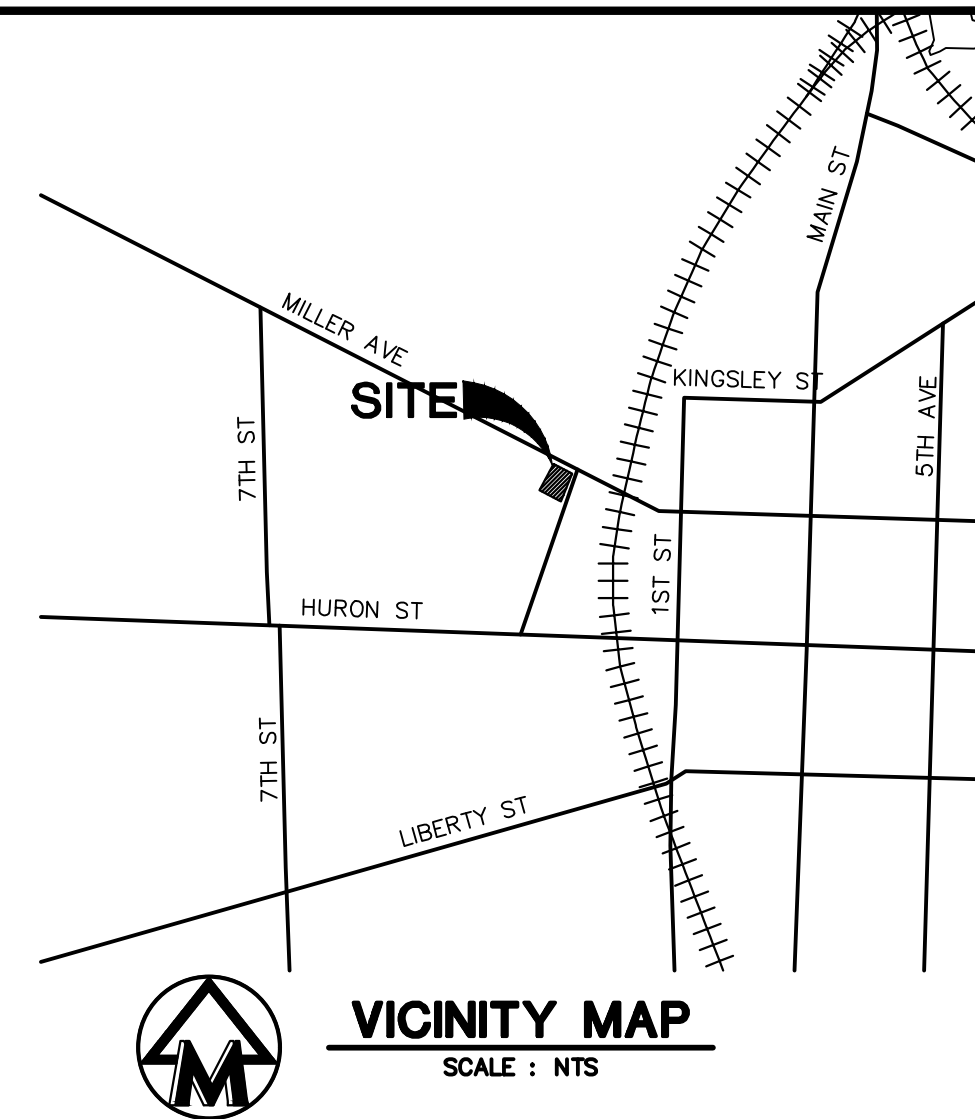


APPLE PLAYSCHOOLS WATER SERVICES

CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SPECIAL EXCEPTION USE



OWNER/APPLICANT

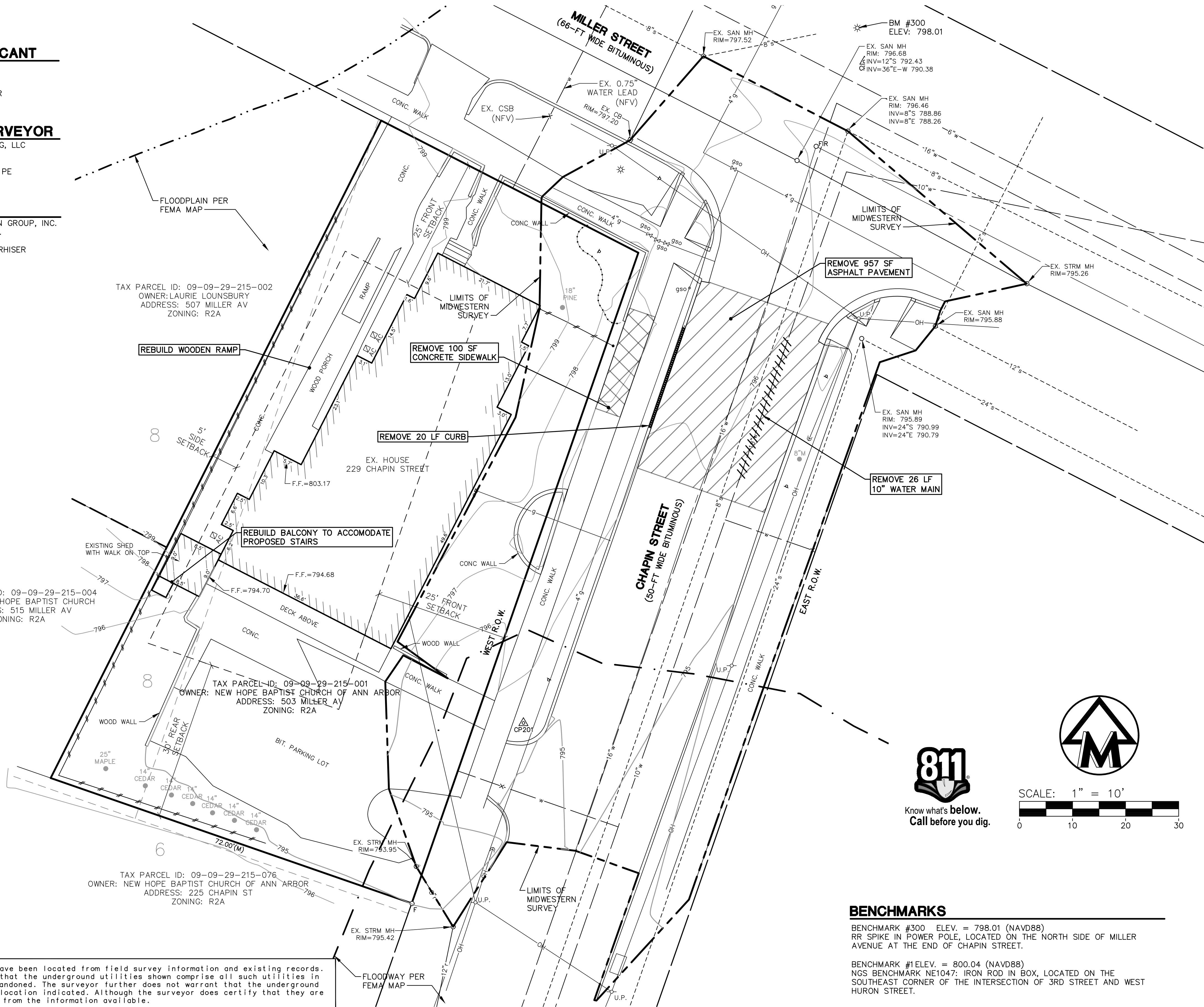
APPLE PLAYSCHOOLS
503 MILLER AVE.
ANN ARBOR, MI, 48103
CONTACT: ETTA HEISLER
(734) 210-1178

ENGINEER/SURVEYOR

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
CONTACT: TED HIRSCH, PE
734-995-0200

ARCHITECT

THE ARCHITECTS DESIGN GROUP, INC.
2425 W. STADIUM BLVD.
ANN ARBOR, MI 48103
CONTACT: ROBERT OVERHISER
734-995-4015



SHEET INDEX

- | # | SHEET TITLE |
|----|---------------------------------------|
| 01 | EXISTING CONDITIONS & REMOVALS |
| 02 | UTILITY PLAN & PROFILES |
| 03 | GRADING AND SOIL EROSION CONTROL PLAN |

PROJECT NARRATIVE

APPLE PLAYSCHOOLS PROPOSES USING 503 MILLER AS A CHILD CARE CENTER TO PROVIDE CARE FOR UP TO 47 CHILDREN, AGES 30 MONTHS TO 12 YEARS, AS WELL AS UP TO 15 ADULT STAFF. RENOVATIONS TO THE EXISTING BUILDING INCLUDE BASEMENT FIRE SUPPRESSION, WHICH WILL REQUIRE A NEW FIRE SERVICE LEAD, FDC, AND HYDRANT TO BE CONSTRUCTED TO SERVE IT.

NOTES

- THE BASE SURVEY IS A COMBINATION OF A SURVEY CREATED BY NEDERVELD IN JUNE 2023 AND A SURVEY CREATED BY MIDWESTERN CONSULTING IN DECEMBER 2023. ALL UNDERGROUND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN A 100-YEAR FLOOD PLAIN ZONE AE PER FLOOD INSURANCE RATE MAP NO. 26161C0242E WITH AN EFFECTIVE DATE OF APRIL 3, 2012, FOR COMMUNITY NUMBER 260213, IN WASHTENAW COUNTY, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- ALL UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF ANN ARBOR STANDARD SPECIFICATIONS, CURRENT EDITION. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.
- ALL WATERMAIN TO BE CLASS 350 DUCTILE IRON PIPE WITH POLYWRAP UNLESS OTHERWISE NOTED.
- LINE STOPS SHALL BE INSTALLED WHERE EXISTING WATER MAIN CANNOT BE SUFFICIENTLY ISOLATED TO COMPLETE THE WORK. THE COST OF ANY LINE STOP INSTALLATION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR.
- RESTORE DISTURBED AREAS WITH A MINIMUM OF FOUR (4) INCHES OF TOPSOIL AND THEN SOD/SEED/FERTILIZE/MULCH.
- PAVEMENT MARKINGS DISTURBED DUE TO PAVEMENT CUTS OR CONSTRUCTION RELATED ACTIVITIES SHALL BE REPLACED AS DIRECTED BY ENGINEERING. REPLACEMENT DURING CONSTRUCTION OF THE PROJECT MAY BE CONSIDERED TEMPORARY, WITH FINAL PAVEMENT MARKING RESTORATION TO OCCUR AT THE END OF THE PROJECT.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING PUBLIC ROAD PAVEMENT. DAMAGE TO THE PUBLIC ROAD PAVEMENT DURING THE COURSE OF CONSTRUCTION MAY NECESSITATE MILLING AND RESURFACING OF THE DAMAGED AREAS.
- ALL SIDEWALKS SHALL BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO 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.
- THIS PORTION OF MILLER AVENUE IS UNDER A STREET CUT MORATORIUM UNTIL 2026. PROPOSED STREET CUTS INTO A MORATORIUM STREET MAY INVOLVE SPECIAL RESTORATION METHODS.

LEGAL DESCRIPTION

Tax Parcel ID #09-09-29-215-001

The East 54.33 feet of Lot 7, excepting and reserving therefrom the South 2 feet, Rohde Brothers' Subdivision of the Tom's Est., according to the Plat thereof as recorded in Liber 2 of Plats at Page 6, Washtenaw County Records.

(Discharge of Mortgage, dated October 25, 1994, Liber 3055, Page 4, Washtenaw County Register of Deeds.)

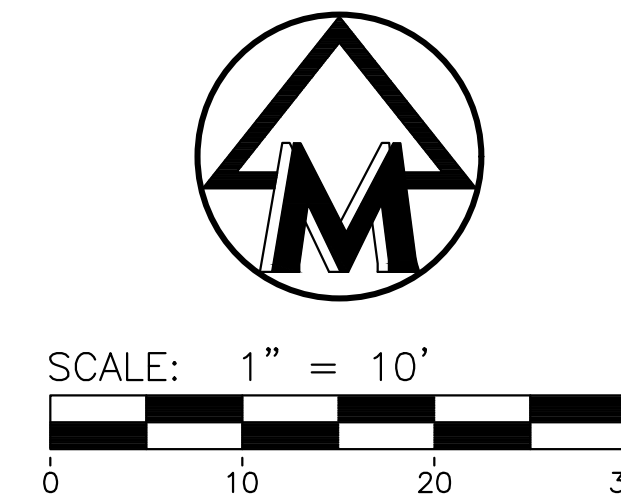
BEG INT WL CHAPIN ST & SL MILLER AV; TH ALONG WL CHAPIN ST SWLY 130.0 FT; TH WLY DEFLECTING 90 DEG TO THE RIGHT 72.0 FT; TH NELY DEFLECTING 97 DEG 34 MIN TO THE RIGHT 138.7 FT; TH ALONG SL OF MILLER AV SELY DEFLECTING 90 DEG 25 MIN TO THE RIGHT 54.33 FT TO POB BEING A PART OF LOTS 7 & 8 OF ROHDE BROS SUB OF THE TOMS' ESTATE REC IN L2 P6 WCR.

(Tax Description)

BENCHMARKS

BENCHMARK #300 ELEV. = 798.01 (NAVD88)
RR SPIKE IN POWER POLE, LOCATED ON THE NORTH SIDE OF MILLER AVENUE AT THE END OF CHAPIN STREET.

BENCHMARK #1 ELEV. = 800.04 (NAVD88)
NGS BENCHMARK NE1047: IRON ROD IN BOX, LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF 3RD STREET AND WEST HURON STREET.



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3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
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ANN ARBOR, MI 48103
ETTA HEISLER
(734) 210-1178

APPLE PLAYSCHOOLS FIRE HYDRANT
CIVIL PLAN REVIEW
EXISTING CONDITIONS AND REMOVALS

23364A
JOB No. 23364A
REV. DATE 02/25/24
REV. BY CITY REVIEW

DATE: 01/30/24	SHEET 1 OF 3
REV. DATE 02/25/24	ADD. SFG
ENG. SFG	ENG. TPH
PK. TPH	TECH. TPH
CHK. TPH	DATE
DATE	DATE

M:\Civ\132_P\01\2023\23364A\Construct\1\23364A.dwg, 2/25/2024, 4:22 PM, Sam F. Geeske, EXISTING CONDITIONS AND REMOVALS (SEU), MCLLC PDF, pdf, Copyright © 2024, Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

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

REQUIRED STATEMENTS

- a. **Associated Applications Include:**
 - i. Submitted Previously: Building Permit-Alteration/Repair (BLDGC23-0394)
 - ii. Future Submission: Special Exception Use Petition, Residential Fence Application, Zoning Exception (Zoning Variance)
 - 1. A special use exception was granted in the past to New Hope Baptist Church and the University of Michigan for use as an adult day care and community health clinic.
- b. **Proposed Development Program:**
 - i. **Land Use:** Apple Playschools proposes using 503 Miller as a child care center to provide care for up to 47 children, ages 30 months to 12 years, as well as up to 15 adult staff.
 - ii. **Site Improvements:** Interior renovations and exterior egress stairs will be completed to bring the building up to code for both Ann Arbor city and State of Michigan child care rules. Proposed future fence application, see Attachment C for details. A new fire hydrant, fire department connection, and fire service lead will need to be installed to serve the proposed basement fire suppression.
 - iii. **Floor Area:** 3,200 sq ft. Unfinished Basement: 1032; Self-Contained Basement Classroom: 685; First Floor: 1803; Second Floor (adult office use only): 718.
 - iv. **Access, Circulation, and Parking:** Families dropping off children will park in the New Hope Baptist Church auxiliary lot directly south of the property and walk to the classroom door, typically approaching through the proposed play yard at the south of the building. If needed, staff will use additional spaces in the New Hope Baptist Church Main lot, located east of 218 Chapin St. and will cross at Miller and Chapin.
 - v. **Construction Phasing and Cost:** No real phasing applicable. Estimated construction costs are \$180,290.00. Construction will begin in March and will be completed by June.
- c. **Community Analysis:**
 - i. **Impact on public schools:** None
 - ii. **Relationship to neighboring uses:** This property is in the heart of a mixed use area just west of Downtown. The property's shared parking lot abuts West Park on the north west corner. Other commercial businesses located at or near the Miller/Chapin intersection include a bakery/cafe, a meat and grocery market, and a dispensary. Apple Playschools also operates a child care at 511 Miller Ave (since 2014) and that property was operational as a day care prior to that time under another name. Several AATA buses have a route along Miller with bus stops immediately adjacent to and across from 503 Miller and the property is located just three blocks from the Catherine Street commercial corridor and 8 blocks from the heart of downtown.
 - iii. **Impact of adjacent uses on Special Exception Use:** We anticipate that staff will walk between buildings on the south side of the properties and will share a fenced-in outdoor play space associated with 511 Miller Ave (Parcel Number: 09-09-29-215-003) to the south of the buildings (See Attachment C). Proposed hours of operation are 7:30am-6pm Monday through Friday with special hours a few evenings or weekend days a year. We are interested in partnering with neighbors to create appropriate visual and sound barriers to reduce the impact of child care operations on their enjoyment of outdoor space during business hours.
 - iv. **Impact on air and water quality; natural features:** None.
 - v. **Impact on historic Sites or Structures:** None
 - vi. **Traffic Statement:** Traffic anticipated to be under 50 trips in a peak hour, so Traffic Impact Analysis is not required per Cyrus Naheedy, Transportation Engineer for City of Ann Arbor.
 - vii. **Public Sidewalk Maintenance Statement:** Sidewalks will be maintained by New Hope Baptist Church.
 - viii. **Additional Information - Natural Features:** a few small trees and shrubs will need to be removed at the southwest corner of the building for appropriate egress.

NOTES

1. ALL GATE WELLS AND BOXES SHALL CONFORM TO CITY OF ANN ARBOR STANDARD DETAILS.
2. 4" AND LARGER PROPOSED WATER MAIN PIPE MATERIAL SHALL BE PRESSURE CLASS 350 DIP W/POLYWRAP UNLESS OTHERWISE SPECIFIED.
3. ALL WATER MAIN 2" AND SMALLER TO BE TYPE K COPPER.
4. HORIZONTAL BENDS, TEES, HYDRANTS, AND BLOW-OFFS REQUIRE THRUST BLOCKS. TYPE OF TRENCH BACKFILL IS IDENTIFIED ON THE PROFILE. EXACT DEPTH OF EXISTING WATER MAIN IS NOT FIELD VERIFIED. SPECIAL COORDINATION MAY BE REQUIRED TO MAINTAIN EXISTING WATER MAIN AND SERVICE LEAD CONNECTION DURING CONSTRUCTION.
5. USE OF LINE STOPS IS REQUIRED WHERE EXISTING WATER MAINS CANNOT BE SUFFICIENTLY ISOLATED TO COMPLETE THE WORK. THE COST OF ANY LINE STOP INSTALLATION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR.
6. THERE ARE NO EXISTING OR PROPOSED FIREWALLS IN THE EXISTING BUILDING.
7. SIX (6) CLASS B SPACES WILL BE PROVIDED FOR BICYCLE PARKING AT 515 MILLER AVENUE BY SEPTEMBER 2025.

WATER SERVICE LEADS FLOW CALCULATIONS

SOUTH SERVICE LEAD
 BASEMENT:
 WASHING MACHINE - 2 SFU
 LAUNDRY TRAP/MOP SINK - 2 SFU
 BATHROOM FIXTURE GROUP - 4 SFU
 KITCHEN SINK - 2 SFU

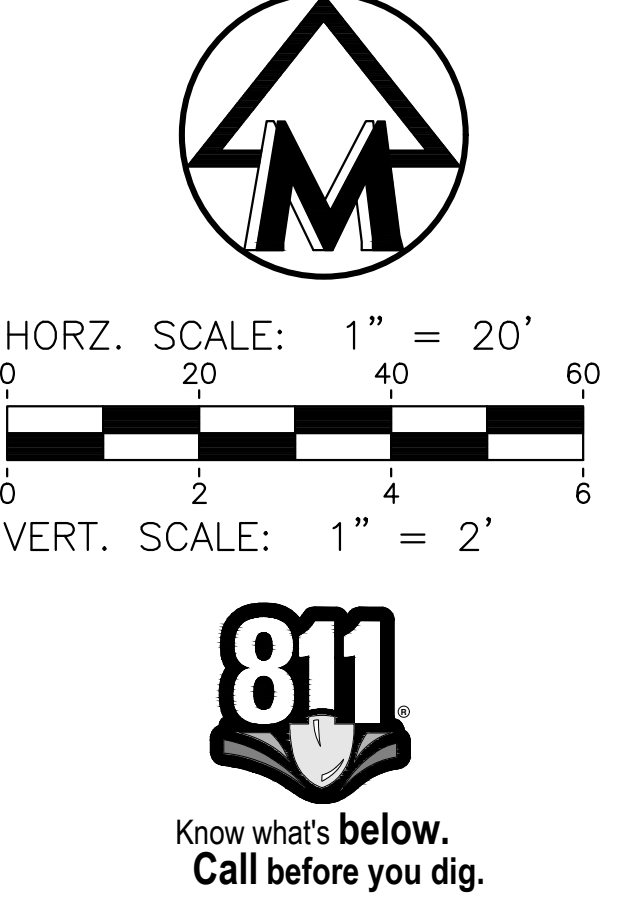
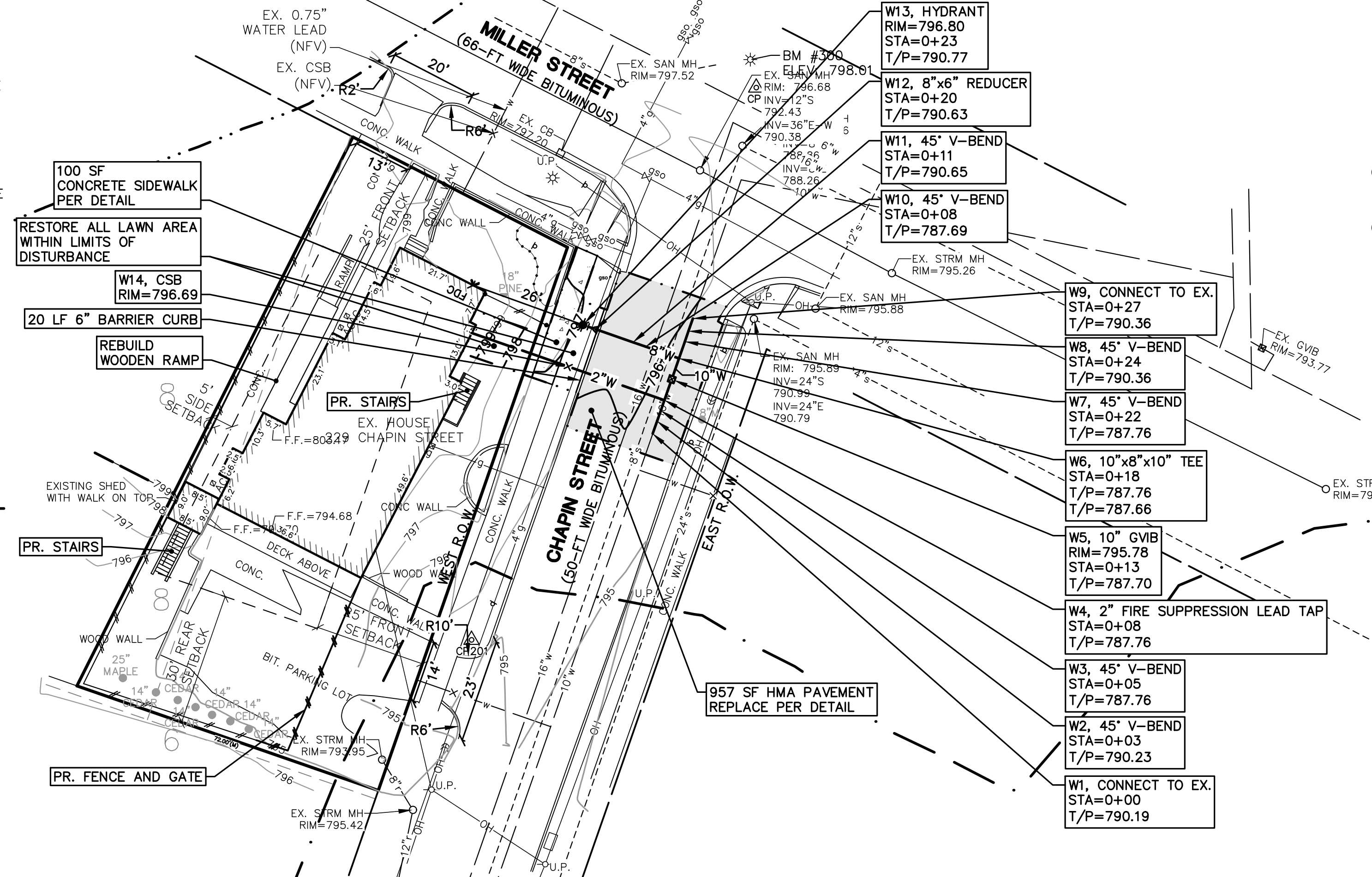
FIRST FLOOR:
 BATHROOM FIXTURE GROUP - 4 SFU

TOTAL FOR SOUTH SERVICE LEAD:
 14 SFU'S ~ 9 GPM OR 8 FT/SEC VELOCITY IN 3/4" COPPER PIPE.

NORTH SERVICE LEAD
FIRST FLOOR:
 BACK-BACK BATHROOM FIXTURE GROUP - 4 SFU X 2 = 8 SFU
 KITCHEN SINK - 2 SFU

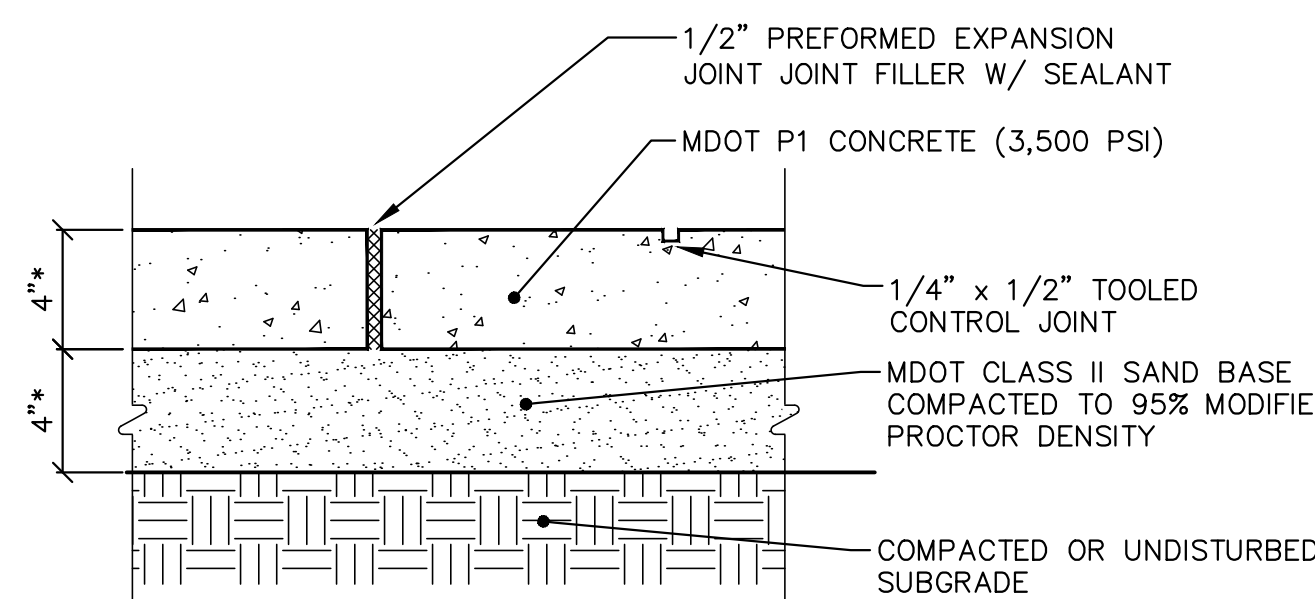
SECOND FLOOR:
 BATHROOM FIXTURE GROUP - 5 SFU

TOTAL FOR NORTH SERVICE LEAD:
 15 SFU'S ~ 9 GPM OR 8 FT/SEC VELOCITY IN 3/4" COPPER PIPE.

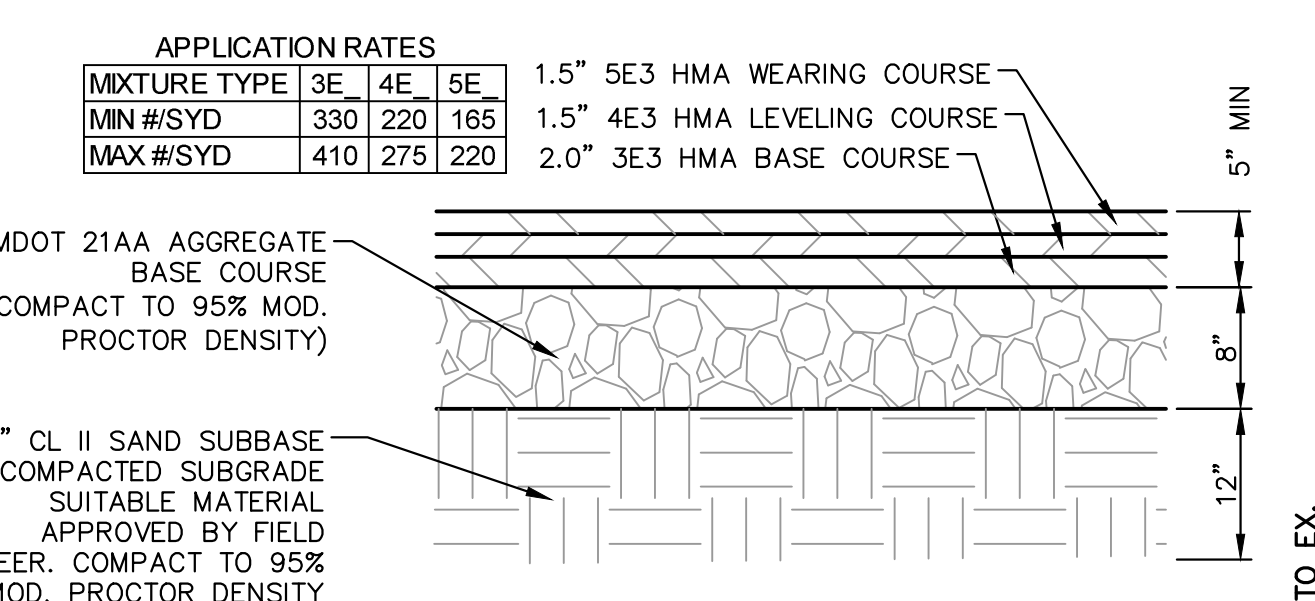


SITE DATA CHART

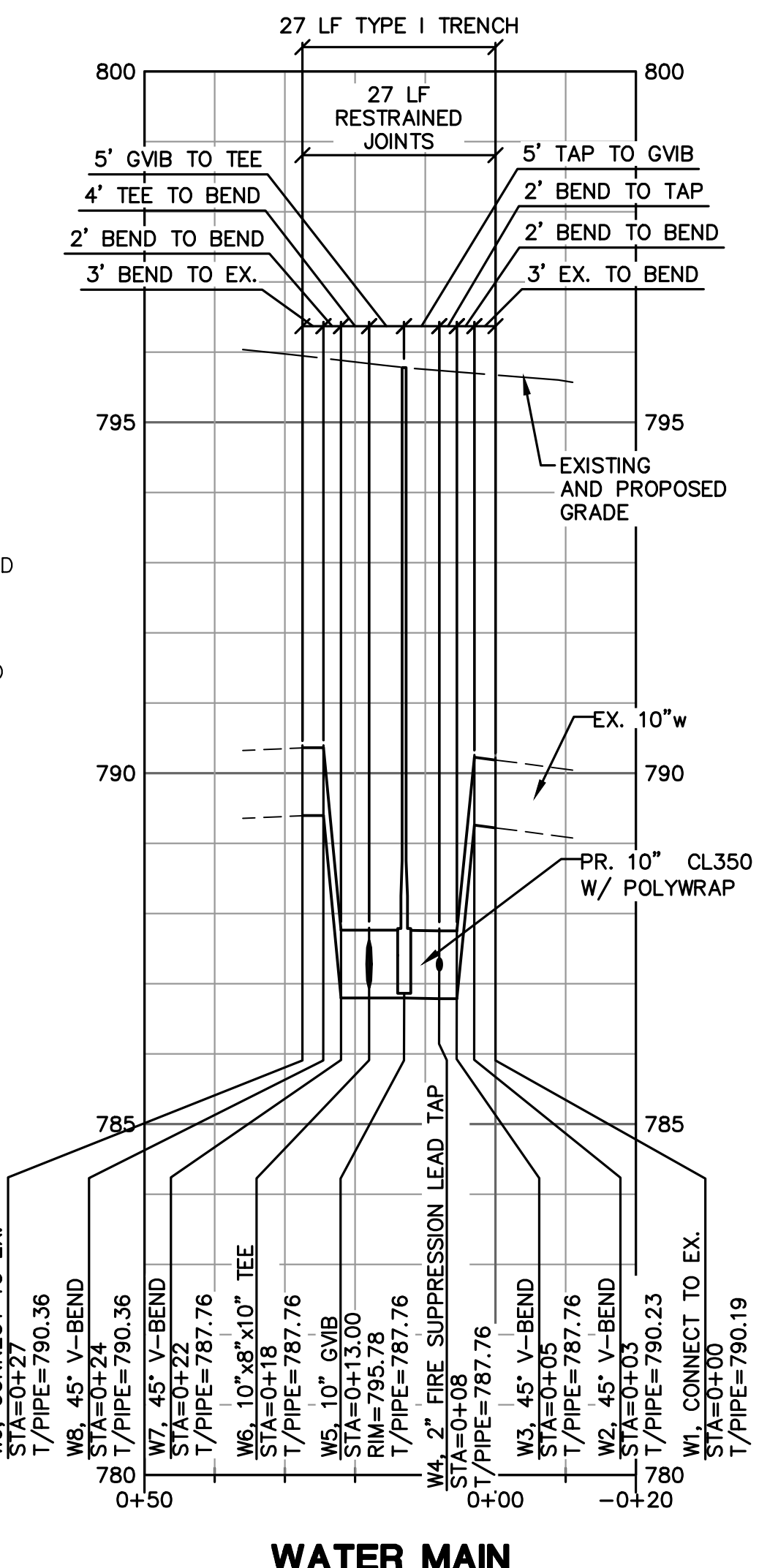
Condition	Existing	Proposed
Zoning Classification	R2A	R2A with special use exception
Lot Area	8447 sq ft	No change
Total Area, Floor Area/FAR, Density	Total Area: 5242/8447=62% Floor Area/FAR: 2156/8447=25.5%	No change
Open Space and Active Open Space	3,924 Sq ft	Active Open Space: 5080.5 sq ft Increase includes construction of a fence to enclose former accessible parking spaces at south side of building for play area and addition of small deck and stairs off south porch for egress.
Required Setbacks and Yards	A) Front Yard=25ft or [Averaging an Established Front Building Line: Miller Avenue Averaged=17ft; Chapin Street Averaged=21.7ft] B) Side Yard (West)=5ft C) Rear Yard=30 ft	No Change NOTE: Construction of stairs required for egress on east (Chapin St.) side within existing setback, will request Zoning Exception. Replacing and adding fence on East, South, and West Sides per diagram in Attachment C.
Height and Stories	30 feet, 2 stories	No Change
Off-street vehicle parking; accessible and barrier-free spaces.	One barrier-free space on the south side of the building at the walk-out basement door.	Barrier-free space will be eliminated to become active open space. Additional parking in Church main and auxiliary lots.
Bicycle parking	None	No change
Variances granted or proposed; modifications approved or proposed	None	Zoning Exception for required egress stairs on east side (Chapin Street) in the setback.



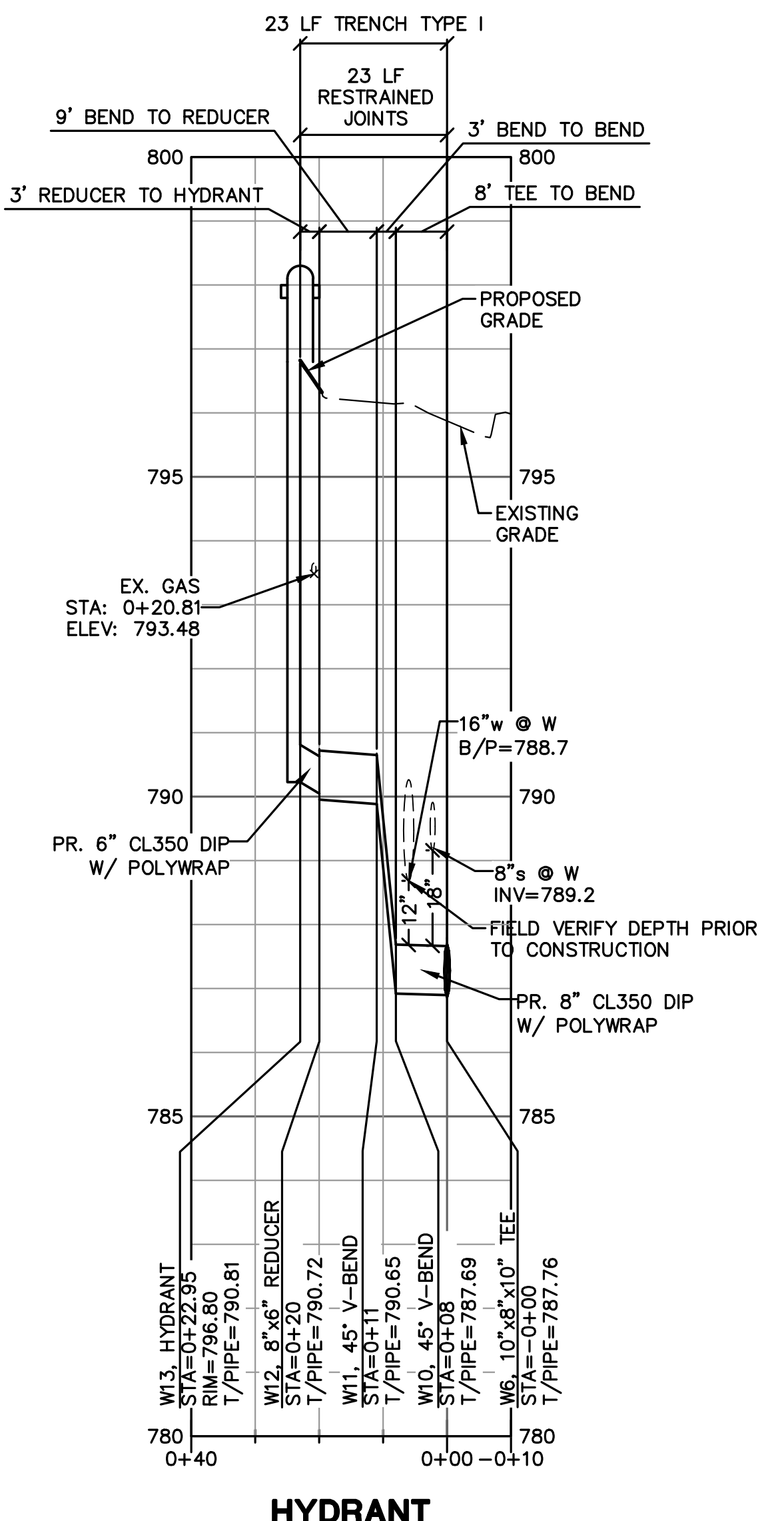
CONCRETE WALK DETAIL
NOT TO SCALE



5' ASPHALT PAVEMENT - PUBLIC R.O.W.



WATER MAIN



HYDRANT

LEGEND

- U.P. EXIST. UTILITY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- EXIST. AC UNIT
- EXIST. GENERATOR
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. GAS VALVE
- EXIST. FIBER OPTIC LINE
- EXIST. WATER MAIN
- PROP. WATER MAIN
- EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. GATE VALVE IN BOX
- PROP. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- PROP. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- PROP. CURB STOP & BOX
- REDUCER
- EXIST. FIRE DEPARTMENT CONNECTION
- PROP. FIRE DEPARTMENT CONNECTION
- EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- EXIST. BEEHIVE INLET
- END SECTION
- HEAD WALL
- CULVERT
- EXIST. DOWNSPOUT
- EXIST. SANITARY SEWER
- TELEPHONE RISER
- CABLE TELEVISION RISER
- ELECTRIC METER
- WATER METER
- GAS METER
- GAS LINE MARKER
- FIBER OPTIC MARKER
- PEDESTRIAN CROSSING SIGNAL
- TRAFFIC SIGNAL CONTROL BOX
- PROP. FENCE

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APPLE PLAYSCHOOLS FIRE HYDRANT
 CIVIL PLAN REVIEW
 UTILITY PLAN AND PROFILES

DATE: 01/30/24
 SHEET 2 OF 3
 REV. DATE: 02/26/24
 CADD: SFG
 ENG: TPH
 P.M.: TPH
 TECH: TPH
 CHECK: TPH

2

JOB No. **23364A**
 REV. DATE: 02/26/24
 REV. CITY REVIEW

