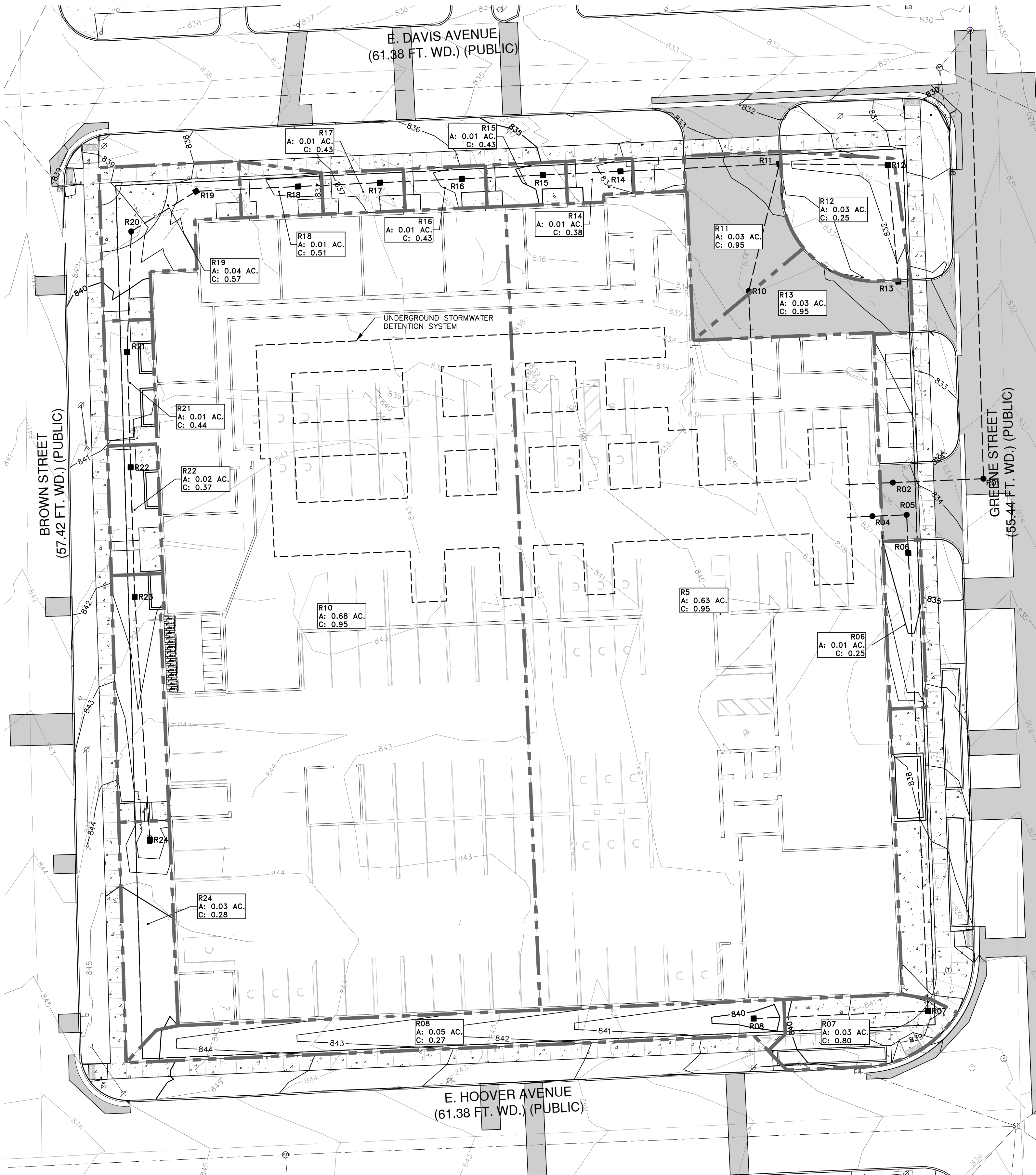


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Plymouth, Michigan 48170
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800.555.0016 www.metroca.net

JOB NO 1051-17-8388
DATE 01.24.18

UTILITY PLAN

C08



LEGEND

EX. CONTOUR	EX. ADJACENT PROPERTY LINE
EX. SECTION LINE	EX. EASEMENT LINE
EX. CURB/PAVEMENT	EX. FENCE
EX. GRAVEL	EX. GUARDRAIL
EX. TAGGED TREE	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	EX. SANITARY SEWER
EX. SANITARY MANHOLE	EX. SANITARY CLEANOUT
EX. UNDERGROUND GAS	EX. GAS VALVE
EX. OVERHEAD ELECTRIC	EX. UNDERGROUND CABLE
EX. UNDERGROUND CABLE	EX. TELEPHONE MANHOLE
EX. ELECTRIC MANHOLE	EX. ELECTRIC METER
EX. GAS METER	EX. LIGHT POLE
EX. UNIDENTIFIED MANHOLE	EX. UTILITY POLE
EX. GUY WIRE	PR. WATER MAIN
PR. WATER VALVE	PR. HYDRANT
PR. WATER VALVE IN MANHOLE	PR. WELL
PR. REDUCER	PR. STORM SEWER
PR. STORM INLET/CATCH BASIN	PR. STORM MANHOLE
PR. STORM END SECTION	PR. SANITARY SEWER
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PR. UTILITY CROSSING LOCATION	PR. UNDERGROUND GAS
PR. GAS VALVE	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

Section VIII: Appendix

Part I ENGINEER'S CERTIFICATE OF OUTLET

Date: 3/27/2018

Development Name: 151 E. HOOPER ST.

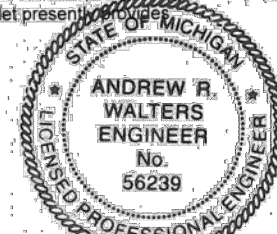
City, Village or Township of: ANN ARBOR

Section: 3.2

Washenaw County Michigan

I hereby certify that the existing drain is the only reasonably achievable stormwater outlet for the proposed stormwater management system and that the existing drain has sufficient capacity to serve as an adequate outlet for the proposed system, without detriment to or diminution of the drainage serve that the existing outlet preserve.

Andrew R. Walters
Registered Professional Engineer



NOTE: The engineer's certificate must be stamped with the engineer's seal.
The certificate submitted must be the original.
The engineer's certificate should be accompanied by supporting calculations and documents.

INDIVIDUAL INLET C-FACTOR CALCULATIONS



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 Structure	Total Area (sf)	Pervious Area (sf)	Impervious Area (sf)	Σ (C x A)	Area (Ac)	Weighted C
1	0	0	0	0	0.00	0.00
2	0	0	0	0	0.00	0.00
4	0	0	0	0	0.00	0.00
5	27363	0	27363	25995	0.63	0.95
6	638	638	0	160	0.01	0.25
7	1099	232	867	882	0.03	0.80
8	2319	2244	75	632	0.05	0.27
10	29520	0	29520	28044	0.68	0.95
11	1505	0	1505	1430	0.03	0.95
12	1366	1366	0	342	0.03	0.25
13	1160	0	1160	1102	0.03	0.95
14	267	216	51	102	0.01	0.38
15	348	259	89	149	0.01	0.43
16	352	262	90	151	0.01	0.43
17	350	260	90	151	0.01	0.43
18	412	257	155	212	0.01	0.51
19	1534	828	706	878	0.04	0.57
20	0	0	0	0	0.00	0.00
21	630	463	167	274	0.01	0.44
22	672	553	119	251	0.02	0.37
23	1256	1145	111	392	0.03	0.31
24	1158	1108	50	325	0.03	0.28
	71948.99			61469.85	1.65	0.85

ON-SITE STORM SEWER CONVEYANCE SYSTEM DESIGN

Project: Hoover-Greene Apartments
Date: March 27, 2018
Revision: 0

Community: Ann Arbor
County: Washtenaw

$$I = \frac{B}{(T+D)^{0.5}} \times E \quad B = 175.0 \quad D = 25.0 \quad E = 1$$

C = varies
T = 15 (min.)

FROM MH INPUT	TO MH	INCRE- MENT ACRES (A)	C	EQUIV. AREA 100% ACRES CA	TOTAL AREA 100% ACRES SUM CA	T TIME (MIN.)	I (IN PER HOUR)	Q=CIA C.F.S. FLOW	CAPAC- ITY OF SEWER (C.F.S.)	DIAM. OF PIPE (IN.)	LENGTH OF LINE (FT.)	SLOPE OF PIPE (%)	MIN HG BASED ON "Q" (%)	HG FOR 2.5 FPS GIVEN "Q" (%)	ACTUAL HG (%)	VEL. FLOW FULL (FT./ SEC.)	TIME OF FLOW (MIN.)	H.G.L. ELEV. UPPER END	H.G.L. ELEV. LOWER END	GROUND ELEV. UPPER END	GROUND ELEV. LOWER END	INVERT ELEV. UPPER END	INVERT ELEV. LOWER END	
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	0.25	0.01	0.03	15.20	4.35	0.14	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	
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	28	2.50	0.00	0.30	0.30	7.2	0.1	832.15	832.07	836.50	835.15	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	835.15	833.55	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	
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	0.01	0.25	0.00	0.04	15.40	4.33	0.17	5.63	12	12	2.50	0.00	0.30	0.30	7.2	0.0	830.21	830.17	834.10	834.35	829.68	829.37	
R5	R4	0.63	0.95	0.60	0.64	15.40	4.33	2.75	16.61	18	11	2.50	0.07	0.18	0.18	9.4	0.0	829.92	829.90	834.35	834.48	829.97	829.70	
R4	DET	0.00	0.00	0.00	0.64	15.40	4.33	2.75	16.61	18	8	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	0.00	1.41	15.00	4.38	6.17	6.83	12	15	3.67	3.00	3.00	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	3.00	3.00	8.7	0.1	826.56	826.68	834.39	833.64	825.95	824.88	
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	

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, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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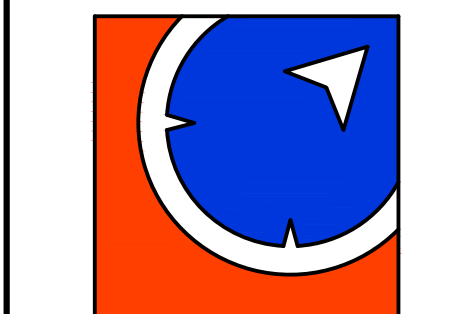
CHECKED BY ARW

PROJECT ARCH

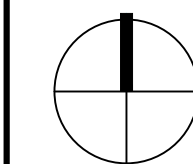
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3	03/02/2018	SITE PLAN RESUBMITTAL
4	03/30/2018	SITE PLAN RESUBMITTAL
5	04/12/2018	SITE PLAN RESUBMITTAL
6	04/30/2018	SITE PLAN RESUBMITTAL

MIXED-USE DEVELOPMENT

E. HOOVER &
GREENE, ANN
ARBOR, MI



METRO CONSULTING ASSOCIATES
43545 Five Mile Road
Plymouth, Michigan 48170
Relationships | Reputation | Results
800.525.0016 www.metroca.net



JOB NO

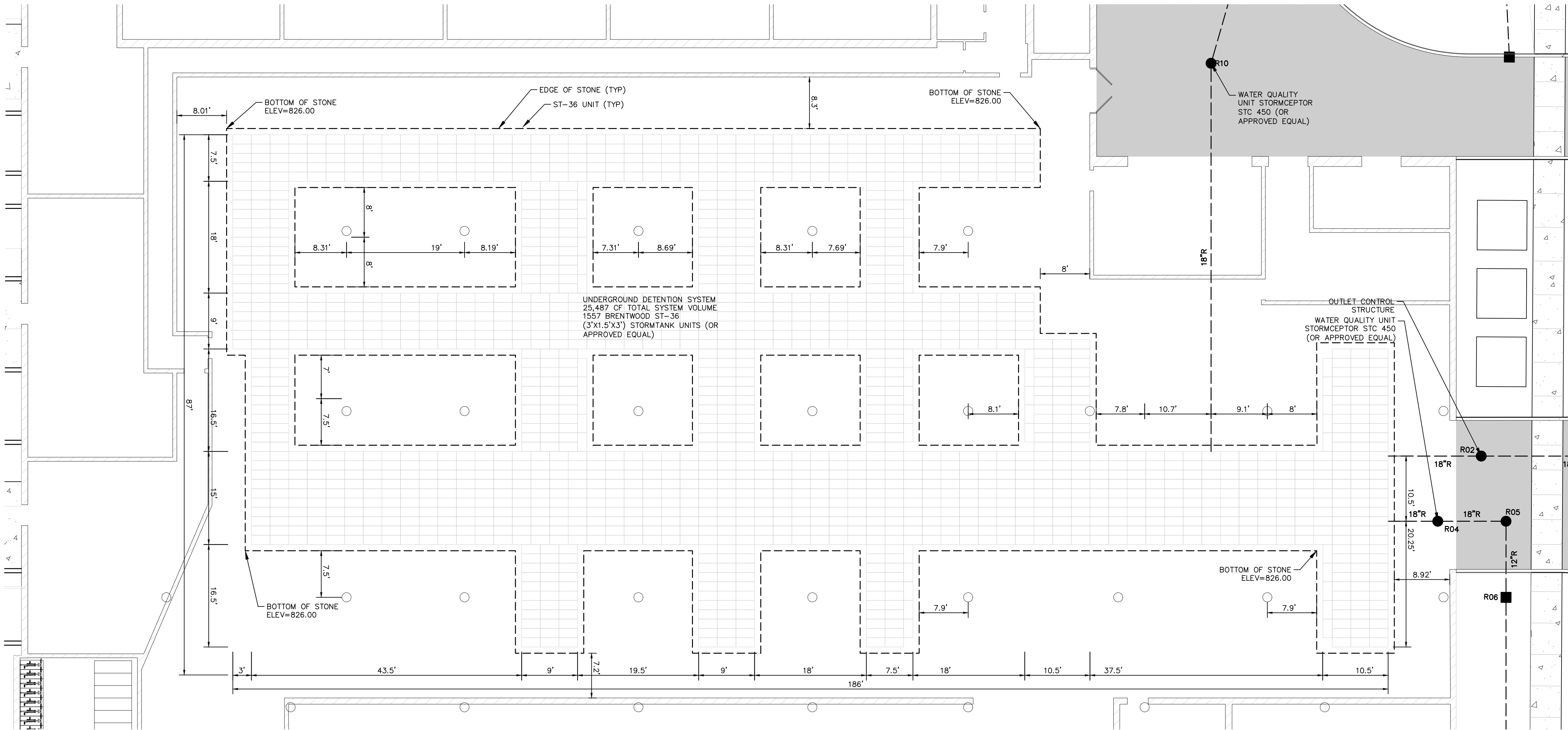
1051-17-8388

DATE

01.24.18

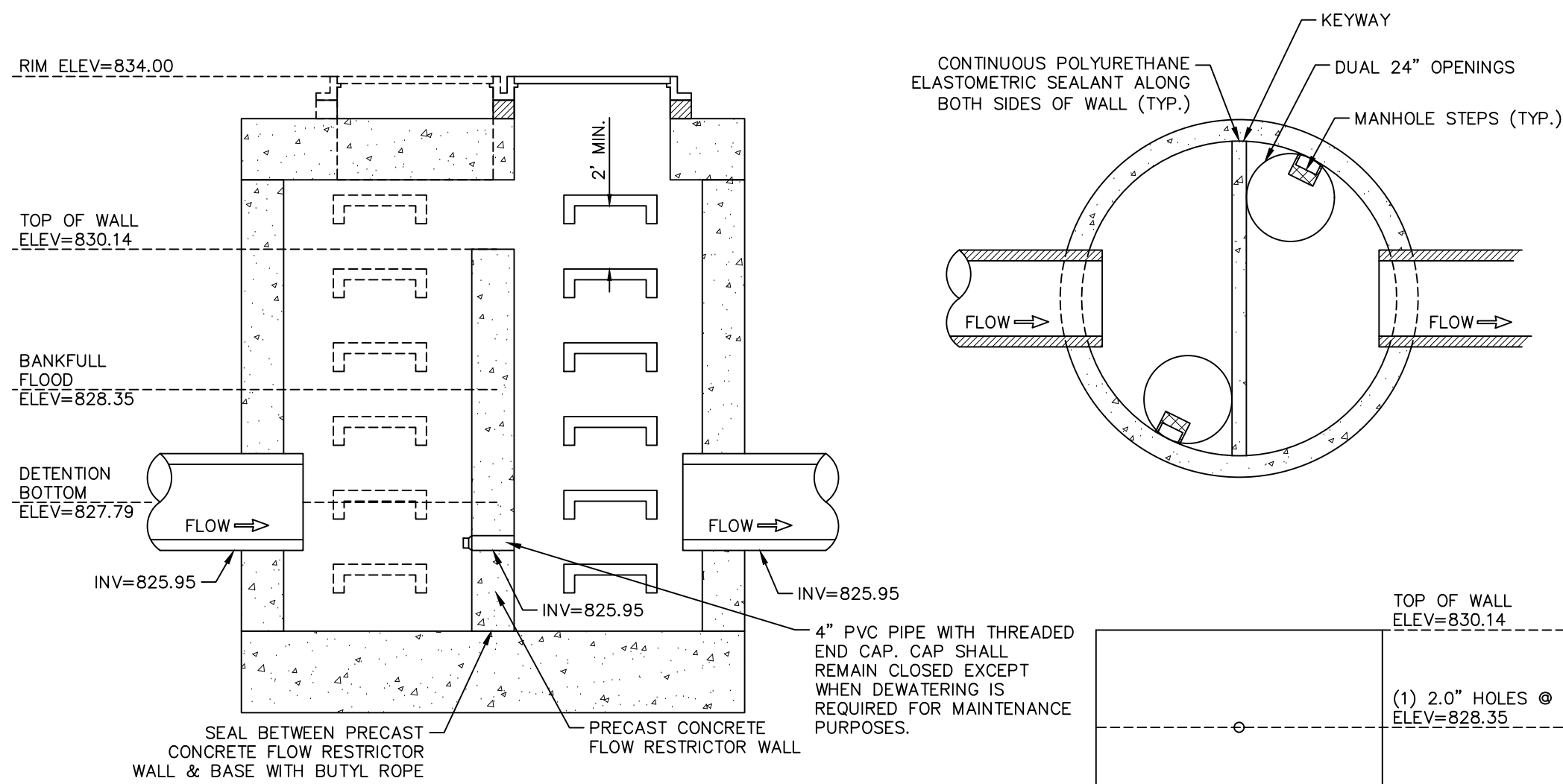
STORM WATER
MANAGEMENT
PLAN

C09



UNDERGROUND DETENTION PLAN

SCALE: 1" = 10'

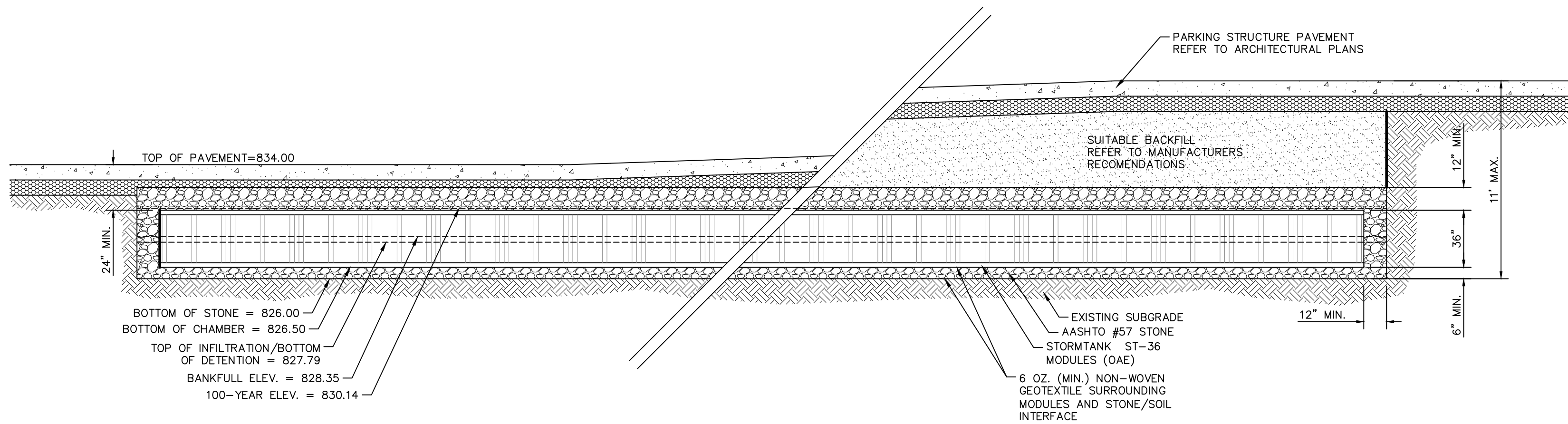
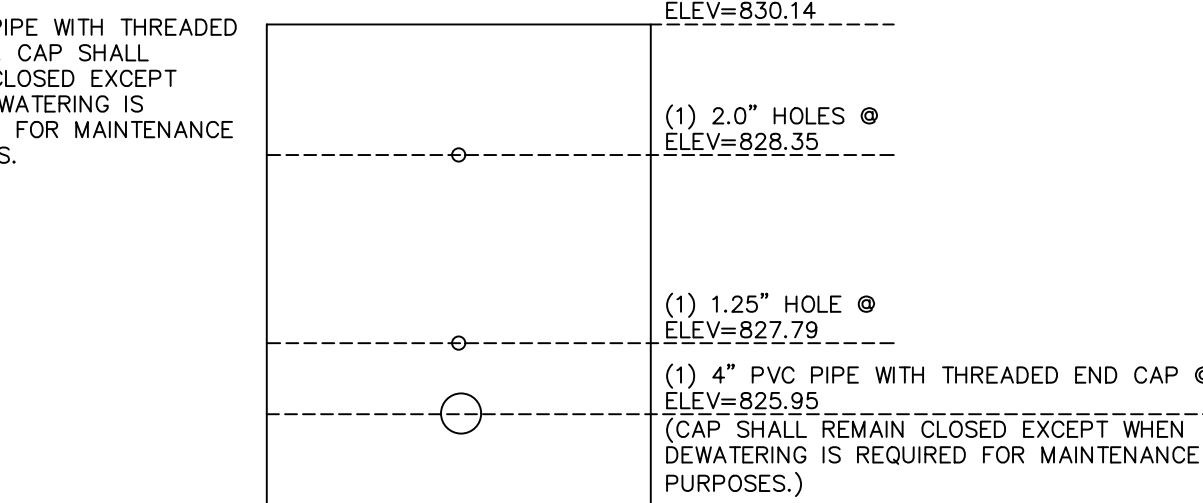
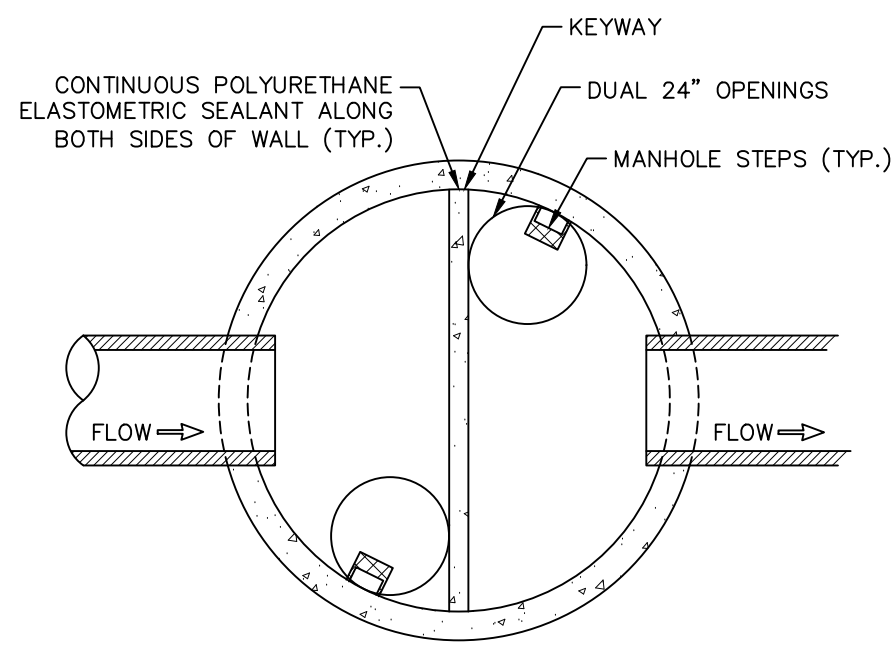


SECTION "A-A"

- THIS TYPE OF FLOW RESTRICTOR STRUCTURE TO BE USED ONLY WITH UNDERGROUND DETENTION SYSTEMS.
- THE PRECAST REINFORCED FLOW RESTRICTOR STRUCTURE SHALL BE MANUFACTURED PER ASTM C-478 SPECIFICATIONS AND MEETING HS20 LOADING REQUIREMENTS
- CONTRACTOR TO PROVIDE SHOP DRAWING, INCLUDING REINFORCEMENT, PRIOR TO CONSTRUCTION.

OUTLET CONTROL STRUCTURE

NOT TO SCALE



UNDERGROUND DETENTION SECTION

NOT TO SCALE

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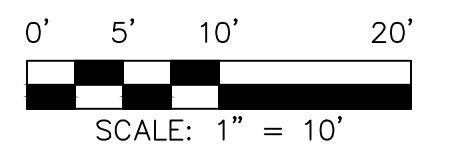
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

DRAWN BY CAR

CHECKED BY ARW

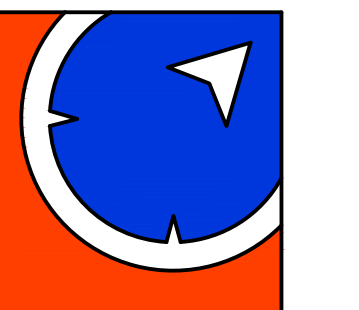
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3	03/02/2018	SITE PLAN RESUBMITTAL
4	03/30/2018	SITE PLAN RESUBMITTAL
5	04/12/2018	SITE PLAN RESUBMITTAL
6	04/30/2018	SITE PLAN RESUBMITTAL



MIXED-USE DEVELOPMENT

E. HOOVER & GREENE, ANN ARBOR, MI



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43345 Five Mile Road
Plymouth, Michigan 48170
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JOB NO 1051-17-8388
DATE 01.24.18

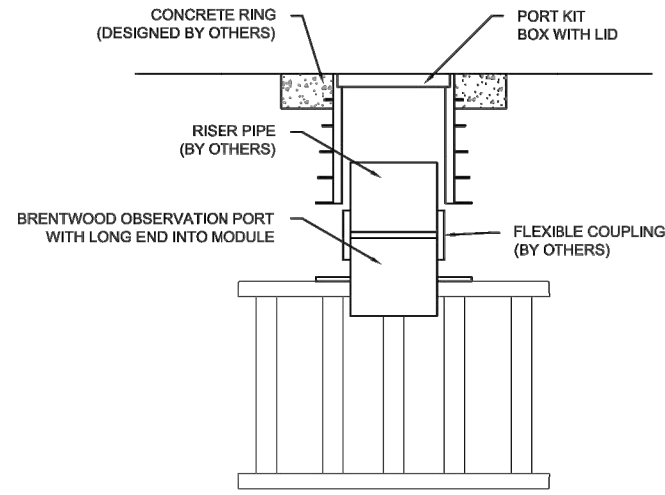
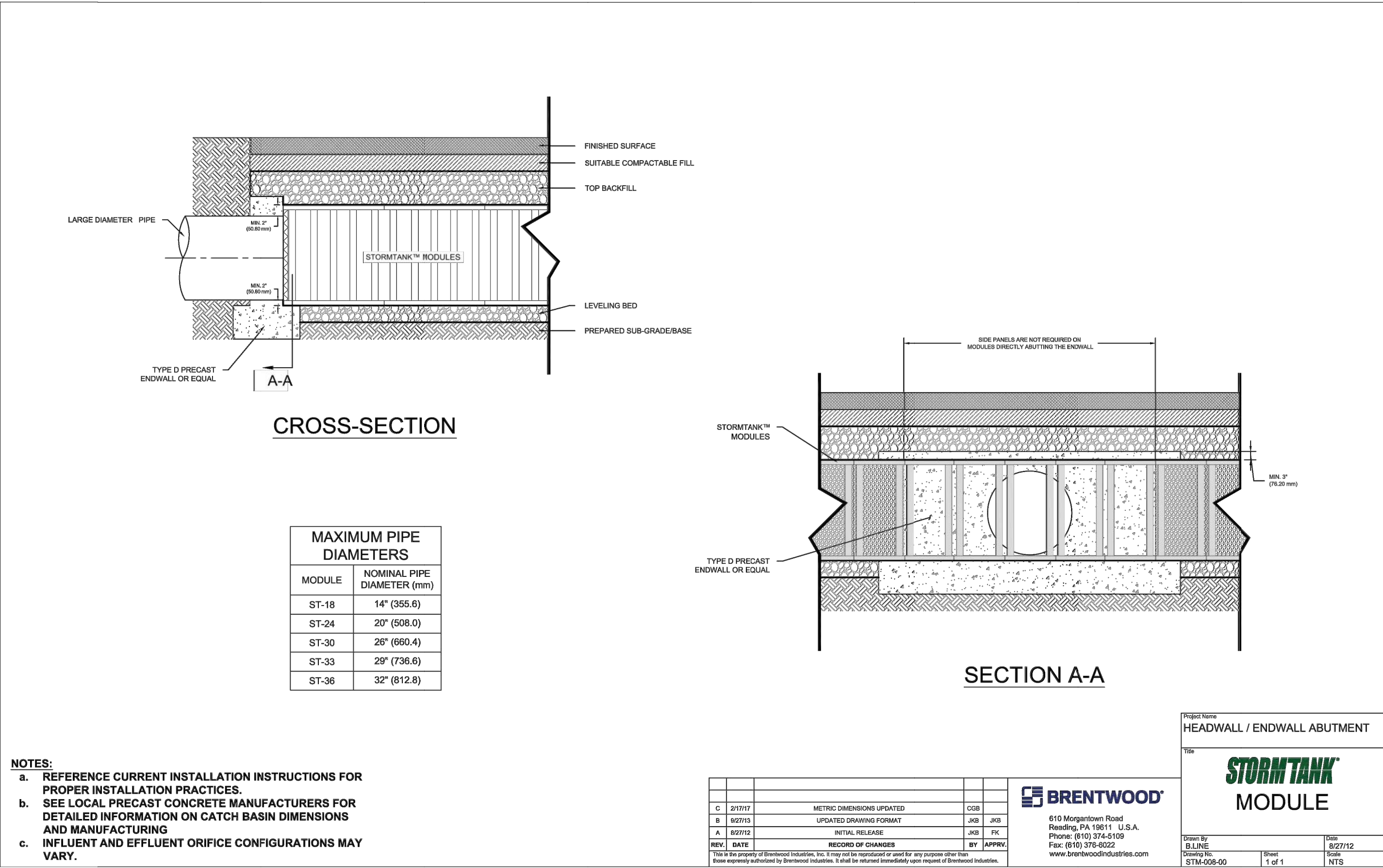
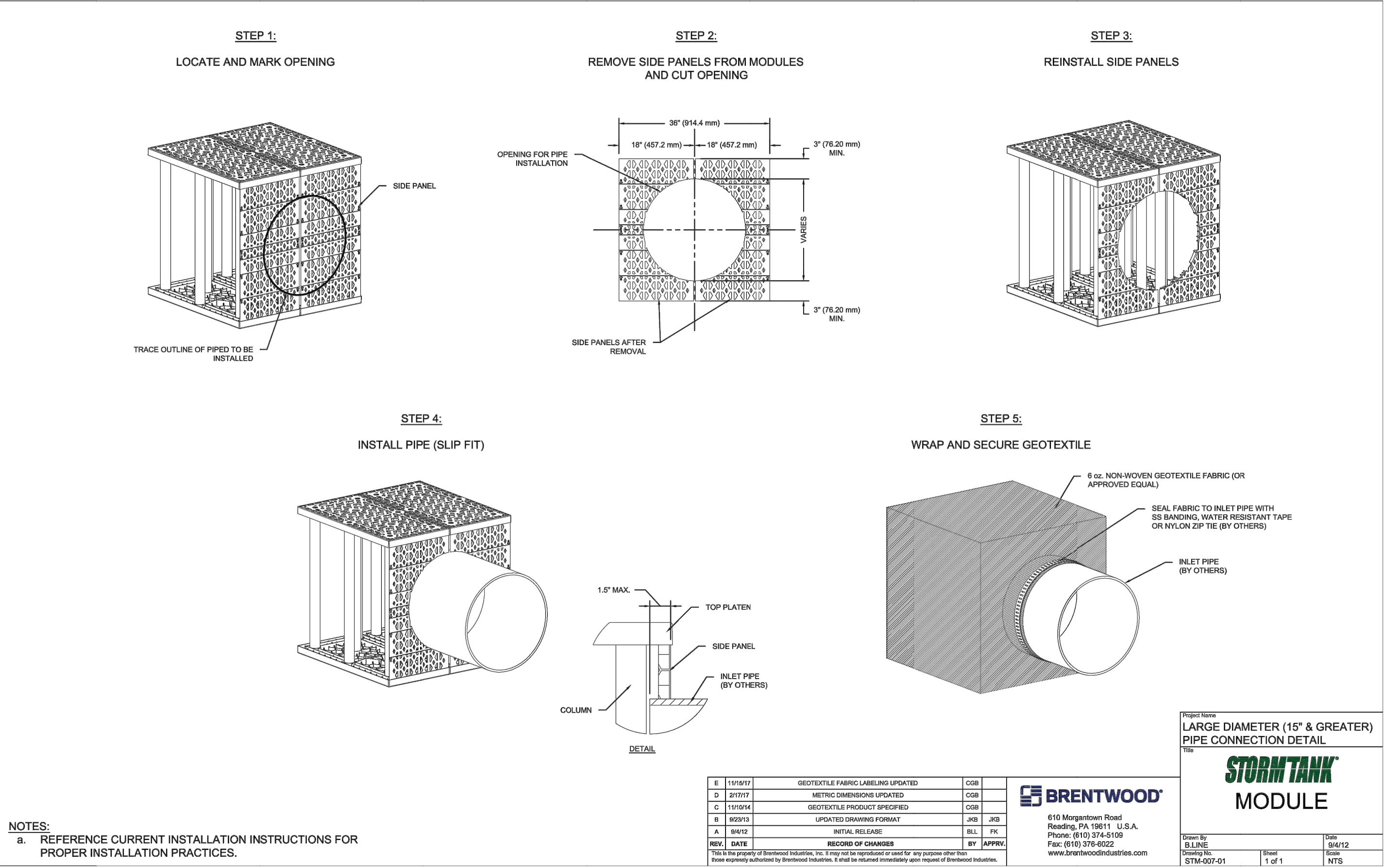
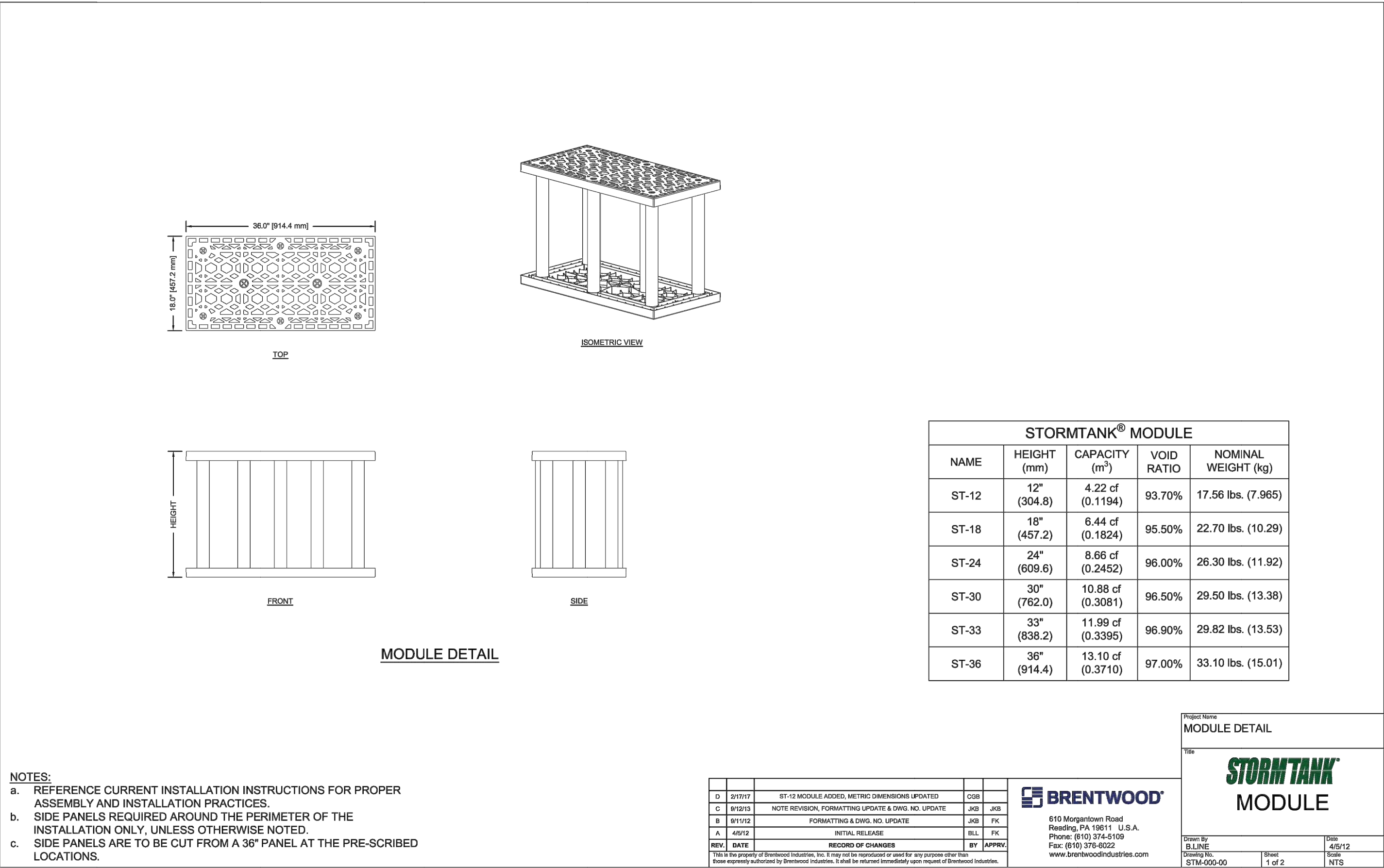
C11

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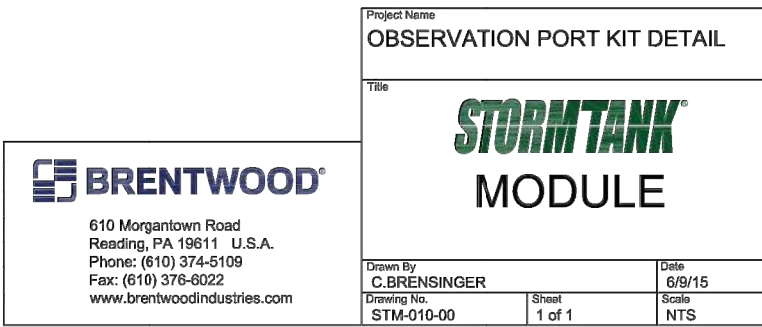
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SINGLE STACK OBSERVATION PORT DETAIL



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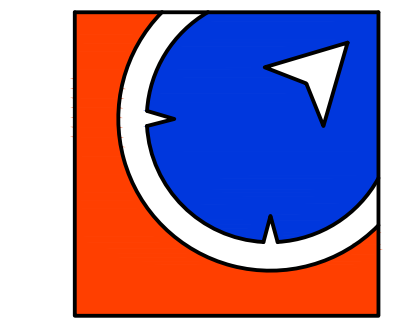
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5	04/12/08	SITE PLAN RESUBMITTAL
6	04/30/08	SITE PLAN RESUBMITTAL



MIXED-USE DEVELOPMENT

E. HOOVER & GREENE, ANN ARBOR, MI

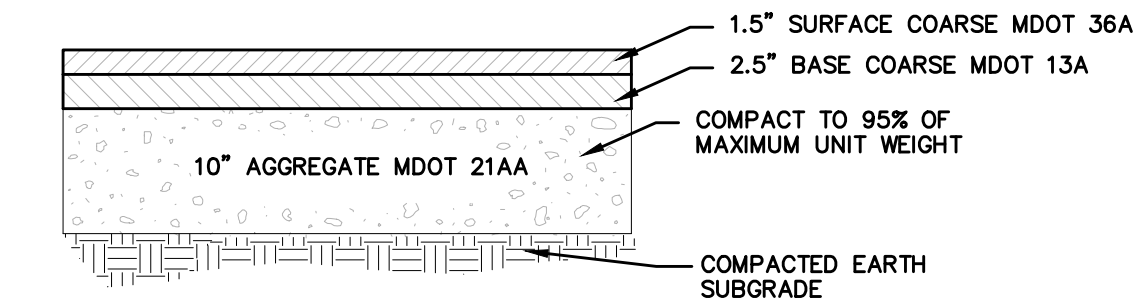


43345 Five Mile Road
Plymouth, Michigan 48170
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800.525.9016 www.metroc.net

JOB NO: 1051-17-8388
DATE: 01.24.18

UNDERGROUND DETENTION DETAILS

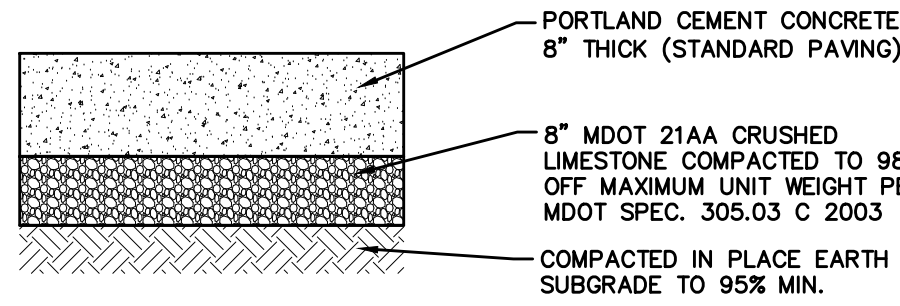
C12



NOTE:
CONTRACTOR SHALL MATCH THE EXISTING
PAVEMENT SECTION OR PROVIDE THE FOLLOWING
PAVEMENT CROSS-SECTION, WHICHEVER IS GREATER.

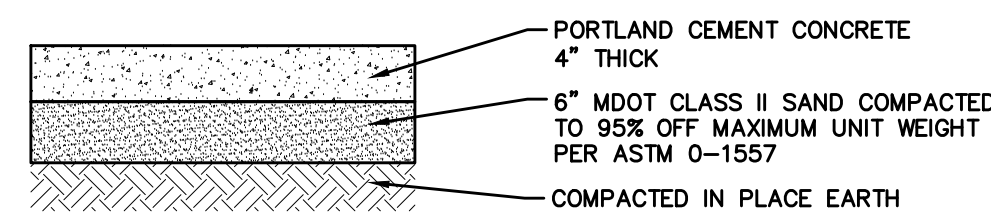
TYPICAL PAVEMENT DETAIL

NOT TO SCALE



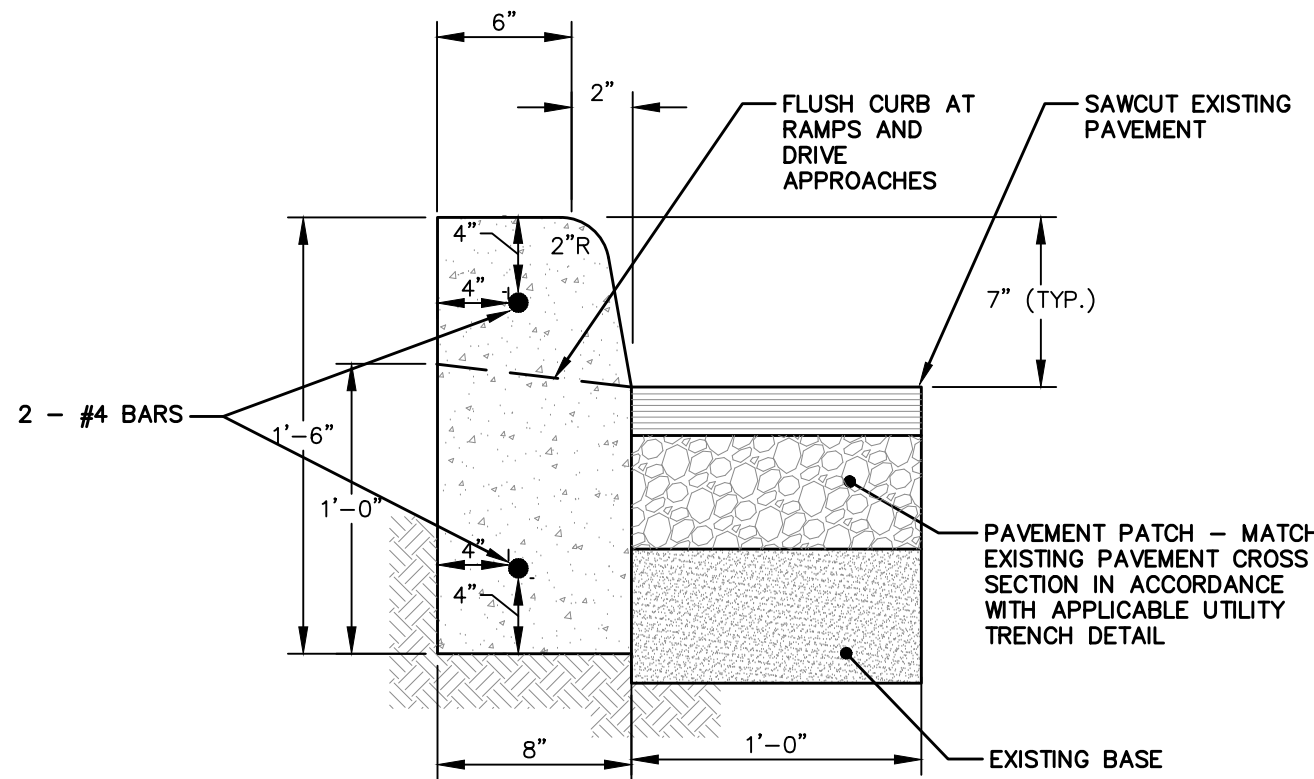
STANDARD CONCRETE PAVEMENT

NOT TO SCALE



SIDEWALK CONCRETE DETAIL

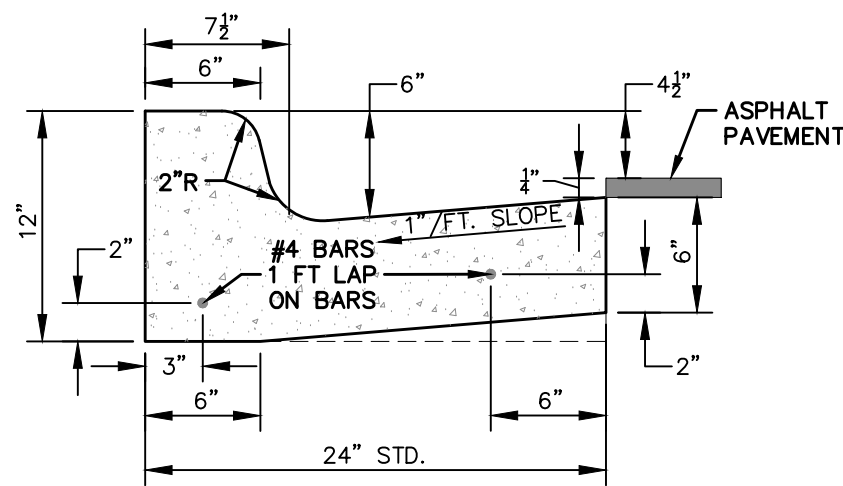
NOT TO SCALE



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

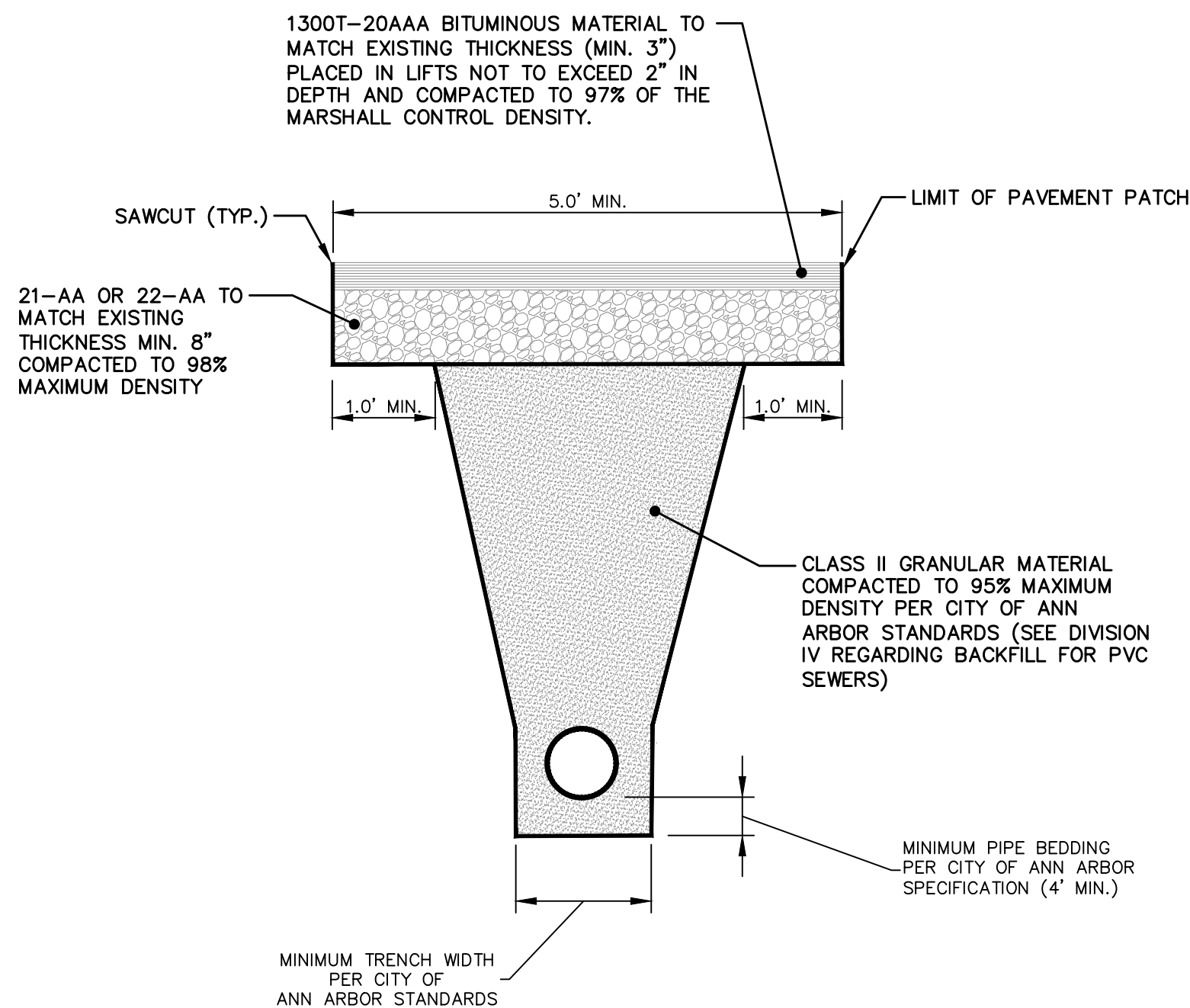
DDA CONCRETE CURB- SECTION SD-R-14

NOT TO SCALE



BARRIER CURB AND GUTTER SD-R-1

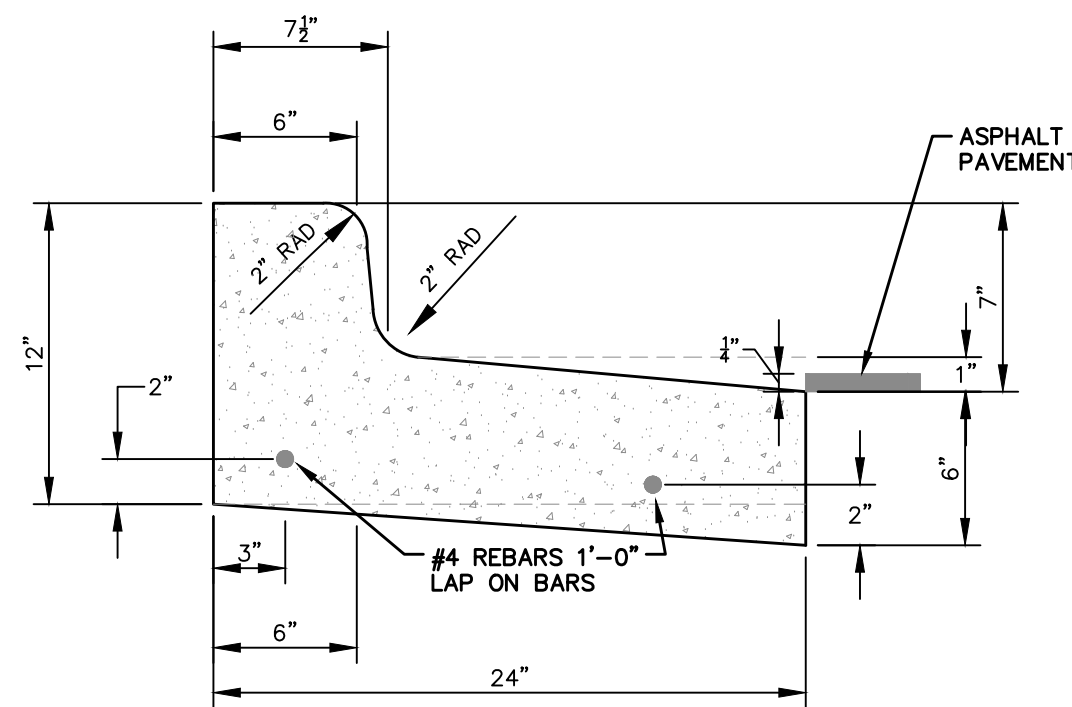
NOT TO SCALE



- NOTES:
- DENSITY TESTING PER CITY ANN ARBOR SPECIFICATION
 - TRENCH DETAILS SHOW TYPE OF BACKFILL AND SURFACE RESTORATION ONLY
 - ALL TRENCHING TO CONFORM TO ALL APPLICABLE M.I.O.S.H.A. STANDARDS

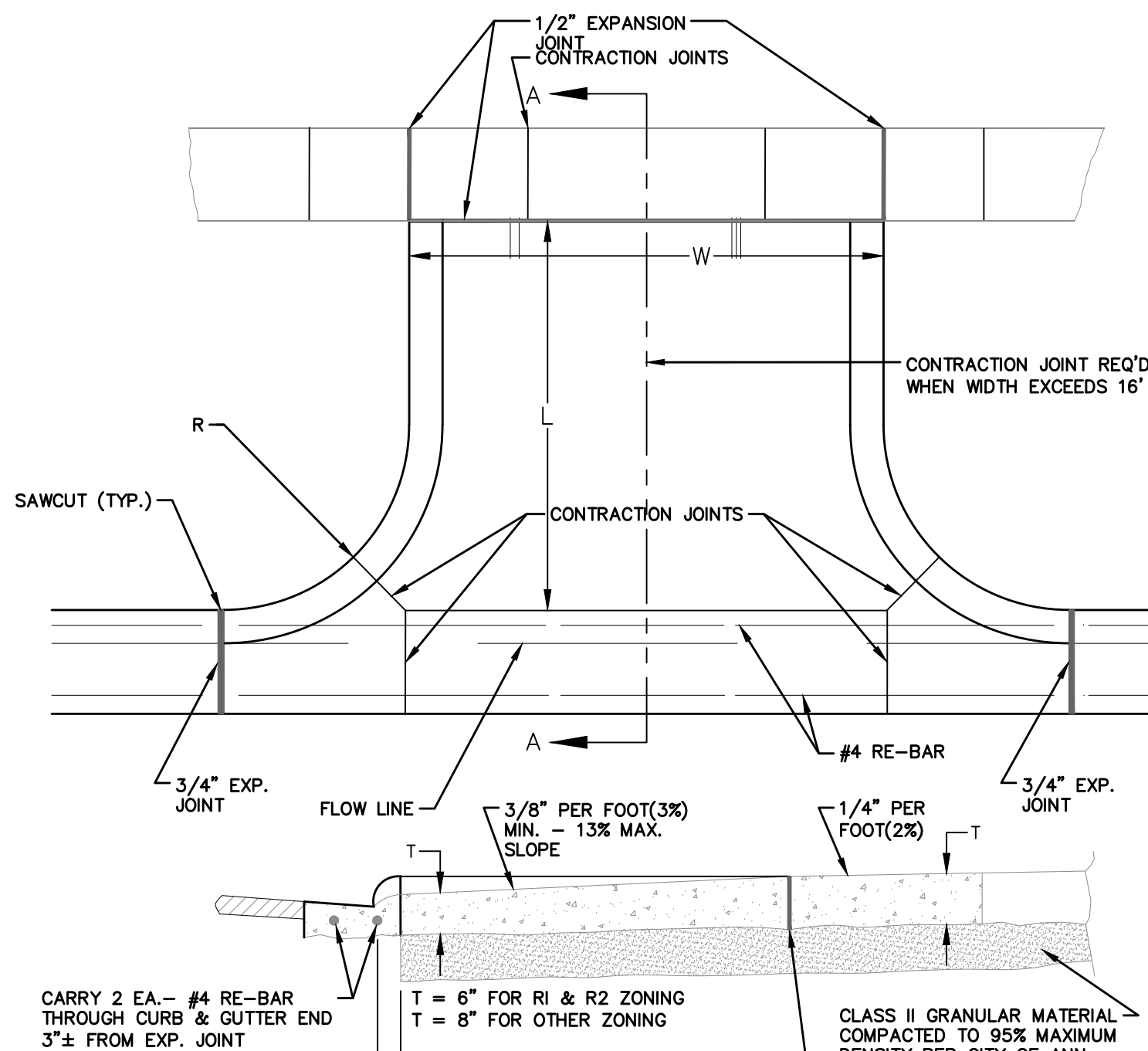
UTILITY TRENCH-TYPE I SD-TD-1 (UNDER BITUMINOUS SURFACE)

NOT TO SCALE



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

NOT TO SCALE



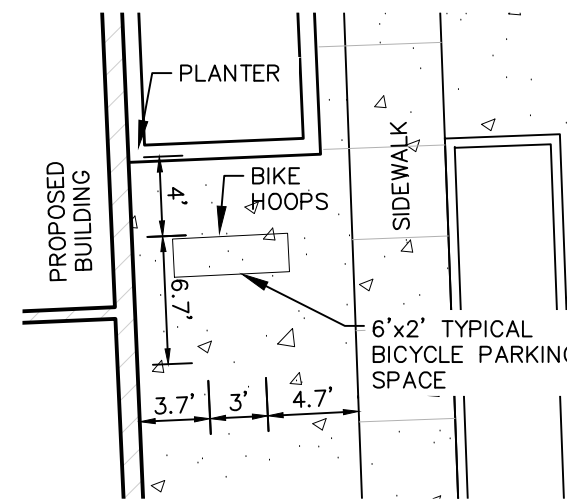
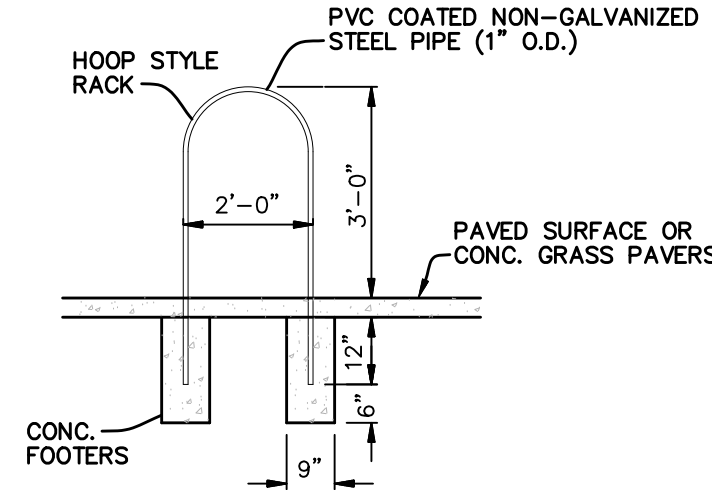
MEASUREMENT OF AREA
W x L = AREA

NOTE:

- DRIVE APPROACH TO BE CLASS 'A' CONCRETE.
- R(RADIUS) AND W(DRIVE WIDTH) AS REQUIRED FOR ZONING BY CITY CODE
- 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

NOT TO SCALE



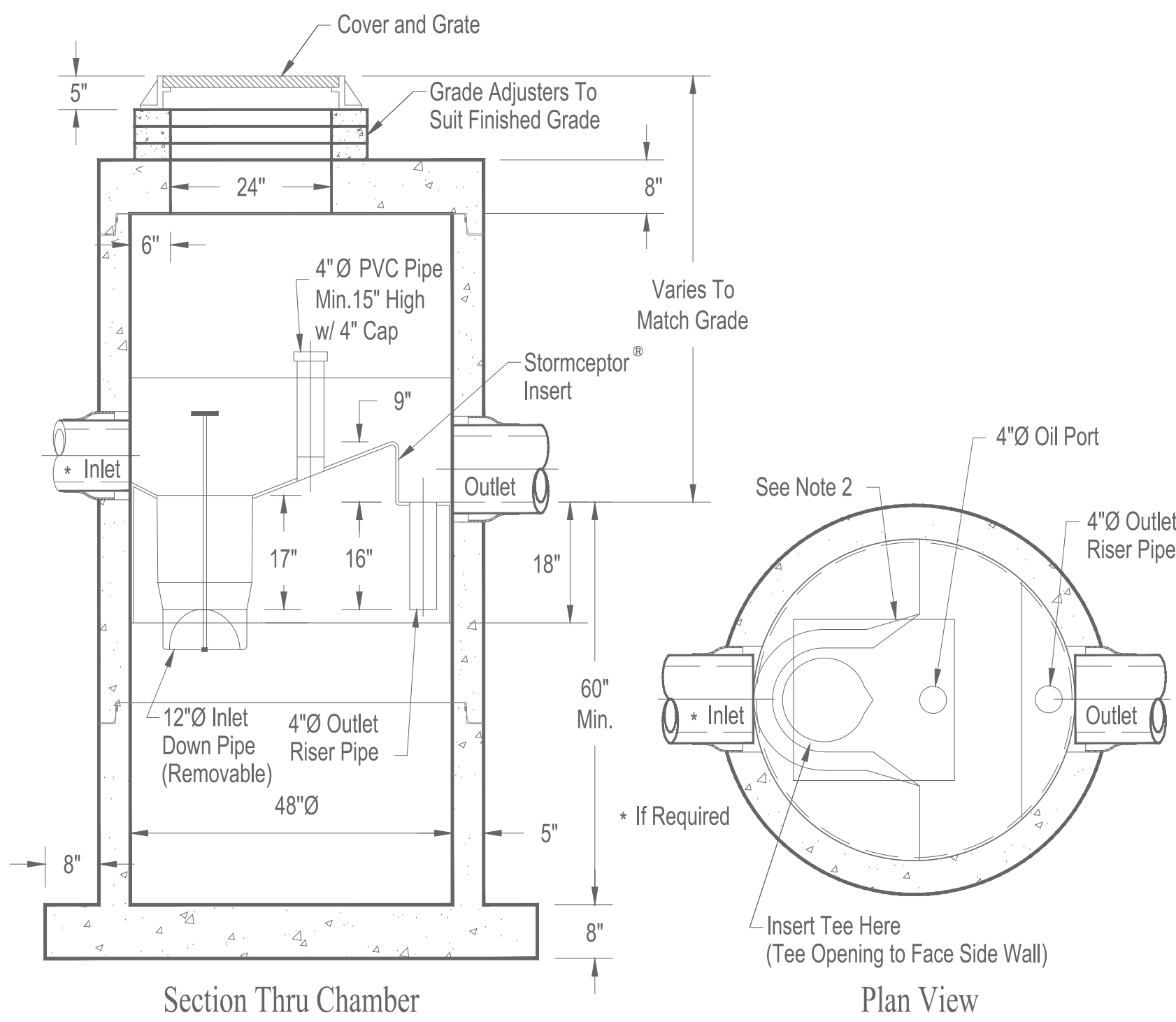
BIKE RACK DETAIL

NOT TO SCALE



Concrete Pipe Division

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



Notes:

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

Rinker 027

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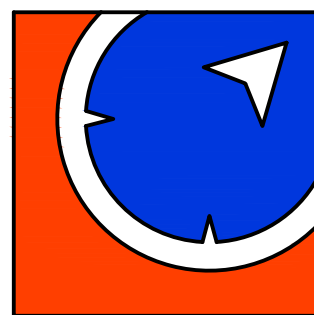
CHECKED BY ARW

PROJECT ARCH

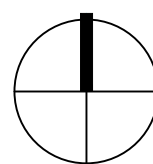
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4	03.30.2018	SITE PLAN RESUBMITTAL
5	04.12.2018	SITE PLAN RESUBMITTAL
6	04.30.2018	SITE PLAN RESUBMITTAL

MIXED-USE DEVELOPMENT

E. HOOVER &
GREENE, ANN
ARBOR, MI



METRO CONSULTING ASSOCIATES
43545 Five Mile Road
Plymouth, Michigan 48170
Relationships | Reputation | Results
800.525.0016 www.metroca.net



JOB NO

1051-17-8388

DATE

01.24.18

DETAILS

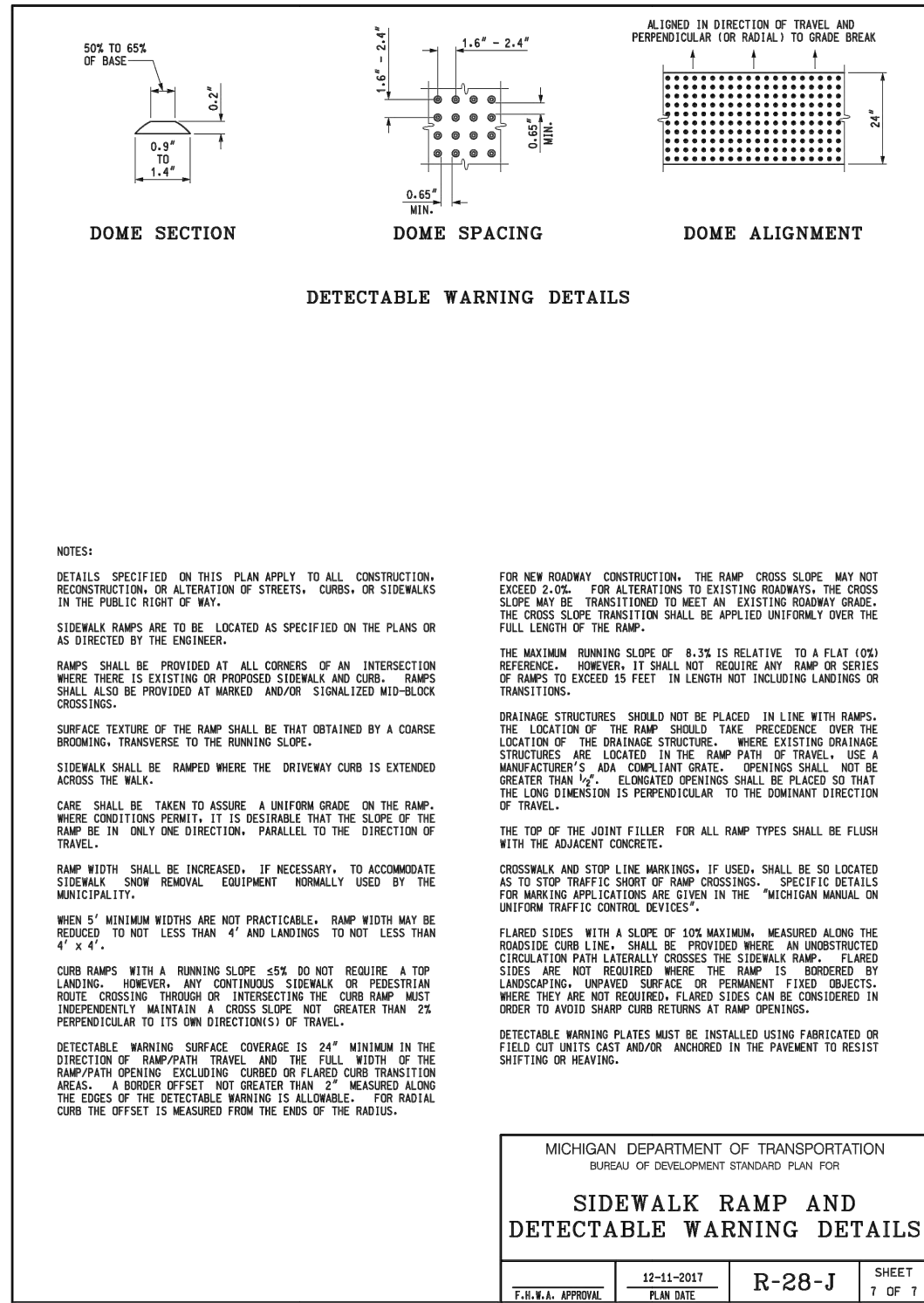
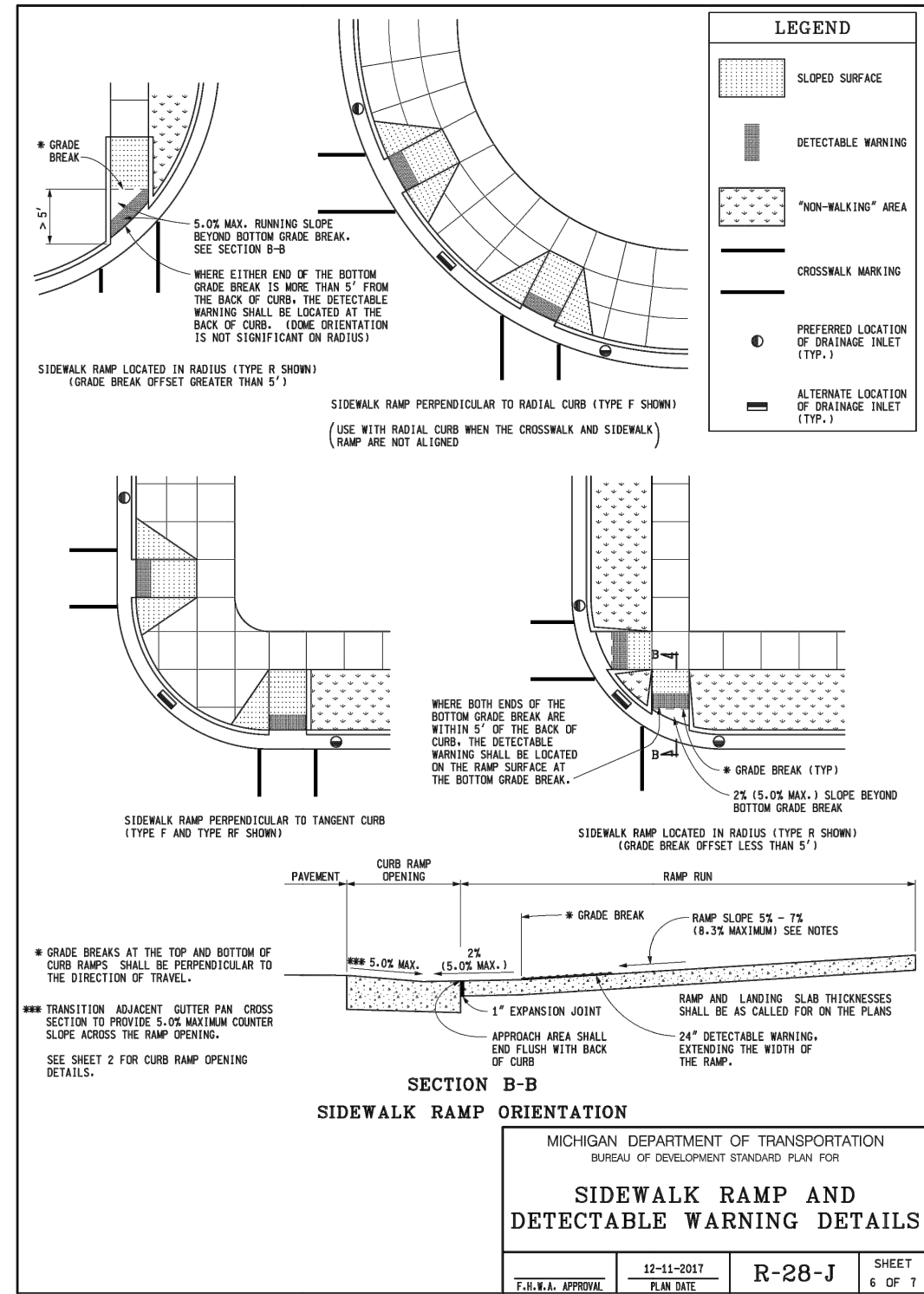
C13

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

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MITIGATION TREE PLANTING LIST - LEVEL 1

APPROVALS

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CAR

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

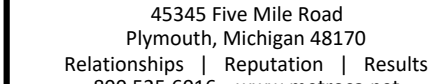
0' 10' 20' 40'



SCALE: 1" = 20'

MIXED-USE DEVELOPMENT

E. HOOVER &
GREENE, ANN
ARBOR, MI



1051-17-838

DATE
01.24.18

LEVEL 1
LANDSCAPE
PLAN

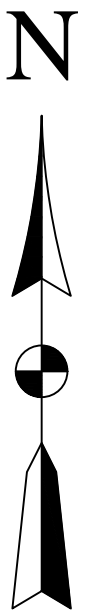
LS01

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

BROWN STREET
(57.42 FT. WD.) (PUBLIC)

GREENE STREET
(55.44 FT. WD.) (PUBLIC)

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



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	23	SYRINGA MEYERI 'PALIBIN' DWARF MEYER LILAC	#3	CONT.

APPROVALS

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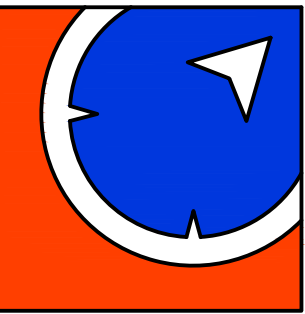
PROJECT ARCH

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

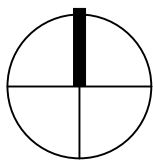


MIXED-USE
DEVELOPMENT

E. HOOVER &
GREENE, ANN
ARBOR, MI



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JOB NO
1051-17-8388
DATE
01.24.18

LEVEL 2
LANDSCAPE
PLAN

LS02

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 BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.
Call before you dig.

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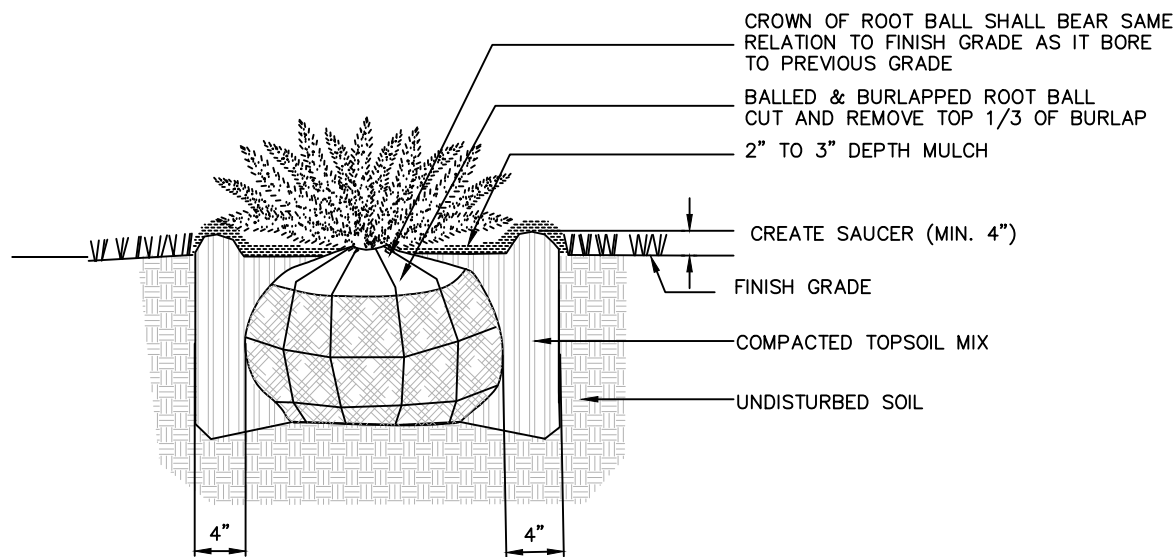
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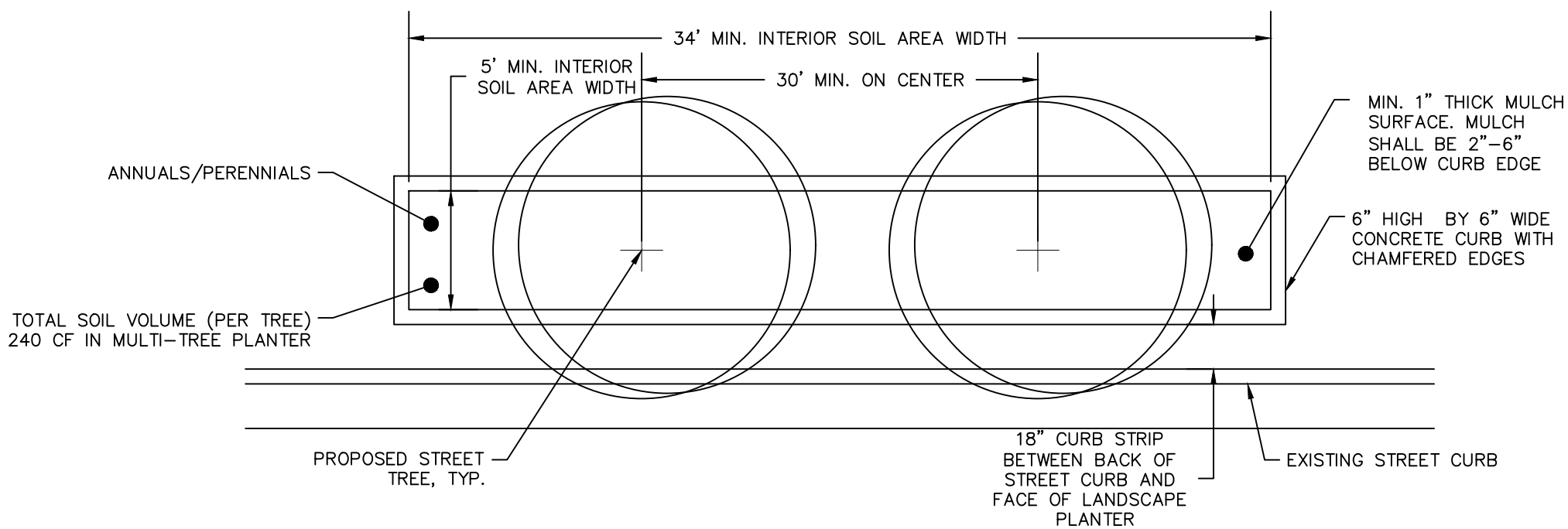
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- NOTES:
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
 - WATER SHRUB THOROUGHLY SUBSEQUENT TO INSTALLATION

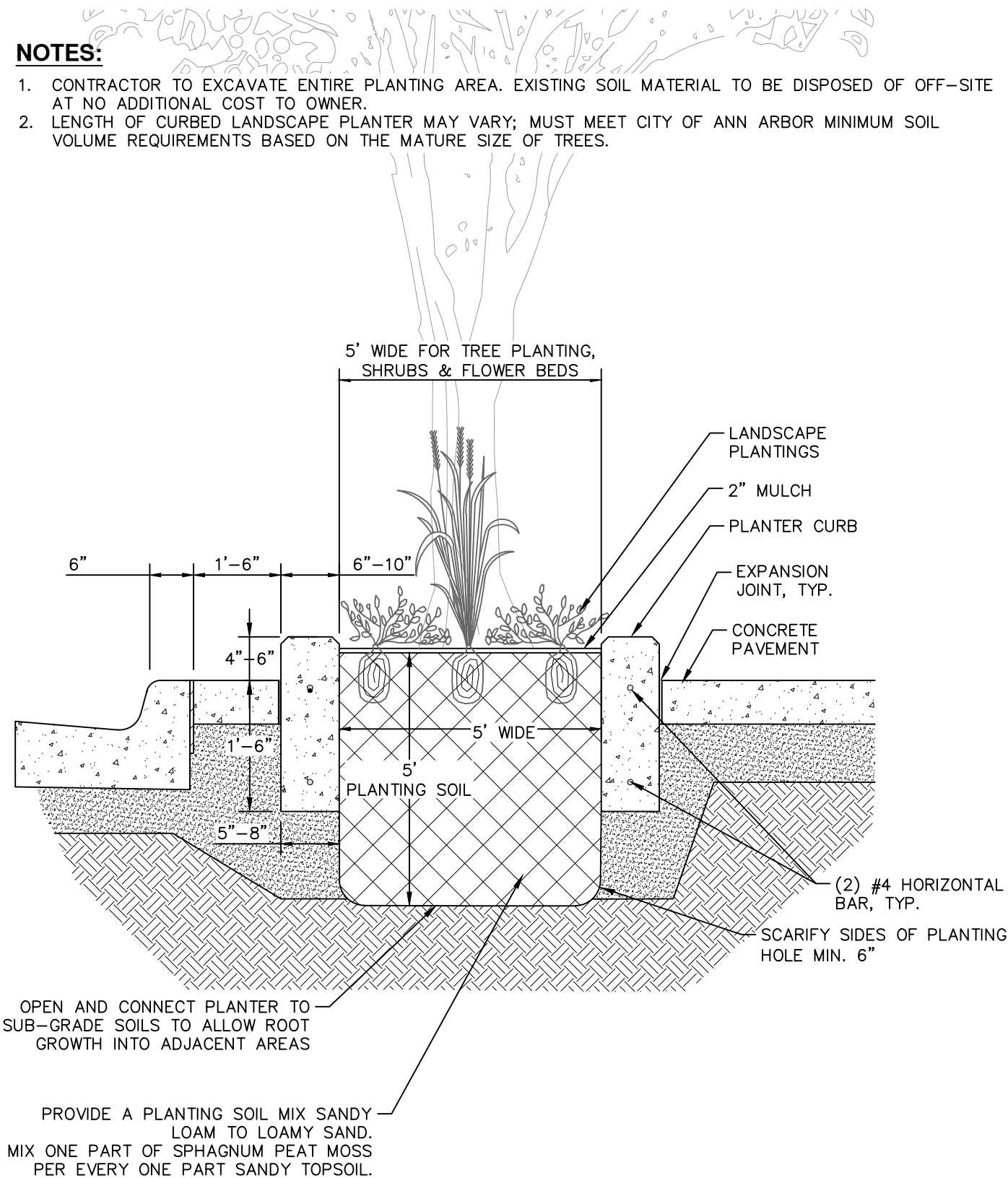
SHRUB PLANTING DETAIL

NOT TO SCALE



CURBED LANDSCAPE PLANTER DETAIL

NOT TO SCALE



CURBED LANDSCAPE PLANTER CROSS SECTION

NOT TO SCALE

LANDSCAPE NOTES

- THIS PLAN IS FOR PLANTING LOCATIONS ONLY.
- SIZES SPECIFIED ARE MINIMUM SIZES TO BE INSTALLED.
- IN THE EVENT THE PLANT LIST DOES NOT MATCH THE PLAN, THE PLAN SHALL TAKE PRECEDENCE.
- 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 FIRST.
- ALL EXISTING TREES TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON.
- 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 HEIGHT.
- 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.
- 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.
- 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.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY. NEWLY PLANTED MATERIALS SHALL BE REGULARLY WATERED UNTIL ESTABLISHED.
- 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.
- 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.
- PLANT MATERIAL SHALL NOT INTERFERE WITH SIGHT DISTANCE TRIANGLES.
- APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.
- 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.
- AN ENGINEERED SOIL SUCH AS ROOFITE GROWING MEDIA, OR AN APPROVED EQUIVALENT, SHALL BE USED FOR ALL LANDSCAPE AREAS LOCATED ON BUILDING LEVEL 2.

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.
- THERE ARE NO WETLANDS LOCATED ON SITE.

NOTES:

- CONTRACTOR TO EXCAVATE ENTIRE PLANTING AREA. EXISTING SOIL MATERIAL TO BE DISPOSED OF OFF-SITE AT NO ADDITIONAL COST TO OWNER.
- LENGTH OF CURBED LANDSCAPE PLANTER MAY VARY; MUST MEET CITY OF ANN ARBOR MINIMUM SOIL VOLUME REQUIREMENTS BASED ON THE MATURE SIZE OF TREES.

LANDSCAPE CALCULATIONS

ON-SITE TREE REMOVAL / REPLACEMENT

TOTAL NUMBER OF NON-LANDMARK TREES REMOVED: 27 (18 INVASIVE)
TOTAL NUMBER OF LANDMARK TREES REMOVED: 4

TOTAL DBH OF NON-LANDMARK TREES REMOVED: 339" (255" INVASIVE)
TOTAL DBH OF LANDMARK TREES REMOVED: 96"

TOTAL DBH OF LANDMARK REPLACEMENT TREES: 126" (44" x 50% = 22") + (52" x 200% = 104")
TOTAL NUMBER OF REPLACEMENT TREES (3.0' CAL.): 42
23 ON-SITE
10 OFF-SITE

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: 20"

TOTAL NUMBER OF REPLACEMENT STREET TREES: 32
TOTAL DBH OF REPLACEMENT STREET TREES: 80"

CANOPY LOSS FEE REQUIRED: NONE

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

KEY	QTY.	SPECIES	MIN. SIZE	SPEC.
AGA	9	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	3.0' CAL.	B&B
AR	8	ACER RUBRUM RED MAPLE	2.5' CAL.	B&B
AR	2	ACER RUBRUM RED MAPLE	3.0' CAL.	B&B
CC	13	CERCIS CANADENSIS EASTERN REDBUD	3.0' CAL.	B&B
CCR	7	CRATAEGUS 'CRUSADER' THORNLESS HAWTHORN	2.0' CAL.	B&B
GB	6	GINKGO BILOBA GINKGO (MALE ONLY)	2.5' CAL.	B&B
JSS	8	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	6' HT.	B&B
LT	2	LIRIODENDRON TULIPIFERA TULIPTREE (TULIP POPLAR)	3.0' CAL.	B&B
NS	2	NYSSA SYLVATICA BLACKGUM	2.5' CAL.	B&B
NS	7	NYSSA SYLVATICA BLACKGUM	3.0' CAL.	B&B
PSK	14	PRUNUS SERRULATA 'KANZAN' KANZAN FLOWERING CHERRY	2.5' CAL.	B&B
QW	1	QUERCUS WAREI 'LONG' REGAL PRINCE OAK	3.0' CAL.	B&B
SR	9	SYRINGA RETICULATA JAPANESE TREE LILAC	2.5' CAL.	B&B
TOT	7	THUJA OCCIDENTALIS 'TECHNY' MISSION ARBORVITAE	5' HT.	B&B
CA	4	CLETHRA AINIFOLIA 'RUBY SPICE' RUBY SPICE SUMMERSWEET	24" HT.	CONT.
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 QUEROPOLIA 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.
PVN	16	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS	#3	CONT.
RA	22	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#3	CONT.
SMP	6	SYRINGA MEYERI 'PALIBIN' DWARF MEYER LILAC	#3	CONT.
AM	19	ALCHEMILLA MOLLIS LADY'S MANTLE	#1	CONT.
HD	17	HEMEROCALLIS 'HAPPY RETURNS' DAYLILY	#1	CONT.
LS	300	LIRIOPE SPICATA CREEPING LILY-TURF	#1	CONT.
PVH	14	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	#1	CONT.
PQ		PARTHENOCESSUS QUINQUEFOLIA VIRGINIA CREEPER	#1	CONT.
RG	71	RUDEBEDIA FULGIDA 'GOLDSTRUM' BLACK EYED SUSAN	#1	CONT.

APPROVALS

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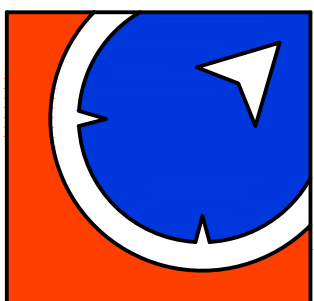
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PROJECT ARCH

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	12/8/2019	SITE PLAN AMENDMENT

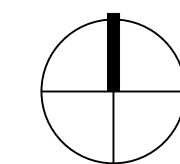
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E. HOOVER &
GREENE, ANN
ARBOR, MI



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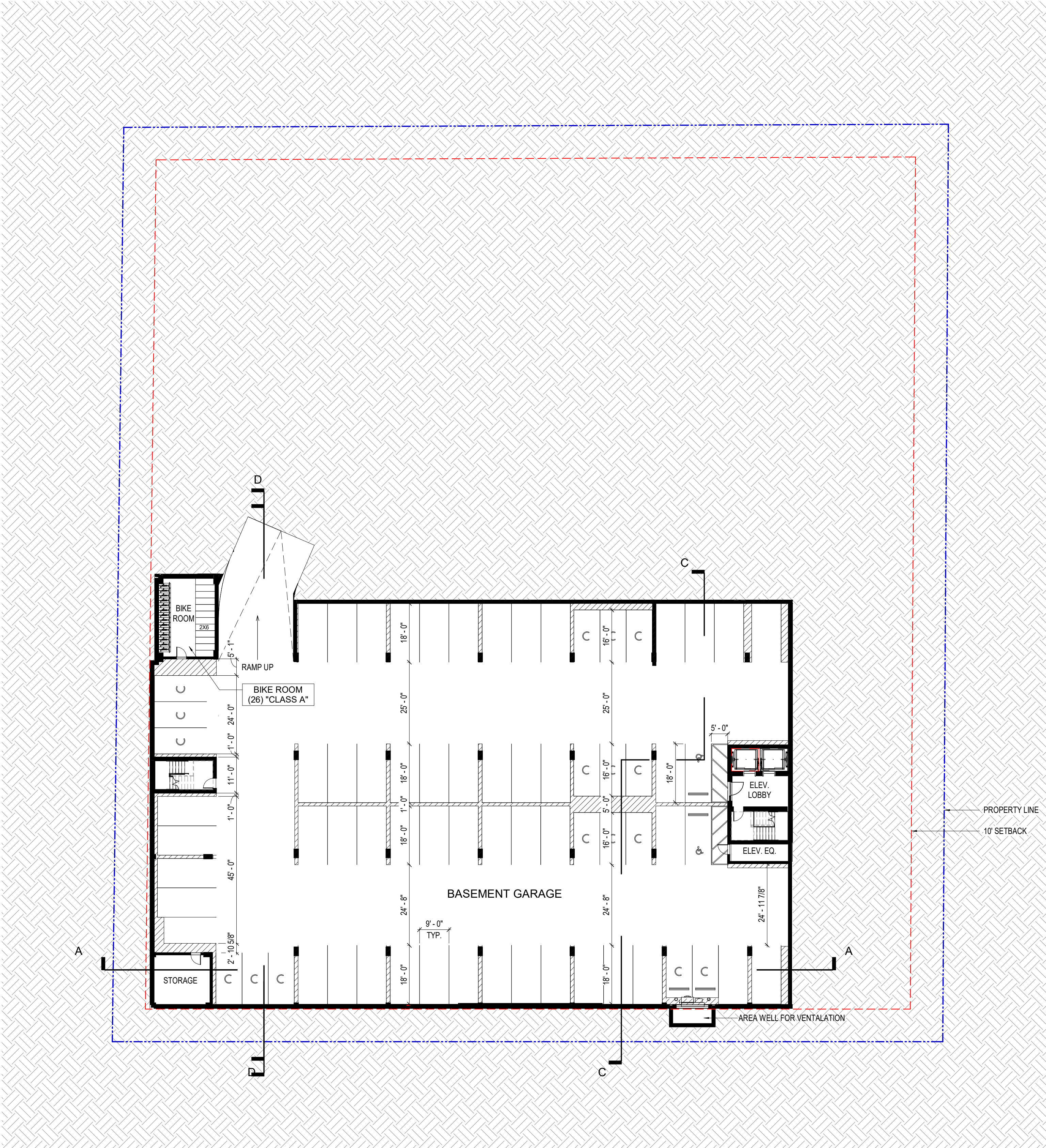
1051-17-8388

DATE

01.24.18

LANDSCAPE
NOTES &
DETAILS

LS03



1
A01
BASEMENT FLOOR PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'

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CHECKED BY		JD
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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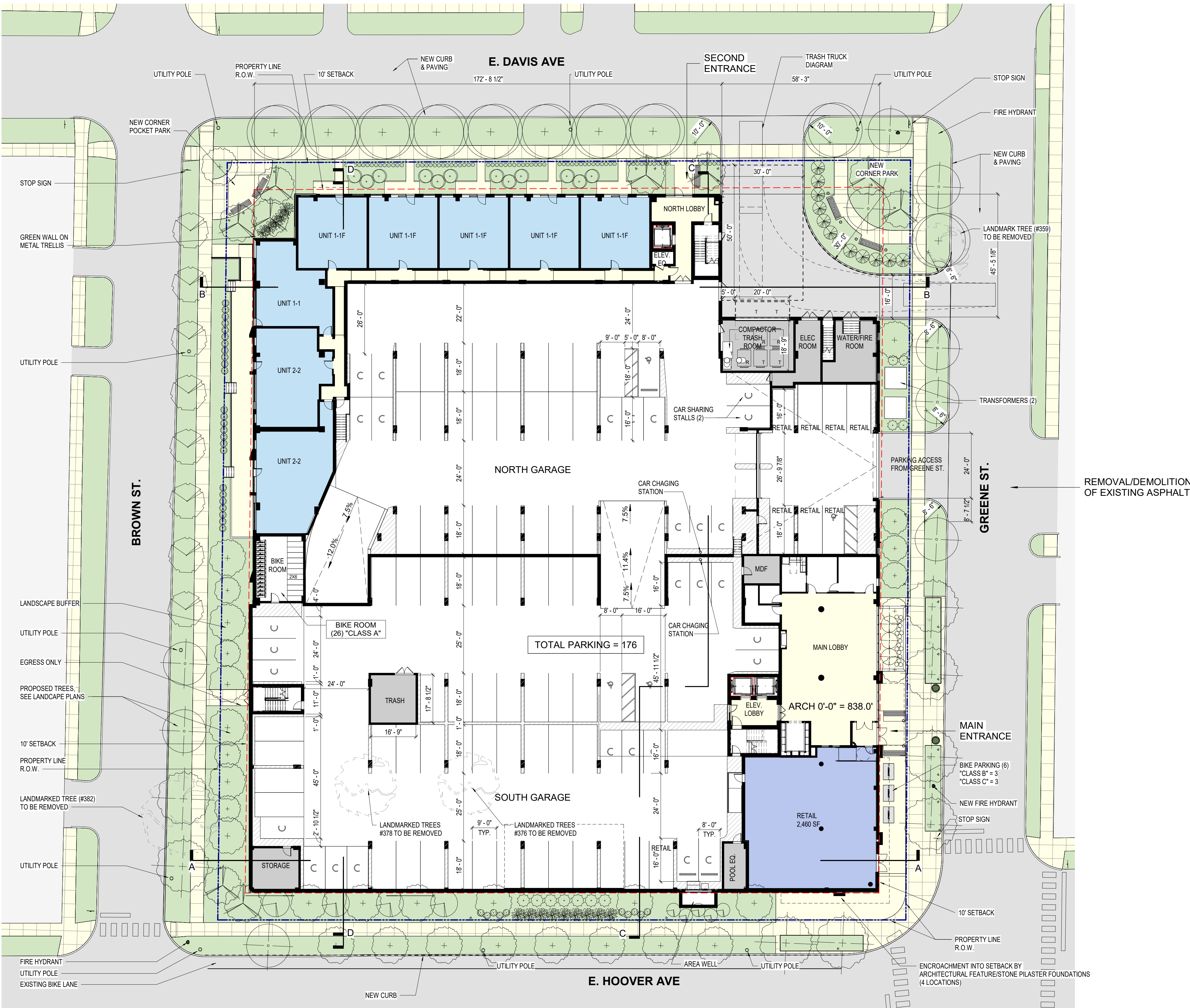


JOB NO
17028
DATE
02.13.19

BASEMENT
PARKING

A01

ARCH 0'-0" = 838.0'



1 FIRST FLOOR PLAN
A02 SCALE: 1" = 20'-0"
0 10' 20' 40'

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DRAWN BY SE

CHECKED BY JD

PROJECT ARCH JM

NO	DATE	DESCRIPTION
1	12.28.17	P.C. Workshop Meeting
3	03.02.18	Site Plan Re-Submittal
4	03.30.18	Site Plan Re-Submittal
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
20	12.18.19	Site Plan Amendment

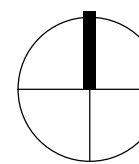
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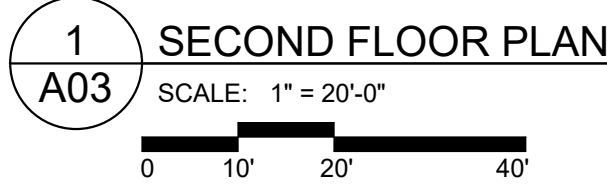


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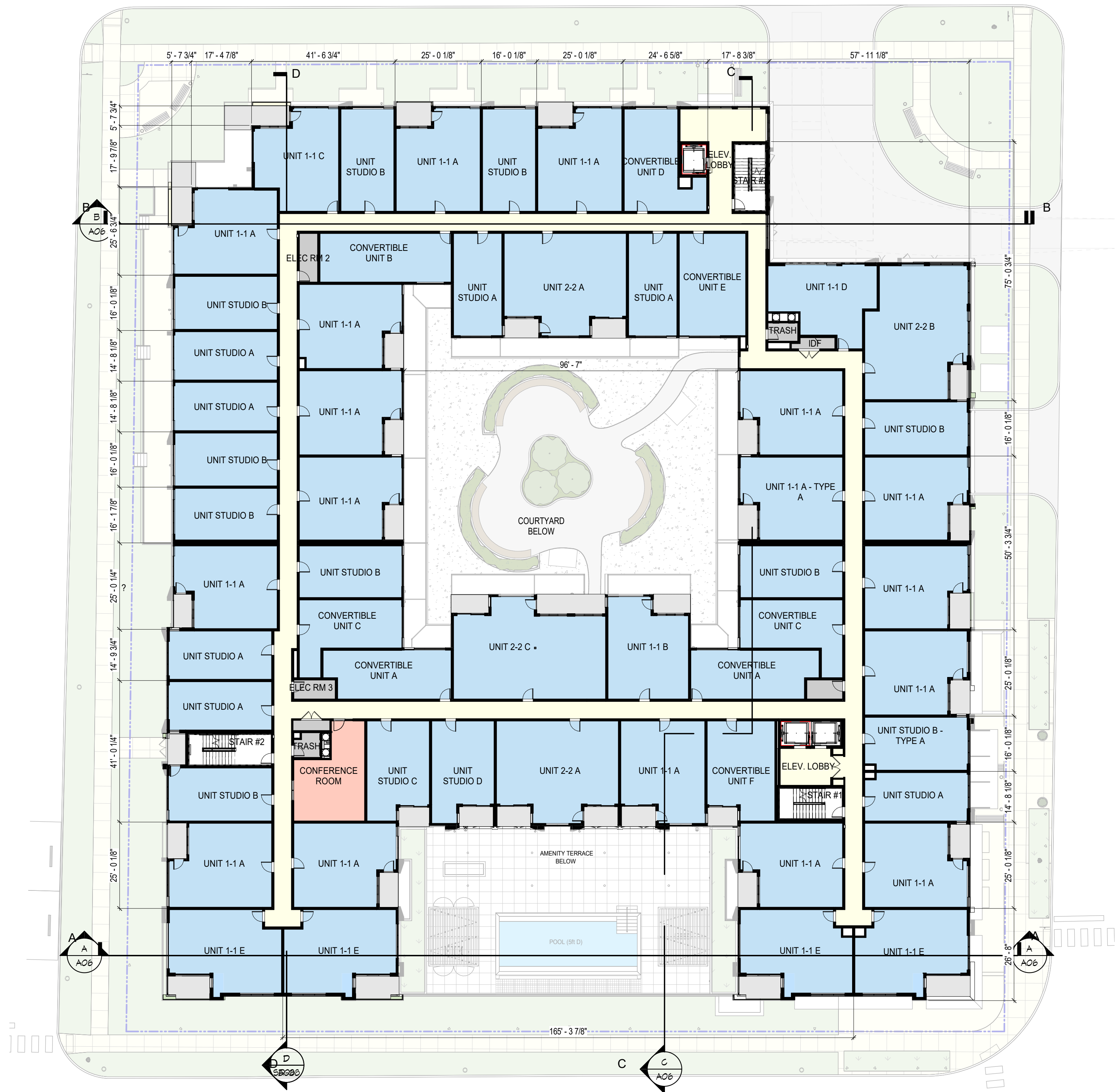
1ST FLOOR
PLAN

A02

ARCH 0'-0" = 838.0'



2ND FLOOR
PLAN



1
A04
THIRD + FOURTH FLOOR PLAN
SCALE: 1" = 20'-0"

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	JOB NO 17028
	DATE 10.26.18

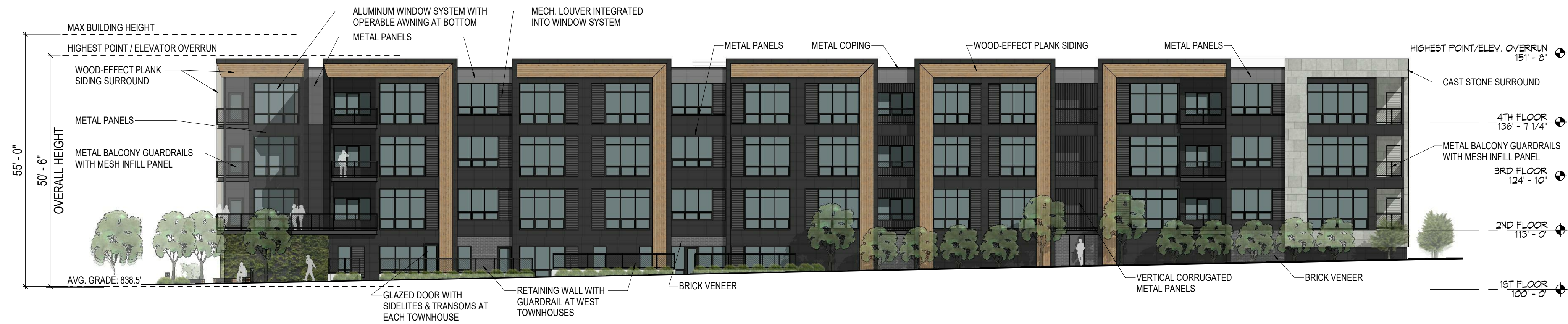
3RD + 4TH
FLOOR PLAN
A04



1 EAST EXTERIOR ELEVATION
A05 SCALE: 1/16" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
A05 SCALE: 1/16" = 1'-0"



3 WEST EXTERIOR ELEVATION
A05 SCALE: 1/16" = 1'-0"



4 NORTH EXTERIOR ELEVATION
A05 SCALE: 1/16" = 1'-0"

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CONFLICTS.

DRAWN BY MC

CHECKED BY JD

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
15	01.24.19	Site Plan Amendment

ANN ARBOR
PROJECT REFERENCE
#SP18-005

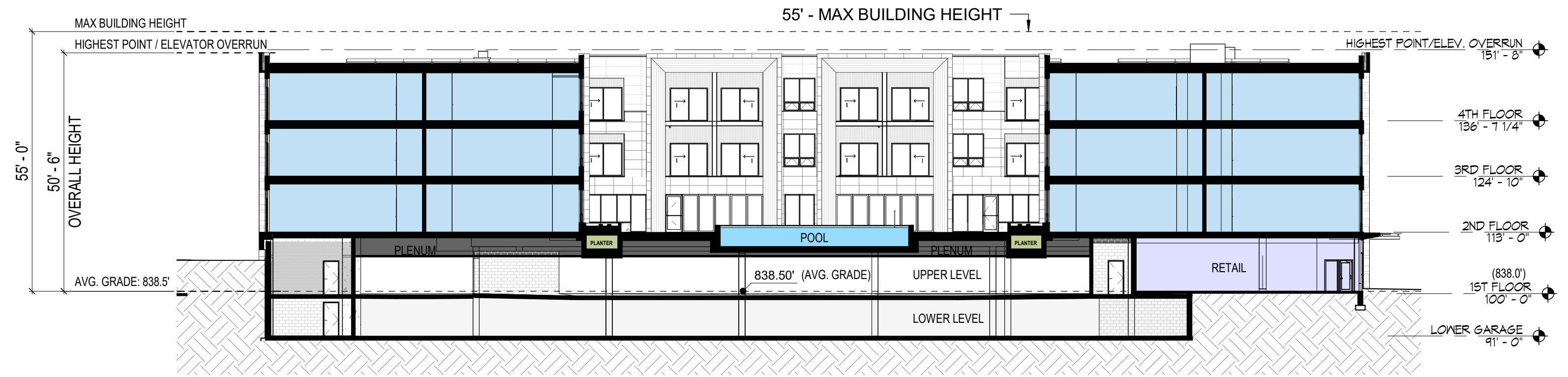
MIXED-USE
DEVELOPMENT

950 GREENE ST,
ANN ARBOR, MI
48104

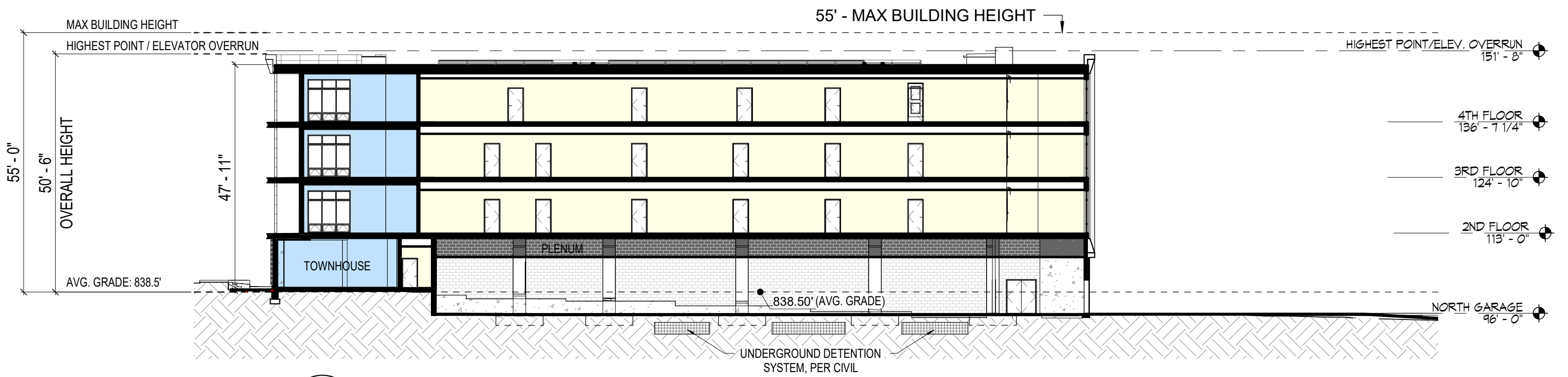
**MYEFSKI
ARCHITECTS**
630 DAVIS STREET | 5TH FLOOR
EVANSTON, ILLINOIS 60201
TELEPHONE 847.440.8294
FACSIMILE 847.440.8295

JOB NO
17028
DATE
01.24.19

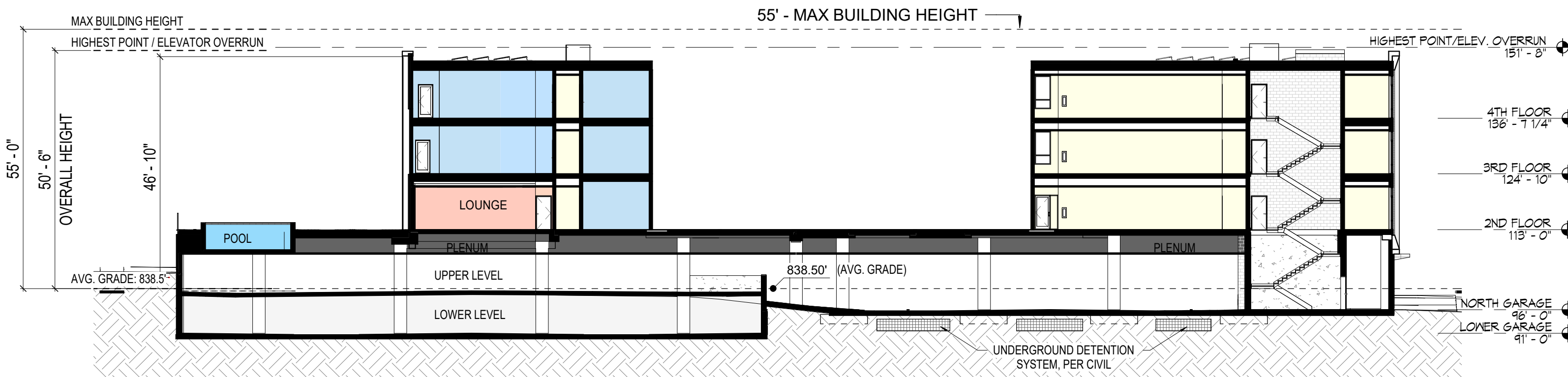
EXTERIOR
ELEVATIONS
A05



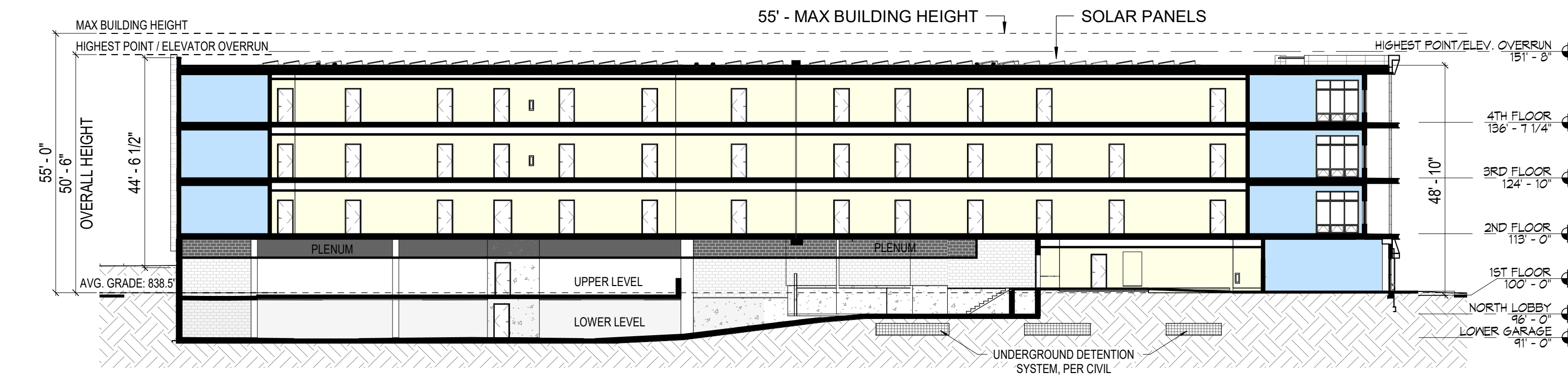
A
A06 E-W SECTION - SOUTH
SCALE: 1" = 20'-0"



B
A06 E-W SECTION - NORTH
SCALE: 1" = 20'-0"



C
A06 N-S SECTION - EAST
SCALE: 1" = 20'-0"



D
A06 N-S SECTION - WEST
SCALE: 1" = 20'-0"

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
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DRAWN BY MC

CHECKED BY JD

PROJECT ARCH JM

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JOB NO
17028
DATE
10.26.18

BUILDING
SECTIONS
A06



3 - VIEW OF NORTHWEST CORNER



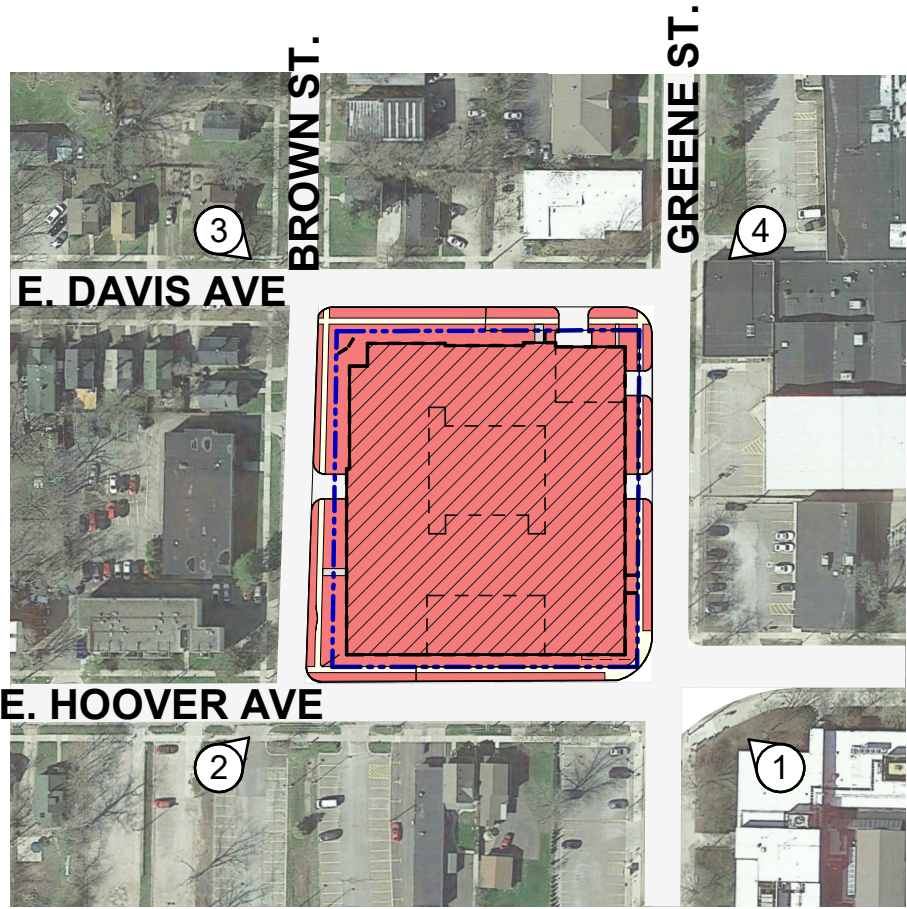
4 - VIEW OF NORTHEAST CORNER



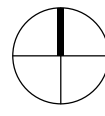
1 - VIEW OF SOUTHEAST CORNER



2 - VIEW OF SOUTHWEST CORNER



KEY PLAN



APPROVALS

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DRAWN BY		MC
CHECKED BY		JD
PROJECT ARCH		JM
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PERSPECTIVE
VIEWS

A07