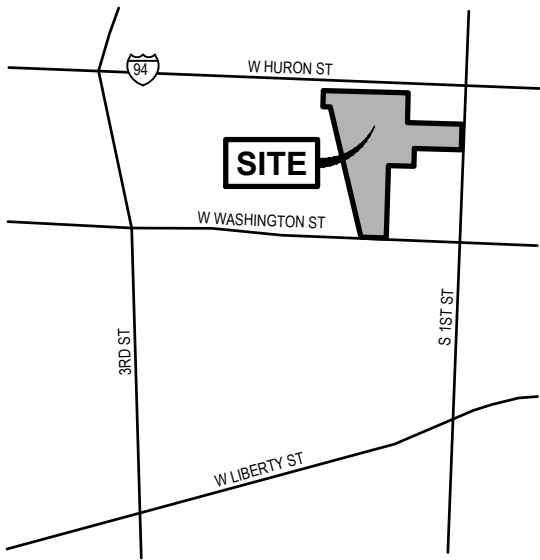




LOCATION MAP

NOT TO SCALE



DESIGN TEAM CONTACTS

APPLICANT / OWNER
TALBOT DEVELOPMENT
1235 LYONHURST STREET
BIRMINGHAM, MI 48009
P: 619.988.6435
ATTN: RYAN TALBOT

ARCHITECT
HOBBS + BLACK ARCHITECTS
100 N STATE ST
ANN ARBOR, MI 48104
P: 734.663.4189
ATTN: KREG NORGAARD

**ENGINEER / SURVEYOR /
LANDSCAPE ARCHITECT**
NEDERVELD, INC.
3037 MILLER RD.
ANN ARBOR, MI 48103
P: 734.929.6963
ATTN: BRANDON CHANEY

UTILITY CONTACTS

THE FOLLOWING UTILITIES ARE LOCATED IN OR NEAR THE RIGHT-OF-WAY FOR THIS PROJECT.
PUBLIC UTILITIES

CITY OF ANN ARBOR PUBLIC WORKS SERVICES UNIT			
PUBLIC WORKS	W.R. WHEELER SVC. CTR 4251 STONE SCHOOL RD. ANN ARBOR, MI 48108	734-794-6350	
SIGNS/SIGNALS/ STREETLIGHTS	W.R. WHEELER SVC. CTR 4251 STONE SCHOOL RD. ANN ARBOR, MI 48108	734-794-6361	
PRIVATE UTILITIES			
AT&T-PHONE	550 S. MAPLE RD. ANN ARBOR, MI 48103	734-996-2135	
DTE ENERGY-ELECTRIC	WESTERN WAYNE SERVICE CTR 8001 HAGGERTY RD. BELVILLE, MI 48111	734-397-4115	
COMCAST-CABLE	27800 FRANKLIN RD. SOUTHFIELD, MI 48034	313-999-8300	
DTE ENERGY-GAS	17150 ALLEN RD. MELVINDALE, MI 48122	313-701-1355	
MCI-PHONE	2400 NORTH GLENFIELD RICHARDSON, TX 75082	972-729-6016	

BENCHMARKS

BENCHMARK #300 ELEV. = 805.43 (NAVD88)
ARROW ON HYDRANT, LOCATED 160' +/- WEST OF FIRST STREET & 290' +/- SOUTH OF W. HURON STREET.

BENCHMARK #301 ELEV. = 815.24 (NAVD88)
BOLT ON NORTHEAST CORNER OF LIGHT POLE, LOCATED 2' +/- WEST OF FIRST STREET & 17' +/- SOUTH OF W. HURON STREET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FIRST STREET AND W. HURON STREET.

LEGAL DESCRIPTION (AS SURVEYED)

THE LAND IS DESCRIBED AS FOLLOWS: SITUATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN

PARCEL II

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, ASSESSOR'S PLAT NO. 3 IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 2 OF PLATS, PAGE 39, WASHTENAW COUNTY RECORDS; THENCE SOUTH ALONG THE WEST LINE OF FIRST STREET, 54.28 FEET; THENCE WESTERLY DEFLECTING 90°15' TO THE RIGHT, 85.47 FEET; THENCE SOUTHERLY DEFLECTING 90°15' TO THE LEFT, 78.49 FEET; THENCE WESTERLY DEFLECTING 90°15' TO THE RIGHT, 46.53 FEET; THENCE SOUTHERLY DEFLECTING 90°15' TO THE LEFT, 132.67 FEET TO THE NORTH LINE OF WASHINGTON STREET; THENCE WESTERLY ALONG SAID NORTH LINE, DEFLECTING 90°15' TO THE RIGHT, 46.0 FEET; THENCE NORTHWESTERLY DEFLECTING 75°19' TO THE RIGHT, 127.55 FEET; THENCE EASTERLY DEFLECTING 103°47' TO THE RIGHT, 9.0 FEET; THENCE NORTHERLY DEFLECTING 87°58' TO THE LEFT, 141.94 FEET TO THE SOUTH LINE OF HURON STREET; THENCE ALONG SAID SOUTH LINE, EASTERLY DEFLECTING 89°07' TO THE RIGHT, 198.33 FEET TO THE PLACE OF BEGINNING, BEING LOT 6 AND PART OF LOTS 1 AND 7, BLOCK 1, ASSESSOR'S PLAT NO. 3, IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND; BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, ASSESSOR'S PLAT NO. 3 IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 2 OF PLATS, PAGE 39, WASHTENAW COUNTY RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF FIRST STREET, 54.28 FEET; THENCE WESTERLY DEFLECTING 90°15' TO THE RIGHT, 100.10 FEET ALONG THE SOUTH LINE OF LOT 1 OF SAID PLAT AND ITS WESTERLY EXTENSION; THENCE NORTHERLY DEFLECTING 89°45' TO THE RIGHT, 54.28 FEET ALONG A LINE BETWEEN TWO CONTIGUOUS BRICK WALLS; THENCE EASTERLY DEFLECTING 90°15' TO THE RIGHT, 100.10 FEET ALONG THE SOUTH LINE OF HURON STREET TO THE PLACE OF BEGINNING, BEING LOT 1 AND PART OF LOT 7, BLOCK 1, ASSESSOR'S PLAT NO. 3 IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN.

PARCEL III

LOT 2 AND THE SOUTH 2 INCHES OF LOT 1, BLOCK 1, ASSESSOR'S PLAT NO. 3 IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 2 OF PLATS, PAGE 39, WASHTENAW COUNTY RECORDS.

PARCEL IV

LOT 8 AND THE WEST 2.8 FEET OF LOT 7, BLOCK 1, ASSESSOR'S PLAT NO. 3 IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 2 OF PLATS, PAGE 39, WASHTENAW COUNTY RECORDS.

315 W HURON

CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

PUD SITE PLAN



SITE RENDERING (PREPARED BY H+B)

SCALE: NTS

DEVELOPMENT SUMMARY & COMPARISON CHART

SITE COMPARISON CHART				
REQUIRED (CURRENT ZONING)		EXISTING	PROPOSED (SUPPLEMENT REGULATIONS)	PROPOSED (SITE SPECIFIC)
BASE ZONING				
ZONING CLASSIFICATION	D2 - DOWNTOWN INTERFACE	D2 - DOWNTOWN INTERFACE	PUD	PUD
LOT AREA	NONE	0.84 ACRES (36,793 SQ.FT.)	MEET D2 ZONING REGULATIONS	TOTAL: 0.84 ACRES (36,793 SQ.FT.)
OPEN SPACE	MIN. OF 10% OF THE LOT AREA	685 SQ.FT. (1.9%)	MEET D2 ZONING REGULATIONS	3,705 SQ.FT. (10%)
BUILDING				
RESIDENTIAL				
DWELLING UNITS	NONE	NONE	NA	285 UNITS
AFFORDABLE UNITS	NONE	100%	15% OF UNITS MIN.	15% (43 UNITS)
NON-RESIDENTIAL				
RESTAURANT/BAR	NONE	5,400 SQ.FT.	MEET D2 ZONING REGULATIONS	1,000 SQ.FT. (COFFEE SHOP) 3,500 SQ.FT. (ROOFTOP BAR) 4,500 SQ.FT. (TOTAL)
BUILDING COVERAGE	80% MAX.	82.9%	MEET D2 ZONING REGULATIONS	78%
TOTAL AREA OF ALL FLOORS	NA	~60,990 SQ.FT.	NA	205,930 SQ.FT.
FLOOR AREA	NA	~30,495 SQ.FT.	NA	2,034 SQ.FT. GROUND FLOOR (ENCLOSED AREA)
FLOOR AREA RATIO	NONE	~166%	MEET D2 ZONING REGULATIONS	550%
CHARACTER OVERLAY DISTRICT				
DISTRICT	FIRST STREET	FIRST STREET	FIRST STREET	FIRST STREET
SETBACKS (FRONT, SIDE & REAR)	FRONT YARD (PRIMARY STREET): 1 FT. MAX. FRONT YARD (SECONDARY STREET): 10 FT. MAX. STREET WALL OFFSET: 5 FT. AVERAGE SIDE YARD: ZERO (0) FT. REAR YARD: ZERO (0) FT. 60 FT. MAX.	FRONT YARD - PRIMARY ST (HURON): 0 FT FRONT YARD - SECONDARY ST (FIRST): 0 FT FRONT YARD - SECONDARY ST (WASHINGTON): 108 FT REAR YARD (WEST): 0 FT	MEET D2 ZONING REGULATIONS	FRONT YARD - PRIMARY ST (HURON): 0 FT FRONT YARD - SECONDARY ST (FIRST): 0 FT FRONT YARD - SECONDARY ST (WASHINGTON ON): 2.3 FT REAR YARD (WEST): 0.3 FT.
BUILDING HEIGHT	24 FT. (2 STORIES) MIN.	2 STORIES (~30 FT.)	130 FT. MAX.	10 STORIES + GROUND FLOOR TOTAL HEIGHT: 130 FT.
STREET WALL HEIGHT	STORIES: 3 MAX. / 2 MIN.	2 STORIES	4 STORIES	4 STORIES
BUILDING HEIGHT BONUS	HEIGHT LIMITS MAY BE INCREASED BY UP TO 30%	NA	NONE	NA
MAX BUILDING MODULE LENGTH	66 FT. MAX	NA	MEET D2 ZONING REGULATIONS	66 FT.
PARKING				
OFF-STREET PARKING	NONE	18 SPACES	MEET D2 ZONING REGULATIONS	REGULAR PARKING SPACES = 62 SPACES COMPACT PARKING SPACES = 33 SPACES TOTAL PARKING SPACES = 95 SPACES
BICYCLE PARKING	RESIDENTIAL CLASS A: ONE (1) SPACE PER 5 DWELLING UNITS 285 / 5 = 57 CLASS A SPACES CLASS C: ONE (1) SPACE PER 25 DWELLING UNITS 285 UNITS / 25 = 12 CLASS C SPACES NON-RESIDENTIAL CLASS C: ONE (1) SPACE PER 10,000 SF 4,500 SF / 10,000 SF = 1 CLASS C SPACE	4 CLASS-C SPACES	MEET D2 ZONING REGULATIONS	CLASS A: 58 SPACES CLASS B: 30 SPACES CLASS C: 4 SPACES
EV PARKING	90% OF PARKING SPACES SHALL BE EV-C 10% OF PARKING SPACES SHALL BE EV-I	NONE	MEET D2 ZONING REGULATIONS	90% EV-C = 86 SPACES 10% EV-I = 9 SPACES

SHEET INDEX

CIVIL PLANS:		ARCHITECTURAL PLANS:	
COVER SHEET	C-100	GROUND FLOOR	A-1
ALTA SURVEY/EXISTING CONDITIONS PLAN	AL	FIRST FLOOR	A-2
ALTERNATIVE ANALYSIS	C-200	SECOND - NINTH FLOOR	A-3
NATURAL FEATURES PLAN	C-201	TENTH FLOOR & ROOF PLAN	A-4
EXISTING SOILS INFORMATION	C-202	BUILDING SECTIONS	A-5
DEMOLITION PLAN	C-203	NORTH & SOUTH ELEVATIONS	A-6
SITE LAYOUT PLAN GROUND FLOOR	C-205	EAST & WEST ELEVATIONS	A-7
SITE LAYOUT PLAN FIRST FLOOR	C-206	PERSPECTIVES	A-8
FIRE PROTECTION PLAN	C-207		
SOLID WASTE ACCESS PLAN	C-208		
S.E.S.C. & GRADING PLAN	C-300		
UTILITY PLAN	C-400		
STORMWATER MANAGEMENT CALCULATIONS	C-401		
STORMWATER MANAGEMENT DETAILS	C-402		
STORM DETAILS & SANITARY CALCULATIONS	C-403		
DETAILS AND SPECIFICATIONS	C-500		
DETAILS AND SPECIFICATIONS	C-501		
LANDSCAPE PLAN	L-100		
DDA STREETScape DETAILS	1 OF 2		
DDA STREETScape DETAILS	2 OF 2		
PHOTOMETRIC PLAN GROUND FLOOR	1 OF 2		
PHOTOMETRIC PLAN GROUND FLOOR	2 OF 2		
PHOTOMETRIC PLAN FIRST FLOOR	1 OF 2		
PHOTOMETRIC PLAN FIRST FLOOR	2 OF 2		

SITE SUMMARY NOTES

A. PETITION FOR SITE PLAN

THE FOLLOWING PUD SITE PLAN PETITION IS FOR CITY COUNCIL APPROVAL. TYPE 1 CITIZEN PARTICIPATION NOTIFICATION IS REQUIRED. RECOMMENDATION FROM PLANNING & DEVELOPMENT SERVICES IS REQUIRED. NO ANNEXATION PETITIONS, REZONING PETITIONS, SPECIAL EXCEPTION USES, PLANNED PROJECT MODIFICATIONS, VARIANCE REQUESTS, OR LANDSCAPE MODIFICATIONS ARE REQUIRED. APPROVAL OF A PUD DISTRICT IS REQUIRED. PROPOSED SUPPLEMENTAL REGULATIONS ARE PROVIDED IN THE DEVELOPMENT SUMMARY AND COMPARISON CHART.

B. DEVELOPMENT PROGRAM

I. DESCRIPTION:
THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A FULLY ELECTRIC, 10-STORY MIXED-USE DEVELOPMENT THAT FEATURES 285 UNITS, A COFFEE SHOP (RETAIL), A ROOFTOP BAR, AND AMENITY SPACES. THE GROUND FLOOR IS MOSTLY COMPRISED OF COVERED PARKING, INCLUDING EV CHARGING, WITH ACCESS FROM WASHINGTON. THE FIRST FLOOR WILL HAVE ADDITIONAL COVERED PARKING, AND COFFEE/RETAIL SPACE WITH ACCESS FROM FIRST STREET. FLOORS 1-10 WILL CONTAIN A MIXTURE OF STUDIO, ONE & TWO BEDROOMS, WITH 15% OF THE UNITS BEING 60% AMI AFFORDABLE HOUSING. THE TENTH FLOOR WILL ALSO HAVE SPACE FOR A ROOFTOP BAR. ACCESS TO THE ROOFTOP BAR WILL BE PROVIDED VIA A DEDICATED ENTRANCE OFF FIRST STREET LEADING TO A FIRST-FLOOR RECEPTION LOBBY/BAR AREA WHERE PATRONS MAY GATHER WHILE WAITING FOR ENTRY TO THE ROOFTOP.

II. PROPOSED PHASING & PROBABLY CONSTRUCTION COSTS:
THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE, BEGIN ONCE APPROVALS ARE SECURED. THE ESTIMATED CONSTRUCTION COSTS IS ±\$70,000,000.

III. STATEMENT OF LAND INTEREST:
PROPERTIES ARE UNDER CONTRACT WITH THE APPLICANT - TALBOT DEVELOPMENT

C. COMMUNITY ANALYSIS

I. IMPACT OF PROPOSED DEVELOPMENT ON AREA SCHOOLS:
THERE WILL BE NO ANTICIPATED NEGATIVE IMPACTS ON PUBLIC ELEMENTARY OR HIGH SCHOOLS. ADDITIONAL TAX REVENUE WILL BE GENERATED AS A RESULT OF THIS PROJECT.

II. RELATIONSHIP OF INTENDED USE TO NEIGHBORING USES:
RESIDENTS ARE LIKELY TO PATRONIZE NEARBY COMMERCIAL AND ENTERTAINMENT LOCATIONS INCLUDING RESTAURANTS, BARS, THEATRES, AND UNIVERSITY RELATED FACILITIES.

III. IMPACT OF ADJACENT USES ON THE PROPOSED DEVELOPMENT:
NO IMPACTS FROM ADJACENT USES ARE ANTICIPATED.

IV. IMPACT OF PROPOSED DEVELOPMENT ON AIR AND WATER QUALITY, AND ON THE EXISTING NATURAL FEATURES OF THE SITE AND NEIGHBORING SITES:

a. THERE WILL BE NO NEGATIVE IMPACT TO AIR QUALITY.
b. THE PARCEL IS CURRENTLY DEVELOPED AND HAS NO STORM WATER DETENTION FACILITIES. THE PROPOSED STORM WATER DETENTION SYSTEM IMPROVEMENTS ARE DESIGNED TO PRE-TREAT, DETAIN, AND RELEASE THE RUNOFF INTO THE PUBLIC STORM SEWER AT A CONTROLLED RATE. WATER QUALITY CONTROLS WILL BE IMPLEMENTED TO ENSURE THAT RUNOFF DURING CONSTRUCTION IS CONTROLLED AND MANAGED.
c. THERE ARE NO LANDMARK TREES, ENDANGERED SPECIES HABITATS, WATER COURSES, WETLANDS, STEEP SLOPES, OR WOODLANDS ON THE SITE. THERE IS FEMA MAPPED FLOODPLAIN ON THE PROJECT SITE THAT WILL REQUIRE MINOR MITIGATION.

V. IMPACT OF THE PROPOSED USE ON HISTORIC SITES/STRUCTURES:
NO HISTORIC STRUCTURES EXIST ON-SITE. THE SITE ITSELF IS NOT HISTORIC.

VI. TRAFFIC STATEMENT:
A MULTI-MODAL TRAFFIC IMPACT ANALYSIS (MTIA) IS REQUIRED AND PROVIDED.

VII. PUBLIC SIDEWALK MAINTENANCE STATEMENT
PUBLIC SIDEWALK WILL BE INSTALLED ALONG THE W. HURON, N. FIRST STREET AND W. WASHINGTON ROAD FRONTAGES. 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 THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

VIII. NATURAL FEATURES GENERAL DESCRIPTION AND IMPACTS:
a. THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS ON THE SITE.
b. THERE ARE FEMA MAPPED 100-YEAR FLOODPLAINS ON-SITE. REFER TO SHEET C-201 FOR DETAIL.
c. THERE ARE NO LANDMARK TREES ON THE SITE.
d. THERE ARE NON-LANDMARK TREES ON THE SITE, AND ADDITIONAL NON-REGULATED TREES IMMEDIATELY ADJACENT TO THE SITE. SEE THE SHEET C-201 FOR DETAIL.
e. THERE ARE NO WOODLANDS ON THE SITE.
f. THERE ARE NO STEEP SLOPES ON THE SITE.
g. THERE ARE NO WATER COURSES ON THE SITE.
h. THERE ARE NO WETLANDS ON THE SITE.

D. DESIGN STATEMENT

THE PROPOSED 10-STORY MULTI-FAMILY DEVELOPMENT AT 315 W HURON STREET IS DESIGNED TO BE CONSISTENT WITH THE CITY OF ANN ARBOR DOWNTOWN DESIGN GUIDELINES AND THE FIRST STREET CHARACTER OVERLAY DISTRICT BY REINFORCING THE PEDESTRIAN-ORIENTED CHARACTER AND URBAN FABRIC OF DOWNTOWN. THE BUILDING MASS IS ARTICULATED THROUGHOUT THE BUILDING'S FACADE. MATERIAL CHANGES ARE INCORPORATED, AND UPPER-LEVEL SETBACKS ARE PROVIDED TO REDUCE PERCEIVED SCALE. A TRANSPARENT AND ACTIVATED FIRST FLOOR WITH CLEARLY DEFINED ENTRANCES ENHANCES THE STREETScape AND SUPPORTS AN ENGAGING PEDESTRIAN EXPERIENCE ALONG FIRST STREET. HIGH-QUALITY, DURABLE MATERIALS AND A WELL-PROPORTIONED FENESTRATION PATTERNS PROVIDE VISUAL INTEREST AND LONG-TERM ARCHITECTURAL INTEGRITY. OVERALL, THE PROJECT CONTRIBUTES POSITIVELY TO THE PUBLIC WHILE REFLECTING THE GUIDELINES' GOALS FOR CONTEXTUAL, HUMAN-SCALED, AND DESIGN-FORWARD DOWNTOWN DEVELOPMENT.

E. PUBLIC PARK PLANNING

THE DEVELOPMENT TEAM HAS AGREED TO CONTRIBUTE FUNDS TOWARD THE CITY OF ANN ARBOR'S PUBLIC PARKLANDS TO IMPROVE THE SURROUNDING NEIGHBORHOOD PARKS. FUNDS WILL BE PROVIDED AT THE FOLLOWING RATE:
280 DWELLING UNITS x 0.125 ACRES x \$50,000/ACRE = \$175,000



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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 "PLAN" 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.



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: 616.375.5190

HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.353.0449

PREPARED FOR:

Talbot Development
Ryan Talbot

1235 Lyonhurst Street
Birmingham, MI 48009

REVISIONS:

Title: Preliminary Site Plan Submittal	Drawn: COB/CB	Checked: COB/CB	Date: 7/2/2025
Title: Site Plan Submittal	Drawn: COB/CB	Checked: COB/CB	Date: 7/24/2025
Title: PUD Site Plan Submittal	Drawn: COB/CB	Checked: COB/CB	Date: 2/12/2026
Title: PUD Site Plan Resubmittal	Drawn: COB/CB	Checked: COB/CB	Date: 4/15/2026

315 W HURON

Cover Sheet

SEAL:



PROJECT NO:

25500084

SHEET NO:

C-100

A	Building 2.5' North & 0.1' East of Parcel Line
B	Building 2.1' North of Parcel Line
C	Building 1.2' North of Parcel Line
D	Building 0.4' North & 0.3' East of Parcel Line
E	Building 0.6' North of Parcel Line
F	Building 1.0' North & 0.1' East of Parcel Line
G	Building 8.8' West of Parcel Line
H	Building 0.2' West of Parcel Line

- | | | | |
|---|--------------------------|---|---|
|  | Iron - Found as noted |  | Phone Riser |
|  | Bollard |  | Sign |
|  | Catch Basin - Round |  | Sanitary Manhole |
|  | Catch Basin - Square |  | Transformer |
|  | Cleanout |  | Water Manhole |
|  | Control Point Benchmark |  | Water Valve |
|  | Electric Meter |  | Cable TV Line |
|  | Electric Manhole |  | Electric Underground Line |
|  | Electric Riser |  | Gas Line |
|  | Gas Meter |  | Overhead Utility |
|  | Gas Valve |  | Railroad Line |
|  | Guy Anchor |  | Sanitary |
|  | Handhole |  | Proposed Utility Trunking Improvement - Plan CHM Job No. 0028-24-0010-1 |
|  | Hydrant |  | Storm Line |
|  | Irrigation Control Valve |  | Underground Telephone |
|  | Light Pole |  | Watermain |
|  | Mailbox |  | Asphalt |
|  | Miss Dig Flag - Cable |  | Brick Hatch |
|  | Miss Dig Flag - Electric |  | Existing Building |
|  | Miss Dig Flag - Water |  | Concrete |
|  | Manhole |  | Measured |
|  | Parking Meter |  | Platted |
|  | Utility Pole |  | Described |
| | |  | Property Line |

To ATA National Title Group, LLC; Stewart Title Guaranty Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 10, 11(a), 13, & 16 of Table A thereof. The fieldwork was completed on February 27, 2025.

Date of Plat or Map: February 27, 2025

Brandon G. Parrent
Professional Surveyor No. 400106309
Nederveld, Inc.
bparrent@nederveld.com

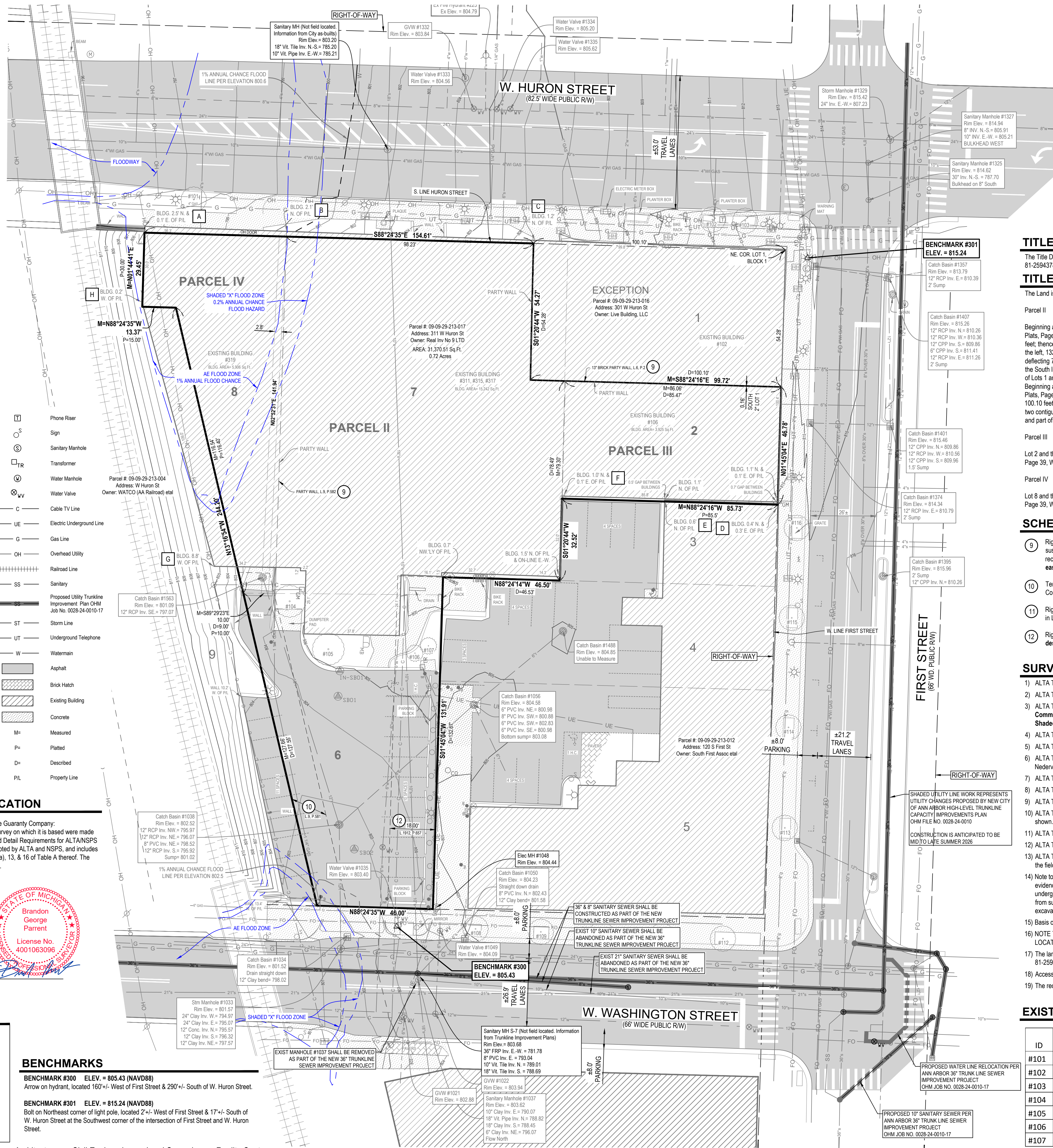


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NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE
OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE
CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL
UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

BENCHMARK #300 ELEV. = 805.43 (NAVD88)
Arrow on hydrant, located 160'+/- West of First Street & 290'+/- South of W. Huron Street.

BENCHMARK #301 ELEV. = 815.24 (NAVD88)
Bolt on Northeast corner of light pole, located 2' +/- West of First Street & 17' +/- South of W. Huron Street at the Southwest corner of the intersection of First Street and W. Huron Street.



The Title Description and Schedule B items hereon are from ATA National Title Group, LLC (underwritten by Stewart Title Guaranty Company), File No 81-25943789-ANN, dated February 14, 2025.

The Land is described as follows: Situated in the City of Ann Arbor, County of Washtenaw, State of Michigan

Parcel II

Beginning at the Northeast corner of Lot 1, Block 1, Assessor's Plat No. 3, in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Pages 39, Washtenaw County Records; thence South along the West line of First Street, 54.28 feet; thence Westerly deflection 90° 15' to the right, 85.47 feet; thence Southerly deflection 105° 15' to the left, 78.43 feet; thence Westerly deflection 90° 15' to the right, 46.53 feet; thence Southerly deflection 90° 15' to the right, 100.10 feet; thence Northerly deflection 90° 15' to the left, 46.53 feet; thence Westerly deflection 90° 15' to the right, 85.47 feet; thence Southerly deflection 90° 15' to the right, 85.47 feet; thence Westerly deflection 90° 15' to the right, 9.00 feet; thence Northerly deflection 87° 58' to the left, 94.4 feet; thence Southerly deflection 90° 15' to the right, 138.33 feet to the place of beginning, being Lot 6 and part of Lots 1 and 7, Block 1, Assessor's Plat No. 3, in the City of Ann Arbor, Washtenaw County, Michigan, excepting therefrom the following described land; Beginning at the Northeast corner of Lot 1, Block 1, Assessor's Plat No. 3, in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Pages 39, Washtenaw County Records; thence Southerly along the West line of First Street, 54.28 feet; thence Westerly deflection 90° 15' to the right, 85.47 feet; thence Southerly deflection 90° 15' to the right, 100.10 feet; thence Northerly deflection 90° 15' to the left, 46.53 feet; thence Westerly deflection 90° 15' to the right, 85.47 feet; thence Southerly deflection 90° 15' to the right, 85.47 feet; thence Westerly deflection 90° 15' to the right, 9.00 feet; thence Northerly deflection 87° 58' to the left, 94.4 feet; thence Southerly deflection 90° 15' to the right, 138.33 feet to the place of beginning, being Lot 6 and part of Lots 1 and 7, Block 1, Assessor's Plat No. 3, in the City of Ann Arbor, Washtenaw County, Michigan.

Parcel II

Lot 2 and the South 2 inches of Lot 1, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats Page 39, Washtenaw County Records.

Parcel IV

Lot 8 and the West 2.8 feet of Lot 7, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats Page 39, Washtenaw County Records.

9 Rights of adjoining owners in any party walls and rights in common with such owner in the roof, chimneys, fixtures or other appurtenances which are susceptible of common use, together with all liability for maintenance, repair and damage that common use entails, as disclosed by instrument recorded in Liber 6 of Miscellaneous Records, Page 2 and in Liber 9 of Miscellaneous Records, Page 582, Washtenaw County Records. **The easement described in this document is shown on this survey.**

10 Terms, conditions and provisions which are recited in Easement Agreement recorded in Liber 9 of Miscellaneous Records, Page 581, Washtenaw County Records. **The easement described in this document is shown on this survey.**

11 Right of Way for sewer purposes vested in the City of Ann Arbor by instrument recorded in Liber 128, Page 284 and modified by instrument recorded in Liber 1959, Page 686, Washtenaw County Records. **The easement described in this document is a blanket easement over Parcel II.**

12 Right of Way vested in The Detroit Edison Company by instrument recorded in Liber 1912, Page 657, Washtenaw County Records. **The easement described in this document is shown on this survey.**

- 4) ALTA TABLE "A" ITEM NO. 1 - Existing and placed monuments at all major corners of the boundary of the property have been shown.
- 5) ALTA TABLE "A" ITEM NO. 2 - Address of the surveyed property is 3151 W. Huron Street, Ann Arbor, MI 48103.
- 6) ALTA TABLE "A" ITEM NO. 3 - Flood Zone Classification: **An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260213, Map Number 2611C0242E, with an Effective Date of April 3, 2012, shows this parcel to be located in Zones AE, Shaded X, & X (subject to map scale uncertainty).**
- 7) ALTA TABLE "A" ITEM NO. 4 - **Gross Land Area: 31,370.51 Square Feet / 0.72 Acres**
- 8) ALTA TABLE "A" ITEM NO. 5 - Vertical relief shown per ground survey at 1' contour interval, NAVD83 Datum.
- 9) ALTA TABLE "A" ITEM NO. 6(a) - A zoning letter or report has not been provided to the surveyor at this time. Zoning is shown per research performed by Nederveld. See "Zoning Information".
- 10) ALTA TABLE "A" ITEM NO. 7(a) - **Exterior dimensions of all permanent buildings at ground level have been shown.**
- 11) ALTA TABLE "A" ITEM NO. 7(b)(1) - **Total Building Area: 25,073 Square Feet**
- 12) ALTA TABLE "A" ITEM NO. 8 - Substantial features observed in the process of conducting fieldwork have been shown.
- 13) ALTA TABLE "A" ITEM NO. 10 - Division or party walls with respect to adjoining properties observed in the process of conducting fieldwork have been shown.
- 14) ALTA TABLE "A" ITEM NO. 11(a) - See Note 14 below.
- 15) ALTA TABLE "A" ITEM NO. 13 - Names of adjoining owners have been shown according to current tax records.
- 16) ALTA TABLE "A" ITEM NO. 16 - Evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork. **None observed.**
- 17) Note to the client, insurer, and lender - With regard to Table A, Item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.5.1, to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 18) Basis of Bearing: NAD83 Michigan State Planes, South Zone, International Foot
- 19) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 20) The land shown in this survey is the same as that described in ATATA National Title Group, LLC (underwritten by Stewart Title Guaranty Company), File No: 81-25943789-ANN, dated February 14, 2023.
- 21) Access to property is from W. Huron Street, W. Washington Street, and First Street, public right-of-ways.
- 22) The record description of property mathematically closes with no gaps, corners or overlaps.

	Size (In.)	Common Name	Scientific Name	Landmark (X)	Invasive (X)	Removal (X)
#101	3"	Paperbark Maple	Acer glabrum			X
#102	4"	Japanese Lilac Tree	Syringa reticulata			X
#103	4"	Japanese Lilac Tree	Syringa reticulata			X
#104	9"	Crabapple	Malus spp.			X
#105	7"	Crabapple	Malus spp.			X
#106	4"	Eastern Redcedar	Juniperus virginiana			X
#107	3"	Eastern Redcedar	Juniperus virginiana			X

Talbot Development
Ryan Talbot

Title: Preliminary Site Plan Submittal
Drawn: OO/BC/CB Checked: OO/BC Date: 7/2/2025

Title: Site Plan Submittal
Drawn: OO/BC/CB Checked: OO/BC Date: 7/24/2025

Title: PUD Site Plan Submittal
Drawn: OO/BC/CB Checked: OO/BC Date: 2/12/2026

Title: PUD Site Plan Resubmittal
Drawn: OO/BC/CB Checked: OO/BC Date: 4/15/2026

315 W HURON
ALTA Survey/Existing Conditions Plan

SEAL:

PROJECT NO:
25500084

SHEET NO:

AL

PREPARED FOR:
Talbot Development
Ryan Talbot

1235 Lyonhurst Street
Birmingham, MI 48009

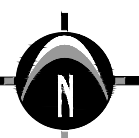
REVISIONS:

Title: Preliminary Site Plan Submittal			
Drawn: OO/BC/CB	Checked: OO/BC	Date: 7/2/2025	
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Drawn: OO/BC/CB	Checked: OO/BC	Date: 4/15/2026	



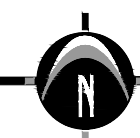
ALT. OP. 1 - UNDER 120' HEIGHT
LEVELS: PARKING, +10 FULL LEVELS ABOVE
PARKING: 67 SPOTS, FF ELEVATION 803
UNITS: GROUND LEVEL (20 UNITS)
LEVELS 2-10 (30 UNITS PER LEVEL) = 270 UNITS
290 TOTAL UNITS

DESIGN ALTERNATIVE - OPTION 1



ALT. OP. 2 - UNDER 120' HEIGHT
LEVELS: PARKING, +10 FULL LEVELS ABOVE
PARKING: 67 SPOTS, FF ELEVATION 803
UNITS: GROUND LEVEL (20 UNITS)
LEVELS 2-10 (35 UNITS PER LEVEL) = 315 UNITS
335 TOTAL UNITS

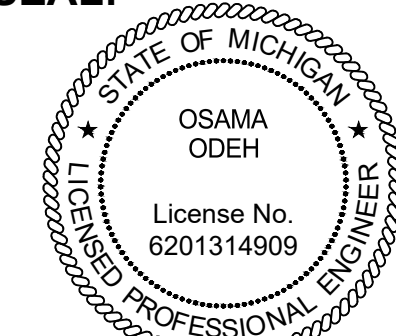
DESIGN ALTERNATIVE - OPTION 2



315 W HURON

Alternative Analysis

315 W. Huron Street, Ann Arbor, MI 48103
PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R6E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL: 

Osame Odeh

PROJECT NO:
25500084

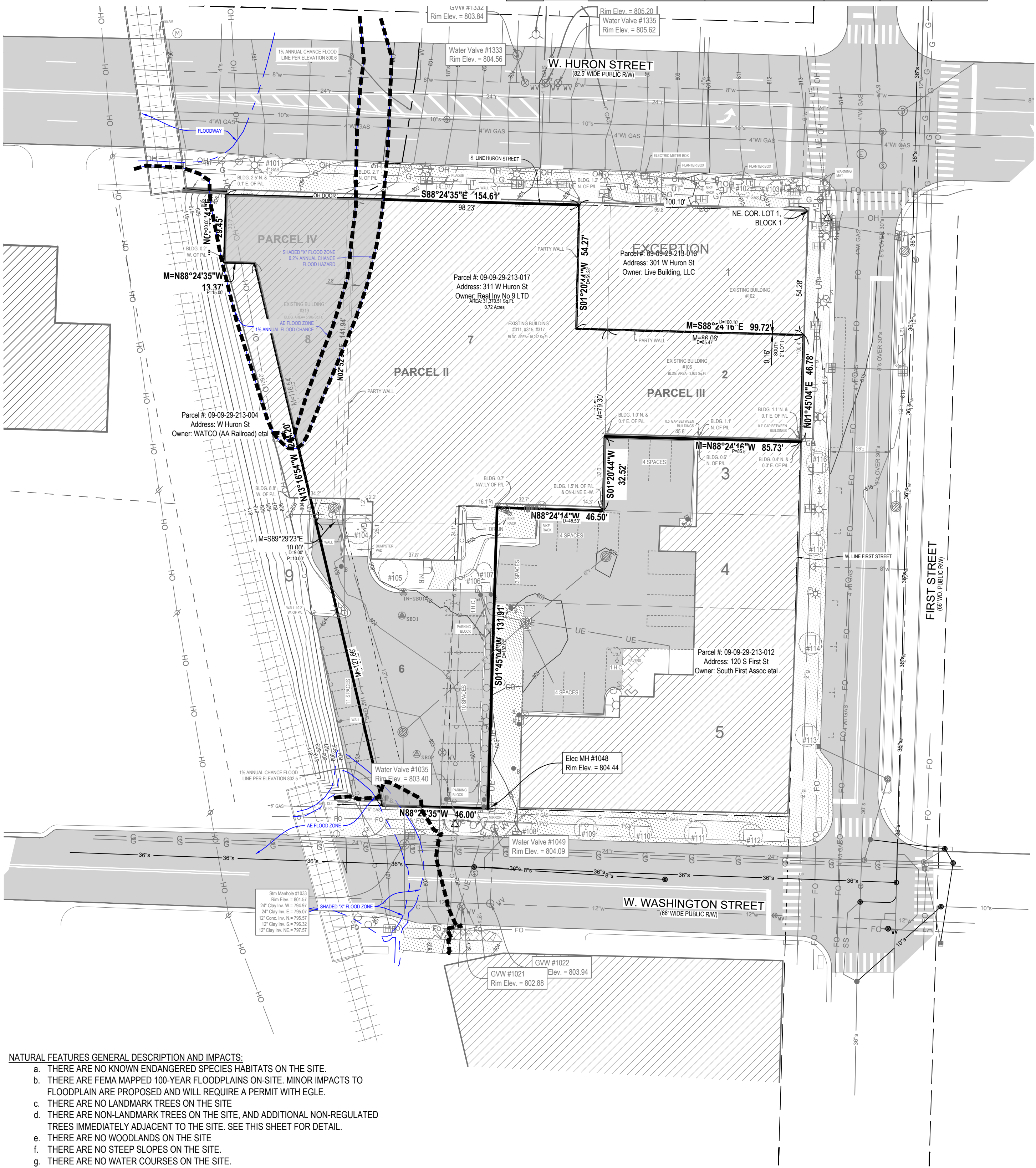
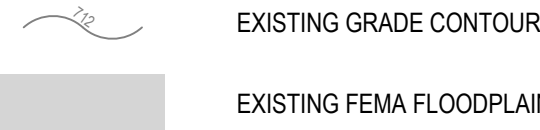
SHEET NO:
C-200

EXISTING TREE TABLE

ID	Size (In.)	Common Name	Scientific Name	Landmark (X)	Invasive (X)	Removal (X)
#101	3"	Paperbark Maple	Acer griseum			X
#102	4"	Japanese Lilac Tree	Syringa reticulata			X
#103	4"	Japanese Lilac Tree	Syringa reticulata			X
#104	9"	Crabapple	Malus spp.			X
#105	7"	Crabapple	Malus spp.			X
#106	4"	Eastern Redcedar	Juniperus virginiana			X
#107	3"	Eastern Redcedar	Juniperus virginiana			X
#108	13"	Callery Pear	Pyrus calleryana		X	

ID	Size (In.)	Common Name	Scientific Name	Landmark (X)	Invasive (X)	Removal (X)
#109	13"	Callery Pear	Pyrus calleryana			X
#110	13"	Callery Pear	Pyrus calleryana			X
#111	3"	Amur Maackia	Maackia amuensis			
#112	8"	Callery Pear	Pyrus calleryana		X	
#113	3"	Autumn Blaze Maple	Acer x freemanii 'Autumn Blaze'			
#114	3"	Autumn Blaze Maple	Acer x freemanii 'Autumn Blaze'			
#115	3"	Autumn Blaze Maple	Acer x freemanii 'Autumn Blaze'			
#116	3"	Shademaster Honeylocust	Gleditsia triacanthos 'Shademaster'			

LEGEND

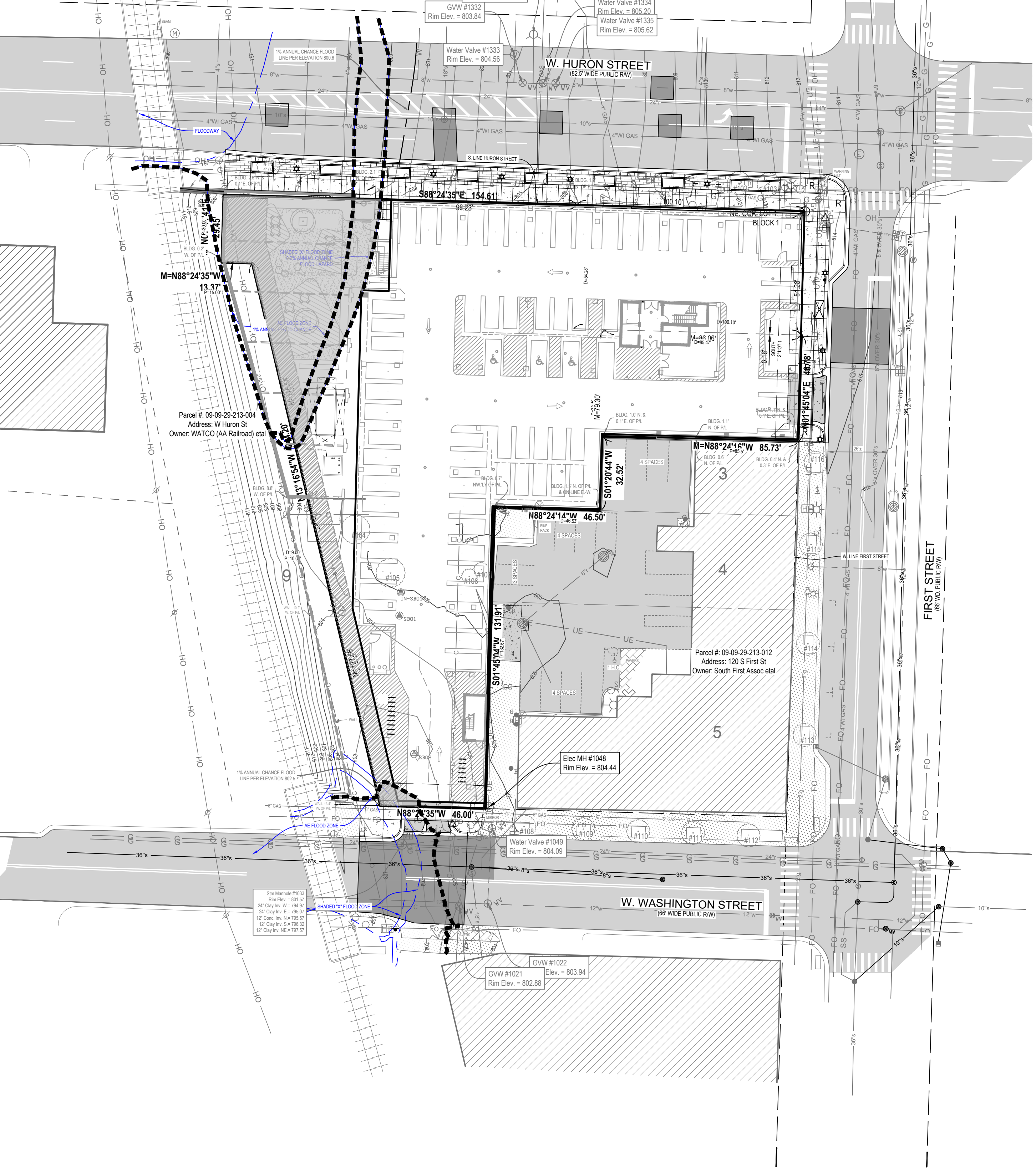


NATURAL FEATURES GENERAL DESCRIPTION AND IMPACTS:

- THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS ON THE SITE.
- THERE ARE FEMA MAPPED 100-YEAR FLOODPLAINS ON-SITE. MINOR IMPACTS TO FLOODPLAIN ARE PROPOSED AND WILL REQUIRE A PERMIT WITH EGLE.
- THERE ARE NO LANDMARK TREES ON THE SITE
- THERE ARE NON-LANDMARK TREES ON THE SITE, AND ADDITIONAL NON-REGULATED TREES IMMEDIATELY ADJACENT TO THE SITE. SEE THIS SHEET FOR DETAIL.
- THERE ARE NO WOODLANDS ON THE SITE.
- THERE ARE NO STEEP SLOPES ON THE SITE.
- THERE ARE NO WATER COURSES ON THE SITE.
- THERE ARE NO WETLANDS ON THE SITE.

NATURAL FEATURES ANALYSIS

SCALE: 1" = 30'



NATURAL FEATURES OVERLAY

SCALE: 1" = 30'

NEDERVELD
www.nederveld.com
800.222.1868
ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.928.6963
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:

Talbot Development
Ryan Talbot

1235 Lyonhurst Street
Birmingham, MI 48009

REVISIONS:

Title: Preliminary Site Plan Submittal	Drawn: COB/CB	Checked: COB/CB	Date: 7/2/2025
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Title: PUD Site Plan Resubmittal	Drawn: COB/CB	Checked: COB/CB	Date: 4/15/2026

315 W HURON

Natural Features Plan

315 W. Huron Street, Ann Arbor, MI 48103
PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R9E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:



Osama Odeh

PROJECT NO:

25500084

SHEET NO:

C-201

1235 Lyonhurst Street
Birmingham, MI 48009

Title: Preliminary Site Plan Submittal		
Drawn: OO/BC/CB	Checked: OO/BC	Date: 7/2/2025
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Drawn: OO/BC/CB	Checked: OO/BC	Date: 2/12/2026
Title: PUD Site Plan Resubmittal		
Drawn: OO/BC/CB	Checked: OO/BC	Date: 4/15/2026

Project:	Proposed Huron Street Mixed-Use Development Job No.:		253434
Location of Project:	Ann Arbor, MI	Boring No.	IN-B-01
Description of Soil:	Brown Sand	Depth of Test (in):	84
Tested By:	Demetrio Salinas	Date of Testing:	6/12/2025
Casing Diameter (in):	4	Casing Embedment (in):	7
Initial Head of Water (in):	12	Pre-Soak Time (min):	30

Reading no.	Trial 1		Trial 2		Trial 3	
	Elapsed Time (min)	Depth Reading (m)	Elapsed Time (min)	Depth Reading (m)	Elapsed Time (min)	Depth Reading (m)
1	0	12	0	12	0	12
2	1	11 3/16	1	11 3/16	1	11 3/16
3	3	10 5/16	3	10 5/16	3	10 5/16
4	6	9 8/16	6	9 8/16	6	9 8/16
5	8	8 12/16	8	8 12/16	8	8 12/16
6	10	8 1/16	10	8 1/16	10	8 1/16
7	12	7 1/16	12	7 1/16	12	7 1/16
8	14	6 12/16	14	6 12/16	14	6 10/16
9	16	6 2/16	16	6 2/16	16	5 14/16
10	18	5 8/16	18	6 0/16	18	5 30/16
11	20	5 1/16	20	4 13/16	20	4 7/16
12	22	4 9/16	22	4 1/16	22	3 13/16
13	24	4 1/16	24	3 13/16	24	3 1/16

Reading No.	Trial 1		Trial 2		Trial 3	
	Infiltration Rate (in/hr)	Infiltration Rate (in/hr)	Infiltration Rate (in/hr)	Infiltration Rate (in/hr)	Infiltration Rate (in/hr)	Infiltration Rate (in/hr)
1	25.2	25.2	25.2	25.2	25.2	25.2
2	25.2	25.2	25.2	25.2	25.2	25.2
3	25.2	25.2	25.2	25.2	25.2	25.2
4	21.6	21.6	21.6	21.6	21.6	21.6
5	21.6	21.6	21.6	21.6	21.6	21.6
6	21.6	21.6	21.6	21.6	21.6	21.6
7	18.0	18.0	18.0	18.0	18.0	18.0
8	18.0	18.0	18.0	18.0	18.0	18.0
9	18.0	18.0	18.0	18.0	18.0	18.0
10	14.40	14.40	14.40	14.40	14.40	14.40
11	14.40	14.40	14.40	14.40	14.40	14.40
12	14.40	14.40	14.40	14.40	14.40	14.40
13	14.40	14.40	14.40	14.40	14.40	14.40

Notes: 1. Refer to "Rules and Guidelines - Procedures & Design Criteria for Stormwater Management Systems", WCWRC, Rev. Oct. 2016.
2. ← = Used in Calculating Infiltration Rate

U.S. SIEVE OPENING IN INCHES

U.S. SIEVE NUMBERS

HYDROMETER

PERCENT FINER BY WEIGHT

GRAIN SIZE IN MILLIMETERS

COBBLES

GRAVEL

SAND

SILT OR CLAY

coarse fine coarse medium fine

Specimen ID

Description

LL

PL

PI

Cc

Cu

IN-B-0-S-01

Brown Sand with trace silt and gravel

Specimen ID

D100

D60

D30

D10

%Gravel

%Sand

%Silt

%Clay

IN-B-0-S-01

12.5

1.402

0.481

0.112

11.8

79.3

8.9

GRAIN SIZE DISTRIBUTION

Project Name:

Proposed Huron Street Mixed-Use Developments

Project Location:

315 W. Huron Street
Ann Arbor, Michigan

G2 Project No.:

253434

Figure No. 4

315 W HURON

Existing Soils Information

315 W. Huron Street, Ann Arbor, MI 48103

PART OF THE NORTHWEST 1/4 OF SECTION 28, T2S R8E
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

STATE OF MICHIGAN
OSAMA
ODEH
License No.
6201314909
LICENSED PROFESSIONAL ENGINEER

Osama Odeh

SHEET NO:
C-202

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ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
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GRAND RAPIDS
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Grand Rapids, MI 49503
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HOLLAND
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PREPARED FOR:
Talbot Development
Ryan Talbot

1235 Lyonhurst Street
Birmingham, MI 48009

REVISIONS:

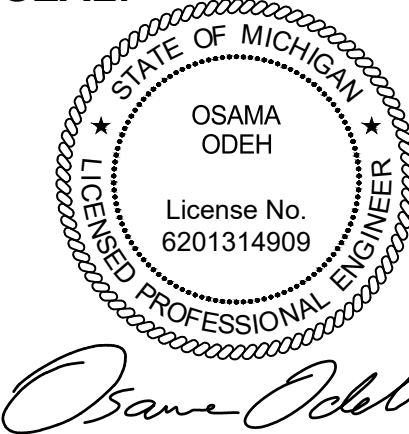
Title: Preliminary Site Plan Submittal
Drawn: OOB/CB Checked: OOB/CB Date: 7/2/2025
Title: Site Plan Submittal
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Title: PUD Site Plan Resubmittal
Drawn: OOB/CB Checked: OOB/CB Date: 4/15/2026

315 W HURON

Demolition Plan

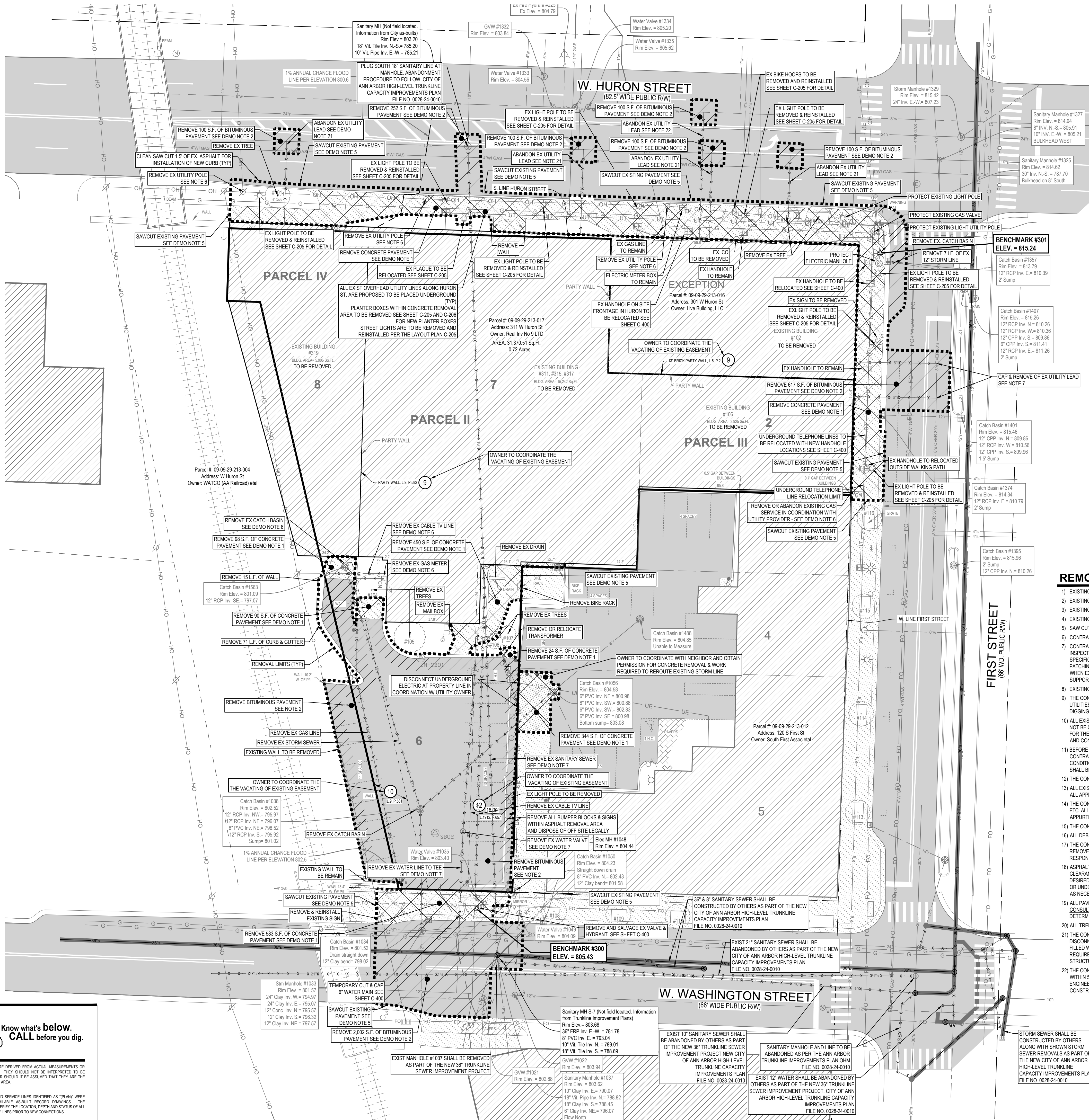
315 W. Huron Street, Ann Arbor, MI 48103
PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R9E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:



PROJECT NO:
25500084

SHEET NO:
C-203



LEGEND

○	Iron - Found as noted	○	Utility Pole	D=	Described
●	Bollard	□	Phone Rider	P/L	Property Line
○	Catch Basin - Round	○	Sign	□	Existing Concrete Removal
□	Catch Basin - Square	○	Sanitary Manhole	□	Existing Bituminous Removal
○	Cleanout	○	Transformer	○	Utility Removal
○	Control Point Benchmark	○	Water Manhole		
○	Electric Meter	○	Water Valve		
○	Electric Manhole	○	Cable TV Line		
○	Electric Risar	○	Electric Underground Line		
○	Gas Meter	○	Gas Line		
○	Gas Valve	○	Overhead Utility		
○	Guy Anchor	○	Railroad Line		
○	Handhole	○	Sanitary		
○	Hydrant	○	Proposed Utility Trunkline Improvement Plan CHM Job No. 0028-24-010-17		
○	Irrigation Control Valve	○	Storm Line		
○	Light Pole	○	Underground Telephone		
○	Mailbox	○	Watermain		
○	Miss Dig Flag - Cable	○	Asphalt		
○	Miss Dig Flag - Electric	○	Brick Hatch		
○	Miss Dig Flag - Water	○	Existing Building		
○	Parking Meter	○	Concrete		
○		○	Measured		
○		○	Platted		

REMOVAL / DEMOLITION NOTES

- EXISTING CONCRETE PAVEMENT MARKED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH. CONTRACTOR RESPONSIBLE FOR PROPER DISPOSAL OFF-SITE.
- EXISTING BITUMINOUS PAVEMENT MARKED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH. CONTRACTOR RESPONSIBLE FOR PROPER DISPOSAL OFF-SITE.
- EXISTING BUILDINGS MARKED FOR REMOVAL SHALL BE FULLY REMOVED. CONTRACTOR RESPONSIBLE FOR PROPER DISPOSAL OFF-SITE.
- EXISTING CURBS MARKED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH. CONTRACTOR RESPONSIBLE FOR PROPER DISPOSAL OFF-SITE.
- SAW CUTS SHALL BE TO FULL DEPTH OF PAVEMENT. CONTRACTOR TO TAKE SPECIAL CARE TO MAINTAIN CLEAN EDGE FOR FUTURE PAVEMENT CONNECTION JOINT.
- CONTRACTOR TO COORDINATE REMOVAL OF EXISTING UTILITY SERVICE WITH UTILITY COMPANY.
- CONTRACTOR TO COORDINATE CAPPING AND REMOVAL OF EXISTING UTILITY LEAD WITH CITY PLUMBING INSPECTOR. SANITARY AND STORM SERVICE LEAD DISCONNECTIONS SHALL BE INSPECTED BY THE CITY ENGINEERING DEPARTMENT. IF SANITARY LINES TO BE CAPPED AND REMOVED COMPLETELY IN FIRST STREET PER THE CURRENT ANN ARBOR CONSTRUCTION SPECIFICATIONS ARTICLE 10 SECTION II - AA (ABANDONMENT AND REMOVAL OF SEWERS AND DRAINAGE STRUCTURES), FIRST STREET IS UNDER A STREET MORATORIUM AND PAVEMENT PATCHING IN FIRST STREET IS REQUIRED TO EXTEND TO THE ROADWAY CENTERLINE OR ACROSS THE FULL WIDTH OF THE ROADWAY, DEPENDING ON THE LOCATION OF THE EXCAVATION. WHEN EXCAVATING, THE TRENCH SHALL BE WIDENED AN ADDITIONAL ONE FOOT ON EACH SIDE, DOWN TO THE TOP OF THE EXISTING AGGREGATE BASE, SO THAT THE NEW PAVEMENT IS SUPPORTED BY UNDISTURBED MATERIAL. THE REMOVALS ON FIRST STREET SHOWN ON THIS SHEET REFLECT THESE GUIDELINES.
- EXISTING PLANTINGS MARKED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE, OR RELOCATED TO OTHER PLANTING BEDS ON-SITE.
- THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
- ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
- ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
- ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED 02/20/2025, PROJECT NO. 253434, DATED LINE 17, 2025. PUBLIC ROAD PATCHES SHALL MEET THE EXISTING PAVEMENT THICKNESS, AT A MINIMUM. THE FINAL DEPTH SHALL BE DETERMINED BY ENGINEERING IN THE FIELD.
- ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL COORDINATE THE CAPPING AND REMOVAL OF EXISTING UTILITY LEADS WITH THE CITY PLUMBING INSPECTOR. SANITARY AND STORM SERVICE LEAD DISCONNECTIONS SHALL BE INSPECTED BY THE CITY ENGINEERING DEPARTMENT. SANITARY LINES DESIGNATED FOR ABANDONMENT SHALL BE CUT TO WITHIN 5 FEET OF THE MAIN AND FILLED WITH FLOWABLE FILL FOR THE ENTIRE LENGTH OF THE ABANDONED SEWER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH ALL APPLICABLE REQUIREMENTS OF THE CURRENT CITY OF ANN ARBOR CONSTRUCTION SPECIFICATIONS, ARTICLE 10, SECTION II-AA (ABANDONMENT AND REMOVAL OF SEWERS AND DRAINAGE STRUCTURES).
- THE CONTRACTOR SHALL COORDINATE THE CAPPING AND REMOVAL OF EXISTING UTILITY LEADS WITH THE CITY PLUMBING INSPECTOR. WATER LINES 4" AND BELOW ARE TO BE CUT TO WITHIN 5 FEET OF THE MAIN AND THE MAINS TO BE REPAIRED AT THE LOCATION OF THE OLD LEAD. WATER SERVICE LEADS 4" AND LARGER SHALL BE INSPECTED BY THE CITY ENGINEERING DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH ALL APPLICABLE REQUIREMENTS OF THE CURRENT CITY OF ANN ARBOR CONSTRUCTION SPECIFICATIONS, ARTICLE 10, SECTION II-BB (ABANDONMENT AND REMOVAL OF WATER MAIN AND APPURTENANCES).

SCHEDULE B - SECTION II NOTES

- Rights of adjoining owners in any party walls and rights in common with such owner in the roof, chimneys, fixtures or other appurtenances which are susceptible of common use, together with all liability for maintenance, repair and damage that common use entails, as disclosed by instrument recorded in Liber 6 of Miscellaneous Records, Page 2 and in Liber 9 of Miscellaneous Records, Page 582, Washtenaw County Records. The easement described in this document is shown on this survey.
- Terms, conditions and provisions which are recited in Easement Agreement recorded in Liber 9 of Miscellaneous Records, Page 581, Washtenaw County Records. The easement described in this document is shown on this survey.
- Right of Way for sewer purposes vested in the City of Ann Arbor by instrument recorded in Liber 128, Page 284 and modified by instrument recorded in Liber 1959, Page 686, Washtenaw County Records. The easement described in this document is a blanket easement over Parcel II.
- Right of Way vested in The Detroit Edison Company by instrument recorded in Liber 1912, Page 657, Washtenaw County Records. The easement described in this document is shown on this survey.



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Grand Rapids, MI 49503
Phone: 616.575.5190

HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:

Talbot Development
Ryan Talbot

1235 Lyonhurst Street
Birmingham, MI 48009

REVISIONS:

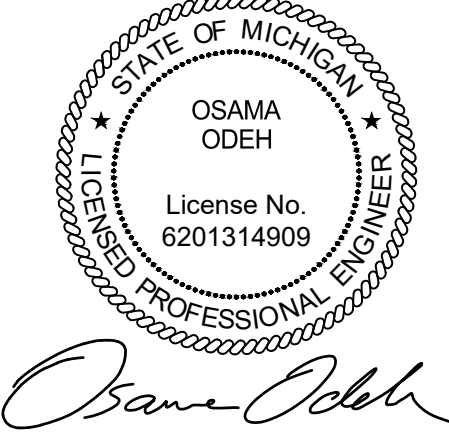
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315 W HURON

Site Layout Plan | Ground Floor

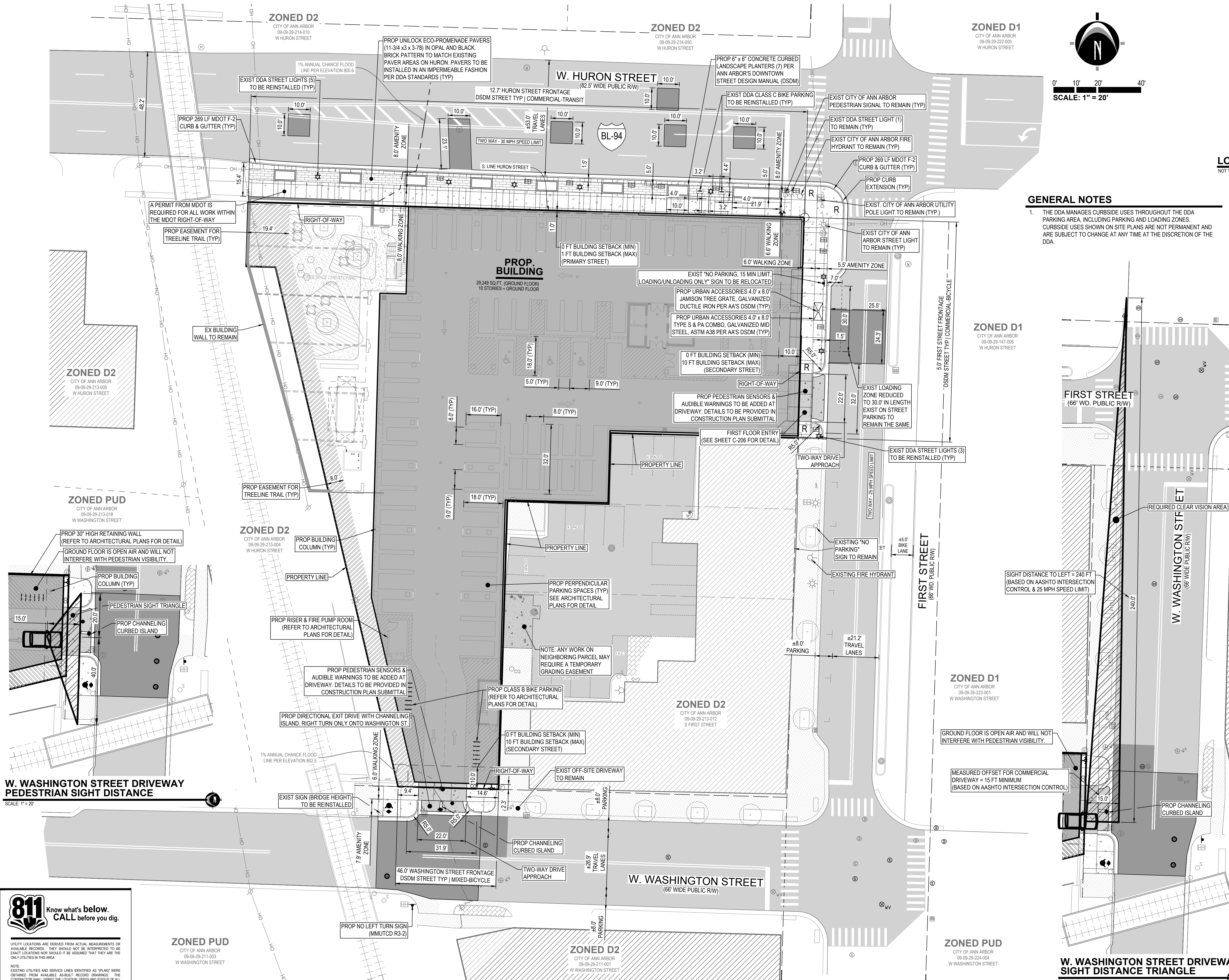
315 W. Huron Street, Ann Arbor, MI 48103
PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R2E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:

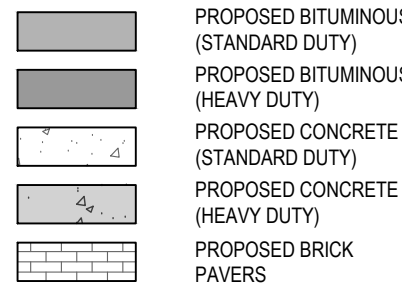


PROJECT NO:
25500084

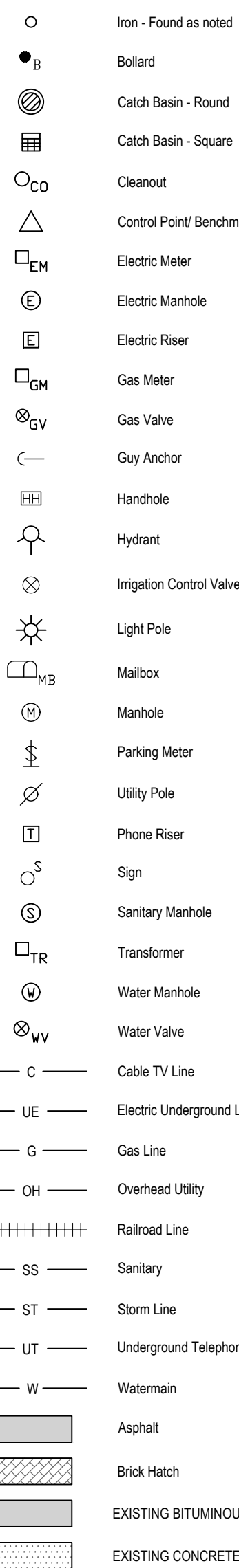
SHEET NO:
C-205



PROPOSED LEGEND



EXISTING LEGEND



GENERAL NOTES

- THE DDA MANAGES CURBSIDE USES THROUGHOUT THE DDA PARKING AREA, INCLUDING PARKING AND LOADING ZONES. CURBSIDE USES SHOWN ON SITE PLANS ARE NOT PERMANENT AND ARE SUBJECT TO CHANGE AT ANY TIME AT THE DISCRETION OF THE DDA.

W. WASHINGTON STREET DRIVEWAY SIGHT DISTANCE TRIANGLE

SCALE: 1" = 20'

W. WASHINGTON STREET DRIVEWAY PEDESTRIAN SIGHT DISTANCE

SCALE: 1" = 20'



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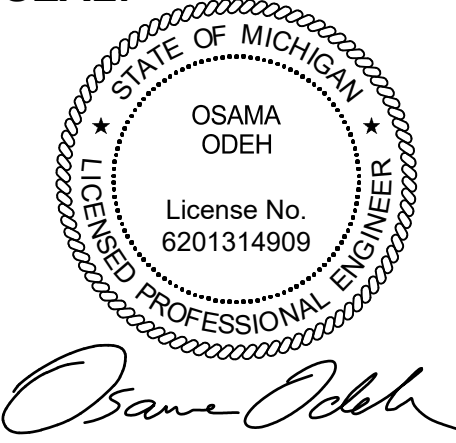
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315 W HURON

Site Layout Plan | First Floor

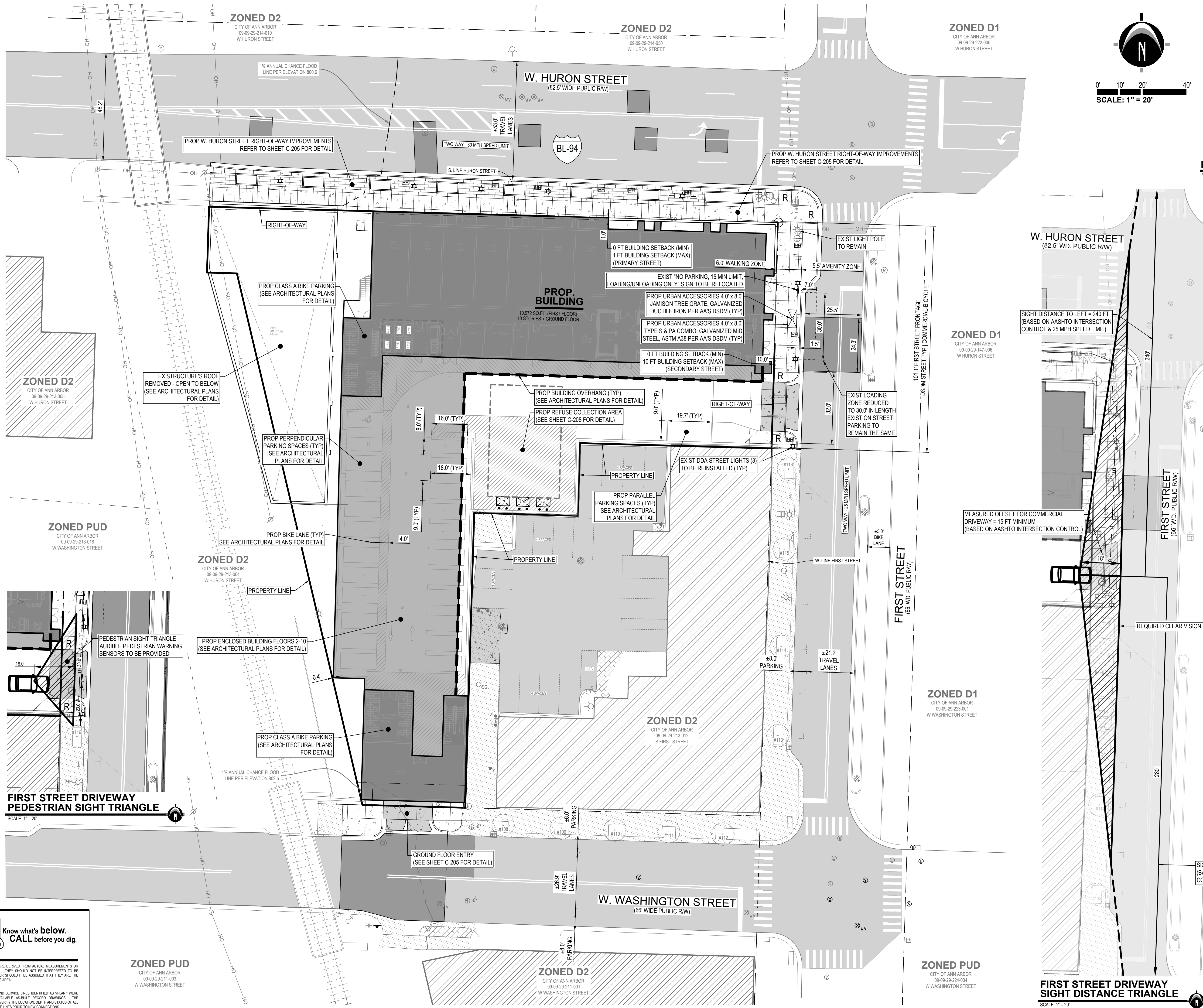
315 W. Huron Street, Ann Arbor, MI 48103
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CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:



PROJECT NO:
25500084

SHEET NO:
C-206



PROPOSED LEGEND

- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED BRICK PAVERS

EXISTING LEGEND

- Iron - Found as noted
- Bollard
- Catch Basin - Round
- Catch Basin - Square
- Cleanout
- Control Point/ Benchmark
- Electric Meter
- Electric Manhole
- Electric Riser
- Gas Meter
- Gas Valve
- Guy Anchor
- Handhole
- Hydrant
- Irrigation Control Valve
- Light Pole
- Mailbox
- Manhole
- Parking Meter
- Utility Pole
- Phone Riser
- Sign
- Sanitary Manhole
- Transformer
- Water Manhole
- Water Valve
- Cable TV Line
- Electric Underground Line
- Gas Line
- Overhead Utility
- Railroad Line
- Sanitary
- Storm Line
- Underground Telephone
- Watermain
- Asphalt
- Brick Hatch
- EXISTING BITUMINOUS
- EXISTING CONCRETE

FIRST STREET DRIVEWAY SIGHT DISTANCE TRIANGLE
SCALE: 1" = 20'

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315 W HURON
Fire Protection Plan
315 W. Huron Street, Ann Arbor, MI 48103
PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R9E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

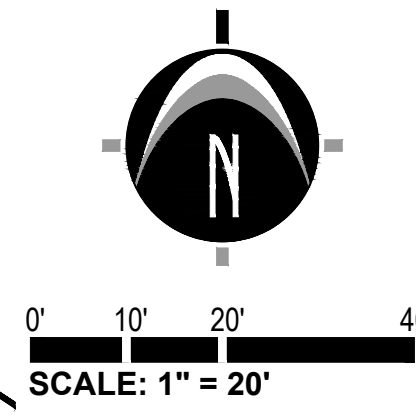
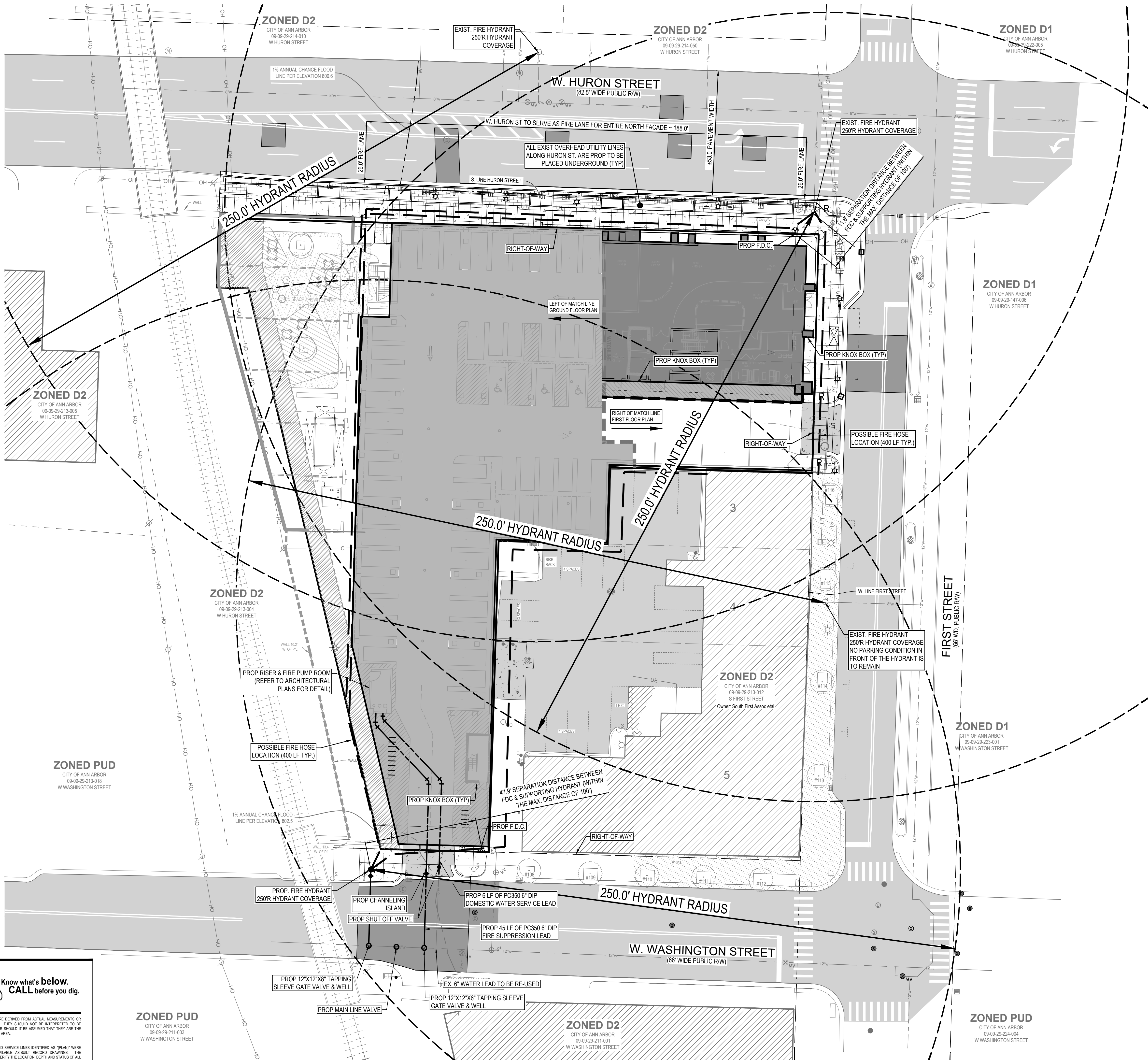
SEAL:

STATE OF MICHIGAN
OSAMA
ODEH
License No.
6201314909
REGISTERED PROFESSIONAL ENGINEER

Osama Odeh

PROJECT NO:
25500084

SHEET NO:
C-207



LEGEND

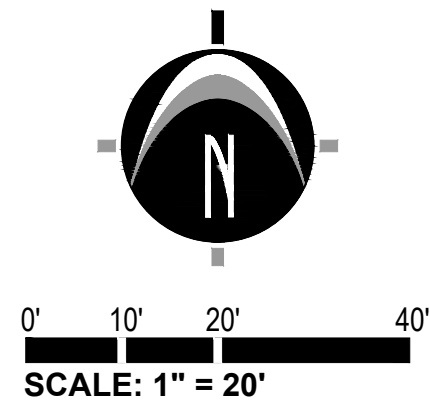
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[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED BITUMINOUS (STANDARD DUTY)
[Pattern]	PROPOSED BITUMINOUS (HEAVY DUTY)
[Pattern]	PROPOSED CONCRETE (STANDARD DUTY)
[Pattern]	PROPOSED CONCRETE (HEAVY DUTY)

- GENERAL NOTES**
- THE BUILDING WILL BE A FULLY SPRINKLERED PODIUM BUILDING WITH 3 HOUR SEPARATION BETWEEN FIRST AND SECOND FLOOR. CONSTRUCTION TYPE WILL BE TYPE IB CONSTRUCTION. OCCUPANCIES WILL BE NOT BE SEPARATED BY FIREWALLS. THE BUILDING FALLS BELOW THE MAXIMUM ALLOWABLE HEIGHT OF 180' AND 12 STORIES.
 - A FIREWALL WILL NOT BE INCORPORATED IN THIS PROJECT AS IT IS NOT REQUIRED.

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LOCATION MAP

NOT TO SCALE

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MAINTENANCE TASKS & SCHEDULE**DURING CONSTRUCTION**

	SYSTEM COMPONENTS						SCHEDULE	
	PAVED AREAS	PERVIOUS AREAS	REPAIR/SPILL FENCE	STORM DRAINAGE SYSTEM	CATCH BASIN SUMPS	CATCH BASIN INLET CANIS	UNDERGROUND DETENTION AREA	
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	QUARTERLY
CLEANING FOR FLOATABLES AND DEBRIS			X	X	X	X	X	QUARTERLY AND AT TURNOVER
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES		X						WEEKLY
CLEAN DRIVES AND PARKING LOTS	X							AS NEEDED* AND PRIOR TO TURNOVER
WATER DISTURBED AREAS TO PROVIDE DUST CONTROL								WEEKLY OR AS DETERMINED BY PERMITTING AGENCY
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	ANNUALLY AND AT TURNOVER
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED		X	X	X	X	X	X	AS NEEDED

* AS NEEDED* MEANS WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE FOOT DEPTH

PERMANENT LONG-TERM MAINTENANCE**MAINTENANCE ACTIVITIES**

	SYSTEM COMPONENTS						SCHEDULE	
	PAVED AREAS	PERVIOUS AREAS	STORM DRAINAGE SYSTEM	CATCH BASIN SUMPS	CATCH BASIN INLET CANIS	UNDERGROUND DETENTION AREA	OUTLET CONTROL STRUCTURE	
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X	X	X	X	SEMI-ANNUALLY AS NEEDED*
REMOVAL OF SEDIMENT ACCUMULATION	X	X	X	X	X	X	X	ANNUALLY AS NEEDED*
INSPECT FOR FLOATABLES AND DEBRIS		X	X	X	X	X	X	ANNUALLY
CLEANING FOR FLOATABLES AND DEBRIS			X	X	X	X	X	ANNUALLY
CLEAN DRIVES AND PARKING LOTS	X							ANNUALLY
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS BY A PROFESSIONAL ENGINEER REPORTING TO THE OWNER			X		X	X	X	ANNUALLY
INSPECT INFILTRATION AREA FOLLOWING RAIN EVENTS					X			AS NEEDED
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION			X		X	X	X	AS NEEDED
KEEP RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AND REPORT TO PROPERTY OWNER								ANNUALLY
KEEP RECORDS OF ALL COSTS FOR INSPECTIONS, MAINTENANCE AND REPAIRS. REPORT TO PROPERTY OWNER								ANNUALLY
PROPERTY OWNER REVIEWS COST EFFECTIVENESS OF THE PREVENTATIVE MAINTENANCE PROGRAM AND MAKES NECESSARY ADJUSTMENTS								ANNUALLY
OWNER TO HAVE A PROFESSIONAL ENGINEER CARRY OUT EMERGENCY INSPECTIONS UPON IDENTIFICATION OF SEVERE PROBLEMS								AS NEEDED

* AS NEEDED* MEANS INSPECTION AFTER EVERY STORM THAT TOTALS 1 INCH OF RAINFALL OR MORE, AND REMOVAL OF SEDIMENT WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE FOOT DEPTH.

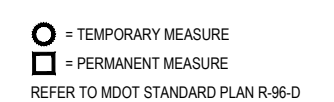
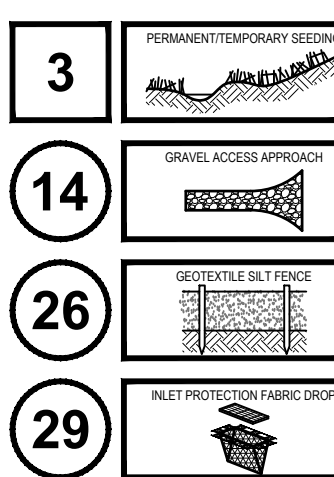
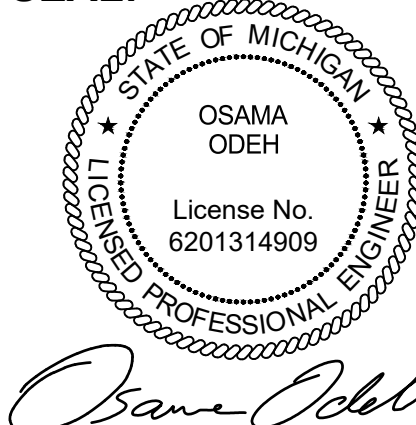
SOIL EROSION CONTROL SCHEDULE

2027/2028

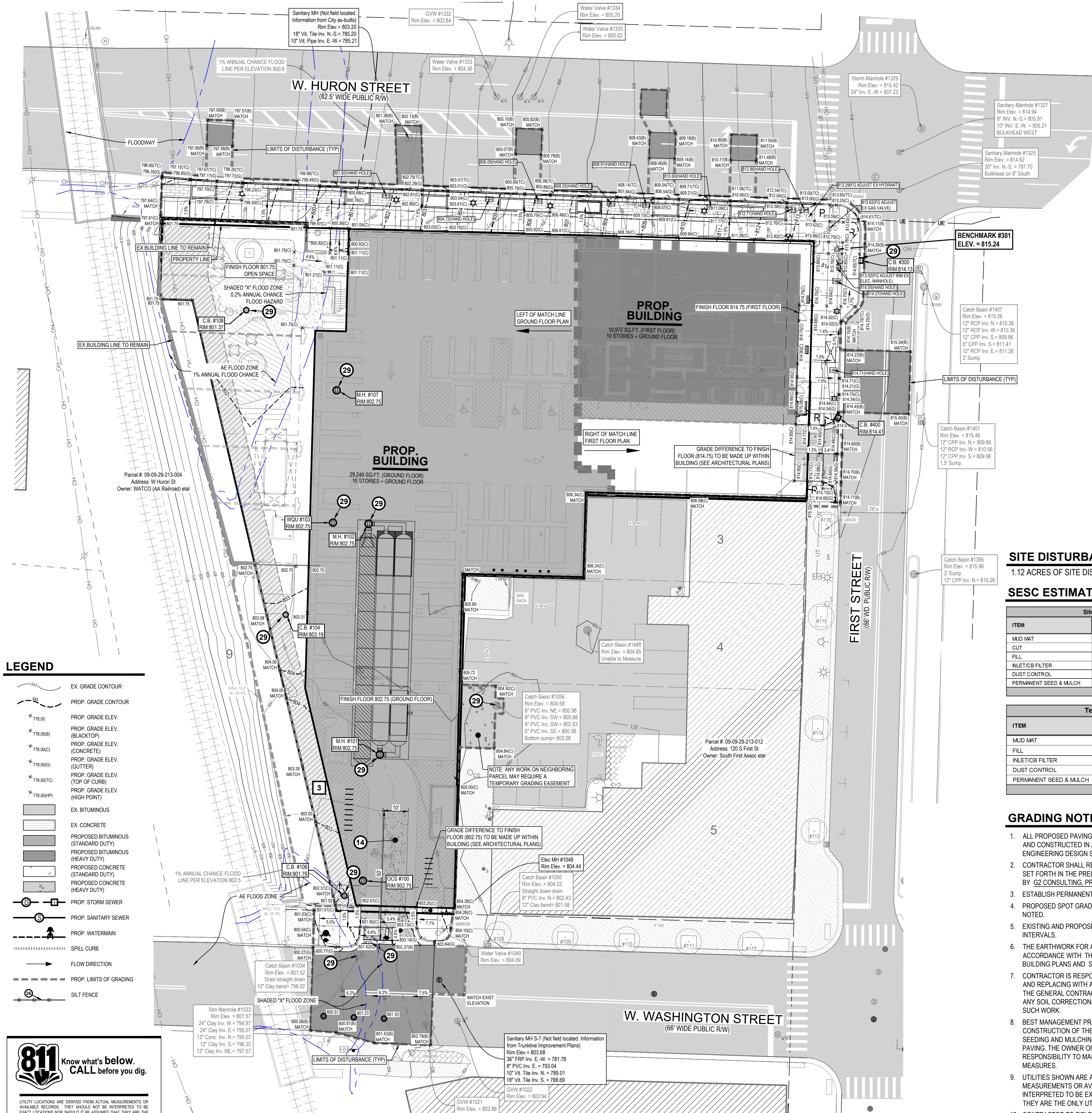
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PLACE SILT FENCE												
STRIP & STOCKPILE TOPSOIL												
CONSTRUCT CONNECTION TO STORM SEWER												
ROUGH GRADE SITE												
CONSTRUCT STORMWATER MANAGEMENT SYSTEM												
FINISH GRADE SITE												
FIRST COURSE ASPHALT AND CURBING												
CONSTRUCT BUILDING FOUNDATION AND BUILDING												
CONSTRUCT IMPROVEMENTS AROUND BUILDING												
CONSTRUCT UTILITY LINES TO BUILDING												
FINISH SITE PAVING												
RESPREAD TOPSOIL/COMPACTION												
SEED DISTURBED AREAS												
SITE RESTORATION/CLEAN UP												

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- 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" (MARCH 2021) 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 SEWC 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 SEWC MEASURES DAILY AND AFTER EACH RAIN EVENT UNIT FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

**SEAL:**PROJECT NO:
25500084

SHEET NO:

C-300**LEGEND**

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV. (BLACKTOP)
- PROP. GRADE ELEV. (CONCRETE)
- PROP. GRADE ELEV. (GUTTER)
- PROP. GRADE ELEV. (TOP OF CURB)
- PROP. GRADE ELEV. (HIGH POINT)
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- SPILL CURB
- FLOW DIRECTION
- PROP. LIMITS OF GRADING
- SILT FENCE



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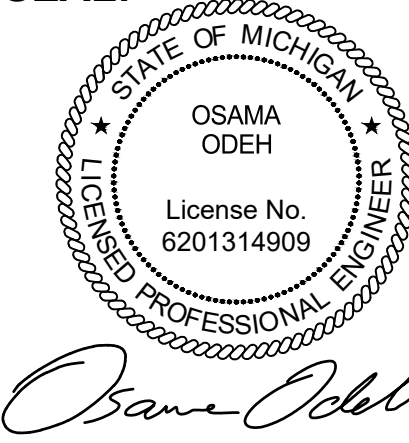
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315 W HURON

Utility Plan

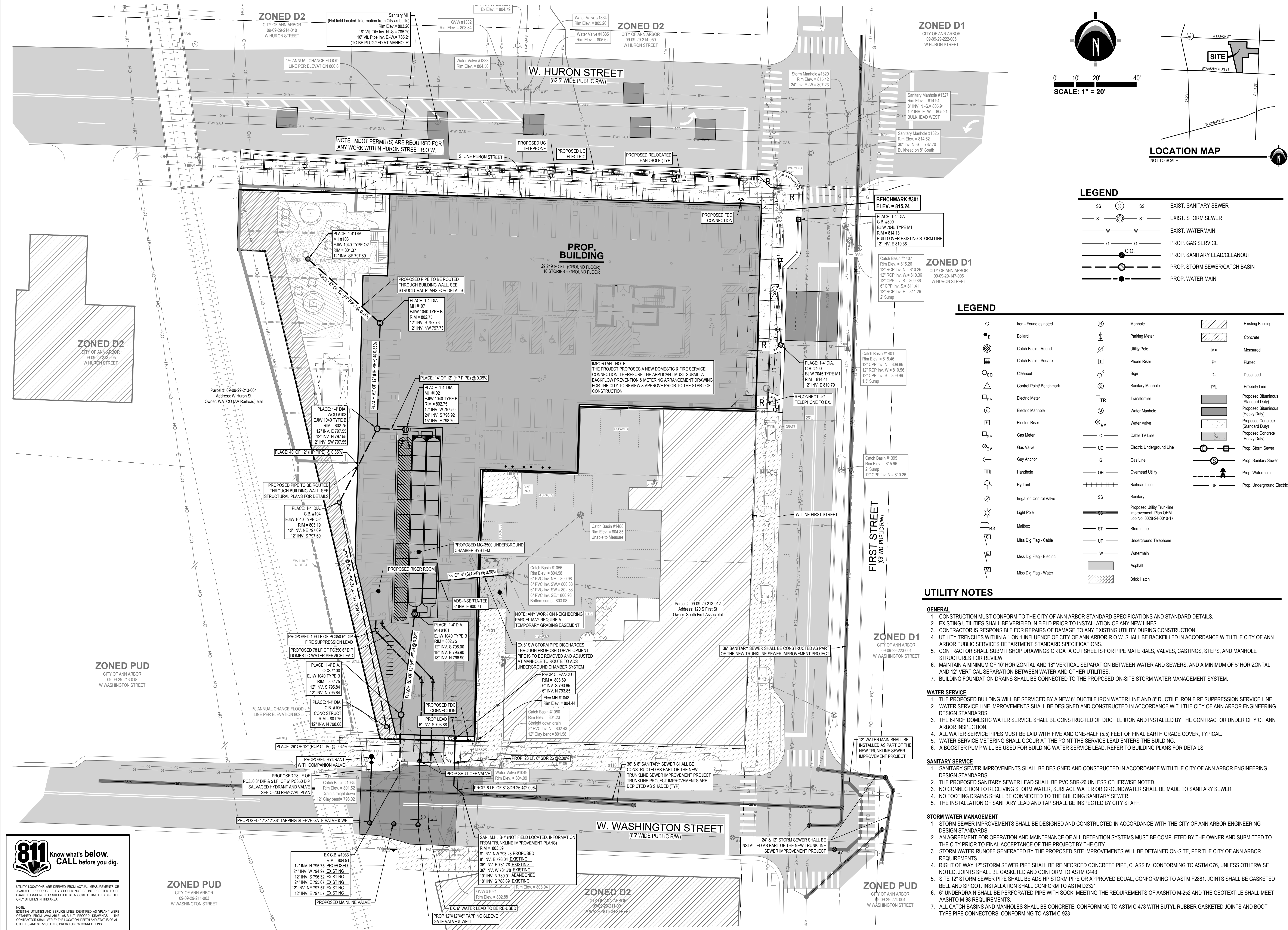
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SHEET NO:
C-400



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STORM WATER MANAGEMENT CALCULATIONS

Design Basis: Use the Washtenaw County Water Resources Commissioner Rules and Guidelines, Revised - October 17, 2016

Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients					
Total Drainage Area	=	0.8	ac		
Total "Self-Crediting" BMPs (Protected Natural Features, Preserved Open Space, etc)	=	0.0	ac		
Total Drainage Area Excluding "Self-Crediting" BMPs	=	0.8	ac		
Rational Method Variables					
Cover Type	Slope	Soil Group	Area (sq. ft)	C factor	(C) x (Area)
Roofs	-	B	28,589	0.95	27,160
Concrete Pavement	-	B	214	0.95	203
Semi-pervious: Lawns	4-8%	B	7,990	0.30	2,397
Water Surface	-	B	0	1.00	0
				Total = Σ(C)(Area) =	29,760
				Area Total = Σsf =	36,793
				Weighted C = Σ (C)(Area)/Σsf =	0.81
NRCS Variables (Pervious)					
Cover Type	Hydrologic Condition	Soil Group	Area (sq. ft)	Curve Number	(CN) x (Area)
Open Space: lawns & planting beds	Poor (grass cover < 50%)	B	79	0	0
Open Space: lawns & planting beds	Fair (grass cover 50% to 75%)	B	69	0	0
Open Space: lawns & planting beds	Good (grass cover > 75%)	B	7,990	61	487,390
Woods - grass combination	Good	B	58	0	0
Meadow - continuous grass, no mowing	Good	B	58	0	0
				Total = Σ(C)(Area) =	487,390
				Area Total = Σsf =	7,990
				Weighted C = Σ (C)(Area)/Σsf =	61
NRCS Variables (Impervious)					
Cover Type	Hydrologic Condition	Soil Group	Area (sq. ft)	Curve Number	(CN) x (Area)
Roofs	-	B	28,589	98	2,801,722
Concrete Pavement	-	B	214	98	20,972
Water Surface	-	B	0	98	0
				Total = Σ(C)(Area) =	2,822,694
				Area Total = Σsf =	28,803
				Weighted C = Σ (C)(Area)/Σsf =	98

First Flush Runoff Calculations (V_f)		
W2	Volume of 1 inch rain over total site area (excluding "Self-Crediting" BMPs)	
	$V_{ff} = (1") \left(\frac{1}{12} \right) \left(\frac{43560 \text{ ft}^2}{1 \text{ ac}} \right) \times A \times C$	= 2,480 ft ³

Pre-Development Bankfull Runoff Calculations (V_{bf-pre})		
W3	A. 2-year / 24 hour storm event = P	= 2.35 in
	B. Curve Number (CN) (Cover Description: Roofs and Pavement Areas Hydrologic Soil Type B)	= 98
	C. S = 1000/CN - 10	= 0.20 in
	D. Q = (P-0.2S) ² /(P+0.8S)	= 2.122 in
	E. Total Site Area (sf) excluding "Self-Crediting" BMPs	= 36,793 ft ²
	F. V _{bf-pre} = Q(1/12)(site area)	= 6,505 ft ³

Pervious Cover Post-Development Bankfull Runoff Calculations (V_{bf-post})		
W4	A. 2-year / 24 hour storm event = P	= 2.35 in
	B. Curve Number (CN)	= 61
	C. S = 1000/CN - 10	= 6.39 in
	D. Q = (P-0.2S) ² /(P+0.8S)	= 0.154 in
	E. Pervious Cover Area	= 7,990 ft ²
	F. V _{bf-post} = Q(1/12)(site area)	= 102 ft ³

Impervious Cover Post-Development Bankfull Runoff Calculations (V_{bf-imp-post})		
W5	A. 2-year / 24 hour storm event = P	= 2.35 in
	B. Curve Number (CN)	= 98
	C. S = 1000/CN - 10	= 0.20 in
	D. Q = (P-0.2S) ² /(P+0.8S)	= 2.122 in
	E. Impervious Cover Area	= 28,803 ft ²
	F. V _{bf-imp-post} = Q(1/12)(proposed impervious area)	= 5,093 ft ³

Pervious Cover Post-Development 100-year Storm Runoff Calculations (V_{100-per-post})		
W6	A. 100-year / 24 hour storm event = P	= 5.11 in
	B. Curve Number (CN)	= 61
	C. S = 1000/CN - 10	= 6.39 in
	D. Q _{100-per} = (P-0.2S) ² /(P+0.8S)	= 1.436 in
	E. Pervious Cover Area	= 7,990 ft ²
	F. V _{100-per-post} = Q(1/12)(proposed pervious area)	= 956 ft ³

Impervious Cover Post-Development 100-year Storm Runoff Calculations (V_{100-imp-post})		
W7	A. 100-year / 24 hour storm event = P	= 5.11 in
	B. Curve Number (CN)	= 98
	C. S = 1000/CN - 10	= 0.20 in
	D. Q _{100-post} = (P-0.2S) ² /(P+0.8S)	= 4.873 in
	E. Impervious Cover Area	= 28,803 ft ²
	F. V _{100-imp-post} = Q(1/12)(proposed impervious area)	= 11,696 ft ³

Determine Time of Concentration for Applicable Flow Types (T_{c-hrs})		
W8	Total Time of Concentration (T _{c-hrs})	= 0.17 hrs

Runoff Summary and Onsite Infiltration Requirement		
W9	A. Runoff Summary from Previous Worksheets	
	Total Post-Development Bankfull Volume (V _{bf-post})	= 5,195 ft ³
	Total 100-year Volume (V ₁₀₀)	= 12,652 ft ³
	B. Determine Onsite Infiltration Requirement	
	Bankfull Volume Difference (V _{bf-post} - V _{bf-pre})	= (1,310) ft ³
	Onsite Infiltration Requirement = Greater of Bankfull Volume Difference and First Flush Volume = (V _{ff})	= 2,480 ft ³

Detention/Retention Requirement		
W10	A. Peak of Unit Hydrograph = Q _p = 238.6T _p ^{-0.62}	= 1,036.94 cfs/in-mi ²
	B. Total Site Area (ac) excluding "Self-Crediting" BMPs	= 0.84 acres
	C. Q ₁₀₀ = Q _{100-per} + Q _{100-imp}	= 6.31 in
	D. Peak Flow (PF) = $\frac{Q_p \times Q_{100} \times \text{Area (ac)}}{640}$	= 8.63 ft ³
	E. Δ = PF - 0.15*(area)	= 8.51 ft ³
	F. V _{det} = $\left(\frac{\Delta}{P_{FF}} \times V_{100} \right)$	= 12,467 ft ³

Determine Applicable BMPs and Associated Volume Credits							
W11	Proposed BMP	Area (ft ²)	Storage Volume (ft ³)		Ave. Design Infiltration Rate (in/hr)	Infiltration Volume During Storm (ft ³)	Total Volume Reduction (ft ³)
			Surface	Soil			
		Pervious Pavement w/Infiltration Bed ¹ Open Bottom Infiltration Basin Subsurface Infiltration Bed Infiltration Trench Rain Garden Dry Well Bioswale Vegetated Filter Strip Green Roof	1,150	0	0	10	5750
	Total Volume Reduction Credit by Proposed Structural BMPs (ft ³)						5,750
	Runoff Volume Infiltration Requirement (V _{in}) from Worksheet 9 -						2,480
	Runoff Volume Credit (ft ³) =						3,270

Site Summary of Infiltration & Detention		
W13	A. Stormwater Management Summary	
	Minimum Onsite Infiltration Requirement (V _{in})	= 2,480 ft ³
	Designed/Provided Infiltration Volume Credits	= 5,750 ft ³
	% Minimum Required Infiltration Provided	= 231.9 %
	Total Calculated Required Detention Volume, V _{det}	= 12,467 ft ³
	Net Required Detention Volume (V _{det} - Designed/Provided Infiltration Volume)	= 6,717 ft ³
	B. Detention Volume Increase for site if required infiltration volume not achieved	
	% Required Infiltration NOT provided (100% - % Minimum Required Infiltration Provided)	= 0.0 %
	Net % Penalty (20% × % Required Infiltration Not Provided)	= 0.0 %
	Total Required Detention Volume, including penalty	
	[(100% + Net % Penalty) × Net Required Detention Volume]]	

Detention Storage Volume		
Storage Elevations	X ₀ = 795.84	X _{ff} = 797.85
	X ₀ = 799.68	X ₁₀₀ = 801.29

Outlet Control Structure		
Orifice hole(s) sizing - "first flush" discharge		
Q _{ff} = V _{ff} / 24 hrs / 3600 sec	Q _{ff} =	0.029 ft ³ /s
h _{ave} = (X _{ff} - X ₀)	h _{ave} =	2.013 ft
A = Q _{ff} / .62 x sqrt(2 x 32.2 x h _{ave})	A =	0.0041 ft ²
Area of an orifice with diameter (in) = 7/8		0.0042 ft ²
Number of orifice holes	=	1 holes at elev = 795.84
Q _{ff} design	=	0.029 ft ³ /s
Time to Discharge (greater than 24 hours)	=	28.6 hrs > 24 hrs
Orifice hole(s) sizing - "Bankfull flood" discharge		
Bankfull should discharge within 36 to 48 hours		
h _{ave} = (X _{bf} - X ₀)	h _{ave} =	3.837 ft
Release from first flush holes only		
Q = a x .62 x sqrt(2 x 32.2 x h _{ave}) =	Q =	0.041 ft ³ /s
T ₃₀ with first flush holes only =		35 hrs < 44 hrs
The first flush volume will discharge in	=	28.6 hrs > 24 hrs
Time is between 36-48 hours, therefore no additional Bankfull orifices are required		

Orifice hole(s) sizing - "100-yr flood" discharge		
Contributing offsite flow passing through system	Q _{offsite} =	0.900 ft ³ /s
Peak Flow, Q _p = 0.15 cfs/acre x drainage area (A) + Offsite Flow	Q _p =	1.027 ft ³ /s
h _{tot} = (X ₁₀₀ - X ₀)	h _{tot} =	5.45 ft
h _{tot} ^{bf} = (X ₁₀₀ - X _{ff})	h _{tot} ^{bf} =	3.44 ft
Q _{ff} + Q _{bf} =		
a x 0.62 x sqrt(2 x 32.2 x h _{tot}) + a x .62 x sqrt(2 x 32.2 x h _{tot} ^{bf}) =	Q _{ff} + Q _{bf} =	0.049 ft ³ /s
Q ₁₀₀ = Q _p - (Q _{ff} - Q _{bf}) =	Q ₁₀₀ =	0.978 ft ³ /s
A ₁₀₀ = Q ₁₀₀ / (.62 x sqrt(2 x 32.2 x h ₁₀₀))	A ₁₀₀ =	0.1548 ft ²
Area of an orifice with diameter (in) = 5 1/4		0.1503 ft ²
Number of orifice holes	=	1 holes at elev = 799.68
Confirm allowable flow rate is not exceeded		
Q _{ff} + Q _{bf} + 0.62 x # _{orif} x A ₁₀₀ x sqrt(2 x g x h ₁₀₀ ^{tot}) < Q _{allow}	=	0.998 cfs < 1.027 cfs
100-year storm volume discharge < 72 hours		
h _{ave} ¹⁰⁰ = (X ₁₀₀ - X ₀) + (X _{ff} - X ₀)	=	5.45 ft
Q _{bf} = 0.62 x # _{orif} x A ₁₀₀ x sqrt(2 x g x h _{ave} ¹⁰⁰)	=	0.049 ft ³ /s
Calculate Q _{det-100}		
h _{ave} ¹⁰⁰ = (X ₁₀₀ - X ₀) + (X _{ff} - X ₀)	=	3.44 ft
Q _{100-ave} = 0.62 x # _{orif} x A ₁₀₀ x sqrt(2 x g x h _{ave} ¹⁰⁰)	=	0.000 ft ³ /s
Check to confirm 100-year storm volume discharge in less than 72 hours		
V ₁₀₀ = Total Required Detention - BMP Volume Reduction (W11)	=	6,717 ft ³
V _{rem} = V ₁₀₀ - V _{bf}	=	1,522 ft ³
T ₁₀₀ = T _{bf} + V _{rem} / (Q _{bf} + Q _{bf-100} + Q _{100-ave}) <= 72 hrs	=	49 hrs <= 72 hrs
Design meets both the time of detention and flow rate requirements		

UNDERGROUND CHAMBER VOLUME TABLE

Project: 25500084 - 315 HURON

Chamber Model -	MC-3500
Units -	Imperial
Number of Chambers -	34
Number of End Caps -	6
Void in the stone (porosity) -	40 %
Base of Stone Elevation -	796.00 ft
Amount of Stone Above Chambers -	12
Amount of Stone Below Chambers -	9 in
Area of system -	2089 sf Min. Area - 1783 sf min. area



StormTech MC-3500 Cumulative Storage Volumes								
Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch. EC and Stone (cubic feet)	Cumulative System	Elevation
66	0.00	0.00	0.00	0.00	69.63	69.63	8892.57	801.50
65	0.00	0.00	0.00	0.00	69.63	69.63	8822.94	801.42
64	0.00	0.00	0.00	0.00	69.63	69.63	8753.30	801.33
63	0.00	0.00	0.00	0.00	69.63	69.63	8683.67	801.25
62	0.00	0.00	0.00	0.00	69.63	69.63	8614.04	801.17
61	0.00	0.00	0.00	0.00	69.63	69.63	8544.40	801.08
60	0.00	0.00	0.00	0.00	69.63	69.63	8474.77	801.00
59	0.00	0.00	0.00	0.00	69.63	69.63	8405.14	800.92
58	0.00	0.00	0.00	0.00	69.63	69.63	8335.50	800.83
57	0.00	0.00	0.00	0.00	69.63	69.63	8265.87	800.75
56	0.00	0.00	0.00	0.00	69.63	69.63	8196.24	800.67
55	0.00	0.00	0.00	0.00	69.63	69.63	8126.60	800.58
54	0.06	0.00	1.97	0.00	68.84	70.82	8056.97	800.50
53	0.19	0.02	6.60	0.14	66.94	73.68	7986.15	800.42
52	0.29	0.04	9.99	0.23	65.55	75.77	7912.47	800.33
51	0.40	0.05	13.72	0.31	64.02	78.05	7836.71	800.25
50	0.69	0.07	23.36	0.41	60.13	83.90	7758.65	800.17
49	1.03	0.09	34.96	0.53	55.44	90.93	7674.76	800.08
48	1.25	0.11	42.48	0.64	52.38	95.51	7583.83	800.00
47	1.42	0.13	48.36	0.76	49.99	99.10	7488.32	799.92
46	1.57	0.14	53.49	0.87	47.89	102.25	7389.22	799.83
45	1.71	0.16	58.04	0.98	46.03	105.05	7286.97	799.75
44	1.83	0.18	62.17	1.09	44.33	107.59	7181.93	799.67
43	1.94	0.20	65.88	1.20	42.80	109.89	7074.34	799.58
42	2.04	0.22	69.39	1.31	41.35	112.05	6964.45	799.50
41	2.13	0.23	72.58	1.41	40.04	114.03	6852.40	799.42
40	2.22	0.25	75.62	1.50	38.78	115.91	6738.37	799.33
39	2.31	0.27	78.43	1.59	37.62	117.65	6622.46	799.25
38	2.38	0.28	81.08	1.68	36.53	119.29	6504.82	799.17
37	2.46	0.29	83.51	1.76	35.48	120.86	6385.48	799.08
36	2.53	0.31	85.96	1.85	34.51	122.32	6264.67	799.00
35	2.59	0.32	88.19	1.93	33.59	123.70	6142.35	798.92
34	2.66	0.33	90.31	2.01	32.71	125.02	6018.65	798.83
33	2.72	0.35	92.31	2.08	31.88	126.27	5893.63	798.75
32	2.77	0.36	94.22	2.16	31.08	127.46	5767.36	798.67
31	2.82	0.37	96.04	2.23	30.32	128.60	5639.90	798.58
30	2.88	0.38	97.77	2.31	29.60	129.68	5511.30	798.50
29	2.92	0.40	99.42	2.38	28.91	130.71	5381.62	798.42
28	2.97	0.41	100.98	2.45	28.26	131.69	5250.91	798.33
27	3.01	0.42	102.42	2.51	27.66	132.59	5119.22	798.25
26	3.05	0.43	103.81	2.58	27.08	133.47	4986.63	798.17
25	3.09	0.44	105.21	2.64	26.49	134.34	4853.16	798.08
24	3.13	0.45	106.44	2.70	25.98	135.12	4718.82	798.00
23	3.17	0.46	107.63	2.77	25.57	135.87	4583.57	797.92
22	3.20	0.47	108.78	2.82	24.99	136.60	2447.63	797.83
21	3.23	0.48	109.86	2.88	24.54	137.28	2313.23	797.75
20	3.26	0.49	110.89	2.94	24.10	137.93	2177.96	797.67
19	3.29	0.50	111.87	2.99	23.69	138.55	2036.03	797.58
18	3.32	0.51	112.81	3.04	23.29	139.14	1897.48	797.50
17	3.34	0.51	113.70	3.09	22.92	139.71	1758.34	797.42
16	3.37	0.52	114.53	3.13	22.57	140.23	1618.63	797.33
15	3.39	0.53	115.35	3.18	22.22	140.75	1478.40	797.25
14	3.41	0.54	116.09	3.22	21.91	141.22	1337.65	797.17
13	3.44	0.54	116.86	3.26	21.59	141.70	1196.43	797.08
12	3.46	0.55	117.56	3.30	21.29	142.15	1054.73	797.00
11	3.48	0.56	118.28	3.33	20.99	142.60	912.58	796.92
10	3.51	0.59	119.17	3.57	20.54	143.28	769.96	796.83
9	0.00	0.00	0.00	0.00	69.63	69.63	626.75	796.75
8	0.00	0.00	0.00	0.00	69.63	69.63	557.07	796.67
7	0.00	0.00	0.00	0.00	69.63	69.63	487.43	796.58
6	0.00	0.00	0.00	0.00	69.63	69.63	417.80	796.50
5	0.00	0.00	0.00	0.00	69.63	69.63	348.17	796.42
4	0.00	0.00	0.00	0.00	69.63	69.63	278.53	796.33
3	0.00	0.00	0.00	0.00	69.63	69.63	208.90	796.25
2	0.00	0.00	0.00	0.00	69.63	69.63	139.27	796.17
1	0.00	0.00	0.00	0.00	69.63	69.63	69.63	796.00

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE, (B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2, A-3, OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 76, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACTION OF ADDITIONAL LAYERS 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45/76 DESIGNATION S3.

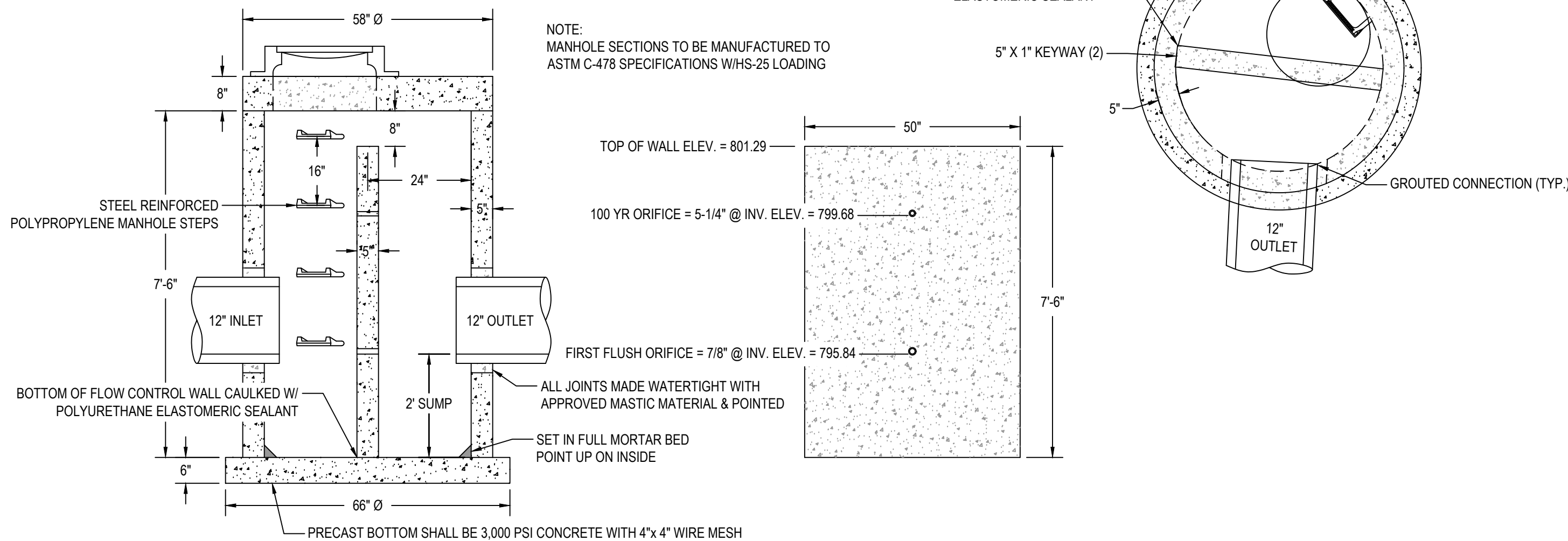
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". THE SITE ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.

4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

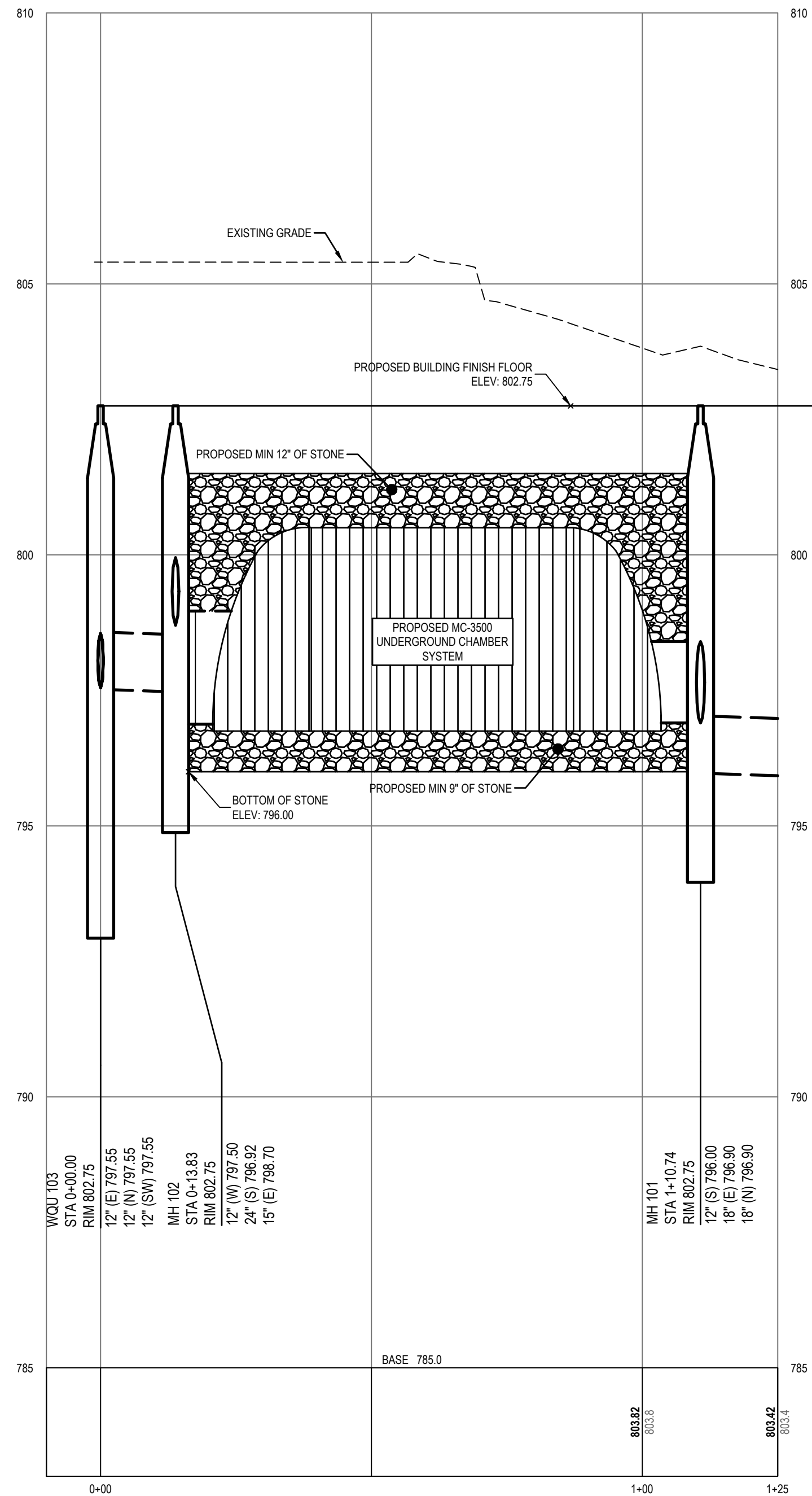
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:

- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL INTERLOCKING STACKING LUGS.
- TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
- TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 (LB/FT²). THE ASC IS DEFINED IN SECTION 8.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° / 123° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SHEET
3 OF 6



N.T.S



SCALE: 1"=20'H 1"=2'V

I hereby certify that I am a licensed professional engineer in the State of Michigan. The existing 24" storm sewer located within the W. Washington right-of-way is the current storm water outlet for the site and based on my professional opinion is the only reasonably available storm water outlet for the proposed storm water management system. The existing site is fully developed and currently provides no storm water management controls. The proposed site will restrict the peak runoff through the implementation of underground detention storage and thus reduce the impact to the existing storm water outlet and downstream storm sewer network.



Signed: 
Registered Professional Engineer

NOTE: The engineer's certificate must be stamped with the engineer's seal.
The certificate submitted must be the original.

PROPOSED ELEVATIONS	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT UNPAVED):	808.50
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	802.00
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	802.00
MINIMUM ALLOWABLE GRADE (GRADE TOP OF RIGID CONCRETE PAVEMENT):	802.00
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	801.50
TOP OF STONE:	
TOP OF MC-3050 CHAMBER:	800.50
15" x 15" TOP MANIFOLD INVERT:	798.70
INSERT TEES INVERT:	797.25
24" ISOLATOR ROW PLUS INVERT:	796.92
18" x 18" BOTTOM MANIFOLD INVERT:	796.90
18" BOTTOM CONNECTION INVERT:	796.90
BOTTOM OF MC-3500 CHAMBER:	796.75
BOTTOM OF STONE:	796.00

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

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OF 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 "PLAN" 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.

315 W HURON

Stormwater Management Details

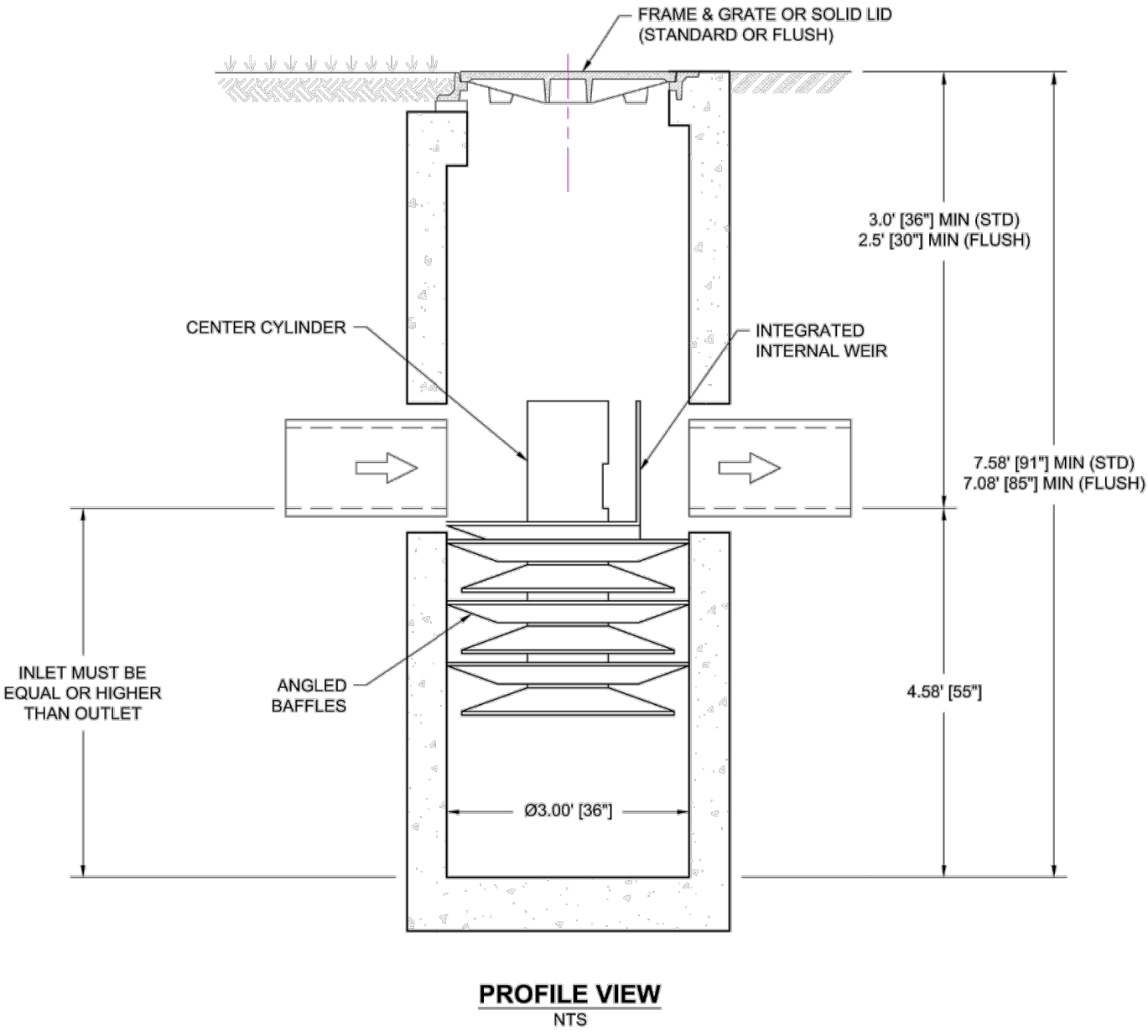


PROJECT NO:
25500084

SHEET NO:

C-402

ARCADIA AR3PC				1	0	3
OK-110 MAX. TREATMENT RATE				1.55 CFS		
24" COVER FLUSH RIM ELEVATION ±				802.75'		
INLET	1	DIAMETER	ANGLE	TYPE	INVERT	
	2	12"	270°	HDPE	797.55'	
	3	12"	116°	HDPE	797.55'	
	4					
OUTLET		12"	0°	HDPE	797.55'	
SUMP ELEVATION				792.97'		



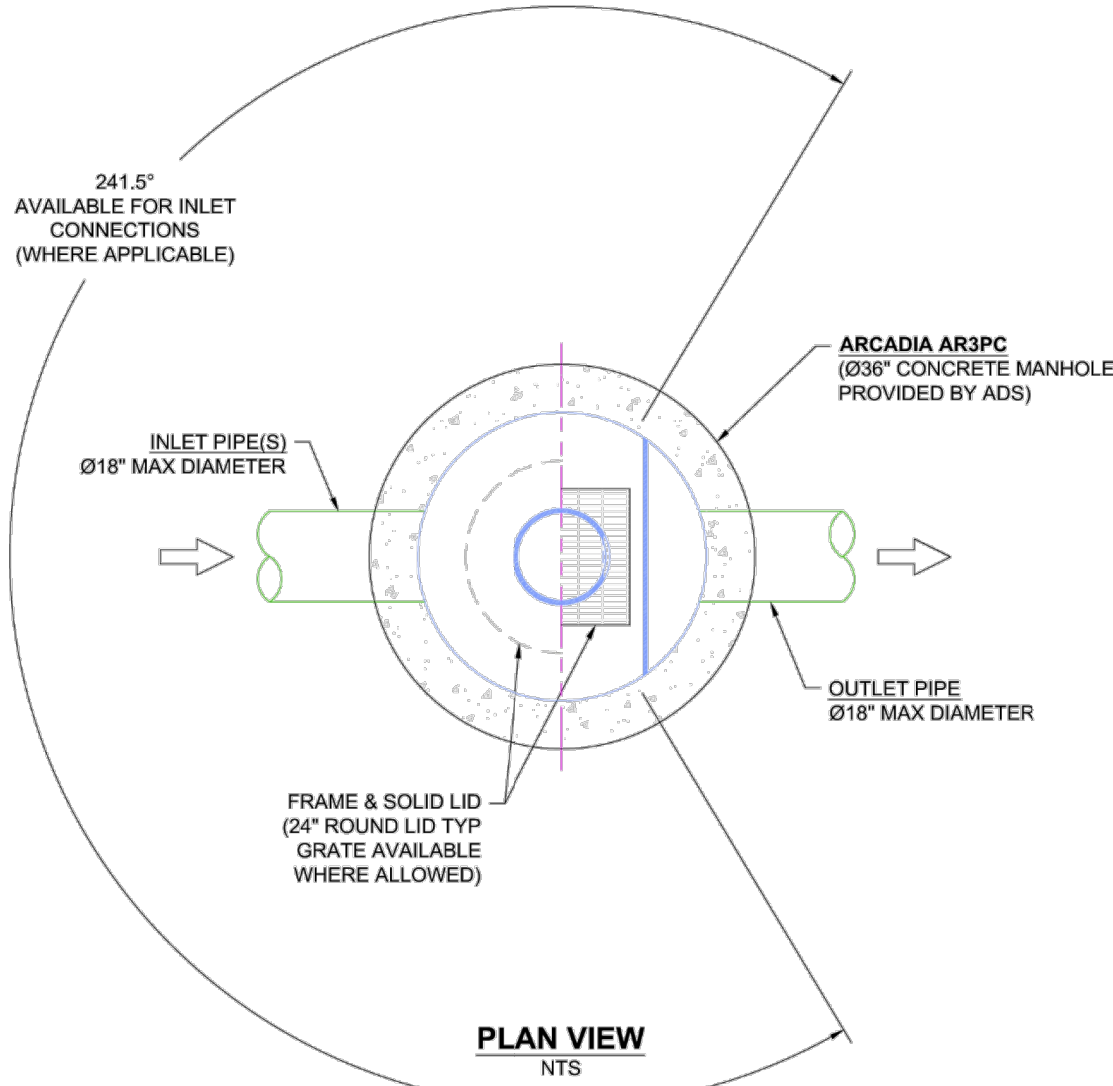
PRODUCT SPECIFICATIONS

• THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.

• THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY VERIFIED TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 MG/L INFLUENT CONCENTRATION. FULL-SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.

-OR-

THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH D50=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.



- NOTES:**
- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS.
 - CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE.
 - CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
 - UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS

315 HURON
ANN ARBOR, MI
WASHTENAW

DATE: 12/9/26
DRAWING#:
DRAWN:
CHECKED:

DATE: DWN: CHK:

ARCADIA
Stormwater Separator

4640 TRUEMAN BLVD
HILLTOP, OH 43026

ADS

1 Sheet
OF 1

SANITARY SEWER BASIS OF DESIGN

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"

		Quantity of Base Unit	Unit	Flow Rate For Given Use (gpd/unit)	Avg. Flow	
					(gpd)	(gpm)
Existing Site (Table A Designation)						
Uses:	106 S. First St (3,900 sq. ft. Restaurant)	100	Seats	30	3,000	2.08
	301 W. Huron St (5,400 sq. ft. Nightclub/no food)	250	Persons	15	3,750	2.60
	311, 315, & 317 W. Huron St (15,242 sq. ft Office)	15,242	Floor Area	0.06	915	0.64
	319 W. Huron St (5,906 sq. ft Vacant Garage)	-	-	-	0	0.00
Total Existing Flow					7,665	5.32

		Quantity of Base Unit	Unit	Flow Rate For Given Use (gpd/unit)	Avg. Flow	
					(gpd)	(gpm)
Proposed Site (Table A Designation)						
Uses:	Apartment ≤ 600 sq. ft of gross floor area	233	Apartment Unit	175	40,775	28.32
	Apartment > 601 sq. ft. < 1200 sq. ft.	52	Apartment Unit	250	13,000	9.03
	Dog Wash*	25	Dogs/Day	20	500	0.35
	The Last Word (bar)	230	occupant	15	3,450	2.40
	Coffee Shop	67	occupant	15	1,005	0.70
	Lobby	1,125	sf	0.06	68	0.05
Amernity Zone		3,855	sf	0.06	231	0.19
Total Proposed Flow					59,029	41.02

Sanitary Flow Offset Mitigation Summary				
Proposed - Existing Flows				
Proposed Site Average Flow (59029) - Existing Site Average Flow (7665) =				51,364 gpd
51364 gpd x 4 (Peaking Factor) x 1.1 (System Recovery Factor) =				226,001 gpd
226001 gpd x 1 day / 24 hrs x 1 hr / 60 min) =				156 gpm
156 gpm Peak Flow to be mitigated				

*Dog Wash is not a standard use in Table A - assumed 20gpd/dog and a use of 25 dogs/day

WATER QUALITY UNIT #103

N.T.S.

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3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.326.6963

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.375.5150

HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.353.0449

PREPARED FOR:

Talbot Development
Ryan Talbot

1235 Lyonthurst Street
Birmingham, MI 48009

REVISIONS:

Title: Preliminary Site Plan Submittal
Drawn: CO/BC/CB Checked: OO/BC Date: 7/2/2025
Title: Site Plan Submittal
Drawn: CO/BC/CB Checked: OO/BC Date: 7/24/2025
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Drawn: CO/BC/CB Checked: OO/BC Date: 2/12/2026
Title: PUD Site Plan Resubmittal
Drawn: CO/BC/CB Checked: OO/BC Date: 4/15/2026

315 W HURON

Storm Details & Sanitary Calculations

315 W. Huron Street, Ann Arbor, MI 48103
PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R6E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:



Osama Odeh

PROJECT NO:
25500084

SHEET NO:
C-403

Know what's below.
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Talbot Development
Ryan Talbot

1235 Lyonhurst Street
Birmingham, MI 48009

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Title: PUD Site Plan Resubmittal		
Drawn: OO/BC/CB	Checked: OO/BC	Date: 4/15/2026

[illegible]

315 W HURON

Details & Specifications

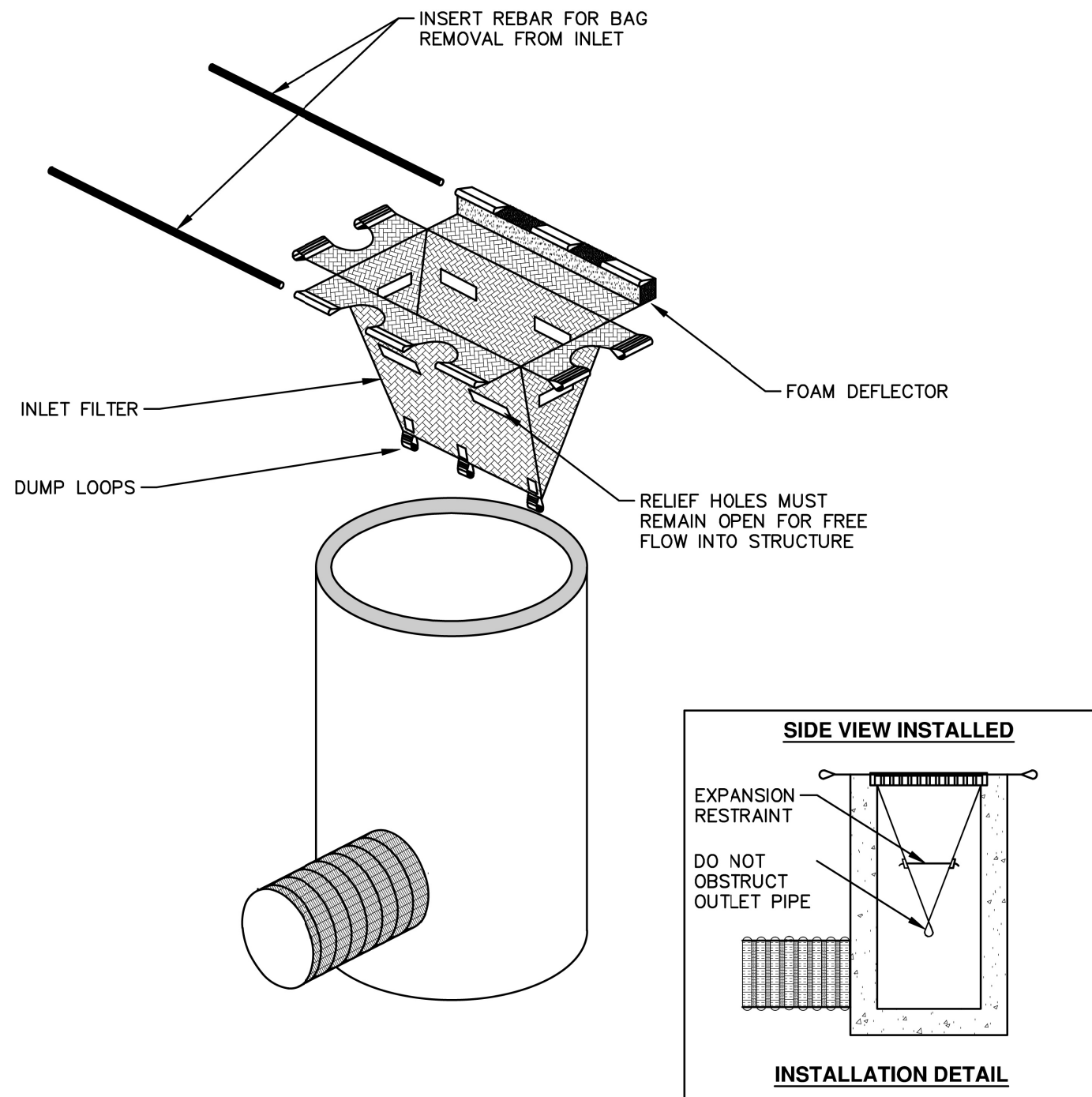
315 W. Huron Street, Ann Arbor, MI 48103

STATE OF MICHIGAN
OSAMA
ODEH
License No.
6201314909
LICENSED PROFESSIONAL ENGINEER

Osama Odeh

PROJECT NO:
25500084

C-500

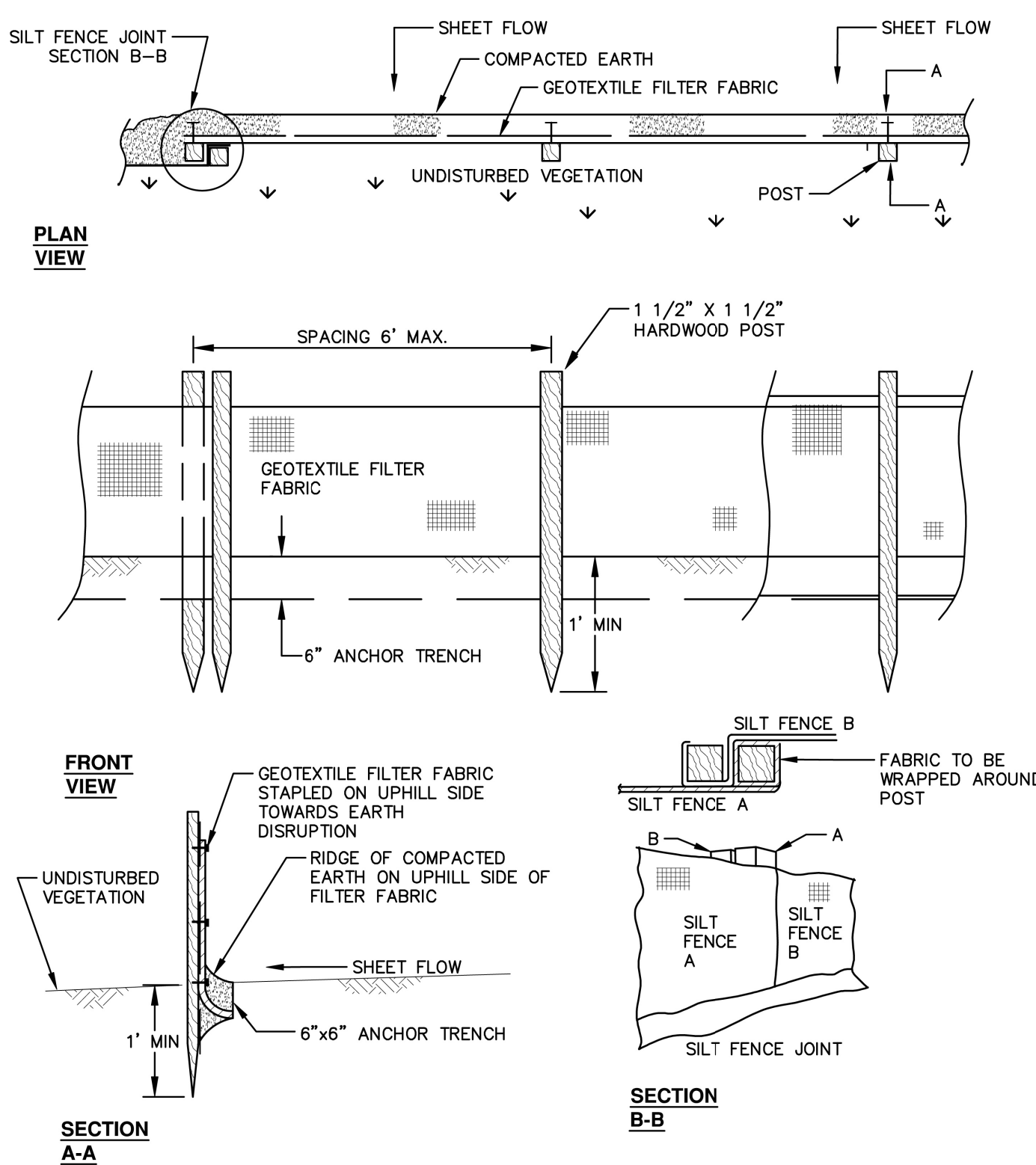


1. SIZE AND SHAPE OF INLET FILTER SHALL MATCH THE STRUCTURE.
2. WHERE CONDITIONS WARRANT, THE FILTER SHALL BE MADE WITH AN OIL-ABSORBENT FILTER WITH A WOVEN PILLOW INSERT.



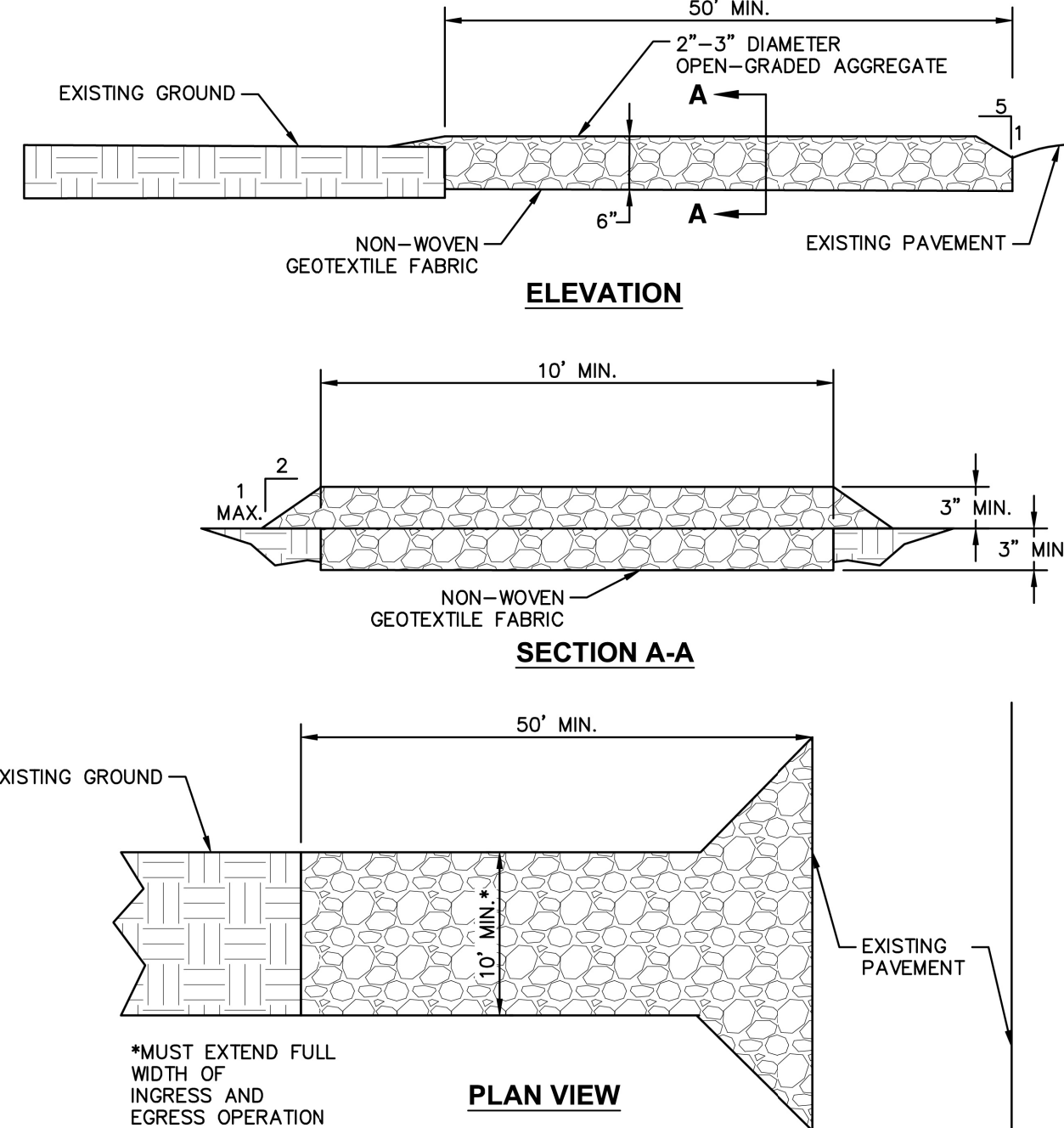
**CITY OF ANN ARBOR
PUBLIC SERVICES
301 EAST HURON STREET
P.O. BOX 8647
ANN ARBOR, MI 48107-8647
734-794-6410
www.a2gov.org**

REV. NO.	DATE	DRAWN BY	CHECKED BY
INLET PROTECTION			
DR. ENG	CH. ENG	DRAWING NO.	
SCALE N.T.S.	DATE 12/8/2023	SD-SESC-1	



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REV. NO.	DATE	DRAWN BY	CHECKED BY
SILT FENCE			
DR. ENG	CH. ENG	DRAWING NO.	
SCALE N.T.S.	DATE 12/8/2023	SD-SESC-3	

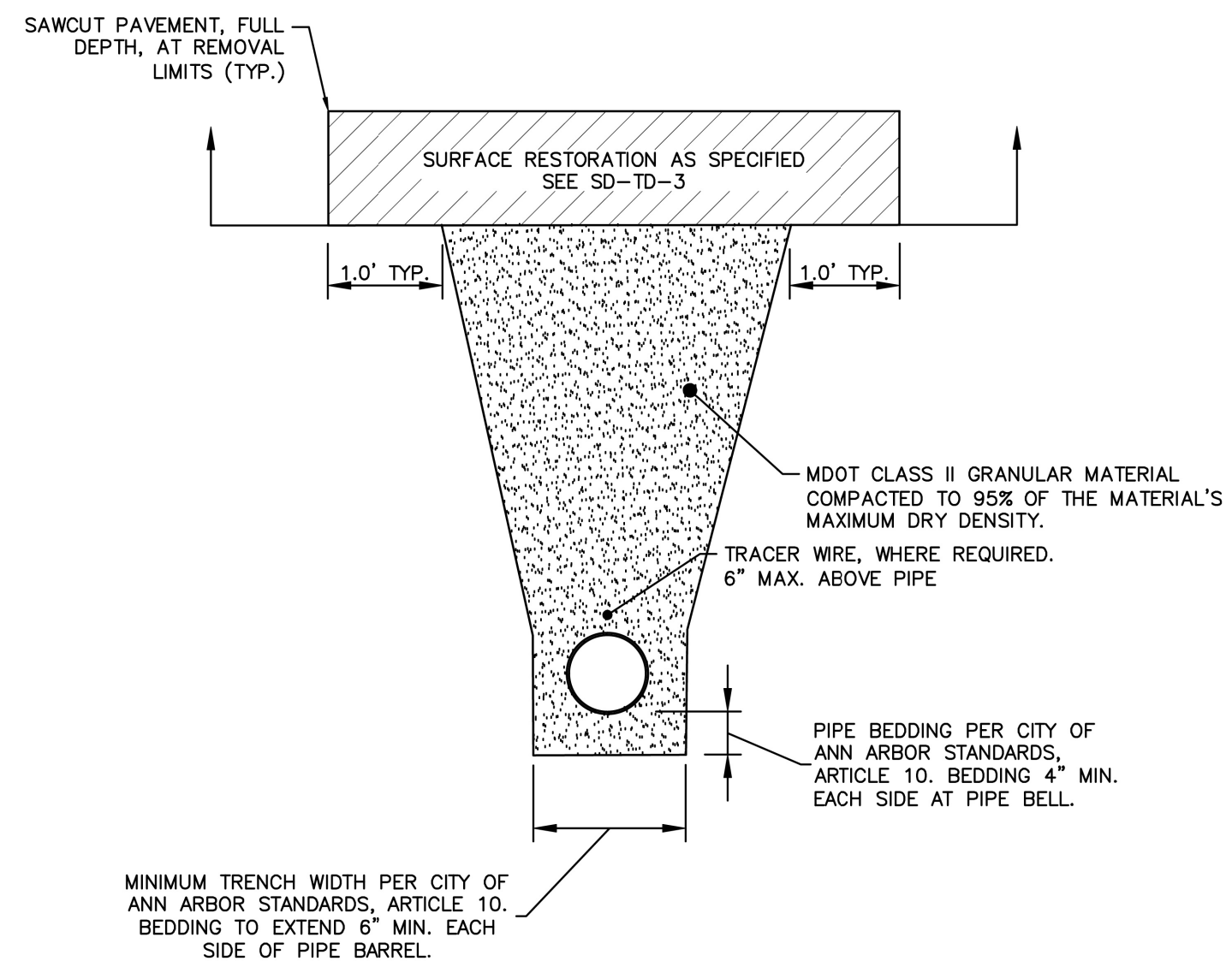


ADDITIONAL WIDTH AT CONNECTION TO
EXISTING PAVEMENT SHALL BE AS NEEDED
TO ACCOMMODATE VEHICLE TURNING.



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REV. NO.	DATE	DRAWN BY	CHECKED BY
MUD MAT			
DR. ENG	CH. ENG	DRAWING NO.	
SCALE N.T.S.	DATE 12/8/2023	SD-SESC-5	

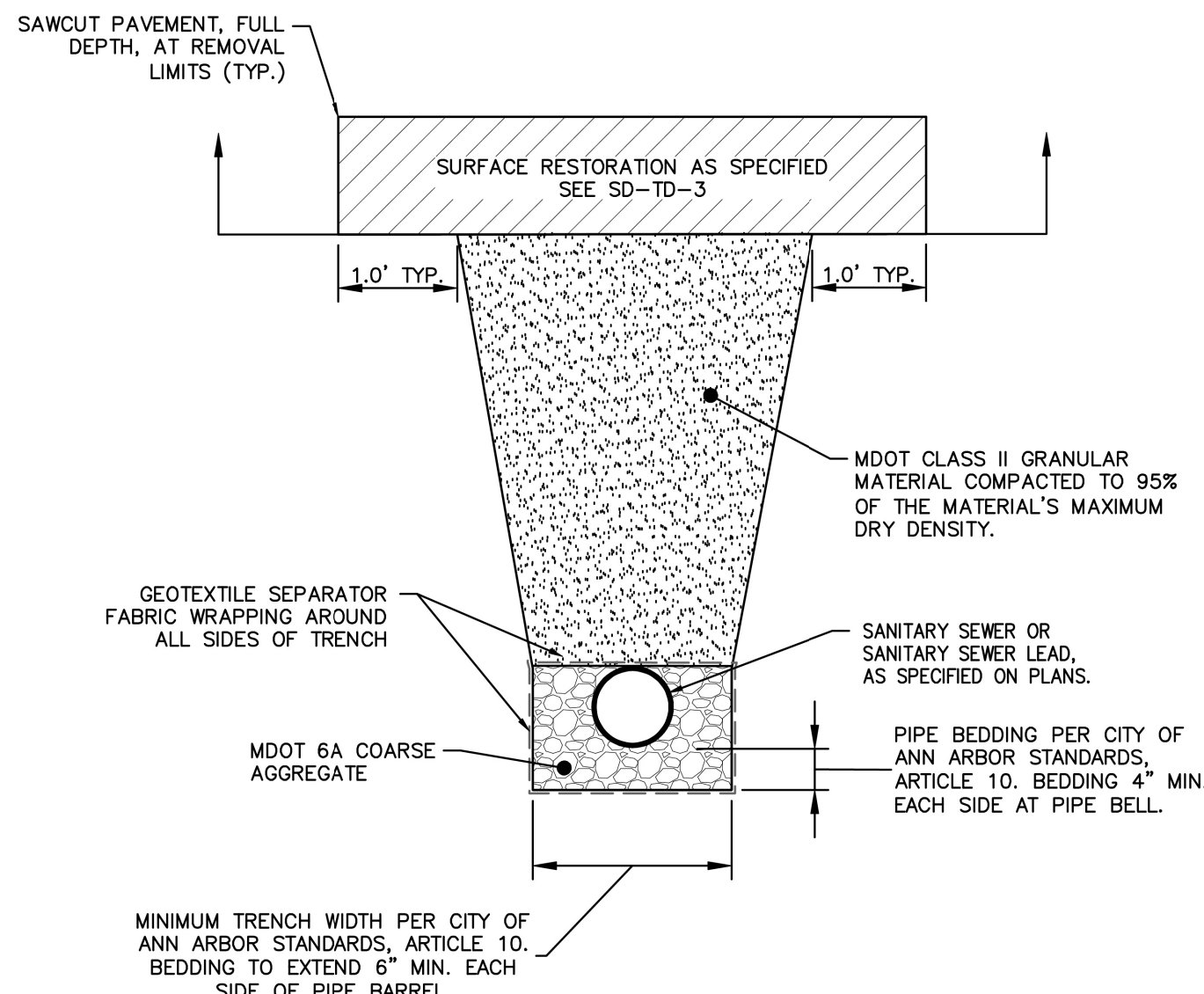


1. ALL TRENCH EXCAVATION, BEDDING, BACKFILLING, AND SURFACE RESTORATION SHALL COMPLY WITH CITY OF ANN ARBOR STANDARDS, ARTICLE 10.
2. TRENCH DETAILS SHOW TYPE OF BACKFILL AND TRENCHING REQUIREMENTS ONLY.
3. ALL TRENCHING TO CONFORM TO ALL APPLICABLE M.I.O.S.H.A. AND CITY STANDARDS.
4. PIPE BEDDING THICKNESS UNDER CONCRETE PIPE 66" OR LARGER SHALL BE INCREASED TO 6".
5. SEE SD-TD-2 FOR SANITARY BEDDING AREA DETAIL. SEE SD-TD-4 FOR EDGE DRAIN BEDDING AND BACKFILL.
6. SURFACE RESTORATION SHALL NOT BE INCLUDED IN THE UNIT PRICE FOR PIPE AND WILL BE PAID FOR SEPARATELY.
7. NOT TO BE USED FOR SANITARY SEWER OR EDGE DRAIN.



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01	09/01/2025	A2D	SSORT
00	10/17/2024	A2D	SSORT
REV. NO.	DATE	DRAWN BY	CHECKED BY
UTILITY TRENCH - TYPE 1			
DR. ENG	CH. ENG	DRAWING NO.	
SCALE N.T.S	DATE 12/8/2023	SD-TD-1	

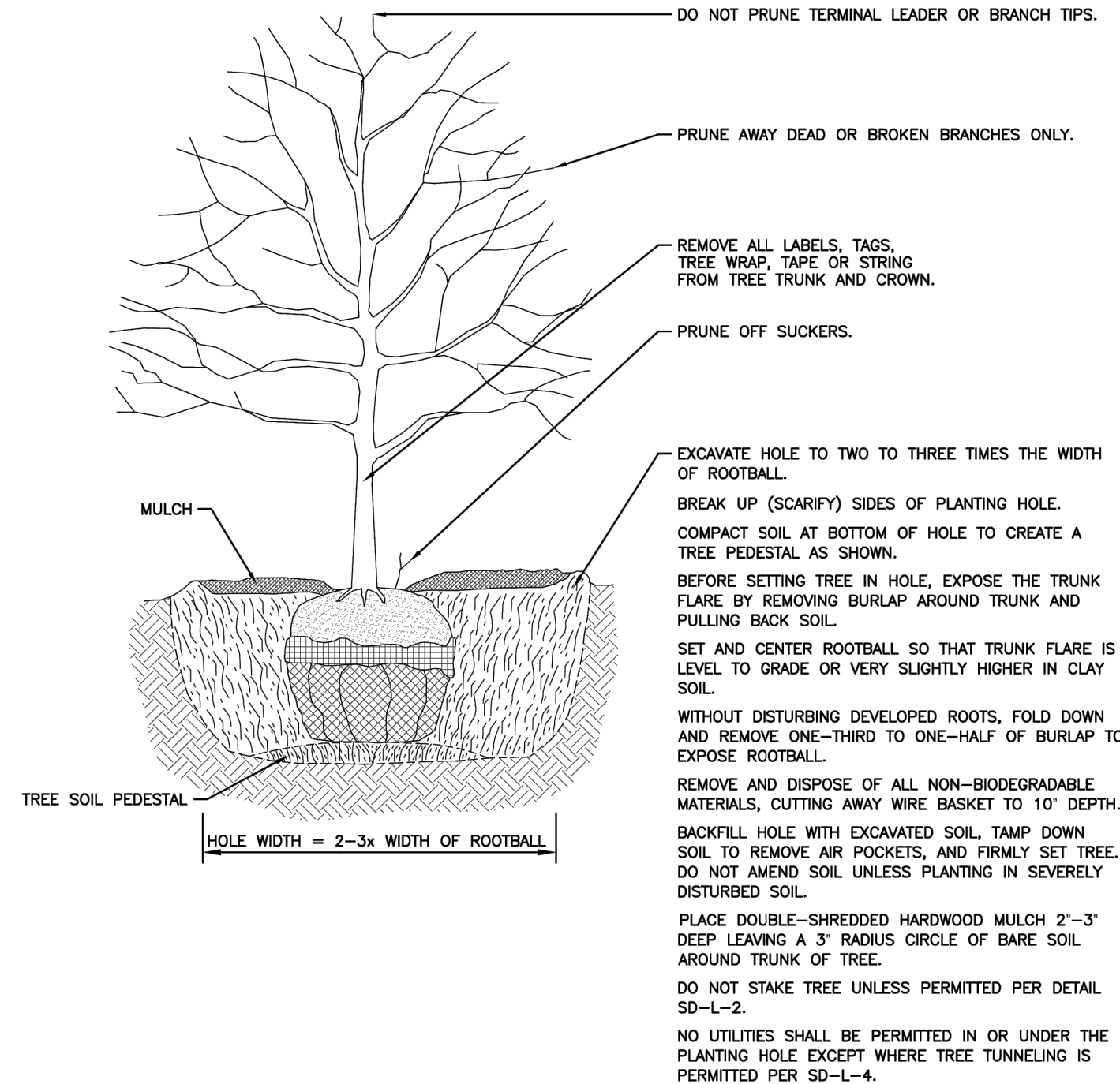


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2. TRENCH DETAILS SHOW TYPE OF BACKFILL AND TRENCHING REQUIREMENTS ONLY.
3. ALL TRENCHING TO CONFORM TO ALL APPLICABLE M.I.O.S.H. AND CITY STANDARDS.
4. PIPE BEDDING THICKNESS UNDER CONCRETE PIPE 66" OR LARGER SHALL BE INCREASED TO 6".
5. SEE SD-TD-4 FOR EDGE DRAIN BEDDING AND BACKFILL DETAILS.
6. SURFACE RESTORATION SHALL NOT BE INCLUDED IN THE UNIT PRICE FOR PIPE AND WILL BE PAID FOR SEPARATELY.



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00	10/17/2024	A2D	SSORT
REV. NO.	DATE	DRAWN BY	CHECKED BY
UTILITY TRENCH - TYPE 2			
DR. ENG	CH. ENG	DRAWING NO.	
SCALE N.T.S.	DATE 12/8/2023	SD-TD-2	



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REV. NO.	DATE	DRAWN BY	CHECKED BY
TREE PLANTING			
DR. ENG	CH. ENG	DRAWING NO.	
SCALE F. N.T.S.	DATE 12/8/2023	SD-L-1	



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Ann Arbor, MI 48103
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HOLLAND
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PREPARED FOR:
Talbot Development
Ryan Talbot

1235 Lyonnurst Street
Birmingham, MI 48009

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315 W HURON

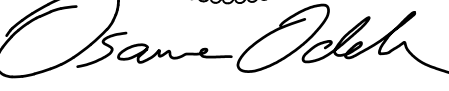
Details & Specifications

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PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R1E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SEAL:

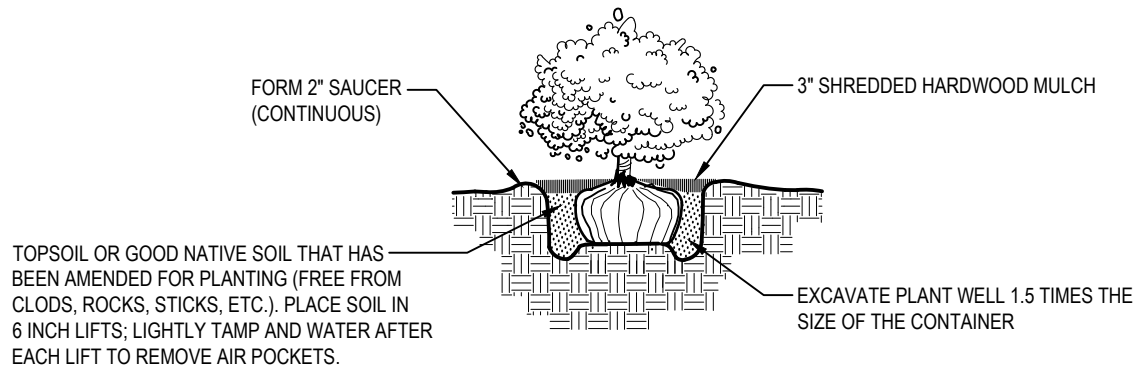


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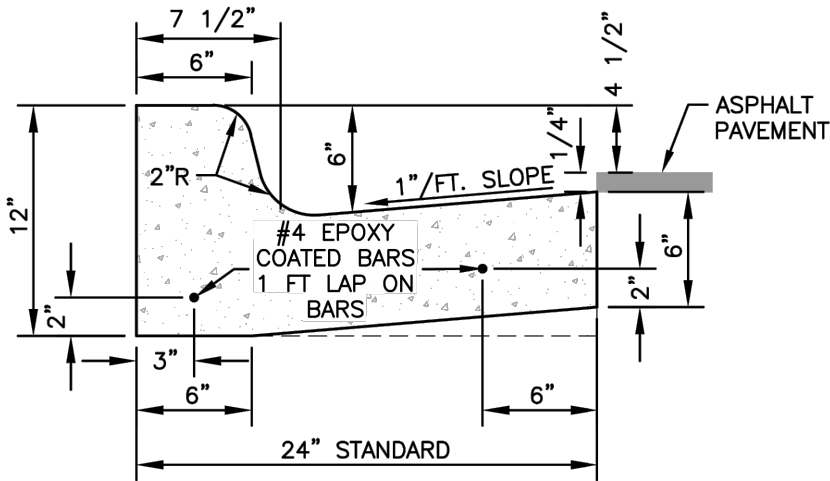
PROJECT NO:
25500084

SHEET NO:
C-501



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.



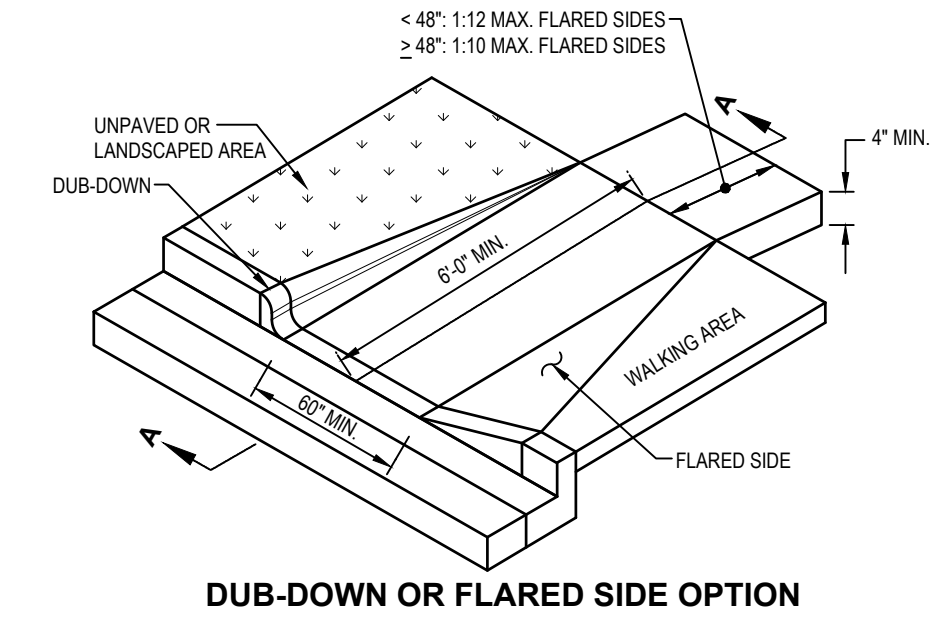
NOTES:

- BARRIER CURB AND GUTTER ON ASPHALT STREETS SHALL CONFORM TO THIS DETAIL.
- BARRIER CURB AND GUTTER ON CONCRETE STREETS SHALL CONFORM TO MDOT CURB AND GUTTER DETAIL F3.

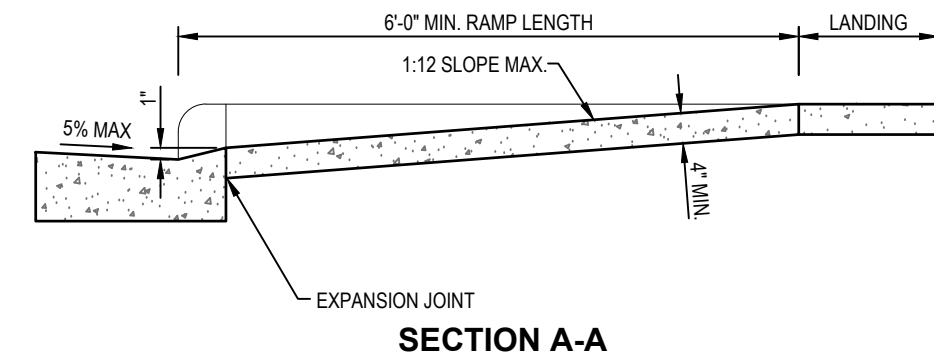


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REV. NO.	DATE	DRAWN BY	CHECKED BY
BARRIER CURB AND GUTTER			
DR. ENG	CH. ENG	DRAWING NO.	
SCALE N.T.S.	DATE 12/8/2023	SD-CG-1	

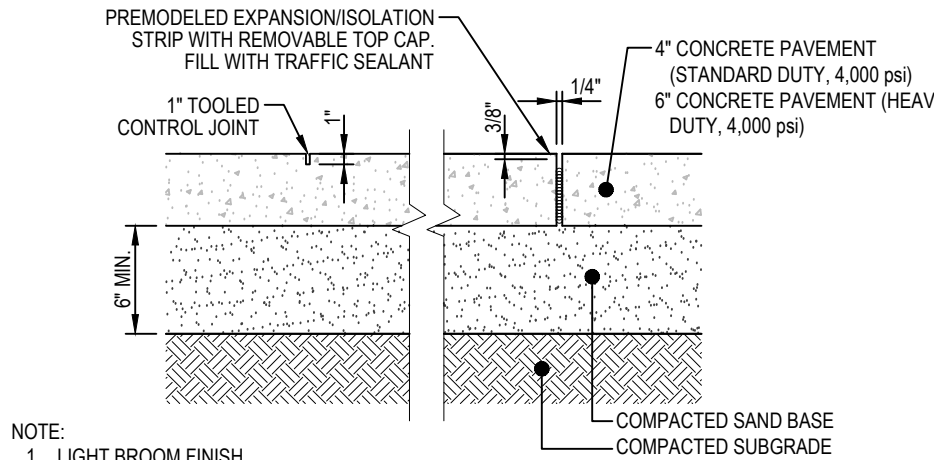


DUB-DOWN OR FLARED SIDE OPTION



SIDEWALK CURB RAMP DETAIL

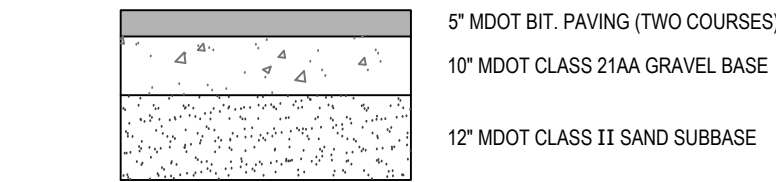
N.T.S.



- NOTE:
- LIGHT BROOM FINISH
 - LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
 - PANEL SIZE SHALL NOT EXCEED 8 FEET
 - PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
 - AIR ENTRAINMENT - 7% ± 1%
 - SLUMP 4" ± 1"
 - REFER TO GEOTECHNICAL REPORT AND RECOMMENDATIONS FOR FINAL CONCRETE PAVING DETAILS

CONCRETE PAVEMENT DETAIL

N.T.S.



- NOTE:
- REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
 - HMA MIXTURE TO BE TIER I OR TIER II
 - BINDER GRADE TO BE A MINIMUM OF PG 58-28

HEAVY DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL

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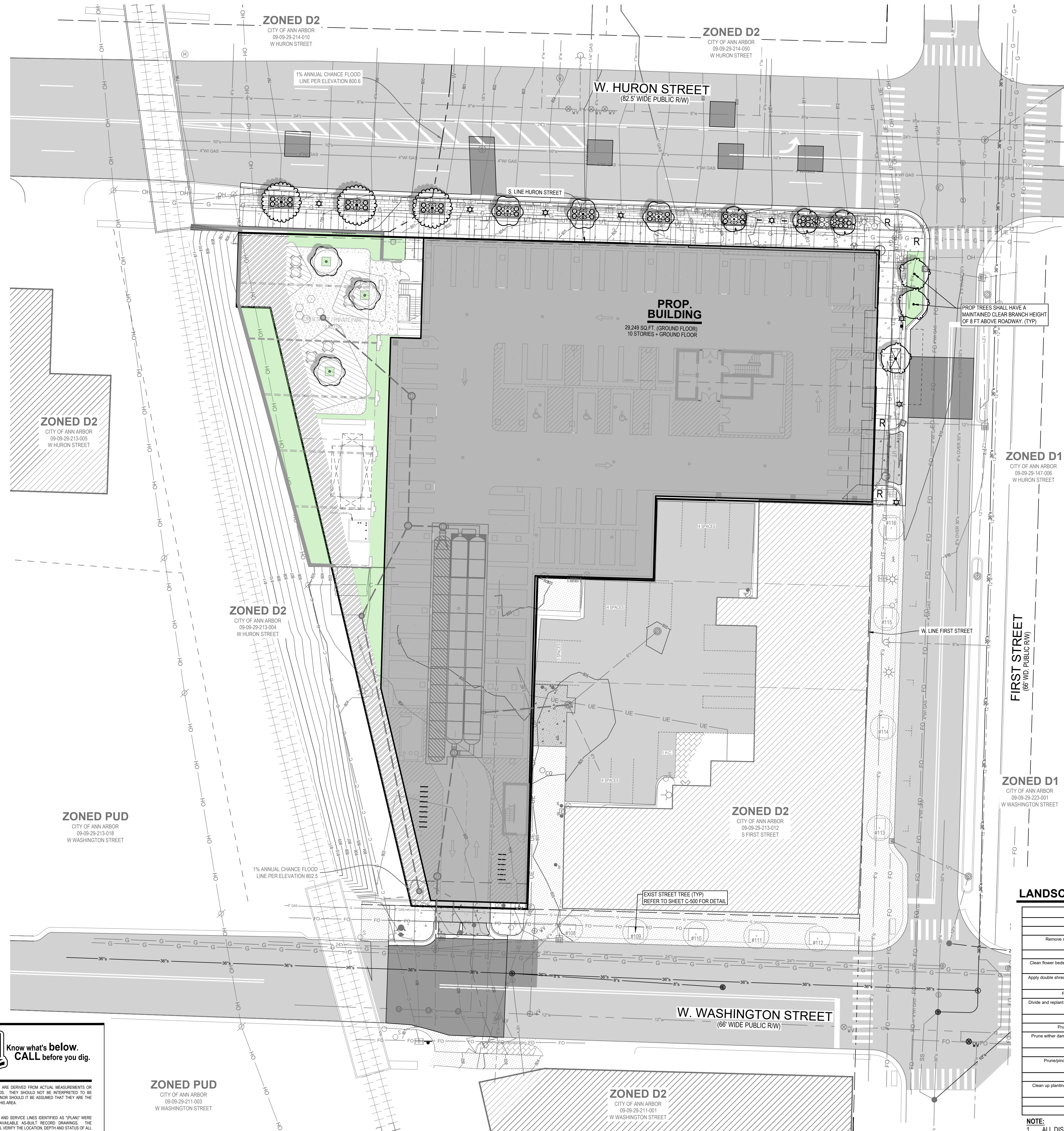
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Title: PUD Site Plan Resubmittal	Drawn: OOB/CB	Checked: OOB/C	Date: 4/15/2026



LANDSCAPE NOTES

PLANTING NOTES:

- 1) 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 UNTIL 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.
- 2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- 3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE CITY.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
- 9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

TOPSOIL AND TURF NOTES:

- 1) 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).
- 2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
- 3) ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL, UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
- 4) SOD SHALL BE GROWN ON TOPSOIL, UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER. ROLL PERPENDICULAR TO LENGTH OF SOD.
- 5) TURF SHALL BE INSTALLED ON A MIN. OF 3'-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEIOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
- 6) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

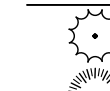
LANDSCAPE CALCULATIONS

STREET TREES REQUIRED: SEC. 6.20.10.B

ONE STREET TREE OF THE MINIMUM SIZE AND SPECIES MEETING CITY STANDARDS SHALL BE PROVIDED FOR EVERY 45 LINEAR FEET OF PUBLIC STREET RIGHT-OF-WAY, MINUS WIDTH OF CURB CUTS, ABUTTING A SITE PLAN SITE. EXISTING TREES MEETING CITY STANDARDS MAY BE USED TO SATISFY ALL OR PART OF THIS REQUIREMENT.

HURON ST FRONTAGE: 254 LF	
REQUIRED: 6 TREES	PROPOSED: 7 TREES PLUS ADDITIONAL PERENNIALS
FIRST ST FRONTAGE: 101 LF	
REQUIRED: 3 TREES	PROPOSED: 3 TREES
WASHINGTON ST FRONTAGE: 46 LF	
REQUIRED: 1 TREE	PROPOSED: 0 TREES DUE TO THE REQUIRED DRIVEWAY ISOLATION DISTANCE

LANDSCAPE SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES					
	Ay	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	3.0" Cal.
	Co	3	Celtis occidentalis	Common Hackberry	3.0" Cal.
	Tb	3	Tilia americana 'Boulevard'	Boulevard American Linden	3.0" Cal.
	Zn	6	Zelkova serrata 'Musashino'	Musashino Japanese Zelkova	3.0" Cal.
SHRUBS					
	Cl	70	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	#1
	Ha	38	Hakonechloa macrochaeta 'All Gold'	All Gold Japanese Forest Grass	#1
	Hs	6	Hemerocallis x 'Strawberry Candy'	Strawberry Candy Daylily	#1

LANDSCAPE MAINTENANCE SCHEDULE

Maintenance Task	January	February	March	April	May	June	July	August	September	October	November	December
Prune shade trees & summer flowering shrubs												
Remove mulch from around crown of perennials; remove winter mulch												
Fertilize Trees and Shrubs, planting beds												
Clean flower beds, remove winter weeds and dead plant material left for winter interest												
Apply double shredded bark mulch to tree/shrub beds and ground leaf compost to flower beds												
Pressurize irrigation system and perform spring audit												
Divide and replant summer and fall blooming perennials (when growth is 3-4 in high), cut back if needed												
Replace dead/poor health perennials and grasses												
Prune spring blooming shrubs immediately after flowering												
Prune winter damaged branches or plants that have not begun to grow after last frost												
Replace mulch as necessary												
Prune/pinch back perennials and grasses for height control and shaping												
Inspect plants for pests and treat as necessary												
Clean up planting beds - remove yellowing foliage not left for winter interest, remove stakes/hoops												
Turn off irrigation system and flush out												
Winter mulch tender plants once ground is frozen												

NOTE:
1. ALL DISEASED, DAMAGED OR DEAD MATERIAL BE REPLACED IN ACCORDANCE WITH CITY CODE BY THE END OF THE FOLLOWING PLANTING SEASON, AS A CONTINUING OBLIGATION FOR THE DURATION OF THE SITE PLAN.



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ZONED PUD
CITY OF ANN ARBOR
09-09-29-211-003
W WASHINGTON STREET

ZONED D2
CITY OF ANN ARBOR
09-09-29-211-001
W WASHINGTON STREET

315 W HURON

Landscape Plan

315 W. Huron Street, Ann Arbor, MI 48103
PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R9E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

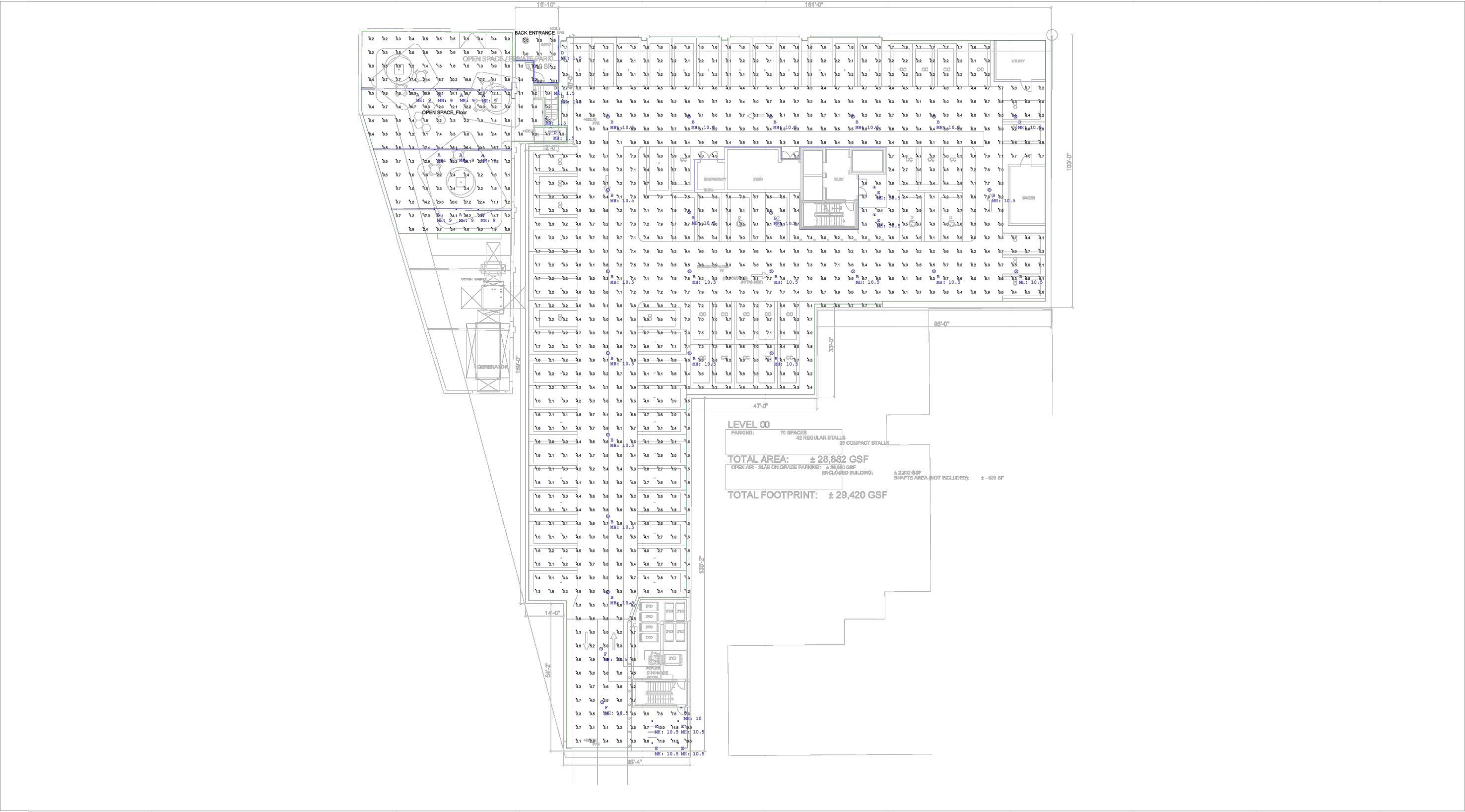
SEAL:



PROJECT NO:
25500084

SHEET NO:
L-100

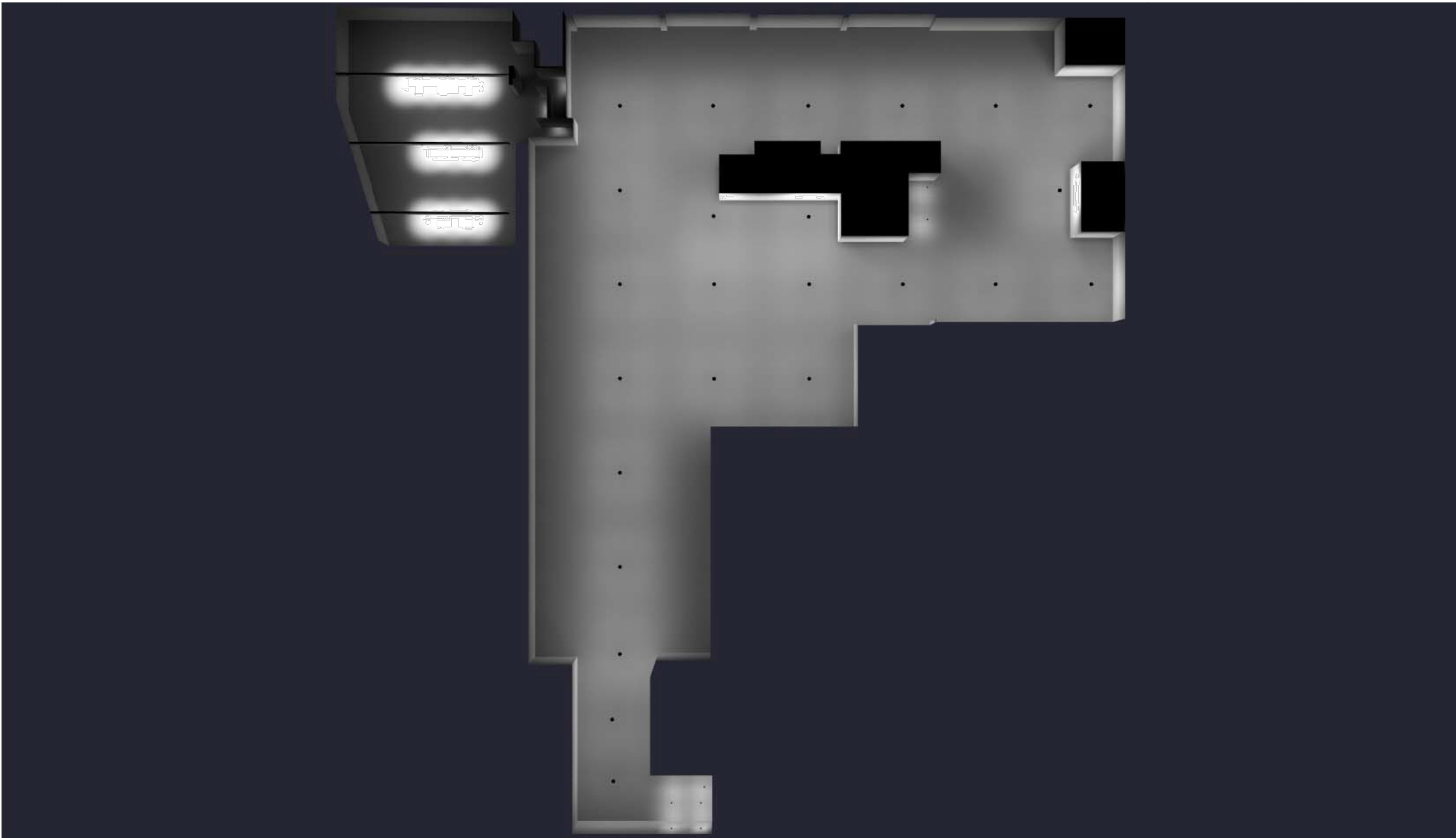
2019038-63



Scale: 1 inch= 35 Ft.

DESIGN NOTES:

1. MOUNTING HEIGHTS: SEE FIXTURE LOCATIONS & LUMINAIRE SCHEDULE
2. MEASUREMENTS TAKEN AT:@ GRADE
3. SURFACE REFLECTANCE: 0.6 / 0.4 / 0.2



Note on this Design:
This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design,as approved by others.

Note on these Photometric Calculations:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.

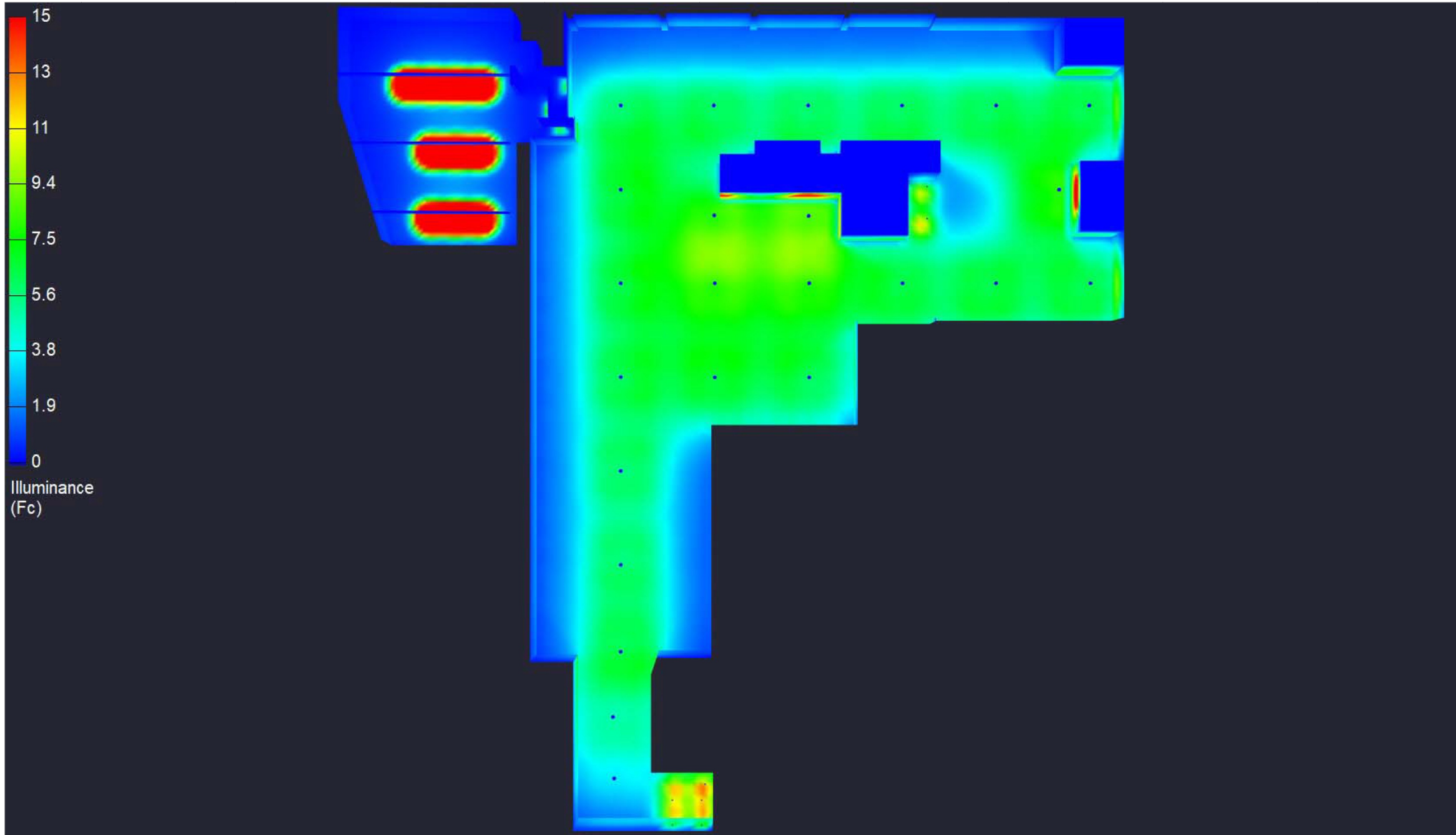
There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report. The managing contractor/ architect/engineer is responsible for ensuring compliance to all relevant lighting ordinance(s) and energy codes required on this project.

LIGHTING DETAILS:

Luminaire Schedule									
Label	Symbol	Qty	LLF	Arrangement	[MANUFAC]	Description	Arrangement Watts	Arrangement Luminaire Lumens	Mounting Height
A		10	0.900	Single	BETA-CALCO, INC.	CY-DR06-DT1-DN01-BA70-LMA0300	26.79	3024	9
B		22	0.900	Single	EATON	TT-D4-830-U-WQ	57.6	6740	10.5
C		1	0.900	Single	COOPER LIGHTING	GKO-PB1B-722-U-T4W	9.3	1204	10
D		5	0.900	Single	WE-EF USA	190-9008	8	117	1.5
E		6	0.900	Single	USAI	B4RD-09G1-30KS-50-S-MOD	9	739	10.5
F		2	0.900	Single	EATON	TT-D1-830-U-WQ-DPM	28	3449	10.5

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
BACK ENTRANCE	Illuminance	Fc	1.64	13.1	0.0	N.A.	N.A.	0
OPEN SPACE_Floor	Illuminance	Fc	6.89	37.1	0.0	N.A.	N.A.	0
PARKING SPACE_Floor	Illuminance	Fc	5.21	12.0	1.0	5.21	12.00	0



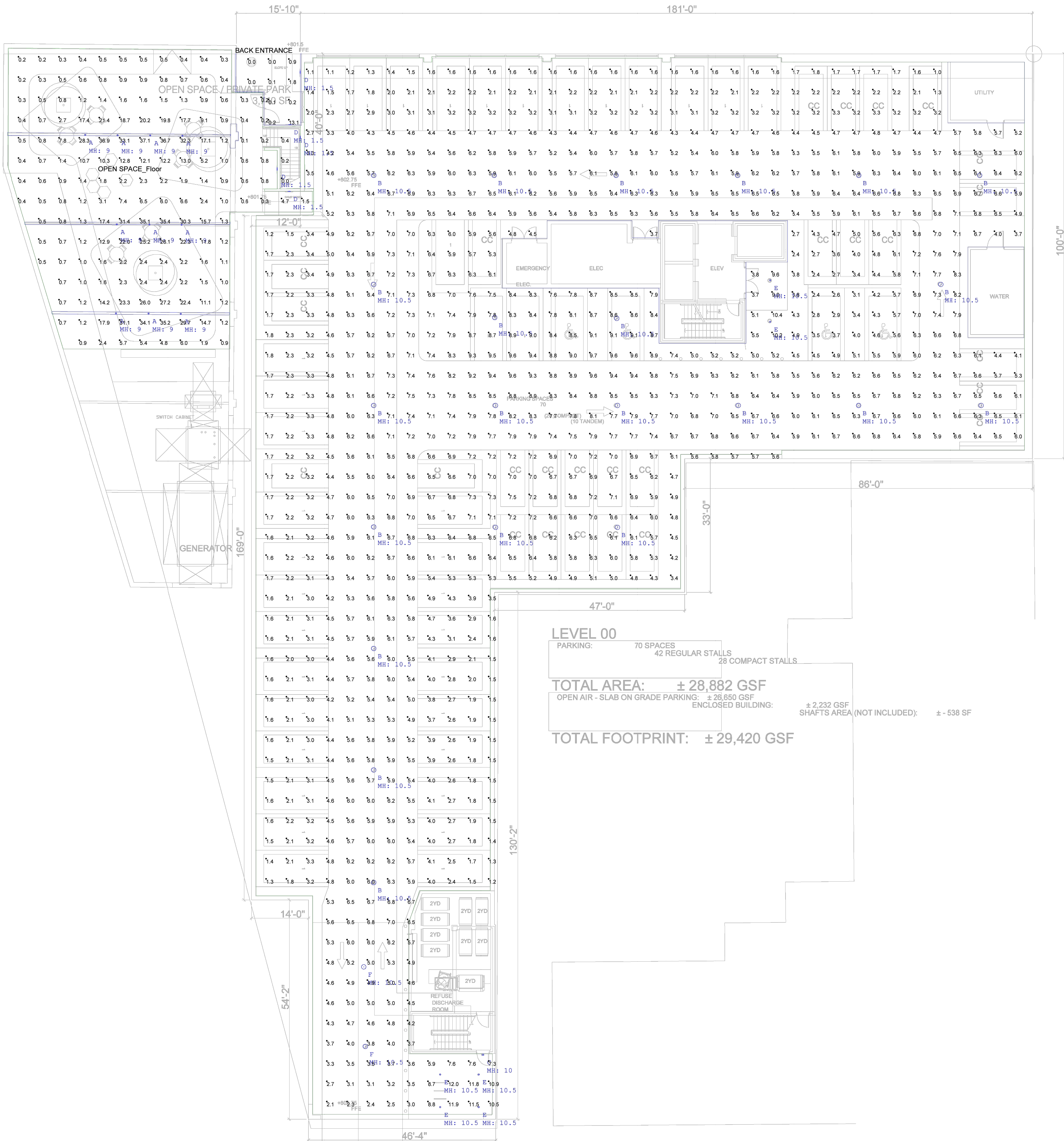
315 W Huron

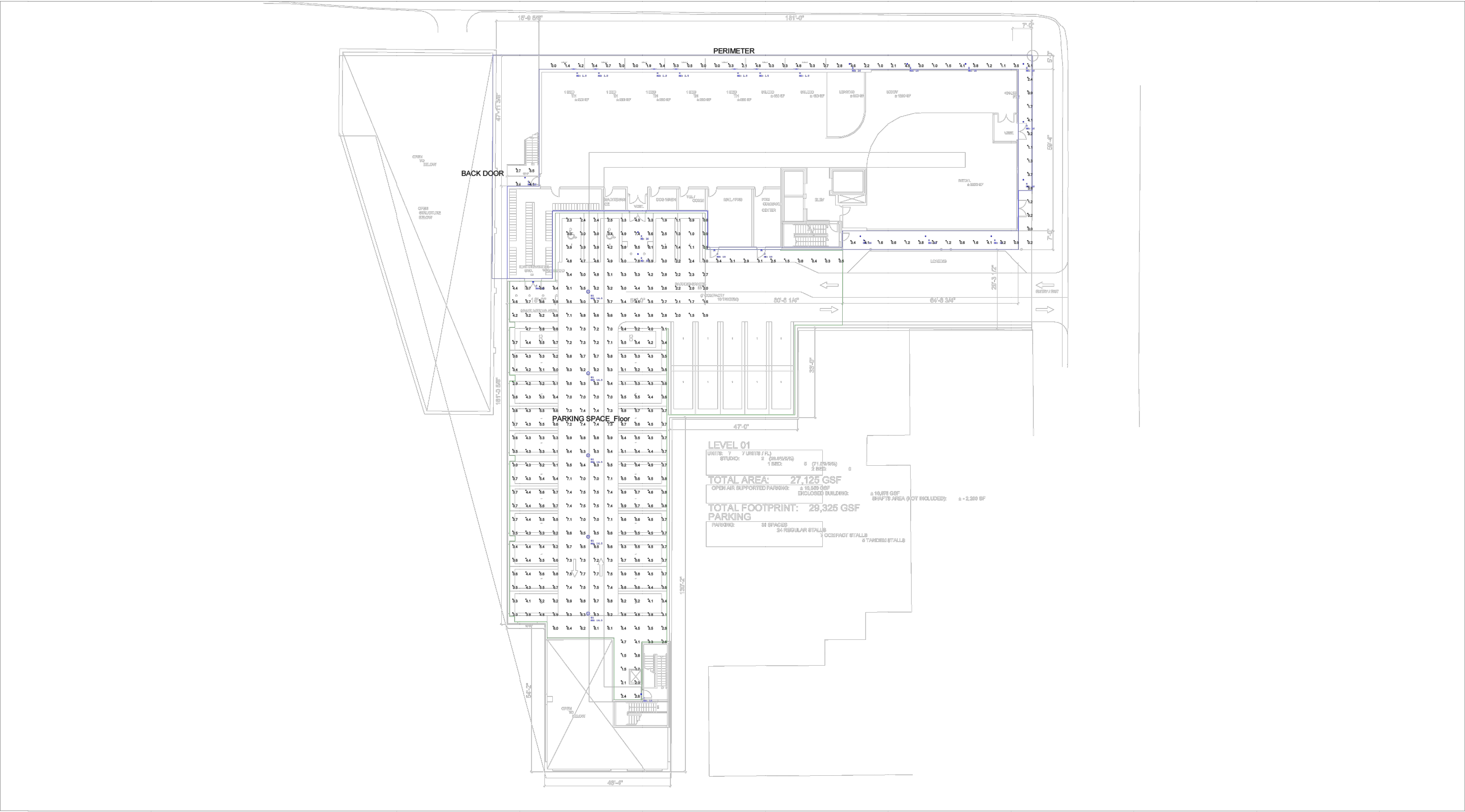
Date:2025. 07. 22.

Drawn By:RF

Revision #: 0

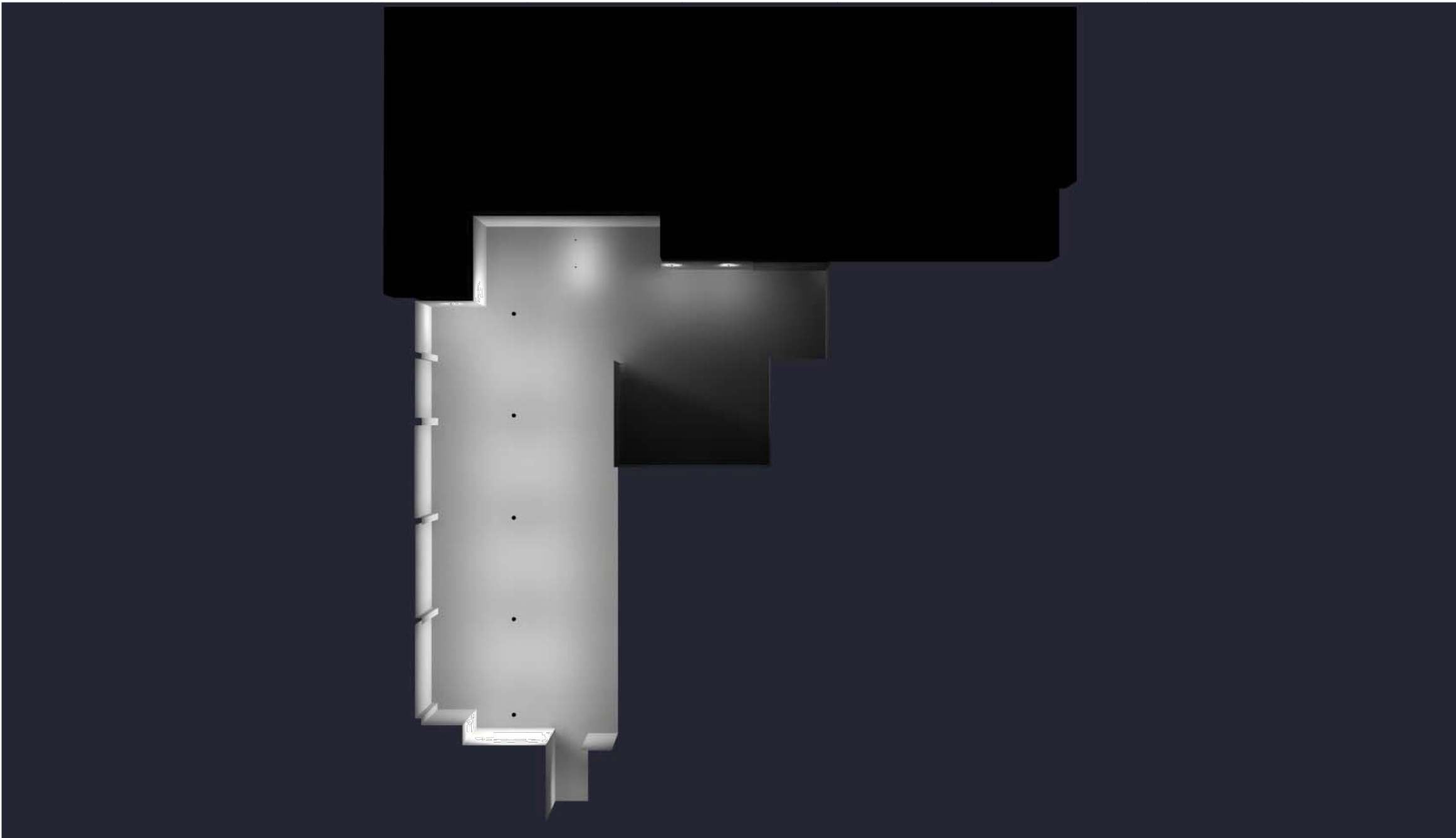
Page 1 of 2





Scale: 1 inch= 35 Ft.

- DESIGN NOTES:
- 1. MOUNTING HEIGHTS: SEE FIXTURE LOCATIONS & LUMINAIRE SCHEDULE
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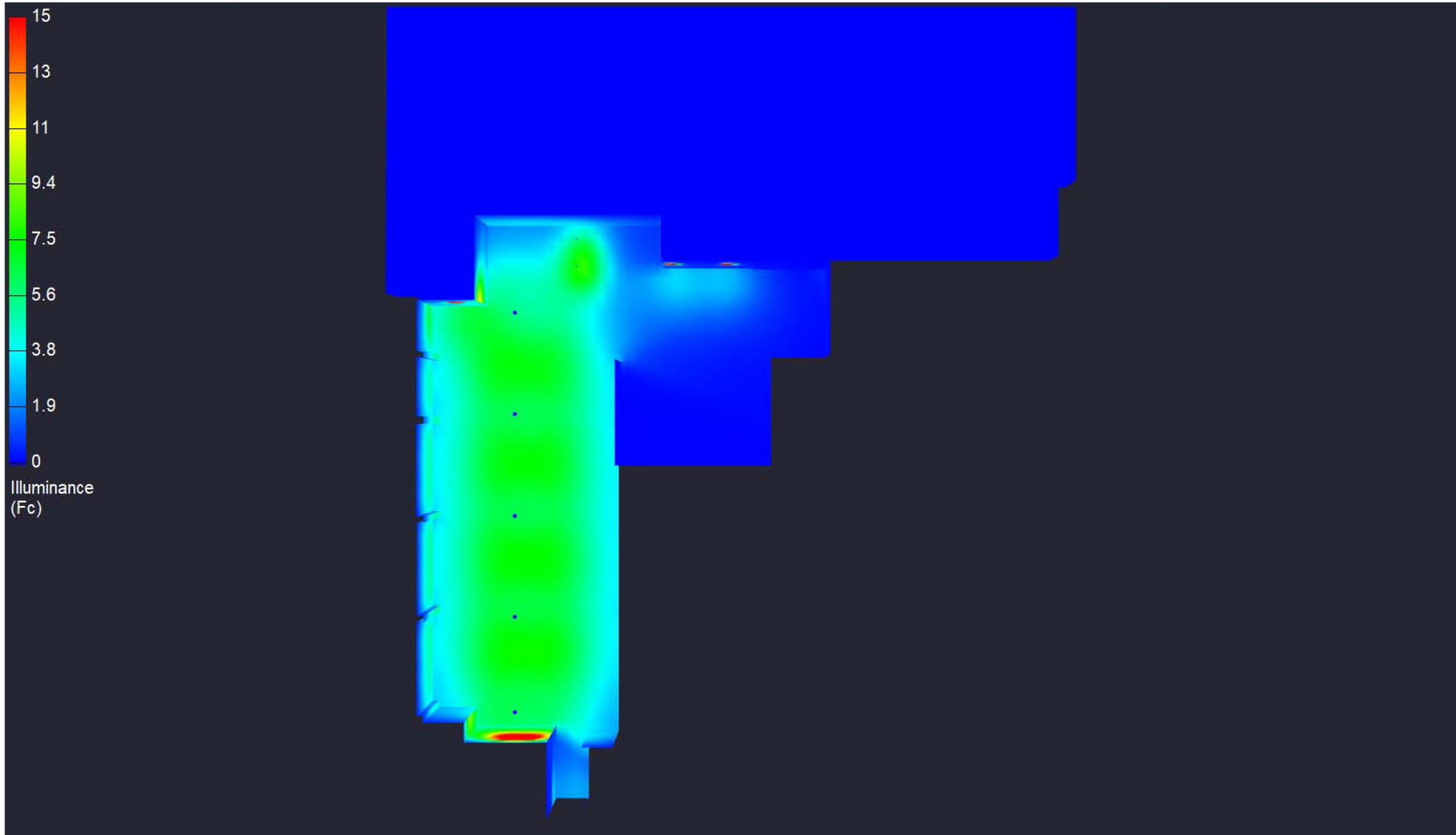
There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

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LIGHTING DETAILS:

Luminaire Schedule									
Label	Symbol	Qty	LLF	Arrangement	[MANUFAC]	Description	Arrangement Watts	Arrangement Luminaire Lumens	Mounting Height
B1		5	0.900	Single	COOPER LIGHTING	TT-D7-830-U-WQ	124.7	12350	16.5
C		4	0.900	Single	COOPER LIGHTING	GKO-PB1B-722-U-T4W	9.3	1204	10
D		7	0.900	Single	WE-EF USA	190-9008	8	117	1.5
E		12	0.900	Single	USAI	B4RD-09G1-30KS-50-S-MOD	9	739	16

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
BACK DOOR	Illuminance	Fc	3.43	4.1	2.7	1.27	1.52	0
PARKING SPACE_Floor	Illuminance	Fc	5.02	8.5	0.3	16.73	28.33	0
PERIMETER	Illuminance	Fc	2.16	5.4	0.0	N.A.	N.A.	0



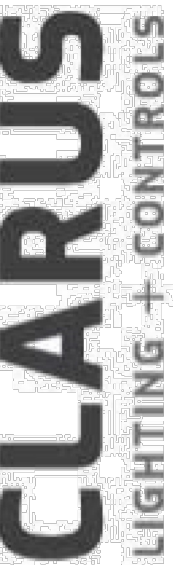
315 W Huron

Date:2025. 07. 22.

Drawn By:RF

Revision #: 0

Page 1 of 2



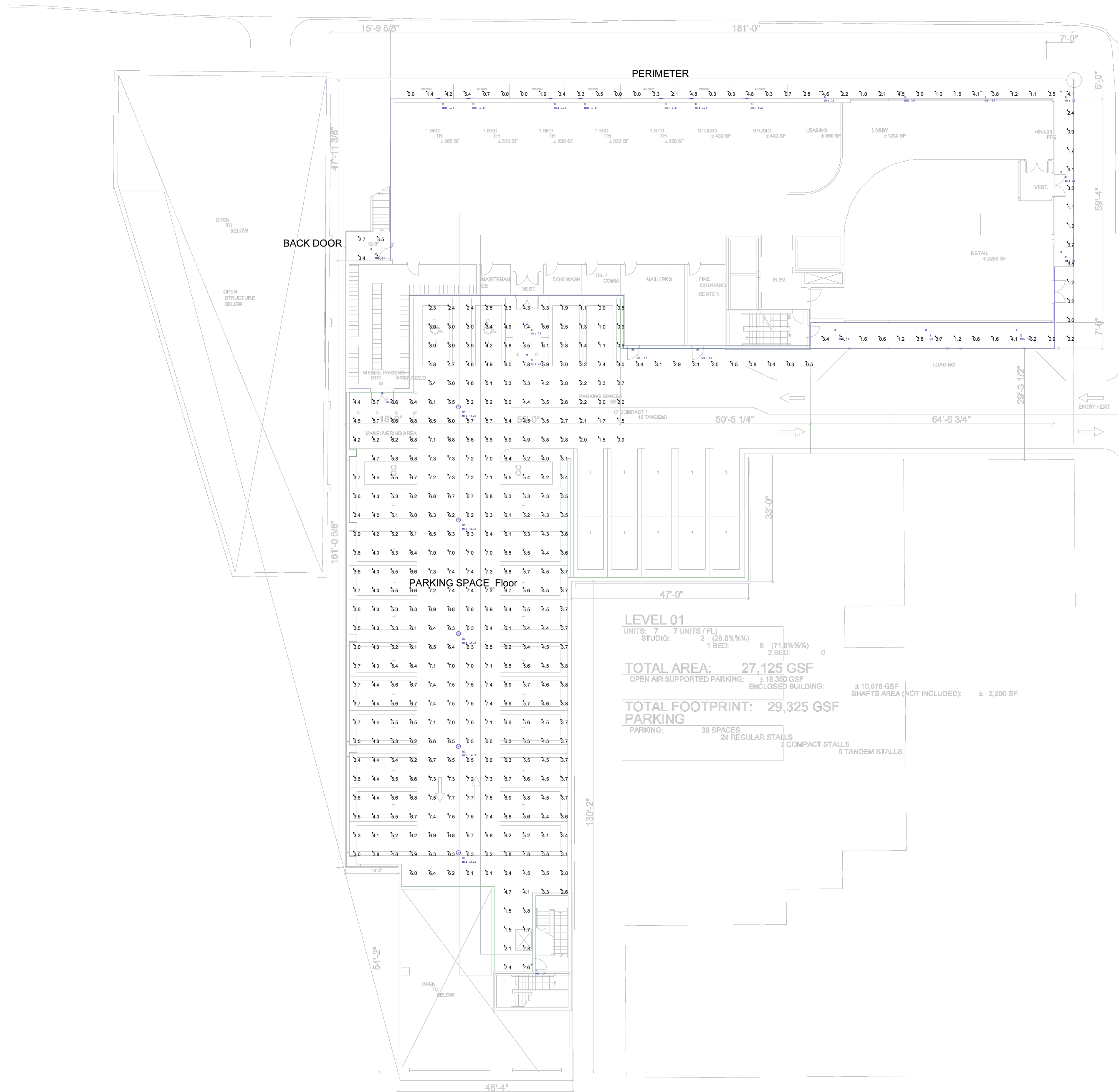
315 W Huron

Date: 2025. 07. 22.

Drawn By:RF

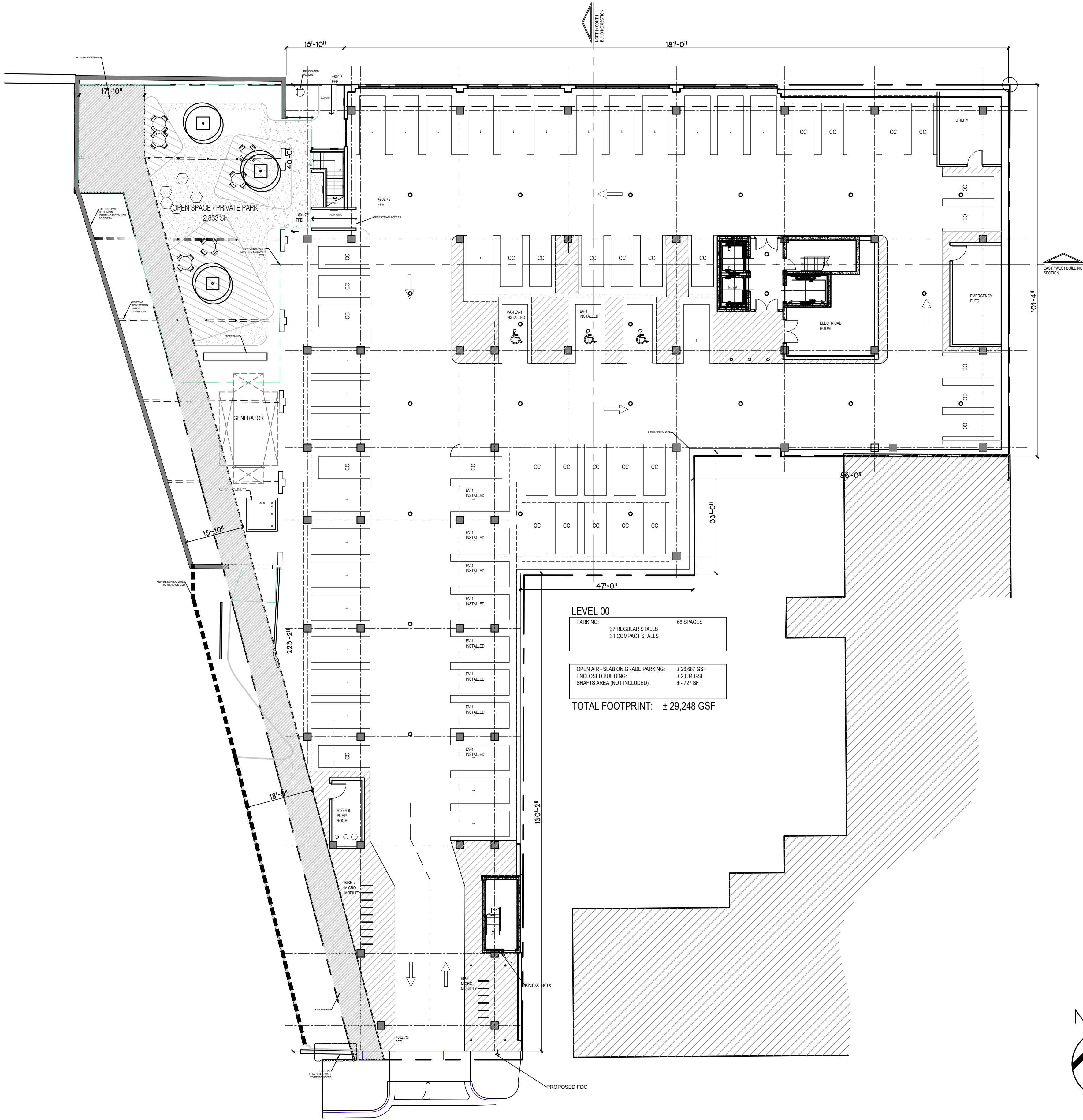
Revision #: 0

Page 2 of 2



Scale: 1 inch= 15 Ft.

Drawing: F:\2025\25000 315 W Huron\50\Drawings\1-Design\51-0 Plans\Site Plan\FUD re-submittal 2026_04_09\2026_0107 - Lower Level - Alt plan.dwg
Date: Apr 16, 2026, 2:55pm Layout: Layout1 Plotted by: horguard



GENERAL BUILDING LIMITATIONS		
CODE / REGULATION ITEMS	2021 MICHIGAN BUILDING CODE	LOWER FLOORS:
		GROUP S-2 (PARKING GARAGE)
OCCUPANCY	MIXED USE NON-SEPARATED OCCUPANCIES	FIRST FLOOR:
		GROUP A-2 (RESTAURANT)
		GROUP A-3 (AMENITY)
		GROUP B (BUSINESS)
		GROUP M (MERCANTILE)
		UPPER FLOORS:
		GROUP A-3 (AMENITY)
		GROUP B (BUSINESS)
		GROUP R-2 (RESIDENTIAL APARTMENTS)
SPECIAL REQUIREMENTS BASED ON USE AND OCCUPANCY	HIGH-RISE BUILDING (OCCUPIED FLOOR IS LOCATED MORE THAN 55' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS) (SECTION 403)	
AUTOMATIC FIRE SPRINKLER	FULLY SPRINKLED (SECTION 903.3.1.1)	
CONSTRUCTION TYPE	TYPE 1B	
ALLOWABLE BUILDING HEIGHT IN FEET	180' ABOVE GRADE PLANE (TABLE 504.3)	
PROPOSED BUILDING HEIGHT IN FEET	129'-11" ABOVE GRADE PLANE	
ALLOWABLE NUMBER OF STORIES	12 STORIES ABOVE GRADE PLANE FOR OCCUPANCY GROUPS A-2, A-3, B, M, S-2, AND R-2 (TABLE 504.4)	
PROPOSED NUMBER OF STORIES	11 STORIES ABOVE GRADE PLANE	
MAXIMUM ALLOWABLE AREA	UNLIMITED SQUARE FEET PER FLOOR (TABLE 506.2)	
ACTUAL GROSS FLOOR AREA	GROUND FLOOR:	1,834 SF
	FIRST FLOOR:	10,972 SF
	SECOND FLOOR:	22,222 SF
	THIRD FLOOR:	22,222 SF
	FOURTH FLOOR:	21,790 SF
	FIFTH FLOOR:	21,790 SF
	SIXTH FLOOR:	21,790 SF
	SEVENTH FLOOR:	21,790 SF
	EIGHT FLOOR:	21,790 SF
	NINTH FLOOR:	21,790 SF
	TENTH FLOOR:	17,740 SF
	TOTAL:	205,730 SF

*RADIO COVERAGE WILL BE ADEQUATE TO MEET 2021 IFC SECTION 510 REQUIREMENTS

*PHOTOVOLTAIC SYSTEMS AND ENERGY STORAGE SYSTEMS SHALL COMPLY WITH 2021 INTERNATIONAL FIRE CODE CHAP. 12 AND 2021 MBC, INCLUDING ACCESS, PATHWAYS, RAPID SHUTDOWN AND FIRE SAFETY REQUIREMENTS

*FIRE PUMP ROOM MUST BE IN COMPLIANCE WITH 2021 MBC, 2021 IFC 913 & NFPA 20 IS NOTED ON A-1

315 W. HURON	*ENFLOSED AREA	STUDIO	1 BED	2 BED	TOTAL UNITS PER FLOOR
ROOF					
TENTH FLOOR	17,740	1	6	7	14
NINTH FLOOR	21,790	13	16	4	33
EIGHTH FLOOR	21,790	13	16	4	33
SEVENTH FLOOR	21,790	13	16	4	33
SIXTH FLOOR	21,790	13	16	4	33
FIFTH FLOOR	21,790	13	16	4	33
FOURTH FLOOR	21,790	13	16	4	33
THIRD FLOOR	22,222	12	17	4	33
SECOND FLOOR	22,222	12	17	4	33
FIRST FLOOR	10,972	2	5	0	7
GROUND FLOOR	2,034	0	0	0	0
TOTALS	205,930	105	141	39	
					TOTAL UNITS:
					285
LAND AREA	36,890				
F.A.R. TOTAL	5.58				

*Enclosed area excludes stair & elevator shafts, trash chute shafts, mech. Shafts, exterior amenity terraces & balconies



GROUND FLOOR

SCALE - 1/16" = 1'-0"

2026_0107 - LOWER LEVEL - ALT PLAN

Sheet Size - 24x36
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PUD SUBMITTAL 4/15/2026
DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P.734.663.4189
www.hobbs-black.com

315 WEST
HURON STREET
ANN ARBOR, MI
48103

PROJECT

CONSULTANT

GROUND FLOOR

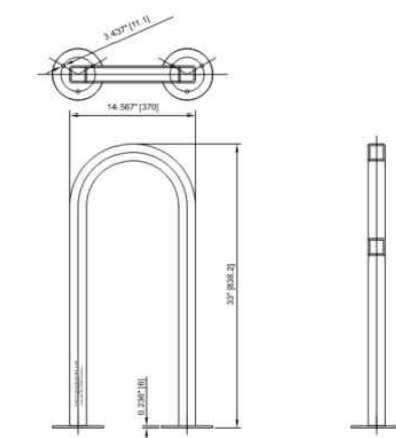
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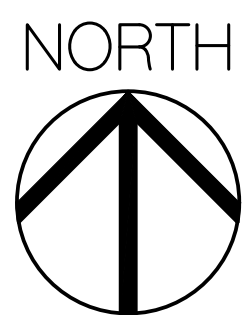
25-000

PROJECT NUMBER

A-1

SHEET NUMBER

HORIZONTAL NARROW
RACK



SCALE - 1/16" = 1'-0"
2026_0127 - 2ND-3RD FLOOR LVL - ALT PLAN (2)



SCALE - 1/16" = 1'-0"
2026_0127 - 2ND-3RD FLOOR LVL - ALT PLAN (2)

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TENTH FLOOR & ROOF PLAN

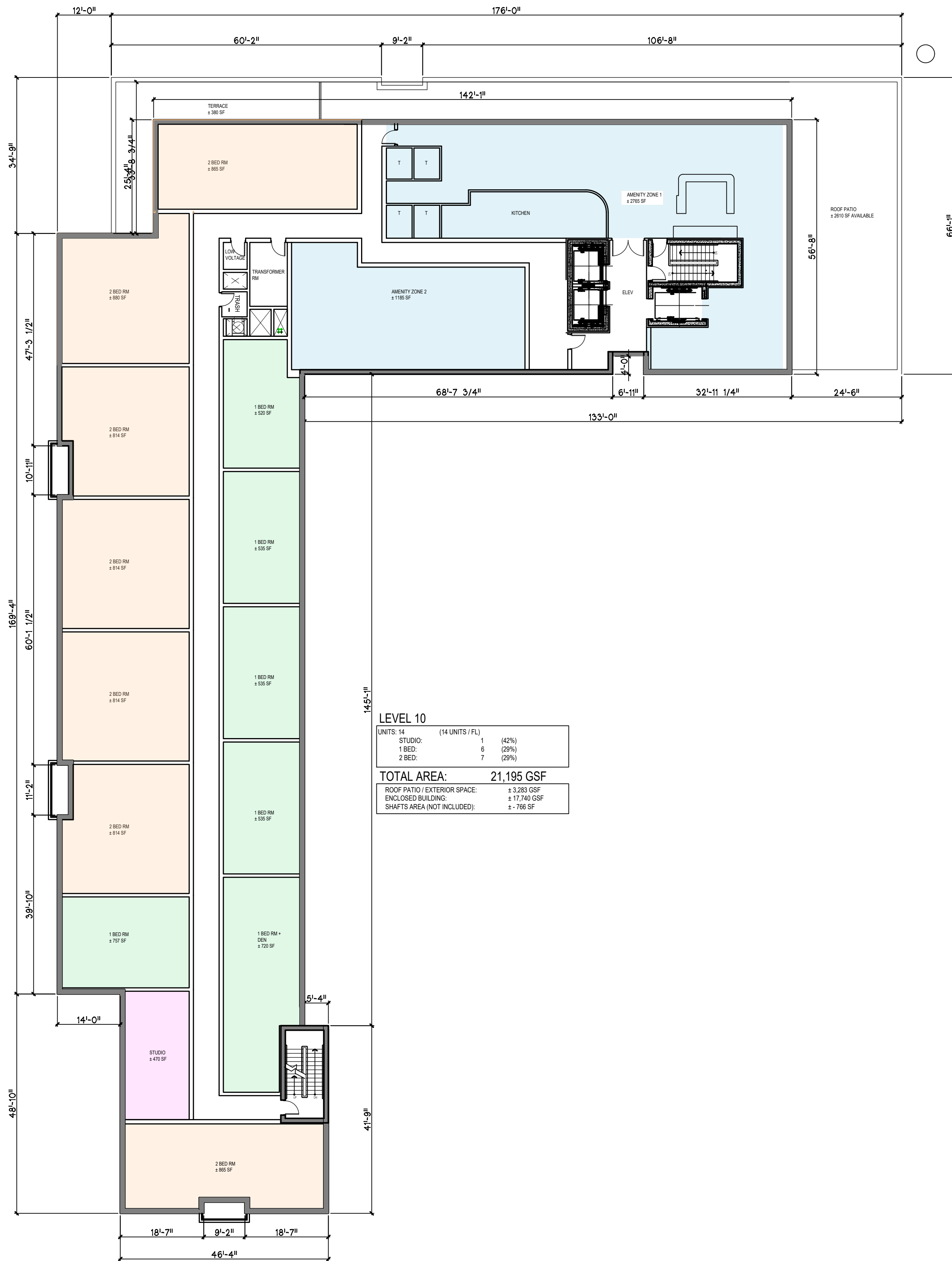
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PROJECT NUMBER

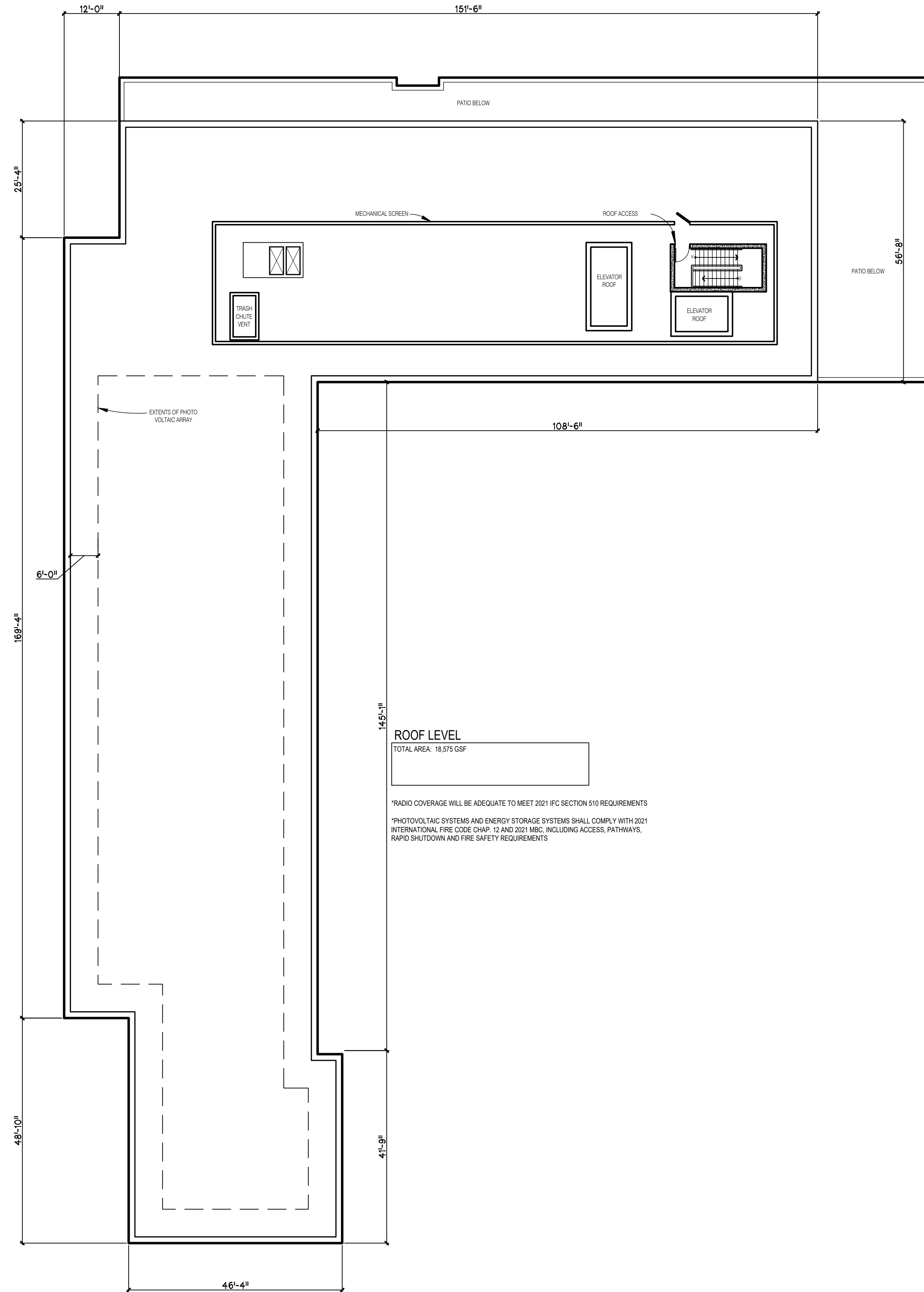
A-4

SHEET NUMBER



TENTH FLOOR

SCALE - 1/16" = 1'-0"
2026_0128 - 10TH - LASRT WORD



ROOF PLAN

SCALE - 1/16" = 1'-0"

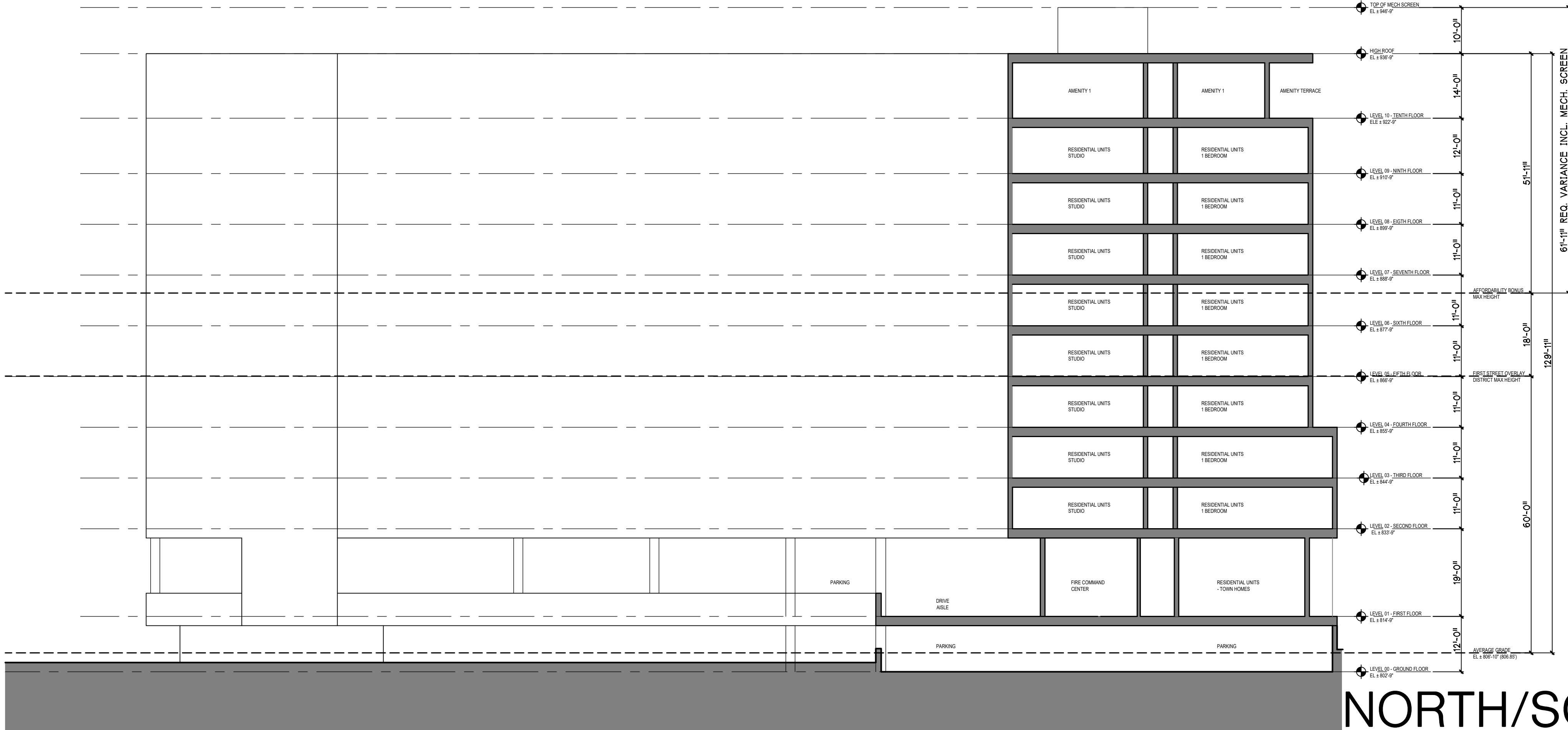
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Date: Apr 14, 2026, 3:06pm
Layout: Layout 1
Plotted by: enorguard



EAST/WEST BUILDING SECTION

SCALE - 1/16" = 1'-0"
2025_0720 - BUILDING SECTIONS



NORTH/SOUTH BUILDING SECTION

SCALE - 1/16" = 1'-0"
2025_0720 - BUILDING SECTIONS

Sheet Size - 24x36
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BUILDING SECTIONS

SHEET TITLE

25-000
PROJECT NUMBER

A-5
SHEET NUMBER

Drawing: P:\0203\020000 315 W Huron\00-Drawings\01-Design\01-0 Plans\Site Plan\01-0 resubmittal 2026_04_09\0206_0205 - Building Elevations.dwg
Date: Apr 14, 2026, 3:07pm
Layout: east west elevation
Noticed by: krogard



**WEST
BUILDING ELEVATION**
SCALE - 1/16" = 1'-0"
2026_0205 - BUILDING ELEVATIONS



**EAST
BUILDING ELEVATION**
SCALE - 1/16" = 1'-0"
2026_0205 - BUILDING ELEVATIONS

KEY

①	PAC-CLAD WALL PANEL SYSTEM	④	GLAZING (PREFIN. WINDOW)
②	MASONRY 1	⑤	GLAZING (PREFIN. STOREFRONT)
③	MASONRY 2		

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48103

PROJECT

CONSULTANT

EAST & WEST
BUILDING ELEVATIONS

SHEET TITLE

25-000
PROJECT NUMBER

A-7
SHEET NUMBER



•



1



1