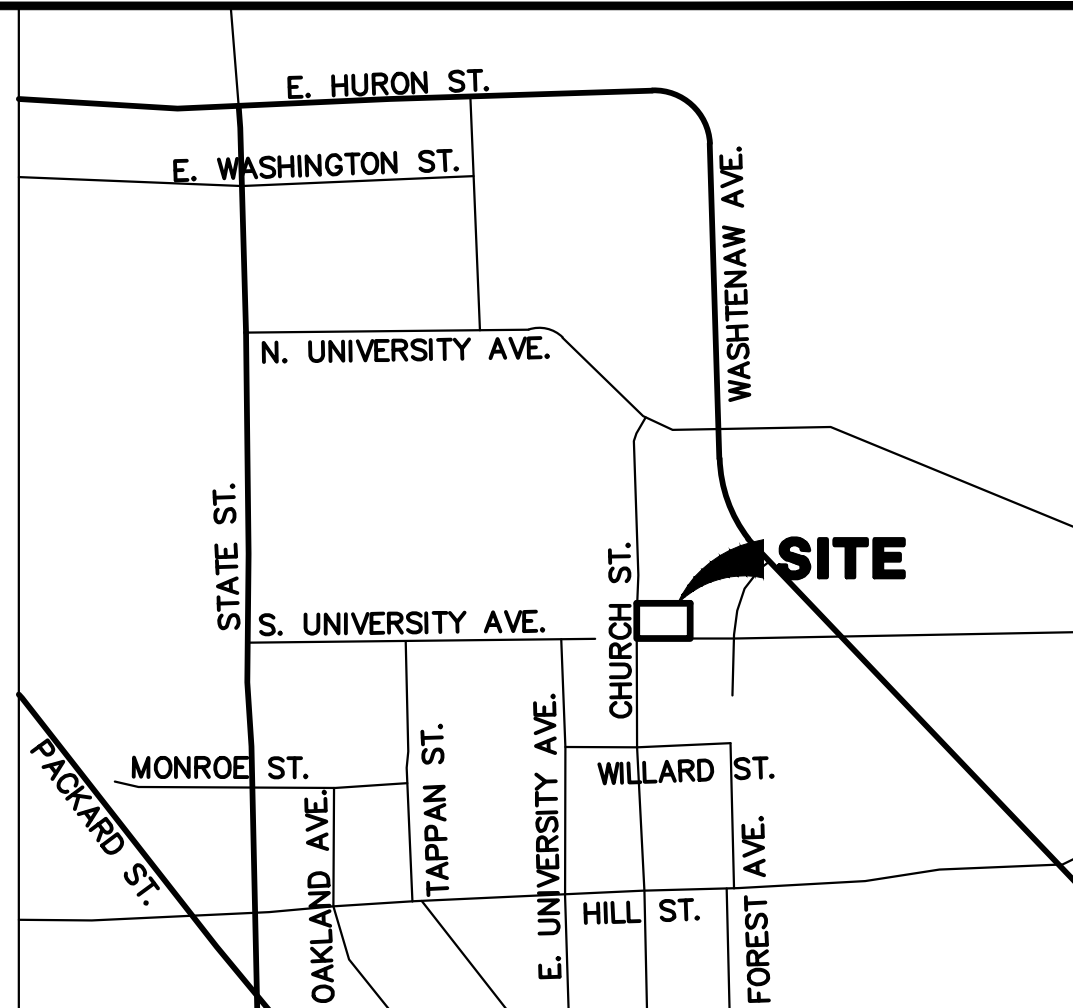


CHAPTER ANN ARBOR  
1201, 1209, 1213 S. UNIVERSITY  
CITY OF ANN ARBOR, WASHTENAW COUNTY, MI  
SITE PLAN FOR PLANNING COMMISSION  
#SP24-0020



VICINITY MAP  
SCALE : NTS

#	SHEET TITLE
01	COVER SHEET
02	PROJECT DATA AND GENERAL INFORMATION
03	ALTA LAND TITLE SURVEY
04	ALTA LAND TITLE SURVEY
05	EXISTING CONDITIONS
06	SOIL BORINGS
07	REMOVAL PLAN
08	SITE LAYOUT PLAN
09	EASEMENT PLAN
10	UTILITY PLAN
11	GRADING PLAN
12	SOIL EROSION CONTROL PLAN
13	STORMWATER MANAGEMENT PLAN
14	STORMWATER MANAGEMENT DETAILS
15	FIRE PROTECTION AND SOLID WASTE PLAN
16	SITE DETAILS
17	DDA DETAILS 1
18	DDA DETAILS 2
L1.100	SITE REFERENCE PLAN
SP1.01	FLOOR PLAN - LEVEL 01 - GROUND FLOOR
SP2.000	FLOOR PLAN - LEVEL 00 - LOWER LEVEL
SP2.02	FLOOR PLAN - LEVEL 02
SP2.03	FLOOR PLAN - TYPICAL RESIDENTIAL - LEVELS 03-18
SP2.19	FLOOR PLAN - LEVEL 19
SP2.20	ROOF PLAN
SP2.50	FLOOR PLAN - ENLARGED BIKE ROOM PLANS
SP2.60	PHOTOMETRIC PLAN - LEVEL 01 - GROUND FLOOR
SP3.01	SOUTH ELEVATION
SP3.02	WEST ELEVATION
SP3.03	NORTH ELEVATION
SP3.04	EAST ELEVATION
SP3.05	ENLARGED ELEVATIONS - LEVEL 1 TRANSPARENCY
SP3.11	BUILDING SECTIONS
SP3.21	RENDERINGS
SP3.22	RENDERINGS
SP3.23	RENDERINGS

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

CHAPTER ANN ARBOR

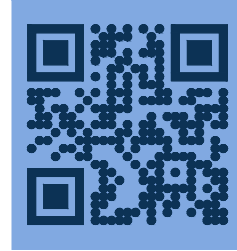
JOB No.	24048	DATE: 08/15/24
REVISIONS:		SHEET 01 OF 36
PER MUNICIPAL REVIEW	REV. DATE: 10/11/24	CADD: KJV
PER MUNICIPAL REVIEW	12/06/24	ENG: SFG
PER MUNICIPAL REVIEW	01/31/25	PM: TPH
		TECH: CTS
		24048CV1
		FB

01



MIDWESTERN  
CONSULTING

3815 Plaza Drive Ann Arbor, Michigan 48108  
(734) 995-0200 • www.midwesternconsulting.com



RELEASED FOR:

DATE

TED P. HIRSCH  
P.E. # 6201065179

CITY OF ANN ARBOR REQUIRED NOTES

- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES STANDARD SPECIFICATIONS WHICH ARE INCLUDED BY REFERENCE.
- THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS.
- ALL SIDEWALKS SHALL BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME, PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
- PAVEMENT MARKINGS DISTURBED DUE TO PAVEMENT CUTS OR CONSTRUCTION RELATED ACTIVITIES SHALL BE REPLACED. REPLACEMENT DURING CONSTRUCTION MAY BE CONSIDERED TEMPORARY, WITH FINAL PAVEMENT MARKING RESTORATION TO OCCUR AT THE END OF THE PROJECT.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING PUBLIC ROAD PAVEMENT. DAMAGE TO THE PUBLIC ROAD PAVEMENT DURING CONSTRUCTION MAY NECESSITATE MILLING AND RESURFACING OF THE DAMAGED AREAS.



SITE MAP  
SCALE : NTS



S. FOREST AVENUE

S. UNIVERSITY AVENUE

CHURCH STREET

APPLICANT

CRG ACQUISITION, LLC  
35 EAST WACKER DRIVE, SUITE 1300  
CHICAGO, IL 60601  
CONTACT: ALISON MILLS  
314-412-7390

ENGINEER/SURVEYOR

MIDWESTERN CONSULTING, LLC  
3815 PLAZA DR.  
ANN ARBOR, MI 48108  
CONTACT: TED HIRSCH, P.E.  
734-995-0200

ARCHITECT

THE LAMAR JOHNSON COLLABORATIVE  
35 E. WACKER DRIVE, SUITE 1300  
CHICAGO, IL 60601  
CONTACT: ISTVAN WALKER  
312-429-0400

PROJECT NARRATIVE

THE EXISTING SITE COMPRISES OF THREE PARCELS TOTALING 0.39 AC AND ZONED D1: DOWNTOWN CORE. THE PROPOSED DEVELOPMENT INCLUDES DEMOLITION OF THE EXISTING RETAIL BUILDINGS AND CONSTRUCTION OF A NEW 19 STORY MIXED USE RESIDENTIAL BUILDING WITH GROUND FLOOR RETAIL. SITE IMPROVEMENTS INCLUDE UTILITIES, STORMWATER MANAGEMENT, AND RECONSTRUCTION OF THE PEDESTRIAN CORRIDOR ALONG CHURCH STREET AND S. UNIVERSITY.

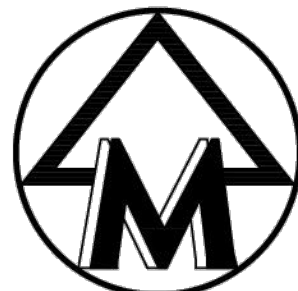






## BENCHMARK

TOP/ARROW ON HYDRANT IN SIDEWALK AT SE CORNER OF  
1201 S. UNIVERSITY AVE.  
ELEVATION=878.40 NAVD 88.



SCALE: 1" = 20'



## 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, 88 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

- 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)
- 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)
- 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)
- 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)
- 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, 84 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

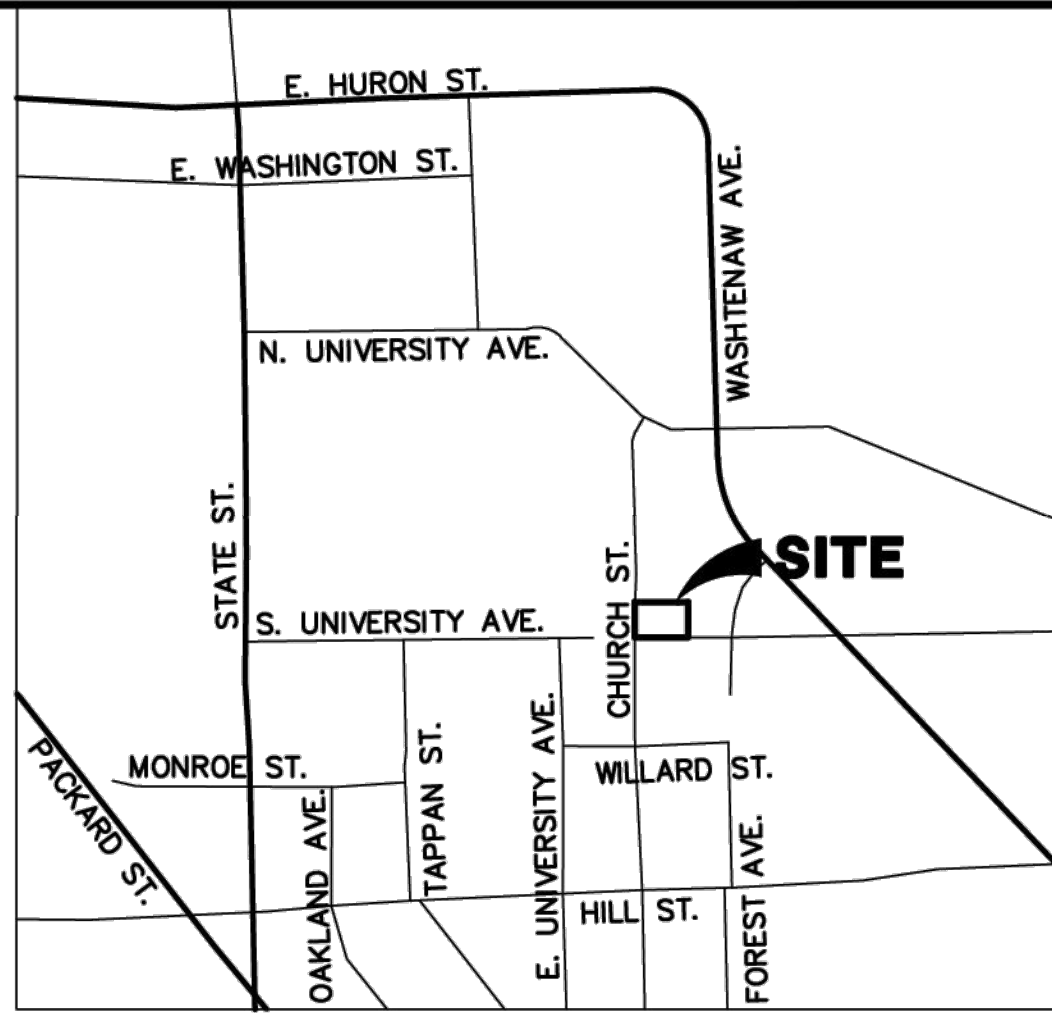
- The terms, provisions and easement(s) contained in the document entitled "Warranty Deed" recorded August 02, 1906 as Liber 167, Page 170 of Official Records. (PLOTTED)
- The terms, provisions and easement(s) contained in the document entitled "Quit Claim Deed" recorded February 17, 1939 as Liber 336, Page 286 of Official Records. (PLOTTED)
- 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)
- 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:

Commencing 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

- 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)
- 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
×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
w	EXIST. WATER MAIN
⊕	EXIST. HYDRANT
⊗	EXIST. GATE VALVE IN BOX
⊙	EXIST. GATE VALVE IN WELL
×	EXIST. CURB STOP & BOX
r	EXIST. STORM SEWER
□	EXIST. CATCH BASIN OR INLET
—S—O—	EXIST. SANITARY SEWER SIGN
Δ P.M.	PARKING METER
Δ E.M.	ELECTRIC METER
Δ G.M.	GAS METER
—	POST FENCE
O F	GUARDRAIL
O SMAG	FOUND IRON PIPE
O S	SET MAG NAIL
O H	SET IRON ROD
O HH	HAND HOLE

## NOTES

- THIS SURVEY WAS PREPARED USING FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-1225908-STLO, DATED: JULY 8, 2024
- THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTIES AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.
- SAID DESCRIBED PROPERTIES ARE LOCATED IN ZONE X, PER FLOOD INSURANCE RATE MAP NO. 28161C0283E WITH AN EFFECTIVE DATE OF APRIL 3, 2012, IN WASHTENAW COUNTY, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTIES ARE SITUATED.
- THE PARCELS HEREIN DESCRIBED ARE CURRENTLY ZONED, D1 - DOWNTOWN CORE  
CITY OF ANN ARBOR ZONING:  
SETBACKS: A MINIMUM 30 FEET FROM A LOT LINE ABUTTING ANY "R" ZONING DISTRICT. THIS SETBACK SHALL BE MEASURED FROM THE REAR AND SIDE EXTERIOR WALLS OF THE BUILDING TO ANY "R" ZONING DISTRICT BOUNDARY ON THE SAME BLOCK AS THE BUILDING  
HEIGHT RESTRICTIONS: MINIMUM 2/MAXIMUM 3 STORIES OR MAX 150 FEET (CURRENT BUILDINGS ARE 1 STORY)
- THE PARCELS HEREIN DESCRIBED HAVE 0 REGULAR STRIPED PARKING SPACES AND 0 HANDICAP SPACES.
- THERE IS NO OBSERVED EVIDENCE OF THIS BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- THERE IS NO OBSERVED EVIDENCE INDICATING ANY CEMETERIES ARE LOCATED ON THE PARCEL HEREIN DESCRIBED.
- BASIS OF BEARINGS ARE BASED ON MICHIGAN STATE PLANE SOUTH GPS OBSERVATIONS
- THERE IS EVIDENCE OF PLOTTABLE OFFSITE EASEMENTS

## SURVEYORS CERTIFICATE

To: Groves South U, LLC, a Michigan limited liability company (as to Parcel 1); Beatty Hawkins Limited Liability Company (as to Parcel 2); 1213 South University LLC, an undivided 1/2 interest And Anne M. Groves, an undivided 1/2 interest (as to Parcel 3); First American Title Insurance Company National Commercial Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18, 19, and 20(a) of Table A thereof. The fieldwork was completed on June 20, 2024.

MIDWESTERN CONSULTING, LLC.

By: *Mark VanderVeen*  
Mark VanderVeen, P.S. No. 4001056788

Date: September 04, 2024



CLIENT

CRG  
35 EAST WACKER DRIVE, SUITE 1300  
CHICAGO, IL 60601  
ATTN: ALLISON MILLS  
314-412-7390

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

DATE: 7/30/2024

SHEET 03 OF 36

REV. DATE

9/4/2024

CAOD: SSH

ENG:

PM: TPH

TECH: 8801

FBF1011

JOB No.

24048

REVISIONS:

EXCEPTION 7 REVIEW

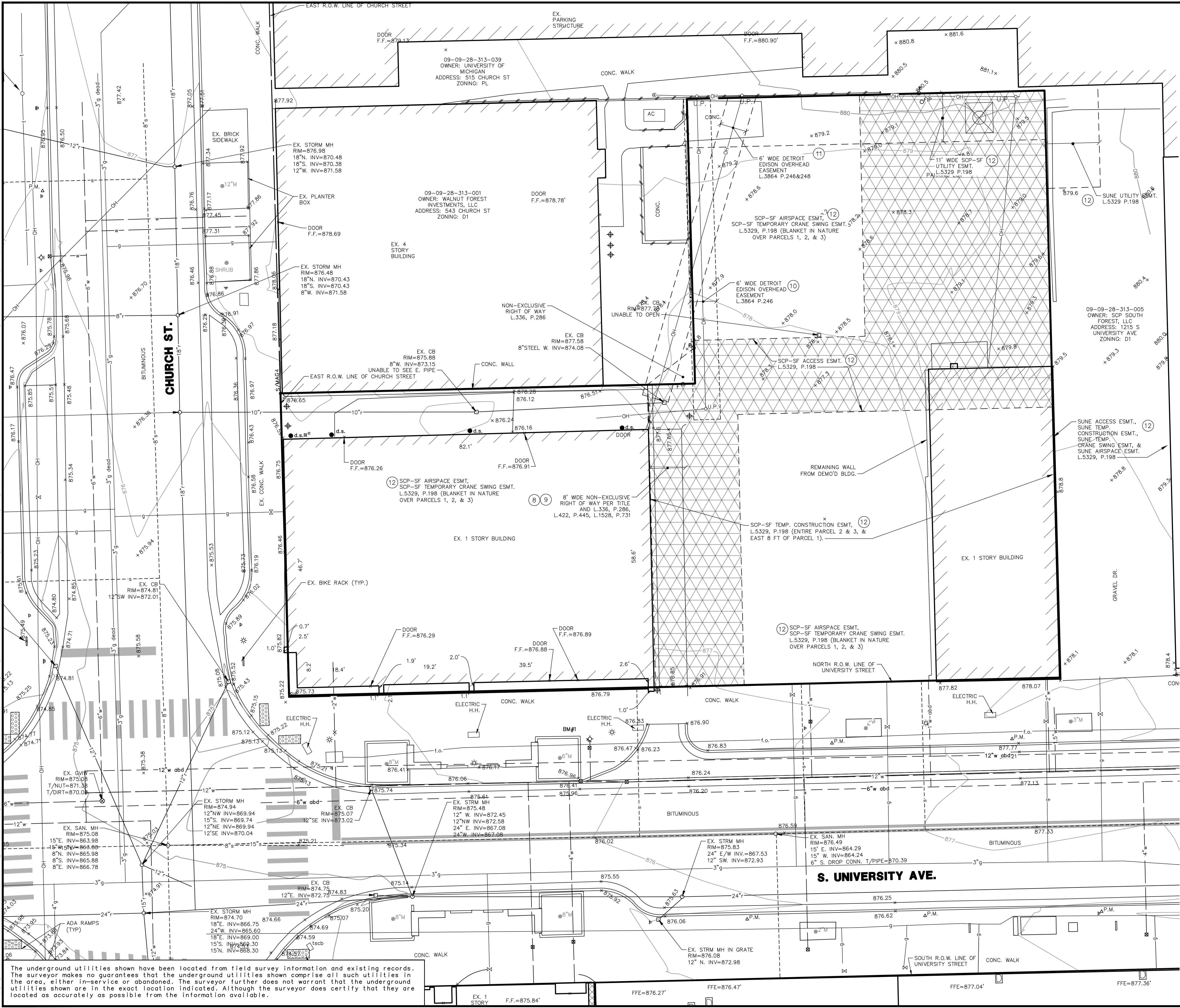




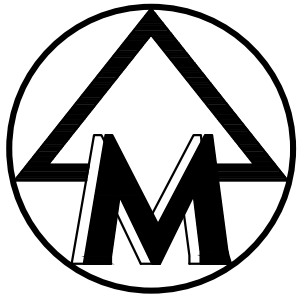


m:\civ\134\proj\2024\24048\site plan\24048EX1.dwg, 1/30/2025 5:15 PM, Sam F. Goecke, 08 EXISTING CONDITIONS, None

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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'  
0 10 20 30



Know what's below.  
Call before you dig.

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



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

## CHAPTER ANN ARBOR

SITE PLAN FOR PLANNING COMMISSION  
EXISTING CONDITIONS

# 05

JOB No.	24048	DATE: 08/15/24	SHEET 05 OF 36
REVISIONS:		REV. DATE	ADD: KJV
PER MUNICIPAL REVIEW		10/17/24	ENG: SFG
PER MUNICIPAL REVIEW		07/31/25	PM: TPH
PER MUNICIPAL REVIEW			TECH: CTS
PER MUNICIPAL REVIEW			TECH: TGH
PER MUNICIPAL REVIEW			TECH: TGH

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



## 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.

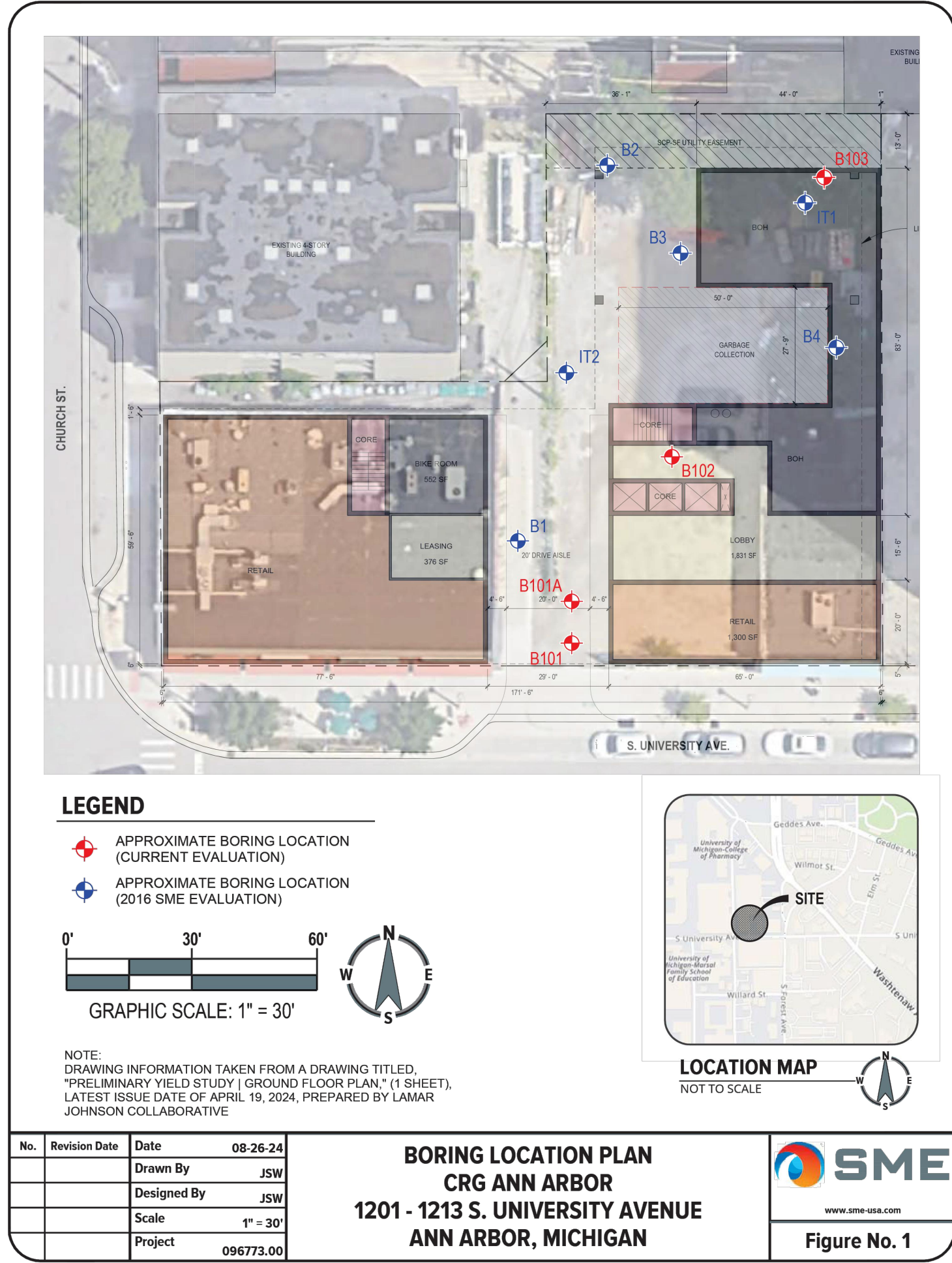
POTABLE WATER ON THE PROPERTY IS MUNICIPALLY SUPPLIED, BUT THE OWNER/OPERATOR WILL ENSURE THAT GROUNDWATER AT THE SUBJECT PROPERTY IS NOT UTILIZED FOR ANY PURPOSE.

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.

DUE 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 VISLS, 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).

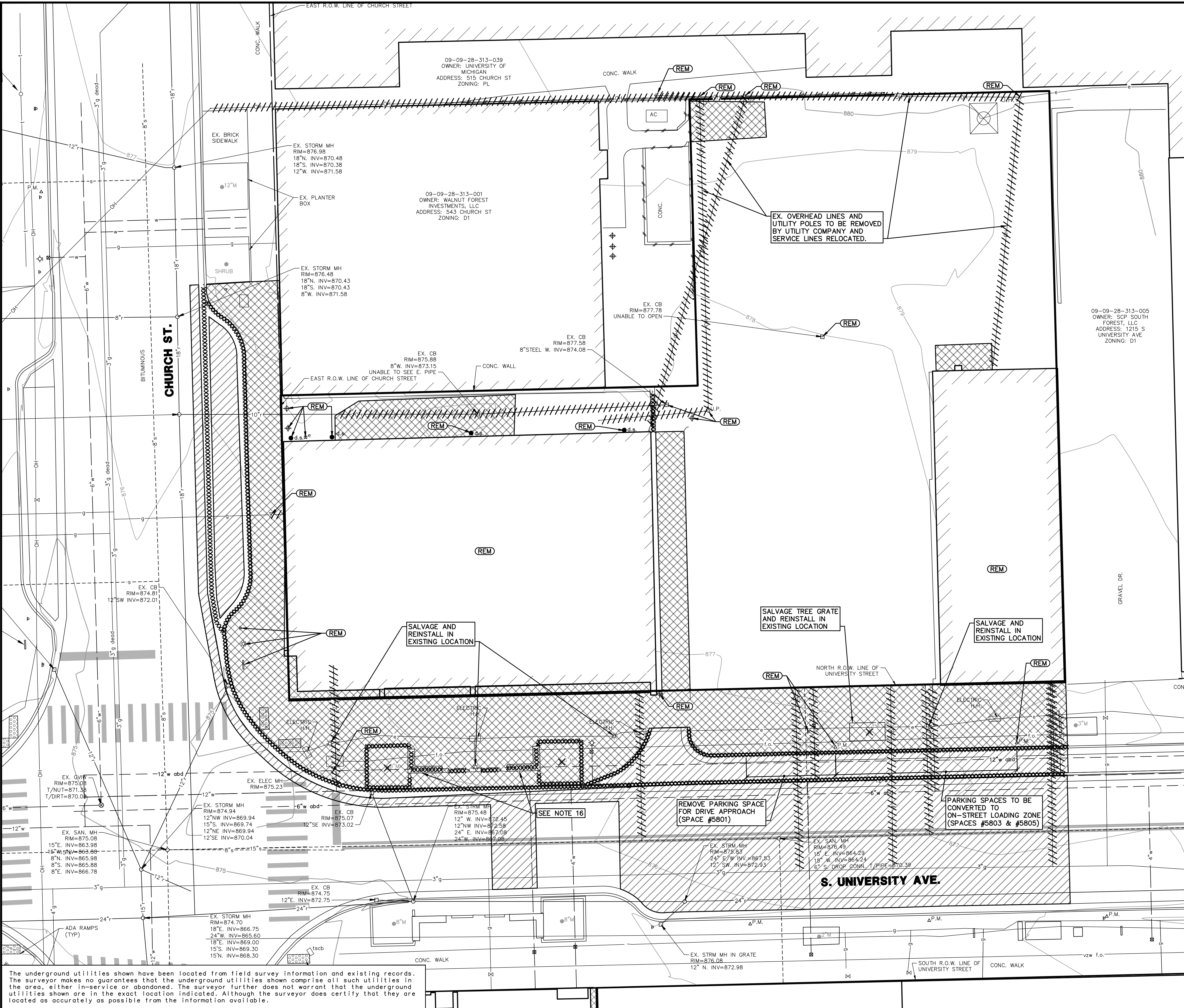
TO COMPLY WITH SECTION 5.2 OF THE DUE CARE COMPLIANCE REPORT FOR THIS SITE THE UNDERGROUND DETENTION SYSTEM WILL BE DESIGNED TO PROHIBIT INFILTRATION SO AS NOT TO INCREASE THE MIGRATION OF CONTAMINANTS.

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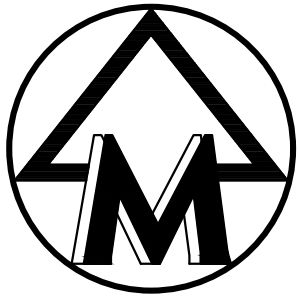




m:\civ\134\proj\2024\24048\site plan\24048.dwg, 1/30/2025 5:15 PM, Sam F. Goecke, 07 REMOVAL PLAN, None  
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SCALE: 1" = 10'  
0 10 20 30

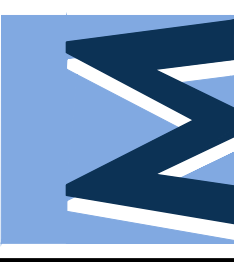


## LEGEND

838	EXIST. CONTOUR
x836.2	EXIST. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	ELEC. TRANSFORMER
AC	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
h	EXIST. HYDRANT
s	EXIST. GATE VALVE IN BOX
r	EXIST. STORM SEWER
ds	EXIST. CATCH BASIN OR INLET
s	EXIST. DOWNSPOUT
s	EXIST. SANITARY SEWER
pm	EXIST. PARKING METER
em	ELECTRIC METER
gm	GAS METER
b	EXIST. BOLLARD
t	SINGLE TREE
CONC.	CONCRETE TO BE REMOVED
BITUM.	BITUMINOUS TO BE REMOVED
UTL.	UTILITY TO BE ABANDONED
CURB	CURB TO BE REMOVED
TREE	TREE TO BE REMOVED
REL	ITEM TO BE RELOCATED
REM	ITEM TO BE REMOVED

## NOTES

- 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.
- 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.
- REMOVAL AND RELOCATION OF OVERHEAD POWER AND TELECOM LINES, AND UTILITY POLES, SHALL BE COORDINATED WITH DTE, AT&T, AND COMCAST.
- 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.
- 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.
- 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.
- REMOVAL OF EXISTING LANDSCAPING SHALL INCLUDE STUMPS.
- ALL DEMOLISHED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN LEGALLY DESIGNATED DISPOSAL AREA.
- ALL WORK SHALL COMPLY WITH CURRENT CITY OF ANN ARBOR STANDARDS.
- ALL EXISTING FRANCHISE UTILITIES ARE TO BE REMOVED BY OR PER THE PARTY HAVING JURISDICTION.
- SEE SHEET 09 - EASEMENT PLAN FOR EASEMENTS TO REMOVE / REMAIN.
- 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.
- LANDSCAPE PLANTERS SHALL BE RECONSTRUCTED TO MATCH EXISTING CONDITIONS AND LOCATIONS. SEE 2017 DDA PLAN FOR DETAILS.
- RAIN GARDENS ARE MAINTAINED BY THE COUNTY. LANDSCAPING RESTORATION SHALL BE COORDINATED WITH THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER'S OFFICE.
- 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.
- 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.



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# CHAPTER ANN ARBOR

SITE PLAN FOR PLANNING COMMISSION  
REMOVAL PLAN

07

DATE: 08/15/24	SHEET 07 OF 36
REV. DATE	REV. DATE
10/11/24	10/11/24
12/05/24	12/05/24
01/31/25	01/31/25
TECH: CTS	TECH: CTS
DRG: MWT	DRG: MWT

JOB NO. 24048

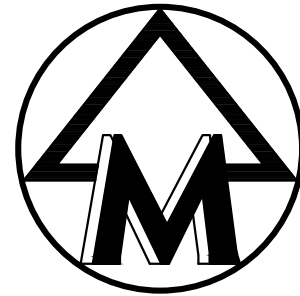
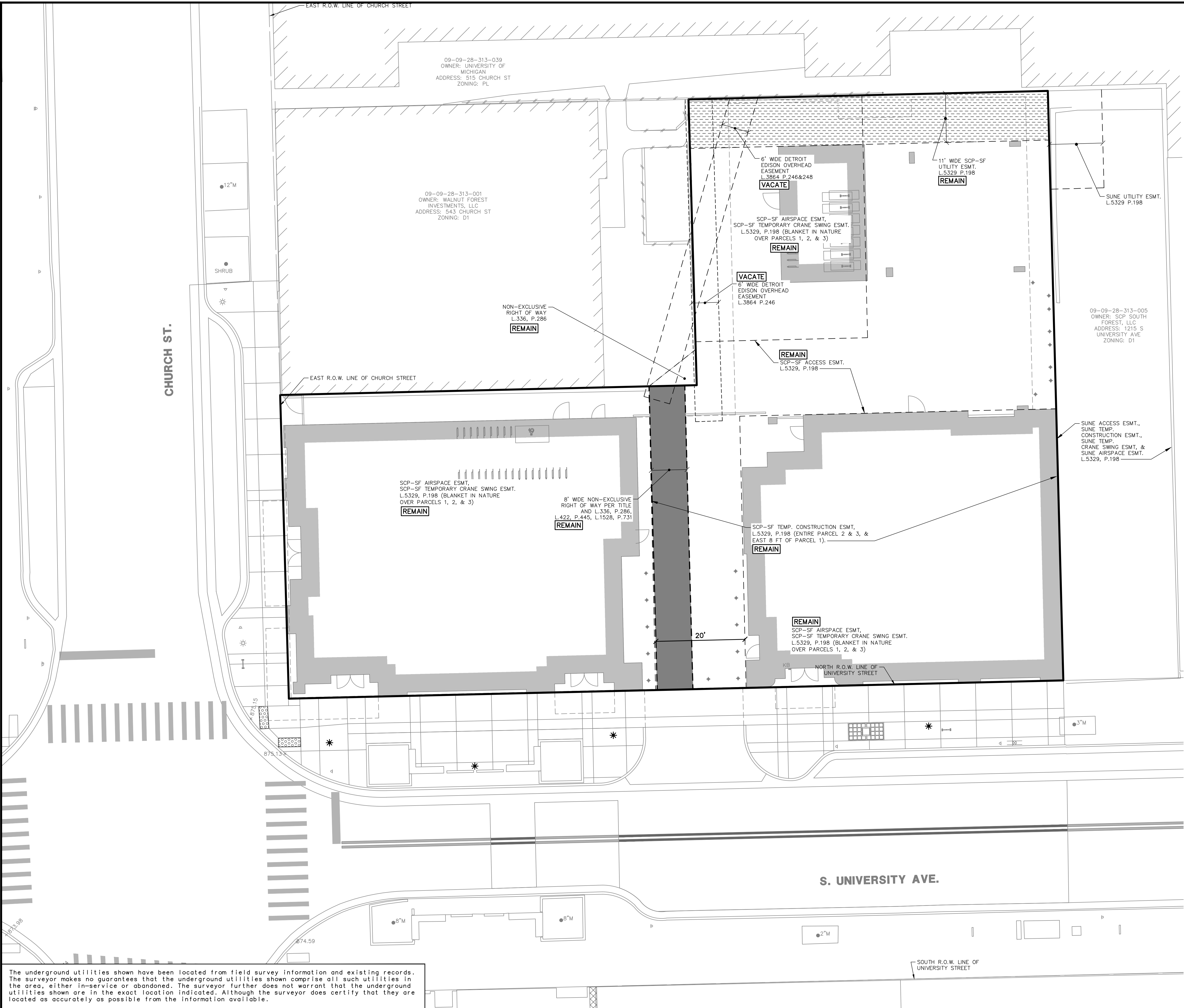
1201, 1209, 1213 SOUTH UNIVERSITY  
CITY OF ANN ARBOR FILE #SP24-0020







m:\civ\134\proj\2024\24048\site plan\24048ES1.dwg, 1/10/2025 5:16 PM, Sam F. Coeche, 09 EASEMENT PLAN, None  
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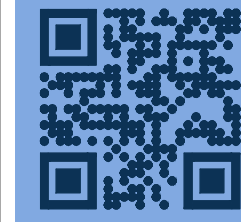


SCALE: 1" = 10'



#### LEGEND

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



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## CHAPTER ANN ARBOR

### SITE PLAN FOR PLANNING COMMISSION EASEMENT PLAN

# 09

DATE: 09/15/24	SHEET 09 OF 36
REV. DATE: 10/17/24	CADD: KJV
PER MUNICIPAL REVIEW: 12/05/24	ENG: SFG
PER MUNICIPAL REVIEW: 07/31/25	PM: TPH
TECH: SFG	DESIGN: SFG
FILE: SFG	

JOB No. 24048	REV. DATE: 10/17/24	CADD: KJV
PER MUNICIPAL REVIEW: 12/05/24	ENG: SFG	
PER MUNICIPAL REVIEW: 07/31/25	PM: TPH	
TECH: SFG	DESIGN: SFG	
FILE: SFG		

1201, 1209, 1213 SOUTH UNIVERSITY  
CITY OF ANN ARBOR FILE #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@o2gov.org](mailto:Engineering@o2gov.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 Amenity is equivalent to Office space

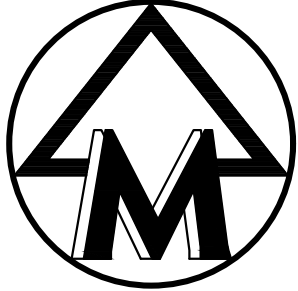
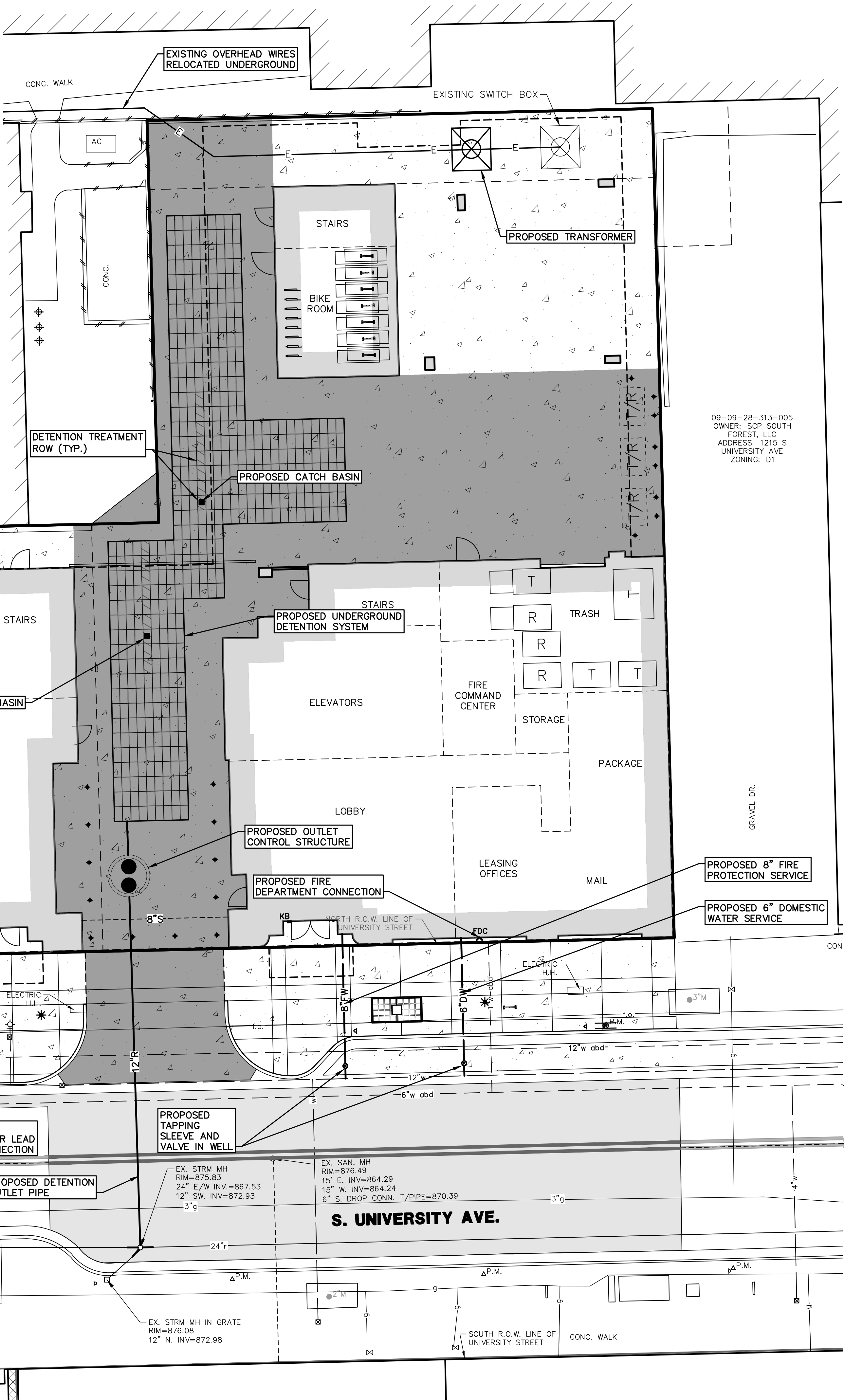
**Design Flow**  
Based on the City of Ann Arbor's sanitary sewer flow evaluation Table 'A', the design dry weather flow rate will be:

35 Apartments, up to 600 sft	175	gpd/unit =	6125	gpd
82 Apartments, 601-1200 sft	250	gpd/unit =	20500	gpd
66 Apartments, >1200 sft	300	gpd/unit =	19800	gpd
10312 Amenity (Non Medical Office Space)	0.06	gpd/sf gr sf =	618.72	gpd
4332 Retail: Café / Coffee Shop	20	gpd/seat*	2021.6	gpd
*Assumes 70% space used for seating, and 30 sft/seat				
Total				49065

**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

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



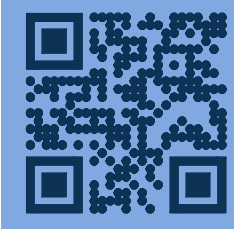
SCALE: 1" = 10'



LEGEND

U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
GP	EXIST. GUY POLE
W	GUY WIRE
TR	ELEC. TRANSFORMER
AC	EXIST. AC UNIT
GEN	EXIST. GENERATOR
OH	EXIST. OVERHEAD UTILITY LINE
LP	EXIST. LIGHT POLE
BL	PROP. BUILDING LIGHT
TEL	EXIST. TELEPHONE LINE
TEL	PROP. TELEPHONE LINE
E	EXIST. ELECTRIC LINE
E	PROP. ELECTRIC LINE
G	EXIST. GAS LINE
G	PROP. GAS LINE
G	EXIST. GAS VALVE
F.O.	EXIST. FIBER OPTIC LINE
F.O.	PROP. FIBER OPTIC LINE
W	EXIST. WATER MAIN
W	PROP. WATER MAIN
H	EXIST. HYDRANT
H	PROP. HYDRANT
G	EXIST. GATE VALVE IN BOX
G	PROP. GATE VALVE IN BOX
G	EXIST. GATE VALVE IN WELL
G	PROP. GATE VALVE IN WELL
X	EXIST. CURB STOP & BOX
X	PROP. CURB STOP & BOX
R	REDUCER
B	EXIST. BLOW-OFF
B	PROP. BLOW-OFF
P.I.V.	POST INDICATOR VALVE
P.I.V.	POST INDICATOR VALVE
TR	THRUST BLOCK
FDC	EXIST. FIRE DEPARTMENT CONNECTION
FDC	PROP. FIRE DEPARTMENT CONNECTION
KB	PROP. KNOXBOX
R	EXIST. STORM SEWER
R	PROP. STORM SEWER
C	EXIST. CATCH BASIN OR INLET
C	PROP. CATCH BASIN OR INLET
B	EXIST. BEEHIVE INLET
B	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
RD	END SECTION
H	HEAD WALL
C	CULVERT
DS	EXIST. DOWNSPOUT
DS	PROP. DOWNSPOUT
S	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER

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



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**CHAPTER ANN ARBOR**  
SITE PLAN FOR PLANNING COMMISSION  
UTILITY PLAN

**10**

DATE: 08/15/24  
SHEET 10 OF 36

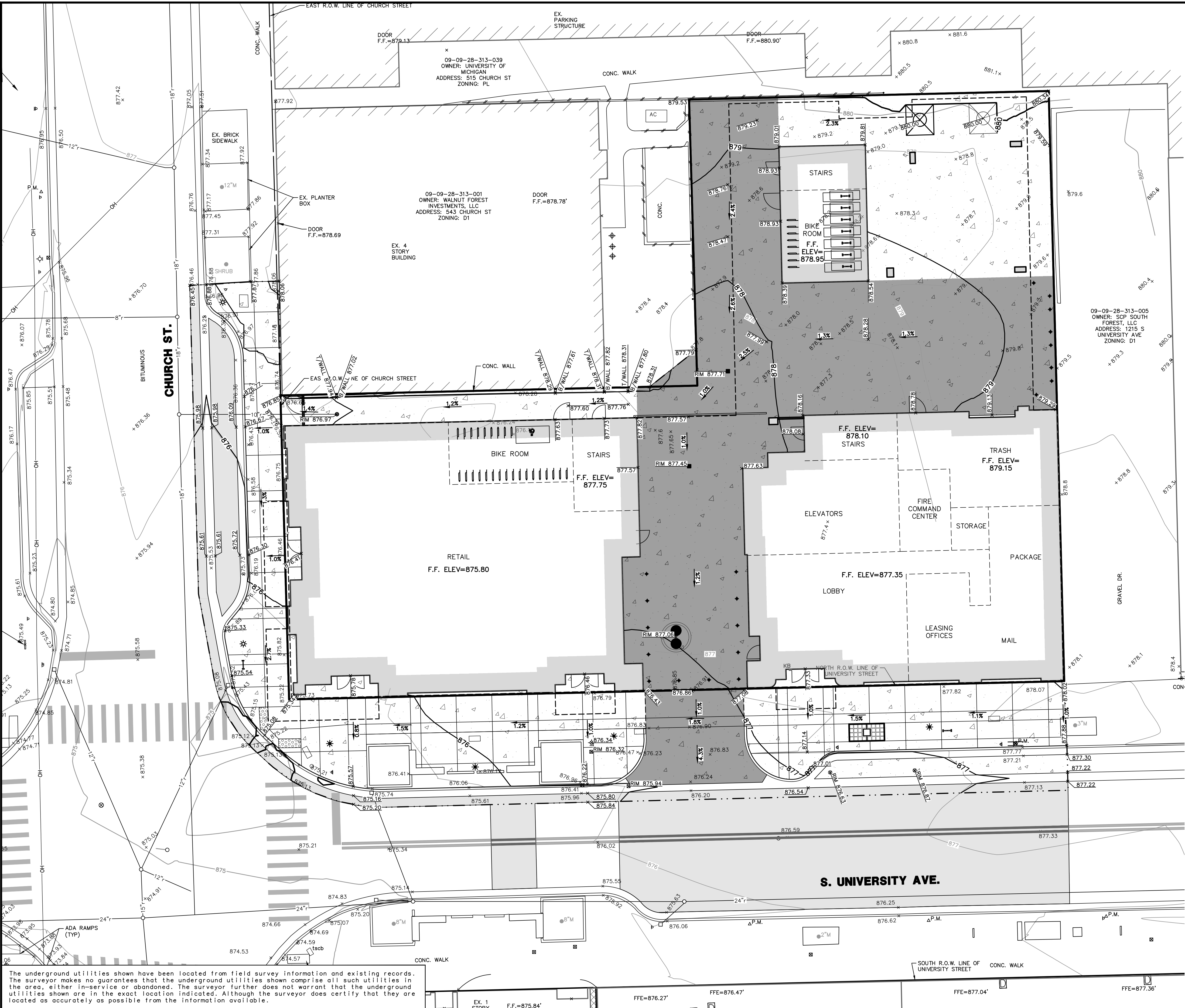
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**24048**  
JOB No.  
REVISIONS:  
PER MUNICIPAL REVIEW  
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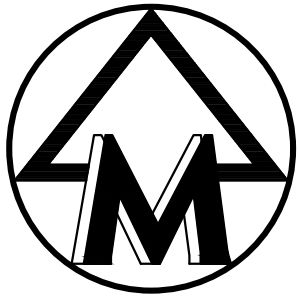
1201, 1209, 1213 SOUTH UNIVERSITY  
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m:\civ\134\proj\2024\24048\site plan\24048.dwg, 1/10/2025 5:16 PM, Sam F. Coeche, 11 GRADING PLAN, None  
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SCALE: 1" = 10'  
0 10 20 30



### NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE DURING AND AFTER CONSTRUCTION, AND NO ADVERSE IMPACTS WILL OCCUR TO NEIGHBORING PROPERTIES DURING OR AFTER COMPLETION OF CONSTRUCTION.
2. ALL STORM SEWER AND UTILITY STRUCTURE RIMS SHALL BE FLUSH WITH PAVEMENT OR FINISHED GRADE.
3. ALL DISTURBED AREAS TO BE RESTORED AS NOTED ON PLAN.
4. PROPOSED CURB & GUTTER, PAVEMENT AND SIDEWALK TO MATCH EXISTING PAVEMENT/SIDEWALK GRADE AT REMOVAL LIMITS.
5. SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN.

### LEGEND

838	EXIST. CONTOUR
838	PROP. CONTOUR
+836.2	EXIST. SPOT ELEVATION
36.60x	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
GUY WIRE	GUY WIRE
ELEC. TRANSFORMER	ELEC. TRANSFORMER
EXIST. OVERHEAD UTILITY LINE	EXIST. OVERHEAD UTILITY LINE
EXIST. LIGHT POLE	EXIST. LIGHT POLE
PROP. LIGHT POLE	PROP. LIGHT POLE
EXIST. HYDRANT	EXIST. HYDRANT
PROP. HYDRANT	PROP. HYDRANT
EXIST. GATE VALVE IN BOX	EXIST. GATE VALVE IN BOX
PROP. GATE VALVE IN BOX	PROP. GATE VALVE IN BOX
EXIST. GATE VALVE IN WELL	EXIST. GATE VALVE IN WELL
PROP. GATE VALVE IN WELL	PROP. GATE VALVE IN WELL
EXIST. CURB STOP & BOX	EXIST. CURB STOP & BOX
PROP. CURB STOP & BOX	PROP. CURB STOP & BOX
EXIST. STORM SEWER	EXIST. STORM SEWER
PROP. STORM SEWER	PROP. STORM SEWER
EXIST. CATCH BASIN OR INLET	EXIST. CATCH BASIN OR INLET
PROP. CATCH BASIN OR INLET	PROP. CATCH BASIN OR INLET
EXIST. BEEHIVE INLET	EXIST. BEEHIVE INLET
PROP. BEEHIVE INLET	PROP. BEEHIVE INLET
EXIST. SANITARY SEWER	EXIST. SANITARY SEWER
PROP. SANITARY SEWER	PROP. SANITARY SEWER
EXIST. CLEANOUT	EXIST. CLEANOUT
PROP. CLEANOUT	PROP. CLEANOUT
SIGN	SIGN
SINGLE TREE	SINGLE TREE
FENCE	FENCE
SILTFENCE	SILTFENCE
LIMITS OF DISTURBANCE	LIMITS OF DISTURBANCE
CONSTRUCTION FENCE	CONSTRUCTION FENCE
FINISH FLOOR ELEVATION	FINISH FLOOR ELEVATION



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## CHAPTER ANN ARBOR

SITE PLAN FOR PLANNING COMMISSION  
GRADING PLAN

# 11

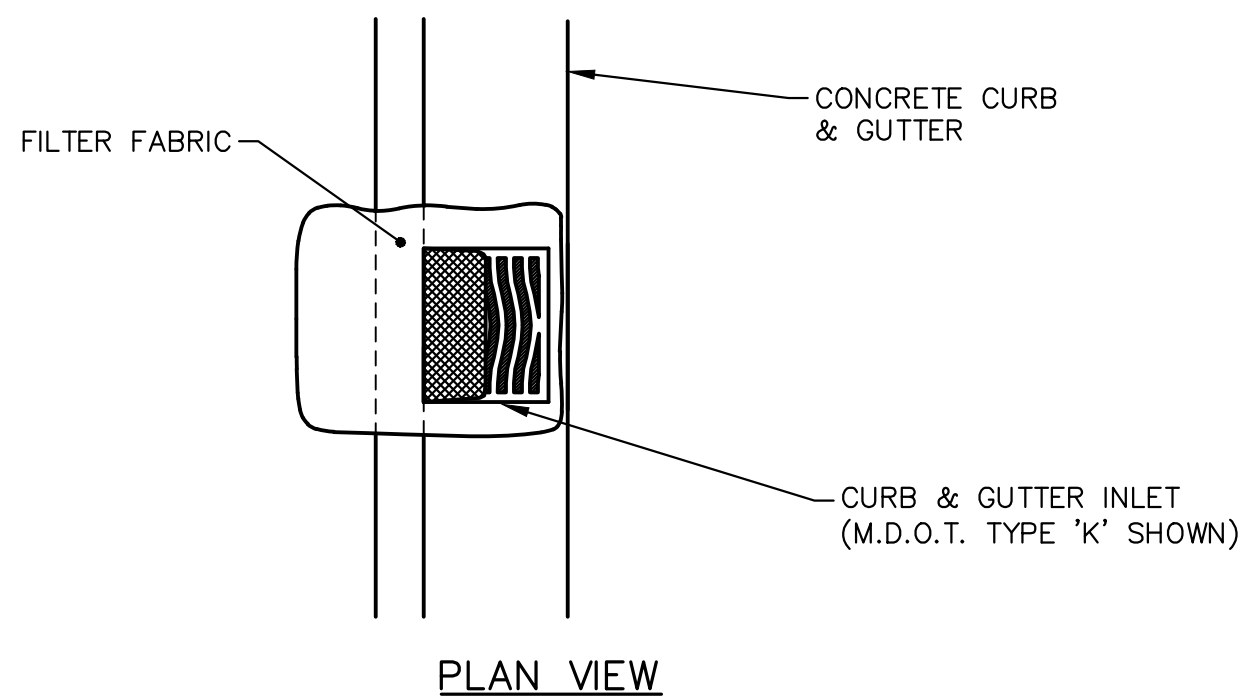
DATE: 09/15/24	SHEET 11 OF 36
REV. DATE	REV. DATE
10/11/24	CADD: KJV
12/05/24	ENG: SFG
01/31/25	PM: TPH
TECH: CTS	TECH: CTS
FILE: 24048P1	FILE: 24048P1

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CITY OF ANN ARBOR FILE #SP24-0020

JOB No.  
**24048**



m:\civ\134\proj\2024\24048\site plan\2404801.dwg, 1/10/2024 5:17 PM, Sam F. Goecke, 12 SOIL EROSION CONTROL PLAN, Notes  
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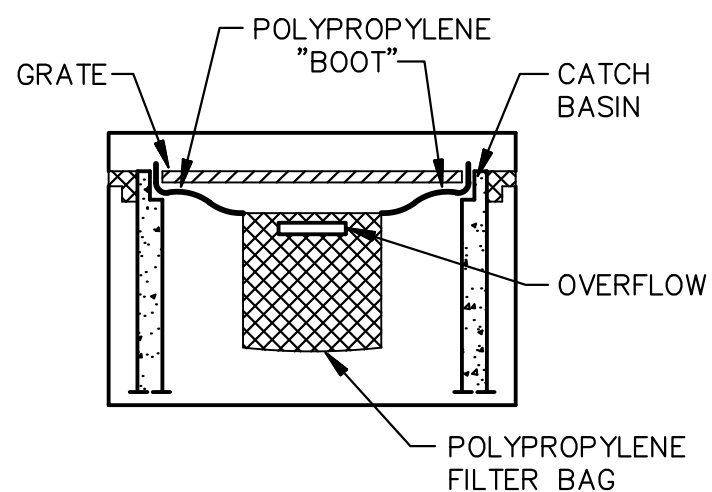


### CURB AND GUTTER INLET FILTER

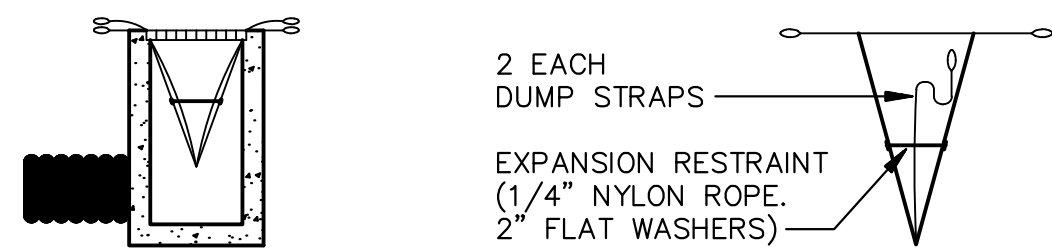
NOT TO SCALE

(AT EXISTING INLETS AND AT PROPOSED INLETS AFTER PAVING)

58t

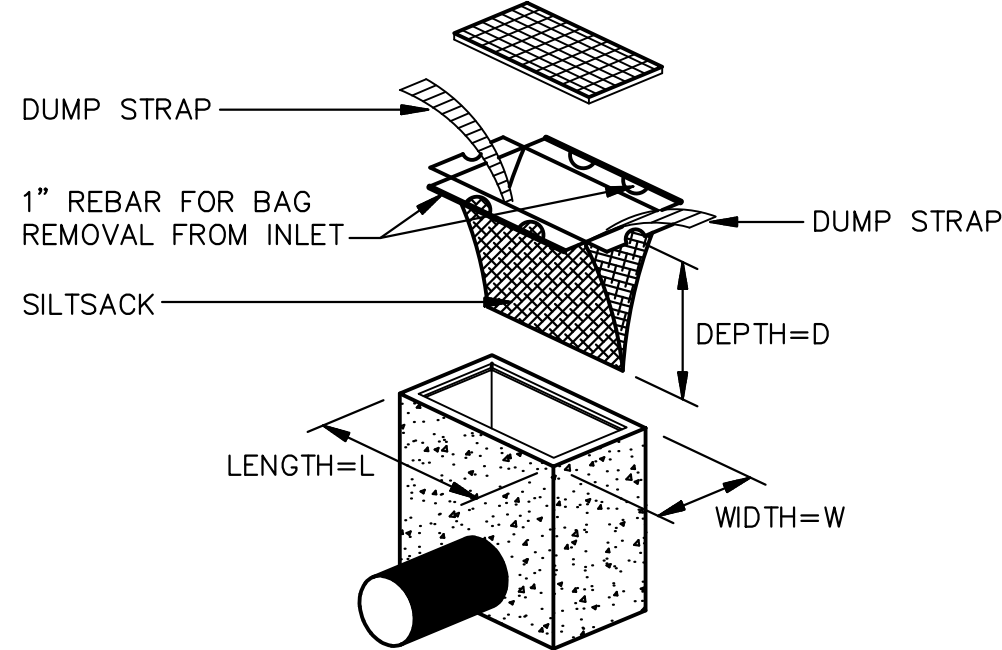


NOTE:  
TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC.; (800-448-3636). CLEAN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



### INSTALLATION DETAIL

### BAG DETAIL



### 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.
  - STRUCTURE AND UTILITY REMOVALS.
- 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:
  - MAINTAIN EXISTING CONTROLS.
  - 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	Weekly and after every 1" storm event	\$ 1,000
Removal of sediment accumulation	As needed and prior to turnover	\$ 4,000
Inspect for floatable and debris	Quarterly and after every 1" storm event	\$ 500
Cleaning of floatable and debris	Quarterly, as needed, and at turnover	\$ 1,500
Make adjustments or replacements as determined by pre-turnover inspection	As needed	\$ 5,000
Total Construction Phase Cost Estimate		\$ 12,000

\* And 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	Yearly and after every 1" storm event	\$ 200
Removal of sediment accumulation	As needed	\$ 1,200
Inspect for floatable and debris	Yearly and after every 1" storm event	\$ 100
Cleaning of floatable and debris	As needed	\$ 200
Total Annual Cost Estimate		\$ 1,700

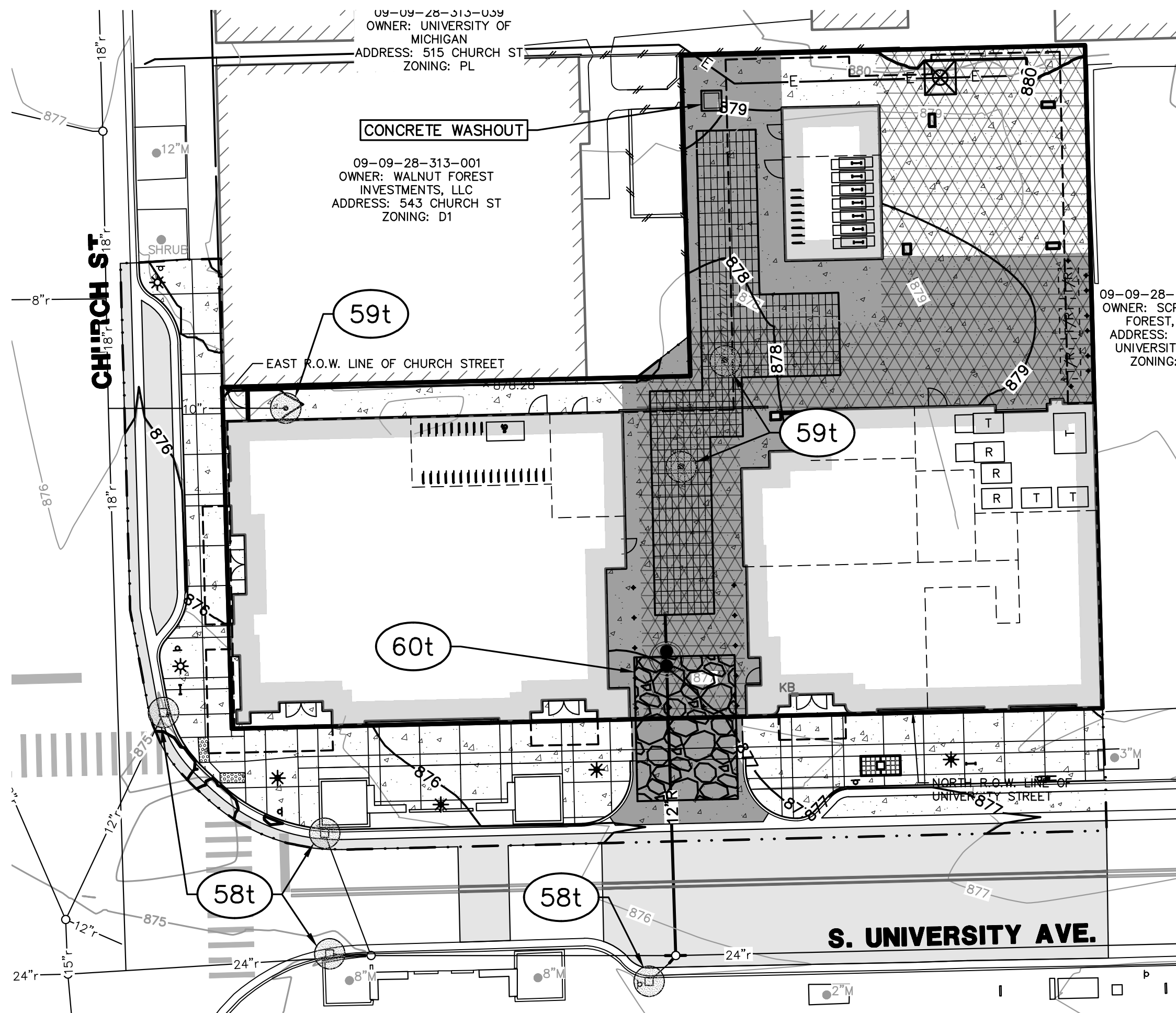
\* "As Needed" means when sediment has accumulated to one foot depth.

## 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.

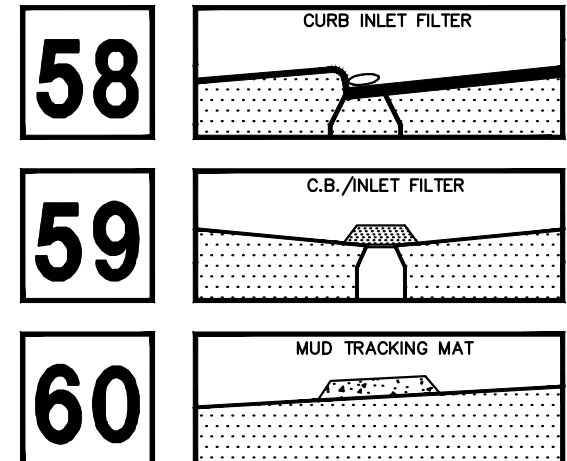


### LEGEND

838	EXIST. CONTOUR
838	PROP. CONTOUR
836.2	EXIST. SPOT ELEVATION
36.60	PROP. SPOT ELEVATION
-O-U.P.	EXIST. UTILITY POLE
-S-U.P.	EXIST. UTILITY POLE W/ TRANS.
W	GUY WIRE
⊠	ELEC. TRANSFORMER SIGN
•	SINGLE TREE
—/—/—	FENCE
—/—/—	SILT FENCE
—/—/—	LIMITS OF DISTURBANCE
—/—/—	CONSTRUCTION FENCE
—/—/—	FINISH FLOOR ELEVATION
—/—/—	GARAGE FLOOR ELEVATION
—/—/—	BASEMENT FINISH FLOOR ELEVATION

### SOIL EROSION CONTROL MEASURES

t = temporary p = permanent



## SOIL EROSION CONSTRUCTION NOTES

- ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH THE CURRENT CITY OF ANN ARBOR ORDINANCES, WASHTENAW COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND STATE OF MICHIGAN "SOIL EROSION AND SEDIMENTATION CONTROL ACT" (ACT #347).
- PRIOR TO COMMENCING EARTHMOVING OPERATIONS, THE GRADING CONTRACTOR SHALL INSTALL THE MUD TRACKING MAT, THE SILT FENCE AND TEMPORARY GRAVEL FILTER(S) SHOWN ON THE PLANS.
- THE ACTUAL LOCATION OF THE MUD TRACKING MATS AND THE GRAVEL FILTERS MAY BE ADJUSTED BY THE CONTRACTOR TO MATCH CONTRACTOR'S OPERATIONS AND FIELD CONDITIONS BUT ONLY IF APPROVED BY THE ENGINEER.
- ALL DISTURBED AREAS, EVEN WHERE FUTURE PAVEMENT AND BUILDINGS ARE PROPOSED, ARE TO BE RE-VEGETATED PER COUNTY STANDARDS FOR TEMPORARY SEEDING.
- ESTIMATED EARTHWORK FOR THIS PROJECT IS 1355 CY CUT AND 56 CY FILL. THIS IS AN ESTIMATE ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR ESTIMATING PURPOSES.
- THE ESTIMATED COST OF PROTECTING ALL EXPOSED SURFACES FROM EROSION SHOULD CONSTRUCTION CEASE IS \$3,000. (RESPREAD 3" TOPSOIL AND SEEDING)

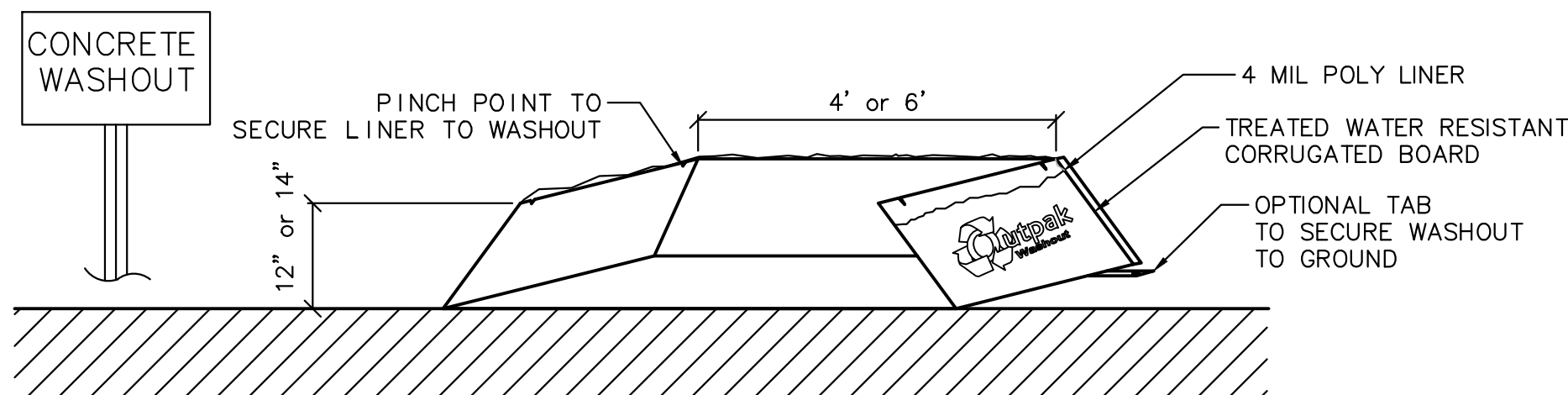
### NOTES:

- 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.

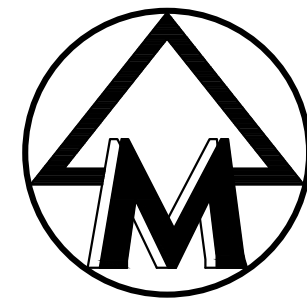
OR APPROVED EQUAL

## 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'



Know what's below.  
Call before you dig.



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

CHAPTER ANN ARBOR  
SITE PLAN FOR PLANNING COMMISSION  
SOIL EROSION CONTROL PLAN

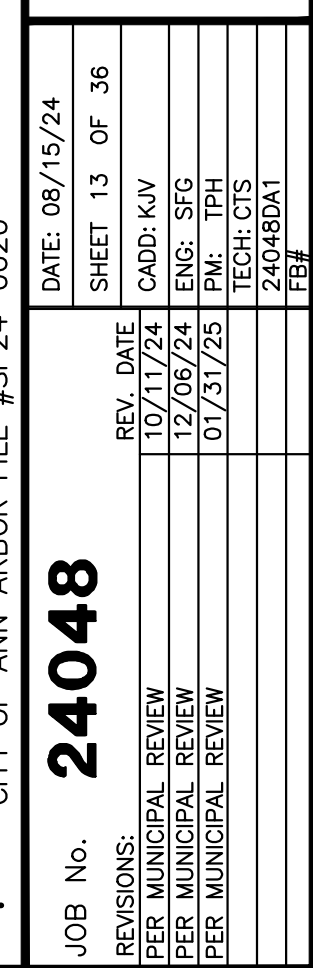
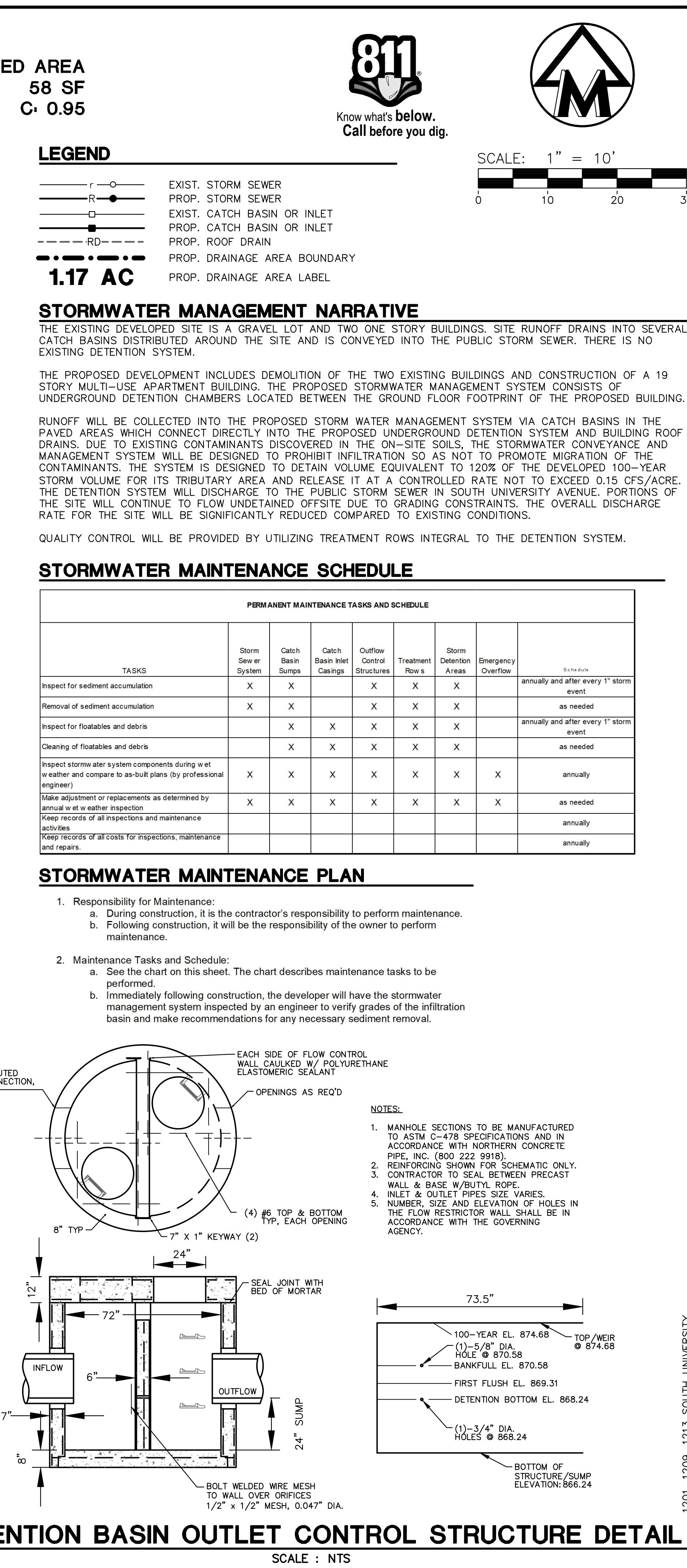
12

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

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JOB No. 24048







STORMWATER MANAGEMENT CALCULATIONS

W1 - Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

Cover Type	Soil Type	Area (sft)	Area (ac)	Runoff Coeff. (C)	(C) x (Area)
Building/Pavement		17,002	0.39	0.95	0.37
Gravel		1,527	0.04	0.85	0.03
Total		18,529	0.43		0.40

NRCS Variables (Pervious)					
Weighted C = (Sum(CN)x(Area))/(Area Total) = 0.94					
Cover Type	Soil Type	Area (sft)	Area (ac)	Curve Number	(CN) x (Area)
Gravel		1,527	0.04	89	0.03
Total		1,527	0.04		0.03

NRCS Variables (Impervious)					
Weighted CN = (Sum(CN)x(Area))/(Area Total) = 98					
Cover Type	Soil Type	Area (sft)	Area (ac)	Curve Number	(CN) x (Area)
Building/Pavement		17,002	0.39	98	0.38
Total		17,002	0.39		0.38

W2 - W2 - First Flush Runoff Calculations (Vf)

A.  $V_f = 1" \times 1/12" \times 43560 \text{ sft/ac} \times A \times C$  where A= 0.43 and where C= 0.94  
 $V_f = 1" \times 1/12" \times 43560 \text{ sft/ac} \times 0.43 \times 0.94 = 1,451 \text{ cf}$

W3 - W3 - Pre-Development Bankfull Runoff Calculations (Vbf-pre)

A. 2 year / 24 hour storm event. P= 2.35 in  
B. Pre-Development CN CN= 89  
C. S = (1000 / CN) - 10 S= 1,236 in  
D. Q = [(P-0.2S)<sup>2</sup> / (P+0.8S)] Q= 1,324 in  
E. Total Site Area excluding "Self-Crediting" BMPs 18,529 sft  
F.  $V_{bf-pre} = Q \times (1/12) \times \text{Area}$  Vbf-pre = 2,045 cft

W4 - 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 Worksheet 1 CN= 89  
C. S = (1000 / CN) - 10 S= 1,236 in  
D. Q = [(P-0.2S)<sup>2</sup> / (P+0.8S)] Q= 1,324 in  
E. Pervious Cover Area from Worksheet 1 1,527 sft  
F.  $V_{bf-per-post} = Q \times (1/12) \times \text{Area}$  Vbf-per-post = 168 cft

W5 - 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 Worksheet 1 CN= 98  
C. S = (1000 / CN) - 10 S= 0.204 in  
D. Q = [(P-0.2S)<sup>2</sup> / (P+0.8S)] Q= 2,122 in  
E. Impervious Cover Area from Worksheet 1 17,002 sft  
F.  $V_{bf-imp-post} = Q \times (1/12) \times \text{Area}$  Vbf-imp-post = 3,006 cft

W6 - W6 - Pervious Cover Post-Development 100-Year Runoff Calculations (V100-per-post)

A. 100 year / 24 hour storm event. P= 5.11 in  
B. Pervious Cover CN From Worksheet 1 CN= 89  
C. S = (1000 / CN) - 10 S= 1,236 in  
D. Q = [(P-0.2S)<sup>2</sup> / (P+0.8S)] Q= 3,877 in  
E. Pervious Cover Area from Worksheet 1 1,527 sft  
F.  $V_{100-per-post} = Q \times (1/12) \times \text{Area}$  V100-per-post = 493 cft

W7 - W7 - Impervious Cover Post-Development 100-Year Runoff Calculations (V100-imp-post)

A. 100 year / 24 hour storm event. P= 5.11 in  
B. Impervious Cover CN From Worksheet 1 CN= 98  
C. S = (1000 / CN) - 10 S= 0.204 in  
D. Q = [(P-0.2S)<sup>2</sup> / (P+0.8S)] Q= 4,873 in  
E. Impervious Cover Area from Worksheet 1 17,002 sft  
F.  $V_{100-imp-post} = Q \times (1/12) \times \text{Area}$  Vbf-imp-post = 6,904 cft

W8 - Time of Concentration (Tc-hrs)

A. Assume 15-minute minimum time of concentration Tc= 0.25 hr

W9 - Runoff Summary & On-Site Infiltration Requirement

A. Summary from Previous Worksheets  
First Flush Volume (Vff) 1,451 cft  
Pre-Development Bankfull Runoff Volume (Vbf-pre) 2,045 cft  
Pervious Cover Post-Development Bankfull Volume (Vbf-per-post) 168 cft  
Impervious Cover Post-Development Bankfull Volume (Vbf-imp-post) 3,006 cft  
Total BF Volume (Vbf-post) 3,175 cft  
Pervious Cover Post-Development 100-Year Volume (V100-per-post) 493 cft  
Impervious Cover Post-Development 100-Year Volume (V100-imp-post) 6,904 cft  
Total 100-Year Volume (V100) 7,398 cft  
B. Determine Onsite Infiltration Requirement  
Subtract the Pre-Development Bankfull from the Post-Development Bankfull Volume  
Total Post-Development Bankfull Volume (Vbf-post) 3,175 cft  
Pre-Development Bankfull Runoff Volume (Vbf-pre) 2,045 cft  
Bankfull Volume Difference 1,130 cft  
Infiltration Requirement (Vinf) 1,451 cft

W10 - Detention/Retention Requirement

A.  $Q_p = 236.6 \text{ Tc}^{0.82}$  743.63 cfs/(in x sq. mi)  
B. Total Site Area excluding "Self-Crediting" BMPs 0.43 ac  
C.  $Q_{100} = Q_{100-per} + Q_{100-imp}$  8,750 in  
(from W6 and W7, respectively)  
D. Peak Flow (PF) =  $Q_p \times Q_{100} \times \text{Area} / 640$  4.32 cfs  
E. Delta =  $PF - 0.15 \times \text{Area (ac)}$  4.26 cfs  
(0.15 x Area (ac))  
F.  $V_{det} = \text{Delta} / PF \times V_{100}$  7,289 cft  
Required Detention not including infiltration credit or penalty.  
Sediment Forebay Volume Required (5% of V100) 370 cft

W11 - Determine Applicable BMPs and Associated Volume Credits

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.

W12 - Natural Features Inventory

There are no natural features located on this site due to it being an existing built out urban site.

W13 - Site Summary of Infiltration & Detention

A. Stormwater Management Summary  
Min Infiltration Requirement (Vinf) 1,451 cft  
Designed/Provided Infiltration Volume 0 cft  
% Minimum Required Infiltration Provided 0 %  
Total Calculated Detention Volume, Vdet 7,289 cft  
Net Required Detention Volume 7,289 cft  
(Vdet - Designed/Provided Infiltration Volume)

B. Detention Volume Increase for sites where the required infiltration volume cannot be achieved.

% Required Infiltration NOT Provided 100.0 %  
(100% - % Minimum Required Infiltration Provided)  
Net % Penalty (20% x % Required Infiltration NOT Provided) 20.0 %  
Total Required Detention Volume, including penalty 8,746 cft  
[(100% + Net % Penalty) x Net Required Detention Volume]

Detention Outlet Calculations

Storm Event	Req'd Volume	less	Infil. Credit	=	Final Volume
First Flush	1,451 cft	-	0 cft	=	1,451 cft
Bankfull	3,175 cft	-	0 cft	=	3,175 cft
100 -year	7,289 cft	-	0 cft	=	7,289 cft
100-year + Req'd Penalty	8,746 cft	-	0 cft	=	8,746 cft
Forebay Volume Required (5% of 100-yr)				=	364 cft

Underground Detention Chambers  
Footprint Area 1430 sft  
Volume % of footprint 95%  
Design Area 1,359 sft  
Depth 6.96 ft  
Volume Provided 9,455 cft

B. Detention Volumes Provided

Elevation	Area (sft)	Depth (ft)	Volume (cft)	Cum. Volume (cft)
868.24	1,359	0	0	0
869.0	1,359	0.76	1,032	1,032
870.0	1,359	1	1,359	2,391
871.0	1,359	1	1,359	3,749
872.0	1,359	1	1,359	5,108
873.0	1,359	1	1,359	6,466
874.0	1,359	1	1,359	7,825
875.2	1,359	1.2	1,630	9,455
Total Volume =				9,455

Storage Elevation Calculation

First Flush Elevation (Xff)= 870.0 - 869.0 = Xff - 869.0 Xff = 869.31 ft  
2,391 - 1,032 = 1,451 - 1,032

Bankfull Elevation (Xbf)= 871.0 - 870.0 = Xbf - 870.0 Xbf = 870.58 ft  
3,749 - 2,391 = 3,175 - 2,391

100-Year Elevation (X100)= 875.2 - 874.0 = X100 - 874.0 X100 = 874.68 ft  
9,455 - 7,825 = 8,746 - 7,825

C. Two-Stage Outlet Design

First Flush Discharge (24-36 hours for the detention of first flush storm event)

Average Head (H<sub>ave</sub>) = 2/3 (Xff - X<sub>bot</sub>) = 2/3 (869.31 - 868.24) = 0.71 ft  
First Flush Max. Flowrate (Q<sub>ff-max</sub>) = V<sub>ff</sub> / 24 hrs = 1451cfs / (24 hrs\*3600) = 0.0200 cfs  
Req Area (A<sub>ff</sub>) = Q<sub>ff-max</sub> / 0.62 / sqrt(2\*g\*H<sub>ave</sub>) = 0.020/0.62/(2\*32.2\*0.71)<sup>0.5</sup> = 0.005 sft  
Orifice Diameter, Proposed = 0.750 in  
Orifice Area = 0.0031 sft  
Number Required for 24 hr drainage = A<sub>ff</sub> / Orifice Area = 0.005 sft / 0.0031 sft = 1.55 holes  
Number of Holes to Use 2  
Area of (1) - 0.75 inch Orifice A<sub>ff</sub> 0.0031 sft  
Actual Flow (Q<sub>ff</sub>) = 0.62 \* A<sub>ff</sub> \* sqrt(2\*g\*H<sub>ave</sub>) = 0.62 \* 0.0031 \* sqrt(2\*32.2\*0.71) = 0.013 cfs  
Actual Time (T<sub>ff</sub>) = V<sub>ff</sub> / Q<sub>ff</sub> = 1451 cf / 0.013 cfs / 3600 = 31.01 hr

Bankfull Discharge (36-48 hours)

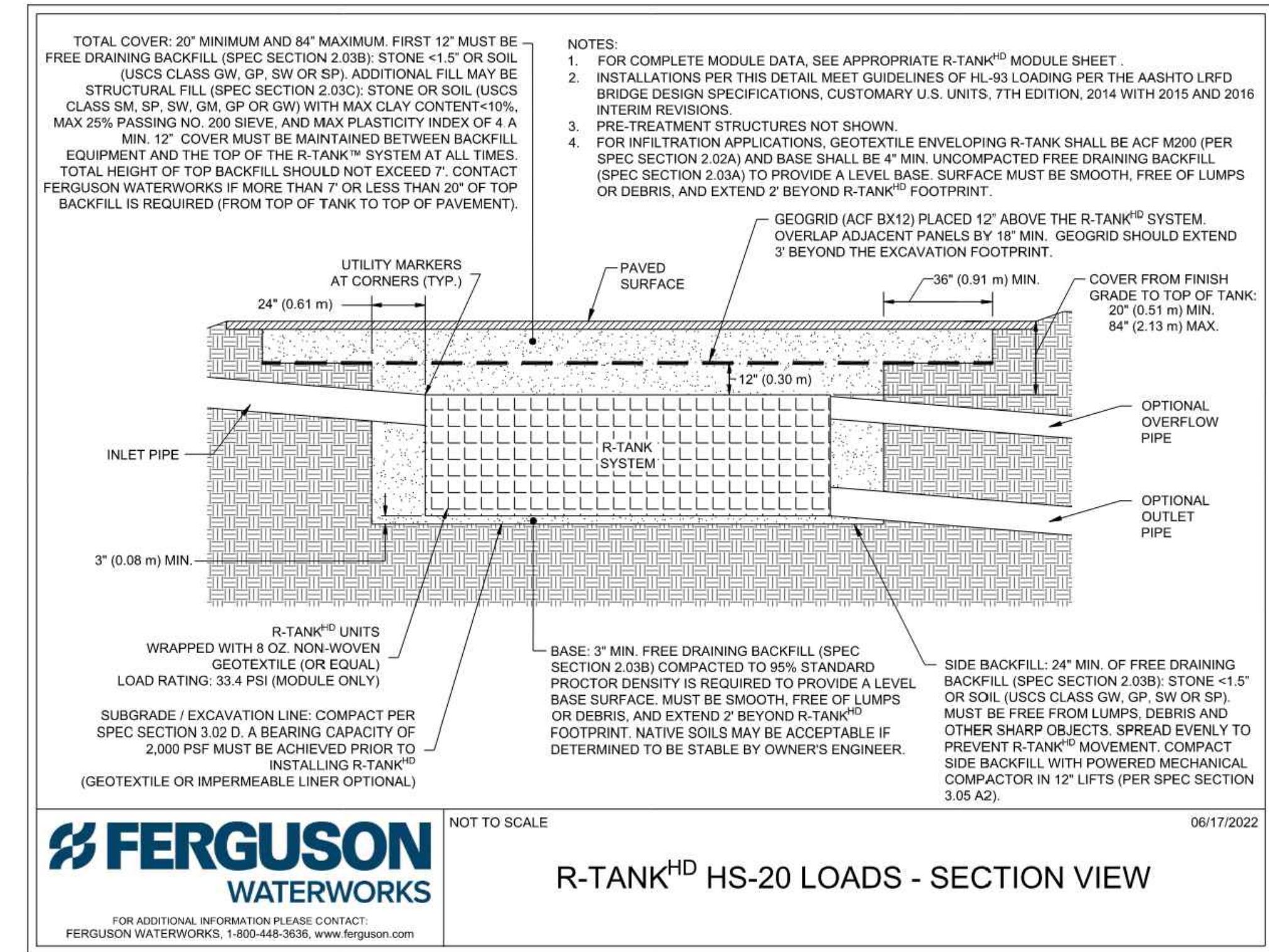
Average Head (H<sub>ave</sub>) = 2/3 (Xbf - X<sub>bot</sub>) = 2/3 (870.58 - 868.24) = 1.56 ft  
Actual Flow (Q<sub>bf</sub>) = 0.62 \* A<sub>ff</sub> \* sqrt(2\*g\*H<sub>ave</sub>) = 0.62 \* 0.0031 \* sqrt(2 \* 32.2 \* 1.56) = 0.019 cfs  
Actual Time (T<sub>bf</sub>) = V<sub>bf</sub> / Q<sub>bf</sub> = 3175 cf / 0.019 cfs / 3600 = 45.78 hr  
Drawdown Time for Bankfull Volume is between 36 and 48 hours  
Therefore use (1) 0.75 inch Diameter Holes at Elev 868.24

100-year Discharge (0.15 cfs/acre max. allowed)

Max Head to Lowest Holes (H<sub>max-top</sub>) = X100 - X<sub>bot</sub> = 874.68 - 868.24 = 6.44 ft  
Max Flow at Lowest Holes (Q<sub>max-ff</sub>) = 0.62 \* A<sub>ff</sub> \* sqrt(2 \* g \* H<sub>max</sub>) = 0.62 \* 0.0031 \* sqrt(2 \* 32.2 \* 6.44) = 0.039 cfs  
Max Head to 100yr Holes (H<sub>max-100</sub>) = X100 - X<sub>bf</sub> = 874.68 - 870.58 = 4.10 ft  
Q<sub>A</sub> (Allowable 100-year release rate) = 0.15 cfs/acre = 0.15 cfs \* 0.43 ac = 0.0638 cfs  
Max flow through 100-year holes = Q<sub>max-100</sub> = Q<sub>A</sub> - Q<sub>max-ff</sub> = 0.06 cfs - 0.04 cfs = 0.0247 cfs  
Max Area for Orifices (A<sub>100</sub>) = Q<sub>max</sub> / 0.62 / sqrt(2\*g\*H<sub>100-max</sub>) = 0.0247 cfs / 0.62 / sqrt(2\*32.2\*4.1) = 0.0024 sft  
Orifice Diameter = 0.750 in  
Orifice Area = 0.0031 sft  
Number Required for 0.15 cfs/acre drainage 1 ea  
Area of (1) - 0.75 inch Orifice (A<sub>100</sub>) 0.0031 sft  
100-year orifices - Actual Flow (Q<sub>max-100</sub>) = 0.62 \* A<sub>100</sub> \* sqrt(2 \* g \* H<sub>max100</sub>) = 0.62 \* 0.003 \* sqrt(2 \* 32.2 \* 4.1) = 0.030 cfs  
Actual Max Release Rate (Q<sub>max</sub>) = Q<sub>max-100</sub> + Q<sub>max-ff</sub> = 0.03 cfs + 0.039 cfs = 0.0691 cfs

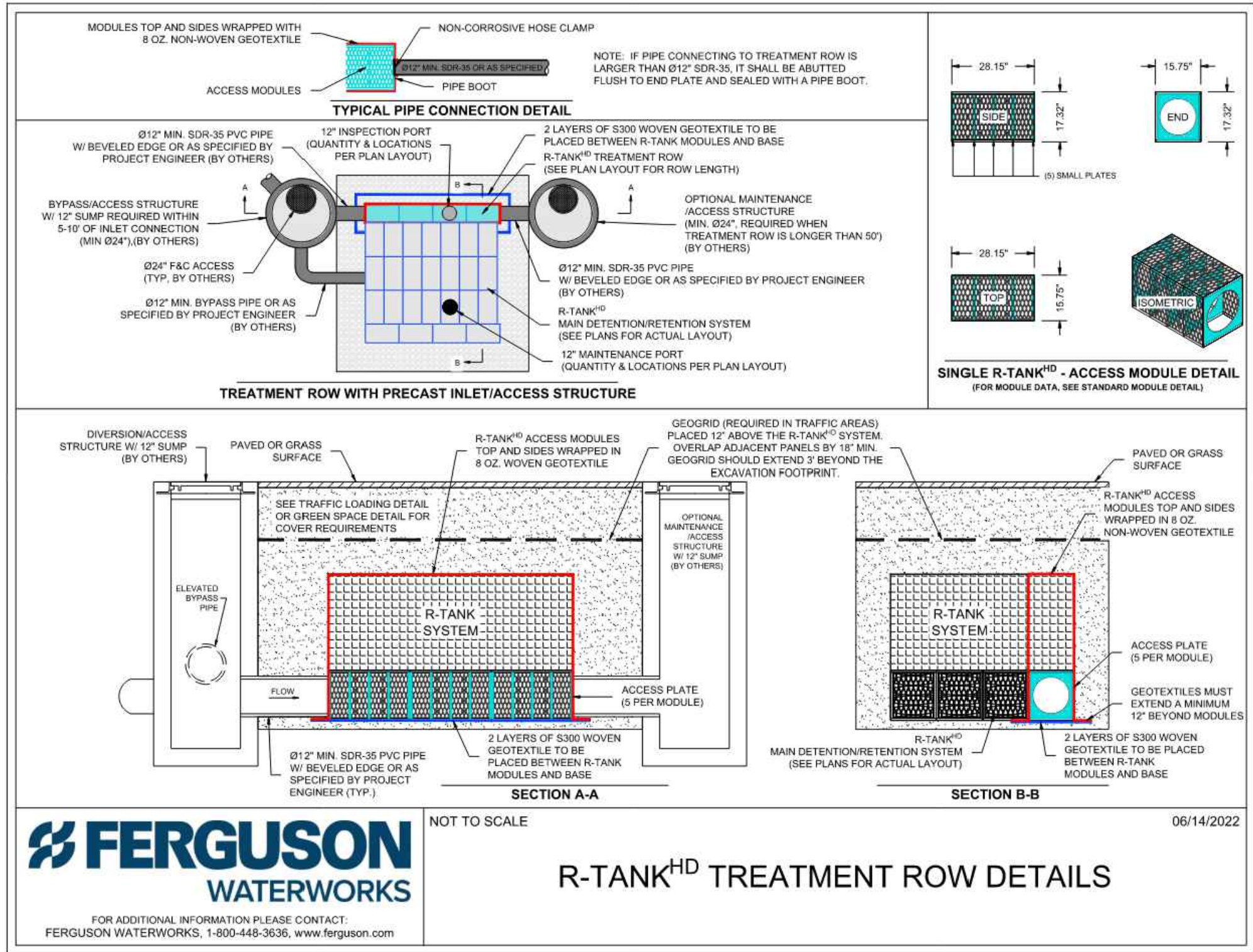
100-year Drawdown Time (72-hour max. to the lowest orifice)

Average head to first flush holes with all orifice in use (H<sub>ff-ave</sub>) = 2/3 (X100 - X<sub>bf</sub>) + (X<sub>bf</sub> - X<sub>bot</sub>)  
H<sub>ff-ave</sub> = 2/3 (874.68 - 870.58) + (870.58 - 868.24) = 5.07 ft  
Average flow through lowest holes to bankfull elevation = 0.62 \* A<sub>ff</sub> \* sqrt(2 \* g \* H<sub>ff-ave</sub>)  
Q<sub>ff-ave</sub> = 0.62 \* 0.0031 \* sqrt(2 \* 32.2 \* 5.07) = 0.035 cfs  
Average head to 100-year holes with all orifices in use = 2/3 (X100 - X<sub>bf</sub>)  
H<sub>100-ave</sub> = 2/3 \* (874.68 - 870.58) = 2.73 ft  
Average flow through 100-yr holes with all holes in use = 0.62 \* A<sub>100</sub> \* sqrt(2 \* g \* H<sub>100-ave</sub>)  
Q<sub>100-ave</sub> = 0.62 \* 0.003 \* sqrt(2 \* 32.2 \* 2.73) = 0.025 cfs  
Combined drawdown flow (Q<sub>100-tot</sub>) = Q<sub>ff-ave</sub> + Q<sub>100-ave</sub> = 0.035 cfs + 0.025 cfs = 0.059 cfs  
Volume of Storage above Bankfull Elev (V<sub>rem</sub>) = V100 - V<sub>bf</sub> = 8746 - 3175 = 5,571 cft  
Time to drain Volume between 100yr and bankfull elevations = V<sub>rem</sub>/Q<sub>100-tot</sub>/3600  
= 5571 cf / 0.059 cfs / 3600 = 26.06 hr  
Total 100-year drawdown time = T100 = T100-bf + Tbf = 45.78 hrs + 26.06 hrs = 71.84 hr  
Therefore use (1) 0.75 inch Diameter Holes at Elev 870.58



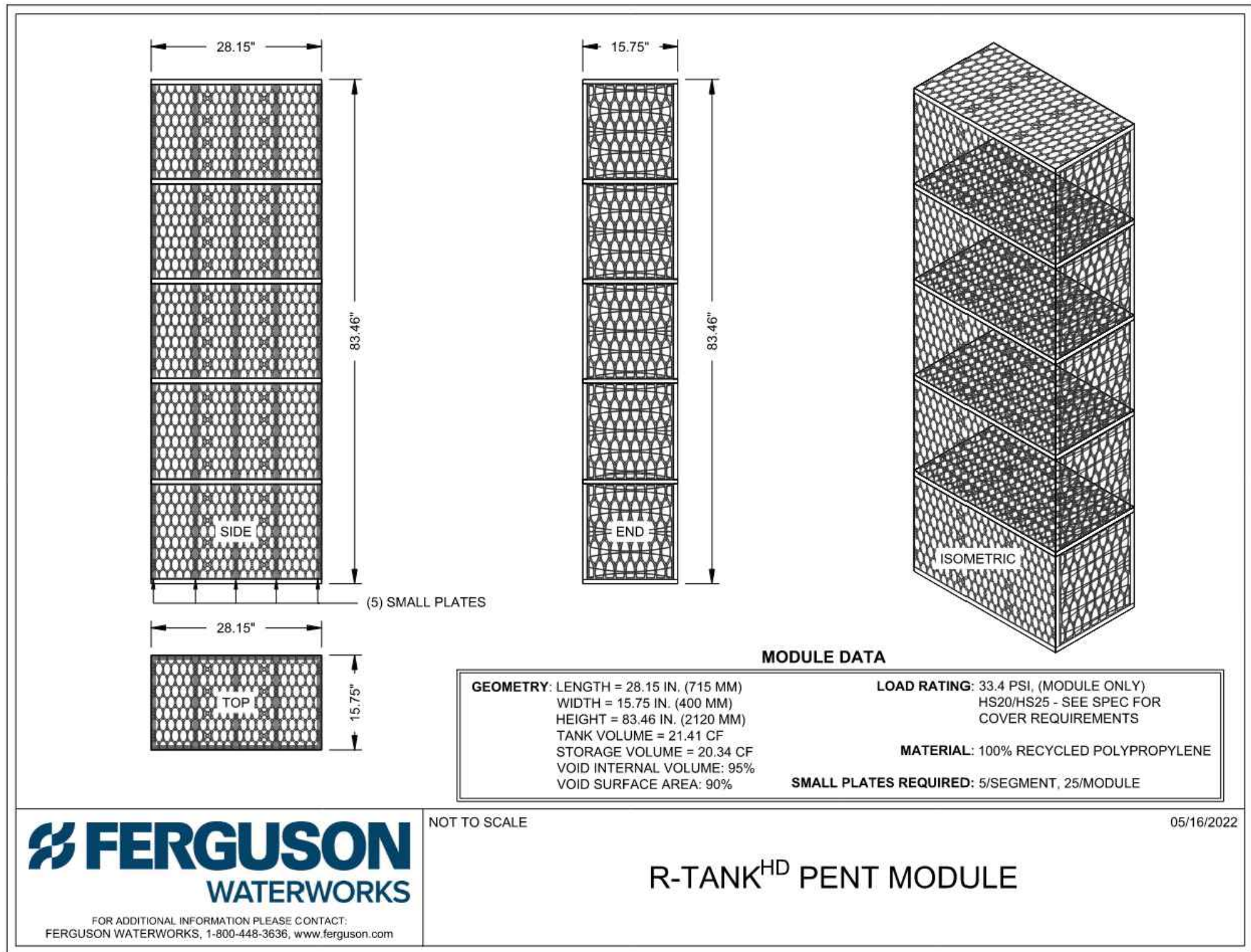
DETENTION SYSTEM SECTION VIEW

SCALE : NTS



TREATMENT ROW DETAIL

SCALE : NTS



DETENTION SYSTEM MODULE DETAIL

SCALE : NTS



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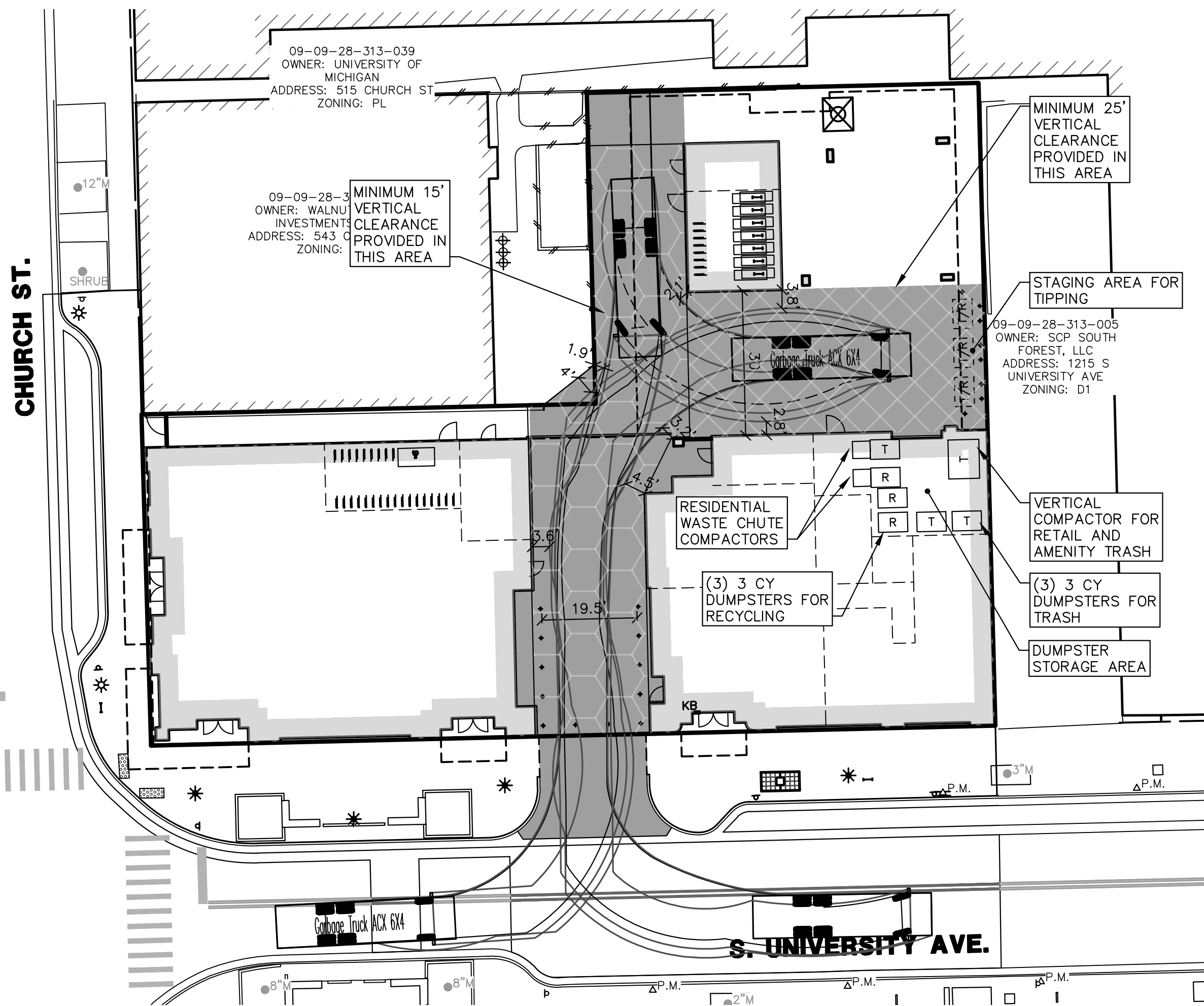
CHAPTER ANN ARBOR  
SITE PLAN FOR PLANNING COMMISSION  
STORMWATER MANAGEMENT DETAILS

14

JOB No. 24048  
REV. DATE 08/15/24  
SHEET 14 OF 36  
PER MUNICIPAL REVIEW 10/11/24  
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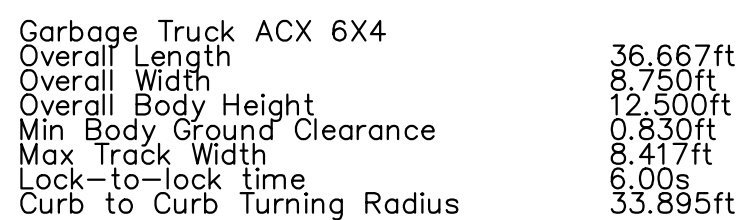


## LEGEND

	EXIST. WATER MAIN
	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	PROP. CURB STOP & BOX
	REDUCER
	EXIST. BLOW-OFF
	PROP. BLOW-OFF
	POST INDICATOR VALVE
	PROP. POST INDICATOR VALVE
	THRUST BLOCK
	EXIST. FIRE DEPARTMENT CONNECTION
	PROP. FIRE DEPARTMENT CONNECTION
	PROP. KNOXBOX
	FIRE HOSE LAY LENGTHS
	FIRE HYDRANT 250' COVERAGE RADIUS

## SOLID WASTE NOTES

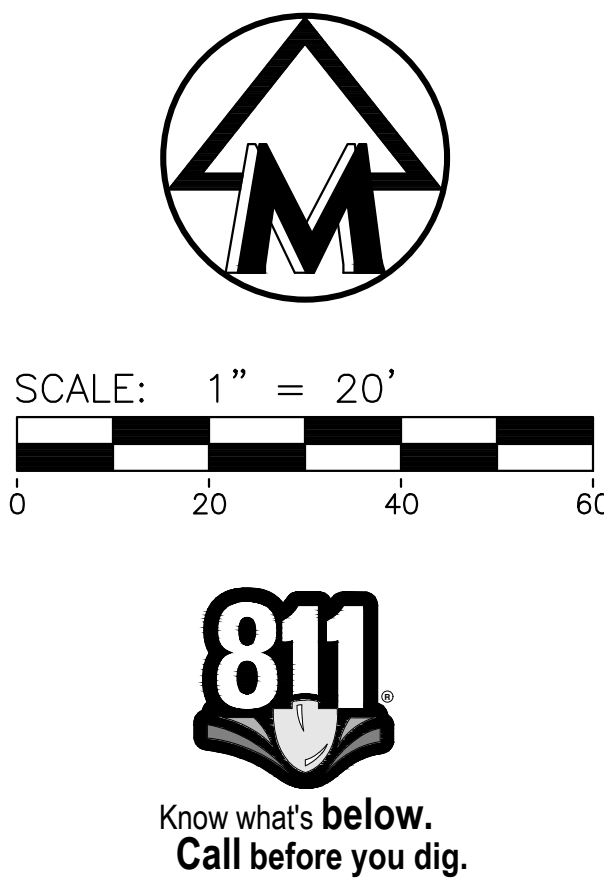
- TRASH WILL BE TIPPED FOUR TIMES A WEEK AND RECYCLING ONCE A WEEK. THE DUMPSTERS WILL BE STORED INSIDE THE TRASH ROOM AND BROUGHT TO THE STAGING AREA TO BE TIPPED.
- RETAIL AND AMENITY WASTE WILL BE BROUGHT TO THE TRASH ROOM AND COMPACTED IN THE VERTICAL COMPACTOR.
- RESIDENTIAL WASTE WILL BE CONVEYED VIA CHUTES TO THE COMPACTORS IN THE FIRST FLOOR TRASH ROOM. EMPLOYEES WILL MOVE AND STAGE THE 3 CY DUMPSTERS AS THEY BECOME FULL.
- WHEN TRASH IS PICKED UP, EMPLOYEES WILL MOVE THREE 3 CY TRASH DUMPSTERS TO THE STAGING AREA. WHEN RECYCLING IS PICKED UP, EMPLOYEES WILL MOVE THREE 3 CY RECYCLING DUMPSTERS TO THE STAGING AREA.
- ACCESS TO THE STAGING AREA SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF COLLECTION VEHICLES WEIGHING UP TO 79,500 LBS GROSS VEHICLE WEIGHT.
- A MINIMUM VERTICAL CLEARANCE OF 25FT WILL BE PROVIDED ABOVE THE SOLID WASTE TIPPING AREA.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR ALL SNOW AND ICE REMOVAL REQUIRED FOR SAFE ACCESS TO SERVICING OF ALL SOLID WASTE CONTAINERS.
- THE CITY DOES NOT STOCK OR PROVIDE 3 YARD DUMPSTERS FOR RECYCLING COLLECTION. THE DEVELOPER WILL BE RESPONSIBLE FOR PROVIDING 3 YARD DUMPSTERS FOR RECYCLING COLLECTION.
- THE CITY'S COMPOST PROGRAM DOES NOT CURRENTLY EXTEND TO MULTIFAMILY OR COMMERCIAL DEVELOPMENTS. PRELIMINARY SPACE FOR FUTURE MULTIFAMILY COMPOST COLLECTION MAY BE SHOWN ON THE PLANS, NOTING THAT IT IS SUBJECT TO CHANGE DEPENDING ON WHAT THE COLLECTION NEEDS ARE DETERMINED TO BE. PRIVATE COMPOST SERVICE CAN BE ARRANGED THROUGH MY GREEN MICHIGAN.
- PARKING SHALL BE PROHIBITED ALONG THE SOLID WASTE COLLECTION PATH AND STAGING AREA.
- AN EASEMENT FOR SOLID WASTE COLLECTION WILL BE REQUIRED.



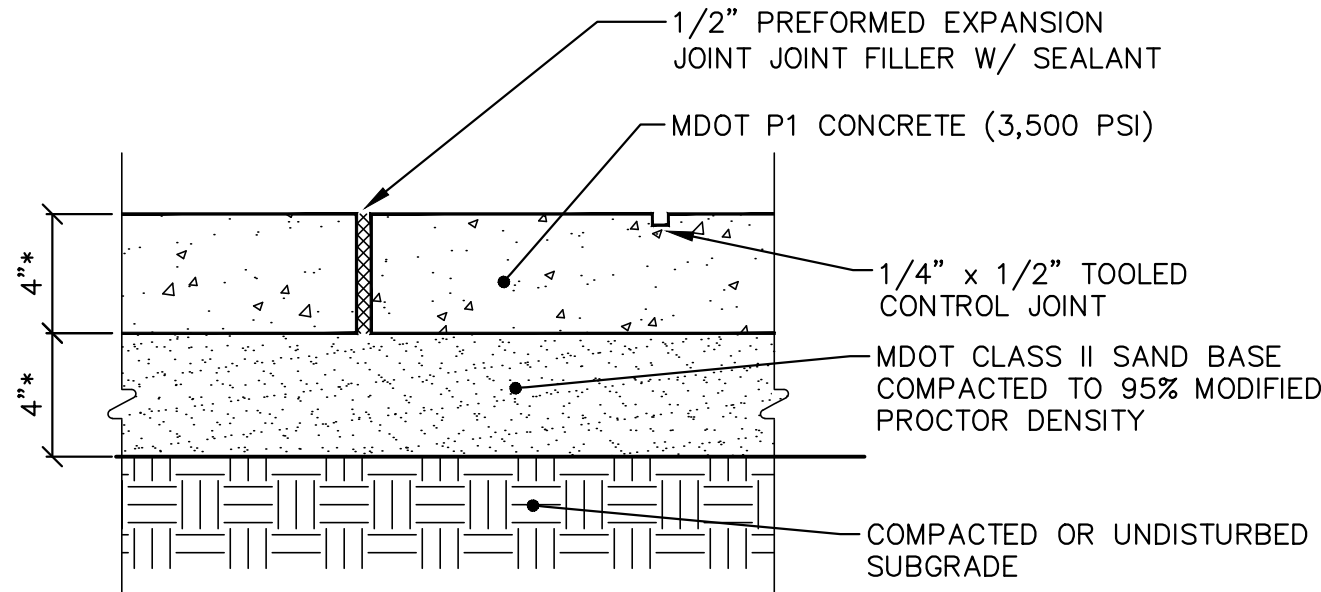
## SOLID WASTE TRUCK DETAIL

**SCALE : NTS**

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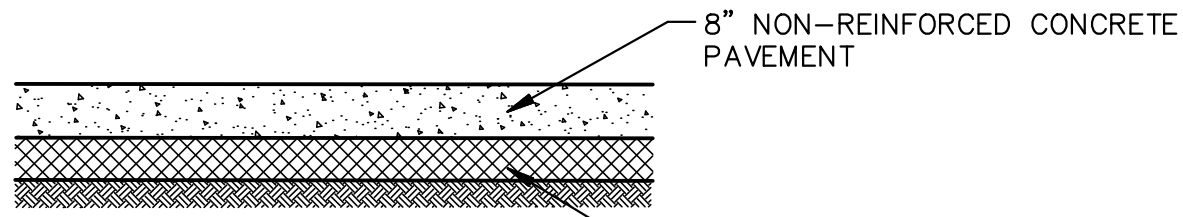






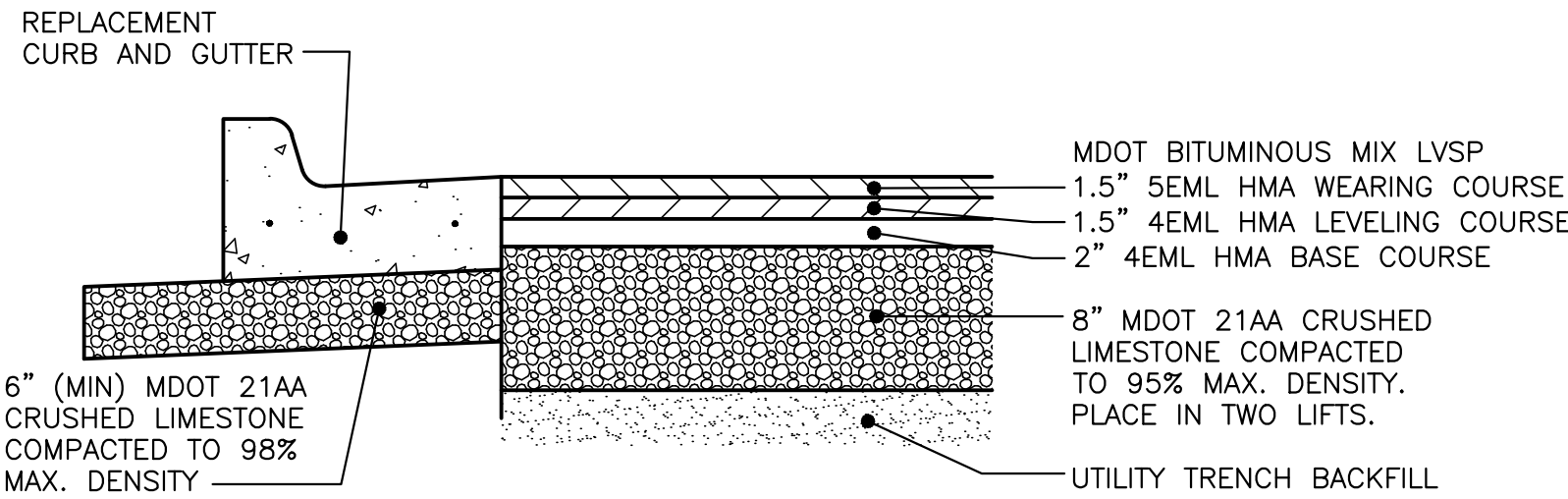
NOTE:  
\* INCREASE CONCRETE WALK TO 6" WHEN CROSSING A SINGLE-FAMILY OR DOUBLE-FAMILY DRIVEWAY, AND TO 8" FOR COMMERCIAL DRIVE CROSSINGS. USE 6" CLASS II SAND BASE AT RESIDENTIAL DRIVE CROSSINGS, AND 8" 21AA AGGREGATE BASE (98% MODIFIED PROCTOR) AT COMMERCIAL DRIVE CROSSINGS.

CONCRETE WALK DETAIL  
NOT TO SCALE  
(PRIVATE USE ONLY)



NOTE: ALL CONCRETE PAVEMENT TO BE SEALED WITH ONE APPLICATION OF A TRANSPARENT CURING COMPOUND APPLIED AT A RATE OF 1 gal. per 200 sq. ft..

PROPOSED CONCRETE PAVEMENT DETAIL  
NOT TO SCALE  
(PRIVATE USE ONLY)

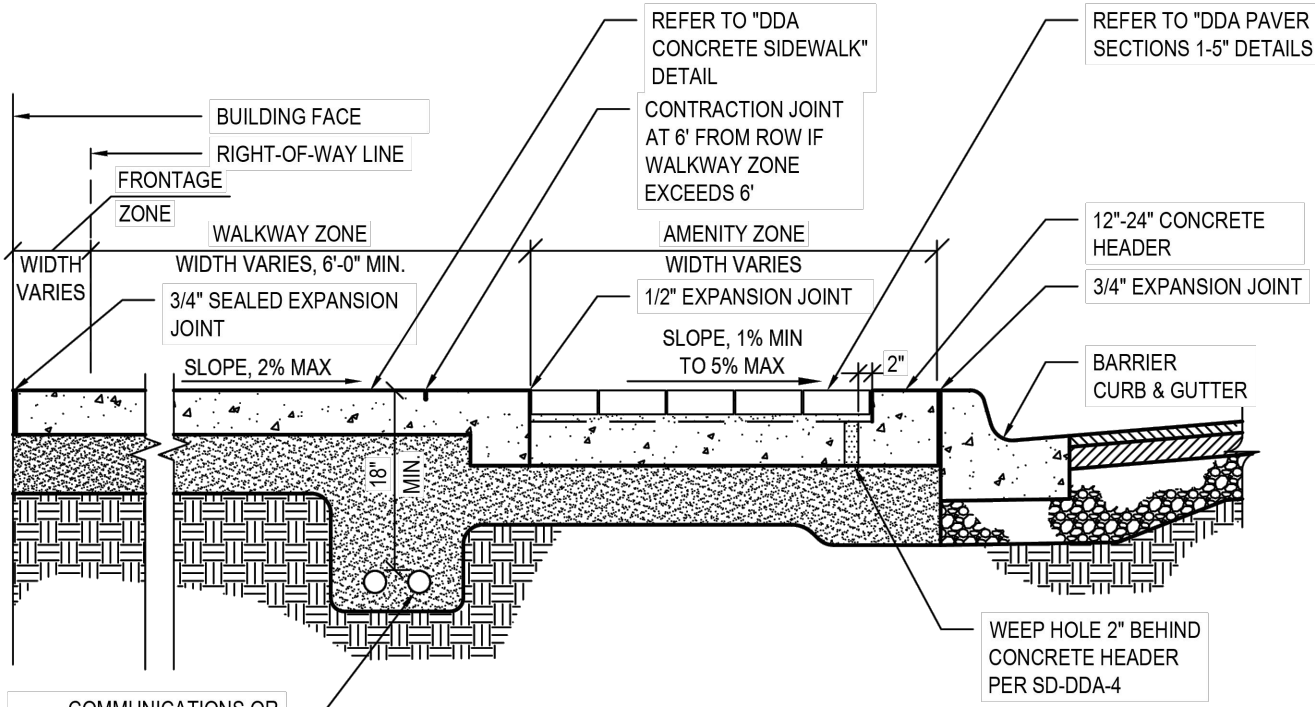


S. UNIVERSITY PAVEMENT DETAIL  
NOT TO SCALE

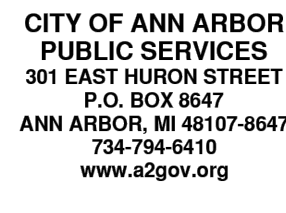
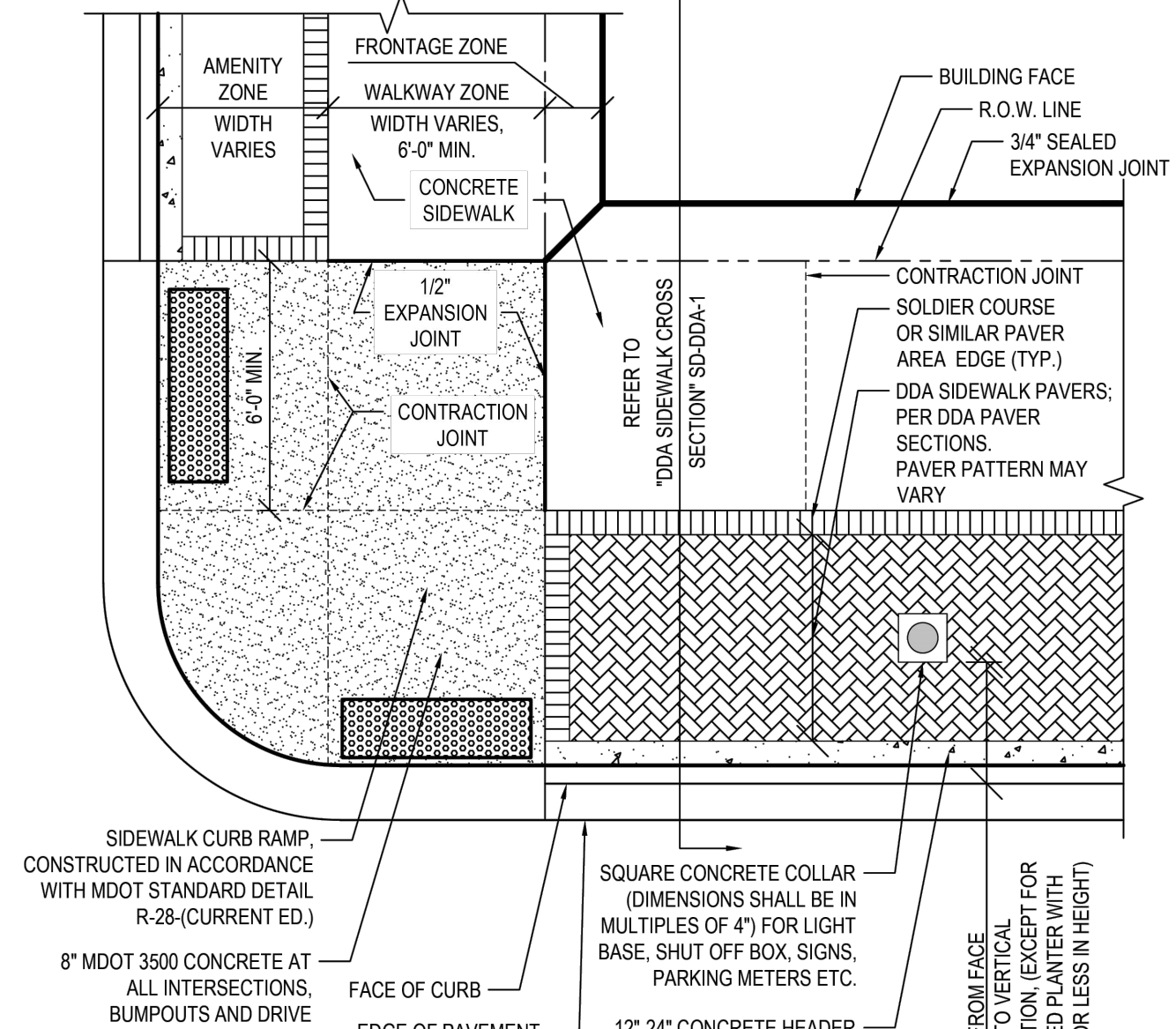
THE ABOVE SECTION IS A MINIMUM DEPTH. IF THE EXISTING PAVEMENT IS THICKER, THE EXISTING PAVEMENT THICKNESS SHALL BE MATCHED.

JOB No.	24048	DATE: 08/15/24	SHEET 16 OF 36
REVISIONS:	REV. DATE	10/11/24	CADD: KJV
PER MUNICIPAL REVIEW	12/05/24	ENG: SFG	
PER MUNICIPAL REVIEW	07/31/25	PM: TPH	
		TECH: CTS	
		DESIGN: SFG	

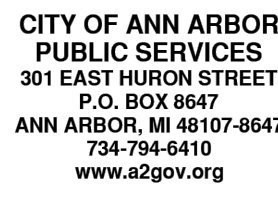
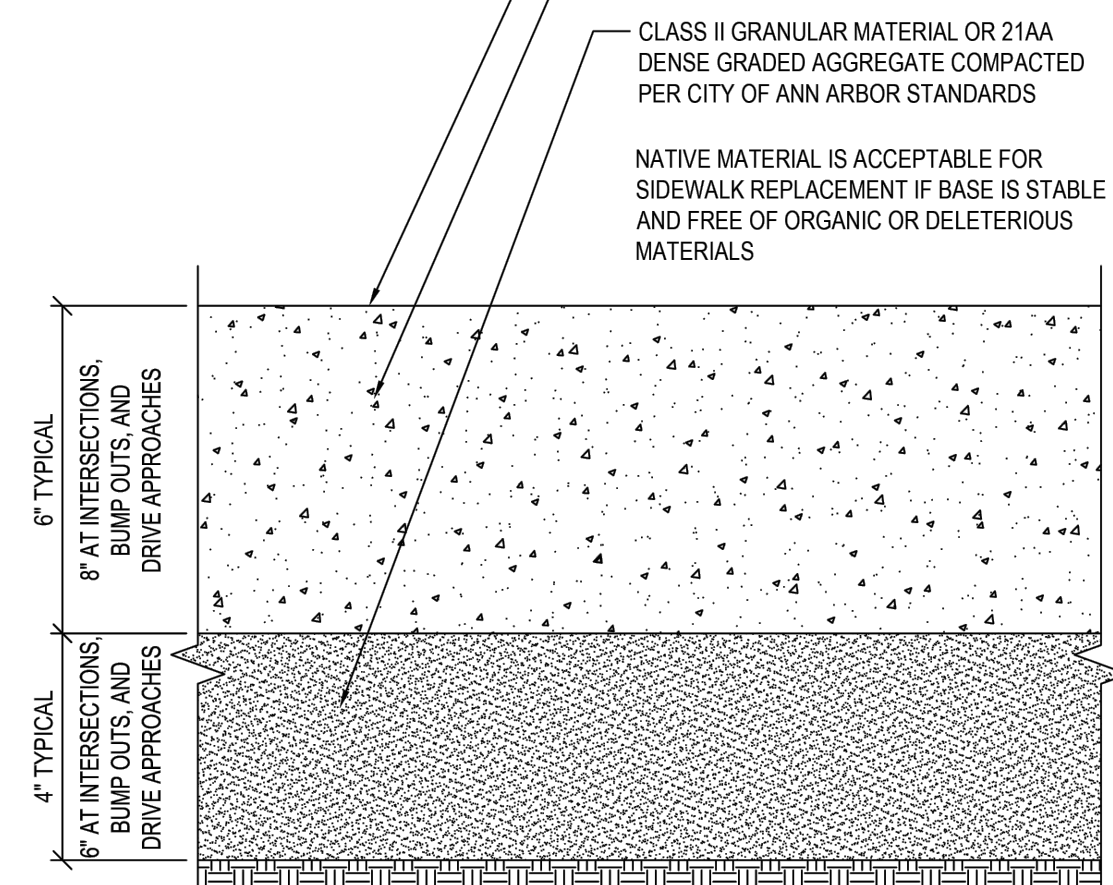




DDA SIDEWALK CROSS SECTION		
DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 12/8/2023	<b>SD-DDA-1</b>

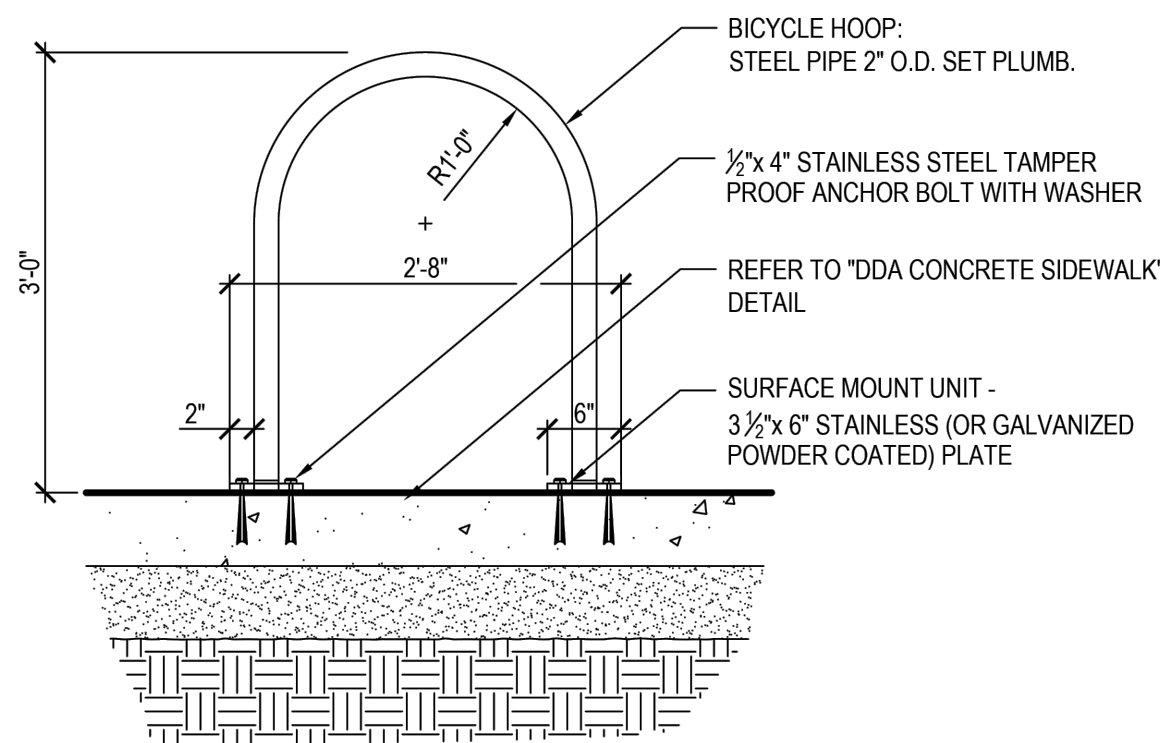


DDA SIDEWALK AND AMENITY ZONE PLAN VIEW		
DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 12/8/2023	<b>SD-DDA-2</b>

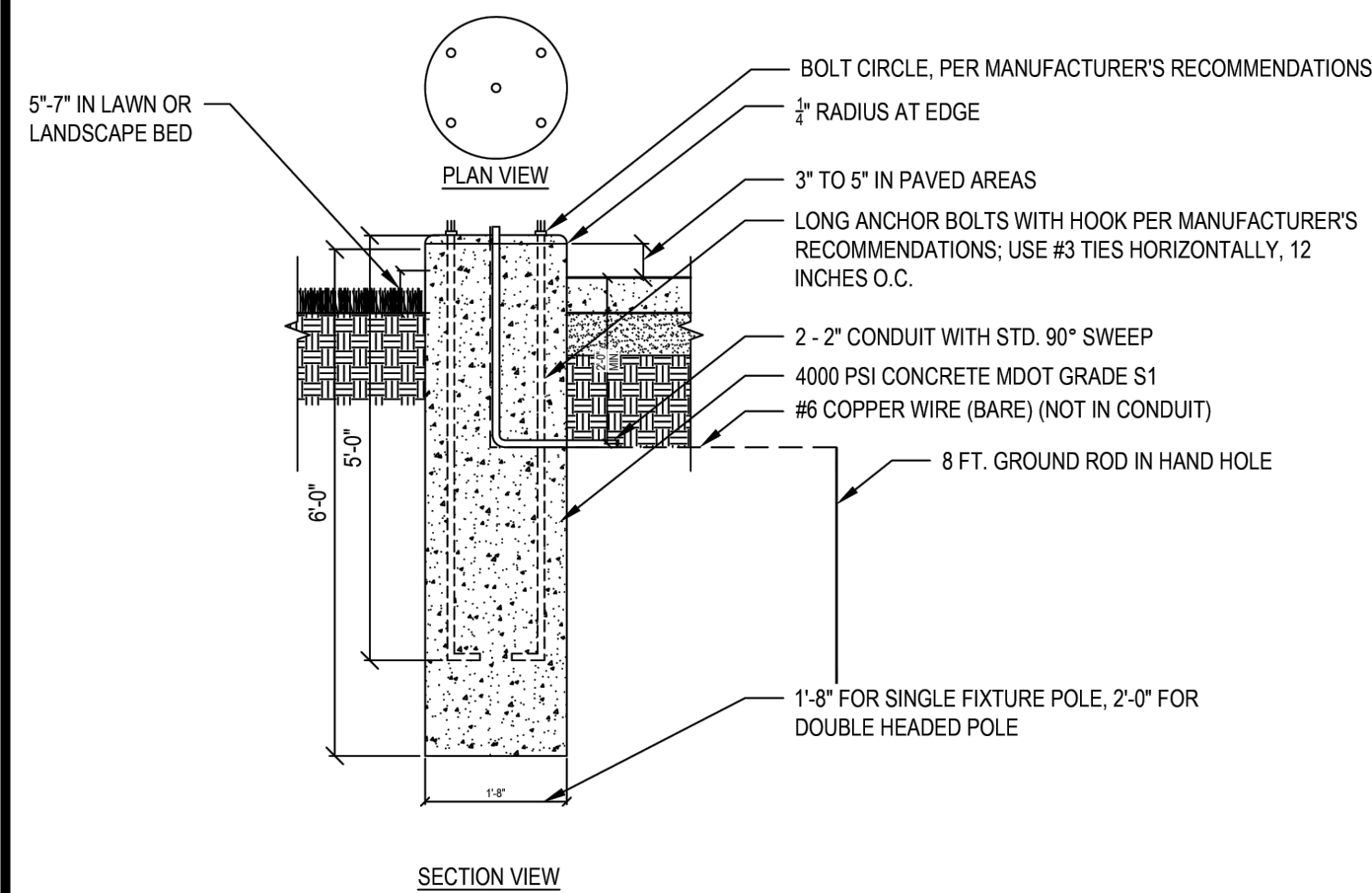


<b>DDA CONCRETE SIDEWALK</b>		
DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 12/8/2023	<b>SD-DDA-3</b>

- BICYCLE HOOP NOTES:**
1. TO BE USED ONLY FOR DDA CONCRETE SIDEWALK SURFACES
  2. LOCATE AND GROUP BICYCLE HOOPS IN THE AMENITY ZONE
  3. BIKE HOOPS TO BE MINIMUM OF 2'-10" FROM FACE OF CURB WHEN PERPENDICULAR TO CURB, AND 2'-0" WHEN PARALLEL
  4. REFER TO ANN ARBOR DOWNTOWN STREET DESIGN MANUAL FOR ADDITIONAL LAYOUT GUIDELINES
  5. POWDER-COATED GALVANIZED STEEL, BLACK



<b>DDA BIKE HOOP SURFACE MOUNTED</b>		
DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 12/8/2023	<b>SD-DDA-10</b>



- NOTES:
1. HOLE TO BE AUGERED. MINIMIZE DISTURBANCE OF IN-SITU SOILS DURING AUGERING
  2. CONTRACTOR TO PROVIDE PREFABRICATED ANCHOR BOLT BUILD-UP
  3. THE CITY WILL INSPECT THE AUGERED HOLE AND THE ANCHOR BOLT BUILD-UP AND PROVIDE WRITTEN APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE
  4. NO WATER IS TO BE IN HOLE AT TIME OF CONCRETE PLACEMENT
  5. CONCRETE SHALL BE VIBRATED DURING PLACEMENT
  6. EXCESSIVE HOLE SIZE: CREATED DURING AUGERING OF FOUNDATION SHALL BE FLO-FILLED TO 3" FROM FINISH GRADE
  7. CONTRACTOR WILL PROVIDE NECESSARY CONDUIT FOR ENTRY. PAID FOR AT THE CONTRACT UNIT PRICE FOR 2" CONDUIT
  8. COPPER CLAD GROUND ROD (1" REQUIRED) TO BE 5/8" DIA. X 8'-0"
  9. CONDUIT TO EXTEND 12" ABOVE BASE. CABLES TO EXTEND 6" OUTSIDE OF HANDHOLE
  10. SHIMS TO BE 1/2" MIN. PER E.D. SPEC
  11. GROUND CABLE SHALL BE #6 SOFT BARE COPPER WIRE WELDED TO GROUND ROD WITH 24" SLACK ABOVE FOUNDATION TOP; THE NEUTRAL AT THE POLE IS TO BE CONNECTED TO THIS GROUND CABLE

\*UNLESS OTHERWISE NOTED ON THE PLANS OR CONTRACT DOCUMENT

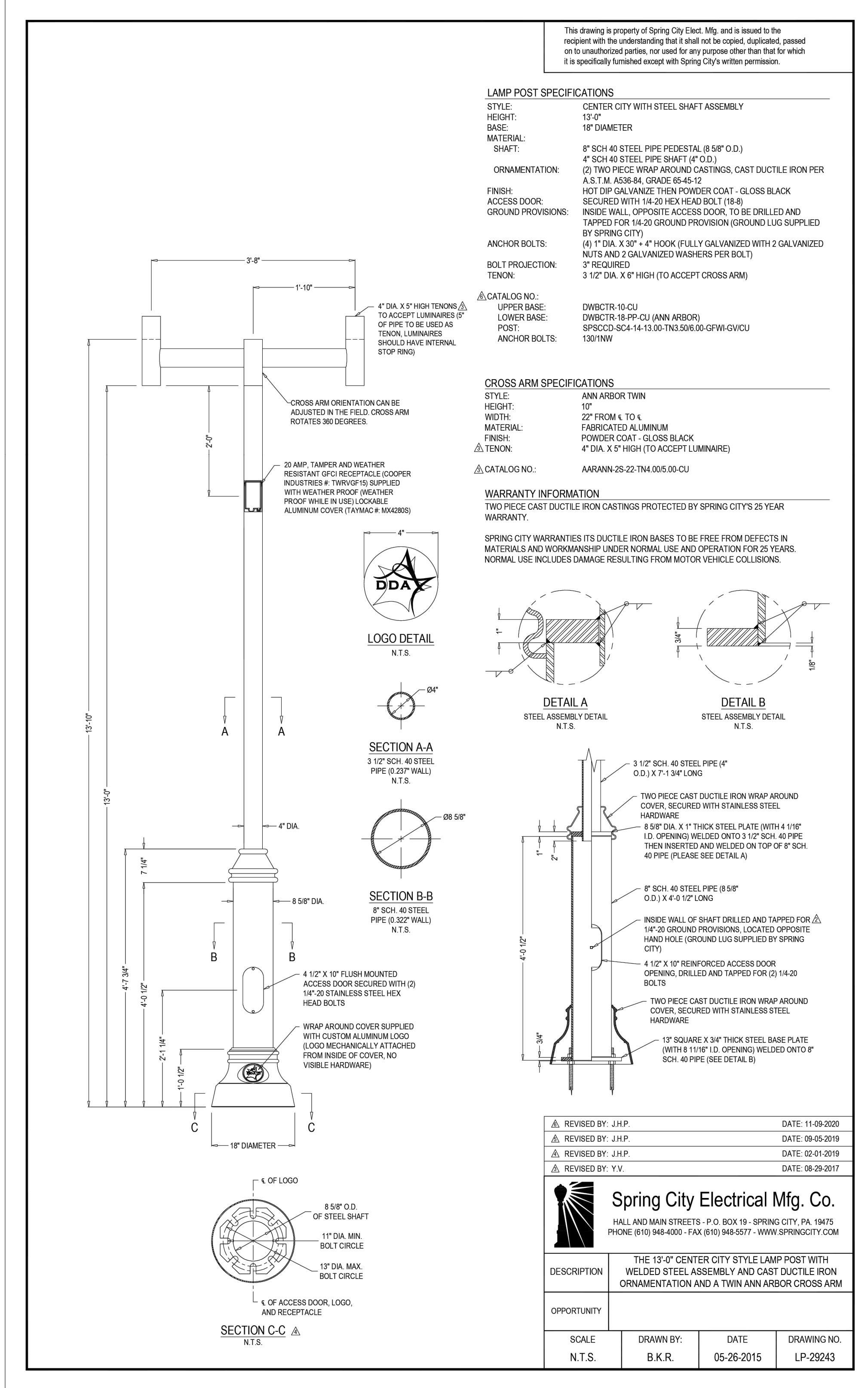
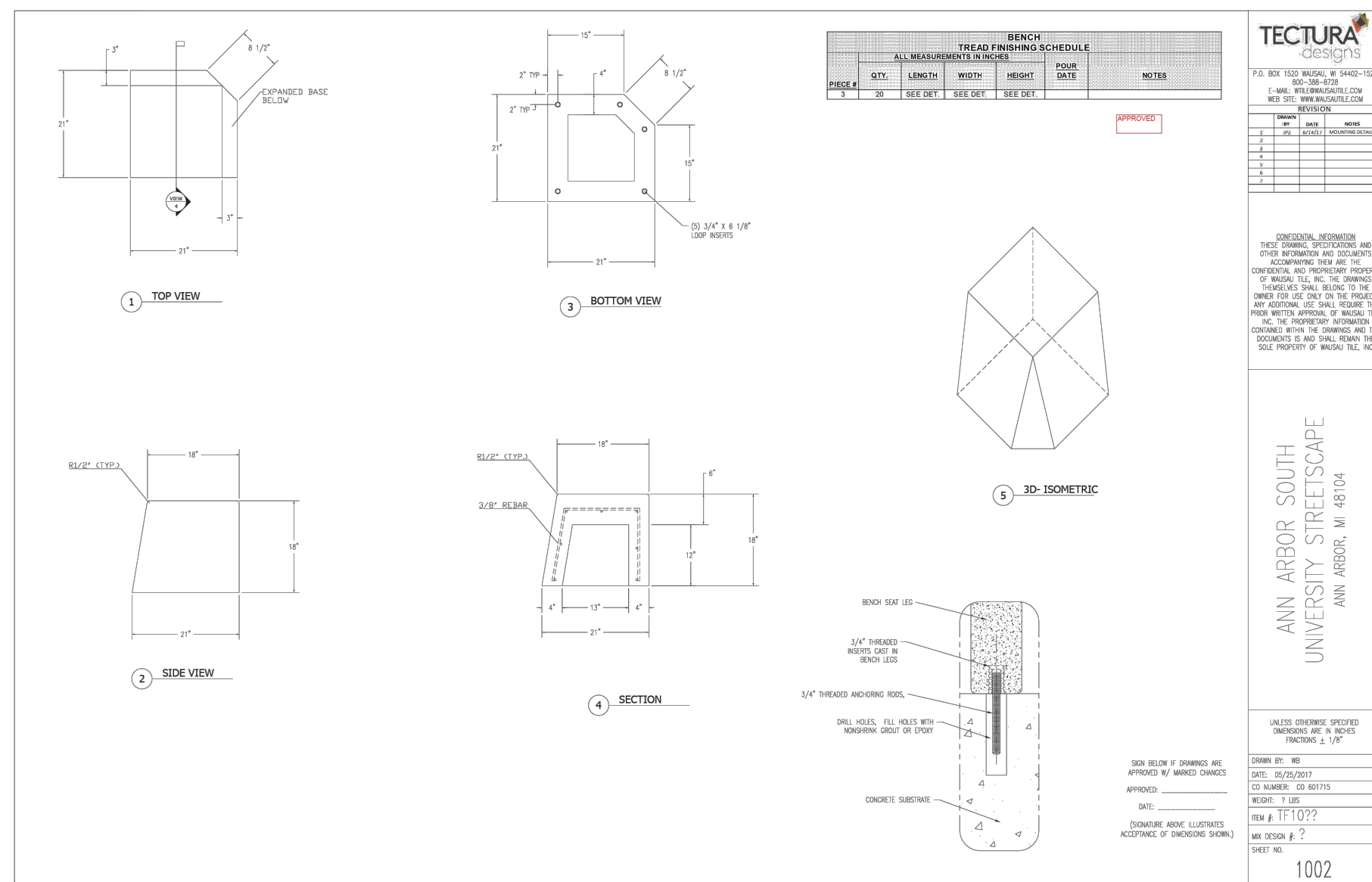
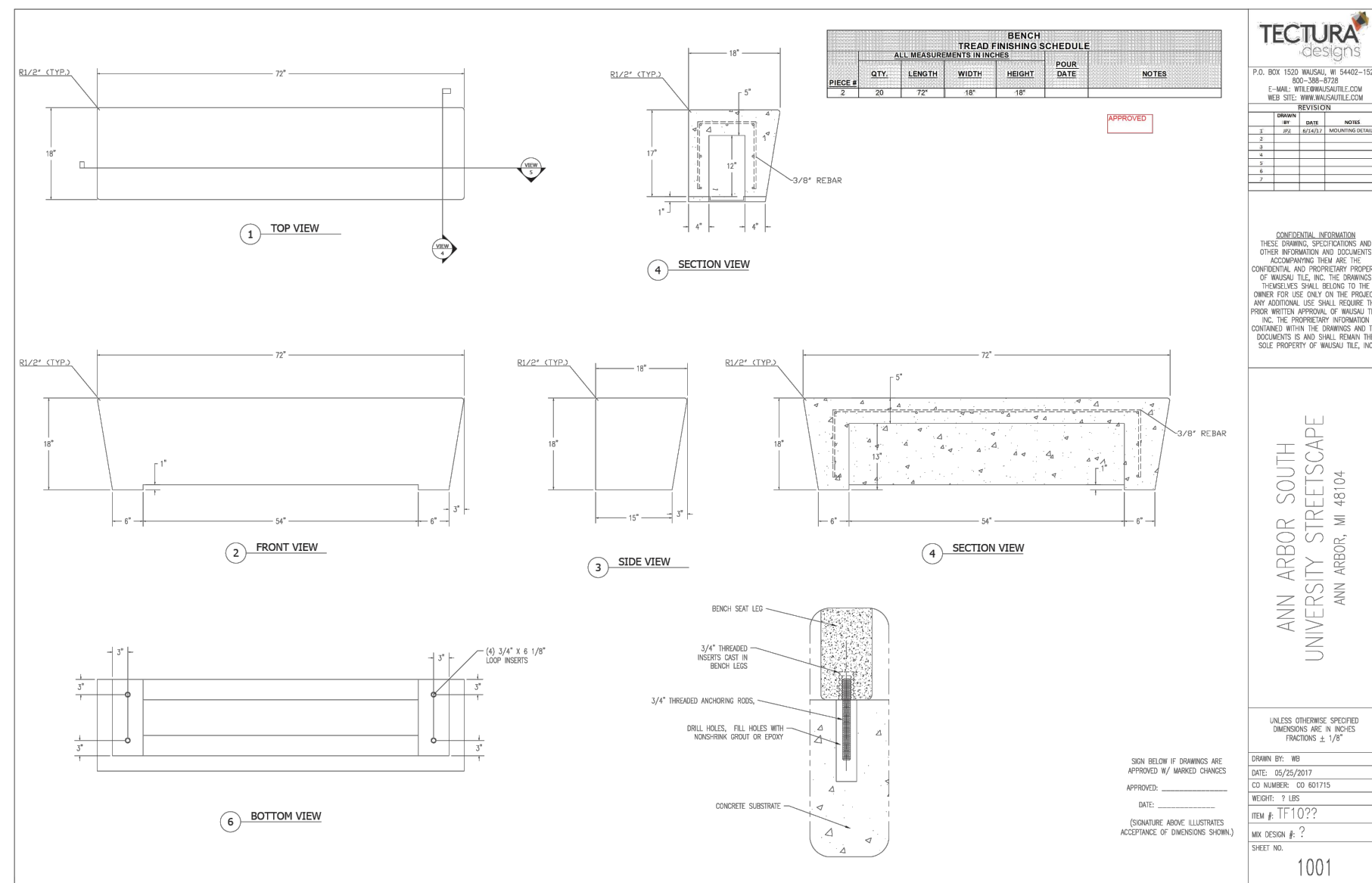
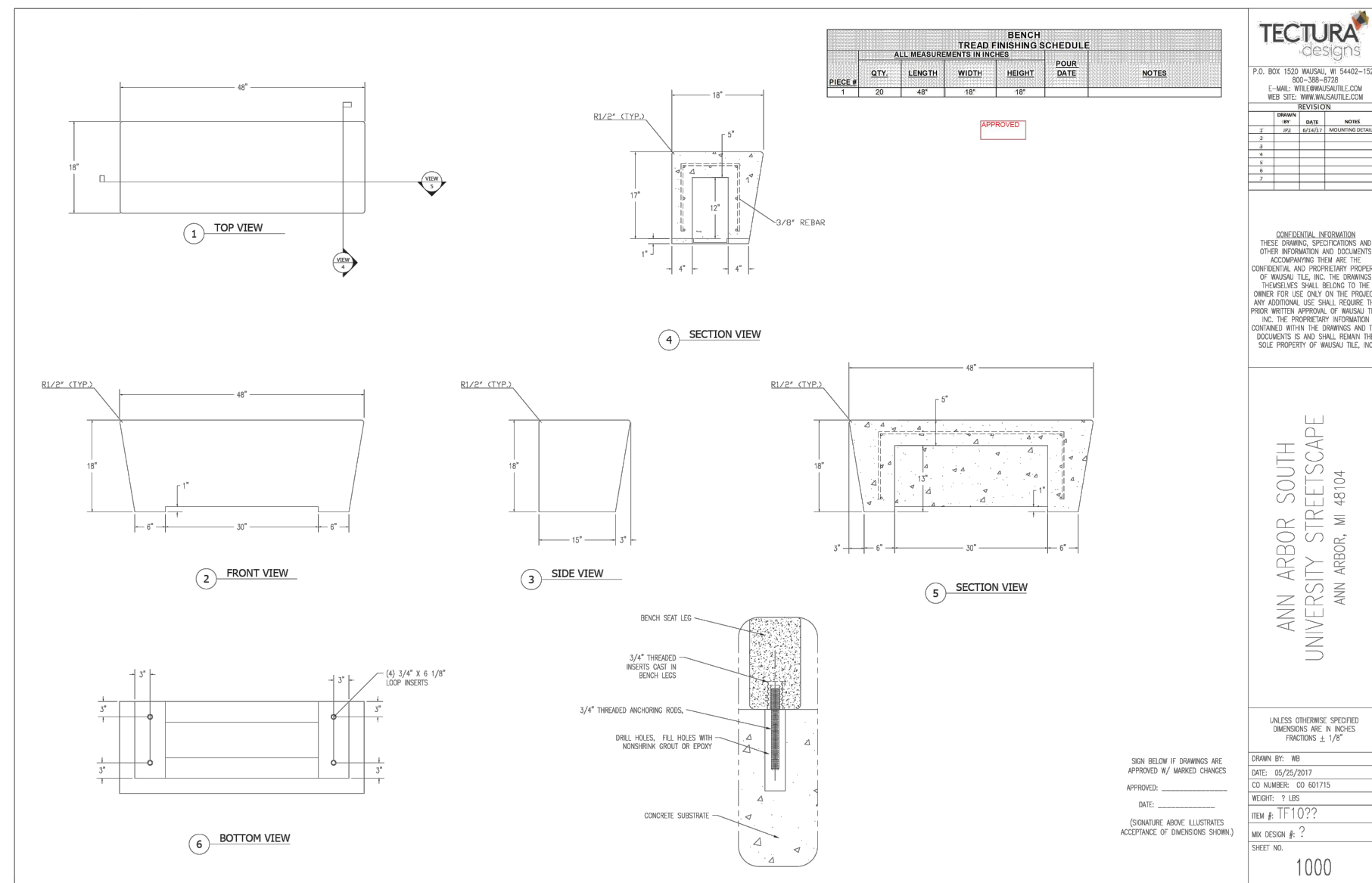


<b>DDA LIGHT POLE FOUNDATION</b>		
DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 12/8/2023	<b>SD-DDA-17</b>

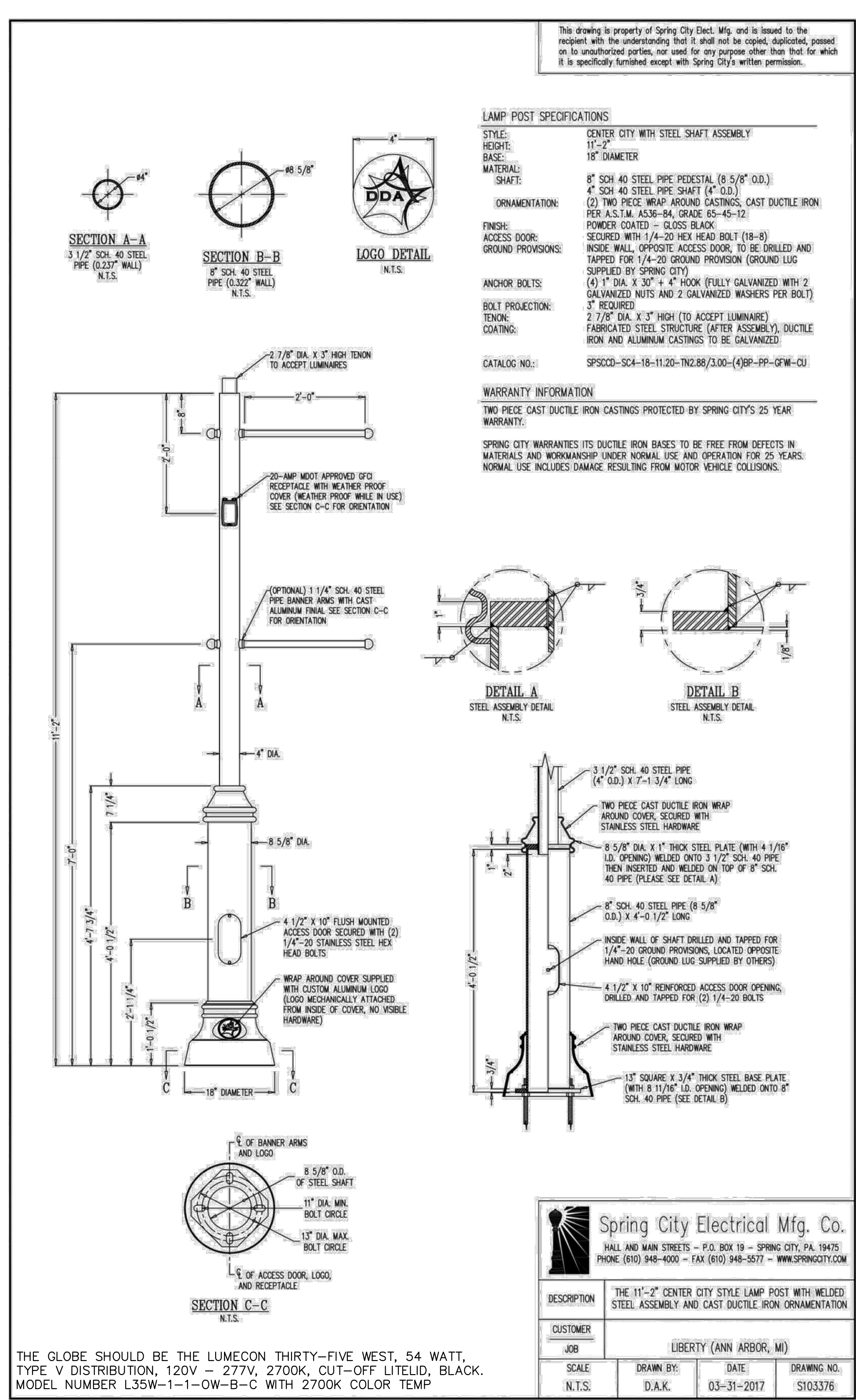
NOTES:

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.



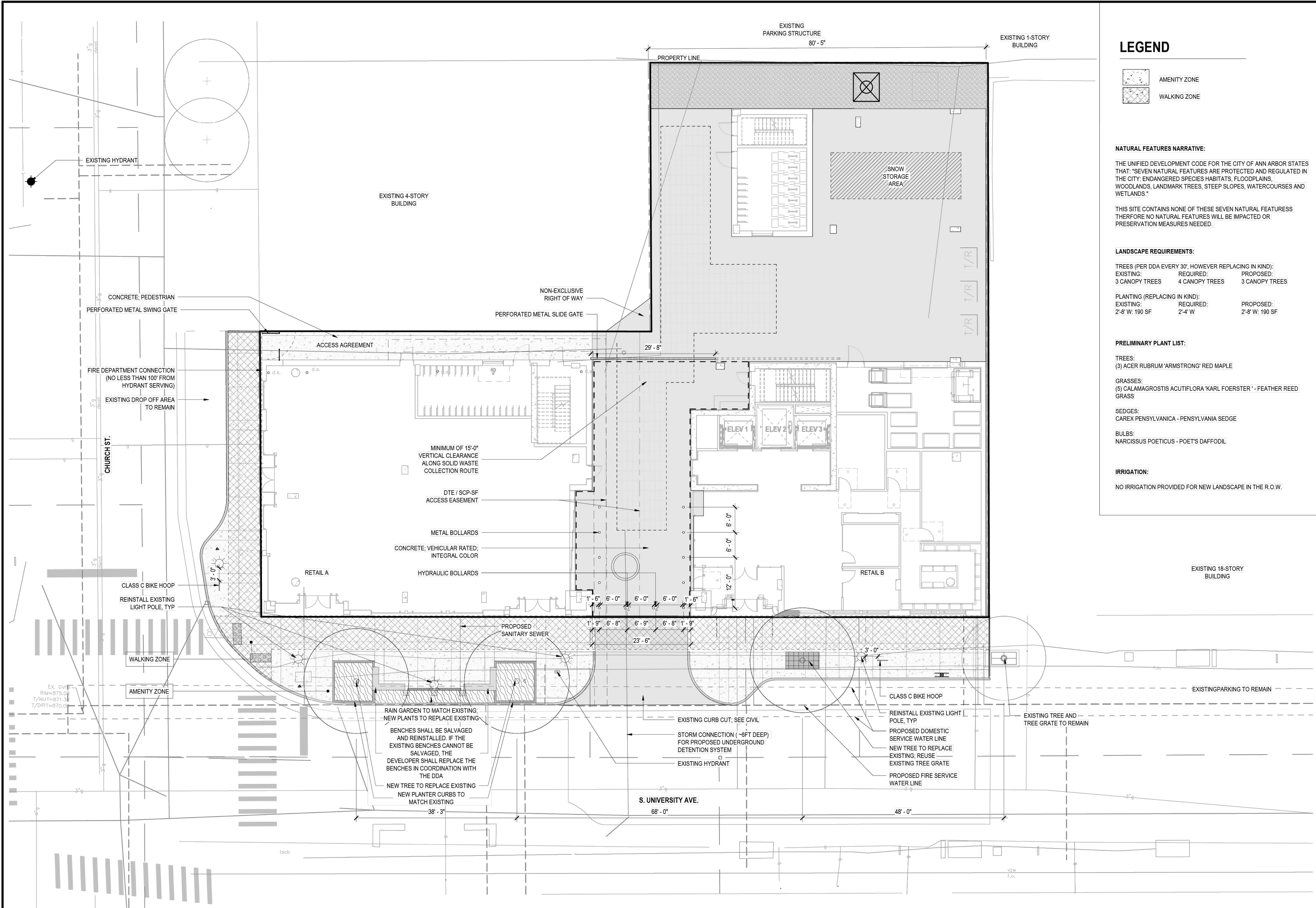


STREETSCAPE DUAL GLOBE LIGHT DETAIL



STREETSCAPE SINGLE GLOBE LIGHT DETAIL





LEGEND

- AMENITY ZONE
- WALKING ZONE

NATURAL FEATURES NARRATIVE:

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

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

LANDSCAPE REQUIREMENTS:

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

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

PRELIMINARY PLANT LIST:

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

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

SEDGES:  
CAREX PENNSYLVANICA - PENNSYLVANIA SEDGE

BULBS:  
NARCISSUS POETICUS - POET'S DAFFODIL

IRRIGATION:

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

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PH 312.658.0747

CRG

INTEGRATED  
REAL ESTATE  
SOLUTIONS

Shapack

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CHICAGO, IL 60607  
312.690.4050

ANN ARBOR CHAPTER

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

DRAWING ISSUE

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

DRAWING TITLE  
SITE REFERENCE PLAN

DRAWING NO.

L1.100

Job # 25.000000

Adopted DDA Standards 2016 Table 4.4.1A	Frontage Zone			Sidewalk/Walking Zone			Amenity Zone		
	Minimum	Preferred	Provided	Minimum	Preferred	Provided	Minimum	Preferred	Provided
Commercial (Church St.)	0'	2'-6"	0'-3'	6'	6'-8"	6'-14"	2'	4'-8"	0"
Civic/University (S. University Ave)	0'	2'-6"	0'-3'	6'	6'-10"	6'-8"	2'	4'-8"	5'-9"

\*Currently no existing Amenity Zone, replacing in kind

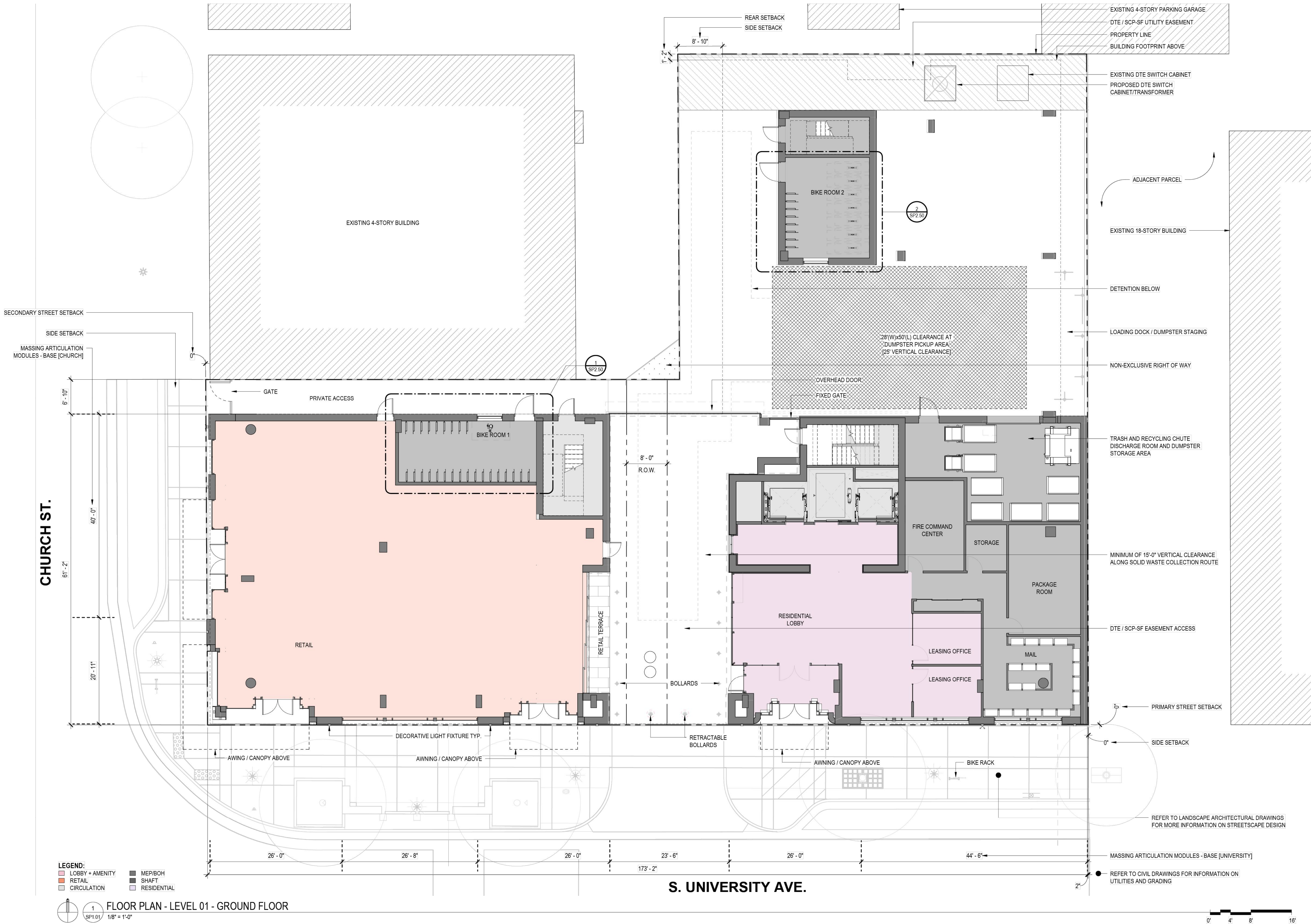
SITE REFERENCE PLAN

1  
L1.100  
1" = 10'-0"



12/6/2024 8:43:19 AM





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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 01 -  
GROUND FLOOR

DRAWING NO.

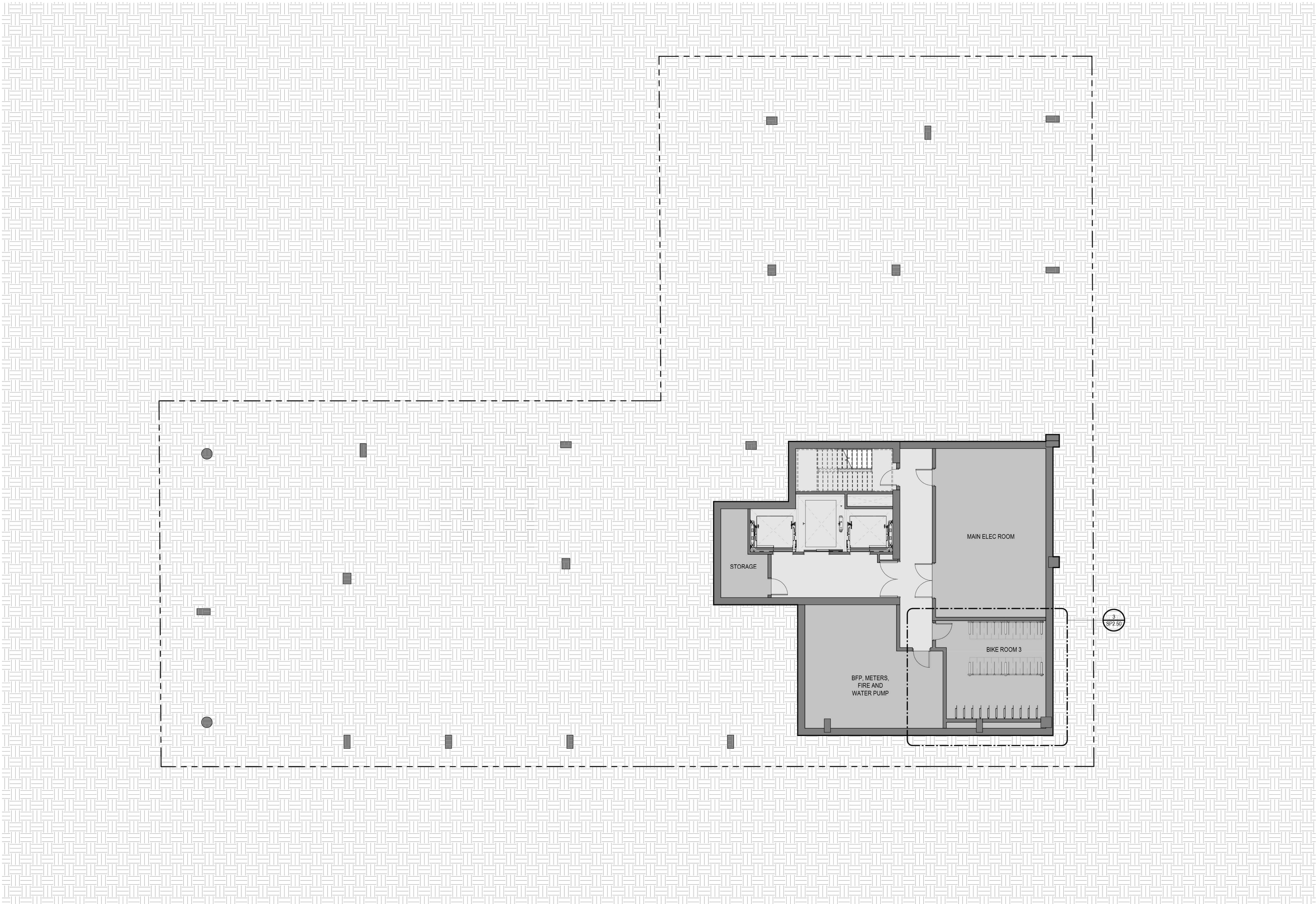
SP1.01

Job # 8162

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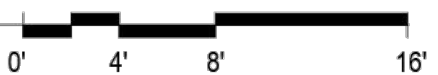
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- LEGEND:
- LOBBY + AMENITY
  - RETAIL
  - CIRCULATION
  - MEP/BOH
  - SHAFT
  - RESIDENTIAL

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



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## ANN ARBOR CHAPTER

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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 00 -  
LOWER LEVEL

DRAWING NO.

SP2.000

Job # 8162

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MASSING ARTICULATION  
MODULES - TOWER [CHURCH]

6'-10"

12'-6"

56'-0"

31'-0"

12'-6"

5'-3"

ROOF BELOW

ROOF BELOW

125'-8"

5'-2"

MASSING ARTICULATION MODULES - TOWER [UNIVERSITY]

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

1  
SP2.03 / 1/8" = 1'-0"  
TYPICAL RESIDENTIAL FLOOR PLAN - LEVELS 03-18

0' 4' 8' 16'

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DRAWING ISSUE

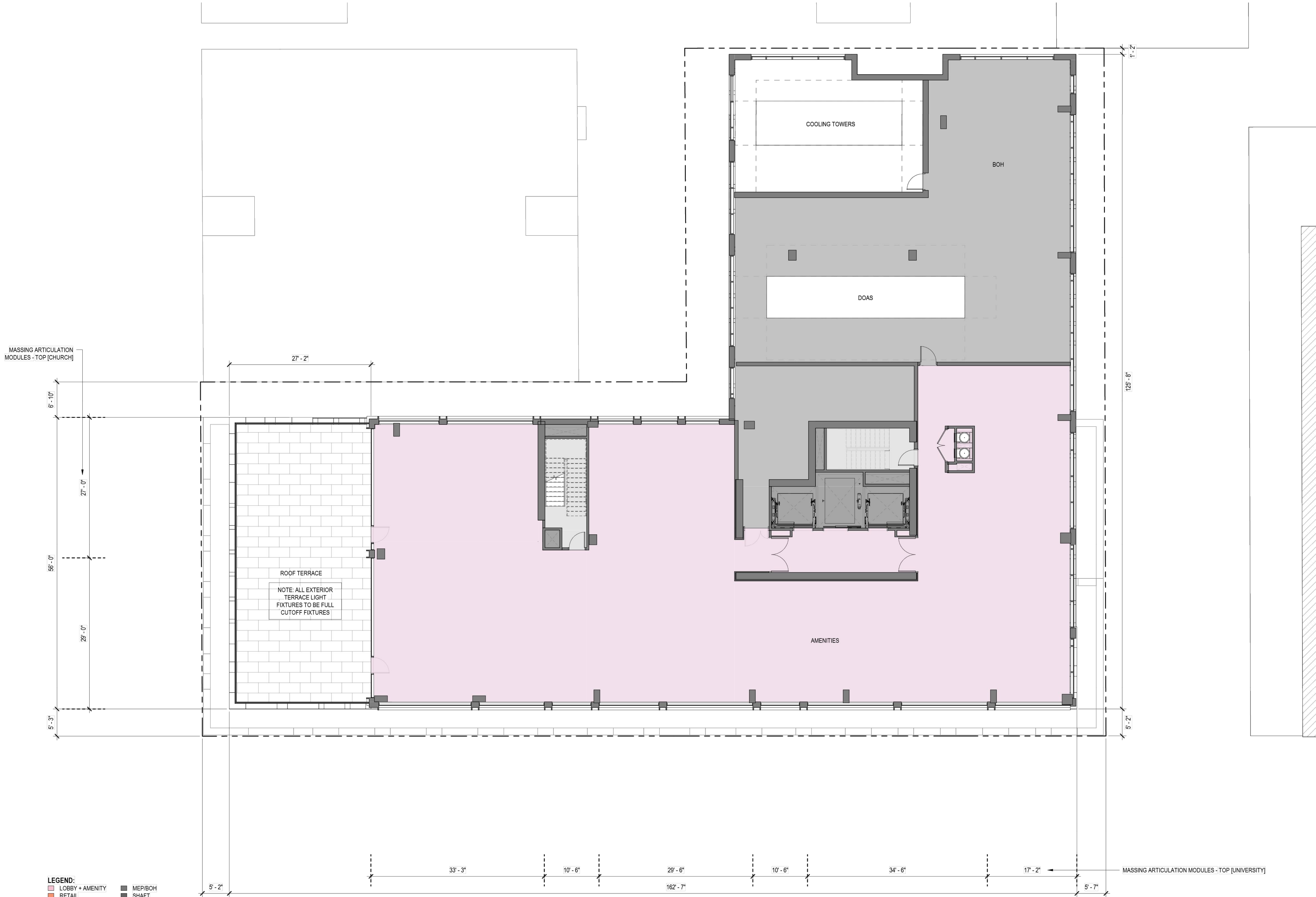
#	DESCRIPTION	DATE
A	SITE PLAN	08.15.2024
B	SITE PLAN REV 01	10.11.2024
C	SITE PLAN REV 02	12.06.2024

DRAWING TITLE  
FLOOR PLAN - TYPICAL  
RESIDENTIAL - LEVELS 03-18

DRAWING NO.  
**SP2.03**

Job # **8162**  
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**LEGEND:**  
LOBBY + AMENITY  
RETAIL  
CIRCULATION  
MEP/BOH  
SHAFT  
RESIDENTIAL

1 FLOOR PLAN - LEVEL 19  
SP2.19 / 1/8" = 1'-0"

0' 4' 8' 16'

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312.690.4050

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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.

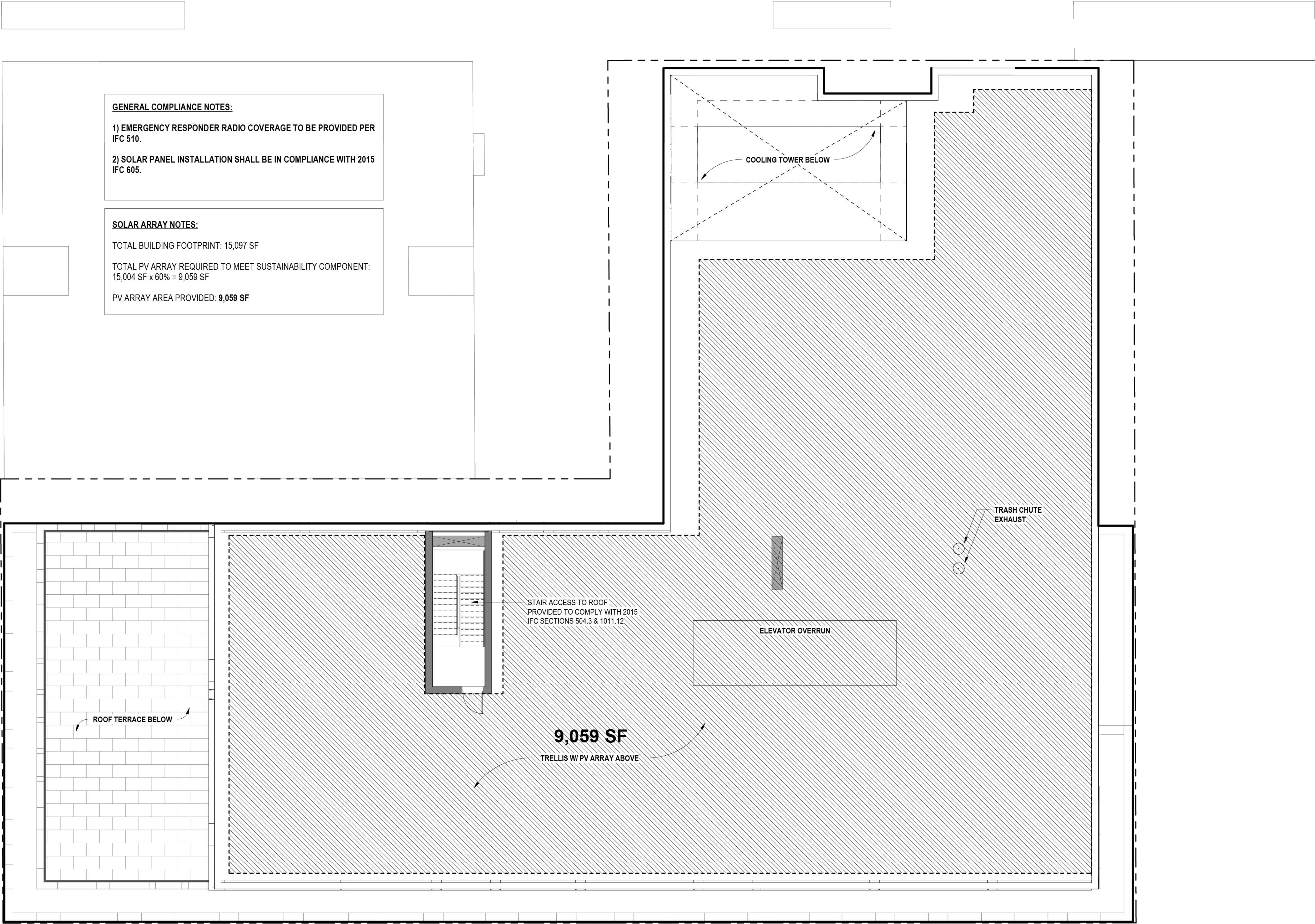
**SP2.19**

Job # 8162

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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  
ROOF PLAN

DRAWING NO.  
**SP2.20**

Job # **8162**

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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	78 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:

- HOOP RACKS & LIFT ASSIST RACKS (MINIMAL PHYSICAL EFFORT):
- HIGH EFFICIENCY VERTICAL RACKS (HEAVY LIFT):

STORAGE FOR 59 BIKES = 75%  
STORAGE FOR 20 BIKES = 25%

NON-RESIDENTIAL	3,654 SF	1/10,000 SF	1 BIKE	2 BIKES	ALL BIKES PROVIDED MEET THE REQUIREMENTS OF TYPE "C" STORAGE  HOOP SYLE RACK PROVIDED ALONG S. UNIVERSITY AVE.. SEE SHEET 08 - SITE LAYOUT PLAN
-----------------	----------	-------------	--------	---------	----------------------------------------------------------------------------------------------------------------------------------------------------------

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C	SITE PLAN REV 02	12.06.2024

DRAWING TITLE  
FLOOR PLAN - ENLARGED BIKE  
ROOM PLANS

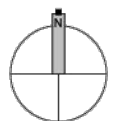
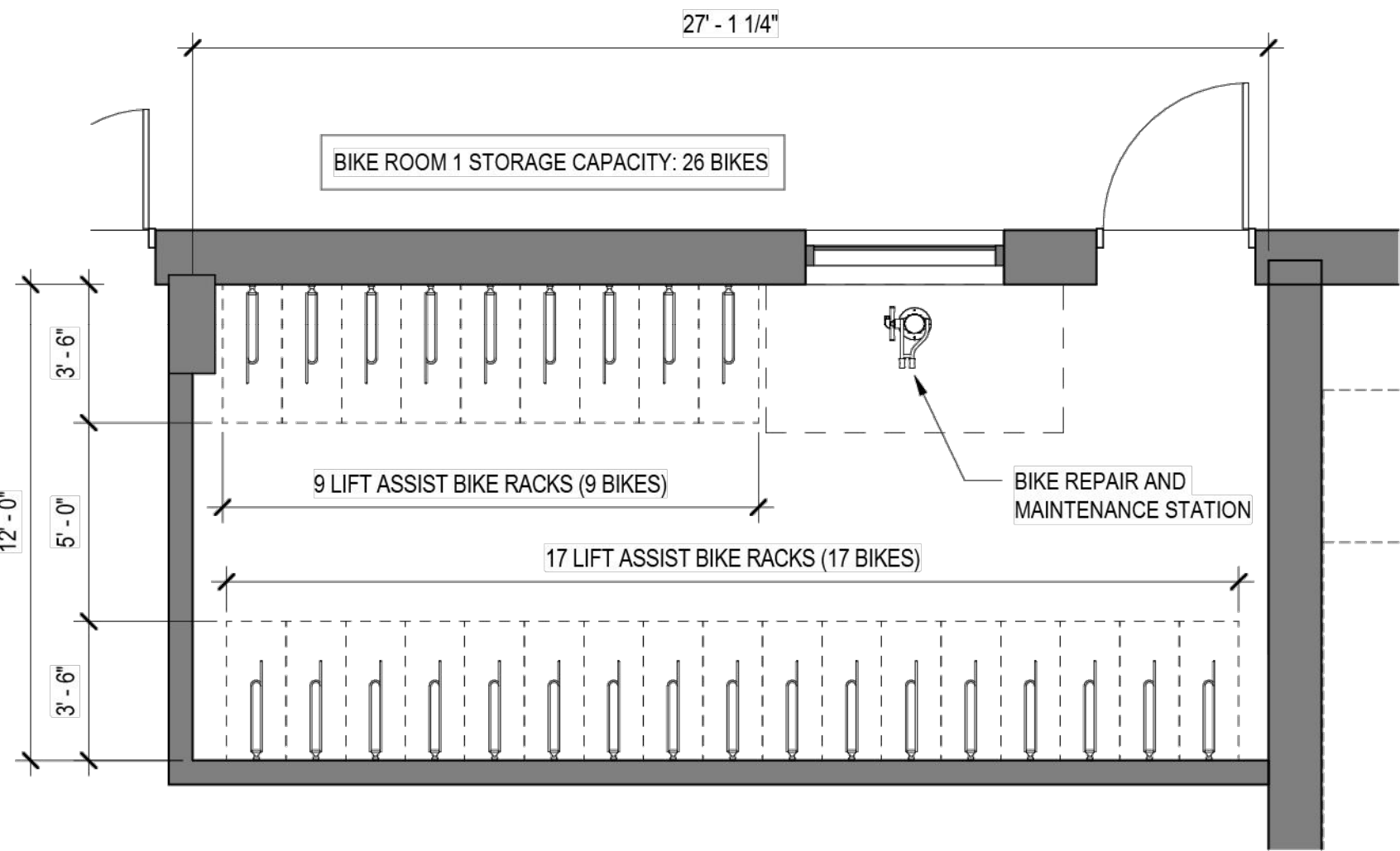
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Job # 8162

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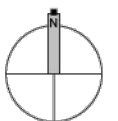
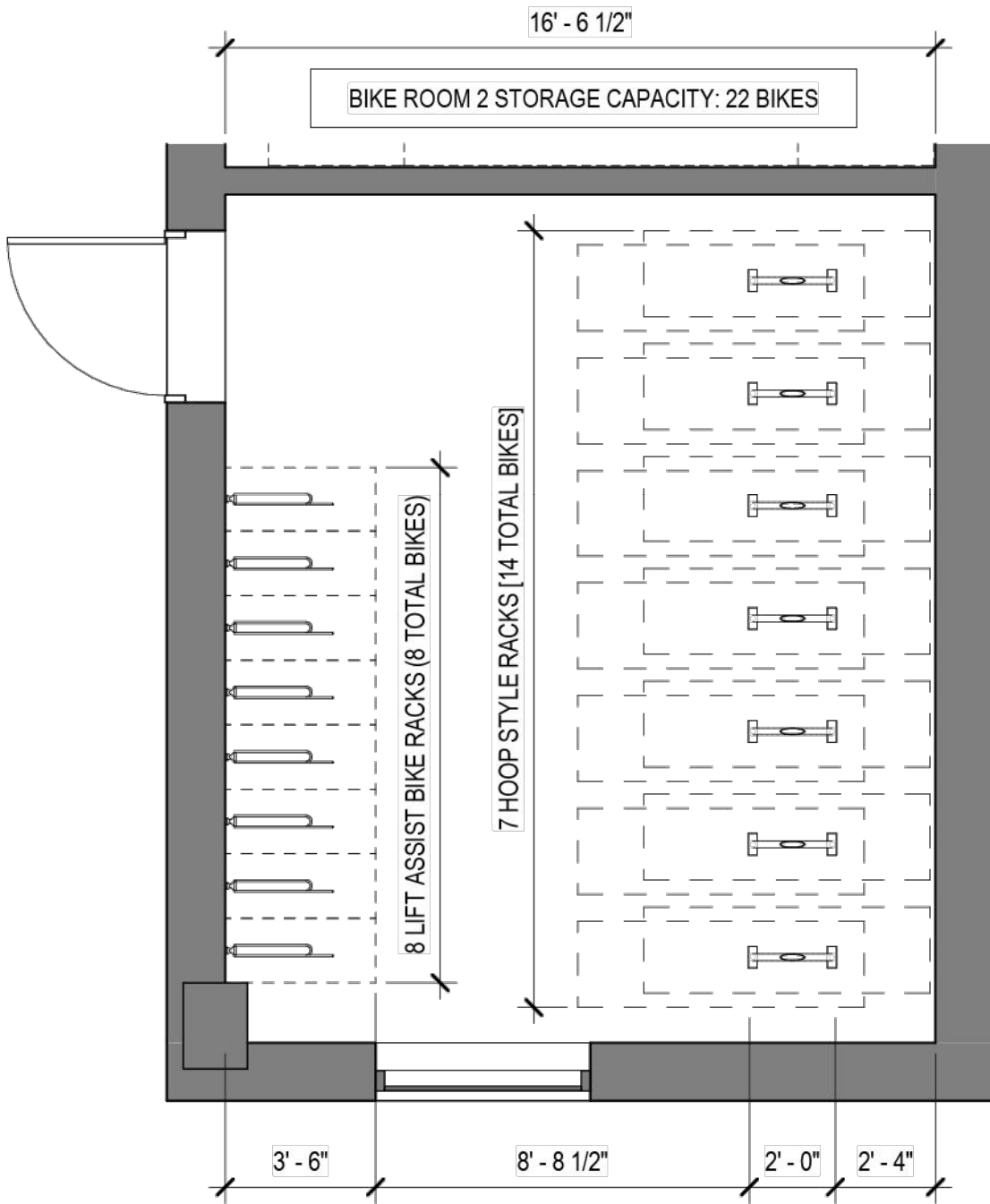
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1

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

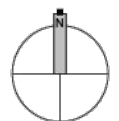
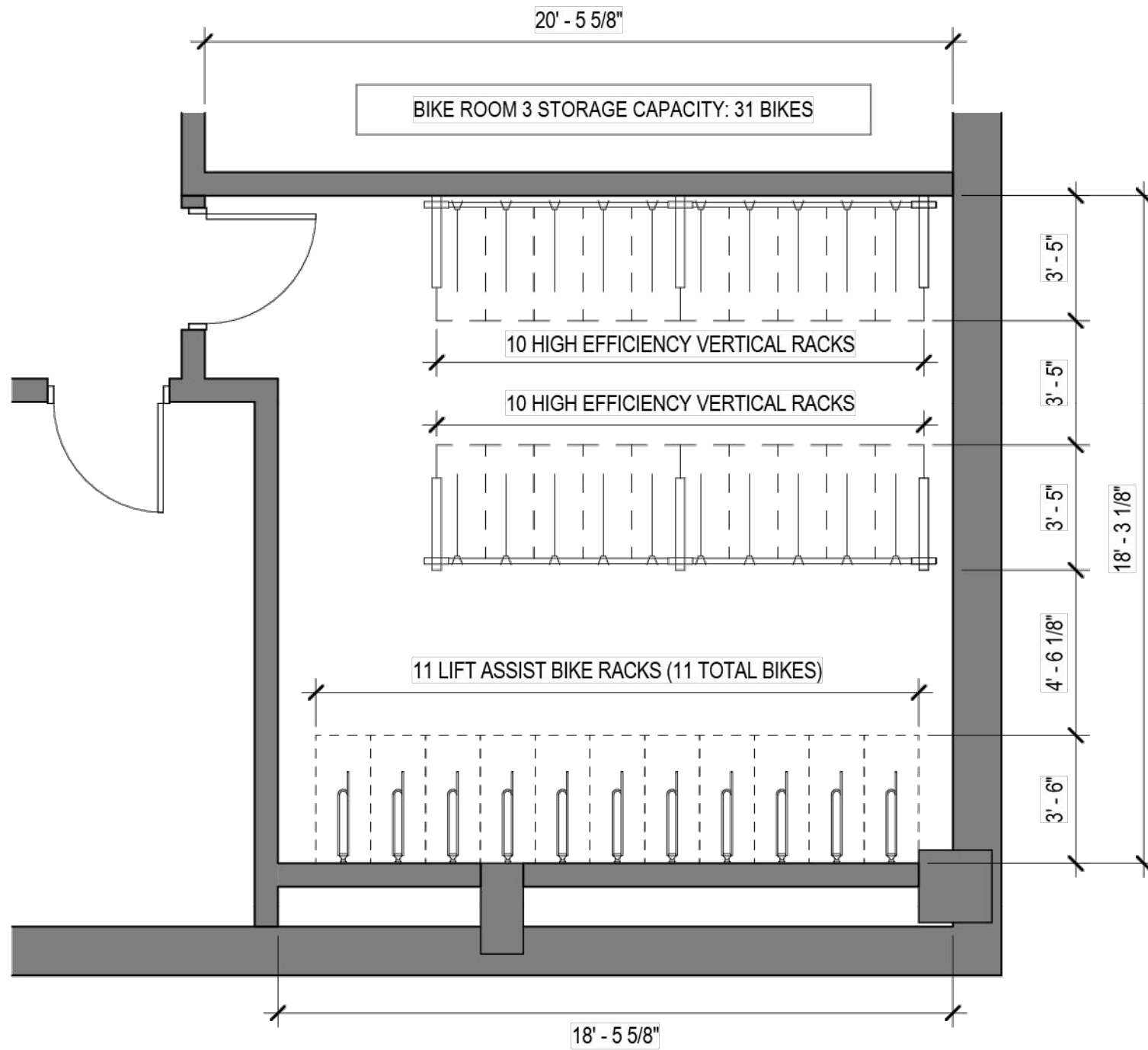
ENLARGED PLAN - BIKE ROOM 1



2

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

ENLARGED PLAN - BIKE ROOM 2



3

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

ENLARGED PLAN - BIKE ROOM 3





Luminaire Schedule								
Symbol	Qty	Tag	Mfr	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	10	F-1	PERFORMANCE IN LIGHTING	Q-WALL-MAXI-15-C/I-XX-30K-UNV-XX	0.900	1440	15	150
	13	F-2	LSI INDUSTRIES, INC.	LAW2-4-12L-0L-830-CA-A-UNV	0.900	4424	40	520
	35	F-2a	LUX ILLUMINAIRE	LFXQ2-xx-xx-xx-1750-UNV-S1-NN-FPQ2-QRS-35-WH-NN-930	0.900	1495	17.73	620.55
	7	F-4	LUX ILLUMINIAIRE	EOS 3.0-R-WET-XX-GRZ-375-4-30K-8-UNV-S1-W	0.900	1566	14.83	103.81
	6	F-5	PERFORMANCE IN LIGHTING	M30-18-T2-XX-30K-UNV-XX	0.900	537	8	48

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.							

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





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CRG

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REAL ESTATE  
SOLUTIONS

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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  
SOUTH ELEVATION  
(S. UNIVERSITY AVE.)

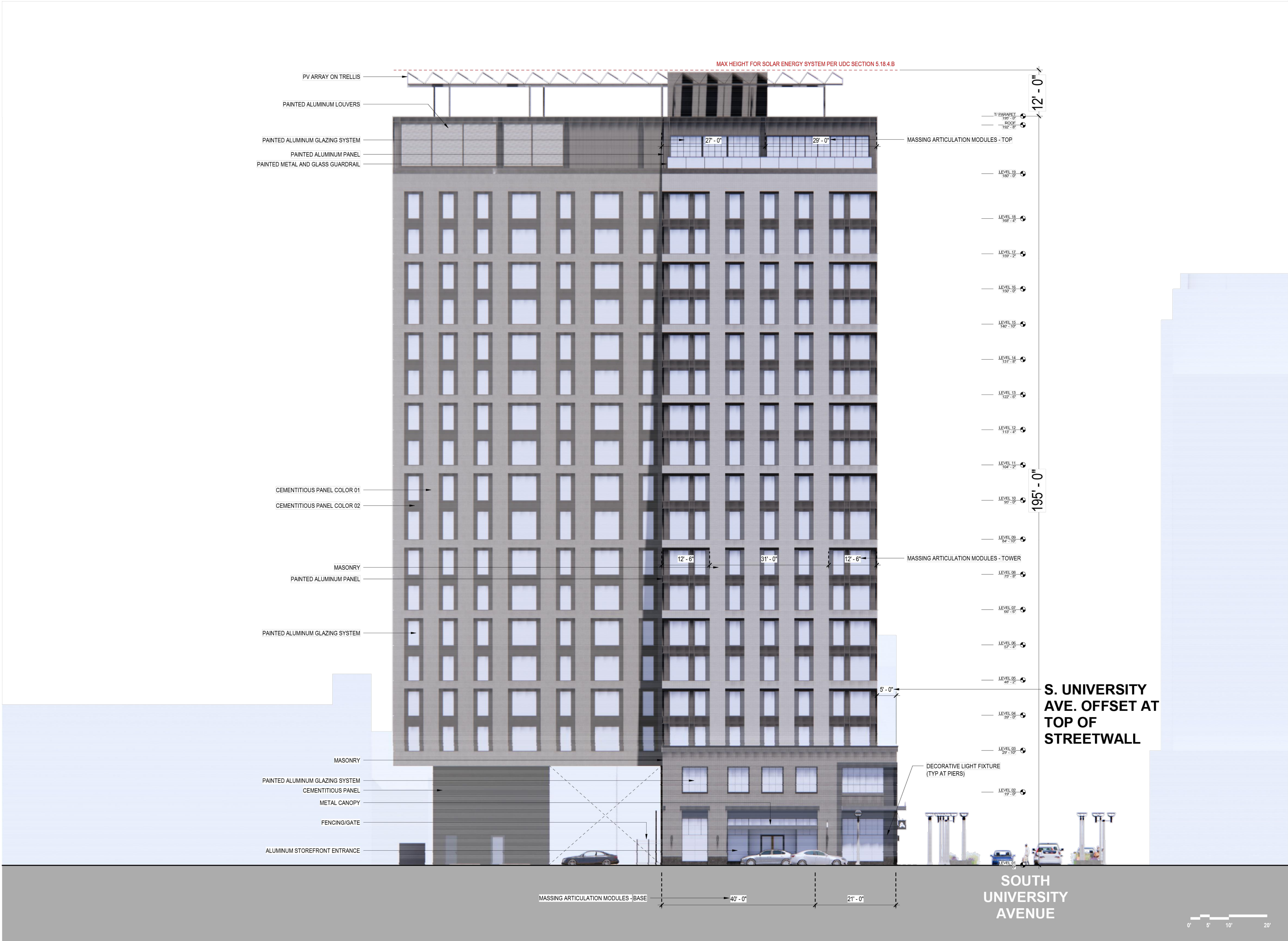
DRAWING NO.  
SP3.01

Job # 8162

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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  
WEST ELEVATION  
(CHURCH ST.)

DRAWING NO.  
SP3.02

Job # 8162

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*Shapack*

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**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

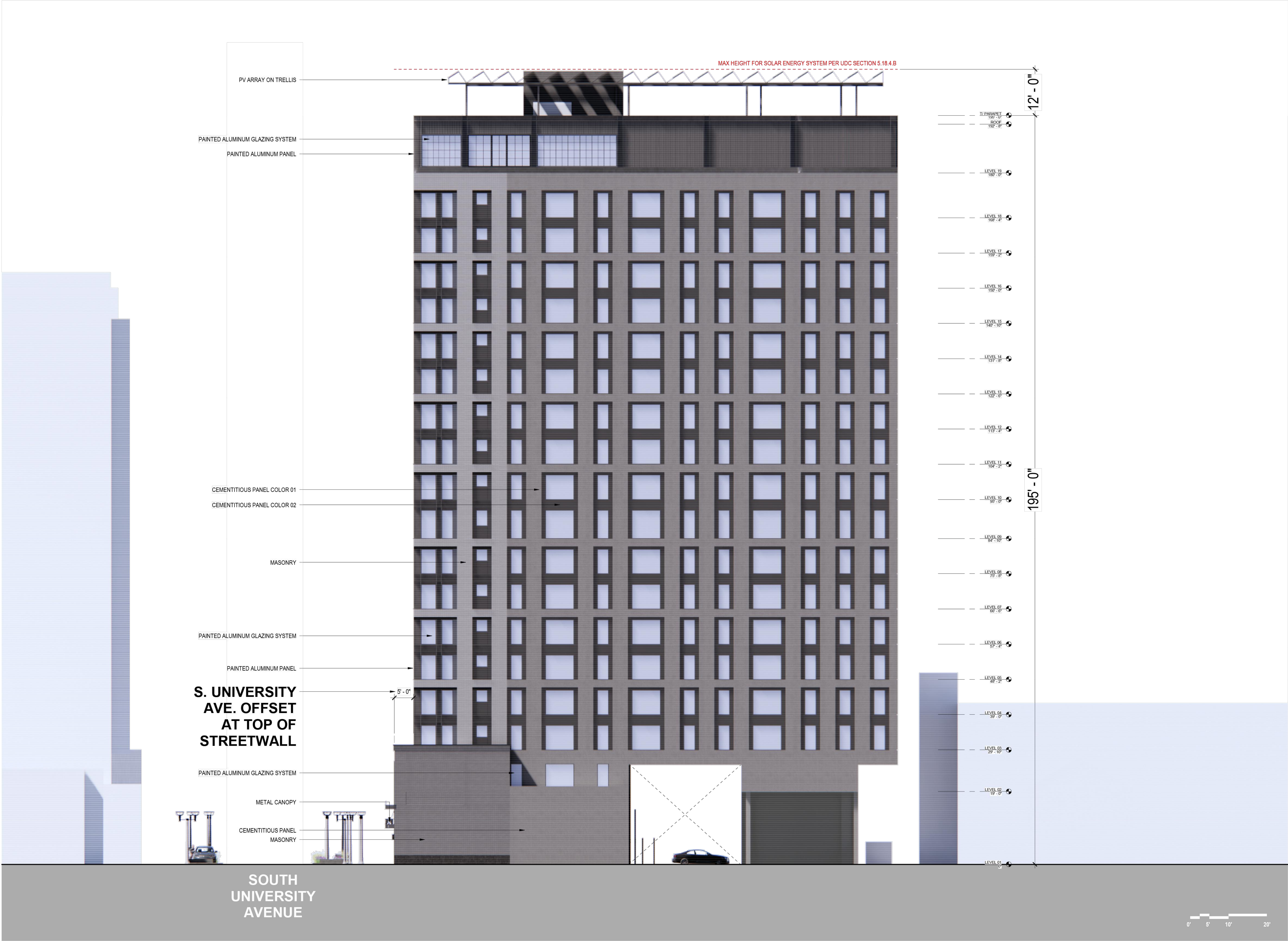
DRAWING TITLE  
NORTH ELEVATION

DRAWING NO.  
**SP3.03**

Job # **8162**

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**Lamar Johnson  
Collaborative**

35 EAST WACKER DRIVE, SUITE 1500  
CHICAGO, IL 60601  
PH 312.658.0747

**CRG** INTEGRATED  
REAL ESTATE  
SOLUTIONS

35 E WACKER DRIVE  
CHICAGO, IL 60601  
312.658.0747

*Shapack*

167 N GREEN STREET  
CHICAGO, IL 60607  
312.690.4090

**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  
EAST ELEVATION

DRAWING NO.  
**SP3.04**

Job # **8162**

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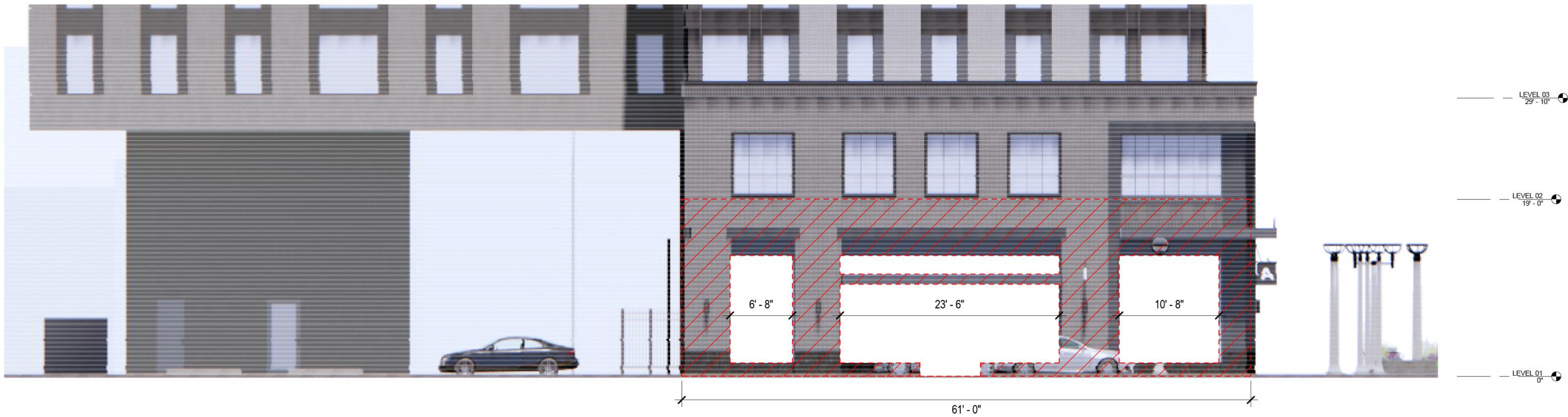


**STREET LEVEL TRANSPARENCY**

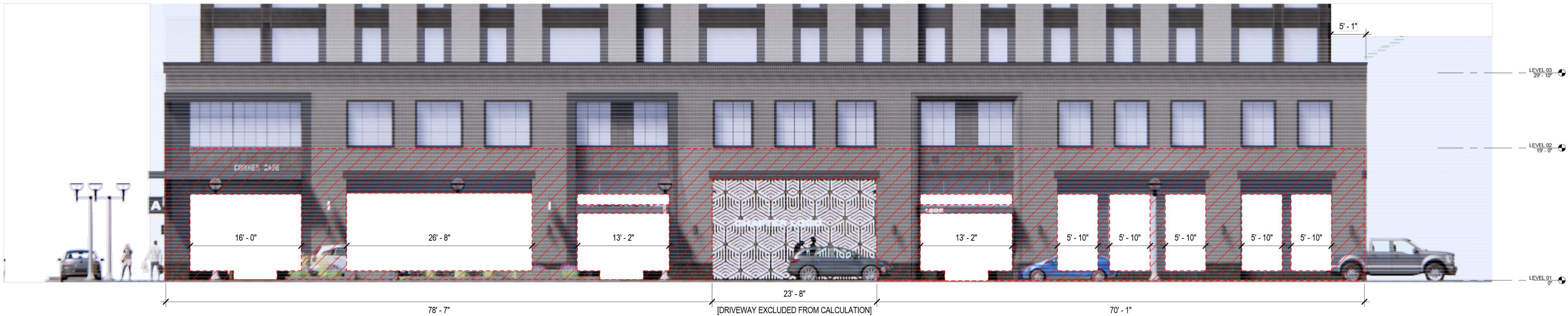
UDC SECTION 5.17.6 C.2.b

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

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



2 WEST ELEVATION  
SP3.05 1/8" = 1'-0"



1 SOUTH ELEVATION  
SP3.05 1/8" = 1'-0"

DRAWING ISSUE

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

DRAWING TITLE  
ENLARGED ELEVATIONS -  
LEVEL 1 TRANSPARENCY

DRAWING NO.

**SP3.05**

Job # 8162

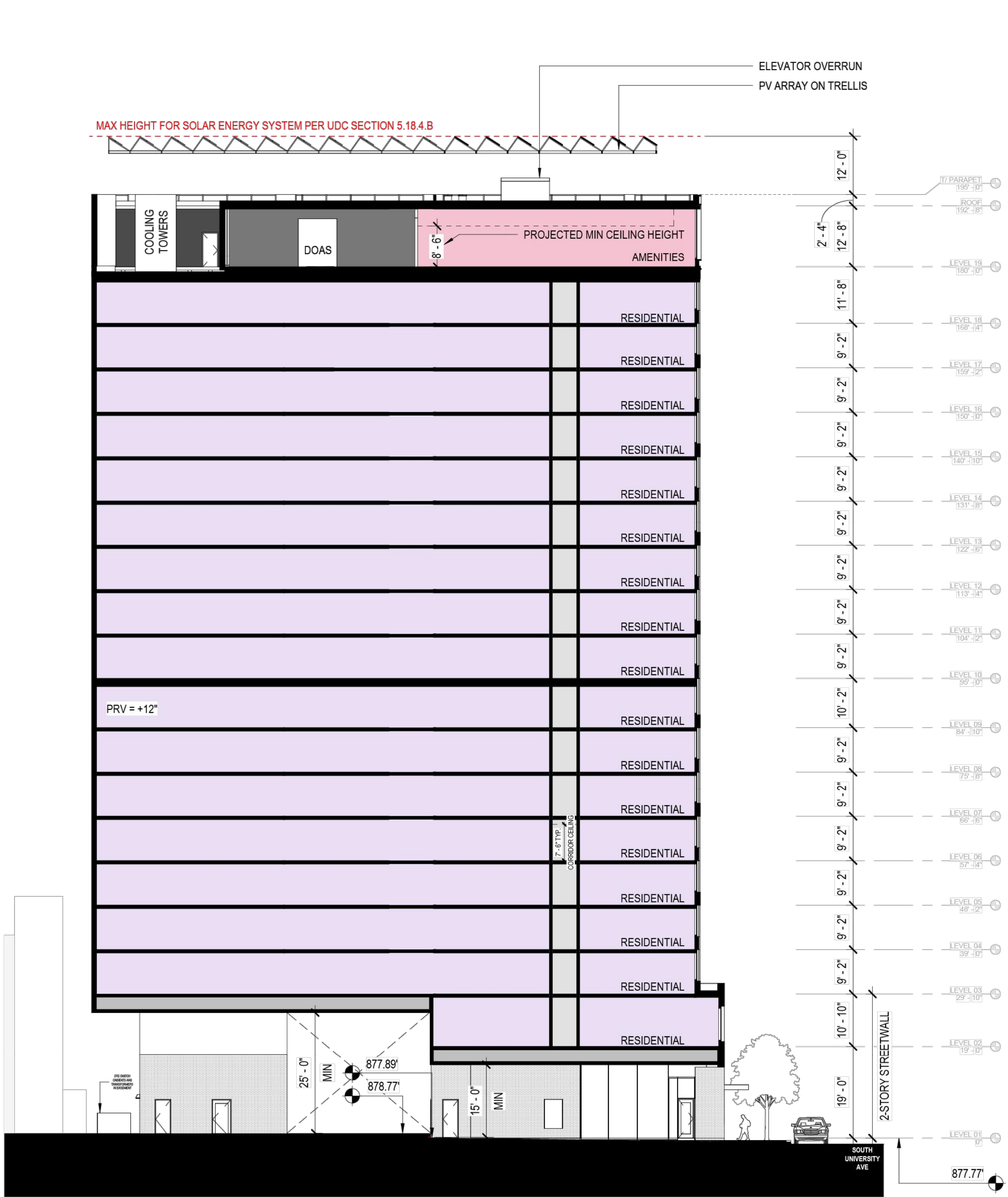
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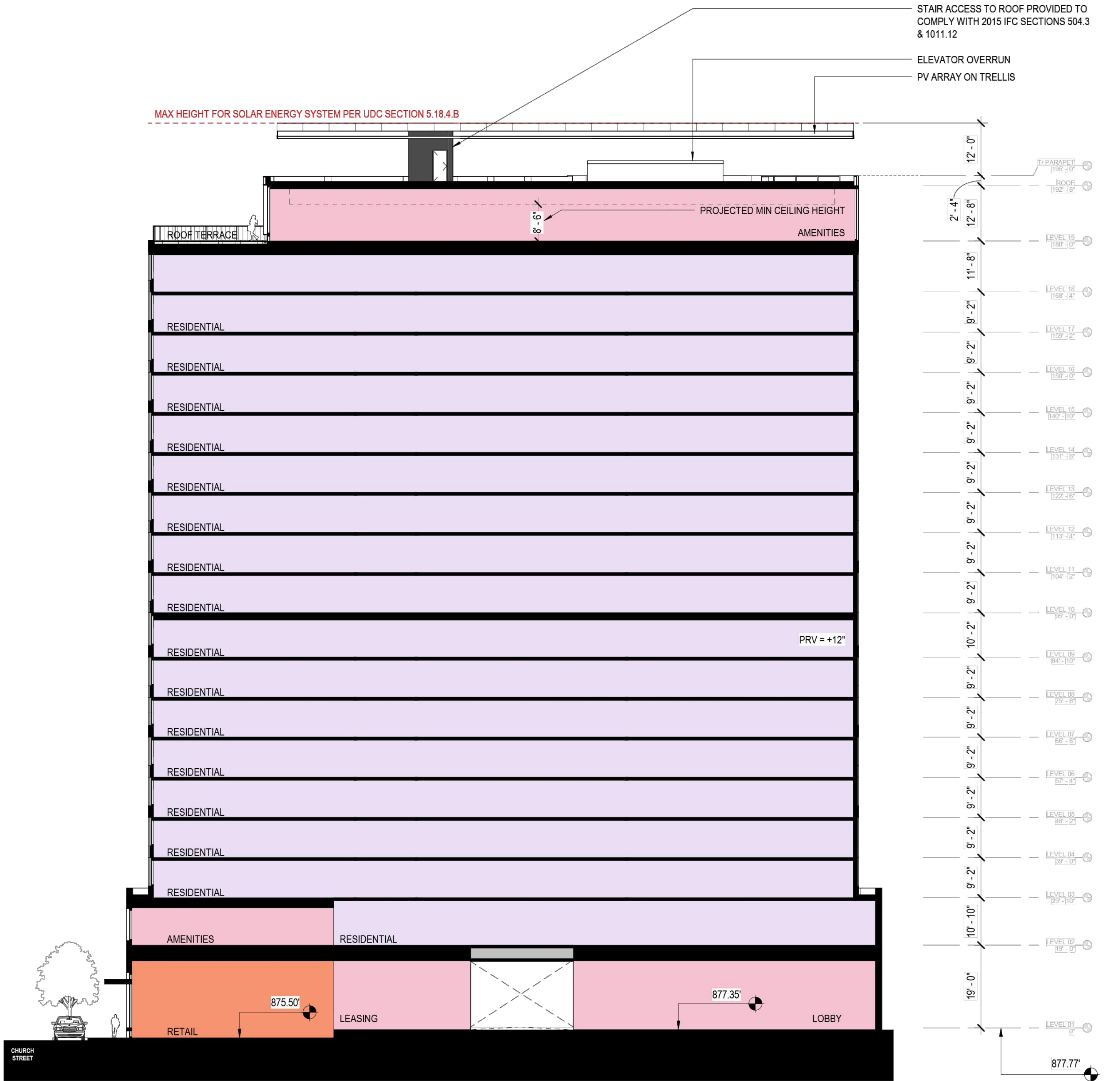


LEGEND:

LOBBY + AMENITY	MEP/BOH
RETAIL	SHAFT
CIRCULATION	RESIDENTIAL



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



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

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# 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
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DRAWING TITLE  
BUILDING SECTIONS

DRAWING NO.

SP3.11

Job # 8162

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VIEW LOOKING NORTHEAST

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CRG

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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  
RENDERINGS

DRAWING NO.  
SP3.21

Job # 8162

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VIEW LOOKING SOUTHEAST

Lamar Johnson  
Collaborative

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CRG

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ANN ARBOR CHAPTER

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

DRAWING ISSUE

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DRAWING TITLE  
RENDERINGS

DRAWING NO.  
SP3.22

Job # 8162

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STREETSCAPE VIEW

Lamar Johnson  
Collaborative

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ANN ARBOR CHAPTER

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

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DRAWING TITLE  
RENDERINGS

DRAWING NO.  
SP3.23

Job # 8162

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