



Know what's below. Call before you dig.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SHOWN UTILITIES ARE NOT GUARANTEED TO BE ACCURATE. THE SHOWN UTILITIES DO NOT REPRESENT THE EXACT LOCATION OF UTILITIES. AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SHOWN UTILITIES ARE LOCATED IN THE SHOWN LOCATION. THE SHOWN UTILITIES ARE NOT GUARANTEED TO BE ACCURATE. THE SHOWN UTILITIES ARE NOT GUARANTEED TO BE ACCURATE. THE SHOWN UTILITIES ARE NOT GUARANTEED TO BE ACCURATE.

# 212 MILLER

## ANN ARBOR, WASHTENAW COUNTY

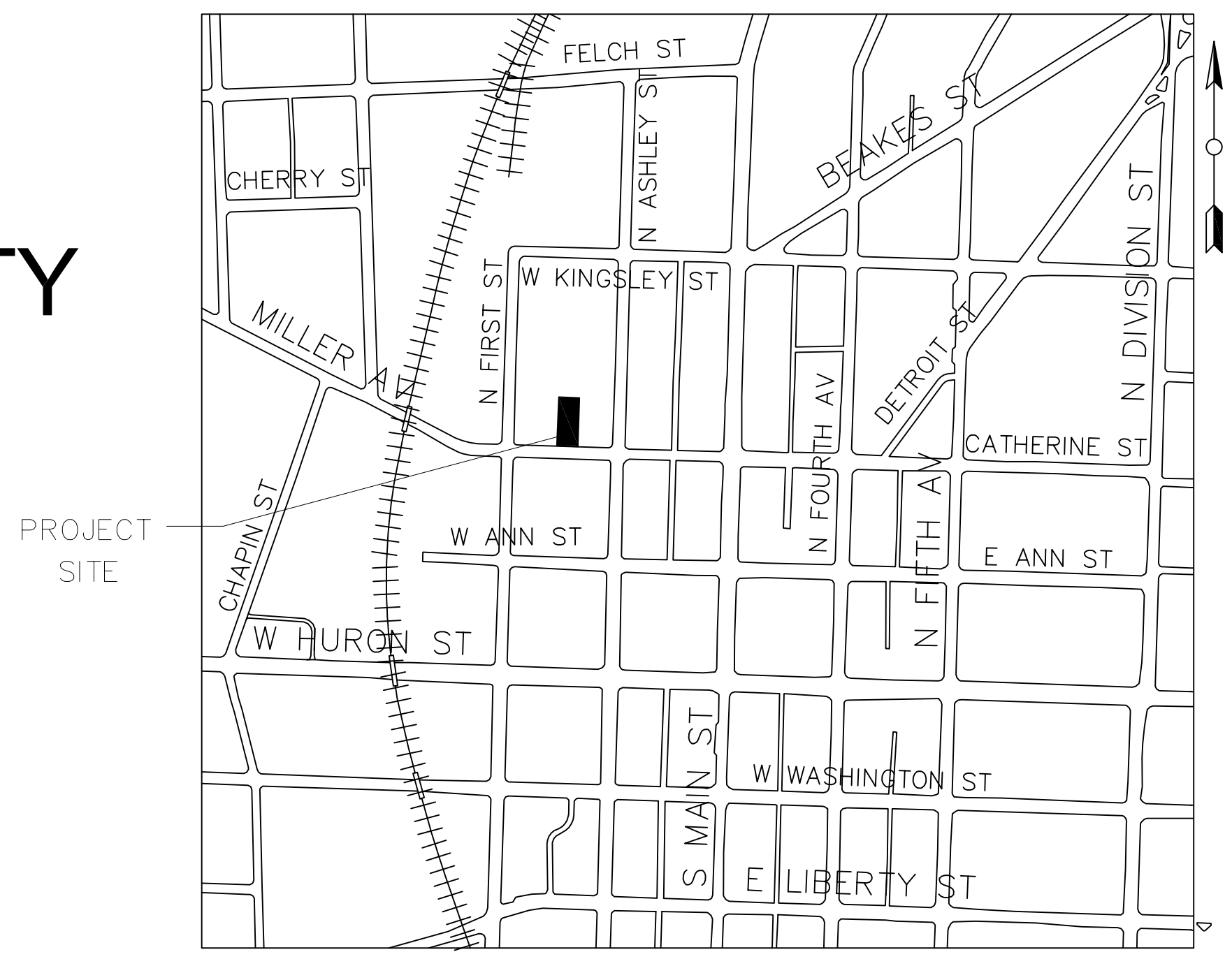
# SITE PLAN SP21-048

OWNER/DEVELOPER/PETITIONER:  
410206 LLC  
THOMAS FITZSIMMONS  
PO BOX 3783  
ANN ARBOR, MI 48106  
PHONE: 734-323-6881

ARCHITECT  
CARL O. HUETER A.I.A  
1321 FRANKLIN BLVD.  
ANN ARBOR, MI 48103  
PHONE: 734-276-8175

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.  
EASTPONTE, MI 48021  
586-772-2222



LOCATION MAP  
N.T.S.

### COMPARISON CHART

|                             | EXISTING  | PROPOSED    | REQUIRED                         |
|-----------------------------|-----------|-------------|----------------------------------|
| Zoning District             | D2        | D2          | D2                               |
| Character Overlay District  | Kerrytown | Kerrytown   | Kerrytown                        |
| Lot Area                    | 8,722 sf  | 8,722 sf    | N/A                              |
| Lot Width                   | 66.46 ft  | 66.46 ft    | N/A                              |
| Residential Dwelling Units  | 1         | 8           | N/A                              |
| Total Floor Area            | 2,130 sf  | 16,875 sf * | N/A                              |
| FAR                         | 24%       | 193%        | 200% Normal 400% w premiums      |
| Front Setback               | 14.70 ft  | 13.9 ft     | 13.9 ft ave front setback        |
| East Side Setback           | 13.40 ft  | 15.00 ft    | 0 ft                             |
| West Side Setback           |           | 4.36        | 0 ft                             |
| Rear Setback                | 68.84 ft  | 1.2 ft      | 0 ft                             |
| Building Height             | 2 story   | 56.33 ft    | Max 60 ft                        |
| Streetwall Height           | N/A       | 3 stories   | Min 2 stories, Max 3 stories     |
| Offset at Top of Streetwall | N/A       | 5.04 ft     | Ave 5 ft                         |
| Max Building Module Length  | N/A       | 39 ft       | Max 40 ft                        |
| Building Coverage           | 12%       | 58%         | Max 80%                          |
| Open Space                  | N/A       | 26%         | Min 10%                          |
| Bicycle Parking Residential | 0         | 8A          | 1/2500 sf usable floor area      |
| Vehicular Parking           | 2         | 8           | Base FAR none, Premium 1/1000 sf |
| EV-C Vehicular Parking      | 0         | 0           | 5.2 65% of Dwelling Units        |
| EV-R Vehicular Parking      | 0         | 7           | 2.0 25% of Dwelling Units        |
| EV-I Vehicular Parking      | 0         | 1           | 0.8 10% of Dwelling Units        |

\* Includes garages

### STATEMENT OF INTEREST IN LAND

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

### PROJECT DESCRIPTION

THE PROJECT PROPOSES CONSTRUCTION OF ONE BUILDING WITH EIGHT RESIDENTIAL CONDOMINIUMS. PARKING IS PROVIDED IN INDIVIDUAL GARAGES BELOW EACH UNIT. AN OUTDOOR PATIO IS PROVIDED ALONG THE EAST SIDE OF THE SITE.

### DEVELOPMENT PROGRAM

THE DEVELOPMENT PROGRAM FOR THE PROJECT INCLUDES EIGHT (8) RESIDENTIAL CONDOMINIUMS. THE SITE IS ZONED D2 AND IN THE KERRYTOWN OVERLAY CHARACTER DISTRICT. BUILDING FRONT SETBACK STREET TYPE DESIGNATION IS FRONT YARD STREET. THERE WILL BE A MIX OF ONE, TWO AND THREE BEDROOM UNITS. THE CONDOMINIUMS ARE DESIGNED FOR THOSE WHO WOULD LIKE TO LIVE NEAR THE URBAN CORE OF THE CITY. PRIVATE OUTDOOR SPACE IS PROVIDED FOR EACH UNIT. PARKING WILL BE PROVIDED IN THE 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 \$5,000,000.

### COMMUNITY ANALYSIS

THE PROPOSED PROJECT SITE IS LOCATED WITH FRONTAGE ON MILLER AVENUE JUST WEST OF ASHLEY STREET AND EAST OF FIRST STREET IN DOWNTOWN ANN ARBOR. THE SITE IS CURRENTLY ZONED D2. THERE ARE TWO PARCELS TO THE WEST. ONE IS A PARKING LOT AND THE OTHER IS USED AS RESIDENTIAL. BOTH PARCELS ARE ZONED D2. THE PROPERTY TO THE NORTH IS ZONED D2 AND USED AS A PARKING LOT. THE PROPERTY TO THE SOUTH IS ZONED D2 AND IS USED FOR RESIDENTIAL APARTMENTS. THE PROPERTY TO THE EAST IS ZONED D2 WITH A RECENTLY CONSTRUCTED RESIDENTIAL CONDOMINIUM DEVELOPMENT.

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 |
| Condominiums         | 230      | 8      | DU    | 1            | 4   | 5     | 4            | 2   | 5     |

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

### SOIL EVALUATION

THE SOILS ON THE SITE ARE FOX SERIES F0B BASED ON THE COUNTY SOIL MAPS. INFILTRATION TESTING ON THE SITE WAS NOT PERFORMED AS THE PROJECT PROPOSES TO UTILIZE UNDERGROUND DETENTION IN PROXIMITY TO FOUNDATIONS AND NO INFILTRATION IS PROPOSED.

### 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.

### LEGAL DESCRIPTION

TAX ID 09-09-29-150-002

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

THE EAST 1/2 OF LOTS 1 AND 2, IN BLOCK 3 NORTH OF HURON STREET, RANGE 2 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

### GENERAL DESCRIPTION OF NATURAL FEATURES

THERE ARE NO WOODLANDS, WETLANDS, WATERCOURSES, STEEP SLOPES, FLOODPLAIN OR ENDANGERED SPECIES HABITAT LOCATED ON THE SITE. THERE ARE TWO LANDMARK TREES LOCATED ON THE PROPERTY. ONE IS A 12" GINKGO AND THE OTHER IS A 35" MULBERRY.

### NATURAL FEATURES STATEMENT OF IMPACT

THE 35" MULBERRY TREE WAS DETERMINED TO BE A HAZARD IN POOR CONDITION DUE TO A SPLIT TRUNK. NO MITIGATION IS REQUIRED FOR ITS REMOVAL. THE REMOVAL OF THE 12" GINKGO REQUIRES MITIGATION AS SHOWN ON THE NATURAL FEATURES AND LANDSCAPING PLANS. THE SITE IS IN THE FLOODPLAIN MANAGEMENT OVERLAY ZONING DISTRICT HOWEVER THE REGULATIONS DO NOT APPLY AS THE SITE IS NOT IN THE FLOODPLAIN.

### SOLID WASTE DISPOSAL PLAN

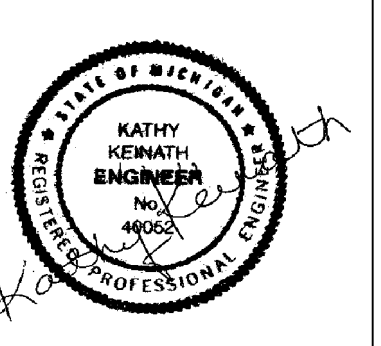
THE SITE HAS LESS THAN 10 UNITS AND WOULD BE ALLOWED TO HAVE CARTS COLLECTED CURB SIDE. HOWEVER, THE SMALL SIZE OF THE SITE AS WELL AS ITS LOCATION ON MILLER AVENUE MAKES ACCESS TO THE SITE FOR SOLID WASTE TRUCKS CHALLENGING. THE DEVELOPMENT CONSIDERED THE SAFE ACCESS FOR TRUCKS, SAFETY OF PEDESTRIANS AND SAFETY OF MOTOR VEHICLES USING MILLER AVENUE. IT WAS DETERMINED THAT THE BEST SOLUTION WAS TO ELIMINATE THE NEED FOR SOLID WASTE VEHICLES TO PROVIDE COLLECTION AT THE SITE. THE CITY'S SOLID WASTE RESOURCE MANAGEMENT PLAN IDENTIFIED CONTAINER SHARING AS A SOLUTION TO MANAGING TRASH AND RECYCLING DOWNTOWN. CONTAINER SHARING INCREASES COLLECTION EFFICIENCY, REDUCES THE COLLECTION OF PARTIALLY FILLED CONTAINERS, AND ALIGNS WITH SUSTAINABILITY FRAMEWORK GOALS. THE PROJECT PROPOSES TO SHARE THE DUMPSTERS AT THE 309 ASHLEY DEVELOPMENT DIRECTLY ADJACENT TO THE PROJECT SITE. AN EASEMENT AGREEMENT WILL BE PROVIDED TO ALLOW THE 212 MILLER PROJECT TO ACCESS AND USE THE 309 ASHLEY DUMPSTERS. ADDITIONAL INFORMATION IS PROVIDED ON THE LAYOUT SHEET.

### SHEET INDEX

|       |   |    |                                       |
|-------|---|----|---------------------------------------|
| SP-01 | COVER   | 1  | LOWER LEVEL GARAGE PLAN               |
| SP-02 | ALTA SURVEY   | 2  | FIRST FLOOR AND COURTYARD PLAN        |
| SP-03 | DEMOLITION PLAN   | 3  | SECOND FLOOR PLAN                     |
| SP-04 | LAYOUT PLAN   | 4  | THIRD FLOOR PLAN                      |
| SP-05 | NATURAL FEATURES OVERLAY                                      | 5  | ROOF AND MEZZANINE PLAN               |
| SP-06 | LANDSCAPE   | 6  | SOUTH BUILDING ELEVATION              |
| SP-07 | UTILITIES PLAN  | 6C | SOUTH COLOR ELEVATION                 |
| SP-08 | STORM WATER MANAGEMENT, GRADING AND SOIL EROSION CONTROL PLAN | 7  | EAST BUILDING ELEVATION               |
|       |   | 7C | EAST COLOR ELEVATION                  |
|       |   | 8  | NORTH BUILDING ELEVATION              |
|       |   | 8C | NORTH COLOR ELEVATION                 |
|       |   | 9  | WEST BUILDING ELEVATION               |
|       |   | 9C | WEST COLOR ELEVATION                  |
|       |   | 10 | BUILDING SECTION                      |
|       |   | 11 | RENDERED BUILDING PERSPECTIVE         |
|       |   | 12 | RENDERED BUILDING PERSPECTIVE         |
|       |   | 13 | PHOTOMETRICS PLAN                     |
| SP-09 | SITE DETAILS  | 14 | NATURAL FEATURES ALTERNATIVE ANALYSES |

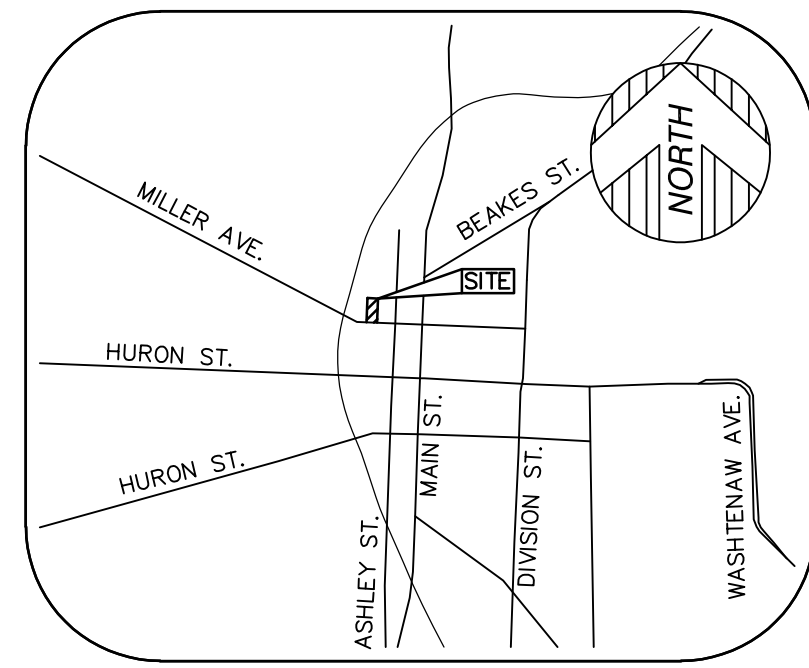
Macon Engineering, LLC.  
P.O. Box 314, Chelsea, MI 48118 734-216-9941

212 MILLER  
ANN ARBOR, MI  
SITE PLAN  
COVER



|           |          |
|-----------|----------|
| DATE      | 3-7-22   |
| SCALE     | 12-22-21 |
| SHEET NO. | 12-15-21 |
|           | N.T.S.   |
|           | SP-01    |

PRELIMINARY  
NOT FOR CONSTRUCTION



VICINITY MAP  
(NOT TO SCALE)

**PARCEL AREA**

8,721± SQUARE FEET = 0.20± ACRES

**BENCHMARKS**

**BENCHMARK #1**  
1/2" REBAR WITH CAP, SOUTH SIDE OF MILLER AVENUE.  
ELEVATION = 809.07' (NAVD 88)

**BENCHMARK #2**  
MAG NAIL IN SIDEWALK, NORTH SIDE OF MILLER AVENUE.  
ELEVATION = 800.33' (NAVD 88)

**SURVEYOR'S NOTE**

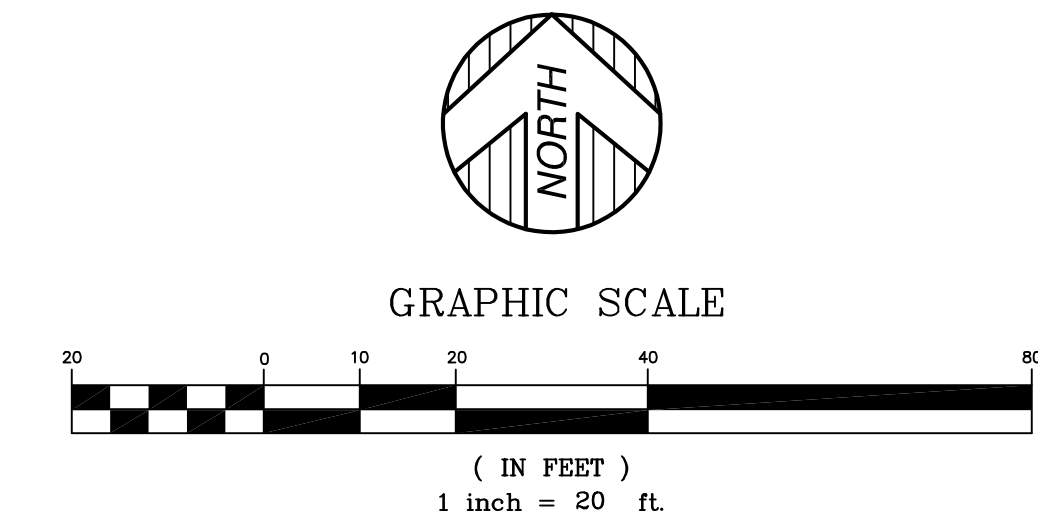
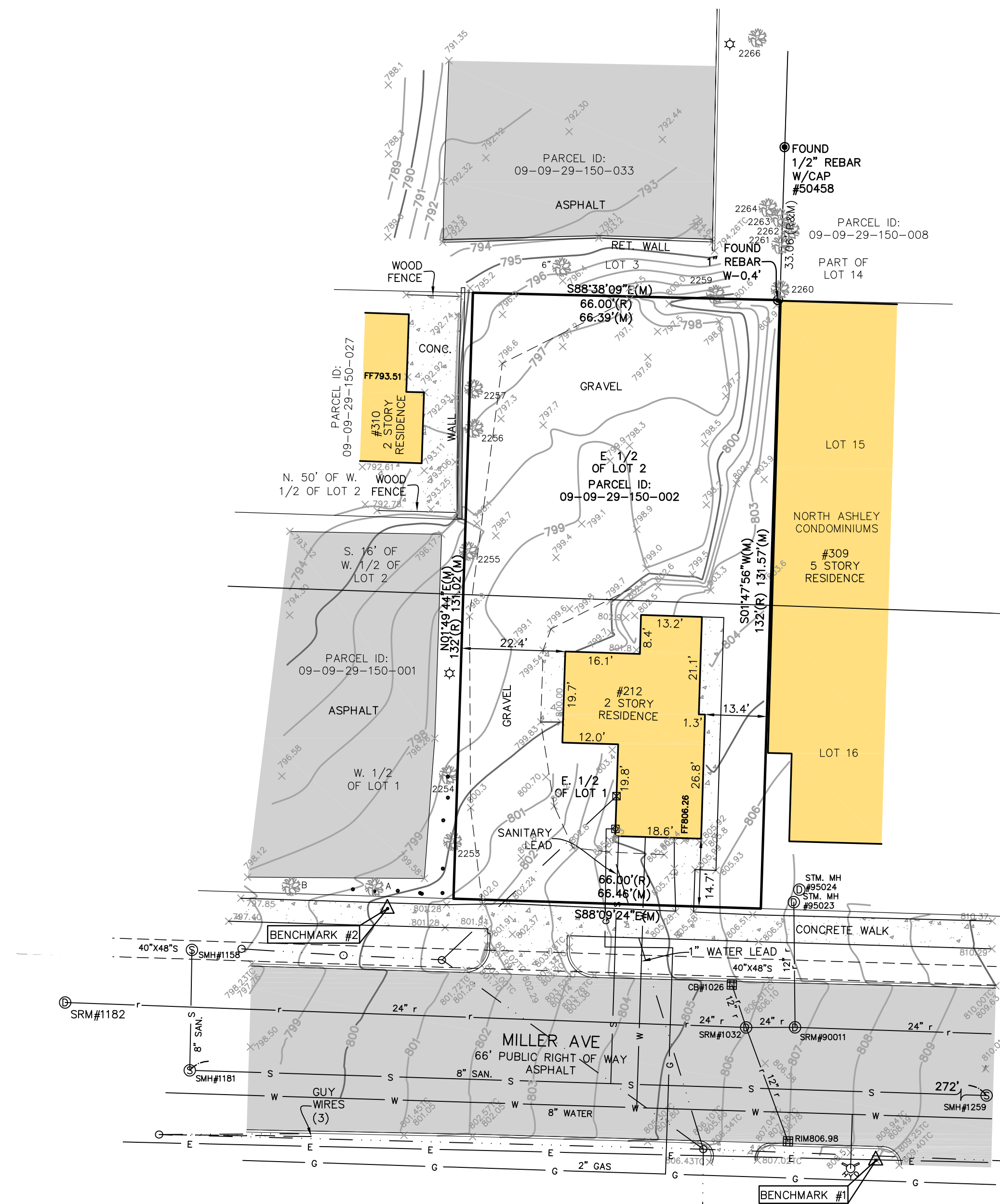
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND 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.

**LEGEND**

|         |                                    |
|---------|------------------------------------|
| ●       | SET 1/2" REBAR WITH CAP P.S. 47976 |
| ⊙       | FOUND MONUMENT (AS NOTED)          |
| (R&M)   | RECORD AND MEASURED DIMENSION      |
| (R)     | RECORD DIMENSION                   |
| (M)     | MEASURED DIMENSION                 |
| X 10.00 | GROUND ELEVATION                   |
| ⊗       | ELECTRIC METER                     |
| ○       | UTILITY POLE                       |
| ⊗       | GAS METER                          |
| ⊙       | SANITARY MANHOLE                   |
| ⊙       | SQUARE CATCH BASIN                 |
| ⊙       | STORM DRAIN MANHOLE                |
| ⊗       | FIRE HYDRANT                       |
| •       | BOLLARD                            |
| ☆       | LIGHTPOST/LAMP POST                |
| ⊙       | DECIDUOUS TREE (AS NOTED)          |
| ---     | PARCEL BOUNDARY LINE               |
| ---     | PLATTED LOT LINE                   |
| ---     | ADJOINER PARCEL LINE               |
| ---     | BUILDING                           |
| ---     | CONCRETE CURB                      |
| ---     | EDGE OF CONCRETE (CONC.)           |
| ---     | EDGE OF ASPHALT (ASPH.)            |
| X       | FENCE (AS NOTED)                   |
| ---     | WALL (AS NOTED)                    |
| ---     | OVERHEAD UTILITY LINE              |
| G       | GAS LINE                           |
| S       | SANITARY LINE                      |
| D       | STORM LINE                         |
| W       | WATER LINE                         |
| ---     | MINOR CONTOUR LINE                 |
| ---     | MAJOR CONTOUR LINE                 |
| ---     | BUILDING AREA                      |
| ---     | ASPHALT                            |
| ---     | CONCRETE                           |

**MANHOLE SCHEDULE**

- CATCH BASIN (CB#1026)**  
RIM=805.38'  
INV. 12" PIPE, S=799.88'
- STORM MANHOLE (SRM#1032)**  
RIM=806.08'  
INV. 12" PIPE, N=799.88'  
INV. 12" PIPE, SE=800.78'  
INV. 24" PIPE, E-W=798.58'
- SANITARY MANHOLE (SMH#1158)**  
RIM=797.36'  
INV. 8" VCP, S=786.36'  
INV. 48" PIPE, E-W=783.56'
- SANITARY MANHOLE (SMH#1181)**  
RIM=797.70'  
INV. 8" VCP, N=786.70'  
INV. 8" VCP, E=786.90'
- STORM MANHOLE (SRM#1182)**  
RIM=795.54'  
APPROXIMATE INVERT PER PLAN  
NOT ABLE TO VERIFY IN FIELD  
INV. 24" PIPE, E=789.54'
- SANITARY MANHOLE (SMH#1259)**  
RIM=816.50'  
INV. 8" VCP, E-W=808.60'
- STORM MANHOLE (SRM#90011)**  
RIM=806.65'  
INV. 12" PIPE, N=799.95'  
INV. 24" PIPE, E=798.80'  
INV. 24" PIPE, W=798.95'
- STORM MANHOLE (SRM#95023-95024)**  
RIM=807.17'  
SHARED CHAMBER  
INV. 12" PIPE, N=800.22'  
1/2" WEIR WALL = 801.77'  
INV. 12" PIPE, S=799.97'



**PROPERTY DESCRIPTION**

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

THE EAST 1/2 OF LOTS 1 AND 2, IN BLOCK 3 NORTH OF HURON STREET, RANGE 2 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

**TITLE REPORT NOTE**

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE ABSOLUTE TITLE INC. FILE NO. 86543, DATED JULY 15, 2019, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

NO SPECIFIC EASEMENTS LISTED

**SURVEYOR'S CERTIFICATION**

TO THOMAS FITZSIMMONS AND MICHAEL STAITI; AND ABSOLUTE TITLE, INC.:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 4, 5, 7A, 8, 9, AND 11 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 02/03/2021.

DATE OF PLAT OR MAP: 02/05/2021

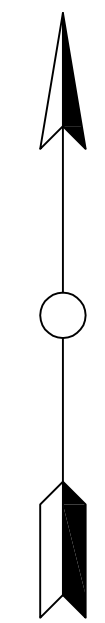
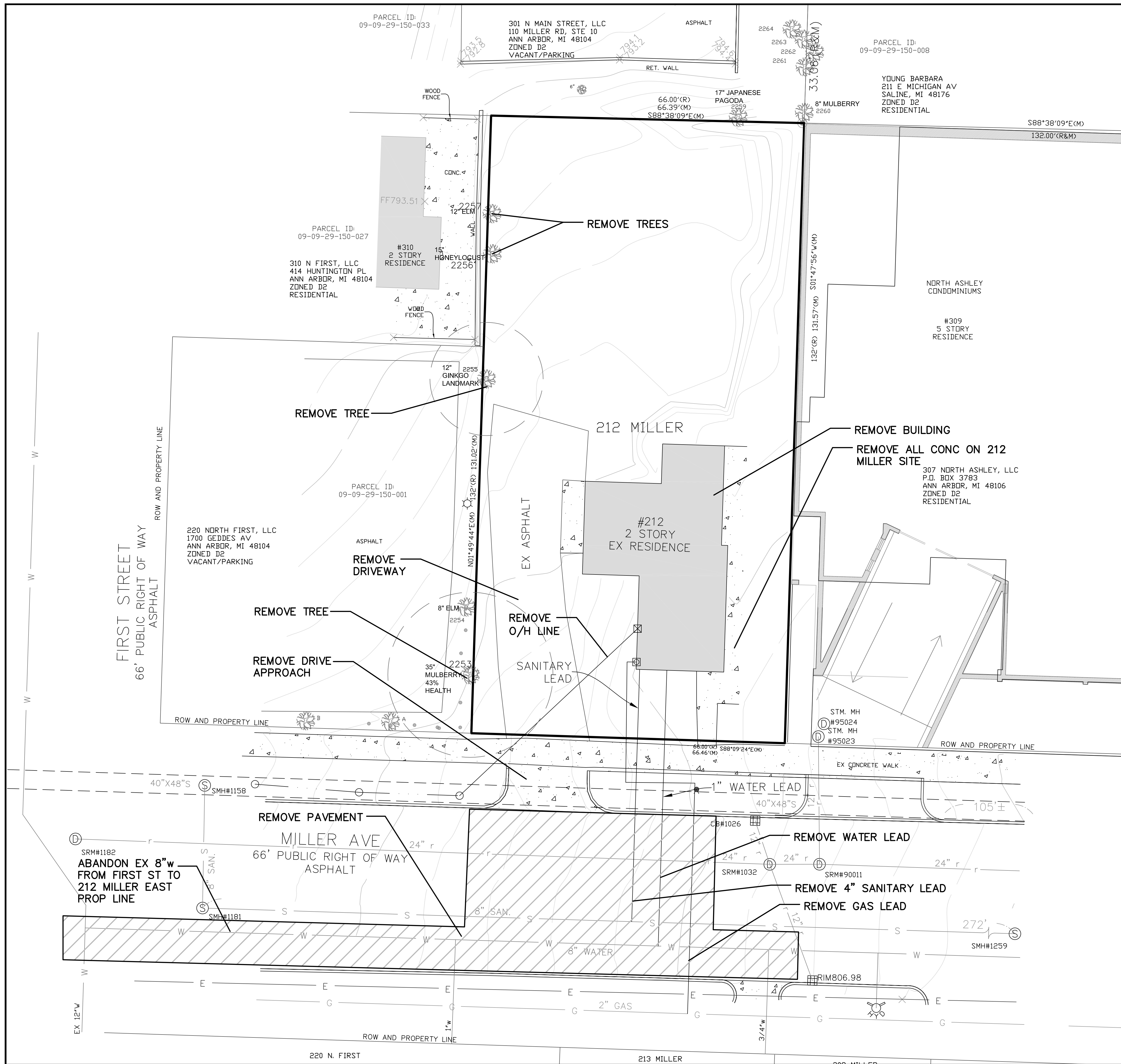
ANTHONY T. SYCKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976  
22556 GRATIOT AVE., EASTPOINTE, MI 48021  
TSycko@kemttec-survey.com



**ALTA / NSPS LAND TITLE SURVEY**  
PREPARED FOR: HURON CONTRACTING  
212 MILLER AVE., ANN ARBOR, MICHIGAN  
PART OF BLOCK 3 NORTH OF HURON STREET,  
RANGE 2 EAST

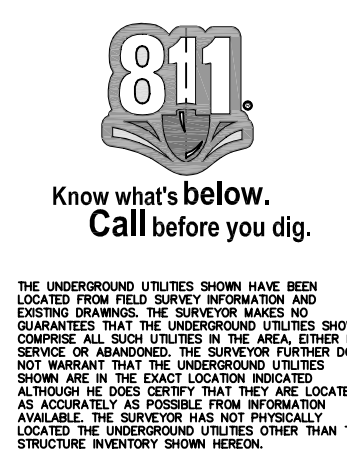
PROFESSIONAL ENGINEERING,  
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Detroit  
Eastpointe  
(800) 255-7222 (517) 765-0077 (734) 994-0888 (888) 694-0001  
www.kemttecgroupofcompanies.com

| REVISION | DATE     | BY  | DESCRIPTION                        |
|----------|----------|-----|------------------------------------|
| 4        | 12/13/21 | MRJ | REVISED PER REVIEW COMMENTS        |
| 3        | 11/04/21 | ATS | REVISED WEST BEARING               |
| 2        | 02/19/21 | MRJ | ADDED TREE NUMBERS PER TREE SURVEY |
| 1        | 02/09/21 | CMC | UPDATE PER REVIEW COMMENTS         |



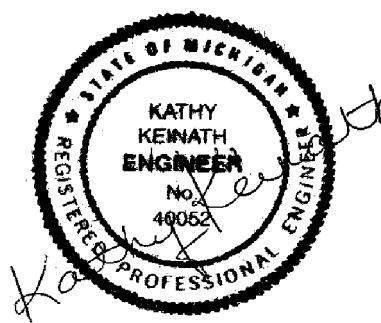
**LEGEND**

|      |                                    |
|------|------------------------------------|
| ○    | SET 1/2" REBAR WITH CAP P.S. 47976 |
| ⊙    | FOUND MONUMENT (AS NOTED)          |
| (RM) | RECORD AND MEASURED DIMENSION      |
| (M)  | RECORD DIMENSION                   |
| (M)  | MEASURED DIMENSION                 |
| ○    | GROUND ELEVATION                   |
| ⊙    | ELECTRIC METER                     |
| ⊙    | GAS METER                          |
| ⊙    | SANITARY MANHOLE                   |
| ⊙    | UTILITY POLE                       |
| ⊙    | SQUARE CATCH BASIN                 |
| ⊙    | STORM DRAIN MANHOLE                |
| ⊙    | FIRE HYDRANT                       |
| ⊙    | BILLIARD                           |
| ⊙    | LIGHTPOST/LAMP POST                |
| ⊙    | DECIDUOUS TREE (AS NOTED)          |
| ⊙    | PARCEL BOUNDARY LINE               |
| ⊙    | FLATTED LOT LINE                   |
| ⊙    | ADJACENT PARCEL LINE               |
| ⊙    | BUILDING                           |
| ⊙    | CONCRETE CURB                      |
| ⊙    | EDGE OF CONCRETE (CONC.)           |
| ⊙    | EDGE OF ASPHALT (ASPH.)            |
| ⊙    | FENCE (AS NOTED)                   |
| ⊙    | WALL (AS NOTED)                    |
| ⊙    | OVERHEAD UTILITY LINE              |
| ⊙    | GAS LINE                           |
| ⊙    | SANITARY LINE                      |
| ⊙    | STONE LINE                         |
| ⊙    | WATER LINE                         |
| ⊙    | MAJOR CONTOUR LINE                 |
| ⊙    | CONCRETE                           |
| ⊙    | PR STORM SEWER                     |
| ⊙    | PR SANITARY SEWER                  |
| ⊙    | PR WATER MAIN                      |
| ⊙    | PR SALT FENCE                      |
| ⊙    | PR TREE FENCE                      |
| ⊙    | PR INLET FILTER                    |
| ⊙    | PR CONCRETE                        |
| ⊙    | PR BRICK                           |
| ⊙    | PR CURB                            |
| ⊙    | PR CONTOUR LINE                    |
| ⊙    | PR SPOT GRADE                      |



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

212 MILLER  
 ANN ARBOR, MI  
 SITE PLAN  
 DEMOLITION PLAN



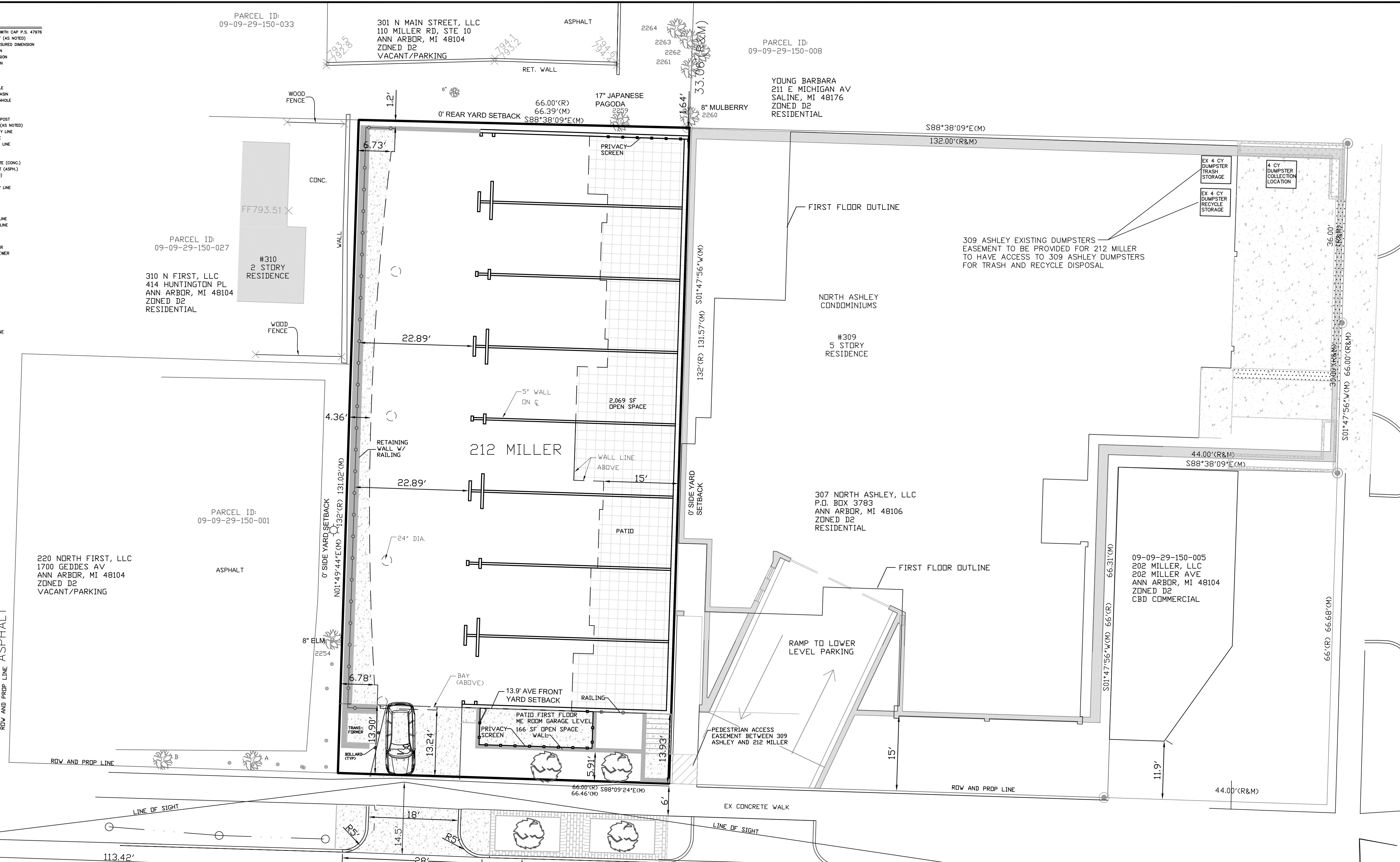
- NOTES:**
1. ALL EXISTING UNUSED UTILITY SERVICE LEADS ARE TO BE CUT AND CAPPED AT THE MAIN.
  2. REMOVE PAVEMENT AS DIRECTED BY THE CITY OF ANN ARBOR TO REMOVE/REPLACE CURB CUTS, REMOVE SERVICE LEADS AND CONSTRUCT PROPOSED UTILITIES.
  3. ALL STRUCTURES WITHIN INFLUENCE OF CONSTRUCTION ARE TO BE ADJUSTED TO MATCH PROPOSED GRADES.
  4. EXISTING WATER LEADS ARE TO BE TRANSFERRED TO THE PROPOSED WATERMAIN IN MILLER AVE.
  4. PAVEMENT RESTORATION SHALL BE AS DIRECTED IN THE FIELD BY THE CITY OF ANN ARBOR.
  5. THE CITY STANDARD SPECIFICATIONS, DIVISION 5, SECTION 2A, STATES IF PAVEMENT REMOVALS WILL RESULT IN LESS THAN FIVE FEET WIDE FROM THE PATCH TO THE LANE LINE, CUTTER EDGE-OF-METAL, OR EXISTING PATCH, THIS EXISTING PAVEMENT SHALL ALSO BE REMOVED TO THE LANE LINE, GUTTER EDGE-OF-METAL, OR EXISTING PATCH. THE FINAL LIMITS OF RESTORATION WILL BE DETERMINED IN THE FIELD.

NOT FOR CONSTRUCTION

|           |        |
|-----------|--------|
| DATE      | 3-7-22 |
| SCALE     | 1"=10' |
| SHEET NO. | SP-03  |

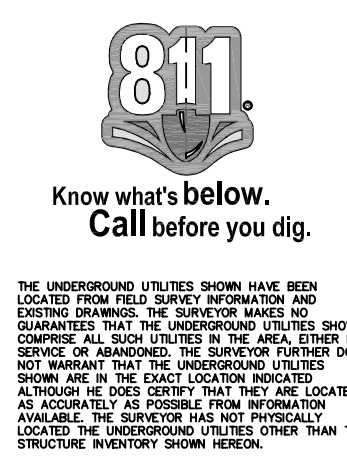
**LEGEND**

|                                    |
|------------------------------------|
| SET 1/2" REBAR WITH CAP P.S. 47976 |
| FOUND MONUMENT (AS NOTED)          |
| RECORD AND MEASURED DIMENSION      |
| RECORD DIMENSION                   |
| MEASURED DIMENSION                 |
| GROUND ELEVATION                   |
| ELECTRIC METER                     |
| UTILITY POLE                       |
| GAS METER                          |
| SANITARY MANHOLE                   |
| SQUARE CATCH BASIN                 |
| STORM DRAIN MANHOLE                |
| FIRE HYDRANT                       |
| BOLLARD                            |
| LIGHTPOST/LAMP POST                |
| DECIDUOUS TREE (AS NOTED)          |
| PARCEL BOUNDARY LINE               |
| PLATTED LOT LINE                   |
| ADJACENT PARCEL LINE               |
| BUILDING                           |
| CONCRETE CURB                      |
| EDGE OF CONCRETE (CONC.)           |
| EDGE OF ASPHALT (ASPH.)            |
| FENCE (AS NOTED)                   |
| WALL (AS NOTED)                    |
| OVERHEAD UTILITY LINE              |
| GAS LINE                           |
| SANITARY LINE                      |
| STORM LINE                         |
| WATER LINE                         |
| MINOR CONTOUR LINE                 |
| MAJOR CONTOUR LINE                 |
| CONCRETE                           |
| 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                    |
| 700.00 X                           |
| PR SPOT GRADE                      |



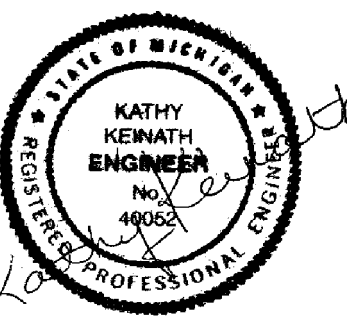
- LAYOUT NOTES:**
- AVERAGE FRONT SETBACK:  
202 MILLER 11.9 FT.  
309 N. ASHLEY 15 FT.  
220 MILLER (VACANT, THEREFORE UTILIZES MINIMUM FOR DISTRICT) 15 FT.  
 $(11.9+15+15)/3 = 13.9$  FT.
  - CLASS A BICYCLE PARKING PROVIDED IN GARAGES
  - FUTURE WORK IN MILLER ROAD BY THE DDA IS SUBJECT TO CHANGE. CONSTRUCTION DOCUMENTS ARE NOT YET AVAILABLE FOR THIS WORK.
  - CONSTRUCTION BY THE DDA IS ANTICIPATED TO BE IN THE SUMMER OF 2022.
  - REFER TO DETAIL SHEET FOR SIGHT LINE PROFILES.

**SOLID WASTE MANAGEMENT PLAN:**  
THE SOLID WASTE MANAGEMENT PLAN FOR THE 212 MILLER PROJECT PROPOSES TO HAVE A TRASH AND RECYCLE 96 GAL CONTAINER LOCATED IN EACH OF THE UNITS GARAGE. THE CONTAINERS WOULD BE COLLECTED ONCE A WEEK BY THE HOME OWNER'S ASSOCIATION (HOA). THE CONTAINERS WILL BE TRANSPORTED BY A TRUCK OR VAN TO THE PROPERTY AT 309 ASHLEY STREET. A PERMANENT EASEMENT WOULD BE PROVIDED TO ALLOW THE 212 MILLER HOA TO ACCESS AND UTILIZE THE EXISTING DUMPSTERS AT 309 ASHLEY STREET. THERE IS CURRENTLY ONE 4CY TRASH AND ONE 4CY RECYCLING DUMPSTER AT THE 309 ASHLEY SITE. THE DUMPSTERS ARE CURRENTLY UNDER-UTILIZED AND ROLLED OUT FOR PICK UP ON COLLECTION DAYS AS WAS APPROVED BY THE 309 ASHLEY SITE PLAN SP18-017. 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 EXISTING DUMPSTERS AT THE 309 ASHLEY SITE HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE ADDITIONAL TRASH AND RECYCLABLES. IF ADDITIONAL CAPACITY IS NEEDED, THEN ADDITIONAL COLLECTIONS COULD BE INCREASED PER WEEK.



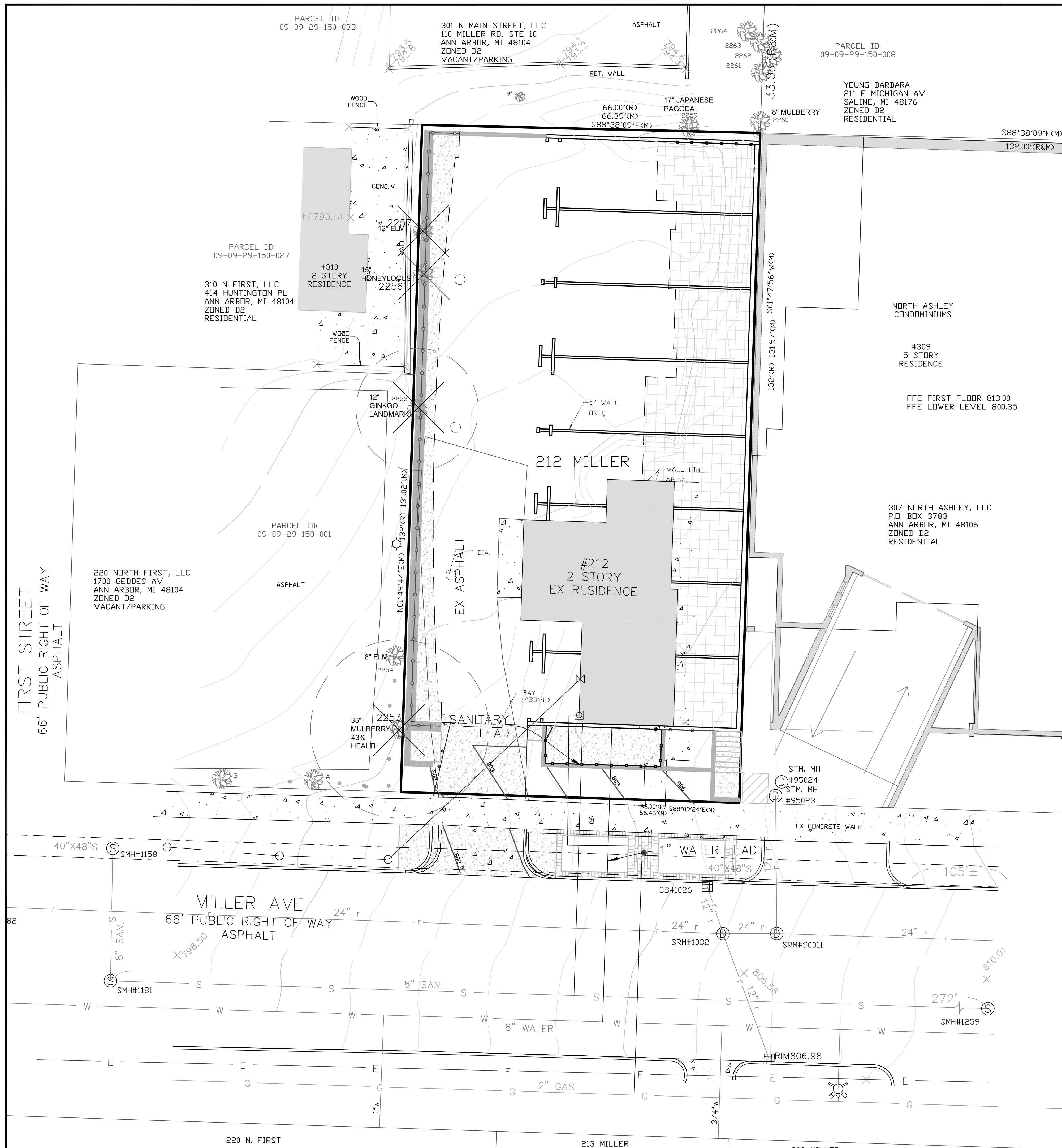
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P.O. Box 314, Chelsea, MI 48118 734-216-9941

212 MILLER  
ANN ARBOR, MI  
SITE PLAN  
LAYOUT



|           |          |
|-----------|----------|
| DATE      | 3-7-22   |
| DATE      | 12-22-21 |
| DATE      | 12-15-21 |
| SCALE     | 1"=10'   |
| SHEET NO. | SP-04    |

NOT FOR CONSTRUCTION



**NATURAL FEATURES:**  
 THERE ARE TWO EXISTING LANDMARK TREES ON THE SITE. ONE IS A 35" MULBERRY (#2253). THE OTHER IS A 12" GINKGO (#2255). THESE TREES ARE IDENTIFIED ON THE EXISTING CONDITIONS PLAN. THE DEMOLITION SHEET IDENTIFIES ALL TREES THAT ARE TO BE REMOVED AND INDICATED THE TREES THAT MEET THE LANDMARK TREE CRITERIA. THE TREES THAT NEED TO BE REMOVED IN THIS AREA HAVE BEEN MINIMIZED AND MITIGATION HAS BEEN PROVIDED AS SHOWN ON THE LANDSCAPING SHEET. TREE PROTECTION FENCING HAS BEEN PROVIDED AROUND ALL OF THE TREES THAT ARE PROPOSED TO BE SAVED. THE SITE SLOPES ALONG THE NORTHERN SIDE OF THE PROPERTY. HOWEVER, THESE SLOPES DO NOT MEET THE DEFINITION OF A STEEP SLOPE THAT IS DEFINED IN THE UNIFIED DEVELOPMENT CODE. THIS AREA WAS ALSO PREVIOUSLY DISTURBED BY THE ORIGINAL DEVELOPMENT OF THE PROPERTY PRIOR TO THIS PROPOSED PROJECT AND HAS EXISTING RETAINING WALLS AND PAVEMENT.

THE 35" MULBERRY TREE WAS FOUND TO BE IN POOR CONDITION SCORING 43% PRIMARILY DUE TO A SPLIT TRUNK. THE TREE WAS DETERMINED TO BE A HAZARD AND DOES NOT REQUIRE MITIGATION.

THE 12" GINKGO WAS FOUND TO BE IN FAIR CONDITION SCORING 67% AND WILL REQUIRE MITIGATION. THE PROJECT PROPOSES TO PROVIDE TWO 3" DIAMETER TREES ON THE SITE TO MEET THE MITIGATION REQUIREMENT.

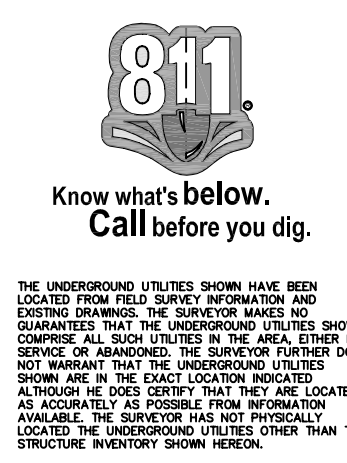
TWO ALTERNATIVE ANALYSES HAVE BEEN PROVIDED BY THE ARCHITECT. ALTERNATIVE 1 CONSIDERED A LARGER BUILDING FOOTPRINT THAN THE BUILDING THAT IS PROPOSED WITH THIS SITE PLAN SUBMITTAL. THE ALTERNATIVE 1 BUILDING HAD A LARGER BUILDING FOOTPRINT THAT WOULD HAVE ALSO REQUIRED THE REMOVAL OF THE 12" GINKGO. ALTERNATIVE 2 CONSIDERED A TALLER BUILDING WITH PARKING IN THE REAR OF THE SITE. THIS ALTERNATIVE WOULD HAVE ALSO REQUIRED REMOVAL OF THE 12" GINKGO.

THE SELECTED ALTERNATIVE PROPOSED BY THIS SITE PLAN SHOWS A SMALLER BUILDING FOOTPRINT THAT WOULD BE ALLOWED UNDER THE D2 ZONING. THE D2 ZONING ALLOWS FOR ZERO FT (0') ALONG THE SIDE AND REAR PROPERTY LINES. THE SELECTED ALTERNATIVE PROVIDES MORE SETBACK THAN IS ALLOWED HOWEVER THE 12" GINKGO'S CRITICAL ROOT ZONE WILL STILL BE IMPACT TO THE EXTENT THAT MITIGATION IS REQUIRED.

**TREE INVENTORY for: 212 Miller Avenue, City of Ann Arbor, Michigan**

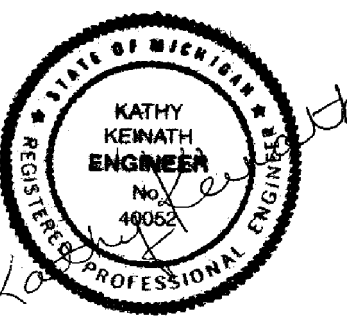
| Tree # | Stem | Botanical Name                       | Common Name           | Condition | Comments  | Health Score (sp = species, c = condition) (L) | Landmark  |
|--------|------|--------------------------------------|-----------------------|-----------|---|--|-----------|
| 2253   | 35   | <i>Morus spp.</i>                    | Mulberry              | poor      | - HAZARD - Large split between trunks                           | 43%  | N (c)     |
| 2254   | 8    | <i>Ulmus spp.</i>                    | Elm                   | fair      | - Poor crotch   |  |           |
| 2255   | 12   | <i>Ginkgo biloba</i>                 | Ginkgo                | fair      | - Scared trunk  | 67%  | L         |
| 2256   | 15   | <i>Gleditsia triacanthos inermis</i> | Thornless Honeylocust | fair      | - Epicormic branching   |  |           |
| 2257   | 12   | <i>Ulmus spp.</i>                    | Elm                   | good      |   |  |           |
| 2259   | 17   | <i>Styphnolobium japonicum</i>       | Japanese Pagodatree   | fair      | - Dead branches   | 67%  | N (c)     |
| 2260   | 8    | <i>Morus spp.</i>                    | Mulberry              | poor      | - More than half of crown missing & leaning                     | 40%  | N (c)     |
| 2261   | 18   | <i>Catalpa spp.</i>                  | Catalpa               | poor      | - Severe rot & missing bark high on trunk                       | 47%  | N (sp, c) |
| 2262   | 11   | <i>Acer negundo</i>                  | Boxelder              | poor      | - HAZARD - 90% dead, rotten trunk, & fallen on neighboring tree | 20%  | N (c)     |
| 2263   | 11   | <i>Ailanthus altissima</i>           | Tree of Heaven        | fair      | - Contorted crown   |  | N (sp)    |
| 2264   | 7    | <i>Ailanthus altissima</i>           | Tree of Heaven        | fair      | - Contorted crown   |  | N (sp)    |
| A      | 13   | <i>Gleditsia triacanthos inermis</i> | Thornless Honeylocust | poor      | - Severe utility pruned   | 43%  | N (c)     |
| B      | 11   | <i>Gleditsia triacanthos inermis</i> | Thornless Honeylocust | poor      | - Severe utility pruned   | 47%  | N (c)     |

- LEGEND**
- SET 1/2" REBAR WITH CAP P.S. 47976
  - FOUND MONUMENT (AS NOTED)
  - RECORD AND MEASURED DIMENSION
  - RECORD DIMENSION
  - MEASURED DIMENSION
  - GROUND ELEVATION
  - ELECTRIC METER
  - UTILITY POLE
  - GAS METER
  - SANITARY MANHOLE
  - SQUARE CATCH BASIN
  - STORM DRAIN MANHOLE
  - FIRE HYDRANT
  - BOLLARD
  - LIGHTPOST/LAMP POST
  - DECIDUOUS TREE (AS NOTED)
  - PARCEL BOUNDARY LINE
  - PLATTED LOT LINE
  - ADJACENT PARCEL LINE
  - BUILDING
  - CONCRETE CURB
  - EDGE OF CONCRETE (CONC)
  - EDGE OF ASPHALT (ASPH)
  - FENCE (AS NOTED)
  - WALL (AS NOTED)
  - OVERHEAD UTILITY LINE
  - GAS LINE
  - SANITARY LINE
  - STORM LINE
  - WATER LINE
  - MINOR CONTOUR LINE
  - MAJOR CONTOUR LINE
  - CONCRETE
  - 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 X PR CONTOUR LINE
  - 700.00 X PR SPOT GRADE



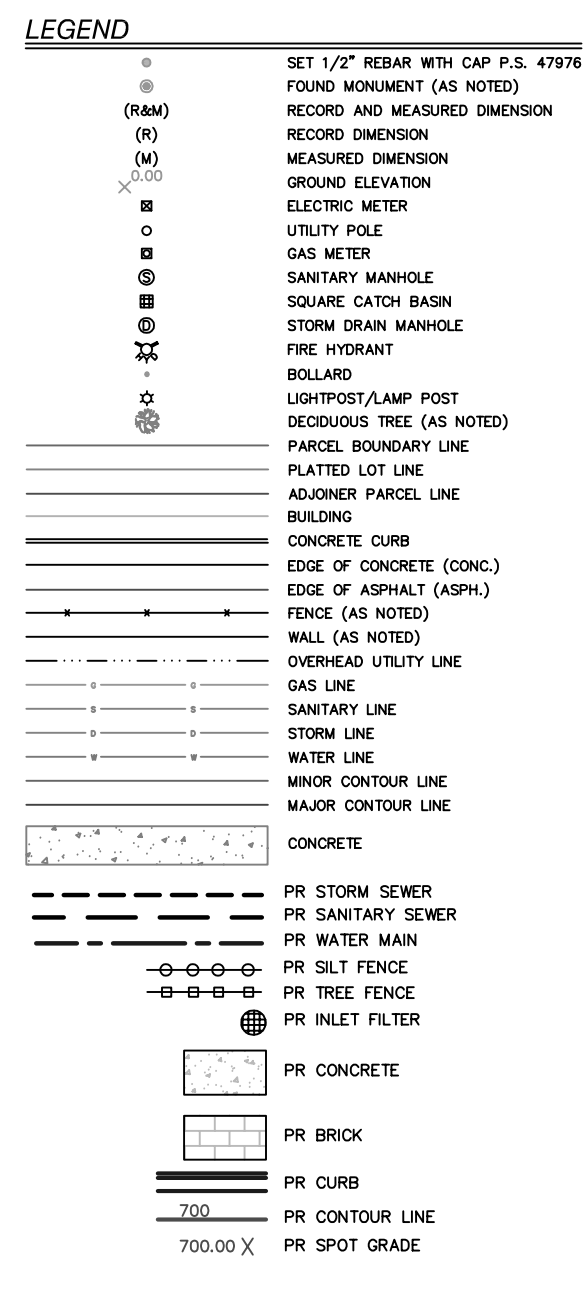
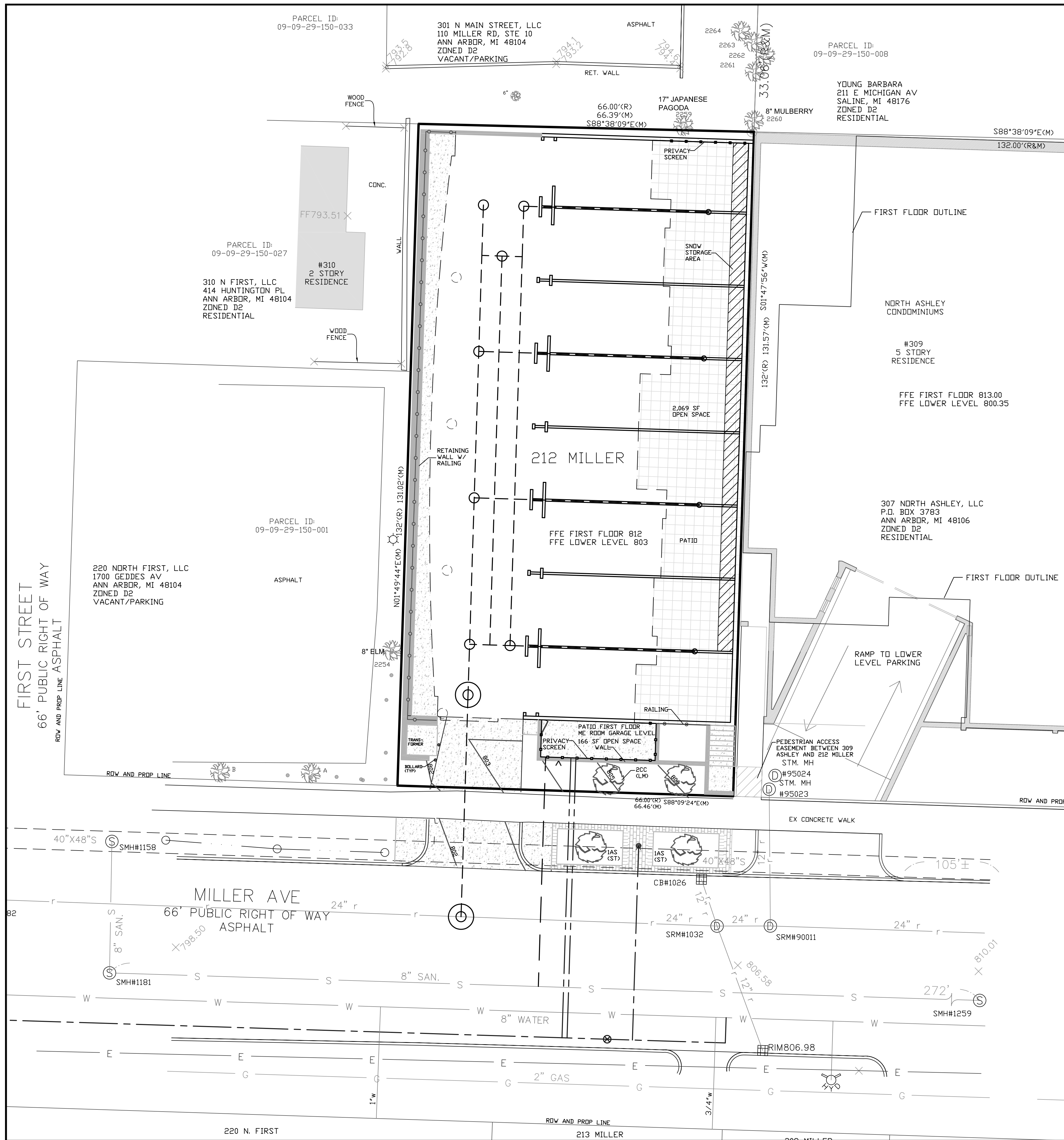
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 P.O. Box 314, Chelsea, MI 48118 734-216-9941

212 MILLER ANN ARBOR, MI  
 NATURAL FEATURES AND NATURAL FEATURES OVERLAY



NOT FOR CONSTRUCTION

3-7-22  
 DATE 12-22-21  
 12-15-21  
 SCALE 1"=10'  
 SHEET NO. SP-05



**LANDSCAPE NOTES:**

1. SNOW REMOVAL IN THE LOWER LEVEL GARAGE AREA IS EXPECTED TO BE MINIMAL AS THE MAJORITY OF THE LOWER LEVEL IS COVERED BY THE BUILDING.
2. ANY SNOW IN THE LOWER LEVEL GARAGE AREA WILL BE HAULED FROM THE SITE.
3. SNOW STORAGE IS PROVIDED ON THE FIRST FLOOR COURTYARD AREA. HOWEVER, IT IS ANTICIPATED THAT SNOW WILL ALSO BE HAULED FROM THE SITE FOR THIS AREA.
4. ALL SPECIES DEVIATIONS FROM THE APPROVED SITE PLAN MUST BE APPROVED AHEAD OF TIME IN WRITING BY THE CITY OF ANN ARBOR.
5. ALL DEAD, DISEASED AND DYING VEGETATION WILL BE REPLACED THE FOLLOWING PLANTING SEASON IN PERPETUITY AS A CONTINUING OBLIGATION OF THIS SITE PLAN.

**PARKS CONTRIBUTION:**  
 8 DWELLING UNITS \* 0.0125 ACRES \*  
 \$50,000/ACRE = \$5,000

**LANDSCAPE REQUIREMENT CHART**

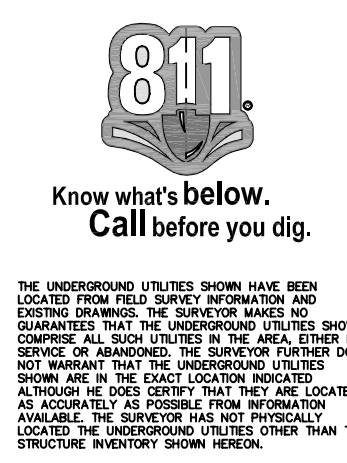
|  | Required | Existing | Proposed | Total |
|--|----------|----------|----------|-------|
| <b>STREET TREE REQUIREMENTS</b>                            |          |          |          |       |
| Street frontage  | 66.46 ft | 1.5      | 0        | 2     |
| Rate is 1 tree per 45 LF                                   |          |          |          | 2     |
| Street Tree Escrow \$1.30 per LF of street frontage        | 66.46 ft | \$86.40  |          |       |
| <b>LANDMARK TREE MITIGATION</b>                            |          |          |          |       |
| 12" Ginkgo Replacements @ 3 cal Tree No. 2255              | 2        | 0        | 2        | 2     |
| <b>Conflicting Land Use Buffer</b>                         | None     | None     | None     | None  |
| Vehicular Use Area   | None     | None     | None     | None  |
| Interior Landscape Areas Pertaining to Vehicular Use Areas | None     | None     | None     | None  |
| Right-of-way Screening                                     | None     | None     | None     | None  |

**PLANT LIST**

| KEY | QTY | SPECIES                       | SIZE     | SPECS | NATIVES | CATEGORY         |
|-----|-----|-------------------------------|----------|-------|---------|------------------|
| AS  | 2   | Amelanchier spp. Serviceberry | 2.5" cal | B&B   | Native  | Street Tree (ST) |
| CC  | 2   | Cercis canadensis Redbud      | 3" cal   | B&B   | Native  | Land Mark (LM)   |

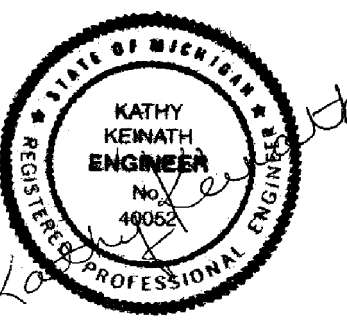
**LANDSCAPING SPECIFICATIONS:**

1. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIAL IS TO BE REPLACED WITHIN ONE YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD, AS A CONTINUING OBLIGATION FOR THE DURATION OF THE SITE PLAN.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES. CANOPY AND EVERGREEN TREES SHALL NOT BE PLANTED WITHIN 15 FEET OF THE SANITARY SEWER.
3. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROXIMATELY 1/3 OF THE ROOT BALL ABOVE THE GRADE.
4. REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS.
5. PEEL BACK THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE ANY BURLAP AROUND TREE TRUNKS.
6. ALL LANDSCAPE AREAS SHALL BE EXCAVATED OF ALL BUILDING/CONSTRUCTION MATERIAL AND POOR SOILS TO A DEPTH OF 18"-24" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL. APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.
7. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
8. ALL DISTURBED UNPAVED AREAS ARE TO BE RESTORED. AREAS OF INDIVIDUAL TREES ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES SHREDDED HARDWOOD BARK. LAWN TREES ARE TO BE MULCHED WITH A 4" DIAMETER SHREDDED BARK RING. BARK IS TO BE PULLED AWAY FROM THE TRUNK OF TREES LEAVING A 3" CLEAR AREA AROUND THE TRUNK.
9. ANY PLANT SUBSTITUTIONS SHALL HAVE PRIOR CITY APPROVAL.
10. TOPSOIL SHALL BE REMOVED FROM STOCKPILES AND SPREAD IN THE AREAS SHOWN ON THE PLANS. THE DEPTH OF TOPSOIL SHALL BE A MINIMUM OF 4 INCHES IN LAWN AREAS AND A MINIMUM OF 8 INCHES IN LANDSCAPE PLANTING AREAS.
11. AFTER THE TOPSOIL IS IN PLACE IT SHALL BE FINE GRADED REMOVING ALL ROOTS, STICKS, STONES AND DEBRIS GREATER THAN 2 INCHES IN ANY DIMENSION. THE TOPSOIL SHALL BE FINE GRADED TO THE LINES AND GRADES SHOWN ON THE PLANS.
12. THE TOPSOIL SOIL SHALL HAVE A PH OF 5.5 TO 7.6 AND AN ORGANIC CONTENT OF 3 TO 20%. THE GRADATION OF THE TOPSOIL SHALL BE 100% PASSING 2 INCH SIEVE, 85 TO 100% PASSING THE 1 INCH SIEVE, 65 TO 100% PASSING THE 1/4 INCH SIEVE AND 20 TO 80% PASSING THE NO. 200 SIEVE.
13. WATER LAWN AREAS AS NEEDED TO PROMOTE GROWTH. THE CONTRACTOR WILL BE RESPONSIBLE TO WATER, RESEED OR WORK WHEN NECESSARY TO INSURE THE GROWTH OF THE LAWN UNTIL A COMPLETE AND UNIFORM STAND OF GRASS HAS GROWN AND BEEN CUT AT LEAST TWICE. EACH TREE AND SHRUBS SHALL BE WATERED WITH 5 GALLONS OF WATER ONE TIME PER WEEK, UNLESS ONE INCH OF RAIN HAS FALLEN THAT WEEK, FOR THE FIRST GROWING SEASON.
14. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL AREAS NOT RECEIVING STRUCTURES, PAVEMENT, RIP RAP, LANDSCAPING OR OTHER IMPROVEMENTS OR FUTURE IMPROVEMENTS SHALL BE CONSIDERED LAWN AREAS AND RECEIVE TOPSOIL AND SEEDING.
15. PLANTINGS SHALL BE SUPPLIED IN GOOD HEALTH, VIGOROUS, AND FREE OF INSECTS, LARVAE, EGGS, DEFECTS AND DISEASE.
16. PLANTING BEDS SHALL BE PREPARED BY LOOSENING THE TOP 1 FOOT OF TOPSOIL. PLANTS SHALL BE LOCATED PER THE PLANS. THE HOLES SHALL BE EXCAVATED WITH THE CENTER SLIGHTLY HIGHER TO PROMOTE DRAINAGE. BERM AROUND PLANTS TO FORM A BOWL SHAPE.
17. 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; PLEASE INCLUDE AN ADDITIONAL NOTE STATING THAT APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.



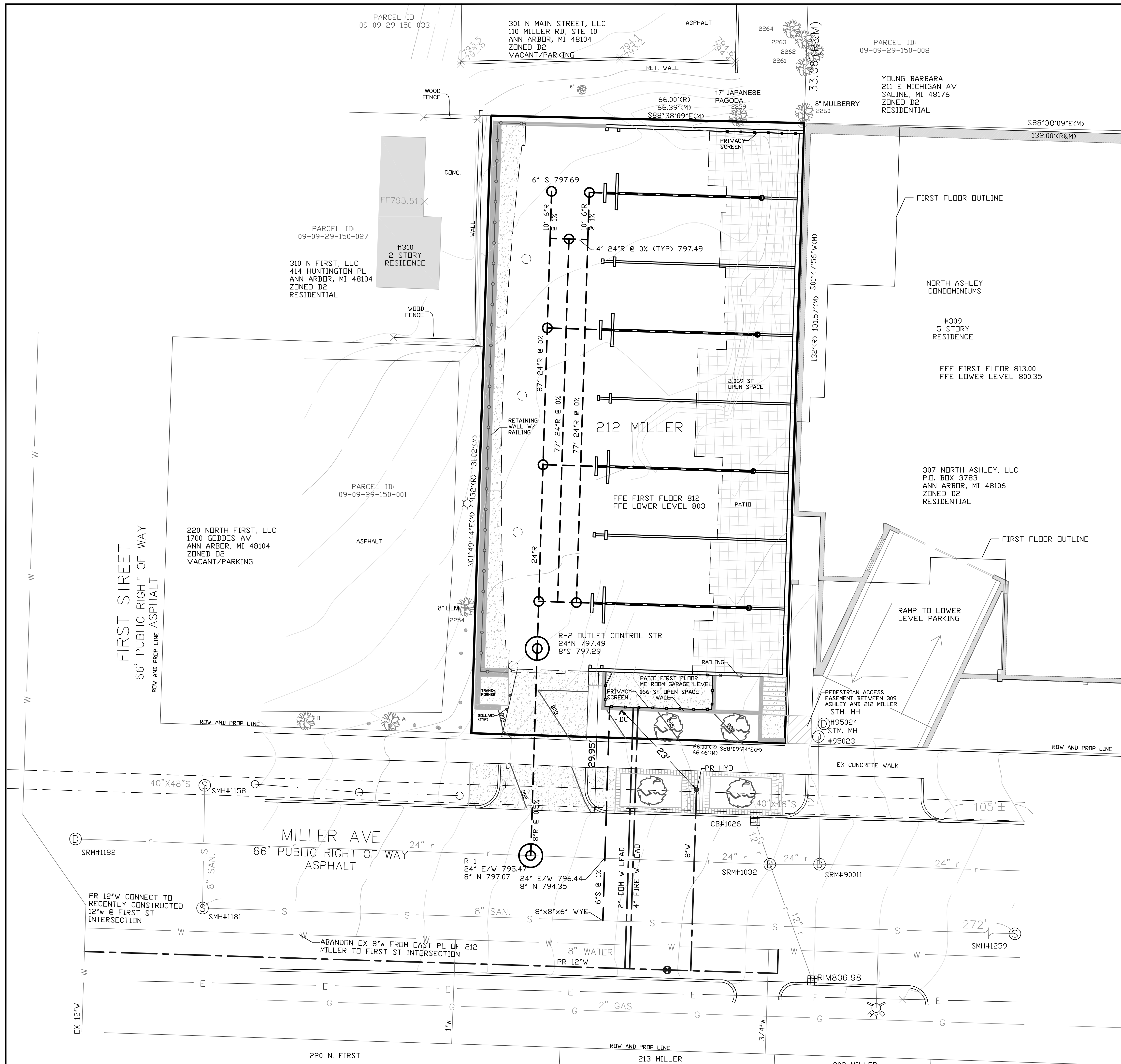
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212 MILLER  
 ANN ARBOR, MI  
 SITE PLAN  
 LANDSCAPE



|           |          |
|-----------|----------|
| DATE      | 3-7-22   |
| DATE      | 12-22-21 |
| DATE      | 12-15-21 |
| SCALE     | 1"=10'   |
| SHEET NO. | SP-06    |

NOT FOR CONSTRUCTION



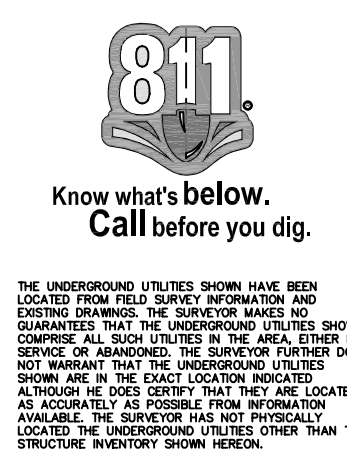
**LEGEND**

|       |                                    |
|-------|------------------------------------|
| ○     | SET 1/2" REBAR WITH CAP P.S. 47976 |
| ○     | FOUND MONUMENT (AS NOTED)          |
| (R&M) | RECORD AND MEASURED DIMENSION      |
| (R)   | RECORD DIMENSION                   |
| (M)   | MEASURED DIMENSION                 |
| ○     | GROUND ELEVATION                   |
| ⊕     | ELECTRIC METER                     |
| ○     | UTILITY POLE                       |
| ○     | GAS METER                          |
| ○     | SANITARY MANHOLE                   |
| ○     | SQUARE CATCH BASIN                 |
| ○     | STONE DRAIN MANHOLE                |
| ○     | FIRE HYDRANT                       |
| ○     | BOLLARD                            |
| ○     | LIGHTING/LAMP POST                 |
| ○     | DECIDUOUS TREE (AS NOTED)          |
| ---   | PARCEL BOUNDARY LINE               |
| ---   | PLATTED LOT LINE                   |
| ---   | ADJONER PARCEL LINE                |
| ---   | BUILDING                           |
| ---   | CONCRETE CURB                      |
| ---   | EDGE OF CONCRETE (CONC.)           |
| ---   | EDGE OF ASPHALT (ASPH.)            |
| ---   | FENCE (AS NOTED)                   |
| ---   | WALL (AS NOTED)                    |
| ---   | OVERHEAD UTILITY LINE              |
| ---   | GAS LINE                           |
| ---   | SANITARY LINE                      |
| ---   | STORM LINE                         |
| ---   | WATER LINE                         |
| ---   | MINOR CONTOUR LINE                 |
| ---   | MAJOR CONTOUR LINE                 |
| ---   | CONCRETE                           |
| ---   | PR STORM SEWER                     |
| ---   | PR SANITARY SEWER                  |
| ---   | PR WATER MAIN                      |
| ---   | PR SALT FENCE                      |
| ---   | PR TREE FENCE                      |
| ---   | PR INLET FILTER                    |
| ---   | PR CONCRETE                        |
| ---   | PR BRICK                           |
| ---   | PR CURB                            |
| ---   | PR CONTOUR LINE                    |
| ---   | PR SPOT GRADE                      |

**SANITARY SEWER MITIGATION CALCULATIONS**

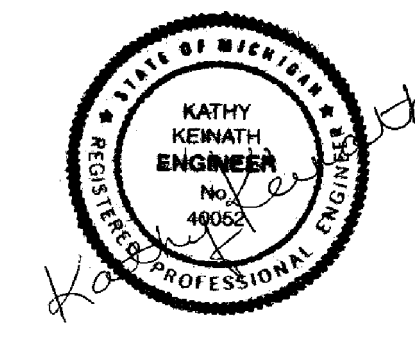
| Existing                               |                     |
|--|---------------------|
| Single Family residence                | 1                   |
| Design Dry Weather Flow Rate           | 300 gpd/unit        |
| <b>Total Existing Dry Weather Flow</b> | <b>300 gpd</b>      |
| Proposed                               |                     |
| Residential Units over 1200 sf         | 6                   |
| Design Dry Weather Flow Rate           | 300 gpd/unit        |
| Residential Units 601 to 1200 sf       | 2                   |
| Design Dry Weather Flow Rate           | 250 gpd/unit        |
| Parking Spaces                         | 8                   |
| Design Dry Weather Flow Rate           | 27 gpd/space        |
| <b>Total Proposed Dry Weather Flow</b> | <b>2,516 gpd</b>    |
| Peaking Factor                         | 4                   |
| System Recovery Factor                 | 10%                 |
| <b>Flow to be mitigated</b>            | <b>9,750.40 gpd</b> |
| <b>Flow to be mitigated</b>            | <b>7 gpm</b>        |

- NOTES:
1. THE BUILDING HAS A FIRE SUPPRESSION SYSTEM
  2. NO FIRE WALLS EXISTS BETWEEN UNITS
  3. NO BOOSTER PUMPS ARE PROPOSED FOR THE BUILDING'S WATER SERVICE
  4. ALL EXISTING UTILITY LEADS ARE TO BE ABANDONED AT THE MAIN.
  5. INTERIOR GARAGE FLOOR DRAINS ARE TO BE CONNECTED TO THE SANITARY SEWER.



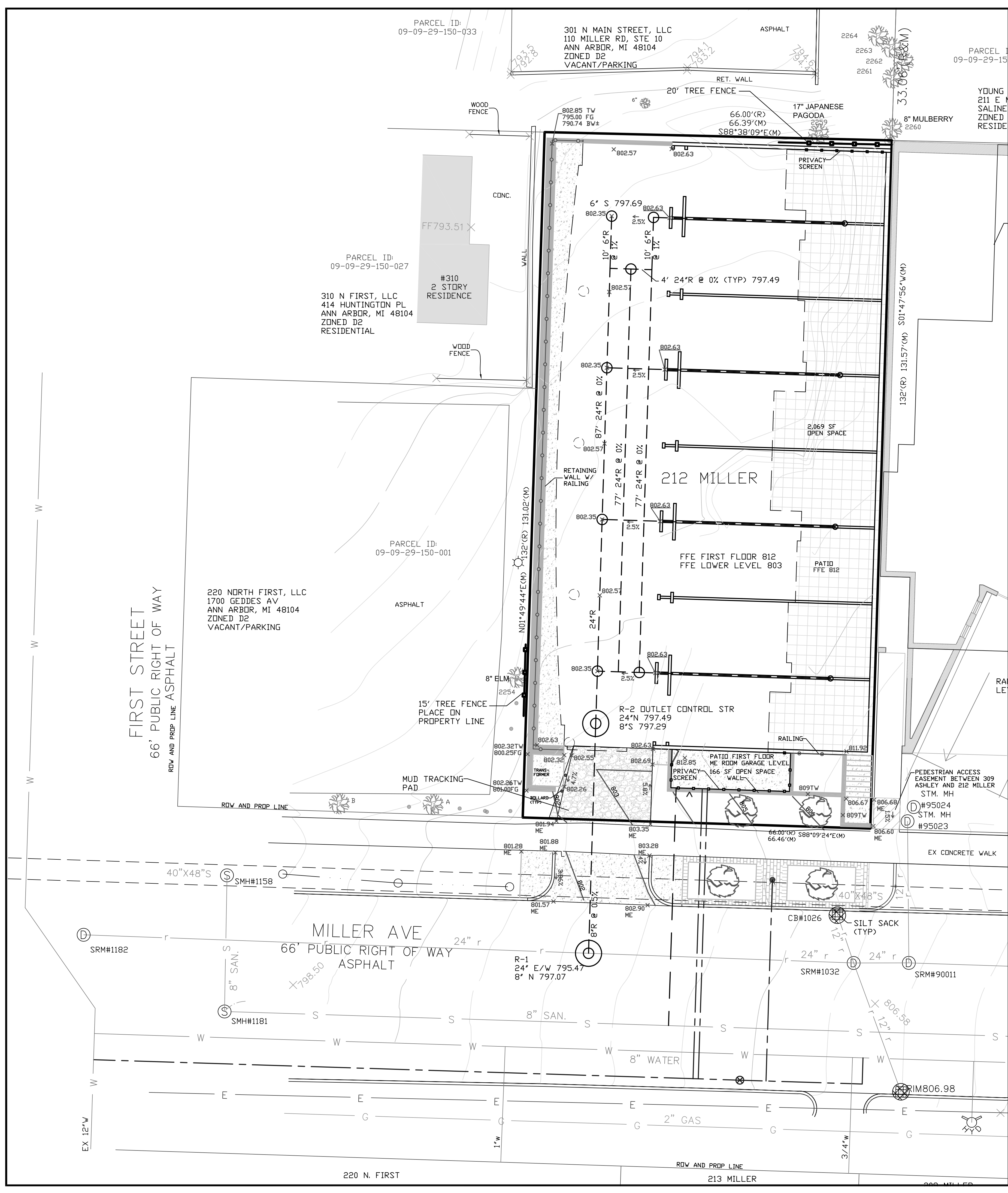
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212 MILLER  
ANN ARBOR, MI  
SITE PLAN  
UTILITIES PLAN



NOT FOR CONSTRUCTION

|           |          |
|-----------|----------|
| DATE      | 3-7-22   |
| DATE      | 12-22-21 |
| DATE      | 12-15-21 |
| SCALE     | 1"=10'   |
| SHEET NO. | SP-07    |



**PROPOSED STORM WATER MANAGEMENT**  
 Total Project Area = 0.20 ac 8722 sf  
 Total Site Area Excluding "Self-Crediting" BMPs = 0.20 ac

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

Rational Method Variables

| Cover Type                       | Soil Type | Area (sf) | Area (ac) | Curve Number (c) | C(A)/Area |
|----------------------------------|-----------|-----------|-----------|------------------|-----------|
| Building                         | B         | 5,024     | 0.115     | 0.95             | 0.11      |
| Concrete/Impervious              | B         | 3,165     | 0.073     | 0.95             | 0.07      |
| Pervious                         | B         | 533       | 0.012     | 0.40             | 0.00      |
| 8,722 Total = Sum C(A)           |           |           |           |                  | 0.18      |
| Area Total = Sum A (ac)          |           |           |           |                  | 0.20      |
| Weighted C = Sum C(A)/Area Total |           |           |           |                  | 0.92      |

W2: STANDARD METHOD RUNOFF VOLUME CALCULATIONS  
 First Flush Runoff Calculations (Vff)  
 $Vff = (1 - (1/12)) / (43560 \text{ sf} / 1 \text{ ac}) \text{ AC} =$  Vff = 666 cf

No infiltration is proposed due to proximity of building foundations.  
 20% additional capacity required to compensate for no infiltration  
 $Vff + 20\% =$  799 cf

Underground Pipe  
 Storage Volume Pipe = Length \* Area of Pipe  
 Area 24" Pipe = 3.14 sf  
 Length of Pipe = 257 ft  
 Volume = 807 cf

OUTLET STRUCTURE  
 $X_o =$  797.49  $V_o =$  0 cf  
 $X_{full} =$  799.49  $V_{full} =$  807 cf  
 Top of Baffle = 799.49 ft

$Q_a =$  0.030 cfs  $Q_a = 0.15 \text{ cfs/acre} * 0.33 \text{ acres}$   
 $h_{ave} =$  1.000 ft  
 $A =$  0.0060 sf  
 Use: 1 1 in diameter holes  $Aff =$  0.0055 sf @ 797.49  
 $Q_{new} =$  0.027 cfs  $< Q_a$

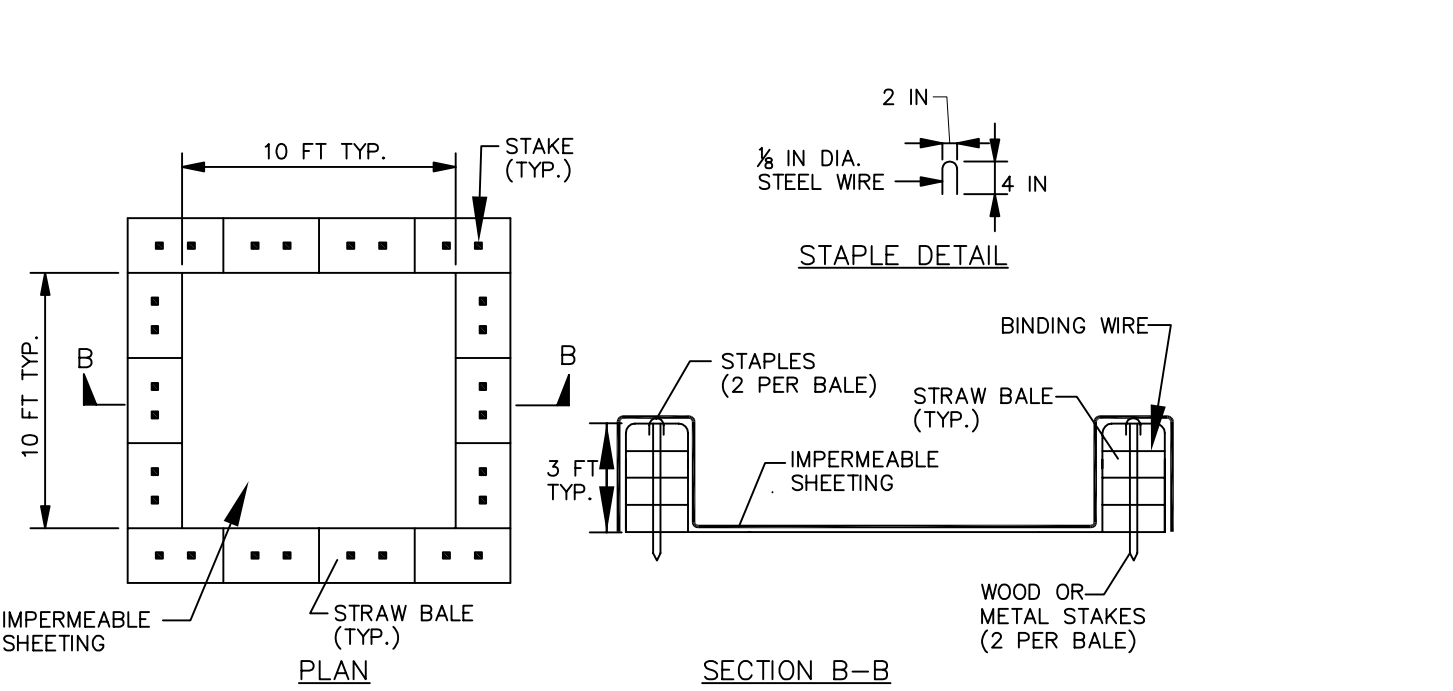
STORM WATER MANAGEMENT NARRATIVE:  
 THERE IS CURRENTLY NO STORM WATER MANAGEMENT ON THE SITE. THE SITE HAS LESS THAN 10,000 SF OF IMPERVIOUS SURFACE AND IS REQUIRED TO PROVIDE STORAGE FOR THE FIRST FLUSH STORM EVENT. UNDERGROUND STORAGE PIPE IS PROPOSED TO RETAIN THE FIRST FLUSH VOLUME FROM THE SITE. AN OUTLET CONTROL STRUCTURE WITH A BAFFLE IS PROVIDED TO RELEASE THE DETAINED WATER AT THE ALLOWABLE DISCHARGE RATE.

- 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 PAVEMENT, WALLS AND BUILDING. 2 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.
  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

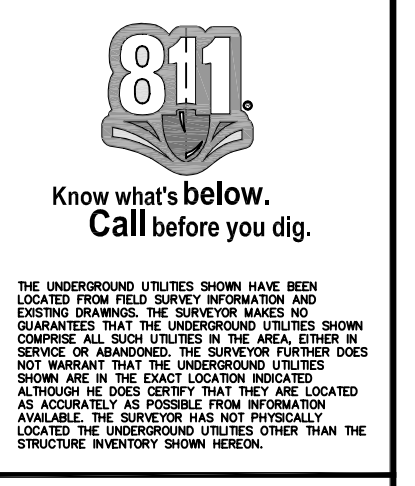
| ITEM                        | QUANTITY | UNIT | PRICE    | TOTAL PRICE |
|-----------------------------|----------|------|----------|-------------|
| SILT SACS                   | 2        | EA   | \$100.00 | \$200       |
| MUD TRACKING                | 35       | SY   | \$75.00  | \$2,625     |
| TOTAL                       |          |      |          | \$2,825     |
| PROTECTING EXPOSED SURFACES |          |      |          | \$2,000     |



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

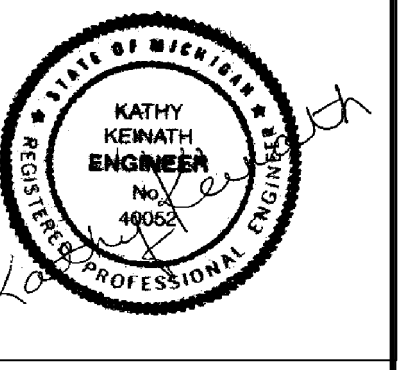
LEGEND

|      |                                    |
|------|------------------------------------|
| ○    | SET 1/2" REBAR WITH CAP P.S. 47976 |
| ○    | FOUND MONUMENT (AS NOTED)          |
| ○    | RECORD AND MEASURED DIMENSION      |
| (RM) | RECORD DIMENSION                   |
| (R)  | MEASURED DIMENSION                 |
| (M)  | GROUND ELEVATION                   |
| ⊕    | ELECTRIC METER                     |
| ⊕    | UTILITY POLE                       |
| ⊕    | GAS METER                          |
| ⊕    | SANITARY MANHOLE                   |
| ⊕    | SQUARE CATCH BASIN                 |
| ⊕    | STONE DRAIN MANHOLE                |
| ⊕    | FIRE HYDRANT                       |
| ⊕    | BOLLARD                            |
| ⊕    | LIGHTING LAMP POST                 |
| ⊕    | DECIDUOUS TREE (AS NOTED)          |
| ⊕    | PARCEL BOUNDARY LINE               |
| ⊕    | FLATTED LOT LINE                   |
| ⊕    | ADJONER PARCEL LINE                |
| ⊕    | BUILDING                           |
| ⊕    | CONCRETE CURB                      |
| ⊕    | EDGE OF CONCRETE (CONC.)           |
| ⊕    | EDGE OF ASPHALT (ASPH.)            |
| ⊕    | FINISH (AS NOTED)                  |
| ⊕    | WALL (AS NOTED)                    |
| ⊕    | OVERHEAD UTILITY LINE              |
| ⊕    | GAS LINE                           |
| ⊕    | SANITARY LINE                      |
| ⊕    | STORM LINE                         |
| ⊕    | WATER LINE                         |
| ⊕    | MINOR CONTOUR LINE                 |
| ⊕    | MAJOR CONTOUR LINE                 |
| ⊕    | CONCRETE                           |
| ⊕    | PR. STORM SEWER                    |
| ⊕    | PR. SANITARY SEWER                 |
| ⊕    | PR. WATER MAIN                     |
| ⊕    | PR. SALT FENCE                     |
| ⊕    | PR. TREE FENCE                     |
| ⊕    | PR. INLET FILTER                   |
| ⊕    | PR. CONCRETE                       |
| ⊕    | PR. BRICK                          |
| ⊕    | PR. CURB                           |
| ⊕    | PR. CONTOUR LINE                   |
| ⊕    | PR. SPOT GRADE                     |



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

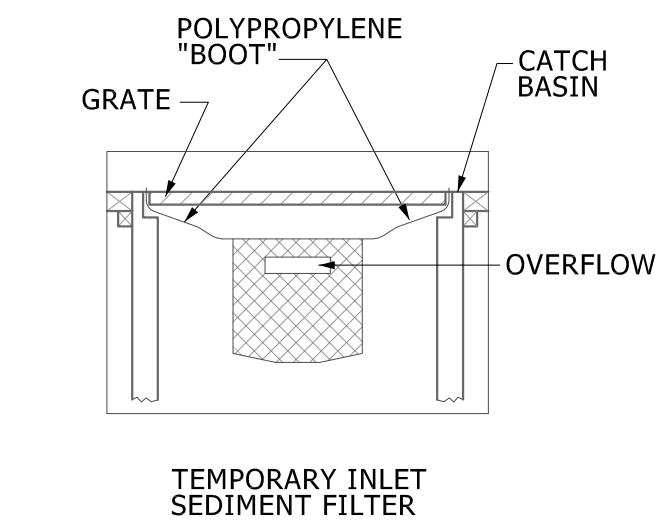
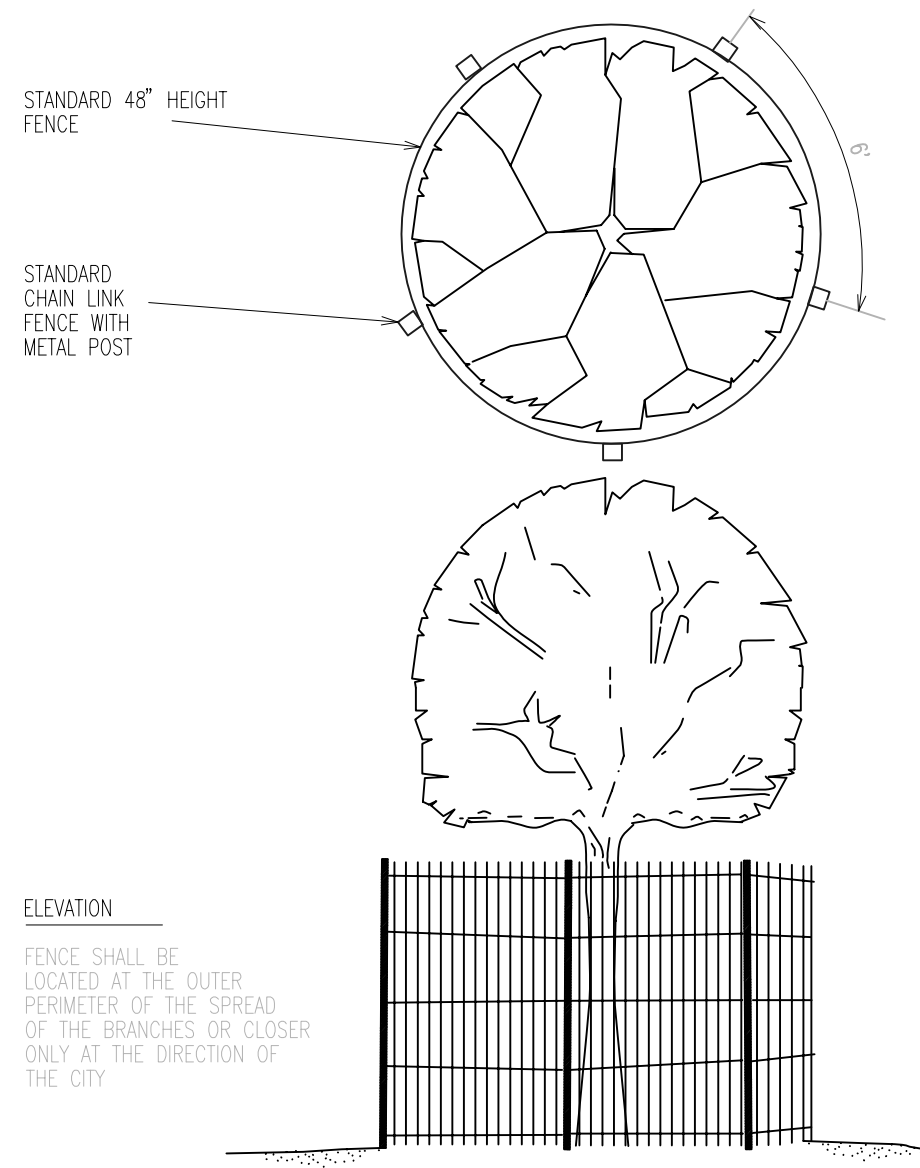
212 MILLER  
 ANN ARBOR, MI  
 SITE PLAN  
 GRADING, STORM WATER  
 MANAGEMENT AND SOIL  
 EROSION CONTROL



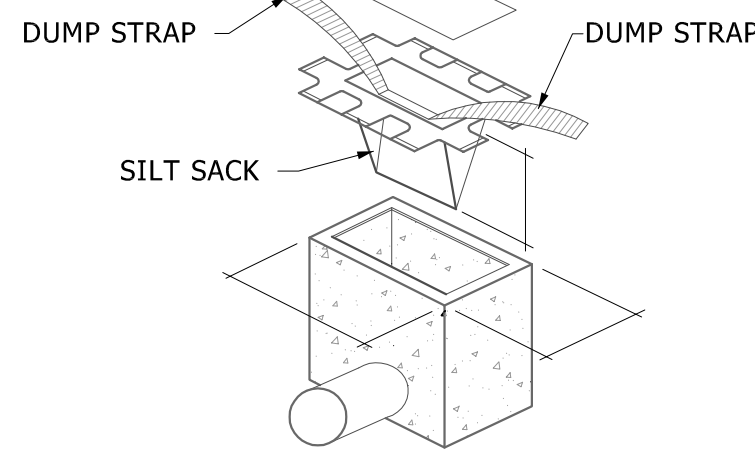
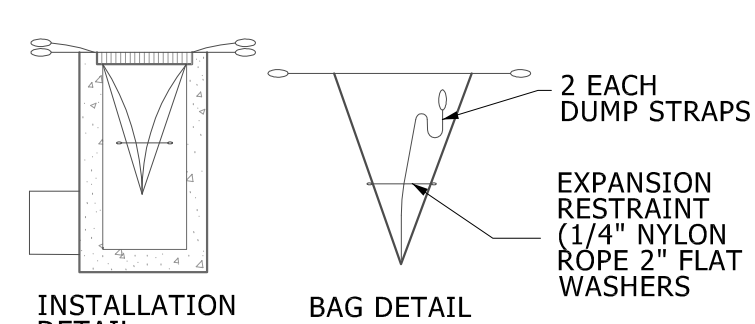
DATE 3-7-22  
 DATE 12-22-21  
 DATE 12-15-21  
 SCALE 1"=10'  
 SHEET NO. SP-08

NOT FOR CONSTRUCTION

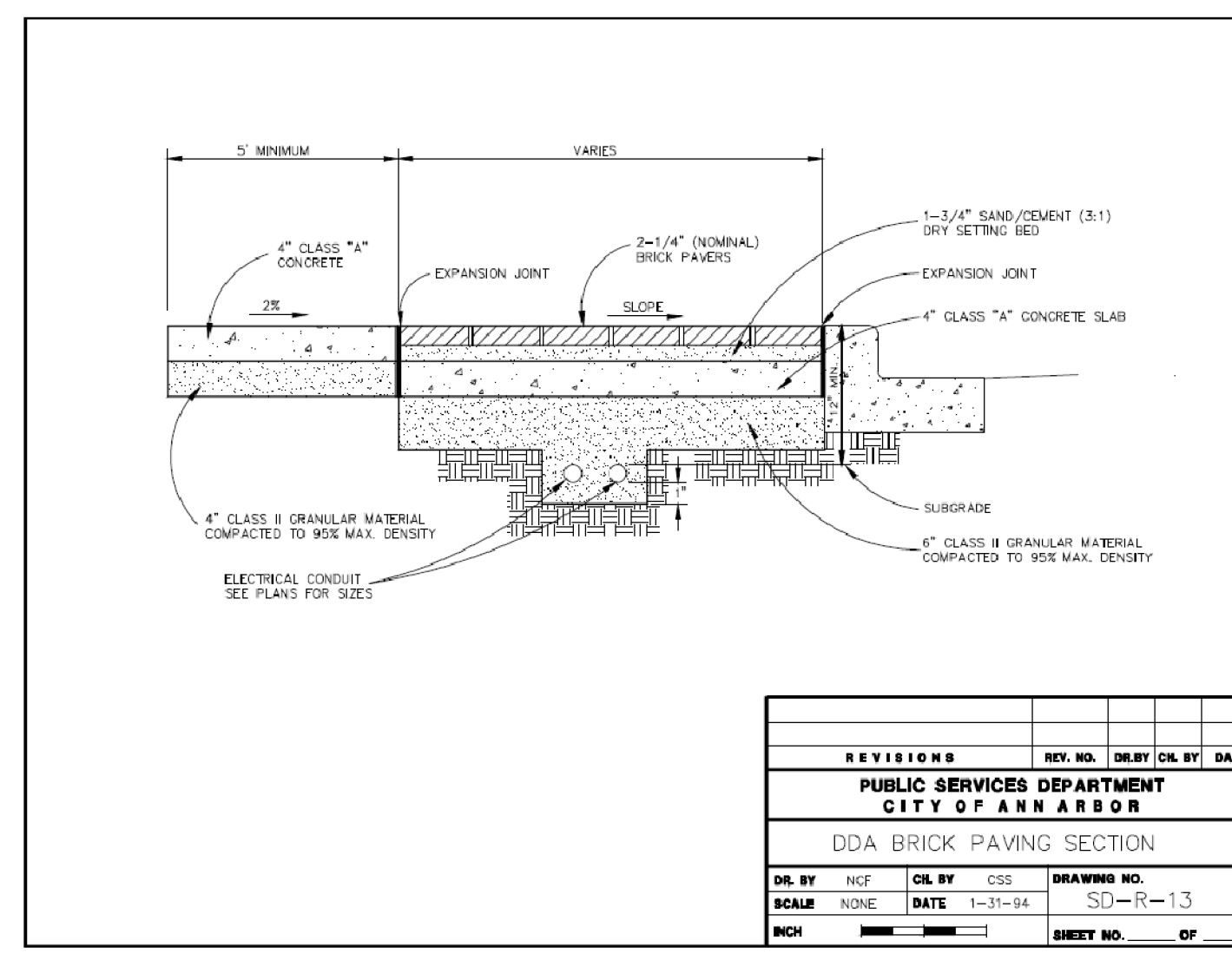




NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER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



SILTSACK DETAIL



| REV. NO. | DATE    | BY      | CHK. BY |
|----------|---------|---------|---------|
| 1        | 1-31-94 | SD-R-13 |         |

REVISIONS

REV. NO. DATE BY CHK. BY

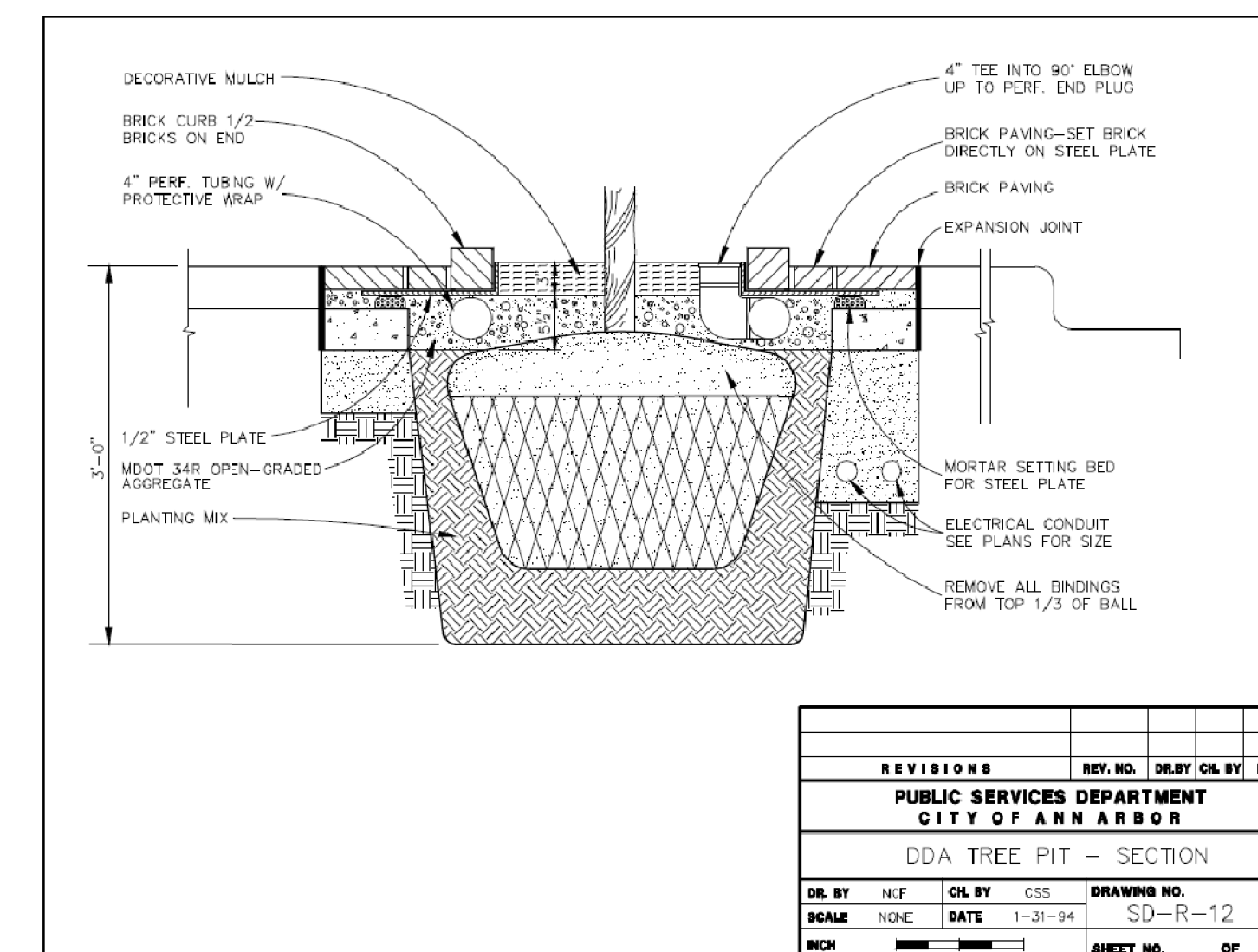
PUBLIC SERVICES DEPARTMENT  
CITY OF ANN ARBOR

DDA BRICK PAVING SECTION

DR. BY: HCF CL. BY: CSS DRAWING NO. SD-R-13

SCALE: NONE DATE: 1-31-94

INCH SHEET NO. OF



| REV. NO. | DATE    | BY      | CHK. BY |
|----------|---------|---------|---------|
| 1        | 1-31-94 | SD-R-12 |         |

REVISIONS

REV. NO. DATE BY CHK. BY

PUBLIC SERVICES DEPARTMENT  
CITY OF ANN ARBOR

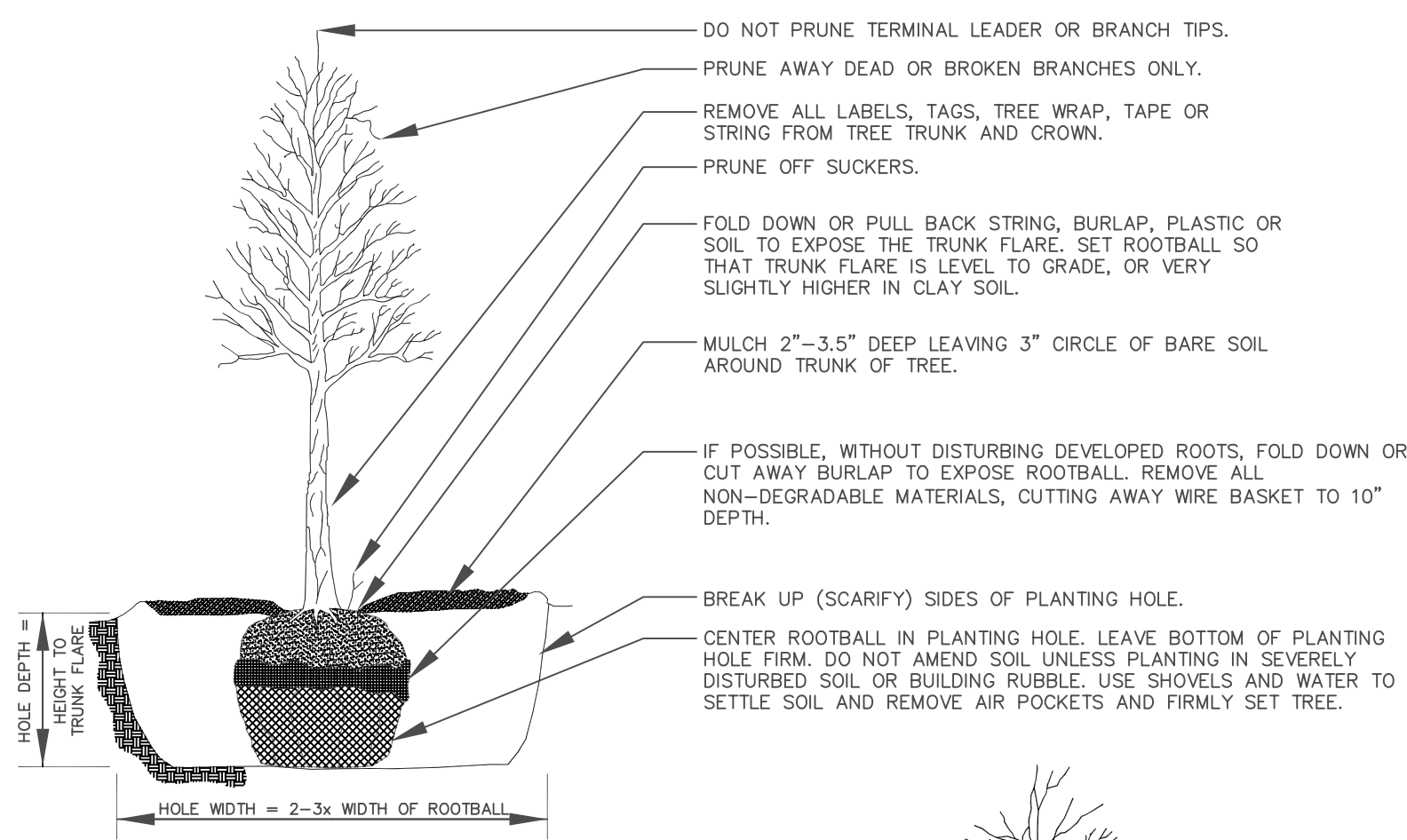
DDA TREE PIT - SECTION

DR. BY: HCF CL. BY: CSS DRAWING NO. SD-R-12

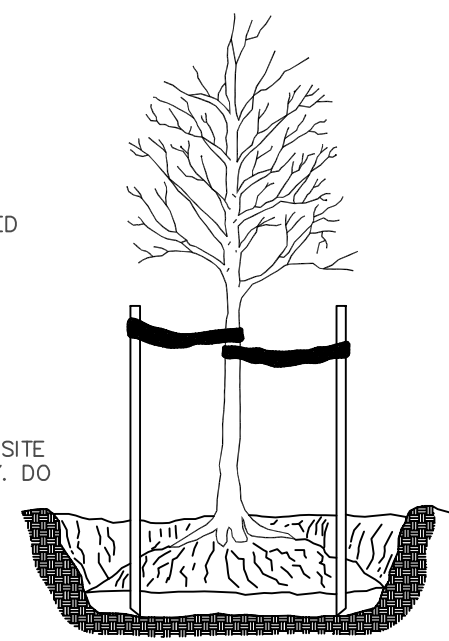
SCALE: NONE DATE: 1-31-94

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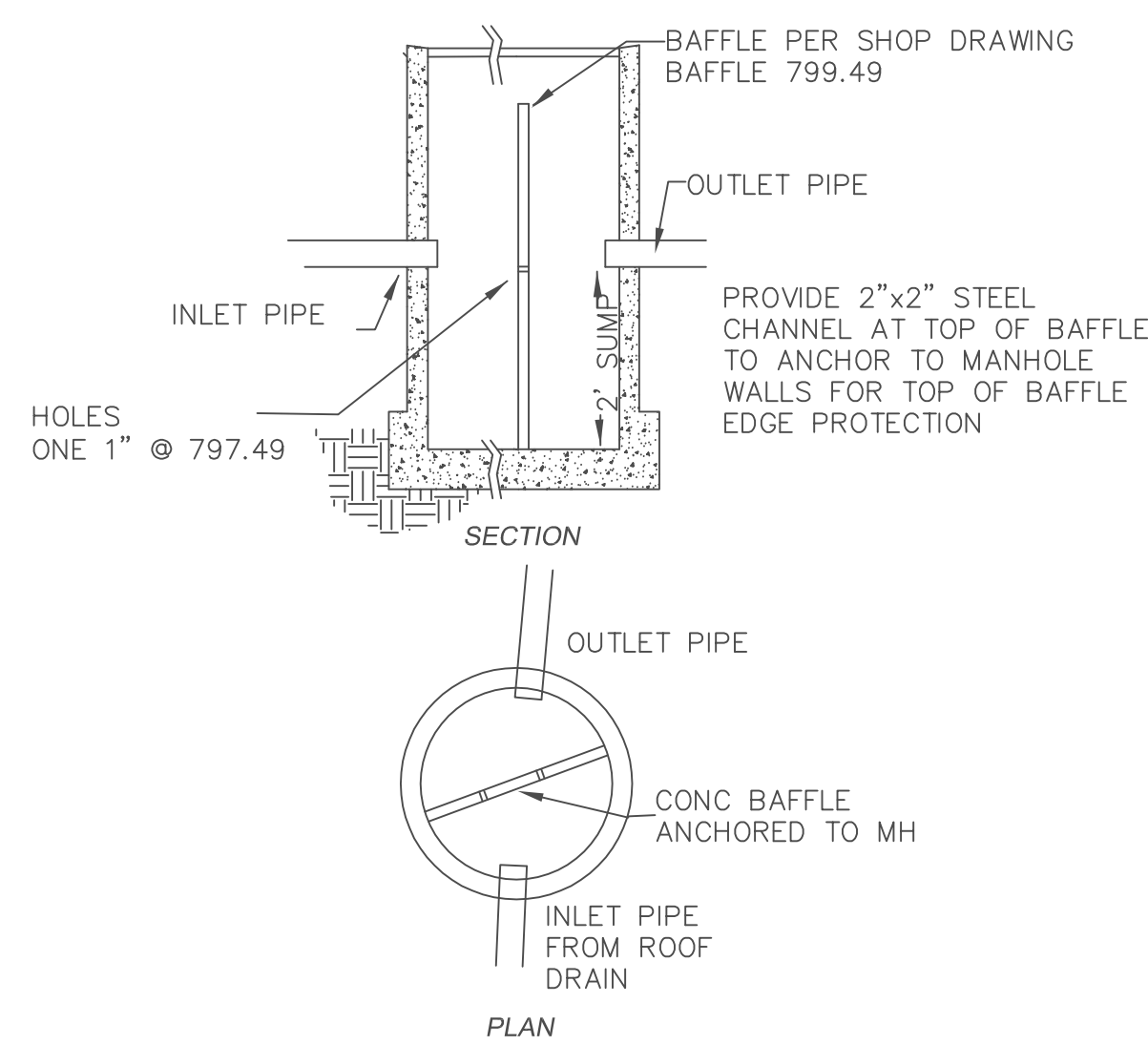
TREE PROTECTION DETAIL



- DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS.
- PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY.
- REMOVE ALL LABELS, TAGS, TREE WRAP, TAPE OR STRING FROM TREE TRUNK AND CROWN.
- PRUNE OFF SUCKERS.
- FOLD DOWN OR PULL BACK STRING, BURLAP, PLASTIC OR SOIL TO EXPOSE THE TRUNK FLARE. SET ROOTBALL SO THAT TRUNK FLARE IS LEVEL TO GRADE, OR VERY SLIGHTLY HIGHER IN CLAY SOIL.
- MULCH 2"-3.5" DEEP LEAVING 3" CIRCLE OF BARE SOIL AROUND TRUNK OF TREE.
- IF POSSIBLE, WITHOUT DISTURBING DEVELOPED ROOTS, FOLD DOWN OR CUT AWAY BURLAP TO EXPOSE ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS, CUTTING AWAY WIRE BASKET TO 10" DEPTH.
- BREAK UP (SCARIFY) SIDES OF PLANTING HOLE.
- CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM OF PLANTING HOLE FIRM. DO NOT AMEND SOIL UNLESS PLANTING IN SEVERELY DISTURBED SOIL OR BUILDING RUBBLE. USE SHOVELS AND WATER TO SETTLE SOIL AND REMOVE AIR POCKETS AND FIRMLY SET TREE.

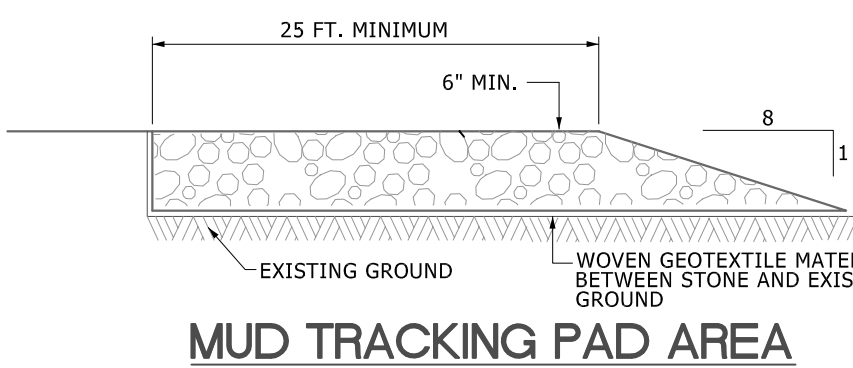


TREE PLANTING



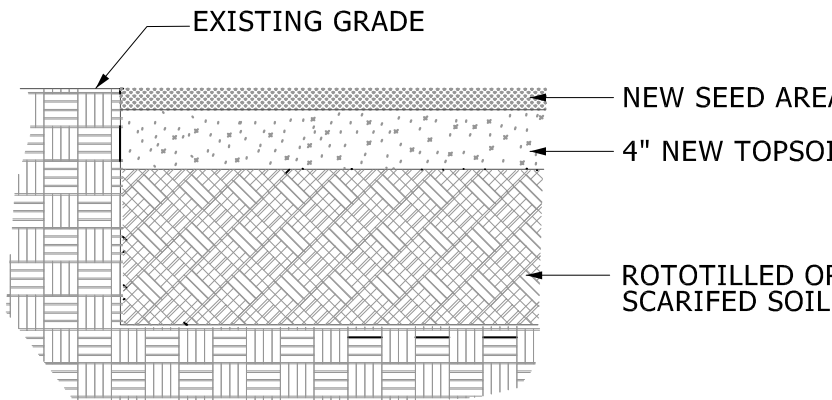
4' DIAMETER OUTLET STRUCTURE

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.

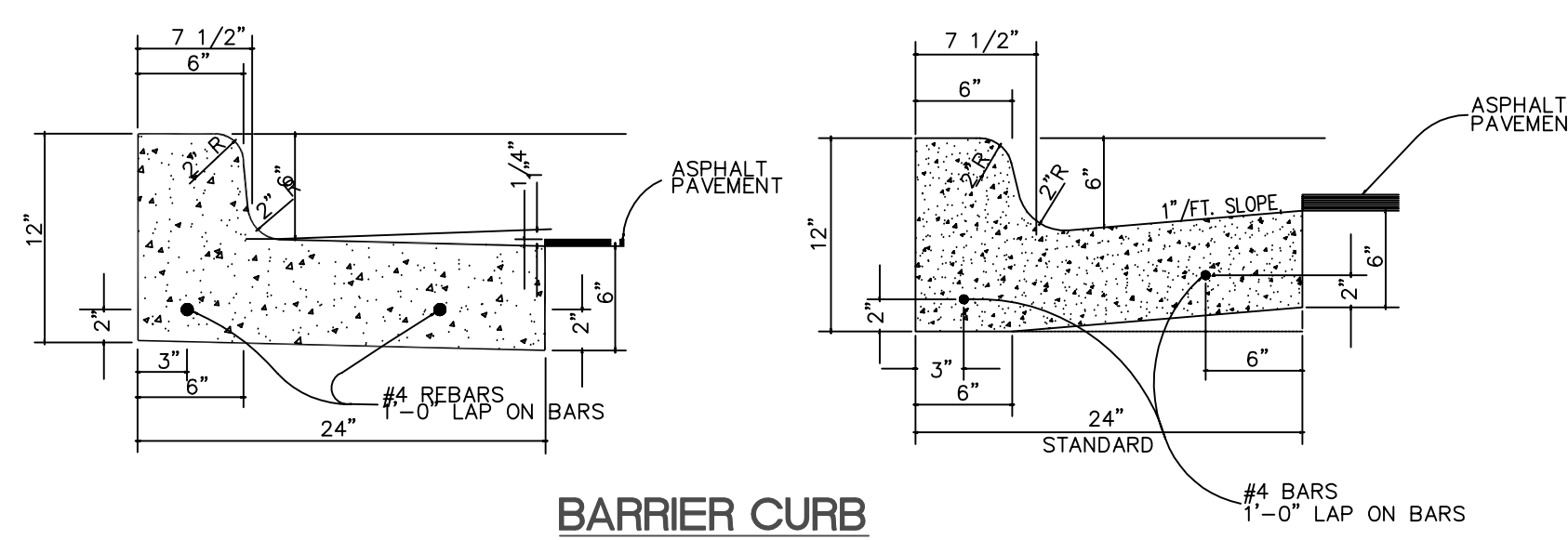


MUD TRACKING PAD AREA

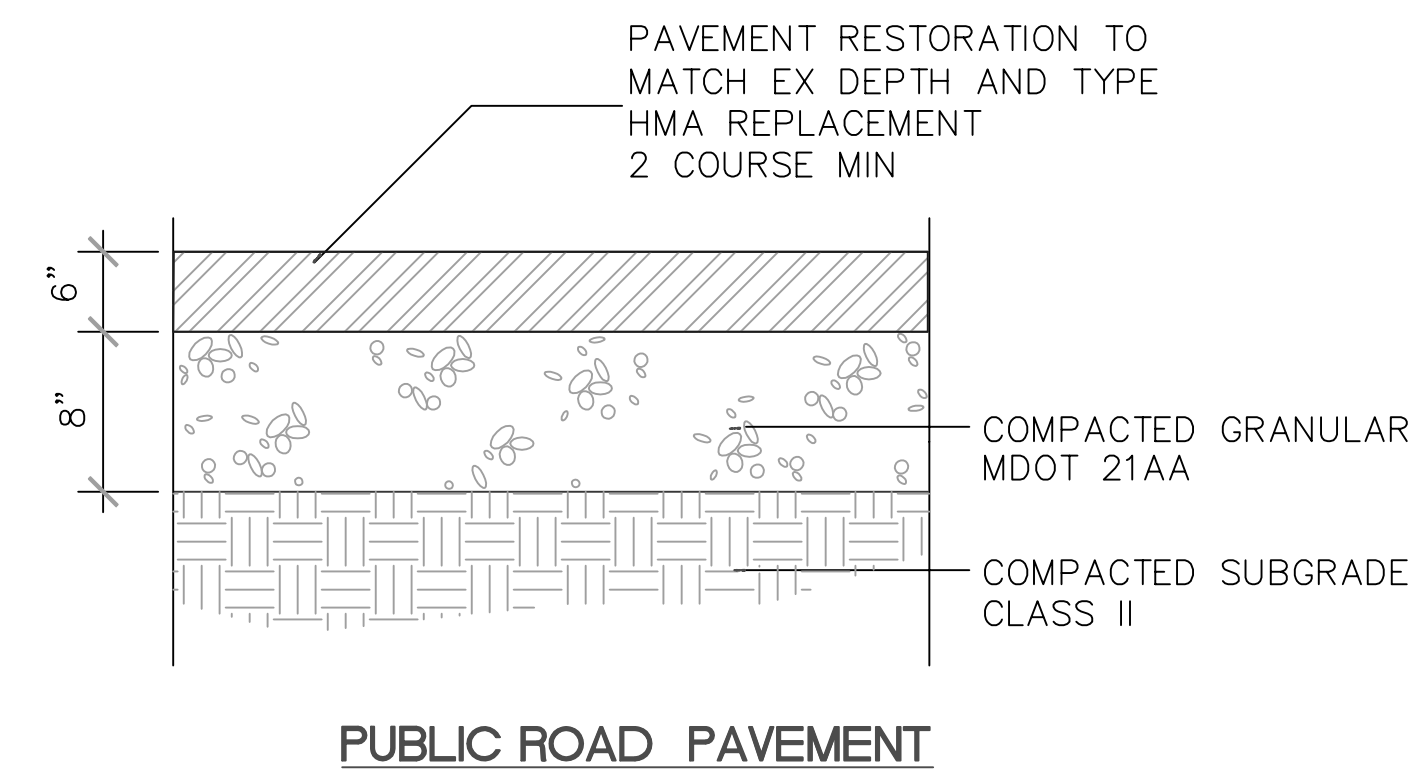
EROSION CONTROL BLANKETS SHALL BE PLACED ON ALL NEWLY SEEDED AREAS WITH SLOPES OF 1V TO 3H OR STEEPER. THE BLANKETS SHALL BE HIGH VELOCITY EROSION MULCH BLANKETS OR HIGH VELOCITY STRAW MULCH BLANKETS. NET ANCHORS SHALL BE PLACED AT MINIMUM INTERVALS OF 30 INCHES ALONG ALL JOINTS UNLESS MANUFACTURER'S RECOMMENDATIONS REQUIRE CLOSER SPACING.



NEW SEEDED AREA



BARRIER CURB



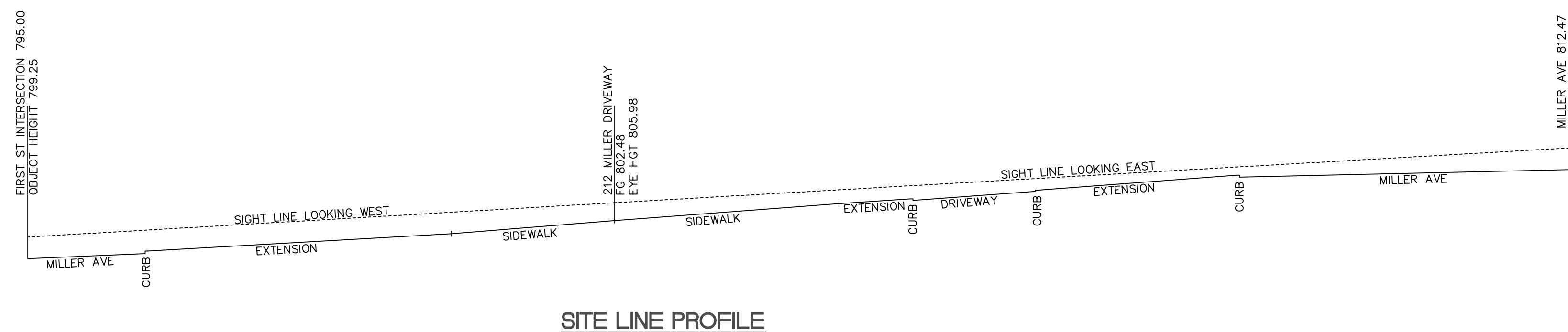
PUBLIC ROAD PAVEMENT

PERMANENT MAINTENANCE TASKS AND SCHEDULE

| TASKS  | Catch Basin Inlet Castings | Ditches & Swales | Overflow Control Structures | Rip-Rap | Filtration Basins | Storm Detention Areas | Wetlands | SCHEDULE                |
|--|----------------------------|------------------|-----------------------------|---------|-------------------|-----------------------|----------|-------------------------|
| Inspect for sediment accumulation  | X                          |                  | X                           |         |                   | X                     |          | Annually                |
| Removal of sediment accumulation   | X                          |                  | X                           |         |                   | X                     |          | Every 2 years as needed |
| Inspect for floatables and debris  | X                          |                  | X                           |         |                   | X                     |          | Annually                |
| Clearing of floatables and debris  | X                          |                  | X                           |         |                   | X                     |          | Annually                |
| Inspection for erosion   |                            |                  |                             |         |                   |                       |          | Annually                |
| Re-establish permanent vegetation on eroded slopes                               |                            |                  |                             |         |                   |                       |          | As needed               |
| Inspect Storm system components during wet weather and compare to as-built plans | X                          |                  | X                           |         |                   | X                     |          | Annually                |
| Make adjustments or replacements as determined by annual wet weather inspection  | X                          |                  | X                           |         |                   | X                     |          | As needed               |
| Keep records of inspections and maintenance activities                           | X                          |                  | X                           |         |                   | X                     |          | Annually                |

MAINTENANCE TASKS AND SCHEDULES DURING CONSTRUCTION

| TASKS   | Storm Sewer System | Catch Basin Sumps | Catch Basin Inlet Castings | Ditches & Swales | Outlet Structures | SCHEDULE                      |
|---|--------------------|-------------------|----------------------------|------------------|-------------------|-------------------------------|
| Inspect for sediment accumulation   | X                  | X                 | X                          |                  | X                 | Weekly                        |
| Removal of sediment accumulation  | X                  | X                 | X                          |                  | X                 | As needed & prior to turnover |
| Inspect for floatables and debris   | X                  | X                 | X                          |                  | X                 | Quarterly                     |
| Clearing of floatables and debris   | X                  | X                 | X                          |                  | X                 | Quarterly & at turnover       |
| Inspection for erosion  |                    |                   |                            |                  |                   | Weekly                        |
| Re-establish permanent vegetation on eroded slopes                              |                    |                   |                            |                  |                   | As needed & prior to turnover |
| Inspect Storm system components during wet weather                              | X                  | X                 | X                          |                  | X                 | Annually and at turnover      |
| Make adjustments or replacements as determined by annual wet weather inspection | X                  | X                 | X                          |                  | X                 | As needed                     |



SITE LINE PROFILE

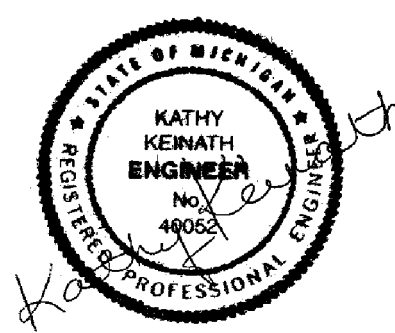
NOT FOR CONSTRUCTION



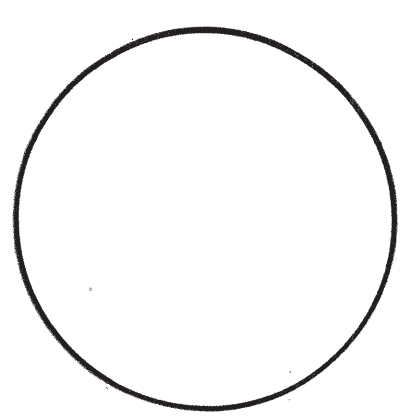
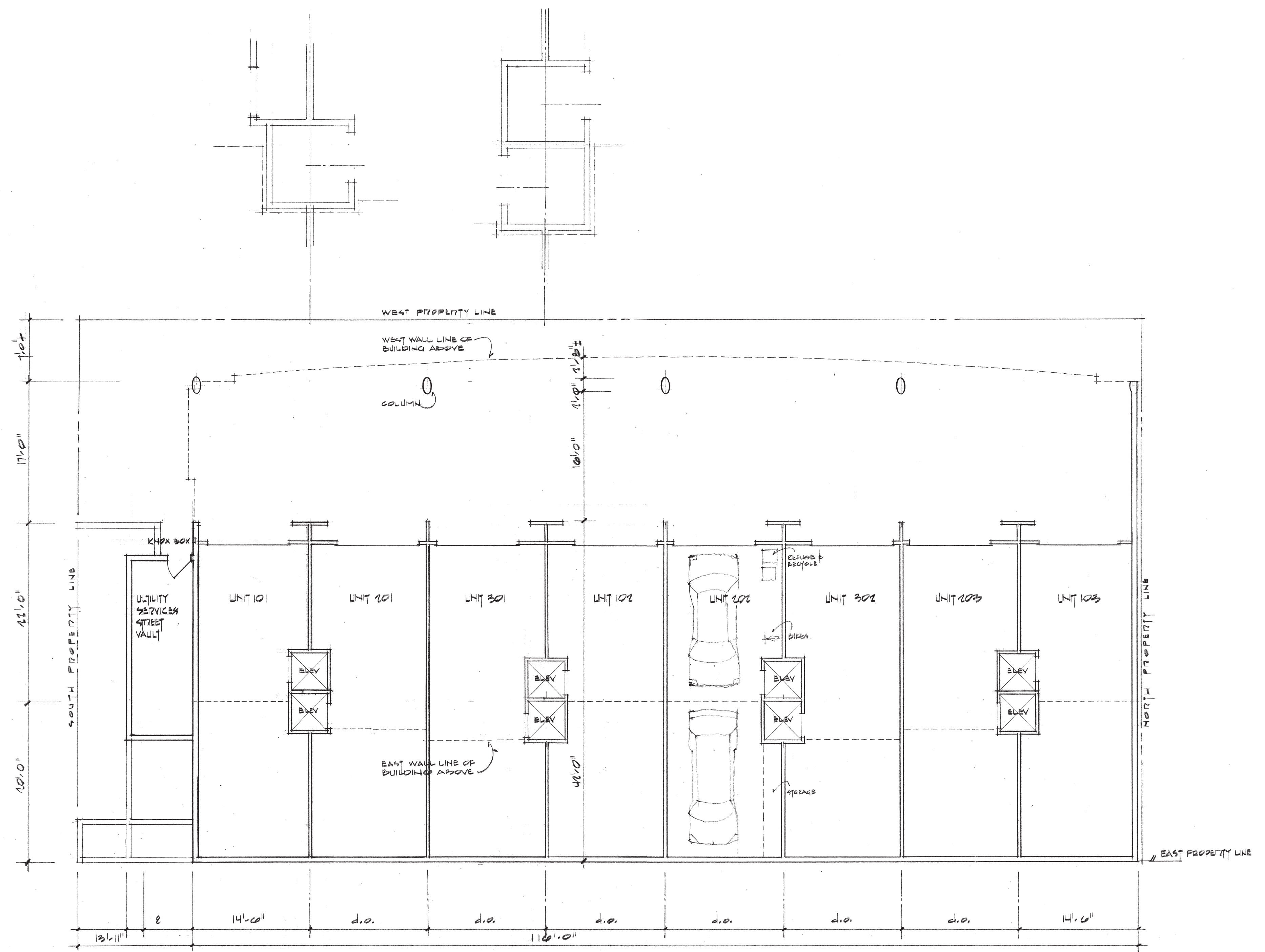
THE INFORMATION SHOWN HERE HAS BEEN LOCATED FROM THE CITY OF ANN ARBOR'S 811 SERVICE. UNDEGROUND UTILITIES SHOWN COMPARE ALL DATA UTILITIES IN THE AREA. THERE IS NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN HERE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OTHER THAN THE STRUCTURE INDICATED ON THIS MAP.

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

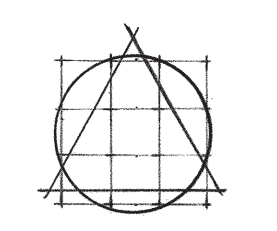
212 MILLER ANN ARBOR, MI  
SITE PLAN DETAILS



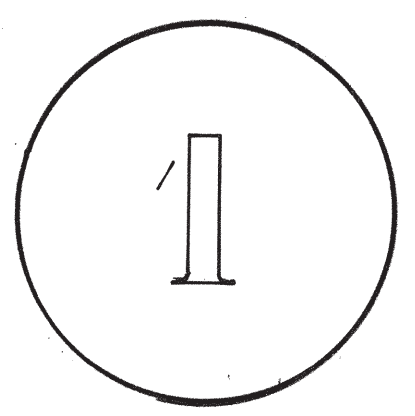
|           |          |
|-----------|----------|
| DATE      | 3-7-22   |
| SCALE     | 12-22-21 |
| SHEET NO. | 12-15-21 |
|           | N.T.S.   |
|           | SP-09    |



SITE PLAN 12.23.2001  
 SP REVISED 3.2.2002

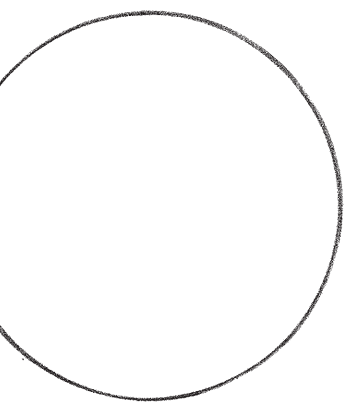
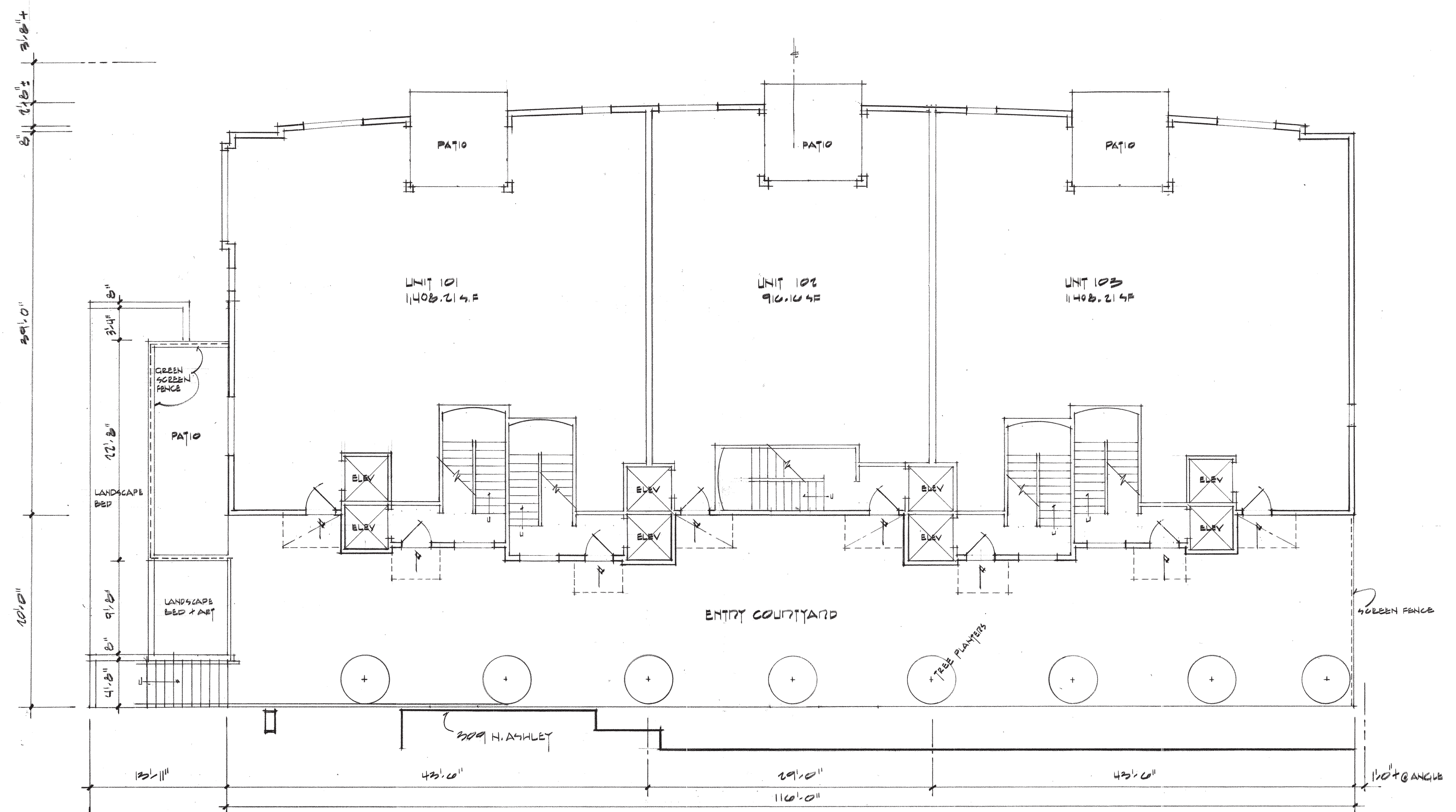


 GARAGE FLOOR PLAN @ 1/8" = 1'-0"

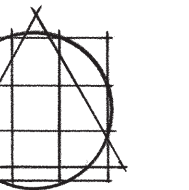


FIRE SAFETY SPECIFIC SITE PLAN COMPLIANCE ITEMS

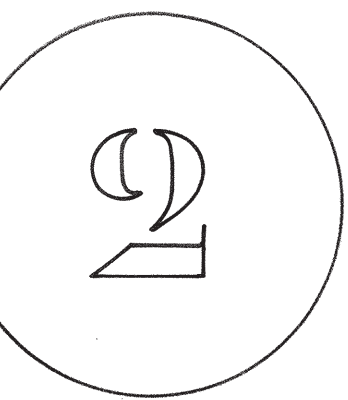
1. Knox Box added at exterior entry to Utility Services Vault to fire water service entry.
2. Building Construction Type to be upgraded to 5A.
3. Building to be protected with a compliant NFPA 13 fire suppression system.
4. North Building wall plane one foot off property line to be upgraded to a "Fire Wall" classification with a 2 hour fire rated assembly.
5. North Building wall plane to have no operable openings. Opening shown to be 90 minute rated solid glass block assemblies.

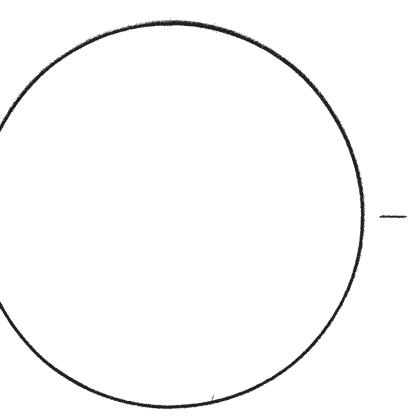
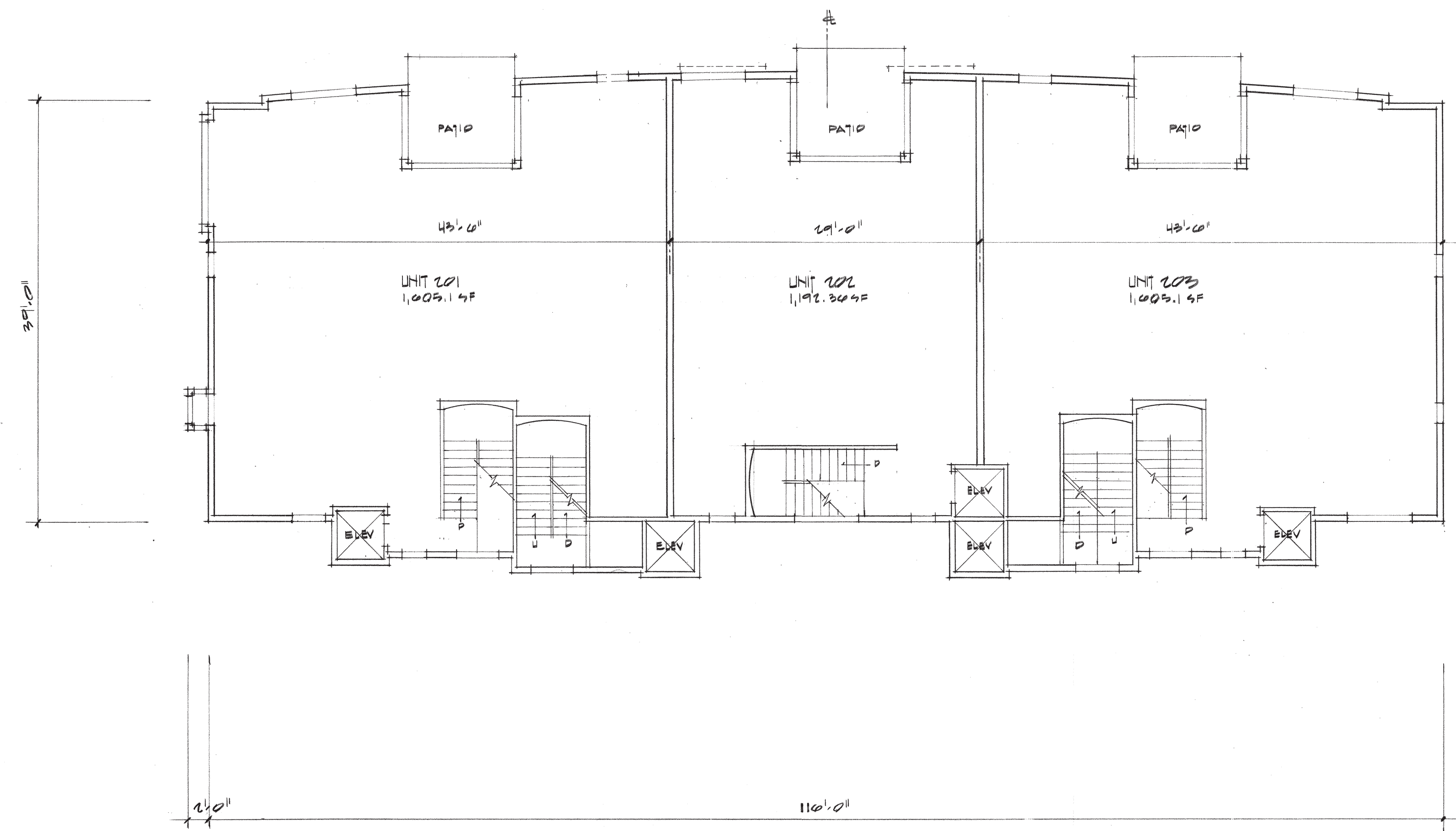


SITE PLAN 12.19.10  
 02 REVISED 3.1.10

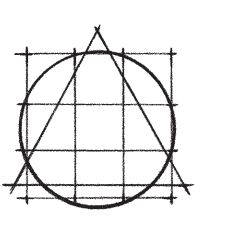


**FIRST FLOOR PLAN @ 1/8" = 1'-0"**  
 FLOOR AREAS EXCLUDE ELEVATORS, STAIRS & PATIO AREAS

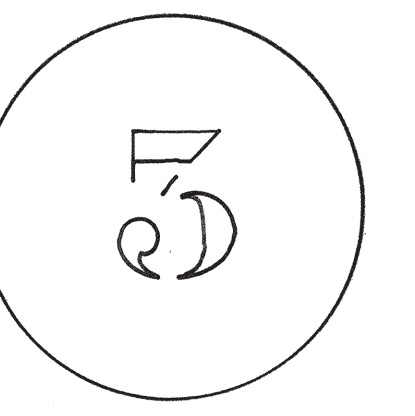


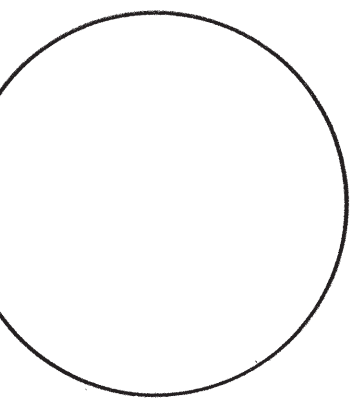
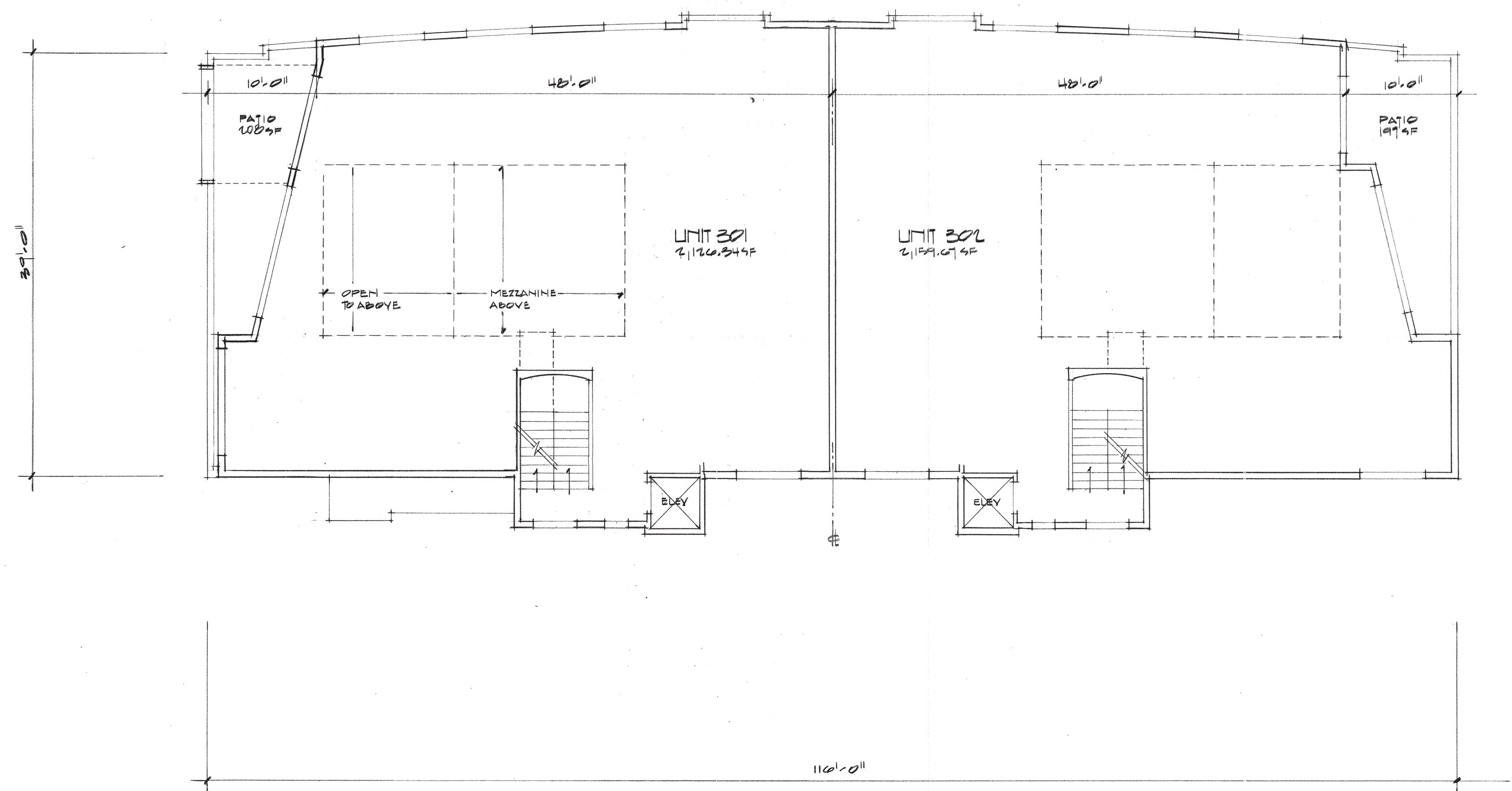


SITE PLAN 12.13.2021

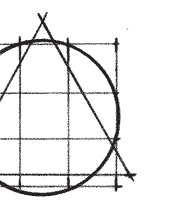


**SECOND FLOOR PLAN** @ 1/8" = 1'-0"  
 FLOOR AREA EXCLUDES ELEVATOR, STAIR & PATIO AREAS

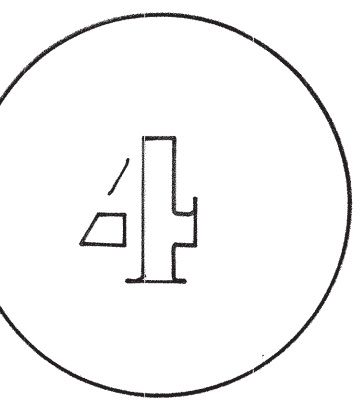


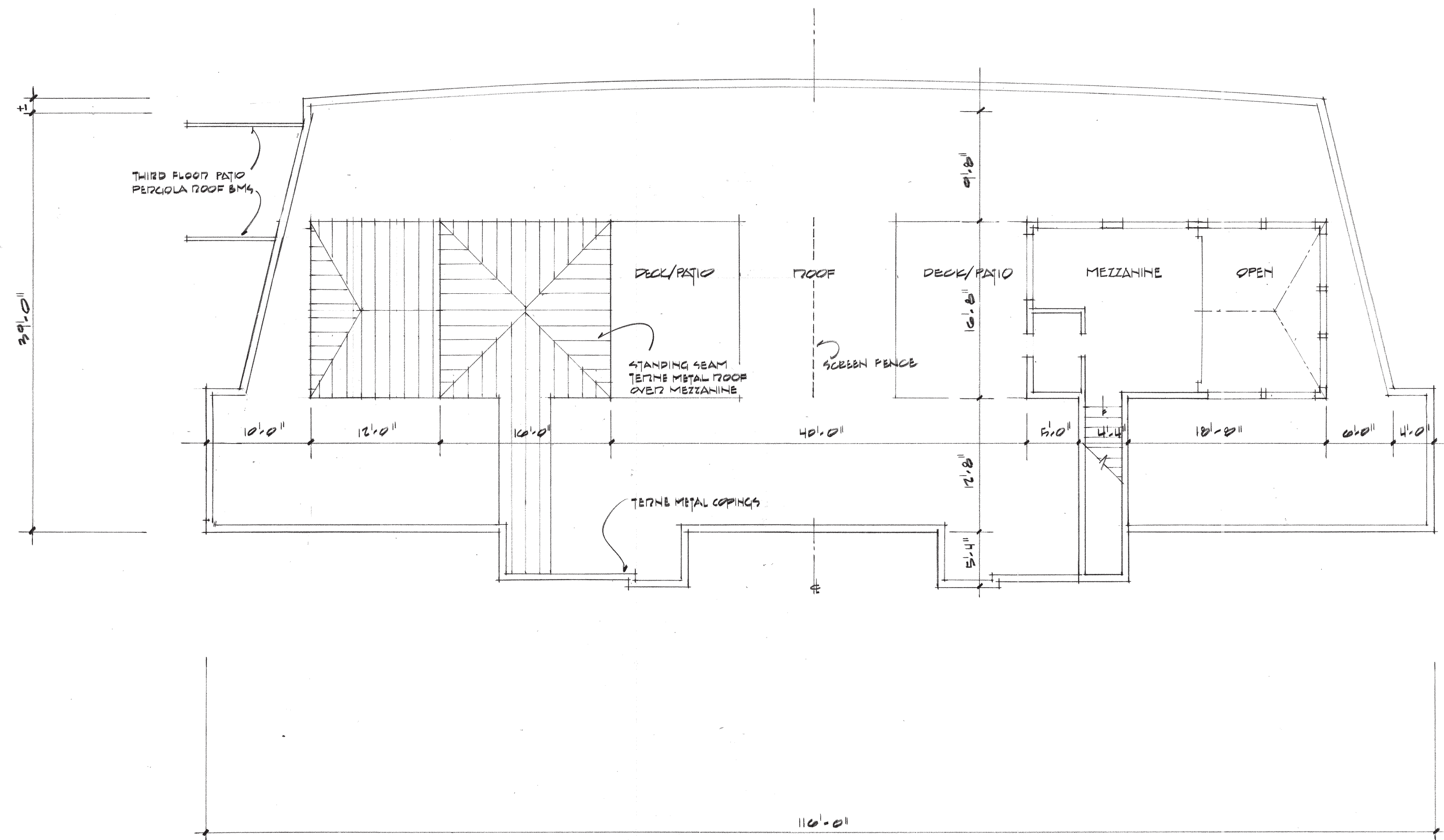


SITE PLAN 15-09-2061  
 REVISION 3-7-2006

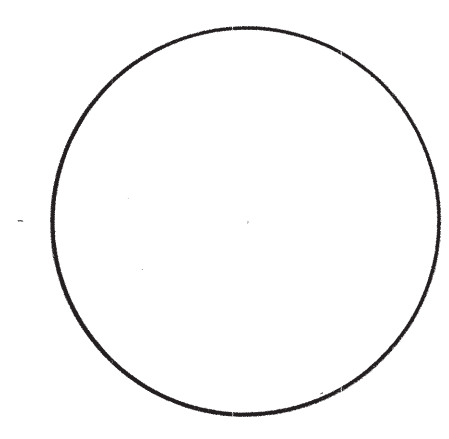


**THIRD FLOOR PLAN @ 1/8"=1'-0"**  
 FLOOR AREA EXCLUDES ELEVATOR, STAIR & PATIO AREAS

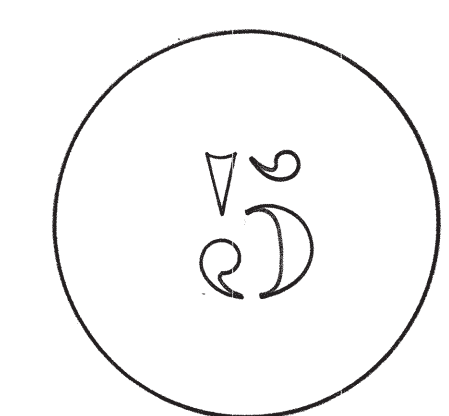
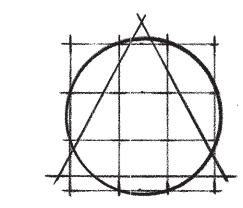




ROOF & MEZZANINE PLAN @ 1/8" = 1'-0"



SITE PLAN 10-23-2001  
 AP REVISION 3-0-2002



**MASSING & ARCHITECTURAL DESIGN DESCRIPTIVE**

PROPOSED BUILDING IS A SMALLER SCALE SINGLE MASS STRUCTURE CONTAINING 8 DWELLING UNITS ON THREE FLOORS OF APPROXIMATELY 4,650 SQUARE FOOT EACH WITH A LOWER LEVEL/BASEMENT PARKING GARAGE FOR EACH UNIT WITH SPACE TO PARK TWO VEHICLES PER UNIT.

THE SOUTH FACING FRONT ELEVATION IS BROKEN UP BY MATERIALS SELECTION MAINLY OF RUSTICATED WHITE MASONRY, THE THIRD FLOOR STREETWALL OFFSET, THE PROJECTED ARCHITECTURAL ELEMENTS AND THE MAIN MASS CANTILEVERED OUT OVER THE DRIVE ENTRY VOID TO THE LOWER LEVEL GARAGES. IN FRONT OF THIS PLANE IS A GREEN-SCAPED PLANTED PATIO SCENE FENCE AND THE STEPPED LANDSCAPE SAND BLASTED CONCRETE WALLED PLANTING BEDS. TO THE RIGHT IS THE LARGER VOID CREATED BY THE LANDSCAPED ENTRY COURTYARD SPACE.

THE EAST SIDE IS BROKEN UP WITH THE ARTICULATED VERTICAL CIRCULATION ELEVATOR AND STAIR TOWERS CLAD IN WHITE NICHHA PANELS SET OUT FROM THE MAIN BUILDING MASS WALL CLAD IN A RUSTICATED WHITE MASONRY. THE UNIT PEDESTRIAN ENTRIES ARE ON THIS SIDE AND ACCENTUATED WITH STANDING SEAMED COPPER ROOFS AND ORNAMENTAL LIGHT FIXTURES. THIS SIDE ALSO FEATURES THE 20 FOOT WIDE LANDSCAPED COURTYARD, SETTING THIS BUILDING AWAY FROM THE MUCH LARGER 309 NORTH AHSLY BUILDING NOW UNDER CONSTRUCTION. PLANTINGS ARE SELECTED FOR ZONE 5 ENVIRONMENT COMPATIBLE FOR PLANTINGS IN THE NOTED LARGE ARCHITECTURAL PLANTERS.

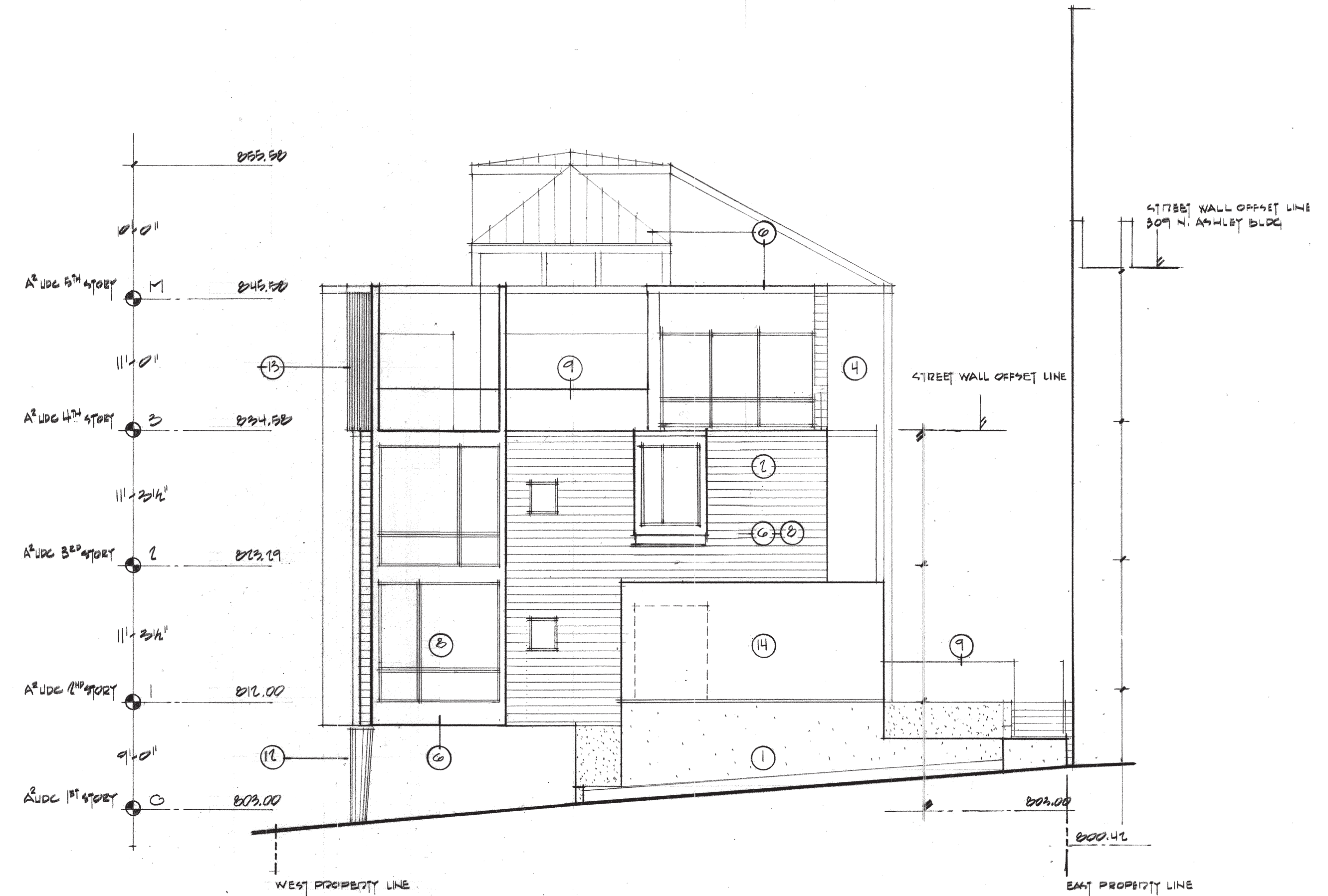
THE REAR NORTH FACING ELEVATION IS ONLY ONE FOOT OFF THE PROPERTY LINE AND THEREFORE IS IMPACTED IN FIRE RATING COMPLIANCE, SO THE WINDOWS ARE GLASS BLOCK JEWELS SET INTO A SIMPLE STATED ELEVATION CONSISTING OF SOLID PLANES OF THE RUSTICATED WHITE MASONRY AND SAND BLASTED CONCRETE FOUNDATION WALLS, LANDSCAPE SCREEN FENCE AND WITH RELIEF COMING IN A THIRD FLOOR RECESSED OFFSET PATIO AREA.

THE WEST FACING SIDE ELEVATION IS CURVED TO ECHO THE ANN ARBOR RAILROAD EASEMENT JUST WEST OF THE SITE. THIS CURVE ALSO SOFTENS THIS LARGE BUILDING PLANE TO THE VIEW OF THE WEST APPROACHING PUBLIC COMING DOWN MILLER. THIS ELEVATION IS ACCENTUATED WITH THE PLAY OF THE VARIOUS SIZED WINDOWS, PROJECTING AND RECESSED UNIT BALCONIES AND BAYS, ALONG WITH THE VOID SETUP ON SCULPTED COLUMNS OF THE RECESSED LOWER LEVEL PARKING GARAGE ENTRIES. THE MAIN WALL PORTION IS CLAD IN SILVER GRAY NICHHA PANELS WHICH PRESENTS A NON-UNIFORM APPEARANCE DUE TO THE WALL'S CURVED SURFACE. THIS IS BOOKEND BY THE AFOREMENTIONED MASONRY AT THE NORTH AND SOUTH ENDS.

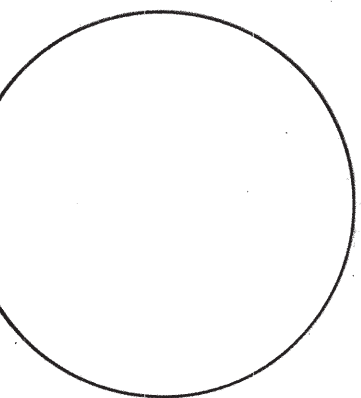
THE BUILDING ROOF HAS TWO MEZZANINE/CLERESTORY STRUCTURES OPEN TO THE THIRD FLOOR UNITS, WHICH ARE SETBACK FROM THE MAIN BUILDING MASS ROOF EDGES, AND CLAD IN THE SOFT GRAY TERNE COATED STAINLESS METAL. THIS SAME TERNE METAL IS USED FOR THE ROOF COPINGS AND PROJECTED BAY WINDOW ELEMENTS. THE OVERALL BUILDING IS PURPOSELY LIGHT TONED IN VARIOUS SHADES OF WHITE AND LIGHTER GRAYS.

**EXTERIOR BUILDING COMPONENTS KEY**

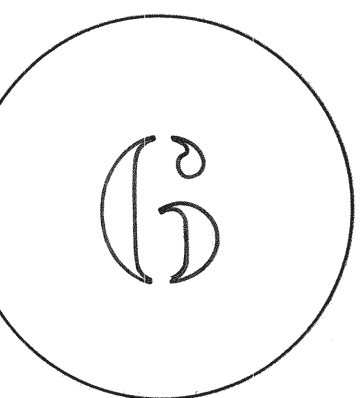
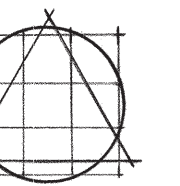
1. SAND BLASTED EXPOSED NATURAL CONCRETE
2. RUSTICATED WHITE UNIT MASONRY
3. NICHHA ARCHITECTURAL WALL PANEL SYSTEM: SILVER GRAY
4. NICHHA ARCHITECTURAL WALL PANEL SYSTEM: OPAL WHITE
5. NICHHA ARCHITECTURAL WALL PANEL SYSTEM: GRAPHITE
6. TERNE COATED STAINLESS STEEL: SOFT GRAY
7. STANDING SEAMED COPPER ENTRY ROOFS: WEATHERED
8. BLACK FRAMED INSULATED GLASS WINDOWS
9. POWDERED COATED STEEL GUARDRAILS
10. INSULATED GLAZED ENTRY DOOR: GRAPHITE
11. INSULATED OVERHEAD GARAGE DOOR: GRAPHITE
12. COMPOSITE COLUMN SURROUND: GRAY
13. WOOD PRIVACY FENCE STRUCTURE: TO WEATHER NATURAL GRAY
14. GREEN ECO LIVING LANDSCAPED PRIVACY FENCE STRUCTURE: IVY GREEN
15. GLASS BLOCK WINDOW: CLEAR GLASS
16. UNIT MASONRY RETAINING WALL SYSTEM: EARTHTONED



SOUTH BUILDING ELEVATION @ 1/8"=1'-0"

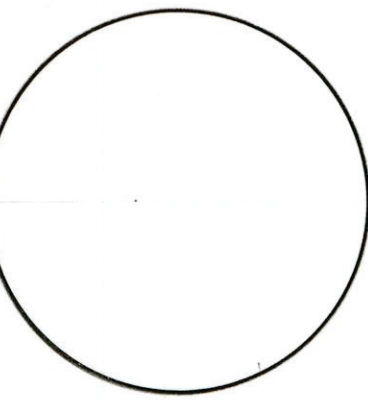


SITE PLAN 12-13-2011  
REVISED 3-2-2012





SOUTH RENDERED ELEVATION



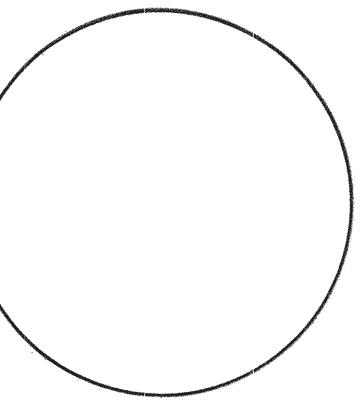


**EXTERIOR BUILDING COMPONENTS KEY**

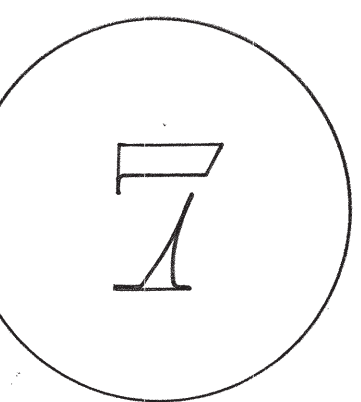
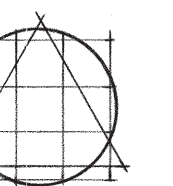
1. SAND BLASTED EXPOSED NATURAL CONCRETE
2. RUSTICATED WHITE UNIT MASONRY
3. NICHHA ARCHITECTURAL WALL PANEL SYSTEM: SILVER GREY
4. NICHHA ARCHITECTURAL WALL PANEL SYSTEM: OPAL WHITE
5. NICHHA ARCHITECTURAL WALL PANEL SYSTEM: GRAPHITE
6. TERNE COATED STAINLESS STEEL: SOFT GREY
7. STANDING SEAM COPPER ENTRY ROOF: WEATHERED
8. BLACK FRAMED INSULATED GLASS WINDOWS
9. POWDER COATED STEEL GUARD RAILS & BALUSTERS
10. INSULATED GLAZED ENTRY DOOR: GRAPHITE
11. INSULATED OVERHEAD GARAGE DOOR: GRAPHITE
12. COMPOSITE COLUMN SURROUND: GREY
13. WOOD PRIVACY FENCE STRUCTURE: WEATHERED GREY
14. GREEN ECO LIVING LANDSCAPED PRIVACY FENCE STRUCTURE: IVY GREEN
15. GLASS BLOCK WINDOW CLEAR GLASS
16. UNIT MASONRY RETAINING WALL SYSTEM: EARTHTONED

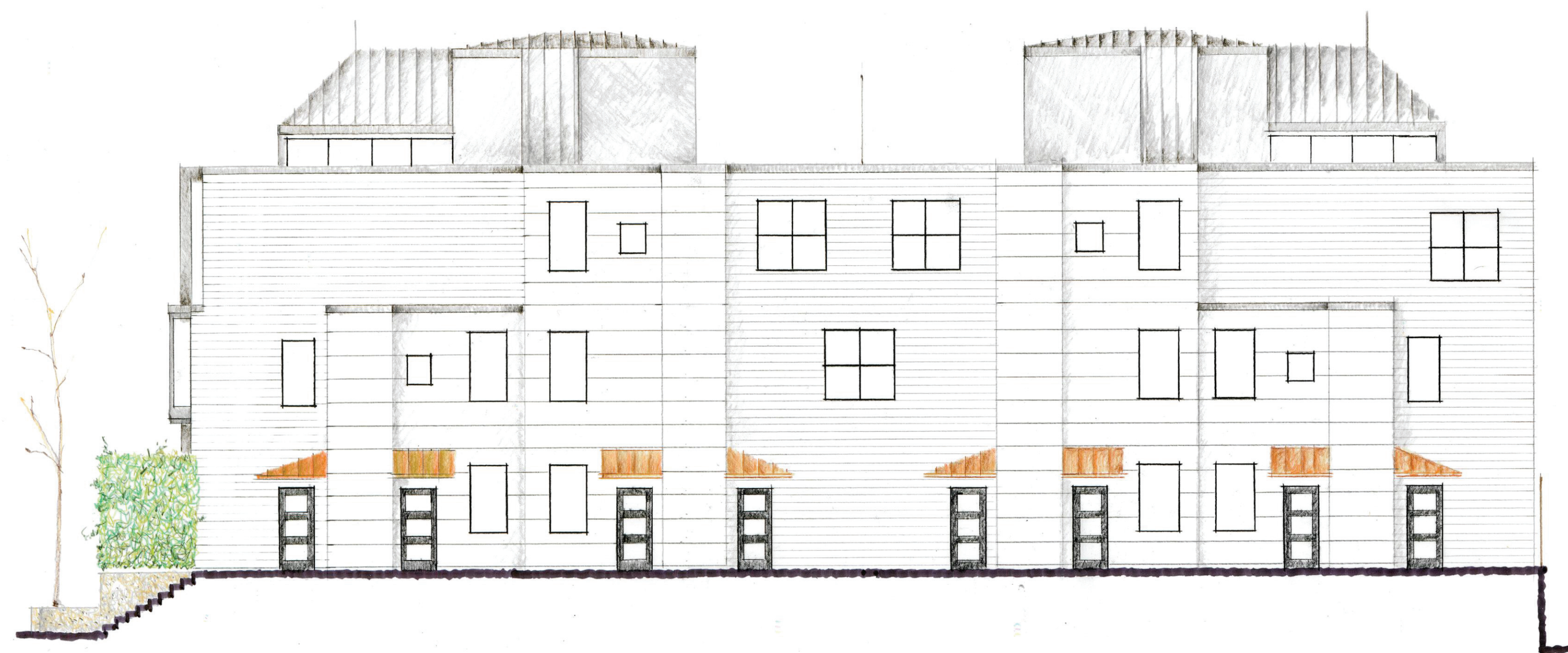


EAST BUILDING ELEVATION @ 1/8" = 1'-0"

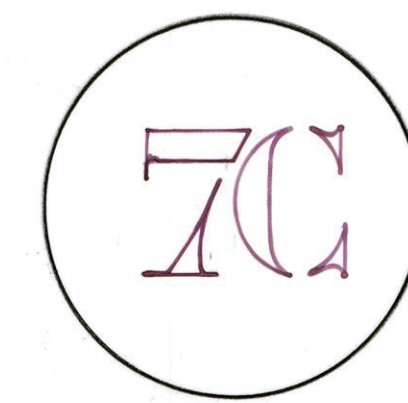


SITE PLAN 10-100-100  
SP REVISED 03-12-2022



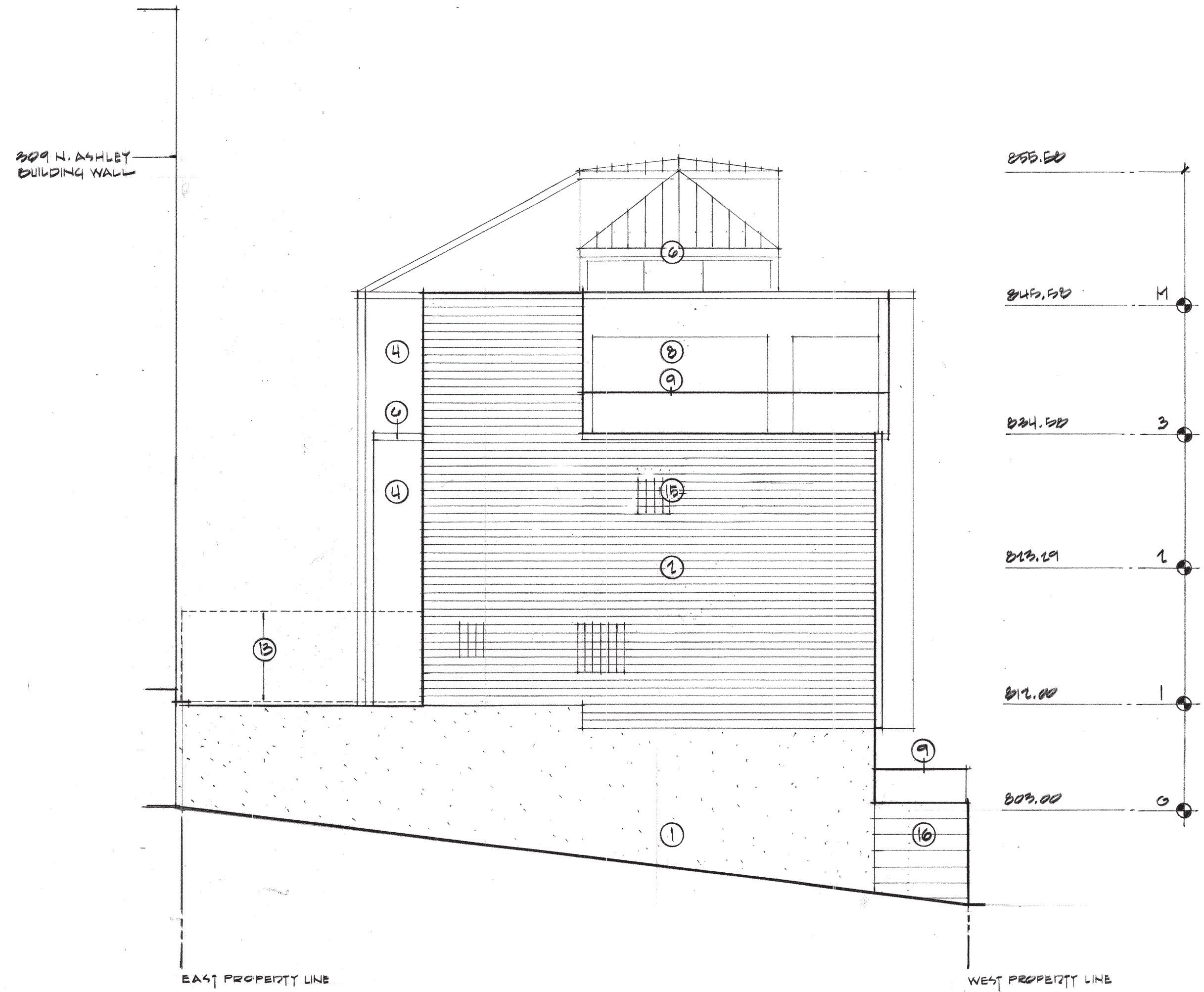


EAST RENDERED ELEVATION

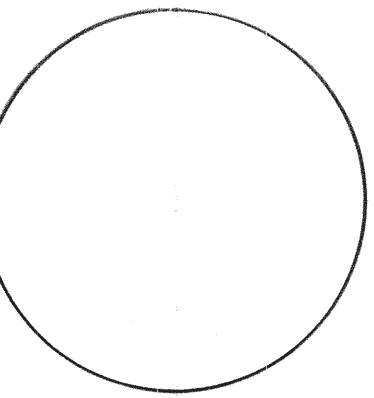


**EXTERIOR BUILDING COMPONENTS KEY**

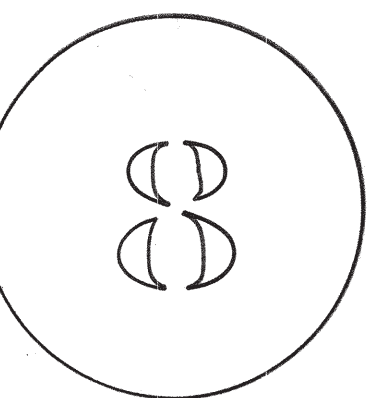
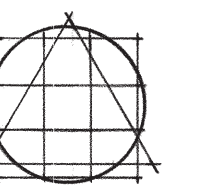
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11. INSULATED OVERHEAD GARAGE DOOR: GRAPHITE
12. COMPOSITE COLUMN SURROUND: GREY
13. WOOD PRIVACY FENCE STRUCTURE: WEATHERED GREY
14. GREEN ECO LIVING LANDSCAPED PRIVACY FENCE STRUCTURE: IVY GREEN
15. GLASS BLOCK WINDOW CLEAR GLASS
16. UNIT MASONRY RETAINING WALL SYSTEM: EARTHTONED

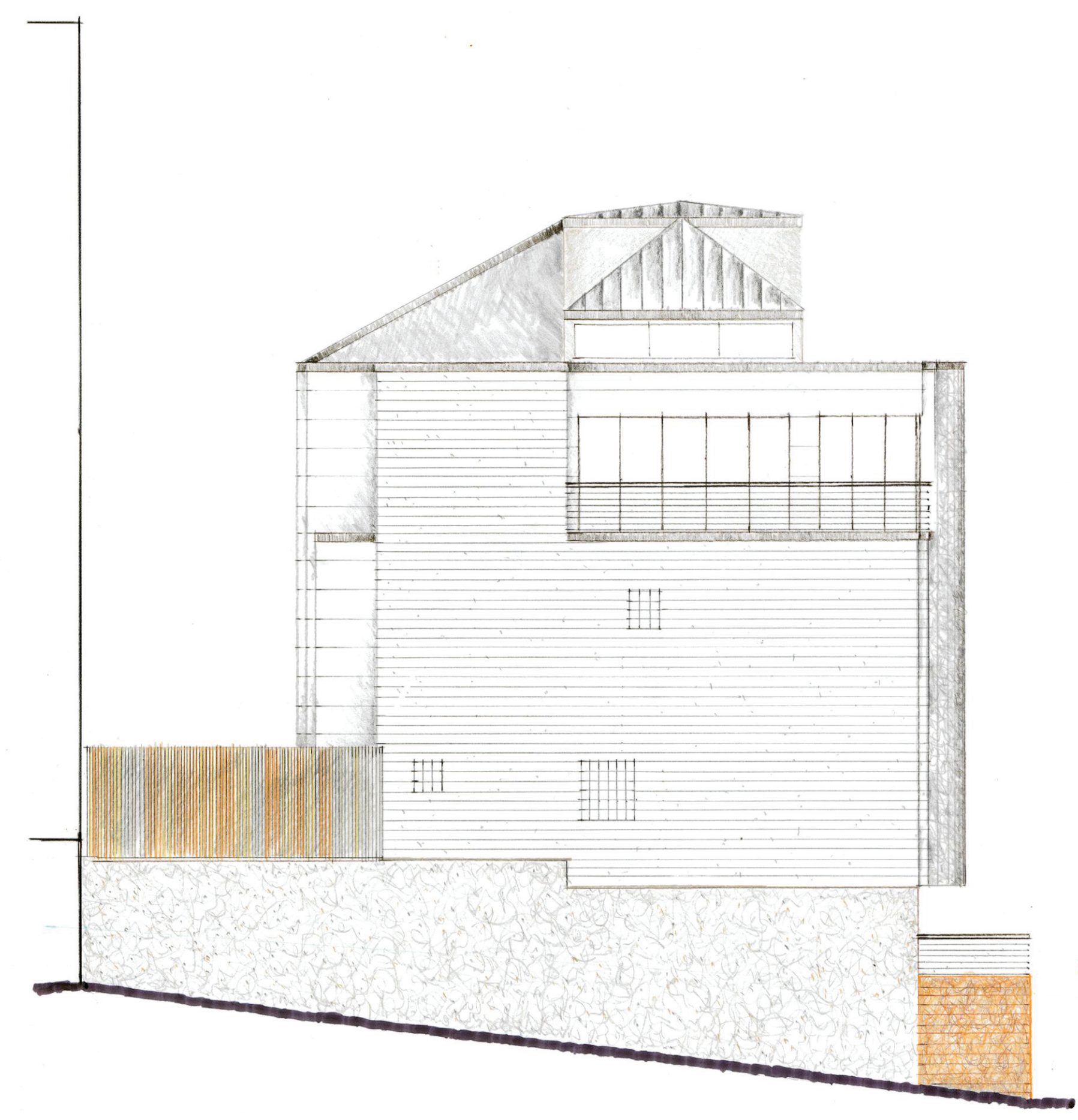


NORTH BUILDING ELEVATION @ 1/8" = 1'-0"

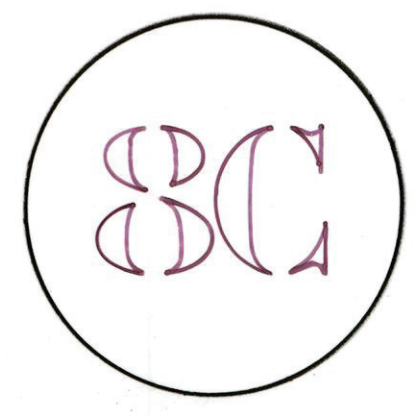
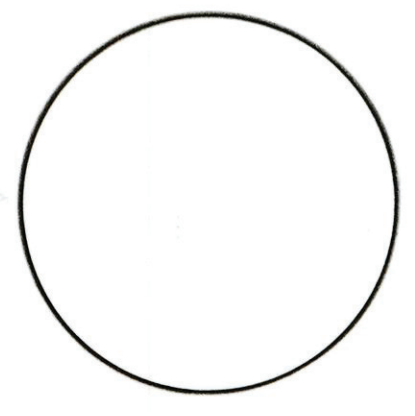


SITE PLAN (12.13.2021)  
BY REVISED 3.1.2022





NORTH RENDERED ELEVATION

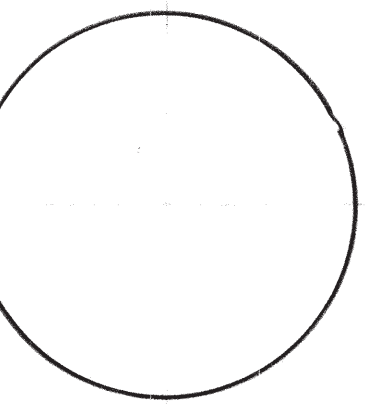


**EXTERIOR BUILDING COMPONENTS KEY**

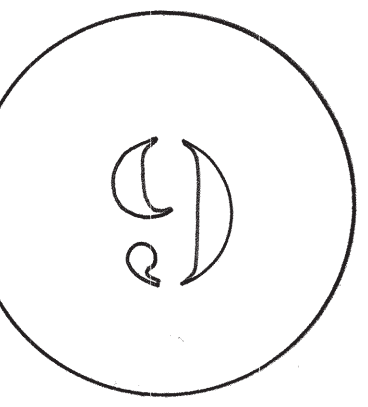
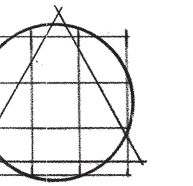
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15. GLASS BLOCK WINDOW CLEAR GLASS
16. UNIT MASONRY RETAINING WALL SYSTEM: EARTHTONED



WEST BUILDING ELEVATION @ 1/2" = 1'-0"

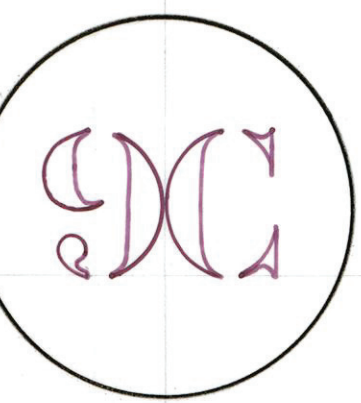
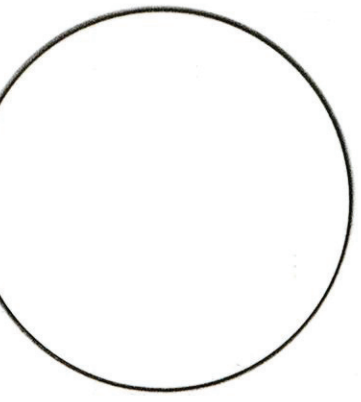


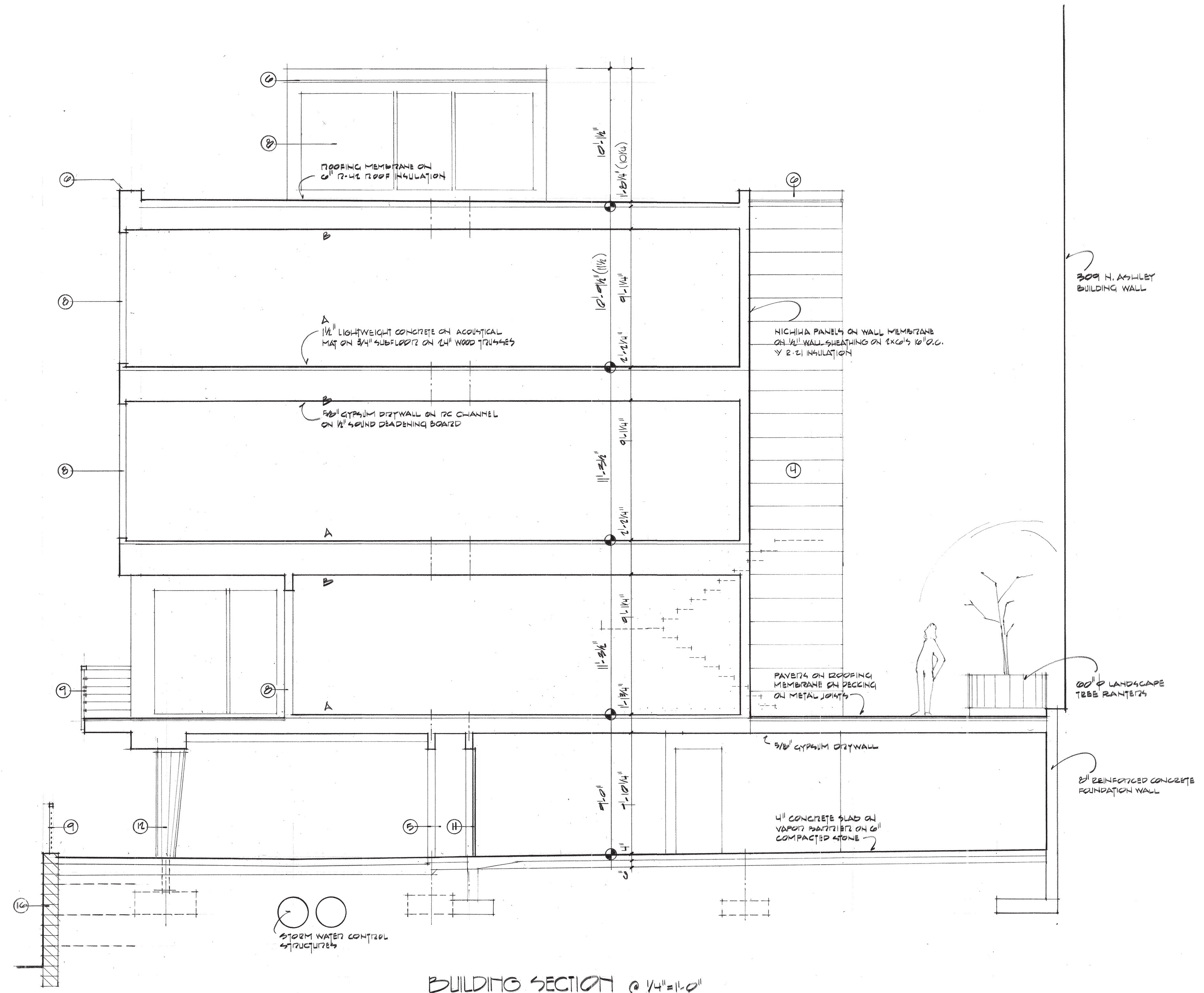
SITE PLAN 12.13.2021  
SP REVISED 3.1.2022



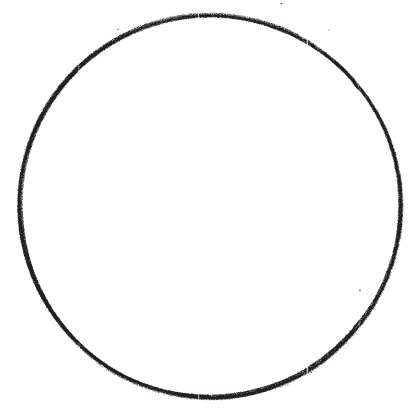


WEST RENDERED ELEVATION

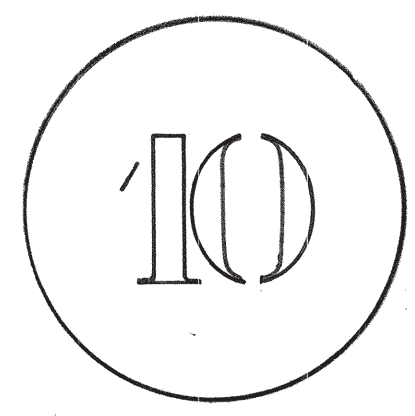
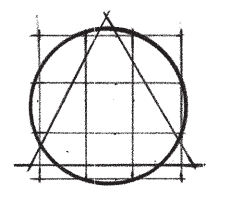


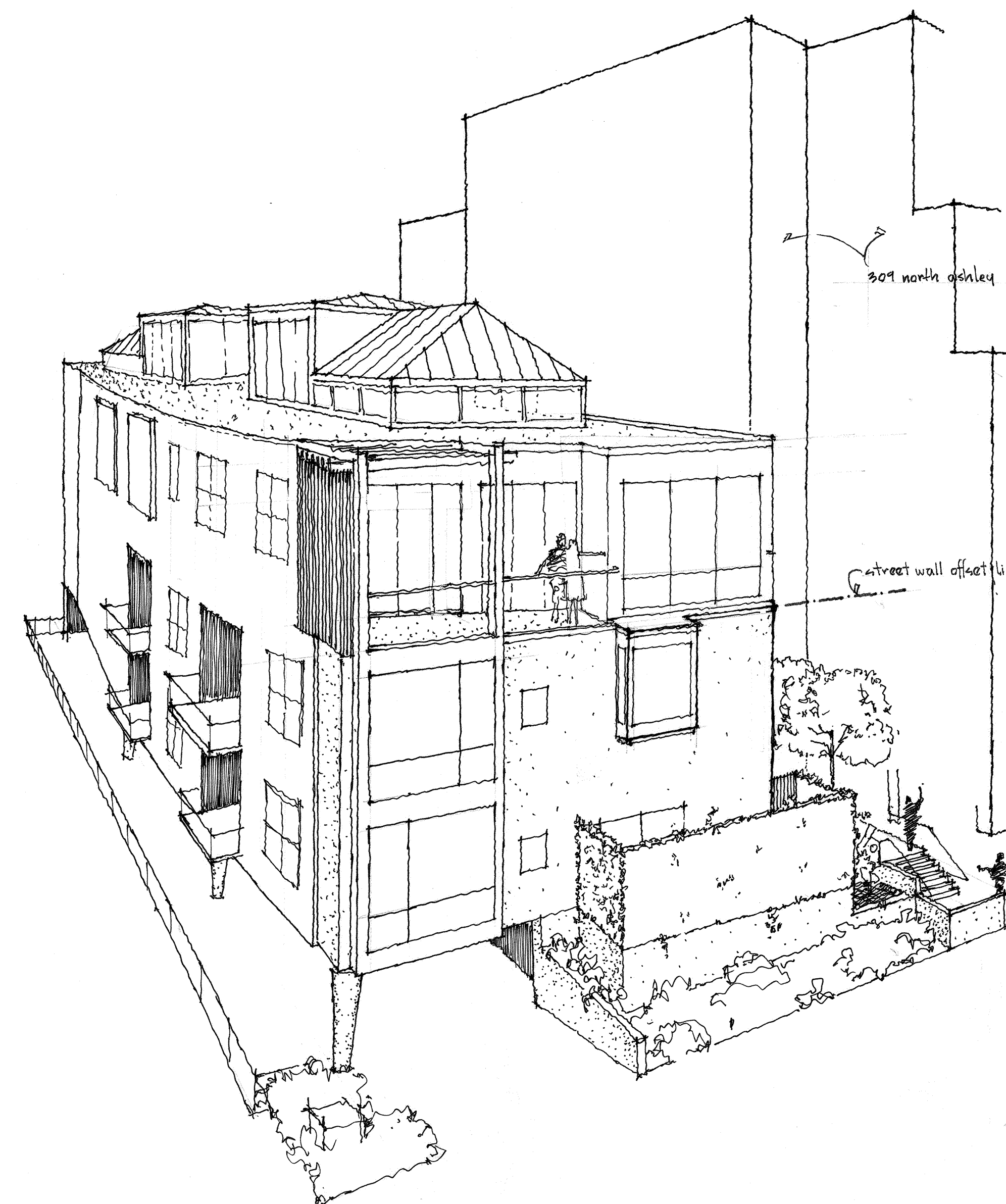


BUILDING SECTION @ 1/4"=1'-0"

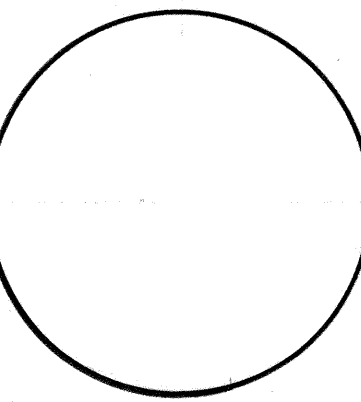


SITE PLAN 12-03-1021

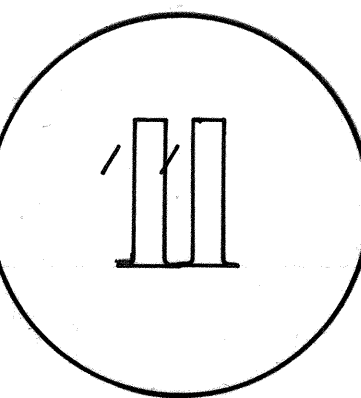
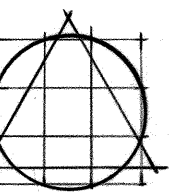




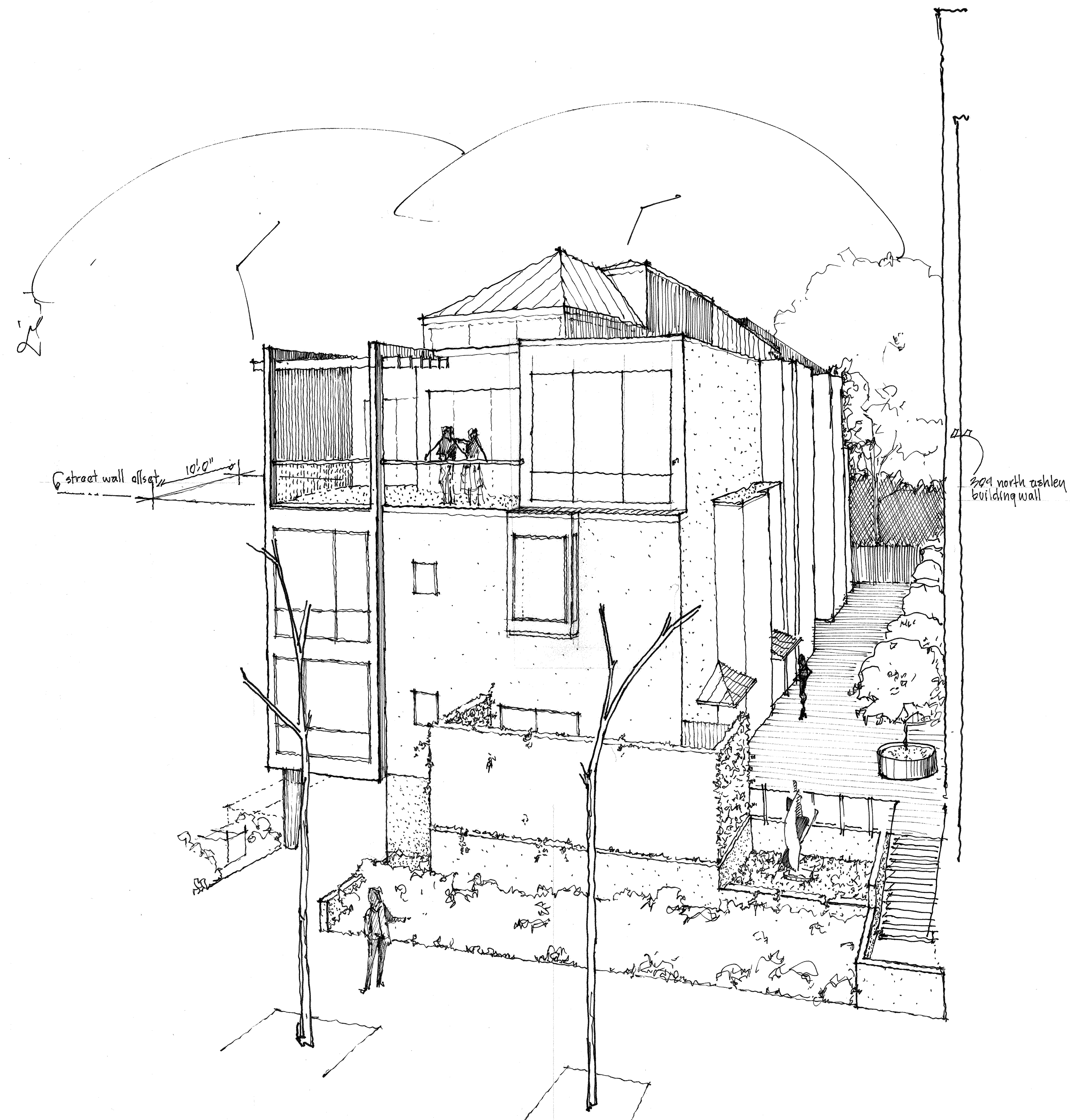
BUILDING PERSPECTIVE FROM SOUTHWEST



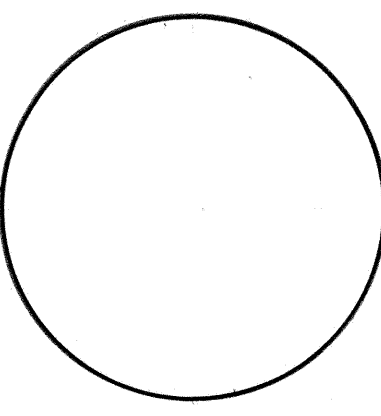
SITE PLAN 12.23.2021  
REVISED 3.24.2022



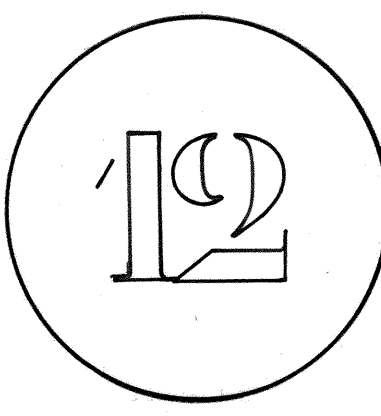
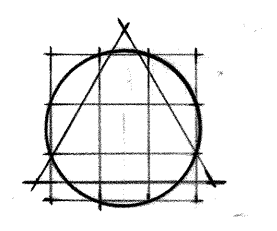




BUILDING PERSPECTIVE FROM SOUTHEAST

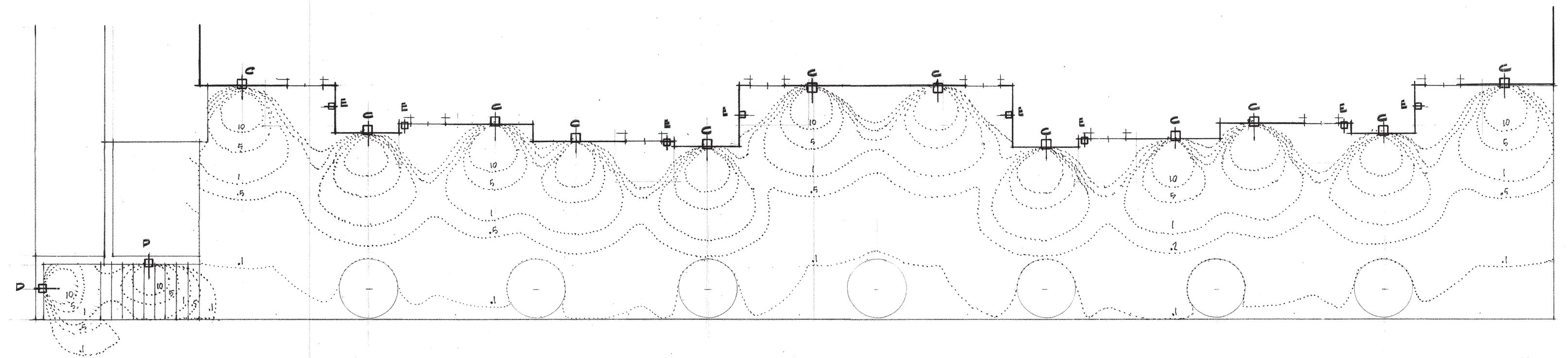
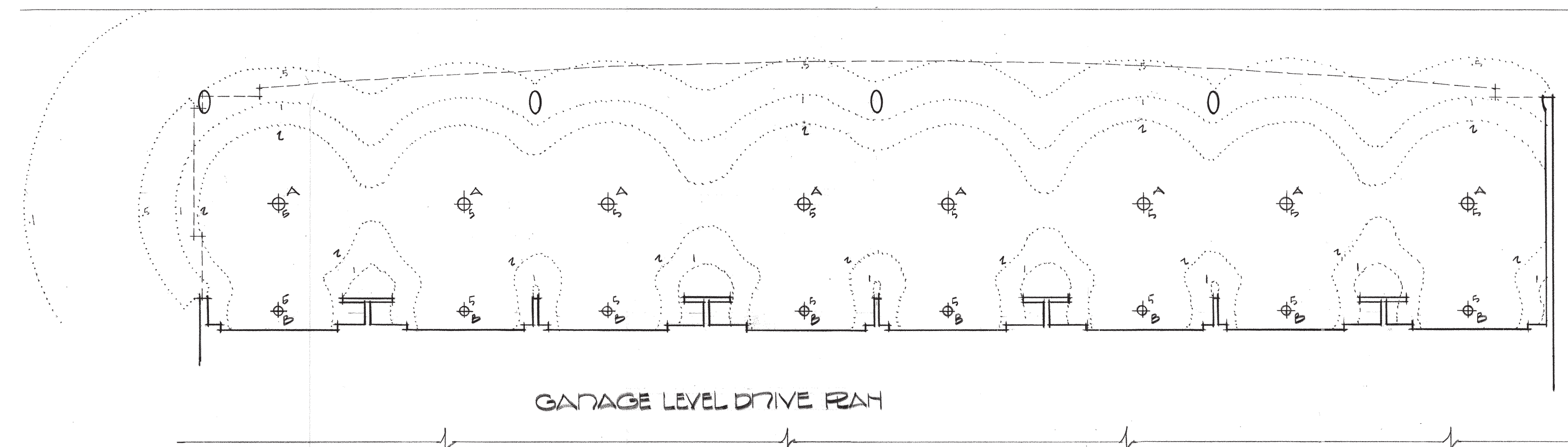


SITE PLAN 12-133-1001  
SP REVISED 3-14-2002

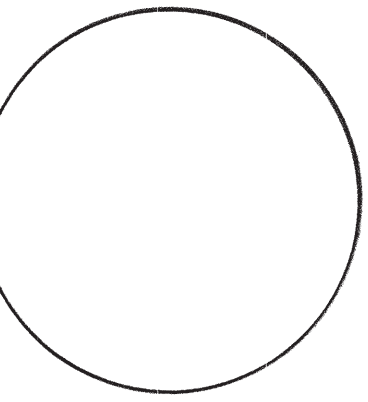


**EXTERIOR LIGHTING FIXTURE KEY**

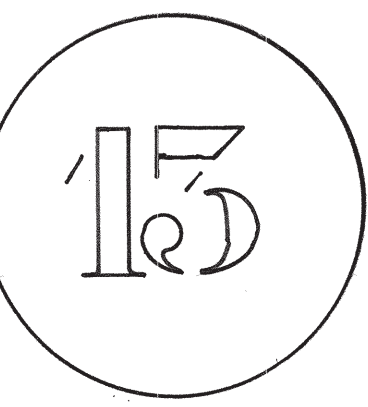
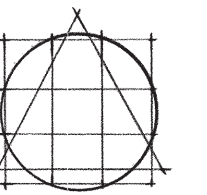
|    |                    |                                      |        |                   |
|----|--------------------|--------------------------------------|--------|-------------------|
| A. | JUNO JSF 13IN 18LM | 20.2w LED 3000K SOFFIT FIXTURE       | 90 CRI | DOWNLIGHT         |
| B. | JUNO JSF 5IN 07LM  | 7.2w LED 3000K SOFFIT FIXTURE        | 90 CRI | DOWNLIGHT         |
| C. | BEGA 24211         | 4.8w LED 3000K RECESSED WALL FIXTURE | 82 CRI | HORIZONTAL SPREAD |
| D. | BEGA 24202         | 2.9w LED 3000K RECESSED WALL FIXTURE | 82 CRI | HORIZONTAL SPREAD |
| E. | BEGA 33405         | 3.9w LED 3000K ENTRY WALL SCOUNCE    | 90 CRI | ACCENT DOWNLIGHT  |



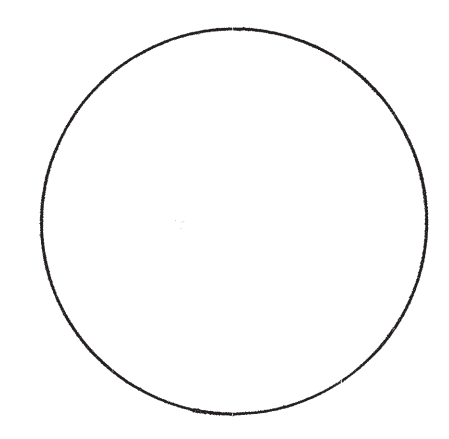
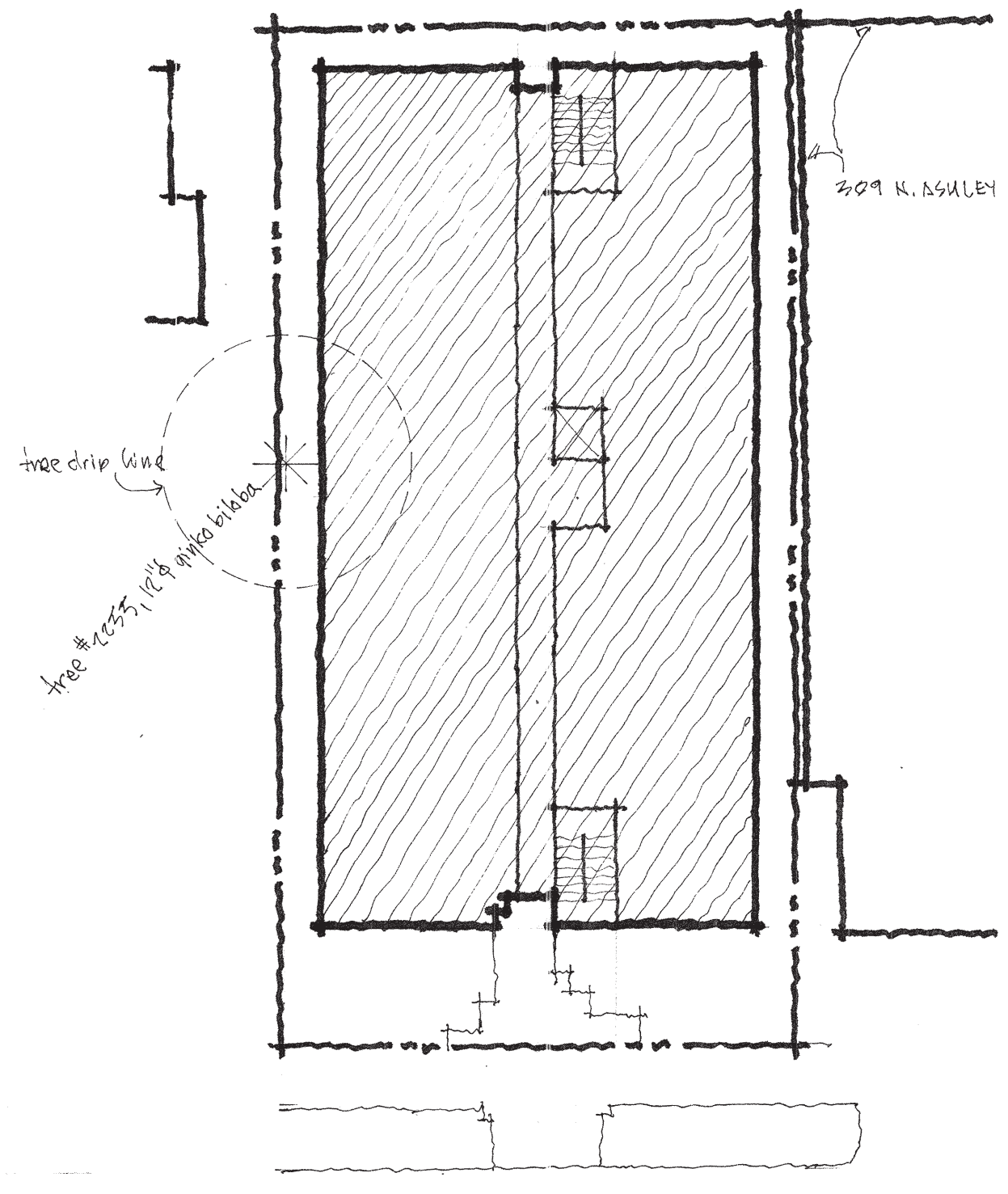
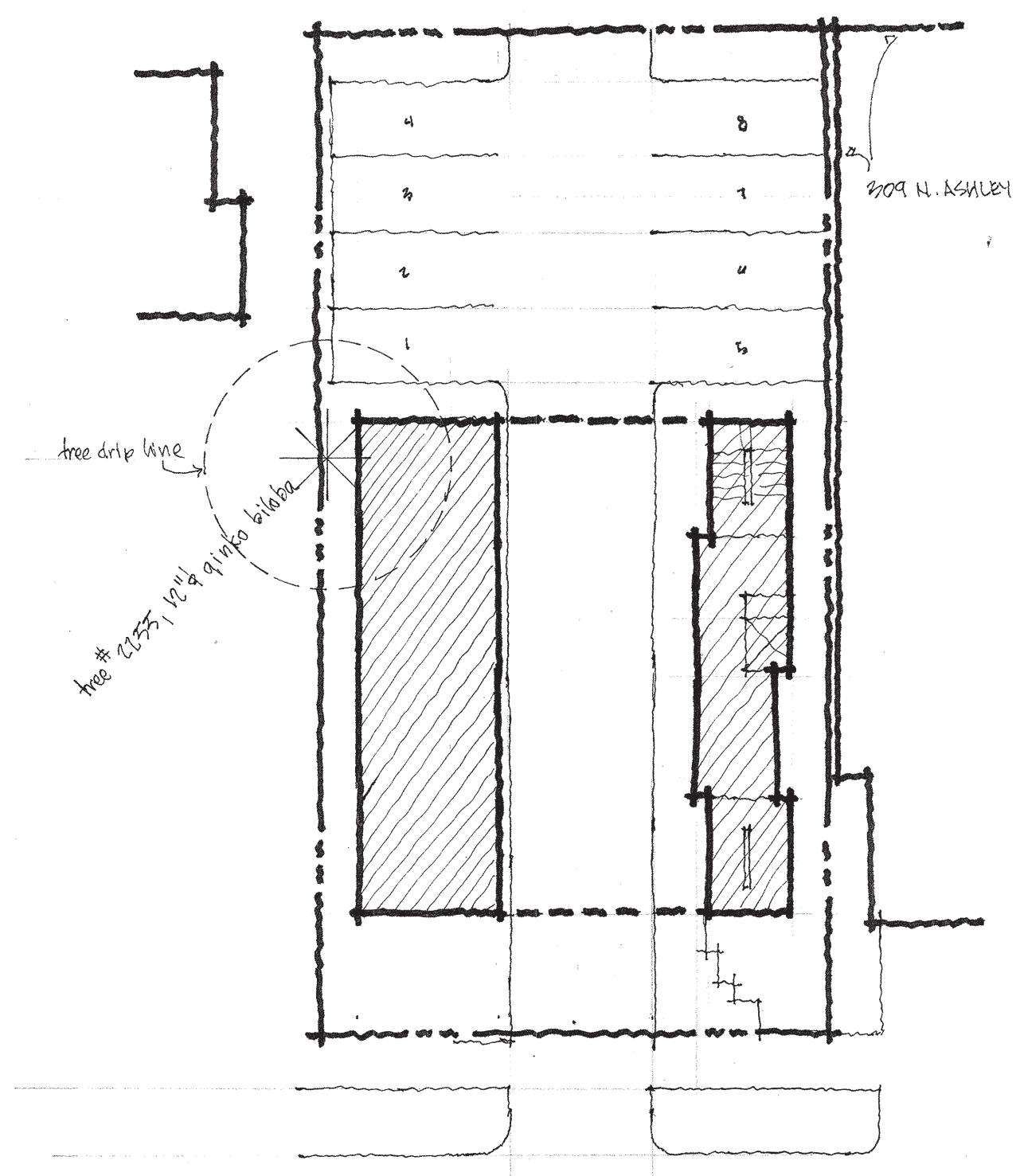
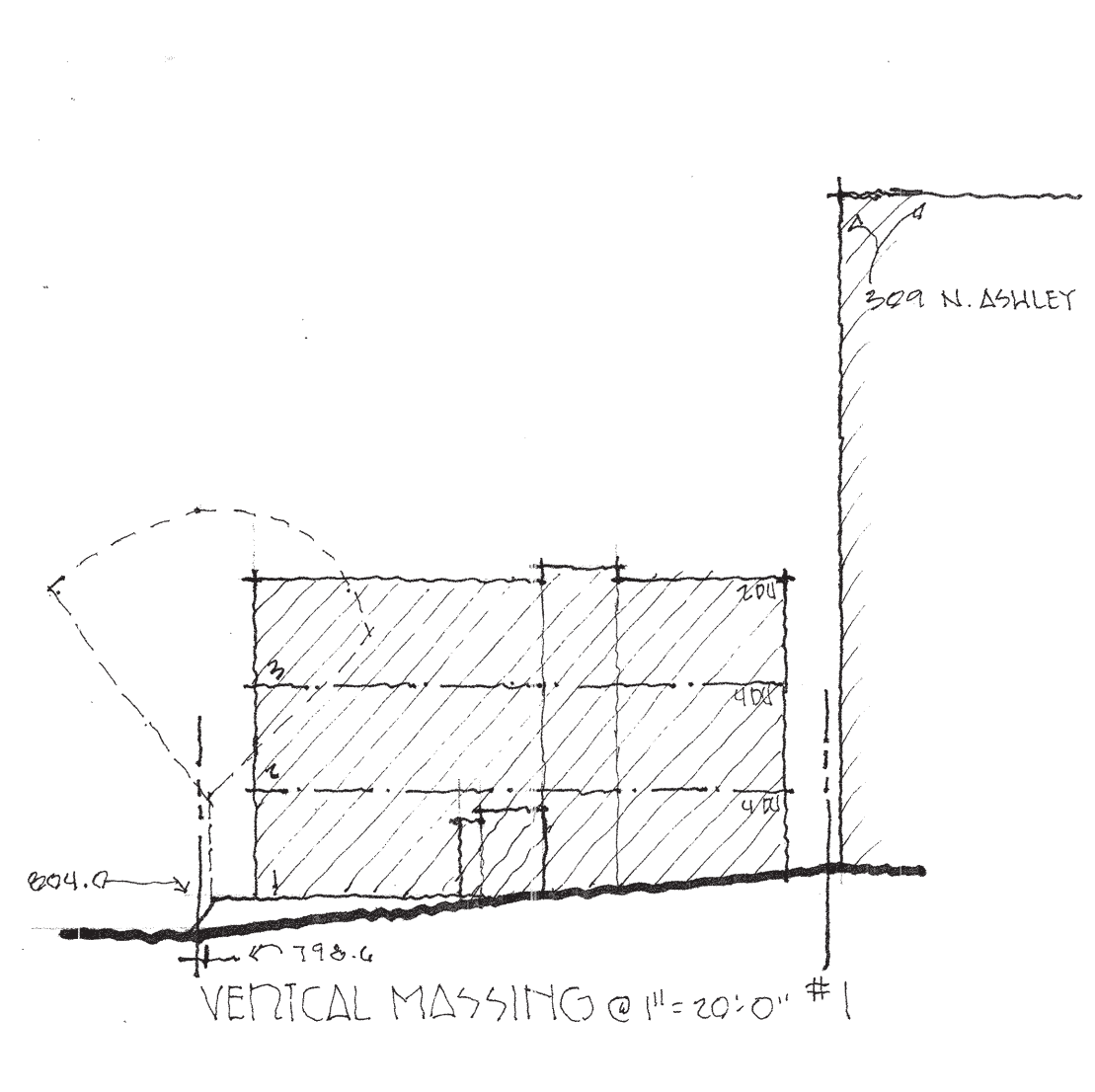
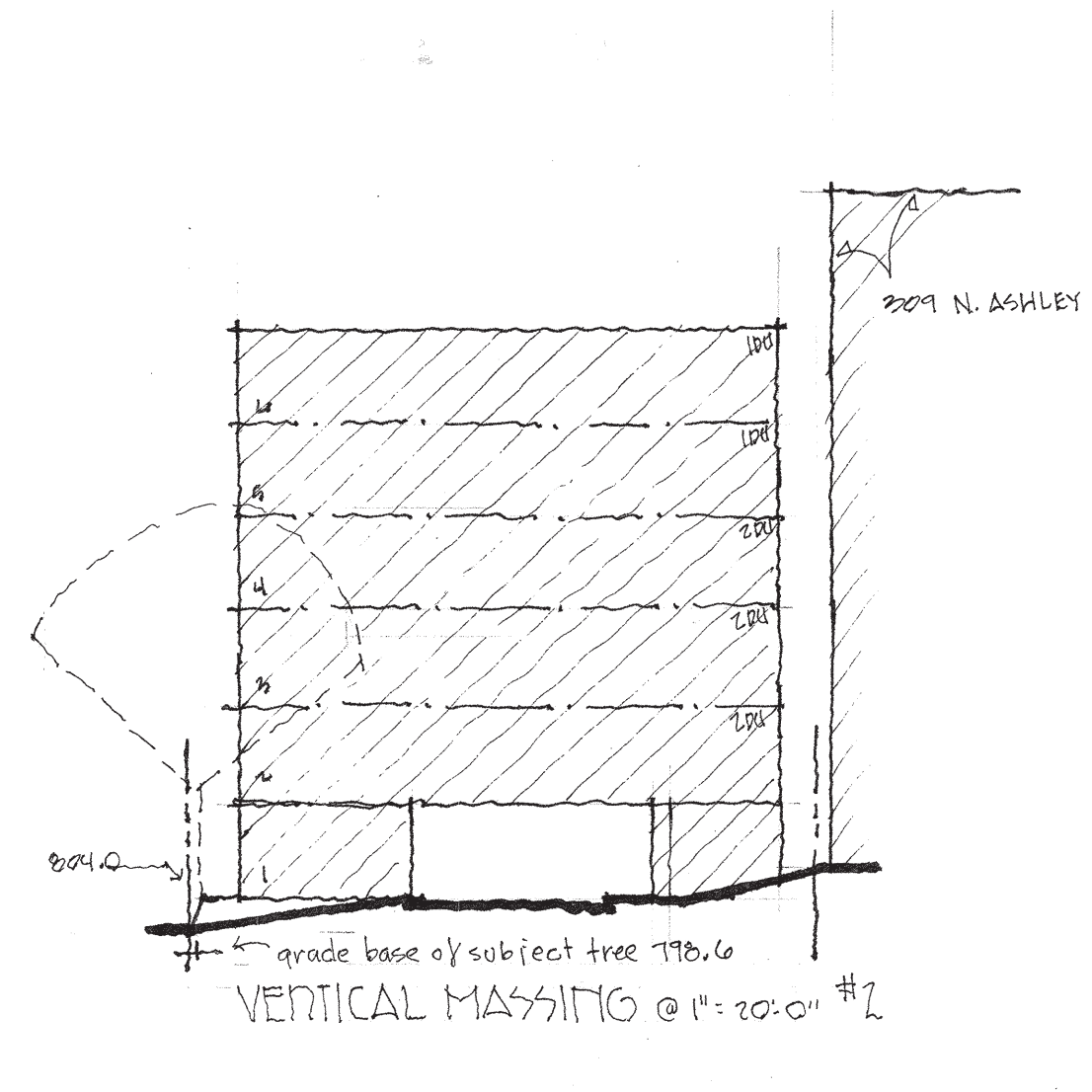
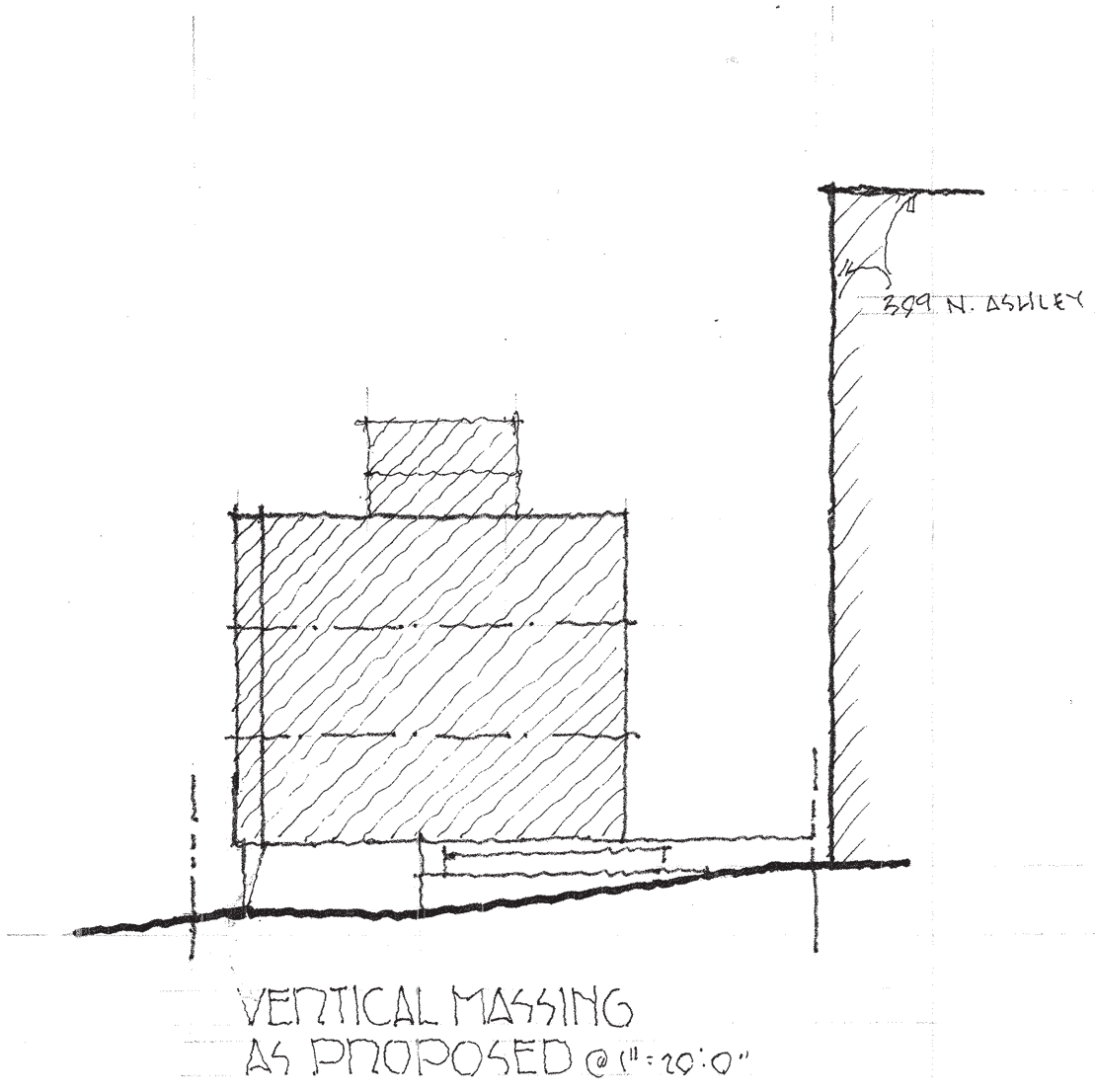
EXTENSION PHOTOMETRIC PLAN @ 1/8" = 1'-0"  
FOOTCANDLE READINGS IN FOOTCANDLES



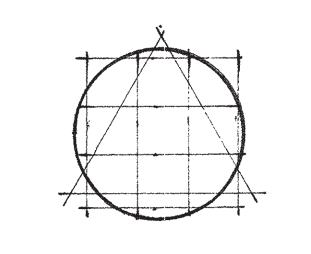
SITE PLAN 12-23-2021



012



SITE PLAN 12-29-2021



**NATURAL FEATURES**  
ALTERNATIVE PROPERTY DEVELOPMENT PLANS SHOWING ENTIRE SITE DISTURBED IN LENGTH & WIDTH, AS WELL AS, SITE GRADE NEEDS TO RAISE ABOVE EXISTING 3.5 FEET

**ALTERNATIVE ANALYSIS #2**  
PLAN @ 1" = 20'-0"

- FOOTPRINT S.F. 2,400 SF PER FLOOR
- 4 STORIES @ 60 FT. HGT
- PARKING 2

**ALTERNATIVE ANALYSIS #1**  
PLAN @ 1" = 20'-0"

- SITE AREA 2,700 SF
- ALLOWABLE FAR 17,400 SF (0.00%)
- FOOTPRINT S.F. 5,800 SF PER FLOOR
- 3 STORIES @ 36 FT. HGT.

