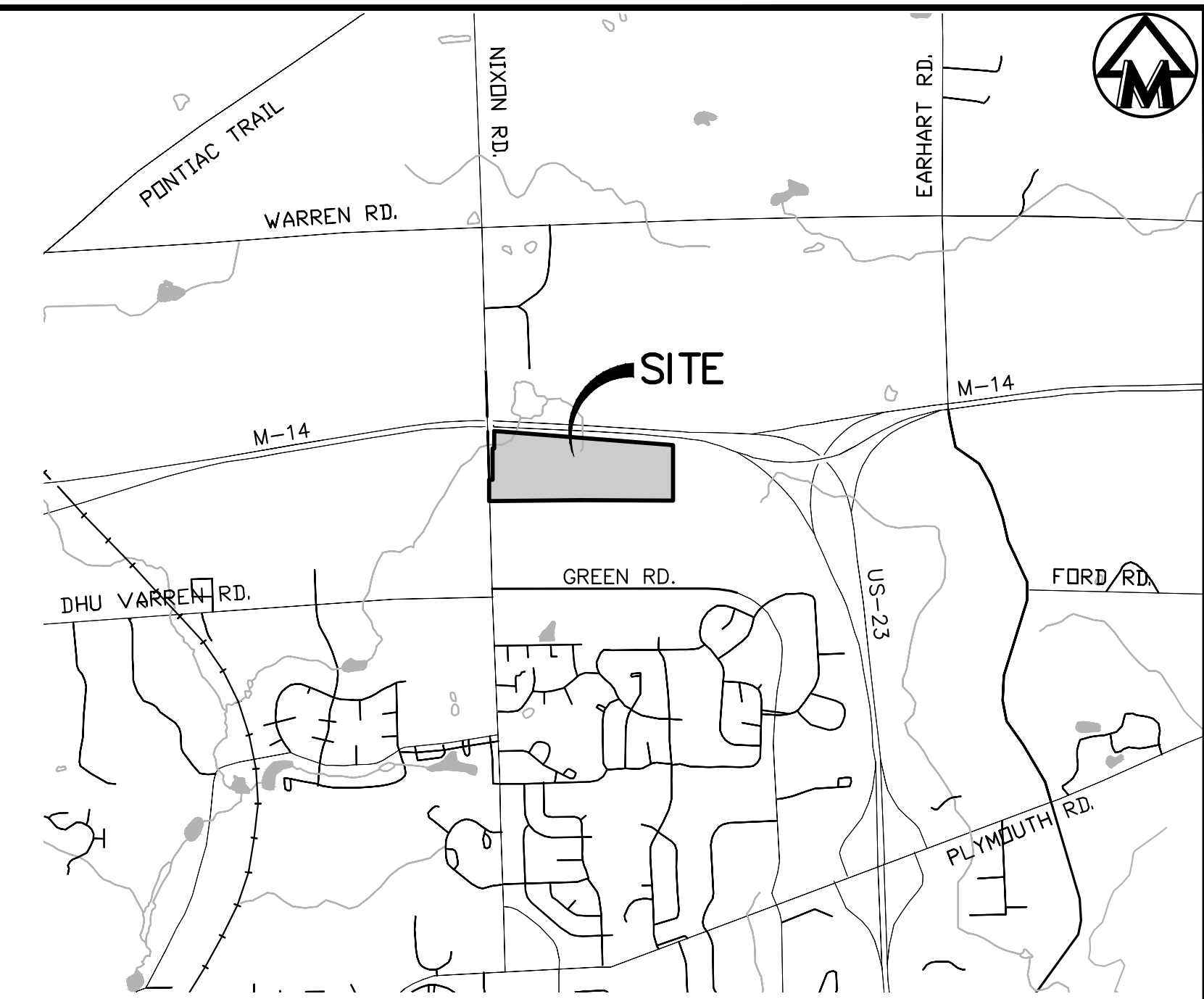


THE ANNEX

APARTMENT COMMUNITY

SITE PLAN FOR PLANNING COMMISSION

LOCATED IN THE NW 1/4 OF SECTION 16, T2S, R6E, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN



DEVELOPER/OWNER

BRE NIXON RD. ASSOCIATES, LLC
260 E. BROWN ST.
BIRMINGHAM, MI 48009
CONTACT: MIKE PARKS
(248) 540-9300

ENGINEER/SURVEYOR

MIDWESTERN CONSULTING, L.L.C.
3815 PLAZA DR.
ANN ARBOR, MI 48108
CONTACT: SCOTT BETZOLDT, P.E.
(734) 995-0200

I. DEVELOPMENT PROGRAM SUMMARY

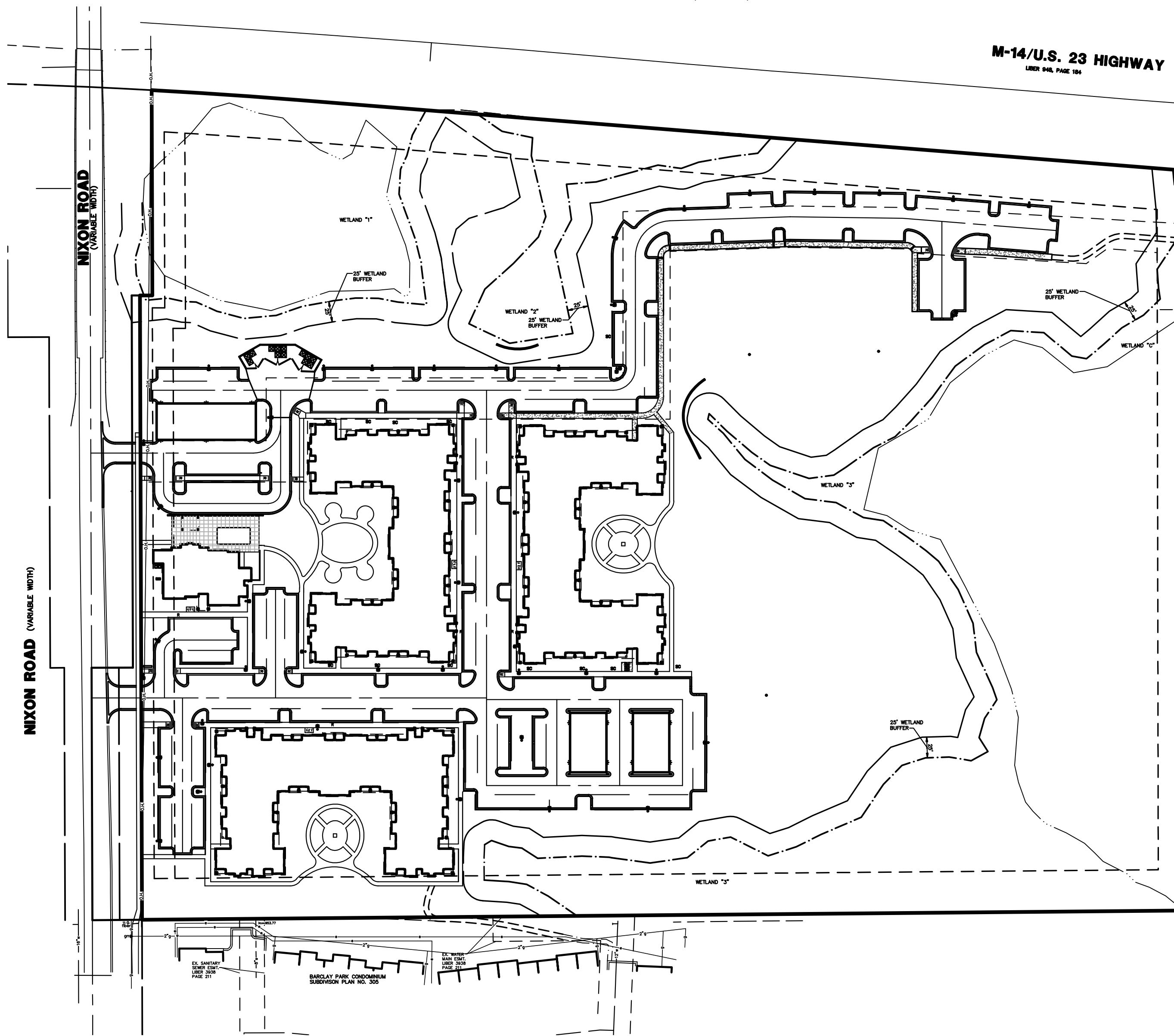
The Annex is a proposed residential community in northwest Ann Arbor, conveniently located with respect to North Campus, the UM Medical Campus, VA Hospital and the North Campus Research Center.

The developer of this project is Bleznak Real Estate (BRE) Investments from Birmingham, Michigan. BRE is a family owned business that was established over 50 years ago. They were responsible for the development of the Woodbury Garden apartment complex in the 1960's and 70's and they still own and manage the project today. Their experience includes the ownership and management of over 5000 units throughout their history. One of the principal partners of BRE is a resident of Ann Arbor. Consultants include Midwestern Consulting and Humphreys and Partners Architects.

All the proposed housing consists of rental stacked flat apartments. There are 264 units proposed, of which 139 are single bedroom, 109 are two bedroom and 16 are three bedroom. Major design and environmental considerations include the following:

- The improvements are located almost entirely in the open and previously tilled farm lands thus preserving the more sensitive wetland and wooded areas
- 86% Open Space including both parcels, 74% for the west parcel only.
- Provide a density in the development that is consistent with the master plan and conducive to utilizing mass transportation.
- Placing the improvement where they are proposed allows for the preservation of over 30 acres of wetland and woodlands
- Provide a wide-range of unit size and type, to attract both first time buyers, empty nesters, and families that are shopping in this market range.
- Avoid garage dominant design and employ new urban architecture.
- Provide a useful resident community center.

Buildings will include a mix of one, two and three bedrooms, with one to two full baths and range in size from 471 square feet up to 1341 square feet. Exterior elevations and design will incorporate a new urban style of detail.



Administrative Amendment Narrative

The plans have been updated to incorporate the following changes:

The site has been renamed from Woodbury Club to The Annex.

The primary change to the site plan is the building configuration. The buildings retain the same general shape as the previous buildings, however, the units mix and size of units have been decreased. The fourth building has been eliminated. The number of units has been reduced from 276 units to 264 units. The parking configuration remains the same. As summary of the significant changes to this plan with the Administrative Amendment include the following:

- The northern most building has been removed
- The number of dwelling units has been reduced from 276 to 264
- The number of parking spaces has been reduced from 553 to 548, with 15 of these spaces designated as deferred for future construction.
- The amount of open space has been increased from 74.1% to 75.4%.
- Storm water detention has been modified by reducing impervious surface and storage requirements by 5183 CF of required storage in the north pond.
- The architectural elevations have been revised. However there is no increase in building height or width and there is an increase in the amount of building glazing.

Architectural Revisions:

The original plans for the Annex were based on a walk-up three level building with breezeway entrances and a mix of 1, 2 & 3 bedroom units. The Owner has reviewed the current market and location and determined that studio units should be added to the mix of unit types and that elevators and internal corridors should be added. These revisions have been incorporated into the new design.

The new design required minor adjustments to the foot print and modified entrance locations to the primary elevation. The foot print is consistent with the previous design, a symmetrical U shaped plan with a central courtyard with amenities for the residents.

The exterior elevation style was also adjusted to a more traditional Midwestern architecture incorporating stone and rich colors for the siding. The new elevations are consistent with the previous as it relates to glazing, massing, symmetry, sloped roofs, masonry and siding. The glazing percentage has been increased from 19.2% in the previous plan to 21.8% in the currently proposed plan.

Sheet 1: The changes in the building configuration has been reflected on the overall site layout and development program summary.

Sheet 4: The changes in the building configuration has been reflected on the overall site layout.

Sheets 5 & 6: The changes in the building configuration has been reflected on the overall site layout. Site dimensions have been updated as well as the site data analysis. Bike parking has been reconfigured based on the elimination of the fourth building. Sidewalk serving the buildings have been revised due to door locations on new buildings as well as barrier free parking spaces.

Sheet 7: Utilities servicing the fourth building on the previous site plan have been eliminated. The water main loop around the east side of building 2 has been eliminated as it was no longer needed to service the fourth building.

Sheets 8 & 9: Grading has been modified on the north parking areas since that building was eliminated. The north detention pond has been reshaped. The north parking areas have been designed to sheet flow to the detention pond.

Sheet 11: Stormwater detention configuration has been updated as previously noted.

Sheet 12: Phasing limits have been reconfigured. Infrastructure will be constructed in the first phase and each building will be constructed as a separate phase.

Sheet 13 & 14: The same number of proposed planting are shown. Some have been relocated around the north detention basin in the area of the building that was eliminated.

Site Plan for Planning Commission

July 23, 2020

The plans have been updated to incorporate the following changes:

The Natural Features Protection plan has been revised. A landmark tree, tree #2270, a 17" white oak, along the Nixon Road frontage was removed during the construction process. This was done once the south entrance was placed, there was not adequate sight distance. It was removed for safety reasons. Mitigation in the form of tree replacement has been shown in this submittal at a 200% replacement, or 34" of replacement inches. This is accomplished with 14 - 2.5" caliper trees, 7 red maple and 7 red oak shown on sheets 13 and 14.

The plans have been revised to show a different courtyard sidewalk layout for buildings 2 and 3.

Two less class C bike parking spaces have been shown. Two additional class A have been added.

Landscaping tree species have been updated based on what was available to plant at the time of installation.

GENERAL NOTES:

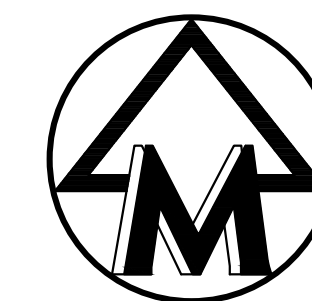
PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, "ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME." PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

"THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS WHICH ARE INCLUDED BY REFERENCE."

"THE OMISSION OF ANY STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTORS OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS."

Sheet List Table

SHEET NUMBER	SHEET TITLE		
1	COVER SHEET		
2	EXISTING CONDITIONS AND NATURAL FEATURES PLAN (SOUTH)		
3	EXISTING CONDITIONS AND NATURAL FEATURES PLAN (NORTH)		
4	OVERALL SITE AND SURVEY PLAN		
5	DIMENSIONAL SITE PLAN (SOUTH)		
6	DIMENSIONAL SITE PLAN (NORTH)		
7	UTILITY PLAN		
8	GRADING & SOIL EROSION CONTROL PLAN (NORTH)		
9	GRADING & SOIL EROSION CONTROL PLAN (SOUTH)		
10	SOIL EROSION CONTROL DETAILS		
11	STORMWATER MANAGEMENT PLAN		
12	PHASING PLAN AND PROJECT NARRATIVE		
13	LANDSCAPE PLAN (NORTH)		
14	LANDSCAPE PLAN (SOUTH)		
15	LANDSCAPE NOTES AND DETAILS		
16	EXISTING TREE LISTING		
17	ALTERNATIVES ANALYSIS (1 & 2)		
18	ALTERNATIVES ANALYSIS (3)		
19	MISCELLANEOUS DETAILS		
20	PHOTOMETRIC PLAN		
21	WETLAND MITIGATION PLAN		
22	PERSPECTIVE VIEW OF FRONT		
23	PERSPECTIVE VIEW OF COURTYARD		
24	FRONT ELEVATION		
25	BACK ELEVATION		
26	SIDE ELEVATION		
27	CLUBHOUSE FRONT AND REAR ELEVATION		
28	CLUBHOUSE SIDE ELEVATIONS		
29	FIRST FLOOR PLAN		
30	SECOND FLOOR PLAN		
31	THIRD FLOOR PLAN		
PER CITY REVIEW	08-31-20	ADMINISTRATIVE AMENDMENT	12-29-16
AMENDMENT FOR PC	07-23-20	FINAL SUBMITTAL	09-07-16
REV. SANITARY MITIGATION	03-01-19	REVISED	08-23-16
CITY APPROVAL	04-19-17	REVISED	08-08-16
PER CITY REVIEW	03-22-17	REVISED	07-29-16
PER WCRC	02-22-17	REVISED	02-25-16
PER CITY REVIEW	02-10-17	REVISED	02-03-16
REVISED	02-03-17	REVISED	01-16-16



THE ANNEX

JOB No. 12088

DATE: 07-24-13
SHEET 1 OF 23

REV. DATE	REV. DATE	CADD:	1
2-06-14	5-30-14	ENG: JCA	
8-05-14	9-09-14	PM: SWB	
9-09-14	9-17-15	TECH:	
10-28-15		12088CV1.DWG	

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(734) 995-0200 • www.midwesternconsulting.com

Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

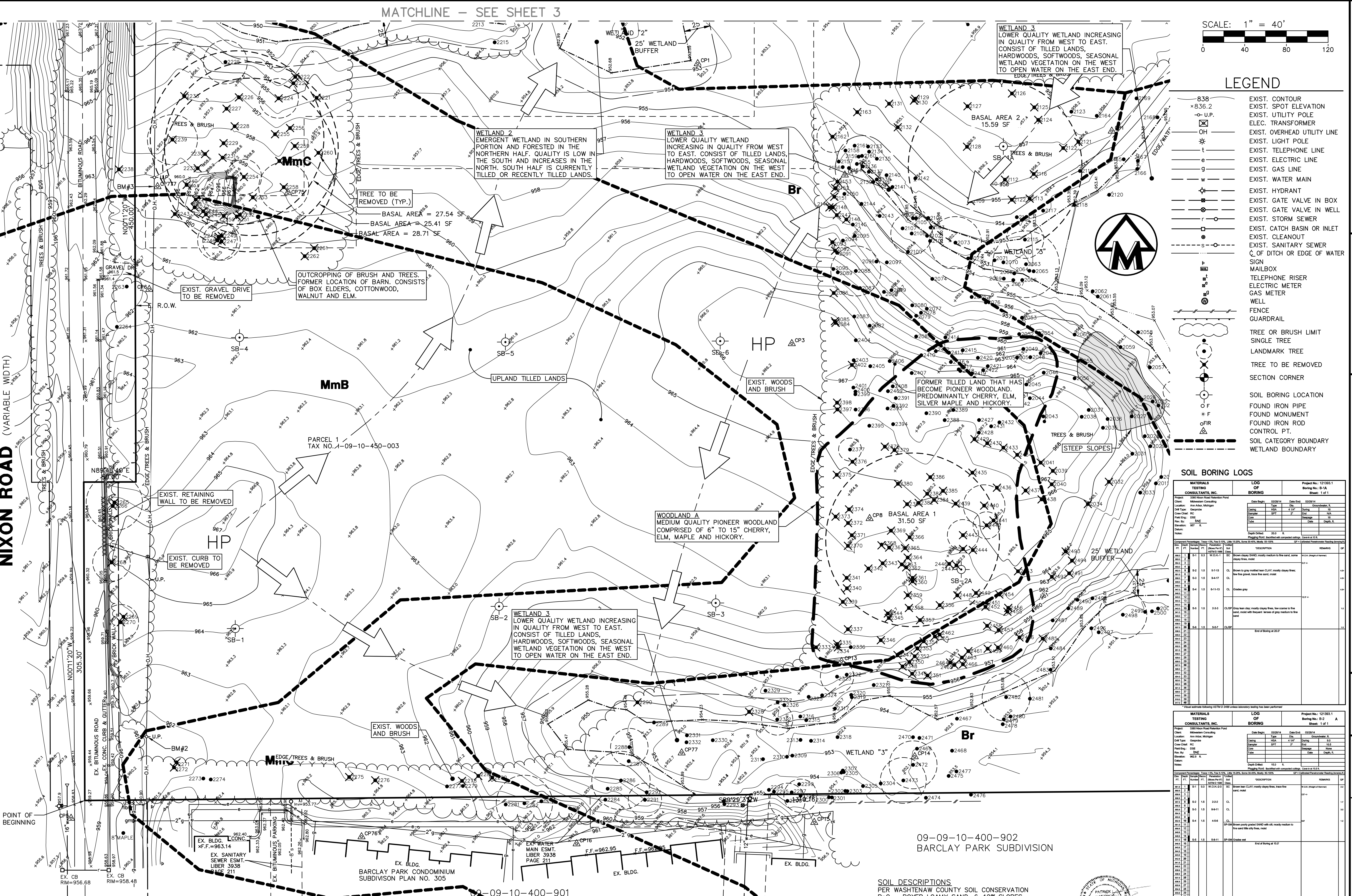
RELEASED FOR:	DATE:

P.E. #

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

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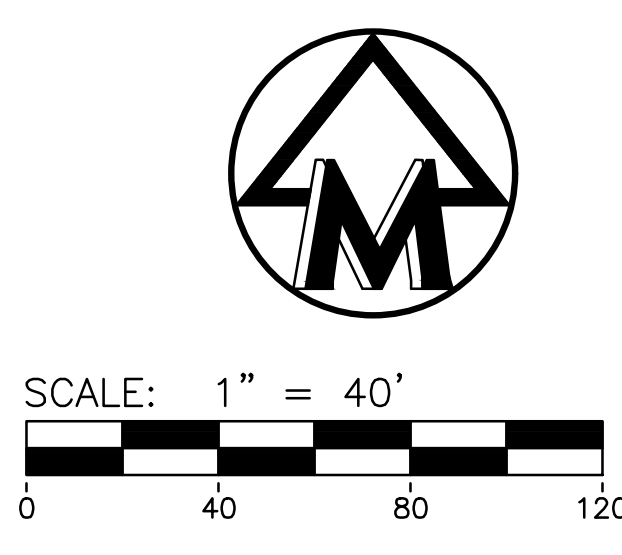
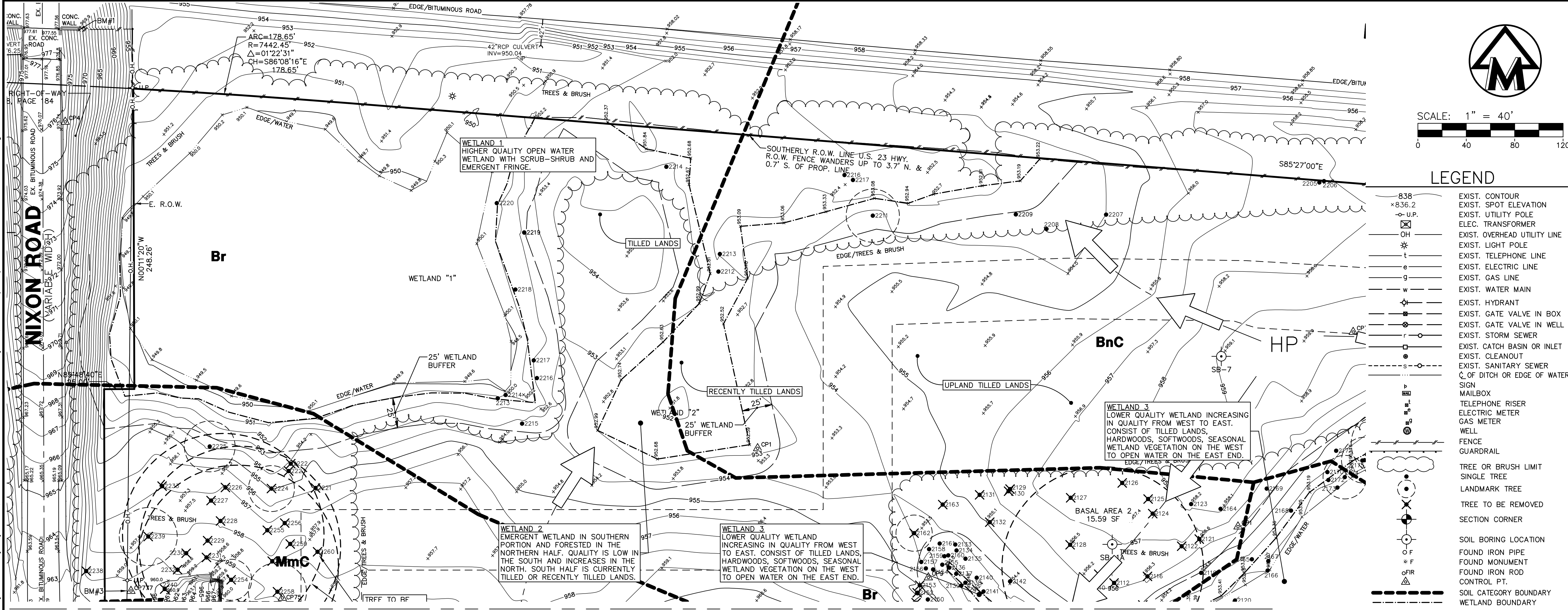
CLIENT
BRE NIXON RD. ASSOC. LLC
260 E. BROWN ST.
BIRMINGHAM, MI 49009
MIKE PARKS
(248) 540-9300

THE ANNEX
AMENDMENT FOR PLANNING COMMISSION
EXISTING CONDITIONS AND NATURAL FEATURES PLAN (SOUTH)

2

JOB No. 12088
DATE: 07-24-13
SHEET 2 OF 23
REV. DATE: 02-08-14
ADD: ENG. JCA
PER REVIEW COMMENTS: 05-30-17
PER REVIEW COMMENTS: 02-07-17
PER REVIEW COMMENTS: 08-31-20
TECH: JMB
DATE: 07-24-13

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LEGEND table listing symbols for existing contours, utility poles, water mains, wetland boundaries, and other site features.

MATCHLINE - SEE SHEET 2

SOIL BORING LOGS

Multiple columns of soil boring logs, each with a header for materials testing and log of boring, followed by detailed data for each boring.

General Description of Natural Features: This section describes the site's natural features, including wetlands, woodlands, and floodplains, and discusses the impact of the proposed development.

Landmark trees: This section identifies and describes the landmark trees on the site, including their species, sizes, and locations.

Wetland #1: This section provides a detailed description of Wetland #1, including its location, characteristics, and the vegetation found within it.

Wetland #2: This section provides a detailed description of Wetland #2, including its location, characteristics, and the vegetation found within it.

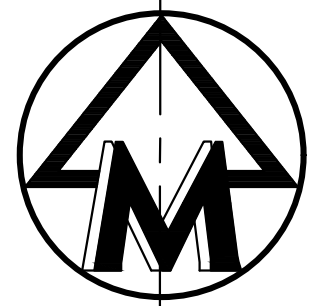
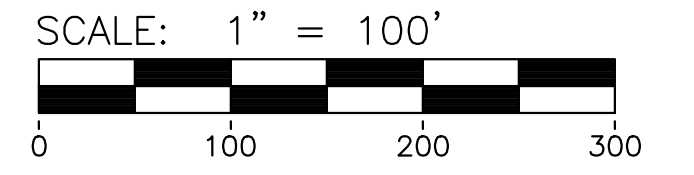
Wetland #3: This section provides a detailed description of Wetland #3, including its location, characteristics, and the vegetation found within it.

Natural Features Statement of Impact: This section discusses the potential impacts of the proposed development on the site's natural features and the measures being taken to mitigate those impacts.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned.

Project information block including client name (BRE NIXON RD. ASSOC. LLC), project title (AMENDMENT FOR PLANNING COMMISSION EXISTING CONDITIONS AND NATURAL FEATURES PLAN (NORTH)), sheet number (3), and contact information for Midwestern Consulting.

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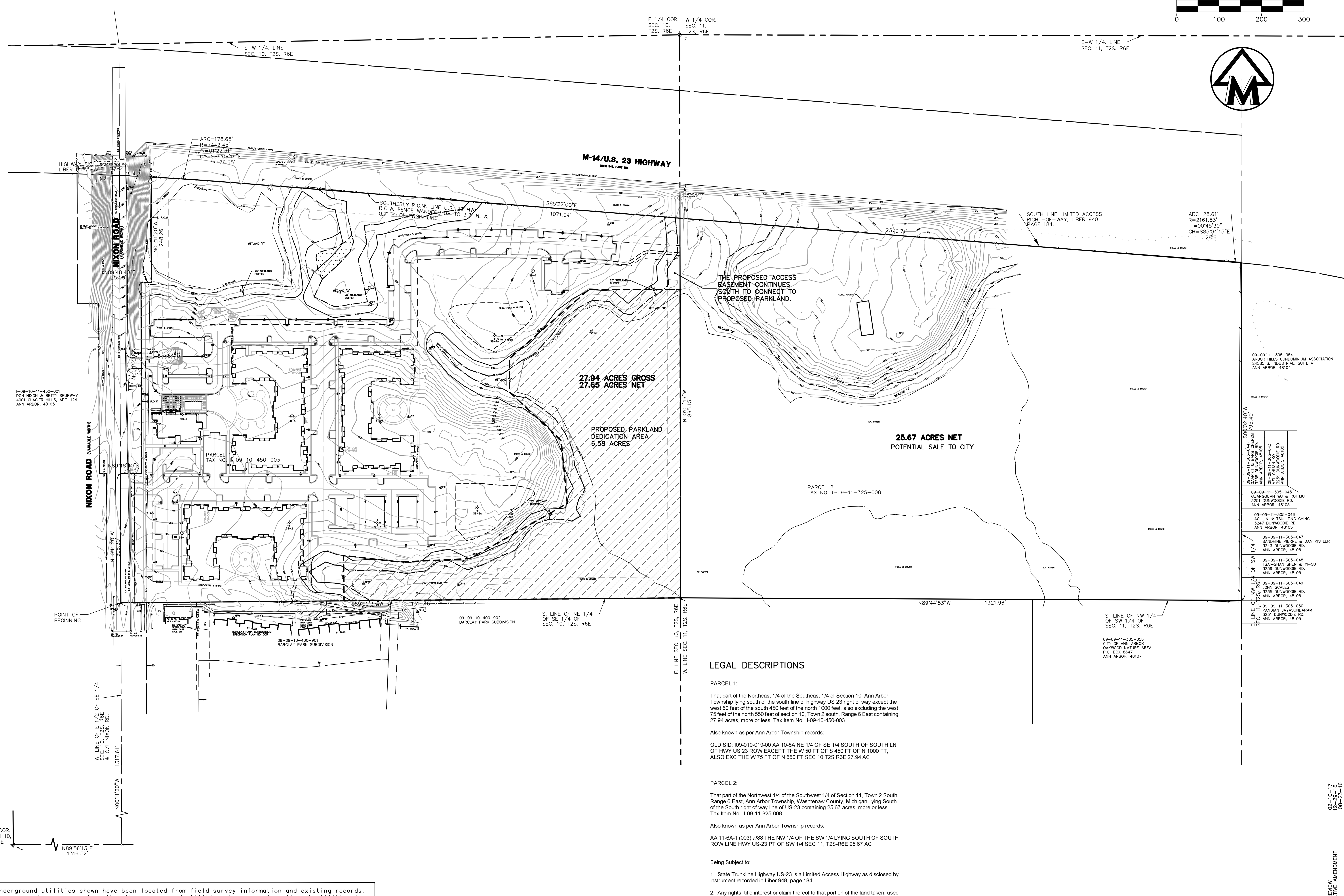
CLIENT
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BIRMINGHAM, MI 49009
MIKE PARKS
(248) 540-9300

THE ANNEX
AMENDMENT FOR PLANNING COMMISSION
OVERALL SITE AND SURVEY PLAN

4

DATE: 07-24-13	SHEET 4 OF 23
REV. DATE	CADD:
2-08-14	ENG. JCA
5-30-14	ENG. JCA
6-05-14	PM. SWB
9-09-14	TECH. SWB
2-03-16	TECH. SWB
2-03-16	TECH. SWB

JOB No. **12088**
PER CITY REVIEW
ADMINISTRATIVE AMENDMENT
REVISED



LEGAL DESCRIPTIONS

PARCEL 1:
That part of the Northeast 1/4 of the Southeast 1/4 of Section 10, Ann Arbor Township lying south of the south line of highway US 23 right of way except the west 50 feet of the south 450 feet of the north 1000 feet, also excluding the west 75 feet of the north 550 feet of section 10, Town 2 south, Range 6 East containing 27.94 acres, more or less. Tax Item No. 1-09-10-450-003

Also known as per Ann Arbor Township records:
OLD SID: 109-010-019-00 AA 10-8A NE 1/4 OF SE 1/4 SOUTH OF SOUTH LN OF HWY US 23 ROW EXCEPT THE W 50 FT OF S 450 FT OF N 1000 FT, ALSO EXC THE W 75 FT OF N 550 FT SEC 10 T2S R6E 27.94 AC.

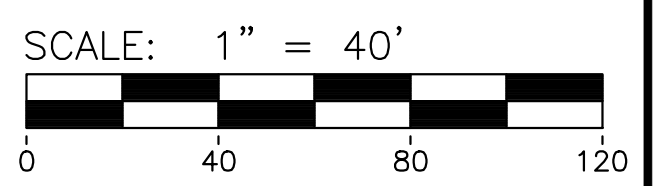
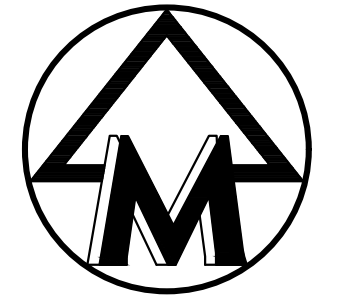
PARCEL 2:
That part of the Northwest 1/4 of the Southwest 1/4 of Section 11, Town 2 South, Range 6 East, Ann Arbor Township, Washtenaw County, Michigan, lying South of the South right of way line of US-23 containing 25.67 acres, more or less. Tax Item No. 1-09-11-325-008

Also known as per Ann Arbor Township records:
AA 11-6A-1 (003) 7/88 THE NW 1/4 OF THE SW 1/4 LYING SOUTH OF SOUTH ROW LINE HWY US-23 PT OF SW 1/4 SEC 11, T2S-R6E 25.67 AC.

Being Subject to:
1. State Trunkline Highway US-23 is a Limited Access Highway as disclosed by instrument recorded in Liber 948, page 184.
2. Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

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MATCHLINE - SEE SHEET 6



LEGEND

- SIGN
- RAMP
- EXIST. CURB & GUTTER
- PROP. SINGLE LIGHT
- PROP. DOUBLE LIGHT
- PROP. WALL MOUNT LIGHT
- TRASH AREA
- DETENTION AREA (HIGH WATER LINE)
- SMALL CAR PARKING SIGN
- BARRIER FREE PARKING SIGN
- BITUMINOUS PAVING
- CONCRETE WALKS
- NUMBER OF STANDARD PARKING SPACES IN ROW
- NUMBER OF SMALL CAR PARKING SPACES IN ROW
- NUMBER OF BARRIER FREE PARKING SPACES IN ROW

Unit Breakdown	Previous Site Plan	Current Site Plan
One bedroom	121	138
Two bedroom units	125	108
Three bedroom units	30	18
Total	276	264

ACTIVE OPEN SPACE

Pool and Lawn Areas	28,750 SF
Building Courtyards (3)	44,200 SF
Sidewalks	21,350 SF
Total	94,300 SF

SITE DATA ANALYSIS

* SEE SHEET 1 ADMINISTRATIVE AMENDMENT NARRATIVE FOR A DESCRIPTION OF SIGNIFICANT CHANGES TO THE PLAN

I. Site Use

Existing Zoning	Proposed Zoning	AG (Ann Arbor Township)
R4A	R4A	
27.94 Acres	27.94 Acres	
27.71 Acres	27.71 Acres	
27.41 Acres	27.41 Acres	
264	264	
299,643 SF	299,643 SF	
Space Use Summary		
Building Envelopes	104,432 SF	
Parking, Drives & Alleys	180,028 SF	
Useable Open Space	909,667 SF	

II. Zoning Comparison Information

	Required	Previously Approved Site Plan	Proposed Site Plan Amendment
Minimum Area per Dwelling Unit	4300 SF	4304 SF	4523 SF
Minimum Useable Open Space	65%	74.1%	76.4%
Minimum Active Open Space	84,600 SF	93,050 SF	94,300 SF
Front Setback (Min./Max.)	15/40 FT	19.78 FT	15.00 FT
Rear Setback	30 FT	336 FT	336 FT
Side Setback (South)	49.64 FT	49.57 FT	49.64 FT
Side Setback (North)	376.79 FT	151.2 FT	376.79 FT
Maximum Building Height	35 FT	39.29 FT	38.69 FT
Minimum Lot Size	21,780 SF	1,216,935 SF	1,216,935 SF
Minimum Lot Width	120 FT	1004 FT	1004 FT
Density (Gross - Private Streets)	10 D.U. / AC	9.87 D.U. / AC	9.63 D.U./AC
Units Allowed	536 D.U.	276 D.U.	264 D.U.

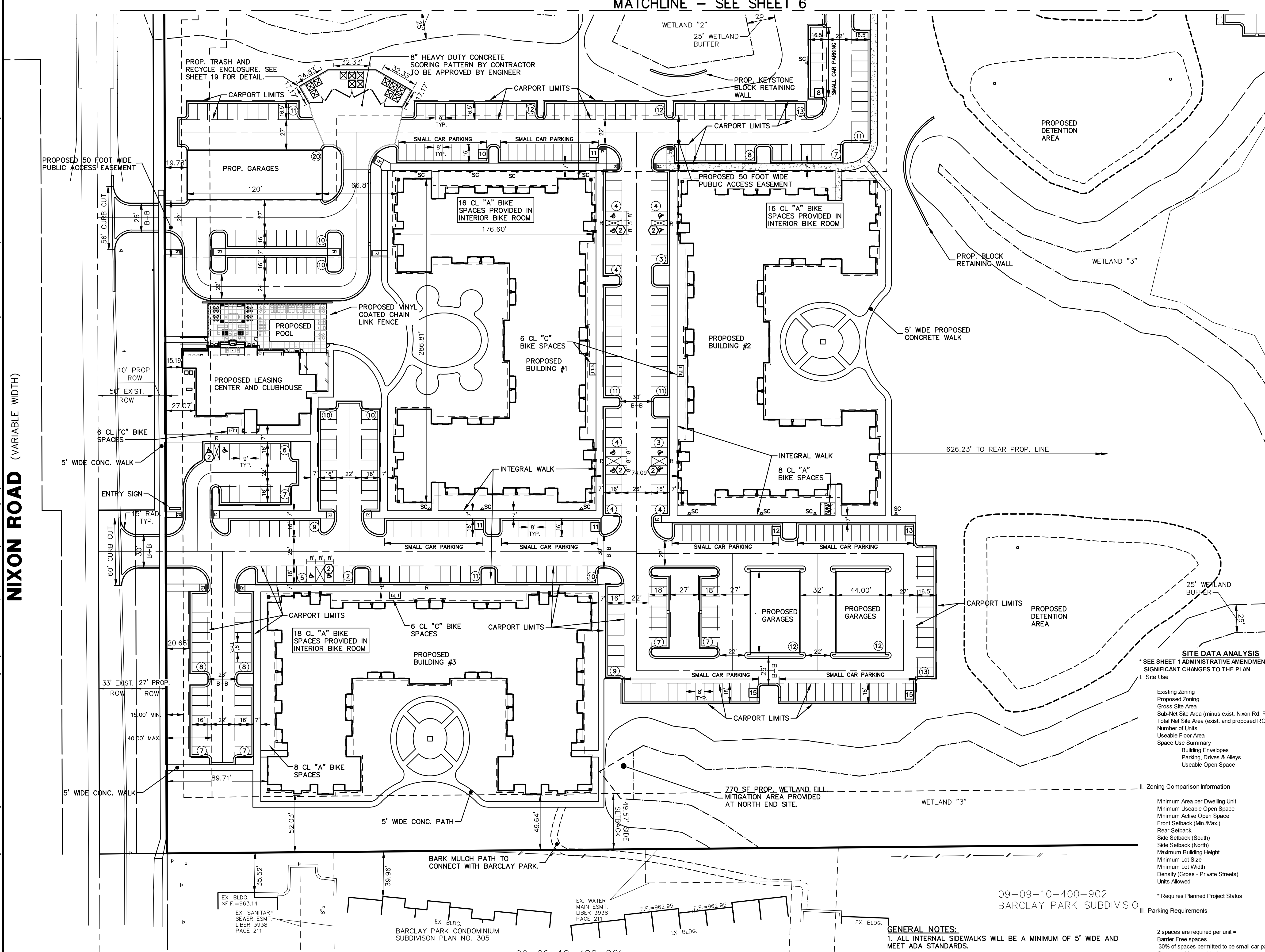
* Requires Planned Project Status

III. Parking Requirements

	Required	Previously Approved Site Plan	Proposed Site Plan Amendment
2 spaces are required per unit =	528	553	548
Barrier Free spaces	11	12	12
30% of spaces permitted to be small car parking	158	106	106
Garage parking provided	44	44	44
Carport parking spaces provided	271	265	265
1 bicycle space is required per 5 units	53	58	58
50% CL A	30	50	50
50% CL C	28	28	28

* Including 15 deferred spaces.

GENERAL NOTES:
1. ALL INTERNAL SIDEWALKS WILL BE A MINIMUM OF 5' WIDE AND MEET ADA STANDARDS.



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NIXON ROAD (VARIABLE WIDTH)

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 MIKE PARKS
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THE ANNEX
 AMENDMENT FOR PLANNING COMMISSION
 DIMENSIONAL SITE PLAN (SOUTH)

5

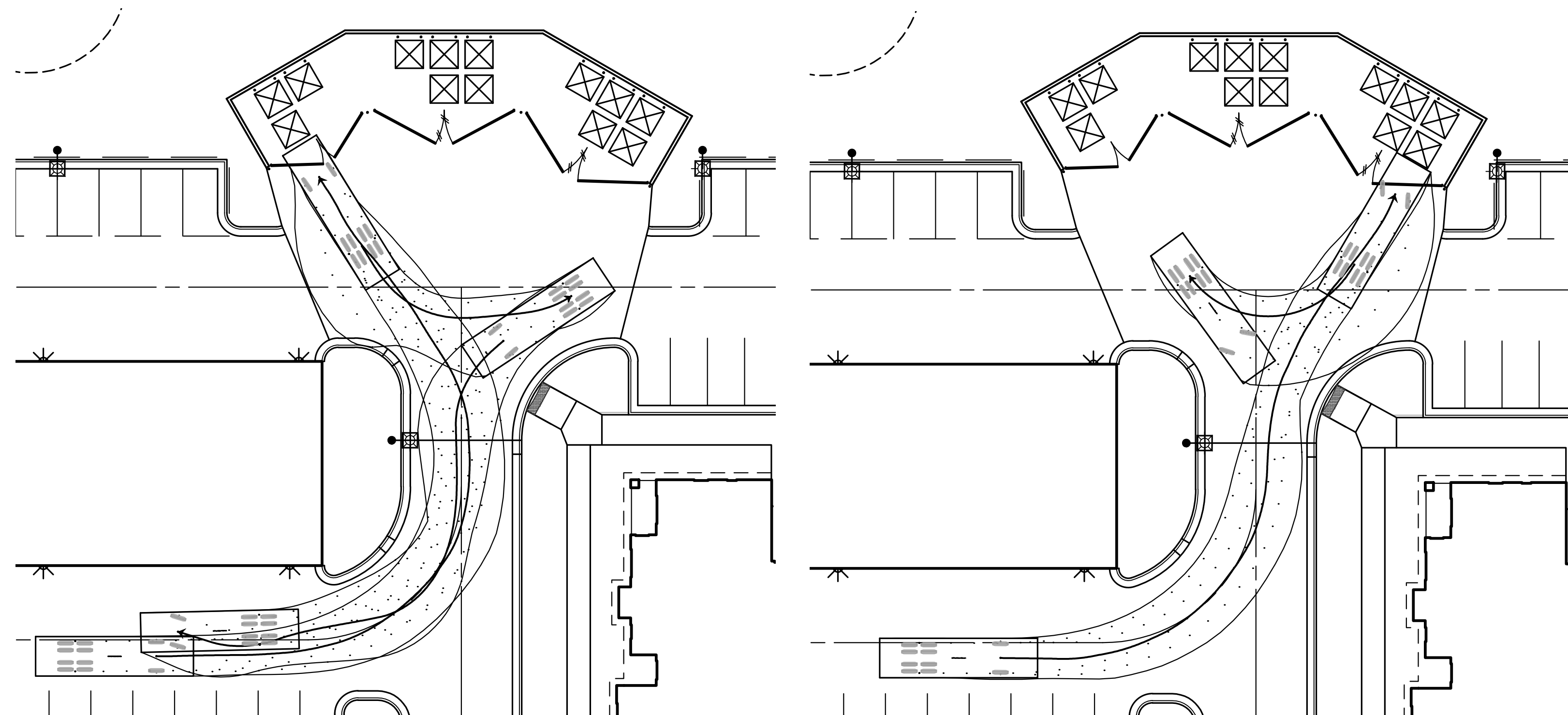
DATE: 07-24-13
 SHEET OF 23

JOB No. **12088**

REVISIONS:
 1-23-17
 2-08-14
 5-30-14
 6-05-14
 8-09-14
 9-09-14
 11-13-16
 12-29-16
 01-10-17
 02-03-17
 03-08-17
 04-23-18
 05-08-18
 07-03-18

AMENDMENT FOR PC
 PER CITY REVIEW
 REVISED
 ADMINISTRATIVE AMENDMENT
 PER CITY REVIEW
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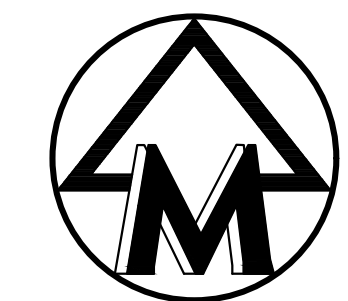
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REFUSE TRUCK TURNING DIAGRAM
SCALE 1"=20'

LEGEND

- SIGN
 - RAMP
 - EXIST. CURB & GUTTER
 - PROP. SINGLE LIGHT
 - PROP. DOUBLE LIGHT
 - PROP. WALL MOUNT LIGHT
 - TRASH AREA
 - DETENTION AREA (HIGH WATER LINE)
 - SMALL CAR PARKING SIGN
 - BARRIER FREE PARKING SIGN
 - BITUMINOUS PAVING
 - CONCRETE WALKS
- NUMBER OF STANDARD PARKING SPACES IN ROW
 - NUMBER OF SMALL CAR PARKING SPACES IN ROW
 - NUMBER OF BARRIER FREE PARKING SPACES IN ROW
 - AREA OF REVISION IN CURRENT SUBMITTAL



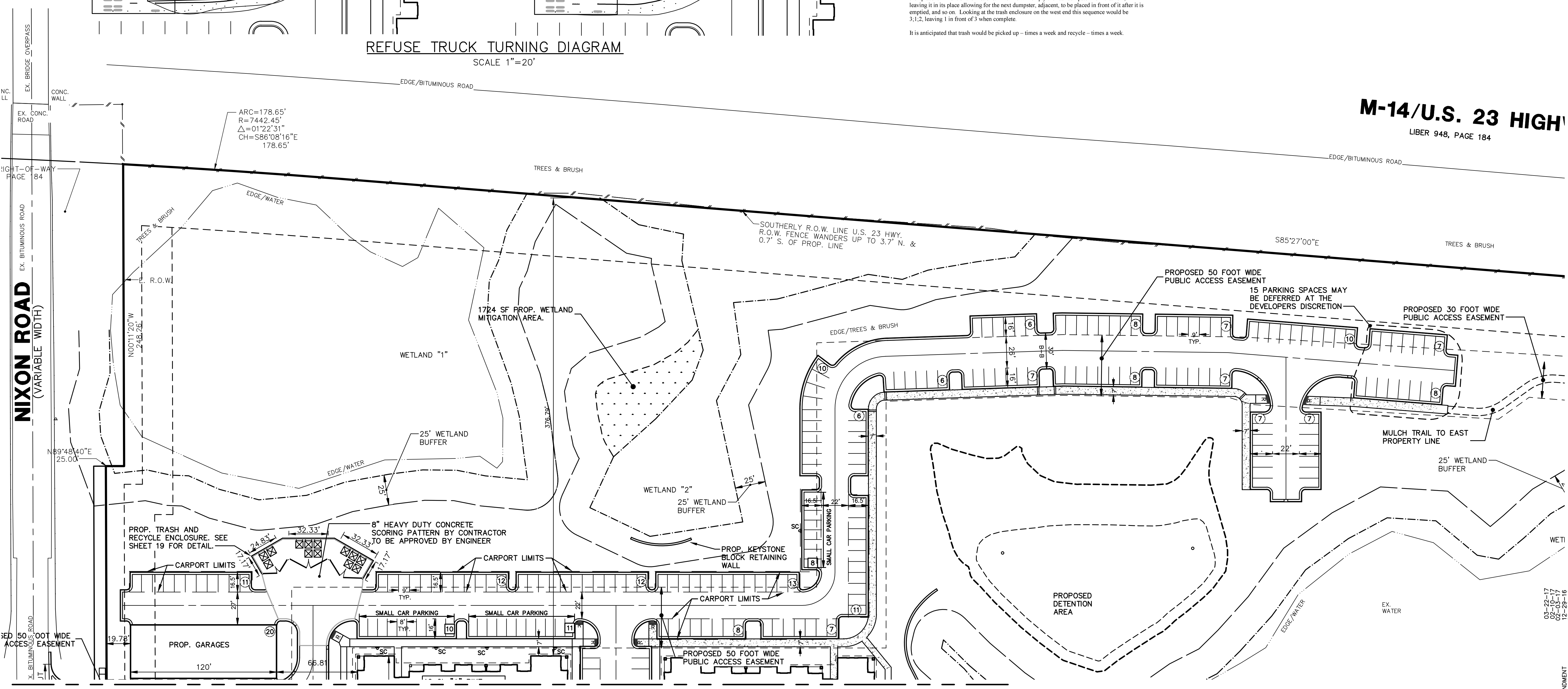
SCALE: 1" = 40'
0 40 80 120

GENERAL NOTES:
1. ALL INTERNAL SIDEWALKS WILL BE A MINIMUM OF 5' WIDE AND MEET ADA STANDARDS.

Trash Narrative

The Annex Apartments will utilize a trash concierge service to pick up and deliver the trash and recycling receptacles from the individual apartment buildings to the central trash and recycle pick up area. The central pick up area for the trash and recyclables will consist of three separate dumpster enclosures. Recyclable dumpsters will be housed in a central enclosure holding five 8 CY dumpsters. On each side of the recyclables enclosure will be an enclosure for three or five 8 CY dumpsters. Trash pick up will be arranged to take place on different days from recyclables therefore allowing the doors of every enclosure to open the requisite 120 degrees without interfering with the neighboring doors. The apartment staff that run the concierge service will open and close the enclosure doors on the appropriate days. The dumpsters will be stacked two deep in all of the enclosures. The truck driver will empty the single dumpster in a particular row first, and leave it in its original place. Moving to his side, he will empty the next front dumpster then place it in front of the first one. Then he will empty the rear dumpster from that row, leaving it in its place allowing for the next dumpster, adjacent, to be placed in front of it after it is emptied, and so on. Looking at the trash enclosure on the west end this sequence would be 3,1,2, leaving 1 in front of 3 when complete.

It is anticipated that trash would be picked up - times a week and recycle - times a week.



MATCHLINE - SEE SHEET 5

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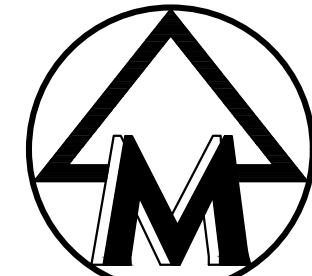
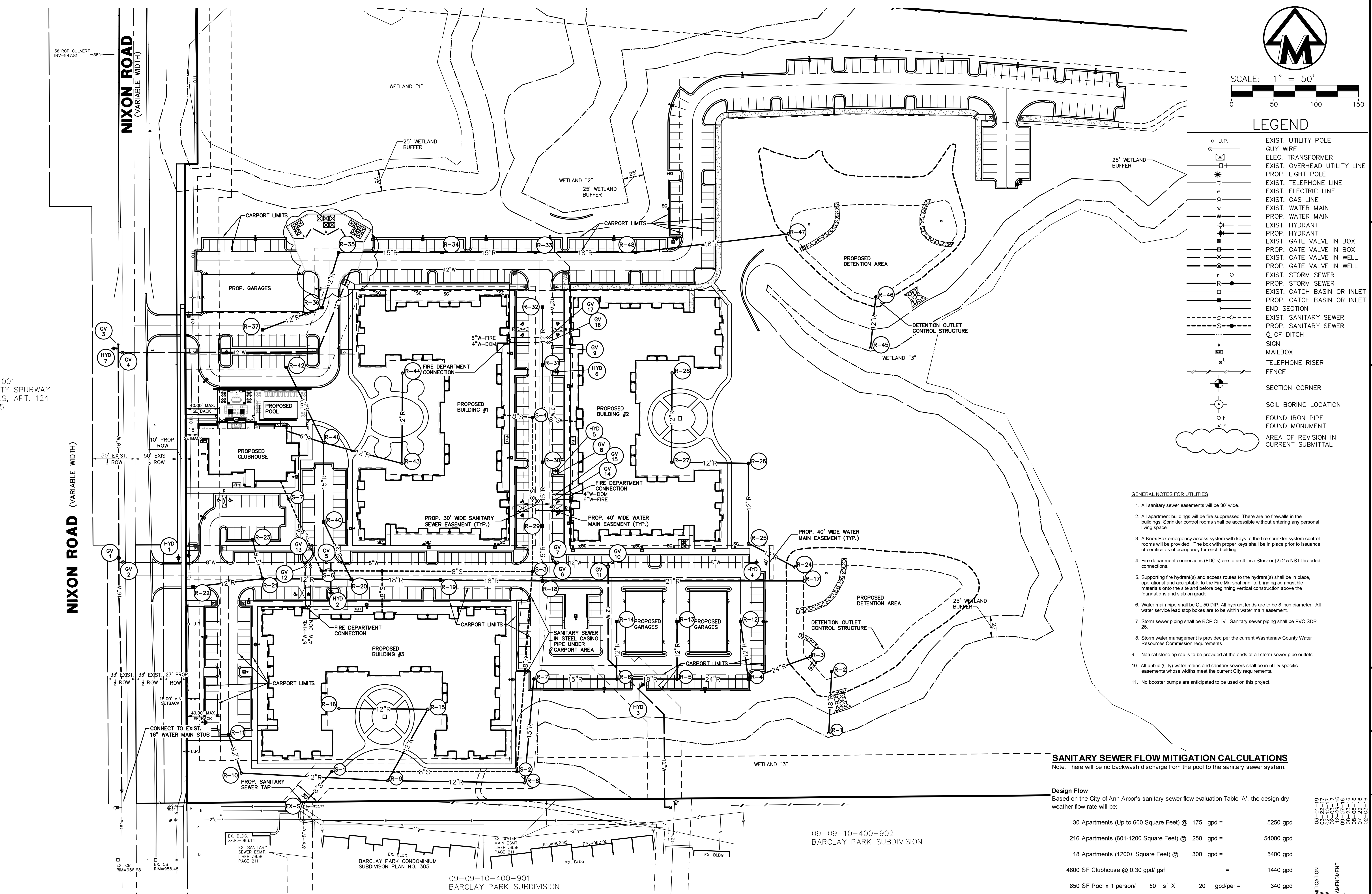
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(248) 540-9300

THE ANNEX
AMENDMENT FOR PLANNING COMMISSION
DIMENSIONAL SITE PLAN (NORTH)

6

12088
JOB No. DATE: 07-24-13 SHEET 6 OF 23
REV. DATE REV. DATE CADD: 2-08-14
PER REVIEW COMMENTS 5-30-14 ENG. JCA
PER REVIEW COMMENTS 8-05-14 PM. SWB
PER REVIEW COMMENTS 9-09-14 TECH. SWB
PER REVIEW COMMENTS 7-28-16 FSB

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SCALE: 1" = 50'

LEGEND

- U.P. EXIST. UTILITY POLE
- GUY WIRE
- ⊠ ELEC. TRANSFORMER
- OH EXIST. OVERHEAD UTILITY LINE
- ⋆ PROP. LIGHT POLE
- T EXIST. TELEPHONE LINE
- E EXIST. ELECTRIC LINE
- G EXIST. GAS LINE
- W EXIST. WATER MAIN
- W 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
- S EXIST. STORM SEWER
- S PROP. STORM SEWER
- ⊙ EXIST. CATCH BASIN OR INLET
- ⊙ PROP. CATCH BASIN OR INLET
- END SECTION
- S EXIST. SANITARY SEWER
- S PROP. SANITARY SEWER
- C OF DITCH
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ TELEPHONE RISER
- FENCE
- SECTION CORNER
- ⊙ SOIL BORING LOCATION
- ⊙ FOUND IRON PIPE
- ⊙ FOUND MONUMENT
- ☁ AREA OF REVISION IN CURRENT SUBMITTAL

GENERAL NOTES FOR UTILITIES

1. All sanitary sewer easements will be 30' wide.
2. All apartment buildings will be fire suppressed. There are no firewalls in the buildings. Sprinkler control rooms shall be accessible without entering any personal living space.
3. A Knox Box emergency access system with keys to the fire sprinkler system control rooms will be provided. The box with proper keys shall be in place prior to issuance of certificates of occupancy for each building.
4. Fire department connections (FDC's) are to be 4 inch Storz or (2) 2.5 NST threaded connections.
5. Supporting fire hydrant(s) and access routes to the hydrant(s) shall be in place, operational and acceptable to the Fire Marshal prior to bringing combustible materials onto the site and before beginning vertical construction above the foundations and slab on grade.
6. Water main pipe shall be CL 50 DIP. All hydrant leads are to be 8 inch diameter. All water service lead stop boxes are to be within water main easement.
7. Storm sewer piping shall be RCP CL IV. Sanitary sewer piping shall be PVC SDR 26.
8. Storm water management is provided per the current Washtenaw County Water Resources Commission requirements.
9. Natural stone rip rap is to be provided at the ends of all storm sewer pipe outlets.
10. All public (City) water mains and sanitary sewers shall be in utility specific easements whose widths meet the current City requirements.
11. No booster pumps are anticipated to be used on this project.

SANITARY SEWER FLOW MITIGATION CALCULATIONS
 Note: There will be no backwash discharge from the pool to the sanitary sewer system.

Design Flow

Based on the City of Ann Arbor's sanitary sewer flow evaluation Table 'A', the design dry weather flow rate will be:

30 Apartments (Up to 600 Square Feet) @ 175 gpd =	5250 gpd
216 Apartments (601-1200 Square Feet) @ 250 gpd =	54000 gpd
18 Apartments (1200+ Square Feet) @ 300 gpd =	5400 gpd
4800 SF Clubhouse @ 0.30 gpd/sf =	1440 gpd
850 SF Pool x 1 person/ 50 sf X 20 gpd/per =	340 gpd
Total	66430 gpd

Mitigation Flow

Mitigation Peak Flow = 66430 gpd x 4(peaking factor) x 1.1(recovery) = 292292 gpd
 = 203.0 gpm

03-01-19	REV. DATE	2-08-14	ENG. JCA
03-02-17	REV. DATE	5-30-14	ENG. JCA
03-03-17	REV. DATE	8-05-14	PKM. SWB
03-03-17	REV. DATE	08-29-16	TECH. JCA
08-29-16	REVISED	08-23-16	REVISED
08-08-16	REVISED	08-08-16	REVISED
08-03-16	REVISED	08-03-16	REVISED

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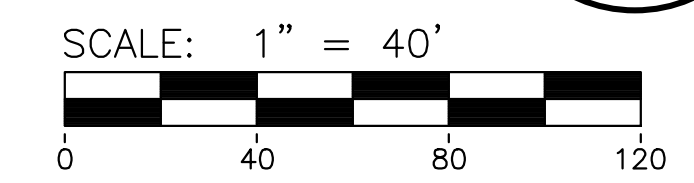
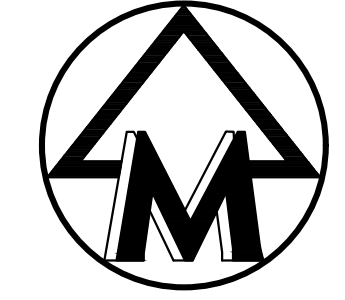
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THE ANNEX
 AMENDMENT FOR PLANNING COMMISSION
 UTILITY PLAN

DATE: 07-24-13
 SHEET 7 OF 23

12088

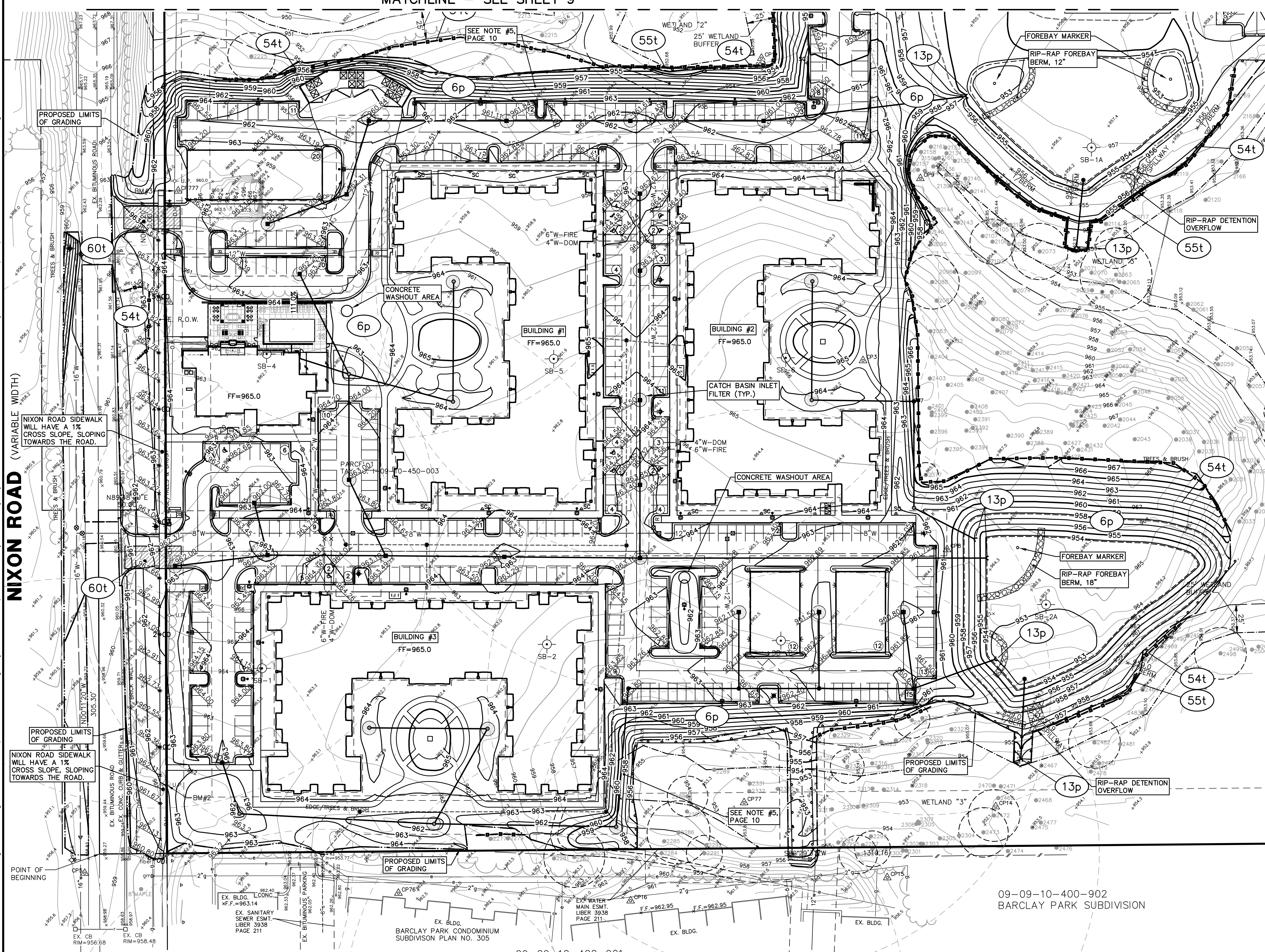


LEGEND

- 838 EXIST. CONTOUR
- 838 PROP. CONTOUR
- x 836.2 EXIST. SPOT ELEVATION
- 36.60x PROP. SPOT ELEVATION
- U.P. EXIST. UTILITY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- DH EXIST. OVERHEAD UTILITY LINE
- * PROP. LIGHT POLE
- t EXIST. TELEPHONE LINE
- e EXIST. ELECTRIC LINE
- w EXIST. GAS LINE
- W EXIST. WATER MAIN
- W 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. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- END SECTION
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- OF DITCH
- P SIGN
- MAILBOX
- TELEPHONE RISER
- FENCE
- SINGLE TREE
- LANDMARK TREE
- TREE OR BRUSH LIMIT
- SECTION CORNER
- SOIL BORING LOCATION
- FOUND IRON PIPE
- FOUND MONUMENT
- CONTROL PT.
- SILT FENCE
- TREE PROTECTION FENCE
- INLET FILTER

SOIL EROSION MEASURES

6	SEEDING WITH MACH AND/OR MATING
13	RIPRAP, RUBBLE, GABIONS
15	PAVING
16	CURB & GUTTER
35	STORM SEWER
36	CATCH BASIN, DRAIN INLET
40	INLET SEDIMENT TRAP
51	RETAINING WALL
54	CONSTRUCTION FENCE OR SNOW FENCE
55	GEOTEXTILE SILT FENCE
58	CURB INLET FILTER
59	C.B./INLET FILTER
60	MUD TRACKING MAT
63	SILT FENCE WITH STONE FILTER



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NIXON ROAD (VARIABLE WIDTH)

PROPOSED LIMITS OF GRADING
NIXON ROAD SIDEWALK WILL HAVE A 1% CROSS SLOPE, SLOPING TOWARDS THE ROAD.

PROPOSED LIMITS OF GRADING
NIXON ROAD SIDEWALK WILL HAVE A 1% CROSS SLOPE, SLOPING TOWARDS THE ROAD.

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09-09-10-400-901

09-09-10-400-902
BARCLAY PARK SUBDIVISION

BARCLAY PARK CONDOMINIUM
SUBDIVISION PLAN NO. 305

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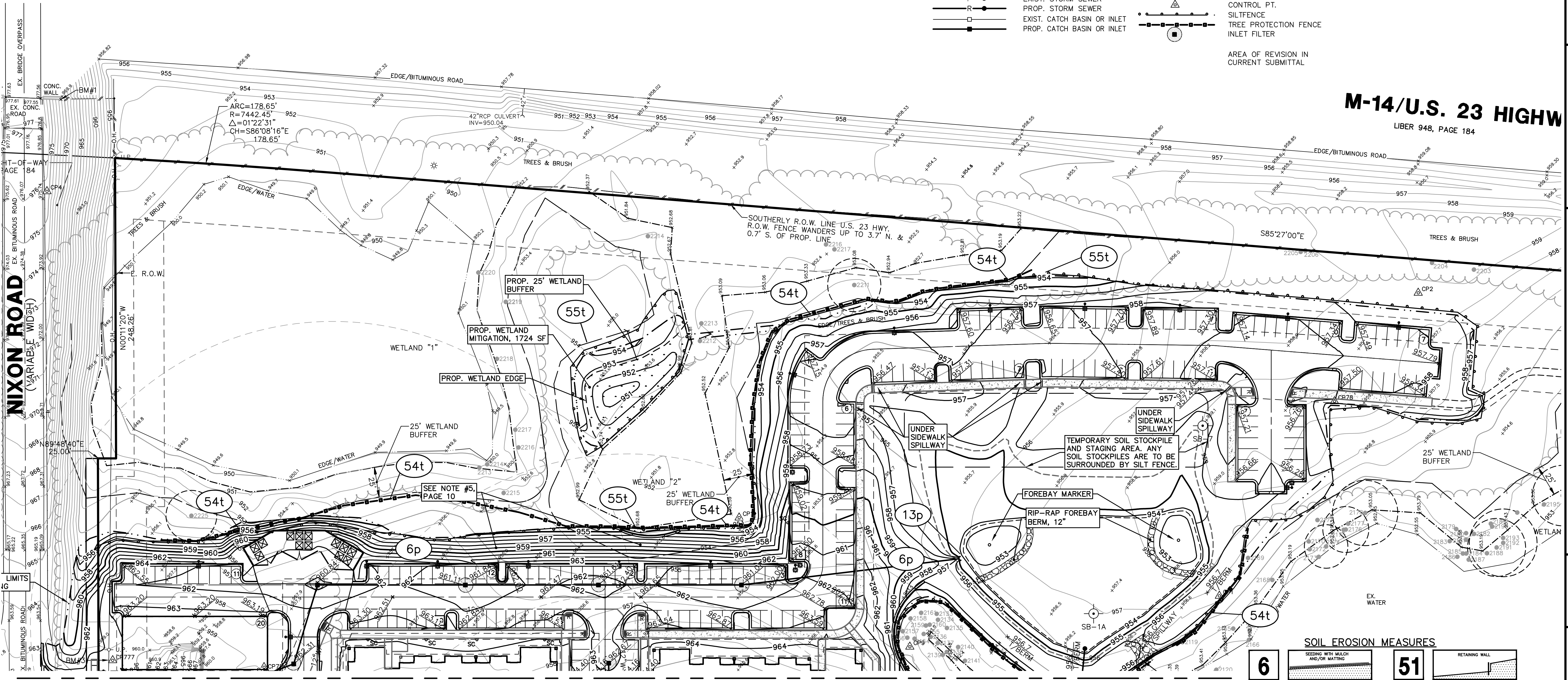
THE ANNEX
AMENDMENT FOR PLANNING COMMISSION
GRADING & SOIL EROSION CONTROL PLAN (SOUTH)

JOB NO. **12088**
DATE: 07-24-13
SHEET 8 OF 23

REV. DATE	REV. DATE
2-08-14	5-30-14
2-08-14	6-05-14
8-05-14	8-05-14
8-05-14	12-29-16
07-28-16	07-28-16

PER CITY REVIEW
 PER COUNTY REVIEW
 PER ACTING REVIEW
 REVISIONS
 ADMINISTRATIVE AMENDMENT
 REVISIONS

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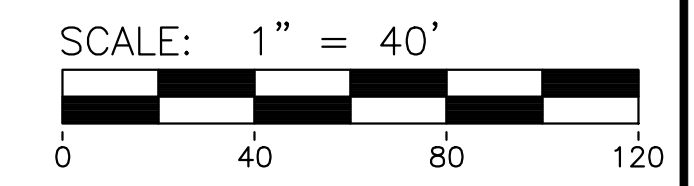
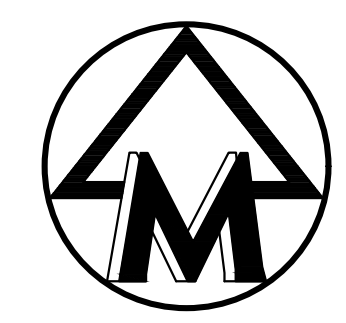


MATCHLINE - SEE SHEET 8

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LEGEND

- | | | | |
|-------|------------------------------|---------|-----------------------|
| 838 | EXIST. CONTOUR | ---S--- | END SECTION |
| 836.2 | PROP. CONTOUR | ---S--- | EXIST. SANITARY SEWER |
| 36.60 | EXIST. SPOT ELEVATION | ---S--- | PROP. SANITARY SEWER |
| U.P. | PROP. SPOT ELEVATION | ---S--- | ∅ OF DITCH |
| ⊕ | EXIST. UTILITY POLE | ⊕ | SIGN |
| ⊕ | GUY WIRE | ⊕ | MAILBOX |
| ⊕ | ELEC. TRANSFORMER | ⊕ | TELEPHONE RISER |
| ⊕ | EXIST. OVERHEAD UTILITY LINE | ⊕ | FENCE |
| ⊕ | PROP. LIGHT POLE | ⊕ | SINGLE TREE |
| ⊕ | EXIST. TELEPHONE LINE | ⊕ | LANDMARK TREE |
| ⊕ | EXIST. ELECTRIC LINE | ⊕ | TREE OR BRUSH LIMIT |
| ⊕ | EXIST. GAS LINE | ⊕ | SECTION CORNER |
| ⊕ | EXIST. WATER MAIN | ⊕ | SOIL BORING LOCATION |
| ⊕ | PROP. WATER MAIN | ⊕ | FOUND IRON PIPE |
| ⊕ | EXIST. HYDRANT | ⊕ | FOUND MONUMENT |
| ⊕ | PROP. HYDRANT | ⊕ | CONTROL PT. |
| ⊕ | EXIST. GATE VALVE IN BOX | ⊕ | SILTFENCE |
| ⊕ | PROP. GATE VALVE IN BOX | ⊕ | TREE PROTECTION FENCE |
| ⊕ | EXIST. GATE VALVE IN WELL | ⊕ | INLET FILTER |
| ⊕ | PROP. GATE VALVE IN WELL | ⊕ | |
| ⊕ | EXIST. STORM SEWER | ⊕ | |
| ⊕ | PROP. STORM SEWER | ⊕ | |
| ⊕ | EXIST. CATCH BASIN OR INLET | ⊕ | |
| ⊕ | PROP. CATCH BASIN OR INLET | ⊕ | |



M-14/U.S. 23 HIGHWAY
LIBER 948, PAGE 184

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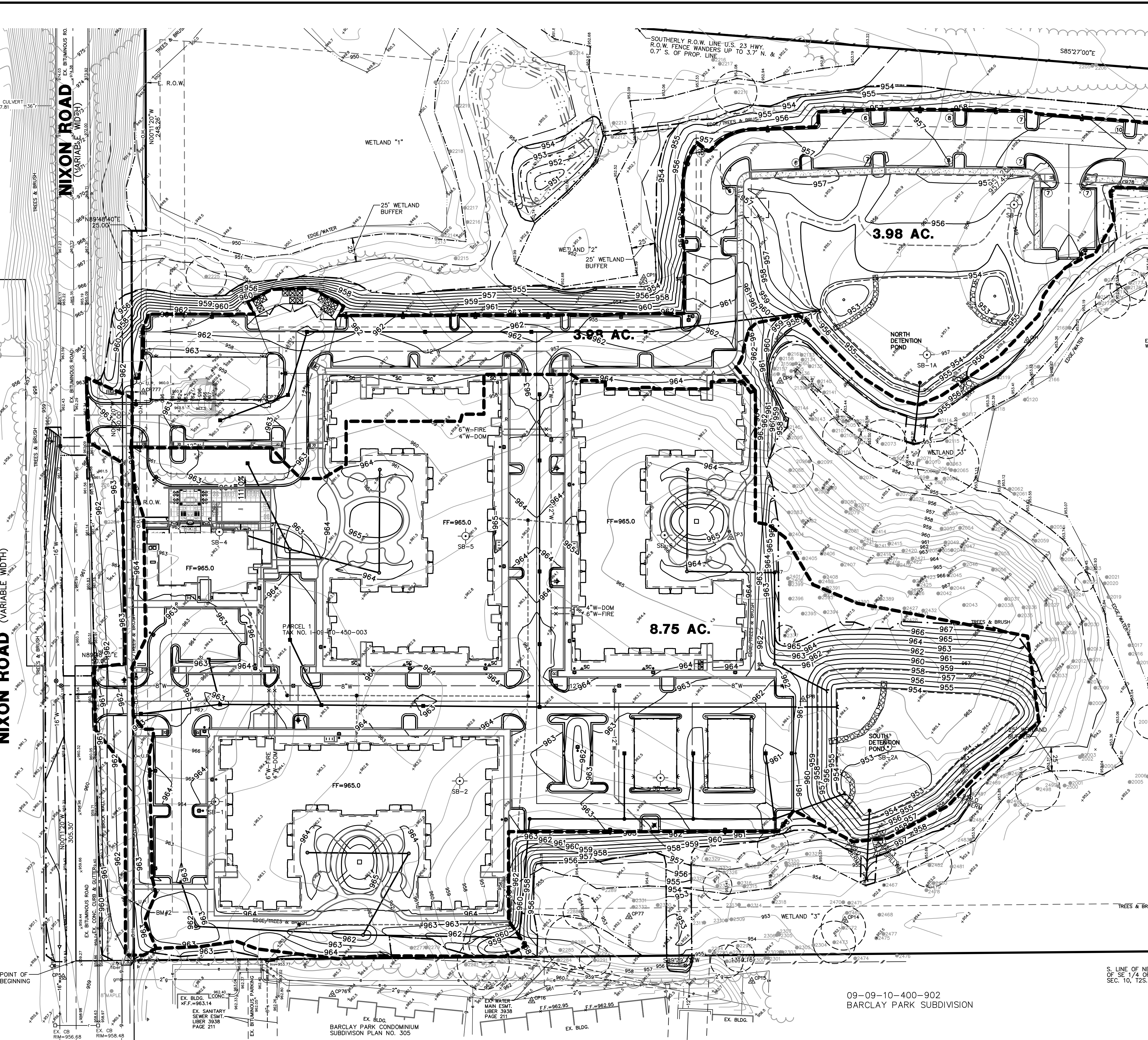
THE ANNEX
AMENDMENT FOR PLANNING COMMISSION
GRADING & SOIL EROSION CONTROL PLAN (NORTH)

9

SOIL EROSION MEASURES	
6	SEEDING WITH MULCH AND/OR MATTING
13	RIP-RAP, RUBBLE GABIONS
15	PAVING
16	CURB & GUTTER
35	STORM SEWER
36	CATCH BASIN, DRAIN INLET
40	INLET SEDIMENT TRAP
51	RETAINING WALL
54	CONSTRUCTION FENCE OR SNOW FENCE
55	GEOTEXTILE SILT FENCE
58	CURB INLET FILTER
59	CB/INLET FILTER
60	MUD TRACKING MAT
63	SILT FENCE WITH STONE FILTER

DATE: 07-24-13	REV. DATE:
SHEET 9 OF 23	2-08-14
JOB No. 12088	5-30-14
PER CITY REVIEW	6-05-14
PER W/M/C	9-09-14
PER REVIEW COMMENTS	12-23-16
REVISED	03-08-16
PER REVIEW COMMENTS	08-08-16
REVISED	

MA: Civil 1324 Pro 11/2028 Site Plan - PC AmeriCA 1208B01.dwg, 8/31/2020 3:14 PM, Jim Ahern, None
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SCALE: 1" = 50'

NOTE: RUNOFF FROM ALL IMPERVIOUS AREAS WILL BE DIRECTED TO THE ONSITE STORM WATER MANAGEMENT SYSTEM.

DETENTION CALCULATIONS (SOUTH) DETENTION CALCULATIONS (NORTH)

Detention Pond Volume:			
1. First Flush, Bankful Flood and 100-year Storm Event	8.75 Ac.	A x C	
2. Contributing Area			
3. Developed Runoff Coefficient			
4. Roof-top	2.76	0.95	2.62
5. Drives/Walks	2.77	0.96	2.63
6. Lawn/Landscaped Area	2.71	0.30	0.81
7. Pond	0.51	1.00	0.51
8. Totals:	8.75		6.58
9. Developed C =	0.58 / 8.75 =	0.75	

Detention Pond Volume:			
1. First Flush, Bankful Flood and 100-year Storm Event	3.98 Ac.	A x C	
2. Contributing Area			
3. Developed Runoff Coefficient			
4. Roof-top	0.00	0.95	0.00
5. Drives/Walks	2.00	0.96	1.90
6. Lawn/Landscaped Area	1.95	0.30	0.59
7. Pond	0.43	1.00	0.43
8. Totals:	3.98		2.80
9. Developed C =	2.80 / 3.98 =	0.70	

3. First Flush Volume: $V_f = (0.9172) \times 43,960 \times 0.75 \times 8.75 = 11911 \text{ CF}$

4. Bankful Flood Volume: $V_b = 8,170 \times 0.75 \times 8.75 = 53616 \text{ CF}$

5. 100-Year Flood Volume: $V_{100} = 1.31 \text{ CFS} \times 1.3125 \times (8.75 \times 0.75) = 1.31 \text{ CFS}$

6. 100-Year Flood Volume: $V_{100} = 0.20 \text{ CFS/ft-imp.} \times 202.07 \text{ min.} = 202.07 \text{ min.}$

7. $V_{100} = (18,500 \times 202.07) = 3,738,127 \text{ CF}$

8. $V_{100} = (16,500 \times 194.73) = 3,213,045 \text{ CF}$

9. $V_{100} = (12,500 \times 140 \times 0.20 \times 202.07) = 1,307 \text{ CF/ft-imp.}$

10. $V_{100} = 13,067 \times 8.75 \times 0.75 = 8,571 \text{ CF}$

11. Detention Volume Proposed: 10843 CF

12. Detention Volume Proposed: 46453 CF

13. The following interpolations determine the pond water elevations for the three different storm events:

14. First Flush: $955.0 - 954.0 \times \frac{x - 954.0}{28995 - 10328} = \frac{x - 954.0}{11911 - 10328}$

15. Bankful Flood: $957.0 - 956.0 \times \frac{x - 956.0}{74813 - 50337} = \frac{x - 956.0}{53616 - 50337}$

16. 100 Yr. Flood: $958.0 - 957.0 \times \frac{x - 957.0}{102482 - 74813} = \frac{x - 957.0}{85751 - 74813}$

17. These yield pond water elevations of 954.09 for the First Flush, 956.13 for the Bankful Flood, and 957.40 for the 100 Yr. Storm Event

18. The Detention Pond will have a 3-stage outlet. This will consist of a perforated manhole with a series of holes in three (3) tiers. The lower tier of holes will detain the first flush volume in a timeframe to exceed 24 hours. The middle tier along with the lower tier will detain and drain the bankful flood volume in a timeframe not to exceed 48 hours. The upper tier along with the middle and lower tiers will detain the runoff from the site. The perforated manhole will be surrounded by a stone filter.

19. The average allowable release rate for runoff is 0.5" over area of site in 24 hrs.

20. $Q_a = (1024 \text{ hrs}) \times (1 \text{ hr}/3600 \text{ sec}) = 11911 \text{ CF}$

21. Office area at Elev. 952.75 to produce this average discharge:

22. $H_a = (2/3) \text{ ft} = 0.67 \text{ ft}$

23. $Q_a = Q_{1.25} \times \frac{H_a}{(0.62 \times (2/3) \times (1/0.5))} = 0.0204 \text{ SF}$

24. Where, H_a = Average Head

25. g = Gravitational Const (32.2 f/s²)

26. Area of 1.25" hole = 0.0055 SF

27. No. of 1.25" holes = $0.0204 / 0.0055 = 3.45 \text{ holes}$

28. Therefore, use THREE (3) 1.25" holes at Elev. = 952.75

29. The detention time for THREE (3) 1.25" holes is:

30. $Q_{(new)} = A_{(new)} \times (0.62 \times (2/3) \times (1/0.5))$

31. $Q_{(new)} = (3 \times 0.0055) \times (0.62 \times (2/3) \times (1/0.5)) = 0.120 \text{ CFS}$

32. $T_{(new)} = V_f / Q_{(new)} = 11911 / (0.120 \times 3600) = 27.6 \text{ hrs.}$

33. 2. Bankful Flood: The bankful flood must be detained in 36-48 hrs, check the discharge through the first flush orifice to see if additional holes are necessary.

34. $H_a = (2/3) \text{ ft} = 0.67 \text{ ft}$

35. $Q_a = 0.62 \times (3 \text{ holes}) \times 0.0055 \text{ sf/hole} \times (2 \times 32.2 \times 2/3 \times 1/0.5) = 0.191 \text{ CFS}$

36. Time to empty Basin at this discharge: $T_e = (\text{sec} / 3600) \times (53616 \text{ CF}) / (0.191 \text{ CFS}) = 78.0 \text{ hrs.}$

37. Since $T_e > 48 \text{ hrs}$, additional holes are necessary.

38. A target release time of 44.0 hrs. will be chosen for the bankful flood. The volume above the first flush water surface and below the bankful flood elevation is the volume remaining (V_{rem}).

39. $V_{(rem)} = V_b - V_f = 53616 \text{ CF} - 11911 \text{ CF} = 41705 \text{ CF}$

40. $T_{(rem)} = V_{(rem)} / Q_{(new)} = 41705 / 0.120 = 347.5 \text{ hrs.}$

41. Volume through THREE (3) 1.25" holes in 15.4 hrs. is:

42. $H_{(avg)} = 2/3 \text{ Elev.} - \text{Elev.} + H(\text{Elev.} - \text{Elev.}) = 2/3(956.13 - 954.09) = 2.70 \text{ FT}$

43. $Q_a = \text{discharge through FF orifices when both the FF and BF holes are contributing}$

44. $Q_a = (3 \times 0.0055) \times (0.62 \times (2/3) \times (1/0.5)) = 0.209 \text{ CFS}$

45. $V_a = 18.4 \times 0.209 \times 3600 = 12387 \text{ CF}$

46. $V_{(rem)} = 41705 - 12387 = 29318 \text{ CF}$

47. $Q_a = V_a / T_{(rem)} = 29318 / (18.4 \times 3600) = 0.496 \text{ CFS}$

48. $H_{(avg)} = 2/3 \text{ Elev.} - \text{Elev.} = 1.37 \text{ FT}$

49. Area of Orifice = $Q_a / (0.62 \times (2/3) \times (1/0.5)) = 0.055 \text{ SF}$

50. Therefore, use SIX (6) 1.50" holes at Elev. = 954.09

51. This basin is designed to pass the 100-year storm event without overflowing the basin. Flow Required to pass:

52. $Q_a = (0.15 \times 8.75 \text{ Ac.}) = 1.313 \text{ CFS}$

53. At the required 100-year detention volume elevation the:

54. THREE (3) 1.25" holes designed for the first flush and the SIX (6) 1.50" holes designed for the bankful flood will discharge:

55. $Q = 0.62 \times 3 \times 0.0055 \times (2 \times 32.2 \times 2/3 \times 1/0.5) + 0.62 \times 6 \times 0.123 \times (2 \times 32.2 \times 2/3 \times 1/0.5) = 0.9407 \text{ CFS}$

56. The remaining allowable outflow = $0.9407 \times 3.2 \times (957.40 - 956.13) \times 0.5 = 0.372 \text{ CFS}$

57. $Q_a = 0.9407 \times 3.2 \times (957.40 - 956.13) \times 0.5 = 0.372 \text{ CFS}$

58. $A = 0.067 \text{ SF}$

59. Area of 1.50" hole = 0.0123 SF

60. No. of 1.50" holes = $0.067 / 0.0123 = 5.42 \text{ holes}$

61. Therefore, use FIVE (5) 1.50" holes at Elev. = 956.13

62. 3. 100 Yr. Flood: This basin is designed to pass the 100-year storm event without overflowing the basin. Flow Required to pass:

63. $Q_a = (0.15 \times 3.98 \text{ Ac.}) = 0.907 \text{ CFS}$

64. At the required 100-year detention volume elevation the:

65. THREE (3) 1.00" holes designed for the first flush and the TWO (2) 1.75" holes designed for the bankful flood will discharge:

66. $Q = 0.62 \times 3 \times 0.0055 \times (2 \times 32.2 \times 2/3 \times 1/0.5) + 0.62 \times 2 \times 0.167 \times (2 \times 32.2 \times 2/3 \times 1/0.5) = 0.3337 \text{ CFS}$

67. The remaining allowable outflow = $0.907 - 0.3337 = 0.5733 \text{ CFS}$

68. $Q_a = 0.5733 \times 3.2 \times (957.40 - 954.94) \times 0.5 = 0.263 \text{ CFS}$

69. $A = 0.072 \text{ SF}$

70. Area of 1.75" hole = 0.0177 SF

71. No. of 1.75" holes = $0.072 / 0.0177 = 4.07 \text{ holes}$

72. Therefore, use FOUR (4) 1.75" holes at Elev. = 954.94

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09-09-10-400-902
 BARCLAY PARK SUBDIVISION

S. LINE OF NE OF SE 1/4 OF SEC. 10, T2S.

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THE ANNEX
 AMENDMENT FOR PLANNING COMMISSION
 STORMWATER MANAGEMENT PLAN

11

DATE: 07-24-13
 SHEET 11 OF 23

REV. DATE: 2-08-14
 CADD: 5-30-14
 ENG. JCA
 PER REVIEW COMMENTS: 6-05-14
 PER REVIEW COMMENTS: 9-02-14
 PER REVIEW COMMENTS: 6-13-16
 PER REVIEW COMMENTS: 02-17-17
 PER REVIEW COMMENTS: 02-03-17
 PER REVIEW COMMENTS: 06-02-16
 PER REVIEW COMMENTS: 06-13-16

JOB NO. 12088

PER REVIEW COMMENTS: 02-17-17
 PER REVIEW COMMENTS: 02-03-17
 PER REVIEW COMMENTS: 06-02-16
 PER REVIEW COMMENTS: 06-13-16

M:\Civ\132_Pro\1\12088\Site Plan - PC Amend\12088074.dwg, 8/17/2020 3:14 PM, Jim Ahern1, None Copyright © 2020, 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 Annex
Narrative Description**

I. DEVELOPMENT PROGRAM SUMMARY

The Annex is a proposed residential community in northwest Ann Arbor, conveniently located with respect to North Campus, the UM Medical Campus, VA Hospital and the North Campus Research Center.

The developer of this project is Bleznak Real Estate (BRE) Investments from Birmingham, Michigan. BRE is a family owned business that was established over 50 years ago. They were responsible for the development of the Woodbury Garden apartment complex in the 1960's and 70's and they still own and manage the project today. Their experience includes the ownership and management of over 5000 units throughout their history. One of the principal partners of BRE is a resident of Ann Arbor. Consultants include Midwestern Consulting and Humphreys and Partners Architects.

All the proposed housing consists of rental stacked flat apartments. There are 264 units proposed, of which 138 are single bedroom, 108 are two bedroom and 18 are three bedroom. Major design and environmental considerations include the following:

- The improvements are located almost entirely in the open and previously tilled farm lands thus preserving the more sensitive wetland and wooded areas.
- 76% Open Space over the 27.4 acre parcel.
- Provide a density in the development that is consistent with the master plan and conducive to utilizing mass transportation.
- Placing the improvement where they are proposed allows for the preservation of over 30 acres of wetland and woodlands
- Provide a wide-range of unit size and type, to attract both first time buyers, empty nesters, and families that are shopping in this market range.
- Avoid garage dominant design and employ new urban architecture.
- Provide a useful resident community center.

Buildings will include a mix of one, two and three bedrooms, with one to two full baths and range in size from 471 square feet up to 1341 square feet. Exterior elevations and design will incorporate a new urban style of detail.

A. Proposed Land Use

The Annex will be developed as a market rate rental apartment complex with 264 units contained in three buildings. A clubhouse with work out rooms and a pool will constitute the amenity package for the development.

B. Phasing and Construction Cost

(B.1) Preliminary Phasing: The Annex will be developed in multiple phases starting in the spring of 2017. The phasing narrative explains this process in detail.

(B.2) Preliminary Cost Estimate: The combined estimated total project construction cost, including on-site and off-site improvements, structures, landscaping and site amenities is approximately \$8.5 million.

1. Community Analysis

(a) Impact on Schools

The Petitioners experience with this type of residential housing would suggest that a very low number of school-age children would be residing within the development (40-45). However, because of the shortage of market rate, new apartment housing within the City of Ann Arbor, the number of school-age children may be higher.

(b) Relationship with Neighboring Uses

The proposed development is in accordance with the existing and proposed Master Plan for the City of Ann Arbor, which is based on existing and projected uses.

North of Site: The north side of the site is the M-14 expressway.

West of Site: Nixon Farms Residential, currently under construction.

South of Site: Contains the Barclay Park condominium that is zoned R4A, contains 285 units at a density of 7 DU/AC.

East of Site: Across the wetlands and woods, approximately 1900 feet away is the Arbor Hills single family subdivision.

(c) Impact on Adjacent Uses

The proposed development will have no negative impact on existing uses around the site and likely will provide a sound buffer between Barclay Park and M-14.

(d) Impact of Development Relevant to Various Issues:

- **Air Quality:** Only a minimal effect of the development on air quality would arise from an increase in traffic.
- **Water Quality:** All on-site drainage will be detained on-site until it is discharged in accordance with City of Ann Arbor and Washtenaw County Water Resources Commissioner standards. The stormwater discharges to the existing central wetland that then drains to the north across M-14 into a pond. Then the pond drains south back across the expressway onto the site into another wetland. From there the water travels under Nixon Road and in a southwesterly direction and eventually into the Traver Creek County Drain. Two individual detention ponds will collect stormwater and allow sediment to be filtered out of the runoff prior to discharge into the existing drainage courses; therefore, water quality will not be adversely impacted by this development.

- **Natural Features:** Sheets 2 and 3 of the site plan provide a graphic description of the natural features that are found on the site. The area that is proposed for development is almost entirely existing tilled lands or formerly tilled lands. The development program concentrates all of the buildings and parking lots in the tilled areas, however, the detention ponds must be located closer to the wetlands and in the pioneer woodlands. The woodlands that are being impacted by the detention pond are regulated under the City of Ann Arbor's ordinance. Several landmark trees will be removed as a part of this proposal.

- **Wetlands:** The site contains three identified wetlands. Wetland impacts include areas that are primarily fringe areas and low quality wetlands areas that are currently or recently tilled farm lands. Disturbed wetlands or buffers will be mitigated or restored.

- **Steep Slopes:** There is a small area of steep slopes on the site that will not be impacted by the development.
- **Floodplains:** There are no 100 year floodplains or watercourses that will be impacted by the development.
- **Endangered Species or Habitat:** Environmental Consulting and Technology (ECT) reviewed the State of Michigan's data base and performed a site inventory. There are no known endangered element occurrences on the site. The pioneer woodland areas of the site are a potential habitat for the Indiana bat but they generally prefer larger more mature trees with cavities and larger areas of loose bark for nesting. Two other species of animals appeared on the list of potential species; a Kirtland snake and a Duke's skipper butterfly. Four plant species known to occur with in the area are ginseng, goldenseal, stiff gentian, and Sullivant's milkweed. Given that the development is for the most part taking place in the tilled areas of the site or lower quality natural areas, the likelihood of disturbance is small.

- There are several areas of woodlands in and around the site including one regulated woodland under the City definition that is being impacted by the proposed development. The regulated woodland is being impacted to construct the storm water management ponds next to the wetlands. This woodland is a medium quality pioneer woodland comprised of 6-inch to 15-inch cherry, elm, shag bark hickory and silver maple. Within these wooded areas and regulated woodlands there will be several landmark tree removals.

- **Solid Waste -** Solid waste removal will be contracted privately and will be collected in a central location with the aid of a trash compactor for daily refuse and a separate compactor for recyclable materials.

- There are no historical sites, structures or districts impacted by the proposed development.

2. Site Analysis

(a) Existing Land Use

The existing land use of the parcel is agricultural. The land has been tilled for decades with the exception of areas that have been taken out of the farm lands for various reasons.

(b) Site Conditions

The site is shown in the USDA Soil Conservation Service Soil Survey of Washtenaw County to be primarily Miami Series B and C, slopes 2 to 6 percent and 6 to 12 percent, respectively. A section of Boyer Series a lies to the north of the site. Both soils are described as being well drained loamy materials. In the lower elevations of the site there is a formation of Brookston Series which is characterized as being flat and poorly drained. Site vegetation includes second generation crops, pioneer wooded areas, scrubby early growth species on the north and immature woodlands of low quality in the southeast. The north portion of the site contains two wetland areas, one that has historically been tilled until just recently. Topography ranges from 967 USGS down to 953 USGS. Sheets 2 and 3 of the Area Plan graphically depicts the site conditions.

(c) Natural Features Description

- (i) No endangered species are known to exist on-site.
- (ii) There is no 100-year floodplain on-site.
- (iii) The landmark trees on site are shown on Sheets 2-3.
- (iv) Steep slopes are shown on Sheets 2-3.
- (v) There are no permanent watercourses on-site.
- (vi) Two small wetlands and one large central wetland exist on the site and are described on sheet 2.
- (vii) Low and mid-level quality un-regulated woodlands exists on the east central portion of the site and is depicted on Sheet 2. There are higher quality woodlands on the site that are not being impacted by the development.

(d) Existing Structures

No existing structures exist on the site.

(e) Access Points

Vehicular: The site has access through two entrances off of Nixon Road. No other connections to adjacent properties are anticipated.

Pedestrian and Bicycle: There are currently no paths or walks along Nixon road in front of this location. This project proposes to extend the existing eight foot wide bike from the south property line to the north driveway. Sidewalks are shown on the site plan and give residents accessibility to the site amenities.

(f) Utilities

Water: Water will be available through connection to a 16" Watermain that will be extended north from Barclay Park.

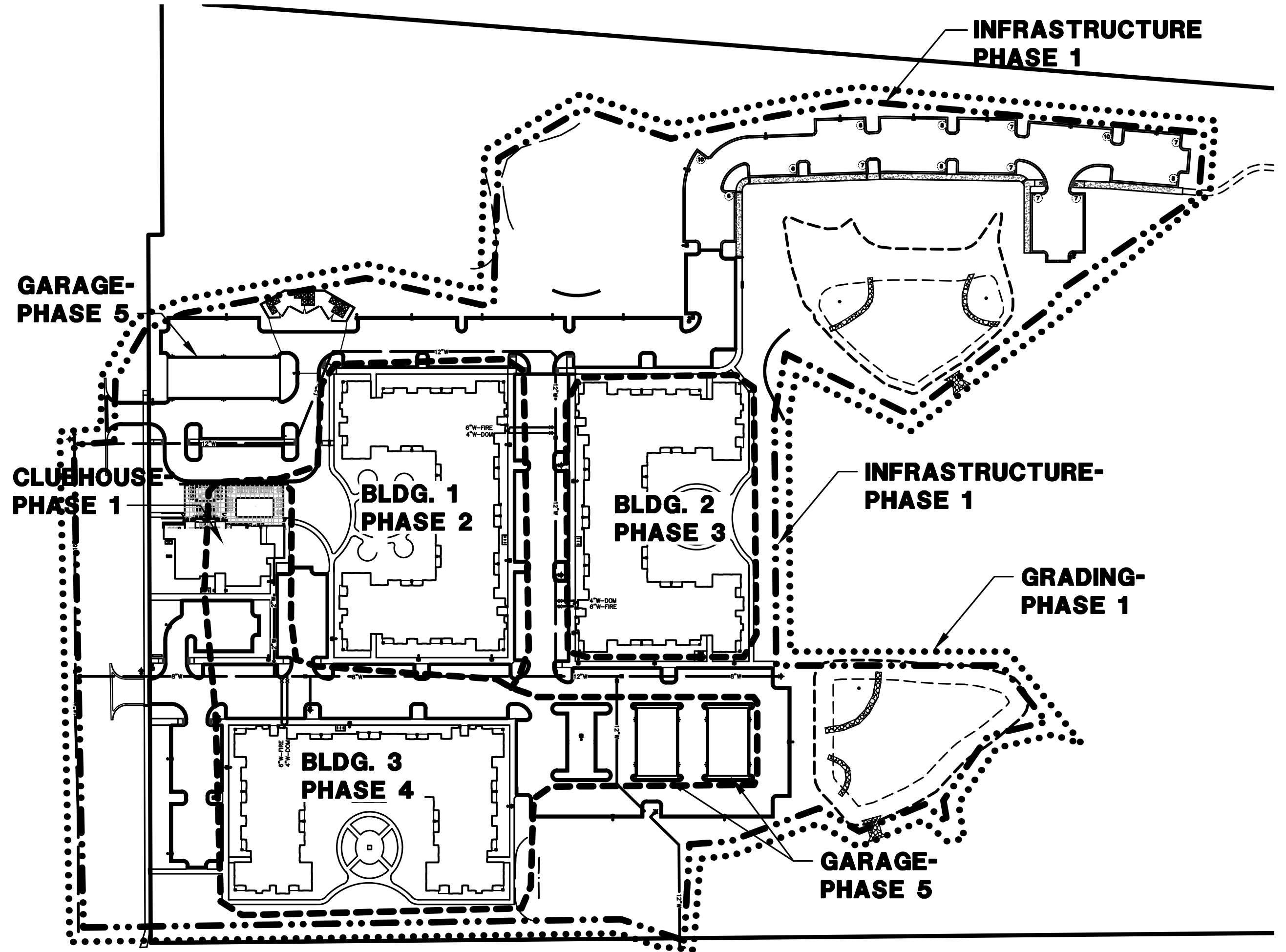
Sanitary Sewer: the site will be served sanitary sewer through a connection to a sewer stub that has been left on the property line of Barclay Park.

Storm Sewer: Storm sewer will collect and drain stormwater runoff to two detention ponds located on the site.

(g) Drainage

All on-site drainage will be detained on-site until it is discharged in accordance with City of Ann Arbor and Washtenaw County Water Resources Commissioner standards. The stormwater discharges to the existing central wetland that then drains to the north across M-14 into a pond. Then the pond drains south back across the expressway onto the site into another wetland. From there the water travels under Nixon Road and in a southwesterly direction and eventually into the Traver Creek County Drain. Two individual detention ponds will collect stormwater and allow sediment to be filtered out of the runoff prior to discharge into the existing drainage courses.

The proposed drainage system will be completely internal to the site and utilize sheet flow, underground storm sewer and detention ponds that filter the stormwater and release the runoff at a pre-developed rate of discharge.



PHASING PLAN
SCALE: 1"=100'

PHASING LEGEND

- INFRASTRUCTURE PHASE 1 LIMIT [Dotted line symbol]
- GRADING PHASE LIMIT [Dashed line symbol]
- BUILDING PHASE LIMIT [Solid line symbol]

PROJECT PHASING PLAN

The phasing of the construction of the The Annex Apartments will be in five distinct phases summarized as follows:

Phase 1: The entire infrastructure for the site including all underground utility construction. The entire site will be mass graded, balanced, detention ponds constructed and re-seeded in areas not to receive building improvements immediately. The clubhouse will be constructed in phase 1 as well.

Phase 2: Building number 1, the northwest building.

Phase 3: Building number 2, the northeast building.

Phase 4: Building number 3, the south building.

Phase 5: Construction off all garage building and carports.

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THE ANNEX
AMENDMENT FOR PLANNING COMMISSION
PHASING AND PROJECT NARRATIVE

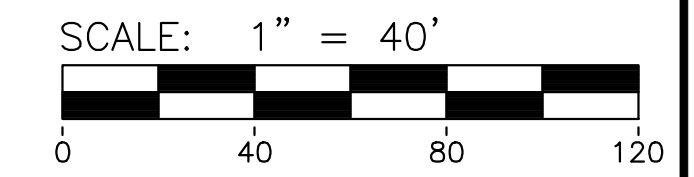
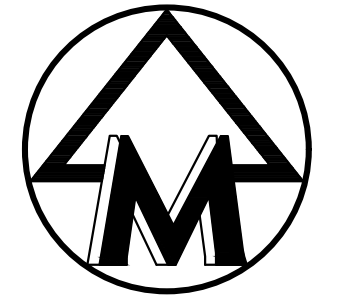
12

DATE: 07-24-13
SHEET 12 OF 23

REV. DATE	REV. DATE
5-30-14	5-30-14
8-05-14	8-05-14
9-09-14	9-09-14
2-03-16	2-03-16
8-23-16	8-23-16

JOB No. **12088**
PER CITY REVIEW AMENDMENT
FINAL SUBMITTAL

MATCHLINE - SEE SHEET 14

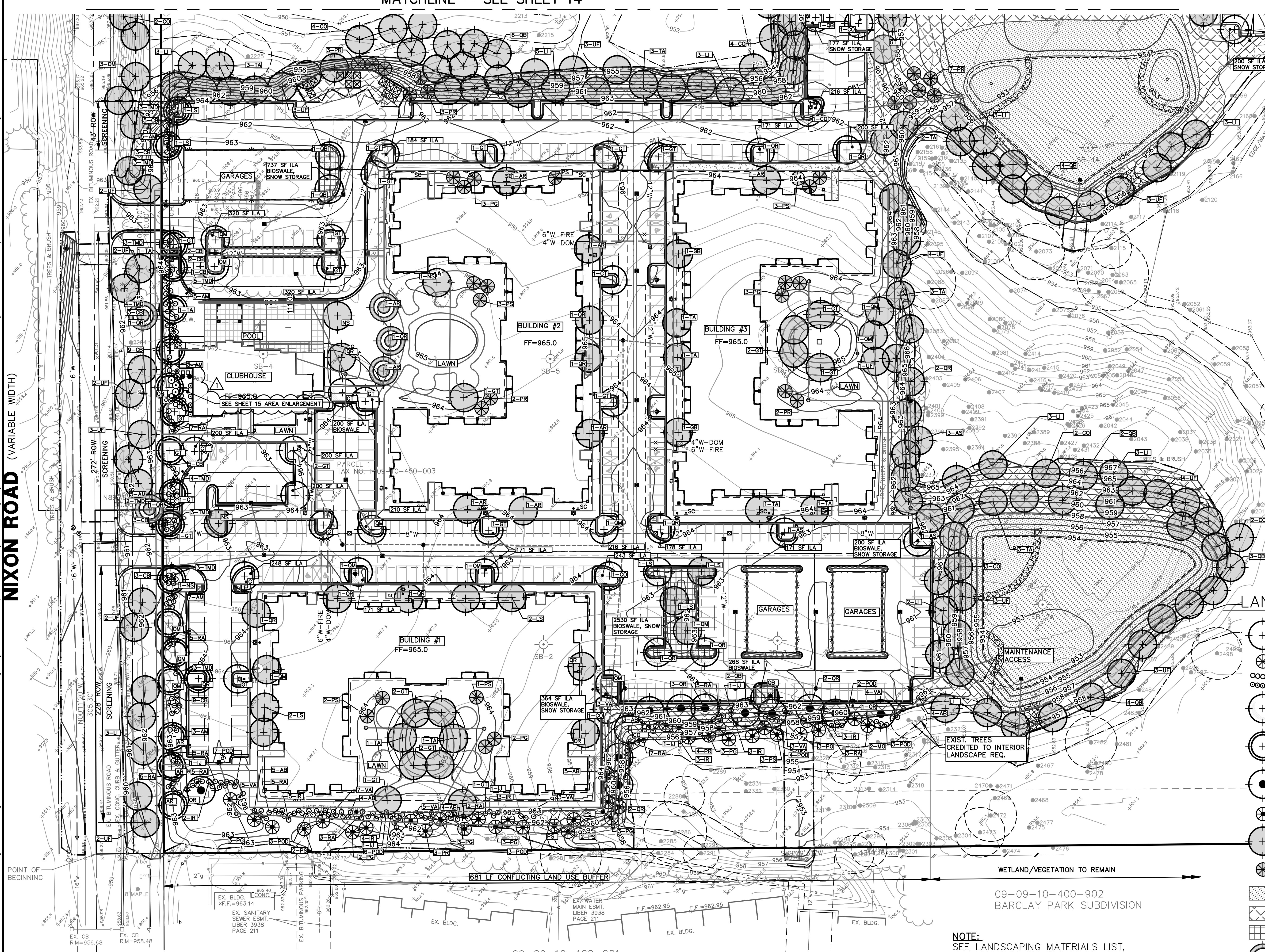


LEGEND

- 838 EXIST. CONTOUR
- 838 PROP. CONTOUR
- 836.2 EXIST. SPOT ELEVATION
- 36.60 PROP. SPOT ELEVATION
- U.P. EXIST. UTILITY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- t EXIST. TELEPHONE LINE
- e EXIST. ELECTRIC LINE
- g EXIST. GAS LINE
- w EXIST. WATER MAIN
- W 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. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- END SECTION
- S-1 EXIST. SANITARY SEWER
- S-2 PROP. SANITARY SEWER
- C OF DITCH
- SIGN
- MAILBOX
- TELEPHONE RISER
- FENCE
- SINGLE TREE
- LANDMARK TREE
- TREE OR BRUSH LIMIT
- SECTION CORNER
- SOIL BORING LOCATION
- FOUND IRON PIPE
- FOUND MONUMENT
- CONTROL PT.
- VEHICULAR USE AREA

LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED CANOPY TREE (INTERIOR VJA)
- PROPOSED CANOPY TREE (RIGHT-OF-WAY SCREEN)
- PROPOSED CANOPY TREE (CONFLICTING LAND USE BUFFER)
- PROPOSED EVERGREEN TREE (CONFLICTING LAND USE BUFFER)
- PROPOSED CANOPY TREE (LANDMARK/WOODLAND REPLACEMENT)
- PROPOSED EVERGREEN TREE (LANDMARK/WOODLAND REPLACEMENT)
- FIRST FLUSH BASIN/DETENTION POND/WETLAND SEED MIX
- MDOT STANDARD SPECIFICATION SEED MIX THM
- BIOSWALE AREA
- LANDMARK CONSTRUCTION REMOVAL REPLACEMENT MITIGATION



09-09-10-400-902
BARCLAY PARK SUBDIVISION

NOTE:
SEE LANDSCAPING MATERIALS LIST,
NOTES, DETAILS, REQUIREMENTS
AND SEED MIXES ON SHEET 15

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09-09-10-400-901

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THE ANNEX
AMENDMENT FOR PLANNING COMMISSION
LANDSCAPE PLAN (SOUTH)

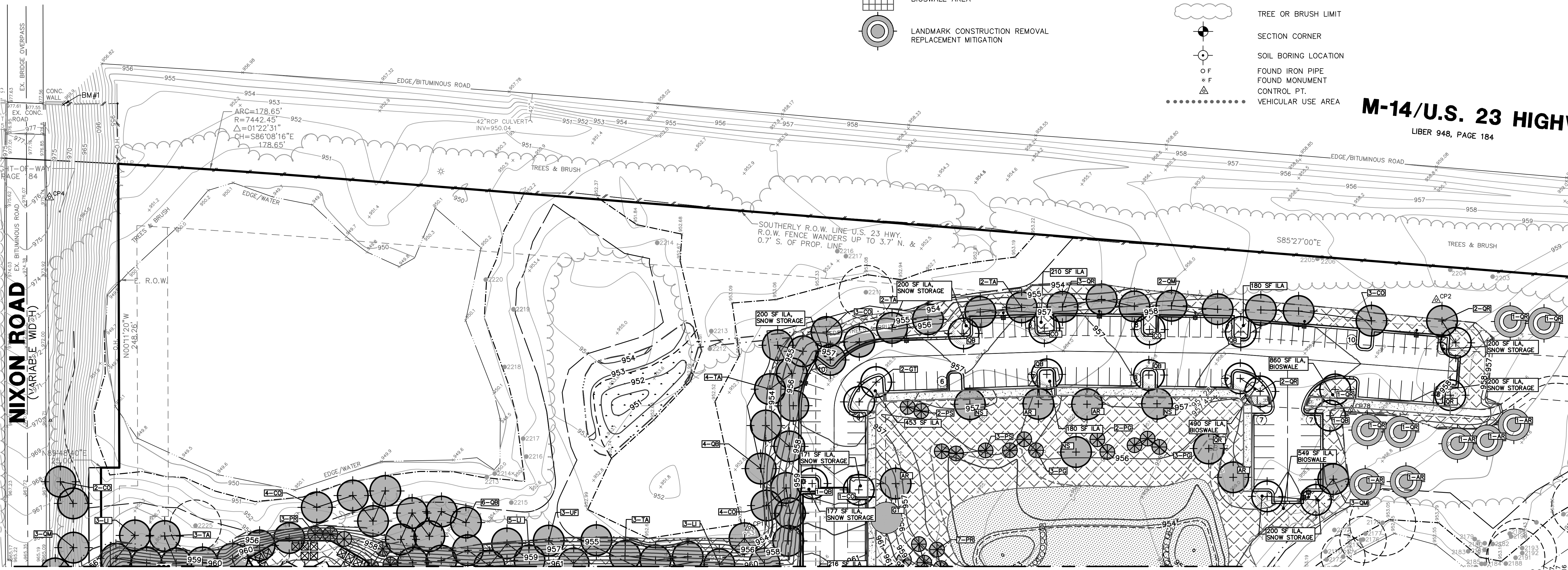
13

12088

JOB NO. 12088
SHEET 13 OF 23
REV. DATE CADD
REV. DATE COMMENTS
03-22-17 PER CITY REVIEW
02-10-17 PER CITY COMMENTS
12-28-16 PER CITY REVIEW
08-09-16 REV. CLUBHOUSE SCREENING
DATE: 07-24-13
8-31-20
9-19-20
12-19-18

REV. DATE COMMENTS
2-08-14 CADD
5-30-14 ENG. JCA
8-05-14 PM. SWE
9-09-14 TECH. SWE
7-29-18 REVISED

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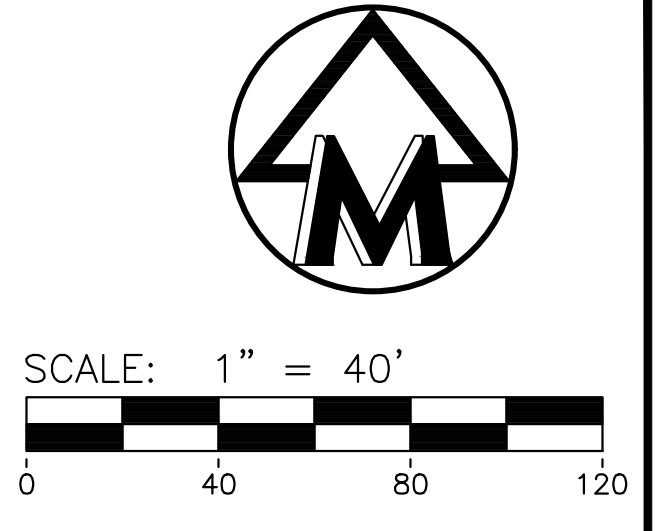


LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED CANOPY TREE (INTERIOR VUA)
- PROPOSED CANOPY TREE (RIGHT-OF-WAY SCREEN)
- PROPOSED CANOPY TREE (CONFLICTING LAND USE BUFFER)
- PROPOSED EVERGREEN TREE (CONFLICTING LAND USE BUFFER)
- PROPOSED CANOPY TREE (LANDMARK/WOODLAND REPLACEMENT)
- PROPOSED EVERGREEN TREE (LANDMARK/WOODLAND REPLACEMENT)
- MDOT STANDARD SPECIFICATION SEED MIX THM
- BIOSWALE AREA
- LANDMARK CONSTRUCTION REMOVAL REPLACEMENT MITIGATION

LEGEND

- EXIST. CONTOUR
- PROP. CONTOUR
- EXIST. SPOT ELEVATION
- PROP. SPOT ELEVATION
- EXIST. UTILITY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- EXIST. OVERHEAD UTILITY LINE
- PROP. LIGHT POLE
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- EXIST. ELECTRIC LINE
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- EXIST. STORM SEWER
- PROP. STORM SEWER
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- PROP. CATCH BASIN OR INLET
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- PROP. SANITARY SEWER
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- TREE OR BRUSH LIMIT
- SECTION CORNER
- SOIL BORING LOCATION
- FOUND IRON PIPE
- FOUND MONUMENT
- CONTROL PT.
- VEHICULAR USE AREA



M-14/U.S. 23 HIGHWAY
 LIBER 948, PAGE 184

THE ANNEX
 AMENDMENT FOR PLANNING COMMISSION
 LANDSCAPE PLAN (NORTH)

14

DATE: 07-24-13	SHEET 14 OF 23
REV. DATE:	CADD:
2-08-14	ENG. JCA
5-30-14	PM. SWB
6-05-14	TECH. SWB
9-09-14	REVISED
02-03-17	REVISED
08-23-16	REVISED

12088

PER CITY COMMENTS
 AMENDMENT FOR PC
 7-23-20
 PER CITY REVIEW
 02-03-17
 REVISED
 PER CITY REVIEW
 08-23-16
 REVISED

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LANDSCAPE NOTES

- Water outlets will be provided within 150 feet of all required plantings. Plant materials shall be selected and installed as detailed. Street trees shall be installed in accordance with standards established by the City of Ann Arbor Parks and Recreation Department and as shown on the Street Tree Planting Detail.

Table with 3 columns: Botanical Name, Common Name, Application. Lists various plants like Andropogon gerardi, Carex vulpinoidea, Elymus canadensis, etc.

Bio-Retention Island & Wetland Seed Mix

Table with 4 columns: Botanical Name, Common Name, Rate Per Acre. Lists plants like Andropogon scoparius, Calamagrostis canadensis, Carex hystericaria, etc.

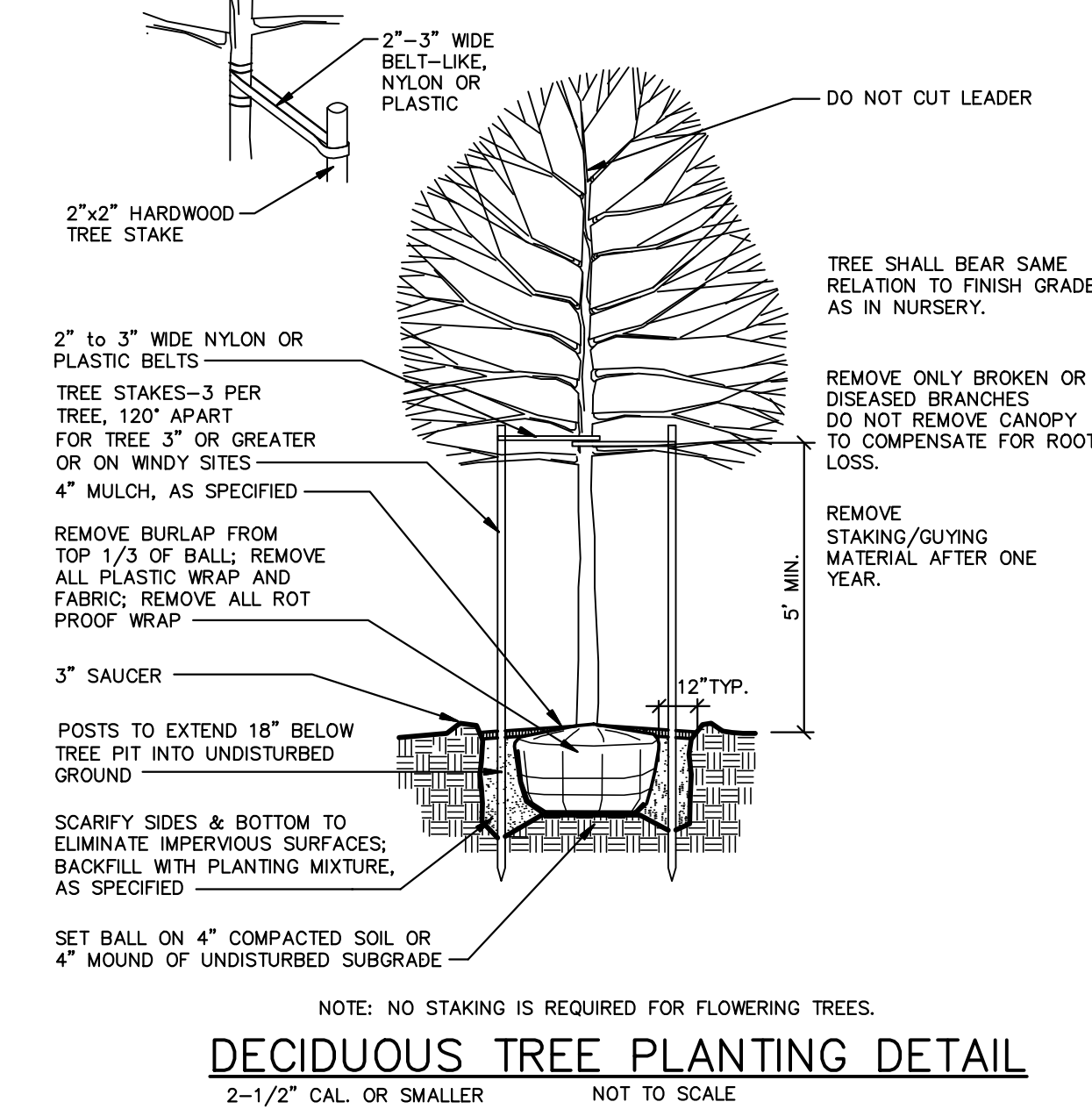
Table with 4 columns: Botanical Name, Common Name, Rate per Acre. Lists plants like Angelica atropurpurea, Asclepias incarnata, Aster lateriflorus, etc.

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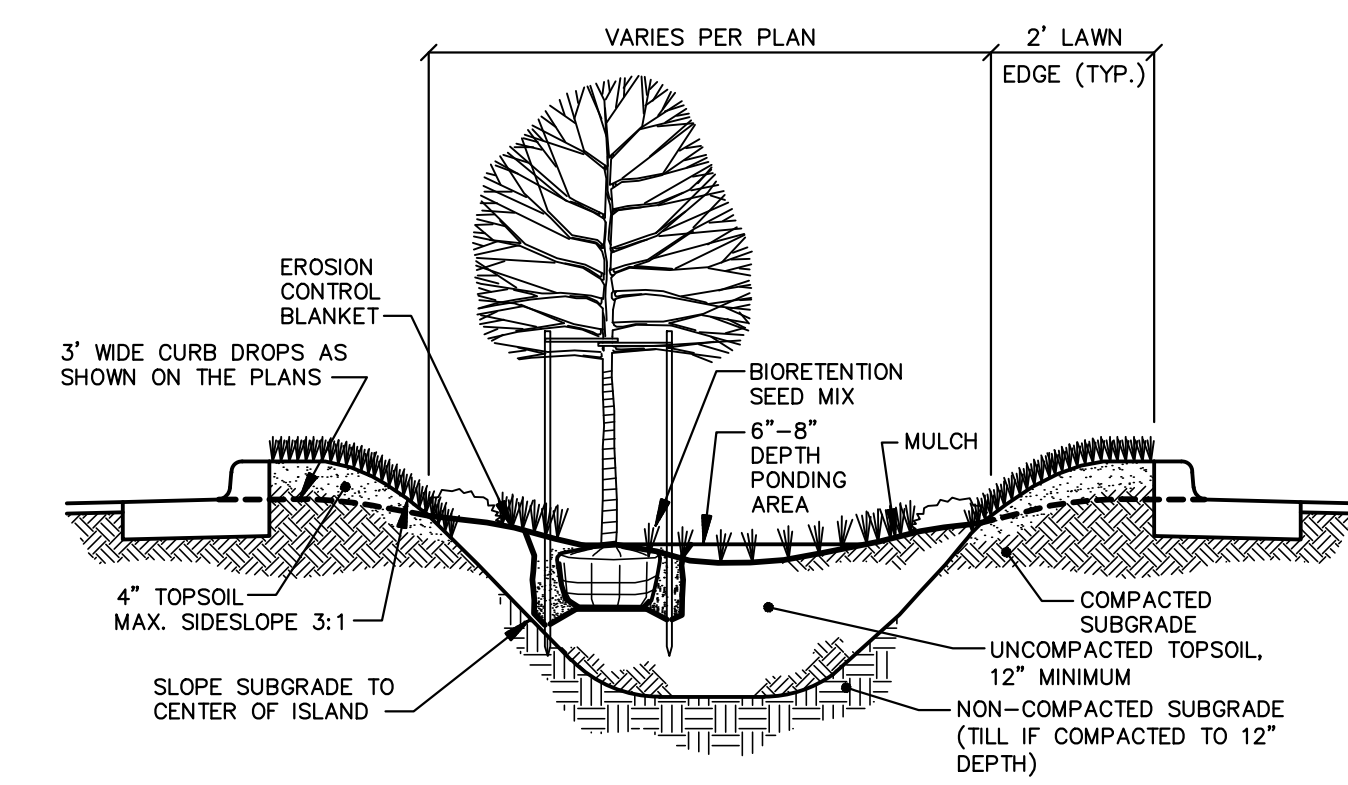
LANDSCAPE REQUIREMENTS

- PARKING LOT LANDSCAPING: Total Vehicular Use Area (V.U.A.) = 172,744 SF. Interior Landscape Area Required = 1:15 SF. Total Interior Landscape Area Provided = 11,871 SF.

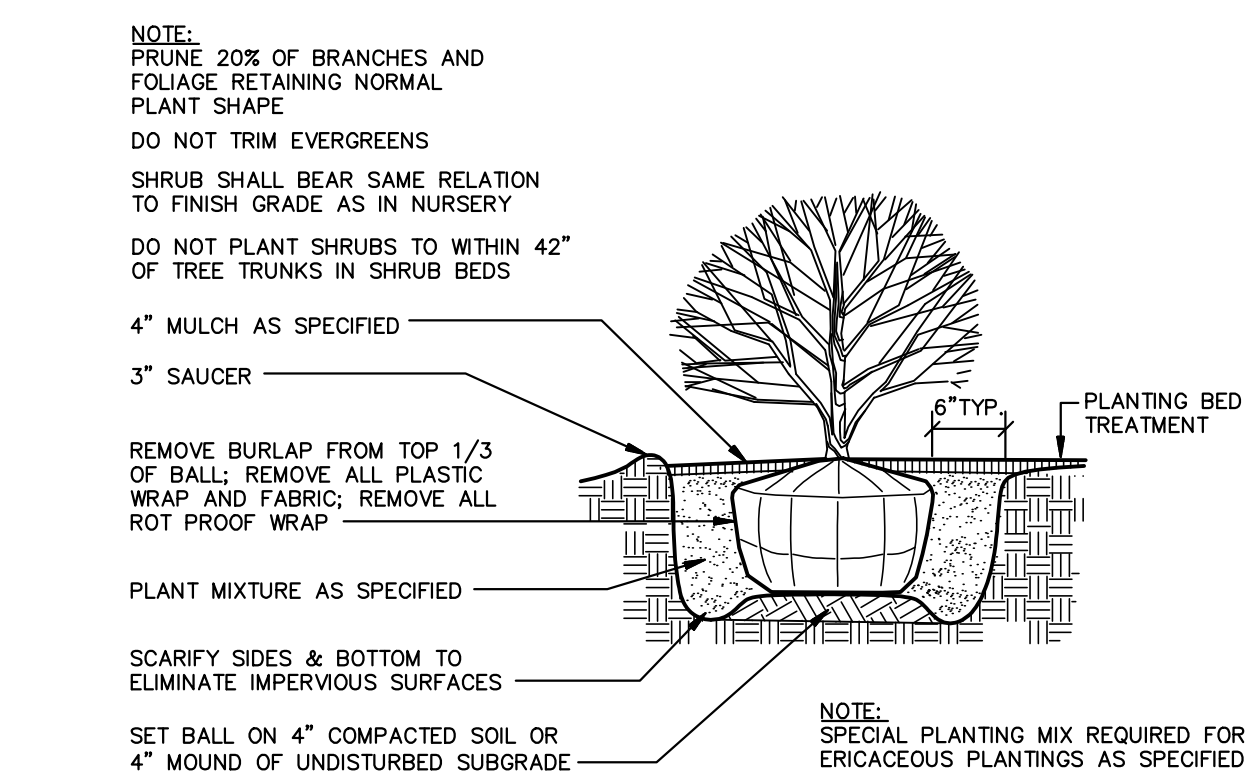
NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



DECIDUOUS TREE PLANTING DETAIL. 2-1/2" CAL. OR SMALLER. NOT TO SCALE.



BIO-RETENTION ISLAND DETAIL. NOT TO SCALE.

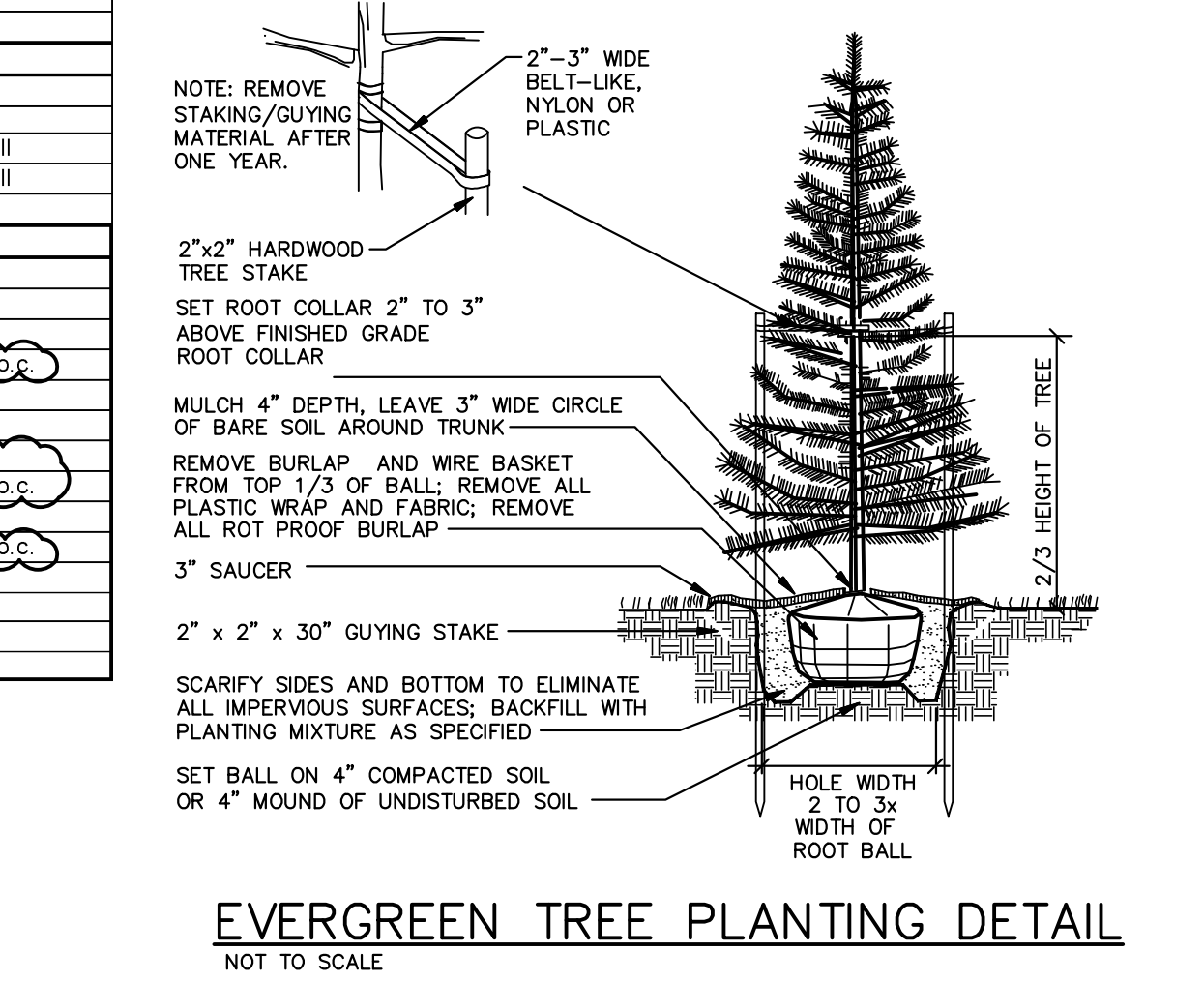


SHRUB PLANTING DETAIL. NOT TO SCALE.

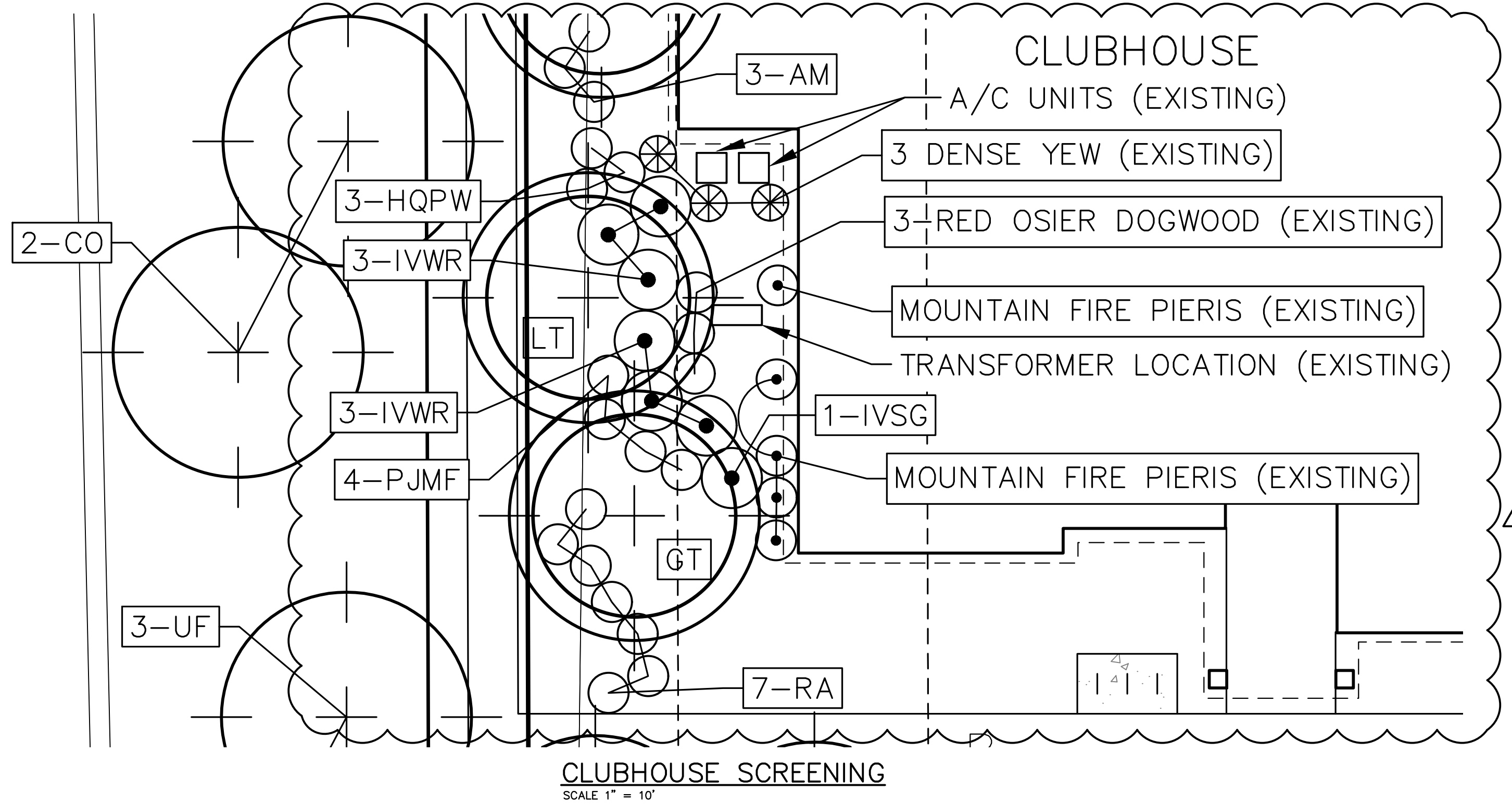
PLANT MATERIAL SCHEDULE table with columns: QUANTITIES, SYM, BOTANICAL NAME, COMMON NAME, SIZE, ROOT, REMARKS. Lists various trees and shrubs.

Table with columns: QUANTITIES, SYM, BOTANICAL NAME, COMMON NAME, SIZE, ROOT, REMARKS. Lists evergreen trees and shrubs.

KEY FOR QUANTITY COLUMNS: 1. TOTAL QUANTITY REQUIRED, 2. CONFLICTING LAND USE BUFFER PLANTINGS, 3. RIGHT-OF-WAY SCREEN PLANTINGS, etc.



EVERGREEN TREE PLANTING DETAIL. NOT TO SCALE.



CLUBHOUSE SCREENING. SCALE 1" = 10'

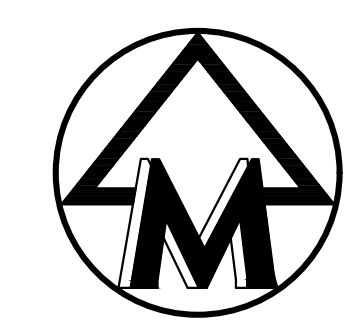
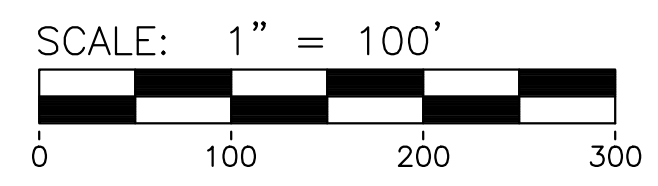
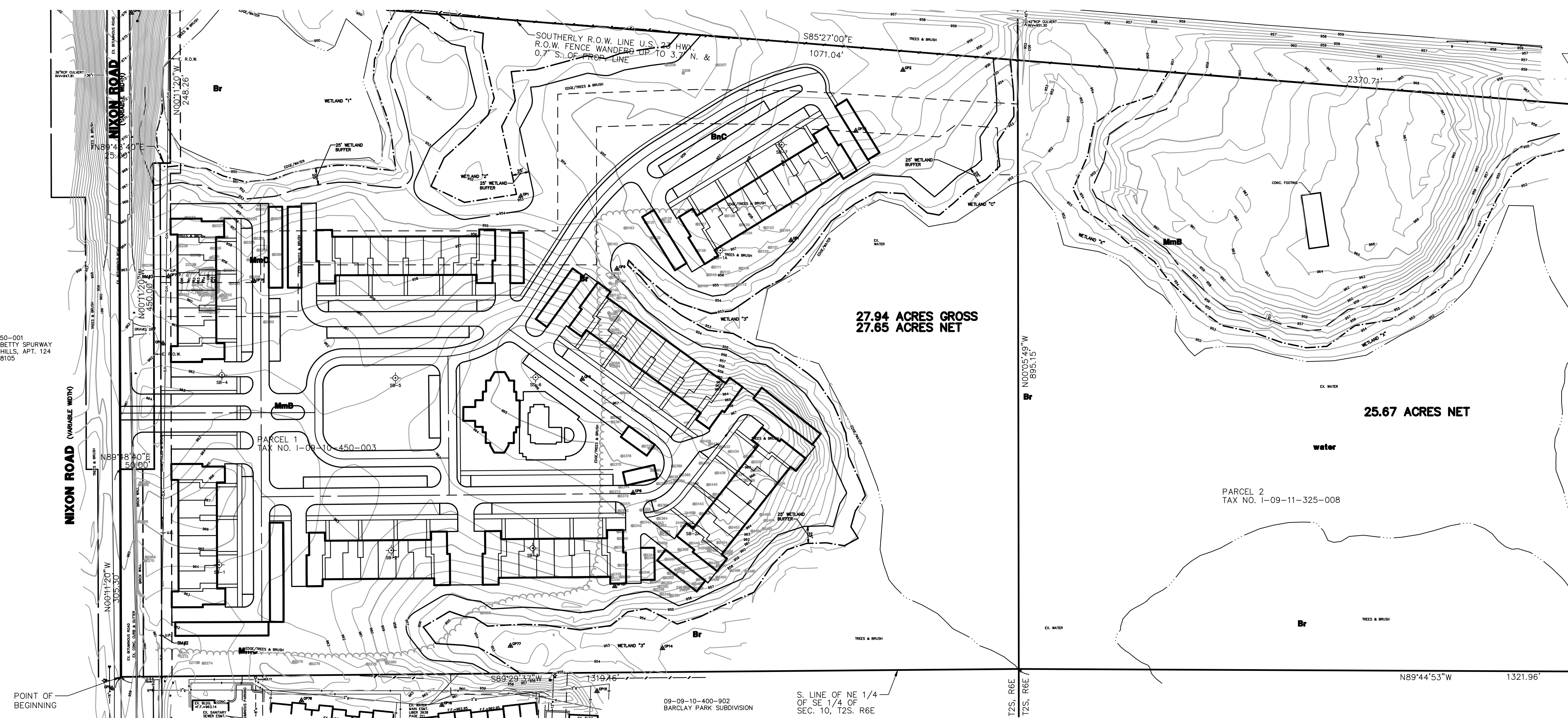
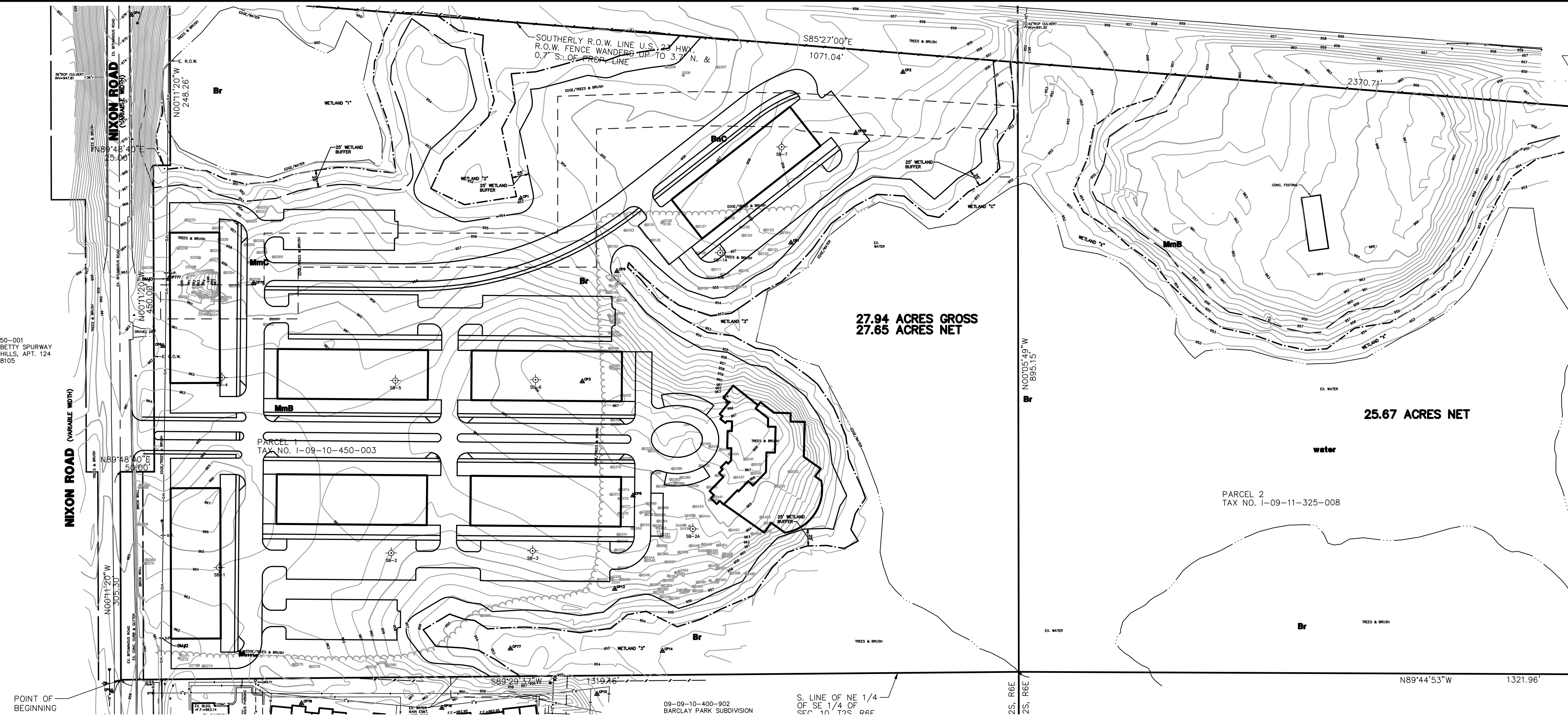
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Vertical sidebar containing Midwestern Consulting logo, client information (BRE NIXON RD. ASSOC. LLC), project title (THE ANNEX), sheet number (15), and revision table.

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4001 GLACIER HILLS, APT. 124
ANN ARBOR, 48105

I-09-10-11-450-001
DON NIXON & BETTY SPURWAY
4001 GLACIER HILLS, APT. 124
ANN ARBOR, 48105



Option 1

Description: This option provided for 252 three story units with under unit parking for some of the residents. It provided for a large clubhouse and pool area overlooking the sites central complex.

Positives:

- Significant unit count would provide for affordable living in a cost efficient building
- Underground parking helps to minimize impervious surface and runoff.
- Significant community clubhouse and pool
- Provides building presence on the street.

Negatives:

- Clubhouse requires significant woodland (north half possibly regulated) impacts
- Underground detention would be required at additional costs
- Grading requirements of parking areas would cause wetland and buffer impacts in low as well as high quality areas.

Option 2

Description: This option provided for 339 units of market rate apartments. A portion of the apartments would include under unit parking. A central clubhouse is provided as an amenity.

Positives:

- Dramatic and sophisticated layout of apartment complex with centrally located clubhouse.
- Reduced impervious surface due to partial under unit parking
- High efficiency of land use provides more affordable housing
- Provides dramatic view of wetlands for many apartments
- Centrally located park.

Negatives:

- Requires extensive woodlands removal on central property
- Building grading requires impacts to many higher quality wetlands and buffer areas.
- Single entrance.
- Significant amounts of extraneous pavements.

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BRE NIXON RD. ASSOC. LLC
260 E. BROWN ST.
BIRMINGHAM, MI 49009
MIKE PARKS
(248) 540-9300

THE ANNEX
AMENDMENT FOR PLANNING COMMISSION
ALTERNATIVES ANALYSIS (1&2)

DATE: 07-24-13
SHEET 17 OF 23

JOB No. **12088**

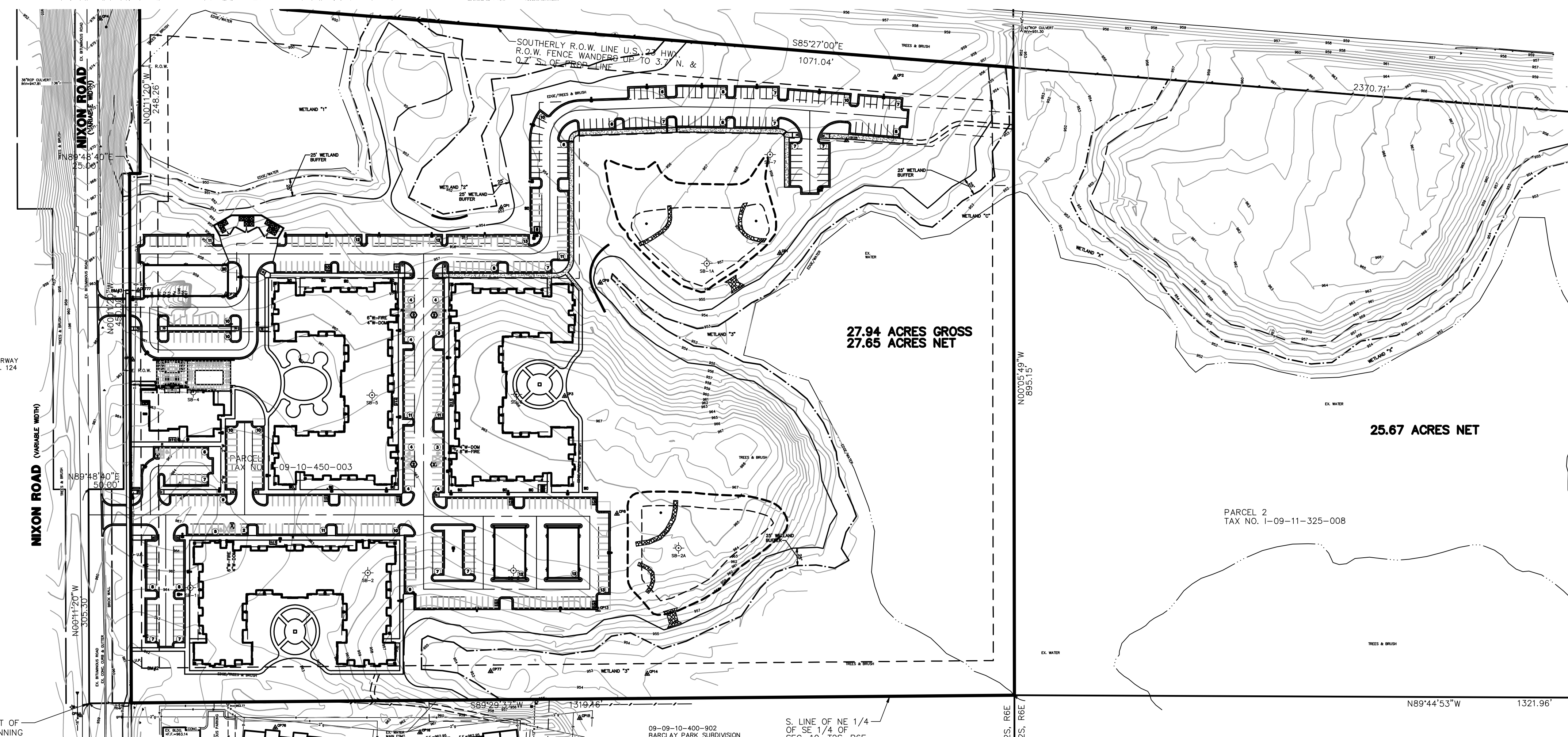
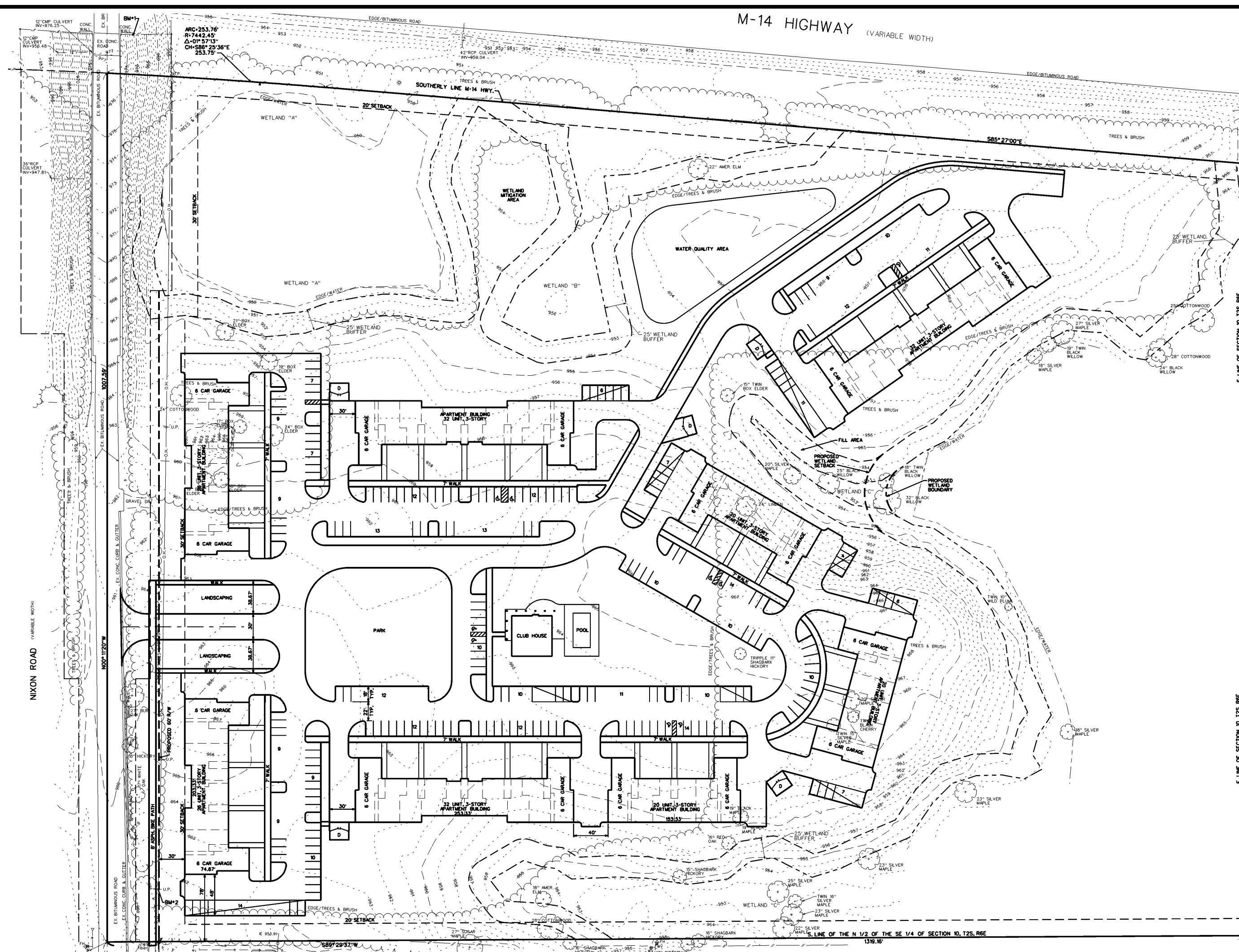
REV. DATE: 2-08-14
PER REVIEW COMMENTS: 2-10-17
PER CITY REVIEW: 2-10-17

ENG: JCA
CADD: JCA
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FM: SWB
TECH: JWB
FBI

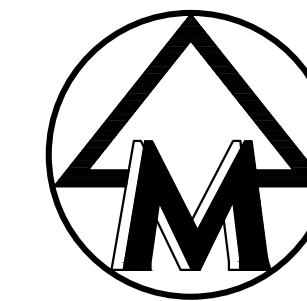
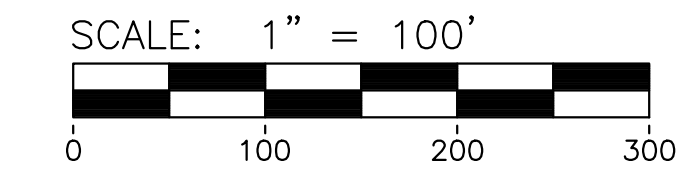
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1-09-10-11-450-001
DON NIXON & BETTY SPURWAY
4001 GLACIER HILLS, APT. 124
ANN ARBOR, 48106



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Option 3

Description: This option provides for 352 apartment units with under unit parking for some of the residents. A large central park area and clubhouse comprise the amenity package.

Positives:

- Compact design does not require wetland impacts to access island
- Large open space in central site area
- Multiple smaller buildings give cozier appeal

Negatives:

- Smaller unit size limits market appeal
- Requires significant impact to central woodlands area
- Grading requirements around several buildings require wetland and buffer impacts
- Requires filling of wetland finger.

Option 4

Description: Option 4 is the option that has been selected to develop and consists of 282 units in four three story buildings with garages and carports for half of the provided spaces. A forward located clubhouse and pool comprise the amenity package.

Positives:

- The most compact of all the designs evaluated provides high density design and remains almost entirely with the existing tilled areas.
- Multiple entrances to the site provide safety.
- Preserves the highest quality woodlands of the central portion of the site.
- Garages and carports are available for half of the parking requirements.
- Requires only minor wetland and buffer impacts and those impacted are currently mostly "technically wetlands" that are identified in currently tilled areas or recently tilled areas so no real loss of habitat will be seen

Negatives:

- Highly efficient design precludes utilizing building space for under unit parking.
- Requires some woodland (unregulated) removal for detention ponds.
- Larger buildings produce more closed environment.

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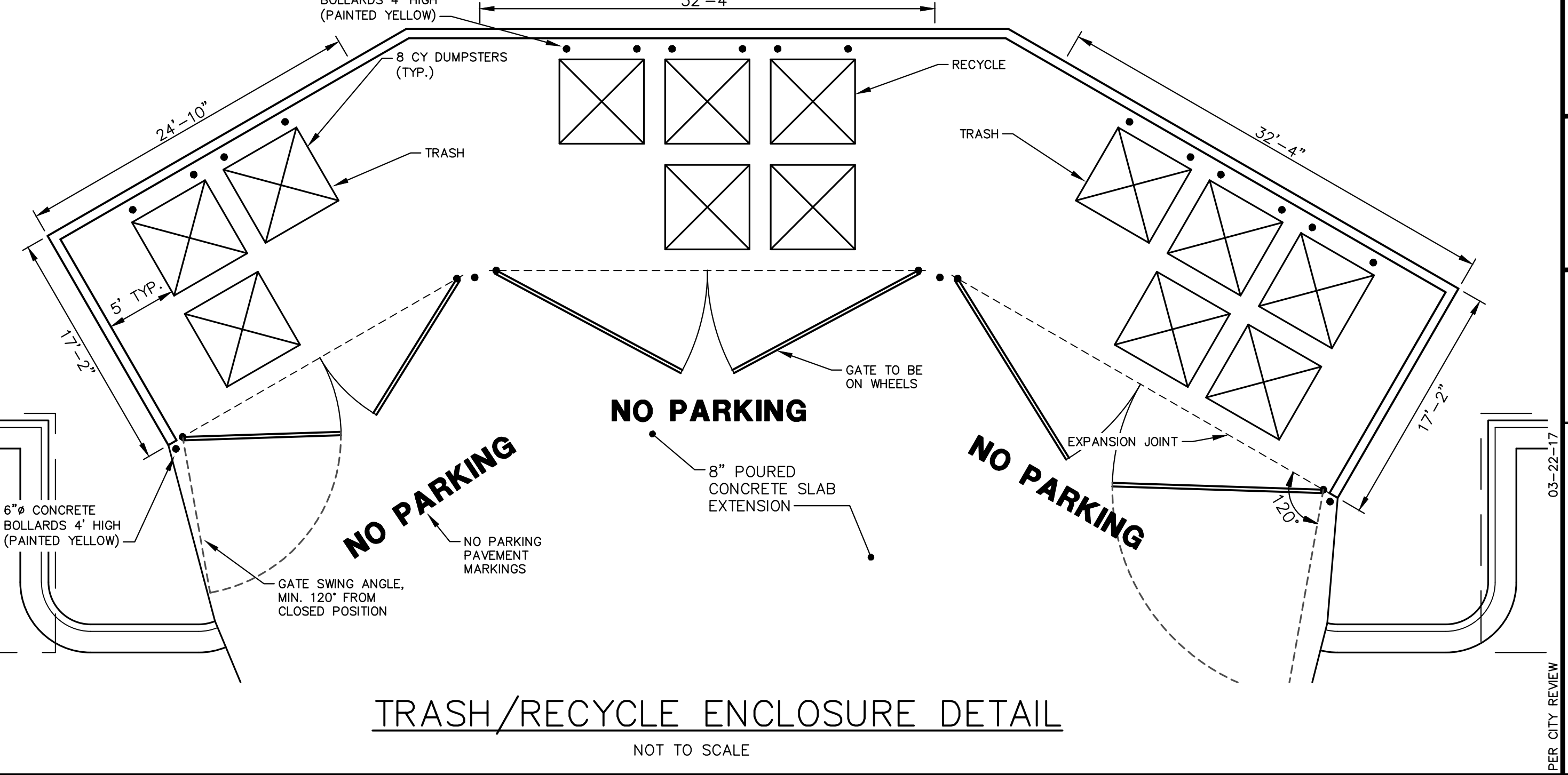
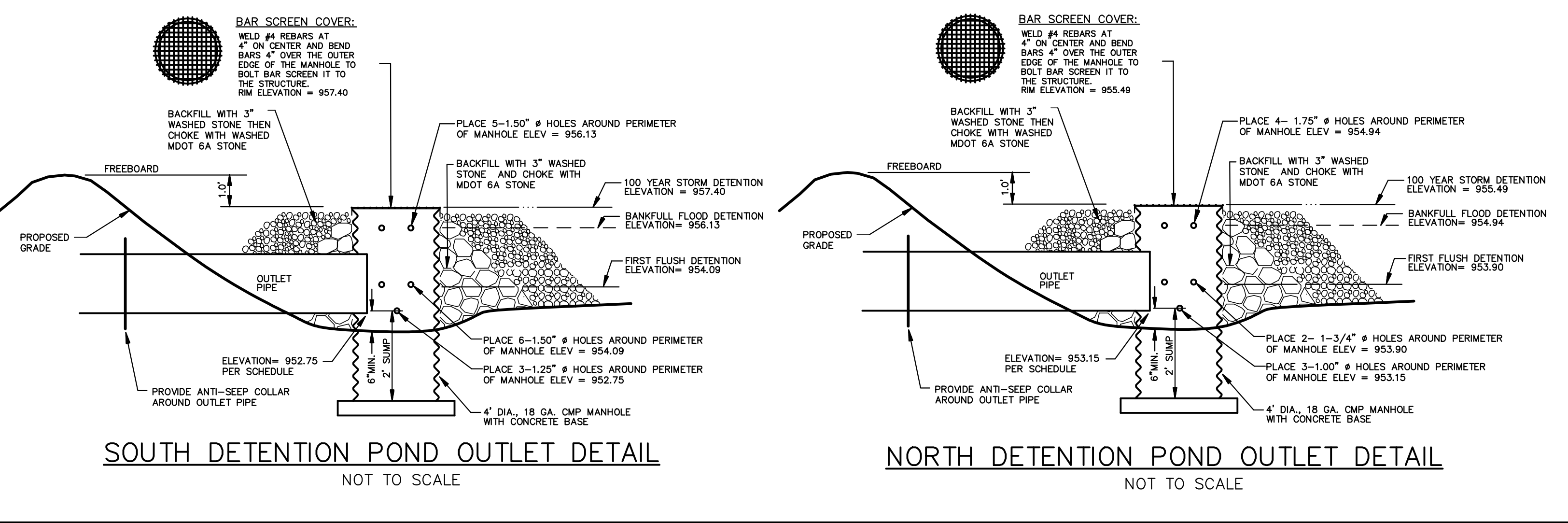
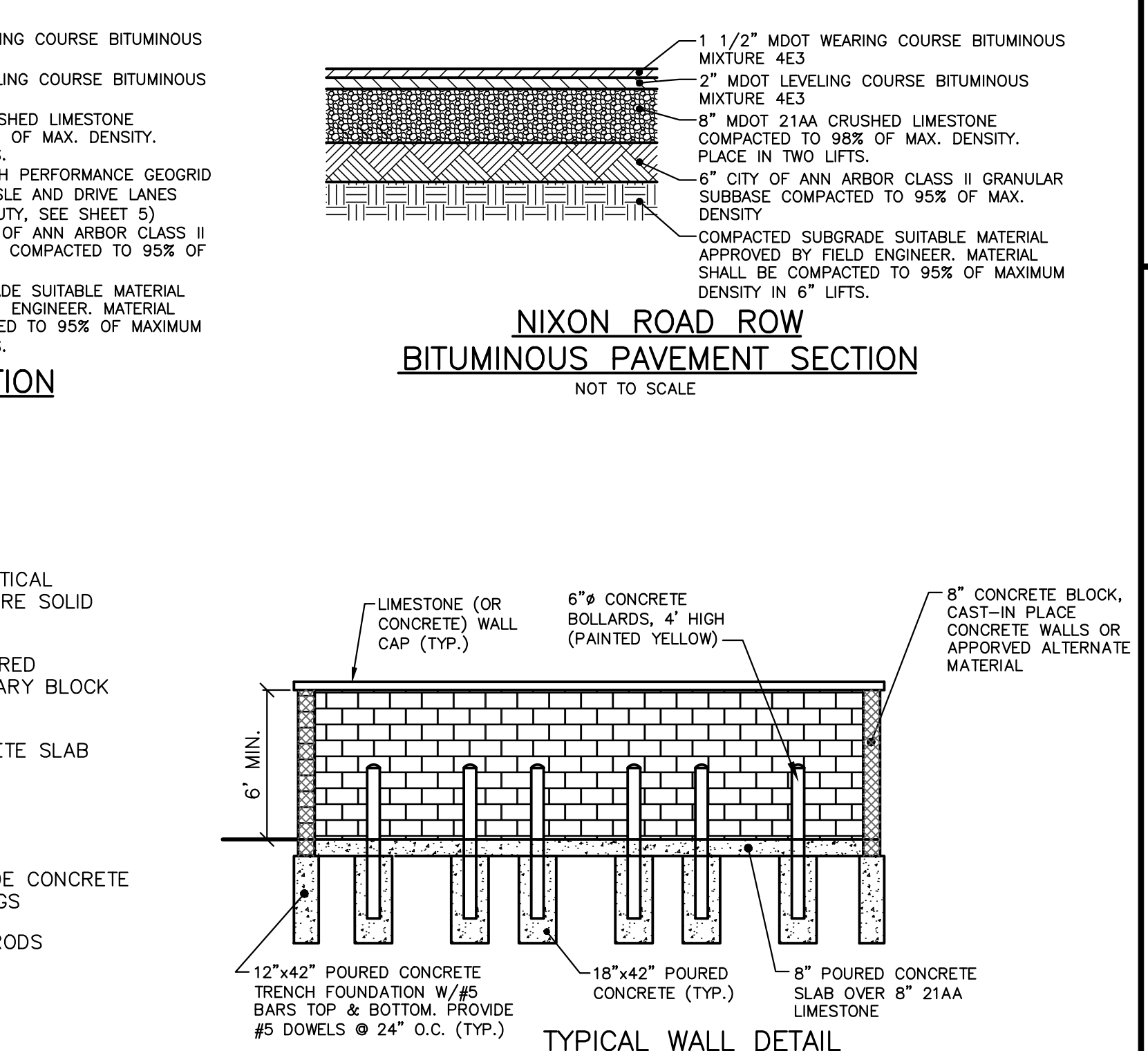
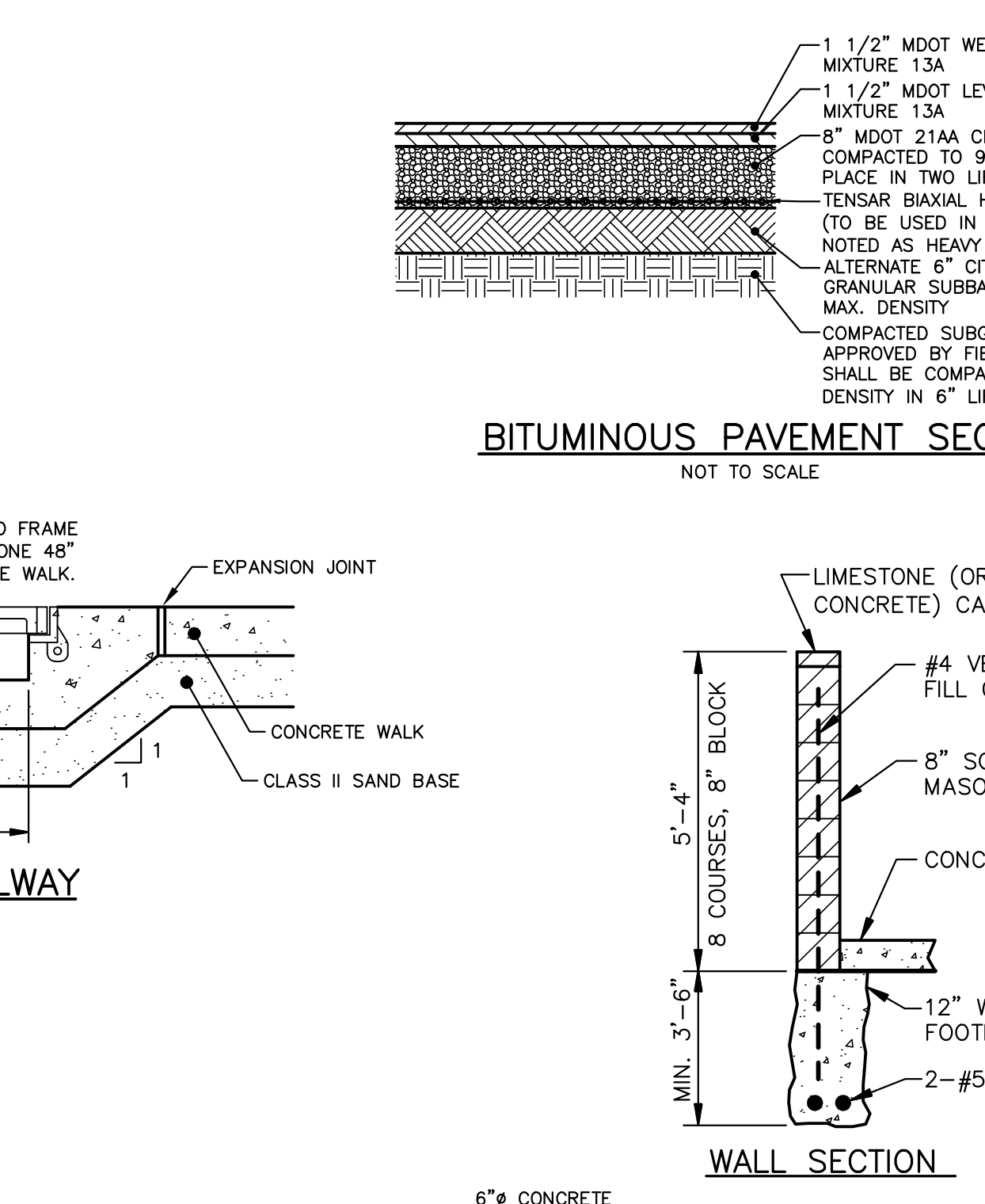
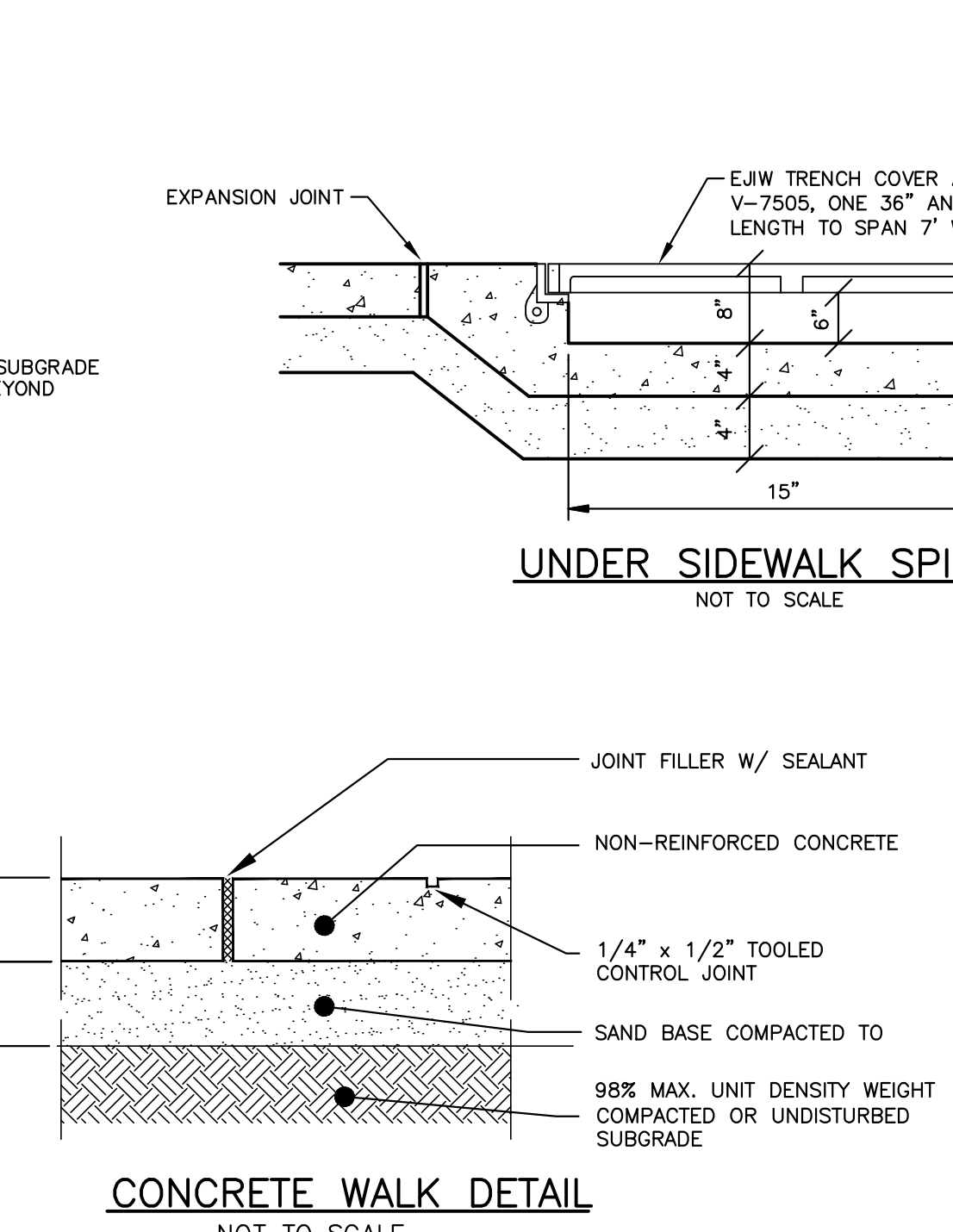
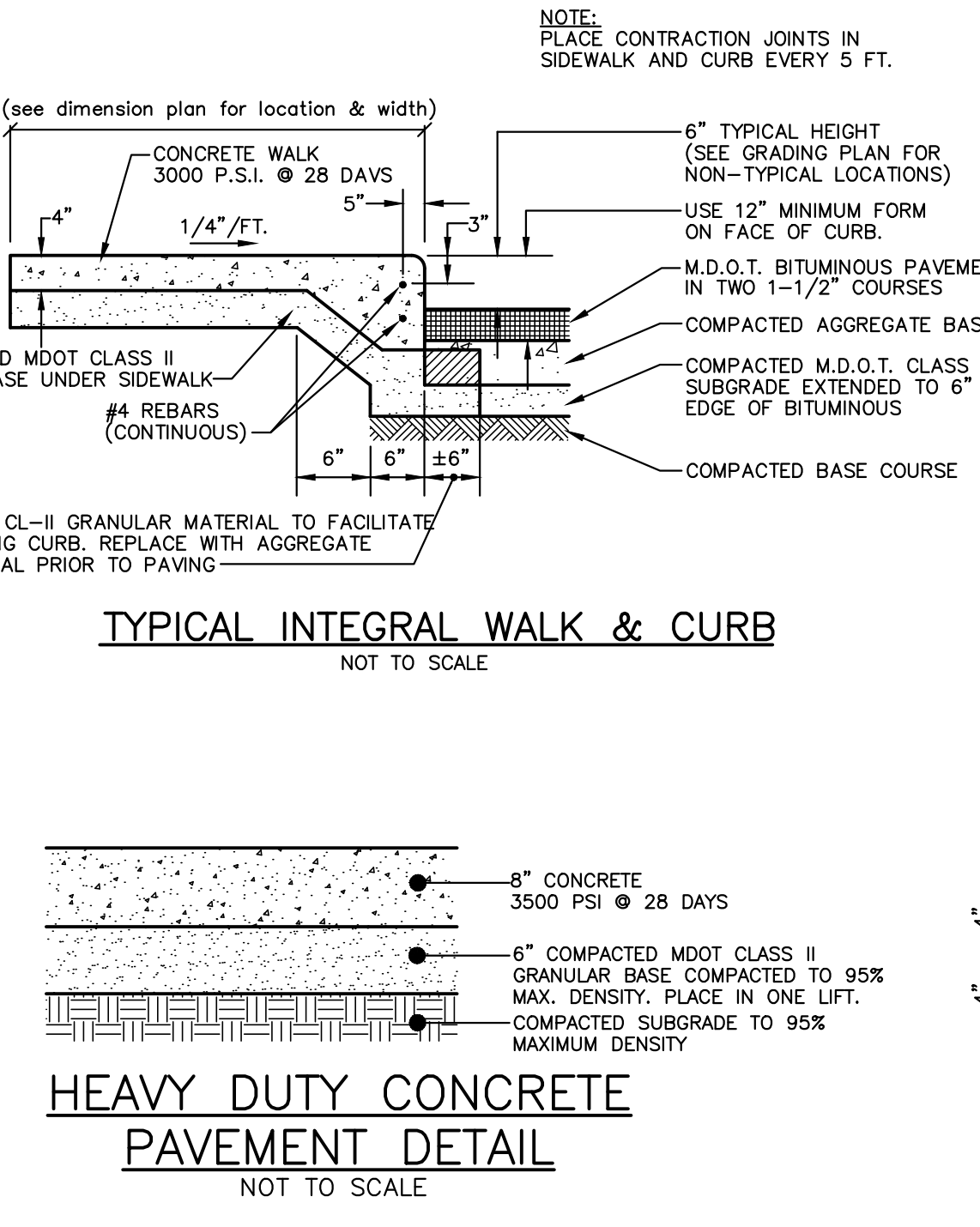
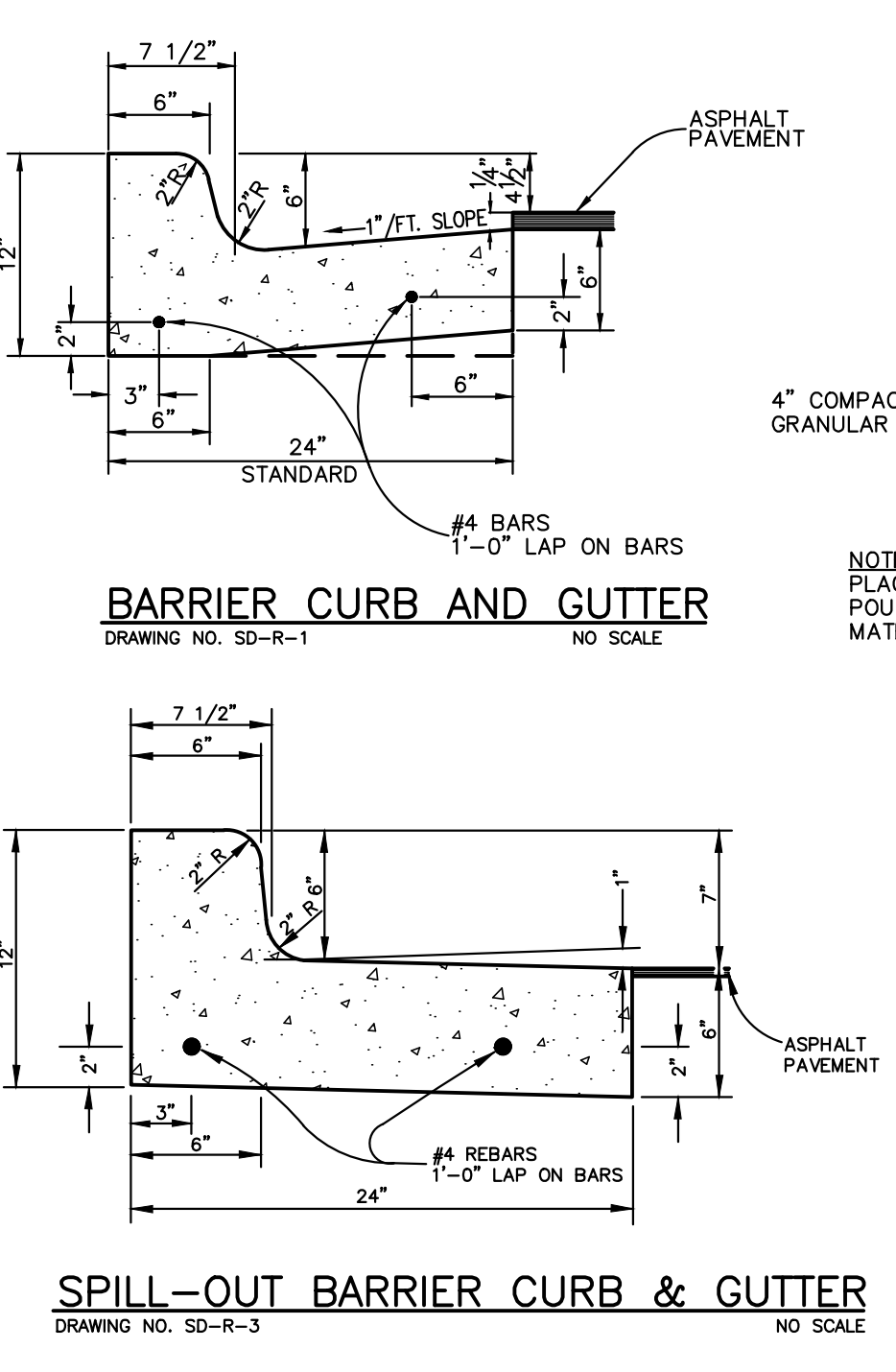
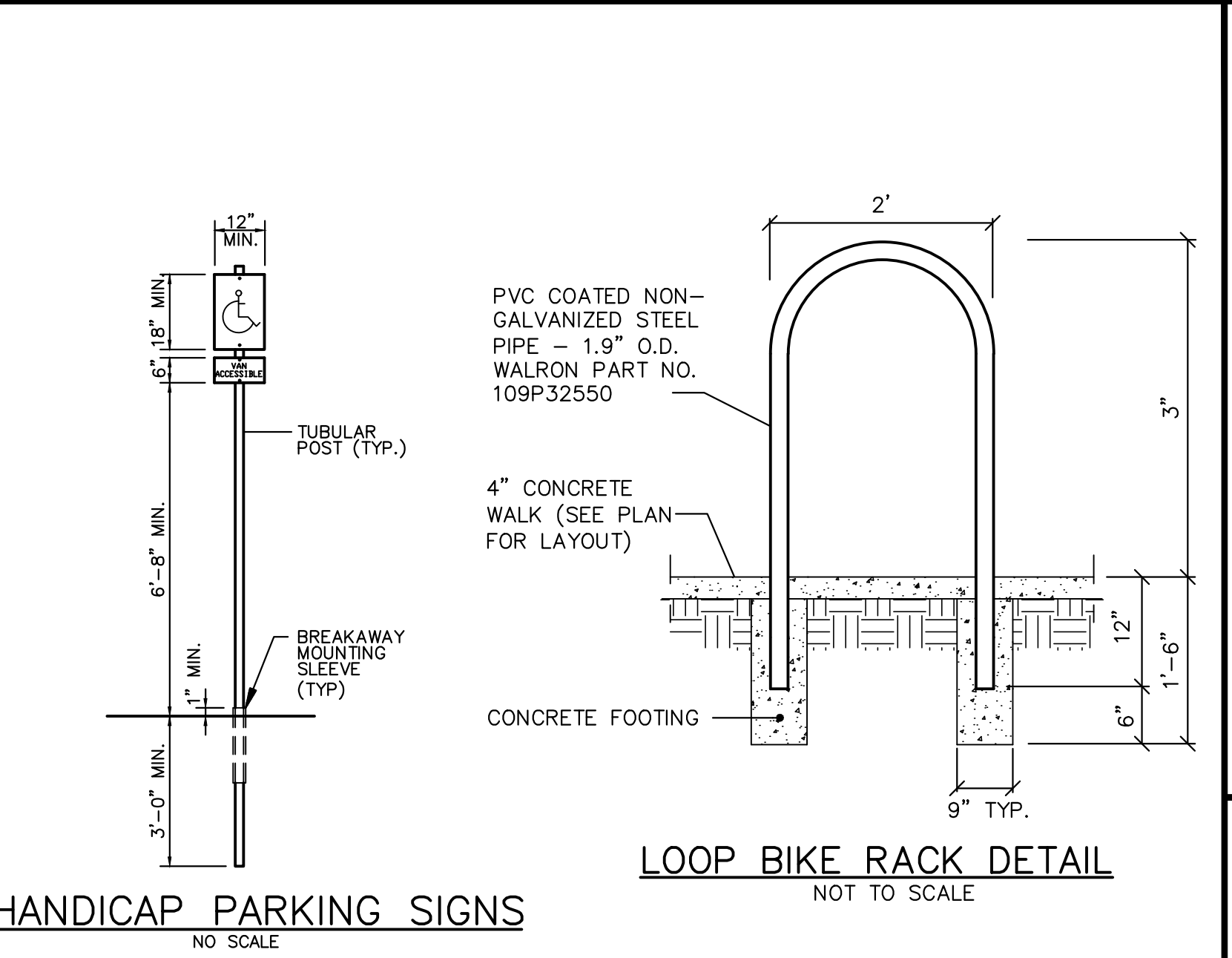
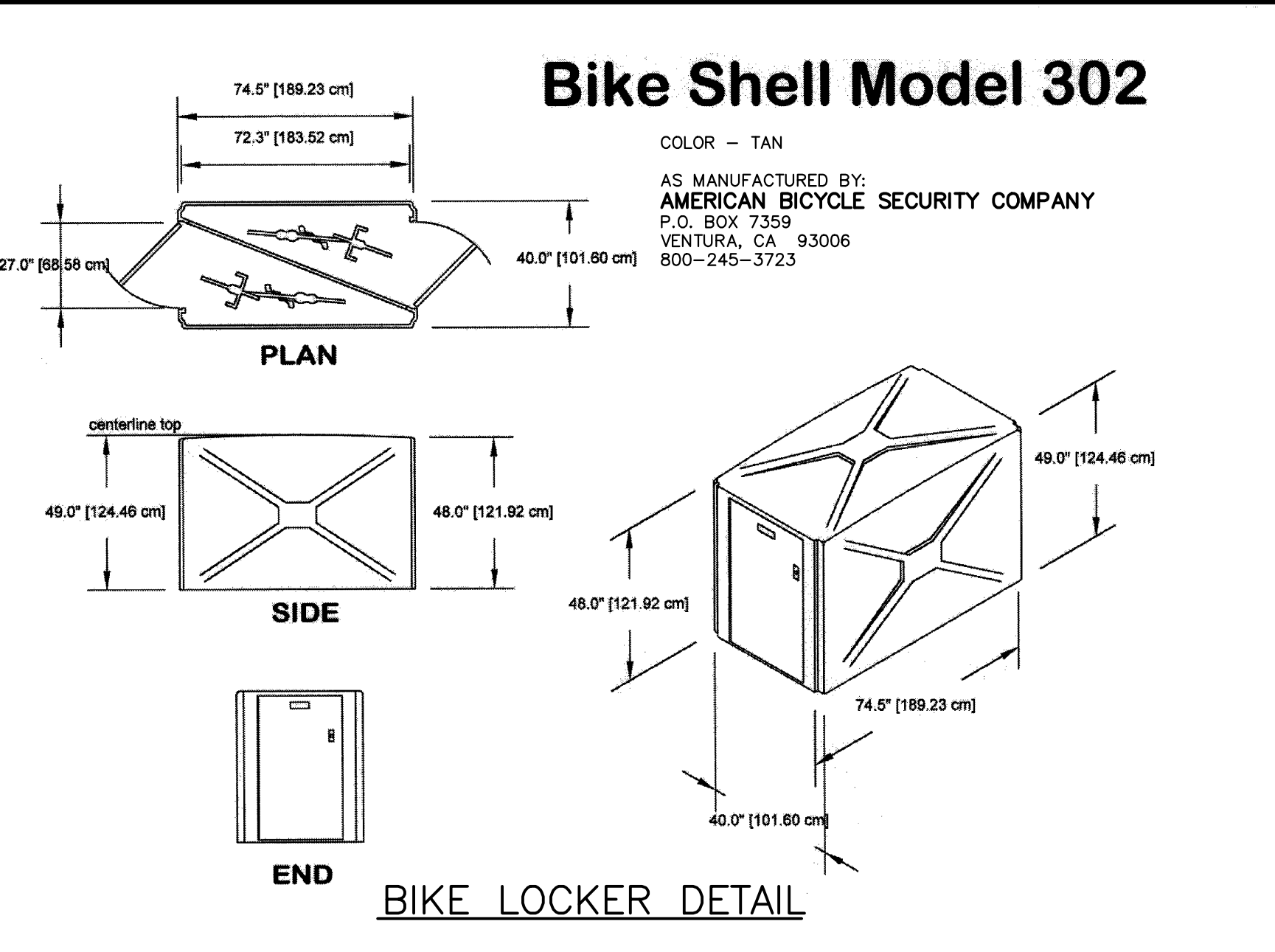
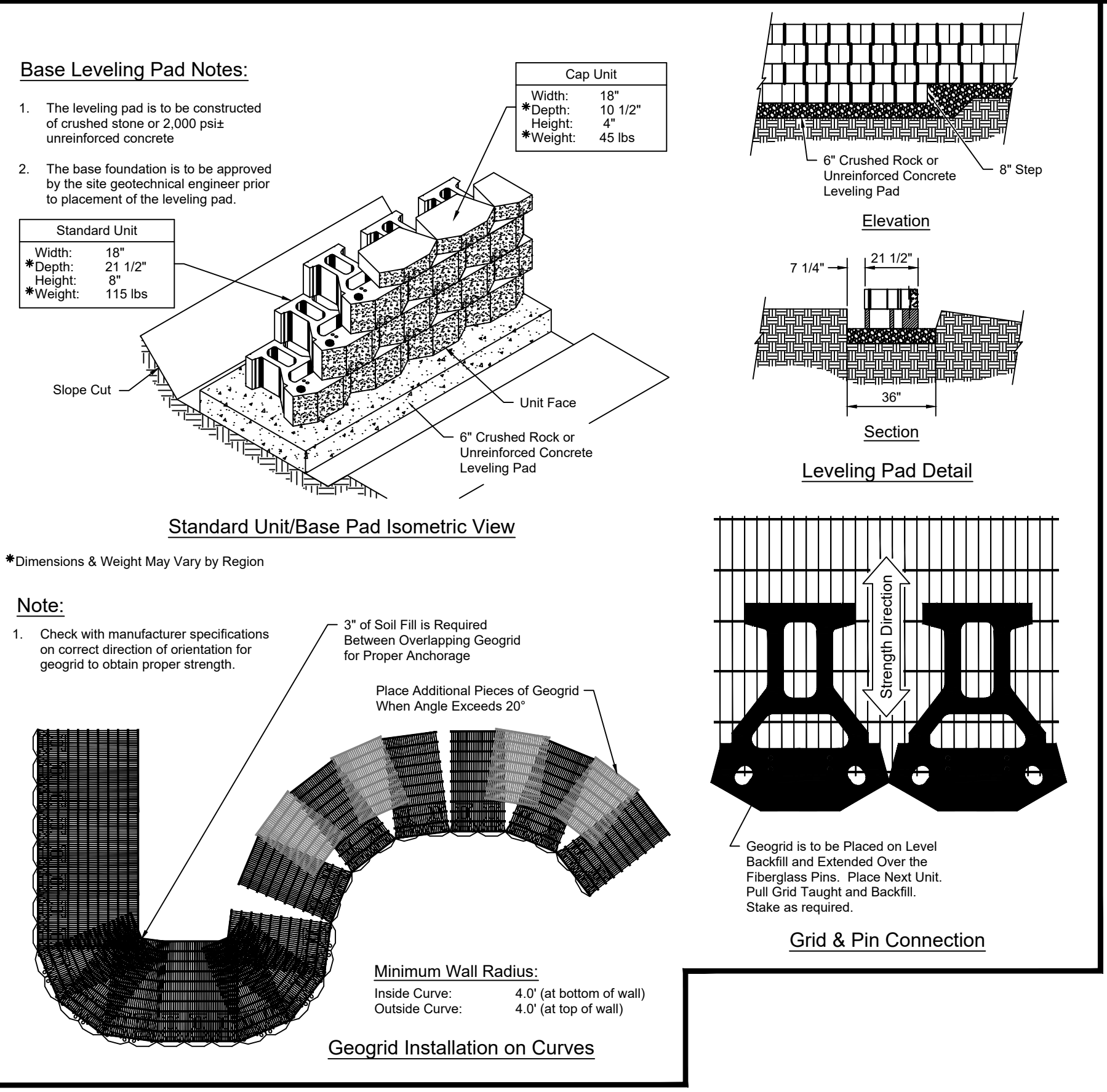
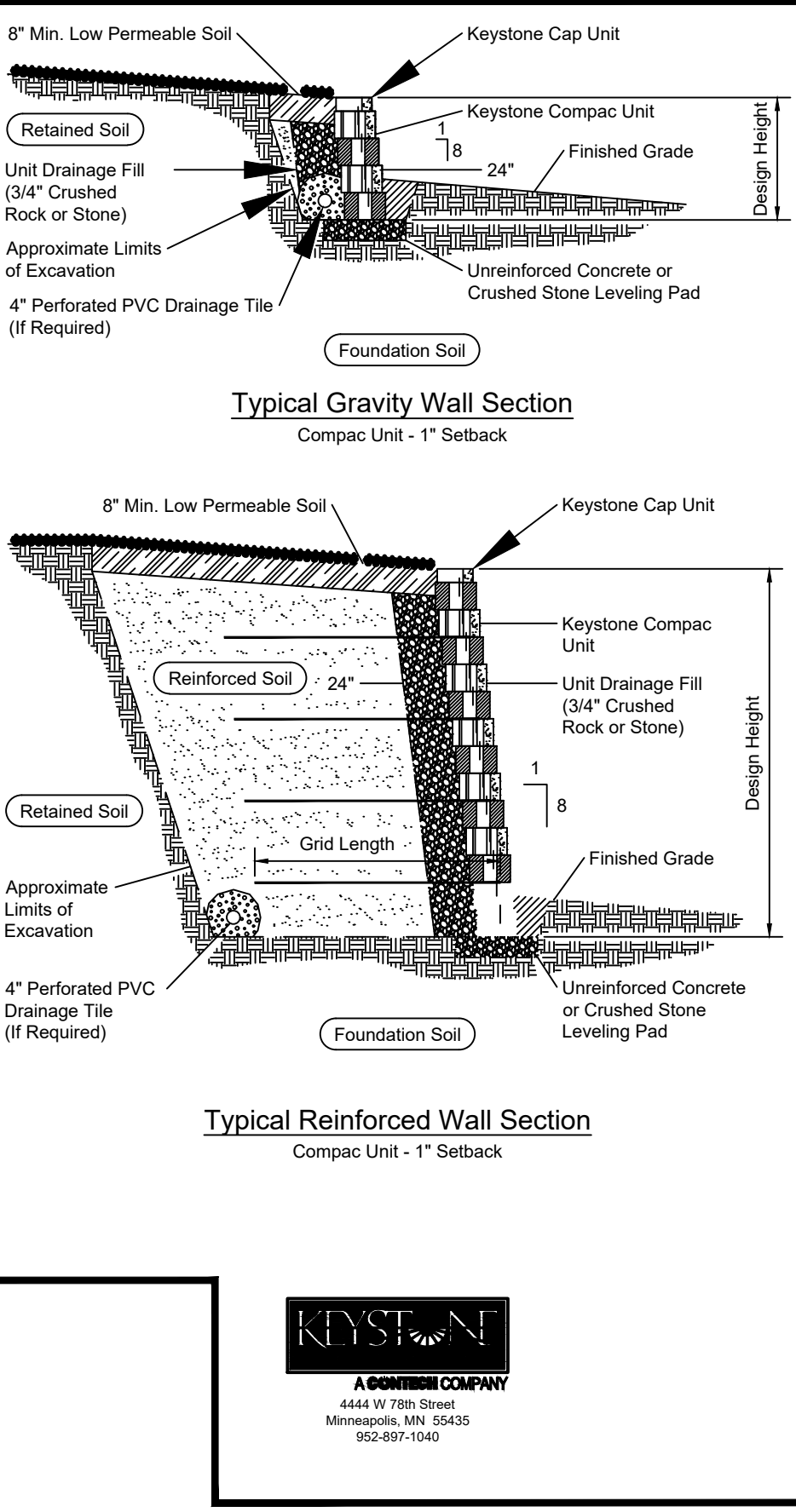
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MIKE PARKS
(248) 540-9300

THE ANNEX
AMENDMENT FOR PLANNING COMMISSION
ALTERNATIVES ANALYSIS (3)

18

PER CITY REVIEW ADMINISTRATIVE AMENDMENT	DATE: 07-24-13	SHEET 18 OF 23
JOB No. 12088	REV. DATE	REV. DATE
REVISIONS:	5-30-14	CADD:
PER REVIEW COMMENTS	6-05-14	ENG. JCA
PER REVIEW COMMENTS	9-09-14	PM. SWB
REVISED	8-08-16	TECH. JCA
FINAL SUBMITTAL	9-07-18	FSH

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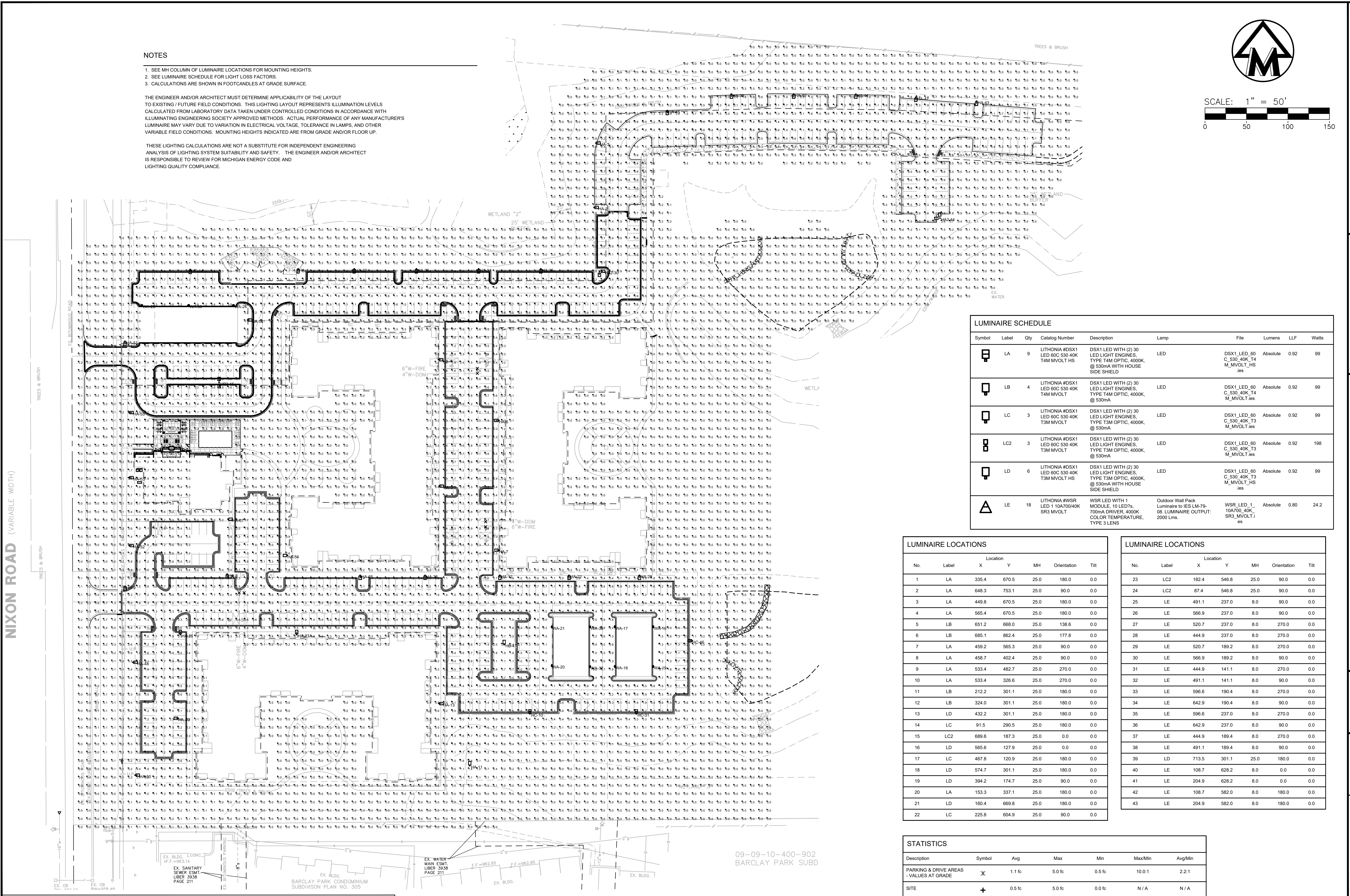
THE ANNEX
 AMENDMENT FOR PLANNING COMMISSION
 MISCELLANEOUS DETAILS

19

DATE: 07-24-13	REV. DATE: 2-08-14	CADD: JCA
SHEET 19 OF 23	REV. DATE: 5-05-14	ENG: JCA
PER REVIEW COMMENTS	REV. DATE: 6-05-14	PM: SWB
PER REVIEW COMMENTS	REV. DATE: 12-29-16	TECH: JAW
ADMINISTRATIVE AMENDMENT	REV. DATE: 2-22-17	DRW: JAW
PER WORK		

JOB No. **12088**
 PER CITY REVIEW 03-22-17

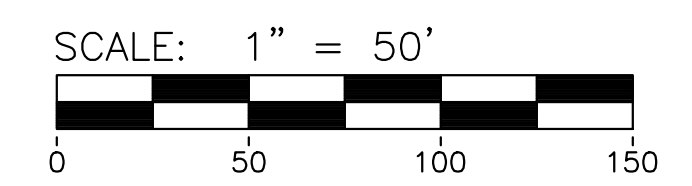
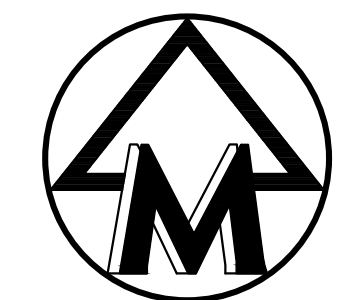
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- NOTES**
- SEE MH COLUMN OF LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.
 - SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.
 - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE SURFACE.

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

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



Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
LA	9	LITHONIA #DSX1 LED 60C 530 40K T4M MVOLT HS	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 530mA WITH HOUSE SIDE SHIELD	LED	DSX1_LED_60_C_530_40K_T4_M_MVOLT_HS.jes	Absolute	0.92	99	
LB	4	LITHONIA #DSX1 LED 60C 530 40K T4M MVOLT	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 530mA	LED	DSX1_LED_60_C_530_40K_T4_M_MVOLT.jes	Absolute	0.92	99	
LC	3	LITHONIA #DSX1 LED 60C 530 40K T3M MVOLT	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 530mA	LED	DSX1_LED_60_C_530_40K_T3_M_MVOLT.jes	Absolute	0.92	99	
LC2	3	LITHONIA #DSX1 LED 60C 530 40K T3M MVOLT	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 530mA	LED	DSX1_LED_60_C_530_40K_T3_M_MVOLT.jes	Absolute	0.92	198	
LD	6	LITHONIA #DSX1 LED 60C 530 40K T3M MVOLT HS	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 530mA WITH HOUSE SIDE SHIELD	LED	DSX1_LED_60_C_530_40K_T3_M_MVOLT_HS.jes	Absolute	0.92	99	
LE	18	LITHONIA #WSR LED 1 10A700/40K SR3 MVOLT	WSR LED WITH 1 MODULE, 10 LED/7, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	Outdoor Wall Pack Luminaire to IES LM-79-08. LUMINAIRE OUTPUT: 2000 Lms.	WSR_LED_1_10A700_40K_SR3_MVOLT.jes	Absolute	0.80	24.2	

LUMINAIRE LOCATIONS						
No.	Label	X	Y	MH	Orientation	Tilt
1	LA	335.4	670.5	25.0	180.0	0.0
2	LA	648.3	753.1	25.0	90.0	0.0
3	LA	449.8	670.5	25.0	180.0	0.0
4	LA	565.4	670.5	25.0	180.0	0.0
5	LB	651.2	668.0	25.0	138.6	0.0
6	LB	685.1	862.4	25.0	177.8	0.0
7	LA	459.2	565.3	25.0	90.0	0.0
8	LA	458.7	402.4	25.0	90.0	0.0
9	LA	533.4	482.7	25.0	270.0	0.0
10	LA	533.4	326.6	25.0	270.0	0.0
11	LB	212.2	301.1	25.0	180.0	0.0
12	LB	324.0	301.1	25.0	180.0	0.0
13	LD	432.2	301.1	25.0	180.0	0.0
14	LC	91.5	290.5	25.0	180.0	0.0
15	LC2	689.6	187.3	25.0	0.0	0.0
16	LD	565.6	127.9	25.0	0.0	0.0
17	LC	467.8	120.9	25.0	180.0	0.0
18	LD	574.7	301.1	25.0	180.0	0.0
19	LD	394.2	174.7	25.0	90.0	0.0
20	LA	153.3	337.1	25.0	180.0	0.0
21	LD	160.4	669.8	25.0	180.0	0.0
22	LC	225.8	604.9	25.0	90.0	0.0

LUMINAIRE LOCATIONS						
No.	Label	X	Y	MH	Orientation	Tilt
23	LC2	182.4	546.8	25.0	90.0	0.0
24	LC2	87.4	546.8	25.0	90.0	0.0
25	LE	491.1	237.0	8.0	90.0	0.0
26	LE	566.9	237.0	8.0	90.0	0.0
27	LE	520.7	237.0	8.0	270.0	0.0
28	LE	444.9	237.0	8.0	270.0	0.0
29	LE	520.7	189.2	8.0	270.0	0.0
30	LE	566.9	189.2	8.0	90.0	0.0
31	LE	444.9	141.1	8.0	270.0	0.0
32	LE	491.1	141.1	8.0	90.0	0.0
33	LE	596.6	190.4	8.0	270.0	0.0
34	LE	642.9	190.4	8.0	90.0	0.0
35	LE	596.6	237.0	8.0	270.0	0.0
36	LE	642.9	237.0	8.0	90.0	0.0
37	LE	444.9	189.4	8.0	270.0	0.0
38	LE	491.1	189.4	8.0	90.0	0.0
39	LD	713.5	301.1	25.0	180.0	0.0
40	LE	108.7	628.2	8.0	0.0	0.0
41	LE	204.9	628.2	8.0	0.0	0.0
42	LE	108.7	582.0	8.0	180.0	0.0
43	LE	204.9	582.0	8.0	180.0	0.0

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING & DRIVE AREAS - VALUES AT GRADE	✕	1.1 fc	5.0 fc	0.5 fc	10.0:1	2.2:1
SITE	+	0.5 fc	5.0 fc	0.0 fc	N/A	N/A

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09-09-10-400-902
BARCLAY PARK SUBD

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THE ANNEX
AMENDMENT FOR PLANNING COMMISSION
PHOTOMETRIC PLAN

DATE: 07-24-13
SHEET 20 OF 23
REV. DATE: 2-06-14
2-10-17
ENG. JCA
P.M. SWB
TECH. SJB
PLOTTER: BSBH1.dwg

JOB No. **12088**

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PHOTOMETRIC PLAN PREPARED BY GASSER BUSH ASSOCIATES

