

MARY COURT TOWN HOMES

601, 603, 605, 607 Mary Court - Ann Arbor, MI 48104

pre-application conference

9 May 2024

PROJECT SUMMARY

Eight Town Homes

three-stories, +/- 30' tall
 8 units
 4 bedrooms each unit
 total number of bedrooms: 32
 apartment size: 1,612 sq. ft.
 building size: 12,896 sq. ft.
 building footprint: 3,224 sq. ft.

demolish four existing single-family homes
 (4 bedrooms each = 16 bedrooms)

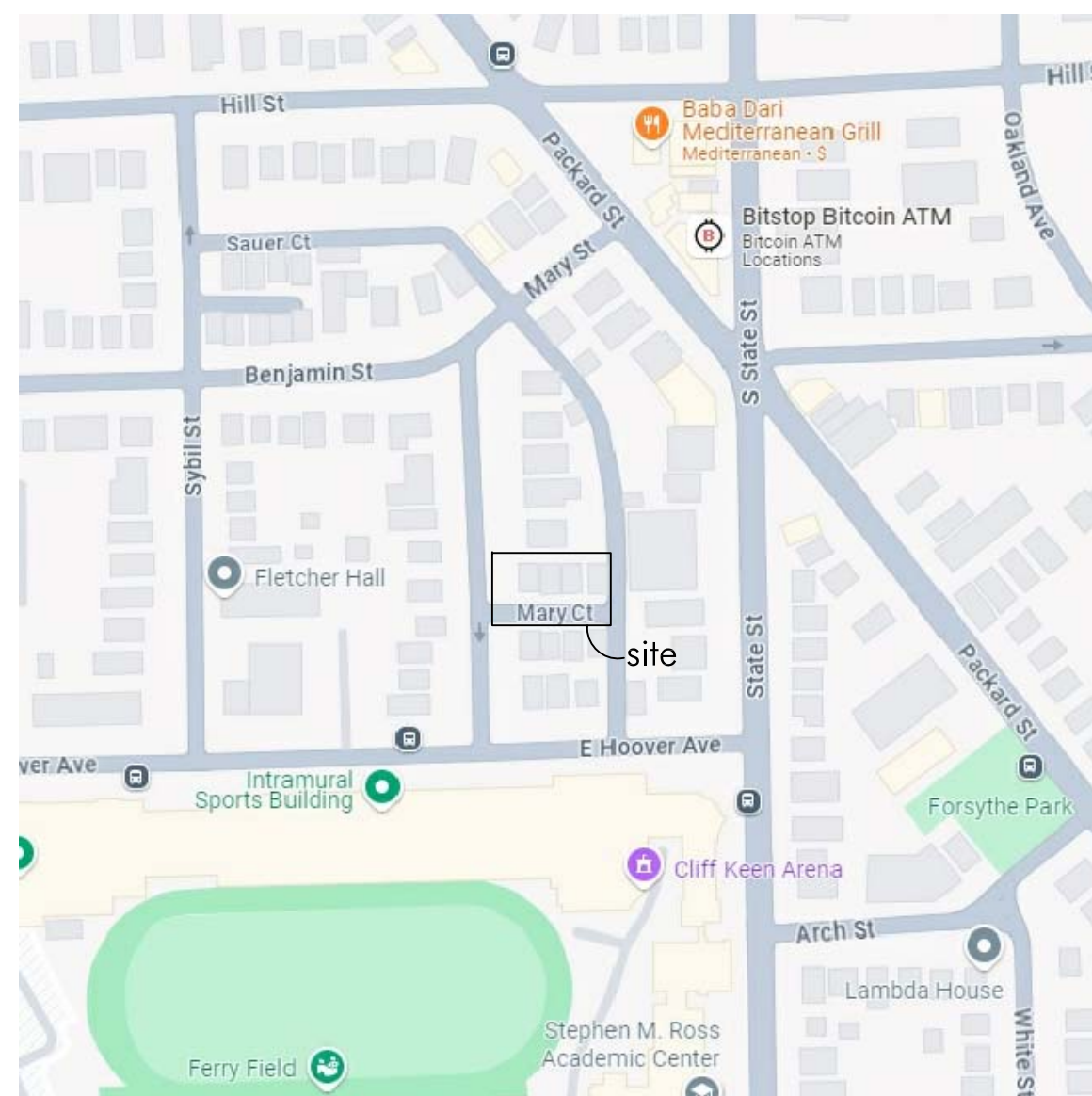
existing zoning: R4C
 proposed zoning: PUD

new single lot = +/- 8,190 s.f.

total impervious surface: +/- 4,650 sq. ft.

COMPARISON

	R4C	R4E	proposed
min. lot size	8,500 sf	14,000 sf	8,190 sf
density	20 d.u. / acre	75 d.u. / acre	42 d.u. / acre
front yard	25'	15'	12.25'
side yard	12'+6.75'	10'+6.75'	10'
rear yard	30'	30'	7.75' (+ 16' alley)
c.l.u.b.	15'	15'	not provided



2 VICINITY MAP
 n.t.s.



1 ARCHITECTURAL SITE PLAN
 1/8" = 1'-0"

Mary Court

eight new town-homes

601 - 607 Mary Court
 Ann Arbor, MI 48104

project no: 23023

issue no:
 citizen's participation pre-application conf. 11 Mar 24
 9 May 24

MARY COURT TOWN HOMES

601, 603, 605, 607 Mary Court - Ann Arbor, MI 48104

pre-application conference

9 May 2024

PROJECT SUMMARY

Eight Town Homes

three-stories, +/- 30' tall
 8 units
 4 bedrooms each unit
 total number of bedrooms: 32
 apartment size: 1,612 sq. ft.
 building size: 12,896 sq. ft.
 building footprint: 3,224 sq. ft.

demolish four existing single-family homes
 (4 bedrooms each = 16 bedrooms)

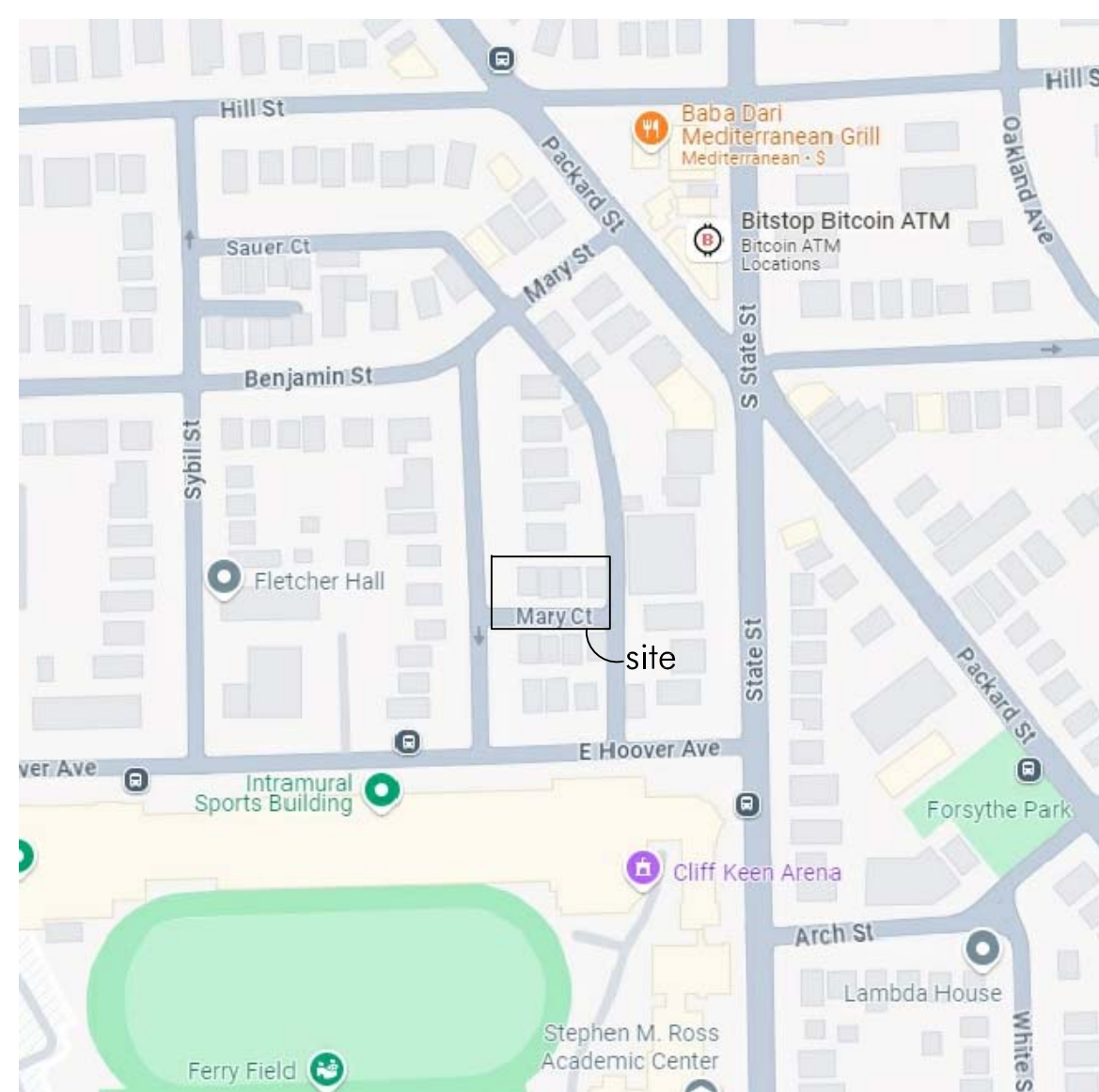
existing zoning: R4C
 proposed zoning: PUD

new single lot = +/- 8,190 s.f.

total impervious surface: +/- 4,650 sq. ft.

COMPARISON

	R4C	R4E	proposed
min. lot size	8,500 sf	14,000 sf	8,190 sf
density	20 d.u. / acre	75 d.u. / acre	42 d.u. / acre
front yard	25'	15'	12.25'
side yard	12'+6.75'	10'+6.75'	10'
rear yard	30'	30'	7.75' (+ 16' alley)
c.l.u.b.	15'	15'	not provided



2 VICINITY MAP
 n.t.s.



1 ARCHITECTURAL SITE PLAN (w/ demo)
 1/8" = 1'-0"

Mary Court

eight new town-homes

601 - 607 Mary Court
 Ann Arbor, MI 48104

project no: 23023

issue no:
 citizen's participation pre-application conf. 13 Mar 24
 9 May 24

MARY COURT TOWN HOMES

601, 603, 605, 607 Mary Court - Ann Arbor, MI 48104

pre-application conference

9 May 2024

PROJECT SUMMARY

Eight Town Homes

three-stories, +/- 30' tall
 8 units
 4 bedrooms each unit
 total number of bedrooms: 32
 apartment size: 1,612 sq. ft.
 building size: 12,896 sq. ft.
 building footprint: 3,224 sq. ft.

demolish four existing single-family homes
 (4 bedrooms each = 16 bedrooms)

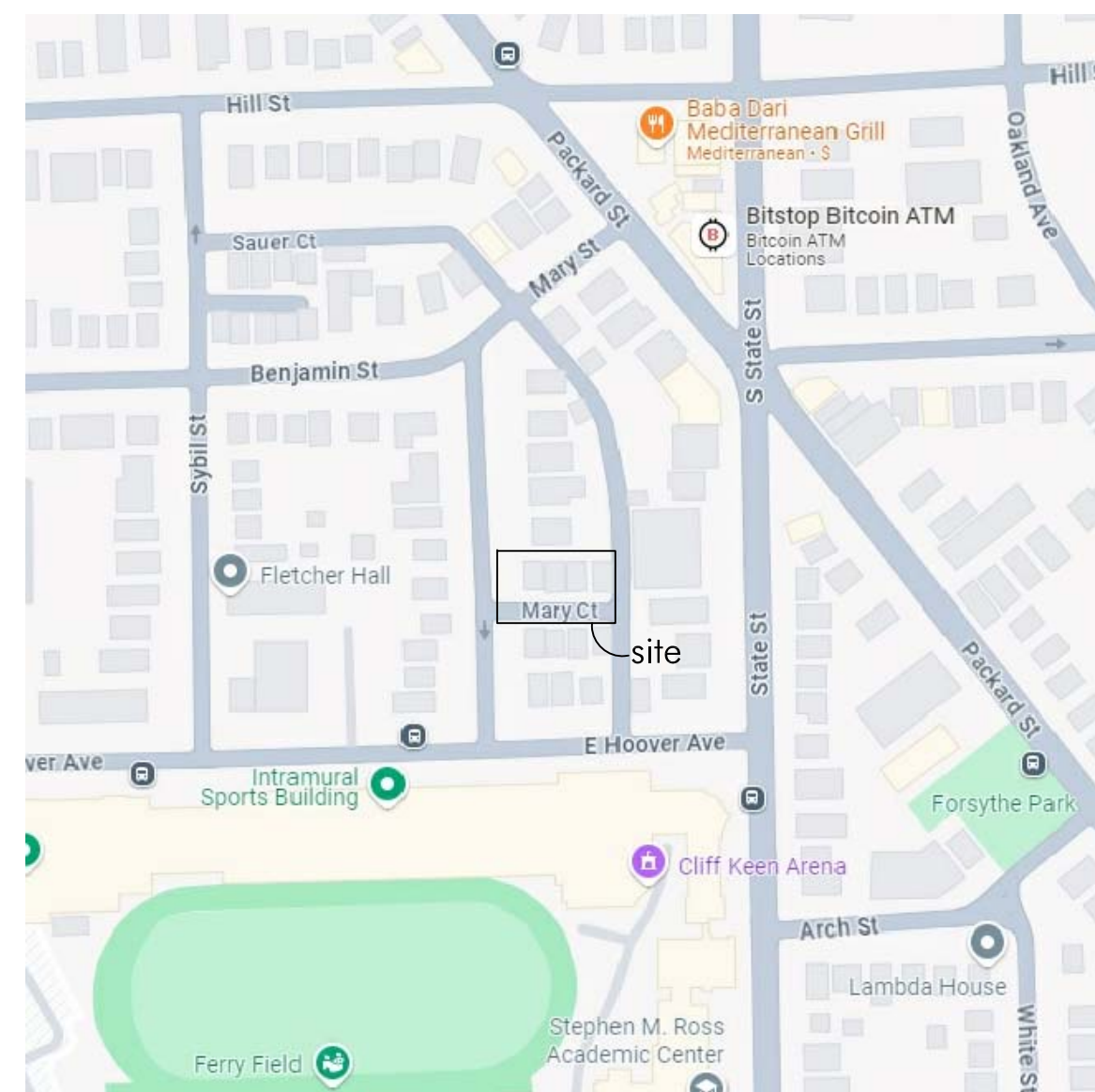
existing zoning: R4C
 proposed zoning: PUD

new single lot = +/- 8,190 s.f.

total impervious surface: +/- 4,650 sq. ft.

COMPARISON

	R4C	R4E	proposed
min. lot size	8,500 sf	14,000 sf	8,190 sf
density	20 d.u. / acre	75 d.u. / acre	42 d.u. / acre
front yard	25'	15'	12.25'
side yard	12'+6.75'	10'+6.75'	10'
rear yard	30'	30'	7.75' (+ 16' alley)
c.l.u.b.	15'	15'	not provided



2 VICINITY MAP
 n.t.s.



1 ARCHITECTURAL SITE PLAN (w/o demo)
 1/8" = 1'-0"

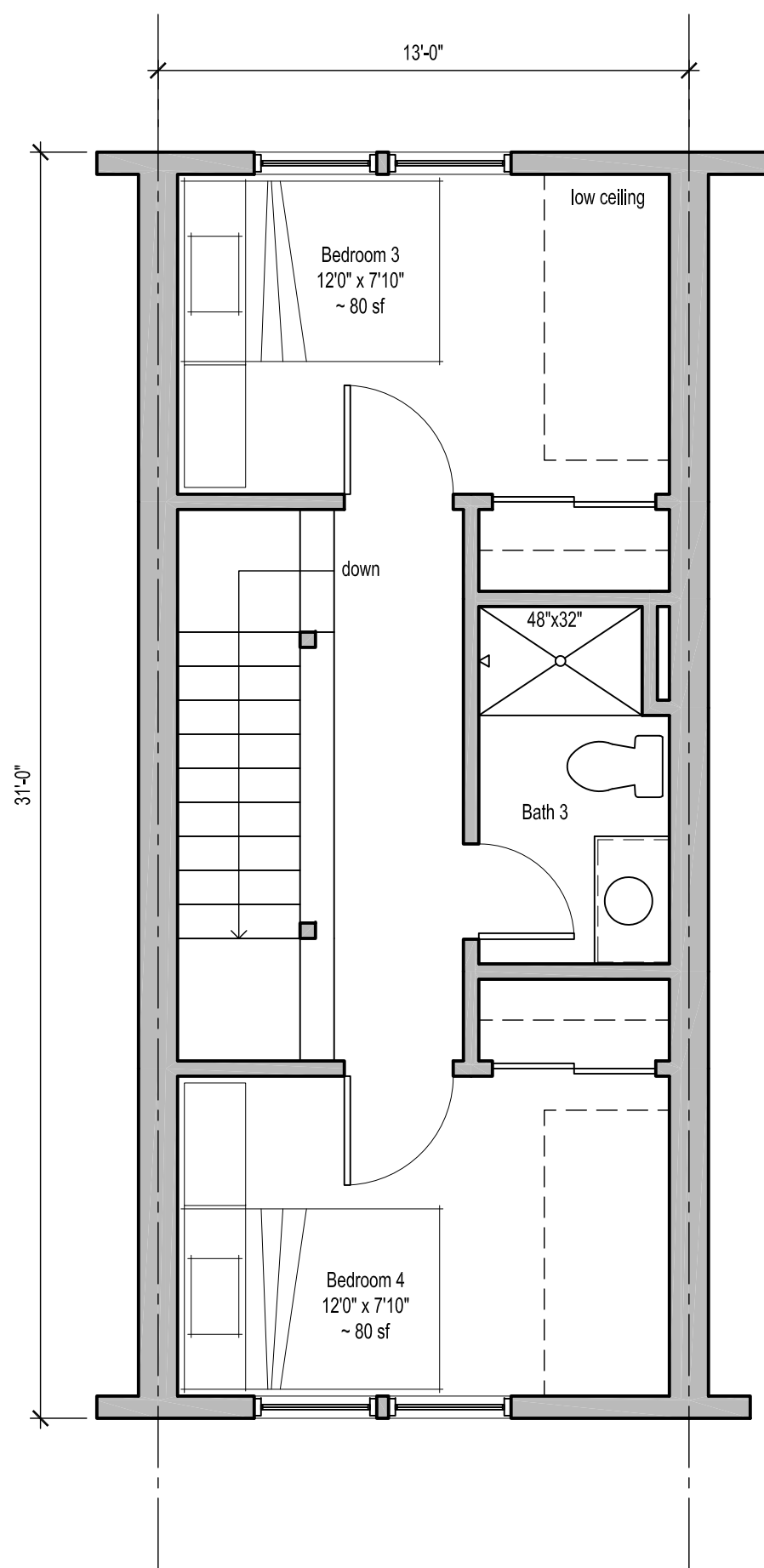
Mary Court

eight new town-homes

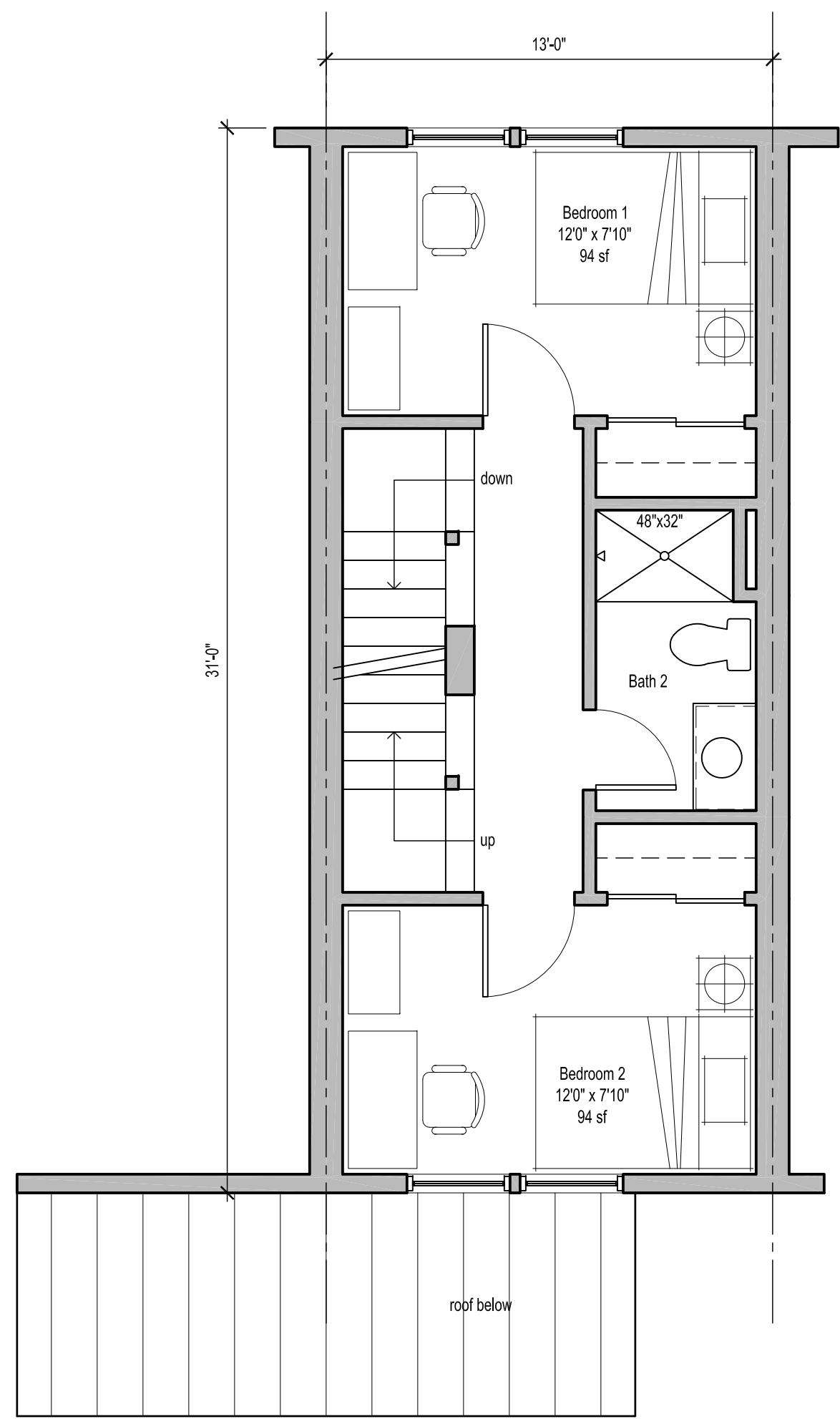
601 - 607 Mary Court
 Ann Arbor, MI 48104

project no: 23023

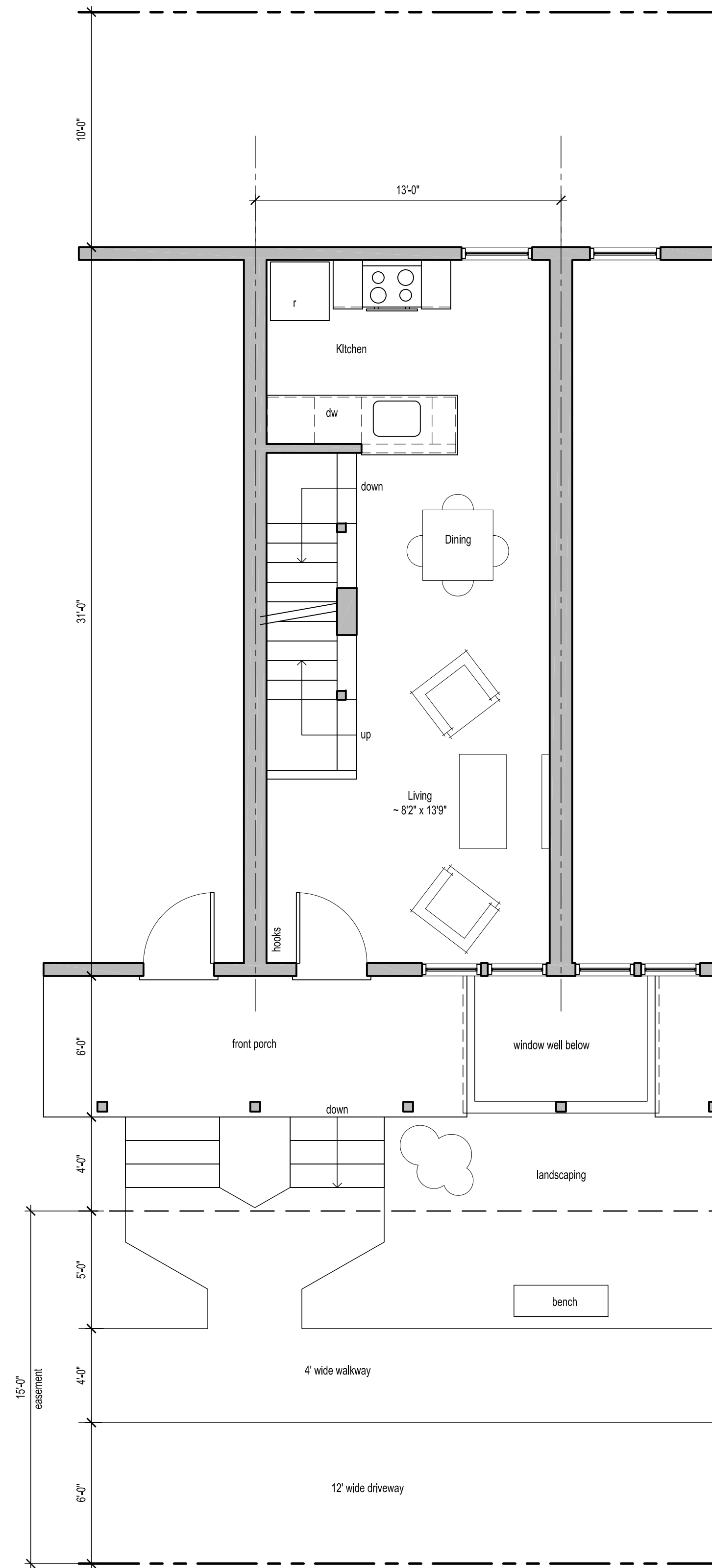
issue no:
 citizen's participation pre-application conf. 13 Mar 24
 9 May 24



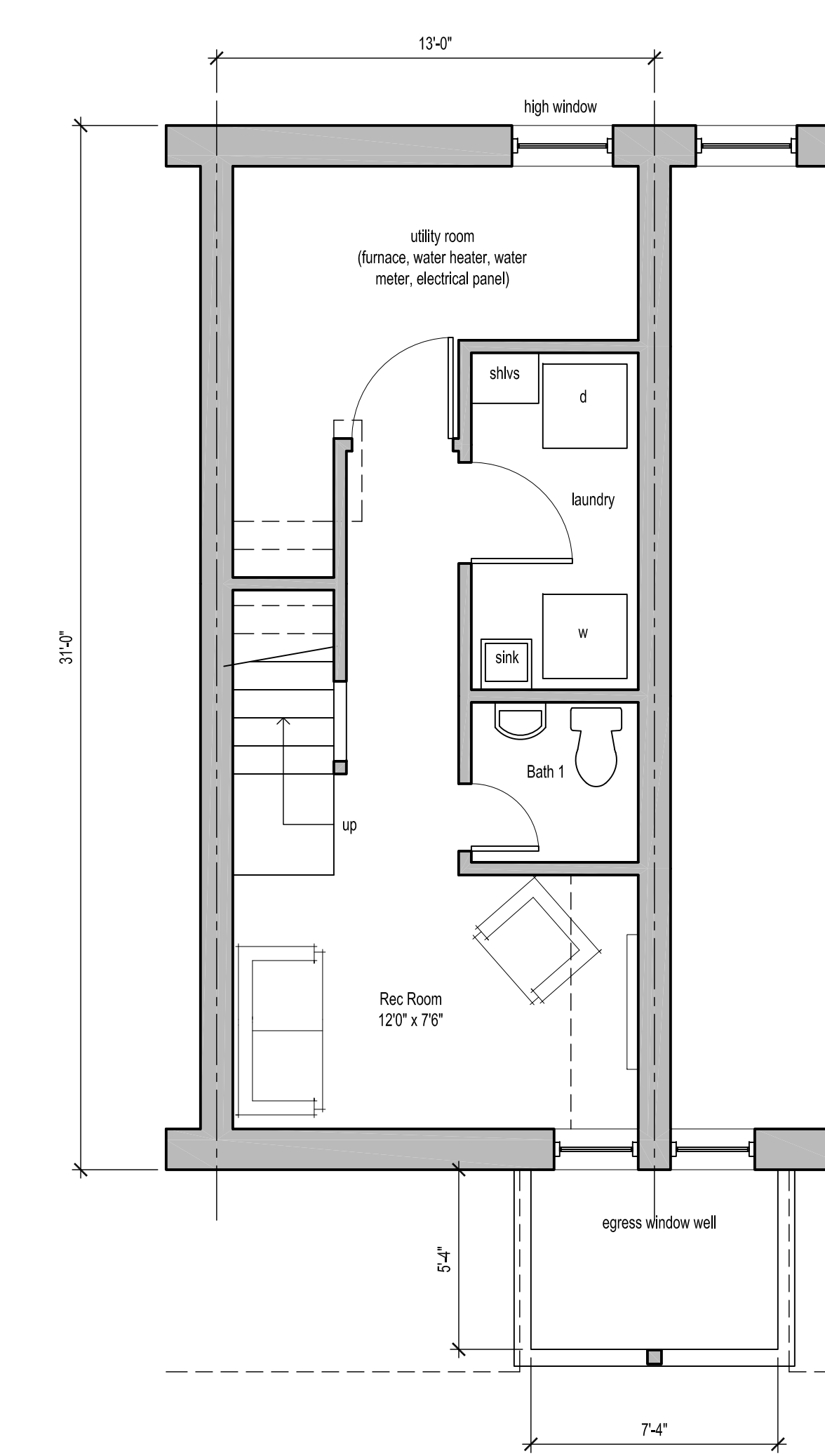
4 THIRD FLOOR PLAN
1/4" = 1'-0"



3 SECOND FLOOR PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"



1 BASEMENT PLAN
1/4" = 1'-0"

Mary Court

eight new town-homes

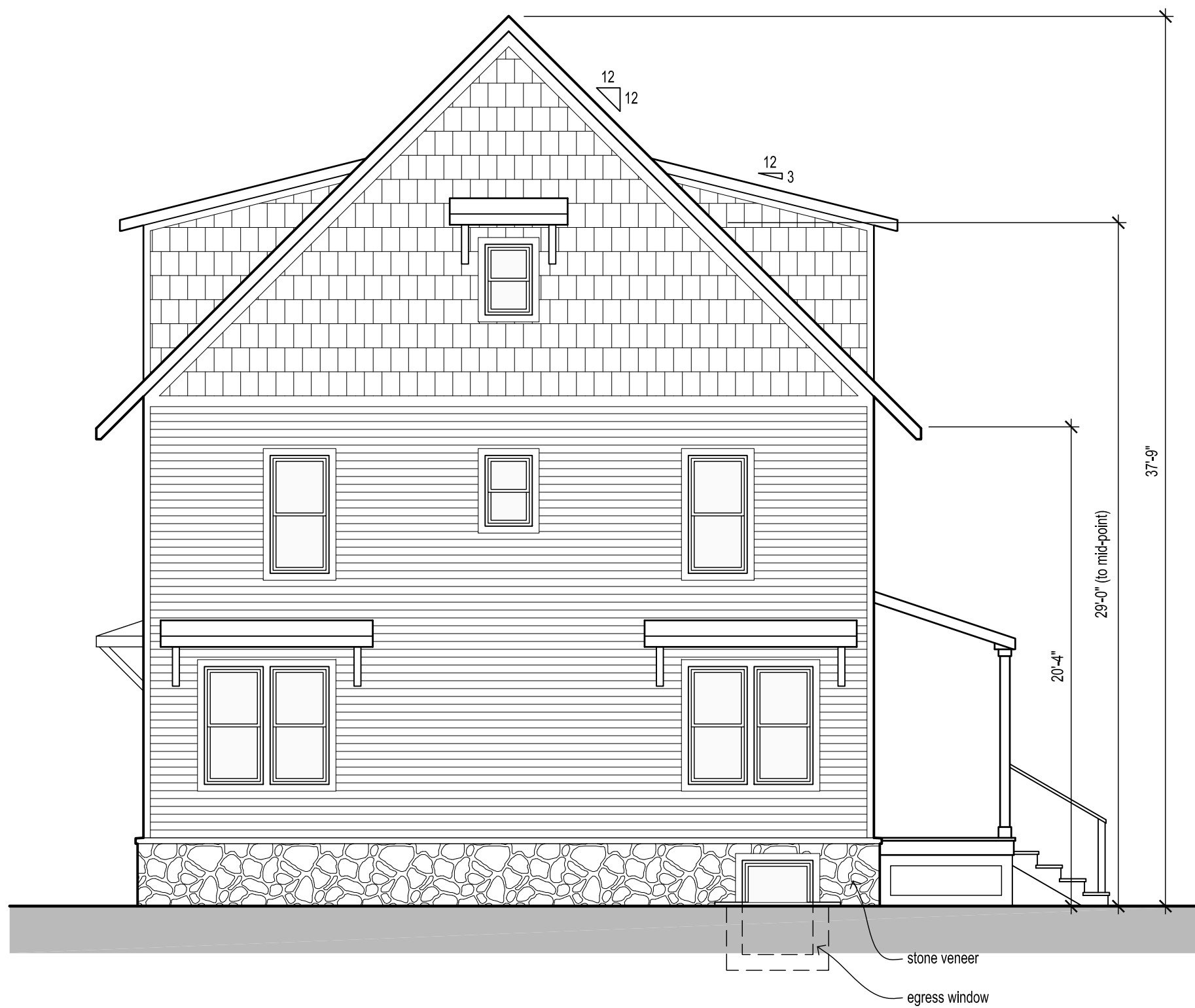
601 - 607 Mary Court
Ann Arbor, MI 48104

project no: 23023

issue no:
citizen's participation 11 Mar 24
pre-application conf. 9 May 24



3 NORTH (REAR) ELEVATION
3/16" = 1'-0"



2 WEST (STREET) ELEVATION
3/16" = 1'-0"



1 SOUTH (COURT) ELEVATION
3/16" = 1'-0"

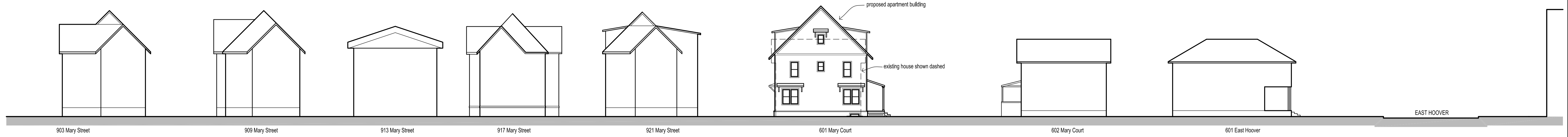
Mary Court

eight new town-homes

601 - 607 Mary Court
Ann Arbor, MI 48104

project no: 23023

issue no:
citizen's participation
pre-application conf. 11 Mar 24
9 May 24



Mary Court

eight new
town-homes

601 - 607 Mary Court
Ann Arbor, MI 48104

project no: 23023

issue no:
pre-application conf. 9 May 24

1 MARY STREET ELEVATION
1/16" = 1'-0"



Mary Court

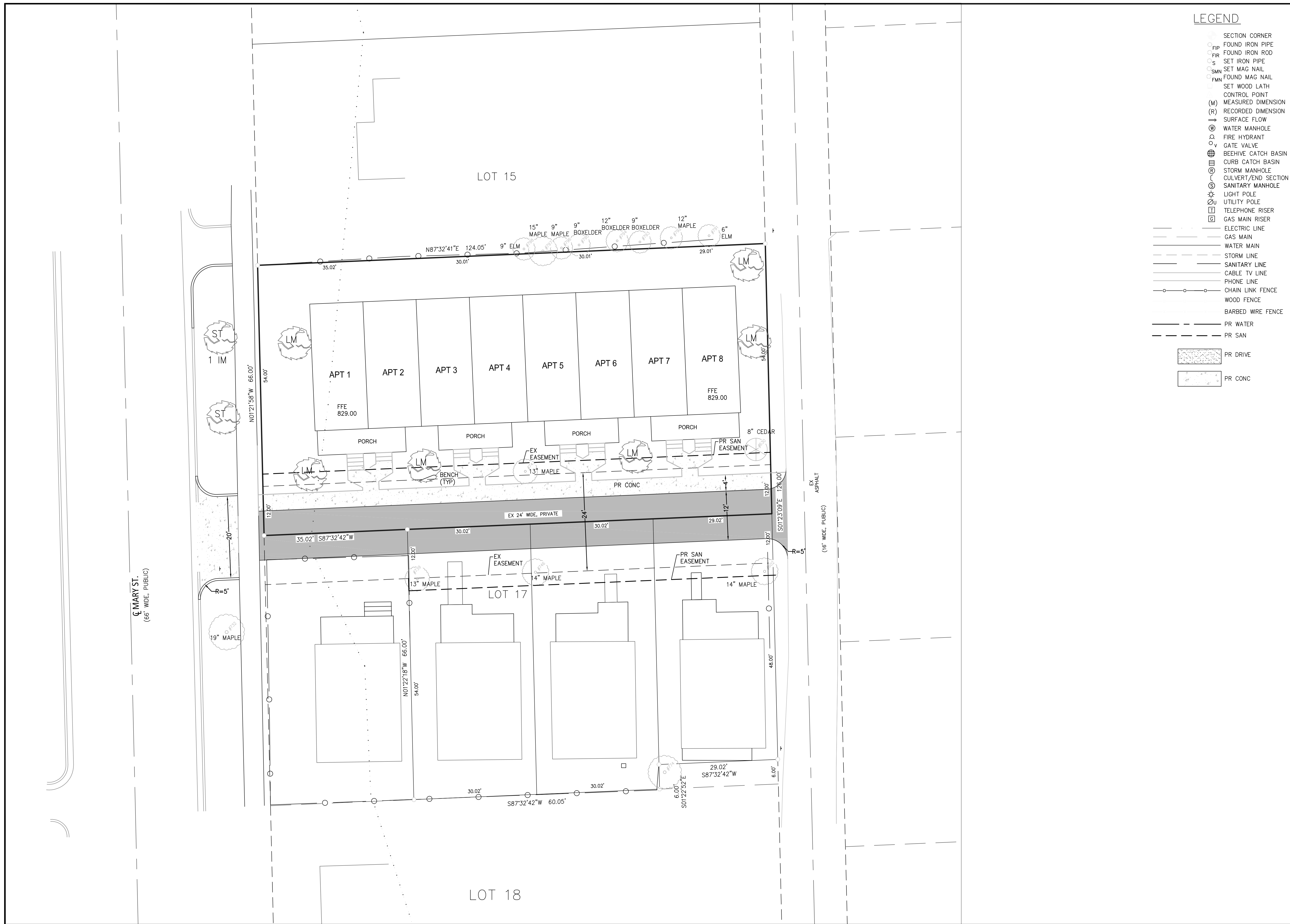
eight new
town-homes

601 - 607 Mary Court
Ann Arbor, MI 48104

project no: 23023

issue no:
citizen's participation 18 Mar 24
pre-application conf. 9 May 24

① VIEW FROM SOUTH-WEST
N.T.S.



LEGEND

- SECTION CORNER
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- S SET IRON PIPE
- SMN SET MAG NAIL
- FMN FOUND MAG NAIL
- SET WOOD LATH
- CONTROL POINT
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- SURFACE FLOW
- ⊙ WATER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ GATE VALVE
- ⊙ BEEHIVE CATCH BASIN
- ⊙ CURB CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ CULVERT/END SECTION
- ⊙ SANITARY MANHOLE
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ TELEPHONE RISER
- ⊙ GAS MAIN RISER
- ELECTRIC LINE
- GAS MAIN
- WATER MAIN
- STORM LINE
- SANITARY LINE
- CABLE TV LINE
- PHONE LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- PR WATER
- PR SAN
- ▨ PR DRIVE
- ▨ PR CONC

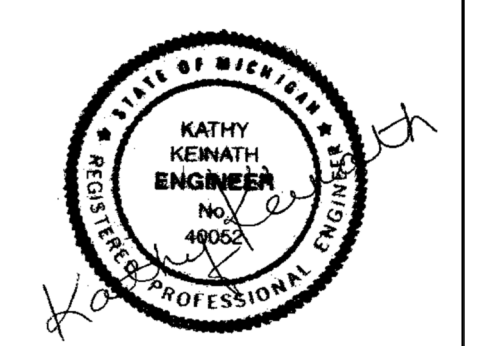


Know what's below.
Call before you dig.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE WITH THE ACTUAL UTILITIES IN THE AREA. FIELD SURVEY INFORMATION, THE SURVEYOR'S FIELD NOTES AND RECORDS SHALL BE THE BASIS FOR ANY DISPUTE AS TO THE LOCATION OF UTILITIES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INDICATED THEREON.

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

MARY COURT
ANN ARBOR, MI
SITE PLAN
LAYOUT PLAN



DATE	3-12-24
DATE	3-1-24
DATE	2-13-24
DATE	1-9-24
DATE	1-4-24
DATE	1-2-24
SCALE	1"=10'
SHEET NO.	SP-03



LEGAL DESCRIPTIONS:

#601 MARY CT.
The West 35 feet of Lot 16, Block 3, John F. Lawrence's Addition to the City of Ann Arbor, as recorded in Liber 1 of Plats, Page 25, Washtenaw County Records.

#603 MARY CT.
The East 30 feet of the West 65 feet of Lot 16, Block 3, John F. Lawrence's Addition to the City of Ann Arbor, as recorded in Liber 1 of Plats, Page 25, Washtenaw County Records.

#604 MARY CT.
The East 30 feet of the West 65 feet of Lot 17, Block 3, John F. Lawrence's Addition to the City of Ann Arbor, as recorded in Liber 1 of Plats, Page 25, Washtenaw County Records.

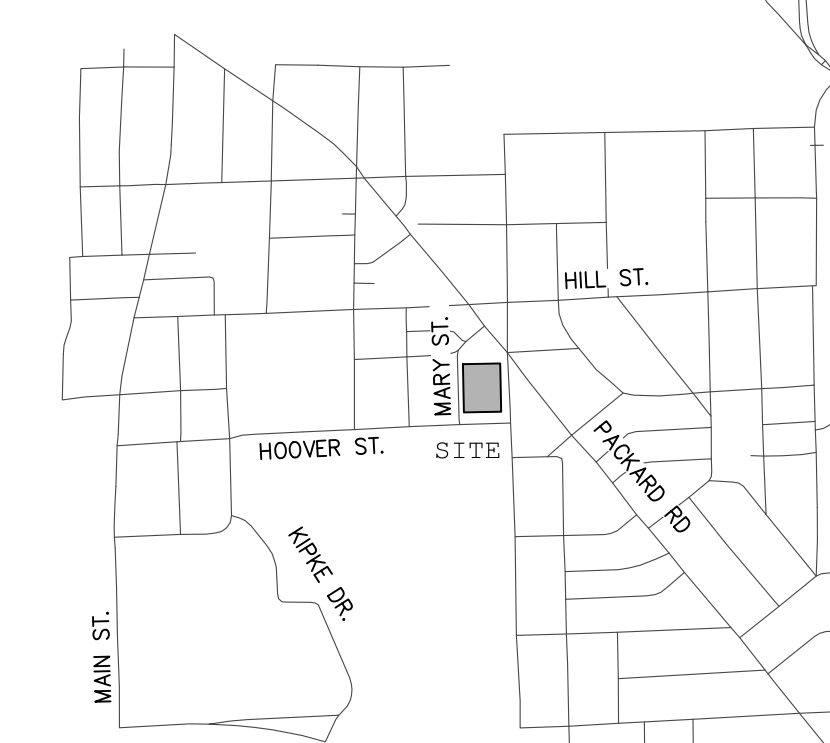
#605 MARY CT.
The West 30 feet of the East 59 feet of Lot 16, Block 3, John F. Lawrence's Addition to the City of Ann Arbor, as recorded in Liber 1 of Plats, Page 25, Washtenaw County Records.

#606 MARY CT.
The West 30 feet of the East 59 feet of Lot 17, Block 3, John F. Lawrence's Addition to the City of Ann Arbor, as recorded in Liber 1 of Plats, Page 25, Washtenaw County Records.

#607 MARY CT.
The East 29 feet of Lot 16, Block 3, John F. Lawrence's Addition to the City of Ann Arbor, as recorded in Liber 1 of Plats, Page 25, Washtenaw County Records.

#608 MARY CT.
The East 29 feet of the West 124 feet of the North 60 feet of Lot 17, Block 3, John F. Lawrence's Addition to the City of Ann Arbor, as recorded in Liber 1 of Plats, Page 25, Washtenaw County Records.

VICINITY MAP:



TREE TABLE

TREE #	ELEV.	SIZE (IN.)	SPECIES
602	826.5	14	MAPLE
630	826.2	8	CEDAR
691	824.6	30	MAPLE
732	824.6	19	MAPLE
739	825.3	13	MAPLE
743	825.6	13	TWIN MAPLE
746	825.5	14	MAPLE
774	825.9	18	BOXELDER
791	826.3	6	ELM
792	826.4	12	MAPLE
793	826.3	9	BOXELDER
794	826.0	12	BOXELDER
795	826.0	9	BOXELDER
796	826.1	9	MAPLE
797	826.1	15	MAPLE
798	826.0	9	ELM

BENCHMARKS:

BM #612
RAILROAD SPIKE IN W. FACE OF POWER POLE IN ALLEY
ELEV. = 826.60 NAVD88

BM #807
SET SPIKE IN E. FACE OF LIGHT POLE ON W. SIDE MARY ST. AT NORTH PROPERTY LINE EXTENDED
ELEV. = 824.92 NAVD88

FLOOD NOTE:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 26161C0263E, DATED APRIL 3, 2012, A PORTION OF THIS PROPERTY LIES WITHIN AN AREA DEFINED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THIS PARCEL LIES OUTSIDE OF THE DETAILED STUDY AREA, EXACT ELEVATIONS ARE NOT DETERMINED.

FLOODPLAIN LIMITS ARE SHOWN BY SCALING, NOT ACTUAL ELEVATIONS; THEREFORE THE ACTUAL FLOODPLAIN LIMITS MAY VARY.

CERTIFICATE:

TO BRAD WILKINSON:
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 1-6A, 7A, and 11A of Table A thereof. The fieldwork was completed on December 6, 2023

DATE OF PLAT OR MAP: December 12, 2023

KEVIN GINGRAS, P.S., NO. 49278



BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE, NAD '83

STRUCTURE LEGEND:

- ☐ STORM MARKING
- ☐ YARD DRAIN
- 🍯 BEEHIVE CATCH BASIN
- ⊕ ROUND CATCH BASIN
- ⊕ SQUARE CATCH BASIN
- ⊕ STORM MANHOLE
- ⊕ CULVERT/END SECTION
- ⊕ DOWN SPOUT
- ⊕ STORM CLEAN-OUT
- ⊕ OUTLET CONTROL STRUCTURE
- ⊕ WATER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ GATE VALVE & BOX
- ⊕ WATER SHUT OFF VALVE
- ⊕ WELL
- ⊕ POST INDICATOR VALVE
- ⊕ SPIGOT / HOSE BIB
- ⊕ SPRINKLER HEAD
- ⊕ WATER MARKER
- ⊕ MONITORING WELL
- ⊕ TUNNEL MARKER
- ⊕ GAS MANHOLE
- ⊕ GAS RISER
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ GAS BLOW OFF
- ⊕ GAS STOP BOX
- ⊕ GAS MARKING
- ⊕ TELEPHONE POLE
- ⊕ COMMUNICATION MARKING
- ⊕ COMMUNICATION HAND HOLE
- ⊕ TELEPHONE POLE
- ⊕ TELEPHONE RISER
- ⊕ POLICE/EMERGENCY CALL
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC MANHOLE
- ⊕ GROUND LIGHT
- ⊕ LIGHT POLE
- ⊕ GUY POLE
- ⊕ POWER POLE
- ⊕ UTILITY POLE
- ⊕ GUY POLE
- ⊕ GUY ANCHOR
- ⊕ ELECTRIC RISER
- ⊕ TRANSFORMER
- ⊕ ELECTRIC HAND HOLE
- ⊕ ELECTRIC MARKING
- ⊕ TRAFFIC SIGNAL POST
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEAN-OUT
- ⊕ SANITARY MARK
- ⊕ BOLLARD
- ⊕ ANTENNA
- ⊕ AC UNIT
- ⊕ PARKING METER
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ FLAG POLE
- ⊕ ROCK/BOULDER
- ⊕ BASKETBALL POST
- ⊕ BIKE HOOP
- ⊕ BENCH

ARBOR LAND CONSULTANTS
Professional Land Surveyors

6653 Schneider Rd. • Manchester, MI • 48158
(734) 669-2960 • arborlandinc.com

DATE: 12-12-2023
JOB No. 05423
SHEET 1 OF 1

CLIENT: WILKINSON
ALTA/NSPS LAND TITLE SURVEY
#601-608 MARY CT.
IN THE NE 1/4 OF SECTION 32
T2S, R6E, CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

- ⊕ ELECTRIC LINE
- ⊕ GAS MAIN
- ⊕ WATER MAIN
- ⊕ STORM LINE
- ⊕ SANITARY LINE
- ⊕ CABLE TV LINE
- ⊕ PHONE LINE
- ⊕ CHAIN LINK FENCE
- ⊕ WOOD FENCE
- ⊕ BARBED WIRE FENCE
- ⊕ 0"/ELEC.
- ⊕ 8"
- ⊕ 6"
- ⊕ 18"
- ⊕ 6"
- ⊕ 0"/CATV
- ⊕ 1/2 COMM.
- ⊕ TELEPHONE RISER
- ⊕ GAS MAIN RISER

- ⊕ WATER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ GATE VALVE
- ⊕ BEEHIVE CATCH BASIN
- ⊕ CURB CATCH BASIN
- ⊕ STORM MANHOLE
- ⊕ CULVERT/END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ TELEPHONE RISER
- ⊕ GAS MAIN RISER
- ⊕ SECTION CORNER
- ⊕ FOUND IRON PIPE
- ⊕ FOUND IRON ROD
- ⊕ SET IRON PIPE
- ⊕ SET IRON ROD
- ⊕ SET IRON NAIL
- ⊕ FOUND IRON NAIL
- ⊕ SET WOOD LATH
- ⊕ CONTROL POINT
- ⊕ MEASURED DIMENSION
- ⊕ RECORDED DIMENSION
- ⊕ SURFACE FLOW

- ⊕ THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ARE LOCATED AS ACCURATELY AS POSSIBLE. THE STRUCTURE INVENTORY SHOWN HEREON.
- ⊕ ANTENNA
- ⊕ AC UNIT
- ⊕ PARKING METER
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ FLAG POLE
- ⊕ ROCK/BOULDER
- ⊕ BASKETBALL POST
- ⊕ BIKE HOOP
- ⊕ BENCH

UTILITY NOTE:

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