

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of April 5, 2016**

**SUBJECT: Balfour Senior Living Site Plan, Landscape Modification and Wetland Use Permit (2830 S. Main St.)  
File Nos. SP16-002 & WUP16-001**

**PROPOSED CITY PLANNING COMMISSION MOTION**

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

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends the Mayor and City Council approve the proposed landscape modifications according to Chapter 62 (Landscape and Screening Ordinance), Section 5:608 (2)(c) (ii).

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Wetland Use Permit for the Balfour Senior Living development.

**STAFF RECOMMENDATION**

Staff recommends that the site plan be **approved** because, if the proposed landscape modifications are approved, the plan would comply with all local, state and federal laws and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare.

Staff recommends that the proposed landscape modification be **approved** because the changes are consistent with the intent of the ordinance and the conflicting land use buffer screening is provided from existing landscaping.

Staff recommends that the wetland use permit be **approved** because issuance of the permit is in the public interest, the permit is necessary to realize the benefits from the development, and the activity is otherwise lawful.

## LOCATION

The site is located at the southwest corner of the intersection of Main Street and Oakbrook Drive, (South Area). This site is located in the Malletts Creek Watershed.

## DESCRIPTION OF PETITION

The site is currently zoned O, Office District, and is approximately 6.45 acres in size. The petitioner proposes to construct a 4-story, 182,996 square foot senior housing building with underground parking offering 154 total units consisting of 97 independent, 38 assisted, and 16 memory care units. Site improvements include associated utilities, stormwater management, and parking infrastructure. All improvements will be constructed in one phase with an estimated construction cost of \$35,000,000.

Access to the site will be provided from a two-way loop drive connecting Oakbrook Drive and South Main Street along the west and south perimeters of the site. A second one-way drive on South Main Street is provided for drop-off at the main entrance. Sixty-one (61) surface parking spaces are provided along the loop drive. Seventy-four (74) underground parking spaces are accessed via the southwest corner of the proposed building from the loop drive. 35 Class A bicycle parking spaces are provided underground, and twelve (12) Class B bicycle spaces - 6 surface and 6 underground - with surface spaces located at the main entrance.

Internal sidewalk connections link the building and parking areas to both Oakwood Drive and South Main Street.

Two (2) wetlands are located in the southwest portion of the site. Wetland A, a low quality wetland located along the western property line will be impacted by construction of the proposed driveway; a total of 613-sq ft of Wetland A will be filled in. To mitigate for this wetland impact the petitioner proposes to create 1,000 sq ft of wetland adjacent to Wetland B and improve the habitat of this wetland with invasive species removal and planting native species. In addition, the plan proposes impacting the 25-foot Open Space around Wetlands A and B; 2,536 sq ft of open space around Wetland A will be impacted for driveway construction and 518 sq ft of open space around Wetland B is proposed to be impacted to install the pipe outlet. Impacts to the Open Space buffer do not require mitigation.

The petitioner requests a Landscape Modification to utilize existing trees and vegetation along the west side of the site to meet the conflicting land use buffer (CLUB) to screen the proposed parking lot from the adjacent parcel. Sufficient existing landscape screening exists along the property line to meet CLUB requirements.

This proposal calls for the removal of 10 landmark trees, generally located in the northeast corner of the site, and mitigated with 72-inches of replacement trees planted outside the right-of-way along Oakbrook Drive and the perimeter of the western parking lot. Additional landscape trees are provided throughout the site for removal of non-regulated trees.

One hundred year storm detention will be provided underground on the west side and southeast corner of the site below the loop drive. This site provides infiltration and detention with porous soils and has been designed to the new Rules of the Washtenaw County Water Resource Commissioner.

The petitioner held a citizen participation meeting on December 18, 2015. A meeting summary is attached. At the time this staff report was written, no additional comments have been received from the public.

### COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning		O (Office District)	O (Office District)	O (Office District)
Gross Lot Area		280,962 sq ft	280,962 sq ft	6,000 sq ft MIN
Maximum Useable Floor Area in Percentage of Lot Area		None	182,906 sq ft (65.1%)	210,272 sq ft MAX (75%)
Setbacks	Front (north & east)	None	15 ft – S. Main St. 39.4ft – Oakwood Dr.	15 ft MIN 40 ft MAX
	Side (east)	None	0 ft	None
	Rear (south)	None	30 ft	30 ft abutting residential
Building Height		None	55 ft (4 stories)	55 ft (4 stories) MAX
Parking - Automobiles		None	135 spaces (61 surface / 74 underground)	107 spaces MIN
Parking – Bicycles		None	35 spaces - Class A 10 spaces – Class B 2 spaces – Class C	10 spaces MIN - Class A 10 spaces MIN – Class B 1 space MIN – Class C

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Multiple Family Residential	R4A (Multiple Family Residential)
EAST	Multiple Family Residential / Vacant	O (Office District)
SOUTH	Office	O (Office District)
WEST	Multiple Family Residential	R4D (Multiple Family Residential)

## HISTORY

The existing office building and warehouse on the site was constructed in 1955, with a warehouse addition approved in 1981. A land division was approved in 1997 on the property immediately to the south. The petitioner acquired this rear parcel to accommodate the existing building's encroachment. This site was originally part of Pittsfield Township. In 1988, this site was annexed and zoned O. In 2010, a Special Exception Use for a dog day care center was approved for this site.

## PLANNING BACKGROUND

The Master Plan: Land Use Element identifies the subject site as substantial in size and under utilized. This subject site is recommended for office uses.

The Non-Motorized Plan identifies existing shared use pathways along both sides of Oakbrook Drive and S. Main Street adjacent to the development. Near-term non-motorized opportunities include installation of bicycle lanes along Oakbrook Drive (third tier project) requiring a 3-lane to 2-lane conversion on Oakwood Drive.

The Transportation Plan Short-term Recommendations propose intersection improvements corridor improvements along Oakbrook Drive.

## STAFF COMMENTS

Public Services - Engineering - The City's hydraulic model was used to analyze the impacts to the downstream sanitary sewer system as a result of the above referenced project. Sufficient capacity exists in the local downstream sewer system, however wet weather capacity constraints have been identified in the downstream trunkline sewers. Therefore, in accordance with the Development Sewage Flow Offset Mitigation Program, flow mitigation must be performed to offset the proposed flow generated by this project. Mitigation must be performed in Zone D in accordance with program requirements.

If footing drains for the existing buildings are connected to the sanitary sewer system, disconnection will be required in accordance with current city specifications. Footing drains removed from any existing buildings may offset required mitigation.

Storm Water Management – This site did not previously contain storm water detention. The proposed project will bring the site into compliance with the WCWRC stormwater requirements by providing detention, a small amount of infiltration, and depressed landscape islands for stormwater management.

Traffic – A crash analysis complete with comparison crash rates at peer intersections to verify the proposed drive locations will not be a concern is needed. The petitioner has submitted this information and is currently under review.

Planning – Staff supports the proposed activity in the two low-quality wetlands and natural features open space as the impacts will be minimal, wetland habitat improved and mitigation is provided by creating 1,000 square feet of new wetland.

Staff supports the redevelopment of this site into a senior housing development. This proposal provides open space for residents, pedestrian connections to public sidewalk, and is within walking distance to public transportation.

This site is also required to have a minimum of 107 parking spaces for independent and assisted living units. The petitioner has demonstrated through previous developments additional parking is necessary for the operation of this facility. Additional below grade parking spaces are provided to meet this need without increasing impervious surface on site.

Prepared by Christopher Cheng  
Reviewed by Ben Carlisle  
3/31/16

Attachments: 12/18/15 Citizen Participation Meeting Summary  
Zoning/Parcel Maps  
Aerial Photo  
Site/Landscape Plan  
Elevations

c: Petitioner/Owner: Hunter Macleod  
Balfour Ann Arbor, LLC  
1331 Helca Dr.  
Louisville, CO 80027

Petitioners Representative: Matthew Bush  
Atwell, LLC  
311 N. Main  
Ann Arbor, MI 48104

Systems Planning  
File No. SP16-002



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INFINITE SOLUTIONS.

### **Citizen Participation Ordinance Meeting Report**

Project:	<b>Balfour Senior Living Facility</b> 2830, 2850, 2856, 2870, 2874 S. Main Street Ann Arbor, MI 48105
Purpose of Meeting:	Project defined as a "Major Site Plan" per the CPO
Number of post card notices mailed:	1,198 ( <i>mailed to residents, owners, and other stakeholders per the provided Planning Department mailing list</i> )
Date of the postcard mailings:	December 3, 2015
Date of Citizen Participation Meeting:	December 18, 2015
Location of Citizen Participation Meeting:	Mallets Creek Branch Library 3090 E. Eisenhower Parkway, Ann Arbor, MI 48108
Project Team Attendees:	Hunter MacLeod – Balfour Senior Living Samantha Eckhout – Redico John Drain – Redico Victor Saroki – Saroki Architecture Eavan Yaldo – Saroki Architecture Matthew Bush – Atwell
Number of citizen attendees:	4 ( <i>See enclosed sign-in sheet</i> )

### **Meeting Summary**

*The meeting started at 6:10pm as the development team waited for more attendees to show. The discussion opened with an introduction of the project by Mr. Hunter MacLeod of Balfour Senior Living discussing the company and its owners, the reasoning for opening up the first Balfour senior living community outside of the state of Colorado here in Ann Arbor, the explanation of services and amenities provided for each planned level of service, and the excitement of this particular project.*

*Following the introduction, it was announced that the meeting format is intended to be informal and the floor was then opened up for attendee questions.*

**Q:** Why was this portion of Ann Arbor chosen? There seem to be a lot of senior living facilities in the area.

**A:** Balfour desired developing a community within the Ann Arbor loop and this property meets that desire. In addition, the City zoning that exists in the area allows for the senior living facility use. This is likely the reason that there are a higher number of senior living facilities in the area.

**Q:** How many residents do you expect? What number of employees do you anticipate?

**A:** There are 150 to 170 units anticipated. There are 80 to 100 full-time and part-time employees anticipated.

**Q:** Will meals be provided for the independent living units?

**A:** Yes. In addition to the kitchens provided for the residents to cook their own food, food programs will be provided to the independent living residents. There will be food councils where residents will have the opportunity to voice their opinions on the food choices and provisions. Food selection is very important to the Balfour program.

**Q:** Will the assisted living rates be greater than the independent living rates?

**A:** Yes. There will be a registered nurse on staff full-time and other amenities provided with assisted living program.

**Q:** With the memory care units be locked?

**A:** Yes.

**Q:** Will physical therapy services be provided? Will rehab services be provided?

**A:** The program anticipates having a professional physical therapist on staff. Rehab services will not be specifically provided, but the program will likely have a recommendation for a third party office to provide these services. This will also be something Balfour can look into providing.

**Q:** Will there be garages provided for the detached independent living units? How many bedrooms? How many bathrooms? Will there be basements?

**A:** Yes. One oversized side-entry garage is planned for the garage units. The units are currently planned to have two bedrooms and two bathrooms. The units are currently planned to be single story and not to have basements.

**Q:** Will the independent units have laundry services? Will each unit have its own washer and dryer?

**A:** Yes there will be laundry services provided upon request. Yes, each unit will have its own washer and dryer. The residents have the option to do their own laundry or can request assistance.

**Q:** What is the square footage for the independent living units?

**A:** Two bedroom units anticipate 1,200 square feet of living space.

**Q:** Will closets be provided?

**A:** Yes. One to two premium sized closets are anticipated.

**Q:** Why will the indoor pools be salt water?

**A:** Salt water is better than chlorine for the skin.

**Q:** Will there be a shower in the pool rooms?

**A:** Yes.

*Mr. Victor Saroki then gave a detailed description of the planned fitness center and associated amenities. Mr. Saroki continued to give a description of the proposed site improvements, the building layout, and the farmhouse aesthetic design concepts. The floor was then opened up for further questions.*

**Q:** Where is the visitor parking located?

**A:** The visitor parking is on the surface near the entrances.

**Q:** Are there elevators? Will they access all the floors? Where are they located?

**A:** Yes elevators are proposed and they will access all the floors.

*Mr. Saroki pointed to the elevator locations on the floor plan presentation board.*

**Q:** Are there open lawn areas in behind the detached units? Will these be maintained by the facility?

**A:** Yes, there are open lawn areas in the rear of some of the detached units. There are also existing tree lines at the rear of the site that will be preserved. Yes, these open lawn areas will be maintained by the facility and not the responsibility of the residents.

**Q:** What material will the exterior siding be?

**A:** The details are still being worked out, but the program anticipates using a painted composite that will look like natural wood.

*Mr. Saroki gave a detailed description of the proposed building elevations from the Oakbrook Street and Main Street and passed around a presentation board showing example photos of the planned farm house aesthetic. The floor was opened up for more questions.*

**Q:** Will there be rocking chairs provided?

**A:** Yes.

**Q:** What will the interior construction quality be like in terms of sound and fire protection?

**A:** The team is still working out the detailed design items, but the walls are anticipated to be high quality. They are not anticipated to be masonry between the units. The walls will likely be timber construction with higher STC ratings so that sound does not travel as easily and the construction will be all rated and the building suppressed per current fire codes and requirements.

**Q:** How large will the parking spaces be?

**A:** They will be 9' x 18' in accordance with City code.

**Q:** Will the underground parking only be one level?

**A:** Yes.

**Q:** Will the thermostats have individual resident control? Will they be programmable?

**A:** Yes, they will have individual control and will be programmable.

**Q:** What is the anticipated construction time? When is the anticipated opening time?

**A:** The planned building construction time is 13 months. The planned opening is for some time in 2017.

**Q:** What kind of rent is anticipated?

**A:** *A prospective range of rent was shared with the attendees and it was explained that the details are still being worked out.*

**Q:** Will food be included in the rates?

**A:** It is anticipated that 15 to 20 meals will be included in addition to the continental breakfast. Additional meal packages can be purchased separately or the meal plan can be set for à la carte.

**Q:** Will alcohol be served?

**A:** Yes, it is anticipated that the building will have a liquor license.

**Q:** Will the residence be billed separately for heat? How about electric, phone, or cable?

**A:** These items will be included in the rent.

**Q:** Will there be secure wi-fi provided? Will the residences have their own secured wi-fi access?

**A:** There will be a secured wi-fi access provided for the whole building. Residences can have their own secured wi-fi access points for an additional cost.

**Q:** Will there be housekeeping services provided to the residents?

**A:** Yes. Housekeeping will be provided every other week. Additional housekeeping services will be available for an additional cost.

*After a lull in the questioning, the project team invited the attendees to come up and take a look and the presentation boards.*

**Q:** Will the units have individual safety systems?

**A:** Yes, pull cords will be present in the bathrooms along with other technologies such as pendants.

*With no more questions on the floor, the project team thanked the attendees for coming. The meeting concluded at approximately 6:45pm. The attendees broke into smaller groups to congregate at the presentation boards to discuss and carry on casual conversation before leaving the premises.*

### **Questions/Comments Outside the Citizen Participation Meeting**

No calls or emails were received by the project team as a result of the postcard mailings.

### **Meeting Photo**







December 3, 2015

## **Notice of Neighborhood Citizen Participation Meeting**

### **Dear Ann Arbor Resident,**

A citizen participation meeting will be held Friday, December 18, 2015, at 6:00 pm at the Ann Arbor Mallets Creek Branch Library, 3090 E Eisenhower Parkway, Ann Arbor, MI 48108. (A map and parking information is attached.)

### **Citizen Participation:**

Balfour Senior Living is requesting the participation of the neighborhood to discuss the future development of a senior living community. This letter is being circulated to the neighbors within 1,000 feet of the proposed site, located at 2830, 2850, 2856, 2870, 2874 S Main Street, Ann Arbor, MI 48105. We would like the opportunity, along with our architect and engineers, to present to you the proposed building's site plan and design intent, and following that to collect the neighborhood's comments and feedback. The meeting will begin with a short presentation by the owner and architect, to be followed by a question and answer session with members of the audience. In addition, immediately after the formal meeting concludes, we will make ourselves available for follow-up conversations. The feedback coming out of this community meeting will be seriously taken into consideration prior to our submission to the City of Ann Arbor.

### **About Balfour:**

Balfour Senior Living was founded 17 years ago by health care entrepreneur Michael K. Schonbrun and became a family business two years later when he met and married Michigan native Susan Juroe. Currently, Balfour operates four communities in Louisville, CO (just east of Boulder) and one in the Riverfront Park neighborhood of downtown Denver, CO. Balfour offers residents a full continuum of care with independent living, assisted living, memory care and skilled nursing care. Over the years have, it has won a number of national as well as regional architectural, interior design and landscaping awards. Balfour's vision is to offer a high quality rental community with comfortably elegant architecture and interior design, enhanced amenities and personalized health care services. To find out more about Balfour please visit [www.balfourcare.com](http://www.balfourcare.com) or contact us directly at [balfourinfo@balfourcare.com](mailto:balfourinfo@balfourcare.com).

### **Existing Improvements:**

The property is currently occupied by a single family home and an industrial building.



### **Proposal Improvements:**

A petition is being prepared for submittal to the City of Ann Arbor, scheduled for January of 2016 for the development of a senior living community catering to independent and assisted living (including memory care and licensed as Home for the Aged) residents. A site plan and preliminary renderings of the building will be available for review at the meeting. Below is an overview of the proposal being prepared:

- Buildings
  - o There will be a single residential style building divided into two sections - one for independent living and the other for assisted living.
  - o Common areas – each program (independent and assisted living) will have dining rooms, libraries, activities and other common spaces.
  - o The community will have a salt water pool and a well-equipped exercise room.
  - o Independent Living wing – will be comprised of approximately 100 units averaging 950 square feet
    - This includes 8 cottages that will be separated from the main building and be constructed in groups of two or four. The cottages will be single story homes, each with an individual garage.
  - o Assisted living with memory care– approximately 56 units averaging 425 square feet.
    - 40 assisted living units and 16 memory care units will comprise this wing
  - o Preliminary designs have focused on creating a senior community that incorporates historical architectural elements found in the Ann Arbor area. Currently we anticipate the building style to be based on to a “Modern American Farmhouse” motif.
- Landscaping
  - o The landscaping will be extensive, attractive and inviting from within the community as well as highly visible from the neighborhood’s streets. We will incorporate as many existing natural features as we can, including the wetland area at the south end of the site. The entry will have an attractive arrival sequence. There will be interior courtyards designed for resident enjoyment.
- Parking
  - o Parking will be provided for independent living residents still capable of driving. We are currently exploring garage parking. Balfour does provide at no extra charge transportation services to local shopping, medical offices and churches on a seven days/week basis. There will also be an appropriate amount of on-site parking for staff. Such parking will be carefully incorporated into the site plan so that large parking lots would be avoided. In terms of increased traffic to Main Street, it is anticipated that approximately one half of the independent living residents will, based on our experiences at our other communities, own a car with only one half of those actually using them). None of the residents in the assisted living wing will have cars.



**Contact information:**

Please contact Hunter MacLeod with Balfour Senior Living for any specific questions regarding the proposed development or in the event you may have comments but are unable to attend.

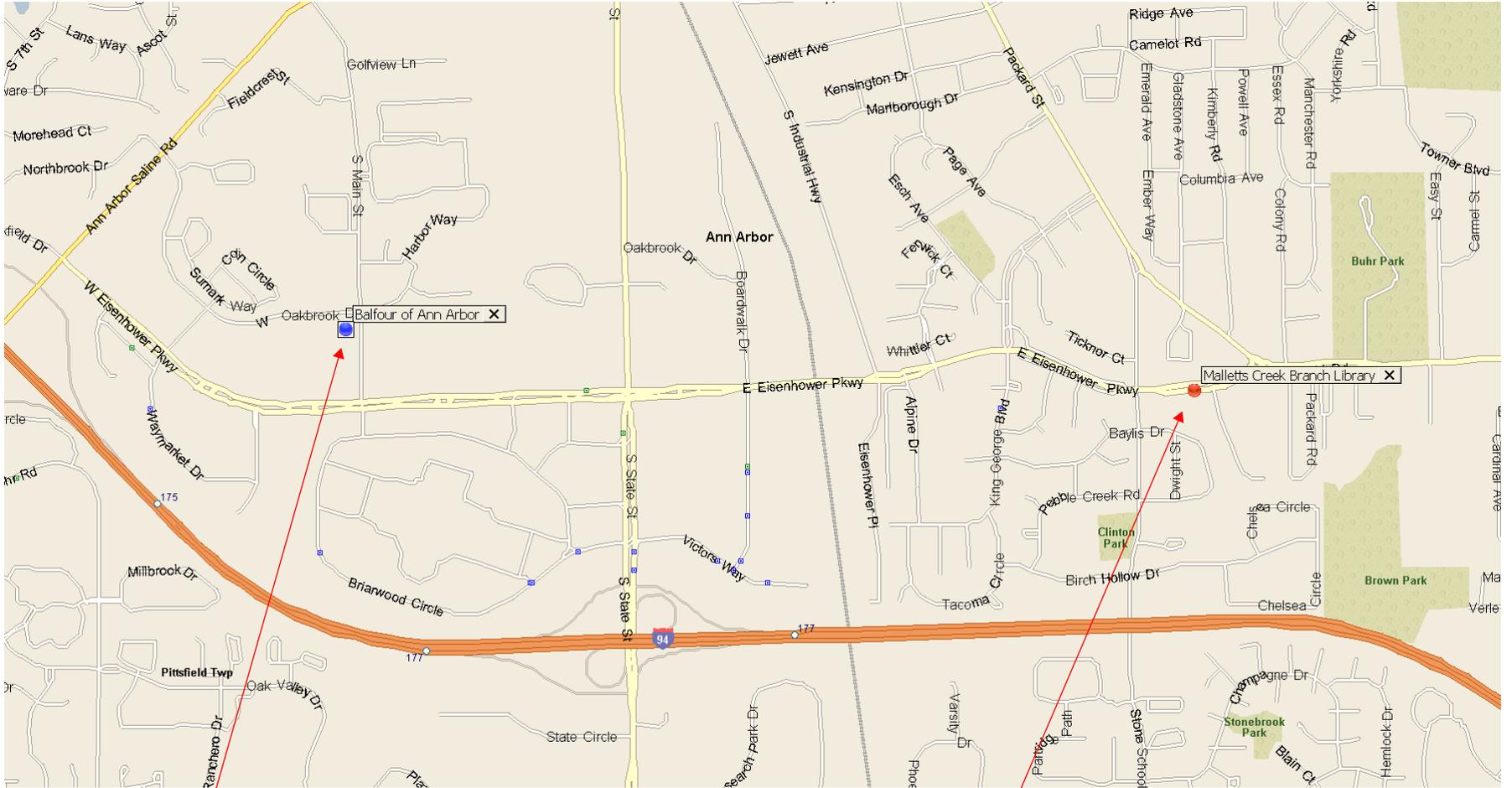
Phone: 303-926-3012  
Email: [hmacleod@balfourcare.com](mailto:hmacleod@balfourcare.com)

**Special Accommodations:**

Special accommodations can also be provide upon request so long as they are reasonable in nature. Please reach out to Hunter MacLeod with Balfour to submit these requests prior to the meeting.

Balfour is excited about bringing our hospitality driven senior services and product to the City of Ann Arbor and the state of Michigan. We look forward to hosting this meeting on December 18<sup>th</sup>.

Location of Meeting



Subject Property

3090 E Eisenhower Parkway. Ann Arbor, MI 48108



Independent Living:

First Level	30,230 S.F.
Second Level	30,230 S.F.
Third Level	30,480 S.F.
Fourth Level	30,480 S.F.
Total	121,420 S.F.

Assisted Living:

First Level	15,170 S.F.
Second Level	14,730 S.F.
Total	29,900 S.F.

Memory Care:

Third Level	10,980 S.F.
Total	10,980 S.F.

Clubhouse:

First Level	22,810 S.F.
Total	22,810 S.F.

Cottages (PHASE 2):

8 Units - each @	1,400 S.F.
Total	11,200 S.F.

Total Building Area:

Main Building	185,110 S.F.
Cottages	11,200 S.F.
Total	196,310 S.F.

Underground Parking: 30,870 S.F.\*  
 \*This includes staff area, storage, and Maintenance Shop

Parking Provided:

Surface Parking	53 spaces (includes 4 Barrier-Free spaces)
Underground Parking	74 spaces
Total Parking Provided:	127 spaces

**SAROKI**  
 ARCHITECTURE  
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 F. 248.258.5515  
 SarokiArchitecture.com

Project:  
 Balfour Senior Living  
 Ann Arbor  
 S. Main Street  
 Ann Arbor, Michigan  
 Date: Issued For:  
 11-08-2015 REVIEW  
 11-19-2015 REVIEW  
 12-02-2015 REVIEW

Sheet No.:  
**A010**  
 CONCEPT SITE PLAN  
 & FIRST LEVEL PLAN

S. Main Street



0 10' 30' 60' 120'  
 SCALE: 1" = 30'

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A  
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C6 East Elevation  
A200 SCALE: 1/8" = 1'-0"



H6 Partial East Elevation  
A200 SCALE: 1/8" = 1'-0"

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

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Project:  
Balfour Senior Living  
Ann Arbor  
S. Main Street  
Ann Arbor, Michigan  
Date: 12-02-2015  
Issued For: REVIEW

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Sheet No.:  
**A200**  
EAST ELEVATION



**East Elevation**  
SCALE: 1/8" = 1'-0"



**Partial East Elevation**  
SCALE: 1/8" = 1'-0"

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Project: Balfour Senior Living  
Ann Arbor  
S. Main Street  
Ann Arbor, Michigan  
Date: Issued For:  
12-08-2015 REVIEW  
12-10-2015 REVIEW  
12-15-2015 REVIEW  
12-18-2015 CITIZEN PARTICIPATION MTD.

Sheet No.:  
**A200**  
EAST ELEVATION




**North Elevation**  
 SCALE: 1/8" = 1'-0"




**Partial North Elevation**  
 SCALE: 1/8" = 1'-0"

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Project:  
 Balfour Senior Living  
 Ann Arbor  
 S. Main Street  
 Ann Arbor, Michigan  
 Date: Issued For:  
 12-16-2018 CITIZEN PARTICIPATION #10

Sheet No.:  
**A201**  
 NORTH ELEVATION



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Project:  
**Balfour Senior Living**  
Ann Arbor  
S. Main Street  
Ann Arbor, Michigan

Date: Issued For:  
**18-18-0018 CITIZEN PARTICIPATION MTR.**

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Sheet No.:

**A-REF**  
REFERENCE IMAGES

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C

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F

G

H

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8

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10



Independent Living:

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Second Level	30,230 S.F.
Third Level	30,480 S.F.
Fourth Level	30,480 S.F.
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Memory Care:

Third Level	10,980 S.F.
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Clubhouse:

First level	22,515 S.F.
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Cottages (PHASE 2):

8 Units - each @	1,400 S.F.
Total	11,200 S.F.

Total Building Area:

Main Building	184,815 S.F.
Cottages	11,200 S.F.
Total	196,015 S.F.

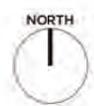
Underground Parking: 30,870 S.F.\*  
 \*This includes staff areas, storage, and Maintenance Shop

Parking Provided:

Surface Parking	53 spaces
(includes 4 Barrier-Free spaces)	
Underground Parking	74 spaces
Total Parking Provided:	125 spaces

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Project:  
 Balfour Senior Living  
 Ann Arbor  
 S. Main Street  
 Ann Arbor, Michigan  
 Date: Issued For:  
 11-08-2016 REVIEW  
 11-19-2016 REVIEW  
 12-02-2016 REVIEW  
 12-16-2016 REVIEW  
 12-18-2016 CITIZEN PARTICIPATION MTD.



0 10' 30' 60' 120'  
 SCALE: 1" = 30'

Sheet No.:  
**A110**  
 CONCEPT  
 FIRST LEVEL PLAN



S. Main Street

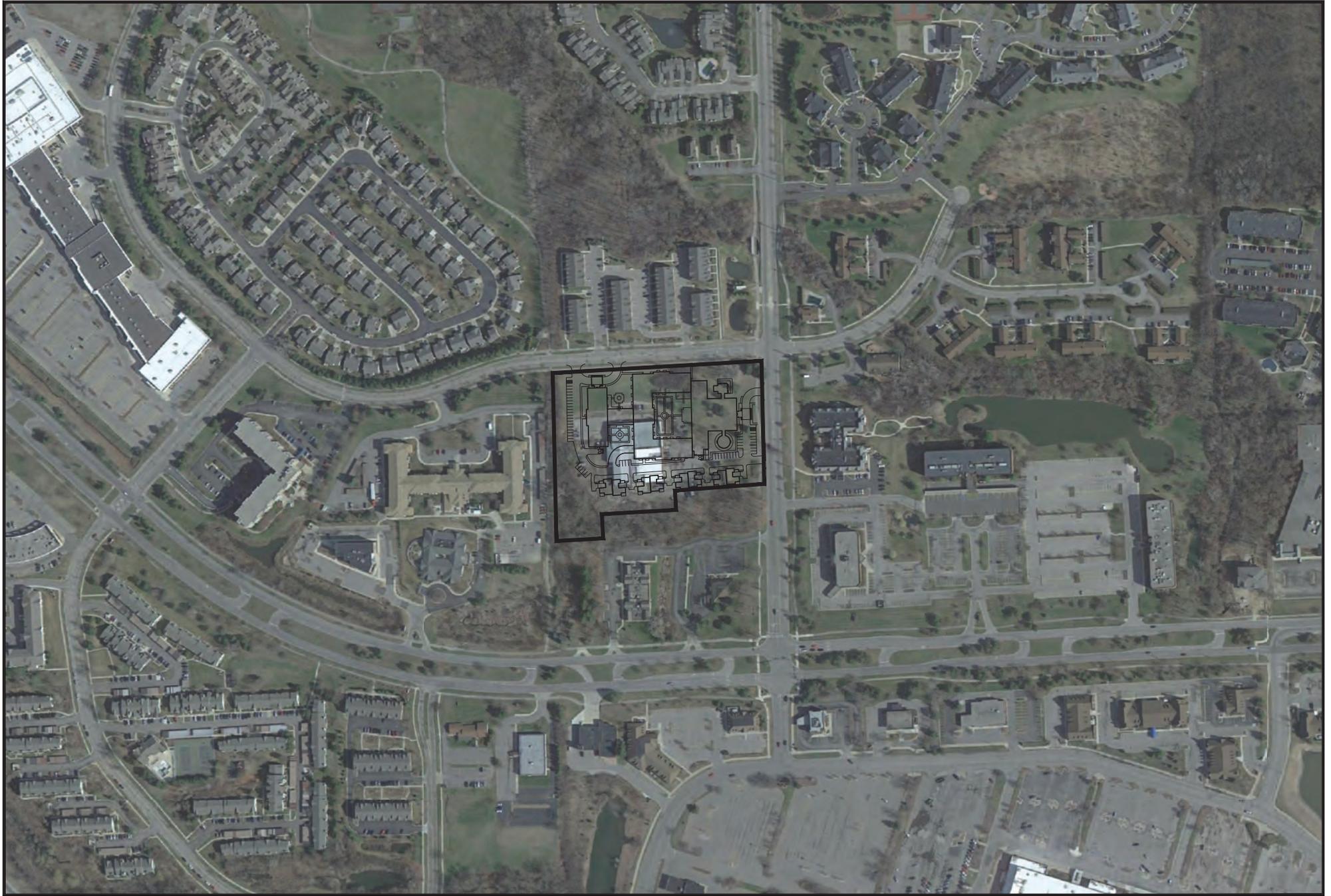
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Project:  
Balfour Senior Living  
Ann Arbor  
S. Main Street  
Ann Arbor, Michigan  
Date: Issued For:  
10-29-2015 REVIEW  
11-19-2015 REVIEW  
12-02-2015 REVIEW  
12-18-2015 CITIZEN PARTICIPATION Mtg.

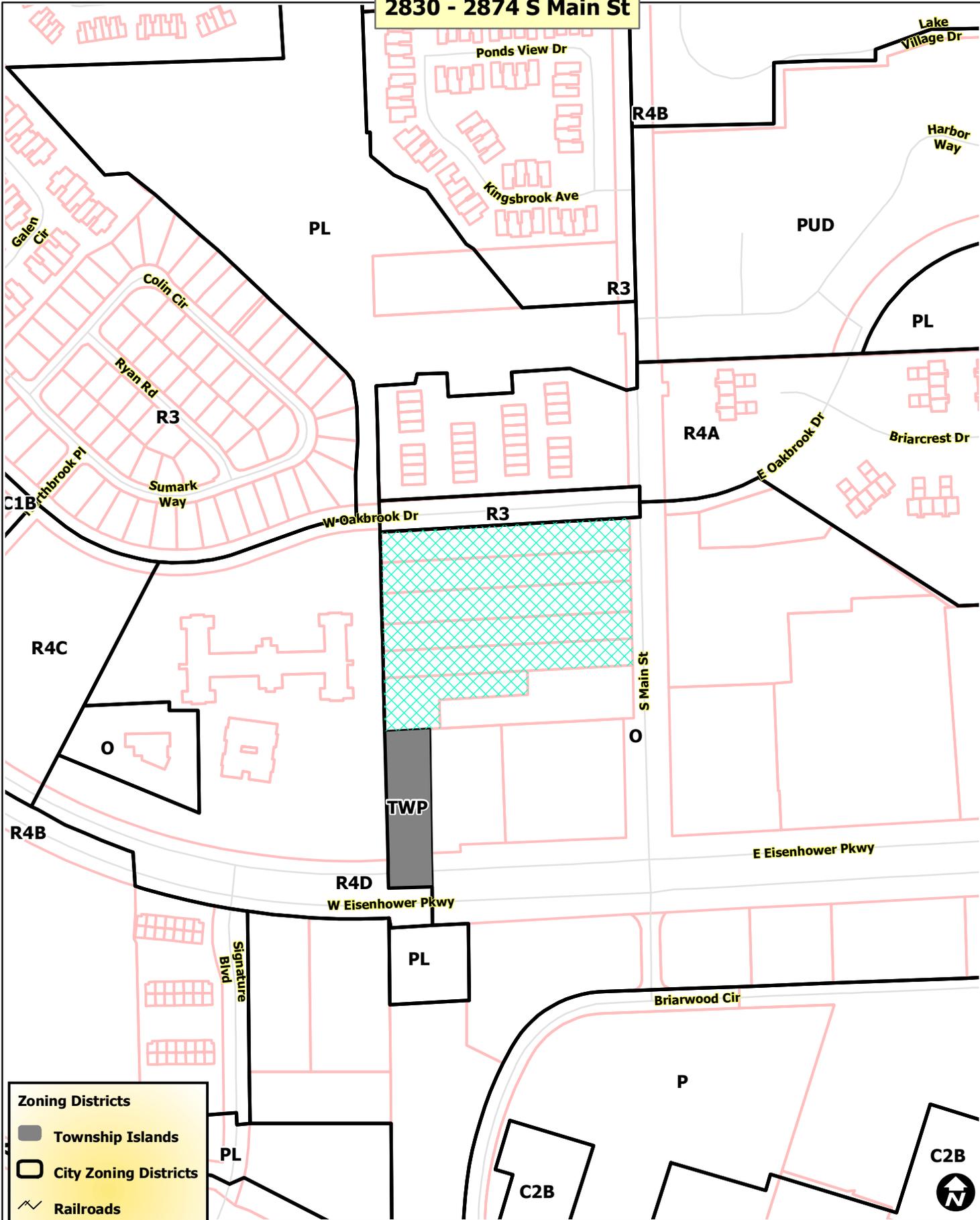
Sheet No.:  
**A130**  
CONCEPT  
THIRD LEVEL PLAN

0 10' 30' 60' 120'  
SCALE: 1" = 30'





2830 - 2874 S Main St



**Zoning Districts**

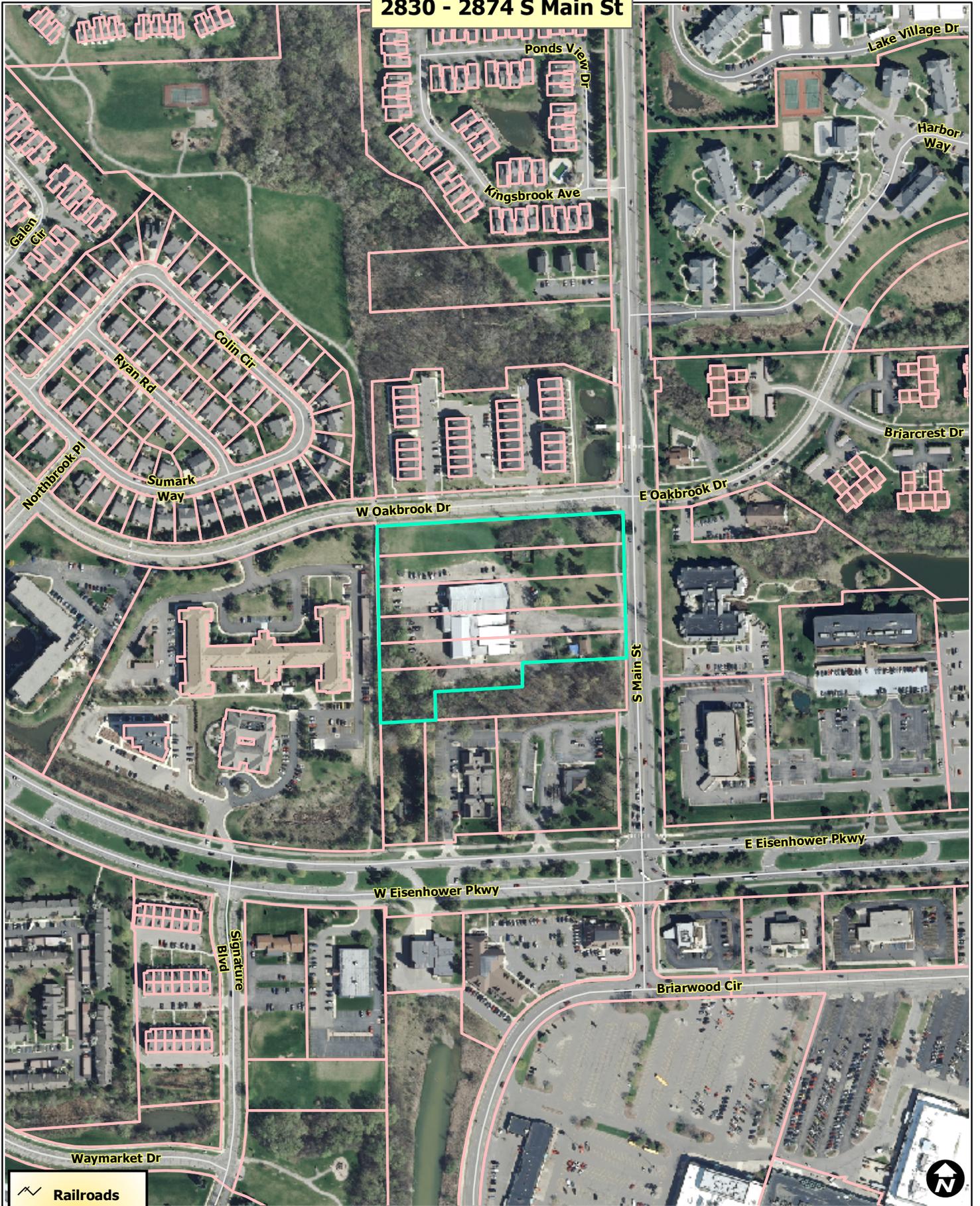
-  Township Islands
-  City Zoning Districts
-  Railroads
-  Parcels
-  Huron River



Map date 11/17/2015  
 Any aerial imagery is circa 2012  
 unless otherwise noted  
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2830 - 2874 S Main St



-  Railroads
-  Parcels
-  Huron River



Map date 11/17/2015  
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2830 - 2874 S Main St



-  Railroads
-  Parcels
-  Huron River



Map date 11/17/2015  
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E Oakbrook Dr

W Oakbrook Dr

S Main St

Colin Ct

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OR OF ANY OTHER PERSONS.

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SECTION 05  
TOWN 3 NORTH, RANGE 6 EAST  
CITY OF ANN ARBOR  
WASHTENAW COUNTY, MICHIGAN

CLIENT: BALFOUR ANN ARBOR, LLC  
BALFOUR SENIOR HOUSING  
SITE PLAN  
SITE PLAN

DATE: JANUARY 25, 2016

2/19/2016: PER CITY  
3/30/2016: PER CITY

REVISIONS

SCALE: 0 20 40  
1" = 40'

DR. JL | CH. MB

P.M. MB  
BOOK  
JOB 15001844  
SHEET NO. 05

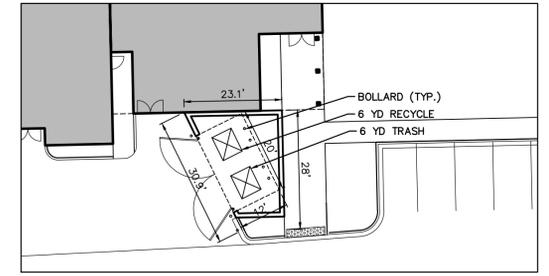
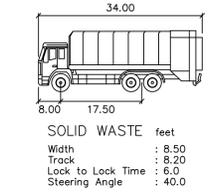
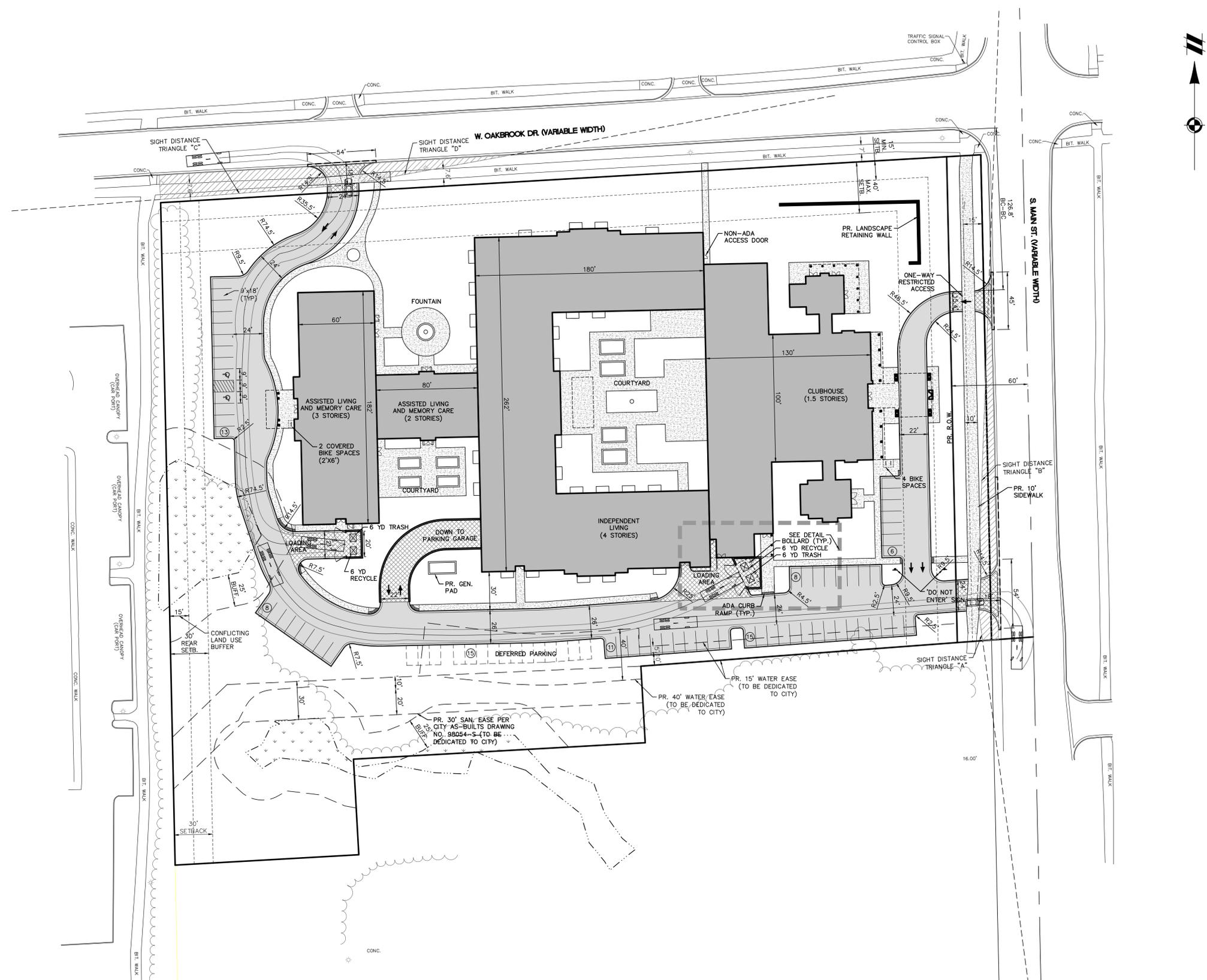
LEGEND	
	EXIST. CURB AND GUTTER
	EXIST. EASEMENT
	BOUNDARY/PROPERTY LINE
	SECTION LINE
	EXIST. LIGHT POLE
	EXIST. DECIDUOUS TREE
	EXIST. EVERGREEN TREE
	PROP. BACK/EDGE CURB
	PROP. EASEMENT
	PROP. ROAD CENTERLINE
	PROP. ASPHALT PAVEMENT
	PROP. CONC. PAVEMENT
	PROP. CONC. SIDEWALK

**GENERAL LAYOUT NOTES**

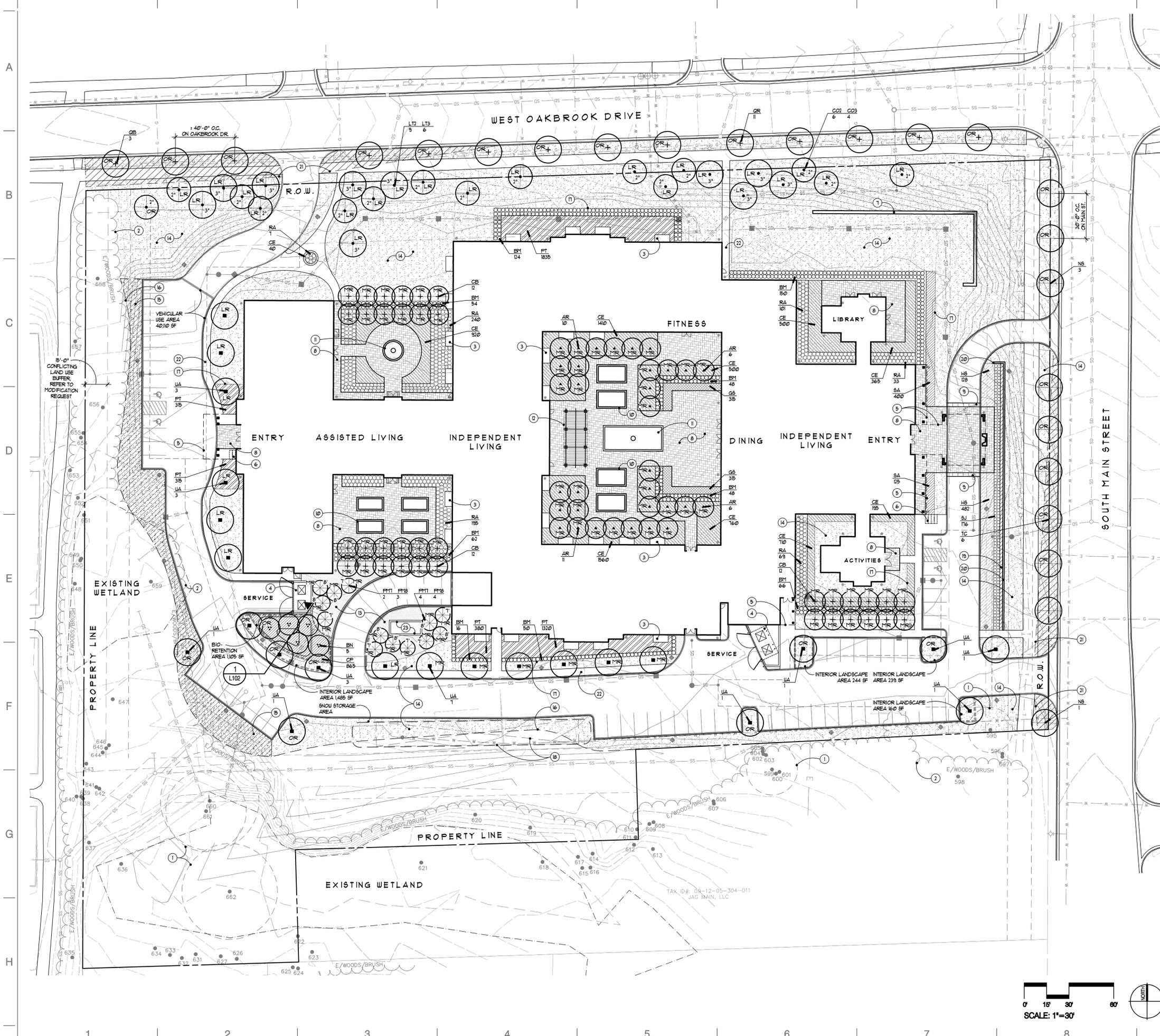
- LINEAR DIMENSIONS MEASURED FROM THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- RADII DIMENSIONS MEASURED FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.
- AN EASEMENT SHALL BE GRANTED TO THE CITY IN A MANNER TO BE DETERMINED BY THE CITY ATTORNEY'S OFFICE FOR THE SIDEWALK THAT SERVES AS A PATH FROM THE EAST END OF THE PROPERTY TO THE WEST END, PURPOSED PUBLIC SIDEWALK EASEMENT TO A BE MINIMUM OF 1 FOOT ON EITHER SIDE OF THE PURPOSED WALK, EXCEPT AT THE FACE OF THE BUILDING AS SHOWN.
- DETAILED GRADING FOR THE PROPOSED SIDEWALK WILL BE PROVIDED IN ACCORDANCE WITH CITY OF ANN ARBOR STANDARDS DURING THE CONSTRUCTION PLAN AND DETAILED ENGINEERING REVIEW PHASE OF THE PROJECT.
- SIGHT DISTANCE TRIANGLES SHOWN FOR A 3.5' EYE HEIGHT IN ACCORDANCE WITH MDOT TRAFFIC AND SAFETY STANDARDS, FEBRUARY 6, 2008 (2004 AASHTO, EXHIBITS 9-55, 661).
  - SIGHT DISTANCE A: 500' SIGHT DISTANCE TO CL NEAREST NB LANE (SPEED LIMIT 40 MPH; DESIGN SPEED 45 MPH)
  - SIGHT DISTANCE B: 500' SIGHT DISTANCE TO CL NEAREST SB LANE (SPEED LIMIT 40 MPH; DESIGN SPEED 45 MPH)
  - SIGHT DISTANCE C: 390' SIGHT DISTANCE TO CL NEAREST EB LANE (SPEED LIMIT 30 MPH; DESIGN SPEED 35 MPH)
  - SIGHT DISTANCE D: 390' SIGHT DISTANCE TO CL NEAREST WB LANE (SPEED LIMIT 30 MPH; DESIGN SPEED 35 MPH)

**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.



K:\15001844 - BALFOUR SENIOR HOUSING\DWG\PLAN\15001844-05.DWG 1/25/2016 9:10 AM CHRIS ROHMAR



**Legend:**

- W — W — EXISTING OR PROPOSED WATER LINE, TYP. - REFER TO CIVIL PLANS
- SD — SD — EXISTING OR PROPOSED STORM DRAIN, TYP. - REFER TO CIVIL PLANS
- SS — SS — EXISTING OR PROPOSED SANITARY SEWER, TYP. - REFER TO CIVIL PLANS
- E — E — EXISTING OR PROPOSED ELECTRIC LINE, TYP. - REFER TO CIVIL PLANS
- G — G — EXISTING OR PROPOSED GAS LINE, TYP. - REFER TO CIVIL PLANS
- — — — EXISTING MINOR CONTOURS, TYP.
- — — — EXISTING MAJOR CONTOURS, TYP.
- — — — PROPOSED CONTOURS, TYP.
- - - - - LIMIT OF EXISTING WETLAND, TYP.
- - - - - SETBACK LINE, TYP. - REFER TO ARCHITECTURAL PLANS
- - - - - EASEMENT LINE, TYP. - REFER TO CIVIL PLANS
- DOWNSPOUT LOCATIONS, TYP. - REFER TO ARCHITECTURAL PLANS
- ⊙ EXISTING LIGHT POLE TO REMAIN, TYP.
- ⊕ PROPOSED LIGHT POLE, TYP. - REFER TO LIGHTING PLAN
- OR ORDINANCE REQUIRED TREE, TYP.
- LR LANDMARK REQUIRED TREE, TYP.
- MR MITIGATION REQUIRED TREE, TYP.

**Note Key:**

- ① EXISTING TREES TO REMAIN, TYP.
- ② LIMITS OF EXISTING VEGETATION TO REMAIN, TYP.
- ③ OUTDOOR PATIOS, TYP. - REFER TO ARCHITECTURAL PLANS
- ④ TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS
- ⑤ BUILDING OVERHANG, TYP. - REFER TO ARCHITECTURAL PLANS
- ⑥ BIKE RACKS, TYP.
- ⑦ STONE CLAD RETAINING WALL WITH IDENTITY SIGN
- ⑧ SPECIAL PAVING, TYP.
- ⑨ CONCRETE BORDER AROUND SPECIAL PAVING IN DRIVE
- ⑩ RAISED PLANTER BEDS, TYP.
- ⑪ WATER FEATURE WITH SCULPTURE
- ⑫ WOOD PERGOLA STRUCTURE
- ⑬ 3" LAYER MULCH AROUND EVERGREEN TREES
- ⑭ SODDED LAWN ON 4" DEPTH TOPSOIL, TYP.
- ⑮ MEADOW LAWN ON 2" DEPTH TOPSOIL, TYP.
- ⑯ LIMIT OF SODDED LAWN OR MEADOW LAWN, TYP.
- ⑰ ALUMINUM EDGING BETWEEN LAWN AND PLANT BED, TYP.
- ⑱ DEFERRED PARKING - REFER TO ARCHITECTURAL PLANS
- ⑲ SEASONAL FLOWER ROTATION, TYP.
- ⑳ PRECAST CONCRETE RETAINING WALL (6"HT. - 24"HT.)
- ㉑ SITE TRIANGLES, TYP. - REFER TO CIVIL PLANS
- ㉒ CONCRETE SIDEWALK, TYP.
- ㉓ GENERATOR - REFER TO ARCHITECTURAL PLANS

**GRISSIM  
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ANDRIESE** ASSOCIATES  
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Project:  
Balfour Senior Living  
Ann Arbor  
S. Main Street  
Ann Arbor, Michigan  
Date: Issued For:  
01-25-2016 SITE PLAN REVIEW  
02-19-2016 REVISED PER COMMENTS  
03-29-2016 REVISED PER COMMENTS

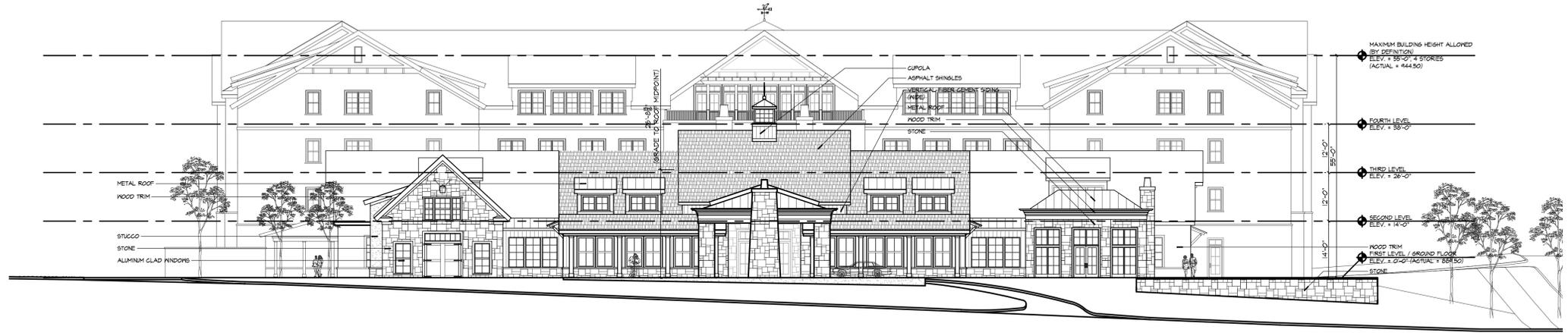
Sheet No.:  
**L101**  
LANDSCAPE PLAN



A  
B  
C  
D  
E  
F  
G  
H

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

A  
B  
C  
D  
E  
F  
G  
H



C6 East Elevation (Main Street)  
A200 SCALE: 1/16" = 1'-0"



H6 Partial East Elevation (Main Street)  
A200 SCALE: 1/8" = 1'-0"

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Ann Arbor, Michigan  
**Date:** Issued For:  
12-02-2015 REVIEW  
12-10-2015 REVIEW  
12-15-2015 REVIEW  
12-18-2015 CITIZEN PARTICIPATION MTG.  
01-19-2015 SITE PLAN REVIEW  
01-19-2015 PRE-SUBMITTAL MTG.  
01-25-2016 SITE PLAN REVIEW  
02-19-2016 SITE PLAN REVIEW

**Sheet No.:**  
A200  
EAST ELEVATION

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

A  
B  
C  
D  
E  
F  
G  
H



C6 North Elevation (Oakbrooke Drive)  
A201 SCALE: 1/16" = 1'-0"



H6 Partial North Elevation (Oakbrooke Drive)  
A201 SCALE: 1/8" = 1'-0"

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12-18-2015 CITIZEN PARTICIPATION MTG.  
01-07-2016 REVIEW  
01-19-2015 SITE PLAN REVIEW  
PRE-SUBMITTAL MTG.  
01-25-2016 SITE PLAN REVIEW  
02-19-2016 SITE PLAN REVIEW

**Sheet No.:**  
**A201**  
NORTH ELEVATION

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

A  
B  
C  
D  
E  
F  
G  
H



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Date: Issued For:  
01-25-2016 SITE PLAN REVIEW  
02-19-2016 SITE PLAN REVIEW

Sheet No.:  
**A210**  
3D VIEWS

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10