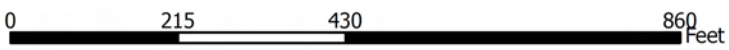
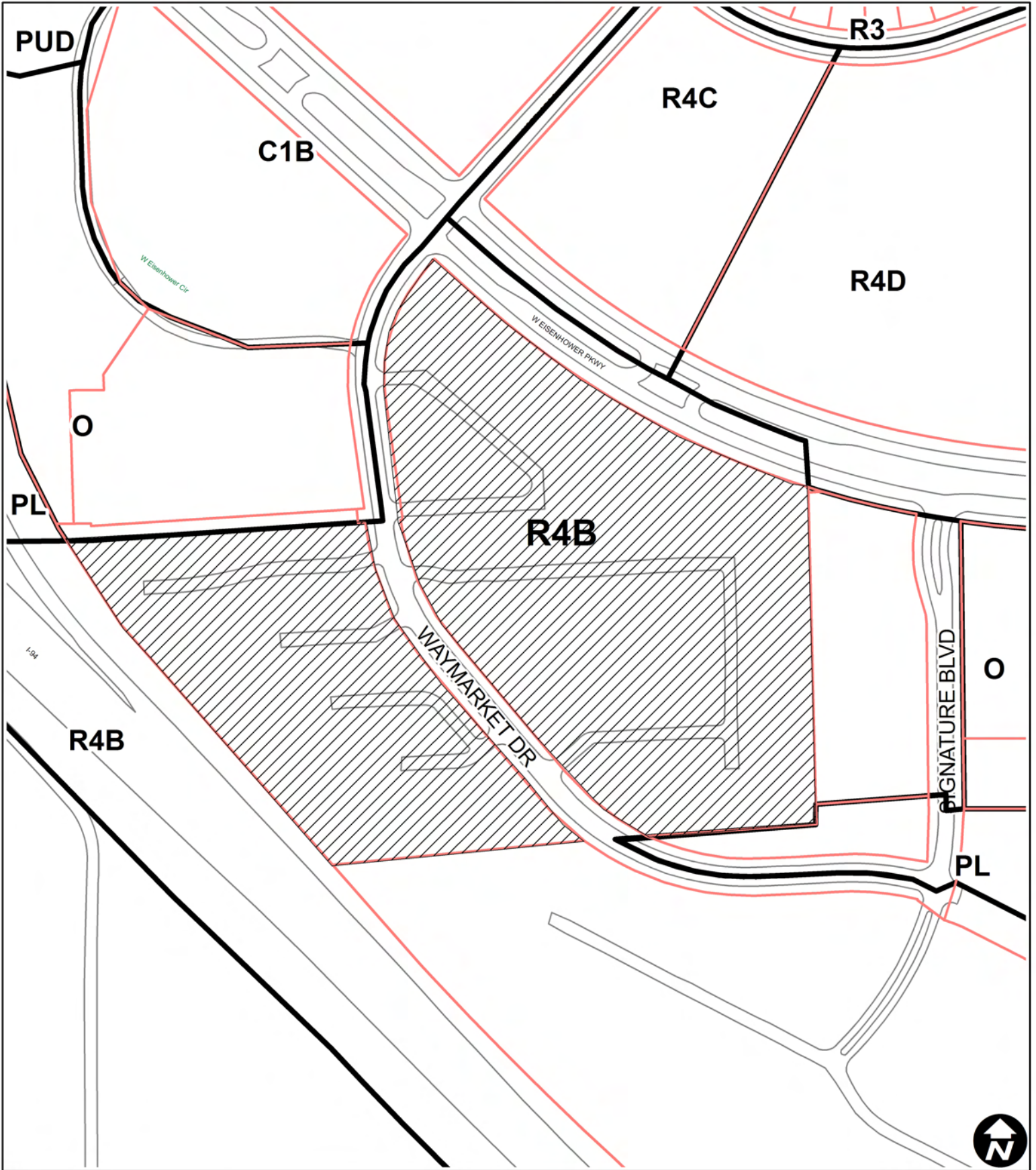


Briar Cove Apartments -Zoning Map-



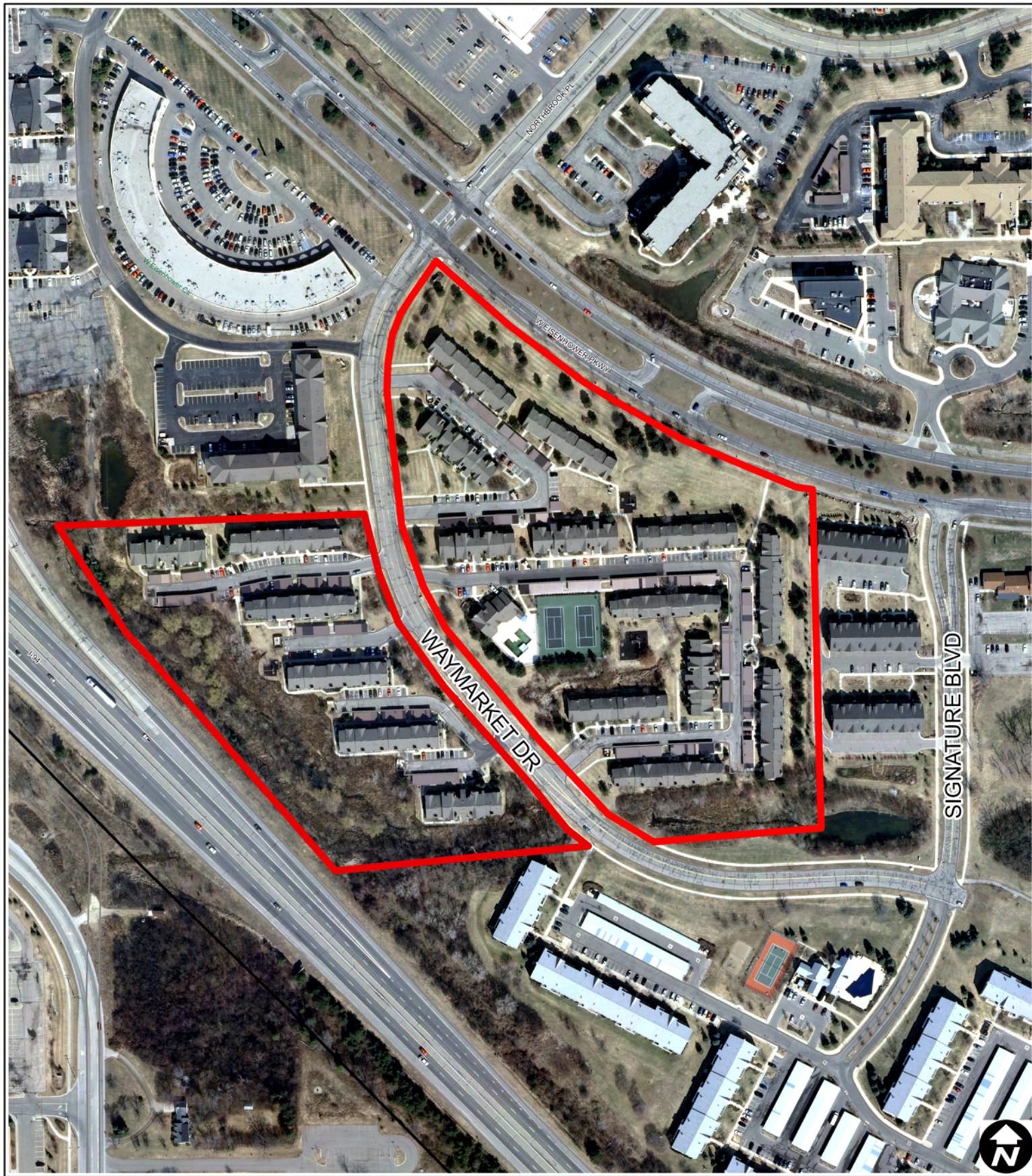
Maps available online:
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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Briar Cove Apartments -Aerial Map-



0 115 230 450 Feet



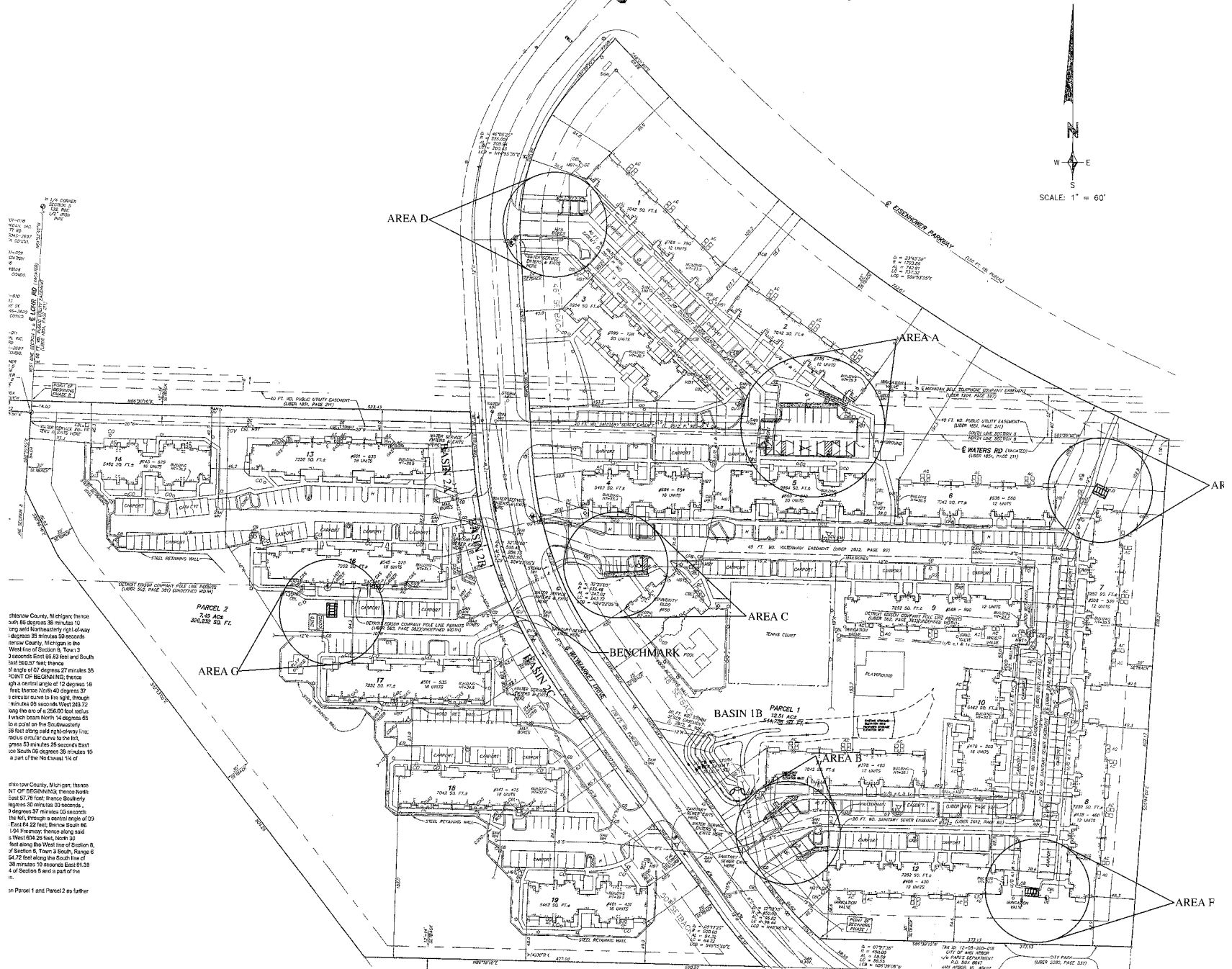
Maps available online:
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BRIARCOVE APARTMENTS PARKING IMPROVEMENTS ANN ARBOR, MICHIGAN



Shelburne County, Michigan; thence south 86 degrees 36 minutes 10 seconds Northwesterly right-of-way 1/4 section 35 minutes 50 seconds thence County, Michigan to the West line of Section 6, Town 3 3 seconds East 60 83 feet and South East 69 07 feet; thence if angle of 67 degrees 27 minutes 35 seconds North of the line through a central angle of 12 degrees 18 feet; thence North 40 degrees 37 a circular curve to the right, through minutes 05 seconds West 243.72 along the arc of a 1266.00 foot radius which bears North 14 degrees 55 to a point on the Subwesterly 36 feet along said right-of-way; thence circular curve to the left, through minutes 53 minutes 36 seconds East 10 South 56 degrees 39 minutes 10 a part of the Northwest 1/4 of

Shelburne County, Michigan; thence N7 01' 00" E bearing 1/4 section North East 57.78 feet; thence Southerly begins 30 minutes 10 seconds, 1 degrees 37 minutes 10 seconds the hill, through a central angle of 09 East 84 52 feet; thence South 86 1/4 North 1/4 section along said West 504.20 feet; North 30 feet along the West line of Section 6, of Section 6, Town 3 South, Range 6 54 12 feet along the South line of 38 minutes 10 seconds East 81.58 4 of Section 6 and a part of sec. 11.

in Parcel 1 and Parcel 2 as further

DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY

ZEIMET WOZNAK
ASSOCIATES
Civil Engineers & Land Surveyors
5500 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 433-0000 FAX: (248) 433-0001
www.zeimetwoznak.com

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1-800-483-7171
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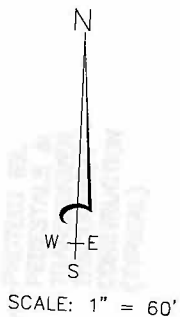
PROJECT SPONSOR:
BEZTAK COMPANIES
31731 NORTHWESTERN HWY., STE. 250W
FARMINGTON HILLS, MI 48334 248-737-6175

COVER
BRIARCOVE APARTMENTS
ANN ARBOR

F:\Briar Cove Site Plan 10-13-10.dwg, LANDSCAPE PLAN, 10/13/2010 12:00:21 PM, SBiaszczyk

LANDSCAPE LEGEND

- SITE BOUNDARY LINE
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUB
- PARKING LOT ISLAND
- EXIST. INTERIOR LANDSCAPE ISLAND
- PROP. INTERIOR LANDSCAPE ISLAND
- OTHER INTERIOR ISLAND
- PROPOSED R.O.W. SCREENING



- LANDSCAPE PLAN NOTES:**
- EXISTING TREE SIZES ARE THE DIAMETER AT BREAST HEIGHT (DBH)
 - PROPOSED DECIDUOUS TREE SIZE IS THE DIAMETER 6" ABOVE ROOT BALL
 - PROPOSED EVERGREEN TREE SIZE IS HEIGHT FROM TOP OF ROOT BALL
 - NO CHANGES ARE PROPOSED TO PERIMETER AND INTERIOR LANDSCAPING.
 - FERTILIZERS APPLIED FOR LANDSCAPE/LAWN MAINTENANCE SHALL BE A "NO PHOSPHORUS" VARIETY.
 - ALL DAMAGED, DISEASED AND DEAD PLANT MATERIALS SHALL ON THIS PLAN SHALL BE REPLACED BY THE END OF THE FOLLOWING GROWING SEASON, IN PERPETUITY.

- TREE REMOVAL/REPLACEMENT LIST**
- FOR TREES REMOVED IN ORDER TO CREATE NEW PARKING AREAS, THESE REPLACEMENT TREES ARE SEPARATE FROM THE VEHICULAR USE LANDSCAPE ISLAND TREE REQUIREMENT.
- | REMOVED | REPLACED BY |
|---------|------------------|
| 10" OAK | 2- 2.5" RED OAKS |

VEHICULAR AREA INTERIOR LANDSCAPE SUMMARY

VEHICULAR USE AREA (EXIST.+PROP. PVMT)	142848 SF.
LANDSCAPE ISLANDS W/ EX. TREES	17
LANDSCAPE ISLANDS W/ PROP. TREES	20
TOTAL LANDSCAPE ISLANDS	37
OTHER ISLANDS W/ TREES	10
OTHER ISLANDS W/O TREES	13
TOTAL OTHER ISLANDS	23
TOTAL OF ALL ISLANDS	63
TOTAL AREA	12397 SF.

NOTE: "OTHER ISLANDS" ARE ISLANDS WITHIN A VEHICULAR USE AREA THAT ARE LESS THAN THE 165 SF. MINIMUM, BUT ARE LAWN OR MULCH AND MAY CONTAIN TREES OR SHRUBS. STONE-ONLY ISLANDS NOT INCLUDED.

VEHICULAR AREA RIGHT-OF-WAY BUFFER SUMMARY

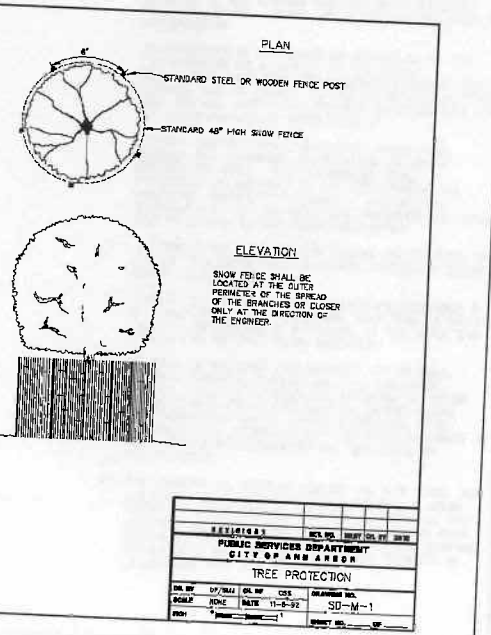
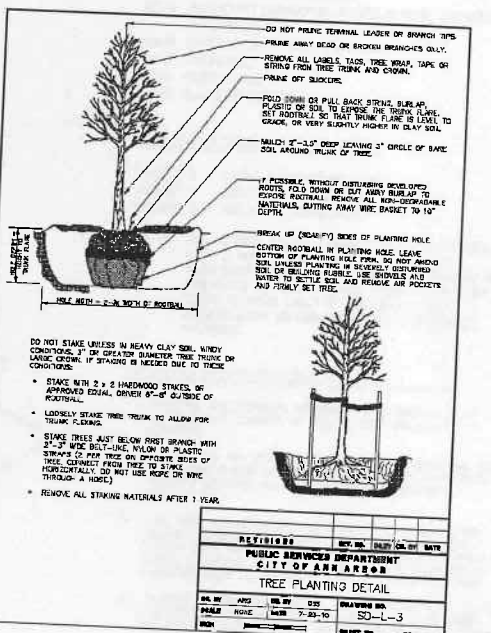
THE PLANTS LISTED BELOW WILL BE INSTALLED TO SUPPLEMENT THE EXISTING PLANT MATERIALS LOCATED BETWEEN A VEHICULAR AREA AND WAYMARKET DRIVE R.O.W.

AREA	R.O.W. FRONTAGE	TREES AND SHRUBS PROVIDED
AREA B	60'	2 TREES AND 10 SHRUBS PROVIDED
AREA C	60'	1 TREE AND 9 SHRUBS PROVIDED
AREA D	60'	2 TREES AND 8 SHRUBS PROVIDED
S. OF D	60'	2 TREES AND 6 SHRUBS PROVIDED

AREAS A, E, F & G DO NOT REQUIRE VEHICULAR AREA R.O.W. SCREENING. PARKING AREAS W. OF WAYMARKET ARE NOT BEING EXPANDED.

PLANT TYPES AND QUANTITY LIST

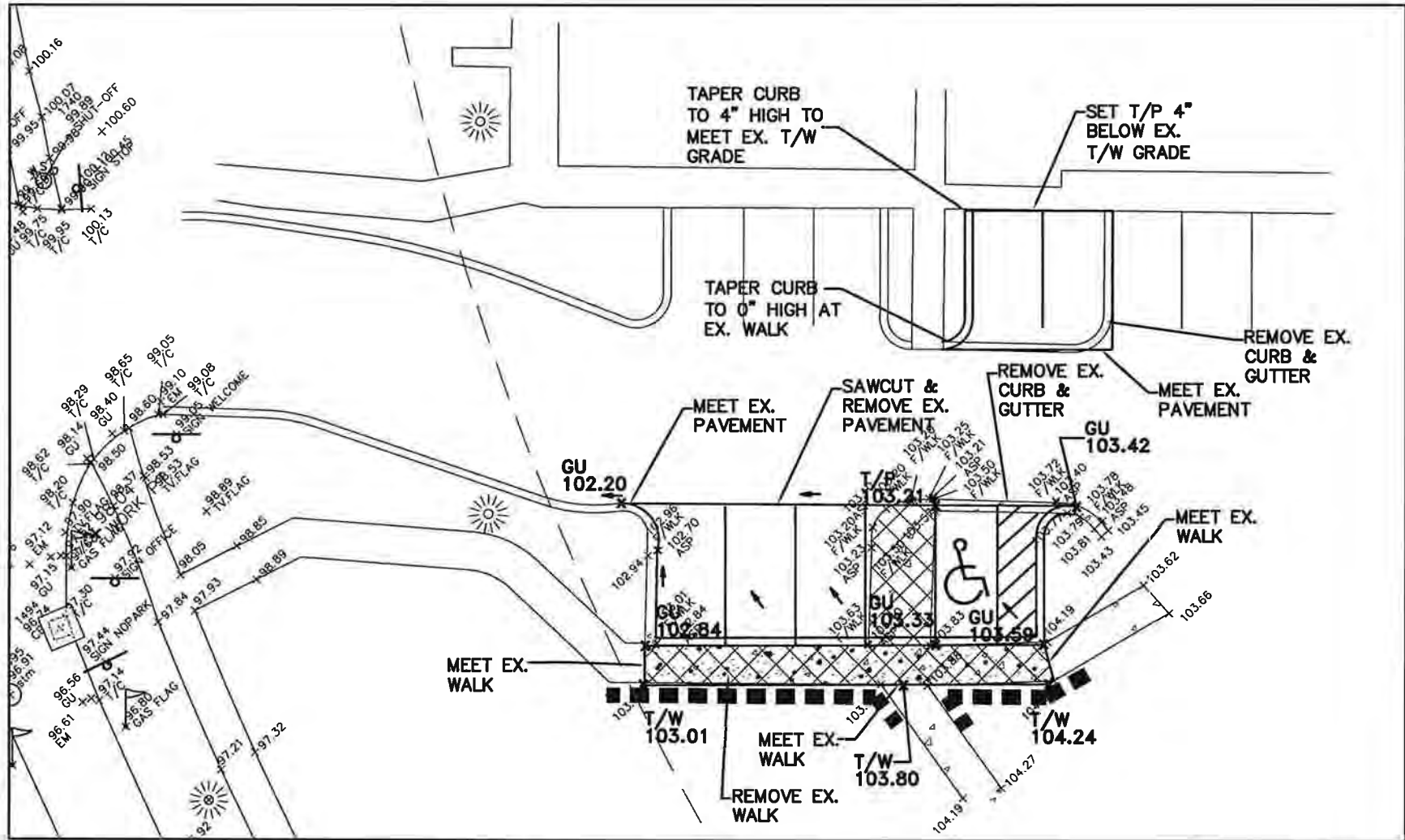
PLANT NAME (Botanical Name)	SIZE	QTY
RED MAPLE (Acer Rubrum)	2.5" @ 6" ABOVE ROOT BALL	12
RED OAK (Quercus Rubra)	2.5" @ 6" ABOVE ROOT BALL	17
SPICEBUSH (Lindera Benzoin)	24" HT. ABOVE GRADE	5
FORSYTHIA (Forsythia)	24" HT. ABOVE GRADE	10
AMERICAN BOXWOOD (Buxus Sempervirens)	24" HT. ABOVE GRADE	10
MOUNTAIN LAUREL (Kalmia Latifolia)	24" HT. ABOVE GRADE	8



REVISIONS	DATE	BY	REVISIONS	DATE	BY
FIRST STAFF REVIEW COMMENTS	10/13/10	WRH			

PREPARED BY: **BEZTAK COMPANIES**
31231 NORTHWESTERN HWY, SUITE 250W
FARMINGTON HILLS, MICHIGAN 48334

PROJECT SPONSOR: **BRIAR COVE TERRACE APARTMENTS**



AREA C: 561 SF ADDITIONAL PAVEMENT
(31 CY CUT, 0 CY FILL)

**REQUIRED PROJECT INFORMATION FOR THE PROPOSED 10-1-2010
BRIAR COVE APARTMENTS PARKING EXPANSION**

Prior to preparing the site plan and submittal package, we met with Ann Arbor's Planning Department staff to discuss the project, the appropriate Site Plan review process, and the necessary submittal information. We met again with Planning Department staff for the project's Pre-Submittal Meeting, submitted the site plan, received comments, and the attached site plan contains revisions based on those comments

The following information supplements the attached Site Plan and addresses some of the required information for site plans.

BASIC SITE INFORMATION AND STATEMENT OF NEED

Briar Cove Apartments was built between 1988 and 1990, and contains 272 for-rent units in 18 buildings (plus a clubhouse) on 20 acres. Waymarket Drive divides the site into 2 phases. Phase 1 has 168 of the units in 12 of the buildings, and phase 2 has the remaining 104 units in 6 buildings. Briar Cove Apartments has a 93% unit occupancy rate and approximately 575 residents. There are 413 on-site parking spaces to serve the 272 apartments and the clubhouse. There is no public parking in Briar Cove's frontage on Waymarket Drive, but there is existing parallel parking on the west side of Waymarket Drive, just south of Briar Cove.

The site was originally designed with slightly more than 1.5 parking spaces per unit, which is the parking requirement currently used by many communities. In our experience, economic conditions have pushed more people into apartments, and specifically, more people sharing apartments. Instead of a tenant using the 2nd or 3rd bedroom as an office or den, a 2nd or 3rd tenant is using the "spare" bedroom. Briar Cove occupancy is at 93%, more tenants are living in each apartment, and a significant majority of the people living in Briar Cove have a car, so the current parking is not meeting the needs of our tenants. We are experiencing tenants and guests parking in the drives and loading areas, or in another tenant's reserved parking space. We need to provide more parking for our tenants, in order to reduce the parking conflicts and maintain our tenants satisfaction.

We understand there will always be occasions when parking demand exceeds availability, and we do not intend to create a parking surplus. Our plan is to reasonably address the day-to-day parking needs of our residents and reduce the number of parking conflicts our staff must deal with regularly.

REQUIRED SITE PLAN INFORMATION

Site Plan Type, Modifiers, and Special Characteristics

The proposed plan is for parking expansion on an existing developed site, and related improvements. This site plan requires Planning Commission Approval only. No changes in building floor area or site uses are proposed. No required variances have been identified. No site plan modifiers have been identified. The plans do not proposed disturbance of natural features, wetlands, and/or floodplains or floodways. No special exception uses are proposed and brownfield funding will not be requested. The site is not in a historic district and does not contain historic buildings.

Required Statements

Development Program

Our plan will increase the number of parking spaces available to Briar Cove tenants and guests, provide additional bicycle parking in the form of bike lockers, update the landscaping for the parking lot areas, and improve the existing storm water detention system to accommodate the additional impervious surface. No changes to the density, numbers of buildings and/or apartments are proposed.

The proposed parking improvements will be installed in stages to minimize the disruption to existing parking and to allow us to monitor the affect that the new parking areas have on our parking issue.

Our first step is to extend the existing on-street parking along the west side of Waymarket Drive to provide approximately 23 additional public parallel parking spaces. This first step will only proceed if approved by the City's Traffic Engineering Department.

Stage 1 of our proposed on-site improvements is to install the 17 parking spaces between buildings 2 & 5, install the interior landscaping for that new parking lot, install the interior and r.o.w. buffer landscaping for the contiguous existing parking lot, install the detention basin improvements to accommodate all potential parking improvements, and install all the bicycle lockers. Once stage 1 is completed, we will take several weeks to assess if the additional spaces have adequately addressed the parking issue. If they have, we will stop there. If they have not, we will move on to stage 2.

Stage 2 is to install the next 1 or 2 parking areas best located to address the remaining parking issues, and install the landscaping for those parking areas. Then we'll stop again, and determine whether the parking issue has been adequately resolved. If needed, we'll move to stage 3. A net total of 23 parking spaces will be added if all on-site parking improvements are installed.

To accomplish this multi-stage approach, we are asking the City of Ann Arbor Planning Commission to approve the site plan with the staged installation of parking, to allow the City staff to permit, inspect and approve accordingly, and to allow us to stop installing parking improvements once we determine the parking issue has been adequately resolved. Installing all of the improvements at one time would certainly be quicker and more cost-effective, but this multi-stage approach offers us the opportunity to potentially reduce the total area of disturbance and erosion, the amount of new pavement and subsequent storm water runoff, and the disruption to Briar Cove tenants at any given time.

Community Analysis

Our plan does not increase the existing number of apartments, therefore it will not increase Briar Cove Apartments' impact on the school system.

The properties adjacent to Briar Cove are fully developed as apartments, a hotel, a commercial shopping plaza, and roads or highways. Our plan does not increase the existing number of buildings and/or apartments on the site, and does not increase the demand on city services and public utilities, therefore our plan will not increase Briar Cove Apartments' impact to the community. adjacent properties, with the exception of the proposed restriping of Waymarket Drive (see traffic impact statement).

Our plan does not increase the existing number of buildings and/or apartments, does not add new uses to the site, and the proposed parking expansion areas are in areas that are already developed. No changes are proposed to natural feature areas and proposed storm water system improvements will improve runoff water quality from the site. The parking improvements will not generate additional traffic to and from the site. Our plan will not increase Briar Cove Apartments' impact to air and water quality, and will not impact the existing natural features on the site or on neighboring properties.

Briar Cove Apartments does not contain a historic site or historic structures.

General Description of Natural Features

Briar Cove Apartments' has a designated natural features area in phase 2, along the expressway and along the southerly property line. This area was identified during the original site development process, and is noted on this site plan. All other conditions and features on the site are the result of development.

Natural Features Impact Statement

No changes are proposed to the existing natural feature areas on the site. The proposed parking expansion and other improvements are located in areas that are already developed. Improvements to the storm water management system will improve the quality of the runoff from the site. Our plan will not increase Briar Cove Apartments' impact to the existing natural features on the site or on neighboring properties.

Traffic Impact Statement

The proposed parking expansion plan and proposed on-street parallel parking extension on Waymarket Drive will have no adverse impact to traffic on Waymarket Drive. Waymarket Drive begins at Eisenhower Parkway, travels south and east to Signature Boulevard, which travels north back to Eisenhower Parkway. All traffic on Waymarket and/or Signature is travelling to or from Eisenhower Parkway, with the exception of a very small amount of inter-site traffic. The driveways for the hotel and commercial plaza are at the north end of Waymarket Drive, very close to Eisenhower Parkway, and most of that traffic only uses the north end of Waymarket to get back to Eisenhower. The driveway of the apartment complex south of Briar Cove is an extension of Signature Boulevard, and it is much quicker/closer for that traffic to use Signature Boulevard to access Eisenhower Parkway. Most of the traffic using the portion of Waymarket Drive adjacent to Briar Cove comes from Briar Cove residents and visitors. Traffic counts of vehicular trips along Waymarket have determined that 75% of vehicles travelling along Waymarket Drive are Briar Cove residents.

Because our plan does not increase the number of apartments and will not generate additional traffic to and from the site; and because a majority of the vehicles using that portion of Waymarket Drive are from Briar Cove Apartments, the proposed parking expansion plan for Briar Cove Apartments will not have an adverse impact to traffic.

Existing Conditions

Because the Briar Cove site is developed, and because the adjacent properties are also developed, and because the proposed work is limited to parking-related improvements, and because the scope and areas of proposed improvements are limited to small areas, the ALTA survey for Briar Cove Apartments is used as the base for the site plan, and topographic surveys were performed on the individual areas where work is proposed.

Proposed Site Plan

See the Site Plan (all sheets) for existing and proposed improvements

This site plan is the result of a thorough review of all parking options. We looked at 20 different places large enough to add 1 or more spaces, including adding pavement to both sides of Waymarket Drive for on-street parking and adding pavement for 60 new on-site parking spaces. Some options were discarded because of utility conflicts; some were discarded because of natural features area or setback/buffer impact; and some were discarded because of excessive earthwork/disruption. The end result is a plan that proposes new pavement for 23 on-site spaces (net) and possibly 23 on-street parking spaces needing no new pavement.

Comparison Chart

See Site Plan Sheets S1 and L1 for site use areas, open space calculations, parking calculations, and landscape calculations.

Natural Features ID, protection, mitigation

The natural features were identified as part of the original site development and they are identified on this site plan. No work is proposed within the natural features area or buffer. A protection plan and mitigation plan are not necessary and are not included in this submittal.

Landscape Plan

Because the Briar Cove site is developed and landscaped, and because the proposed work is limited to parking-related improvements, and because the scope and areas of proposed improvements are limited to small areas, no changes are proposed to perimeter landscaping, street trees, and general site landscaping. Proposed landscaping for this project is limited to: creating islands and installing trees to meet the ordinance requirements for vehicular use area interior landscaping; adding trees/shrubs to improve the vehicular use area r.o.w. buffer, replacing trees removed for parking expansion and related site work; and replacing lawn in areas disturbed by construction. See the attached Landscape Plan sheet L1.0 for landscape calculations, plant materials and details.

Utility Plan

No public and/or private utility changes are proposed by this plan, with the exception of changes to the storm water outlet from Basin 1B, and small shifts to the location of 1 existing light pole. Minor adjustments to underground utility lines may be necessary only if a conflict between the depth of new pavement and the top of existing utility lines is identified during construction.

Storm Water Management, grading & erosion control

Storm Water Management

We have met with the Washtenaw County Water Resource Commission's (WCWRC) Deputy Director twice to discuss our project and the necessary storm water detention improvements.

The County acknowledges that upgrading older existing developments to meet current storm water design standards is impractical if not impossible and, by requiring a full upgrade, they would prevent most property owners from making any changes to their existing sites. The County has determined that incremental storm water quality increases from existing developments are better than no increases at all, so the WCWRC has been requiring owners to include necessary and reasonable storm water system upgrades in their improvement plans, rather than requiring a full system upgrade. Their general approach to reviewing plans for improving an existing development is to accept the existing conditions (the original design standards) as adequate, and to apply current design standards to

the new impervious surface runoff. In the case of Briar Cove Apartments, we must improve an existing detention basin to provide the storage volume for the increased impervious surface, and the basin improvements will also improve the quality of the runoff the basin already receives and detains from the existing site.

Our revised plans are being submitted to the WCWRC for their review. A copy of the WCWRC approval letter will be provided to the City once it is received.

Grading & Erosion Control

An "infill" approach was used to design the parking improvements within Briar Cove Apartments. With the exception of parking area B, all new spaces are accessed from existing driveways. New spaces will match existing pavement elevations so very little grading is needed for adjacent lawn areas. Limiting the disturbed area minimizes the removal of existing lawn/plant materials and reduces the potential for erosion. The detention volume was provided in one basin, again to minimize the removal of existing lawn/plant materials and reduce the potential for erosion. Please see Site Plan sheets C3 & C5 for grading and erosion control specifics.

Site Sections and Building Elevations

Because the Briar Cove site is developed, and because the adjacent properties are also developed, and because no building changes or additions are proposed, and because the proposed work is limited to ground-level parking improvements (except the bike lockers and carports), and because the scope of proposed improvements are limited to small areas, and because the improvements are located within the already developed area, and because most of the improvements are not readily visible from the public r.o.w. due to existing buildings, vegetation and/or berms, site sections and building elevations are not included in this submittal.

Photometric Plan

Because the Briar Cove site is developed, and because the adjacent properties are also developed, and because the parking improvements are limited to small areas located within the already developed area, and because the already developed area has existing site lighting that has been adequate and acceptable for 20 years, no changes to the existing site lighting are proposed and a photometric plan is not included in this submittal.

Citizen Participation

Required citizen participation for Briar Cove's parking expansion is limited to the standard notification for site plan review, outlining the time, date and location of the Planning Commission meeting that includes this site on the agenda. No other citizen participation meetings are required. 1070 notices were mailed to neighboring properties, 86 were returned to date because of vacancies, and we have responded to 1 inquiry so far.