

DEVELOPMENT SUMMARY

GENERAL PROJECT INFORMATION

Clayco Realty Group is requesting site plan approval from the Planning Commission for a new 19-story residential building with ground floor commercial use at 1201, 1209, and 1213 S University Avenue. The site is currently zoned D1: Downtown Core and is located in the South University Character Overlay District. No amendment to the zoning is proposed. Proposed site improvements include a new building, a new underground storm water management system, new water and sanitary sewer connections, and reconstruction of the pedestrian corridors along Church Street and S University Avenue. The proposed project anticipates providing sustainability components to achieve a 30% increase in the maximum building height. The three existing parcels will also be combined into one parcel upon approval of the site plan.

STATEMENT OF INTEREST IN THE LAND

South University – Northeast, LLC is the landowner and has entered into an agreement of sale with the applicant, Clayco Realty Group, for the subject property. South University – Northeast, LLC and/or Clayco Realty Group do not own any other parcels contiguous to this site.

IDENTIFICATION OF ASSOCIATED APPLICATIONS

No associated applications have been submitted for this site in addition to the site plan.

DEVELOPMENT PROGRAM

DEVELOPMENT PROGRAM

- The proposed development includes construction of a new 19-story apartment building with ground floor commercial space. The proposed building has a total gross floor area of 230,709 sf.
- No vehicular parking spaces are being provided as part of the proposed development. A total of 79 Class A bicycle spaces and 2 Class C spaces are proposed.
- One existing curb cut on S University Avenue will be relocated and reconstructed per an existing access easement. This curb cut will also provide access to the solid waste containers for collection and removal.
- Site improvements will include a new underground storm water management system, new water and sanitary sewer connections, and new concrete sidewalks along Church Street and S University Avenue.
- All existing structures will be demolished as part of the proposed development.
- All improvements are proposed to be completed in one phase.

COMMUNITY ANALYSIS

COMMUNITY ANALYSIS

i. IMPACT ON PUBLIC SCHOOLS

The development includes 183 new residential units with a total of 625 bedrooms. The apartments are targeted toward university students and will likely not include school-aged children, so the proposed development is not expected to create a significant strain on the public school system. If school-aged children are present in any of the units, they would attend Burns Park Elementary School, Tappan Middle School, and Pioneer High School. The development will provide additional tax revenue for the public school system.

ii. RELATIONSHIP TO NEIGHBORING USES

The current Central Area Future Land Use Map within the City of Ann Arbor Master Plan Land Use Element identifies this parcel for use as Downtown Core. The proposed development as residential apartments with ground floor commercial use is consistent with the current zoning classification (D1: Downtown Core) and the future land use designation. The development will bring additional residential units into the downtown, with convenient access to nearby businesses, cultural opportunities, education, and parks.

iii. IMPACT OF ADJACENT USES ON PROPOSED DEVELOPMENT

The majority of the adjacent sites are also zoned for Downtown Core uses, with one adjacent parcel to the north owned by the University of Michigan zoned PL: Public Land. The adjacent uses will have no negative impact on the proposed development. The proposed use is complementary to the existing downtown uses, and it is anticipated that residents of the proposed development will support other downtown establishments.

iv. IMPACT ON AIR AND WATER QUALITY AND EXISTING NATURAL FEATURES

- There will be no anticipated negative impact on air quality.
- A new underground detention system is being provided as part of the proposed site improvements to help manage storm water runoff by pre-treating, detaining, and releasing the runoff into the public storm sewer at a controlled rate.
- Water quality controls will be implemented to ensure that runoff during construction is controlled and managed.

v. IMPACT ON HISTORIC SITES OR STRUCTURES

- The site is not located in an historic district and has not been identified by the City as an individual historic property.

vi. TRAFFIC STATEMENT

A multi-modal transportation impact analysis has been provided.

vii. PUBLIC SIDEWALK MAINTENANCE STATEMENT

Provided. See Notes on the Cover Sheet.

viii. IMPACT ON NATURAL FEATURES

- No known endangered species habitats exist on this site.
- This parcel is located in Zone X of the Flood Insurance Rate Map Number 26161C0263E which bears an effective date of 4/3/2012 and is not in a Special Flood Hazard Area.
- No woodlands are located on this site. No landmark trees were identified on this site.
- Three street trees on S University Avenue will be removed as part of this project. Three new street trees will be provided and the canopy loss fee for the additional DBH of removal will be paid to the City Tree Fund.
- No steep slopes exist on this site.
- No existing or proposed watercourses are located on this site.
- No identified wetlands exist on this site.

Please refer to the Existing Conditions and Natural Features Plan for additional information.

SITE DATA

DEVELOPMENT SUMMARY AND ZONING COMPLIANCE

PROJECT DESCRIPTION:	New construction of a 19-story, mixed-use building containing ground level retail, lobby, leasing offices, and back-of-house spaces; multi-family dwelling units on levels 2-18; private interior amenity spaces on levels 2 & 19; and a private exterior roof terrace on level 19.		
SUSTAINABILITY CHECKLIST:			
Include on-site solar.	To comply with the 9th Edition of the Ann Arbor Unified Development Code Section 5.18.4, the project will provide a solar collector surface to cover at least 60% of the building footprint.		
Pair on-site solar with on-site energy storage.	The project will work with the selected solar manufacturer to evaluate options for on-site energy storage.		
Achieve full building electrification.	To comply with the 9th Edition of the Ann Arbor Unified Development Code Section 5.18.4, electrical panels of the building shall have the capacity to solely serve the site by electricity. The building is planned for 100% electrification on Day 1.		
Please specify all-electric heating sources.	The building will provide all electric heating sources.		
Use only high-efficiency appliances and interior lighting.	The project will utilize all electric appliances (including kitchen ranges), Energy Star certified where available, and high-efficiency LED lighting in all spaces.		
Achieve net zero energy performance or a green building certification	The project does not anticipate green building certification.		
Consult an Aging in Place (AIP) specialist (for residential projects)	The project is not planning to consult an AIP because its intended use is for student housing given its proximity to the UofM campus.		
Include compost waste bin designations.	The project will include an area designated for compost and organic waste in the trash room.		
Consider materials use throughout structure	The project will consider the use of responsibly sourced materials with low embodied carbon and end-of-life options.		
Provide building life cycle assessment.	The project does not anticipate providing an individual building life cycle assessment.		
Implement a construction and demolition waste management plan.	The project will implement a construction and demolition waste plan with the selected General Contractor.		
DEVELOPMENT COMPARISON CHART			
	D1 EXISTING/REQUIRED		PROPOSED
SITE AREA:	NO MINIMUM		16,934 SF 0.39 ACRES
LOT WIDTH:	NO MINIMUM		173'
ZONING:	D1		D1
LAND USE:	COMMERCIAL/RESIDENTIAL		COMMERCIAL/RESIDENTIAL
BUILDING AREA:	N/A		15,000 SF
FLOOR AREA (ATTRIBUTABLE FAR):	N/A		230,709 SF
FLOOR AREA RATIO:	N/A		1362%
BUILDING UNITS:	N/A		183
BEDROOMS:	N/A		625
BUILDING HEIGHT - IN STORIES (TABLE 5.17-4)	MIN	MAX	
	2	N/A	19
BUILDING HEIGHT - IN FEET (TABLE 5.17-4)	MIN	MAX	
	24'	150'	195'
			[150' + 30% bonus per 5.18.4D = 195']
UNIT TYPES / No.			See architectural plans.
VEHICULAR PARKING (TABLE 5.19-2):	None required.		0
	RATIO	AREA	MIN
BICYCLE PARKING (TABLE 5.19-2): 1 SPACE / 2,500 RESIDENTIAL SF	0.0004	193,561 SF	78 BIKE(S) 79 BIKE(S)
BICYCLE PARKING (TABLE 5.19-2) 1 SPACE / 10,000 NONRESIDENTIAL SF	0.0001	4,332 SF	1 BIKE(S) 2 BIKE(S)
TOTAL REQUIRED:	79 BIKE(S)		81 BIKE(S)
SETBACKS (TABLE 5.17-6):	EXPOSURE	MIN	MAX
	FRONT	0'	10'
	SIDE-EAST	0'	N/A
	SIDE-WEST	0'	N/A
	REAR	0'	N/A
CHARACTER OVERLAY DISTRICT:	SOUTH UNIVERSITY		SOUTH UNIVERSITY
STREETWALL HEIGHT:	MIN. 2 STORIES; MAX. 3 STORIES		2 STORIES
OFFSET ABOVE STREETWALL:	5' AVERAGE		5' AVERAGE
MAX BUILDING MODULE LENGTH:	45'		VARIES 45' MAX [SEE PLAN + ELEV SHEETS]

LEGAL DESCRIPTION

ABSOLUTE TITLE, INC. FILE NO. 79843, DATED MARCH 7, 2016
1201-1207 South University
Tax Item No. 09-09-28-313-002

Land described as follows: City of Ann Arbor, County of Washtenaw, State of Michigan
Commencing at a point formed by the intersection of the East line of Church Street with the
North line of South University Avenue, it being the Southwest corner of Lot 31, R.S. Smith's
Addition to the City of Ann Arbor, running thence North along the East line of Church Street,
68 feet to the Southwest corner of land owned by Mary P. Martin; thence East along the
Martin's line 90 feet; thence South parallel with the East line of Church Street to the North
line of South University Avenue, 68 feet; thence West along the North line of South University
Avenue, 90 feet to the Place of Beginning. Subject to a right of way for the owner of the
next adjoining lots with 8 feet wide on the East end of the above described premises, to
pass or repass on foot or with teams, but with no rights to obstruct same.

- 4). Right of way as disclosed by subject property's legal description and instrument recorded in Liber 422, Page 445, Washtenaw County Records.
- 5). Easement (right of way) in favor of The Detroit Edison Company, as recorded in Liber 3864, Page 248, Washtenaw County Records.

ABSLOLUTE TITLE, INC. FILE NO. 79842, DATED MARCH 7, 2016
1209-1211 South University
Tax Item No. 09-09-28-313-003

Land described as follows: City of Ann Arbor, County of Washtenaw, State of Michigan
Beginning at a point in the South line of Lot 32 in R.S. Smith's Addition to the City of Ann Arbor, as recorded in Liber 42 of Deeds, Page 446, Washtenaw County Records, 90 feet East of the Southwest corner of Lot 31 and running thence East along the South line of Lots 32 and 33 in the Addition, 54.5 feet; thence North parallel to the West line of Lot 33, 132 feet to the North line of said Lot 33; thence West along the North line of Lots 32 and 33 to a point, 92 feet and 8 inches East of the Northwest corner of Lot 31; thence South parallel to the West line of Lot 31, 64 feet; thence West parallel with the South line of Lot 32, 2 feet and 8 inches; thence South 68 feet to the Place of Beginning. Also the joint use of a driveway in common over the East 8 feet of land conveyed by Biggs and wife to Thwaite's and wife by deed recorded in Liber 167 of Deeds, Page 170, Washtenaw County Records, adjoining on the West and adjacent to the South 68 feet of the land herein described, all being a part of Lots 32 and 33 in R.S. Smith's Addition to the City of Ann Arbor, Washtenaw County, Michigan.

Also, together with a right of way in common with other owners of Lots 31 and 32 in R.S. Smith's Addition to the City of Ann Arbor, across the following piece or parcel of land for purposes of a driveway:

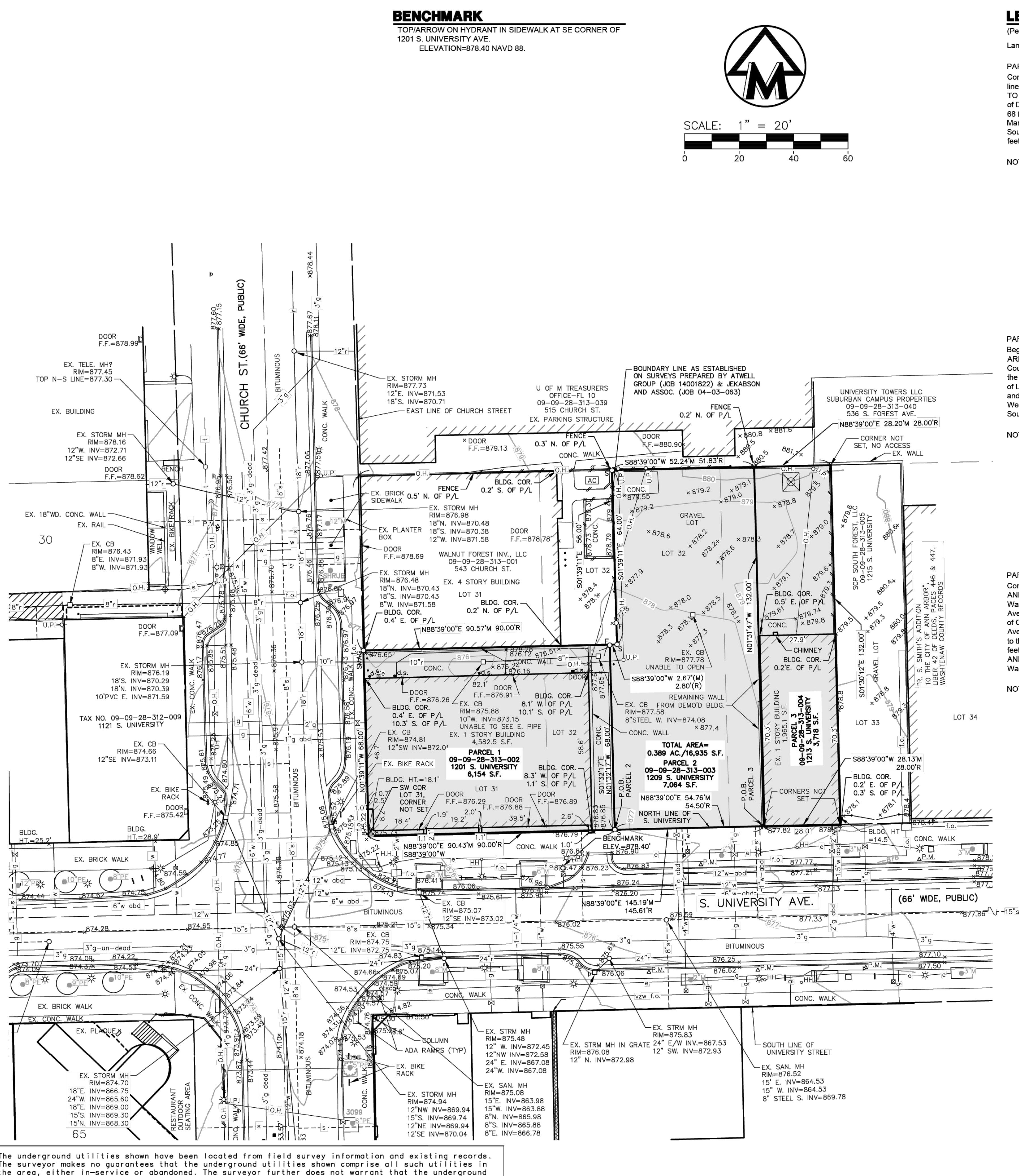
City of Ann Arbor, as recorded in Liber 42 of Deeds, Page 446, Washtenaw County Records and 64 feet South of the North line of Lot 32, in R.S. Smith's Addition and running from thence East parallel to the North line of Lot 32, 10 feet 8 inches; thence North parallel to the West line of Lot 32, 8 feet; thence Southwesterly to the Point of Beginning, being a part of Lot 32, R.S. Smith's Addition to the City of Ann Arbor, Washtenaw County, Michigan.

24048
OB No.
201, 1209, 1213 SOUTH UNIVERSITY
CITY OF ANN ARBOR FILE #SP24-0020

CHAPTER ANN ARBOR

SITE PLAN FOR PLANNING COMMISSION
PROJECT DATA AND GENERAL INFORMATION

RECEIVED
10/10/2011
10:00 AM
CLERK'S OFFICE
CLERK OF THE CIRCUIT COURT
OF THE STATE OF ILLINOIS
FOR THE COUNTY OF CHICAGO
121 N. WACKER DRIVE, SUITE 1300
CHICAGO, IL 60601



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

LEGAL DESCRIPTION & EXCEPTIONS

(Per First American Title Commitment No. NCS-1225908-STLO, Dated: July 8, 2024)

Land in the City of Ann Arbor, Washtenaw County, MI, described as follows:

PARCEL 1:

Commencing at a point formed by the intersection of the East line of Church Street with the North line of South University Avenue, it being the Southwest corner of Lot 31, R.S. SMITH'S ADDITION TO THE CITY OF ANN ARBOR, according to the Plat thereof, as recorded in Liber 42, Page 446 of Deeds, Washtenaw County Records; running thence North along the East line of Church Street, 68 feet to the Southwest corner of the land owned by Mary P. Martin; thence East along said Martin's line, 90 feet; thence South parallel with the East line of Church Street to the North line of South University Avenue, 68 feet; thence West along the North line of South University Avenue, 90 feet to the Point of Beginning.

NOTE: See page 2 for plotted exceptions

- 9.) The terms, provisions and easement(s) contained in the document entitled "Warranty Deed" recorded June 08, 1946 as Liber 422, Page 445 and Quit Claim Deed as Liber 1528, Page 731 of Official Records. (PLOTTED)
- 10.) The terms, provisions and easement(s) contained in the document entitled "Detroit Edison Overhead Easement (Right of Way)" recorded April 16, 1999 as Liber 3864, Page 246 of Official Records. (PLOTTED)
- 11.) The terms, provisions and easement(s) contained in the document entitled "Detroit Edison Overhead Easement (Right of Way)" recorded April 16, 1999 as Liber 3864, Page 248 of Official Records. (PLOTTED)
- 12.) The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded November 14, 2019 as Liber 5329, Page 198 of Official Records. (PLOTTED, BLANKET IN NATURE)
- 13.) The terms and provisions contained in the document entitled "Short Form of Lease" recorded November 15, 2023 as Liber 5537, Page 972 of Official Records. (NOT PLOTTED, BLANKET IN NATURE)

PARCEL 2:

Beginning at a point in the South line of Lot 32, R.S. SMITH'S ADDITION TO THE CITY OF ANN ARBOR, according to the Plat thereof, as recorded in Liber 42, Page 446 of Deeds, Washtenaw County Records, 90 feet East of the Southwest corner of Lot 31 and running thence East along the South line of Lots 32 and 33 in said Addition, 54.5 feet; thence North parallel to the West line of Lot 31, 132 feet to the North line of said Lot 33; thence West along the North line of Lots 32 and 33, to a point 92.8 feet East of the Northwest corner of Lot 31; thence South parallel to the West line of Lot 31, 64 feet; thence West parallel with the South line of Lot 32, 2.8 feet; thence South 68 feet to the Point of Beginning.

NOTE: See page 2 for plotted exceptions

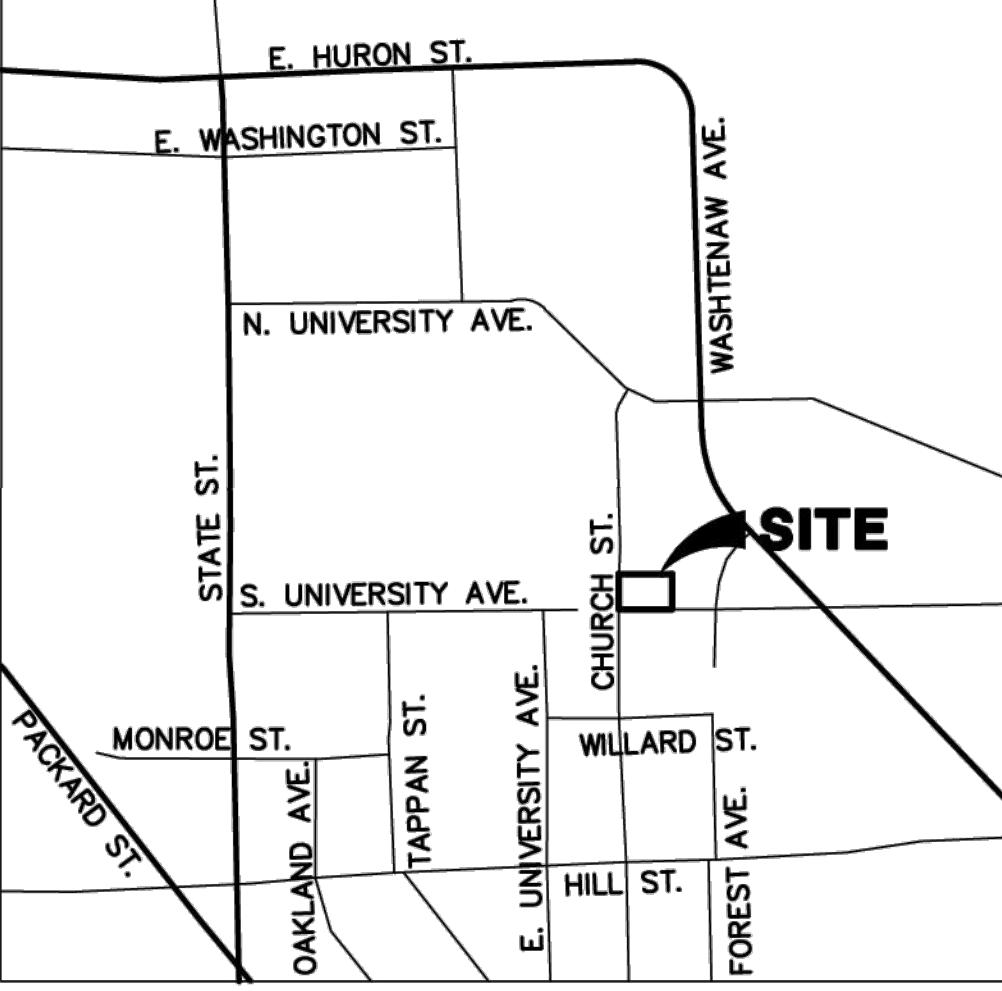
- 7.) The terms, provisions and easement(s) contained in the document entitled "Warranty Deed" recorded August 02, 1906 as Liber 167, Page 170 of Official Records. (PLOTTED)
- 8.) The terms, provisions and easement(s) contained in the document entitled "Quit Claim Deed" recorded February 17, 1939 as Liber 336, Page 286 of Official Records. (PLOTTED)
- 12.) The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded November 14, 2019 as Liber 5329, Page 198 of Official Records. (PLOTTED, BLANKET IN NATURE)
- 13.) The terms and provisions contained in the document entitled "Short Form of Lease" recorded November 15, 2023 as Liber 5537, Page 972 of Official Records. (NOT PLOTTED, BLANKET IN NATURE)

PARCEL 3:

Beginning at the Southwest corner of Lot 31, R.S. SMITH'S ADDITION TO THE CITY OF ANN ARBOR, according to the Plat thereof, as recorded in Liber 42, Page 446 of Deeds, Washtenaw County Records and running thence Easterly along the North line of South University Avenue, 145.61 feet to the Point of Beginning; thence running Northerly parallel to the centerline of Church Street, 132.0 feet; thence running Easterly parallel to the centerline of South University Avenue, 28.0 feet; thence running Southerly parallel to the centerline of Church Street, 132.0 feet to the North line of South University Avenue; thence running Westerly along said North line, 28.0 feet to the Point of Beginning. Being a part of Lot 33, R.S. SMITH'S ADDITION TO THE CITY OF ANN ARBOR, according to the Plat thereof, as recorded in Liber 42, Page 446 of Deeds, Washtenaw County Records.

NOTE: See page 2 for plotted exceptions

- 12.) The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded November 14, 2019 as Liber 5329, Page 198 of Official Records. (PLOTTED, BLANKET IN NATURE)
- 13.) The terms and provisions contained in the document entitled "Short Form of Lease" recorded November 15, 2023 as Liber 5537, Page 972 of Official Records. (NOT PLOTTED, BLANKET IN NATURE)



VICINITY MAP
SCALE : NTS

LEGEND

838	EXIST. CONTOUR
x36.2	EXIST. SPOT ELEVATION
-o U.P.	EXIST. UTILITY POLE
☒	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
☀	EXIST. LIGHT POLE
e	EXIST. ELECTRIC LINE
9	EXIST. GAS LINE
—w	EXIST. WATER MAIN
◊	EXIST. HYDRANT
—s	EXIST. GATE VALVE IN BOX
—x	EXIST. CURB STOP & BOX
r	EXIST. STORM SEWER
—□	EXIST. CATCH BASIN OR INLET
—s—o—	EXIST. SANITARY SEWER
—p—	SIGN
△ P.M.	PARKING METER
✉	ELECTRIC METER
✉	GAS METER
POST	POST
—fence	FENCE
—guardrail	GUARDRAIL
—found iron pipe	FOUND IRON PIPE
—smag	SET MAG NAIL
—iron rod	SET IRON ROD
—hh	HAND HOLE

1209 S. UNIVERSITY

ALTA/NSPS LAND TITLE SURVEY OF A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 28, T2S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

03

24048

JOB No.	REV. DATE	REVISIONS	REVIEW DATE	REVISION 7
24048	DATE: 7/30/2024	REV. DATE: 9/4/2024	REVISION: 7	REVIEW: 9/4/2024

DATE: 7/30/2024	REV. DATE: 9/4/2024	REVISIONS: 7	REVIEW DATE: 9/4/2024
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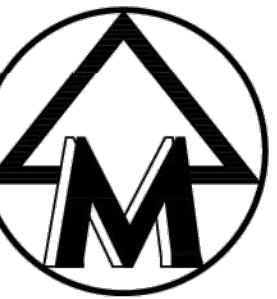
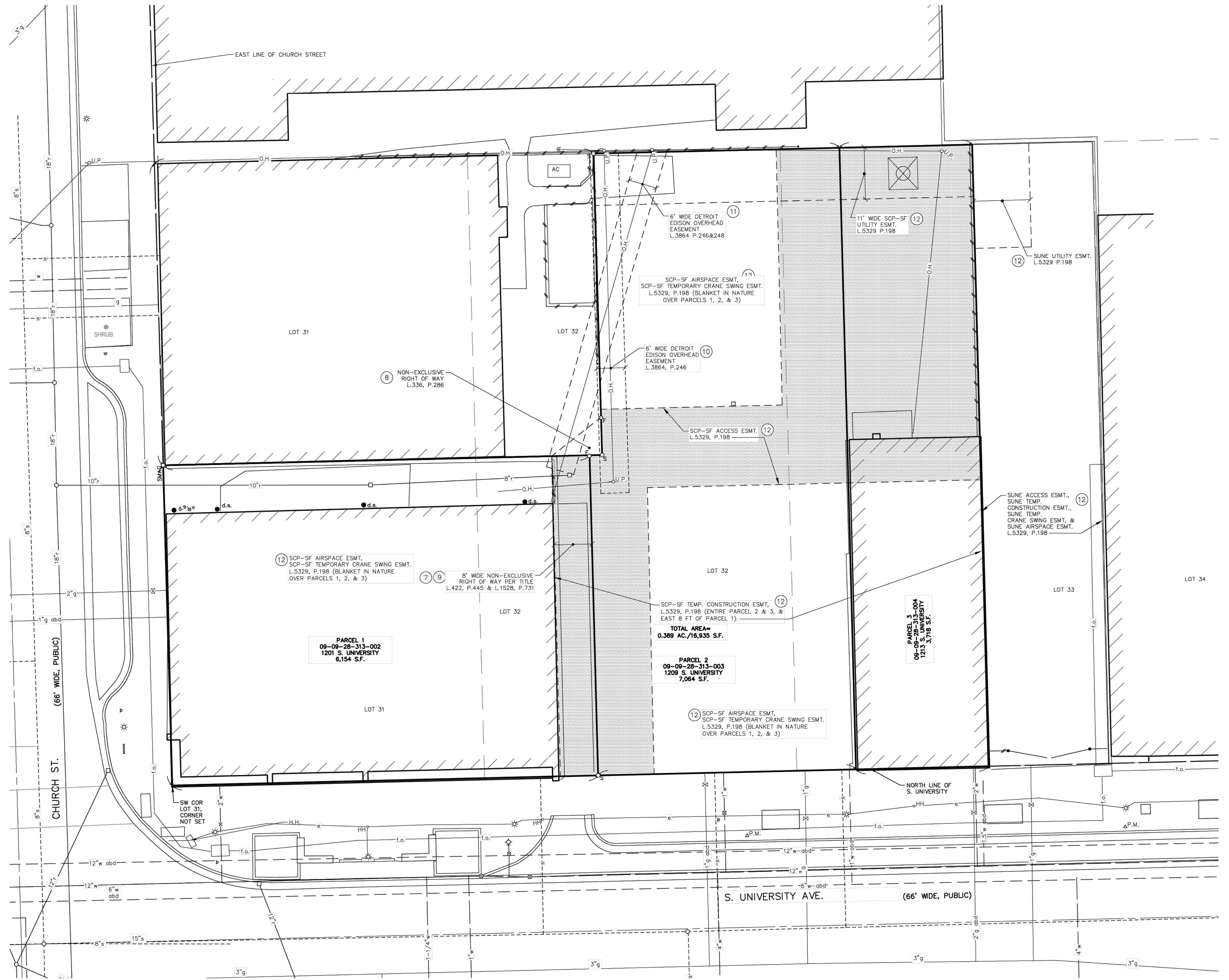
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24048	REV. DATE: 9/4/2024	REVISIONS: 7	REVIEW DATE: 9/4/2024
24048	REV. DATE: 9/4/2024		

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M:\C\vi13d_Proj\2024\Survey\24048_sv01.dwg, 10/11/2024 1:02 PM, Stefan S. Hastings, SH2, None

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



SCALE: 1" = 10'



A scale bar consisting of a horizontal line with tick marks. The line is divided into six equal segments by five tick marks. The first segment is black, and the remaining five are white. Below the line, numerical values 0, 10, 20, and 30 are written at the start and end of the black and white segments respectively.



LEGEND

838	EXIST. CONTOUR
×836.2	EXIST. SPOT ELEVATION
-○- U.P.	EXIST. UTILITY POLE
	ELEC. TRANSFORMER
— OH —	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
— e —	EXIST. ELECTRIC LINE
— g —	EXIST. GAS LINE
— w — —	EXIST. WATER MAIN
	EXIST. HYDRANT
— — — —	EXIST. GATE VALVE IN BOX
— — — —	EXIST. GATE VALVE IN WELL
— — — —	EXIST. CURB STOP & BOX
— — — —	EXIST. STORM SEWER
— — — —	EXIST. CATCH BASIN OR INLET
— — — —	EXIST. SANITARY SEWER
— — — —	SIGN
△ P.M.	PARKING METER
	ELECTRIC METER
	GAS METER
•	POST
	FENCE
— — — —	GUARDRAIL
O F	FOUND IRON PIPE
O SMAG	SET MAG NAIL
O S	SET IRON ROD

1209 S. UNIVERSITY

A

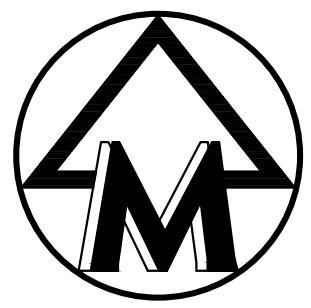
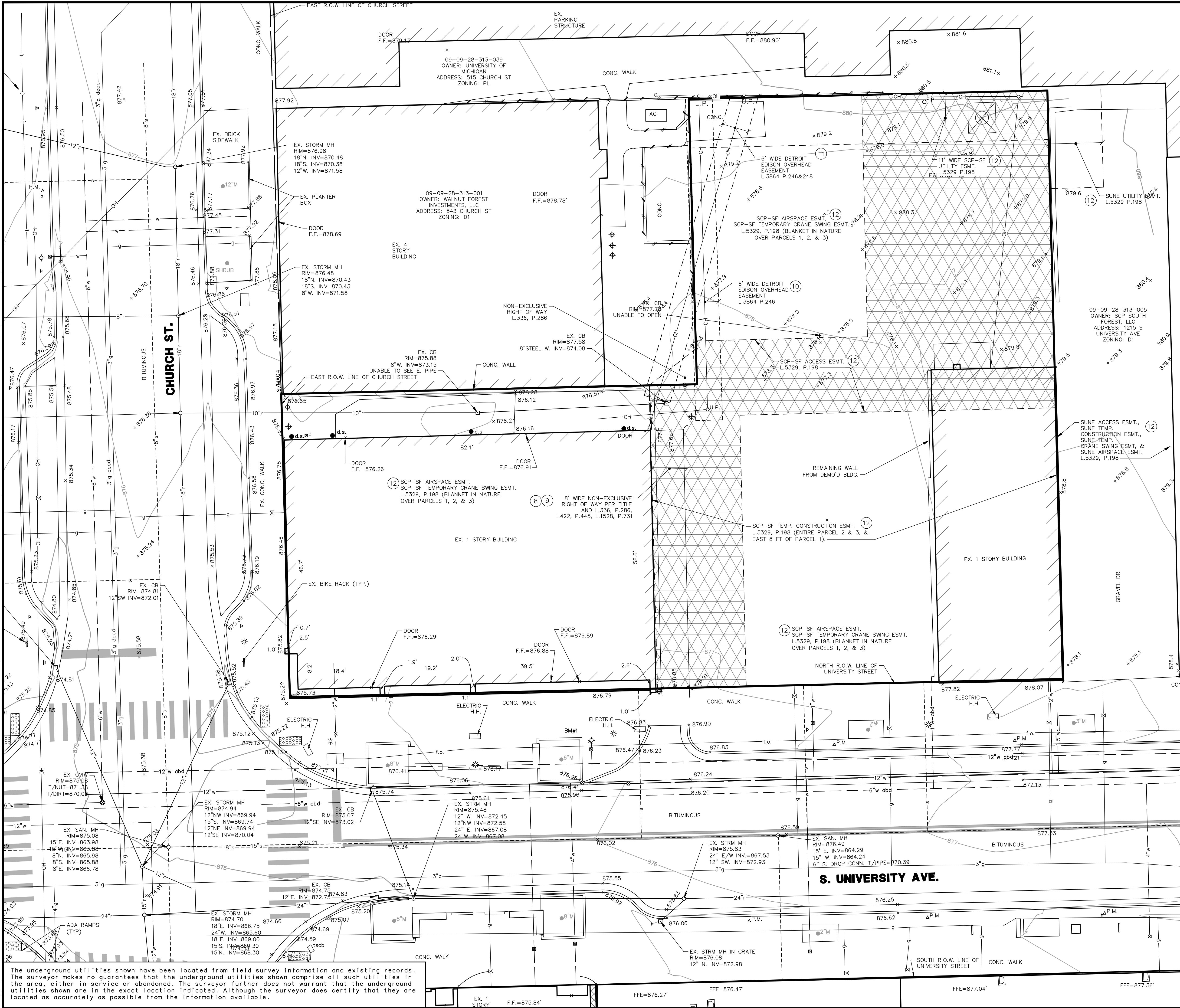
24048
JOB No.

REVISIONS:	REV. DATE	DATE
EXCEPTION 7 REVIEW	9/4/24	CADD: SSH
		ENG:
		PM: TPH
		TECH:
		24048_sv01
		FB#1011

1209 S. UNIVERSITY

ALTA/NSPS LAND TITLE SURVEY OF A PARCEL OF LAND
LOCATED IN THE SW 1/4 OF SECTION 28, T2S, R6E,
CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN

CLIENT
CRG
35 EAST W
CHICAGO, IL
ATTN: ALLIS
314-412-7



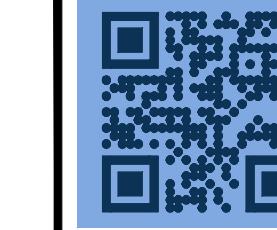
SCALE: 1" = 10'



A scale bar consisting of a horizontal line divided into six segments. The first segment is white, followed by five black segments. Below the line, numerical markings are placed under the first, third, fifth, and last segments: '0', '10', '20', and '30' respectively. Above the scale bar, the text 'SCALE: 1" = 10'' is centered.



Know what's **below**.
Call before you dig.



MIDWESTERN CONSULTING

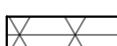
NOTES

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

BENCHMARKS

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

LEGEND

838	EXIST. CONTOUR
×836.2	EXIST. SPOT ELEVATION
-o- U.P.	EXIST. UTILITY POLE
	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
g	EXIST. GAS VALVE
	EXIST. HAND HOLE
w	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
x	EXIST. CURB STOP & BOX
r	EXIST. STORM SEWER
	EXIST. CATCH BASIN OR INLET
s	EXIST. SANITARY SEWER
	SIGN
△ P.M.	PARKING METER
	ELECTRIC METER
	GAS METER
•	POST
	FENCE
	GUARDRAIL
	FOUND IRON PIPE
	SET P.K.
	SET IRON ROD
O F	EXIST. SCP-SF ACCESS ESMT L.5329 P.198
O S/P.K.	
O S	
	

CHAPTER ANN ARBOR

10

05

DUE CARE NOTES

5.1 EXACERBATION (SECTION 7A(1)(A))

THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO PREVENT EXACERBATION OF EXISTING CONTAMINATION:

IN THE EVENT THE PROPERTY OWNER OR OCCUPANT INTENDS TO MOVE SOIL OR GROUNDWATER, PROPER CHARACTERIZATION WILL BE COMPLETED TO PREVENT MOVEMENT OF IMPACT SOILS TO UN-IMPACTED AREAS, FOLLOWED BY APPROPRIATE DISPOSAL AS NEEDED.

5.2 DUE CARE (SECTION 7A(1)(B))

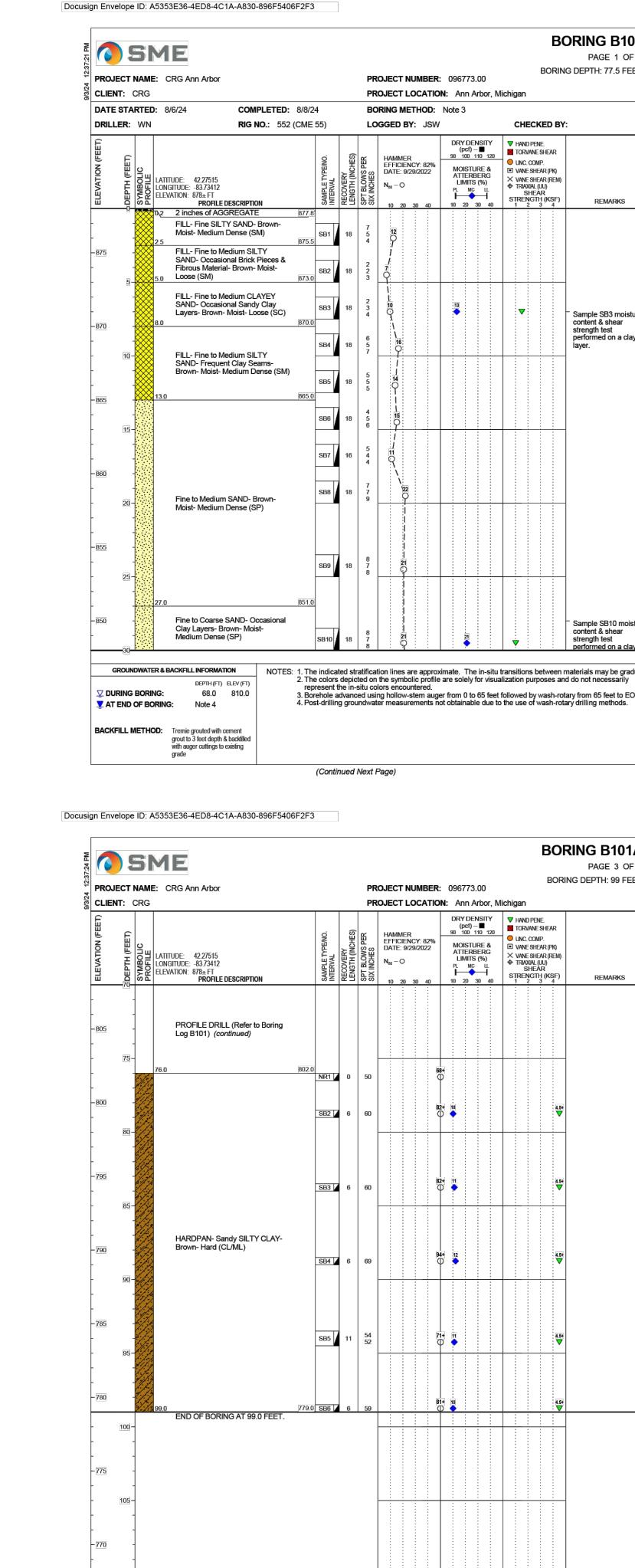
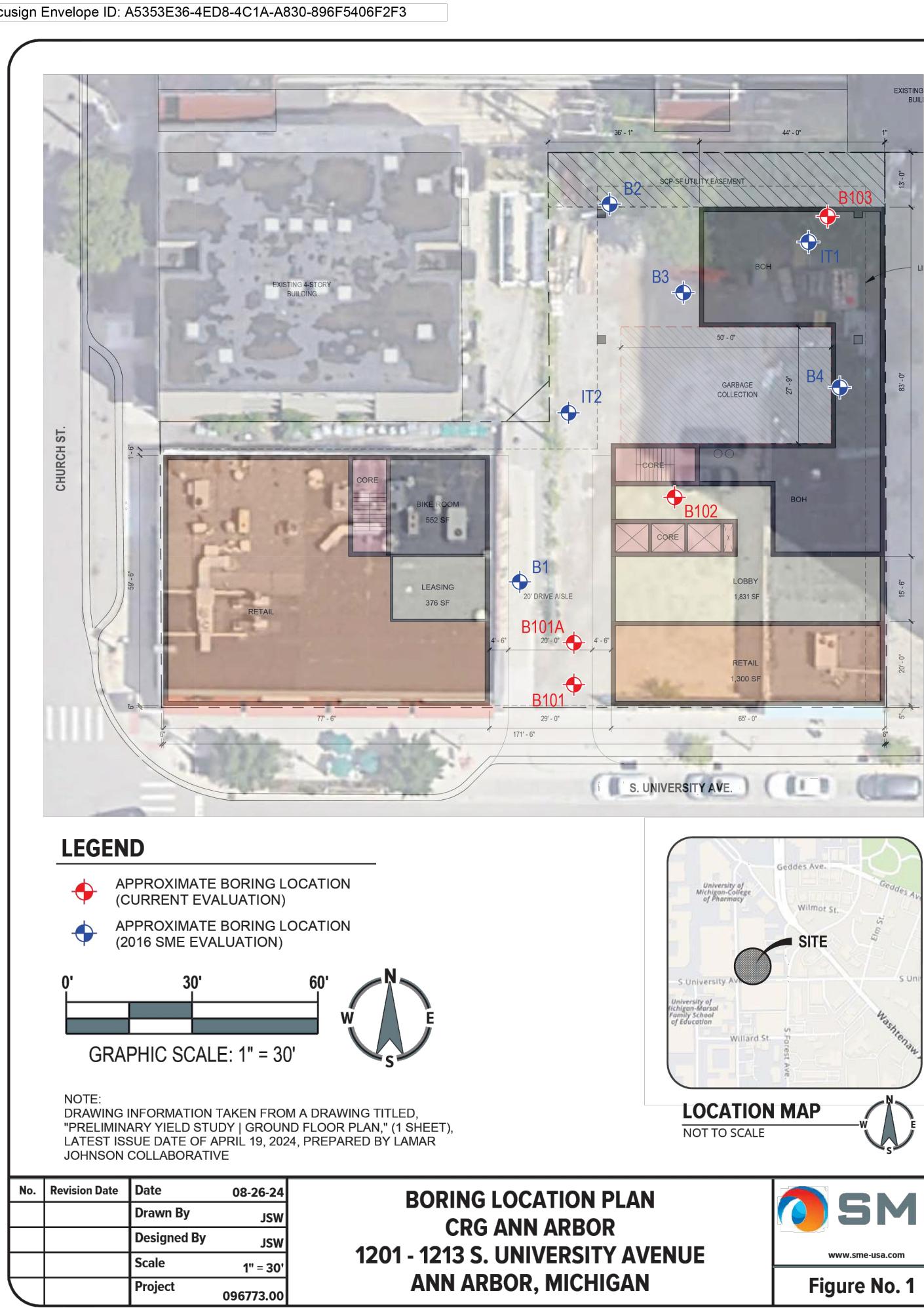
BASED ON THE CURRENT AND ANTICIPATED USE, DUE CARE WILL BE EXERCISED BY UNDERTAKING THE ACTIVITIES OUTLINED IN SECTION 4.0 TO ALLOW FOR THE INTENDED USE OF THE FACILITY IN A MANNER THAT PROTECTS THE PUBLIC HEALTH AND SAFETY.

POTABLE WATER ON THE PROPERTY IS MUNICIPALLY SUPPLIED, BUT THE OWNER/OPERATOR WILL ENSURE THAT GROUNDWATER AT THE SUBJECT PROPERTY IS NOT UTILIZED FOR ANY PURPOSE.

IF CONSTRUCTION ACTIVITIES OCCUR IN THE FUTURE, AN ENVIRONMENTAL PROFESSIONAL MAY BE PRESENT. ANY SUBSURFACE CONSTRUCTION WILL BE PLANNED AND IMPLEMENTED IN A MANNER AS TO NOT INCREASE OFFSITE MIGRATION ALONG SUBSURFACE UTILITY, SEWER, OR STRUCTURE CORRIDORS.

DOE TO THE CONTAMINANT CONCENTRATIONS IDENTIFIED IN SOIL AND SOIL GAS SAMPLES COLLECTED FROM THE SUBJECT PROPERTY ABOVE THE PART 201 RESIDENTIAL SVII SCREENING LEVELS AND RESIDENTIAL VSLs, WRITTEN NOTICES HAVE BEEN PROVIDED TO EASEMENT HOLDERS OF RECORD, UTILITY FRANCHISE HOLDERS OF RECORD, AND THE OWNERS AND/OR OPERATORS OF ALL PUBLIC UTILITIES THAT SERVE THE SUBJECT PROPERTY (APPENDIX A).

TO COMPLY WITH SECTION 5.2 OF THE DUE CARE COMPLIANCE REPORT FOR THIS SITE THE UNDERGROUND DETENTION SYSTEM WILL BE DESIGNED TO PROHIBIT INFILTRATION SO AS NOT TO INCREASE THE MIGRATION OF CONTAMINANTS.

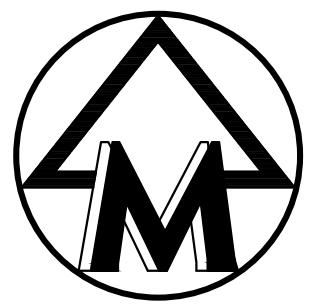
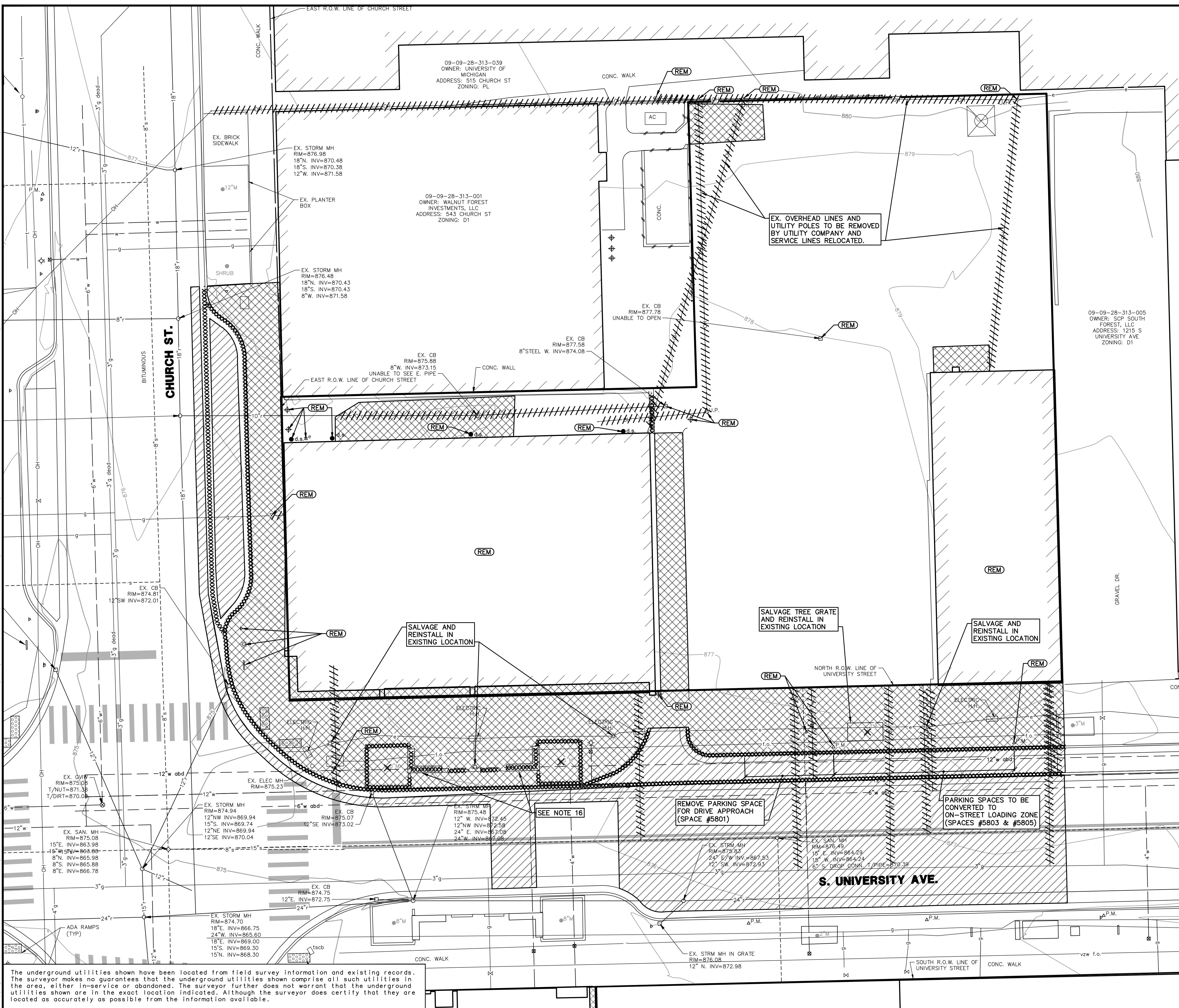


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The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The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

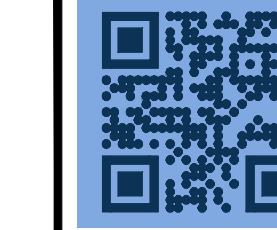


SCALE: 1" = 10'





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CHAPTER ANN ARBOR

SITE PLAN FOR PLANNING COMMISSION REMOVAL PLAN

07

24048	JOB No.	REVISIONS:	REV. DATE
		PER MUNICIPAL REVIEW	10/11/24
		PER MUNICIPAL REVIEW	12/06/24
		PER MUNICIPAL REVIEW	01/31/25

CHAPTER ANN ARBOR

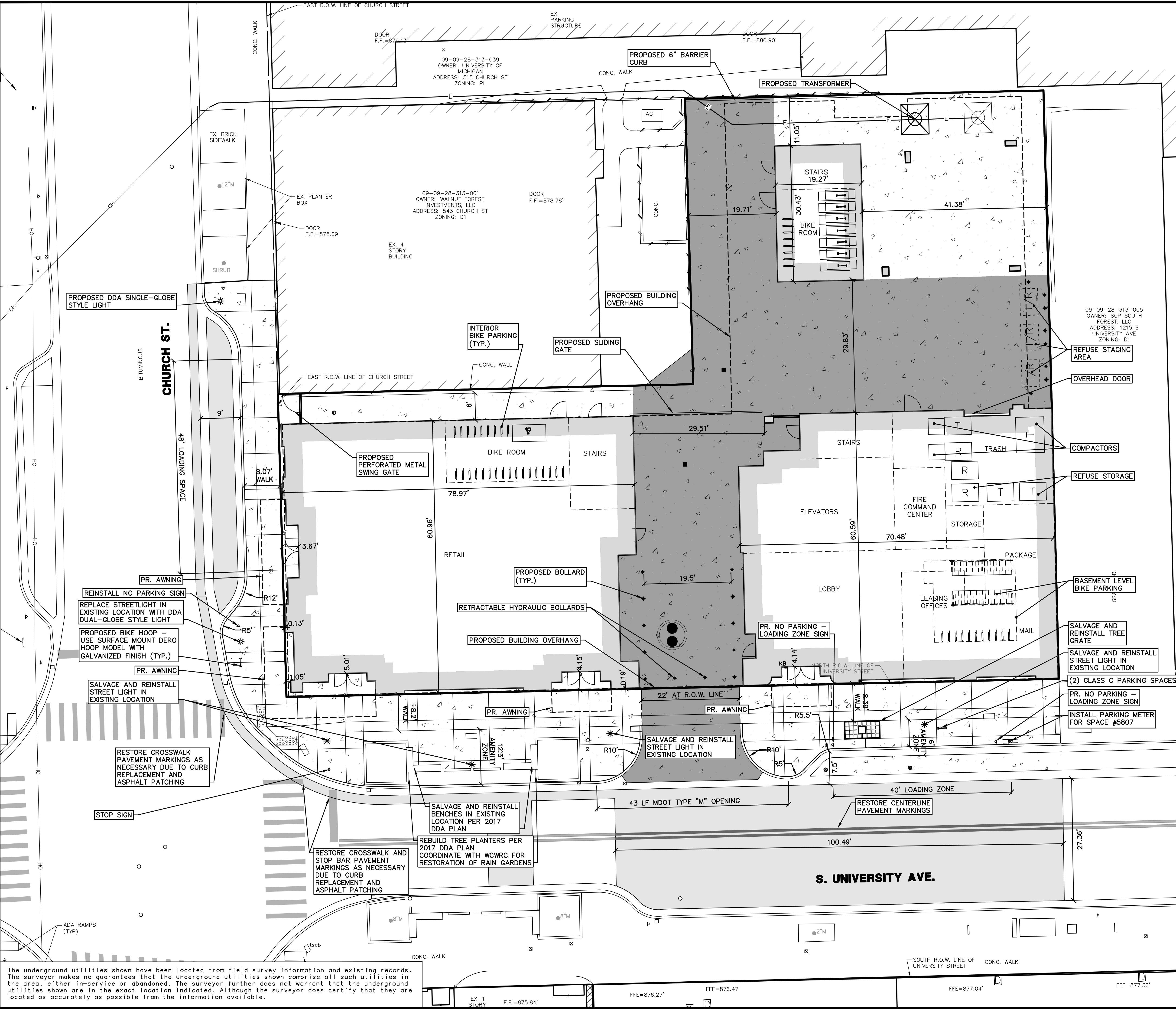
1

LEGEND

838	EXIST. CONTOUR
×836.2	EXIST. SPOT ELEVATION
—o U.P.	EXIST. UTILITY POLE
	ELEC. TRANSFORMER
	EXIST. AC UNIT
—OH—	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
—e—	EXIST. ELECTRIC LINE
—g—	EXIST. GAS LINE
—f.o.—	EXIST. FIBER OPTIC LINE
—w—	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. GATE VALVE IN BOX
—r—o—	EXIST. STORM SEWER
	EXIST. CATCH BASIN OR INLET
•ds	EXIST. DOWNSPOUT
—s—o—	EXIST. SANITARY SEWER
•	SIGN
△ pm	EXIST. PARKING METER
	ELECTRIC METER
	GAS METER
	EXIST. BOLLARD
•	SINGLE TREE
	CONCRETE TO BE REMOVED
	BITUMINOUS TO BE REMOVED
	UTILITY TO BE ABANDONED
	CURB TO BE REMOVED
	TREE TO BE REMOVED
	ITEM TO BE RELOCATED
	ITEM TO BE REMOVED

NOTES

1. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLISHING OR RELOCATING ANY SITE FEATURES ACCORDING TO PLAN OR AS APPROPRIATE TO FACILITATE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
3. REMOVAL AND RELOCATION OF OVERHEAD POWER AND TELECOM LINES, AND UTILITY POLES, SHALL BE COORDINATED WITH DTE, AT&T, AND COMCAST.
4. ANY ITEM NOT INDICATED FOR REMOVAL SHALL REMAIN AND BE PROTECTED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION. ANY SUCH ITEM THAT IS REMOVED AND/OR DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE REQUIRED STANDARD AT THE CONTRACTOR'S EXPENSE.
5. ALL CONCRETE AND ASPHALT PAVEMENT TO BE REMOVED SHALL BE SAW CUT TO THE FULL DEPTH OF PAVEMENT. THE CONTRACTOR SHALL TAKE CARE TO MAINTAIN A CLEAN EDGE OF PAVEMENT.
6. PRIOR TO REMOVING, RELOCATING, OR PERFORMING ANY WORK ON A UTILITY, THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY OWNER. ALL EXISTING UNUSED UTILITY SERVICE LEADS ARE TO BE KILLED AT THE MAIN.
7. REMOVAL OF EXISTING LANDSCAPING SHALL INCLUDE STUMPS.
8. ALL DEMOLISHED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN LEGALLY DESIGNATED DISPOSAL AREA.
9. ALL WORK SHALL COMPLY WITH CURRENT CITY OF ANN ARBOR STANDARDS.
10. ALL EXISTING FRANCHISE UTILITIES ARE TO BE REMOVED BY OR PER THE PARTY HAVING JURISDICTION.
11. SEE SHEET 09 – EASEMENT PLAN FOR EASEMENTS TO REMOVE / REMAIN.
12. STREET LIGHT FIXTURES ALONG SOUTH UNIVERSITY SHALL BE SALVAGED AND REINSTALLED IN THEIR EXISTING LOCATIONS. GREAT CARE SHOULD BE TAKEN WHEN HANDLING THE FIXTURES TO PREVENT DAMAGE, AS THE EXISTING LIGHT FIXTURE STYLE IS NO LONGER IN PRODUCTION AND NO REPLACEMENTS ARE AVAILABLE. IN THE EVENT ANY OF THE EXISTING LIGHT FIXTURES ARE DAMAGED, ALL LIGHTS ADJACENT TO THE PROPERTY ON SOUTH UNIVERSITY SHALL BE REPLACED WITH THE DDA'S STANDARD LIGHT FIXTURE STYLE AT THE CONTRACTOR'S EXPENSE.
13. LANDSCAPE PLANTERS SHALL BE RECONSTRUCTED TO MATCH EXISTING CONDITIONS AND LOCATIONS. SEE 2017 DDA PLAN FOR DETAILS.
14. RAIN GARDENS ARE MAINTAINED BY THE COUNTY. LANDSCAPING RESTORATION SHALL BE COORDINATED WITH THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER'S OFFICE.
15. REMOVAL AND REINSTALLATION OF PARKING SPACE METERS SHALL BE COORDINATED WITH PCI MUNICIPAL SERVICES. SPACE 5801 TO BE PERMANENTLY REMOVED. SPACES 5803 AND 5805 ARE PROPOSED TO BE CONVERTED INTO A LOADING ZONE.
16. PRECAST CONCRETE BENCHES WILL BE SALVAGED AND REINSTALLED. IF REINSTALLATION IS INFEASIBLE, REPLACEMENT OF THE BENCHES WILL BE COORDINATED WITH THE DDA. SEE SHEET 18 FOR DETAILS.



SCALE: 1" = 10'
0 10 20 30



Know what's below.
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CHAPTER ANN ARBOR

SITE PLAN FOR PLANNING COMMISSION

SITE LAYOUT PLAN

08

24048
REV. DATE: 10/1/24
SHEET: 08 OF 36
CADD: KAV
ENG: SFG
PM: TPH
TECH: CTS
JOB NO.: 24048
REVISIONS:
FER MUNICIPAL REVIEW 10/1/24
FER MUNICIPAL REVIEW 12/06/24
FER MUNICIPAL REVIEW 01/31/25
TECH: CTS
24048SP1
TBI



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09-09-28-313-039
OWNER: UNIVERSITY OF
MICHIGAN
ADDRESS: 515 CHURCH ST
ZONING: PL

09-09-28-313-001
OWNER: WALNUT FOREST
INVESTMENTS, LLC
ADDRESS: 543 CHURCH ST
ZONING: D1

12" M
SHRUB

EAST R.O.W. LINE OF CHURCH STREET

NON-EXCLUSIVE
RIGHT OF WAY
L.336, P.286
REMAIN

SCP-SF AIRSPACE ESMT,
SCP-SF TEMPORARY CRANE SWING ESMT.
L.5329, P.198 (BLANKET IN NATURE
OVER PARCELS 1, 2, & 3)
REMAIN

8' WIDE NON-EXCLUSIVE
RIGHT OF WAY PER TITLE
AND L.336, P.286,
L.422, P.445, L.1528, P.731
REMAIN

6' WIDE DETROIT
EDISON OVERHEAD
EASEMENT
L.3864, P.246&248
VACATE

SCP-SF AIRSPACE ESMT,
SCP-SF TEMPORARY CRANE SWING ESMT.
L.5329, P.198 (BLANKET IN NATURE
OVER PARCELS 1, 2, & 3)
REMAIN

6' WIDE DETROIT
EDISON OVERHEAD
EASEMENT
L.3864, P.246
VACATE

11' WIDE SCP-SF
UTILITY ESMT.
L.5329 P.198
REMAIN

SUNE UTILITY ESMT.
L.5329 P.198

SCP-SF ACCESS ESMT.
L.5329, P.198
REMAIN

SUNE ACCESS ESMT.,
SUNE TEMP.,
CONSTRUCTION ESMT.,
SUNE TEMP.,
CRANE SWING ESMT., &
SUNE AIRSPACE ESMT.
L.5329, P.198

09-09-28-313-005
OWNER: SCP SOUTH
FOREST, LLC
ADDRESS: 1215 S
UNIVERSITY AVE
ZONING: D1

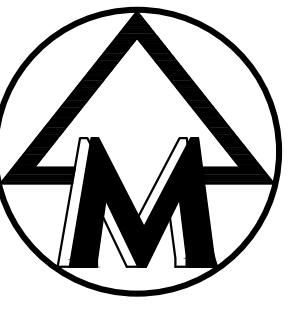
20'
KB
NORTH R.O.W. LINE OF
UNIVERSITY STREET

S. UNIVERSITY AVE.

875.15
875.13X
874.59
8" M
2" M
3" M

EAST R.O.W. LINE OF CHURCH STREET
SOUTH R.O.W. LINE OF
UNIVERSITY STREET

The map shows a property boundary on Church Street and S. University Ave. Various easements and utility lines are depicted, including Detroit Edison, SCP-SF, and SUNE. Specific labels include 'REMAIN' and 'VACATE' for easements, and 'NON-EXCLUSIVE RIGHT OF WAY' and '8' WIDE NON-EXCLUSIVE RIGHT OF WAY PER TITLE' for utility access. Property lines are marked with '12" M' and '3" M' utility lines, and '8" M' and '2" M' utility lines. A 'SHRUB' is also marked. The map is annotated with 'EAST R.O.W. LINE OF CHURCH STREET' and 'NORTH R.O.W. LINE OF UNIVERSITY STREET'.



SCALE: 1" = 10'

0 10 20 30

The image shows a scale bar with a total length of 30 units. It is divided into six equal segments by vertical lines. The first segment is labeled '0'. The second segment is labeled '10'. The third segment is labeled '20'. The fourth segment is labeled '30'. Above the scale bar, the text 'SCALE: 1" = 10'' is written. Below the scale bar, there are tick marks at the 0, 10, 20, and 30 positions.



Know what's **below**.
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LEGEND

	EXIST. UTILITY EASEMENT
	EXIST. RIGHT OF WAY EASEMENT
	PROP. UTILITY ACCESS EASEMENT



CHAPTER ANN ARBOR

SITE PLAN FOR PLANNING COMMISSION EASEMENT PLAN

CHAPTER ANN ARBOR

09

CITY OF ANN ARBOR FILE #SP24-0020
JOB No. 24048
REV. DATE
REVISIONS:

JOB No.	24048		
	REVISIONS:		
	PER MUNICIPAL REVIEW	PER MUNICIPAL REVIEW	PER MUNICIPAL REVIEW
	10/11/2	12/06/2	01/31/2
REV. DAT			
#SP24-0020			

NOTES

1. DURING DEMOLITION OF THE EXISTING STRUCTURES, THE CONTRACTOR WILL BE RESPONSIBLE FOR IDENTIFYING ANY EXISTING FOOTING DRAINS THAT ARE CONNECTED TO THE SANITARY SEWER. THESE ARE TO BE VERIFIED ON SITE BY THE CITY PRIOR TO REMOVAL. IF FOOTING DRAINS FOR THE EXISTING BUILDINGS ARE CONNECTED TO THE SANITARY SEWER SYSTEM, DISCONNECTION WILL BE REQUIRED IN ACCORDANCE WITH CURRENT CITY SPECIFICATIONS. TO SCHEDULE INSPECTION, CONTACT ENGINEERING AT Engineering@2gov.org. DISCONNECTION OF EXISTING FOOTING DRAINS MAY BE TAKEN AS A CREDIT AGAINST REQUIRED SANITARY SEWER FLOW MITIGATION.
2. ALL ROOF DRAINS ARE TO CONNECT TO THE PROPOSED STORM WATER MANAGEMENT SYSTEM.
3. THE SANITARY SEWER LEAD WILL TAP INTO THE EXISTING SANITARY MAIN IN SOUTH UNIVERSITY AVENUE. SANITARY SEWER FLOW MITIGATION WILL BE REQUIRED.
4. DOMESTIC WATER AND FIRE SUPPRESSION WATER SERVICES ARE TO TAP INTO THE EXISTING 12" WATER MAIN IN SOUTH UNIVERSITY AVENUE. BASED UPON SAMPLING AND CALCULATIONS, IT WILL BE DETERMINED WHETHER BOOSTER PUMPS WILL BE REQUIRED FOR DOMESTIC AND FIRE WATER SERVICES.
5. BASED UPON EXISTING GROUND CONDITIONS, Dewatering OPERATIONS DURING CONSTRUCTION ARE NOT ANTICIPATED TO BE REQUIRED. ON-SITE SOILS ARE SAND AND THE WATER TABLE IS BELOW THE DEPTH OF THE PROPOSED EXCAVATION.
6. THERE ARE NO PROPOSED FIREWALLS IN THE BUILDING.
7. A PROPOSED TRANSFORMER IS TO BE LOCATED AT THE NORTHEAST PROPERTY CORNER. OPERATION AND MAINTENANCE, INCLUDING REGULAR TESTING OF SUCH EQUIPMENT, IS SUBJECT TO CHAPTER 119 NOISE CONTROL.

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

SANITARY FLOW MITIGATION CALCULATIONS

Assume Amentiy is equivalent to Office space

Design Flow
Based on the City of Ann Arbor's sanitary sewer flow evaluation Table 'A', the design dry weather flow rate will be:

35 Apartments, up to 600 sf 175 gpd/unit = 6125 gpd
82 Apartments, 601-1200 sf 250 gpd/unit = 20500 gpd
66 Apartments, >1200 sf 300 gpd/unit = 19800 gpd
10312 Amentiy (Non Medical Office Space) 0.06 gpd/sf/seat* = 618.72 gpd
4332 Retail, Cafe / Coffee Shop 20 gpd/seat* = 2021.6 gpd
*Assumes 70% space used for seating, and 30 sf/seat.

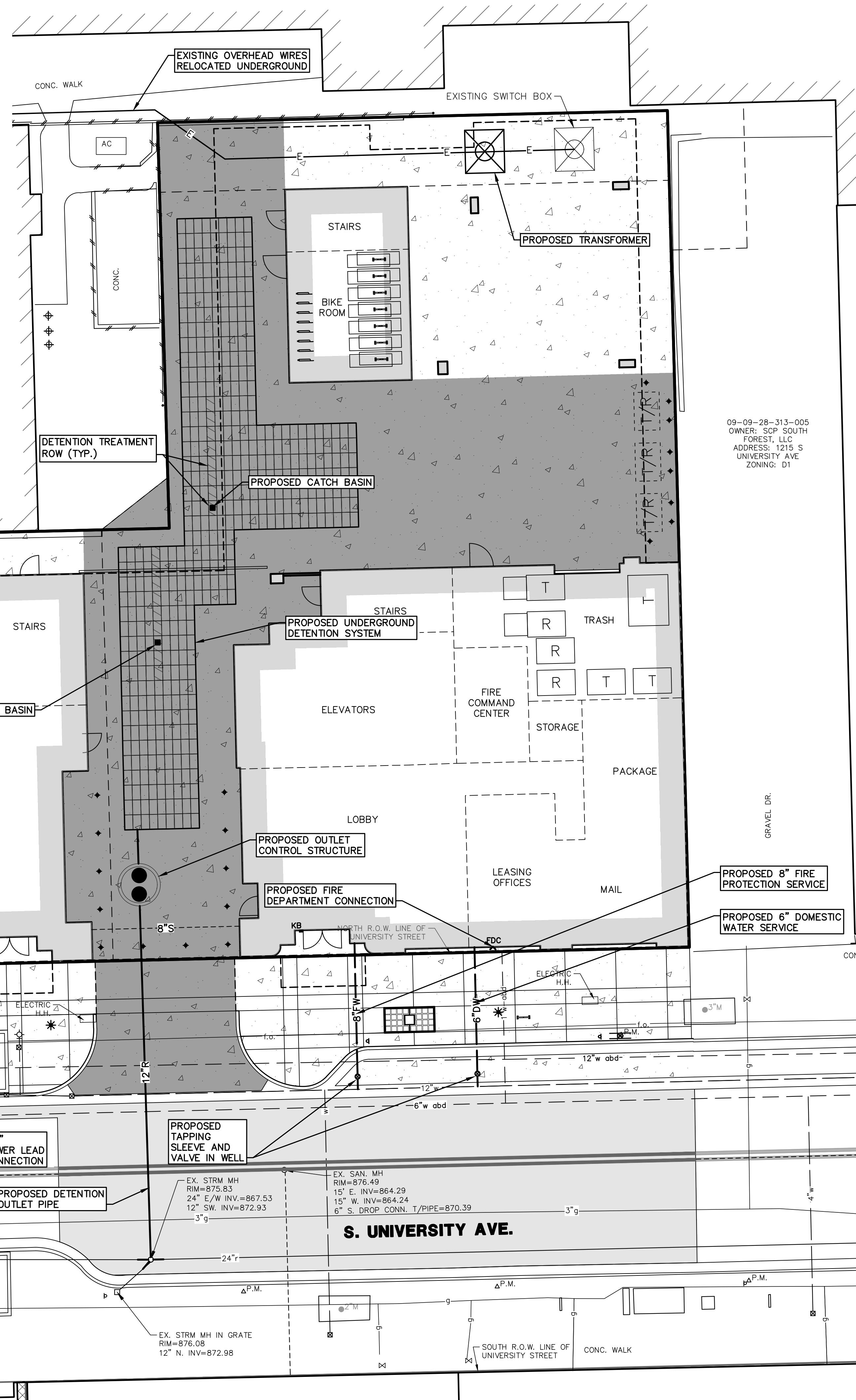
Total 49065 gpd

Existing Flow
Based on the City of Ann Arbor's sanitary sewer flow evaluation Table 'A', the existing design dry weather flow rate is:

28 Restaurant 30 gpd/sf/gr sf = 840 gpd
36 Fast Food Restaurants and Coffee Shops 20 gpd/seat = 720 gpd
Total 1560 gpd

Mitigation Flow

Mitigation Flow = (Proposed Flow - Existing Flow) * 4(peak factor) * 1.1(recovery)
Mitigation Peak Flow = 47905 gpd * 4(peak factor) * 1.1(recovery) = 209023 gpd
= 145 gpm



SCALE: 1" = 10'
0 10 20 30



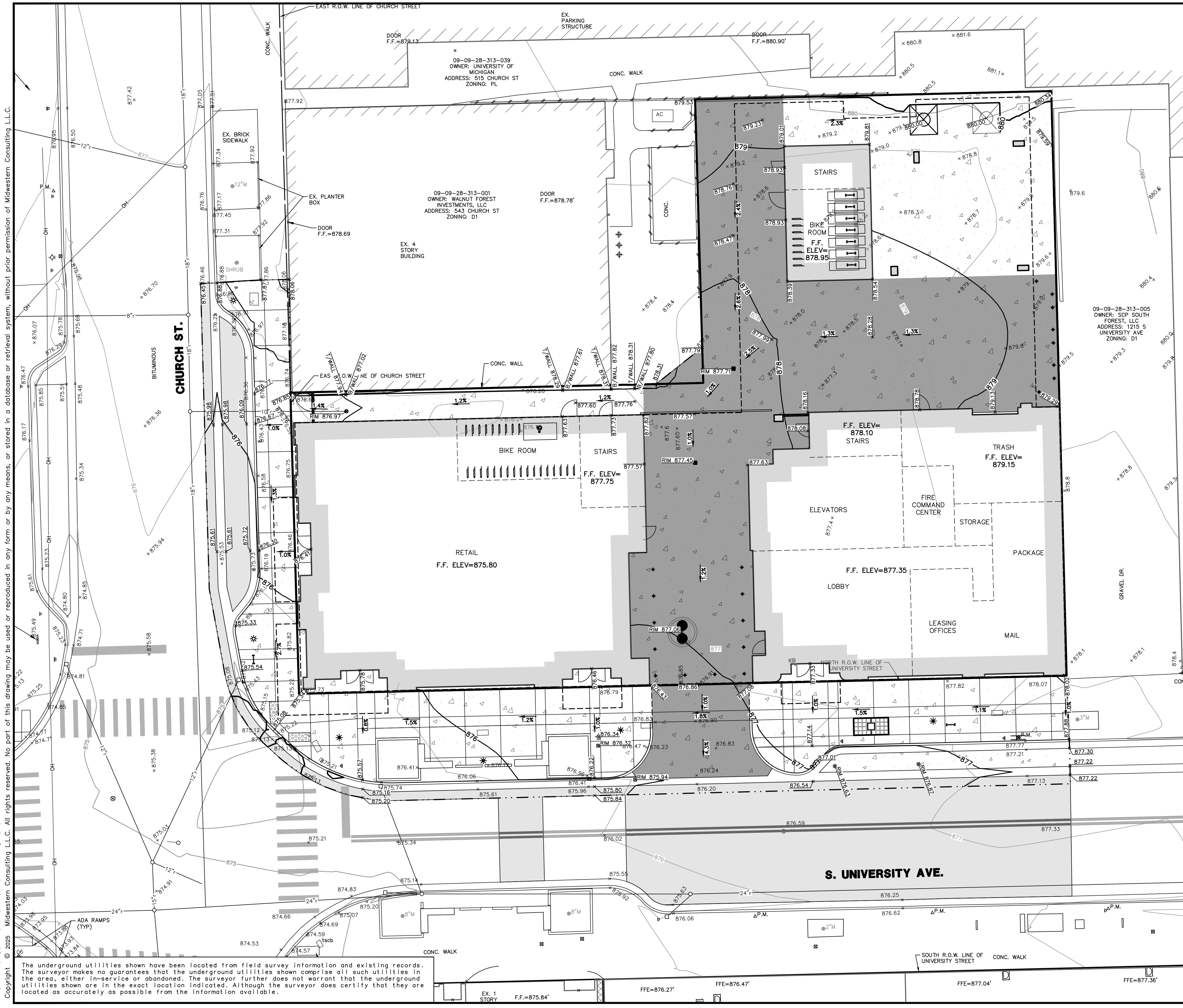
CHAPTER ANN ARBOR

10

24048
24048
DATE: 08/15/24
REV. DATE: 10/1/24
CADD: KAV
ENG: SFG
TIN: TPH
TECH: CTS
FILE: 24048UP1

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

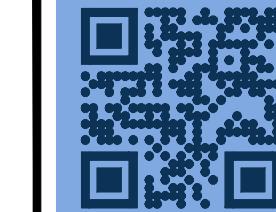
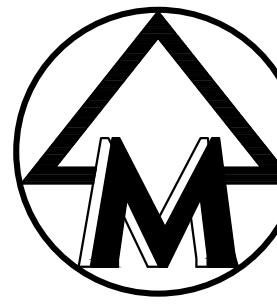
CLIENT
CLAYCO REALTY GROUP
35 EAST WACKER DRIVE, SUITE 1300
CHICAGO, IL 60601
314-412-7390



SCALE: 1" = 10'
0 10 20 30



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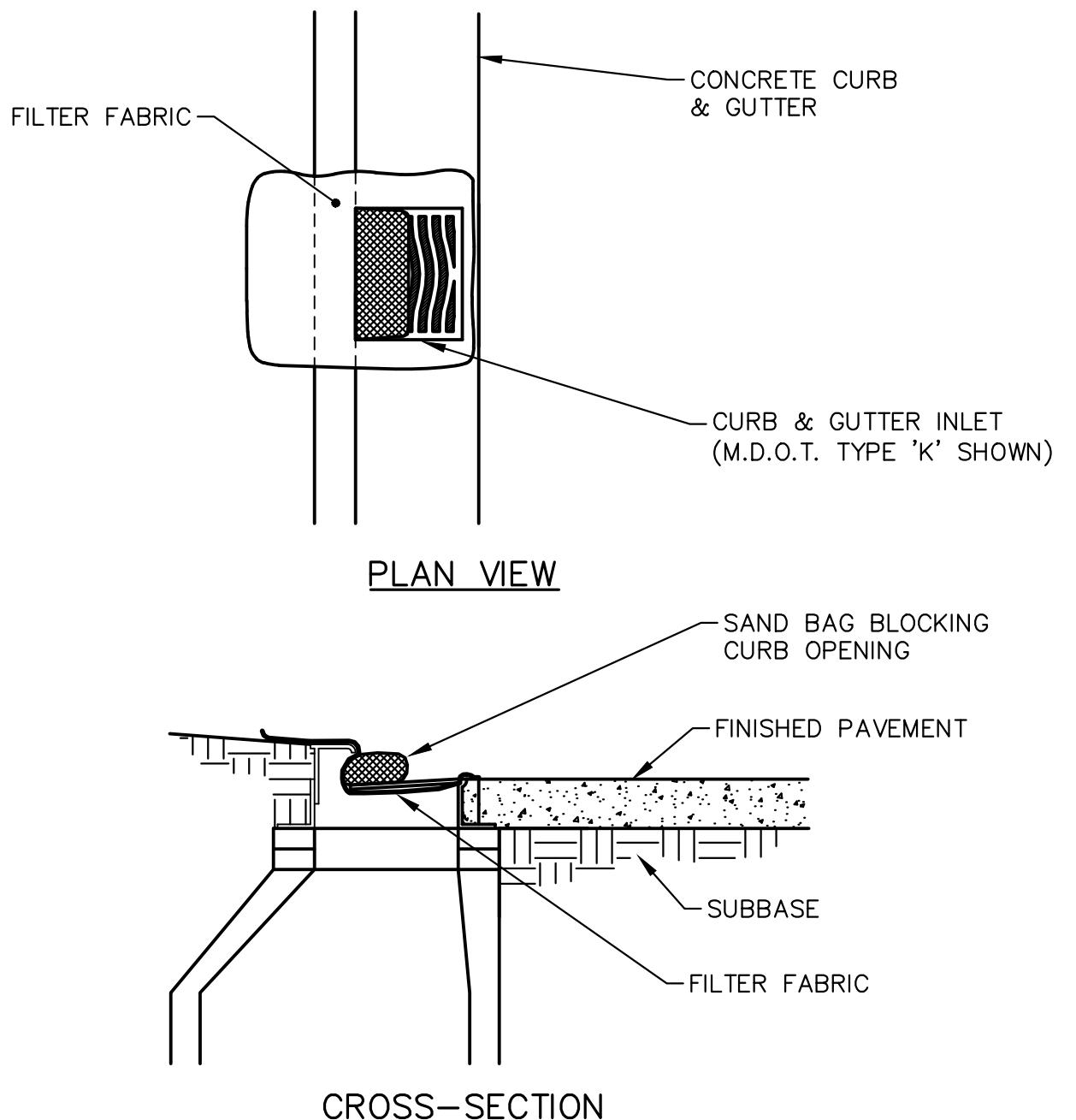
CHAPTER ANN ARBOR

SITE PLAN FOR PLANNING COMMISSION
GRADING PLAN

11

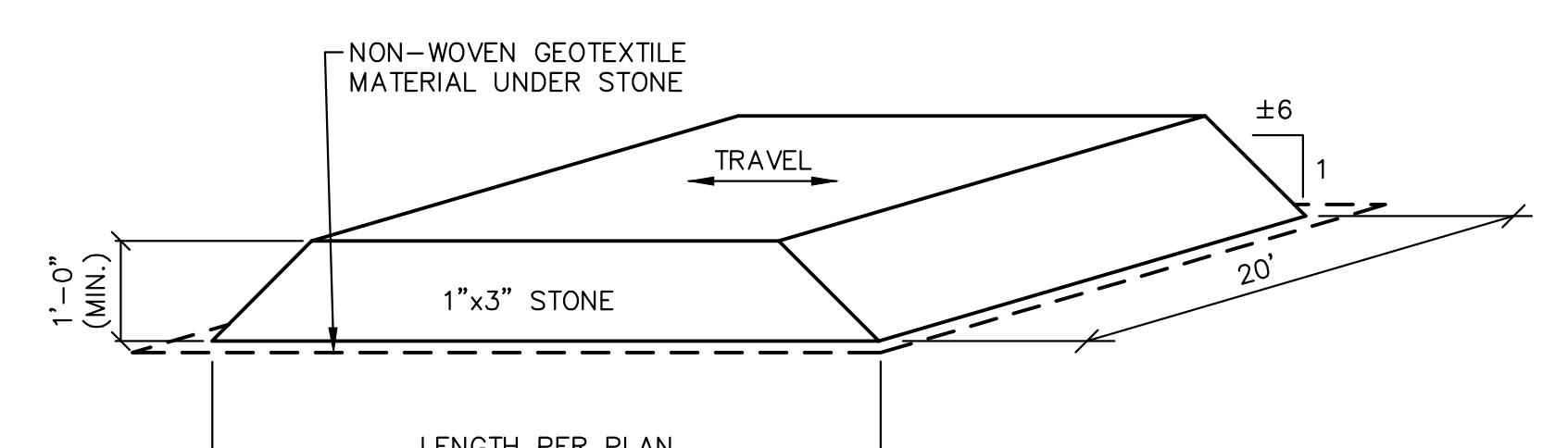
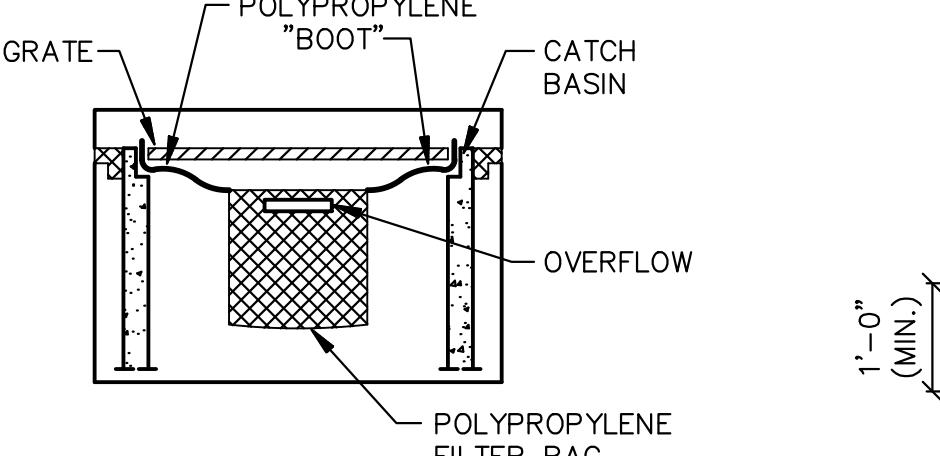
JOB No.	REV. DATE	DATE	REV. DATE	DATE
24048	10/1/24	08/15/24	12/06/24	08/15/24
FER MUNICIPAL REVIEW			FER MUNICIPAL REVIEW	
FER MUNICIPAL REVIEW			FER MUNICIPAL REVIEW	
FER MUNICIPAL REVIEW			FER MUNICIPAL REVIEW	

1201-1209-1213 SOUTH UNIVERSITY CITY OF ANN ARBOR FILE #SP24-0020
JOB No. 24048



CURB AND GUTTER INLET FILTER
NOT TO SCALE
(AT EXISTING INLETS AND AT PROPOSED INLETS AFTER PAVING)

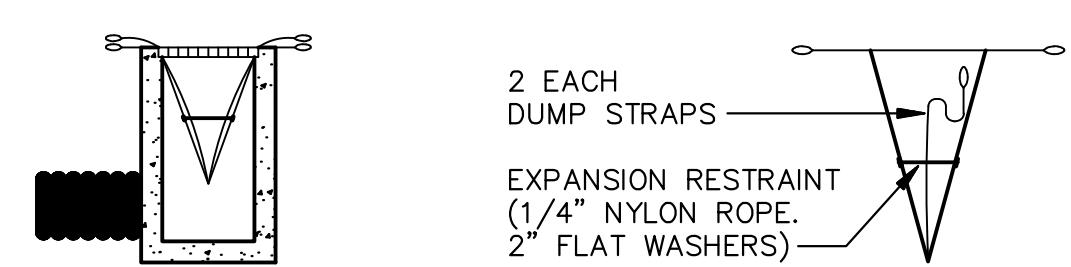
58t



GRAVEL MUD TRACKING MAT
NOT TO SCALE

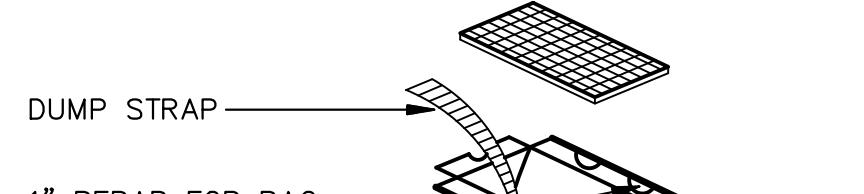
60t

NOTE:
TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILT SACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER AS NEEDED.



INSTALLATION DETAIL

BAG DETAIL



SILT SACK

DEPTH=D

LENGTH=L

WIDTH=W

SILT SACK DETAIL

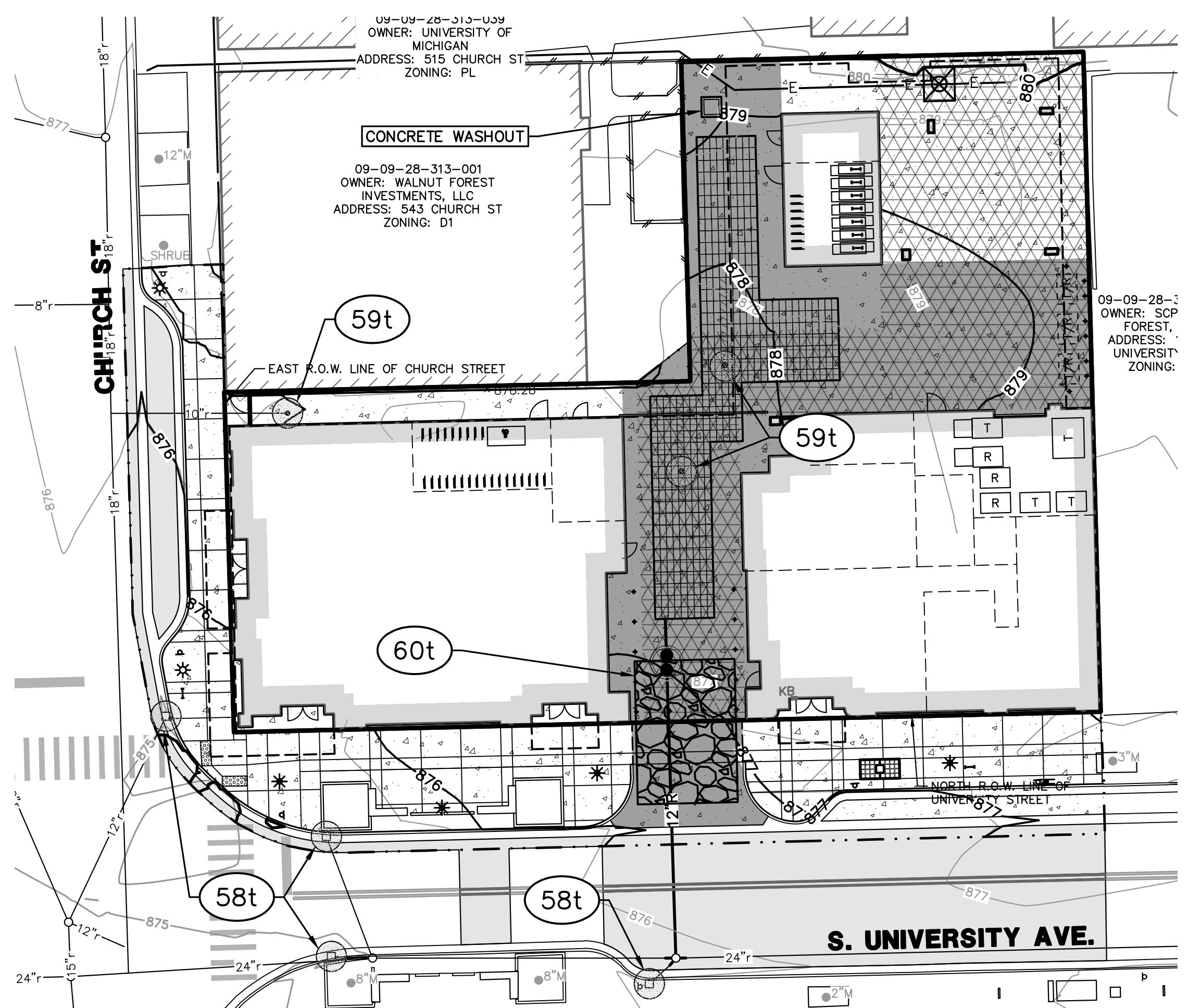
NO SCALE

59t

CONSTRUCTION SEQUENCE (SUMMER 2025 - SUMMER 2027)

- SESC PRE-GRADING MEETING
- INVENTORY SITE:
 - IDENTIFY CONSTRUCTION LIMITS.
 - INSTALL CONSTRUCTION FENCING.
 - DEFINE THE SITE ACCESS AND INSTALL MUD TRACKING MATS AS NEEDED.
 - DEFINE THE CONSTRUCTION STORAGE AREAS WITHIN THE GRADING LIMITS AS DEFINED ON THE PLANS.
- DEMOLITION AND REMOVALS:
 - MAINTAIN EXISTING CONTROLS.
 - INSTALL SILT FENCE.
 - EXCAVATE FOR FOUNDATION/BASEMENT.
- MASS EXCAVATION:
 - MAINTAIN EXISTING CONTROLS.
 - EXCAVATE FOR FOUNDATION/BASEMENT.
- FOUNDATION CONSTRUCTION:
 - MAINTAIN EXISTING CONTROLS.
 - POUR FOOTINGS AND FOUNDATION WALLS.
 - CONSTRUCT THE DETENTION CHAMBERS AND OUTLET (SEE MANUFACTURER'S INSTALLATION NOTES FOR SPECIFIC INSTRUCTIONS). THE DETENTION SYSTEM SHALL BE AS-BUILT VERIFIED PRIOR TO THE ISSUANCE OF A PERMIT FOR VERTICAL BUILDING CONSTRUCTION. REMOVAL OF ACCUMULATED SEDIMENT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY.
 - CONSTRUCT THE STORM SEWER.
 - INSTALL INLET FILTERS ON INLETS INTO THE DETENTION BASIN AFTER THEY HAVE BEEN BACKFILLED. INSTALL SEDIMENT FILTERS ON COMPLETED CATCH BASINS AND INLETS.
- MASS GRADING AND UTILITY CONSTRUCTION:
 - MAINTAIN EXISTING CONTROLS.
 - MASS GRADE THE SITE.
 - CONNECT WATER AND SANITARY SERVICE LEADS IN S. UNIVERSITY.
 - CONSTRUCT AND MAINTAIN FIRE DEPARTMENT ACCESS TO FLAMMABLE MATERIALS. SUPPORTING HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
- PAVEMENT BASE COURSE CONSTRUCTION:
 - MAINTAIN EXISTING CONTROLS.
- FINE GRADE AND BUILDING CONSTRUCTION:
 - CONSTRUCT BUILDING.
 - FINE GRADE THE SITE.
 - REMOVE ACCUMULATED SEDIMENT FROM THE DETENTION SYSTEM.
 - PLANT TREES, SHRUBS AND LANDSCAPE ITEMS PRIOR TO ISSUANCE OF THE CERTIFICATES OF OCCUPANCY.
 - INSTALL PERMANENT FENCING.
- CLEAN-UP SITE:
 - SEED AND MULCH OR SOD AREAS THAT HAVE NOT TAKEN.
 - MAINTAIN EXISTING CONTROLS.
- FOLLOW-UP AFTER THE SITE IS STABILIZED:
 - REMOVE SILT FENCE.
 - REMOVE CATCH BASIN FILTERS OR SILT SACKS.
 - REMOVE SILT FROM THE STORM SEWER SYSTEM.
 - FINAL REMOVAL OF SEDIMENT FROM THE DETENTION SYSTEM, IF NEEDED.
- FINALIZE BUILDING CONSTRUCTION:
 - MAINTAIN PERMANENT SOIL EROSION CONTROL MEASURES
 - REMOVE CONSTRUCTION FENCING

NOTE: THE CONSTRUCTION SEQUENCE AND SCHEDULE IS PRELIMINARY AND SUBJECT TO ADJUSTMENT IN RESPONSE TO FORCES BEYOND OUR CONTROL. THESE MAY INCLUDE WEATHER, MATERIAL AVAILABILITY, LABOR UNREST, POLITICAL AND REGULATORY DELAYS, OR OTHER UNFORESEEN CIRCUMSTANCES.



MAINTENANCE TASK AND SCHEDULE DURING CONSTRUCTION (by Contractor)

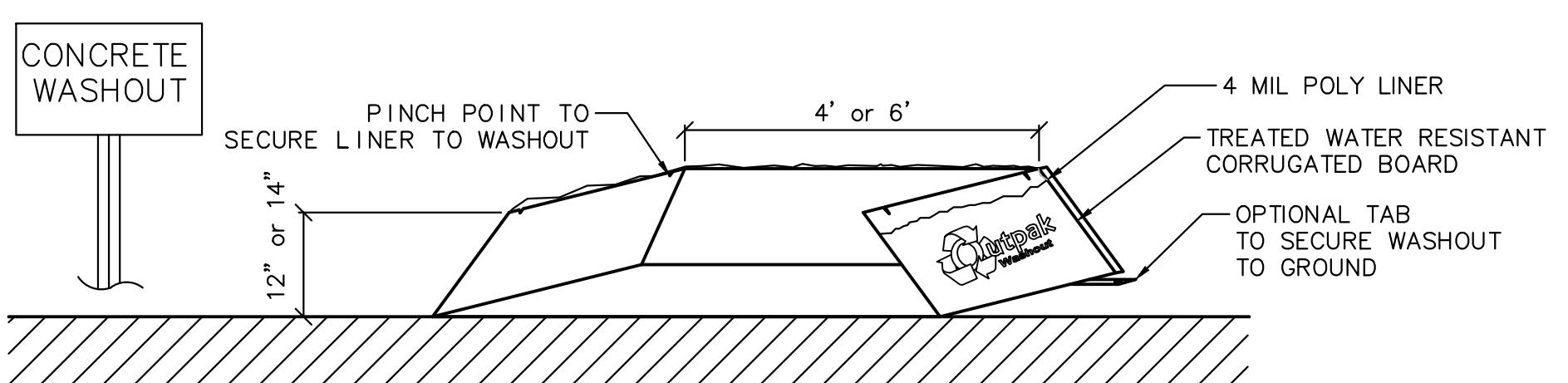
TASKS:	SCHEDULE:	ESTIMATED COST:
Inspect for sediment accumulation	X X X X	Weekly and after every 1" storm event \$ 1,000
Removal of sediment accumulation	X X X X	As needed and prior to turnover \$ 4,000
Inspect for floatable and debris	X X X X	Quarterly and after every 1" storm event \$ 500
Cleaning of floatable and debris	X X X X X	Quarterly, as needed, and at turnover \$ 1,500
Make adjustments or replacements as determined by pre-turnover inspection	X X X X X	As needed \$ 5,000
Total Construction Phase Cost Estimate		\$ 12,000

* As required for NPDES
** As Needed" means when sediment has accumulated to one foot depth.

MAINTENANCE TASK AND SCHEDULE AFTER CONSTRUCTION (by Owner)

TASKS:	SCHEDULE:	ESTIMATED COST:
Inspect for sediment accumulation	X X X	Yearly and after every 1" storm event \$ 200
Removal of sediment accumulation	X X X	As needed \$ 1,200
Inspect for floatable and debris	X X X	Yearly and after every 1" storm event \$ 100
Cleaning of floatable and debris	X X X	As needed \$ 200
Total Annual Cost Estimate		\$ 1,700

* As Needed" means when sediment has accumulated to one foot depth.



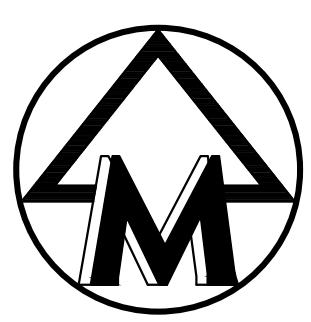
NOTES:

- THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
- SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
- THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
- WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
- DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
- LOCATE WASHOUT AREA AT LEAST 50' (15 METERS) FROM STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
- WASH OUT WASTES INTO THE OUTPACK WASHOUT AS SHOWN WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

CONCRETE WASHOUT SYSTEM

NOT TO SCALE

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



SCALE: 1" = 20'
0 20 40 60



CHAPTER ANN ARBOR

SITE PLAN FOR PLANNING COMMISSION
SOIL EROSION CONTROL PLAN

24048
DATE: 08/15/24
REV: 10/1/24
SHEET: 12 OF 36
CADD: KAV
ENG: SFG
FNC: TPH
TECH: CTS
24048G1
BBL

MIDWESTERN CONSULTING
2815 Paragon, Ann Arbor, Michigan 48108
(734) 295-0300 • www.midwesternconsulting.com

12

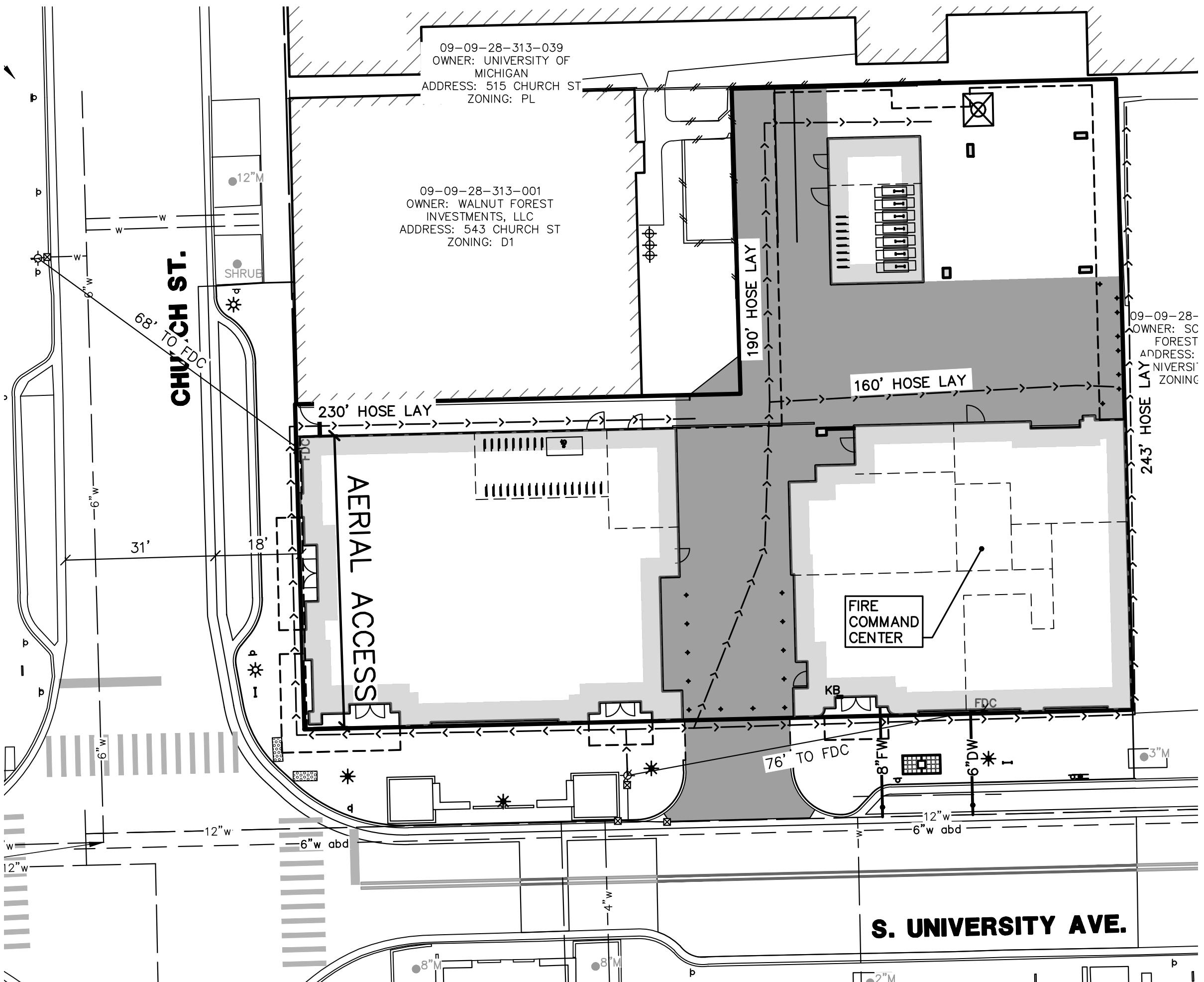
SOIL EROSION MAINTENANCE REQUIREMENTS

- ALL TEMPORARY GRAVEL FILTERS SHOULD BE ADJUSTED AS TO LOCATION PER ACTUAL FIELD CONDITIONS. THE REMOVAL OF TRAPPED SEDIMENT AND THE CLEANOUT OR REPLACEMENT OF CLOGGED STONE MAY BE NECESSARY AFTER EACH STORM EVENT DURING THE PROJECT.
- ONLY UPON STABILIZATION OF ALL DISTURBED AREAS MAY THE TEMPORARY GRAVEL FILTERS BE REMOVED. ALSO, ALL STORM SEWERS MUST BE CLEANED OF ALL SEDIMENT.

PROGRAM PROPOSAL

THE PROPOSED DEVELOPMENT IS INTENDED FOR COMMERCIAL AND RESIDENTIAL USE. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT, IF NECESSARY, OF ANY AND ALL OF THE PERMANENT SOIL EROSION CONTROL FEATURES ASSOCIATED WITH SEDIMENT AND SOIL EROSION CONTROL WITHIN THE DEVELOPMENT. THE FINANCIAL IMPLICATIONS OF SAID MAINTENANCE WILL BE ADMINISTERED IN THE SAME MANNER AS OTHER MAINTENANCE NEEDS AS DETERMINED BY THE CITY OF ANN ARBOR.

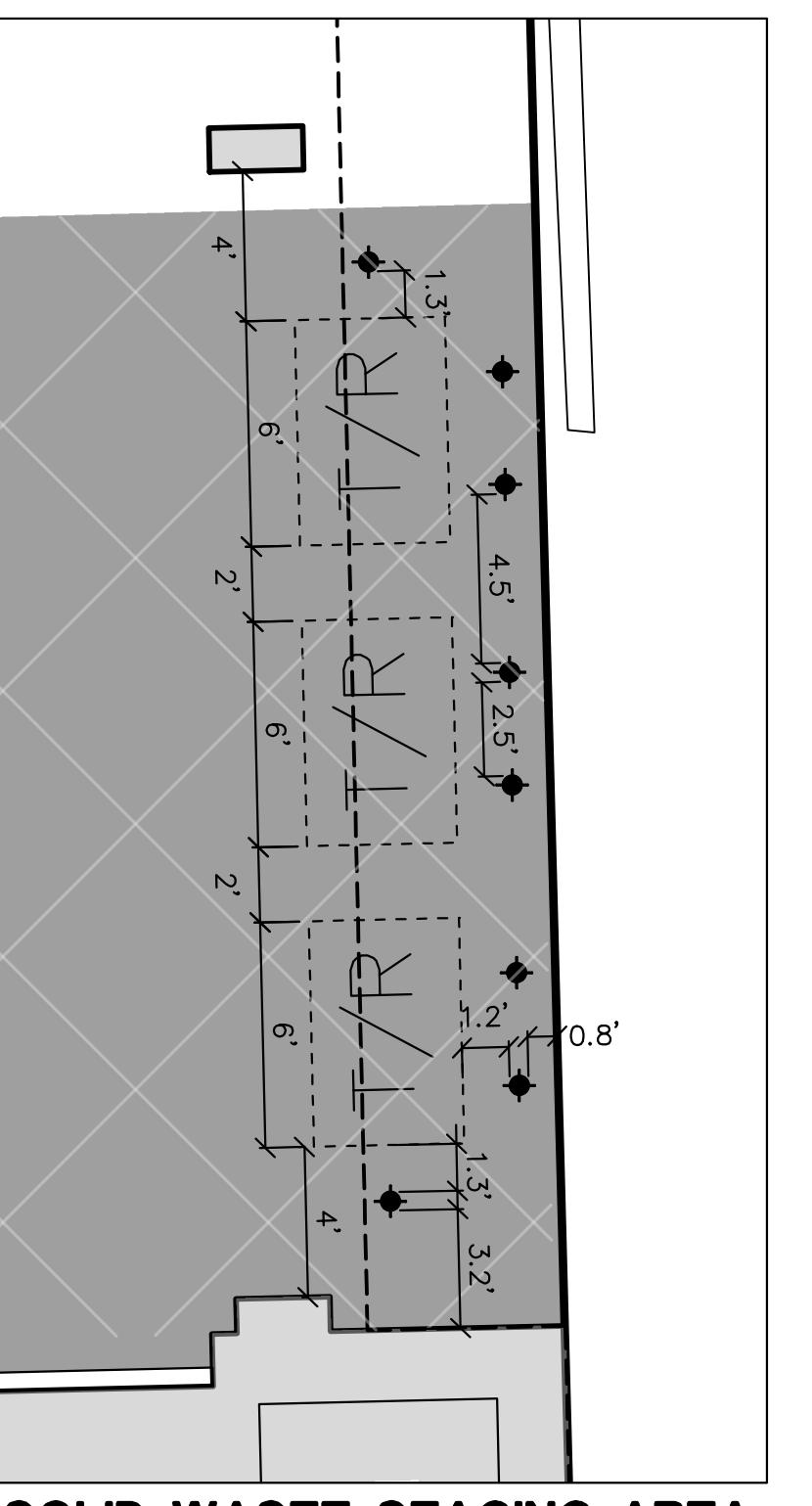
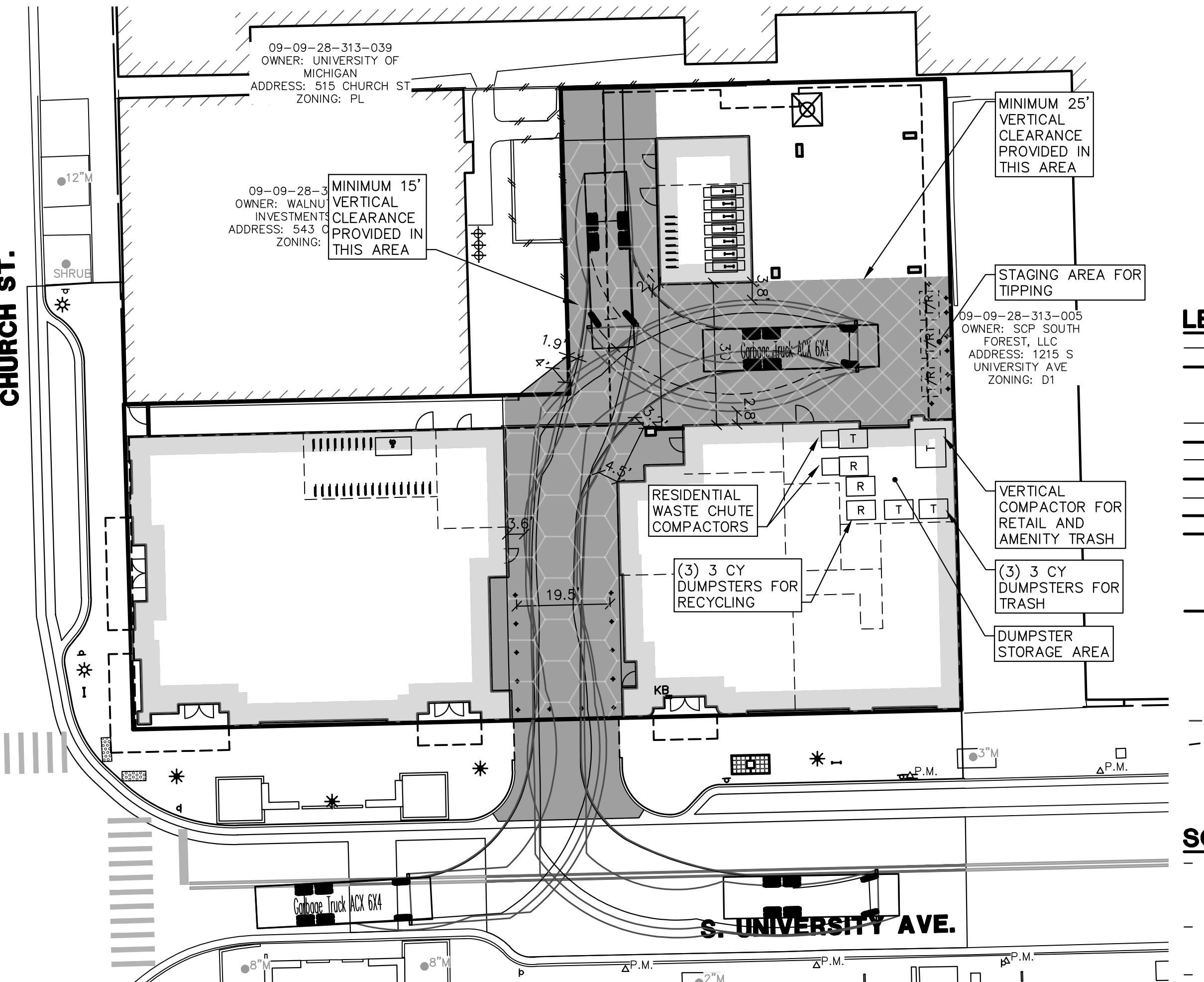
1201-1209, 1213 SOUTH UNIVERSITY
CITY OF ANN ARBOR FILE #SP24-0020
JOB No. 24048
REVISIONS:
FER MUNICIPAL REVIEW 10/1/24
FER MUNICIPAL REVIEW 12/06/24
FER MUNICIPAL REVIEW 01/31/25
FER MUNICIPAL REVIEW 24048G1



FIRE PROTECTION NOTES

- THE BUILDING IS WITHIN A 250' HYDRANT RADIUS.
- ALL PARTS OF EXTERIOR WALLS ARE WITHIN A 400' HOSE LAY.
- CONSTRUCTION SEQUENCE
 - HYDRANTS SHALL BE IN SERVICE PRIOR TO VERTICAL BUILDING CONSTRUCTION.
 - HYDRANTS PROVIDING COVERAGE FOR BUILDINGS SHALL BE IN SERVICE BEFORE COMBUSTIBLE MATERIALS ARE PLACED.
 - STORAGE AREAS FOR CONSTRUCTION MATERIAL MUST BE SO AS NOT TO INTERFERE WITH EMERGENCY SITE ACCESS.
- ANY NEW OR RELOCATED HYDRANTS WITH STEAMER CONNECTIONS MUST BE INSTALLED SUCH THAT THE STEAMER CONNECTION IS FACING THE FIRE LANE.
- DURING CONSTRUCTION, THE SITE ADDRESS LOCATION(S) WILL BE COORDINATED WITH THE FIRE DEPARTMENT TO ENSURE THEY ARE CLEARLY LABELED AND VISIBLE WHEN APPROACHING THE BUILDING UNITS.
- STORAGE AREA FOR CONSTRUCTION MATERIALS SHALL NOT INTERFERE WITH FIRE/EMERGENCY SITE ACCESS.
- DUE TO BUILDING HEIGHT AND NUMBER OF STORIES, THE PROJECT WILL BE TYPE 1A CONSTRUCTION.
- THE BUILDING WILL BE EQUIPPED WITH AN NFPA 13 AUTOMATIC FIRE SUPPRESSION SYSTEM THROUGHOUT.
- THE STRUCTURE WILL BE DESIGNED WITH A SMOKE REMOVAL SYSTEM. PER 2015 MBC SECTION 403.4.7 "SMOKE REMOVAL" EXCEPTION 2, FIXED WINDOWS WILL BE PROVIDED THAT CONTAIN GLAZING WHICH CAN BE CLEARED BY FIREFIGHTERS. THE PROJECT'S GLAZING IS PLANNED TO BE A 1" IGU WITH THE INNER LITE TEMPERED TO MEET SAFETY GLAZING REQUIREMENTS IN 2014 MBC SECTION 2046 AND THE OUTER LITE HEAT STRENGTHENED. THESE WINDOWS WILL NOT FEATURE LAMINATED GLAZING.
- THE STRUCTURE WILL BE PROVIDED WITH A TYPE 1 (CLASS 1) STANDPIPE SYSTEM FROM THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS TO ALL ROOF SURFACES THROUGH AN ENCLOSED STAIRWAY. ON PAGE SP2.20 A STAIRWAY EXTENSION TO THE HIGHEST ROOF SURFACE HAS BEEN ADDED.
- EMERGENCY RESPONDER RADIO COVERAGE MUST MEET REQUIREMENTS AS SPECIFIED IN THE IFC SECTION 510.
- SOLAR PANELS MUST BE COMPLIANT WITH 2015 IFC 605.

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SOLID WASTE STAGING AREA

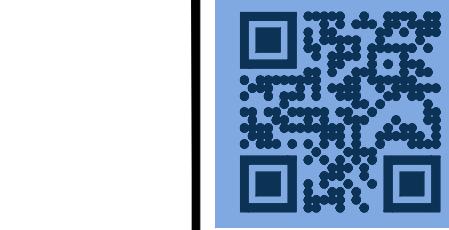
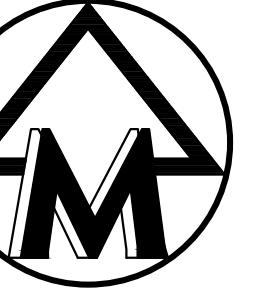
SCALE: 1"=5'

SOLID WASTE CALCULATION

Assumptions	
Assume waste is 0.8 Trash and 0.2 Recycle	
Assume 225 lb/cy for uncompactd trash and 600 lb/cy for compacted trash	
Assume 100 lb/cy for uncompacted recycling and 600 lb/cy for compacted recycling	
Apartments	
Apartments: 4 lb/bed/day	
625 beds	
625 x 4 = 2500 lb/day x 7 day/week = 17500 lb/week	
Trash = 0.8 x 17500 = 14000 lb/week + 600 lb/cy = 23.33 cy/week, compacted	
Recycling = 0.2 x 17500 = 3500 lb/week + 600 lb/cy = 5.83 cy/week, compacted	
Retail: Café / Coffee Shop	
Retail: 1 lb/meal/day	
400 meals per day	
400 x 1 = 400 lb/day x 7 day/week = 2800 lb/week	
Trash = 0.8 x 2800 = 2240 lb/week + 600 lb/cy = 3.73 cy/week, compacted	
Recycling = 0.2 x 2800 = 560 lb/week + 600 lb/cy = 0.93 cy/week compacted	
Amenity	
Amenity: 0.01 lb/sf/day	
10312 sqft	
10312 x 0.01 = 103 lb/day x 7 day/week = 722 lb/week	
Trash = 0.8 x 722 = 577 lb/week + 600 lb/cy = 0.96 cy/week, compacted	
Recycling = 0.2 x 722 = 144 lb/week + 600 lb/cy = 0.24 cy/week compacted	
Summary	
Trash Total (compacted): 28.03 cyds/week	
Recycling Total (compacted): 7.01 cyds/week	
Proposing:	
(3) 3 CY Dumpsters for Trash, collected four times per week	
(3) 3 CY Dumpsters for Recycling, collected once per week	

SOLID WASTE TRUCK DETAIL

JOB No.		24048	REV. DATE	10/1/24	DATE: 08/15/24
FEEDBACK	REVISIONS:				
FER MUNICIPAL REVIEW	10/1/24	CDID: KAV			
FER MUNICIPAL REVIEW	12/06/24	ENG: SFG			
FER MUNICIPAL REVIEW	01/31/25	PM: TPH			
FER MUNICIPAL REVIEW	2/28/25	TECH: CTS			
		24048FF1			
		15			



SCALE: 1" = 20'
0 20 40 60



Know what's below.
Call before you dig.

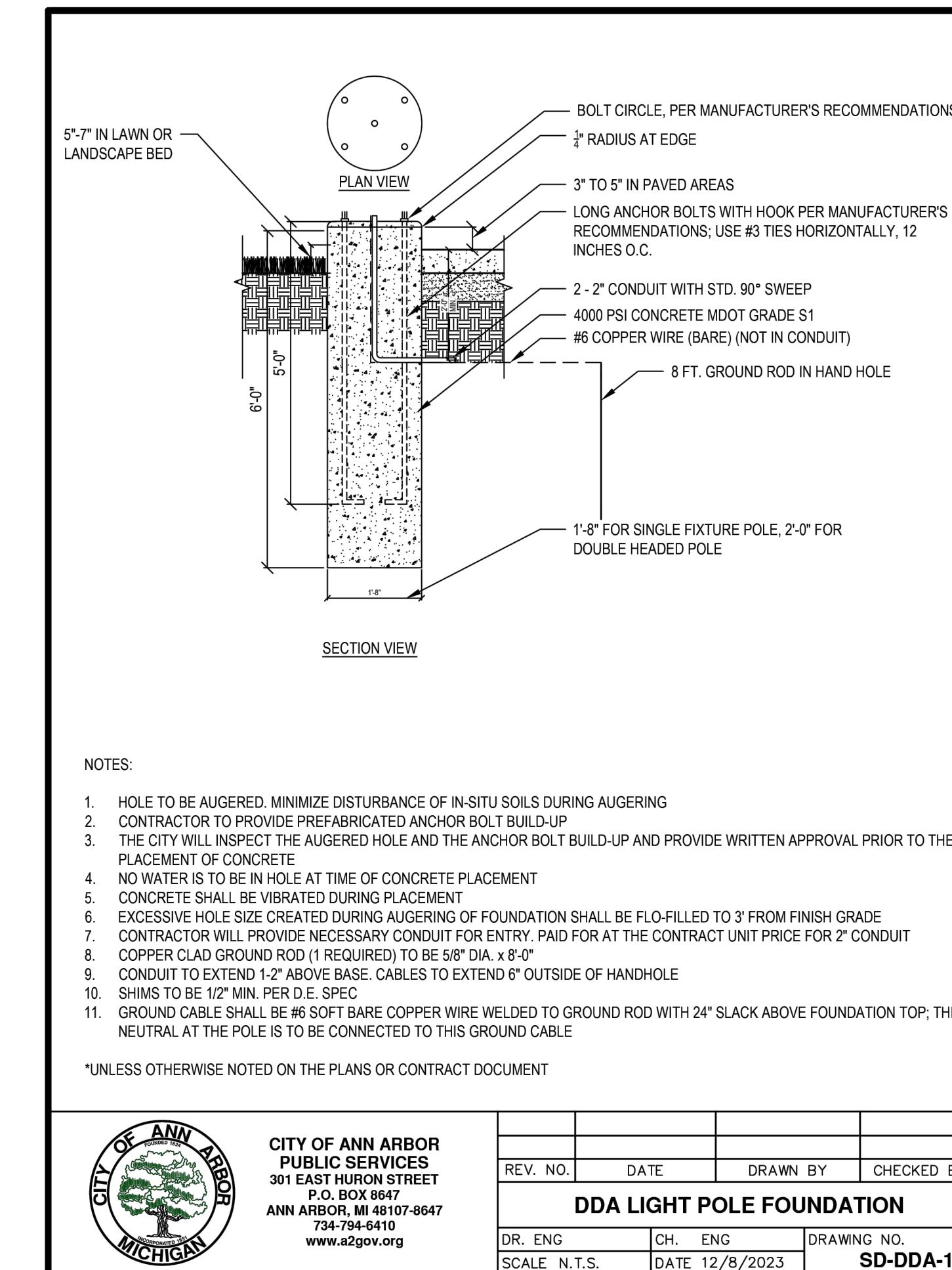
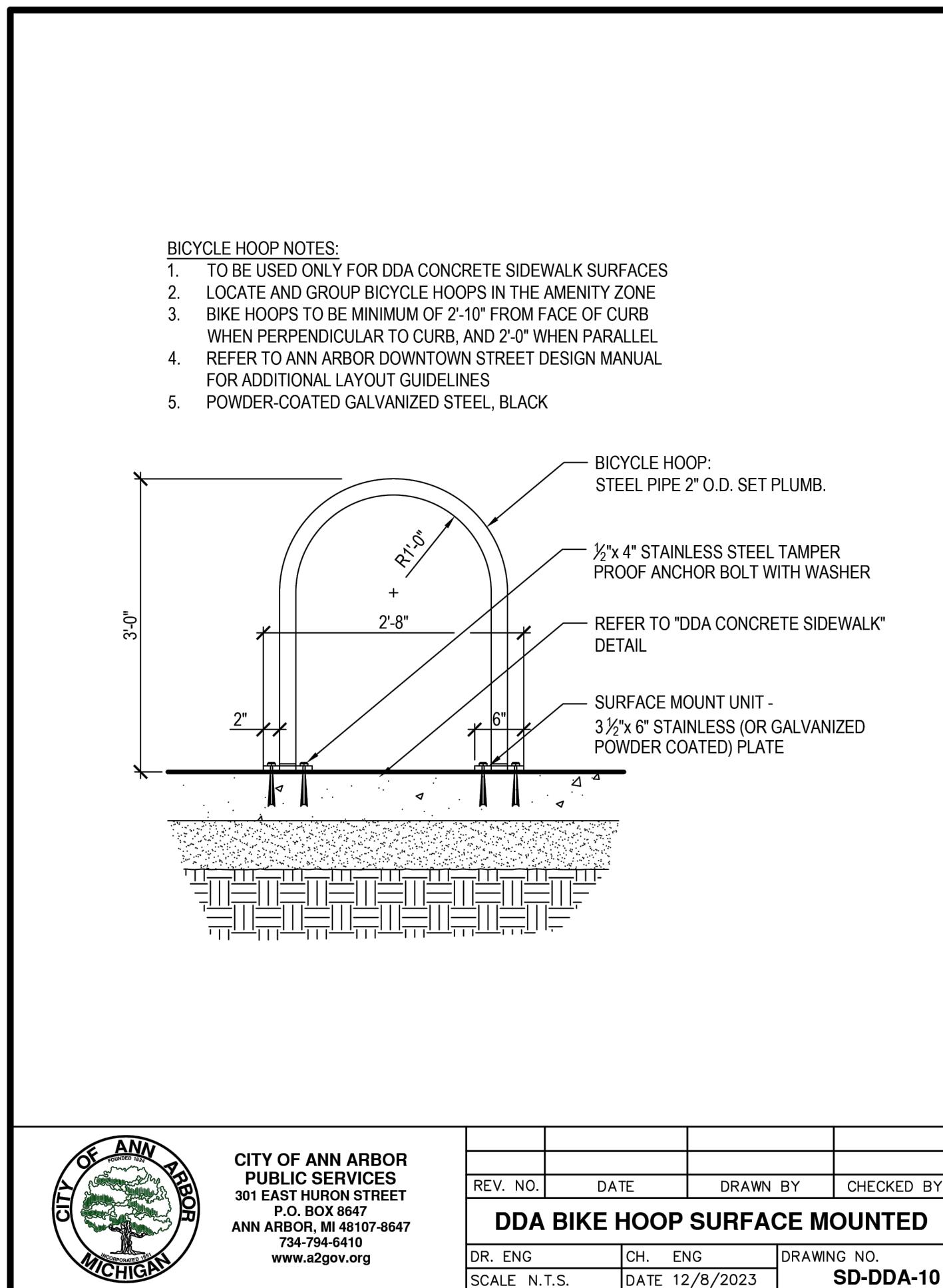
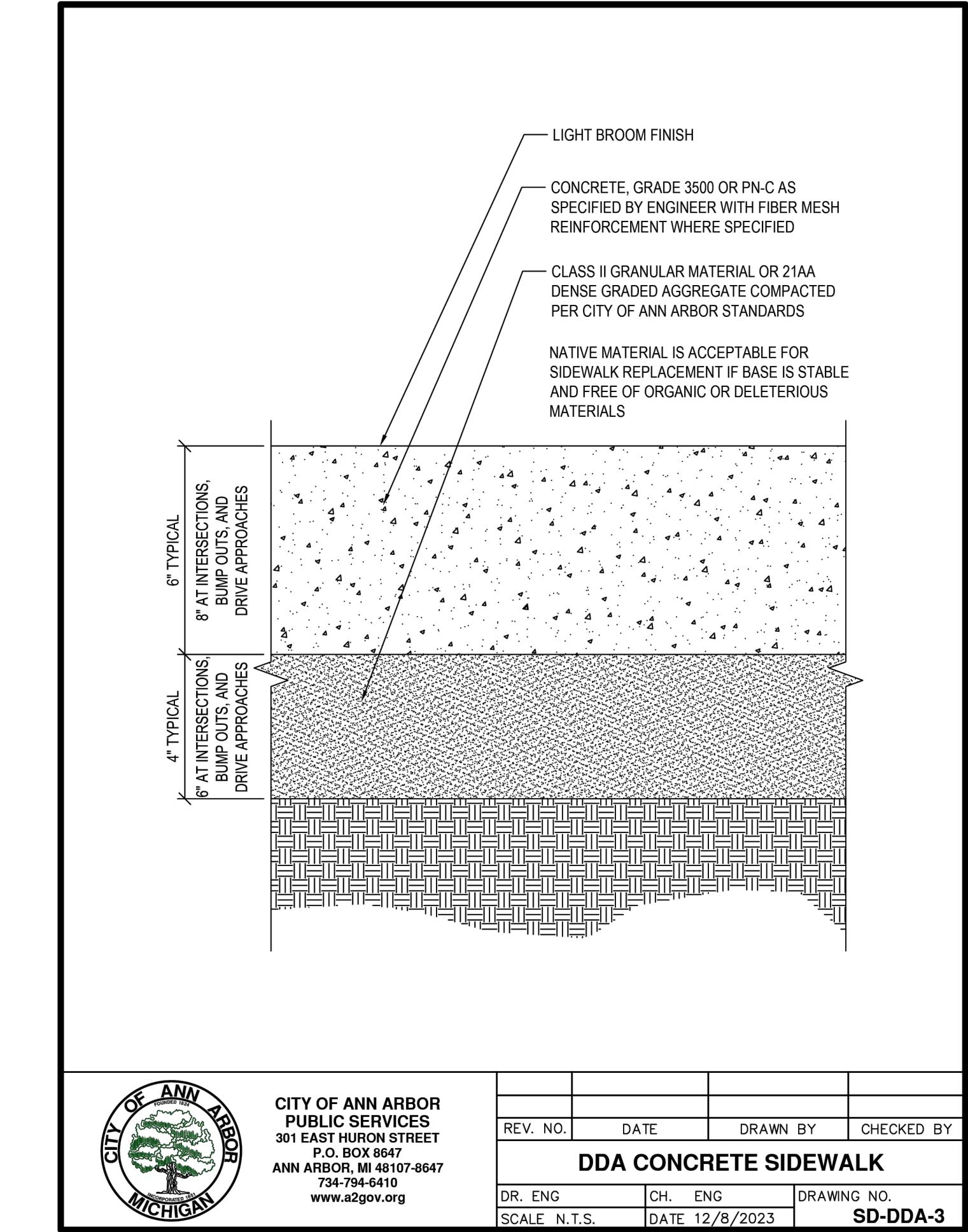
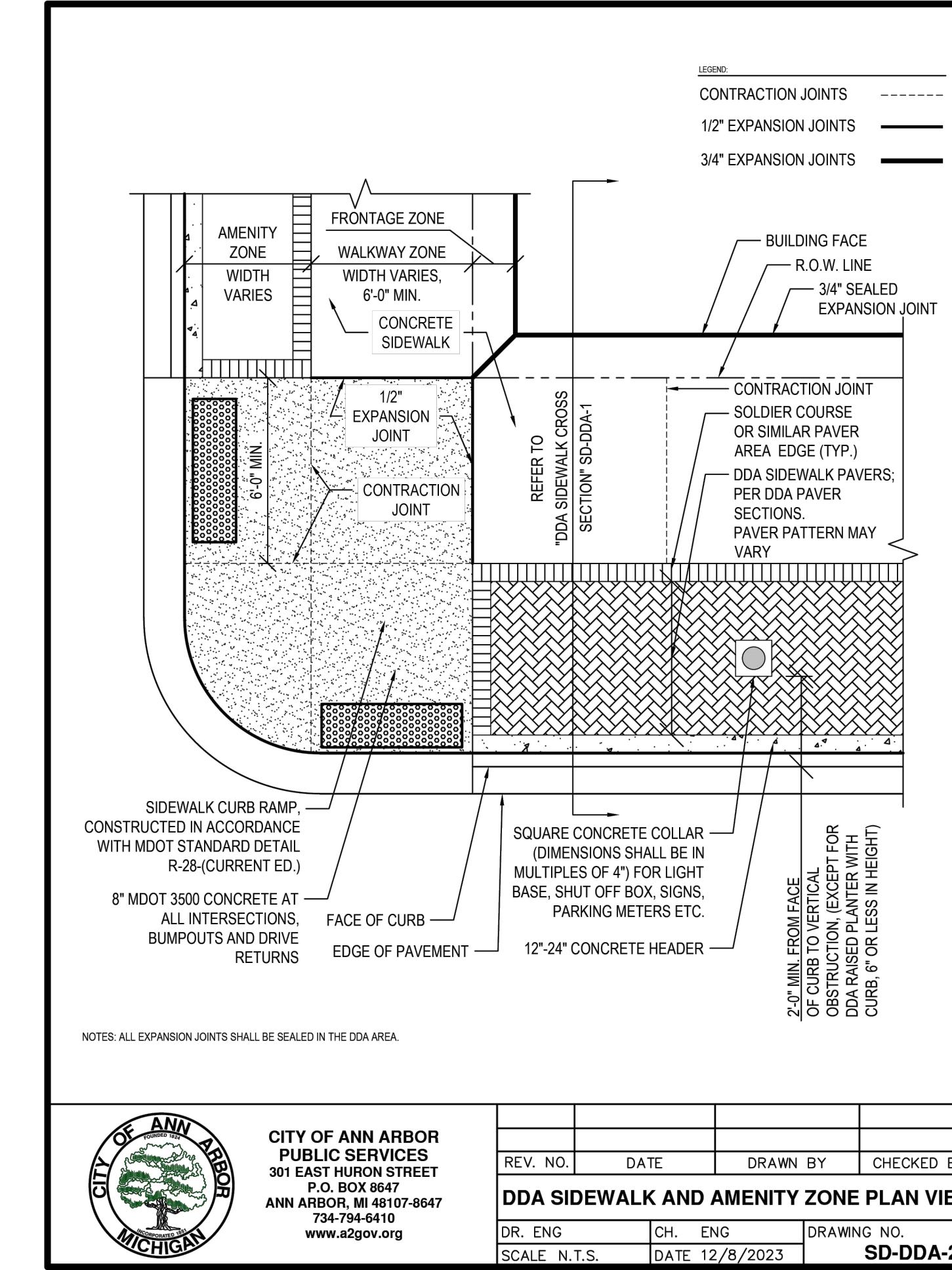
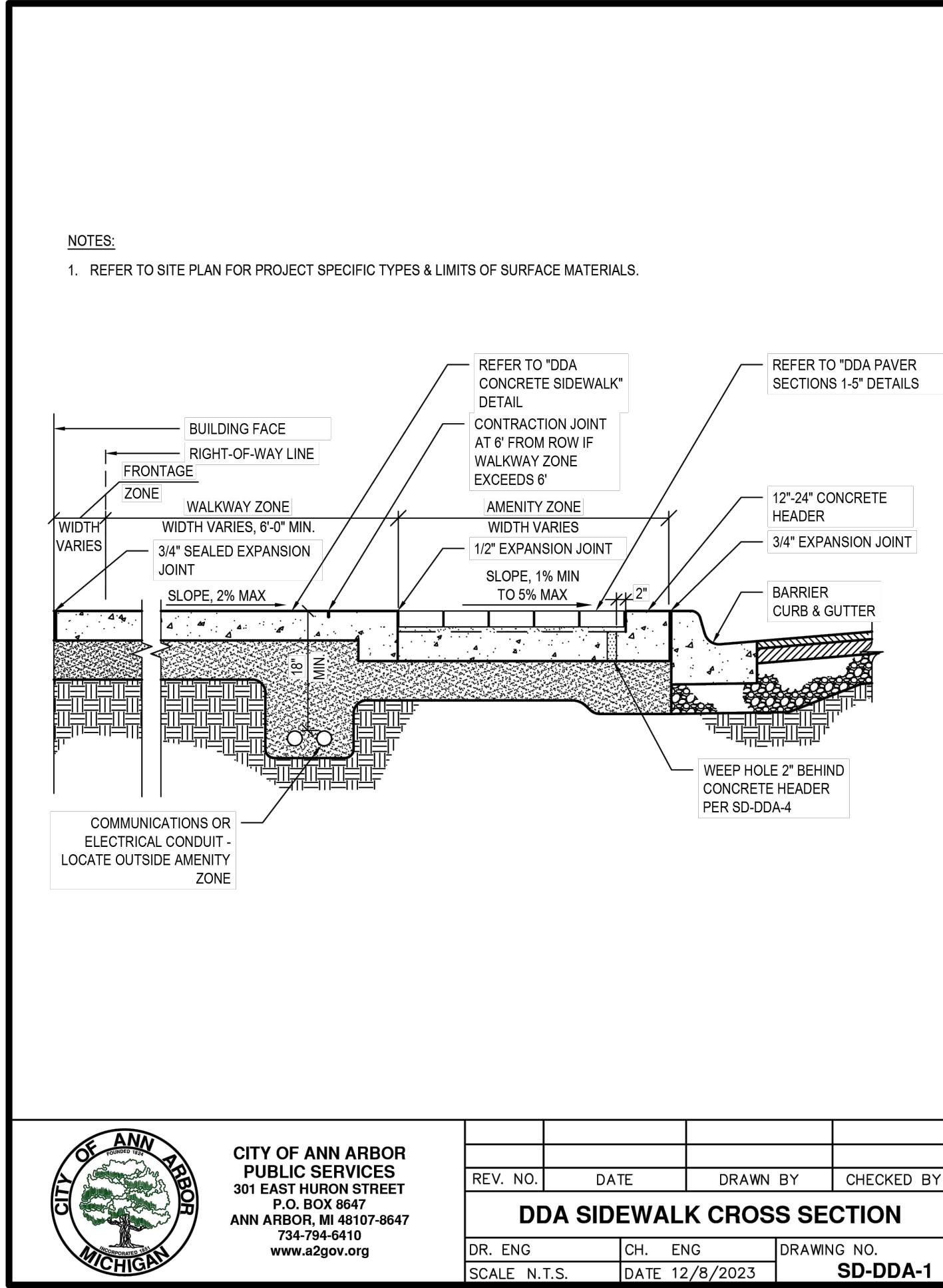
CHAPTER ANN ARBOR

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

SITE PLAN FOR PLANNING COMMISSION
FIRE PROTECTION AND SOLID WASTE PLAN

15

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



NOTES:

1. DDA BIKE HOOPS TO BE AS MANUFACTURED BY DERO BIKE CO., BLACK, OR APPROVED EQUAL.
2. REFER TO SOUTH UNIVERSITY DDA PLAN FOR SOUTH UNIVERSITY STREETSCAPE DETAILS.

CHAPTER ANN ARBOR

SITE PLAN FOR PLANNING COMMISSION
DDA DETAILS 1

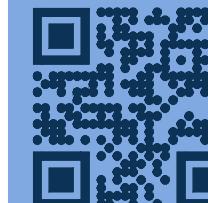
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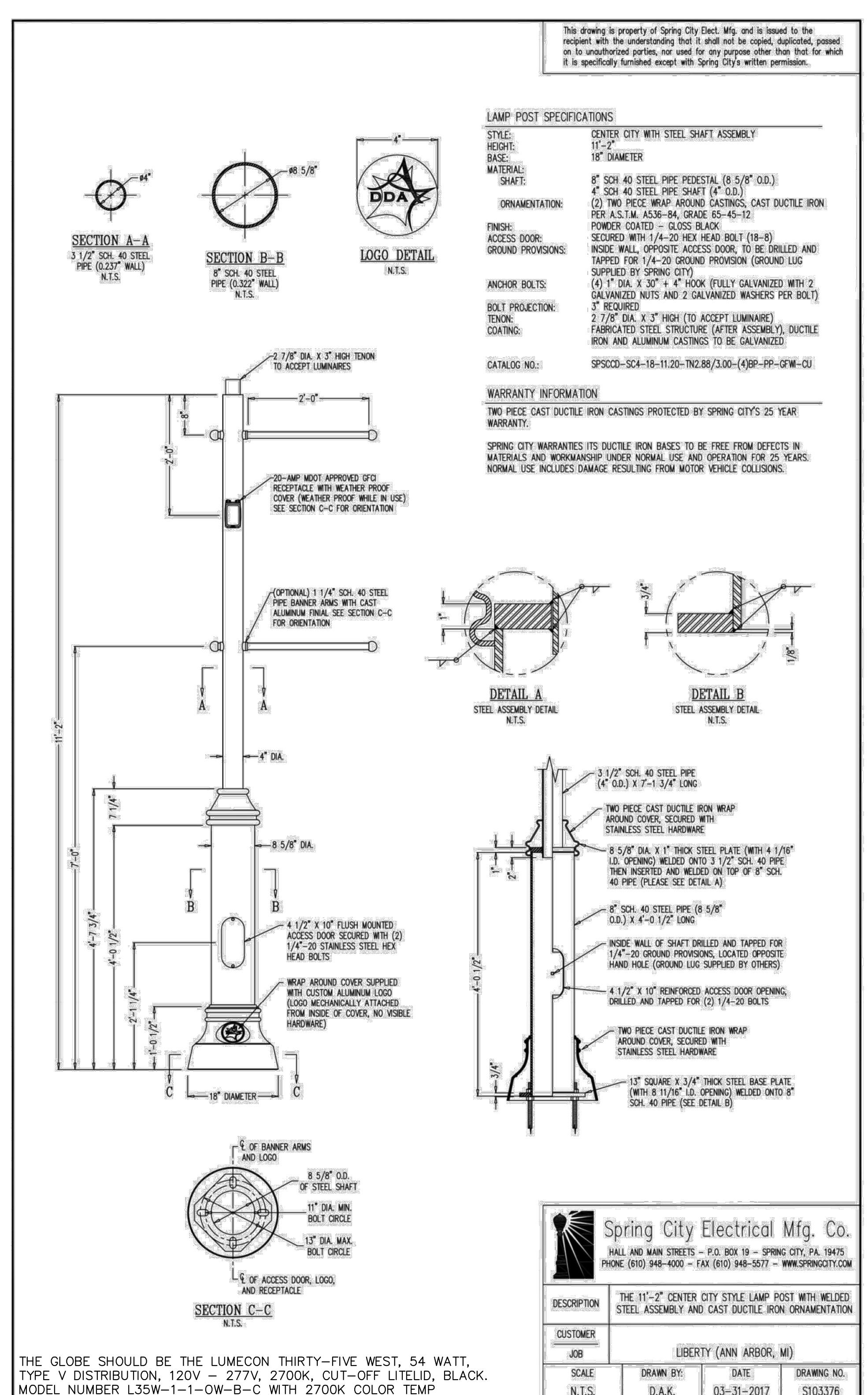
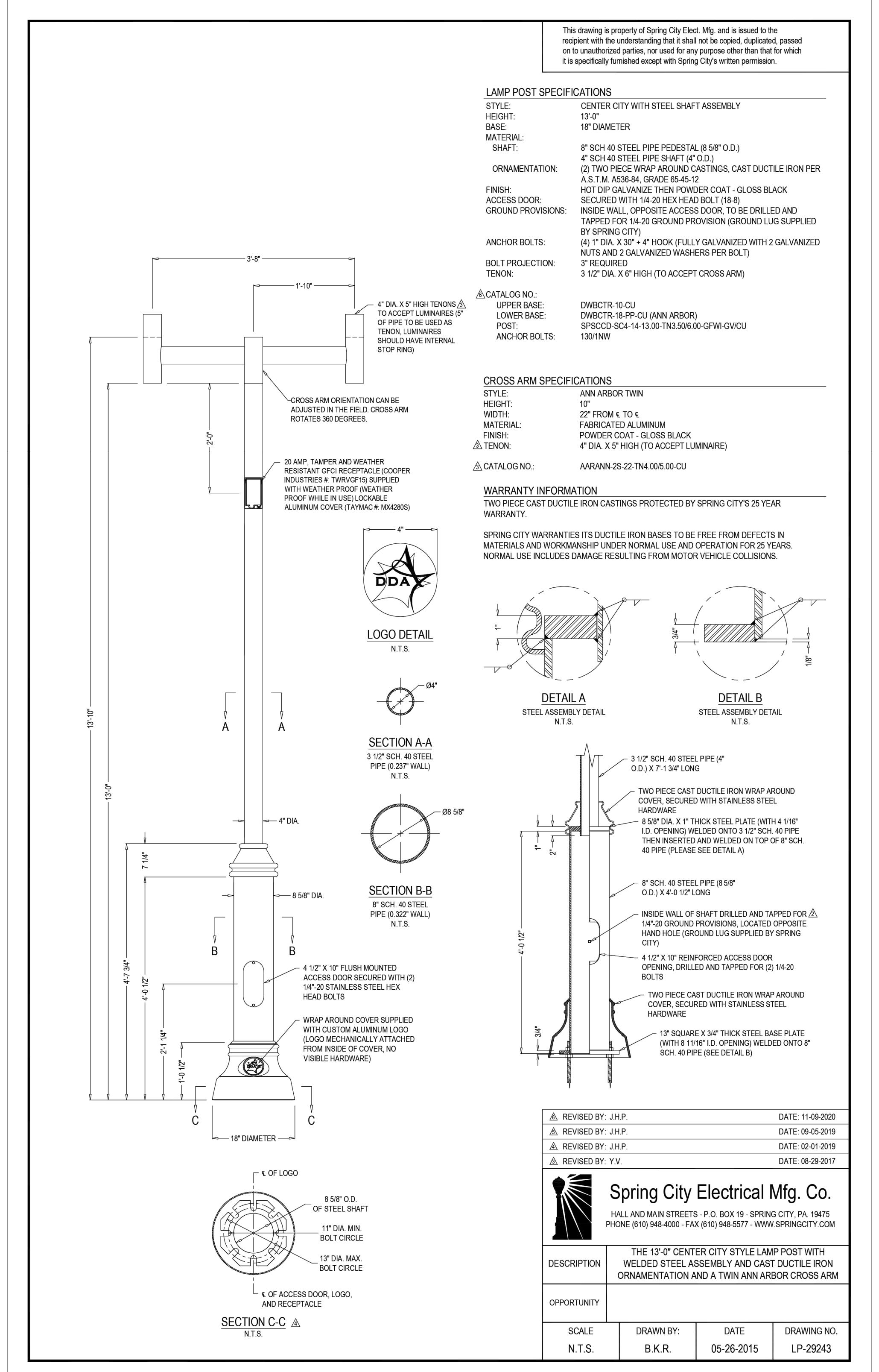
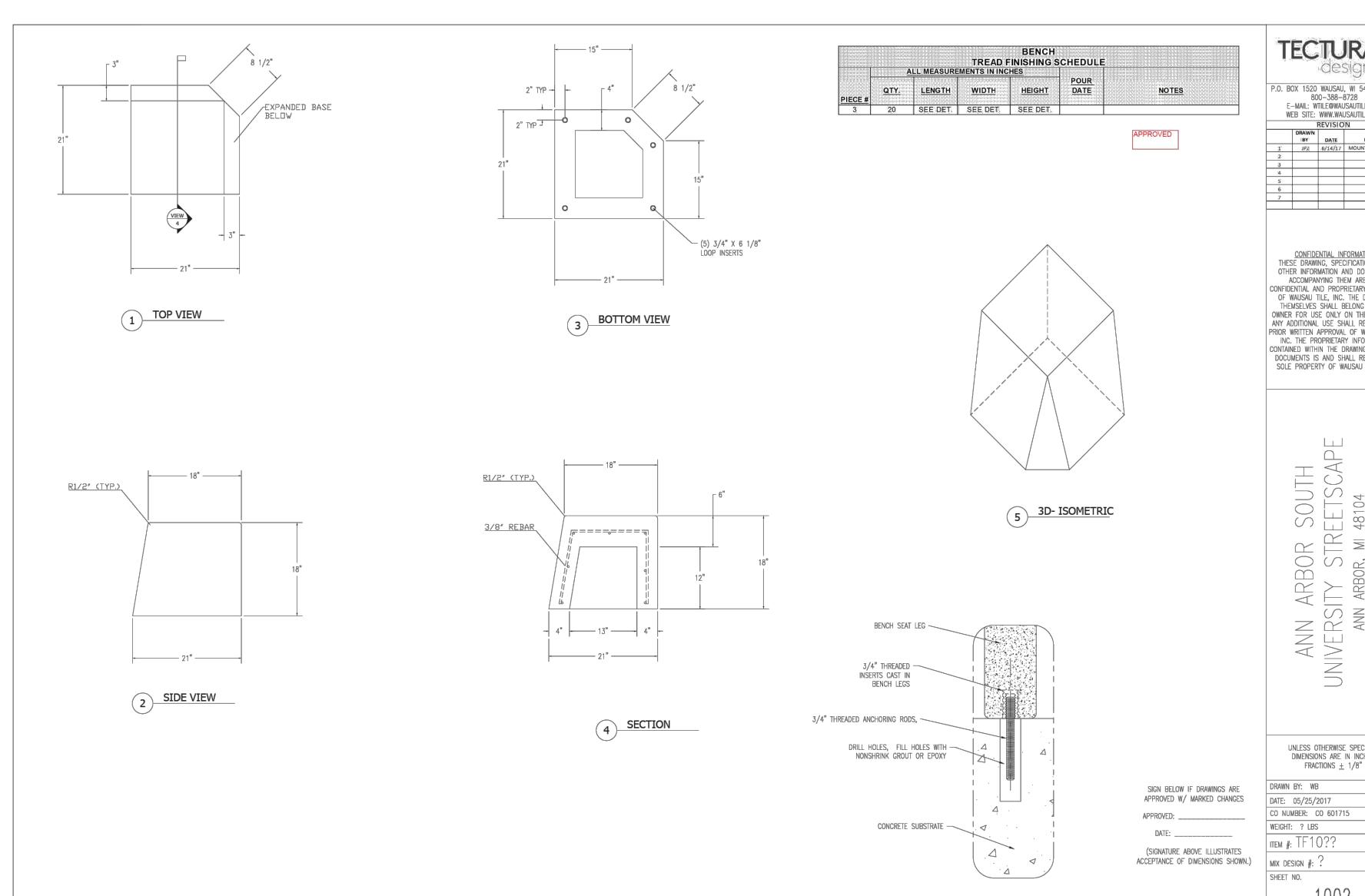
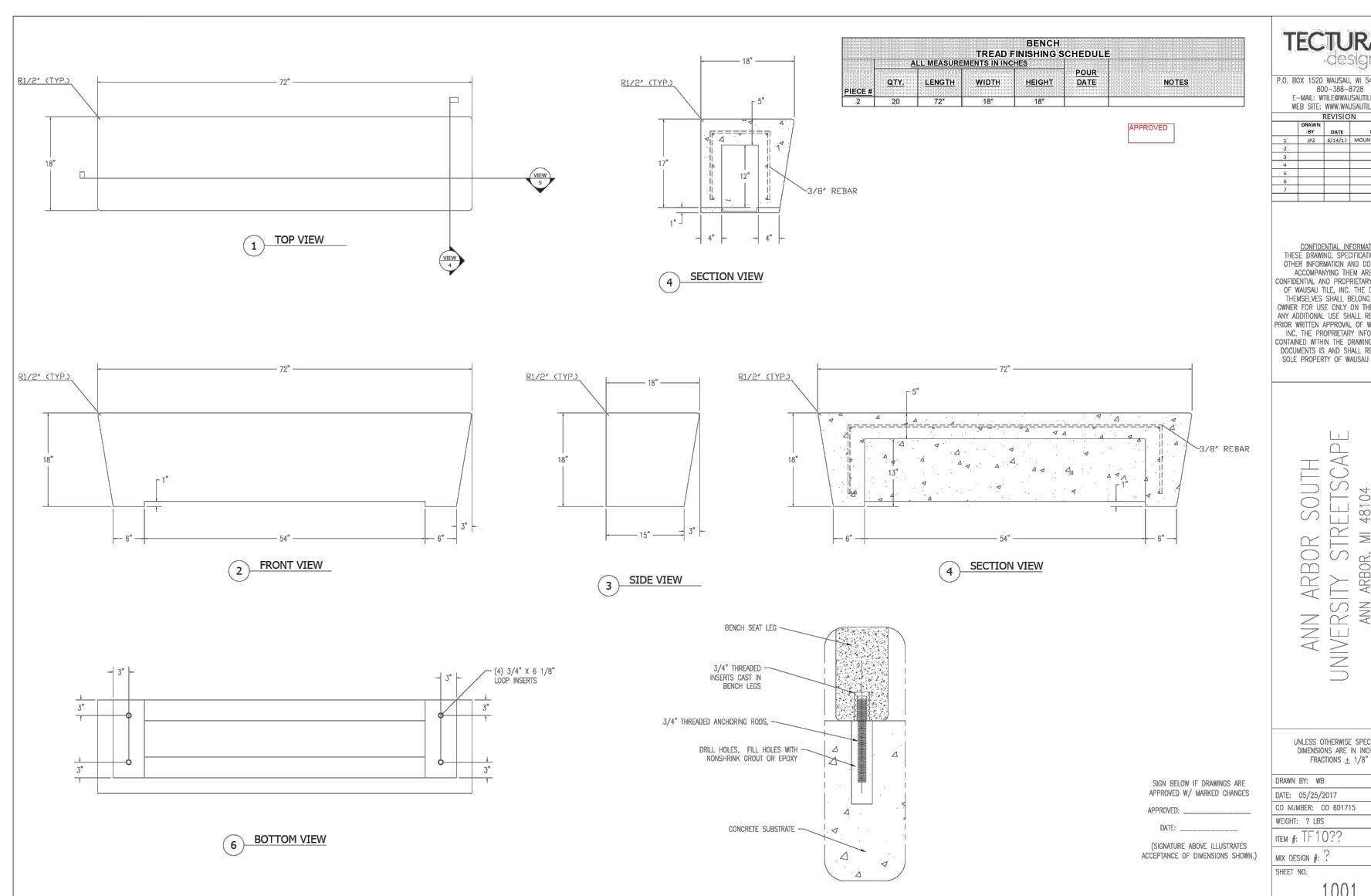
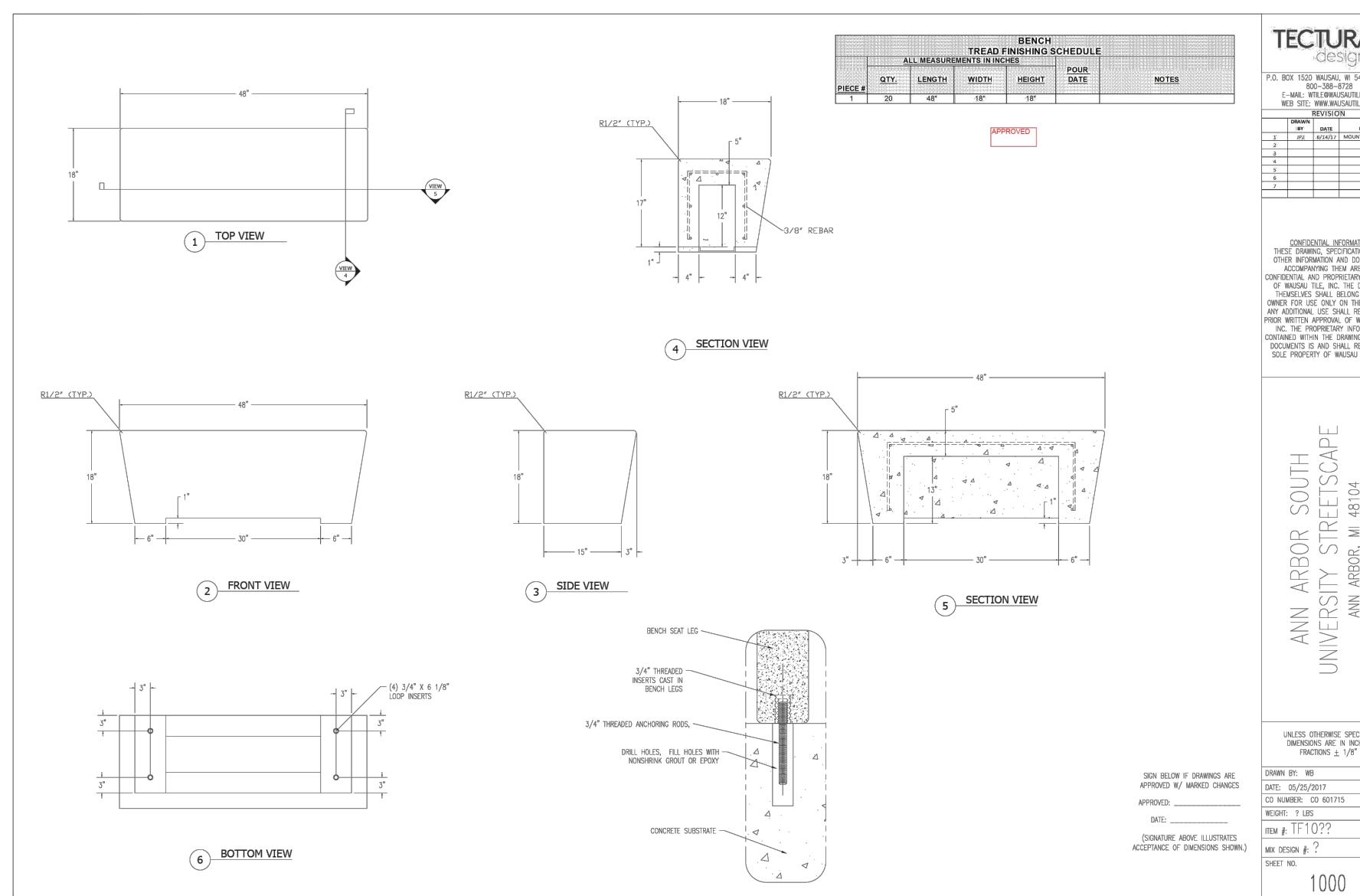
1201-1209-1213 SOUTH UNIVERSITY
CITY OF ANN ARBOR FILE #SP24-0020

24048

JOB NO. 24048
REV. DATE 10/1/24
CADD: KAV
ENG: SFG
PM: TPH
TECH: CTS
TB#

REVISIONS:
FER MUNICIPAL REVIEW 10/1/24
FER MUNICIPAL REVIEW 12/6/24
FER MUNICIPAL REVIEW 01/31/25
FER MUNICIPAL REVIEW 12/6/24





ANN ARBOR CHAPTER

CRG + SHAPACK
1209 SOUTH UNIVERSITY AVENUE, ANN ARBOR, MI 48104
SP24-0020 (1201, 1209, 1213 SOUTH UNIVERSITY AVE)

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

DRAWING TITLE
FLOOR PLAN - LEVEL 00 -
LOWER LEVEL

DRAWING NO.

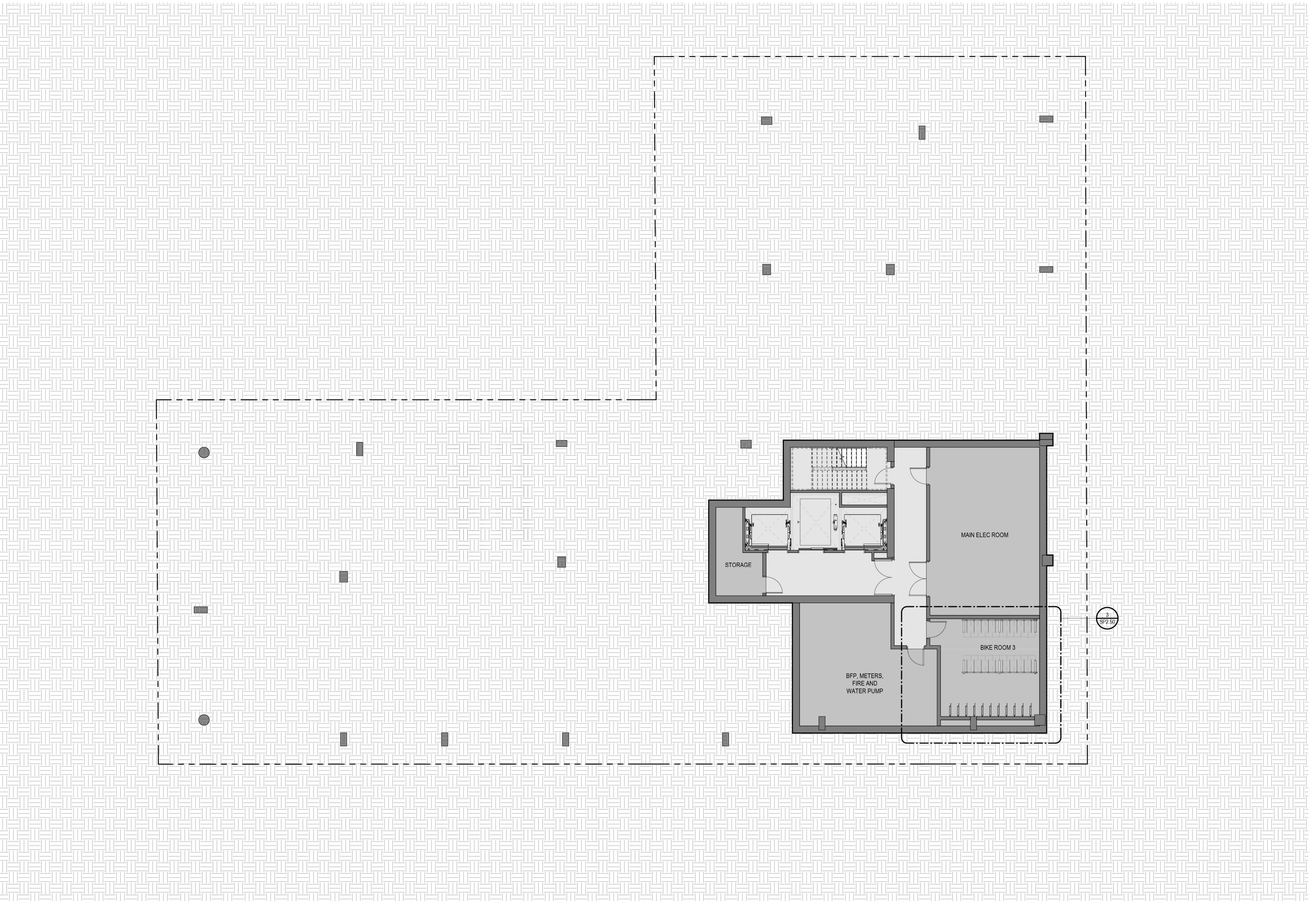
SP2.000

Job #

8162

12/4/2024 4:08:18 PM

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LEGEND:
 LOBBY + AMENITY
 RETAIL
 CIRCULATION
 MEP/BOH
 SHAFT
 RESIDENTIAL

FLOOR PLAN - LOWER LEVEL 00
 1 SP2.000 1/8" = 1'-0"

0' 4' 8' 16'

Job #

8162

12/4/2024 4:08:18 PM

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SP24-0020 (1201, 1209, 1213 SOUTH UNIVERSITY AVE)

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

DRAWING TITLE
FLOOR PLAN - LEVEL 19

DRAWING NO.

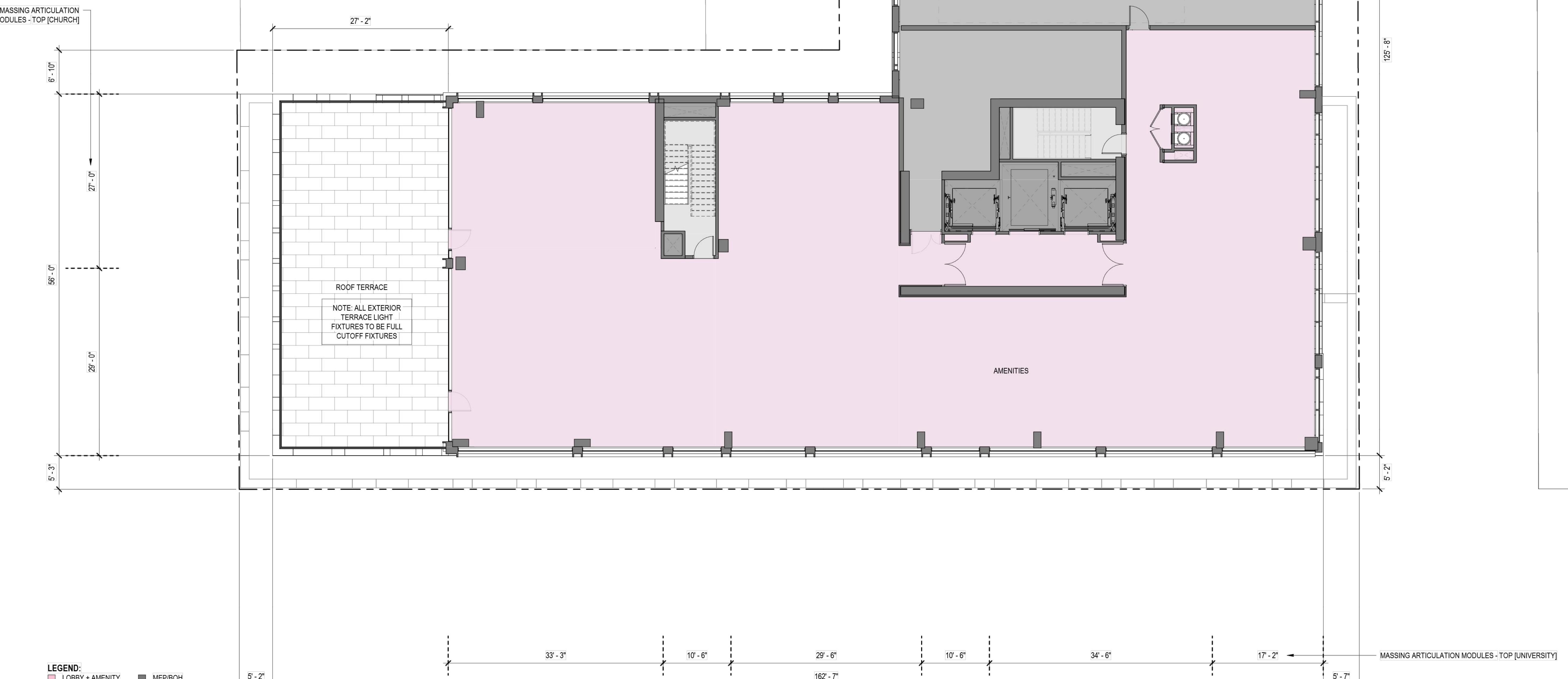
SP2.19

Job #

8162

10/11/2024 10:05:49 AM

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1209 SOUTH UNIVERSITY AVENUE, ANN ARBOR, MI 48104
SP24-0020 (1201, 1209, 1213 SOUTH UNIVERSITY AVE)

DRAWING TITLE
ROOF PLAN

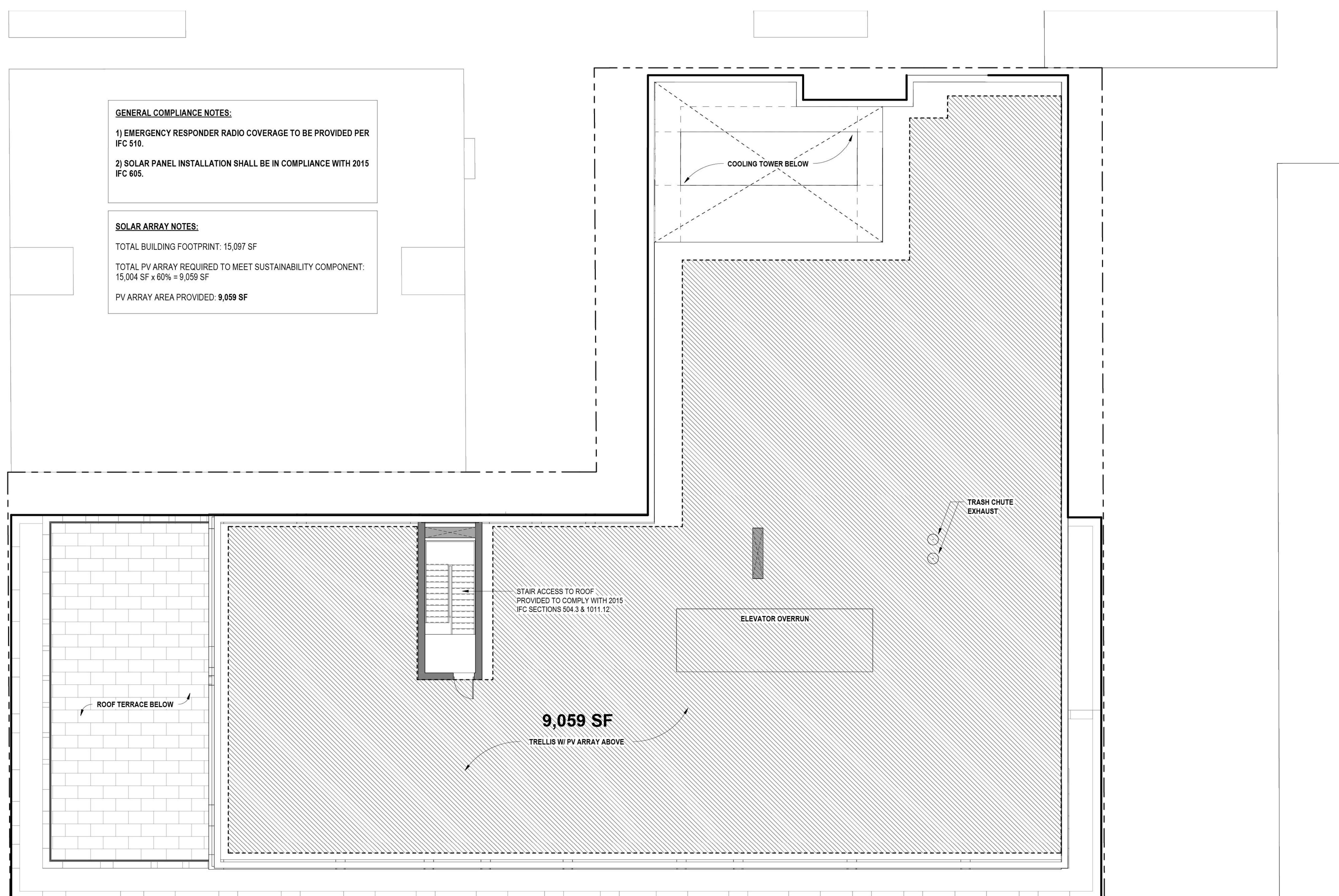
DRAWING NO.

SP2.20

Job #

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BIKE RACK EXHIBITS:

HOOP STYLE BIKE RACK (MINIMAL PHYSICAL EFFORT)



LIFT ASSIST VERTICAL BIKE RACK (MINIMAL PHYSICAL EFFORT)



HIGH EFFICIENCY VERTICAL BIKE RACK



BICYCLE STORAGE CALCULATIONS:

MINIMUM BICYCLE PARKING SPACES REQUIRED FOR D1 ZONE (RESIDENTIAL) PER TABLE 5.19-2 "SPECIAL DISTRICT REQUIREMENTS": 1/2,500 SF

MINIMUM BICYCLE PARKING SPACES REQUIRED CALCULATION

	AREA	RATE	MINIMUM	PROVIDED	NOTES
RESIDENTIAL	195,000 SF	1/2,500 SF	78 BIKES	79 BIKES	ALL BIKES PROVIDED MEET THE REQUIREMENTS OF CLASS "A" STORAGE 67% OF BIKE STORAGE SHOULD REQUIRE "MINIMAL PHYSICAL EFFORT". 33% OF BIKE STORAGE ALLOW FOR "HEAVY LIFT".
RACK TYPE RATIOS:					
	1. HOOP RACKS & LIFT ASSIST RACKS (MINIMAL PHYSICAL EFFORT):				STORAGE FOR 59 BIKES = 75% STORAGE FOR 20 BIKES = 25%
	2. HIGH EFFICIENCY VERTICAL RACKS (HEAVY LIFT):				
NON-RESIDENTIAL	3,654 SF	1/10,000 SF	1 BIKE	2 BIKES	ALL BIKES PROVIDED MEET THE REQUIREMENTS OF TYPE "C" STORAGE HOOP STYLE RACK PROVIDED ALONG S. UNIVERSITY AVE.. SEE SHEET 08 - SITE LAYOUT PLAN

Lamar Johnson
Collaborative

35 EAST WACKER DRIVE, SUITE 1500
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Ph: 312.658.0747

CRG

INTEGRATED REAL ESTATE
SOLUTIONS

Shapack

107 N. GREEN STREET
CHICAGO, IL 60607
312.690.4050

ANN ARBOR CHAPTER

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1209 SOUTH UNIVERSITY AVENUE, ANN ARBOR, MI 48104

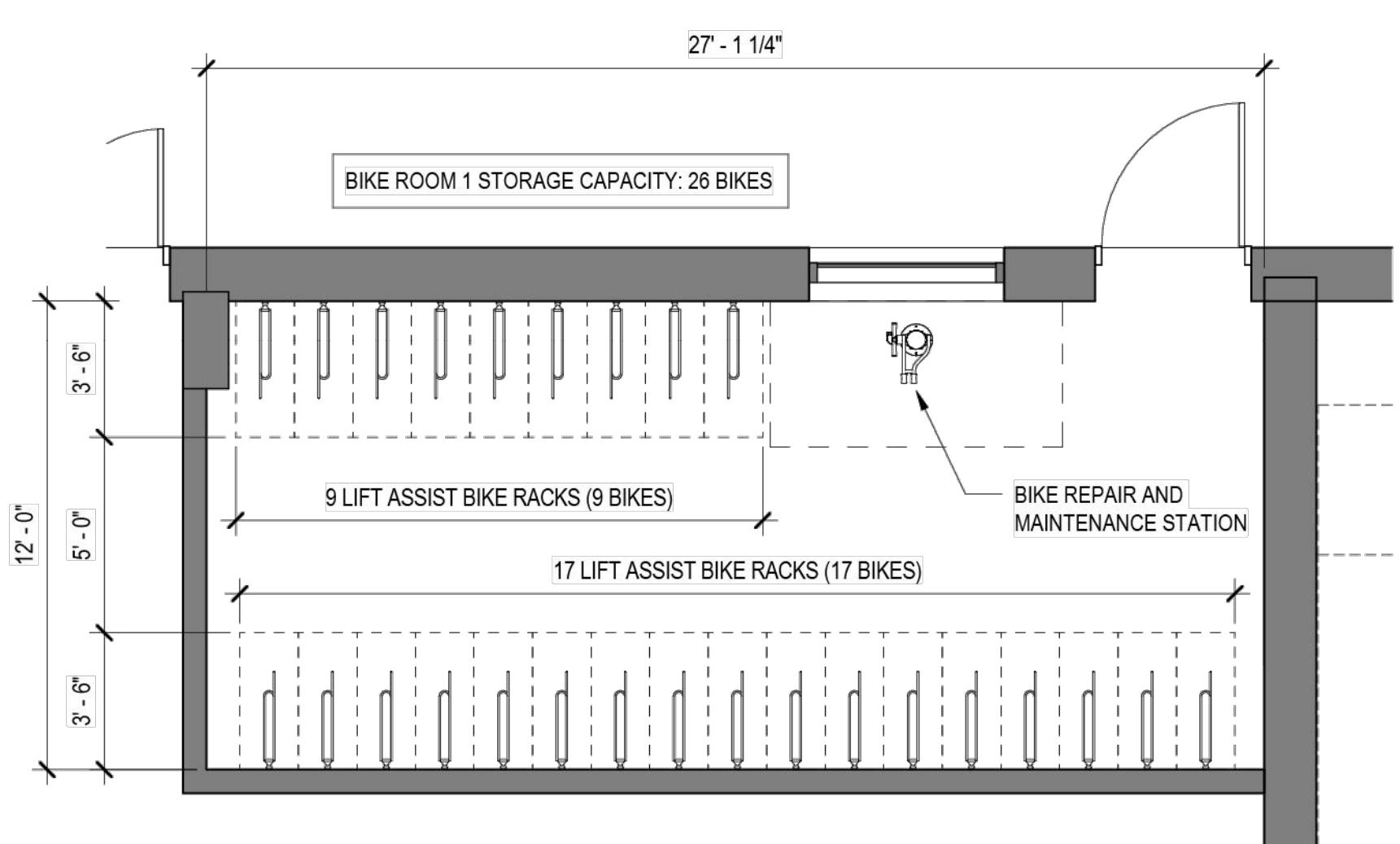
SP24-0020 (1201, 1209, 1213 SOUTH UNIVERSITY AVE)

DRAWING TITLE
FLOOR PLAN - ENLARGED BIKE
ROOM PLANS

DRAWING NO.

SP2.50

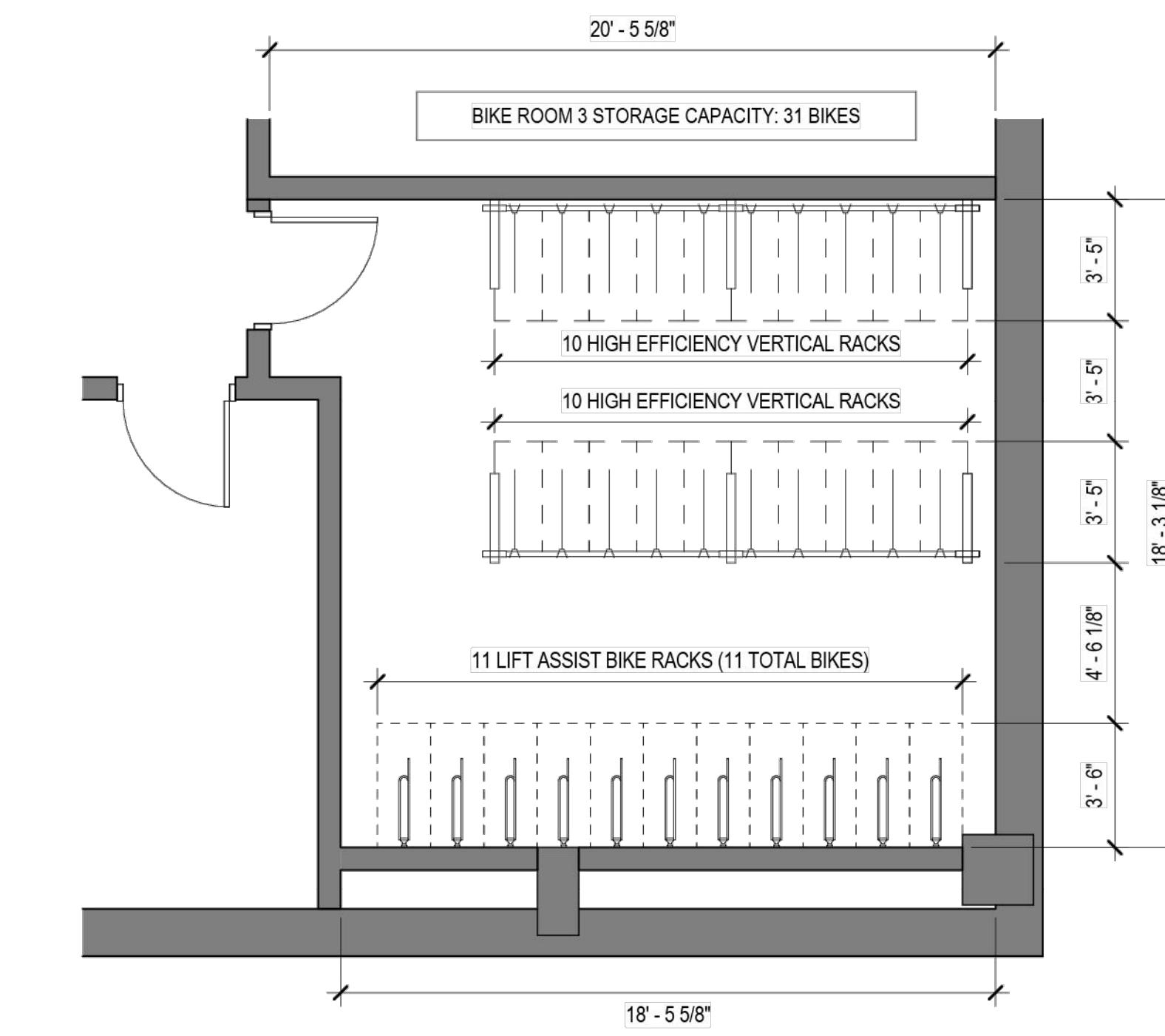
Job # 8162



1
SP2.50 1/4" = 1'-0"
2
SP2.50 1/4" = 1'-0"

ENLARGED PLAN - BIKE ROOM 2

ENLARGED PLAN - BIKE ROOM 2

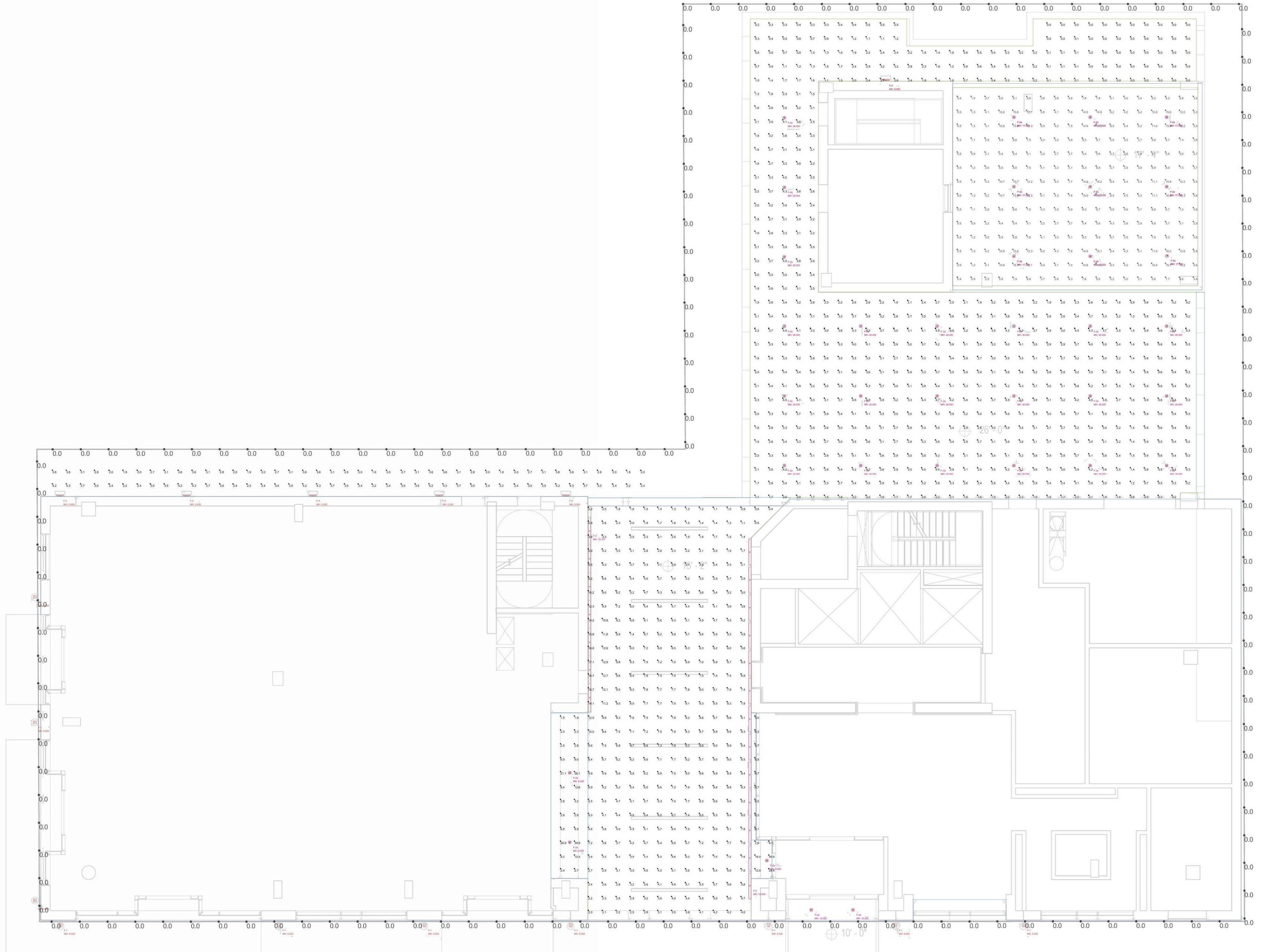


3
SP2.50 1/4" = 1'-0"
ENLARGED PLAN - BIKE ROOM 3

ANN ARBOR CHAPTER

CRG + SHAPACK
1209 SOUTH UNIVERSITY AVENUE, ANN ARBOR, MI 48104
SP24-0020 (1201, 1209, 1213 SOUTH UNIVERSITY AVE)

DRAWING ISSUE			
#	DESCRIPTION	DATE	
B	SITE PLAN REV 01	10.11.2024	
C	SITE PLAN REV 02	12.06.2024	



Luminaire Schedule				
Symbol	Qty	Tag	Mfr	Description
+	10	F-1	PERFORMANCE iN LIGHTING	Q-WALL-MAXI-15-C/I-XX-30K-UNV-XX
—	13	F-2	LSI INDUSTRIES, INC.	LAW2-4-12L-0L-830-CA-A-UNV
□	35	F-2a	LUX ILLUMINAIRE	LFXQ2-xx-xx-1750-UNV-S1-NN-FPQ2-QRS-35-WH-NN-930
—*	7	F-4	LUX ILLUMINAIRE	EOS 3.0-R-WET-XX-GRZ-375-4-30K-8-UNV-S1-W
—	6	F-5	PERFORMANCE iN LIGHTING	M30-18-T2-XX-30K-UNV-XX

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
15-2 CORRIDOR_Floor	Illuminance	Fc	10.24	50.0	1.9	26.32
17-4 AREA_Floor	Illuminance	Fc	10.02	13.8	2.0	6.90
26-0 AREA_Floor	Illuminance	Fc	7.50	11.8	0.0	N.A.
PROPERTY LINE	Illuminance	Fc	3.91	43.3	0.0	N.A.

DRAWING TITLE
PHOTOMETRIC PLAN - LEVEL 01
- GROUND FLOOR

DRAWING NO.

SP2.60

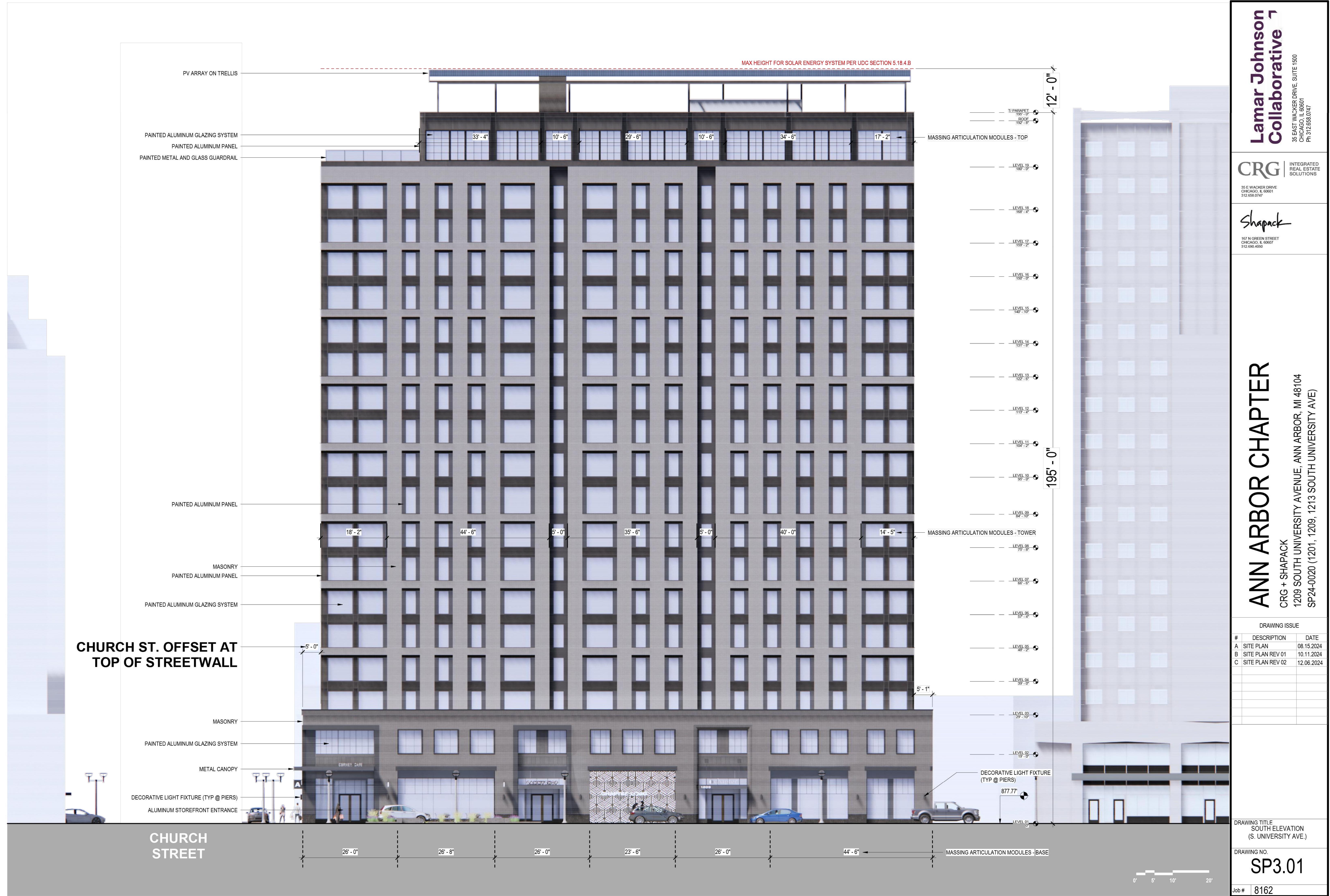
Job # 8162

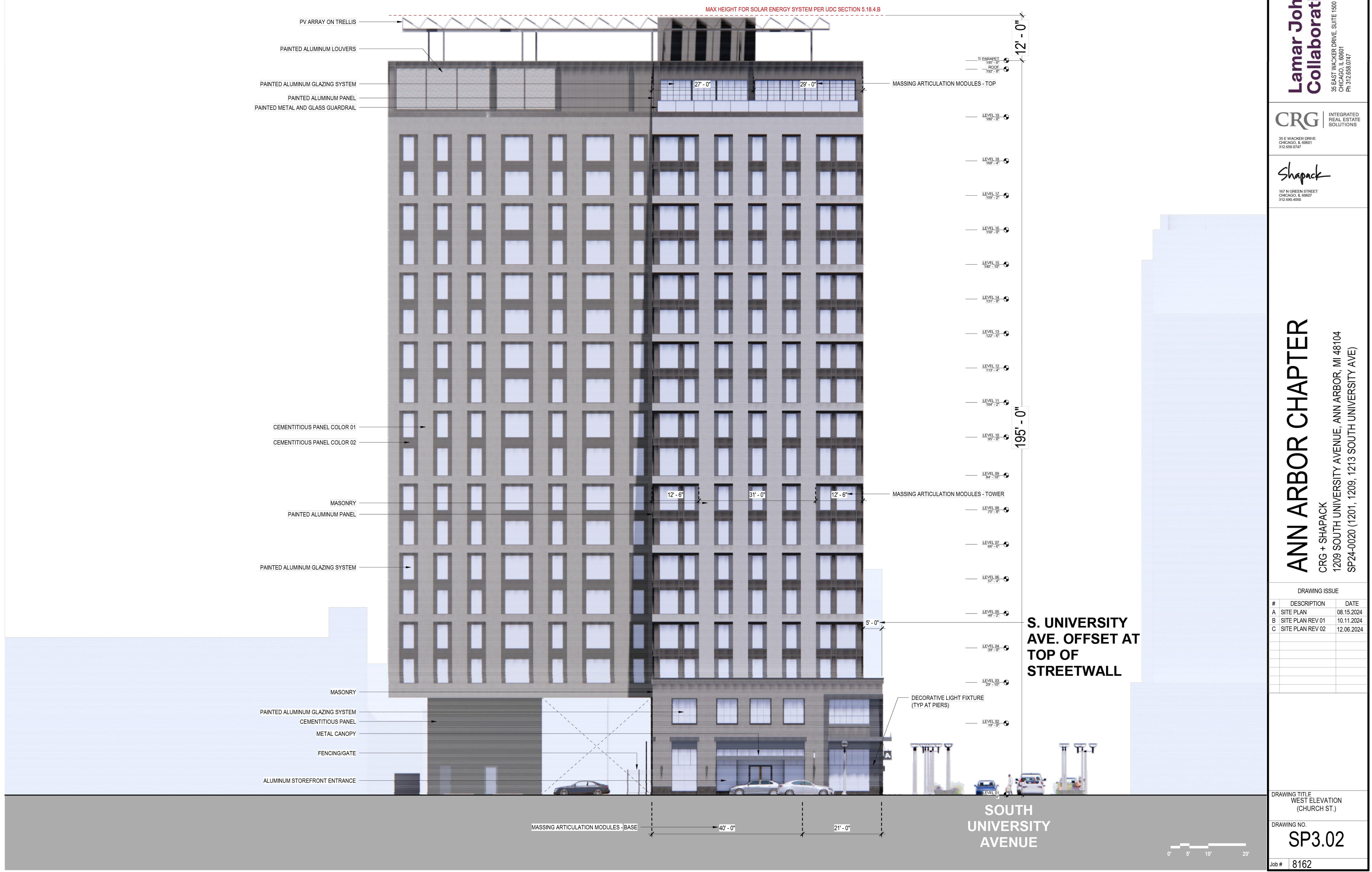
PHOTOMETRIC PLAN - LEVEL 01 - GROUND FLOOR
SP2.60 1/8" = 1'-0"

0' 4' 8' 16'

12/4/2024 4:09:04 PM

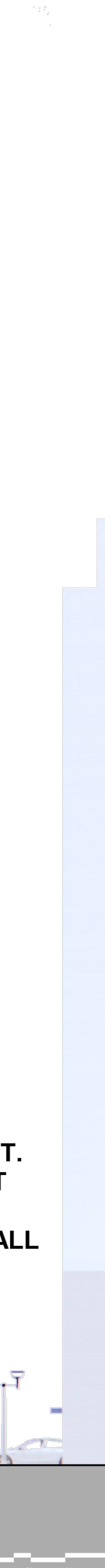
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ANN ARBOR CHAPTER

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1209 SOUTH UNIVERSITY AVENUE, ANN ARBOR, MI 48104
SP24-0020 (1201, 1209, 1213 SOUTH UNIVERSITY AVE)



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

DRAWING TITLE		
NORTH ELEVATION		
DRAWING NO.		
SP3.03		

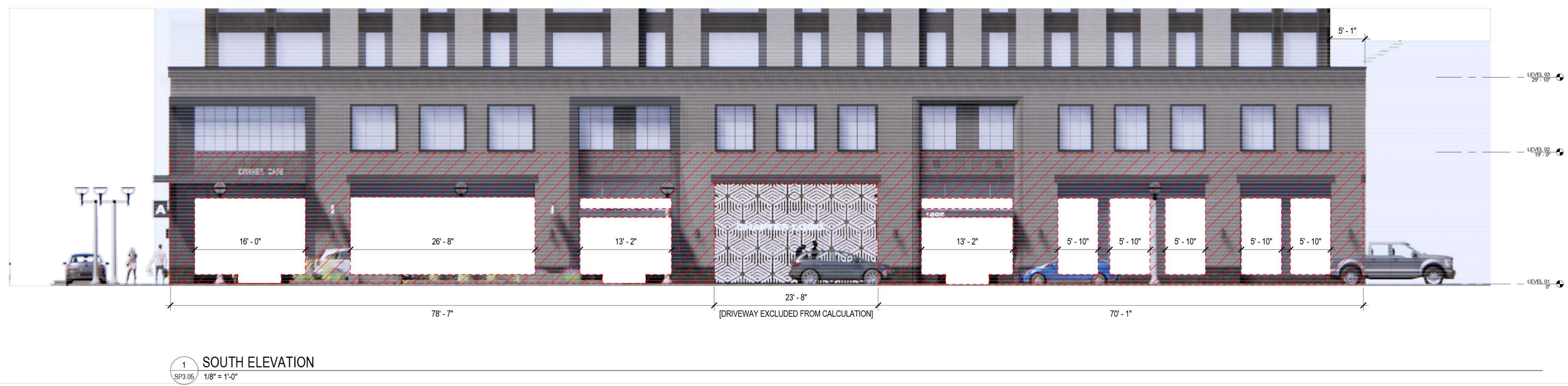
Job #	8162
10/11/2024 11:22:55 AM	© 2024 LJC

STREET LEVEL TRANSPARENCY

UDC SECTION 5.17.6.C.2.b

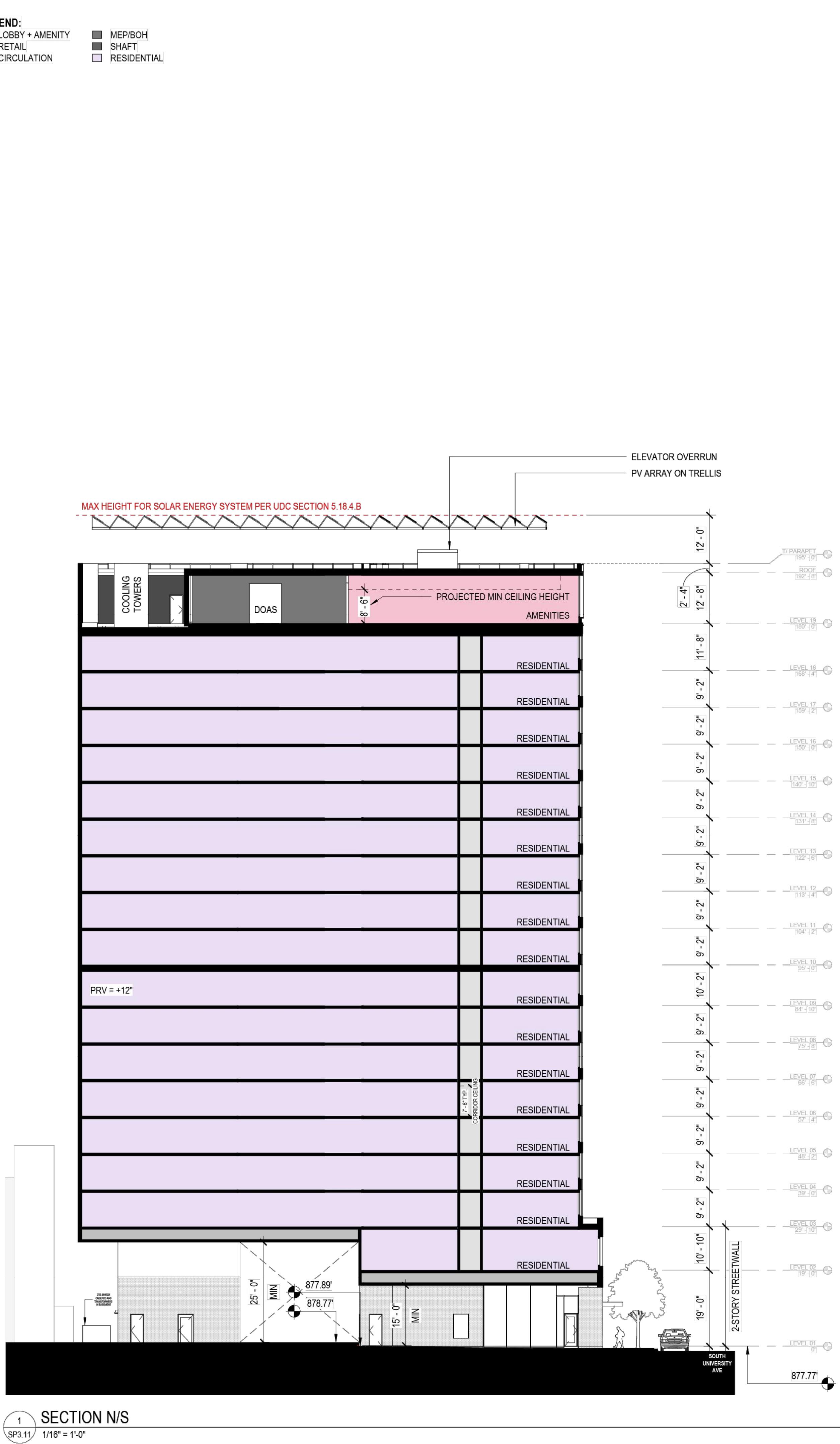
SOUTH FAÇADE (UNIVERSITY AVE):
TRANSPARENT LENGTH: 98.167 LF
TOTAL FAÇADE LENGTH: 149.67 LF
PERCENT TRANSPARENT: 65.6%

WEST FAÇADE (CHURCH ST):
TRANSPARENT LENGTH: 40.83 LF
TOTAL FAÇADE LENGTH: 61 LF
PERCENT TRANSPARENT: 66.9%

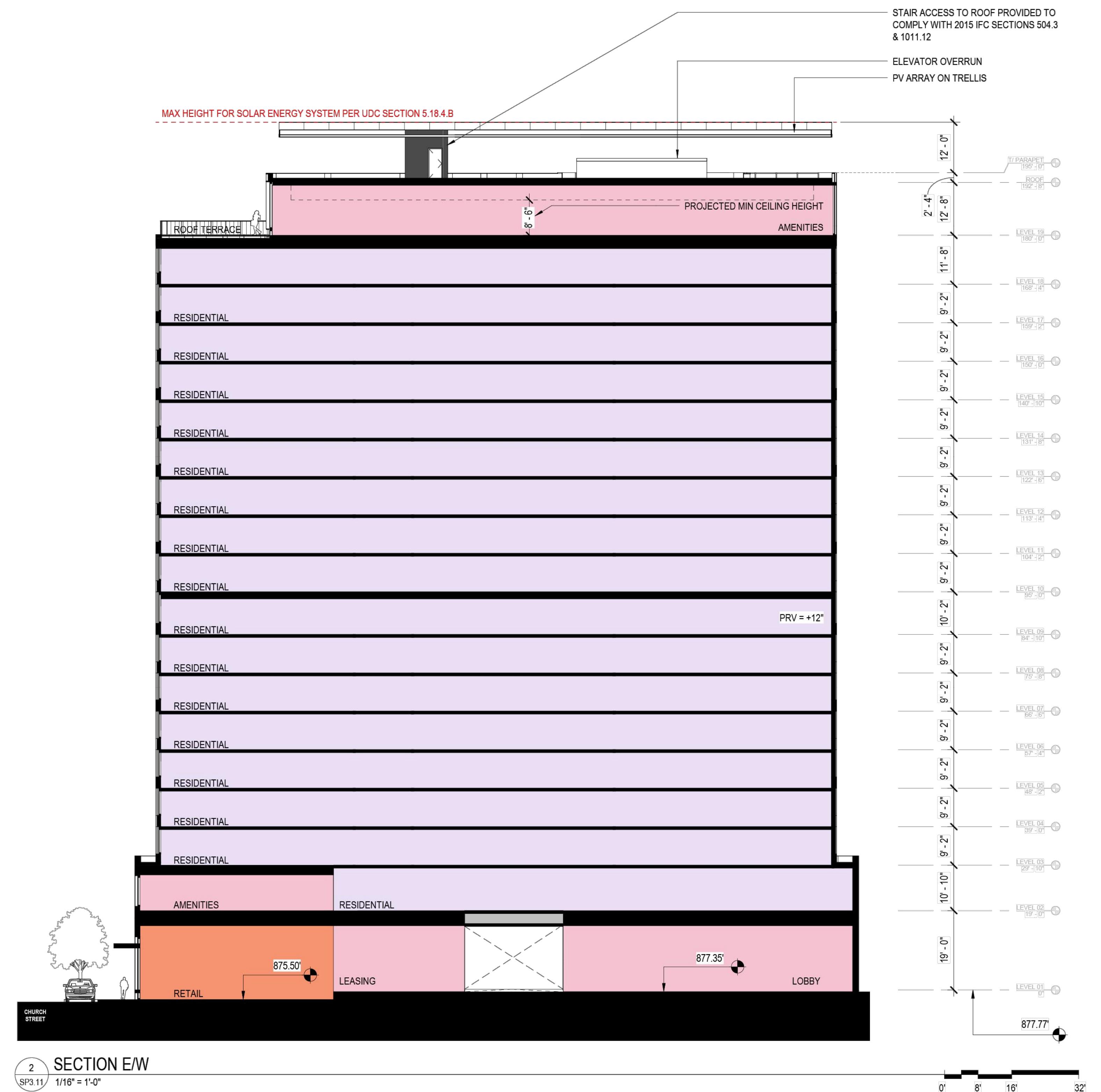


LEGEND:
 LOBBY + AMENITY
 RETAIL
 CIRCULATION
 MEP/BOH
 SHAFT
 RESIDENTIAL

1 SECTION N/S
 SP3.11 1/16" = 1'-0"



2 SECTION E/W
 SP3.11 1/16" = 1'-0"



ANN ARBOR CHAPTER

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 1209 SOUTH UNIVERSITY AVENUE, ANN ARBOR, MI 48104
 SP24-0020 (1201, 1209, 1213 SOUTH UNIVERSITY AVE)

Lamar Johnson
 Collaborative

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 SOLUTIONS

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 CHICAGO, IL 60601
 312.658.0747

Shapack

101 N GREEN STREET
 CHICAGO, IL 60607
 312.690.4050

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

DRAWING TITLE: BUILDING SECTIONS
 DRAWING NO.: SP3.11
 Job # 8162

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VIEW LOOKING NORTHEAST

ANN ARBOR CHAPTER

CRG + SHAPACK
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#	DESCRIPTION	DATE
A	SITE PLAN	08.15.2024
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DRAWING TITLE
RENDERINGS

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Job #

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STREETSCAPE VIEW

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DRAWING ISSUE		
#	DESCRIPTION	DATE
A	SITE PLAN	08.15.2024
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C	SITE PLAN REV 02	12.06.2024

DRAWING TITLE
RENDERINGS

DRAWING NO.

SP3.23

Job #

8162

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