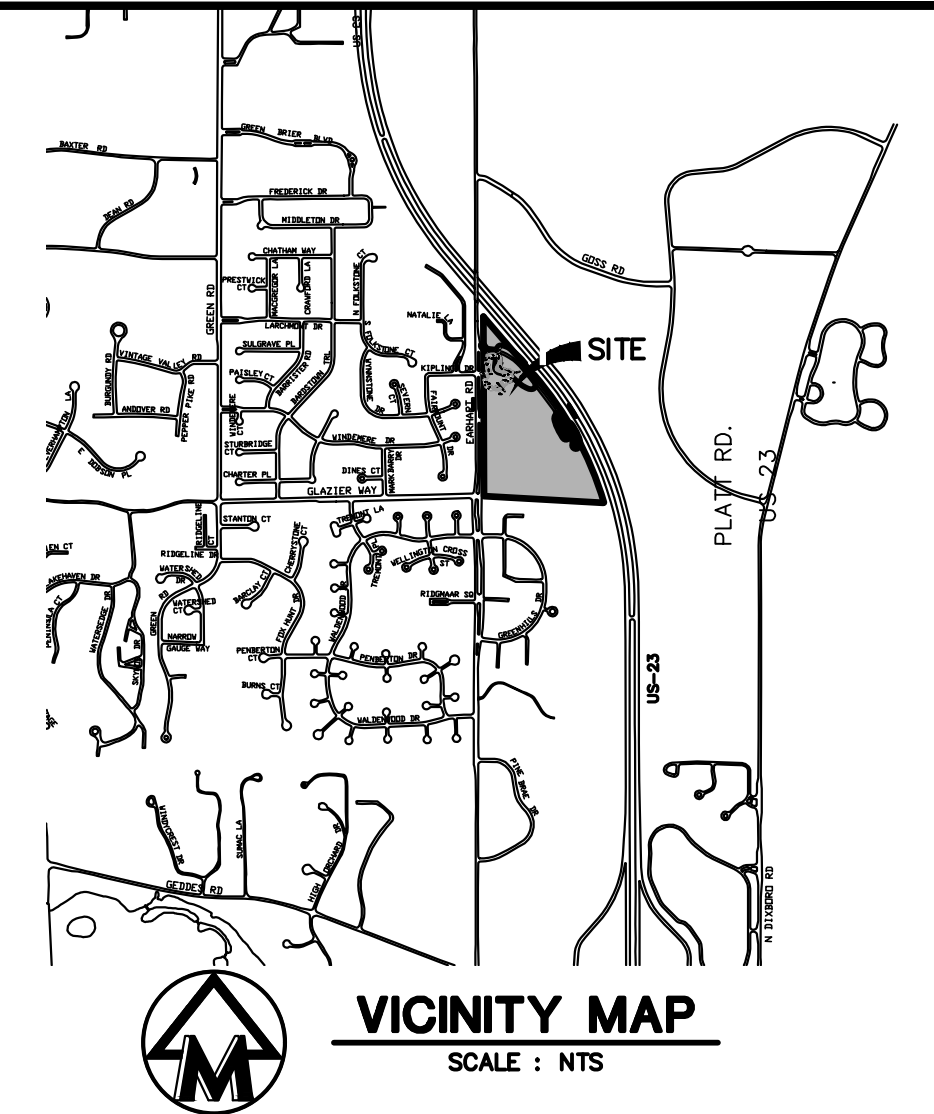


# GLACIER HILLS SENIOR LIVING COMMUNITY

## CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

### PLANNING MANAGER SITE PLAN

### EAST GARAGES ADDITION



#### SITE DATA

COMPARISON CHART		
	Existing	Proposed
Site Area	31.47 ac	31.47 ac
	1,370,833.2 sf	1,370,833.2 sf
Zoning	R4B	R4B
Existing Building Footprints		
Meadows	35,018 sf	35,018 sf
Bldg. 'A'	24,672 sf	24,672 sf
Bldg. 'B' (Manor)	38,411 sf	38,411 sf
Bldg. 'C' (CRC south)	16,498 sf	16,498 sf
Bldg. 'D' (CRC north)	16,655 sf	16,655 sf
Villas (13 x 4,031 sf)	52,403 sf	52,403 sf
Maintenance garage	1,000 sf	1,000 sf
Enrichment center	3,700 sf	3,700 sf
Proposed Garages		8,956 sf
Total Building Footprints	188,357 sf	197,313 sf
Parking and drives	255,154 sf	246,101 sf
Total Lot Coverage	443,511 sf	443,414 sf
Buildings, parking, drives		
Open Space	Min. 925,312.41 sf	925,419 sf
Provided	Min. 67.5%	67.50%
Parking Spaces	517	
Loss of surface spaces		58
Addition of garage spaces		28
Total Parking Spaces		487
Bicycle Parking		
Class B Spaces	4	4
Class C Spaces	24*	24*
Total Bicycle Parking Spaces		28

#### LANDSCAPE MODIFICATION REQUEST

The previously proposed landscape plan from 2010 and 2013 has been fully implemented and remains in place and in good condition. No new landscaping is proposed with this site plan and a landscape Modification Request is being asked for to alleviate the need for site-wide current code conformance. Justification for the requested Landscape Modification Request, per Section 5.30.1 C.3, is in accordance with Section 5.30.2.g: "Landscape elements which are a part of a previously approved site plan may be maintained and continued as nonconforming provided no alteration of the existing landscape elements are proposed". This site plan proposes no alteration to code compliant landscaping elements.

#### PROJECT NARRATIVE

THE PROPOSED PROJECT IS TO ADD ENCLOSED GARAGE PARKING SPACES INCLUDING TWO BARRIER FREE GARAGE SPACES. IN ORDER TO ADD THE GARAGES IT WILL REQUIRE THE REMOVAL OF SURFACE PARKING SPACES, REQUIRING GRADING AROUND THE PROPOSED GARAGES AND MINOR STORM SEWER IMPROVEMENTS.

THE OPEN SPACE AND IMPERVIOUS SURFACES QUANTITIES HAVE BEEN MITIGATED DUE TO THE ADDITION OF GARAGE SPACES. SURFACE PARKING HAS BEEN REMOVED TO THE EFFECT THAT 97 SF OF OPEN SPACE IS BEING PROVIDED AND THE IMPERVIOUS SURFACES HAVE REDUCED BY THAT SAME AMOUNT.

Existing Building Bed and Dwelling Unit Count

Building	Total # Beds	Total # D.U.
Building A*	88	72
Building B	211	122
Building C	44	28
Building D*	37	26
Villas	52	26
Meadows	92	64

\* Qualifies as a Nursing Bed / # of dwelling units will not count toward D.U. density

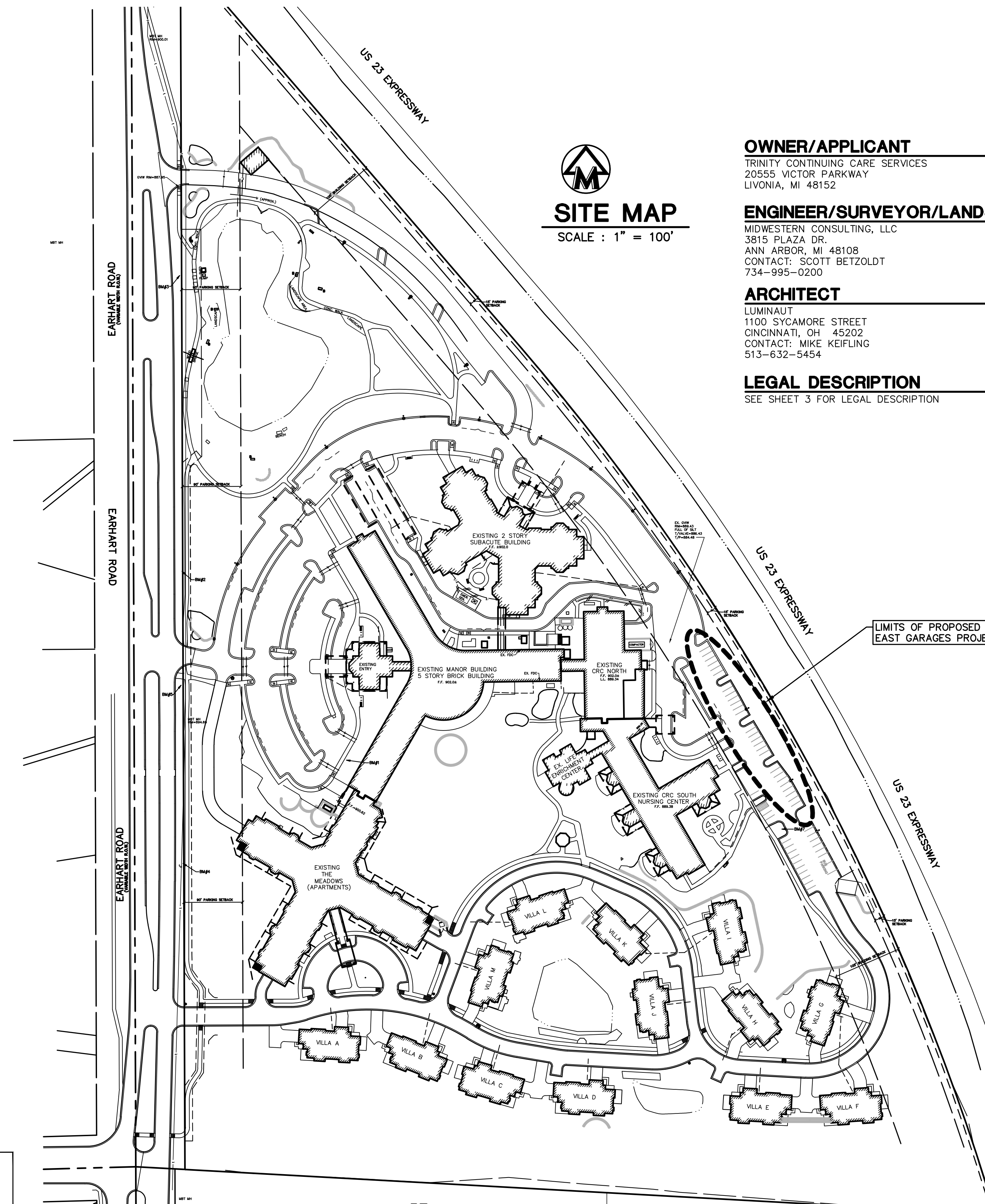
125 total Nursing Beds

240 Dwelling Units

The existing site is 34.47ac or 1,370,833 sf

	Required	Provided
Dwelling Unit Density	1 DU/2900 sf	1 DU/5711 sf
Bed Density	1 Nursing Bed/440 sf	1 bed/10,966 sf

The underground utilities shown have been located from field survey information and existing records. 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 the surveyor does certify that they are located as accurately as possible from the information available.



#### OWNER/APPLICANT

TRINITY CONTINUING CARE SERVICES  
20555 VICTOR PARKWAY  
LIVONIA, MI 48152

#### ENGINEER/SURVEYOR/LANDSCAPE ARCH.

MIDWESTERN CONSULTING, LLC  
3815 PLAZA DR.  
ANN ARBOR, MI 48108  
CONTACT: SCOTT BETZOLDT  
734-995-0200

#### ARCHITECT

LUMINAUT  
1100 SYCAMORE STREET  
CINCINNATI, OH 45202  
CONTACT: MIKE KEIFLING  
513-632-5454

#### LEGAL DESCRIPTION

SEE SHEET 3 FOR LEGAL DESCRIPTION

#### Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	ALTA SURVEY SOUTH
3	ALTA SURVEY NORTH
4	EAST GARAGES EXISTING CONDITIONS AND DEMOLITION
5	OVERALL SITE PLAN
6	EAST GARAGES SITE PLAN
7	EAST GARAGES UTILITY, GRADING AND SOIL EROSION CONTROL PLAN
8	OVERALL SITE NATURAL FEATURES PLAN
9	OVERALL SITE EXISTING TREE LISTING
10	LANDSCAPE PLAN - NORTH
11	LANDSCAPE PLAN - SOUTH
12	DETAILED LANDSCAPE PLAN
13	DETAILED LANDSCAPE PLAN
14	DETAILED LANDSCAPE PLAN
15	PHOTOMETRIC PLAN
<b>ARCHITECTURAL PLANS</b>	
G0.01	INDEX
A0.01	ARCHITECTURAL SITE PLAN
A1.00	OVERALL PLAN AND ELEVATION
A1.01	OVERALL CONSTRUCTION PLAN
A1.02	OVERALL CONSTRUCTION PLAN

#### NOTES

- Construction safety and site access are the sole responsibility of the Contractors.
- Existing utility information is based on available records. No guarantee is made to the accuracy or completeness. Due to the history of previous activities on-site, encounters with existing utilities not shown are possible. It is the Contractors' responsibility to verify all conditions that may affect or be impacted by their activities.
- All work within the City of Ann Arbor covered by these plans shall be performed in complete conformance with the current City of Ann Arbor Public Services Department Standard Specifications and Details.
- The omission of any current standard detail does not relieve the contractor from this requirement. The work shall be performed in complete conformance with the current public services standard specifications and details.
- Sidewalks constructed in the public right-of-way shall meet all requirements and guidelines as set forth in the ADA standards for accessible design. Sidewalk and curb ramp grades will be reviewed during construction plan submittals. All sidewalks will be kept and maintained in good repair by the owner of the land adjacent to and abutting upon 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.

### GLACIER HILLS SENIOR LIVING COMMUNITY

JOB No. <b>22018</b>	DATE: 4/8/22	<b>1</b>
REVISIONS:	SHEET 1 OF 15	
REV. PER CITY REVIEW	1/6/23	
REV. PER CITY REVIEW	2/20/23	
	CADD:	
	ENG: JCA	
	PM: SWB	
	TECH: /22018CV1	

**MIDWESTERN CONSULTING**

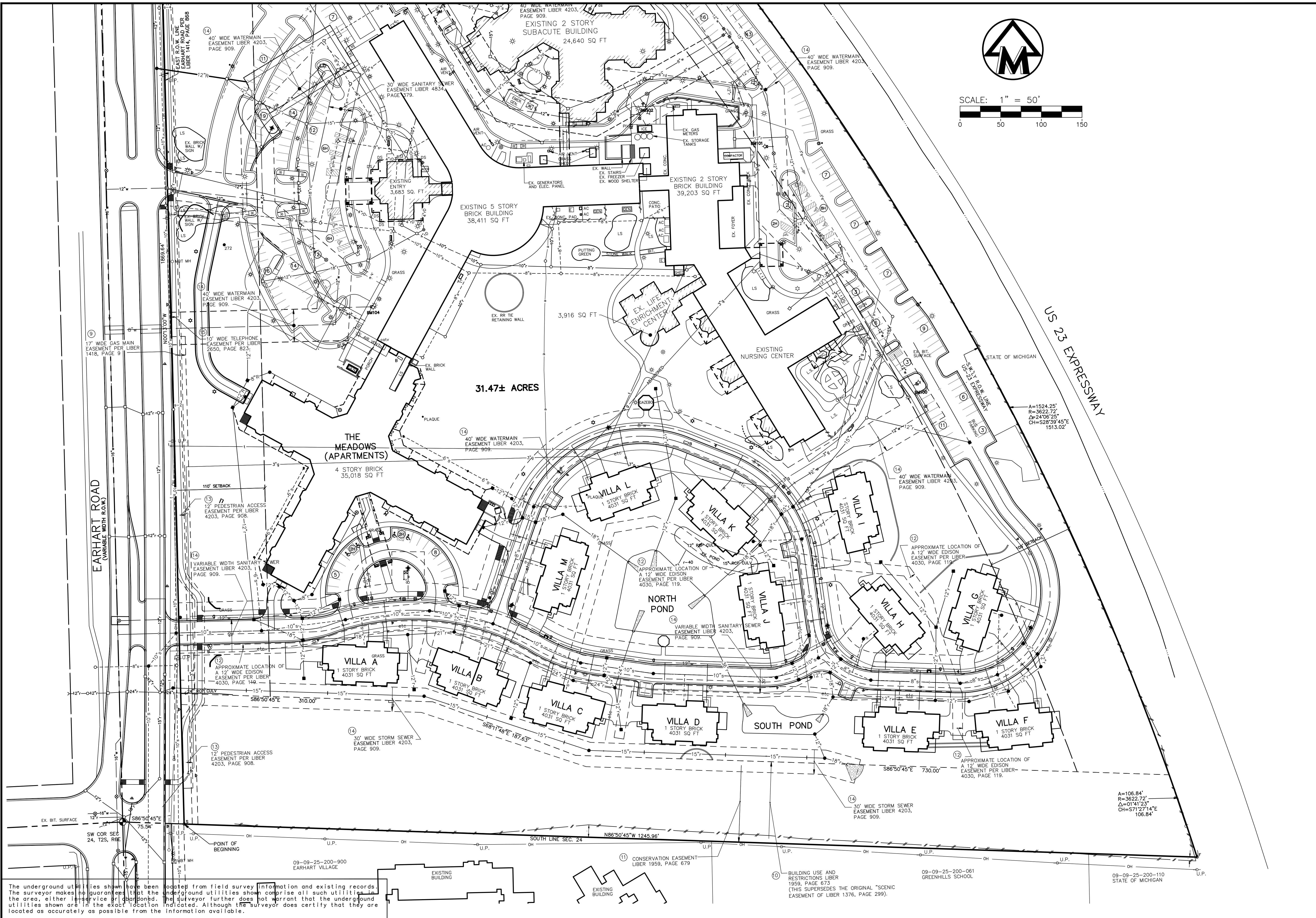
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Wireless Communications • Transportation • Landfill Services

RELEASED FOR:	DATE

M:\Civ\130\_P\012018\Site Plan\22018CV1.dwg, 2/22/2023 7:56 AM, Jim Ahern, 1 COVER SHEET, MCLC PDF, p.3  
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M:\Civ\132\_P\122018\Survey\22018\_ALTA.dwg, 2/22/2023 7:56 AM, Jim Albert, None  
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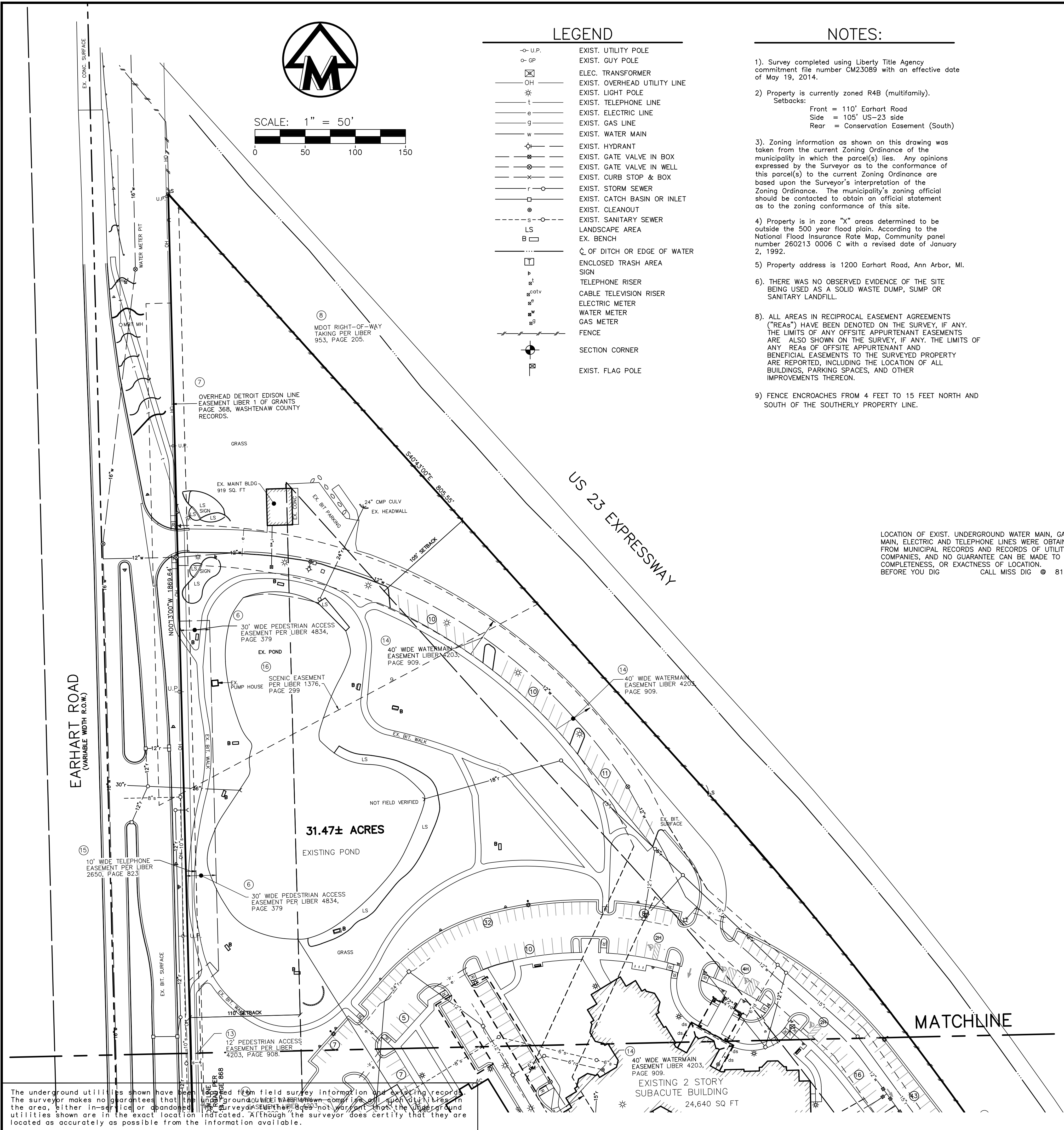
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<b>22018</b>	DATE: 6/12/14	REV. DATE:	REV. DATE:	<b>2</b>	<b>GLACIER HILLS SENIOR LIVING</b>
JOB No.	SHEET 2 OF 7	CADD:	ENG:	<b>2</b>	ALTA/ACSM LAND TITLE SURVEY OF A 31.47 ACRE PARCEL
REVISED: 7/6/13, 13, 18, and 20/03	1/6/23	1/6/23	1/6/23		OF LAND LOCATED IN THE SW 1/4 SECTION 24,
REV. REF. CITY REVIEW	PN: SWB	TECH: SWB	TECH: SWB		T2S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
	22018-ALTA	22018-ALTA	22018-ALTA		

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CLIENT  
 GLACIER HILLS  
 1200 EARHART ROAD  
 ANN ARBOR, MI 48105

MA:\CIVIL\134\_P\122018\Survey\22018\_ALTA.dwg, 2/22/2023 7:56 AM, Jim Albert, None  
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### LEGEND

- U.P. EXIST. UTILITY POLE
- GP EXIST. GUY POLE
- TRANSFORMER
- OH EXIST. OVERHEAD UTILITY LINE
- ☆ EXIST. LIGHT POLE
- t EXIST. TELEPHONE LINE
- e EXIST. ELECTRIC LINE
- g EXIST. GAS LINE
- w EXIST. WATER MAIN
- HYDRANT
- GV EXIST. GATE VALVE IN BOX
- V EXIST. GATE VALVE IN WELL
- CS EXIST. CURB STOP & BOX
- r EXIST. STORM SEWER
- CB EXIST. CATCH BASIN OR INLET
- C EXIST. CLEANOUT
- SS EXIST. SANITARY SEWER
- LS LANDSCAPE AREA
- B EX. BENCH
- DITCH OR EDGE OF WATER
- ENCLOSED TRASH AREA
- SIGN
- TELEPHONE RISER
- CABLE TELEVISION RISER
- ELECTRIC METER
- WATER METER
- GAS METER
- FENCE
- SECTION CORNER
- EX. FLAG POLE

### NOTES:

- Survey completed using Liberty Title Agency commitment file number CM23089 with an effective date of May 19, 2014.
- Property is currently zoned R4B (multifamily).  
Setbacks:  
Front = 110' Earhart Road  
Side = 105' US-23 side  
Rear = Conservation Easement (South)
- Zoning information as shown on this drawing was taken from the current Zoning Ordinance of the municipality in which the parcel(s) lies. Any opinions expressed by the Surveyor as to the conformance of this parcel(s) to the current Zoning Ordinance are based upon the Surveyor's interpretation of the Zoning Ordinance. The municipality's zoning official should be contacted to obtain an official statement as to the zoning conformance of this site.
- Property is in zone "X" areas determined to be outside the 500 year flood plain. According to the National Flood Insurance Rate Map, Community panel number 260213 0006 C with a revised date of January 2, 1992.
- Property address is 1200 Earhart Road, Ann Arbor, MI.
- THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAS") HAVE BEEN DENOTED ON THE SURVEY, IF ANY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY, IF ANY. THE LIMITS OF ANY REAS OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY ARE REPORTED, INCLUDING THE LOCATION OF ALL BUILDINGS, PARKING SPACES, AND OTHER IMPROVEMENTS THEREON.
- FENCE ENCLOSES FROM 4 FEET TO 15 FEET NORTH AND SOUTH OF THE SOUTHERLY PROPERTY LINE.

Commencing at the southwest (SW) corner of Section 24, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan, thence North 660.8 feet in the west line of Section 24, for a Place of Beginning. Thence deflecting 93 degrees 02' to the right 373.60 feet; thence deflecting 93 degrees 02' to the left 693.7 feet; thence deflecting 86 degrees 58' to the left 373.60 feet; thence deflecting 93 degrees 02' to the left 693.7 feet in the West line of Section 24 to the Place of Beginning. The West 33 feet thereof being subject to the rights of the public in Earhart Road. Being a part of the West half (W 1/2) of the Southwest quarter (SW 1/4) of Section 24, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; excepting and reserving therefrom that part of the West 50 feet of the above-described property lying North of a line perpendicular to the West line of Section 24, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan, through a point lying 1417.86 feet South 1 degrees 02' 30" East along said Section line from the West 1/4 corner of said Section 24.

ALSO,  
Commencing at the West 1/4 corner of Section 24, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence S 0 degrees 13' E 1320.07 feet along the West line of said section and the centerline of Earhart Road; thence S 86 degrees 50' 45" E 50.09 feet for a Place of Beginning; thence along the Easterly, Southerly and Southwesterly line of Michigan State Highway Department property as described in Liber 953, page 205 in the following courses; N 0 degrees 13' West 405.09 feet, N 89 degrees 47' East 25.0 feet, N 0 degrees 13' W 108.84 feet, S 40 degrees 43' E 713.70 feet; thence N 86 degrees 50' 45" W 489.50 feet to the Place of Beginning, being a part of the North 1/2 of the SW 1/4 of said Section 24, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan.

Beginning at the SW corner of Section 24, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence Northerly in the West line of said Section 24, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence deflecting 93 degrees 02' to the left 693.70 feet; thence deflecting 93 degrees 02' to the right 193.00 feet; thence S 41 degrees 32' 30" E 95.10 feet to a Point of Tangency, thence Southeasterly in the arc of a circular curve to the right, radius 3622.72 feet, a distance of 1526.91 feet to the South line of said Section; thence N 87 degrees 39' 01" West 1320.39 feet along the South line of said Section to the Place of Beginning, being a part of the SW 1/4 of Section 24, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan.

EXCEPTING:  
Beginning at the Southwest corner of Section 24, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence N 0 degrees 13' West 1256.42 feet along the center line of Earhart Road; thence along the Michigan Department of State Highway's right of way as recorded in Liber 953, page 203 and Liber 953, page 205 in the following described courses: N 89 degrees 47' East 50.00 feet, N 0 degrees 13' W 500.00 feet, North 89 degrees 47' East 25.00 feet; thence S 0 degrees 13' East 1760.84 feet; thence N 86 degrees 50' 45" W 75.13 feet to the Place of Beginning, being a part of the SW 1/4 of said Section 24, T2S, R6E, City of Ann Arbor, which is in existing Earhart Road right of way subject to the rights of the public over the Westerly 33.00 feet thereof as occupied by Earhart Road.

Also described as:  
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 1869.64 feet along the East right-of-way line of Earhart Road;  
thence S 40°43'00" E 805.55 feet along the Southwesterly right-of-way line of US-23 Expressway;  
thence Southwesterly 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.

### EASEMENTS

- Terms and provisions of Development Agreement/ and Revised Plan Development Agreement as recorded in Liber 4811, page 888, as recorded in Liber 3972, page 629, Washtenaw County Records. (Nothing to plot)
- Grant of Easement in favor of City of Ann Arbor, as recorded in Liber 4834, page 379, Washtenaw County Records. (Plotted)
- Easement in favor of The Detroit Edison Company, as recorded in Liber 1 of Grants, page 368, Washtenaw County Records. (Plotted)
- Restrictions, as recorded in Liber 953, page 205, Washtenaw County Records. (Plotted)
- Right of Way in favor of Michigan Consolidated Gas Company, as recorded in Liber 1418, page 9, Washtenaw County Records. (Plotted)
- Building and use restrictions as recorded in Liber 1959, page 673, corrected by Affidavit as recorded in Liber 1970, page 867, Washtenaw County Records, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin. (Plotted)
- Conservation Easement, as recorded in Liber 1959, page 679; Corrected by Affidavit as recorded in Liber 1970, page 867, Washtenaw County Records. (Plotted)
- Easement in favor of The Detroit Edison Company, as recorded in Liber 4030, page 119, Washtenaw County Records. (Plotted)
- Easement in favor of The City of Ann Arbor, as recorded in Liber 4203, page 908, Washtenaw County Records. (Plotted)
- Easement in favor of The City of Ann Arbor, as recorded in Liber 4203, page 909, Washtenaw County Records. (Plotted)
- Easement in favor of Michigan Bell Telephone Company, as recorded in Liber 2650, page 823, Washtenaw County Records. (Plotted)
- Grant of Easement in favor of City of Ann Arbor, as recorded in Liber 1376, page 299, Washtenaw County Records.
- Anything herein to the contrary notwithstanding, the policy does not insure the premises has any right to direct access to U.S. 23, a limited access highway.
- Rights of others over that portion of subject land used for the purpose of ingress and egress.

### SURVEYORS CERTIFICATE

To: Glacier Hills, Inc. f/k/a Zion Lutheran Church Retirement Center, Inc., JPMorgan Chase Bank, N.A., its successors and/or assigned and Liberty Title Agency.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6, 7(b)(1), 8, 9, 11a, 11b, 13, 18 and 20(a) of Table A thereof. The field work was completed on June 9, 2014

MIDWESTERN CONSULTING, LLC

By: *Patrick L. Hastings*  
Patrick L. Hastings, P.S. No. 37277

Date: JUNE 12, 2014



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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1200 EARHART ROAD  
ANN ARBOR, MI 48105

GLACIER HILLS SENIOR LIVING

ALTA/ACSM LAND TITLE SURVEY OF A 31.47 ACRE PARCEL  
OF LAND LOCATED IN THE SW 1/4 SECTION 24,  
T2S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

3

DATE: 6/12/14	REV. DATE:
SHEET 3 OF 7	REVISIONS:
CADD:	13, 18, and 20(a)
ENC:	
PKM: SWB	
TECH: SWB	
22018-ALTA-FBI	

JOB NO. 22018  
 REVISIONS: 13, 18, and 20(a)



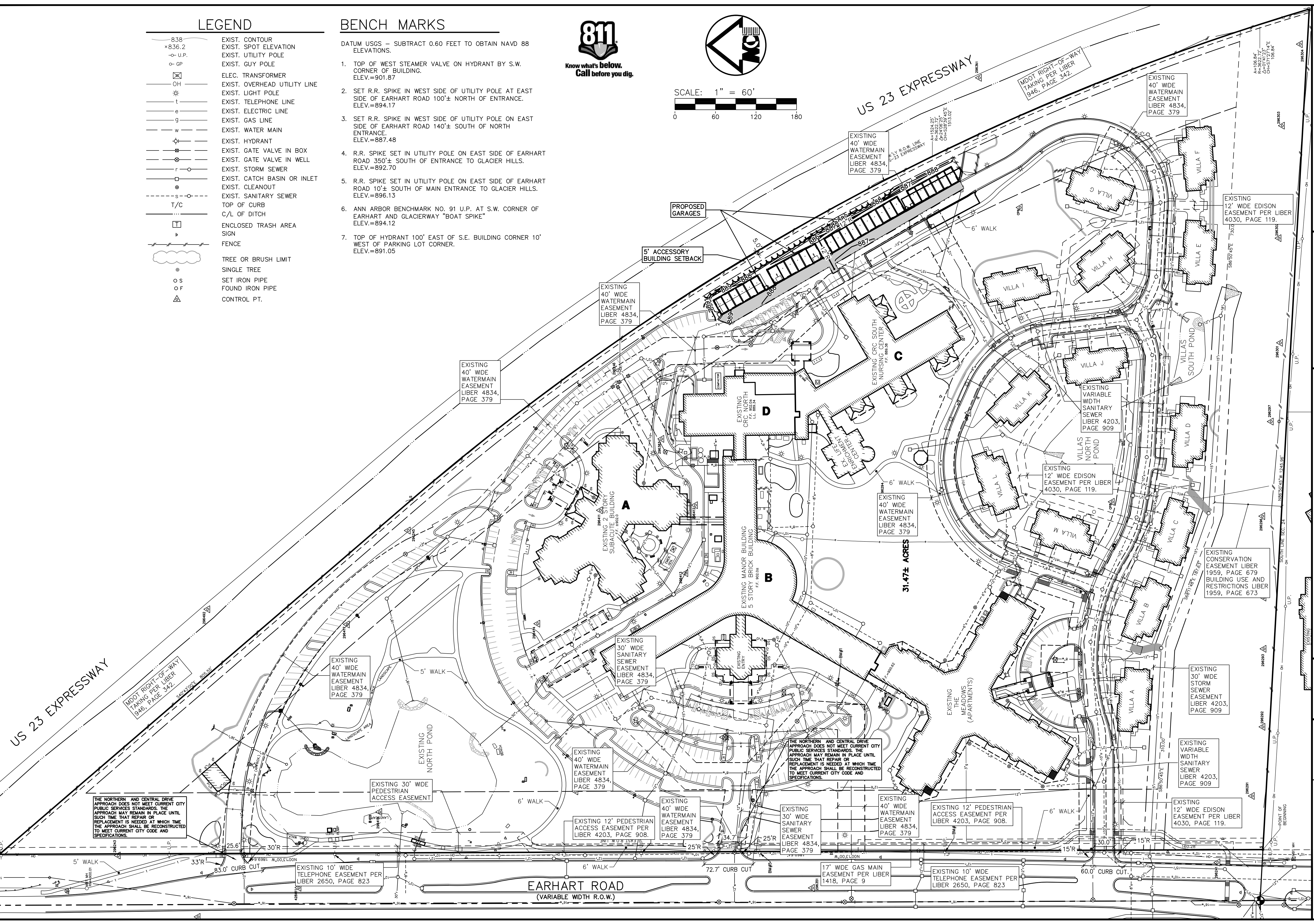
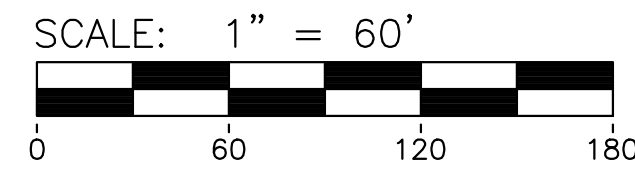
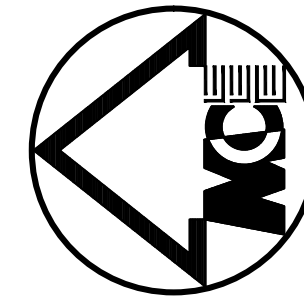
MA\Civil\132\_Pro\132018\Site Plan\201802.dwg, 2/22/2023 7:57 AM, Jim Ahern1, None  
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### LEGEND

838	EXIST. CONTOUR
x 836.2	EXIST. SPOT ELEVATION
o-U.P.	EXIST. UTILITY POLE
o-GP	EXIST. GUY POLE
☒	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
*	EXIST. LIGHT POLE
t	EXIST. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
w	EXIST. WATER MAIN
⊕	EXIST. HYDRANT
⊕	EXIST. GATE VALVE IN BOX
⊕	EXIST. GATE VALVE IN WELL
r	EXIST. STORM SEWER
□	EXIST. CATCH BASIN OR INLET
⊙	EXIST. CLEANOUT
s	EXIST. SANITARY SEWER
T/C	TOP OF CURB
---	C/L OF DITCH
⊠	ENCLOSED TRASH AREA SIGN
p	FENCE
☁	TREE OR BRUSH LIMIT
●	SINGLE TREE
○ S	SET IRON PIPE
○ F	FOUND IRON PIPE
△	CONTROL PT.

### BENCH MARKS

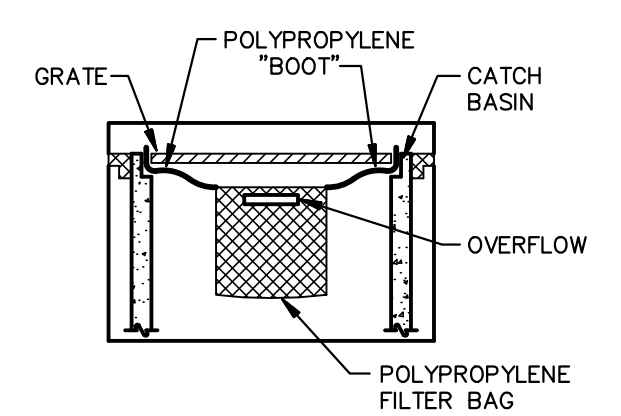
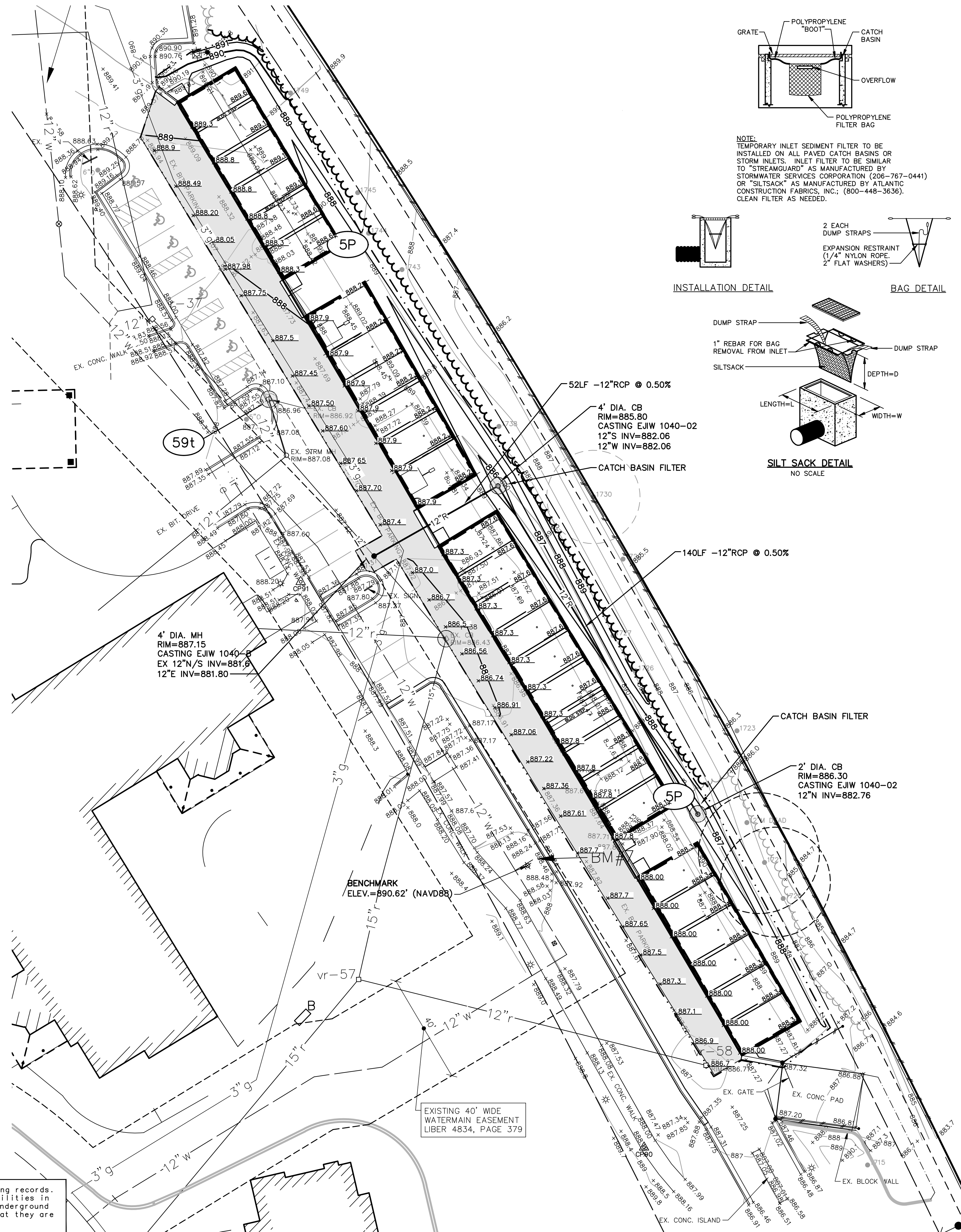
- DATUM USGS — SUBTRACT 0.60 FEET TO OBTAIN NAVD 88 ELEVATIONS.
- TOP OF WEST STEAMER VALVE ON HYDRANT BY S.W. CORNER OF BUILDING. ELEV.=901.87
  - SET R.R. SPIKE IN WEST SIDE OF UTILITY POLE AT EAST SIDE OF EARHART ROAD 100'± NORTH OF ENTRANCE. ELEV.=894.17
  - SET R.R. SPIKE IN WEST SIDE OF UTILITY POLE ON EAST SIDE OF EARHART ROAD 140'± SOUTH OF NORTH ENTRANCE. ELEV.=887.48
  - R.R. SPIKE SET IN UTILITY POLE ON EAST SIDE OF EARHART ROAD 350'± SOUTH OF ENTRANCE TO GLACIER HILLS. ELEV.=892.70
  - R.R. SPIKE SET IN UTILITY POLE ON EAST SIDE OF EARHART ROAD 10'± SOUTH OF MAIN ENTRANCE TO GLACIER HILLS. ELEV.=896.13
  - ANN ARBOR BENCHMARK NO. 91 U.P. AT S.W. CORNER OF EARHART AND GLACIERWAY "BOAT SPIKE" ELEV.=894.12
  - TOP OF HYDRANT 100' EAST OF S.E. BUILDING CORNER 10' WEST OF PARKING LOT CORNER. ELEV.=891.05



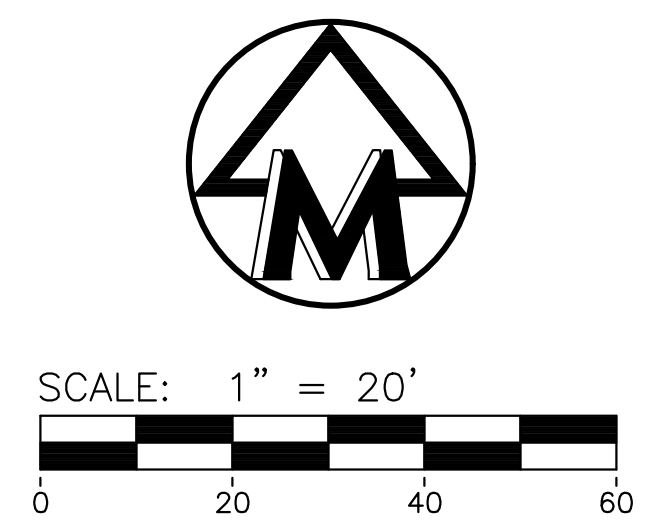
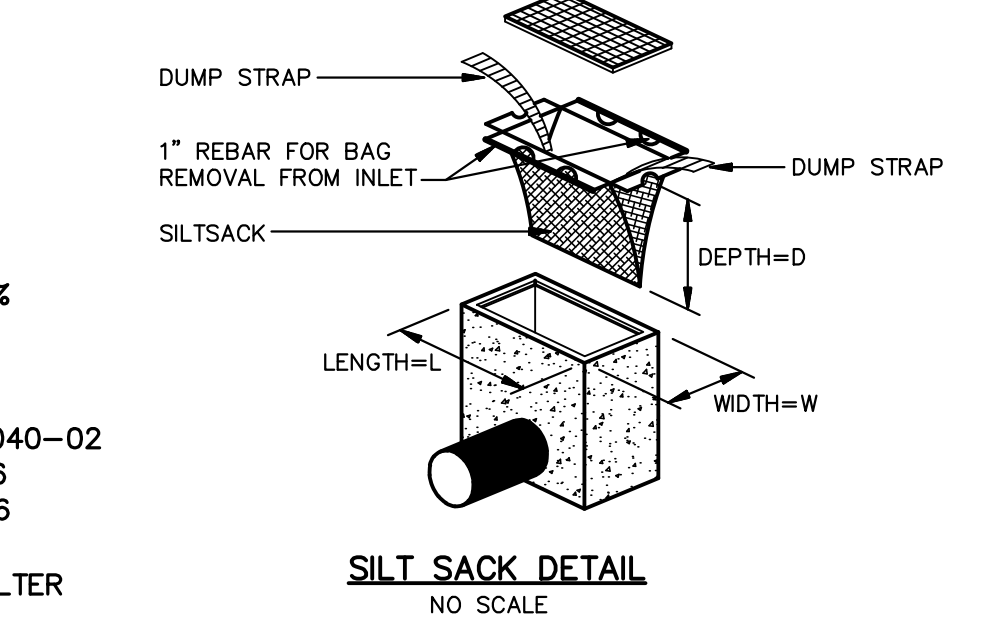
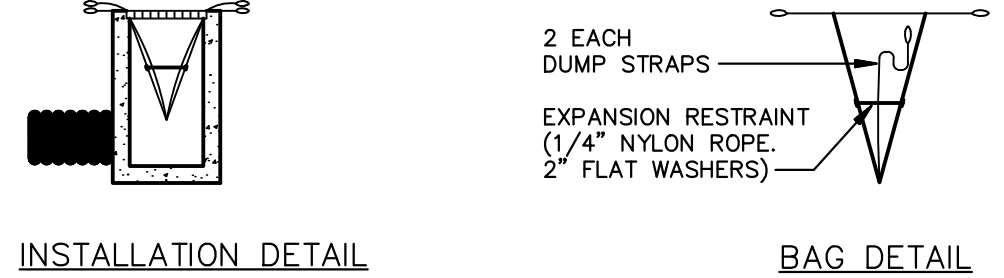
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<b>CLIENT</b> LUMINAUT 1100 STAMORE STREET CINCINNATI, OH 45202 MIKE KEIFLING (513) 632-5454	
<b>GLACIER HILLS SENIOR LIVING COMMUNITY</b> SITE PLAN FOR PLANNING MANAGER OVERALL SITE PLAN	
<b>5</b>	
<b>JOB No. 22018</b>	DATE: 7/9/22
REV. DATE: 1/16/23	SHEET 5 OF 15
REV. PER CITY REVIEW	ADD: 7/20/23
ENG. JCA	PM: SWB
TECH: JMS	FILE: 132018.dwg



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NOTE:  
 TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC.; (800-448-3636). CLEAN FILTER AS NEEDED.



Permanent Maintenance Tasks and Schedule					
Tasks	Parking and Drives	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Schedule
Inspect for sediment accumulation		X	X		annually
Removal of sediment accumulation		X	X		every 2 years, as needed
Inspect for floatables and debris		X	X		annually
Cleaning of floatables and debris		X	X		annually
Inspection for erosion					annually
Re-establish permanent vegetation on eroded slopes					as needed
Clean parking and drives	X				semi-annually

MAINTENANCE PLAN BUDGET	
Annual inspection for sediment accumulation	\$150.00
Removal of sediment accumulation every two (2) years, as needed	\$50.00
Inspect for floatables and debris annually and after major storms	\$50.00
Removal of floatables and debris annually and after major storms	\$100.00
<b>Total Annual Budget</b>	<b>\$350.00</b>

- Stormwater Management System Maintenance Plan**
- Responsibility for Maintenance:
    - During construction, it is the contractor's responsibility to perform the maintenance.
    - Following construction, it will be the responsibility of Owner to perform the maintenance.
    - The Owner shall be required to pay for all maintenance activities on a continuing basis.
  - Maintenance Tasks and Schedule
    - See the chart on this page. The chart describes maintenance tasks to be performed by the Owner.
    - Upon completion of building construction, responsibility for maintenance will be the Owner's.

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - BEGINNING JUNE 2023										
	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	JAN.	FEB.
INSTALL AND MAINTAIN SOIL EROSION CONTROL MEASURES AS REQUIRED											
DEMOLITION AND UTILITY INSTALL											
BUILDING CONSTRUCTION											
PAVEMENT REPAIR											
CLEANUP SITE											

- GRADING AND SOIL EROSION CONTROL NOTES**
- ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH THE CITY OF ANN ARBOR "SOIL EROSION AND SEDIMENTATION CONTROL" ORDINANCE, TITLE V, CHAPTER 63 OF THE CITY'S CODE, DIVISION VII.
  - ANY SOIL TRACKING ONTO PAVED SURFACES SHALL BE CLEANED IMMEDIATELY AFTER TRACKING EVENT. EXCESS SOIL SHALL BE REMOVED FROM THE SITE AND PROTECTED FROM EROSION UNTIL THAT TIME.
  - ALL CONSTRUCTION AND MATERIAL SHALL CONFORM TO CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS.

**SANITARY SEWER NOTE:**  
 THIS PROJECT WILL NOT GENERATE AN INCREASE IN FLOW TO PUBLIC SANITARY SEWER SYSTEM

The underground utilities shown have been located from field survey information and existing records. 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 the surveyor does certify that they are located as accurately as possible from the information available.

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JOB No. 22018

DATE: 4/8/22  
 SHEET 7 OF 15  
 REV. DATE: 1/6/23  
 CADD: 2/20/23  
 ENGR. JCA  
 P.M. SWB  
 TECH: /Z2018P1

7

GLACIER HILLS SENIOR LIVING COMMUNITY

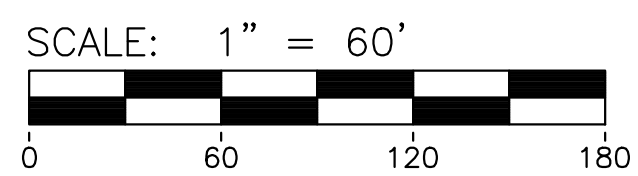
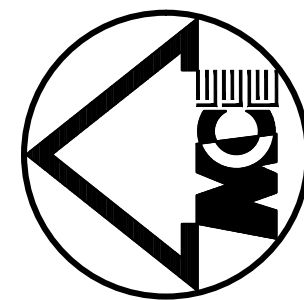
SITE PLAN FOR PLANNING MANAGER

EAST GARAGES UTILITY, GRADING AND SOIL EROSION CONTROL PLAN

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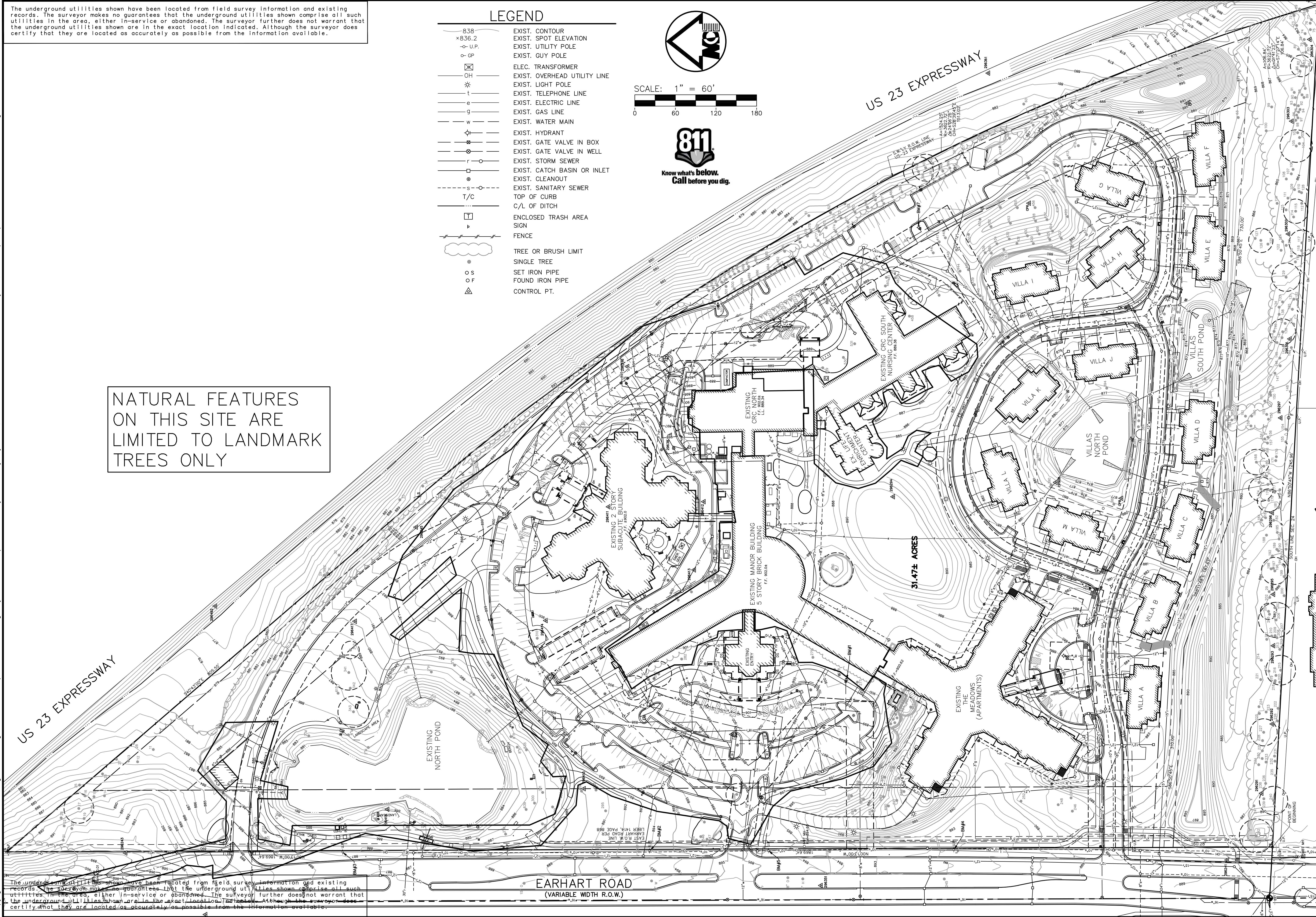
**LEGEND**

- 838 EXIST. CONTOUR
- x836.2 EXIST. SPOT ELEVATION
- o-U.P. EXIST. UTILITY POLE
- o-GP EXIST. GUY POLE
- ⊠ ELEC. TRANSFORMER
- OH EXIST. OVERHEAD UTILITY LINE
- \* EXIST. LIGHT POLE
- t EXIST. TELEPHONE LINE
- e EXIST. ELECTRIC LINE
- g EXIST. GAS LINE
- w EXIST. WATER MAIN
- ⊕ EXIST. HYDRANT
- ⊗ EXIST. GATE VALVE IN BOX
- ⊙ EXIST. GATE VALVE IN WELL
- ⊖ EXIST. STORM SEWER
- ⊕ EXIST. CATCH BASIN OR INLET
- ⊙ EXIST. CLEANOUT
- ⊖ EXIST. SANITARY SEWER
- T/C TOP OF CURB
- C/L OF DITCH
- ⊠ ENCLOSED TRASH AREA
- p SIGN
- FENCE
- TREE OR BRUSH LIMIT
- SINGLE TREE
- SET IRON PIPE
- FOUND IRON PIPE
- △ CONTROL PT.



Know what's below.  
Call before you dig.

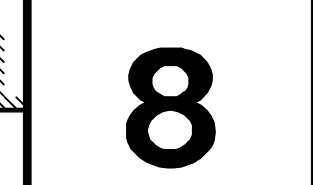
NATURAL FEATURES  
ON THIS SITE ARE  
LIMITED TO LANDMARK  
TREES ONLY



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JOB NO. <b>22018</b>	DATE: 2/20/23		CLIENT
	REV. DATE		LUMINAUT
REVISIONS:	SHEET 6 OF 15		1100 STAMORE STREET
	CADD:		CINCINNATI, OH 45202
	ENG. JCA		MIKE KEIFLING
	PM: SWB		(513) 632-5454
	TECH: SWB		
	FILE: 22018.dwg		

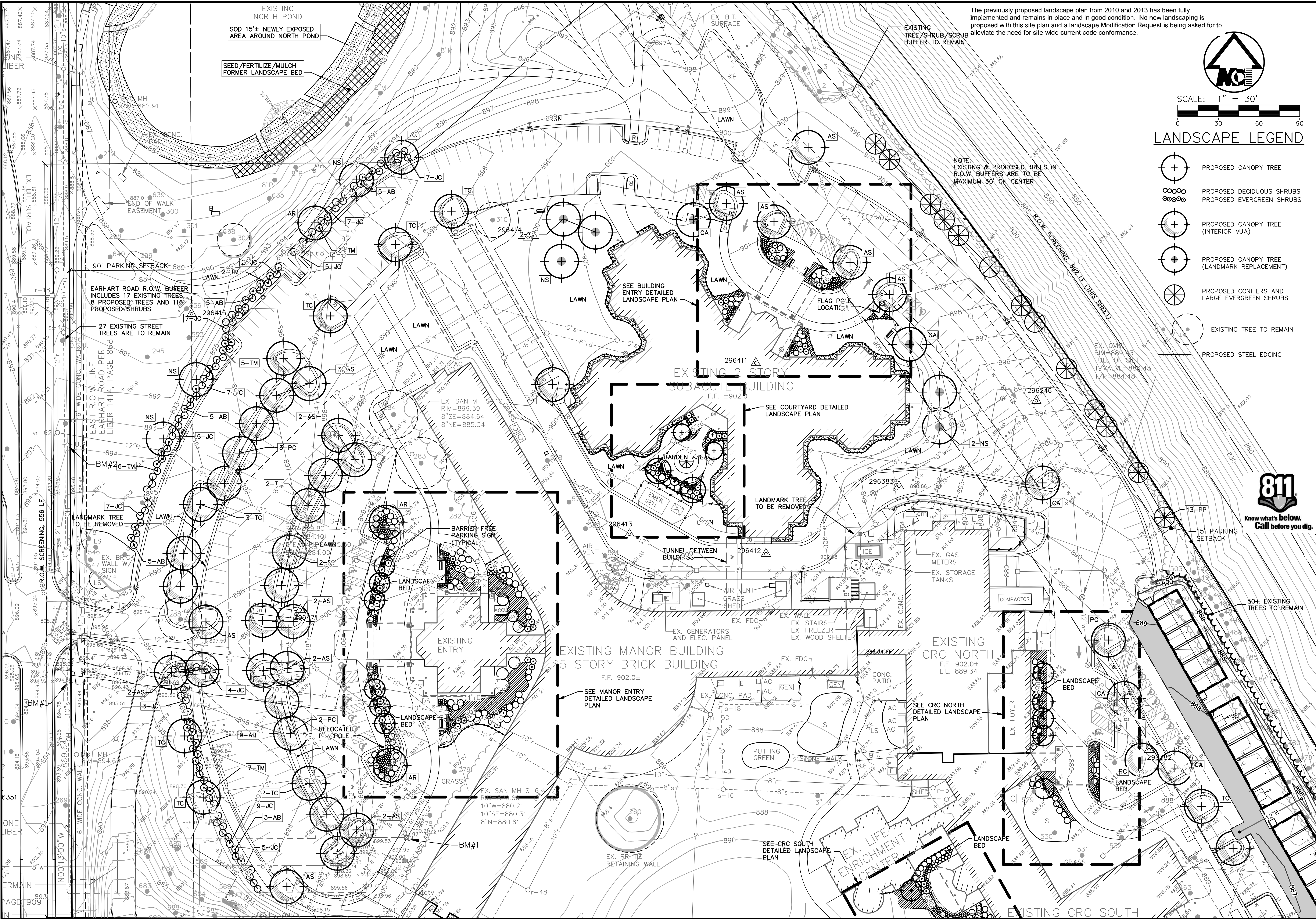
**GLACIER HILLS SENIOR LIVING COMMUNITY**  
SITE PLAN FOR PLANNING MANAGER  
OVERALL SITE NATURAL FEATURES PLAN



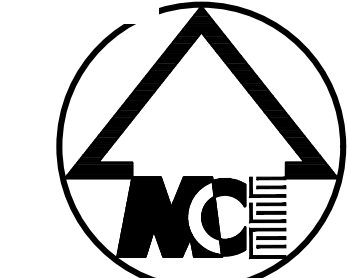




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SCALE: 1" = 30'  
0 30 60 90

### LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED CANOPY TREE (INTERIOR VUA)
- PROPOSED CANOPY TREE (LANDMARK REPLACEMENT)
- PROPOSED CONIFERS AND LARGE EVERGREEN SHRUBS
- EXISTING TREE TO REMAIN
- PROPOSED STEEL EDGING

NOTE: EXISTING & PROPOSED TREES IN R.O.W. BUFFERS ARE TO BE MAXIMUM 50' ON CENTER



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**GLACIER HILLS SENIOR LIVING COMMUNITY**  
SITE PLAN FOR PLANNING MANAGER  
LANDSCAPE PLAN - NORTH

**10**

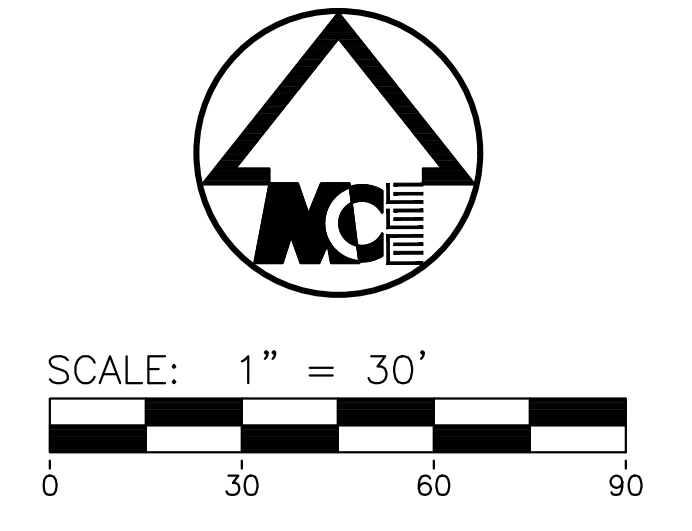
DATE: 2/20/23	REV. DATE:
SHEET 10 OF 15	CADD: ENCL. JCA
	PK: SWB
	TECH: JAW
	PR: JAW

JOB NO. **22018**

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31.47± ACRES



**LANDSCAPE LEGEND**

- PROPOSED CANOPY TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED CANOPY TREE (INTERIOR VIA)
- PROPOSED CANOPY TREE (LANDMARK REPLACEMENT)
- PROPOSED CONIFERS AND LARGE EVERGREEN SHRUBS
- EXISTING TREE TO REMAIN
- PROPOSED STEEL EDGING



**PLANT MATERIAL SCHEDULE**

Quantity	1	2	3	4	5	Sym.	Botanical Name	Common Name	Size	Roots	Notes	
<b>Shade Trees and Conifers</b>												
9	1	8				AR	Acer rubrum "Franksred"	Red Sunset Red Maple	3" cal	B&B	6' branch ht	
24	2	22				AS	Acer saccharum "Majesty"	Majesty Sugar Maple	3" cal	B&B	6' branch ht	
8	3	5				CA	Carpinus caroliniana	American Hornbeam	2 1/2" cal	B&B		
8	3	1	4			NS	Nyssa sylvatica	Blackgum	2 1/2" cal	B&B		
20	20					PP	Picea pungens	Norway spruce	6" ht	B&B	15' o.c.	
1						PGD	Picea Glauca "Densata"	Black Hill Spruce	16" ht	B&B		
13		13				2	PC	Pyrus calleryana "Aristocrat"	Aristocrat pear	3" cal	B&B	6' branch ht
14	2	12				TC	Tilia cordata	Littleleaf Linden	3" cal	B&B	Fastigate	
1		1				TT	Tilia tomentosa	Silver Linden, specimen tree	3" cal	B&B	6' branch ht	
<b>Ornamental Trees</b>												
16			16			AG	Amelanchier x grandiflora "Robin Hill"	Robin Hill Serviceberry	10-12" ht	B&B	Tree form	
2			2			SY	Syringa reticulata "Ivory Silk"	Ivory Silk Japanese Tree Lilac	2" cal	B&B		
<b>Shrubs and Ground Cover</b>												
10			10			AE	Aesculus parviflora	Bottlebrush Buckeye	No. 7	Cont.		
34	32					AB	Aronia a "Brilliantissima"	Brilliant Red Chokeberry	No. 5	Cont.		
119			119			AST	Astilbe a "Straussenfeder"	Straussenfeder Astilbe	No. 1	Cont.	18" o.c.	
25			25			BK	Buxus koreana x "Winter Gem"	Winter Gem Boxwood	30-36" ht	B&B		
10			10			HHR	Hemerocallis "Happy Returns"	Happy Returns Daylily	No. 1	Cont.	18" o.c.	
20			20			HLB	Hemerocallis "Little Business"	Little Business Daylily	No. 1	Cont.	18" o.c.	
32			32			HLG	Hemerocallis "Little Grapette"	Little Grapette Daylily	No. 1	Cont.	18" o.c.	
180			180			HNE	Hosta "Northern Exposure"	Northern Exposure Hosta	No. 2	Cont.	18" o.c.	
35			35			HA	Hydrangea arborescens "Annabelle"	Annabelle Hydrangea	24-30" ht	Cont.		
2			2			HQ	Hydrangea quercifolia	Oakleaf Hydrangea	No. 5	Cont.		
33			33			ITH	Ita v. "Henry's Garnet"	Henry's Garnet Sweetspire	No. 3	Cont.		
93	61		32			JC	Juniperus c. "Sea Green"	Sea Green Juniper	24" spd	B&B		
38			38			JSB	Juniperus sabinna "Broadmoor"	Broadmoor Juniper	No. 3	Cont.		
126			126			LMU	Liriope muscari	Lily Turf	1 gal.	Pot	18" o.c.	
4400			4400			PT	Pachysandra t. "Green Carpet"	Green Carpet Spurge	2 1/4"	Pot	8" o.c.	
86			86			PAH	Pennisetum alopecuroides "Hamel"	Dwarf Fountain Grass	3 gal.	Cont.	30" o.c.	
14			14			RP	Rhododendron "PJM"	PJM Rhododendron	24-30" ht	Cont.	18" o.c.	
193			193			RFG	Rudbeckia f. "Goldsturm"	Blackeyed Susan	No. 2	Cont.	18" o.c.	
42			42			SA	Sedum "Autumn Joy"	Autumn Joy Sedum	No. 2	Cont.	24" o.c.	
6			6			SGF	Spiraea b. "Autumn Flame"	Autumn Flame Spiraea	No. 5	Cont.		
32			32			TB	Taxus m. "Brownii"	Brown's Yew	24" ht.	B&B		
30	25		5			TM	Taxus m. "Tauntonii"	Taunton Yew	24-30" ht.	B&B		
8			8			TE	Thuja o. "Emerald"	Emerald Arborvitae	6" ht	B&B		
4			4			VC	Viburnum carlesii	Korean Spice Viburnum	24-30" ht	Cont.		
7			7			VP	Viburnum p. t. "Mariesii"	Manes Doublefile Viburnum	24-30" ht	Cont.		
630			630			VM	Vinca minor	Blue Myrtle	2 1/4"	Pot	8" o.c.	

\*Quantities in each column are:  
 Column 1- total quantity required  
 Column 2- Earhart Road right-of-way screening  
 Column 3- interior parking lot landscaping  
 Column 4- landmark tree mitigation  
 Column 5- general site plantings

**LANDSCAPE NOTES**

- Water outlets will be provided within 150 feet of all required plantings.
- Plant materials shall be selected and installed in accordance with standards established by the City Parks and Recreation Department.
- All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season at the contractor's expense.
- The work includes sixty days of maintenance of all trees, shrubs, ground cover, perennials, and planting areas, and the proper operation of the irrigation system. Maintenance shall commence only after final acceptance of all the planting and lawn areas has been completed.
- Lawn areas: Restore remaining areas except for newly exposed 15' wide band around the North Pond with a minimum four (4) inches topsoil and then seed/fertilize/mulch. Restore the pond edge with MDOT Class "A" mineral soil. Fertilizer for lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid. No fertilizer containing phosphorus will be permitted beyond the initial topsoil and seeding. Seed mix shall consist as follows:  
 15% Rugby Kentucky Bluegrass  
 10% Park Kentucky Bluegrass  
 40% Ruby Creeping Red Fescue  
 15% Perennial Ryegrass  
 20% Scalds Hard Fescue  
 Seed shall be applied at a rate of five pounds (5 lbs) per 1000 sq ft. Mulch within 24 hours with two (2) tons of straw per acre, or with 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals/acre.
- Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 and September 15.
- All plants and landscape beds except ground cover and perennials are to receive three (3) inches of processed, shredded, hardwood bark mulch. Ground cover and perennials are to receive one and one half (1 1/2) inches of processed, shredded, hardwood bark mulch.
- All single trunk deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
- All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
- Existing street trees will have protection fencing installed and maintained as shown on sheet C 20 and C 21.
- Vehicle access to the site will be limited to the tracking mat and driveway curb cut shown on the plans. No vehicles will be allowed to park or drive over the critical root zones of the street trees.
- The critical root zone of any landmark street trees within the limits of disturbance shall not be impacted except as noted and mitigated. If branches die due to critical root zone impact, the developer shall prune out the dead branches.
- The Owner agrees to implement a control and eradication plan of the Vinca on their property if the plant spreads beyond its intended planting areas.
- The Owner agrees to eradicate the Vinca prior to transferring the property to another owner.
- All shade trees and evergreen trees shall be planted a minimum fifteen (15) feet apart.
- Planting mixture for shrubs and landscape beds shall be 1/3 topsoil, 1/3 sand, and 1/3 peat per cubic yard.
- Landscape bed edging is to be Ryerson Steel, 3/16" x 4", dark green, or approved equal.

The previously proposed landscape plan from 2010 and 2013 has been fully implemented and remains in place and in good condition. No new landscaping is proposed with this site plan and a landscape Modification Request is being asked for to alleviate the need for site-wide current code conformance.

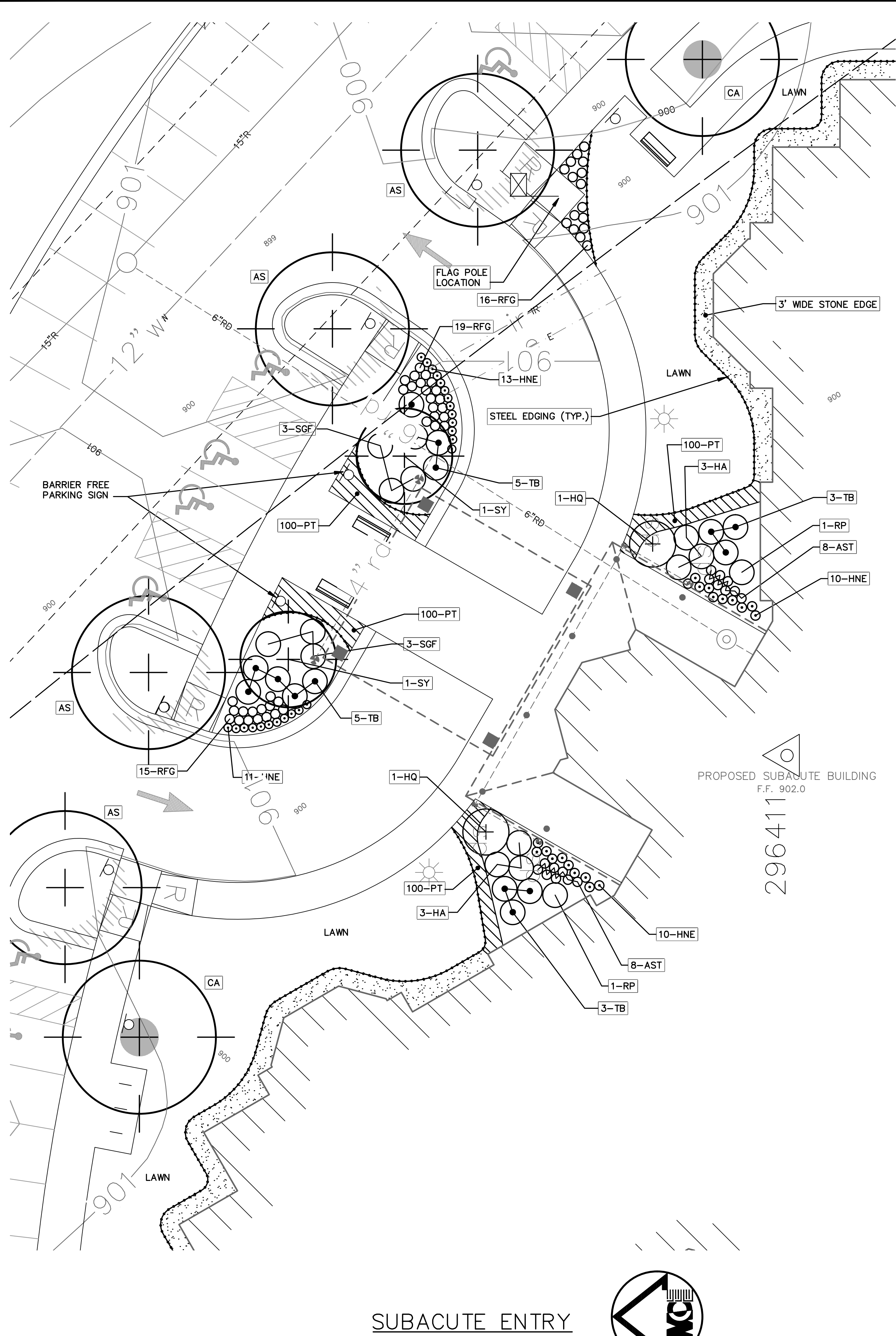
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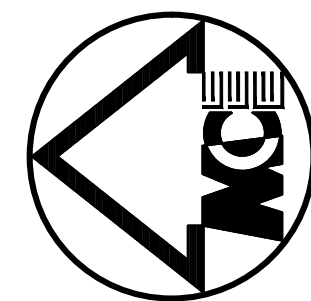
**GLACIER HILLS SENIOR LIVING COMMUNITY**  
 SITE PLAN FOR PLANNING MANAGER  
 LANDSCAPE PLAN - SOUTH

**22018**  
 DATE: 2/20/23  
 SHEET 11 OF 15  
 REV. DATE: \_\_\_\_\_  
 CADD: \_\_\_\_\_  
 ENG. JCA  
 P.M. JMB  
 TECH. \_\_\_\_\_  
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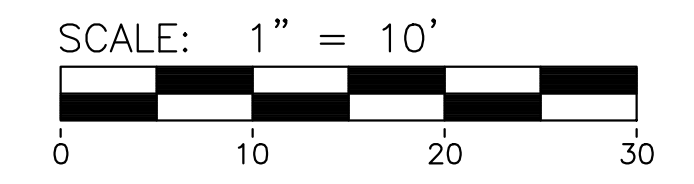
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SUBACUTE ENTRY



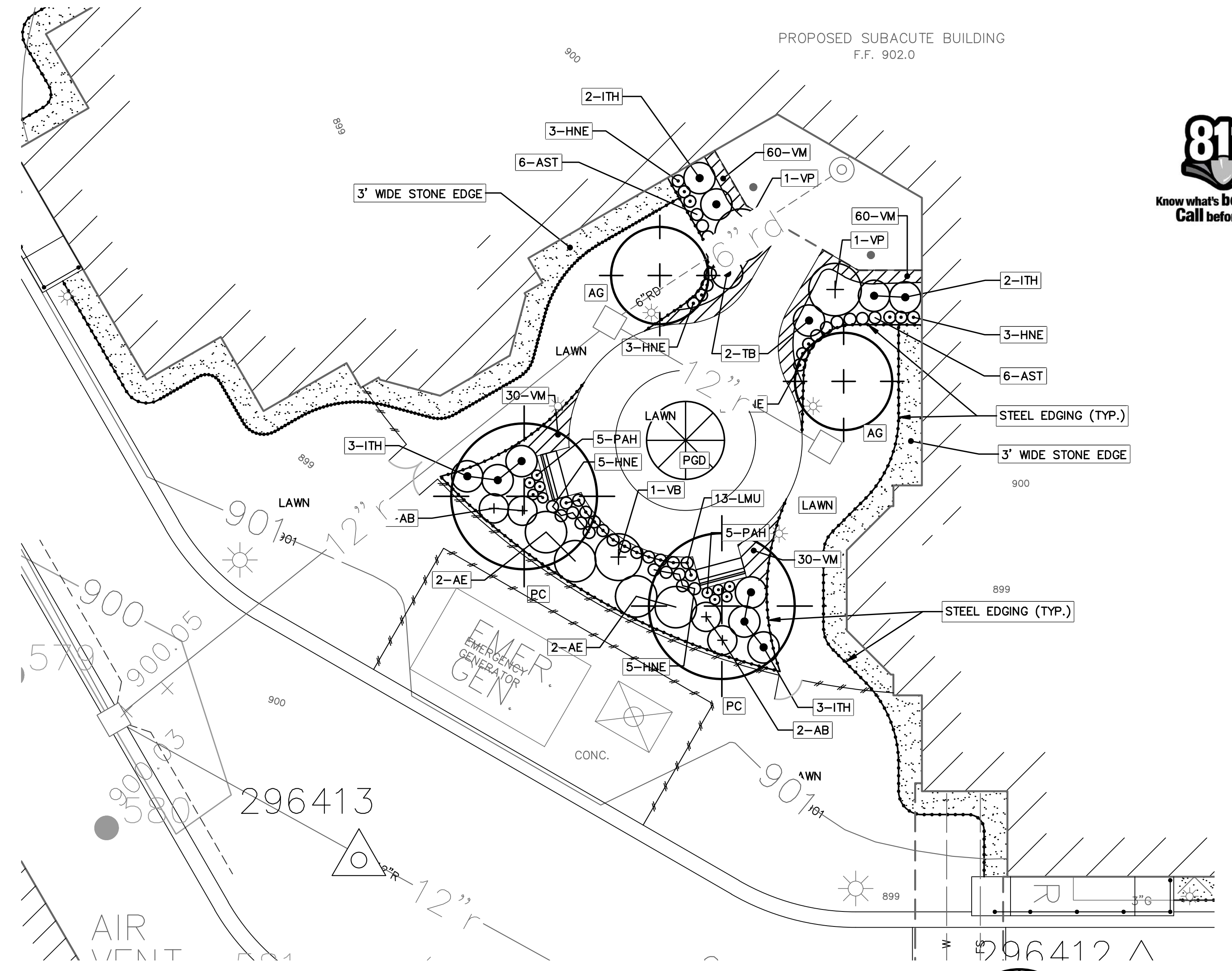
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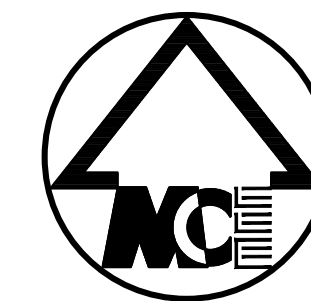
LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED CANOPY TREE (INTERIOR VJA)
- PROPOSED CANOPY TREE (LANDMARK REPLACEMENT)
- PROPOSED CONIFERS AND LARGE EVERGREEN SHRUBS
- EXISTING TREE TO REMAIN
- PROPOSED STEEL EDGING

NOTES:  
1. SEE PLANT MATERIALS LIST AND NOTES



SUBACUTE COURTYARD



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**GLACIER HILLS SENIOR LIVING COMMUNITY**  
 SITE PLAN FOR PLANNING MANAGER  
 DETAILED LANDSCAPE PLAN

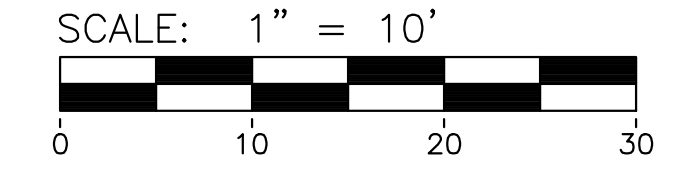
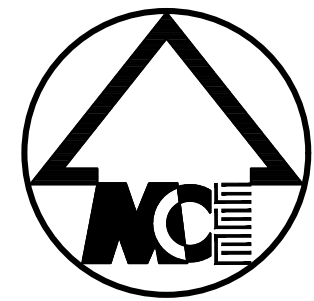
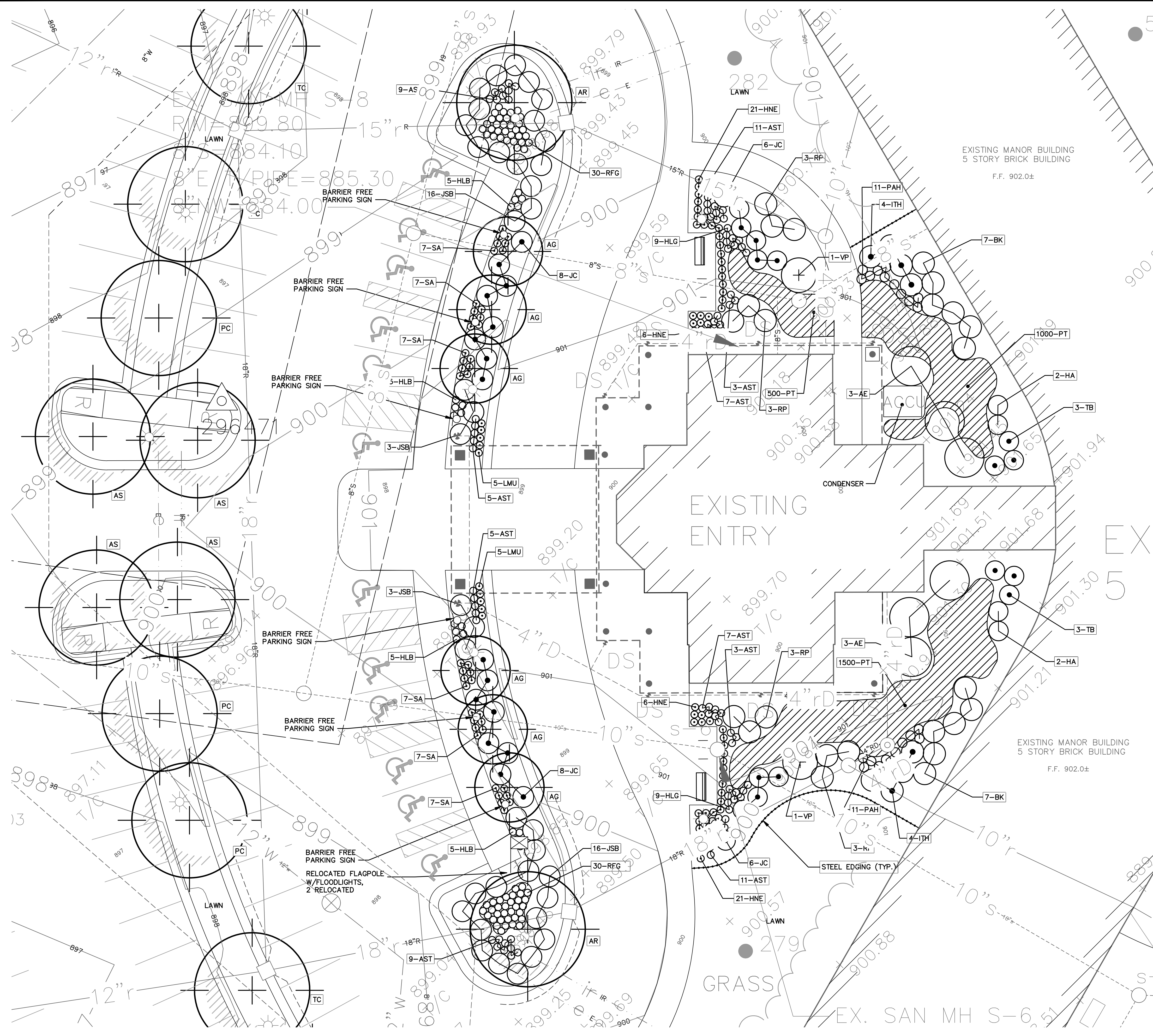
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 SHEET 12 OF 15  
 REV. DATE: \_\_\_\_\_  
 CADD: \_\_\_\_\_  
 ENG: JCA  
 P.M.: SWB  
 TECH: \_\_\_\_\_  
 PLOT: 1/15/23 JAW

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**12**

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**LANDSCAPE LEGEND**

- PROPOSED CANOPY TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED CANOPY TREE (INTERIOR VIA)
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- PROPOSED CONIFERS AND LARGE EVERGREEN SHRUBS
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NOTES:  
1. SEE PLANT MATERIALS LIST AND NOTES



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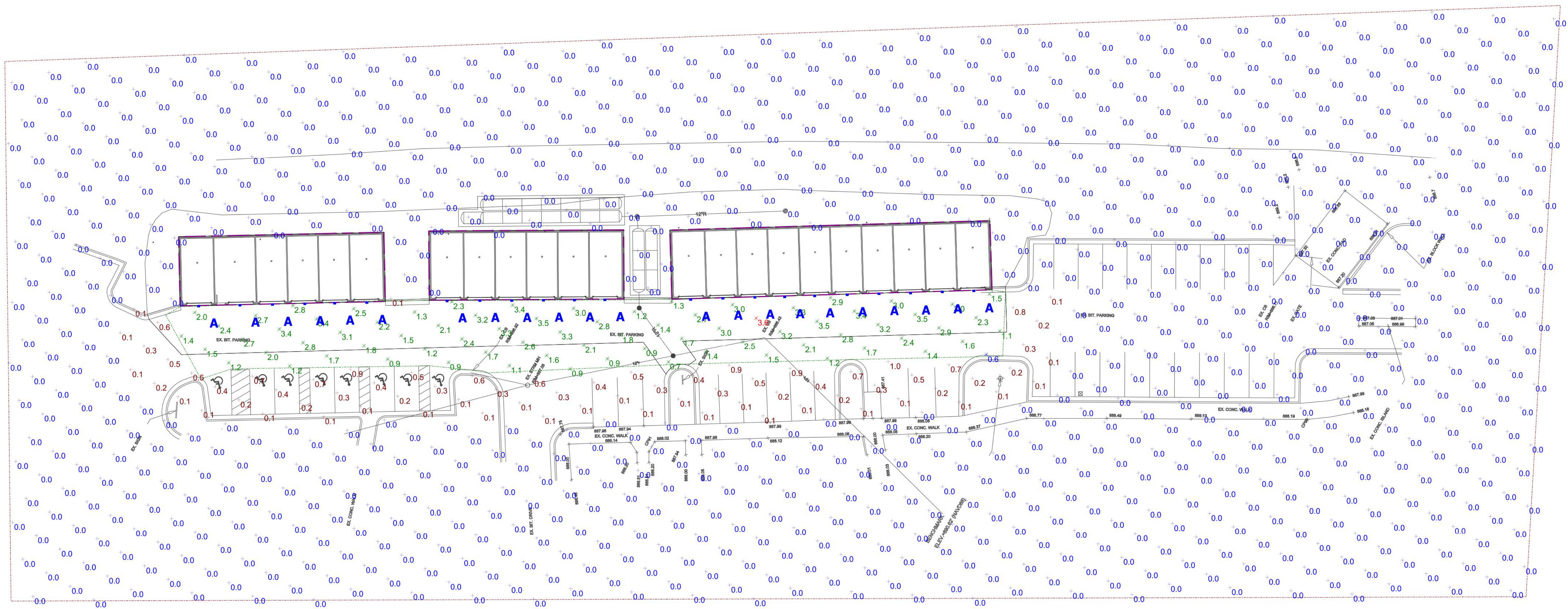
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**GLACIER HILLS SENIOR LIVING COMMUNITY**  
 SITE PLAN FOR PLANNING MANAGER  
 DETAILED LANDSCAPE PLAN

**13**

JOB No.	22018
DATE	2/20/23
SHEET	13 OF 15
REV.	DATE
ENGR.	JCA
CHK.	SMB
TECH.	TS/SP/Ldwg
DATE	2/22/23





Plan View  
Scale - 1" = 20'

## Statistics

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Driveway	✖	2.2 fc	3.6 fc	0.6 fc	3.7:1	6.0:1
Overall	+	0.2 fc	3.6 fc	0.0 fc	N/A	N/A

## Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
A	A	22	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TFTM	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1186	0.9	11.1658

- General Note**
- LUMINAIRE MOUNTING HEIGHT 9' - 0" AFG
  - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
  - LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

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.

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

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

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

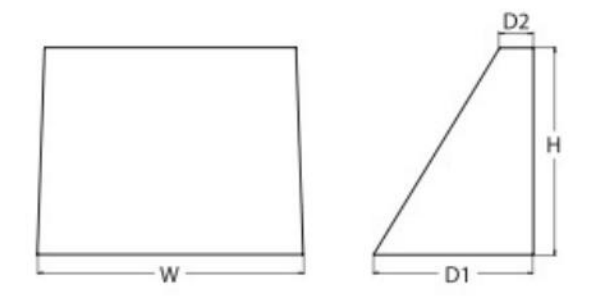


### WDGE2 LED Architectural Wall Sconce Precision Refractive Optic



#### Specifications

- Depth (D1): 7"
- Depth (D2): 1.5"
- Height: 9"
- Width: 11.5"
- Weight: 13.5 lbs (without options)



Catalog Number: \_\_\_\_\_  
 Notes: \_\_\_\_\_  
 Type: \_\_\_\_\_

**Introduction**

The WDGE2 family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

#### WDGE2 LED Family Overview

Luminaire	Optics	Standard EM, 9°C	Cold EM, -20°C	Sensor	Approximate Lumens (6000K, 80CRI)					
					P0	P1	P2	P3	P4	P5
WDGE1 LED	Visual Comfort	4W	---	---	750	1,200	2,000	---	---	---
WDGE2 LED	Visual Comfort	10W	---	---	---	1,200	2,000	3,000	4,500	6,000
WDGE3 LED	Precision Refractive	10W	---	---	700	1,200	2,000	3,200	4,200	---
WDGE3 LED	Precision Refractive	15W	---	---	---	2,500	4,500	10,000	12,000	---
WDGE4 LED	Precision Refractive	---	---	---	---	12,000	16,000	18,000	20,000	25,000

#### Ordering Information

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	Shipped Included	Shipped Separately
WDGE2 LED	P0	27K	2700K	70CRI	TIS	Type 1 Short	MVOLT	SRM
	P1	30K	3000K	80CRI	T2M	Type 2 Medium	347	SRM
	P2	40K	4000K	UV Limited	T3M	Type 3 Medium	480	SRM
	P4	AMB	Amber	Wavelength	T4M	Type 4 Medium	---	SRM

Options	Finish
E10WV	D0B30
E20WV	D0K10
PE1	D0A10
DM6	D0W10
BEE	D0B10
BAA	D0A10
	D0W10
	D0S10