

ENGINEER/SURVEYOR



49287 WEST ROAD WIXOM, MI 48393
TEL 248.773.7656 - FAX 866.690.4307

49287 WEST ROAD
WIXOM, MI 48393
FAX: (866) 690-4307
WEB: www.umlorgroup.com

ROBERT Q. MAYNES, P.E., P.S.
PHONE: (248) 773-7656
EMAIL: bmaynes@umlorgroup.com

OWNER/DEVELOPER

NED HAKIM
PRIME DEVELOPMENT GROUP, LLC
22580 TELEGRAPH ROAD
SOUTHFIELD, MI 48033
PHONE: (248) 361-1911
EMAIL: nedhakim@hotmail.com

ARCHITECT

BILL JARRATT
JARRATT ARCHITECTURE
108 N. LAFAYETTE
SOUTH LYON, MI 48178
PHONE: 248-446-1100
EMAIL: bill@jarrattarchitecture.com

LEGAL DESCRIPTION

PROPERTY DESCRIPTION:

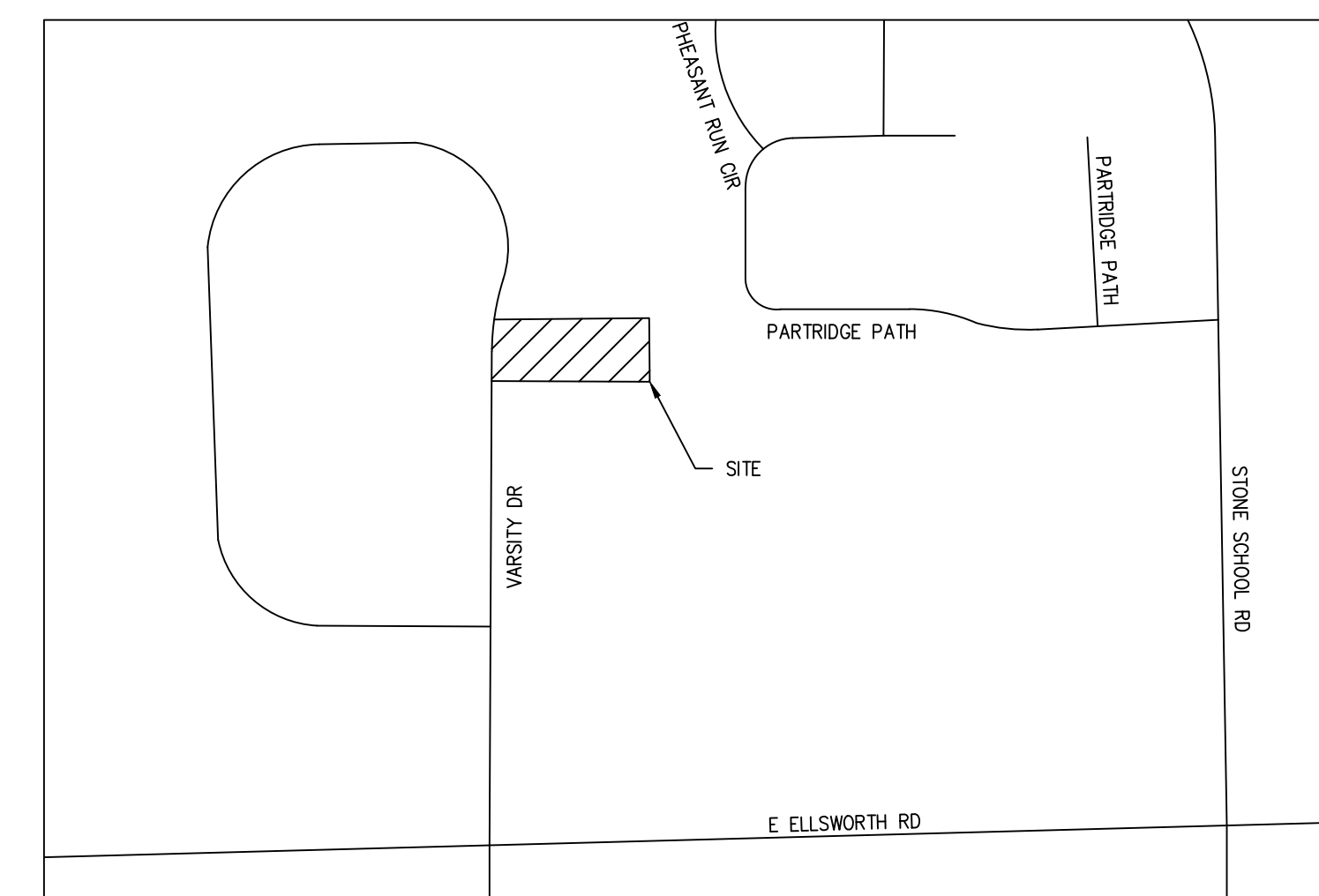
LOT 13, ANN ARBOR INDUSTRIAL PARK, AS RECORDED IN LIBER 19 OF PLATS, PAGES 28, 29, AND 30, WASHTENAW COUNTY RECORDS.

SAID PARCEL CONTAINS 1.25 ACRES MORE OR LESS.

CONCEPT PLAN ANN ARBOR APARTMENTS

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

	COMPARISON TABLE		
	Existing M1	Required C2B	Proposed C2B
Zoning:			
Proposed Dwelling Units	Not Permitted	none	50 units
Minimum Lot Area	13,000 sf	4000 ft	54,304 sf
Minimum Lot Width	100'	40 ft	150'
Maximum FAR	75%	200%	-
Maximum Density	2175 sf/d.u.	-	2,338 sf/d.u.
Front (Minimum)	15'	10 ft	15.5'
Front (Maximum)	none	25 ft	28'
Side (Not Abutting Residential)	none	0	-
Side (Abutting Residential)	none	50 ft	50'
Rear	50.00'	same as side	40'
Maximum Height	35'	55 ft 4 Stories	45'
Maximum Building Coverage	40%	-	-
Open Space	100%	none	55.21%
Building/Side Depth Dimension	-	-	110.72'
Building/Front Width Dimension	-	-	56.33'
Building Floor Area	-	-	40,000 sf total for both buildings
Building Number of Stories	-	-	4
Minimum Building Spacing	-	-	37'
Total Vehicle Parking	-	-	56 spaces
Class EV-1 Parking (10%)	-	-	6 spaces
Class EV-C Parking (90%)	-	-	50 spaces
Total Bicycle Parking	-	-	16 spaces
Class A Bicycle Parking (50%)	-	-	8 spaces
Class C Bicycle Parking (50%)	-	-	8 spaces
Active Open Space:			15,120 sf
Natural Features Buffer:			See Concept Site Plan



VICINITY MAP

NO SCALE

MUNICIPAL CONTACT INFORMATION

CITY OF ANN ARBOR
301 E. HURON ST.
ANN ARBOR, MI 48104
PHONE: (734) 794-6000

CITY ADMINISTRATOR
MILTON DOHONEY JR.
PHONE: (734) 794-6110

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

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

I) DEVELOPMENT PROGRAM

- a) **Description:** The site had been proposed for development as a 50 unit apartment complex.
 - i) The proposed development seeks the following approvals:
 - (1) Rezone from M1 to C2B.
 - (2) Area plan approval.
 - ii) The development program will be as follows:
 - (1) 50 - 1 bedroom apartments, see architecture plans.
 - (2) Units will utilize a parking lot with some parking underneath the second-floor overhangs of the two apartment buildings.
 - (3) A patio area will be available to residents that overlooks the natural features on the southern edge of the property.
- b) **Preliminary Phasing Proposal & Probable Construction Costs**
 - i) One Phase of construction is proposed.
 - ii) Probable construction cost for site work will be determined at a later date.

II) COMMUNITY ANALYSIS

- a) **Impact of Proposed Development on Area Schools**
 - i) Increased tax base.
 - ii) The anticipated number of school-age children from the development is estimated as follows: 50 units with a total of 10 children
- b) **Relationship of Intended Use to Neighboring Uses:** To the east are multi-family units with R4B zoning, to the south is a vacant property zoned M1, to the west is a parking lot zoned M1, and to the north is an office zoned M1. So, the area is characterized by a mixture of multi-family and commercial uses. At a density of 38 residential units per acre, this will help alleviate the need for additional housing units within the city.
- c) **Impact of Adjacent Uses on the Proposed Development:** The adjacent uses are compatible. The proposed residential units are compatible with the multi-family units to the east that are zoned R4B. No negative impacts are expected to other surrounding uses.
- d) **Impact of Proposed Development on Air and Water Quality and on the Existing Natural Features of the Site and Neighboring Sites:**
 - i) There will be no negative impact on air quality.

- ii) Water quality controls will be implemented to ensure that runoff during construction and from the additional impervious areas is managed per the current WRC stormwater regulations. There are no adjacent bodies of water into which stormwater discharge will flow.
 - iii) There are no regulated wetlands on the site.
 - iv) Storm sewers, roof drains, and paved areas will be developed on site. The water and sanitary sewer connections will be via laterals to the buildings from the existing mains located in the Varsity Drive right-of-way fronting the site.
 - e) **Existing Lane Use or Historic Sites/Structures:** No historic structures exist on site. The site itself is not historic.
- III) SITE ANALYSIS
- a) **Existing Land Use and Activity on the Site:** The site is vacant. The property is not currently being farmed.
 - b) **Inventory of Site Conditions:** The site generally drains to the east and south. The site is generally wooded and undisturbed. The site also contains several City regulated trees (See Tree Inventory). The site includes steep slopes within the private easement for public utilities and drainage that is located near the southern property line. The remainder of the site, while sloping, would not be considered steep sloped.
 - c) **Natural Features Descriptions**
 - i) There is no known endangered species habitat on the site.
 - ii) There is a 100-year floodplain and a floodway that encumbers the southern 1/4 of the site
 - iii) There is an open channel drain flowing from west to east along the southern property line.
 - iv) Generally, the tree protection fence will be placed at the edge of the critical root zone. In some cases, this is not possible while still saving the tree; for instance, the tree protection fence will not be placed closer than 10 feet to the trunk of the tree. If placed closer than 10 feet from the trunk, it shall be mitigated for.
 - d) **Existing Structures:** None.
 - e) **Existing Access Points**
 - i) There are no existing access points.

- ii) A new internal private drive will intersect Varsity Drive at one point. A fire truck turnaround is proposed near the center of the site.
 - f) **Utilities**
 - i) A water main is located within the Varsity Drive right-of-way and will be tapped near the proposed road entry to the site to provide fire suppression and domestic water laterals to the buildings.
 - ii) A sanitary sewer is located within the Varsity Drive right-of-way. A 6-inch sanitary lead is proposed to the building.
 - iii) Gas, electric, telephone, and cable will be extended into the site from their present locations along Varsity Drive.
 - g) **Drainage Patterns:** Presently, the site drains to the south and east.
 - h) **Existing Land Use:** The property is presently vacant.
- IV) SCHEMATIC DESIGN
- a) A comparison chart of the proposed development and the City regulations is shown on Sheet 1.
 - b) The existing topography is shown on Sheet 2.
 - c) Orientation and general location of proposed improvements are shown on Sheet 3.
 - d) There is a proposed 25' natural features buffer from the drain's edge of water at the south of the property.
 - e) Proposed buildings and setbacks are shown on Sheet 3.
- V) GENERAL INFORMATION
- a) Project Name: Ann Arbor Apartments
 - b) The owner/developer is Prime Development Group, L.L.C. 22580 Telegraph Road, Southfield, MI 48033, 248-361-1911.
 - c) North indicator and scale are shown on each plan.
 - d) The parcel is zoned M1.
 - e) The approximate total floor area for both apartment buildings is 40,000 square feet.
 - f) The applicant is the contract purchaser of the site.
 - g) Prime Development Group, L.L.C, owns the property directly north of the site.
 - h) A vicinity map is shown on Sheet 1.

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

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

SHEET INDEX

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

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



Know what's below.
Call before you dig.

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

copyright © 2008 UMLOR GROUP. ALL RIGHTS RESERVED.

These documents are instruments of service in respect of the Project and any reuse without written verification or adaptation by Umlor Group (UG) for the specific purposes intended will be at User's sole risk and without liability or legal exposure to UG and User shall indemnify and hold harmless UG from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle UG to further compensation at rates to be agreed upon by User and UG.



49287 WEST ROAD WIXOM, MI 48393
TEL 248.773.7656 - FAX 866.690.4307

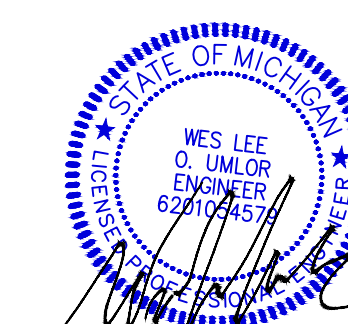
SECTION 9
TOWN 3 S., RANGE 6 E.
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

DATE: 12/11/2025

REVISIONS

NO.	DATE	DESCRIPTION

ANN ARBOR APARTMENTS
PRIME DEVELOPMENT GROUP LLC
22580 TELEGRAPH RD
SOUTHFIELD, MI 48033
CLIENT: PRIME DEVELOPMENT GROUP LLC
DR BY: SC/AO
CK BY: BB
P.M. BB
SCALE: 0 --- --
AS NOTED
JOB NO. 241205
SHEET NO. C1

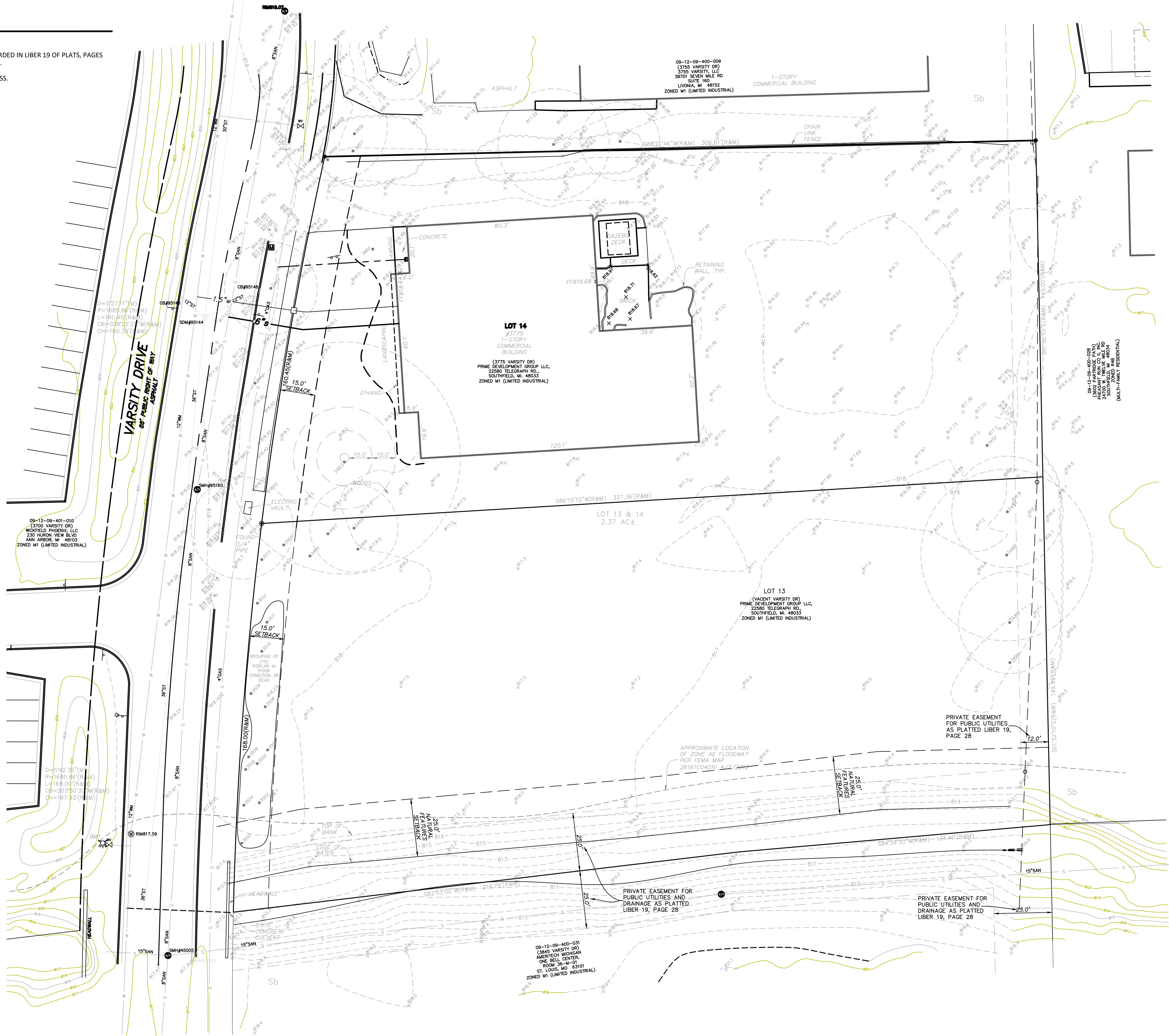


M:\UMLOR GROUP PROJECT FOLDERS\GENERATIONS DEVELOPMENTS LLC\241205 - ANN ARBOR APARTMENTS\DESIGN FILES & PLAN SETS\BASE\241205 - LAYOUT BASE.DWG

LEGAL DESCRIPTION

PROPERTY DESCRIPTION:

LOT 13, ANN ARBOR INDUSTRIAL PARK, AS RECORDED IN LIBER 19 OF PLATS, PAGES 28, 29, AND 30, WASHTENAW COUNTY RECORDS.
 SAID PARCEL CONTAINS 1.25 ACRES MORE OR LESS.



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



Know what's below. Call before you dig.

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

COPYRIGHT © 2025 SLM OR GROUP. ALL RIGHTS RESERVED.

These documents are instruments of service in respect of the Project and any reuse without written verification or adaptation by User Group (UG) for the specific purposes intended will be at User's sole risk and without liability or legal exposure to UG and User shall indemnify and hold harmless UG from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle UG to further compensation at rates to be agreed upon by User and UG.

DUMMLOR GROUP
 10987 WEST ROAD WIXOM, MI 48393
 TEL: 248.773.7626 - FAX: 866.690.1407

SECTION 9
TOWN 3 S., RANGE 6 E.
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

DATE: 12/11/2025

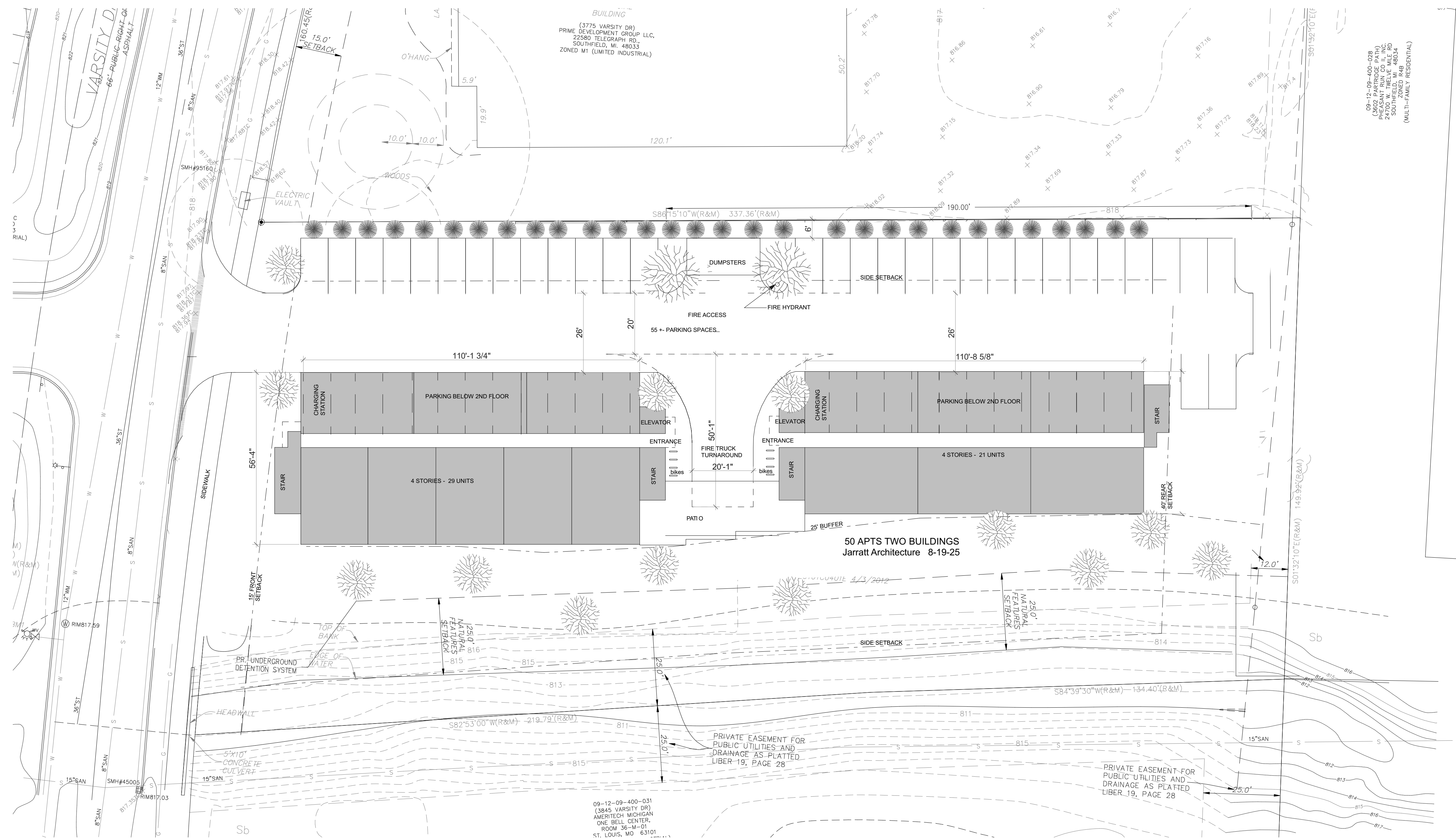
REVISIONS

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

TOPOGRAPHICAL SURVEY

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

M:\JMLOR GROUP PROJECT FOLDERS\GENERATIONS DEVELOPMENTS LLC\241205 - ANN ARBOR APARTMENTS\DESIGN FILES & PLAN SETS\FROM OUTSIDE CONSULTANTS\2024-12-18 FROM WASHTENAW ENGINEERING\WEEK 5-861-TOPO_BD_2.DWG



BUILDING
 (3775 VARSITY DR)
 PRIME DEVELOPMENT GROUP LLC,
 22380 TELEGRAPH RD,
 SOUTHFIELD, MI 48033
 ZONED M1 (LIMITED INDUSTRIAL)

APR 2-20-2025
 (3845 VARSITY DR)
 AMERTECH MICHIGAN
 ONE BELL CENTER,
 ROOM 30-M-01
 ST. LOUIS, MO 63101
 (MULTI-FAMILY RESIDENTIAL)

09-12-09-400-031
 (3845 VARSITY DR)
 AMERTECH MICHIGAN
 ONE BELL CENTER,
 ROOM 30-M-01
 ST. LOUIS, MO 63101

Ann Arbor Apartments

DATE	DESCRIPTION
12/11/2025	Concept

SHEET TITLE
CONCEPT SITE PLAN

A1

Bill Jarratt
 248-446-1100
 bill@jarrattarchitecture.com
 www.JarrattArchitecture.com
 108 N. Lafayette
 South Lyon, MI 48178