

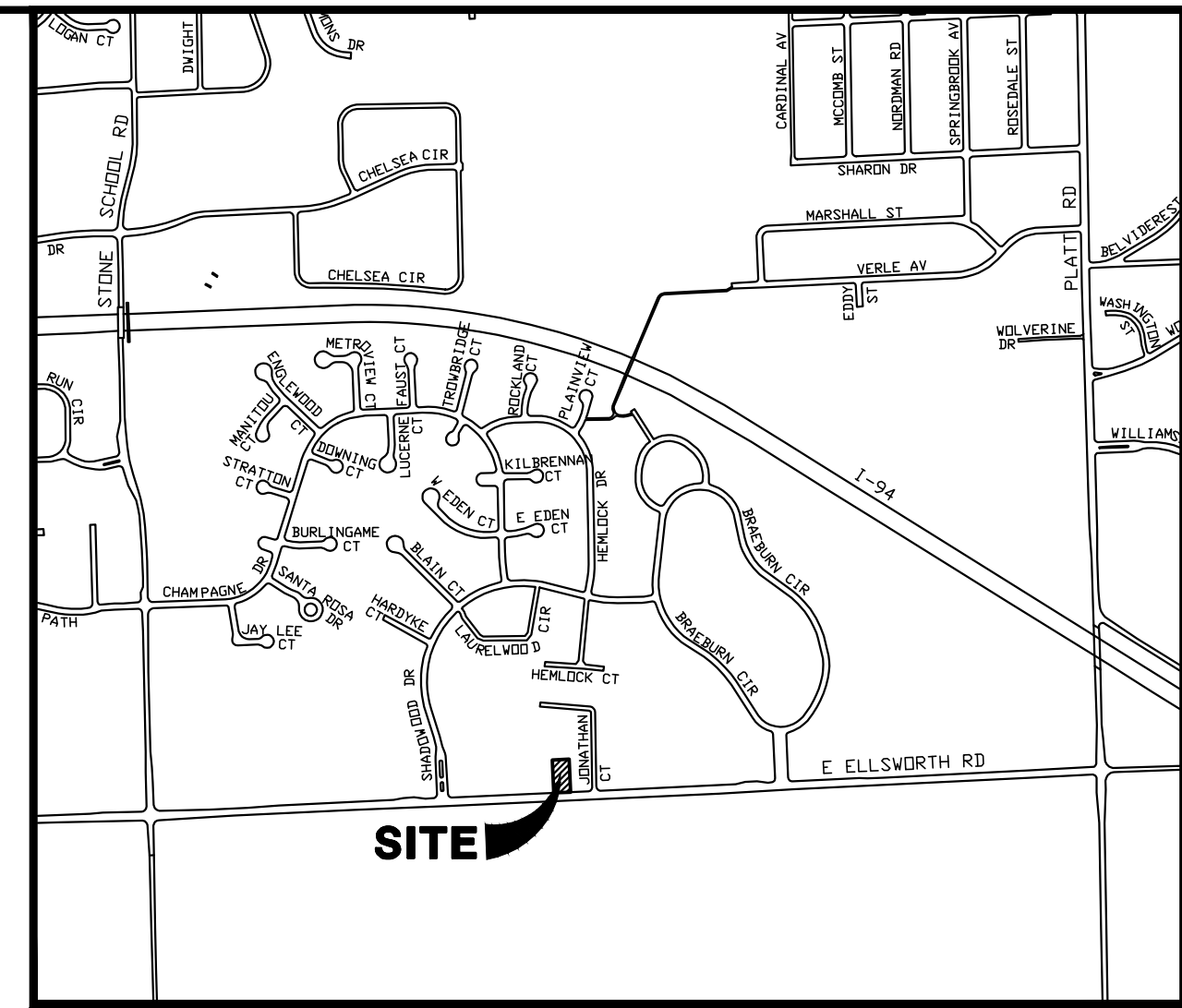
# 2385 E ELLSWORTH

## SOUTH PARCEL A CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN SITE PLAN

**OWNER**  
2385 E ELLSWORTH ROAD, LLC  
28500 FRANKLIN ROAD  
SOUTHFIELD, MI 48304  
PH (248) 231-6016  
ATTN: STEVE SOKA

**ARCHITECH**  
DAMIEN FARREL DESIGN GROUP  
359 METTY DRIVE, SUITE 4A  
ANN ARBOR, MI 48103  
PH (734) 998-1331  
ATTN: KYLE GONZALEZ

**SURVEYOR/CIVIL ENGINEER**  
MIDWESTERN CONSULTING, LLC  
3815 PLAZA DR.  
ANN ARBOR, MI 48108  
PH (734) 995-0200  
ATTN: HEATH HARTT, PE



**VICINITY MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION - OVERALL PARCEL**

(FROM ABSOLUTE TITLE, INC., FILE NUMBER: 85004, EFFECTIVE DATE: 9/26/2018)  
THE EASTERLY 95 FEET OF THE SOUTHERLY 210 FEET OF LOT 122, ARBOR OAKS SUBDIVISION NO.1, AS RECORDED IN LIBER 19 OF PLATS, PAGES 67 THROUGH 7L, WASHTENAW COUNTY RECORDS.

**LEGAL DESCRIPTION - PROPOSED PARCELS**

**SOUTH PARCEL**  
PROPOSED PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 10, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN.

Commencing at the SE corner of Lot 122, Arbor Oaks Subdivision No. 1, also being the POINT OF BEGINNING;  
thence S87°54'33"W 95.00 feet along the North right-of-way line of E. Ellsworth Rd. (120' wide);  
thence N02°05'35"W 155.00 feet;  
thence N87°54'25"E 95.00 feet;  
thence S02°05'35"E 155.00 feet along the East line of said Lot 122 of Arbor Oaks Subdivision No.1 to the POINT OF BEGINNING. Being part of Lot 122 of Arbor Oaks Subdivision No.1 and also part of SW 1/4 of Section 10, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan, and containing 0.34 acres of land more or less. Being subject to easements and restrictions of record, if any.

SUBJECT TO the following variable width access and public utility easement described as the following:  
Commencing at the SE corner of Lot 122, Arbor Oaks Subdivision No. 1, as recorded in Liber 19 of Plats, Pages 67-71, Washtenaw County Records; thence S87°54'33"W 15.00 feet along the North right-of-way line of E. Ellsworth Rd. (120' wide) to the POINT OF BEGINNING;  
thence continuing S87°54'33"W 28.00 feet along said North right-of-way line;  
thence N02°05'32"W 50.97 feet;  
thence S87°54'25"W 52.00 feet;  
thence N02°05'35"W 25.00 feet;  
thence N87°54'25"E 52.00 feet;  
thence N02°05'32"W 79.03 feet;  
thence N87°54'25"E 28.00 feet;  
thence S02°05'32"E 155.00 feet to the POINT OF BEGINNING. Being part of Lot 122 of Arbor Oaks Subdivision No.1 and also part of SW 1/4 of Section 10, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan. Being subject to easements and restrictions of record, if any.

**NORTH PARCEL**  
PROPOSED PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 10, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN.

Commencing at the SE corner of Lot 122, Arbor Oaks Subdivision No. 1, N02°05'35"W 155.00 feet along the East line of said Lot 122 of Arbor Oaks Subdivision No.1 to the POINT OF BEGINNING;  
thence S87°54'25"W 95.00 feet;  
thence N02°05'35"W 55.00 feet;  
thence N87°54'33"E 95.00 feet;  
thence S02°05'35"E 155.00 feet along said East line of Lot 122 to the POINT OF BEGINNING. Being part of Lot 122 of Arbor Oaks Subdivision No.1 and also part of SW 1/4 of Section 10, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan, and containing 0.12 acres of land more or less. Being subject to easements and restrictions of record, if any.

TOGETHER WITH the following variable width access and public utility easement described as the following:  
Commencing at the SE corner of Lot 122, Arbor Oaks Subdivision No. 1, as recorded in Liber 19 of Plats, Pages 67-71, Washtenaw County Records; thence S87°54'33"W 15.00 feet along the North right-of-way line of E. Ellsworth Rd. (120' wide) to the POINT OF BEGINNING;  
thence continuing S87°54'33"W 28.00 feet along said North right-of-way line;  
thence N02°05'32"W 50.97 feet;  
thence S87°54'25"W 52.00 feet;  
thence N02°05'35"W 25.00 feet;  
thence N87°54'25"E 52.00 feet;  
thence N02°05'32"W 79.03 feet;  
thence N87°54'25"E 28.00 feet;  
thence S02°05'32"E 155.00 feet to the POINT OF BEGINNING. Being part of Lot 122 of Arbor Oaks Subdivision No.1 and also part of SW 1/4 of Section 10, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan. Being subject to easements and restrictions of record, if any.

**NATURAL FEATURES IMPACT STATEMENTS**

- TREE IMPACTS** - NO LANDMARK TREES ARE LOCATED ON THE SITE. THREE LANDMARK TREES ARE LOCATED WITHIN THE ELLSWORTH ROAD RIGHT-OF-WAY SURVEY AREA.
- WOODLANDS** - NO WOODLANDS ARE LOCATED ON THE SITE.
- FLOODPLAINS/WATERCOURSES** - NO FLOODPLAINS OR WATERCOURSES ARE LOCATED ON THE SITE.
- WETLANDS** - NO WETLANDS ON THE SITE.
- STEEPSLOPES** - NO STEEP SLOPES ARE LOCATED ON THE SITE.



**OVERALL SITE**  
1" = 40'

**DEVELOPMENT PROGRAM**  
2385 E. ELLSWORTH ROAD LLC CURRENTLY OWNS THE RIGHTS TO THE PROPERTY AT 2385 E ELLSWORTH ROAD, ANN ARBOR. THE PROPOSED PROJECT CONSISTS OF A LOT SPLIT AND THE REFURBISHING OF AN EXISTING SINGLE STORY BUILDING TO BE USED AS A MEDICAL MARIJUANA DISPENSARY. A TOTAL OF 9 PARKING SPACES ARE PROPOSED FOR THE SOUTH PARCEL, WHICH INCLUDES 8 STANDARD SPACES AND 1 BARRIER FREE PARKING SPACE. STORMWATER WILL BE DIRECTED TO UNDERGROUND DETENTION CHAMBERS THROUGH THE USE OF A STORM SEWER SYSTEM. CONSTRUCTION WILL OCCUR AS A SINGLE PHASE, WITH WORK STARTING IN THE SPRING OF 2020. A SPECIAL EXCEPTION USE FOR A MARIJUANA PROVISIONING CENTER WAS GRANTED ON NOVEMBER 19, 2019 WITH CONDITIONS. AN AMENDMENT WAS APPROVED TO EXTEND THE CONDITIONAL DEADLINE TO MAY 19 2021. ANTICIPATED CONSTRUCTION COSTS ARE \$750,000.

**COMMUNITY ANALYSIS**  
THE PROPOSED DEVELOPMENT IS LOCATED WITHIN C1 COMMERCIAL ZONING AND NOT LOCATED WITHIN A RESIDENTIAL DISTRICT AND NOT WITHIN A HISTORICAL DISTRICT. NO IMPACT TO SCHOOL CAPACITY IS ANTICIPATED. THE SITE CURRENTLY DOES NOT HAVE ANY STORMWATER BEST MANAGEMENT PRACTICES ON THE SITE AND IMPROVEMENTS TO STORM WATER QUALITY WILL BE REALIZED WITH THE DEVELOPMENT.

**TRAFFIC ANALYSIS**  
A TRAFFIC IMPACT STUDY WAS DEVELOPED FOR THE SITE. UNDER FUTURE CONDITIONS (WITH THE PROPOSED DEVELOPMENT), OPERATIONS ARE NEARLY IDENTICAL TO BACKGROUND CONDITIONS. NO FURTHER IMPROVEMENTS ARE RECOMMENDED TO SUPPORT THE PROPOSED DEVELOPMENT. FORECASTING THE WEEKDAY AM AND PM PEAK HOUR TRIPS ASSOCIATED WITH THE PROPOSED DEVELOPMENT ARE SUMMARIZED IN THE COMPARISON CHART.

- 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."
  - WORK IN THE ELLSWORTH RIGHT-OF-WAY REQUIRE A CITY RIGHT-OF-WAY PERMIT(S). PROJECT MANAGEMENT SHALL INSPECT ALL WORK IN THE RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO DRIVE APPROACHES, SIDEWALKS, CURB & GUTTER, UTILITIES, RELOCATION OF STREET LIGHTS, ETC.
  - PUBLIC STREET LIGHT RELOCATION REQUIRED REVIEW AND APPROVAL OF THE CITY TRAFFIC ENGINEER. THE PROJECT OWNER WILL BE RESPONSIBLE FOR ALL ASSOCIATED COSTS OF THE RELOCATION.

**LAND DIVISION ZONING COMPARISON CHART**

LAND DIVISION	Existing Parent Parcel 2385 E. Ellsworth Road	Parcel A (South) 2376 E. Ellsworth Road	Parcel B (North) 2365 E. Ellsworth Road
<b>ZONING COMPARISON</b>	Required/ Permitted	Proposed	Proposed
<b>Zoning:</b>	C1	C1	C1
<b>Building Height</b>	35 ft		
<b>Max Stories</b>	3	1	
<b>Minimum Lot Area</b>	2,000 sq ft	14,725sf	5,225sf
<b>Minimum Width</b>	20 ft	95 ft	95 ft
<b>FAR</b>	100% max.	18%	0%
<b>Floor Area per Non-Residential Use</b>	8000sf max.	2,533sf	0sf
<b>Setbacks Front</b>	10 ft min/ 25 ft max	98 ft	10 ft
<b>Side - West</b>	0/30*	0 ft	0 ft
<b>Side - East</b>	0/30*	44 ft	30 ft
<b>Rear</b>	0/30*	7 ft	0 ft
<b>Vehicular Parking</b>	Min 1 per 310 sf Max 1 per 265 sf	9 min/ 10 max required 9 provided (1 ADA Van)	
<b>Bicycle Parking</b>	1 per 3,000 sf Floor Area (50% B/C)	1 space required 2 provided - shared Total: 640 Trips AM Peak: 26 Trips PM Peak: 55 Trips	
<b>Traffic</b>			

\*30' where abutting Residential Zoned Land, otherwise none  
+1ft per building ht ft over 30 ft

**SHEET INDEX**

#	SHEET TITLE
01	COVER
02	EXISTING CONDITIONS & ALTA SURVEY
03	REMOVALS
04	DIMENSIONAL SITE PLAN
05	SOIL EROSION CONTROL PLAN
06	UTILITY PLAN
07	STORMWATER MANAGEMENT PLAN
08	STORMWATER CALCULATIONS
09	LANDSCAPE PLAN
10	FIRE PROTECTION AND REFUSE PLAN
11	SITE DETAILS
12	PHOTOMETRIC PLAN
A0.00	PERSPECTIVE
A1.00	EXISTING FLOOR PLAN & SECTION
A4.00	EXISTING ELEVATIONS

### 2385 E ELLSWORTH

18300

DATE: 9/29/20

REV. DATE: 12/22/20

REV. DATE: 1/25/21

SHEET 1 OF 14

CADD: CTS, TES

ENG: HTH

PM: HTH

TECH: 18300CVDWG

01

**MIDWESTERN CONSULTING**

3815 Plaza Drive Ann Arbor, Michigan 48108  
(734) 995-0200 • www.midwesternconsulting.com

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

RELEASED FOR:	DATE

HEATH HARTT, P.E.  
P.E. #56247

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**LEGEND**

- 838 EXIST. CONTOUR
- +836.2 EXIST. SPOT ELEVATION
- U.P. EXIST. UTILITY POLE
- GUY WIRE
- EX. TRANSFORMER
- OH EXIST. OVERHEAD UTILITY LINE
- 1 EXIST. TELEPHONE LINE
- e EXIST. ELECTRIC LINE
- g EXIST. GAS LINE
- f.o. EXIST. FIBER OPTIC LINE
- w EXIST. WATER MAIN
- EX. HYDRANT
- EX. GATE VALVE IN BOX
- EX. GATE VALVE IN WELL
- EX. STORM SEWER
- EX. CATCH BASIN OR INLET
- EX. SANITARY SEWER
- EX. CLEANOUT
- MAILBOX
- PEDESTRIAN CROSSING SIGNAL
- TELEPHONE RISER
- ELECTRIC METER
- WATER METER
- GAS METER
- POST
- FENCE
- SINGLE TREE
- TREE OR BRUSH LIMIT
- EX. BOULDER
- FOUND IRON PIPE
- FOUND MONUMENT
- FOUND IRON ROD

**TREE LEGEND**

- E ELM
- YEW YEW

09-12-10-300-012  
2305 E. ELLSWORTH RD.  
FOREST HILLS CO-OP  
ZONED: C-1

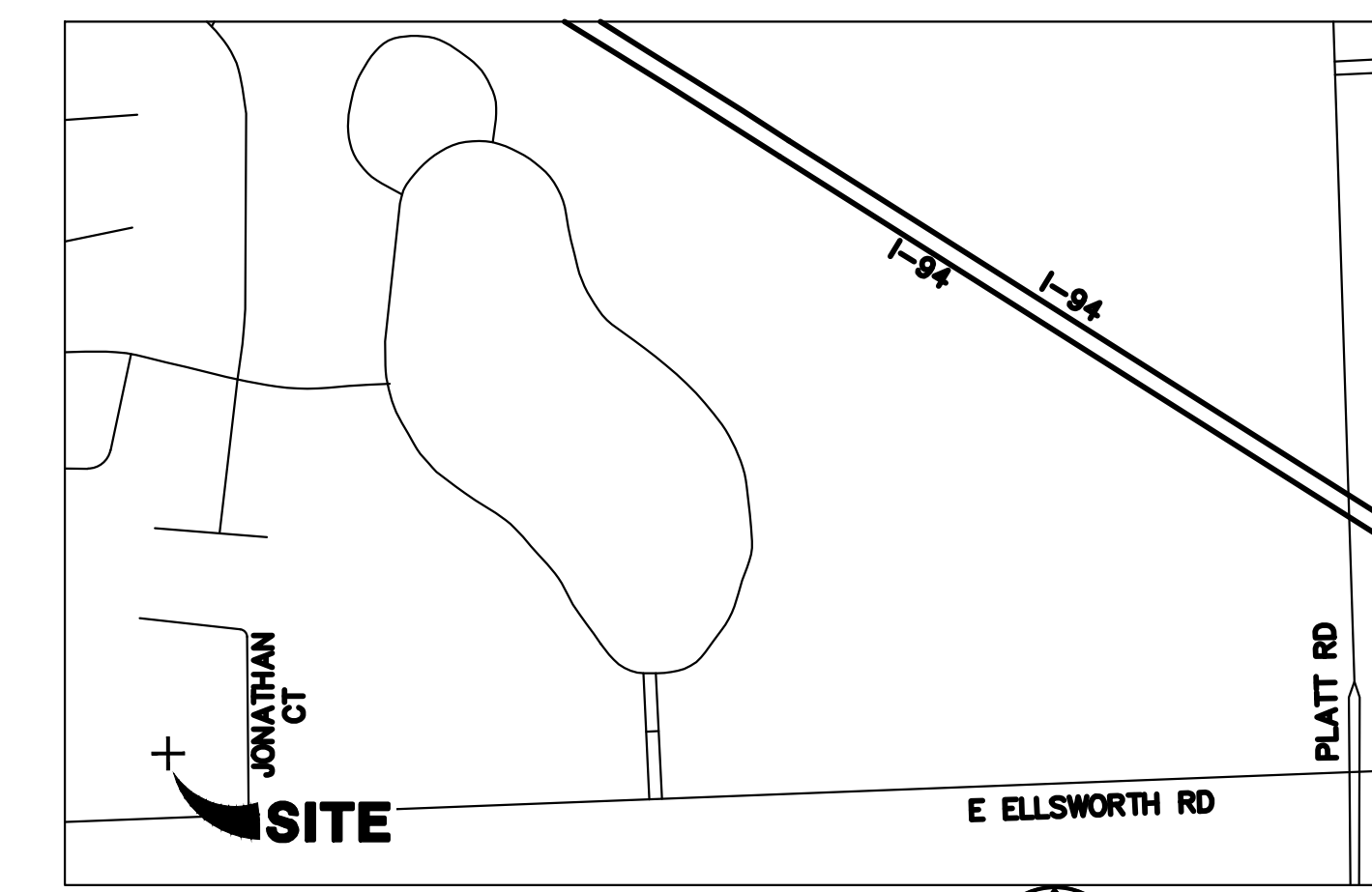
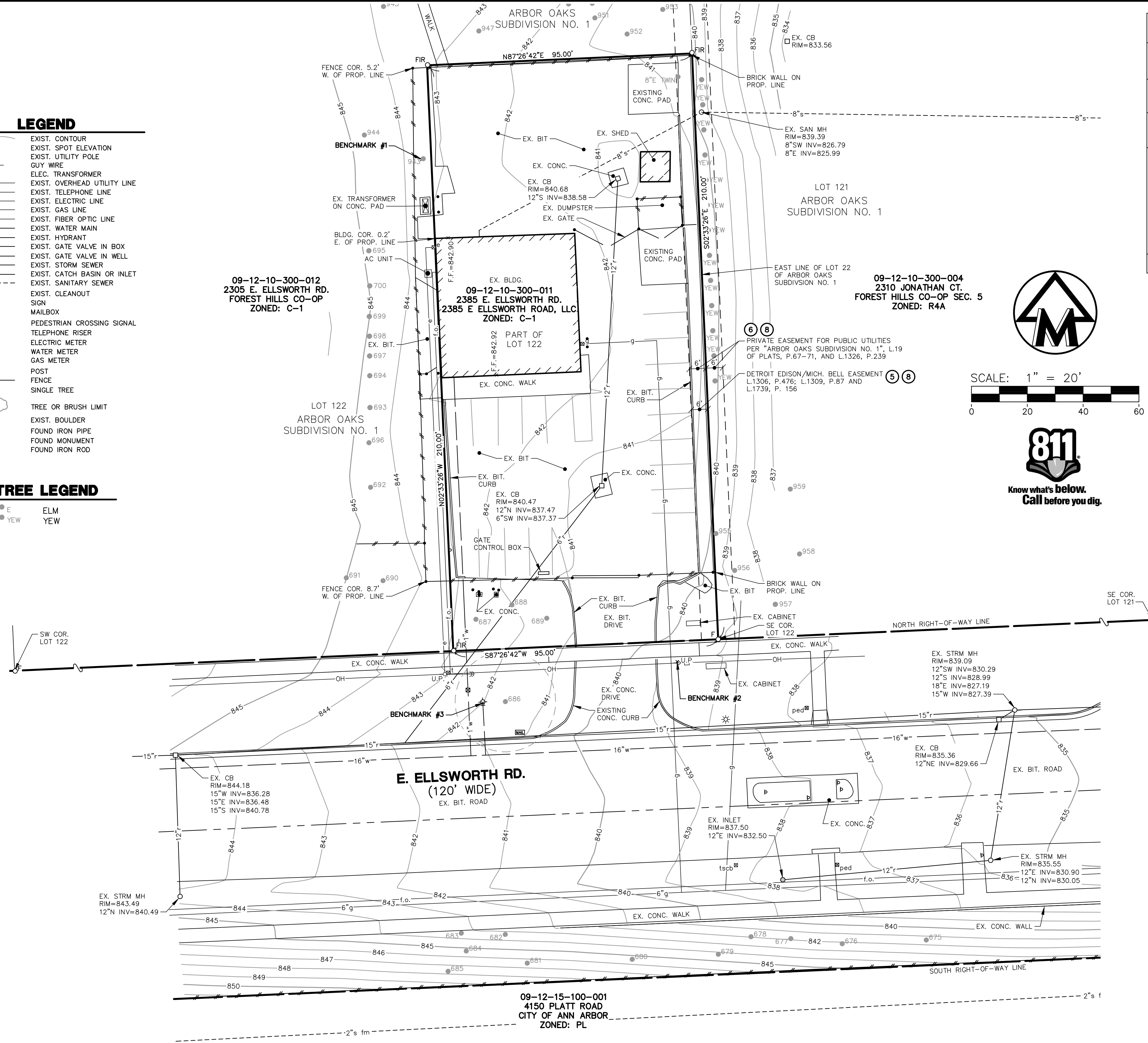
09-12-10-300-011  
2385 E. ELLSWORTH RD., LLC  
PART OF LOT 122  
ZONED: C-1

09-12-10-300-004  
2310 JONATHAN CT.  
FOREST HILLS CO-OP SEC. 5  
ZONED: R4A

LOT 122  
ARBOR OAKS  
SUBDIVISION NO. 1

E. ELLSWORTH RD.  
(120' WIDE)  
EX. BIT. ROAD

09-12-15-100-001  
4150 PLATT ROAD  
CITY OF ANN ARBOR  
ZONED: PL



**VICINITY MAP**

NOT TO SCALE

**LEGAL DESCRIPTION**

(from Absolute Title, Inc., File No.: 85004 Rev. 1, with Effective Date of July 19, 2019)

The Easterly 95 feet of the Southerly 210 feet of Lot 122, Arbor Oaks Subdivision No. 1, as recorded in Liber 19 of Plats, Pages 67 through 71, Washtenaw County Records.

Being more particularly described as the following: Commencing at the SE corner of Lot 122, Arbor Oaks Subdivision No. 1, as recorded in Liber 19 of Plats, pages 67 through 71, Washtenaw County records, also being the POINT OF BEGINNING; thence S87°54'33\"

**EXCEPTIONS**

- 4. Building and use restrictions contained in instrument recorded in Liber 1326, Page 239, and in Liber 1688, Page 939, Washtenaw County Records, which are not accompanied by a right of reverter, but omitting any such covenant or restrictions based on race, color, religion, sex, handicap, familial status, or national origin. (NOT PLOTTABLE)
- 5. Easement Grant and Declaration of Restrictions in favor of The Detroit Edison Company and Michigan Bell Telephone Company, as recorded in Liber 1306, Page 476, Washtenaw County Records, and Agreement pertaining thereto, as recorded in Liber 1309, Page 87, Washtenaw County records. (PLOTTED)
- 6. Easement for public utilities and drainage facilities, as shown on the recorded plat, and as disclosed by instrument recorded in Liber 1326, Page 239, Washtenaw County Records. (PLOTTED)
- 7. Easements, covenants and restrictions recorded in Liber 1344, Page 193, Washtenaw County Records. (NOT PLOTTABLE)
- 8. Right of Way in favor of The Detroit Edison Company, as recorded in Liber 1739, Page 156, Washtenaw County Records. (PLOTTED)

**NOTES**

- 1) THIS SURVEY WAS PREPARED USING ABSOLUTE TITLE, INC. FILE NO. 85004 REV. 1 WITH AN EFFECTIVE DATE OF JULY 19, 2019.
- 2) THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.
- 3) BEARINGS ARE BASED ON THE EAST LINE OF LOT 22 OF ARBOR OAKS SUBDIVISION NO. 1, AS RECORDED IN LIBER 19 OF PLATS, PAGES 67 THROUGH 71, WASHTENAW COUNTY RECORDS.
- 4) SAID DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN ZONE PER FLOOD INSURANCE RATE MAP NO. 26161C0402 WITH AN EFFECTIVE DATE OF APRIL 3, 2012. FOR COMMUNITY NUMBER 260213 AND 260623, IN WASHTENAW COUNTY, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 5) THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 6) THERE IS NO OBSERVED EVIDENCE OF THIS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 7) THERE IS NO OBSERVED EVIDENCE INDICATING ANY CEMETERIES ARE LOCATED ON THE PARCEL HEREIN DESCRIBED.
- 8) SITE ADDRESS: 2385 E. ELLSWORTH, ANN ARBOR MI

**SURVEYORS CERTIFICATE**

To: 2385 East Ellsworth Road, LLC, a Michigan limited liability company, 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 includes items 1, 2, 3, 4, 5, 8, 11, 13, and 16 of Table A thereof. The fieldwork was completed on November 11, 2018.

MIDWESTERN CONSULTING, LLC

By: Mark Vander Veen, P.S. No. 56788

Date: September 11, 2019

**BENCHMARK**

- BM#1: SPIKE IN EAST FACE OF 15\"
- BM#2: SPIKE IN WEST FACE OF UTILITY POLE EAST OF ENTRANCE
- BM#3: NORTH FACE TOP STEAMER OF FIRE HYDRANT WEST OF ENTRANCE

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  
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2385 E ELLSWORTH  
SITE PLAN  
EXISTING CONDITIONS AND ALTA

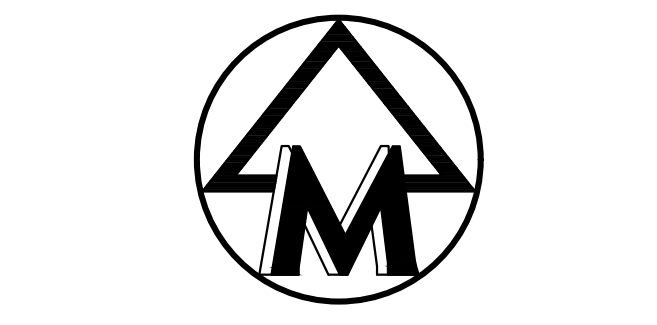
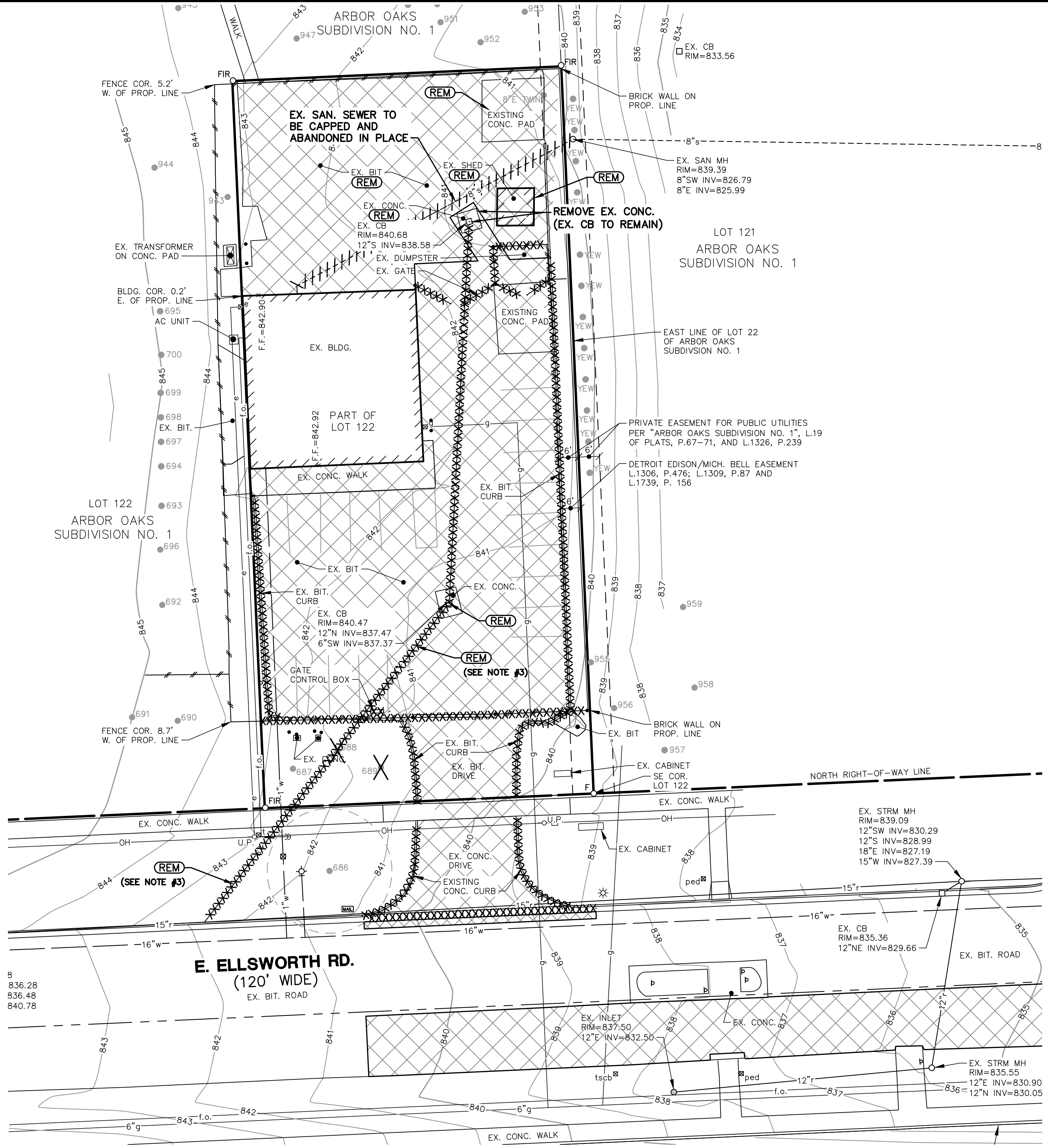
02

DATE: 9/29/20  
SHEET OF 14  
REV. DATE  
CADD  
ENG. RTH  
PK. RTH  
TECH. RTH  
DDEXI.dwg  
FBI

JOB No. 18300

**TREE INVENTORY LIST**

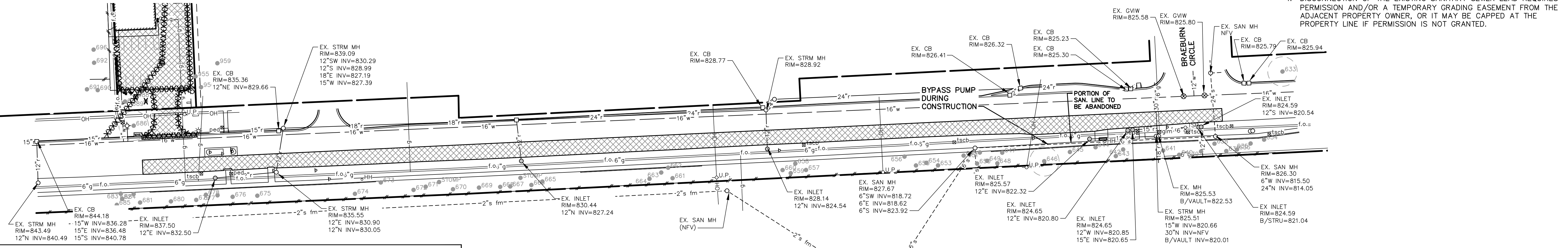
TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	LM	INV	Removal	Notes
633	18"	Honey Locust	Gleditsia triacanthos			X			ROW
634	18"	Siberian Elm	Ulmus pumila				X		ROW
635	14"	Black Pine	Pinus nigra						ROW
636	12"	Blue Spruce	Picea pungens						ROW
637	11"	Blue Spruce	Picea pungens						ROW
638	16"	Blue Spruce	Picea pungens						ROW
639	14"	Blue Spruce	Picea pungens						ROW
640	7"	Russian Olive	Elaeagnus angustifolia	twin			X		ROW
641	7"	Russian Olive	Elaeagnus angustifolia	triple			X		ROW
642	8"	Russian Olive	Elaeagnus angustifolia	twin	40%		X		ROW
643	13"	Black Pine	Pinus nigra			X			ROW
644	15"	Blue Spruce	Picea pungens				X		ROW
645	19"	Siberian Elm	Ulmus pumila				X		ROW
646	18"	Black Pine	Pinus nigra			X			ROW
647	9"	Black Pine	Pinus nigra						ROW
648	15"	Black Pine	Pinus nigra						ROW
649	10"	Black Pine	Pinus nigra						ROW
650	13"	Norway Maple	Acer platanoides				X		ROW
651	6"	Crab Apple	Malus coronaria				X		ROW
652	7"	Norway Maple	Acer platanoides	quad			X		ROW
653	9"	Black Pine	Pinus nigra						ROW
654	9"	Black Pine	Pinus nigra						ROW
655	14"	Black Pine	Pinus nigra						ROW
656	13"	Black Pine	Pinus nigra						ROW
657	13"	Norway Maple	Acer platanoides				X		ROW
658	9"	Norway Maple	Acer platanoides				X		ROW
659	10"	Black Pine	Pinus nigra						ROW
660	9"	Black Pine	Pinus nigra						ROW
661	8"	Black Pine	Pinus nigra						ROW
662	7"	Crab Apple	Malus coronaria						ROW
663	12"	Black Pine	Pinus nigra						ROW
664	17"	Black Pine	Pinus nigra						ROW
665	7"	Black Pine	Pinus nigra						ROW
666	11"	Black Pine	Pinus nigra						ROW
667	11"	Black Pine	Pinus nigra						ROW
668	12"	Black Pine	Pinus nigra						ROW
669	14"	Norway Maple	Acer platanoides				X		ROW
670	15"	Norway Maple	Acer platanoides				X		ROW
671	8"	Black Pine	Pinus nigra						ROW
672	15"	Black Pine	Pinus nigra						ROW
673	6"	Crab Apple	Malus coronaria						ROW
674	11"	Black Pine	Pinus nigra						ROW
675	9"	Black Pine	Pinus nigra						ROW
676	10"	Black Pine	Pinus nigra	twin					ROW
677	8"	Norway Spruce	Picea abies						ROW
678	8"	Norway Spruce	Picea abies	twin					ROW
679	11"	Norway Spruce	Picea abies						ROW
680	13"	Black Pine	Pinus nigra						ROW
681	11"	Black Pine	Pinus nigra						ROW
682	10"	Crab Apple	Malus coronaria						ROW
683	7"	Crab Apple	Malus coronaria						ROW
684	13"	Black Pine	Pinus nigra						ROW
685	12"	Black Pine	Pinus nigra						ROW
686	18"	Honey Locust	Gleditsia triacanthos		40%	X			ROW
687	12"	Norway Maple	Acer platanoides				X		ROW
688	13"	Honey Locust	Gleditsia triacanthos				X		ROW
689	12"	Norway Maple	Acer platanoides				X		ROW
690	8"	Norway Spruce	Picea abies						ROW
691	9"	Norway Spruce	Picea abies						ROW
692	14"	Norway Spruce	Picea abies						ROW
693	14"	Norway Spruce	Picea abies						ROW
694	13"	Norway Spruce	Picea abies						ROW
695	11"	Norway Spruce	Picea abies						ROW
696	12"	Norway Spruce	Picea abies	triple					ROW
697	7"	Common Apple	Malus pumila	triple					ROW
698	6"	Crab Apple	Malus coronaria						ROW
699	9"	Norway Spruce	Picea abies						ROW
700	12"	Norway Spruce	Picea abies						ROW
943	11"	Cottonwood	Populus deltoides	twin					ROW
944	9"	Norway Spruce	Picea abies						ROW
945	7"	Norway Spruce	Picea abies						ROW
946	8"	Norway Spruce	Picea abies						ROW
947	12"	Scotch Pine	Pinus sylvestris				X		ROW
948	16"	Scotch Pine	Pinus sylvestris				X		ROW
949	10"	Scotch Pine	Pinus sylvestris				X		ROW
950	6"	Scotch Pine	Pinus sylvestris				X		ROW
951	13"	Scotch Pine	Pinus sylvestris				X		ROW
952	10"	Scotch Pine	Pinus sylvestris				X		ROW
953	10"	Scotch Pine	Pinus sylvestris				X		ROW
954	7"	Honey Locust	Gleditsia triacanthos						ROW
955	8"	Common Apple	Malus pumila	triple					ROW
956	6"	Norway Spruce	Picea abies						ROW
957	6"	Norway Spruce	Picea abies						ROW
958	6"	Norway Spruce	Picea abies						ROW
959	7"	Box Elder	Acer negundo						ROW



- LEGEND**
- 838 - EXIST. CONTOUR
  - 836.2 - EXIST. SPOT ELEVATION
  - U.P. - EXIST. UTILITY POLE
  - OH - EXIST. OVERHEAD UTILITY LINE
  - e - EXIST. ELECTRIC LINE
  - g - EXIST. GAS LINE
  - f.o. - EXIST. FIBER OPTIC LINE
  - w - EXIST. WATER MAIN
  - H - EXIST. HYDRANT
  - r - EXIST. GATE VALVE IN BOX
  - r - EXIST. STORM SEWER
  - r - EXIST. CATCH BASIN OR INLET
  - s - EXIST. SANITARY SEWER
  - SIGN - SIGN
  - PED - PEDESTRIAN CROSSING SIGNAL
  - MAILBOX - MAILBOX
  - TEL - TELEPHONE RISER
  - METER - ELECTRIC METER
  - METER - GAS METER
  - POST - POST
  - FENCE - FENCE
  - TREE - SINGLE TREE
  - SECTION CORNER - SECTION CORNER
  - FINDER - FOUND IRON PIPE
  - FINDER - FOUND IRON ROD
  - CONTROL PT. - CONTROL PT.
  - REMOVALS - REMOVALS
  - ABANDON - ABANDON

- TREE LEGEND**
- E - ELM
  - YEW - YEW

- NOTES**
- ALL DISTURBED AREAS (IN ADDITION TO THOSE SHOWN) ARE TO BE RESTORED AND STABILIZED IN KIND.
  - REMOVALS SHOWN ON SOUTH SIDE OF ELLSWORTH ROAD ARE REQUIRED FOR CONSTRUCTION OF PROPOSED SOUTH PARCEL "A".
  - THE EXISTING STORM SEWER PIPE TO BE REMOVED SHALL BE DISCONNECTED FROM THE CITY STORM SEWER AT THE MAIN AND FOR A MINIMUM OF 5 FEET BEYOND THE MAIN.
  - DISCONNECTION OF THE EXISTING SANITARY SEWER LEAD REQUIRES PERMISSION AND/OR A TEMPORARY GRADING EASEMENT FROM THE ADJACENT PROPERTY OWNER, OR IT MAY BE CAPPED AT THE PROPERTY LINE IF PERMISSION IS NOT GRANTED.



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**ELLSWORTH ROAD REMOVALS**

1" = 60'



M:\Civ\130\_P\13000\Site Plan\13000M.dwg, 1/25/2021 3:00 PM, Heath Herrt, 03 REMOVALS, MCLLC PDF, p.3  
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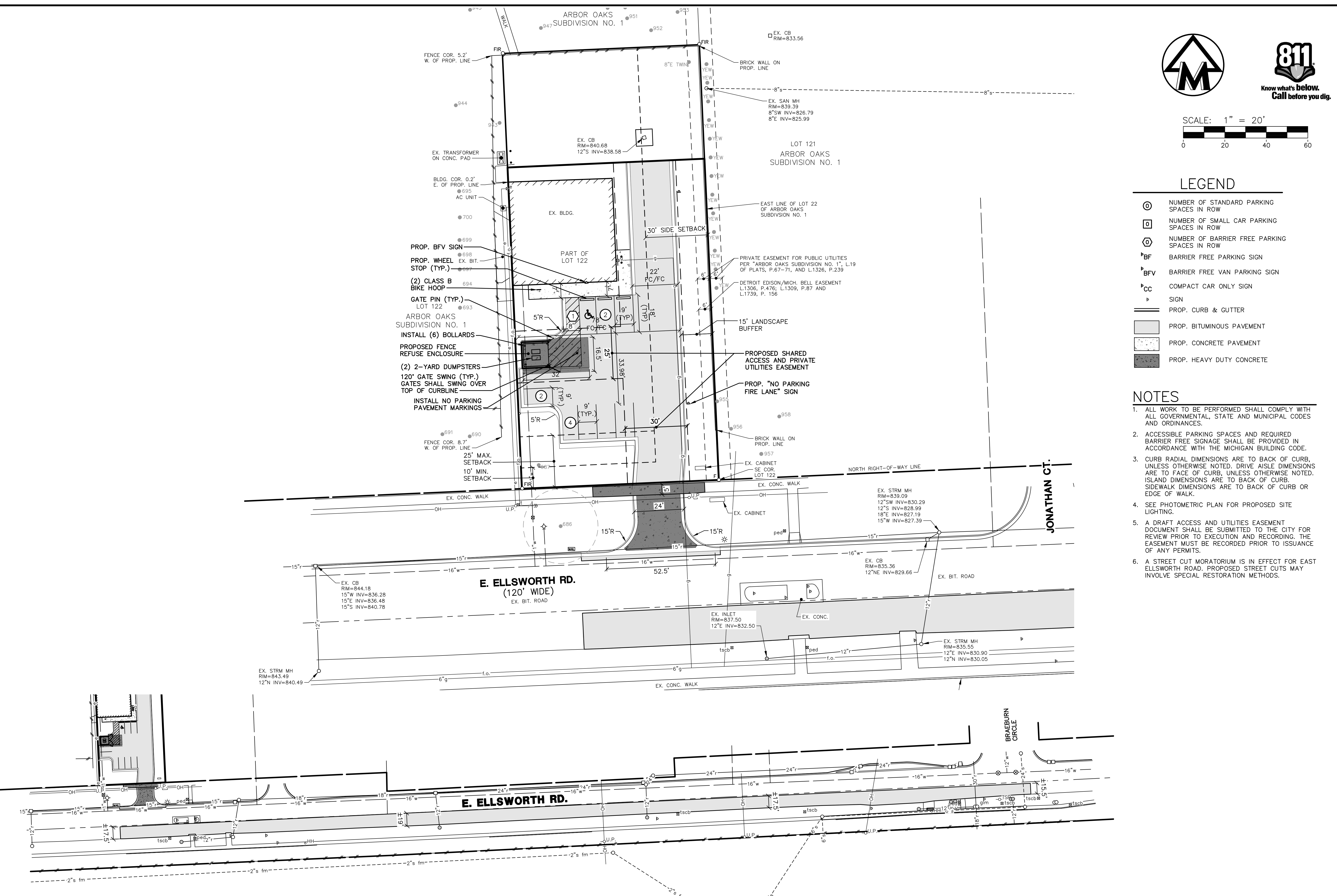
**CLIENT**  
 STEVE SOKA  
 28500 FRANKLIN ROAD  
 SOUTHFIELD, MI, 48304  
 248-231-6016

**2385 E ELLSWORTH**  
 SITE PLAN  
 REMOVALS

**03**

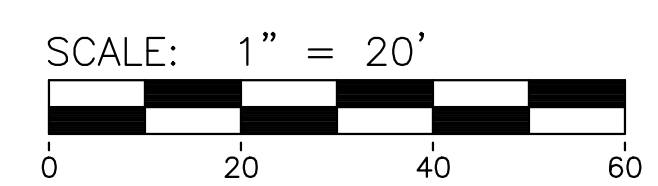
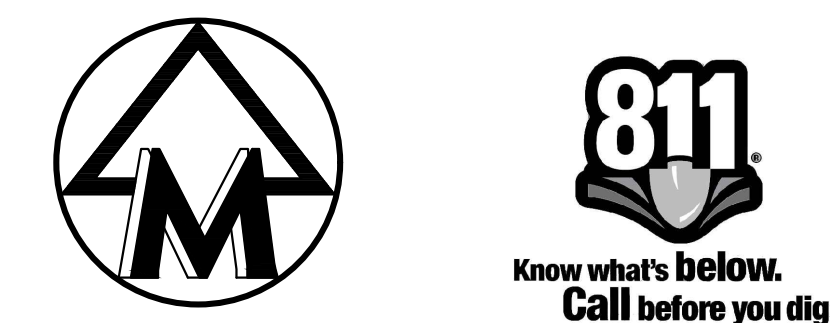
**18300**  
 DATE: 9/29/20  
 SHEET: 3 OF 14  
 REV. DATE: 12/22/20  
 CADD: ENG: HTH  
 1/25/21  
 P.M.: HTH  
 TECH: JDM/MLC  
 PLOT:

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**ELLSWORTH ROAD SITE PLAN**  
1" = 60'



**LEGEND**

- ⊙ NUMBER OF STANDARD PARKING SPACES IN ROW
- NUMBER OF SMALL CAR PARKING SPACES IN ROW
- ⊕ NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- BF BARRIER FREE PARKING SIGN
- BFV BARRIER FREE VAN PARKING SIGN
- CC COMPACT CAR ONLY SIGN
- ⊠ SIGN
- PROP. CURB & GUTTER
- ▒ PROP. BITUMINOUS PAVEMENT
- ▒ PROP. CONCRETE PAVEMENT
- PROP. HEAVY DUTY CONCRETE

**NOTES**

1. ALL WORK TO BE PERFORMED SHALL COMPLY WITH ALL GOVERNMENTAL, STATE AND MUNICIPAL CODES AND ORDINANCES.
2. ACCESSIBLE PARKING SPACES AND REQUIRED BARRIER FREE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE.
3. CURB RADIAL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED. DRIVE AISLE DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED. ISLAND DIMENSIONS ARE TO BACK OF CURB. SIDEWALK DIMENSIONS ARE TO BACK OF CURB OR EDGE OF WALK.
4. SEE PHOTOMETRIC PLAN FOR PROPOSED SITE LIGHTING.
5. A DRAFT ACCESS AND UTILITIES EASEMENT DOCUMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO EXECUTION AND RECORDING. THE EASEMENT MUST BE RECORDED PRIOR TO ISSUANCE OF ANY PERMITS.
6. A STREET CUT MORATORIUM IS IN EFFECT FOR EAST ELLSWORTH ROAD. PROPOSED STREET CUTS MAY INVOLVE SPECIAL RESTORATION METHODS.

MIDWESTERN CONSULTING 3845 Plaza Drive Ann Arbor, Michigan 48108 (734) 995-0200 • www.midwesternconsulting.com Land Development • Land Survey • Institutional • Municipal Wireless Communications • Transportation • Landfill Services	CLIENT STEVE SOKA 28500 FRANKLIN ROAD SOUTHFIELD, MI, 48304 248-231-6016	JOB No. <b>18300</b> DATE: 9/29/20 SHEET 4 OF 14 REV. DATE: 12/22/20 CADD: 1/25/21 PER MUNICIPAL REVIEW: ENG: HTH PER MUNICIPAL REVIEW: PM: HTH TECH: HTH DATE: 1/25/21 FILE: 13000.dwg	<b>2385 E ELLSWORTH</b> SITE PLAN DIMENSIONAL SITE PLAN	<b>04</b>
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CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - BEGINNING MARCH 2021							
	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT
INSTALL AND MAINTAIN SOIL EROSION CONTROL MEASURES AS REQUIRED	█	█	█	█	█	█	█	█
SITE REMOVALS	█	█	█	█	█	█	█	█
UNDERGROUND DETENTION CONSTRUCTION	█	█	█	█	█	█	█	█
SITE GRADING	█	█	█	█	█	█	█	█
CONSTRUCT UTILITIES	█	█	█	█	█	█	█	█
PARKING LOT PAVING, CURBS, WALKS	█	█	█	█	█	█	█	█
INSTALL PARKING LOT STRIPING	█	█	█	█	█	█	█	█
REFURBISH EX. BUILDING CONSTRUCT REFUSE ENCLOSURE	█	█	█	█	█	█	█	█
PLACE LANDSCAPING, TOPSOIL, AND LAWNS	█	█	█	█	█	█	█	█

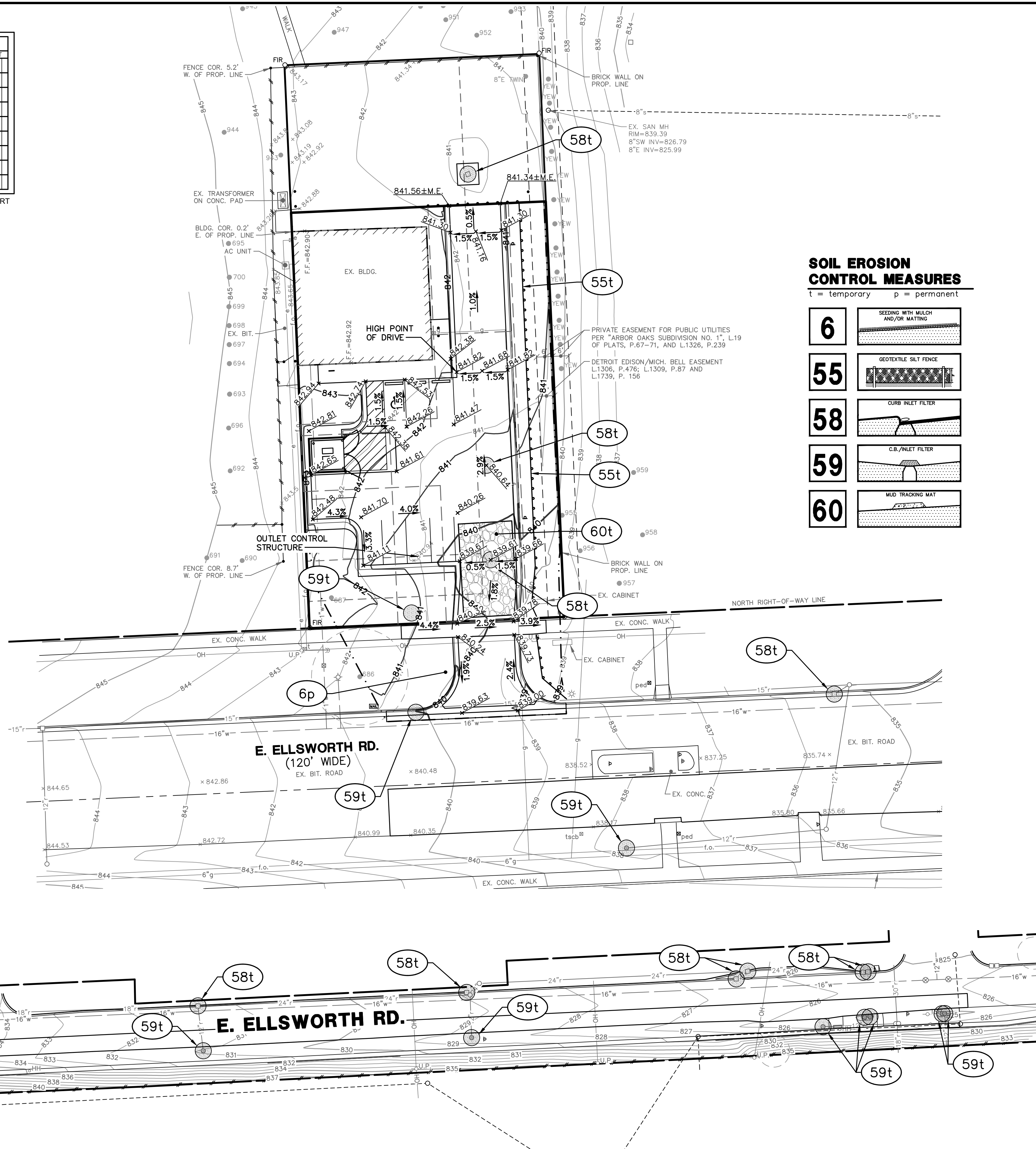
SCHEDULING NOTED IN THE CHART ABOVE IS BASED ON A MARCH 1ST CONSTRUCTION START DATE. THE TIMELINE WOULD BE SHIFTED ACCORDINGLY IF CONSTRUCTION STARTS AT A DIFFERENT DATE. INCLEMENT WEATHER COULD ALSO AFFECT THE SCHEDULE LISTED.

### PROGRAM PROPOSAL

THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT, IF NECESSARY, OF ANY AND ALL OF THE PERMANENT SOIL EROSION CONTROL FEATURES ASSOCIATED WITH SEDIMENT AND SOIL EROSION CONTROL WITHIN THE DEVELOPMENT. THE FINANCIAL IMPLICATION OF SAID MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER.

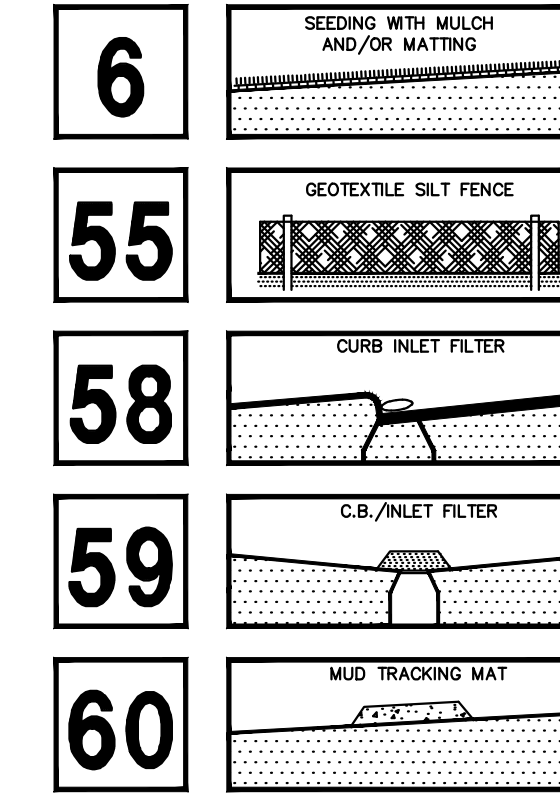
#### Maintenance Plan Budget

Responsible Party - Property Owner	
Annual inspection for sediment accumulation	\$100.00
Removal of sediment accumulation every year as needed	\$750.00
Inspect for floatables and debris annually and after major storms	\$100.00
Removal of floatables and debris annually and after major storms	\$150.00
Inspect system for erosion annually and after major storms	\$100.00
Re-establish permanent vegetation on eroded slopes as needed	\$350.00
Replacement of stone	\$100.00
Mowing 0-2 times per year	\$400.00
Inspect structural elements during wet weather and compare to as-built plans every 2 years	\$150.00
Make structural adjustments or replacements as determined by inspection as needed	\$400.00
Have a professional engineer carry out emergency inspections upon identification of severe problems	\$200.00
<b>Total Annual Budget</b>	<b>\$2,800.00</b>



### SOIL EROSION CONTROL MEASURES

t = temporary p = permanent



### SESC NOTES:

- ALL SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. IF AT ANY TIME THE DEPTH OF SILT AND SEDIMENT COMES TO WITHIN 12" OF THE TOP OF ANY SILT FENCE, ALL SILT AND SEDIMENT SHALL BE REMOVED TO ORIGINAL GRADE.
- ALL TEMPORARY GRAVEL FILTERS SHOULD BE ADJUSTED AS TO LOCATION PER ACTUAL FIELD CONDITIONS. THE REMOVAL OF TRAPPED SEDIMENT AND THE CLEANOUT OR REPLACEMENT OF CLOGGED STONE MAY BE NECESSARY AFTER EACH STORM EVENT DURING THE PROJECT.
- ONLY UPON STABILIZATION OF ALL DISTURBED AREAS MAY THE SILT FENCE, AND TEMPORARY GRAVEL FILTERS BE REMOVED. ALSO, ALL STORM SEWERS MUST BE CLEANED OF ALL SEDIMENT.
- ESTIMATED COST TO STABILIZE SITE SHOULD CONSTRUCTION CEASE:  
0.5ac x \$10,500/ac = \$5,250
- ESTIMATED SOIL MOVEMENTS ON SITE:  
250 C.Y. CUT; 50 C.Y. FILL
- PERMANENT SOIL EROSION CONTROLS ARE REQUIRED TO BE INSTALLED WITHIN FIVE (5) DAYS AFTER FINAL GRADING.
- AFTER SITE GRADING ALL DISTURBED AREAS NOT IMMEDIATELY UNDER CONSTRUCTION ARE TO BE STABILIZED.

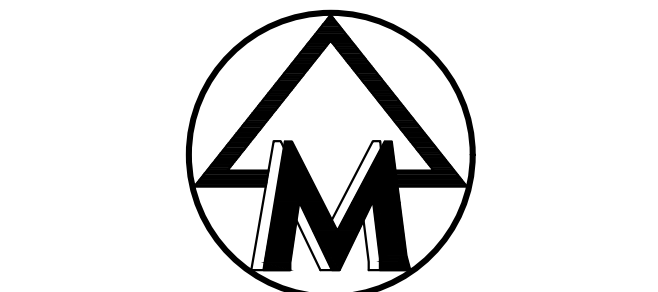
### LEGEND

838	EXIST. CONTOUR
838	PROP. CONTOUR
x836.2	EXIST. SPOT ELEVATION
36.60x	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
GUY WIRE	GUY WIRE
EX. TRANSFORMER	EXIST. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
EX. LIGHT POLE	EXIST. LIGHT POLE
PROP. LIGHT POLE	PROP. LIGHT POLE
t	EXIST. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
g	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
w	PROP. WATER MAIN
EX. HYDRANT	EXIST. HYDRANT
PROP. HYDRANT	PROP. HYDRANT
EX. GATE VALVE IN BOX	EXIST. GATE VALVE IN BOX
PROP. GATE VALVE IN BOX	PROP. GATE VALVE IN BOX
EX. GATE VALVE IN WELL	EXIST. GATE VALVE IN WELL
PROP. GATE VALVE IN WELL	PROP. GATE VALVE IN WELL
EX. CURB STOP & BOX	EXIST. CURB STOP & BOX
PROP. CURB STOP & BOX	PROP. CURB STOP & BOX
EX. STORM SEWER	EXIST. STORM SEWER
PROP. STORM SEWER	PROP. STORM SEWER
EX. CATCH BASIN OR INLET	EXIST. CATCH BASIN OR INLET
PROP. CATCH BASIN OR INLET	PROP. CATCH BASIN OR INLET
EX. BEEHIVE INLET	EXIST. BEEHIVE INLET
PROP. BEEHIVE INLET	PROP. BEEHIVE INLET
END SECTION	END SECTION
HEAD WALL	HEAD WALL
CULVERT	CULVERT
ds	EXIST. DOWNSPOUT
ps	PROP. DOWNSPOUT
s-o	EXIST. SANITARY SEWER
s	PROP. SANITARY SEWER
o	EXIST. CLEANOUT
o	PROP. CLEANOUT
C/L	C/L OF DITCH
SIGN	SIGN
●	SINGLE TREE
○	TREE OR BRUSH LIMIT
---	FENCE
---	SILT FENCE
---	LIMITS OF DISTURBANCE

### ELLSWORTH ROAD SOIL EROSION CONTROL PLAN

1" = 60'

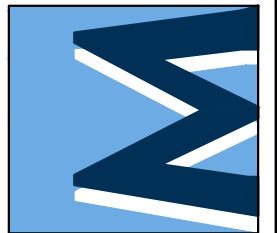
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SCALE: 1" = 20'



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**2385 E ELLSWORTH**  
SITE PLAN  
SOIL EROSION CONTROL PLAN

**05**

JOB No.	18300
DATE:	9/29/20
SHEET:	5 OF 14
REV. DATE:	11/25/21
PER. MUNICIPAL REVIEW	
ENG. RTH	
PM. RTH	
TECH. RTH	
18300SE	

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**SANITARY SEWER FLOW MITIGATION CALCULATIONS**

2385 E Ellsworth Rd

**Design Flow**

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

2487 Retail Store	0.03 gpd/sf gr sf =	74.61 gpd
	Total	75 gpd

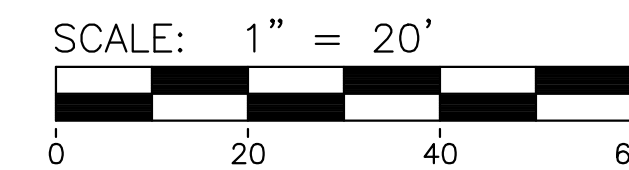
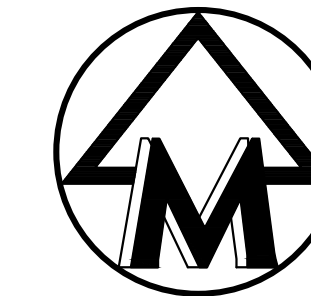
**Existing Flow**

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

2487 Non Medical Office Space	0.06 gpd/sf gr sf =	149.22 gpd
	Total	149 gpd

**Mitigation Flow**

Mitigation Flow = (Proposed Flow - Existing Flow) \* 4(peaking factor) \* 1.1(recovery)  
Mitigation Peak Flow = -75 gpd x 4(peaking factor) x 1.1(recovery) = -328 gpd  
= 0.0 gpm

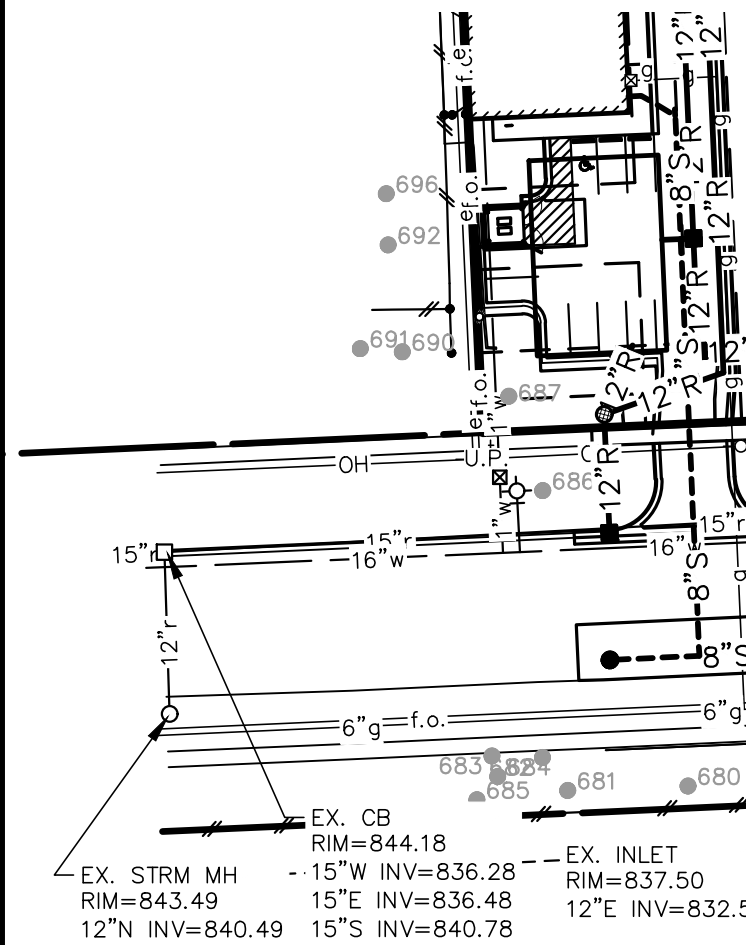
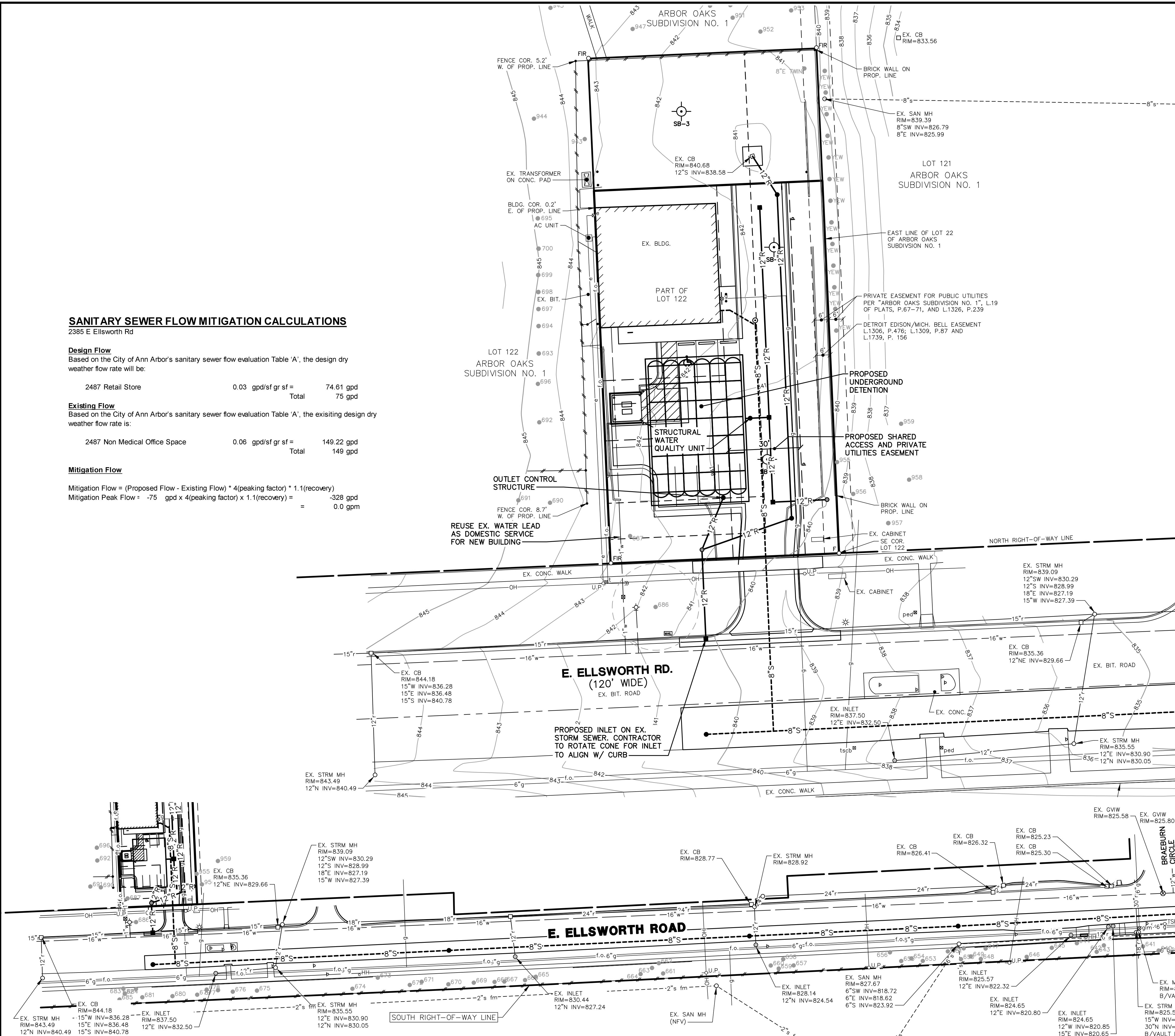


**LEGEND**

U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
GP	EXIST. GUY POLE
GW	GUY WIRE
OH	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
*	EXIST. LIGHT POLE
*	PROP. LIGHT POLE
t	EXIST. TELEPHONE LINE
T	PROP. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
E	PROP. ELECTRIC LINE
g	EXIST. GAS LINE
G	PROP. GAS LINE
g	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
F.O.	PROP. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
H	EXIST. HYDRANT
H	PROP. HYDRANT
G	EXIST. GATE VALVE IN BOX
G	PROP. GATE VALVE IN BOX
G	EXIST. GATE VALVE IN WELL
G	PROP. GATE VALVE IN WELL
X	EXIST. CURB STOP & BOX
X	PROP. CURB STOP & BOX
KB	PROP. KNOXBOX
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
C	EXIST. CATCH BASIN OR INLET
C	PROP. CATCH BASIN OR INLET
B	EXIST. BEEHIVE INLET
B	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
END SECTION	END SECTION
CULVERT	CULVERT
ds	EXIST. DOWNSPOUT
ps	PROP. DOWNSPOUT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
⊙	EXIST. CLEANOUT
⊙	PROP. CLEANOUT
st	TELEPHONE RISER
em	ELECTRIC METER
wm	WATER METER
scb	SPRINKLER CONTROL BOX
gm	GAS METER
glm	GAS LINE MARKER
fiber	FIBER OPTIC MARKER
⊙	WELL

**UTILITY NOTES**

- ALL PUBLIC UTILITY INSTALLATION SHALL BE INSTALLED 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.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, DEPTHS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
- STORM WATER MANAGEMENT IS PROVIDED PER THE CURRENT WASHTENAW COUNTY WATER RESOURCES COMMISSION REQUIREMENTS.
- ANY EXISTING UTILITY LEADS NOT TO BE RE-USED ARE TO BE ABANDONED IN ACCORDANCE WITH THE CURRENT CITY OF ANN ARBOR STANDARDS.
- TWO WAY TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION AT ALL TIMES UNLESS APPROPRIATE APPROVALS ARE RECEIVED FROM THE CITY OF ANN ARBOR.
- THE EXISTING BUILDING (PARCEL B, TO BE REMOVED) DOES NOT AND WILL NOT CONTAIN A FIRE SUPPRESSION SYSTEM.
- THE DRAFT EASEMENT DOCUMENT FOR SHARED ACCESS AND PRIVATE UTILITIES SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO EXECUTION AND RECORDING. THE EASEMENT MUST BE RECORDED PRIOR TO ISSUANCE OF ANY PERMITS.
- NO FIRE WALLS WILL BE CONSTRUCTED WITHIN BUILDINGS.
- ALL SUMP PUMPS SHALL CONNECT TO THE CLOSEST STORMWATER INLET.
- DUE TO THE LEACHATE, PROPOSED SANITARY PIPE MATERIAL WILL BE REVIEWED AT THE CONSTRUCTION PLAN STAGE FOR SUITABILITY.
- A DRAFT EASEMENT DOCUMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO EXECUTION AND RECORDING. THE EASEMENT MUST BE RECORDED PRIOR TO ISSUANCE OF ANY PERMITS.



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**ELLSWORTH ROAD UTILITY PLAN**

1" = 60'



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**2385 E ELLSWORTH**  
 SITE PLAN  
 UTILITY PLAN

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**06**

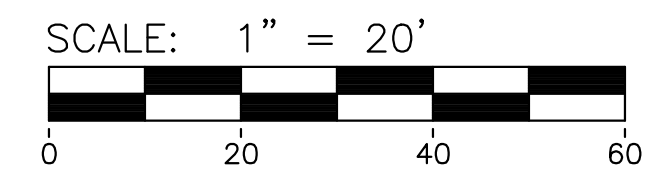
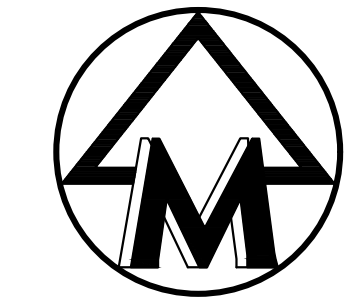
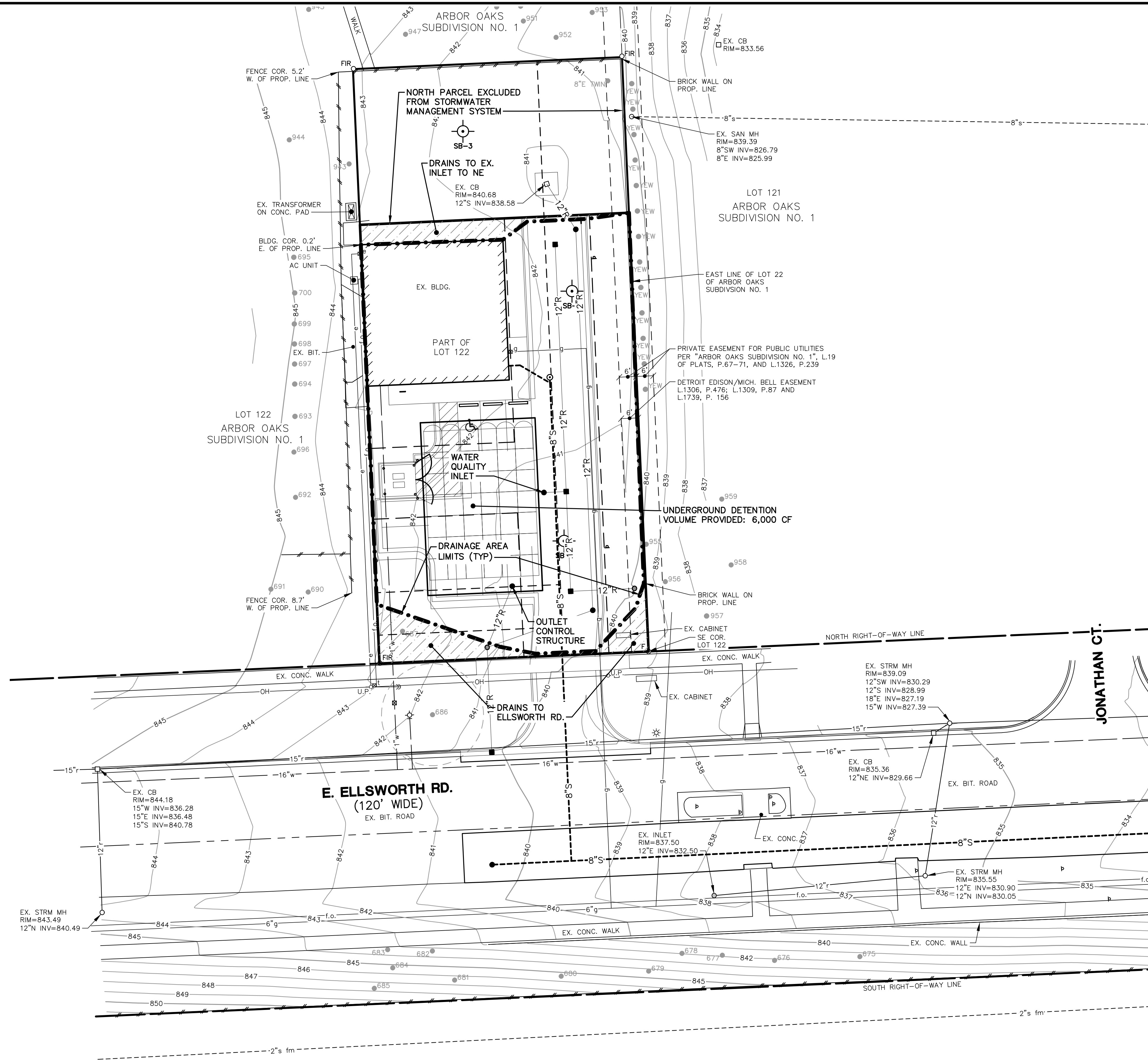
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DATE: 9/29/20	SHEET: 6 OF 14
REV. DATE: 11/19/20	CADD: ENG. RHH
REV. DATE: 1/25/21	PM: HTH
REV. DATE:	TECH: JDO
REV. DATE:	DATE: 1/25/21

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**JOB No. 18300**  
 REVISIONS:  
 1-REV. PER CITY REVIEW  
 PER MUNICIPAL REVIEW

M:\Civ\1324\_Proj\13300\Site Plan\13300a.dwg, 1/25/2021 4:14 PM, Heath Hartt, 07 STORMWATER MANAGEMENT PLAN, MCLC PDF, .p3  
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**LEGEND**

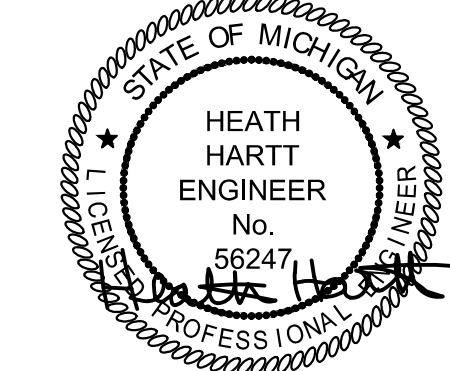
- U.P. EXIST. UTILITY POLE
- U.P. EXIST. UTILITY POLE W/ TRANS.
- GP EXIST. GUY POLE
- T GUY WIRE
- OH EXIST. OVERHEAD UTILITY LINE
- \* EXIST. LIGHT POLE
- \* PROP. LIGHT POLE
- t EXIST. TELEPHONE LINE
- T PROP. TELEPHONE LINE
- e EXIST. ELECTRIC LINE
- E PROP. ELECTRIC LINE
- g EXIST. GAS LINE
- G PROP. GAS LINE
- g EXIST. GAS VALVE
- f.o. EXIST. FIBER OPTIC LINE
- F.O. PROP. FIBER OPTIC LINE
- w EXIST. WATER MAIN
- W PROP. WATER MAIN
- H EXIST. HYDRANT
- H PROP. HYDRANT
- □ EXIST. GATE VALVE IN BOX
- □ PROP. GATE VALVE IN BOX
- □ EXIST. GATE VALVE IN WELL
- □ PROP. GATE VALVE IN WELL
- X EXIST. CURB STOP & BOX
- X PROP. CURB STOP & BOX
- KB PROP. KNOXBOX
- r EXIST. STORM SEWER
- R PROP. STORM SEWER
- □ EXIST. CATCH BASIN OR INLET
- □ PROP. CATCH BASIN OR INLET
- □ EXIST. BEEHIVE INLET
- □ PROP. BEEHIVE INLET
- RD PROP. ROOF DRAIN
- END SECTION
- ds EXIST. CULVERT
- ds PROP. CULVERT
- s EXIST. DOWNSPOUT
- s PROP. DOWNSPOUT
- s EXIST. SANITARY SEWER
- s PROP. SANITARY SEWER
- S EXIST. CLEANOUT
- S PROP. CLEANOUT
- ⊙ TELEPHONE RISER
- ⊙ ELECTRIC METER
- ⊙ WATER METER
- ⊙ SPRINKLER CONTROL BOX
- ⊙ GAS METER
- ⊙ GAS LINE MARKER
- ⊙ FIBER OPTIC MARKER
- ⊙ WELL
- --- LIMITS OF DISTURBANCE
- --- SOIL TYPE BOUNDARY
- ⊙ SB-1 EXIST. SOIL BORING LOCATION

**STORMWATER NARRATIVE**

THE PROPOSED SITE WILL DRAIN THROUGH A PROPOSED STORM SEWER SYSTEM IN THE PARKING AREAS AND WILL BE ROUTED INTO UNDERGROUND DETENTION CHAMBERS SIZED FOR THE 100 YEAR STORM. THE STORMWATER WILL DISCHARGE THROUGH A CONTROL STRUCTURE INTO THE STORM SEWER SYSTEM ON ELLSWORTH ROAD.

**ENGINEER'S CERTIFICATE OF OUTLET**

I HEREBY CERTIFY THAT THE EXISTING DRAIN IS THE ONLY REASONABLE AVAILABLE STORMWATER OUTLET FOR THE PROPOSED STORMWATER MANAGEMENT SYSTEM AND THAT THE EXISTING DRAIN HAS SUFFICIENT CAPACITY TO SERVE AS AN ADEQUATE OUTLET FOR THE PROPOSED SYSTEM, WITHOUT DETRIMENT TO, OR DIMINUTION OF, THE DRAINAGE SERVICE THAT THE EXISTING OUTLET PRESENTLY PROVIDES.



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**2385 E ELLSWORTH**  
 SITE PLAN  
 STORMWATER MANAGEMENT PLAN

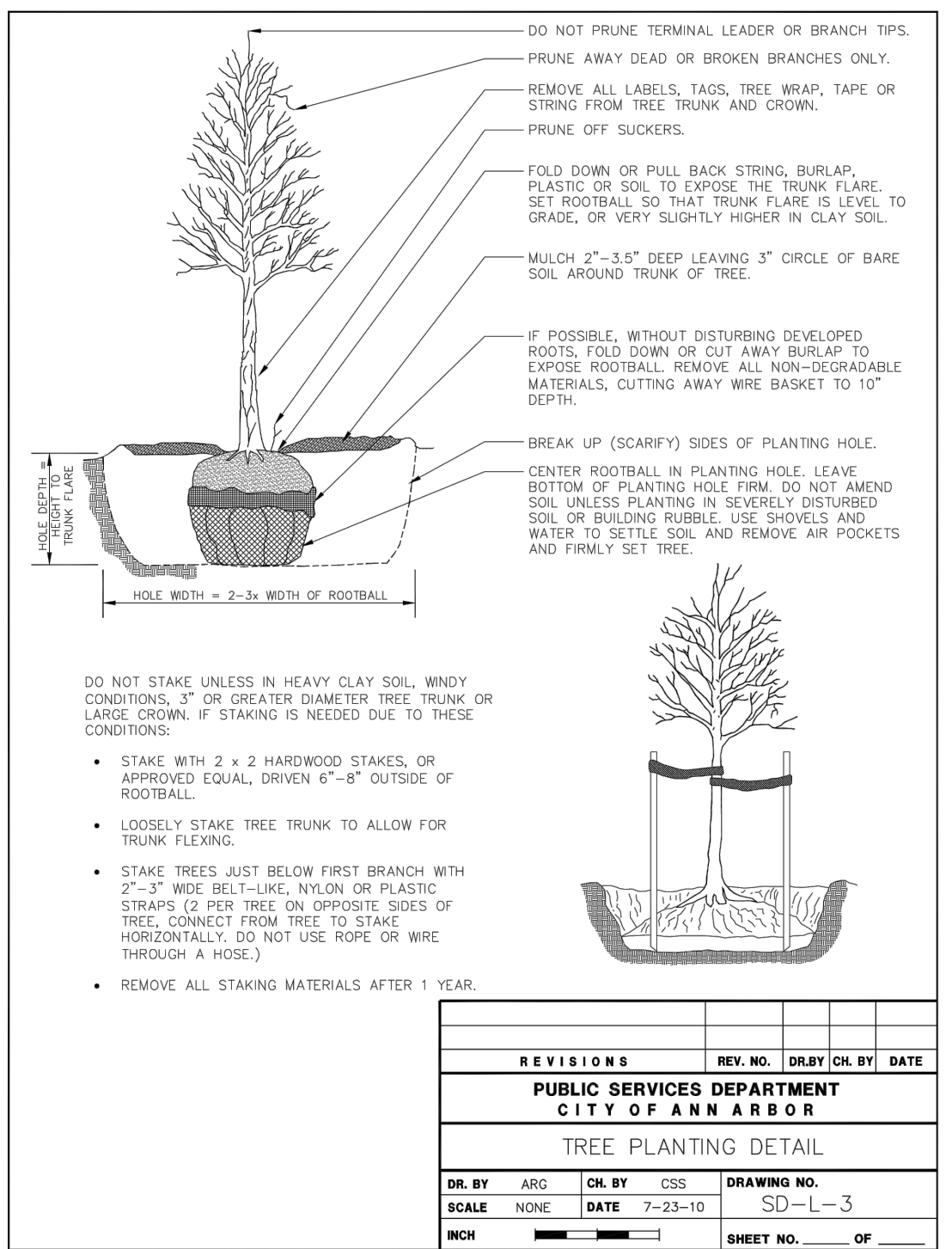
**07**

JOB No.	18300
DATE:	9/29/20
SHEET	7 OF 14
REV. DATE	REV. DATE
12/22/20	CADD:
1/25/21	ENG. HTH
	PM: HTH
	TECH: HTH
	13300a.dwg
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REV.	NO.	DATE	BY	CHKD.	DATE

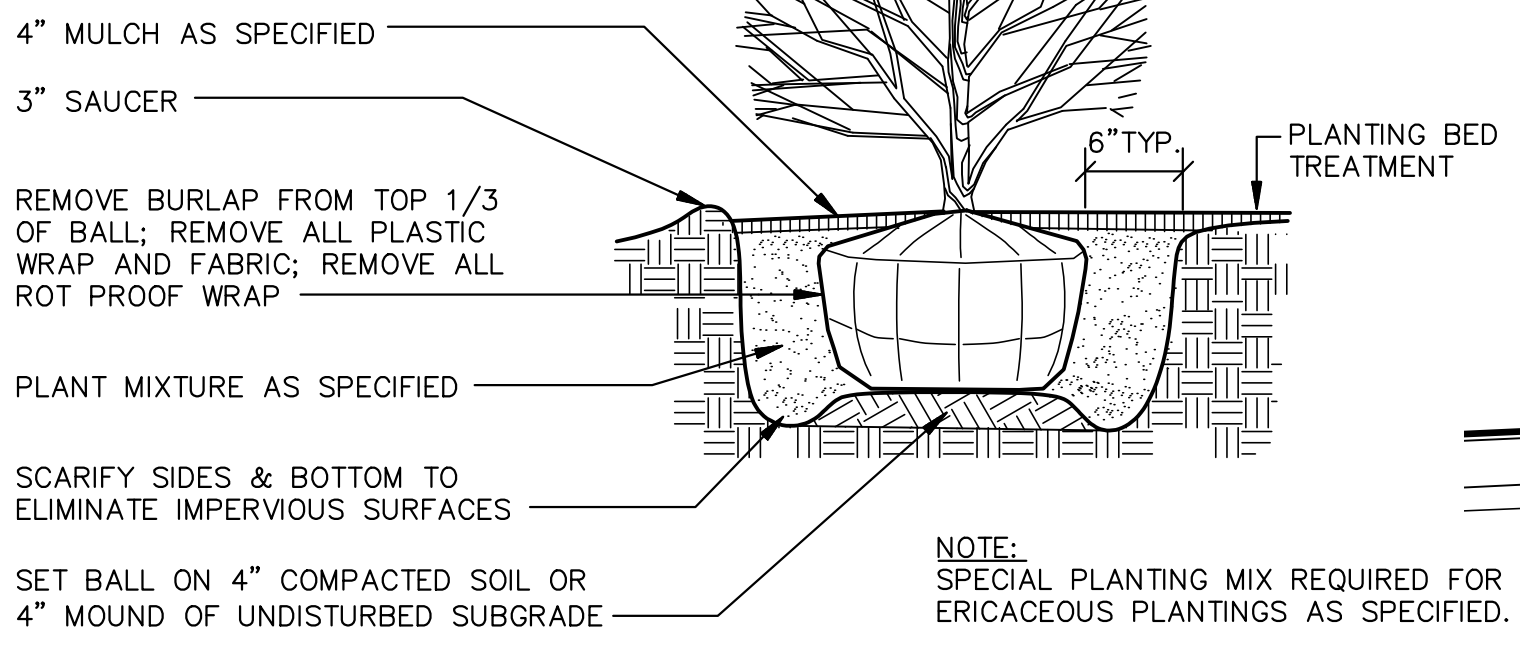
REVISIONS

PUBLIC SERVICES DEPARTMENT  
CITY OF ANN ARBOR

TREE PLANTING DETAIL

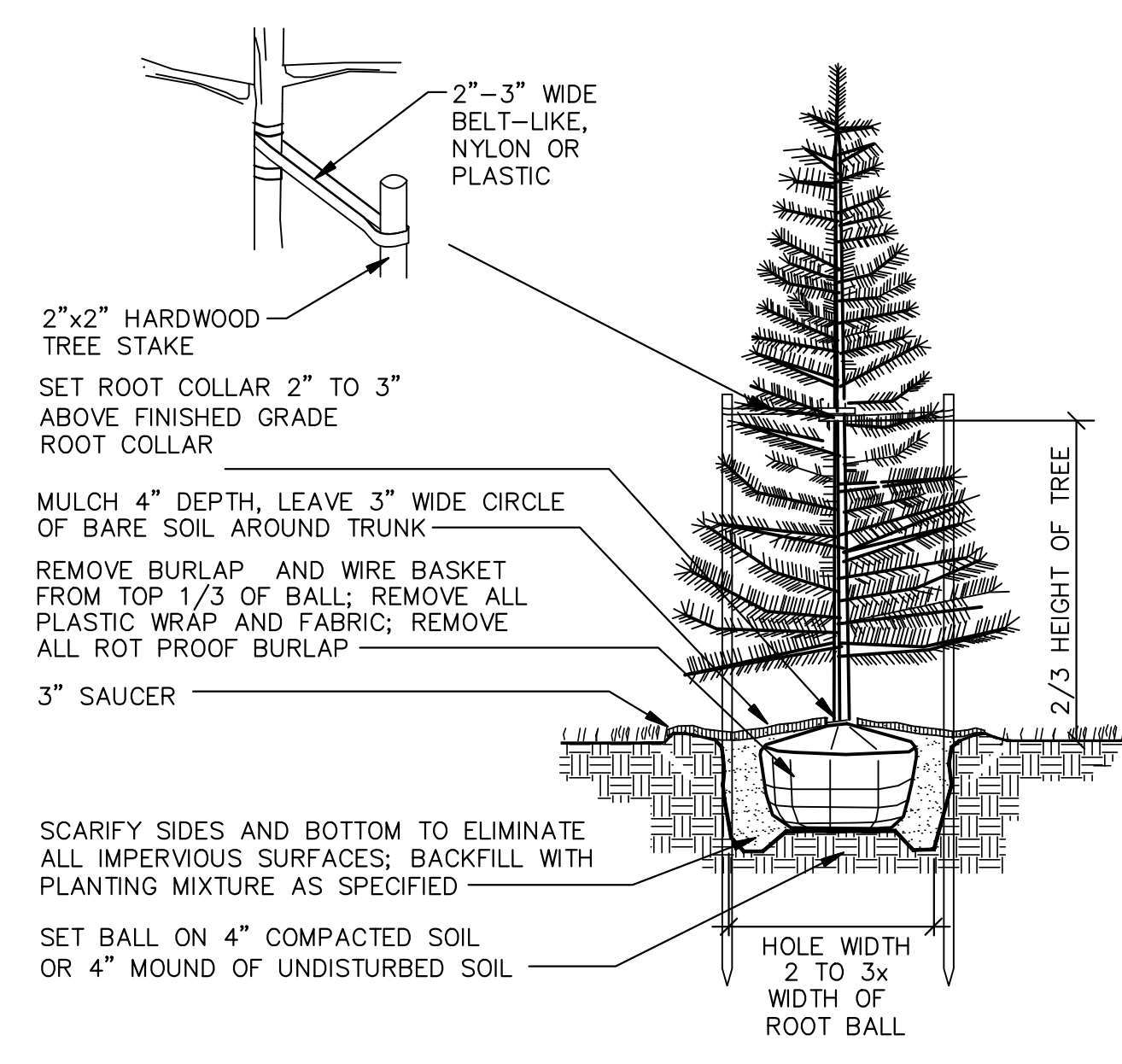
DR. BY: ARG. CHK. BY: CSS. DRAWING NO. SD-L-3  
 SCALE: NONE DATE: 7-23-10  
 RCH SHEET NO. OF

DO NOT TRIM EVERGREENS  
 SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY  
 DO NOT PLANT SHRUBS TO WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS



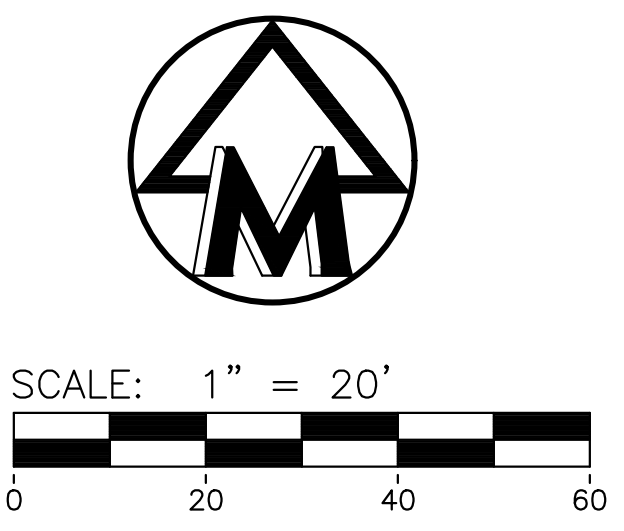
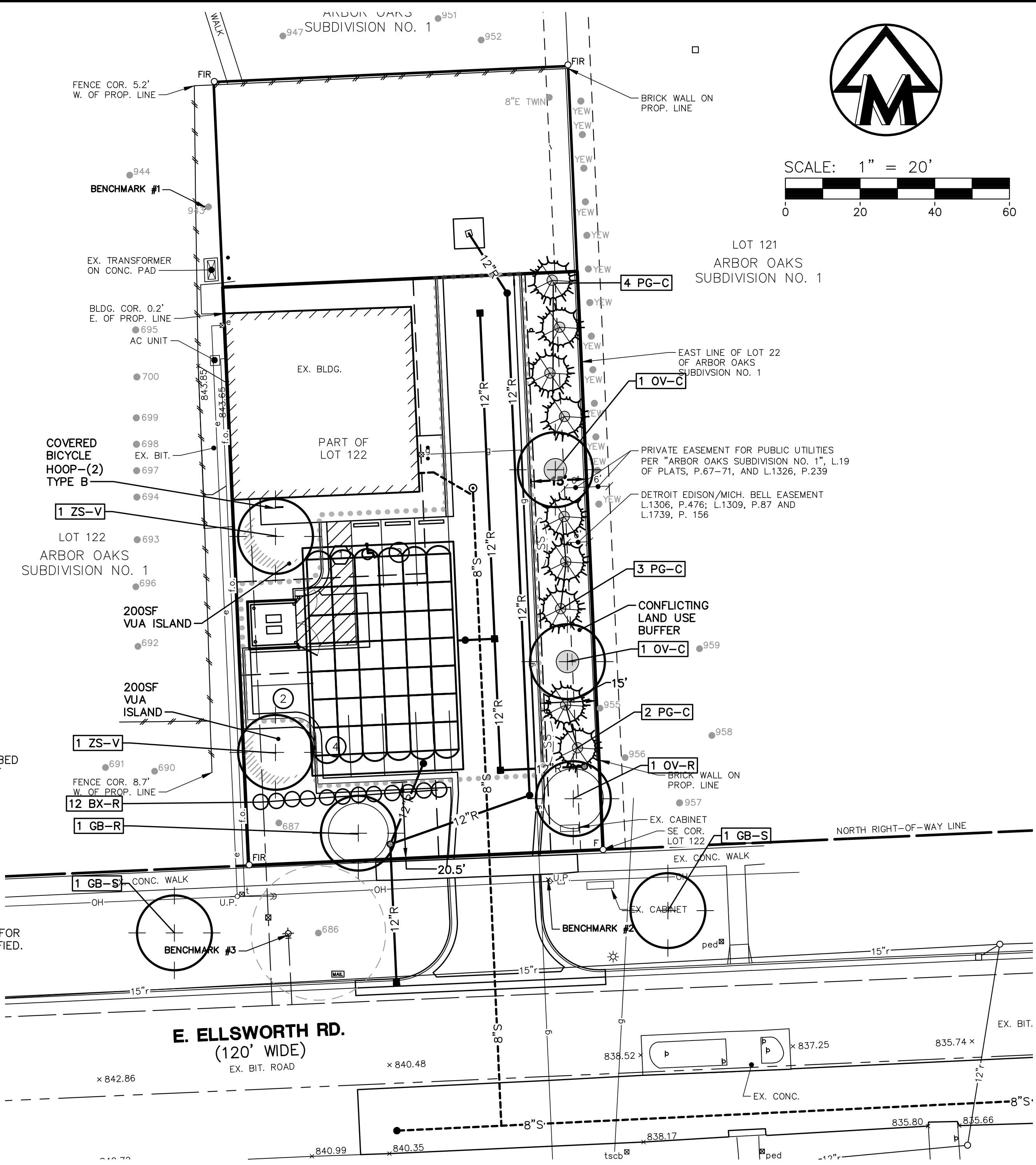
**SHRUB PLANTING DETAIL**  
NOT TO SCALE

NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.

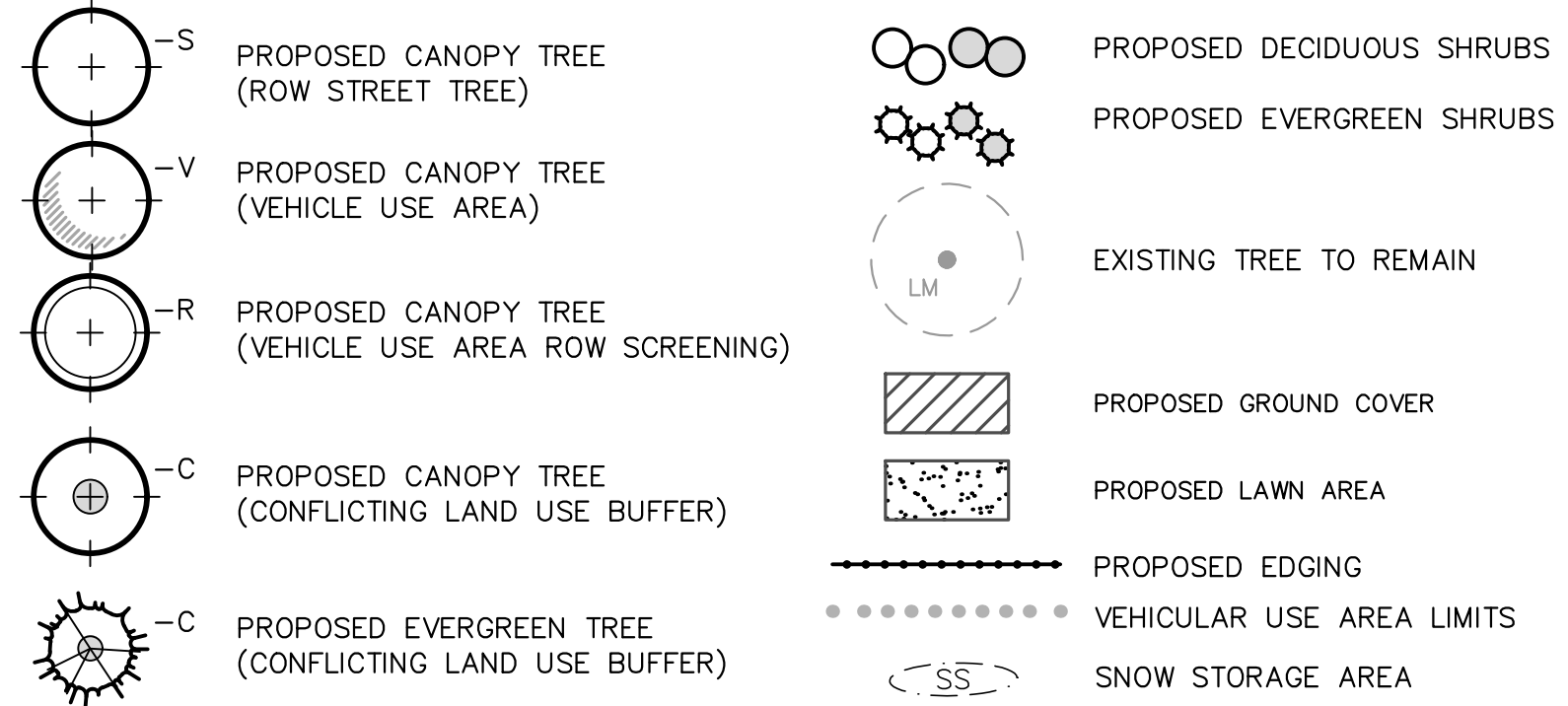


**EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

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**LANDSCAPE LEGEND**



**LANDSCAPE NOTES**

- For any plant quantity discrepancies between the plan view and the plant schedules, the plant schedule shall take precedence.
- Plant materials shall be selected and installed in accordance with standards established by City of Ann Arbor.
- In-ground automatic irrigation shall be provided for all landscaped areas except for the detention basin and naturalized wetland buffer or water outlets shall be provided within 150 feet of all required plantings.
- All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.
- Restore disturbed areas with a minimum of six (6) inches of topsoil and then seed/fertilize/mulch.
- All disturbed areas shall be seeded with lawn seed mix. Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1,000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid. Lawn (turfgrass) seed mix shall consist of:  
 15% Rugby Kentucky Bluegrass  
 10% Park Kentucky Bluegrass  
 40% Ruby Creeping Red Fescue  
 15% Pennfine Perennial Ryegrass  
 20% Scaldis Hard Fescue  
 Seed shall be applied at a rate of five pounds (5 lbs) per 1000 sq ft. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals. /acre.
- After the first growing season, only fertilizers that contain NO phosphorus shall be used on the site.
- All seeded areas with slopes less than 1:3 (one vertical foot for every 3 horizontal feet) shall be mulched with straw mulch at the rate of two (2) bales per 1,000 square feet. All seeded areas with slopes greater than 1:3 shall be seeded and biodegradable erosion control blanket North American Green SC150, or equivalent, shall be applied with biodegradable stakes.
- Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 to September 15.
- All planting beds are to receive four (4) inches of shredded bark mulch.
- All trees to be located a minimum of 10 feet from public utilities.
- All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
- All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
- All compacted subgrade soils in proposed landscape areas shall be tilled to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
- Proposed trees will be planted a minimum of 15 feet apart.
- Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:  
 a. Ratio of Loose Compost to Topsoil by Volume: 1:4  
 b. Weight of Lime per 1000 Sq. Ft.: Amend with lime only on recommendation of soil test to adjust soil pH.  
 c. Weight of Sulfur or Aluminum Sulfate per 1,000 Sq. Ft.: Amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.  
 d. Volume of Sand: Amend with sand only on recommendation of Landscape Architect to adjust soil texture.
- Weight of Slow-Release Fertilizer per 1,000 Sq. Ft.: Amend with fertilizer only on recommendation of soil test to adjust soil fertility.
- Any tree species deviations from the approved site plan must first be approved in writing by the City of Ann Arbor prior to installation.
- Snow shall not be pushed onto interior landscape islands unless designed for snow storage.

**PLANT SCHEDULE**

Total	VUA Screening (-R)	VUA (-V)	CLUB (-C)	ROW STREET (-S)	Code	Scientific Name	Common Name	Root	Size	Spacing	Notes
<b>Evergreen Trees</b>											
9	0	0	9	0	PG	<i>Picea glauca densata</i>	Black Hills Spruce	B&B	6' ht min.	13' o.c.	Full
9	0	0	9	0	Total						
<b>Deciduous Trees</b>											
3	1	0	0	2	GB	<i>Ginkgo biloba 'Autumn Gold'</i>	Ginkgo	B&B	2.5" cal.	20' o.c.	Male
2	0	2	0	0	ZS	<i>Zelkova serrata 'Village Green'</i>	Village Green Zelkova	B&B	2.5" cal.	20' o.c.	
3	1	0	2	0	OV	<i>Ostrya virginiana</i>	American Hophornbeam	B&B	2.5" Cal.	20' o.c.	
8	2	2	2	2	Total						
<b>Shrubs</b>											
12	12	0	0	0	BX	<i>Buxus x 'Green Mountain'</i>	Green Mountain Boxwood	#5 Cont	18-24" ht.	4' o.c.	

**LANDSCAPE REQUIREMENTS**

	Allowed/ Required	Proposed Dispensary - South Lot
<b>ROW</b>		
Street Trees (-S)	1 tree per 45 linear feet frontage	95 / 45 = 3 trees required 1 existing tree to remain, 2 trees provided with ROW adjacent to site due to utility and existing cabinet conflicts
Street Tree Escrow	\$1.30 per linear foot road frontage	95lf - 45lf (1 existing tree) = 50lf x \$1.30 = \$65.00
<b>Vehicle Use Area</b>		
Front Greenbelt (-R)	10ft, 1 tree per 30lf, 30' ht screening hedge/berm/wall	79lf frontage = 3 trees required 20 ft min. provided, 2 trees provided, 1 existing tree to remain, 12 shrubs provided
Interior islands	>3,300sf and <50,000sf VUA = 1:20 ratio 50% bioretention required of >750sf	400sf provided
Interior island trees (-V)	1 tree per 250sf of required island	2 trees required; 2 trees provided
<b>Street trees (internal)</b>		
	1 tree per 30lf	Not Applicable
<b>Outdoor refuse</b>		
	screening wall, trash and recycling dumpsters each	1 trash enclosure provided (shared with northern parcel)
<b>Conflicting Land Use Buffer</b>		
(-C)	15 ft landscape buffer, 1 tree per 15 ft with 50% evergreen, 4ft screening	155 lf / 15 = 11 trees required, 11 trees provided (81% evergreen), existing wall to remain
<b>Tree Mitigation</b>		
	50% removed DBH - LM/woodland	Not applicable

**STREET TREE ESCROW**

STREET TREE ESCROW OF \$65.00 WILL BE PROVIDED PRIOR TO ISSUING BUILDING PERMITS AND WILL BE REFUNDED AFTER CITY STAFF INSPECTION SHOWS LONG TERM SURVIVAL OF THE PROPOSED STREET TREES.



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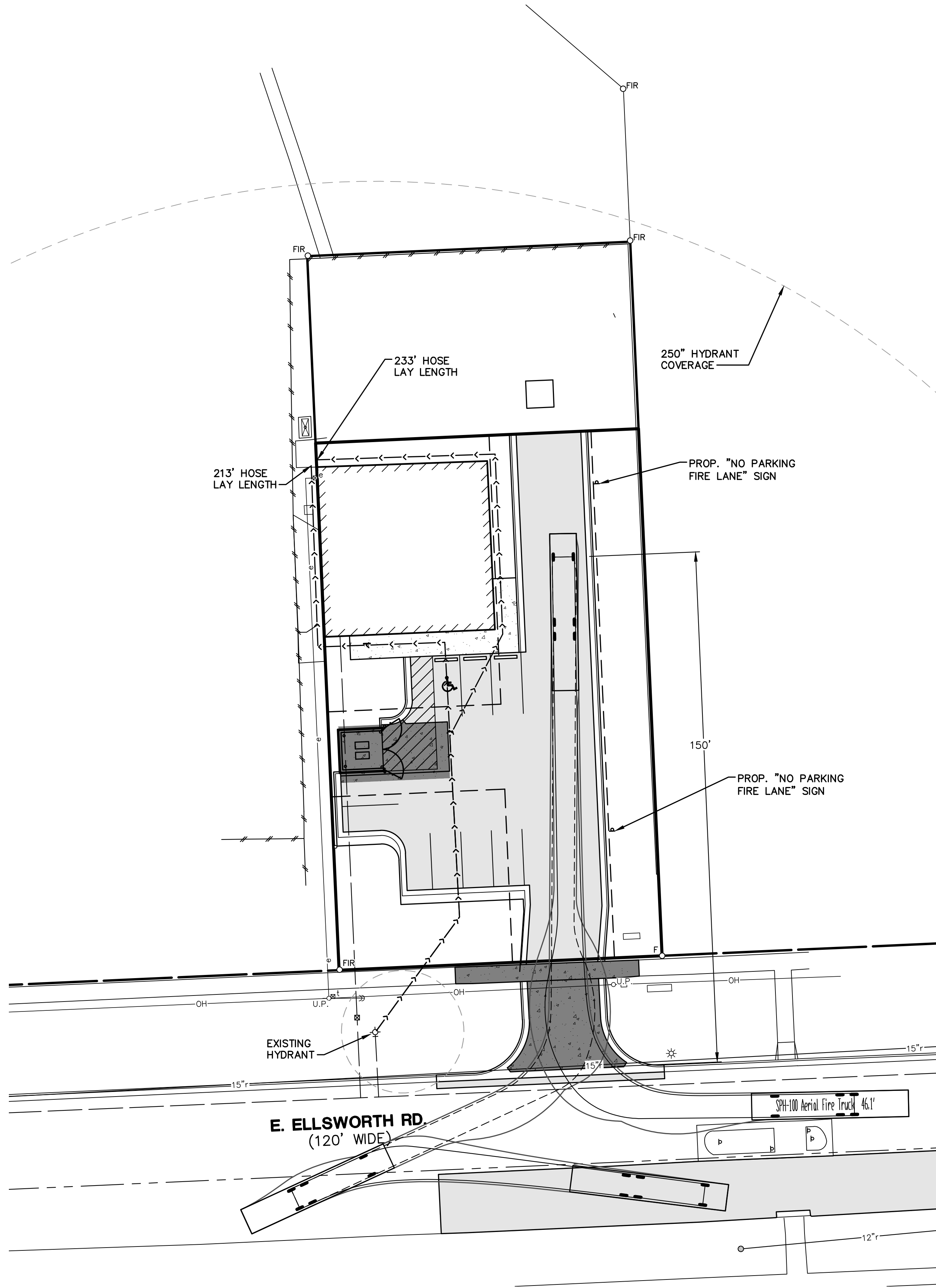
**CLIENT**  
 STEVE SOKA  
 28500 FRANKLIN ROAD  
 SOUTHFIELD, MI, 48304  
 248-231-6016

**2385 E ELLSWORTH**  
 SITE PLAN  
 LANDSCAPE PLAN

**09**

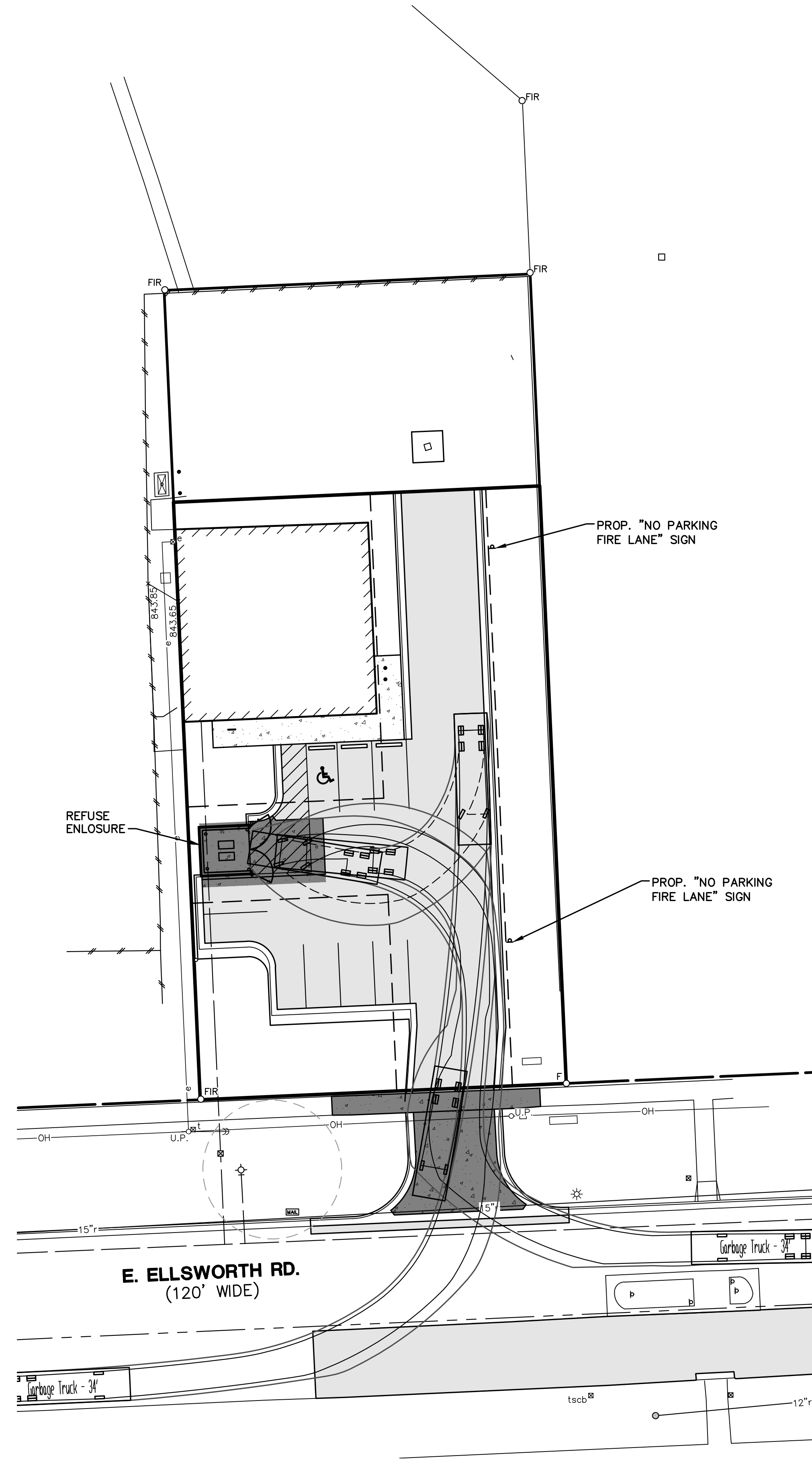
**18300**  
 JOB NO.  
 SHEET 9 OF 14  
 DATE: 9/29/20  
 REV. DATE: 12/22/20  
 PER MUNICIPAL REVIEW  
 PER MUNICIPAL REVIEW  
 PER MUNICIPAL REVIEW

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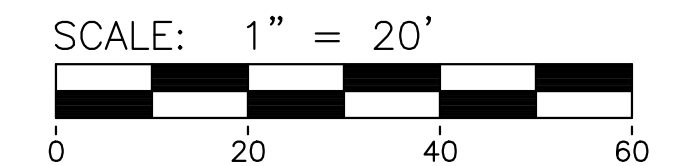
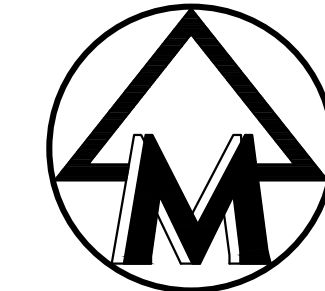


**FIRE PROTECTION PLAN**

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**REFUSE MANAGEMENT PLAN**



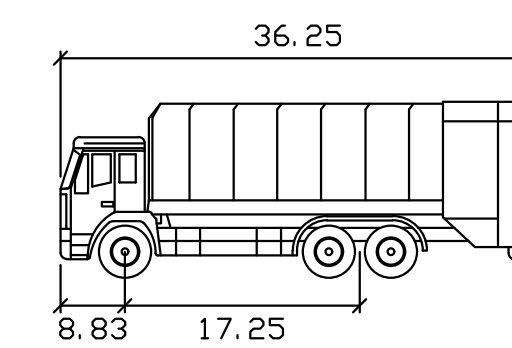
**LEGEND**

	EXIST. UTILITY POLE
	GUY WIRE
	ELEC. TRANSFORMER
	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	PROP. BUILDING LIGHT
	CONCRETE SURFACE
	POST
	EXIST. BOLLARD
	PROP. BOLLARD
	FENCE
	FIRE HOSE LAY LENGTHS
	FIRE HYDRANT 250' COVERAGE RADIUS
	TRASH CONTAINER
	RECYCLING CONTAINER

**FIRE PROTECTION NOTES:**

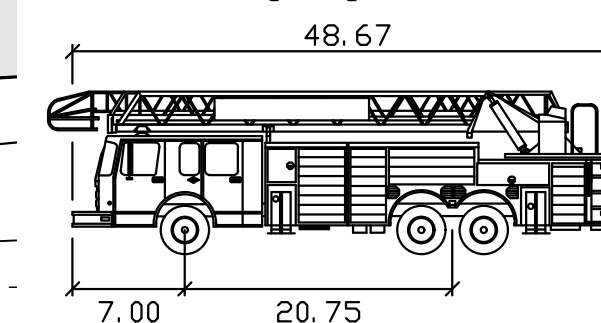
1. BUILDINGS SHALL NOT BE SPRINKLERED
2. CONSTRUCTION SEQUENCE:
  - A. HYDRANTS SHALL BE IN SERVICE DURING CONSTRUCTION.
  - B. HYDRANTS PROVIDING COVERAGE FOR BUILDINGS SHALL BE IN SERVICE BEFORE COMBUSTIBLE MATERIALS ARE PLACED.
  - C. STORAGE AREAS FOR CONSTRUCTION MATERIAL MUST BE SO AS NOT TO INTERFERE WITH EMERGENCY SITE ACCESS
3. NO FIRE WALLS WILL BE CONSTRUCTED WITHIN BUILDINGS.
4. BUILDING ADDRESS NUMBER SHALL BE CLEARLY VISIBLE FROM E. ELLSWORTH ROAD.
5. THE EXISTING BUILDING (PARCEL B) DOES NOT AND WILL NOT CONTAIN A FIRE SUPPRESSION SYSTEM.

**STUDY TRUCKS**



**REFUSE VEH.**

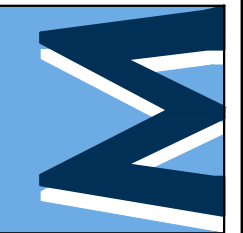
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Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



**FIRE TRUCK**

Width	: 10.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 29.1

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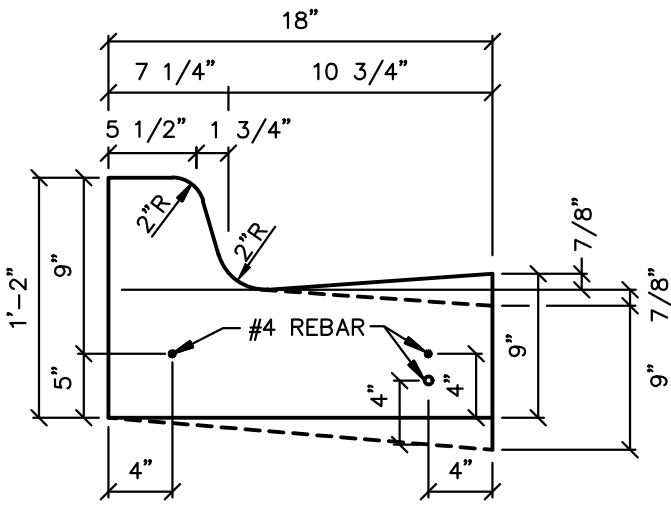
**CLIENT**  
 STEVE SOKA  
 28500 FRANKLIN ROAD  
 SOUTHFIELD, MI, 48304  
 248-231-6016

**2385 E ELLSWORTH**  
 SITE PLAN  
 FIRE PROTECTION AND REFUSE PLAN

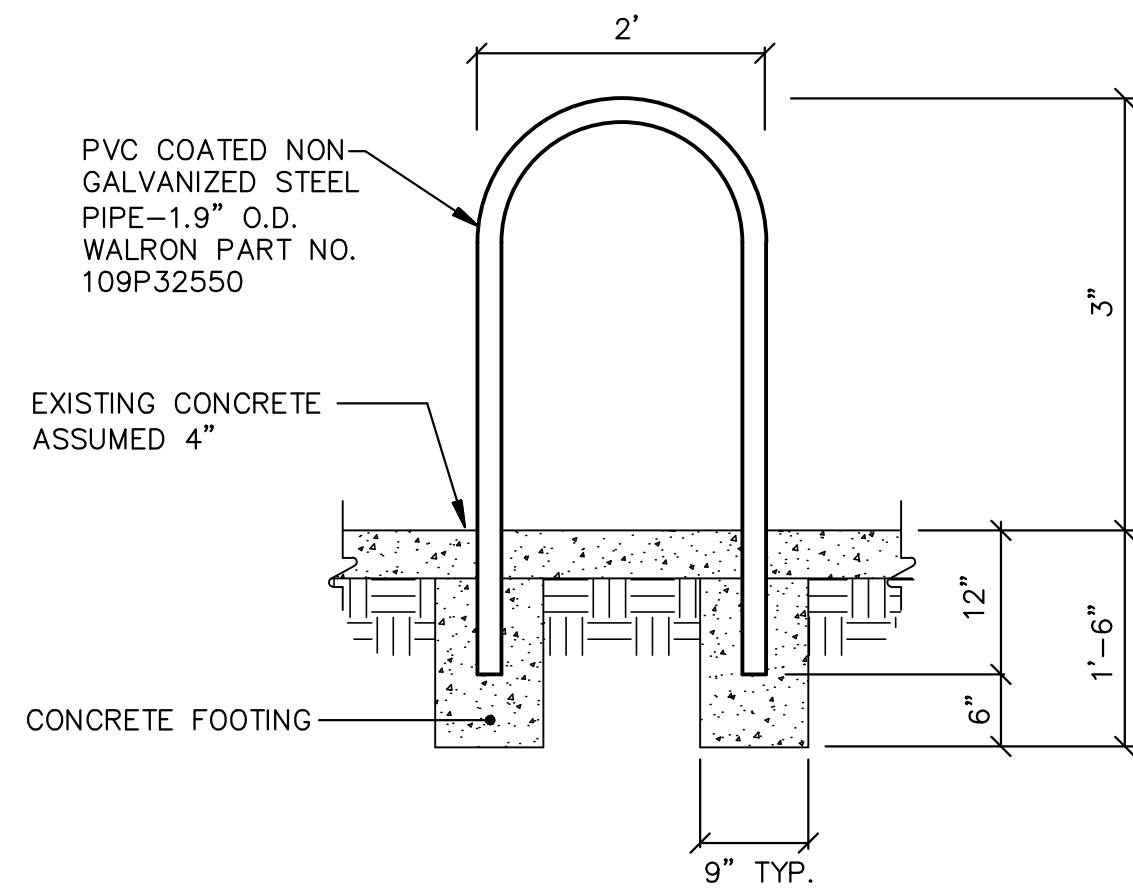
**10**

JOB No.	18300
DATE:	9/29/20
REV. DATE:	1/25/20
PER. MUNICIPAL REVIEW	
DATE:	9/29/20
SHEET 10 OF 14	
ENG:	HTH
PM:	HTH
TECH:	HTH
DRAWN:	HTH
FILE:	

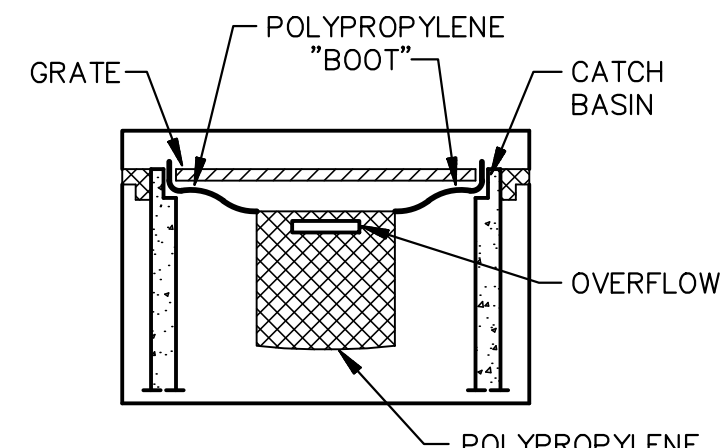
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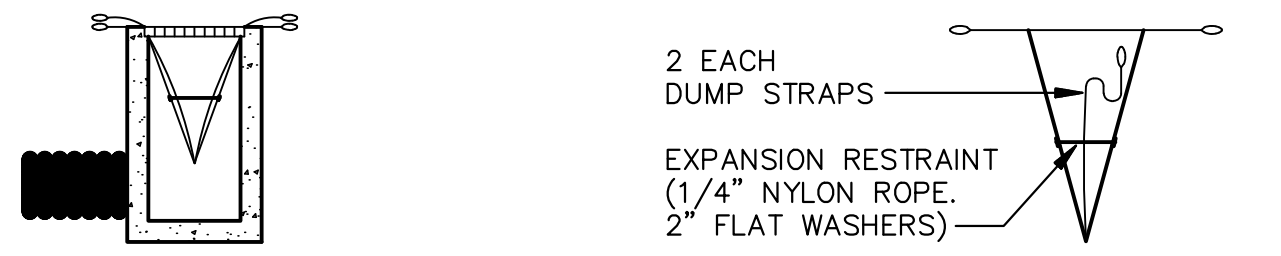
**MDOT F-2 CURB AND GUTTER**  
**MDOT F-2 CURB W/SPILLOUT GUTTER**  
 NOT TO SCALE



**BIKE RACK (PROFILE)**  
 NOT TO SCALE

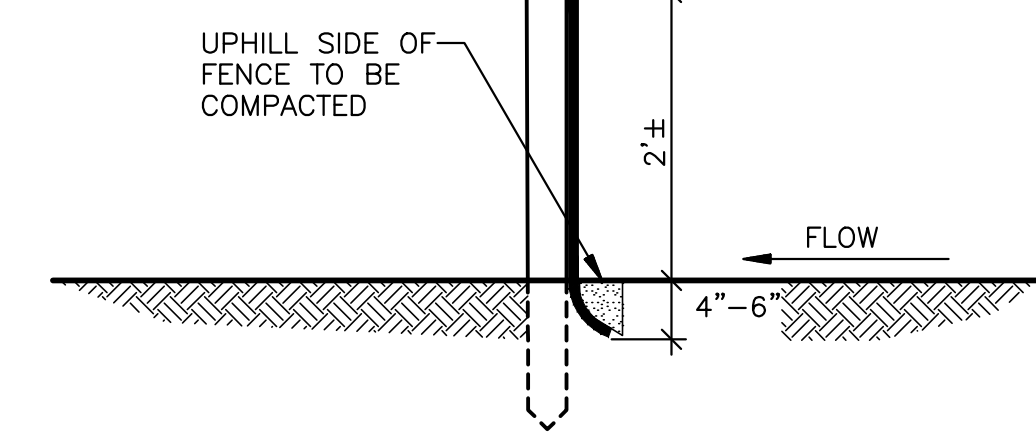
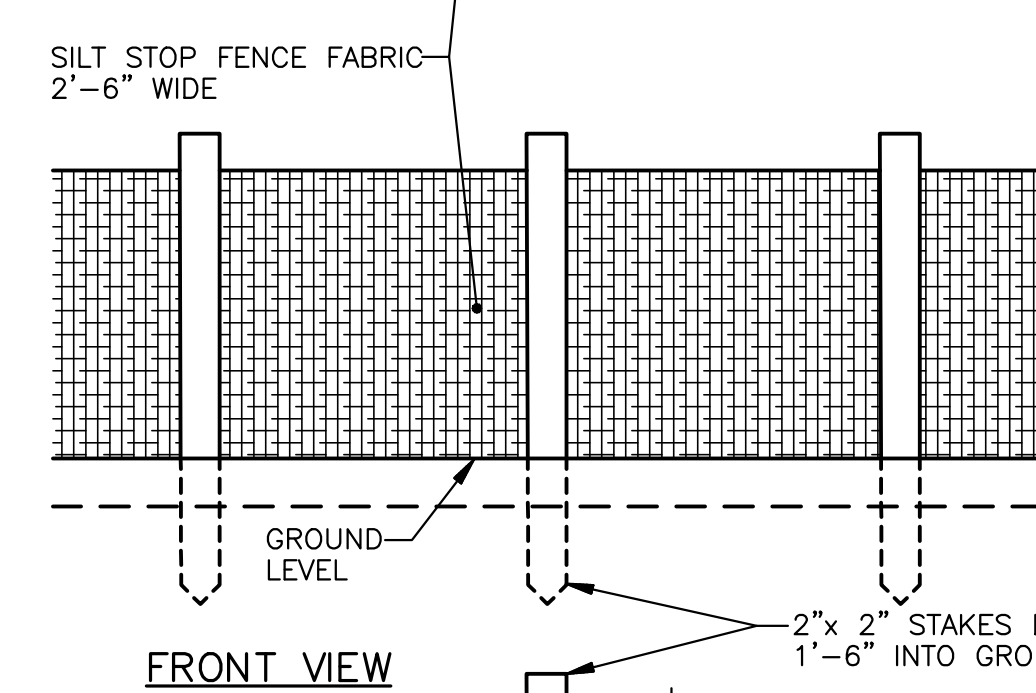
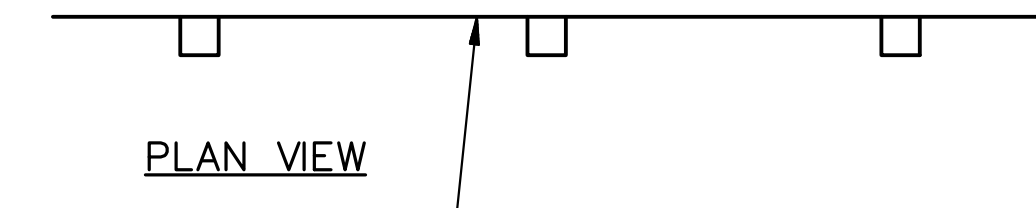


**NOTE:**  
 TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC.; (800-448-3636). CLEAN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

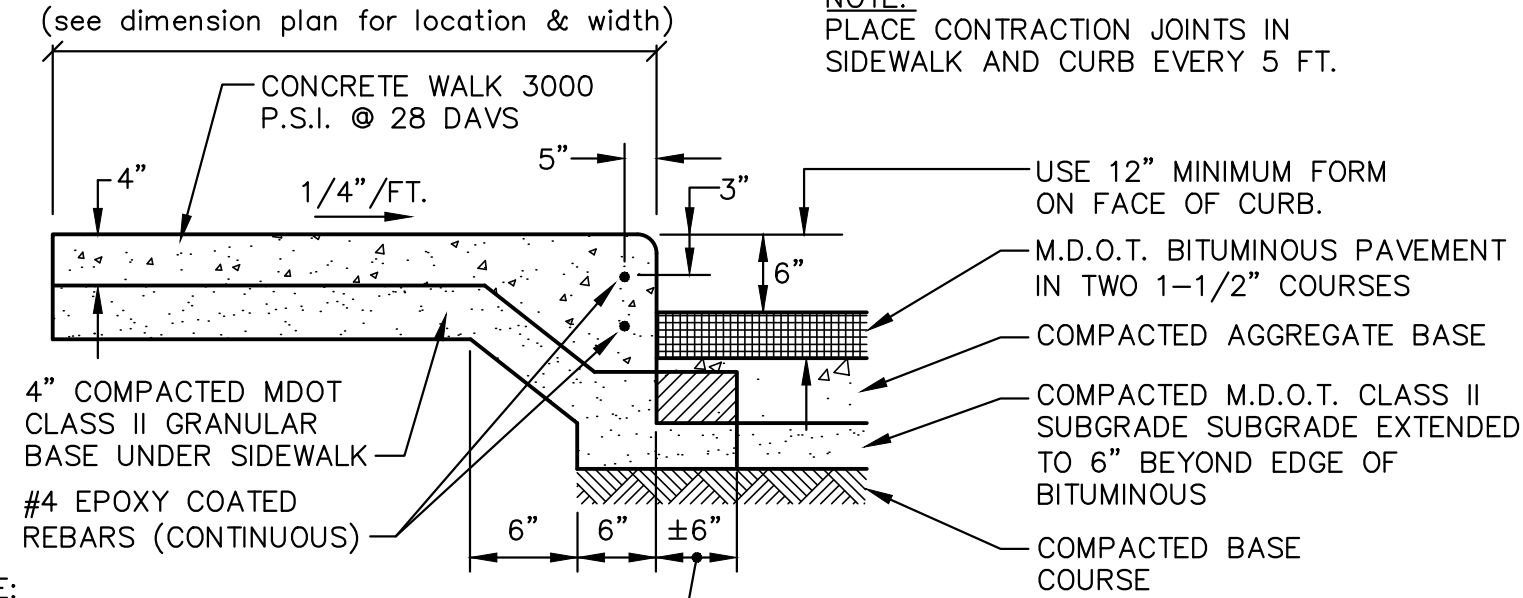


**INSTALLATION DETAIL**

**BAG DETAIL**

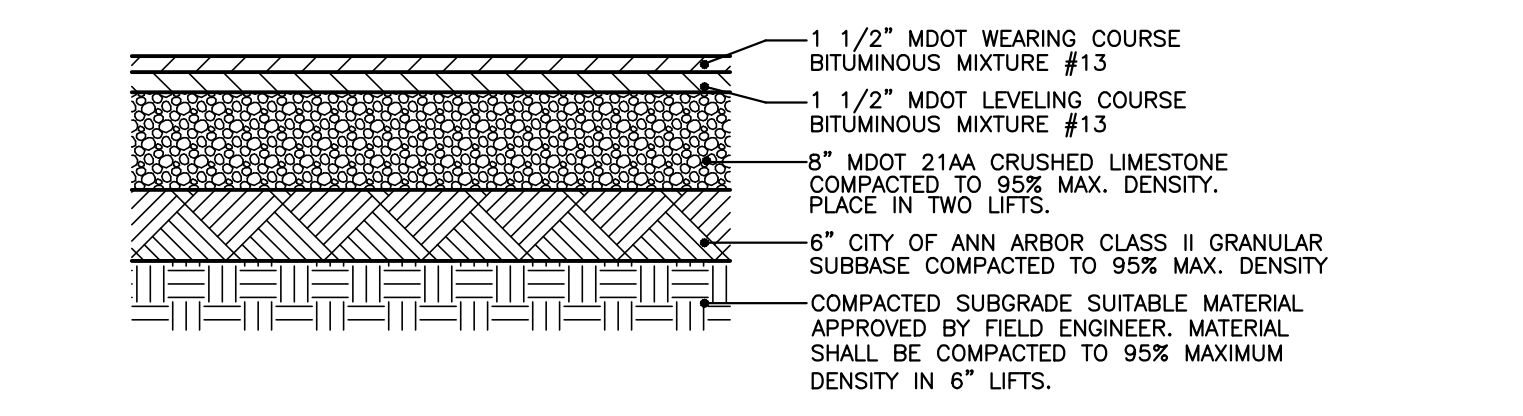


**SILT FENCE DETAIL**  
 NO SCALE

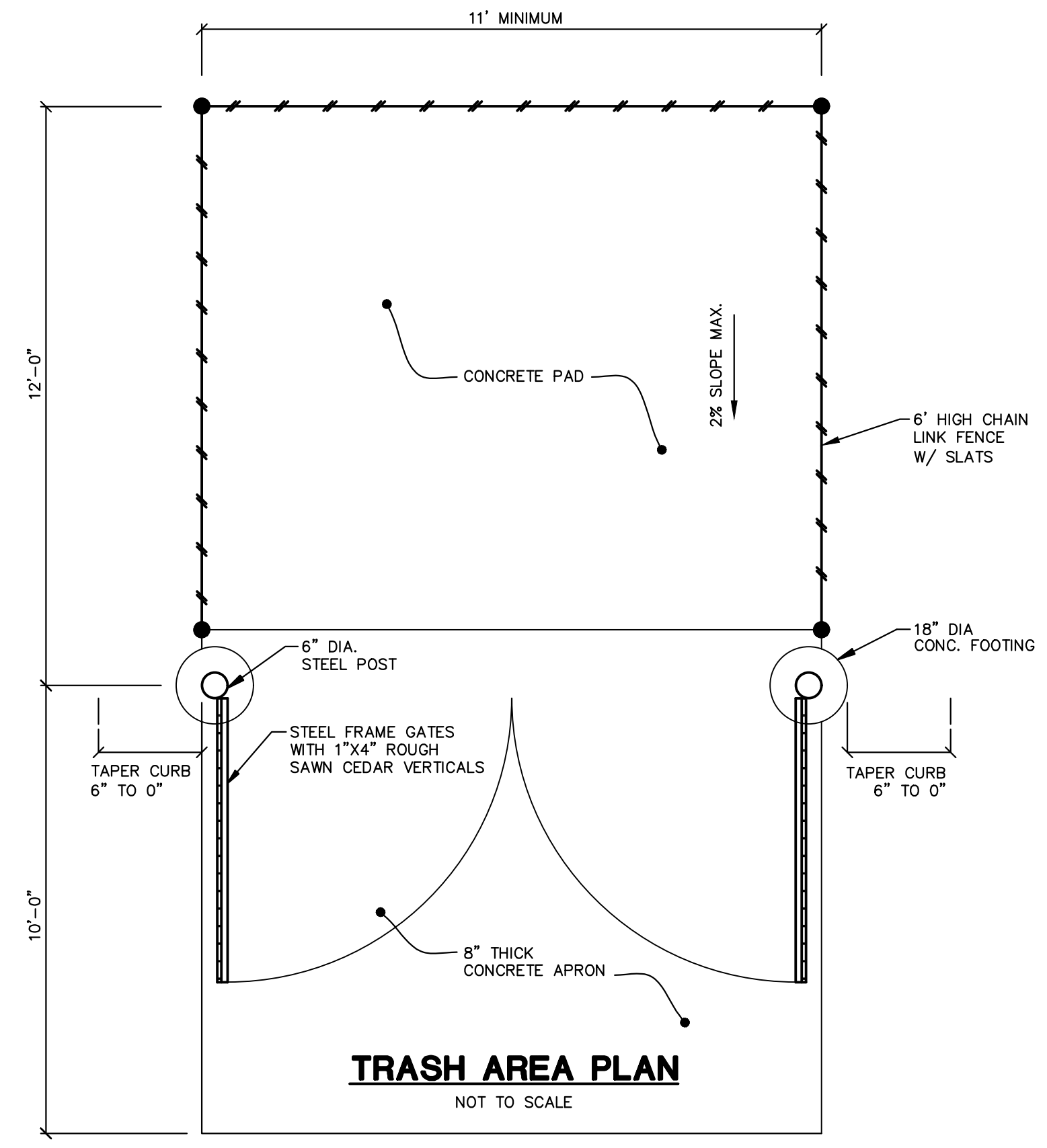


**TYPICAL INTEGRAL WALK AND CURB**  
 NOT TO SCALE

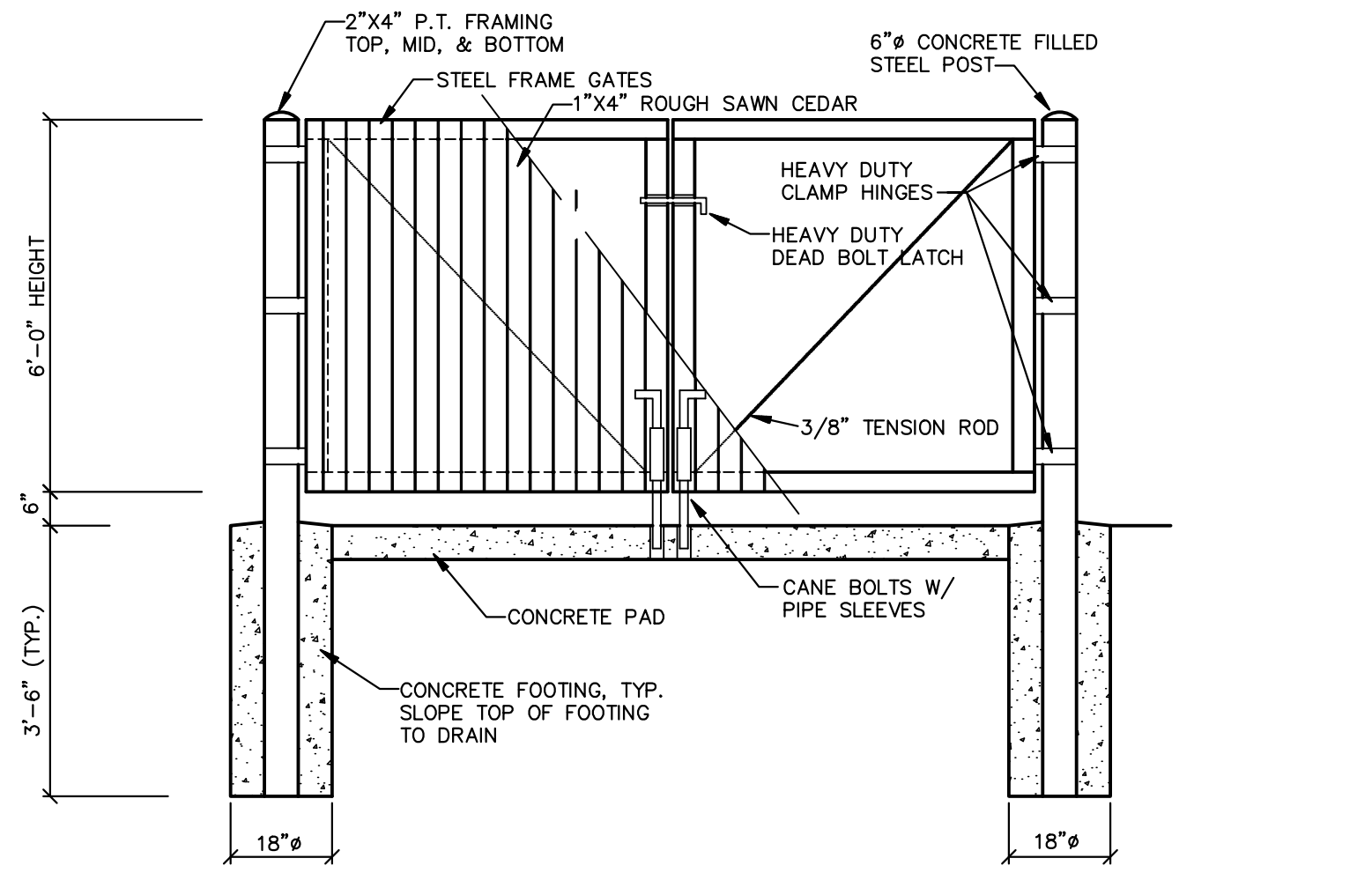
**NOTE:**  
 PLACE CL-II GRANULAR MATERIAL TO FACILITATE POURING CURB. REPLACE WITH AGGREGATE MATERIAL PRIOR TO PAVING.



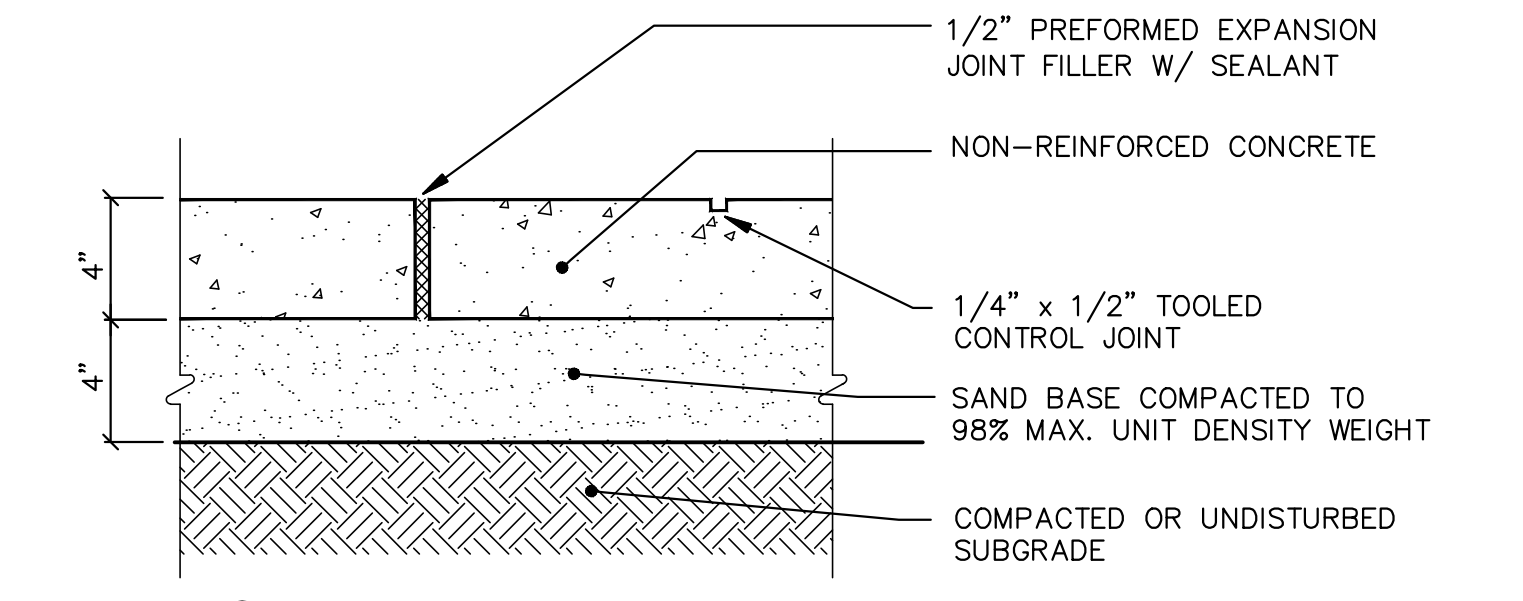
**BITUMINOUS PAVEMENT DETAIL**  
 NO SCALE



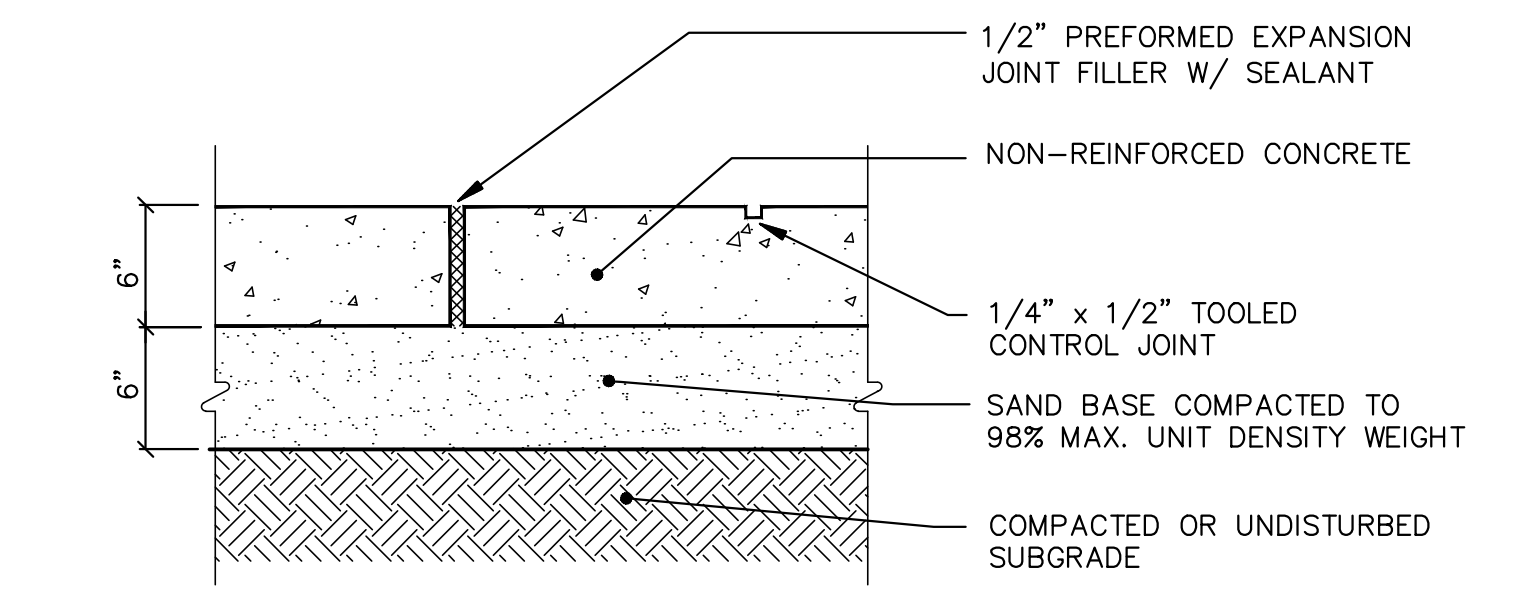
**TRASH AREA PLAN**  
 NOT TO SCALE



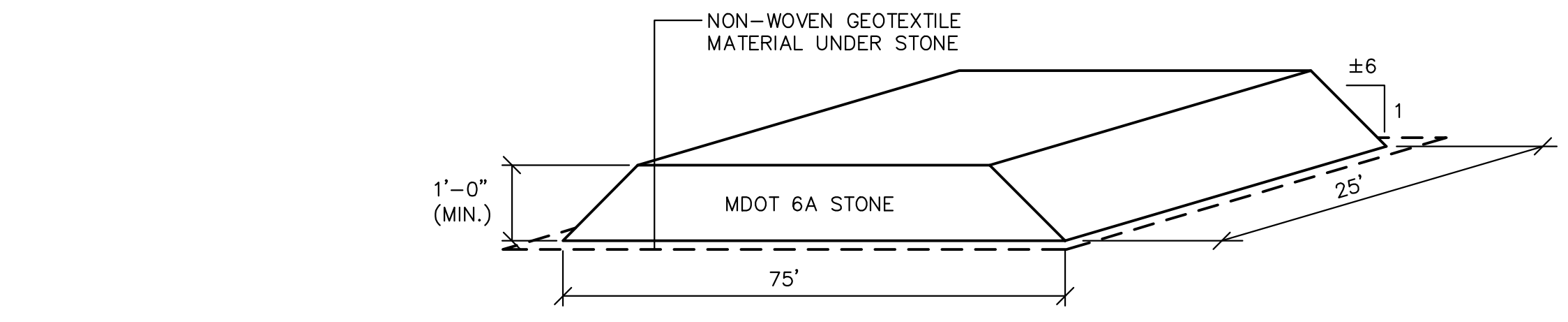
**TRASH AREA ELEVATION**  
 NOT TO SCALE



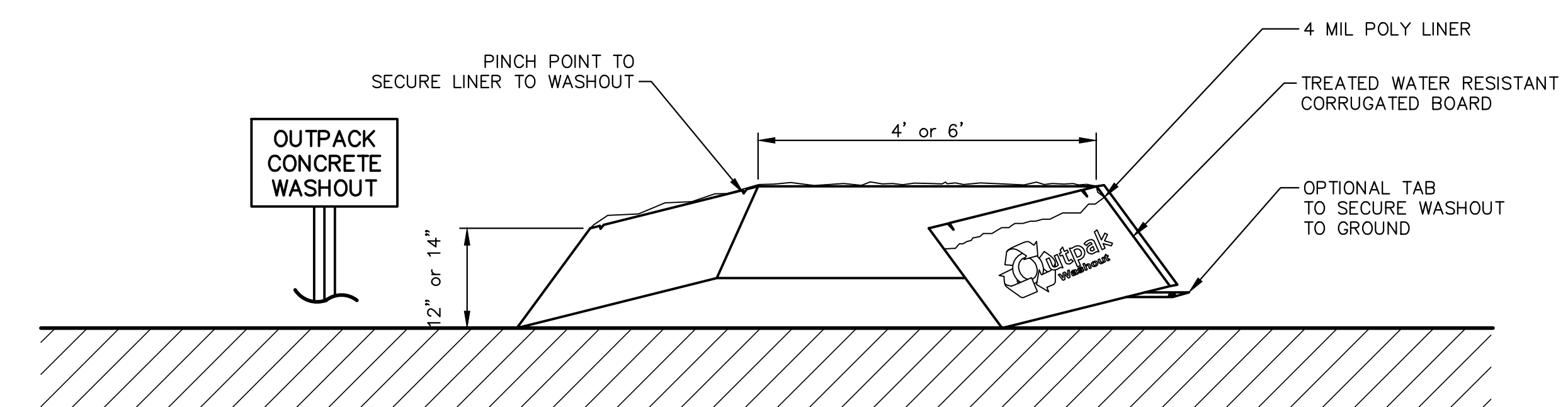
**CONCRETE WALK DETAIL**  
 NOT TO SCALE



**HEAVY DUTY CONCRETE DETAIL**  
 NOT TO SCALE



**GRAVEL MUD TRACKING MAT**  
 NOT TO SCALE



**OUTPACK CONCRETE WASHOUT DETAIL**  
 NOT TO SCALE

- NOTES:**
1. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
  2. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
  3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
  4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
  5. DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
  6. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
  7. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
  8. LOCATE WASHOUT AREA AT LEAST 50' (15 METERS) FROM STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
  9. WASH OUT WASTES INTO THE OUTPACK WASHOUT AS SHOWN WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.



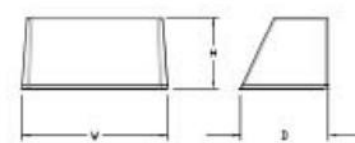


### WST LED Architectural Wall Sconce

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

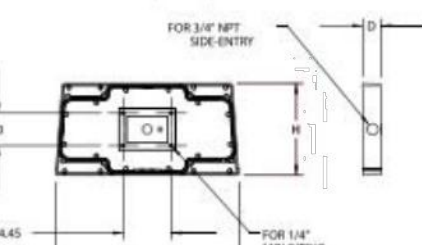
#### Specifications

**Luminaire**  
**Height:** 8-1/2" (21.59 cm)  
**Width:** 17" (43.18 cm)  
**Depth:** 10-3/16" (26.8 cm)  
**Weight:** 20 lbs (9.1 kg)



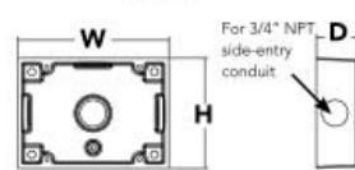
#### Optional Back Box (PBBW)

**Height:** 8.49" (21.56 cm)  
**Width:** 17.01" (43.27 cm)  
**Depth:** 1.70" (4.30 cm)



#### Optional Back Box (BBW)

**Height:** 4" (10.2 cm)  
**Width:** 5-1/2" (14.0 cm)  
**Depth:** 1-1/2" (3.8 cm)

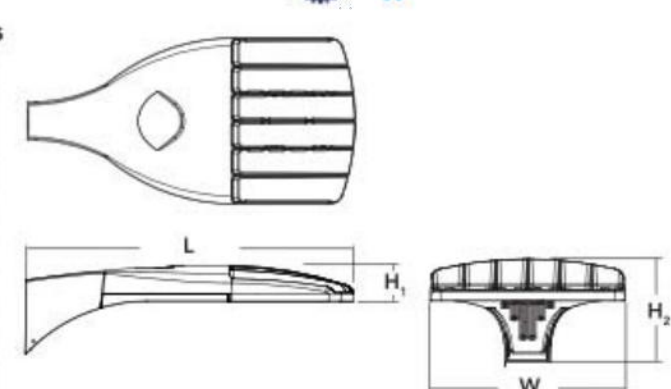


### D-Series Size 0 LED Area Luminaire



#### Specifications

**EPA:** 0.95 ft (29.27 cm)  
**Length:** 26" (66.02 cm)  
**Width:** 13" (33.02 cm)  
**Height:** 3" (7.62 cm)  
**Height:** 7" (17.78 cm)  
**Weight (max):** 14 lbs (6.35 kg)



#### Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

#### Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLAIR2Z PIRNH DBX0

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics	30K 3000 K	T15 Type I short	T35 Type II short	MVOLT <sup>1</sup>
	P1 P4 P7	40K 4000 K	T25 Type II short	T3M Type II medium	120 <sup>2</sup>
	P2 P5	50K 5000 K	T2M Type II medium	T3W Type II wide	208 <sup>3</sup>
	P3 P6		T3S Type III short	BLC Backlight control <sup>4</sup>	240 <sup>4</sup>
	Rotated optics		T3M Type II medium	LECO Left corner cutoff <sup>5</sup>	277 <sup>5</sup>
	P10 P12		T4M Type III medium	RCCO Right corner cutoff <sup>6</sup>	347 <sup>6</sup>
	P11 P13		T3TM Forward throw medium	RCCO Right corner cutoff <sup>6</sup>	480 <sup>6</sup>
			T3VS Type V very short		

Control options	Other options	Finish
<b>Shipped installed</b> NLAIR2 Night All generation 2 enabled <sup>7</sup> PIRNH Network, high-flow motion/ambient sensor <sup>8</sup> PER 303MA touch-back integrable only (cannot ordered separately) <sup>9</sup> PER5 Fan-free integrable only (cannot ordered separately) <sup>10</sup> PER7 Seven-gal integrable only (cannot ordered separately) <sup>11</sup> DMG 0-10V dimming extend out back of housing for external control (cannot ordered separately)	PIR High-flow, motion/ambient sensor 8-15' mounting height, ambient sensor enabled at 16" <sup>12</sup> PIRH High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" <sup>12</sup> PIRTCV High-flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16" <sup>12</sup> PIRTCV High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" <sup>12</sup> FAO Field adjustable output <sup>13</sup>	<b>Shipped installed</b> HS House-side shield <sup>14</sup> SF Single face (120, 277, 347V) <sup>15</sup> DF Double face (208, 240, 480V) <sup>16</sup> LMO Left rotated optics <sup>17</sup> RMO Right rotated optics <sup>17</sup> DDL Diffused drop lens <sup>18</sup> BS Bird spikes <sup>19</sup> EGS External glare shield <sup>20</sup>
		DBR00 Dark bronze DBL00 Black DNAL0 Natural aluminum DNWD0 White DBR02 Textured dark bronze DNAL2 Textured natural aluminum DNWD2 Textured white DBR04 Textured dark bronze DNAL4 Textured natural aluminum DNWD4 Textured white

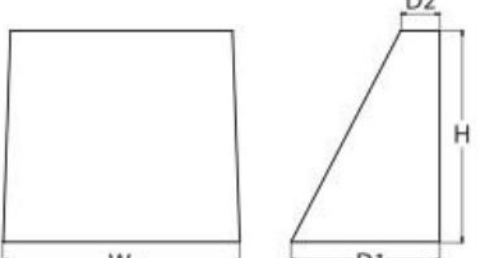
### WDGE1 LED Architectural Wall Sconce



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

#### Specifications

**Depth (D1):** 5.5"  
**Depth (D2):** 1.5"  
**Height:** 8"  
**Width:** 9"  
**Weight:** (without options) 9 lbs



#### Introduction

The WDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution. WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

#### WDGE1 LED Family Overview

Luminaire	Standard LM, PFC	Cold LM, 10°C	Sensor	P1	P2	Lumens (lm/1000)			
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	---	---	1,200	2,000	---	---	---	---
WDGE2 LED	10W	18W	Standalone / r/light	1,200	2,000	3,000	4,500	6,000	---
WDGE3 LED	15W	18W	Standalone / r/light	7,500	8,500	10,000	12,000	---	---
WDGE4 LED	---	---	Standalone / r/light	12,000	16,000	18,000	20,000	22,000	25,000

#### Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBX0

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	Shipped included
	P2	30K 3000K	80CRI	VW Visual comfort wide	347 <sup>1</sup>	SRM Surface mounting bracket
		35K 3500K				ICW Indirect Canopy/Canopy/Washer bracket (dry/damp locations only) <sup>2</sup>
		40K 4000K				Shipped separately
		50K 5000K				AWS 3/8" Arch. wall spacer
						BBW Surface-mounted back box
						PBBW Premium surface-mounted back box (top, left, right and entry)

Options	Finish
EBWH <sup>3</sup> Emergency battery backup, IEC compliant (HV, 0°C min)	DBR00 Dark bronze
PE <sup>4</sup> Precision, Battery Type	DBL00 Black
BS <sup>5</sup> Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAL0 Natural aluminum
DMG 0-10V dimming wires pulled outside face for use with an external control, ordered separately	DNWD0 White
BCE Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.	DBR02 Textured dark bronze
	DNAL2 Textured natural aluminum
	DNWD2 Textured white
	DBR04 Textured dark bronze
	DNAL4 Textured natural aluminum
	DNWD4 Textured white

**Accessories**  
 Cased and pre-wired:  
 WDG405 DDBX0 4" WDGE 3/8" Arch. Wall Spacer (specify finish)  
 WDG1 PBBW DDBX0 4" WDGE1 Premium surface-mounted back box (specify finish)  
 WDG1 DDBX0 4" Sensor - recessed back box (specify finish)

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Mounting Height
	D	3	Lithonia Lighting	WDGE1 LED P2 40K 80CRI VF	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	LED	WDGE1_LED_P2_40K_80CRI_VF.ies	1978	0.9	15.0178	11'
	E	1	Lithonia Lighting	WST LED P1 40K VF MVOLT	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT	LED	WST_LED_P1_40K_VF_MVOLT.ies	1639	0.9	12	11'
	F	1	Lithonia Lighting	DSX0 LED P4 40K TFTM MVOLT HS	DSX0 LED P4 40K TFTM MVOLT with houseside shield	LED	DSX0_LED_P4_40K_TFTM_MVOLT_HS.ies	8243	0.9	92	18'

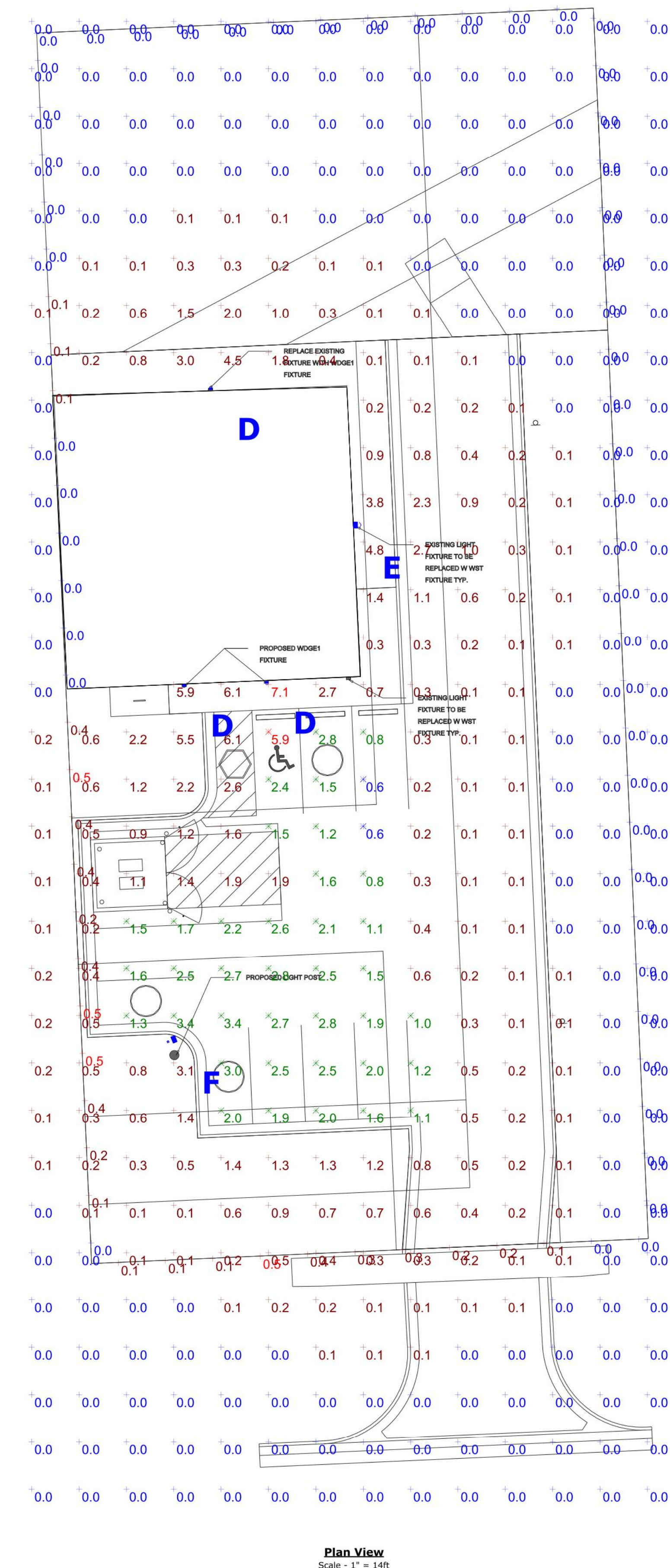
### Statistics

Description	Symbol	Avg	Max	Min	Avg/Max	Avg/Min	Max/Min
PARKING - NEW	✖	2.0 fc	5.9 fc	0.6 fc	0.3:1	3.3:1	9.8:1
PL - NEW	+	0.1 fc	0.5 fc	0.0 fc	0.2:1	N/A	N/A
SITE- NEW	+	0.5 fc	7.1 fc	0.0 fc	0.1:1	N/A	N/A

**GENERAL CONTROLS NOTES:**  
 UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013 OR APPLICABLE ENERGY CODE. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705

**GENERAL LIGHTING NOTES:**  
 - SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.  
 - SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.  
 - CORRIDOR CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0" AFG.  
 THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

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



Plan View Scale - 1" = 14ft

