

NOTES:

- 1) THE PROPOSED DEVELOPMENT SIGN MUST MEET ALL REQUIREMENTS OF CHAPTER 61 SEPARATE SIGN PERMIT TO BE OBTAINED WHEN SIGN IS DESIGNED. DEVELOPMENT SIGN SHALL NOT BE PLACED IN A LOCATION THAT WOULD CREATE A SIGHT DISTANCE HAZARD.
- 2) ALL PARKING SPACES ALLOW FOR TWO (2) FEET OVERHANG BEYOND CURB.
- 3) "NO PARKING - FIRE LANE" SIGNS SHALL BE LOCATED ON ALL DRIVE/ROAD AREAS AND ARE TO BE LOCATED 10' FROM THE CURB. SIGN LOCATIONS TO BE LOCATED PER PRIOR FIRE DEPARTMENT CONSULTATION, AND PRIOR TO CERTIFICATE OF OCCUPANCY (CO) BEING ISSUED.
- 4) TRASH COLLECTION FOR THE PROPOSED UNITS TO BE GARAGE KEPT ROLL AWAY BINS WITH CURB SIDE COLLECTION. ALL TRASH WILL BE STORED INDOORS.
- 5) ADDITIONAL SIGHT LIGHTING TO BE PROVIDED VIA A WALL MOUNTED COACH LIGHT ON EACH OF THE GARAGE DOORS.
- 6) ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF INTERIOR CURB AND WALK OR EDGE OF MATERIAL UNLESS OTHERWISE NOTED.
- 7) DIMENSIONS ARE TO BE PARALLEL OR PERPENDICULAR TO THE EAST PROPERTY LINE UNLESS OTHERWISE NOTED.
- 8) 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 THIS SAME." PRIOR TO ISSUANCE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

GENERAL NOTES:

- 1 ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF INTERIOR CURB AND WALK OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 2 ALL IMPROVEMENTS ARE TO BE PARALLEL OR PERPENDICULAR TO THE EAST PROPERTY LINE UNLESS OTHERWISE NOTED.
- 3 ALL PARKING SPACES ALLOW FOR TWO (2) FEET OVERHANG BEYOND CURB.
- 4 "NO PARKING - FIRE LANE" SIGNS SHALL BE POSTED ON BOTH SIDES OF ALL DRIVE/ROAD AREAS AND ARE TO BE LOCATED 10' FROM THE CURB. SIGN LOCATIONS TO BE LOCATED PER PRIOR FIRE DEPARTMENT CONSULTATION, AND PRIOR TO CERTIFICATE OF OCCUPANCY (CO) BEING ISSUED.
- 5 UNIT DIMENSIONS SHOWN ARE EXTERIOR BUILDING DIMENSIONS. PORCH AREAS EXTEND BEYOND BUILDING AREAS.

DUMPSTER ENCLOSURE:

- AS PART OF THE SITE PLAN APPROVAL, APPLICANT SHALL MAKE THE FOLLOWING IMPROVEMENTS TO THE EXISTING DUMPSTER ENCLOSURE:
- 1 PROVIDE A FOUR FOOT ADDITIONAL SPACE AT THE BACK AND ON ONE OF THE SIDES OF THE EXISTING DUMPSTER ENCLOSURE TO ALLOW FOR THE PLACEMENT OF 6 ADDITIONAL RECYCLING CARTS.
- 2 PROVIDE A 3' WIDE PEDESTRIAN ACCESS GATE ON ONE OF THE SIDES OF THE ENCLOSURE.
- 3 INCREASE THE EXISTING TRASH DUMPSTER FROM A 6 CUBIC YARD DUMPSTER TO AN 8 CUBIC YARD DUMPSTER.

PEAK HOUR TRIPS:

(TRIP GENERATION MANUAL, 8TH EDITION)

SINGLE FAMILY DETACHED RESIDENTIAL  
21 D.U. \* 1.01 TRIPS/D.U. =  
MULTI FAMILY ATTACHED TOWNHOMES  
9 D.U. \* 0.52 TRIPS/D.U. =

22 PEAK HOUR TRIPS  
5 PEAK HOUR TRIPS

KEY NOTES:

- TOTAL = 27 PEAK HOUR TRIPS
- 1 EXISTING BITUMINOUS PAVEMENT - STANDARD DUTY
- 2 EXISTING BITUMINOUS PAVEMENT - HEAVY DUTY
- 3 PROPOSED BITUMINOUS PAVEMENT - STANDARD DUTY (STD)
- 4 PROPOSED BITUMINOUS PAVEMENT - STANDARD DUTY
- 5 CONCRETE PAVEMENT - STANDARD DUTY
- 6 CONCRETE CURB AND GUTTER
- 7 INTERIOR CONCRETE CURB AND WALK
- 8 TYPE 'W' DRIVE APPROACH
- 9 WALK FLUSH WITH DRIVE
- 10 EXISTING DETENTION BASIN
- 11 EXISTING RIP RAP CHANNEL
- 12 PROPOSED CONCRETE SEGMENT UNIT RETAINING WALL
- 13 PROPOSED LIGHT POLE
- 14 EXISTING WETLAND MITIGATION AREA
- 15 PROPOSED BIKE PARKING
- 16 GRASS PAVERS

HIDEAWAY LANE SQUARE FOOTAGE COMPUTATIONS

Unit Type	#	SF/Unit	Total SF
Existing Townhomes Type 1	5	1,200	6,000
Existing Townhomes Type 2	4	1,008	4,032
Existing 3 BR single family	1	1,728	1,728
Existing Vacant Home Site *	1	0	0
Prop 3 BR single family	7	2,246	15,722
Prop 4 BR single family	12	3,425	41,100
Total Square Footage			68,582

\* Owned by Existing single family home owner.  
\*\* Square footages exclude outside porches, garages, basements.  
\*\*\* Proposed units assume bonus attic rooms are habitable space and included in total square footage computations

FIRE DEPARTMENT SEQUENCING NOTES:

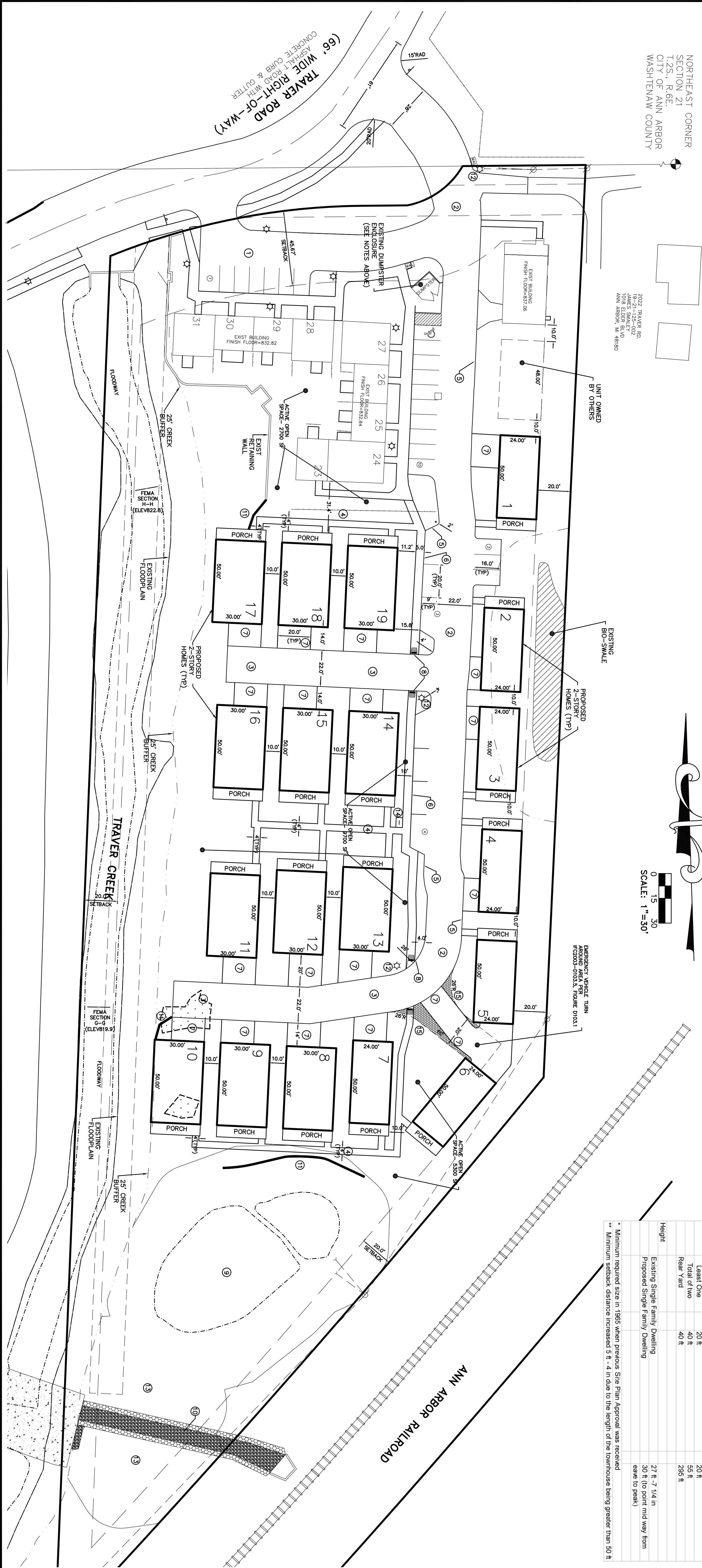
- 1 FIRE HYDRANTS MUST BE IN SERVICE AND APPROVED DURING CONSTRUCTION.
- 2 HYDRANTS PROVIDING PROTECTION COVERAGE FOR THE BUILDINGS MUST BE IN SERVICE AND APPROVED BY BOTH ENGINEERING AND FIRE DEPARTMENT BEFORE CONSTRUCTION BEGINS AND BEFORE PERMIT ISSUANCE.
- 3 STORAGE AREAS FOR CONSTRUCTION MATERIALS MUST BE APPROVED SO AS NOT TO INTERFERE WITH FIRE/EMERGENCY SITE ACCESS.
- 4 IF SITE ACCESS IS RESTRICTED DURING CONSTRUCTION, A KNOX BOX LOOK FOR THE GATE IS TO BE PROVIDED
- 5 MINIMUM FIRE FLOW OF 1000 GAL/MINUTE AT 20 PSI IS REQUIRED (SINGLE FAMILY RESIDENTIAL CONSTRUCTION UNDER 3600 SF)

COMPARISON TABLE

Component size:	Existing/Required/Permitted	Proposed
City Zoned R4A	199,069 sf - 4.57 Acres Planned Project - PP	199,069 sf - 4.57 Acres Planned Project - PP
Dwelling Units	1 1/2 to 2 Story, 3 bedroom Single Family Dwelling Units Vacant Home Site owned by Existing single family homeowner	1 Existing Unit 1 Unit
Exist. 2 Story Townhomes, 1 and 3 bdrm	9 Units	9 Units
Proposed 2 & 3 BR Single Family Dwelling Units	19 Units	30 Units total
Min. Lot/Dwelling Unit	Single Family Dwelling Units - 7,200 sqft ea = 21 x 7,200 sqft = 151,200 sqft	
Townhome Dwelling Units - 4,500 sqft ea = 9 x 4,500 sqft = 40,500 sqft	Total Required = 191,700 sqft	Total Provided = 199,069 sqft
% Min. Usable Open Lot Areas	65%	66%
Parking	Vehicle Multiple Family, - Zoned R4A Two Spaces per Dwelling Unit = 2 * 9 Units = 18 Spaces One Family Dwelling Unit One Space per Dwelling Unit = 1 * 21 Units = 21 Spaces Bicycle Multiple Family, - Zoned R4A Two Spaces per 5 Dwelling Units = 9 Units / 5 = 2 Spaces Type A = 50% Type C = 50%	40 Garage Spaces 29 Standard Spaces 1 Barrier Free Space 70 Spaces 23 Type A - Covered Spaces 2 Type C - Open Space
Setbacks	Front Yard 45ft - 7in * Side Yard 20 ft Least One 40 ft Total of two 40 ft Rear Yard 295 ft	45ft - 7in 20 ft 55 ft 295 ft
Height	Existing Single Family Dwelling Proposed Single Family Dwelling	27 ft - 7 1/4 in 30 ft (to point and way from eave to peak)

\*\* Minimum required size in 1965 when previous Site Plan Approval was received

\*\*\* Minimum setback distance increased 5 ft - 4 in due to the length of the townhouse being greater than 50 ft



DIMENSIONAL SITE PLAN & COMPARISON

CLIENT: TROWBRIDGE HOMES OF HIDEAWAY, LLC.

REVISIONS:

SECTION: 21

HIDEAWAY LANE

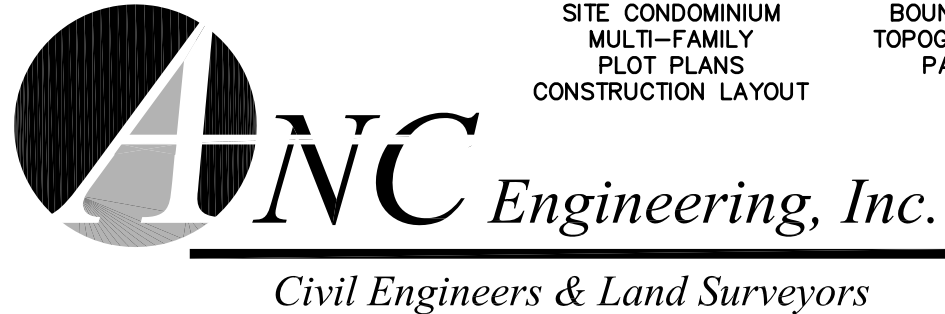
TOWNSHIP: 2 S

CITY OF ANN ARBOR

WASHTENAW COUNTY

MICHIGAN

RANGE: 6 E



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COMMERCIAL  
SITE PLANNING  
SITE ENGINEERING  
INDUSTRIAL & MULTI-UNIT  
CONSTRUCTION LAYOUT

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SUBDIVISIONS  
SITE CONDOMINIUM  
MULTI-FAMILY  
PLOT LAYOUTS  
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