

OWNER/DEVELOPER/PETITIONER:
303 DETROIT STREET LLC
MAVD
GREG COPP
2723 SOUTH STATE STREET SUITE 250
ANN ARBOR MICHIGAN 48104
PHONE: 734-930-6700

ARCHITECT
RUETER ASSOCIATES
MARC RUETER & JIM SCRIVENS
515 FIFTH STREET
ANN ARBOR, MI 48103
PHONE: 734-769-0070

BUILDER/DEVELOPMENT PARTNER:
HURON CONTRACTING
THOMAS FITZSIMMONS
PO BOX 3783
ANN ARBOR, MI 48106
PHONE: 734-395-0470

LEED CONSULTANT
CATALYST PARTNERS
JENNIFER ANDREW, NCARB, LEED-AP
502 2ND STREET NW, SUITE 200
GRAND RAPIDS, MI 49504
PHONE: 734-649-4395

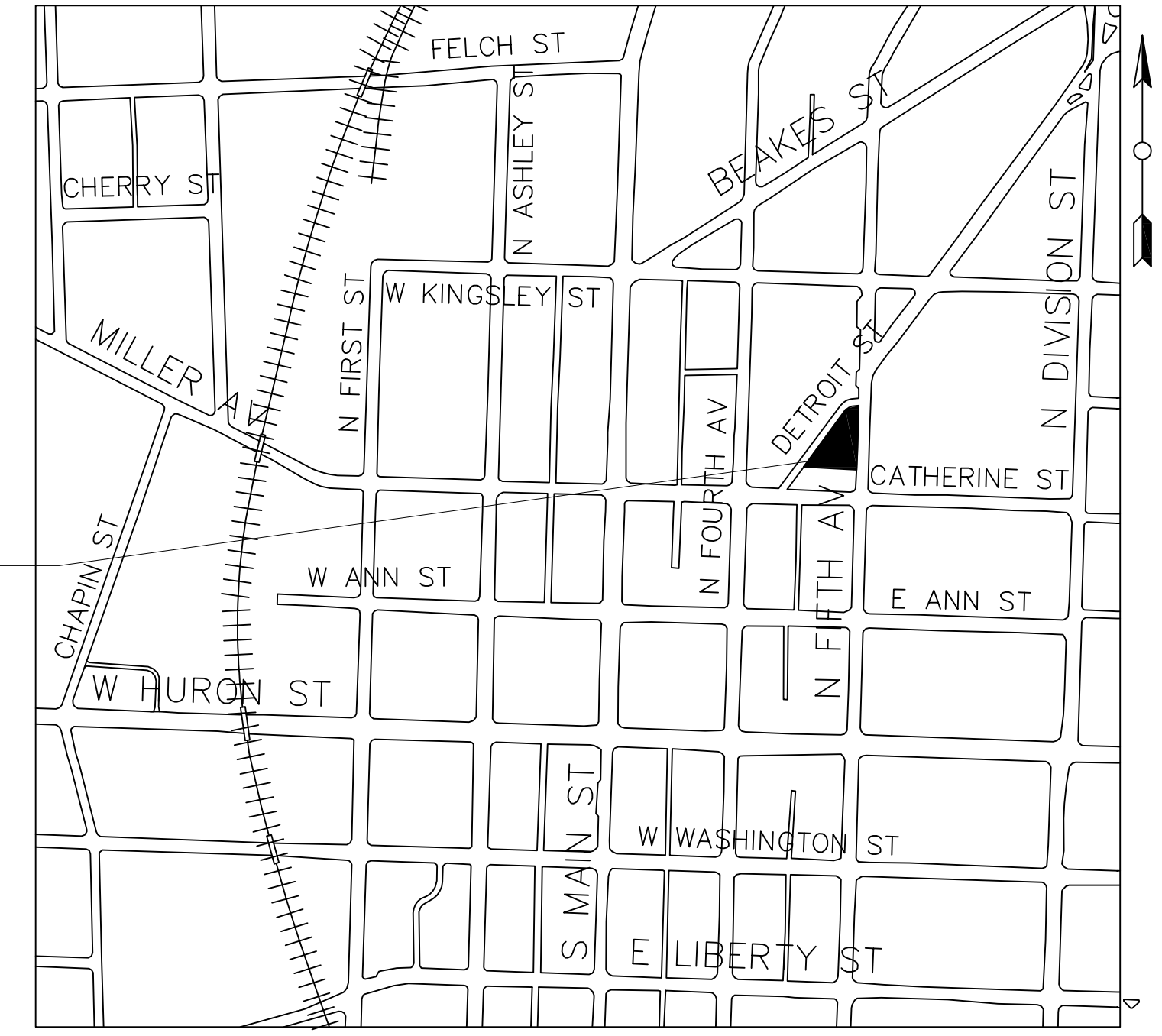
ENGINEER/PETITIONER'S AGENT:
MACON ENGINEERING, LLC
KATHY KEINATH, P.E.
PO BOX 314
CHELSEA, MI 48118
PHONE: 734-216-9941

SURVEYOR:
KEM-TEC & ASSOCIATES
ANTHONY SYCKO, JR, PS
2255 GRATIOT AVE.
EASTPOINTE, MI 48021
586-772-2222

330 DETROIT

ANN ARBOR, WASHTENAW COUNTY

SITE PLAN SP21-046



LOCATION MAP
N.T.S.

STATEMENT OF INTEREST IN LAND

THE PETITIONER IS THE OWNER, DEVELOPER AND MANAGING MEMBER OF THE PROPERTY.

DEVELOPMENT PROGRAM

THE DEVELOPMENT PROGRAM FOR THE PROJECT INCLUDES COMMERCIAL SPACE FOR POSSIBLE RETAIL OR OFFICE ON THE GROUND FLOOR, AND ACCESS TO PARKING STORAGE AND BUILDING SERVICES ON THE GROUND FLOOR. THE REMAINING FLOORS WILL PROVIDE 14 RESIDENTIAL CONDOMINIUMS. THE SITE IS ZONED D2 AND IN THE KERRYTOWN CHARACTER DISTRICT WITH PRIMARY STREET FRONTAGE ON DETROIT STREET AND SECONDARY STREET FRONTAGE ON FIFTH AVENUE. PARKING WILL ALSO BE PROVIDED IN A LOWER LEVEL.

THE DEVELOPMENT HAS BEEN PLANNED TO PROVIDE ADEQUATE PARKING, INGRESS AND EGRESS, STORM WATER MANAGEMENT FACILITIES, PEDESTRIAN CONNECTIONS AND ALL OTHER REQUIRED SITE ELEMENTS. THE SITE IS TO BE DEVELOPED IN ONE PHASE. IT IS SCHEDULED TO BEGIN UPON APPROVAL AND BE COMPLETED BY 2023. CONSTRUCTION COST ARE CURRENTLY ESTIMATED TO BE \$20,000,000. THE PROJECT WILL BE REQUESTING BROWNFIELD FUNDING.

COMMUNITY ANALYSIS

THE PROPOSED PROJECT SITE IS LOCATED WITH FRONTAGE ON BOTH DETROIT STREET AND FIFTH AVENUE JUST NORTH OF CATHERINE STREET IN DOWNTOWN ANN ARBOR. THE SITE IS CURRENTLY ZONED D2. THE EXISTING SITE INCLUDES THREE PARCELS WITH TWO BUILDINGS AND PARKING AREAS. THE PROPERTY TO THE WEST IS FARMER'S MARKET ZONED PL. THE PROPERTY TO THE NORTH IS THE KERRYTOWN SHOPS, ZONED D2, AND THE ANN ARBOR PUBLIC SCHOOLS ZONED PL. THE PROPERTY TO THE SOUTH IS ZONED D2 AND CONTAINS TWO HISTORIC BUILDINGS. THE PROPOSED BUILDING HAS BEEN DESIGNED WITH OPEN BALCONIES TO REDUCE THE STRUCTURAL MASS ADJACENT TO THE HISTORIC PROPERTIES. THE PROPOSED BUILDING WILL BE DESIGNED AS A CERTIFIED BUILDING PER LEED BD+C: HOMES V4.

THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE A NEGATIVE IMPACT ON PUBLIC SCHOOLS, SURROUNDING DEVELOPMENT, AIR OR WATER QUALITY. THERE ARE NO HISTORIC SITES OR STRUCTURES ON THE PROJECT SITE. THERE ARE NO NATURAL FEATURES ON THE SITE.

TRAFFIC IMPACT ANALYSIS

VEHICULAR, PEDESTRIAN AND BICYCLE ROUTES ARE SHOWN ON THE PLANS. TRIP GENERATIONS ARE SHOWN BELOW BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATIONS FOR CONDOMINIUM USES. NO TRAFFIC STUDY IS REQUIRED BASED ON CITY CODE.

SITE TRIP GENERATION

Land Use	ITE Code	Amount	Units	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Retail Center	826	1,836	1000 sf	1	0	1	2	3	5
Condominiums	230	14	DU	1	7	8	6	3	10

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

SOIL EVALUATION

THE SOILS ON THE SITE ARE FOX SERIES FoB BASED ON THE COUNTY SOIL MAPS. INFILTRATION TESTING ON THE SITE WAS NOT PERFORMED AS THE SITE HAS KNOWN CONTAMINATION AND INFILTRATION COULD POSSIBLY EXACERBATE THE SPREAD OF THE CONTAMINATION.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning District	D2	D2	D2
Charater Overlay District	Kerrytown	Kerrytown	Kerrytown
Lot Area	9,879 sf	9,879 sf	N/A
Lot Width	177.11 ft	177.11 ft	N/A
Residential Dwelling Units	0	14	N/A
Commercial Units	2	1	N/A
Total Floor Area	3,745 sf	31,944 sf	N/A
FAR	38%	323%	200% Normal 400% w premiums
Front Setback Detroit	0.00 ft	1.0 ft	0 ft
Front Setback Fifth	0.00 ft	1.0 ft	0 ft
Side Setback	0.00 ft	1.37 ft	0 ft
Rear Setback	N/A ft	N/A ft	N/A
Building Height	1 story	60 ft	Max 60 ft
Streetwall Height	N/A	3 stories	Min 2 stories, Max 3 stories
Offset at Top of Streetwall	N/A	5 ft	Ave 5 ft
Massing Articulation	N/A	40 ft	Max 40 ft
Building Coverage	38%	80%	Max 80%
Open Space	N/A	11%	Min 10%
Bicycle Parking Residential	0	14A	14 A 1/2500 sf usable floor area
Bicycle Parking Nonresidential	0	1C	1 C 1/10,000 sf usable floor area
Vehicular Parking		23	15 Base FAR none, Premium 1/1000 sf
EV-C Vehicular Parking	0	9	9.1 65% of Dwelling Units
EV-R Vehicular Parking	0	4	3.5 25% of Dwelling Units
EV-I Vehicular Parking	0	1	1.4 10% of Dwelling Units

GENERAL DESCRIPTION OF NATURAL FEATURES

THERE ARE NO WOODLANDS, WETLANDS, LANDMARK TREES, WATERCOURSES, STEEP SLOPES, FLOODPLAINS, OR ENDANGERED SPECIES HABITAT LOCATED ON THE SITE.

NATURAL FEATURES STATEMENT OF IMPACT

THERE ARE NO NATURAL FEATURES LOCATED ON THE SITE. THERE WILL BE NO IMPACT TO NATURAL FEATURES.

STANDARD SIDEWALK REPAIR AND MAINTENANCE NOTE

ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

SOLID WASTE DISPOSAL PLAN

THE UNIQUE GEOMETRY OF THE SITE AS WELL AS THE CONFIGURATION OF DETROIT STREET AND FIFTH AVENUE MAKE ACCESS TO THE SITE FOR SOLID WASTE TRUCKS CHALLENGING. THE DEVELOPMENT CONSIDERED SEVERAL INNOVATIVE SOLUTIONS THAT TOOK INTO ACCOUNT SAFE ACCESS FOR TRUCKS, SAFETY OF PEDESTRIANS AND SAFETY OF MOTOR VEHICLES USING DETROIT STREET AND FIFTH AVENUE. IT WAS DETERMINED THAT THE BEST SOLUTION WAS TO ELIMINATE THE NEED FOR SOLID WASTE VEHICLES TO ENTER AND EXIT THE SITE. A COMPLETE SOLID WASTE MANAGEMENT PLAN IS PROVIDED IN THE PLAN SET TO ADDRESS SOLID WASTE MANAGEMENT.

SUSTAINABILITY/LEED

THE PROPOSED DEVELOPMENT IS TO ACHIEVE LEED CERTIFICATION. SUSTAINABILITY WILL ALSO BE PROVIDED BY A GREEN ROOF, SHARING OF REFUSE CONTAINERS AND ACCOMMODATIONS FOR ELECTRIC VEHICLES.

LEGAL DESCRIPTION

THE LAND SITUATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 1

LOT 79, ASSESSOR'S PLAT NO. 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 9 OF PLATS, PAGE 20, WASHTENAW COUNTY RECORDS.

PARCEL 2

LOT 80, ASSESSOR'S PLAT NO. 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 9 OF PLATS, PAGE 20, WASHTENAW COUNTY RECORDS.

PARCEL 3

LOT 81, ASSESSOR'S PLAT NO. 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 9 OF PLATS, PAGE 20, WASHTENAW COUNTY RECORDS.

COMBINED PARCEL

LOTS 79, 80, AND 81, ASSESSOR'S PLAT NO. 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 9 OF PLATS, PAGE 20, WASHTENAW COUNTY RECORDS.

SHEET INDEX

SP-01	COVER	A10	BASEMENT LEVEL
SP-02	ALTA SURVEY	A11	STREET LEVEL
SP-03	DEMOLITION PLAN	A12	FLOOR LEVEL 2
SP-04	LAYOUT PLAN	A13	FLOOR LEVEL 3
SP-05	NATURAL FEATURES	A14	FLOOR LEVEL 4
SP-06	LANDSCAPE	A15	FLOOR LEVEL 5
SP-07	UTILITIES PLAN	A16	ROOF
SP-08	STORM WATER MANAGEMENT, GRADING AND SOIL EROSION CONTROL PLAN	A17	PERSPECTIVES
SP-09	SOLID WASTE MANAGEMENT PLAN	A18	ELEVATIONS
SP-10	SITE DETAILS	A19	ELEVATIONS
SP-11	PHOTOMETRIC PLAN	A110	SECTION
		A111	ZONING DIAGRAMS

PRELIMINARY
NOT FOR CONSTRUCTION

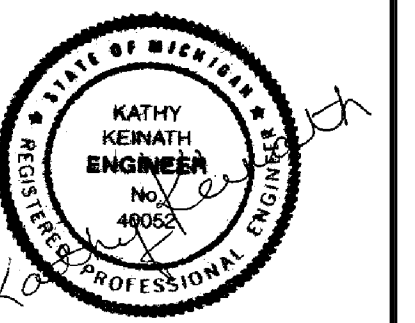


Know what's below.
Call before you dig.

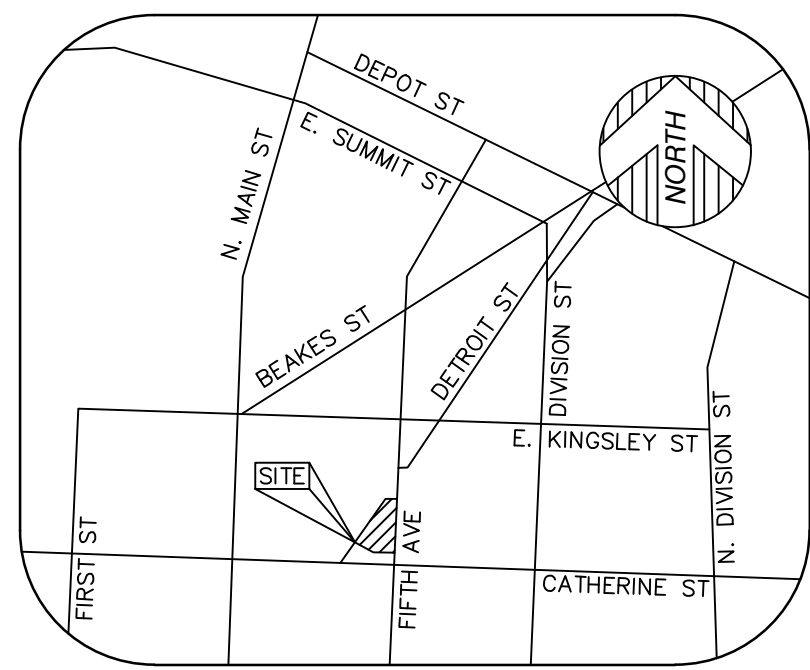
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. NO GUARANTEE IS MADE FOR THE ACCURACY OF SUCH INFORMATION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES IN THE AREA. EXCEPT IN CASES OF EMERGENCY, THE USER SHALL NOT BE HELD RESPONSIBLE FOR DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY THE USER'S FAILURE TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES IN THE AREA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

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

330 DETROIT
ANN ARBOR, MI
SITE PLAN
COVER



DATE	3-22-22
DATE	2-1-22
DATE	11-24-21
SCALE	N.T.S.
SHEET NO.	SP-01



VICINITY MAP
(NOT TO SCALE)

PARKING

HANDICAP PARKING = 0 STALLS
STANDARD PARKING = 15 STALLS

PARCEL AREA

PARCEL 1
3,498± SQUARE FEET = 0.080± ACRES

PARCEL 2
4,044± SQUARE FEET = 0.092± ACRES

PARCEL 3
2,337± SQUARE FEET = 0.054± ACRES

COMBINED PARCEL
9,879± SQUARE FEET = 0.226± ACRES

BASIS OF BEARING

NORTH 85°55'00" WEST, BEING THE CENTERLINE OF CATHERINE STREET, AS PLATTED.

BENCHMARK

SITE BENCHMARK #1
ARROW ON FIRE HYDRANT AT SE CORNER OF #314, ±100' N. OF CATHERINE, ±20' W. OF C. OF FIFTH AVE. ELEVATION = 834.07' (NAVD 88)

SITE BENCHMARK #2
CHISELED SQUARE ON TOP OF EAST SIDE OF CONC. LIGHT POLE BASE, ±125' N. OF CATHERINE ST, ±20' E. OF FIFTH AVE. ELEVATION = 831.26' (NAVD 88)

SITE BENCHMARK #3
CHISELED SQUARE ON TOP OF EAST SIDE OF CONC. LIGHT POLE BASE, ±225' N. OF CATHERINE ST, ±15' W. OF C. OF DETROIT ST. ELEVATION = 829.33' (NAVD 88)

LEGEND

- FOUND PIPE IN MONUMENT BOX
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- GROUND ELEVATION
- ⊗ ELECTRIC METER
- ⊕ UTILITY POLE
- ⊗ GAS METER
- ⊕ GAS VALVE
- ⊗ LIGHT POLE WITH STREET LAMP
- ⊕ CABLE TV BOX
- ⊗ TRAFFIC SIGNAL
- ⊕ CLEANOUT
- ⊗ SANITARY MANHOLE
- ⊕ SQUARE CATCH BASIN
- ⊗ STORM DRAIN MANHOLE
- ⊕ FIRE HYDRANT
- ⊗ FIRE DEPARTMENT CONNECTION
- ⊕ WATER GATE MANHOLE
- ⊗ WATER VALVE
- ⊕ BOLLARD
- ⊗ LIGHTPOST/LAMP POST
- ⊕ PARKING METER
- ⊗ SINGLE POST SIGN
- ⊕ DECIDUOUS TREE (AS NOTED)
- ⊗ CONIFEROUS TREE (AS NOTED)
- ⊕ PARCEL BOUNDARY LINE
- ⊗ PLATTED LOT LINE
- ⊕ SECTION LINE
- ⊗ BUILDING
- ⊕ BUILDING OVERHANG
- ⊗ CONCRETE CURB
- ⊕ RAISED CONCRETE
- ⊗ PARKING
- ⊕ EDGE OF CONCRETE (CONC.)
- ⊗ EDGE OF BRICK
- ⊕ FENCE (AS NOTED)
- ⊗ WALL (AS NOTED)
- ⊕ OVERHEAD UTILITY LINE
- ⊗ GAS LINE
- ⊕ SANITARY LINE
- ⊗ STORM LINE
- ⊕ WATER LINE
- ⊗ CONDUIT
- ⊕ MINOR CONTOUR LINE
- ⊗ MAJOR CONTOUR LINE
- BUILDING AREA
- ASPHALT
- CONCRETE
- BRICK

TITLE REPORT NOTE

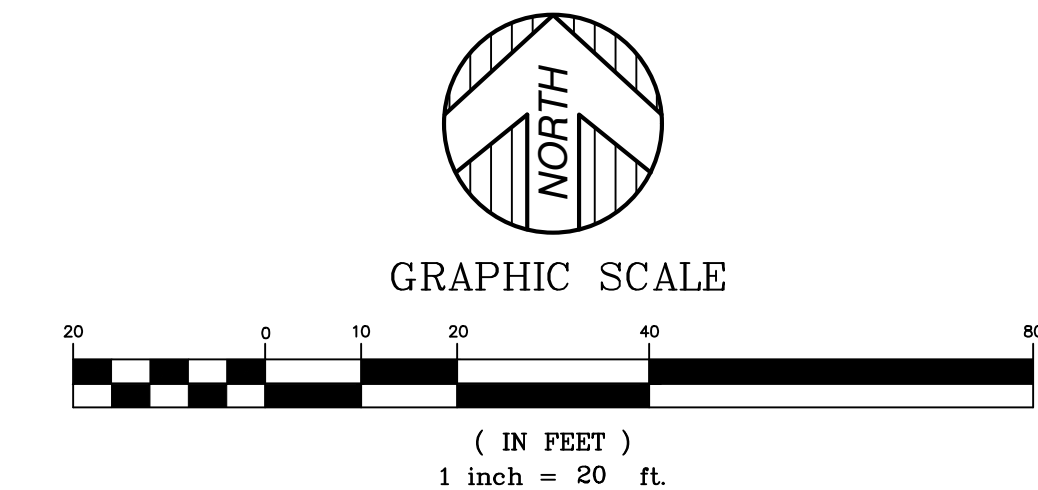
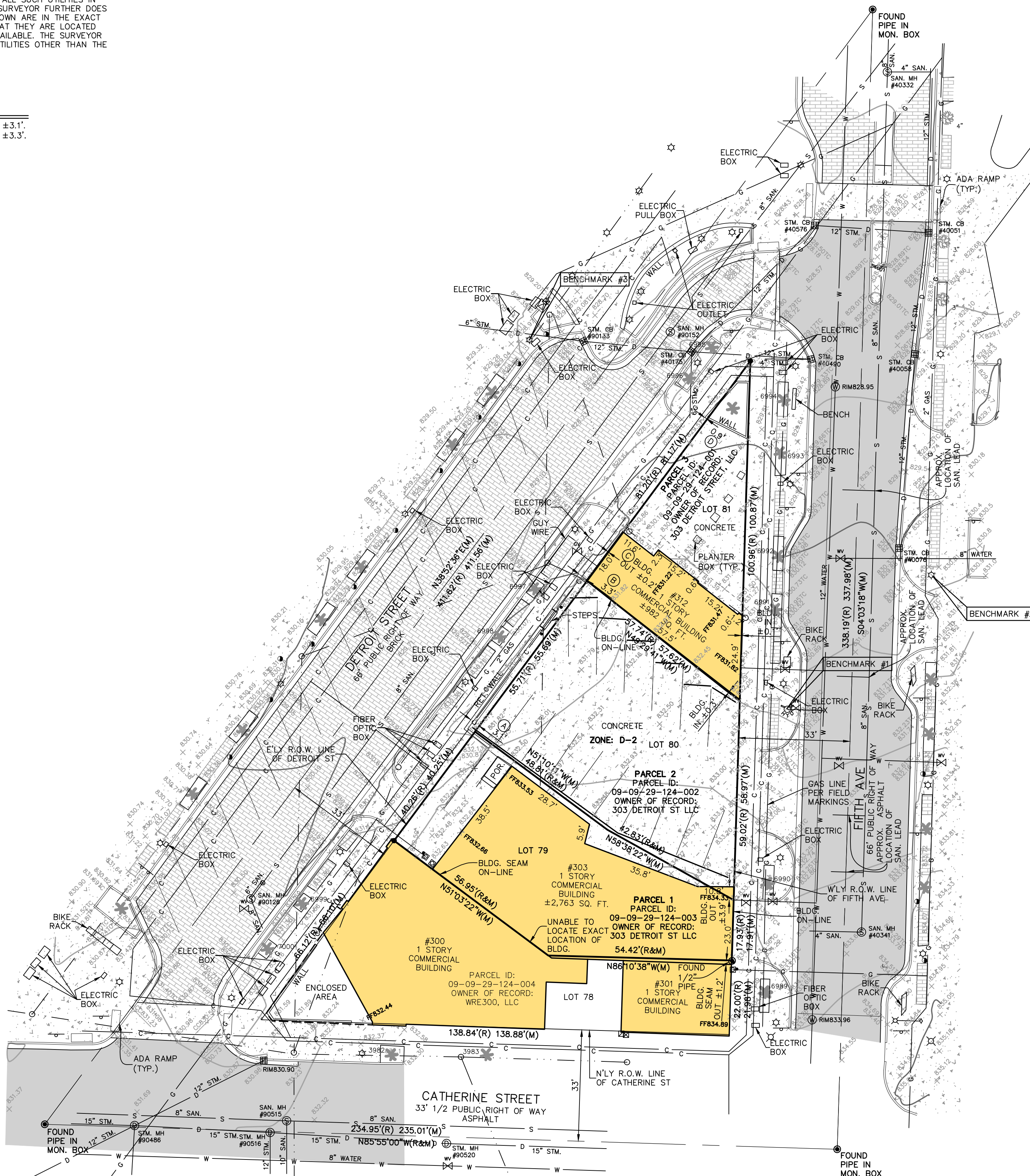
A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY. THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

SURVEYOR'S NOTE

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

POSSIBLE ENCROACHMENTS

- A - RETAINING WALL CROSSES WEST PROPERTY LINE ±3.1'
- B - RETAINING WALL CROSSES WEST PROPERTY LINE ±3.3'
- C - BUILDING CROSSES WEST PROPERTY LINE ±0.2'
- D - WALL CROSSES WEST PROPERTY LINE ±0.9'



PROPERTY DESCRIPTION

THE LAND SITUATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 1
LOT 79, ASSESSOR'S PLAT NO. 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 9 OF PLATS, PAGE 20, WASHTENAW COUNTY RECORDS.

PARCEL 2
LOT 80, ASSESSOR'S PLAT NO. 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 9 OF PLATS, PAGE 20, WASHTENAW COUNTY RECORDS.

PARCEL 3
LOT 81, ASSESSOR'S PLAT NO. 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 9 OF PLATS, PAGE 20, WASHTENAW COUNTY RECORDS.

COMBINED PARCEL
LOTS 79, 80, AND 81, ASSESSOR'S PLAT NO. 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 9 OF PLATS, PAGE 20, WASHTENAW COUNTY RECORDS.

MANHOLE SCHEDULE

#	TYPE	RIM	SIZE	DIRECTION	INVERT
40005	CATCH BASIN	828.62	8	N	825.24
		828.62	12	S	824.07
40051	CATCH BASIN			B/STRUCTURE	822.32
		828.14	12	N	823.73
		828.14	8	S	824.44
		828.14	12	W	823.94
40076	CATCH BASIN	829.82	12	N	825.37
				B/STRUCTURE	826.42
40175	CATCH BASIN	827.84	12	NE	824.69
		827.84	12	E	824.70
		827.84	6	S	825.17
		827.84	12	W	824.75
40332	SANITARY MANHOLE	827.98	8	N	818.76
		827.98	8	S	818.86
		827.98	4	E	819.54
		833.56	4	W	827.41
40341	SANITARY MANHOLE	833.56	4	N	825.06
		833.56	4	W	825.09
40490	CATCH BASIN	828.58	12	W	824.59
		833.56	4	W	825.09
40576	CATCH BASIN	828.11	12	E	824.14
		828.11	12	SW	824.18
90126	SANITARY MANHOLE	830.26	8	N	822.21
		830.26	6	N	826.26
90133	CATCH BASIN	830.26	8	SE	822.51
		828.12	12	E	824.80
90152	SANITARY MANHOLE	828.12	6	W	824.75
		828.16	8	S	821.16
90486	STORM MANHOLE	828.16	8	N	821.06
		831.71	15	W	826.11
90515	SANITARY MANHOLE	831.71	15	E	826.21
		831.71	12	NE	826.14
90516	SANITARY MANHOLE	831.71	12	SE	826.15
		831.71	8	S	826.30
90515	SANITARY MANHOLE	832.18	8	E	820.83
		832.18	10	S	820.78
90516	STORM MANHOLE	832.18	8	W	821.36
		832.10	15	W	826.55
90520	STORM MANHOLE	832.10	15	E	826.65
		832.10	12	S	827.05
90520	STORM MANHOLE	833.14	15	W	827.14
		833.14	15	E	827.19

SURVEYOR'S CERTIFICATION

TO MAVD:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 7A, 8, 9, 11A, AND 11B OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 06/29/21.

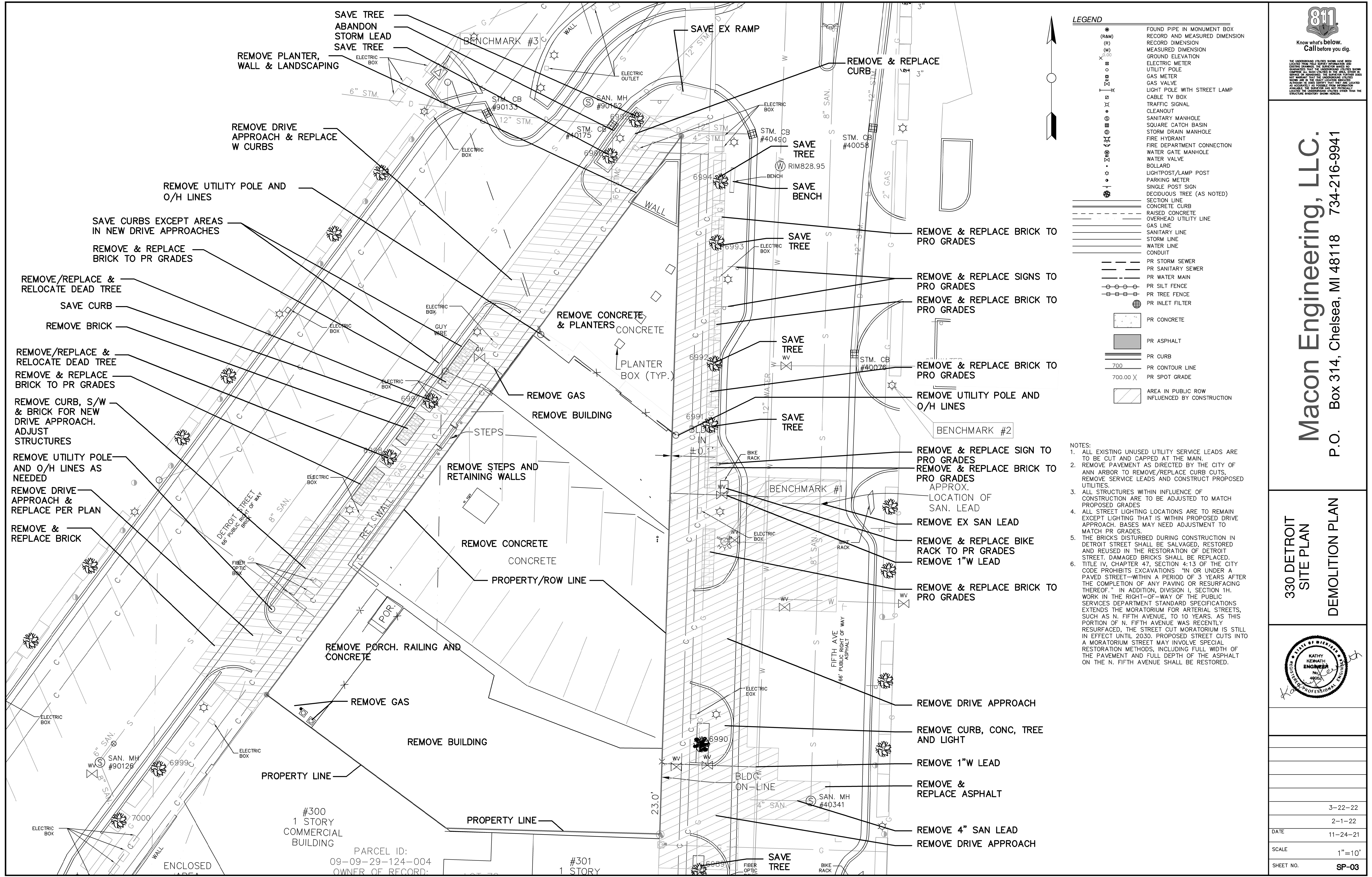
DATE OF PLAT OR MAP: 07/09/21

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemttec-survey.com

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: MAVD
303 N. FIFTH AVE. 312 & 314 DETROIT ST.
ANN ARBOR, MICHIGAN

REVISION	DATE	BY	DESCRIPTION
1	09/08/21	MRJ	REVISED PER REVIEW COMMENTS
2	09/21/21	MRJ	ADD TREE TAG NUMBERS
3	01/27/22	MRJ	REVISED PER REVIEW COMMENTS

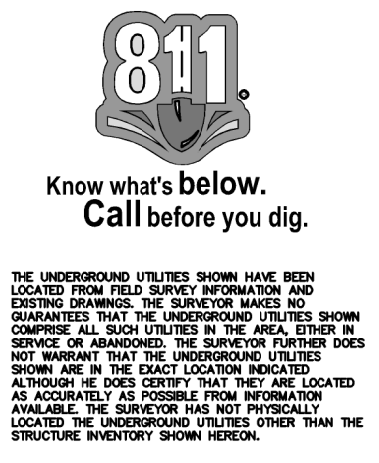
PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
KEM-TEC
Eastpointe, MI 48021
Ann Arbor, MI 48106
Detroit, MI 48226
(800) 255-7222 (MI) 734-944-0888 (MI) 734-944-0888
www.kemttecgroupofcompanies.com



LEGEND

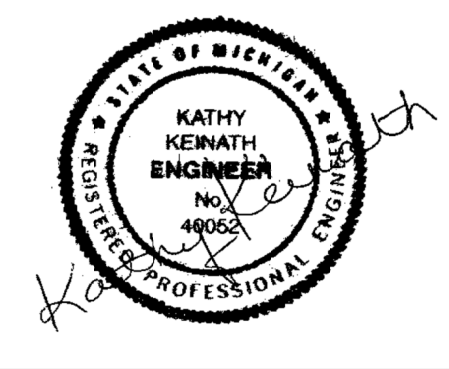
- (R&M) FOUND PIPE IN MONUMENT BOX
- (R) RECORD AND MEASURED DIMENSION
- (M) MEASURED DIMENSION
- X 1/2" GROUND ELEVATION
- ELECTRIC METER
- UTILITY POLE
- GAS METER
- GAS VALVE
- LIGHT POLE WITH STREET LAMP
- CABLE TV BOX
- TRAFFIC SIGNAL
- CLEANOUT
- SANITARY MANHOLE
- SQUARE CATCH BASIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER GATE MANHOLE
- WATER VALVE
- BOLLARD
- LIGHTPOST/LAMP POST
- PARKING METER
- SINGLE POST SIGN
- DECIDUOUS TREE (AS NOTED)
- SECTION LINE
- CONCRETE CURB
- RAISED CONCRETE
- OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- CONDUIT
- PR STORM SEWER
- PR SANITARY SEWER
- PR WATER MAIN
- PR SILT FENCE
- PR TREE FENCE
- PR INLET FILTER
- PR CONCRETE
- PR ASPHALT
- PR CURB
- 700 PR CONTOUR LINE
- 700.00 X PR SPOT GRADE
- AREA IN PUBLIC ROW INFLUENCED BY CONSTRUCTION

- NOTES:**
- ALL EXISTING UNUSED UTILITY SERVICE LEADS ARE TO BE CUT AND CAPPED AT THE MAIN.
 - REMOVE PAVEMENT AS DIRECTED BY THE CITY OF ANN ARBOR TO REMOVE/REPLACE CURB CUTS, REMOVE SERVICE LEADS AND CONSTRUCT PROPOSED UTILITIES.
 - ALL STRUCTURES WITHIN INFLUENCE OF CONSTRUCTION ARE TO BE ADJUSTED TO MATCH PROPOSED GRADES.
 - ALL STREET LIGHTING LOCATIONS ARE TO REMAIN EXCEPT LIGHTING THAT IS WITHIN PROPOSED DRIVE APPROACH. BASES MAY NEED ADJUSTMENT TO MATCH PR GRADES.
 - THE BRICKS DISTURBED DURING CONSTRUCTION IN DETROIT STREET SHALL BE SALVAGED, RESTORED AND REUSED IN THE RESTORATION OF DETROIT STREET. DAMAGED BRICKS SHALL BE REPLACED.
 - TITLE IV, CHAPTER 47, SECTION 4-13 OF THE CITY CODE PROHIBITS EXCAVATIONS "IN OR UNDER A PAVED STREET--WITHIN A PERIOD OF 3 YEARS AFTER THE COMPLETION OF ANY PAVING OR RESURFACING THEREOF." IN ADDITION, DIVISION I, SECTION 1H. WORK IN THE RIGHT-OF-WAY OF THE PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS EXTENDS THE MORATORIUM FOR ARTERIAL STREETS, SUCH AS N. FIFTH AVENUE, TO 10 YEARS. AS THIS PORTION OF N. FIFTH AVENUE WAS RECENTLY RESURFACED, THE STREET CUT MORATORIUM IS STILL IN EFFECT UNTIL 2030. PROPOSED STREET CUTS INTO A MORATORIUM STREET MAY INVOLVE SPECIAL RESTORATION METHODS, INCLUDING FULL WIDTH OF THE PAVEMENT AND FULL DEPTH OF THE ASPHALT ON THE N. FIFTH AVENUE SHALL BE RESTORED.

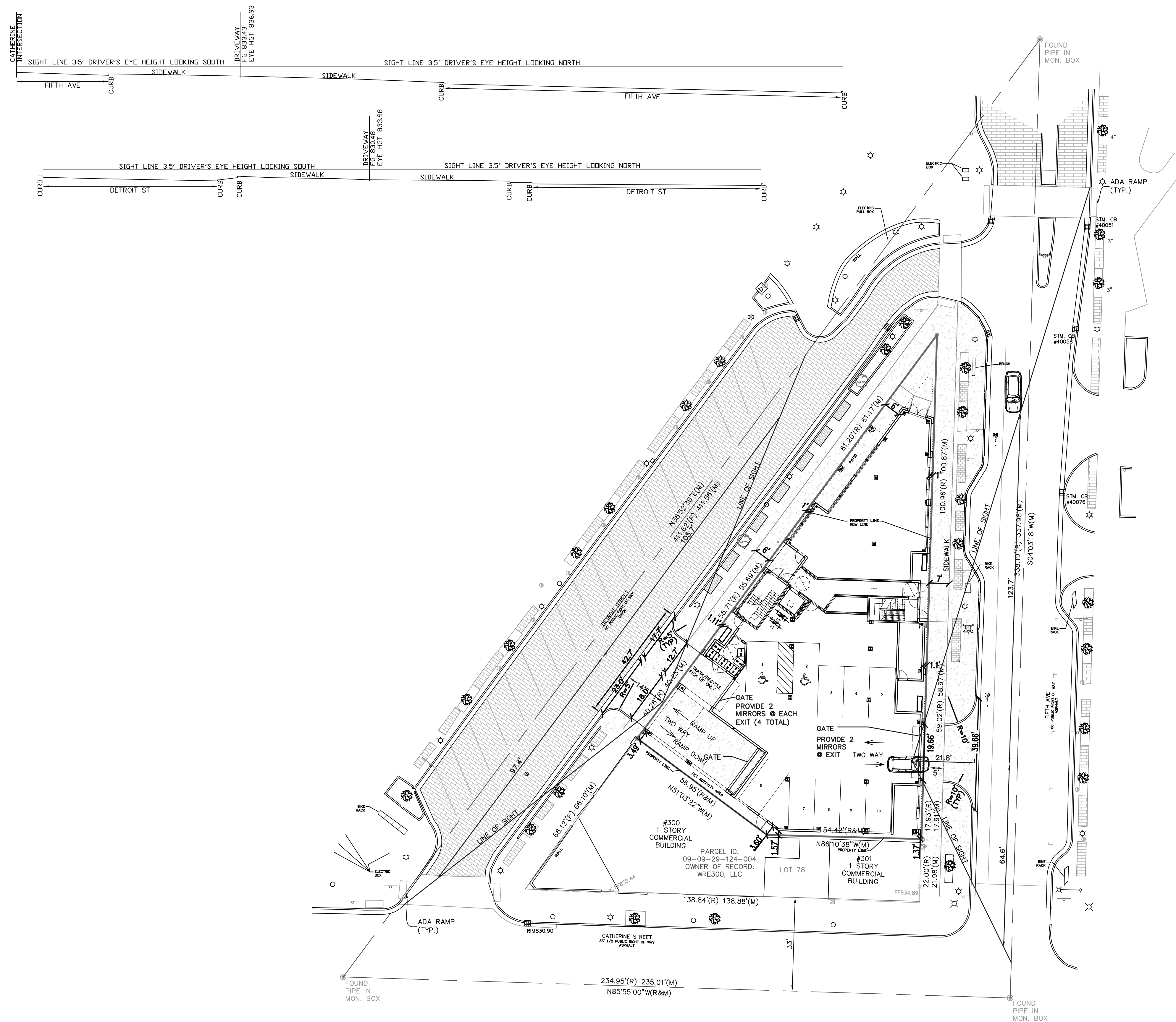


Macon Engineering, LLC.
 P.O. Box 314, Chelsea, MI 48118 734-216-9941

**330 DETROIT
 SITE PLAN
 DEMOLITION PLAN**



DATE	3-22-22
SCALE	1"=10'
SHEET NO.	SP-03



LEGEND

⊙ (R&M)	FOUND PIPE IN MONUMENT BOX
⊙ (R)	RECORD AND MEASURED DIMENSION
⊙ (S)	RECORD DIMENSION
⊙ (M)	MEASURED DIMENSION
⊙ (E)	GROUND ELEVATION
⊙ (P)	ELECTRIC METER
⊙ (U)	UTILITY POLE
⊙ (G)	GAS METER
⊙ (V)	GAS VALVE
⊙ (L)	LIGHT POLE WITH STREET LAMP
⊙ (C)	CABLE TV BOX
⊙ (T)	TRAFFIC SIGNAL
⊙ (S)	CLEANOUT
⊙ (M)	SANITARY MANHOLE
⊙ (S)	SQUARE CATCH BASIN
⊙ (M)	STORM DRAIN MANHOLE
⊙ (F)	FIRE HYDRANT
⊙ (C)	FIRE DEPARTMENT CONNECTION
⊙ (M)	WATER GATE MANHOLE
⊙ (V)	WATER VALVE
⊙ (B)	BOLLARD
⊙ (L)	LIGHTPOST/LAMP POST
⊙ (M)	PARKING METER
⊙ (S)	SINGLE POST SIGN
⊙ (T)	DECIDUOUS TREE (AS NOTED)
---	SECTION LINE
---	CONCRETE CURB
---	RAISED CONCRETE
---	OVERHEAD UTILITY LINE
G	GAS LINE
S	SANITARY LINE
D	STORM LINE
W	WATER LINE
C	CONDUIT
---	PR STORM SEWER
---	PR SANITARY SEWER
---	PR WATER MAIN
---	PR SILT FENCE
---	PR TREE FENCE
---	PR INLET FILTER
---	PR CONCRETE
---	PR BRICK
---	PR CURB
---	PR CONTOUR LINE
---	PR SPOT GRADE

REQUIRED SETBACKS:
 FRONT 0'
 SIDE 0'

REQUIRED PARKING:
 PARKING IS PROVIDED ON THE STREET LEVEL AND LOWER LEVEL. SEE ARCHITECTURAL SHEETS FOR VEHICULAR AND BICYCLE PARKING.

BALCONIES:
 BALCONIES WILL COMPLY WITH CHAPTER 32 OF THE BUILDING CODE. SEE ARCHITECTURAL DRAWINGS FOR BALCONY DIMENSIONS.

PUBLIC SIDEWALK EXTENSION, FIFTH AVENUE AND DETROIT STREET:
 THE PROPOSED MATERIALS INTENDED TO REPLACE THE PAVEMENT, BRICK PAVERS, BRICK EXTENSION PAVERS, BIKE HOOPS, LIGHT POLES, TREE GRATES, BENCHES AND ANY OTHER FURNISHINGS DISTURBED BY THE PROJECT ARE TO MATCH EXISTING MATERIALS. DETAILS FOR STREETSCAPE REPLACEMENT ARE TO MATCH THE DETAILS PROVIDED IN THE CITY OF ANN ARBOR, DOWNTOWN DEVELOPMENT AUTHORITY NORTH FIFTH AVENUE STREET RECONSTRUCTION RECORD DRAWINGS DATED JANUARY 3, 2019 AND REVISED MAY 2021.

DETROIT STREET BRICK REPLACEMENT:
 REPLACEMENT OF AREAS DISTURBED DURING THE COURSE OF THE PROJECT ARE TO BE REPLACED TO MATCH THE EXISTING CONDITIONS. THE BRICK CROSS SECTION WITHIN DETROIT STREET IS AS FOLLOWS:
 BRICK PAVERS
 3" SAND BED
 8" CONCRETE PAVEMENT
 8" AGGREGATE BASE
 CURB AND GUTTER, THICKENED PLAN

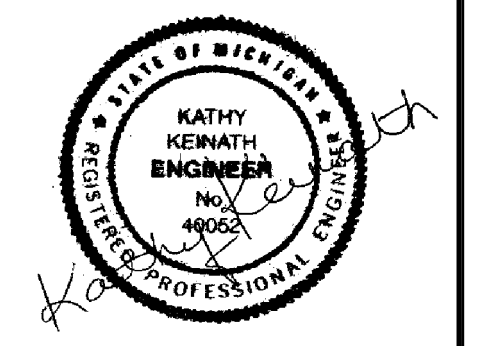
FIFTH AVENUE PAVEMENT REPLACEMENT:
 REPLACEMENT OF AREAS DISTURBED DURING THE COURSE OF THE PROJECT ARE TO BE REPLACED TO MATCH THE EXISTING CONDITIONS. THE PAVEMENT CROSS SECTION WITHIN FIFTH AVENUE IS AS FOLLOWS:
 1.5" HMA 5E1
 2" HMA 4E1
 3" HMA 3E1
 8" AGGREGATE BASE

DETROIT STREET PARKING ACCESS:
 TWO WAY VEHICULAR ACCESS OFF OF DETROIT STREET WILL BE LIMITED TO THE LOWER LEVEL PARKING VIA THE PROPOSED RAMP. THE MAIN LEVEL ACCESS OFF OF DETROIT STREET WILL BE RESTRICTED TO VEHICLES ENTERING FOR TRASH AND RECYCLING PICK UP. THE GATE AT THIS LOCATION WILL REMAIN CLOSED EXCEPT FOR TRASH/RECYCLING PICKUP. VEHICLES PARKED ON THE MAIN LEVEL WILL NOT HAVE THROUGH ACCESS TO DETROIT STREET. VEHICLES EXITING FROM THE MAIN LEVEL WILL UTILIZE FIFTH AVENUE.

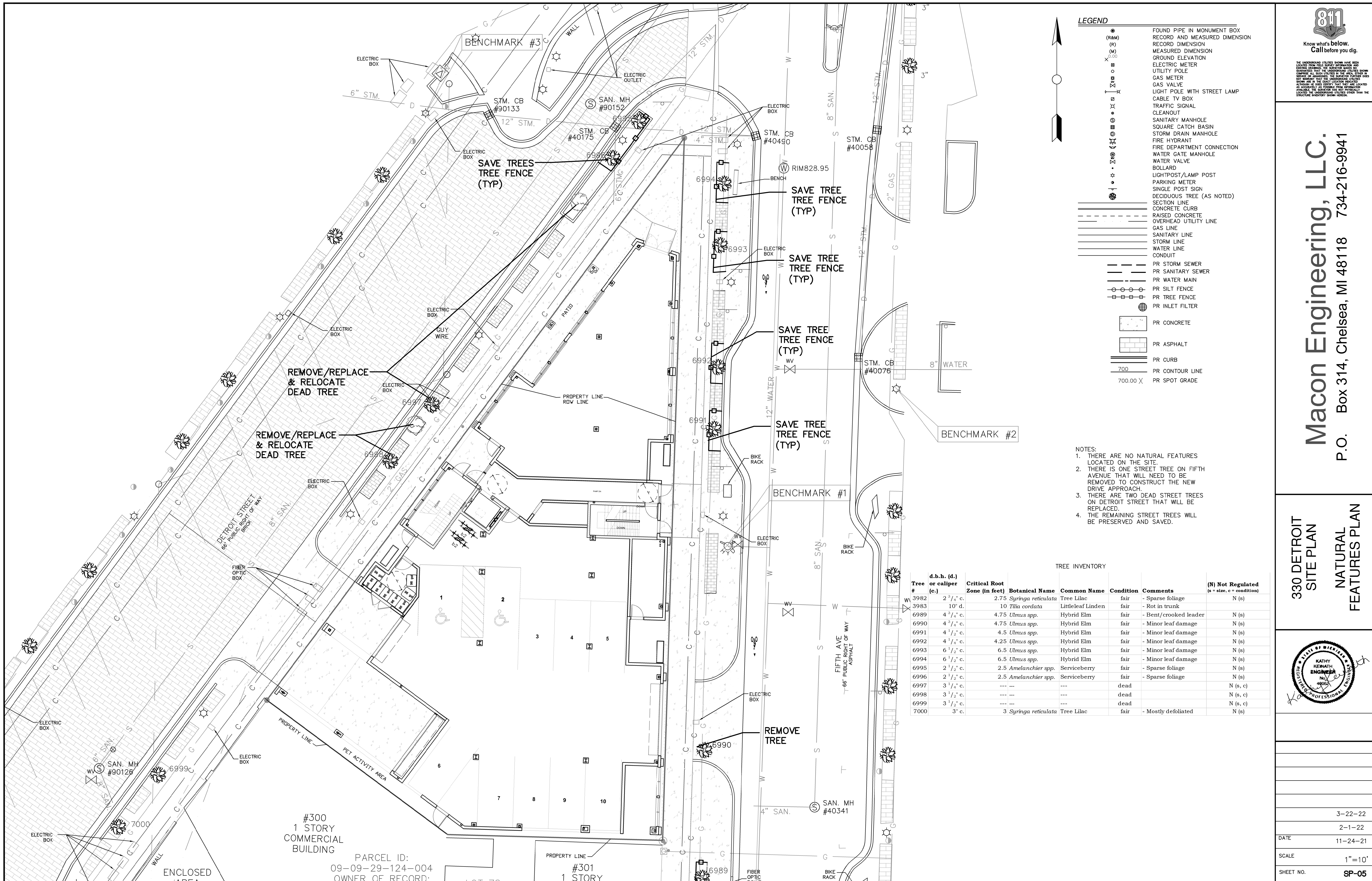


Macon Engineering, LLC.
 P.O. Box 314, Chelsea, MI 48118 734-216-9941

**DETROIT/N FIFTH
 SITE PLAN
 LAYOUT**



DATE	3-22-22
DATE	2-1-22
DATE	11-24-21
SCALE	1"=20'
SHEET NO.	SP-04



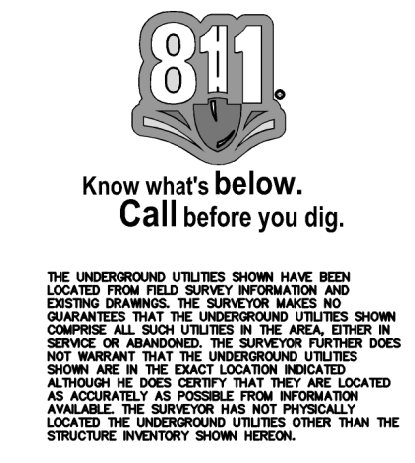
LEGEND

(R&M)	FOUND PIPE IN MONUMENT BOX
(R)	RECORD AND MEASURED DIMENSION
(M)	MEASURED DIMENSION
X	GROUND ELEVATION
○	ELECTRIC METER
○	UTILITY POLE
○	GAS METER
○	GAS VALVE
○	LIGHT POLE WITH STREET LAMP
○	CABLE TV BOX
○	TRAFFIC SIGNAL
○	CLEANOUT
○	SANITARY MANHOLE
○	SQUARE CATCH BASIN
○	STORM DRAIN MANHOLE
○	FIRE HYDRANT
○	FIRE DEPARTMENT CONNECTION
○	WATER GATE MANHOLE
○	WATER VALVE
○	BOLLARD
○	LIGHTPOST/LAMP POST
○	PARKING METER
○	SINGLE POST SIGN
○	DECIDUOUS TREE (AS NOTED)
---	SECTION LINE
---	CONCRETE CURB
---	RAISED CONCRETE OVERHEAD UTILITY LINE
---	GAS LINE
---	SANITARY LINE
---	STORM LINE
---	WATER LINE
---	CONDUIT
---	PR STORM SEWER
---	PR SANITARY SEWER
---	PR WATER MAIN
---	PR SILT FENCE
---	PR TREE FENCE
---	PR INLET FILTER
---	PR CONCRETE
---	PR ASPHALT
---	PR CURB
---	PR CONTOUR LINE
---	PR SPOT GRADE

- NOTES:**
1. THERE ARE NO NATURAL FEATURES LOCATED ON THE SITE.
 2. THERE IS ONE STREET TREE ON FIFTH AVENUE THAT WILL NEED TO BE REMOVED TO CONSTRUCT THE NEW DRIVE APPROACH.
 3. THERE ARE TWO DEAD STREET TREES ON DETROIT STREET THAT WILL BE REPLACED.
 4. THE REMAINING STREET TREES WILL BE PRESERVED AND SAVED.

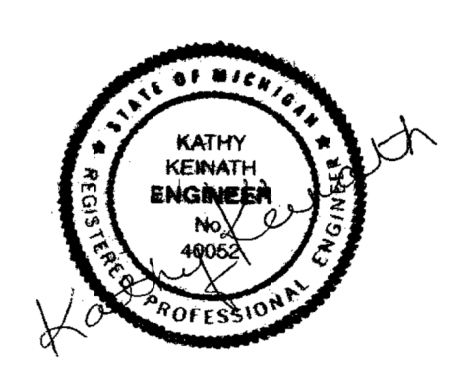
TREE INVENTORY

Tree #	d.b.h. (d.) or caliper (c.)	Critical Root Zone (in feet)	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated (s = size, c = condition)
W 3982	2 3/4" c.	2.75	<i>Syringa reticulata</i>	Tree Lilac	fair	- Sparse foliage	N (s)
3983	10" d.	10	<i>Tilia cordata</i>	Littleleaf Linden	fair	- Rot in trunk	N (s)
6989	4 3/4" c.	4.75	<i>Ulmus spp.</i>	Hybrid Elm	fair	- Bent/crooked leader	N (s)
6990	4 3/4" c.	4.75	<i>Ulmus spp.</i>	Hybrid Elm	fair	- Minor leaf damage	N (s)
6991	4 1/2" c.	4.5	<i>Ulmus spp.</i>	Hybrid Elm	fair	- Minor leaf damage	N (s)
6992	4 1/4" c.	4.25	<i>Ulmus spp.</i>	Hybrid Elm	fair	- Minor leaf damage	N (s)
6993	6 1/2" c.	6.5	<i>Ulmus spp.</i>	Hybrid Elm	fair	- Minor leaf damage	N (s)
6994	6 1/2" c.	6.5	<i>Ulmus spp.</i>	Hybrid Elm	fair	- Minor leaf damage	N (s)
6995	2 1/2" c.	2.5	<i>Amelanchier spp.</i>	Serviceberry	fair	- Sparse foliage	N (s)
6996	2 1/2" c.	2.5	<i>Amelanchier spp.</i>	Serviceberry	fair	- Sparse foliage	N (s)
6997	3 1/4" c.	---	---	---	dead	---	N (s, c)
6998	3 1/2" c.	---	---	---	dead	---	N (s, c)
6999	3 1/2" c.	---	---	---	dead	---	N (s, c)
7000	3" c.	3	<i>Syringa reticulata</i>	Tree Lilac	fair	- Mostly defoliated	N (s)

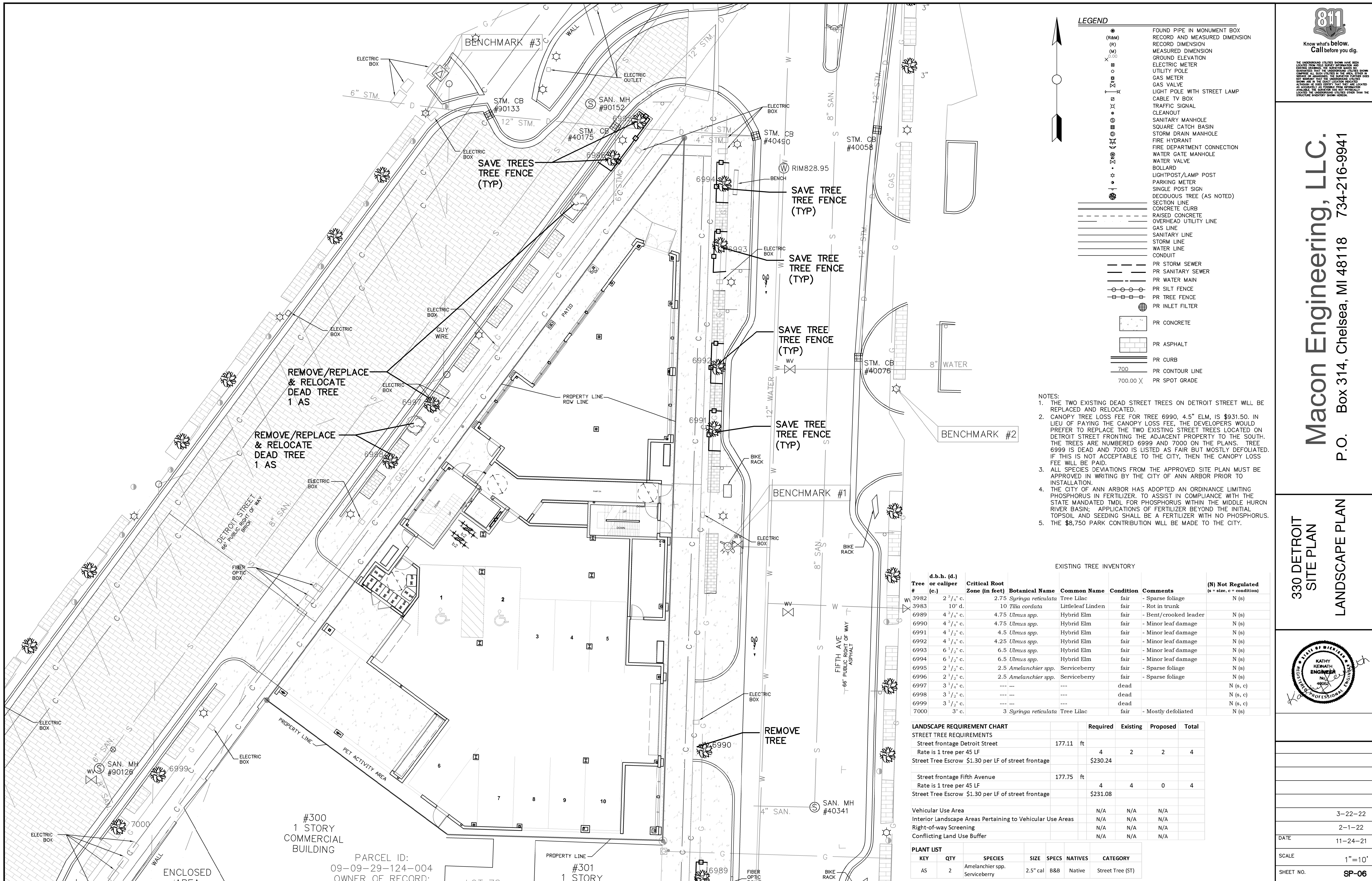


Macon Engineering, LLC.
 P.O. Box 314, Chelsea, MI 48118 734-216-9941

330 DETROIT SITE PLAN
NATURAL FEATURES PLAN



DATE	3-22-22
SCALE	2-1-22
SHEET NO.	11-24-21
SCALE	1"=10'
SHEET NO.	SP-05



LEGEND

(R&M)	FOUND PIPE IN MONUMENT BOX
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
X	GROUND ELEVATION
⊕	ELECTRIC METER
⊕	UTILITY POLE
⊕	GAS METER
⊕	GAS VALVE
⊕	LIGHT POLE WITH STREET LAMP
⊕	CABLE TV BOX
⊕	TRAFFIC SIGNAL
⊕	CLEANOUT
⊕	SANITARY MANHOLE
⊕	SQUARE CATCH BASIN
⊕	STORM DRAIN MANHOLE
⊕	FIRE HYDRANT
⊕	FIRE DEPARTMENT CONNECTION
⊕	WATER GATE MANHOLE
⊕	WATER VALVE
⊕	BOLLARD
⊕	LIGHTPOST/LAMP POST
⊕	PARKING METER
⊕	SINGLE POST SIGN
⊕	DECIDUOUS TREE (AS NOTED)
---	SECTION LINE
---	CONCRETE CURB
---	RAISED CONCRETE OVERHEAD UTILITY LINE
---	GAS LINE
---	SANITARY LINE
---	STORM LINE
---	WATER LINE
---	CONDUIT
---	PR STORM SEWER
---	PR SANITARY SEWER
---	PR WATER MAIN
---	PR SILT FENCE
---	PR TREE FENCE
---	PR INLET FILTER
---	PR CONCRETE
---	PR ASPHALT
---	PR CURB
---	PR CONTOUR LINE
---	PR SPOT GRADE

- NOTES:**
- THE TWO EXISTING DEAD STREET TREES ON DETROIT STREET WILL BE REPLACED AND RELOCATED.
 - CANOPY TREE LOSS FEE FOR TREE 6990, 4.5" ELM, IS \$931.50. IN LIEU OF PAYING THE CANOPY LOSS FEE, THE DEVELOPERS WOULD PREFER TO REPLACE THE TWO EXISTING STREET TREES LOCATED ON DETROIT STREET FRONTING THE ADJACENT PROPERTY TO THE SOUTH. THE TREES ARE NUMBERED 6999 AND 7000 ON THE PLANS. TREE 6999 IS DEAD AND 7000 IS LISTED AS FAIR BUT MOSTLY DEFOLIATED. IF THIS IS NOT ACCEPTABLE TO THE CITY, THEN THE CANOPY LOSS FEE WILL BE PAID.
 - ALL SPECIES DEVIATIONS FROM THE APPROVED SITE PLAN MUST BE APPROVED IN WRITING BY THE CITY OF ANN ARBOR PRIOR TO INSTALLATION.
 - THE CITY OF ANN ARBOR HAS ADOPTED AN ORDINANCE LIMITING PHOSPHORUS IN FERTILIZER. TO ASSIST IN COMPLIANCE WITH THE STATE MANDATED TMDL FOR PHOSPHORUS WITHIN THE MIDDLE HURON RIVER BASIN, APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.
 - THE \$8,750 PARK CONTRIBUTION WILL BE MADE TO THE CITY.

EXISTING TREE INVENTORY


Tree #	d.b.h. (d.) or caliper (e.)	Critical Root Zone (in feet)	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated (s = size, c = condition)
3982	2 3/4" c.	2.75	<i>Syringa reticulata</i>	Tree Lilac	fair	- Sparse foliage	N (s)
3983	10" d.	10	<i>Tilia cordata</i>	Littleleaf Linden	fair	- Rot in trunk	N (s)
6989	4 3/4" c.	4.75	<i>Ulmus spp.</i>	Hybrid Elm	fair	- Bent/crooked leader	N (s)
6990	4 3/4" c.	4.75	<i>Ulmus spp.</i>	Hybrid Elm	fair	- Minor leaf damage	N (s)
6991	4 1/2" c.	4.5	<i>Ulmus spp.</i>	Hybrid Elm	fair	- Minor leaf damage	N (s)
6992	4 1/4" c.	4.25	<i>Ulmus spp.</i>	Hybrid Elm	fair	- Minor leaf damage	N (s)
6993	6 1/2" c.	6.5	<i>Ulmus spp.</i>	Hybrid Elm	fair	- Minor leaf damage	N (s)
6994	6 1/2" c.	6.5	<i>Ulmus spp.</i>	Hybrid Elm	fair	- Minor leaf damage	N (s)
6995	2 1/2" c.	2.5	<i>Amelanchier spp.</i>	Serviceberry	fair	- Sparse foliage	N (s)
6996	2 1/2" c.	2.5	<i>Amelanchier spp.</i>	Serviceberry	fair	- Sparse foliage	N (s)
6997	3 1/4" c.	---	---	---	dead	---	N (s, c)
6998	3 1/2" c.	---	---	---	dead	---	N (s, c)
6999	3 1/2" c.	---	---	---	dead	---	N (s, c)
7000	3" c.	3	<i>Syringa reticulata</i>	Tree Lilac	fair	- Mostly defoliated	N (s)

LANDSCAPE REQUIREMENT CHART

STREET TREE REQUIREMENTS	Required	Existing	Proposed	Total
Street frontage Detroit Street	177.11 ft	4	2	4
Rate is 1 tree per 45 LF				
Street Tree Escrow \$1.30 per LF of street frontage	\$230.24			
Street frontage Fifth Avenue	177.75 ft	4	4	4
Rate is 1 tree per 45 LF				
Street Tree Escrow \$1.30 per LF of street frontage	\$231.08			
Vehicular Use Area	N/A	N/A	N/A	
Interior Landscape Areas Pertaining to Vehicular Use Areas	N/A	N/A	N/A	
Right-of-way Screening	N/A	N/A	N/A	
Conflicting Land Use Buffer	N/A	N/A	N/A	

PLANT LIST

KEY	QTY	SPECIES	SIZE	SPECS	NATIVES	CATEGORY
AS	2	<i>Amelanchier spp.</i>	2.5" cal	B&B	Native	Street Tree (ST)
		<i>Serviceberry</i>				



Know what's below.
Call before you dig.

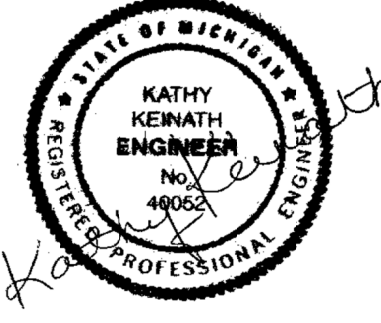
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY THE SURVEYOR AND HIS FIELD PERSONNEL. THE SURVEYOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE SURVEYOR HAS NOT PROVIDED A SERVICE RECORD FOR THE UTILITIES SHOWN AND IN THE EVENT OF A SERVICE RECORD BEING AVAILABLE, THE SURVEYOR HAS NOT PROVIDED A SERVICE RECORD FOR THE UTILITIES SHOWN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE SURVEYOR HAS NOT PROVIDED A SERVICE RECORD FOR THE UTILITIES SHOWN.

330 DETROIT
SITE PLAN

LANDSCAPE PLAN

Macon Engineering, LLC.

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



DATE	11-24-21
SCALE	1"=10'
SHEET NO.	SP-06

PARCEL ID: 09-09-29-124-004
OWNER OF RECORD: #301 1 STORY

#300
1 STORY
COMMERCIAL
BUILDING

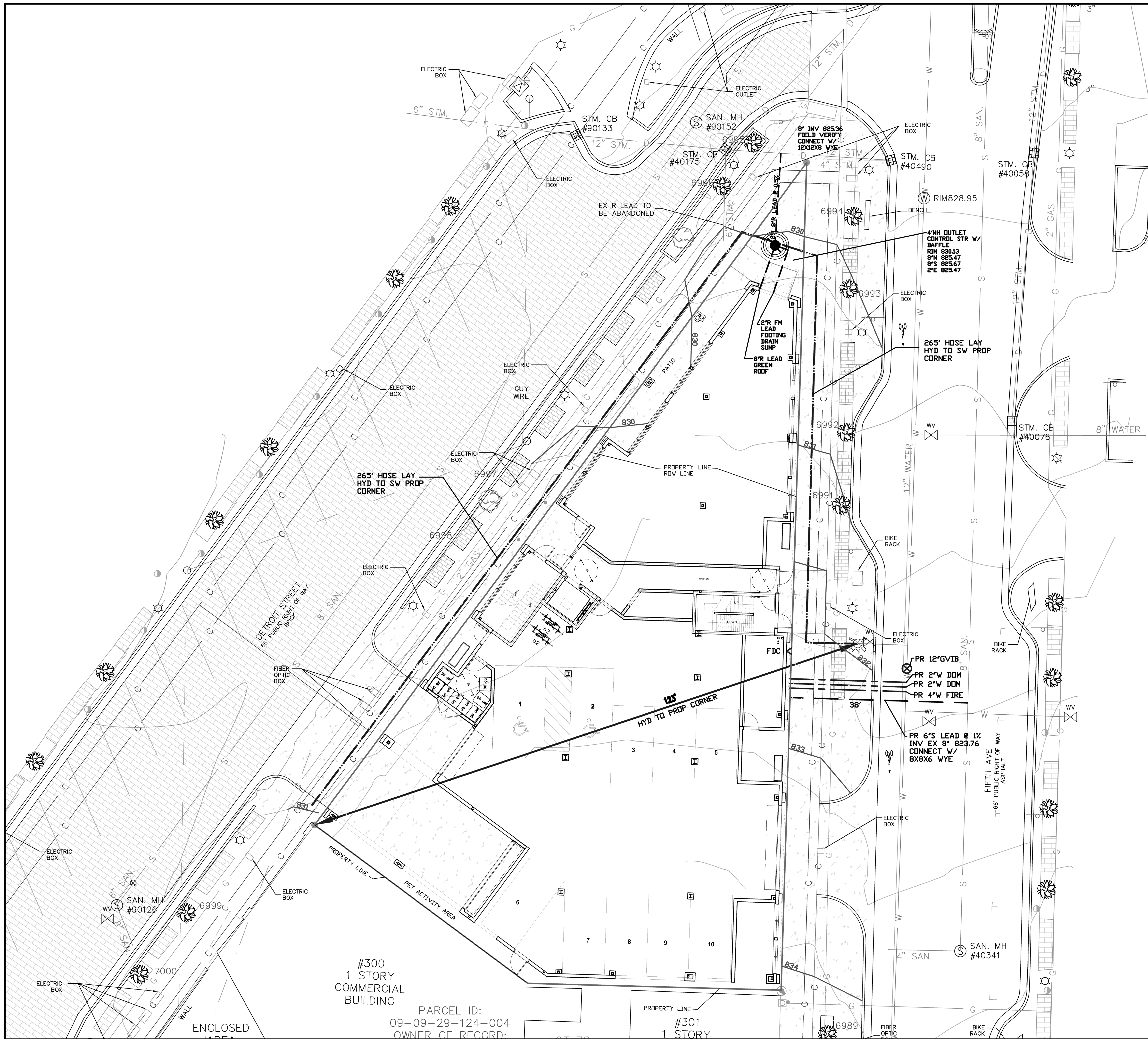
ENCLOSED AREA

DETROIT STREET
86' PUBLIC RIGHT OF WAY

FIFTH AVE
66' PUBLIC RIGHT OF WAY
ASPHALT

PET ACTIVITY AREA

PROPERTY LINE
#301
1 STORY



LEGEND

- (R&M) FOUND PIPE IN MONUMENT BOX
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- X GROUND ELEVATION
- ELECTRIC METER
- UTILITY POLE
- GAS METER
- GAS VALVE
- LIGHT POLE WITH STREET LAMP
- CABLE TV BOX
- TRAFFIC SIGNAL
- CLEANOUT
- SANITARY MANHOLE
- SQUARE CATCH BASIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER GATE MANHOLE
- WATER VALVE
- BOLLARD
- LIGHTPOST/LAMP POST
- PARKING METER
- SINGLE POST SIGN
- DECIDUOUS TREE (AS NOTED)
- SECTION LINE
- CONCRETE CURB
- RAISED CONCRETE
- OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- CONDUIT
- PR STORM SEWER
- PR SANITARY SEWER
- PR WATER MAIN
- PR SILT FENCE
- PR TREE FENCE
- PR INLET FILTER
- PR CONCRETE
- PR BRICK
- PR CURB
- 700 PR CONTOUR LINE
- 700.00 X PR SPOT GRADE
- PR FIRE HOSE LAY

- NOTES:
1. FIRE WALLS DO NOT EXIST.
 2. NO BOOSTER PUMPS ARE PROPOSED FOR THE BUILDING'S WATER SERVICE.
 3. THERE IS A FIRE SUPPRESSION SYSTEM IN THE BUILDING.
 4. INSPECTIONS BY THE CITY HAVE DETERMINED THAT THERE DO NOT APPEAR TO BE EXISTING FOOTING DRAINS AT THE EXISTING BUILDINGS.

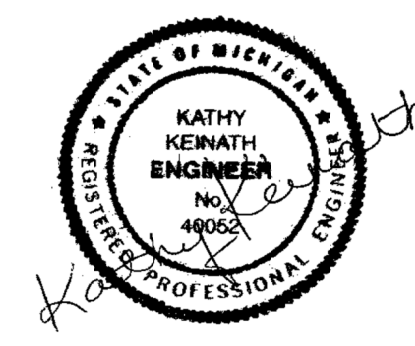
SANITARY SEWER MITIGATION CALCULATIONS

Existing	
Fast Food Restaurant	20 seats
Design Dry Weather Flow Rate	20 gpd/seat
Warehouse	2763 sf
Design Dry Weather Flow Rate	0.06 gpd/sf
Total Existing Dry Weather Flow	566 gpd
Proposed	
Residential Units over 1200 sf	13
Design Dry Weather Flow Rate	300 gpd/unit
Residential Units 601 to 1200 sf	1
Design Dry Weather Flow Rate	250 gpd/unit
Retail	1887 sf
Design Dry Weather Flow Rate	0.03 gpd/sf
Parking Spaces	23
Design Dry Weather Flow Rate	27 gpd/space
Total Proposed Dry Weather Flow	4,828 gpd
Peaking Factor	4
System Recovery Factor	10%
Flow to be mitigated	18,752.05 gpd
Flow to be mitigated	13 gpm

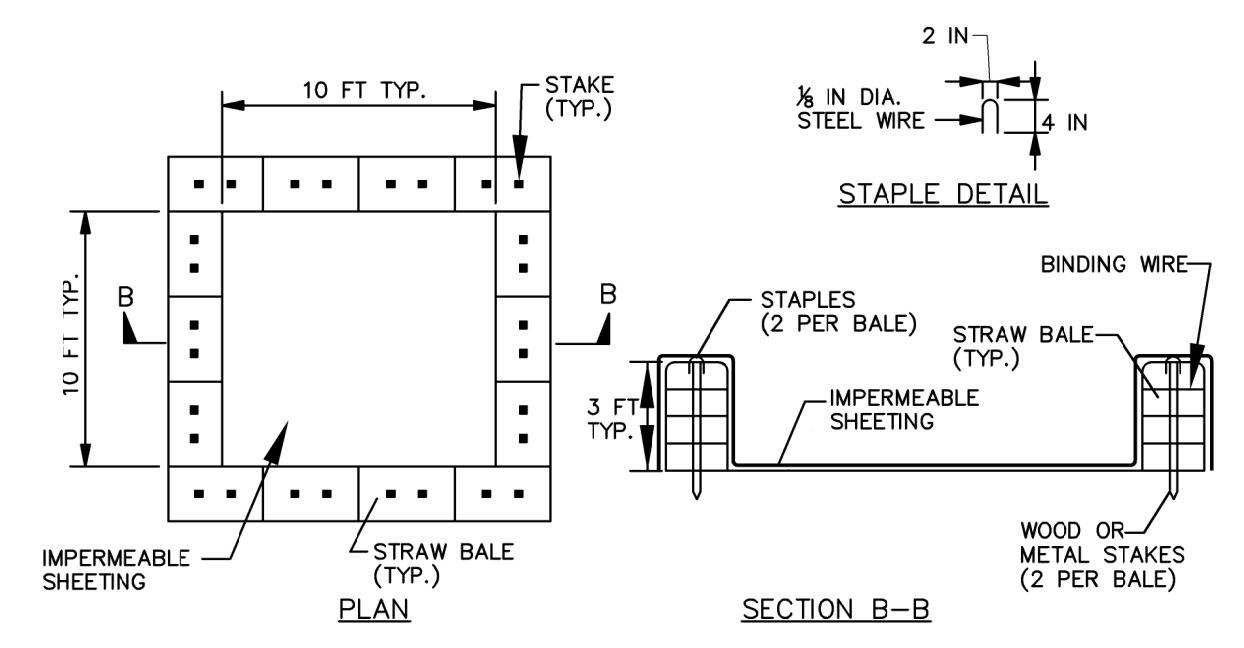
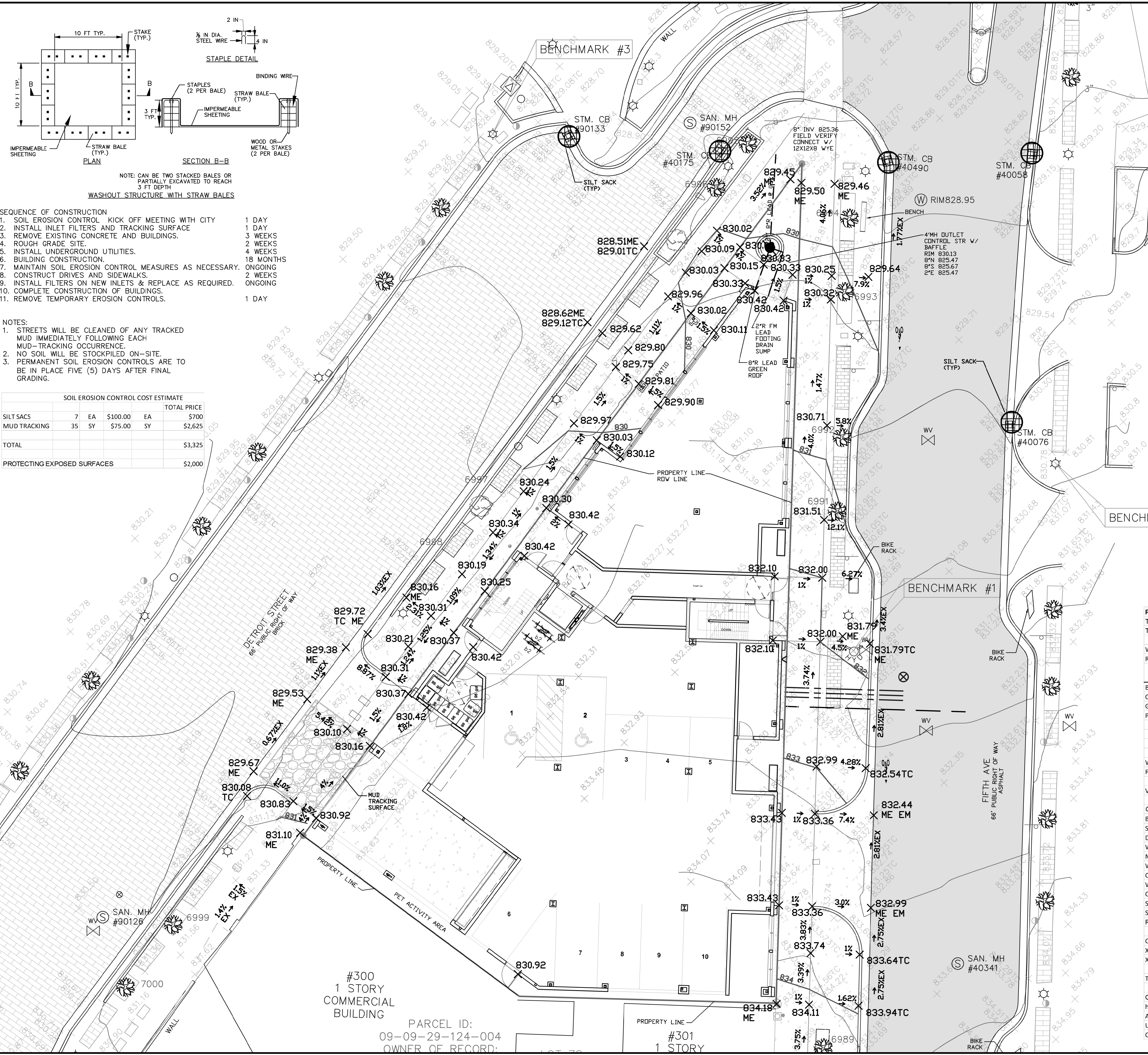


Macon Engineering, LLC.
 P.O. Box 314, Chelsea, MI 48118 734-216-9941

330 DETROIT
 SITE PLAN
 UTILITIES PLAN



DATE: 3-22-22
 2-1-22
 11-24-21
 SCALE: 1"=10'
 SHEET NO: SP-07



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH
WASHOUT STRUCTURE WITH STRAW BALES

- SEQUENCE OF CONSTRUCTION**
1. SOIL EROSION CONTROL KICK OFF MEETING WITH CITY 1 DAY
 2. INSTALL INLET FILTERS AND TRACKING SURFACE 1 DAY
 3. REMOVE EXISTING CONCRETE AND BUILDINGS. 3 WEEKS
 4. ROUGH GRADE SITE. 2 WEEKS
 5. INSTALL UNDERGROUND UTILITIES. 4 WEEKS
 6. BUILDING CONSTRUCTION. 18 MONTHS
 7. MAINTAIN SOIL EROSION CONTROL MEASURES AS NECESSARY. ONGOING
 8. CONSTRUCT DRIVES AND SIDEWALKS. 2 WEEKS
 9. INSTALL FILTERS ON NEW INLETS & REPLACE AS REQUIRED. ONGOING
 10. COMPLETE CONSTRUCTION OF BUILDINGS. 1 DAY
 11. REMOVE TEMPORARY EROSION CONTROLS. 1 DAY

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

SOIL EROSION CONTROL COST ESTIMATE

ITEM	QUANTITY	UNIT	PRICE	EA	EA	TOTAL PRICE
SILT SACS	7	EA	\$100.00			\$700
MUD TRACKING	35	SY	\$75.00			\$2,625
TOTAL						\$3,325
PROTECTING EXPOSED SURFACES						\$2,000

LEGEND

(R&M)	FOUND PIPE IN MONUMENT BOX
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
(E)	GROUND ELEVATION
(X)	ELECTRIC METER
(U)	UTILITY POLE
(G)	GAS METER
(V)	GAS VALVE
(L)	LIGHT POLE WITH STREET LAMP
(T)	TRAFFIC SIGNAL
(C)	CLEANOUT
(S)	SANITARY MANHOLE
(D)	SQUARE CATCH BASIN
(M)	STORM DRAIN MANHOLE
(F)	FIRE HYDRANT
(C)	FIRE DEPARTMENT CONNECTION
(W)	WATER GATE MANHOLE
(V)	WATER VALVE
(B)	BOLLARD
(L)	LIGHTPOST/LAMP POST
(P)	PARKING METER
(S)	SINGLE POST SIGN
(T)	DECIDUOUS TREE (AS NOTED)
(S)	SECTION LINE
(C)	CONCRETE CURB
(R)	RAISED CONCRETE
(U)	OVERHEAD UTILITY LINE
(G)	GAS LINE
(S)	SANITARY LINE
(S)	STORM LINE
(W)	WATER LINE
(C)	CONDUIT
(S)	PR STORM SEWER
(S)	PR SANITARY SEWER
(S)	PR WATER MAIN
(S)	PR SILT FENCE
(S)	PR TREE FENCE
(S)	PR INLET FILTER
(C)	PR CONCRETE
(B)	PR BRICK
(C)	PR CURB
(700)	PR CONTOUR LINE
(700.00 X)	PR SPOT GRADE

STORM WATER MANAGEMENT NARRATIVE:
 THERE IS CURRENTLY NO STORM WATER MANAGEMENT ON THE SITE. THE SITE HAS LESS THAN 10,000 SF OF IMPERVIOUS SURFACE AND IS REQUIRED TO PROVIDE STORAGE FOR THE FIRST FLUSH STORM EVENT. A GREEN ROOF SYSTEM IS PROPOSED TO RETAIN THE ENTIRE FIRST FLUSH VOLUME. RUNOFF IN EXCESS OF THE FIRST FLUSH WOULD BE RELEASED THROUGH AN OUTLET CONTROL STRUCTURE WITH A BAFFLE.

PROPOSED STORM WATER MANAGEMENT (GREEN ROOF)

Total Project Area = 0.23 ac 9879 sf
 Total Site Area Excluding "Self-Crediting" BMPs = 0.23 ac

W1: POST DEVELOPMENT COVER TYPES, AREAS, CURVE NUMBERS AND RUNOFF COEFFICIENTS

Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coefficient (c)	(C)/Area
Building	B	5,833	0.134	0.95	0.13
Concrete	B	430	0.010	0.95	0.01
Green Roof	B	3,420	0.079	0.40	0.03
Pervious	B	196	0.004	0.40	0.00
9,883 Total = Sum (C)/A					0.17
Area Total = Sum A (ac)					0.22
Weighted C = Sum (C)/A/Area Total					0.76

W2: STANDARD METHOD RUNOFF VOLUME CALCULATIONS

First Flush Runoff Calculations (Vff)

Vff = (1") (1/12") (43560sf/1ac) AC = Vff = 622 cf

Green Roof Biroof System

Based on Certificate of Analysis C20133-70007

Saturated Weight	95.40 lbs/cf
Dry Weight	61.30 lbs/cf
Water Weight (difference)	34.10 lbs/cf
Media depth provided	4 in
Water Weight at 4 inches	11.36667 lbs/sf
Conversion factor 1 gallon =	8.3454 lbs
Water Volume at 4 inches	1.362028 gal/sf
Conversion factor 1 cf =	7.48 gal
Storage Volume =	623 cf
Storage Volume =	4,658 gal
Required Green Roof Area =	3,420 sf

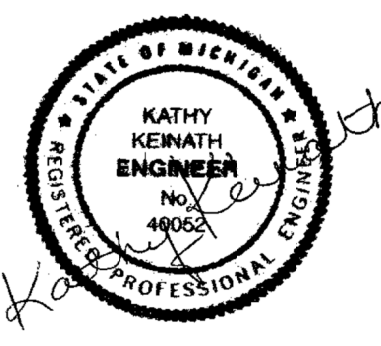
OUTLET STRUCTURE

Xo =	825.67	Vo =	0 cf
Xfull =	827.67	Vfull =	20 cf
Top of Baffle	827.67 ft		
Qa =	0.034 cfs	Qa = 0.15 cfs/acre * 0.33 acres	
have =	1.000 ft		
A =	0.0068 sf		
Use:	1	1 in diameter holes	Aff = 0.0055 sf @ 825.67
Qnew =	0.027 cfs	< Qa	

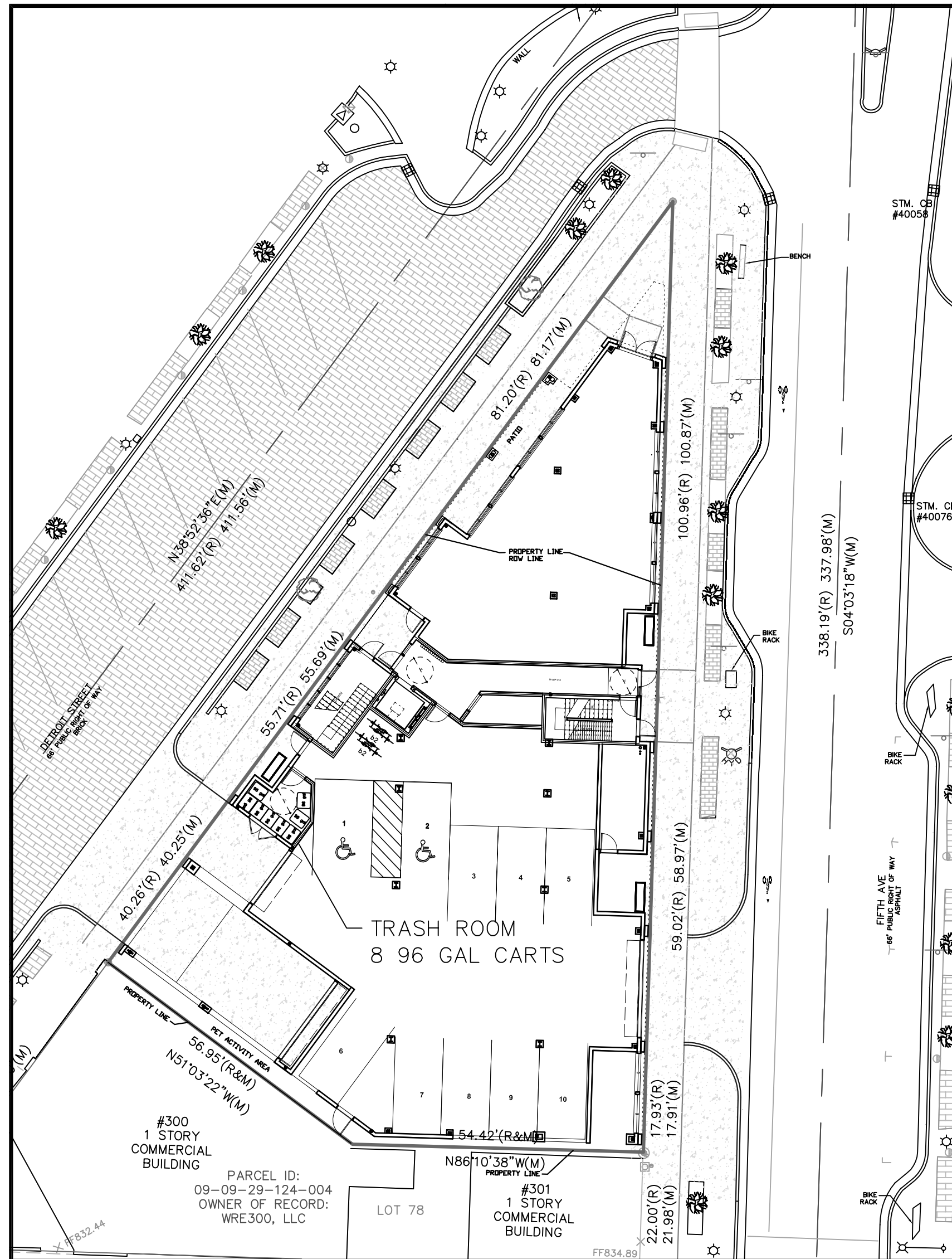


Macon Engineering, LLC.
 P.O. Box 314, Chelsea, MI 48118 734-216-9941

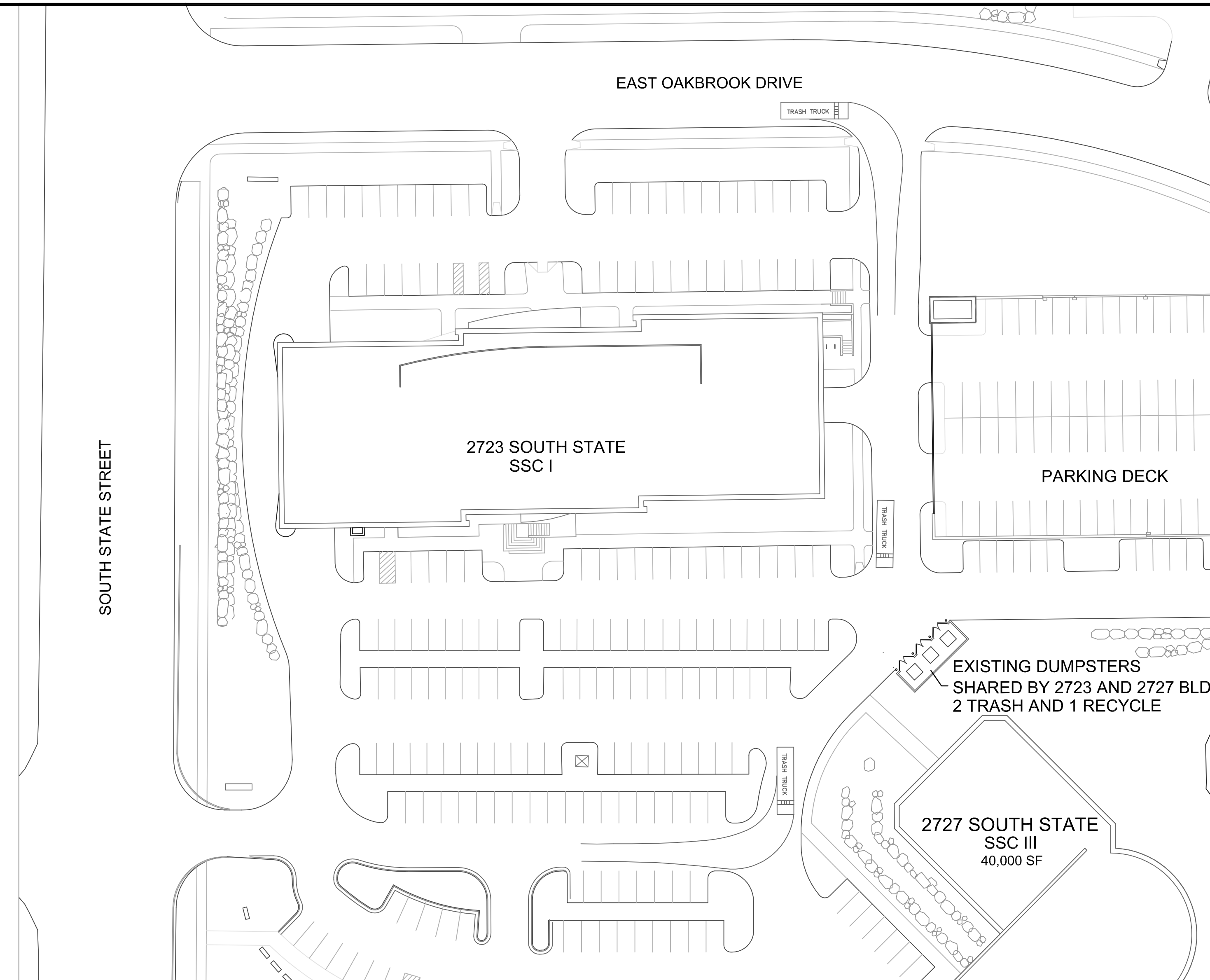
330 DETROIT
 SITE PLAN
 STORM WATER
 MANAGEMENT, GRADING
 AND SOIL EROSION
 CONTROL



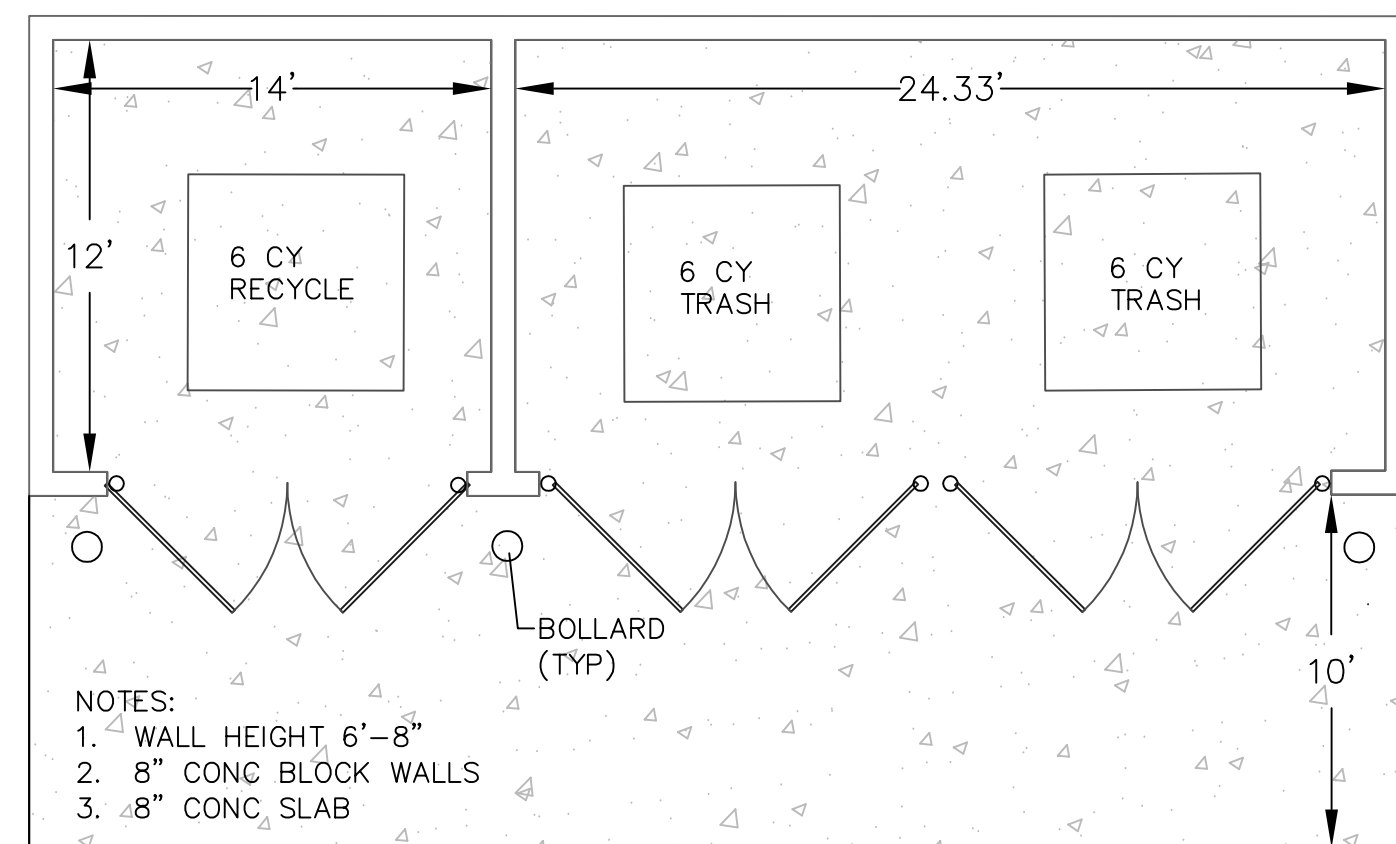
3-22-22
 2-1-22
 DATE 11-24-21
 SCALE 1"=10'
 SHEET NO. SP-08



330 DETROIT STREET SITE LAYOUT
1"=20'



2723 S. STATE STREET SITE LAYOUT
1"=40'



2723 S. STATE EX CONCRETE BLOCK DUMPSTER ENCLOSURE
N.T.S.

SOLID WASTE MANAGEMENT PLAN:
THE 330 DETROIT STREET PROJECT IS LOCATED ON A CHALLENGING, TRIANGULAR PARCEL DOWNTOWN. ACCESS TO THE SITE FOR TRUCKS IS DIFFICULT AND SPACE IS LIMITED. THERE IS ONLY 177 FT OF FRONTAGE ON DETROIT STREET AND 178 FT OF FRONTAGE ON FIFTH AVENUE. BOTH DETROIT STREET AND FIFTH AVENUE ARE ONE-WAY STREETS.

THE SITE IS TOO SMALL TO ACCOMMODATE CONSTRUCTION OF A DUMPSTER ENCLOSURE. A DOUBLE DUMPSTER IS REQUIRED TO BE A MINIMUM OF 22.33 FT WIDE. THIS WOULD TAKE UP OVER 12% OF THE FRONTAGE ALONG ONE STREET. A DUMPSTER ENCLOSE WOULD ALSO REQUIRE FORWARD ACCESS TO A PUBLIC STREET OR A TURN-AROUND PROVIDING 50 FT OF CLEAR SPACE IN FRONT OF THE DUMPSTER. THE SITE IS NOT LARGE ENOUGH TO CONSTRUCT A DUMPSTER THAT WOULD MEET THE CITY'S STANDARDS.

AN ALTERNATIVE WAS CONSIDERED AND DISCUSSED WITH THE CITY TO CONSTRUCT THE BUILDING TO ALLOW TRUCKS TO ENTER THE BUILDING, EMPTY THE DUMPSTERS INTO THE TRUCKS WHILE INSIDE THE BUILDING AND THEN BACK OUT ON TO DETROIT STREET. HOWEVER, THE REQUIREMENTS FOR 50 FT OF CLEAR SPACE IN FRONT OF THE DUMPSTER AND 25 FT OF VERTICAL CLEAR SPACE, ALONG WITH BACKING OUT ON TO DETROIT STREET MADE THIS ALTERNATIVE NOT FEASIBLE.

THE ALTERNATIVE OF ROLLING DUMPSTERS OUT TO A COLLECTION LOCATION OUTSIDE OF THE BUILDING WAS ALSO CONSIDERED. THIS OPTION WOULD HAVE REQUIRED CONSTRUCTING A LOCATION ON THE PROPERTY TO ROLL THE DUMPSTERS OUT ON COLLECTION DAYS. THE LOCATION WOULD HAVE REQUIRED A CLEAR SPACE OF 50 FT TO AVOID CONFLICTS WITH SIDEWALKS, PEDESTRIANS AND VEHICULAR TRAFFIC. THE DUMPSTERS WOULD ALSO BE VISIBLE TO THE PUBLIC ON COLLECTION DAYS.

THE SELECTED ALTERNATIVE WAS BASED ON THE RECOMMENDATIONS IN THE CITY'S SOLID WASTE RESOURCE MANAGEMENT PLAN. THIS PLAN IDENTIFIED CONTAINER SHARING AS A SOLUTION TO MANAGING TRASH AND RECYCLING DOWNTOWN. CONTAINER SHARING REDUCES THE NUMBER OF DUMPSTERS DOWNTOWN, INCREASES COLLECTION EFFICIENCY, REDUCES THE COLLECTION OF PARTIALLY FILLED CONTAINERS, AND ALIGNS WITH SUSTAINABILITY FRAMEWORK GOALS. THOSE GOALS INCLUDE ENERGY CONSERVATION, SAFER COMMUNITY, PROVIDING A SUSTAINABLE SYSTEM, INTEGRATED LAND USE, CLEANER AIR AND RESPONSIBLE USE OF RESOURCES. PROVIDING A CONSOLIDATED SYSTEM REDUCES THE TRUCK TRAFFIC, CONFLICTS WITH PEDESTRIANS AND EMISSIONS DOWNTOWN.

THE SOLID WASTE MANAGEMENT PLAN FOR THE 330 DETROIT STREET PROJECT PROPOSED TO HAVE EIGHT (8) 96 GAL CONTAINERS LOCATED IN A TRASH ROOM. THREE CONTAINERS WOULD BE FOR RECYCLING AND FIVE CONTAINERS WOULD BE FOR TRASH. THE CONTAINERS WOULD BE COLLECTED ONE TO TWO TIMES PER WEEK BY THE HOME OWNER'S ASSOCIATION (HOA). THE NUMBER OF COLLECTIONS PER WEEK CAN BE ADJUSTED AS NECESSARY BASED ON THE TRASH THAT IS GENERATED. THE CONTAINERS WOULD BE TRANSPORTED BY A TRUCK OR VAN TO THE PROPERTY AT 2723 STATE STREET. A PERMANENT EASEMENT WOULD BE PROVIDED TO ALLOW THE 330 DETROIT STREET HOA TO ACCESS AND UTILIZE THE EXISTING DUMPSTERS AT 2723 STATE STREET. THERE ARE CURRENTLY TWO TRASH AND ONE RECYCLING DUMPSTER IN AN ENCLOSURE AT 2723 STATE STREET. THE DUMPSTERS ARE SHARED BY THE 2723 AND 2727 SOUTH STATE STREET BUILDINGS. THE EXISTING DUMPSTERS ARE CURRENTLY UNDER-UTILIZED AND NOT AT CAPACITY FOR WEEKLY PICKUP. THESE DUMPSTERS ARE CURRENTLY SERVICED BY THE CITY OF ANN ARBOR.

THE CALCULATIONS PROVIDED SHOW THE EXPECTED TRASH GENERATION FROM THE 330 DETROIT STREET PROJECT, 2723 STATE STREET AND 2727 STATE STREET. THE EXISTING DUMPSTERS AT THE STATE STREET SITE HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE ADDITIONAL TRASH AND RECYCLABLES. IF ADDITIONAL CAPACITY IS NEEDED, THEN ADDITIONAL COLLECTIONS COULD BE INCREASED PER WEEK.

Solid Waste Generation
Office 1 lb/day per 100 sf Wastecare Corporation Industry Standards/National Solid Waste Management Association
Residential (Apartment) 8 lbs/unit Wastecare Corporation Industry Standards/National Solid Waste Management Association
Approximately 30% of waste is recycled from USEPA data

Existing Office Building	Leasable Area	Waste per Day
2723 State Street	76,597 sf	766 lbs/day
2727 State Street	31,770 sf	318 lbs/day
Total Waste		1,084 lbs/day
Total Waste		7,586 lbs/week
Trash Generated		5310 lbs/week
Recycle Generated		2276 lbs/week

Proposed Office or Retail Building	Leasable Area	Waste per Day
330 Detroit	1887 sf	19 lbs/day
Total Waste		132 lbs/week
Trash Generated		92 lbs/week
Recycle Generated		40 lbs/week

Proposed Residential Building	Units	Waste per Day
330 Detroit	14 ea	112 lbs/day
Total Waste		784 lbs/week
Trash Generated		549 lbs/week
Recycle Generated		235 lbs/week

Totals		
Total Waste		8502 lbs/week
Trash Generated		5951 lbs/week
Recycle Generated		2551 lbs/week

Conversion Factors
1 cy = 202 gallons
96 gal waste cart = 336 lbs max capacity from City of Ann Arbor's website
1 gal waste = 3.5 lbs

$$6 \text{ cy dumpster} * \frac{202 \text{ gallon}}{1 \text{ cy}} * \frac{3.5 \text{ lbs}}{1 \text{ gallons}} = 4242 \text{ lbs}$$

$$6 \text{ cy dumpster} = 4242 \text{ lbs waste per dumpster}$$

Dumpsters Required
Trash Dumpsters 5951/4242 = 1.4029 dumpsters per week
Recycle Dumpsters 2551/4242 = 0.6013 dumpsters per week

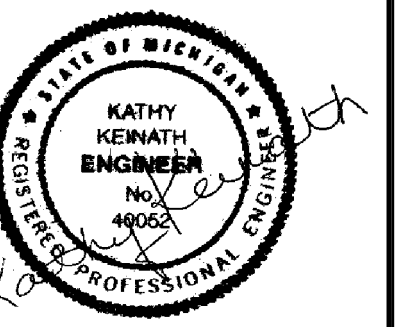
Dumpsters Provided
Trash Dumpsters 2 ea
Recycle Dumpster 1 ea



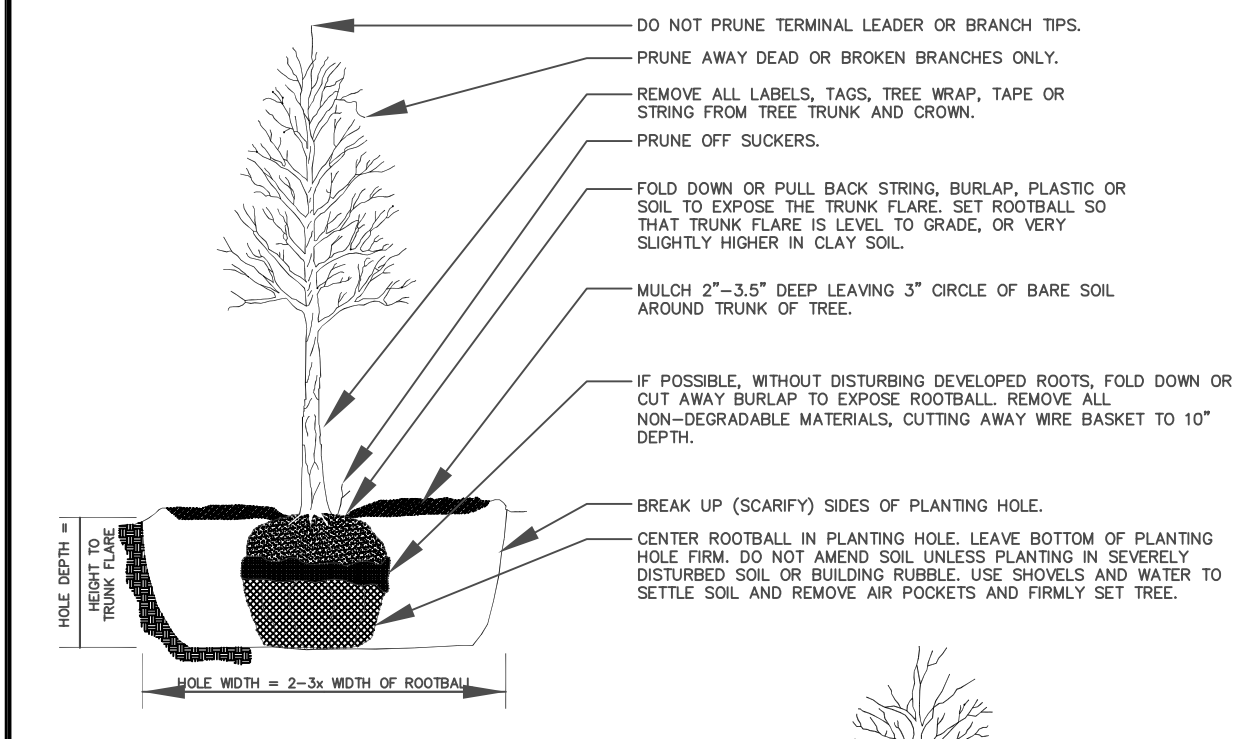
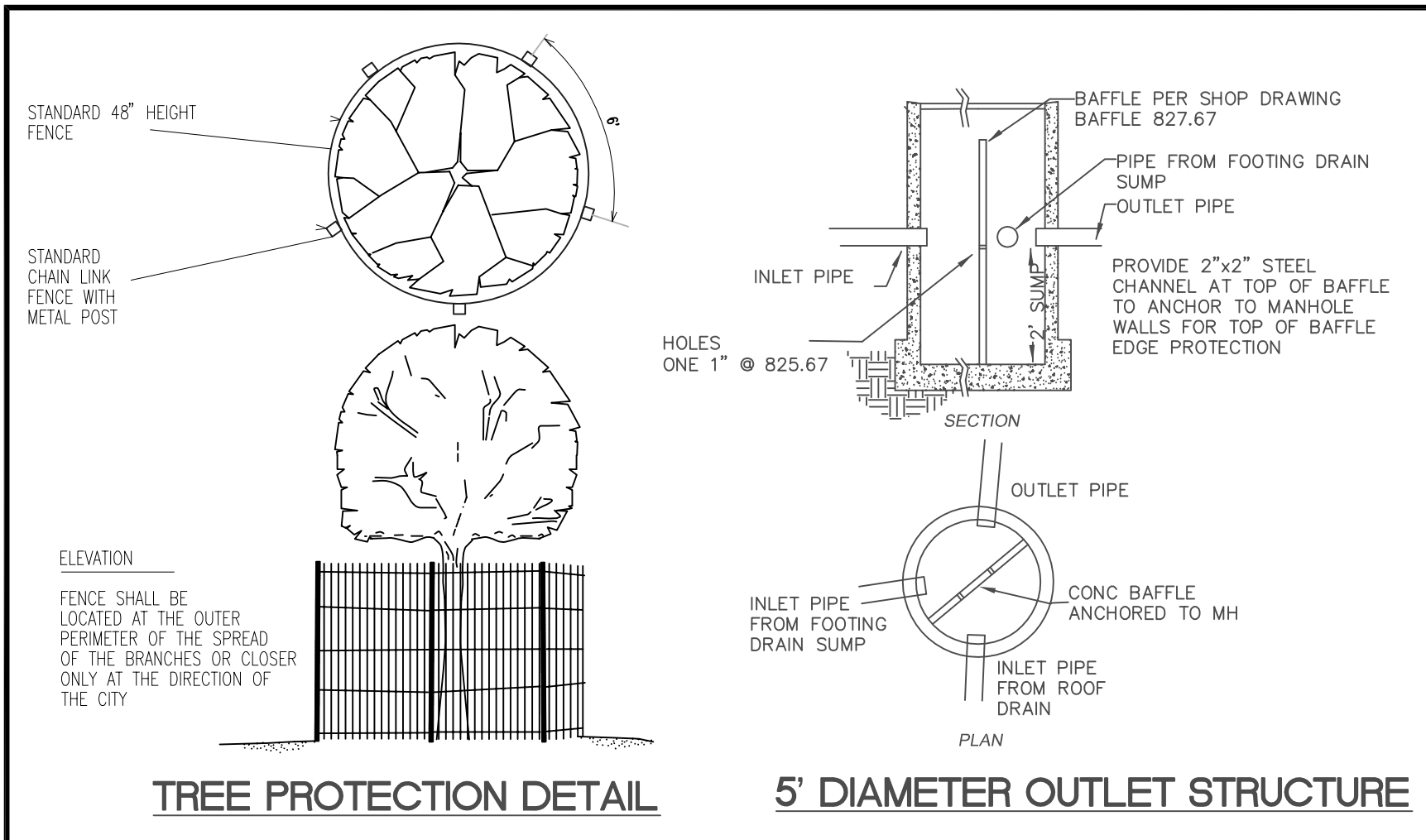
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE UTILITIES SHOWN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES IN THE EXACT LOCATION INDICATED. IN ADDITION, THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PROVIDED A GUARANTEE OF THE ACCURACY OF THE UTILITIES SHOWN. THE SURVEYOR HAS NOT PROVIDED A GUARANTEE OF THE ACCURACY OF THE UTILITIES SHOWN. THE SURVEYOR HAS NOT PROVIDED A GUARANTEE OF THE ACCURACY OF THE UTILITIES SHOWN.

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

330 DETROIT SITE PLAN
SOLID WASTE MANAGEMENT PLAN

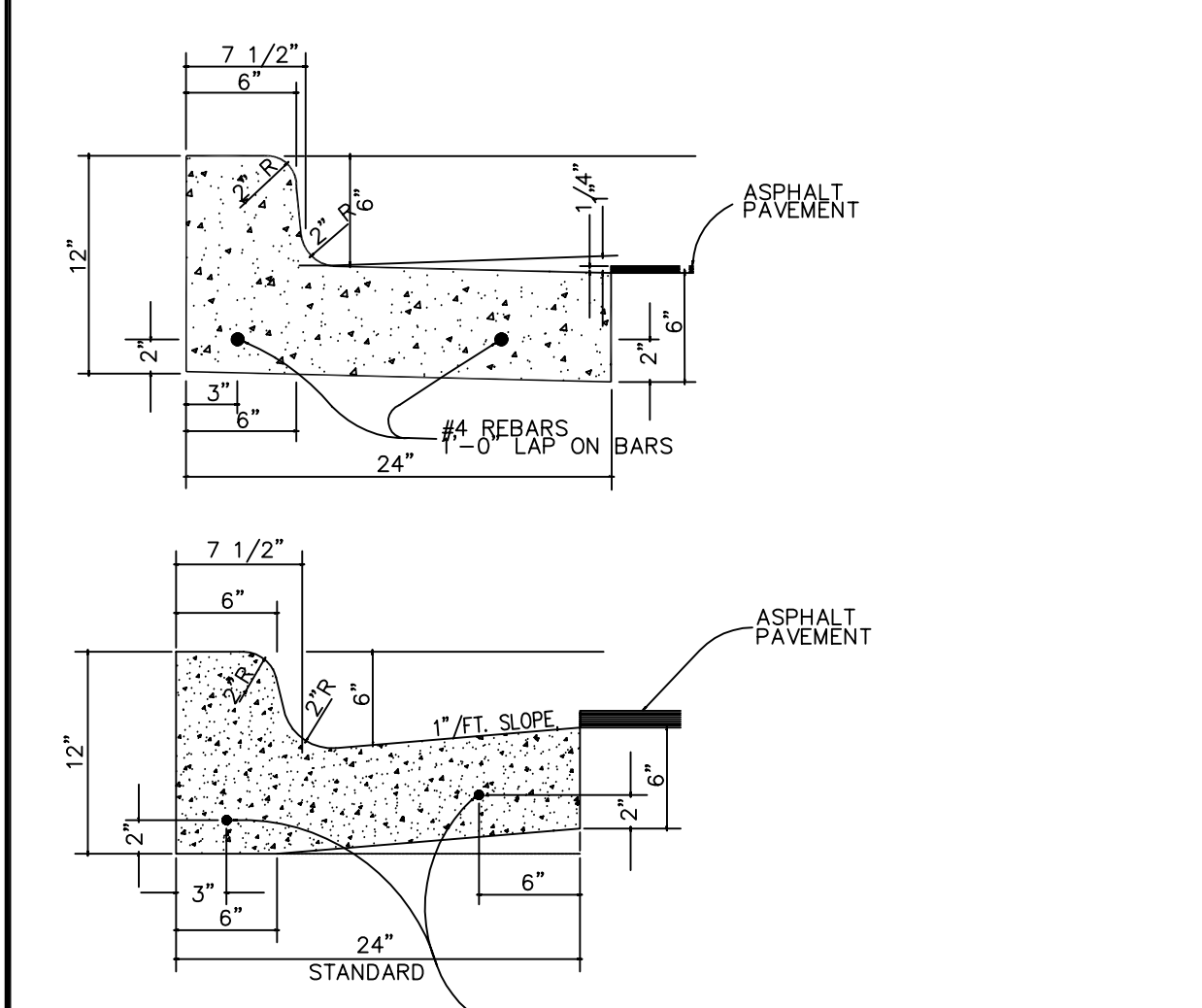


DATE 3-22-22
DATE 2-1-22
DATE 11-24-21
SCALE 1"=20'
SHEET NO. SP-09



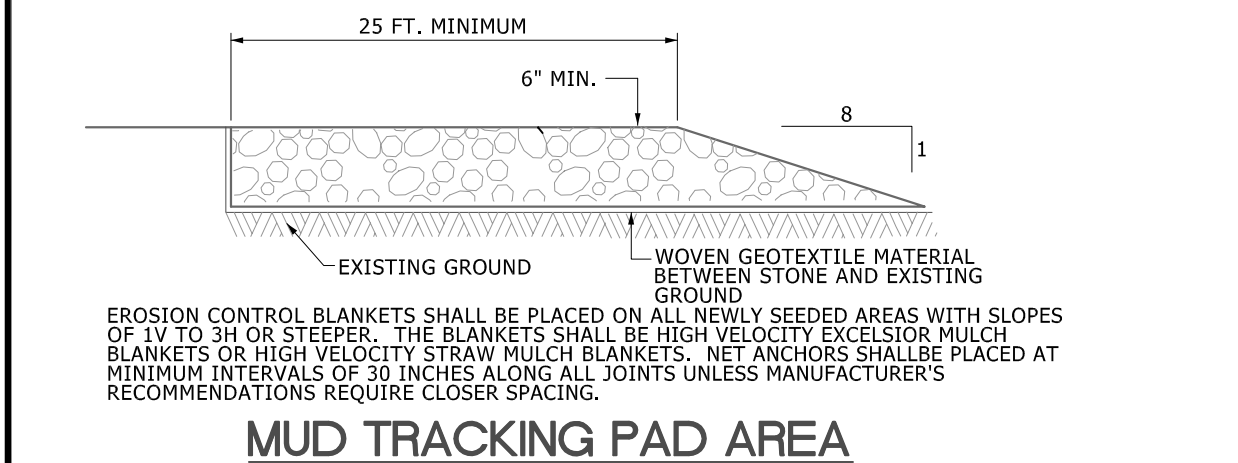
- DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3\"/>
- STAKE WITH 2 x 2 HARDWOOD STAKES, OR APPROVED EQUAL, DRIVEN 6\"/>
- LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING.
- STAKE TREES JUST BELOW FIRST BRANCH WITH 2\"/>
- BELT-LIKE NYLON OR PLASTIC STRIPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY, DO NOT USE ROPE OR WIRE THROUGH A HOSE).
- REMOVE ALL STAKING MATERIALS AFTER 1 YEAR.

TREE PLANTING

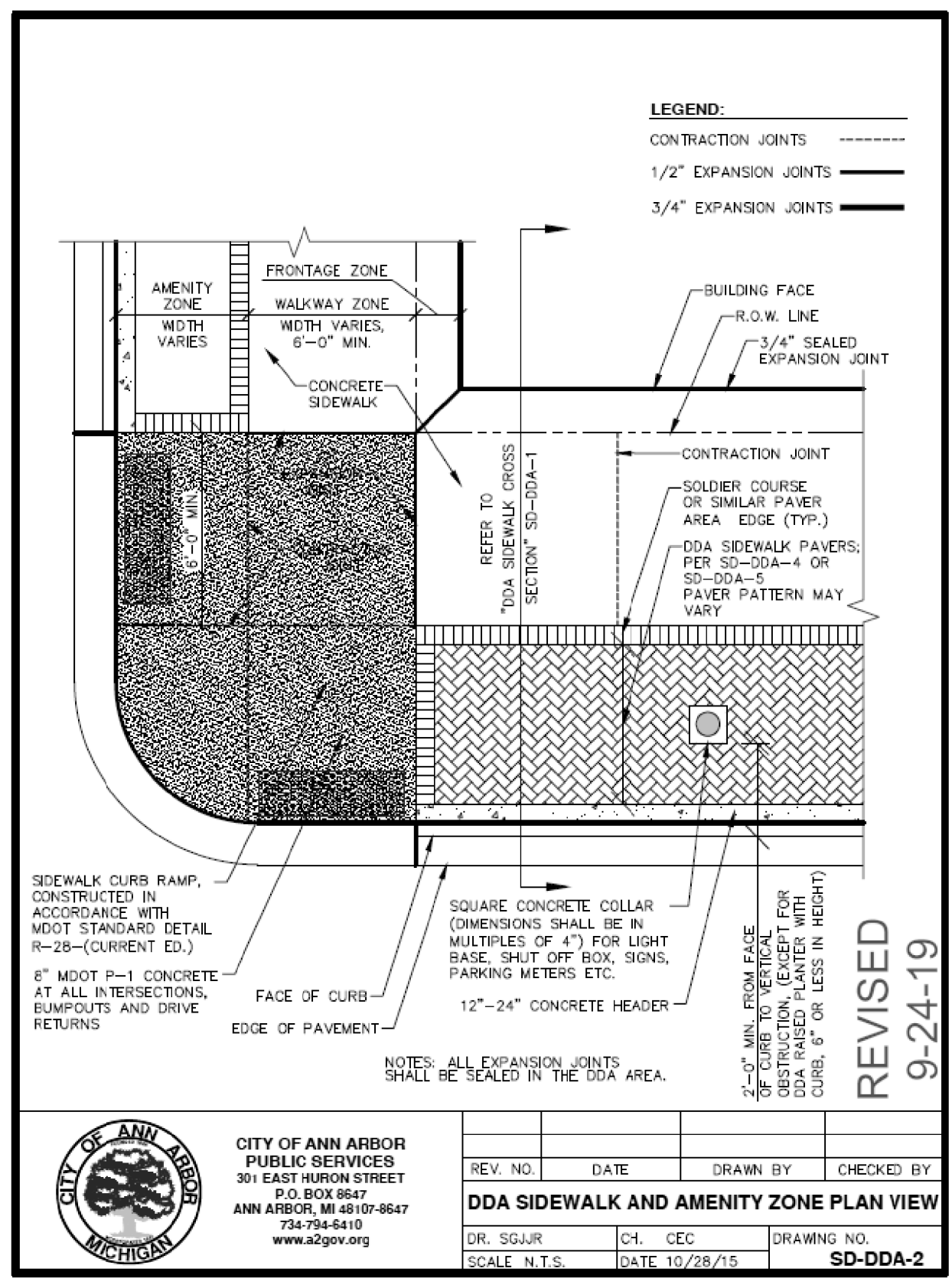


BARRIER CURB

CONTRACTOR TO INSTALL & MAINTAIN ANTI-TRACKING PAD. WHEN AGGREGATE BECOMES SATURATED WITH FINES, CONTRACTOR TO SCARIFY AND RELAY AGGREGATE. ANTI-TRACKING PAD DOES NOT RELIEVE CONTRACTOR FROM SWEEPING AND CLEANING ADJACENT WALKS AND ROADS.

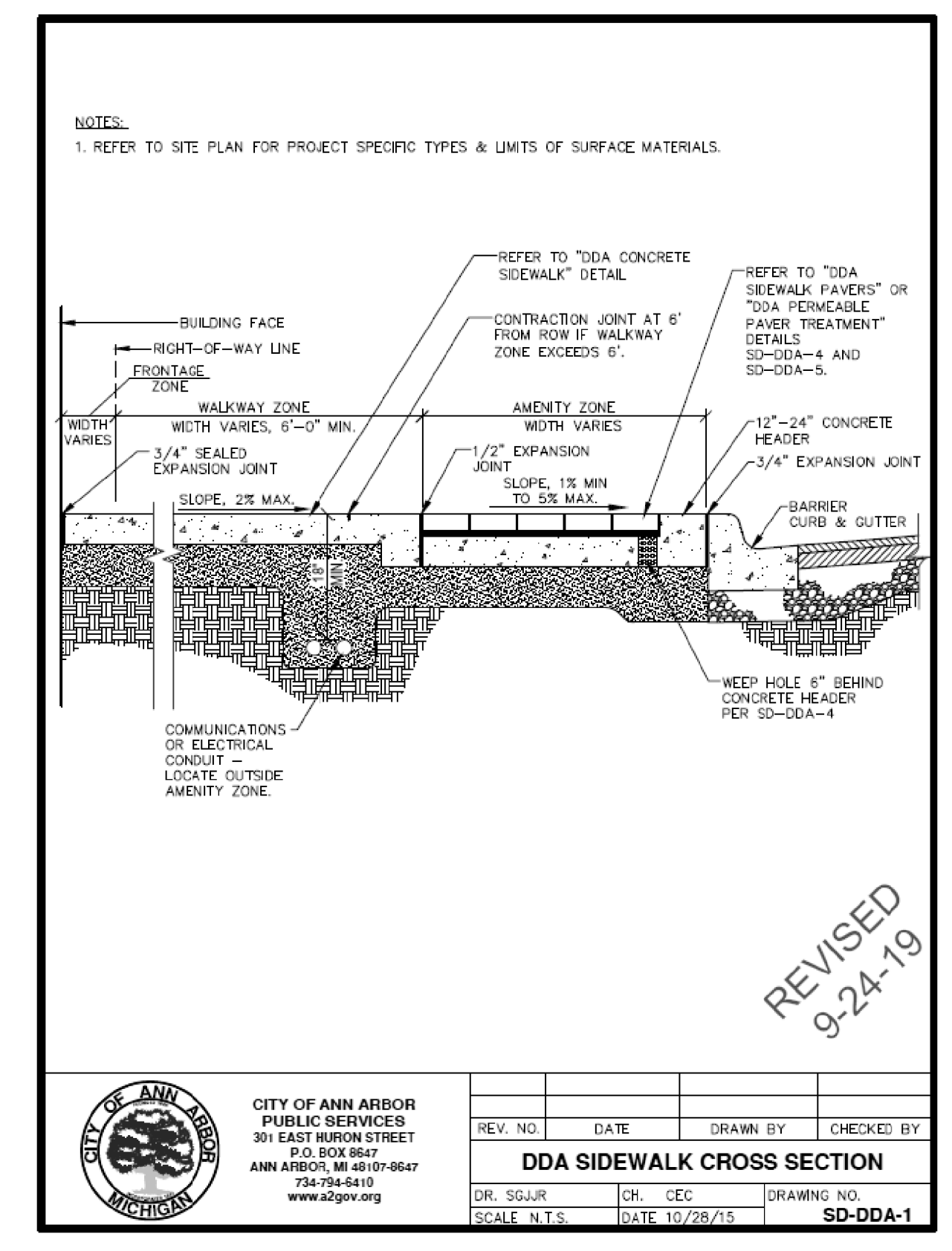


MUD TRACKING PAD AREA



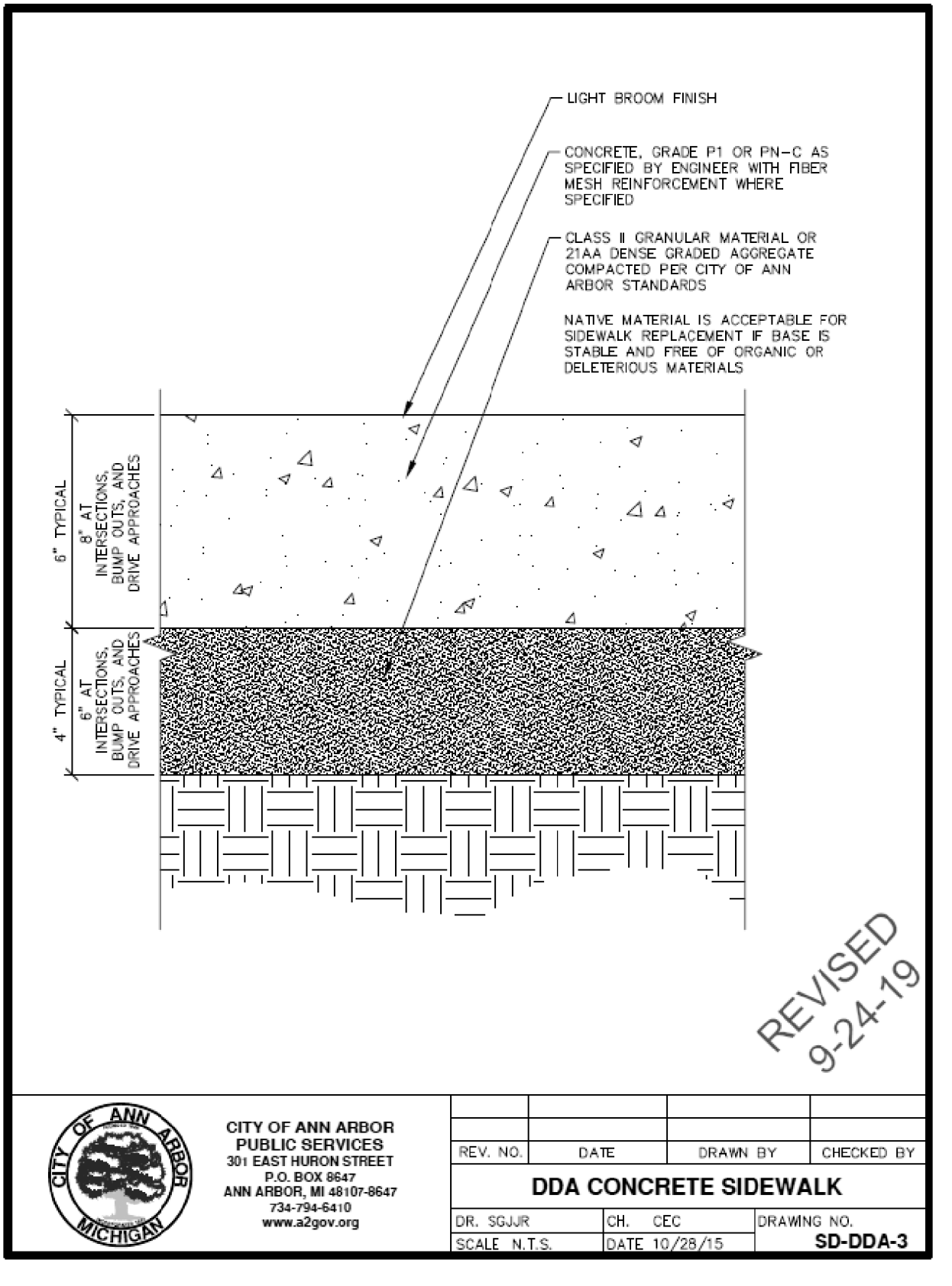
REV. NO.	DATE	DRAWN BY	CHECKED BY
1	10/28/15	CH	CEC

REVISED 9-24-19



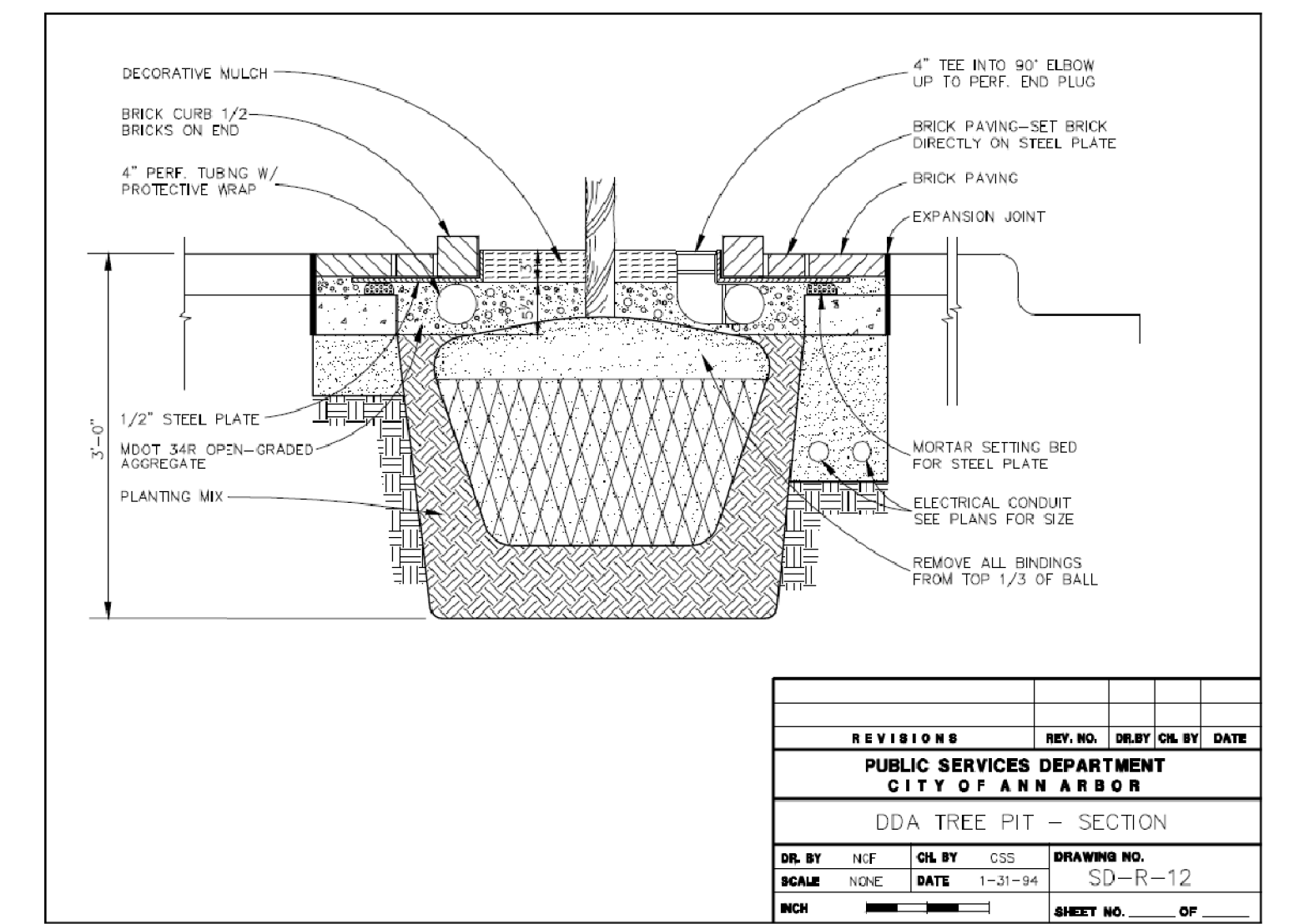
REV. NO.	DATE	DRAWN BY	CHECKED BY
1	10/28/15	CH	CEC

REVISED 9-24-19



REV. NO.	DATE	DRAWN BY	CHECKED BY
1	10/28/15	CH	CEC

REVISED 9-24-19



REV. NO.	DATE	DRAWN BY	CHECKED BY
1	1-21-14	CH	CEC

A & L Canada Laboratories Inc.

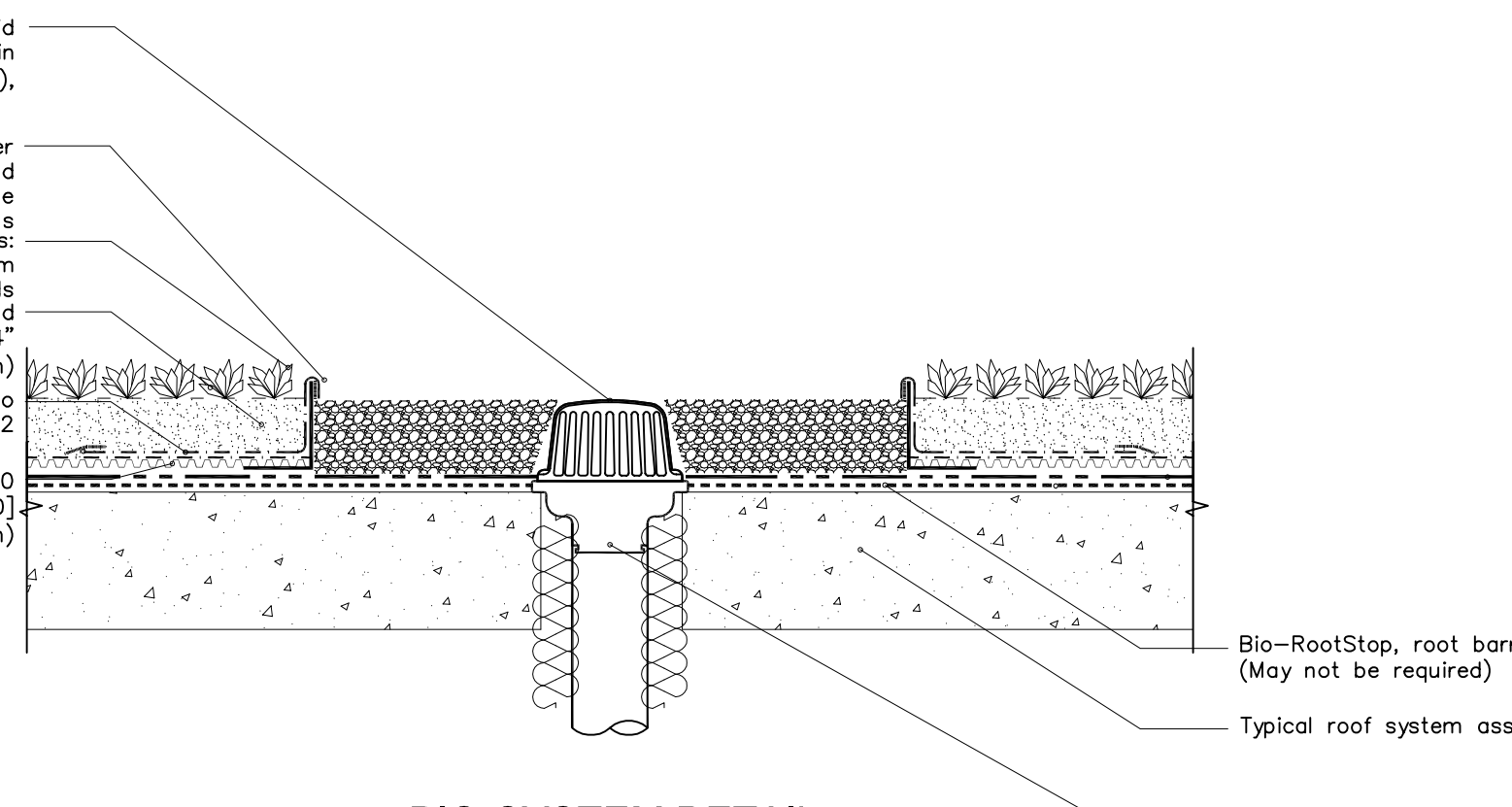
CERTIFICATE OF ANALYSIS

REPORT NO. C20133-70007
ACCOUNT NUMBER 01916
TO: BIOROOF SYSTEMS INC
ATTN: Susan Bulst
PROJECT NO. 1371023
LAB NUMBER: 1371023
SAMPLE ID: VM1300-006

DATE SAMPLED: 2020-05-11
DATE RECEIVED: 2020-05-11
DATE REPORTED: 2020-05-08
DATE PRINTED: 2020-05-08

PARAMETER	RESULT	UNIT	DEFLECTION	METHOD REFERENCE
Bulk Density (Dry Weight Basis)	0.88	g/cm ³	0.10	ASTM E 2398-05
Bulk Density (Dry Weight Basis)	61.30	lb/ft ³	0.10	ASTM E 2398-05
Bulk Density at max. Water Holding Capacity	1.53	g/cm ³	0.10	ASTM E 2399-05
Bulk Density at max. Water Holding Capacity	95.40	lb/ft ³	0.10	ASTM E 2399-05
Total Pore Volume	59.50	%	0.10	ASTM F 1815-97
Maximum Water Holding Capacity	54.60	%	0.10	ASTM E 2399-05
Air-Filled porosity at max Water Holding Capacity	4.90	%	0.10	ASTM F 1815-97
Water permeability-saturated hydraulic Cond.	0.026	cm/sec	0.001	ASTM E 2399-05
Water permeability-saturated hydraulic cond.	0.69	in/min	0.10	ASTM E 2399-05
100% Saturation Weight of 1 82 X 1 inch	7.90	b	0.10	ASTM E 2399-05

Bio-Chamber with lockable lid centered over roof drain (375 mm x 375 mm x 152 mm),
Bio-Filter Fabric to wrap over top edge of Bio-Chamber and sealed with Bio-Tape F2 to inside walls
Vegetation Options:
Standard and custom blends
Bio-Mix Euro-Blend 2\", 3\", or 4\" (50 mm, 75 mm, or 100 mm)
Bio-Filter Fabric secured to drainage layer with Bio-Tape S2
Bio-Void FF50 (or Bio-Retention Panel 0.40) 0.40\" depth (10 mm)



BIO-SYSTEM DETAIL

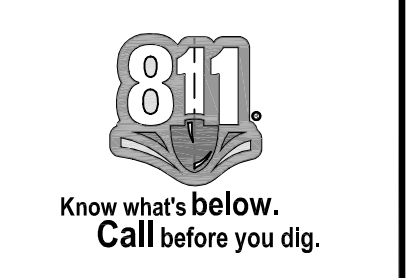
ALL DRAWINGS ARE THE PROPERTY OF BIOROOF SYSTEMS COPYRIGHT 2021

GREEN ROOF MAINTENANCE SCHEDULE

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

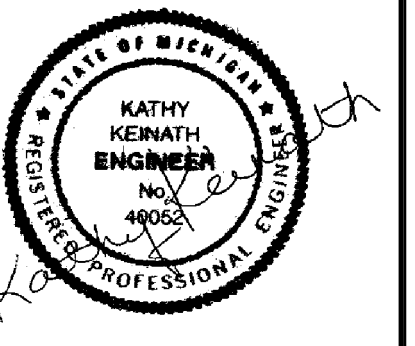
LONG TERM STORM WATER MAINTENANCE PLAN BUDGET

TASK	ANNUAL COST
PERFORM SOIL TEST	\$250
WEED	\$1,000
FERTILIZE	\$250
REPAIR DISPLACED SOIL	\$500
INSPECT DRAINS	\$100
PEST CONTROL	\$250
REMOVE DEBRIS	\$250
RECORD KEEPING	\$100
PEST CONTROL	\$500



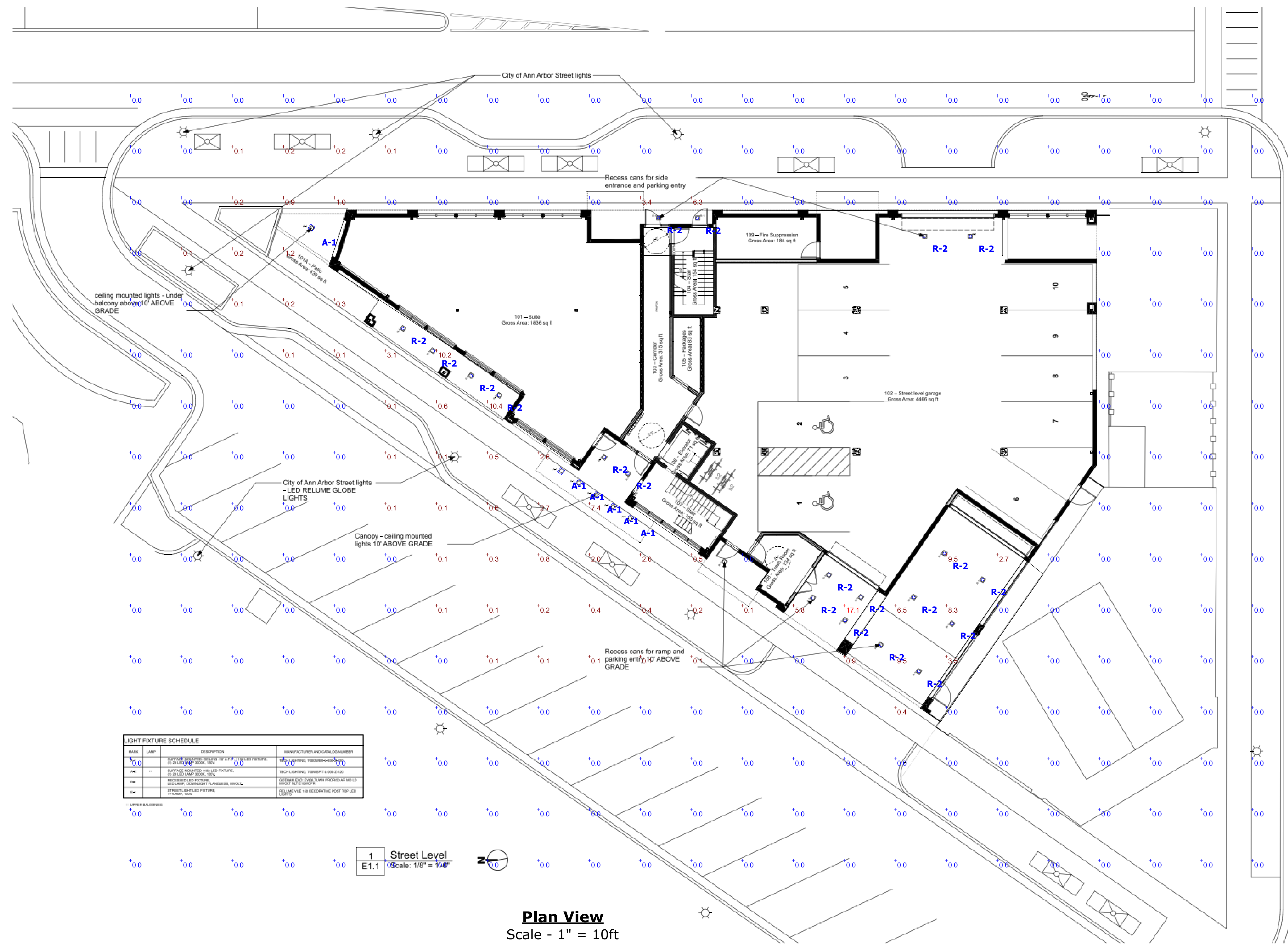
Macon Engineering, LLC.
P.O. Box 314, Chelsea, MI 48118 734-216-9941

330 DETROIT STREET
ANN ARBOR, MI
SITE PLAN
DETAILS



DATE	3-22-22
DATE	2-1-22
DATE	11-24-21
SCALE	N.T.S.
SHEET NO.	SP-10

NOT FOR CONSTRUCTION



SYMBOL	LAMP	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER
A-1	TECH LIGHTING	SURFACE MOUNTED TECH ROXIE	700 OWBX L 930 Z 120
R-2	RECESSED DOWNLIGHT	EVO 6IN TUNABLE DOWNLIGHT, RHYTHM RANGE, 700LM, MEDIUM DIST, CLEAR SPECULAR, CR80, 3000K	EVO6 TUNH RHHR/07 HD AR LS @3000K

1 Street Level
E1.1 Scale: 1/8" = 10'

Plan View
Scale - 1" = 10ft

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
A-1	A-1	6	TECH LIGHTING	700 OWBX L 930 Z 120	SURFACE MOUNTED TECH ROXIE	LED	1	905	0.9	25
R-2	R-2	20	Gotham Architectural Lighting	EVO6 TUNH RHHR/07 HD AR LS @3000K	EVO 6IN TUNABLE DOWNLIGHT, RHYTHM RANGE, 700LM, MEDIUM DIST, CLEAR SPECULAR, CR80, 3000K	LED	1	845	0.9	8.9

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
GRADE	+	0.4 fc	17.1 fc	0.0 fc	N/A	N/A	0.0:1

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

MAVD
 Design Review Board
 Street level lighting plan
 2723 South State St. Ste 250, Ann Arbor Michigan 48104
 Project No: 1011521 - RMA 20-010
 Date: 11/17/2021
 E1.1