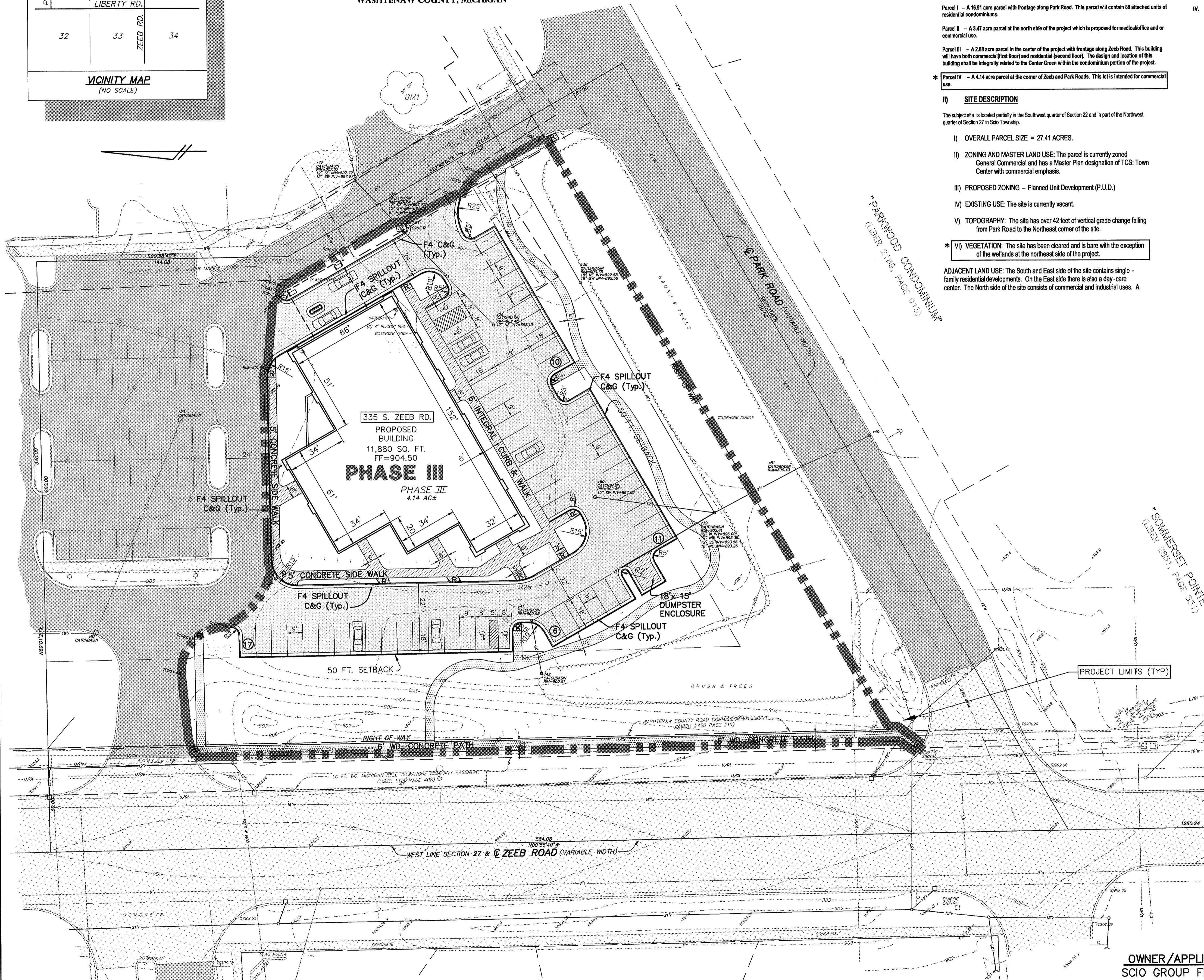
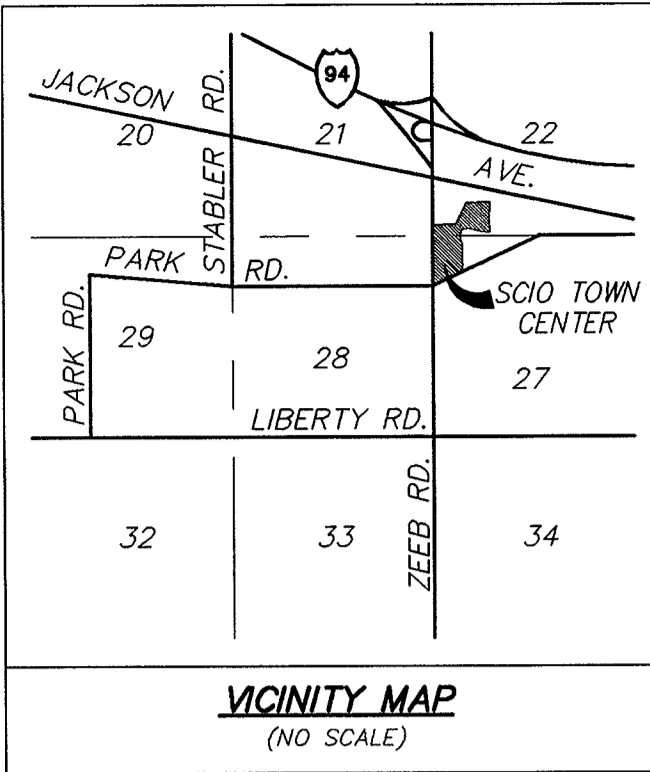


SCIO TOWN CENTER P. U. D.

PHASE III FINAL SITE PLAN

A PLANNED UNIT DEVELOPMENT OF PART OF SECTIONS 22 & 27, T2S, R5E SCIO TOWNSHIP WASHTENAW COUNTY, MICHIGAN



PROJECT DESCRIPTION

I) PROJECT OVERVIEW
Scio Town Center is a proposed mixed use Planned Unit Development (P.U.D.). Scio Town Center, with its "New Town" emphasis will feature strong pedestrian circulation systems, unified architectural design, master planned landscape design and the ability to minimize paved parking areas by proposing shared parking easements. It is a commercial, office and residential project that is intended to be harmonious with the adjacent commercial north of the project along Zeeb Road. It shall provide a sensitive transition to the single family developments to the east and south side of the project. The development of this commercial and residential center will enhance Scio Township by creating a focal point at the core of the community.

The project is separated into four (4) parcels:

- Parcel I - A 16.91 acre parcel with frontage along Park Road. This parcel will contain 88 attached units of residential condominiums.
- Parcel II - A 3.47 acre parcel at the north side of the project which is proposed for medical/office and/or commercial use.
- Parcel III - A 2.88 acre parcel in the center of the project with frontage along Zeeb Road. This building will have both commercial (first floor) and residential (second floor). The design and location of this building shall be integrally related to the Center Green within the condominium portion of the project.
- Parcel IV - A 4.14 acre parcel at the corner of Zeeb and Park Roads. This lot is intended for commercial use.

II) SITE DESCRIPTION

The subject site is located partially in the Southwest quarter of Section 22 and in part of the Northwest quarter of Section 27 in Scio Township.

I) OVERALL PARCEL SIZE = 27.41 ACRES.

II) ZONING AND MASTER LAND USE: The parcel is currently zoned General Commercial and has a Master Plan designation of TCS: Town Center with commercial emphasis.

III) PROPOSED ZONING - Planned Unit Development (P.U.D.)

IV) EXISTING USE: The site is currently vacant.

V) TOPOGRAPHY: The site has over 42 feet of vertical grade change falling from Park Road to the Northeast corner of the site.

*** VI) VEGETATION:** The site has been cleared and is bare with the exception of the wetlands at the northeast side of the project.

ADJACENT LAND USE: The South and East side of the site contains single-family residential developments. On the East side there is also a day-care center. The North side of the site consists of commercial and industrial uses. A

III. PERMITTED USES

PARCEL I - All permitted principal and accessory uses and structures that are allowed in the R-3, Moderate Density Multiple-Family Residential District.

PARCEL II - All permitted principal and accessory uses and structures that are allowed in the C-2, General Commercial District.

PARCEL III - All permitted principal and accessory uses and structures that are allowed in the C-2, General Commercial and the R-3, Moderate Density Multiple Family Residential District.

* PARCEL IV - All permitted principal and accessory uses and structures that are allowed in the C-2, General Commercial District.

IV. PROJECT DATA

A) PROPOSED BUILDING DATA

NO. OF UNITS	TYPE
161	1-Bedroom Flat w/Attached Garage
242	2-Bedroom Flat w/Attached Garage
82	2-Bedroom Flat w/Attached Garage
322	2-Bedroom Townhouse
88	Total No. of Units

Density
*This density is consistent with the High Density Residential Use as identified in Scio Township's Master Land Use Plan (4 - 8 D.U./Acre)
= 5.2 D.U./Acre

PARCEL II - MEDICAL/OFFICE/COMMERCIAL

Building Size	= 24,000 SF Gross
Lot Coverage	= 8%
F.A.R.	= 16%
Building Height	= 30' (Maximum)

PARCEL III - COMMERCIAL/RESIDENTIAL

Building Size	= 22,038 SF (First Floor Commercial)
	= 22,038 SF (Second Floor Residential)
No. of Residential Units	= 44,076 SF + Total Gross
	(141) 2-Bedroom (1100 - 1600 SF)
	(41) 1-Bedroom (860 SF)
Lot Coverage	= 17.5%
F.A.R.	= 25%
Building Height	= 30' Maximum (except central tower)

*** PARCEL IV - COMMERCIAL (WITH DRIVE THRU)**

Building Size	= 11,880 SF GROSS
Lot Coverage	= 6.6%
F.A.R.	= 6.6%
Building Height	= 23' (1 Story)

GENERAL NOTES:
1- SCIO VILLAGE AT SCIO TOWN CENTER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OPEN SPACES.
2- THIS PROJECT IS NOT IN A FEMA FLOOD PLAIN.

THE PROPOSED DRIVE THROUGH SHALL BE UTILIZED AS AN AFTER HOURS LOADING ZONE

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

I) PERIMETER P.U.D. SETBACKS

FRONT	REAR	SIDE
30'	20'	20'

II) PROPOSED INTERIOR SETBACKS

PARCEL I - 25' minimum from West property line and 40' minimum from between buildings and 20' minimum between garage and building

PARCEL II - 15' minimum from East property line 200' minimum from South property line

PARCEL III - 40' minimum from East property line 10' minimum from North property line 50' minimum from South property line

* PARCEL IV - 130' minimum from North property line 15' minimum from East property line

II) PARKING REQUIREMENTS

PARCEL	REQUIRED	PROVIDED
PARCEL I - MULTI-FAMILY RESIDENTIAL	2 Spaces/Unit + 1 Space/10 Units = 165 Spaces	158 Spaces
PARCEL II - MEDICAL/OFFICE/COMMERCIAL	1 Space/150 SF = 128 Spaces	78 Spaces
PARCEL III - COMMERCIAL/RESIDENTIAL	1 Space/100 SF up to 15,000 SF + 1 Space/150 SF above = 15,000 SF + 150 + 2830 - 150 = 18 Plus 2 Spaces/Unit + 1 Space/10 Units = 38 Total = 206	223 Spaces
* PARCEL IV - COMMERCIAL	1 Space/100 SF = 960 - 100 = 860	59 Spaces
TOTAL REQUIRED =	615	TOTAL PROVIDED = 518 SPACES INCLUDING 14 BARRIER FREE SPACES (97 SPACES SHORT) = 15.6% VARIATION

PROPOSED DEVIATIONS FROM ZONING
Parking - 97 space reduction (15.6%). 615 spaces required - 518 spaces provided.

L. GENERAL LANDSCAPE AREA

REQUIRED - 10% of site area not including green belts, foundation planting, parking areas

TOTAL LOT AREA = 27.41 ACRES
LESS D.O.W. = 2.80 ACRES
NET = 24.61 ACRES
LESS WETLAND = 8.68 ACRES
DEVELOPED AREA = 15.93 ACRES

REQUIRED AREA = 10% OF 15.93 ACRES = 1.59 ACRES
PROVIDED = 2.15 ACRES

ON-SITE SOIL TYPES

ON-SITE SOIL TYPES ARE THE FOLLOWING:

CoB CONOVER LOAM
MmD MIAMI LOAM 12 TO 18% SLOPES
MmB MIAMI LOAM 2 TO 6% SLOPES
Ws WAUSEON FINE
YpA YPSI SANDY LOAM
StB ST. CLAIR DAY LOAM

OWNER/APPLICANT
SCIO GROUP FIVE
2580 W. ELSWORTH ROAD
ANN ARBOR, MI 48108
PH: (734) 663-0630

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

72 HOURS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

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PREPARED BY CHARLES E. KIPKE II, P.E. MICH. No. 50350

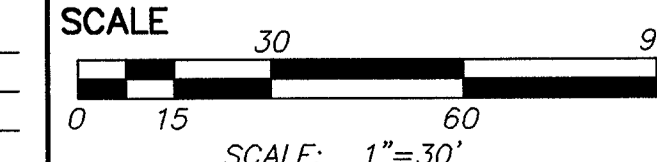
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LEGEND

○ = POST	--- = GRAVEL	--- = EXISTING STORM
☆ = LIGHT POLE	--- = FENCE	--- = EXISTING SANITARY
⊙ = UTILITY POLE	--- = CONCRETE	--- = EXISTING WATER
⊕ = GUY ANCHOR	--- = ASPHALT	--- = EXISTING GAS
⊖ = HYDRANT		--- = EXISTING ELECTRIC
		--- = EXISTING TELEPHONE
		R = HANDICAP RAMP
		Rx = RADIUS

BENCHMARK BM1=NAIL IN N.E.'LY FACE OF 50" OAK, N'LY OF OF PARK RD AND E'LY OF SITE, ELEV=904.51 (NGV DATUM).
BM2=RR SPIKE EAST FACE UTILITY POLE 1000' NORTH 80± EAST OF INTERSECTION OF ZEEB & PARK, ELEV=902.19 (NGV DATUM) (NOT SHOWN).

REVISIONS 4-5-05 SUB PER SCIO TWP.



WASHTENAW ENGINEERING
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SURVEYORS • LANDSCAPE ARCHITECTS

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washtenaw@washtenaw.com

FINAL SITE PLAN

CLIENT SCIO GROUP FIVE

SECTION 27 TOWN 2 SOUTH RANGE 5 EAST
SCIO TOWNSHIP
WASHTENAW COUNTY • MICHIGAN

DATE 4-20-05
DWC NO. 0285-SITE
LAYOUT SITE
FIELD BOOK AOME
SHEET 4

DESIGN
DRAWN PDW
CHECK TJS
JOB NO. 30085
FILE NO. PROJECT (9086)