

PROJECT DESCRIPTION:

THE PROPOSED PROJECT INVOLVES THE DEMOLITION OF AN EXISTING SINGLE-STORY QUASI-INDUSTRIAL STRUCTURE USED AS A NON-MEDICAL OFFICE AND ITS REPLACEMENT WITH A TWO-STORY SINGLE FAMILY OWNER-OCCUPIED RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE.

GENERAL PROJECT INFORMATION:

OWNER: JON AND LISA RYE, 300 EAST LONG LAKE ROAD, STE. 120, BLOOMFIELD HILLS, MI.

PETITIONER, MITCHELL AND MOUAT ARCHITECTS, INC., 115 SOUTH FOURTH AVENUE, ANN ARBOR, MI. PHONE: (734) 662-6010, FAX: (734) 662-3802.

LEGAL DESCRIPTION:

LAND SITUATED IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AND DESCRIBED AS FOLLOWS - THE SOUTH 1/2 OF LOT 6, BLOCK 2 NORTH OF HURON STREET, BLOCK 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY, MICHIGAN.

CONSTRUCTION SEQUENCE:

THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE

COMMUNITY ANALYSIS:

A SINGLE FAMILY RESIDENCE IS PROPOSED. ANN ARBOR PUBLIC SCHOOL IMPACT WOULD BE THE SAME AS CALCULATED FOR ANY SINGLE FAMILY RESIDENCE WITHIN THE BOUNDARIES OF THE DISTRICT.

THE OLD FOURTH WARD WILL GAIN AN OWNER-OCCUPIED SINGLE FAMILY RESIDENCE IN LIEU OF THE EXCLUSIVE COMMERCIAL USE THAT HAS EXISTED ON THIS SITE SINCE 1975.

WATER QUALITY WILL IMPROVE DUE TO A NET DECREASE IN IMPERVIOUS SURFACE.

AIR QUALITY WILL BENEFIT FROM INCREASED VEGETATION.

AS THE EXISTING BUILDING DOES NOT CONTRIBUTE TO THE OLD FOURTH WARD HISTORIC DISTRICT, THERE IS NO HISTORIC SITE IMPACT.

GENERAL DESCRIPTION OF NATURAL FEATURES: EXISTING NATURAL FEATURES ARE LIMITED TO ONE (1) LOCUST STREET TREE. AT 12" DBH, IT DOES NOT QUALIFY AS A LANDMARK TREE.

EXISTING CONDITIONS:

SOIL TYPE: PREDOMINANTLY FOX SANDY LOAM.

NATURAL FEATURES IDENTIFICATION:

IDENTIFICATION OF EXISTING NATURAL FEATURES AND PROPOSED DISTURBANCE: THE SOLE EXISTING NATURAL FEATURE IS THE 12" LOCUST STREET TREE, WHICH WILL NOT BE DISTURBED.

LANDSCAPE PLAN:

STREET TREE ESCROW CALCULATION: A STREET TREE ESCROW IS NOT REQUIRED DUE TO THE EXISTENCE OF A STREET TREE, WHICH WILL NOT BE DISTURBED.

NOTE: LANDSCAPING MATERIALS SHOWN ARE SUGGESTIVE OF INTENT BUT PLANT MATERIAL SELECTIONS ARE NOT FINAL.

STORMWATER MANAGEMENT, GRADING, AND SOIL EROSION:

STORMWATER MANAGEMENT: TOTAL EXISTING IMPERVIOUS SURFACE AREA = 3,186 SF AND TOTAL PROPOSED IMPERVIOUS SURFACE AREA, AFTER COMPLETE REMOVAL OF EXISTING AND COMPLETION OF NEW CONSTRUCTION = 3,525 SF FOR A NET IMPERVIOUS SURFACE REDUCTION OF 261 SF. PER AMENDED CHAPTER 63 REQUIREMENTS, EFFECTIVE MARCH 1, 2011, ON-SITE STORM WATER MANAGEMENT SYSTEMS ARE NOT REQUIRED FOR SINGLE-FAMILY RESIDENCES UNLESS IMPERVIOUS SURFACE AREA INCREASES BY 200 SF OR MORE.

SOIL EROSION MEASURES: ALL REQUIRED SOIL EROSION MEASURES WILL BE UNDERTAKEN AND WILL BE SUBMITTED FOR APPROVAL ALONG WITH THE BUILDING PERMIT APPLICATION.

LIMITS OF DISTURBANCE: ENTIRE LOT.

FOOTING DRAINS: DUE TO THEIR SLAB-ON-GRADE NATURE, NEITHER THE EXISTING NOR THE PROPOSED STRUCTURES HAVE OR WILL HAVE FOOTING DRAINS.

SIDEWALK REPAIR AND MAINTENANCE NOTE:

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 SHALL BE REPAIRED IN ACCORDANCE WITH CITY OF ANN ARBOR STANDARDS.

UTILITY PLAN:

SANITARY SEWER FLOW ESTIMATES PER TABLE 'A' OF DEVELOPER MITIGATION GUIDELINES:

EXISTING FLOW: 2,153 SF NON-MEDICAL OFFICE X 0.06 GPD/SF = 166 GPD.

PROPOSED FLOW: SINGLE-FAMILY RESIDENCE = 350 GPD.

NET FLOW INCREASE: 350 - 166 = 184 GPD.

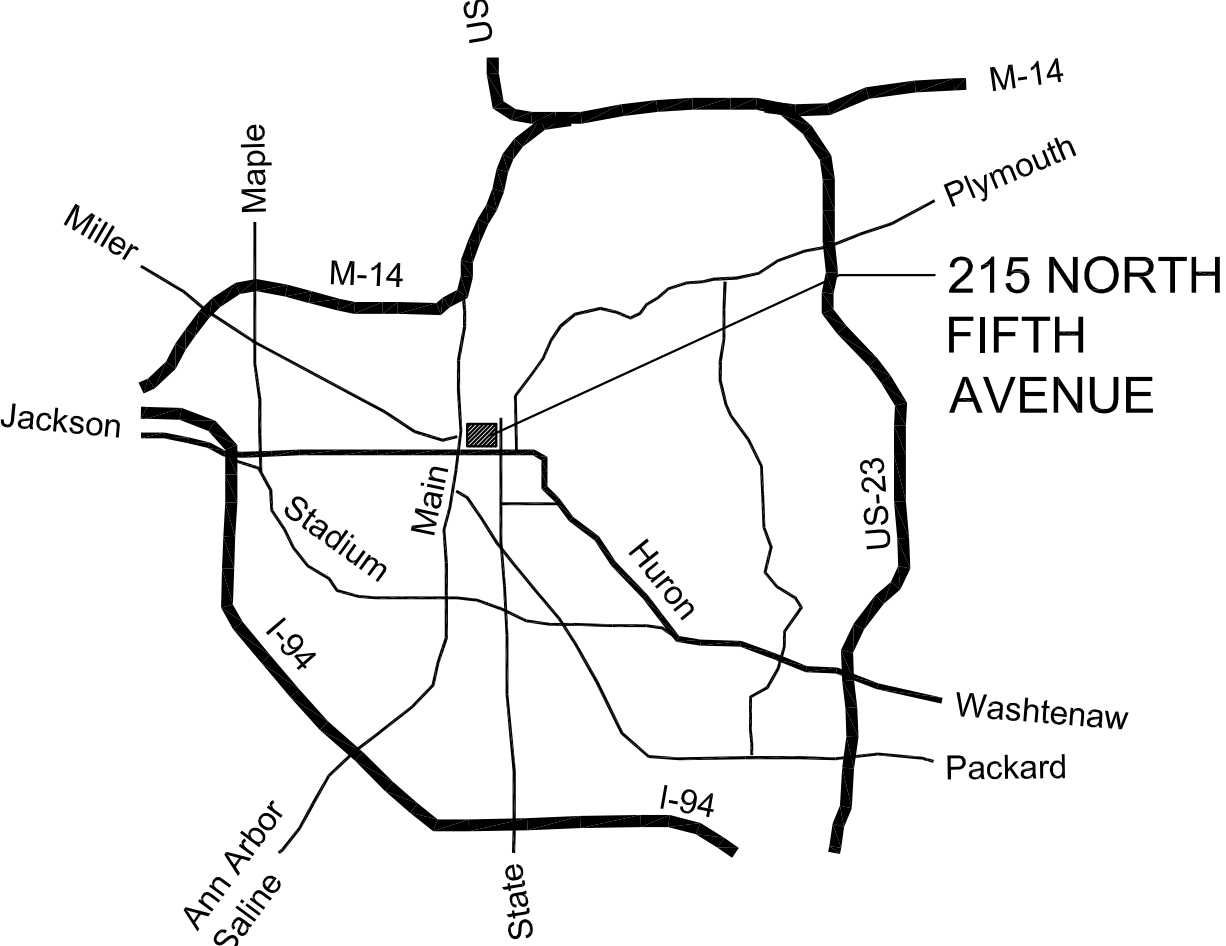
184 GPD X 4 (PEAKING FACTOR) X 12 (SYSTEM RECOVERY FACTOR) = 8832 GPD / 24 HR/DAY / 60 MIN/HR / 4 GPM/FDD = 0.1533 FDD.

NO MITIGATION REQUIRED.

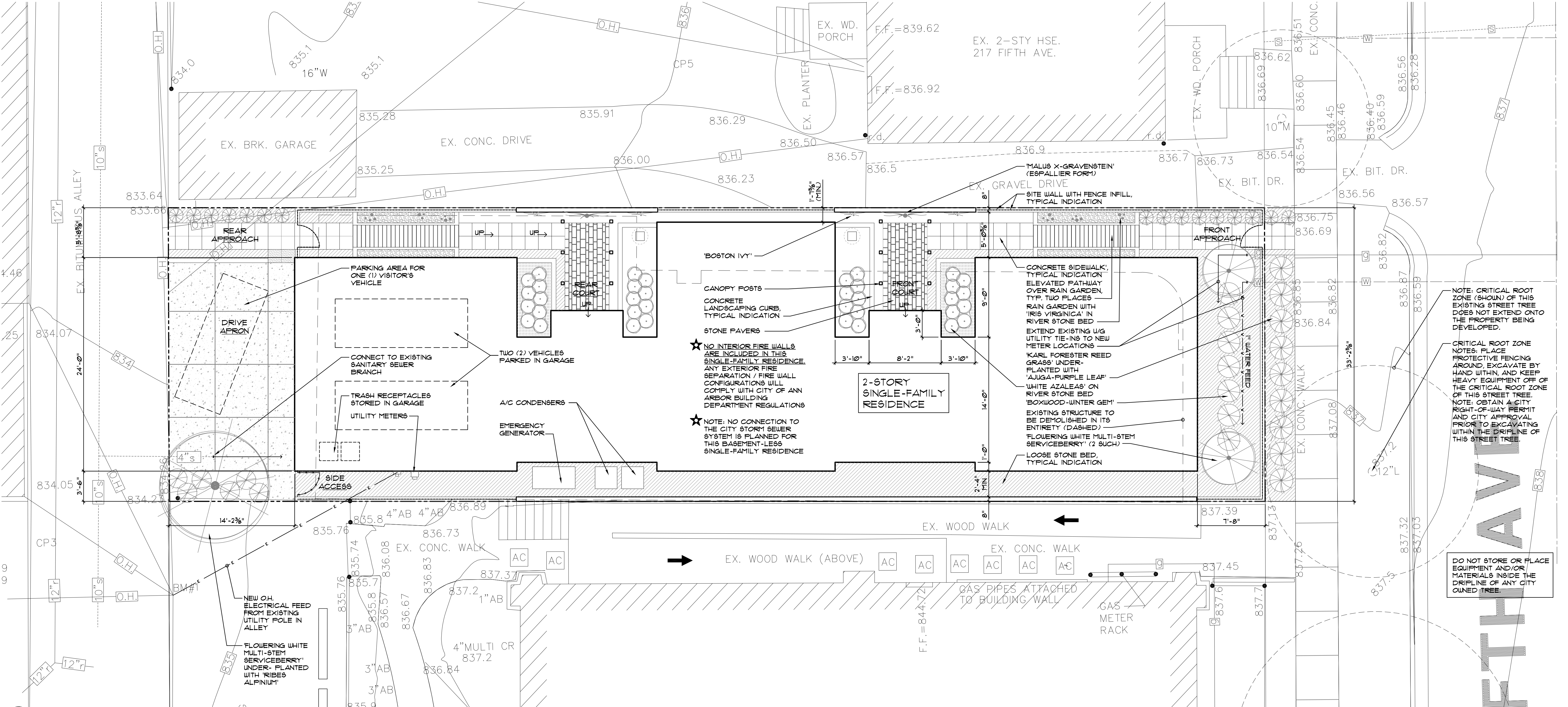
SITE PLAN CRITERIA:

CATEGORY	EXISTING	REQUIRED	PROPOSED	NOTES
ZONING DISTRICT	D2	D2	D2	
DOWNTOWN CHARACTER OVERLAY ZONING DISTRICT	KERRYTOWN	KERRYTOWN	KERRYTOWN	
HISTORIC DISTRICT	OLD 4TH WARD	OLD 4TH WARD	OLD 4TH WARD	
GROSS LOT SIZE	4,121 SF	NO MINIMUM	4,121 SF	
LOT WIDTH	33.22'	NO MINIMUM	33.22'	
SETBACKS FRONT	9'-3"	0'-0" MIN 10'-0" MAX	7'-8"	* FIFTH AVENUE IS A SECONDARY STREET. * PROPERTY DOES NOT ABUT A RESIDENTIAL DISTRICT. * PROPERTY DOES NOT ABUT A RESIDENTIAL DISTRICT.
SIDE(S)	0'-3"	NONE	1'-8"	
REAR	16'-6"	NONE	14'-3"	
MINIMUM HEIGHT	NA	24'-0" 2 STORIES	NA	
MAXIMUM HEIGHT	11'-0" 1 STORY	60'-0"	12'-9" 2-1/2 STORIES	* EXCLUDES 600 SF GARAGE PER DEFINITION
F.A.R.	61%	200% (MAX.)	96%*	
BUILDING COVERAGE	61%	80% MAX	55%	
OPEN SPACE	24%	10% MINIMUM	31%	
OFF-STREET VEHICLE PARKING	2	NONE	2	* SPECIAL PARKING DISTRICT REQUIREMENTS APPLY
BICYCLE PARKING	UNCONFIRMED	1, CLASS A	2, CLASS A	* IN RESIDENCE

VICINITY MAP:



SHEET INDEX:
C1.0 SITE PLAN WITH PETITION INFORMATION
C2.0 SITE SECTIONS AND ELEVATIONS
1 SURVEY OF EXISTING CONDITIONS



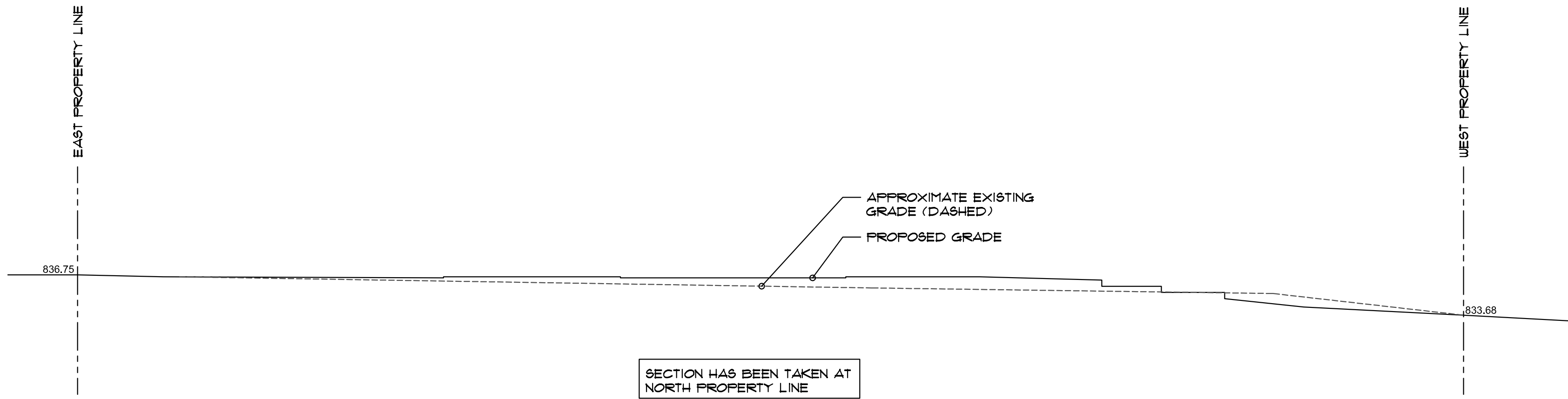
Mitchell and Mouat architects

Date:	Issued For:
01.05.11	01.05.11
01.17.11	Presentation
01.24.11	City Site Plan Approval
02.16.11	City Approval Revisions
02.23.11	City Approval Revisions

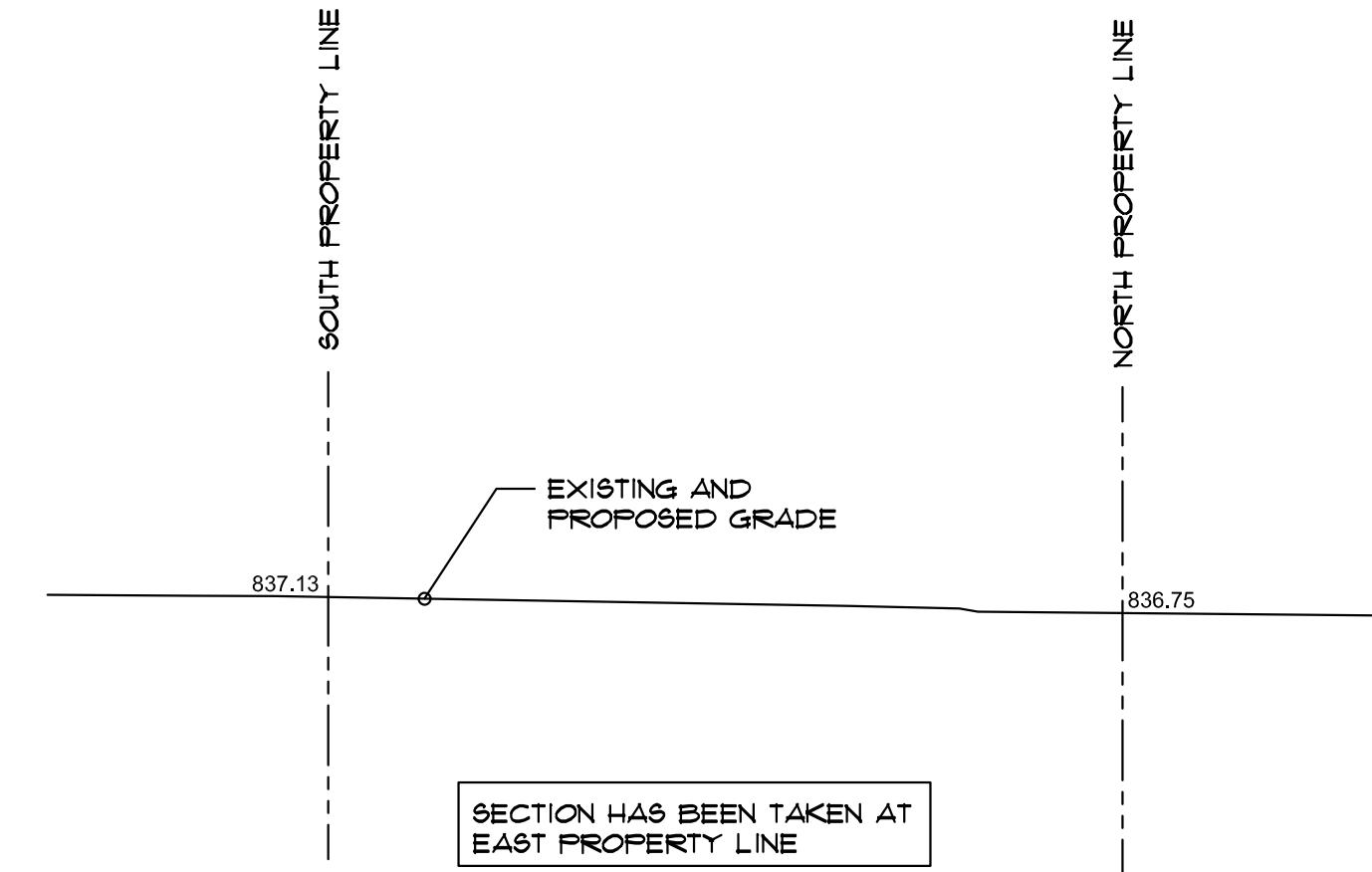
215 NORTH FIFTH AVENUE
Ann Arbor, Michigan
Project Number: 1012

PROPOSED
Site Plan

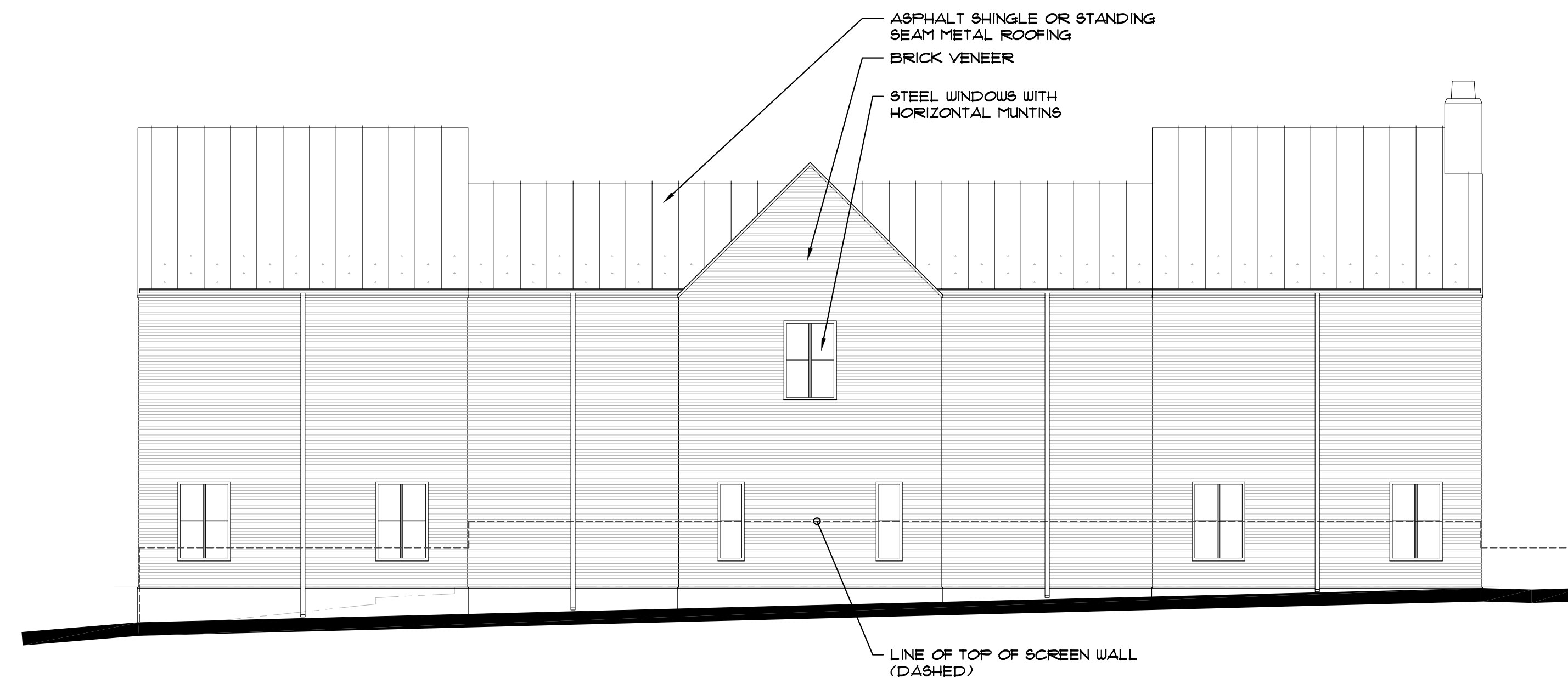
C1.0



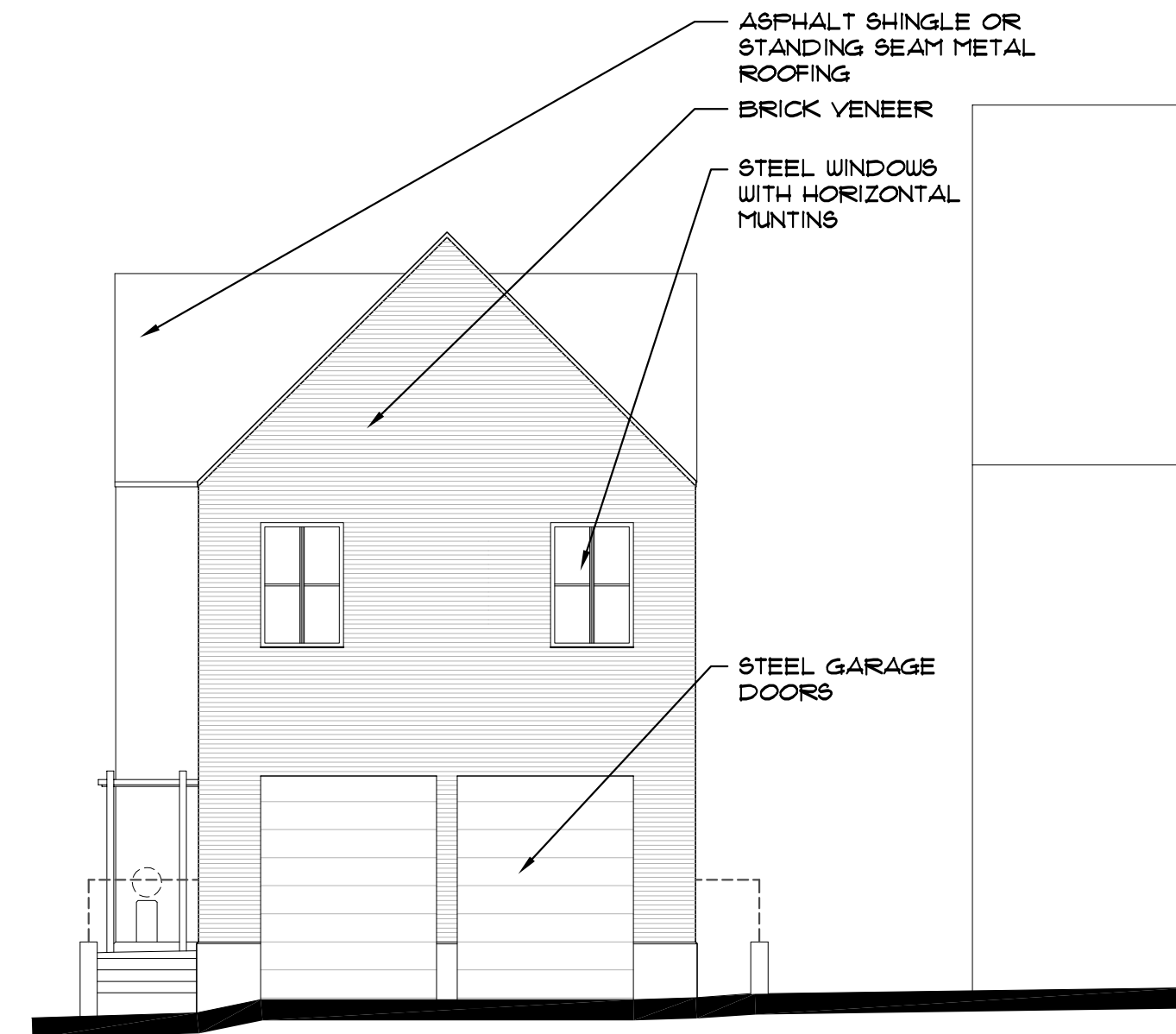
6 EAST-WEST SITE SECTION
C2.0 SCALE: 1/8" = 1'-0"



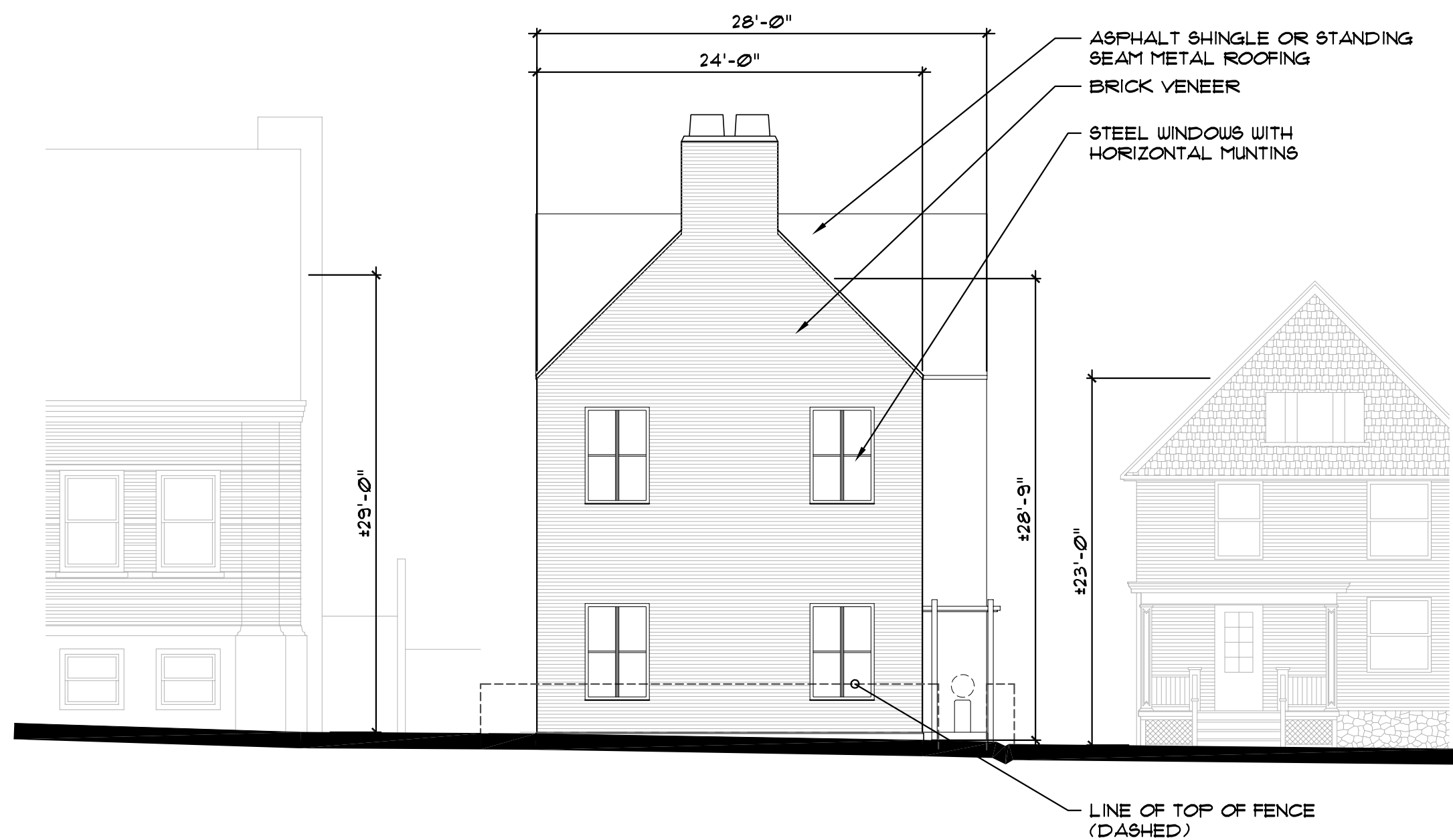
5 NORTH-SOUTH SITE SECTION
C2.0 SCALE: 1/8" = 1'-0"



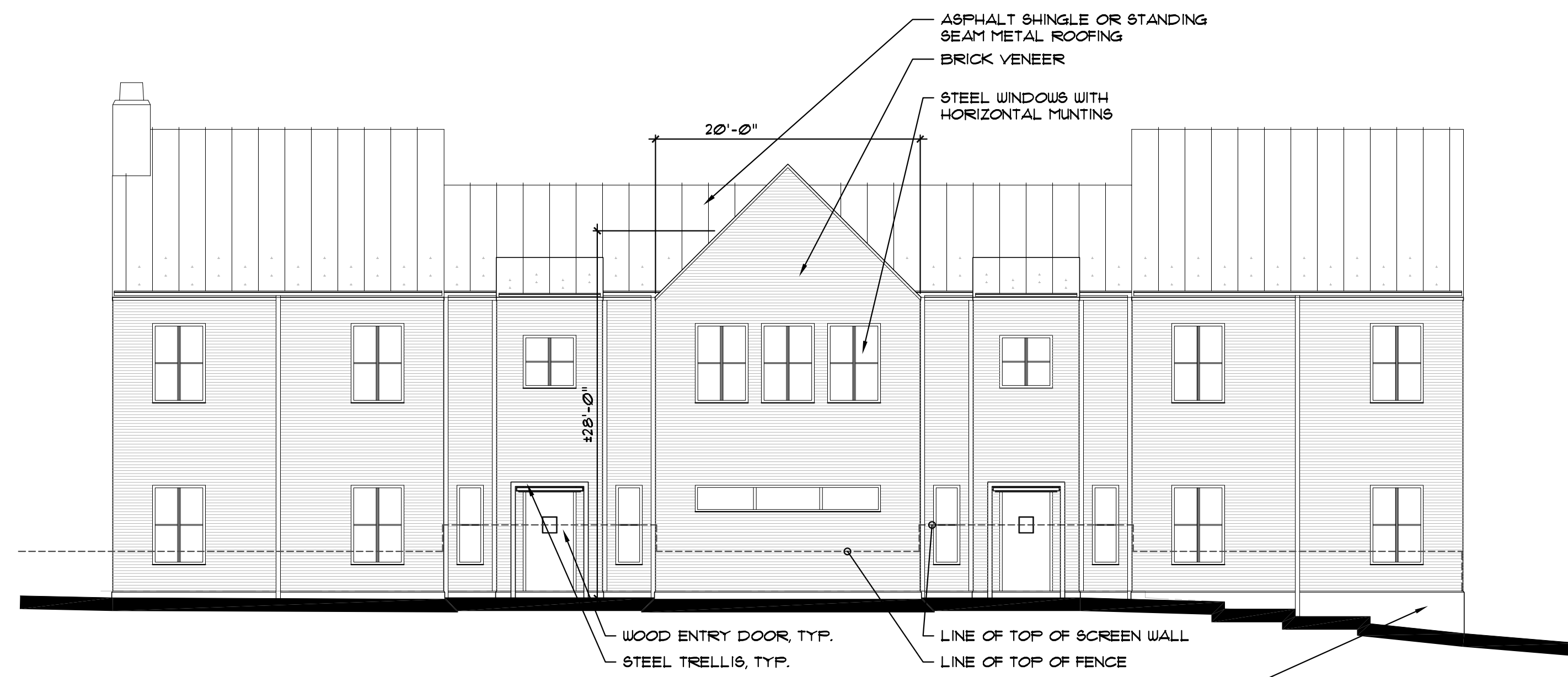
4 SIDE ELEVATION (SOUTH)
C2.0 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION (WEST)
C2.0 SCALE: 1/8" = 1'-0"

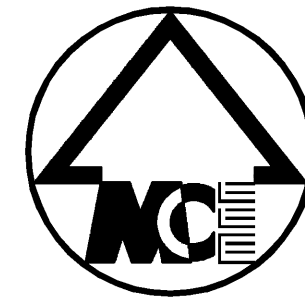


2 FRONT ELEVATION (EAST)
C2.0 SCALE: 1/8" = 1'-0"




1 SIDE ELEVATION (NORTH)
C2.0 SCALE: 1/8" = 1'-0"

Date:	Issued For:	City Approval Revisions
02.23.11		

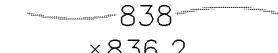
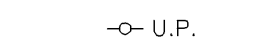
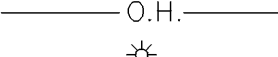
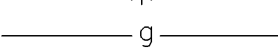
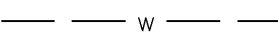

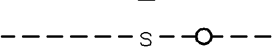
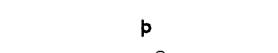
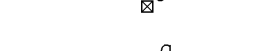
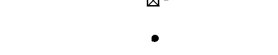
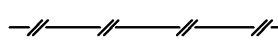

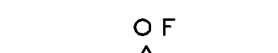
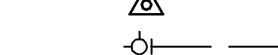







SCALE: 1" = 10'



A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 10, 20, and 30, representing feet.

LEGEND

- | | |
|---|------------------------------|
|  | EXIST. CONTOUR |
|  | EXIST. SPOT ELEVATION |
|  | EXIST. UTILITY POLE |
|  | EXIST. OVERHEAD UTILITY LINE |
|  | EXIST. LIGHT POLE |
|  | EXIST. GAS LINE |
|  | EXIST. WATER MAIN |
|  | EXIST. STORM SEWER |
|  | EXIST. CATCH BASIN OR INLET |
|  | EXIST. SANITARY SEWER |
|  | SIGN |
|  | ELECTRIC METER |
|  | GAS METER |
|  | POST |
| | FENCE |
|  | SINGLE TREE |
|  | SET IRON ROD |
|  | FOUND IRON PIPE |
|  | CONTROL PT. |
|  | EXIST. HYDRANT |



VICINITY SKETCH

NO SCALE

TREE LEGEND

- AB ARBORVITAE
- CO COTTONWOOD
- CR CRABAPPLE
- E ELM
- M MAPLE
- W WALNUT
- SB SERVICE BERRY

BENCH MARKS:

BM#1 - SET SPIKE IN FACE OF UTILITY POLE @ SW CORNER
OF PROPERTY FOR #215 FIFTH AND ON EAST SIDE OF ALLEY.
ELEVATION=835.50 NGVD 88 DATUM.

NOTES:

- 1.) LOCATION OF EXIST. UNDERGROUND WATERMAIN, SANITARY SEWER, GAS MAIN, ELECTRIC AND TELEPHONE LINES WERE OBTAINED FROM MUNICIPAL RECORDS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
BEFORE YOU DIG
CALL MISS DIG, 1-800-482-7171
- 2.) THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN PER FIRM MAP #260213-0005-D, DATED JANUARY 2, 1992.
- 3.) THE LEGAL DESCRIPTION OF THE PROPERTY WAS OBTAINED FROM ABSOLUTE TITLE, INC. TITLE COMMITMENT NO. 61994A REV. 1, DATED SEPTEMBER 13, 2010.
- 4.) BEARINGS BASED ON STATE PLANE COORDINATES.
- 5.) AS OF THE DATE THIS SURVEY WAS PRINTED WE HAVE NOT RECEIVED UTILITY PLANS FOR EXISTING TELEPHONE.

LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY,
MICHIGAN, AND DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF LOT 6, BLOCK 2 NORTH OF HURON STREET,
BLOCK 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF
ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGE 152,
WASHTENAW COUNTY, MICHIGAN

215 NORTH FIFTH AVENUE
TAX I.D. NO. 09-29-125-010

PATRICK L. HASTINGS, P.S. #37277



MITCHELL MOUAT ARCHITECTS
113 S. FOURTH AVE.
ANN ARBOR, MICHIGAN 4810
734-662-6070

JOB No. 10156	DATE: 11/18/10
	SHEET 1 OF 1
REV. DATE	1/17/11
REVISIONS:	
Revisions per client	
CADD:	ENG:
PM: P.L.H.	
TECH: K.M.W.	
10156_SV01	
	FB#432