ADMINISTRATIVE APPROVAL

I hereby certify that this site plan has been administratively approved by the following departments, on June 2, 1975 and is in compliance with Chapter 57 of the Ordinance Code of the City of Ann Arbor, Michigan.

Martin W. Overhiser

Martin W. Overhiser
Planning Director

Fredrick A Mammel 5-28-75

Public Works - Fredrick A. Mammel

George W. Gardner

Building & Safety - George W. Gardner

F. J. Schmid 5-27-75

Fire Chief - Frederick J. Schmid

Wayne H. Abbott, Jr.

Utilities - Wayne H. Abbott, Jr.

John E Robbins 5-28-75

Streets, Traffic & Parking - John E. Robbins

OFFICIAL OFFICE COPY

RECEIVED

JUN 4 1975

Building & Safety Engr.

12094 G16.02

Pheasant Run Administrative Approval

for Community Bldg Facility Only —
3655 Partridge Path

PHEASANT RUN PHASE I

PHEASANT RUN PHASE II

R4A

STORM RETENTION AREA

CHI STA 5+31.50 W

L=511.05 R=1718.86

NOTE: SAVE AS MANY TREES AS POSSIBLE

S 88° 28' 50" W 509.12

20' SIDE SETBACK

SAVE EXISTING TREES

HEAVY BRUSH & TREES 2"-11"

THICK STAND OF TREES 2"-10" ASH & MAPLE

M-1

ANN ARBOR INDUSTRIAL PARK

BITUMINOUS SURFACE

10 CARPORTS

6' SIDEWALK

TENNIS COURTS

POOL

COMMUNITY BUILDING

RETENTION AREA

MOUND

LANDSCAPED

HEAVY WOODS 2"-20" ASH & MAPLES (SAVE)

20' SIDE SET BACK

N 87° 36' 20" E 1315.05 TO C 1315.17 R

ERNEST J INC.

LASER SYSTEMS

M-1

EASTERN MICHIGAN UNIVERSITY

ANN ARBOR CITY LIMITS

TWP. R-1-B

TWP R 2 B

ARBOR OAKS SUB.

STONE SCHOOL ROAD

CHAMPAGNE DRIVE 60 FT. WIDE

SECOR SEC 9 T3S, R6E PITTSFIELD TWP

VICINITY SKETCH

PACKARD ROAD

STATE RD

I-94

UNDER CONSTRUCTION PHEASANT RUN APTS PHASE I & II

PROPOSED PHEASANT RUN APTS. PHASE III

ELLSWORTH RD.

PLAAT RD

CARPENTER RD

NOTE:
BUILDINGS ARE DESIGNED TO BE SOUNDPROOF FROM AIRPLANE NOISE

NOTE:
216 CARPORTS PROVIDED

LEGEND:
- PROPOSED TRASH RECEPTACLE WITH CONCRETE PAD
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT

SITE DATA

ZONE:			R4A
GROSS AREA		21.78 Acres	948,740 Sq. ft.
Area in Right-of-way		0.83 Acres	36,155 Sq. ft.
Area in Drives		1.58 Acres	68,970 Sq. ft.
NET AREA		19.37 Acres	843,615 Sq. ft.
FLOOR AREA:			
Maximum		25%	210,903 Sq. ft.
Provided			
4 - A buildings	@	6656.5	26,626 Sq. ft.
23 - B buildings	@	7964.4	183,807.2 Sq. ft.
Total Floor Area		24.9%	209,807.2 Sq. ft.

UNIT TYPES:

1 Bedroom		55 Units
2 Bedroom		161 Units
Total Number of Units		216 Units
DENSITY:		9.9 Units/Acre
BUILDING HEIGHT:		25 Feet
PARKING:		
Required	@ 2/ Unit	432 Spaces
Provided	(9' x 19')	432 Spaces
OPEN SPACE:		
(65% Min.)	66.5 %	630,882 Sq. ft.

POOL & COMMUNITY BUILDING REVISED 5-19-75
BATH HOUSE, POOL & TENNIS COURTS RE-LOCATED 1-30-75 MB
BLDG. LOC. CORRECTIONS 7-16-74
DRIVE CORRECTIONS 7-15-74 SS
CARPORTS ADDED 5-11-74
CORRECTIONS 5-5-73 MB
REVISED 3/20/73 DB

OWNER T. B. McMULLEN
610 MILTON BLVD

LAYOUT PLAN
PHEASANT RUN APTS.
PHASE III

SECTION 9 TOWN 3 SOUTH-RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

SCALE 1 INCH = 50 FEET
DIMENSIONS IN FEET

ATWELL-HICKS, INC.
CIVIL ENGINEERS, SURVEYORS, PLANNERS
ANN ARBOR

DR: WS, CPM CH: AES DATE: FEB. 5, 1973
BOOK:
JOB: 28154

436-262