

DEVELOPER/PETITIONER/OWNER:
MILLER BUILDING LLC
BOB MILLER
801 WEST LIBERTY
ANN ARBOR, MI 48103
PHONE: 734-730-4800

ARCHITECT:
LEWIS GREENSPOON ARCHITECTS
DAVID LEWIS
440 SOUTH MAIN SUITE 2
ANN ARBOR, MI 48104
PHONE: 734-786-3757

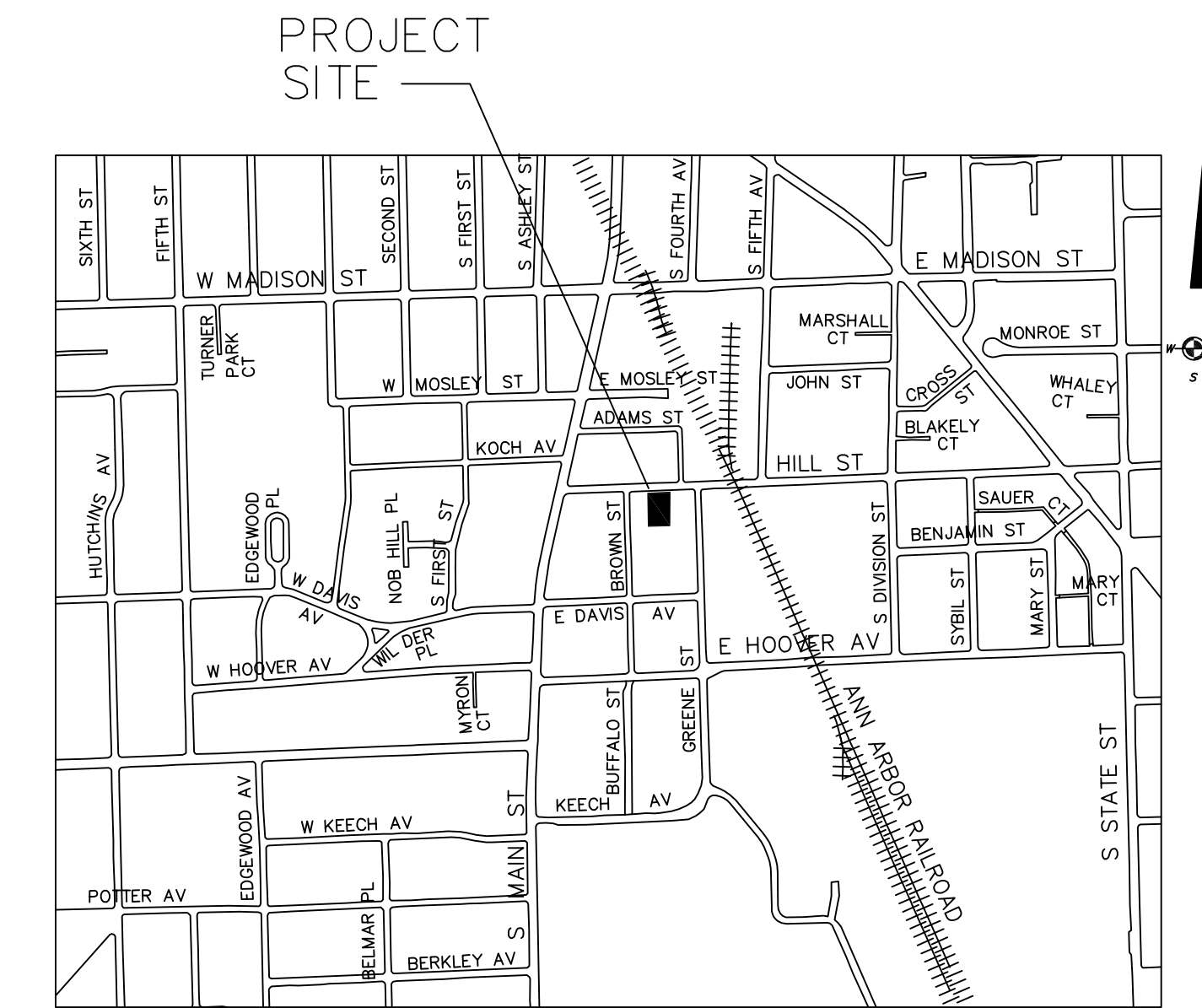
ENGINEER/PETITIONER'S AGENT:
MACON ENGINEERING, LLC
KATHY KEINATH, P.E.
P.O. BOX 314
CHELSEA, MICHIGAN 48118
PHONE: 734-216-9941
EMAIL: kkeinath@yahoo.com

SURVEYOR:
ARBOR LAND CONSULTANTS
KEVIN GINGRAS
2936 MADRONO
ANN ARBOR, MI 48103
PHONE: 734-669-2960

132 HILL STREET

MULTI-FAMILY RESIDENTIAL CITY OF ANN ARBOR, WASHTENAW COUNTY

SITE PLAN SP18-014



LOCATION MAP
N.T.S.



Know what's below.
Call before you dig.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES IN THE AREA, ESPECIALLY IN AREAS WHERE THE UNDERGROUND UTILITIES HAVE NOT BEEN RECORDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES IN THE EXACT LOCATION INDICATED AS SHOWN ON THIS SHEET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES IN THE EXACT LOCATION INDICATED AS SHOWN ON THIS SHEET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES IN THE EXACT LOCATION INDICATED AS SHOWN ON THIS SHEET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES IN THE EXACT LOCATION INDICATED AS SHOWN ON THIS SHEET.

STATEMENT OF INTEREST IN LAND:

MILLER BUILDING IS ACTING AS THE OWNER, PETITIONER AND DEVELOPER OF THE SITE.

DEVELOPMENT PROGRAM

THE PROPOSED DEVELOPMENT WILL INCLUDE FIVE RESIDENTIAL UNITS. THERE WILL BE 8 PARKING SPACES PROVIDED ON THE SITE. THE PROJECT WILL MOST LIKELY PROVIDE STUDENT HOUSING. THE DEVELOPMENT HAS BEEN PLANNED TO PROVIDE ADEQUATE PARKING, INGRESS AND EGRESS, STORM WATER MANAGEMENT FACILITIES, PEDESTRIAN CONNECTIONS AND ALL OTHER REQUIRED SITE ELEMENTS. THE SITE IS TO BE DEVELOPED IN TWO PHASES AS SHOWN AND DESCRIBED ON THE PHASING PLAN SHEET. THE PROPOSED PROJECT IS SCHEDULED TO BEGIN UPON APPROVAL AND COMPLETED BY 2019. CONSTRUCTION COST ARE CURRENTLY ESTIMATED TO BE \$1,000,000.

COMMUNITY ANALYSIS

THE PROPOSED PROJECT IS LOCATED ON THE SOUTH SIDE HILL STREET BETWEEN BROWN AND ADAMS STREETS, JUST EAST OF SOUTH MAIN STREET. THE SITE CONTAINS ONE LOT THAT IS ZONED R4C. THE EXISTING USE IS SINGLE FAMILY RESIDENTIAL. THE PROPOSED USE OF THE BUILDING IS RESIDENTIAL. THE PROPERTY TO THE WEST, EAST, NORTH AND SOUTH IS CURRENTLY ZONED R4C RESIDENTIAL. THE PROPOSED DEVELOPMENT WILL NOT HAVE A NEGATIVE IMPACT ON PUBLIC SCHOOLS, AIR OR WATER QUALITY. THERE ARE NO HISTORIC FEATURES ON THE SITE. THE NATURAL FEATURES ON THE SITE INCLUDE ONE LANDMARK TREE THAT IS TO REMAIN UNDISTURBED.

THE PROPOSED DEVELOPMENT WILL BE AN IMPROVEMENT TO THE EXISTING SITE WHICH INCLUDES AN OLDER HOME THAT HAS DETERIORATED. THE INTENDED USE AS A RESIDENTIAL PROPERTY WILL BE CONSISTENT WITH OTHER RESIDENTIAL USES IN THE NEIGHBORHOOD.

THE PROJECT WILL BE HARMONIOUS WITH THE SURROUNDING PROPERTIES IN THE NEIGHBORHOOD AND SPECIFICALLY THE PROPERTIES TO THE EAST, WEST, SOUTH AND NORTH OF THE SITE. THE FRONT YARD SETBACK HAS BEEN AVERAGED AS ALLOWED BY ZONING CODE TO BE CONSISTENT WITH THE ADJACENT PROPERTIES.

GENERAL DESCRIPTION OF NATURAL FEATURES

THERE ARE NO FLOODPLAINS, WOODLAND, WETLANDS, WATERCOURSES, STEEP SLOPES OR ENDANGERED SPECIES HABITAT ON THE SITE. THERE IS ONE 16" LANDMARK MAPLE TREE LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY THAT WILL NOT BE DISTURBED.

NATURAL FEATURES STATEMENT OF IMPACT

THE ONLY NATURAL FEATURE ON THE SITE IS A 16" LANDMARK MAPLE TREE LOCATED ALONG THE SOUTHWEST PROPERTY LINE. THE PARKING LOT HAS BEEN DESIGNED WITH A COMPACT CAR SPACE AT THE SOUTHWEST CORNER WITH PROPOSED GRADES TO MATCH EXISTING GRADES TO AVOID ANY NEGATIVE IMPACTS TO THE TREE. THE TREE WILL REMAIN ON THE SITE AND WILL BE PROTECTED WITH TREE FENCING AROUND THE CRITICAL ROOT ZONE DURING CONSTRUCTION. THERE IS ONE 16" LANDMARK MAPLE TREE THAT IS A CITY STREET TREE. THIS TREE WILL NOT BE DISTURBED EXCEPT FOR THE REPLACEMENT OF THE EXISTING SIDEWALK. EXISTING GRADES WILL BE MAINTAINED TO THE EXTENT POSSIBLE TO REDUCE ANY POSSIBLE IMPACTS TO THE TREE.

TRAFFIC IMPACT ANALYSIS

VEHICULAR, PEDESTRIAN AND BICYCLE ROUTES ARE SHOWN ON THE PLANS. NO TRUCK TRAFFIC TO THE SITE IS ANTICIPATED. ONE NEW ENTRANCE TO THE PARKING AREAS WILL BE LOCATED ON HILL STREET. THE NEW APPROACH WILL BE PART OF A SHARED DRIVEWAY EASEMENT WITH THE ADJACENT PROPERTY TO THE EST. THE EXISTING CURB CUTS ON HILL STREET WILL BE REMOVED. NO TRAFFIC STUDY IS REQUIRED BASED ON THE TRIP GENERATION ANALYSIS.

SITE TRIP GENERATION										
Land Use	ITE Code	Amount	Units	AM Peak Hour			PM Peak Hour			Total
				In	Out	Total	In	Out	Total	
Apartment	220	5	DU	1.2	4.9	6.2	13.3	7.1	20.4	

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

LEGAL DESCRIPTION

TAX ID 09-09-32-111-012

LOT 10 AND THE EAST 1/2 OF LOT 11, "WILLIAM A. BENEDICT'S PLAT", A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP (NOW THE CITY OF ANN ARBOR), WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 44 OF DEEDS, PAGE 748, OF WASHTENAW COUNTY RECORDS CONTAINING 0.26 ACRES OF LAND, MORE OR LESS.

COMPARISON CHART

ZONING	EXISTING R4C	REQUIRED R4C	PROPOSED R4C	
USES				
RESIDENTIAL	1 Unit	n/a	5 Units	
BEDROOMS PER UNIT	N/A	n/a	6	
TOTAL BEDROOMS	N/A	n/a	30	
BUILDING				
FLOOR AREA	4,236 sf	n/a	11,653 sf	
PROPERTY REGULATIONS				
LOT AREA/DWELLING UNIT	11,446 sf	2,175 sf	2,289 sf	
MIN ACTIVE OPEN SPACE PER DWELLING UNIT	N/A	300 sf	333 sf	
LOT AREA MIN	11,446 sf	8,500 sf	11,446 sf	
MIN LOT WIDTH	65.95	60 ft	65.95 ft	
MAX. BUILDING HEIGHT	25 ft	30 ft	30 ft	
MIN OPEN SPACE	N/A	40%	46%	
PROPERTY SETBACKS				
	FRONT	12.78 ft	25.00 ft	15.16 ft
	REAR	103.74 ft	30.00 ft	80.64 ft
	SIDE	9.73 ft	12.00 ft	14.46 ft
OFF STREET PARKING				
PARKING 1.5 PER UNIT RESIDENTIAL	2	7.5	8	
BICYCLE PARKING 1 PER 5 UNITS RESIDENTIAL	0	1 A	7A / 2C	

* AVERAGE FRONT SETBACK PROVIDED AS ALLOWED BY CITY CODE

SHEET INDEX

- SP-01 COVER SHEET
- SP-02 EXISTING CONDITIONS
- SP-03 LAYOUT PLAN
- SP-04 UTILITIES PLAN
- SP-05 LANDSCAPE PLAN
- SP-06 GRADING AND SOIL EROSION CONTROL PLAN
- SP-07 STORM WATER MANAGEMENT PLAN
- SP-08 DETAILS
- SP-09 PHOTOMETRIC PLAN
- SP-10 PHASING PLAN
- A2.1 BASEMENT FLOOR PLAN
- A2.2 FIRST FLOOR PLAN
- A2.3 SECOND FLOOR PLAN
- A2.4 THIRD FLOOR PLAN
- A2.5 ROOF PLAN
- A3.1 ELEVATIONS AND MASSING

SOIL TYPES

THE SOILS ON THE SITE ARE FOX SERIES FoA AND FoB. THE SOILS ARE CLASSIFIED AS HYDRAULIC SOILS GROUP B WITH TYPICAL INFILTRATION RATES OF 0.6 IN/HR. THE PETITIONER HAS NOT CONDUCTED INFILTRATION TESTING FOR THIS SMALL SITE AS THE CALCULATIONS DO NOT RELY ON INFILTRATION TO MEET THE REQUIRED DETENTION VOLUMES.

SOLID WASTE DISPOSAL PLAN

THE DEVELOPMENT PROPOSES TO PROVIDE FIVE (5) 96 GAL TRASH AND FIVE (5) 96 GAL RECYCLING CONTAINERS IN THE ENCLOSED AREA AT THE REAR OF THE BUILDING AND THE EAST SIDE OF THE PARKING AREA. CONTAINERS WILL BE WHEELED CURBSIDE ON COLLECTION DAYS FOR PICK UP.



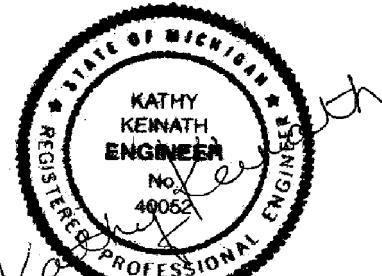
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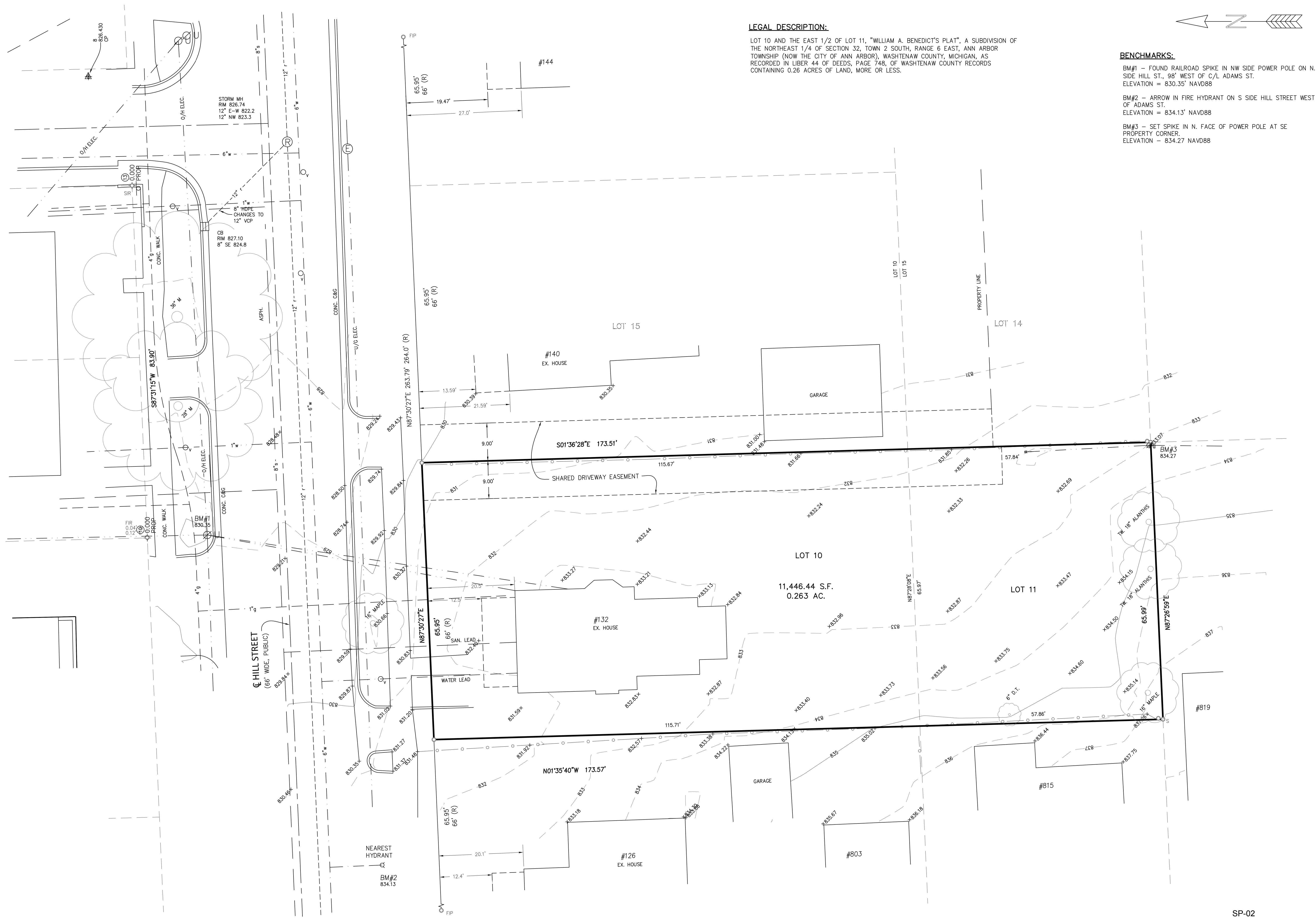
NOT FOR CONSTRUCTION

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

132 HILL
 ANN ARBOR, MI
 SITE PLAN
 COVER

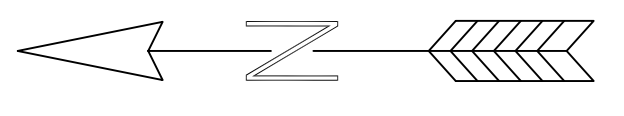


DATE	10-5-18
SCALE	7-23-18
SHEET NO.	7-10-18
	6-8-18
	3-22-18
	N.T.S.
	SP-01

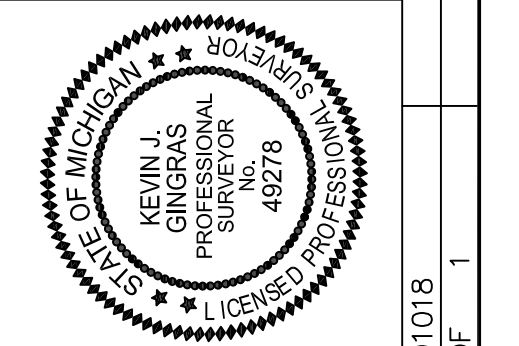


LEGAL DESCRIPTION:
 LOT 10 AND THE EAST 1/2 OF LOT 11, "WILLIAM A. BENEDICT'S PLAT", A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP (NOW THE CITY OF ANN ARBOR), WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 44 OF DEEDS, PAGE 748, OF WASHTENAW COUNTY RECORDS CONTAINING 0.26 ACRES OF LAND, MORE OR LESS.

BENCHMARKS:
 BM#1 - FOUND RAILROAD SPIKE IN NW SIDE POWER POLE ON N. SIDE HILL ST., 98' WEST OF C/L ADAMS ST. ELEVATION = 830.35' NAVD88
 BM#2 - ARROW IN FIRE HYDRANT ON S SIDE HILL STREET WEST OF ADAMS ST. ELEVATION = 834.13' NAVD88
 BM#3 - SET SPIKE IN N. FACE OF POWER POLE AT SE PROPERTY CORNER. ELEVATION = 834.27' NAVD88



ARBOR LAND CONSULTANTS, INC.
 Professional Land Surveyors
 2936 S. Medrons
 Ann Arbor, MI 48103
 (734) 669-2960
 Fax 669-2961
 www.arborlandinc.com



CLIENT: MILLER BUILDING, LLC
TOPOGRAPHIC SURVEY
 #132 HILL STREET
 IN THE SE 1/4 OF SECTION 29
 T3S, R6E, CITY OF ANN ARBOR,
 WASHTENAW COUNTY, MICHIGAN.

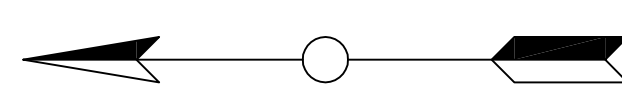
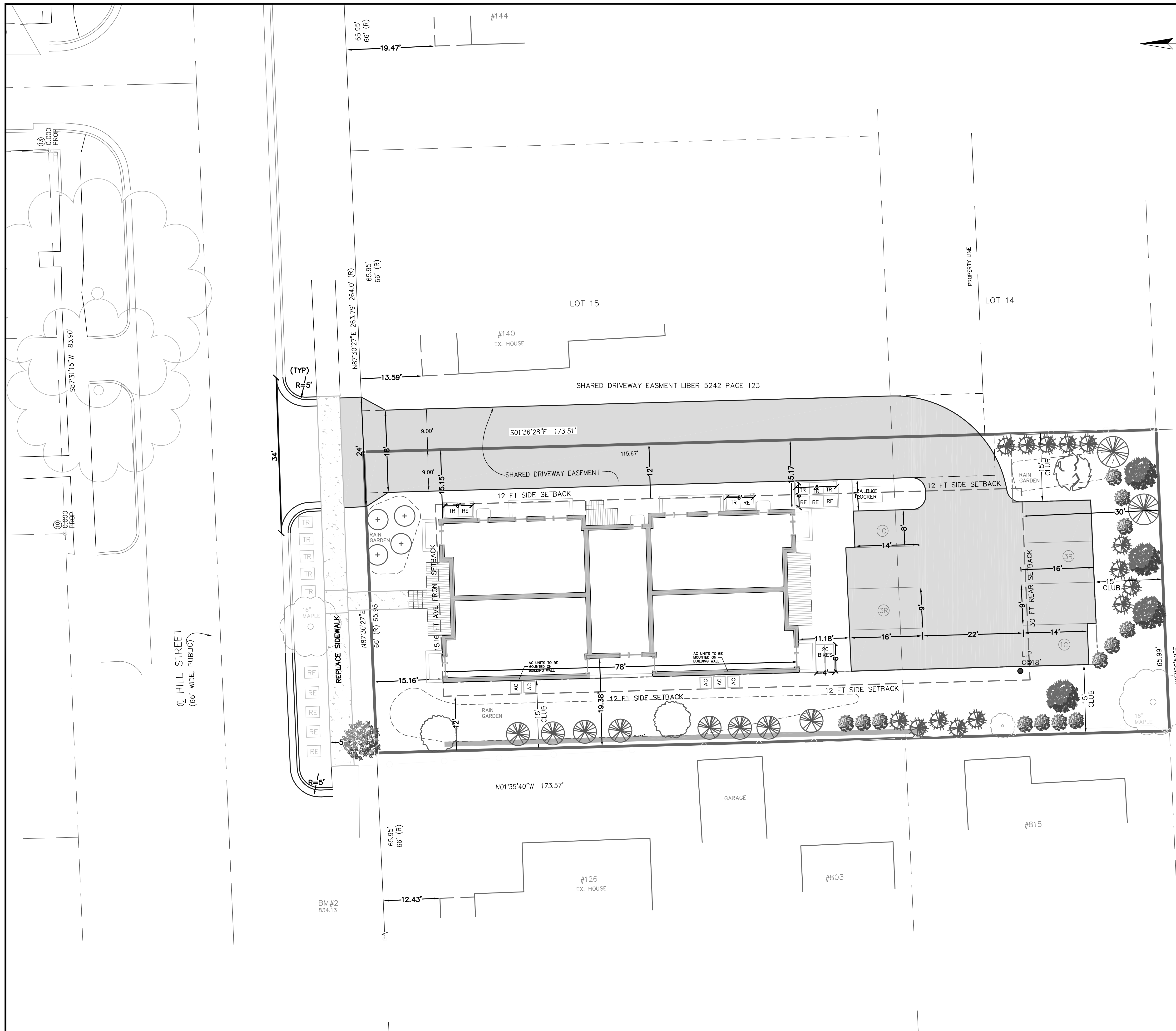
DATE: 1-29-2018
 REVISION: 3-20-2018
 JOB No. 01018
 SHEET 1 OF 1
 SCALE 1 INCH = 10 FEET

- SECTION CORNER**
- FOUND IRON PIPE
 - _{FIP} FOUND IRON ROD
 - _S SET IRON PIPE
 - _S SET IRON NAIL
 - _{FWN} FOUND MAC NAIL
 - SET WOOD LATH
 - △ CONTROL POINT
 - (M) MEASURED DIMENSION
 - (R) RECORDED DIMENSION
 - SURFACE FLOW
- UTILITY NOTE:**
- /H ELEC. - 0/H ELEC.
 - 8" - 8" GAS MAIN
 - 6" - 6" WATER MAIN
 - 18" - 18" STORM LINE
 - 6" - 6" SANITARY LINE
 - 0/H CTV - 0/H CTV
 - U/G COMM. - U/G COMM.
 - - CHAIN LINK FENCE
 - - WOOD FENCE
 - - TELEPHONE RISER
 - - GAS MAIN RISER
 - - BARBED WIRE FENCE

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UTILITY NOTE:
 811 Know what's below. Call before you dig.

SP-02
 EXISTING CONDITIONS



LEGEND

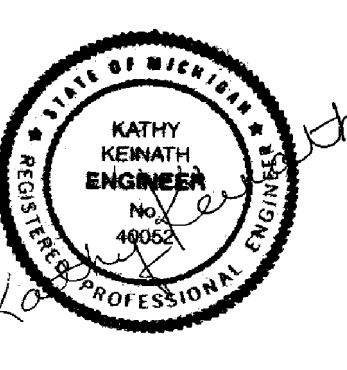
- SECTION CORNER
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- S SET IRON PIPE
- SMN SET MAG NAIL
- FMN FOUND MAG NAIL
- SET WOOD LATH
- CONTROL POINT
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- SURFACE FLOW
- ⊕ WATER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ GATE VALVE
- ⊕ BEEHIVE CATCH BASIN
- ⊕ CURB CATCH BASIN
- ⊕ STORM MANHOLE
- ⊕ CULVERT/END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ LIGHT POLE
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- ⊕ GAS MAIN RISER
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- PHONE LINE
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- BARBED WIRE FENCE
- PR STORM SEWER
- PR SANITARY SEWER
- PR WATER MAIN
- PR SILT FENCE
- PR TREE FENCE
- PR INLET FILTER
- PR CONCRETE
- PR ASPHALT
- PR GRAVEL
- PR CURB
- 700 PR CONTOUR LINE
- 700.00 X PR SPOT GRADE

811
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Macon Engineering, LLC.
P.O. Box 314, Chelsea, MI 48118 734-216-9941

132 HILL ARBOR, MI
SITE PLAN
LAYOUT



AVERAGE FRONT SETBACK CALCULATION:
 $(19.47+13.59+12.43)/3 = 15.16$ FT

STANDARD SIDEWALK REPAIR AND MAINTENANCE NOTE:
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 THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

NOT FOR CONSTRUCTION

DATE	10-5-18
DATE	7-23-18
DATE	7-10-18
DATE	6-7-18
DATE	3-22-18
SCALE	1"=10'
SHEET NO.	SP-03

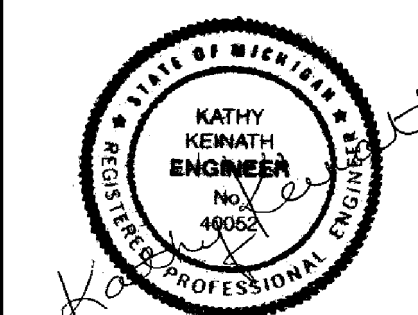


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P.O. Box 314, Chelsea, MI 48118 734-216-9941

132 HILL
ANN ARBOR, MI
SITE PLAN
UTILITIES



DATE 3-22-18
SCALE 1"=10'
SHEET NO.

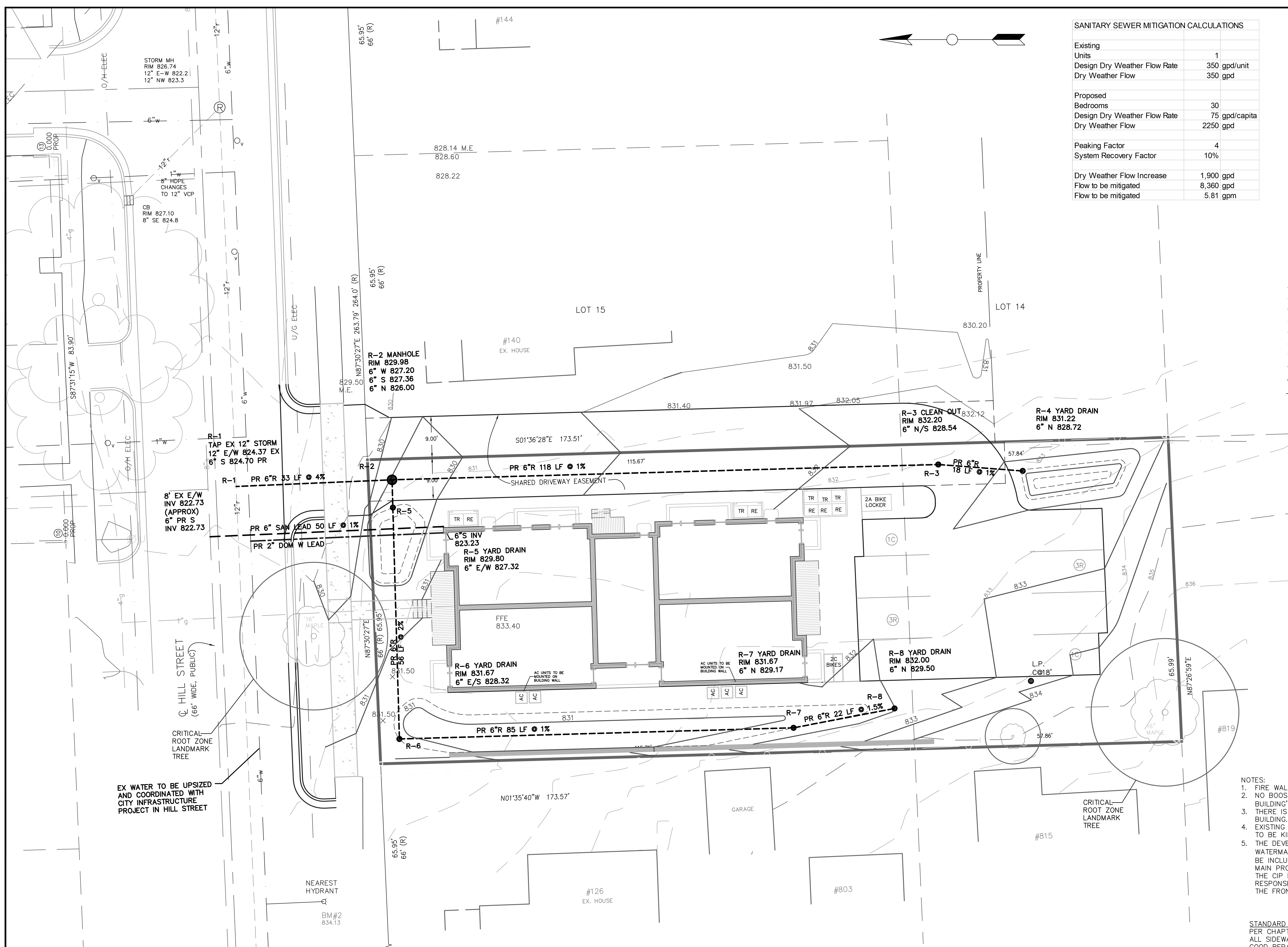
SP-04

SANITARY SEWER MITIGATION CALCULATIONS

Existing	
Units	1
Design Dry Weather Flow Rate	350 gpd/unit
Dry Weather Flow	350 gpd
Proposed	
Bedrooms	30
Design Dry Weather Flow Rate	75 gpd/capita
Dry Weather Flow	2250 gpd
Peaking Factor	4
System Recovery Factor	10%
Dry Weather Flow Increase	1,900 gpd
Flow to be mitigated	8,360 gpd
Flow to be mitigated	5.81 gpm

LEGEND

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON PIPE
- SET MAG NAIL
- FOUND MAG NAIL
- SET WOOD LATH
- CONTROL POINT
- MEASURED DIMENSION
- RECORDED DIMENSION
- SURFACE FLOW
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- PR INLET FILTER
- PR CONCRETE
- PR ASPHALT
- PR GRAVEL
- PR CURB
- PR CONTOUR LINE
- PR SPOT GRADE



STORM SEWER DESIGN COMPUTATIONS

Q = A * 1.486n * R^{2/3} * S^{1/2} Q = C * I * A I = 175 / (T+25) n = 0.011

FROM MH	TO MH	ACRES	IMPERV. FACTOR	EQUIV. AREA A * C	ADD. AREA A * C	SUM OF AREA A * C	INTENSITY I	TIME OF CONCEN. TRATION	RUNOFF (CFS) Q	PIPE CAPACITY (CFS)	LENGTH OF PIPE	PIPE DIAMETER IN	HYDRAULIC GRADIENT USED	ACTUAL SLOPE %	VELOCITY FLOWING FULL (FPS) (MIN)	TIME	HG ELEV UPPER END	HG ELEV LOWER END	RIM ELEV UPPER END	RIM ELEV LOWER END	INVERT UPPER END	INVERT LOWER END	DEPTH COVER	HG DEPTH
R2	R1	0.29	0.707	0.20	0.00	0.20	4.38	15.00	0.88	1.34	32	6	2.42%	4.06%	5.8	0.09	826.40	825.10	826.40	825.10	826.00	824.70	2.90	3.00

- NOTES:
- FIRE WALLS DO NOT EXIST.
 - NO BOOSTER PUMPS ARE PROPOSED FOR THE BUILDING'S WATER SERVICE.
 - THERE IS NO FIRE SUPPRESSION SYSTEM IN THE BUILDING.
 - EXISTING WATER AND SANITARY SERVICES LEADS ARE TO BE KILLED AT THE MAINS.
 - THE DEVELOPER HAS REQUESTED THAT THE EX 6" WATERMAIN UPSIZING TO PROPOSED 12" WATER MAIN BE INCLUDED IN THE CITY'S PROPOSED CIP WATER MAIN PROJECT. IF THE CITY DOES NOT CONSTRUCT THE CIP PROJECT, THEN THE DEVELOPER WILL BE RESPONSIBLE FOR UPSIZING THE WATERMAIN ALONG THE FRONTAGE OF THE PROPERTY.

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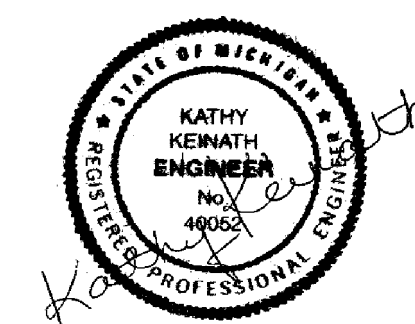


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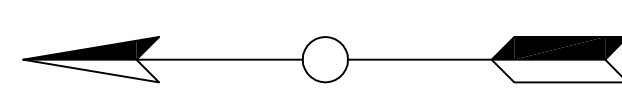
132 HILL ARBOR, MI
SITE PLAN
LANDSCAPE



10-5-18
7-23-18
7-10-18
6-7-18
DATE 3-22-18
SCALE 1"=10'
SHEET NO. SP-05

LEGEND

- SECTION CORNER
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- PR ASPHALT
- PR GRAVEL
- PR VEHICULAR USE AREA
- PR CURB
- 700 PR CONTOUR LINE
- 700.00 X PR SPOT GRADE



PLANT LIST

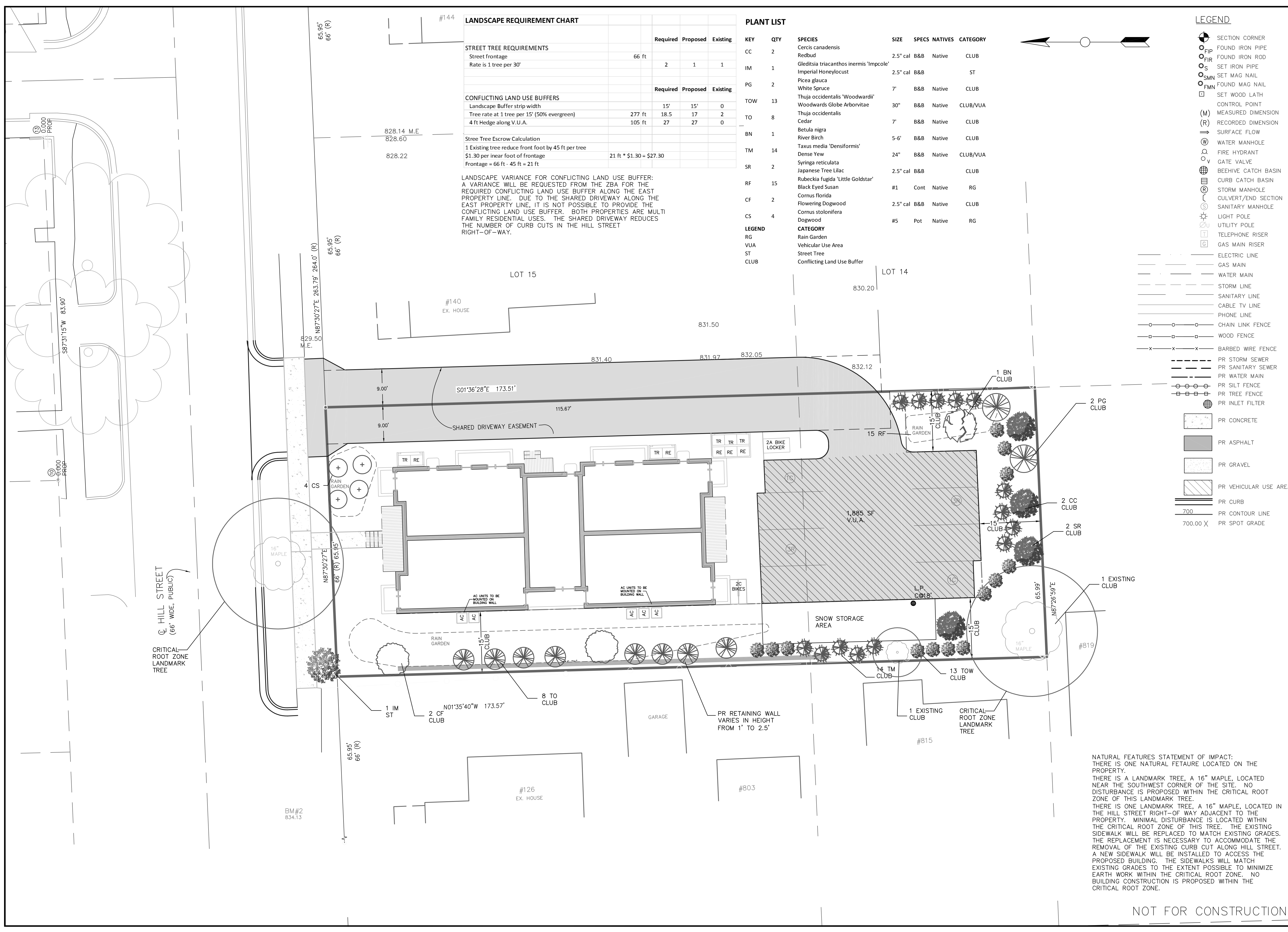
KEY	QTY	SPECIES	SIZE	SPECS	NATIVES	CATEGORY
CC	2	Cercis canadensis	2.5" cal	B&B	Native	CLUB
IM	1	Gleditsia triacanthos inermis 'Impcole'	2.5" cal	B&B		ST
PG	2	Imperial Honeylocust	2.5" cal	B&B		ST
TOW	13	Picea glauca	7'	B&B	Native	CLUB
TO	8	Thuja occidentalis 'Woodwardii'	30"	B&B	Native	CLUB/VUA
BN	1	Woodwards Globe Arborvitae	30"	B&B	Native	CLUB/VUA
TM	14	Thuja occidentalis	7'	B&B	Native	CLUB
SR	2	Cedar	7'	B&B	Native	CLUB
RF	15	Betula nigra	5-6'	B&B	Native	CLUB
CF	2	River Birch	5-6'	B&B	Native	CLUB
CS	4	Taxus media 'Densiformis'	24"	B&B	Native	CLUB/VUA
RG		Syringa reticulata	2.5" cal	B&B		CLUB
VUA		Japanese Tree Lilac	2.5" cal	B&B		CLUB
ST		Rubackia fugida 'Little Goldstar'	#1	Cont	Native	RG
CLUB		Black Eyed Susan	2.5" cal	B&B	Native	CLUB
		Cornus florida	2.5" cal	B&B	Native	CLUB
		Flowering Dogwood	2.5" cal	B&B	Native	CLUB
		Cornus stolonifera	#5	Pot	Native	RG
		Dogwood				

LEGEND
 RG Rain Garden
 VUA Vehicular Use Area
 ST Street Tree
 CLUB Conflicting Land Use Buffer

LANDSCAPE REQUIREMENT CHART

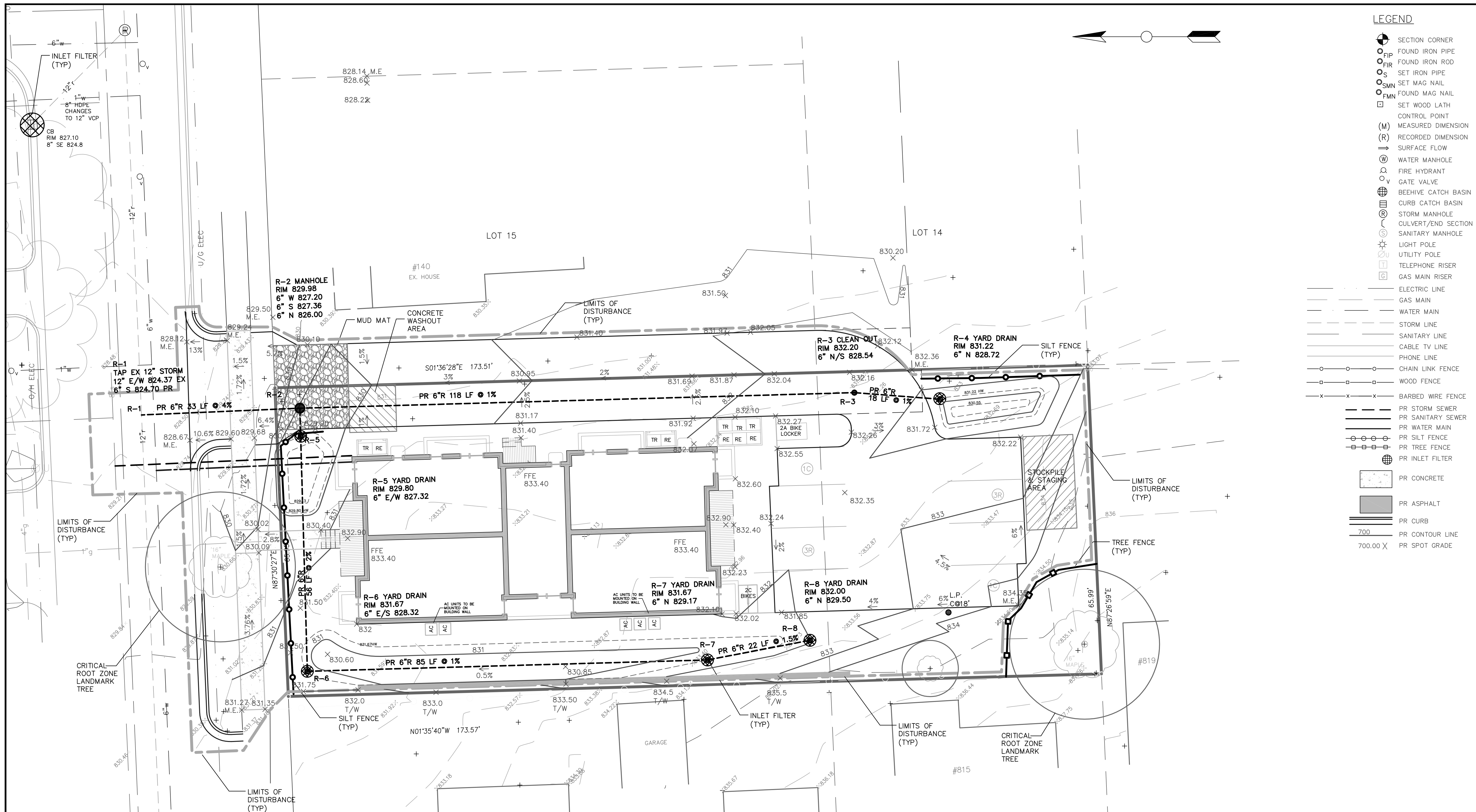
	Required	Proposed	Existing
STREET TREE REQUIREMENTS			
Street frontage	66 ft		
Rate is 1 tree per 30'	2	1	1
CONFLICTING LAND USE BUFFERS			
Landscape Buffer strip width	15'	15'	0
Tree rate at 1 tree per 15' (50% evergreen)	277	18.5	17
4 ft Hedge along V.U.A.	105	27	27
Street Tree Escrow Calculation			
1 Existing tree reduce front foot by 45 ft per tree			
\$1.30 per inear foot of frontage	21 ft * \$1.30 = \$27.30		
Frontage = 66 ft - 45 ft = 21 ft			

LANDSCAPE VARIANCE FOR CONFLICTING LAND USE BUFFER:
 A VARIANCE WILL BE REQUESTED FROM THE ZBA FOR THE REQUIRED CONFLICTING LAND USE BUFFER ALONG THE EAST PROPERTY LINE. DUE TO THE SHARED DRIVEWAY ALONG THE EAST PROPERTY LINE, IT IS NOT POSSIBLE TO PROVIDE THE CONFLICTING LAND USE BUFFER. BOTH PROPERTIES ARE MULTI FAMILY RESIDENTIAL USES. THE SHARED DRIVEWAY REDUCES THE NUMBER OF CURB CUTS IN THE HILL STREET RIGHT-OF-WAY.



NATURAL FEATURES STATEMENT OF IMPACT:
 THERE IS ONE NATURAL FETAURE LOCATED ON THE PROPERTY.
 THERE IS A LANDMARK TREE, A 16" MAPLE, LOCATED NEAR THE SOUTHWEST CORNER OF THE SITE. NO DISTURBANCE IS PROPOSED WITHIN THE CRITICAL ROOT ZONE OF THIS LANDMARK TREE.
 THERE IS ONE LANDMARK TREE, A 16" MAPLE, LOCATED IN THE HILL STREET RIGHT-OF WAY ADJACENT TO THE PROPERTY. MINIMAL DISTURBANCE IS LOCATED WITHIN THE CRITICAL ROOT ZONE OF THIS TREE. THE EXISTING SIDEWALK WILL BE REPLACED TO MATCH EXISTING GRADES. THE REPLACEMENT IS NECESSARY TO ACCOMMODATE THE REMOVAL OF THE EXISTING CURB CUT ALONG HILL STREET. A NEW SIDEWALK WILL BE INSTALLED TO ACCESS THE PROPOSED BUILDING. THE SIDEWALKS WILL MATCH EXISTING GRADES TO THE EXTENT POSSIBLE TO MINIMIZE EARTH WORK WITHIN THE CRITICAL ROOT ZONE. NO BUILDING CONSTRUCTION IS PROPOSED WITHIN THE CRITICAL ROOT ZONE.

NOT FOR CONSTRUCTION



LEGEND

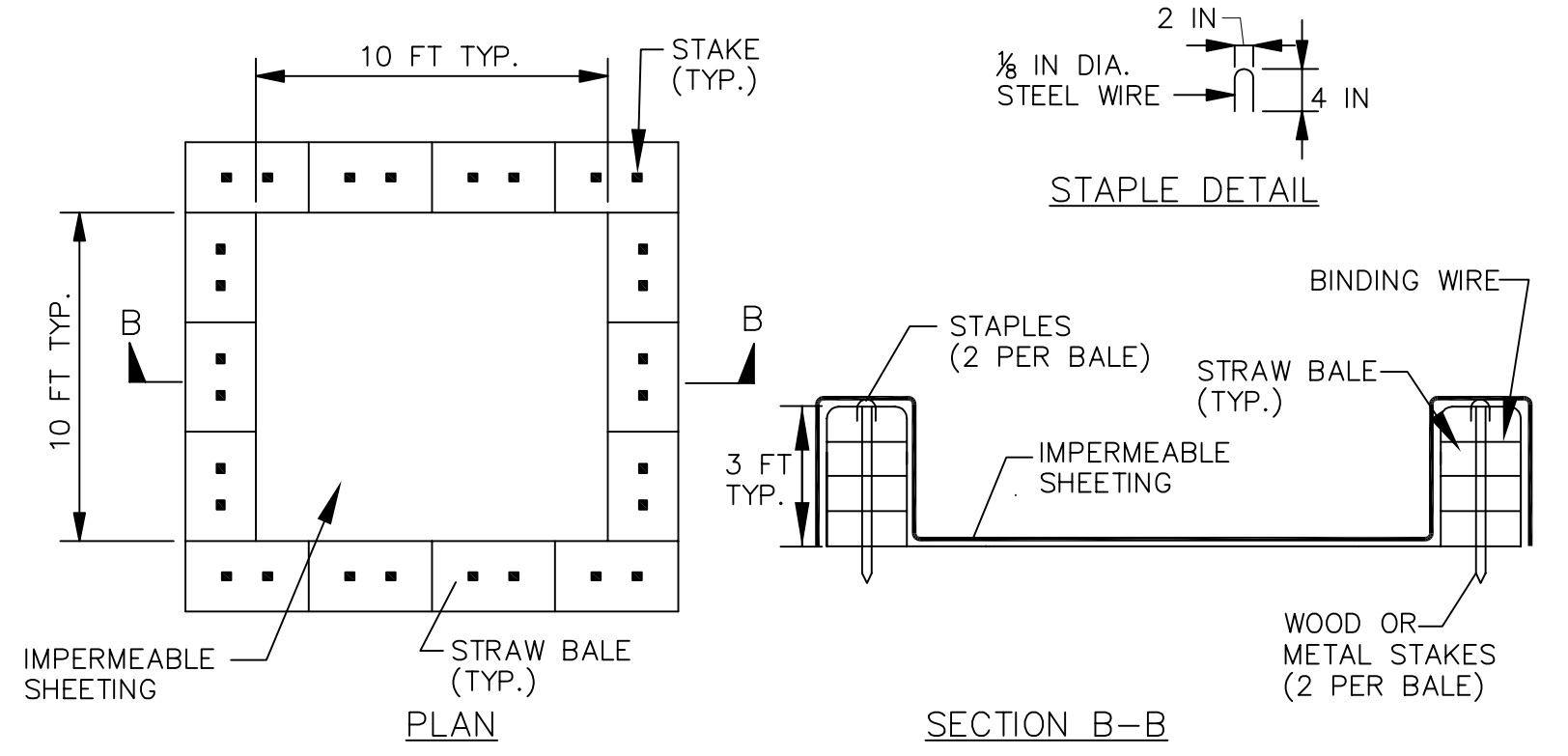
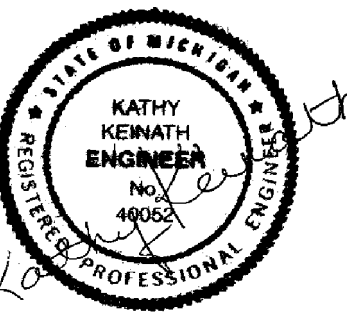
- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON PIPE
- SET MAG NAIL
- FOUND MAG NAIL
- SET WOOD LATH
- CONTROL POINT
- MEASURED DIMENSION
- RECORDED DIMENSION
- SURFACE FLOW
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- BEEHIVE CATCH BASIN
- CURB CATCH BASIN
- STORM MANHOLE
- CULVERT/END SECTION
- SANITARY MANHOLE
- LIGHT POLE
- UTILITY POLE
- TELEPHONE RISER
- GAS MAIN RISER
- ELECTRIC LINE
- GAS MAIN
- WATER MAIN
- STORM LINE
- SANITARY LINE
- CABLE TV LINE
- PHONE LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- PR STORM SEWER
- PR SANITARY SEWER
- PR WATER MAIN
- PR SILT FENCE
- PR TREE FENCE
- PR INLET FILTER
- PR CONCRETE
- PR ASPHALT
- PR CURB
- 700 PR CONTOUR LINE
- 700.00 X PR SPOT GRADE

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

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH AND CHARACTERISTICS OF ALL UTILITIES IN THE AREA. EXCEPT IN SPECIAL CIRCUMSTANCES, THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR UTILITIES NOT SHOWN. AS ALWAYS, THE EXACT LOCATION AND CHARACTERISTICS OF UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION WORK.

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

132 HILL
ANN ARBOR, MI
GRADING AND SOIL
EROSION CONTROL



WASHOUT STRUCTURE WITH STRAW BALES

NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

- SEQUENCE OF CONSTRUCTION**
1. SOIL EROSION CONTROL KICK OFF MEETING WITH CITY 1 DAY
 2. INSTALL SILT FENCE, INLET FILTERS AND TRACKING SURFACES. 1 DAY
 3. CLEAR AND GRUB SITE. 3 DAYS
 4. REMOVE TOPSOIL. 3 DAYS
 5. REMOVE EXISTING PAVEMENT AND BUILDINGS. 3 WEEKS
 6. ROUGH GRADE SITE. 2 WEEKS
 7. TEMPORARY SEED ALL AREAS OUTSIDE OF SILT FENCE. 1 DAY
 8. INSTALL UNDERGROUND UTILITIES. 4 WEEKS
 9. BUILDING CONSTRUCTION. 12 MONTHS
 10. MAINTAIN SOIL EROSION CONTROL MEASURES AS NECESSARY. ONGOING
 11. CONSTRUCT DRIVES AND SIDEWALKS. 2 WEEKS
 12. INSTALL FILTERS ON NEW INLETS & REPLACE AS REQUIRED. ONGOING
 13. COMPLETE CONSTRUCTION OF BUILDINGS.
 14. FINE GRADE SITE AND PLACE TOPSOIL. 2 WEEKS
 15. FINAL SEED AND MULCH ALL DISTURBED AREAS. 5 DAYS
 16. REMOVE TEMPORARY EROSION CONTROLS. 1 DAY

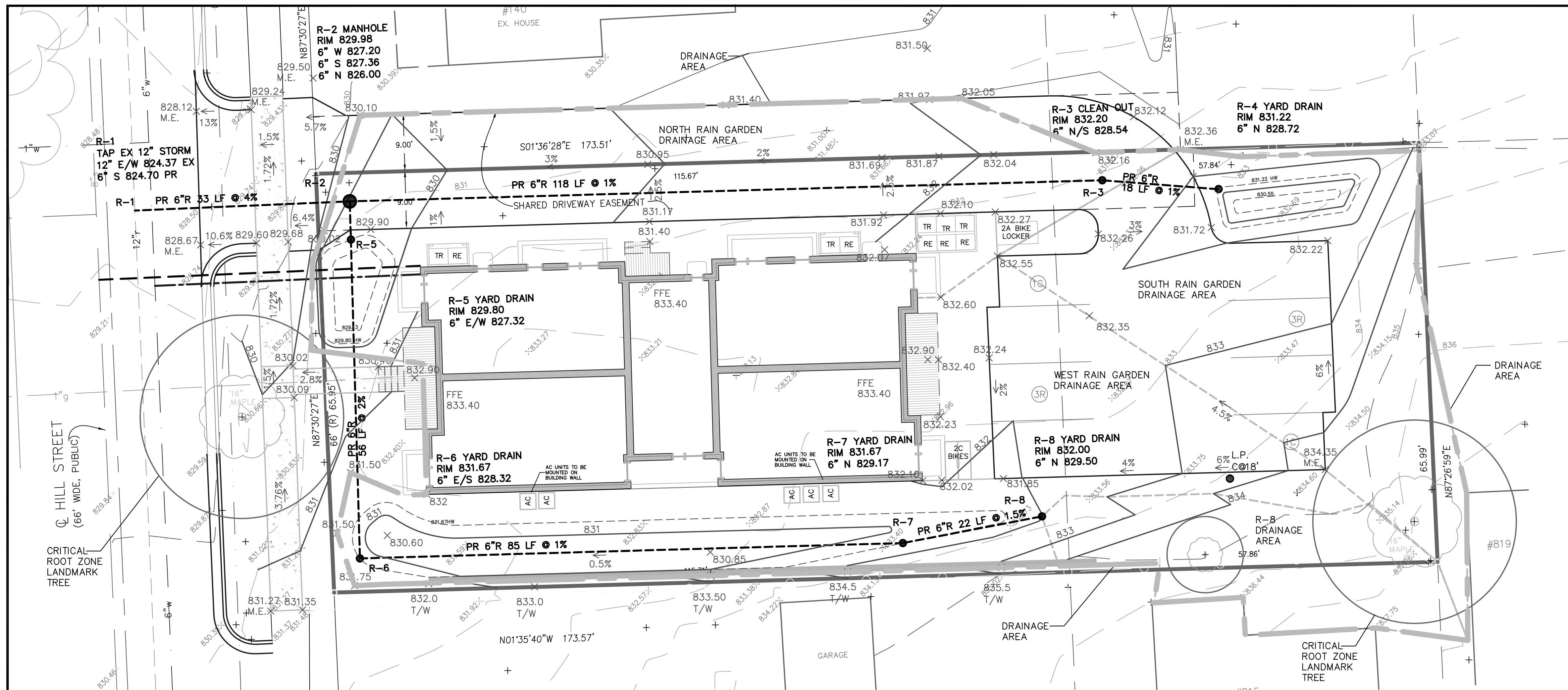
SOIL EROSION CONTROL COST ESTIMATE

ITEM	QUANTITY	UNIT PRICE	TOTAL PRICE
SILT FENCE	400 LF	\$2.00 LF	\$800
SILT SACS	6 EA	\$50.00 EA	\$300
MUD TRACKING	31 SY	\$50.00 SY	\$1,556
TEMP SEED	100 SY	\$3.00 SY	\$300
TOTAL			\$2,956
PROTECTING EXPOSED SURFACES			\$2,000

- NOTES:**
1. INTERNAL AND EXTERNAL STREETS WILL BE CLEANED OF ANY TRACKED MUD IMMEDIATELY FOLLOWING EACH MUD-TRACKING OCCURRENCE.
 2. PERMANENT SOIL EROSION CONTROLS ARE TO BE IN PLACE FIVE (5) DAYS AFTER FINAL GRADING.

NOT FOR CONSTRUCTION

DATE	3-22-18
SCALE	1"=10'
SHEET NO.	SP-06



LEGEND

● SECTION CORNER	— ELECTRIC LINE
○ FIP FOUND IRON PIPE	— GAS MAIN
○ FIR FOUND IRON ROD	— WATER MAIN
○ S SET IRON PIPE	— STORM LINE
○ SMN SET MAG NAIL	— SANITARY LINE
○ FMN FOUND MAG NAIL	— CABLE TV LINE
□ SET WOOD LATH	— PHONE LINE
○ CONTROL POINT	— CHAIN LINK FENCE
(M) MEASURED DIMENSION	— WOOD FENCE
(R) RECORDED DIMENSION	— BARBED WIRE FENCE
→ SURFACE FLOW	— PR STORM SEWER
⊙ WATER MANHOLE	— PR SANITARY SEWER
⊙ FIRE HYDRANT	— PR WATER MAIN
⊙ GATE VALVE	— PR SILT FENCE
⊙ BEEHIVE CATCH BASIN	— PR TREE FENCE
⊙ CURB CATCH BASIN	— PR INLET FILTER
⊙ STORM MANHOLE	— PR CONCRETE
⊙ CULVERT/END SECTION	— PR ASPHALT
⊙ SANITARY MANHOLE	— PR GRAVEL
⊙ LIGHT POLE	— PR CURB
⊙ UTILITY POLE	— PR CONTOUR LINE
⊙ TELEPHONE RISER	— PR SPOT GRADE
⊙ GAS MAIN RISER	

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

PROPOSED OVERALL SITE

Total Drainage Area to Rain Gardens = 0.26 ac 11,456 sf
Total Site Area Excluding "Self-Creeding" BMPs = 0.26 ac

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

Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coefficient (c)	C(Area)
Building Roof	B	2,700	0.062	0.95	0.06
Concrete/Porches	B	638	0.015	0.95	0.01
Pavement	B	4,179	0.096	0.95	0.09
Pervious	B	3,173	0.073	0.30	0.02
Rain Garden	B	766	0.018	0.50	0.01
		11,456	Total = Sum (C)(A)		0.19
			Area Total = Sum A (ac)		0.26
			Weighted C = Sum (C)(A)/Area Total		0.74

NRCS Variables Pervious

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	CN(Area)
Lawn	B	3,173	0.073	61	4
Rain Garden	B	766	0.018	78	1
	B	0	0.000	85	0
			Total = Sum (CN)(A)		5.81
			Area Total = Sum A (ac)		0.09
			Weighted CN = Sum (CN)(A)/Area Total		64

NRCS Variables Impervious

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	CN(Area)
Building Roof	B	2,700	0.062	98	6
Concrete	B	638	0.015	98	1
Pavement	B	4,179	0.096	98	9
			Total = Sum (CN)(A)		16.91
			Area Total = Sum A (ac)		0.17
			Weighted CN = Sum (CN)(A)/Area Total		98

W2: STANDARD METHOD RUNOFF VOLUME CALCULATIONS

First Flush Runoff Calculators (Vff)

Vff=(1")/(1"12")*(43560sf/1ac)AC = Vff = 706 cf

Storage Volume from Rain Gardens = 714 cf

Rain Garden South

Area of Garden at Ponding Depth = 133 sf
Area of Garden at Bottom = 30 sf
Area = 82 sf

Surface Storage Volume = Area*Depth
Area = 82 sf
Depth = 0.67 ft
Volume = 55 cf

Soil Storage Volume = length*width*depth*void ratio
Length = 20 ft
Width = 6 ft
Depth = 0.67 ft
Voids = 0.3
Volume = 24 cf

Infiltration Volume = Area*infiltration rate*6 hr*1/12"
Area = 82 sf
Infiltration Rate = 0.00 in/hr
Infiltration Rate w/ Safety Factor 2 = 0.00 in/hr
Infiltration Period = 6.00 hr
Infiltration Volume = 0 cf

Total Rain Garden South = 79 cf

Rain Garden West Volume

Area of Garden at Ponding Depth = 734 sf
Area of Garden at Bottom = 406 sf
Area = 570 sf

Surface Storage Volume = Area*Depth
Area = 570 sf
Depth = 0.67 ft
Volume = 382 cf

Soil Storage Volume = length*width*depth*void ratio
Length = 90 ft
Width = 8 ft
Depth = 0.67 ft
Voids = 0.3
Volume = 145 cf

Infiltration Volume = Area*infiltration rate*6 hr*1/12"
Area = 570 sf
Infiltration Rate = 0.00 in/hr
Infiltration Rate w/ Safety Factor 2 = 0.00 in/hr
Infiltration Period = 6.00 hr
Infiltration Volume = 0 cf

Total Rain Garden North = 527 cf

Rain Garden North Volume

Area of Garden at Ponding Depth = 156 sf
Area of Garden at Bottom = 73 sf
Area = 115 sf

Surface Storage Volume = Area*Depth
Area = 115 sf
Depth = 0.67 ft
Volume = 77 cf

Soil Storage Volume = length*width*depth*void ratio
Length = 16 ft
Width = 10 ft
Depth = 0.67 ft
Voids = 0.3
Volume = 32 cf

Infiltration Volume = Area*infiltration rate*6 hr*1/12"
Area = 115 sf
Infiltration Rate = 0.00 in/hr
Infiltration Rate w/ Safety Factor 2 = 0.00 in/hr
Infiltration Period = 6.00 hr
Infiltration Volume = 0 cf

Total Rain Garden North = 109 cf

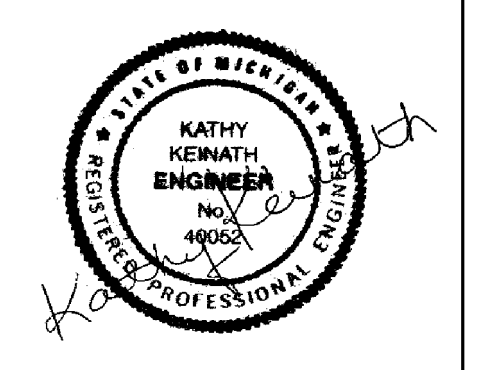
STORM WATER MANAGEMENT NARRATIVE:
THE PROPOSED SITE LAYOUT INCLUDES MORE THAN 5,000 SF AND LESS THAN 10,000 SF OF IMPERVIOUS SURFACE. BASED ON CITY CODE, THE PROJECT IS REQUIRED TO PROVIDE STORM WATER MANAGEMENT FOR THE FIRST FLUSH VOLUME OF WATER CALCULATED USING THE WASHTENAW COUNTY WATER RESOURCES COMMISSION DESIGN GUIDELINES.

THE PROPOSED STORM WATER MANAGEMENT PLAN INCLUDES THREE RAIN GARDENS LOCATED IN THE SOUTH, NORTH AND WEST YARDS. THE GRADING PLAN HAS BEEN DESIGNED TO ALLOW RUNOFF FROM THE PAVED AREAS, INCLUDING THE PORTION OF THE DRIVEWAY LOCATED ON THE ADJACENT PROPERTY, TO SHEET FLOW TO THE RAIN GARDENS. THE GARDENS ARE DESIGNED TO POND 8" OF WATER. OVERFLOW STRUCTURES ARE LOCATED IN EACH GARDEN THAT EMPTY INTO THE SUBSURFACE PIPES. THE GARDENS ARE OF SUFFICIENT CAPACITY TO PROVIDE THE STORAGE VOLUME REQUIRED. AS THIS SITE IS RELATIVELY SMALL, NO INFILTRATION TESTING WAS PERFORMED AND NO INFILTRATION WAS ACCOUNTED FOR IN THE VOLUME CALCULATIONS ALTHOUGH WATER IS EXPECTED TO INFILTRATE IN THE GARDENS.

BASED ON THE EXISTING DRAINAGE PATTERNS, THERE IS OFF SITE FLOW FROM THE ADJACENT PROPERTIES THAT FLOWS ON TO THE SITE. THE DRAINAGE AREA HAS BEEN DESIGNED TO STORE A SLIGHTLY GREATER AREA THAN THE AREA WITHIN THE PROPERTY LINES OF THE SITE. THE SITE AREA IS 11,446 SF. THE DRAINAGE AREA THAT IS DIRECTED TO THE RAIN GARDENS IS 11,456 SF. THERE IS AN AREA ALONG THE FRONT OF THE BUILDING THAT FLOWS UNDETAINED TO THE HILL STREET RIGHT-OF-WAY. THERE IS ALSO DRAINAGE AREA, MOSTLY FROM OFF SITE, THAT HAS BEEN DIRECTED TO STRUCTURE R-8. THE FLOW FROM THESE PERVIOUS AREAS HAS BEEN DIRECTED ACROSS VEGETATED YARD THAT WILL PROVIDE FILTRATION OF THE RUNOFF AND SLOW THE RUNOFF RATE PRIOR TO ENTERING THE STORM SEWER SYSTEM.

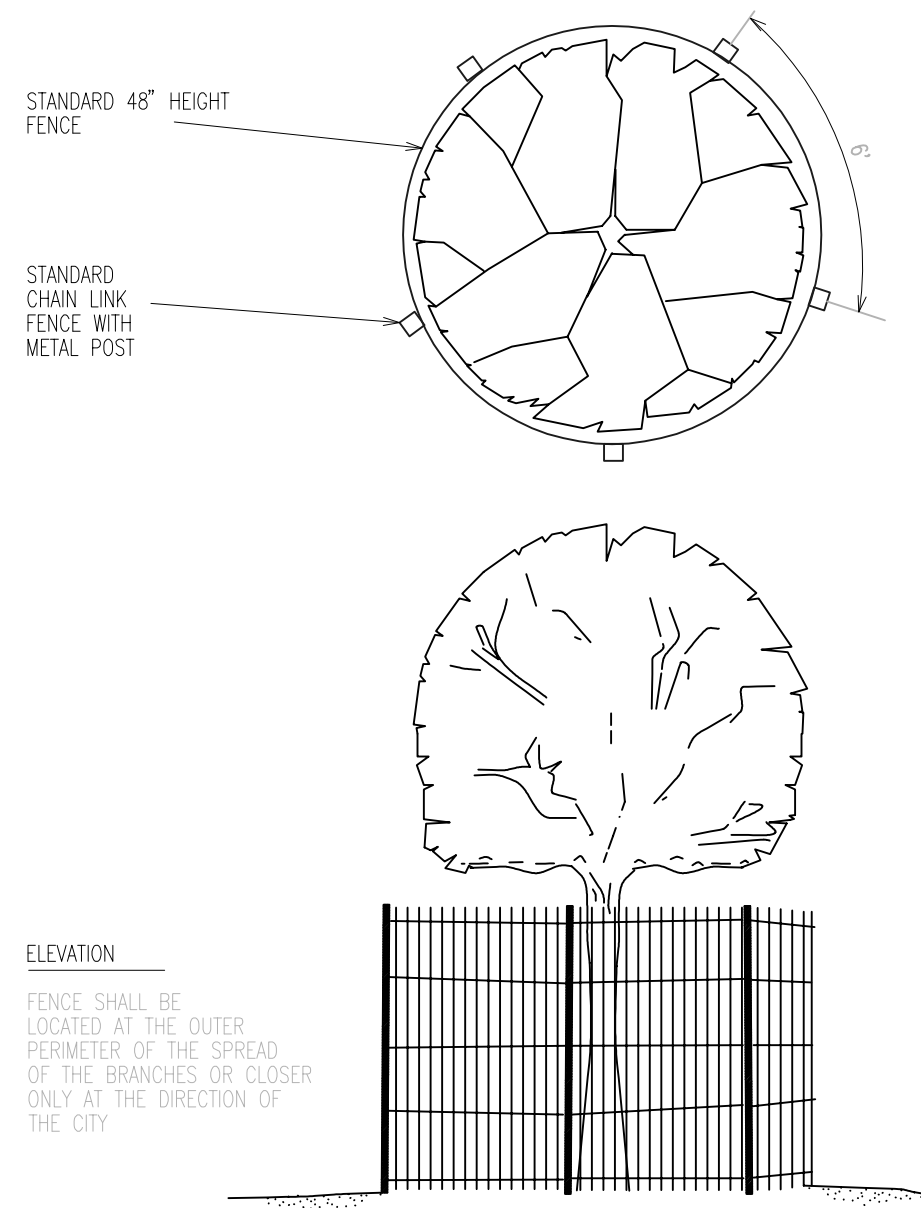
THIS STORM WATER MANAGEMENT SYSTEM WILL BE A SIGNIFICANT IMPROVEMENT TO THE SITE AS THERE IS CURRENTLY NO STORM WATER MANAGEMENT UNDER THE EXISTING CONDITIONS.

132 HILL ARBOR, MI
SITE PLAN
STORM WATER MANAGEMENT

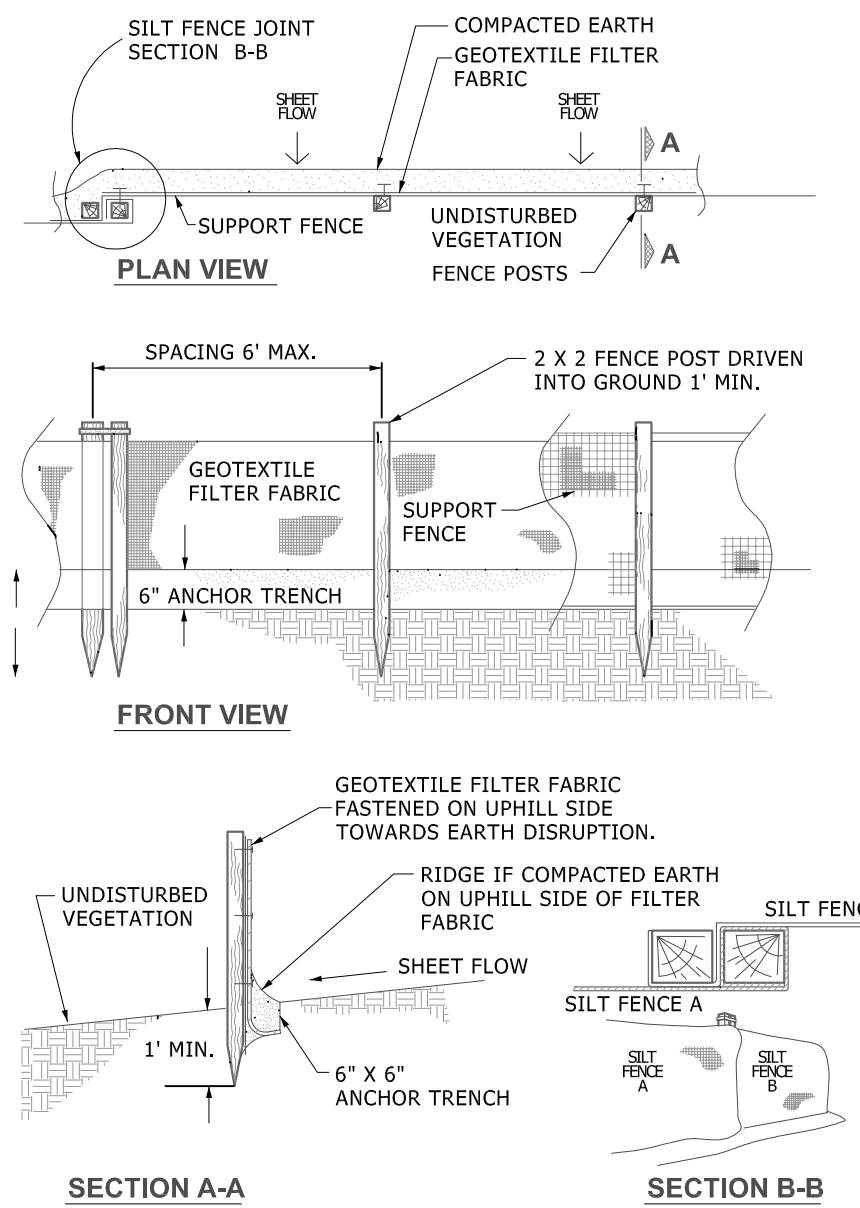


10-5-18
7-23-18
7-10-18
6-5-18
DATE 3-22-18
SCALE 1"=10'
SHEET NO. SP-07

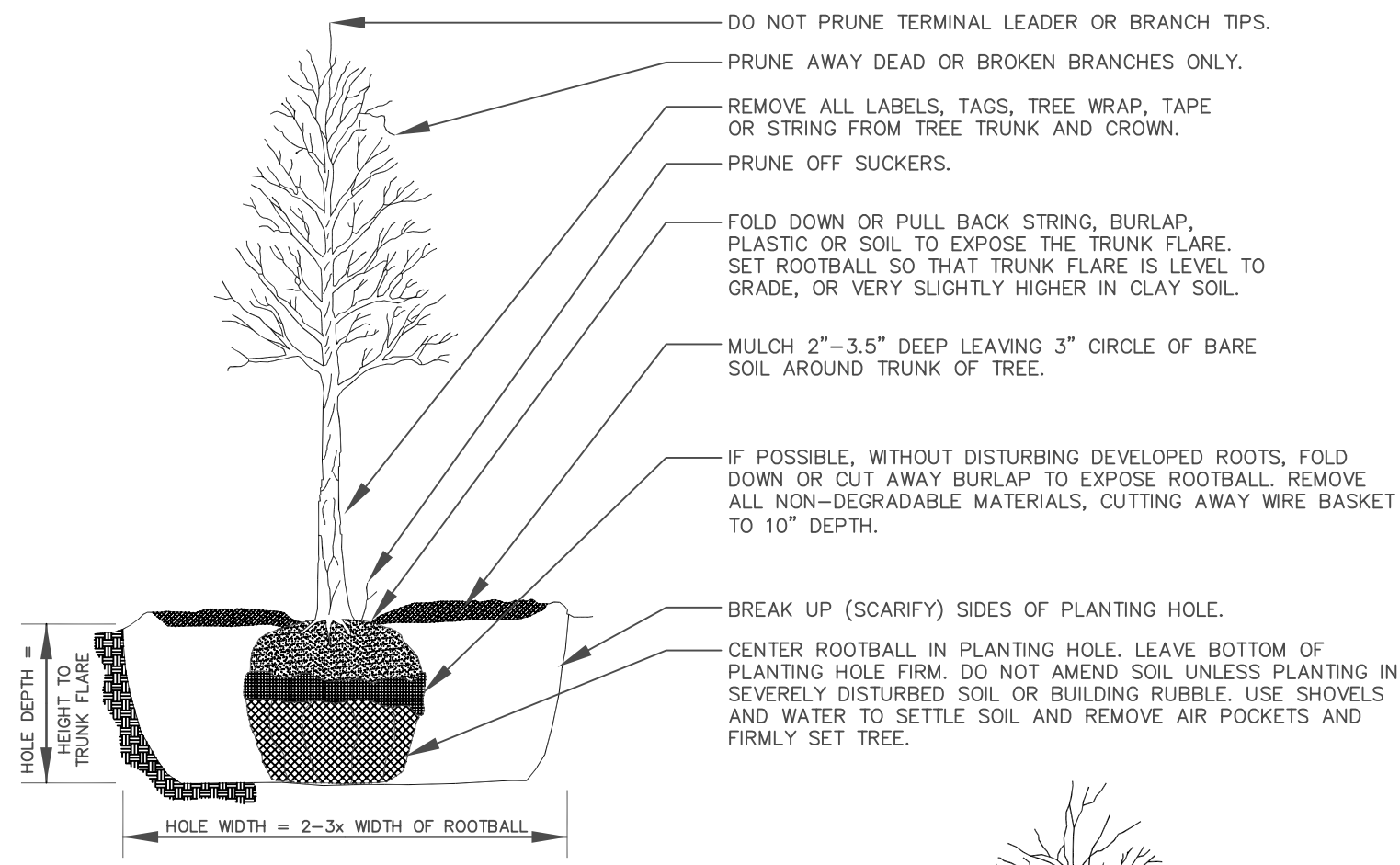
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TREE PROTECTION DETAIL

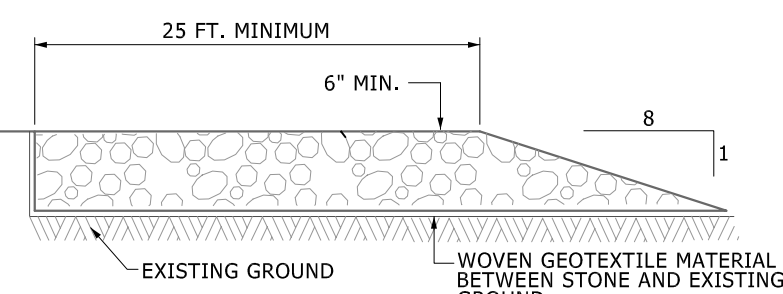


SILT FENCE DETAIL



TREE PLANTING

CONTRACTOR TO INSTALL & MAINTAIN ANTI-TRACKING PAD. WHEN AGGREGATE BECOMES SATURATED WITH FINES, CONTRACTOR TO SCARIFY AND RELAY AGGREGATE. ANTI-TRACKING PAD DOES NOT RELIEVE CONTRACTOR FROM SWEEPING AND CLEANING ADJACENT WALKS AND ROADS.

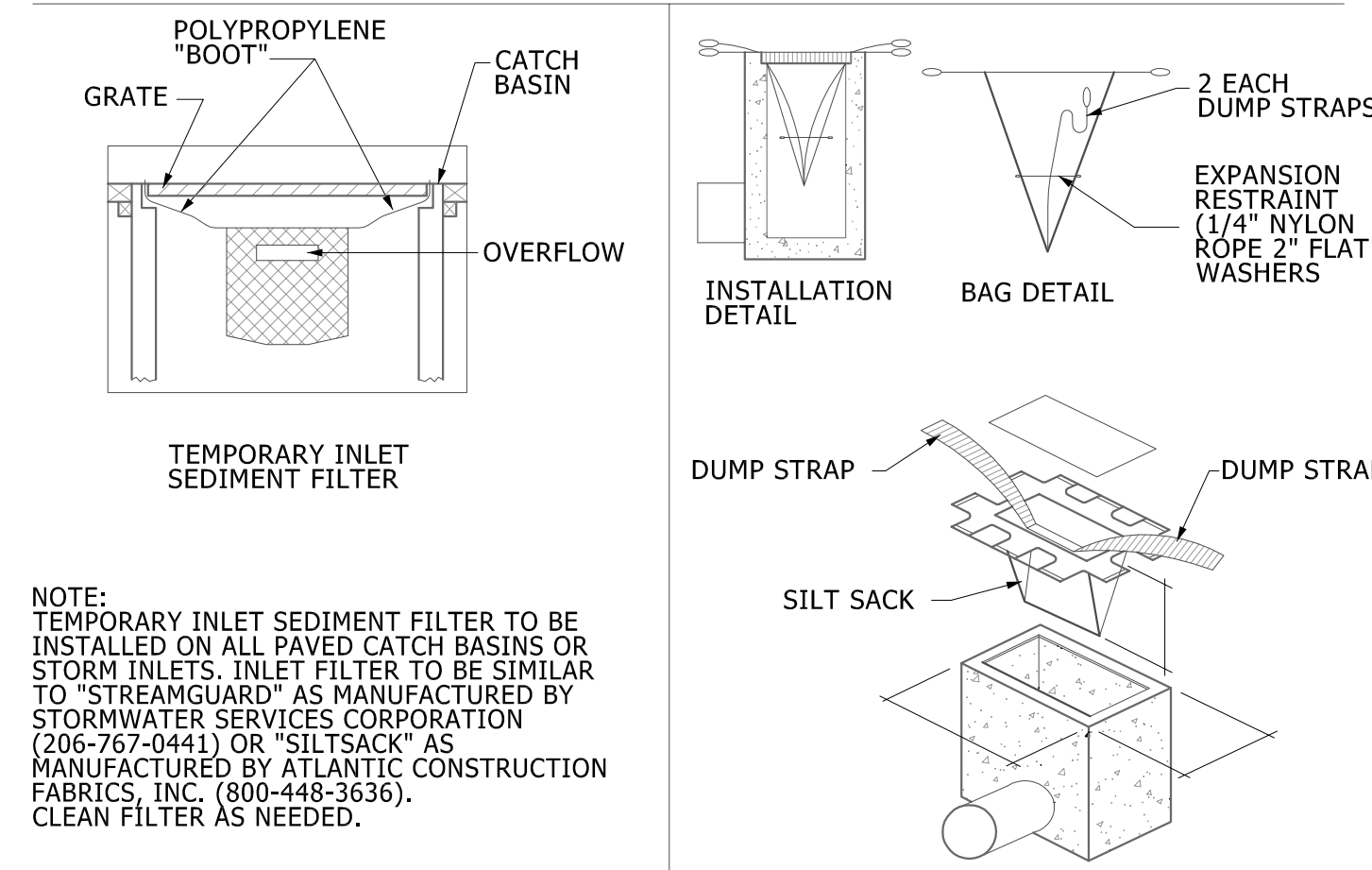


12' WIDE MUD TRACKING PAD



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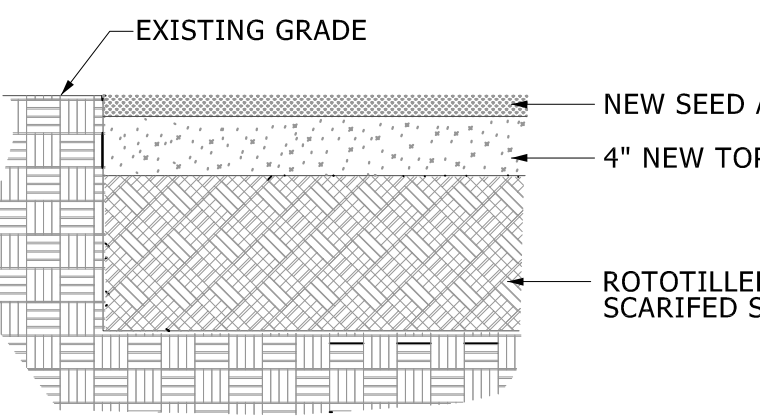
THE UNDERSIGNED UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE UNDERSIGNED UTILITIES SHOWN DO NOT WARRANT THE ACCURACY OF THE LOCATION INFORMATION. THE UNDERSIGNED UTILITIES SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION INFORMATION. THE UNDERSIGNED UTILITIES SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION INFORMATION. THE UNDERSIGNED UTILITIES SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION INFORMATION.



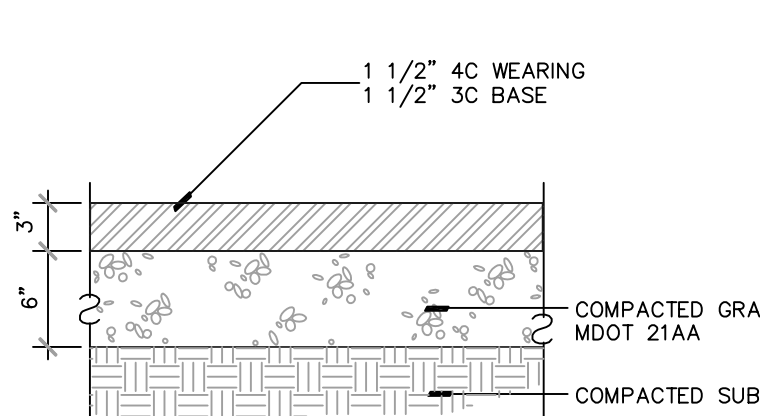
SILT SACK DETAIL

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 "SILT SACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER AS NEEDED.

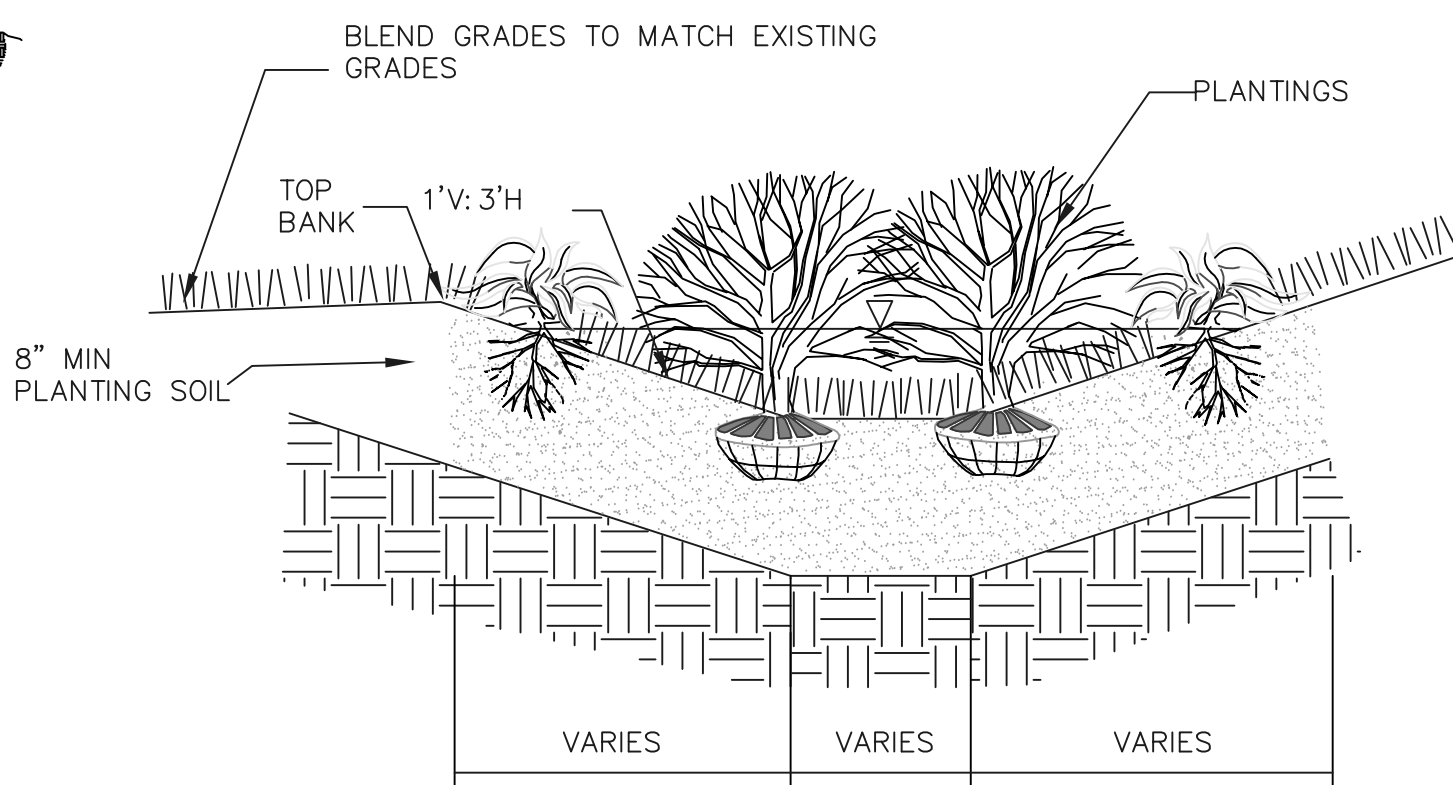
EROSION CONTROL BLANKETS SHALL BE PLACED ON ALL NEWLY SEEDED AREAS WITH SLOPES OF 1V TO 3H OR STEEPER. THE BLANKETS SHALL BE HIGH VELOCITY EXCELSIOR MULCH BLANKETS OR HIGH VELOCITY STRAW MULCH BLANKETS. NET ANCHORS SHALL BE PLACED AT MINIMUM INTERVALS OF 30 INCHES ALONG ALL JOINTS UNLESS MANUFACTURER'S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



NEW SEEDED AREA

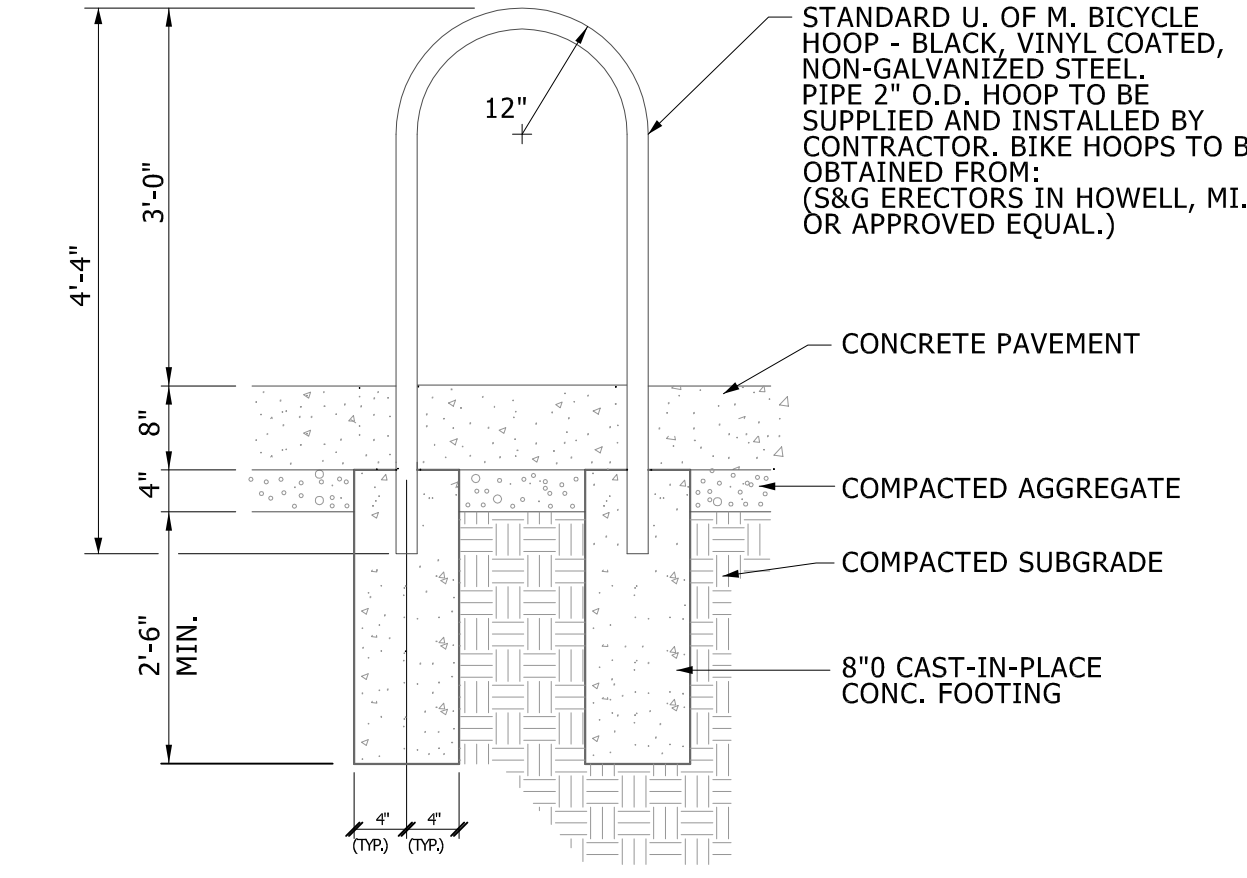


PAVEMENT



RAIN GARDEN CROSS-SECTION

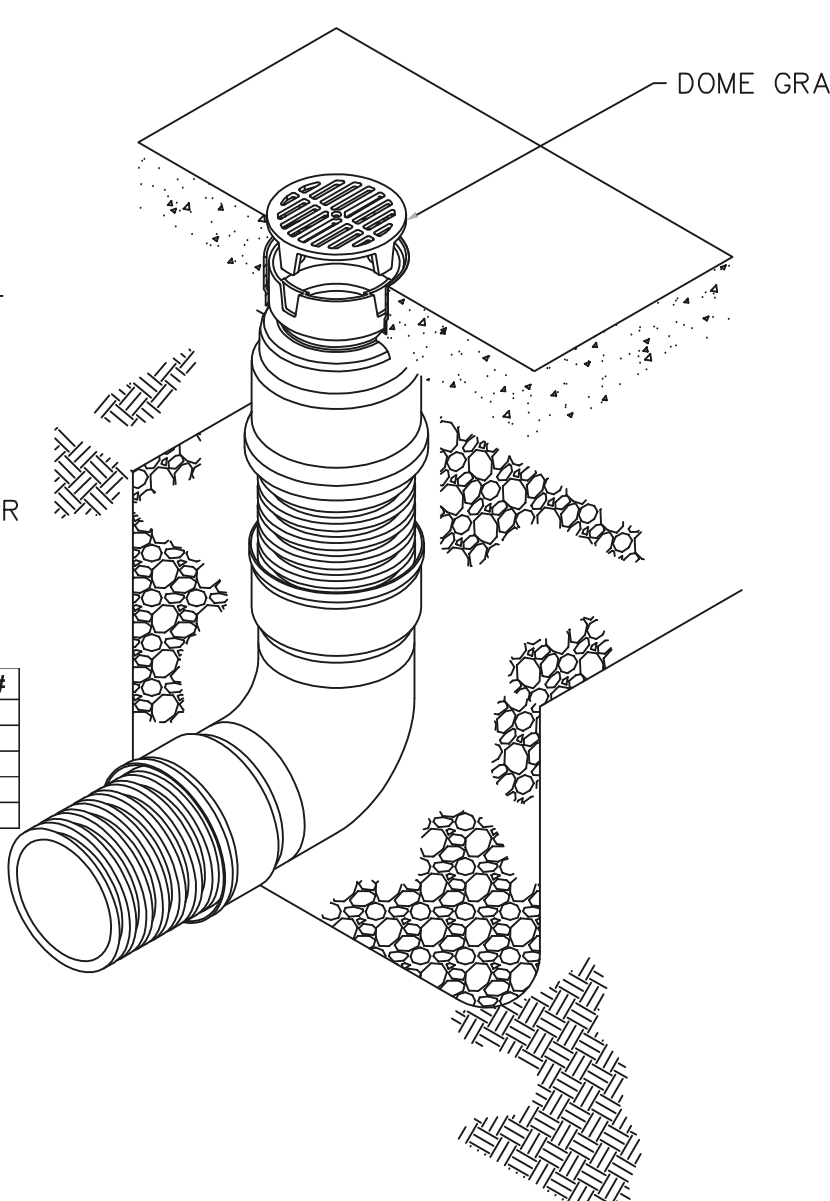
Top Soil
A Topsoil planting mix in infiltration area shall be stockpiled or from offsite and shall be screened and meet the following criteria:
pH range between 5.5 - 6.5
organic content between 5 and 30%
sand 30-50%
clay content less than 5%



BICYCLE HOOP DETAIL

GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN/STANDARD	LIGHT DUTY	0899CGS	7001-110-194
SOLID COVER	LIGHT DUTY	0899CGC	7001-110-195
BRONZE	LIGHT DUTY	0899CGB	7001-110-196
DOME	N/A	0899CGD	7001-110-197
DROP IN GRATE	LIGHT DUTY	0801DI	7001-110-019



NYLOPLAST INLINE YARD DRAIN

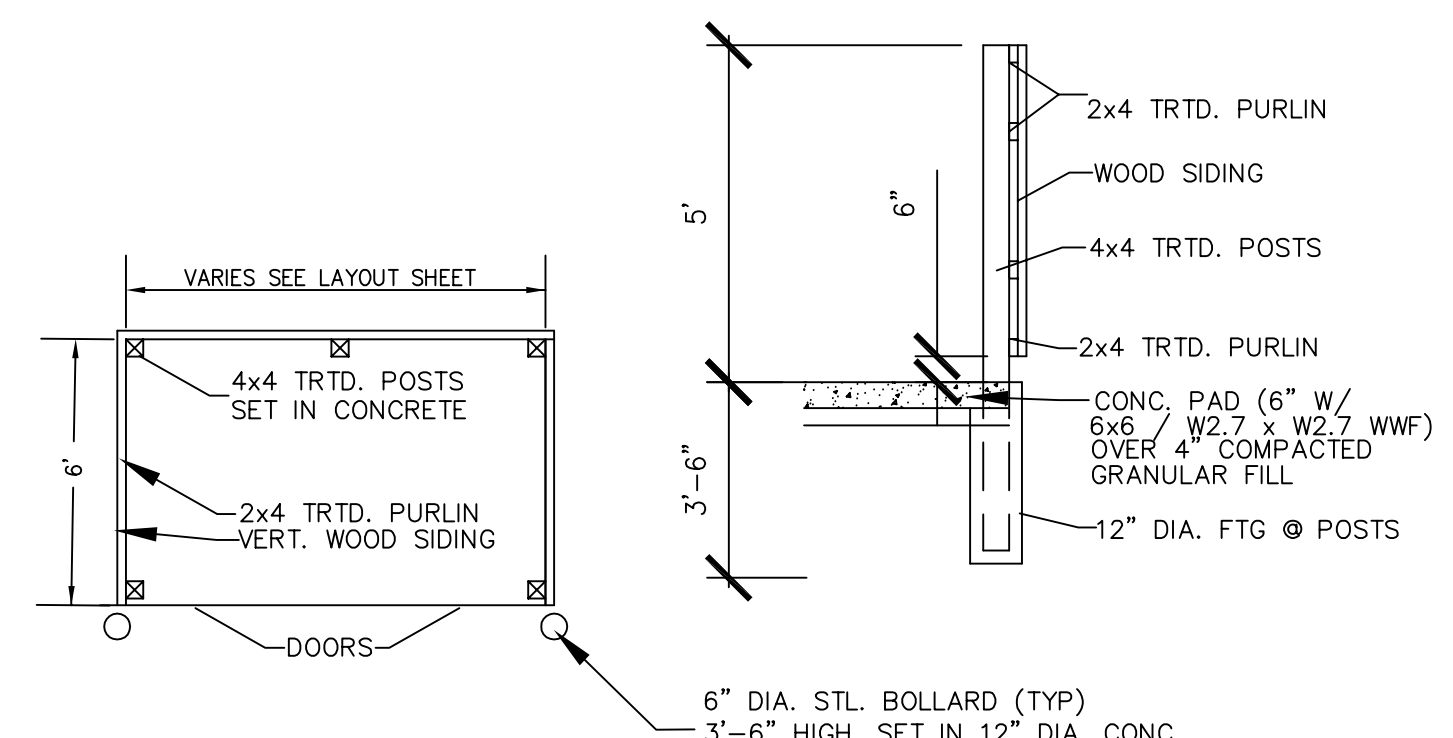
TASKS	PERMANENT MAINTENANCE TASKS AND SCHEDULE							SCHEDULE
	Catch Basin Inlet Castings	Ditches & Swales	Overflow Control Structures	Rip-Rap	Filtration Basins	Storm Detention Areas	Wetlands	
Inspect for sediment accumulation		X	X			X		Annually
Removal of sediment accumulation		X	X			X		Every 2 years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

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

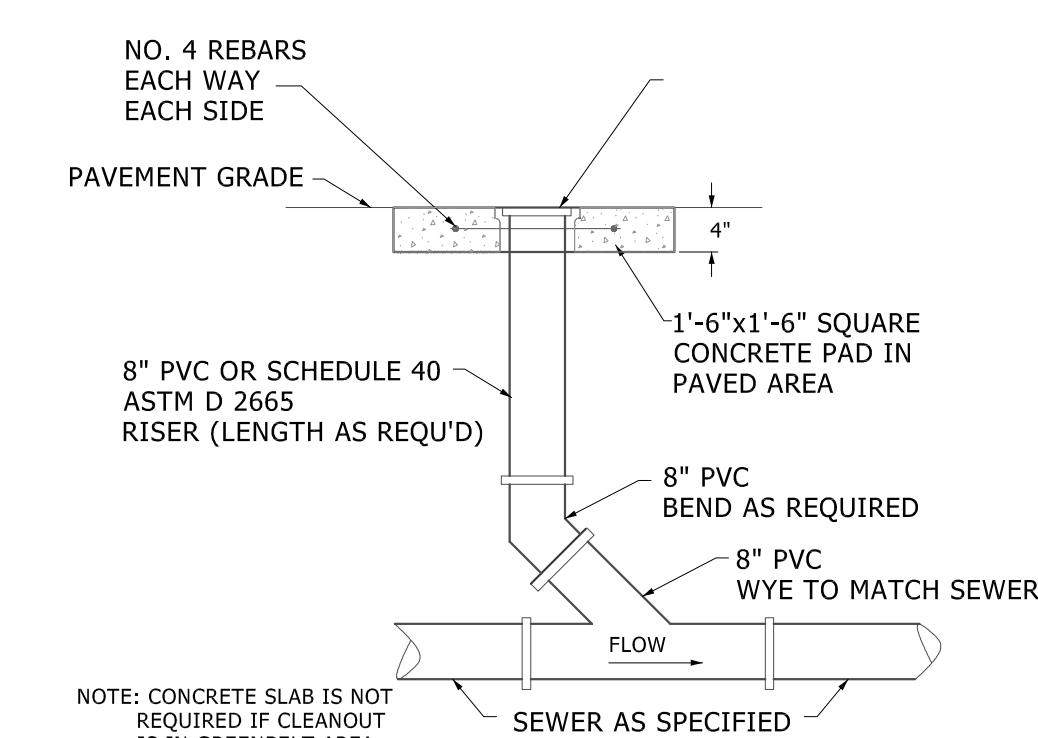
LONG TERM STORM WATER MAINTENANCE PLAN BUDGET

ITEM	ANNUAL COST
Inspection	\$250
Remove Sediment	\$500
Remove Debris	\$100
Repair Erosion	\$500
Record Keeping	\$100
Maintain Vegetation	\$500
Total Annual Cost	\$1,950

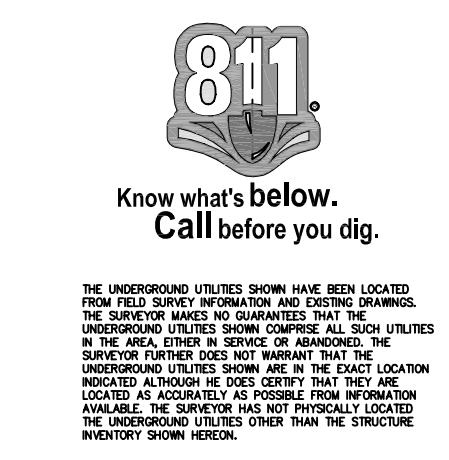
THE OWNER OF THE PROPERTY WILL BE RESPONSIBLE FOR STORM WATER MAINTENANCE.



TRASH CART ENCLOSURE

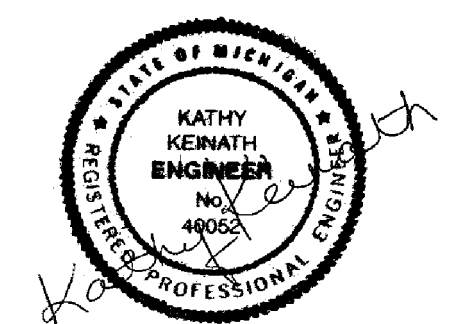


SEWER CLEANOUT

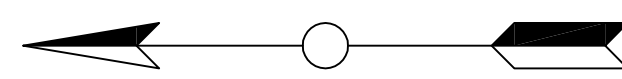
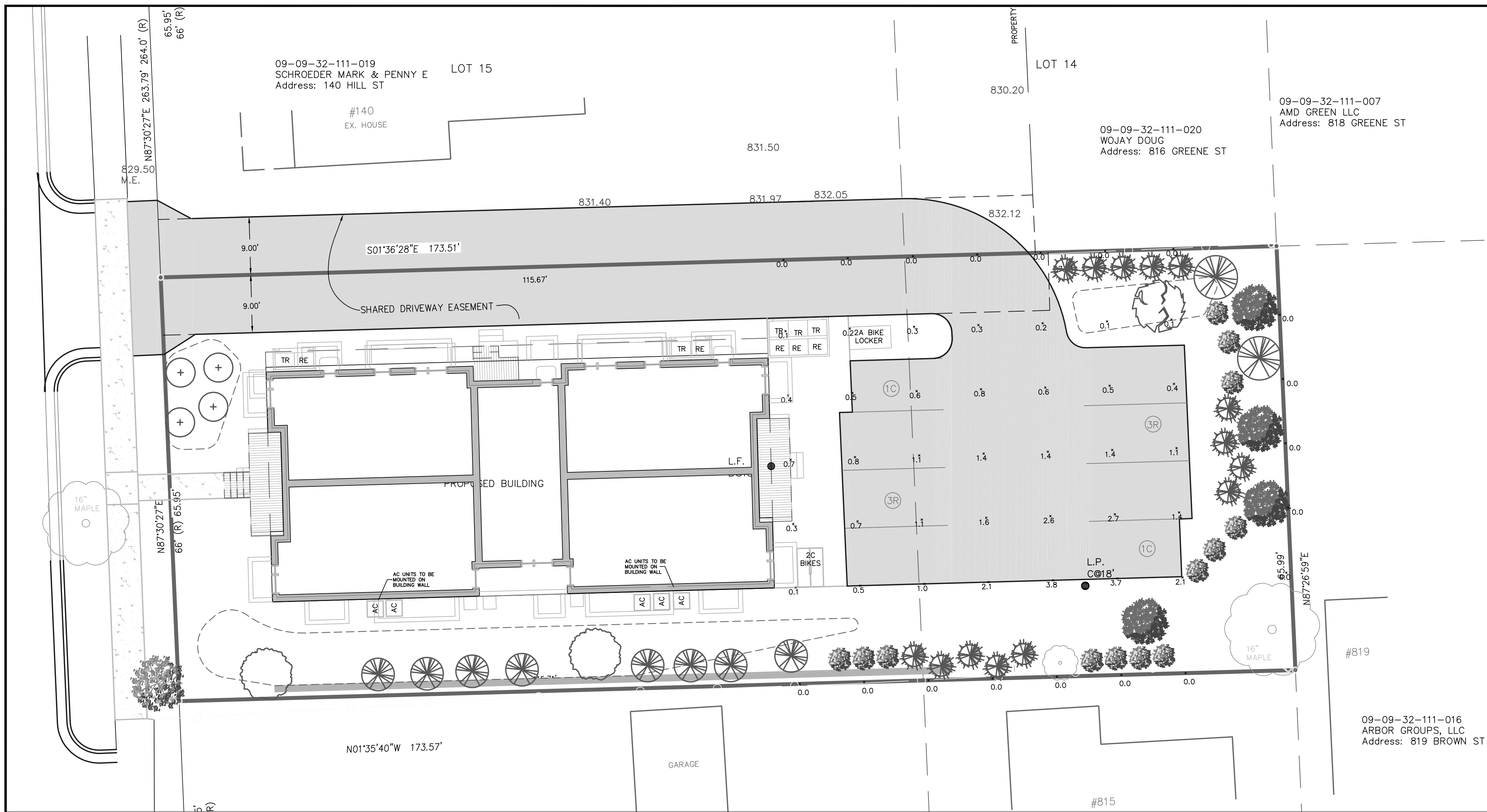


Macon Engineering, LLC.
P.O. Box 314, Chelsea, MI 48118 734-216-9941

132 HILL ANN ARBOR, MI
SITE PLAN DETAILS

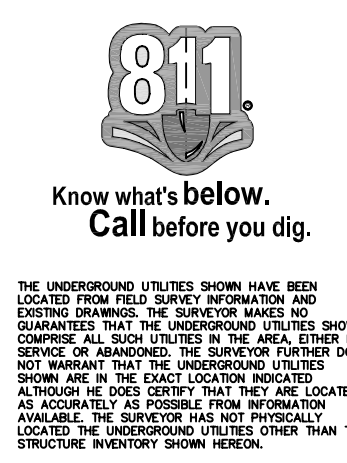


DATE	10-5-18
SCALE	7-23-18
SHEET NO.	7-10-18
	6-7-18
	3-22-18
	1"=10'
	SP-08



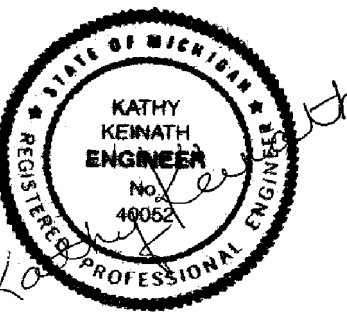
LEGEND

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON PIPE
- SET MAG NAIL
- FOUND MAG NAIL
- SET WOOD LATH
- CONTROL POINT
- MEASURED DIMENSION
- RECORDED DIMENSION
- SURFACE FLOW
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- BEEHIVE CATCH BASIN
- CURB CATCH BASIN
- STORM MANHOLE
- CULVERT/END SECTION
- SANITARY MANHOLE
- LIGHT POLE
- UTILITY POLE
- TELEPHONE RISER
- GAS MAIN RISER
- ELECTRIC LINE
- GAS MAIN
- WATER MAIN
- STORM LINE
- SANITARY LINE
- CABLE TV LINE
- PHONE LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- PR STORM SEWER
- PR SANITARY SEWER
- PR WATER MAIN
- PR SILT FENCE
- PR TREE FENCE
- PR INLET FILTER
- PR CONCRETE
- PR ASPHALT
- PR GRAVEL
- PR CURB
- PR CONTOUR LINE
- PR SPOT GRADE



Macon Engineering, LLC.
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132 HILL
 ANN ARBOR, MI
 SITE PLAN
 PHOTOMETRIC



D-Series Size 0 LED Area Luminaire

Specifications

- Length: 26" (660mm)
- Width: 13" (330mm)
- Height: 7" (178mm)
- Weight: 16 lbs (7.3kg)

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL DTL equipped luminaires meet the A+ specification for luminaire to photocell interoperability.
- This luminaire is part of an A+ Certified solution for ROAM or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/roam.

D-Series Size 1 LED Wall Luminaire

Specifications

- Width: 13-3/4" (349mm)
- Depth: 10" (254mm)
- Height: 6-3/8" (163mm)
- Weight: 12 lbs (5.4kg)

Back Box (BBW, ELCW)

- Width: 13-3/4" (349mm)
- Depth: 4" (102mm)
- Height: 6-3/8" (163mm)

Lighting Schedule

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

LIGHTING SCHEDULE

LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP
B	1	LITHONIA LIGHTING	DSXW1 LED 10C 350 50K TFTM MVOLT HS	W/ HOUSE SHIELDS	LED
C	1	LITHONIA LIGHTING	DSXO LED 20C 530 30K LCCO MVOLT	CORNER CUTOFF	LED

Ordering Information

EXAMPLE: DSXO LED P6 40K T3M MVOLT SPA DDBXD

Series	LEDs	Color Temperature	Beam/Baffle	Height	Mounting	Control Options
DSXO LED	P1	40K	15° Spot	155"	Spot Mount	None
	P2	40K	15° Spot	155"	Spot Mount	None
	P3	40K	15° Spot	155"	Spot Mount	None
	P4	40K	15° Spot	155"	Spot Mount	None
DSXW LED	P1	40K	15° Spot	155"	Spot Mount	None
	P2	40K	15° Spot	155"	Spot Mount	None
	P3	40K	15° Spot	155"	Spot Mount	None
	P4	40K	15° Spot	155"	Spot Mount	None

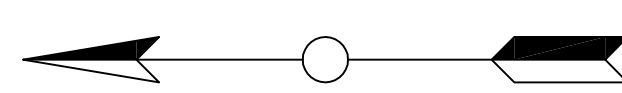
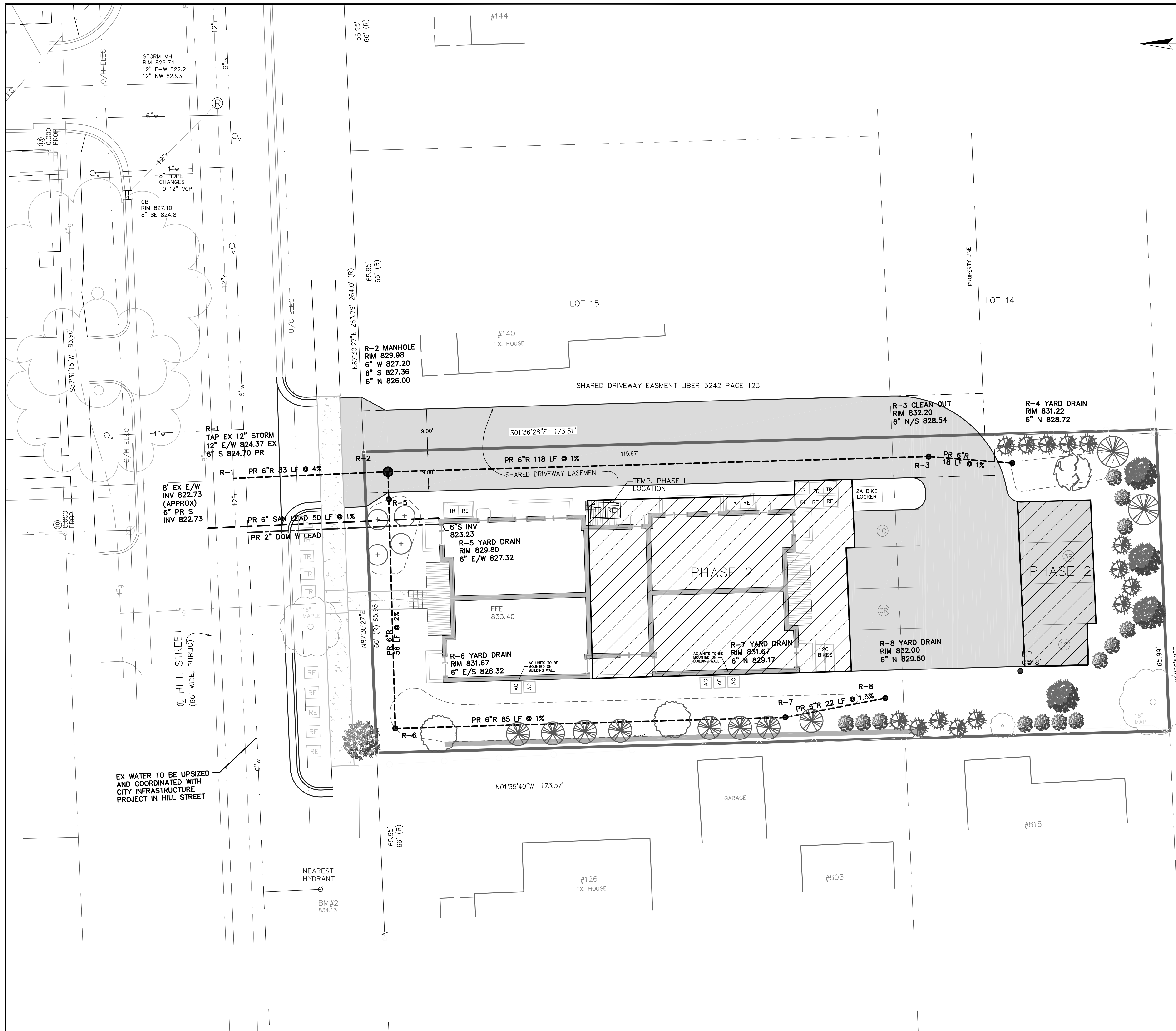
Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTDX

Series	LEDs	Power Current	Color Temperature	Distribution	Height	Mounting	Control Options
DSXW1 LED	10C	1000mA	40K	15° Spot	155"	Spot Mount	None
	20C	2000mA	40K	15° Spot	155"	Spot Mount	None
	30C	3000mA	40K	15° Spot	155"	Spot Mount	None

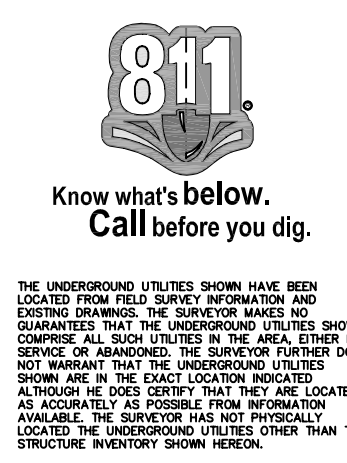
NOT FOR CONSTRUCTION

10-5-18
 7-23-18
 7-10-18
 DATE 3-22-18
 SCALE 1"=10'
 SHEET NO. SP-09



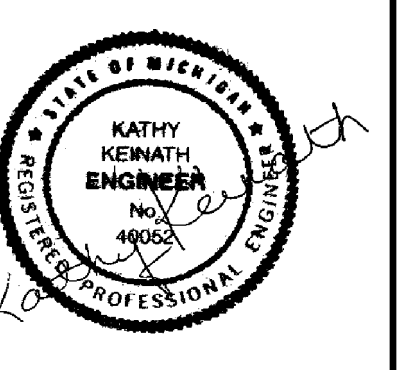
LEGEND

- SECTION CORNER
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- S SET IRON PIPE
- SMN SET MAG NAIL
- FMN FOUND MAG NAIL
- SET WOOD LATH
- CONTROL POINT
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- SURFACE FLOW
- ⊕ WATER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ GATE VALVE
- ⊕ BEEHIVE CATCH BASIN
- ⊕ CURB CATCH BASIN
- ⊕ STORM MANHOLE
- ⊕ CULVERT/END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ TELEPHONE RISER
- ⊕ GAS MAIN RISER
- ELECTRIC LINE
- GAS MAIN
- WATER MAIN
- STORM LINE
- SANITARY LINE
- CABLE TV LINE
- PHONE LINE
- CHAIN LINK FENCE
- WOOD FENCE
- X X X BARBED WIRE FENCE
- PR STORM SEWER
- PR SANITARY SEWER
- PR WATER MAIN
- PR SILT FENCE
- PR TREE FENCE
- PR INLET FILTER
- ▨ PR CONCRETE
- ▨ PR ASPHALT
- ▨ PR GRAVEL
- PR CURB
- 700 PR CONTOUR LINE
- 700.00 X PR SPOT GRADE



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132 HILL ARBOR, MI
 SITE PLAN
 PHASING

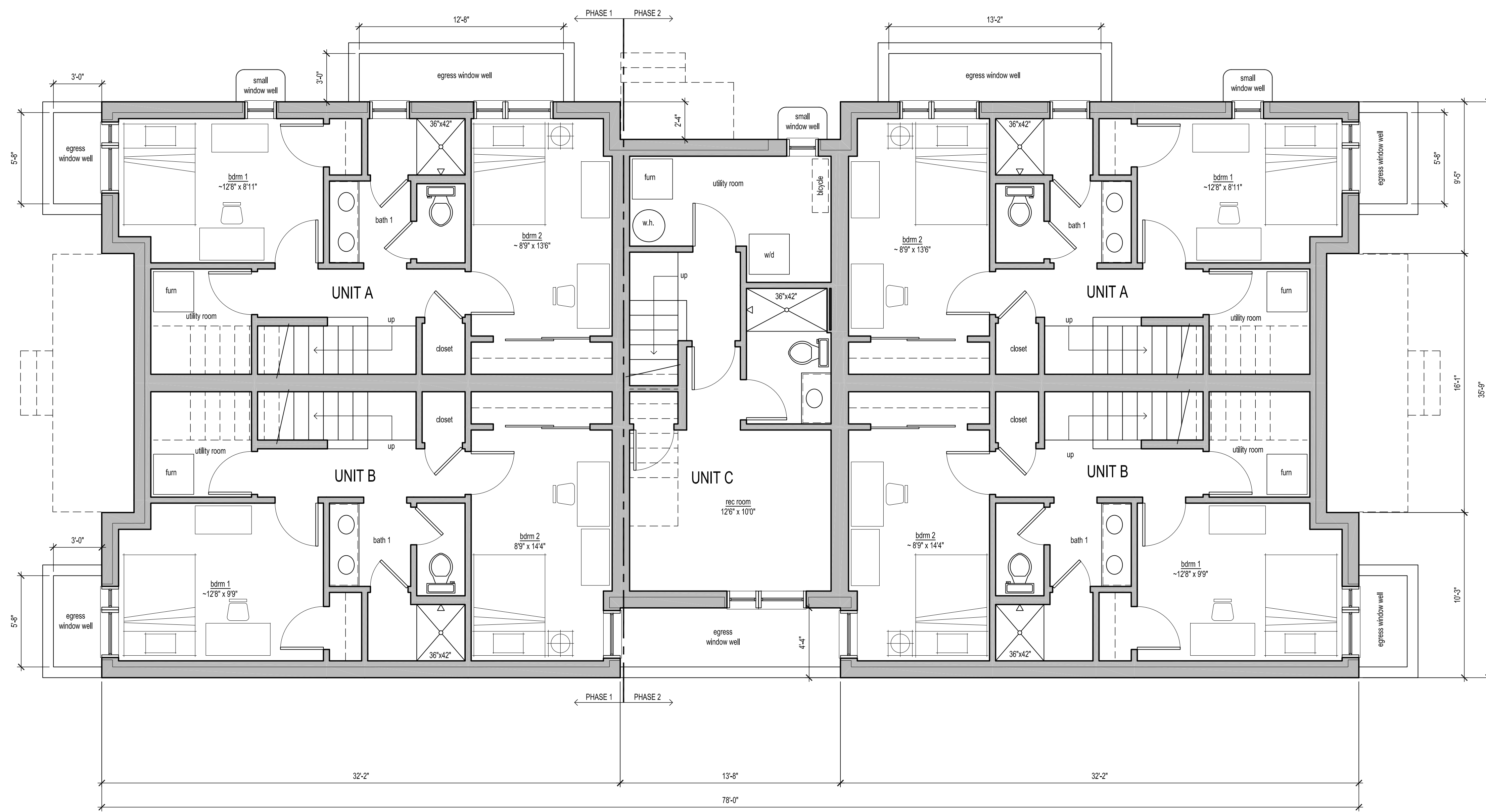


#819 PHASING NARRATIVE:
 PHASE 1 WOULD INCLUDE THE CONSTRUCTION OF 2 UNITS AT THE NORTH END OF THE SITE, DRIVEWAY, FOUR PARKING SPACES, STORM WATER MANAGEMENT AND THE CONFLICTING LAND USE BUFFER.
 THE TRASH ENCLOSURE AT THE NORTH EAST CORNER OF THE BUILDING WOULD BE CONSTRUCTED AND AN ADDITIONAL TRASH ENCLOSURE WOULD BE PROVIDED IN A TEMPORARY LOCATION UNTIL PHASE 2 IS CONSTRUCTED.
 PHASE 1 WILL BE CONSIDERED A DUPLEX BUILDING AND WILL BE ALLOWED TO CONNECT TO THE EXISTING 6" WATER MAIN IN THE HILL STREET RIGHT-OF-WAY.
 THE AREAS NOT INCLUDED IN PHASE 1 WILL BE SEEDED TO ESTABLISH GRASS/LAWN UNTIL PHASE 2 IS CONSTRUCTED.
 PHASE 2 WOULD INCLUDE CONSTRUCTION OF THE REMAINING 3 UNITS AND PARKING SPACES, ALONG WITH THE ADDITIONAL TRASH STORAGE AREAS AND BICYCLE PARKING. AT THE TIME PHASE 2 IS CONSTRUCTED, THE PUBLIC WATER MAIN IN THE HILL STREET RIGHT-OF-WAY WILL NEED TO BE UPSIZED TO 12" PIPE TO ACCOMMODATE THE HIGHER DENSITY BUILDING.

EX WATER TO BE UPSIZED AND COORDINATED WITH CITY INFRASTRUCTURE PROJECT IN HILL STREET

NOT FOR CONSTRUCTION

DATE	10-5-18
SCALE	7-23-18
SHEET NO.	1"=10'
	SP-10



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

Miller Building

Hill Street Townhomes

132 Hill Street
Ann Arbor MI 48104

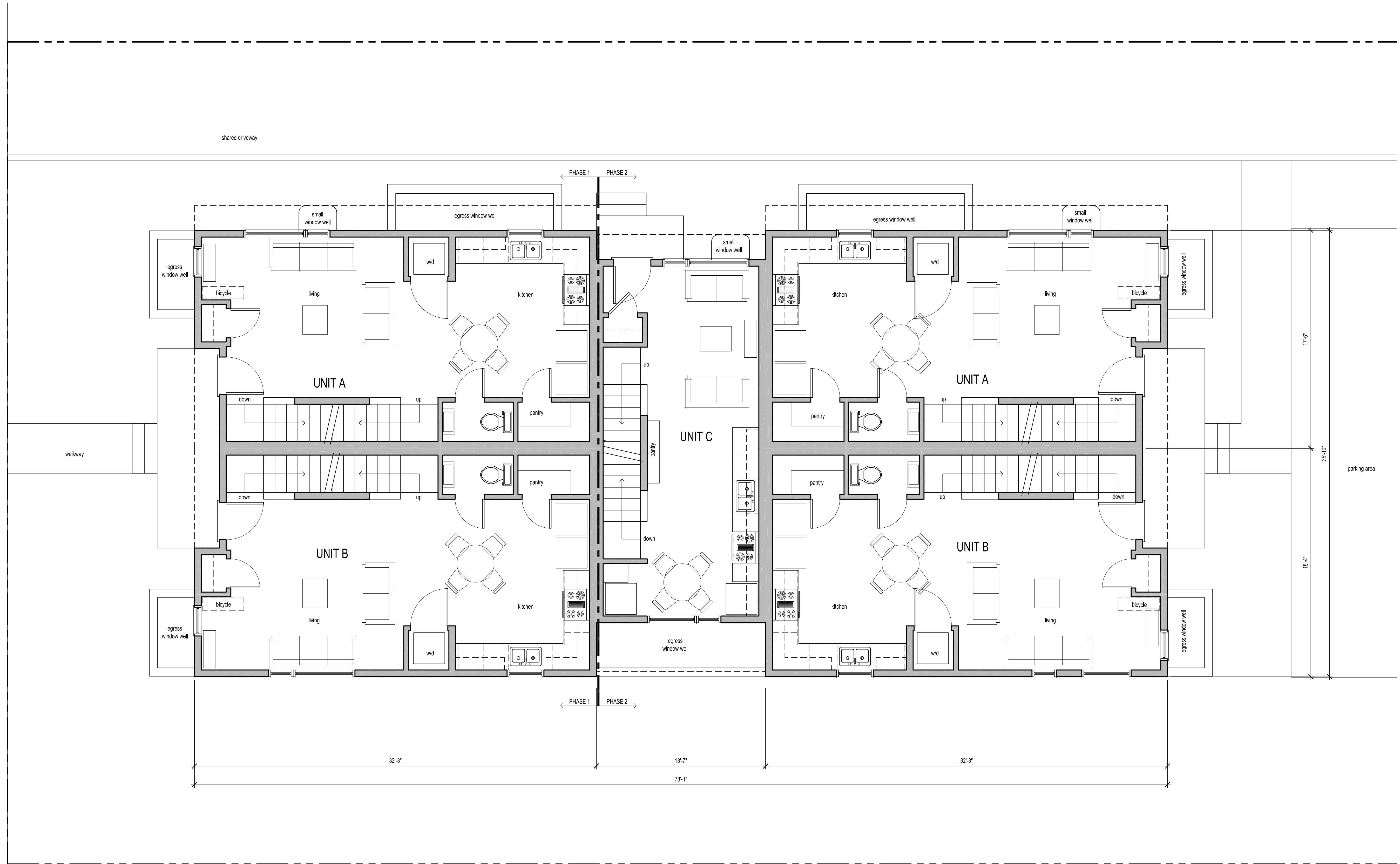
project no: 17013

issue no:
Planning Dept. Review 22 Mar '18
Planning Dept. Review 1 Jun '18
Site Plan Approval 23 Jul '18

A2.1



HILL STREET



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

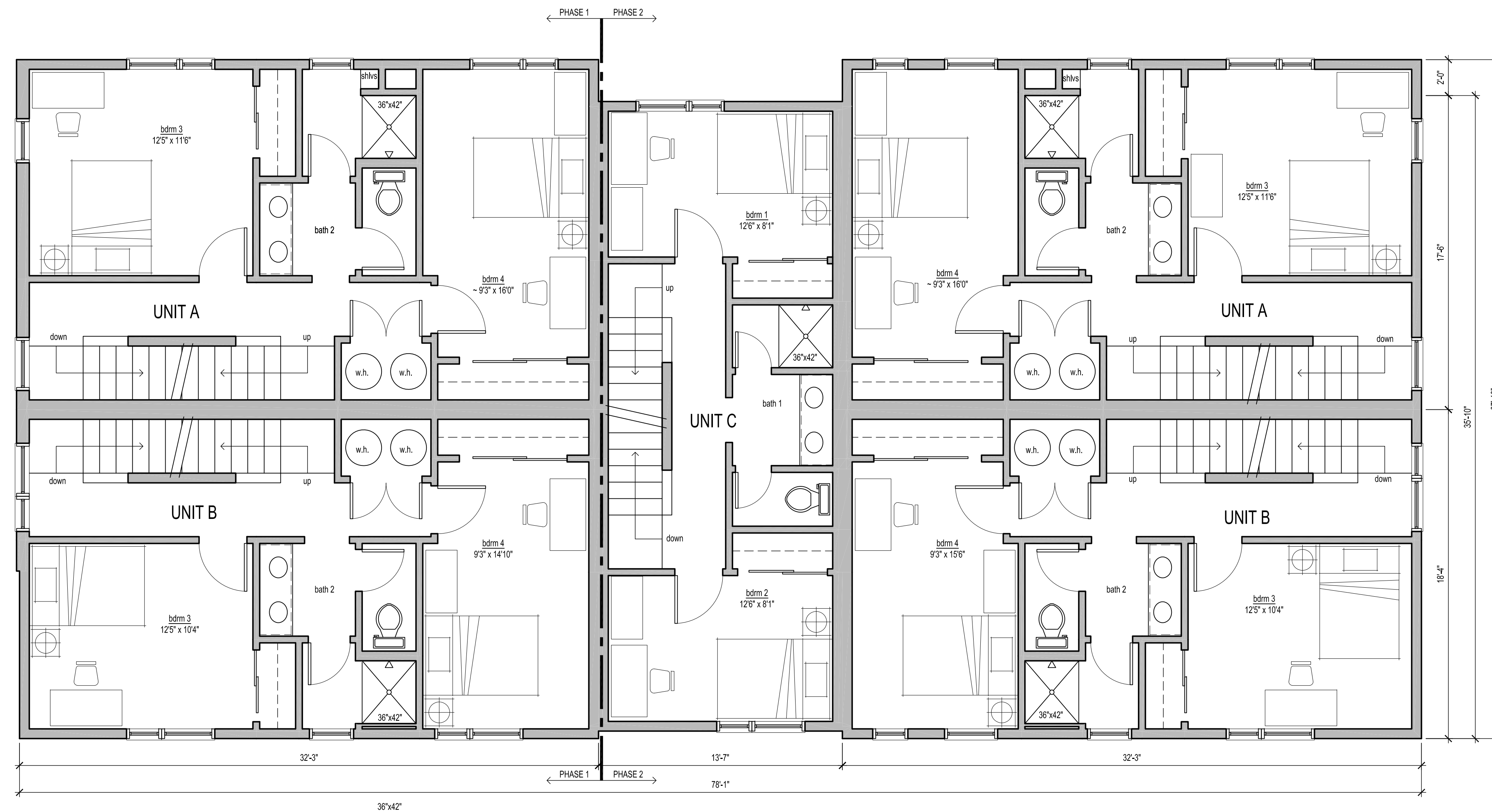
Miller Building

Hill Street Townhomes

132 Hill Street
Ann Arbor MI 48104

project no: 17013

issue no:
Planning Dept. Review 22 Mar 18
Planning Dept. Review 1 Jun 18
Site Plan Approval 23 Jul 18



Miller Building

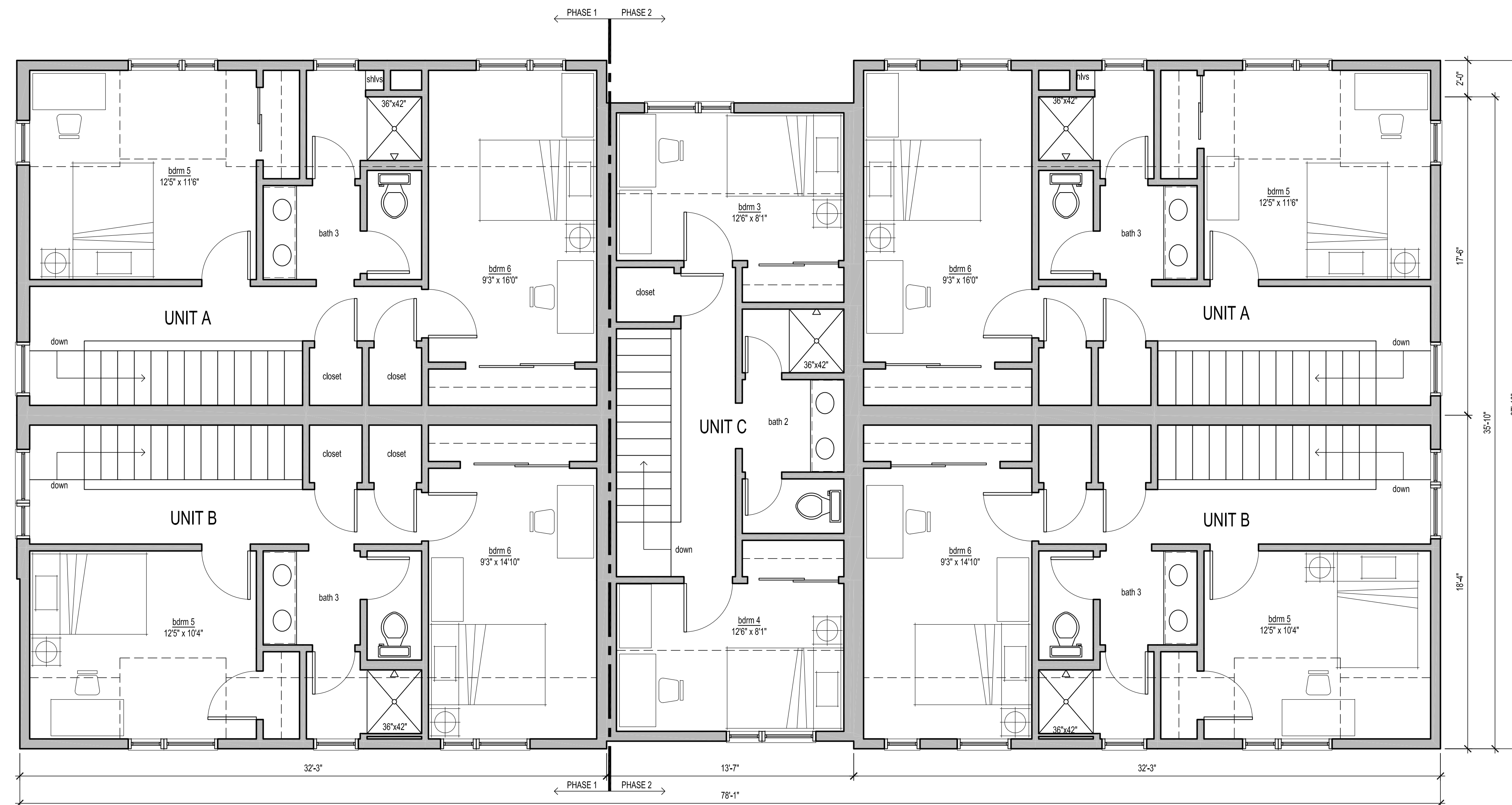
Hill Street Townhomes

132 Hill Street
Ann Arbor MI 48104

project no: 17013

issue no:
Planning Dept. Review 22 Mar 18
Planning Dept. Review 1 Jun 18
Site Plan Approval 23 Jul 18

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



Miller Building

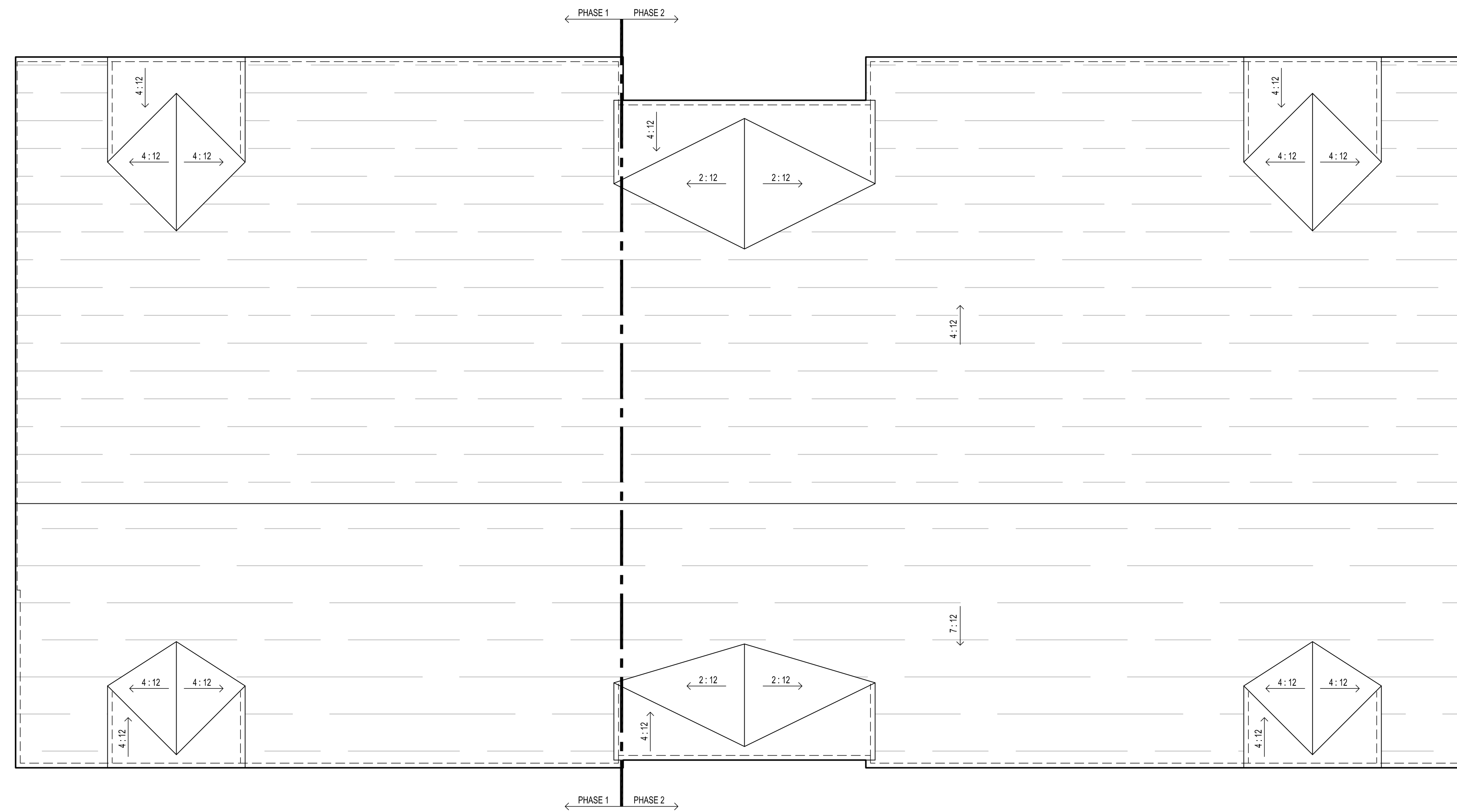
Hill Street Townhomes

132 Hill Street
Ann Arbor MI 48104

project no: 17013

issue no:
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Site Plan Approval 23 Jul 18

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



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

Miller Building

Hill Street Townhomes

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Ann Arbor MI 48104

project no: 17013

issue no:
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Site Plan Approval 23 Jul '18

A2.5



5 STREET MASSING STUDY
1/16" = 1'-0"



4 EAST ELEVATION (SIDE)
3/16" = 1'-0"



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



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



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

Miller Building

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project no: 17013

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