

m:\civ\134\proj\2024\24048\site plan\24048EX1.dwg, 1/30/2025 5:15 PM, Sam F. Gocke, 08 EXISTING CONDITIONS, None
Copyright © 2025, Midwestern Consulting LLC. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting LLC.

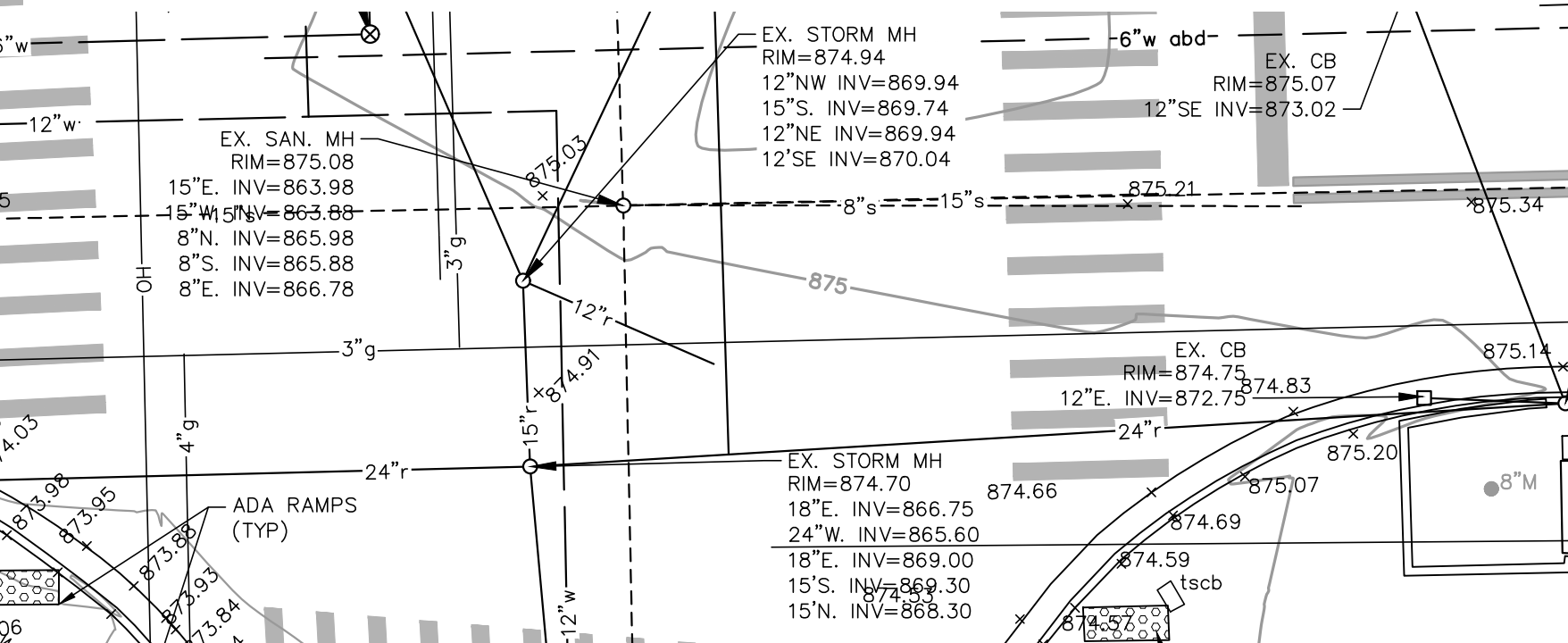
- The northernmost boundary of the SCP-SF access easement is legally described as 41.63'. The Proposed Development illustrates only 41.38' between the eastern property line and the bike room. See page 8 of the Site Plan. The two western columns illustrated on page 8 of the Site Plan are an additional encroachment upon the access easement.
- The eastern two columns illustrated on the Site Plan (see page 8), will completely block access to the SCP-SF parcel.
- A fifth column to the east of the "Proposed Sliding Gate" appears to encroach upon access easement. See Page 8 of the Site Plan.
- The southernmost boundary of the SCP-SF access easement, the entrance from S. University Avenue, is described as being 20.24 feet long in the Easement Agreement. The Proposed Development describes this boundary as 22' (see page 8 of the Site Plan) but then narrows access to 19.5' via the installation of bollards on the access easement. Although the entranceway bollards are indicated as being retractable, those within the easement are not.
- The easternmost boundary of the access easement, starting from S. University Ave. is described as being 68.00'. The Proposed Development describes this boundary as only 66.96'.
- The bollards behind the refuse staging area (see page 8 of the Site Plans) are not illustrated as being retractable. This would act as a complete barricade to vehicular access to the SCP-SF parcel.
- The Site Plans illustrate proposed concrete pavement on a portion of the access easement in the northeast corner of the Proposed Development but also illustrate proposed concrete walk on another portion. SCP-SF interprets this to mean that vehicles will not be allowed on the concrete walk portion of the access easement. The access easement provides both pedestrian and vehicular access over its described area, including that illustrated as being a concrete walk.
- There is a question of height clearance with regard to that portion of the access easement illustrated as concrete walk. The concrete pavement portion of the access easement is illustrated as having at least 25' of vertical clearance (see page SP1.01 of the Site Plan). That portion of the Proposed Development over the concrete walk portion of the access easement illustrates development of a generator and emergency electrical room on the second level (see SP2.02 of the Site Plan).
- The Proposed Development illustrates a "Snow Storage Area" directly in the middle of the northernmost portion of the access easement (see page L1.100 of the Site Plan). This would be a complete obstruction to access to the SCP-SF parcel in the winter months.

In addition to the access easement, the Easement Agreement also provides for a permanent utility easement. See Section 1(c)(i)(A) of the Easement Agreement. As part of the SCP-SF utility easement, the parties have agreed to the specific placement of transformers and equipment:

By way of reference, **Exhibit D-2** shall show the placement of transformers and equipment as agreed to by SUNE, SCP-SF and DTE upon the SCP-SF Utility Easement.

The Proposed Development illustrates a "Proposed Transformer" within the SCP-SF utility easement that differs completely from that agreed upon in the Easement Agreement. See page 10 of the Site Plans. SCP-SF has not been approached by the developer or DTE about changing the agreed upon placement of transformers and equipment in its utility easement.

The Easement Agreement is the result of months of negotiation between the named parties and is legally binding upon the area of the Proposed Development. The Easement Agreement is particular in its definitions and specific in its surveys. The Easement Agreement even provides the parties with the option of Facilitative Mediation in the event of a dispute. See section 10(c) of the Easement Agreement. SCP-SF has not been approached by the other parties or their successors about re-negotiating the terms of the Easement Agreement to accommodate the above identified encroachments. SCP-SF fully intends to protect its rights as defined by the Easement Agreement. Should the Planning Commission approve development that encroaches upon its easements, it will be inviting legal action to stop such development.



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

BUILDING DESIGN TO BE MODIFIED TO ELIMINATE ENCROACHMENT

CURRENTLY PROPOSED COLUMNS WOULD NOT BE ANY MORE RESTRICTIVE THAN THE TWO COLUMNS FROM PREVIOUS DEVELOPMENT

SEE SHEET 08 OF THE SITE PLAN SET. PROPOSED COLUMN DOES NOT ENCROACH

PREVIOUS DEVELOPMENT PROVIDED 18' MIN. CLEAR WIDTH BETWEEN BOLLARDS/CURBING. CURRENT PLAN PROVIDES 18.25' CLEAR WIDTH FROM EDGE OF EAST BOLLARDS TO WEST EDGE OF EXISTING EASEMENT

OWNER: WALNUT FOREST INVESTMENTS, LLC
ADDRESS: 543 CHURCH ST
ZONING: D1

THERE ARE TWO PARTICULAR DIMENSIONS SHOWN ON SHEET 08 (60.96' AND 6'). THESE DIMENSIONS REPRESENT THE NORTH-SOUTH DIMENSION OF THE BUILDING, AND THE CLEAR WIDTH FROM NORTH FACE OF BUILDING TO SOUTH FACE OF EXISTING RETAINING WALL, RESPECTIVELY. IT APPEARS THE PARTY CONTESTING THE DESIGN HAS FAILED TO ACCOUNT FOR THE 0.19' DIMENSION ALSO SHOWN ON SHEET 08 OF THE CURRENT PLANS, WHICH REPRESENTS THE PROPOSED BUILDING SETBACK FROM SOUTH PROPERTY LINE, AS WELL AS THE THICKNESS OF THE EXISTING RETAINING WALL THAT HAS ITS NORTH EDGE ON THE NORTH PROPERTY LINE.

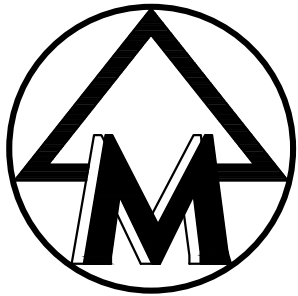
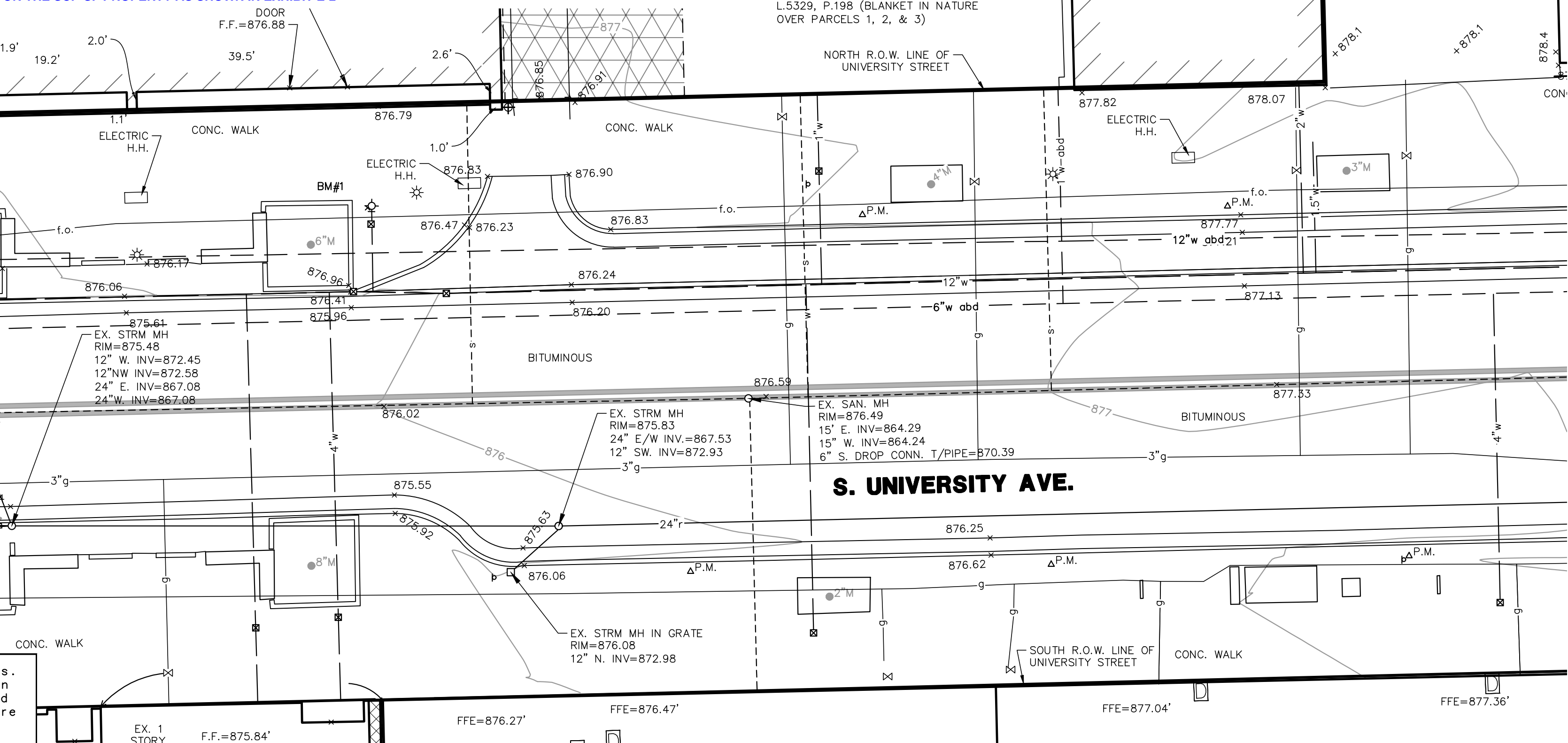
THESE CAN BE DESIGNED AS REMOVABLE BOLLARDS. IT SEEMS THESE BOLLARDS WOULD BE NO MORE RESTRICTIVE THAN THE BUMPER BLOCKS, PARKED VEHICLES, AND RETAINING WALL THAT WERE INCLUDED IN THE PREVIOUS DEVELOPMENT.

THE PLANS ARE TO BE MODIFIED TO SHOW THE SAME CONCRETE PAVEMENT SECTION PROVIDED THROUGHOUT THE ENTIRE SCP-SF ACCESS EASEMENT

15' MIN. VERTICAL CLEARANCE IS PROPOSED THROUGHOUT THE SCP-SF ACCESS EASEMENT AREA

THE EXPECTATION IS THAT THERE WILL BE VERY MINIMAL SNOW ACCUMULATION ACROSS THE GROUND LEVEL OF THE DEVELOPMENT DUE TO A MAJORITY OF THE SITE BEING COVERED BY BUILDING ABOVE. THE SNOW STORAGE AREA SHOWN ON SP1.01 IS LIKELY MUCH LARGER THAN WHAT IS ANTICIPATED. THE PLANS CAN BE MODIFIED TO SHOW A MORE ACCURATE REPRESENTATIVE AREA THAT IS ALSO ORIENTED CLOSER AND ALONG THE BIKE STORAGE ROOM WHICH WOULD MAXIMIZE THE CLEAR AREA MAINTAINED IN THE EASEMENT.

THE TRANSFORMERS SHOWN AT THE TIME THE EASEMENT AGREEMENT WAS DEVELOPED REPRESENTS A CONFIGURATION THAT WAS SUFFICIENT FOR THE PREVIOUS DEVELOPMENT, AND WITHOUT THE BENEFIT OF HAVING FULLY COORDINATED WITH DTE TO UNDERSTAND THEIR NEEDS AND PREFERENCES. IN THE TIME SINCE THE AGREEMENT WAS EXECUTED, DTE DESIGNED AND PLANNED FOR THE INSTALLATION OF NEW INFRASTRUCTURE (SWITCH CABINET) ON THE SUNE PROPERTY. TO OUR KNOWLEDGE, THE SWITCH CABINET THAT HAS SINCE BEEN INSTALLED ON THE SUNE PROPERTY CURRENTLY SERVES A NUMBER OF PROPERTIES IN THE AREA, AND HAS CAPACITY TO SERVE THE SCP-SF PROPERTY) IS THE SWITCH CABINET THAT WAS CONTEMPLATED TO BE INSTALLED ON THE SCP-SF PROPERTY AS SHOWN IN EXHIBIT E-2



SCALE: 1" = 10'



Know what's BELOW & ABOVE

NOTES

- THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN JULY 2024. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

BENCHMARKS

BM#1 - HYDRANT ON NORTH SIDE OF SOUTH UNIVERSITY
ELEV=878.80 (NAVD88)

LEGEND

838	EXIST. CONTOUR
x836.2	EXIST. SPOT ELEVATION
-o- U.P.	EXIST. UTILITY POLE
OH	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
*	EXIST. LIGHT POLE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
g	EXIST. GAS VALVE
CH	EXIST. HAND HOLE
w	EXIST. WATER MAIN
H	EXIST. HYDRANT
B	EXIST. GATE VALVE IN BOX
B	EXIST. GATE VALVE IN WELL
x	EXIST. CURB STOP & BOX
r	EXIST. STORM SEWER
□	EXIST. CATCH BASIN OR INLET
-s-o-	EXIST. SANITARY SEWER
SIGN	SIGN
P	PARKING METER
Δ P.M.	ELECTRIC METER
Δ	GAS METER
•	POST
FENCE	FENCE
GUARDRAIL	GUARDRAIL
FOUND IRON PIPE	FOUND IRON PIPE
SET P.K.	SET P.K.
SET IRON ROD	SET IRON ROD
EXIST. SCP-SF ACCESS ESMT L.5329 P.198	

MIDWESTERN CONSULTING
3855 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com

CLIENT
CLAYCO REALTY GROUP
35 EAST WACKER DRIVE, SUITE 1300
CHICAGO, IL 60601
ATTN: ALISON MILLS
314-412-7390

CHAPTER ANN ARBOR

SITE PLAN FOR PLANNING COMMISSION
EXISTING CONDITIONS

05

DATE: 08/15/24	SHEET 05 OF 36
REV. DATE	REV. DATE
10/11/24	CADD: KJV
12/05/24	ENG: SFG
01/31/25	PM: TPH
TECH: CTS	TECH: CTS
TEXT: JFB	TEXT: JFB

1201, 1209, 1213 SOUTH UNIVERSITY
CITY OF ANN ARBOR FILE #SP24-0020

JOB NO. 24048

NOTES

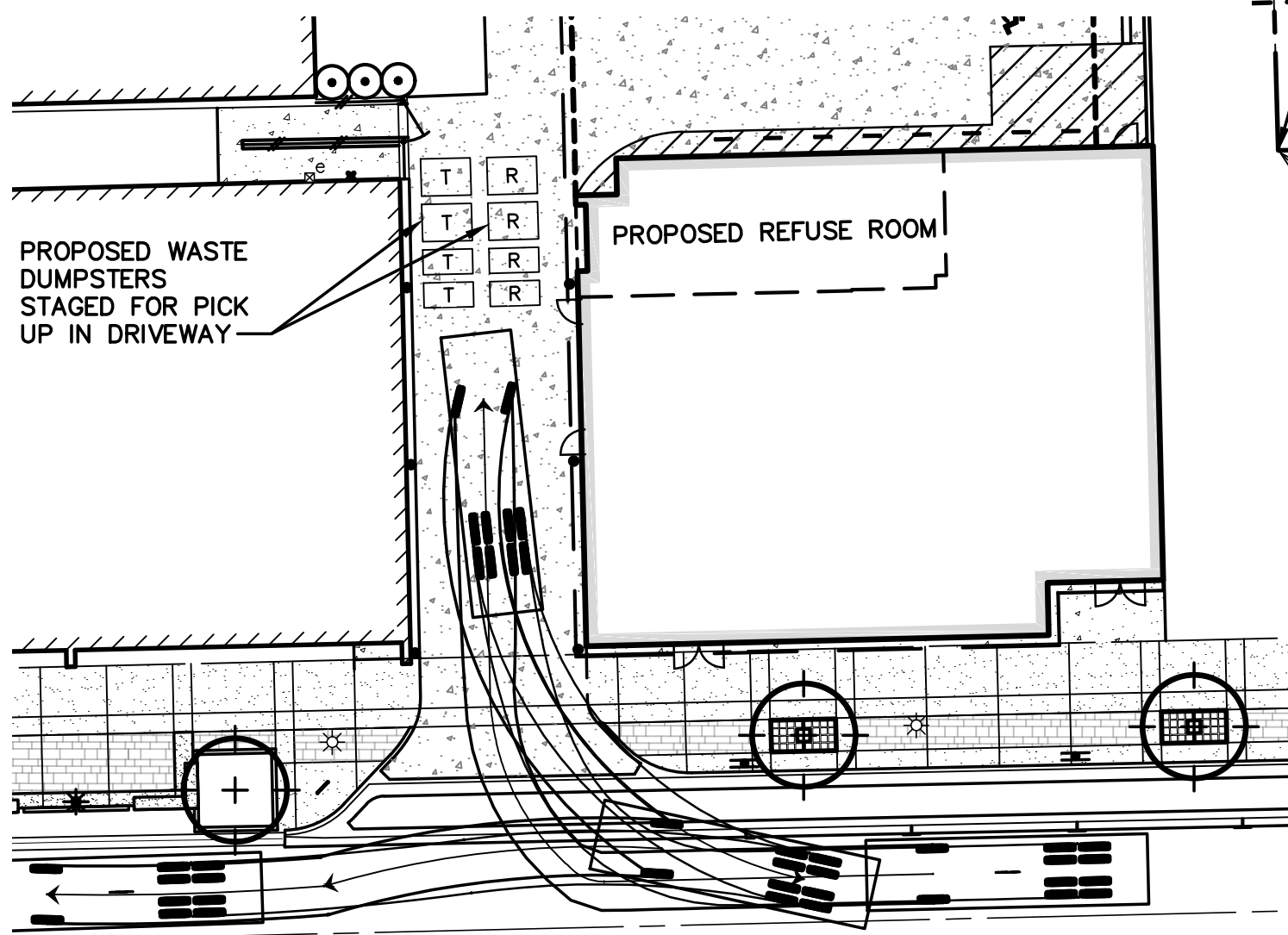
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2. ALL SIDEWALKS SHALL MEET REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
3. PROPOSED SOUTH UNIVERSITY STREETSCAPE INCLUDES A CONCRETE SIDEWALK, CURBED LANDSCAPE BED AT STREET TREES, TREE GRATES, BIKE RACK, AND PROPOSED PEDESTRIAN LIGHTS. THE ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY (DDA) IS PREPARING STREETSCAPE PLANS FOR THE CORRIDOR, AND WORK ALONG THIS BUILDING SHALL MATCH THE DDA'S DESIGN. REFER TO PLANS PREPARED BY SMITHGROUP JJR FOR ALL DIMENSIONS AND DETAILS OF PROPOSED STREETSCAPE IMPROVEMENTS. EXCEPTION BEING THE DRIVEWAY LEADING TO REAR OF PROPERTY, WHICH HAS BEEN WIDENED COMPARED TO THE DDA PLANS.
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6. THE FOUNDATION SYSTEM WILL BE FULLY DESIGNED DURING PREPARATION OF THE CONSTRUCTION PLANS. IF TEMPORARY TIE-BACKS ARE REQUIRED IN THE RIGHT-OF-WAY FOR CONSTRUCTION PURPOSES, A TEMPORARY LICENSING AGREEMENT WILL BE PROVIDED. BUILDING FOOTINGS WILL NOT BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR OUTSIDE OF THE PROPERTY LINES.
7. TRASH MANAGEMENT SYSTEMS: TRASH WILL BE COLLECTED IN THE BUILDING, AND ROLLED OUT ON TRASH DAY TO THE DRIVEWAY FOR PICKUP.
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9. PROPOSED DECORATIVE LIGHT BOLLARDS AND BUILDING MOUNTED LIGHT FIXTURES ARE TO BE SHIELDED AND DARK SKY COMPLIANT.
10. THE PROPOSED DOWNTOWN DEVELOPMENT AUTHORITY (DDA) SOUTH UNIVERSITY STREETSCAPE PROJECT IS PROPOSED TO BE CONSTRUCTED PRIOR TO THE START OF CONSTRUCTION OF THE COLLEGIAN EAST. DDA IMPROVEMENTS THAT NEED TO BE REPLACED IN ORDER TO CONSTRUCT THE COLLEGIAN EAST SHALL BE REPLACED TO MATCH THE STREETSCAPE IMPROVEMENT PLANS AS APPROVED BY THE CITY OF ANN ARBOR EXCEPT FOR THE PROPOSED DRIVEWAY WHICH IS TO BE WIDENED.
11. IF A CRANE SHALL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY DURING CONSTRUCTION, A TEMPORARY LICENSE AGREEMENT WILL BE REQUIRED. CONTRACTOR SHALL MAINTAIN PEDESTRIAN ACCESS DURING CONSTRUCTION.

PROPOSED LEGAL DESCRIPTION

LEGAL DESCRIPTION OF AN 0.247 ACRE PARCEL OF LAND LOCATED IN SECTION 28, T2S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

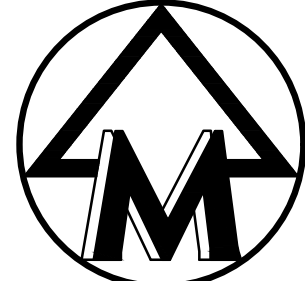
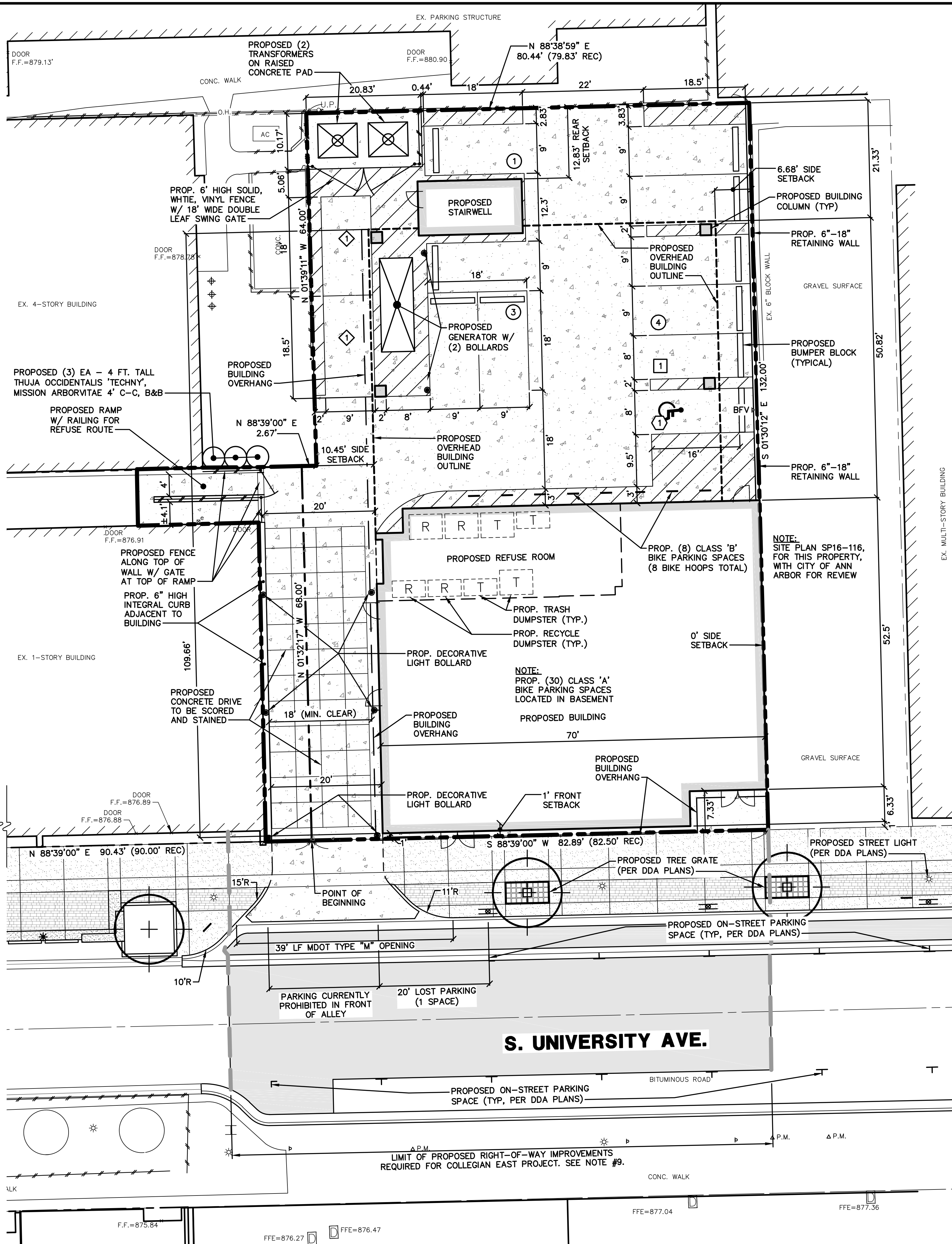
Commencing at the SW corner of Lot 31 of R. S. Smith's Addition to the City of Ann Arbor recorded in Liber 42 of Deeds, Pages 446-447, Washtenaw County Records, thence N 88°39'00" E 90.43 feet (recorded 90.00 feet) along the north line of South University Avenue and the south line of Lots 31 and 32 of said R. S. Smith's Addition to the POINT OF BEGINNING,

thence N 01°32'17" W 68.00 feet;
thence N 88°39'00" E 2.67 feet;
thence N 01°39'11" W 64.00 feet to the north line of said Lot 32;
thence N 88°39'00" E 80.44 feet (recorded 79.83 feet) along the north line of said Lot 32;
thence S 01°30'12" E 132.00 feet to the north line of South University Avenue and the south line of Lot 33 of said R. S. Smith's Addition;
thence S 88°39'00" W 82.89 feet (recorded 82.50 feet) along the north line of South University Avenue and the south line of Lots 32 & 33 of said R. S. Smith's Addition to the POINT OF BEGINNING. Being a part of Lots 32 and 33 of said R.S. Smith's Addition to the City of Ann Arbor, and containing 0.247 acres of land, more or less. Being subject to easements and restrictions of record if any.



REFUSE TRUCK TURNING DETAIL

SCALE: 1" = 20'



SCALE: 1" = 10'



LEGEND

- ▶ B.F.V. SIGN
- ▶ P.M. PROPOSED BARRIER FREE VAN SIGN
- ▭ RAMP
- ▭ EXIST. CURB & GUTTER
- ▭ PROP. CURB & GUTTER
- ✱ EXIST. STREET LIGHT
- ✱ RELOCATED/REPLACED STREET LIGHT
- PROPOSED PROPERTY BOUNDARY
- PROPOSED PROJECT LIMITS
- ▭ PROP. BITUMINOUS PAVEMENT
- ▭ PROP. CONCRETE PAVEMENT
- ⊕ PROP. DDA STREET TREE

PARKING LEGEND

- ⊙ NUMBER OF STANDARD PARKING SPACES IN ROW
- ⊠ NUMBER OF COMPACT CAR PARKING SPACES IN ROW
- ⊕ NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- ⊙ NUMBER OF EMPLOYEE PARKING SPACES IN ROW

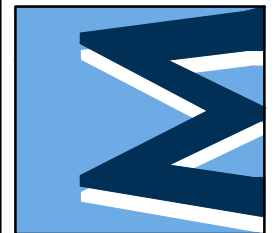
PARKS CONTRIBUTION

PER CITY OF ANN ARBOR DEVELOPER CONTRIBUTIONS FOR PARKS AND OPEN SPACE GUIDANCE, THE DEVELOPMENT WILL INCLUDE A CONTRIBUTION IN LIEU OF LAND TO THE CITY OF ANN ARBOR PARKS AND RECREATION AT A RATE OF 0.0124 ACRES PER RESIDENTIAL UNIT.

34 UNITS X 0.0124 ACRES = 0.4216 X \$50,000 = \$21,080.00

LANDSCAPE REQUIREMENTS

1. STREET TREE CANOPY LOSS: NOT APPLICABLE - STREET TREE CANOPY LOSS IS ASSOCIATED WITH DDA STREETSCAPE IMPROVEMENT PROJECT. ANY NECESSARY STREET TREE REMOVALS WILL BE REPLACED IN KIND.
2. STREET TREE ESCROW: S. UNIVERSITY STREET FRONTAGE = 83 LF 83 LF X \$1.30 = \$107.90 OR EQUIVALENT STREET TREE ESCROW OF \$107.90 WILL BE PROVIDED PRIOR TO ISSUING BUILDING PERMITS AND WILL BE REFUNDED AFTER CITY STAFF INSPECTION SHOWS LONG TERM SURVIVAL OF THE PROPOSED STREET TREES.
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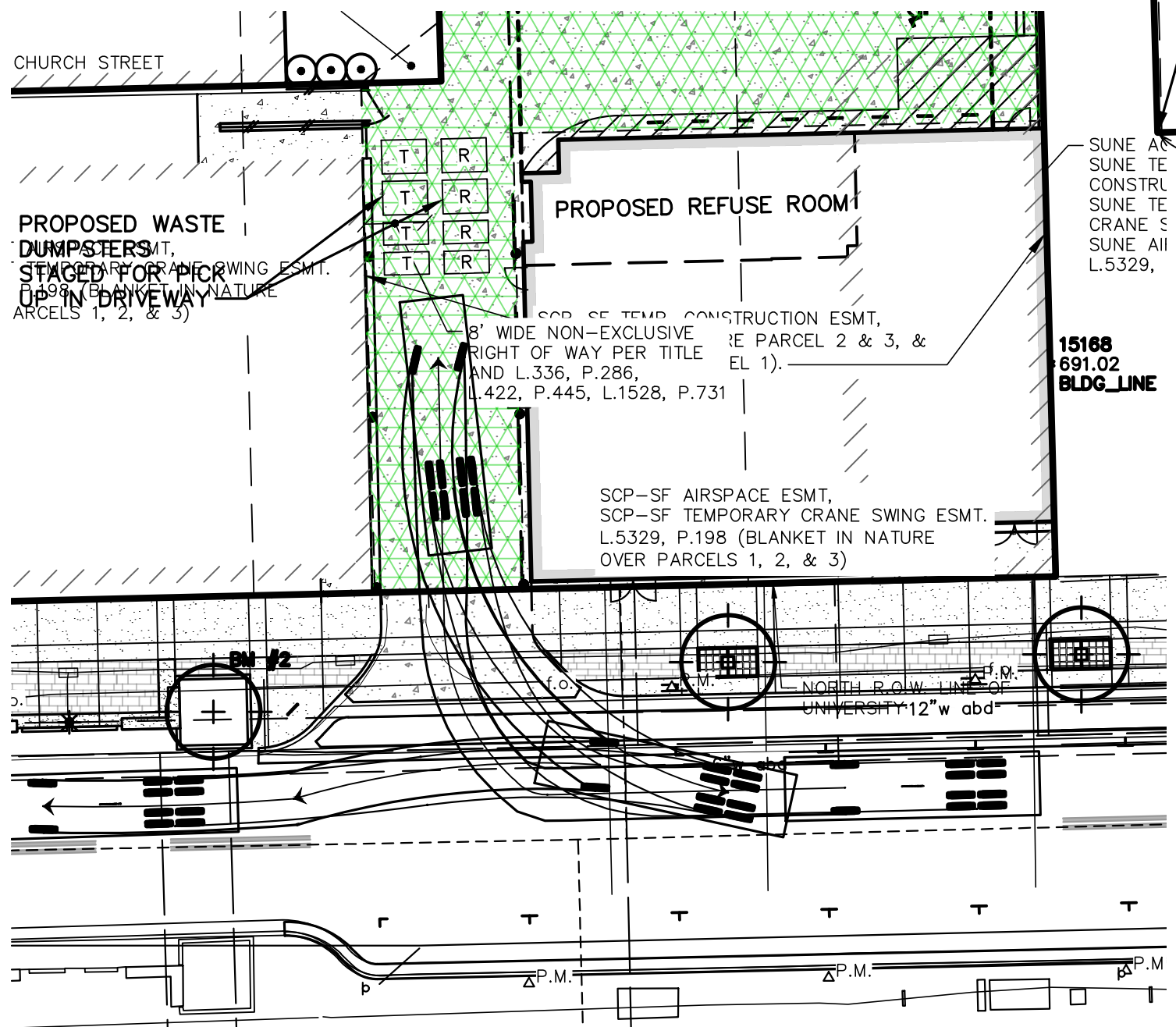
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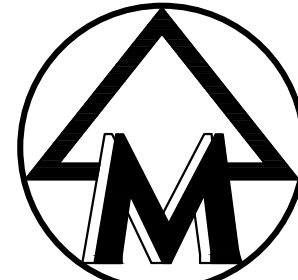
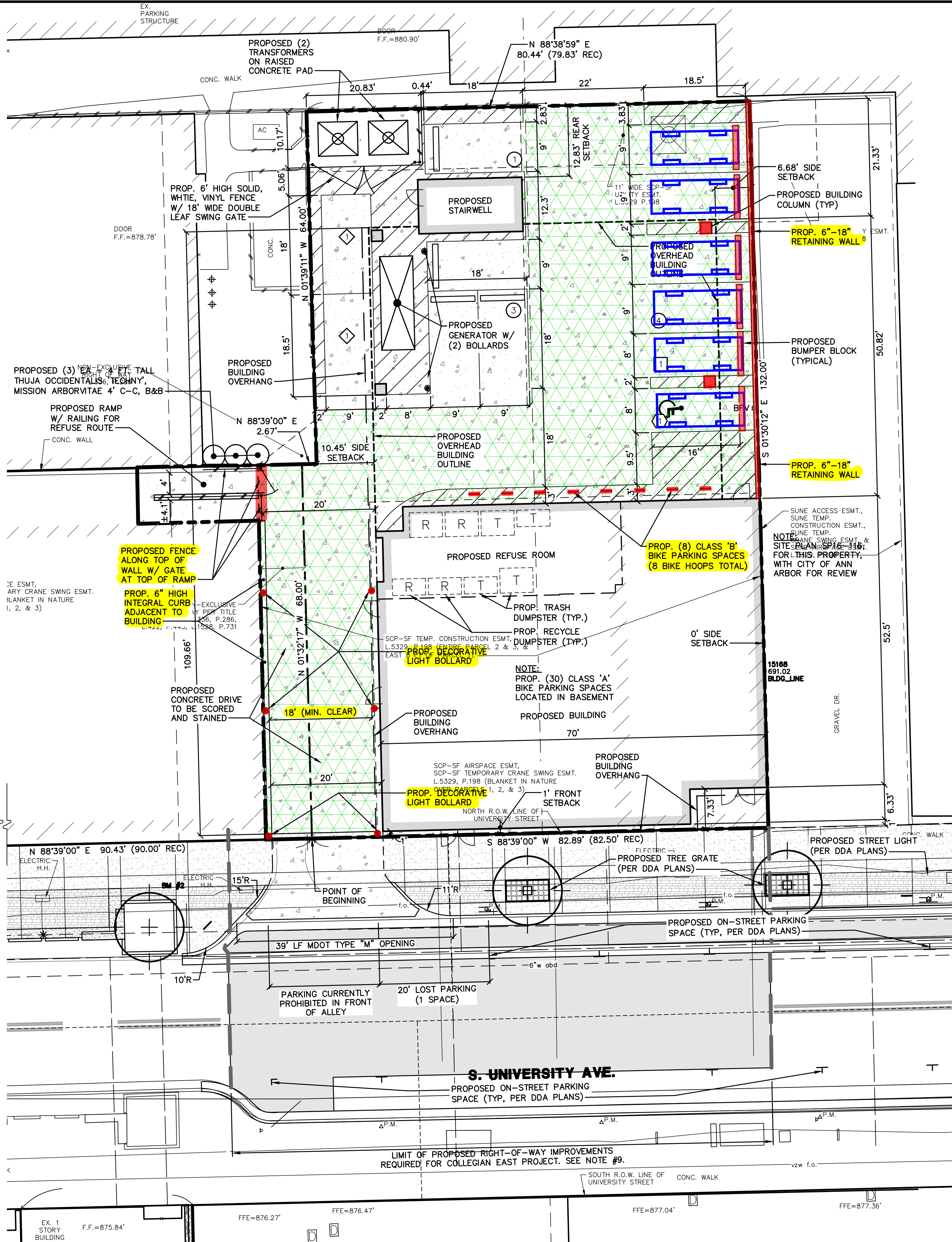
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- P.M. PARKING METER
- RAMP
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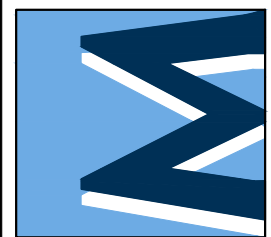
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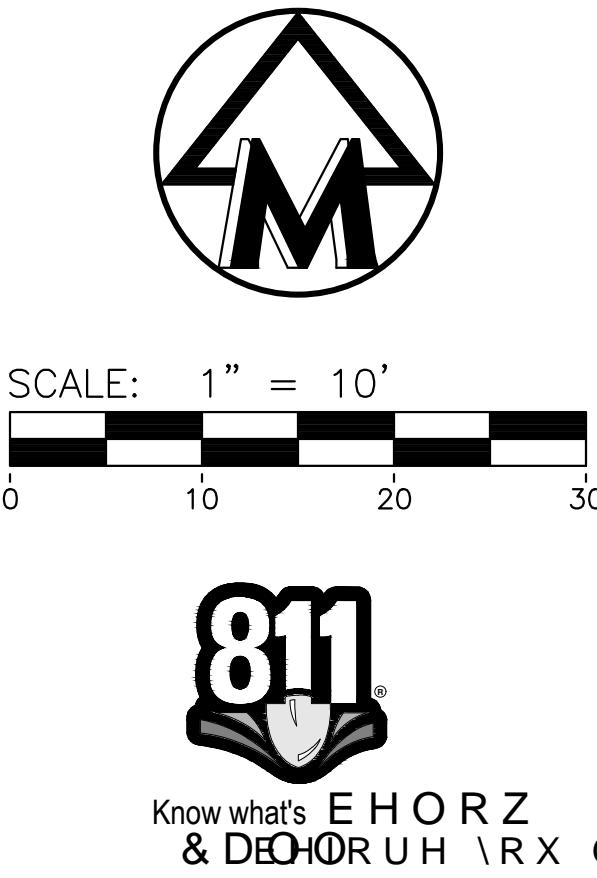
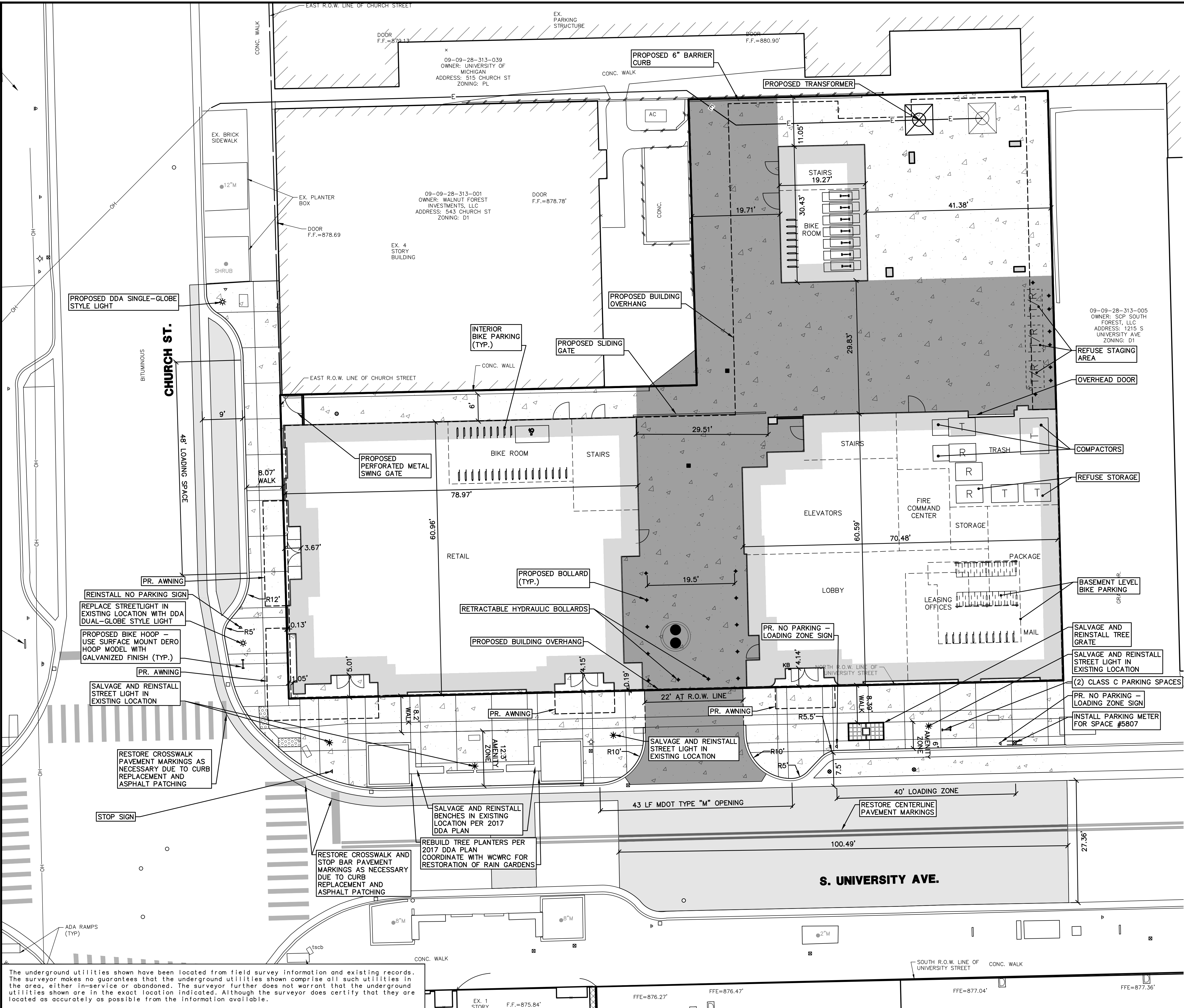
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m:\civ\134\proj\2024\24048\site plan\24048SP1.dwg, 1/30/2025 5:15 PM, Sam F. Goetzke, 08 SITE LAYOUT PLAN, None
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- NOTES**
- ALL DIMENSIONS ARE MEASURED TO THE PAINT LINE OR FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT STANDARDS, SPECIFICATIONS, AND GENERAL CONDITIONS OF THE AUTHORITY HAVING JURISDICTION.
 - REFER TO THE ARCHITECTURAL PLANS FOR DETAILS REGARDING THE SCOPE OF WORK FOR THE BUILDING ELEVATIONS, INTERIORS, AND APPURTENANCES.
 - THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR ENGINEER PRIOR TO COMMENCING WORK SHOULD THERE BE ANY FIELD CONFLICTS WITH THE DESIGN INTENT. FOR ANY DESIGN CONFLICTS IN THE FIELD LOCATED WITHIN A PUBLIC RIGHT-OF-WAY, CITY OF ANN ARBOR ENGINEERING SHALL BE CONTACTED PRIOR TO COMMENCING WORK AS WELL.
 - PROPOSED SIGNAGE SHALL BE PERMITTED SEPARATELY FOLLOWING SITE PLAN APPROVAL IN ACCORDANCE WITH CITY REQUIREMENTS.
 - NO EARTH RETENTION SYSTEMS WILL BE LOCATED WITHIN THE PUBLIC RIGHT OF WAY.
 - IF THE NEED ARISES FOR A TEMPORARY EARTH RETENTION SYSTEM, WHICH MAY INCLUDE TIE-BACKS, H-PILES, LAGGING, ETC., TO BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY FOR CONSTRUCTION PURPOSES, A TEMPORARY LICENSE AGREEMENT WILL BE NEEDED.
 - FOR MORE DETAILED INFORMATION ON PROPOSED UTILITIES, SEE SHEET 10 - UTILITY PLAN.
 - ANY DAMAGE TO THE PUBLIC STREETS AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AS DIRECTED BY ENGINEERING.
 - ALL RIGHT-OF-WAY SIGNAGE AND CITY STREETLIGHTS SCHEDULED TO BE INSTALLED OR REMOVED SHALL BE COORDINATED WITH SIGNS AND SIGNALS.
 - 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.
 - BIKE PARKING IN THE PUBLIC ROW SHALL BE OWNED AND MAINTAINED BY THE DDA.
 - THERE ARE FOUR METERED ON-STREET PARKING SPACES ADJACENT TO THIS DEVELOPMENT. SPACE 5801 SHALL BE PERMANENTLY REMOVED DUE TO THE EXPANSION OF THE CURB CUT, AND A PARKING METER REMOVAL FEE OF \$73,343.43 SHALL BE PAID. SPACES 5803 AND 5805 ARE PROPOSED TO BE CONVERTED TO A LOADING ZONE IN ANTICIPATION OF INCREASED LOADING ACTIVITY NEAR THE BUILDING LOBBY. SPACE 5807 SHALL REMAIN ON-STREET PARKING.
 - IF ANY TREE GRATES ARE UNABLE TO BE SALVAGED, THEY SHALL BE REPLACED BY AN EJV TF48962000 FRAME AND EJVW 00867901 GRATE.

- LEGEND**
- | | |
|--|------------------------------|
| | BARRIER FREE SIDEWALK RAMP |
| | PROP. CURB & GUTTER |
| | PROP. BITUMINOUS PAVEMENT |
| | PROP. CONCRETE PAVEMENT |
| | PROP. CONCRETE WALK |
| | SIGN |
| | EXIST. UTILITY POLE |
| | ELEC. TRANSFORMER |
| | EXIST. OVERHEAD UTILITY LINE |
| | EXIST. LIGHT POLE |
| | EXIST. HAND HOLE |
| | EXIST. HYDRANT |
| | EXIST. GATE VALVE IN BOX |
| | EXIST. GATE VALVE IN WELL |
| | EXIST. CURB STOP & BOX |
| | EXIST. SEWER MANHOLE |
| | EXIST. CATCH BASIN OR INLET |
| | PROP. GATE VALVE IN WELL |
| | PROP. CATCH BASIN OR INLET |
| | PROP. SEWER MANHOLE |

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



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CHAPTER ANN ARBOR

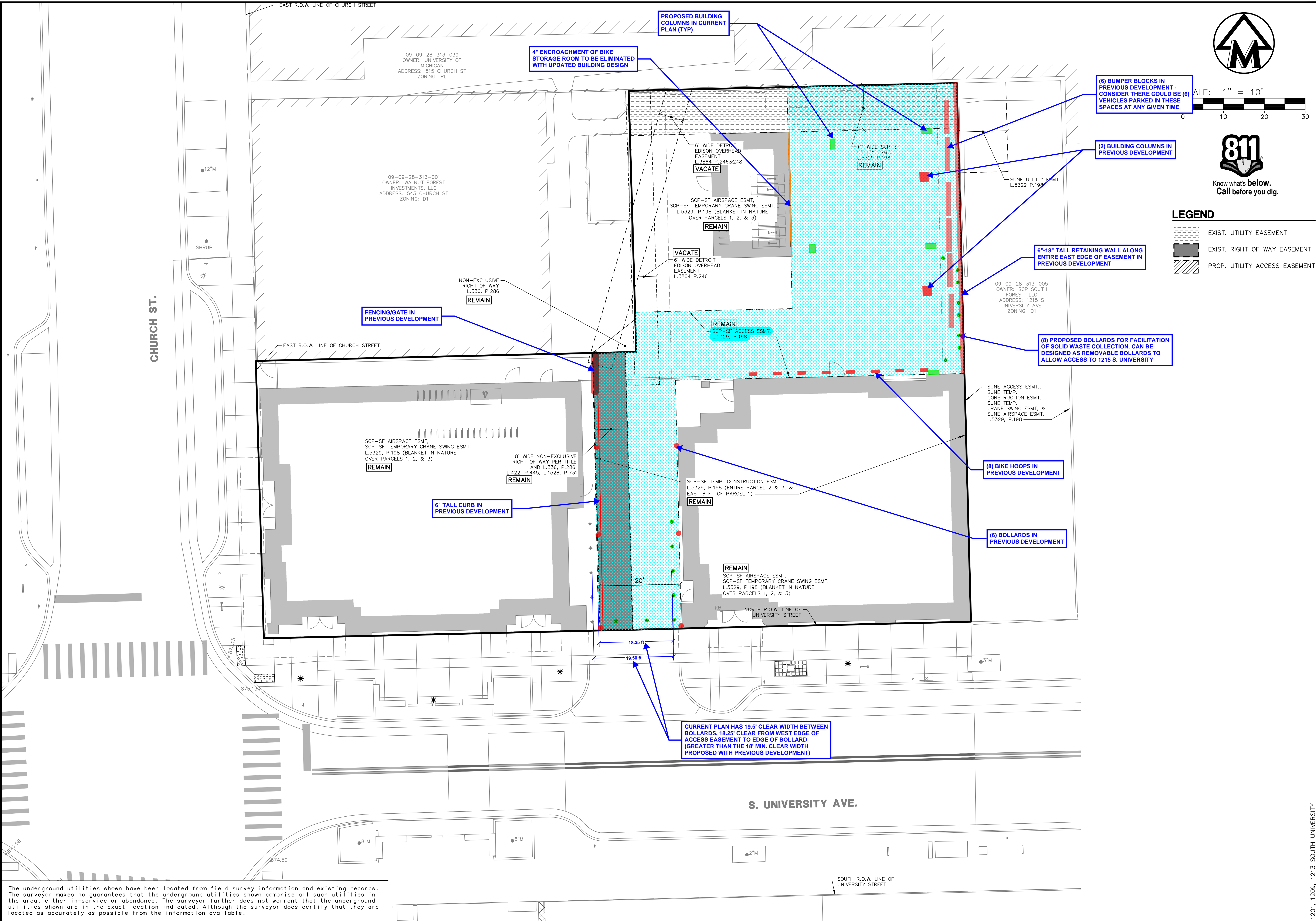
SITE PLAN FOR PLANNING COMMISSION
SITE LAYOUT PLAN

08

JOB No.	24048	DATE: 08/15/24	SHEET 08 OF 36
REV. DATE	10/17/24	CADD: KJV	
PER MUNICIPAL REVIEW	12/05/24	ENG: SFG	
PER MUNICIPAL REVIEW	01/31/25	PM: TPH	
TECH: CTS		TECH: SFG	
FILED			

1201, 1209, 1213 SOUTH UNIVERSITY
CITY OF ANN ARBOR FILE #SP24-0020

m:\civ\134\proj\2024\24048\site plan\24048ES1.dwg, 1/10/2025 5:15 PM, Sam F. Coeche, 09 EASEMENT PLAN, None
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1201, 1209, 1213 SOUTH UNIVERSITY
CITY OF ANN ARBOR FILE #SP24-0020

JOB No. **24048**

REVISIONS:	REV. DATE	REV. DATE	REV. DATE	REV. DATE
PER MUNICIPAL REVIEW	10/11/24	CADD: KJV	12/05/24	ENG: SFG
PER MUNICIPAL REVIEW	07/31/25	PM: TPH	TECH: FSG	TECH: FSG
PER MUNICIPAL REVIEW				

CHAPTER ANN ARBOR

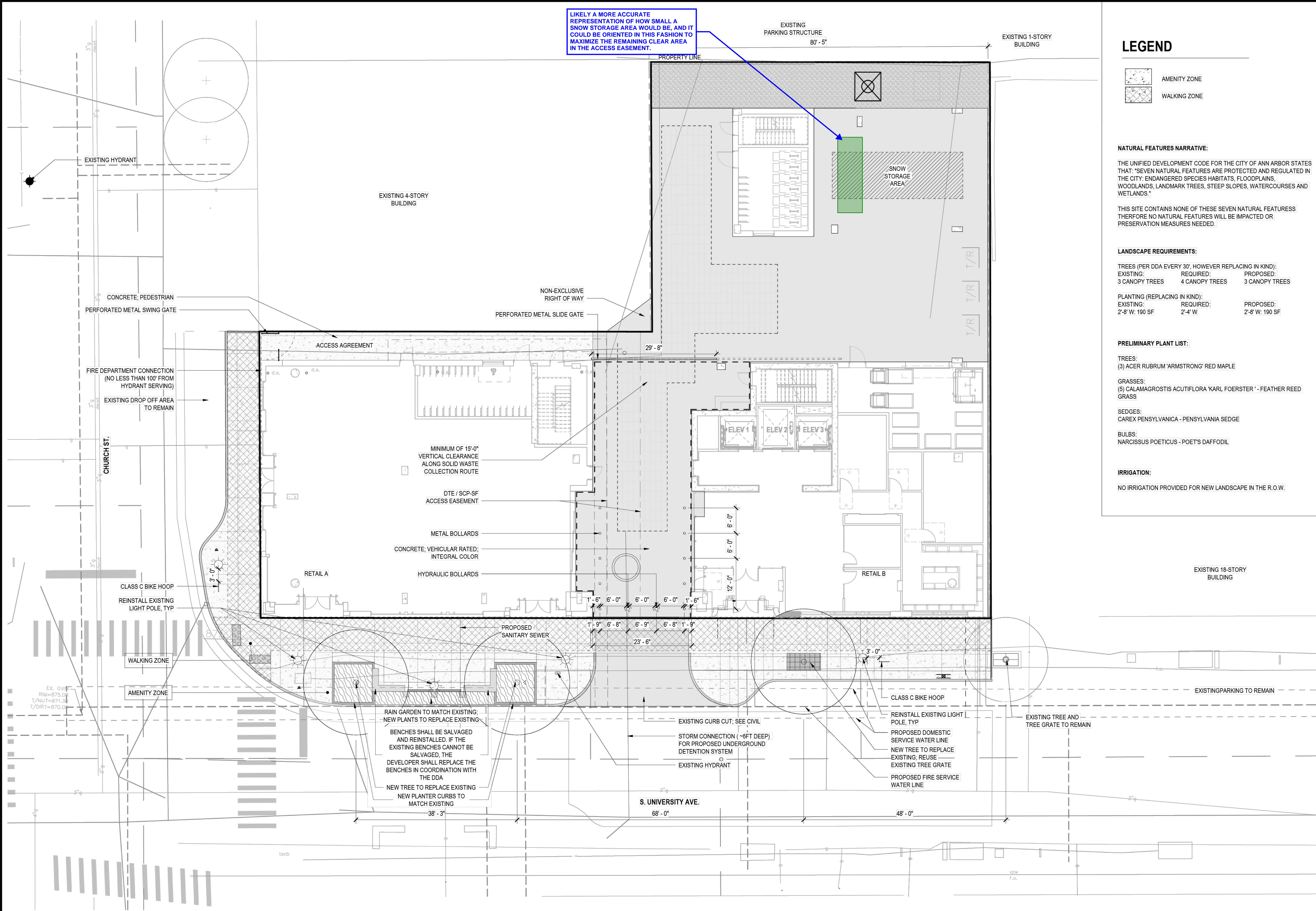
SITE PLAN FOR PLANNING COMMISSION
EASEMENT PLAN

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LIKELY A MORE ACCURATE REPRESENTATION OF HOW SMALL A SNOW STORAGE AREA WOULD BE, AND IT COULD BE ORIENTED IN THIS FASHION TO MAXIMIZE THE REMAINING CLEAR AREA IN THE ACCESS EASEMENT.

LEGEND

- AMENITY ZONE
- WALKING ZONE

NATURAL FEATURES NARRATIVE:

THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF ANN ARBOR STATES THAT: "SEVEN NATURAL FEATURES ARE PROTECTED AND REGULATED IN THE CITY: ENDANGERED SPECIES HABITATS, FLOODPLAINS, WOODLANDS, LANDMARK TREES, STEEP SLOPES, WATERCOURSES AND WETLANDS."

THIS SITE CONTAINS NONE OF THESE SEVEN NATURAL FEATURES THEREFORE NO NATURAL FEATURES WILL BE IMPACTED OR PRESERVATION MEASURES NEEDED.

LANDSCAPE REQUIREMENTS:

TREES (PER DDA EVERY 30', HOWEVER REPLACING IN KIND):
EXISTING: 3 CANOPY TREES REQUIRED: 4 CANOPY TREES PROPOSED: 3 CANOPY TREES

PLANTING (REPLACING IN KIND):
EXISTING: 2'-8" W. 190 SF REQUIRED: 2'-4" W PROPOSED: 2'-8" W. 190 SF

PRELIMINARY PLANT LIST:

TREES:
(3) ACER RUBRUM 'ARMSTRONG' RED MAPLE

GRASSES:
(5) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' - FEATHER REED GRASS

SEDGES:
CAREX PENSYLVANICA - PENSYLVANIA SEDGE

BULBS:
NARCISSUS POETICUS - POET'S DAFFODIL

IRRIGATION:

NO IRRIGATION PROVIDED FOR NEW LANDSCAPE IN THE R.O.W.

Lamar Johnson Collaborative

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CRG INTEGRATED REAL ESTATE SOLUTIONS

35 E WACKER DRIVE
CHICAGO, IL 60601
312.658.0747

Shapack

167 N GREEN STREET
CHICAGO, IL 60607
312.690.4050

ANN ARBOR CHAPTER

CRG + SHAPACK
1209 SOUTH UNIVERSITY AVENUE, ANN ARBOR, MI 48104
SITE PLAN SUBMISSION

DRAWING ISSUE

#	DESCRIPTION	DATE
A	SITE PLAN	08.15.2024
B	SITE PLAN REV 01	10.11.2024
C	SITE PLAN REV 02	12.06.2024

DRAWING TITLE
SITE REFERENCE PLAN

DRAWING NO.

L1.100

Job # 25.000000

Table 4.4.1A	Frontage Zone			Sidewalk/Walking Zone			Amenity Zone		
	Minimum	Preferred	Provided	Minimum	Preferred	Provided	Minimum	Preferred	Provided
Commercial (Church St.)	0'	2'-6"	0'-3'	6'	6'-8"	6'-14'	2'	4'-8"	0"
Civic/University (S. University Ave)	0'	2'-6"	0'-3'	6'	6'-10"	6'-8"	2'	4'-8"	5'-9"

*Currently no existing Amenity Zone, replacing in kind

12/20/2024 8:43:19 AM

1 SITE REFERENCE PLAN
1" = 10'-0"

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m:\civ\134\proj\2024\24048\site plan\24048.dwg, 1/30/2025 5:15 PM, Sam F. Goetzke, 10 UTILITY PLAN, None

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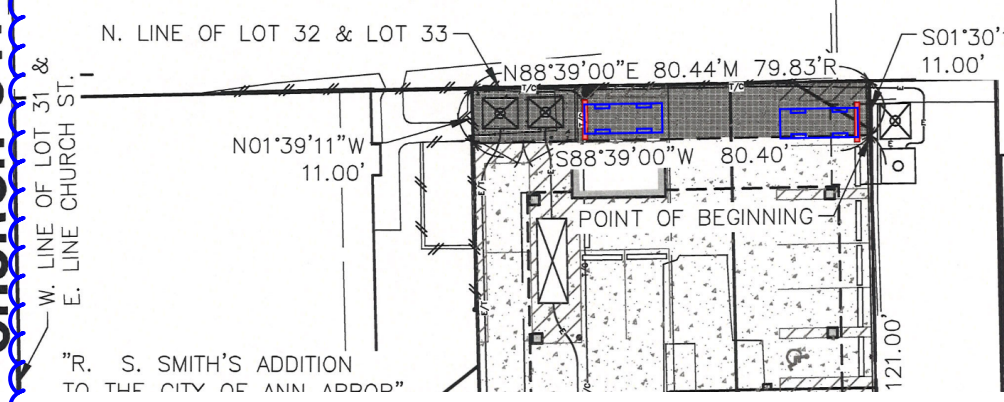
(f) Permanent Utility Easements:

(A) SCP-SF Utility Easement. "SCP-SF Utility Easement" refers to a perpetual, non-exclusive right and easement in favor of DTE Energy, AT&T, Comcast, and all other existing and future electric, communications, media, data, and related utility providers (the "Utility Providers") for the installation, maintenance and replacement of underground electric, communications, media, data, and related facilities (including by way of example and not limitation, underground conduits, cables, wires, and other appurtenant or associated underground equipment) along and across the SUNE Property within the area generally depicted on Exhibit D and legally described on Exhibit D-1 (the "SCP-SF Utility Easement Area"); provided, it is understood and agreed that this easement is underground only and there shall be no above surface facilities, equipment or improvements whatsoever unless otherwise agreed in writing by SCP-SF or by a separate easement with DTE. The SCP-SF Utility Easement is appurtenant to, benefits, and runs with, the SCP-SF Property, and it burdens the SUNE Property. Grant of the SCP-SF Utility Easement is set forth in paragraph 2(a)(i)(A) below. By way of additional reference, Exhibit D-2 shall show the placement of transformers and equipment as agreed to by SUNE, SCP-SF and DTE upon the SCP-SF Utility Easement Area.

SCP-SF UTILITY EASEMENT
EXHIBIT D



NOTE:
BEARINGS BASED ON STATE PLANE COORDINATES
AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).



SCP-SF & SUNE FUTURE UTILITY EQUIPMENT
EXHIBIT D-2



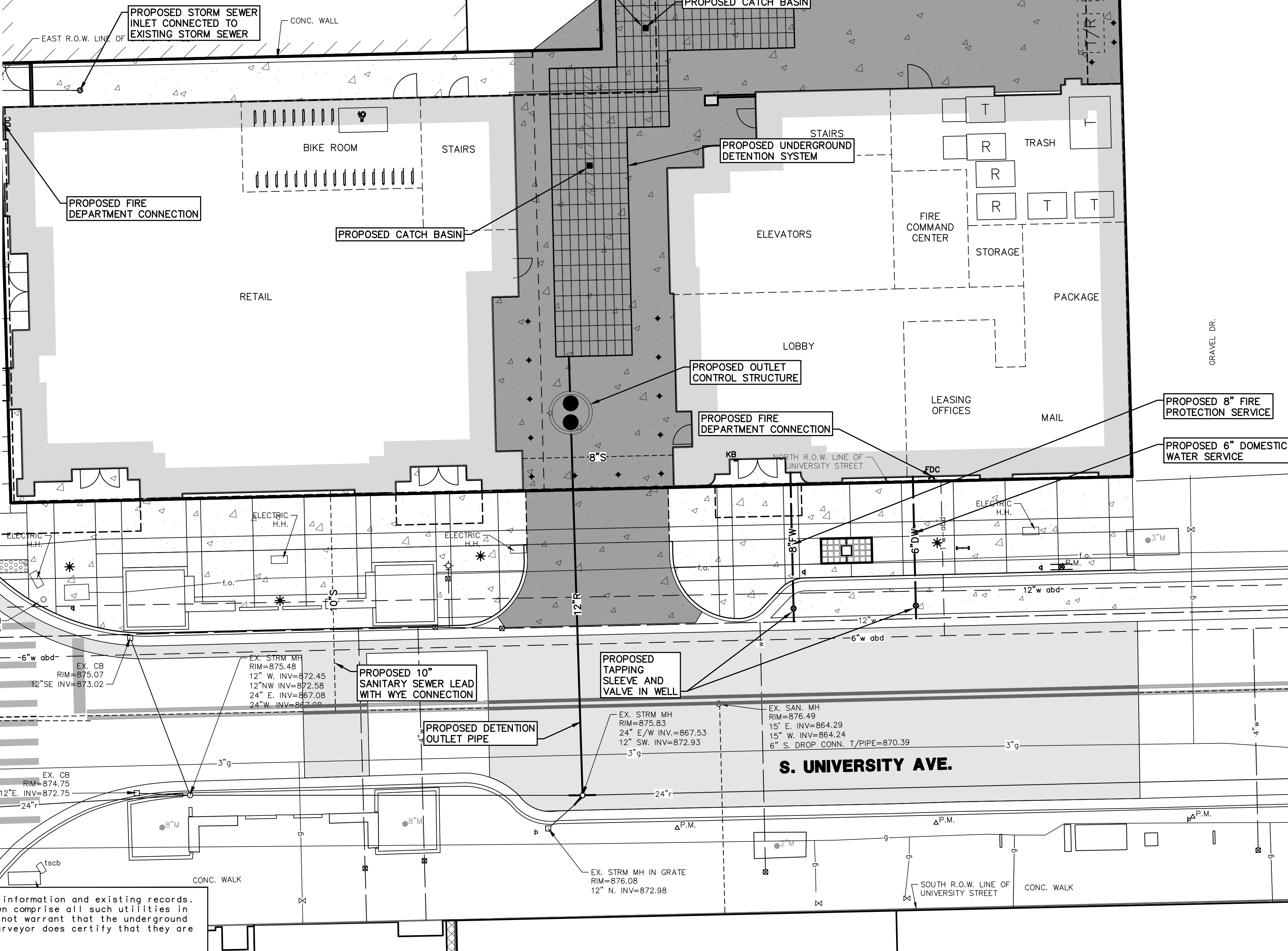
PERIMETER DRAINS WILL BE PROVIDED AROUND THE BASEMENT FOUNDATION THAT WILL BE ROUTED TO A SUMP AND PUMPED OUT TO THE CITY STORM SEWER. EXISTING CONTAMINATED SOIL WILL BE EXCAVATED AND EXPORTED OFF SITE TO MAKE WAY FOR THE NEW BASEMENT STRUCTURE AND PERIMETER DRAIN TRENCHES. CLEAN ENGINEERED FILL WILL BE USED AS THE BEDDING AND BACKFILL AROUND THESE DRAINS AND THE BASEMENT STRUCTURE.

SANITARY FLOW MITIGATION CALCULATIONS

Design Flow Based on the City of Ann Arbor's sanitary sewer flow evaluation Table 'A', the design dry weather flow rate will be:			
35 Apartments, up to 600 sft	175	gpd/unit =	6125 gpd
82 Apartments, 601-1200 sft	250	gpd/unit =	20500 gpd
66 Apartments, >1200 sft	300	gpd/unit =	19800 gpd
10312 Amenity (Non Medical Office Space)	0.06	gpd/sf gr sf =	618.72 gpd
4332 Retail: Café / Coffee Shop	20	gpd/seat =	2021.6 gpd
*Assumes 70% space used for seating, and 30 sft/seat			
Total			49065 gpd

Existing Flow Based on the City of Ann Arbor's sanitary sewer flow evaluation Table 'A', the existing design dry weather flow rate is:			
28 Restaurant	30	gpd/sf gr sf =	840 gpd
36 Fast Food Restaurants and Coffee Shops	20	gpd/seat =	720 gpd
Total			1560 gpd

Mitigation Flow
Mitigation Flow = (Proposed Flow - Existing Flow) * 4(peaking factor) * 1.1(recovery)
Mitigation Peak Flow = 47505 gpd x 4(peaking factor) x 1.1(recovery) = 209023 gpd
= 145 gpm



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(B) SUNE Utility Easement. "SUNE Utility Easement" refers to a perpetual, non-exclusive right and easement in favor of the Utility Providers for the installation, maintenance and replacement of underground electric, communications, media, data, and related facilities servicing the SUNE Property (including by way of example and not limitation, underground conduits, cables, and wires, and other appurtenant or associated underground equipment) along and across the SCP-SF Property within the area generally depicted on Exhibit E and legally described on Exhibit E-1 (the "SUNE Utility Easement Area"); provided, it is understood and agreed that this easement is underground only and there shall be no above-surface facilities, equipment or improvements whatsoever unless otherwise agreed in writing by SCP-SF or by a separate easement with DTE. The SUNE Utility Easement is appurtenant to, benefits, and runs with, the SUNE Property, and, it burdens the SCP-SF Property. Grant of the SUNE Utility Easement is set forth in paragraph 2(a)(i)(B) below. By way of additional

-3-

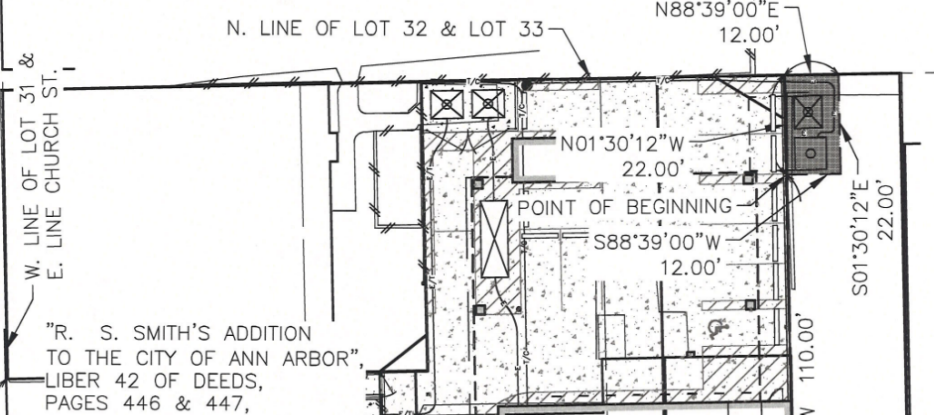
6495933 L: 5329 P: 198 EAS 11/14/2019 10:23 AM Page 4 of 56

reference, Exhibit E-2 shall show the placement of transformers and equipment as agreed to by SUNE, SCP-SF and DTE upon the SUNE Utility Easement Area.

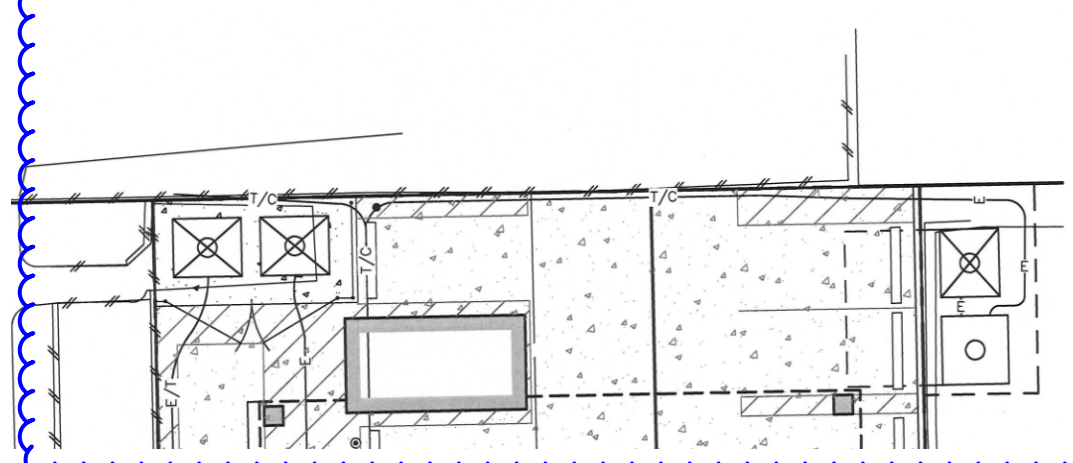
SUNE UTILITY EASEMENT
EXHIBIT E



NOTE:
BEARINGS BASED ON STATE PLANE COORDINATES
AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).



SCP-SF & SUNE FUTURE UTILITY EQUIPMENT
EXHIBIT E-2





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CHAPTER ANN ARBOR
SITE PLAN FOR PLANNING COMMISSION
UTILITY PLAN

10

JOB No.	24048	DATE: 08/15/24	SHEET 10 OF 36
REVISIONS:	REV. DATE	REV. DATE	CADD: KJV
PER MUNICIPAL REVIEW	10/17/24	ENG: SFG	
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FILED			

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CITY OF ANN ARBOR FILE #SP24-0020