

ENGINEER/SURVEYOR



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OWNER/DEVELOPER

NED HAKIM
PRIME DEVELOPMENT GROUP, LLC
22580 TELEGRAPH ROAD
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ARCHITECT

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MUNICIPAL CONTACT INFORMATION

CITY OF ANN ARBOR
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ANN ARBOR, MI 48104
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MILTON DOHONEY JR.
PHONE: (734) 794-6110

PLANNING DIRECTOR
BRETT LENART
PHONE: (734) 794-6265

FIRE CHIEF
MIKE KENNEDY
PHONE: (734) 794-6961

LEGAL DESCRIPTION

PROPERTY DESCRIPTION:

LOT 13, ANN ARBOR INDUSTRIAL PARK, AS RECORDED IN LIBER 19 OF PLATS, PAGES 28, 29, AND 30, WASHTENAW COUNTY RECORDS.

SAID PARCEL CONTAINS 1.25 ACRES MORE OR LESS.

CONCEPT PLAN ANN ARBOR APARTMENTS

PART OF SECTION 9 TOWN 3 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
3785 VARSITY DRIVE, ANN ARBOR, MI 48108
TAX ID# 09-12-09-400-007

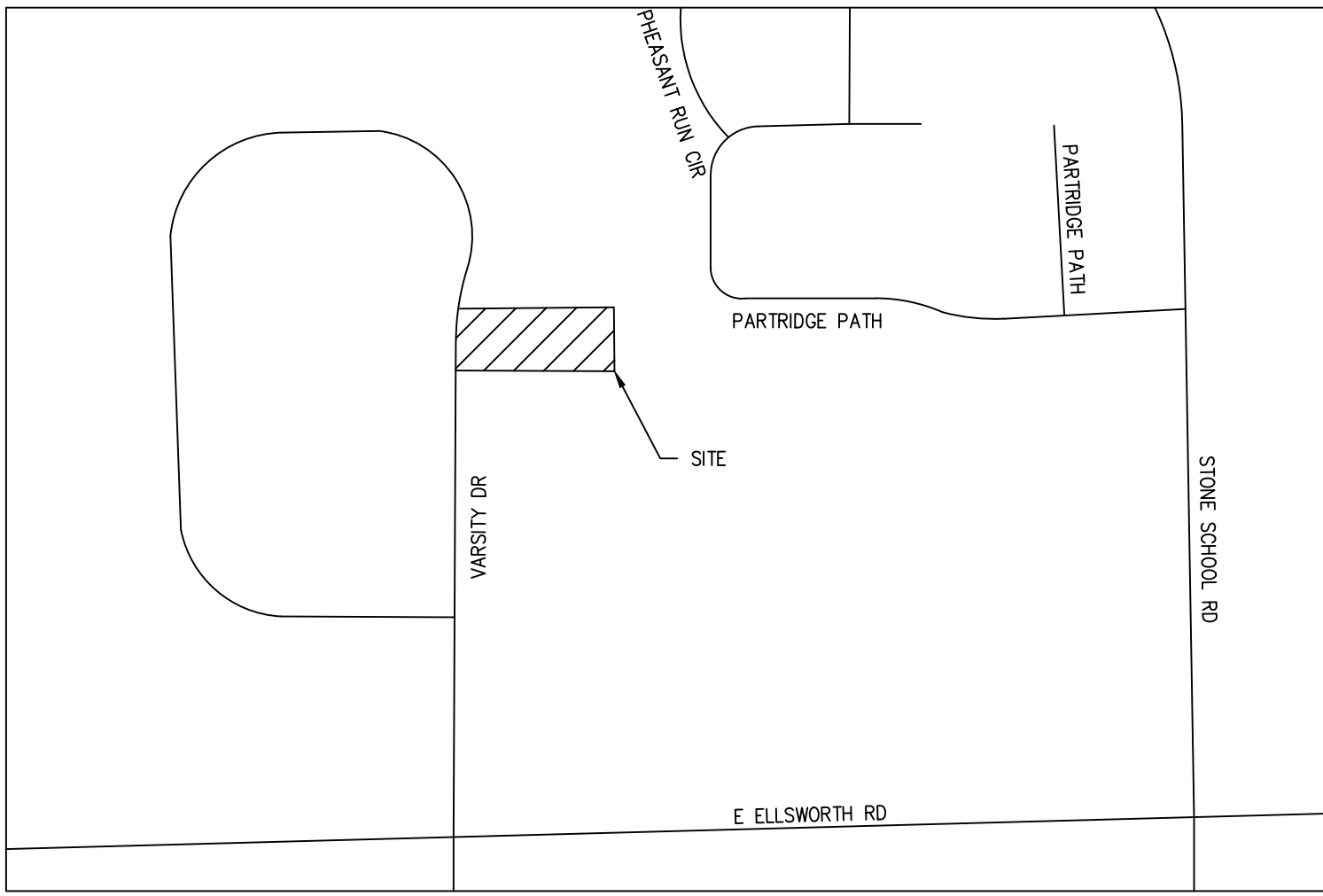
	COMPARISON TABLE		
	Existing M1	Required C2B	Proposed C2B
Zoning:			
Proposed Dwelling Units	Not Permitted	none	50 units
Minimum Lot Area	13,000 sf	4000 ft	54,304 sf
Minimum Lot Width	100'	40 ft	150'
Maximum FAR	75%	200%	-
Maximum Density	2175 sf/d.u.	-	2,338 sf/d.u.
Front (Minimum)	15'	10 ft	15.5'
Front (Maximum)	none	25 ft	28'
Side (Not Abutting Residential)	none	0	
Side (Abutting Residential)	none	50 ft	50'
Rear	50.00'	same as side	40'
Maximum Height	35'	55 ft 4 Stories	45'
Maximum Building Coverage	40%	-	-
Open Space	100%	none	55.21%

Building/Side Depth Dimension	-	-	110.72'
Building/Front Width Dimension	-	-	56.33'
Building Floor Area	-	-	40,000 sf total for both buildings
Building Number of Stories	-	-	4
Minimum Building Spacing	-	-	37'

Total Vehicle Parking	-	-	56 spaces
Class EV-1 Parking (10%)	-	-	6 spaces
Class EV-C Parking (90%)	-	-	50 spaces
Total Bicycle Parking	-	-	16 spaces
Class A Bicycle Parking (50%)	-	-	8 spaces
Class C Bicycle Parking (50%)	-	-	8 spaces

Active Open Space: 15,120 sf

Natural Features Buffer: See Concept Site Plan



VICINITY MAP

NO SCALE

SHEET INDEX

- C1 COVER
- C2 TOPOGRAPHICAL SURVEY
- A1 CONCEPT SITE PLAN

- i) The anticipated development schedule is to start land development in the Fall of 2026 with an expected two-year buildout.
- j) All public areas and municipal corporation lines within or adjacent to the site are shown on Sheet 2.
- k) The legal description is shown on Sheet 1.
- l) Because this site is in the Huron River watershed, the Developer agrees to use only products that contain no, or low, levels of phosphate.

Note: All sidewalks are to be kept and maintained in good repair by the Owner of the land adjacent to and abutting the same. Prior to issuance of the final Certificate of Occupancy for this site, all existing sidewalks must be repaired in accordance with City standards.

- ii) Water quality controls will be implemented to ensure that runoff during construction and from the additional impervious areas is managed per the current WRC stormwater regulations. There are no adjacent bodies of water into which stormwater discharge will flow.
- iii) There are no regulated wetlands on the site.
- iv) Storm sewers, roof drains, and paved areas will be developed on site. The water and sanitary sewer connections will be via laterals to the buildings from the existing mains located in the Varsity Drive right-of-way fronting the site.
- e) Existing Lane Use or Historic Sites/Structures: No historic structures exist on site. The site itself is not historic.

III) SITE ANALYSIS

- a) Existing Land Use and Activity on the Site: The site is vacant. The property is not currently being farmed.
- b) Inventory of Site Conditions: The site generally drains to the east and south. The site is generally wooded and undisturbed. The site also contains several City regulated trees (See Tree Inventory). The site includes steep slopes within the private easement for public utilities and drainage that is located near the southern property line. The remainder of the site, while sloping, would not be considered steep sloped.
- c) Natural Features Descriptions
 - i) There is no known endangered species habitat on the site.
 - ii) There is a 100-year floodplain and a floodway that encumbers the southern 1/4 of the site
 - iii) There is an open channel drain flowing from west to east along the southern property line.
 - iv) Generally, the tree protection fence will be placed at the edge of the critical root zone. In some cases, this is not possible while still saving the tree; for instance, the tree protection fence will not be placed closer than 10 feet to the trunk of the tree. If placed closer than 10 feet from the trunk, it shall be mitigated for.

- d) Existing Structures: None.
- e) Existing Access Points
 - i) There are no existing access points.

- ii) A new internal private drive will intersect Varsity Drive at one point. A fire truck turnaround is proposed near the center of the site.
- f) Utilities
 - i) A water main is located within the Varsity Drive right-of-way and will be tapped near the proposed road entry to the site to provide fire suppression and domestic water laterals to the buildings.
 - ii) A sanitary sewer is located within the Varsity Drive right-of-way. A 6-inch sanitary lead is proposed to the building.
 - iii) Gas, electric, telephone, and cable will be extended into the site from their present locations along Varsity Drive.
 - g) Drainage Patterns: Presently, the site drains to the south and east.
 - h) Existing Land Use: The property is presently vacant.

IV) SCHEMATIC DESIGN

- a) A comparison chart of the proposed development and the City regulations is shown on Sheet 1.
- b) The existing topography is shown on Sheet 2.
- c) Orientation and general location of proposed improvements are shown on Sheet 3.
- d) There is a proposed 25' natural features buffer from the drain's edge of water at the south of the property.
- e) Proposed buildings and setbacks are shown on Sheet 3.

V) GENERAL INFORMATION

- a) Project Name: Ann Arbor Apartments
- b) The owner/developer is Prime Development Group, LLC. 22580 Telegraph Road, Southfield, MI 48033, 248-361-1911.
- c) North indicator and scale are shown on each plan.
- d) The parcel is zoned M1.
- e) The approximate total floor area for both apartment buildings is 40,000 square feet.
- f) The applicant is the contract purchaser of the site.
- g) Prime Development Group, LLC, owns the property directly north of the site.
- h) A vicinity map is shown on Sheet 1.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND ADORES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.
Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 9	TOWN 3 S., RANGE 6 E.	CITY OF ANN ARBOR	WASHTENAW COUNTY, MICHIGAN
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DATE: 12/11/2025

REVISIONS

ANN ARBOR APARTMENTS

PRIME DEVELOPMENT GROUP LLC
22580 TELEGRAPH RD
SOUTHFIELD, MI 48033

CLIENT:

DR BY: SC/AO

CK BY: BB

P.M. BB

SCALE: 0 -- --

AS NOTED

JOB NO. 241205

SHEET NO.

C1

SHEET C1 OF 2

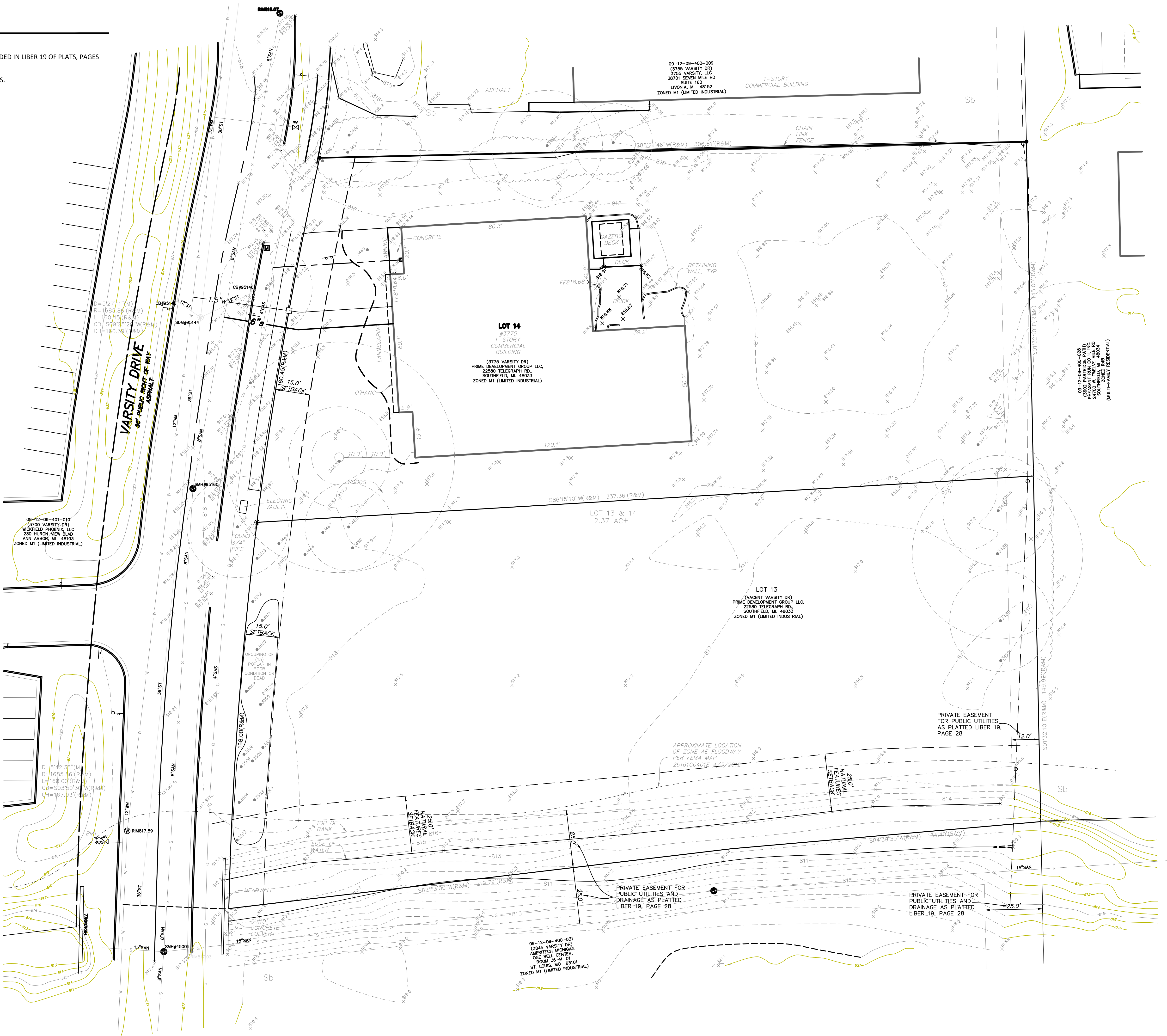
M:\JMLOR GROUP PROJECT FOLDERS\GENERATIONS DEVELOPMENTS LLC\241205 - ANN ARBOR APARTMENTS\DESIGN FILES & PLAN SETS\FROM OUTSIDE CONSULTANTS\2024-12-18 FROM WASHTENAW ENGINEERING\WEEK 9-891-TOPG BO 2.DWG

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PROPERTY DESCRIPTION:

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U G R O U P

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SECTION 9

TOWN 3 S., RANGE 6 E.

CITY OF ANN ARBOR

WASHTENAW COUNTY, MICHIGAN

DATE: 12/11/2025

REVISIONS

ANN ARBOR APARTMENTS

CLIENT: PRIME DEVELOPMENT GROUP LLC
22580 TELEGRAPH RD
SOUTHFIELD, MI 48033

DR BY: SC/AO
CK BY: BB
P.M. BB
SCALE 0 10 20
1" = 20 FEET
JOB NO. 241205
SHEET NO. C2
SHEET C2 OF 2

TOPOGRAPHICAL SURVEY

