



SouthTown by 4M



Site Plan Update Ann Arbor CPC

4m²



April 7, 2026

SOUTHTOWN
RESIDENTIAL HOUSING
DEVELOPMENT

2082 S. State Street
Ann Arbor, MI 48104

SITE PLAN CHANGES

ORIGINAL PLAN

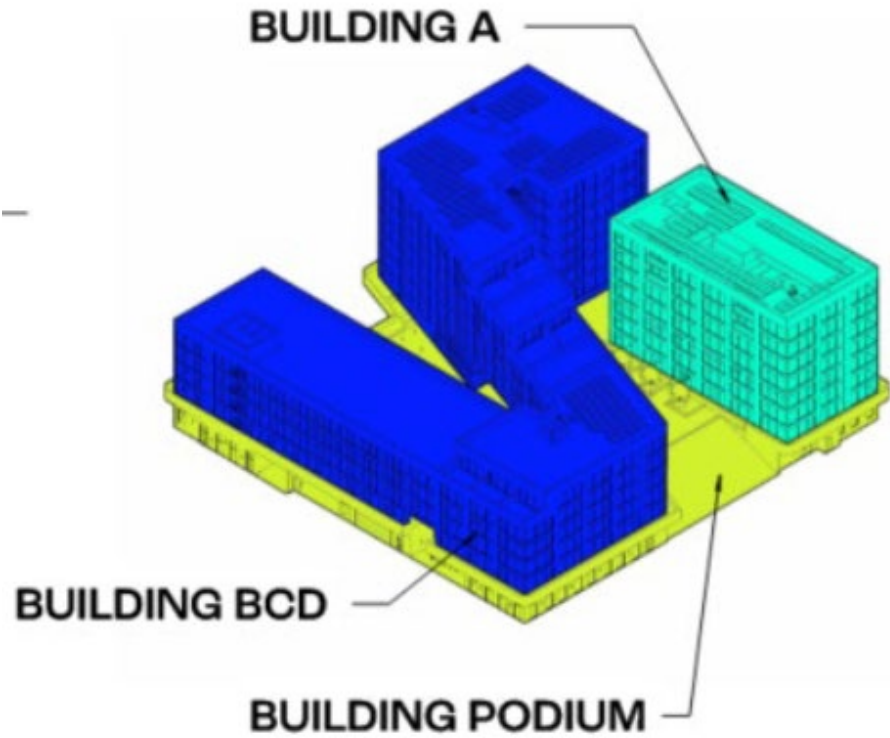


Figure 2 – Podium and tower design of SP23-0017 (1601 S State St) approved September 5, 2023.

REVISED PLAN



SOUTHTOWN
RESIDENTIAL HOUSING
DEVELOPMENT

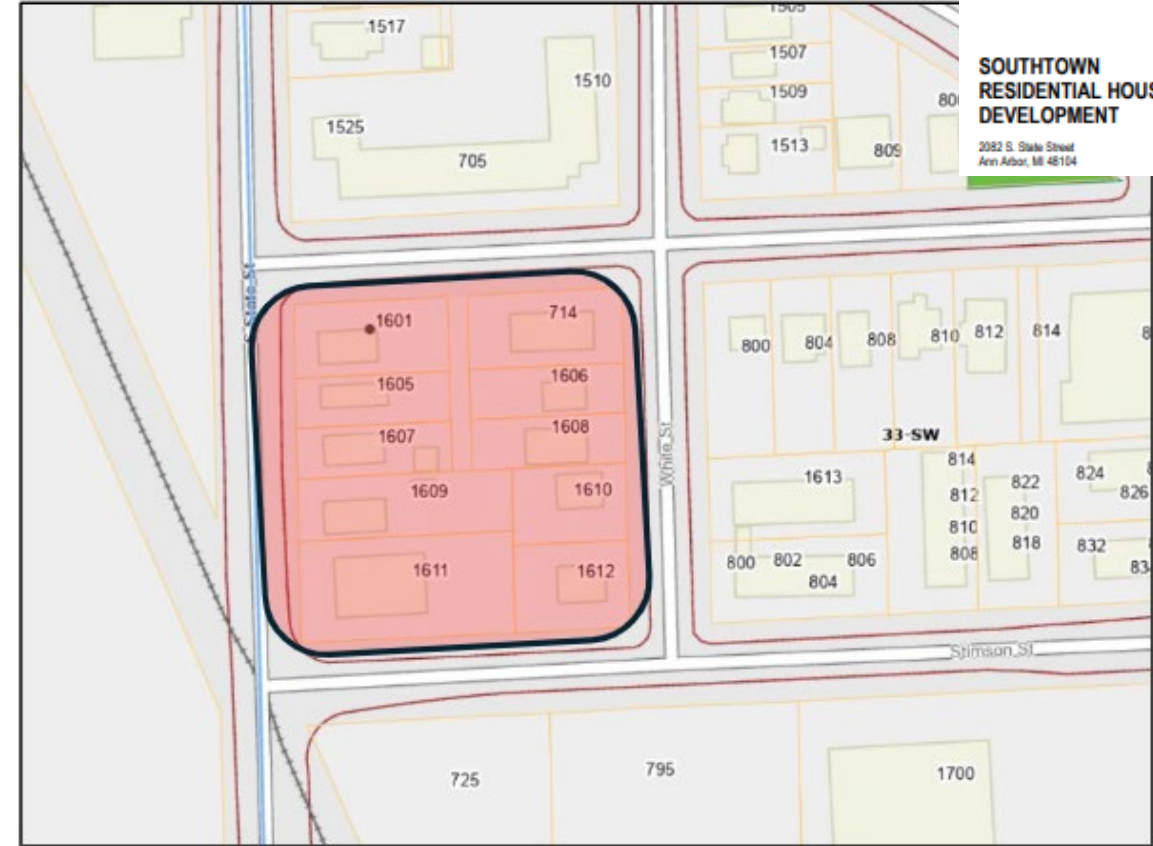
2082 S. State Street
Ann Arbor, MI 48104

MEETS OR EXCEEDS REQUIREMENTS; REDUCED INTENSITY

DEVELOPMENT SUMMARY & COMPARISON CHART

ZONING	EXISTING	REQUIRED/PERMITTED	PROPOSED
Zoning Classification	C1 A/R	C1 A/R	C1 A/R
Gross Lot Area (min)	72,148 sf	none	72,148 sq. ft.
Min Lot Width (ft)	40.3'	none	none
Min Open Space (% of Lot Area)	none	none	none
Max Short Term Rental (STR) Use	-	30% (per conditional rezoning)	up to 30% of 289 dwelling units (86 STR units max)
Building Area (sq. ft.)	13,065	216,444 max	228,787 (total) 15,072 (parking only) 213,715 (total - excluding parking) (1)
FAR (% of Lot Area)	18.11%	300% max	299% (1)
FAR (units / acre)	22.9%	-	174%
Building Height (ft)	30'	100' max. (per conditional rezoning)	100'
FRONT SETBACKS			
State Street	24.2'	10' min. (5' with 50% rule)	11.1' min. 17.7' max.
Stimson Street	N/A	10' min. (5' with 50% rule)	14.9' min. 33' max.
White Street	18.4'	10' min. (5' with 50% rule)	56.7' min. 63' max.
Henry Street	19.7'	10' min. (5' with 50% rule)	10.8' min. 11' max.
VEHICLE PARKING			
Vehicle Parking (per dwelling unit)	-	0.25 max. (per conditional rezoning)	41 spaces 0.14 spaces per unit (289 units)
EV Parking	0	RESIDENTIAL: EV-C: 90% EV-I: 10%	RESIDENTIAL: EV-I: 41 (100%)
total	28	none	41 total (All EV-I & 2 Accessible Spaces)
REQUIRED BIKE PARKING			
Space	-	Class A: 1 per 2 units 145 spaces Class C: 1 per 10 units 29 spaces	Class A: 1 per 2 units 145 spaces Class C: 1 per 10 units 29 spaces
total	0	174	175

(1) VARIANCE REQUIRED. A VARIANCE WAS GRANTED FROM THE PARKING FAR REQUIREMENTS BY THE ZBA AT THE MAY 24TH, 2023 ZBA MEETING.



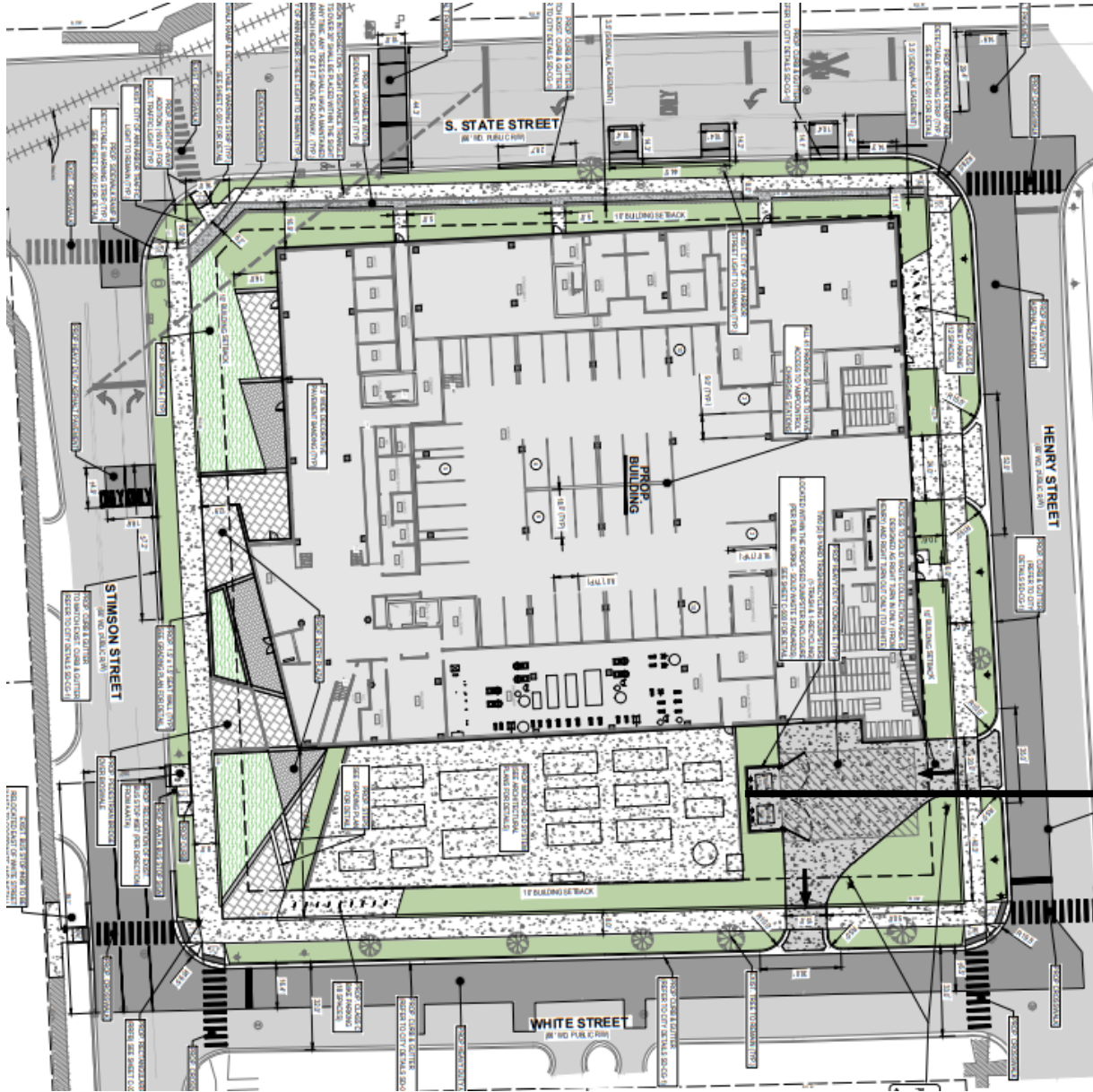
**SOUTHTOWN
RESIDENTIAL HOUSING
DEVELOPMENT**
2032 S. State Street
Ann Arbor, MI 48104

Figure 1: Location Map

Table 5: Modal Split Trip Generation Comparison Summary

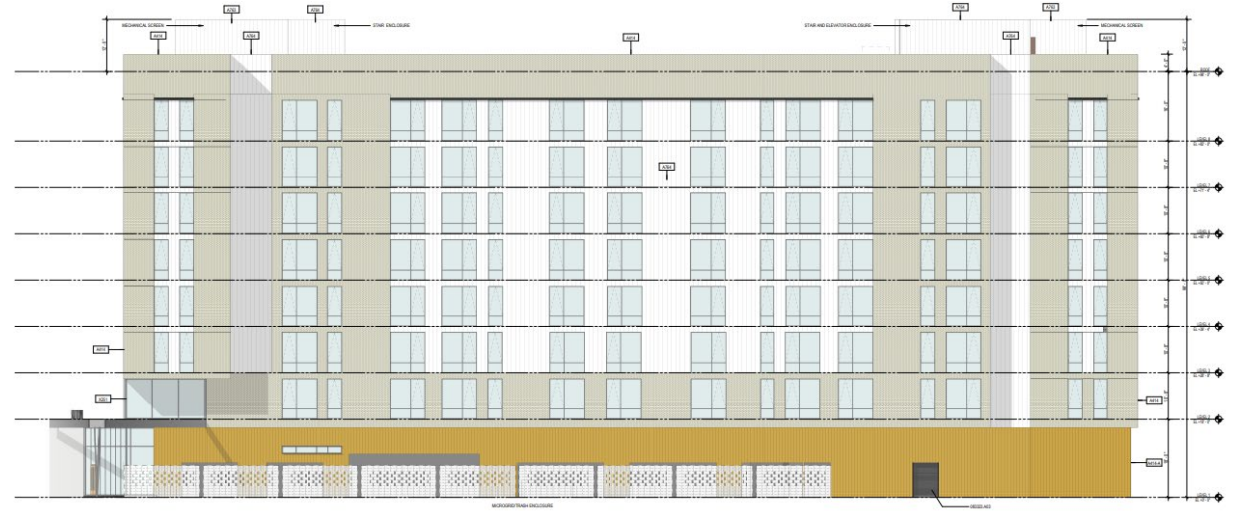
Site Plan	Land Use	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
2023 MTIA	Mixed-Use Development	1,328	47	61	108	68	62	130
2025 Proposed	Multi-Family Housing (Mid-Rise)	921	36	66	102	59	40	99
Difference		-407	-11	5	-6	-9	-22	-31

WHAT DROVE SITE PLAN CHANGES?



SOUTHTOWN RESIDENTIAL HOUSING DEVELOPMENT

2082 S. State Street
Ann Arbor, MI 48104



PROJECT SUSTAINABILITY FEATURES



Sustainability Features – The project incorporates bioswales as a key green infrastructure strategy to manage stormwater sustainably. Vegetated channels are designed to slow, capture, and filter runoff, reducing pollutant loads and improving water quality before entering into the public storm sewer system. It is an approach that promotes long-term environmental resilience while aligning with low-impact development (LID) principles.

On-site Microgrid System Details – The self-contained, on-site energy system will allow the building's HVAC system to operate with substantially less source energy than typically supplied systems. Fuel cells in the microgrid convert renewable natural gas produced by wastewater systems to electricity chemically (not via combustion). The CO₂ generated by chemical conversion process is captured, liquified, stored and sold into the commercial CO₂ market. Waste heat is captured and reused for the building's common area heating, domestic hot water, snow melting and geothermal priming. On-site batteries will store power to managed peak loads and support more efficient capital costs.

Bicycle Parking – The proposed site plan has been designed to meet proposed Ordinance 26-01 (Vehicle and Bicycle Parking) passed at first reading by City Council on Jan 20, 2026. The proposed ordinance would have almost tripled the required number of bicycle parking spaces for multi-family residential use in mixed-use districts, changing the requirement from a minimum 1 for every 5 dwelling units (half being Class A and half being Class C) to 1 Class A required for every 2 dwelling units and 1 Class C for every 25 dwelling units.

NEDERVELD
 www.nederveld.com
 800.222.1868
ANN ARBOR
 3037 Miller Rd.
 Ann Arbor, MI 48103
 Phone: 734.929.6963
GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: (616) 575.5190
HOLLAND
 730 Chicago Dr.
 Holland, MI 49423
 Phone: (616) 393.0449

PREPARED FOR:
Southtown by 4M, LLC

1919 S. Industrial Hwy
Ann Arbor, MI 48104

REVISIONS:

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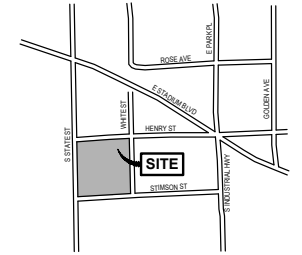
SOUTHTOWN BY 4M
Existing Conditions Plan - ALTA Survey
 Block surrounded by S. State, Henry, White, and Stimson Streets
 PART OF THE SOUTHWEST 1/4 OF SECTION 33, T2S, R2E,
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:

Osama Odeh

PROJECT NO:
21500282

SHEET NO:
C-200



LOCATION MAP
NOT TO SCALE

LEGEND

	Benchmark / Control Point		Utility Pole
	Catch Basin - Square		Water Manhole
	Cleanout		Water Valve
	Deciduous Tree		Yard Drain
	Electric Manhole		Cable TV
	Electric Meter		Underground Electric
	Gas Meter		Gas
	Guy Anchor		Overhead Utility
	Hand Hole		Sanitary
	Hydrant		Storm
	Iron - Found		Underground Telephone
	Light Pole		Watermain
	Mailbox		Fence
	Miss Dig Flag - Cable		Railroad
	Miss Dig Flag - Gas		Zoning Setback
	Manhole		Asphalt
	Sign		Concrete
	Sanitary Sewer Manhole		Gravel
	Stormwater Manhole		Existing Building
	Telephone Manhole		Measured Dimension
	Transformer		Platted Dimension
	Traffic Light		

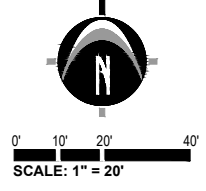
BENCHMARKS

- BENCHMARK #300 ELEV. = 839.56 (NAVD88)**
 Steamer valve on South side of hydrant, located 6' +/- North of back of curb and 24' +/- West of catch basin at Northwest corner of Stimson Street and White Street.
- BENCHMARK #301 ELEV. = 840.14 (NAVD88)**
 Steamer valve on East side of hydrant, located 25' +/- West of centerline of White Street and 15' +/- South of catch basin at Southwest corner of Henry Street and White Street.
- BENCHMARK #302 ELEV. = 844.30 (NAVD88)**
 Steamer valve on North side of hydrant, located 36' +/- East of centerline of State Street and 12' +/- North of Stimson Street traffic light at Northeast corner of State Street and Stimson Street.
- BENCHMARK #303 ELEV. = 843.71 (NAVD88)**
 Northeast bolt on light pole base, located 15' +/- South of control point 203 and 30' +/- West of centerline of State Street at end of Henry Street.

SOIL DESCRIPTION

GENERAL SOILS DESCRIPTION: USDA CUSTOM SOIL RESOURCE REPORT FOR WASHTENAW COUNTY, MICHIGAN.

MdA
 MATHERTON SANDY LOAM, 0 TO 4 PERCENT SLOPES
 LANDFORM: DRAINAGEWAYS ON OUTWASH PLAINS, DRAINAGEWAYS ON TERRACES, DRAINAGEWAYS ON GLACIAL DRAINAGE CHANNELS
 DRAINAGE CLASS: SOMEWHAT POORLY DRAINED
 RUNOFF CLASS: LOW
 HYDROLOGIC SOIL GROUP: B/D



811 Know what's below.
CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANNED" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

ZONED PL
 Parcel #: 09-09-33-403-002
 Address: 500 E Stadium Blvd
 Owner: University of Michigan

ZONED PUD
 Parcel #: 09-09-33-318-001
 Address: 1514 White St
 Owner: Ann Arbor Housing Commission

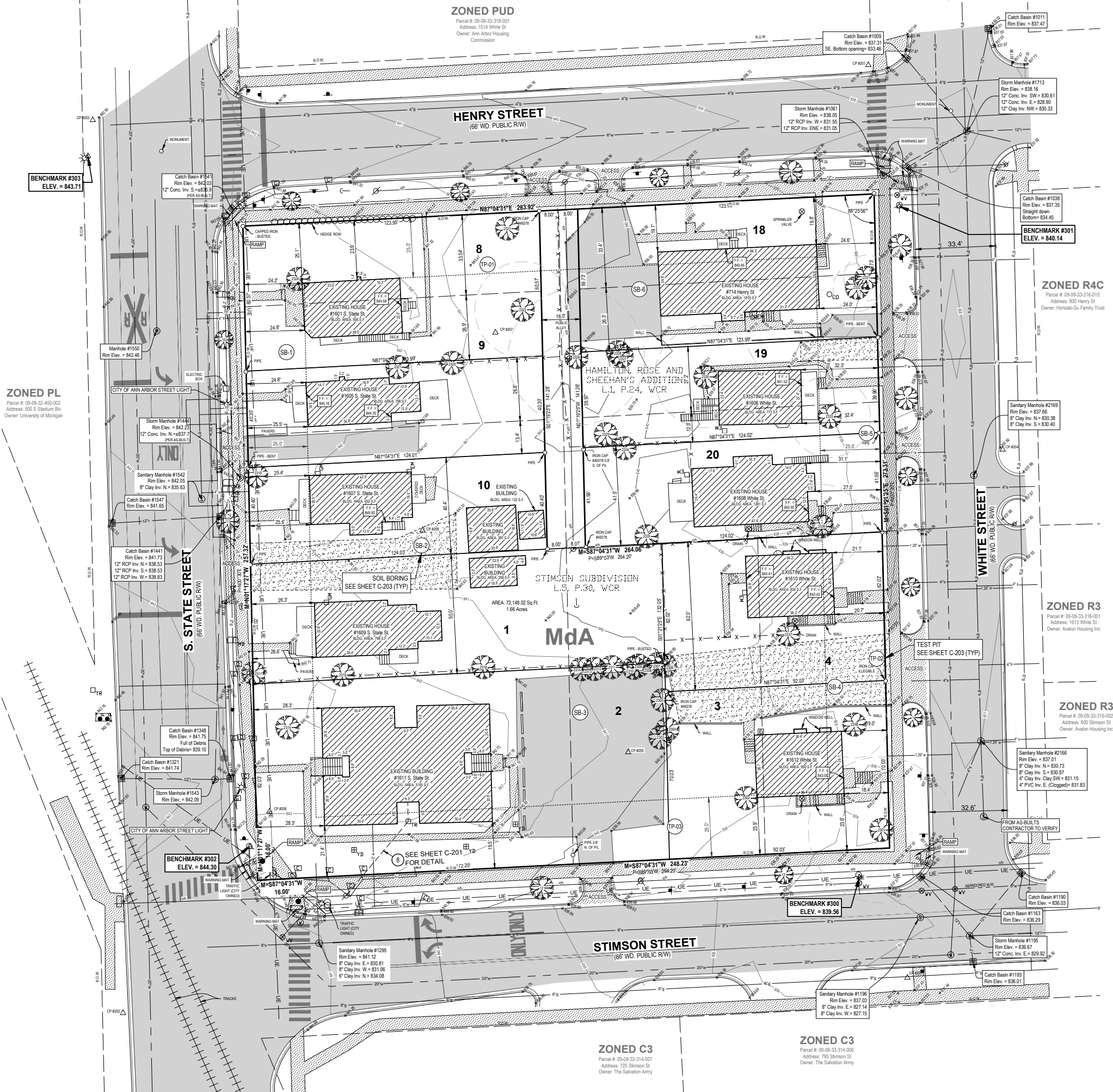
ZONED R4C
 Parcel #: 09-09-33-316-015
 Address: 800 Henry St
 Owner: Horzaki-Su Family Trust

ZONED R3
 Parcel #: 09-09-33-316-001
 Address: 1613 White St
 Owner: Avalon Housing Inc

ZONED R3
 Parcel #: 09-09-33-316-002
 Address: 800 Stimson St
 Owner: Avalon Housing Inc

ZONED C3
 Parcel #: 09-09-33-314-007
 Address: 725 Stimson St
 Owner: The Salvation Army

ZONED C3
 Parcel #: 09-09-33-314-006
 Address: 755 Stimson St
 Owner: The Salvation Army





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Holland, MI 49423
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SOUTHTOWN BY 4M

Site Layout Sheet

Block surrounded by S. State, Henry, White, and Stimson Streets
PART OF THE SOUTHWEST 1/4 OF SECTION 33, T2S, R9E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

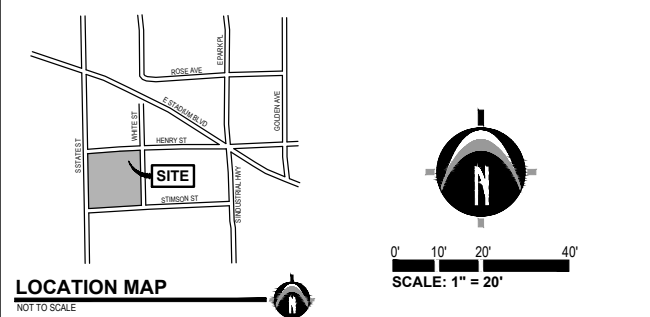
SEAL:



Osama Odeh

PROJECT NO:
21500282

SHEET NO:
C-206



LOCATION MAP
NOT TO SCALE

SITE NOTES

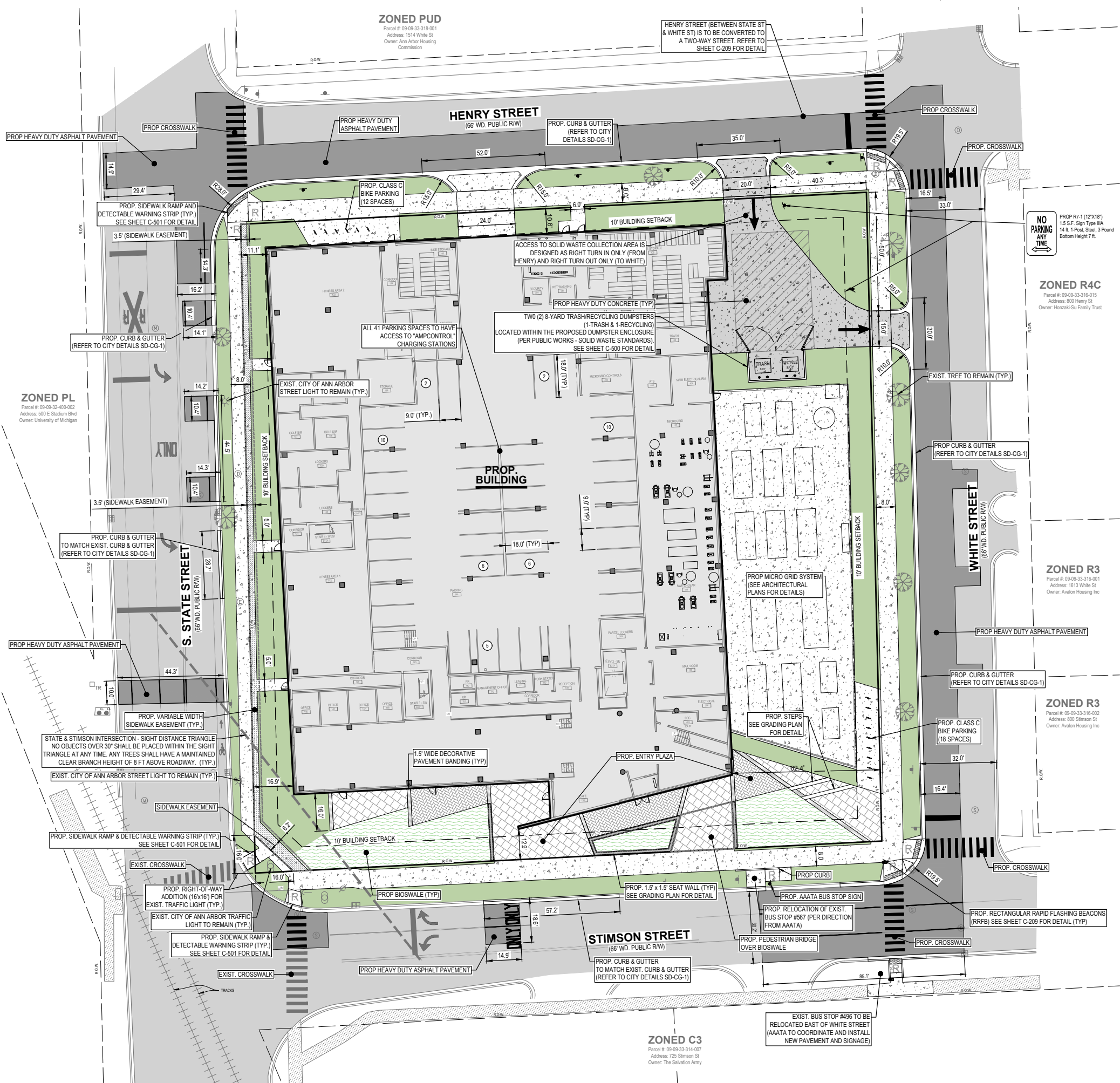
- STORAGE AREAS FOR CONSTRUCTION SHALL NOT INTERFERE WITH FIRE / EMERGENCY SITE ACCESS.
- ALL SIDEWALKS SHALL BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
- NO CHEMICALS ARE ALLOWED IN STORMWATER FEATURES OR BUFFER ZONES WITH THE FOLLOWING EXCEPTION: INVASIVE SPECIES MAY BE TREATED WITH CHEMICALS BY A CERTIFIED APPLICATOR.
- THE MAINTENANCE OF THE DROP OFF LANE, LOCATED ALONG WHITE STREET, WILL BE THE RESPONSIBILITY OF THE OWNER, INCLUDING SNOW AND ICE REMOVAL.
- FIRE DEPARTMENT REQUIREMENT: THE BUILDING SHALL BE COMPLIANT WITH 2021 IFC 510 - EMERGENCY RESPONDER RADIO COVERAGE.
- ANY DAMAGE TO PUBLIC STREETS AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AS DIRECTED BY CITY ENGINEERING.
- IF A CRANE WILL BE USED IN THE RIGHT OF WAY, THE CONTRACTOR SHALL OBTAIN A TEMPORARY LICENSE AGREEMENT FROM THE CITY AS NEEDED.
- A LOGISTICS PLAN MUST BE SUBMITTED TO THE CITY FOR REVIEW IF ANY LONG TERM LANE CLOSURE OR SIDEWALK CLOSURE IS ANTICIPATED.
- NO PART OF STAIRS SHALL BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
- ELECTRIC TRANSFORMER SHALL NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- PAVERS SHALL NOT BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONSTRUCTION OF ANY PUBLIC IMPROVEMENT SHOWN ON THESE PLANS THAT IS SUBJECT TO THE CITY OF ANN ARBOR PUBLIC SERVICES AREA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS ("STANDARDS") SHALL CONFORM TO THESE STANDARDS, APPROVED OCTOBER 20, 2025, AND ALL SUBSEQUENT UPDATES. THE OMISSION OF ANY STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH THOSE STANDARDS.
- PAVEMENT MARKINGS DISTURBED DUE TO PAVEMENT CUTS OR CONSTRUCTION RELATED ACTIVITIES SHALL BE REPLACED AS DIRECTED BY ENGINEERING. REPLACEMENT DURING CONSTRUCTION OF THE PROJECT MAY BE CONSIDERED TEMPORARY, WITH FINAL PAVEMENT MARKING RESTORATION TO OCCUR AT THE END OF THE PROJECT.
- PLANS HAVE BEEN PREPARED USING THE MICHIGAN STATE PLANE COORDINATE SYSTEM.
- THE OMISSION OF ANY STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTORS OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH THE PUBLIC SERVICES STANDARD SPECIFICATIONS.

ADA ACCESSIBILITY NOTES

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO THE BUILDING ENTRANCE MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE IF THE SIDEWALK IS ADJACENT TO THE STREET, THE SIDEWALK GRADE MAY BE EQUAL TO THE GRADE OF THE STREET AND NOT BE CONSIDERED A RAMP.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RIGHT OF WAY THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK. IF THE SIDEWALK IS ADJACENT TO THE STREET, THE SIDEWALK GRADE MAY BE EQUAL TO THE GRADE OF THE STREET AND NOT BE CONSIDERED A RAMP.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.
- LEAD RAMPS SHALL CONNECT PERPENDICULAR TO THE SIDEWALK AND SHALL BE ADA COMPLIANT.

LEGEND

	Benchmark / Control Point		Yard Drain
	Catch Basin - Square		Cable TV
	Cleanout		Underground Electric
	Deciduous Tree		Gas
	Electric Manhole		Overhead Utility
	Electric Meter		Sanitary
	Gas Meter		Storm
	Guy Anchor		Underground Telephone
	Hand Hole		Watermain
	Hydrant		Fence
	Iron - Found		Railroad
	Light Pole		Zoning Setback
	Mailbox		Asphalt
	Miss Dig Flag - Cable		Concrete
	Miss Dig Flag - Gas		Gravel
	Manhole		Existing Building
	Sign		Measured Dimension
	Sanitary Sewer Manhole		Platted Dimension
	Stormwater Manhole		PROPOSED PAVERS 1
	Telephone Manhole		PROPOSED PAVERS 2
	Transformer		PROPOSED PAVER BANDING
	Traffic Light		PROPOSED BITUMINOUS (HEAVY DUTY)
	Utility Pole		PROPOSED CONCRETE (STANDARD DUTY)
	Water Manhole		PROPOSED CONCRETE (HEAVY DUTY)
	Water Valve		PROPOSED GREENSPACE
			PROPOSED BIOSWALE



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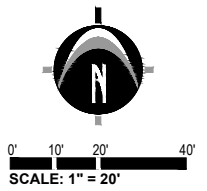
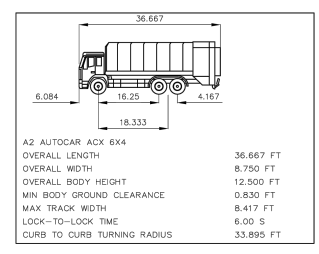
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SEAL:

Osama Odeh

PROJECT NO:
 21500282

SHEET NO:
C-207



SOLID WASTE NARRATIVE

PROPOSED COLLECTIONS (TRASH & RECYCLING)
 A TOTAL OF TWO (2) DUMPSTERS (1 FOR TRASH [8-YARD] AND 1 FOR RECYCLING [8-YARD]) WILL BE USED TO SERVICE THE SOUTHTOWN DEVELOPMENT. THE DUMPSTERS WILL BE LOCATED WITHIN A DOUBLE BIN ENCLOSURE AT THE NORTHEAST CORNER OF THE BUILDING. ACCESS TO THE ENCLOSURE WILL BE MADE FROM HENRY STREET THROUGH TO WHITE STREET AND ALL ACCESS CLEARANCES OUTLINED IN THE CITY OF ANN ARBOR SOLID WASTE STANDARDS ARE MET. ACCESS DRIVE TO ENCLOSURE WILL BE USED FOR SOLID WASTE ONLY AND NO PARKING WILL BE PERMITTED AT ANY TIME ALONG THE ACCESS DRIVE. IT IS ANTICIPATED THAT FOUR (4) TRASH PICKUPS BY WASTE MANAGEMENT (AT THE PROPERTY OWNER'S EXPENSE) WILL BE REQUIRED PER WEEK. THE PROPERTY OWNER IS RESPONSIBLE FOR MANAGING SOLID WASTE ON-SITE. IT IS ALSO ANTICIPATED THAT THREE (3) RECYCLING PICKUPS BY THE CITY WILL BE REQUIRED (SEE SOLID WASTE CALCULATIONS BELOW).

- ADDITIONAL NOTES**
- 1) THE PROPERTY OWNER IS RESPONSIBLE FOR ALL SNOW AND ICE REMOVAL REQUIRED FOR SAFE ACCESS TO THE ENCLOSURES AND SERVICING OF ALL SOLID WASTE CONTAINERS.
 - 2) CURB CARTS MAY NOT BE PLACED IN PROTECTED BIKE LANES OR TRAVEL LANES ON MAJOR STREETS.
 - 3) THE PAVEMENT SURFACE OF THE SOLID WASTE SERVICE ROUTE SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF SOLID WASTE VEHICLES (79,500 GVWR).
 - 4) THE CITY'S COMPOST PROGRAM DOES NOT CURRENTLY EXTEND TO MULTI-FAMILY COMPOST COLLECTION MAY BE SHOWN ON THE PLANS, NOTING THAT IT IS SUBJECT TO CHANGE DEPENDING ON WHAT THE COLLECTION NEEDS ARE DETERMINED TO BE. PRIVATE COMPOST SERVICE CAN BE ARRANGED THROUGH MY GREEN MICHIGAN.

SOLID WASTE CALCULATIONS

THE ASSUMED AVERAGE REFUSE GENERATED PER BEDROOM IS 4 LBS PER DAY (PER THE NATIONAL SOLID WASTE MANAGEMENT ASSOCIATION)

323 BEDS PROPOSED X 4 LBS/BEDROOM/DAY X 7 DAYS/WEEK = 9,044 LBS OF REFUSE (PER DAY)

9,044 LBS/WEEK X 0.80 (TRASH DIVERSION RATE) = 7,236 LBS TRASH (PER WEEK)

7,236 LBS / 225 LBS (UNCOMPACTED TRASH) = ~32 CUBIC YARDS (PER WEEK)

9,044 LBS/WEEK X 0.20 (RECYCLING DIVERSION RATE) = 1,809 LBS RECYCLING (PER WEEK)

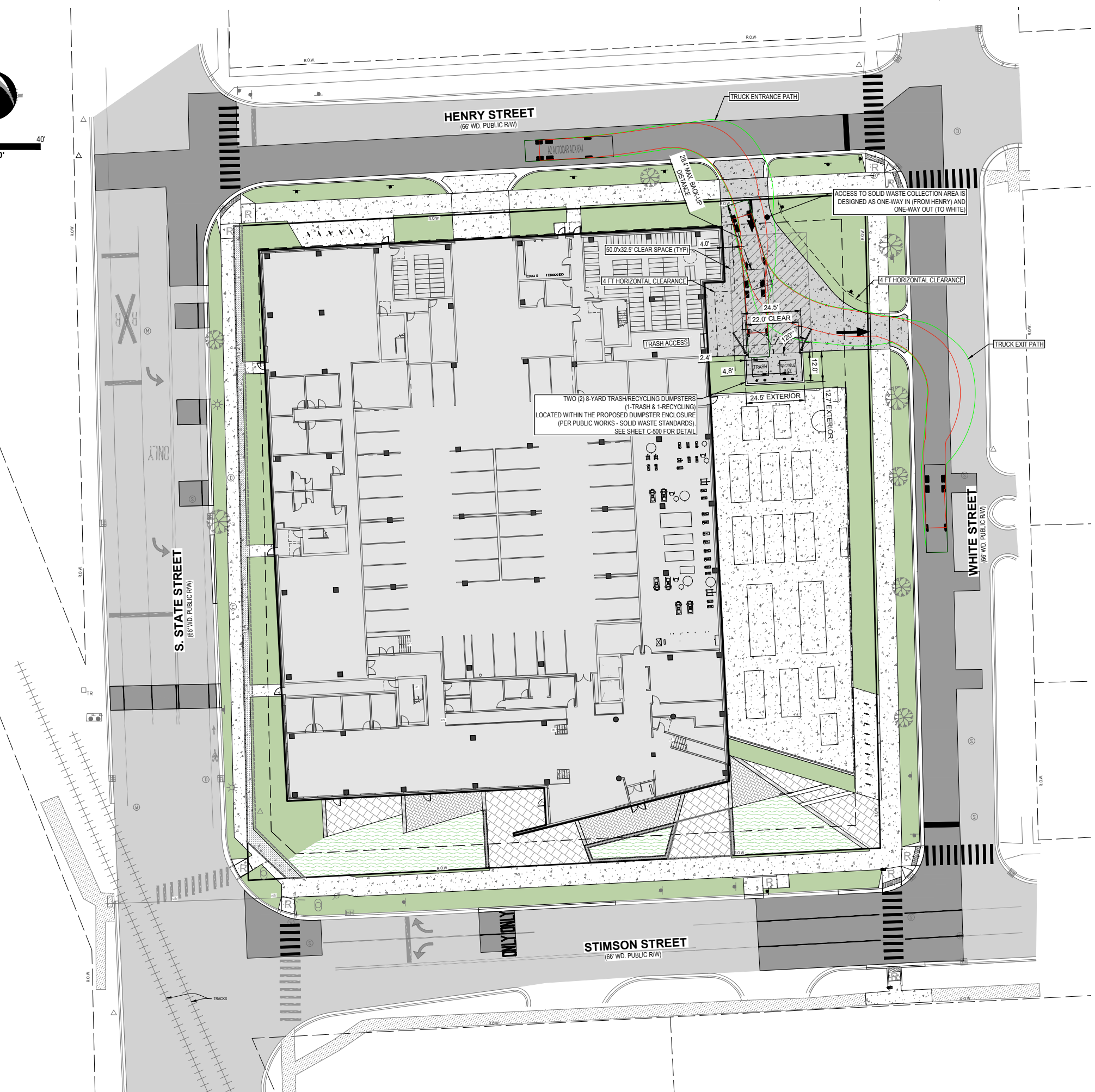
1,809 LBS / 100 LBS (UNCOMPACTED RECYCLING) = ~18 CUBIC YARDS (PER WEEK)

TOTAL REFUSE = ~7.1 CUBIC YARDS PER DAY | ~50 CUBIC YARDS PER WEEK

PROPOSED COLLECTIONS (TRASH & RECYCLING):
 FOUR (4) TRASH COLLECTIONS (PER WEEK) | ONE (1) 8-YARD DUMPSTER PER COLLECTION
 THREE (3) RECYCLING COLLECTIONS (PER WEEK) | ONE (1) 8-YARD DUMPSTER PER COLLECTION

LEGEND

	Benchmark / Control Point		Yard Drain
	Catch Basin - Square		Cable TV
	Cleanout		Underground Electric
	Deciduous Tree		Gas
	Electric Manhole		Overhead Utility
	Electric Meter		Sanitary
	Gas Meter		Storm
	Guy Anchor		Underground Telephone
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	Traffic Light		PROPOSED BITUMINOUS (HEAVY DUTY)
	Utility Pole		PROPOSED CONCRETE (STANDARD DUTY)
	Water Manhole		PROPOSED CONCRETE (HEAVY DUTY)
	Water Valve		PROPOSED GREENSPACE
			PROPOSED BIOSWALE

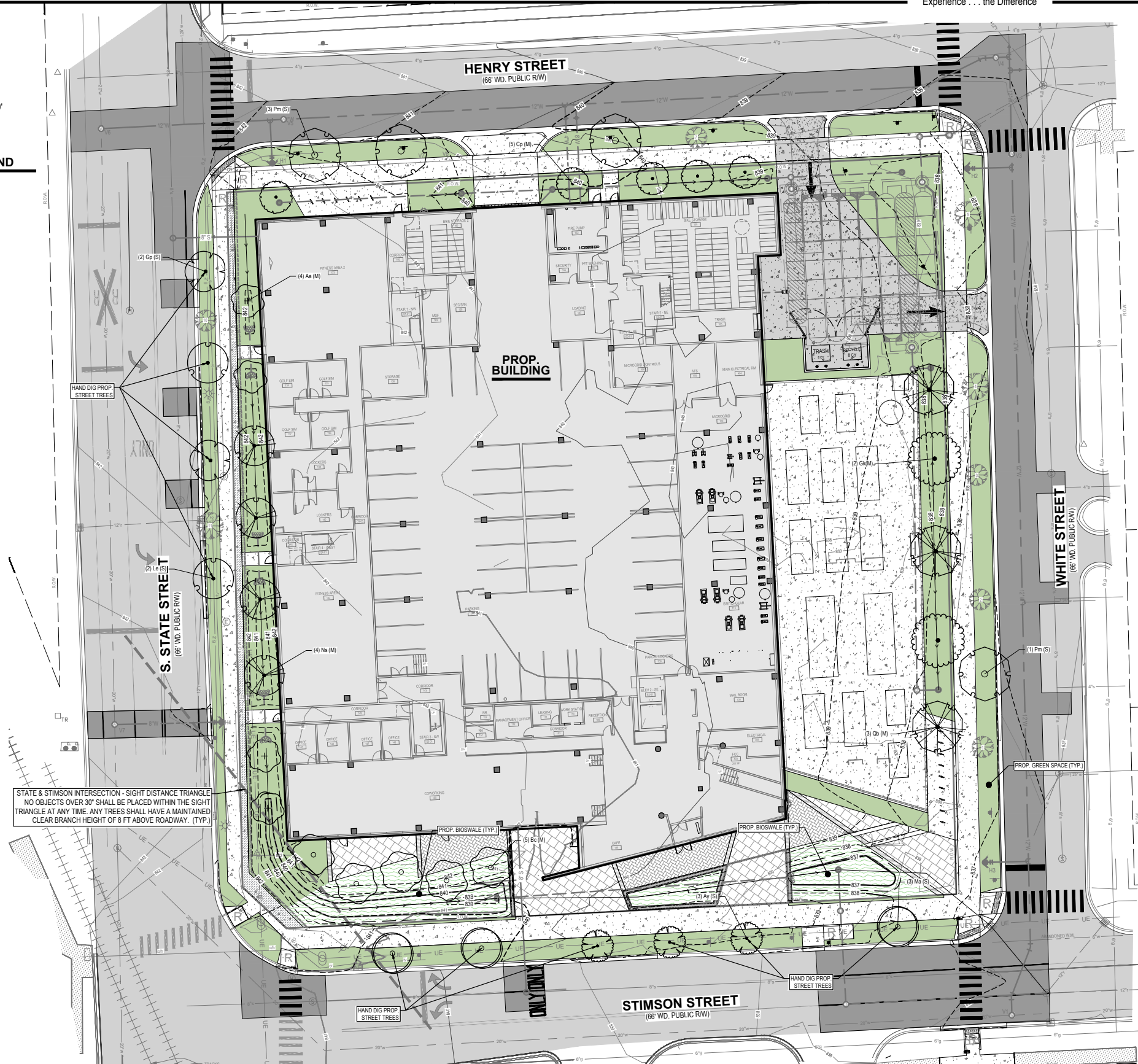
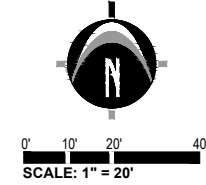


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	Aa (M)	4	Acer rubrum 'JFS-KW78'	Armstrong Gold® Maple	4" cal. min.
	Ay (S)	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5' cal. min.
	Bc (M)	5	Betula nigra 'Cully'	Heritage® River Birch	4" cal. min.
	Cp (M)	5	Celtis occidentalis 'JFS-KSU1'	Prairie Sentinel® Hackberry	3" cal. min.
	Gk (M)	2	Gymnocladus dioica	Kentucky Coffeetree	4" cal. min.
	Gp (S)	2	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2.5' cal. min.
	Le (S)	2	Liriodendron tulipifera 'JFS-Cz'	Emerald City® Tulip Poplar	2.5' cal. min.
	Ma (S)	3	Maackia amurensis	Amur Maackia	2.5' cal. min.
	Nm (M)	4	Nyssa sylvatica	Tupelo	4" cal. min.
	Pm (S)	4	Platanus x acerifolia 'Morton Circle'	Exclamation!™ London Plane Tree	2.5' cal. min.
	Qb (M)	3	Quercus bicolor	Swamp White Oak	4" cal. min.

PLANT LABEL LEGEND

(M) MITIGATION PLANTINGS
(S) STREET TREE PLANTINGS



LANDSCAPE CALCULATIONS

STREET TREES: SEC. 5.20.10 (B)

1 TREE OF THE MINIMUM SIZE AND SPECIES FOR EVERY 45 LINEAR FEET OF PUBLIC STREET RIGHT-OF-WAY ABUTTING A SITE PLAN SITE. EXISTING TREES MEETING CITY STANDARDS MAY BE USED.

HENRY ST FRONTAGE (MINUS CURB CUTS): 162 LF	REQUIRED: 4 TREES	PROPOSED: 3 TREES & 1 EXISTING TREE TO REMAIN
WHITE ST FRONTAGE (MINUS CURB CUTS): 237 LF	REQUIRED: 6 TREES	PROPOSED: 1 TREE & 5 EXISTING TREES TO REMAIN
STIMSON ST FRONTAGE: 264 LF	REQUIRED: 6 TREES	PROPOSED: 6 TREES
STATE ST FRONTAGE: 273 LF	REQUIRED: 6 TREES	PROPOSED: 4 TREES & 2 EXISTING TREES TO REMAIN

LANDMARK TREE MITIGATION: SEC. 5.23.6 (E)

A REPLACEMENT TREE OR COMBINATION OF TREES OF A SPECIES NATIVE TO MICHIGAN SHALL BE PROVIDED TO EQUAL A MINIMUM OF 50% OF THE ORIGINAL DBH FOR EACH LANDMARK TREE THAT IS REMOVED.

REQUIRED: 84 1/2" DBH FOR PROPOSED REMOVAL OF 168.3 DBH OF EXISTING LANDMARK TREES	PROPOSED: 87" DBH REPLACEMENT
--	-------------------------------

STATE & STIMSON INTERSECTION - SIGHT DISTANCE TRIANGLE
NO OBJECTS OVER 30" SHALL BE PLACED WITHIN THE SIGHT TRIANGLE AT ANY TIME. ANY TREES SHALL HAVE A MAINTAINED CLEAR BRANCH HEIGHT OF 8 FT ABOVE ROADWAY. (TYP.)

LANDSCAPE NOTES

- PLANTING NOTES:**
- ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
 - SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
 - ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
 - PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
 - REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
 - FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXISTS, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
 - PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.
 - ALL SPECIES DEVIATION FROM THE APPROVED SITE PLAN MUST BE APPROVED PRIOR TO INSTALLATION BY THE CITY OF ANN ARBOR.
 - APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

- TOPSOIL AND TURF NOTES:**
- WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
 - DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.2190

HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0419

PREPARED FOR:
Southtown by 4M, LLC

1919 S. Industrial Hwy
Ann Arbor, MI 48104

REVISIONS:

Title: Concept Design Package for OAC review	Drawn: CB/OO	Checked: JVR	Date: 10.10.2025
Title: Draft Site Plan for Pre-Submission meeting	Drawn: CB/OO	Checked: JVR	Date: 10.31.2025
Title: Site Plan Submittal	Drawn: CB/OO	Checked: OONB/BC	Date: 11.20.2025
Title: Site Plan Resubmittal	Drawn: CB/OO	Checked: OONB/BC	Date: 01.21.2026
Title: Site Plan Resubmittal #2	Drawn: CB/OO	Checked: OONB/BC	Date: 02.23.2026

SOUTHTOWN BY 4M

Landscape Plan

Block surrounded by S. State, Henry, White, and Stimson Streets
PART OF THE SOUTHWEST 1/4 OF SECTION 33, T2S, R2E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:

Osama Odeh

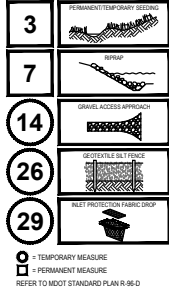
PROJECT NO:
21500282

SHEET NO:
L-100

SITE CONSTRUCTION SEQUENCE & TIMING		2026									
		1	2	3	4	5	6	7	8	9	10
INSTALL SOIL EROSION CONTROL MEASURES											
DEMOLITION & REMOVALS											
ROUGH GRADE SITE											
CONSTRUCT STORM WATER MANAGEMENT SYSTEM											
CONSTRUCT UTILITY LINES TO BUILDING											
CURBING AND FIRST COURSE OF ASPHALT PAVING											
CONSTRUCT BUILDING FOUNDATION AND BUILDING											
CONSTRUCT IMPROVEMENTS AROUND BUILDING											
FINISH GRADE SITE											
PAVE SITE											
RESPREAD TOPSOIL/COMPACTION											
SEED DISTURBED AREAS											
SITE RESTORATION/CLEAN UP											

SOIL EROSION & SEDIMENTATION CONTROL NOTES/LEGEND

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (APRIL 2006) FOR ADDITIONAL INFORMATION.
- THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.



GRADING NOTES:

- ALL PROPOSED PAVING AND GRADING IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANN ARBOR ENGINEERING DESIGN STANDARDS.
- CONTRACTOR SHALL REFERENCE AND ABIDE BY THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL EVALUATION PREPARED BY G2 CONSULTING, PROJECT NO. 223573, DATED OCTOBER 4, 2022.
- ESTABLISH PERMANENT BENCH MARK ON-SITE PRIOR TO GRADING.
- PROPOSED SPOT GRADES ARE TO BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- EXISTING AND PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR UNDERCUTTING EXISTING POOR SOIL AND REPLACING WITH APPROVED FILL. IF POOR SOIL IS ENCOUNTERED THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER.
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- CONTRACTOR TO FIELD VERIFY ALL INVERTS PRIOR TO START OF CONSTRUCTION.
- CURBING AND FIRST COURSE OF ASPHALT NEEDS TO BE COMPLETED PRIOR TO VERTICAL CONSTRUCTION.
- VERTICAL CONSTRUCTION CANNOT BEGIN UNTIL UNTIL THE STORM WATER MANAGEMENT SYSTEM IS COMPLETED.

MAINTENANCE TASKS & SCHEDULE

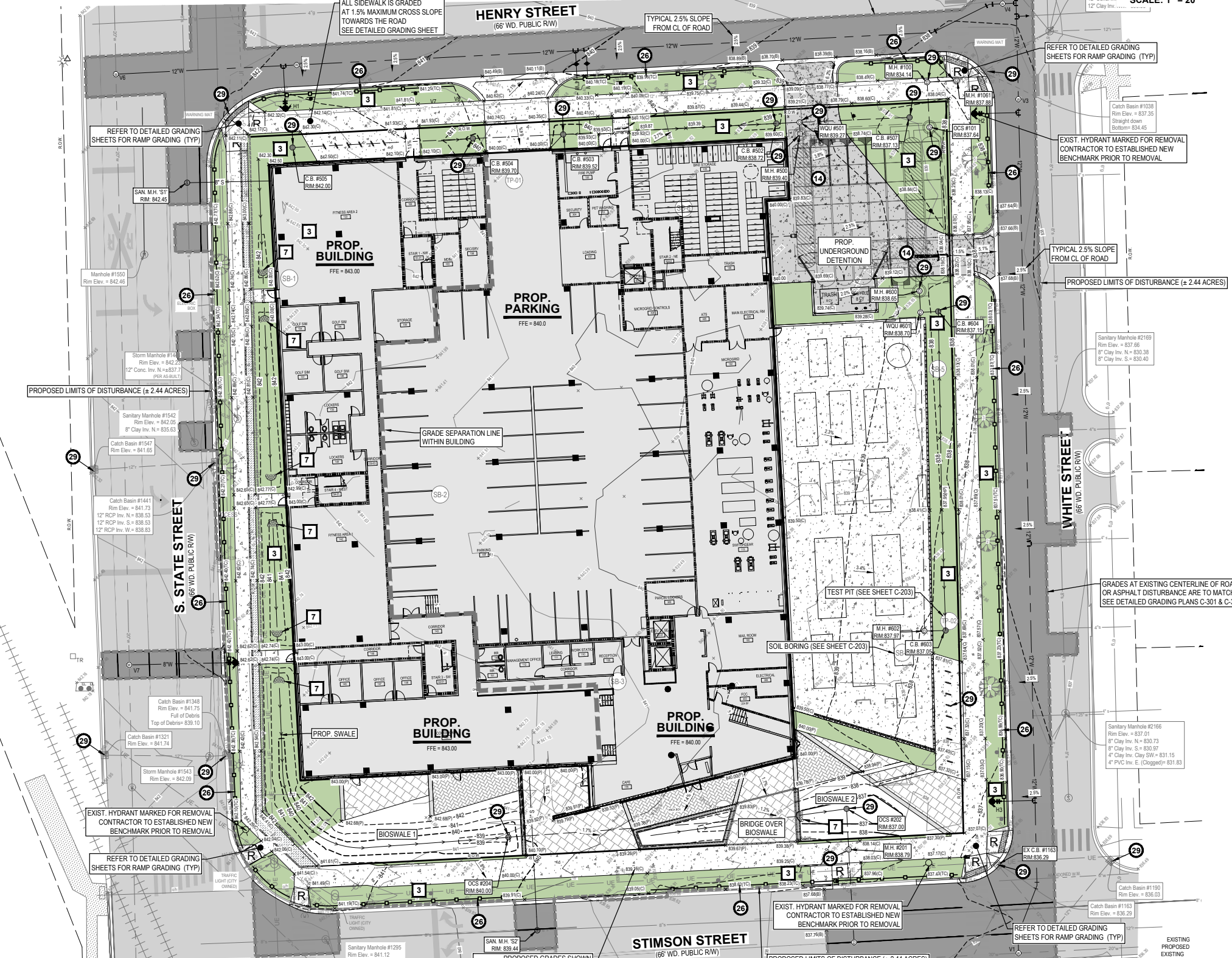
TASKS	SYSTEM COMPONENTS							SCHEDULE
	PAVED AREAS	PERVIOUS AREAS	STORMWATER SYSTEM	CATCH BASIN INLET CASINGS	SEMENT STRUCTURE	UNDERGROUND DETENTION AREA	BIOSWALE	
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X	X	X	X	WEEKLY
REMOVAL OF SEDIMENT ACCUMULATION	X	X	X	X	X	X	X	AS NEEDED* AND PRIOR TO TURNOVER
INSPECT FOR FLOATABLES AND DEBRIS	X	X	X	X	X	X	X	QUARTERLY
CLEANING FOR FLOATABLES AND DEBRIS	X	X	X	X	X	X	X	QUARTERLY AND AT TURNOVER
INSPECTION FOR EROSION	X	X	X	X	X	X	X	WEEKLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES	X	X	X	X	X	X	X	AS NEEDED* AND PRIOR TO TURNOVER
CLEAN DRIVES AND PARKING LOTS	X	X	X	X	X	X	X	WEEKLY OR AS DETERMINED BY PERMITTING AGENCY
WATER DISTURBED AREAS TO PROVIDE DUST CONTROL	X	X	X	X	X	X	X	AS NEEDED
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY A PROFESSIONAL ENGINEER REPORTING TO THE OWNER)	X	X	X	X	X	X	X	ANNUALLY AND AT TURNOVER
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED	X	X	X	X	X	X	X	AS NEEDED

PERMANENT LONG-TERM MAINTENANCE

MAINTENANCE ACTIVITIES	SYSTEM COMPONENTS							SCHEDULE	BUDGET
	PAVED AREAS	PERVIOUS AREAS	STORMWATER SYSTEM	CATCH BASIN INLET CASINGS	SEMENT STRUCTURE	UNDERGROUND DETENTION AREA	BIOSWALE		
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X	X	X	X	SEMI-ANNUALLY/AS NEEDED*	\$250.00
REMOVAL OF SEDIMENT ACCUMULATION	X	X	X	X	X	X	X	ANNUALLY/AS NEEDED*	\$750.00
INSPECT FOR FLOATABLES AND DEBRIS	X	X	X	X	X	X	X	ANNUALLY	\$150.00
CLEANING FOR FLOATABLES AND DEBRIS	X	X	X	X	X	X	X	ANNUALLY	\$300.00
INSPECTION FOR EROSION	X	X	X	X	X	X	X	SEMI-ANNUALLY	\$100.00
CLEAN DRIVES AND PARKING LOTS	X	X	X	X	X	X	X	ANNUALLY	\$250.00
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY A PROFESSIONAL ENGINEER REPORTING TO THE OWNER)	X	X	X	X	X	X	X	ANNUALLY	\$500.00
INSPECT INFILTRATION AREA FOLLOWING RAIN EVENTS OF 1 INCH OR MORE	X	X	X	X	X	X	X	AS NEEDED	\$500.00
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION	X	X	X	X	X	X	X	AS NEEDED	\$500.00
KEEP RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AND REPORT TO PROPERTY OWNER	X	X	X	X	X	X	X	ANNUALLY	
KEEP RECORDS OF ALL COSTS FOR INSPECTIONS, MAINTENANCE AND REPAIRS. REPORT TO PROPERTY OWNER	X	X	X	X	X	X	X	ANNUALLY	
PROPERTY OWNER REVIEWS COST EFFECTIVENESS OF THE PREVENTATIVE MAINTENANCE PROGRAM AND MAKES NECESSARY ADJUSTMENTS	X	X	X	X	X	X	X	ANNUALLY	
OWNER TO HAVE A PROFESSIONAL ENGINEER CARRY OUT EMERGENCY INSPECTIONS UPON IDENTIFICATION OF SEVERE PROBLEMS	X	X	X	X	X	X	X	AS NEEDED	\$500.00

RESPONSIBLE PARTY FOR MAINTENANCE: SOUTHTOWN BY 4M (OWNER)

LEGEND



SOIL EROSION CONTROL ESTIMATED COST

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
SILT FENCE	900	LF	\$4.00	\$3,600
MUD MAT	30	TN	\$20.00	\$600
EXCAVATION & FILL	450	CY	\$10.00	\$4,500
INLET/CATCH FILTER	21	EA	\$200.00	\$4,200
DUST CONTROL	1	LS	\$2,500.00	\$2,500
PERMANENT SEED & MULCH	16,700	SF	\$0.70	\$11,690
TOTAL COST				\$27,090.00

BENCHMARKS

- BENCHMARK #300** ELEV. = 839.56 (NAVD88)
Steamer valve on South side of hydrant, located 6' +/- North of back of curb and 24' +/- West of catch basin at Northwest corner of Stimson Street and White Street.
- BENCHMARK #301** ELEV. = 840.14 (NAVD88)
Steamer valve on East side of hydrant, located 25' +/- West of centerline of White Street and 15' +/- South of catch basin at Southwest corner of Henry Street and White Street.
- BENCHMARK #302** ELEV. = 844.30 (NAVD88)
Steamer valve on North side of hydrant, located 36' +/- East of centerline of Stimson Street and 12' +/- North of Stimson Street traffic light at Northeast corner of Stimson Street and White Street.
- BENCHMARK #303** ELEV. = 843.71 (NAVD88)
Northeast bolt on light pole base, located 15' +/- South of control point 203 and 30' +/- West of centerline of Stimson Street at end of Henry Street.

NEDERVELD
www.nederveld.com
800.222.1868
ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.9190
HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.359.0449

PREPARED FOR:
Southtown by 4M, LLC
1919 S. Industrial Hwy
Ann Arbor, MI 48104

REVISIONS:

Title	Drawn	Checked	JVR	Date
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Title: Site Plan Resubmittal #2	CB/OO	CB/OO	JVR	02/23/2026

SOUTHTOWN BY 4M
Grading & Soil Erosion Control Plan
Block surrounded by S. State, Henry, White, and Stimson Streets
PART OF THE SOUTHWEST 1/4 OF SECTION 33, T2S, R9E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:
OSAMA ODEH
LICENSED PROFESSIONAL ENGINEER
License No. 6201314909

PROJECT NO:
21500282
SHEET NO:
C-300

SANITARY SEWER MITIGATION CALCULATIONS

Use the City of Ann Arbor "Table A" and "Michigan Criteria for Subsurface Sewage Disposal" Michigan Department of Public Health April 1994 & the "Ten States Standards"

Existing Site (Table A Designation)	Quantity of Base Unit	Unit	Flow Rate For Given Use (gpd/unit)	Avg. Flow	
				(gpd)	(gpm)
1601 S. State St (Apartment ≤ 600 sq. ft.)	3	Apartment	175	525	0.36
1605 S. State St (Apartment ≤ 600 sq. ft.)	3	Apartment	175	525	0.36
1607 S. State St (Apartment ≤ 600 sq. ft.)	3	Apartment	175	525	0.36
1609 S. State St (Apartment ≤ 600 sq. ft.)	3	Apartment	175	525	0.36
1611 S. State St (Apartment ≤ 600 sq. ft.)	10	Apartment	175	1,750	1.22
714 Henry St (Apartment ≤ 600 sq. ft.)	6	Apartment	175	1,050	0.73
1606 White St (Apartment ≤ 600 sq. ft.)	3	Apartment	175	525	0.36
1608 White St (Apartment ≤ 600 sq. ft.)	3	Apartment	175	525	0.36
1610 White St (Apartment ≤ 600 sq. ft.)	2	Apartment	175	350	0.24
1612 White St (Apartment ≤ 600 sq. ft.)	2	Apartment	175	350	0.24
Total Existing Flow				6,650	4.62

Proposed Site (Table A Designation)	Quantity of Base Unit	Unit	Flow Rate For Given Use (gpd/unit)	Avg. Flow	
				(gpd)	(gpm)
Studio & One Bedroom Unit (<600 s.f.)	208	Units	175	36,400	25.28
Two Bedroom Unit (600-1200 s.f.)	81	Units	250	20,250	14.06
Fitness/Leisure	6,819	sq. ft.	0.30	1,968	1.38
Lobby Space	2,950	sq. ft.	0.06	177	0.12
Coworking Space	4,282	sq. ft.	0.06	257	0.18
Offices	757	sq. ft.	0.06	45	0.03
Total Proposed Flow (Sewer Connection #1)				59,115	41.05

Existing Flows	
Existing Avg. Flow =	6,650 gpd
6,650 gpd x 4 (Peaking Factor) x 1.1 (System Recovery Factor) =	29,260 gpd
29,260 x (1 day / 24 hrs) x (1 hr / 60 min) =	20 gpm

Proposed Flows	
Proposed Avg. Flow =	59,115 gpd
59,115 gpd x 4 (Peaking Factor) x 1.1 (System Recovery Factor) =	260,106 gpd
260,106 x (1 day / 24 hrs) x (1 hr / 60 min) =	181 gpm

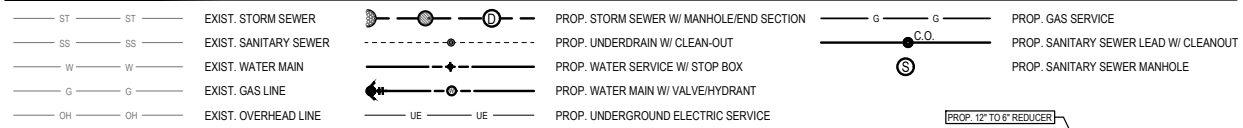
Sanitary Flow Offset Mitigation Summary	
Proposed - Existing Flows	Proposed Site Average Flow (181) - Existing Site Average Flow (20) = 161 gpd
	161 gpm Peak Flow to be mitigated



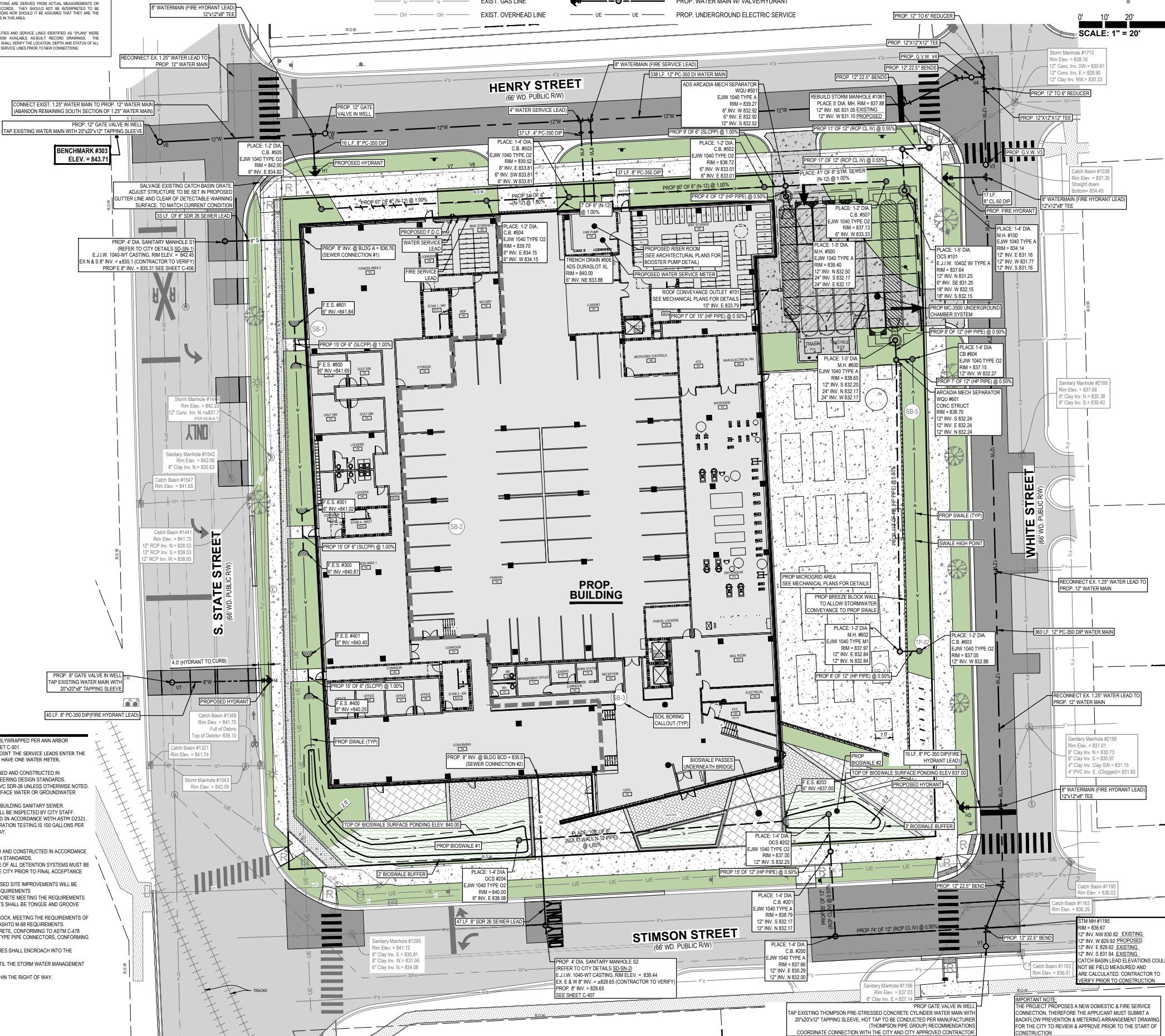
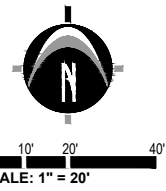
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

LEGEND



Experience... the Difference



UTILITY NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ANN ARBOR STANDARD SPECIFICATIONS AND STANDARD DETAILS.
 - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION.
 - UTILITY TRENCHES WITHIN A 10' INFLUENCE OF CITY OF ANN ARBOR R.O.W. SHALL BE BACKFILLED IN ACCORDANCE WITH THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR DATA CUT SHEETS FOR PIPE MATERIALS, VALVES, CASTINGS, STEPS, AND MANHOLE STRUCTURES FOR REVIEW.
 - MAINTAIN A MINIMUM OF 18" HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SEWERS, AND A MINIMUM OF 9" HORIZONTAL AND 12" VERTICAL SEPARATION BETWEEN WATER AND OTHER UTILITIES.
 - SUMP PUMPS PROPOSED IN ELEVATOR PITTS ONLY. SEE ARCHITECTURAL PLANS FOR DETAIL.
 - IN CASES WHERE BACKFILL OF NATIVE MATERIAL IS APPROVED BY THE PUBLIC SERVICES AREA ADMINISTRATOR, THERE SHALL BE NO DEBRIS, HIGHLY COMPRESSIBLE SOILS, OR OTHER DELETERIOUS MATERIAL WHICH WOULD CAUSE DIFFERENTIAL SETTLEMENT OF THE PIPE TRENCH, ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH.
 - AIR TESTING FOR PVC PIPE SHALL CONFORM WITH ASTM F1417.
 - HYDRANTS SHALL BE IN SERVICE DURING CONSTRUCTION.
 - THE PROPOSED BUILDING WILL BE SERVICED BY A NEW 4" DUCTILE IRON WATER LINE AND 8" DUCTILE IRON FIRE SUPPRESSION SERVICE LINE.
 - WATER SERVICE LINE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANN ARBOR ENGINEERING DESIGN STANDARDS.
 - THE 4-INCH DOMESTIC WATER SERVICE SHALL BE CONSTRUCTED OF DUCTILE IRON AND INSTALLED BY THE CONTRACTOR UNDER THE CITY OF ANN ARBOR INSPECTION.
 - ALL WATER SERVICE PIPES MUST BE LAD WITH A MINIMUM OF FIVE AND ONE-HALF (5.5) FEET OF FINAL EARTH GRADE COVER, TYPICAL.
 - WATER SERVICE METERING SHALL OCCUR AT THE POINT THE SERVICE LEAD ENTERS THE BUILDING.
 - A BOOSTER PUMP SHALL BE USED FOR BUILDINGS WATER SERVICE LEADS.
 - CONTACT CITY TO COORDINATE CONNECTION TO ASBESTOS CONCRETE WATERMAIN ON STIMSON STREET. CONNECTION MUST BE MADE BY A CITY APPROVED CONTRACTOR.
 - USE OF LINE STOPS IS REQUIRED WHERE EXISTING WATER.
 - MAINS CANNOT BE SUFFICIENTLY ISOLATED TO COMPLETE THE WORK. THE COST OF ANY LINE STOP INSTALLATION IS THE RESPONSIBILITY OF THE DEVELOPER/ANIDOR CONTRACTOR.
 - ANY EXISTING WATER MAIN THAT IS EXPOSED AS PART OF A NEW CONNECTION TO THE MAIN MAY REQUIRE ANCHORS TO BE INSTALLED PRIOR TO BACKFILLING. ENGINEERING WILL DETERMINE IF ANCHORS WILL BE REQUIRED AFTER EXISTING WATER MAINS ARE EXPOSED. THE COST OF THE ANCHORS AND INSTALLATION IS THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR.
 - ALL WATER MAINS AND SERVICE LEADS SHALL BE POLYWRAPPED PER ANN ARBOR STANDARDS, SEE STANDARD DETAIL SD-W-7 ON SHEET C-501.
 - WATER SERVICE METERING SHALL OCCUR AT THE POINT THE SERVICE LEADS ENTER THE BUILDING. NOTE THAT EACH WATER SERVICE WILL HAVE ONE WATER METER.
- SANITARY SERVICE**
- SANITARY SEWER IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANN ARBOR ENGINEERING DESIGN STANDARDS.
 - THE PROPOSED SANITARY SEWER LEAD SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED.
 - NO CONNECTION TO RECEIVING STORM WATER, SURFACE WATER OR GROUNDWATER SHALL BE MADE TO SANITARY SEWER.
 - NO FOOTING DRAINS SHALL BE CONNECTED TO THE BUILDING SANITARY SEWER.
 - THE INSTALLATION OF SANITARY LEAD AND TAP SHALL BE INSPECTED BY CITY STAFF.
 - ALL PVC SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
 - ALLOWABLE LEAKAGE FOR SANITARY SEWER INFILTRATION TESTING IS 100 GALLONS PER INCH DIAMETER OF PIPE PER MILE OF SEWER PER DAY.
- STORM WATER MANAGEMENT**
- STORM SEWER IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANN ARBOR ENGINEERING DESIGN STANDARDS.
 - AN AGREEMENT FOR OPERATION AND MAINTENANCE OF ALL DETENTION SYSTEMS MUST BE COMPLETED BY THE OWNER AND SUBMITTED TO THE CITY PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE CITY.
 - STORM WATER RUNOFF GENERATED BY THE PROPOSED SITE IMPROVEMENTS WILL BE DETAINED ON-SITE PER THE CITY OF ANN ARBOR REQUIREMENTS.
 - 12" STORM SEWER PIPE SHALL BE REINFORCED CONCRETE MEETING THE REQUIREMENTS OF ASTM C-76-08, UNLESS OTHERWISE NOTED. JOINTS SHALL BE TONGUE AND GROOVE PREMIUM JOINTS WITH RUBBER GASKETS.
 - 6" UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOCK, MEETING THE REQUIREMENTS OF AASHTO M-252 AND THE GEOTEXTILE SHALL MEET AASHTO M-88 REQUIREMENTS.
 - ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKETED JOINTS AND BOOT TYPE PIPE CONNECTIONS, CONFORMING TO ASTM C-93.
 - NO PART OF THE PRIVATE STORM SEWER STRUCTURES SHALL ENCRUCH INTO THE PUBLIC RIGHT-OF-WAY.
 - VERTICAL CONSTRUCTION CANNOT BEGIN UNTIL THE STORM WATER MANAGEMENT SYSTEM IS COMPLETED.
 - NO PRIVATE STORM SEWER SHALL BE LOCATED WITHIN THE RIGHT OF WAY.

NEDERVELD
 www.nederveld.com
 800.222.1868
 ANN ARBOR
 3037 Miller Rd.
 Ann Arbor, MI 48103
 Phone: 734.929.6963
 GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: (616) 575.5190
 HOLLAND
 730 Chicago Dr.
 Holland, MI 49423
 Phone: (616) 393.0449

PREPARED FOR:
 Southtown by 4M, LLC
 1919 S. Industrial Hwy
 Ann Arbor, MI 48104

REVISIONS:
 Title: Concept Design Package for OAC review
 Drawn: CB/OO Checked: JWR Date: 10.10.2025
 Title: Draft Site Plan for Pre-Submission meeting
 Drawn: CB/OO Checked: JWR Date: 10.31.2025
 Title: Site Plan Submittal
 Drawn: CB/OO Check: OON/BBC Date: 11.20.2025
 Title: Site Plan Resubmittal
 Drawn: CB/OO Check: OON/BBC Date: 01.21.2026
 Title: Site Plan Resubmittal #2
 Drawn: CB/OO Check: OON/BBC Date: 02.23.2026

SOUTHTOWN BY 4M
 Utility Plan
 Block surrounded by S. State, Henry, White, and Stimson Streets
 PART OF THE SOUTHWEST 1/4 OF SECTION 33, T2S, R9E,
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:
 OSAMA ODEH
 License No. 6201314905
 PROFESSIONAL ENGINEER
 State of Michigan
 PROJECT NO:
 21500282
 SHEET NO:
C-400

