

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of March 16, 2010**

**SUBJECT: Glacier Hills Skilled Nursing Care Facility Addition Revised Planned Project Site Plan, 1200 Earhart Road, File No. SP09-34**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Glacier Hills Skilled Nursing Care Facility Addition Revised Planned Project Site Plan and Development Agreement.

**STAFF RECOMMENDATION**

Staff recommends that the petition be **postponed** to allow additional time to review revised plans, clarify conflicting site data and comparison chart information, address unresolved issues regarding bicycle parking, and receive the preliminary approval from the Water Resources Commissioner's office.

**LOCATION**

This site is located on the east side of Earhart Road between the bridge over US-23 and Glazier Way (northeast area, Fleming Creek watershed).

**DESCRIPTION OF PETITION**

The petitioner requests approval to construct a two-story, 59,994-square foot skilled nursing care building and small additions to two existing buildings, and to reconfigure and expand the existing parking lots on a 31-acre site. The site already contains The Manor, a five-story apartment building; the two-story north Care and Rehabilitation Center building; the three-story south Care and Rehabilitation Center; The Meadows, a three-story apartment building; and The Villas, an area with 13 duplex units, each with a two-car attached garage. The site also contains 393 surface parking spaces and a 69-space garage underneath the Meadows building. An additional 57 parking spaces are proposed.

Existing development is located in the center of the triangular-shaped parcel. A large storm water management pond is located in the northern portion of the site and a 3.3-acre scenic easement covers the southern portion of the site. Two additional, smaller storm water management ponds, one wet and one dry, are located in The Villas area. Three driveways provide access to the site, generally equally spaced along the site's 1,870 feet of frontage on Earhart Road.

The proposed skilled nursing care building will be located northeast of the Manor Building and the rest of the existing development on the site, on an area currently used for surface parking and a garden. Its main entrance will be on the east side of the building, facing towards US-23. The skilled nursing care building will have two stories, a brick exterior and a pitched roof. It is proposed to be 29 feet 10 inches tall at the midpoint of the roof. The skilled nursing care building will contain 72 rooms, with a total of 88 beds.

Other improvements proposed as part of the development include a new entrance atrium on the west side of The Manor building. The existing parking in front of The Manor building, currently oriented in aisles generally running east-west, will be reconfigured in aisles generally running north-south. A drive with parking on either side will extend from the reconfigured parking lot in front of The Manor building north around the building and the proposed skilled nursing care building, and then will turn south to connect with the existing parking on the west side of the site nearer the Care and Rehabilitation Centers and The Villas. A drive is proposed to run between The Manor building the skilled nursing care building for emergency access to the rears of these buildings. Two carports will flank this drive on its north side. A tunnel is proposed underneath the drive to provide an internal connection between The Manor building and the skilled nursing care facility.

Small additions also are proposed to the south Care and Rehabilitation Center (CRC) to expand the dining and lounge areas. The additions to the south CRC building total 3,498 square feet. Interior renovations, which include a new serving kitchen and new receiving dock, are planned for the north Care and Rehabilitation Center building. Finally, a new 1,000-square foot maintenance building is proposed in the southeast portion of the site, near the end of the parking lot and the eastern-most villas.

The proposed development will cause the removal of two landmark trees and will impact the critical root zone of one additional tree. A total of 24 caliper inches of mitigation trees are required for the removal and impact to the landmark trees, and ten 2 ½ and 3-caliper inch trees are proposed for required mitigation. Alternative analyses of various development scenarios revealed no feasible alternatives to achieve the proposed development goals while avoiding impacts to these landmark trees. No other natural features will be impacted by the proposed development.

The northern storm water management pond will be modified, lowering the water level by about two feet to create additional detention volume. The northern half of the site drains to this pond. Adjustments to the holes of the outlet structures of the south storm water management ponds, in The Villas area, are proposed to provide the current required detention volumes. No changes are proposed to the overall size of the ponds. The Washtenaw County Water Resources Commissioner (formerly the Drain Commissioner) has jurisdiction over this site.

With the proposed development of the skilled nursing care facility, additions to The Manor and Care and Rehabilitation Center buildings, and interior renovations to other buildings, the site will contain:

- Skilled Nursing Care Facility Building – 72 rooms (88 beds)
- The Manor – 137 apartments (55 studio, 66 one-bedroom, 16 two-bedroom)
- North Care and Rehabilitation Center – 26 rooms (37 beds)
- South Care and Rehabilitation Center – 57 rooms (72 beds)
- The Meadows – 64 apartments
- The Villas – 13 buildings, 26 dwellings

- Total number of apartments and dwellings – 227
- Total number of nursing rooms and beds – 155 and 197

A development agreement has been prepared to address new public utility easements that need to be conveyed and footing drain disconnections required to offset increases in sanitary sewer flow. A copy is attached.

Since its original development in 1971, the City has approved planned project modifications to allow increased height over 30 feet. The most recent approved site plan, the Glacier Hills/The Meadows Senior Housing Planned Project Site Plan, approved the height modification subject to maintaining a minimum of 67.5% open space, which provides open space in excess of the R4B requirement of 55%. Because the proposed development is not changing the design element (a minimum of 67.5% open space) that was used to justify the previous planned project modifications (per Chapter 55, Section 5:72(1)), staff determined that a new planned project petition is not necessary.

### COMPARISION CHART

		EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning		R4B (Multiple-Family Dwelling District)	R4B	R4B
Gross Lot Area		1,370,833 sq ft (31.47 ac)	1,370,833 sq ft (31.47 ac)	14,000 sq ft MIN
Lot Area per Dwelling Unit or Occupant		63,600 sq ft for all beds 5,684 sq ft per dwelling	78,800 sq ft for all beds 6,094 sq ft per dwelling	400 sq ft MIN (nursing beds) 2,900 sq ft MIN (dwellings)
Dwellings, Nursing Rooms, Nursing Beds		230 dwellings 159 nursing beds	227 dwellings 155 nursing rooms 197 nursing beds	<i>No requirement; information provided for reference only.</i>
Open Space		Total 968,868 sq ft (70.9%)	Total 927,282 sq ft (67.6%) Active 719,228 sq ft	67.5% MIN total * (925,312 sq ft), including 300 sq ft per dwelling unit MIN active (63,600 sq ft)
Set-backs	Front (Earhart)	83 ft bldg/90 ft pkng *	83 ft bldg/90 ft pkng *	83 ft bldg/90 ft pkng MIN *
	Front (US 23)	105 ft bldg/15 ft pkng *	105 ft bldg/15 ft pkng *	105 ft bldg/15 ft pkng MIN *
	Side (south)	100 ft *	100 ft *	100 ft MIN *
Height		Manor – 64 ft 6 in * S. CRC – 34 ft 8 in * N. CRC – 29 ft 10 in The Meadows - 50 ft 0 in * The Villas – 1 story each	Skilled Nursing Care Facility – 29 ft 10 in	30 ft / 3 stories MAX
Vehicle Parking		460 spaces	517 spaces	1.5 per dwelling MIN (341 MIN), and 1 per 6 nursing beds MIN (33 MIN) 374 MIN total
Bicycle Parking		26 Class A 7 Class C	26 Class A 12 Class C	1 per 5 dwellings MIN Class A and Class C (23 A, 23 C MIN), and 1 per 60 nursing beds MIN Class B (4 B MIN)

\* Planned project modifications for increased height and decreased building and parking setbacks for The Manor building and the south Care and Rehabilitation Center approved by the Zoning Board of Appeals in 1972 and 1988, respectively. Planned project modifications for increased height, decreased building and parking setbacks for The Meadows and The Villas approved by City Council in 2000, subject to providing an increased amount of open space. See History section for more information.

**SURROUNDING LAND USES AND ZONING**

	<b>LAND USE</b>	<b>ZONING</b>
<b>NORTH</b>	Highway, Office/Research	TWP (Township District)
<b>EAST</b>	Highway, Office/Research	TWP
<b>SOUTH</b>	Multiple-Family, Private School	R3 (Townhouse Dwelling District) and R1B (Single-Family Dwelling District)
<b>WEST</b>	Multiple-Family, Single-Family	R4A (Multiple-Family Dwelling District) and R1B

**HISTORY**

The site was annexed to the City in 1971 and zoned R4A Multiple-Family Dwelling. A site plan for the Zion Lutheran Church Retirement Center Planned Project was approved in 1972 for development of 225 apartments and 89 nursing care beds in a five-story, 50-foot tall building with 128 parking spaces. At that time, the Zoning Board of Appeals (ZBA) approved planned project modifications upon a recommendation from the City Planning Commission. The site was rezoned to R4B (Multiple-Family Dwelling District) in 1978.

A planned project site plan to develop an additional 240 apartments and 80 nursing care beds was approved in 1988 (still with recommendation for approval of the site plan with planned project modifications by the Planning Commission, approval of the planned project modifications by the ZBA, and approval of the site plan by Council).

In 2000, a planned project site plan for development of The Meadows and The Villas was approved (now, due to changes in City Code, by recommendation for approval of the site plan with planned project modifications by the Planning Commission and approval by City Council only). The Meadows and The Villas development includes a three-story, 50-foot tall building with 70 apartments and 13 duplex buildings.

An administrative amendment was approved for a one-story, 2,000-square foot addition to the south Care and Rehabilitation Center building in 2008.

**PLANNING BACKGROUND**

The Master Plan – Future Land Use Element (2009) recommends multiple-family residential uses for this site. Nursing facilities are considered to be a form of multiple-family residential use.

**SERVICE UNIT COMMENTS**

Land Development – The gravel area behind (east of) the existing dumpster enclosure, in the vicinity of the proposed maintenance building, must be removed as it encroaches into the required right-of-way buffer area.

Washtenaw County Water Resources Commissioner – Preliminary approval is pending. Preliminary approval by the Water Resources Commissioner’s Office is required, per Chapter 63, Section 5:654(1), prior to site plan approval.

Systems Planning – The northerly two-drive approaches do not conform to the City Code requirements for various driveway dimensions. These approaches may need to be revised depending on the date of construction or if variances have already been granted; more information is needed. More information about the existing and proposed water main easements must be shown on the plans and more detailed information about the water service leads and proposed firewalls must be provided.

Planning – Review of the proposed development revealed that the 2000 Glacier Hills/The Meadows site plan incorrectly calculated the amount of then-proposed open space. The site plan and the staff report both reported the proposed amount of open space was 67.5%. Approval of the Glacier Hills/The Meadows Planned Project Site Plan was also made subject to maintaining a minimum of 67.5% open space.

However, the existing conditions have been recalculated as part of the proposed petition. The actual amount of existing open space is 968,868 square feet, or 70.6% of the site area. The proposed development decreases the amount of open space to 67.6%, or 927,282 square feet, but continues to conform to the conditions of the Glacier Hills/The Meadows Planned Project Site Plan approval.

Several typographical errors and discrepancies in the comparison chart must be corrected prior to approval. The bicycle parking requirements have been calculated incorrectly and, therefore, additional bicycle parking spaces must be provided.

Prepared by Alexis DiLeo  
Reviewed by Wendy Rampson  
jsj/3/11/10

Attachments: Parcel/Zoning Map  
Aerial Photo  
2/26/10 Draft Development Agreement  
Site Plan  
Landscape Plan  
Elevations

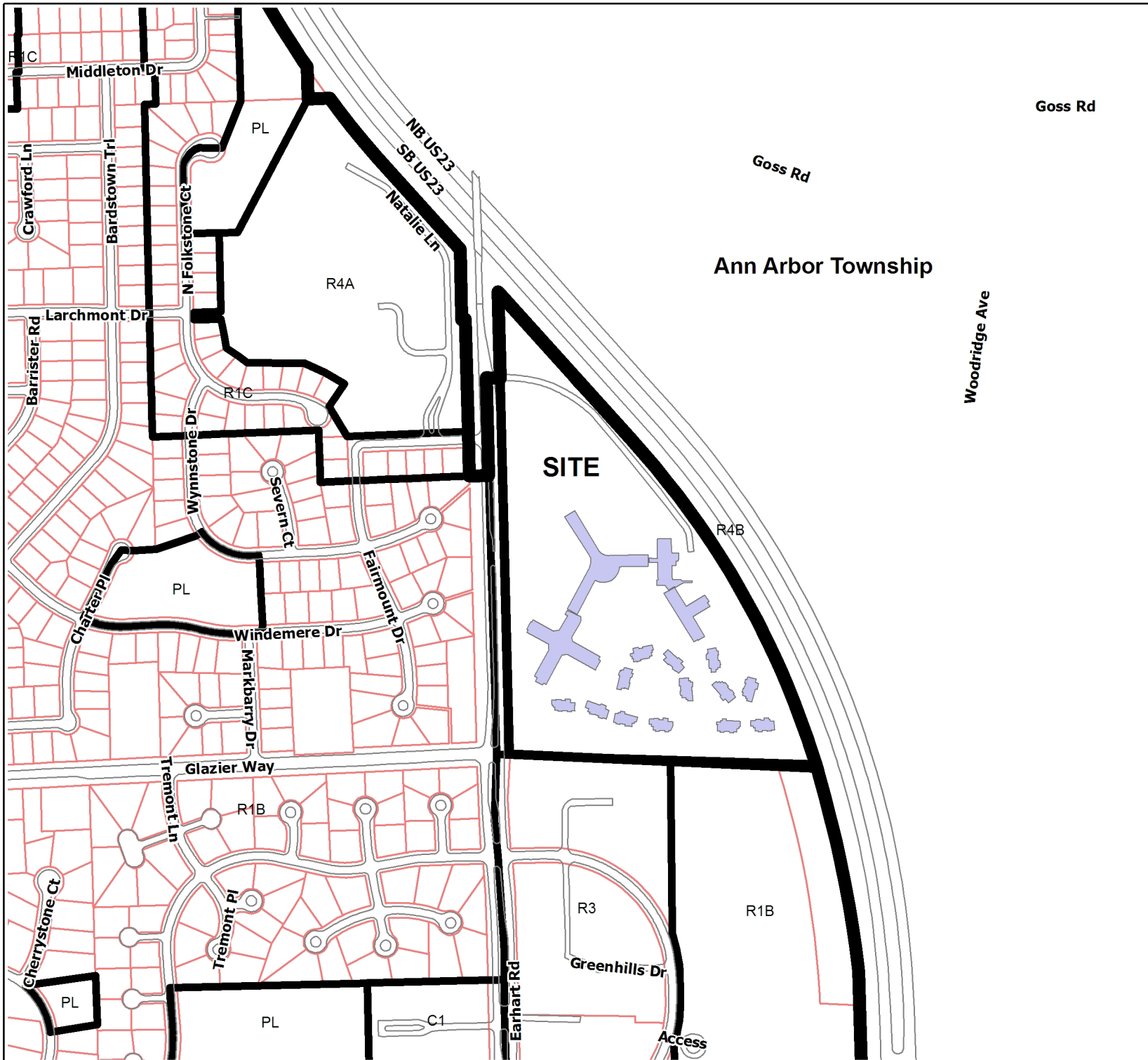
c: Owner: Glacier Hills Inc.  
1200 Earhart Road  
Ann Arbor, MI 48105-2768

Petitioner: Robert Zabowski  
Edmund London & Associates, Inc.  
20750 Civic Center Drive, Suite 610  
Southfield, MI 48076

City Attorney  
Systems Planning  
File No. SP09-034

# Parcel and Zoning Map:

## Glacier Hills Skilled Nursing Care Facility Addition Planned Project Site Plan



**Map Legend**

-  Glacier\_Hills\_Footprints
-  City Boundary
-  Edge Of Pavement
-  Parcels



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**2009 Aerial Photo:**

**Glacier Hills  
Skilled Nursing Care  
Facility Addition  
Planned Project  
Site Plan**

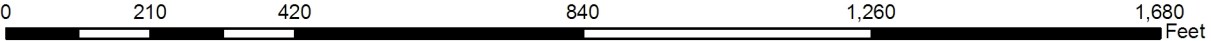


**Map Legend**  
**2009 Aerial Imagery**  
**RGB**

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



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**GLACIER HILLS REVISED PLANNED PROJECT SITE PLAN  
DEVELOPMENT AGREEMENT**

THIS AGREEMENT, made this \_\_\_ day of \_\_\_, 2010, by and between the City of Ann Arbor, a Michigan Municipal Corporation, with principal address at 100 North Fifth Avenue, Ann Arbor, Michigan 48107, hereinafter called the CITY; and Glacier Hills, Inc., a \_\_\_\_\_, with principal address at 1200 Earhart Road, Ann Arbor, Michigan 48105-2768, hereinafter called the PROPRIETOR, witnesses that:

WHEREAS, the PROPRIETOR owns certain land in the City of Ann Arbor, described below and site planned as Glacier Hills Skilled Nursing Care Facility Addition Revised Planned Project Site Plan, and

WHEREAS, the PROPRIETOR has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as Glacier Hills Skilled Nursing Care Facility Addition Revised Planned Project Site Plan, and desires site plan and development agreement approval thereof, and

WHEREAS, the PROPRIETOR desires to build or use certain improvements with and without the necessity of special assessments by the CITY, and

WHEREAS, the CITY desires to insure that all of the improvements required by pertinent CITY ordinances and regulations be properly made, and that the PROPRIETORS will install these improvements prior to any permits being issued.

**THE PROPRIETOR(S) HEREBY AGREE(S):**

(P-1) To prepare and submit to the CITY for approval plans and specifications ("the Plans") prepared by a registered professional engineer for construction of public water and sanitary sewer mains, public and private storm water management systems, ("the Improvements") provided that no work on said Improvements shall be commenced until the Plans have been approved by the City Administrator or designee, and until such other relevant information to CITY service areas as shall be reasonably required has been provided.

(P-2) To construct all improvements set forth in Paragraph P-1 of this Agreement in accordance with the approved Plans and to repair all defects in the improvements that occur within one year from the date of acceptance of the Improvements by the CITY, commencing on the latest date of the acceptance of any Improvements by the CITY. If the PROPRIETOR fails to construct the improvements, the CITY may send notice via first class mail to the



PROPRIETOR at the address listed above requiring it to commence and complete the improvements in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR, if the PROPRIETOR does not complete the work within the time set forth in the notice. Every owner of a portion of the property, including co-owners of condominium units, shall pay a pro-rata share of the cost of the work. That portion of the cost of the work attributable to each condominium unit shall be a lien on that Property and may be collected as a single tax parcel assessment as provided in Chapter 13 of the Ann Arbor City Code.

(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the public improvements set forth in Paragraph P-1 above have been completed in accordance with the specifications of the CITY in accordance with the approved plans. The engineer's certificate will cover only those items the PROPRIETOR'S engineer inspects.

(P-4) Prior to the issuance of building permits, to deposit with a mutually acceptable escrow agent fully executed documents in a form acceptable to the CITY, which will convey, upon delivery to the CITY, easements for the construction and maintenance of public utilities and public streets. The escrow agreement shall provide for delivery of the documents to the CITY solely upon the condition that the CITY has accepted the public Improvement to be conveyed by the easement.

(P-7) To install all water mains, storm sewers, sanitary sewers and public streets, through the first course of asphalt, pursuant to CITY approved plans and specifications, necessary to connect the site with existing CITY systems adjacent to the site prior to the issuance of any building permits.

(P-9) To be included in a future special assessment district, along with other benefiting property, for the construction of additional improvements to Earhart Road such as street widening, storm sewers, curb and gutter, sidewalks, bike paths, street lights, and the planting of trees along the Earhart Road frontage when such improvements are determined by the CITY to be necessary.

(P-11) To indemnify and hold the CITY harmless from any claims, losses, liabilities, damages or expenses (including reasonable attorney fees) suffered or incurred by the CITY based upon or resulting from any acts or omissions of the PROPRIETOR, its employees, agents, subcontractors, invitees, or licensees in the design, construction, maintenance or repair of any of the Improvements required under this Agreement and the approved site plan.

(P-12) To cause to be maintained General Liability Insurance and Property Damage Insurance in the minimum amount of \$1,000,000 per occurrence and naming the CITY as named insured to protect and indemnify the CITY against any claims for damage due to public use of the public improvement(s) in the development prior to final written acceptance of the public improvement(s) by the CITY. Evidence of such insurance shall be produced prior to any construction of improvement and a copy filed with the City Clerk's Office and shall remain in full force and effect during construction of the public improvement(s) and until notice of acceptance by the CITY of the Improvements.

(P-13) Existing woodland trees shown on the site plan as trees to be saved shall be maintained by the PROPRIETOR in good condition for a minimum of three years after acceptance of the public improvements by the CITY or granting of Certificate of Occupancy. Existing woodland or landmark trees that are determined by the CITY to be dead, dying or

severely damaged due to construction activity within three years after acceptance of the public improvements or granting of Certificate of Occupancy, shall be replaced by the PROPRIETOR as provided by Chapter 57 of the Ann Arbor City Code.

(P-17) To deposit, prior to any building permits being issued, a street tree planting escrow account with the Parks and Recreation Services Unit in the form of a check payable to the City of Ann Arbor. The escrow amount shall be based on the CITY policy in effect at that time and is to include all on-site public streets. The City Administrator may authorize the PROPRIETOR to install the street trees if planted in accordance with CITY standards and specifications. If the street trees are found to be acceptable by the CITY, the escrow amount will be returned to the PROPRIETOR one year after the date of acceptance by the CITY.

(P-27) To design, construct, repair and maintain this development in accordance with the provisions of Chapter 119 (Noise Control) to ensure that any noise emanating from said development will not impact nearby residents or businesses. In addition, PROPRIETOR shall review existing noise sources surrounding said development and incorporate necessary design and construction techniques to ensure that future tenants will not be exposed to noise sources in violation of Chapter 119.

(P-28) To include the elevation drawings, as submitted to City Council, as part of the approved site plan and to construct all buildings consistent with said elevation drawings. If the PROPRIETOR proposes any changes to the approved building elevations, setbacks, aesthetics, or materials, that those changes be brought back to the City Council for consideration. The PROPRIETOR is required to submit signed and sealed drawings to staff reflecting the elevations, setbacks, aesthetics, materials and site plan approved by City Council.

(P-29) To remove all discarded building materials and rubbish from the development at least once each month during construction of the development improvements, and within one month after completion or abandonment of construction.

(P-33) Prior to application for and issuance of certificates of occupancy, to disconnect two footing drains from the sanitary sewer system in accordance with the *Guidelines for Completion of Footing Drain Disconnections, City of Ann Arbor - Development Offset-Mitigation Program* (November 2005 edition, as amended).

(P-35) PROPRIETOR is the sole title holder in fee simple of the land described below except for any mortgage, easements and deed restrictions of record and that the person(s) signing below on behalf of PROPRIETOR has (have) legal authority and capacity to enter into this agreement for PROPRIETOR.

(P-36) Failure to construct, repair and/or maintain the site pursuant to the approved site plan and/or failure to comply with any of this approved development agreement's terms and conditions shall constitute a material breach of the Agreement and the CITY shall have all remedies in law and/or in equity necessary to ensure that the PROPRIETOR complies with the approved site plan and/or the terms and conditions of the approved development agreement. The PROPRIETOR shall be responsible for all costs and expenses including reasonable attorney fees incurred by the CITY in enforcing the terms and conditions of the approved site plan and/or development agreement.

(P-37) In addition to any other remedy set forth in this Agreement or in law or equity, if PROPRIETOR fails to make a timely or full payments to the CITY as set forth elsewhere in the

Agreement to the CITY in the agreed upon manner, any unpaid amount(s) shall become a lien, as provided under Ann Arbor City Code and recorded with the Washtenaw County Register of Deeds, against the land described below and may be placed on the CITY tax roll as a single lot assessment, or if the development is converted to condominium ownership, every owner of a portion of the property shall pay a pro-rata share of the amount of the payments attributable to each condominium unit. If the unpaid amount(s), in whole or in part, has been recorded as a lien on the CITY'S tax roll and with the Washtenaw County Register of Deeds, upon payment of the amount in full along with any penalties and interest, the CITY, upon request, will execute an instrument in recordable form acknowledging full satisfaction of this condition.

(P-38) To pay for the cost of recording this Agreement with the Washtenaw County Register of Deeds, and to pay for the cost of recording all documents granting easements to the CITY.

**THE CITY HEREBY AGREES:**

(C-1) In consideration of the above undertakings, to approve the Glacier Hills Skilled Nursing Care Facility Addition Revised Planned Project Site Plan.

(C-4) To provide timely and reasonable CITY inspections as may be required during construction.

(C-5) To record this agreement with the Washtenaw County Register of Deeds.

**GENERAL TERMS**

Both the PROPRIETOR and the CITY agree as follows:

(T-1) This agreement is not intended to create a contractual right for third parties.

(T-2) This Agreement and any of its terms, conditions, or provisions cannot be modified, amended, or waived unless in writing and unless executed by both parties to this Agreement. Any representations or statements, whether oral or in writing, not contained in this Agreement shall not be binding on either party.

(T-3) This Agreement and any of its terms or conditions shall not be assigned or transferred to any other individual or entity unless prior approval of the CITY is received. Such approval shall not be withheld unreasonably.

(T-4) The obligations and conditions on the PROPRIETOR, as set forth above in this Agreement and in the approved site plan, shall be binding on any successors and assigns in ownership of the following described parcel:

Commencing at the SW corner of Section 24, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, thence S 86°50'45" E 75.54 feet along the South line of said Section 24 of the East right-of-way line of Earhart Road for the POINT OF BEGINNING,

thence N 00°13'00" W 1869.64 feet along the East right-of-way line of Earhart Road;  
thence S 40°43'00" E 150.00 feet along the Southwesterly right-of-way line of US-23 Expressway;  
thence Southeasterly 1524.25 feet in the Southwesterly right-of-way line of US-23 and along the arc of a circular curve concave to the Southwest, radius 3622.72 feet, central angle 24°06'25", chord S 28°39'45" E 1513.02 feet to the South line of said Section 24;  
thence N 86°50'45" W 1245.96 feet along the South line of said Section 24 to the POINT OF BEGINNING. Being a part of the SW 1/4 of Section 24, T2S, R6E, containing 31.47 acres of land, more or less, being subject to a scenic easement, said easement described as follows:

Commencing at the SW corner of Section 24, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, thence S 86°50'45" E 75.54 feet along the South line of said Section 24 to the East right-of-way line of Earhart Road for the POINT OF BEGINNING,

thence N 00°13'00" W 160.28 feet along said East right-of-way line of Earhart Road;  
thence S 86°50'45" E 310.00 feet;  
thence S 68°11'48" E 187.63 feet;  
thence S 86°50'45" E 730.00 feet to the Southwesterly right-of-way line of US-23 Expressway;  
thence Southeasterly 106.84 feet in the Southwesterly right-of-way line of said US-23 and along the arc of a circular curve concave to the Southwest, radius 3622.72 feet, central angle 01°41'23", chord S 17°27'14" E 106.84 feet to the South line of said Section 24;  
thence N 86°50'45" W 1245.96 feet along the South line of Section 24 to the POINT OF BEGINNING. Being a part of the SW 1/4 of Section 24, T2S, R6E, containing 3.37 acres of land, more or less, said easement recorded in Liber 1959, Page 679.

Subject to 40' wide public water main easement said easement described along the centerline as follows:

Commencing at the SW corner of Section 24, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence S 86°50'45" E 75.13 feet along the South line of said Section 24; thence N 00°13'00" W 788.18 feet along the East right-of-way line of Earhart Road to the POINT OF BEGINNING;

thence S 82°14'05" E 115.02 feet;  
thence N 00°00'00" E 81.32 feet;  
thence S 00°00'00" W 101.82 feet;  
thence S 48°59'27" E 121.92 feet;  
thence S 04°08'56" W 193.51 feet;  
thence S 89°05'32" E 284.04 feet;  
thence 94.22 feet along the arc of a circular curve to the right having a radius of 334.24 feet, a central angle of 16°09'08", having a chord bearing S 81°00'58" E 93.91 feet;  
thence S 72°56'24" E 207.36 feet;

thence N 60°43'44" E 179.98 feet;  
thence N 30°44'08" W 172.19 feet;  
thence N 42°25'54" W 134.13 feet;  
thence N 00°58'16" W 147.52 feet;  
thence N 31°24'43" W 76.75 feet;  
thence S 62°00'45" W 198.18 feet;  
thence N 80°11'27" W 108.59 feet;  
thence N 30°22'20" W 124.60 feet;  
thence N 26°33'54" E 252.68 feet;  
thence N 25°15'11" W 58.60 feet;  
thence 537.44 feet along the arc of a circular curve to the left having a radius of 518.08 feet, a central angle of 59°26'14" and a chord bearing N 59°35'28" W 513.66 feet;  
thence N 89°18'35" W 5.73 feet to the East right-of-way line of Earhart Road, also being the POINT OF ENDING.

Being Subject to:

Easement granted to the Detroit Edison Company, as recorded in Liber 1 of Grants, Page 368, Washtenaw County Records.

Right of way in favor of Michigan Consolidated Gas Company, as recorded in Liber 1418, Page 9, Washtenaw County Records.

Declaration of Building and Use Restrictions, as recorded in Liber 1959, Page 673, Washtenaw County Records.

Grant of Conservation Easement, as recorded in Liber 1959, Page 679, Washtenaw County Records.

Easement in favor of Michigan Bell Telephone Company, as recorded in Liber 2650, Page 823, Washtenaw County Records.

(T-5) In addition to any other remedy in law or in equity failure to comply with all of the above paragraphs on the part of the PROPRIETOR, or any part of the approved site plan, in part or in whole, shall give the CITY adequate basis and cause to issue a stop work order for any previously-issued building permits and shall be an adequate basis and cause for the CITY to deny the issuance of any building permits, certificates of occupancy, or any other permits unless and until the CITY has notified the PROPRIETOR in writing that the PROPRIETOR has satisfactorily corrected the item(s) the PROPRIETOR has failed to perform.

(T-6) This agreement shall be interpreted, enforced and governed under the laws of the State of Michigan and Ann Arbor City Code.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day first above written.

CITY OF ANN ARBOR, MICHIGAN  
100 North Fifth Avenue  
Ann Arbor, Michigan 48107

Witnesses:

\_\_\_\_\_

By: \_\_\_\_\_  
John Hieftje, Mayor

\_\_\_\_\_

By: \_\_\_\_\_  
Jacqueline Beaudry, City Clerk

Approved as to Substance:

\_\_\_\_\_  
Roger W. Fraser, City Administrator

Approved as to Form:

\_\_\_\_\_  
Stephen K. Postema, City Attorney

Witness:

\_\_\_\_\_

By: \_\_\_\_\_  
*Name, Title*

STATE OF MICHIGAN    )  
                                  ) ss:  
County of Washtenaw    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, before me personally appeared John Hieftje, Mayor, and Jacqueline Beaudry, Clerk of the City of Ann Arbor, a Michigan Municipal Corporation, to me known to be the persons who executed this foregoing instrument, and to me known to be such Mayor and Clerk of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said Corporation by its authority.

\_\_\_\_\_  
NOTARY PUBLIC

County of Washtenaw, State of Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in the County of Washtenaw

STATE OF MICHIGAN    )  
                                  ) ss:  
County of Washtenaw    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, before me personally appeared \_\_\_\_\_, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as his free act and deed.

\_\_\_\_\_  
NOTARY PUBLIC  
County of Washtenaw, State of Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in the County of Washtenaw

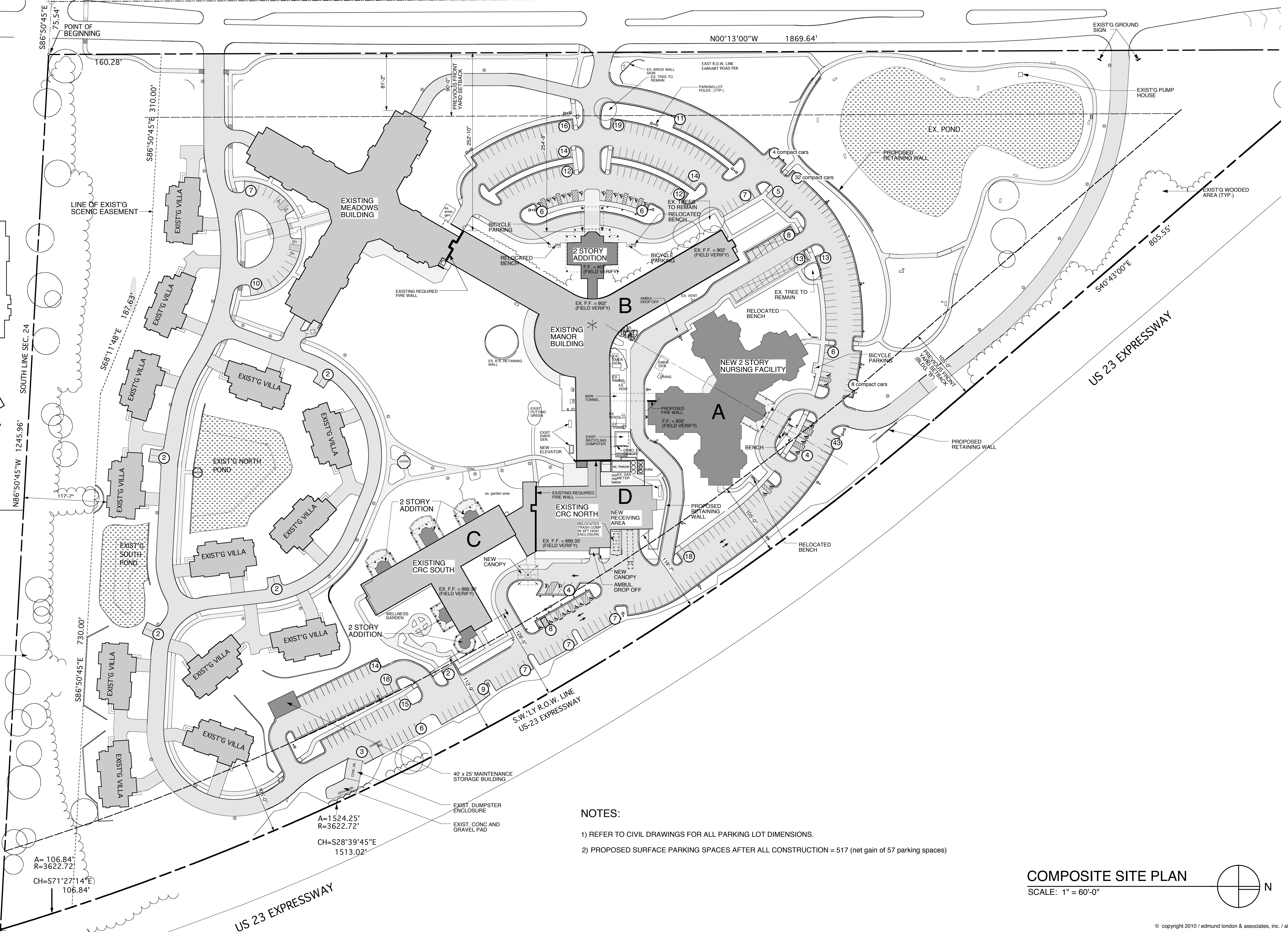
DRAFTED BY AND AFTER RECORDING RETURN TO:  
Ann Arbor Planning & Development Services  
Post Office Box 8647  
Ann Arbor, Michigan 48107  
(734) 794-6265

SW COR.  
SEC. 24  
T2S, R6E

WEST LINE SECTION 24

EARHART ROAD  
(VARIABLE WIDTH R.O.W.)

EAST R.O.W. LINE  
EARHART ROAD PER  
LIBER 1414, PAGE 868



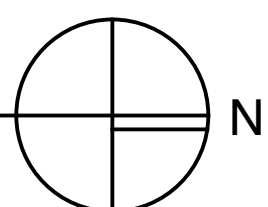
NOTES:

- 1) REFER TO CIVIL DRAWINGS FOR ALL PARKING LOT DIMENSIONS.
- 2) PROPOSED SURFACE PARKING SPACES AFTER ALL CONSTRUCTION = 517 (net gain of 57 parking spaces)

A=106.84'  
R=3622.72'  
CH=S71°27'14"E  
106.84'

A=1524.25'  
R=3622.72'  
CH=S28°39'45"E  
1513.02'

COMPOSITE SITE PLAN  
SCALE: 1" = 60'-0"



**edmund london & associates, inc.**  
architects & planners  
20750 Civic Center Drive, Suite 610, Southfield, Michigan 48076 Tel: 248-353-4820 Fax: 248-353-2920

Glacier Hills Senior Living Community  
Campus Additions & Renovations  
Revised Planned Project  
Ann Arbor, Michigan

composite site plan

ISSUED:  
12/22/09 Pre-Site Plan Review  
12/28/09 Site Plan Approval  
02/16/10 Revised Planned Project Re-submittal

DRAWN BY:  
RZ

APPROVED BY:

JOB NUMBER

2606-S

SHEET NUMBER

A1.1-S





Bldg "A"- New 2 story Skilled Nursing Care Facility  
 Bldg "B"- Existing 5 story facility with Interior Renovations  
 and a New Entrance Canopy  
 Bldg "C"- Existing 2 story facility with (5) 2 story additions  
 Bldg "D"- Existing 3 story facility with Interior renovations a  
 new receiving dock and Entry Canopy/ Ambulance Entrance

edmund london & associates, inc.   
 architects & planners

# Glacier Hills Senior Living Community

Ann Arbor, Michigan

planned project site plan



**COMPOSITE SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**COMPOSITE NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"