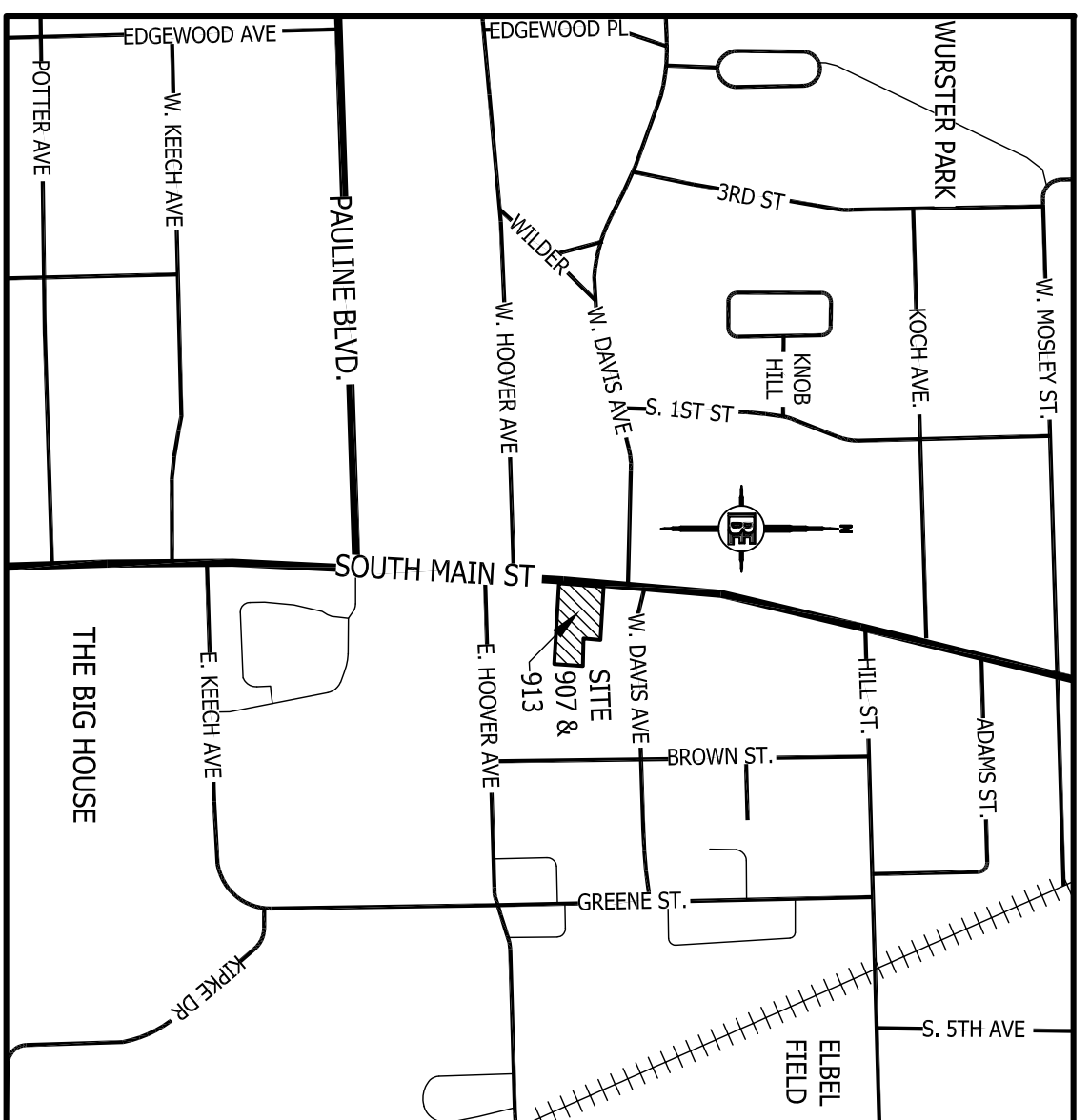


SITE PLAN SUBMITTAL FOR MAIN + DAVIS APARTMENTS

907-913 SOUTH MAIN STREET CITY OF ANN ARBOR, WASHTENAW COUNTY, MI



AREA WITHIN 1,000-FT OF SITE
SCALE: 1" = 400'

PROPERTY DESCRIPTION:

GENERAL INFORMATION:

PARCEL NOS.: 09-09-32-113-007 AND 09-09-32-113-008
ZONING: R4C
AREA: TOTAL OF 0.32 ACRES

LEGAL DESCRIPTION (AS PROVIDED):

Land in the County of Washtenaw, City of Ann Arbor, State of Michigan, described as follows:
Commencing at the Southwest Corner of Lot 7 (being the intersection of the East right-of-way line of South Main Street and the north right-of-way line of East Hoover Avenue) of Brown and Borns Addition to the City of Ann Arbor, Washtenaw County, State of Michigan, as recorded in Liber 48 of Deeds, page 360 of the Washtenaw County Register of Deeds, Washtenaw County, State of Michigan; thence N02°28'16"E 123.87 feet along the said East right-of-way line of South Main Street for a Piece of Beginning; thence continuing along said right-of-way line N02°28'16"E 104.11 feet; thence N87°34'40"E 96.34 feet along the north line of the south 17 feet of Lot 5 of said Addition to the City of Ann Arbor; thence S01°46'32"E 52.12 feet along the west line of the east 70 feet of Lots 5 and 6 of said Addition; thence N87°32'07"E 70.01 feet along the north line of the south 1/2 of Lot 5 of said Addition; thence S01°46'32"E 51.49 feet along the east line of said Lots 5 and 6; thence S87°31'14"W 174.05 feet along the south line of the north 17.5 feet to the Place of Beginning. Being parts of Lots 5 and 6 of said Addition and containing 0.32 acres (13992 sq. ft.) of land, more or less.

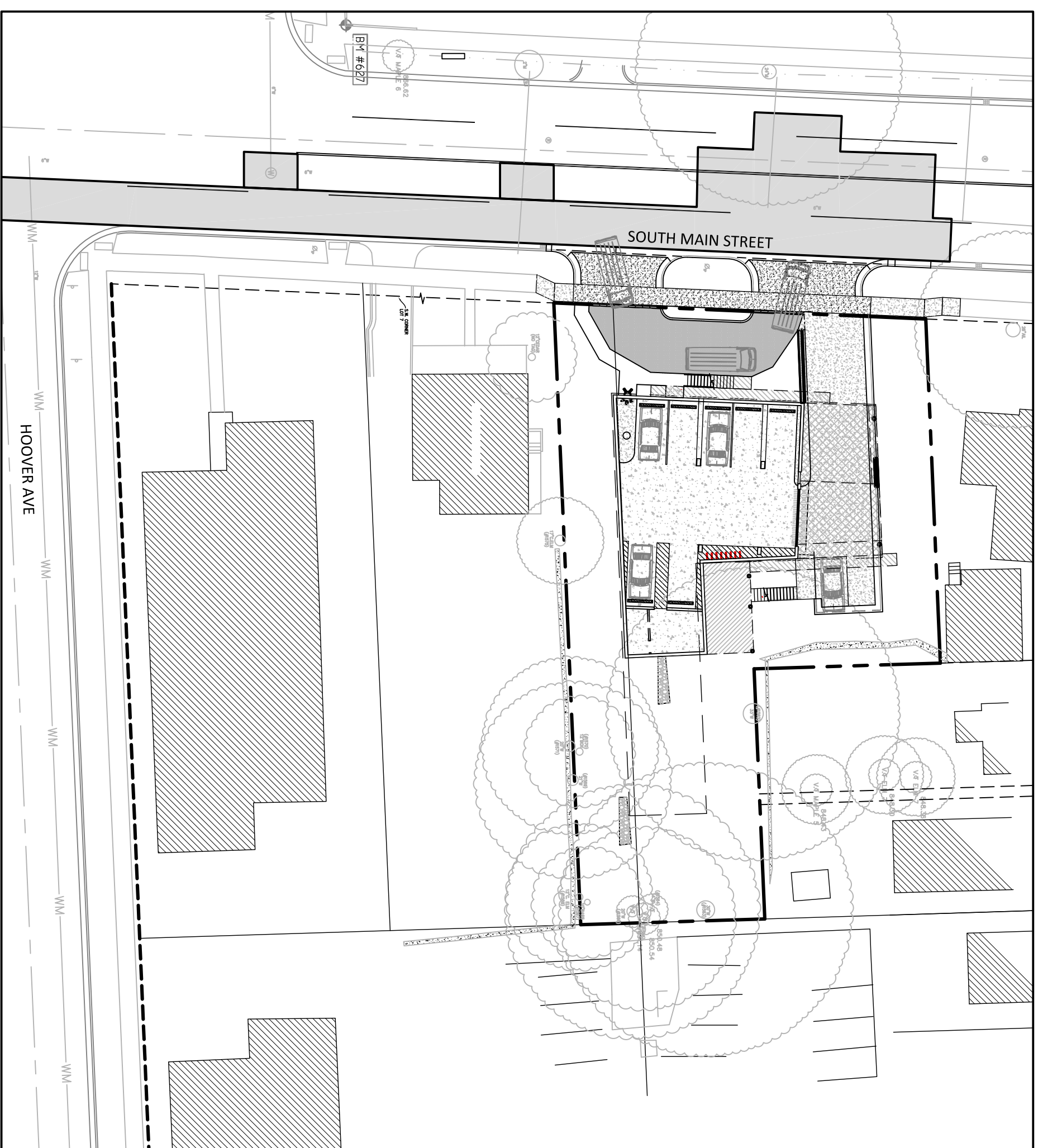
CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES AND ANY WORK INVOLVED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT:

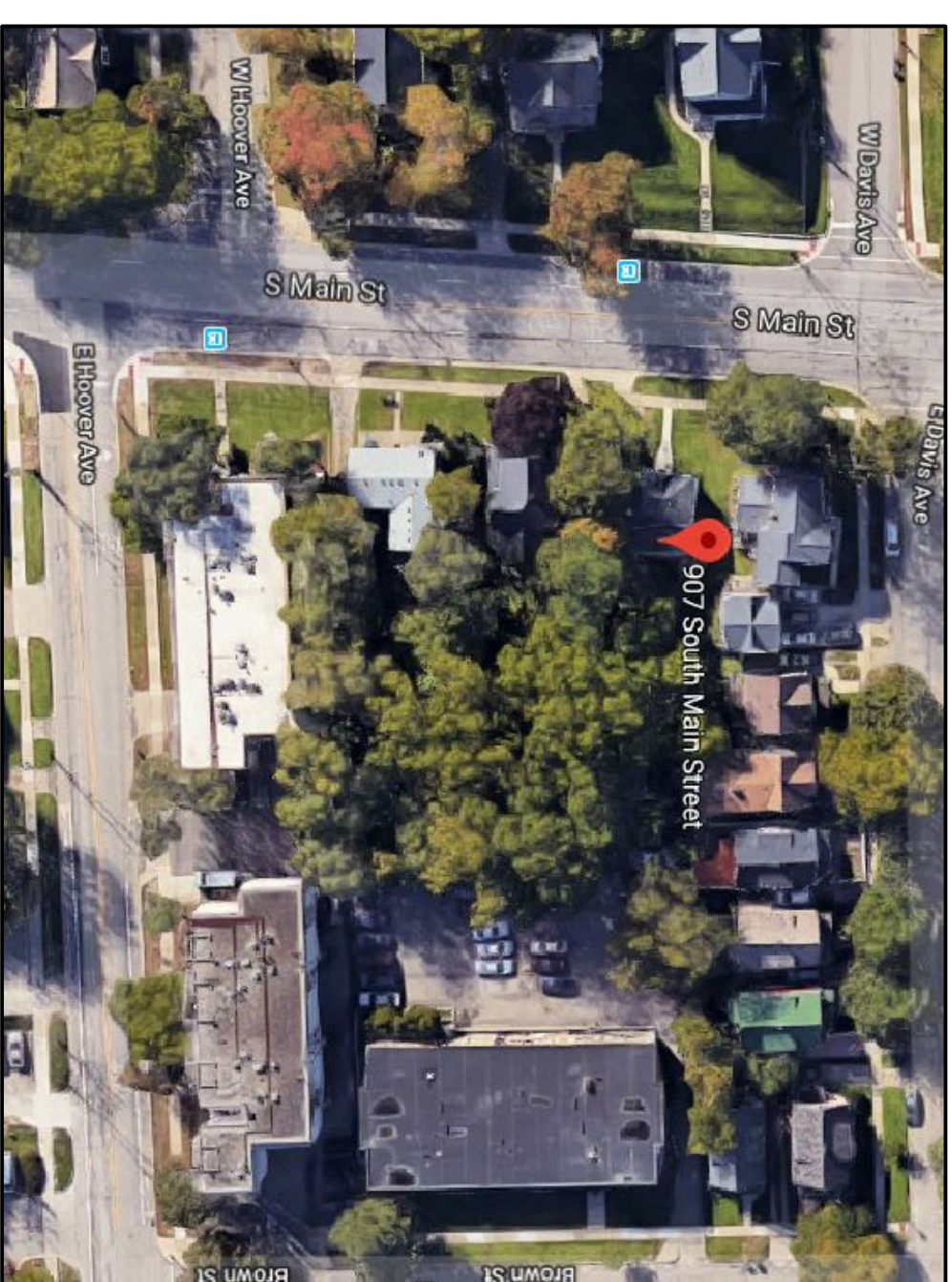
- DO NOT SCALE THESE DRAWINGS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
- IF A JUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED MUNICIPAL, COUNTY, AND STATE OF MICHIGAN PERMITS.
- PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
- ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND FEDERAL A.D.A. REQUIREMENTS.
- ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, LAWNS, FENCING, IRRIGATION LINES, AND/OR PUBLIC OR PRIVATE UTILITIES THAT ARE TO BE PRESERVED AND/OR BEYOND THE CONSTRUCTION LIMITS.
- THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, & ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE CONSTRUCTION LIMITS BROOM CLEAN AT THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MOIST CLASS II) OR AS PER MUNICIPAL REQUIREMENTS.
- ALL PAVEMENT REPAIRMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY RESPONSIBLE DELAYS IN CONSTRUCTION DUE TO THE EXCAVATING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
- DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
- IF WORK EXTENDS BEYOND NOVEMBER 15TH, NO COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
- NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
- ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SOGGED OR SEEDED AS DIRECTED BY THE ENGINEER.
- ALL ROOTS STUMPS AND OTHER OBJECTIBLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL, WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CORRECT TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
- TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND GO TO THE LOCAL OFFICIALS. NO WORK SHALL BE COMPLETED UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
- ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.
- AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT, UNLESS OTHERWISE DIRECTED.
- ALL GRADING IN THE PLANS SHALL BE COMPLETED AS PART OF THIS CONTRACT. ALL EXISTING MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
- NO GRADING SHALL BE COMPLETED AFTER OCTOBER 15TH WITHOUT APPROVAL OF THE ENGINEER.
- ALL EXISTING IMPROVEMENTS SUCH AS WALKWAYS, GATE WAVERS, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE & SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- SOIL EROSION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
- ALL PERMANENT SIGNS & PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MICHIGAN MUTCD MANUAL.

INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OTHERS SUBCONTRACTORS, PUBLIC AND PRIVATE, FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, FOR ANY AND ALL DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, PROPERTY REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.



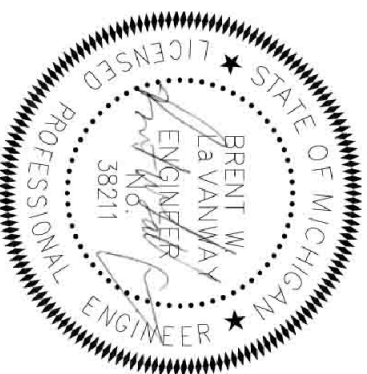
SCALE: 1" = 30'



AERIAL IMAGE

PREPARED BY:

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517.546.4836 FAX 517.548.1670
CONTACT: PATRICK CLEARY



ARCHITECT:

Bnk DESIGN+PLANNING LLC
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ROYAL OAK, MI 48067
CONTACT: KEVIN BRANDON
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KMB@BNKDP.COM



LANDOWNER/PREPARED FOR:

NEST CAPITAL MANAGEMENT LLC
393 W. BROADWAY 3RD FLOOR
NEW YORK, NY 10012
CONTACT: SATICH CHADA
PHONE: (917) 288-4388
SICCSOH@GMAIL.COM

LAND INTEREST STATEMENT:

LANDOWNERS OF 907 SOUTH MAIN STREET ARE: SHARON DAVENPORT, SATTY ANANDAVAN CHADA, AND CHAD N. REDDY. NEST CAPITAL MANAGEMENT LLC NEW YORK, NEW YORK IS FULLY AUTHORIZED BY THE OWNERS TO ACT ON THEIR BEHALF WITHOUT RESTRICTION.

PROPOSED DEVELOPMENT PROGRAM SUMMARY:
LAND USE IS PROPOSED TO CONTINUE TO BE UTILIZED AS A MULTI-FAMILY STUDENT-ORIENTED HOUSING BUT TO A HIGHER DENSITY. PROJECT WILL INCLUDE THE DEMOLITION OF 2 STUDENT-APARTMENT HOUSES AND CONSTRUCTION OF A NEW 3-STORY, 8 UNIT, 2,394 SQ FT FOOTPRINT AND CONSTRUCTION OF A NEW 3-STORY, 8 UNIT, 2,394 SQ FT FOOTPRINT. PROJECT WILL BE CONSTRUCTED ON THE NORTH SIDE OF SOUTH MAIN STREET FROM A CONSOLIDATED SINGLE DRIVE SHIFTER APPROXIMATELY 16-FT TO THE NORTH FROM ITS EXISTING LOCATION. VEHICULAR AND BICYCLE PARKING WILL BE OFF-STREET IN AN ENCLOSED UNDERGROUND STRUCTURE. ENTIRE PROJECT IS TO BE CONSTRUCTED AS A SINGLE PHASE. CONSTRUCTION COST TBD.

COMMUNITY ANALYSIS: DEVELOPMENT WILL HAVE MINIMAL IMPACT ON THE SURROUNDING COMMUNITY AND SCHOOLS. THE EXISTING AREA IS GENERALLY COMPOSED OF SINGLE-FAMILY TYPE STUDENT-ORIENTED RENTAL HOMES AND MULTI-FAMILY APARTMENTS, PARTICULARLY EAST OF MAIN STREET. THE RELATIONSHIP OF THE PROPOSED CONTINUED MULTI-FAMILY STUDENT-ORIENTED HOUSING USE WILL NOT CHANGE WITH RESPECT TO THE EXISTING SURROUNDING SIMILAR USES.

THE AIR AND WATER QUALITY RESULTING FROM THE NEW DEVELOPMENT WILL BE IMPROVED THROUGH ENHANCED SUSTAINABILITY FEATURES TO INCLUDE BUT NOT LIMITED TO IMPROVED STORM WATER CONTROL, INSTALLATION OF SOLAR PANELS, LANDSCAPING WITH MICHIGAN NATIVE PLANTS, AND REMOVAL OF EXISTING INVASIVE SPECIES, RAINWATER RECAPTURE SYSTEM FOR IRRIGATION, AND SUPERIOR ENERGY EFFICIENCY AND BUILDING MATERIALS.

THE OLD WEST SIDE HISTORIC DISTRICT IS ACROSS SOUTH MAIN STREET FROM THE DEVELOPMENT (PAULINE & MAIN STREET DISTRICT BORDER). THE DEVELOPMENT AND NEARBY HISTORIC STRUCTURES TO THE DEVELOPMENT SITE THAT COULD BE IMPACTED.

NATURAL FEATURES ON THE EXISTING SITE INCLUDE SEVERAL LARGE AND PRIMARYLY W. WALNUT AND ALNUTS (TREE-OF-HEAVEN) AND LANDMARK SIZE AS THEY ARE ALONG THE SITE PERIMETER AND WITHIN THE SETBACK MOST OF THE TREES WILL BE PRESERVED. FOUR (4) ALNUTS (INVASIVE), ONE (1) LANDMARK-SIZE (207 SILVER MAPLE (DEAD)) WILL BE REMOVED. IN ADDITION ONE (1) BLACK WALNUT AND ONE (1) ALNUT WILL BE REMOVED AS PART OF THE CONSTRUCTION. PRE-, PER-, AND POST-MITIGATION EFFORTS OF SURROUNDING GROUND CONDITIONS AROUND LANDMARK TREES WILL MAXIMIZE TREE RESILIENCY AND GROWTH. THESE EFFORTS TO INCLUDE, BUT NOT LIMITED TO, MAINTAINING ORANGE FENCING (MINIMUM OF 6-FT) AROUND THE TRUNK, USE OF WOOD MULCH TO REDUCE COMPACTATION WITHIN THE CRITICAL ROOT ZONE, VERTICAL MULCHING TO DE-COMPACT SOILS POST CONSTRUCTION, AND DEEP ROOT FEEDING TO PROMOTE NEW ROOT GROWTH.

THERE ARE NO WETLANDS, WATER COURSES, OR BROWN ENDANGERED SPECIES HABITAT ON SITE. SEVERAL LOW STONE OR BROKEN-CONCRETE RETAINING WALLS ON SITE WILL EITHER BE RECONSTRUCTED OR PRESERVED. REFER TO THE NATURAL FEATURES PLAN FOR ADDITIONAL INFORMATION.

PUBLIC SIDEWALK MAINTENANCE STATEMENT:
THE EXISTING PUBLIC SIDEWALK ALONG SOUTH MAIN STREET WILL BE REPLACED WHERE REQUIRED FOR REMOVAL OF EXISTING DRIVEWAYS, CONSTRUCTION OF THE NEW DRIVEWAY, AND UTILITY INSTALLATIONS. PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY, ANY REMAINING SIDEWALK IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH THE MICHIGAN MUTCD. ALL REPAIRS SHALL BE MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ADJUTING THE SAME.

SITE DATA COMPARISON CHART		DESCRIPTION	EXISTING	REQUIRED / ALLOWED	COMBINED PROPERTIES
ZONING	R4C MULTI-FAMILY RESIDENTIAL (NO CHANGE)	907 S. MAIN 913 S. MAIN	-	-	COMBINED PROPERTIES
ADJACENT ZONING	R4C MULTI-FAMILY RESIDENTIAL (ALL)	STUDENT APT. - FAMILY	STUDENT APT.	STUDENT APT.	
USE	STUDENT APT. - FAMILY	STUDENT APT.	STUDENT APT.	STUDENT APT.	
BEIDS / DWELLING UNIT	4 / UNIT	-	MAX 6 / UNIT	6 / UNIT	
NO. OF UNITS	1	1	-	-	
TOTAL BLDG AREA (FOOTPRINT)	1,033 GSF	1,396 GSF	-	-	2,934 GSF (3,258 GSF W/ ELEV. PORTION)
TOTAL FLOOR AREA (STORES)	2,094 GSF	2,772 GSF	-	-	13,467 GSF (13,467 GSF)
LOT AREA	4,966 SQ FT (0.114 AC)	8,843 SQ FT (0.203 AC)	8,500 SQ FT (COMBINED)	-	13,992 SQ FT (COMBINED)
DENSITY/DWELLING UNITS/AC)	8.77	4.93	MAX 20	-	18.75
LOT AREA / DWELLING UNIT	4,966 SQ FT	8,843 SQ FT	MIN 2,175 SQ FT	-	2,332 SQ FT
OPEN SPACE (% OF LOT AREA)	79%	84%	MIN 40%	-	79%
ACTIVE OPEN SPACE (PER DWELLING UNIT)	-	-	MIN 300 SQ FT	-	2,873 SQ FT TOTAL
LOT WIDTH	104.11-FT (COMBINED PARCEL)	30-FT +	MIN 69-FT	-	104.11-FT
BLDG HEIGHT	20-FT +	30-FT +	MAX 30-FT	-	30-FT
FRONT SETBACK	25.27-FT	17.15-FT	MIN 25-FT	-	24.5 FT 'W/ LOT AVERAGE)
REAR SETBACK *	40.48-FT	110.27-FT	MIN 30-FT	-	74.4-FT
NORTH SIDE SETBACK	8.84-FT	12.70-FT	MIN 12-FT	-	15.0-FT (UPPER)
SOUTH SIDE SETBACK	12.10-FT	14.24-FT	MIN 12-FT	-	28.21-FT (LOWER)
C.L.U.B. **	-	-	MIN 15-FT	-	15.0-FT

SETBACK NOTES:
* REAR SETBACK: 53'-0" - 50'-0" = 3' ± 5" = 4'-11/2" (30'-4" ± REAR SETBACK REQUIRED)
30'-5" REAR SETBACK PROVIDED
** SIDE SETBACK: 73'-6" - 50'-0" = 23'-6" X 1'-5" = 2'-10" ± (14'-10" ± SIDE SETBACKS REQ'D)
15'-0" SIDE SETBACKS PROVIDED

TRAFFIC STATEMENT:

VEHICLE TRIP GENERATION COMPARATIVE SUMMARY*

LAND USE DESCRIPTION*	THE BESS/ UNIT	TOTAL GENERATED TRIPS				TOTAL GENERATED TRIPS*				REMARKS					
		WEEKDAY TOTAL	SATURDAY TOTAL	SUNDAY TOTAL	WEEKEND TOTAL	WEEKDAY TOTAL	SATURDAY TOTAL	SUNDAY TOTAL	WEEKEND TOTAL						
PROPOSED BUILDING - 3 STORES															
MULTI-FAMILY (LOW)	220	60	87.84	43.92	97.68	48.84	75.36	37.68	5.32	1.27	4.25	6.72	4.23	2.49	BRASS'S TOTAL ESTIMATED TRIP GENERATION
EXISTING BUILDING (LOW)															BRASS'S TOTAL ESTIMATED TRIP GENERATION
ENTREPRENEUR (%) / EXISTING (%)			100.0%	50.0%	100.0%	50.0%	100.0%	100.0%	23.0%	77.0%	100.0%	63.0%	37.0%	WIGHTED AVERAGE	
NET TRIP GENERATION SUMMARY			87.84	43.92	97.68	48.84	75.36	37.68	5.32	1.27	4.25	6.72	2.49	***	
PER UNIT			14.6	7.32	16.3	8.14	12.6	6.28	0.21	1.1	0.71	1.1	0.42		

* TRIP DATA PER INSTITUTE OF TRAFFIC ENGINEERS (ITE) TRIP GENERATION MANUAL, 10TH EDITION
** BASED ON TRIP PER DWELLING UNIT AT AVERAGE OF 7.22 RESIDENTS / UNIT - PROPOSED AT 6 BEBS (RESIDENTS) / UNIT THEREFORE DOUBLED TRIP NUMBERS FOR BETTER DATA REPRESENTATION
*** TOTALS UNDER TRANSPORTATION IMPACT ANALYSIS (TIA) THRESHOLD OF 3 TRIPS / UNIT / PEAK HOUR OR 50 TOTAL TRIPS / PEAK HOUR

NO	REV	DATE	DESCRIPTION
6	PC		CITY REVIEW COMMENTS
5	PC	2-2-21	CITY REVIEW COMMENTS
4	PC		CITY REVIEW COMMENTS
3	PC		CITY REVIEW COMMENTS
2	PC		CITY REVIEW COMMENTS
1	PC		CITY REVIEW COMMENTS

ISSUE DATE: 1-16-20
JOB NO.: 18-434