

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of October 17, 2017**

**SUBJECT: Midas Site Plan (3180 Washtenaw) File No. SP16-107**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Midas Site Plan.

**STAFF RECOMMENDATION**

Staff recommends that this petition be **approved** because it complies with all the applicable local, state, and federal laws, ordinances, standards, and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety, or welfare.

**LOCATION**

The site is located at 3180 Washtenaw Avenue between Huron Parkway and Platt Road (Malletts Creek Watershed).

**DESCRIPTION OF PETITION**

The petitioner proposes to construct a 5,796 square foot Midas Auto Center on a .42 acre parcel to the rear of the existing Midas Auto Center on Washtenaw Avenue. The center will include 8 vehicle bays and 21 surface parking spaces. Access will be provided along a 66 foot wide access easement on land that is owned by Shell gas station east of the property. The building is proposed to be 35 feet tall. Two Class C bicycle parking spaces are proposed. Solid waste is proposed to be stored within a dumpster screen on the west side of the parking lot. The petitioner is proposing a sidewalk along the Washtenaw Avenue frontage as well as a striped sidewalk from the new store to the sidewalk along Washtenaw. The sidewalk along Washtenaw Avenue will help close a sidewalk gap, but will be within private property. Stormwater detention will be handled in pipes under the parking lot. Three new trees and 39 shrubs and grasses are proposed to be planted. Building materials will primarily be masonry. In order to meet the Citizen Participation ordinance, the petitioner mailed 198 postcards to property owners within 500 feet of the site.

**COMPARISON CHART**

		EXISTING	PROPOSED	REQUIREMENTS
Zoning		C3 (Fringe Commercial)	C3 (Fringe Commercial)	C3
Gross Lot Area		18,213 sq/ft (.42 acres)	18,213 sq/ft (.42 acres)	6,000 sq/ft MIN
Floor Area Ratio In % of Lot Area		9.8% (1,800 sq/ft)	31.8% (5,796 sq/ft)	200% MAX (36,426 sq/ft)
Setbacks	Front	25'	44.6'	10' MIN 25' MAX
	Side	East: 60 ft West: 100 ft	East: 5 ft West: 35 ft	East: 0 ft MIN West: 0 ft MIN
	Rear	South: 0 ft	South: 10 ft	South: 0 ft MIN
Building Height		24 ft	35 ft	55 ft MAX
Parking – Automobiles		NONE	29 spaces (including 8 bays)	29 spaces MIN; 345 MAX
Parking - Bicycles		NONE	2 spaces – Class C	1 space – MIN (Class C)

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Retail	PUD (Planned Unit Development)
EAST	Gas Station/Convenience Center	C3 (Fringe Commercial)
SOUTH	Office	O (Office)
WEST	Retail	C3 (Fringe Commercial)

**HISTORY**

The existing abandoned one story commercial building on the site was constructed during the middle of the 20<sup>th</sup> century and is proposed to be demolished.

## PLANNING BACKGROUND

The Master Plan: Land Use Element recommends commercial uses for this site. The site is zoned C3 which allows for a mixture of land uses. The Non-motorized Plan recommends bicycle lanes and a sidewalk/walkway along this segment of Washtenaw Avenue.

## DEPARTMENT COMMENTS

None

Prepared by Jeff Kahan  
Reviewed by Brett Lenart  
rmg/10/12/17

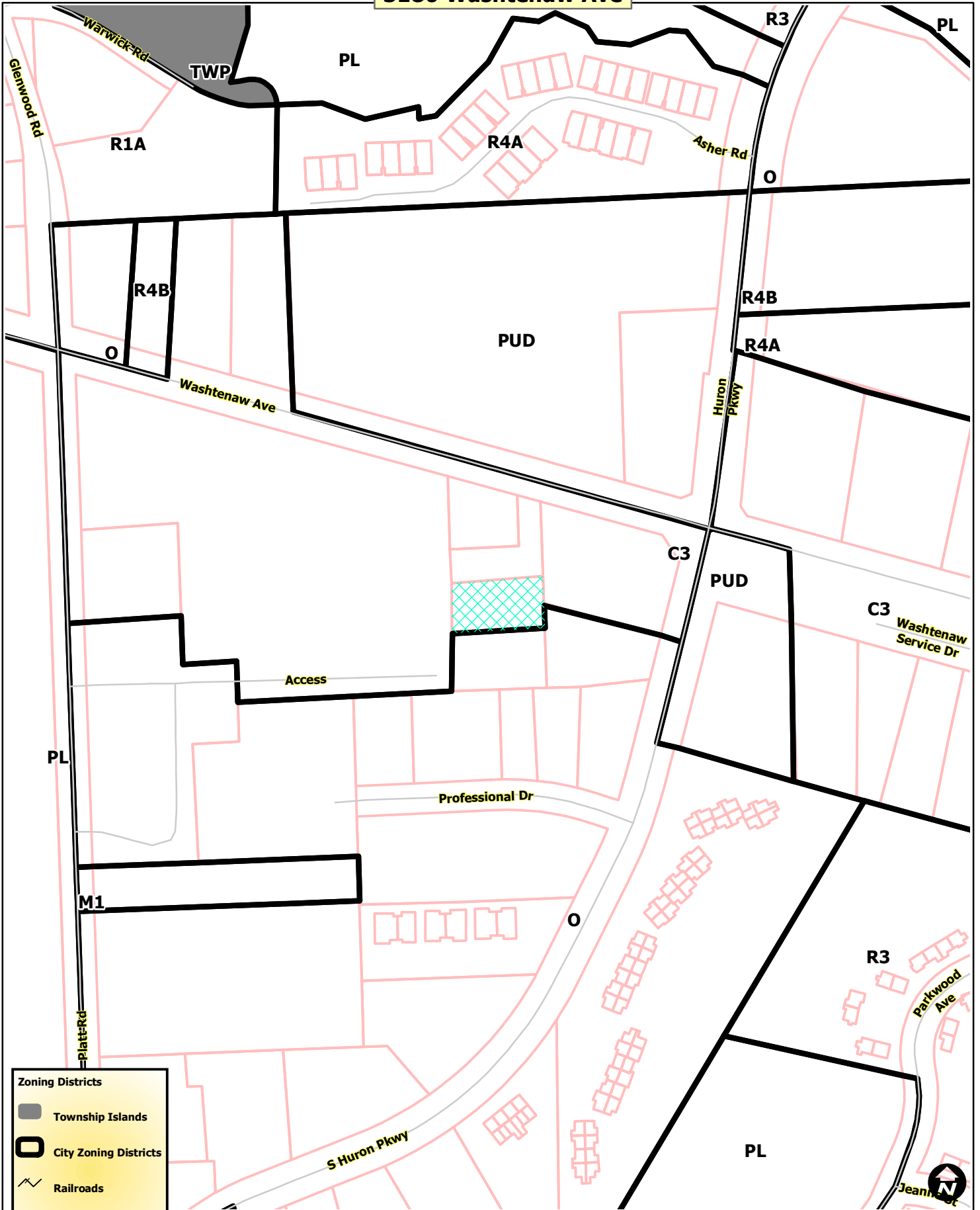
Attachments: Parcel/Zoning Map  
Aerial Photo  
Site Plan  
Landscaping Plan  
Elevations  
Citizen Participation Report by Petitioner

c: Petitioner: Sharp Construction  
44 E Berry Road  
Pleasant Lake, MI 48272

Architect: Creekwood Architecture  
1111 Creekwood Trail  
Burton, MI 48509

City Attorney  
Systems Planning  
File No. SP16-107

3180 Washtenaw Ave



**Zoning Districts**




- TWP Township Islands
- O City Zoning Districts
- Railroads
- Parcels
- Huron River



Map date 4/13/2016  
Any aerial imagery is circa 2015 unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)

# 3180 Washtenaw Ave



-  Railroads
-  Parcels
-  Huron River



Map date 4/13/2016  
Any aerial imagery is circa 2015  
unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)




**3180 Washtenaw Ave**



Access

Professional Dr

S Huron Pkwy

-  Railroads
-  Parcels
-  Huron River



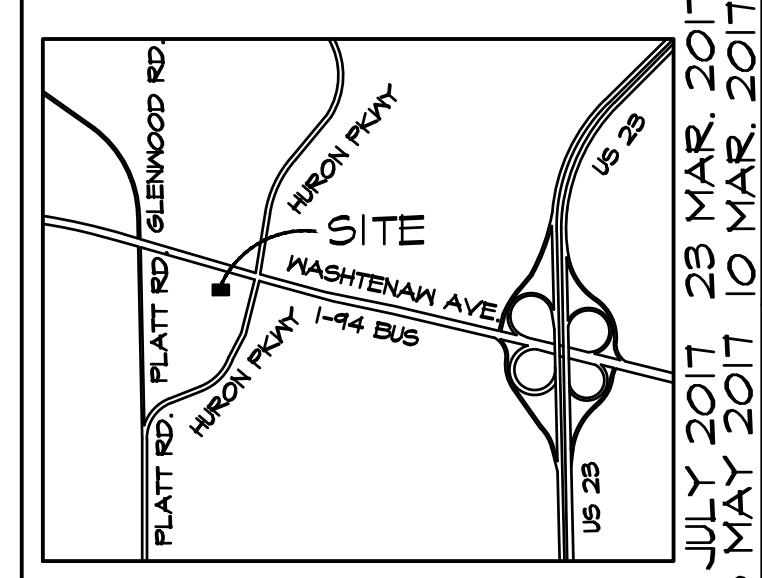
Map date 4/13/2016  
Any aerial imagery is circa 2015  
unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)

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, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED ACCORDANCE WITH CITY STANDARDS.

SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT OF WAY SHALL MEET ALL REQUIREMENTS AND GUIDE LINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN.

**NOTES:**

1. THE SITE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE BUILDING CONTRACTOR.
2. ALL PARKING LOT STRIPING SHALL BE IN ACCORDANCE WITH THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"
3. CONTRACTOR IS RESPONSIBLE FOR PROPER TRAFFIC CONTROL DURING CONSTRUCTION IN ACCORDANCE WITH THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"
4. ALL BARRIER FREE PARKING, SIGNAGE & STRIPPING SHALL BE IN ACCORDANCE WITH MICHIGAN BARRIER FREE STANDARDS. DETECTABLE WARNING SURFACE SHALL BE INSTALLED AS REQUIRED BY MICHIGAN BARRIER FREE STANDARDS AT ALL RAMP AND OTHER LOCATIONS AS PROVIDED IN MICHIGAN BARRIER FREE STANDARDS.
5. THERE WILL BE NO HAZARDOUS MATERIAL STORED OR USED ON SITE.
6. BERMS/PLANTINGS/STRUCTURES SHALL NOT INTERFERE WITH PROPER SIGHT LINES FOR DRIVERS ENTERING AND EXITING THE SITE, AND ALSO AT STREET INTERSECTIONS.



**SITE MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION (AS RECORDED)**

(PER WARRANTY DEED RECORDED AT LIBER 1151, PAGE 546)  
THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW AND STATE OF MICHIGAN, TO-WIT:  
THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED PARCEL, TO-WIT: COMMENCING AT THE WEST 1/4 CORNER, THENCE NORTH ALONG THE WEST LINE OF SECTION 10, 100.00 FEET; THENCE EAST ALONG THE SOUTH LINE OF WASHTENAW AVE., 984.94 FEET; THENCE SOUTH 144.9 FEET FOR PLACE OF BEGINNING, THENCE CONTINUING SOUTH 221.93 FEET; THENCE DEFLECTING 94°22' RIGHT 181.8 FEET; THENCE DEFLECTING 90°51' RIGHT 218.85 FEET; THENCE DEFLECTING 94°10' RIGHT, 182.13 FEET TO PLACE OF BEGINNING, BEING PART OF THE NORTHWEST 1/4, SECTION 2, TOWN 3 SOUTH, RANGE 6 EAST, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**LEGAL DESCRIPTION (AS SURVEYED)**

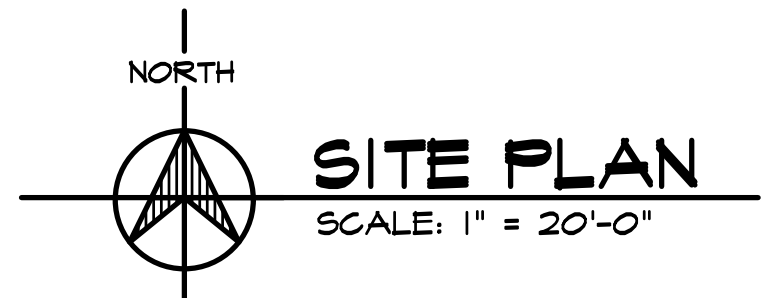
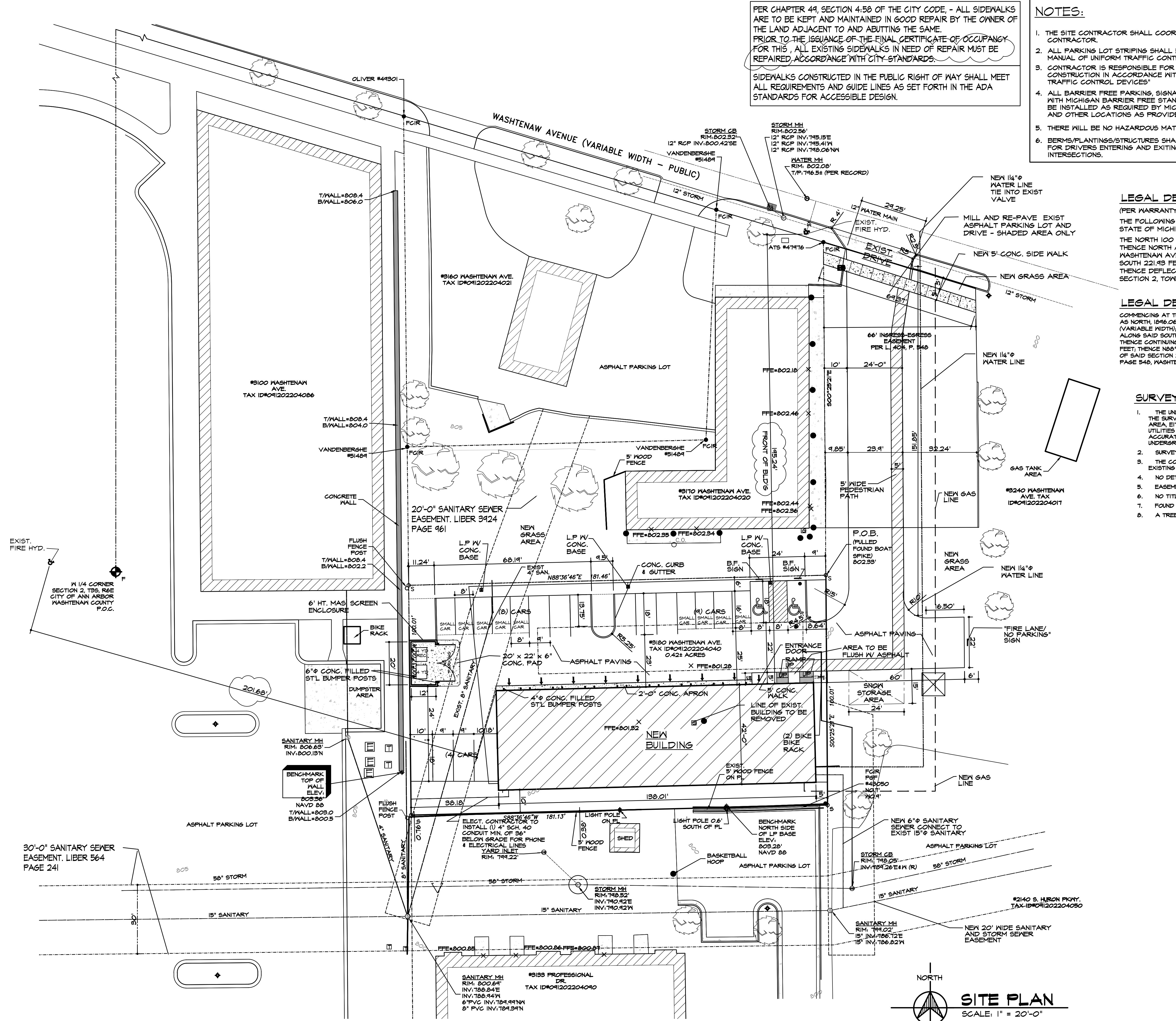
COMMENCING AT THE WEST 1/4 CORNER OF SECTION 2, TOWN 3 SOUTH, RANGE 6 EAST, THENCE N00°32'32" 1046.26 FEET (RECORDED AS NORTH 1046.06 FEET) ALONG THE WEST LINE OF SECTION 2 TO THE SOUTH RIGHT-OF-WAY LINE OF WASHTENAW AVENUE (VARIABLE WIDTH); THENCE S75°19'32"E 484.21 FEET (RECORDED AS EAST ALONG THE SOUTH LINE OF WASHTENAW AVE. 484.94 FEET) ALONG SAID SOUTH RIGHT-OF-WAY LINE, THENCE S00°29'21"E (RECORDED AS SOUTH) 144.80 FEET TO BEGINNING, THENCE CONTINUING S00°29'21"E (RECORDED AS SOUTH) 100.01 FEET; THENCE S08°36'46"W 181.15 FEET, THENCE N00°37'00"W 100.01 FEET; THENCE N88°36'46"E 181.46 FEET (RECORDED AS 182.13 FEET) TO THE POINT OF BEGINNING, BEING PART OF THE NORTHWEST 1/4 OF SAID SECTION 2, CONTAINING 0.42 ACRES OF LAND, MORE OR LESS, TOGETHER WITH A RIGHT-OF-WAY AS DESCRIBED IN LIBER 404, PAGE 548, WASHTENAW COUNTY RECORDS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

**SURVEYOR NOTES**

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE 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 THEY DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
2. SURVEYOR DID NOT CONTACT SUBSURFACE UTILITY LOCATOR SERVICE.
3. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION.
4. NO DETERMINATION HAS BEEN MADE TO THE EXISTENCE OF ANY WETLANDS.
5. EASEMENTS MAY EXIST NOT SHOWN HEREON.
6. NO TITLE POLICY PROVIDED.
7. FOUND BOAT SPIKE AT THE NORTHEAST CORNER OF SUBJECT PARCEL. REPLACED WITH GAPPED IRON ROD #49301
8. A TREE SURVEY WAS NOT PERFORMED.

**SITE DATA**

<b>BUILDING DATA:</b>	
PRESENT ZONING	C3 - FRINGE COMMERCIAL DISTRICT
BUILDING USE GROUP-	S-1 (MODERATE HAZARD)
CONSTRUCTION TYPE-	2B
BUILDING AREA-	5,796 SQ.FT.
TOTAL LAND AREA-	16,213 SQ.FT. - .42 ACRE
% OF LAND COVERAGE	33%
BUILDING HEIGHT-	35'-0" (SINGLE STORY)
BUILDING:	NO FIRE WALLS OR FIRE SUPPRESSION
<b>OCCUPANT LOAD:</b>	
NUMBER OF SEATS-WAITING	8
EMPLOYEES -	10
TOTAL OCCUPANT LOAD-	18
<b>PARKING REQUIRED</b>	(1) SPACE PER 200 S.F. OF FLOOR AREA (29) SPACES INCLUDING (1) BARRIER FREE SPACE (1) BIKE SPACE
<b>PARKING PROVIDED</b>	(29) SPACES INCLUDING (8) BAY SPACES INCLUDING (2) BARRIER FREE SPACES (2) BIKE SPACE
<b>DESIGN CODES:</b>	
BUILDING CODE -	2012 MICHIGAN BUILDING CODE
BARRIER FREE CODE -	2009 MICHIGAN BARRIER FREE CODE
MECHANICAL CODE -	2012 MICHIGAN MECHANICAL CODE
ELECTRICAL CODE -	2011 NATIONAL ELECTRICAL CODE
PLUMBING CODE -	2012 MICHIGAN PLUMBING CODE



PROJECT: NEW BUILDING FOR: MIDAS AUTO CENTER  
 SHEET TITLE: SITE PLAN  
 SHEET NO. 02 OF 9  
 DATE: 25 AUG 2016  
 JOB NO. 16047-R3  
 DRAWN BY: J.S.B.  
 CHECKED BY: R.A.S.  
 ANN ARBOR, MI  
 810 WASHTENAW AVE  
 CREKWOOD ARCHITECTURE, INC.  
 burton, michigan 48509  
 tel. (810) 742-0480  
 fax (810) 742-8393  
 1111 s. creekwood  
 REVISIONS:  
 7 SEPT. 2016  
 27 OCT. 2016  
 27 DEC 2016  
 27 DEC 2016  
 19 JAN 2017  
 10 OCT. 2017  
 13 JULY 2017  
 23 MAR. 2017  
 12 SEPT. 2017  
 23 MAY 2017  
 10 MAR. 2017

VEHICULAR USE AREA LANDSCAPING

LANDSCAPE LEGEND

VEHICULAR USE AREA	LANDSCAPE ISLAND VEHICULAR USE AREA RATIO
9300-41,999 S.F.	1:20 S.F.
MIDAS MAPLES 10,800 S.F.	528 S.F. REQUIRED 830 S.F. PROVIDED

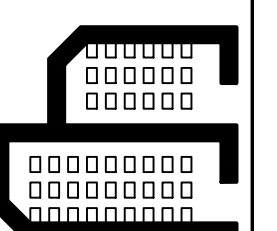
RECD	PROVIDED	BOTANICAL / COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
TREES						
9	9	ACER GRUBB	2 1/2" GAL	AS SHOWN	B4B	
		PAPER BARK MAPLE				
SHRUBS						
15		SYRINGA PATULA	2 GAL	30" O.C.	CONT.	
		MISS KIM DWARF KOREAN LILAC				
GROUND COVERS / PERENNIALS / ORNAMENTAL GRASSES						
24		CALAMAGROSTIS ACUTIFLORA-KARL FOERSTER	2 GAL	30" O.C.	CONT.	

NO RIGHT OF WAY SCREENING IS REQUIRED

12 SEPT 2017  
23 MAR 2017  
10 MAR 2017

Revisions  
30 AUG 2016  
26 OCT 2016  
8 JAN 2017  
19 JAN 2017  
9 FEB 2017

Creekwood Architecture Inc.  
1111 Creekwood Tr.  
Burton, Michigan  
Tel: (810) 742-0480  
Fax: (810) 742-8893



Sheet Title  
LANDSCAPE PLAN

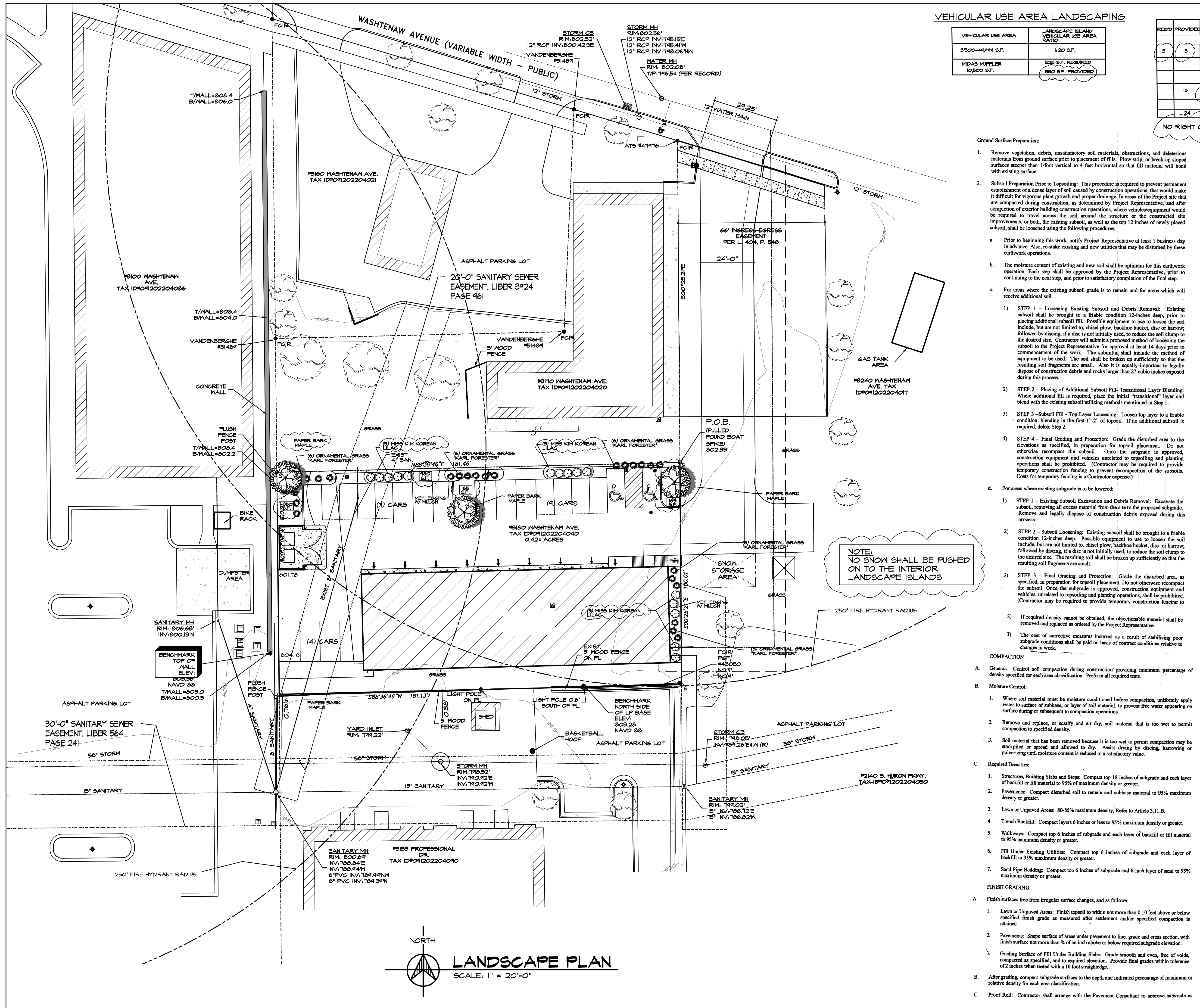
Project  
NEW BUILDING FOR:  
MIDAS AUTO CENTER  
WASHTENAW AVE  
ANN ARBOR, MI  
Drawn By: J.S.B.  
Checked By: R.A.S.

Job No. 16047-RS  
Date 3 AUG. 2016  
Sheet No.  
11



4426 EAST BERRY ROAD  
PLEASANT LAKE MI. 49122  
PH. (517)-769-6650

Know what's below.  
Call before you dig.



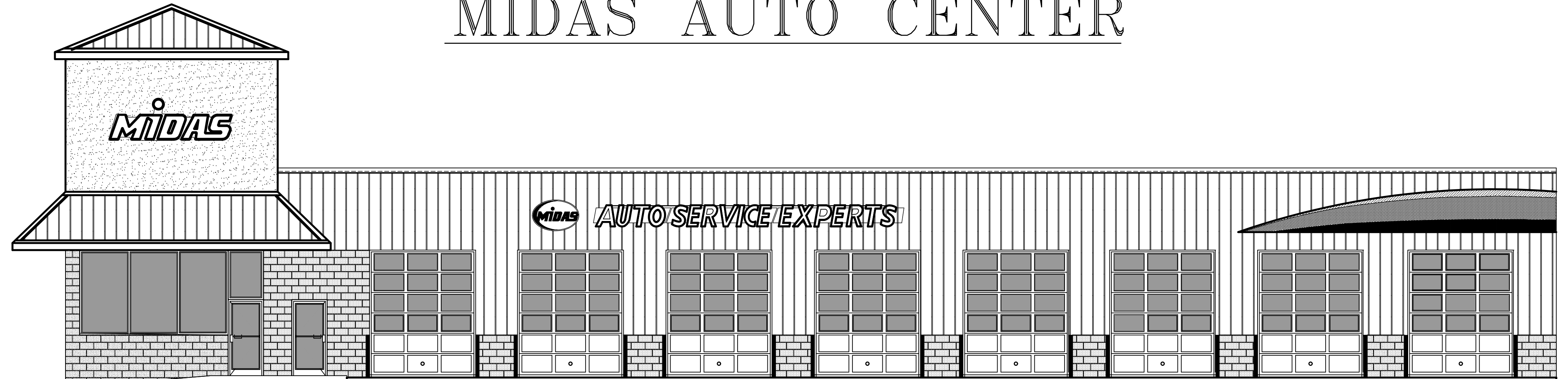
- Ground Surface Preparation:
- Remove vegetation, debris, unsatisfactory soil materials, obstructions, and deleterious materials from ground surface prior to placement of fills. Flow strip, or break-up sloped surfaces steeper than 1-foot vertical to 4 feet horizontal so that fill material will bond with existing surface.
  - Subsoil Preparation Prior to Topsoiling: This procedure is required to prevent permanent establishment of a dense layer of soil caused by construction operations, that would make it difficult for vigorous plant growth and proper drainage. In areas of the Project site that are compacted during construction, as determined by Project Representative, and after completion of exterior building construction operations, where vehicles/equipment would be required to travel across the soil around the structure or the constructed site improvements, or both, the existing subsoil, as well as the top 12 inches of newly placed subsoil, shall be loosened using the following procedure:
    - Prior to beginning this work, notify Project Representative at least 1 business day in advance. Also, re-stake existing and new utilities that may be disturbed by these earthwork operations.
    - The moisture content of existing and new soil shall be optimum for this earthwork operation. Each step shall be approved by the Project Representative, prior to continuing to the next step, and prior to satisfactory completion of the final step.
    - For areas where the existing subsoil grade is to remain and for areas which will receive additional soil:
      - STEP 1 - Loosening Existing Subsoil and Debris Removal: Existing subsoil shall be brought to a friable condition 12-inches deep, prior to placing additional subsoil fill. Possible equipment to use to loosen the soil include, but are not limited to, chisel plow, backhoe bucket, disc or harrow, followed by discing, if a disc is not initially used, to reduce the soil clump to the desired size. Contractor will submit a proposed method of loosening the subsoil to the Project Representative for approval at least 14 days prior to commencement of the work. The submittal shall include the method of equipment to be used. The soil shall be broken up sufficiently so that the resulting soil fragments are small. Also it is equally important to legally dispose of construction debris and rocks larger than 27 cubic inches exposed during this process.
      - STEP 2 - Placing of Additional Subsoil Fill- Transitional Layer Blending: Where additional fill is required, place the initial "transitional" layer and blend with the existing subsoil utilizing methods mentioned in Step 1.
      - STEP 3 - Subsoil Fill - Top Layer Loosening: Loosen top layer to a friable condition, blending in the first 1'-2" of topsoil. If no additional subsoil is required, delete Step 2.
      - STEP 4 - Final Grading and Protection: Grade the disturbed area to the elevations as specified, in preparation for topsoil placement. Do not otherwise recompact the subsoil. Once the subgrade is approved, construction equipment and vehicles unrelated to topsoiling and planting operations shall be prohibited. (Contractor may be required to provide temporary construction fencing to prevent recompaction of the subsoils. Costs for temporary fencing is a Contractor expense.)
    - For areas where existing subgrade is to be lowered:
      - STEP 1 - Existing Subsoil Excavation and Debris Removal: Excavate the subsoil, removing all excess material from the site to the proposed subgrade. Remove and legally dispose of construction debris exposed during this process.
      - STEP 2 - Subsoil Loosening: Existing subsoil shall be brought to a friable condition 12-inches deep. Possible equipment to use to loosen the soil include, but are not limited to, chisel plow, backhoe bucket, disc or harrow, followed by discing, if a disc is not initially used, to reduce the soil clump to the desired size. The resulting soil shall be broken up sufficiently so that the resulting soil fragments are small.
      - STEP 3 - Final Grading and Protection: Grade the disturbed area, as specified, in preparation for topsoil placement. Do not otherwise recompact the subsoil. Once the subgrade is approved, construction equipment and vehicles, unrelated to topsoiling and planting operations, shall be prohibited. (Contractor may be required to provide temporary construction fencing to prevent recompaction of the subsoils. Costs for temporary fencing is a Contractor expense.)
- If required density cannot be obtained, the objectionable material shall be removed and replaced as ordered by the Project Representative.
- The cost of corrective measures incurred as a result of stabilizing poor subgrade conditions shall be paid on basis of contract conditions relative to changes in work.
- COMPACTION
- General: Control soil compaction during construction providing minimum percentage of density specified for each area classification. Perform all required tests.
  - Moisture Control:
    - Where soil material must be moisture conditioned before compaction, uniformly apply water to surface of subbase, or layer of soil material, to prevent free water appearing on surface during or subsequent to compaction operations.
    - Remove and replace, or scarify and air dry, soil material that is too wet to permit compaction to specified density.
    - Soil material that has been removed because it is too wet to permit compaction may be stockpiled or spread and allowed to dry. Assist drying by discing, harrowing or pulverizing until moisture content is reduced to a satisfactory value.
- Required Densities:
- Structures, Building Slabs and Steps: Compact top 18 inches of subgrade and each layer of backfill or fill material to 95% of maximum density or greater.
  - Pavements: Compact disturbed soil to remain and subbase material to 95% maximum density or greater.
  - Laws or Unpaved Areas: 80-85% maximum density, Refer to Article 3.11.B.
  - Trench Backfill: Compact layers 6 inches or less to 95% maximum density or greater.
  - Walkways: Compact top 6 inches of subgrade and each layer of backfill or fill material to 95% maximum density or greater.
  - Fill Under Existing Utilities: Compact top 6 inches of subgrade and each layer of backfill to 95% maximum density or greater.
  - Sand Pipe Bedding: Compact top 6 inches of subgrade and 6-inch layer of sand to 95% maximum density or greater.
- FINISH GRADING
- Finish surfaces free from irregular surface changes, and as follows:
    - Lawn or Unpaved Areas: Finish topsoil to within not more than 0.10 feet above or below specified finish grade as measured after settlement and/or specified compaction is attained.
    - Pavements: Shape surface of areas under pavement to line, grade and cross section, with finish surface not more than 3/4 of an inch above or below required subgrade elevation.
    - Grading Surface of Fill Under Building Slab: Grade smooth and even, free of voids, compacted as specified, and to required elevation. Provide final grades within tolerance of 2 inches when tested with a 10 foot straightedge.
  - After grading, compact subgrade surfaces to the depth and indicated percentage of maximum or relative density for each area classification.
  - Proof Roll: Contractor shall arrange with the Pavement Consultant to approve subgrade as

NOTE:  
NO SNOW SHALL BE PUSHED  
ON TO THE INTERIOR  
LANDSCAPE ISLANDS

NORTH  
LANDSCAPE PLAN  
SCALE: 1" = 20'-0"



# NEW BUILDING for: MIDAS AUTO CENTER



3180 WASHTENAW AVE.  
ANN ARBOR, MI. 48104

## DRAWINGS INDEX

**COVER SHEET**

**SITE**

C1 SITE DEMOLITION PLAN  
SURVEY

C2 SITE PLAN

C3 GRADING PLAN

C4 SOIL & EROSION

C5 SOIL & EROSION DETAILS

C6 SITE DETAILS

C7 SITE LIGHTING

C8 UTILITY PLAN

**METRO CONSULTING ASSOCIATES**

C9 STORM SEWER PLAN & PROFILE

C10 STORM SEWER MANAGEMENT PLAN

C11 STORM SEWER CALCULATIONS

C12 STORM SEWER DETAILS

L1 LANDSCAPE PLAN

L2 LANDSCAPE DETAILS

**ARCHITECTURAL**

A2.1 PRELIMINARY FLOOR PLAN

A3.1 PRELIMINARY FRONT & REAR ELEVATIONS

A3.2 PRELIMINARY SIDE 1 AND SIDE 2 ELEVATIONS

### GOVERNING AGENCIES

**CITY OF ANN ARBOR**  
CONSTRUCTION AND BUILDING  
301 EAST HURON STREET  
LARCOM CITY HALL  
TELEPHONE (734) 794-6263

**WASHTENAW COUNTY**  
WATER RECURCES COMMISSION  
705 NORTH ZEEB ROAD  
P.O. BOX 6645  
ANN ARBOR MI. 48107  
TELEPHONE (734) 222-6860

**ENGINEERING**  
301 EAST HURON STREET  
LARCOM CITY HALL  
TELEPHONE (734) 794-6410  
EMAIL: PROGETMANAGEMENT@A2GOV.COM

**PLANNING AND DEVELOPMENT**  
301 EAST HURON STREET  
LARCOM CITY HALL  
TELEPHONE (734) 794-6265  
EMAIL: PLANNING@A2GOV.ORG

### PROJECT DESCRIPTION

REMOVAL OF A EXISTING BUILDING AND CONSTRUCTION  
A NEW SINGLE STORY BUILDING, INCLUDING NEW ASPHALT PARKING  
LOT AND LANDSCAPING. THE PROPOSED USE WILL BE AUTO REPAIR.  
THE NEW BUILDING TO BE 138'-0" LONG BY 42'-0" DEEP (5,796 S.F.)  
THERE WILL BE (29) VEHICLE PARKING SPACES PROVIDED.  
THERE WILL BE NO IMPACT ON THE SCHOOLS AND SURROUNDING DEVELOPMENTS  
ALSO THERE WILL BE NO IMPACT ON THE AIR AND WATER QUALITY, OR ANY  
HISTORIC SITES  
ALSO THERE WILL BE NO FIRE WALLS OR FIRE SUPPRESSION IN THE BUILDING

### GENERAL NOTES:

SITE ACCESS : STORAGE AREA FOR CONSTRUCTION MATERIALS WILL NOT INTERFERE  
WITH FIRE / EMERGENCY ACCESS.

ADDRESS: - BUILDING ADDRESS WILL BE CLEARLY DISPLAYED ON FRONT OF  
BUILDING AND BE VISIBLE WHEN APPROACHING BUILDING.

KNOX BOX: A KNOX BOX WILL BE INSTALLED ON THE EXTERIOR OF THE BUILDING  
NEAR THE FRONT ENTRANCE

PROJECT INFORMATION CHECKLIST				
	REQUIRED	EXISTING	PROPOSED	NOTES
ZONING	C3	C3	C3	
LOT AREA	6,000 S.F. MIN.	.42 ACRE 18,213 S.F.	.42 ACRE 18,213 S.F.	
FLOOR AREA	39,000 MAX	1,800	5,796	
FRONT YARD	10' MIN. 25' MAX.	25'	44'-8'	*
SIDE YARD	EAST, WEST 0' NORTH	60' E , 100' W	6' E , 35' W	
REAR YARD	SOUTH	0'	10'	
HEIGHT	55'	24'	35'	
PARKING	29	0	29	
BIKE PARKING	1	0	2	
VARANCIES	NONE	NONE	NONE	

\* - REFERENCE CHAPTER 55 (ZONING), SECTION 5-77 (1) (C)  
\*...IF THE DISTANCE BETWEEN THE FRONT LOT LINE AND THE PUBLIC  
RIGHT -OF-WAY IS MORE THAN THE MINIMUM FRONT SETBACK  
DIMENSION, NO REQUIRED FRONT OPEN SPACE SHALL BE REQUIRED\*

### CONTACT INFORMATION

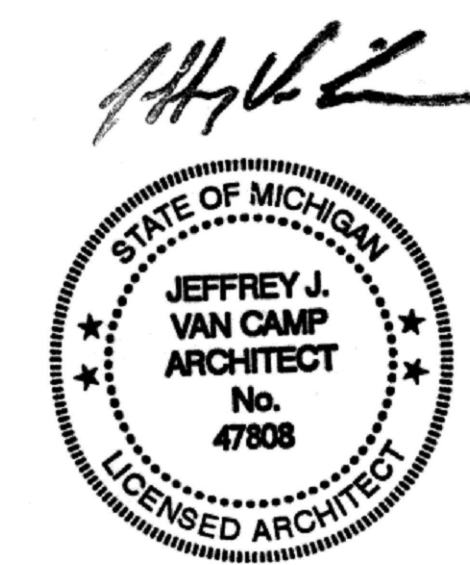
**ARCHITECT:**  
CREEKWOOD ARCHITECTURE, INC.  
1111 CREEKWOOD TRAIL  
BURTON, MI. 48509  
TELEPHONE (810) 742-0480  
EMAIL: jbrands@creekwoodarch.com  
CONTACT: Jeffrey S. Brands

**GENERAL CONTRACTOR**  
SHARP CONSTRUCTION CO. L.L.C.  
4426 EAST BERRY ROAD  
PLEASANT LAKE MI. 49272  
TELEPHONE (517) 769-6650  
CONTACT: MIKE SHARRP

### PLAN DISTRIBUTION LIST & DATES:

26 AUG 2016 UPLOADED PLANS TO ETRACK SYSTEM - CITY OF ANN ARBOR  
31 OCT 2016 UPLOADED PLANS TO ETRACK SYSTEM - CITY OF ANN ARBOR  
8 DEC. 2016 UPLOADED PLANS TO ETRACK SYSTEM - CITY OF ANN ARBOR  
10 MAR. 2017 UPLOADED PLANS TO ETRACK SYSTEM - CITY OF ANN ARBOR  
17 AUG. 2017 UPLOADED PLANS TO ETRACK SYSTEM - CITY OF ANN ARBOR  
12 SEPT. 2017 UPLOADED PLANS TO ETRACK SYSTEM - CITY OF ANN ARBOR  
11 OCT. 2017 UPLOADED PLANS TO ETRACK SYSTEM - CITY OF ANN ARBOR

ARCHITECTS JOB # 16047





4426 E. Berry Rd. Pleasant Lake, Michigan 49272 (517) 769-6650 Fax (517) 769-6660

August 29<sup>th</sup>, 2016

### Citizens Participation Summary

On August 15<sup>th</sup>, 2016 One Hundred Ninety Eight postcards were mailed to all property owners within 500 feet of proposed Midas project located at 3180 Washtenaw Ave, Ann Arbor, MI 48104. The mailing list was provided to us by the Planning & Development Services department of the City of Ann Arbor, Michigan.

To date we have received 1 question via email. The question, our response, and comment emails are attached. We received no other questions, comments, or phone calls. We received 3 postcards returned to us marked "vacant" and 1 marked no such number. A copy of these are attached.

Thank you,

A handwritten signature in black ink that reads "Mike Sharp".

Mike Sharp  
Sharp Construction Company LLC  
4426 E. Berry Road  
Pleasant Lake, MI 49272

## **Mike's Gmail**

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**From:** "Alan Grafe" <grafe@umich.edu>  
**Date:** Friday, August 19, 2016 5:57 PM  
**To:** "Mike Sharp" <mikesharpconstruction@gmail.com>  
**Subject:** Re: Midas Project -- Ann Arbor

Dear Mr. Sharp,

It is unfortunate to hear that. It is very inconvenient to walk on that dirt path, especially in winter when it sometimes gets very icy, or when it gets muddy after a rain. I sincerely hope your client reconsiders that part of the project scope.

Cheers,  
-Alan

Sent from my iPhone

> On Aug 19, 2016, at 17:28, Mike Sharp <mikesharpconstruction@gmail.com> wrote:

>

> Dr Grafe, As out site is actually behind the existing Midas building and does not have any frontage on Washtenaw Ave we will not be installing sidewalks there. We will have sidewalks on the front and east side of new building. Thank you, Mike Sharp

>

> Sent from my iPad

>

>> On Aug 19, 2016, at 5:14 PM, Alan Grafe <grafe@umich.edu> wrote:

>>

>> Hi there!

>>

>> I just received the postcard giving notice for the Midas redevelopment (I live just around the corner). I have just one question about the project: will you be installing a sidewalk?

>>

>> Cheers,

>> -Alan

>> -----

>> Alan Grafe, Ph. D.

>> Department of Computer Science, Engineering, and Physics

>> University of Michigan-Flint

>> [grafe@umflint.edu](mailto:grafe@umflint.edu)

>>

**City of Ann Arbor Geodetic Reference System (AAGRS)**  
**Coordinate Transformation Worksheet**

This document is designed to provide the City of Ann Arbor a datum shift between a Project's local coordinate system and AAGRS coordinates (Michigan State Plane). This information will provide the data necessary to import project infrastructure items into the Ann Arbor Geographic Information System (GIS).

Project Name: Midas  
 Company Name: Metro Consulting Associates Date Submitted: 8-26-16  
 Contact: Brad Oliver Contact No.: 734-482-1427

From what coordinate system was this project derived?  AAGRS (MI State Plane) Geoid: \_\_\_\_\_  
 Local coordinates (user defined)

If a local coordinate system was used, complete the *Project Reference Coordinates* section below.

Project Reference Coordinates				
AAGRS coordinates used for projection of local coordinates into Michigan State Plane coordinates (International feet)				
AAGRS No.	Easting (X)	Northing (Y)	Elevation (Z)	Description
				Geoid: _____
Local coordinates				
Point No.	Easting (X)	Northing (Y)	Elevation (Z)	Description
1	5927.239	6246.107	799.54	Survey Conc. Monument
2	6154.324	6343.776	796.80	Survey Corner # 47976
3	5877.988	6626.745	803.25	Survey Corner # 51489
Local coordinates projected into AAGRS Michigan State Plane coordinates (International feet)				
Point No.	Easting (X)	Northing (Y)	Elevation (Z)	Description
1	13,304,665.230	276,190,285		Survey Conc. Monument
2	13,304,889.770	276,293,648		Survey Corner # 47976
3	13,304,606.400	276,569,914		Survey Corner # 51489
				Scale Factor: <u>.999966653</u>

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TRAKIT Planning No.: \_\_\_\_\_ TRAKIT Civil Plan No.: \_\_\_\_\_

Checked by: \_\_\_\_\_

Approved:  Yes

Date: \_\_\_\_\_

No

Comments: \_\_\_\_\_  
 \_\_\_\_\_