

M:\Civil\134_Pros\19285\Concepts\19285CP-09a.dwg, 9/29/2020 2:33 PM, TIm R. F'ix, 09, MCLC PDF .p3
Copyright © 2020 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

- NOTES / ASSUMPTIONS**
- SEE ATTACHED SITE DATA COMPARISON CHART FOR ADDITIONAL INFORMATION.
 - ARCHITECTURAL LAYOUT PER CONCEPTS BY HOBBS AND BLACK
 - COMMUNITY CENTER SIZE BASED ON TRAVERWOOD APARTMENTS EXAMPLE
 - ASSUMES REZONING OF ENTIRE PARCEL TO R4B.
 - ASSUMES MULTI-FAMILY RESIDENTIAL IS A PERMITTED USE; COMMUNITY RECREATION CENTER IS ACCESSORY USE; OFFICE/MANAGEMENT IS ACCESSORY USE; STORAGE IS ACCESSORY USE
 - ADDITION OF 32 DWELLING UNITS
 - ASSUMES TOTAL MILL CREEK DEVELOPMENT OF 313 DWELLING UNITS; 9.5 DU/ACRE (15 DU/ACRE PERMITTED IN R4B).
 - 20' BUILDING TO BUILDING SETBACK IS REQUIRED.
 - DEVELOPMENT INCLUDES APPROXIMATELY 55% OPEN SPACE (55% REQUIRED).
 - DEVELOPMENT INCLUDES A MINIMUM OF 1,400SF OF ACTIVE OPEN SPACE PER DWELING UNIT (300SF/DU REQUIRED).
 - 80 TOTAL VEHICULAR PARKING SPACES REQUIRED FOR PROPOSED DEVELOPMENT AREA
 - 48 RESIDENTIAL (1.5 PER DU)
 - 30 FOR ACCESSORY USE COMMUNITY RECREATION
 - 2 FOR ACCESSORY USE STORAGE
 - 92 VEHICULAR SPACES PROVIDED (17 COMPACT SPACES)
 - STORMWATER MANAGEMENT – REQUIRES APPROXIMATELY 18,000 CUBIC FEET DETENTION; ASSUMES UNDERGROUND DETENTION
 - UTILITIES
 - ASSUMES WATERMAIN TO REMAIN AND 40 FOOT EASEMENT WILL BE REQUIRED.
 - ASSUMES RELOCATION OF EXISTING TELECOM LINES WITHIN DEVELOPMENT AREA AND DEMOLITION OF EXISTING GAS LINES ADJACENT TO STORAGE BUILDING.
 - ASSUMES UTILITY CONNECTIONS TO EXISTING MILL CREEK UTILITIES FOR PROPOSED DEVELOPMENT.
 - ASSUMES ESTIMATED SANITARY SEWER MITIGATION FEES OF APPROXIMATELY \$90,000 (\$3,000/GPM MITIGATION FLOW)

JOB No. 19285	DATE: 09/08/20	SHEET 04 OF 04	MIDWESTERN CONSULTING 3855 Plaza Drive Ann Arbor, Michigan 48108 (734) 995-0200 • www.midwesternconsulting.com Land Development • Land Survey • Institutional • Municipal Wireless Communications • Transportation • Landfill Services	
	REV. DATE: 09/15/20	CADD: RF		CLIENT FIRST MARTIN
	REVISION: 1	ENG: TPH		
REVISION: 2	PM: TJC			
	TECH: 19285CP-09A			

MILL CREEK ADDITION

CONCEPTUAL LAYOUT – 32 UNITS