

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.

711 CHURCH STREET CITY OF ANN ARBOR, WASHTENAW CO. MI SITE PLAN AND PUD REZONING FOR CITY COUNCIL

OWNER/APPLICANT

LV COLLECTIVE 2340 GUADALUPE STREET AUSTIN. TX 78705 ANDREE SAHAKIAN 512-410-0342

ARCHITECT

OZ ARCHITECTS 3003 LARIMER STREET DENVER, CO 80205 ARI IRFANO 303-861-5704

ENGINEER/SURVEYOR/LANDSCAPE ARCH.

MIDWESTERN CONSULTING, LLC 3815 PLAZA DR. ANN ARBOR, MI 48108 CONTACT: SCOTT BETZOLDT 734-995-0200

LEGAL DESCRIPTION

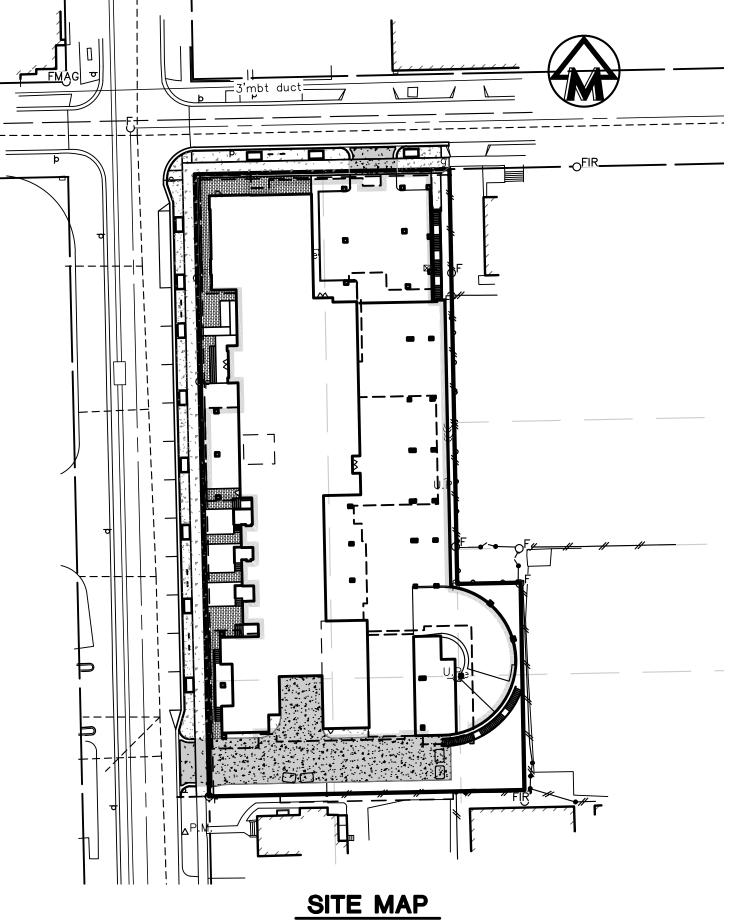
SEE SHEET 2

PROJECT NARRATIVE (cont.)

- d. Projected peak hour traffic movements as a result of the establishment of the proposed facility e. A capacity analysis for impacted intersections.
- f. A statement of the total impact the projected generation will have on the existing level of service as determined and certified by a registered engineer
- g. A sketch plan showing all existing Driveways to public streets within 200 feet of the proposed Development and all on-street parking or loading areas. h. Proposed Site access Driveways with a determination if a deceleration lane or taper is necessary based on
- current City warrant analysis standards, a determination if a left-turn by-pass lane is necessary based on a warrant analysis, and a sight distance study at the Site access Driveway.
- i. A pedestrian circulation plan showing all possible points of conflict between motorized traffic and pedestrian/bicycle traffic on public streets and sidewalks within 200 feet of the proposed Development, or
- those intersections that may be impacted by the proposed Development. i. A gap study for pedestrian or vehicular traffic may be required at non-signalized locations that may be impacted by the proposed Development. The traffic and/or parking impact analysis shall be reviewed by the Department of Transportation for completeness and accuracy. The analysis shall include a determination of the service volume and capacity of adjacent streets including the traffic from the new development The methodology to be employed in determining street capacities shall conform to the 985 edition of the Highway Capacity Manual, Special Report Number 209, or the latest revision thereof. Proposals that will contribute traffic to streets or intersections that are or will be as a result of this proposal at a level of Service D, E, or F as defined in the Highway Capacity Manual may be denied by Commission and Council until such time as necessary street or traffic improvements are scheduled for construction

NOTES:

- 1. All sidewalks within the City shall be kept and maintained in good repair by the owner of the land adjacent to and abutting upon the same. Prior to the issuance of the final Certificate of Occupancy for this site, all existing sidewalks in need of repair must be repaired in accordance with City standards.
- . All work within the City of Ann Arbor covered by these plans shall be performed in complete conformance with the current City of Ann Arbor Public Services Department Standard Specifications and Details 3. The omission of any current standard detail does not relieve the contractor from this
- requirement. The work shall be performed in complete conformance with the current public services standard specifications and details. 4. Sidewalks constructed in the public right-of-way shall meet all requirements and
- guidelines as set forth in the ADA standards for accessible design. Sidewalk and curb ramp grades will be reviewed during construction plan submittals. 5. The owner agrees to use only landscape care products that have no phosphates.
- 6. A PUD site plan is being sought due to deviations from the area, height and placement requirements and landscape modification.
- 7. All parcels will be combined prior to submitting any permit request.

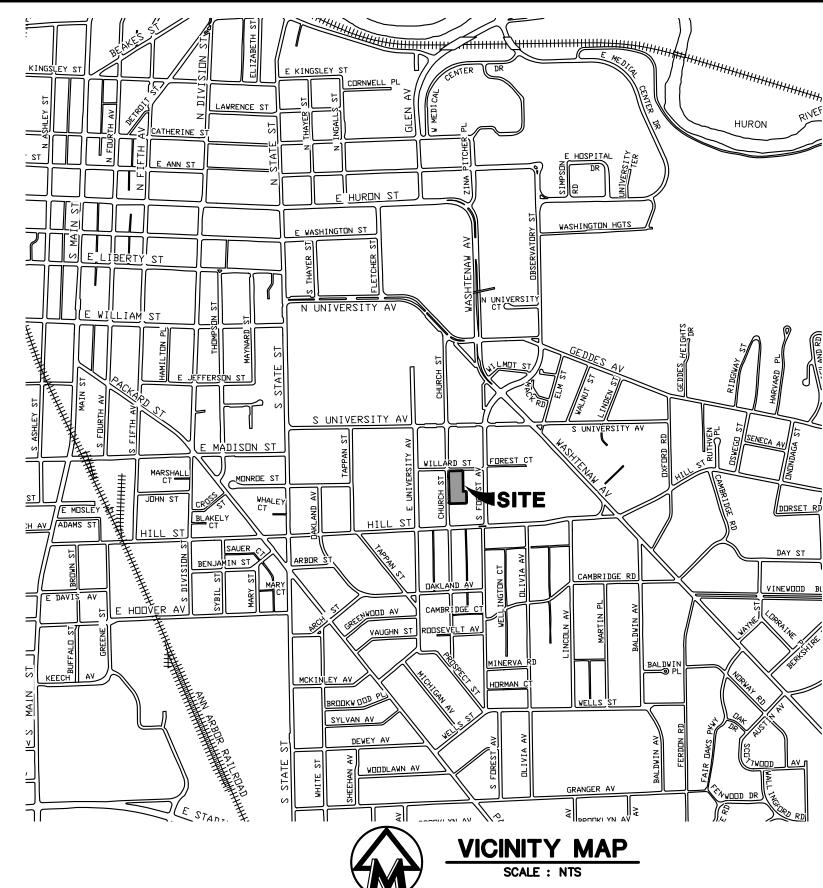


PUD DEVIATIONS FROM UDC REQUIREMENTS 1. CONFLICTING LAND USE BUFFER USE OF ALTERNATIVE EVERGREEN HEDGE.

DEVELOPMENT SUMMARY ANI	D COMPARISON CHART

	R4C Permitted/Required	Comparison	Comparison	Comparison	Proposed
Site Area:	8,500 SF Min.	N/A	No Minimum	No minimum	1.06 ac / 46,302 sf
Lot Width	60' Min.	N/A	324.00 ft.	324.00 ft.	324.00 ft.
Zoning:	R4C	C1A/R	D2	D1	PUD
Land Use:	Campus Bus./Apartments	Campus Business/Residential	Apartments/Parking	Apartments/Parking	Apartments/Parking
Max. Building coverage	N/A	N/A	Max. 80% Coverage	N/A	79.9%
Floor Area:	N/A	N/A	N/A	N/A	445,456 sf
Basement Parking:	N/A	N/A	N/A	N/A	N/A
Floor Area Ratio:	N/A	300%	200%, 400% w/premiums	400%, 900% w/premiums	962.0%
Dwelling Units	11 Structures/Units Unknown	91	87	253	273
Max Density (DU/Acre)	None	N/A	N/A	N/A	257
Bedrooms	Unknown	N/A	N/A	N/A	1011
Vin. Lot Area (sf) per Unit	2,175	N/A	N/A	N/A	170
Vin. Open Space %	40%	N/A	10%	N/A	10,054 SF, 21.7%
Vin. Active Open Space	300 SF/DU	N/A	N/A	N/A	N/A
Building Height:	30' Max.	No Max	60'	180'	212'
Jnit Types/No.s:					See architectural plans
Req'd Vehicular Parking*:	None Req'd	None Reg'd	None Reg'd	None Req'd	None Reg'd
Total Vehicular Parking			None	None	52 Total, 2 BF, 2 Rideshare
					6 EV-I & 46 EV-C
Req'd Bicycle Parking**:	1 space/5 units	2 space/5 units	1 space/5 units	1 space/5 units	575 CL A provided
Total provided bike parking	· ·	·	•	•	575 Total prov. Onsite
					16 CL C City owned
Total Required					provided in ROW
Setbacks:	Front: 25' Min.	Front: 10' Min.	Front Min. 0', Max. 10'	Front Min. 0', Max. 10'	Church StVaries, 1.48 ' Mi
	Side: 12' Min.	Side: 12' Min.	Side, 0'	Side, 0'	Willard St 1.75' Min.
	Rear: 30" Min	Rear: 30' Min.	Rear, 0'	Rear, 0'	Side - 1.24'
			40' From Residential	30' From Residential	Rear - South -24.18 '
Impervious Surface			N/A	N/A	





Sheet List Table

NUMBER SHEET TITLE

- COVER SHEET
- EXISTING CONDITIONS AND ALTA SURVEY DEMOLITION PLAN
- DIMENSIONAL SITE PLAN
- GRADING AND SOIL EROSION CONTROL
- PI AN
- UTILITY PLAN
- STORM WATER MANAGEMENT PLAN
- LANDSCAPE PLAN
- LANDSCAPE NOTES AND DETAILS
- FIRE PROTECTION PLAN 10
- SOLID WASTE MANAGEMENT PLAN
- ALTERNATIVE ANALYSIS 12
- SITE ANALYSIS. NATURAL FEATURES AND
- OVERLAY PLAN
- MISCELLANEOUS DETAILS 14 PHOTOMETRIC PLAN 15
- 16 LIGHTING DETAILS

711 CHU	IRCH	I STREET
JOB No. 23041 REVISIONS: PER CITY REVIEW PER CITY REVIEW PER CITY REVIEW	REV. DATE 9/15/23 11/28/23 1/12/24	DATE: 6/15/23 SHEET 1 OF 16 CADD: ENG: JCA PM: SWB TECH: /23041CV1
Land D	(34) 995-0200 • Development •	E S T E R N S U L T I N G ive Ann Arbor, Michigan 48108 www.midwesternconsulting.com Land Survey • Institutional • Municipal ions • Transportation • Landfill Services
RELEASED FOR:	DATE	NO SATE OF MICHICA
50% DESIGN DEVELOPMENT	12/08/23	JAMES C. JAMES C. AHNERT ENGINEER JAMES C. AHNERT KUN ANO. A3208 A3208 A3208 A3208 A3208 A3208 AANNERT
		<i>0</i> P.E. #

*3

*4

Unit Type

Baths/Unit G5F/Unit

Level

level 17

level 15

level 14 level 13 level 12

level 11

Beds/Unit

ved. Nc	level 10 level 9 level 8 level 7 level 6		2 2 2 2 2 2 2 2		1 1 1 1 1 1		1 1 1 1 1 1	1 1 1 1 1 1				1 1 1 1 1 1	2 2 2 2 2 2 2 2	1 1 1 1 1 1	4 4 4 4 4 4		1 1 1 1 1 1	2 2 2 2 2 2 2	3 3 3 3 3 3 3		level 10 level 9 level 8 level 7 level 6	
s reserved.	level 5 level 4 level 3 Level 2		2 2 1 1	1	1 1 1 1		1 1 1	1 1 1 1	-			1 1 1 1	2 2 2 2 2	1 1 1 1	4 4 4 2	1	1 1 1 1	2 2 2 2 2	3 3 3 1	1	level 5 level 4 level 3 Level 2	
rights	Mezz level 1 Level B1									3	2										Mezz level 1 Level B1	
L.L.C. All		Total Units/Type Total Beds/Type Total Bath/Type Total SF/Type % of total beds	24 24 24 9,984 2.37%	2 2 2 832 0.20%	11 11 11 6,050 1.09%	4 4 2,608 0.40%	14 28 28 11,676 2.77%	16 32 32 12,448 3.17%	1 2 2 834 0.20%	3 6 3,315 0.59%	2 4 2,214 0.40%	11 33 33 12,375 3.26%	29 116 58 36,482 11. 47%	11 44 44 14,355 4.35%	59 236 236 74,930 23.34%	2 8 2,540 0.79%	11 55 55 17,600 5.44%	32 160 160 54,048 15.83%	40 240 240 72,760 23.74%	1 6 1,819 0.59%	100.00%	5
Consulting																						
Midwestern																						
© 2024																						
Copyright	The su the ar utilit	derground rveyor ma ea, eithe ies shown d as accu	kes n r in— are	o gua servi in th	rantee ce or e exac	es tha abando t loco	t the oned. ation	under The s indic	groun urveya ated.	d util or fur Althc	lities ther ough t	showr does r he sur	n comp not wa	rise c rrant	ıll su that	ch ut the u	ilitie ndergr	es in ound				

																	PARKIN	IG COUNTS		
USE	LEVEL	ELEVATION	Total GSF	RESIDENTIAL AREA	AMENITY AREA (*1)	COMMON AREA (*2)	5TAIRS, ELEVATORS, CHASES (*5)	SERVICE AREA (*3)	BICYCLE PARKING	RETAIL AREA	RESTAURANT AREA	PARKING AREA	PARKING AREA (PRE- CAST)	COURTY ARD AREA (*4)	EXTERIOR AREA (*4)	5tandard Parking Spaces	-	Gain/ Loss	Electrical	Miotorcycle
			-														ļ			
Mech	ROOF		1,753	1			1,352	1,753									ļ	ļ	$\downarrow \downarrow$	+
Resid./Amenity	17	↓↓	20,105	· · ·	2,515	2,033	1,358	781										<u> </u>		\perp
Residential	16		20,110			2,037	1,358	781								0	Ļ			_
Residential	15		20,110			2,037	1,358	781								0	ļ	<u> </u>		\perp
Residential	14		20,110			2,037	1,358	781								0	Ļ			\perp
Resid./Amenity	13		20,747	12,842	5,091	2,103	1,358	711							6,336	0				\perp
Residential	12		26,665	j		2,438	1,358	2,591								0				
Residential	11		26,660	23,455		2,438	1,358	767								0	L			
Residential	10		26,660	23,455		2,438	1,358	767								0	Ļ'			\perp
Residential	9		26,660	23,455		2,438	1,358	767								0	Ļ'	<u> </u>		\perp
Residential	8		26,660	23,455		2,438	1,358	767								0	Ļ'			
Residential	7		26,660	23,455		2,438	1,358	767								0				_
Residential	6		26,660	23,455		2,438	1,358	767								0				
Residential	5		26,660	23,455		2,438	1,358	767								0				
Residential	4		26,660	23,455		2,438	1,358	767		·						0				
Residential	3		26,660	23,455		2,438	1,358	767								0	Ĺ			
Resid./Amenity	2		26,473	19,116	4,443	2,384	1,358	530							7,450	0				
Amenity	М		17,962	-	3,475	1,065	1,321	980				12,442				28				
Resid./Amenity	1		31,360	5,529	7,011	1,996	1,321	2,737	892	-		11,874			10,485	22	2			7
Amenity/Mech	B1		8,647			732	1,046	1,602	6,313			-				0				4
			-																	T
ד	TOTAL		453,982	336,870	22,535	40,804	26,768	20,931		-	-	24,316	-	-	24,271	50	2		0 () 4
																		_		
															Parking Sum	mary				
															52	Parking Sp	Jaces			
															24,316	Total Parki	ing GSF			
															273	Units	ľ	1		
	*1	•		d of all main lo												Beds		1		

3 BEDROOM

2.3-A TH-NORTH TH-SOUTH 3.1 4.1-2 4.2-2 4.3-4 4.4-4A 5.1 5.2 6.1 6.2-A

2

4 4 4

125B 1305 1270

Common Area: Comprised of all corridors, elevator lobbies (excluding main lobby), and stair/elevator cores only at the ground level

1 2 2 2 2 3

652 B34 77B B34 1105 1107 1125

5ervice Area: Comprised of all back of house closets, service rooms, trash rooms, equipment rooms, etc.

Exterior area does not contribute to G5F calculation; exterior amenity area on top of podium

Stairs, Elevators, and Chases are excluded from the G5F except at Level 1

416 550

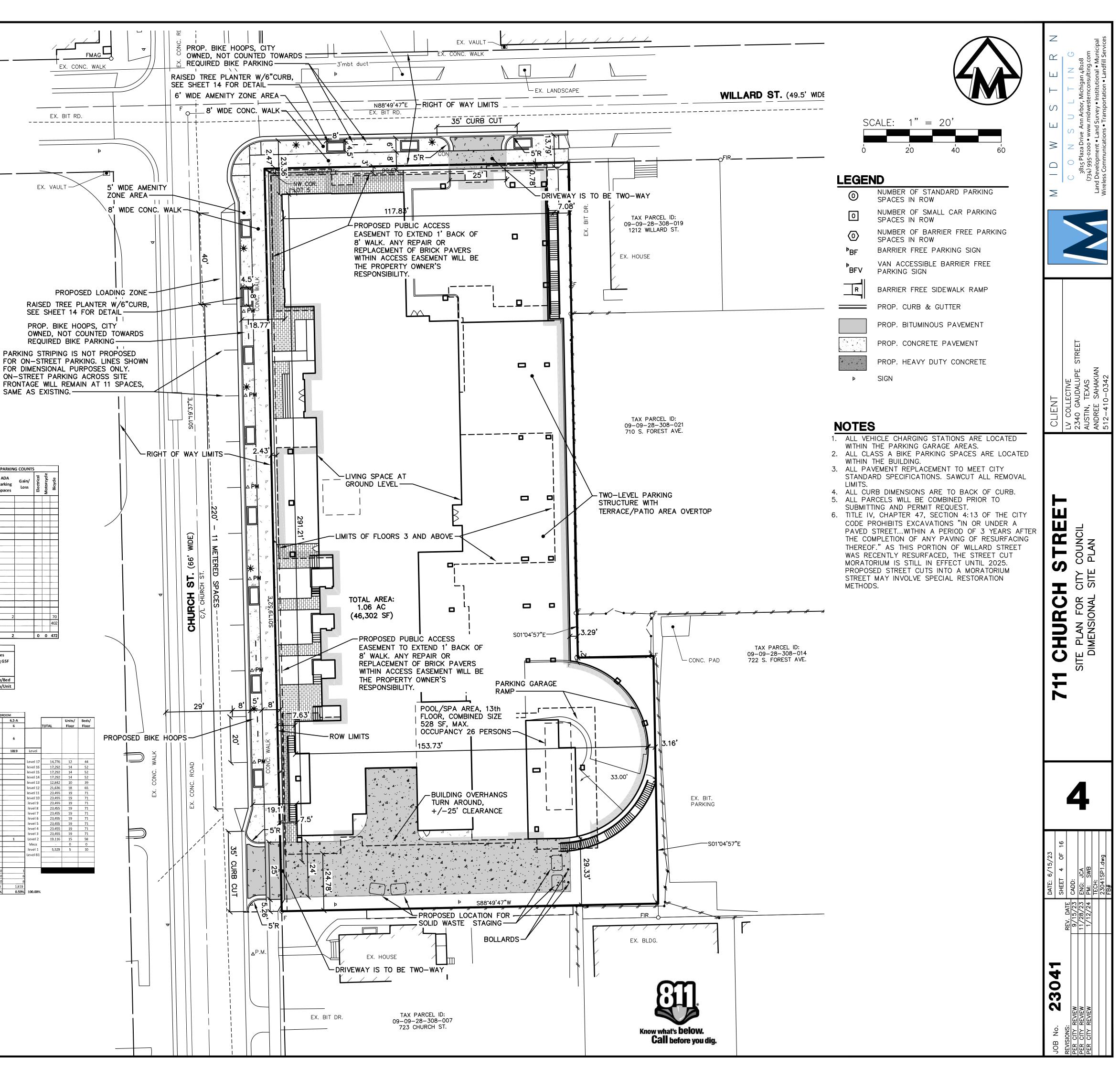
0.05 Parking Ratio/Bed

2 2

0.19 Parking Ratio/Unit

6 BEDROON

EX. VAULT -







STREET I 48104 RCH **ANN ARBOR, M** CHU N

REVISIONS:

NO DATE DESCRIPTION

PROJECT NUMBER: 123011.00

DATE:

01/26/2024

ISSUED FOR:

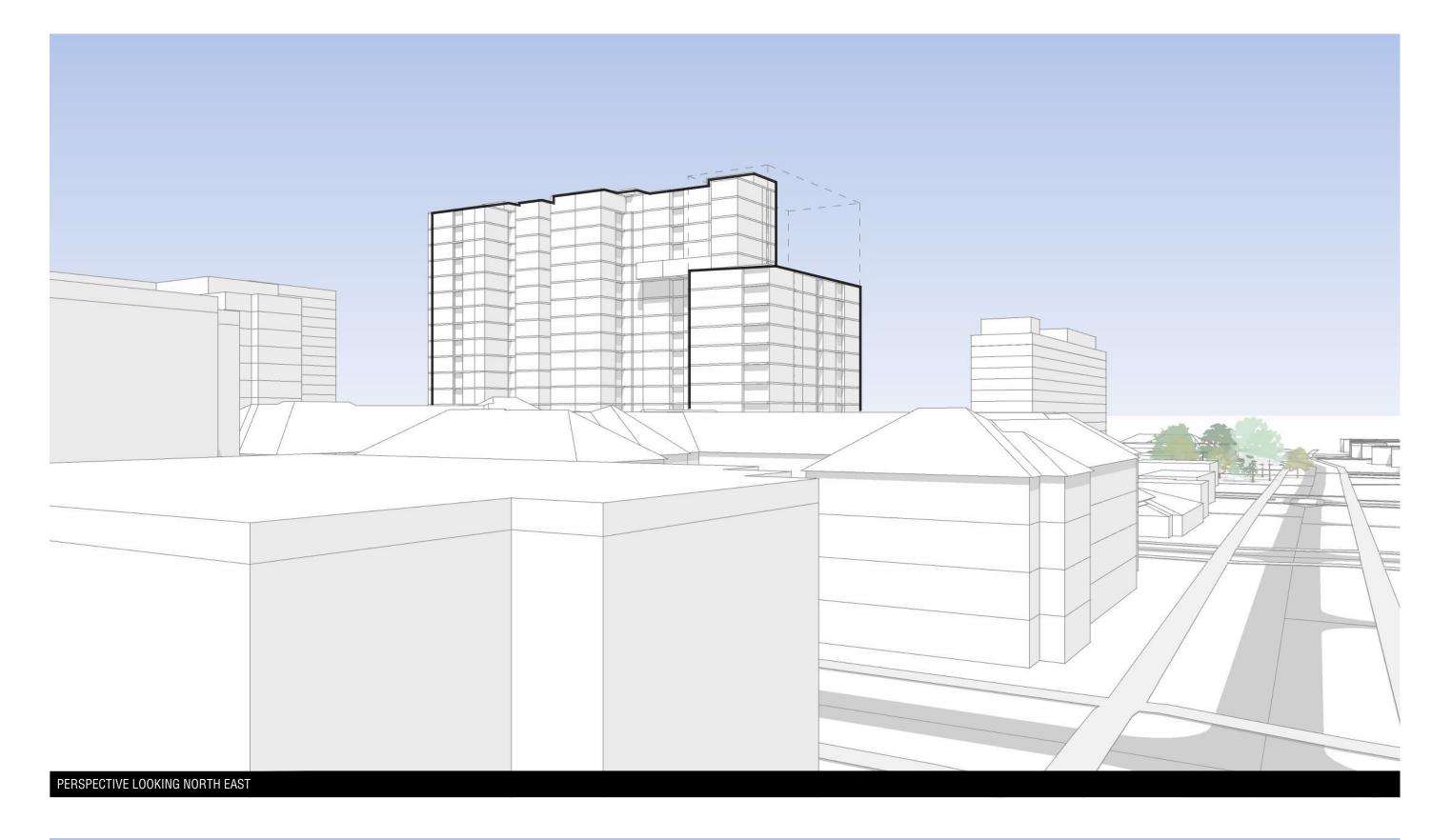
PUD SITE PLAN **RE-SUBMITTAL**

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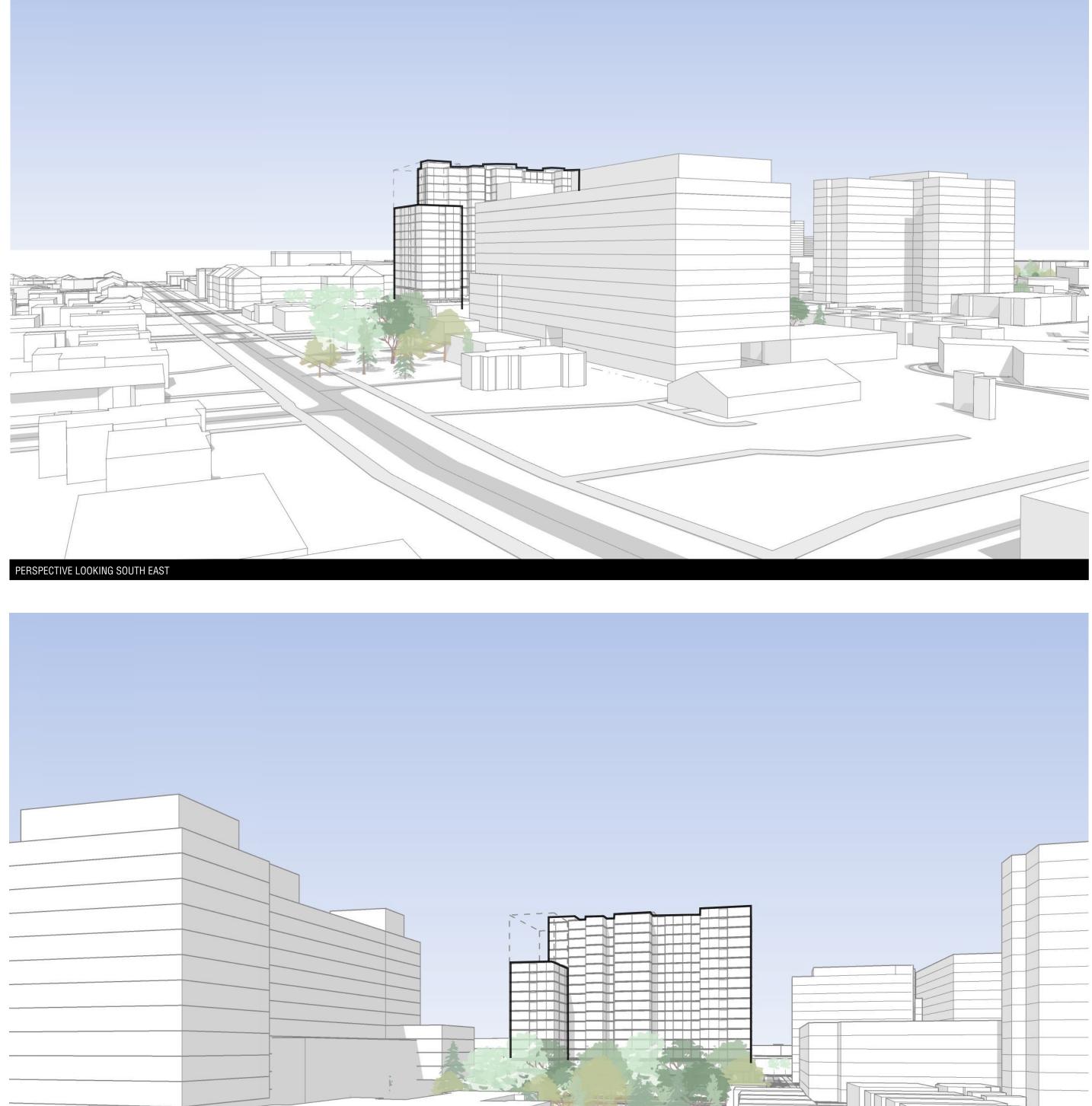
COVER SHEET

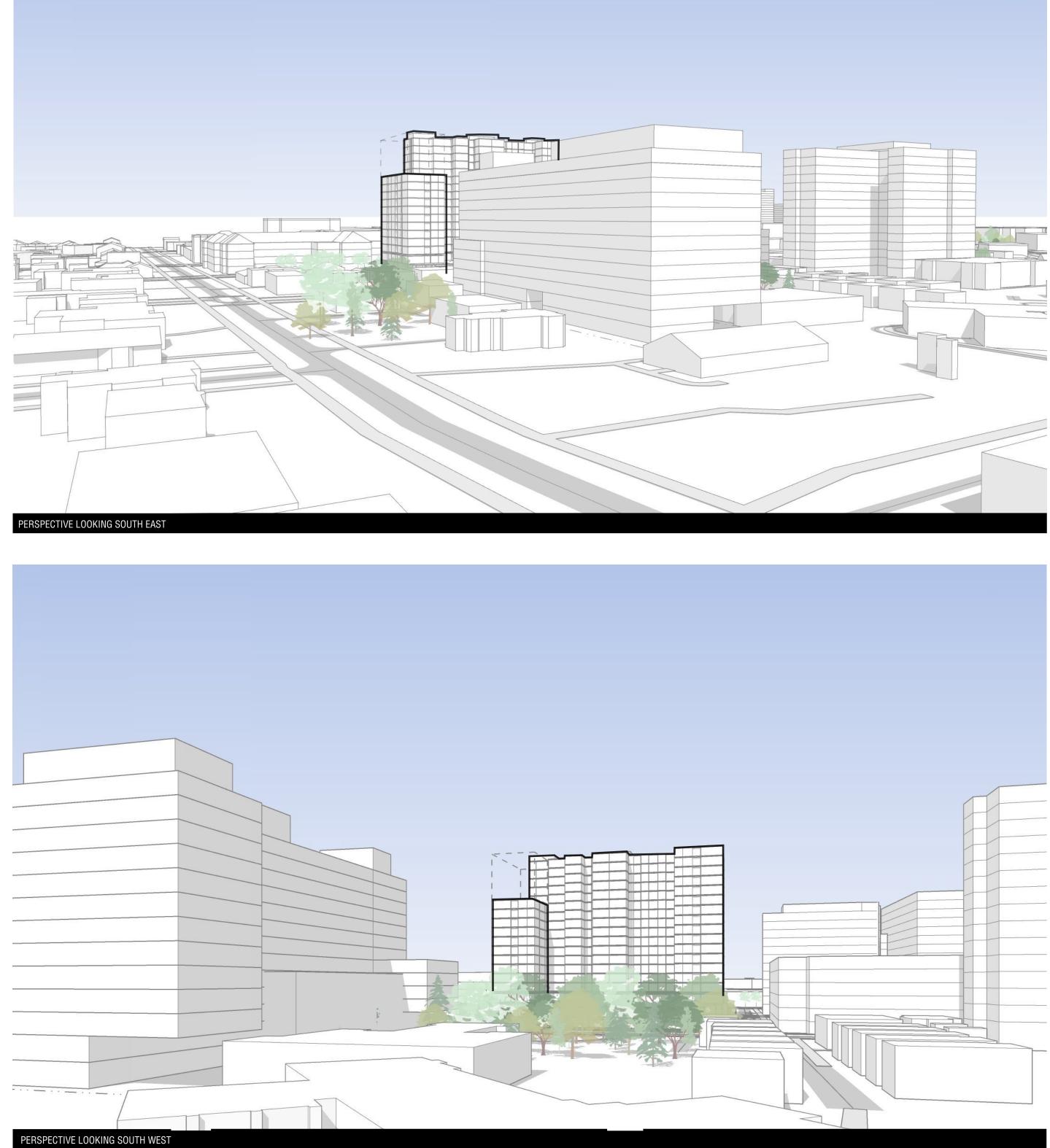
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711 CHURCH STREET ANN ARBOR, MI 48104

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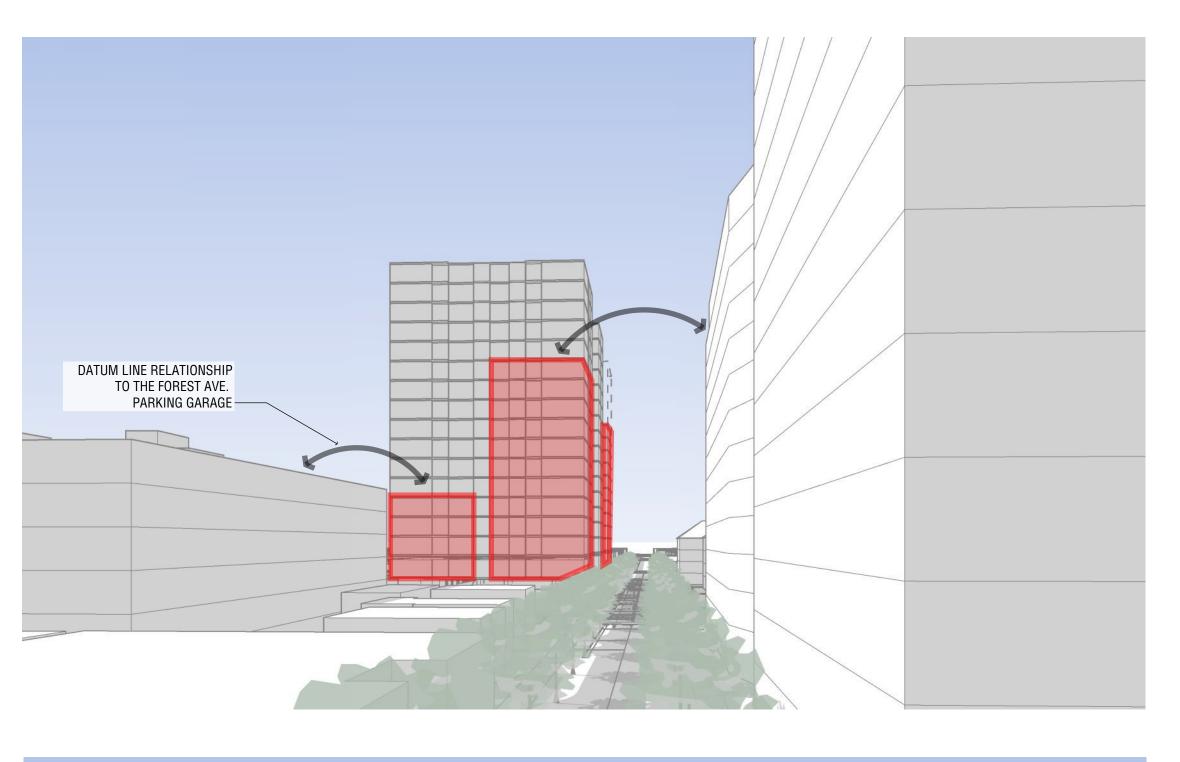
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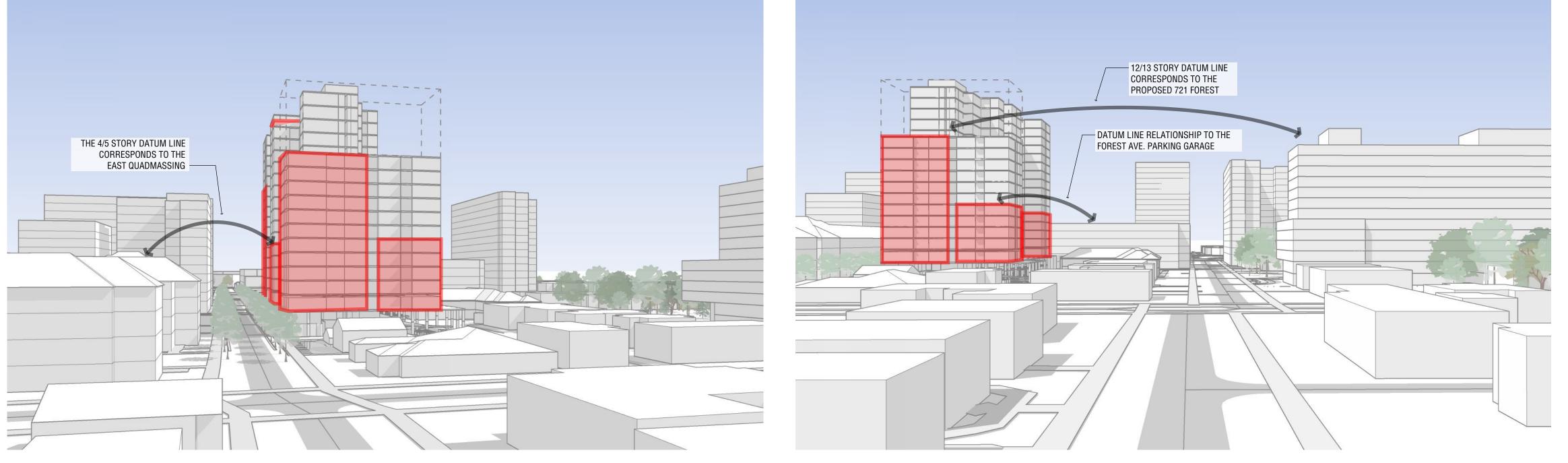
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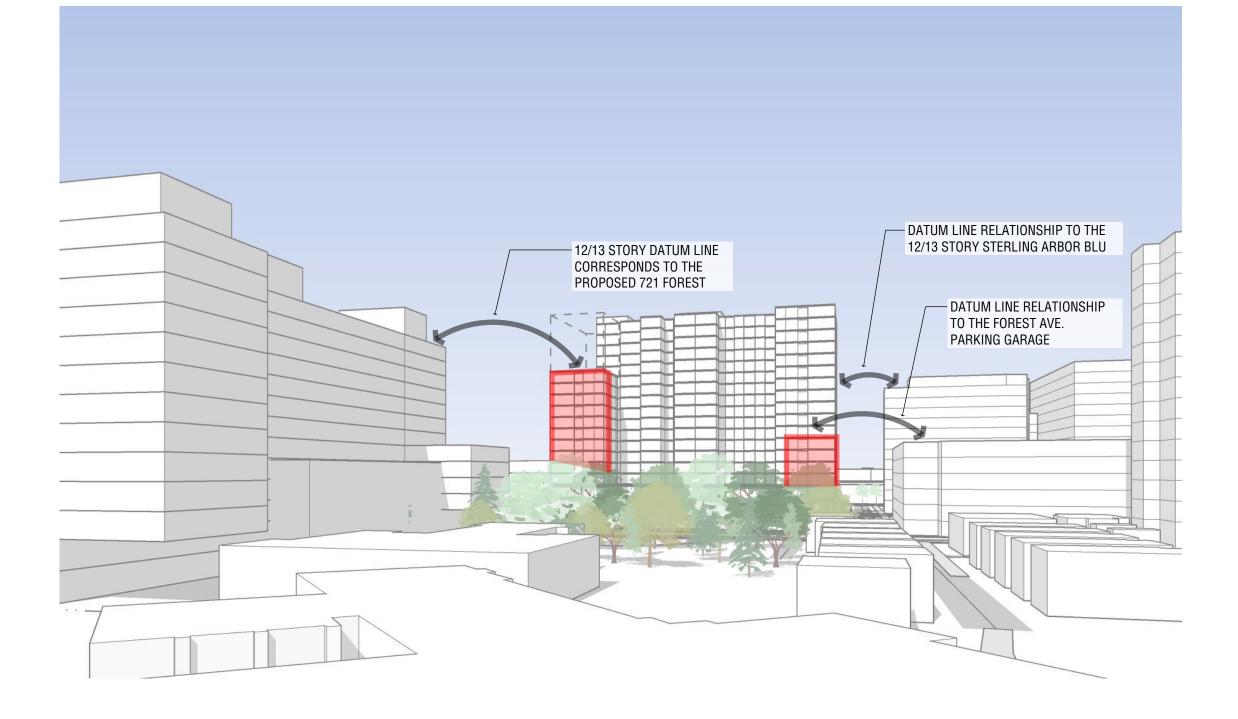
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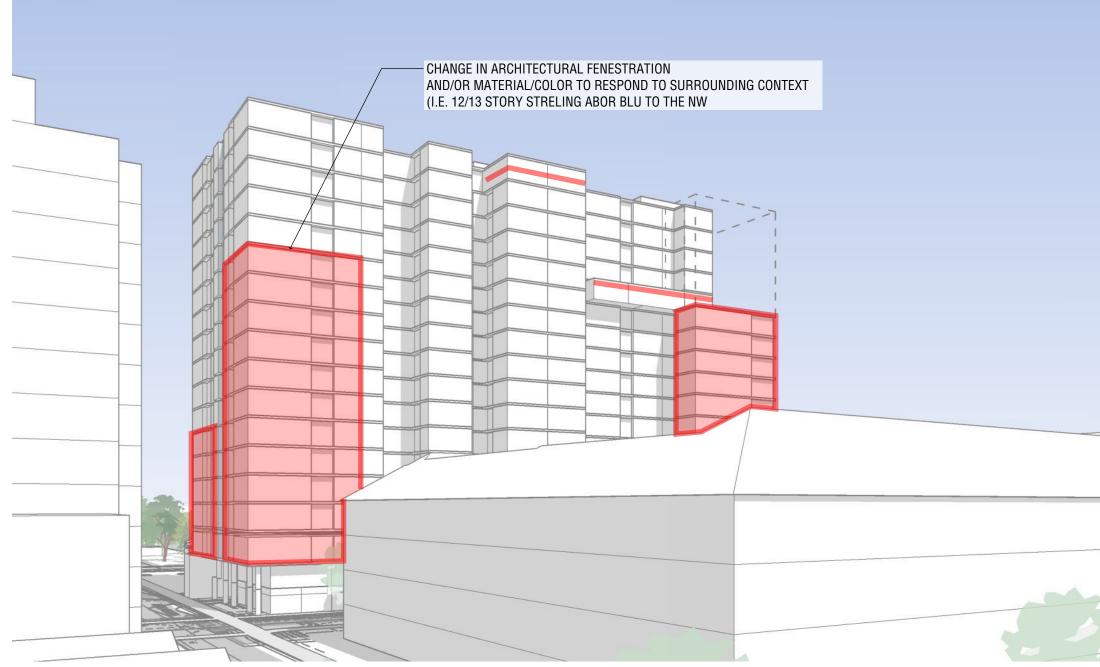
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A001











STRET **RCH** 1 48104 **ANN ARBOR, M** \square S K

REVISIONS:

NO DATE DESCRIPTION

PROJECT NUMBER: 123011.00

DATE:

01/26/2024

ISSUED FOR: PUD SITE PLAN

RE-SUBMITTAL SHEET TITLE:

CONCEPT MASSING

SHEET NUMBER

A002





PERSPECTIVE VIEW FROM EAST ALONG & WILLARD ST.



PERSPECTIVE VIEW FROM SOUTHWEST ALONG CHURCH ST.



PERSPECTIVE VIEW FROM NORTHWEST

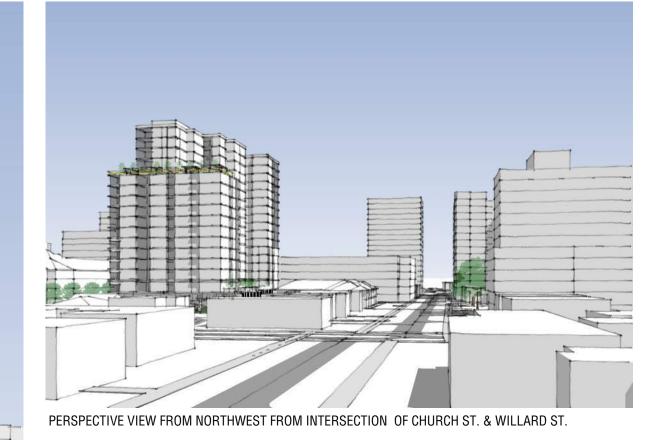
PERSPECTIVE VIEW FROM NORTH ALONG CHURCH ST.



PERSPECTIVE VIEW FROM NORTHWEST FROM INTERSECTION OF CHURCH ST. & WILLARD ST.

PERSPECTIVE VIEW FROM SOUTHWEST ALONG CHURCH ST.

PERSPECTIVE VIEW FROM SOUTH CHURCH ST.





PERSPECTIVE VIEW FROM EAST FROM WILLARD ST./ FOREST AVE.



STREET **RCH** 1 48104 ANN ARBOR, M **J** N

REVISIONS:

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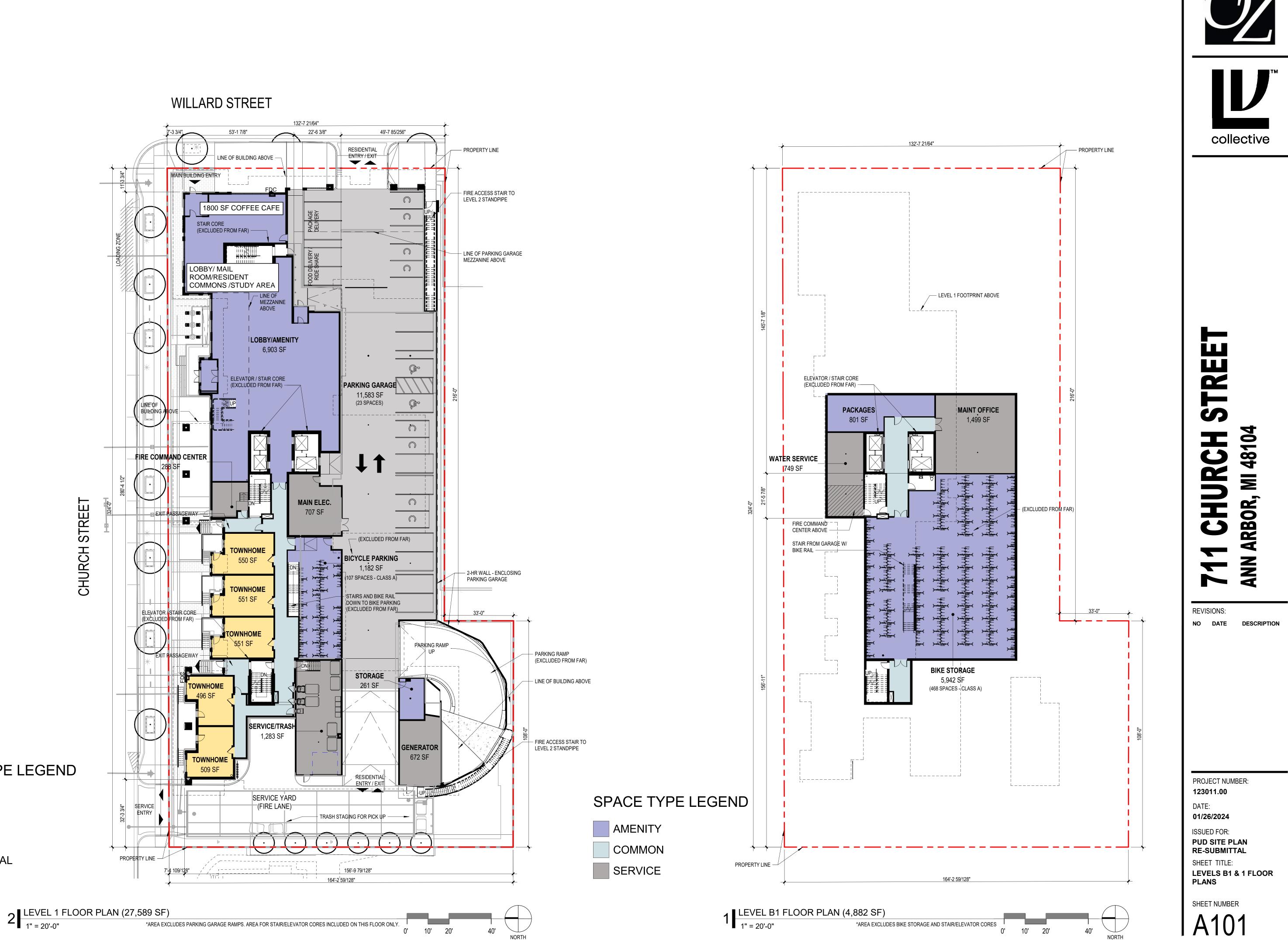
PUD SITE PLAN RE-SUBMITTAL

SHEET TITLE:

CONCEPT MASSING

SHEET NUMBER A003

ISSUED FOR:

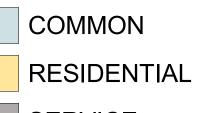


SPACE TYPE LEGEND







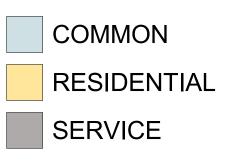








SPACE TYPE LEGEND



collective STREET I 48104 RCI **ANN ARBOR, M** 0 **REVISIONS**: NO DATE DESCRIPTION



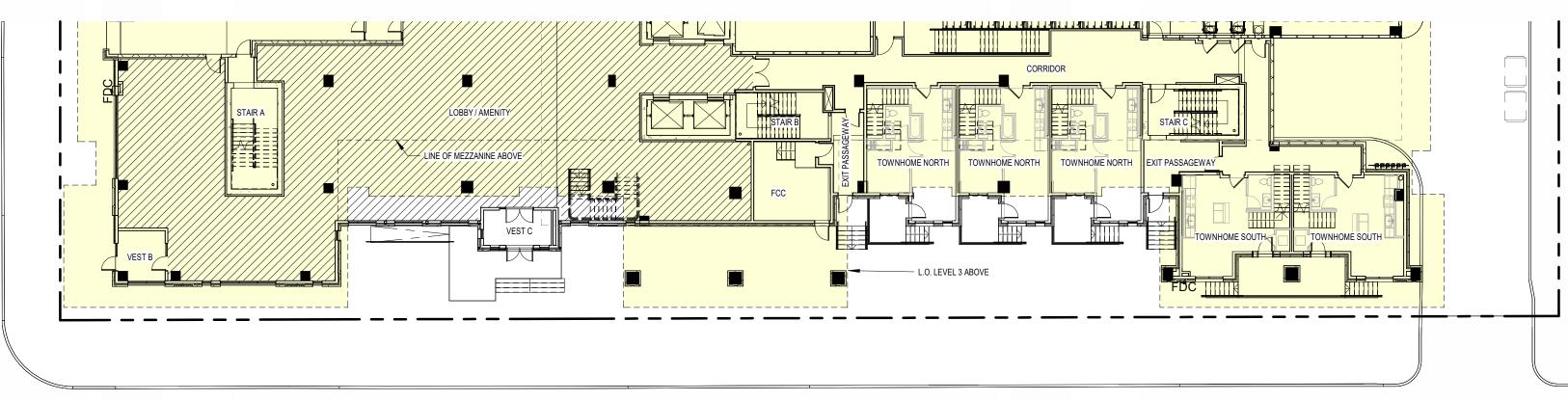
COMMON

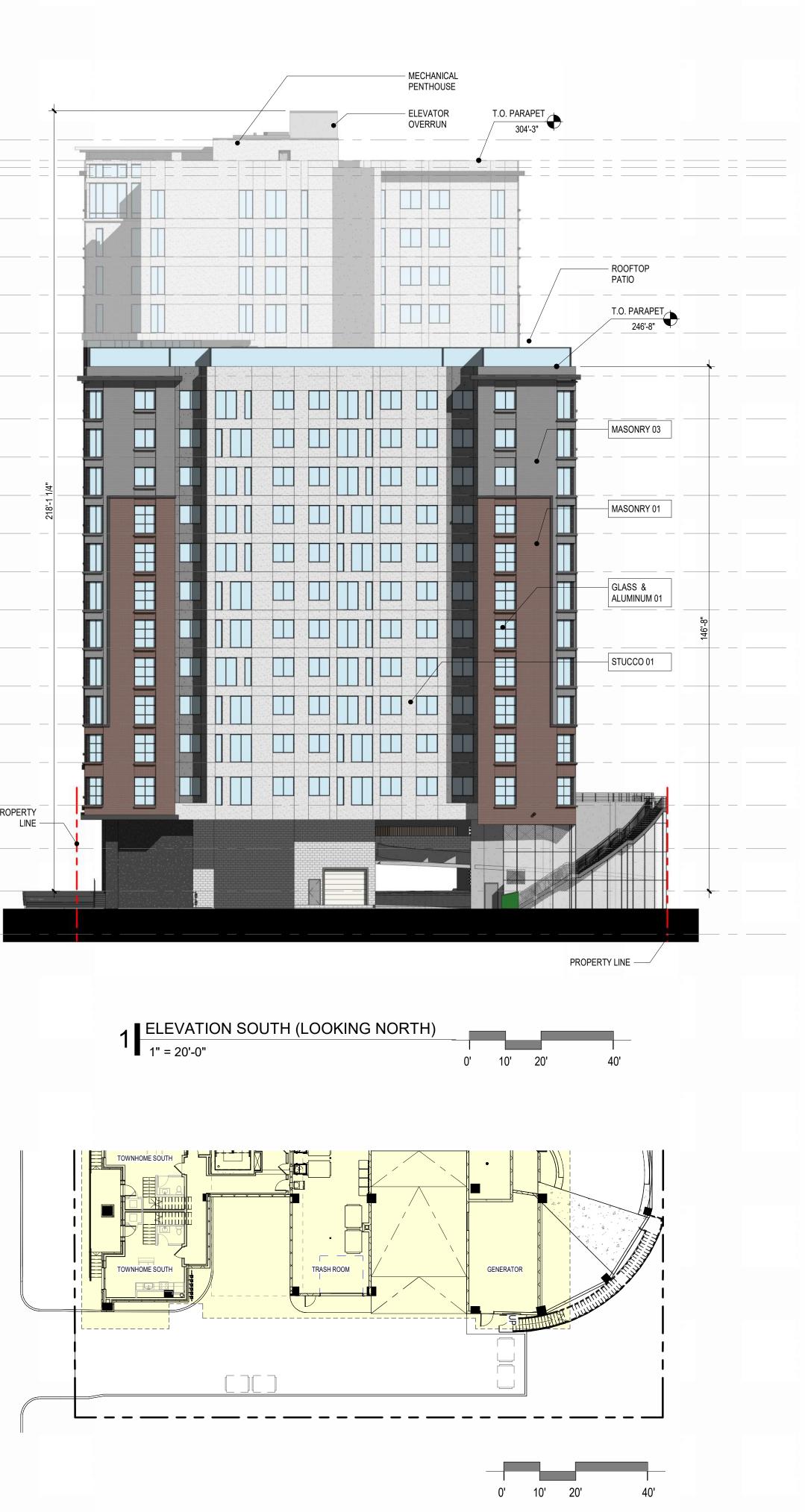
SERVICE

RESIDENTIAL









collective STREET I 48104 RC ANN ARBOR, M 3 **REVISIONS**: NO DATE DESCRIPTION PROJECT NUMBER: 123011.00 DATE:

01/26/2024

ISSUED FOR:

SHEET TITLE:

SHEET NUMBER

A201

PUD SITE PLAN

RE-SUBMITTAL

BUILDING ELEVATIONS





STREET RCI U

I 48104

REVISIONS:

PROJECT NUMBER:

DATE:

123011.00

01/26/2024

ISSUED FOR:

SHEET TITLE:

SHEET NUMBER

A202

0' 10' 20'

40'

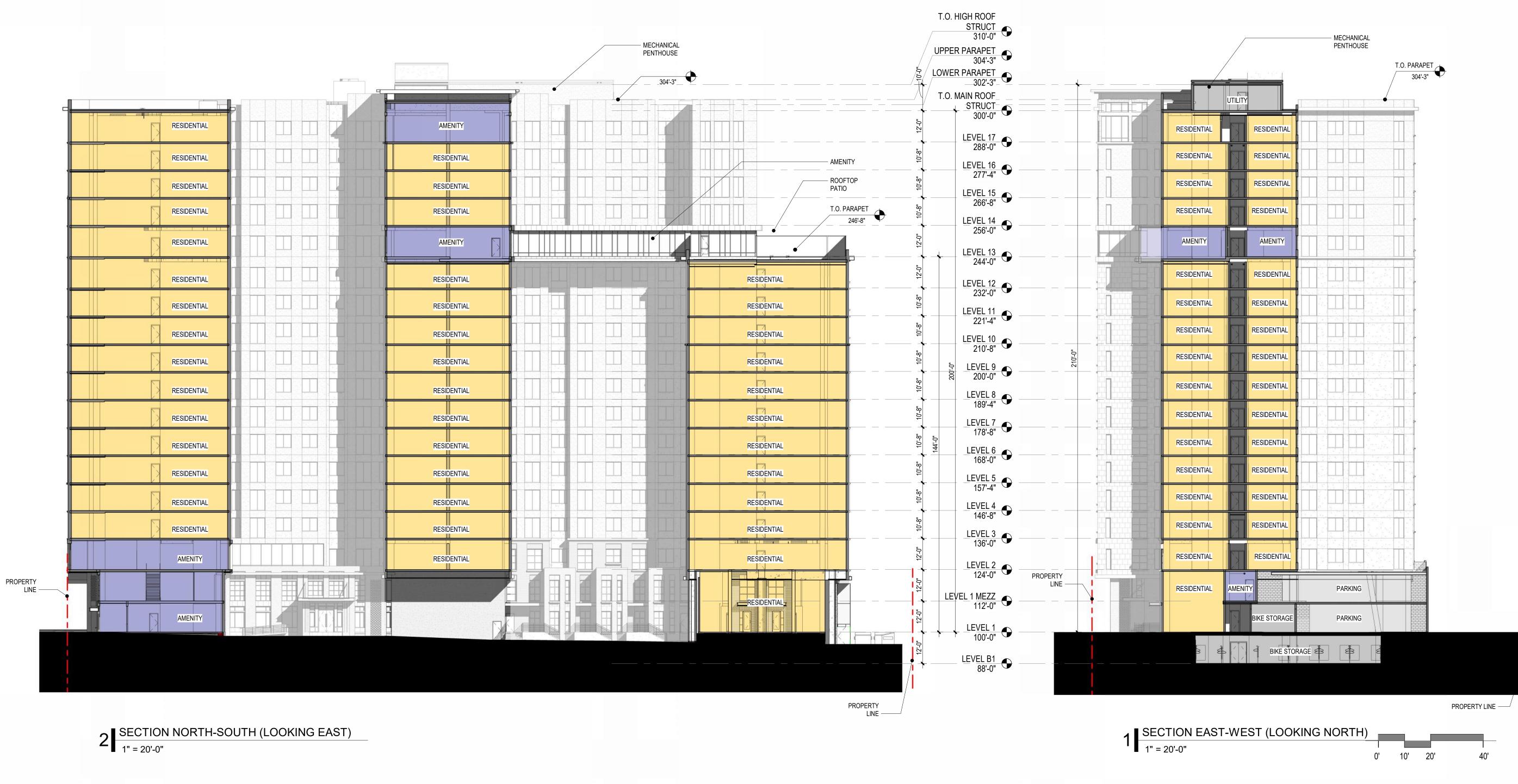
PUD SITE PLAN **RE-SUBMITTAL**

BUILDING ELEVATIONS

NO DATE DESCRIPTION

ANN ARBOR, M

collective



collective

STREET RCH **U**

I 48104 **ANN ARBOR, M**

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PROJECT NUMBER: 123011.00

DATE:

01/26/2024

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SHEET NUMBER

A301

PUD SITE PLAN **RE-SUBMITTAL**

BUILDING SECTIONS

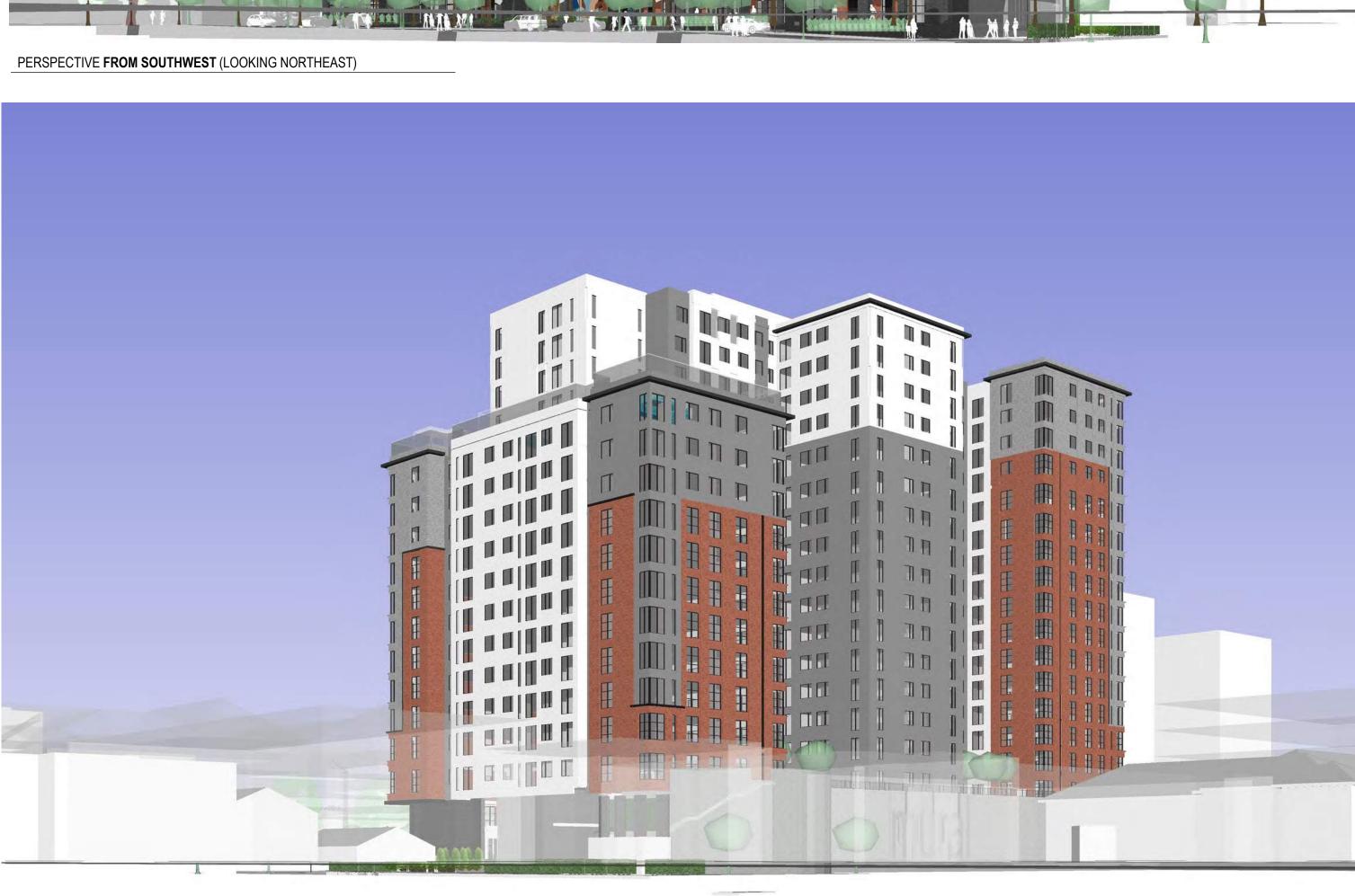


PERSPECTIVE FROM NORTHWEST (LOOKING SOUTHEAST)

|--|

PERSPECTIVE FROM NORTHEAST (LOOKING SOUTHWEST)





PERSPECTIVE FROM SOUTHEAST (LOOKING NORTHWEST)



0 10' 20'

PUD SITE PLAN RE-SUBMITTAL SHEET TITLE: PERSPECTIVES

DATE: 01/26/2024

ISSUED FOR:

PROJECT NUMBER: 123011.00

REVISIONS:

NO DATE DESCRIPTION

STREET 711 CHURCH

11/ collective





10





12 LEVEL 02 LEVEL 01

11



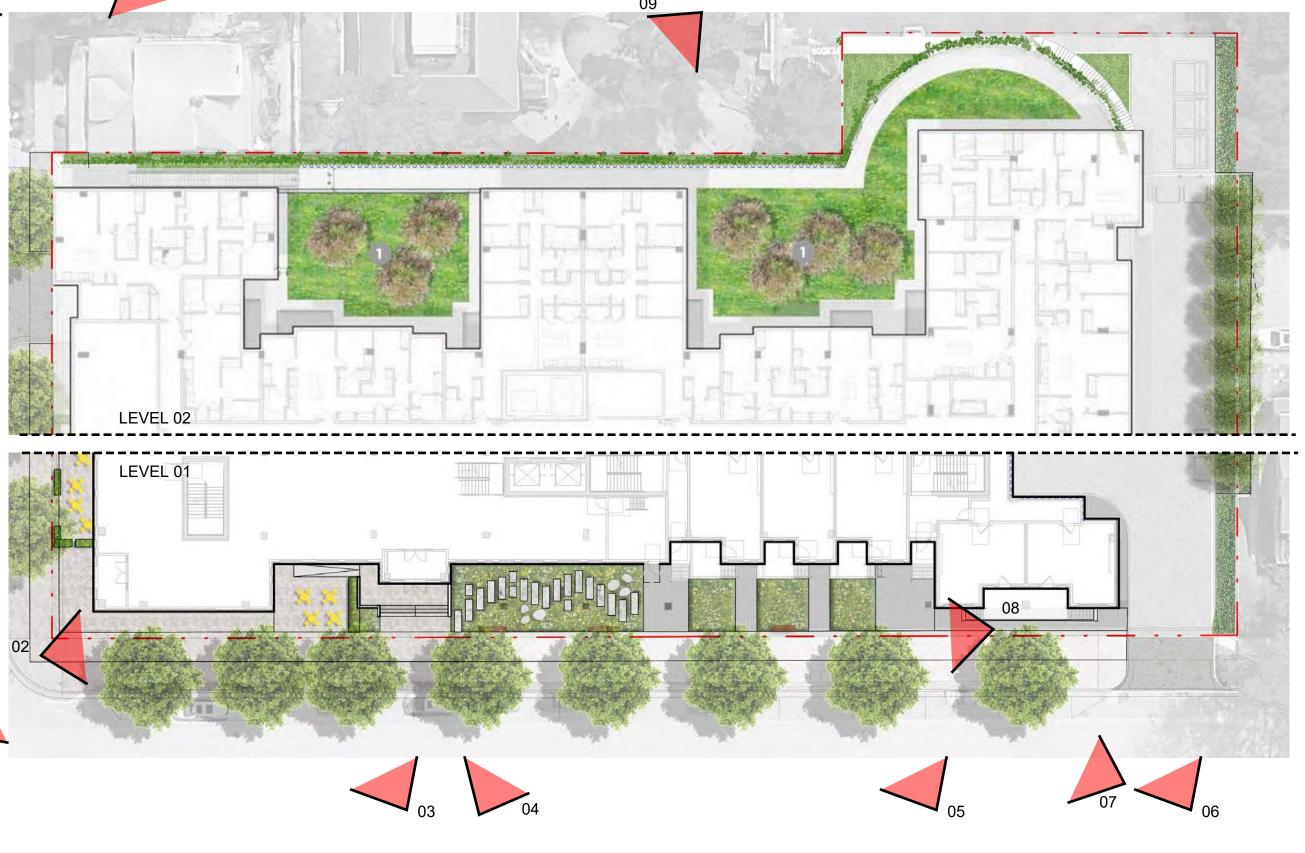


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09

















PUD SITE PLAN RE-SUBMITTAL SHEET TITLE: VIGNETTES

DATE: 01/26/2024

ISSUED FOR:

PROJECT NUMBER: 123011.00

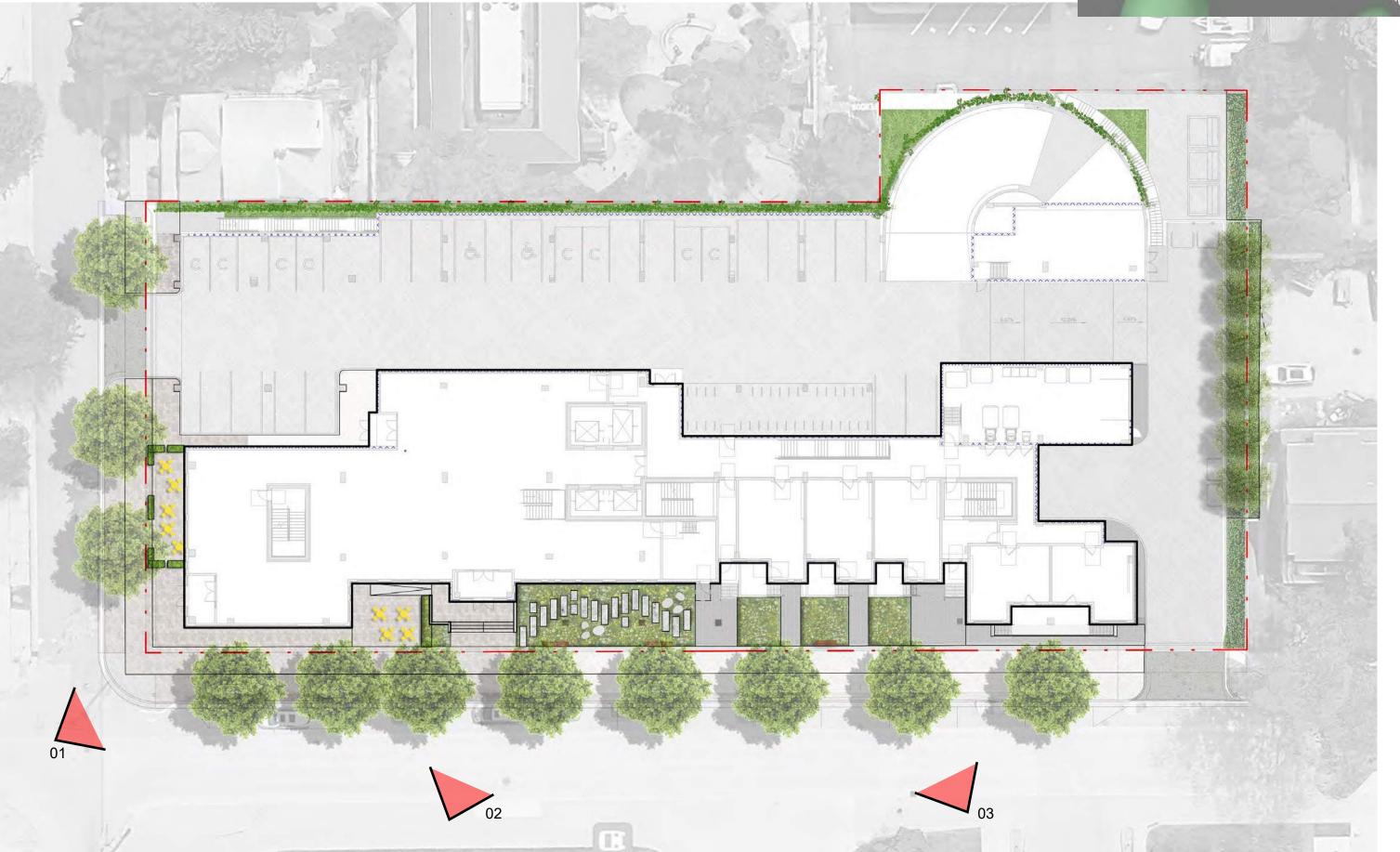
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STREET **RCH** 1 48104 **ANN ARBOR, M** -S × -2



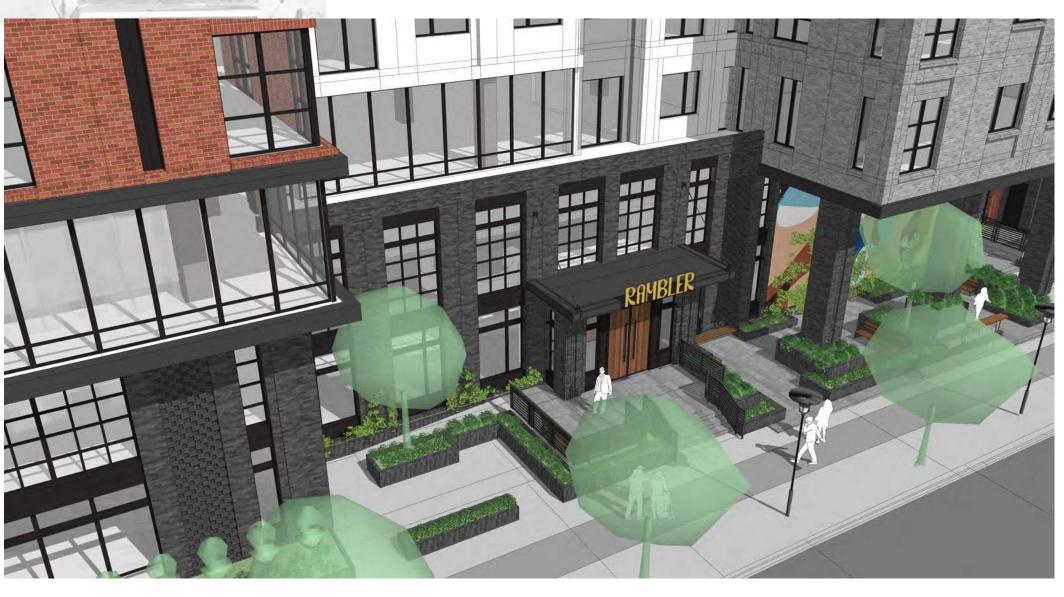
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02

SHEET NUMBER

PUD SITE PLAN RE-SUBMITTAL SHEET TITLE: VIGNETTES

01/26/2024 ISSUED FOR:

123011.00 DATE:

PROJECT NUMBER:

REVISIONS:

NO DATE DESCRIPTION

711 CHURCH STREET ANN ARBOR, MI 48104

03

