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Hurrieh, David

THE CITY OF ANN ARBOR CITY COUNCIL ON DECEMBER 4, 2023 HAD APPROVED THE PROPOSED BRIARWOOD MALL SEARS REDEVELOPMENT PLANS, SP23-0005, THE PROPOSED REZONING, REZ23-0003, AND PROPOSED LAND TRANSFER, LD24-0002. THIS IS AN APPLICATION FOR A SITE PLAN MODIFICATION FOR DEVELOPMENT A, PRESUB24-0020, THE TWO LEVEL 100,000SF LARGE FORMAT RETAILER WILL NOW BE A ONE LEVEL 60,000 SFT LARGE FORMAT RETAILER WITH AN ATTACHED 15,880 SFT RETAIL. THE GROCER REMAINS A 67,608 SFT ONE LEVEL WITH MEZZANINE. WITH THESE CHANGES THE PLAZA AREA LANDSCAPING BETWEEN THE EXISTING MALL AND THE GROCER HAS BEEN DIALED IN MORE REGARDING HOW THIS SPACE WILL BE USED.

DEVELOPMENT B REMAINS AS APPROVED.

THE PROPOSED AREA OF MODIFICATIONS HAS BEEN BUBBLED OR HIGHLIGHTED TO ASSIST WITH RECOGNIZING THE CHANGES.

REQUIRED STATEMENTS  
SEE REDEVELOPMENT A & B PLANS FOR PROJECT INFORMATION, COMPARISON CHARTS, AND REQUIRED STATEMENT

REDEVELOPMENT A

BRIARWOOD SUSTAINABILITY NARRATIVE

THE SUSTAINABILITY NARRATIVE OUTLINES THE GOAL FOR THE BRIARWOOD SEARS REDEVELOPMENT WITH NEW RETAIL, A GROCER AND OUTLOT. THE PROJECT WILL IMPROVE THE EXISTING SITE WITH NEW MORE EFFICIENT BUILDINGS.

THE KEY SUSTAINABILITY STRATEGIES CURRENTLY BEING CONSIDERED FOR THIS PROJECT ARE OUTLINED BELOW.

• SITE

THE SITE IS DESIGNED TO PROVIDE MORE LANDSCAPE AREAS THAN EXIST WITHIN THE DEVELOPMENT. THE INCREASE IN LANDSCAPE AREA WILL REDUCE THE STORMWATER RUN OFF FROM THE SITE. PEDESTRIAN AND BICYCLE CONNECTIVITY WILL BE INCORPORATED INTO THE SITE WITH COVERED BICYCLE RACKS AND SIDEWALK CONNECTIONS TO BOTH EISENHOWER AND STATE STREETS. THE DEVELOPMENT WILL BE DESIGNED TO PROVIDE ACCESS TO QUALITY PUBLIC TRANSIT. ELECTRONIC VEHICLE (EV) CHARGING STATIONS WILL BE PROVIDED TO ENCOURAGE EV USAGE. ALTERNATIVE MODES OF TRANSPORTATION WILL HELP REDUCE EMISSIONS.

• STORMWATER MANAGEMENT

THE SITE HAS BEEN EVALUATED BY THE COUNTY WATER RESOURCES AND G2 CONSULTING SERVICE. EXISTING SOIL CONDITIONS DOES NOT ALLOW WATER INFILTRATION.

• MATERIAL RESOURCES

A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT PLAN WILL BE IMPLEMENTED DURING CONSTRUCTION. THE PLAN WILL ADDRESS WASTE RECYCLING, SALVAGE AND REUSE GOALS. THE PLAN WILL ACHIEVE AT LEAST 90% LANDFILL DIVERSION OF ALL WASTE MATERIALS. THE PLAN SHALL BE PROVIDED AS THE PROJECT COMES CLOSER TO ENTITLEMENT.

REDEVELOPMENT B

SUSTAINABILITY NARRATIVE

THE SUSTAINABILITY NARRATIVE ARTICULATES VISION AND GOALS FOR THE BRIARWOOD MULTIFAMILY RESIDENTIAL DEVELOPMENT. THE PROJECT WILL INCORPORATE HINES' ETHOS OF SUSTAINABILITY AND INTEGRATE BUILDING AND OUTDOOR SPACES THAT ARE ECOLOGICALLY RESPONSIBLE, HAVE A POSITIVE IMPACT ON THE ENVIRONMENT, AND ENHANCE THE SURROUNDING COMMUNITY. THE PROJECT WILL BE ORGANIZED AROUND THE PRINCIPLES OF PASSIVE BIOPHILIC DESIGN, ADVANCED HIGH-PERFORMANCE SYSTEMS, AND IMPROVED OCCUPANT EXPERIENCE. IT WILL ALSO PURSUE LEED CERTIFICATION AND FOLLOW MANY OF THE CORE SUSTAINABLE APPROACHES OF LEED.

THE KEY SUSTAINABILITY STRATEGIES CURRENTLY BEING CONSIDERED FOR THIS PROJECT ARE OUTLINED BELOW.

• SITE AND LANDSCAPE

THE TARGETS FOR SITE DESIGN ARE TO PROVIDE VISUAL CONNECTION TO OUTSIDE FROM WITHIN THE BUILDING, REDUCE STORMWATER RUNOFF, MINIMIZE THE URBAN HEAT ISLAND EFFECT, AND IMPROVE PEDESTRIAN AND BICYCLE CONNECTIVITY. THE DEVELOPMENT WILL BE DESIGNED TO PROVIDE ACCESS TO QUALITY PUBLIC TRANSIT. PROVIDING BICYCLE PARKING AND ACCESS TO THE GROCER NEARBY WILL ENCOURAGE ALTERNATIVE MODES OF TRANSPORTATION AND REDUCE EMISSIONS.

• LOW CARBON DESIGN

THE PROJECT WILL ASPIRE TO BE A LOW CARBON BUILDING WITH FOCUS ON WHOLE LIFE CARBON, OPERATIONAL AND EMBODIED. REDUCING OPERATIONAL CARBON WILL BE ACHIEVED THROUGH A COMBINATION OF HIGH PERFORMANCE FAÇADE, EFFICIENT HVAC SYSTEMS, LED LIGHTING, AND ALL-ELECTRIC HEATING, COOKING APPLIANCES, AND DOMESTIC HOT WATER. BY INCORPORATING ALL-ELECTRIC SYSTEMS, THE PROJECT WILL ELIMINATE THE NEED FOR FOSSIL FUELS AND, INSTEAD, RELY ON CLEANER ENERGY SOURCES. (A FOSSIL FUEL-BASED GENERATOR IS NECESSARY, BUT IT WILL ONLY BE USED FOR BACK-UP USE).

STRATEGIES THAT REDUCE EMBODIED CARBON AND OTHER GREENHOUSE GAS EMISSIONS ASSOCIATED WITH BUILDING MATERIALS (STRUCTURE, ENCLOSURE, AND INTERIOR MATERIALS) WILL ALSO BE CONSIDERED. LOW CARBON CONCRETE, RECYCLED STEEL, AND WOOD FROM WELL-MANAGED FORESTS WILL BE PRIORITIZED TO MINIMIZE PROPOSED DESIGN EMBODIED CARBON.

• WATER MANAGEMENT

POTABLE WATER CONSERVATION IS AN IMPORTANT CONSIDERATION AND WILL BE PRIORITIZED. NATIVE PLANT SPECIES WHICH ELIMINATE THE NEED FOR IRRIGATION WATER AND LOW-FLOW FIXTURES WILL BE CONSIDERED. LOW-IMPACT INFRASTRUCTURE SUCH AS PERMEABLE PAVEMENT AND PARKING TO MANAGE STORMWATER RUNOFF WILL ALSO BE PRIORITIZED AS WELL AS PRIORITIZING GREEN SPACE IN LIEU OF HARDSCAPE.

• RESILIENCE AND ADAPTATION

THIS REGION IS EXPECTED TO EXPERIENCE IMPACTS OF CLIMATE CHANGE SUCH AS INCREASE IN TEMPERATURE AND EXTENDED PERIODS OF HIGH HEAT. STRATEGIES INCLUDING HIGH PERFORMANCE FAÇADE, OPERABLE WINDOWS, HIGH REFLECTIVITY ROOF AND PAVING MATERIALS, AND MANAGING STORMWATER THROUGH LOW-IMPACT INFRASTRUCTURE WILL BE CONSIDERED.

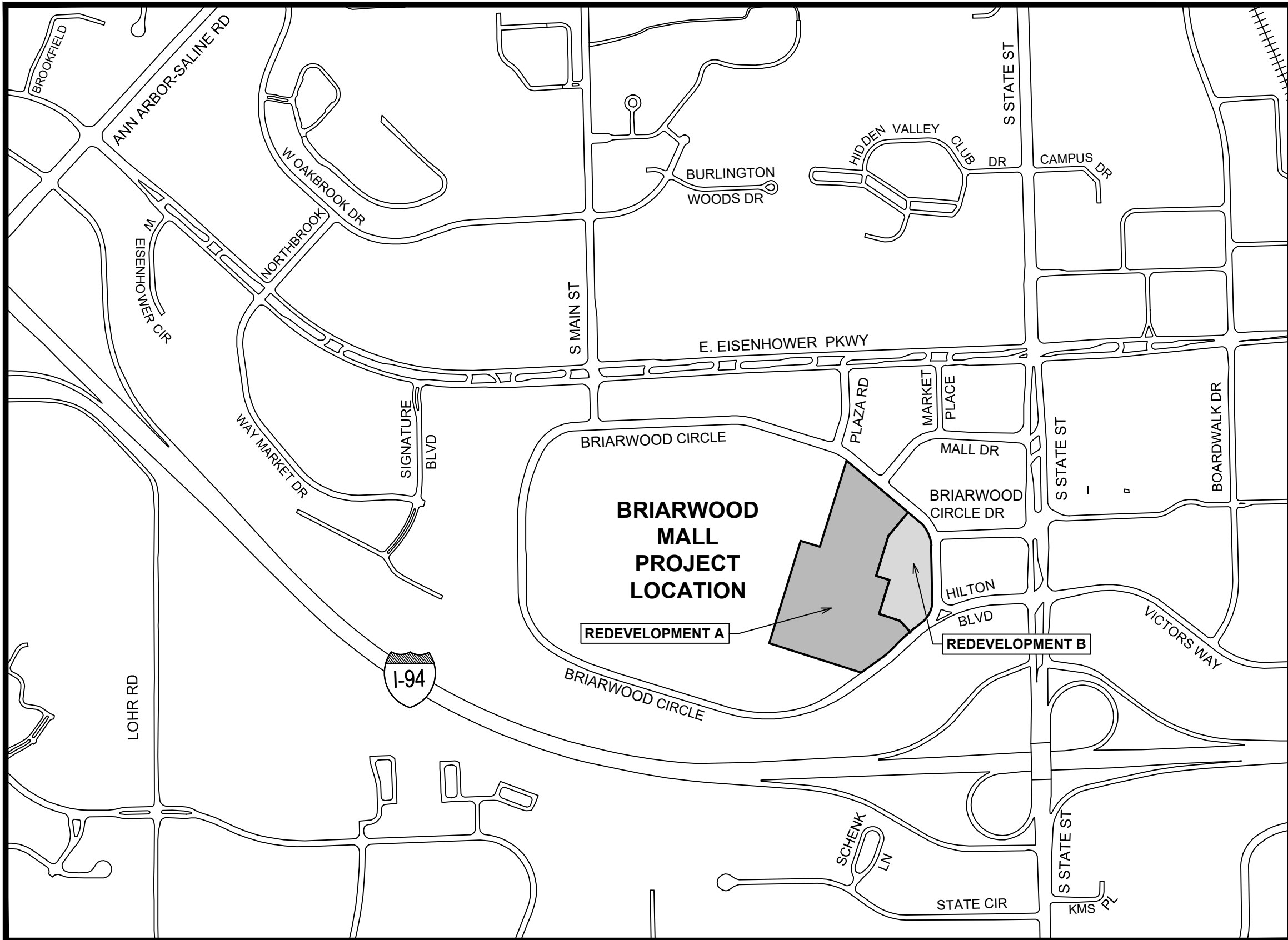
• MATERIAL RESOURCES AND INDOOR ENVIRONMENTAL QUALITY

OCCUPANT HEALTH AND WELL-BEING WILL BE A CORE FOCUS. STRATEGIES THAT IMPROVE AIR QUALITY, THERMAL COMFORT, AND ACCESS TO DAYLIGHT AND VIEWS WILL BE PRIORITIZED. THE MATERIAL AND PRODUCT SELECTION FOR THIS PROJECT WILL FOCUS ON PRODUCTS WITH MATERIAL INGREDIENT TRANSPARENCY, LOW OR NO VOC, HIGH RECYCLED CONTENT, LOCALLY SOURCED, AND MEANINGFUL EMBODIED CARBON. REDUCTION, A COMPREHENSIVE WASTE MANAGEMENT PROGRAM TO REDUCE BOTH CONSTRUCTION AND OPERATIONAL WASTE, ENCOURAGE RECYCLING AND COMPOSTING, AND DIVERT WASTE FROM LANDFILL WILL BE CONSIDERED.

# BRIARWOOD MALL SEARS REDEVELOPMENT

## CITY OF ANN ARBOR, MICHIGAN

HRC JOB No. 20220788



### ENLARGED LOCATION MAP

SURVEYING NOTE:

ALL SURVEYING IS BASED ON STATE PLANE COORDINATE SYSTEM

### SIDEWALK MAINTENANCE

ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BUT THE OWNER OF THE LAND ADJACENT AND ABUTTING UPON THE SAME, PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATION OF OCCUPANCY OF THE SITE ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

CITY OF ANN ARBOR FIELD OPERATIONS SERVICES UNIT THE FOLLOWING UTILITIES ARE LOCATED IN OR NEAR THE SITE FOR THIS PROJECT.

PUBLIC UTILITIES

CITY OF ANN ARBOR FIELD OPERATIONS SERVICES UNIT

WATER, SEWER AND STORM	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	MARC MORENO 734-794-6361

PRIVATE UTILITIES

AT&T-PHONE	550 S. MAPLE ANN ARBOR, MI 48103	BRIAN BERRY 734-996-2135
DTE ENERGY-ELECTRIC	WESTERN WAYNE SERVICE CTR 8001 HAGGERTY RD. BELVILLE, MI 48111	DOMINIC CIANTAR 313-235-4005
COMCAST-CABLE	27800 FRANKLIN RD. SOUTHFIELD, MI 48034	RON SUTHERLAND 313-999-8300
DTE ENERGY-GAS	17150 ALLEN RD. MELVINDALE, MI 48122	JACK WHYATT 313-701-1355
MCI-PHONE	2400 NORTH GLENFILLE RICHARDSON, TX 75082	DEAN BOYERS 972-729-6016

05-27-2025	SITE PLAN RESUBMITTAL
04-16-2025	SITE PLAN RESUBMITTAL
03-12-2025	SITE PLAN RESUBMITTAL
07-10-2024	SITE PLAN RESUBMITTAL
04-18-2024	SITE PLAN SUBMITTAL

### 05/27/2025 SITE PLAN RESUBMITTAL

PERMITS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION.	
PERMIT	ISSUING AUTHORITY
GRADING/ SOIL EROSION & SEDIMENTATION CONTROL PERMIT	CITY OF ANN ARBOR PLANNING AND DEVELOPMENT SERVICES UNIT

### BRIARWOOD MALL - SEARS REDEVELOPMENT

DEVELOPER :

**SIMON**  
225 W. Washington Street  
Indianapolis, IN 46204  
(317) 636-1600

CURRENT DEED RESTRICTIONS APPLY

**HRC**  
**HUBBELL, ROTH & CLARK, INC**  
CONSULTING ENGINEERS SINCE 1915  
555 HULEY DRIVE  
BLOOMFIELD HILLS, MICH.  
P.O. BOX 824  
48303 - 0824

PHONE: (248) 454-6300  
FAX (1st Floor): (248) 454-6312  
FAX (2nd Floor): (248) 454-6359

WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

100 Briarwood Circle  
Ann Arbor, MI 48108  
WASHTENAW COUNTY MICHIGAN

PREPARED UNDER THE SUPERVISION OF

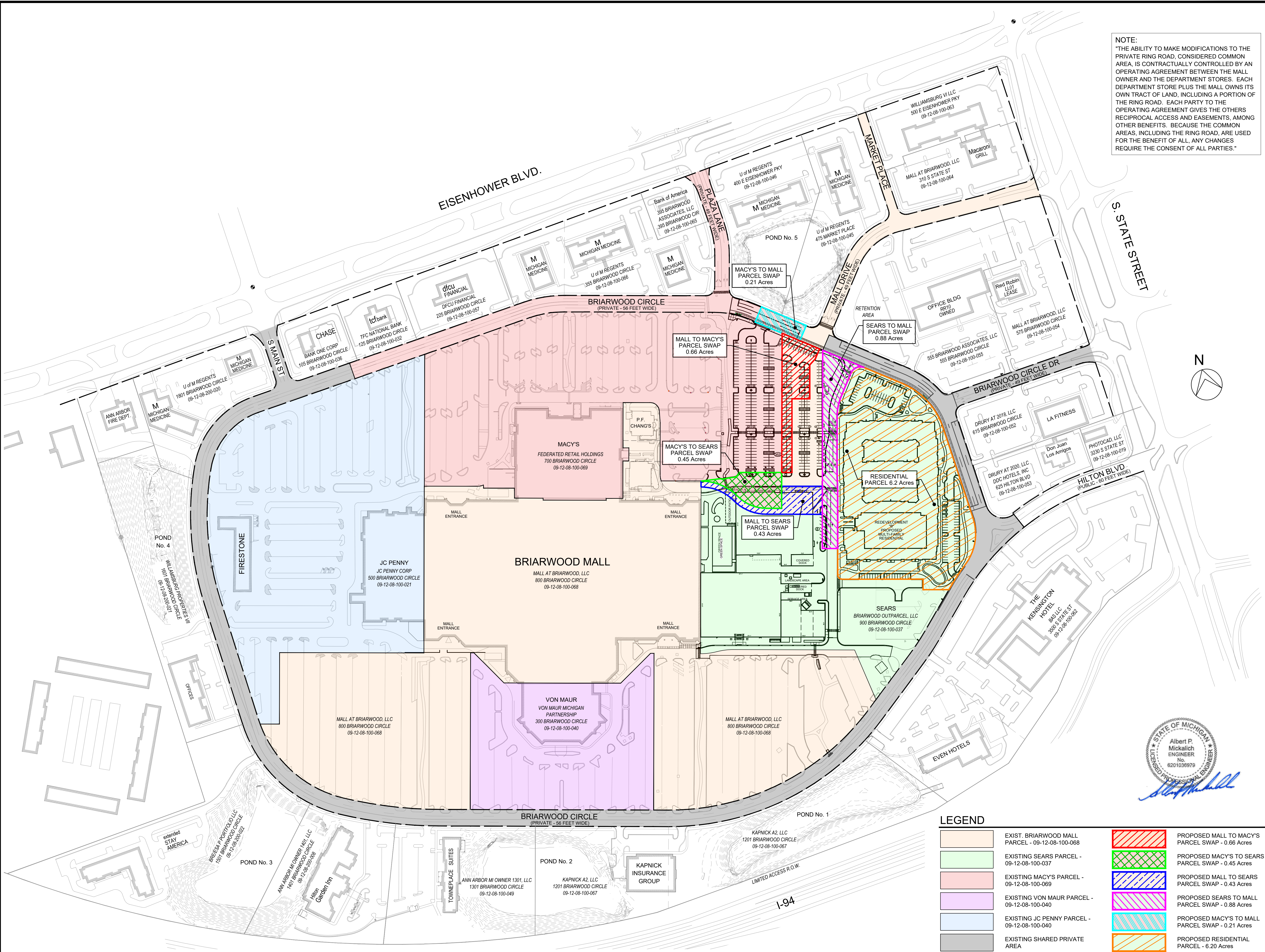
DESIGN ENGINEER P.E., MICHIGAN No. DATE



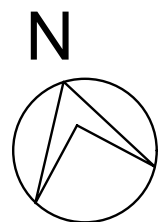
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COVER





NOTE:  
"THE ABILITY TO MAKE MODIFICATIONS TO THE PRIVATE RING ROAD, CONSIDERED COMMON AREA, IS CONTRACTUALLY CONTROLLED BY AN OPERATING AGREEMENT BETWEEN THE MALL OWNER AND THE DEPARTMENT STORES. EACH DEPARTMENT STORE PLUS THE MALL OWNS ITS OWN TRACT OF LAND, INCLUDING A PORTION OF THE RING ROAD. EACH PARTY TO THE OPERATING AGREEMENT GIVES THE OTHERS RECIPROCAL ACCESS AND EASEMENTS, AMONG OTHER BENEFITS. BECAUSE THE COMMON AREAS, INCLUDING THE RING ROAD, ARE USED FOR THE BENEFIT OF ALL, ANY CHANGES REQUIRE THE CONSENT OF ALL PARTIES."



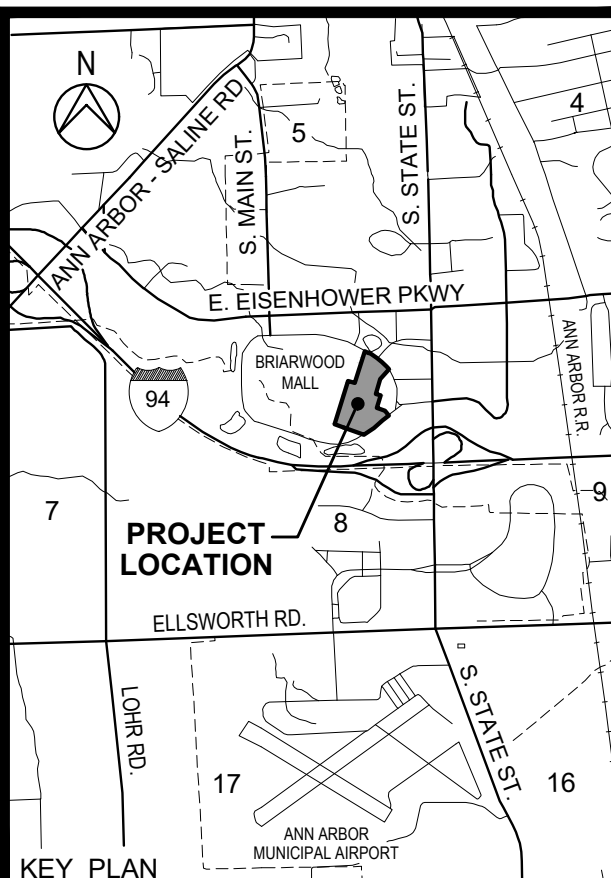
LEGEND

	EXIST. BRIARWOOD MALL PARCEL - 09-12-08-100-068		PROPOSED MALL TO MACY'S PARCEL SWAP - 0.66 Acres
	EXISTING SEARS PARCEL - 09-12-08-100-037		PROPOSED MACY'S TO SEARS PARCEL SWAP - 0.45 Acres
	EXISTING MACY'S PARCEL - 09-12-08-100-069		PROPOSED MALL TO SEARS PARCEL SWAP - 0.43 Acres
	EXISTING VON MAUR PARCEL - 09-12-08-100-040		PROPOSED SEARS TO MALL PARCEL SWAP - 0.88 Acres
	EXISTING JC PENNY PARCEL - 09-12-08-100-040		PROPOSED MACY'S TO MALL PARCEL SWAP - 0.21 Acres
	EXISTING SHARED PRIVATE AREA		PROPOSED RESIDENTIAL PARCEL - 6.20 Acres

**SIMON**  
225 W. Washington Street  
Indianapolis, IN 46204  
(317) 636-1600

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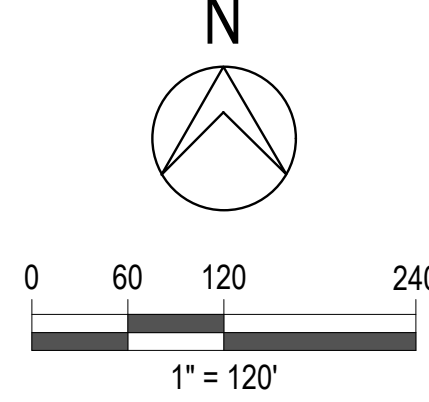
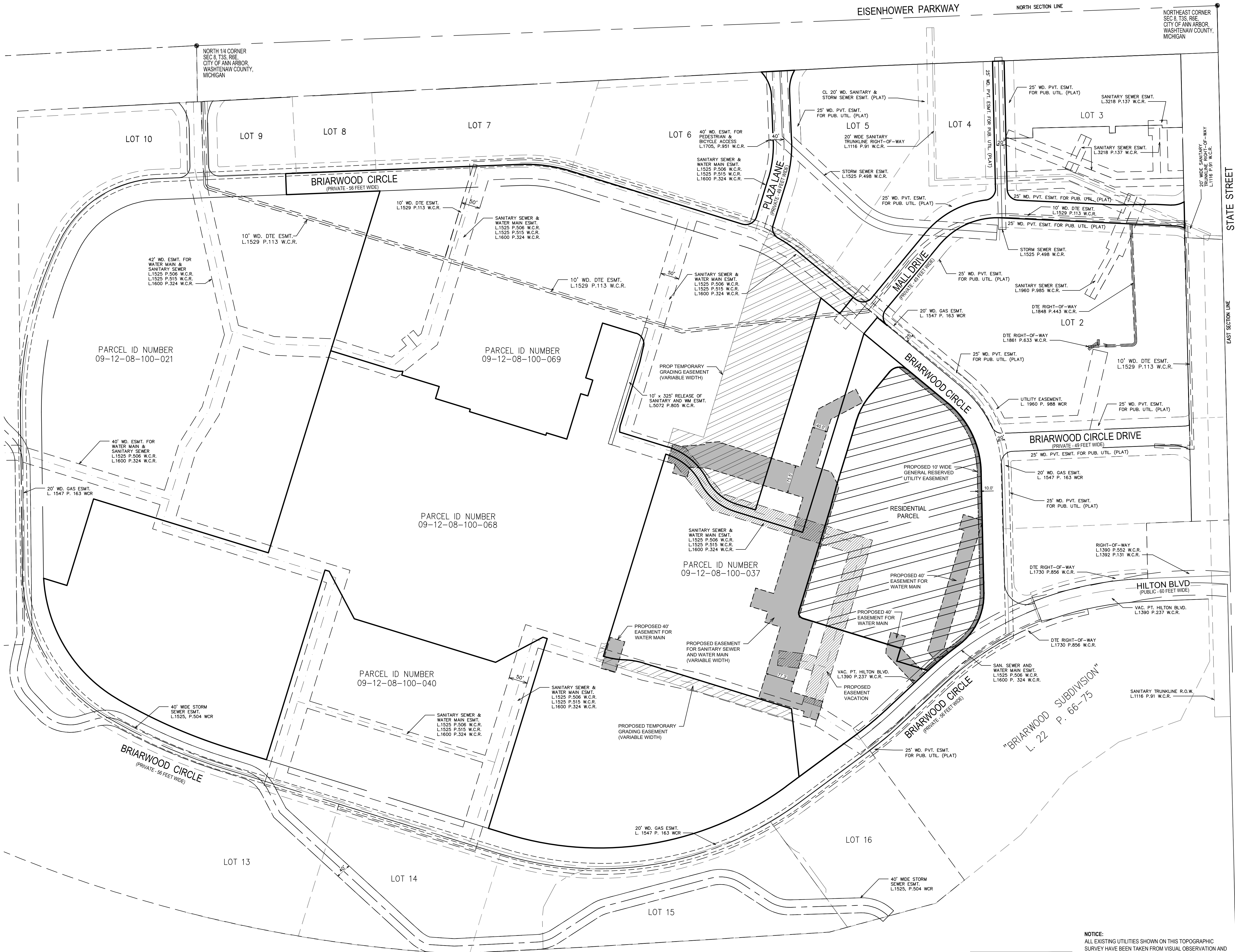
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03-12-2025	SITE PLAN RESUBMITTAL
07-10-2024	SITE PLAN RESUBMITTAL
04-18-2024	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



**BRIARWOOD MALL**  
**SEARS REDEVELOPMENT**  
100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY	MICHIGAN
OVERALL EXISTING / PROPOSED & SURROUNDING PARCELS	
SCALE NO SCALE	DRAWING No. 1
HRC JOB No. 20220788	SHEET No. OF





NOTE:  
ALL WORK SHALL CONFORM TO  
CITY OF ANN ARBOR STANDARDS  
AND SPECIFICATIONS

NOTICE:  
ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC  
SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION AND  
RECORD MAPPING WHERE AVAILABLE. NO GUARANTEE IS MADE,  
OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR  
ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING.  
PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY  
THE ACCURACY AND COMPLETENESS PRIOR TO CONSTRUCTION.

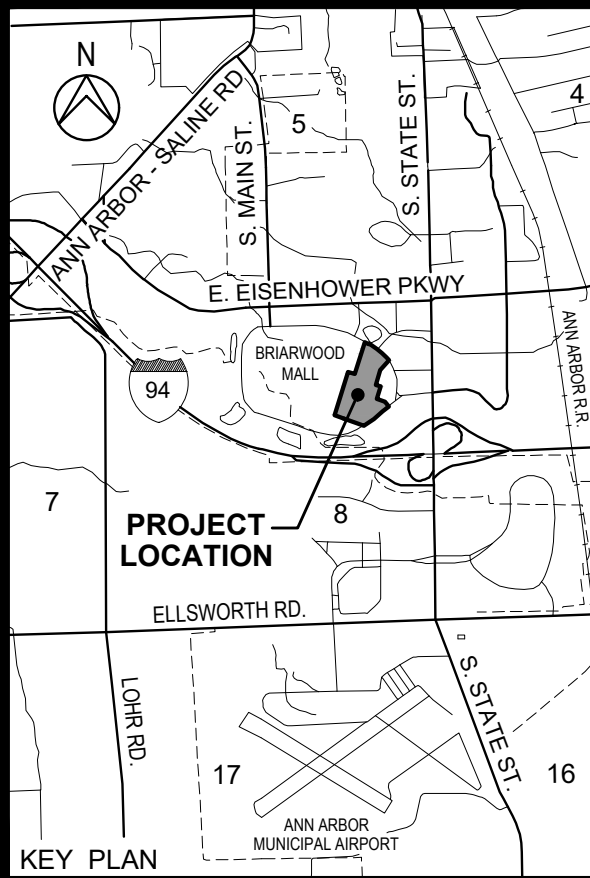


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BEFORE YOU DIG  
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(317) 636-1600

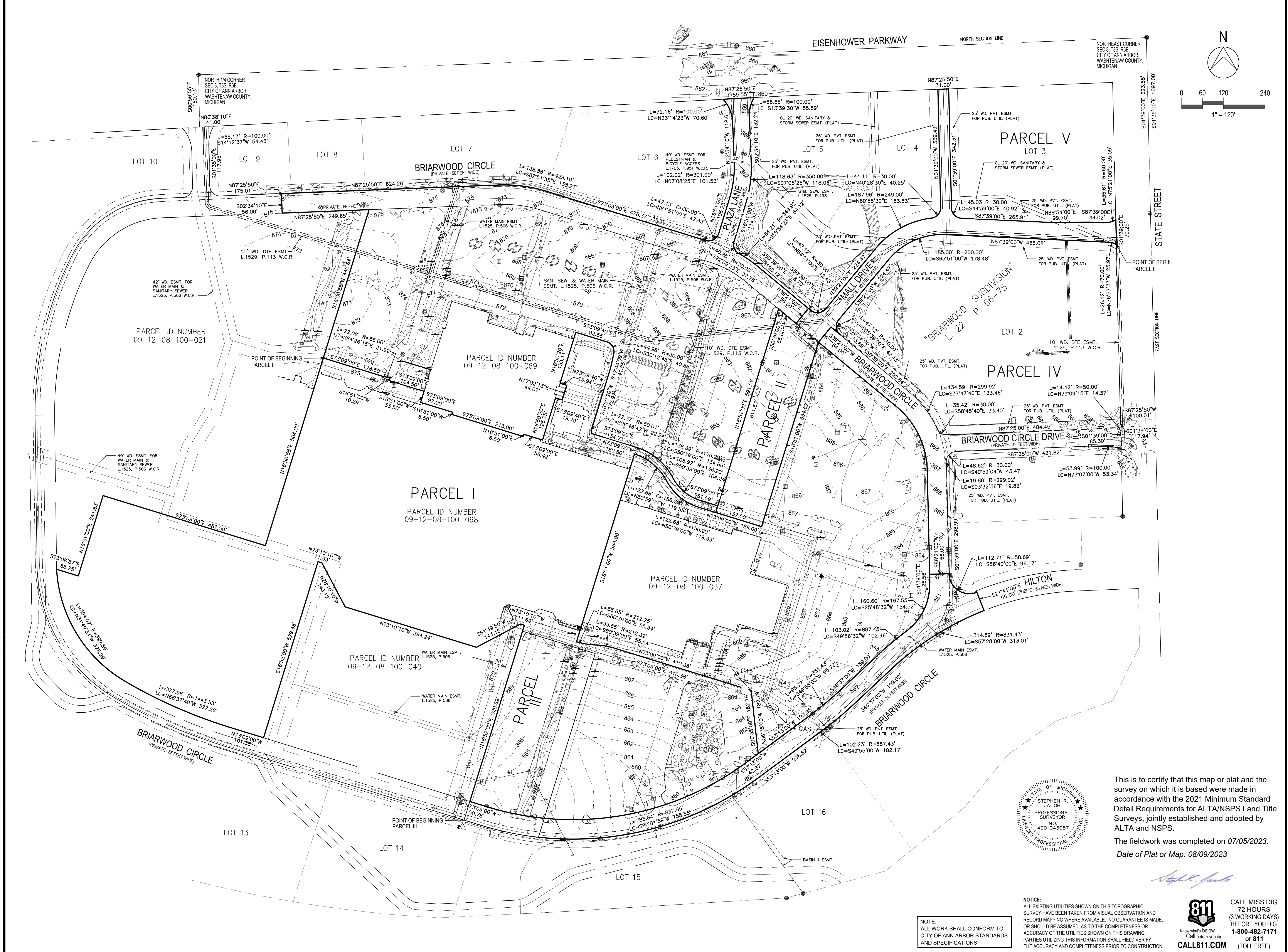
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07-10-2024	SITE PLAN RESUBMITTAL
04-18-2024	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	W.L.W.
DRAWN	W.L.W.
CHECKED	S.R.J.
APPROVED	S.R.J.



**BRIARWOOD MALL**  
**SEARS REDEVELOPMENT**  
100 Briarwood Circle  
Ann Arbor, MI 48108  
WASHTENAW COUNTY MICHIGAN  
**EASEMENT DRAWING**  
SCALE: 1" = 120'  
DRAWING No. 1A  
HRC JOB No. 20220788 SHEET No. OF





 <h1 style="margin: 0;">SIMON<sup>®</sup></h1> <p>225 W. Washington Street Indianapolis, IN 46204 (317) 636-1600</p>					
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="flex: 1;">  <p><b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915</p> <p>555 HULET DRIVE BLOOMFIELD HILLS, MICH.</p> <p>PHONE: (248) 454-6300 FAX (1st Floor): (248) 454-6312 FAX (2nd Floor): (248) 454-6359</p> <p>WEB SITE: <a href="http://www.hrcengr.com">www.hrcengr.com</a></p> </div> <div style="flex: 1; text-align: right;"> <p>P.O. BOX 824 48303 - 0824</p>  </div> </div>					
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DATE	ADDITIONS AND/OR REVISIONS				
DESIGNED	W.L.W.				
DRAWN	W.L.W.				
CHECKED	S.R.J.				
APPROVED	S.R.J.				
 <p><b>PROJECT LOCATION</b></p> <p>KEY PLAN</p>					
<h2 style="margin: 0;">BRIARWOOD MALL</h2>  <h2 style="margin: 0;">SEARS REDEVELOPMENT</h2>  <p><b>100 Briarwood Circle Ann Arbor, MI 48108</b></p> <p>WASHTENAW COUNTY                      MICHIGAN</p> <hr style="border: none; border-top: 1px solid black; height: 1px; margin: 10px 0;"/> <p style="text-align: center;">ALTA / NSPS LAND TITLE SURVEY</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 50%; padding: 5px;">SCALE  1" = 120'</td> <td style="width: 50%; padding: 5px;">DRAWING No.  <div style="font-size: 2em; font-weight: bold; text-align: center;">2</div></td> </tr> <tr> <td style="padding: 5px;">HRC JOB No. 20220788</td> <td style="padding: 5px;">SHEET No.          OF</td> </tr> </table>		SCALE  1" = 120'	DRAWING No.  <div style="font-size: 2em; font-weight: bold; text-align: center;">2</div>	HRC JOB No. 20220788	SHEET No.          OF
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Hurrieh, David

PROPERTY DESCRIPTION

AS SHOWN IN SUPPLIED TITLEWORK FROM FIRST AMERICAN TITLE, COMMITMENT NUMBER NCS-117929293-DC72, DATED MAY 19, 2023.

**PARCEL I**

COMMENCING AT THE NORTH 1/4 CORNER, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, NOW CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 00 DEGREES 56 MINUTES 55 SECONDS EAST 150.13 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, THENCE NORTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 41.0 FEET ALONG THE SOUTH LINE OF THE EISENHOWER PARKWAY, THENCE SOUTHERLY 55.13 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 100.0 FEET, CHORD SOUTH 14 DEGREES 12 MINUTES 37 SECONDS WEST 54.43 FEET; THENCE SOUTH 01 DEGREES 35 MINUTES EAST 117.95 FEET; THENCE SOUTHEASTERLY 47.64 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 30.0 FEET, CHORD SOUTH 47 DEGREES 04 MINUTES 35 SECONDS EAST 42.79 FEET; THENCE NORTH 87 DEGREES 25 MINUTES 50 SECONDS EAST 175.00 FEET; THENCE SOUTH 02 DEGREES 34 MINUTES 10 SECONDS EAST 56.00 FEET; THENCE NORTH 87 DEGREES 25 MINUTES 50 SECONDS EAST 249.65 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES WEST 445.64 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 73 DEGREES 09 MINUTES EAST 178.50 FEET; THENCE EASTERLY 22.06 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 56.00 FEET, CHORD SOUTH 84 DEGREES 26 MINUTES 15 SECONDS EAST 21.92 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES WEST 10.29 FEET; THENCE SOUTH 73 DEGREES 09 MINUTES EAST 104.50 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES WEST 33.50 FEET; THENCE SOUTH 73 DEGREES 09 MINUTES EAST 97.00 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES WEST 6.50 FEET; THENCE SOUTH 73 DEGREES 09 MINUTES EAST 213.00 FEET; THENCE NORTH 16 DEGREES 51 MINUTES EAST 6.50 FEET; THENCE SOUTH 73 DEGREES 09 MINUTES EAST 140.00 FEET; THENCE NORTH 16 DEGREES 51 MINUTES EAST 39.50 FEET; THENCE SOUTH 73 DEGREES 09 MINUTES EAST 180.50 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES WEST 564.00 FEET; THENCE EASTERLY 55.70 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 212.77 FEET, CHORD SOUTH 80 DEGREES 39 MINUTES EAST 55.54 FEET; THENCE EASTERLY 55.70 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, RADIUS 212.77 FEET, CHORD SOUTH 73 DEGREES 09 MINUTES EAST 55.54 FEET; THENCE SOUTH 73 DEGREES 09 MINUTES EAST 102.96 FEET; THENCE SOUTH 06 DEGREES 35 MINUTES EAST 182.79 FEET; THENCE NORTH 53 DEGREES 13 MINUTES EAST 193.95 FEET; THENCE NORTHEASTERLY 95.77 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 831.43 FEET, CHORD NORTH 49 DEGREES 55 MINUTES EAST 95.72 FEET; THENCE NORTH 46 DEGREES 37 MINUTES EAST 159.00 FEET; THENCE NORTHEASTERLY 103.02 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, RADIUS 212.77 FEET, CHORD SOUTH 80 DEGREES 39 MINUTES EAST 55.54 FEET; THENCE SOUTH 73 DEGREES 09 MINUTES EAST 102.96 FEET; THENCE NORTH 16 DEGREES 51 MINUTES WEST 25.56 FEET; THENCE NORTH 88 DEGREES 21 MINUTES EAST 56.00 FEET; THENCE SOUTHEASTERLY 112.71 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 167.55 FEET, CHORD NORTH 25 DEGREES 48 MINUTES 32 SECONDS EAST 154.52 FEET; THENCE NORTH 01 DEGREES 39 MINUTES WEST 25.56 FEET; THENCE NORTH 88 DEGREES 21 MINUTES EAST 56.00 FEET; THENCE SOUTHEASTERLY 112.71 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 167.55 FEET, CHORD NORTH 25 DEGREES 48 MINUTES 32 SECONDS EAST 154.52 FEET; THENCE NORTH 01 DEGREES 39 MINUTES WEST 25.56 FEET; THENCE NORTH 88 DEGREES 21 MINUTES EAST 56.00 FEET; THENCE SOUTHWESTERLY 314.89 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 831.43 FEET, CHORD SOUTH 57 DEGREES 28 MINUTES WEST 313.01 FEET; THENCE SOUTH 46 DEGREES 37 MINUTES WEST 159.00 FEET; THENCE SOUTHWESTERLY 102.23 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, RADIUS 887.43 FEET, CHORD SOUTH 49 DEGREES 55 MINUTES WEST 102.17 FEET; THENCE SOUTH 53 DEGREES 13 MINUTES WEST 236.82 FEET; THENCE WESTERLY 867.82 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT RADIUS 893.38 FEET, CHORD SOUTH 74 DEGREES 37 MINUTES 30 SECONDS WEST 652.20 FEET; THENCE NORTH 16 DEGREES 52 MINUTES 00 SECONDS EAST 551.99 FEET; THENCE NORTH 73 DEGREES 10 MINUTES 10 SECONDS WEST 218.45 FEET; THENCE NORTH 16 DEGREES 52 MINUTES 00 SECONDS EAST 17.90 FEET; THENCE NORTH 73 DEGREES 10 MINUTES 10 SECONDS WEST 11.69 FEET; THENCE SOUTH 61 DEGREES 49 MINUTES 50 SECONDS WEST 143.12 FEET; THENCE NORTH 73 DEGREES 10 MINUTES 10 SECONDS WEST 394.24 FEET; THENCE NORTH 28 DEGREES 10 MINUTES 10 SECONDS WEST 143.12 FEET; THENCE NORTH 73 DEGREES 10 MINUTES 10 SECONDS WEST 11.53 FEET; THENCE SOUTH 16 DEGREES 52 MINUTES 00 SECONDS WEST 585.47 FEET; THENCE NORTH 73 DEGREES 09 MINUTES 00 SECONDS WEST 101.34 FEET; THENCE NORTHWESTERLY 340.72 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, RADIUS 1496.42 FEET, CHORD NORTH 66 DEGREES 37 MINUTES 38 SECONDS WEST 339.99 FEET; THENCE CONTINUING NORTHWESTERLY 470.03 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, RADIUS 455.25 FEET; CHORD NORTH 30 DEGREES 31 MINUTES 36 SECONDS WEST 449.43 FEET; THENCE SOUTH 73 DEGREES 09 MINUTES EAST 124.48 FEET; THENCE NORTH 16 DEGREES 51 MINUTES EAST 241.63 FEET; THENCE SOUTH 73 DEGREES 09 MINUTES EAST 487.50 FEET; THENCE NORTH 16 DEGREES 51 MINUTES EAST 563.99 FEET TO THE POINT OF BEGINNING, BEING PART OF THE NORTH 1/2 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN.

PARCEL II

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, NOW CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 01 DEGREES 39 MINUTES EAST 623.38 FEET; THENCE NORTH 87 DEGREES 39 MINUTES WEST 100.24 FEET; THENCE NORTH 01 DEGREES 39 MINUTES WEST 25.24 FEET ALONG THE WEST LINE OF SOUTH STATE STREET TO THE POINT OF BEGINNING, THENCE WESTERLY 26.12 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 70.0 FEET, CHORD NORTH 76 DEGREES 57 MINUTES 40 SECONDS WEST 25.97 FEET; THENCE NORTH 87 DEGREES 39 MINUTES WEST 466.08 FEET; THENCE SOUTHWESTERLY 185.0 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 200.0 FEET, CHORD SOUTH 65 DEGREES 51 MINUTES WEST 178.48 FEET; THENCE SOUTH 39 DEGREES 21 MINUTES WEST 224.47 FEET; THENCE SOUTHERLY 47.12 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 30.0 FEET, CHORD SOUTH 05 DEGREES 39 MINUTES EAST 42.43 FEET; THENCE NORTH 50 DEGREES 39 MINUTES WEST 33.89 FEET; THENCE SOUTH 39 DEGREES 21 MINUTES WEST 56.0 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES WEST 554.62 FEET; THENCE NORTH 73 DEGREES 09 MINUTES WEST 137.50 FEET; THENCE NORTH 16 DEGREES 51 MINUTES EAST 611.57 FEET; THENCE SOUTH 50 DEGREES 39 MINUTES EAST 65.00 FEET; THENCE NORTH 39 DEGREES 21 MINUTES EAST 56.00 FEET; THENCE SOUTH 50 DEGREES 39 MINUTES EAST 8.70 FEET; THENCE EASTERLY 47.12 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 30.0 FEET, CHORD NORTH 84 DEGREES 21 MINUTES EAST 42.43 FEET; THENCE NORTH 39 DEGREES 21 MINUTES EAST 224.47 FEET; THENCE NORTHEASTERLY 187.96 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, RADIUS 249.0 FEET, CHORD NORTH 06 DEGREES 58 MINUTES 30 SECONDS EAST 183.53 FEET; THENCE CONTINUING NORTHEASTERLY 44.11 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 30.0 FEET, CHORD NORTH 40 DEGREES 28 MINUTES 30 SECONDS EAST 40.25 FEET; THENCE NORTH 01 DEGREES 39 MINUTES WEST 339.49 FEET; THENCE NORTH 87 DEGREES 25 MINUTES 50 SECONDS EAST 31.0 FEET ALONG THE SOUTH LINE OF THE EISENHOWER PARKWAY, THENCE SOUTH 01 DEGREES 39 MINUTES EAST 342.31 FEET; THENCE SOUTHEASTERLY 45.03 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 30.0 FEET; THENCE SOUTH 44 DEGREES 39 MINUTES EAST 40.92 FEET; THENCE SOUTH 87 DEGREES 39 MINUTES EAST 265.91 FEET; THENCE NORTH 88 DEGREES 54 MINUTES EAST 99.70 FEET; THENCE SOUTH 87 DEGREES 39 MINUTES EAST 44.02 FEET; THENCE NORTHEASTERLY 35.61 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 60.0 FEET, CHORD NORTH 75 DEGREES 21 MINUTES EAST 35.09 FEET; THENCE SOUTH 01 DEGREES 39 MINUTES EAST 70.25 FEET ALONG THE WEST LINE OF SOUTH STATE STREET TO THE POINT OF BEGINNING, BEING PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN.

PARCEL III

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 01 DEGREES 39 MINUTES 00 SECONDS EAST 1518.95 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE SOUTH 87 DEGREES 25 MINUTES 00 SECONDS WEST 233.94 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HILTON BOULEVARD, THENCE CONTINUING SAID RIGHT-OF-WAY LINE 297.50 FEET ALONG THE ARC OF AN 892.43-FOOT RADIUS CIRCULAR CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19 DEGREES 06 MINUTES 00 SECONDS HAVING A CHORD WHICH BEARS SOUTH 77 DEGREES 52 MINUTES 00 MINUTES WEST 296.13 FEET; THENCE SOUTH 21 DEGREES 41 MINUTES 00 SECONDS EAST 61.00 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BRIARWOOD CIRCLE DRIVE IN THE FOLLOWING COURSES: 314.89 FEET ALONG THE ARC OF AN 831.43-FOOT RADIUS CIRCULAR CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21 DEGREES 42 MINUTES 00 SECONDS HAVING A CHORD WHICH BEARS SOUTH 57 DEGREES 28 MINUTES 00 SECONDS WEST 313.01 FEET, SOUTH 46 DEGREES 37 MINUTES 00 SECONDS WEST 159.00 FEET, 102.23 FEET ALONG THE ARC OF AN 887.43-FOOT RADIUS CIRCULAR CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06 DEGREES 36 MINUTES 00 SECONDS HAVING A CHORD WHICH BEARS SOUTH 49 DEGREES 55 MINUTES 00 SECONDS WEST 102.17 FEET, SOUTH 53 DEGREES 13 MINUTES 00 SECONDS WEST 236.82 FEET ALONG THE ARC OF AN 893.38-FOOT RADIUS CIRCULAR CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53 DEGREES 38 MINUTES 00 SECONDS HAVING A CHORD WHICH BEARS SOUTH 80 DEGREES 02 MINUTES 00 SECONDS WEST 806.07 FEET AND NORTH 73 DEGREES 09 MINUTES 00 SECONDS WEST 50.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16 DEGREES 52 MINUTES 00 SECONDS EAST 567.78 FEET; THENCE SOUTH 73 DEGREES 10 MINUTES 10 SECONDS EAST 218.45 FEET; THENCE SOUTH 16 DEGREES 52 MINUTES 00 SECONDS WEST 551.99 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BRIARWOOD CIRCLE DRIVE SOUTHWESTERLY 168.65 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT RADIUS 893.38 FEET, CHORD NORTH 76 DEGREES 33 MINUTES 30 SECONDS WEST 168.40 FEET; THENCE NORTH 73 DEGREES 09 MINUTES 00 SECONDS WEST 50.81 FEET CONTINUING ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, SAID PARCEL BEING PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN.

PARCEL IV

A PART OF LOT 2 OF BRIARWOOD SUBDIVISION, AS RECORDED IN LIBER 22, PAGES 66 THROUGH 75 INCLUSIVE OF PLATS, WASHTENAW COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 2; THENCE SOUTH 1 DEGREE 39 MINUTES 00 SECONDS EAST 525.22 FEET ALONG THE EASTERLY LINE OF SAID LOT 2 AND THE WESTERLY LINE OF STATE ROAD TO THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND THE NORTHERLY LINE OF BRIARWOOD CIRCLE 14.43 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 32 MINUTES 00 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 79 DEGREES 08 MINUTES 55 SECONDS WEST 14.38 FEET; THENCE SOUTH 87 DEGREES 25 MINUTES 00 SECONDS WEST 271.30 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 2, AND THE NORTHERLY LINE OF BRIARWOOD CIRCLE; THENCE NORTH 02 DEGREES 35 MINUTES 00 SECONDS WEST 55.00 FEET; THENCE NORTH 87 DEGREES 25 MINUTES 00 SECONDS EAST 25.50 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 00 SECONDS WEST 217.00 FEET; THENCE NORTH 87 DEGREES 25 MINUTES 00 SECONDS EAST 14.00 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 00 SECONDS WEST 83.00 FEET; THENCE NORTH 87 DEGREES 25 MINUTES 00 SECONDS EAST 96.00 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 00 SECONDS WEST 190.74 FEET TO THE NORTHERLY LINE OF SAID LOT 2 AND THE SOUTHERLY LINE OF MALL DRIVE; THENCE SOUTH 87 DEGREES 39 MINUTES 00 SECONDS EAST 134.07 FEET ALONG THE NORTHERLY LINE OF SAID LOT 2 AND THE SOUTHERLY LINE OF SAID MALL DRIVE; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 AND THE SOUTHERLY LINE OF SAID MALL DRIVE 26.12 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 22 MINUTES 53 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 76 DEGREES 57 MINUTES 33 SECONDS EAST 25.97 FEET TO THE POINT OF BEGINNING.

PARCEL V

LOT 3 OF BRIARWOOD SUBDIVISION, AS RECORDED IN LIBER 22, PAGES 66 THROUGH 75 INCLUSIVE OF PLATS, WASHTENAW COUNTY RECORDS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BRIARWOOD SUBDIVISION, AS RECORDED IN LIBER 22, PAGES 66 THROUGH 75 INCLUSIVE OF PLATS, WASHTENAW COUNTY RECORDS; THENCE SOUTH 01 DEGREES 39 MINUTES 00 SECONDS (RECORDED AS 38 MINUTES 40 SECONDS) EAST 195.91 FEET ALONG THE WESTERLY IGH-OF-WAY LINE OF STATE ROAD; THENCE SOUTH 88 DEGREES 21 MINUTES 20 SECONDS WEST 54.00 FEET; THENCE NORTH 01 DEGREES 38 MINUTES 40 SECONDS WEST 7.31 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 20 SECONDS WEST 124.83 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 40 SECONDS EAST 18.00 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 20 SECONDS WEST 16.00 FEET; THENCE NORTH 01 DEGREES 38 MINUTES 40 SECONDS WEST 18.00 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 20 SECONDS WEST 204.14 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 40 SECONDS EAST 26.00 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 20 SECONDS WEST 72.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAYLINE OF MARKET PLACE. THENCE NORTH 01 DEGREES 39 MINUTES 00 SECONDS (RECORDED AS 38 MINUTES 40 SECONDS) WEST 207.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EISENHOWER PARKWAY; THENCE NORTH 87 DEGREES 25 MINUTES 50 SECONDS EAST 471.03 FEET ALONG SAID RIGHT-OF-WAYLINE TO THE POINT OF BEGINNING.

PARCEL VI (EASEMENT PARCELS):

THE RECIPROCAL AND NON-EXCLUSIVE RIGHTS, EASEMENTS, PRIVILEGES OF USE, INGRESS AND EGRESS, PARKING, UTILITIES AND OTHER PURPOSES, IN, ON, OVER, UPON AND UNDER CERTAIN ADJOINING REAL PROPERTY, WITH ALL RIGHTS, POWERS, PRIVILEGES AND BENEFITS INCIDENTAL THERETO, AND RIGHTS IN THE USE OF BRIARWOOD CIRCLE DRIVE, SOUTH MAIN STREET, PLAZA ROAD, MARKET PLACE, MALL DRIVE AND BRIARWOOD CIRCLE, AS PRIVATE ROADS DEDICATED TO THE LOT OWNERS OF "BRIARWOOD SUBDIVISION" AS RECORDED IN LIBER 22 OF PLATS, PAGES 66 THROUGH 75 INCLUSIVE, WASHTENAW COUNTY RECORDS, WHICH PROVIDE UNINTERRUPTED ACCESS TO PUBLIC STREETS AND ROADWAYS, ALL CREATED AND GRANTED AS APPURTENANT TO PARCELS I, II, AND III ABOVE, IN AND BY THE FOLLOWING:

OPERATING AGREEMENT DATED FEBRUARY 2, 1972 BY AND AMONG BRIARWOOD, A MICHIGAN CO-PARTNERSHIP, SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION, J.C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION, AND THE J.L. HUDSON COMPANY, A MICHIGAN CORPORATION, RECORDED MARCH 28, 1972 IN LIBER 1390, PAGES 729 THROUGH 866, WASHTENAW COUNTY RECORDS, WITH GUARANTY OF J.C. PENNEY COMPANY, INC. RECORDED MARCH 28, 1972 IN LIBER 1390 AT PAGE 877;

FIRST AMENDMENT TO OPERATING AGREEMENT AMONG BRIARWOOD, SEARS, ROEBUCK AND CO., J.C. PENNEY PROPERTIES, INC., AND THE J.L. HUDSON COMPANY DATED AS OF APRIL 13, 1973 AND RECORDED JUNE 6, 1973 IN LIBER 1441, PAGES 488 THROUGH 546, WASHTENAW COUNTY RECORDS;

SECOND AMENDMENT TO OPERATING AGREEMENT AMONG BRIARWOOD, SEARS, ROEBUCK AND CO., J.C. PENNEY PROPERTIES, INC., AND THE J.L. HUDSON COMPANY, DATED AS OF JULY 2, 1973 AND RECORDED AUGUST 31, 1973 IN LIBER 1453 AT PAGE 420, AND AGAIN RECORDED SEPTEMBER 24, 1973 IN LIBER 1456 AT PAGE 54, WASHTENAW COUNTY RECORDS;

THIRD AMENDMENT TO OPERATING AGREEMENT DATED DECEMBER 4, 1975 AND RECORDED FEBRUARY 25, 1976 IN LIBER 1540 AT PAGE 1, WASHTENAW COUNTY RECORDS;

FOURTH AMENDMENT TO OPERATING AGREEMENT DATED NOVEMBER 16, 1976 AND RECORDED DECEMBER 13, 1976 IN LIBER 1578 AT PAGE 799, WASHTENAW COUNTY RECORDS;

FIFTH AMENDMENT TO OPERATING AGREEMENT DATED MARCH 14, 1978 AND RECORDED JUNE 30, 1978 IN LIBER 1658 AT PAGE 1, WASHTENAW COUNTY RECORDS;

SIXTH AMENDMENT TO OPERATING AGREEMENT DATED AS OF JANUARY 8, 1979 AND RECORDED JUNE 13, 1979 IN LIBER 1711 AT PAGE 369, WASHTENAW COUNTY RECORDS;

SUPPLEMENTAL AGREEMENT DATED FEBRUARY 2, 1972 BETWEEN BRIARWOOD AND J.C. PENNEY PROPERTIES, INC., WITH GUARANTY OF J.C. PENNEY COMPANY, INC., RECORDED MARCH 28, 1972 IN LIBER 1390 AT PAGE 867, WASHTENAW COUNTY RECORDS.

SECOND SUPPLEMENTAL AGREEMENT DATED FEBRUARY 2, 1972 BETWEEN BRIARWOOD AND J.C. PENNEY PROPERTIES, INC., WITH GUARANTY BY J.C. PENNEY COMPANY, INC., RECORDED MARCH 28, 1972 IN LIBER 1390 AT PAGE 877, WASHTENAW COUNTY RECORDS.

SAID RECORDED AGREEMENTS COLLECTIVELY CONSTITUTING THE "OPERATING AGREEMENT";

SEVENTH AMENDMENT TO OPERATING AGREEMENT DATED AS OF JANUARY 20, 1993 AND RECORDED JANUARY 20, 1994 IN LIBER 2927, PAGE 1, WASHTENAW COUNTY RECORDS.

MEMORANDUM OF THIRD AMENDMENT TO SUPPLEMENTAL AGREEMENT DATED OCTOBER 15, 2002, BETWEEN BRIARWOOD LLC AND VON MAUR MICHIGAN PARTNERSHIP RECORDED OCTOBER 18, 2002 IN LIBER 4173, PAGE 441.

ASSIGNMENT OF RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 3893, PAGE 565, AMENDED BY AMENDED AND RESTATED ASSIGNMENT OF RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 4433, PAGE 707, WASHTENAW COUNTY RECORDS.

PROPERTY DESCRIPTION

Mall Parcel (SPS Portfolio Holdings II, LLC)  
09-12-08-100-068  
800 Briarwood Circle

DESCRIPTION OF PROPERTY (From Tax Description)

A part the North ½ Section 8, Town 3 South, Range 6 East, City Ann Arbor, Washtenaw County, Michigan and part of   Seconds Briarwood Subdivision Seconds   as recorded in Liber 22 of Plats, Page 66 through 75 inclusive, Washtenaw County Records, being more particularly described as: Commencing at the North ¼ corner said Section 8; thence South 00 Degrees 56 Minutes 55 Seconds East 150.13 feet thence North 86 Degrees 38 Minutes 10 Seconds East 41.00 feet; thence 55.14 feet along the arc of a 100.00 foot radius curve to the left, having a chord bearing South 14 Degrees 12 Minutes 42 Seconds West 54.44 feet; thence South 01 Degrees 35 Minutes 00 Seconds East 117.95 feet; thence 47.64 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing South 47 Degrees 04 Minutes 35 Seconds East 42.79 feet; thence North 87 Degrees 25 Minutes 50 Seconds East 175.01 feet thence South 02 Degrees 34 Minutes 10 Seconds East 56.00 feet; thence North 87 Degrees 25 Minutes 50 Seconds East 249.65 feet; thence South 16 Degrees 51 Minutes 00 Seconds West 445.64 feet to a Point of Beginning; thence South 73 Degrees 09 Minutes 00 Seconds East 178.50 feet; thence 22.06 feet along the arc of a 56.00 foot radius curve to the left, having a chord bearing South 84 Degrees 26 Minutes 15 Seconds East 21.92 feet; thence South 16 Degrees 51 Minutes 00 Seconds West 10.29 feet; thence South 73 Degrees 09 Minutes 00 Seconds East 104.50 feet; thence South 16 Degrees 51 Minutes 00 Seconds West 33.50 feet; thence South 73 Degrees 09 Minutes 00 Seconds East 97.00 feet; thence South 16 Degrees 51 Minutes 00 Seconds West 6.50 feet; thence North 16 Degrees 50 Minutes 20 Seconds East 126.75 feet; thence South 73 Degrees 09 Minutes 00 Seconds East 19.79 feet; thence North 17 Degrees 02 Minutes 13 Seconds East 44.07 feet; thence North 73 Degrees 09 Minutes 40 Seconds West 19.94 feet; thence North 16 Degrees 50 Minutes 20 Seconds East 153.11 feet; thence South 73 Degrees 09 Minutes 40 Seconds East 92.56 feet; thence 44.98 feet along the arc of a 30.00 foot radius curve to the right, having a chord bearing South 30 Degrees 12 Minutes 45 Seconds East 40.88 feet; thence South 12 Degrees 44 Minutes 09 Seconds West 41.85 feet; thence South 16 Degrees 50 Minutes 20 Seconds West 172.97 feet; thence 22.37 feet along the arc of a 60.01 foot radius curve to the right, having a chord bearing South 06 Degrees 48 Minutes 42 Seconds West 22.24 feet; thence South 73 Degrees 09 Minutes 00 Seconds East 134.73 feet; thence 138.39 feet along the arc of a 176.20 foot radius curve to the right, having a chord bearing South 50 Degrees 39 Minutes 00 Seconds East 134.86 feet; thence 106.97 feet along the arc of a 136.20 foot radius curve to the left, having a chord bearing South 50 Degrees 39 Minutes 00 Seconds East 104.24 feet; thence South 73 Degrees 09 Minutes 00 Seconds East 51.59 feet; thence North 16 Degrees 51 Minutes 00 Seconds East 591.56 feet; thence South 50 Degrees 39 Minutes 00 Seconds East 148.83 feet to the southerly line of Briarwood Circle; thence South 50 Degrees 39 Minutes 00 Seconds East 148.83 feet along the southerly line of Briarwood Circle; thence South 16 Degrees 51 Minutes 00 Seconds West 554.61 feet; thence North 73 Degrees 09 Minutes 00 Seconds West 189.09 feet; thence 122.68 feet along the arc of a 156.20 foot radius curve to the right, having a chord bearing North 50 Degrees 39 Minutes 00 Seconds East 119.55 feet; thence South 16 Degrees 51 Minutes 00 Seconds West 564.00 feet; thence 55.70 feet along the arc of a 212.77 foot radius curve to the right, having a chord bearing South 80 Degrees 39 Minutes 00 Seconds East 55.54 feet; thence 55.69 feet along the arc of a 216.48 foot radius curve to the left, having a chord bearing South 80 Degrees 39 Minutes 00 Seconds East 55.54 feet; thence South 73 Degrees 09 Minutes 00 Seconds East 104.38 feet; thence South 06 Degrees 35 Minutes 00 Seconds East 182.79 feet; thence South 53 Degrees 13 Minutes 00 Seconds West 42.87 feet; thence 783.86 feet along the arc of a 837.38 foot radius curve to the right, having a chord bearing South 80 Degrees 01 Minutes 59 Seconds East 755.55 feet; thence North 73 Degrees 09 Minutes 00 Seconds West 50.78 feet; thence North 16 Degrees 52 Minutes 00 Seconds East 529.69 feet; thence North 73 Degrees 10 Minutes 10 Seconds West 11.69 feet; thence South 61 Degrees 49 Minutes 50 Seconds West; thence North 73 Degrees 10 Minutes 10 Seconds West 394.24 feet; thence North 28 Degrees 10 Minutes 10 Seconds West 143.12 feet; thence North 73 Degrees 10 Minutes 10 Seconds West 11.53 feet; thence South 16 Degrees 52 Minutes 00 Seconds West 529.48 feet; thence North 73 Degrees 09 Minutes 00 Seconds West 101.35 feet; thence 327.97 feet along the arc of a 1440.42 foot radius curve to the right, having a chord bearing North 66 Degrees 37 Minutes 40 Seconds West 327.26 feet; thence 394.09 feet along the arc of a 399.25 foot radius curve to the right, having a chord bearing North 31 Degrees 49 Minutes 34 Seconds West 378.29 feet; thence South 73 Degrees 08 Minutes 57 Seconds East 65.25 feet; thence North 16 Degrees 51 Minutes 00 Seconds East 241.63 feet; thence South 73 Degrees 09 Minutes 00 Seconds East 487.50 feet; thence North 16 Degrees 50 Minutes 58 Seconds East 564.00 to the Point of Beginning.

Macy's Parcel

09-12-08-100-069  
700 Briarwood Circle

DESCRIPTION OF PROPERTY (From Tax Description)

A part the North ½ Section 8, Town 3 South, Range 6 East, City Ann Arbor, Washtenaw County, Michigan and part of   Seconds Briarwood Subdivision Seconds   as recorded in Liber 22 of Plats, Page 66 through 75 inclusive, Washtenaw County Records, being more particularly described as: Commencing at the North ¼ corner said Section 8; thence South 00 Degrees 56 Minutes 55 Seconds East 150.13 feet; thence North 86 Degrees 38 Minutes 10 Seconds East 41.00 feet; thence 55.14 feet along the arc of a 100.00 foot radius curve to the left, having a chord bearing South 14 Degrees 12 Minutes 42 Seconds West 54.44 feet; thence South 01 Degrees 35 Minutes 00 Seconds East 117.95 feet; thence 47.64 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing South 47 Degrees 04 Minutes 35 Seconds East 42.79 feet; thence North 87 Degrees 25 Minutes 50 Seconds East 175.00 feet to the Point of Beginning; thence continuing North 87 Degrees 25 Minutes 50 Seconds East 624.26 feet; thence 138.94 feet along the arc of a 409.92 foot radius curve to the right, having a chord bearing South 82 Degrees 51 Minutes 35 Seconds East 138.27 feet; thence South 73 Degrees 09 Minutes 00 Seconds East 478.37 feet; thence 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing North 61 Degrees 51 Minutes 00 Seconds East 42.43 feet; thence North 16 Degrees 51 Minutes 00 Seconds East 106.23 feet; thence 102.02 feet along the arc of a 301.00 foot radius curve to the left, having a chord bearing North 07 Degrees 08 Minutes 25 Seconds East 101.53 feet; thence North 02 Degrees 34 Minutes 10 Seconds West 118.61 feet; thence 72.15 feet along the arc of a 100.00 foot radius curve to the left, having a chord bearing North 23 Degrees 14 Minutes 23 Seconds West 70.60 feet; thence North 86 Degrees 38 Minutes 10 Seconds East 89.55 feet; thence 56.65 feet along the arc of a 100.00 foot radius curve to the left, having a chord bearing South 13 Degrees 39 Minutes 30 Seconds West 55.89 feet; thence South 02 Degrees 34 Minutes 10 Seconds East 132.24 feet; thence 118.63 feet along the arc of a 350.00 foot radius curve to the right, having a bearing South 07 Degrees 08 Minutes 25 Seconds West 118.06 feet; thence South 16 Degrees 51 Minutes 00 Seconds West 114.52 feet; thence 40.85 feet along the arc of a 30.00 foot radius curve to the left, having a bearing South 22 Degrees 09 Minutes 23 Seconds East 37.76 feet; thence 64.21 feet along the arc of a 349.92 foot radius curve to the right, having a chord bearing South 55 Degrees 54 Minutes 23 Seconds East 64.12 feet; thence South 50 Degrees 39 Minutes 00 Seconds East 190.12 feet; thence South 39 Degrees 21 Minutes 00 Seconds West 56.00 feet; thence North 50 Degrees 39 Minutes 00 Seconds West 65.00 feet; thence South 16 Degrees 51 Minutes 00 Seconds West 591.56 feet; thence North 73 Degrees 09 Minutes 00 Seconds West 51.59 feet; thence 106.97 feet along the arc of a 136.20 foot radius curve to the right, having a chord bearing North 50 Degrees 39 Minutes 00 Seconds West 104.24 feet; thence 138.39 feet along the arc of a 176.20 foot radius curve to the left, having a chord bearing North 50 Degrees 39 Minutes 00 Seconds West 134.86 feet; thence North 73 Degrees 09 Minutes 00 Seconds West 134.73 feet; thence 22.37 feet along the arc of a 60.01 foot radius curve to the right, having a chord bearing North 06 Degrees 48 Minutes 42 Seconds East 22.24 feet; thence North 16 Degrees 50 Minutes 20 Seconds East 172.97 feet; thence North 12 Degrees 44 Minutes 09 Seconds East 41.85 feet; thence 44.98 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing North 30 Degrees 12 Minutes 45 Seconds West 40.88 feet; thence North 73 Degrees 09 Minutes 40 Seconds West 92.56 feet; thence South 16 Degrees 50 Minutes 20 Seconds West 153.11 feet; thence South 73 Degrees 09 Minutes 40 Seconds East 19.94 feet; thence South 17 Degrees 02 Minutes 13 Seconds West 44.07 feet; thence North 73 Degrees 09 Minutes 40 Seconds West 19.79 feet; thence South 16 Degrees 50 Minutes 20 Seconds West 126.75 feet; thence North 73 Degrees 09 Minutes 00 Seconds West 56.42 feet; thence South 16 Degrees 51 Minutes 00 Seconds West 6.50 feet; thence North 73 Degrees 09 Minutes 00 Seconds West 213.00 feet; thence North 16 Degrees 51 Minutes 00 Seconds East 6.50 feet; thence North 73 Degrees 09 Minutes 00 Seconds West 97.00 feet; thence North 16 Degrees 51 Minutes 00 Seconds East 33.50 feet; thence North 73 Degrees 09 Minutes 00 Seconds West 104.50 feet; thence North 16 Degrees 51 Minutes 00 Seconds East 10.29 feet; thence 22.06 feet along the arc of a 56.00 foot radius curve to the right, having a chord bearing North 84 Degrees 26 Minutes 15 Seconds West 21.92 feet; thence North 73 Degrees 09 Minutes 00 Seconds West 178.50 feet; thence North 16 Degrees 51 Minutes 00 Seconds East 445.64 feet to the south line of Briarwood Circle (56 feet wide); thence South 87 Degrees 25 Minutes 50 Seconds West 249.65 feet thence North 02 Degrees 34 Minutes 10 Seconds West 56.00 feet to the Point of Beginning.

Sear's Parcel (Briarwood Outparcel, LLC)

09-12-08-100-037  
900 Briarwood Circle

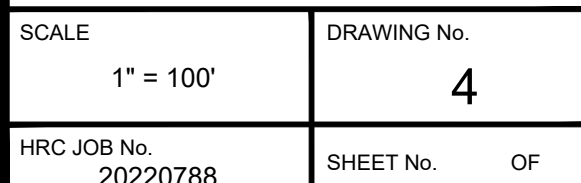
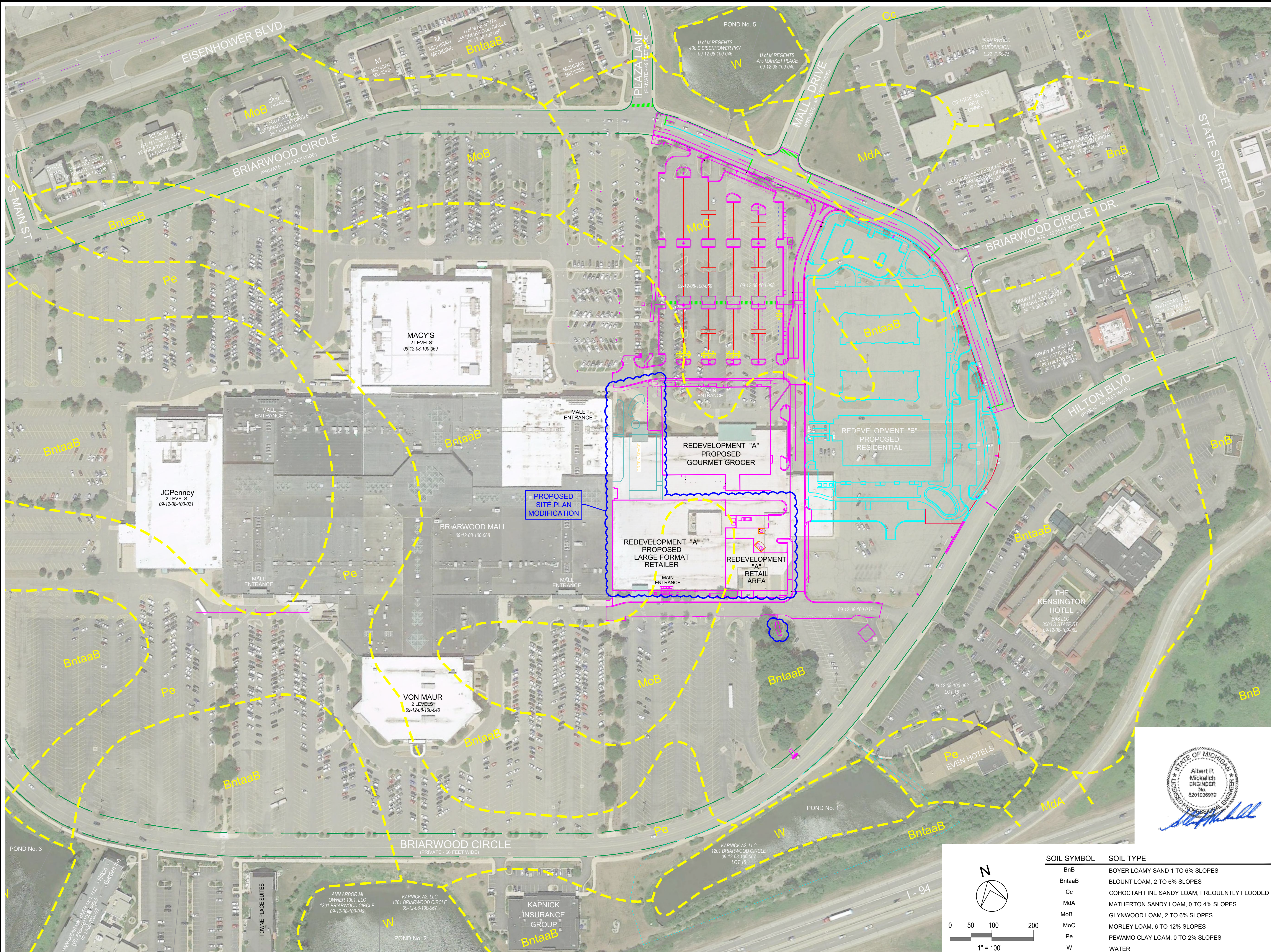
DESCRIPTION OF PROPERTY (From Tax Description)

A part the North ½ Section 8, Town 3 South, Range 6 East, City Ann Arbor, Washtenaw County, Michigan and part of   Seconds Briarwood Subdivision Seconds   as recorded in Liber 22 of Plats, Page 66 through 75 inclusive, Washtenaw County Records, being more particularly described as: Commencing at the Northeast corner of Section 8



SCALE  NO SCALE	DRAWING No.  3A
HRC JOB No. 20220788	SHEET No.                      OF










LARGE FORMAT RETAILER AS APPROVED 12-04-2023



## PROPOSED LARGE FORMAT RETAILER AND NEW SHOPS



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Indianapolis, IN 46204  
(317) 636-1600

 **HRC**


**HUBBELL, ROTH & CLARK, INC.**  
**CONSULTING ENGINEERS SINCE 1915**

555 HULET DRIVE  
BLOOMFIELD HILLS, MICH.

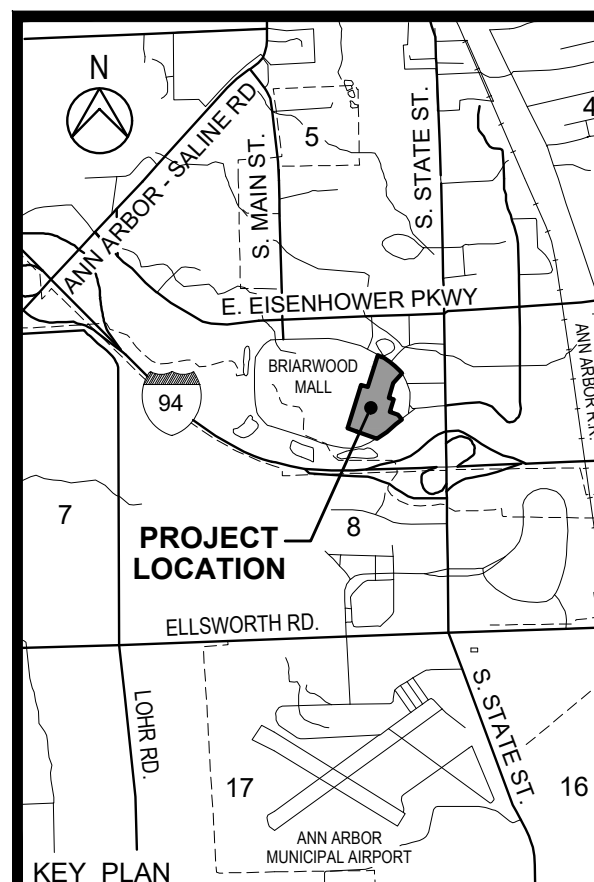
P.O. BOX 824  
48303 - 0824

PHONE: (248) 454-6300  
FAX (1st. Floor): (248) 454-6312  
FAX (2nd. Floor): (248) 454-6359

WEB SITE: [www.hrcengr.com](http://www.hrcengr.com)



05-27-2025	SITE PLAN RESUBMITTAL
04-16-2025	SITE PLAN RESUBMITTAL
03-12-2025	SITE PLAN RESUBMITTAL
07-10-2024	SITE PLAN RESUBMITTAL
04-18-2024	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



**BRIARWOOD MALL**

## SEARS REDEVELOPMENT

100 Briarwood Circle  
Ann Arbor, Mi 48108

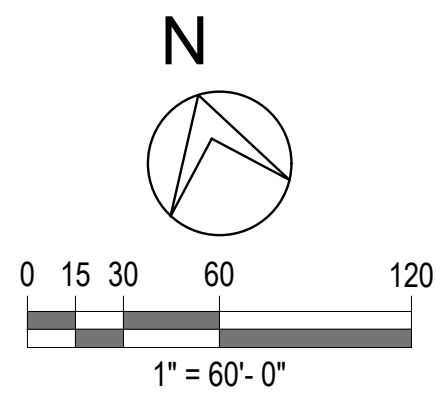
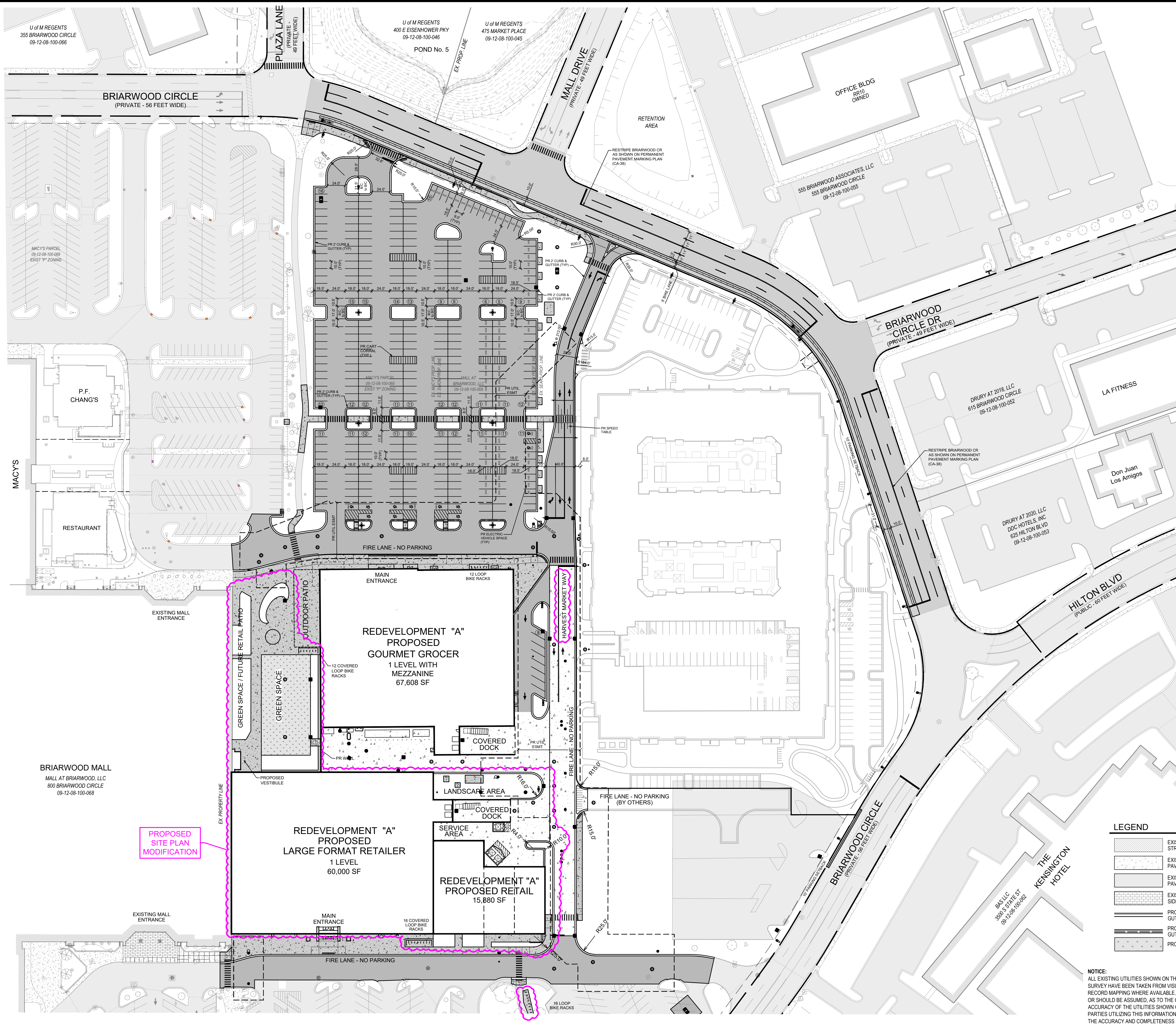
WASHTENAW COUNTY MICHIGAN

APPROVED AND PROPOSED  
PERSPECTIVE SITE VIEW

SCALE  NO SCALE	DRAWING No.  5
HRC JOB No. 20220788	SHEET No. OF



5/27/2025 11:58 AM  
HRC\_01W.ctb  
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Hurish, David



STATE OF MICHIGAN  
Albert P. Mickalich  
ENGINEER  
No. 6201038979  
PROFESSIONAL ENGINEER  
*Albert P. Mickalich*

LEGEND			
	EXISTING BUILDING / STRUCTURE		PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
	EXISTING CONCRETE PAVEMENT		PROPOSED CONCRETE PAVEMENT / SIDEWALK
	EXISTING ASPHALT PAVEMENT		PROPOSED BITUMINOUS PAVEMENT
	EXISTING BRICK SIDEWALK		PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT
	PROP. 2' CONC CURB & GUTTER - DETAIL F4		PROPOSED 3' MILL AND OVERLAY
	PROP. 2' CONC CURB & GUTTER - DETAIL F4, MOD.		PROPOSED INSTALLED ELECTRIC VEHICLE SPACE
	PROPOSED ASPHALTURF		PROPOSED CAPABLE ELECTRIC VEHICLE SPACE


NOTICE:  
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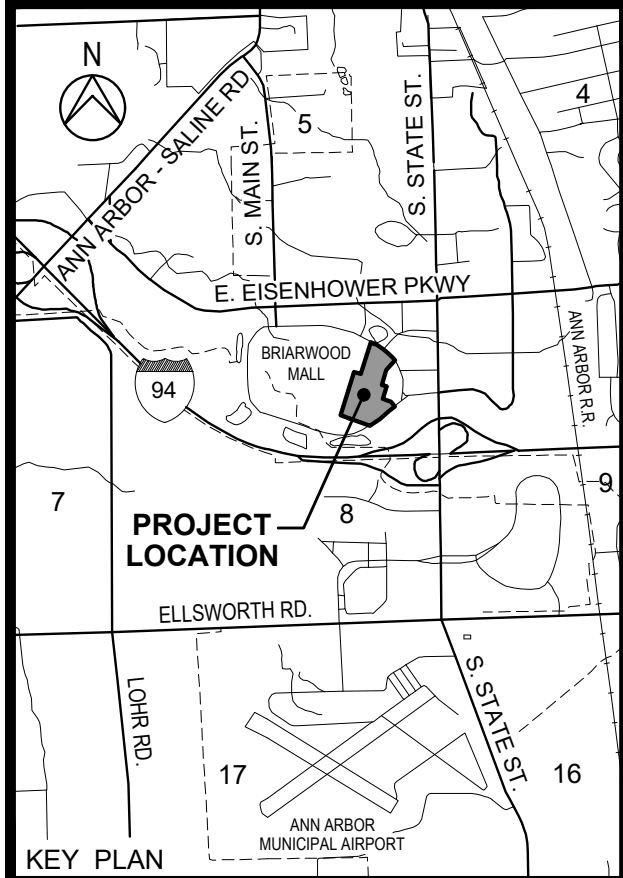


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DATE	ADDITIONS AND/OR REVISIONS
05-27-2025	SITE PLAN RESUBMITTAL
04-16-2025	SITE PLAN RESUBMITTAL
03-12-2025	SITE PLAN RESUBMITTAL
07-10-2024	SITE PLAN RESUBMITTAL
04-18-2024	SITE PLAN SUBMITTAL

DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



**BRIARWOOD MALL**

**SEARS REDEVELOPMENT**

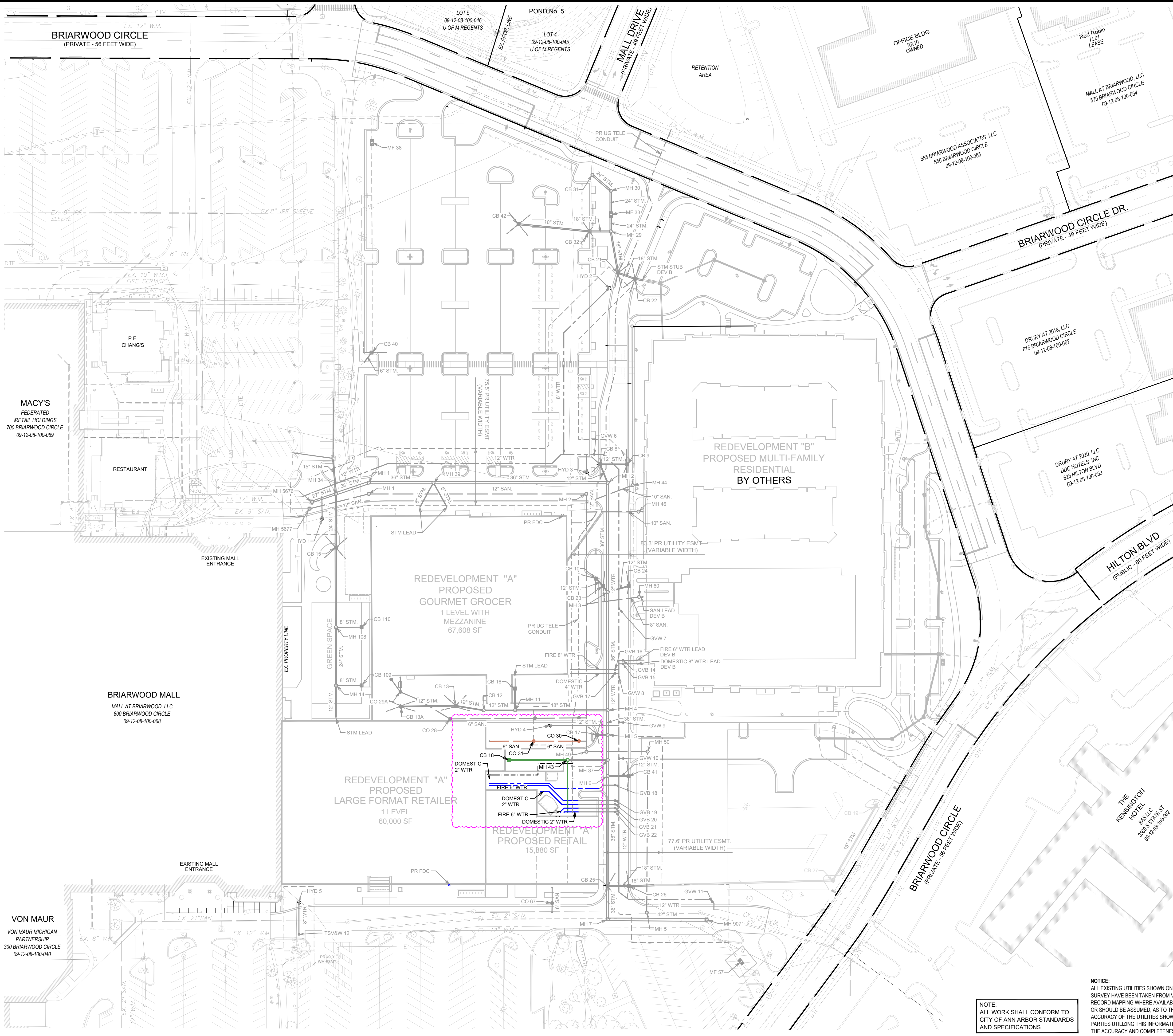
100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

PROPOSED  
OVERALL DIMENSIONAL  
LAYOUT PLAN

SCALE HOR. 1" = 60'	DRAWING No. 6
HRC JOB No. 20220788	SHEET No. OF





THE FOLLOWING NOTES SUPERCEDE THE 2024 CITY OF ANN ARBOR STANDARD SPECIFICATIONS FOR CONSTRUCTION APPROVED JANUARY 3, 2024:

1. ALL PVC SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. IN CASES WHERE BACKFILL OF NATIVE MATERIAL IS APPROVED BY THE PUBLIC SERVICES AREA ADMINISTRATOR, THERE SHALL BE NO DEBRIS, ORGANIC SOILS, FROZEN MATERIAL OR OTHER DELETERIOUS MATERIAL WITHIN 2 FEET OF THE PIPE.
3. UNDERCUTTING OF THE PIPE TRENCH WILL BE REQUIRED WHEN UNSUITABLE MATERIALS ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH. UNSUITABLE MATERIALS INCLUDE ORGANIC SOILS, FROZEN MATERIAL, DEBRIS, HIGHLY COMPRESSIBLE SOILS OR OTHER DELETERIOUS MATERIAL WHICH WOULD CAUSE DIFFERENTIAL SETTLEMENT OF THE PIPE TRENCH.
4. ALLOWABLE LEAKAGE FOR SANITARY SEWER INFILTRATION TESTING IS 100 GALLONS PER INCH DIAMETER OF PIPE PER MILE OF SEWER PER DAY.
5. AIR TESTING FOR PVC PIPE SHALL CONFORM WITH ASTM F1417.

NOTE:  
ALL FOOTING DRAINS / SUMP PUMPS  
WILL DRAIN DIRECTLY TO STORM SEWER

LEGEND

- EXISTING STORM SEWER AND STRUCTURES
- EXISTING SANITARY SEWER AND STRUCTURES
- EXISTING WATERMAIN AND STRUCTURES
- PR. STORM SEWER AND STRUCTURES
- PR. MECHANICAL FILTER WATER QUALITY
- PR. 6" WRAPPED EDGEDRAIN
- EX. STORM SEWER AND STRUCTURES BUILT EARLIER IN PROJECT
- FUTURE STORM SEWER AND STRUCTURES
- PROPOSED SANITARY SEWER AND STRUCTURES
- EX. SANITARY SEWER AND STRUCTURES BUILT EARLIER IN PROJECT
- PROPOSED WATERMAIN AND STRUCTURES
- EX. WATERMAIN AND STRUCTURES BUILT EARLIER IN PROJECT
- PROPOSED DEVELOPMENT B UTILITIES (BY OTHERS)
- PROPOSED GAS MAIN
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND TELEPHONE CONDUIT
- EX. UNDERGROUND TELEPHONE CONDUIT BUILT EARLIER IN PROJECT



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NOTE:  
ALL WORK SHALL CONFORM TO  
CITY OF ANN ARBOR STANDARDS  
AND SPECIFICATIONS

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FAX (1st. Floor): (248) 454-6312  
FAX (2nd. Floor): (248) 454-6359  
WEB SITE: www.hrcengr.com

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03-12-2025	SITE PLAN RESUBMITTAL
07-10-2024	SITE PLAN RESUBMITTAL
04-18-2024	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



BRIARWOOD MALL

SEARS  
REDEVELOPMENT

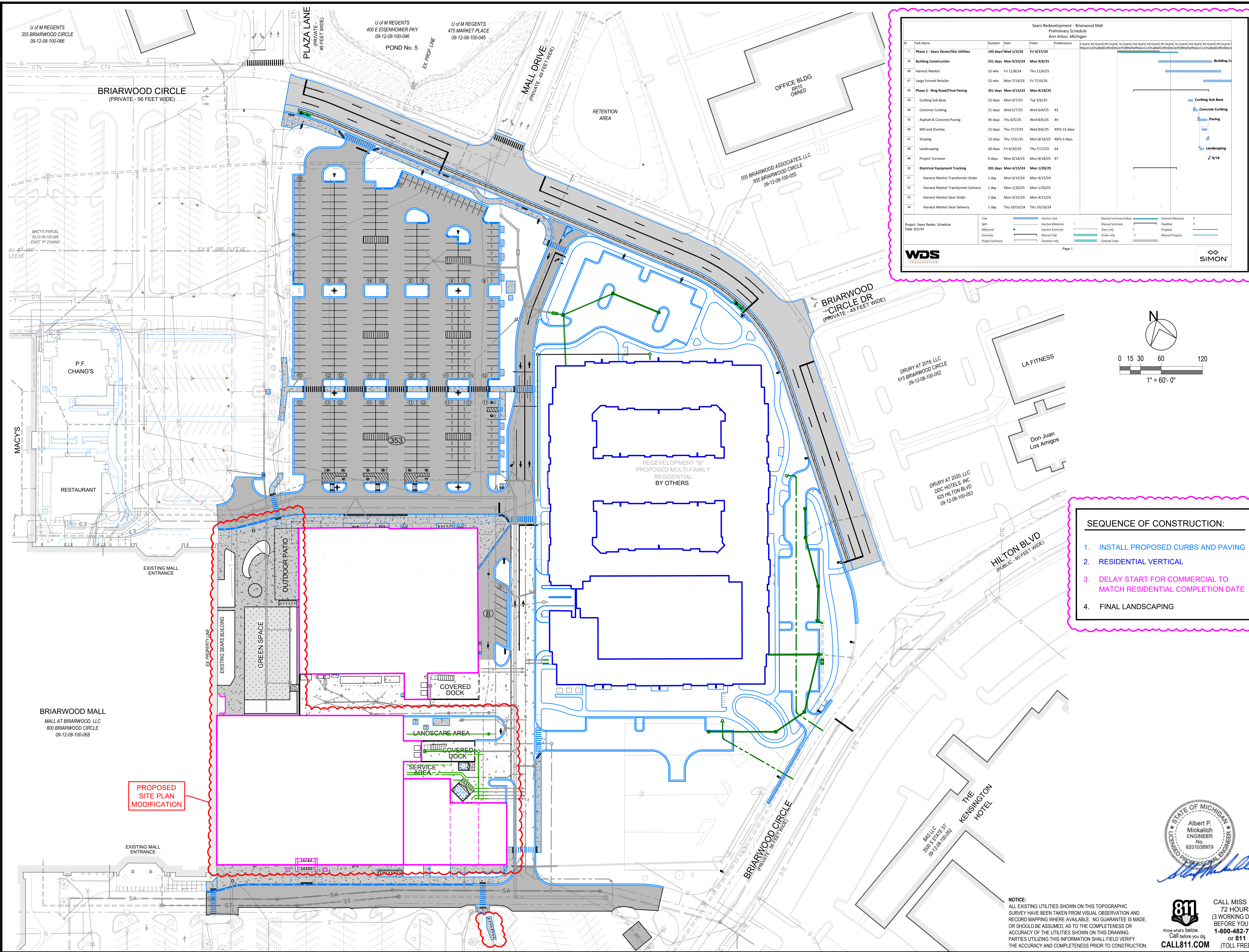
100 Briarwood Circle  
Ann Arbor, MI 48108





WASHTENAW COUNTY MICHIGAN

OVERALL SITE UTILITIES  
DEVELOPMENT A & B

SCALE HOR. 1" = 60'	DRAWING No. 7
HRC JOB No. 20220788	SHEET No. OF

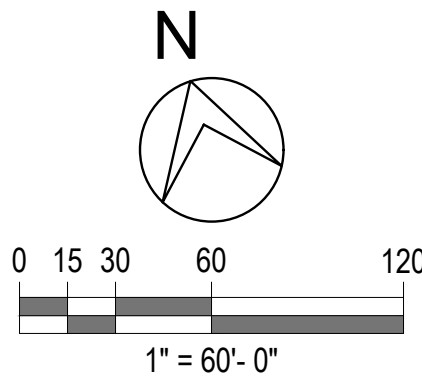
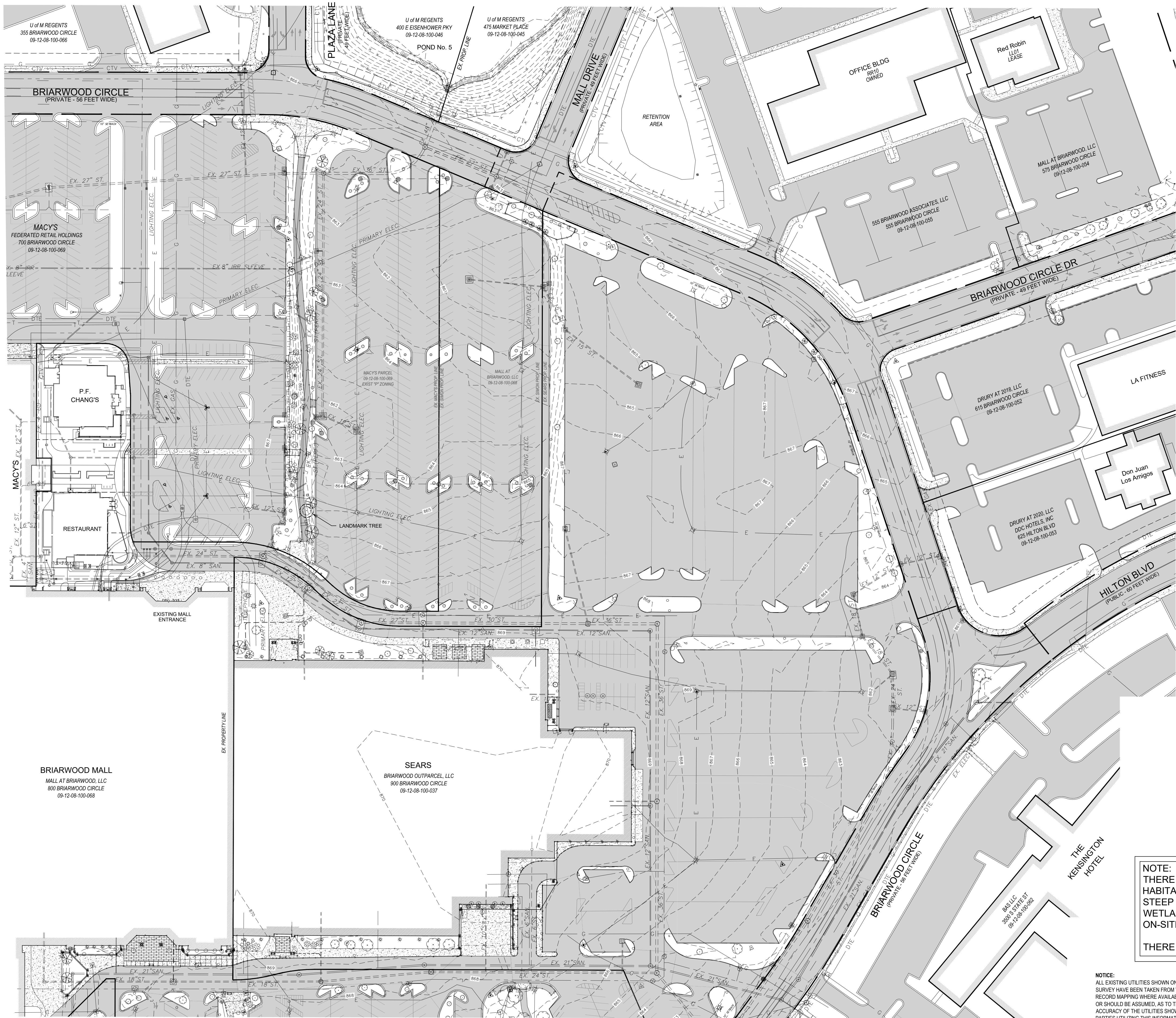




 <h1 style="margin: 0;">SIMON<sup>®</sup></h1> <p>225 W. Washington Street Indianapolis, IN 46204 (317) 636-1600</p>	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="flex: 1;">  <p><b>HUBBELL, ROTH &amp; CLARK, INC.</b> CONSULTING ENGINEERS SINCE 1915</p> <p>555 HULEY DRIVE BLOOMFIELD HILLS, MICH.</p> </div> <div style="flex: 1; text-align: right;"> <p>P.O. BOX 824 48303 - 0824</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> <p>PHONE: (248) 454-6300 FAX (1st Floor): (248) 454-6312 FAX (2nd Floor): (248) 454-6359</p> </div> <div style="text-align: center;">  </div> </div> <p style="text-align: center; margin-top: 10px;">WEB SITE: <a href="http://www.hrcengr.com">www.hrcengr.com</a></p>	
DATE	ADDITIONS AND/OR REVISIONS
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03-12-2025	SITE PLAN RESUBMITTAL
07-10-2024	SITE PLAN RESUBMITTAL
04-18-2024	SITE PLAN SUBMITTAL
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.
 <p><b>PROJECT LOCATION</b></p>	
<p><b>BRIARWOOD MALL</b></p> <p><b>SEARS</b></p> <p><b>REDEVELOPMENT</b></p> <p>100 Briarwood Circle Ann Arbor, MI 48108</p> <p>WASHTENAW COUNTY                      MICHIGAN</p>	
<p>PROPOSED OVERALL PHASING PLAN</p>	
SCALE	DRAWING No.
HOR. 1" = 60'	<b>8</b>
HRC JOB No. 20220788	SHEET No.          OF



5/27/2025 12:01 PM  
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v: 202207\20220788\C\Sheets - Dicks&Retail\008\_Natural\_Features.dwg  
Hurish, David



NOTE:  
THERE ARE NO ENDANGERED SPECIES  
HABITATS, FLOODPLAINS, WOODLANDS,  
STEEP SLOPES, WATERCOURSES OR  
WETLANDS (ANN ARBOR UDC SECTION 5.23.2)  
ON-SITE.

THERE IS ONE LANDMARK TREE

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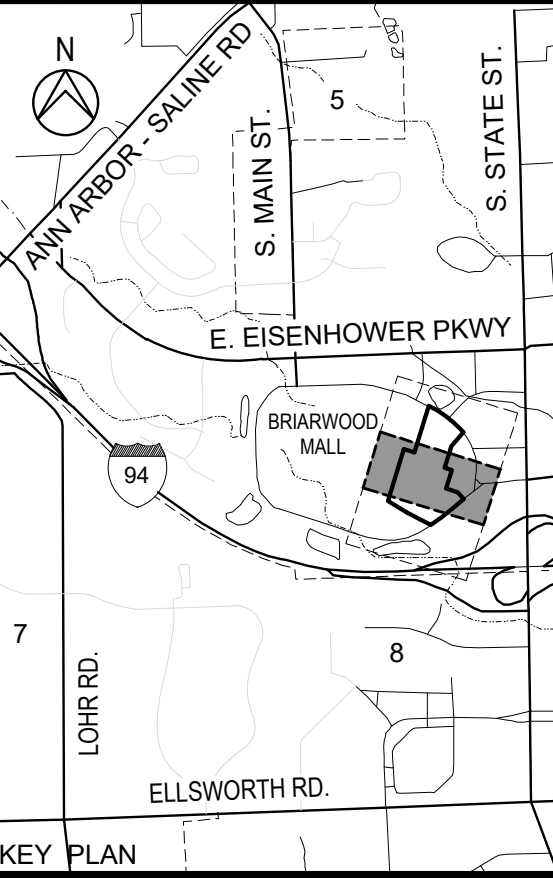
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ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



**BRIARWOOD MALL**  
**SEARS**  
**REDEVELOPMENT**

100 Briarwood Circle  
Ann Arbor, MI 48108

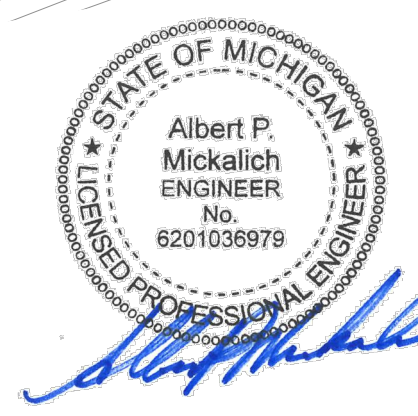
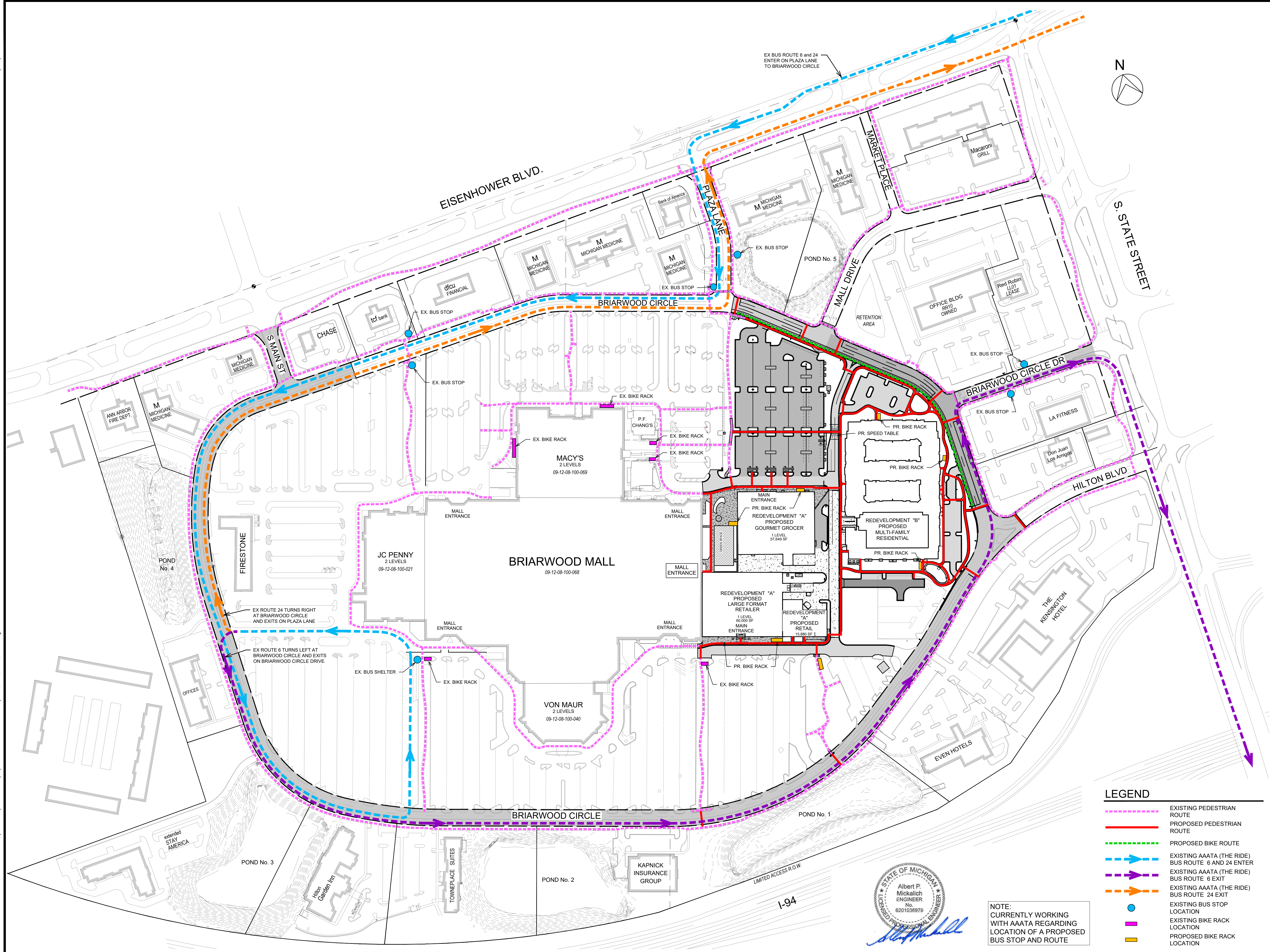
WASHTENAW COUNTY MICHIGAN

NATURAL FEATURES  
PLAN

SCALE	DRAWING No.
HOR. 1" = 60'	9
HRC JOB No. 20220788	SHEET No. OF

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NOTE:  
CURRENTLY WORKING  
WITH AAATA REGARDING  
LOCATION OF A PROPOSED  
BUS STOP AND ROUTE

**LEGEND**

- EXISTING PEDESTRIAN ROUTE
- PROPOSED PEDESTRIAN ROUTE
- PROPOSED BIKE ROUTE
- EXISTING AAATA (THE RIDE) BUS ROUTE 6 AND 24 ENTER
- EXISTING AAATA (THE RIDE) BUS ROUTE 6 EXIT
- EXISTING AAATA (THE RIDE) BUS ROUTE 24 EXIT
- EXISTING BUS STOP LOCATION
- EXISTING BIKE RACK LOCATION
- PROPOSED BIKE RACK LOCATION

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DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.

PROJECT LOCATION

**BRIARWOOD MALL**

**SEARS REDEVELOPMENT**

100 Briarwood Circle  
Ann Arbor, MI 48108

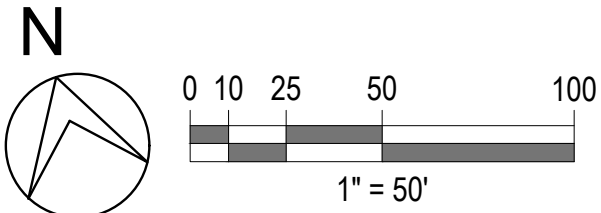
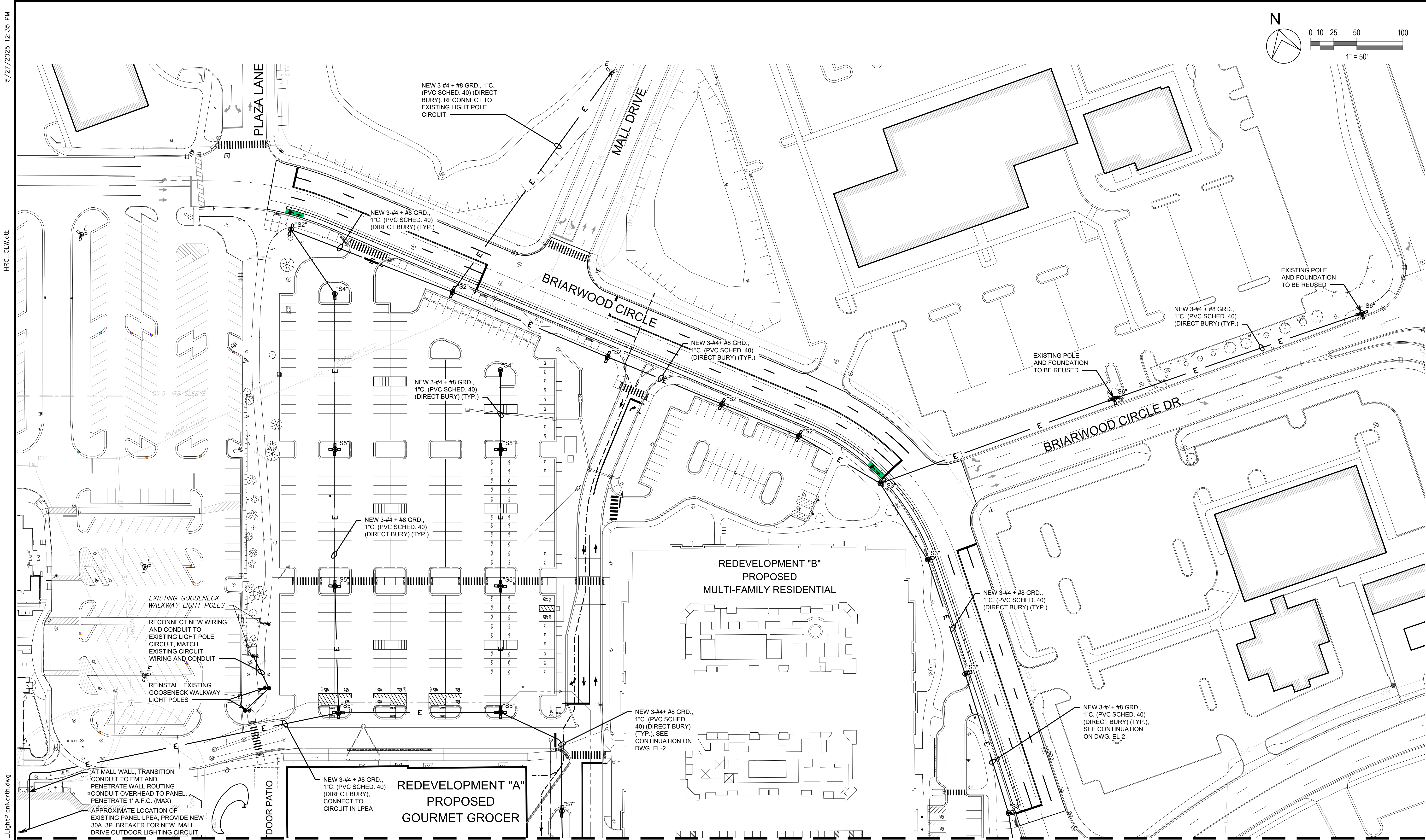
WASHTENAW COUNTY MICHIGAN

TRANSPORTATION CIRCULATION

SCALE	DRAWING No.
NO SCALE	10
HRC JOB No. 20220788	SHEET No. OF



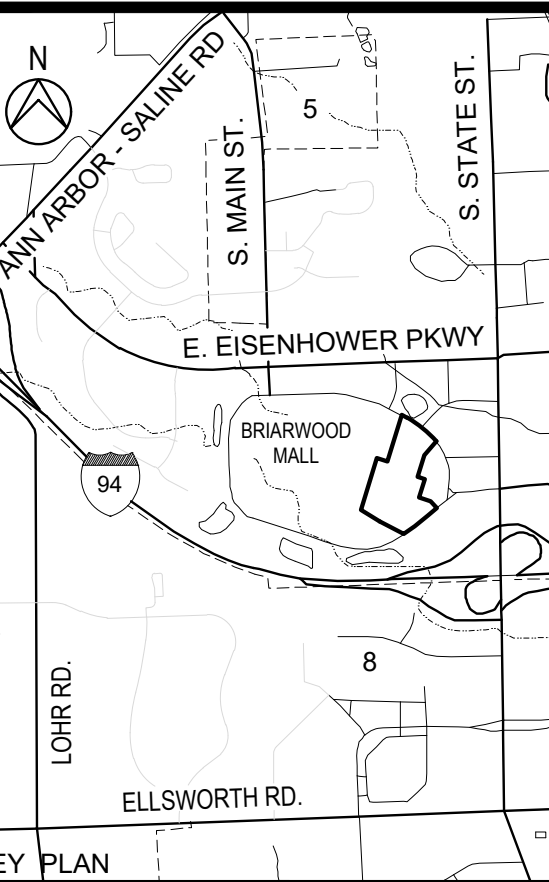
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HRC\_01W.ctb  
V: 20220718\EL-1\_LightPlanNorth.dwg  
Hurrieh, David



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07-10-2024	SITE PLAN RESUBMITTAL
04-18-2024	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	M.J.R.
DRAWN	E.S.M.
CHECKED	M.J.R.
APPROVED	M.C.M.



**BRIARWOOD MALL**  
**SEARS REDEVELOPMENT**

100 Briarwood Circle  
Ann Arbor, MI 48108  
WASHTENAW COUNTY MICHIGAN

ELECTRICAL LIGHTING  
LAYOUT PLAN - NORTH

**NEW LIGHT FIXTURE  
QUANTITIES - THIS SHEET**

LIGHT POLE TYPE	NUMBER OF LIGHTS
"S2"	5
"S3"	4
"S4"	2
"S5"	6
"S6"	2
"S7"	1

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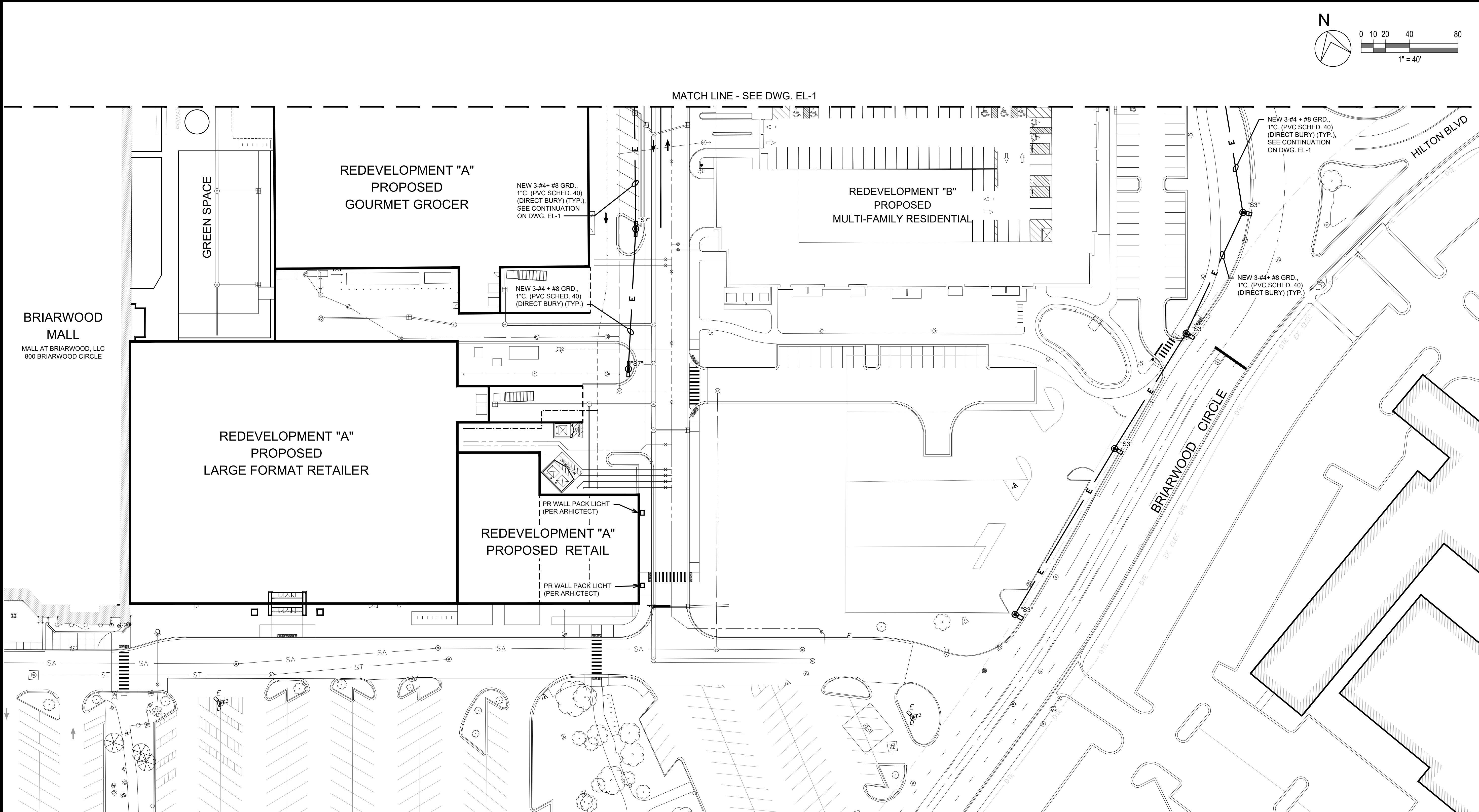
SCALE 1" = 50'	DRAWING No. <b>EL-1</b>
HRC JOB No. 20220788	SHEET No. OF

ORIGINAL PLOT SIZE: ARCH D (24.00 X 36.00 INCHES)

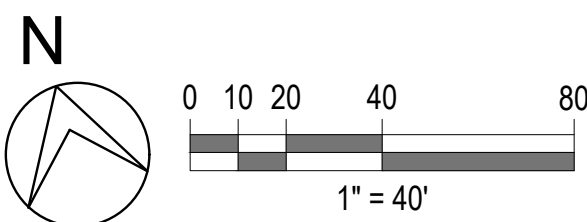
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Hurrieh, David



MATCH LINE - SEE DWG. EL-1



ELECTRICAL LIGHTING  
LAYOUT PLAN - SOUTH  
SCALE: 1" = 40'

LEGEND	
	"S2" = NEW DUAL FIXTURE LIGHT POLE, 180° BETWEEN ARMS, 50' A.F.G.
	"S3" = NEW SINGLE FIXTURE LIGHT POLE, 50' A.F.G.
	"S4" = NEW SINGLE FIXTURE LIGHT POLE, 50' A.F.G.
	"S5" = NEW QUAD FIXTURE LIGHT POLE, 90° BETWEEN ARMS, 50' A.F.G.
	"S6" = NEW TRIPLE FIXTURE LIGHT POLE, 90° BETWEEN ARMS, 50' A.F.G.
	"S7" = NEW DUAL FIXTURE LIGHT POLE, 180° BETWEEN ARMS, 40' A.F.G.
	E = EXISTING TRIPLE FIXTURE LIGHT POLE, 120° BETWEEN ARMS, 50' A.F.G.
	E = UNDERGROUND CONDUIT RUN
	O/H = OVERHEAD CONDUIT RUN

NEW LIGHT FIXTURE QUANTITIES - THIS SHEET	
LIGHT POLE TYPE	NUMBER OF LIGHTS
"S3"	4
"S7"	2

NOTE:  
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CITY OF ANN ARBOR STANDARDS  
AND SPECIFICATIONS

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(TOLL FREE)

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Indianapolis, IN 46204  
(317) 636-1600

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07-10-2024	SITE PLAN RESUBMITTAL
04-18-2024	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	M.J.R.
DRAWN	E.S.M.
CHECKED	M.J.R.
APPROVED	M.C.M.

**BRIARWOOD MALL**

**SEARS  
REDEVELOPMENT**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

ELECTRICAL LIGHTING  
LAYOUT PLAN - SOUTH

SCALE 1" = 40'	DRAWING No. <b>EL-2</b>
HRC JOB No. 20220788	SHEET No. OF

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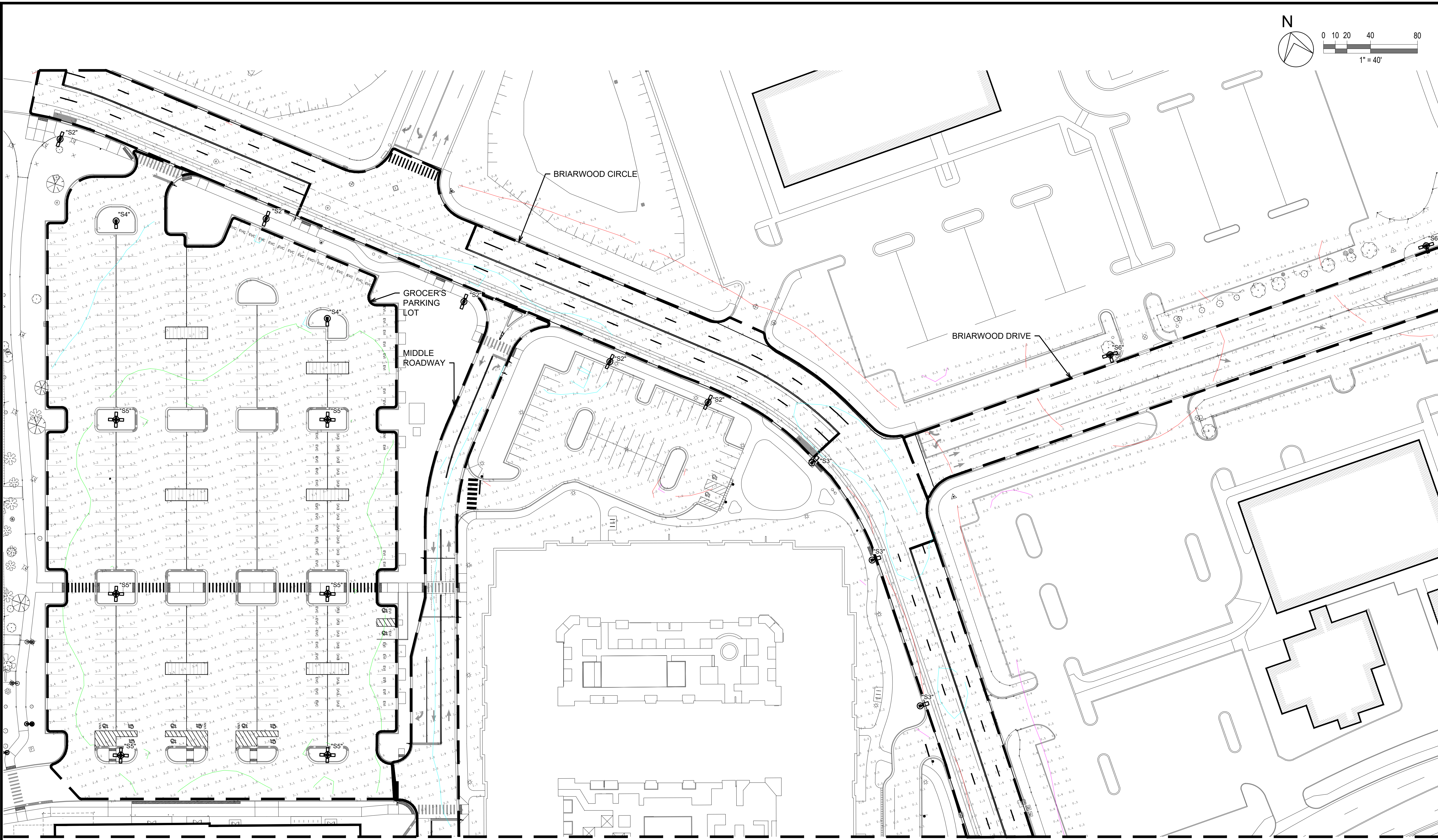
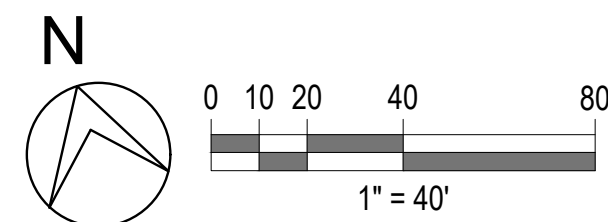


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V: 202207\20220788\EL-3\_PhotometricPlanNorth.dwg

Hurrieh, David



MATCH LINE - SEE DWG. EL-4

**ELECTRICAL PHOTOMETRIC  
PLAN - NORTH**

SCALE: 1" = 40'

**LEGEND**

- "S2" = NEW DUAL FIXTURE LIGHT POLE, 180° BETWEEN ARMS, 50' A.F.G.
- "S3" = NEW SINGLE FIXTURE LIGHT POLE, 50' A.F.G.
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- E — = UNDERGROUND CONDUIT RUN
- O/H — = OVERHEAD CONDUIT RUN

**PHOTOMETRIC CALCULATION SUMMARY**

AREA	CALCULATION TYPE	UNITS	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
BRIARWOOD CIRCLE	ILLUMINANCE	FC	1.61	2.6	0.4	4.03	6.50:1
BRIARWOOD DRIVE	ILLUMINANCE	FC	1.14	1.8	0.6	1.90	3.00:1
GROCEER PARKING LOT	ILLUMINANCE	FC	3.08	3.9	1.0	3.08	3.90:1
MIDDLE ROADWAY	ILLUMINANCE	FC	2.00	2.9	0.8	2.50	3.63:1

**ISOLINE LEGEND**

- 5 FOOT-CANDLE ISOLINE
- 4 FOOT-CANDLE ISOLINE
- 3 FOOT-CANDLE ISOLINE
- 2 FOOT-CANDLE ISOLINE
- 1 FOOT-CANDLE ISOLINE
- 0.5 FOOT-CANDLE ISOLINE

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ORIGINAL PLOT SIZE: ARCH D (24.00 X 36.00 INCHES)

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DESIGNED	M.J.R.
DRAWN	E.S.M.
CHECKED	M.J.R.
APPROVED	M.C.M.



**BRIARWOOD MALL**

**SEARS  
REDEVELOPMENT**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

**ELECTRICAL PHOTOMETRIC  
PLAN - NORTH**

SCALE 1" = 40'	DRAWING No. <b>EL-3</b>
HRC JOB No. 20220788	SHEET No. OF

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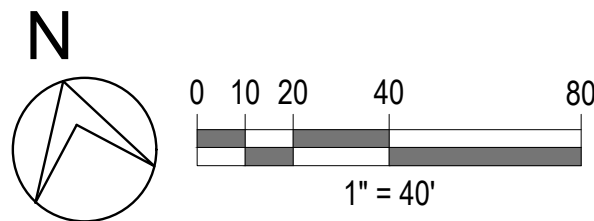


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Hurrieh, David



MATCH LINE - SEE DWG. EL-3

REDEVELOPMENT "A"  
PROPOSED  
GOURMET GROCER

REDEVELOPMENT "B"  
PROPOSED  
MULTI-FAMILY RESIDENTIAL

REDEVELOPMENT "A"  
PROPOSED  
LARGE FORMAT RETAILER

REDEVELOPMENT "A"  
PROPOSED RETAIL

PR WALL PACK LIGHT  
(PER ARCHITECT)

PR WALL PACK LIGHT  
(PER ARCHITECT)

MIDDLE  
ROADWAY

BRIARWOOD CIRCLE

ELECTRICAL PHOTOMETRIC  
PLAN - SOUTH

SCALE: 1" = 40'

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BRIARWOOD MALL

SEARS  
REDEVELOPMENT

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN


ELECTRICAL PHOTOMETRIC  
PLAN - SOUTH

SCALE 1" = 40'	DRAWING No. EL-4
HRC JOB No. 20220788	SHEET No. OF


ORIGINAL PLOT SIZE: ARCH D (24.00 X 36.00 INCHES)

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## RSX2 LED Area Luminaire



RSX2 LED Area Luminaire

**Specifications**

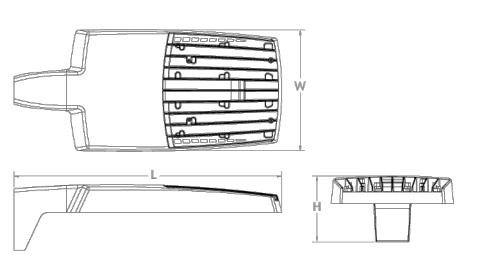
**EPA (ft²/ft³):** 0.69 ft² (0.06 m³)

**Length:** 29.3" (74.4 cm)

**Width:** 13.4" (34.0 cm)

**Height:** 3.0" (7.6 cm) Main Body  
7.2" (18.3 cm) Arm

**Weight:** 30.0 lbs (13.6 kg)



**Introduction**

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral splitter and other mounting configurations are available.

**Options**

**Shipped Installed**

**WHS** House-side shield<sup>1</sup>

**PE** Photocell, button style<sup>1</sup>

**PER7** Seven-wire twist-back receptacle only (no controls)<sup>1, 15, 16</sup>

**SF** Single fuse (120, 277, 347)<sup>1</sup>

**DF** Double fuse (120, 240, 480)<sup>1</sup>

**SPUD0V** 200V Surge pack (100V standard)

**FAD** Field adjustable output<sup>1</sup>

**DMS** 0-10V dimming extend out back of housing for external control (control ordered separately)

**DWG** Dual switching<sup>15</sup>

**Shipped Installed**

**\*Standard and Networked Sensors/Controls (factory default settings, see table page 9)**

**NETMRZ PIRIN** Light AIR generation 2, with Networked B-Level motion/ambient sensor<sup>1, 15, 16</sup>

**BAA** Buy American's Act Compliant

**CCE** Coastal Construction<sup>1</sup>

**\*Note: NETMRZ PIRIN with Light Air can be used as a standalone dimming sensor with out-of-box pattern or 0-10V dimming solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.**

**Shipped Separately (requires some field assembly)**

**ESS** External glare shield<sup>1</sup>

**EGFV** External glare full view (360° around light aperture)<sup>1</sup>

**BS** Bird spikes<sup>15</sup>

**Finish**

**DOBRD** Dark Bronze

**DBLKD** Black

**DNATD** Natural Aluminum

**DWHRD** White

**DOBRD** Textured Dark Bronze

**DBLKD** Textured Black

**DNATD** Textured Natural Aluminum

**DWHRD** Textured White

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Lithonia RSX2 Area LED Rev. 06/27/23 Page 1 of 9


## LIGHTING POLES "S2", "S4", "S5", "S6" LIGHT FIXTURE CUTSHEET

### Performance Data


#### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	S2K (250W, 34.0 ft)					40K (400W, 34.0 ft)					S6K (500W, 34.0 ft)				
			Lumens	ft	ft	ft	ft	Lumens	ft	ft	ft	ft	Lumens	ft	ft	ft	ft
P1	71W	R2	10,240	2	0	1	139	11,881	2	0	1	153	11,881	2	0	1	153
		R3	10,895	2	0	2	141	12,589	2	0	2	155	12,589	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,196	2	0	2	141	11,136	2	0	2	157	11,136	2	0	2	157
		R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,589	3	0	2	163	11,589	3	0	2	163
		R6	10,026	2	0	1	141	11,076	2	0	1	155	11,076	2	0	1	155
		R6S	10,122	1	0	2	140	11,121	1	0	2	154	11,121	1	0	2	154
		AFRL90	10,164	3	0	2	141	11,187	3	0	2	155	11,187	3	0	2	155
P2	111W	R2	15,712	2	0	2	138	17,281	2	0	2	151	17,281	2	0	2	151
		R3	16,657	2	0	3	141	17,281	2	0	3	155	17,281	2	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	140	17,427	2	0	3	157	17,427	2	0	3	157
		R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5	16,075	4	0	2	145	17,661	4	0	2	159	17,661	4	0	2	159
		R5S	16,592	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		R6	15,862	2	0	3	139	17,427	2	0	3	157	17,427	2	0	3	157
		R6S	15,841	3	0	3	139	17,404	4	0	3	155	17,404	4	0	3	155
		AFRL90	15,907	3	0	3	139	17,472	4	0	3	155	17,472	4	0	3	155
P3	141W	R2	19,855	3	0	2	132	21,844	3	0	2	145	21,844	3	0	2	145
		R3	19,795	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	148	22,317	3	0	3	148
		R4	20,044	3	0	3	136	22,032	3	0	4	150	22,032	3	0	4	150
		R4S	19,799	3	0	3	132	21,743	3	0	3	145	21,743	3	0	3	145
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,836	4	0	2	156	22,836	4	0	2	156
		R6	19,858	3	0	2	135	21,295	3	0	2	148	21,295	3	0	2	148
		AFRL90	20,817	4	0	3	133	21,982	4	0	3	147	21,982	4	0	3	147
		AFRL90	20,101	4	0	3	134	21,884	4	0	3	147	21,884	4	0	3	147
P4	187W	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,776	3	0	2	122	25,039	3	0	4	134	25,039	3	0	4	134
		R3S	23,363	3	0	3	123	25,689	3	0	3	135	25,689	3	0	3	135
		R4	23,054	3	0	4	123	25,129	3	0	4	135	25,129	3	0	4	135
		R4S	22,863	3	0	3	119	25,039	3	0	3	134	25,039	3	0	3	134
		R5	23,363	5	0	3	125	25,689	5	0	4	137	25,689	5	0	4	137
		R5S	23,883	4	0	2	128	26,130	4	0	2	141	26,130	4	0	2	141
		R6	22,896	3	0	2	122	25,036	3	0	2	134	25,036	3	0	2	134
		R6S	23,363	4	0	3	122	25,689	4	0	3	134	25,689	4	0	3	134
		AFRL90	23,120	4	0	4	124	25,481	4	0	4	136	25,481	4	0	4	136
P5	210W	R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
		R3	26,089	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,200	3	0	4	126	28,894	3	0	4	138	28,894	3	0	4	138
		R4S	26,262	3	0	3	121	27,874	3	0	3	133	27,874	3	0	3	133
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		R6	26,136	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRL90	26,324	4	0	3	123	28,855	5	0	3	136	28,855	5	0	3	136
		AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W	R2	27,446	3	0	2	112	30,216	3	0	2	123	30,216	3	0	2	123
		R3	27,549	3	0	4	113	30,287	3	0	4	124	30,287	3	0	4	124
		R3S	28,263	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,683	3	0	4	126	30,683	3	0	4	126
		R4S	28,528	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
		R5	28,264	5	0	4	114	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	4	0	3	131	31,900	4	0	3	131
		R6	27,488	3	0	2	112	30,163	3	0	2	123	30,163	3	0	2	123
		AFRL90	27,872	4	0	3	113	30,632	5	0	3	124	30,632	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	124	30,751	5	0	3	124



## RSX3 LED Area Luminaire



RSX3 LED Area Luminaire

**Specifications**

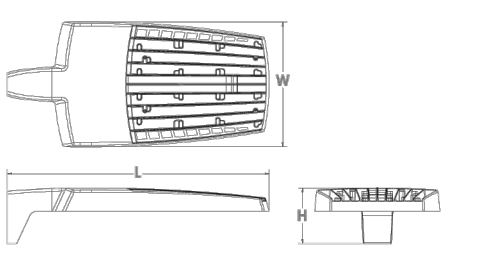
**EPA (ft²/ft³):** 0.70 ft² (0.07 m³)

**Length:** 33.8" (85.9 cm)

**Width:** 16.1" (40.9 cm)

**Height:** 3.0" (7.6 cm) Main Body  
7.2" (18.3 cm) Arm

**Weight (max):** 48.0 lbs (21.8 kg)



**Introduction**

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX3 delivers 25,000 to 41,000 lumens allowing it to replace 400W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral splitter and other mounting configurations are available.

**Options**

**Shipped Installed**

**\*Standard and Networked Sensors/Controls (factory default settings, see table page 9)**

**NETMRZ PIRIN** Light AIR generation 2, with Networked B-Level motion/ambient sensor<sup>1, 15, 16</sup>

**BAA** Buy American's Act Compliant

**CCE** Coastal Construction<sup>1</sup>

**\*Note: PIRIN with Light Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.**

**Shipped Separately (requires some field assembly)**

**ESS** External glare shield<sup>1</sup>

**EGFV** External glare full view (360° around light aperture)<sup>1</sup>

**BS** Bird spikes<sup>15</sup>

**Finish**

**DOBRD** Dark Bronze

**DBLKD** Black

**DNATD** Natural Aluminum

**DWHRD** White

**DOBRD** Textured Dark Bronze

**DBLKD** Textured Black

**DNATD** Textured Natural Aluminum

**DWHRD** Textured White

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.acuitybrands.com](http://www.acuitybrands.com)

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Lithonia RSX3 Area LED Rev. 06/27/23 Page 1 of 9

## LIGHTING POLE "S3" LIGHT FIXTURE CUTSHEET

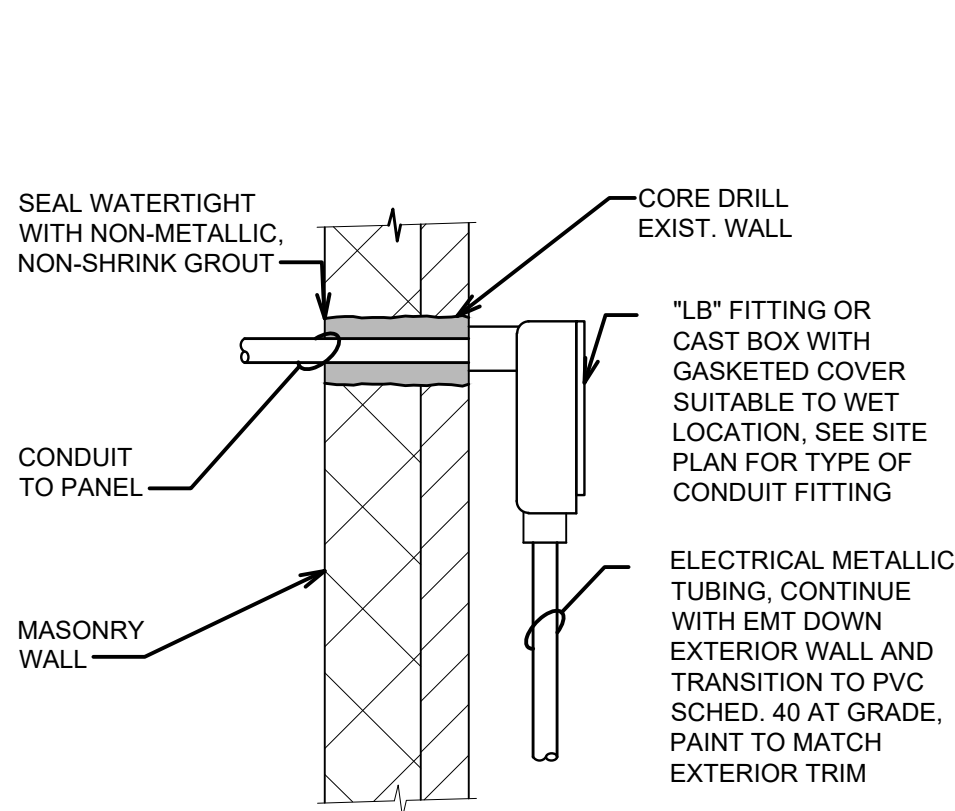
### Performance Data

#### Lumen Output

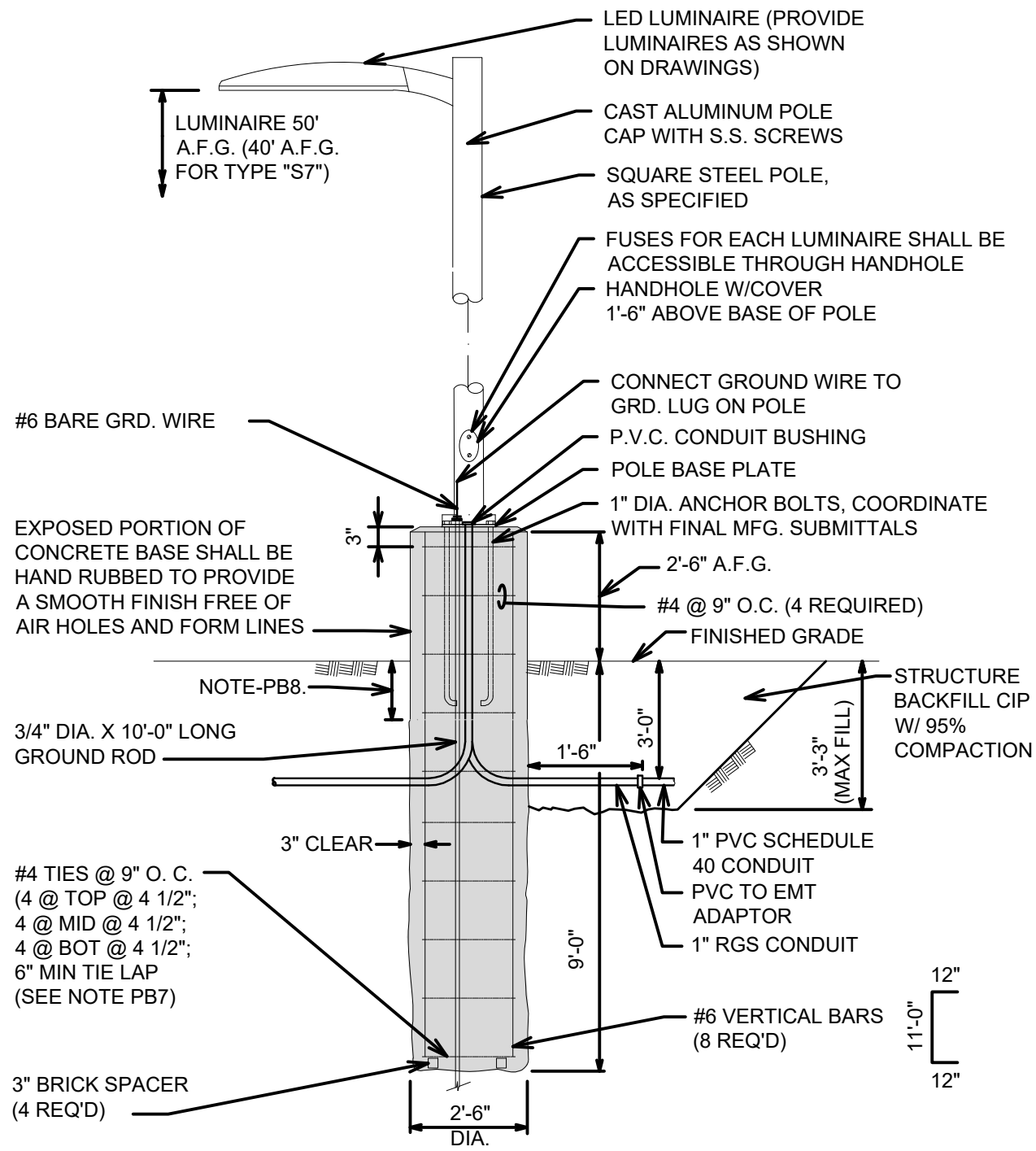
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	S3K (250W, 34.0 ft)					S5K (500W, 34.0 ft)					S6K (500W, 34.0 ft)				
			Lumens	ft	ft	ft	ft	Lumens	ft	ft	ft	ft	Lumens	ft	ft	ft	ft
P1	1940W	R2	24432	3	0	2	128	27,789	3	0	2	141	27,789	3	0	2	141
		R3	24,630	3	0	2	128	27,335	3	0	2	141	27,335	3	0	2	141
		R5	25,484	3	0	2	128	27,013	3	0	2	141	26,919	3	0	2	141
		R6	25,157	3	0	2	130	26,639	3	0	2	142	26,639	3	0	2	142
		R4	27,472	3	0	3	125	26,667	3	0	3	137	26,667	3	0	3	137
		R5	25,484	3	0	2	131	26,100	5	0	4	144	26,100	5	0	4	144
		R5S	26,171	4	0	2	124	26,254	4	0	2	144	26,254	4	0	2	144
		R4R	26,846	3	0	2	128	27,342	3	0	2	141	27,342	3	0	2	141
		R4R90	25,523	4	0	3	129	26,022	4	0	3	142	26,022	4	0	3	142
		R4R90	25,229	4	0	3	131	26,718	4	0	3	142	26,718	4	0	3	142
P2	2236W	R2	27,743	3	0	2	124	30,801	3	0	2	126	30,801	3	0	2	126
		R5	26,266	3	0	2	126	30,869	3	0	2	126	30,869	3	0	2	126
		R4	27,673	3	0	4	124	30,185	3	0	4	136	30,185	3	0	4	136
		R5	26,266	3	0	4	126	30,869	3	0	4	136	30,869	3	0	4	136
		R4	27,673	3	0	4	125	30,579	3	0	4	138	30,579	3	0	4	138
		R5S	26,854	3	0	3	120	29,504	3	0	3	132	29,504	3	0	3	132
		R5S	26,854	3	0	3	120	29,504	3	0	3	132	29,504	3	0	3	132
		R5S	26,955	4	0	2	130	31,813	5	0	3	143	31,813	5	0	3	143
		R4R	27,753	3	0	2	124	30,351	3	0	2	126	30,351	3	0	2	126
		R4R90	27,596	4	0	3	125	30,538	4	0	3	137	30,538	4	0	3	137
P3	3260W	R4R90	27,912	4	0	3	127	31,647	4	0	3	138	31,647	4	0	3	138
		R2	32,245	3	0	3	121	35,471	3	0	3	133	35,471	3	0	3	133
		R3	32,172	3	0	4	121	35,346	3	0	5	133	35,346	3	0	5	133
		R5	33,618	3	0	4	123	36,389	3	0	4	136	36,389	3	0	4	136
		R4	32,591	3	0	4	123	35,869	3	0	5	135	35,869	3	0	5	135
		R4	31,946	3	0	4	118	34,600	3	0	4	129	34,600	3	0	4	129
		R5	33,620	3	0	4	124	36,389	3	0	4	136	36,389	3	0	4	136
		R5S	33,907	3	0	3	127	37,253	3	0	3	140	37,253	3	0	3	140
		R4R	32,540	3	0	3	121	35,424	3	0	3	133	35,424	3	0	3	133
		R4R90	32,549	5	0	4	127	35,581	5	0	4	134	35,581	5	0	4	134
P4	3770W	R2	36,448	5	0	3	121	41,811	5	0	3	133	41,811	5	0	3	133
		R3	36,215	3	0	5	118	40,498	3	0	5	130	40,498	3	0	5	130
		R5	37,797	3	0	5	127	41,527	3	0	5	133	41,527	3	0	5	133
		R4	37,670	3	0	5	128	40,978	3	0	5	131	40,978	3	0	5	131
		R5S	38,585	3	0	4	115	38,537	3	0	4	127	38,537	3	0	4	127
		R4R	37,797	3	0	5	127	41,527	3	0	5	133	41,527	3	0	5	133
		R5S	38,081	5	0	3	124	42,620	5	0	3	137	42,620	5	0	3	137
		R4R	36,496	3	0	3	118	42,537	3	0	3	130	42,537	3	0	3	130
		R4R90	37,247	4	0	4	123	41,652	4	0	4	132	41,652	4	0	4	132
		R4R90	37,693	5	0	4	120	41,055	5	0	4	132	41,055	5	0	4	132





WALL PENETRATION DETAIL  
N.T.S.

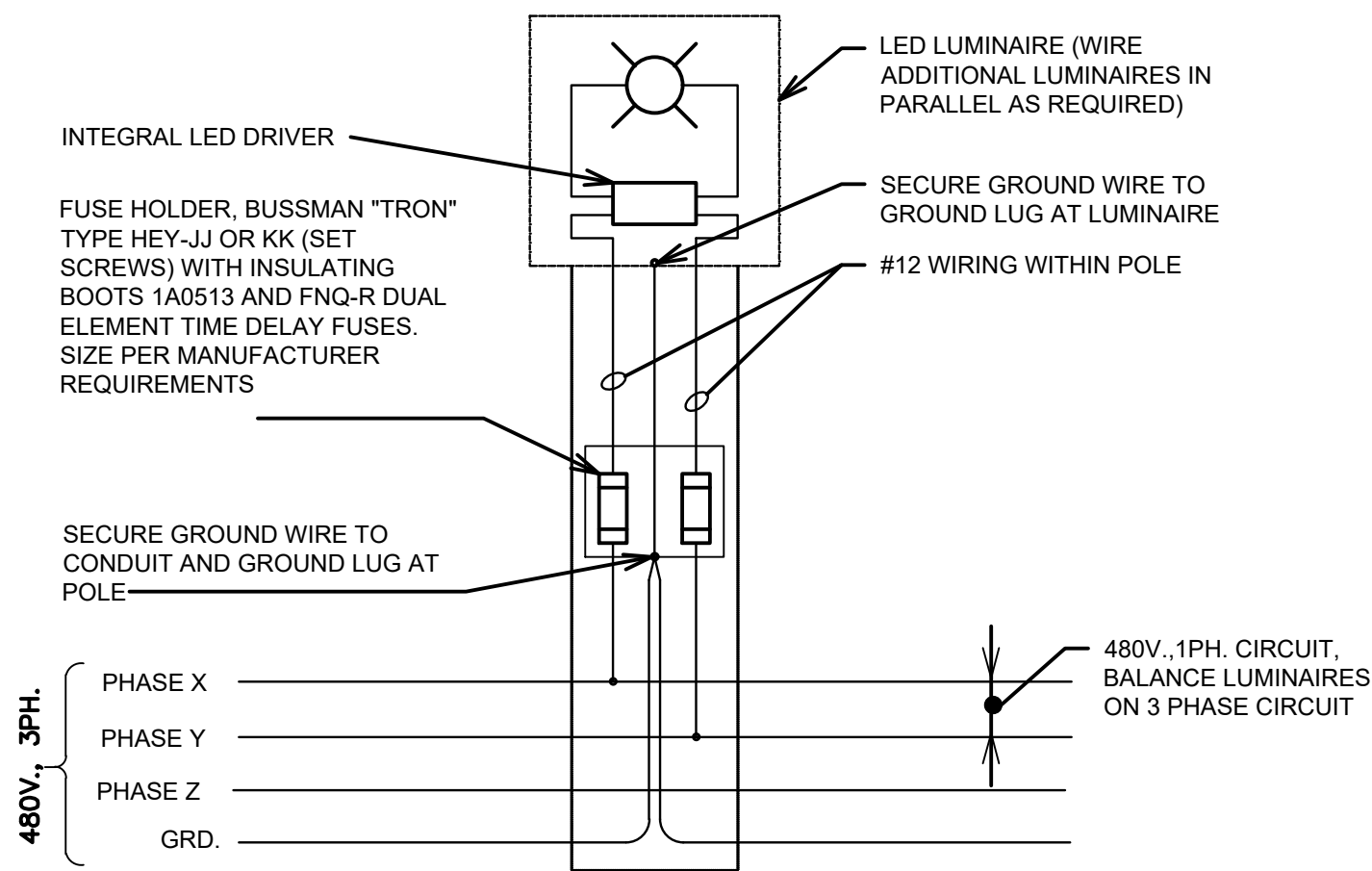


TYPICAL LIGHT POLE "S3" BASE DETAIL  
N.T.S.

(NOTE: ALL MOUNTING HARDWARE TO BE STAINLESS STEEL)  
(LIGHT POLES "S2", "S4", "S5", "S6", & "S7" ARE MOUNTED SIMILAR)  
NOTE: BACKFILLING OPERATIONS & CONCRETE ATTAINING THE 28 DAY COMPRESSIVE STRENGTH MUST BE COMPLETED PRIOR TO LIGHT POLE PLACEMENT.

POLE BASE NOTES:

- PB1. 3500 PSI MINIMUM 28-DAY CONCRETE COMPRESSIVE STRENGTH CONCRETE, IN ACCORDANCE WITH MDOT STANDARD SPEC. TABLE 1004-1 FOR CONCRETE GRADE 3500, AND NO FLY ASH, ASTM A-615 GRADE 60 UNCOATED RE-BARS.
- PB2. IF WATER IS PRESENT IN HOLE, PUMP TO A DRY CONDITION BEFORE PLACING CONCRETE.
- PB3. CONTRACTOR TO PREVENT SLOUGHING OF UNSTABLE CLAY OR GRANULAR MATERIALS AND GROUNDWATER INFILTRATION BY MEANS OF A TEMPORARY STEEL CASING.
- PB4. IF WET CONDITIONS ARE ENCOUNTERED AND DEEMED UNAVOIDABLE (SEE NOTE PB2), TREMIE - PLACE CONCRETE. TREMIE SHALL HAVE A PLUG TO PREVENT MIXING OF GROUND WATER AND CONCRETE AT THE TIP OF THE TREMIE.
- PB5. DURING EXTRACTION OF TEMPORARY CASING AND/OR TREMIE, CONTRACTOR SHALL MAINTAIN A HEAD OF CONCRETE WITHIN CASING/TREMIE TO PREVENT INFILTRATION OF WATER AND/OR SOIL INTO THE EXCAVATION.
- PB6. FOUNDATION EXCAVATION SHALL BE BY 30" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL, PER MDOT STANDARD SPECIFICATIONS SECTION 206.
- PB7. VERTICAL PORTION OF CONCRETE POLE BASE SHALL BE PLACED IN ONE CONTINUOUS POUR.
- PB8. CONCRETE FORMING SHALL EXTEND APPROXIMATELY 6" BELOW PROPOSED FINISHED GRADE
- PB8. CONCRETE SHALL BE THOROUGHLY VIBRATED WITH MECHANICAL VIBRATORS IN ACCORDANCE WITH MDOT STANDARD SPEC. SECTION 706.03.H.1.
- PB9. REINFORCING CAGE SHALL BE TIED, WELDING OF REINFORCING CAGE SHALL NOT BE PERMITTED.
- PB10. BASE PLATE CANNOT BE MODIFIED IN THE FIELD TO FIT ANCHOR BOLTS LOCATIONS. REMOVE AND RE-INSTALL CONCRETE FOUNDATION AS REQUIRED TO COORDINATE ANCHOR BOLT LOCATIONS. EPOXY EMBEDDED ANCHORAGE IS NOT ALLOWED.



TYPICAL POLE WIRING DIAGRAM

**SIMON**  
225 W. Washington Street  
Indianapolis, IN 46204  
(317) 636-1600

**HRC**  
**HUBBELL, ROTH & CLARK, INC**  
CONSULTING ENGINEERS SINCE 1915  
555 WULET DRIVE P.O. BOX 824  
BLOOMFIELD HILLS, MICH. 48303 - 0824  
PHONE: (248) 454-6300  
FAX (1st. Floor): (248) 454-6312  
FAX (2nd. Floor): (248) 454-6359  
WEB SITE: www.hrcengr.com

05-27-2025	SITE PLAN RESUBMITTAL
04-16-2025	SITE PLAN RESUBMITTAL
03-12-2025	SITE PLAN RESUBMITTAL
07-10-2024	SITE PLAN RESUBMITTAL
04-18-2024	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	M.J.R.
DRAWN	E.S.M.
CHECKED	M.J.R.
APPROVED	M.C.M.



BRIARWOOD MALL

SEARS  
REDEVELOPMENT

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

ELECTRICAL LIGHT FIXTURE  
DETAILS

SCALE NO SCALE	DRAWING No. EL-6
HRC JOB No. 20220788	SHEET No. OF



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Hurrieh, David

THE CITY OF ANN ARBOR CITY COUNCIL ON DECEMBER 4, 2023 HAD APPROVED THE PROPOSED BRIARWOOD MALL SEARS REDEVELOPMENT PLANS, SP23-0005, THE PROPOSED REZONING, RE223-0003, AND PROPOSED LAND TRANSFER, LD24-0002. THIS IS AN APPLICATION FOR A SITE PLAN MODIFICATION FOR DEVELOPMENT A, PRESUB24-0020, THE TWO LEVEL 100,000SF LARGE FORMAT RETAILER WILL NOW BE A ONE LEVEL 60,000 SFT LARGE FORMAT RETAILER WITH AN ATTACHED 15,880 SFT RETAIL. THE GROCER REMAINS A 67,608 SFT ONE LEVEL WITH MEZZANINE. WITH THESE CHANGES THE PLAZA AREA LANDSCAPING BETWEEN THE EXISTING MALL AND THE GROCER HAS BEEN DIALED IN MORE REGARDING HOW THIS SPACE WILL BE USED.

DEVELOPMENT B REMAINS AS APPROVED.

THE PROPOSED AREA OF MODIFICATIONS HAS BEEN BUBBLED AND HIGHLIGHTED TO ASSIST WITH RECOGNIZING THE CHANGES.

REQUIRED STATEMENTS  
SEE REDEVELOPMENT A & B PLANS FOR PROJECT INFORMATION, COMPARISON CHARTS, AND REQUIRED STATEMENT

REDEVELOPMENT A

BRIARWOOD SUSTAINABILITY NARRATIVE

THE SUSTAINABILITY NARRATIVE OUTLINES THE GOAL FOR THE BRIARWOOD SEARS REDEVELOPMENT WITH NEW RETAIL, A GROCER AND OUTLOT. THE PROJECT WILL IMPROVE THE EXISTING SITE WITH NEW MORE EFFICIENT BUILDINGS.

THE KEY SUSTAINABILITY STRATEGIES CURRENTLY BEING CONSIDERED FOR THIS PROJECT ARE OUTLINED BELOW.

• SITE

THE SITE IS DESIGNED TO PROVIDE MORE LANDSCAPE AREAS THAN EXIST WITHIN THE DEVELOPMENT. THE INCREASE IN LANDSCAPE AREA WILL REDUCE THE STORMWATER RUN OFF FROM THE SITE. PEDESTRIAN AND BICYCLE CONNECTIVITY WILL BE INCORPORATED INTO THE SITE WITH COVERED BICYCLE RACKS AND SIDEWALK CONNECTIONS TO BOTH EISENHOWER AND STATE STREETS. THE DEVELOPMENT WILL BE DESIGNED TO PROVIDE ACCESS TO QUALITY PUBLIC TRANSIT. ELECTRONIC VEHICLE (EV) CHARGING STATIONS WILL BE PROVIDED TO ENCOURAGE EV USAGE. ALTERNATIVE MODES OF TRANSPORTATION WILL HELP REDUCE EMISSIONS.

• STORMWATER MANAGEMENT

MECHANICAL FILTERS WILL BE INSTALLED ON THE STORM SEWER EXISTING ON-SITE TO TREAT THE RUNOFF AND REDUCE THE SUSPENDED SOLIDS THAT MAY OTHERWISE END UP DOWNSTREAM.  
THE SITE HAS BEEN EVALUATED BY THE COUNTY WATER RESOURCES AND G2 CONSULTING SERVICE. EXISTING SOIL CONDITIONS DOES NOT ALLOW WATER INFILTRATION.

• MATERIAL RESOURCES

A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT PLAN WILL BE IMPLEMENTED DURING CONSTRUCTION. THE PLAN WILL ADDRESS WASTE RECYCLING, SALVAGE AND REUSE GOALS. THE PLAN WILL ACHIEVE AT LEAST 90% LANDFILL DIVERSION OF ALL WASTE MATERIALS. THE PLAN SHALL BE PROVIDED AS THE PROJECT COMES CLOSER TO ENTITLEMENT.

PROJECT INFORMATION

PROJECT ADDRESS: 900 BRIARWOOD CIRCLE  
ANN ARBOR, MICHIGAN, 48108

EXISTING ZONING: C2B

SITE TYPE/USE: RETAIL

OWNER : THE OWNER OF THE REDEVELOPMENT A IS BRIARWOOD OUTPARCEL, LLC LOCATED AT:  
225 W WASHINGTON ST  
INDIANAPOLIS, INDIANA, 46204

DEVELOPMENT PROGRAM

1. PROPOSED LAND USE

SEARS REDEVELOPMENT IS A PROPOSED RETAIL DEVELOPMENT THAT WILL DEMOLISH THE EXISTING SEARS STORE LOCATED AT THE EAST SIDE OF BRIARWOOD MALL FOR THE DEVELOPMENT OF A ONE LEVEL WITH MEZZANINE 67,608 SFT GROCERY STORE AND A 1 LEVEL, 60,000 SFT RETAIL BUILDING WITH ATTACHED 15,880 SFT RETAIL. ADJACENT TO THIS DEVELOPMENT WILL BE A NEW MULTI-LEVEL, MULTI-FAMILY RESIDENTIAL BUILDING. THIS DEVELOPMENT WILL PROVIDE ELECTRICAL CHARGING STATIONS FOR EACH BUILDING AND PEDESTRIAN CONNECTIVITY TO STATE STREET AND THE REST OF THE EXISTING DEVELOPMENT. ALSO, BIKE RACKS AND PUBLIC TRANSPORTATION WILL BE PROVIDED TO THIS AREA OF THE DEVELOPMENT. BUILDING HEIGHT, AREA, DENSITY AND PARKING ARE PROVIDED IN THE COMPARISON TABLE:

COMPARISON CHART OF REQUIREMENTS			
	Existing	Proposed	Requirements
Zoning Classification	C2B & P	C2B	C2B
Lot Area (Redevelopment A)	12.1	12.1	
Total Area of Floors	164,621	143,488	None
First Floor Area	164,621	131,962	
Floor Area Ratio (FAR)	1/1	1.09/1	200%
Open Space and Building Coverage Required	None	None	None
Active Open Space			
Required Building Setbacks			
Front	10 ft.	10 ft. Min, 25 ft. Max	10 ft. Min, 25 ft. Max
Side	2.5 ft.	0 ft.	0 ft. (*)
Rear	2.5 ft.	0 ft.	0 ft. (*)
Required Yard Setback			
Front	10 ft. Min, 25 ft. Max	10 ft. Min, 25 ft. Max	
Side	0 ft.	0 ft.	
Rear	0 ft.	0 ft.	
Building Height/Stories	32 ft. - 3 in. / 2 Stories	55 ft. - 0 in. / 2 Stories	Max 55 ft. - 0 in. / 4 Stories
Lot Dimensions			
Area			Min 4,000 Sq. Ft.
Width			Min 40 Ft.
Off Street Parking			
Standard Stalls	1033	360	1/235 sft = 607 Max Spaces
ADA Stalls	19	9	
EVI	N/A	18	5% of Total Spaces
EVC	N/A	54	15% of Total Spaces
EVI ADA	N/A	1	Per Table 5.19-3
Bicycle Parking			
Requirements	-	1/3000 sft	1/3000 sft
Covered	0	24	50% of Total Required
Uncovered	0	24	50% of Total Required

(\*) Min. 30 ft. Plus 1 ft. additional for each foot of Building Height over 30 ft. when abutting R District, Otherwise 0 ft.

2. PRELIMINARY PHASING

THE PROJECT WILL BE DEVELOPED AT ONE TIME WITH THE BUILDING CONSTRUCTION FOLLOWING THE SITE WORK BY THE INDIVIDUAL USERS. REQUIRED INFRASTRUCTURE WILL BE PROVIDED TO SUPPORT EACH BUILDING IN THE DEVELOPMENT.

3. COMMUNITY ANALYSIS

a. IMPACT OF PROPOSED DEVELOPMENT ON AREA SCHOOLS

THIS PORTION OF THE DEVELOPMENT DOES NOT PROVIDE FOR ANY INCREASE IN RESIDENTIAL UNITS. THE PROJECT WILL NOT HAVE AN IMPACT ON AREA SCHOOLS.

b. RELATIONSHIP OF INTENDED USE TO NEIGHBORING USES

THE EXISTING SEARS RETAIL DEVELOPMENT IS 164,621 SFT. THE PROPOSED TOTAL AREA OF THE NEW BUILDINGS PROPOSED IS 143,488 SFT OF RETAIL SPACE IN BASICALLY THE SAME LOCATION. THE NEW DEVELOPMENT WILL HAVE BOTH INTERNAL AND EXTERNAL CONNECTIVITY TO THE EXISTING MALL.

c. IMPACT ON ADJACENT USES ON THE PROPOSED DEVELOPMENT

THE ADJACENT USES ARE SIMILAR AND SUPPORTIVE OF THE DEMOLITION OF THE VACANT SEARS STORE AND THE CONSTRUCTION OF THE NEW USERS. THE GROCER WILL PROVIDE FOR MORE FREQUENT RETURN OF USERS TO THE SITE WHICH SHOULD IMPROVE THE OVERALL TRAFFIC AT THE MALL.

d. IMPACT OF PROPOSED DEVELOPMENT ON THE AIR/WATER QUALITY AND ON EXISTING NATURAL FEATURES OF THE SITE AND NEIGHBORING SITES

• AIR QUALITY - THERE SHOULD NOT BE ANY IMPACT ON AIR QUALITY DO TO THE NEW DEVELOPMENT. PUBLIC TRANSPORTATION WILL BE INCREASED TO ALLOW FOR MORE USERS TO FREQUENT THE DEVELOPMENT WITH FEWER TRIP GENERATIONS FROM MOTORIZED VEHICLES. BIKE RACKS WILL BE INSTALLED TO ALL FOR NON-MOTORIZED ACCESS TO THE PROJECT. DEDICATED ELECTRICAL VEHICLE (EV) SPACES WILL BE INSTALLED WITH CHARGING STATIONS AT EACH OF THE NEW BUILDINGS TO HELP MEET ANN ARBOR'S LIVING CARBON NEUTRALITY PLAN (A22ERO)

• WATER QUALITY - STORM WATER RUN OFF WILL BE REDUCED BY THE REDUCTION OF IMPERVIOUS AREA ON THE SITE. MECHANICAL FILTERS WILL BE INSTALLED ON THE STORM WATER SYSTEM TO TREAT THE RUN OFF PRIOR TO DISCHARGE TO THE EXISTING DETENTION BASINS FOR THE PROJECT THAT WILL BE OPERATED AND MAINTAINED BY THE WASHTENAW COUNTY WATER RESOURCES COMMISSION.

• NATURAL FEATURES - THERE ARE NOT ANY NATURAL FEATURES ON THE SITE AND THEREFORE NONE WILL BE IMPACTED. THE IMPERVIOUS AREA ON THE SITE WILL BE REDUCED AND ADDITIONAL VEGETATED AREA WILL BE ADDED

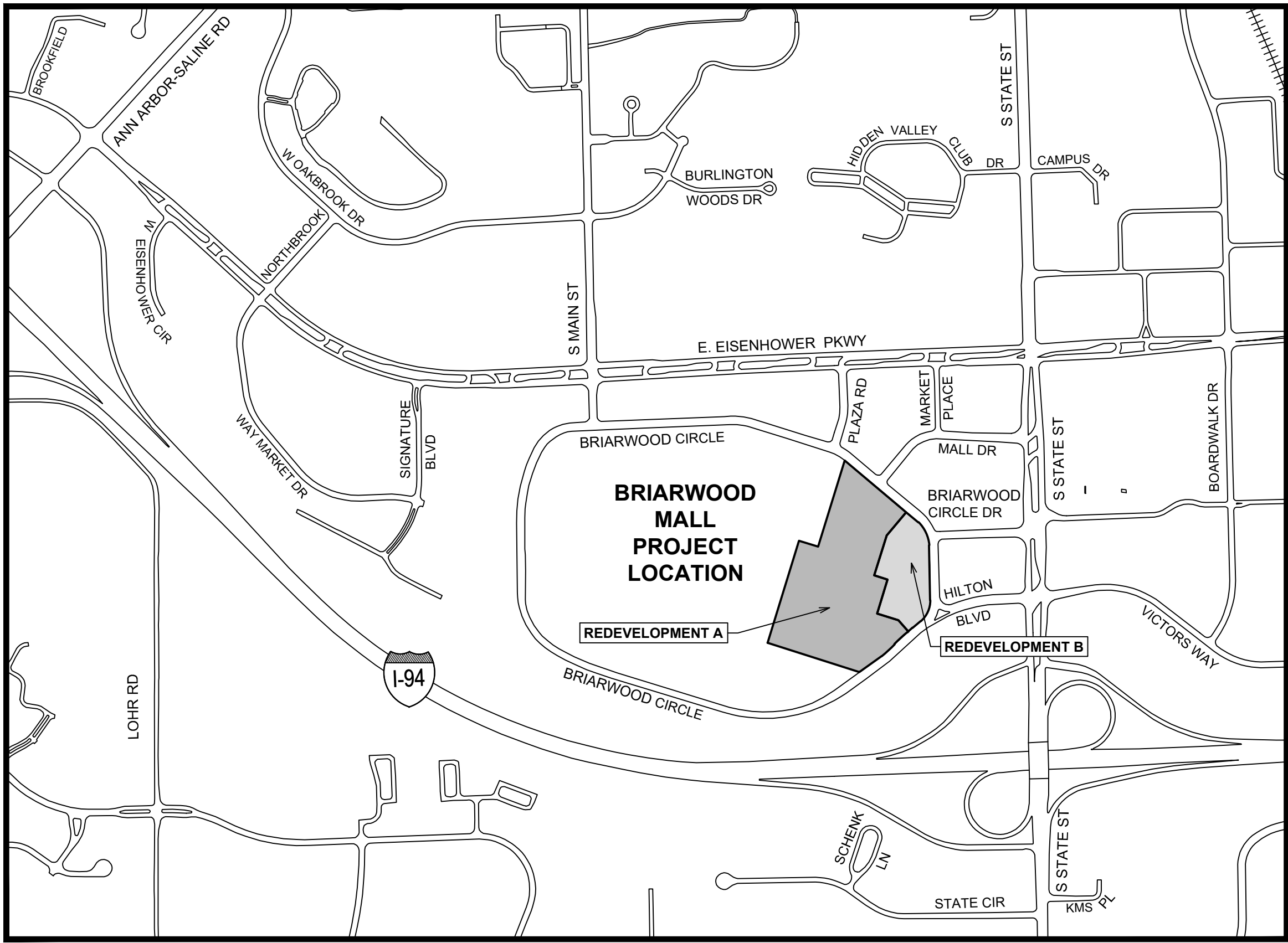
e. IMPACT ON HISTORIC SITES OR STRUCTURES

THE SITE IS NOT IN AN HISTORIC DISTRICT AND THERE ARE NOT ANY HISTORIC BUILDINGS ON THE SITE.

# BRIARWOOD MALL SEARS REDEVELOPMENT REDEVELOPMENT A

## CITY OF ANN ARBOR, MICHIGAN

HRC JOB No. 20220788



## ENLARGED LOCATION MAP

CITY OF ANN ARBOR FIELD OPERATIONS SERVICES UNIT  
THE FOLLOWING UTILITIES ARE LOCATED IN OR NEAR THE SITE FOR THIS PROJECT.

PUBLIC UTILITIES

CITY OF ANN ARBOR FIELD OPERATIONS SERVICES UNIT

WATER, SEWER AND STORM 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 MARC MORENO  
734-794-6361

PRIVATE UTILITIES

AT&T-PHONE 550 S. MAPLE  
ANN ARBOR, MI 48103 BRIAN BERRY  
734-986-2135  
DTE ENERGY-ELECTRIC WESTERN WAYNE SERVICE CTR  
8001 HAGGERTY RD.  
BELVILLE, MI 48111 DOMINIC QIANTAR  
313-235-4005  
COMCAST-CABLE 27800 FRANKLIN RD.  
SOUTHFIELD, MI 48034 RON SUTHERLAND  
313-999-8300  
DTE ENERGY-GAS 17150 ALLEN RD.  
MELVINDALE, MI 48122 JACK WHYATT  
313-701-1355  
MCI-PHONE 2400 NORTH GLENFILLE  
RICHARDSON, TX 75082 DEAN BOYERS  
972-729-6016

## SIDEWALK MAINTENANCE

ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BUT THE OWNER OF THE LAND ADJACENT AND ABUTTING UPON THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATION OF OCCUPANCY OF THE SITE ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

05-27-2025 SITE PLAN RESUBMITTAL  
04-16-2025 SITE PLAN RESUBMITTAL  
03-12-2025 SITE PLAN RESUBMITTAL  
07-10-2024 SITE PLAN RESUBMITTAL  
04-18-2024 SITE PLAN SUBMITTAL

## 05/27/2025 SITE PLAN RESUBMITTAL

### BRIARWOOD MALL - SEARS REDEVELOPMENT

DEVELOPER :

**SIMON**  
225 W. Washington Street  
Indianapolis, IN 46204  
(317) 636-1600

CURRENT DEED RESTRICTIONS APPLY



**HUBBELL, ROTH & CLARK, INC**  
CONSULTING ENGINEERS SINCE 1915  
555 HULET DRIVE  
BLOOMFIELD HILLS, MICH.  
P.O. BOX 824  
48303 - 0824

PHONE: (248) 454-6300  
FAX (1st Floor): (248) 454-6312  
FAX (2nd Floor): (248) 454-6359

WEB SITE: <http://www.hrcengr.com>



100 Briarwood Circle  
Ann Arbor, MI 48108  
WASHTENAW COUNTY MICHIGAN

PREPARED UNDER THE SUPERVISION OF

DESIGN ENGINEER P.E., MICHIGAN No.

DATE



DRAWING No.

CA-00



Tree ID #	Size	Species	Condition	Landmark	Removed
8314	6 in	Honey Locust	Good		
239	18 in	Australian Pine	Good		X
52886	4 in	Swamp White Oak	Good		X
52889	4 in	Swamp White Oak	Good		X
52892	4 in	Swamp White Oak	Good		X
52791	8 in	Swamp White Oak	Good		X
52793	4 in	Swamp White Oak	Good		X
52895	4 in	Swamp White Oak	Good		X
52896	4 in	Swamp White Oak	Good		X
8284	10 in	Norway Maple	Good		X
8286	10 in	Norway Maple	Good		X
8398	8 in	Norway Maple	Good		X
8400	7 in	Norway Maple	Good		X
62005	2.5 in	Amur Maple	Good		X
62006	2.5 in	Amur Maple	Good		X
62007	2.5 in	Amur Maple	Good		X
62008	2.5 in	Amur Maple	Good		X
62009	2.5 in	Amur Maple	Good		X
62001	8 ft ht	Fir	Good		X
62002	8 ft ht	Fir	Good		X
62003	10 ft ht	Blue Spruce	Good		X
62004	10 ft ht	Blue Spruce	Good		X
61114	7 in	Norway Maple	Good		X
61110	8 in	Norway Maple	Good		X
61273	8 in	Norway Maple	Good		X
61266	6 in	Norway Maple	Good		X
5811	8 in	Honey Locust	Good		X
5819	12 in	Australian Pine	Good		X
52779	4 in	Swamp White Oak	Good		X
5822	3 in	Honey Locust	Good		X
5826	15 in	Australian Pine	Good		X
5845	6 in	Crabapple	Good		X
62015	3 in	Nyssa	Good		X
5844	8 in	Honey Locust	Good		X
53255	4 in	Swamp White Oak	Good		X
52743	3 in	Swamp White Oak	Good		X
52741	3 in	Swamp White Oak	Good		X
5791	3 in	Swamp White Oak	Dead		X
5792	3 in	Swamp White Oak	Dead		X
5793	3 in	Swamp White Oak	Good		X
53798	3 in	Swamp White Oak	Good		X
52396	3 in	Swamp White Oak	Good		X
52393	3 in	Swamp White Oak	Good		X
52667	4 in	Swamp White Oak	Good		X
52665	4 in	Swamp White Oak	Good		X
52605	4 in	Swamp White Oak	Good		X
52609	4 in	Swamp White Oak	Good		X
52547	4 in	Swamp White Oak	Good		X
52542	4 in	Swamp White Oak	Good		X
52281	4 in	Swamp White Oak	Good		X
52278	4 in	Swamp White Oak	Good		X
52192	4 in	Swamp White Oak	Good		X
52189	4 in	Swamp White Oak	Good		X
53386	3 in	Honey Locust	Good		
5762	3 in	Honey Locust	Good		
5757	8 in	Honey Locust	Good		
5755	10 in	Honey Locust	Good		
5754	3 in	Honey Locust	Good		
5749	3 in	Honey Locust	Good		
53324	3 in	Honey Locust	Good		
5747	10 in	Honey Locust	Good		
5741	5 in	Honey Locust	Good		
5731	10 in	Honey Locust	Good		
5728	8 in	Honey Locust	Good		
5723	5 in	Honey Locust	Good		
5722	8 in	Crabapple	Good		
53274	4 in	Honey Locust	Good		
5721	4 in	Maple	Good		
9858	15 in	Australian Pine	Good		
5720	6 in	Crabapple	Good		
5719	4 in	Honey Locust	Good		
5713	8 in	Crabapple	Good		
5695	8 in	Honey Locust	Good		

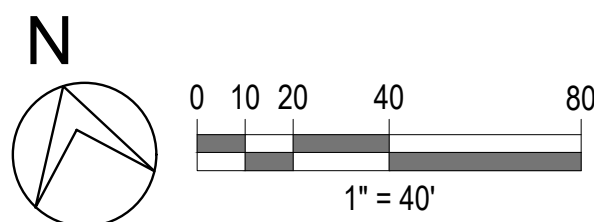
LEGEND - EX. TOPOGRAPHY

BUILDING	
CONCRETE	
ASPHALT	
GRAVEL	
STORM	
SANITARY	
SANITARY FORCE MAIN	FM
WATERMAIN	
GAS	G
UND. TELEPHONE	T
UND. ELECTRICAL	E
OVERHEAD ELECTRICAL	O/H
UND. FIBER OPTIC	
SQ. & RD. CATCH BASINS & INLETS IN PAVEMENT	
STORM MANHOLE & PIPE END	
UNSPECIFIED MH.	
RISER & DOWN SPOUT	
PUMP STATION / SAN MH.	
FIRE HYDRANT	
GATE & VALVE, & WELL	
CISTERN & WELL	
WATER STOP BOX & SPRINKLER HEAD	
WATER TOWER BASE & METER PIT	
UTILITY POLE	
LIGHT POLE	
GUY WIRE ANCHOR	
UNDERGROUND MARKER	
RISER/CABLE-TELE	
GAS BOX & BLOW OFF	
SIGNS & SIGN POST	
DECIDUOUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS TREE	
CONIFEROUS SHRUB	



BENCHMARK #	ELEVATION	DESCRIPTION
311	867.75	SOUTHWEST FLANGE BOLT ON HYDRANT AT NORTHEAST CORNER OF BRIARWOOD CIRCLE AND PLAZA DRIVE
318	861.25	TOP OF NORTHWEST BOLT ON LIGHT POLE BASE 400' +/- SOUTH OF SEARS IN ISLAND
401	870.05	PAINTED "X" ON TOP OF NORTH CONCRETE LIGHT POLE BASE IN FRONT OF BLDG #1201 BRIARWOOD CIRCLE (KAPNICK)

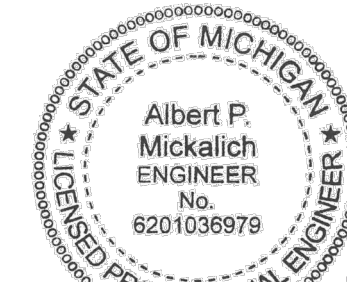
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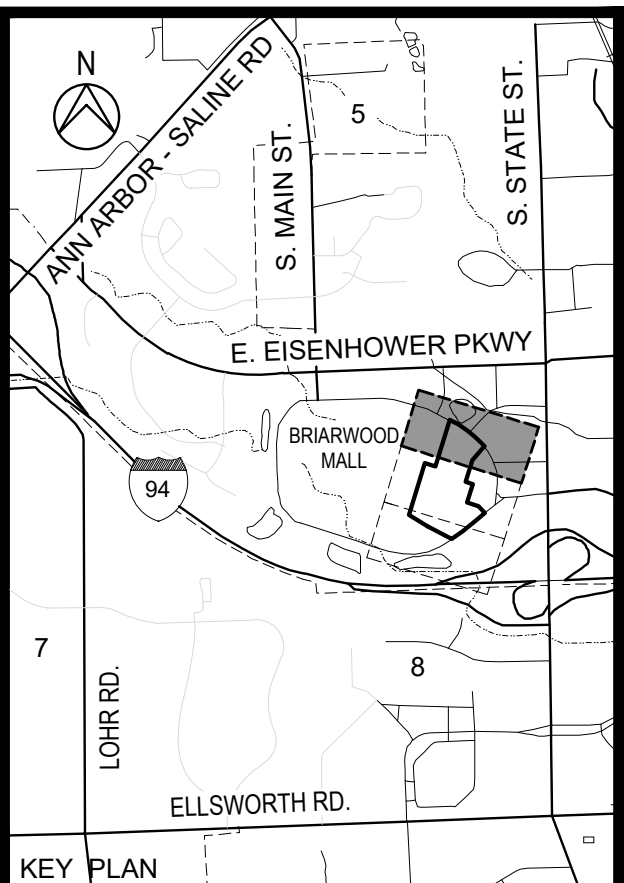


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DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



**BRIARWOOD MALL**

**SEARS REDEVELOPMENT**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

EXISTING CONDITIONS

SCALE: 1" = 40'

DRAWING No. **CA-01**

HRC JOB No. 20220788 SHEET No. OF



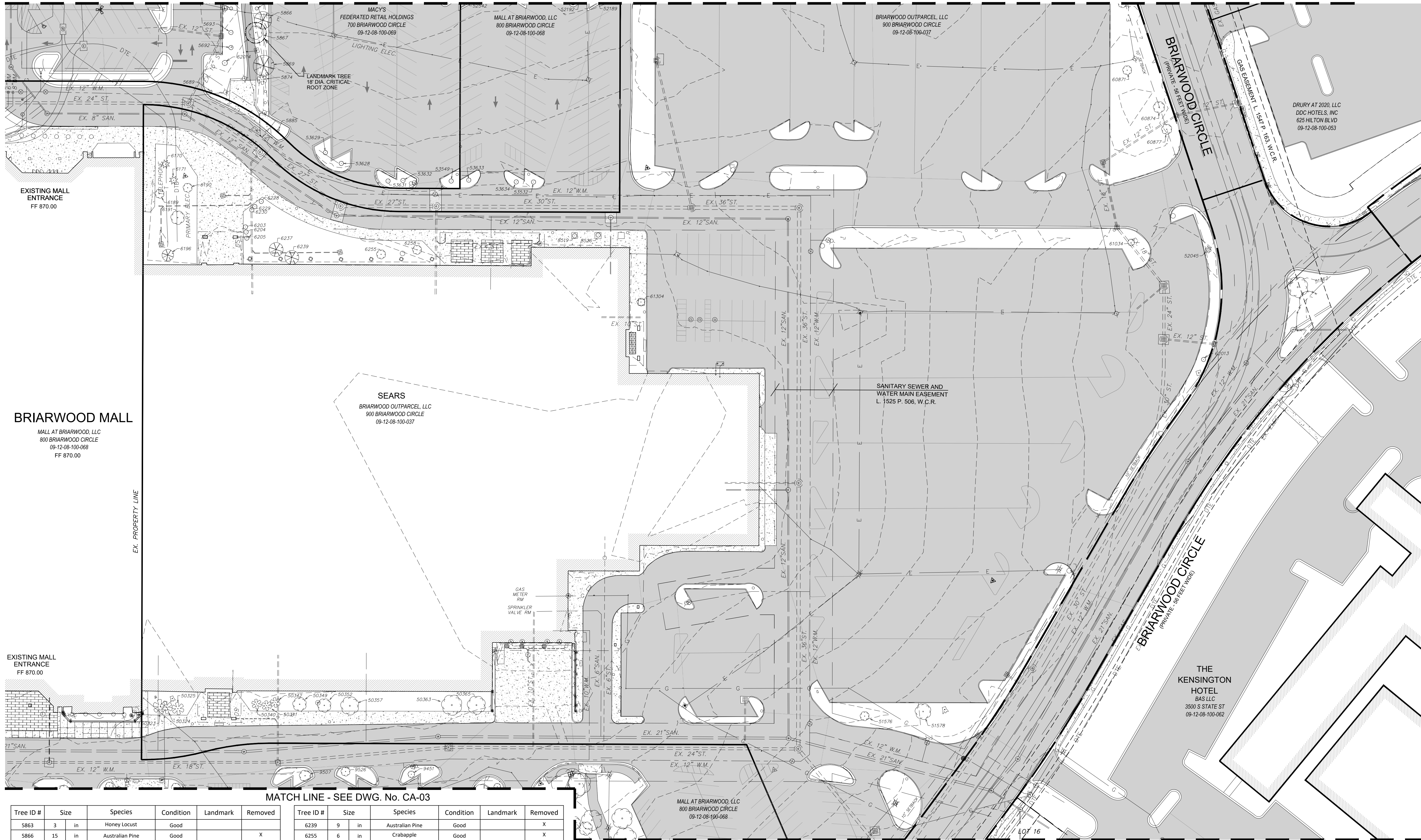
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V: 202207\20220788\C\Sheets - Dick&Retail\01\_Ex\_Conditions.dwg

Hurish, David

MATCH LINE - SEE DWG. No. CA-01



MATCH LINE - SEE DWG. No. CA-03

MATCH LINE - SEE DWG. No. CA-03

Tree ID #	Size	Species	Condition	Landmark	Removed
5863	3	in	Honey Locust	Good	
5866	15	in	Australian Pine	Good	X
5867	12	in	Crabapple	Good	X
5869	18	in	Australian Pine	Good	X
5874	5	in	Honey Locust	Good	X
53629	3	in	Swamp White Oak	Good	X
53628	3	in	Swamp White Oak	Good	X
53631	3	in	Swamp White Oak	Good	X
53632	3	in	Swamp White Oak	Good	X
53549	3	in	Swamp White Oak	Good	X
53633	3	in	Swamp White Oak	Good	X
53634	3	in	Swamp White Oak	Good	X
53532	3	in	Swamp White Oak	Good	X
5694	3	in	Honey Locust	Good	
5693	5	in	Honey Locust	Good	
5692	7	in	Honey Locust	Good	
62014	7	in	Honey Locust	Good	
6190	8	in	Honey Locust	Good	X
6189	9	in	Honey Locust	Good	X
6191	10	in	Honey Locust	Good	X
6196	8	in	Australian Pine	Good	X
6237	8	in	Australian Pine	Good	X

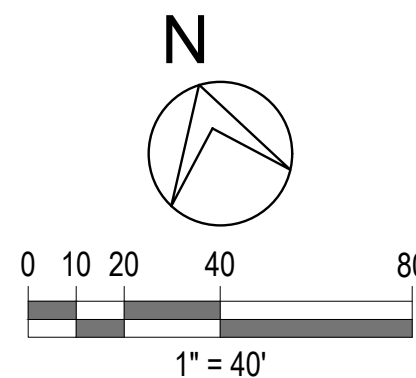
Tree ID #	Size	Species	Condition	Landmark	Removed
6239	9	in	Australian Pine	Good	X
6255	6	in	Crabapple	Good	X
6258	5	in	Crabapple	Good	X
8519	5	in	Honey Locust	Good	X
8526	5	in	Honey Locust	Good	X
61304	4	in	Honey Locust	Poor	X
51576			Stunted Maple	Very Poor	X
51578			Dead Tree		X
50365	10	in	Honey Locust	Good	X
50363	12	in	Honey Locust	Good	X
50357	13.5	in	Honey Locust	Good	X
50352	11	in	Honey Locust	Good	X
50349	10	in	Honey Locust	Good	X
50341	5	in	Dwarf Sargent Crabapple	Good	X
50342	5	in	Dwarf Sargent Crabapple	Good	X
50340	5	in	Dwarf Sargent Crabapple	Good	X
50323	5	in	Dwarf Sargent Crabapple	Good	X
50324	5	in	Dwarf Sargent Crabapple	Good	X
50325	5	in	Dwarf Sargent Crabapple	Good	X
9507	8	in	Honey Locust	Good	
9526	9	in	Honey Locust	Good	
9451	9	in	Honey Locust	Good	

#### LEGEND - EX. TOPOGRAPHY

BUILDING		PUMP STATION / SAN MH	
CONCRETE		FIRE HYDRANT	
ASPHALT		GATE & VALVE, & WELL	
GRAVEL		CISTERN & WELL	
STORM		WATER STOP BOX & SPRINKLER HEAD	
SANITARY		WATER TOWER BASE & METER PIT	
SANITARY FORCE MAIN		UTILITY POLE	
WATERMAIN		LIGHT POLE	
GAS		GUY WIRE ANCHOR	
UND. TELEPHONE		UNDERGROUND MARKER	
UND. ELECTRICAL		RISER/CABLE-TELE	
OVERHEAD ELECTRICAL		GAS BOX & BLOW OFF	
UND. FIBER OPTIC		SIGNS & SIGN POST	
SQ. & RD. CATCH BASINS & INLETS IN PAVEMENT		DECIDUOUS TREE	
STORM MANHOLE & PIPE END		DECIDUOUS SHRUB	
UNSPECIFIED MH.		CONIFEROUS TREE	
RISER & DOWN SPOUT		CONIFEROUS SHRUB	

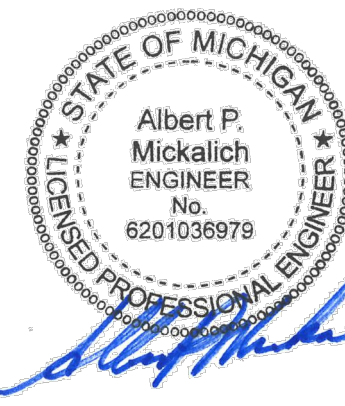
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401	870.05	PAINTED "X" ON TOP OF NORTH CONCRETE LIGHT POLE BASE IN FRONT OF BLDG #1201, BRIARWOOD CIRCLE (KAPNICK)

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DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



#### BRIARWOOD MALL

#### SEARS REDEVELOPMENT

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

EXISTING CONDITIONS

SCALE	DRAWING No.
1" = 40'	CA-02
HRC JOB No.	SHEET No.
20220788	OF

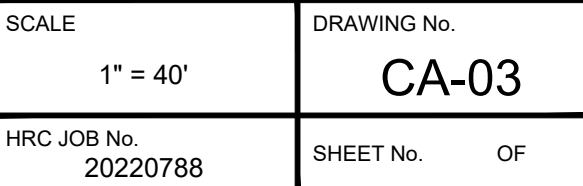
ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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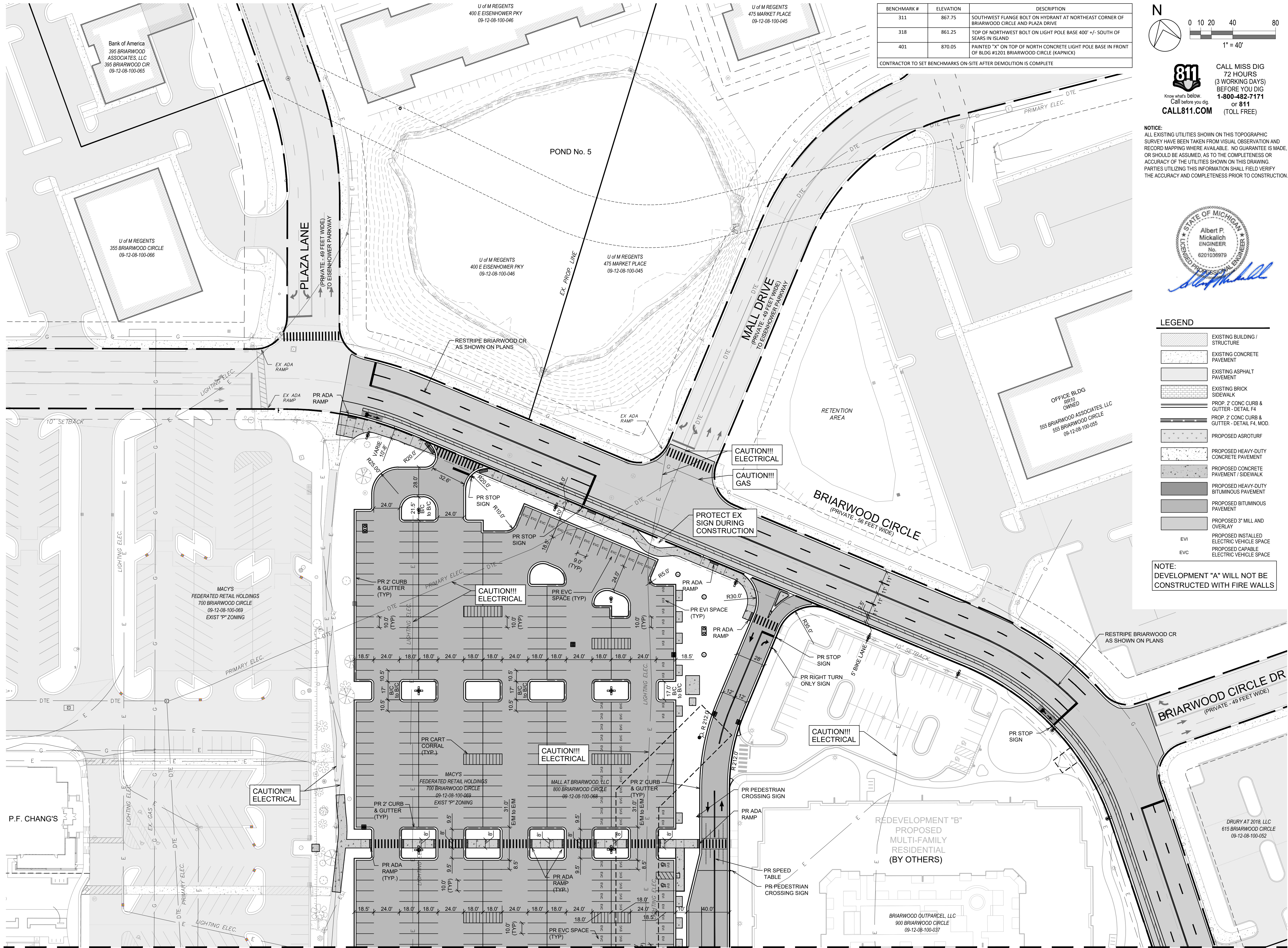


ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)



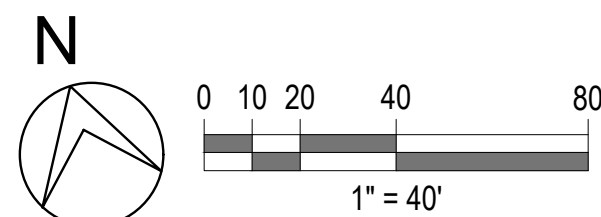
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CONTRACTOR TO SET BENCHMARKS ON-SITE AFTER DEMOLITION IS COMPLETE		





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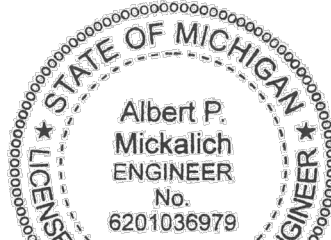
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## LEGEND

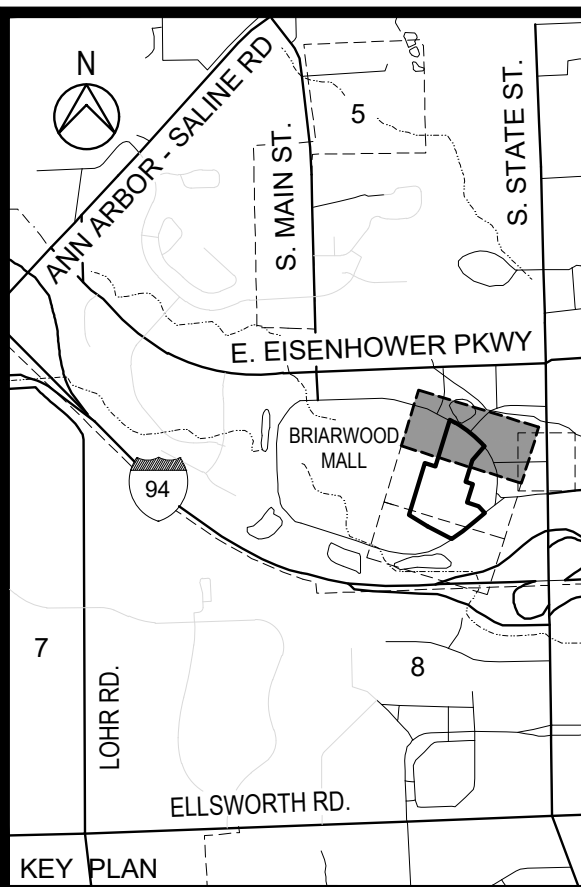
	EXISTING BUILDING / STRUCTURE
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING BRICK SIDEWALK
	PROP. 2 CONC CURB & GUTTER - DETAIL F4
	PROP. 2 CONC CURB & GUTTER - DETAIL F4, MOD.
	PROPOSED ASROTURF
	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT / SIDEWALK
	PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED 3" MILL AND OVERLAY
	PROPOSED INSTALLED ELECTRIC VEHICLE SPACE
	PROPOSED CAPABLE ELECTRIC VEHICLE SPACE

NOTE:  
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DRAWN	D.H. - R.C.H.
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APPROVED	A.P.M.



## BRIARWOOD MALL

SEARS  
REDEVELOPMENT100 Briarwood Circle  
Ann Arbor, MI 48108

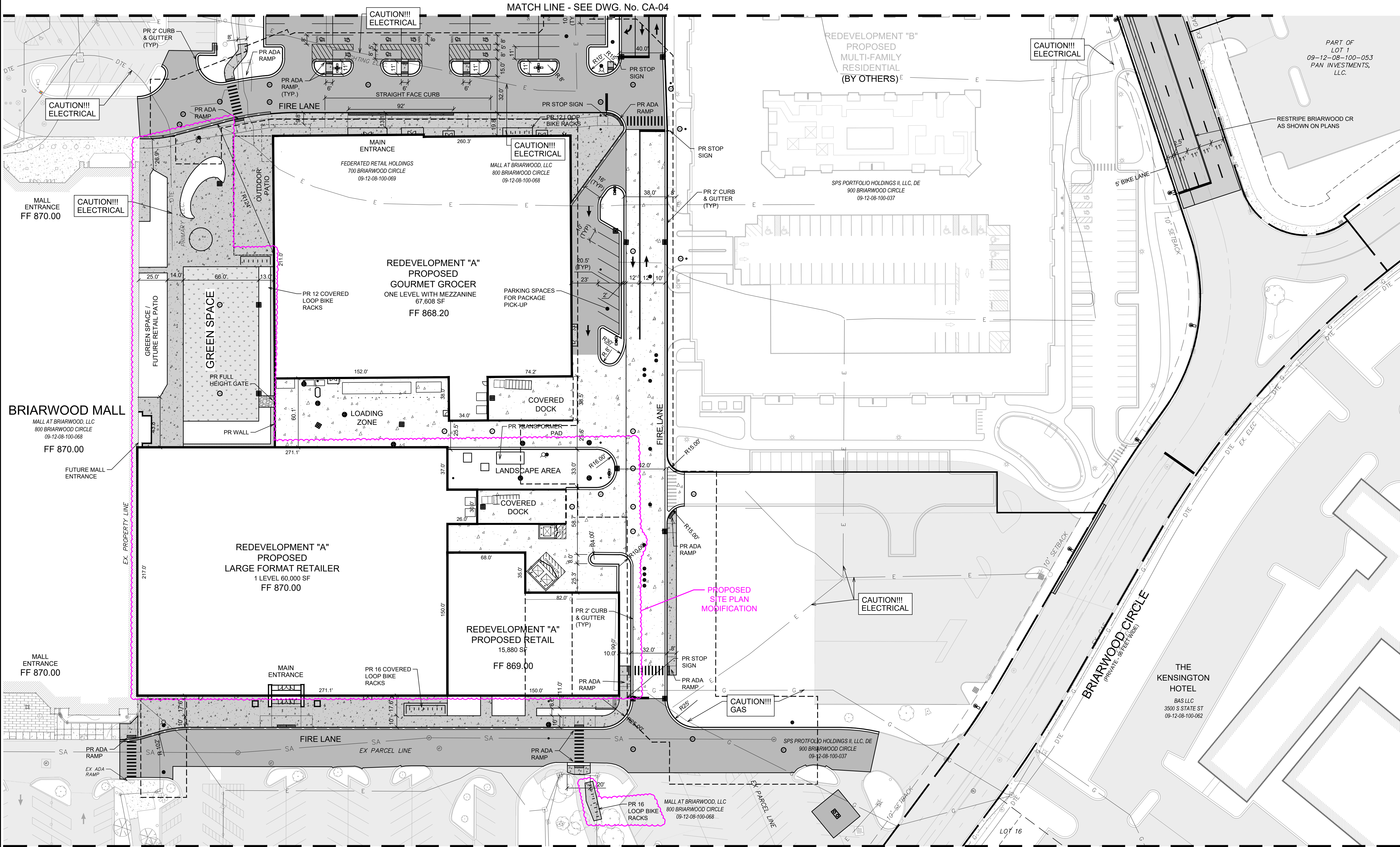
WASHTENAW COUNTY MICHIGAN

PROPOSED DIMENSION  
LAYOUT & SITE PLAN

SCALE	DRAWING No.
1" = 40'	CA-04
HRC JOB No.	SHEET No.
20220788	OF



5/27/2025 12:05 PM  
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V: 202207\20220788\C\Sheets - Dick&Retail\012\_Pr\_Site.dwg  
Hurrieh, David



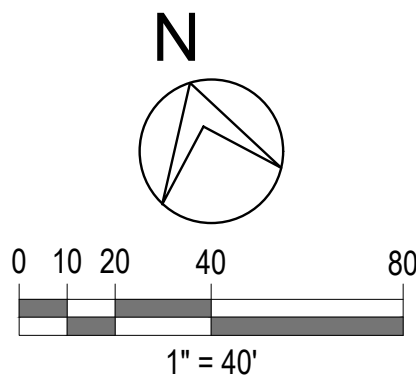
MATCH LINE - SEE DWG. No. CA-06

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CONTRACTOR TO SET BENCHMARKS ON-SITE AFTER DEMOLITION IS COMPLETE

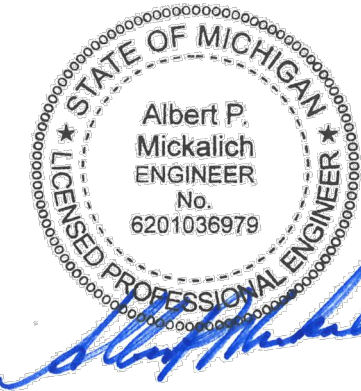
LEGEND

EXISTING BUILDING / STRUCTURE	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
EXISTING CONCRETE PAVEMENT	PROPOSED CONCRETE PAVEMENT / SIDEWALK
EXISTING ASPHALT PAVEMENT	PROPOSED BITUMINOUS PAVEMENT
EXISTING BRICK SIDEWALK	PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT
PROP. 2' CONC CURB & GUTTER - DETAIL F4	PROPOSED 3" MILL AND OVERLAY
PROP. 2' CONC CURB & GUTTER - DETAIL F4, MOD.	PROPOSED INSTALLED ELECTRIC VEHICLE SPACE
PROPOSED ASROTURF	PROPOSED CAPABLE ELECTRIC VEHICLE SPACE
	EVI
	EVC



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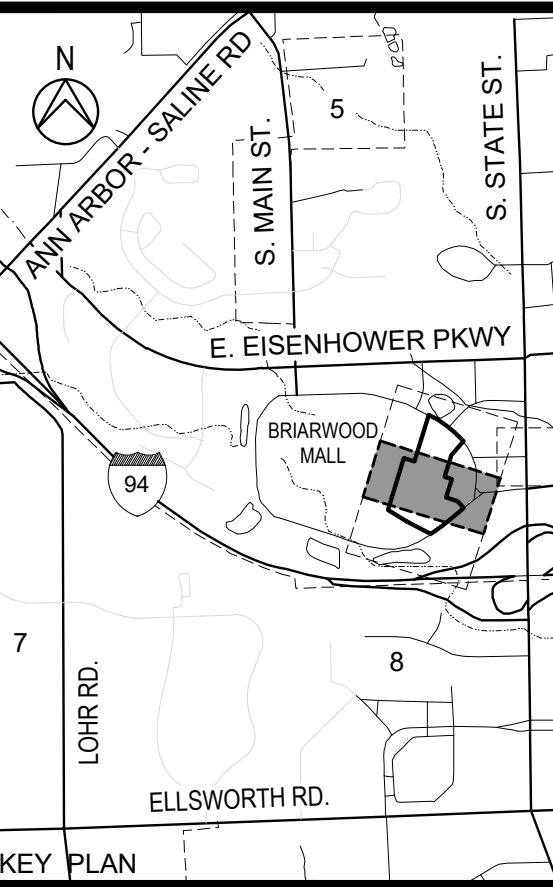
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APPROVED	A.P.M.



BRIARWOOD MALL

SEARS  
REDEVELOPMENT

100 Briarwood Circle  
Ann Arbor, MI 48108

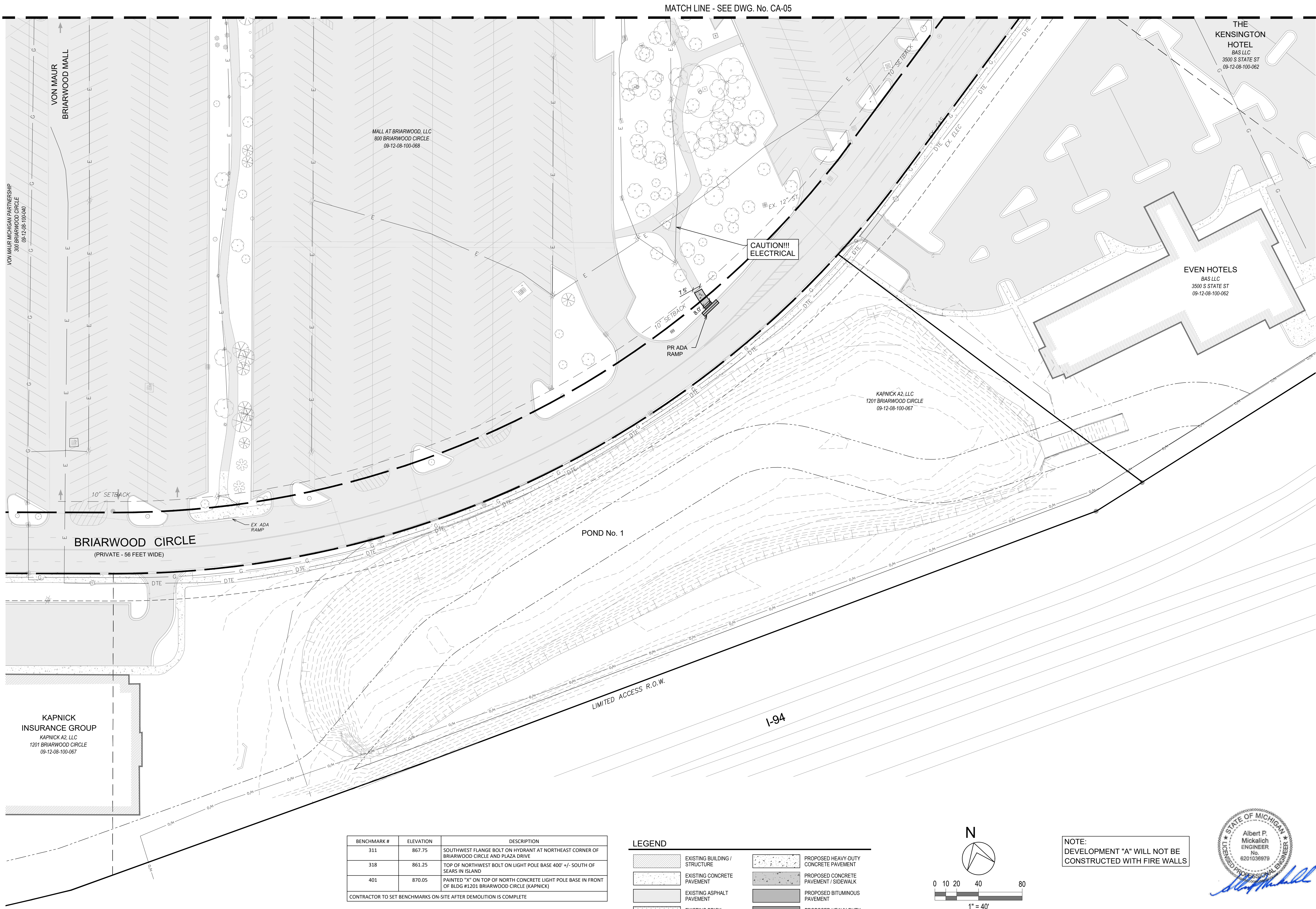
WASHTENAW COUNTY MICHIGAN

PROPOSED DIMENSION  
LAYOUT & SITE PLAN

SCALE	DRAWING No.
1" = 40'	CA-05
HRC JOB No. 20220788	SHEET No. OF

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(TOLL FREE)**

ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)



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(317) 636-1600


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**HUBBELL, ROTH & CLARK, INC.**  
CONSULTING ENGINEERS SINCE 1915

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BLOOMFIELD HILLS, MICH.

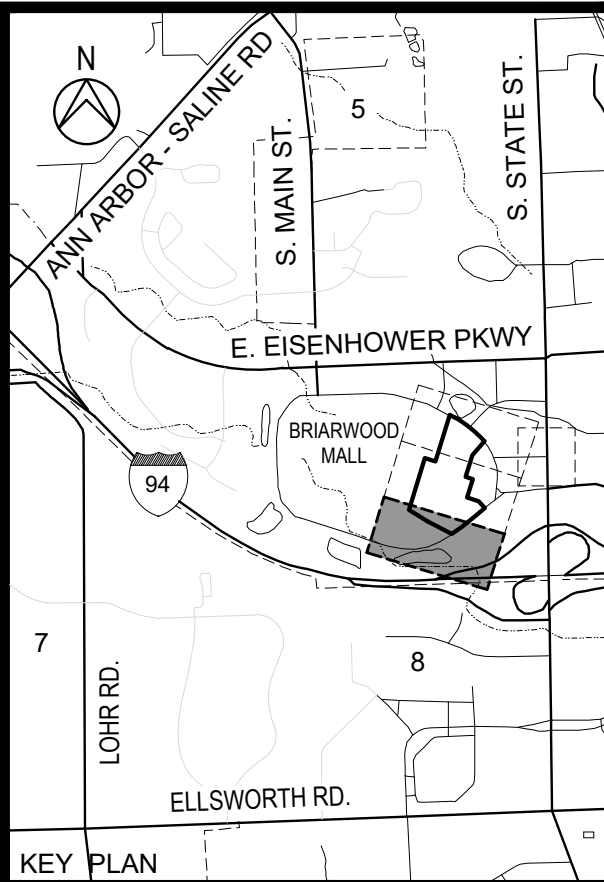
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FAX (2nd. Floor): (248) 454-6359

WEB SITE: [www.hrcengr.com](http://www.hrcengr.com)



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04-16-2025	SITE PLAN RESUBMITTAL
03-12-2025	SITE PLAN RESUBMITTAL
07-10-2024	SITE PLAN RESUBMITTAL
04-18-2024	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



## BRIARWOOD MALL

## SEARS REDEVELOPMENT

100 Briarwood Circle  
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

## PROPOSED DIMENSION LAYOUT & SITE PLAN

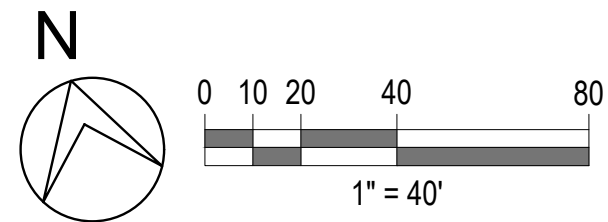
SCALE  1" = 40'	DRAWING No.  CA-06
HRC JOB No. 20220788	SHEET No.                      OF





BENCHMARK #	ELEVATION	DESCRIPTION
311	867.75	SOUTHWEST FLANGE BOLT ON HYDRANT AT NORTHEAST CORNER OF BRIARWOOD CIRCLE AND PLAZA DRIVE
318	861.25	TOP OF NORTHWEST BOLT ON LIGHT POLE BASE 400' +/- SOUTH OF SEARS IN ISLAND
401	870.05	PAINTED "X" ON TOP OF NORTH CONCRETE LIGHT POLE BASE IN FRONT OF BLDG #1201 BRIARWOOD CIRCLE (KAPNICK)

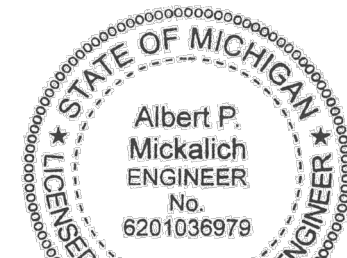
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*Albert P. Mickalich*

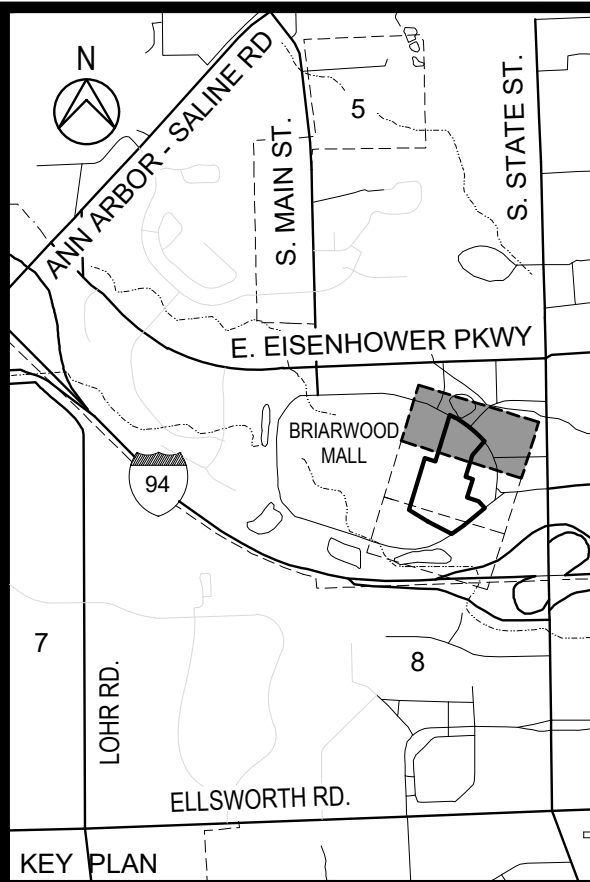
#### LEGEND

- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING BRICK SIDEWALK
- EXISTING STORM SEWER AND STRUCTURES
- EXISTING SANITARY SEWER AND STRUCTURES
- EXISTING WATERMAIN AND STRUCTURES
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EX. PAVEMENT REMOVAL - FULL DEPTH SAWCUT
- EXISTING PAVEMENT - 3" MILL DEPTH
- EX. CURB REMOVAL - FULL DEPTH SAWCUT
- EX. UNDERGROUND UTILITY REMOVAL
- EX. UTILITY STRUCTURE & EX. LIGHT POLE REMOVAL
- EX. TREE / SHRUB REMOVAL

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#### BRIARWOOD MALL

#### SEARS REDEVELOPMENT

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

#### PROPOSED DEMOLITION PLAN

SCALE 1" = 40'	DRAWING No. <b>CA-07</b>
HRC JOB No. 20220788	SHEET No. OF

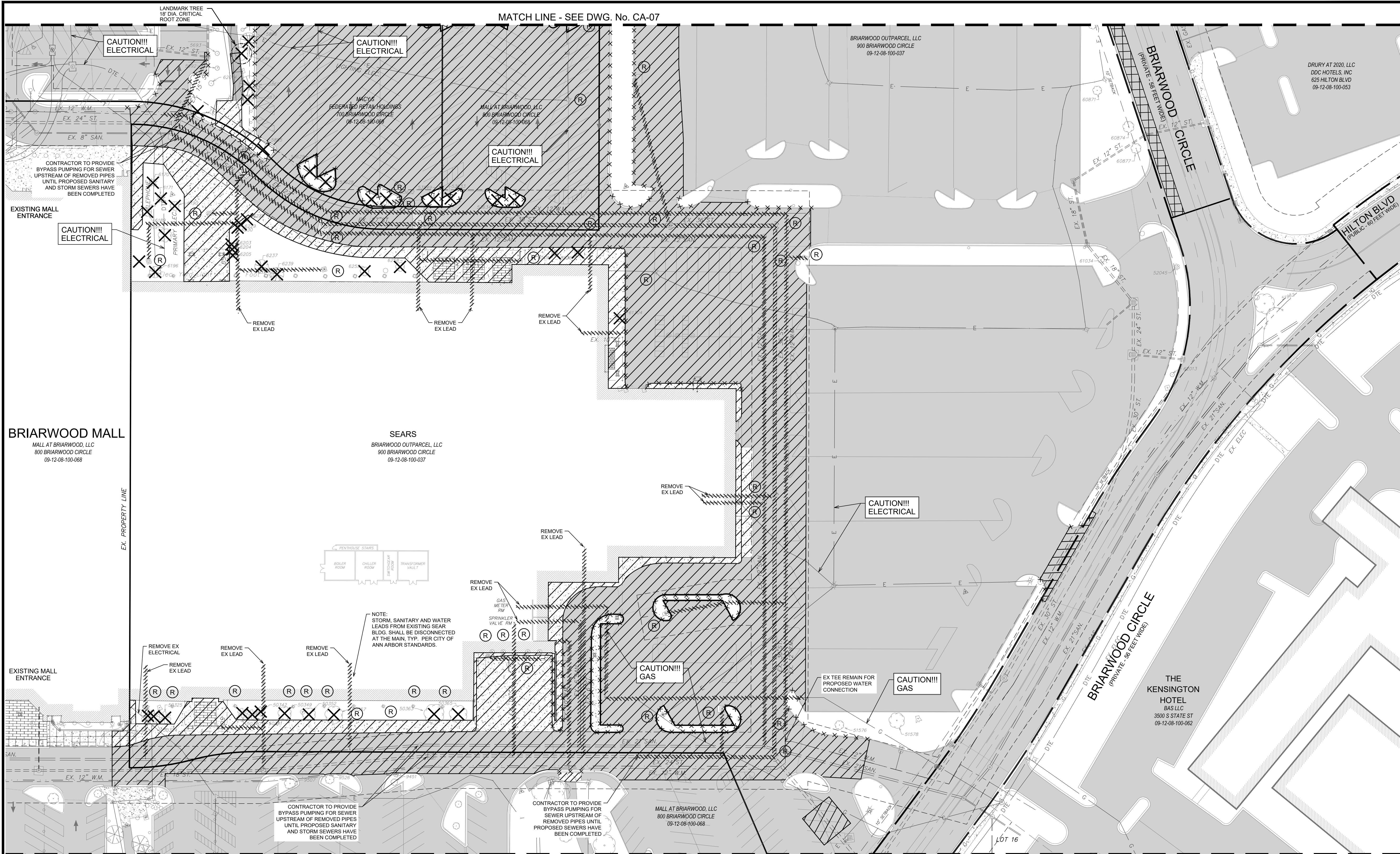
NOTE:  
ALL WORK SHALL CONFORM TO CITY OF ANN ARBOR STANDARDS AND SPECIFICATIONS

ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)



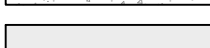
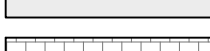

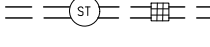
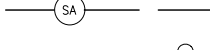
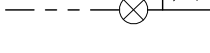
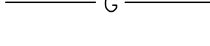


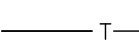
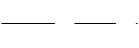
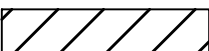
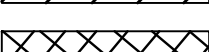
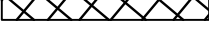
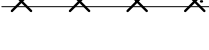
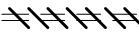

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V: 202207\20220788\C\Sheets - Dick&Retail\01.3, Pr. Demolition.dwg  
Hurrieh, David



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	EXISTING ASPHALT PAVEMENT
	EXISTING BRICK SIDEWALK
	EXISTING STORM SEWER AND STRUCTURES
	EXISTING SANITARY SEWER AND STRUCTURES
	EXISTING WATERMAIN AND STRUCTURES
	EXISTING GAS MAIN
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING OVERHEAD ELECTRICAL
	EXISTING ELECTRIC HANDHOLES
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND FIBER OPTIC
	EX PAVEMENT REMOVAL - FULL DEPTH SAWCUT
	EXISTING PAVEMENT - 3\" data-bbox="748 468 938 528"/>
	EX CURB REMOVAL - FULL DEPTH SAWCUT
	EX UNDERGROUND UTILITY REMOVAL
	EX UTILITY STRUCTURE & EX LIGHT POLE REMOVAL
	EX TREE / SHRUB REMOVAL

NOTE:  
AFTER REMOVING UTILITIES BACKFILL WITH MDOT GRANULAR CLASS II TRENCH BACKFILL COMPACTED TO 95% MAXIMUM DENSITY UTILIZING A.S.T.M. D-1557 PROCTOR

NOTE:  
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SCALE  
1" = 40'

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STATE OF MICHIGAN  
Albert P. Mickalich  
ENGINEER  
No. 6201036978

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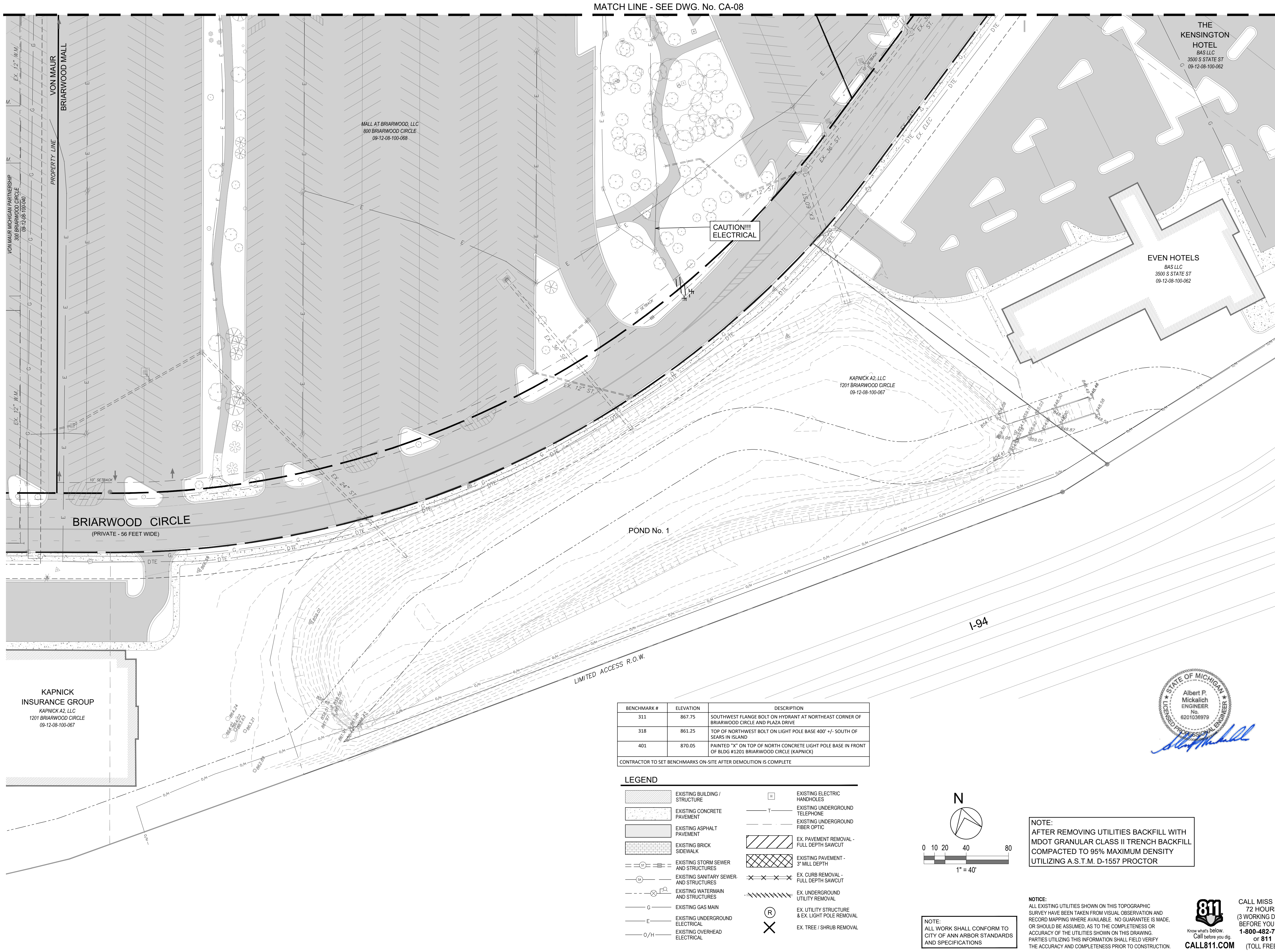
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Ann Arbor, MI 48108  
WASHTENAW COUNTY MICHIGAN  
PROPOSED DEMOLITION PLAN  
SCALE: 1" = 40'  
DRAWING No. CA-08  
HRC JOB No. 20220788  
SHEET No. OF



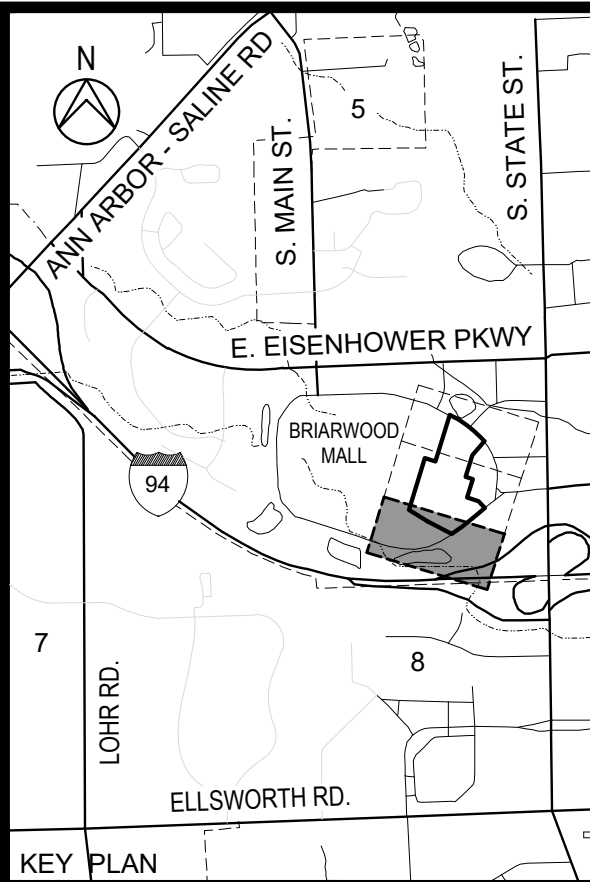
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Hurrieh, David



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**BRIARWOOD MALL**

**SEARS  
REDEVELOPMENT**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

**PROPOSED  
DEMOLITION PLAN**

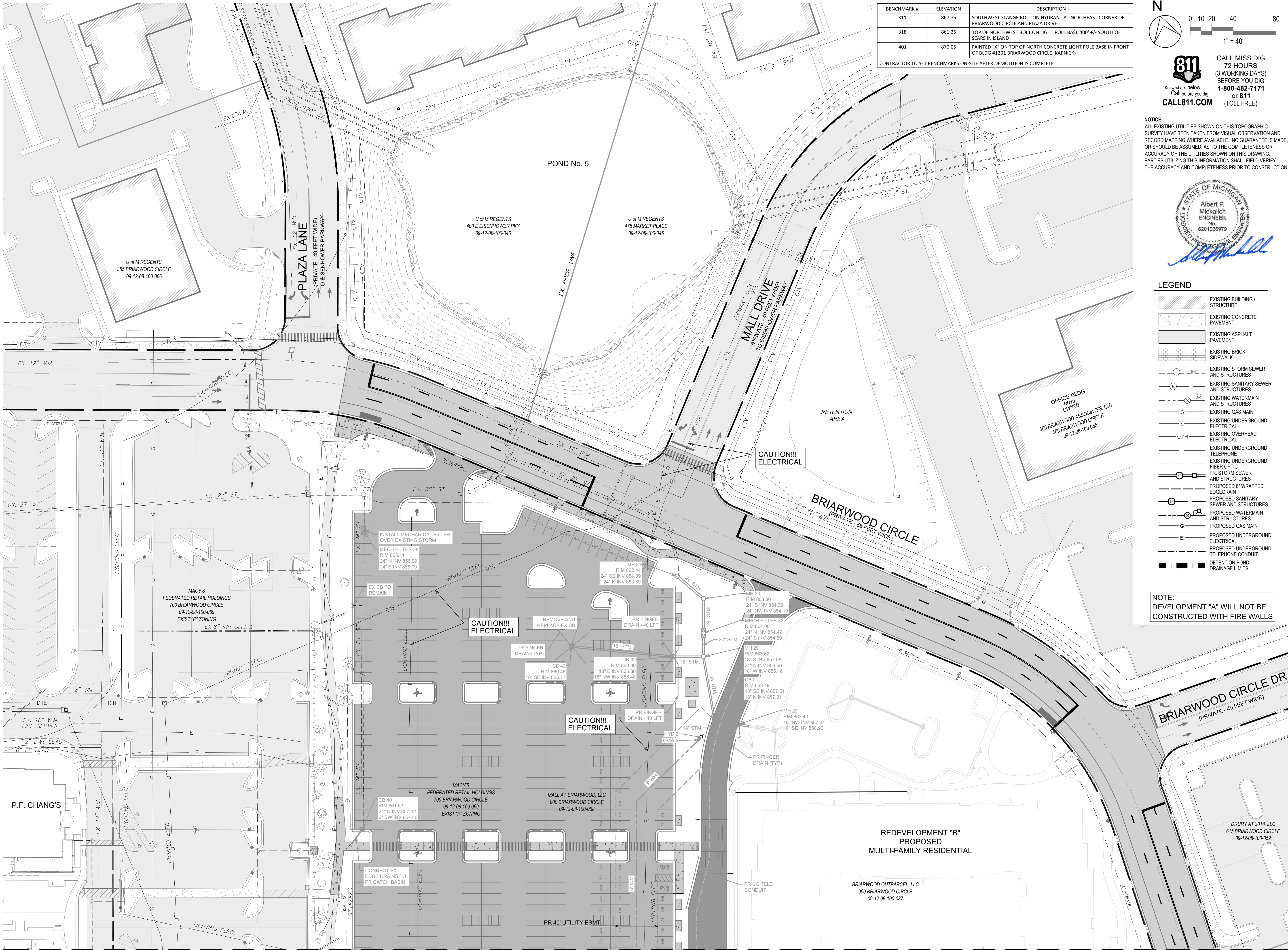
SCALE 1" = 40'	DRAWING No. <b>CA-09</b>
HRC JOB No. 20220788	SHEET No. OF

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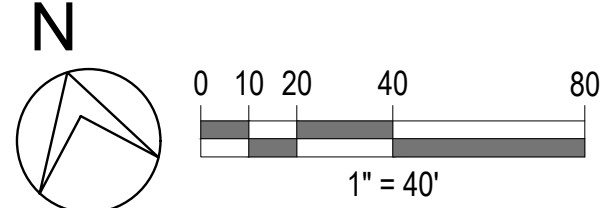
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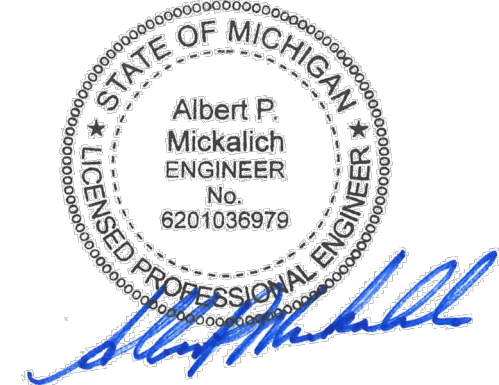
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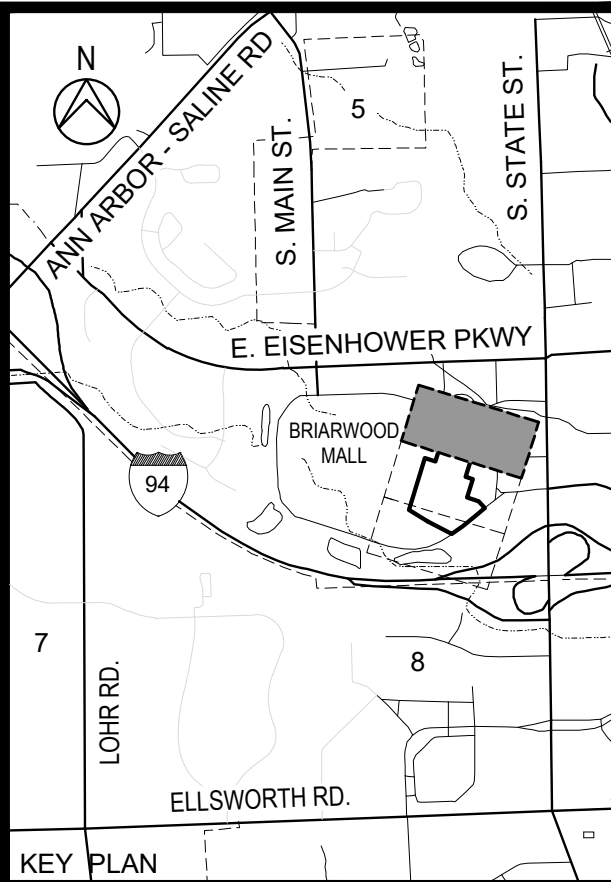
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- EXISTING WATERMAIN AND STRUCTURES
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- PR. STORM SEWER AND STRUCTURES
- PROPOSED 6" WRAPPED EDGEDRAIN
- PROPOSED SANITARY SEWER AND STRUCTURES
- PROPOSED WATERMAIN AND STRUCTURES
- PROPOSED GAS MAIN
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND TELEPHONE CONDUIT
- DETENTION POND
- DRAINAGE LIMITS

NOTE:  
DEVELOPMENT "A" WILL NOT BE CONSTRUCTED WITH FIRE WALLS

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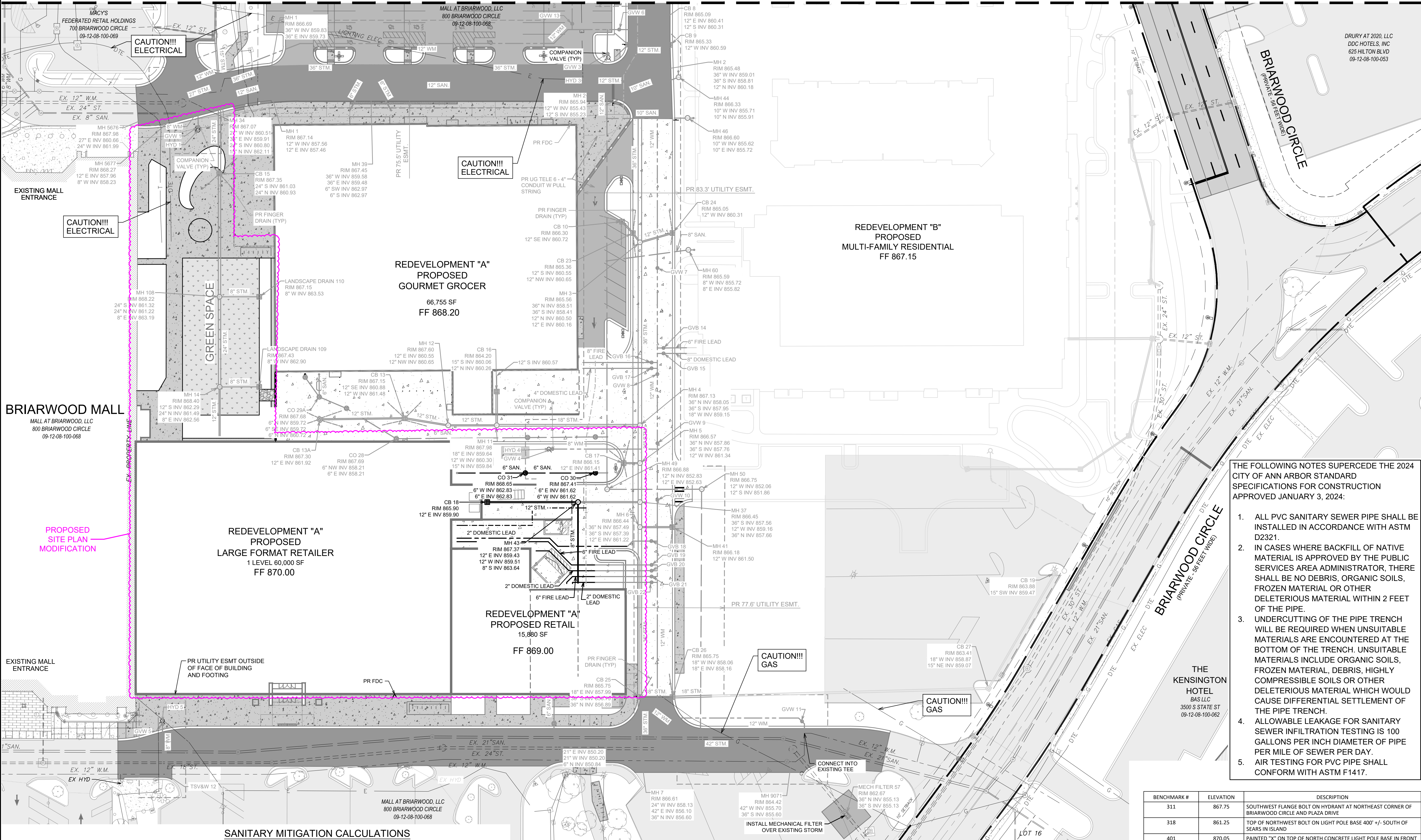
#### PROPOSED UTILITIES

SCALE 1" = 40'	DRAWING No. <b>CA-10</b>
HRC JOB No. 20220788	SHEET No. OF



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V: 202207\20220788\C\Sheets - Dicks&Retail\0130\_Pt\_Uilities.dwg  
Hurrieh, David

MATCH LINE - SEE DWG. No. CA-10



- THE FOLLOWING NOTES SUPERCEDE THE 2024 CITY OF ANN ARBOR STANDARD SPECIFICATIONS FOR CONSTRUCTION APPROVED JANUARY 3, 2024:
- ALL PVC SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
  - IN CASES WHERE BACKFILL OF NATIVE MATERIAL IS APPROVED BY THE PUBLIC SERVICES AREA ADMINISTRATOR, THERE SHALL BE NO DEBRIS, ORGANIC SOILS, FROZEN MATERIAL OR OTHER DELETERIOUS MATERIAL WITHIN 2 FEET OF THE PIPE.
  - UNDERCUTTING OF THE PIPE TRENCH WILL BE REQUIRED WHEN UNSUITABLE MATERIALS ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH. UNSUITABLE MATERIALS INCLUDE ORGANIC SOILS, FROZEN MATERIAL, DEBRIS, HIGHLY COMPRESSIBLE SOILS OR OTHER DELETERIOUS MATERIAL WHICH WOULD CAUSE DIFFERENTIAL SETTLEMENT OF THE PIPE TRENCH.
  - ALLOWABLE LEAKAGE FOR SANITARY SEWER INFILTRATION TESTING IS 100 GALLONS PER INCH DIAMETER OF PIPE PER MILE OF SEWER PER DAY.
  - AIR TESTING FOR PVC PIPE SHALL CONFORM WITH ASTM F1417.

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CONTRACTOR TO SET BENCHMARKS ON-SITE AFTER DEMOLITION IS COMPLETE

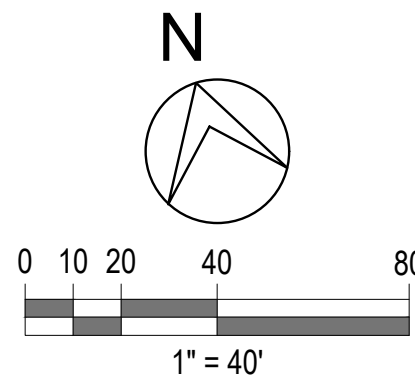
NOTE:  
DEVELOPMENT "A" WILL NOT BE CONSTRUCTED WITH FIRE WALLS

- NOTES:
- NO WATER BOOSTER PUMPS WILL BE REQUIRED FOR BUILDINGS
  - FOOTING DRAINS/SUMP PUMP WILL DRAIN DIRECTLY TO THE STORM SEWER
  - PROPOSED OUTDOOR AREA WILL NOT HAVE ANY SANITARY DISCHARGE AND WILL NOT REQUIRE A SANITARY SEWER LEAD



LEGEND

- |  |  |
|--|--|
| EXISTING BUILDING / STRUCTURE          | EXISTING ELECTRIC HANDHOLES            |
| EXISTING CONCRETE PAVEMENT             | EXISTING UNDERGROUND TELEPHONE         |
| EXISTING ASPHALT PAVEMENT              | EXISTING UNDERGROUND FIBER OPTIC       |
| EXISTING BRICK SIDEWALK                | PR. STORM SEWER AND STRUCTURES         |
| EXISTING STORM SEWER AND STRUCTURES    | PROPOSED 6" WRAPPED EDGE DRAIN         |
| EXISTING SANITARY SEWER AND STRUCTURES | PROPOSED SANITARY SEWER AND STRUCTURES |
| EXISTING WATERMAIN AND STRUCTURES      | PROPOSED WATERMAIN AND STRUCTURES      |
| EXISTING GAS MAIN                      | PROPOSED GAS MAIN                      |
| EXISTING UNDERGROUND ELECTRICAL        | PROPOSED UNDERGROUND ELECTRICAL        |
| EXISTING OVERHEAD ELECTRICAL           | PROPOSED UNDERGROUND TELEPHONE CONDUIT |
|  | DETENTION POND DRAINAGE LIMITS         |



SANITARY MITIGATION CALCULATIONS

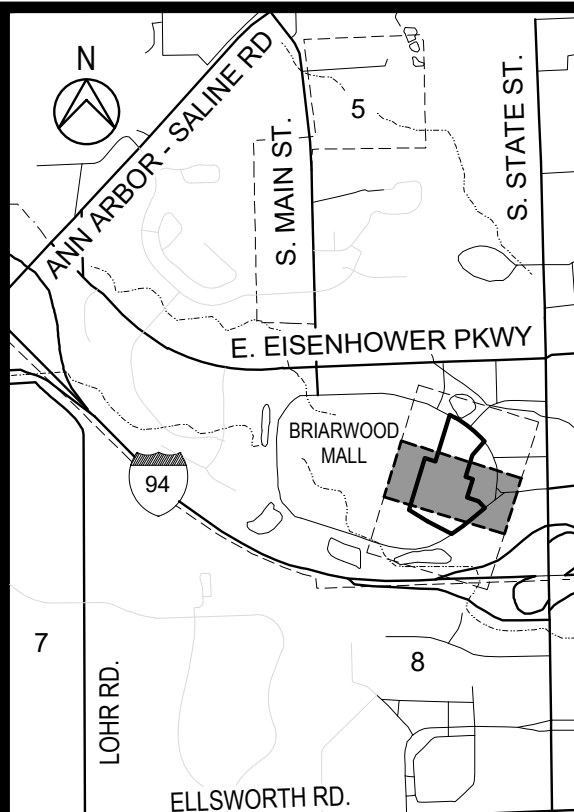
Site 1: Gourmet Grocer					
Grocery Store	45,102	SF			
Butcher	2,080	SF			
Deli	4,700	SF			
Cafe	4,200	SF			
Restaurant	7,400	SF			
Offices	4,126	SF			
Grocery Store					
	45,102	SF	x	0.05	GPD/SF = 2,256 GPD
Butcher					
	2,080	SF	x	0.15	GPD/SF = 312 GPD
Deli					
	33	Seats	x	20	GPD/Seat = 660 GPD
Cafe					
	47	Seats	x	20	GPD/Seat = 940 GPD
Restaurant					
	157	Seats	x	30	GPD/Seat = 4,710 GPD
Offices					
	4,126	SF	x	0.06	GPD/SF = 248 GPD
Gourmet Grocer Total					
					9,126 GPD
Site 2: Large Format Retailer					
	60,000	SF			
	60,000	SF	x	0.03	GPD/SF = 1,800 GPD
Large Format Retailer Total					
					1,800 GPD

Site 3: Retail					
	15,880	SF			
	15,880	SF	x	0.03	GPD/SF = 477 GPD
Large Format Retailer Total					
					477 GPD
Existing Sears (to be demolished)					
	163,485	SF			
	163,485	SF	x	0.03	GPD/SF = 4,905 GPD
Large Format Retailer Total					
					4,905 GPD
Site 1: Gourmet Grocer					
	9,126	GPD			
Site 2: Large Format Retailer					
	1,800	GPD			
Site 3: Retail					
	477	GPD			
Total GPD					
					11,403 GPD
Sears					
	4,905	GPD			
Total GPM Credited					
					4,905 GPD
NET GPD TO BE MITIGATED					
					6,498 GPD
Peak Flow					
	6,498	GPD	x	4	
	28,592	GPD	÷	1440	min/day = 20
Peaking Factor					
			x	1.1	System Recovery Factor = 28,592 GPD
GPM Peak flow to be credited					
					20 GPM
Total					
					20 GPM to be Mitigated

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03-12-2025	SITE PLAN RESUBMITTAL
07-10-2024	SITE PLAN RESUBMITTAL
04-18-2024	SITE PLAN RESUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



BRIARWOOD MALL

SEARS  
REDEVELOPMENT

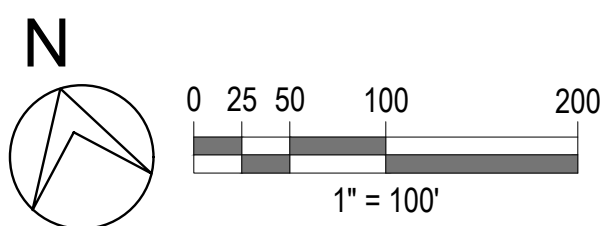
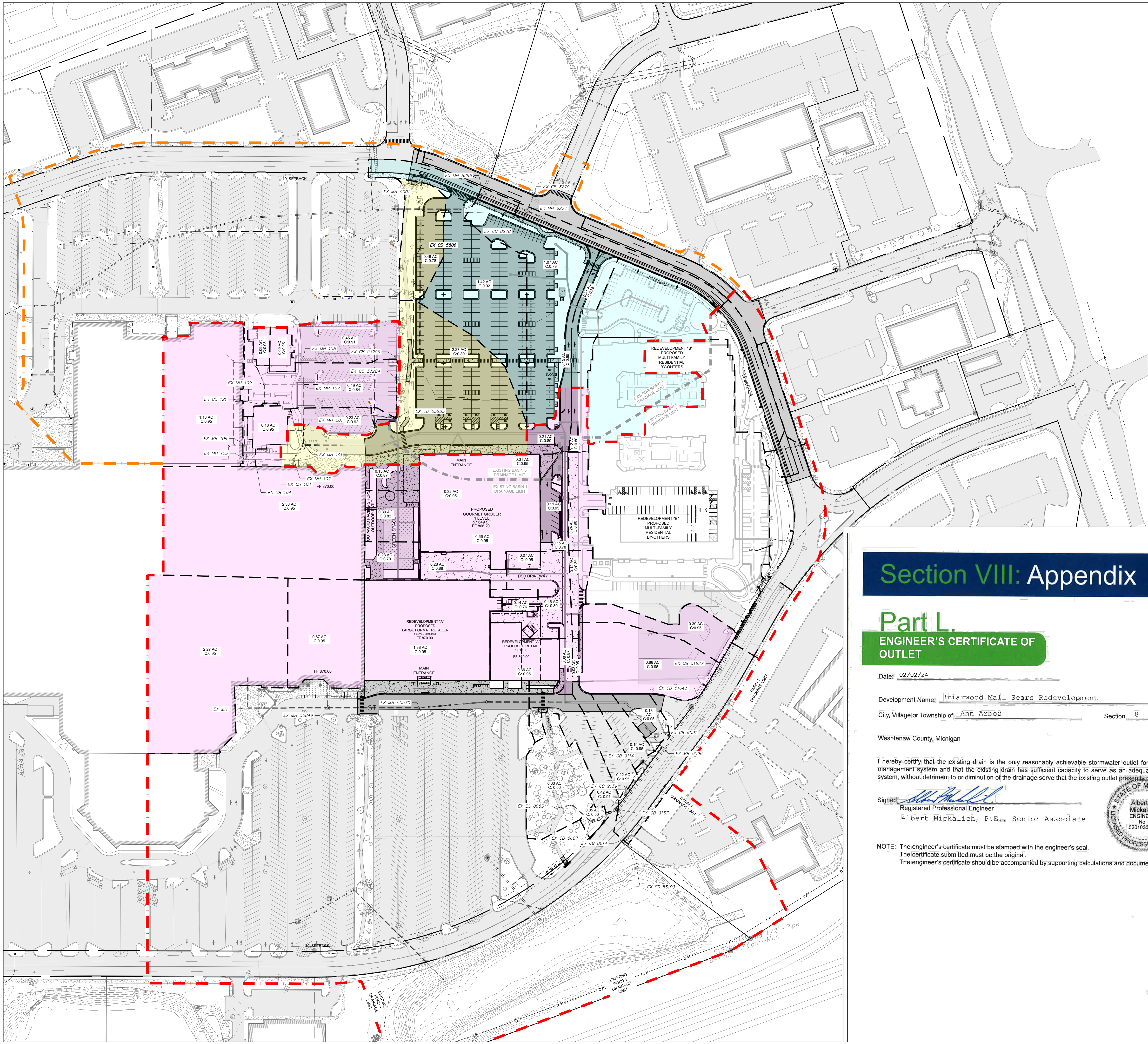
100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

PROPOSED  
UTILITIES

SCALE	DRAWING No.
1" = 40'	CA-11
HRC JOB No. 20220788	SHEET No. OF





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**LEGEND**

- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING BRICK SIDEWALK
- PROP. 2" CONC. CURB & GUTTER - DETAIL F4
- PROP. 2" CONC. CURB & GUTTER - DETAIL F4, MOD.
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT / SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT
- PROPOSED 3" MILL AND OVERLAY
- PROPOSED ASROTURF
- EXISTING GRADES
- EXISTING CONTOURS
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. DRAINAGE AREA
- DETENTION POND EXISTING DRAINAGE LIMITS
- DETENTION BASIN 1
- PROPOSED DRAINAGE LIMITS
- DETENTION POND 5
- PROPOSED DRAINAGE LIMITS
- PROPOSED MECH FILTER 38 DRAINAGE AREA
- PROPOSED MECH FILTER 33 DRAINAGE AREA
- PROPOSED MECH FILTER 57 DRAINAGE AREA

**Section VIII: Appendix**

**Part L**  
**ENGINEER'S CERTIFICATE OF OUTLET**

Date: 02/02/24

Development Name: Briarwood Mall Sears Redevelopment

City, Village or Township of: Ann Arbor Section: 8

Washtenaw County, Michigan

I hereby certify that the existing drain is the only reasonably achievable stormwater outlet for the proposed stormwater management system and that the existing drain has sufficient capacity to serve as an adequate outlet for the proposed system, without detriment to or diminution of the drainage serve that the existing outlet presently provides.

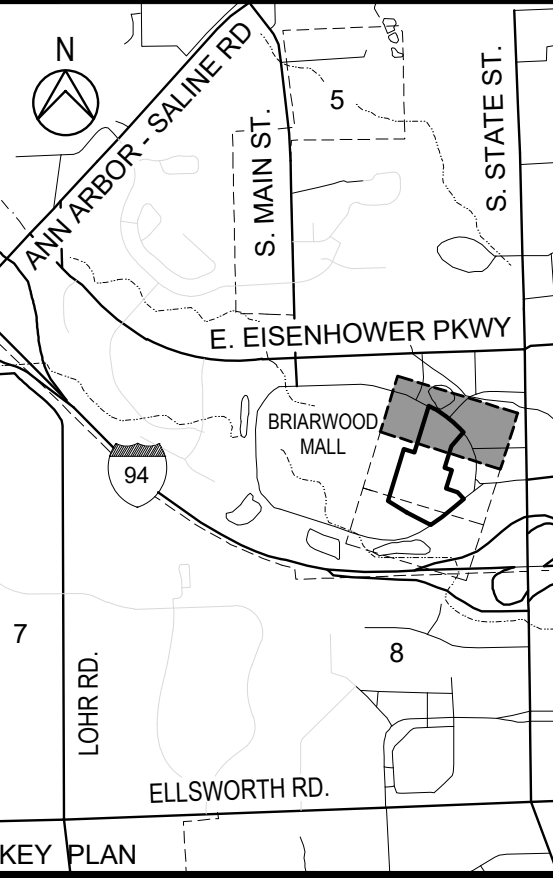
Signed:   
Registered Professional Engineer  
Albert Mickalich, P.E., Senior Associate



**NOTE:** The engineer's certificate must be stamped with the engineer's seal.  
The certificate submitted must be the original.  
The engineer's certificate should be accompanied by supporting calculations and documentation.

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**BRIARWOOD MALL**

**SEARS  
REDEVELOPMENT**

100 Briarwood Circle  
Ann Arbor, MI 48108

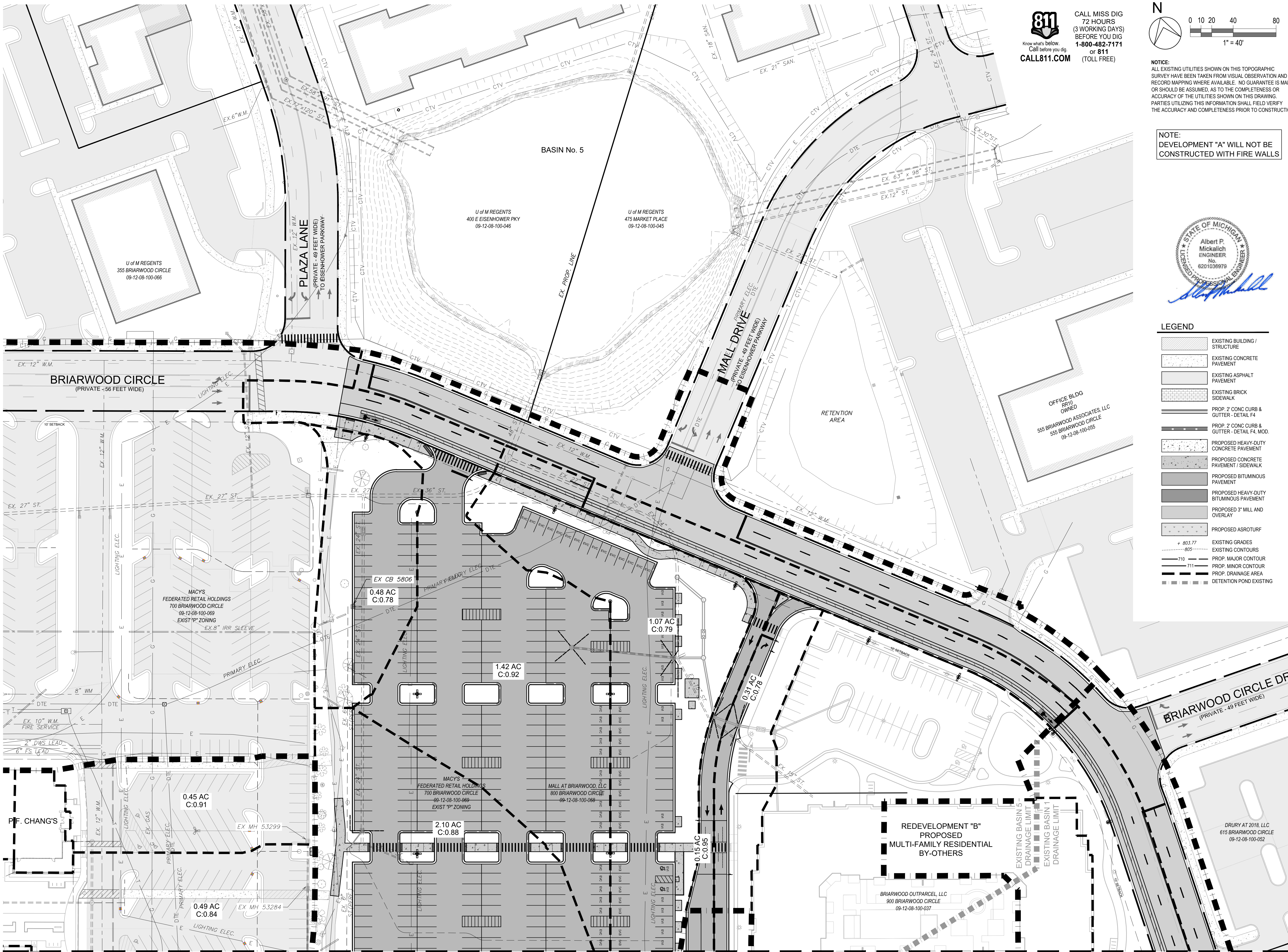
WASHTENAW COUNTY MICHIGAN

**PROPOSED OVERALL  
DRAINAGE AREA PLAN**

SCALE: 1" = 40'  
DRAWING No. CA-12  
SHEET No. OF

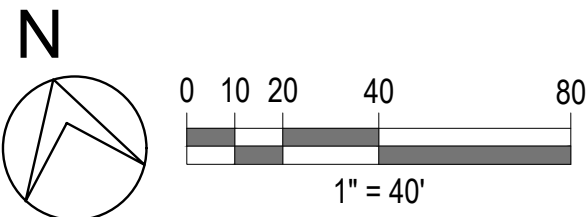


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Hurish, David



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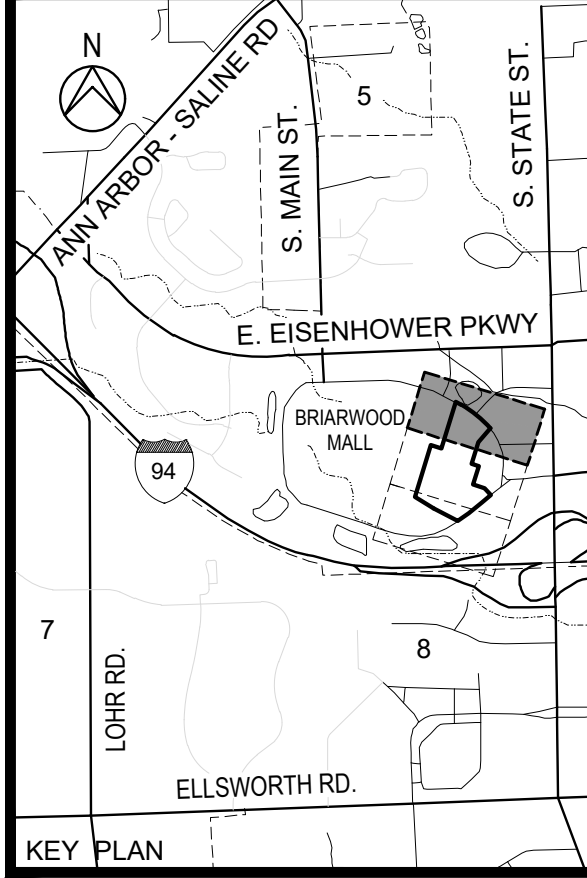


- LEGEND**
- EXISTING BUILDING / STRUCTURE
  - EXISTING CONCRETE PAVEMENT
  - EXISTING ASPHALT PAVEMENT
  - EXISTING BRICK SIDEWALK
  - PROP. 2" CONC CURB & GUTTER - DETAIL F4
  - PROP. 2" CONC CURB & GUTTER - DETAIL F4, MOD.
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  - PROP. MAJOR CONTOUR
  - PROP. MINOR CONTOUR
  - PROP. DRAINAGE AREA
  - DETENTION POND EXISTING

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DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



**BRIARWOOD MALL**

**SEARS REDEVELOPMENT**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

**PROPOSED DRAINAGE AREA PLAN**

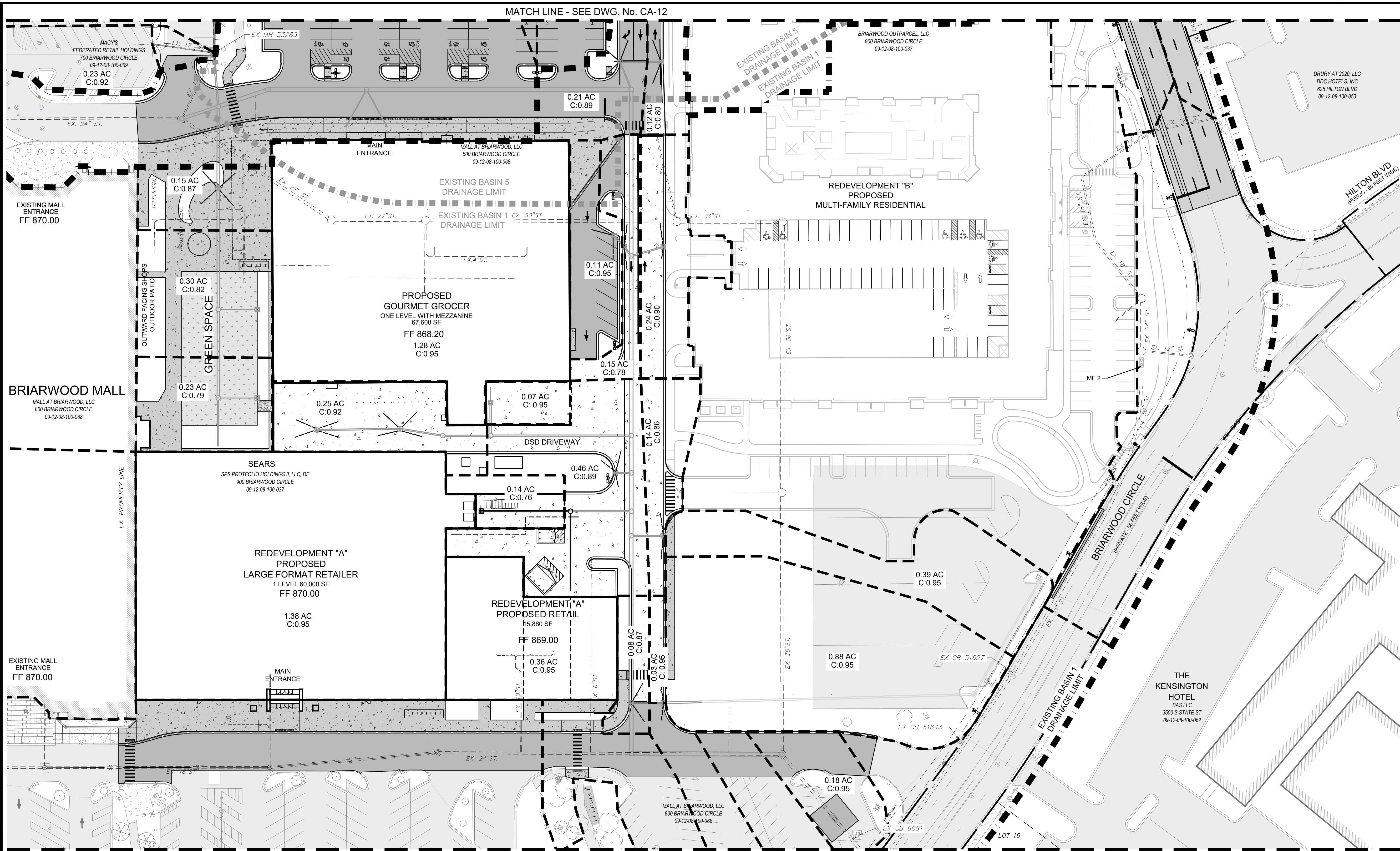
SCALE 1" = 40'	DRAWING No. <b>CA-13</b>
HRC JOB No. 20220788	SHEET No. OF

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Hurrieh, David

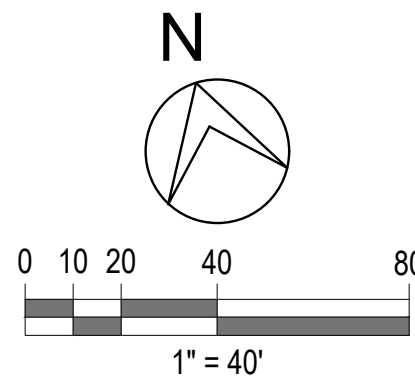
MATCH LINE - SEE DWG. No. CA-12



MATCH LINE - SEE DWG. No. CA-15

LEGEND

	EXISTING BUILDING / STRUCTURE		PROPOSED 3\"/>
	EXISTING CONCRETE PAVEMENT		PROPOSED ASPHALTURF
	EXISTING ASPHALT PAVEMENT		EXISTING GRADES
	EXISTING BRICK SIDEWALK		EXISTING CONTOURS
	PROP. 2\"/>		PROP. MAJOR CONTOUR
	PROP. 2\"/>		PROP. MINOR CONTOUR
	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT		PROPOSED DRAINAGE AREA
	PROPOSED CONCRETE PAVEMENT / SIDEWALK		EXISTING RETENTION DRAIN
	PROPOSED BITUMINOUS PAVEMENT		
	PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT		



NOTE:  
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CITY OF ANN ARBOR STANDARDS  
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NOTE:  
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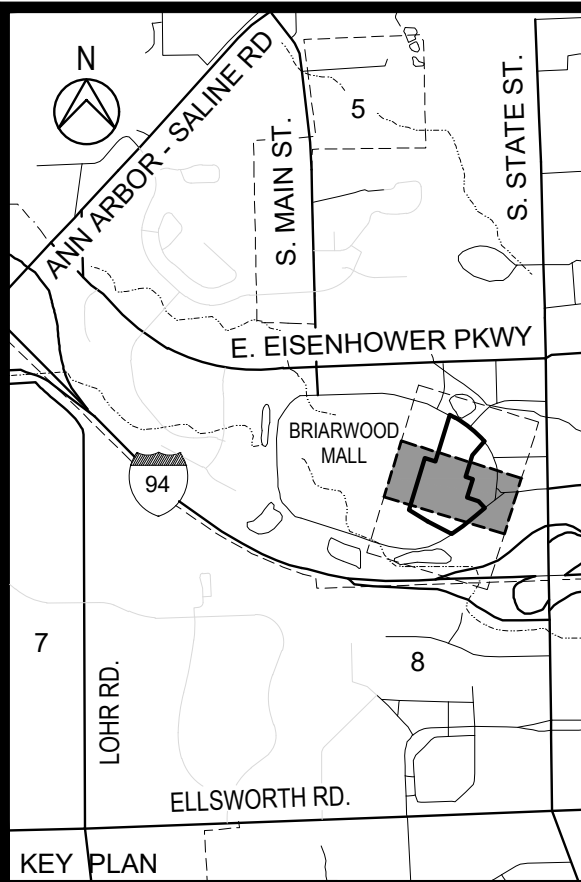
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ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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**BRIARWOOD MALL**

**SEARS  
REDEVELOPMENT**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

**PROPOSED  
DRAINAGE AREA PLAN**

SCALE 1" = 40'	DRAWING No. <b>CA-14</b>
HRC JOB No. 20220788	SHEET No. OF

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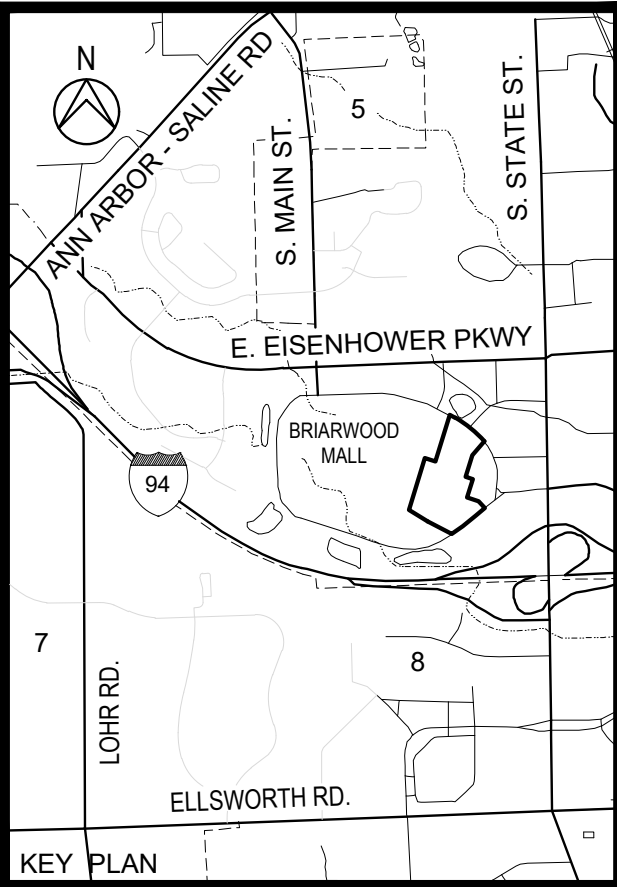
Northeast Mechanical Filter Storm Sewer Calculations																																						
							10 Year				n <sup>o</sup>	0.013				10 Year H.G.		Invert		Top of Pipe		Top of Pipe to HGL		Rim		Cover - Rim		Rim to 10 Year H.G.		100 Year		100 Year		100 Year H.G.		Rim to 100 Year H.G.		
From Structure	To Structure	Increment Area acres	C Factor	Equiv Area C*A (acres)	Total Equiv Area (acres)	Time	Intensity ~175/(T+25)	Flow (cfs)	Pipe Diameter (in)	Slope (%)	Pipe Length (ft)	Velocity Full (ft/sec)	Time of Flow (min)	Capacity of Pipe (cfs)	Capacity Check (yes/no)	Min H.G. Slope (%)	Upstream Elevation	Downstream Elevation	Upstream Elevation	Downstream Elevation	Upstream Elevation	Downstream Elevation	Upstream Elevation	Downstream Elevation	Upstream Elevation	Downstream Elevation	Upstream Elevation	Downstream Elevation	Intensity ~275/(T+25)	Flow (cfs)	Min H.G. Slope (%)	Upstream Elevation	Downstream Elevation	Elevation	Elevation			
CB 42	CB 32	1.42	0.92	1.31	1.31	15.00	4.38	5.72	18	0.30	95	3.26	0.49	5.77	ok	0.33	856.57	856.26	855.77	855.48	857.27	856.98	0.70	0.72	860.45	860.30	2.91	3.05	3.88	4.04	6.875	8.98	0.76	861.24	860.51	-0.79	-0.21	
CB 32	MH 29	1.07	0.79	0.85	2.15	15.49	4.32	9.30	18	0.80	28	5.33	0.09	9.42	ok	0.81	856.26	856.03	855.38	855.16	856.88	856.66	0.62	0.63	860.30	862.40	3.15	5.47	4.04	6.37	6.793	14.62	1.88	860.51	859.99	-0.21	2.41	
REDEVELOPMENT B	CB 22	1.51	0.81	1.22	1.22	15.00	4.38	5.35	18								859.65		858.90		860.40		0.75			863.49	863.59		2.82		3.84				860.84		2.65	
	CB 21	0.31	0.78	0.24	1.46	15.00	4.38	6.41	18	0.40	24	3.77	0.11	6.66	ok	0.41	858.36	858.26	857.61	857.51	859.11	859.01	0.75	0.75	863.49	863.59	4.11	4.31	5.13	5.33	6.875	10.07	0.94	860.84	860.61	2.65	2.98	
	CB 21	MH 29	0.15	0.95	0.14	1.61	15.11	4.36	7.01	18	0.45	56	4.00	0.23	7.07	ok	0.48	858.08	857.81	857.31	857.06	858.81	858.56	0.73	0.75	863.59	862.40	4.51	3.57	5.51	4.59	6.857	11.02	1.11	860.61	859.99	2.98	2.41
	MH 29	MECH FILTER 33			0.00	3.76	15.57	4.31	16.21	24	0.30	22	3.95	0.09	12.42	NO!	0.56	856.03	855.91	854.66	854.59	856.66	856.59	0.63	0.68	862.40	862.28	5.43	5.38	6.37	6.37	6.778	25.48	1.29	859.99	859.71	2.41	2.57
MECH FILTER 33	MH 30			0.00	3.76	15.67	4.30	16.18	24	0.30	32	3.95	0.13	12.42	NO!	0.56	855.91	855.73	854.49	854.39	856.49	856.39	0.58	0.66	862.28	862.62	5.48	5.92	6.37	6.89	6.763	25.42	1.29	859.71	859.29	2.57	3.33	
	MH 30			0.00	3.76	15.80	4.29	16.12	24	0.30	32	3.95	0.13	12.42	NO!	0.55	855.73	855.55	854.19	854.09	856.19	856.09	0.46	0.54	862.62	861.64	6.12	5.24	6.89	6.09	6.740	25.34	1.28	859.29	858.88	3.33	2.76	
	MH 31	EX MH 8277			0.00	3.76	15.93	4.28	16.07	24	0.37	104	4.39	0.39	13.80	NO!	0.55	855.55	854.98	853.89	853.51	855.89	855.51	0.34	0.53	861.64	863.46	5.44	7.64	6.09	8.48	6.718	25.25	1.27	858.88	857.56	2.76	
EX CB 8278	EX MH 8277	0.37	0.95	0.35	0.35	15.00	4.38	1.54	12	3.23	17	8.17	0.03	6.42	ok	0.21	857.60	857.56	857.61	857.06	858.61	858.06	1.01	0.50	862.86	863.46	4.02	5.17	5.26	5.90	6.875	2.42	0.48	857.64	857.56	5.22	5.90	
EX CB 8279	EX MH 8277	0.71	0.95	0.67	0.67	15.00	4.38	2.95	12	0.40	37	2.88	0.21	2.26	NO!	0.70	855.47	855.21	854.86	854.71	855.86	855.71	0.39	0.50	862.56	863.46	6.47	7.52	7.09	8.25	6.875	4.64	1.61	858.16	857.56	4.40	5.90	
EX MH 8277	EX MH 8296			0.00	4.79	16.33	4.23	20.26	27	0.51	103	5.58	0.31	22.18	ok	0.48	854.98	854.49	853.89	853.36	856.14	855.61	1.16	1.13	863.46	864.40	6.99	8.46	8.48	9.91	6.654	31.84	1.10	857.56	856.43	5.90	7.97	
EX CB 5806	EX BLIND TAP 1	0.48	0.78	0.37	0.37	15.00	4.38	1.64	12	40.80	9	29.05	0.01	22.82	ok	0.24	855.07	855.05	857.44	853.77	858.44	854.77	3.37	-0.28	862.31		3.64		7.24		6.875	2.57	0.54	858.12	858.07	4.19		
EX CB 5848	EX BLIND TAP 1	2.10	0.88	1.85	1.85	15.00	4.38	8.09	24	0.44	155	4.79	0.54	15.05	ok	0.15	855.32	855.08	854.76	854.08	856.76	856.08	1.44	1.00	861.64		4.57		6.32		6.875	12.71	0.36	858.63	858.07	3.01		
EX BLIND TAP 1	MECH FILTER 38			0.00	2.22	15.54	4.32	9.59	24	0.44	70	4.79	0.24	15.05	ok	0.21	855.05	854.90	854.08	853.77	856.08	855.77	1.03	0.87		863.18		7.10		8.28		6.784	15.08	0.49	858.07	857.73		5.45
MECH FILTER 38	EX MH 9001			0.00	2.22	15.78	4.29	9.54	24	0.44	37	4.79	0.13	15.05	ok	0.21	854.90	854.82	853.67	853.51	855.67	855.51	0.77	0.69	863.18	863.94	7.20		8.28		6.743	14.99	0.48	857.73	857.55		5.45	
EX SITE	EX MH 9001					15.00	4.38	7.96	27	1.04	52	7.96	0.11	31.67	ok	0.08	856.26	856.22	855.63	855.09	857.88	857.34	1.62	1.13	863.18	863.18	4.97	5.51	6.92	6.96	6.875	7.96	0.08	857.59	857.55	5.59	5.63	
EX MH 9001	EX MH 8296			0.00	7.01	15.91	4.28	37.94	36	2.15	150	13.87	0.18	98.06	ok	0.38	854.82	854.26	855.99	852.76	858.99	855.76	4.17	1.50	863.18	864.40	3.79	8.24	8.36	10.14	6.722	55.07	0.75	857.55	856.43	5.63	7.97	
EX MH 8296	EX ES POND 5			0.00	7.01	16.64	4.20	37.42	48	1.46	82	13.85	0.10	174.03	ok	0.09	852.83	852.76	851.96	850.76	855.96	854.76	3.13	2.00	864.40		7.96		11.57		6.605	54.25	0.18	856.43	856.28	7.97		
						16.74																																

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## BRIARWOOD MALL

# SEARS REDEVELOPMENT

100 Briarwood Circle  
Ann Arbor, Mi 48108

WASHTENAW COUNTY

MICHIGAN

## PROPOSED STORM SEWER CALCULATIONS

SCALE

$$1'' = 40'$$

DRAWING No.

CA-17

OF



Ex Detention Basin #1						
W1 Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients						
Total Contributing Area =				15.32	acres	
Rational Method Variables	Cover Type	Soil Type	Area (sf)	Area (acres)	Runoff Coeff	(C)(Area)
	Paved parking lots, roofs, driveways, etc.	D	623,806	14.32	0.95	592,616
	Developed open space, good condition	D	43,675	1.00	0.50	21,838
NFCS Variables	Pervious Cover Type	Soil Type	Area (sf)	Area (acres)	Curve Number	(CN)(Area)
	Developed open space, good condition	D	43,675	1.00	80	3,494,000
NFCS Variables	Impervious Cover Type	Soil Type	Area (sf)	Area (acres)	Curve Number	(CN)(Area)
	Paved parking lots, roofs, driveways, etc.	D	623,806	14.32	98	61,132,988
	Water surfaces, ponds	D	0	0.00	98	0
W2 First Flush Runoff Calculations (Vff)						
A. Vff = (1")*(1"/12")*(43,560 ft2/1 ac)AC =						
				Vff =	51,204	cft
W3 Pre-development Bankfull Runoff Calculations (Vbf-pre)						
A. 2 year/24 hour storm event						
				P =	2.35	in
B. Pre-development land cover (good cover woods)						
				CN =	77	
C. S = 1000/CN - 10						
				S =	2.99	in
D. Q = (P-0.2S)/2/(P+0.85)						
				Q =	0.65	in
E. Total site area (sf) excluding "self-crediting" BMPs						
				Area =	667,481	sf
F. Vbf-pre = Q(1/12)/Area						
				Vbf-pre =	36,048	cft
W4 Pervious Cover Post-development Bankfull Runoff Calculations (Vbf-per-post)						
A. 2 year/24 hour storm event						
				P =	2.35	in
B. Pervious cover CN from W1						
				CN =	80	
C. S = 1000/CN - 10						
				S =	2.50	in
D. Q = (P-0.2S)/2/(P+0.85)						
				Q =	0.79	in
E. Pervious cover area from W1						
				Area =	43,675	cft
F. Vbf-per-post = Q(1/12)/Area						
				Vbf-per-post =	2,864	cft
W5 Impervious Cover Post-development Bankfull Runoff Calculations (Vbf-imp-post)						
A. 2 year/24 hour storm event						
				P =	2.35	in
B. Impervious cover CN from W1						
				CN =	98	
C. S = 1000/CN - 10						
				S =	0.20	in
D. Q = (P-0.2S)/2/(P+0.85)						
				Q =	2.12	in
E. Impervious cover area from W1						
				Area =	623,806	sf
F. Vbf-imp-post = Q(1/12)/Area						
				Vbf-imp-post =	110,293	cft
W6 Pervious Cover Post-development 100-year Storm Runoff Calculations (V100-per-post)						
A. 100-year storm event						
				P =	5.11	in
B. Pervious cover from W1						
				CN =	80	
C. S = 1000/CN - 10						
				S =	2.50	in
D. Q = (P-0.2S)/2/(P+0.85)						
				Q =	2.99	in
E. Pervious cover area from W1						
				Area =	43,675	cft
F. V100-per-post = Q(1/12)/Area						
				V100-per-post =	10,879	cft
W7 Impervious Cover Post-development 100-year Storm Runoff Calculations (V100-imp-post)						
A. 100-year storm event						
				P =	5.11	in
B. Impervious cover from W1						
				CN =	98	
C. S = 1000/CN - 10						
				S =	0.20	in
D. Q = (P-0.2S)/2/(P+0.85)						
				Q =	4.87	in

E.	Impervious cover area from W1			Area =	623,806	cft	
F.	V100-imp-post = Q/(1/12)/Area			V100-imp-post =	253,317	cft	
W8	Determine Time of Concentration for Applicable Flow Types (Tc-hrs)						
Flow Type	K	Elev. Difference	Length (L)	Slope % (S)	S0.5	V=K*S0.5	Tc=L/(V^3600)
1-A, Sheet Flow	0.48	5.39	247	2.18	1.48	0.71	0.10
**1-B to 1-L, Pipe Flow							0.26
**See Sheet C-26, Overall Detention District Plan, for Pipe Flow Calculation							
Total Time of Concentration (Tc-hrs) =						0.36	
W9	Runoff Summary and Onsite Infiltration Requirement						
A.	Runoff Summary from Previous Worksheets						
	First Flush Volume (Vff)			Vff =	51,204	cft	
	Pre-Development Bankfull Runoff Volume (Vbf-pre)			Vbf-pre =	36,048	cft	
	Pervious Cover Post-Development Bankfull Volume (Vbf-per-post)			Vbf-per-post =	2,864	cft	
	Impervious Cover Post-Development Bankfull Volume (Vbf-imp-post)			Vbf-imp-post =	110,293	cft	
	Total Bankfull Volume (Vbf-post)			Vbf-post =	113,156	cft	
	Pervious Cover Post-Development 100-Year Volume (V100-per-post)			V100-per-post =	10,879	cft	
	Impervious Cover Post-Development 100-Year Volume (V100-imp-post)			V100-imp-post =	253,317	cft	
	Total 100-Year Volume (V100)			V100 =	264,196	cft	
B.	Determine Onsite Infiltration Requirement						
	Total Post-Development Bankfull Volume (Vbf-post)			Vbf-post =	113,156	cft	
	Pre-Development Bankfull Runoff Volume (Vbf-pre)			Vbf-pre =	36,048	cft	
	Bankfull Volume Difference			Vbf-difference	77,108	cft	
	First Flush Volume (Vff)			Vff =	51,204	cft	
	Onsite Infiltration Requirement (Vinf)			Vinf =	77,108	cft	
W10	Detention/Retention Requirement						
A.	Peak of the Unit Hydrograph (Qp)	Qp=238.6Tc-0.82		Qp =	555.55	cfs/in-mi2	
B.	Total Contributing Area			Area =	15.32	acres	
C.	Q100 = Q100-per + Q100-imp			Q100 =	7.86	in	
D.	Peak Flow (PF) = (Qp*Q100^A)/640			PF =	104.57	cfs	
E.	Delta = PF - 0.15*A			Delta =	102.28	cfs	
F.	Vdet = (Delta / PF)^V100			Vdet =	258,389	cft	
W11	Determine Applicable BMPs and Associated Volume Credits						
	No applicable BMPs and/or associated volume credits						
W12	Natural Features Inventory						
	See sheet C-10, Natural Features Plan, for natural resources map and impact summary						

BASIN 1 EXISTING CONDITIONS DETENTION VOLUME: 258,389 CF

NOTE:  
ALL WORK SHALL CONFORM TO  
CITY OF ANN ARBOR STANDARDS  
AND SPECIFICATIONS

NOTICE:  
ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC  
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RECORD MAPPING WHERE AVAILABLE. NO GUARANTEE IS MADE,  
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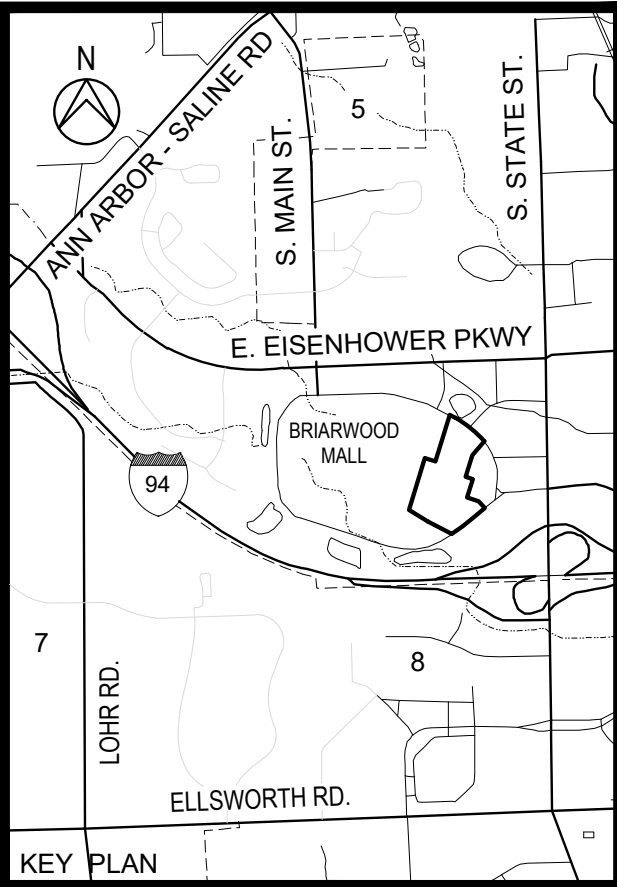
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04-16-2025	SITE PLAN RESUBMITTAL
03-12-2025	SITE PLAN RESUBMITTAL
07-10-2024	SITE PLAN RESUBMITTAL
04-18-2024	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



**BRIARWOOD MALL**  
  
**SEARS  
REDEVELOPMENT**  
  
100 Briarwood Circle  
Ann Arbor, Mi 48108  
  
WASHTENAW COUNTY MICHIGAN

PROPOSED STORM WATER  
DETENTION CALCULATIONS  
EX BASIN 1

SCALE 1" = 40'	DRAWING No. <b>CA-18</b>
HRC JOB No. 20220788	SHEET No. OF



Pr Detention Basin #1						
W1	Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients					
			Total Contributing Area =	15.40	acres	
Rational Method Variables	Cover Type	Soil Type	Area (sft)	Area (acres)	Runoff Coeff	(C)/Area
	Paved parking lots, roofs, driveways, etc.	D	593,423	13.62	0.95	563,752
	Developed open space, good condition	D	77,551	1.78	0.50	38,776
				Total - (C)/Area =		602,527
				Area Total (sft) =		670,974
				Weighted C =	0.90	
NRCS Variables	Pervious Cover Type	Soil Type	Area (sft)	Area (acres)	Curve Number	(CN)/Area
	Developed open space, good condition	D	77,551	1.78	80	6,204,080
				Total - (CN)/Area =		6,204,080
				Area Total (sft) =		77,551
				Weighted CN =	80	
	Impervious Cover Type	Soil Type	Area (sft)	Area (acres)	Curve Number	(CN)/Area
	Paved parking lots, roofs, driveways, etc.	D	593,423	13.62	98	58,155,454
	Water surfaces, ponds	D	0	0.00	98	0
				Total - (CN)/Area =		58,155,454
				Area Total (sft) =		593,423
				Weighted CN =	98	
W2	First Flush Runoff Calculations (Vff)					
A.	Vff = ((1")*(1/12"))/(43,560 ft <sup>2</sup> /1 ac)/AC =			Vff =	50,211	cft
W3	Pre-development Bankfull Runoff Calculations (Vbf-pre)					
A.	2 year/24 hour storm event			P =	2.35	in
B.	Pre-development land cover (good cover woods)			CN =	77	
C.	S = 1000/CN - 10			S =	2.99	in
D.	Q = (P-0.2S)/2/(P+0.8S)			Q =	0.65	in
E.	Total site area (sf) excluding "self-crediting" BMPs			Area =	670,974	sf
F.	Vbf-pre = Q(1/12)/Area			Vbf-pre =	36,236	cft
W4	Pervious Cover Post-development Bankfull Runoff Calculations (Vbf-per-post)					
A.	2 year/24 hour storm event			P =	2.35	in
B.	Pervious cover CN from W1			CN =	80	
C.	S = 1000/CN - 10			S =	2.50	in
D.	Q = (P-0.2S)/2/(P+0.8S)			Q =	0.79	in
E.	Pervious cover area from W1			Area =	77,551	cft
F.	Vbf-per-post = Q(1/12)/Area			Vbf-per-post =	5,085	cft
W5	Impervious Cover Post-development Bankfull Runoff Calculations (Vbf-imp-post)					
A.	2 year/24 hour storm event			P =	2.35	in
B.	Impervious cover CN from W1			CN =	98	
C.	S = 1000/CN - 10			S =	0.20	in
D.	Q = (P-0.2S)/2/(P+0.8S)			Q =	2.12	in
E.	Impervious cover area from W1			Area =	593,423	sf
F.	Vbf-imp-post = Q(1/12)/Area			Vbf-imp-post =	104,921	cft
W6	Pervious Cover Post-development 100-year Storm Runoff Calculations (V100-per-post)					
A.	100-year storm event			P =	5.11	in
B.	Pervious cover from W1			CN =	80	
C.	S = 1000/CN - 10			S =	2.50	in
D.	Q = (P-0.2S)/2/(P+0.8S)			Q =	2.99	in
E.	Pervious cover area from W1			Area =	77,551	cft
F.	V100-per-post = Q(1/12)/Area			V100-per-post =	19,317	cft
W7	Impervious Cover Post-development 100-year Storm Runoff Calculations (V100-imp-post)					
A.	100-year storm event			P =	5.11	in
B.	Impervious cover from W1			CN =	98	
C.	S = 1000/CN - 10			S =	0.20	in
D.	Q = (P-0.2S)/2/(P+0.8S)			Q =	4.87	in
E.	Impervious cover area from W1			Area =	593,423	cft

F.	V100-imp-post = Q(1/12)/Area			V100-imp-post =	240,979	cft	
W8	Determine Time of Concentration for Applicable Flow Types (Tc-hrs)						
Flow Type	K	Elev. Difference	Length (L)	Slope % (S)	S0.5	V=K*S0.5	Tc=L/(V*3600)
1-A, Sheet Flow	0.48	5.39	247	2.18	1.48	0.71	0.10
**1-B to 1-L , Pipe Flow							0.26
**See Sheet C-26, Overall Detention District Plan, for Pipe Flow Calculation							
Total Time of Concentration (Tc-hrs) =							0.36
W9	Runoff Summary and Onsite Infiltration Requirement						
A.	Runoff Summary from Previous Worksheets						
	First Flush Volume (Vff)			Vff =	50,211	cft	
	Pre-Development Bankfull Runoff Volume (Vbf-pre)			Vbf-pre =	36,236	cft	
	Pervious Cover Post-Development Bankfull Volume (Vbf-per-post)			Vbf-per-post =	5,085	cft	
	Impervious Cover Post-Development Bankfull Volume (Vbf-imp-post)			Vbf-imp-post =	104,921	cft	
	Total Bankfull Volume (Vbf-post)			Vbf-post =	110,005	cft	
	Pervious Cover Post-Development 100-Year Volume (V100-per-post)			V100-per-post =	19,317	cft	
	Impervious Cover Post-Development 100-Year Volume (V100-imp-post)			V100-imp-post =	240,979	cft	
	Total 100-Year Volume (V100)			V100 =	260,296	cft	
B.	Determine Onsite Infiltration Requirement						
	Total Post-Development Bankfull Volume (Vbf-post)			Vbf-post =	110,005	cft	
	Pre-Development Bankfull Runoff Volume (Vbf-pre)			Vbf-pre =	36,236	cft	
	Bankfull Volume Difference			Vbf-difference	73,769	cft	
	First Flush Volume (Vff)			Vff =	50,211	cft	
	Onsite Infiltration Requirement (Vinf)			Vinf =	73,769	cft	
W10	Detention/Retention Requirement						
A.	Peak of the Unit Hydrograph (Qp)	Qp=238.6Tc-0.82		Qp =	555.55	cfs/in-mi <sup>2</sup>	
B.	Total Contributing Area			Area =	15.40	acres	
C.	Q100 = Q100-per + Q100-imp			Q100 =	7.86	in	
D.	Peak Flow (PF) = (Qp*Q100^A)/640			PF =	105.12	cfs	
E.	Delta = PF - 0.15*A			Delta =	102.81	cfs	
F.	Vdet = (Delta / PF)*V100			Vdet =	254,575	cft	
W11	Determine Applicable BMPs and Associated Volume Credits						
	No applicable BMPs and/or associated volume credits						
W12	Natural Features Inventory						
	See sheet C-10, Natural Features Plan, for natural resources map and impact summary						

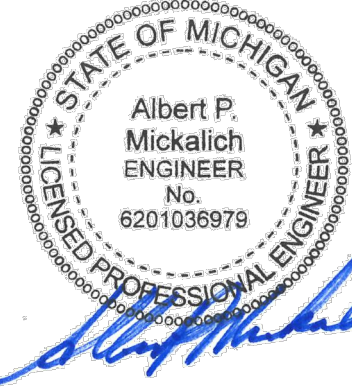
BASIN 1 PROPOSED CONDITIONS DETENTION VOLUME: 254,575 CF

Pond 1		
EX CONSTRUCTION AREA DEV A & B DETENTION VOLUME	258,389	CF
PR CONSTRUCTION AREA DEV A & B DETENTION VOLUME	254,575	CF
ADDITIONAL VOLUME REQUIRED PR VOLUME - EX VOLUME	-3,814	CF

3,814 CF OF EXCESS VOLUME NOW PROVIDED  
WASHTENAW COUNTY WATER RESOURCE COMMISSIONER WILL MODIFY BASIN TO INCREASE STORAGE CAPACITY OF EXISTING BASIN 1

NOTE:  
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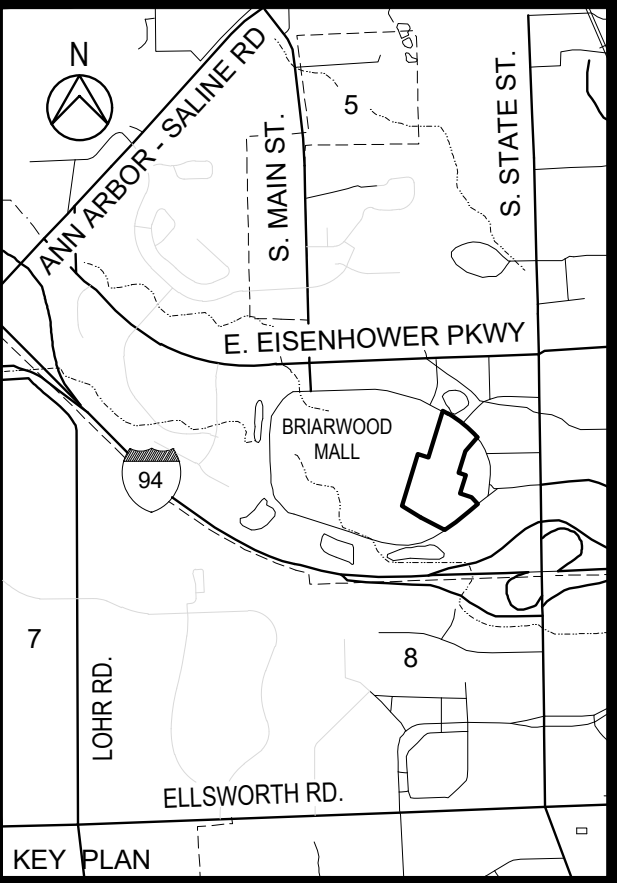
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03-12-2025	SITE PLAN RESUBMITTAL
07-10-2024	SITE PLAN RESUBMITTAL
04-18-2024	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



**BRIARWOOD MALL**

**SEARS REDEVELOPMENT**

100 Briarwood Circle  
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

PROPOSED STORM WATER DETENTION CALCULATIONS PR BASIN 1

SCALE 1" = 40'	DRAWING No. <b>CA-18A</b>
HRC JOB No. 20220788	SHEET No. OF



Ex Detention Basin #5						
W1 Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients						
Total Contributing Area =			4.64	acres		
Rational Method Variables	Cover Type	Soil Type	Area (sf)	Area (acres)	Runoff Coeff	(Cj)/Area
	Paved parking lots, roofs, driveways, etc.	D	160,117	3.68	0.95	152,111
	Developed open space, good condition	D	41,918	0.96	0.50	20,959
NFCS Variables	Pervious Cover Type	Soil Type	Area (sf)	Area (acres)	Curve Number	(CNj)/Area
	Developed open space, good condition	D	41,918	0.96	80	3,353,440
NFCS Variables	Impervious Cover Type	Soil Type	Area (sf)	Area (acres)	Curve Number	(CNj)/Area
	Paved parking lots, roofs, driveways, etc.	D	160,117	3.68	98	15,691,466
	Water surfaces, ponds	D	0	0.00	98	0
W2 First Flush Runoff Calculations (Vff)						
A. $Vff = (1") \times (1"/12") \times (43,560 \text{ ft}^2/1 \text{ ac}) \times AC =$						
					Vff =	14,423 cft
W3 Pre-development Bankfull Runoff Calculations (Vbf-pre)						
A. 2 year/24 hour storm event						
B. Pre-development land cover (good cover woods)						
C. $S = 1000/CN - 10$						
D. $Q = (P-0.2S)/2 \times (P+0.8S)$						
E. Total site area (sf) excluding "self-crediting" BMPs						
F. $Vbf\text{-}pre = Q(1/12)/Area$						
W4 Pervious Cover Post-development Bankfull Runoff Calculations (Vbf-per-post)						
A. 2 year/24 hour storm event						
B. Pervious cover CN from W1						
C. $S = 1000/CN - 10$						
D. $Q = (P-0.2S)/2 \times (P+0.8S)$						
E. Pervious cover area from W1						
F. $Vbf\text{-}per\text{-}post = Q(1/12)/Area$						
W5 Impervious Cover Post-development Bankfull Runoff Calculations (Vbf-imp-post)						
A. 2 year/24 hour storm event						
B. Impervious cover CN from W1						
C. $S = 1000/CN - 10$						
D. $Q = (P-0.2S)/2 \times (P+0.8S)$						
E. Impervious cover area from W1						
F. $Vbf\text{-}imp\text{-}post = Q(1/12)/Area$						
W6 Pervious Cover Post-development 100-year Storm Runoff Calculations (V100-per-post)						
A. 100-year storm event						
B. Pervious cover from W1						
C. $S = 1000/CN - 10$						
D. $Q = (P-0.2S)/2 \times (P+0.8S)$						
E. Pervious cover area from W1						
F. $V100\text{-}per\text{-}post = Q(1/12)/Area$						
W7 Impervious Cover Post-development 100-year Storm Runoff Calculations (V100-imp-post)						
A. 100-year storm event						
B. Impervious cover from W1						
C. $S = 1000/CN - 10$						
D. $Q = (P-0.2S)/2 \times (P+0.8S)$						
E. Impervious cover area from W1						

F.	V100-imp-post = Q(1/12)/Area				V100-imp-post =	65,021	cft	
W8	Determine Time of Concentration for Applicable Flow Types (Tc-hrs)							
Flow Type	K	Elev. Difference	Length (L)	Slope % (S)	S0.5	V=K*S0.5	Tc=L/(V^3600)	
1-A, Sheet Flow	0.48	3.6	220	1.64	1.28	0.61	0.10	
**1-B to 1-L, Pipe Flow							0.18	
**See Sheet C-26, Overall Detention District Plan, for Pipe Flow Calculation								
Total Time of Concentration (Tc-hrs) =							0.28	
W9	Runoff Summary and Onsite Infiltration Requirement							
A.	Runoff Summary from Previous Worksheets							
	First Flush Volume (Vff)			Vff =	14,423	cft		
	Pre-Development Bankfull Runoff Volume (Vbf-pre)			Vbf-pre =	10,911	cft		
	Pervious Cover Post-Development Bankfull Volume (Vbf-per-post)			Vbf-per-post =	2,748	cft		
	Impervious Cover Post-Development Bankfull Volume (Vbf-imp-post)			Vbf-imp-post =	28,310	cft		
	Total Bankfull Volume (Vbf-post)			Vbf-post =	31,058	cft		
	Pervious Cover Post-Development 100-Year Volume (V100-per-post)			V100-per-post =	10,441	cft		
	Impervious Cover Post-Development 100-Year Volume (V100-imp-post)			V100-imp-post =	65,021	cft		
	Total 100-Year Volume (V100)			V100 =	75,462	cft		
B.	Determine Onsite Infiltration Requirement							
	Total Post-Development Bankfull Volume (Vbf-post)			Vbf-post =	31,058	cft		
	Pre-Development Bankfull Runoff Volume (Vbf-pre)			Vbf-pre =	10,911	cft		
	Bankfull Volume Difference			Vbf-difference	20,147	cft		
	First Flush Volume (Vff)			Vff =	14,423	cft		
	Onsite Infiltration Requirement (Vinf)			Vinf =	20,147	cft		
W10	Detention/Retention Requirement							
A.	Peak of the Unit Hydrograph (Qp)	Qp=238.6Tc-0.82		Qp =	678.58	cfs/in-mi2		
B.	Total Contributing Area			Area =	4.64	acres		
C.	Q100 = Q100-per + Q100-imp			Q100 =	7.86	in		
D.	Peak Flow (PF) = (Qp*Q100^A)/640			PF =	38.66	cfs		
E.	Delta = PF - 0.15^A			Delta =	37.97	cfs		
F.	Vdet = (Delta / PF)*V100			Vdet =	74,104	cft		
W11	Determine Applicable BMPs and Associated Volume Credits							
	No applicable BMPs and/or associated volume credits							
W12	Natural Features Inventory							
	See sheet C-10, Natural Features Plan, for natural resources map and impact summary							

BASIN 5 EXISTING CONDITIONS DETENTION VOLUME: 74,104 CF

NOTE:  
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AND SPECIFICATIONS

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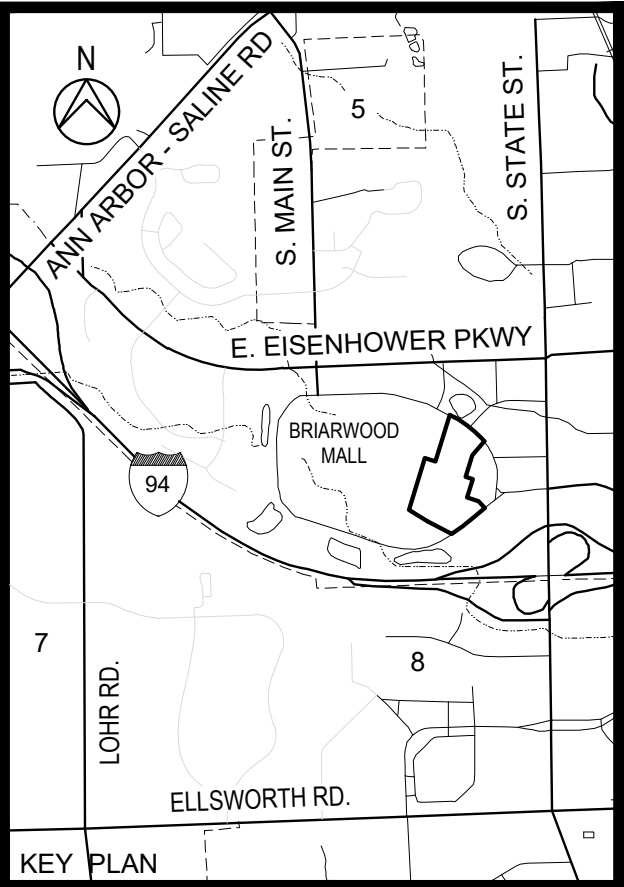
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DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



**BRIARWOOD MALL**  
**SEARS**  
**REDEVELOPMENT**  
100 Briarwood Circle  
Ann Arbor, Mi 48108  
WASHTENAW COUNTY MICHIGAN

PROPOSED STORM WATER  
DETENTION CALCULATIONS  
EX BASIN 5

SCALE  
1" = 40'

DRAWING No.  
**CA-18B**

HRC JOB No.  
20220788

SHEET No.  
OF



Pr Detention Basin #5						
W1 Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients						
Rational Method Variables	Total Contributing Area =			4.56	acres	
	Cover Type	Soil Type	Area (sft)	Area (acres)	Runoff Coeff	(C)/Area
	Paved parking lots, roofs, driveways, etc.	D	142,967	3.28	0.95	135,819
	Developed open space, good condition	D	55,575	1.28	0.50	27,788
NRCS Variables	Pervious Cover Type	Soil Type	Area (sft)	Area (acres)	Curve Number	(CN)/Area
	Developed open space, good condition	D	55,575	1.28	80	4,446,000
NRCS Variables	Impervious Cover Type	Soil Type	Area (sft)	Area (acres)	Curve Number	(CN)/Area
	Paved parking lots, roofs, driveways, etc.	D	142,967	3.28	98	14,010,766
	Water surfaces, ponds	D	0	0.00	98	0
W2 First Flush Runoff Calculations (Vff)						
A.	Vff = ((1")*(1/12"))*(43,560 ft <sup>2</sup> /1 ac)/AC =				Vff =	13,634 cft
W3 Pre-development Bankfull Runoff Calculations (Vbf-pre)						
A.	2 year/24 hour storm event			P =	2.35	in
B.	Pre-development land cover (good cover woods)			CN =	77	
C.	S = 1000/CN - 10			S =	2.99	in
D.	Q = (P-0.2S)/2(P+0.8S)			Q =	0.65	in
E.	Total site area (sf) excluding "self-crediting" BMPs			Area =	198,542	sf
F.	Vbf-pre = Q(1/12)/Area			Vbf-pre =	10,722	cft
W4 Pervious Cover Post-development Bankfull Runoff Calculations (Vbf-per-post)						
A.	2 year/24 hour storm event			P =	2.35	in
B.	Pervious cover CN from W1			CN =	80	
C.	S = 1000/CN - 10			S =	2.50	in
D.	Q = (P-0.2S)/2(P+0.8S)			Q =	0.79	in
E.	Pervious cover area from W1			Area =	55,575	cft
F.	Vbf-per-post = Q(1/12)/Area			Vbf-per-post =	3,644	cft
W5 Impervious Cover Post-development Bankfull Runoff Calculations (Vbf-imp-post)						
A.	2 year/24 hour storm event			P =	2.35	in
B.	Impervious cover CN from W1			CN =	98	
C.	S = 1000/CN - 10			S =	0.20	in
D.	Q = (P-0.2S)/2(P+0.8S)			Q =	2.12	in
E.	Impervious cover area from W1			Area =	142,967	sf
F.	Vbf-imp-post = Q(1/12)/Area			Vbf-imp-post =	25,277	cft
W6 Pervious Cover Post-development 100-year Storm Runoff Calculations (V100-per-post)						
A.	100-year storm event			P =	5.11	in
B.	Pervious cover from W1			CN =	80	
C.	S = 1000/CN - 10			S =	2.50	in
D.	Q = (P-0.2S)/2(P+0.8S)			Q =	2.99	in
E.	Pervious cover area from W1			Area =	55,575	cft
F.	V100-per-post = Q(1/12)/Area			V100-per-post =	13,843	cft
W7 Impervious Cover Post-development 100-year Storm Runoff Calculations (V100-imp-post)						
A.	100-year storm event			P =	5.11	in
B.	Impervious cover from W1			CN =	98	
C.	S = 1000/CN - 10			S =	0.20	in
D.	Q = (P-0.2S)/2(P+0.8S)			Q =	4.87	in
E.	Impervious cover area from W1			Area =	142,967	cft

F.	V100-imp-post = Q(1/12)/Area			V100-imp-post =	58,057	cft	
W8	Determine Time of Concentration for Applicable Flow Types (Tc-hrs)						
Flow Type	K	Elev. Difference	Length (L)	Slope % (S)	S0.5	V=K*S0.5	Tc=L/(V^3600)
1-A, Sheet Flow	0.48	3.6	220	1.64	1.28	0.61	0.10
**1-B to 1-L, Pipe Flow							0.18
**See Sheet C-26, Overall Detention District Plan, for Pipe Flow Calculation							
Total Time of Concentration (Tc-hrs) =							0.28
W9	Runoff Summary and Onsite Infiltration Requirement						
A.	Runoff Summary from Previous Worksheets						
	First Flush Volume (Vff)			Vff =	13,634	cft	
	Pre-Development Bankfull Runoff Volume (Vbf-pre)			Vbf-pre =	10,722	cft	
	Pervious Cover Post-Development Bankfull Volume (Vbf-per-post)			Vbf-per-post =	3,644	cft	
	Impervious Cover Post-Development Bankfull Volume (Vbf-imp-post)			Vbf-imp-post =	25,277	cft	
	Total Bankfull Volume (Vbf-post)			Vbf-post =	28,921	cft	
	Pervious Cover Post-Development 100-Year Volume (V100-per-post)			V100-per-post =	13,843	cft	
	Impervious Cover Post-Development 100-Year Volume (V100-imp-post)			V100-imp-post =	58,057	cft	
	Total 100-Year Volume (V100)			V100 =	71,900	cft	
B.	Determine Onsite Infiltration Requirement						
	Total Post-Development Bankfull Volume (Vbf-post)			Vbf-post =	28,921	cft	
	Pre-Development Bankfull Runoff Volume (Vbf-pre)			Vbf-pre =	10,722	cft	
	Bankfull Volume Difference			Vbf-difference	18,199	cft	
	First Flush Volume (Vff)			Vff =	13,634	cft	
	Onsite Infiltration Requirement (Vinf)			Vinf =	18,199	cft	
W10	Detention/Retention Requirement						
A.	Peak of the Unit Hydrograph (Qp)	Qp=238.6Tc-0.82		Qp =	678.58	cfs/in-mi2	
B.	Total Contributing Area			Area =	4.56	acres	
C.	Q100 = Q100-per + Q100-imp			Q100 =	7.86	in	
D.	Peak Flow (PF) = (Qp*Q100^A)/640			PF =	37.99	cfs	
E.	Delta = PF - 0.15*A			Delta =	37.31	cfs	
F.	Vdet = (Delta / PF)*V100			Vdet =	70,606	cft	
W11	Determine Applicable BMPs and Associated Volume Credits						
	No applicable BMPs and/or associated volume credits						
W12	Natural Features Inventory						
	See sheet C-10, Natural Features Plan, for natural resources map and impact summary						

BASIN 5 PROPOSED CONDITIONS DETENTION VOLUME: 70,606 CF

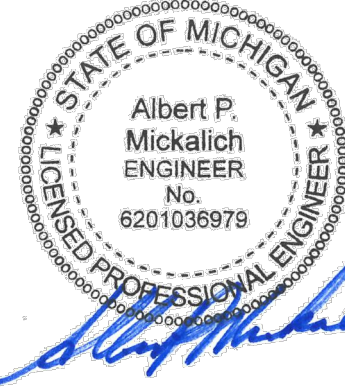
Pond 5		
EX CONSTRUCTION AREA DEV A & B DETENTION VOLUME	74,104	CF
PR CONSTRUCTION AREA DEV A & B DETENTION VOLUME	70,606	CF
ADDITIONAL VOLUME REQUIRED PR VOLUME - EX VOLUME	-3,498	CF

3,498 CF OF EXCESS VOLUME NOW PROVIDED

CONSTRUCTION WILL LOWER REQUIRED DETENTION VOLUME FOR POND 5. NO REVISIONS TO THE EXISTING POND 5 WILL BE REQUIRED

NOTE:  
ALL WORK SHALL CONFORM TO CITY OF ANN ARBOR STANDARDS AND SPECIFICATIONS

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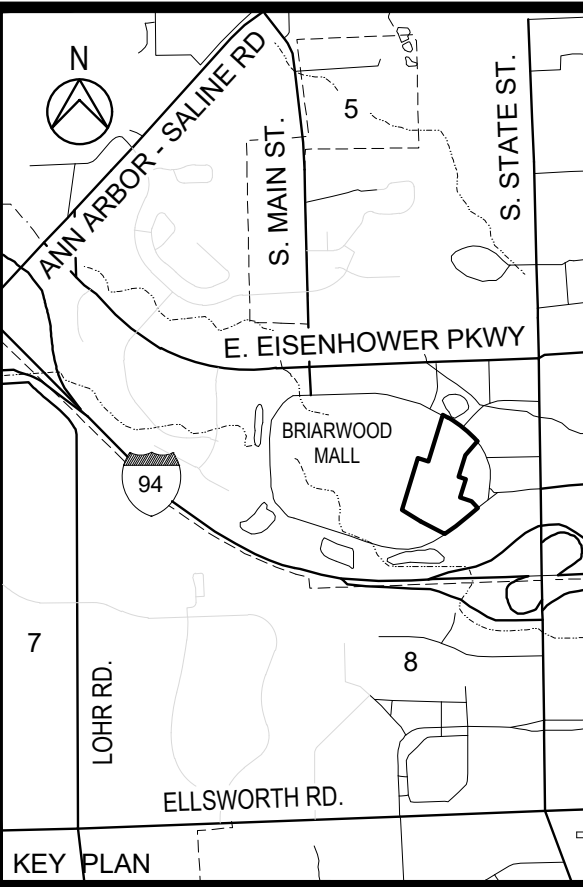


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**BRIARWOOD MALL**

**SEARS REDEVELOPMENT**

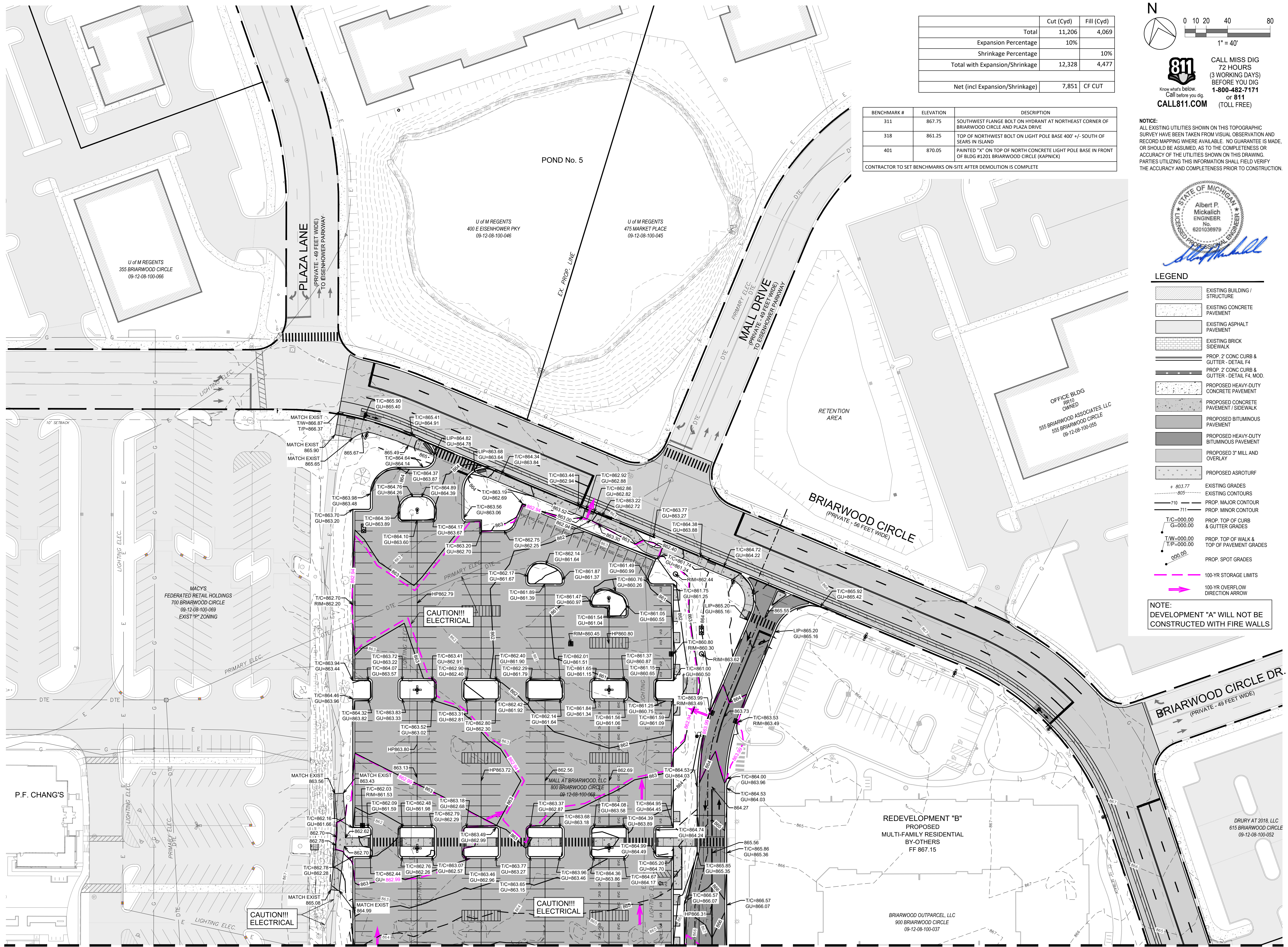
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Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

PROPOSED STORM WATER DETENTION CALCULATIONS PR BASIN 5

SCALE 1" = 40'	DRAWING No. <b>CA-18C</b>
HRC JOB No. 20220788	SHEET No. OF



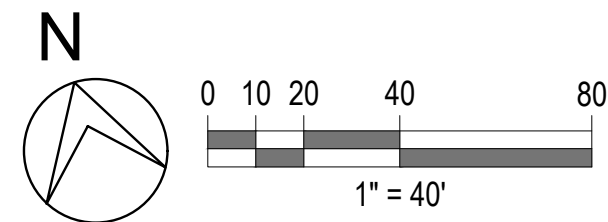


MATCH LINE - SEE DWG. No. CA-20

	Cut (Cyd)	Fill (Cyd)
Total	11,206	4,069
Expansion Percentage	10%	
Shrinkage Percentage		10%
Total with Expansion/Shrinkage	12,328	4,477
Net (incl Expansion/Shrinkage)	7,851	CF CUT

BENCHMARK #	ELEVATION	DESCRIPTION
311	867.75	SOUTHWEST FLANGE BOLT ON HYDRANT AT NORTHEAST CORNER OF BRIARWOOD CIRCLE AND PLAZA DRIVE
318	861.25	TOP OF NORTHWEST BOLT ON LIGHT POLE BASE 400' +/- SOUTH OF SEARS IN ISLAND
401	870.05	PAINTED 'X' ON TOP OF NORTH CONCRETE LIGHT POLE BASE IN FRONT OF BLDG #1201 BRIARWOOD CIRCLE (KAPNICK)

CONTRACTOR TO SET BENCHMARKS ON-SITE AFTER DEMOLITION IS COMPLETE



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## LEGEND

- EXISTING BUILDING / STRUCTURE
  - EXISTING CONCRETE PAVEMENT
  - EXISTING ASPHALT PAVEMENT
  - EXISTING BRICK SIDEWALK
  - PROP. 2' CONC CURB & GUTTER - DETAIL F4
  - PROP. 2' CONC CURB & GUTTER - DETAIL F4, MOD.
  - PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
  - PROPOSED CONCRETE PAVEMENT / SIDEWALK
  - PROPOSED BITUMINOUS PAVEMENT
  - PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT
  - PROPOSED 3" MILL AND OVERLAY
  - PROPOSED ASROTURF
  - EXISTING GRADES
  - EXISTING CONTOURS
  - PROP. MAJOR CONTOUR
  - PROP. MINOR CONTOUR
  - PROP. TOP OF CURB & GUTTER GRADES
  - PROP. TOP OF WALK & TOP OF PAVEMENT GRADES
  - PROP. SPOT GRADES
  - 100-YR STORAGE LIMITS
  - 100-YR OVERFLOW DIRECTION ARROW
- NOTE:  
DEVELOPMENT "A" WILL NOT BE CONSTRUCTED WITH FIRE WALLS

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## BRIARWOOD MALL

SEARS  
REDEVELOPMENT

100 Briarwood Circle  
Ann Arbor, MI 48108

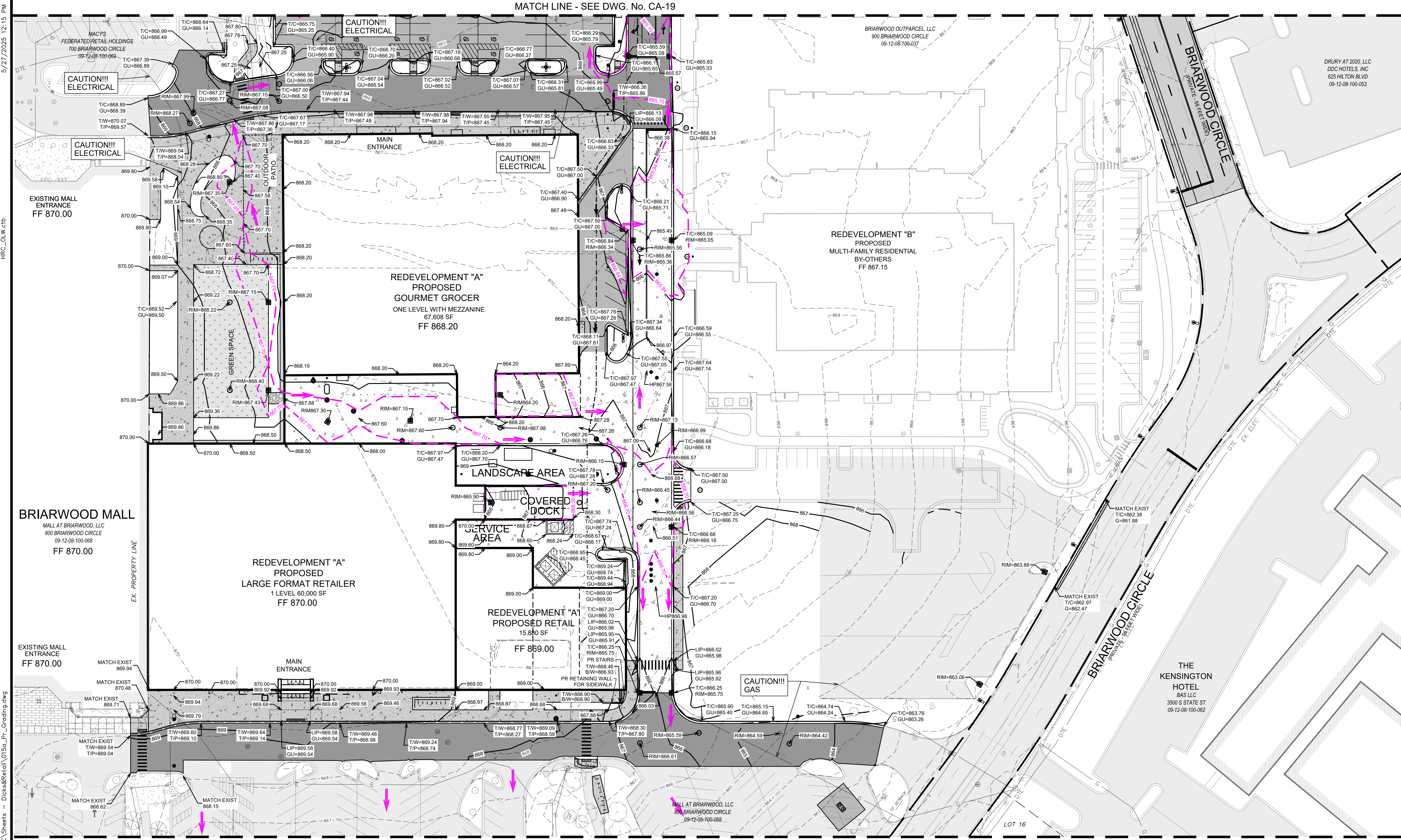
WASHTENAW COUNTY MICHIGAN

PROPOSED  
GRADING

SCALE	DRAWING No.
1" = 40'	CA-19
HRC JOB No. 20220788	SHEET No. OF



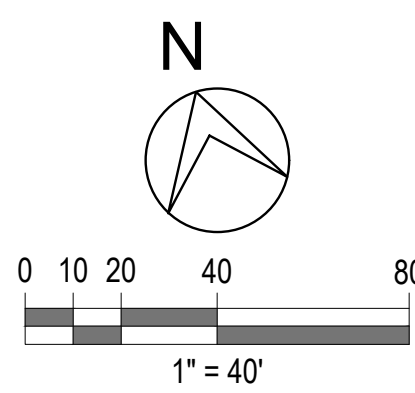
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Hurrieh, David



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CONTRACTOR TO SET BENCHMARKS ON-SITE AFTER DEMOLITION IS COMPLETE

- LEGEND**
- |  |                                       |  |  |
|--|---------------------------------------|--|--|
|  | EXISTING BUILDING / STRUCTURE         |  | PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT    |
|  | EXISTING CONCRETE PAVEMENT            |  | PROPOSED 3\"/>                             |
|  | EXISTING ASPHALT PAVEMENT             |  | PROPOSED ASROTURF                          |
|  | EXISTING BRICK SIDEWALK               |  | EXISTING GRADES                            |
|  | PROP. 2\"/>                           |  | EXISTING CONTOURS                          |
|  | PROP. 2\"/>                           |  | PROP. MAJOR CONTOUR                        |
|  | PROP. 2\"/>                           |  | PROP. MINOR CONTOUR                        |
|  | PROPOSED HEAVY-DUTY CONCRETE PAVEMENT |  | PROP. TOP OF CURB & GUTTER GRADES          |
|  | PROPOSED CONCRETE PAVEMENT / SIDEWALK |  | PROP. TOP OF WALK & TOP OF PAVEMENT GRADES |
|  | PROPOSED BITUMINOUS PAVEMENT          |  | PROP. SPOT GRADES                          |
|  |                                       |  | 100-YR STORAGE LIMITS                      |
|  |                                       |  | 100-YR OVERFLOW DIRECTION ARROW            |



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WASHTENAW COUNTY MICHIGAN

PROPOSED GRADING

SCALE 1" = 40'	DRAWING No. <b>CA-20</b>
HRC JOB No. 20220788	SHEET No. OF

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Hurrieh, David

MATCH LINE - SEE DWG. No. CA-20



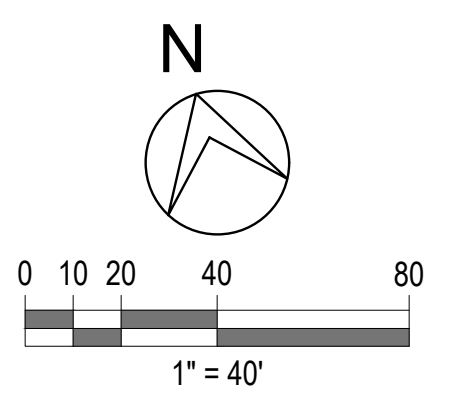
KAPNICK  
INSURANCE GROUP  
KAPNICK A2, LLC  
1201 BRIARWOOD CIRCLE  
09-12-08-100-067

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CONTRACTOR TO SET BENCHMARKS ON-SITE AFTER DEMOLITION IS COMPLETE

**LEGEND**

	EXISTING BUILDING / STRUCTURE		PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT
	EXISTING CONCRETE PAVEMENT		

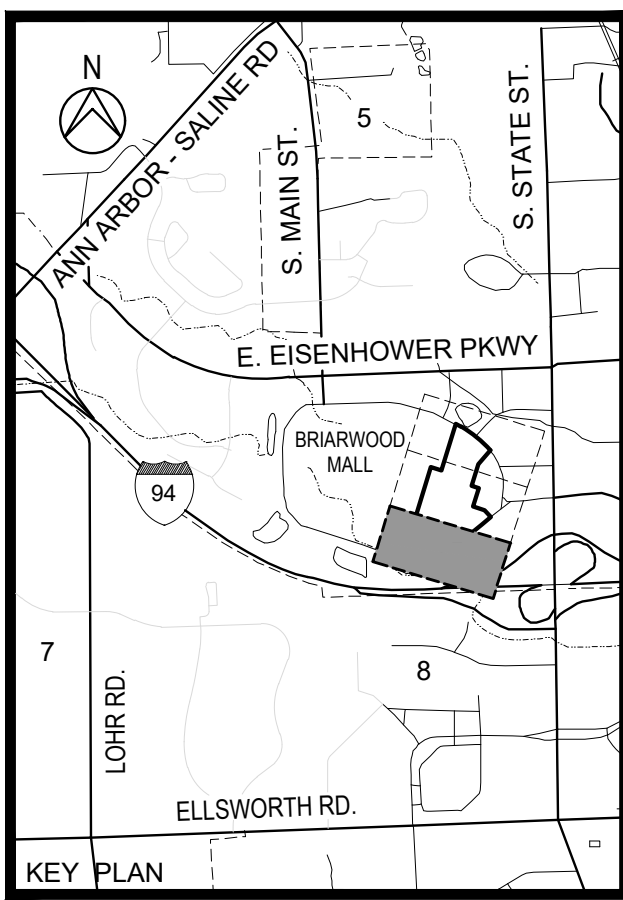


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**BRIARWOOD MALL**

**SEARS REDEVELOPMENT**

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WASHTENAW COUNTY MICHIGAN

PROPOSED GRADING

SCALE 1" = 40'	DRAWING No. <b>CA-21</b>
HRC JOB No. 20220788	SHEET No. OF

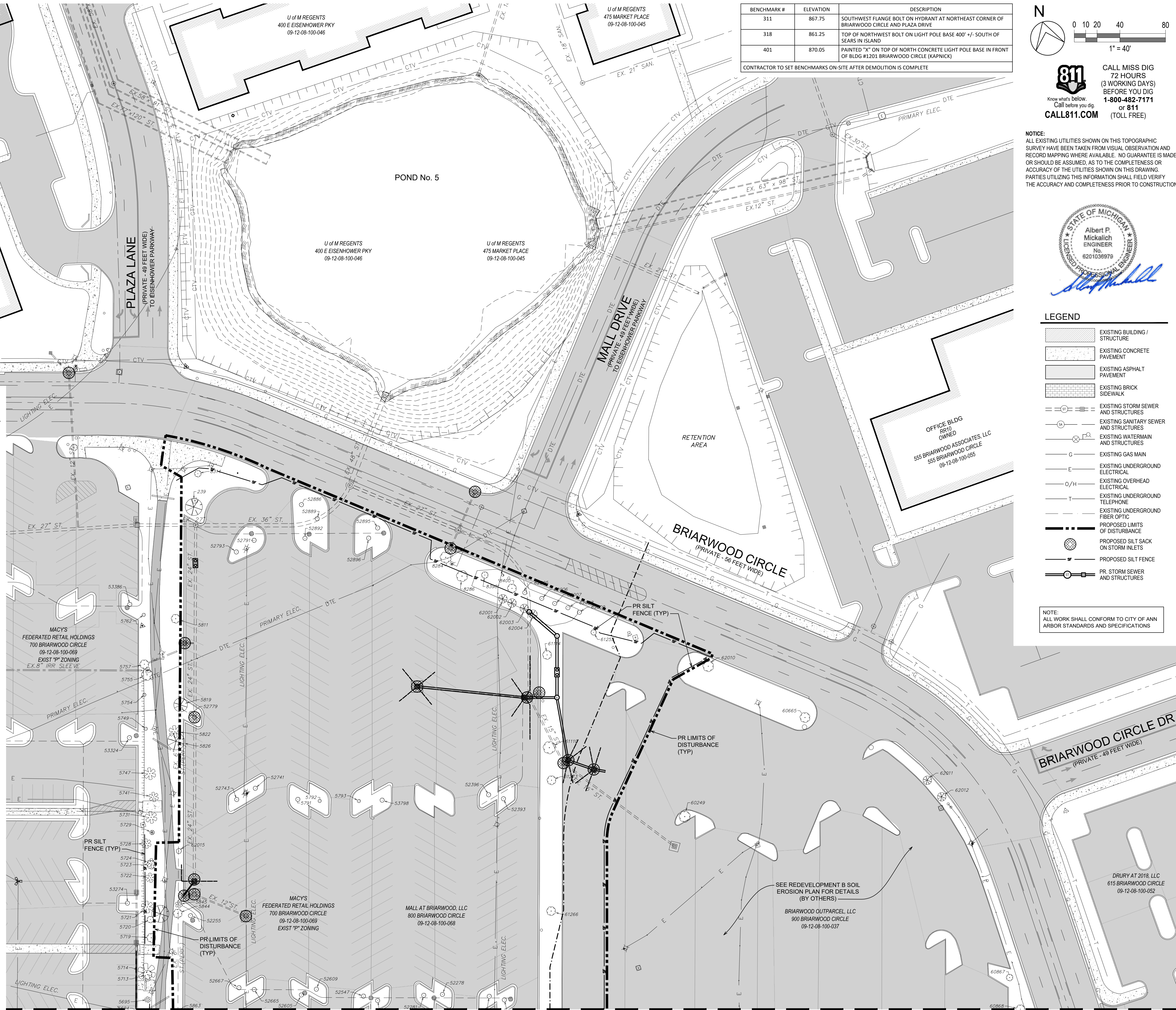


**SEQUENCE OF CONSTRUCTION  
SOIL EROSION CONTROL**

1. A SOIL EROSION AND SEDIMENT CONTROL PRE-GRADING MEETING WILL BE HELD PRIOR TO COMMENCING CONSTRUCTION ON THIS SITE.
2. INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE / EXIT.
3. ESTABLISH APPROVED SOIL EROSION CONTROL MEASURES AND MUD TRACKING MAT. ALL SOIL EROSION MEASURES MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.
4. ALL TRACKING OF MUD ONTO PAVEMENTS SHALL BE CLEANED IMMEDIATELY AFTER IT OCCURS. ALL PAVEMENTS TO BE SWEEPED ON A DAILY BASIS OR MORE FREQUENTLY IF DIRECTED BY THE CITY.
5. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS SHALL BE MADE IMMEDIATELY.
6. BUILDING DEMOLITION
7. SITE DEMOLITION & PAVEMENT REMOVAL AS SHOWN ON REMOVAL PLANS.
8. REMOVE ALL EXISTING INFRASTRUCTURE AND VEGETATION AS SHOWN ON REMOVAL PLANS.
9. CONSTRUCT PROPOSED UNDERGROUND UTILITIES.  
A. ESTABLISH INLET FILTERS (SILT SACKS, DANDY BAG OR EQUIVALENT) AT ALL NEW CATCH BASINS AND PRETREATMENT STRUCTURES.
10. BUILDING PAD PREPARATION FOR GROCERY / LARGE FORMAT RETAILER.
11. INSTALL BASE COURSE FOR ALL CURBS, PAVEMENT AND SIDEWALK PER PLANS.
12. INSTALL CURB & GUTTER AND SIDEWALKS PER PLANS.
13. INSTALL CONCRETE PAVEMENT PER PLANS.
14. PAVING - INSTALL BASE COURSE OF ASPHALT PER PLANS.
15. CONSTRUCTION OF GROCERY / LARGE FORMAT RETAILER.
16. INSTALL ALL FINAL LAWN RESTORATION AND LANDSCAPING. IF COMPLETED IN STAGES, S.E.S.C. MEASURES TO BE ADJUSTED UPON APPROVAL OF CITY OF ANN ARBOR.
17. PAVING - INSTALL ASPHALT WEARING COURSE.
18. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES ONCE THE SITE IS STABILIZED.

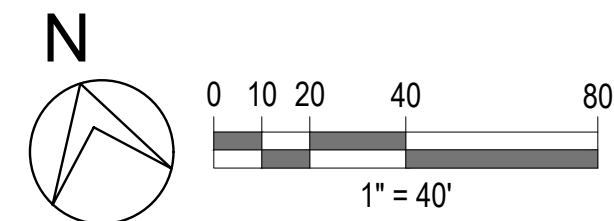
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THE COST TO STABILIZE THE SITE, IF CONSTRUCTION IS WAS TO CEASE, SHALL BE DEPENDENT ON WHEN CONSTRUCTION IS HALTED. ESTIMATED AMOUNT IS \$25,000 TO STABILIZE.



BENCHMARK #	ELEVATION	DESCRIPTION
311	867.75	SOUTHWEST FLANGE BOLT ON HYDRANT AT NORTHEAST CORNER OF BRIARWOOD CIRCLE AND PLAZA DRIVE
318	861.25	TOP OF NORTHWEST BOLT ON LIGHT POLE BASE 400' +/- SOUTH OF SEARS IN ISLAND
401	870.05	PAINTED "X" ON TOP OF NORTH CONCRETE LIGHT POLE BASE IN FRONT OF BLDG #1201 BRIARWOOD CIRCLE (KAPNICK)

CONTRACTOR TO SET BENCHMARKS ON-SITE AFTER DEMOLITION IS COMPLETE



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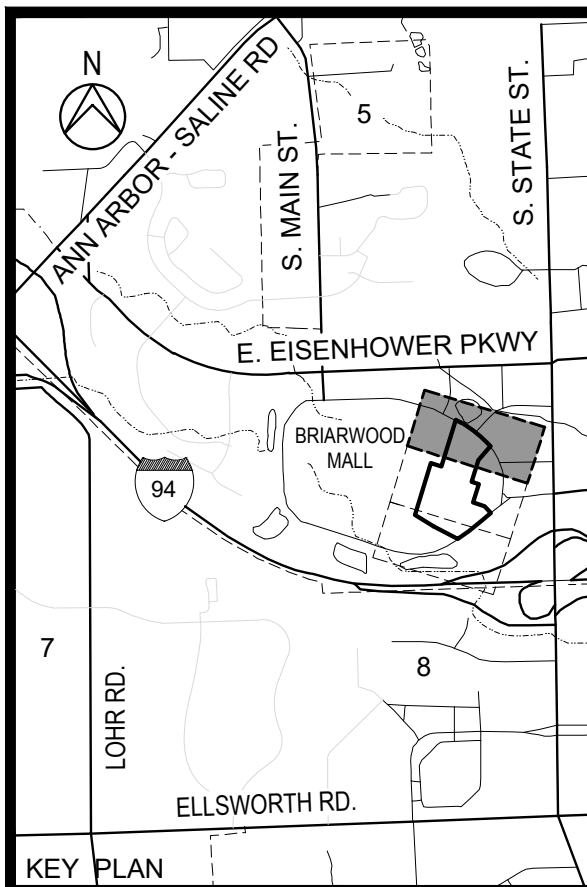
**LEGEND**

- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING BRICK SIDEWALK
- EXISTING STORM SEWER AND STRUCTURES
- EXISTING SANITARY SEWER AND STRUCTURES
- EXISTING WATERMAIN AND STRUCTURES
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT SACK ON STORM INLETS
- PROPOSED SILT FENCE
- PR. STORM SEWER AND STRUCTURES

NOTE:  
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48303 - 0824  
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FAX (2nd Floor): (248) 454-6359  
WEB SITE: [www.hrcengr.com](http://www.hrcengr.com)

**BRIARWOOD MALL****SEARS  
REDEVELOPMENT**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

**PROPOSED SOIL  
EROSION AND  
SEDIMENT CONTROL  
PLAN**

SCALE 1" = 40'	DRAWING No. <b>CA-22</b>
HRC JOB No. 20220788	SHEET No. OF



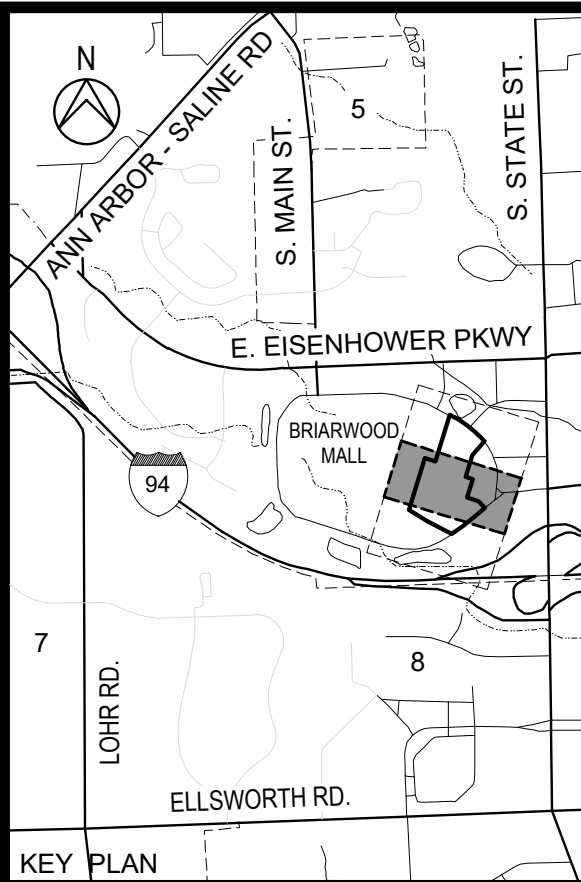
MATCH LINE - SEE DWG. No. CA-22

MATCH LINE - SEE DWG. No. CA-24

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04-18-2024	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



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WASHTENAW COUNTY MICHIGAN

PROPOSED SOIL  
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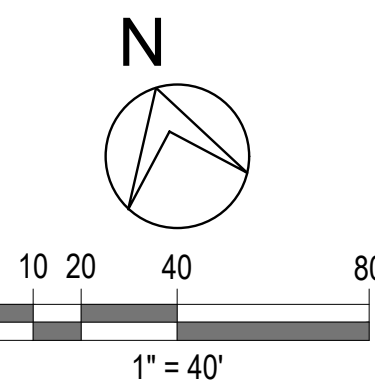
SCALE 1" = 40'	DRAWING No. <b>CA-23</b>
HRC JOB No. 20220788	SHEET No. OF



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AND SPECIFICATIONS

**LEGEND**

	EXISTING BUILDING / STRUCTURE		EXISTING GAS MAIN
	EXISTING CONCRETE PAVEMENT		EXISTING UNDERGROUND ELECTRICAL
	EXISTING ASPHALT PAVEMENT		EXISTING OVERHEAD ELECTRICAL
	EXISTING BRICK SIDEWALK		EXISTING UNDERGROUND TELEPHONE
	EXISTING STORM SEWER AND STRUCTURES		EXISTING UNDERGROUND FIBER OPTIC
	EXISTING SANITARY SEWER AND STRUCTURES		PROPOSED LIMITS OF DISTURBANCE
	EXISTING WATERMAIN AND STRUCTURES		PROPOSED SILT SACK ON STORM INLETS
			PROPOSED SILT FENCE
			PR. STORM SEWER AND STRUCTURES

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**BRIARWOOD MALL**  
MALL AT BRIARWOOD, LLC  
800 BRIARWOOD CIRCLE  
09-12-08-100-068

EXISTING MALL  
ENTRANCE

EXISTING MALL  
ENTRANCE

PR LIMITS OF  
DISTURBANCE  
(TYP)

PR SILT  
FENCE (TYP)

PR LIMITS OF  
DISTURBANCE  
(TYP)

PR SILT  
FENCE (TYP)

SEE REDEVELOPMENT B SOIL  
EROSION PLAN FOR DETAILS  
(BY OTHERS)

**BRIARWOOD CIRCLE**  
(PRIVATE 50-FEET WIDE)

DRURY AT 2020, LLC  
DDC HOTELS, INC  
625 HILTON BLVD  
09-12-08-100-053

**THE KENSINGTON  
HOTEL**  
BAS LLC  
3500 S STATE ST  
09-12-08-100-062

MALL AT BRIARWOOD, LLC  
800 BRIARWOOD CIRCLE  
09-12-08-100-068

PR LIMITS OF  
DISTURBANCE  
(TYP)

HRC\_01W.ctb

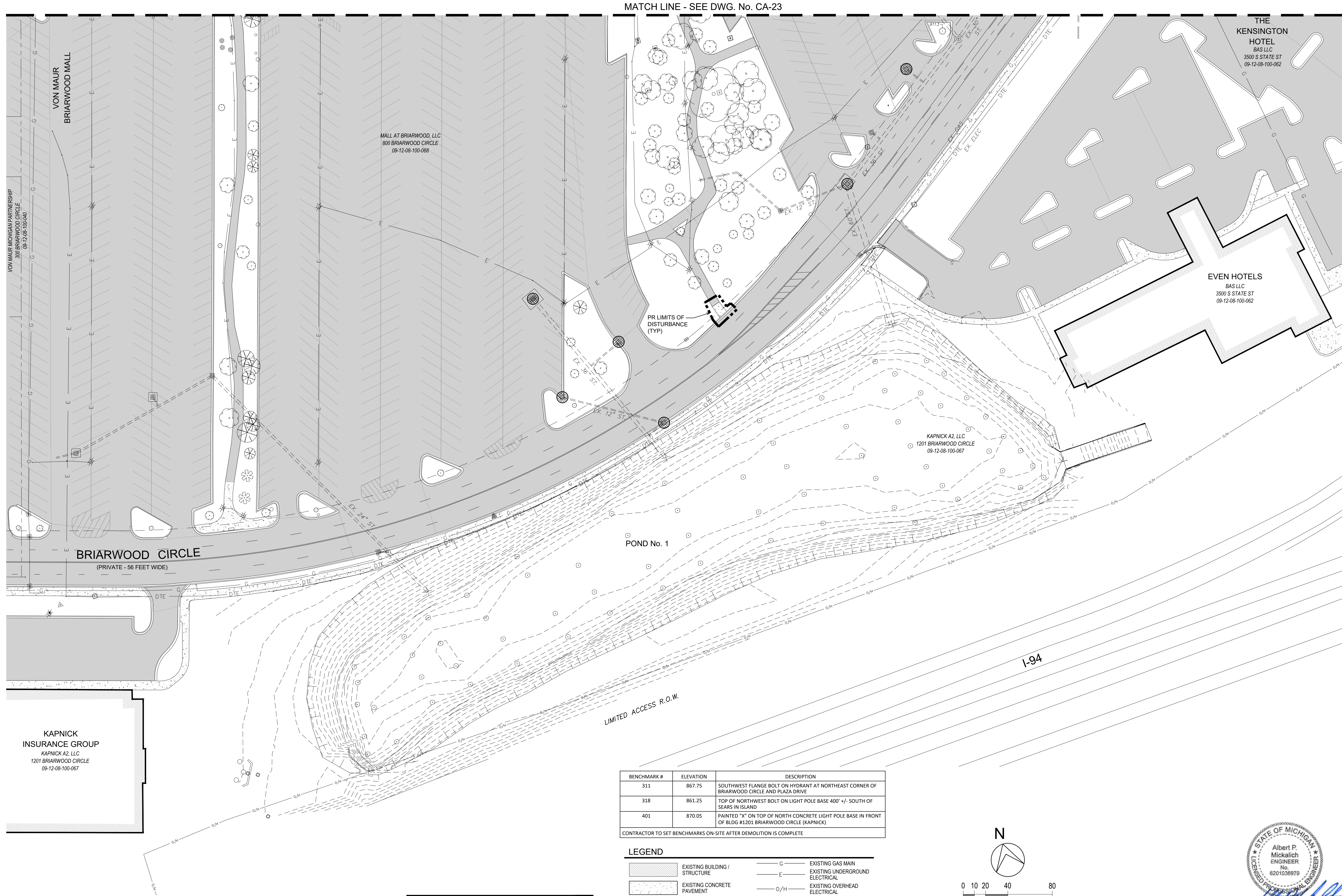
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Hurrieh, David

5/27/2025 12:17 PM



5/27/2025 12:18 PM  
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V:\202207\20220788\C\Sheets - Dick&Retail\015b\_Pr\_SESC.dwg  
Hurrieh, David



KAPNICK  
INSURANCE GROUP  
KAPNICK A2, LLC  
1201 BRIARWOOD CIRCLE  
09-12-08-100-067

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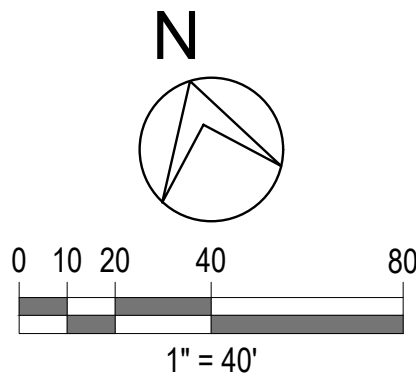
NOTE:  
NO PROPOSED STORM SEWER ON THIS SHEET.

MATCH LINE - SEE DWG. No. CA-23

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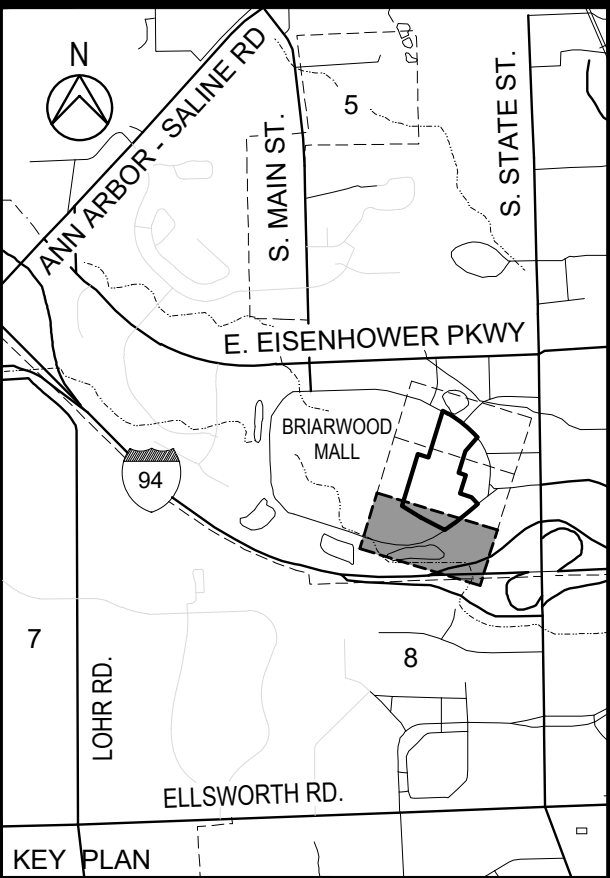


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SEARS  
REDEVELOPMENT

100 Briarwood Circle  
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WASHTENAW COUNTY MICHIGAN

PROPOSED SOIL  
EROSION AND  
SEDIMENT CONTROL  
PLAN

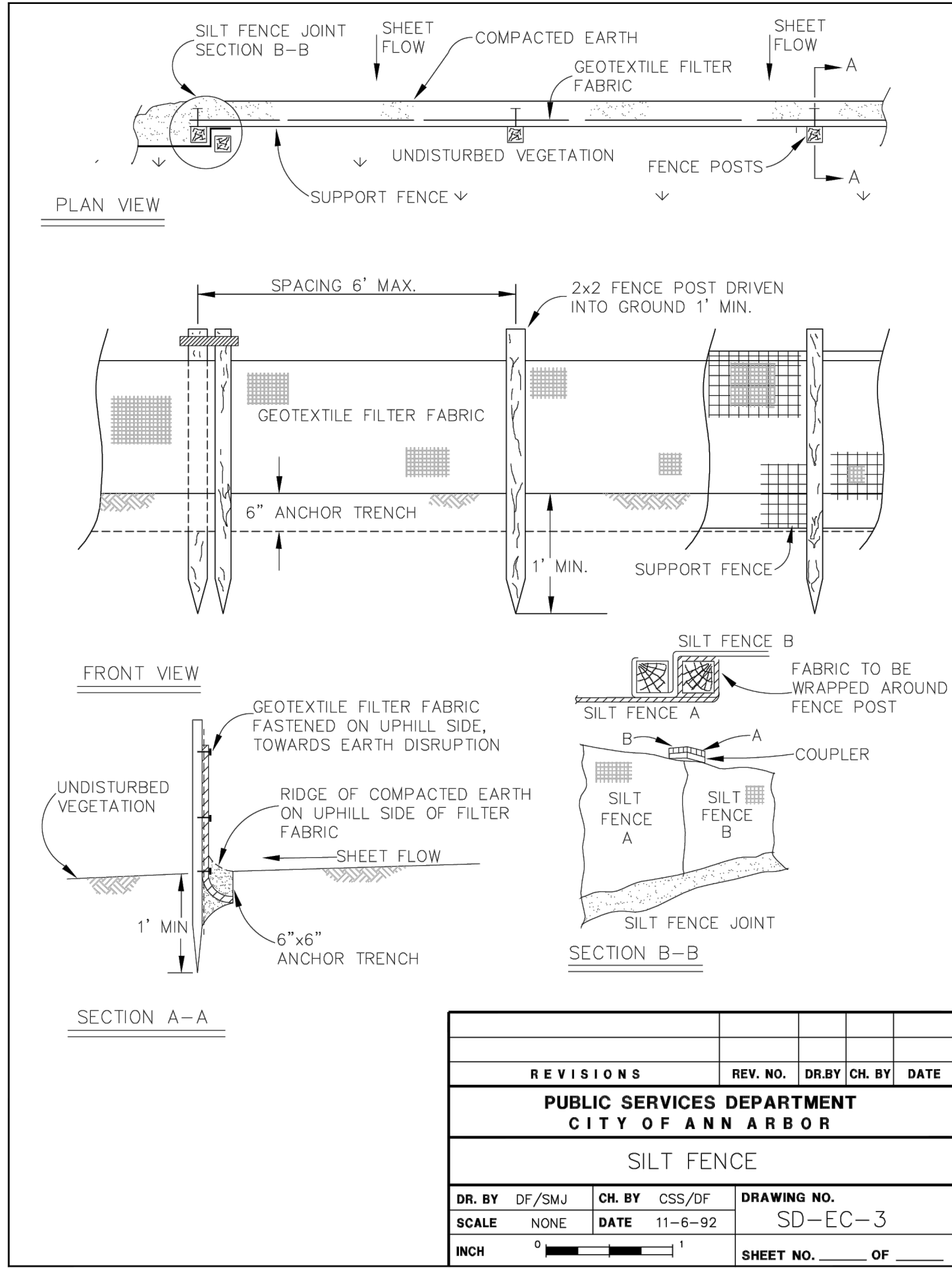
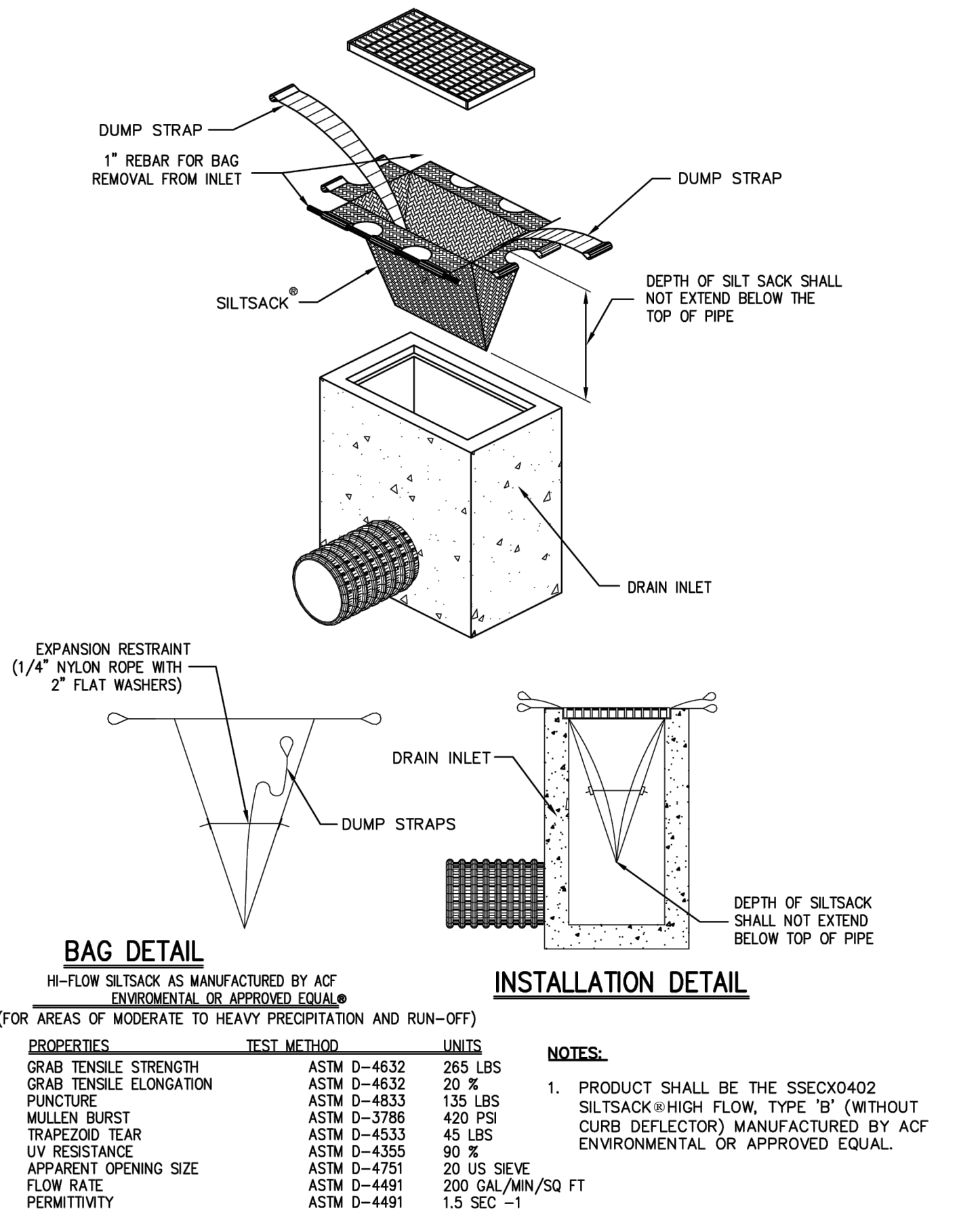
SCALE  
1" = 40'

DRAWING No.  
CA-24  
SHEET No. OF









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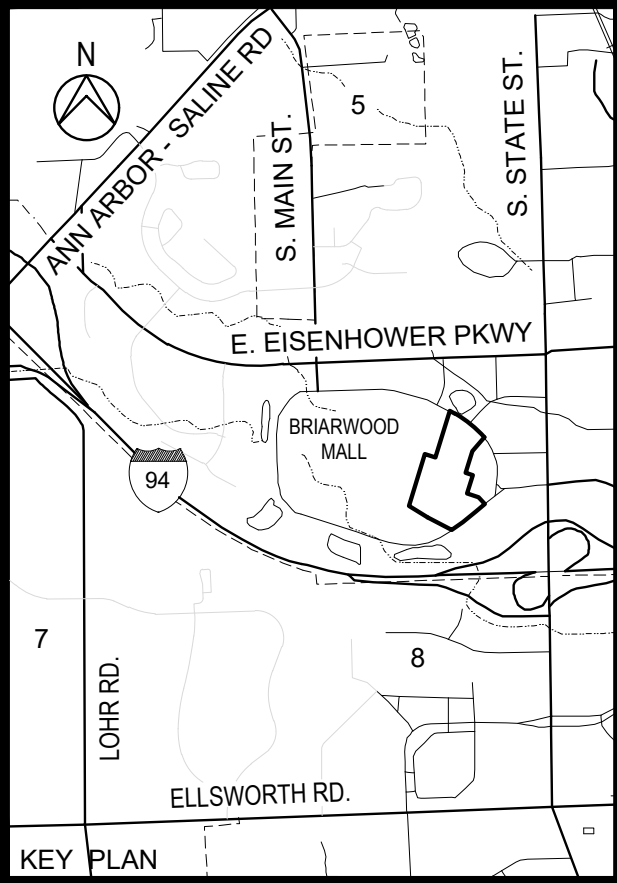


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APPROVED	A.P.M.



**BRIARWOOD MALL**

**SEARS  
REDEVELOPMENT**

100 Briarwood Circle  
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

**TYPICAL  
DETAILS**

SCALE	DRAWING No.
NTS	CA-25A
HRC JOB No. 20220788	SHEET No. OF



Barracuda Specification

Materials and Design

- Concrete Structures: Designed for H-20 traffic loading and applicable soil loads or as otherwise determined by a Licensed Professional Engineer. The materials and structural design of the devices shall be per ASTM C857 and ASTM C858.
- 36" (900 mm) and 48" (1200 mm) HP Manhole Structures: Made from an impact modified copolymer polypropylene meeting the material requirements of ASTM F2764. The eccentric cone reducer shall be manufactured from polyethylene material meeting ASTM D3350 cell class 213320C. Gaskets shall be made of material meeting the requirements of ASTM F477.
- Separator internals shall be substantially constructed of stainless steel, polyethylene or other thermoplastic material approved by the manufacturer.

Performance

- 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 Barracuda Max 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 testing using OK-110 media gradation or equivalent and 300 mg/L influent concentration. Said full scale testing shall have included sediment capture based on actual total mass collected by the stormwater treatment unit.

- OR -

The Barracuda Max unit shall be designed to remove at least 50% of TSS using a media mix with d<sub>50</sub> =75 micron and 200 mg/L influent concentration.

- OR -

The Barracuda Max unit shall be designed to remove at least 50% of TSS per current NJDEP/NJCAT HDS protocol.

- The stormwater treatment unit internals shall consist of (1) separator cone assembly, and (1) sump assembly, which includes the "teeth".

Barracuda Max Model	Manhole Diameter	NJDEP (50% removal)	OK-110 (80% removal)
S3	36" (900 mm)	0.85 CFS (24.1 L/s)	0.86 CFS (24.1 L/s)
S4	48" (1200 mm)	1.52 CFS (43.0 L/s)	1.52 CFS (43.0 L/s)
S6	72" (1800 mm)	3.40 CFS (96.3 L/s)	3.42 CFS (96.8 L/s)
S8	96" (2400 mm)	6.08 CFS (172.2 L/s)	6.08 CFS (172.2 L/s)

\* Peak bypass flows are dependent on final design

Installation

Installation of the stormwater treatment unit(s) shall be performed per manufacturer's installation instructions. Such instructions can be obtained by calling Advanced Drainage Systems at 800-821-6710 or by logging on to [www.adspipe.com](http://www.adspipe.com).



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800-821-6710



Project Name: Briarwood Mall 33  
Location: Ann Arbor, MI

Date: 2/23/24

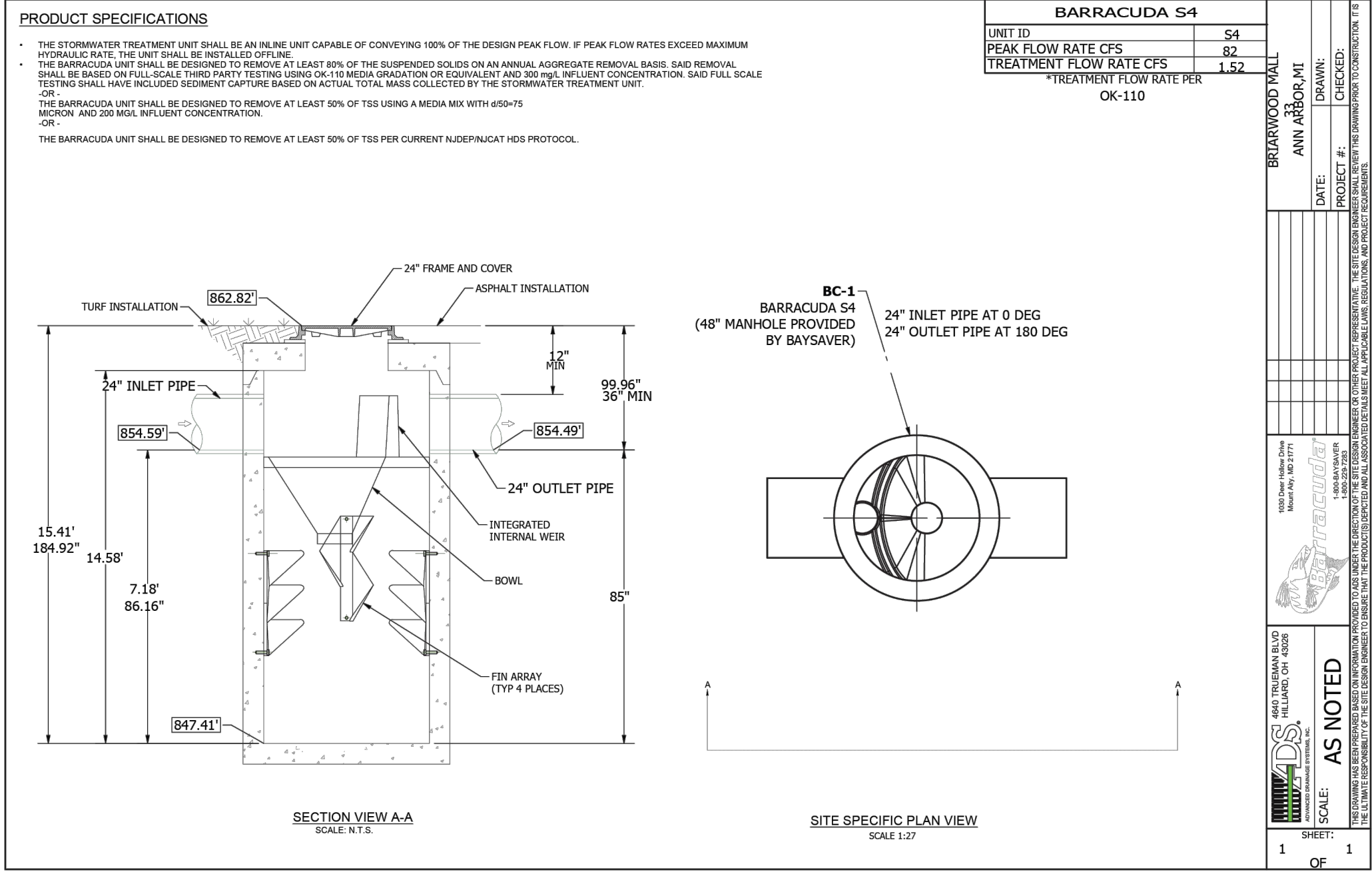
Site Designation: Briarwood Mall 33

Peak Treatment Rate: 1.52 cfs  
(Manual Entry)

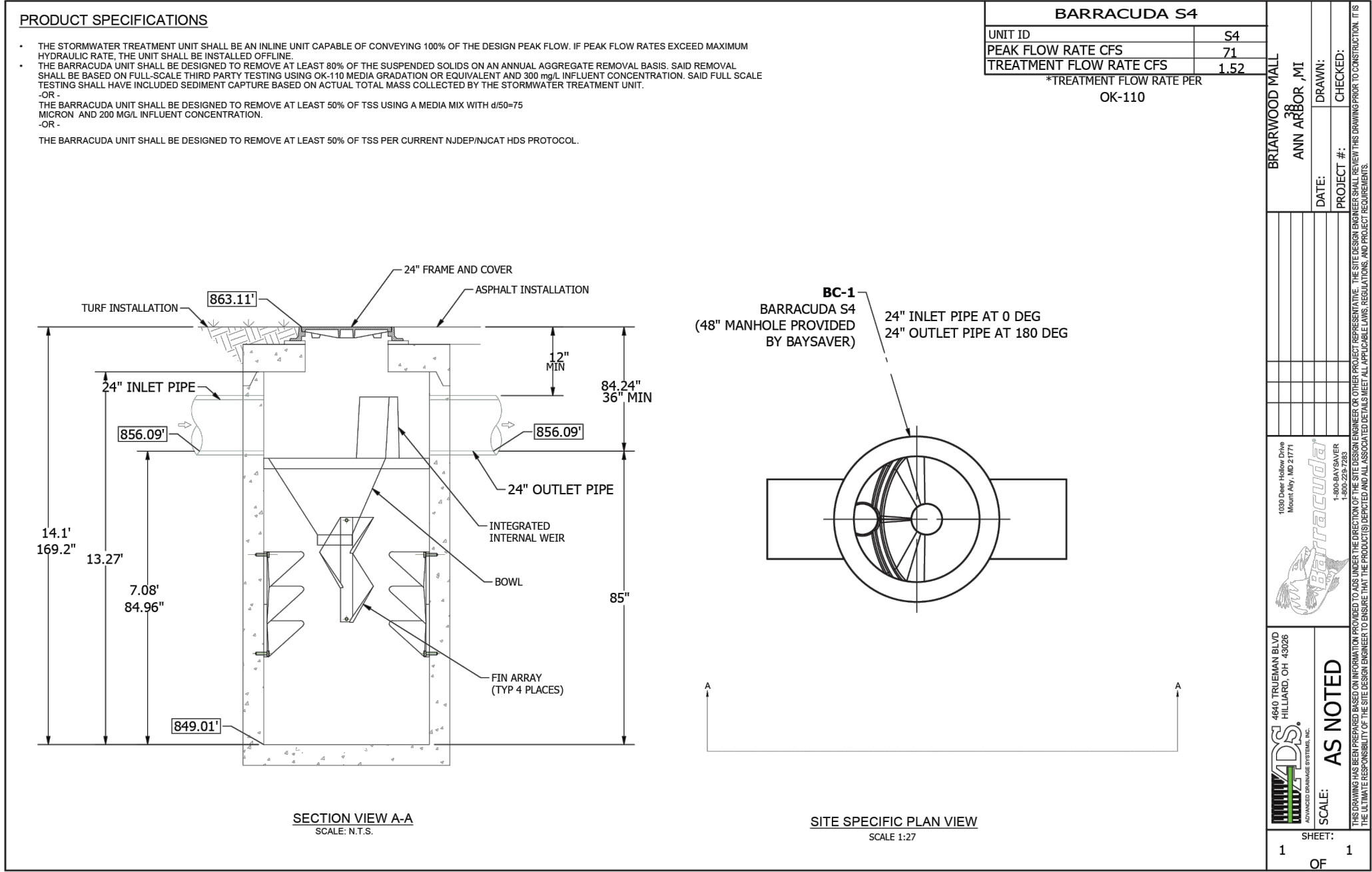
Barracuda Size: S4

Peak treatment rate: 1.52 cfs

Unit Bypass Flow: 82 cfs



MF 33



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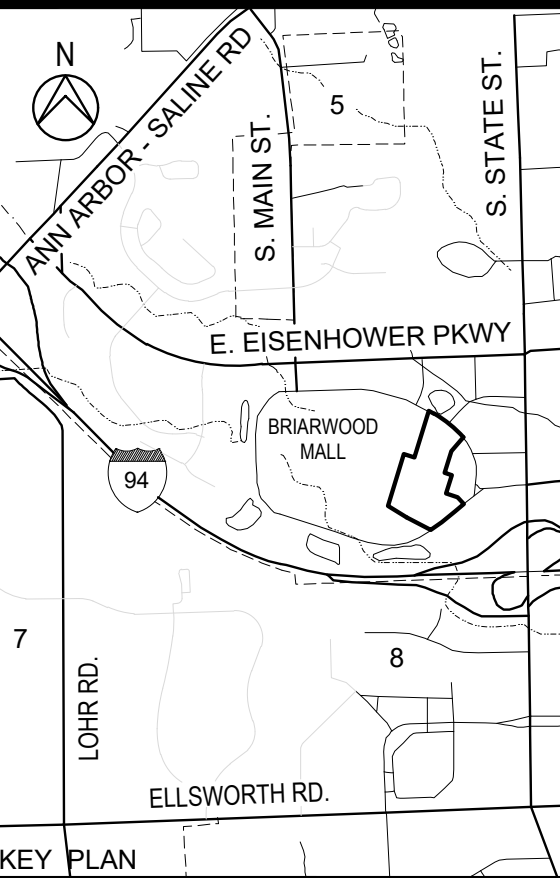


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BRIARWOOD MALL

SEARS  
REDEVELOPMENT

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

STORM WATER  
MECHANICAL FILTER  
DETAILS

SCALE NTS	DRAWING No. CA-25B
HRC JOB No. 20220788	SHEET No. OF

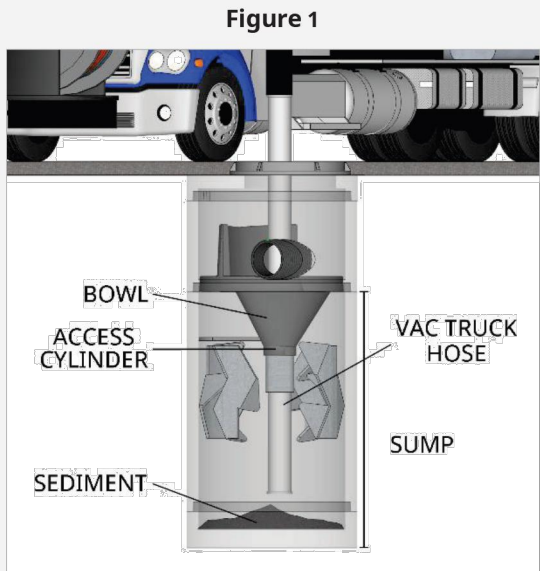


Barracuda Storage Capacities

Model	Manhole Diameter in. (mm)	Total System Volume Gallons (Liters)	Treatment Chamber Capacity Gallons (Liters)	Standard Sediment Capacity (20" depth) Yards <sup>3</sup> (meters <sup>3</sup> )	NJDEP Sediment Capacity (50% of standard depth) Yards <sup>3</sup> (meters <sup>3</sup> )
S3	36 (900)	264 (999)	212 (803)	0.44 (0.34)	0.22 (0.17)
S4	48 (1200)	665 (2517)	564 (2135)	0.78 (0.60)	0.39 (0.30)
S6	72 (1800)	1497 (5667)	1269 (4804)	1.75 (1.34)	0.88 (0.67)
S8	96 (2400)	4196 (15884)	3835 (14517)	3.10 (2.37)	1.55 (1.19)

Maintenance Instructions

- Remove the manhole cover to provide access to the pollutant storage. Pollutants are stored in the sump, below the bowl assembly visible from the surface. Access this area through the 8" (200 mm), 10" (250 mm), 15" (375 mm) or 20" (500 mm) diameter access cylinder.
- Use a vacuum truck or other similar equipment to remove all water, debris, oils and sediment. See figure 1.
- Use a high pressure hose to clean the manhole of all the remaining sediment and debris. Then, use the vacuum truck to remove the water.
- Fill the cleaned manhole with water until the level reaches the invert of the outlet pipe.
- Replace the manhole cover.
- Dispose of the polluted water, oils, sediment and trash at an approved facility.
  - Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for authority to discharge the liquid.
  - Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.
  - Additional local regulations may apply to the maintenance procedure.



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1-800-821-6710



Project Name: Briarwood Mall 57  
Location: Ann Arbor, MI

Date: 2/23/24

Site Designation: Briarwood Mall 57

Peak Treatment Rate: 3.42 cfs  
(Manual Entry)

Barracuda Size: S6

Peak treatment rate: 3.42 cfs

Unit Bypass Flow: 170 cfs



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Bureau of NJPDES Stormwater Permitting & Water Quality Management  
Division of Watershed Protection and Restoration  
401-02B  
Post Office Box 420  
Trenton, New Jersey 08625-0420  
609-633-7021 Fax: 609-777-0432

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Governor

SHEILA Y. OLIVER  
Lt. Governor

SHAWN M. LATOURETTE  
Acting Commissioner

April 28, 2021

Daniel J. Figola, P.E.  
Director of Sustainability Development  
Advanced Drainage Systems, Inc.  
1030 Deer Hollow Drive  
Mt. Airy, MD 21771

Re: MTD Lab Certification  
Barracuda™ MAX Hydrodynamic Separator Stormwater Treatment Device  
On-line Installation

TSS Removal Rate 50%

Dear Mr. Figola:

The Stormwater Management rules under N.J.A.C. 7:8-5.5(b) and 5.7(c) allow the use of manufactured treatment devices (MTDs) for compliance with the design and performance standards at N.J.A.C. 7:8-5 if the pollutant removal rates have been verified by the New Jersey Corporation for Advanced Technology (NJCAT) and have been certified by the New Jersey Department of Environmental Protection (NJDEP). Advanced Drainage Systems, Inc. (ADS) has requested an MTD Laboratory Certification for the Barracuda™ MAX Hydrodynamic Separator stormwater treatment system (Barracuda™ MAX).

The project falls under the "Procedure for Obtaining Verification of a Stormwater Manufactured Treatment Device from New Jersey Corporation for Advance Technology" dated January 25, 2013. The applicable protocol is the "New Jersey Laboratory Testing Protocol to Assess Total Suspended Solids Removal by a Hydrodynamic Sedimentation Manufactured Treatment Device" dated January 25, 2013.

NJCAT verification documents submitted to the NJDEP indicate that the requirements of the aforementioned protocol have been met or exceeded. The NJCAT letter also included a recommended certification TSS removal rate and the required maintenance plan. The NJCAT Verification Report with the Verification Appendix (dated April 2021) for this device is published online at <http://www.njcat.org/verification-process/technology-verification-database.html>.

NOTE:  
ALL WORK SHALL CONFORM TO  
CITY OF ANN ARBOR STANDARDS  
AND SPECIFICATIONS

NOTICE:  
ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC  
SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION AND  
RECORD MAPPING WHERE AVAILABLE. NO GUARANTEE IS MADE,  
OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR  
ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING.  
PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY  
THE ACCURACY AND COMPLETENESS PRIOR TO CONSTRUCTION.



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04-16-2025 SITE PLAN RESUBMITTAL  
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07-10-2024 SITE PLAN RESUBMITTAL  
04-18-2024 SITE PLAN SUBMITTAL

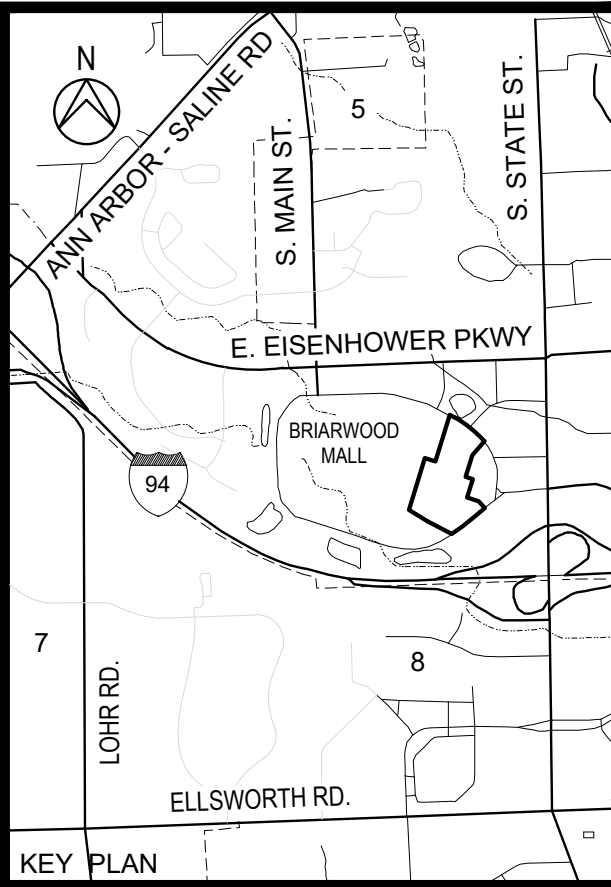
DATE ADDITIONS AND/OR REVISIONS

DESIGNED D.H.

DRAWN D.H. - R.C.H.

CHECKED A.P.M.

APPROVED A.P.M.



BRIARWOOD MALL

SEARS  
REDEVELOPMENT

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

STORM WATER  
MECHANICAL FILTER  
DETAILS

SCALE

DRAWING No.

NTS

CA-25C

HRC JOB No.  
20220788

SHEET No. OF



SIMON PROPERTY GROUP  
STORM WATER MANAGEMENT SYSTEM MAINTENANCE PLAN

1. RESPONSIBILITY FOR MAINTENANCE
- a. DURING CONSTRUCTION, IT IS THE DEVELOPER'S RESPONSIBILITY TO PERFORM THE MAINTENANCE

b. FOLLOWING CONSTRUCTION, IT WILL BE THE RESPONSIBILITY OF SIMON PROPERTY GROUP TO PERFORM THE MAINTENANCE

c. THE MASTER DEED WILL THAT THE ROUTINE MAINTENANCE OF THE STORM WATER FACILITIES MUST BE COMPLETED WITH 60 DAYS OF RECEIPT OF WRITTEN NOTIFICATION THAT ACTION IS REQUIRED, UNLESS OTHER ACCEPTABLE ARRANGEMENTS ARE MADE WITH THE CITY OF ANN ARBOR, WASHTENAW COUNTY WATER RESOURCE COMMISSIONER, OR SUCCESSORS. EMERGENCY MAINTENANCE (IE. WHEN THERE IS A DANGER TO PUBLIC HEALTH, SAFETY, OR WELFARE) SHALL BE PERFORMED IMMEDIATELY UPON RECEIPT OF WRITTEN NOTICE. SHOULD SIMON PROPERTY GROUP FAIL TO ACT WITHIN THESE TIME FRAMES, THE CITY OF ANN ARBOR, WASHTENAW COUNTY WATER RESOURCE COMMISSIONER, OR SUCCESSORS MAY PERFORM THE NEEDED MAINTENANCE AND ASSESS THE COSTS AGAINST SIMON PROPERTY GROUP.
2. SOURCE OF FINANCING
- SIMON PROPERTY GROUP IS REQUIRED TO PAY FOR ALL MAINTENANCE ACTIVITIES ON A CONTINUING BASIS.
3. MAINTENANCE TASKS AND SCHEDULE
- a. SEE THE CHARTS ON THIS SHEET. THE FIRST DESCRIBES THE MAINTENANCE TASKS DURING CONSTRUCTION TO BE PERFORMED BY THE DEVELOPER, THE SECOND DESCRIBES MAINTENANCE TASKS BY SIMON PROPERTY GROUP.

b. IMMEDIATELY FOLLOWING CONSTRUCTION, THE DEVELOPER WILL HAVE THE STORM WATER MANAGEMENT SYSTEM INSPECTED BY AN ENGINEER TO VERIFY GRADES OF THE DETENTION AND FILTRATION AREAS AND MAKE RECOMMENDATIONS FOR ANY NECESSARY SEDIMENT.

REFER TO THE "LOW IMPACT DEVELOPMENT MANUAL FOR MICHIGAN" FOR MAINTENANCE TASK CHECKLISTS FOR PERMANENT BMPS AND CREATE A TABLE OF APPLICABLE MAINTENANCE TASKS AND SCHEDULES FOR THE PROJECT

- THE BMP MAINTENANCE CHECKLISTS IN THE LID MANUAL INCLUDE:
- DETENTION (PONDS, BASINS, WETLANDS)
  - INFILTRATION (BASINS, TRENCHES)
  - BIORETENTION
  - BIOSWALES, VEGETATED FILTER STRIPS

# Barracuda® Max & Barracuda Maintenance Guide

One of Barracuda's advantages is the ease of maintenance. Like any system that collects pollutants, the Barracuda must be maintained for continued effectiveness. Maintenance is a simple procedure performed using a vacuum truck or similar equipment. The systems were designed to minimize the volume of water removed during routine maintenance, reducing disposal costs.

Contractors can access the pollutants stored in the manhole through the manhole cover. This allows them to gain vacuum hose access to the bottom of the manhole to remove sediment and trash. There is no confined space entry necessary for inspection or maintenance.

The entire maintenance procedure typically takes 2 to 4 hours, depending on the system's size, the captured material, and the vacuum truck's capacity.

Local regulations may apply to the maintenance procedure. Safe and legal disposal of pollutants is the responsibility of the maintenance contractor. Maintenance should be performed only by a qualified contractor.

### Inspection and Cleaning Cycle

Periodic inspection is needed to determine the need for and frequency of maintenance. You should begin inspecting as soon as construction is complete and then on an annual basis. Typically, the system needs to be cleaned every 1-3 years.

Excessive oils, fuels or sediments may reduce the maintenance cycle. Periodic inspection is important.

### Determining When to Clean

To determine the sediment depth, the maintenance contractor should lower a stadia rod into the manhole until it contacts the top of the captured sediment and mark that spot on the rod. Then push the probe through to the bottom of the sump and mark that spot to determine sediment depth.

Maintenance should occur when the sediment has reached the levels indicated in the Storage Capacity Chart.

### Barracuda Storage Capacities

Model	Manhole Diameter in. (mm)	Total System Volume Gallons (Liters)	Treatment Chamber Capacity Gallons (Liters)	Standard Sediment Capacity (20" depth) Yards <sup>3</sup> (meters <sup>3</sup> )	NJDEP Sediment Capacity (50% of standard depth) Yards <sup>3</sup> (meters <sup>3</sup> )
S3	36 (900)	264 (999)	212 (803)	0.44 (0.34)	0.22 (0.17)
S4	48 (1200)	665 (2517)	564 (2135)	0.78 (0.60)	0.39 (0.30)
S6	72 (1800)	1497 (5667)	1269 (4804)	1.75 (1.34)	0.88 (0.67)
S8	96 (2400)	4196 (15884)	3835 (14517)	3.10 (2.37)	1.55 (1.19)

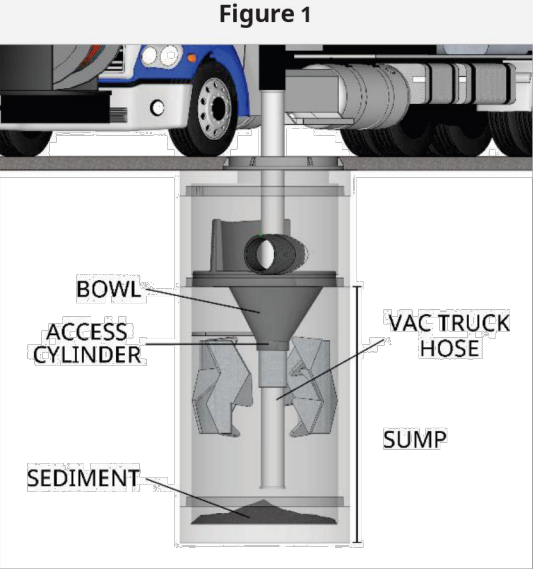
### Maintenance Instructions

1. Remove the manhole cover to provide access to the pollutant storage. Pollutants are stored in the sump, below the bowl assembly visible from the surface. Access this area through the 8" (200 mm), 10" (250 mm), 15" (375 mm) or 20" (500 mm) diameter access cylinder.
2. Use a vacuum truck or other similar equipment to remove all water, debris, oils and sediment. See Figure 1.
3. Use a high pressure hose to clean the manhole of all the remaining sediment and debris. Then, use the vacuum truck to remove the water.
4. Fill the cleaned manhole with water until the level reaches the invert of the outlet pipe.
5. Replace the manhole cover.
6. Dispose of the polluted water, oils, sediment and trash at an approved facility.

a. Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for authority to discharge the liquid.

b. Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.

c. Additional local regulations may apply to the maintenance procedure.



adspipe.com  
1-800-821-6710



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The ADS logo, Barracuda® and the Green Strips are registered trademarks of Advanced Drainage Systems, Inc.  
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adspipe.com  
1-800-821-6710

NOTE:  
MANUFACTURER RECOMMENDS QUARTERLY INSPECTION DURING THE FIRST YEAR OF USE TO ESTABLISH AN APPROPRIATE MAINTENANCE SCHEDULE.

NOTE:  
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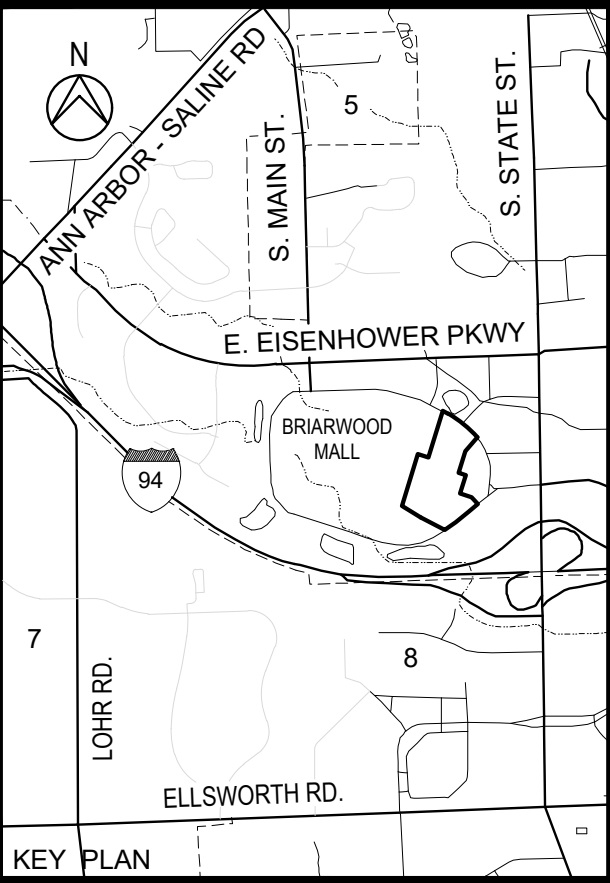
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### BRIARWOOD MALL

### SEARS REDEVELOPMENT

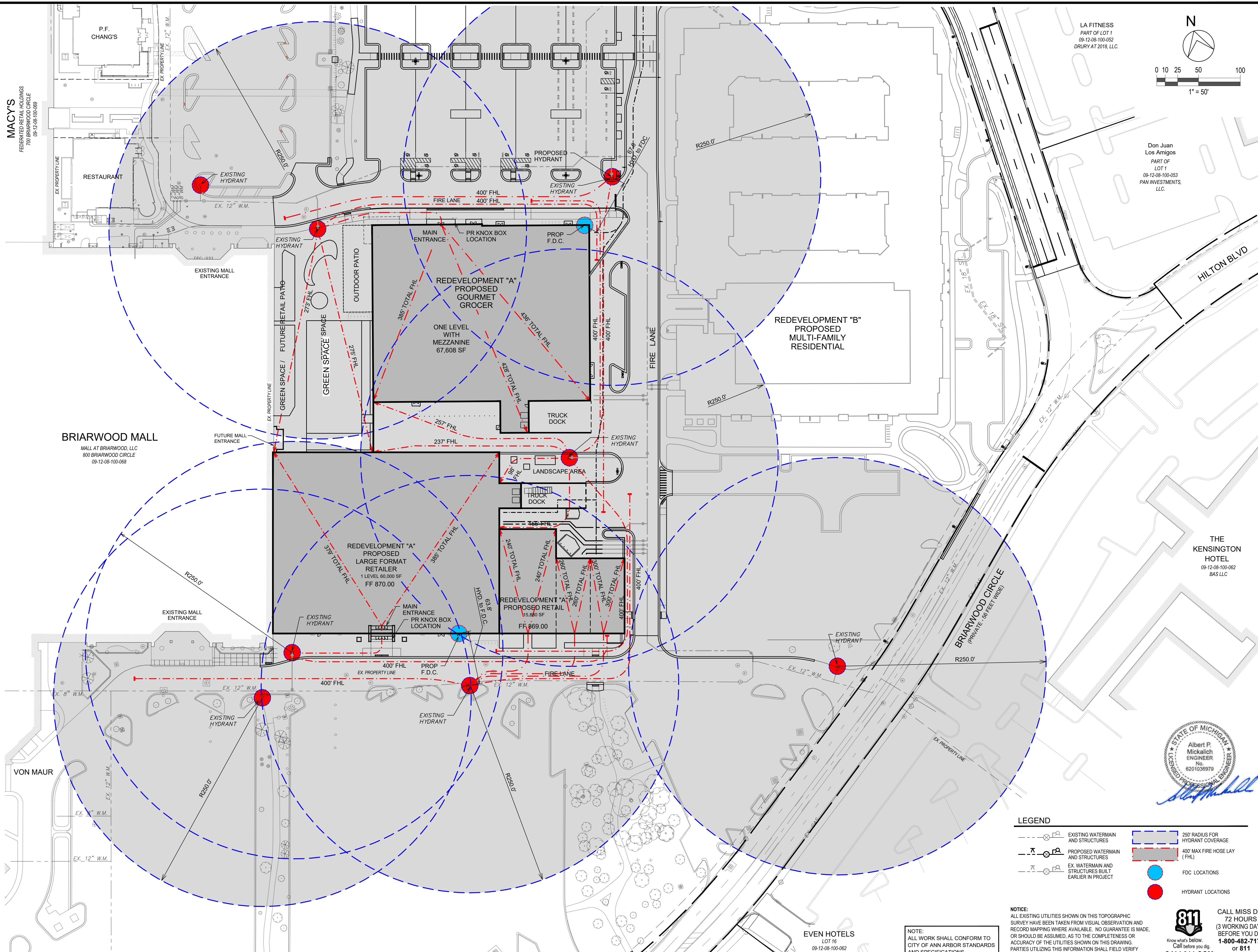
100 Briarwood Circle  
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WASHTENAW COUNTY MICHIGAN

### STORM WATER MANAGEMENT SYSTEM MAINTENANCE PLAN

SCALE NTS	DRAWING No. CA-25D
HRC JOB No. 20220788	SHEET No. OF





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<div style="display: flex; justify-content: space-between;"> <div style="flex: 1;">  <p><b>HUBBELL, ROTH &amp; CLARK, INC.</b> <b>CONSULTING ENGINEERS SINCE 1915</b></p> <p>555 HULEY DRIVE BLOOMFIELD HILLS, MICH.  PHONE: (248) 454-6300 FAX (1st Floor): (248) 454-6312 FAX (2nd Floor): (248) 454-6359  WEB SITE: www.hrcengr.com</p> </div> <div style="flex: 1; text-align: right;"> <p>P.O. BOX 824 48303 - 0824</p>  </div> </div>	
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.
 <p><b>PROJECT LOCATION</b></p> <p>EISENHOWER PKWY STATE ST ANN ARBOR MUNICIPAL AIRPORT</p>	
<h2>BRIARWOOD MALL</h2>  <h2>SEARS REDEVELOPMENT</h2>  <p>100 Briarwood Circle Ann Arbor, MI 48108</p> <p>WASHTENAW COUNTY                  MICHIGAN</p> <hr/> <p align="center"><b>EXISTING AND PROPOSED FIRE HYDRANT COVERAGE PLAN</b></p>	
SCALE	DRAWING No.
1" = 50'	<b>CA-26</b>
HRC JOB No. 20220788	SHEET No. OF

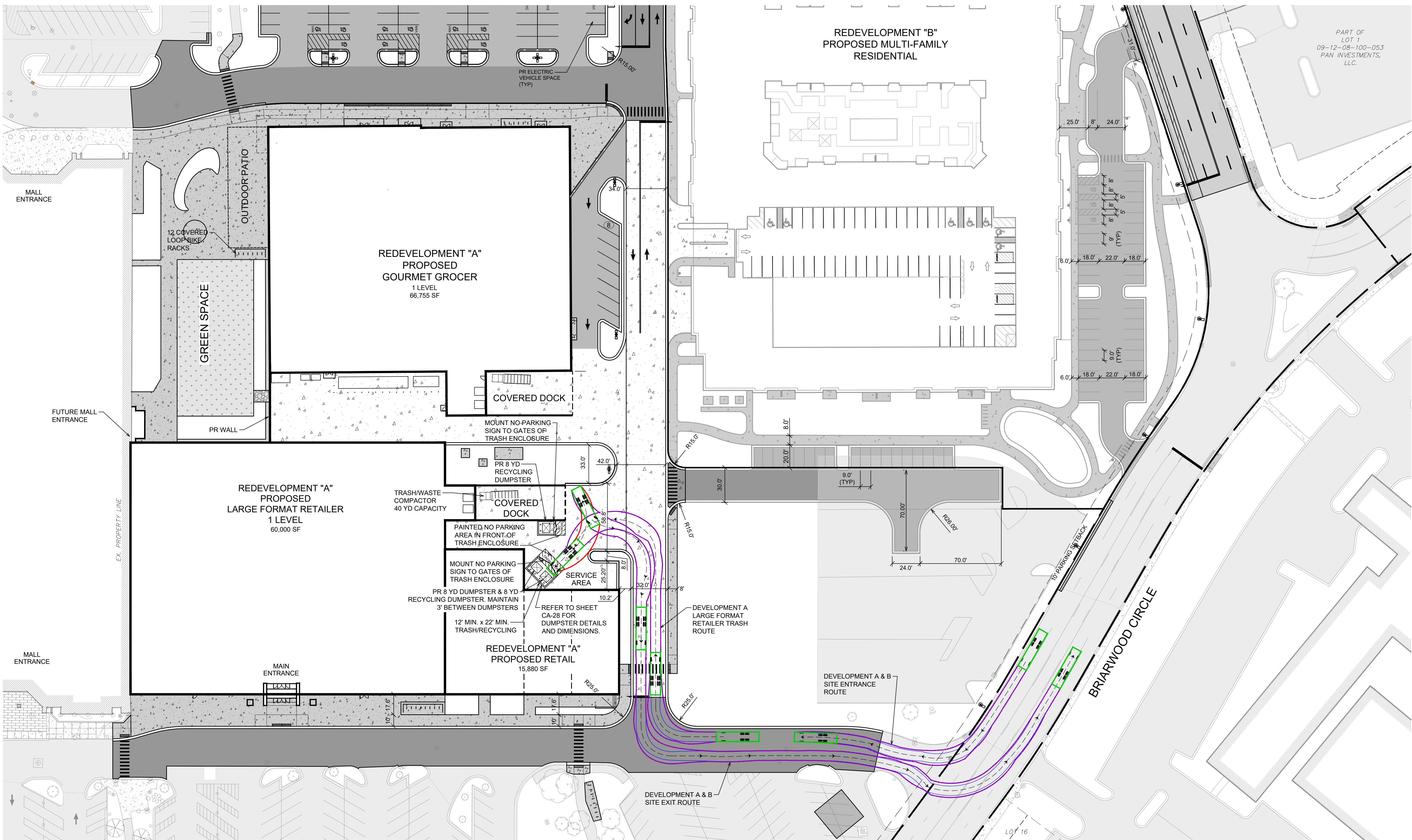


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V: 202207\20220788\C\Sheets - Dick&Retail\018\_Overall\_Site\_Dumpster.dwg

Hurrieh, David



Preliminary Calculations of Waste Pick-up												
Building Area	Waste Generation	Waste Weight	Trash - Recycling Percentage		Waste Weight	Trash Density	Yardage	Yardage	Compaction Ratio	Volume Per Week	Dumpster/Compactor Size	Number of Pick-ups Per Week
SF	Lb/100 SFT/Day	Lb/Day			Lb/Day	Lb/CYD	CYD/Day	CYD/Week		CY/Week	CY	(or as-needed)
60000	4	2400	Trash	80%	1920	225	8.6	60.2	2.44	24.7	40	Once a Week
			Recycling	20%	480	100	4.8	33.6	1	33.6	8	Five Times a Week
15880	4	635	Trash	80%	509	225	2.3	16.1	1	16.1	8	Three Times a Week
			Recycling	20%	128	100	1.3	9.1	1	9.1	8	Twice a Week

**SOLID WASTE NARRATIVES:**

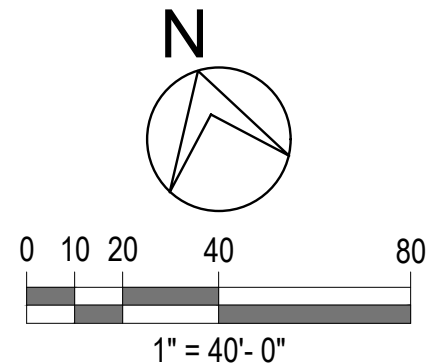
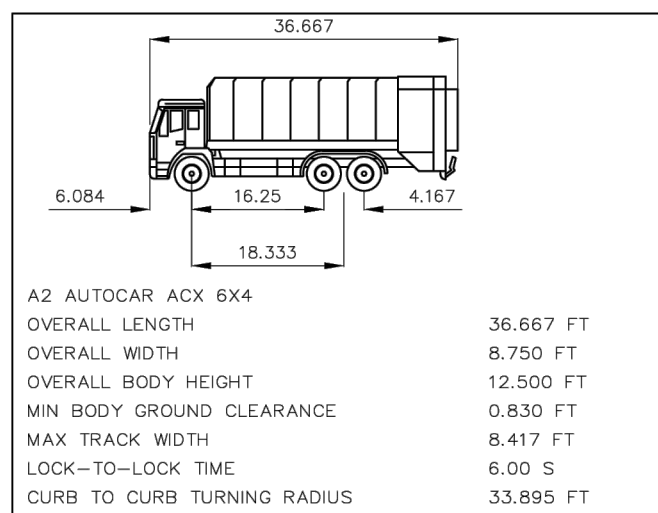
**LARGE FORMAT RETAILER**  
THE LARGE FORMAT RETAILER WILL USE THE TRASH COMPACTOR WITHIN THE COVERED DOCK TO REDUCE THE AMOUNT OF REQUIRED SERVICES. A MINIMUM OF 15' OF CLEARANCE WILL BE PROVIDED UNDER THE COVERED DOCK. THE LARGE FORMAT RETAILER WILL REQUIRE SERVICING ONCE EVERY 2 WEEKS.

**RETAIL**  
THE RETAIL WILL USE DUMPSTERS WITHIN AN ENCLOSURE IN THE SERVICE AREA BEHIND THE RETAIL. THE DUMPSTERS WILL REQUIRE SERVICE ONCE A WEEK. THE ENCLOSURE WILL HAVE NO VERTICAL CONFLICTS.

**SOLID WASTE NOTES:**

- THE PROPERTY OWNER IS RESPONSIBLE FOR ALL SNOW AND ICE REMOVAL REQUIRED FOR SAFE ACCESS TO AND SERVICING OF THE SOLID WASTE CONTAINERS. CLEAR SPACE SHALL BE MAINTAINED IN FRONT OF THE SOLID WASTE ENCLOSURE, WITH A HARD SURFACE TO THE ALLEY FOR SERVICING.
- THE PAVEMENT SURFACE OF THE SOLID WASTE SERVICE ROUTE SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF SOLID WASTE VEHICLES (79,500 GVWR).

FRONT LOAD SOLID WASTE VEHICLE



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ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 x 24.00 INCHES)

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CHECKED	A.P.M.
APPROVED	A.P.M.



BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

SOLID WASTE PLAN

SCALE	DRAWING No.
HOR. 1" = 40'	CA-27
HRC JOB No. 20220788	SHEET No. OF

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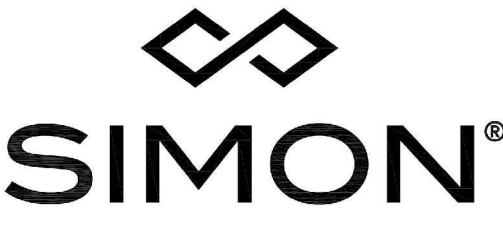
STATE OF MICHIGAN

Albert P.  
Mickalich  
ENGINEER  
No.  
6201036979


REGISTERED PROFESSIONAL ENGINEER




ENGINEER'S OPINION OF PROBABLE COST - REDEVELOPMENT A				
PRELIMINARY SITE LAYOUT				
DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS				
MOBILIZATION	LS	1	\$ 50,000.00	\$ 50,000.00
EARTHWORK	LS	1	\$ 25,000.00	\$ 25,000.00
SUBTOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS				\$75,000.00
SCHEDULE II - UTILITY IMPROVEMENTS				
SANITARY SEWER LEAD, PVC SCH 40, 6"	LFT	119	\$ 35.00	\$ 4,165.00
STORM SEWER LEAD, PVC SCH 40, 8"	LFT	70	\$ 30.00	\$ 2,100.00
STORM SEWER, C-76 CL IV, 12"	LFT	98	\$ 50.00	\$ 4,900.00
CATCH BASIN, 4' DIA W/ 2' SUMP	EA	1	\$ 2,000.00	\$ 2,000.00
STM MANHOLE, 4' DIA	EA	1	\$ 2,000.00	\$ 2,000.00
WATER LEAD, TYPE K COPPER, 2"	LFT	255	\$ 35.00	\$ 8,925.00
WATER LEAD, DI CL54, 6"	LFT	209	\$ 70.00	\$ 14,630.00
SUBTOTAL SCHEDULE II - UTILITY IMPROVEMENTS				\$38,720.00
SCHEDULE III - ON-SITE IMPROVEMENTS				
21AA AGGREGATE	TONS	516	\$ 20.00	\$ 10,320.00
CONCRETE SIDEWALK, 4 IN, INCL BASE	SFT	942	\$ 2.00	\$ 1,884.00
CONCRETE SIDEWALK, 6 IN, INCL BASE	SFT	102	\$ 3.00	\$ 306.00
CONC BIKE RACK PAD, 6 IN, INCL BASE	SFT	73	\$ 3.00	\$ 219.00
6" CONCRETE CURB	LFT	144	\$ 30.00	\$ 4,320.00
LOOP BIKE RACK	EA	1	\$ 500.00	\$ 500.00
BIKE SHELTER	EA	1	\$ 2,000.00	\$ 2,000.00
DUMPSTER ENCLOSURE	EA	1	\$ 3,000.00	\$ 3,000.00
LANDSCAPING	LS	1	\$ 30,000.00	\$ 30,000.00
PAVEMENT MARKINGS	LS	1	\$ 8,000.00	\$ 8,000.00
SUBTOTAL SCHEDULE III - ON-SITE IMPROVEMENTS				\$60,549.00
SCHEDULES I - IV TOTAL				\$174,269.00



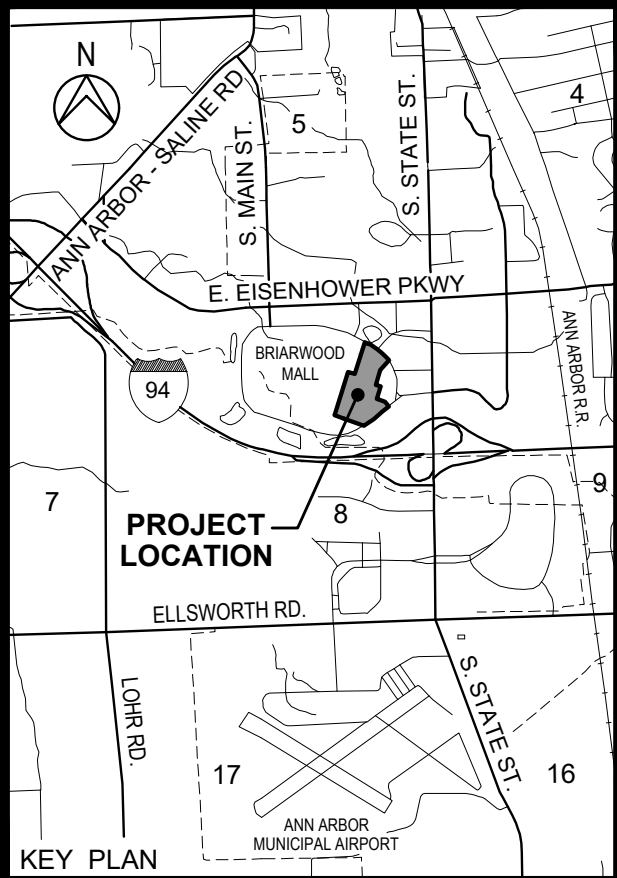
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DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



KEY PLAN

**BRIARWOOD MALL**

**SEARS  
REDEVELOPMENT**

100 Briarwood Circle  
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

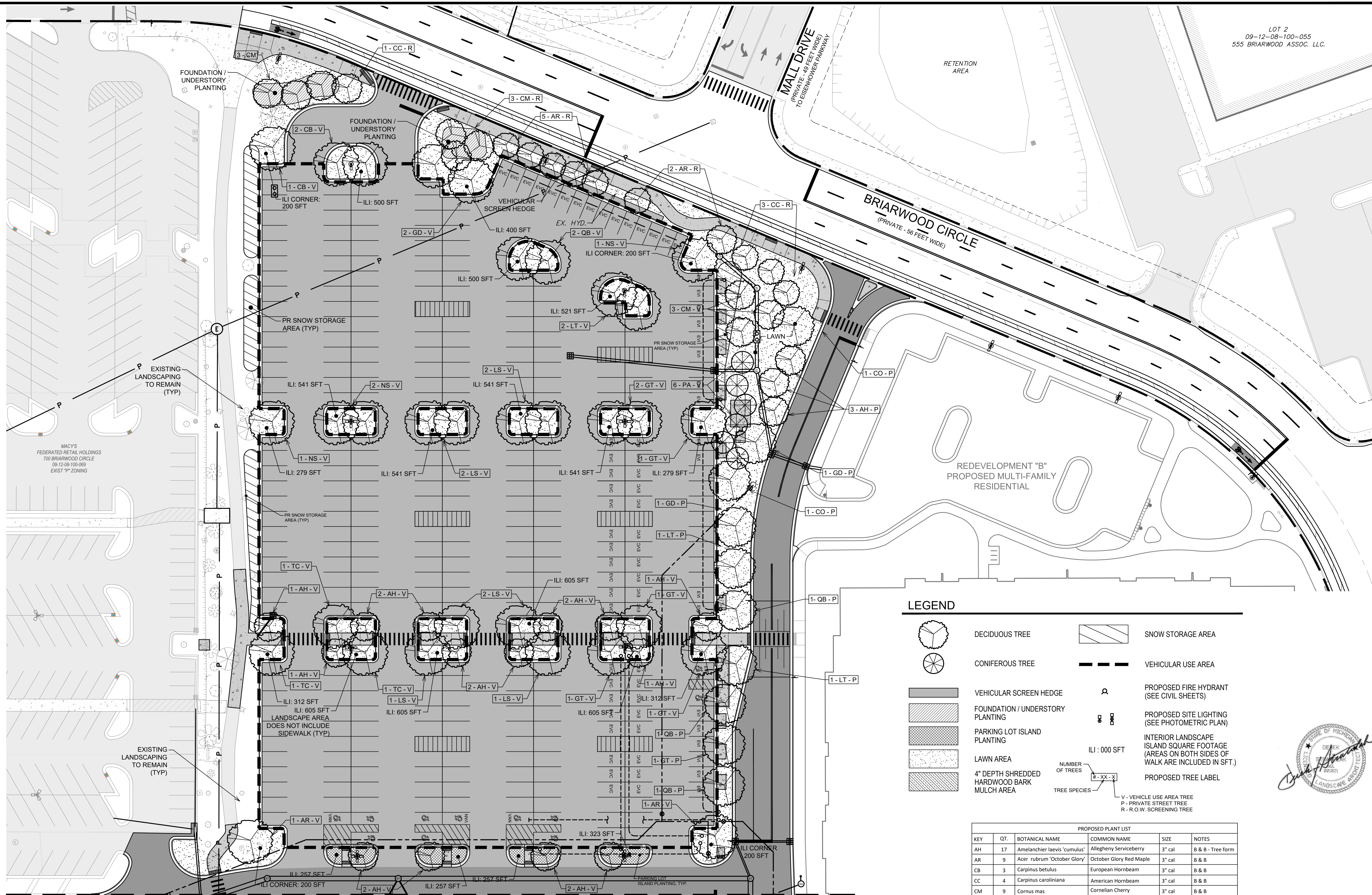
ESTIMATED COSTS

SCALE NO SCALE	DRAWING No. CA-29
HRC JOB No. 20220788	SHEET No. OF

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Hurrish, David



NOTE:  
PARKING LOT ISLANDS TO HAVE  
LAWN ESTABLISHED (TYP.)  
UNLESS OTHERWISE NOTED.

NOTE:  
ALL DISEASED, DAMAGED, OR  
DEAD MATERIAL SHALL BE  
REPLACED BY THE END OF THE  
FOLLOWING PLANTING SEASON

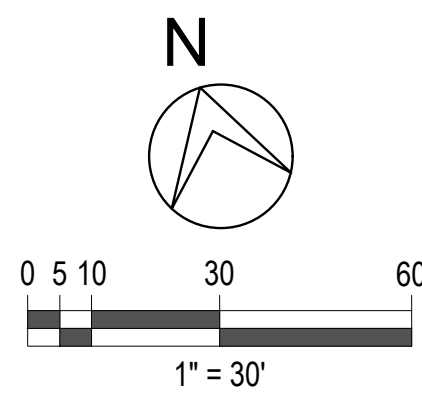
**NOTE:**  
SNOW SHALL NOT BE PUSHED  
ONTO INTERIOR LANDSCAPE  
ISLAND UNLESS SPECIFICALLY  
INDICATED ON THE PLANS  
THAT THOSE SPACES ARE FOR  
SNOW STORAGE

SEE DWG. No. LA-02

APPLICATION FOR MODIFICATION TO LANDSCAPE AND SCREENING REQUIREMENTS HAS BEEN SUBMITTED (08-14-2023) TO WAVE THE BIORETENTION REQUIREMENT. ANN ARBOR STAFF HAS SUPPORTED MODIFICATION

Vehicular Screening Hedge				
QT.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
8	Green Mound Boxwood	Buxus microphylla 'Green Mound'	24" HT x 24" W	Specimen, Full Branched
8	Sea Green Juniper	Juniperus Chinensis 'Sea Green'	24" HT x 24" W	Specimen, Full Branched
8	Buffalo Juniper	Juniperus Sabina 'Buffalo'	18" HT x 24" W	Specimen, Full Branched
8	Hick's Yew	Taxus x Media 'HicksII'	30" HT x 18" W	Specimen, Full Branched

	Required			Proposed	
Street Fronting (Minus Curb Cuts)				320	LF
Right-of-Way Screening	1 per 30 LF				
	11			13	
Vehicle Use Area				125,082	SF
Interior Islands	1:	15	SF		
	8,339	SF		9,040	SF
Interior Island Trees	1 per 250 SF Island				
	37			51	
Conflicting Land Use Buffer	N/A			N/A	
Private Street Trees	1 per 30 LF				
	13			13	



NOTE:  
ALL WORK SHALL CONFORM TO  
CITY OF ANN ARBOR STANDARDS  
AND SPECIFICATIONS

PROPOSED PLANT LIST						
KEY	QT.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	
AH	17	Amelanchier laevis 'cumulus'	Allegheny Serviceberry	3" cal	B & B - Tree form	
AR	9	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal	B & B	
CB	3	Carpinus betulus	European Hornbeam	3" cal	B & B	
CC	4	Carpinus caroliniana	American Hornbeam	3" cal	B & B	
CM	9	Cornus mas	Cornelian Cherry	3" cal	B & B	
CO	2	Celtis occidentalis	Hackberry	3" cal	B & B	
GD	4	Gymnocladus dioica	Kentucky Coffeetree	3" cal	B & B - Male only	
GT	7	Gleditsia tri. 'Skyline'	Skyline Honeylocust	2.5" cal	B & B	
LS	4	Liquidambar styraciflua	Sweetgum	3" cal	B & B	
LT	8	Liriodendron tulipifera	Tuliptree	3" cal	B & B	
NS	4	Nyssa sylvatica	Blackgum	3" cal	B & B	
PA	6	Picea abies	Norway Spruce	8' ht.	B & B	
QC	5	Quercus bicolor	Swamp White Oak	3" cal	B & B	
TB	3	Tilia cordata 'Greenspire'	Greenspire Little leaf Linden	3" cal	B & B	

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ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)



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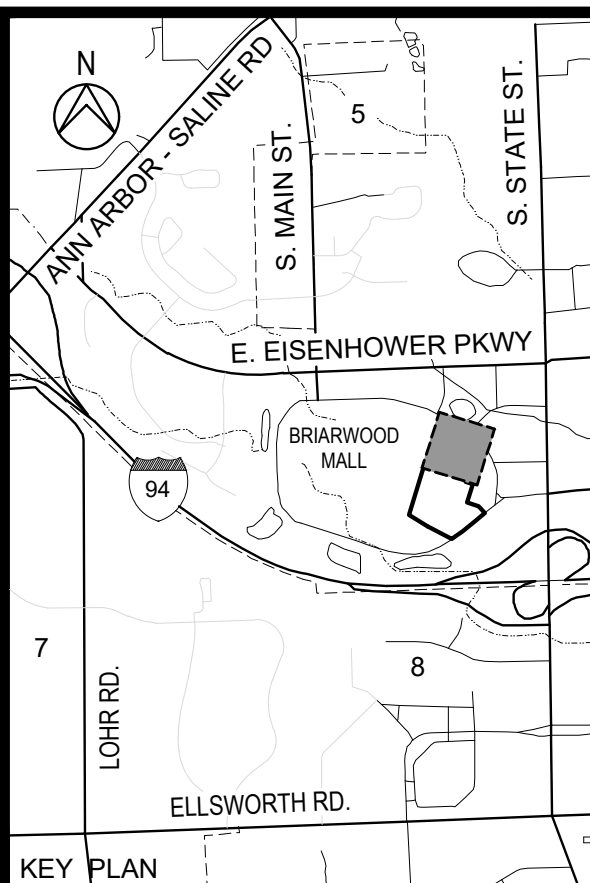
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DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	D.H. - R.C.H.
CHECKED	A.P.M.
APPROVED	A.P.M.



**BRIARWOOD MALL**

## SEARS REDEVELOPMENT

100 Briarwood Circle  
Ann Arbor, Mi 48108

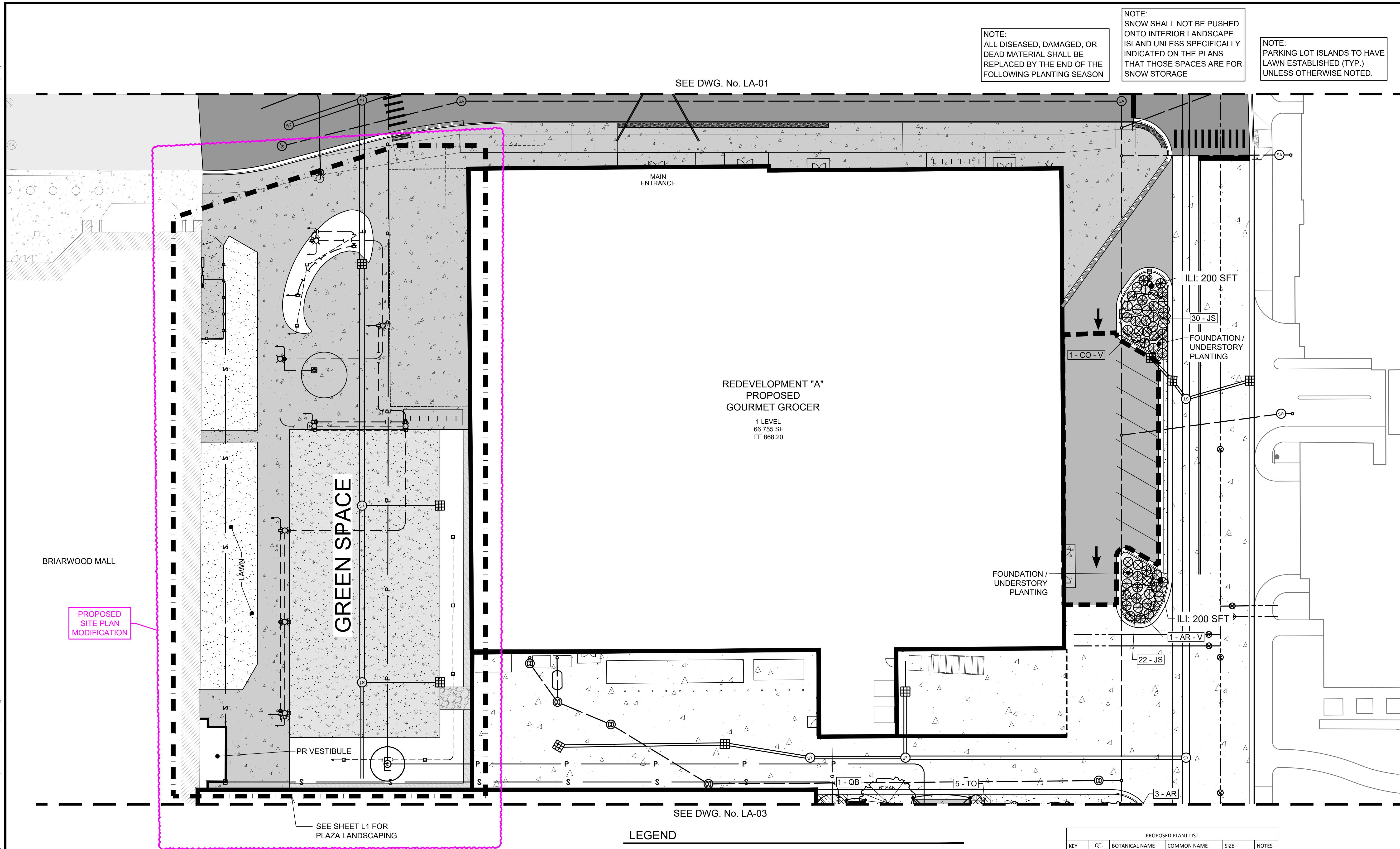
WASHTENAW COUNTY MICHIGAN

PROPOSED  
PARKING LOT  
LANDSCAPING

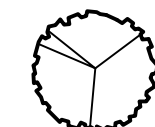
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HRC JOB No. 20220788	SHEET No.      OF

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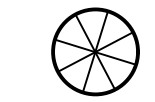




## LEGEND



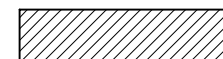
DECIDUOUS TREE



CONIFEROUS TREE



VEHICULAR SCREEN HEDGE



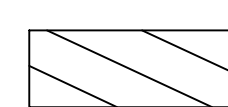
FOUNDATION / UNDERSTORY PLANTING



PARKING LOT ISLAND PLANTING



LAWN AREA

4" DEPTH SHREDDED  
HARDWOOD BARK  
MULCH AREA

SNOW STORAGE AREA



VEHICULAR USE AREA

PROPOSED FIRE HYDRANT  
(SEE CIVIL SHEETS)PROPOSED SITE LIGHTING  
(SEE PHOTOMETRIC PLAN)INTERIOR LANDSCAPE  
ISLAND SQUARE FOOTAGE  
(AREAS ON BOTH SIDES OF  
WALK ARE INCLUDED IN SFT.)

PROPOSED TREE LABEL

ILI: 000 SFT

NUMBER  
OF TREES

# - XX - X

TREE SPECIES

V - VEHICLE USE AREA TREE

P - PRIVATE STREET TREE

R - R.O.W. SCREENING TREE



0 5 10 20 40

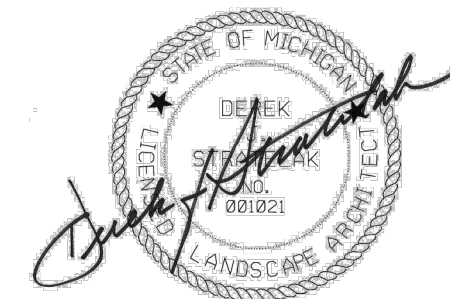
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PROPOSED PLANT LIST					
KEY	QT.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AR	1	Acer Rubrum	Red Maple	3" cal	B & B
CO	1	Celtis occidentalis	Hackberry	3" cal	B & B
JS	52	Juniperus Sabina 'Arcadia'	Arcadia Areadia Juniper	30" Sprd	Cont.

	Required	Proposed
Vehicle Use Area		4,420 SF
Interior Islands	1: 20 SF	
	221 SF	400 SF
Interior Island Trees	1 per 250 SF Island	
	2	2
Conflicting Land Use Buffer	N/A	N/A

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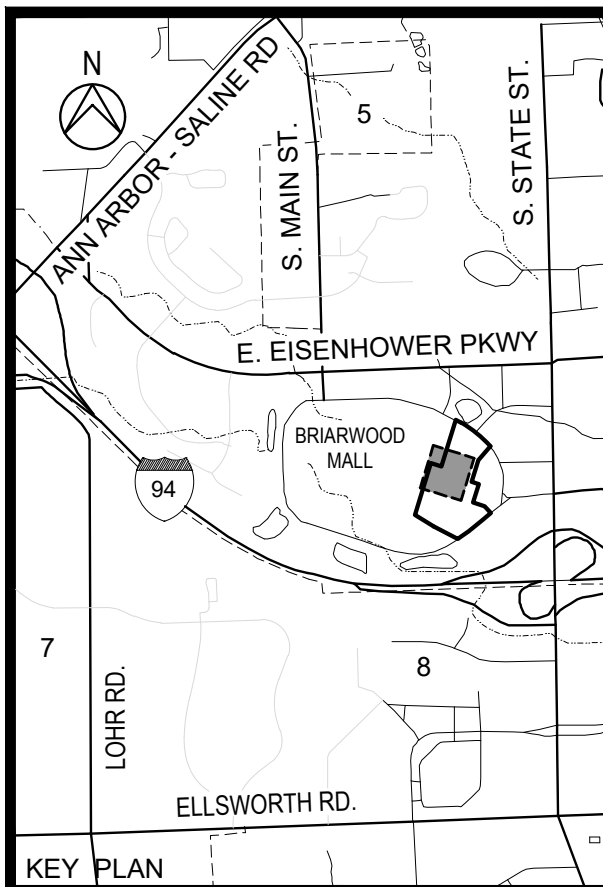
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APPROVED	A.P.M.



## BRIARWOOD MALL

SEARS  
REDEVELOPMENT

100 Briarwood Circle  
Ann Arbor, MI 48108

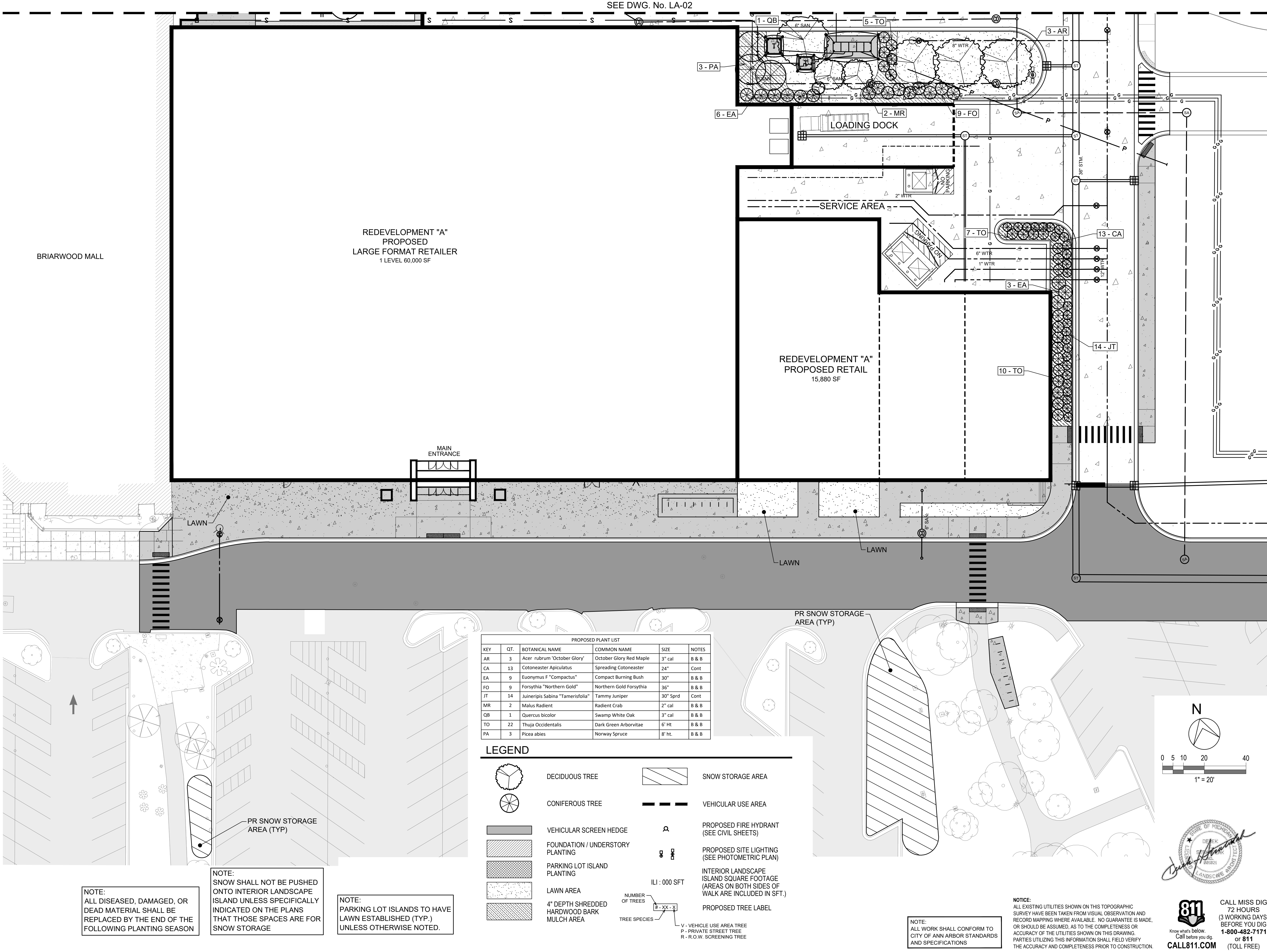
WASHTENAW COUNTY MICHIGAN

PROPOSED  
LANDSCAPE  
PLAN

SCALE	DRAWING No.
1" = 20'	LA-02
HRC JOB No.	SHEET No.
20220788	OF



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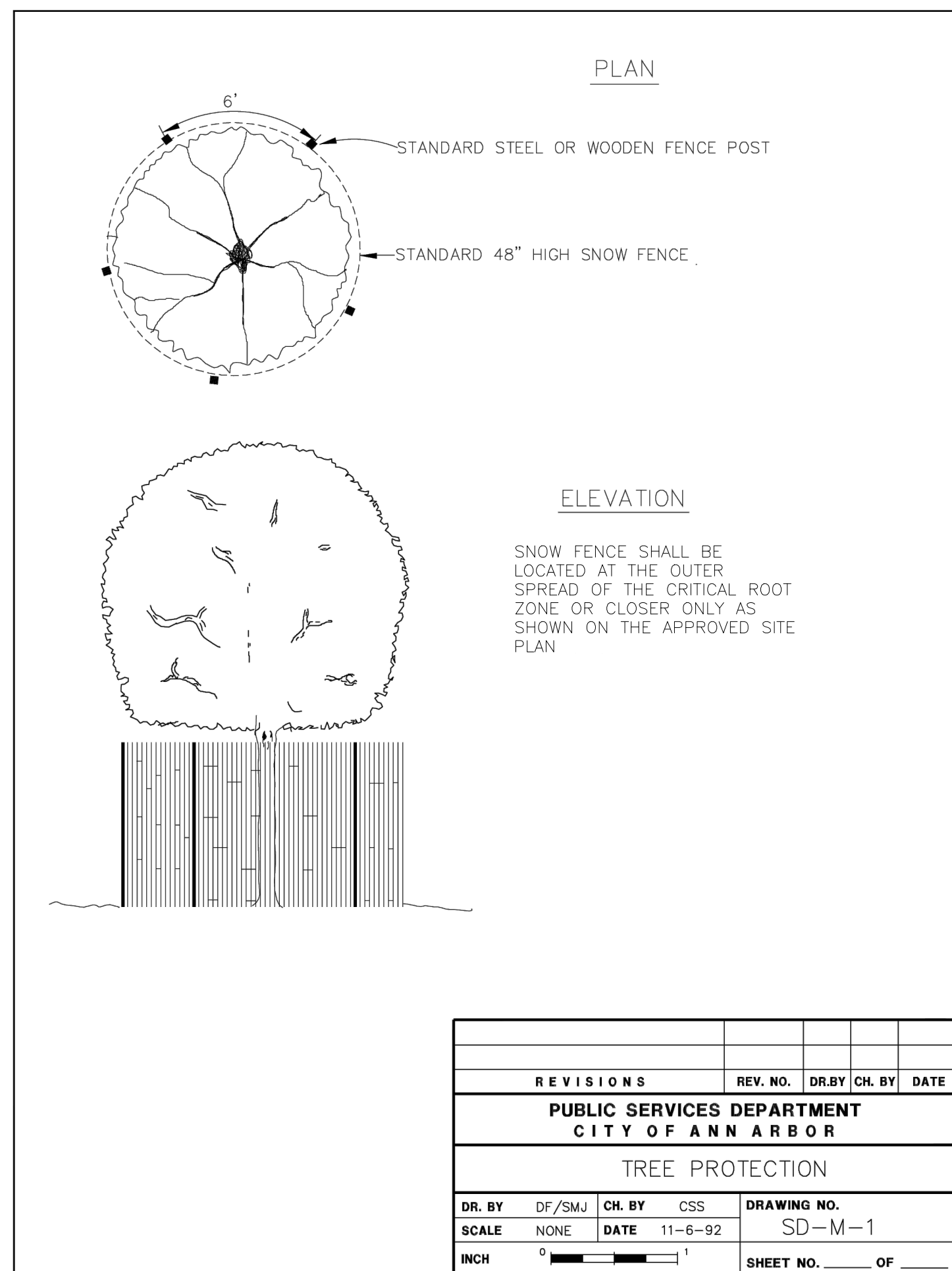
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**BRIARWOOD MALL**  
**SEARS REDEVELOPMENT**  
100 Briarwood Circle  
Ann Arbor, MI 48108  
WASHTENAW COUNTY MICHIGAN

PROPOSED LANDSCAPE PLAN

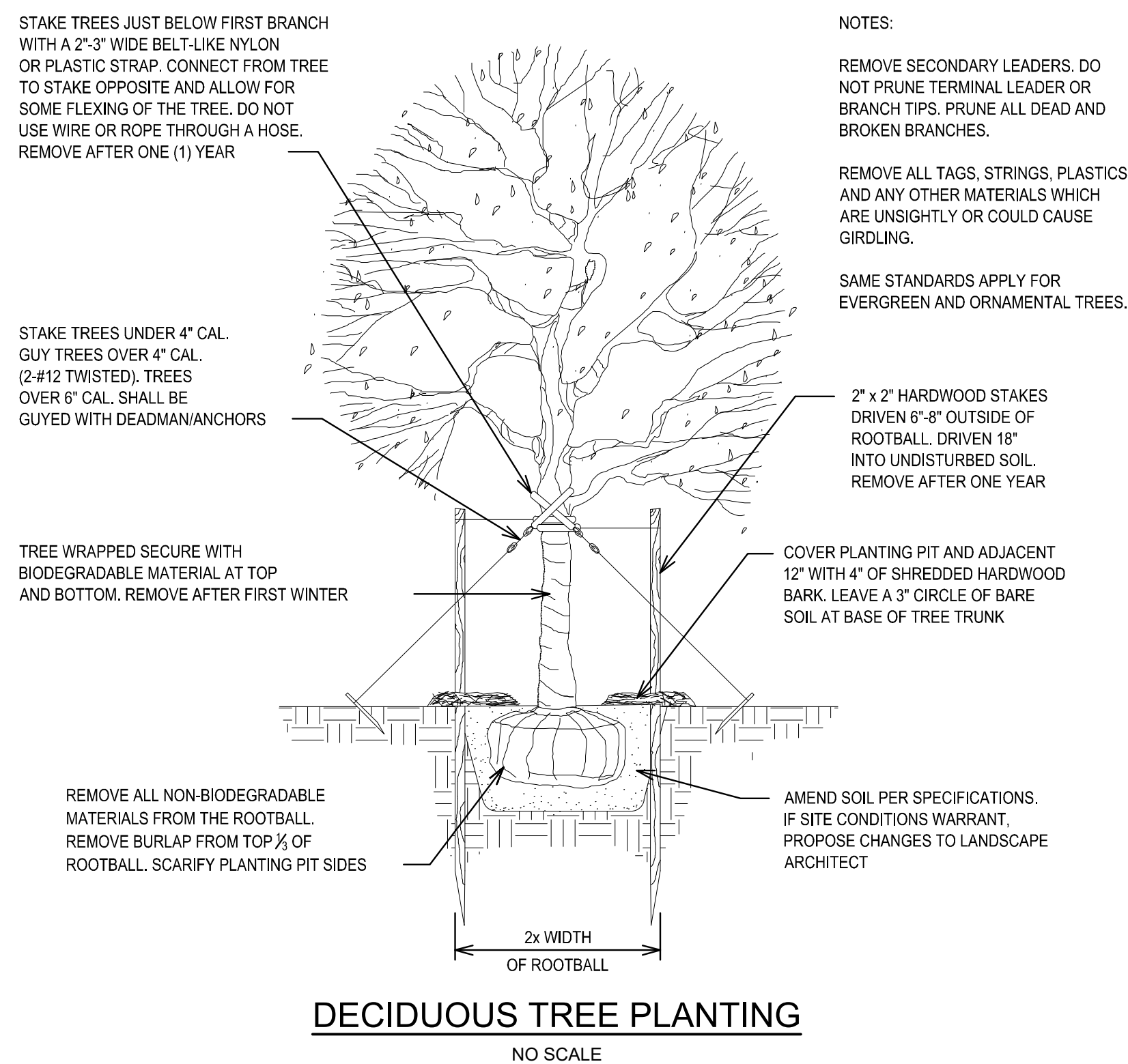
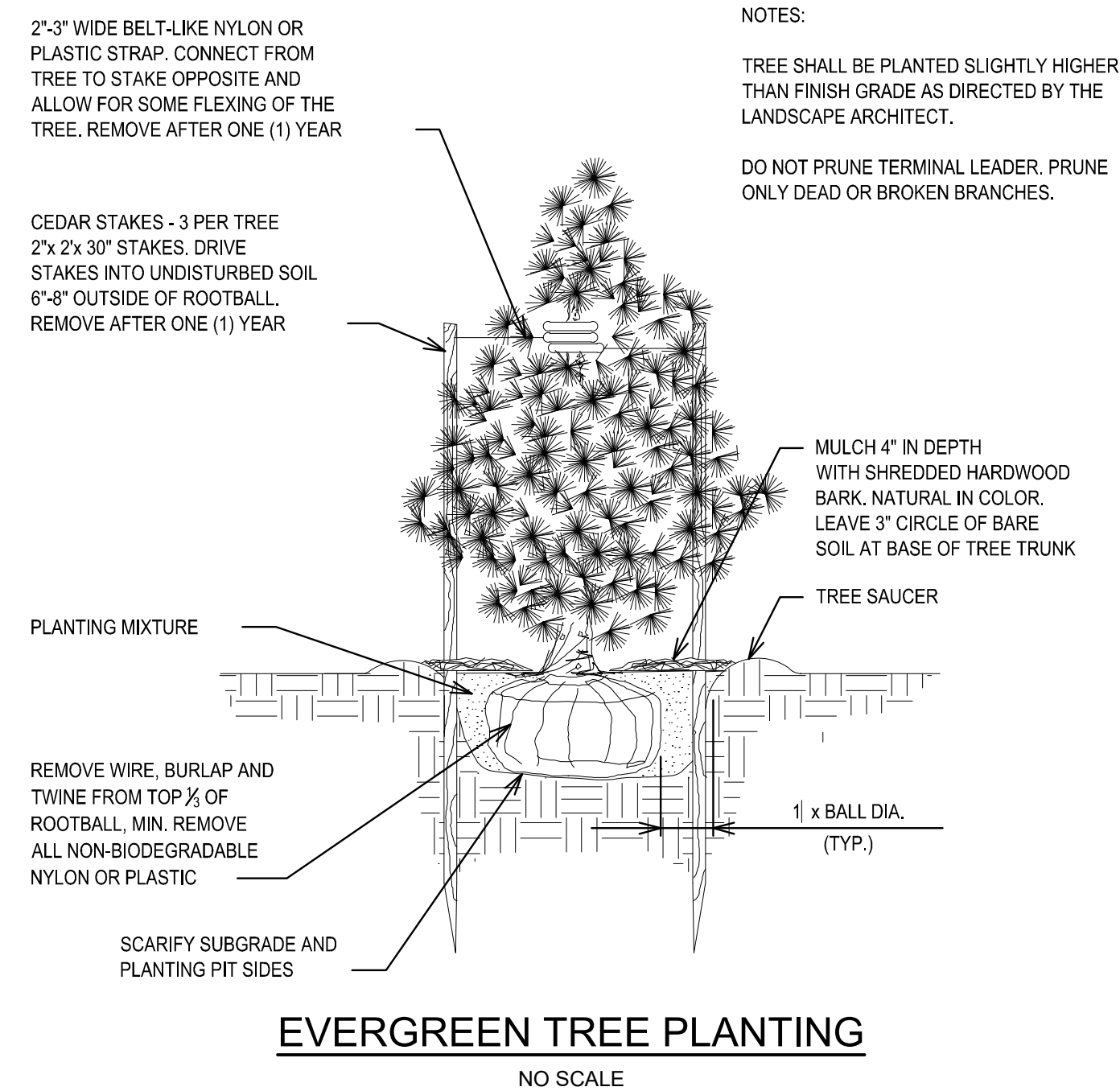
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DRAWING No. LA-03  
HRC JOB No. 20220788 SHEET No. OF





## LANDSCAPE NOTES:

1. VERIFY ALL CONDITIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER OR OWNER.
2. VERIFY THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND SERVICES PRIOR TO COMMENCING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGED UTILITIES.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES REFLECTED ON THE PLANT LIST. IF A DISCREPANCY EXISTS BETWEEN THE LIST AND THE PLAN, THE PLAN SHALL BE HELD VALID.
4. INSTALLATION AND SIZE OF ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
5. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE ENGINEER OR THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. DISCREPANCIES BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS SHALL BE RESOLVED AT THIS TIME.
6. THE LOCATION OF ALL PLANTS SHALL BE STAKED IN THE FIELD OR SCALED FROM THE DRAWINGS.
7. IF ROUGH GRADE IS DONE BY OTHERS, THE CONTRACTOR SHOULD REVIEW THAT GRADE AND ADDRESS ANY PROBLEMS WITH THE OWNER. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING AND SITE SURFACE DRAINAGE. DRAINAGE TO PAVING, CATCH BASINS ETC. NO LOW SPOTS THAT HOLD STANDING WATER WILL BE ACCEPTED.
8. ANY RAISED EARTH BERMS SHOWN ON THE PLANS SHALL BE MADE ENTIRELY OF LIGHT ORGANIC SOILS AND SHALL BLEND SMOOTHLY INTO THE EXISTING TOPOGRAPHY.
9. WATER IN ALL PLANT MATERIAL IMMEDIATELY AFTER INSTALLATION.
10. ALL PLANTING BEDS SHALL HAVE A PRE-EMERGENT HERBICIDE, 'RONSTAR' (OR APPROVED EQUAL) APPLIED PER MANUFACTURER'S INSTRUCTIONS. SUBMIT LABELS TO THE PROJECT ENGINEER FOR APPROVAL.
11. MULCH CIRCLES FOR ALL PLANTS SHALL COVER THE ENTIRE PLANTING PIT. IF SOIL HAS HEAVY CLAY CONTENT, PLANTING THE TREE 6 INCHES HIGHER IS ACCEPTABLE. ADVISE THE ENGINEER PRIOR TO PLANTING.
12. SUBMIT SAMPLES OF MULCH, TOPSOIL, STONE, ETC. AS REQUIRED BY THE PROJECT ENGINEER.
13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SUPPLY AND PLACEMENT OF TOPSOIL PER SPECIFICATIONS.
14. ALL TREES SHALL HAVE CLAY LOAM ROOT BALLS. NO SAND BALLS WILL BE ACCEPTED.
15. DIG SHRUB PIT A MINIMUM OF 1 FOOT LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2 FEET LARGER THAN ROOT BALLS. BACKFILL WITH TWO PARTS TOPSOIL, TWO PARTS SOIL FROM EXCAVATED PLANTING HOLE AND ONE PART PEAT. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE PLANTED AT THE NURSERY. IF WET CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER.
16. REMOVE ALL TWINE, WIRE AND BURLAP FROM THE TOP 13" OF TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS. REMOVE ALL NON-Biodegradable MATERIAL SUCH AS PLASTIC OR NYLON COMPLETELY.
17. LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 4 FEET WIDE BY 6 INCH DEEP SHREDED BARK RINGS OR APPROVED DESIGN FOR TRUNK PROTECTION. ONLY NATURAL COLORED, SHREDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
18. SHRUB BEDS ARE TO BE MULCHED WITH SHREDED BARK MULCH TO A MINIMUM DEPTH OF 4 INCHES. ONLY NATURAL COLORED, SHREDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
19. UPON COMPLETION, ALL PLANT MATERIALS MUST BE PRUNED AND INJURIES REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPLANTING. ALL CUTS SHALL BE MADE FLUSH, LEAVING NO STUBS.
20. EXISTING LAWN THAT THE OWNER INTENDS TO SAVE AND AREAS THAT ARE DAMAGED DURING CONSTRUCTION MUST BE INSPECTED BY THE OWNER TO DETERMINE VIABILITY. IF THE EXISTING LAWN IS FOUND TO BE LEVEL, HEALTHY, DENSE AND FREE FROM WEEDS, THE LAWN MAY NOT REQUIRE REPLACEMENT OR RENOVATION. IF RENOVATION IS REQUIRED OR IS PART OF THE APPROVED PLAN, THEN THE FOLLOWING REQUIREMENTS WILL APPLY:  
  
EXISTING LAWN FOUND TO BE IN POOR CONDITION MUST FIRST BE SPRAYED WITH ROUND-UP (OR EQUAL) TO KILL THE EXISTING LAWN AND WEED AREAS. WAIT FOR A MINIMUM PERIOD OF SEVEN (7) DAYS FOR THE HERBICIDE TO TAKE EFFECT. THEN REMOVE ALL DEAD AND WEEDY TISSUE TO A MINIMUM OF FOUR (4) TO SIX (6) INCHES. MOW TOPSOIL TO ALL LAWN AREAS TO BE REPLACED. BACKFILL AND COMPACT TOPSOIL TO THE TOP OF ALL CURBS AND WALKS PRIOR TO SODDING/SEEDING. REGRADE TO ELIMINATE ALL BUMPS AND DEPRESSIONS AND RESOD ALL AREAS.
21. EXISTING LAWN FOUND TO BE IN GENERALLY GOOD CONDITION BUT WITH BARE, SPARSE OR WEEDY AREAS MUST BE RENOVATED BY TILING IN LOW AREAS, RAKING, OVERSEEDING AND TOP DRESSING ALL SPARSE AND BARE SPOTS AND BY INITIATING A 'WEED AND FEED' PROGRAM.
22. BACKFILL DIRECTLY BEHIND CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
23. THE CONTRACTOR AGREES TO WARRANTY ALL PLANTS FOR TWO (2) YEARS FROM THE TIME OF PLANTING AND FINAL INSPECTION BY THE OWNER'S REPRESENTATIVE. THIS WARRANTY INCLUDES FURNISHING NEW PLANTS AS WELL AS THE LABOR AND MATERIALS FOR THE INSTALLATION OF REPLACEMENTS. ALL REPLACEMENT PLANTS SHALL BE GUARANTEED FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR.
24. PLANT MATERIAL WITH 25% OR GREATER DIE BACK AS DETERMINED BY THE OWNER'S REPRESENTATIVE, SHALL BE REPLACED AS STIPULATED ABOVE.
25. ALL SPECIES DESIGNATION FROM THE APPROVED SITE PLAN MUST BE APPROVED IN WRITING BY THE CITY OF ANN ARBOR PRIOR TO INSTALLATION



NOTE:  
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NOTE:  
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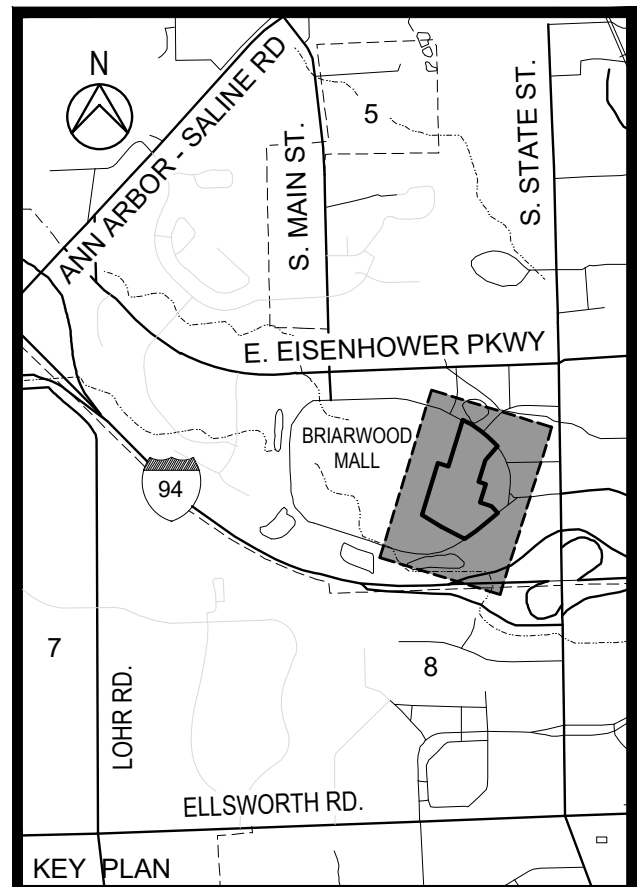
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**BRIARWOOD MALL**

# SEARS REDEVELOPMENT

100 Briarwood Circle  
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

# PROPOSED LANDSCAPE NOTES AND DETAILS

SCALE  NO SCALE	DRAWING No.  LA-04
HRC JOB No. 20220788	SHEET No.            OF



Briarwood Mall  
Sears Redevelopment Plaza  
100 Briarwood Circle  
Ann Arbor, Michigan

PROJECT

Landscape Development  
Landscape Plan

SHEET TITLE

1"=10'-0"

SCALE

PROJECT NUMBER: 23177  
DRAWN: M. Jacobs  
CHECKED: T. Shoemaker  
DATE: October 29, 2024  
REVISIONS: December 12, 2024  
April 15, 2025



LIMITS OF WORK

LIMITS OF WORK

SYNTHETIC TURF LAWN

SLEEVES (TYP.)

SYNTHETIC TURF LAWN

LIMITS OF WORK

LIMITS OF WORK

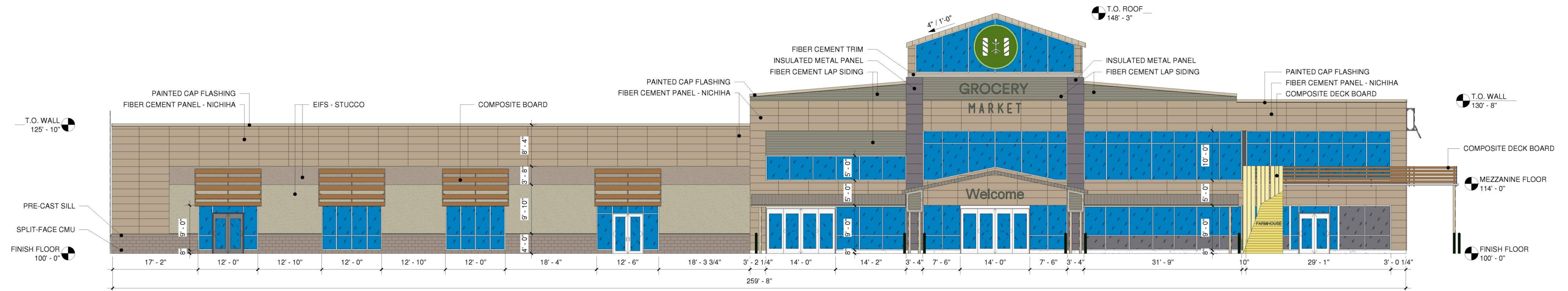
PLANT & MATERIAL SCHEDULE

Sym.	Qty.	Botanical Name	Common Name	Size	Root	Comments
Evergreen Trees						
FAB	4	Picea abies	Norway Spruce	10' ht.	B4B	Space 10' o.c.
TFG	8	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	8-10' ht.	B4B	Space 42" o.c.
TFG	12	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	6-7' ht.	B4B	Space 24" o.c.
Deciduous Trees						
ARR	8	Acer rubrum 'Frank Jr.'	Redpointe Maple	3-3 1/2" cal.	B4B	Space 20' o.c., single stem, full heads
BJB	5	Betula jacquemontii	Jacquemontii Birch	12-14' ht.	B4B	Multi-stem, full heads
CKC	1	Cornus kousa 'Chinensis'	Chinese Kousa Dogwood	8-10' ht.	B4B	Specimen, approved by L.A.
GBA	7	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3" cal.	B4B	Space 20' o.c., single stem, full heads
Shrubs						
HPL	23	Hydrangea 'Limelight'	Limelight Hydrangea	30-36"	B4B	Space 48" o.c., acidify soil
TMD	151	Taxus x media 'Densiflora'	Dense Yew	15-18"	Can	Min. 3 gal., space 30" o.c., acidify soil
VCC	25	Viburnum carlesii 'Gayuga'	Koreanspice Viburnum	30-36"	B4B	Space 60" o.c.
Perennials, Ornamental Grasses, Groundcovers, & Vines						
AMI	21	Allium 'Millenium'	Ornamental Onion	1 gal.	Can	Space 18" o.c.
HMA	240	Hakonechola marica	Japanese Forest Grass	1 gal.	Can	Space 18" o.c.
FAH	23	Fernisetum alopecuroides	Hamel Dwarf Fountain Grass	1 gal.	Can	Space 30" o.c.
Materials						
AN	325 sf	Annual Plantings, seasonal rotation to be selected by owner				
CS	16 cy	1/2"-3/4" dia. Washed Crushed Natural Stone (9A)-6" deep on 4 oz. non-woven filter fabric				
RE	812 lf	3/16" x 4" J.D. Russell Steel Edging (BLACK)-install per manufacturer's specifications				
SB	47 cy	Shredded hardwood bark mulch (seasoned, dark brown), 3" deep in perennial and groundcover beds, 4" depth in shrub/tree beds.				
FM	141 cy	Planting mix - 3 parts well drained screened imported topsoil, to 1 part clean sand, to 1 part Canadian sphagnum peat moss, to 1 part natural compost (weed-free), and 10% poultry manure, install 3" deep in all specified landscape beds				
DG	125 sf	Excavate min. 8" below finish grade, dispose, install min. 6" compacted 21AA limestone and 1-2" compacted Decomposed Granite Fines (Grey)				

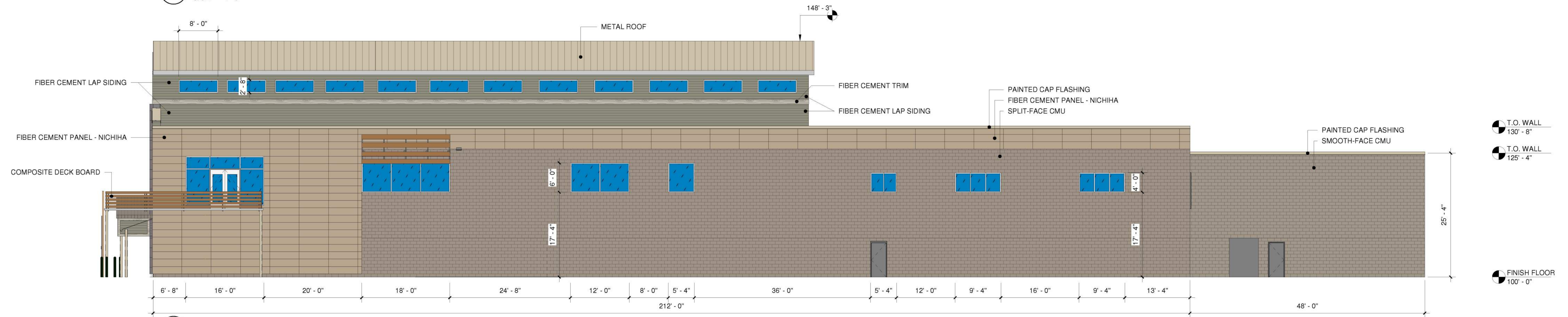








3 SOUTH ELEVATION  
3/32" = 1'-0"



1 EAST ELEVATION  
3/32" = 1'-0"

## MATERIALS

CMU BASE / SIDE WALLS



CMU BACK WALLS



ENTRY COLUMN ACCENT  
KINGSPAN METAL PANEL



FRONT / SIDE ACCENT  
FIBER CEMENT PANEL - NICHIIHA



ACCENT BAND  
STUCCO SIDING



STUCCO SIDING



FIBER CEMENT LAP SIDING



FIBER CEMENT  
SIDING TRIM



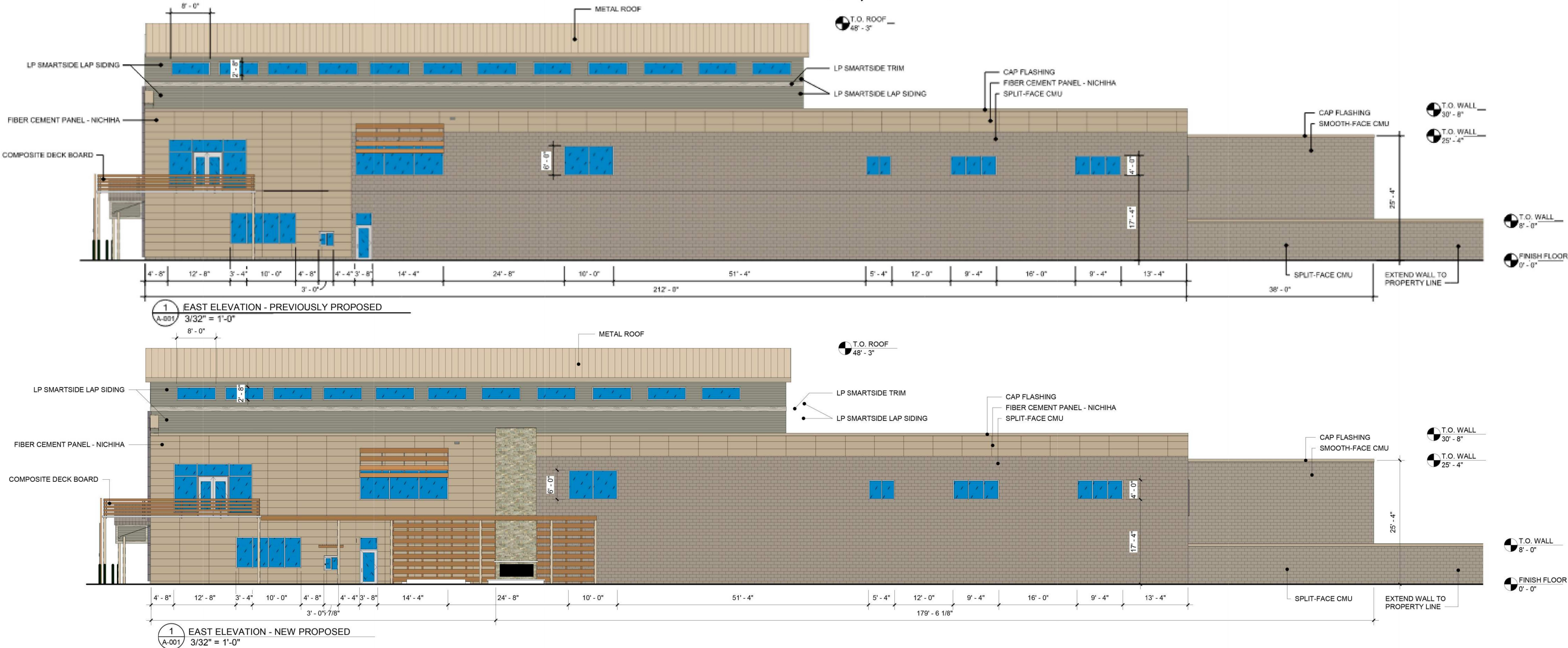
COMPOSITE BOARD  
RAILINGS / WINDOW  
ACCENTS





# NFI Harvest Market

ANN ARBOR, MI

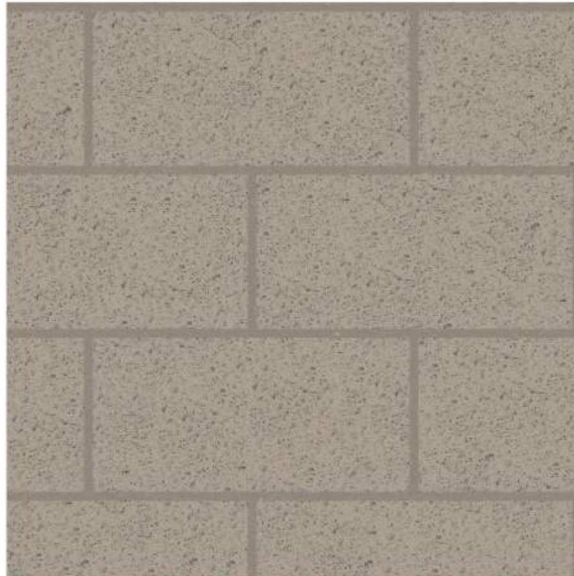


## MATERIALS

CMU BASE / SIDE WALLS



CMU BACK WALLS



ENTRY COLUMN ACCENT  
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FRONT / SIDE ACCENT  
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ACCENT BAND  
STUCCO SIDING



STUCCO SIDING



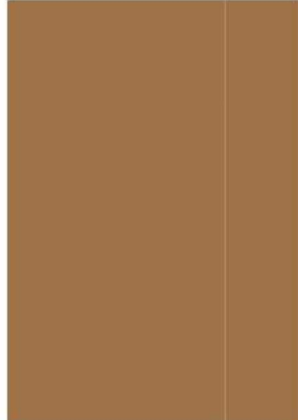
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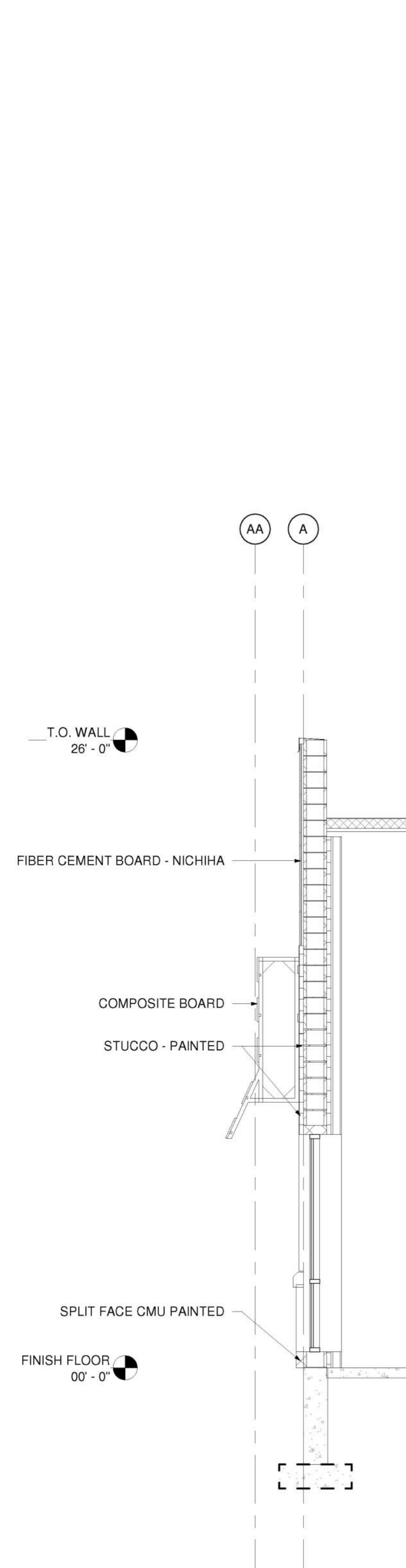
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TRIM



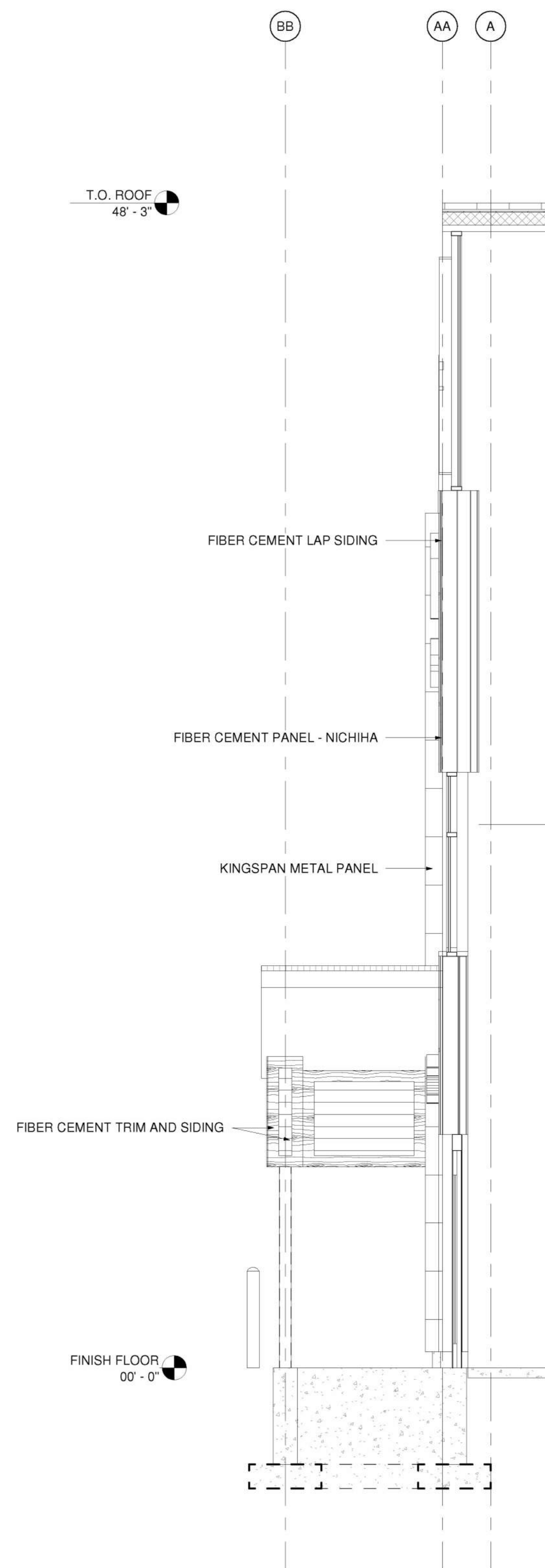
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RAILINGS / WINDOW  
ACCENTS



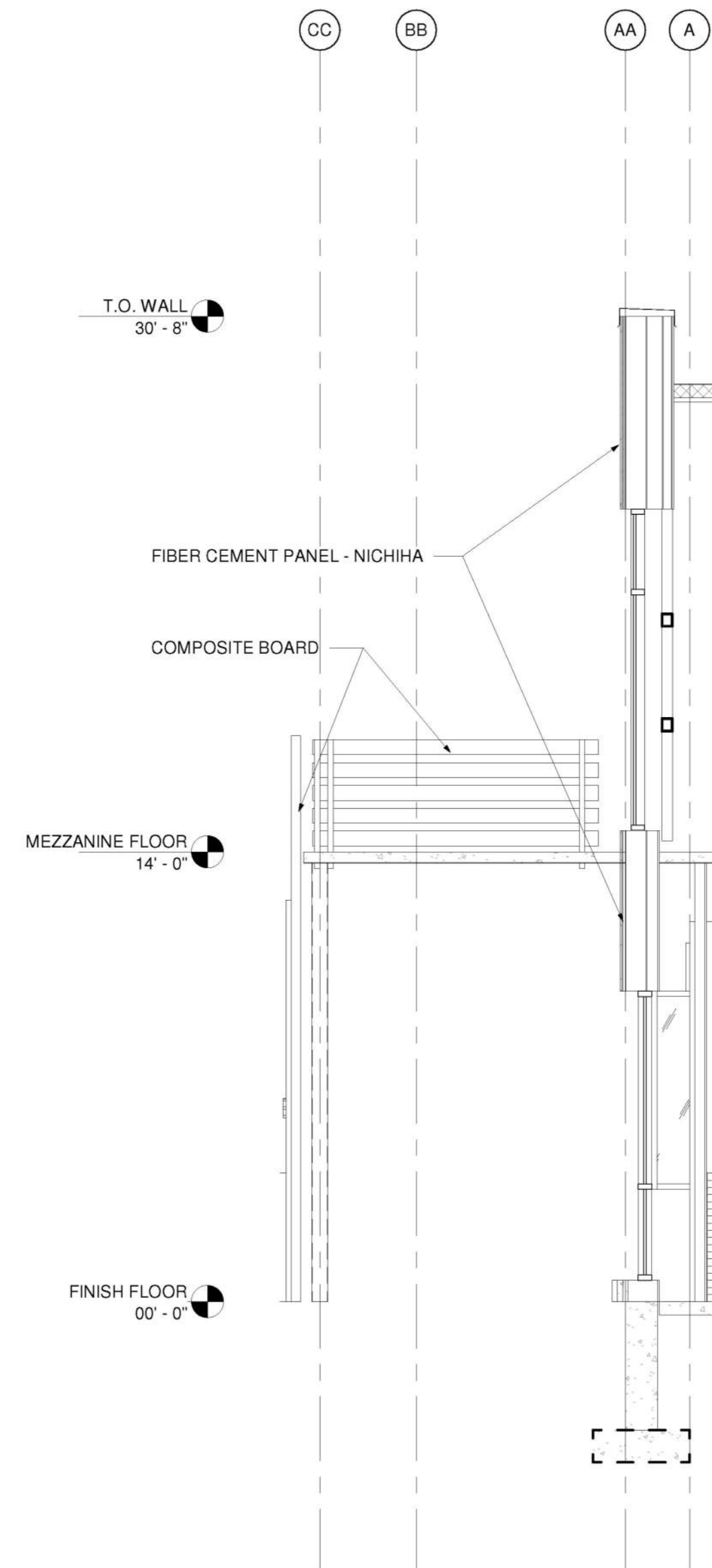




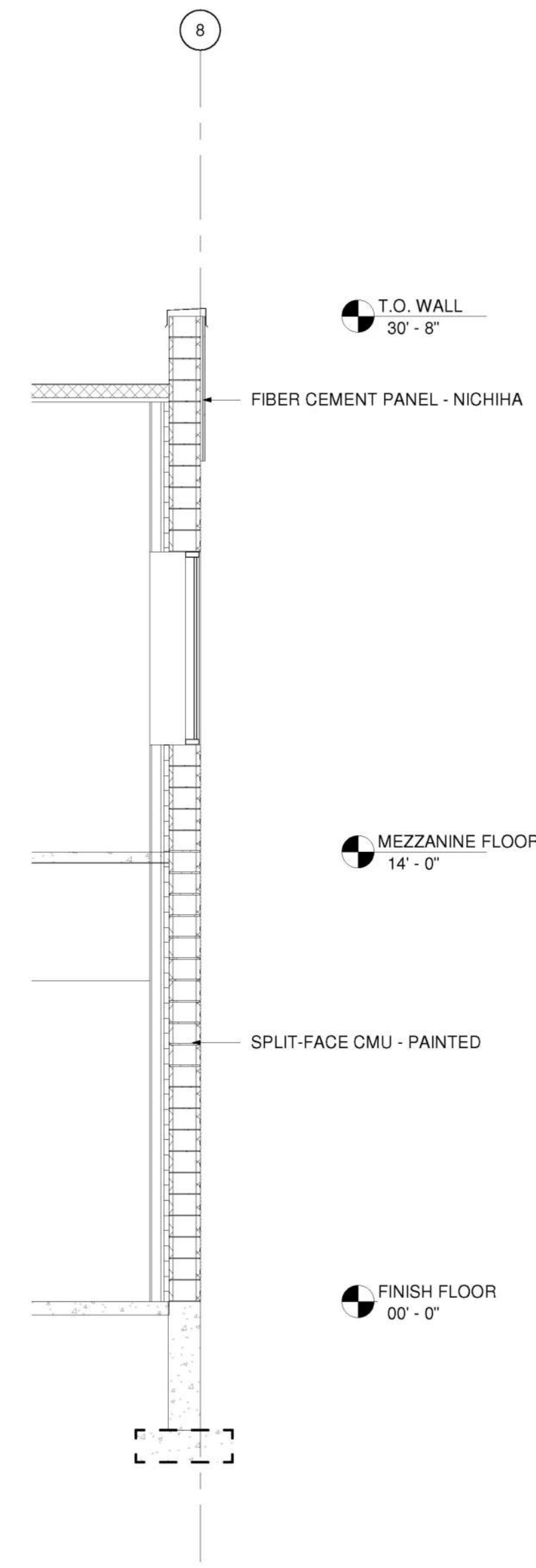
1 SECTION AT FRONT WALL  
A-006 1/4" = 1'-0"



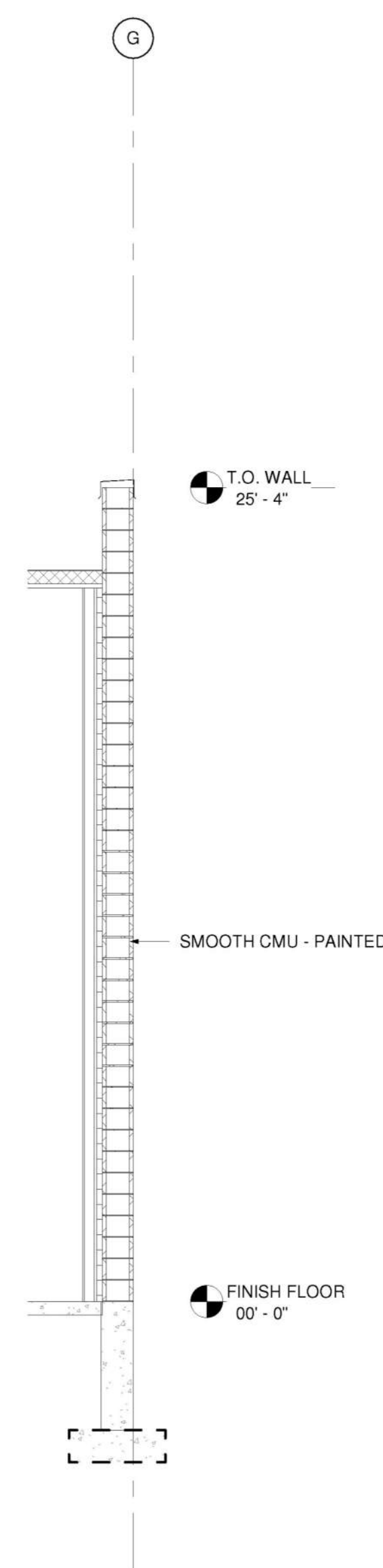
2 SECTION AT ENTRY  
A-006 1/4" = 1'-0"



3 SECTION AT MEZZ. DECK  
A-006 1/4" = 1'-0"



4 SIDE WALL  
A-006 1/4" = 1'-0"



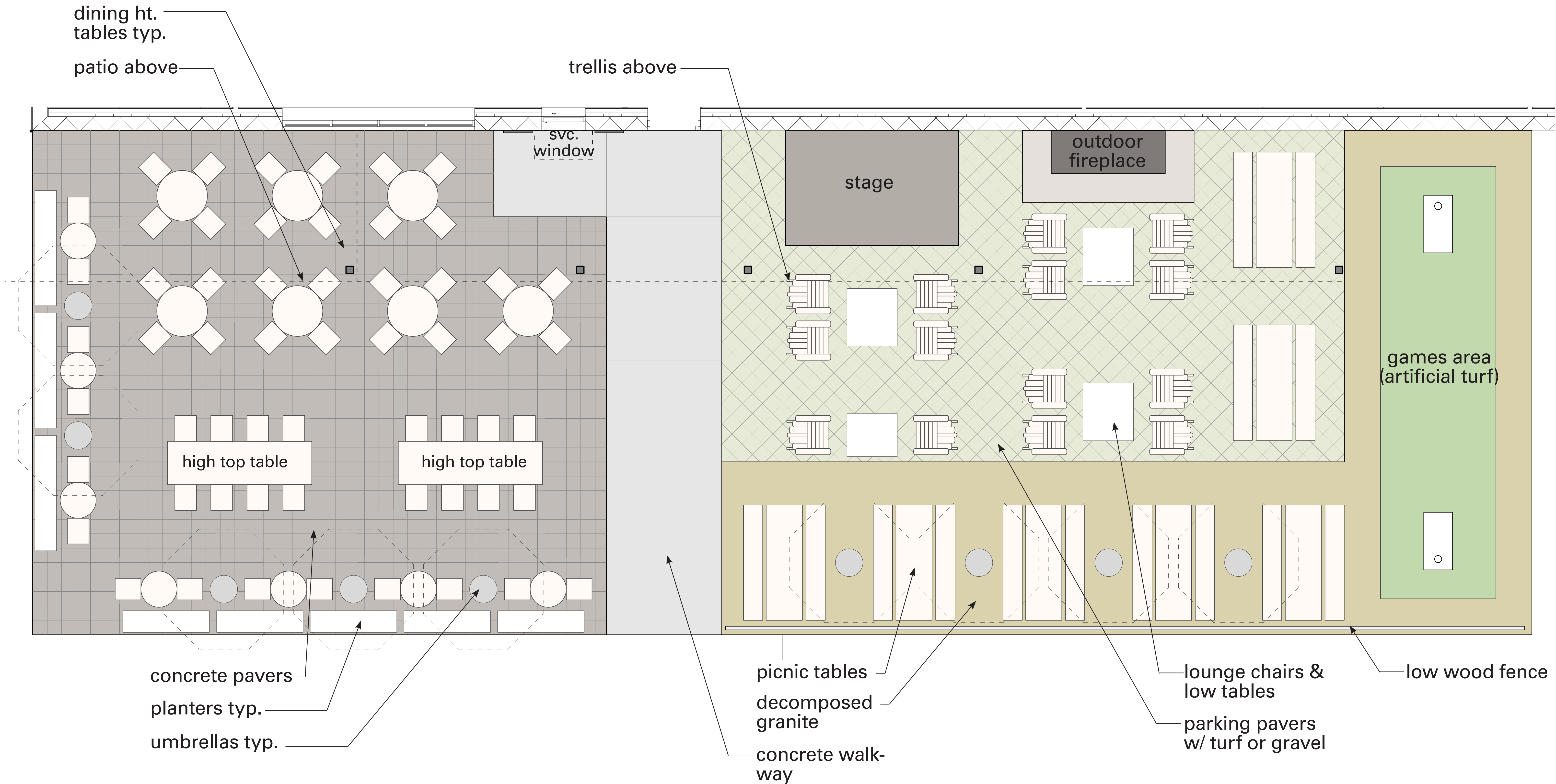
5 TYP. BACK WALL  
A-006 1/4" = 1'-0"







Patio Plan





# 6. Exterior Corner Overview



05-27-2025 SITE PLAN RESUBMITTAL  
07-10-2024 SITE PLAN RESUBMITTAL  
04-18-2024 SITE PLAN SUBMITTAL

AA-07



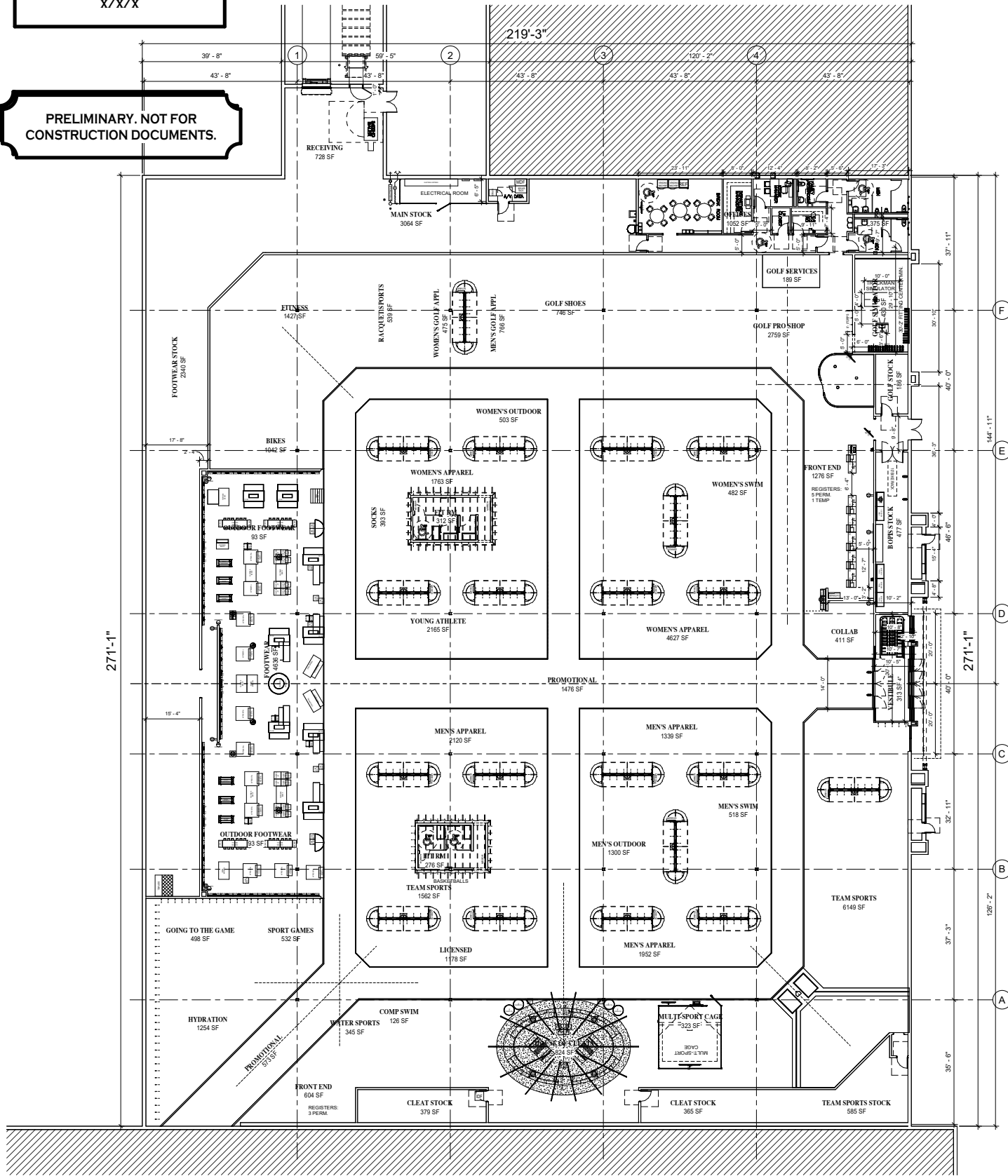
# 10. Patio Aerial Overview





PRELIMINARY. NOT FOR  
CONSTRUCTION DOCUMENTS

## TIER 1 FIXTURE PLAN - SPRING



	MAX REQUIRED	ACTUAL	
SHOE BOX CAPACITY	22,500	22,680	0
CLEAT CAPACITY	7,500	7,548	0
GOLF SHOES CAPACITY	1,200	1,296	0
APPAREL (UNITS)	13,464	13,464	0
PEGBOARD (SF)	464	464	0

SALES FORECAST: \$ \_\_\_\_\_  
CLIMATE ZONE: - \_\_\_\_\_  
BUILD TYPE: NEW RTS  
PROTOTYPE: SINGLE LEVEL

CEILING HEIGHT	16'-8" CLEAR
PORTAL WALL HEIGHT	16'/AOR TO CONFIRM
SLAB ON GRADE	YES/NO
AISLE / PERIMETER FLOORING FINISHES	POLISHED CONCRETE / VCT
PAD FLOORING FINISHES	LVT
SEISMIC	YES/NO
	AOR TO CONFIRM
REGISTERS REQUIRED	6 + 1 AT BOPIS
REGISTERS SHOWN	6 + 1 AT BOPIS
FOOTWEAR SHOWN	PFSFW 3.0 DSG
FOOTWEAR TICKERS	YES / NO - LIGHTBOX
FULL HOC	YES - OVAL / NO
BACKROOM RACKING HEIGHT	13'-0"
MOBILE RACKING	YES / NO
# OF WOMEN'S FITTING ROOMS	2 / 3
GOLF EQUIPMENT TIER	PRO +
HITTING BAY TECHNOLOGY	FORESIGHT

MULTI - SPORT CAGE  
BASEBALL DIAMOND  
SKATE SHARPENER  
SEASONAL FASHION SHOW TIER

JUMBOTRON SIZE  
NUMBER OF PORTAL WALLS

BOAT CAPACITY			
Type	Proto Boat Capacity	Actual Boat Capacity	Variance from Proto

02.3 - SPRING - NON-SELLING SF				
Room Name	Actual SF	-	SL Percentage	South Base
<b>EXTERIORS</b>				
COLLARS	411 SF	-	411 SF	432 SF
MAINT/STORAGE CASE	303 SF	-	303 SF	303 SF
MAINT. SERVICES	177 SF	-	177 SF	177 SF
CLO. FITTING CENTER	430 SF	-	430 SF	470 SF
	1304 SF		1304 SF	
<b>FRONT OF HOUSE</b>				
RESTRIUM	313 SF	-	308 SF	302 SF
FRONT END	1080 SF	-	1124 SF	2813 SF
1ST FLOOR	1393 SF	-	1393 SF	2088 SF
PROFESSIONAL	2049 SF	-	1484 SF	3376 SF
	4831 SF		3003 SF	7044 SF
<b>BACK OF HOUSE</b>				
OFFICES	1000 SF	-	1000 SF	814 SF
RESTROOM	275 SF	-	453 SF	467 SF
NO. CLOSET	178 SF	-	821 SF	821 SF
UNOCCUPIED	1600 SF	-	1600 SF	1734 SF

FOOTWEAR STOCK	2340 SF	-	1886 SF	2232 SF
GOLF STOCK	196 SF	-	148 SF	206 SF
CLOAK STOCK	744 SF	-	776 SF	841 SF
HAT STOCK	4135 SF	-	2258 SF	1732 SF
BANK STOCK	7395 SF	-	5036 SF	5011 SF
	18757 SF		14011 SF	17040 SF
Total SF	Actual SF	-	Sales Projections	South Beach
	58667 SF	-	55019 SF	64552 SF
Grand total SF	58667 SF		55019 SF	64552 SF

	WALL STANDARDS
	OUTGROUPERS
	STATIC HANGING BIKES 14"2" A.F.F.
	MAIN DISTRIBUTION FEED
	INTERMEDIATE DISTRIBUTION FEED
	SR24 2-WAY
	STRAIGHT RACK
	SR8 H-FRAME
	FX-102 HOB TABLE
	GLOVE STEAMER
	DUMP BIN
	CORNER PROTECTOR
	BAIT COOLER
	T.I.M.E. PALLET
	ITEMS TO BE KEPT DOWN PER SEMC CODE

DISCLAIMER: THIS IS A FLOOR PLAN ONLY, NOT A REFLECTED CEILING PLAN. ANY RCP ELEMENTS ARE FOR REFERENCE ONLY AND CONSTRUCTION DOCUMENTS SHOULD BE BASED ON THE CURRENT ISSUED PROTOTYPE CONSTRUCTION.

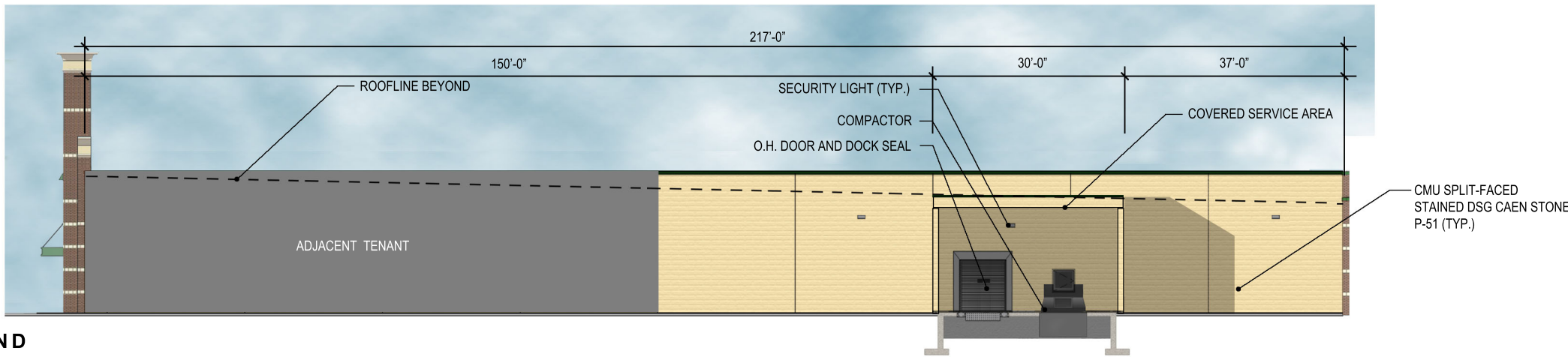
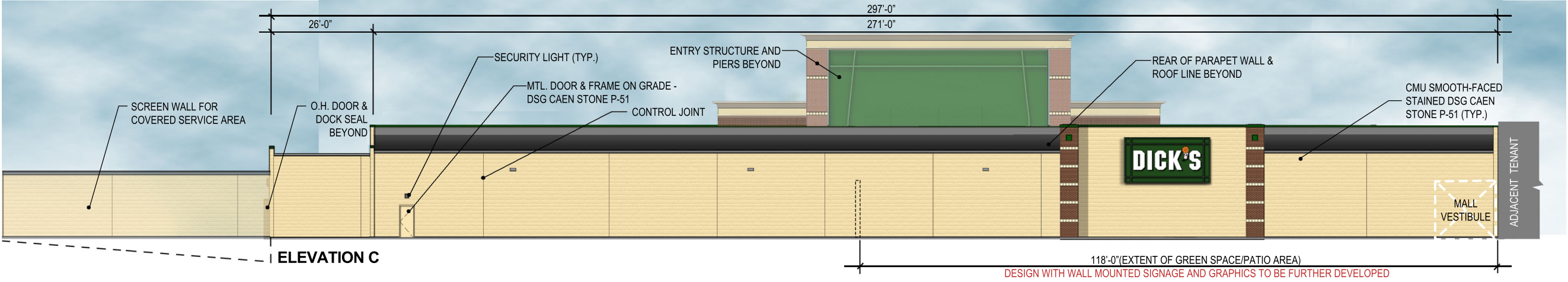
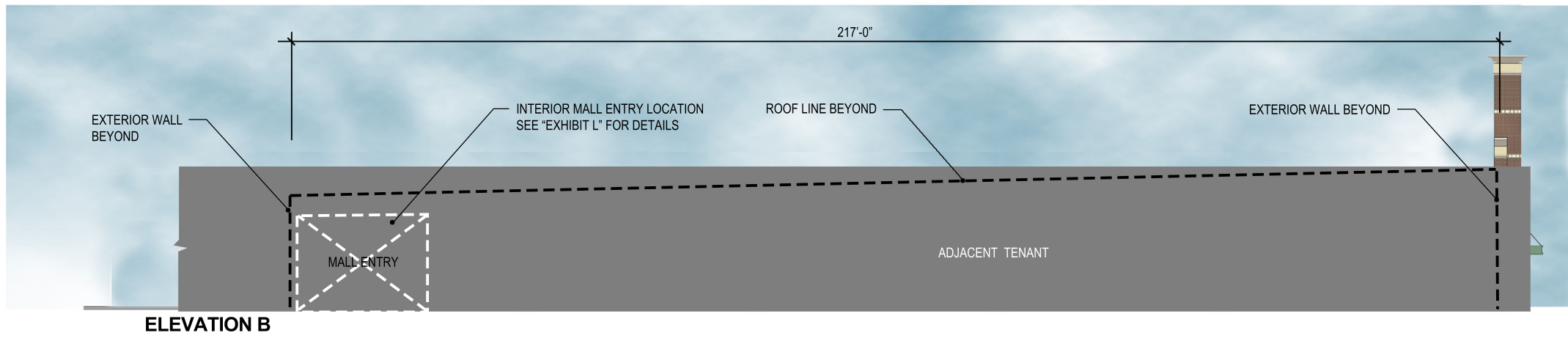
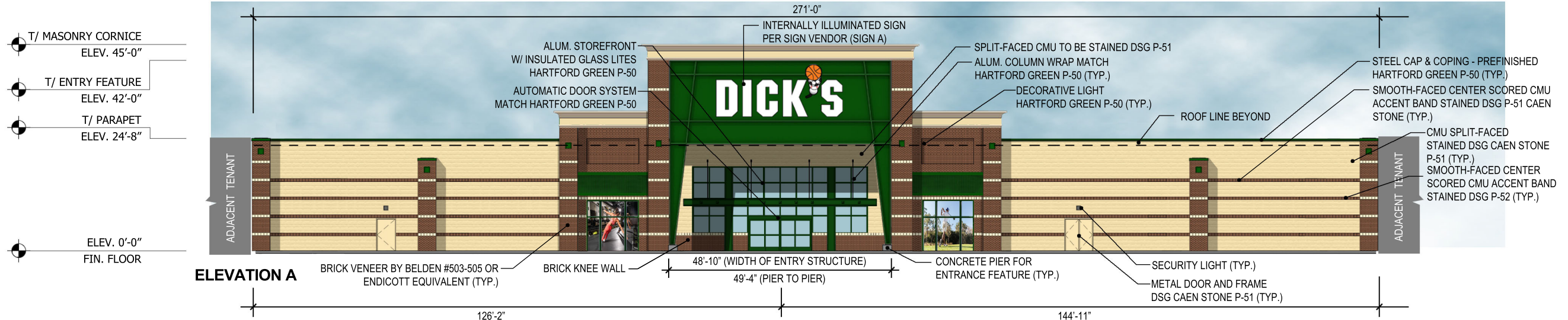
DISCLAIMER: ARCHITECT IS RESPONSIBLE TO ENSURE THIS PLAN IS ADA COMPLIANT.  
NOTIFY DSG STORE PLANNING OF THE AREAS NOT COMPLIANT.

DISCLAIMER: ARCHITECT MUST REVIEW THE ENTIRE FLOORPLAN FOR ANY ALL ARCHITECTURAL CHANGES. DKS HAS MADE ALL ATTEMPTS TO CLEARLY CLOUD ALL CHANGES, BUT THE ARCHITECT IS RESPONSIBLE FOR ALL ARCHITECTURAL CHANGES. CLOUDED

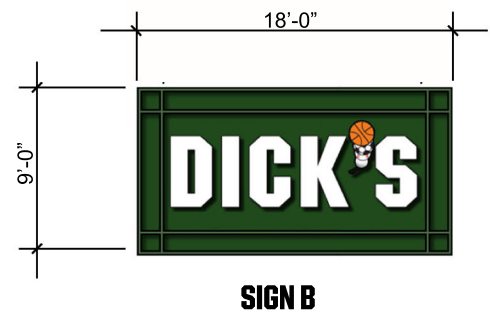
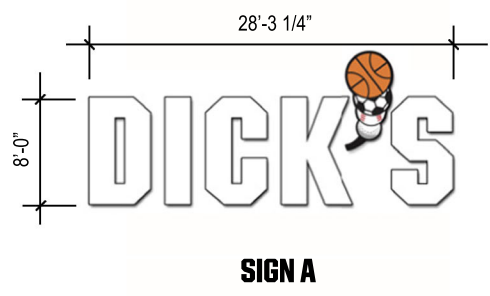
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**P-1.1**

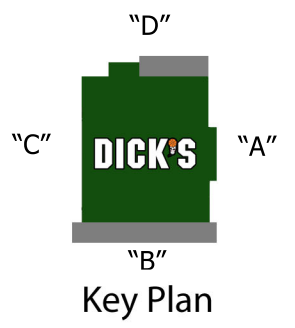




**BRIARWOOD MALL  
ANN ARBOR, MI  
EXHIBIT K  
STORE #1631**



**AA-10**



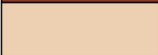
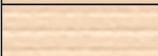
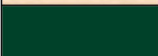











REV 1	
REV 2	
REV 3	
REV 4	
REV 5	

All information contained on this exhibit is representative of the architectural materials and heights proposed to be used. This exhibit is NOT intended to be a Construction Document. All final adjustments will be incorporated into the Construction Documents and will be mutually agreed upon by the Landlord and Dick's Sporting Goods.

Final graphics will be determined by Tenant. Graphics shown on this exhibit are shown for visual context.



EXTERIOR MATERIALS		
	BRK-1	FACE BRICK VENEER - SIZE: STANDARD REFER TO SPECIFICATION SECTION 04 2000 FOR ACCEPTABLE MANUFACTURERS. MORTAR - ARGOS BLUSH (TO ORDER CALL: WESLEY ALBRIGHT @ 404-402-6386 -WALBRIGHT@ARGOS-US.COM)
	CMU-1	SMOOTH-FACED, CENTER SCORED C.M.U. - 16"x8" EXPOSURE PAINT-1
	CMU-2	SMOOTH-FACED C.M.U. - 16"x8" EXPOSURE STAIN-1
	CMU-3	SPLIT-FACED C.M.U. - 16"x8" EXPOSURE STAIN-1
	CPNG-1	PRE-FINISHED METAL COPING - COLOR TO MATCH DSG EXTERIOR "HARTFORD GREEN"
	CPNG-2	PRE-FINISHED METAL FASCIA W/ GRAVEL STOP - COLOR TO MATCH DSG EXTERIOR "CAEN STONE"
	EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM- COLOR TO MATCH DSG EXTERIOR "CAEN STONE"
	ROOF	PREFINISHED CORRUGATED METAL ROOF, SEE SPECIFICATIONS - COLOR: HARTFORD GREEN
	STAIN-1	EXTERIOR STAIN - COLOR TO MATCH (P-51) "CAEN STONE" SW 0028 BY SHERWIN WILLIAMS
	PAINT-1	EXTERIOR PAINT - COLOR (P-50) DSG EXTERIOR "HARTFORD GREEN"
	PAINT-2	EXTERIOR PAINT - COLOR (P-51) "CAEN STONE" SW 0028 BY SHERWIN WILLIAMS
	PAINT-3	EXTERIOR PAINT, SEE SPECIFICATIONS COLOR (P-52) DSG BELDON
	GLAZ	ALUMINUM STOREFRONT/CURTAIN-WALL SYSTEM, COLOR OF MULLIONS (EXT.) TO MATCH DSG EXTERIOR "HARTFORD GREEN"
	DOOR	ALUMINUM AUTOMATIC SLIDING DOOR, COLOR TO MATCH DSG EXTERIOR "HARTFORD GREEN"



CONSTRUCTED ELEVATION EXAMPLE IN ROCKHILL, SC



SINGLE LEVEL DICK'S  
MATERIAL BOARD



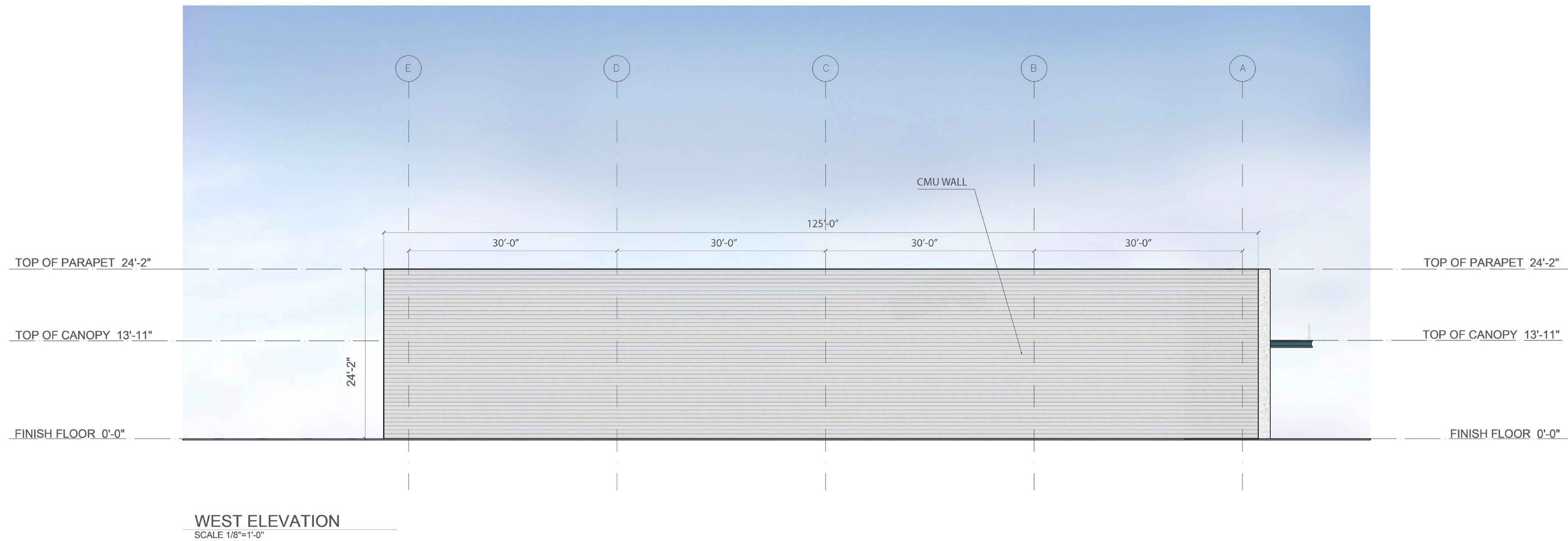
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AA-11

- REV 1 \_\_\_\_\_  
REV 2 \_\_\_\_\_  
REV 3 \_\_\_\_\_  
REV 4 \_\_\_\_\_  
REV 5 \_\_\_\_\_





15,800 SF RETAIL

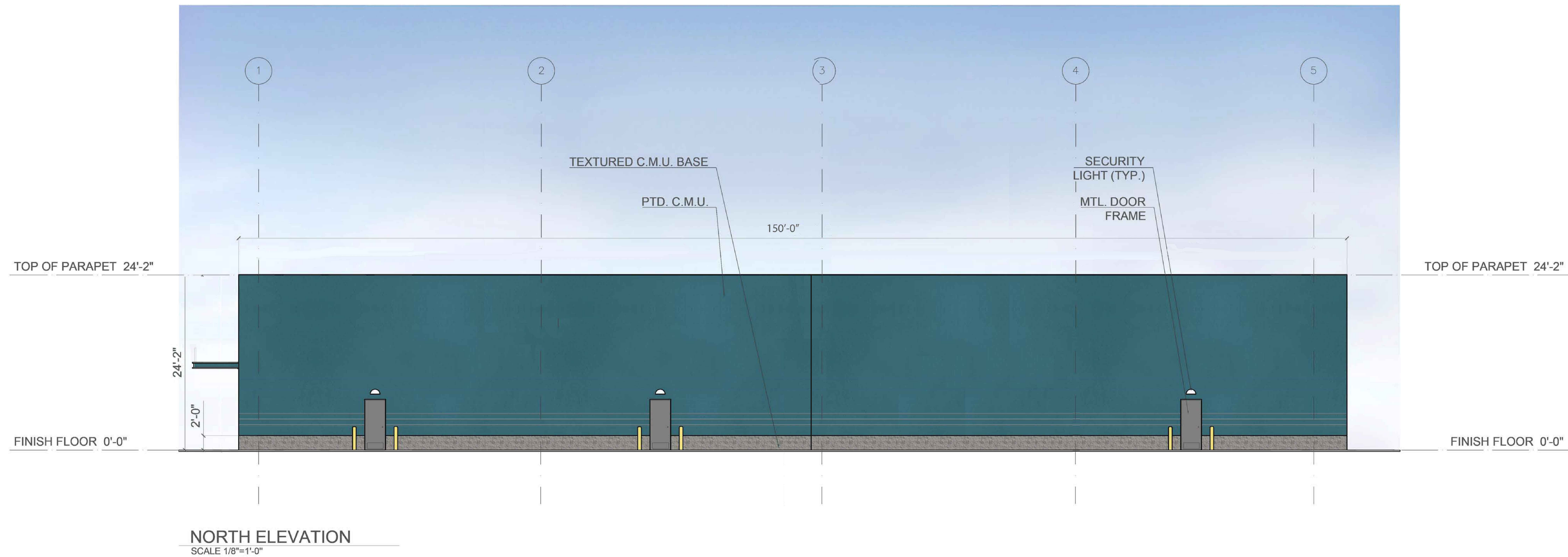
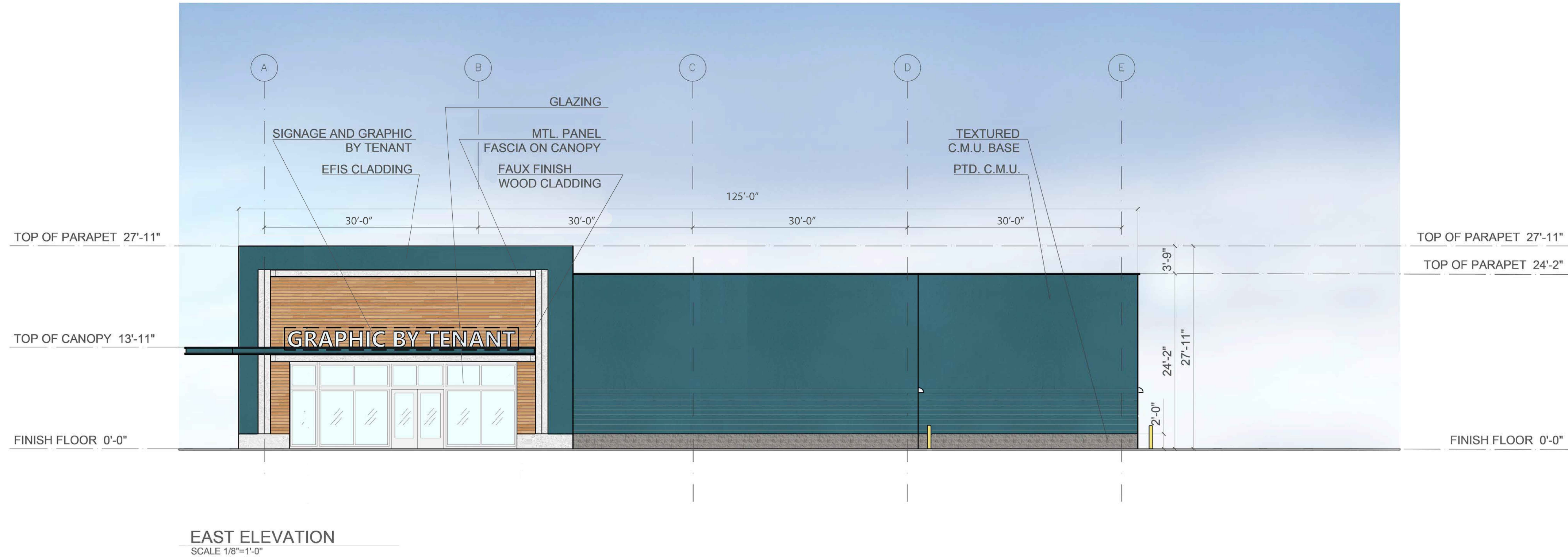
ANN ARBOR, MI

ELEVATIONS

03-12-2025 SITE PLAN RESUBMITTAL  
07-10-2024 SITE PLAN RESUBMITTAL  
05-27-2025 SITE PLAN RESUBMITTAL 04-18-2024 SITE PLAN SUBMITTAL

AA-12





15,800 SF RETAIL

ANN ARBOR, MI

ELEVATIONS

05-27-2025 SITE PLAN RESUBMITTAL  
07-10-2024 SITE PLAN RESUBMITTAL  
04-18-2024 SITE PLAN SUBMITTAL

AA-13



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Dove Hilly

PROJECT INFORMATION

Project Address: 100 Briarwood Circle  
Ann Arbor, Michigan, 48108

Proposed Zoning: C2B

Site Type/Use : Residential

OWNER: The owner of the Redevelopment B is Hines, with global headquarters located at:  
845 Texas Avenue,  
Suite 3300, Houston  
TX 77002

REQUIRED STATEMENTS

PROPOSED DEVELOPMENT PROGRAM - REDEVELOPMENT B

The redevelopment B site is proposed to have a 4 story residential building with an interior parking garage and loading dock which can accommodate up to a WB-40 sized vehicle. There will also be exterior off-street parking on the site. Residents will access the north parking lot via a curb cut at the west side of the lot. The curb cut is off of an access road from the mall's primary outer roadway, Briarwood Circle.

See the main cover sheet for the required statements for the overall Sears Redevelopment Site

COMPARISON CHART

COMPARISON CHART OF REQUIREMENTS		
	EXISTING	PROPOSED
ZONING CLASSIFICATION	P	C2B
ZONING REQUIRED	P	C2B
LOT AREA (REDEVELOPMENT B)	6.1 ACRES	6.1 ACRES
TOTAL AREA OF ALL FLOORS	0	508,842 SF
FLOOR AREA	0	126,769 SF
FLOOR AREA RATIO	0 %	189.55 %
OPEN SAPCE PROVIDED	29,456 SF	106,187 SF
ACTIVE OPEN SPACE	28,026 SF	106,187 SF
REQUIRED BUILDING SETBACKS: FRONT SIDE REAR	10' MIN 2.5' MIN 2.5' MIN	10' MIN; 25' MAX 0' 0'
REQUIRED YARD SETBACK	10' MIN; 25' MAX	10' MIN; 25' MAX 0' 0'
BUILDING HEIGHT/STORIES	N/A	50' MAXIMUM/4 STORIES
OFF STREET PARKING	514 STANDARD STALLS/ 6 ADA STALLS	EXTERIOR PARKING: 106 STANDARD STALLS/ 5 ADA STALLS INTERIOR PARKING: 301 STANDARD STALLS/ 8 ADA STALLS
ELECTRIC VEHICLES	NONE	10% EV-I PROVIDED 90% EV-C PROVIDED
BICYCLE PARKING REQUIRED	0	1 PER 5 VEHICLE STALL/ DWELLING UNIT = 407/5 = 82 STALLS
BICYCLE PARKING PROVIDED	0	EXTERIOR: 21, 50% CLASS A, 50% CLASS C INTERIOR: 71, 50% CLASS A, 50% CLASS C

CITY OF ANN ARBOR FIELD OPERATIONS SERVICES UNIT  
THE FOLLOWING UTILITIES ARE LOCATED IN OR NEAR THE SITE FOR THIS PROJECT.

PUBLIC UTILITIES			
CITY OF ANN ARBOR FIELD OPERATIONS SERVICES UNIT			
WATER, SEWER AND STORM	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	CHUCK FOJTIK 734-794-6361	
PRIVATE UTILITIES			
AT&T-PHONE	550 S. MAPLE ANN ARBOR, MI 48103	BRIAN BERRY 734-996-2135	
DTE ENERGY-ELECTRIC	WESTERN WAYNE SERVICE CTR 8001 HAGGERTY RD. BELVILLE, MI 48111	CLAY COMBEE 734-397-4112	
COMCAST-CABLE	27800 FRANKLIN RD. SOUTHFIELD, MI 48034	RON SUTHERLAND 313-999-8300	
DTE ENERGY-GAS	17150 ALLEN RD. MELVINDALE, MI 48122	JACK WHYATT 313-701-1355	
MCI-PHONE	2400 NORTH GLENFILLE RICHARDSON, TX 75082	DEAN BOYERS 972-729-6016	



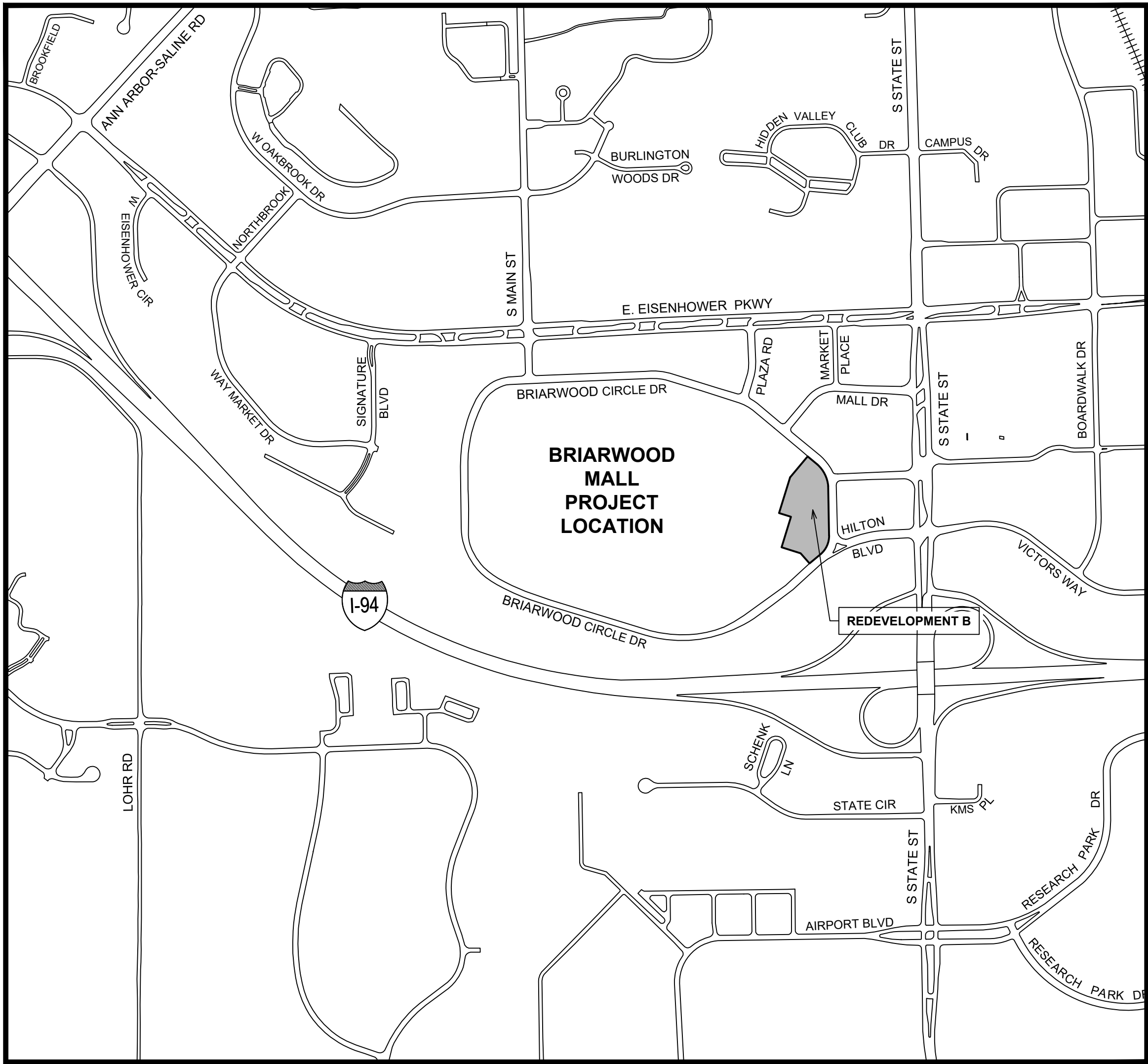
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72 HOURS  
(3 WORKING DAYS)  
BEFORE YOU DIG  
**1-800-482-7171**  
or **811**  
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NOTICE:  
ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION AND RECORD MAPPING WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS PRIOR TO CONSTRUCTION.

# BRIARWOOD MALL SEARS REDEVELOPMENT REDEVELOPMENT B

## CITY OF ANN ARBOR, MICHIGAN

Epstein No. 22296



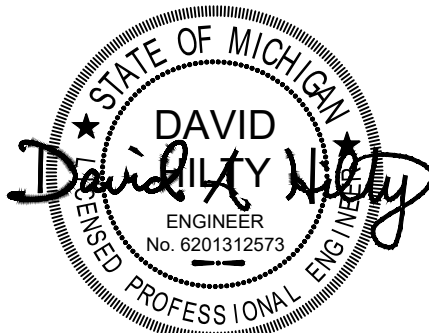
ENLARGED LOCATION MAP



### SHEET INDEX




SHT. No.	SHT. TITLE
CB-01	COVER SHEET
CB-02	NATURAL FEATURES PLAN
CB-03	NATURAL FEATURES OVERLAY PLAN
CB-04	EXISTING CONDITIONS PLAN
CB-05	PROPOSED DIMENSIONAL LAYOUT PLAN
CB-06	PROPOSED DEMOLITION PLAN
CB-07	PROPOSED UTILITY PLAN
CB-08	PROPOSED DRAINAGE AREA PLAN
CB-09	PROPOSED UTILITY CALCULATIONS
CB-10	PROPOSED GRADING PLAN
CB-11	PROPOSED SEDIMENT AND EROSION CONTROL PLAN
CB-12	PROPOSED SEDIMENT AND EROSION CONTROL NOTES
CB-13	TYPICAL DETAILS
CB-13.1	MECHANICAL FILTER DETAILS
CB-14	EXISTING AND PROPOSED FIRE HYDRANT COVERAGE
CB-15	ESTIMATED COSTS
CB-16	SOLID WASTE PLAN -DEVB
LB-01	LANDSCAPE PLAN & PLANT LIST
LB-02	LANDSCAPE NOTES & DETAILS
AB-01	FLOOR PLAN LEVEL 01-02
AB-02	FLOOR PLAN LEVEL 03-04, ROOF
AB-03	EXTERIOR ELEVATIONS
AB-04	STREET WALL HEIGHT
AB-05	PERSPECTIVE RENDERING - NORTH EAST
AB-06	PERSPECTIVE RENDERING - SOUTHEAST

12/04/2023 SITE PLAN RE-SUBMITTAL



Expires:  
06.03.2025

**BRIARWOOD MALL - SEARS REDEVELOPMENT  
DEVELOPMENT B**



PURCHASER :  
   
225 W. WASHINGTON ST. SUITE 3300 INDIANAPOLIS, IN 46204  
  
845 TEXAS AVENUE SUITE 3300 HOUSTON, TX 77002

100 Briarwood Circle  
Ann Arbor, MI 48108  
WASHTENAW COUNTY MICHIGAN

PREPARED UNDER THE SUPERVISION OF

DESIGN ENGINEER P.E., MICHIGAN No. \_\_\_\_\_ DATE \_\_\_\_\_

CURRENT DEED RESTRICTIONS APPLY

DRAWING No.  
**COVER**

SHEET No. 1 OF 25

ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) © 2023 A. Epstein and Sons International, Inc. All Rights Reserved



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Dave Hilly



**SIMON**  
225 W. Washington Street  
Indianapolis, IN 46204  
(317) 636-1600

**Hines**  
845 TEXAS AVENUE  
SUITE 3200  
HOUSTON, TX  
PHONE: (713) 621 8000

**Gensler**  
150 WEST JEFFERSON  
SUITE 1700  
DETROIT, MI  
PHONE: (313) 965-1600

**EPSTEIN**  
600 W. FULTON STREET  
CHICAGO, IL  
PHONE: (312) 454-9100

**DANIEL WEINBACH & PARTNERS, LTD.**  
Landscape Architects  
1114 W. Madison Street  
Chicago, IL 60607  
P 312.427.2888  
F 312.427.7548  
www.dwpd.com

**DAVID X HILLY**  
Professional Engineer  
State of Michigan  
Expires: 06/03/2025

12/04/2023	SITE PLAN RE-SUBMITTAL
11/14/2023	SITE PLAN RE-SUBMITTAL
09/28/2023	WCWRC RE-SUBMITTAL
09/27/2023	SITE PLAN RE-SUBMITTAL
09/08/2023	SITE PLAN RE-SUBMITTAL
08/14/2023	SITE PLAN RE-SUBMITTAL
06/30/2023	SITE PLAN RE-SUBMITTAL
03/16/2023	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	J.C.
CHECKED	D.H.
APPROVED	T.S.

**KEY PLAN**  
PROJECT LOCATION  
ANN ARBOR MUNICIPAL AIRPORT

**BRIARWOOD MALL SEARS REDEVELOPMENT REDEVELOPMENT B**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

**NATURAL FEATURES PLAN**

SCALE  
1" = 100'

DRAWING No.  
**CB-02**

JOB No.  
22296

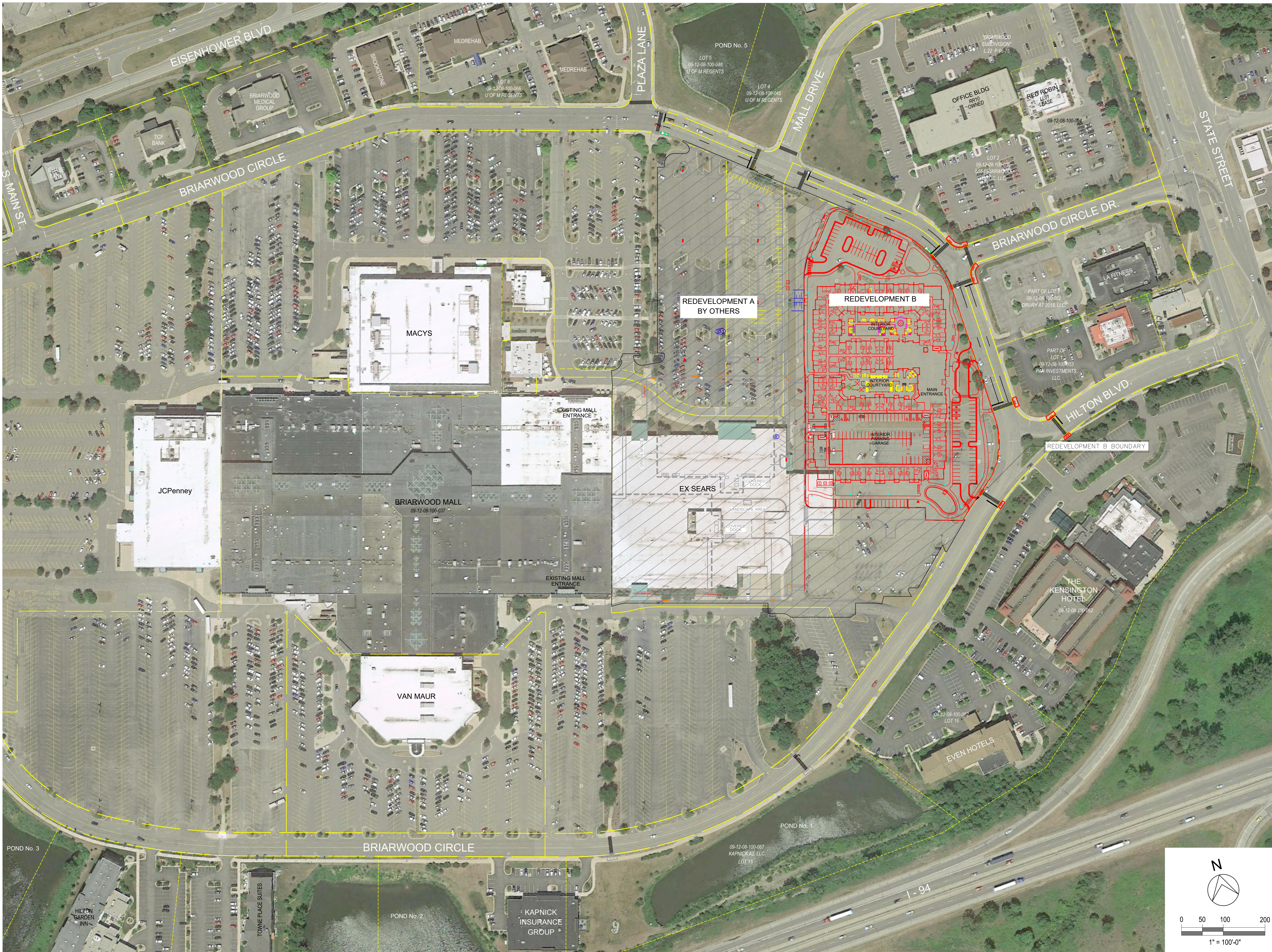
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ORIGINAL PLOT SIZE: ARCH D (24.00 X 36.00 INCHES)

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Dave Hilly



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(317) 636-1600

**Hines**  
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SUITE 3200  
HOUSTON, TX  
PHONE: (713) 621 8000

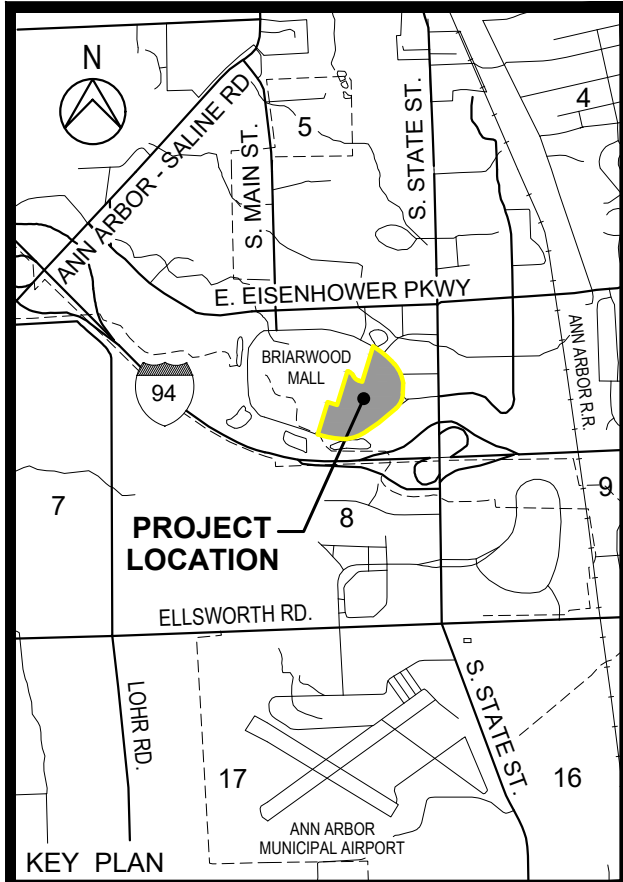
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**DANIEL WEINBACH & PARTNERS, LTD.**  
Landscape Architects  
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Suite 208  
Chicago, IL 60607  
Phone: 312.427.2888  
Fax: 312.427.7548  
www.dweil.com

**DAVID HILLY**  
Professional Engineer  
State of Michigan  
License No. 28000  
Expires: 06/03/2025

12/04/2023	SITE PLAN RE-SUBMITTAL
11/14/2023	SITE PLAN RE-SUBMITTAL
09/28/2023	WCWRC RE-SUBMITTAL
09/27/2023	SITE PLAN RE-SUBMITTAL
09/08/2023	SITE PLAN RE-SUBMITTAL
08/14/2023	SITE PLAN RE-SUBMITTAL
06/30/2023	SITE PLAN RE-SUBMITTAL
03/16/2023	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	J.C.
CHECKED	D.H.
APPROVED	T.S.



**BRIARWOOD MALL  
SEARS  
REDEVELOPMENT  
REDEVELOPMENT B**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

NATURAL FEATURES OVERLAY  
PLAN

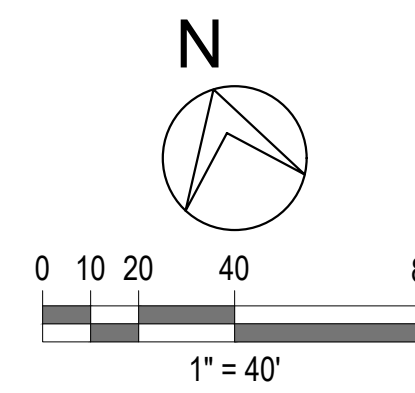
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JOB No. 22296	SHEET No. 3 OF 25





## LEGEND - EX. TOPOGRAPHY

BUILDING		GAS	G	PUMP STATION / SAN MH		UNDERGROUND MARKER	
CONCRETE		UND. TELEPHONE	T	FIRE HYDRANT		RISER/CABLE-TELE	
ASPHALT		UND. ELECTRICAL	E	GATE & VALVE, & WELL		GAS BOX & BLOW OFF	
GRAVEL		OVERHEAD ELECTRICAL	O/H	CISTERN & WELL		SIGNS & SIGN POST	
STORM		UND. FIBER OPTIC		WATER STOP BOX & SPRINKLER HEAD		DEODIOUS TREE	
SANITARY		SQ. & RD. CATCH BASINS & INLETS IN PAVEMENT		WATER TOWER BASE & METER PIT		DEODIOUS SHRUB	
SANITARY FORCE MAIN		STORM MANHOLE & PIPE END		UTILITY POLE		CONIFEROUS TREE	
WATERMAIN		UNSPECIFIED MH		LIGHT POLE		CONIFEROUS SHRUB	
		RISER & DOWN SPOUT		GUY WIRE ANCHOR			

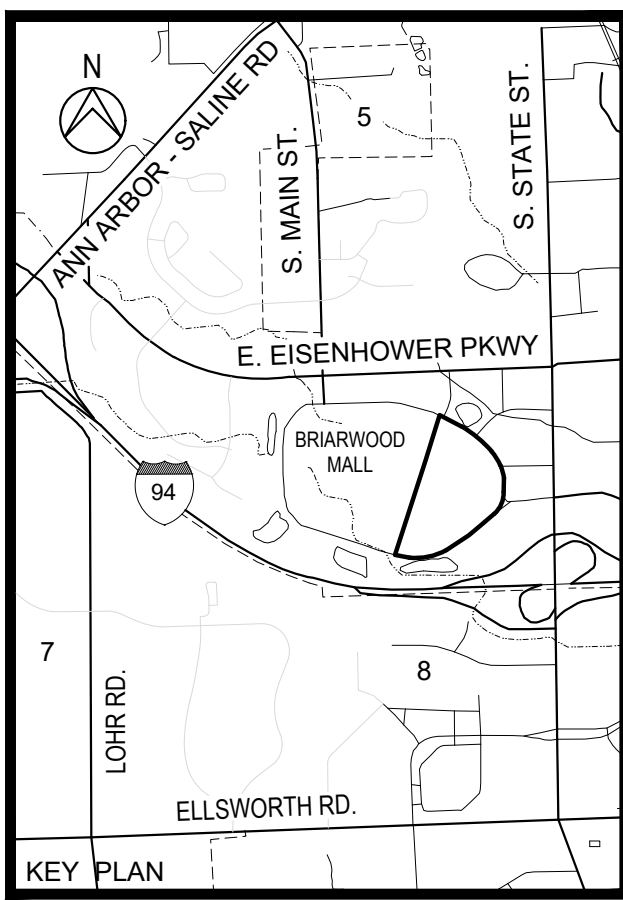


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**BRIARWOOD MALL  
SEARS  
REDEVELOPMENT  
REDEVELOPMENT E**

100 Briarwood Circle  
Ann Arbor, Mi 48108

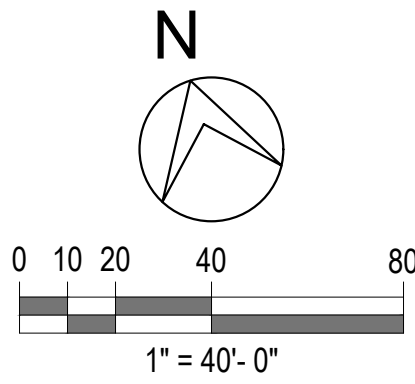
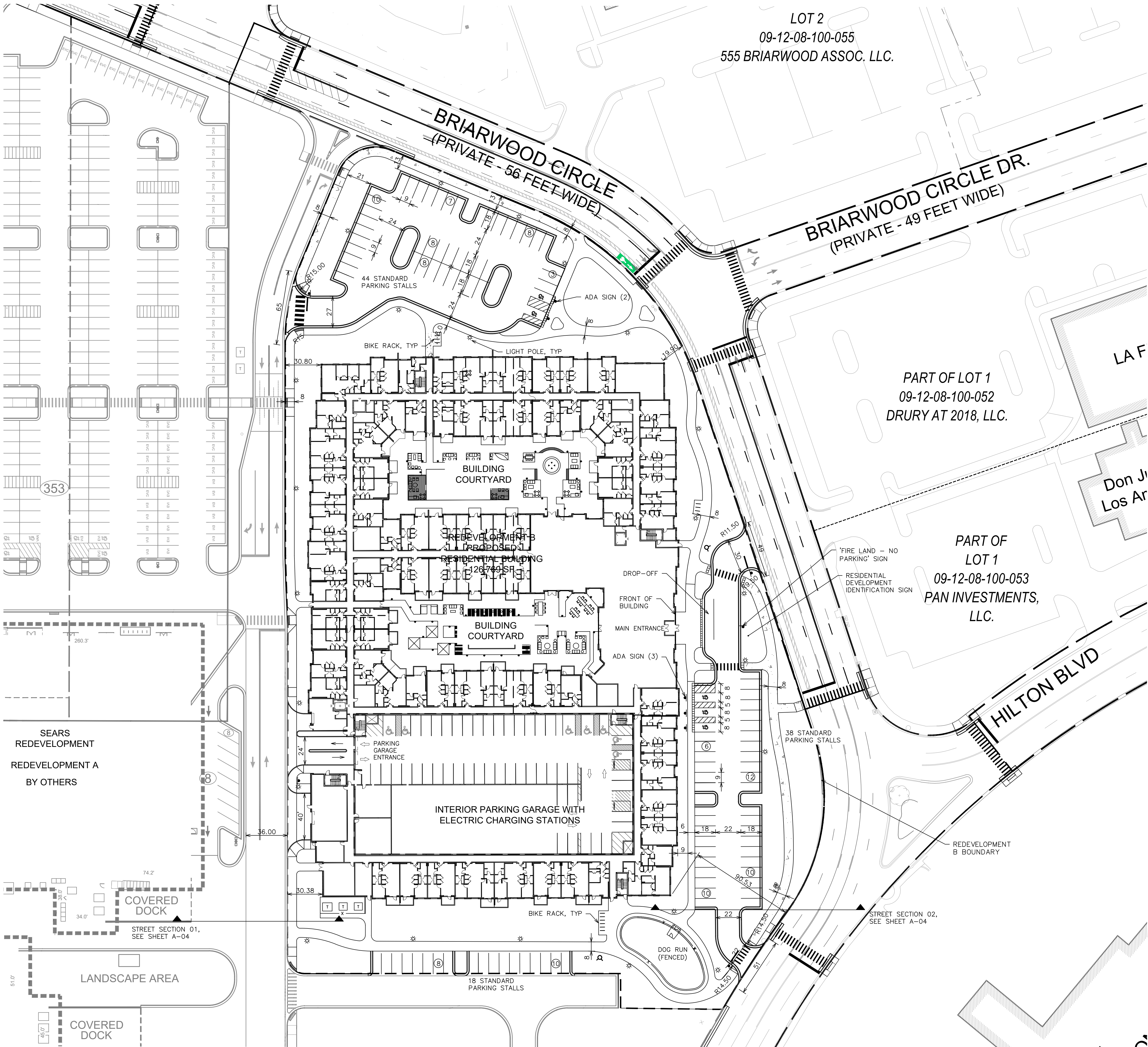
WASHTENAW COUNTY MICHIGAN

## EXISTING CONDITIONS PLAN

SCALE  1" = 40'	DRAWING No.  CB-04
JOB No.  22296	SHEET No. 4 OF 25



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Dave Hilly



**PROPOSED**

EXTERIOR SITE PARKING  
TOTAL STANDARD PARKING SPACES: 100  
TOTAL ADA PARKING SPACES: 5

- EV PARKING:
- 10% EV-I AND 90% EV-C PARKING TO BE PROVIDED FOR BOTH INTERIOR AND EXTERIOR PARKING AREAS.

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06/30/2023	SITE PLAN RE-SUBMITTAL
03/16/2023	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	J.C.
CHECKED	D.H.
APPROVED	T.S.

**KEY PLAN**  
PROJECT LOCATION  
BRIARWOOD MALL  
ANN ARBOR MUNICIPAL AIRPORT  
S MAIN ST  
S STATE ST  
E EISENHOWER PKWY  
HILTON BLVD  
S STATE ST  
ANN ARBOR MUNICIPAL AIRPORT  
CB-05

**BRIARWOOD MALL  
SEARS  
REDEVELOPMENT  
REDEVELOPMENT B**

100 Briarwood Circle  
Ann Arbor, MI 48108

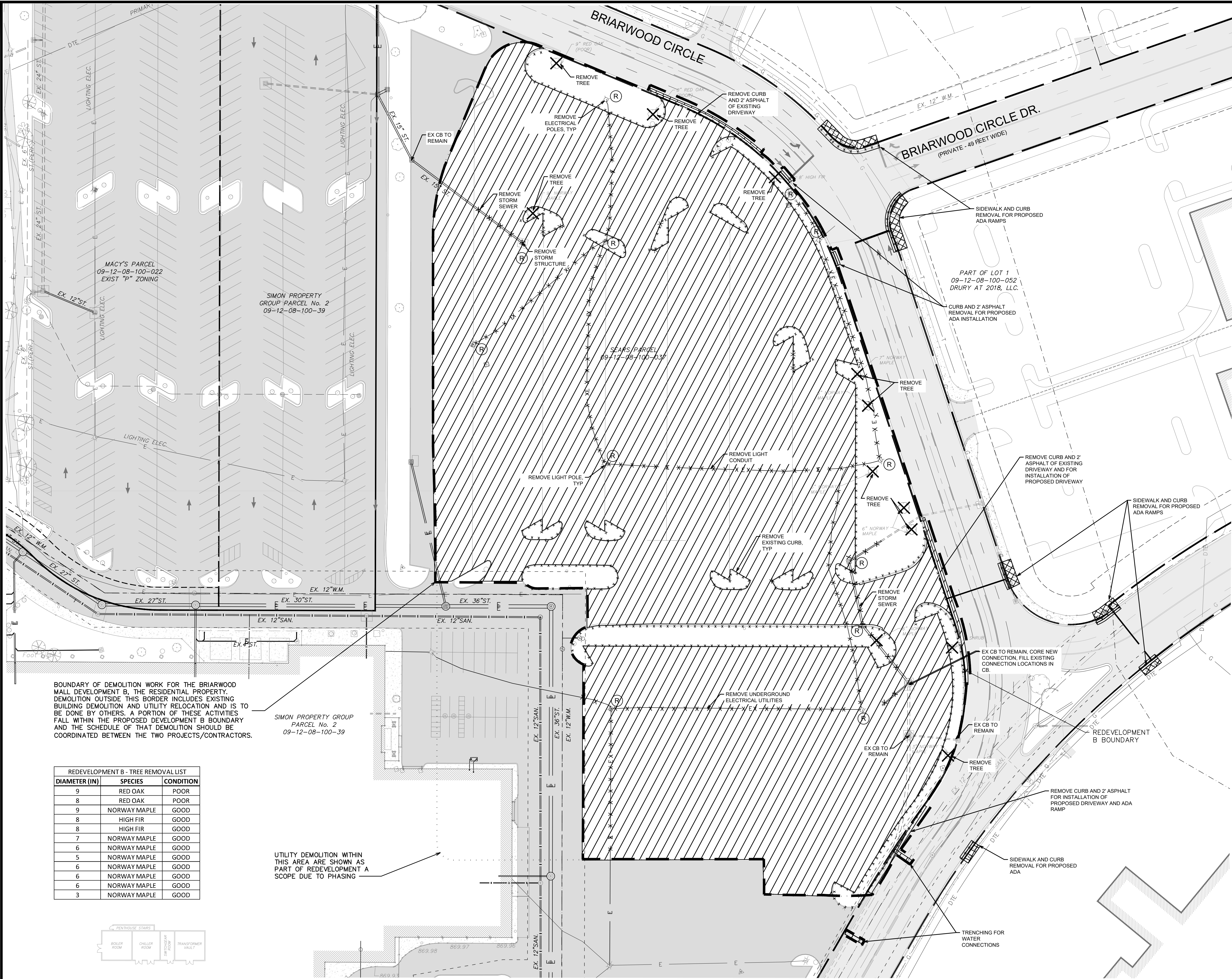
WASHTENAW COUNTY MICHIGAN

**PROPOSED  
DIMENSIONAL  
LAYOUT PLAN**

SCALE	DRAWING No.
1" = 40'	CB-05
JOB No.	SHEET No.
22296	5 OF 25



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BOUNDARY OF DEMOLITION WORK FOR THE BRIARWOOD MALL DEVELOPMENT B, THE RESIDENTIAL PROPERTY. DEMOLITION OUTSIDE THIS BORDER INCLUDES EXISTING BUILDING DEMOLITION AND UTILITY RELOCATION AND IS TO BE DONE BY OTHERS. A PORTION OF THESE ACTIVITIES FALL WITHIN THE PROPOSED DEVELOPMENT B BOUNDARY AND THE SCHEDULE OF THAT DEMOLITION SHOULD BE COORDINATED BETWEEN THE TWO PROJECTS/CONTRACTORS.

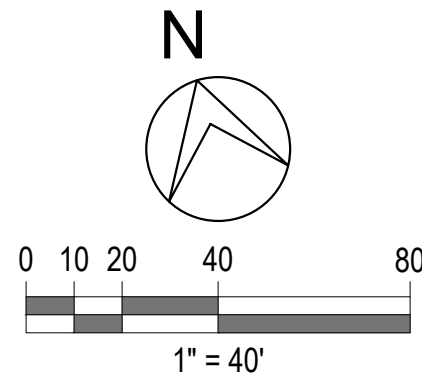
REDEVELOPMENT B - TREE REMOVAL LIST		
DIAMETER (IN)	SPECIES	CONDITION
9	RED OAK	POOR
8	RED OAK	POOR
9	NORWAY MAPLE	GOOD
8	HIGH FIR	GOOD
8	HIGH FIR	GOOD
7	NORWAY MAPLE	GOOD
6	NORWAY MAPLE	GOOD
5	NORWAY MAPLE	GOOD
6	NORWAY MAPLE	GOOD
6	NORWAY MAPLE	GOOD
6	NORWAY MAPLE	GOOD
3	NORWAY MAPLE	GOOD

UTILITY DEMOLITION WITHIN THIS AREA ARE SHOWN AS SCOPE DUE TO PHASING



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LEGEND	
	EXISTING BUILDING / STRUCTURE
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING BRICK SIDEWALK
	EXISTING STORM SEWER AND STRUCTURES
	EXISTING SANITARY SEWER AND STRUCTURES
	EXISTING WATERMAIN AND STRUCTURES
	EXISTING GAS MAIN
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING OVERHEAD ELECTRICAL
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND FIBER OPTIC
	PROPOSED SILT SACK ON STORM INLETS
	PR. STORM SEWER AND STRUCTURES
	EX. PAVEMENT REMOVAL - FULL DEPTH SAWCUT
	EX. SIDEWALK REMOVAL - FULL DEPTH SAWCUT
	EX. CURB REMOVAL - FULL DEPTH SAWCUT
	EX. UNDERGROUND UTILITY REMOVAL
	EX. UTILITY STRUCTURE & EX. LIGHT POLE REMOVAL
	EX. TREE / SHRUB REMOVAL

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APPROVED	T.S.

KEY PLAN

**BRIARWOOD MALL SEARS REDEVELOPMENT**

**REDEVELOPMENT B**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

**PROPOSED DEMOLITION PLAN**

SCALE	DRAWING No.
1" = 40'	CB-06
JOB No.	SHEET No.
22296	6 OF 25

ORIGINAL PLOT SIZE: ARCH D (24.00 X 36.00 INCHES)

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Dave Hilly

NOTES:

- DEVELOPMENT A TO CONSTRUCT SEWER SERVICE PIPE UNDER ROADWAY AND MANHOLE. DEVELOPMENT B TO TIE INTO MANHOLE.
- DEVELOPMENT A TO CONSTRUCT WATER VALVE AND SERVICE PIPE UNDER ROADWAY AND PROVIDE STUB. DEVELOPMENT B TO TIE INTO WATER MAINS AT STUB LOCATIONS.

SANITARY MITIGATION CALCULATIONS

REDEVELOPMENT B Residential Development 268,441 SF									
Dry Weather Flow Calc									
	Unit Type	Avg. Unit SF	Unit Quantity	Design Dry Weather Flow Based on Unit Type (gpd)					
	Studio	520	62	x	175	=	10,850	GPD	
	Studio	680	11		250	=	2,750	GPD	
	1 Bedroom	800-1010	169	x	250	=	42,250	GPD	
	2 Bedroom	1130	92	x	250	=	23,000	GPD	
	3 Bedroom	1325	8	x	300	=	2,400	GPD	
	Garage (covered)		219	x	27	=	3,375	GPD (3,375 MAXIMUM)	
	Total		561			=	84,625	GPD	
Peak Flow	84,625	GPD	x	4	Peaking Factor	x	1.1	System Recovery Factor	= 372,350 GPD
	372,350	GPD	÷	1440		=	258.58	GPM Peak flow to be mitigated	
Total GPM to be Mitigated		259		GPM					

PROPOSED OUTDOOR AREA  
18,531 SF

LEGEND

EXISTING BUILDING / STRUCTURE	EXISTING STORM SEWER AND STRUCTURES	O/H	EXISTING OVERHEAD ELECTRICAL
EXISTING CONCRETE PAVEMENT	EXISTING SANITARY SEWER AND STRUCTURES	T	EXISTING UNDERGROUND TELEPHONE
EXISTING ASPHALT PAVEMENT	EXISTING WATERMAIN AND STRUCTURES		EXISTING UNDERGROUND FIBER OPTIC
EXISTING BRICK SIDEWALK	EXISTING GAS MAIN	PR	PR. STORM SEWER AND STRUCTURES
	EXISTING UNDERGROUND ELECTRICAL		PROPOSED 6" WRAPPED EDGEDRAIN
			PROPOSED SANITARY SEWER AND STRUCTURES
			PROPOSED WATERMAIN AND STRUCTURES
			PROPOSED GAS MAIN
			PROPOSED TELEPHONE AND STRUCTURES
			PROPOSED ELECTRICAL / TELEPHONE CONDUIT SEE ELEC. DRWG.

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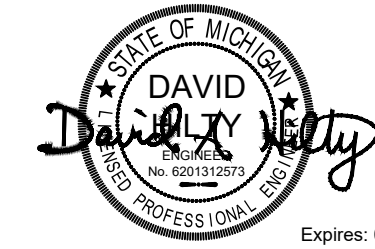
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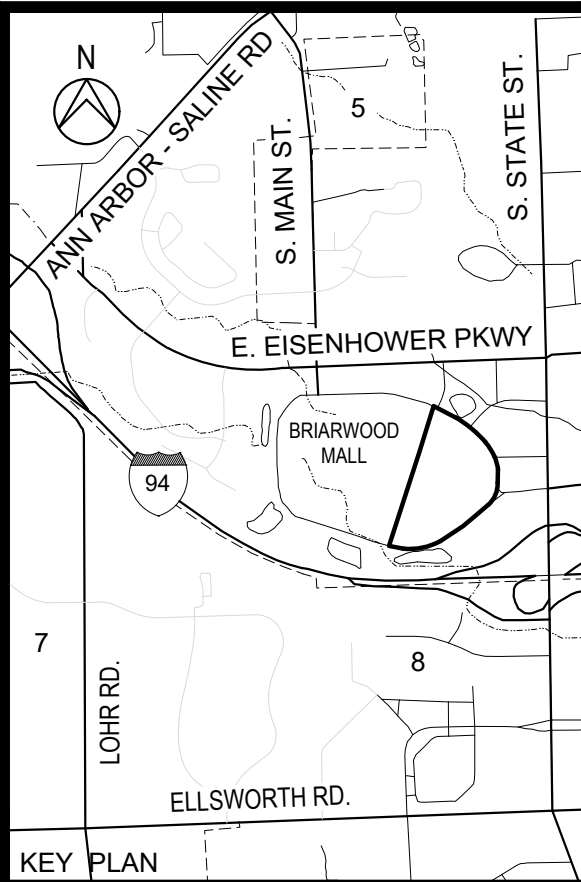
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APPROVED	T.S.



**BRIARWOOD MALL  
SEARS  
REDEVELOPMENT  
REDEVELOPMENT B**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

**PROPOSED UTILITY PLAN**

SCALE	DRAWING No.
1" = 40'	CB-07
JOB No. 22296	SHEET No. 7 OF 25

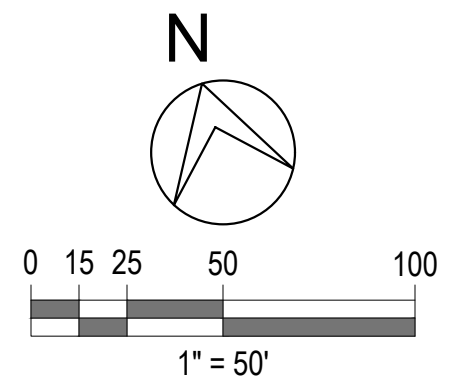


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NOTE: FOOTING/SUMP PUMPS WILL DRAIN DIRECTLY TO THE STORM SEWER

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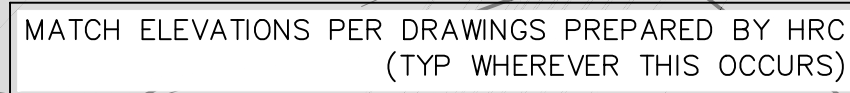
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ORIGINAL PLOT SIZE: ARCH D (24.00 X 36.00 INCHES)

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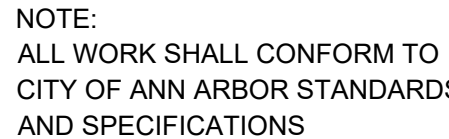




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**KEY PLAN**

## WASHTENAW COUNTY MICHIGAN

SCALE 1" = 40'	DRAWING No. CB-08
JOB No. 22296	SHEET No. 8 OF 2



Gravity Flow Pipe Design							Mannings "n" value = 0.013								
							RCP Pipe								
	From Struct.	To Struct.	Incr. Area A (ac)	Avg. Runoff Coeff. C	Accum. Equiv. Area	Time to Upper End (min)	Rainfall Intensity I (in/hr)	Total Runoff Q (cfs)	Pipe Diam. (in)	Pipe Slope (%)	Full Capacity Q (cfs)	Full Velocity V (ft/sec)	q0/q1	v0/v1	Actual Velocity V (ft/sec)
	27	26	0.32	0.72	0.32	10.00	5.11	1.18	12	0.50	2.52	3.21	0.47	0.98	3.13
	26	25	0.38	0.73	0.70	10.00	5.11	2.59	12	0.60	2.76	3.51	0.94	1.16	4.07
	25 (&building)	24	1.19	0.94	1.89	10.00	5.11	8.31	18	1.00	10.50	5.94	0.79	1.13	6.70
	1	2	0.03	0.90	0.03	10.00	5.11	0.12	12	0.50	2.52	3.21	0.05	#N/A	#N/A
	2 (& Roadway inlet)	3	0.90	0.75	0.93	10.00	5.11	3.57	12	0.60	2.76	3.51	1.29	1.13	3.97
	3	4	0.10	0.85	1.03	10.00	5.11	4.00	12	1.50	4.36	5.56	0.92	1.15	6.40
	4	EX-1	0.10	0.85	1.13	10.00	5.11	4.43	12	1.80	4.78	6.09	0.93	1.15	7.02
*Existing pipe	EX-1	EX-2	0.00	0.85	1.13	10.00	5.11	4.43	24	0.20	10.12	3.22	0.44	0.96	3.08
	8	7	0.36	0.67	0.36	10.00	5.11	1.23	12	0.50	2.52	3.21	0.49	0.99	3.17
	7	6	0.16	0.59	0.52	10.00	5.11	1.72	12	0.50	2.52	3.21	0.68	1.09	3.50
	6	5	0.07	0.90	0.59	10.00	5.11	2.05	12	0.80	3.19	4.06	0.64	1.08	4.36
	5 (& building)	EX-2	1.99	0.94	2.58	10.00	5.11	11.58	18	1.50	12.87	7.28	0.90	1.15	8.37
*Existing pipe	EX-2 (& EX-1 & Roadway inlet)	Offsite	0.26	0.95	2.84	10.00	5.11	17.28	30	0.21	18.71	3.81	0.92	1.15	4.40
	North Roof only		1.48	0.95	1.48	10.00	5.11	7.18	15	2.00	9.14	7.44	0.79	1.12	8.37
	South Roof only		1.84	0.95	1.84	10.00	5.11	8.93	15	2.60	10.42	8.49	0.86	1.14	9.68
				* Rainfall intenisty for the 10 year storm per the equation in Table 7 of the WCVRC Rules with T24=5.11 in/hr											

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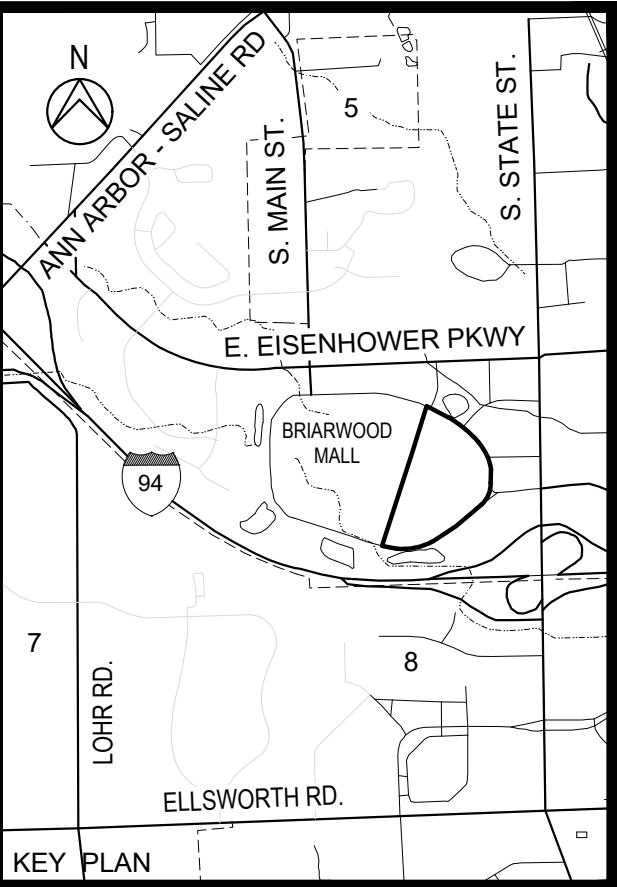
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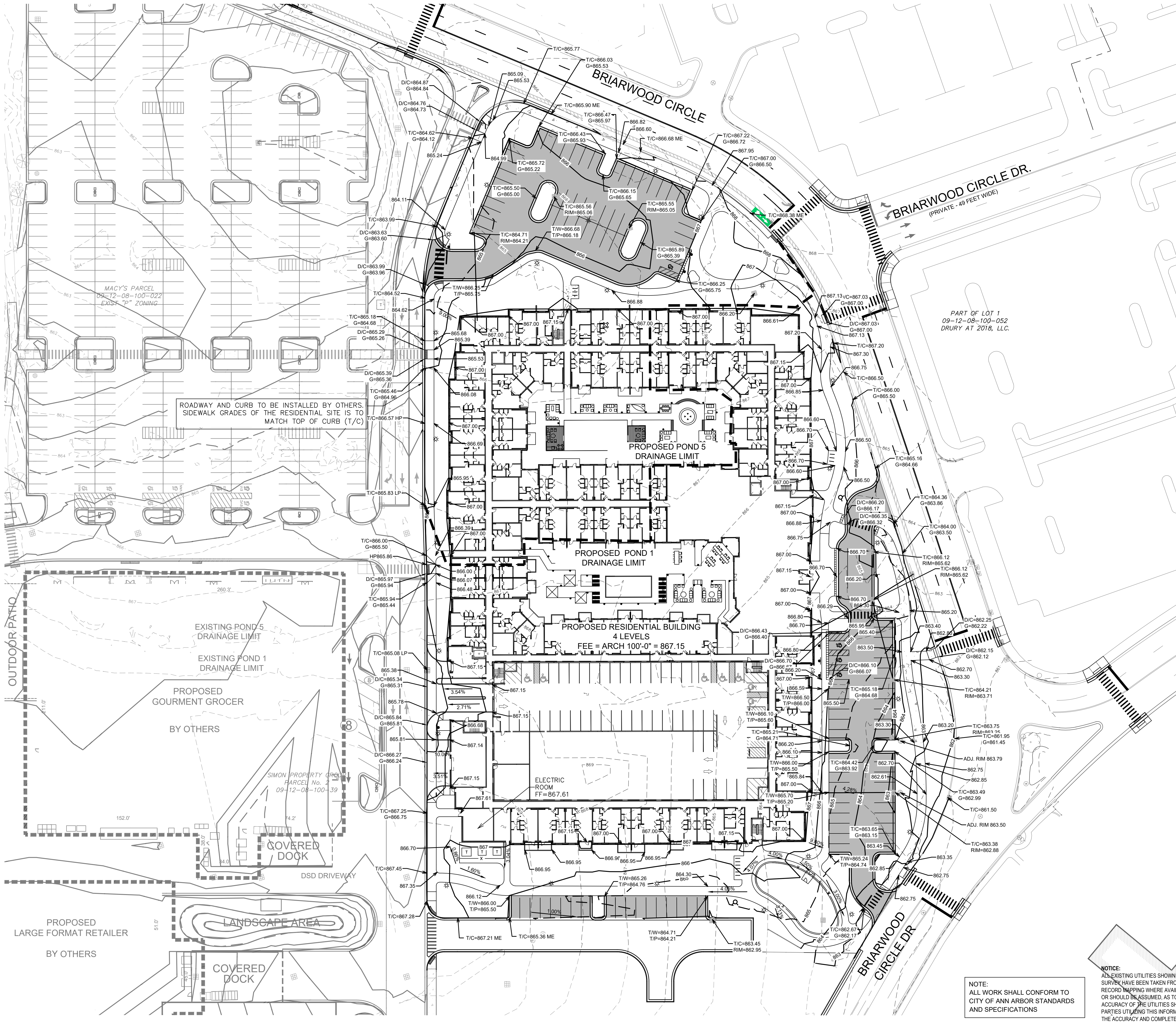
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WASHTENAW COUNTY MICHIGAN

**PROPOSED UTILITY  
CALCULATIONS**

SCALE	DRAWING No.
	C-09
JOB No. 22296	SHEET No. 9 OF 25





- LEGEND**
- EXISTING BUILDING / STRUCTURE
  - EXISTING CONCRETE PAVEMENT
  - EXISTING ASPHALT PAVEMENT
  - EXISTING BRICK SIDEWALK
  - PROP. CONCRETE CURB AND GUTTER
  - PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
  - PROPOSED CONCRETE PAVEMENT / SIDEWALK
  - PROPOSED BITUMINOUS PAVEMENT
  - PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT
  - EXISTING GRADES
  - EXISTING CONTOURS
  - PROP. MAJOR CONTOUR
  - PROP. MINOR CONTOUR
  - PROP. TOP OF CURB & GUTTER GRADES
  - PROP. TOP OF WALK & TOP OF PAVEMENT GRADES
  - PROP. SPOT GRADES

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**Hines**  
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PHONE: (713) 621 8000

**Gensler**  
150 WEST JEFFERSON SUITE 1700  
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PHONE: (313) 561-1600

**EPSTEIN**  
600 W. FULTON STREET  
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p 312.427.2888  
f 312.427.7548  
www.dwepld.com

**DAVID HILLY**  
PROFESSIONAL ENGINEER  
Expires: 06.03.2025

12/04/2023	SITE PLAN RE-SUBMITTAL
11/14/2023	SITE PLAN RE-SUBMITTAL
09/28/2023	WCWRC RE-SUBMITTAL
09/27/2023	SITE PLAN RE-SUBMITTAL
09/08/2023	SITE PLAN RE-SUBMITTAL
08/14/2023	SITE PLAN RE-SUBMITTAL
06/30/2023	SITE PLAN RE-SUBMITTAL
03/16/2023	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	J.C.
CHECKED	D.H.
APPROVED	T.S.

**KEY PLAN**

**BRIARWOOD MALL SEARS REDEVELOPMENT REDEVELOPMENT B**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

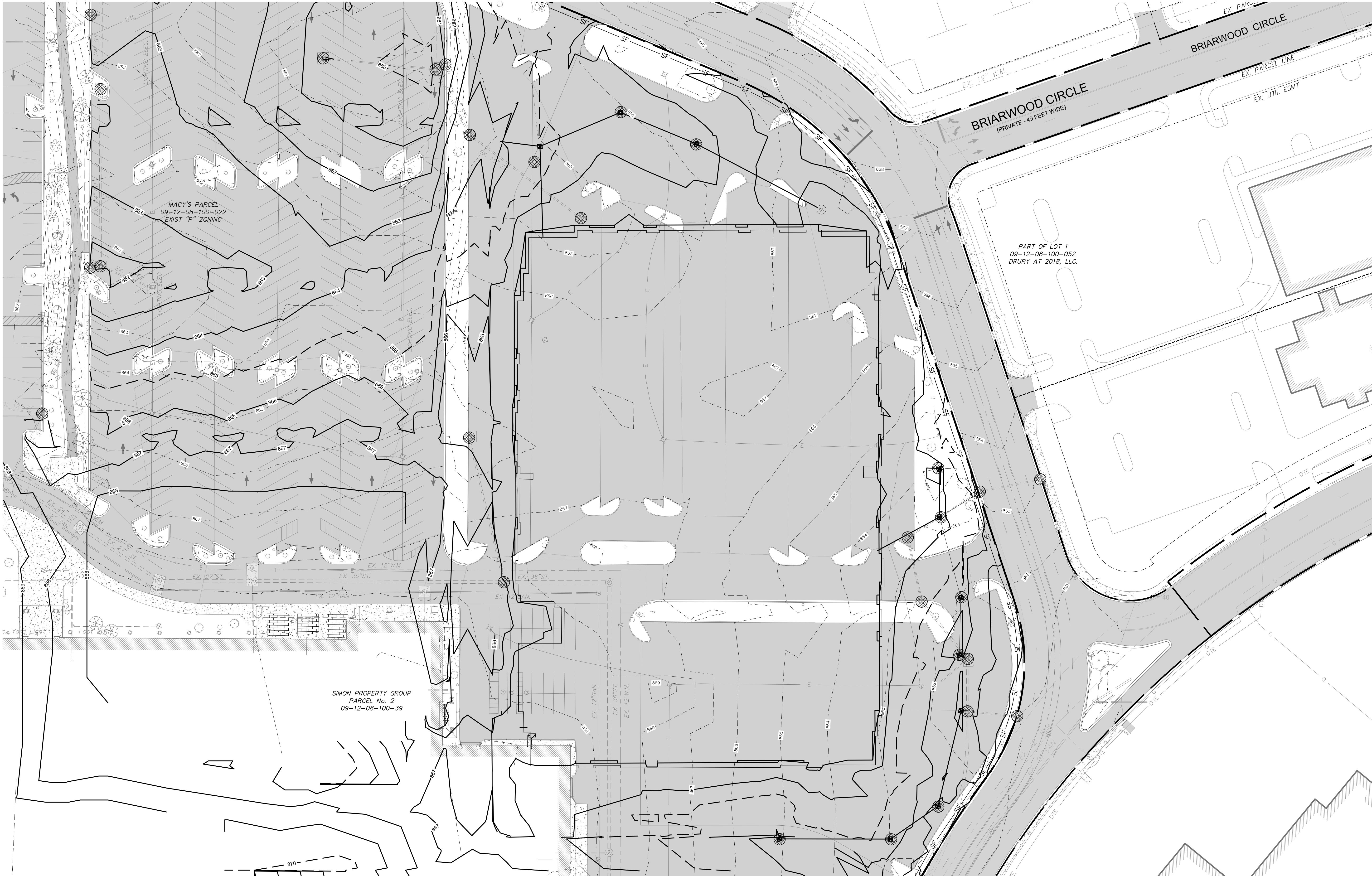
**PROPOSED GRADING PLAN**

SCALE	DRAWING No.
1" = 40'	CB-10
JOB No.	SHEET No.
22296	10 OF 25

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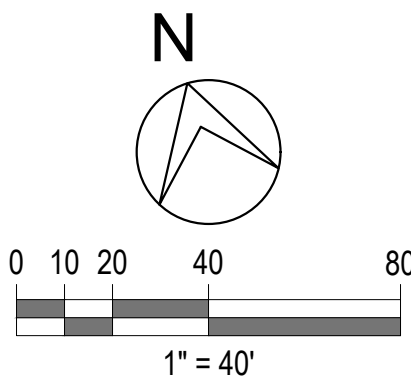


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Dave Hilly



LEGEND

- |  |                               |  |  |  |                                    |
|--|-------------------------------|--|--|--|------------------------------------|
|  | EXISTING BUILDING / STRUCTURE |  | EXISTING STORM SEWER AND STRUCTURES    |  | EXISTING OVERHEAD ELECTRICAL       |
|  | EXISTING CONCRETE PAVEMENT    |  | EXISTING SANITARY SEWER AND STRUCTURES |  | EXISTING UNDERGROUND TELEPHONE     |
|  | EXISTING ASPHALT PAVEMENT     |  | EXISTING WATERMAIN AND STRUCTURES      |  | EXISTING UNDERGROUND FIBER OPTIC   |
|  | EXISTING BRICK SIDEWALK       |  | EXISTING GAS MAIN                      |  | PROPOSED SILT SACK ON STORM INLETS |
|  |                               |  | EXISTING UNDERGROUND ELECTRICAL        |  | PR. STORM SEWER AND STRUCTURES     |



NOTE:  
ALL WORK SHALL CONFORM TO  
CITY OF ANN ARBOR STANDARDS  
AND SPECIFICATIONS

NOTICE:  
ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC  
SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION AND  
RECORD MAPPING WHERE AVAILABLE. NO GUARANTEE IS MADE,  
OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR  
ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING.  
PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY  
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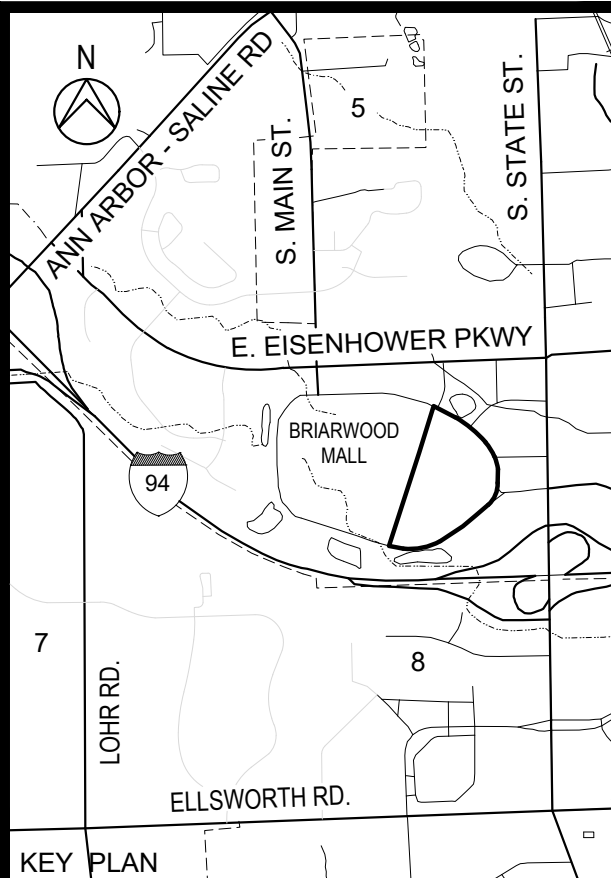
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**DAVID HILLY**  
PROFESSIONAL LANDSCAPE ARCHITECT  
No. 001202015  
Expires: 06.03.2025

DATE	ADDITIONS AND/OR REVISIONS
12/04/2023	SITE PLAN RE-SUBMITTAL
11/14/2023	SITE PLAN RE-SUBMITTAL
09/28/2023	WCWRC RE-SUBMITTAL
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DESIGNED	D.H.
DRAWN	J.C.
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**BRIARWOOD MALL  
SEARS  
REDEVELOPMENT  
REDEVELOPMENT B**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

**PROPOSED  
SEDIMENT AND  
EROSION CONTROL  
PLAN**

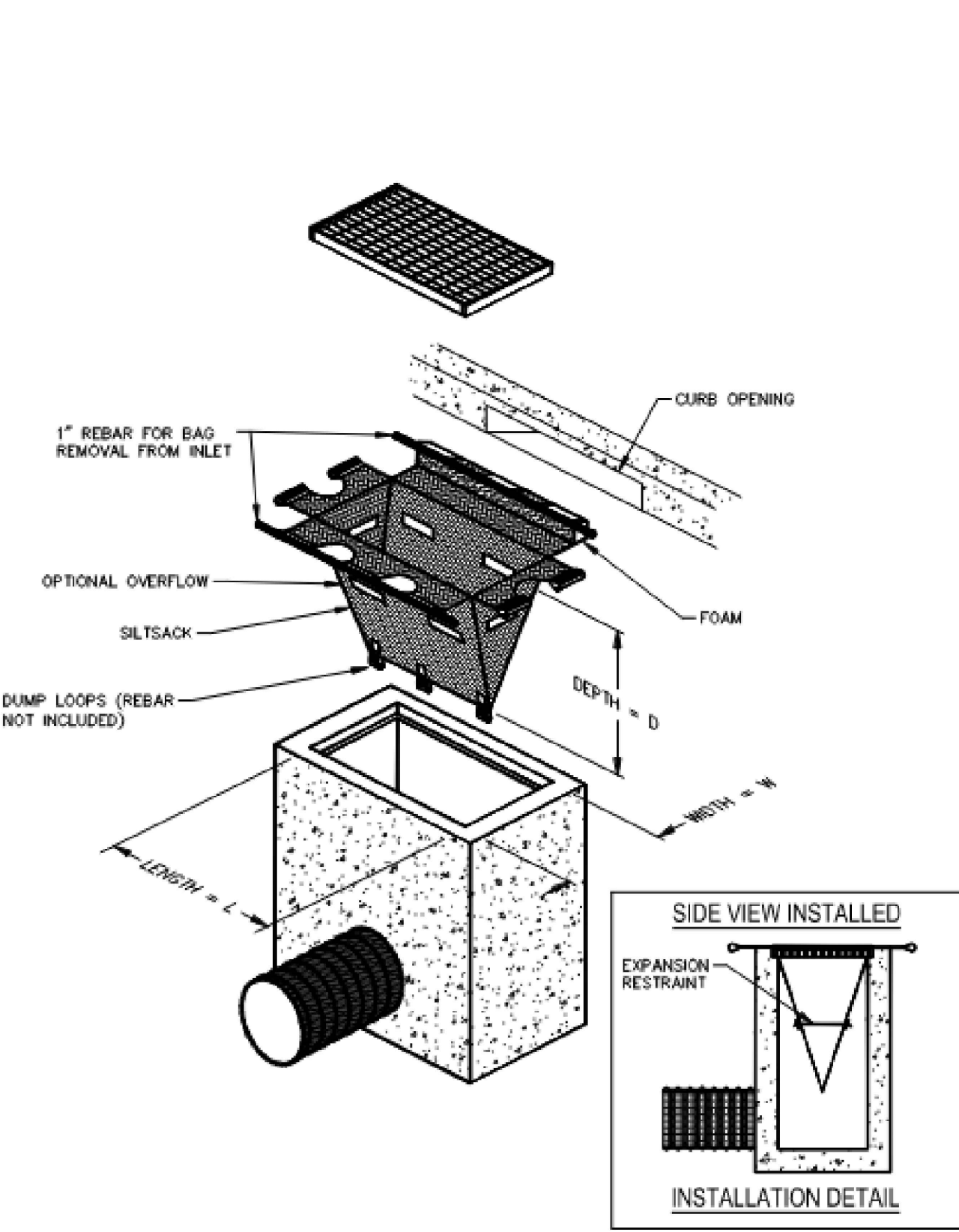
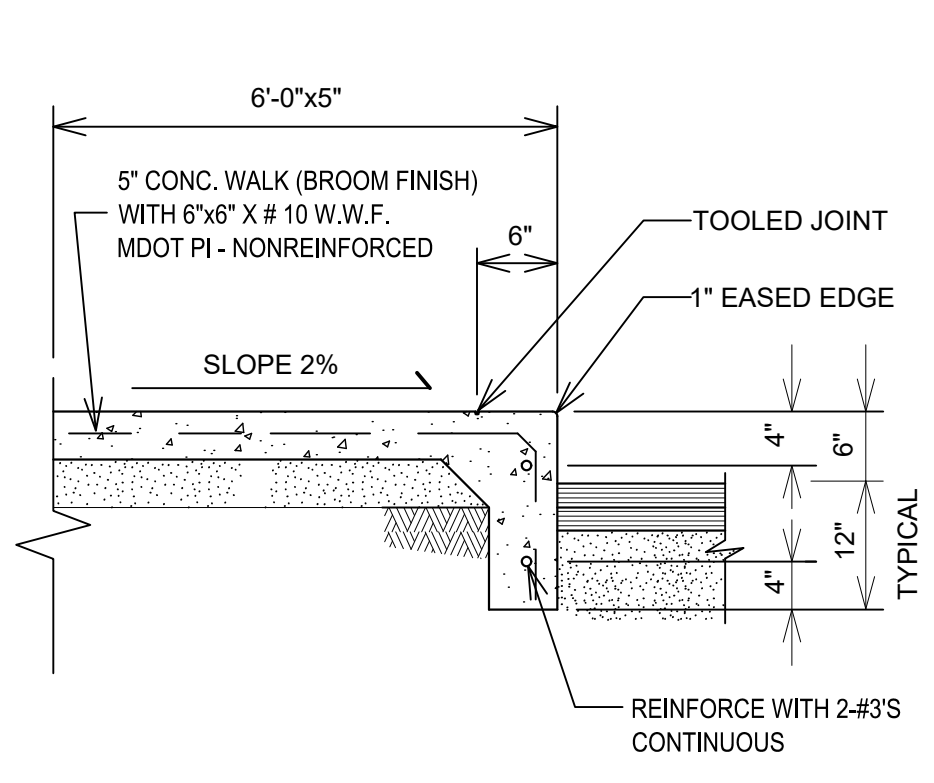
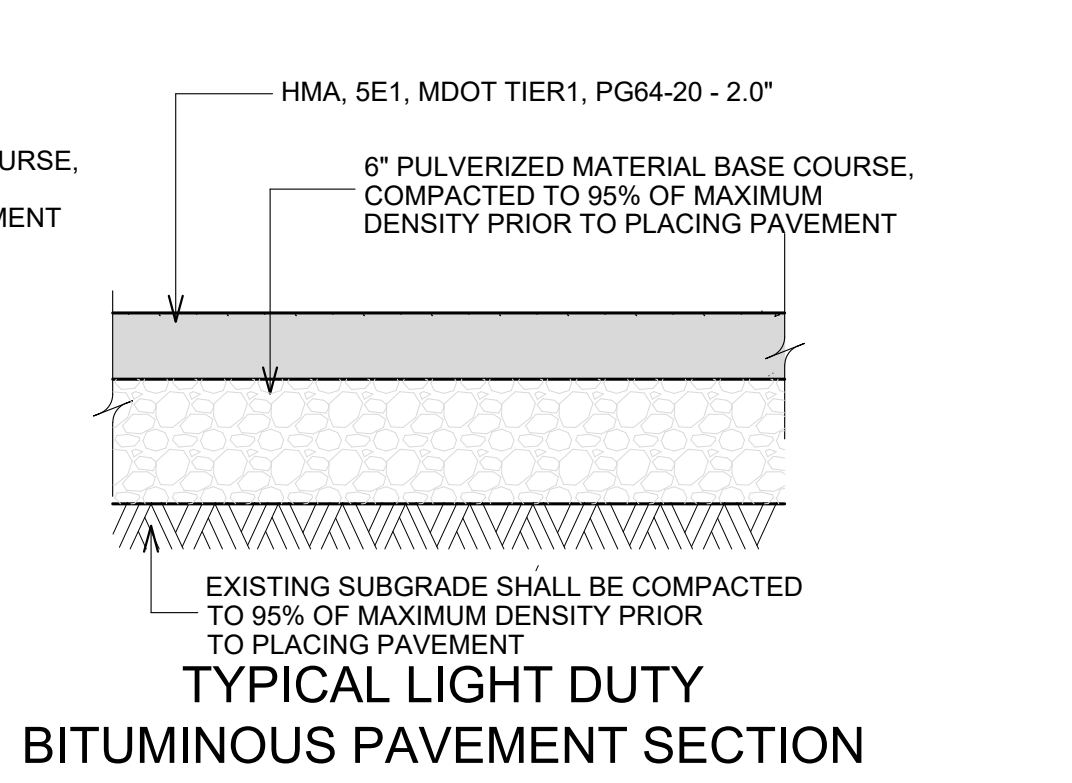
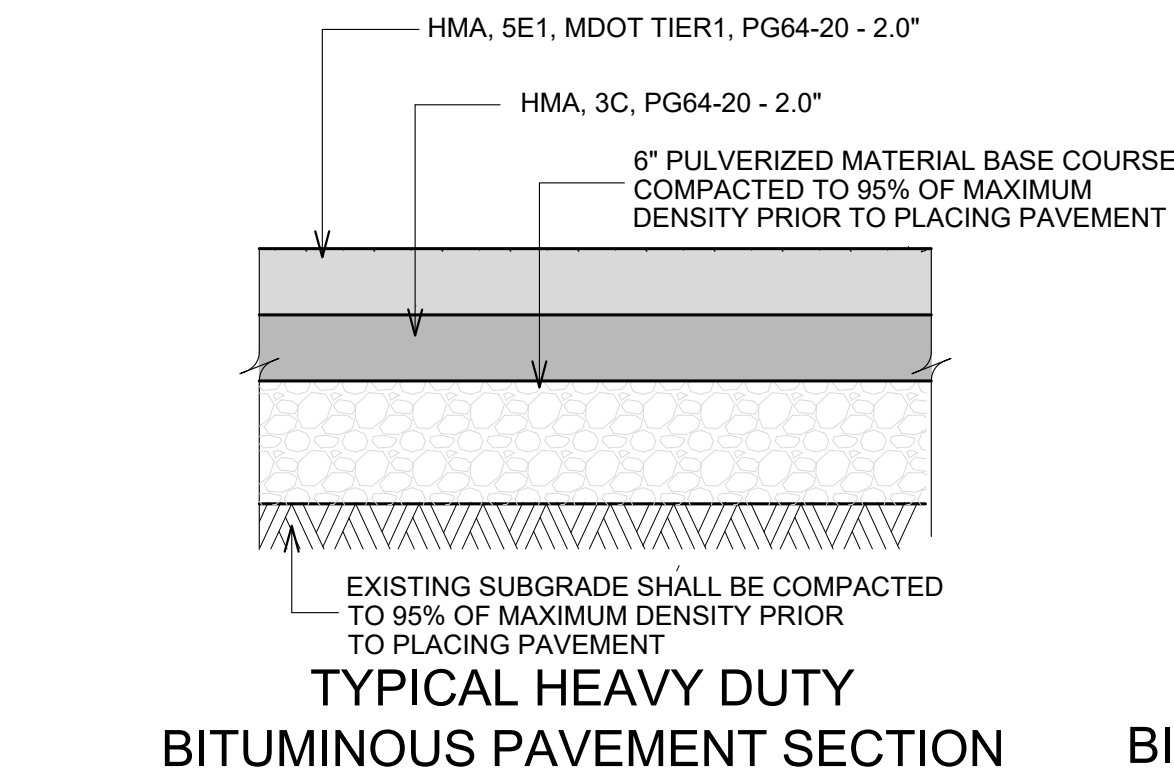
SCALE <b>1" = 40'</b>	DRAWING No. <b>CB-11</b>
JOB No. 22296	SHEET No. <b>11</b> OF <b>25</b>







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Dave Hilly



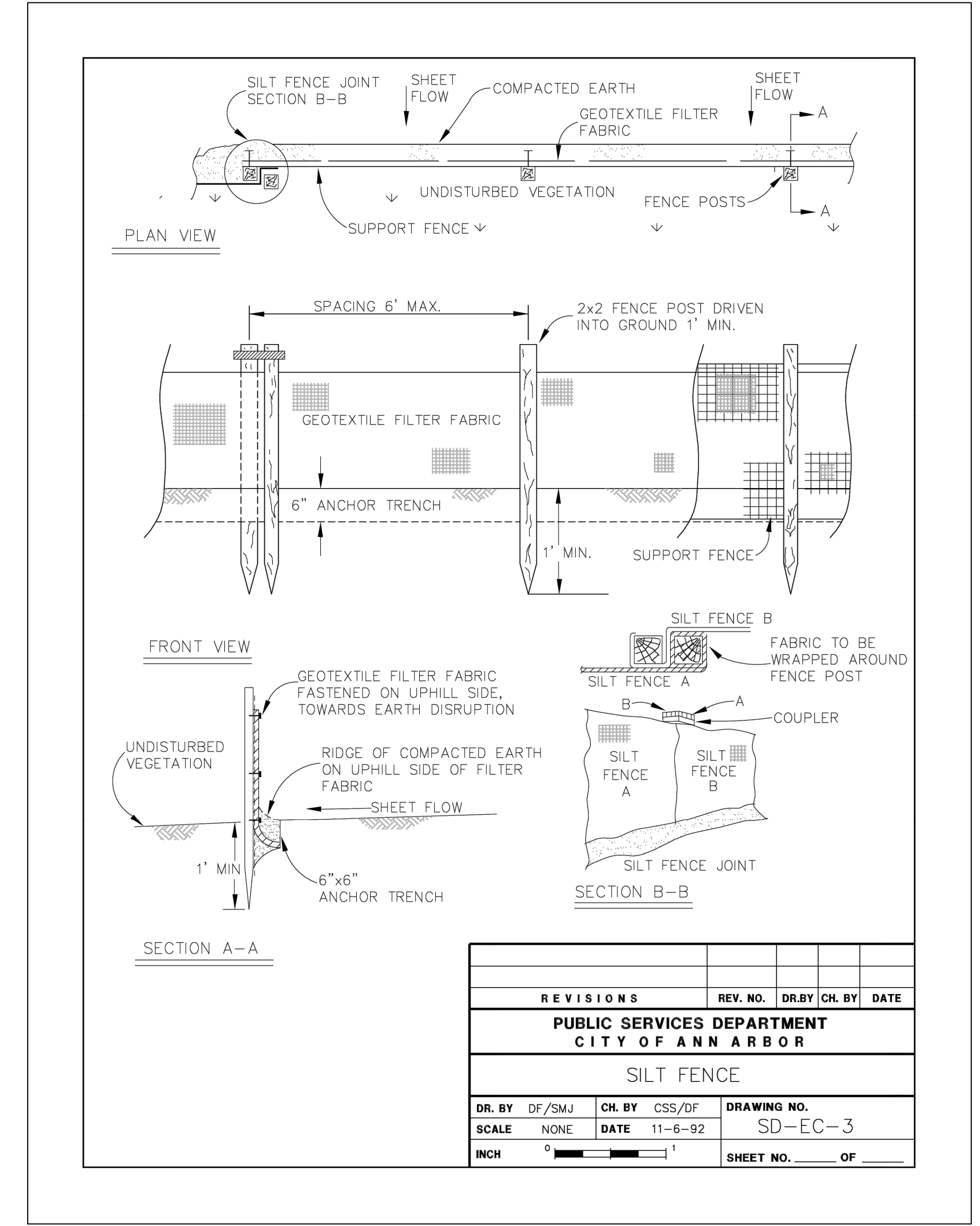
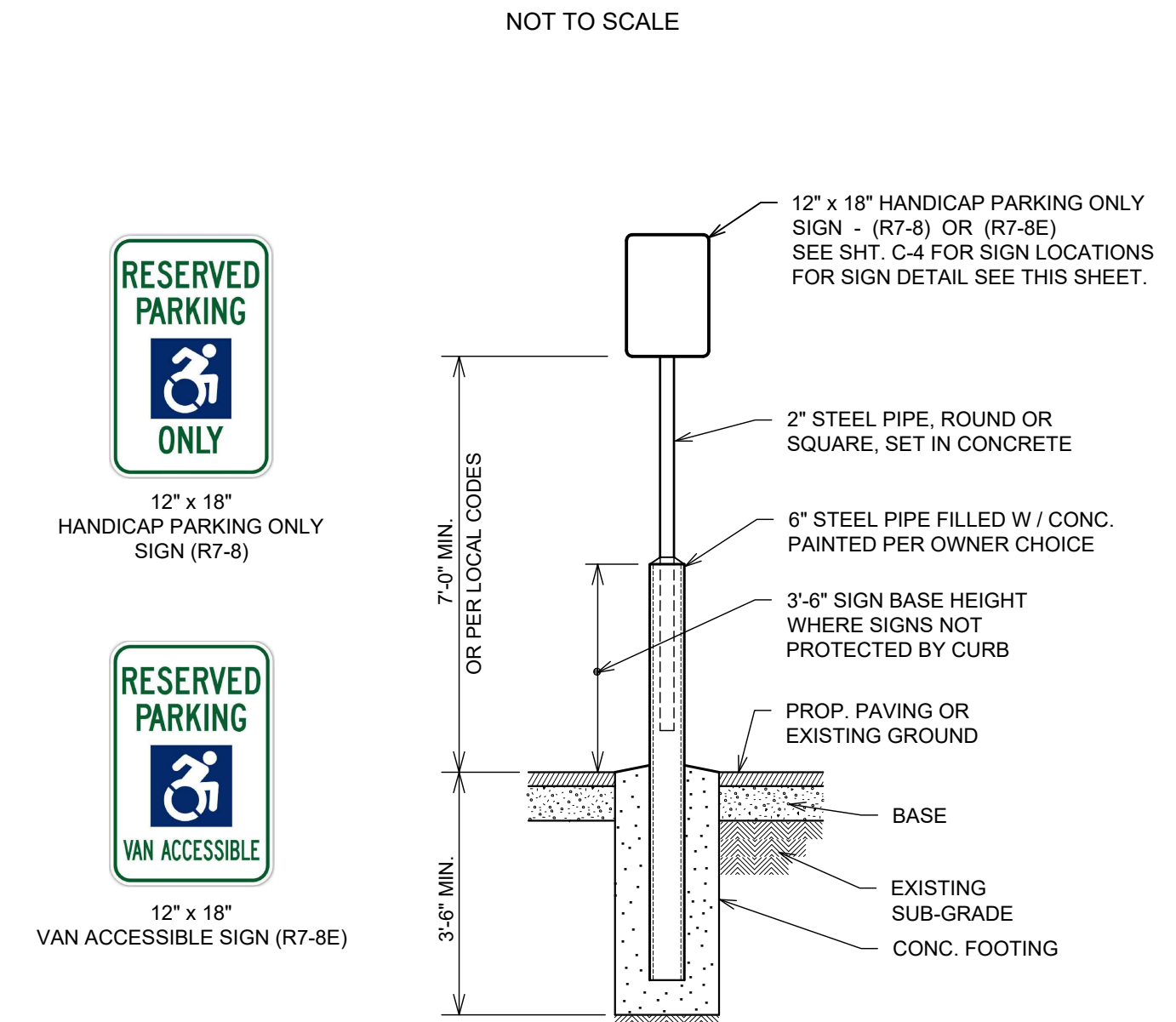
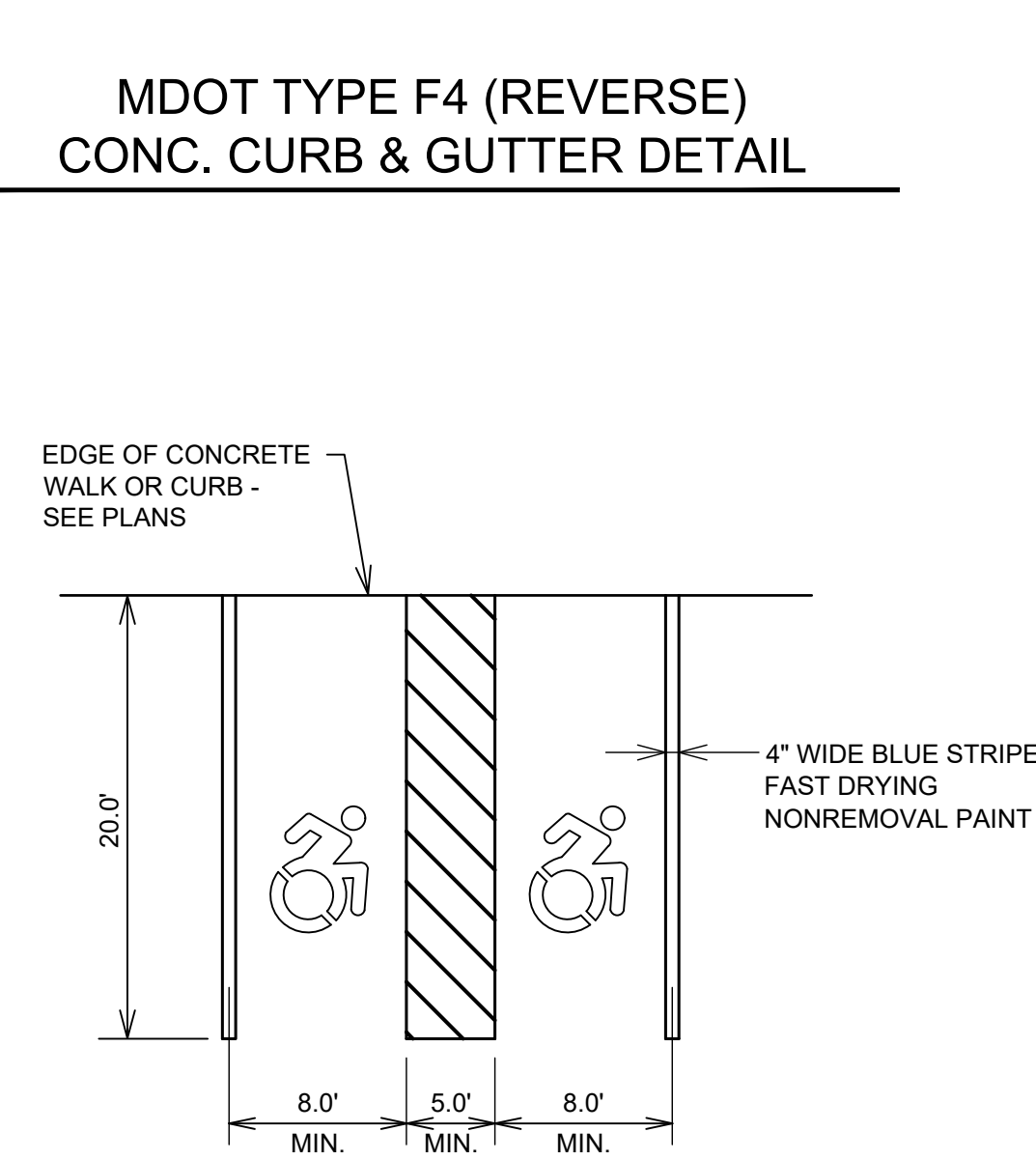
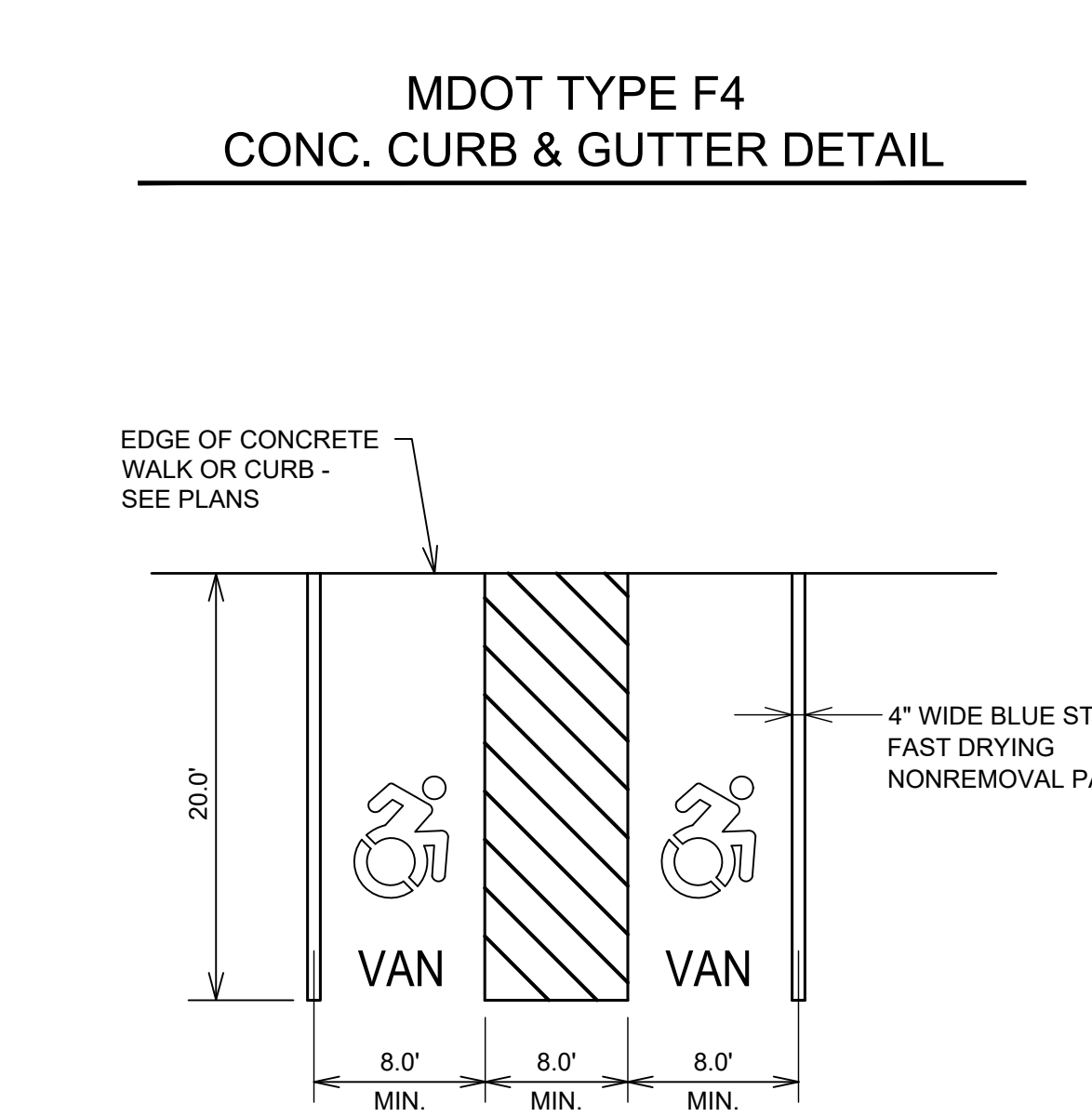
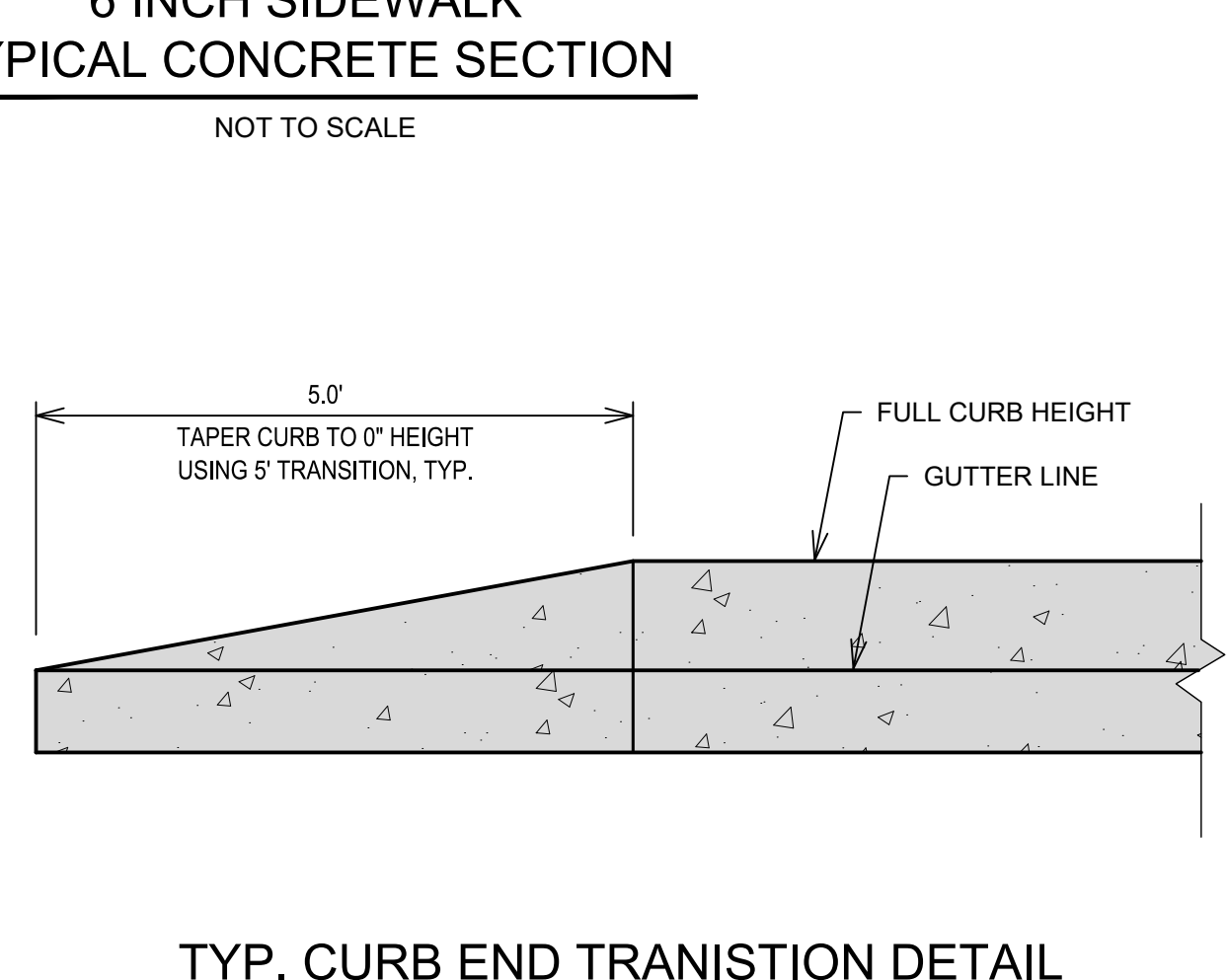
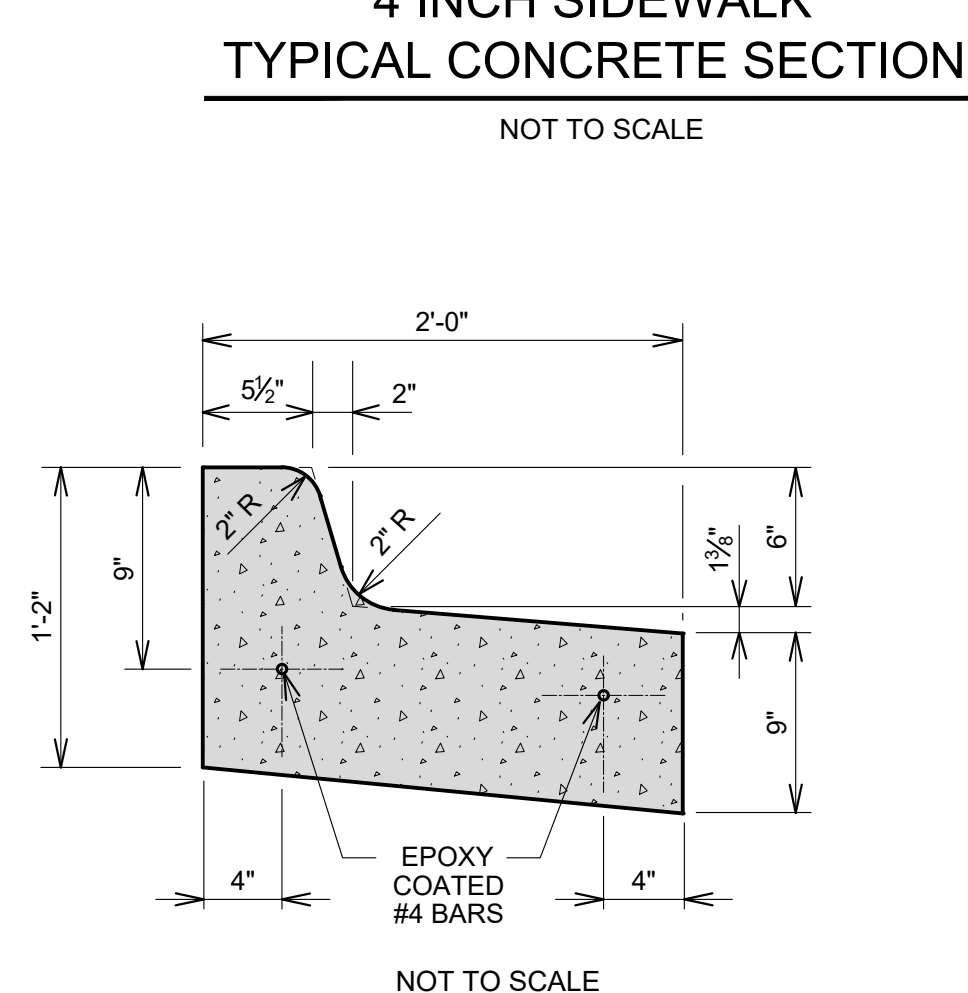
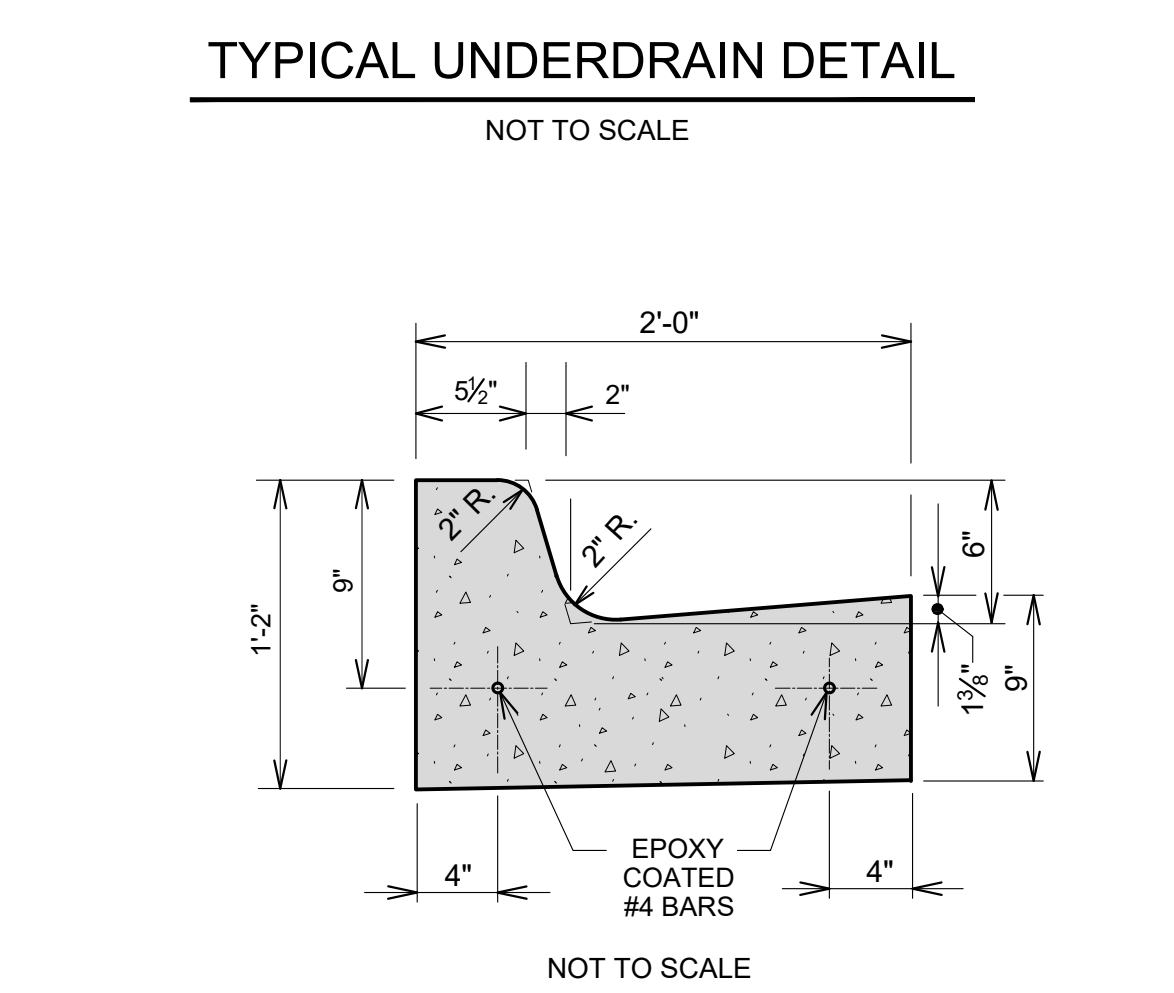
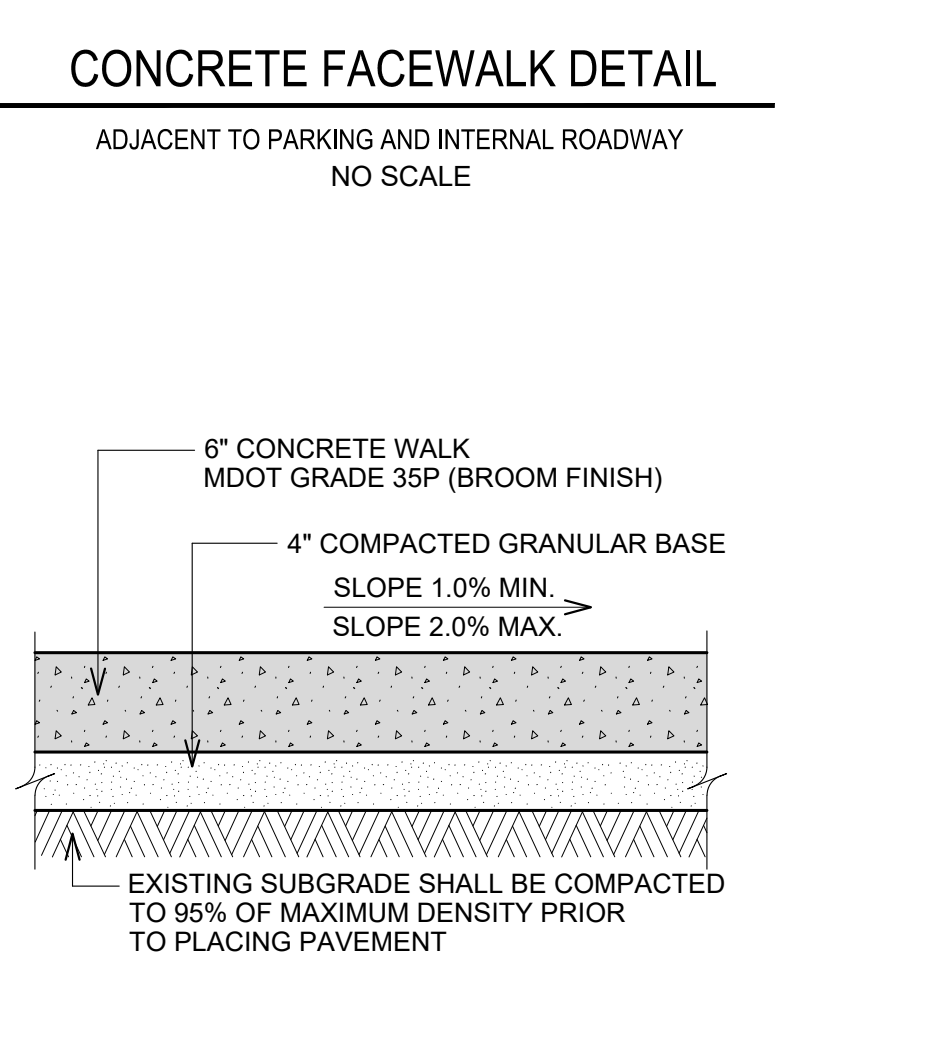
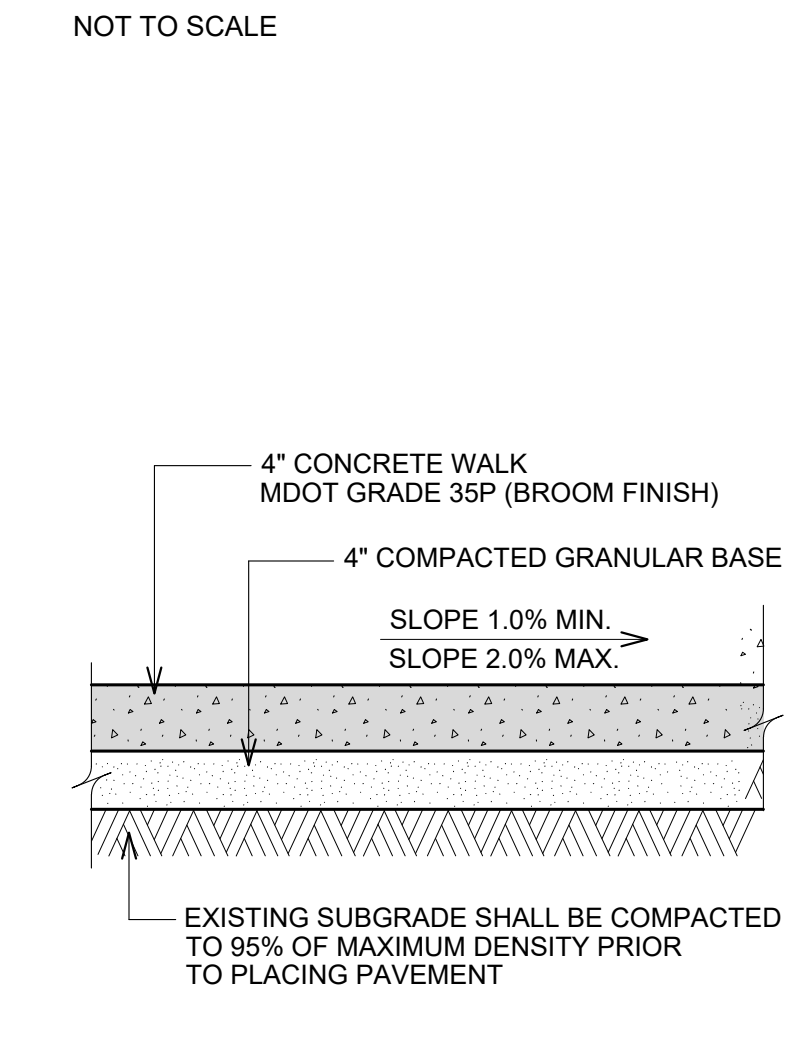
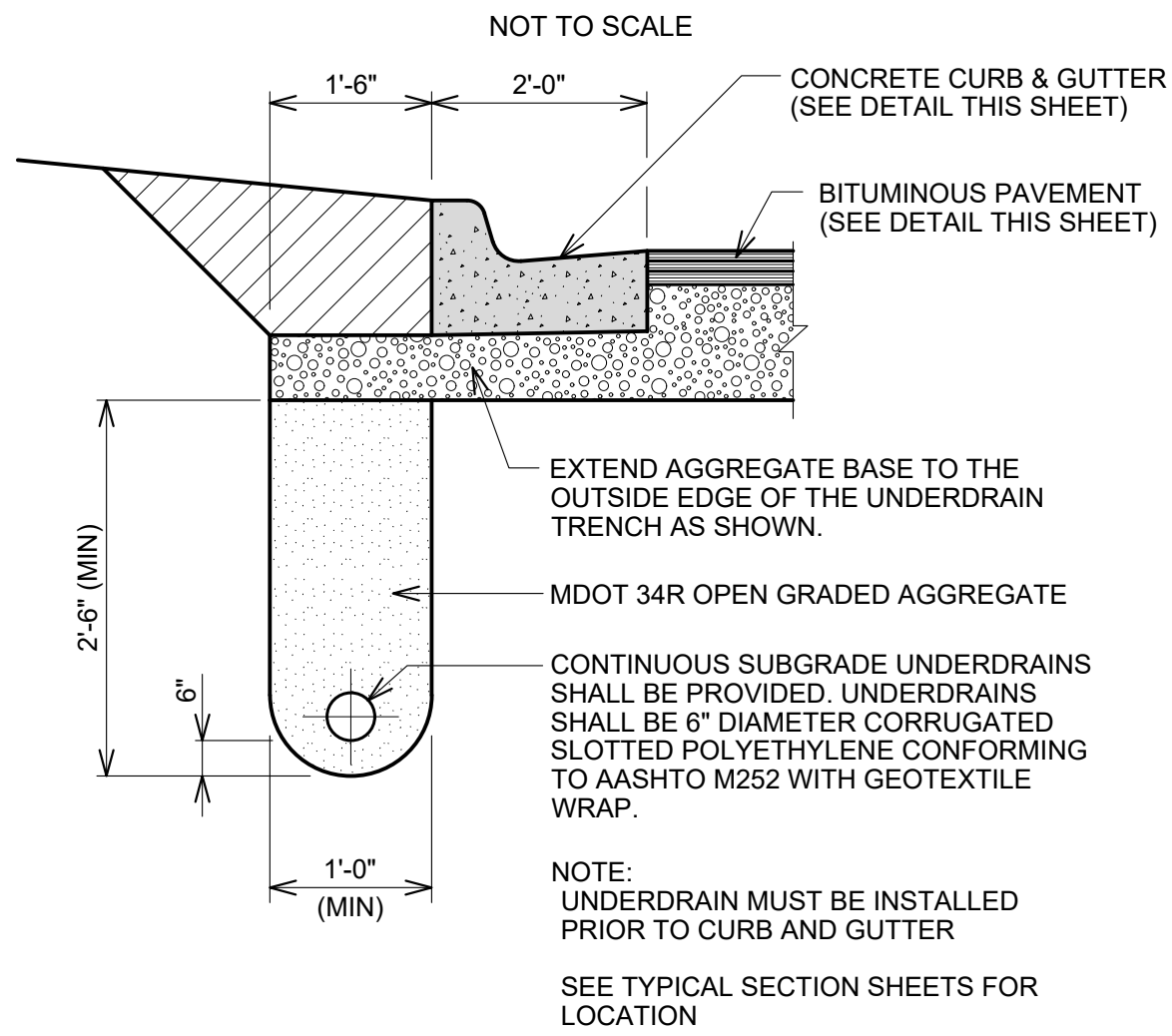
NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

REGULAR FLOW SILTSACK  
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUNOFF)

PROPERTIES	REQUIRED VALUE	TEST METHOD
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4533	120 LBS
MILLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE PERMITTIVITY	ASTM D-4491	40 GAL/MIN/50 FT
	ASTM D-4491	0.55 SEC -1

OIL-ABSORBANT SILTSACK  
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUNOFF OR SPILLS)

IT IS THE INTENT OF THE PLANS AND SPECIFICATIONS THAT THE CONTRACTOR INSTALL THE REBAR AS SHOWN IN THIS DETAIL TO PROVIDE A FULLY FUNCTIONING UNIT. ALL COSTS ASSOCIATED WITH FURNISHING, CLEANING AS MANY TIMES AS REQUIRED, DISPOSAL OF SEDIMENT, AND REMOVING THE INLET FILTER WHEN NO LONGER NEEDED IS INCLUDED IN THE ITEM OF WORK AND WILL NOT BE PAID FOR SEPARATELY.



REVISIONS				REV. NO.	DR BY	CH. BY	DATE
PUBLIC SERVICES DEPARTMENT CITY OF ANN ARBOR							
SILT FENCE							
DR. BY	DF/SMJ	CH. BY	CSS/DF	DRAWING NO.			
SCALE	NONE	DATE	11-6-92	SD-EC-3			
INCH	0		1	SHEET NO. OF			

NOTE:  
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DESIGNED	D.H.
DRAWN	J.C.
CHECKED	D.H.
APPROVED	T.S.

KEY PLAN  
ANN ARBOR - SALINE RD  
S. MAIN ST  
S. STATE ST.  
E. EISENHOWER PKWY  
BRIARWOOD MALL  
94  
ELLSWORTH RD.  
7  
8

**BRIARWOOD MALL SEARS REDEVELOPMENT**

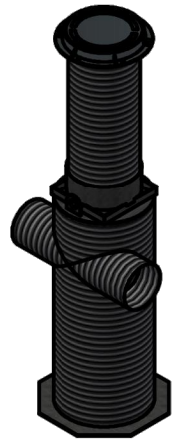
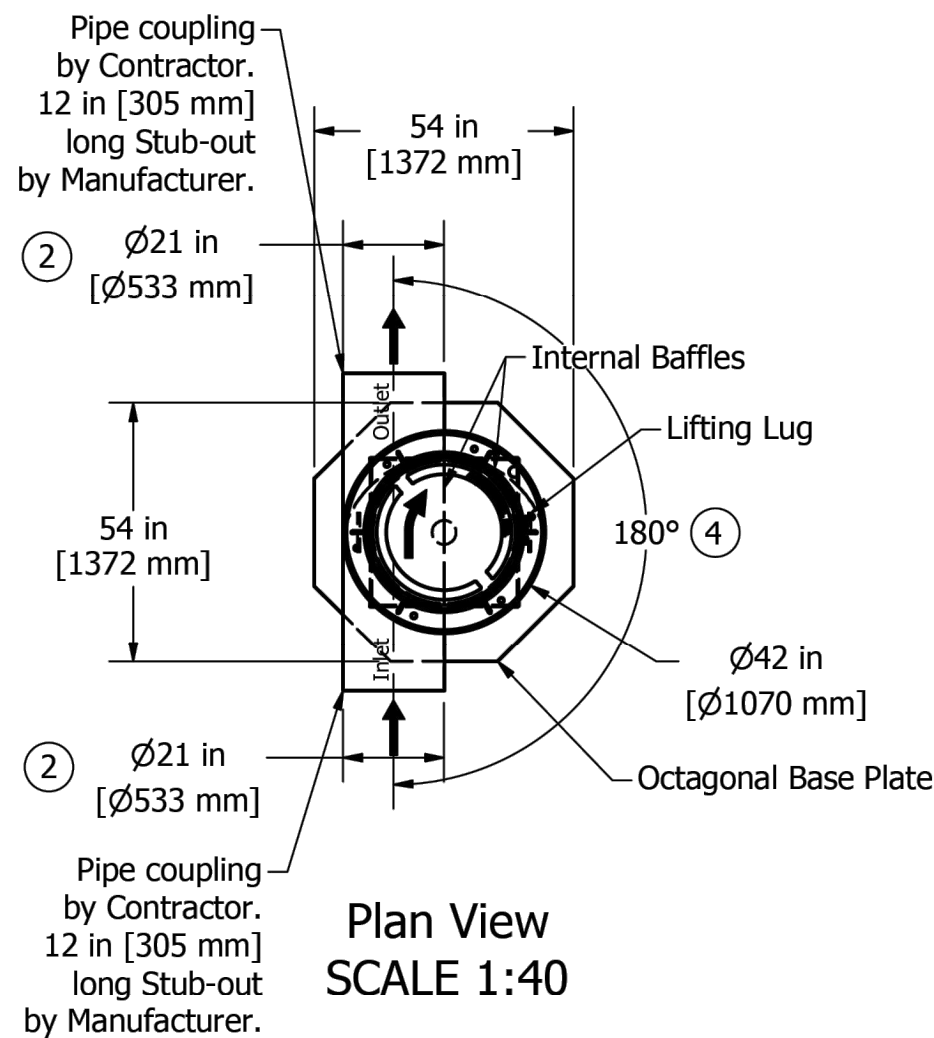
**REDEVELOPMENT B**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

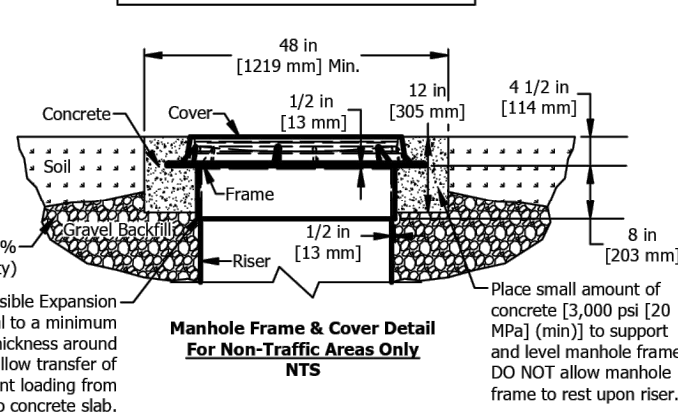
TYPICAL DETAILS	
SCALE NTS	DRAWING No. <b>CB-13</b>
JOB No. 22296	SHEET No. 13 OF 25



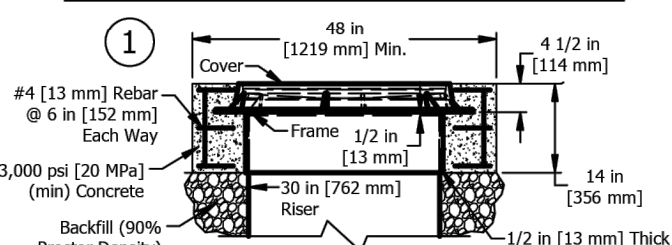
Aqua-Swirl® Polymer Coated Steel (PCS)  
Stormwater Treatment SystemProjected View  
SCALE 1:80

Aqua-Swirl® Concentrator AS-3 BYP CW	Structure #:	AS-3 STD	Rwvd	Rw. Date
	Drawn By:	OFlores		
	Scale:	As Shown		
	Date:	2/22/2023		
Standard Detail				
U.S. Patent No. 6524473 and other Patent Pending				

Unless other traffic barriers are present, loadings shall be placed around access riser(s) in non-traffic areas to prevent inadvertent loading by maintenance vehicles.

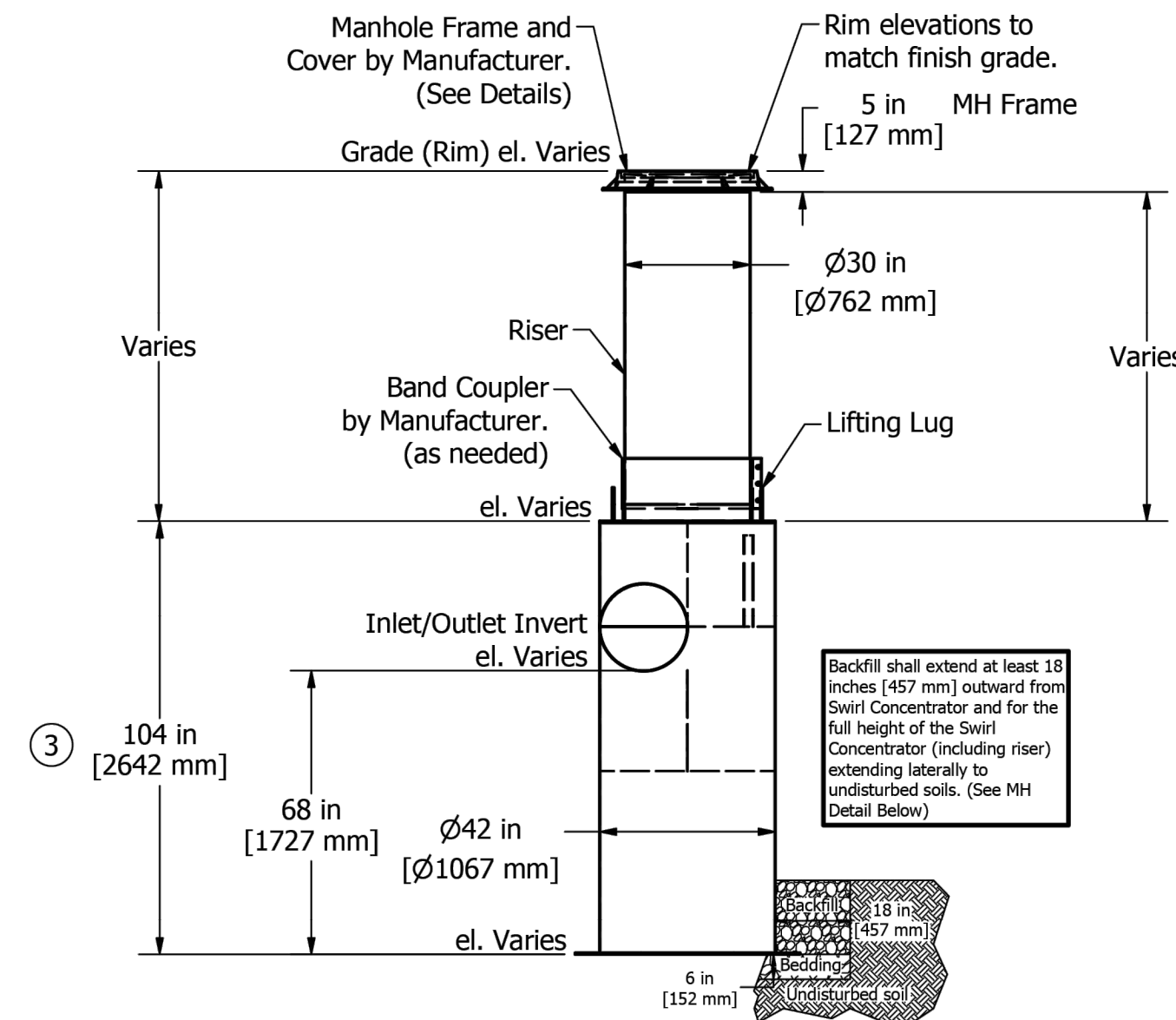


If traffic loading (HS-25) is required or anticipated, a 4-foot (1.22 m) diameter, 14 inch (356 mm) thick reinforced concrete pad must be placed over the Stormwater Treatment System Riser to support and level the manhole frame, as shown. The top of riser pipe must be wrapped with compressible expansion joint material to a minimum 1/2-inch (13 mm) thickness to allow transfer of wheel loads from manhole cover to concrete slab. Manhole cover shall rest on concrete slab and not on riser pipe. The concrete slab shall have a minimum strength of 3,000 psi (20 MPa) and be reinforced with #4 (13 mm) reinforcing steel as shown. Minimum cover over reinforcing steel shall be 1-inch (25 mm). Top of manhole cover and concrete slab shall be level with finish grade.

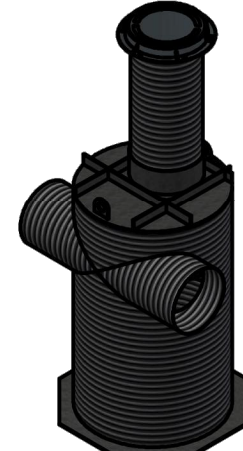
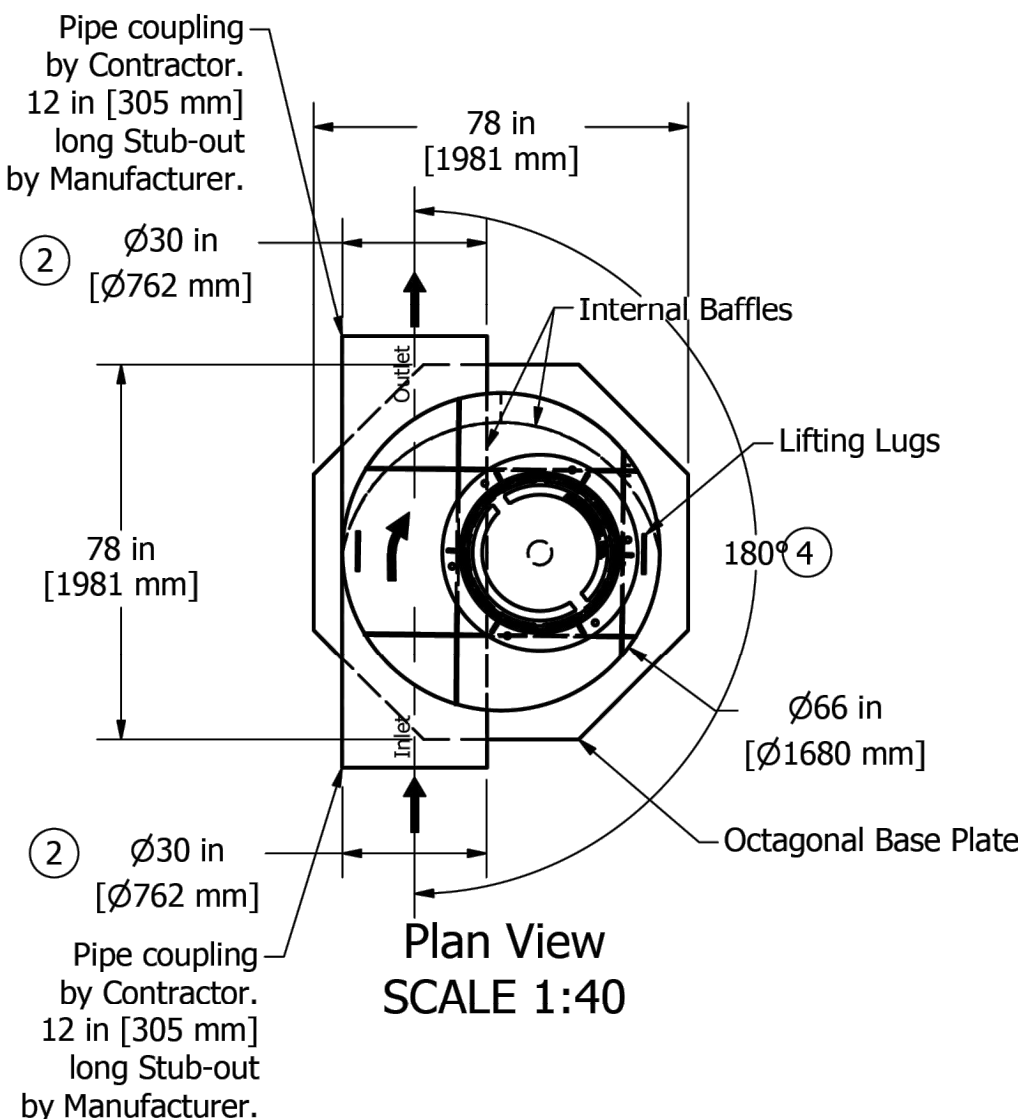


Please see accompanied Aqua-Swirl® specification notes. See Site Plan for actual system orientation. Approximate dry (pick) weight: 1500 lbs [700 kg].

- As an alternative, 42 in [1067 mm] diameter, HS-20/25 rated precast concrete rings may be substituted. 14 in [356 mm] thickness must be maintained.
- AS-3 BYP inlet/outlet pipe size ranges from 10 in [254 mm] to 21 in [533 mm].
- AS-3 chamber height may vary from 90 in [2286 mm] to 104 in [2642 mm], depending on inlet/outlet pipe size.
- Orientation may vary from a minimum of 90° to a maximum of 180°.

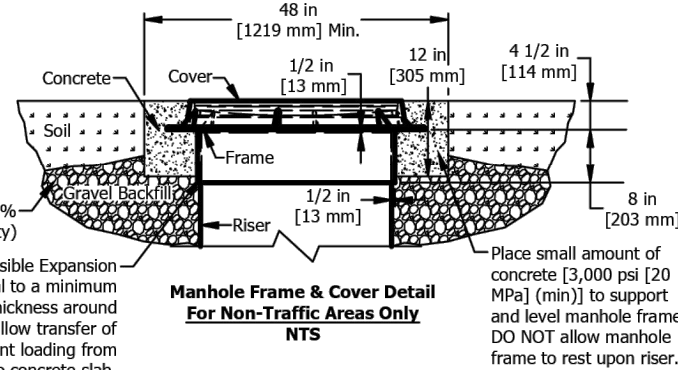


Backfill shall extend at least 18 inches (457 mm) outward from Swirl Concentrator and for the full height of the Swirl Concentrator (including riser) extending laterally to undisturbed soils. (See MH Detail Below)

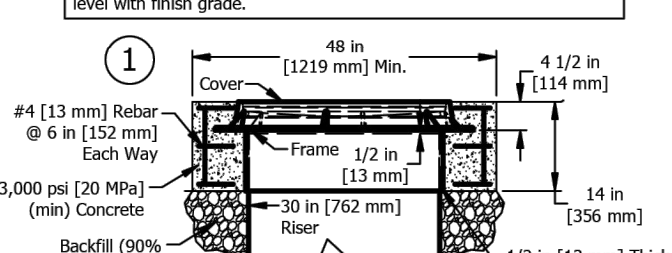
Aqua-Swirl® Polymer Coated Steel (PCS)  
Stormwater Treatment SystemProjected View  
SCALE 1:80

Aqua-Swirl® Concentrator AS-5 BYP CW	Structure #:	AS-5 STD	Rwvd	Rw. Date
	Drawn By:	OFlores		
	Scale:	As Shown		
	Date:	2/22/2023		
Standard Detail				
U.S. Patent No. 6524473 and other Patent Pending				

Unless other traffic barriers are present, loadings shall be placed around access riser(s) in non-traffic areas to prevent inadvertent loading by maintenance vehicles.

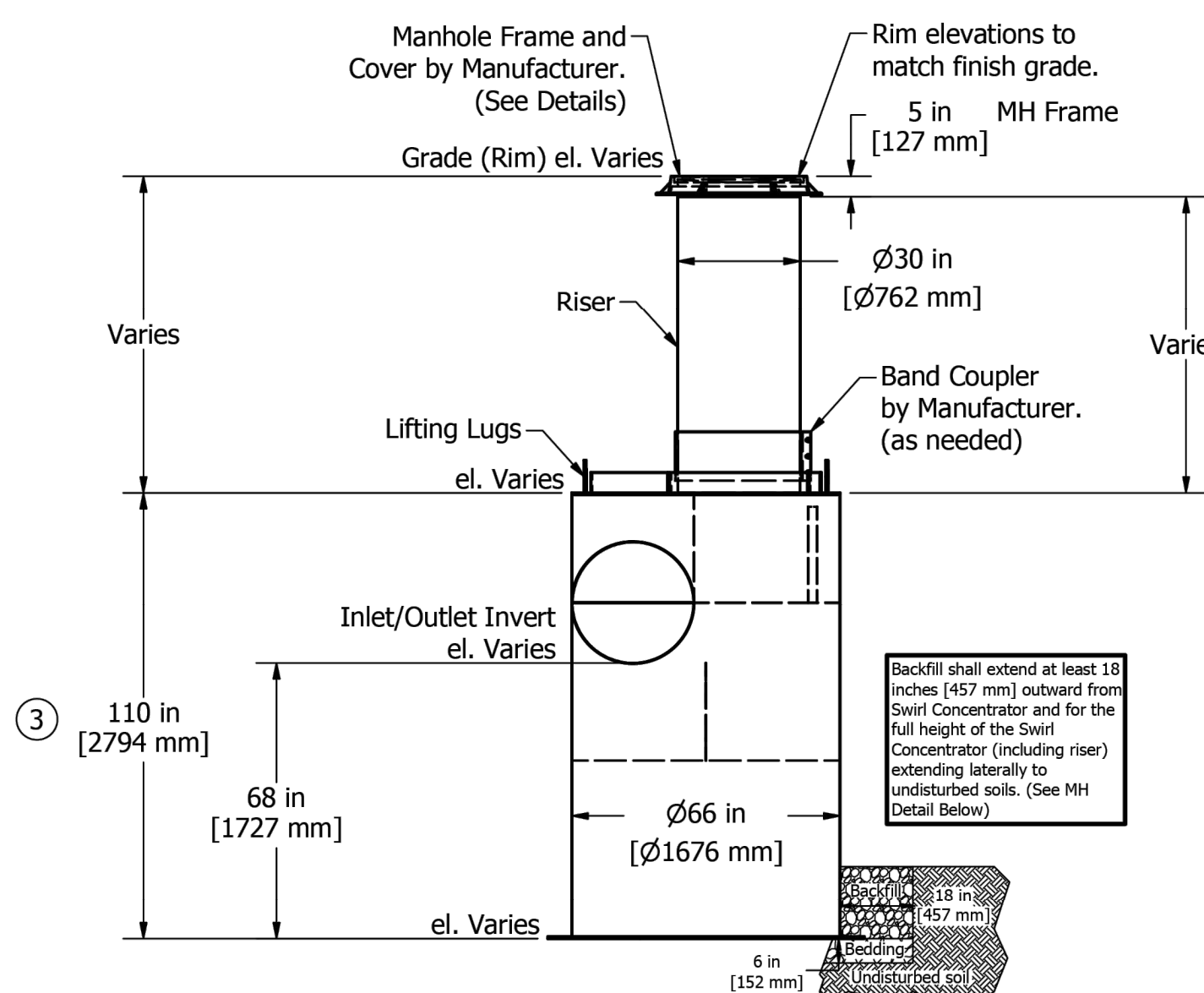


If traffic loading (HS-25) is required or anticipated, a 4-foot (1.22 m) diameter, 14 inch (356 mm) thick reinforced concrete pad must be placed over the Stormwater Treatment System Riser to support and level the manhole frame, as shown. The top of riser pipe must be wrapped with compressible expansion joint material to a minimum 1/2-inch (13 mm) thickness to allow transfer of wheel loads from manhole cover to concrete slab. Manhole cover shall rest on concrete slab and not on riser pipe. The concrete slab shall have a minimum strength of 3,000 psi (20 MPa) and be reinforced with #4 (13 mm) reinforcing steel as shown. Minimum cover over reinforcing steel shall be 1-inch (25 mm). Top of manhole cover and concrete slab shall be level with finish grade.



Please see accompanied Aqua-Swirl® specification notes. See Site Plan for actual system orientation. Approximate dry (pick) weight: 2200 lbs [1000 kg].

- As an alternative, 42 in [1067 mm] diameter, HS-20/25 rated precast concrete rings may be substituted. 14 in [356 mm] thickness must be maintained.
- AS-5 BYP inlet/outlet pipe size ranges from 12 in [305 mm] to 30 in [762 mm].
- AS-5 chamber height may vary from 92 in [2337 mm] to 110 in [2794 mm], depending on inlet/outlet pipe size.
- Orientation may vary from a minimum of 90° to a maximum of 180°.



Backfill shall extend at least 18 inches (457 mm) outward from Swirl Concentrator and for the full height of the Swirl Concentrator (including riser) extending laterally to undisturbed soils. (See MH Detail Below)



## PCS Sizing Report

2733 Kanasta Drive • Suite 111 • Chattanooga, TN 37343 • Phone: (423) 870-8888 • Fax: (423) 826-2112 • www.aquashieldinc.com

## Site Information

Project Name:	Briarwood Residential Development	Site Area (acres):	1.51
Unit Label:	Area 1	Runoff Coefficient:	0.82
Unit Location:	Ann Arbor, MI	Target Removal Efficiency(%):	88% based on OK-110

## Product Recommendation

Aqua-Swirl® Model	Net Annual TSS Removal Efficiency	Chamber Diameter	Maximum Stub-Out Pipe Outer Diameter	Oil/Debris Storage Capacity	Sediment Storage Capacity
AS-3	93.64 %	3.5 ft	Offline 10 in.	132 gal	22 ft³

## Rainfall Information

NCDC Station¹: ANN ARBOR UNIV OF MICH, MI		Data Range: 5913 days (-16.20 yrs within 55 yr span)²			
Rainfall Event Range (in./hr)	Rainfall Interval Point (in./hr)	Operating Rate (cfs)	Total Rainfall (%)	Removal Efficiency (%)²	Relative Efficiency (%)³
0.08 - 0.10	0.090	0.11	69.14	95.96	68.35
0.10 - 0.12	0.110	0.14	3.62	95.39	3.46
0.12 - 0.14	0.130	0.18	2.47	94.78	2.34
0.14 - 0.16	0.150	0.19	2.47	94.14	2.30
0.16 - 0.18	0.170	0.21	1.54	93.45	1.44
0.18 - 0.20	0.190	0.24	8.90	92.74	8.20
0.20 - 0.25	0.225	0.28	2.19	91.38	2.00
0.25 - 0.35	0.300	0.37	4.34	88.12	3.82
0.35 - 0.45	0.400	0.50	2.13	82.86	1.77
0.45 - 0.55	0.500	0.62	1.07	76.86	0.82
0.55 - 0.65	0.600	0.63	0.63	69.68	0.44
0.65 - 0.75	0.700	0.67	0.47	61.93	0.29
0.75 - 1.00	0.825	0.59	0.59	50.73	0.30
1.00 - 1.25	1.125	1.39	0.23	17.93	0.04
Total Cumulative Rainfall %:			99.79³	Net Annual %:	93.64

## Sales Agent Information

Agent Name:	Joe OBrien	Phone:	(734) 657-3839
Company Name:	Entel Service and Technology	Fax:	(734) 944-7754
Address:	5782 Katz Farm Court	E-mail:	jobrien@entel-group.com
City, State Zip:	Saline, MI 48176		

## Footnotes

- Recorded as hourly precipitation rainfall data (inches), National Climatic Data Center (NCDC).
- Based on Tennessee Tech University laboratory testing of the Aquashield® Model AS-3 for OK-110 silica particles 50-125 microns/Heavy, 2002.
- 90% Rainfall Event, calculated as a cumulative percentage of individual events, www.stormwatercenter.net, using criteria (Center for Watershed Protection).
- NCDC data may not be consecutive, skipping days, months and/or years in the range of dates.
- The Aqua-Swirl® Internal Bypass (BYP) provides full treatment of the "First Flush," while the peak design storm is diverted and channeled through the main conveyance pipe. Please refer to your local representative for more information.
- The performance curve slope can be adjusted via Pocket Sizing to provide various estimated sizing per specific particle sizes (eg. 50, 125-microns, etc.).

## MECHANICAL FILTER #1

OR APPROVED EQUAL



## PCS Sizing Report

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## Site Information

Project Name:	Briarwood Residential Development	Site Area (acres):	4.6
Unit Label:	Area 2	Runoff Coefficient:	0.87
Unit Location:	Ann Arbor, MI	Target Removal Efficiency(%):	88% based on OK-110

## Product Recommendation

Aqua-Swirl® Model	Net Annual TSS Removal Efficiency	Chamber Diameter	Maximum Stub-Out Pipe Outer Diameter	Oil/Debris Storage Capacity	Sediment Storage Capacity
AS-5	91.8 %	5.5 ft	Offline 12 in.	326 gal	55 ft³

## Rainfall Information

NCDC Station¹: ANN ARBOR UNIV OF MICH, MI		Data Range: 5913 days (-16.20 yrs within 55 yr span)²			
Rainfall Event Range (in./hr)	Rainfall Interval Point (in./hr)	Operating Rate (cfs)	Total Rainfall (%)	Removal Efficiency (%)²	Relative Efficiency (%)³
0.08 - 0.10	0.090	0.38	69.14	95.16	65.79
0.10 - 0.12	0.110	0.44	3.62	94.54	3.42
0.12 - 0.14	0.130	0.52	2.47	93.45	2.31
0.14 - 0.16	0.150	0.60	2.47	92.50	2.26
0.16 - 0.18	0.170	0.68	1.54	91.49	1.41
0.18 - 0.20	0.190	0.76	8.90	90.41	8.05
0.20 - 0.25	0.225	0.90	2.19	88.37	1.94
0.25 - 0.35	0.300	1.20	4.34	83.37	3.62
0.35 - 0.45	0.400	1.60	2.13	75.30	1.60
0.45 - 0.55	0.500	2.00	1.07	65.85	0.70
0.55 - 0.65	0.600	2.40	0.63	54.44	0.34
0.65 - 0.75	0.700	2.80	0.47	41.63	0.20
0.75 - 1.00	0.825	3.30	0.59	23.39	0.14
Total Cumulative Rainfall %:			99.56³	Net Annual %:	91.8

## Sales Agent Information

Agent Name:	Joe OBrien	Phone:	(734) 657-3839
Company Name:	Entel Service and Technology	Fax:	(734) 944-7754
Address:	5782 Katz Farm Court	E-mail:	jobrien@entel-group.com
City, State Zip:	Saline, MI 48176		

## Footnotes

- Recorded as hourly precipitation rainfall data (inches), National Climatic Data Center (NCDC).
- Based on Tennessee Tech University laboratory testing of the Aquashield® Model AS-5 for OK-110 silica particles 50-125 microns/Heavy, 2002.
- 90% Rainfall Event, calculated as a cumulative percentage of individual events, www.stormwatercenter.net, using criteria (Center for Watershed Protection).
- NCDC data may not be consecutive, skipping days, months and/or years in the range of dates.
- The Aqua-Swirl® Internal Bypass (BYP) provides full treatment of the "First Flush," while the peak design storm is diverted and channeled through the main conveyance pipe. Please refer to your local representative for more information.
- The performance curve slope can be adjusted via Pocket Sizing to provide various estimated sizing per specific particle sizes (eg. 50, 125-microns, etc.).

NOTE:  
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CITY OF ANN ARBOR STANDARDS  
AND SPECIFICATIONS

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## MECHANICAL FILTER #2

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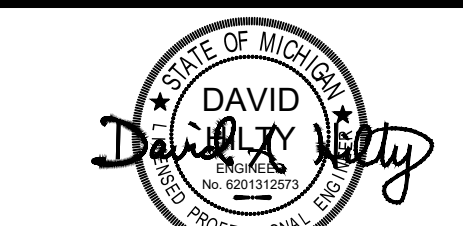
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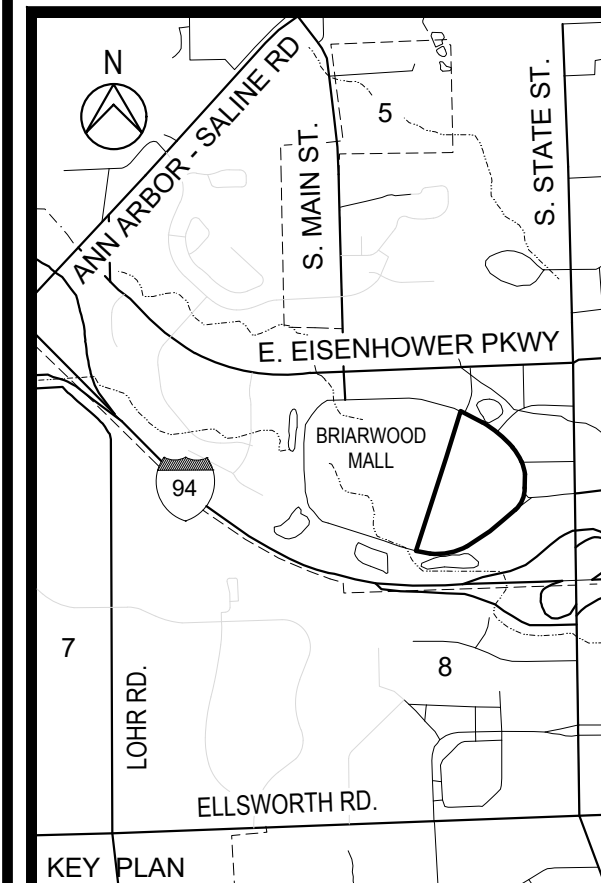


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11/14/2023	SITE PLAN RE-SUBMITTAL
09/28/2023	WCWRC RE-SUBMITTAL
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08/14/2023	SITE PLAN RE-SUBMITTAL
06/30/2023	SITE PLAN RE-SUBMITTAL
03/16/2023	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.H.
DRAWN	J.C.
CHECKED	D.H.
APPROVED	T.S.

BRIARWOOD MALL  
SEARS  
REDEVELOPMENT  
REDEVELOPMENT B

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

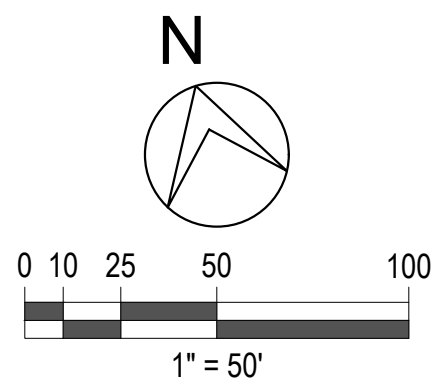
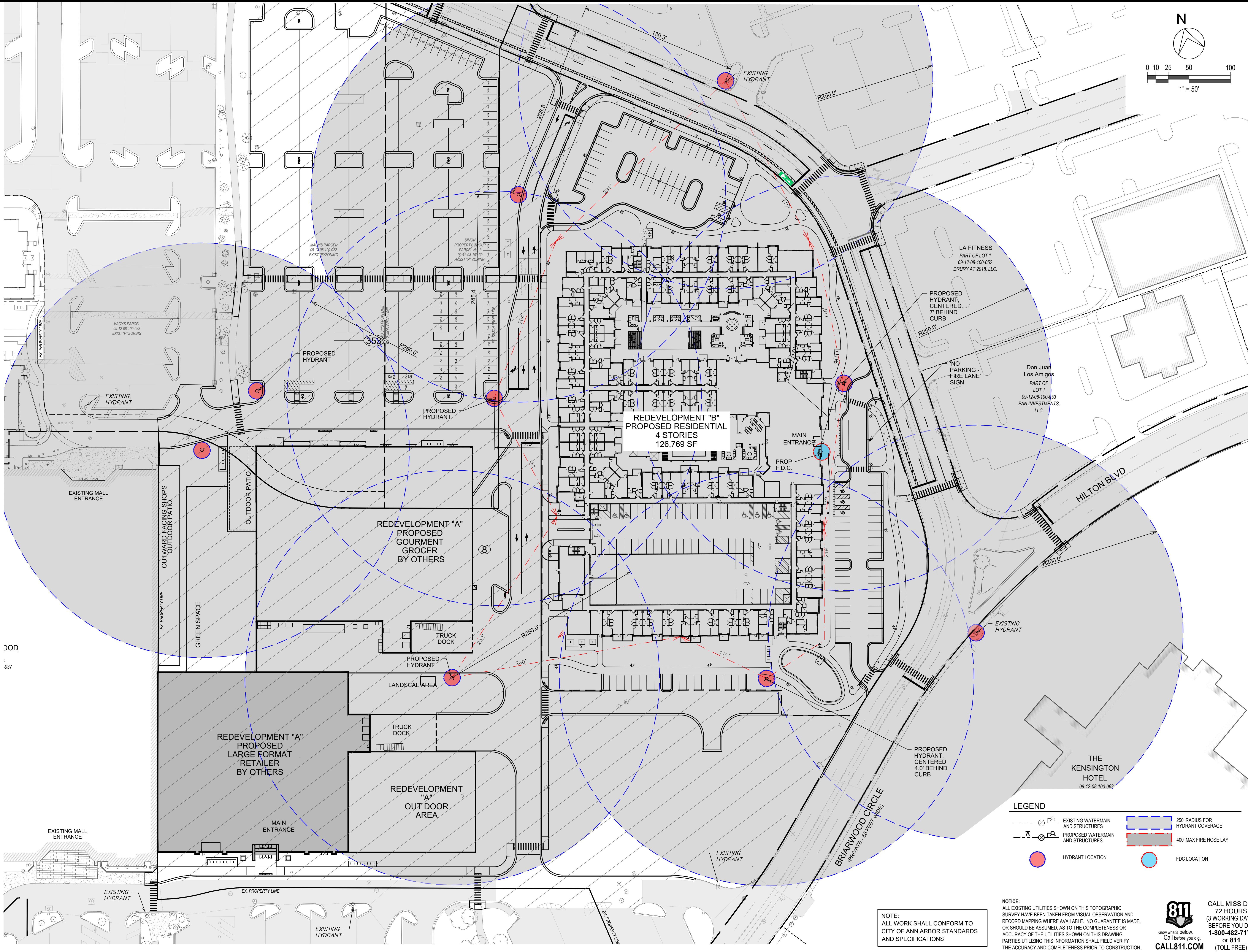
MECHANICAL FILTER  
DETAILS

SCALE	NTS	DRAWING No.	CB-13.1
JOB No.	22296	SHEET No.	13 OF 25

ORIGINAL PLOT SIZE: ARCH D (24.00 X 36.00 INCHES)

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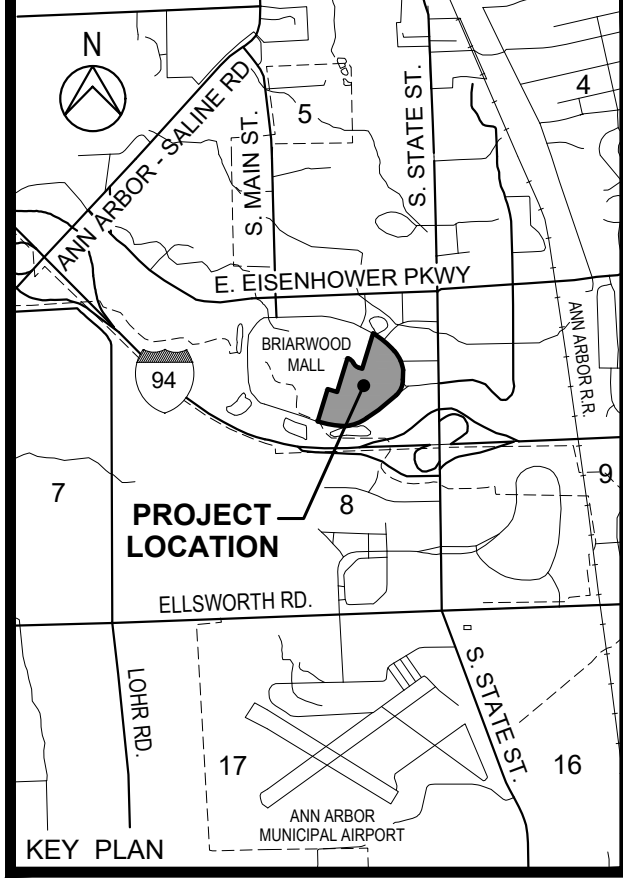
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F 312.427.7548  
www.dwepld.com

**DAVID D. HILLY**  
Professional Engineer  
No. 000000000  
Expires: 06.03.2025

12/04/2023	SITE PLAN RE-SUBMITTAL
11/14/2023	SITE PLAN RE-SUBMITTAL
09/28/2023	WCWRC RE-SUBMITTAL
09/27/2023	SITE PLAN RE-SUBMITTAL
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DRAWN	J.C.
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APPROVED	T.S.



**BRIARWOOD MALL SEARS REDEVELOPMENT**  
**REDEVELOPMENT B**  
100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

**EXISTING AND PROPOSED FIRE HYDRANT COVERAGE**

SCALE	DRAWING No.
1" = 50'	CB-14
JOB No.	SHEET No.
22296	OF 25

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Dave Hilly

ENGINEER'S OPINION OF PROBABLE COST - PRELIMINARY SITE LAYOUT					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					
	Mobilization	1	LUMP SUM	\$15,000.00	\$15,000.00
	Inlet Protection	8	EACH	\$200.00	\$1,600.00
	Construction Fence	3,000	LF	\$22.00	\$66,000.00
	Silt Fence	3,000	LF	\$8.00	\$24,000.00
	Construction Gate	2	EACH	\$1,000.00	\$2,000.00
	Excavation	8,000	CY	\$26.00	\$208,000.00
	Sugrade preparation	23,130	SY	\$5.00	\$115,650.00
	Haul off	1,800	CY	\$150.00	\$270,000.00
	Fine grading	6	Ac	\$5,000.00	\$30,500.00
	Slope Stabilization	4,000	SY	\$1.00	\$4,000.00
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					\$736,750.00
SCHEDULE II - DEMOLITION					
	2" Asphalt Mill	600	SY	\$18.00	\$10,800.00
	Curb Cuts	4	EACH	\$585.00	\$2,340.00
	Full Depth Pavement Removal	4500	SY	\$25.00	\$112,500.00
	Remove Tree	5	EACH	\$1,000.00	\$5,000.00
SCHEDULE II - DEMOLITION					\$130,640.00
SCHEDULE III - UTILITY IMPROVEMENTS					
	Storm Sewer Replacement with pavement restoration	18	LF	\$80.00	\$1,440.00
	Storm Sewer/ Structure Adjustments	2	LUMP SUM	\$15,000.00	\$30,000.00
	12" RCP	614	LF	\$40.00	\$24,560.00
	15" RCP	122	LF	\$45.00	\$5,490.00
	18" RCP	37	LF	\$50.00	\$1,850.00
	Backfill storm	773	LF	\$36.00	\$27,828.00
	Catch Basin	11	EA	\$3,000.00	\$33,000.00
	Water Quality Unit	2	LUMP SUM	\$50,000.00	\$100,000.00
	Connect to Ex	5	EA	\$500.00	\$2,500.00
	Sanitary Sewer	30	LF	\$40.00	\$1,200.00
	6" DIP	294	LF	\$65.00	\$19,110.00
	6" DIP Tee	3	EA	\$350.00	\$1,050.00
	6" DIP Bend	1	EA	\$340.00	\$340.00
	6" Valve	3	EA	\$1,000.00	\$3,000.00
	Hydrant	2	EA	\$3,000.00	\$6,000.00
	12" DIP	26	LF	\$108.00	\$2,808.00
	12" DIP Tee	1	EA	\$1,500.00	\$1,500.00
	12" Vault and valve	3	EA	\$2,500.00	\$7,500.00
	Backfill water	320	LF	\$22.00	\$7,040.00
SUBTOTAL SCHEDULE III UTILTIY IMPROVEMENTS					\$276,216.00
SCHEDULE IV - ON-SITE IMPROVEMENTS					
	Subbase Granular Material	4114	SY	\$50.00	\$205,700.00
	Hot-Mix Asphalt Binder Course, - 3.5"	566	TON	\$150.00	\$84,900.00
	Hot-Mix Asphalt Surface Course, - 2"	323	TON	\$150.00	\$48,450.00
	PCC Sidewalk - 4" with Subbase	19934	SF	\$9.00	\$179,406.00
	Heavy Duty Concrete	1080	SF	\$10.00	\$10,800.00
	Curb	2650	LF	\$15.00	\$39,750.00
	Pavement Markings	1	LUMP SUM	\$3,000.00	\$3,000.00
	Standard Benches	4	EACH	\$2,000.00	\$8,000.00
	Signage	9	EACH	\$500.00	\$4,500.00
	Ornamental Gate	2	EACH	\$2,000.00	\$4,000.00
	Ornamental Fence	230	LF	\$50.00	\$11,500.00
	Bike Racks	12	EACH	\$501.00	\$6,012.00
	Street lighting	25	EACH	\$5,500.00	\$137,500.00
	Landscaping	1	LUMP SUM	\$190,000.00	\$190,000.00
	As-built Plans	1	LUMP SUM	\$12,000.00	\$12,000.00
TOTAL SCHEDULE IV - ON-SITE IMPROVEMENTS					\$945,518.00
SUBTOTAL SCHEDULES I-IV					\$2,089,124.00
CONTRACTOR GENERAL CONDITIONS/BOND/INSURANCE/FEES				18.00%	\$376,042.32
CONTINGENCY				5.00%	\$104,456.20
TOTAL					\$2,569,622.52
NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees, landscaping, dewatering, maintenance, bonds or the like.					

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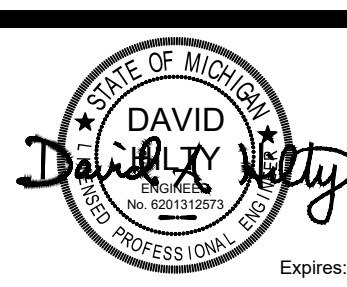
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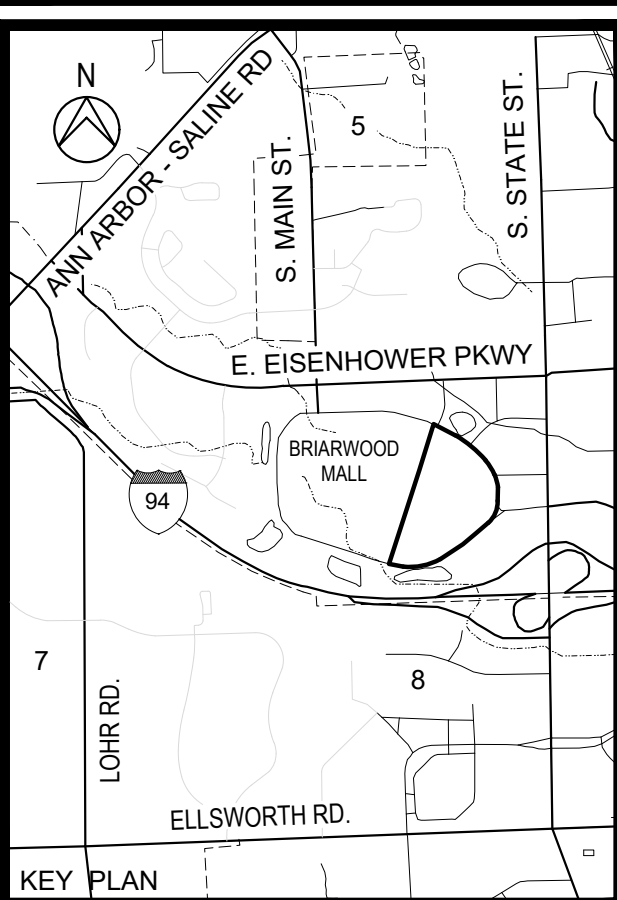


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DRAWN	J. C.
CHECKED	D. H.
APPROVED	T. S.



**BRIARWOOD MALL  
SEARS  
REDEVELOPMENT  
REDEVELOPMENT B**

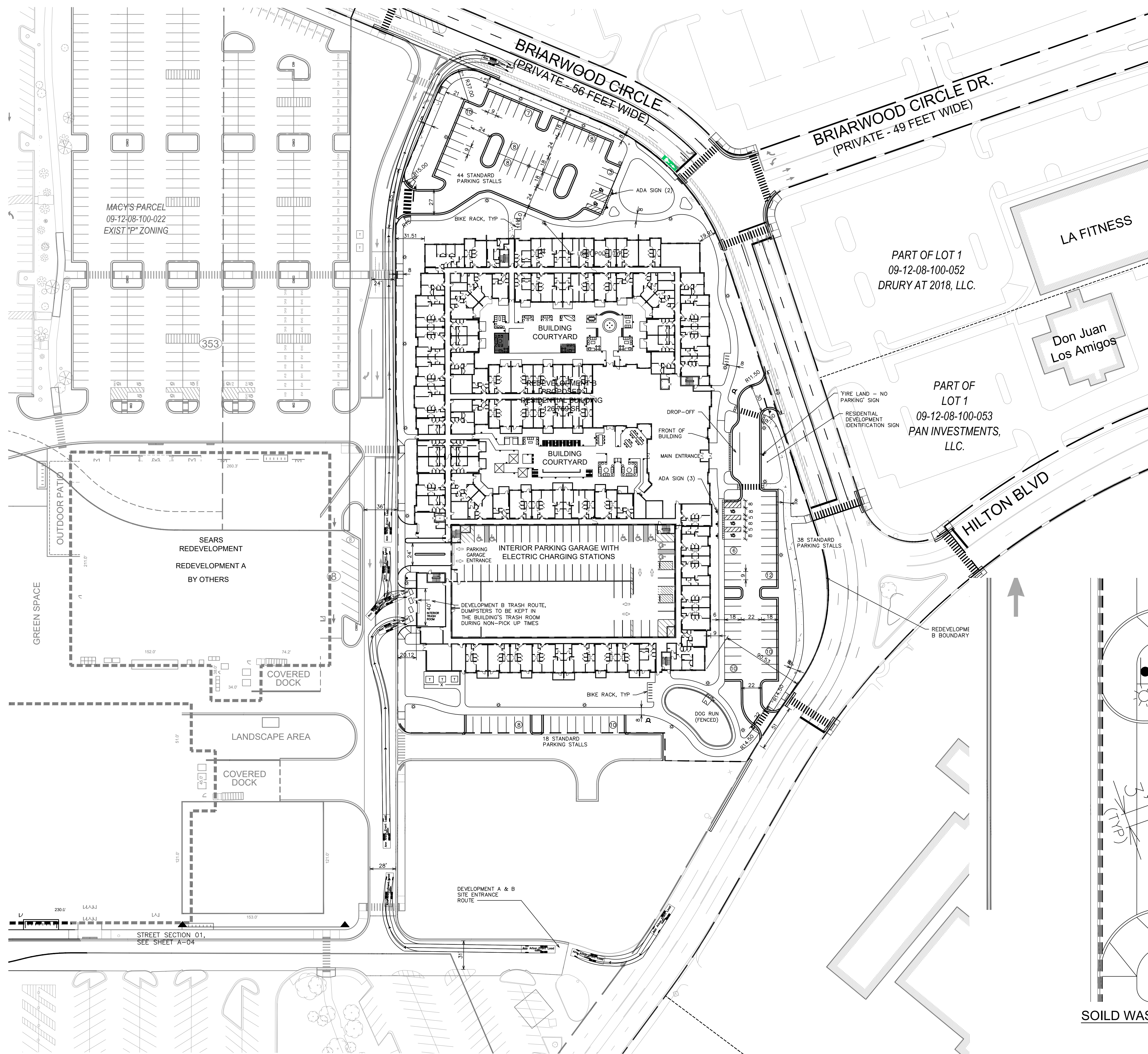
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WASHTENAW COUNTY    MICHIGAN

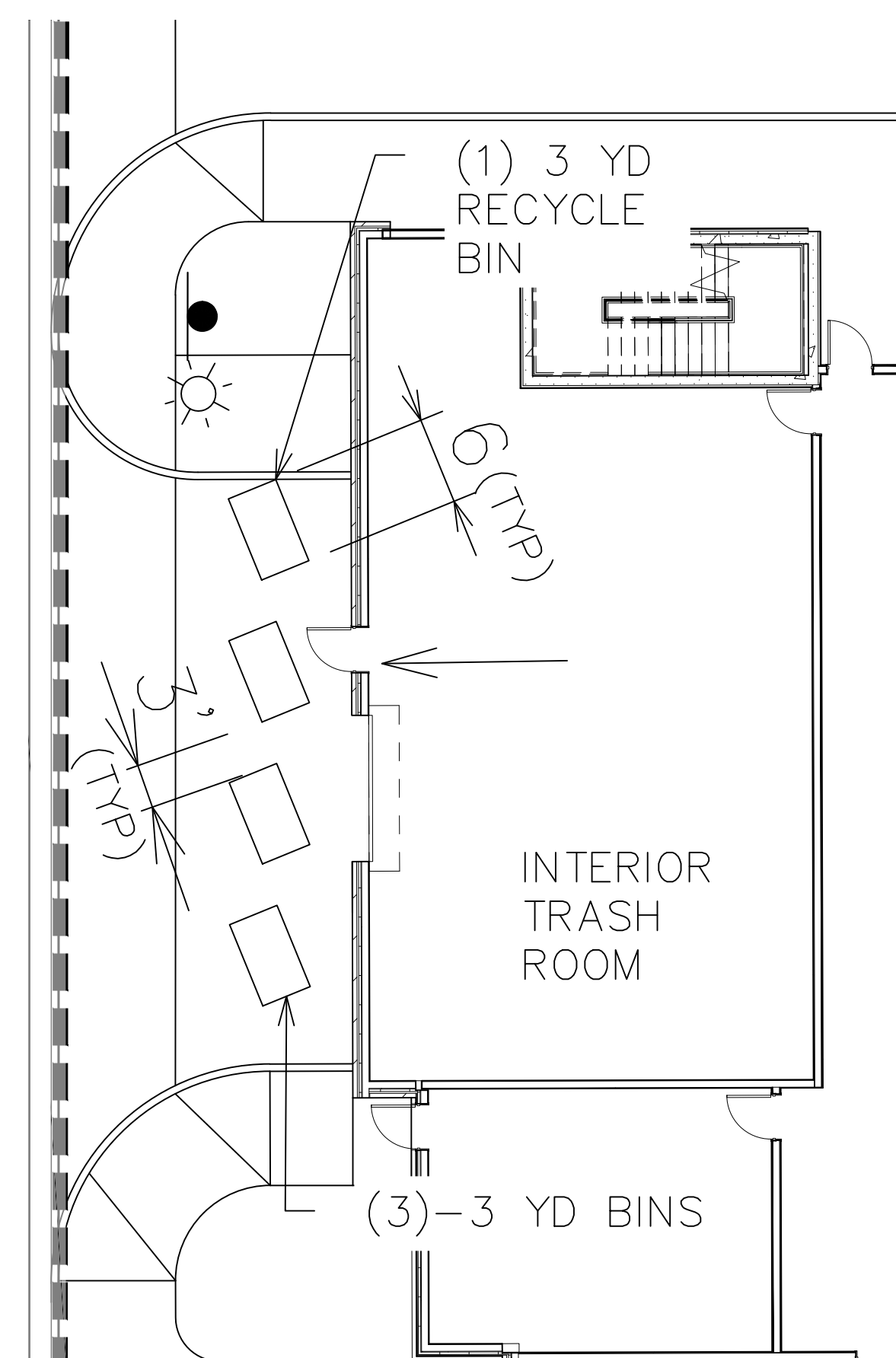
**ESTIMATED COST**

SCALE	DRAWING No.
	C-15
JOB No. 22296	SHEET No. 15 OF 25




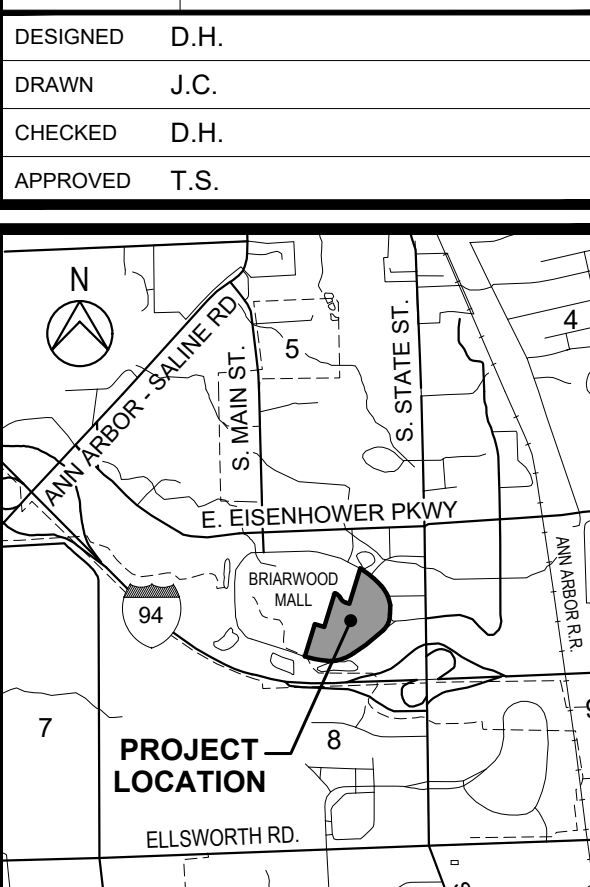




PER CITY OF ANN ARBOR SOLID WASTE STANDARD DETIALS

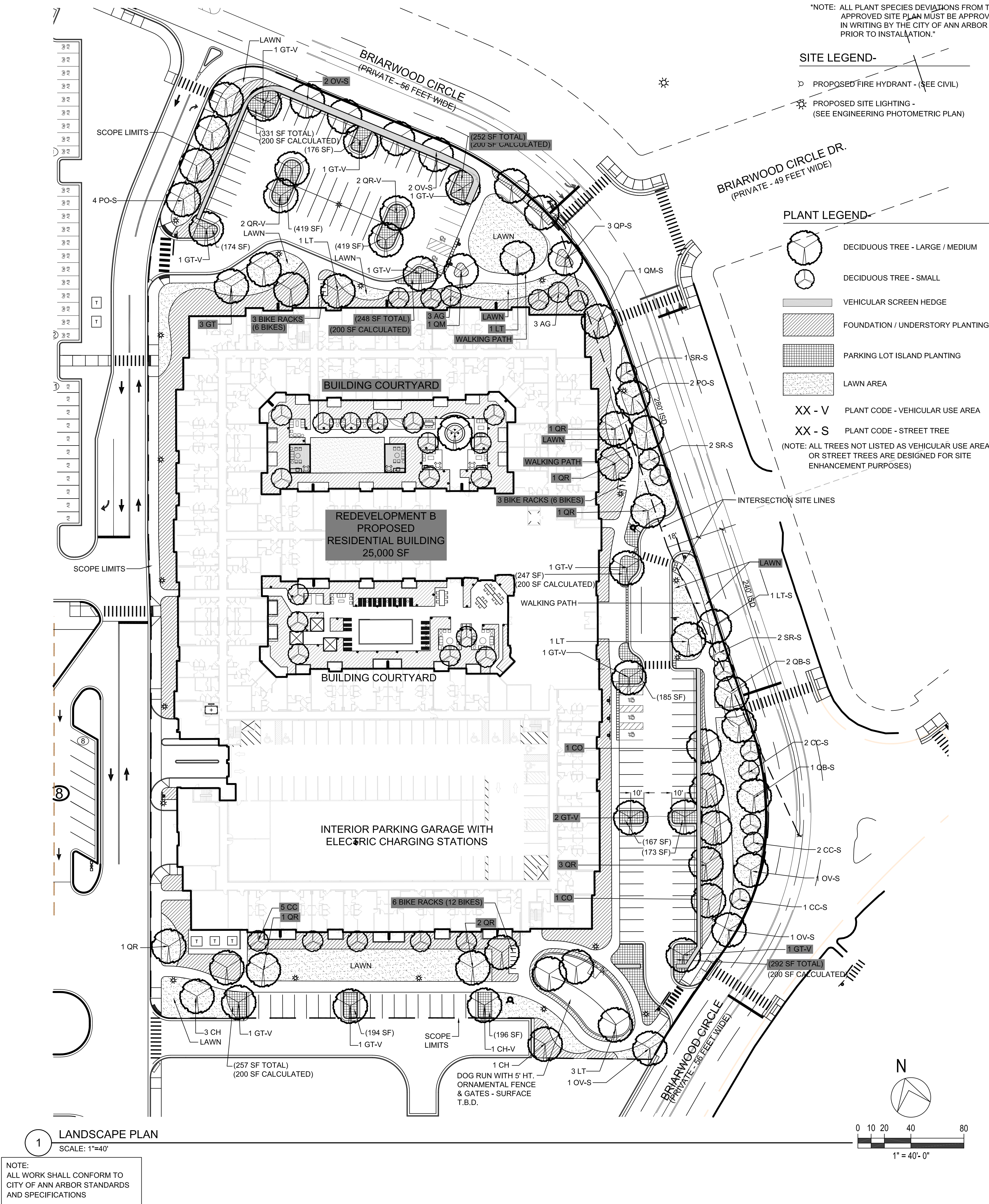


1"=10'

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<div style="display: flex; justify-content: space-between; align-items: center;"> <span style="font-size: 2em; font-family: cursive;">S</span> <b>E PSTEIN</b> </div> <p>600 N. FULTON STREET      PHONE: (312) 454-9100          CHICAGO, IL</p>	
<div style="display: flex; align-items: center;">  <div style="margin-left: 10px;"> <b>DANIEL WEINBACH &amp; PARTNERS, LTD.</b>            Landscape Architects            1142 W. Madison Street p 312 427-2888            Suite 200 s 312 427-7648            Chicago, IL 60607 www.dwpfl.com         </div> </div>	
<div style="text-align: center;">  <p>Expires: 06.03.2025</p> </div>	
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03/16/2023	SITE PLAN SUBMITTAL
DESIGNED	D.H.
DRAWN	J.C.
CHECKED	D.H.
APPROVED	T.S.
 <p style="text-align: center;"><b>PROJECT LOCATION</b></p> <p><b>KEY PLAN</b></p>	
<h2 style="text-align: center;">BRIARWOOD MALL SEARS REDEVELOPMENT</h2> <h3 style="text-align: center;">REDEVELOPMENT B</h3> <p style="text-align: center;">100 Briarwood Circle Ann Arbor, Mi 48108</p> <p style="display: flex; justify-content: space-between;"><span>WASHTENAW COUNTY</span><span>MICHIGAN</span></p>	
<h1 style="margin: 0;">SOLID WASTE PLAN</h1>	
SCALE  1" = 50'	DRAWING No.  <div style="background-color: black; color: white; padding: 5px; font-weight: bold; font-size: 1.2em;">CB-16</div>
JOB NO. 22296	SHEET No. 16 OF 25



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Jon Clark



\*PLANT LIST - (PLANT SPECIES TO BE SPECIFIED, BUT NOT LIMITED TO, FOR LISTED SITE AREAS)

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ADDITIONAL NOTES
DECIDUOUS TREES - LARGE					
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CALIPER	2	BRANCHED UP 6'
LT	LIRIODENDRON TULIPIFERA	TULIPTREE	2" CALIPER	7	BRANCHED UP 6'
GT	GLEDTISIA T. VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2" CALIPER	15	BRANCHED UP 6'
PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CALIPER	6	BRANCHED UP 6'
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CALIPER	3	BRANCHED UP 6'
QM	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CALIPER	2	BRANCHED UP 6'
QR	QUERCUS RUBRA	RED OAK	2" CALIPER	14	BRANCHED UP 6'

DECIDUOUS TREES - MEDIUM					
CH	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CALIPER	4	BRANCHED UP 6'
OV	OSTRAYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CALIPER	7	BRANCHED UP 6'
OP	QUERCUS 'REGAL PRINCE'	REGAL PRINCE OAK	2" CALIPER	3	BRANCHED UP 6'

DECIDUOUS TREES - SMALL					
AG	AMELANCHIER x G. 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY	2" CALIPER	6	SINGLE TRUNK
CC	CERCIS CANADENSIS	EASTERN REDBUD	2" CALIPER	10	SINGLE TRUNK
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CALIPER	5	SINGLE TRUNK

VEHICULAR SCREEN HEDGE- DECIDUOUS SHRUBS / EVERGREEN SHRUBS					
	CORNUS SERICEA 'ISANT'	DWARF REDTWIG DOGWOOD	24" HT		SPECIMEN, FULL BRANCHED
	FORSYTHIA x 'SUNRISE'	SUNRISE FORSYTHIA	24" HT		SPECIMEN, FULL BRANCHED
	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	24" HT		SPECIMEN, FULL BRANCHED
	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" HT		SPECIMEN, FULL BRANCHED
	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	24" HT		SPECIMEN, FULL BRANCHED
	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT		SPECIMEN, FULL BRANCHED

PARKING LOT ISLANDS- DECIDUOUS / EVERGREEN SHRUBS / PERENNIALS / ORNAMENTAL GRASSES					
	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	JUNIPERUS SABINA 'BUFFALO'	HUMMINGBIRD JUNIPER	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	HEMEROCALLIS 'LITTLE WINE CUP'	LITTLE WINE CUP DAYLILY	1 GALLON		SPECIMEN, FULL BRANCHED
	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GALLON		SPECIMEN, FULL BRANCHED
	NEPETA x FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GALLON		SPECIMEN, FULL BRANCHED
	CALAMAGROSTIS ACUT. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON		SPECIMEN, FULL BRANCHED
	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GALLON		SPECIMEN, FULL BRANCHED

FOUNDATION / UNDERSTORY PLANTING- DECIDUOUS SHRUBS					
	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY CHOKEBERRY	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	CORNUS RACEMOSA	GRAY DOGWOOD	30" HT x 30" W		SPECIMEN, FULL BRANCHED
	CORNUS SERICEA 'ALLEMAN'S DWARF'	ALLEMAN'S DWARF DOGWOOD	30" HT x 30" W		SPECIMEN, FULL BRANCHED
	CORYLUS AMERICANA	AMERICAN HAZELNUT	36" HT x 30" W		SPECIMEN, FULL BRANCHED
	DIERVILLA 'KODIAK SP.'	KODIAK SP. BUSH HONEYSUCKLE	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	FORSYTHIA x 'SUNRISE'	SUNRISE FORSYTHIA	30" HT x 24" W		SPECIMEN, FULL BRANCHED
	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	36" HT x 36" W		SPECIMEN, FULL BRANCHED
	HYDRANGEA SP.	TUFF STUFF HYDRANGEA	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	24" HT x 30" W		SPECIMEN, FULL BRANCHED
	POTENTILLA FRUTICOSA 'McKAY'S WHITE'	McKAY'S WHITE POTENTILLA	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	RIEBS ALPINUM 'GREEN MOUND'	GREEN MOUND CURRANT	24" HT x 18" W		SPECIMEN, FULL BRANCHED
	ROSA 'PINK DRIFT'	PINK DRIFT ROSE	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	ROSA 'NEARLY WILD'	NEARLY WILD ROSE	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	SPIRAEA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	VIBURNUM x JUDDI	JUDD VIBURNUM	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES WEIGELA	24" HT x 24" W		SPECIMEN, FULL BRANCHED

EVERGREEN SHRUBS					
	BUXUS MICROPHYLLA 'GREEN MOUND'	GREEN MOUND BOXWOOD	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	TAXUS x MEDIA 'HICKSI'	HICK'S YEW	30" HT x 18" W		SPECIMEN, FULL BRANCHED
	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	48" HT x 36" W		SPECIMEN, FULL BRANCHED

PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS					
	ASTILBE SP.	ASTILBE	1 GALLON		SPACED 18" O.C.
	CALAMAGROSTIS ACUT. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON		SPACED 24" O.C.
	COREOPSIS VERTICILLATA 'JETHRO TULL'	JETHRO TULL COREOPSIS	1 GALLON		SPACED 15" O.C.
	ECHINACEA 'CBO CONE 2'	PIXIE MEADOWBRITE CONEFLOWER	1 GALLON		SPACED 18" O.C.
	GERANIUM SANGUINEUM 'MAX FREI'	MAX FREI BLOODY CRANESBILL	1 GALLON		SPACED 15" O.C.
	HEMEROCALLIS SP.	LITTLE WINE CUP DAYLILY	1 GALLON		SPACED 18" O.C.
	HEUCHERA SP.	CORALBELLS	1 GALLON		SPACED 15" O.C.
	HOSTA SP.	HOSTA	1 GALLON		SPACED 18" O.C.
	LIATRIS SPICATA 'KOBOLD'	KOBOLD BLAZING STAR	1 GALLON		SPACED 18" O.C.
	LIRIOPE SPICATA	CREEPING LILYTURF	1 QUART		SPACED 12" O.C.
	MISCANTHUS SINENSIS VAR. PURPURASCENS	PURPLE MAIDEN GRASS	1 GALLON		SPACED 24" O.C.
	NEPETA x FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GALLON		SPACED 18" O.C.
	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	1 GALLON		SPACED 24" O.C.
	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GALLON		SPACED 18" O.C.
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GALLON		SPACED 18" O.C.
	PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	1 QUART		SPACED 12" O.C.
	RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GALLON		SPACED 18" O.C.
	SALVIA SP.	SALVIA	1 GALLON		SPACED 15" O.C.

**NORTH PARKING LOT-  
VEHICULAR USE AREA /  
GREENSPACE CALCULATIONS**

VEHICULAR USE AREA	17,750 SF
GREENSPACE REQUIRED (1:20)	888 SF
GREENSPACE PROVIDED	1,788 SF
TREES REQUIRED (1/250 SF)	4 TREES
TREES PROVIDED	9 TREES

**SOUTH PARKING LOT-  
VEHICULAR USE AREA /  
GREENSPACE CALCULATIONS**

VEHICULAR USE AREA	10,915 SF
GREENSPACE REQUIRED (1:20)	545 SF
GREENSPACE PROVIDED	590 SF
TREES REQUIRED (1/250 SF)	3 TREES
TREES PROVIDED	3 TREES

**EAST PARKING LOT-  
VEHICULAR USE AREA /  
GREENSPACE CALCULATIONS**

VEHICULAR USE AREA	14,065 SF
GREENSPACE REQUIRED (1:20)	703 SF
GREENSPACE PROVIDED	925 SF
TREES REQUIRED (1/250 SF)	3 TREES
TREES PROVIDED	5 TREES

**STREET TREES  
(WITHIN 12' FROM STREET CURB)**

STREET FRONTAGE	935 LF
STREET TREES REQUIRED (1:30)	32 TREES
STREET TREES PROVIDED	32 TREES

NOTE:  
ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION AND RECORD MAPPING WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS PRIOR TO CONSTRUCTION.

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12/01/2023	SITE PLAN RESUBMITTAL
11/14/2023	SITE PLAN RESUBMITTAL
09/22/2023	SITE PLAN RESUBMITTAL
09/08/2023	SITE PLAN RESUBMITTAL
08/14/2023	SITE PLAN RESUBMITTAL
06/30/2023	SITE PLAN RESUBMITTAL
03/16/2023	SITE PLAN SUBMITTAL
02/28/2023	PRE-SUBMISSION MEETING SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	JC/DW
DRAWN	JC
CHECKED	DW
APPROVED	

**BRIARWOOD MALL  
SEARS  
REDEVELOPMENT  
REDEVELOPMENT B**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

**LANDSCAPE PLAN  
& PLANT LIST**

SCALE	DRAWING No.
1" = 40'	LB-01
JOB No.	SHEET No.
22296	1 OF 2



1. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF SIMILAR SIZE AND TYPE.
3. SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
4. QUANTITIES SHOWN ON THE DRAWING AND IN THE PLANT LIST ARE PROVIDED ONLY FOR THE CONTRACTOR'S CONVENIENCE. THE NUMBER OF PLANT SYMBOLS SHOWN ON THE DRAWINGS SUPERCEDE ALL QUANTITIES PROVIDED. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES ON THE DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS PER THE PLANT SYMBOLS SHOWN ON THE DRAWINGS.
5. ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.
6. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AREA, FENCES, SITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THESE EXISTING AREAS OR FEATURES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS SHALL BE TILLED, RE-GRADED, TOPSOIL ADDED AS NEEDED AND BE RESTORED WITH SOD. REPLACED FEATURES, PLANTS AND SOD SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR.
7. PROVIDE POSITIVE DRAINAGE AT ALL TIMES. DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERN. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DRAINAGE CONCERNS.
8. IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM, COMPRISED OF BETWEEN 20% AND 50% SILT, 5% AND 20% CLAY, AND 30% AND 60% SAND. THE pH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 8%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUIRED ABOVE. IF TESTED TOPSOIL REQUIRES AMENDMENTS TO COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL AMEND THE TOPSOIL, RE-TEST AND RESUBMIT THE ANALYSIS FOR APPROVAL PRIOR TO BRINGING THE TOPSOIL ON SITE.
9. EXISTING TOPSOIL FROM ON SITE THAT HAS BEEN STOCKPILED MAY BE USED IF IT MEETS THE REQUIREMENTS FOR IMPORTED TOPSOIL. THIS INCLUDES CONDUCTING SOIL TEST ANALYSIS' AND ADDING AMENDMENTS AS NEEDED SO THAT THE SOIL COMPLIES WITH THE REQUIREMENTS.
10. SOD SHALL BE A TALL FESCUE BLEND SOD, SUCH AS RHIZOMATOUS TALL FESCUE (RTF) OR BLACK BEAUTY, AVAILABLE FROM CENTRAL SOD FARMS. BLUEGRASS BLEND SOD IS NOT ACCEPTABLE, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY, TRUE TO SPECIES AND VARIETY, WITH FULL, DENSE AND HEALTHY FORMS. PLANTS THAT ARE NOT SPECIMEN QUALITY WILL NOT BE ACCEPTED. ALL PLANTS MUST HAVE BEEN LOCALLY GROWN AT A NORTHERN ILLINOIS NURSERY, LOCATED WITHIN 50 MILES OF THE PROJECT SITE, AND THAT HAS BEEN INSPECTED AND CERTIFIED BY THE MICHIGAN DEPARTMENT OF AGRICULTURE FOR THE CURRENT YEAR.
12. ALL DECIDUOUS AND EVERGREEN TREES AND SHRUBS THAT ARE 36" HEIGHT OR TALLER ARE TO HAVE FRESHLY DUG, BALLED AND BURLAPPED ROOT BALLS WITH SIZES THAT MEET THE STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION. DECIDUOUS AND EVERGREEN SHRUBS THAT ARE 30" HEIGHT OR LESS MAY EITHER HAVE FRESHLY DUG, BALLED AND BURLAPPED ROOT BALLS OR MAY BE CONTAINER GROWN. ALL PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS MUST BE CONTAINER GROWN, CONTAINER GROWN MATERIALS SHALL HAVE BEEN GROWN IN THEIR CURRENT CONTAINER FOR A PERIOD OF NO LESS THAN SIX MONTHS.
13. ALL BALLED AND BURLAPPED MATERIALS SHALL BE INSPECTED AND TAGGED AT THE NURSERY BY THE LANDSCAPE ARCHITECT, PRIOR TO DIGGING. PRE-DUG OR HEELED-IN STOCK WILL NOT BE ACCEPTED, WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
14. PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:

DECIDUOUS TREES AND SHRUBS:	APR 1 THROUGH DEC 1
EVERGREEN TREES AND SHRUBS:	APR 1 THROUGH NOV 1
PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS:	MAY 1 THROUGH OCT 15.
15. TEST TREE PITS AND PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 12" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
16. PLANTING MIX FOR ALL PLANTINGS SHALL BE AS FOLLOWS. MIXING OF PLANTING MIX COMPONENTS SHALL BE THOROUGHLY BLENDED OUTSIDE THE PLANTING PITS, PRIOR TO PLANTING.

TREES AND SHRUBS:	70% TOPSOIL, 15% SAND, 15% PINE FINES
PERENNIALS AND ANNUALS:	50% TOPSOIL, 25% SAND, 25% PINE FINES
17. FOR PLANTING MIXES, SAND SHALL BE ANGULAR, COARSE SAND AND PINE FINES SHALL BE 3/8" SOUTHERN PINE BARK FINES.
18. EXCAVATE PARKING LOT ISLANDS AND CURBED PLANTERS TO A DEPTH OF 24" AND BACKFILL WITH TOPSOIL. BERM PLANTERS AND ISLANDS TO A HEIGHT OF 6" ABOVE TOP OF CURB.
19. ALL PLANT BEDS ARE TO BE WELL SHAPED 'SPADE CUT' EDGES, 3" DEPTH, IN LINES OR IN CURVES AS SHOWN ON THE DRAWINGS.
20. THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING UPON SUBSTANTIAL COMPLETION FOR "ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE OR OUTSTANDING ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED AND REVIEWED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "ACCEPTANCE".
21. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF "ACCEPTANCE". AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR "FINAL ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY REPLACED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "FINAL ACCEPTANCE".

1. A PLASTIC, AUTOMATIC, TIMER-ACTIVATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. SEPARATE ZONES TO BE PROVIDED FOR LAWN AND PLANTED BEDS
2. PROVIDE ROTARY AND MIST POP-UP SPRAYHEADS AS APPROPRIATE FOR THE PARTICULAR SIZE AND SHAPE OF LAWN OR PLANTING AREA, WITH 60%, HEAD TO HEAD SPACING. THERE SHALL BE NO OVER SPRAY ON ROADS OR SIDEWALKS.
3. P PROVIDE DRIP IRRIGATION WHERE NOTED ON THE PLANS. DRIP IRRIGATION TO PROVIDE PROPER MOISTURE LEVEL FOR SPECIFIED PLANTS (SEE PLANS). A DRIP SYSTEM OPERATION INDICATOR SHALL BE PROVIDED FOR EACH ZONE.
4. PROVIDE WATER CONNECTION, BACKFLOW PREVENTER AND IRRIGATION CONTROLLER INSIDE THE BUILDING.
5. SIZE BOOSTER PUMP, IF REQUIRED, TO PROVIDE 50 GPM AND 40 PSI AT THE SPRINKLER HEADS.
6. PROVIDE SLEEVING AS NECESSARY AND COORDINATE SLEEVE INSTALLATION WITH THE GENERAL CONTRACTOR TO ELIMINATE FUTURE DAMAGE TO INSTALLED PAVEMENT.
7. ALL IRRIGATION EQUIPMENT SHALL BE BY TORO, RAINBIRD, OR APPROVED EQUAL.
8. THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING THE DESIGN OF THE SYSTEM FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE DRAWING SHOULD INDICATE THE WATER CONNECTION BACKFLOW PREVENTER, PIPING, INCLUDING SIZES VALVES, INCLUDING SIZES HEADS, INCLUDING LOCATIONS, TYPE AND INDICATION OF SPRAY RADII DRILIPLINES, INCLUDING EMITTERS QUICK COUPLERS THE AUTOMATIC RAIN SHUT-OFF AND THE PROPOSED ELECTRICAL CONNECTION. PROVIDE CATALOGUE CUTS FOR ALL EQUIPMENT.
9. PROVIDE AN AUTOMATIC RAIN SHUT-OFF.
10. PROVIDE A QUICK COUPLER IN OR ADJACENT TO EACH VALVE BOX, AND AT INTERVALS ALONG THE MAIN WITHIN 100' OF ALL NEW PLANTS, OR AS INDICATED ON THE PLANS.
11. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR BLOWING OUT THE SYSTEM BY AIR COMPRESSION IN THE FALL FOLLOWING INSTALLATION AND TURNING ON THE SYSTEM IN THE FOLLOWING SPRING.
12. THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP. INCLUDING SETTTLING OF BACKFILLED AREAS BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.
13. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPALITY STANDARDS, CODES AND ORDINANCES.

GENERAL LANDSCAPE MAINTENANCE WILL CONSIST OF WEEKLY SITE VISITS DURING THE MONTHS OF APRIL THROUGH NOVEMBER, IN WHICH THE FOLLOWING ACTIVITIES ARE TO BE PERFORMED:

- A. PROVIDE WEEKLY LAWN CARE, INCLUDING MOWING AND EDGING. LAWN TO BE KEPT AT A HEIGHT OF 3". FERTILIZATION TO BE PROVIDED AT OWNER'S REQUEST.
- B. PRUNE ALL SHRUBS AND TREES TO REMOVE BROKEN BRANCHES AND TO KEEP NEW GROWTH IN BOUNDS. DO NOT SHEAR PLANTS. SHRUBS PLANTED IN STRAIGHT LINES SHALL BE PRUNED AS A LOOSE, INFORMAL HEDGE. SHRUBS PLANTED IN MASSINGS ARE TO BE PRUNED AS A LARGE SINGLE, INFORMAL SHAPE. DO NOT PRUNE MASSED SHRUBS INTO INDIVIDUAL SHAPES. SPECIMEN SHRUBS ARE TO BE PRUNED INFORMALLY AS INDIVIDUAL SPECIMENS.
- C. DEADHEAD PERENNIALS AND REMOVE DEAD FLOWER STALKS.
- D. CLEAN ALL BEDS, SPECIAL PAVING AND SIDEWALKS BY REMOVING TRASH, BRANCHES AND FALLEN LEAVES.
- E. WEED BEDS BY MANUALLY PULLING ALL WEEDS. DO NOT USE HERBICIDES OR PRE-EMERGENTS.
- D. FERTILIZE BEDS AS NEEDED USING ONLY SLOW RELEASE NITROGEN FERTILIZERS.
- F. TOPDRESS HARDWOOD MULCH AS NEEDED TO MAINTAIN 3" DEPTH AROUND SHRUBS AND TREES, IN THE SPRING. DO NOT ADD ADDITIONAL MULCH IN GROUNDCOVER BEDS.
- G. MONITOR PLANTS FOR ADEQUATE MOISTURE AND ADJUST THE IRRIGATION SYSTEM. PROVIDE HAND WATERING AS NEEDED IF NO IRRIGATION SYSTEM EXISTS.
- H. PROVIDE VISUAL INSPECTION OF IRRIGATION SYSTEM AND INFORM OWNER AND IRRIGATION CONTRACTOR OF ALL POTENTIAL PROBLEMS.
- I. INSPECT ALL PLANTINGS FOR DISEASES OR PESTS. NOTIFY THE OWNER OF ALL POTENTIAL PROBLEMS.



\*NOTE: ALL PLANT SPECIES DEVIATIONS FROM THE APPROVED SITE PLAN MUST BE APPROVED IN WRITING BY THE CITY OF ANN ARBOR PRIOR TO INSTALLATION."



NOTE:  
ALL WORK SHALL CONFORM TO  
CITY OF ANN ARBOR STANDARDS  
AND SPECIFICATIONS

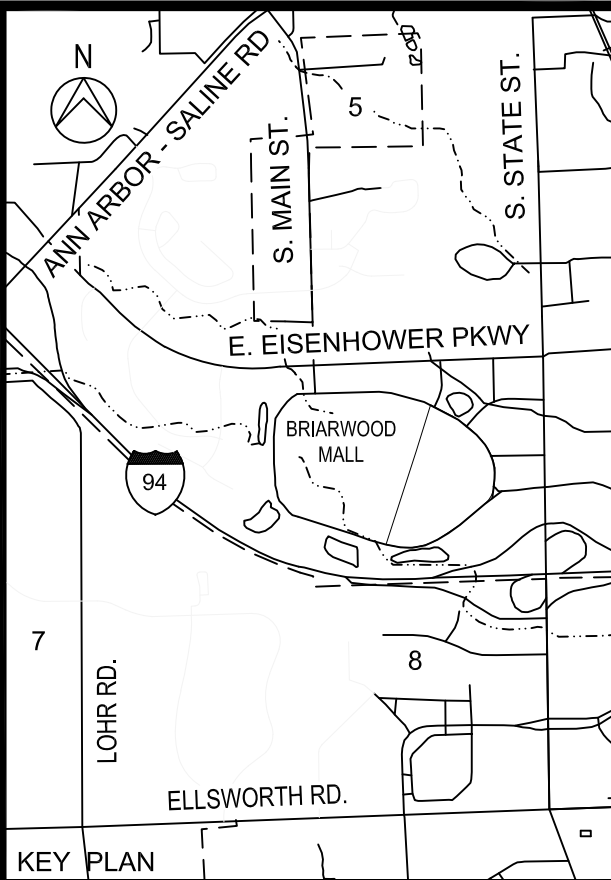
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ORIGINAL PLOT SIZE: ARCH D



SCALE AS SHOWN	DRAWING No. LB-02
JOB No. 22296	SHEET No. 2 OF 2

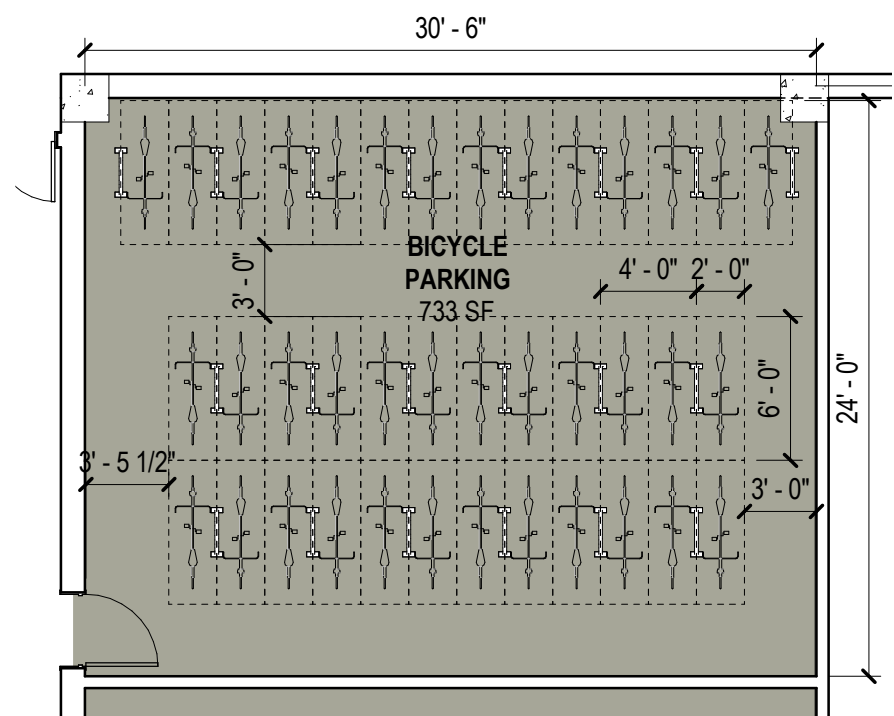


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- FACILITY STANDARDS**  
**CLASS A**
- ENCLOSED STORAGE LOCKER
  - ENCLOSED BICYCLE PARKING SHED
  - A ROOM WITHIN A BUILDING, WHICH CONTAIN INDIVIDUAL STORAGE LOCKER OR RACK SPACE
  - INDIVIDUAL PRIVATE GARAGE
  - APPROXIMATE COST FOR A BIKE LOCKER FOR TWO BIKES = \$2,100 WITHOUT INSTALLATION
- PER ANN ARBOR CITY CODE, CHAPTER 59, SECTION 5.616 DEFINITION



DERO HOOP BIKE RACK



TOTAL HOOP BIKE RACKS = 20 HOOPS  
TOTAL CLASS A BICYCLE SPACE = 38 SPACES

### 3 BICYCLE PARKING ROOM

SCALE: 1/8" = 1'-0"

### 2 SITE PLAN APPROVAL - FLOOR PLAN LEVEL 02

SCALE: 1/32" = 1'-0"

### 1 SITE PLAN APPROVAL - FLOOR PLAN LEVEL 01

SCALE: 1/32" = 1'-0"

#### SHEET NOTES

<b>SITE</b>		
PROPERTY AREA =	268,441 SF	
<b>MULTI-FAMILY</b>		
LEVEL	HEIGHT	AREA
LEVEL 01	0'-0"	91,426 SF
LEVEL 02	11'-0"	92,808 SF
LEVEL 03	22'-0"	92,808 SF
LEVEL 04	33'-0"	92,808 SF
ROOF	44'-0"	0
TOTAL		369,850 SF
(TOTAL AREA / PROPERTY AREA) x 100 = FLOOR AREA RATIO		

<b>PARKING STRUCTURE</b>		
LEVEL	HEIGHT	AREA
LEVEL 01	0'-0"	29,578 SF
LEVEL 02	11'-0"	29,578 SF
LEVEL 03	22'-0"	29,578 SF
LEVEL 04	33'-0"	29,578 SF
TOTAL		118,312 SF

**FAR CALCULATION**  
(TOTAL AREA / PROPERTY AREA) x 100 = FLOOR AREA RATIO  
(369,850+118,312)/(268,441) x 100 = 181.85%

**VEHICULAR PARKING**  
LEVEL 01 PARKING = 82 SPACES  
LEVEL 02 PARKING = 92 SPACES  
LEVEL 03 PARKING = 92 SPACES  
LEVEL 04 PARKING = 59 SPACES  
**TOTAL PARKING = 325 SPACES**  
PER MBC 2015 TABLE 1106.1, 8 ADA SPACES ARE REQUIRED (INCLUSIVE OF 2 VANS PER 1106.5).

**BICYCLE PARKING**  
ANN ARBOR ZONING ORDINANCE TABLE 5.19-1  
1 BICYCLE SPACE / 5 DWELLING UNITS  
50% CLASS A + 50% CLASS C  
(354) DWELLING UNITS / 5 = 71 MIN. BICYCLE SPACES  
(71) x 50% = 36 CLASS A & CLASS C SPACES

<b>UNIT TYPE</b>		<b>AVG. UNIT SF</b>	<b>TYPE A UNITS</b>	<b>TYPE B UNITS</b>	<b>TOTAL UNITS</b>
STUDIO		508 - 562	4 (4.66%)	82	86
1 BEDROOM		631 - 855	4 (2.22%)	176	180
2 BEDROOM		1091 - 1133	4 (4.30%)	89	93
3 BEDROOM		1262 - 1369	4 (36.4%)	7	11
<b>TOTAL UNITS = 370</b>			16	354	370

#### LEGEND

1 BED / 1 BATH - TYPE B	AMENITIES & LEASING
1 BED / 1 BATH - TYPE A	BACK OF HOUSE
2 BED / 2 BATH - TYPE B	STUDIO - TYPE B
2 BED / 2 BATH - TYPE A	STUDIO - TYPE A
3 BED / 2 BATH - TYPE B	
3 BED / 2 BATH - TYPE A	

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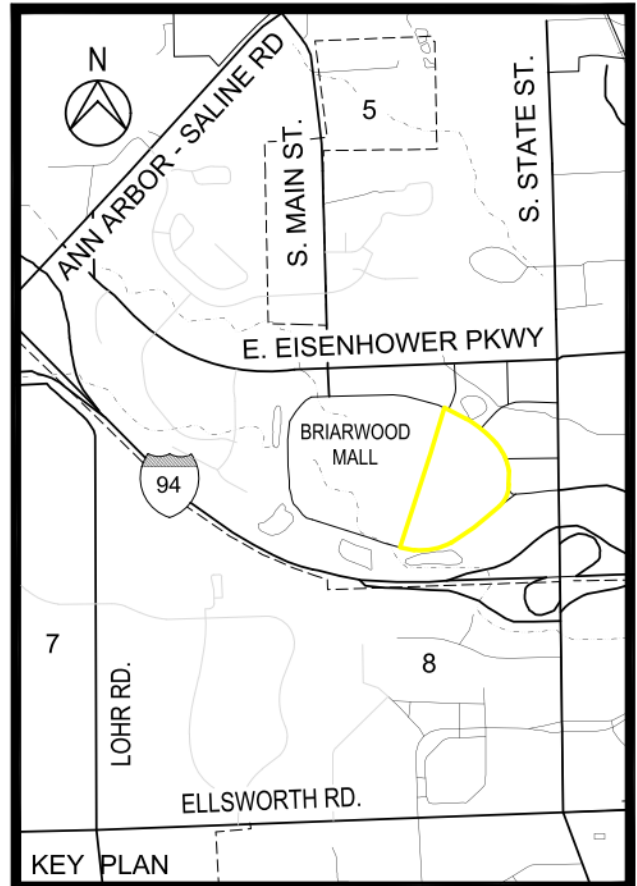
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12/01/2023	SITE PLAN RE-SUBMITTAL
11/14/2023	SITE PLAN RE-SUBMITTAL
09/27/2023	SITE PLAN RE-SUBMITTAL
02/22/2023	ISSUE FOR SITE PLAN APPROVAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	J.K.M.
DRAWN	J.K.M.
CHECKED	J.J.
APPROVED	



### BRIARWOOD MALL SEARS REDEVELOPMENT REDEVELOPMENT B

100 Briarwood Circle  
Ann Arbor, MI 48108  
WASHTENAW COUNTY MICHIGAN

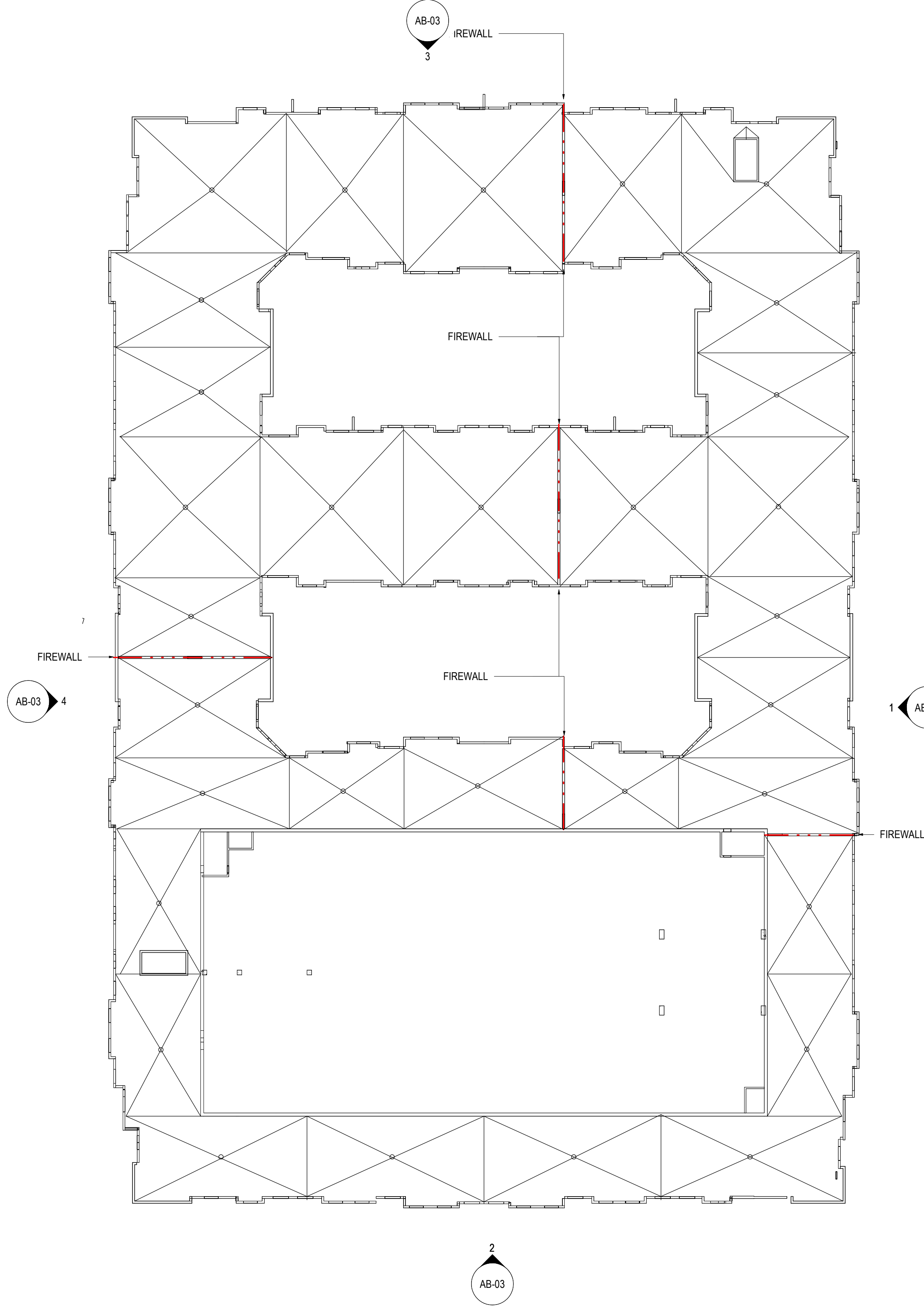
### FLOOR PLAN LEVEL 01 - 02

SCALE <b>AS NOTED</b>	DRAWING No. <b>AB-01</b>
JOB No. 22296	SHEET No. 14 OF 20

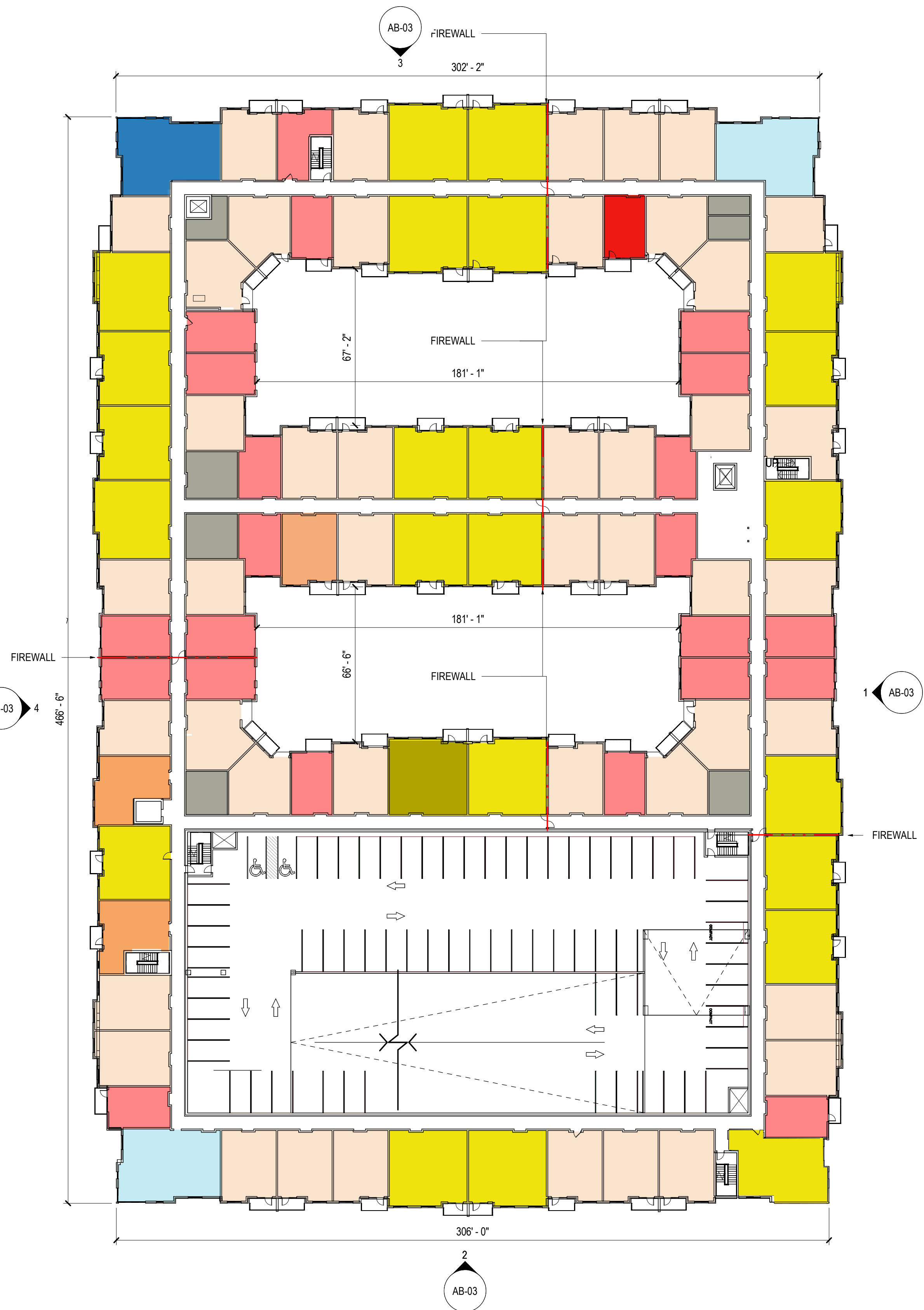
ORIGINAL PLOT SIZE: ARCH D (36.00 X 24.00 INCHES)

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2 SITE PLAN APPROVAL - ROOF PLAN  
SCALE: 1/32" = 1'-0"



1 SITE PLAN APPROVAL - FLOOR PLAN LEVEL 03-04  
SCALE: 1/32" = 1'-0"

LEGEND	
<div></div> 1 BED / 1 BATH - TYPE B	
<div></div> 1 BED / 1 BATH - TYPE A	
<div></div> 2 BED / 2 BATH - TYPE B	<div></div> AMENITIES & LEASING
<div></div> 2 BED / 2 BATH - TYPE A	<div></div> BACK OF HOUSE
<div></div> 3 BED / 2 BATH - TYPE B	<div></div> STUDIO - TYPE B
<div></div> 3 BED / 2 BATH - TYPE A	<div></div> STUDIO - TYPE A

**SIMON**  
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**Hines**  
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PHONE: (713) 621 8000

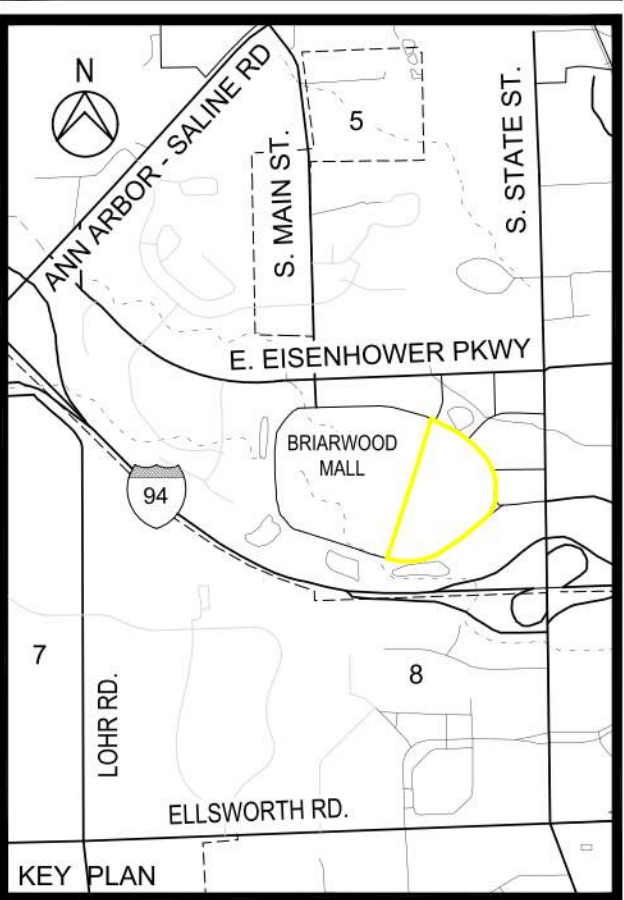
**Gensler**  
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SUITE 1700  
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REDEVELOPMENT  
REDEVELOPMENT B**

100 Briarwood Circle  
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

**FLOOR PLAN LEVEL  
03 - 04, ROOF**

SCALE <b>AS NOTED</b>	DRAWING No. <b>AB-02</b>
JOB No. 22296	SHEET No. 15 OF 20





1 SITE PLAN APPROVAL - EAST ELEVATION  
SCALE: 3/64" = 1'-0"



2 SITE PLAN APPROVAL - SOUTH ELEVATION  
SCALE: 3/64" = 1'-0"



3 SITE PLAN APPROVAL - NORTH ELEVATION  
SCALE: 3/64" = 1'-0"



4 SITE PLAN APPROVAL - WEST ELEVATION  
SCALE: 3/64" = 1'-0"

SHEET NOTES

- 01 NEUTRAL COLORED FIBER CEMENT PANEL
- 02 FLAT DARK METAL PANEL
- 03 BALCONIES CLAD W/ DARK METAL PANEL
- 04 WINDOW WALL SYSTEM W/ DARK ANODIZED MULLIONS
- 05 DARK CORRUGATED METAL PANEL
- 06 DARK FIBER CEMENT PANELS
- 07 MASONRY
- 08 DARK VINYL WINDOWS W/ CASEMENT OPENINGS
- 09 DARK VERTICAL GUARDRAILS
- 10 DARK METAL SCREEN WALL

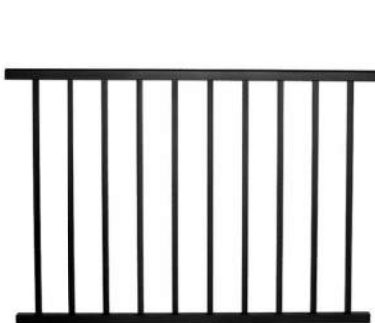
MASONRY



DARK FIBER CEMENT PANEL



DARK VERTICAL GUARDRAILS



DARK VINYL WINDOW W/ CASEMENT OPENING



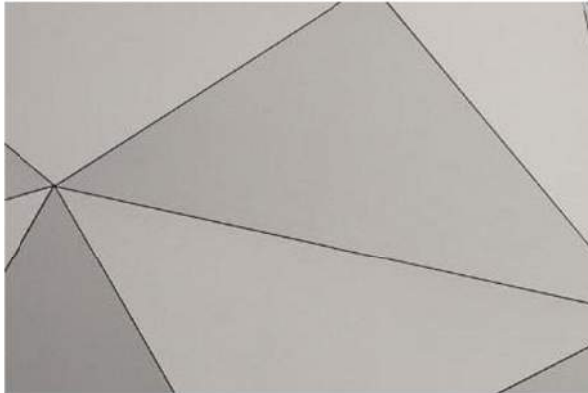
WINDOW WALL SYSTEM W/ DARK ANODIZED MULLIONS



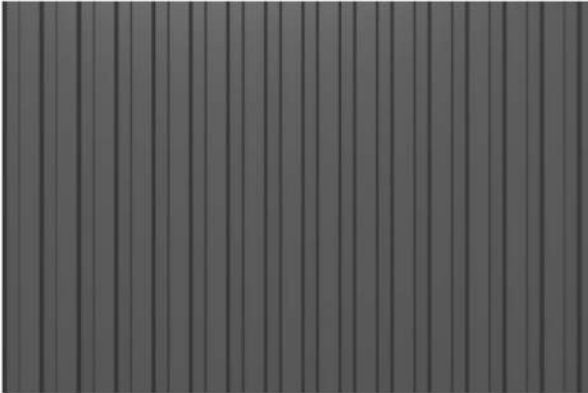
BALCONIES CLAD W/ DARK METAL PANEL



NEUTRAL COLORED FIBER CEMENT PANEL



DARK CORRUGATED METAL PANEL



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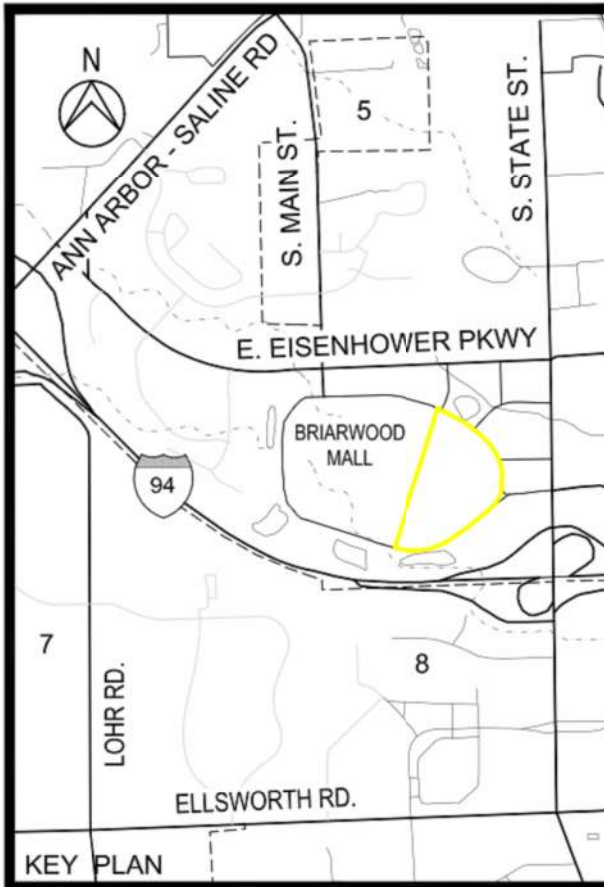
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BRIARWOOD MALL  
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REDEVELOPMENT B

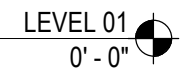
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EXTERIOR  
ELEVATIONS

SCALE AS NOTED	DRAWING No. AB-03
JOB No. 22296	SHEET No. 16 OF 20





SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

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APPROVED	



SHEET No. 17 OF 2



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John McGarry



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REDEVELOPMENT B**

100 Briarwood Circle  
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WASHTENAW COUNTY MICHIGAN

PERSPECTIVE  
RENDERING -  
NORTHEAST

SCALE  
AS NOTED

DRAWING No.  
AB-05

JOB No.  
22296

SHEET No. 18 OF 20



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PERSPECTIVE  
RENDERING -  
SOUTHEAST

SCALE AS NOTED	DRAWING No. AB-06
JOB No. 22296	SHEET No: 19 OF 20