SIGMA ZETA HOUSING, LLC.
SITE PLAN & SPECIAL EXCEPTION USE PETITION FOR PLANNING COMMISSION APPROVAL
SEU25-0001
805 OXFORD RD

A PART OF THE NORTHEAST 1/4 SECTION 33 CITY OF ANN ARBOR, T2S, R6E, WASHTENAW COUNTY, MICHIGAN

SIGMA ZETA HOUSING, LLC
3205 PLAYERS LN
MEMPHIS, TN 38125
PH: (901) 746-3662

TRAFFIC IMPACT STATEMENT

FOR THE PROPOSED USE OF THE 805 OXFORD ROAD, TRIP GENERATION WAS ESTIMATED USING STANDARD RATES PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS IN THE TRIP GENERATION MANUAL, 12TH EDITION.

THE SITE IS BEING CONVERTED FROM EXISTING RESIDENTIAL HOME TO A SORORITY HOUSE.

LAND USE 225–OFF CAMPUS STUDENT APARTMENT (LOW RISE) OVER ½ MILE FROM CAMPUS
AM PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 7AM AND 9AM
AM PEAK VEHICLE OCCUPANCY INBOUND 1.19, OUTBOUND 1.19
PM PEAK VEHICLE OCCUPANCY INBOUND 1.23, OUTBOUND 1.23

AS INDICATED IN THE ABOVE ITE ESTIMATED TRIP GENERATION, THE PROPOSED SITE USE AS A SORORITY HOUSE WILL RESULT IN RELATIVELY FEW TRIPS DURING THE WEEKDAY AM AND PM PEAK HOUR.

GENERAL NOTES

THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS, WHICH ARE INCLUDED BY REFERENCE. THE OMISSION OF ANY CURRENT STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTOR OF THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT PUBLIC SERVICE DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS.

LINE STOPS SHALL BE INSTALLED WHERE EXISTING WATER MAINS CANNOT BE SUFFICIENTLY ISOLATED TO COMPLETE THE WORK. THE COST OF ANY LINE STOP INSTALLATION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR.

PAVEMENT MARKINGS DISTURBED AS A RESULT OF PAVEMENT CUTS OR CONSTRUCTION ACTIVITIES SHALL BE REPLACED AS DIRECTED BY PROJECT MANAGEMENT OR THE MICHIGAN DEPARTMENT OF TRANSPORTATION. REPLACEMENT DURING CONSTRUCTION OF THE PROJECT 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 THE COURSE OF CONSTRUCTION MAY NECESSITATE RESURFACING OF THE DAMAGED AREAS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

ALL PROJECT STAGING WILL OCCUR FOR CONSTRUCTION ON SITE OR BE DELIVERED AS ON TIME DELIVERY FOR THE PROJECT. A CRANE WILL BE USED FOR CONSTRUCTION PURPOSES AND IT WILL NOT BE LOCATED IN THE THE PUBLIC RIGHT–OF–WAY. THIS WILL BE A MOBILE CRANE AND NOT A PERMANENT CRANE.

GENERAL INFORMATION AND DEVELOPMENT PROGRAM

THE SIGMA ZETA CHAPTER OF KAPPA DELTA SORORITY WAS RE–ESTABLISHED ON OCTOBER 27, 2018, AND IS ONE OF SIX CHAPTERS MANAGED BY THE NATIONAL KAPPA DELTA ORGANIZATION. SINCE RE–ESTABLISHMENT, THE CHAPTER HAS NOT ONLY EXCEEDED MEMBERSHIP EXPECTATIONS BUT HAS FLOURISHED OPERATIONALLY.

OUR MEMBERS HAVE FOUND THAT KAPPA DELTA PROVIDES A SUPPORTIVE ENVIRONMENT THAT HELPS THEM SUCCESSFULLY BALANCE ACADEMICS, ATHLETICS, AND OTHER CAMPUS COMMITMENTS. MORE THAN JUST A SORORITY, KAPPA DELTA OFFERS A TRUE SENSE OF BELONGING; A PLACE TO CALL HOME, BOTH EMOTIONALLY THROUGH SISTERHOOD AND PHYSICALLY THROUGH OUR CHAPTER FACILITY.

SORORITY MUST HAVE A AFFILIATION WITH THE UNIVERSITY OF MICHIGAN, OR A POSTSECONDARY COLLEGE OR UNIVERSITY THAT OPERATES CAMPUS IN THE CITY OF ANN ARBOR. THIS CHAPTER OF SIGMA ZETA IS AFFILIATED WITH THE UNIVERSITY OF MICHIGAN.

SINCE RETURNING TO CAMPUS, ONE OF OUR PRIMARY GOALS HAS BEEN TO SECURE A LONG–TERM HOUSING SOLUTION FOR OUR MEMBERS. CURRENTLY, THE CHAPTER LEASES THE SIGMA PHI EPSILON FACILITY THROUGH JUNE 30, 2027. WE ARE NOW ACTIVELY WORKING TOWARD OUR NEXT MILESTONE: REBUILDING OUR PERMANENT HOME AT 805 OXFORD ROAD.

THE SIGMA ZETA CHAPTER IS PROUD TO BE PART OF THE ANN ARBOR COMMUNITY AND REMAINS COMMITTED TO GIVING BACK THROUGH SERVICE AND PHILANTHROPIC EFFORTS. THE CHAPTER CURRENTLY CONSISTS OF APPROXIMATELY 200 MEMBERS, WITH 47 EXPECTED TO RESIDE IN THE FUTURE CHAPTER HOUSE.

COMMUNITY ANALYSIS

1. THE IMPACT OF THE PROPOSED DEVELOPMENT ON PUBLIC SCHOOLS
   - 805 OXFORD ROAD IS A PROPOSED SORORITY HOUSE DEVELOPMENT PROJECT WITH 22–BEDROOM UNITS WITH A TOTAL OF 44 BEDS AND 8 PARKING SPACES. THE DEVELOPMENT IS NOT EXPECTED TO IMPACT ANY CHILDREN ATTENDING PUBLIC SCHOOLS AS THE PROJECT HOUSES COLLEGE AGED STUDENTS.
2. THE RELATIONSHIP OF INTENDED USE TO NEIGHBORING USES
   - THE PROPOSED DEVELOPMENT IS SITUATED ALONG OXFORD ROAD WITH RESIDENTIAL HOMES ON THE EAST AND SOUTH. WESTERLY ACROSS OXFORD ROAD AND NORTHERLY OF THE PROPERTY THERE ARE ALSO OTHER FRATERNITIES AND COOPERATIVE HOUSING FACILITIES IN THE IMMEDIATE AREA.
3. IMPACT OF ADJACENT USES ON THE PROPOSED DEVELOPMENT AND SPECIAL EXCEPTION USE
   - THE DESIGN OF 805 OXFORD ROAD WILL ENHANCE THE PEDESTRIAN EXPERIENCE ALONG OXFORD ROAD. THE DEVELOPMENT IS COMPACT AND WILL FIT WITH THE NEIGHBORING USES.
4. IMPACT OF THE PROPOSED DEVELOPMENT ON THE AIR AND WATER QUALITY, AND ON EXISTING NATURAL FEATURES OF THE SITE AND NEIGHBORING SITES.
   - THE LOCATION OF THE SORORITY COMMUNITY IS CONDUCIVE TO WALKING AND BIKING TO DOWNTOWN, THE ATHLETIC CAMPUS, AND CENTRAL CAMPUS. TO ENCOURAGE THIS, THE PLAN INCLUDES AREAS FOR BICYCLE STORAGE, MAINTENANCE, AND PARKING. THE SORORITY HOUSE IS ALSO LOCATED ON BUS LINES AND IS CLOSE TO BUS STOPS. ALL THESE ALTERNATIVE TRANSPORTATION MODES WILL HAVE A POSITIVE IMPACT ON AIR QUALITY.
   - THERE ARE NO WETLANDS ON THE PROPERTY, ONLY 31 LANDMARK TREES AND 159.93 SQFT OF WOODLAND BASAL AREA THAT MAKE UP THE SITE'S NATURAL FEATURES.
   - THE PROPOSED DEVELOPMENT WILL TAKE STORM WATER FROM THE SITE AND PRE–TREAT IT VIA A PRETREATMENT STRUCTURE THEN IT IS DIRECTED INTO AN UNDERGROUND DETENTION SYSTEM LOCATED ON THE PROPERTY. THE STORM WATER WILL BE RELEASED TO CITY STORM SEWER AS REQUIRED AT A CONTROLLED RATE.
5. IMPACT OF THE PROPOSED USE ON HISTORIC SITES OR STRUCTURES WHICH ARE LOCATED WITHIN A HISTORIC DISTRICT OR LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
   - THERE ARE NO SITES OR BUILDINGS OF HISTORICAL SIGNIFICANCE ON THE SITE.
   - THE ARCHITECTURE AND SCALE ARE CONSISTENT WITH NEIGHBORING HOMES AND ZONING.
6. TRANSPORTATION IMPACT STATEMENT
   - BASED ON THE TRAFFIC TRIP GENERATION ANALYSIS COMPLETED BY FLEIS & VANDENBRINK DATED SEPTEMBER 12, 2025, THE EXPECTED SITE GENERATED VEHICLE TRIPS FROM THE PROPOSED DEVELOPMENT ARE BELOW THE CITY OF ANN ARBOR THRESHOLD FOR A MULTI–MODAL TRAFFIC IMPACT ANALYSIS. THESE VOLUMES WILL NOT HAVE AN IMPACT ON THE SURROUNDING TRAFFIC PATTERNS.
7. PUBLIC SIDEWALK MAINTENANCE STATEMENT
   - 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 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.
8. STATEMENT OF INTEREST IN LAND
   - THE PETITIONER IS THE PURCHASER OF THE PROPERTY UNDER A PURCHASE AGREEMENT DATED APRIL 2, 2025, AS AMENDED BETWEEN PETITIONER AND THE CURRENT OWNER, DIANA JO JOHNSTON, TRUSTEE OF THE DIANA JO JOHNSTON TRUST AGREEMENT DATED DECEMBER 26, 2001, AS AMENDED. IF SITE PLAN AND SEU APPLICATION ARE APPROVED, PETITIONER WILL CONSUMMATE THE PURCHASE AND SEEK TO DEVELOP THE LAND AS A THREE–STORY SORORITY HOUSING BUILDING AND ASSOCIATED PARKING.

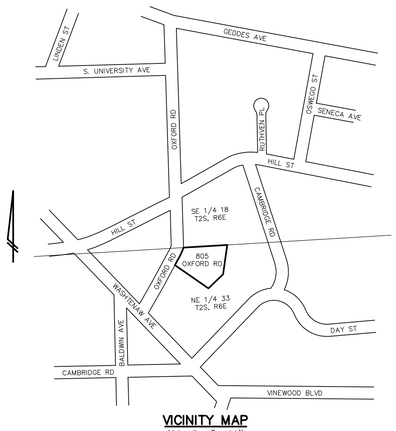
PARKS AND RECREATION

THE PETITIONER IS PROPOSING THE FOLLOWING PARKS CONTRIBUTION:

THE PROJECT PROPOSES 47BEDS / 4 (AS THE MAXIMUM NUMBER OF PERSONS PLUS THEIR OFFSPRING LIVING IN A SINGLE HOUSEKEEPING UNIT IN ALL DISTRICTS) = 11.75. THEREFORE, THIS PROPOSED GROUP HOUSING PROJECT EQUATES TO APPROXIMATELY 12 DWELLING UNITS IN THE R2B DISTRICT.

12 DWELLING UNITS X .0125 ACRES (THE AMOUNT DESIRED TO KEEP PACE WITH EXISTING PARKLAND DENSITY) X $50,000/AC (THE AVERAGE COST FOR PARKLAND/ACRE) = $7,500.

THE PROJECT WILL PLAN TO MAKE A PARKS AND RECREATION DONATION OF $7,500.



VICINITY MAP
(SCALE: 1"=400')

SITE DATA

	EXISTING 3775	REQUIRED	PROPOSED LOT
ZONING	R2B	R2B	R2B
GROSS LOT SIZE – SF	48,258 SF	48,258 SF	48,258 SF
GROSS LOT SIZE – ACRE	1.108 AC	1.108 AC	1.108 AC
NET LOT SIZE – SF	48,258 SF	8,500 SF	48,258 SF
NET LOT SIZE – ACRE	1.108 AC	0.195 AC	1.108 AC
GROUND FLOOR AREA	4,464 SF	N/A	7,767 SF
SECOND FLOOR AREA	1,500 SF	N/A	7,585 SF
THIRD FLOOR AREA	0 SF	N/A	8,039 SF
TOTAL FLOOR AREA	5,964 SF	5,000 SF PER SECTION 5.16.1E	23,391 SF
GROUND FLOOR COVERAGE	9.25%	N/A	16.09%
FLOOR AREA RATIO	9.25%	NO FAR IN R2B	7,767SF, 16.09%
LOT AREA PER DU	48,258/DU	MIN 350/DU	1,026.7/DU
MIN. SETBACKS			
FRONT	98.14 FT	25 FT	111.5 FT
REAR	86.8 FT	20 FT	28 FT
SIDE	18.08FT (NORTH) 42.25FT (SOUTH)	5 FT	74.7 FT (NORTH) 21.4 FT (SOUTH)
NUMBER OF BUILDINGS	1	N/A	1
MIN. WIDTH	116.43 FT	60 FT	116.43 FT
MAX HEIGHT	28'	30'	29'–11 1/2"
VEHICULAR PARKING	4 TOTAL 4 REGULAR 0 BARRIER FREE	SORORITIES = NONE MAXIMUM PARKING SPACES = NONE	8 TOTAL 7 REGULAR 1 BARRIER FREE
ELECTRIC VEHICLE PARKING	0 ELECTRIC	8 TOTAL SPACES PROVIDED 10% EV–I = 1 90% EV–C = 7	 1 EV–I 7 EV–C
BICYCLE PARKING	NONE	SORORITIES 1 PER 2 BEDS 44 BEDS / 2 = 22	12 TOTAL (CLASS A) 12 TOTAL (CLASS B)

DESCRIPTION (BY OTHERS)

PARCEL 1:
Lot(s) 10 of ASSESSORS PLAT NO 15 according to the plat thereof recorded in Liber 8 of Plats, page 54 of Washtenaw County Records, Michigan, excepting that portion thereof described as follows: Beginning at the Southwesterly corner of Lot 10 thence North 30 degrees 27 minutes East 134 feet along the Southeasterly line of Oxford Road; thence South 54 degrees 47 minutes East 234.60 feet; thence South 44 degrees 50 minutes West 178.24 feet along the Southeasterly line of said Lot 10; thence North 42 degrees 30 minutes West 198.16 feet along the Southerly line of said Lot 10 to the Place of Beginning.

PARCEL 2:
Non–Exclusive Easement for driveway, as created, limited, and defined in that certain Easement Agreement, recorded in Liber 3877, page 129, Washtenaw County Records

SHEET TITLE	SHEET NO.
* COVER SHEET	C0
ALTA/NSPS LAND TITLE SURVEY	ALTA–1.0
BOUNDARY & TOPOGRAPHICAL SURVEY	C1.0–C1.1
REMOVAL PLAN	C2.0
OXFORD RD REMOVAL PLAN	C2.1
* SITE DIMENSIONAL LAYOUT PLAN	C3.0
* OXFORD RD DIMENSIONAL LAYOUT PLAN	C3.1
* NATURAL FEATURES PLAN	C4.0
* NATURAL FEATURES OVERLAY	C4.1
* ALTERNATIVE ANALYSIS 1	C4.2
* ALTERNATIVE ANALYSIS 2	C4.3
* LANDSCAPE PLAN – TREES	C5.0
* LANDSCAPE PLAN – SHRUBS	C5.1
* SEEDING PLAN	C5.2
* IRRIGATION PLAN	C5.3
* DETAILS	C5.4
* OVERALL UTILITY PLAN	C6.0
* SITE UTILITY PLAN	C7.0
* OXFORD RD UTILITY PLAN	C7.1
* GRADING AND SOIL EROSION CONTROL PLAN	C8.0
* GRADING DETAILS	C8.1,C8.2
* GRADING DETAILS FOR BUILDING ELEVATION	C8.3
* STORM WATER MANAGEMENT DRAINAGE AREA PLAN	C9.0
STORM WATER MANAGEMENT CALCULATIONS "BASIN A"	C9.1
* FIRE PROTECTION PLAN	C10.0
* SOLID WASTE PLAN & DETAILS	C10.1
* DELIVERY TRUCK PLAN	C10.2
DETAILS	C11.0
ARCHITECTURAL PLANS	
AXONOMETRIC VIEWS	G–102
BIKE STORAGE FLOOR PLAN AND DETAILS	A–100
1ST FLOOR PLAN	A–101
2ND FLOOR PLAN	A–102
3RD FLOOR PLAN	A–103
ROOF PLAN	A–121
* EXTERIOR ELEVATIONS	A–201, A–202
BUILDING SECTIONS	A–301, A–302
PHOTOMETRIC PLAN	P1–P2

(* NOTES SHEETS CHANGED AS PART OF 4–29–2026 SET)

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

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, THE CONTRACTOR SHALL DIAL 1–800–482–7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

PROPERTY OWNER:
DIANA JO JOHNSTON TRUST
805 OXFORD RD
ANN ARBOR, MI 48104
ATTN: DIANA JO JOHNSTON, TRUSTEE OF THE DIANA JO JOHNSTON TRUST AGREEMENT DATED DECEMBER 26, 2001, AS AMENDED

PETITIONER:
SIGMA ZETA HOUSING, LLC
3205 PLAYERS LN
MEMPHIS, TN 38125
TEL: (901) 746–3662

CIVIL ENGINEER:
WASHTENAW ENGINEERING
CIVIL ENGINEERS • PLANNERS
SURVEYORS • LANDSCAPE ARCHITECTS
P.O. BOX 1128
3526 WEST LIBERTY RD, SUITE 400, ANN ARBOR, MICHIGAN 48106
TEL. 734–761–8800
E–MAIL: weco@wengco.com

STATE OF MICHIGAN — JOSEPH K. MAYNARD — ENGINEER NO. 52559 — PROFESSIONAL ENGINEER

PREPARED BY _____
JOSEPH K. MAYNARD P.E., MICH No. 52559

REVISED SITE PLAN:	04–29–2026
REVISED SITE PLAN:	04–16–2026
REVISED SITE PLAN:	03–11–2026
REVISED SITE PLAN:	03–04–2026
REVISED SITE PLAN:	02–26–2026
REVISED SITE PLAN:	02–04–2026
REVISED SITE PLAN:	01–19–2026
REVISED SITE PLAN:	12–05–2025
JOB NO. 33191 ORIGINAL:	10–16–2025

SIGMA ZETA HOUSING, LLC. - 805 OXFORD RD

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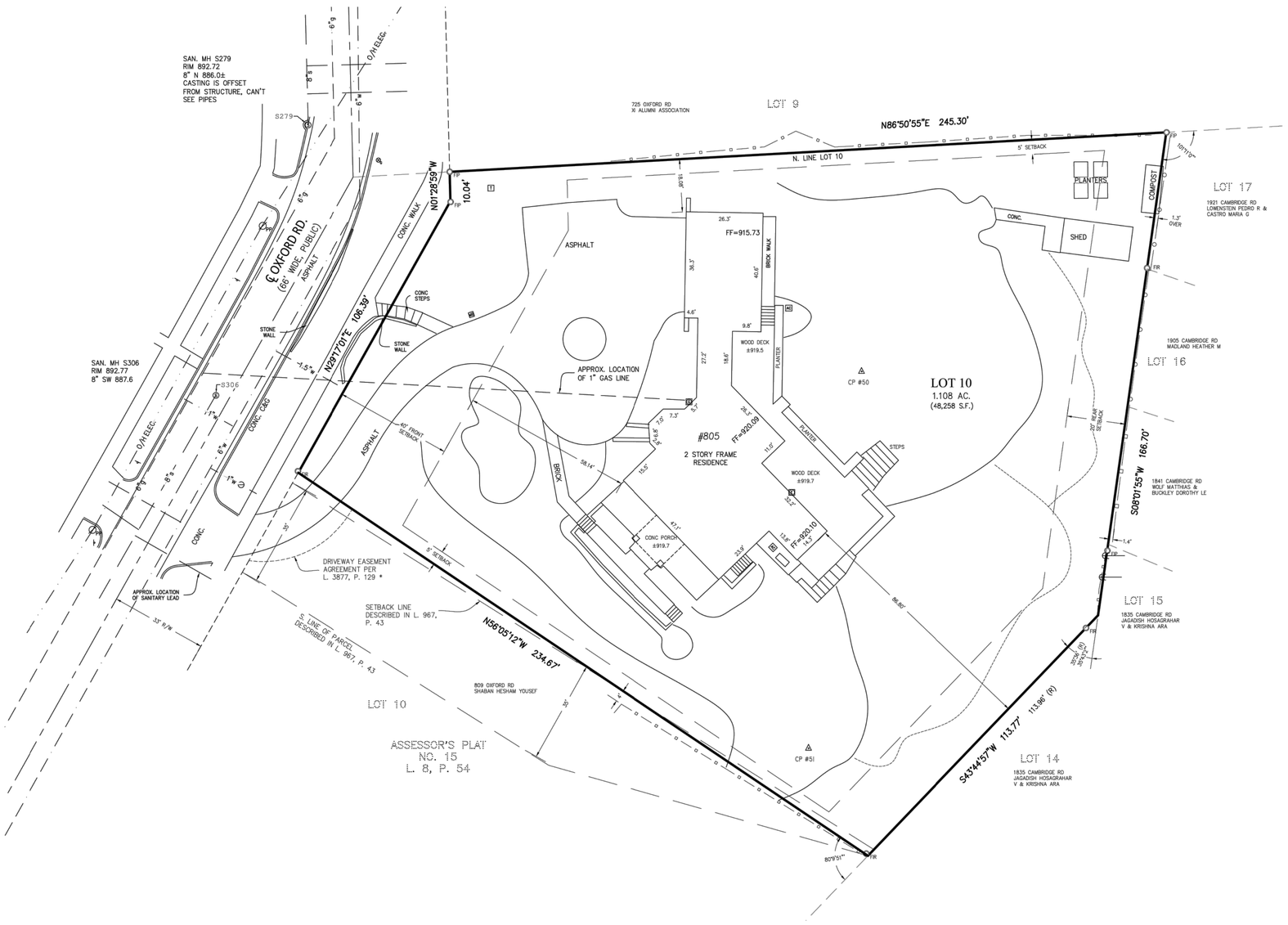


STRUCTURE LEGEND:

- STORM MARKING
- YARD DRAIN
- BEEHIVE CATCH BASIN
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- STORM MANHOLE
- CULVERT/END SECTION
- DOWN SPOUT
- STORM CLEAN-OUT
- OUTLET CONTROL STRUCTURE
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- SANITARY MARK
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE & BOX
- WATER SHUT OFF VALVE
- WELL
- POST INDICATOR VALVE
- SPIGOT / HOSE BIB
- SPRINKLER HEAD
- WATER MARKER
- MONITORING WELL
- TUNNEL MARKER
- GAS MANHOLE
- GAS RISER
- GAS METER
- GAS VALVE
- GAS BLOW OFF
- GAS STOP BOX
- GAS MARKING
- TELEPHONE POLE
- COMMUNICATION MARKING
- COMMUNICATION HAND HOLE
- COMMUNICATION MANHOLE
- TELEPHONE POLE
- TELEPHONE RISER
- POLICE/EMERGENCY CALL
- BOLLARD
- ANTENNA
- STATUE / SCULPTURE
- AC UNIT
- PARKING METER
- SIGN
- MAILBOX
- FLAG POLE
- ROCK/BOULDER
- BASKETBALL POST
- BIKE HOOP
- BENCH
- ELECTRIC METER
- ELECTRIC MANHOLE
- GROUND LIGHT
- LIGHT POLE
- GUY POLE
- POWER POLE
- UTILITY POLE
- GUY POLE
- GUY ANCHOR
- ELECTRIC RISER
- TRANSFORMER
- ELECTRIC HAND HOLE
- ELECTRIC MARKING
- TRAFFIC SIGNAL POST

TITLE COMMITMENT:

COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE, FILE 1028664, DATED 4/1/2025
SURVEY RELATED EXCEPTIONS:

4) ENCROACHMENTS SHOWN ON THIS SURVEY
7) TERMS CONTAINED IN AGREEMENT, L. 967, P. 43
8) EASEMENT AGREEMENT, L. 3877, P. 129 *
* EASEMENT TERMINATES IF 805 OXFORD IS USED FOR ANY PURPOSE OTHER THAN THAT PERMITTED IN A SINGLE FAMILY DWELLING....

LEGAL DESCRIPTION:

PER TITLE COMMITMENT ABOVE
PARCEL 1:
Lot(s) 10 of ASSESSORS PLAT NO 15 according to the plat thereof recorded in Liber 8 of Plats, page 54 of Washtenaw County Records, Michigan, excepting that portion thereof described as follows: Beginning at the Southwesterly corner of Lot 10 thence North 30 degrees 27 minutes East 134 feet along the Southeasterly line of Oxford Road; thence South 54 degrees 47 minutes East 234.60 feet; thence South 44 degrees 50 minutes West 178.24 feet along the Southeasterly line of said Lot 10; thence North 42 degrees 30 minutes West 198.16 feet along the Southerly line of said Lot 10 to the Place of Beginning.

PARCEL 2:
Non-Exclusive Easement for driveway, as created, limited, and defined in that certain Easement Agreement, recorded in Liber 3877, page 129, Washtenaw County Records

SURVEYOR'S NOTES:

CITY OF ANN ARBOR SETBACK REQUIREMENTS ARE OPEN TO INTERPRETATION IN SOME INSTANCES. VERIFY REGULATIONS WITH CITY OFFICIALS.

LOCATION OF WATER AND SANITARY SEWER LEADS COULD NOT BE DETERMINED

CERTIFICATE:

TO SIGMA ZETA HOUSING, LLC, KAPPA DELTA, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

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 1-7A, 8, 11A, and 13 of Table A thereof. The fieldwork was completed on August 5, 2025

DATE OF PLAT OR MAP: AUGUST 6, 2025

KEVIN GINGRAS, P.S., NO. 49278

STATE OF MICHIGAN
KEVIN J. GINGRAS
License No. 4001049278
LICENSED PROFESSIONAL SURVEYOR

SITE INFORMATION:

OWNER: JOHNSTON DIANNA JO TRUST

SITE ADDRESS: 805 OXFORD RD.
ANN ARBOR, MI 48104

PARCEL ID: 09-09-33-108-001

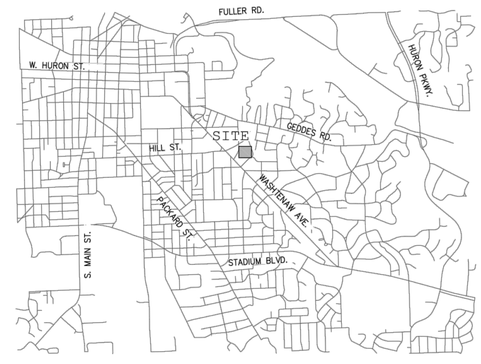
ZONING: R2B - TWO-FAMILY DWELLING & STUDENT HOUSING

SETBACKS:
FRONT: 25' OR AVERAGE UP TO 40' OR ESTABLISHED SETBACK ON THE DATE OF ADOPTION OF THE ORDINANCE
SIDE: 5'
REAR: 20'

FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP: MAP NUMBER 26161C026E, DATED 4/3/2012, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE SUBJECT PARCEL LIES WITHIN OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

VICINITY MAP:



UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

Know what's below. Call before you dig.

ALTA-1.0

ARBOR LAND CONSULTANTS
Professional Land Surveyors
6663 Schneider Rd. • Manchester, MI • 48158
(734) 669-2980 • arborlandinc.com

DATE: 4-25-2025
REVISION: 8-6-2025

CLIENT: KAPPA DELTA

ALTA/NSPS LAND TITLE SURVEY
#805 OXFORD
IN THE NE 1/4 OF SECTION 33
T2S, R6E, CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

JOB No. 09625 | SHEET 1 OF 1
SCALE 1 INCH = 20 FEET

O/H ELEC. — ELECTRIC LINE
8"G — GAS MAIN
8"W — WATER MAIN
18" STORM — STORM LINE
6"S — SANITARY LINE
O/H CATV — CABLE TV LINE
U/G COMM — PHONE LINE
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE

WATER MANHOLE
FIRE HYDRANT
GATE VALVE
BEEHIVE CATCH BASIN
CURB CATCH BASIN
STORM MANHOLE
CULVERT/END SECTION
SANITARY MANHOLE
LIGHT POLE
UTILITY POLE
TELEPHONE RISER
GAS MAIN RISER

SECTION CORNER
FOUND IRON PIPE
FOUND IRON ROD
SET IRON PIPE
SET MAG NAIL
FOUND MAG NAIL
SET WOOD LATH
CONTROL POINT
(M) MEASURED DIMENSION
(R) RECORDED DIMENSION
SURFACE FLOW

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TREE TABLE

TREE #	ELEV.	SIZE (IN.)	SPECIES
212	922.5	16	LOCUST
235	913.3	10	MAPLE
329	892.4	2	CHERRY
339	893.3	2	CHERRY
364	894.9	2	CHERRY
368	897.5	13	AMER. BASSWOOD
374	899.2	16	OAK
480	908.6	8	EASTERNREDBUD
484	909.0	11	CHERRY
485	907.6	8	ELM
491	909.6	8	PINE
492	908.8	11	PINE
498	904.1	16	PINE
502	900.0	9	ELM
503	901.2	9	ELM
504	902.1	12	LOCUST
505	903.7	14	LOCUST
506	903.5	6	MAPLE
507	904.6	6	MAPLE
508	905.0	17	MAPLE
509	905.5	33	MAPLE
511	908.1	11	LOCUST
512	908.9	24	LOCUST
513	908.7	9	MAPLE
536	899.2	23	MAPLE
537	899.5	12	MAPLE
541	902.5	8	EASTERN REDBUD
542	901.5	26	PINE
543	904.7	15	PINE
544	902.8	15	PINE
545	905.8	18	PINE
546	905.5	20	PINE
547	907.5	17	PINE
548	905.7	16	PINE
549	906.8	18	PINE
550	909.4	20	PINE
551	908.3	20	PINE
562	911.1	9	PINE
563	912.7	12	PINE
564	911.5	8	PINE
565	913.3	12	PINE
566	910.9	6	PINE
1004	930.7	25	LOCUST
1005	930.5	23	LOCUST
1006	931.1	26	PINE
1011	930.2	12	MAPLE
1016	929.6	29	WALNUT
1017	929.1	13	LOCUST
1027	911.9	13	MAPLE
1028	911.3	22	MAPLE
1030	912.3	16	LOCUST
1059	914.1	9	MAPLE
1060	914.5	17	LOCUST
1061	914.0	47	WALNUT
1062	916.6	9	LOCUT
1063	916.8	9	LOCUT
1064	917.6	9	MAPLE
1065	917.6	5	LOCUST
1066	918.0	10	LOCUST
1067	922.7	14	PINE
1068	925.2	16	PINE
1069	922.5	17	PINE
1071	926.4	25	WALNUT
1143	928.5	25	SASSAFRASS
1160	920.7	11	ELM
1161	921.7	23	LOCUST
1162	924.1	10	SASSAFRASS
1163	924.0	12	PINE
1164	925.2	28	PINE
1165	924.8	12	ELM
1166	926.7	13	ELM
1167	927.2	18	PINE
1168	928.1	13	ELM
1169	928.2	13	ELM
1170	928.5	11	LOCUST
1171	929.5	24	LOCUST
1172	929.7	17	LOCUST
1174	922.1	12	LOCUST
1175	922.9	17	CHERRY
1177	923.7	28	MAPLE
1178	919.6	16	OAK
1179	919.9	15	HACKBERRY
1180	919.6	16	SASSAFRASS
1181	918.5	16	LOCUST
1182	918.7	8	LOCUST
1183	917.5	14	LOCUST
1184	919.6	15	LOCUST
1238	910.7	26	MAPLE
1239	912.5	11	MAPLE
1250	917.5	19	BOXELDER
1251	916.9	8	MAPLE
1253	914.1	21	LOCUST

BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE, NAD '83

TREE TABLE

TREE #	ELEV.	SIZE (IN.)	SPECIES
2019	893.0	26	WALNUT
2037	893.1	3	CRABAPPLE
2075	882.3	22	ELM
2076	881.1	6	ELM
2083	885.5	2	SMOKETREE
2084	886.1	4	TWIN SMOKETREE
2085	887.1	2	SMOKETREE
2093	888.8	10	SMOKETREE
2094	889.5	5	SMOKETREE
2095	890.1	3	MULTI SMOKETREE
2139	879.2	8	TAMARACK
2151	878.1	25	ALANTHS
2196	878.6	30	COTTONWOOD
2229	889.7	3	CRABAPPLE
2238	883.4	28	BASSWOOD
2242	880.0	12	ELM
2302	888.5	19	CATALPA
2307	890.0	35	MAPLE
2319	890.7	29	MAPLE
2327	892.6	18	BOXELDER
2447	892.4	20	LOCUST

STREET TREES

STRUCTURE LEGEND:

- STORM MARKING
- YARD DRAIN
- BEEHIVE CATCH BASIN
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- STORM MANHOLE
- CULVERT/END SECTION
- DOWN SPOUT
- STORM CLEAN-OUT
- OUTLET CONTROL STRUCTURE
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- SANITARY MARK
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE & BOX
- WATER SHUT OFF VALVE
- WELL
- POST INDICATOR VALVE
- SPIGOT / HOSE BIB
- SPRINKLER HEAD
- WATER MARKER
- MONITORING WELL
- TUNNEL MARKER
- GAS MANHOLE
- GAS RISER
- GAS METER
- GAS VALVE
- GAS BLOW OFF
- GAS STOP BOX
- GAS MARKING
- TELEPHONE POLE
- COMMUNICATION MARKING
- COMMUNICATION HAND HOLE
- COMMUNICATION MANHOLE
- TELEPHONE POLE
- TELEPHONE RISER
- POLICE/EMERGENCY CALL
- BOLLARD
- ANTENNA
- STATUE / SCULPTURE
- AC UNIT
- PARKING METER
- SIGN
- MAILBOX
- FLAG POLE
- ROCK/BOULDER
- BASKETBALL POST
- BIKE HOOP
- BENCH
- ELECTRIC METER
- ELECTRIC MANHOLE
- GROUND LIGHT
- LIGHT POLE
- GUY POLE
- POWER POLE
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- GUY POLE
- GUY ANCHOR
- ELECTRIC RISER
- TRANSFORMER
- ELECTRIC HAND HOLE
- ELECTRIC MARKING
- TRAFFIC SIGNAL POST

CONTROL POINT TABLE

CP#	NORTHING (Y)	EASTING (X)	ELEV.	DESCRIPTION
50	282081.337	13296922.040	925.30	SET SPIKE
51	281952.547	13296903.930	911.41	SET SPIKE
75	282041.558	13296705.210	893.50	SET SPIKE
76	282376.181	13296758.880	890.06	SET SPIKE
77	281833.988	13296550.770	878.08	SET SPIKE

BENCHMARKS:

BM #2000
SET SPIKE IN S.E. FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO #810 OXFORD
ELEV. = 891.46 NAVD88

BM #2001
SET SPIKE IN E. FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO #800 OXFORD
ELEV. = 894.70 NAVD88
ELEW.

SITE INFORMATION:

OWNER: JOHNSTON DIANNA JO TRUST

SITE ADDRESS: 805 OXFORD RD.
ANN ARBOR, MI 48104

PARCEL ID: 09-09-33-108-001

ZONING: R2B – TWO-FAMILY DWELLING & STUDENT HOUSING

SETBACKS:
FRONT: 25' OR AVERAGE UP TO 40' OR ESTABLISHED SETBACK ON THE DATE OF ADOPTION OF THE ORDINANCE
SIDE: 5'
REAR: 20'

FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP: MAP NUMBER 26161C026E, DATED 4/3/2012, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE SUBJECT PARCEL LIES WITHIN OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGAL DESCRIPTION:

PER TITLE COMMITMENT ABOVE
PARCEL 1:
Lot(s) 10 of ASSESSORS PLAT NO 15 according to the plat thereof recorded in Liber 8 of Plats, page 54 of Washtenaw County Records, Michigan, excepting that portion thereof described as follows: Beginning at the Southwesterly corner of Lot 10 thence North 30 degrees 27 minutes East 134 feet along the Southeasterly line of Oxford Road; thence South 54 degrees 47 minutes East 234.60 feet; thence South 44 degrees 50 minutes West 178.24 feet along the Southeasterly line of said Lot 10; thence North 42 degrees 30 minutes West 198.16 feet along the Southerly line of said Lot 10 to the Place of Beginning.

PARCEL 2:
Non-Exclusive Easement for driveway, as created, limited, and defined in that certain Easement Agreement, recorded in Liber 3877, page 129, Washtenaw County Records

SURVEYOR'S NOTES:

CITY OF ANN ARBOR SETBACK REQUIREMENTS ARE OPEN TO INTERPRETATION IN SOME INSTANCES. VERIFY REGULATIONS WITH CITY OFFICIALS.

LOCATION OF WATER AND SANITARY SEWER LEADS COULD NOT BE DETERMINED

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN IN THE FIELD SURVEY PERFORMED BY THIS STRUCTURE INVENTORY SHOWN HEREON.

Know what's below. Call before you dig. 811

ARBOR LAND CONSULTANTS
Professional Land Surveyors
6663 Schneider Rd. • Manchester, MI • 48158
(734) 669-2980 • arborlandinc.com

STATE OF MICHIGAN · KEVIN J. GINGRAS · License No. 4001049278 · LICENSED PROFESSIONAL SURVEYOR

DATE: 4-25-2025
REVISION: 1-19-2026

CLIENT: KAPPA DELTA

BOUNDARY & TOPOGRAPHIC SURVEY
#805 OXFORD
IN THE NE 1/4 OF SECTION 33
T2S, R6E, CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

JOB No. 09625
SHEET 1 OF 2
SCALE 1 INCH = 20 FEET

ELEC. — O/H ELEC. —
GAS MAIN — 8"G —
WATER MAIN — 8"W —
STORM LINE — 18" R —
SANITARY LINE — 6"S —
CABLE TV LINE — O/H CATV —
PHONE LINE — U/G COMM —
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE

WATER MANHOLE
FIRE HYDRANT
GATE VALVE
BEEHIVE CATCH BASIN
CURB CATCH BASIN
STORM MANHOLE
CULVERT/END SECTION
SANITARY MANHOLE
LIGHT POLE
UTILITY POLE
TELEPHONE RISER
GAS MAIN RISER

SECTION CORNER
FOUND IRON PIPE
FOUND IRON ROD
SET IRON PIPE
SET MAG NAIL
FOUND MAG NAIL
SET WOOD LATH
CONTROL POINT
MEASURED DIMENSION
RECORDED DIMENSION
SURFACE FLOW

C1.0

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BEARINGS BASED ON MICHIGAN
STATE PLANE COORDINATES,
SOUTH ZONE, NAD '83

TREE TABLE

TREE #	ELEV.	SIZE (IN.)	SPECIES
212	922.5	16	LOCUST
235	913.3	10	MAPLE
329	892.4	2	CHERRY
339	893.3	2	CHERRY
364	894.9	2	CHERRY
368	897.5	13	QUAD ELM
374	899.2	16	OAK
480	908.6	8	EASTERNREDBUD
484	909.0	11	CHERRY
485	907.6	8	ELM
491	909.6	8	PINE
492	908.8	11	PINE
498	904.1	16	PINE
502	900.0	9	ELM
503	901.2	9	ELM
504	902.1	12	LOCUST
505	903.7	14	LOCUST
506	903.5	6	MAPLE
507	904.6	6	MAPLE
508	905.0	17	MAPLE
509	905.5	33	MAPLE
511	908.1	11	LOCUST
512	908.9	24	LOCUST
513	908.7	9	MAPLE
536	899.2	23	MAPLE
537	899.5	12	MAPLE
541	902.5	8	EASTERN REDBUD
542	901.5	26	PINE
543	904.7	15	PINE
544	902.8	15	PINE
545	905.8	18	PINE
546	905.5	20	PINE
547	907.5	17	PINE
548	905.7	16	PINE
549	906.8	18	PINE
550	909.4	20	PINE
551	908.3	20	PINE
562	911.1	9	PINE
563	912.7	12	PINE
564	911.5	8	PINE
565	913.3	12	PINE
566	910.9	6	PINE
1004	930.7	25	LOCUST
1005	930.5	23	LOCUST
1006	931.1	26	PINE
1011	930.2	12	MAPLE
1016	929.6	29	WALNUT
1017	929.1	13	LOCUST
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BENCHMARKS:

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SET SPIKE IN S.E. FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO #810 OXFORD
ELEV. = 891.46 NAVD88

BM #2001
SET SPIKE IN E. FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO #800 OXFORD
ELEV. = 894.70 NAVD88
ELEW.

SITE INFORMATION:

OWNER: JOHNSTON DIANNA JO TRUST

SITE ADDRESS: 805 OXFORD RD.
ANN ARBOR, MI 48104

PARCEL ID: 09-09-33-108-001

ZONING: R2B – TWO-FAMILY DWELLING & STUDENT HOUSING

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REAR: 20'

FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP: MAP NUMBER 26161C026E, DATED 4/3/2012, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE SUBJECT PARCEL LIES WITHIN OTHER AREA (ZONE X); AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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DATE: 4-25-2025
REVISION: 1-19-2026

CLIENT: KAPPA DELTA

BOUNDARY & TOPOGRAPHIC SURVEY
#805 OXFORD
IN THE NE 1/4 OF SECTION 33
T2S, R6E, CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

JOB No. 09625 | SHEET 2 OF 2 | SCALE 1 INCH = 20 FEET

ELECTRIC LINE · GAS MAIN · WATER MAIN · STORM LINE · SANITARY LINE · CABLE TV LINE · PHONE LINE · CHAIN LINK FENCE · WOOD FENCE · BARBED WIRE FENCE · O/H ELEC. · 8"g · 8"w · 18"r · 6"s · O/H CATV · U/G COMM.

WATER MANHOLE · FIRE HYDRANT · GATE VALVE · BEEHIVE CATCH BASIN · CURB CATCH BASIN · STORM MANHOLE · CULVERT/END SECTION · SANITARY MANHOLE · LIGHT POLE · UTILITY POLE · TELEPHONE RISER · GAS MAIN RISER

SECTION CORNER · FOUND IRON PIPE · FOUND IRON ROD · SET IRON PIPE · SET MAG NAIL · FOUND MAG NAIL · SET WOOD LATH · CONTROL POINT · MEASURED DIMENSION · RECORDED DIMENSION · SURFACE FLOW

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN AS SHOWN HEREON. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BEFORE THE START OF ANY CONSTRUCTION.

UTILITY NOTE:

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

C1.1

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TREE IDENTIFICATION

TREE TABLE

TREE #	DBH	COMMON NAME	BOTANICAL NAME	LANDMARK K	INVASIVE	WOODLAND	CONDITION	PROPOSED REMOVAL
212	16	Black Locust	Robinia pseudoacacia		X	X	Good	
235	10	Kentucky Yellowwood	Cladastris kentuckea				Good	X
329	2	Black Cherry	Prunus serotina			X	Good	
339	2	Black Cherry	Prunus serotina			X	Good	
364	2	Black Cherry	Prunus serotina			X	Good	X
368	36	Basswood	Tilia americana	X		X	Good	X
374	16	Black Oak	Quercus velkintina	X		X	Good	X
480	8	Eastern Redbud	Cercis canadensis	X		X	Poor	X
484	11	Eastern Redbud	Cercis canadensis	X		X	Good	X
485	8	Boxelder	Acer negundo			X	Good	X
491	8	Douglas Fir	Pseudotsuga menziesii			X	Good	X
492	11	Douglas Fir	Pseudotsuga menziesii			X	Good	X
498	16	White Pine	Pinus strobus			X	Good	X
502	9	Basswood	Tilia americana			X	Good	X
503	9	Basswood	Tilia americana			X	Poor	X
504	12	Black Locust	Robinia pseudoacacia		X	X	Good	X
505	14	Black Locust	Robinia pseudoacacia		X	X	Good	X
506	6	Norway Maple	Acer platanoides		X	X	Good	X
507	6	Norway Maple	Acer platanoides		X	X	Good	
508	17	Basswood	Tilia americana			X	Good	
509	33	White Oak	Quercus alba	X		X	Good	
511	11	Black Locust	Robinia pseudoacacia		X	X	Good	
512	24	Black Locust	Robinia pseudoacacia		X	X	Good	
513	9	Norway Maple	Acer platanoides		X	X	Good	
536	23	Boxelder	Acer negundo			X	Good	X
537	12	Norway Maple	Acer platanoides		X	X	Good	X
541	8	Eastern Redbud	Cercis canadensis	X		X	Fair	X
542	26	White Pine	Pinus strobus	X		X	Good	
543	19	White Pine	Pinus strobus	X		X	Good	
544	15	White Fir	Abies concolor			X	Good	
545	18	White Fir	Abies concolor	X		X	Good	
546	20	White Pine	Pinus strobus	X		X	Good	
547	19	White Pine	Pinus strobus	X		X	Good	
548	16	White Pine	Pinus strobus			X	Fair	
549	18	White Fir	Abies concolor	X		X	Good	
550	20	White Fir	Abies concolor	X		X	Fair	
551	20	White Pine	Pinus strobus	X		X	Good	
562	9	White Pine	Pinus strobus				Good	X
563	12	Douglas Fir	Pseudotsuga menziesii				Good	X
564	8	White Pine	Pinus strobus				Good	X
565	12	Douglas Fir	Pseudotsuga menziesii				Good	X
566	6	White Pine	Pinus strobus				Good	X
1004	25	Black Locust	Robinia pseudoacacia		X	X	Good	
1005	23	Black Locust	Robinia pseudoacacia		X	X	Good	
1006	26	Norway Spruce	Picea abies	X		X	Good	
1011	12	Pignut Hickory	Carya glabra			X	Poor	X
1016	29	Black Walnut	Juglans nigra	X		X	Good	
1017	13	Black Locust	Robinia pseudoacacia		X	X	Good	
1027	13	Norway Maple	Acer platanoides		X	X	Good	
1028	22	Norway Maple	Acer platanoides		X	X	Good	
1030	16	Black Locust	Robinia pseudoacacia		X	X	Good	
1059	9	Norway Maple	Acer platanoides		X	X	Good	
1060	17	Honeylocust	Gleditsia triacanthos	X		X	Good	X
1061	53	Black Walnut	Juglans nigra	X		X	Good	
1062	9	Black Locust	Robinia pseudoacacia		X	X	Good	
1063	9	Black Locust	Robinia pseudoacacia		X	X	Good	
1064	9	Norway Maple	Acer platanoides		X	X	Good	
1065	5	Black Locust	Robinia pseudoacacia		X	X	Good	
1066	10	Black Locust	Robinia pseudoacacia		X	X	Good	
1067	14	Tamarack	Larix laricina	X		X	Fair	X
1068	17	Tamarack	Larix laricina	X		X	Good	X
1069	17	Eastern Hemlock	Tsuga canadensis	X		X	Good	
1071	25	Pignut Hickory	Carya glabra	X		X	Fair	
1143	25	White Mulberry	Morus alba		X	X	Good	X
1160	11	American Elm	Ulmus americana			X	Good	
1161	23	Black Locust	Robinia pseudoacacia		X	X	Good	
1162	10	White Mulberry	Morus alba		X	X	Fair	X
1163	12	White Pine	Pinus strobus			X	Poor	X
1164	28	Norway Spruce	Picea abies	X		X	Good	X
1165	12	American Elm	Ulmus americana			X	Good	
1166	13	Norway Maple	Acer platanoides		X	X	Good	
1167	18	Norway Spruce	Picea abies	X		X	Fair	X
1168	13	White Mulberry	Morus alba		X	X	Good	
1169	13	American Elm	Ulmus americana			X	Fair	
1170	11	Black Locust	Robinia pseudoacacia		X	X	Good	
1171	24	Honeylocust	Gleditsia triacanthos	X		X	Good	
1172	17	Honeylocust	Gleditsia triacanthos	X		X	Good	X
1174	12	Big-toothed Aspen	Populus grandidentata	X		X	Good	X
1175	17	Black Cherry	Prunus serotina			X	Good	X
1177	28	Norway Maple	Acer platanoides		X	X	Good	X
1178	16	Black Walnut	Juglans nigra			X	Good	X
1179	15	Hackberry	Celtis occidentalis	X		X	Good	X
1180	16	White Mulberry	Morus alba		X	X	Good	X
1181	16	Black Locust	Robinia pseudoacacia		X	X	Good	X
1182	8	Black Locust	Robinia pseudoacacia		X	X	Good	X
1183	14	White Mulberry	Morus alba		X	X	Good	X
1184	15	Black Locust	Robinia pseudoacacia		X	X	Good	X
1238	26	Boxelder	Acer negundo	X		X	Good	
1239	11	Boxelder	Acer negundo			X	Good	
1250	19	Big-toothed Aspen	Populus grandidentata	X		X	Fair	X
1251	8	Norway Maple	Acer platanoides		X	X	Good	X
1253	21	Black Locust	Robinia pseudoacacia		X	X	Good	
	47	Tulip Tree	Liriodendron tulipifera	X		X	Good	

Total Woodland Basal Area (Sq Ft): 159.93
Total Woodland Trees Removed: 39
Total DBH of Removed Protected Trees (In) 336.00

REMOVAL LEGEND

= LANDMARK TREE CRITICAL ROOT ZONE
= LANDMARK TREE CRITICAL ROOT ZONE IMPACT AREA %
(R) = TREE TO BE REMOVED
= TREE PROTECTION FENCING
= REMOVE CONCRETE CURB & GUTTER
= SAWCUT LINE
= REMOVE ASPHALT SURFACE
= REMOVE CONCRETE SURFACE
X X X X X = REMOVE PIPE / LINE ITEM
A A A A A = ABANDON PIPE

REMOVAL PLAN : 805 OXFORD RD

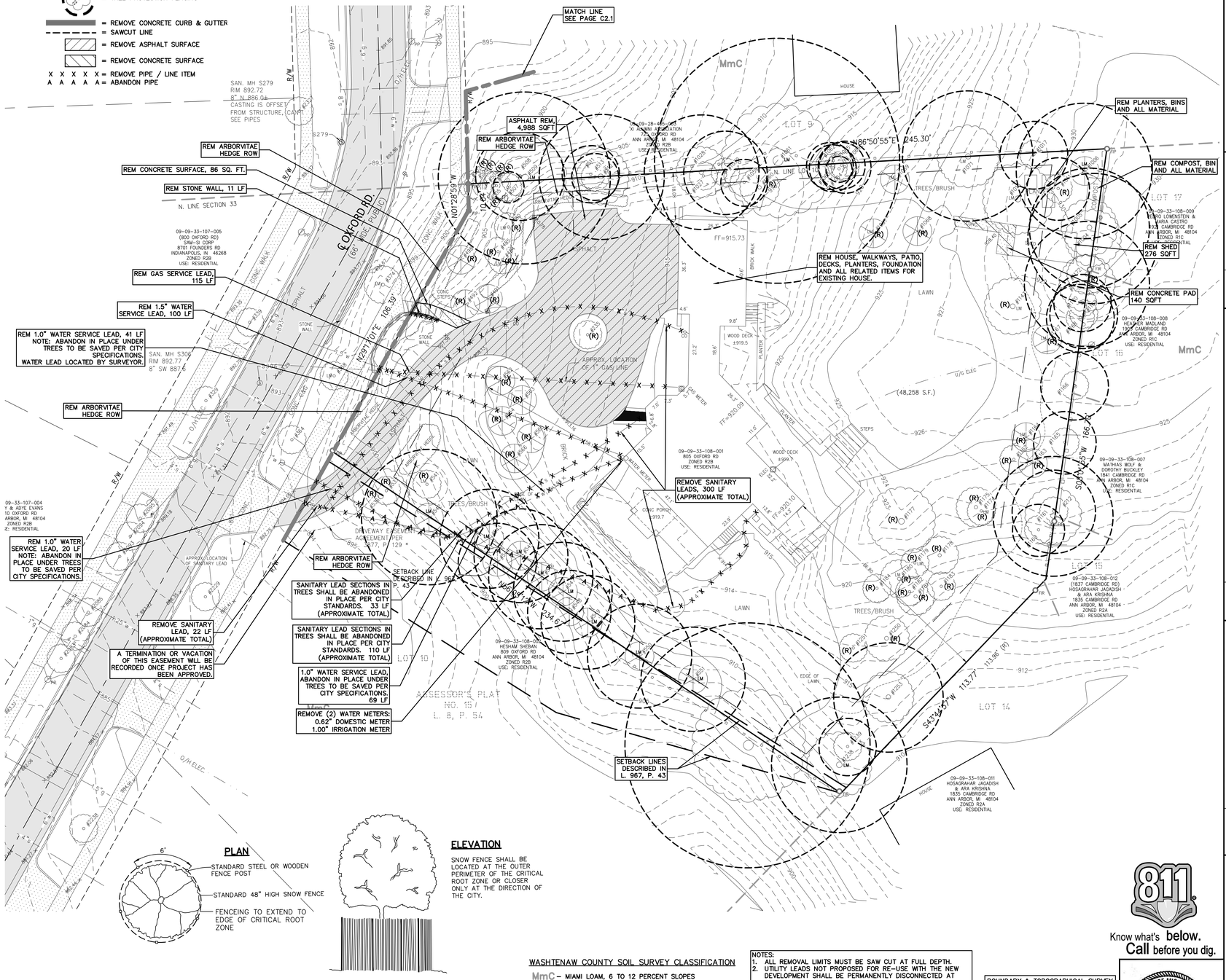
Tree removals noted here are for site construction of utilities and buildings or the removal of dead or dying trees that need to be removed to ensure survival of the native trees that are still in good health.

See Landscape Plan for tree mitigation, calculations and listings.
Existing sanitary sewer and water service leads shall be abandoned at their respective utility main per the public services standard specification.
Remove existing entrances, buildings, fencing and other noted items.

Protect trees indicated on the removal plan with tree fence, all trees indicated on this plan to be saved.

DO NOT PARK EQUIPMENT OR VEHICLES WITHIN CRITICAL ROOT ZONES
Critical Root zone of Landmark trees to be protected with fencing as indicated on the plan.

If any tree identified to be saved has Structural damage the contractor shall contact the project Landscape Architect for direction.



PLAN

ELEVATION

SNOW FENCE SHALL BE LOCATED AT THE OUTER PERIMETER OF THE CRITICAL ROOT ZONE OR CLOSER ONLY AT THE DIRECTION OF THE CITY.

TREE PROTECTION FENCING

NOT TO SCALE

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

MmC - MIAMI LOAM, 6 TO 12 PERCENT SLOPES

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

NOTES:
1. ALL REMOVAL LIMITS MUST BE SAW CUT AT FULL DEPTH.
2. UTILITY LEADS NOT PROPOSED FOR RE-USE WITH THE NEW DEVELOPMENT SHALL BE PERMANENTLY DISCONNECTED AT THEIR RESPECTIVE MAINS.
3. FINAL PAVEMENT REMOVALS WILL BE DETERMINED BY THE CITY DURING CONSTRUCTION, BUT WILL GENERALLY INCLUDE TO LANE LINES.

BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY: ARBOR LAND CONSULTANTS, DATED: 4-25-25, JOB NO. 09625.

Know what's below. Call before you dig.

R1C = SINGLE-FAMILY DWELLING
R2A & R2B = TWO-FAMILY DWELLING

LEGEND

☆ = LIGHT POLE
○ = UTILITY POLE
◁ = GUY ANCHOR
⊕ = HYDRANT
•S2.23 = SPOT ELEV.
⊕P = POST
○ = MANHOLE
⊗ = GATE VALVE
⊣ = SIGN
TC = TOP OF CURB
TW = TOP OF WALL
= GRAVEL
= FENCE
= CONCRETE
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SCALE 0 10 20 40
SCALE: 1"=20'

PREPARED BY JOSEPH K. MAYNARD P.E., MICH No. 52559

JOSEPH K. MAYNARD ENGINEER No. 52559 STATE OF MICHIGAN REGISTERED PROFESSIONAL ENGINEER

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TEL: 734-761-8500

WASHTENAW ENGINEERING

CLIENT
SIGMA ZETA HOUSING, LLC
3205 PLAYERS LN
MEMPHIS, TN 38125

PROJECT
SIGMA ZETA HOUSING, LLC.
805 OXFORD ROAD

SHEET
REMOVAL PLAN

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
DATE 10-16-2025 JOB NO. 33191
DWG NO. 191-rem
FIELD BOOK –
FILE NO. 10943
SHEET C2.0

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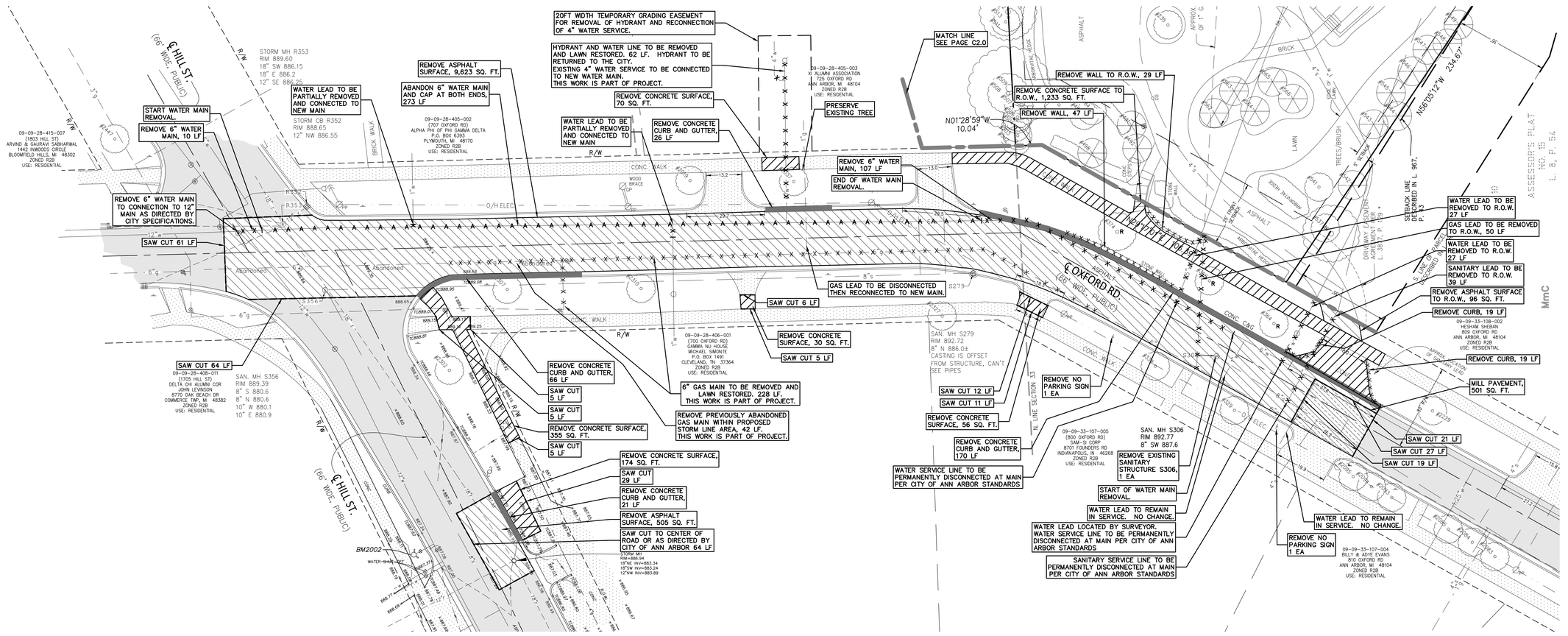

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SCALE 40 — 0 10 20 — SCALE: 1"=20'

PREPARED BY *JOSEPH K. MAYNARD P.E., MICH No. 52559*

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

BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY: ARBOR LAND CONSULTANTS, DATED: 4-25-25, JOB NO. 09625.

STATE OF MICHIGAN — JOSEPH K. MAYNARD ENGINEER No. 52559 — LICENSED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL. 734-761-8500

WASHTENAW ENGINEERING

CLIENT
SIGMA ZETA HOUSING, LLC
3205 PLAYERS LN
MEMPHIS, TN 38125

OXFORD RD REMOVAL PLAN

SHEET

PROJECT
SIGMA ZETA HOUSING, LLC.
805 OXFORD ROAD

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
DATE 10-16-2025 | JOB NO. 33191 | DWG NO. 191-oxford rem | FIELD BOOK – | FILE NO. 10943

SHEET **C2.1**

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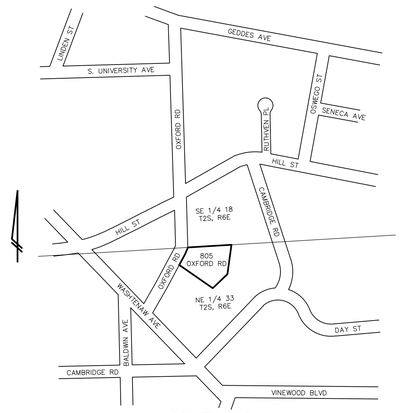

VICINITY MAP
(SCALE: 1"=400')

VEHICULAR PARKING
TOTAL PARKING 8 SPACES (1) BARRIER FREE
(7) EV-C
(1) EV-I

BIKE PARKING
12 SPACES (CLASS A)
12 SPACES (CLASS B)

CONSTRUCTION NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS, WHICH ARE INCLUDED BY REFERENCE. THE OMISSION OF ANY CURRENT STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTOR OF THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE THE THE CURRENT PUBLIC SERVICE DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS.
2. THE OMISSION OF ANY STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTORS OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH THE PUBLIC SERVICES STANDARD SPECIFICATIONS.
3. PAVEMENT MARKINGS DISTURBED AS A RESULT OF PAVEMENT CUTS OR CONSTRUCTION ACTIVITIES SHALL BE REPLACED AS DIRECTED BY PROJECT MANAGEMENT. REPLACEMENT DURING CONSTRUCTION OF THE PROJECT MAY BE CONSIDERED TEMPORARY, WITH FINAL PAVEMENT MARKING RESTORATION TO OCCUR AT THE END OF THE PROJECT.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING PUBLIC ROAD PAVEMENT. DAMAGE TO THE PUBLIC ROAD PAVEMENT DURING THE COURSE OF CONSTRUCTION MAY NECESSITATE MILLING AND RESURFACING OF THE DAMAGED AREAS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
5. ALL CONSTRUCTION SIGNING SHALL BE IN COMPLIANCE WITH THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE ALL REQUIRED PERMITS FOR THE PROJECT.
7. EXCESS MATERIAL IS TO BE REMOVED PROMPTLY FROM THE SITE AND PROPERLY DISPOSED OF.
8. NO PART OF THE RETAINING WALLS OR IRRIGATION SYSTEM WILL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY. THE EXISTING STAIRS THAT ARE CURRENTLY LOCATED IN THE RIGHT-OF-WAY, WILL NEED TO BE REMOVED.
9. NO PART OF THE EARTH RETENTION SYSTEM SHALL BE LOCATED WITHIN THE PUBLIC RIGHT OF WAY.
10. EARTH RETENTION SYSTEM IS NEEDED FOR THIS PROJECT.
11. TITLE IV, CHAPTER 47, SECTION 4:13 OF THE CITY CODE PROHIBITS EXCAVATIONS "IN OR UNDER A PAVED STREET WITHIN A PERIOD OF 3 YEARS AFTER THE COMPLETION OF ANY PAVING OR RESURFACING THEREOF." IN ADDITION, ARTICLE 1, SECTION XIX, STREET CUTS, TABLE A OF THE 2025 PUBLIC SERVICES STANDARD SPECIFICATIONS EXTENDS THE MORATORIUM SUCH AS OXFORD ROAD, TO 3 YEARS. AS THIS PORTION OF OXFORD ROAD WAS RECENTLY TREATED, THE STREET CUT MORATORIUM IS STILL IN EFFECT UNTIL 2027. PROPOSED STREET CUTS INTO A MORATORIUM STREET MAY INVOLVE SPECIAL RESTORATION METHODS.
12. 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 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.
13. SIDEWALKS SHALL CONTINUE THROUGH PROPOSED DRIVE APPROACHES WITHOUT SIDEWALK RAMPS.
14. SITE CONTAINS NO EXISTING PUBLIC UTILITY EASEMENT, NONE ARE PROPOSED.
15. SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY AND/OR PUBLIC PATHS SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY PUBLISHED AUGUST 8TH, 2023. INTERSECTION RAMPS, INCLUDING RECEIVING RAMPS MUST BE COMPLIANT AT THE TIME OF CONSTRUCTION. IF RAMPS ARE FOUND TO BE OUT OF COMPLIANCE, THEY WILL NEED TO BE RECONSTRUCTED. ADDITIONALLY, TURNING SPACES ARE REQUIRED ON PUBLIC SIDEWALK AT THE INTERFACE OF SITE SIDEWALK WITH PUBLIC SIDEWALK.

PROPOSED LEGEND

- = CONCRETE SURFACE
- = ASPHALT SURFACE
- = MILL AND FILL SURFACE
- = CONCRETE BARRIER CURB & GUTTER
- = SPILL OUT CONCRETE CURB & GUTTER
- = SIGN
- = LIGHTPOLE
- = WALL MOUNTED LIGHT
- = ROOF MOUNTED LIGHT
- = COLORED CONCRETE SURFACE
- = ELECTRIC VEHICLE CHARGING STATION
- = ELECTRIC VEHICLE CHARGING STATION CAPABLE
- EV-I = ELECTRIC VEHICLE – INSTALLED
- EV-C = ELECTRIC VEHICLE – CAPABLE
- NON-EV = ELECTRIC VEHICLE – NON-CAPABLE
- = WALL
- = BOULDER WALL

PROPOSED UTILITY LEGEND

- = CATCH BASIN
- = MANHOLE
- = END SECTION
- CO○ = CLEANOUT
- = OIL/GREASE SEPARATOR
- = GATE VALVE IN BOX
- = GATE VALVE IN WELL
- = HYDRANT
- = CURB BOX
- = REDUCER
- YD■ = YARD DRAIN
- = FDC BUILDING CONNECTION
- = GAS GATE VALVE
- DS○ = DOWNSPOUT

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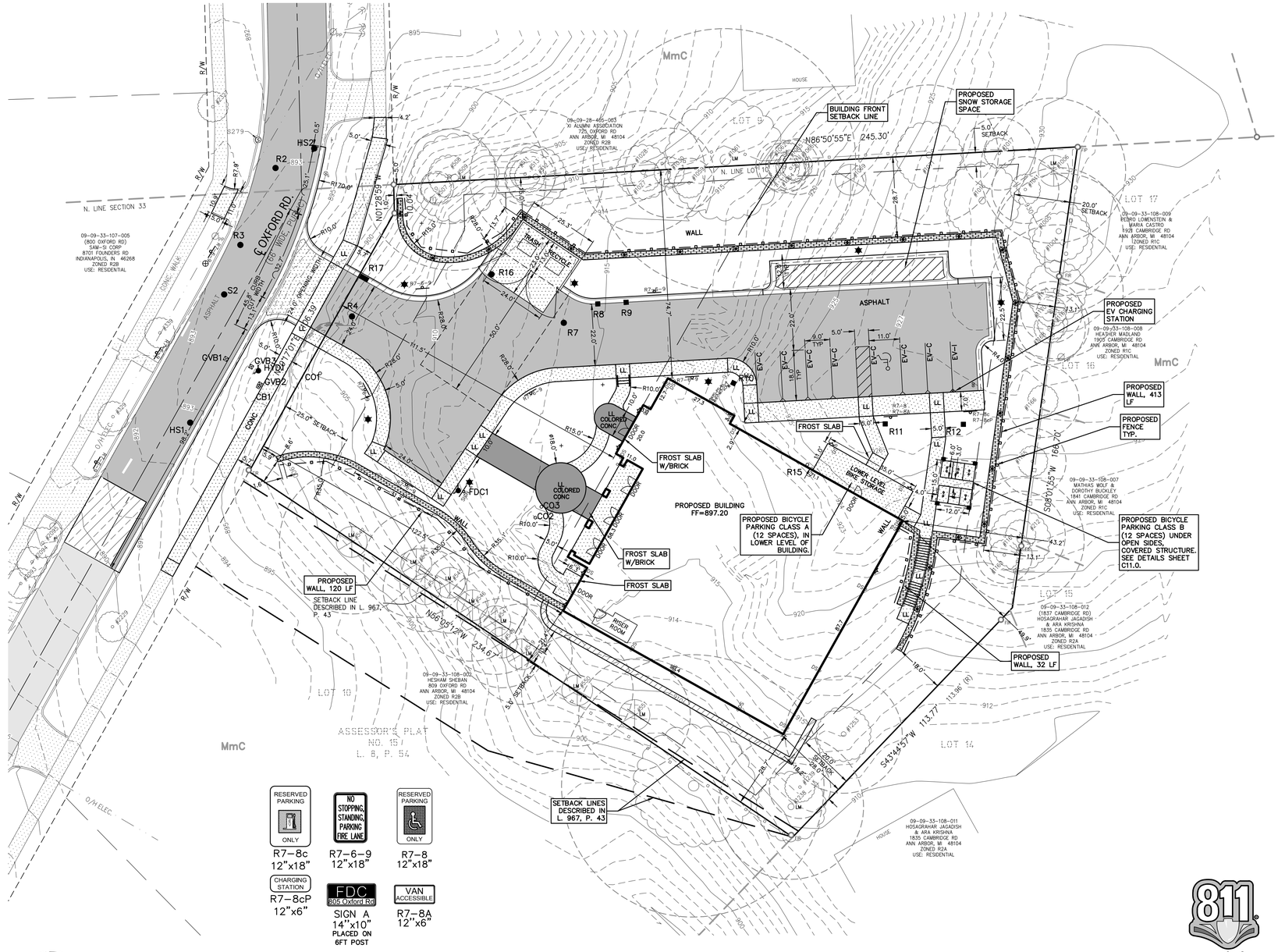

= EXISTING CRITICAL ROOT ZONE

NOTES

1. DRIVEWAY EASEMENT AGREEMENT PER L3877 P129 BECOMES AUTOMATICALLY TERMINATED AND BE OF NO FURTHER FORCE AND EFFECT IF THE 805 OXFORD ROAD PARCEL IS USED FOR ANY PURPOSE OTHER THAN SINGLE FAMILY DWELLING.
2. THE SETBACK LINE DESCRIBED IN L967 P43 IS NO LONGER IN EFFECT AS CONDITIONS SET FORTH IN AGREEMENT HAVE EXPIRED.

BOTH ITEMS APPEAR ON PLANS AS THEY ARE CONTAINED IN THE PROPERTY ALTA DRAWING.

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SCALE 0 10 20 40
SCALE: 1"=20'

PREPARED BY _____
JOSEPH K. MAYNARD P.E., MICH No. 52559

STATE OF MICHIGAN JOSEPH K. MAYNARD ENGINEER No. 52559 LICENSED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL. 734-761-8500

WASHTENAW ENGINEERING

CLIENT
SIGMA ZETA HOUSING, LLC
3205 PLAYERS LN
MEMPHIS, TN 38125

SITE DIMENSIONAL & LAYOUT PLAN

SHEET

PROJECT
SIGMA ZETA HOUSING, LLC.

805 OXFORD ROAD

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
DATE 10-16-25 JOB NO. 33191
DWG NO. 191-site
FIELD BOOK –
FILE NO. 10943

SHEET C3.0

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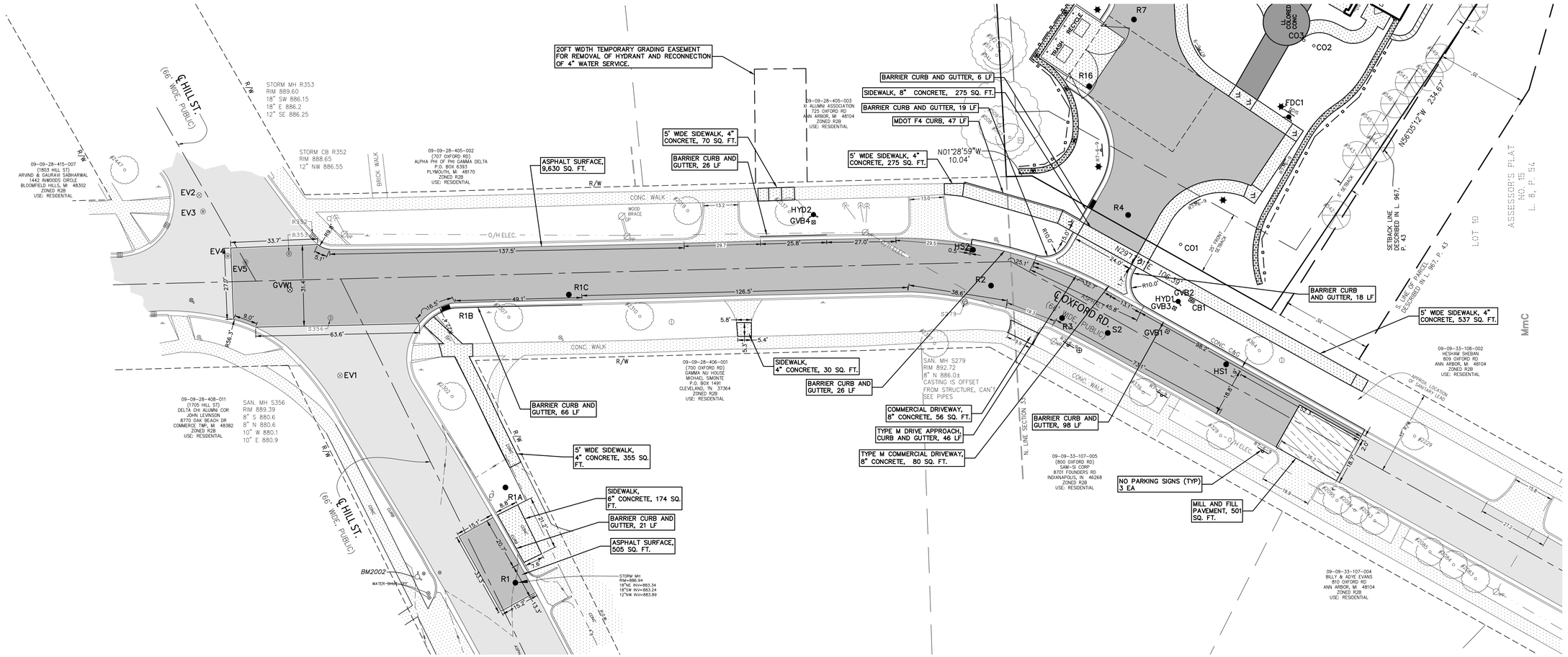

OXFORD RD. SITE PLAN
SCALE 1" = 20'

PROPOSED LEGEND

- = CONCRETE SURFACE
- = ASPHALT SURFACE
- = MILL AND FILL SURFACE
- = CONCRETE BARRIER CURB & GUTTER
- = SPILL OUT CONCRETE CURB & GUTTER
- = SIGN
- = LIGHTPOLE
- = WALL MOUNTED LIGHT
- = ROOF MOUNTED LIGHT
- = COLORED CONCRETE SURFACE
- = ELECTRIC VEHICLE CHARGING STATION
- = ELECTRIC VEHICLE CHARGING STATION CAPABLE
- EV-I = ELECTRIC VEHICLE – INSTALLED
- EV-C = ELECTRIC VEHICLE – CAPABLE
- NON-EV = ELECTRIC VEHICLE – NON-CAPABLE
- = WALL
- = BOULDER WALL

PROPOSED UTILITY LEGEND

- = CATCH BASIN
- = MANHOLE
- = END SECTION
- CO = CLEANOUT
- = OIL/GREASE SEPARATOR
- = GATE VALVE IN BOX
- = GATE VALVE IN WELL
- = HYDRANT
- = CURB BOX
- = REDUCER
- YD = YARD DRAIN
- = FDC BUILDING CONNECTION
- = GAS GATE VALVE
- DS = DOWNSPOUT

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

MmC – MIAMI LOAM, 6 TO 12 PERCENT SLOPES

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

R1C = SINGLE-FAMILY DWELLING
R2A & R2B = TWO-FAMILY DWELLING

CONSTRUCTION NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS, WHICH ARE INCLUDED BY REFERENCE. THE OMISSION OF ANY CURRENT STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTOR OF THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE THE THE CURRENT PUBLIC SERVICE DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS.
2. THE OMISSION OF ANY STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTORS OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH THE PUBLIC SERVICES STANDARD SPECIFICATIONS.
3. PAVEMENT MARKINGS DISTURBED AS A RESULT OF PAVEMENT CUTS OR CONSTRUCTION ACTIVITIES SHALL BE REPLACED AS DIRECTED BY PROJECT MANAGEMENT. REPLACEMENT DURING CONSTRUCTION OF THE PROJECT MAY BE CONSIDERED TEMPORARY, WITH FINAL PAVEMENT MARKING RESTORATION TO OCCUR AT THE END OF THE PROJECT.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING PUBLIC ROAD PAVEMENT. DAMAGE TO THE PUBLIC ROAD PAVEMENT DURING THE COURSE OF CONSTRUCTION MAY NECESSITATE MILLING AND RESURFACING OF THE DAMAGED AREAS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
5. ALL CONSTRUCTION SIGNING SHALL BE IN COMPLIANCE WITH THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE ALL REQUIRED PERMITS FOR THE PROJECT.
7. EXCESS MATERIAL IS TO BE REMOVED PROMPTLY FROM THE SITE AND PROPERLY DISPOSED OF.
8. NO PART OF THE RETAINING WALLS OR IRRIGATION SYSTEM WILL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY. THE EXISTING STAIRS THAT ARE CURRENTLY LOCATED IN THE RIGHT-OF-WAY, WILL NEED TO BE REMOVED.
9. NO PART OF THE EARTH RETENTION SYSTEM SHALL BE LOCATED WITHIN THE PUBLIC RIGHT OF WAY.
10. EARTH RETENTION SYSTEM IS NEEDED FOR THIS PROJECT.
11. TITLE IV, CHAPTER 47, SECTION 4:13 OF THE CITY CODE PROHIBITS EXCAVATIONS "IN OR UNDER A PAVED STREET WITHIN A PERIOD OF 3 YEARS AFTER THE COMPLETION OF ANY PAVING OR RESURFACING THEREOF." IN ADDITION, ARTICLE 1, SECTION XIX, STREET CUTS, TABLE A OF THE 2025 PUBLIC SERVICES STANDARD SPECIFICATIONS EXTENDS THE MORATORIUM SUCH AS OXFORD ROAD, TO 3 YEARS. AS THIS PORTION OF OXFORD ROAD WAS RECENTLY TREATED, THE STREET CUT MORATORIUM IS STILL IN EFFECT UNTIL 2027. PROPOSED STREET CUTS INTO A MORATORIUM STREET MAY INVOLVE SPECIAL RESTORATION METHODS.
12. 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 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.
13. SIDEWALKS SHALL CONTINUE THROUGH PROPOSED DRIVE APPROACHES WITHOUT SIDEWALK RAMPS.
14. SITE CONTAINS NO EXISTING PUBLIC UTILITY EASEMENT, NONE ARE PROPOSED.
15. SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY AND/OR PUBLIC PATHS SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY PUBLISHED AUGUST 8TH, 2023. INTERSECTION RAMPS, INCLUDING RECEIVING RAMPS MUST BE COMPLIANT AT THE TIME OF CONSTRUCTION. IF RAMPS ARE FOUND TO BE OUT OF COMPLIANCE, THEY WILL NEED TO BE RECONSTRUCTED. ADDITIONALLY, TURNING SPACES ARE REQUIRED ON PUBLIC SIDEWALK AT THE INTERFACE OF SITE SIDEWALK WITH PUBLIC SIDEWALK.

Know what's below. Call before you dig. 811

BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY: ARBOR LAND CONSULTANTS, DATED: 4-25-25, JOB NO. 09625.

LEGEND

- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- HYDRANT
- SPOT ELEV.
- POST
- GATE VALVE
- SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- MANHOLE
- CATCHBASIN
- END SECTION
- GRAVEL
- FENCE
- CONCRETE
- ASPHALT
- EXISTING STORM
- EXISTING SANITARY
- EXISTING WATER
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING TELEPHONE

BENCHMARK BM2000=SET SPIKE IN SE FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 810 OXFORD RD, ELEV=891.46 (NAVD 88).
BM2001=SET SPIKE IN E FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 800 OXFORD RD, ELEV=894.70 (NAVD 88).
BM2002=TOP NUT ON HYDRANT, EASTERLY OF DRIVE TO 1705 HILL ST AND NORTHERLY OF HILL ST, ELEV=890.27 (NAVD 88).

REVISIONS 12-05-2025 REVISED SITE PLAN, 1-19-2026 REVISED SITE PLAN
2-4-2026 REVISED SITE PLAN, 2-26-2026 REVISED SITE PLAN
3-4-2026 REVISED SITE PLAN, 3-11-2026 REVISED SITE PLAN
4-16-2026 CITY REVISIONS, 4-29-2026 REVISED SITE PLAN.

SCALE 0 10 20 40
SCALE: 1"=20'

PREPARED BY _____ JOSEPH K. MAYNARD P.E., MICH No. 52559

STATE OF MICHIGAN JOSEPH K. MAYNARD ENGINEER No. 52559 REGISTERED PROFESSIONAL ENGINEER

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MEMPHIS, TN 38125

SHEET
OXFORD RD
DIMENSIONAL LAYOUT PLAN

PROJECT
SIGMA ZETA HOUSING, LLC.
805 OXFORD ROAD

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
DATE 10-16-2025 JOB NO. 33191 DWG NO. 191-oxford site
FIELD BOOK –
FILE NO. 10943

SHEET C3.1

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TREE TABLE								
TREE #	DBH	COMMON NAME	BOTANICAL NAME	LANDMARK	INVASIVE	WOODLAND	CONDITION	PROPOSED REMOVAL
212	16	Black Locust	Robinia pseudoacacia		X	X	Good	
235	10	Kentucky Yellowwood	Cladastris kentuckea				Good	X
329	2	Black Cherry	Prunus serotina			X	Good	
339	2	Black Cherry	Prunus serotina			X	Good	
364	2	Black Cherry	Prunus serotina			X	Good	X
368	36	Basswood	Tilia americana	X		X	Good	X
374	16	Black Oak	Quercus veluntina	X		X	Good	X
480	8	Eastern Redbud	Cercis canadensis	X		X	Poor	X
484	11	Eastern Redbud	Cercis canadensis	X		X	Good	X
485	8	Boxelder	Acer negundo			X	Good	X
491	8	Douglas Fir	Pseudotsuga menziesii			X	Good	X
492	11	Douglas Fir	Pseudotsuga menziesii			X	Good	X
498	16	White Pine	Pinus strobus			X	Good	X
502	9	Basswood	Tilia americana			X	Good	X
503	9	Basswood	Tilia americana			X	Poor	X
504	12	Black Locust	Robinia pseudoacacia		X	X	Good	X
505	14	Black Locust	Robinia pseudoacacia		X	X	Good	X
506	6	Norway Maple	Acer platanoides		X	X	Good	X
507	6	Norway Maple	Acer platanoides		X	X	Good	
508	17	Basswood	Tilia americana			X	Good	
509	33	White Oak	Quercus alba	X		X	Good	
511	11	Black Locust	Robinia pseudoacacia		X	X	Good	
512	24	Black Locust	Robinia pseudoacacia		X	X	Good	
513	9	Norway Maple	Acer platanoides		X	X	Good	
536	23	Boxelder	Acer negundo			X	Good	X
537	12	Norway Maple	Acer platanoides		X	X	Good	X
541	8	Eastern Redbud	Cercis canadensis	X		X	Fair	X
542	26	White Pine	Pinus strobus	X		X	Good	
543	19	White Pine	Pinus strobus	X		X	Good	
544	15	White Fir	Abies concolor			X	Good	
545	18	White Fir	Abies concolor	X		X	Good	
546	20	White Pine	Pinus strobus	X		X	Good	
547	19	White Pine	Pinus strobus	X		X	Good	
548	16	White Pine	Pinus strobus			X	Fair	
549	18	White Fir	Abies concolor	X		X	Good	
550	20	White Fir	Abies concolor	X		X	Fair	
551	20	White Pine	Pinus strobus	X		X	Good	
562	9	White Pine	Pinus strobus				Good	X
563	12	Douglas Fir	Pseudotsuga menziesii				Good	X
564	8	White Pine	Pinus strobus				Good	X
565	12	Douglas Fir	Pseudotsuga menziesii				Good	X
566	6	White Pine	Pinus strobus				Good	X
1004	25	Black Locust	Robinia pseudoacacia		X	X	Good	
1005	23	Black Locust	Robinia pseudoacacia		X	X	Good	
1006	26	Norway Spruce	Picea abies	X		X	Good	
1011	12	Pignut Hickory	Carya glabra			X	Poor	X
1016	29	Black Walnut	Juglans nigra	X		X	Good	
1017	13	Black Locust	Robinia pseudoacacia		X	X	Good	
1027	13	Norway Maple	Acer platanoides		X	X	Good	
1028	22	Norway Maple	Acer platanoides		X	X	Good	
1030	16	Black Locust	Robinia pseudoacacia		X	X	Good	
1059	9	Norway Maple	Acer platanoides		X	X	Good	
1060	17	Honeylocust	Gleditsia triacanthos	X		X	Good	X
1061	53	Black Walnut	Juglans nigra	X		X	Good	
1062	9	Black Locust	Robinia pseudoacacia		X	X	Good	
1063	9	Black Locust	Robinia pseudoacacia		X	X	Good	
1064	9	Norway Maple	Acer platanoides		X	X	Good	
1065	5	Black Locust	Robinia pseudoacacia		X	X	Good	
1066	10	Black Locust	Robinia pseudoacacia		X	X	Good	
1067	14	Tamarack	Larix laricina	X		X	Fair	X
1068	17	Tamarack	Larix laricina	X		X	Good	X
1069	17	Eastern Hemlock	Tsuga canadensis	X		X	Good	
1071	25	Pignut Hickory	Carya glabra	X		X	Fair	
1143	25	White Mulberry	Morus alba		X	X	Good	X
1160	11	American Elm	Ulmus americana			X	Good	
1161	23	Black Locust	Robinia pseudoacacia		X	X	Good	
1162	10	White Mulberry	Morus alba		X	X	Fair	X
1163	12	White Pine	Pinus strobus			X	Poor	X
1164	28	Norway Spruce	Picea abies	X		X	Good	X
1165	12	American Elm	Ulmus americana			X	Good	
1166	13	Norway Maple	Acer platanoides		X	X	Good	
1167	18	Norway Spruce	Picea abies	X		X	Fair	X
1168	13	White Mulberry	Morus alba		X	X	Good	
1169	13	American Elm	Ulmus americana			X	Fair	
1170	11	Black Locust	Robinia pseudoacacia		X	X	Good	
1171	24	Honeylocust	Gleditsia triacanthos	X		X	Good	
1172	17	Honeylocust	Gleditsia triacanthos	X		X	Good	X
1174	12	Big-toothed Aspen	Populus grandidentata	X		X	Good	X
1175	17	Black Cherry	Prunus serotina			X	Good	X
1177	28	Norway Maple	Acer platanoides		X	X	Good	X
1178	16	Black Walnut	Juglans nigra			X	Good	X
1179	15	Hackberry	Celtis occidentalis	X		X	Good	X
1180	16	White Mulberry	Morus alba		X	X	Good	X
1181	16	Black Locust	Robinia pseudoacacia		X	X	Good	X
1182	8	Black Locust	Robinia pseudoacacia		X	X	Good	X
1183	14	White Mulberry	Morus alba		X	X	Good	X
1184	15	Black Locust	Robinia pseudoacacia		X	X	Good	X
1238	26	Boxelder	Acer negundo	X		X	Good	
1239	11	Boxelder	Acer negundo			X	Good	
1250	19	Big-toothed Aspen	Populus grandidentata	X		X	Fair	X
1251	8	Norway Maple	Acer platanoides		X	X	Good	X
1253	21	Black Locust	Robinia pseudoacacia		X	X	Good	X
	47	Tulip Tree	Liriodendron tulipifera	X		X	Good	

Total Woodland Basal Area (Sq Ft): 159.93
Total Woodland Trees Removed: 39
Total DBH of Removed Protected Trees (In) 336.00

DESCRIPTION OF WOODLAND CALCULATIONS
THE PARCEL FEATURES A WOODLAND WITH A BASAL AREA OF 159.93 SQ FT AND 31 LANDMARK TREES. TO OUR KNOWLEDGE, THERE ARE NO ENDANGERED SPECIES HABITATS, FLOODPLAINS, WETLANDS, WATERCOURSES OR STEEP SLOPES. THIS PROJECT PROPOSES TO REMOVE 407 DBH INCHES OF PROTECTED TREES.

PER 5.37.2 OF ANN ARBOR'S UNIFIED DEVELOPMENT CODE, A WOODLAND IS DEFINED AS:

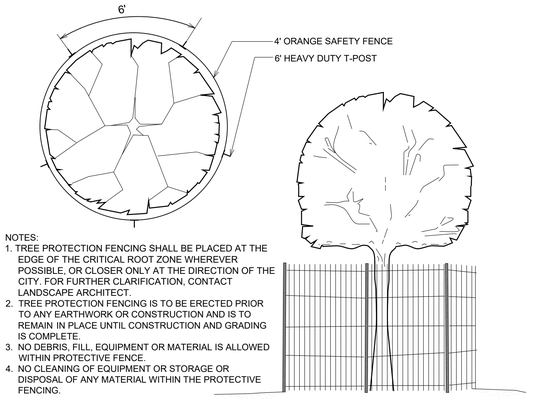
> A FORESTED AREA OF 1/2 ACRE OR MORE WITH A GROSS BASAL AREA OF 30 SQUARE FEET PER 1/2 ACRE, CONTAINING 20 TREES PER 1/2 ACRE GREATER THAN 6 INCHES IN DIAMETER AT BREAST HEIGHT (DBH), OR A PLANTATION OF 1/2 ACRE OR MORE WITH A MINIMUM AVERAGE DBH OF 10 INCHES. THE CRITICAL ROOT ZONE OF ALL TREES IN THE PERIMETER OF THE FORESTED AREA OR PLANTATION DEFINES THE AREA OF A WOODLAND.

ACCORDINGLY, THE CONTIGUOUS CRITICAL ROOT ZONES OF ALL TREES WAS USED TO DEFINE THE EXTENTS OF THE WOODLAND. USING THAT PARAMETER, THE WOODLAND IS 1.12 ACRES IN SIZE. TO CALCULATE BASAL AREA, THE DBH OF EACH WOODLAND TREE WAS USED IN THE FOLLOWING CALCULATION:

> BASAL AREA (SQ FT) = .005454 X DBH²

WITHIN THE BOUNDARIES OF THE WOODLAND, THERE ARE MORE THAN 20 TREES PER $\frac{1}{2}$ ACRE GREATER THAN 6" DBH.

THIS PROJECT PROPOSES TO REMOVE 39 WOODLAND TREES, OF WHICH 14 ALSO MEET LANDMARK TREE CRITERIA. PER 5.23.5.D.1, A REPLACEMENT TREE OR A COMBINATION OF TREES OF A SPECIES NATIVE TO MICHIGAN SHALL BE PROVIDED TO EQUAL A MINIMUM OF 50% OF THE ORIGINAL DBH FOR EACH WOODLAND TREE GREATER THAN 8" DBH THAT IS REMOVED. THIS PROJECT THEREFORE REQUIRES 168 DBH INCHES OF MITIGATION.

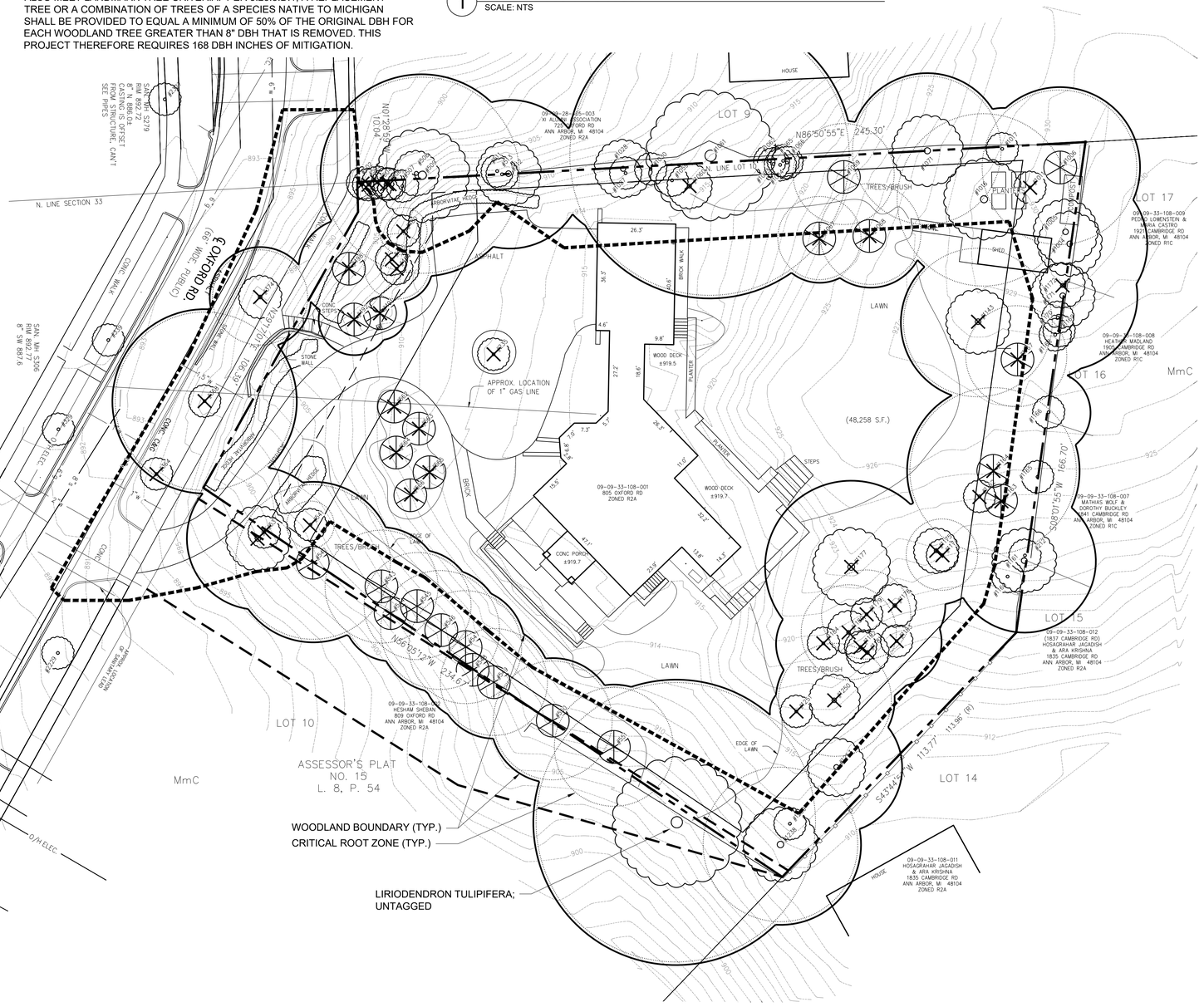


NOTES:
1. TREE PROTECTION FENCING SHALL BE PLACED AT THE EDGE OF THE CRITICAL ROOT ZONE WHEREVER POSSIBLE, OR CLOSER ONLY AT THE DIRECTION OF THE CITY. FOR FURTHER CLARIFICATION, CONTACT LANDSCAPE ARCHITECT.
2. TREE PROTECTION FENCING IS TO BE ERECTED PRIOR TO ANY EARTHWORK OR CONSTRUCTION AND IS TO REMAIN IN PLACE UNTIL CONSTRUCTION AND GRADING IS COMPLETE.
3. NO DEBRIS, FILL, EQUIPMENT OR MATERIAL IS ALLOWED WITHIN PROTECTIVE FENCE.
4. NO CLEANING OF EQUIPMENT OR STORAGE OR DISPOSAL OF ANY MATERIAL WITHIN THE PROTECTIVE FENCING.

1 TREE PROTECTION
SCALE: NTS

LEGEND

- EXISTING BROADLEAF TREES
- EXISTING CONIFEROUS TREES
- LANDMARK TREE CRITICAL ROOT ZONE
- PROPERTY BOUNDARY
- WOODLAND BOUNDARY
- TREES TO BE REMOVED
- LIMIT OF SOIL DISTURBANCE



JOHNSON HILL LAND ETHICS STUDIO
453 Longshore Drive · Ann Arbor, Michigan 48105
734.663.7204 · www.johnsonhill.com

SIGMA ZETA HOUSING LLC
805 OXFORD ROAD
ANN ARBOR, MICHIGAN

NORTH
0 10 20 40
SCALE 1"=20'-0"

DATE:	ISSUED FOR:
2025-09-25	SITE PLAN REVIEW PRELIMINARY SUBMITTAL
2025-10-16	SITE PLAN REVIEW
2025-12-05	REVISED SITE PLAN
2026-01-19	REVISED SITE PLAN
2026-02-26	REVISED SITE PLAN
2026-03-11	REVISED SITE PLAN
2026-04-16	CITY REVISIONS
2026-04-29	CITY REVISIONS

DRAWN SES
CHECKED TRS

JOB NO.
25KAP01

TITLE
NATURAL FEATURES PLAN

SEAL
STATE OF MICHIGAN
TYLER SPRAGUE
LANDSCAPE ARCHITECT
License No. 3901001808
LICENSED LANDSCAPE ARCHITECT

SHEET
C4.0

TREE TABLE								
TREE #	DBH	COMMON NAME	BOTANICAL NAME	LANDMARK	INVASIVE	WOODLAND	CONDITION	PROPOSED REMOVAL
212	16	Black Locust	Robinia pseudoacacia		X	X	Good	
235	10	Kentucky Yellowwood	Cladastris kentuckea				Good	X
329	2	Black Cherry	Prunus serotina			X	Good	
339	2	Black Cherry	Prunus serotina			X	Good	
364	2	Black Cherry	Prunus serotina			X	Good	X
368	36	Basswood	Tilia americana	X		X	Good	X
374	16	Black Oak	Quercus veluntina	X		X	Good	X
480	8	Eastern Redbud	Cercis canadensis	X		X	Poor	X
484	11	Eastern Redbud	Cercis canadensis	X		X	Good	X
485	8	Boxelder	Acer negundo			X	Good	X
491	8	Douglas Fir	Pseudotsuga menziesii			X	Good	X
492	11	Douglas Fir	Pseudotsuga menziesii			X	Good	X
498	16	White Pine	Pinus strobus			X	Good	X
502	9	Basswood	Tilia americana			X	Good	X
503	9	Basswood	Tilia americana			X	Poor	X
504	12	Black Locust	Robinia pseudoacacia		X	X	Good	X
505	14	Black Locust	Robinia pseudoacacia		X	X	Good	X
506	6	Norway Maple	Acer platanoides		X	X	Good	X
507	6	Norway Maple	Acer platanoides		X	X	Good	
508	17	Basswood	Tilia americana			X	Good	
509	33	White Oak	Quercus alba	X		X	Good	
511	11	Black Locust	Robinia pseudoacacia		X	X	Good	
512	24	Black Locust	Robinia pseudoacacia		X	X	Good	
513	9	Norway Maple	Acer platanoides		X	X	Good	
536	23	Boxelder	Acer negundo			X	Good	X
537	12	Norway Maple	Acer platanoides		X	X	Good	X
541	8	Eastern Redbud	Cercis canadensis	X		X	Fair	X
542	26	White Pine	Pinus strobus	X		X	Good	
543	19	White Pine	Pinus strobus	X		X	Good	
544	15	White Fir	Abies concolor			X	Good	
545	18	White Fir	Abies concolor	X		X	Good	
546	20	White Pine	Pinus strobus	X		X	Good	
547	19	White Pine	Pinus strobus	X		X	Good	
548	16	White Pine	Pinus strobus			X	Fair	
549	18	White Fir	Abies concolor	X		X	Good	
550	20	White Fir	Abies concolor	X		X	Fair	
551	20	White Pine	Pinus strobus	X		X	Good	
562	9	White Pine	Pinus strobus				Good	X
563	12	Douglas Fir	Pseudotsuga menziesii				Good	X
564	8	White Pine	Pinus strobus				Good	X
565	12	Douglas Fir	Pseudotsuga menziesii				Good	X
566	6	White Pine	Pinus strobus				Good	X
1004	25	Black Locust	Robinia pseudoacacia		X	X	Good	
1005	23	Black Locust	Robinia pseudoacacia		X	X	Good	
1006	26	Norway Spruce	Picea abies	X		X	Good	
1011	12	Pignut Hickory	Carya glabra			X	Poor	X
1016	29	Black Walnut	Juglans nigra	X		X	Good	
1017	13	Black Locust	Robinia pseudoacacia		X	X	Good	
1027	13	Norway Maple	Acer platanoides		X	X	Good	
1028	22	Norway Maple	Acer platanoides		X	X	Good	
1030	16	Black Locust	Robinia pseudoacacia		X	X	Good	
1059	9	Norway Maple	Acer platanoides		X	X	Good	
1060	17	Honeylocust	Gleditsia triacanthos	X		X	Good	X
1061	53	Black Walnut	Juglans nigra	X		X	Good	
1062	9	Black Locust	Robinia pseudoacacia		X	X	Good	
1063	9	Black Locust	Robinia pseudoacacia		X	X	Good	
1064	9	Norway Maple	Acer platanoides		X	X	Good	
1065	5	Black Locust	Robinia pseudoacacia		X	X	Good	
1066	10	Black Locust	Robinia pseudoacacia		X	X	Good	
1067	14	Tamarack	Larix laricina	X		X	Fair	X
1068	17	Tamarack	Larix laricina	X		X	Good	X
1069	17	Eastern Hemlock	Tsuga canadensis	X		X	Good	
1071	25	Pignut Hickory	Carya glabra	X		X	Fair	
1143	25	White Mulberry	Morus alba		X	X	Good	X
1160	11	American Elm	Ulmus americana			X	Good	
1161	23	Black Locust	Robinia pseudoacacia		X	X	Good	
1162	10	White Mulberry	Morus alba		X	X	Fair	X
1163	12	White Pine	Pinus strobus			X	Poor	X
1164	28	Norway Spruce	Picea abies	X		X	Good	X
1165	12	American Elm	Ulmus americana			X	Good	
1166	13	Norway Maple	Acer platanoides		X	X	Good	
1167	18	Norway Spruce	Picea abies	X		X	Fair	X
1168	13	White Mulberry	Morus alba		X	X	Good	
1169	13	American Elm	Ulmus americana			X	Fair	
1170	11	Black Locust	Robinia pseudoacacia		X	X	Good	
1171	24	Honeylocust	Gleditsia triacanthos	X		X	Good	
1172	17	Honeylocust	Gleditsia triacanthos	X		X	Good	X
1174	12	Big-toothed Aspen	Populus grandidentata	X		X	Good	X
1175	17	Black Cherry	Prunus serotina			X	Good	X
1177	28	Norway Maple	Acer platanoides		X	X	Good	X
1178	16	Black Walnut	Juglans nigra			X	Good	X
1179	15	Hackberry	Celtis occidentalis	X		X	Good	X
1180	16	White Mulberry	Morus alba		X	X	Good	X
1181	16	Black Locust	Robinia pseudoacacia		X	X	Good	X
1182	8	Black Locust	Robinia pseudoacacia		X	X	Good	X
1183	14	White Mulberry	Morus alba		X	X	Good	X
1184	15	Black Locust	Robinia pseudoacacia		X	X	Good	X
1238	26	Boxelder	Acer negundo	X		X	Good	
1239	11	Boxelder	Acer negundo			X	Good	
1250	19	Big-toothed Aspen	Populus grandidentata	X		X	Fair	X
1251	8	Norway Maple	Acer platanoides		X	X	Good	X
1253	21	Black Locust	Robinia pseudoacacia		X	X	Good	
	47	Tulip Tree	Liriodendron tulipifera	X		X	Good	

Total Woodland Basal Area (Sq Ft): 159.93
Total Woodland Trees Removed: 39
Total DBH of Removed Protected Trees (In) 336.00

EXISTING TREE NOTES:

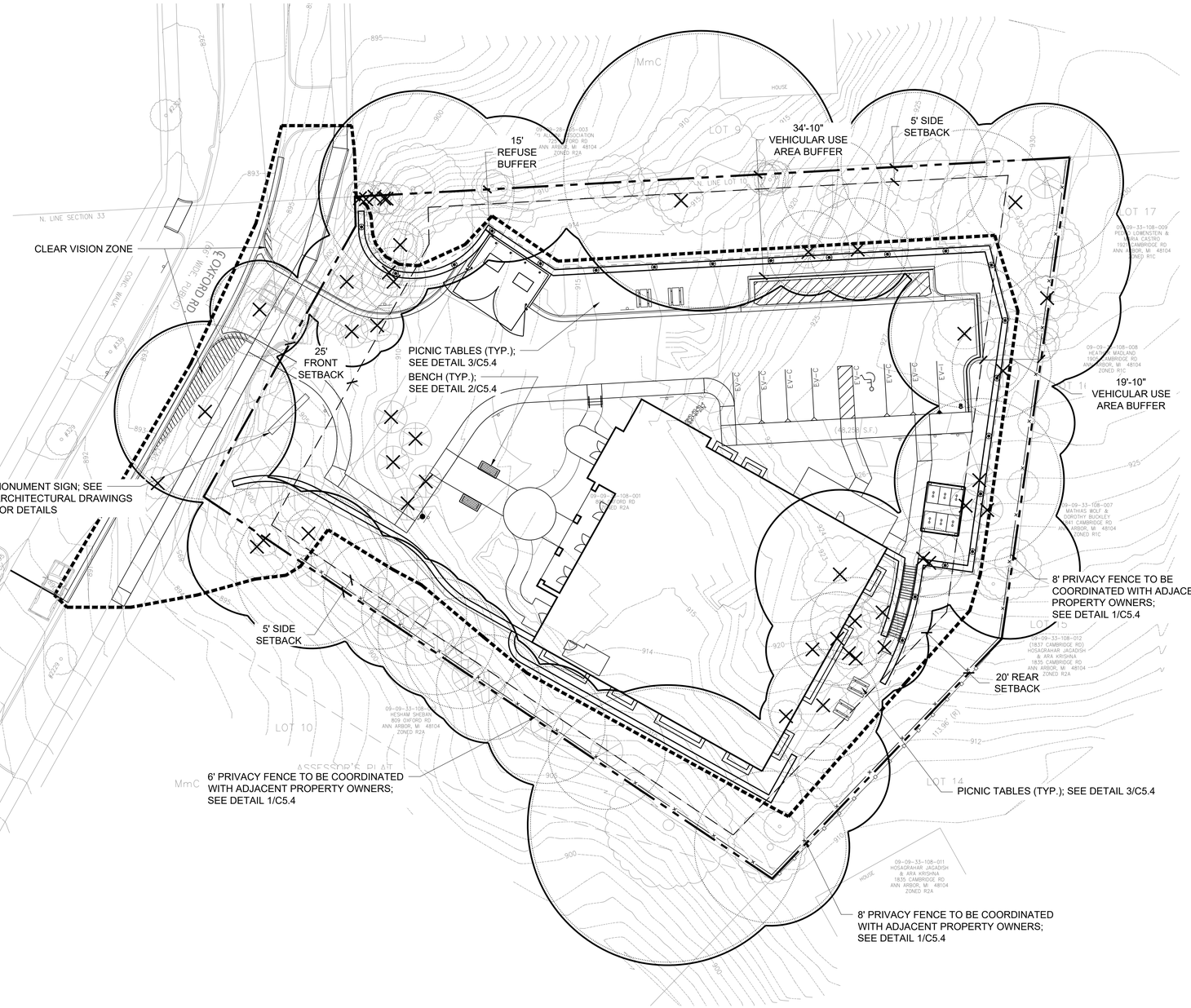
1. THE CONTRACTOR SHALL ENGAGE THE ARBORIST TO MONITOR THE HEALTH OF THE EXISTING TREES THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE LANDSCAPE ARCHITECT AND ARBORIST TO DISCUSS THE HANDLING OF TREES TO REMAIN DURING THE CONSTRUCTION PERIOD, SPECIFICALLY METHODS AND TECHNIQUES TO ENSURE THE EXISTING TREES HEALTH AND PRESERVATION.
3. THE SELECTIVE TRIMMING OF EXISTING TREES MAY BE REQUIRED TO FACILITATE CONSTRUCTION. THE CONTRACTOR SHALL CONSULT WITH THE ARBORIST PRIOR TO THE TRIMMING OF ANY TREES TO MINIMIZE HEALTH IMPACTS AND ENSURE BEST PRACTICES ARE UTILIZED.
4. CONSTRUCTION EQUIPMENT SHALL REMAIN OUTSIDE OF THE EXISTING TREES CRITICAL ROOT ZONE. SEE TREE PROTECTION DETAIL ON SHEET C4.0. IF, AFTER EXPLORING ALL ALTERNATIVES, EQUIPMENT MUST ENTER THE CRITICAL ROOT ZONE, A 4" LAYER OF WOOD CHIPS SHALL BE PLACED ON-GRADE TO REDUCE COMPACTION.
5. IF, THROUGH THE ARBORIST'S MONITORING DURING THE CONSTRUCTION PERIOD, A TREE IS IDENTIFIED AS SHOWING SIGNS OF STRESS, OR AS PREEMPTIVE MEASURE, THE ARBORIST MAY RECOMMEND THE USE OF MYCORRHIZAL INJECTIONS OR OTHER TREATMENTS.

ARBORIST CONTACT INFORMATION:
CONTACT INFORMATION FOR THE ARBORIST IS AS FOLLOWS:

JEREMY HERTZ, CERTIFIED MASTER ARBORIST
FAMILY TREE DOCTOR
10070 BYRON ROAD
HOWELL, MI 48855
(586)-839-5444
famtreedoc@gmail.com

LEGEND

- EXISTING BROADLEAF TREES
- EXISTING CONIFEROUS TREES
- LANDMARK TREE CRITICAL ROOT ZONE
- PROPERTY BOUNDARY
- WOODLAND BOUNDARY
- TREES TO BE REMOVED
- LIMIT OF SOIL DISTURBANCE



NORTH

0 10 20 40

SCALE 1"=20'-0"

JOHNSON HILL LAND ETHICS STUDIO

SIGMA ZETA HOUSING LLC
805 OXFORD ROAD
ANN ARBOR, MICHIGAN

DATE:	ISSUED FOR:
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2025-09-25	
2025-10-16	SITE PLAN REVIEW
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2026-02-26	REVISED SITE PLAN
2026-03-11	REVISED SITE PLAN
2026-04-16	CITY REVISIONS
2026-04-29	CITY REVISIONS

DRAWN SES
CHECKED TRS

JOB NO.
25KAP01

TITLE
NATURAL FEATURES OVERLAY

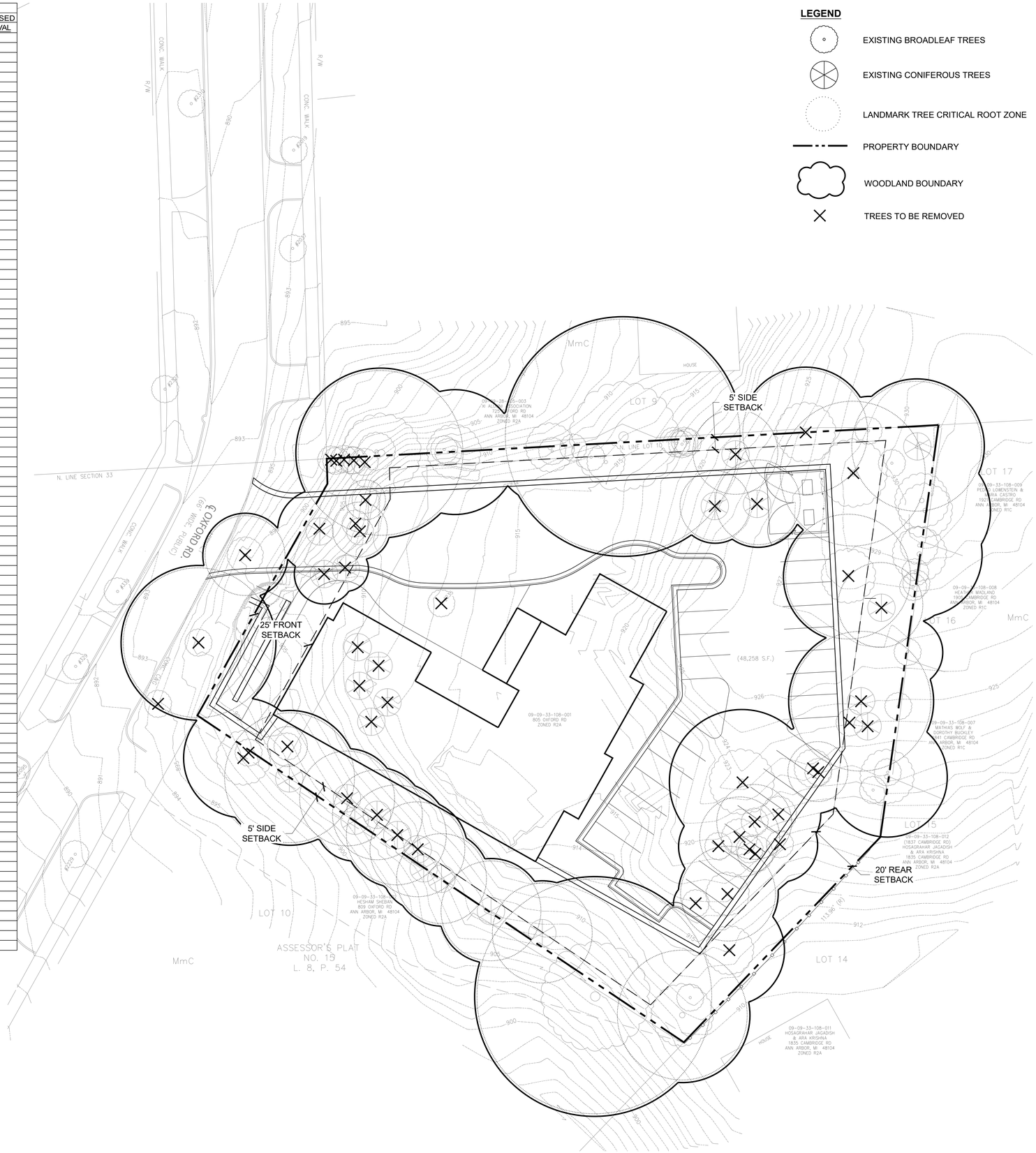
SEAL

SHEET
C4.1

TREE TABLE - Alternative Analysis 1

TREE #	DBH	COMMON NAME	BOTANICAL NAME	LANDMARK	INVASIVE	WOODLAND	CONDITION	PROPOSED REMOVAL
212	16	Black Locust	Robinia pseudoacacia		X	X	Good	
235	10	Kentucky Yellowwood	Cladastris kentuckea				Good	X
329	2	Black Cherry	Prunus serotina			X	Good	
339	2	Black Cherry	Prunus serotina			X	Good	
364	2	Black Cherry	Prunus serotina			X	Good	X
368	36	Basswood	Tilia americana	X		X	Good	X
374	16	Black Oak	Quercus veluntina	X		X	Good	X
480	8	Eastern Redbud	Cercis canadensis	X		X	Poor	X
484	11	Eastern Redbud	Cercis canadensis	X		X	Good	X
485	8	Boxelder	Acer negundo			X	Good	X
491	8	Douglas Fir	Pseudotsuga menziesii			X	Good	X
492	11	Douglas Fir	Pseudotsuga menziesii			X	Good	X
498	16	White Pine	Pinus strobus			X	Good	X
502	9	Basswood	Tilia americana			X	Good	X
503	9	Basswood	Tilia americana			X	Poor	X
504	12	Black Locust	Robinia pseudoacacia		X	X	Good	X
505	14	Black Locust	Robinia pseudoacacia		X	X	Good	X
506	6	Norway Maple	Acer platanoides		X	X	Good	X
507	6	Norway Maple	Acer platanoides		X	X	Good	X
508	17	Basswood	Tilia americana			X	Good	
509	33	White Oak	Quercus alba	X		X	Good	
511	11	Black Locust	Robinia pseudoacacia		X	X	Good	
512	24	Black Locust	Robinia pseudoacacia		X	X	Good	
513	9	Norway Maple	Acer platanoides		X	X	Good	
536	23	Boxelder	Acer negundo			X	Good	X
537	12	Norway Maple	Acer platanoides		X	X	Good	X
541	8	Eastern Redbud	Cercis canadensis	X		X	Fair	X
542	26	White Pine	Pinus strobus	X		X	Good	
543	19	White Pine	Pinus strobus	X		X	Good	X
544	15	White Fir	Abies concolor			X	Good	
545	18	White Fir	Abies concolor	X		X	Good	X
546	20	White Pine	Pinus strobus	X		X	Good	X
547	19	White Pine	Pinus strobus	X		X	Good	X
548	16	White Pine	Pinus strobus			X	Fair	
549	18	White Fir	Abies concolor	X		X	Good	
550	20	White Fir	Abies concolor	X		X	Fair	
551	20	White Pine	Pinus strobus	X		X	Good	
562	9	White Pine	Pinus strobus				Good	X
563	12	Douglas Fir	Pseudotsuga menziesii				Good	X
564	8	White Pine	Pinus strobus				Good	X
565	12	Douglas Fir	Pseudotsuga menziesii				Good	X
566	6	White Pine	Pinus strobus				Good	X
1004	25	Black Locust	Robinia pseudoacacia		X	X	Good	
1005	23	Black Locust	Robinia pseudoacacia		X	X	Good	
1006	26	Norway Spruce	Picea abies	X		X	Good	
1011	12	Pignut Hickory	Carya glabra			X	Poor	X
1016	29	Black Walnut	Juglans nigra	X		X	Good	X
1017	13	Black Locust	Robinia pseudoacacia		X	X	Good	
1027	13	Norway Maple	Acer platanoides		X	X	Good	
1028	22	Norway Maple	Acer platanoides		X	X	Good	
1030	16	Black Locust	Robinia pseudoacacia		X	X	Good	
1059	9	Norway Maple	Acer platanoides		X	X	Good	
1060	17	Honeylocust	Gleditsia triacanthos	X		X	Good	X
1061	53	Black Walnut	Juglans nigra	X		X	Good	
1062	9	Black Locust	Robinia pseudoacacia		X	X	Good	
1063	9	Black Locust	Robinia pseudoacacia		X	X	Good	
1064	9	Norway Maple	Acer platanoides		X	X	Good	
1065	5	Black Locust	Robinia pseudoacacia		X	X	Good	
1066	10	Black Locust	Robinia pseudoacacia		X	X	Good	
1067	14	Tamarack	Larix laricina	X		X	Fair	X
1068	17	Tamarack	Larix laricina	X		X	Good	X
1069	17	Eastern Hemlock	Tsuga canadensis	X		X	Good	X
1071	25	Pignut Hickory	Carya glabra	X		X	Fair	X
1143	25	White Mulberry	Morus alba		X	X	Good	X
1160	11	American Elm	Ulmus americana			X	Good	
1161	23	Black Locust	Robinia pseudoacacia		X	X	Good	
1162	10	White Mulberry	Morus alba		X	X	Fair	X
1163	12	White Pine	Pinus strobus			X	Poor	X
1164	28	Norway Spruce	Picea abies	X		X	Good	X
1165	12	American Elm	Ulmus americana			X	Good	
1166	13	Norway Maple	Acer platanoides		X	X	Good	
1167	18	Norway Spruce	Picea abies	X		X	Fair	X
1168	13	White Mulberry	Morus alba		X	X	Good	
1169	13	American Elm	Ulmus americana			X	Fair	
1170	11	Black Locust	Robinia pseudoacacia		X	X	Good	
1171	24	Honeylocust	Gleditsia triacanthos	X		X	Good	
1172	17	Honeylocust	Gleditsia triacanthos	X		X	Good	X
1174	12	Big-toothed Aspen	Populus grandidentata	X		X	Good	X
1175	17	Black Cherry	Prunus serotina			X	Good	X
1177	28	Norway Maple	Acer platanoides		X	X	Good	X
1178	16	Black Walnut	Juglans nigra			X	Good	X
1179	15	Hackberry	Celtis occidentalis	X		X	Good	X
1180	16	White Mulberry	Morus alba		X	X	Good	X
1181	16	Black Locust	Robinia pseudoacacia		X	X	Good	X
1182	8	Black Locust	Robinia pseudoacacia		X	X	Good	X
1183	14	White Mulberry	Morus alba		X	X	Good	X
1184	15	Black Locust	Robinia pseudoacacia		X	X	Good	X
1238	26	Boxelder	Acer negundo	X		X	Good	
1239	11	Boxelder	Acer negundo			X	Good	
1250	19	Big-toothed Aspen	Populus grandidentata	X		X	Fair	X
1251	8	Norway Maple	Acer platanoides		X	X	Good	X
1253	21	Black Locust	Robinia pseudoacacia		X	X	Good	X
	47	Tulip Tree	Liriodendron tulipifera	X		X	Good	

Total Woodland Basal Area (Sq Ft): 159.93
Total Woodland Trees Removed: 54
Total DBH of Removed Protected Trees (In) 483.00



JOHNSON HILL LAND ETHICS STUDIO
431 Longshore Drive - Ann Arbor, Michigan 48105
734.668.7256 - www.jhls-studio.com

SIGMA ZETA HOUSING LLC
805 OXFORD ROAD
ANN ARBOR, MICHIGAN

NORTH

0 10 20 40
SCALE 1"=20'-0"

DATE:	ISSUED FOR:
2025-09-25	SITE PLAN REVIEW PRELIMINARY SUBMITTAL
2025-10-16	SITE PLAN REVIEW
2025-12-05	REVISED SITE PLAN
2026-01-19	REVISED SITE PLAN
2026-02-26	REVISED SITE PLAN
2026-03-11	REVISED SITE PLAN
2026-04-16	CITY REVISIONS
2026-04-29	CITY REVISIONS

DRAWN SES
CHECKED TRS

JOB NO.
25KAP01

TITLE
ALTERNATIVE ANALYSIS 1

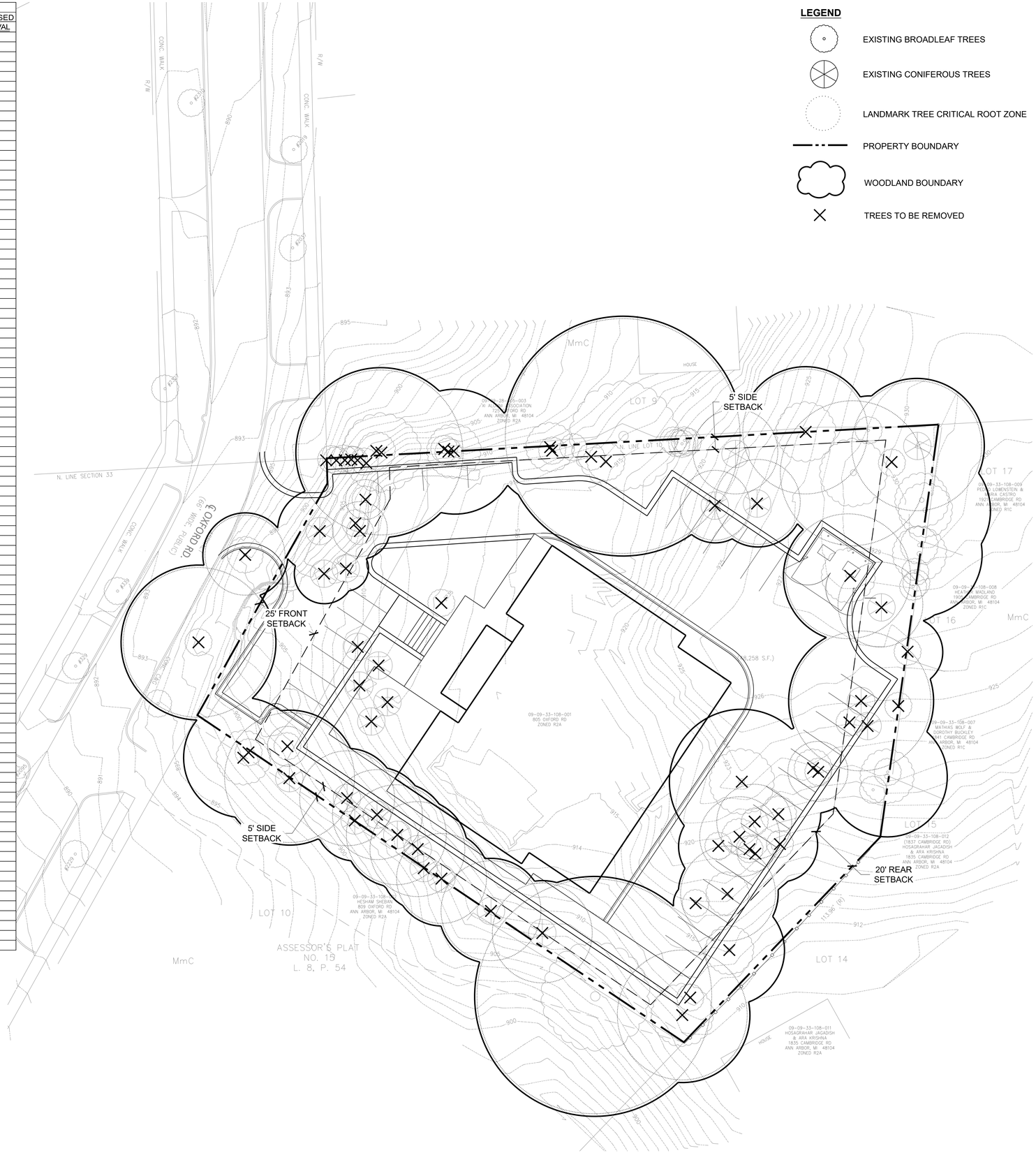
SEAL
STATE OF MICHIGAN
TYLER SPRAGUE
LANDSCAPE ARCHITECT
License No. 3901001808
12/31/26
LICENSED LANDSCAPE ARCHITECT

SHEET
C4.2

TREE TABLE - Alternative Analysis 2

TREE #	DBH	COMMON NAME	BOTANICAL NAME	LANDMARK	INVASIVE	WOODLAND	CONDITION	PROPOSED REMOVAL
212	16	Black Locust	Robinia pseudoacacia		X	X	Good	
235	10	Kentucky Yellowwood	Cladastris kentuckea				Good	X
329	2	Black Cherry	Prunus serotina			X	Good	X
339	2	Black Cherry	Prunus serotina			X	Good	X
364	2	Black Cherry	Prunus serotina			X	Good	X
368	36	Basswood	Tilia americana	X		X	Good	X
374	16	Black Oak	Quercus veluntina	X		X	Good	X
480	8	Eastern Redbud	Cercis canadensis	X		X	Poor	X
484	11	Eastern Redbud	Cercis canadensis	X		X	Good	X
485	8	Boxelder	Acer negundo			X	Good	X
491	8	Douglas Fir	Pseudotsuga menziesii			X	Good	X
492	11	Douglas Fir	Pseudotsuga menziesii			X	Good	X
498	16	White Pine	Pinus strobus			X	Good	X
502	9	Basswood	Tilia americana			X	Good	X
503	9	Basswood	Tilia americana			X	Poor	X
504	12	Black Locust	Robinia pseudoacacia		X	X	Good	X
505	14	Black Locust	Robinia pseudoacacia		X	X	Good	X
506	6	Norway Maple	Acer platanoides		X	X	Good	X
507	6	Norway Maple	Acer platanoides		X	X	Good	X
508	17	Basswood	Tilia americana			X	Good	X
509	33	White Oak	Quercus alba	X		X	Good	X
511	11	Black Locust	Robinia pseudoacacia		X	X	Good	X
512	24	Black Locust	Robinia pseudoacacia		X	X	Good	X
513	9	Norway Maple	Acer platanoides		X	X	Good	X
536	23	Boxelder	Acer negundo			X	Good	X
537	12	Norway Maple	Acer platanoides		X	X	Good	X
541	8	Eastern Redbud	Cercis canadensis	X		X	Fair	X
542	26	White Pine	Pinus strobus	X		X	Good	X
543	19	White Pine	Pinus strobus	X		X	Good	X
544	15	White Fir	Abies concolor			X	Good	X
545	18	White Fir	Abies concolor	X		X	Good	X
546	20	White Pine	Pinus strobus	X		X	Good	X
547	19	White Pine	Pinus strobus	X		X	Good	X
548	16	White Pine	Pinus strobus			X	Fair	X
549	18	White Fir	Abies concolor	X		X	Good	X
550	20	White Fir	Abies concolor	X		X	Fair	X
551	20	White Pine	Pinus strobus	X		X	Good	X
562	9	White Pine	Pinus strobus				Good	X
563	12	Douglas Fir	Pseudotsuga menziesii				Good	X
564	8	White Pine	Pinus strobus				Good	X
565	12	Douglas Fir	Pseudotsuga menziesii				Good	X
566	6	White Pine	Pinus strobus				Good	X
1004	25	Black Locust	Robinia pseudoacacia		X	X	Good	
1005	23	Black Locust	Robinia pseudoacacia		X	X	Good	
1006	26	Norway Spruce	Picea abies	X		X	Good	
1011	12	Pignut Hickory	Carya glabra			X	Poor	X
1016	29	Black Walnut	Juglans nigra	X		X	Good	
1017	13	Black Locust	Robinia pseudoacacia		X	X	Good	
1027	13	Norway Maple	Acer platanoides		X	X	Good	X
1028	22	Norway Maple	Acer platanoides		X	X	Good	X
1030	16	Black Locust	Robinia pseudoacacia		X	X	Good	X
1059	9	Norway Maple	Acer platanoides		X	X	Good	X
1060	17	Honeylocust	Gleditsia triacanthos	X		X	Good	X
1061	53	Black Walnut	Juglans nigra	X		X	Good	
1062	9	Black Locust	Robinia pseudoacacia		X	X	Good	
1063	9	Black Locust	Robinia pseudoacacia		X	X	Good	
1064	9	Norway Maple	Acer platanoides		X	X	Good	
1065	5	Black Locust	Robinia pseudoacacia		X	X	Good	
1066	10	Black Locust	Robinia pseudoacacia		X	X	Good	
1067	14	Tamarack	Larix laricina	X		X	Fair	X
1068	17	Tamarack	Larix laricina	X		X	Good	X
1069	17	Eastern Hemlock	Tsuga canadensis	X		X	Good	
1071	25	Pignut Hickory	Carya glabra	X		X	Fair	X
1143	25	White Mulberry	Morus alba		X	X	Good	
1160	11	American Elm	Ulmus americana			X	Good	
1161	23	Black Locust	Robinia pseudoacacia		X	X	Good	X
1162	10	White Mulberry	Morus alba		X	X	Fair	X
1163	12	White Pine	Pinus strobus			X	Poor	X
1164	28	Norway Spruce	Picea abies	X		X	Good	X
1165	12	American Elm	Ulmus americana			X	Good	X
1166	13	Norway Maple	Acer platanoides		X	X	Good	X
1167	18	Norway Spruce	Picea abies	X		X	Fair	X
1168	13	White Mulberry	Morus alba		X	X	Good	
1169	13	American Elm	Ulmus americana			X	Fair	
1170	11	Black Locust	Robinia pseudoacacia		X	X	Good	
1171	24	Honeylocust	Gleditsia triacanthos	X		X	Good	
1172	17	Honeylocust	Gleditsia triacanthos	X		X	Good	X
1174	12	Big-toothed Aspen	Populus grandidentata	X		X	Good	X
1175	17	Black Cherry	Prunus serotina			X	Good	X
1177	28	Norway Maple	Acer platanoides		X	X	Good	X
1178	16	Black Walnut	Juglans nigra			X	Good	X
1179	15	Hackberry	Celtis occidentalis	X		X	Good	X
1180	16	White Mulberry	Morus alba		X	X	Good	X
1181	16	Black Locust	Robinia pseudoacacia		X	X	Good	X
1182	8	Black Locust	Robinia pseudoacacia		X	X	Good	X
1183	14	White Mulberry	Morus alba		X	X	Good	X
1184	15	Black Locust	Robinia pseudoacacia		X	X	Good	X
1238	26	Boxelder	Acer negundo	X		X	Good	X
1239	11	Boxelder	Acer negundo			X	Good	X
1250	19	Big-toothed Aspen	Populus grandidentata	X		X	Fair	X
1251	8	Norway Maple	Acer platanoides		X	X	Good	X
1253	21	Black Locust	Robinia pseudoacacia		X	X	Good	X
	47	Tulip Tree	Liriodendron tulipifera	X		X	Good	

Total Woodland Basal Area (Sq Ft): 159.93
Total Woodland Trees Removed: 73
Total DBH of Removed Protected Trees (In) 651.00



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NORTH

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SCALE 1"=20'-0"

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2026-02-26	REVISED SITE PLAN
2026-03-11	REVISED SITE PLAN
2026-04-16	CITY REVISIONS
2026-04-29	CITY REVISIONS

DRAWN SES
CHECKED TRS

JOB NO.
25KAP01

TITLE
ALTERNATIVE ANALYSIS 2

SEAL

SHEET
C4.3

City of Ann Arbor Ordinance Requirements

Code	Requirements	Metric		Required		Provided	
Vehicular Use Area ~ 9,600 sq. ft.							
Interior Landscape Islands	1:20 sq ft ratio	8,300	sq ft	415	sq ft	517	sq ft
	1 deciduous tree per island	3	islands	3	trees	3	trees
Right-of-way Screening	10' wide continuous screen; 1 tree per 30'	70	lf	3	trees	3	trees
Conflicting Land Use Buffer	15' continuous screen; 1 tree per 15', 50% evergreens	270	lf	18	trees	18	trees
Refuse Container Screening	6' high wall; 15' continuous screen; 1 tree per 15', 50% evergreens	27	lf	2	trees	2	trees
Street Trees	1 tree per 45'	70	lf	2	trees	2	trees
Natural Features Mitigation	50% DBH Mitigation	336	Removed DBH In.	168	DBH In.	122	DBH In.
	Proposed Alternative Mitigation - Canopy Loss Fee			46	DBH In.	$	11,500.00

QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPACING	NOTES
Trees							
5	*Amelanchier x grandiflora* 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2"		b&b	a.s.	3 single stem, 2 multi-stem
1	*Betula nigra* 'Heritage'	Heritage River Birch	2"		b&b	a.s.	
8	*Carpinus caroliniana* 'Palisade'	Palisade American Hornbeam	2"		b&b	a.s.	
4	*Cercis canadensis*	Eastern Redbud	2"		b&b	a.s.	
2	*Cornus alternifolia*	Pagoda Dogwood	2"		b&b	a.s.	
3	*Ostrya virginiana*	American Hop-Hornbeam	2"		b&b	a.s.	
10	*Picea glauca* 'Densata'	Black Hills White Spruce		8'	b&b	a.s.	
3	*Picea mariana*	Black Spruce		8'	b&b	a.s.	
34	*Pinus strobus* 'Fastigiata'	Upright Eastern White Pine		8'	b&b	a.s.	
5	*Pinus strobus*	Eastern White Pine		8'	b&b	a.s.	
5	*Quercus palustris*	Pin Oak	2"		b&b	a.s.	
9	*Thuja occidentalis* 'Techny'	Techny Arborvitae		8'	b&b	a.s.	
32	*Thuja plicata* 'Northern Spire'	Northern Spire Arborvitae		8'	b&b	a.s.	

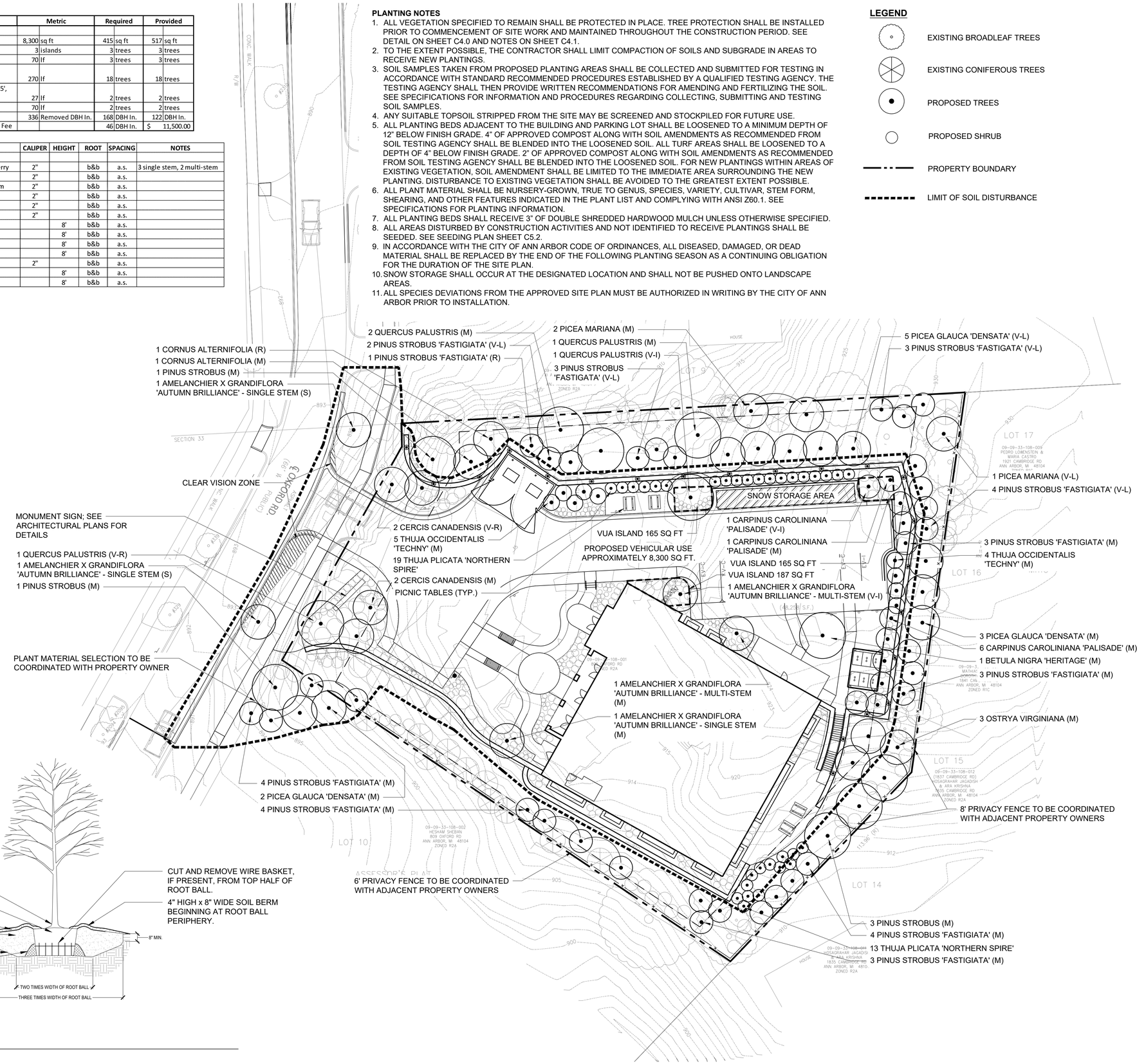
Tree Key - Code Requirement	
ID	**Requirement**
M	Natural Features Mitigation
R	Refuse Container Buffer
S	Street Tree
V-I	Vehicular Use Area - Landscape Islands
V-L	Vehicular Use Area - Conflicting Land Use Buffer
V-R	Vehicular Use Area - Right-of-Way Buffer

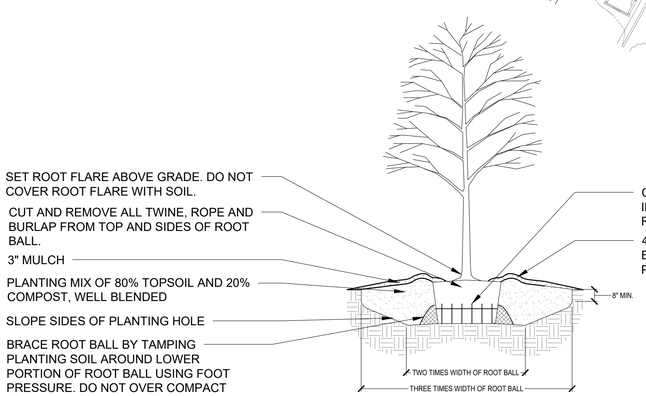
PLANTING NOTES

1. ALL VEGETATION SPECIFIED TO REMAIN SHALL BE PROTECTED IN PLACE. TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SEE DETAIL ON SHEET C4.0 AND NOTES ON SHEET C4.1.
2. TO THE EXTENT POSSIBLE, THE CONTRACTOR SHALL LIMIT COMPACTION OF SOILS AND SUBGRADE IN AREAS TO RECEIVE NEW PLANTINGS.
3. SOIL SAMPLES TAKEN FROM PROPOSED PLANTING AREAS SHALL BE COLLECTED AND SUBMITTED FOR TESTING IN ACCORDANCE WITH STANDARD RECOMMENDED PROCEDURES ESTABLISHED BY A QUALIFIED TESTING AGENCY. THE TESTING AGENCY SHALL THEN PROVIDE WRITTEN RECOMMENDATIONS FOR AMENDING AND FERTILIZING THE SOIL. SEE SPECIFICATIONS FOR INFORMATION AND PROCEDURES REGARDING COLLECTING, SUBMITTING AND TESTING SOIL SAMPLES.
4. ANY SUITABLE TOPSOIL STRIPPED FROM THE SITE MAY BE SCREENED AND STOCKPILED FOR FUTURE USE.
5. ALL PLANTING BEDS ADJACENT TO THE BUILDING AND PARKING LOT SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12" BELOW FINISH GRADE. 4" OF APPROVED COMPOST ALONG WITH SOIL AMENDMENTS AS RECOMMENDED FROM SOIL TESTING AGENCY SHALL BE BLENDED INTO THE LOOSENED SOIL. ALL TURF AREAS SHALL BE LOOSENED TO A DEPTH OF 4" BELOW FINISH GRADE. 2" OF APPROVED COMPOST ALONG WITH SOIL AMENDMENTS AS RECOMMENDED FROM SOIL TESTING AGENCY SHALL BE BLENDED INTO THE LOOSENED SOIL. FOR NEW PLANTINGS WITHIN AREAS OF EXISTING VEGETATION, SOIL AMENDMENT SHALL BE LIMITED TO THE IMMEDIATE AREA SURROUNDING THE NEW PLANTING. DISTURBANCE TO EXISTING VEGETATION SHALL BE AVOIDED TO THE GREATEST EXTENT POSSIBLE.
6. ALL PLANT MATERIAL SHALL BE NURSERY-GROWN, TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN THE PLANT LIST AND COMPLYING WITH ANSI Z60.1. SEE SPECIFICATIONS FOR PLANTING INFORMATION.
7. ALL PLANTING BEDS SHALL RECEIVE 3" OF DOUBLE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND NOT IDENTIFIED TO RECEIVE PLANTINGS SHALL BE SEEDED. SEE SEEDING PLAN SHEET C5.2.
9. IN ACCORDANCE WITH THE CITY OF ANN ARBOR CODE OF ORDINANCES, ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHALL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON AS A CONTINUING OBLIGATION FOR THE DURATION OF THE SITE PLAN.
10. SNOW STORAGE SHALL OCCUR AT THE DESIGNATED LOCATION AND SHALL NOT BE PUSHED ONTO LANDSCAPE AREAS.
11. ALL SPECIES DEVIATIONS FROM THE APPROVED SITE PLAN MUST BE AUTHORIZED IN WRITING BY THE CITY OF ANN ARBOR PRIOR TO INSTALLATION.

LEGEND

- EXISTING BROADLEAF TREES
- EXISTING CONIFEROUS TREES
- PROPOSED TREES
- PROPOSED SHRUB
- PROPERTY BOUNDARY
- LIMIT OF SOIL DISTURBANCE





1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

NORTH

0 10 20 40

SCALE 1"=20'-0"

DATE:	ISSUED FOR:
2025-09-25	SITE PLAN REVIEW PRELIMINARY SUBMITTAL
2025-10-16	SITE PLAN REVIEW
2025-12-05	REVISED SITE PLAN
2026-01-19	REVISED SITE PLAN
2026-02-26	REVISED SITE PLAN
2026-03-11	REVISED SITE PLAN
2026-04-16	CITY REVISIONS
2026-04-29	CITY REVISIONS

DRAWN SES
CHECKED TRS

JOB NO. 25KAP01

TITLE
LANDSCAPE PLAN - TREES

SEAL
STATE OF MICHIGAN
TYLER STRAGUE
LANDSCAPE ARCHITECT
License No. 3901001808
12/5/25
LICENSED LANDSCAPE ARCHITECT

SHEET C5.0

JOHNSON HILL LAND ETHICS STUDIO
431 Longshore Drive • Ann Arbor, MI 48105
734.622.7215 • www.johnsonhill.com

SIGMA ZETA HOUSING LLC
805 OXFORD ROAD
ANN ARBOR, MICHIGAN

City of Ann Arbor Ordinance Requirements

Code	Requirements	Metric		Required		Provided	
Vehicular Use Area ~ 9,600 sq. ft.							
Interior Landscape Islands	1:20 sq ft ratio	8,300	sq ft	415	sq ft	517	sq ft
	1 deciduous tree per island	3	islands	3	trees	3	trees
Right-of-way Screening	10' wide continuous screen; 1 tree per 30'	70	lf	3	trees	3	trees
Conflicting Land Use Buffer	15' continuous screen; 1 tree per 15', 50% evergreens	270	lf	18	trees	18	trees
Refuse Container Screening	6' high wall; 15' continuous screen; 1 tree per 15', 50% evergreens	27	lf	2	trees	2	trees
Street Trees	1 tree per 45'	70	lf	2	trees	2	trees
Natural Features Mitigation	50% DBH Mitigation	336	Removed DBH In.	168	DBH In.	122	DBH In.
	Proposed Alternative Mitigation - Canopy Loss Fee			46	DBH In.	$	11,500.00

Plant List - 805 Oxford Rd.

QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPACING	NOTES
Shrubs							
6	*Aesculus parviflora*	Bottlebrush Buckeye			#5	a.s.	
15	*Buxus* 'Green Velvet'	Green Velvet Boxwood			#5	36" o.c.	
4	*Buxus sempervirens* 'Fastigiata'	Upright Boxwood			#5	6' o.c.	
14	*Chamaecyparis obtusa* 'Nana Lutea'	Nana Lutea Hinoki Cypress			#5	36" o.c.	
13	*Chamaecyparis obtusa* 'Verdoni'	Verdoni Hinoki Cypress			#5	24" o.c.	
54	*Cornus sericea* 'Kelseyi'	Kelsey's Redtwig Dogwood			#5	24" o.c.	
10	*Cryptomeria japonca* 'Globosa Nana'	Globosa Nana Cryptomeria			#5	24" o.c.	
35	*Hydrangea* 'Tiny Tuff Stuff'	Tiny Tuff Stuff Hydrangea			#5	24" o.c.	
19	*Hydrangea arborescens* 'Haas Halo'	Haas Halo Hydrangea			#5	5' o.c.	
8	*Hydrangea quercifolia* 'Alice'	Alice Hydrangea			#5	a.s.	
14	*Juniperus virginiana* 'Grey Owl'	Grey Owl Juniper			#5	5' o.c.	
13	*Juniperus × pfitzeriana* 'Gold Coast'	Gold Coast Juniper			#5	5' o.c.	
71	*Taxus x media* 'Everlow'	Everlow Yew			#5	36" o.c.	
26	*Taxus x media* 'Hicksii'	Hicks Yew			#5	a.s.	
29	*Taxus x media* 'Tauton'	Tauton Yew			#5	a.s.	

PLANTING NOTES

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10. SNOW STORAGE SHALL OCCUR AT THE DESIGNATED LOCATION AND SHALL NOT BE PUSHED ONTO LANDSCAPE AREAS.

LEGEND

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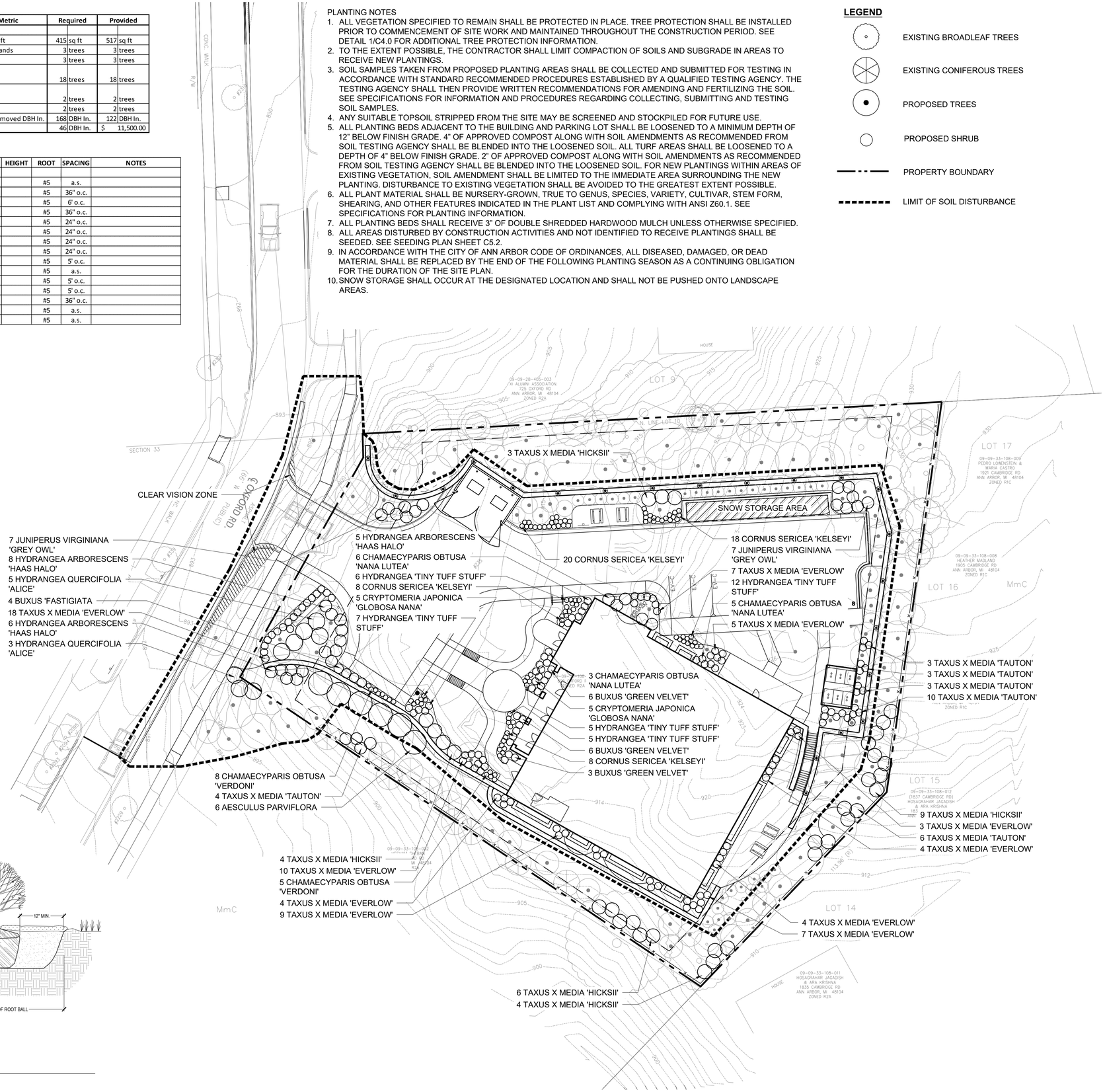
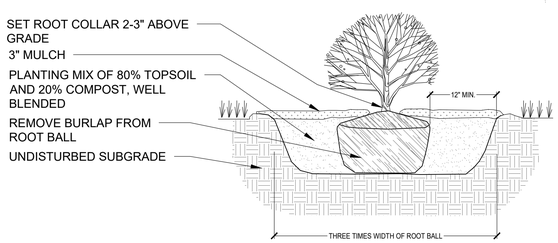
- EXISTING CONIFEROUS TREES
- PROPOSED TREES
- PROPOSED SHRUB
- PROPERTY BOUNDARY
- LIMIT OF SOIL DISTURBANCE





1 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

JOHNSON HILL LAND ETHICS STUDIO
432 Longshore Drive • Ann Arbor, Michigan 48105
734.668.7216 • www.johnsonhillstudio.com

SIGMA ZETA HOUSING LLC
805 OXFORD ROAD
ANN ARBOR, MICHIGAN

NORTH

0 10 20 40
SCALE 1"=20'-0"

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2026-04-16	CITY REVISIONS
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DRAWN SES
CHECKED TRS

JOB NO.
25KAP01

TITLE
LANDSCAPE PLAN - SHRUBS

SEAL

SHEET
C5.1

SEEDING NOTES

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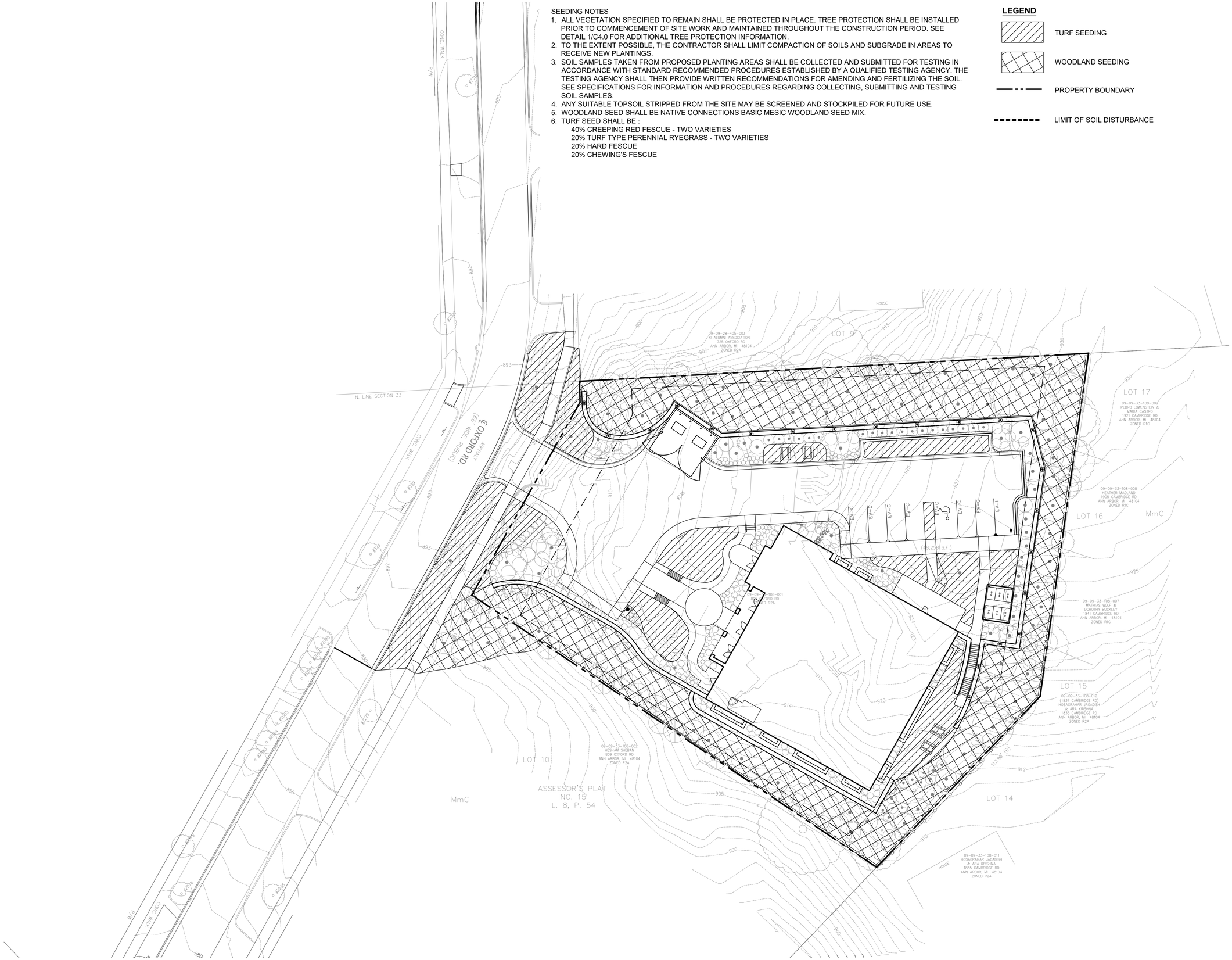
4. ANY SUITABLE TOPSOIL STRIPPED FROM THE SITE MAY BE SCREENED AND STOCKPILED FOR FUTURE USE.
5. WOODLAND SEED SHALL BE NATIVE CONNECTIONS BASIC MESIC WOODLAND SEED MIX.
6. TURF SEED SHALL BE :
   - 40% CREEPING RED FESCUE - TWO VARIETIES
   - 20% TURF TYPE PERENNIAL RYEGRASS - TWO VARIETIES
   - 20% HARD FESCUE
   - 20% CHEWING'S FESCUE

LEGEND

- TURF SEEDING
- WOODLAND SEEDING
- PROPERTY BOUNDARY
- LIMIT OF SOIL DISTURBANCE



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DRAWN SES
CHECKED TRS

JOB NO.
25KAP01

TITLE
SEEDING PLAN

SEAL

STATE OF MICHIGAN
TYLER S. HAGUE
LANDSCAPE ARCHITECT
License No. 3901001808
04/13/26
LICENSED LANDSCAPE ARCHITECT

SHEET
C5.2

JOHNSON HILL LAND ETHICS STUDIO
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SIGMA ZETA HOUSING LLC
805 OXFORD ROAD
ANN ARBOR, MICHIGAN

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RAIN BIRD

Tech Spec

1800™ Series Spray Heads

Industry's Leading Spray Heads

Trusted for over 30 years, 1800 Series Spray Heads have provided unmatched durability, reliability, and performance.

Superior components and features make the 1800 Series Spray Head the spray head of choice for a wide variety of applications.

Features

Co-molded, pressure-activated, multi-functional wiper seal assures positive seal without excess "flow-by" which enables more heads to be installed on the same valve.

- Designed for use with all Rain Bird plastic spray head nozzles –15-Series, HE-VAN, R-VAN, MPR, VAN, and XPCN Series.
- Precision controlled flush at pop-down clears debris from unit, assuring positive stem retraction in all soil types.
- Strong stainless steel spring provides reliable stem retraction.
- Ratchet mechanism on all models allows easy nozzle pattern alignment without tools.
- Pre-installed 1800 Pop-Top™ flush plug blocks debris from entering after flushing. Allows for easy nozzle installation.
- Constructed of time-proven UV-resistant plastic and corrosion resistant stainless steel parts, assuring long product life.
- All sprinkler components are removable from the top without special tools, providing for quick and easy flushing and maintenance of the sprinkler.
- Side inlets featured on 1806, 1806PRS, 1806P45, 1812, 1812PRS, and 1812P45 models only.
- Five-year trade warranty.

Operating Range

- Spacing: 2.5 to 24 feet (0.8 to 7.3 m)
- Pressure: 15 to 70 psi (1.0 to 4.8 bar)

Specifications

- Flow-by: 0 at 8 psi (0.6 bar) or greater; 0.1 gpm (0.02 m³/h; 0.006 l/s) otherwise

Dimensions/Models

- ½"(15/21) NPT female threaded inlet
- Models and height:
  1802: 4" (10 cm) body height; 2" pop-up height (5 cm)
  1804: 6" (15 cm) body height; 4" pop-up height (10 cm)
  1806: 9 ¾" (24 cm) body height; 6" pop-up height (15 cm)
  1812: 16" (40 cm) body height; 12" pop-up height (30 cm)
- Exposed surface diameter: 2¼" (5.7 cm)

How To Specify

1804 - SAM - PRS

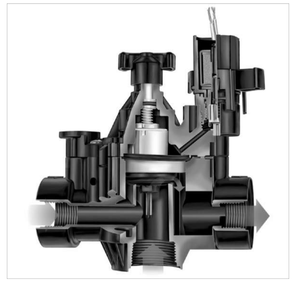
- **Optional Feature** PRS: 30psi (2.1 bar) in-stem pressure regulation; P45: 45psi (3.1 bar) in-stem pressure regulation
- **Optional Feature** SAM: Seal-A-Matic™ check valve
- **Model** 1804: 4" (10.2 cm) pop-up height

How To Specify

1804 - SAM-P45 - R-VAN18-360

- **Optional Feature** SAM: Seal-A-Matic™ check valve; P45: 45psi (3.1 bar) in-stem pressure regulation
- **Radius Range**
  8' - 14' (2.4 to 4.6m): R-VAN14: 45° - 270°; R-VAN14-360: 360°
  13' - 18' (4.0 to 5.5m): R-VAN18: 45° - 270°; R-VAN18-360: 360°
  17' - 24' (5.2 to 7.3m): R-VAN24: 45° - 270°; R-VAN24-360: 360°
- **Stop Nozzles**
  R-VAN-SCS: 5' x 15' (1.5 x 4.6m); R-VAN-RCS: 5' x 15' (1.5 x 4.6m); R-VAN-SST: 5' x 30' (1.5 x 9.1m)
- **Model** 1804: 4" (10.2 cm) pop-up height

Note: *Specify sprinkler bodies and nozzles separately.*



Pressure Loss

Perda de pressão Druk Verlies Druckverluste Pertes de charge
Tabella Predite di Carico Pérdidas de Carga Απώλεια Πίεσης Basınç Kaybı

psi

Flow gpm	100-PGA Globe 1"	100-PGA Angle 1"	150-PGA Globe 1½"	150-PGA Angle 1½"	200-PGA Globe 2"	200-PGA Angle 2"
2	5.1	4.3	-	-	-	-
5	5.5	5.0	-	-	-	-
10	5.9	5.5	-	-	-	-
20	6.0	5.6	-	-	-	-
30	6.4	5.5	1.9	1.3	-	-
40	7.0	7.5	3.2	2.0	1.2	1.0
50	-	-	4.8	3.0	1.5	0.9
75	-	-	11.1	6.5	3.0	1.7
100	-	-	19.2	11.7	5.5	3.0
125	-	-	-	-	8.6	4.8
150	-	-	-	-	12.0	6.5

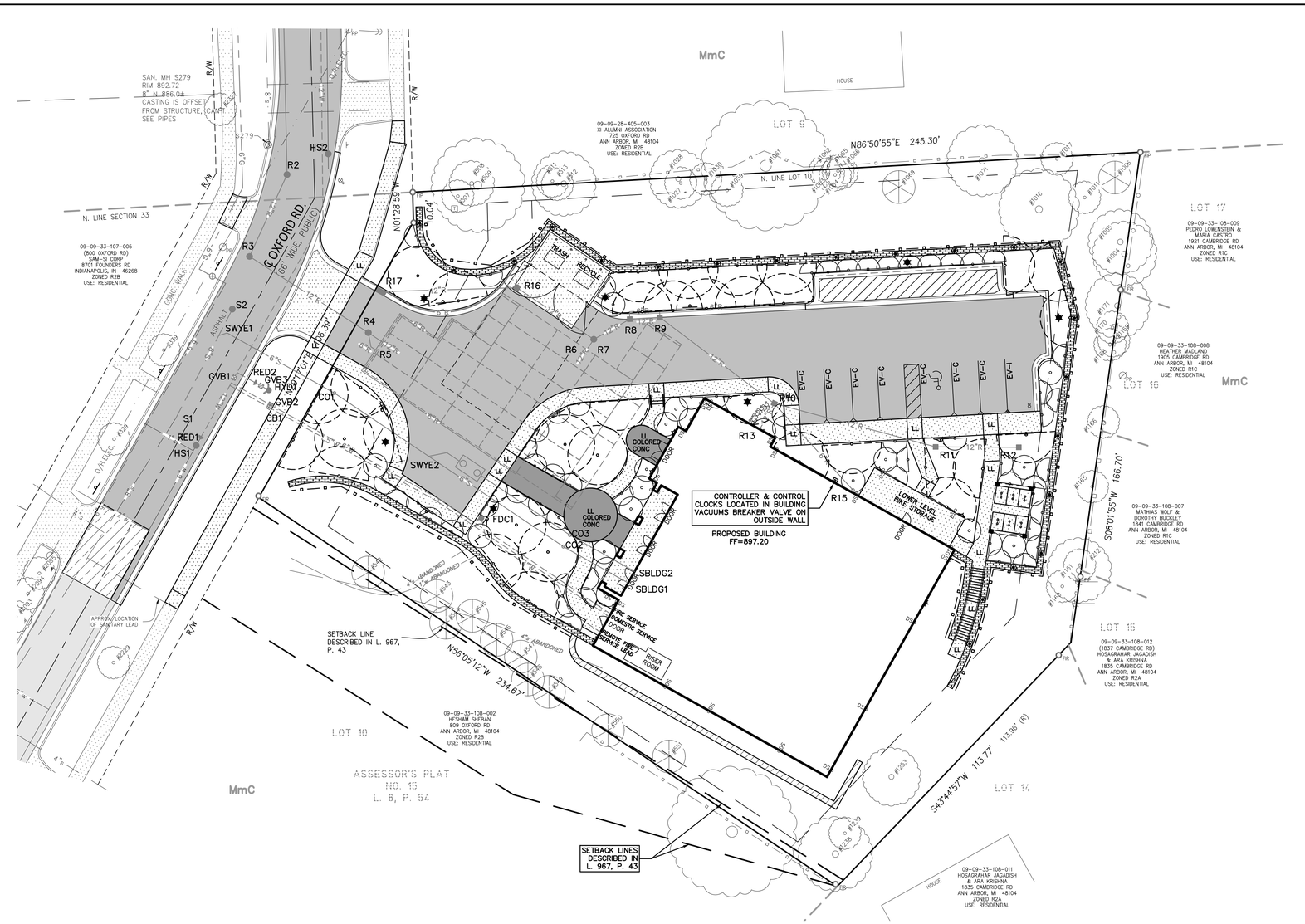
bar **METRIC**

Flow m³/h	Flow l/m	100-PGA Globe 2.5cm	100-PGA Angle 2.5cm	150-PGA Globe 3.8cm	150-PGA Angle 3.8cm	200-PGA Globe 5.1cm	200-PGA Angle 5.1cm
0.5	7.6	0.35	0.30	-	-	-	-
1.2	20	0.38	0.35	-	-	-	-
3	50	0.41	0.38	-	-	-	-
6	100	0.43	0.38	0.10	0.07	-	-
9	150	0.48	0.51	0.22	0.14	0.08	0.07
12	200	-	-	0.38	0.23	0.12	0.07
15	250	-	-	0.61	0.36	0.17	0.10
18	300	-	-	0.86	0.51	0.24	0.13
21	350	-	-	1.16	0.70	0.33	0.18
24	400	-	-	-	-	0.43	0.23
27	450	-	-	-	-	0.54	0.30
30	500	-	-	-	-	0.66	0.36
34	568	-	-	-	-	0.83	0.45

HV & HVF SERIES VALVES

SURE-POP SPRAY HEAD FULL CIRCLE PATTERN NOZZLE

(360 DEGREE)



NOTE: IRRIGATION LINES AND/OR EQUIPMENT SHALL NOT BE LOCATED WITHIN THE PUBLIC RIGHTS-OF-WAY.

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

MmC – MIAMI LOAM, 6 TO 12 PERCENT SLOPES

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

R1C = SINGLE-FAMILY DWELLING
R2A & R2B = TWO-FAMILY DWELLING

MINI ROTOR SPRINKLERS

SPRAY DISTANCE FROM 17 TO 24 FEET
ADJUSTABLE SPRAY 45° TO 270°

INDOOR/OUTDOOR IRRIGATION TIMER

AUTOMATIC SPRINKLER IRRIGATION SYSTEM

1. AN AUTOMATIC SPRINKLER IRRIGATION SYSTEM WILL BE INSTALLED ON-SITE TO MAINTAIN LANDSCAPE AND DECORATIVE TURF AREAS LOCATED WITHIN THE INTERIOR SIDEWALK. THE LANDSCAPE SPRINKLING SYSTEM WILL BE SUPPLIED OFF THE DOMESTIC WATER SUPPLY FOR THE SITE.
2. ALL SPRINKLER HEADS TO BE ALIGNED WITH HEAD TO HEAD COVERAGE.
3. CONTRACTOR TO DETERMINE NUMBER OF ZONES

LAWN AND BED SPRINKLER SYSTEM

EQUIPMENT:
LAWN HEADS = 30' DIA
SHRUB HEADS = 8' DIA

NUMBER OF VALVES AS DETERMINED BY CONTRACTOR CONTROL CLOCKS (1)

SPRINKLER SYSTEM:
AUTOMATIC SPRINKLER SYSTEM TO IRRIGATE AREA FROM BUILDING WALL TO INSIDE PERIMETER OF PARKING, DRIVES, RETAINING WALLS AND PEDESTRIAN WALKWAYS. ALL AREAS OF THE PROPERTY BEYOND THESE FEATURES ARE NOT IRRIGATED

IRRIGATION LEGEND

- = SPRAY HEAD FULL
- = SPRAY HEAD HALF
- = LARGE ROTOR FULL
- = LARGE ROTOR HALF
- ⊠ = CONTROLLER

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

BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY: ARBOR LAND CONSULTANTS, DATED: 4-25-25, JOB NO. 09625.

LEGEND

- ☼ = LIGHT POLE
- ☆ = UTILITY POLE
- ▽ = GUY ANCHOR
- ♂ = HYDRANT
- ⌀ = SPOT ELEV.
- ⊗ = GATE VALVE
- —o— = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- ○ = MANHOLE
- □ = CATCHBASIN
- ◡ = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- = EXISTING STORM
- = EXISTING SANITARY
- = EXISTING WATER
- = EXISTING GAS
- = EXISTING ELECTRIC
- = EXISTING TELEPHONE

BENCHMARK *BM2000=SET SPIKE IN SE FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 810 OXFORD RD, ELEV=891.46 (NAVD 88).*
BM2001=SET SPIKE IN E FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 800 OXFORD RD, ELEV=894.70 (NAVD 88).
BM2002=TOP NUT ON HYDRANT, EASTERLY OF DRIVE TO 1705 HILL ST AND NORTHERLY OF HILL ST, ELEV=890.27 (NAVD 88).

REVISIONS *12-05-2025 REVISED SITE PLAN, 1-19-2026 REVISED SITE PLAN*
2-4-2026 REVISED SITE PLAN, 2-26-2026 REVISED SITE PLAN
3-4-2026 REVISED SITE PLAN, 3-11-2026 REVISED SITE PLAN
4-16-2026 CITY REVISIONS, 4-29-2026 REVISED SITE PLAN.

SCALE 40
0 10 20
SCALE: 1"=20'

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

STATE OF MICHIGAN
JOSEPH K. MAYNARD
ENGINEER
No. 52559
LICENSED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL. 734-761-8500

WASHTENAW ENGINEERING

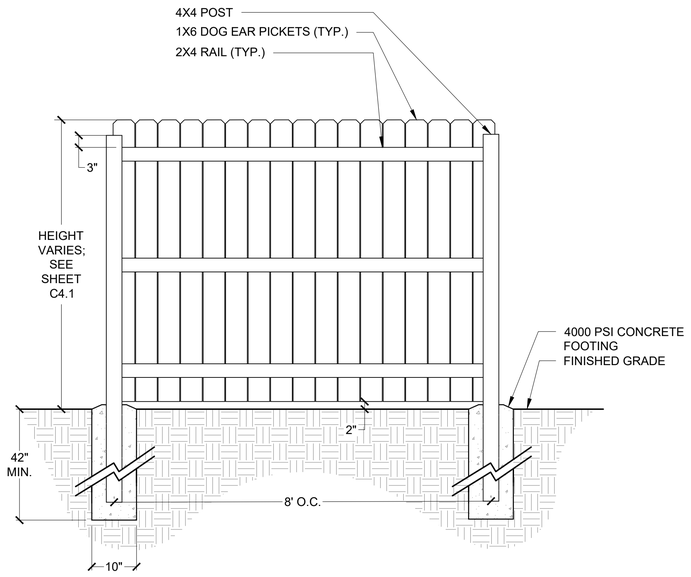
CLIENT
SIGMA ZETA HOUSING, LLC
3205 PLAYERS LN
MEMPHIS, TN 38125

IRRIGATION PLAN

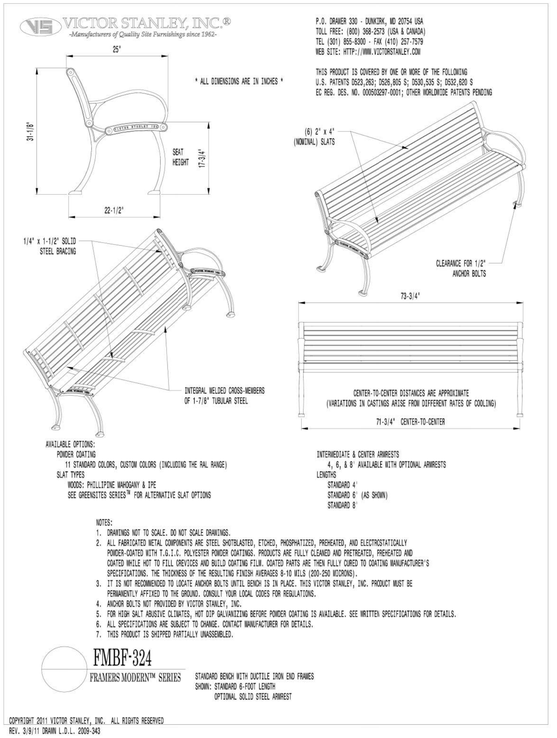
SHEET
PROJECT **SIGMA ZETA HOUSING, LLC.**
805 OXFORD ROAD

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
DATE 10-16-2025 JOB NO. 33191
DWG NO. 191-irrigation
FIELD BOOK –
FILE NO. 10943
SHEET **C5.3**

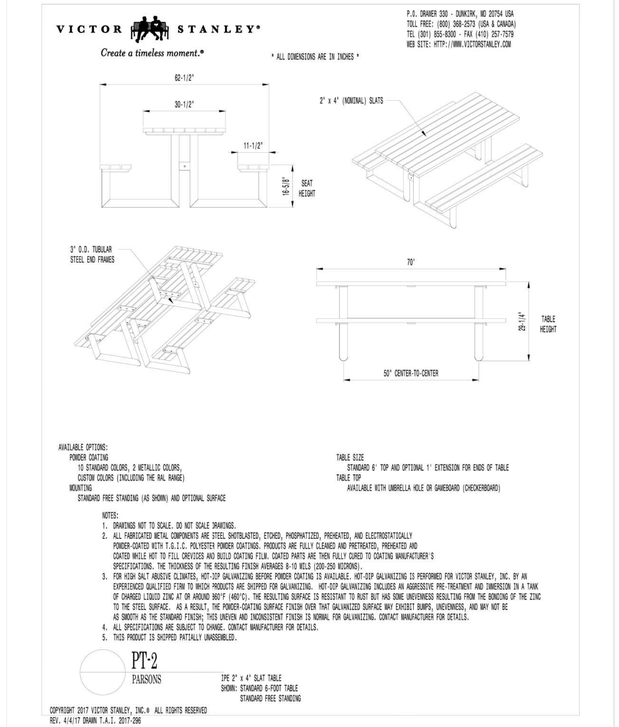
H:\1683\dwg\33191\dwg\Preliminary\191-irrigation.dwg, C5.3, 4/29/2026 10:01:09 AM, JJ



1 WOOD PRIVACY FENCE DETAIL
SCALE: 3/4" = 1'-0"



2 BENCH DETAIL
SCALE: NTS



3 PICNIC TABLE DETAIL
SCALE: NTS

JOHNSON HILL LAND ETHICS STUDIO
433 Longshore Drive • Ann Arbor, Michigan 48105
734.680.7456 • www.jhls-studio.com

SIGMA ZETA HOUSING LLC
805 OXFORD ROAD
ANN ARBOR, MICHIGAN

NORTH

0 10 20 40

SCALE 1"=20'-0"

DATE:	ISSUED FOR:
2025-09-25	SITE PLAN REVIEW PRELIMINARY SUBMITTAL
2025-10-16	SITE PLAN REVIEW
2025-12-05	REVISED SITE PLAN
2026-01-19	REVISED SITE PLAN
2026-02-26	REVISED SITE PLAN
2026-03-11	REVISED SITE PLAN
2026-04-16	CITY REVISIONS
2026-04-29	CITY REVISIONS

DRAWN SES
CHECKED TRS

JOB NO.
25KAP01

TITLE
DETAILS

SEAL
STATE OF MICHIGAN
TYLER STANAGE
LANDSCAPE ARCHITECT
License No. 3901001808
LICENSED LANDSCAPE ARCHITECT

SHEET
C5.4

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER AB-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 INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

COPYRIGHT © 2025 WASHTENAW ENGINEERING COMPANY, INC.
NOTICE: THIS DRAWING IS THE PROPERTY OF WASHTENAW ENGINEERING COMPANY, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF WASHTENAW ENGINEERING COMPANY, INC.

THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS SO LONG AS WASHTENAW ENGINEERING COMPANY (WECO) IS NOT ADJUDGED TO BE IN DEFAULT UNDER THIS AGREEMENT, EXCEPT AS STATED IN PARAGRAPH 3.3.2 ABOVE, THE OWNER SHALL BE ABLE TO USE AND MAY AUTHORIZE OTHERS TO USE THE WECO'S DRAWINGS AND SPECIFICATIONS FOR THE PROJECT. THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS WECO, WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RESULTING THEREFROM, PROVIDED THAT ANY SUCH USE OR REUSE OR MODIFICATION IS WITHOUT THE WRITTEN CONSENT OF WECO.

CONSTRUCTION NOTE:

THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS, WHICH ARE INCLUDED BY REFERENCE. THE OMISSION OF ANY CURRENT STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTOR OF THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT PUBLIC SERVICE DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS.

STORM SEWER NOTES:

1. STORM SEWER PIPE IS TO BE SMOOTH LINED CORRUGATED PLASTIC PIPE (SLCPP) FOR PRIVATE SEWER. SEWER IN THE PUBLIC R.O.W. SHALL BE C76 CLIV RCP.
2. SMOOTH LINED CORRUGATED PLASTIC PIPE (SLCPP) SHALL BE ADS N–12 WATER TIGHT OR EQUIVALENT. THE PIPE MATERIAL MUST CONFORM WITH THE REQUIREMENTS OF DIVISION III, SECTION 28 OF THE PUBLIC SERVICES STANDARD SPECIFICATIONS FOR CONSTRUCTION.
3. FOOTING DRAINS TO BE AIR GAPED AND CONNECT TO THE STORM SEWER SYSTEM.
4. ALL ROOF DRAINS TO BE TIED IN TO STORM SEWER SYSTEM.

SANITARY SEWER NOTES:

1. THE PLAN PROPOSES TO BUILD AS ONE (1) SINGLE INDEPENDENT BUILDING. ONLY ONE (1) SANITARY SEWER LEAD IS PROPOSED. THE BUILDING DOES NOT CONTAIN ANY FIRE WALLS.
2. THE PROPOSED SEWER LEAD TO CONNECT TO THE PROPOSED SANITARY SEWER IN OXFORD RD.

WATER SYSTEM NOTES:

- NO WATER BOOSTER PUMPS WILL BE USED FOR THE BUILDING WATER SERVICE LEADS.
- WATER SERVICE METERING SHALL OCCUR AT THE POINT THE SERVICE LEADS ENTER THE BUILDING. NOTE THAT EACH WATER SERVICE WILL HAVE ONE WATER METER. SUBMETERING AMONG DIFFERENT UNITS/TENANTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER IF DESIRED.

WATER MAIN CONSTRUCTION SEQUENCE

1. EXPOSE EXISTING WATER MAIN AT BOTH LOCATIONS FOR HYDRO STOP AND VALVES HS1 AND HS2 TO ISOLATE THE SECTION OF MAIN THAT WILL BE REMOVED AS PART OF THE PROJECT.
2. REMOVE EXISTING SECTION OF WATER MAIN ALONG PROPERTY FRONTAGE AS SHOWN ON PLANS.
3. INSTALL NEW 12" WATER MAIN AND COMPLETE REQUIRED TESTING.
4. SHUT DOWN EXISTING MAIN AT INTERSECTION OF OXFORD RD. AND HILL ST. BY CLOSING VALVES EV1, EV2, EV3 AND EV5 TO ISOLATE 12" WATER MAIN SO AS TO MAKE 12"X12"x12" TEE CONNECTION AND 12"X6" REDUCER TO EXISTING 6" MAIN.
5. OPEN NEW MAIN TO SERVICE AND TRANSFER WATER LEADS AND FIX HYDRANT TO NEW 12" WATER MAIN.
6. COMPLETE DISCONNECTION OF 6" WATER MAIN AND ABANDON THE REST OF THE MAIN IN PLACE PER CITY OF ANN ARBOR PUBLIC SERVICES STANDARD SPECIFICATIONS.

PROPOSED UTILITY LEGEND

- ■ = CATCH BASIN
- ● = MANHOLE
- ◠ = END SECTION
- 18"R = STORM SEWER
- (UD) = UNDER DRAIN
- CO = CLEANOUT
- = OIL/GREASE SEPARATOR
- 8"S = SANITARY SEWER
- 6"S = SANITARY SERVICE
- 8"W = WATER MAIN
- 1"W = WATER SERVICE
- ⊠ = GATE VALVE IN BOX
- ⊗ = GATE VALVE IN WELL
- = HYDRANT
- ⊞ = CURB BOX
- ◀ = REDUCER
- YD = YARD DRAIN
- = FDC BUILDING CONNECTION
- G = GAS SERVICE
- ⊕ = GAS GATE VALVE
- UGE = UNDERGROUND ELECRIC SERVICE
- DS = DOWNSPOUT

PROPOSED LEGEND

- = CONCRETE SURFACE
- = ASPHALT SURFACE
- = MILL AND FILL SURFACE
- = CONCRETE BARRIER CURB & GUTTER
- = SPILL OUT CONCRETE CURB & GUTTER
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- = ELECTRIC VEHICLE CHARGING STATION CAPABLE
- EV–I = ELECTRIC VEHICLE – INSTALLED
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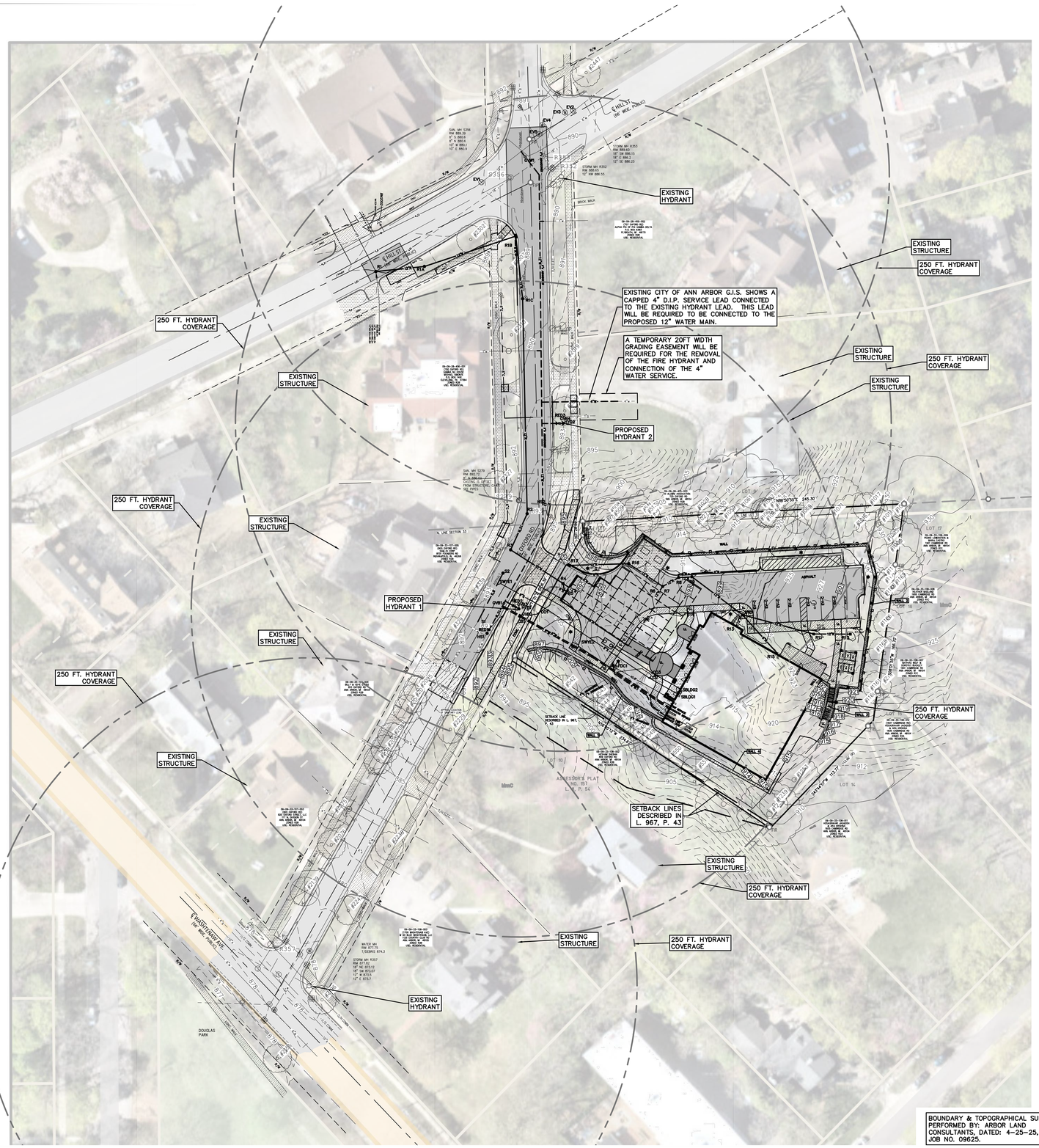

BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY: ARBOR LAND CONSULTANTS, DATED: 4–25–25, JOB NO. 09625.

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- ○ = UTILITY POLE
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- ☉ = HYDRANT
- 00.23 = SPOT ELEV.
- ⚲ = POST
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- ⊸ = SIGN
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SCALE 80
0 20 40
SCALE: 1"=40'

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

Know what's below. Call before you dig.

STATE OF MICHIGAN JOSEPH K. MAYNARD ENGINEER No. 52559 LICENSED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL: 734–761–8500

WASHTENAW ENGINEERING

CLIENT
SIGMA ZETA HOUSING, LLC
3205 PLAYERS LN
MEMPHIS, TN 38125

SHEET
OVERALL UTILITY PLAN

PROJECT
805 OXFORD ROAD

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN

DATE 12–03–2025
JOB NO. 33191
DWG NO. 191-ov util
FIELD BOOK –
FILE NO. 10943

SHEET C6.0

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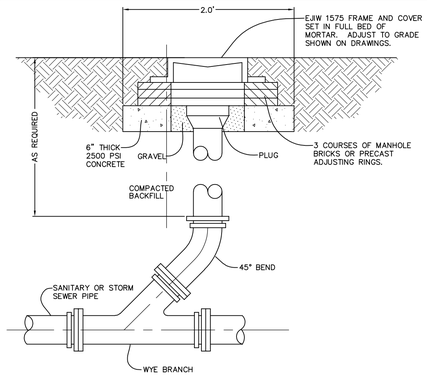
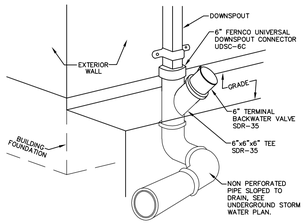


SANITARY OR STORM SEWER CLEANOUT
NOT TO SCALE



DOWNSPOUT CONNECTION DETAIL
NO SCALE

PROPOSED UTILITY LEGEND

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- ● = MANHOLE
- ◠ = END SECTION
- 18"R = STORM SEWER
- {UD} = UNDER DRAIN
- CO○ = CLEANOUT
- □ = OIL/GREASE SEPARATOR
- −8"S− = SANITARY SEWER
- 6"S = SANITARY SERVICE
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1500 Gallon DC HD Grease Interceptor - 8' x 4' x 8'

Advance Concrete Products Company (800) 824-8351 (248) 887-4173 Fax: (248) 887-2755

All Concrete Shall Have A 28 Day Compressive Strength Of 4500 PSI. Formula 5

Reinforcing Steel Shall Comply With ASTM A615 Grade 60 Rebar. Bar Bending And Placement Shall Comply With The Latest ACI Standards.

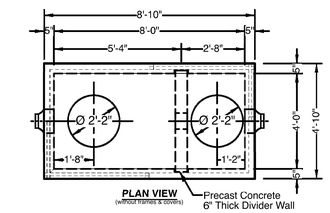
Standard Structural Design Based On AASHTO HS 20 Wheel Loading.

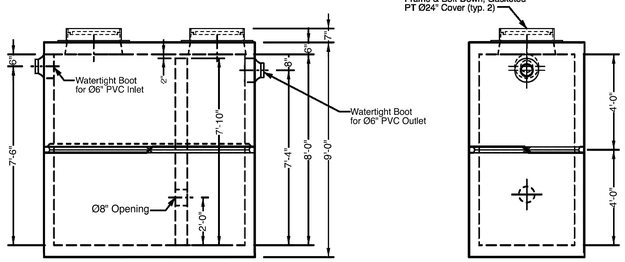
Grout for Divider Wall Keyways Supplied & Installed by Others.

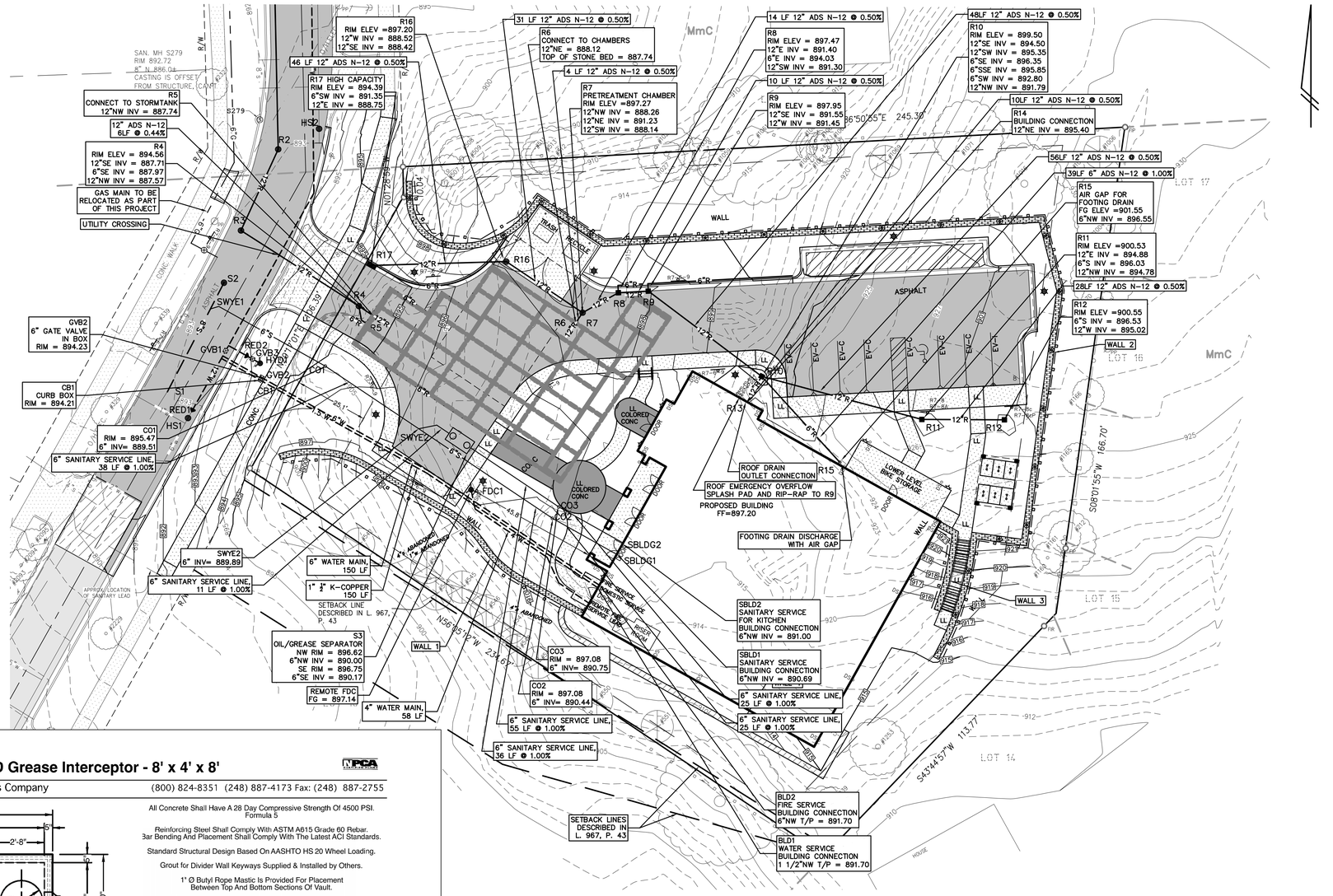
1" Ø Butyl Rope Mastic Is Provided For Placement Between Top And Bottom Sections Of Vault.

Conforms to the following codes and standards:
MPC 1003.3.6: 303.1 & 303.4
IAPMO/ANSI Z1001
ASTM C1613

Bottom Section : ± 9,800 Lbs. 2.42 yds.
Top Section: ± 9,250 Lbs. 2.29 yds.
Divider Wall: ± 2,300 Lbs. .57 yds.







SANITARY SEWER FLOW MITIGATION CALCULATIONS:

TYPE OF USE	RATE FROM TABLE A		PROPOSED USE		DESIGN FLOW GPD
EXISTING BUILDING TO BE REMOVED					
Single Family House					
	300	GPD	1 House		300
			TOTAL	=	300 GPD
PROPOSED BUILDING					
University housing, rooming house, or apartment unit housing of more than 4 people					
	75	GPD/CAPITA	44 RESIDENTS		3300
CAFETERIA (Intrigral to an office, industrial building or school)					
	2.5	GPD/CAPITA	200 RESIDENTS		500
			TOTAL	=	3,800 GPD
Adjusted for flow credit for existing building =	3,800	- 300	=	3,500 gallons per day	
Peak Flow =	3,500	x 4 x 1.1 =	15,400 gallons per day	=	10.7 GPM
or	11	Peak Flow to be Mitigated			

SANITARY NOTES:

THE EXISTING SITE HAD A LARGE SINGLE FAMILY HOUSE. IT IS BEING DEMOLISHED AS PART OF THIS PROJECT. A NEW SORORITY WITH HOUSING FOR 44 RESIDENTS AND A CAFETERIA CAPABLE OF SERVING UP TO 200 PEOPLE A DAY IS PROPOSED.

BASED ON THE CITY OF ANN ARBOR SANITARY SEWER FLOW MITIGATION CALCULATIONS 11 GALLONS PER MINUTE WILL NEED TO BE MITIGATED.

CONSTRUCTION NOTE:

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STORM SEWER NOTES:

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2. SMOOTH LINED CORRUGATED PLASTIC PIPE (SLCPP) SHALL BE ADS N-12 WATER TIGHT OR EQUIVALENT. THE PIPE MATERIAL MUST CONFORM WITH THE REQUIREMENTS OF DIVISION III, SECTION 2B OF THE PUBLIC SERVICES STANDARD SPECIFICATIONS FOR CONSTRUCTION.
3. FOOTING DRAINS TO BE AIR GAPED AND CONNECT TO THE STORM SEWER SYSTEM.
4. ALL ROOF DRAINS TO BE TIED IN TO STORM SEWER SYSTEM.
5. ALL STORM STRUCTURES WILL REQUIRE A MINIMUM 2FT DEPTH SUMP.

SANITARY SEWER NOTES:

1. THE PLAN PROPOSES TO BUILD AS ONE (1) SINGLE INDEPENDENT BUILDING. ONLY ONE (1) SANITARY SEWER LEAD IS PROPOSED. THE BUILDING DOES NOT CONTAIN ANY FIRE WALLS.
2. THE PROPOSED SEWER LEAD TO CONNECT TO THE PROPOSED SANITARY SEWER IN OXFORD RD.

WATER SYSTEM NOTES:

- NO WATER BOOSTER PUMPS WILL BE USED FOR THE BUILDING WATER SERVICE LEADS.
- WATER SERVICE METERING SHALL OCCUR AT THE POINT THE SERVICE LEADS ENTER THE BUILDING. NOTE THAT EACH WATER SERVICE WILL HAVE ONE WATER METER. SUBMETERING AMONG DIFFERENT UNITS/TENANTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER IF DESIRED.

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

BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY: ARBOR LAND CONSULTANTS, DATED: 4−25−25, JOB NO. 09625.

LEGEND

- ☆ = LIGHT POLE
- ○ = UTILITY POLE
- ⊲ = GUY ANCHOR
- ⊳ = HYDRANT
- ○ = SPOT ELEV.
- ○ = POST
- ⊗ = GATE VALVE
- ⊸ = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- ○ = MANHOLE
- □ = CATCHBASIN
- ◡ = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- r = EXISTING STORM
- s = EXISTING SANITARY
- w = EXISTING WATER
- g = EXISTING GAS
- e = EXISTING ELECTRIC
- t = EXISTING TELEPHONE

BENCHMARK *BM2000=SET SPIKE IN SE FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 810 OXFORD RD, ELEV=891.46 (NAVD 88).*
BM2001=SET SPIKE IN E FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 800 OXFORD RD, ELEV=894.70 (NAVD 88).
BM2002=TOP NUT ON HYDRANT, EASTERLY OF DRIVE TO 1705 HILL ST AND NORTHERLY OF HILL ST, ELEV=890.27 (NAVD 88).

REVISIONS *12−05−2025 REVISED SITE PLAN, 1−19−2026 REVISED SITE PLAN*
2−4−2026 REVISED SITE PLAN, 2−26−2026 REVISED SITE PLAN
3−4−2026 REVISED SITE PLAN, 3−11−2026 REVISED SITE PLAN
4−16−2026 CITY REVISIONS, 4−29−2026 REVISED SITE PLAN.

SCALE 40
0 10 20
SCALE: 1"=20'

PREPARED BY *JOSEPH K. MAYNARD P.E., MICH No. 52559*

JOSEPH K. MAYNARD ENGINEER No. 52559 STATE OF MICHIGAN REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
PLANNERS + SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL 734−761−8800

WASHTENAW ENGINEERING

CLIENT
SIGMA ZETA HOUSING, LLC
3205 PLAYERS LN
MEMPHIS, TN 38125

SITE UTILITY PLAN

SHEET

PROJECT
SIGMA ZETA HOUSING, LLC.
805 OXFORD ROAD

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
DATE 10−16−2025 JOB NO. 3319I
DWG NO. 191−util
FIELD BOOK −
FILE NO. 10943

SHEET **C7.0**

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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 INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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STORM SEWER NOTES

1. ANY STORM SEWER NOT MEETING MINIMUM COVER REQUIREMENTS SHALL BE BACKFILLED FULL DEPTH OF 21AA STONE. NO SAND BACKFILL.
2. STORM SEWER PIPE IS TO BE SMOOTH LINED CORRUGATED PLASTIC PIPE (SLCPP) FOR PRIVATE SEWER. SEWER IN THE PUBLIC R.O.W. SHALL BE C76 CLIV RCP.
3. SMOOTH LINED CORRUGATED PLASTIC PIPE (SLCPP) SHALL BE ADS N-12 WATER TIGHT OR EQUIVALENT. THE PIPE MATERIAL MUST CONFORM WITH THE REQUIREMENTS OF DIVISION III, SECTION 2B OF THE PUBLIC SERVICES STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. ALL NEW STORM SEWER STRUCTURES TO HAVE A MINIMUM OF 2FT DEPTH SUMPS.

OXFORD RD. UTILITIES

SCALE 1" = 20'

PROPOSED UTILITY LEGEND

- ■ = CATCH BASIN
- ● = MANHOLE
- ◠ = END SECTION
- 18"R = STORM SEWER
- (UD) = UNDER DRAIN
- CO○ = CLEANOUT
- □ = OIL/GREASE SEPARATOR
- 8"S = SANITARY SEWER
- 6"S = SANITARY SERVICE
- 8"W = WATER MAIN
- 1"W = WATER SERVICE
- ⊠ = GATE VALVE IN BOX
- ⊗ = GATE VALVE IN WELL
- = HYDRANT
- ⊞ = CURB BOX
- ◂ = REDUCER
- YD■ = YARD DRAIN
- = FDC BUILDING CONNECTION
- G = GAS SERVICE
- ⊕ = GAS GATE VALVE
- UGE = UNDERGROUND ELECRIC SERVICE
- DS○ = DOWNSPOUT

PROPOSED LEGEND

- = CONCRETE SURFACE
- = ASPHALT SURFACE
- = MILL AND FILL SURFACE
- = CONCRETE BARRIER CURB & GUTTER
- = SPILL OUT CONCRETE CURB & GUTTER
- = SIGN
- = LIGHTPOLE
- = WALL MOUNTED LIGHT
- = ROOF MOUNTED LIGHT
- = COLORED CONCRETE SURFACE
- = ELECTRIC VEHICLE CHARGING STATION
- = ELECTRIC VEHICLE CHARGING STATION CAPABLE
- EV-I = ELECTRIC VEHICLE – INSTALLED
- EV-C = ELECTRIC VEHICLE – CAPABLE
- NON-EV = ELECTRIC VEHICLE – NON-CAPABLE
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WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

MmC – MIAMI LOAM, 6 TO 12 PERCENT SLOPES

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

R1C = SINGLE-FAMILY DWELLING
R2A & R2B = TWO-FAMILY DWELLING

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SCALE 0 10 20 40
SCALE: 1"=20'

PREPARED BY *JOSEPH K. MAYNARD P.E., MICH No. 52559*

BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY: ARBOR LAND CONSULTANTS, DATED: 4-25-25, JOB NO. 09625.

STATE OF MICHIGAN — JOSEPH K. MAYNARD ENGINEER No. 52559 — REGISTERED PROFESSIONAL ENGINEER

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

HYDRANT HYD2 ASSEMBLY IN OXFORD RD.

SCALE 1" = 20'

WATER AND FIRE SERVICE CONNECTIONS IN OXFORD RD.

SCALE 1" = 20'

HYDRANT HYD1 ASSEMBLY IN OXFORD RD.

SCALE 1" = 20'

CLEAR VISION TRIANGLE DRIVEWAY AT OXFORD RD.

SCALE 1" = 30'

NOTES:
1. UNPOSTED SPEED 25 MPH
2. LOW VOLUME ROAD.
3. VIEW POINT OF DRIVER 15FT FROM EDGE OF TRAVELED WAY.
4. SIGHT DISTANCE LEG LENGTHS OF 115 FT.

CIVIL ENGINEERS
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WASHTENAW ENGINEERING

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MEMPHIS, TN 38125

SHEET
OXFORD RD UTILITY PLAN

PROJECT
SIGMA ZETA HOUSING, LLC.
805 OXFORD ROAD

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
WASHTENAW COUNTY • MICHIGAN
CITY OF ANN ARBOR

DATE 10-16-2025
JOB NO. 33191
DWG NO. 191-oxford util
FIELD BOOK –
FILE NO. 10943

SHEET
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CONSTRUCTION NOTES

1. IT IS ESSENTIAL THAT THE CONTRACTOR FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO SUBMITTING PROPOSAL.
2. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS WHICH ARE INCLUDED BY REFERENCE.
3. THE AREA WITHIN THE CONSTRUCTION LIMITS SHALL BE STRIPPED OF ORGANIC SOILS PRIOR TO COMMENCING GENERAL EXCAVATION. THIS MATERIAL SHALL BE STOCKPILED ON THE PROPERTY OR AS DIRECTED BY THE ENGINEER OR THE OWNER.
4. ALL FILL MATERIAL MUST BE PLACED IN LIFTS NOT EXCEEDING 9 INCHES AND COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT.
5. THE FINISHED SUBGRADE MUST BE GRADED WITHIN A TOLERANCE OF +/– 0.1 FEET OF DESIGN GRADE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM UNIT WEIGHT TO A DEPTH OF 9 INCHES AND APPROVED BY THE OWNER'S REPRESENTATIVE/ENGINEER PRIOR TO PLACEMENT OF THE AGGREGATE BASE. FINE GRADING PRIOR TO THE PLACEMENT OF THE BASE MATERIAL SHALL BE INCIDENTAL TO THE COST OF PREPARING THE SUBGRADE.
6. ALL DISTURBED AREAS, DITCH BOTTOMS AND SLOPES UNLESS NOTED OTHERWISE, SHALL BE SEEDED AND MULCHED PER THE LANDSCAPE PLAN.
7. THE CONTRACTOR MUST CONTACT MISS DIG PRIOR TO BEGINNING CONSTRUCTION.
8. ALL CONSTRUCTION ACTIVITIES SHALL BE SIGNED PER THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PER THIS APPROVED PLAN.
10. CONTRACTOR MUST OBTAIN A CITY OF ANN ARBOR SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO BEGINNING EARTH MOVING. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
11. ANY CONDITIONS EXISTING ON THE SITE THAT ARE NOT CONSISTENT WITH THE PLANS OR SOIL EROSION SEDIMENTATION PERMIT WILL RESULT IN A STOP WORK ORDER AND REVOCATION OF THE SOIL EROSION SEDIMENTATION CONTROL PERMIT.
12. CONTRACTOR WILL BE RESPONSIBLE FOR REPLACEMENT OF ANY AND ALL SOIL EROSION MEASURES DAMAGED AS A RESULT OF THEIR WORK. REPLACEMENT SHALL BE INCIDENTAL TO THE COST OF WORK PROVIDED.
13. DURING EARTH EXCAVATION PROCEDURES THE CONTRACTOR SHALL CONSTRUCT A TEMPORARY SEDIMENT BASIN TO COLLECT ALL STORM WATER FROM EXPOSED SOILS ONSITE AND FILTER WATER THROUGH A SEDIMENT TRAP.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES GENERAL

1. The contractor shall implement and maintain the soil erosion control measures as shown on the plans at all times during construction on this project. Any modifications or additions to the soil erosion control measures due to construction or changed conditions, shall be complied with as required or directed by the Owner, Project Engineer or the City of Ann Arbor.
2. All soil erosion and sedimentation control work shall conform to the permit requirements of the City of Ann Arbor and the laws of the State of Michigan.
3. A NPDES Construction Activity Permit is required for all sites with soil disturbance greater than 5 acres.
4. Daily Inspections shall be made by the Contractor. Periodic inspections may be made by the Owner/Project Engineer/City to determine the effectiveness of erosion and sedimentation control measures. Any necessary corrections shall be made without delay.
5. Erosion and sedimentation from work on the site shall be contained on the site and not be allowed to collect on any off–site areas or in waterways.
6. All mud/dirt tracked onto roads from the site due to construction, shall be promptly removed by the Contractor. External streets will be cleaned of any tracked mud immediately following each mud–tracking occurrence.
7. Restoration of all disturbed areas, including placement of topsoil, seed, fertilizer and mulch and/or sod shall be done within 5 days of the completion of final grade.
8. Construction operations shall be scheduled and performed so that preventive soil erosion control measures are in place prior to excavation in critical areas and temporary stabilization measures are in place immediately following backfilling operations.
9. Special precautions will be taken in the use of construction equipment to prevent situations that promote erosion.
10. Proper dust control shall be maintained during construction by use of water trucks and/or chloride as required.
11. The Contractor shall be responsible for maintaining all temporary soil erosion control measures and removal of some upon authorized completion of project. Completion of project will not be authorized until all site work, home building, road work and utility construction is complete and all soils are stabilized.
12. Contractor shall not wash out concrete truck in roadway, but use a dedicated location.
13. Existing impervious surface 12,158 sqft. Proposed impervious surface 29,092 sqft.
14. The site has 15,488 CYD of excavated material to be removed for this project.

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET
S–E–S–C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S56	SEDIMENT TRAP		In small drainage areas, along construction site perimeters, and above check dams or drain inlets.
S58	INLET PROTECTION		Use at stormwater inlets, especially at construction sites.

- See detail page for S–E–S–C details

PROPOSED GRADING LEGEND

924 = PROPOSED 1 FT. CONTOUR
928 = PROPOSED 5 FT. CONTOUR
1.1% = SLOPE
942.23ME × = MATCH EXISTING ELEVATION
942.23 × = PROPOSED FINISHED GRADE ELEVATION

PROPOSED LEGEND

= CONCRETE SURFACE
= ASPHALT SURFACE
= MILL AND FILL SURFACE
= CONCRETE BARRIER CURB & GUTTER
= SPILL OUT CONCRETE CURB & GUTTER
= SIGN
= LIGHTPOLE
= WALL MOUNTED LIGHT
= ROOF MOUNTED LIGHT
= COLORED CONCRETE SURFACE
= ELECTRIC VEHICLE CHARGING STATION
= ELECTRIC VEHICLE CHARGING STATION CAPABLE
EV–I = ELECTRIC VEHICLE – INSTALLED
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MmC – MIAMI LOAM, 6 TO 12 PERCENT SLOPES

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R1C = SINGLE–FAMILY DWELLING
R2A & R2B = TWO–FAMILY DWELLING

CLIENT SIGMA ZETA HOUSING, LLC
LOCATION City of Ann Arbor
FOR 805 OXFORD RD.

ENGINEER'S OPINION OF PROBABLE COSTS
DATE: 10–13–2025
JOB # 33191
Prepared By: SETH GARNER

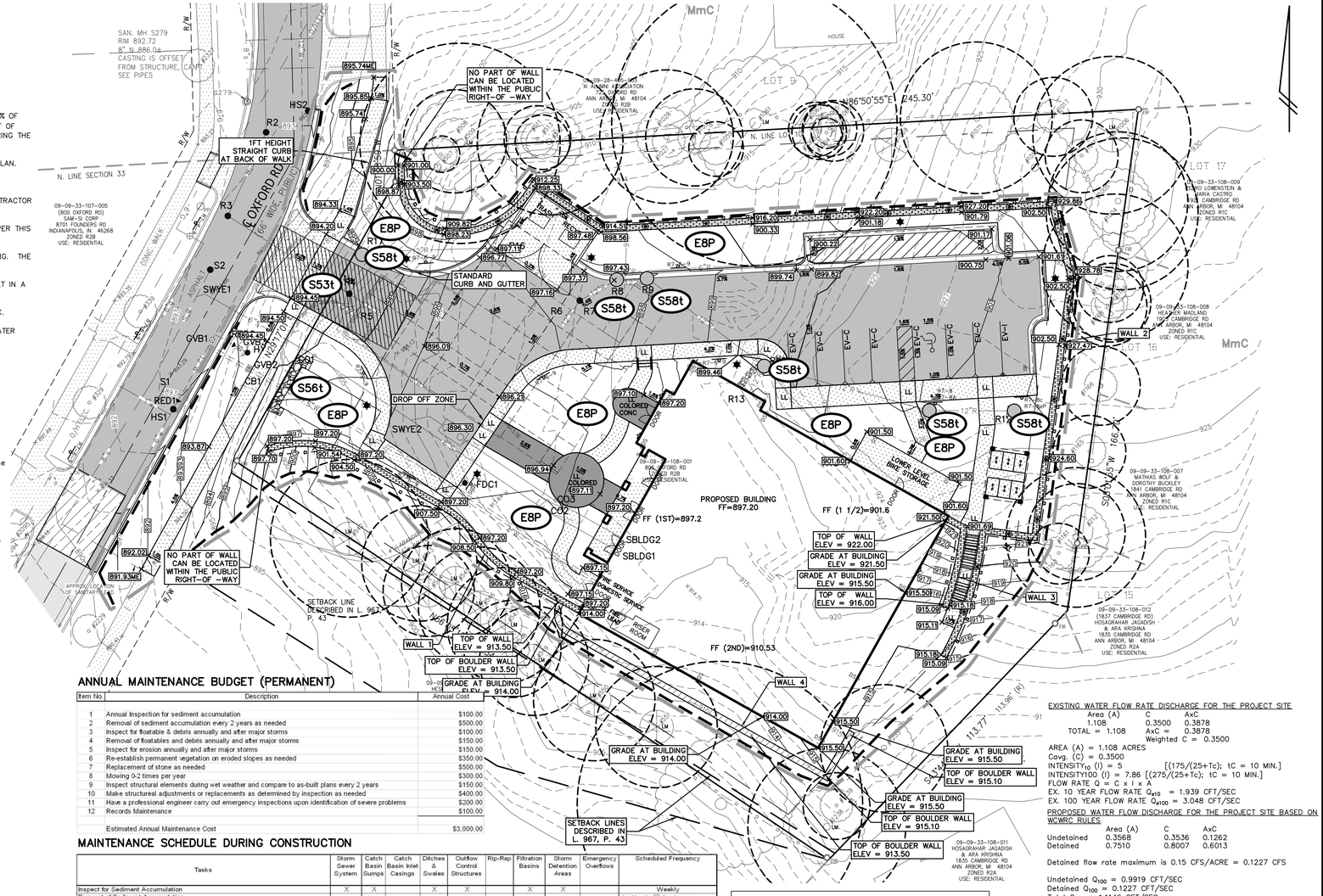
ITEM No.	ITEM DESCRIPTION	ESTIMATED QUANTITIES	UNIT	UNIT USED	PRICE	AMOUNT
	Soil Erosion Controls					
1	Inlet Filters	5	EA	$50.00		$250.00
2	Silt Fence	891	LF	$1.35		$1,202.85
3	Rip–Rap	2	SY	$42.78		$85.56
4	Stabilized Construction Access	1	LS	$580.00		$580.00
5	Dust Emission Control (Sweeping)	1	LS	$2,000.00		$2,000.00
6	Portable concrete washout container	1	EA	$3,000.00		$3,000.00
				Total Cost		$7,118.41
	Protection of all exposed soil surfaces from erosion should work discontinue					
1	Restoration – includes mulch & seed	1.108	ACRE	$500	MIN	$2000.00

EXCESS MATERIAL TO BE REMOVED PROMPTLY FROM THE SITE.

SEE LANDSCAPE PLAN FOR PERMANENT SEEDING MIX.

SEE REMOVAL PLAN FOR TREE PROTECTION FENCING.

CONSTRUCTION SEQUENCE – DATES TO BE DETERMINED
1. SOIL EROSION CONTROL PRE–GRADING MEETING.
2. INSTALL SILT FENCE, INLET FILTERS, TREE PROTECTION FENCING
3. PLACE STABILIZED CONSTRUCTION ACCESS
4. PERFORM REMOVALS
5. INSTALL UNDERGROUND DETENTION BASIN
6. GRADE SITE
7. INSTALL SEWER AND WATER MAIN AND LEADS.
8. PLACE INLET FILTERS ON NEW STORM SEWER INLETS
9. INSTALL ROAD, PLACE CURB AND PAVEMENT (FIRST COURSE)
10. START BUILDING CONSTRUCTION
11. INSTALL LANDSCAPING, SEED AND MULCH
12. REMOVE SEDIMENT FROM STORM WATER MANAGEMENT SYSTEM
13. COMPLETE CONSTRUCTION OF SITE
14. FINAL GRADING
15. PLACE FINAL COURSE OF PAVEMENT
16. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES ONCE SITE IS STABILIZED.



ANNUAL MAINTENANCE BUDGET (PERMANENT)

Item No.	Description	Annual Cost
1	Annual Inspection for sediment accumulation	$100.00
2	Removal of sediment accumulation every 2 years as needed	$500.00
3	Inspect for floatable & debris annually and after major storms	$100.00
4	Removal of floatables and debris annually and after major storms	$150.00
5	Inspect for erosion annually and after major storms	$150.00
6	Re–establish permanent vegetation on eroded slopes as needed	$350.00
7	Replacement of stone as needed	$500.00
8	Mowing 0-2 times per year	$300.00
9	Inspect structural elements during wet weather and compare to as-built plans every 2 years	$150.00
10	Make structureal adjustments or replacements as determined by inspection as needed	$400.00
11	Have a professional engineer carry out emergency inspections upon identification of severe problems	$200.00
12	Records Maintenance	$100.00
	Estimated Annual Maintenance Cost	$3,000.00

MAINTENANCE SCHEDULE DURING CONSTRUCTION

Tasks	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Casings	Ditches & Swales	Outflow Control Structures	Rip-Rap	Filtration Basins	Storm Detention Areas	Emergency Overflows	Scheduled Frequency
Inspect for Sediment Accumulation	X	X		X	X		X	X		Weekly
Removal of Sediment Accumulation	X	X		X	X		X	X		As Needed[1] & prior to turnover
Inspect for floatables and debris			X	X	X		X	X		Quarterly
Cleaning of floatables and debris			X	X	X		X	X		Quarterly & at turnover
Inspection for erosion				X	X		X	X		Weekly
Inspect following storms of 1 inch or more										As Needed
Re-establish permanent vegetation on eroded slopes				X			X	X		As Needed & at turnover
Replacement of stone					X	X				As Needed & prior to turnover
Mowing			X	X	X		X	X		0-2 Times per year
Inspect Stormwater system components during wet weather and compare to as-built plans by professional engineer				X	X		X	X		Annually and at turnover
Make adjustments or replacements as determined by annual wet weather inspection	X	X	X	X	X	X	X	X	X	As Needed

[1] As Needed for removal of sediment accumulation means when sediment has accumulated to a maximum of one foot.
During construction, it is the contractor's responsibility to perform the maintenance.
Immediately following construction, the contractor will have the storm water management system inspected by an engineer to verify grades of the detention and make recommendations for any necessary sediment removal.

MAINTENANCE SCHEDULE AFTER CONSTRUCTION (PERMANENT)

Tasks	Catch Basin Inlet Casings	Ditches and Swales	Outflow Control Structure	Rip-Rap	Filtration Basins	Storm Detention Areas	Emergency Overflow	Schedule
Inspect for Sediment Accumulation		X			X	X		Every 3-5 years as Needed[1]
Removal of Sediment Accumulation		X			X	X		As Needed[1][2]
Inspect for floatables and debris	X	X			X	X		Annually
Cleaning of floatables and debris	X	X			X	X		As Needed[2]
Inspection for erosion		X	X		X	X		Annually
Re-establish permanent vegetation on eroded slopes		X			X	X		As Needed
Replacement of stone			X	X				Every 3-5 years as Needed
Clean Streets								Semi-Annually
Mowing		X			X	X		0-2 Times per year[3]
Inspection stormwater system components during wet weather and compairing to as-built plans by professional engineer	X	X	X	X	X	X	X	Annually
Inspections for infiltration basins following storms of 1 inch or more						X		As Needed
Make adjustments or replacements as determined by annual wet weather inspection	X	X	X	X	X	X	X	As Needed
Keep records of all inspections and maintenance activities								Annually
Keep records of all costs for inspections, maintenance and repairs.								Annually

[1] As Needed means when ponded water is observed for more than 48 hours within the infiltration basin.
[2] As Needed means when sediment has accumulated to a maximum of one foot.
[3] Mowing is only allowed a maximum of twice per year.
Following construction, it will be the responsibility of the owner, Sigma Zeta Housing LLC., to perform the maintenance.
No chemicals are allowed in stormwater features or buffer zones with the following exception: invasive species may be treated with chemicals by a certified applicator. Mowing is only allowed twice per year.
The owner, Sigma Zeta Housing LLC., is required to pay for all maintenance activities on a continuing basis.

FERGERALD E.S. MAYNARD, P.E. D.L. MOORE ASSOCIATE T.L. BUTTERLAND, P.S.

WASHTENAW ENGINEERING COMPANY

CIVIL ENGINEERS • PLANNERS • SURVEYORS TRANSPORTATION ENGINEERS LANDSCAPE ARCHITECTS

ENGINEER'S CERTIFICATE OF OUTLET

Date September 26, 2025
Development Name 805 Oxford Rd.
Twp. of City of Ann Arbor Sec. 33
Washtenaw County, Michigan

I hereby certify that the existing Mallets Creek drain is the only reasonable available storm water outlet for the proposed storm water management system and that the existing drain has sufficient capacity to serve as an adequate outlet for the proposed system, without detriment to or diminution of the drainage service that the existing outlet presently provides.

Signed
Registered Professional Engineer of Michigan
SETH A. GARNER ENGINEER NO. 52511

S:\PROJECTS\805 OXFORD\CERTIFICATE OF OUTLET.doc

POST OFFICE BOX 1128 • 3029 WEST LIBERTY ROAD • SUITE 400 • ANN ARBOR, MICHIGAN 48106 • TELEPHONE 734-761-8800 • FAX 734-761-8820
www.washtenawengineering.com

EXISTING WATER FLOW RATE DISCHARGE FOR THE PROJECT SITE

	Area (A)	C	AxC
	1.108	0.3500	0.3878
TOTAL =	1.108	AxC =	0.3878
		Weighted C =	0.3500

AREA (A) = 1.108 ACRES
Cavg. (C) = 0.3500
$INTENSITY_{10}$ (I) = 5 [(175/(25+Tc); tC = 10 MIN.]
$INTENSITY_{100}$ (I) = 7.86 [(275/(25+Tc); tC = 10 MIN.]
FLOW RATE Q = C x I x A
EX. 10 YEAR FLOW RATE $Q_{\mu 10}$ = 1.939 CFT/SEC
EX. 100 YEAR FLOW RATE $Q_{\mu 100}$ = 3.048 CFT/SEC

PROPOSED WATER FLOW DISCHARGE FOR THE PROJECT SITE BASED ON WCWRC RULES

	Area (A)	C	AxC
Undeveloped	0.3568	0.3536	0.1262
Detained	0.7510	0.8007	0.6013

Detained flow rate maximum is 0.15 CFS/ACRE = 0.1227 CFS

Undeveloped Q_{100} = 0.9919 CFT/SEC
Detained Q_{100} = 0.1227 CFT/SEC
Total Q_{100} = 1.1146 CFT/SEC

The proposed storm water discharge from the site is less than the existing flow rate.

EMERGENCY OUTLET FLOW RATE FOR THE PROJECT SITE BASED ON WCWRC RULES

	Area (A)	C	AxC
Undeveloped	0.3568	0.3536	0.1262
Detained	0.7510	0.8007	0.6013
TOTAL =	1.1026	AxC =	0.7257
		Weighted C =	0.7275

Existing 10 year flow rate $Q_{\mu 10}$ = 1.939 CFS
Emergency discharge flow rate is based on the 10 year storm event.
Detained time of concentration based on detention time Tc = 209.62 minutes.
$I_{\mu 10}$ = 175/(25+209.62) = 0.7459
$Q_{\mu 10}$ = C x I x A = 0.5426 CFS

The emergency outflow from the site is less than the existing. The receiving 18" RCP pipe in Hill St. has an estimated capacity of 5.46 CFS.

No detriment to downstream properties is expected as part of this development.

Emergency OUTLET Design

	Basin:	A
Design Requirements:		
Tc for 100 Year Flood Volume Storage Calculation		
Calculate Qo		
A =	0.7176	Acres
C =	0.81	
Qa =	0.15	cfs/acre * Acres
Qa =	0.10764	cfs
Qo =	Qa/(A*C)	
Qo =	0.18468	cfs/(ac-imp)
Calculate Storage Time for 100 year storm event		
Tc =	-25 + (10312.5/Qo)^.5	
Tc =	211.30	min

Know what's below. Call before you dig.

BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY: ARBOR LAND CONSULTANTS, DATED: 4–25–25, JOB NO. 09625.

LEGEND

☆ = LIGHT POLE
= UTILITY POLE
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= HYDRANT
SE = SPOT ELEV.
= POST
= GATE VALVE
= SIGN
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= END SECTION
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= FENCE
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4–16–2026 CITY REVISIONS, 4–29–2026 REVISED SITE PLAN.

SCALE 40
0 10 20
SCALE: 1"=20'

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

STATE OF MICHIGAN JOSEPH K. MAYNARD ENGINEER No. 52559 LICENSED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
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CLIENT
SIGMA ZETA HOUSING, LLC.
3205 PLAYERS LN
MEMPHIS, TN 38125

PROJECT
805 OXFORD ROAD

SHEET
GRADING AND SOIL EROSION CONTROL PLAN

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
DATE 10–16–2025 JOB NO. 33191
DWG NO. 191–grd
FIELD BOOK –
FILE NO. 10943

C8.0
SHEET

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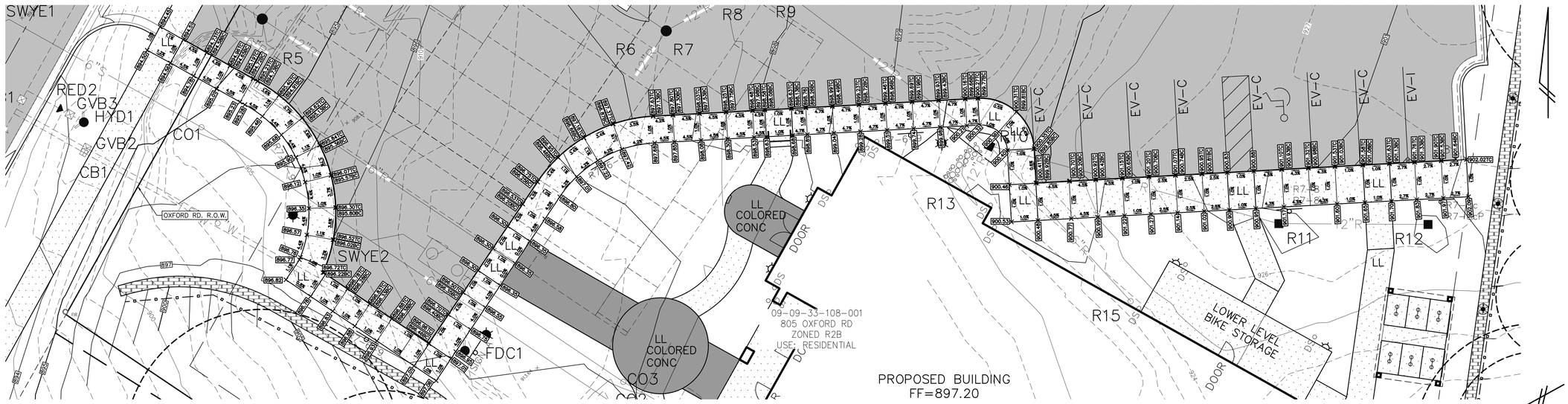
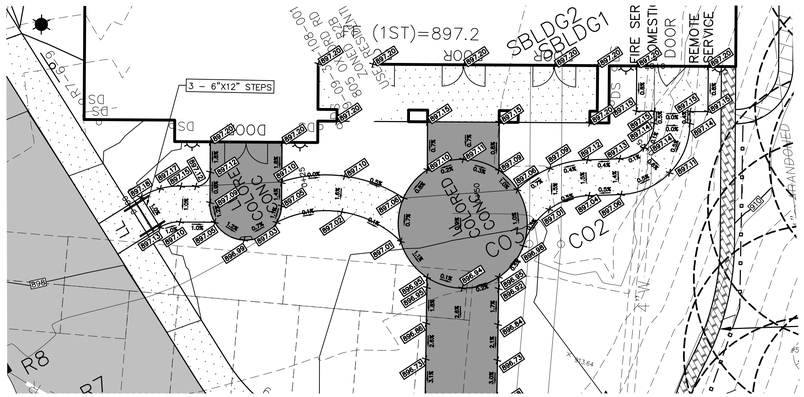
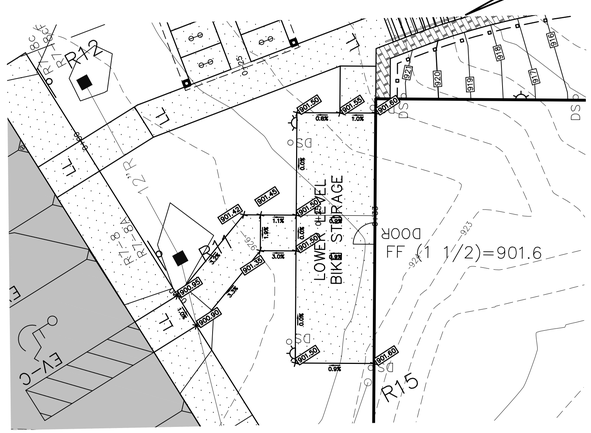


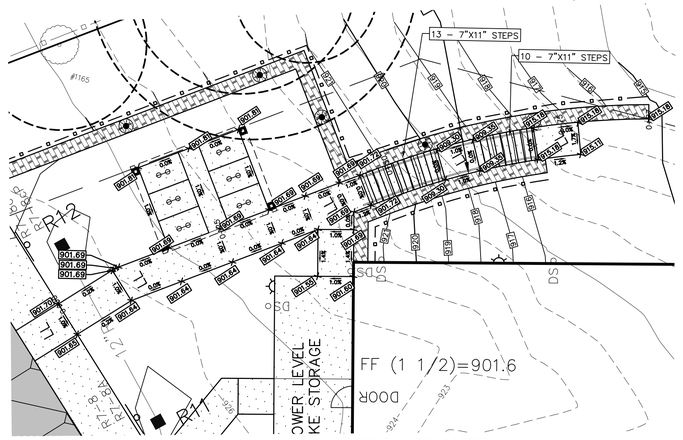
SIDEWALK ENTRANCE DRIVE TO END
STA 0+00 TO STA 3+25



SIDEWALK FRONT OF BUILDING
STA 0+00 TO STA 0+87



SIDEWALK MID-LEVEL ENTRANCE
STA 0+00 TO STA 0+30



SIDEWALK REAR YARD ACCESS
STA 0+00 TO STA 0+87

PROPOSED GRADING LEGEND

- 924 = PROPOSED 1 FT. CONTOUR
- 925 = PROPOSED 5 FT. CONTOUR
- 1.1% = SLOPE
- 942.23ME × = MATCH EXISTING ELEVATION
- 942.23 × = PROPOSED FINISHED GRADE ELEVATION

PROPOSED LEGEND

- = CONCRETE SURFACE
- = ASPHALT SURFACE
- = MILL AND FILL SURFACE
- = CONCRETE BARRIER CURB & GUTTER
- = SPILL OUT CONCRETE CURB & GUTTER
- = SIGN
- = LIGHTPOLE
- = WALL MOUNTED LIGHT
- = ROOF MOUNTED LIGHT
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- = ELECTRIC VEHICLE CHARGING STATION
- = ELECTRIC VEHICLE CHARGING STATION CAPABLE
- EV-I = ELECTRIC VEHICLE – INSTALLED
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WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

MmC – MIAMI LOAM, 6 TO 12 PERCENT SLOPES

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

R1C = SINGLE-FAMILY DWELLING
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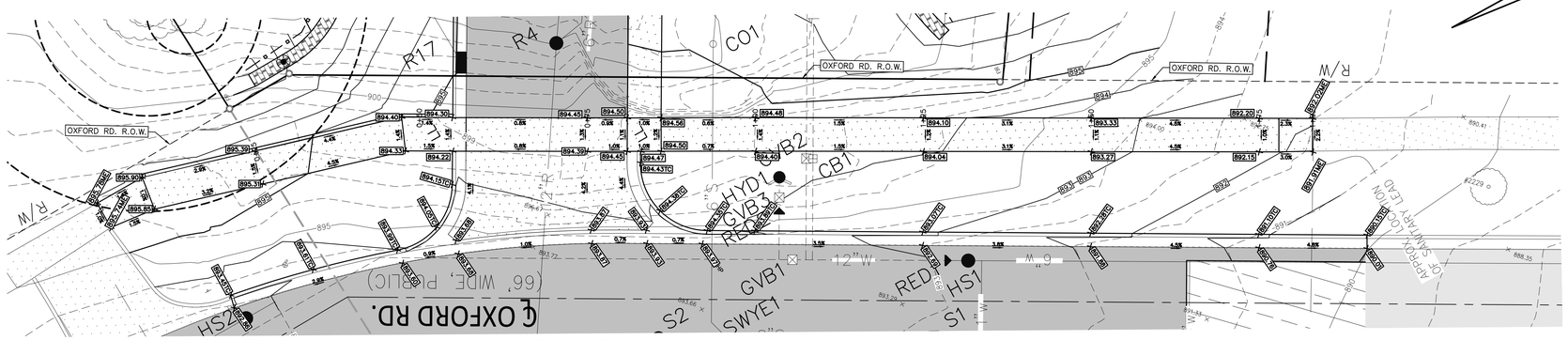

SIDEWALK OXFORD ROAD
STA 0+00 TO STA 1+83

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0 5 10
SCALE: 1"=10'

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PROJECT
805 OXFORD ROAD

SHEET
GRADING DETAILS

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
DATE 10-16-2025 JOB NO. 33191
FIELD BOOK – DWG NO. 191-grd-det
FILE NO. 10943
SHEET C8.1

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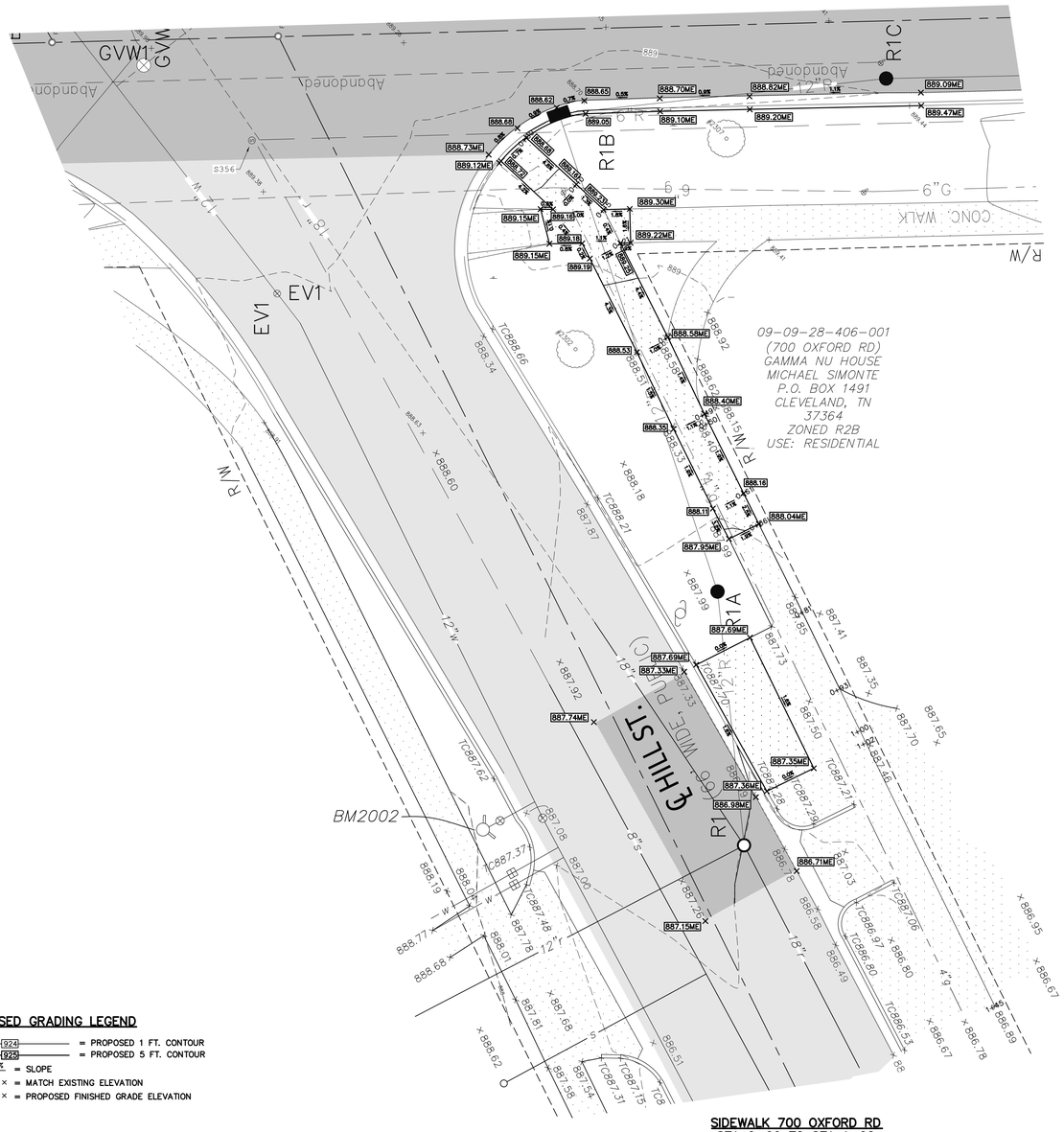
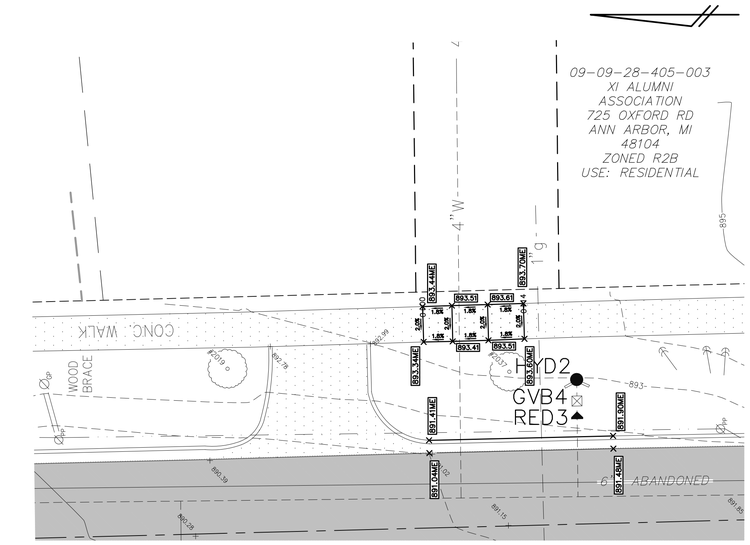


SIDEWALK 700 OXFORD RD
STA 0+00 TO STA 1+02



SIDEWALK 725 OXFORD ROAD
STA 0+00 TO STA 0+14

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SCALE: 1"=10'

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GRADING DETAILS

SHEET

PROJECT **SIGMA ZETA HOUSING, LLC.**

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WASHTENAW COUNTY • MICHIGAN
DATE 2–24–2026 JOB NO. 33191
DWG NO. 191-grd-det
FIELD BOOK –
FILE NO. 10943

SHEET **C8.2**

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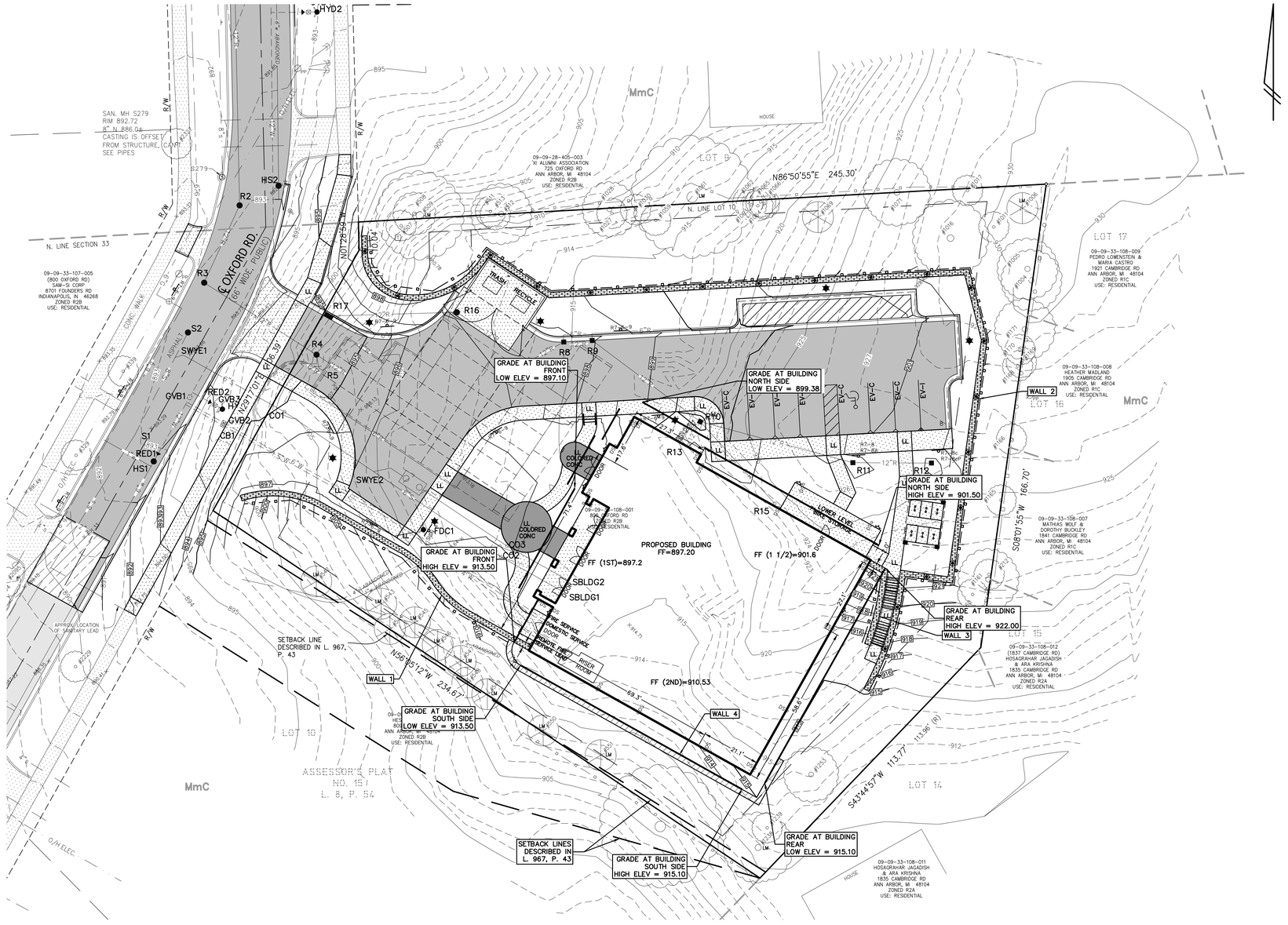
HYD2
SAN. MH S279
RIM 892.72
8" N 886.02
CASTING IS OFFSET FROM STRUCTURE, CONFIRM SEE PIPES
S279
HS2
R2
R3
N. LINE SECTION 33
09-09-33-107-005
(800 OXFORD RD)
SAM-SI CORP
8701 FOUNDERS RD
INDIANAPOLIS, IN 46268
ZONED R2B
USE: RESIDENTIAL
℄ OXFORD RD.
(66' WIDE, PUBLIC)
CONC. WALK
ASPHALT
S2
SWYE1
GVB1
RED2
GVB3
GVB2
CO1
CB1
S1
RED1
HS1
R17
R16
R4
R5
R8
R9
GRADE AT BUILDING FRONT LOW ELEV = 897.10
GRADE AT BUILDING NORTH SIDE LOW ELEV = 899.38
TRASH
RECYCLE
EV-C
EV-I
W9
WALL 2
MmC
LOT 16
LOT 17
09-09-33-108-009
PEDRO LOWENSTEIN &
MARIA CASTRO
1921 CAMBRIDGE RD
ANN ARBOR, MI 48104
ZONED R1C
USE: RESIDENTIAL
09-09-33-108-008
HEATHER MADLAND
1905 CAMBRIDGE RD
ANN ARBOR, MI 48104
ZONED R1C
USE: RESIDENTIAL
09-09-28-405-003
XI ALUMNI ASSOCIATION
725 OXFORD RD
ANN ARBOR, MI 48104
ZONED R2B
USE: RESIDENTIAL
HOUSE
LOT 9
N86°50'55"E 245.30'
N. LINE LOT 10
N01°28'54"W 116.04'
S08°01'55"W 166.70'
R7-8
R7-9
R7-10
R7-11
R7-12
R7-13
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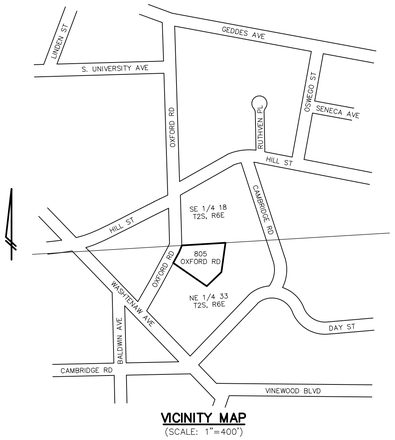
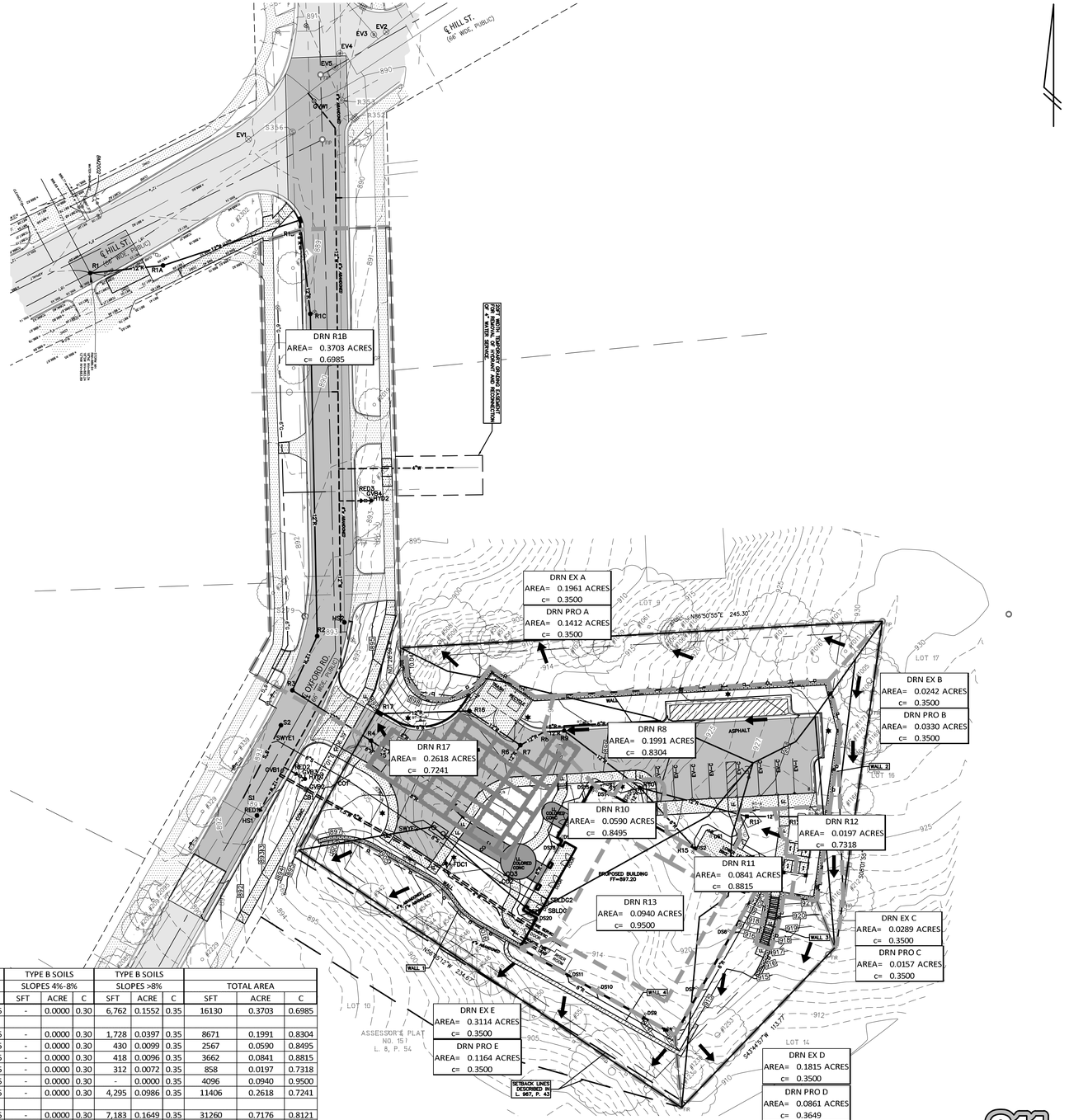


VICINITY MAP
(SCALE: 1"=400')

NOTES:

STORM STRUCTURES R17 AND R1B SHALL BE CITY OF ANN ARBOR HIGH CAPACITY STRUCTURES.



PROPOSED UTILITY LEGEND

- ■ = CATCH BASIN
- ● = MANHOLE
- ⌒ = END SECTION
- 18"R = STORM SEWER
- (UD) = UNDER DRAIN
- COo = CLEANOUT
- □ = OIL/GREASE SEPARATOR
- 8"S = SANITARY SEWER
- 6"S = SANITARY SERVICE
- 8"W = WATER MAIN
- 1"W = WATER SERVICE
- ⊠ = GATE VALVE IN BOX
- ⊗ = GATE VALVE IN WELL
- ◥ = HYDRANT
- ⊞ = CURB BOX
- ◂ = REDUCER
- YD = YARD DRAIN
- ⌐ = FDC BUILDING CONNECTION
- G = GAS SERVICE
- ⊕ = GAS GATE VALVE
- UGE = UNDERGROUND ELECRIC SERVICE
- DSo = DOWNSPOUT

PROPOSED GRADING LEGEND

- 924 = PROPOSED 1 FT. CONTOUR
- 925 = PROPOSED 5 FT. CONTOUR
- 1.1% = SLOPE
- 942.23ME × = MATCH EXISTING ELEVATION
- 942.23 × = PROPOSED FINISHED GRADE ELEVATION

PROPOSED LEGEND

- = CONCRETE SURFACE
- = ASPHALT SURFACE
- = MILL AND FILL SURFACE
- = CONCRETE BARRIER CURB & GUTTER
- = SPILL OUT CONCRETE CURB & GUTTER
- = SIGN
- = LIGHTPOLE
- = WALL MOUNTED LIGHT
- = ROOF MOUNTED LIGHT
- = COLORED CONCRETE SURFACE
- = ELECTRIC VEHICLE CHARGING STATION
- = ELECTRIC VEHICLE CHARGING STATION CAPABLE
- EV–I = ELECTRIC VEHICLE – INSTALLED
- EV–C = ELECTRIC VEHICLE – CAPABLE
- NON–EV = ELECTRIC VEHICLE – NON–CAPABLE
- = WALL
- = BOULDER WALL

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

MrnC – MIAMI LOAM, 6 TO 12 PERCENT SLOPES

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

R1C = SINGLE–FAMILY DWELLING
R2A & R2B = TWO–FAMILY DWELLING

PROPOSED DRAINAGE AREAS	WATER			ROOF, ASPHALT OR CONCRETE TYPE B SOILS			TYPE B SOILS SLOPES < 4%			TYPE B SOILS SLOPES 4%-8%			TYPE B SOILS SLOPES >8%			TOTAL AREA		
NAME	SFT	ACRE	C	SFT	ACRE	C	SFT	ACRE	C	SFT	ACRE	C	SFT	ACRE	C	SFT	ACRE	C
DRN R1B	-	0.0000	1.00	9,368	0.2151	0.95	-	0.0000	0.25	-	0.0000	0.30	6,762	0.1552	0.35	16130	0.3703	0.6985
DRN R8	-	0.0000	0.00	6,943	0.1594	0.95	-	0.0000	0.25	-	0.0000	0.30	1,728	0.0397	0.35	8671	0.1991	0.8304
DRN R10	-	0.0000	0.00	2,137	0.0491	0.95	-	0.0000	0.25	-	0.0000	0.30	430	0.0099	0.35	2567	0.0590	0.8495
DRN R11	-	0.0000	0.00	3,244	0.0745	0.95	-	0.0000	0.25	-	0.0000	0.30	418	0.0096	0.35	3662	0.0841	0.8815
DRN R12	-	0.0000	0.00	546	0.0125	0.95	-	0.0000	0.25	-	0.0000	0.30	312	0.0072	0.35	858	0.0197	0.7318
DRN R13	-	0.0000	0.00	4,096	0.0940	0.95	-	0.0000	0.25	-	0.0000	0.30	-	0.0000	0.35	4096	0.0940	0.9500
DRN R17	-	0.0000	0.00	7,111	0.1632	0.95	-	0.0000	0.25	-	0.0000	0.30	4,295	0.0986	0.35	11406	0.2618	0.7241
DRN BASIN A	-	0.0000	1.00	24,077	0.5527	0.95	-	0.0000	0.25	-	0.0000	0.30	7,183	0.1649	0.35	31260	0.7176	0.8121
DRN EX A	-	0.0000	1.00	-	0.0000	0.95	-	0.0000	0.25	-	0.0000	0.30	8,544	0.1961	0.35	8544	0.1961	0.3500
DRN EX B	-	0.0000	1.00	-	0.0000	0.95	-	0.0000	0.25	-	0.0000	0.30	1,054	0.0242	0.35	1054	0.0242	0.3500
DRN EX C	-	0.0000	1.00	-	0.0000	0.95	-	0.0000	0.25	-	0.0000	0.30	1,261	0.0289	0.35	1261	0.0289	0.3500
DRN EX D	-	0.0000	1.00	-	0.0000	0.95	-	0.0000	0.25	-	0.0000	0.30	7,905	0.1815	0.35	7905	0.1815	0.3500
DRN EX E	-	0.0000	1.00	-	0.0000	0.95	-	0.0000	0.25	-	0.0000	0.30	13,564	0.3114	0.35	13564	0.3114	0.3500
DRN PRO A	-	0.0000	1.00	-	0.0000	0.95	-	0.0000	0.25	-	0.0000	0.30	6,150	0.1412	0.35	6150	0.1412	0.3500
DRN PRO B	-	0.0000	1.00	-	0.0000	0.95	-	0.0000	0.25	-	0.0000	0.30	1,437	0.0330	0.35	1437	0.0330	0.3500
DRN PRO C	-	0.0000	1.00	-	0.0000	0.95	-	0.0000	0.25	-	0.0000	0.30	686	0.0157	0.35	686	0.0157	0.3500
DRN PRO D	-	0.0000	1.00	93	0.0021	0.95	-	0.0000	0.25	-	0.0000	0.30	3,661	0.0840	0.35	3754	0.0861	0.3649
DRN PRO E	-	0.0000	1.00	-	0.0000	0.95	-	0.0000	0.25	-	0.0000	0.30	5,070	0.1164	0.35	5070	0.1164	0.3500

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

BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY: ARBOR LAND CONSULTANTS, DATED: 4–25–25, JOB NO. 09625.

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL: 734–761–8650

WASHTENAW ENGINEERING

CLIENT
SIGMA ZETA HOUSING, LLC
3205 PLAYERS LN
MEMPHIS, TN 38125

PROJECT
805 OXFORD ROAD

SHEET
STORM WATER MANAGMENT DRAINAGE AREA PLAN

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
DATE 10–16–2025
JOB NO. 33191
DWG NO. 191–swm–dm
FIELD BOOK –
FILE NO. 10943
SHEET C9.0

LEGEND

- ☆ = LIGHT POLE
- ○ = UTILITY POLE
- ⚓ = GUY ANCHOR
- ◇ = HYDRANT
- 890.23 = SPOT ELEV.
- ⊗ = POST
- ⊗ = MANHOLE
- ⊗ = GATE VALVE
- ⊡ = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- ⊡ = CATCHBASIN
- ◡ = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- = EXISTING STORM
- = EXISTING SANITARY
- = EXISTING WATER
- = EXISTING GAS
- = EXISTING ELECTRIC
- = EXISTING TELEPHONE

BENCHMARK *BM2000=SET SPIKE IN SE FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 810 OXFORD RD, ELEV=891.46 (NAVD 88).*
BM2001=SET SPIKE IN E FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 800 OXFORD RD, ELEV=894.70 (NAVD 88).
BM2002=TOP NUT ON HYDRANT, EASTERLY OF DRIVE TO 1705 HILL ST AND NORTHERLY OF HILL ST, ELEV=890.27 (NAVD 88).

REVISIONS *12–05–2025 REVISED SITE PLAN, 1–19–2026 REVISED SITE PLAN*
2–4–2026 REVISED SITE PLAN, 2–26–2026 REVISED SITE PLAN
3–4–2026 REVISED SITE PLAN, 3–11–2026 REVISED SITE PLAN
4–16–2026 CITY REVISIONS, 4–29–2026 REVISED SITE PLAN.

SCALE 0 10 20 40
SCALE: 1"=20'

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

STATE OF MICHIGAN
JOSEPH K. MAYNARD
ENGINEER
No. 52559
LICENSED PROFESSIONAL ENGINEER

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"BASIN A" STORM WATER MANAGEMENT CALCULATIONS

Standard Method Runoff Volume Work Sheets

Project: 805 Oxford Road
Basin: Underground Detention Basin A
By: Seth Garner, P.E.
Date: 4/16/2026

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

Total Site area = 1.1079 Ac
Onsite Disturbed Site Area = 0.8306 Ac
% Disturbed = 75 %
Total Tributary area Excluding "Self-Crediting" BMPS = 0.7176 Ac

Rational Method Variables

Cover Type	Soil Type	Proposed Soil Slope	Area (ft2)	Area(acre)	Runoff Coefficient C	(C)(Area)
Impervious	B	2%	24,077	0.5527	0.95	0.5251
Pervious	B	<4%	0	0.0000	0.25	0.0000
Pervious	B	4%-8%	0	0.0000	0.3	0.0000
Pervious	B	8%>	7,183	0.1649	0.35	0.0577
					Σ(C)(Area) =	0.5828
					Σ(Area) =	0.7176
					Weighted C = Σ(C)(Area)/Σ(Area) =	0.8122

NRCS Variables - Pervious Cover

Cover Type	Soil Type	Pervious Slope	Area (ft2)	Area(acre)	Curve Number	(CN)(Area)
Open Space-Good	B		7,183	0.1649	61	10.06
Open Space-Good	D		0	0.0000	80	0.00
					Σ(CN)(Area) =	10.06
					Σ(Area) =	0.1649
					Weighted CN = Σ(C)(Area)/Σ(Area) =	61.01

NRCS Variables - Impervious Cover

Cover Type	Soil Type	Impervious Slope	Area (ft2)	Area(acre)	Curve Number	(CN)(Area)
Paved	B		24,077	0.5527	98	54.17
					Σ(CN)(Area) =	54.17
					Σ(Area) =	0.5527
					Weighted CN = Σ(C)(Area)/Σ(Area) =	98.00

W2 First Flush

Vff = (1")(1/12")(43560ft3/1ac)AC

Total Area A = 0.72 Ac
Weighted C C = 0.8122
Vff = 2,116 cft

W3 Pre-development Bankfull Runoff Calculation (Vbfpre)

NRCS Variables - Pervious Cover

Cover Type	Soil Type	Pervious Slope	Area (ft2)	Area(acre)	Curve Number	(CN)(Area)
Meadow	B		31,260	0.7176	58	41.62
Meadow	D		0	0.0000	78	0.00
					Σ(CN)(Area) =	41.62
					Σ(Area) =	0.7176
					Weighted CN = Σ(C)(Area)/Σ(Area) =	58.00

Existing Cover Type = Meadow
2year/24 hour storm event P = 2.35 inches
Curve Number for Good Cover Woods or Meadow CN = 58.00
S = (1000/CN) - 10 = 7.241379 inches
Q = (P-0.2S)²/(P+0.8S) = 0.099852 inches
Total Site Area (SF) excluding "Self-Crediting" BMPs Area = 31,260 square feet
Vbfpre = Q(1/12)Area = 260 ft³

W4 Pervious Cover Post-development Bankfull Runoff Calculation (Vbfpost)

2year/24 hour storm event P = 2.35 inches
Pervious Curve Number from W1 = 61.01
S = (1000/CN) - 10 = 6.390756 inches
Q = (P-0.2S)²/(P+0.8S) = 0.153949 inches
Pervious Cover Area from W1 = 7,183 square feet
Vbfpost = Q(1/12)Area = 92 ft³

W5 Impervious Cover Post-development Bankfull Runoff Calculation (Vbfimp-post)

2year/24 hour storm event P = 2.35 inches
Impervious Curve Number from W1 = 98.00
S = (1000/CN) - 10 = 0.204082 inches
Q = (P-0.2S)²/(P+0.8S) = 2.121674 inches
Impervious Cover Area from W1 = 24,077 square feet
Vbfimp-post = Q(1/12)Area = 4,257 ft³

W6 Pervious Cover Post-development 100-Year Storm Runoff Calculation ($V_{100\text{-per-post}}$)

100year/24 hour storm event P = 5.11 inches
Pervious Curve Number from W1 = 61.01
S = (1000/CN) - 10 = 6.390756 inches
Q = (P-0.2S)²/(P+0.8S) = 4.873 inches
Impervious Cover Area from W1 = 24,077 square feet
$V_{100\text{-imp-post}}$ = Q(1/12)Area = 9,777 ft³

"BASIN A" STORM WATER MANAGEMENT CALCULATIONS (CONTINUED

W8 Determine Time of Concentration for Applicable Flow Types (Tc-hrs)

Flow Type	K	Change in Elevation	Length (L)	Slope % (S*100)	$S^{0.5}$	V=K*$S^{0.5}$	Tc = L/(V*3600)
Sheet Flow*	0.48	0.75	24	3.13	1.77	0.85	0.01
Waterway	1.2	1.05	210	0.5	0.71	0.85	0.07
Small Trib.	2.1						
					Total Tc =		0.08

*Sheet flow cannot exceed 300 feet. Anything beyond this is considered waterway.

W9 Runoff Summary & Onsite Infiltration Requirement

First Flush Volume Vff = 2,116 ft³
Pervious-Post Development Bankfull Runoff Volume Vbf-per-post = 92 ft³
Impervious Cover Post-Development Bankfull Runoff Volume Vbf-imp-post = 4,257 ft³
Total BF Volume Vbf-post = 4,349 ft³
Pervious - Post Development 100-year Runoff Volume $V_{100\text{-per-post}}$ = 860 ft³
Impervious Cover Post-Development 100-year Runoff Volume $V_{100\text{-imp-post}}$ = 9,777 ft³
Total 100-year Volume V_{100} = **10,637** ft³

Determine Onsite Infiltration Requirement
Subtract the Pre-Development Bankfull from the Post Development Bankfull Volume
Total Post-Development Bankfull Volume Vbfpost = 4,349 ft³
Pre-Development Bankfull Runoff Volume Vbfpre = 260 ft³
Bankfull Volume Difference = 4,089 ft³

Compare the Bankfull Volume Difference with the First Flush Volume.
The greater of the two is the Onsite Infiltration Requirement.
Onsite Infiltration Requirement V_{inf} = **4,089** ft³

W10 Detention/Retention Requirement

Detention

Peak of Unit Hydrograph Qp=238.6Tc$^{-0.92}$ = 1.893 cfs/in-mi²
Total Site Area (ac) excluding "Self Crediting" BMPs Area = 0.7176 ac
$Q_{100} = Q_{100\text{-per}} + Q_{100\text{-imp}}$ = 6.3093324 in
Peak Flow PF =Qp*Q100*Area/640 = 13.391726 cfs
Δ = PF - 0.15 Area = 13.284066 cfs
Vdet = (Δ/PF)*$V_{100\text{-post}}$ = **10,552** ft³

W11 Determine Applicable BMPs and Associated Volume Credits

Proposed BMP	Infiltration Area (ft2)	Storage Volume Surface (ft3)	Storage Volume Soil (ft3)	Avg. Design Infiltration Rate	Infiltration Volume During Storm (ft3)	Total Volume Reduction (ft3)
Porous Pavement w/ Infiltration Bed						
Infiltration Trench						
Subsurface Infiltration Bed						
Structural Infiltration Basin						
Rain Garden / Bioretention						
Dry Well						
Bioswale						
Vegetated Filter Strip						
Green Roof						

Total Volume Reduction Credit by Proposed Structural BMPs = 0 ft³
MAXIMUM allowed Volume Reduction Credit (Vdet) = 0 ft³
Runoff Volume Infiltration Requirement (Vinf) from W9 = 4,089 ft³
Runoff Volume Credit = -4,089 ft³

W12 Natural Features Inventory

Existing Natural Resources	Mapped (yes,no, n/a)	Total Area (ac)	Protected/ Undisturbed Area (ac)
Waterbodies	N/A		
Floodplains	N/A		
Riparian Areas	N/A		
Wetlands	N/A		
Woodlands	N/A		
Natural Drainage Area	N/A		
Steep Slopes, 15%-25%	N/A		
Steep Slopes, over 25%	N/A		
Special Habitat Areas	N/A		
Other	N/A		
Total Existing (ac)		0	

W13 Summary

A. Storm Water Management Summary

Minimum Onsite Infiltration Requirement, Vinf = 4,089 cft
Designed/Provided BMP Volume = 0 cft
% Minimum Required Infiltration Provided = 0 %
Total Calculated Detention Volume, Vdet = 10,552 cft
Net Required Detention Volume
(Vdet - Designed/Provided Infiltration Volume) = 10,552 cft
B. Detention Volume Increase for sites where the required infiltration cannot be achieved.
% Required Infiltration NOT provided
(100%-%Minimum Required Infiltration Provided) 100 %
Net % Penalty
(20% x %Required Infiltration NOT Provided) 20 %
Total Required Detention Volume, including penalty
[(100% + Net % Penalty) x Net Required Detention Volume)] 12,662 cft

"BASIN A" STORM WATER STORAGE CALCULATIONS

UNDERGROUND DETENTION BASIN "A" CALCULATIONS
PROJECT NAME: 805 Oxford Rd.
Design By: Seth Garner, P.E. **Date:** 4/16/2026

100 YEAR FLOOD VOLUME STORAGE
V100 = 12662 cft

BANKFULL FLOOD VOLUME:
Vbf = 4349

FIRST FLUSH VOLUME
Vff = 2116 cf

STORAGE ANALYSIS

Pond Area Elevation	Area A	Vol A (cft)	Cumulative Vol (cft)
893.41	3750	1356	16756
893	3750	3308	17399
892	3750	3308	14092
891	3750	3308	10784
890	3750	3308	7476
889	3750	3308	4168
888	3750	860	860
887.74	3750	0	0
	TOTAL VOLUME (A)	19756	CF

Storage Elev Calc: First Flush (Xff) Xff = 888.38
Storage Elev Calc: Bankfull (Xbf) Xbf = 889.05
Storage Elev Calc: 100 year X100 = 891.57

OUTLET CONTROL STRUCTURE DESIGN

FIRST FLUSH:

Calculate Allowable Release Rate for First Flush Runoff (Vff)
Qff = Vff/(24 hrs*(3600 s/hr))
Qff = 0.024 cfs

Calculate Average Head for First Flush Runoff
"assume trapezoidal cross section
H(average) = .2(3'(Xff-Xbot)
H(average) = 0.43 ft

Calculate Orifice Area Required for First Flush Discharge
Aff= Qff/(0.62*(2*g*h)^.5)
Aff = 0.0074 sft

Calculate # of Orifice Openings
Orifice Diam. = 1 1/8 inches
Area = 0.009902908 sft
# openings = Aff/(Area of orifice)
# openings = 1.07
 # openings required = 1.00
Total Area of orifice = 0.00690 sft

Calculate Detention Time for Orifice Openings
Qff(new) = Aff(0.62x2*g*Have)^.5
Qff(new) = 0.022 cfs
Tff(new) = Vff/Qff(new)
Tff(new) = 96181.81818 sec
Tff(new) = 26.72 **hours**
> 24 hour minimum time for discharge

BANKFULL FLOOD
Check FF Orifice to Determine Whether Adequate for BF Discharge in Allowable T(36<T<48 hrs)
Calculate Average Head for First Flush Runoff Orifice
"assume trapezoidal cross section
H(average) = .2(3'(Xbf-Xbot)
H(average) = 0.87 ft

Calculate Q Utilizing First Flush Orifice
Qbf= Aff(0.62x2*g*Hbf)^.5
Qbf = 0.032 cfs

Calculate Time for Bankfull Discharge (36 hrs< Tbf < 48 hrs)
Tbf = Vbf/Qbf
Tbf = 135906.25 sec
Tbf = 37.8 hours

Determine Additional Orifice Required for Bankfull Discharge Within 48 hrs
T(target) = 40 hrs
V(remaining) = Vbf - Vff
V(remaining) = 2233 cf
T(remaining) = T(target) - Tff
T(remaining) = 13.3 hrs
Calculate Q and V for Remaining Time
Hbf = 2/3(Xbf-(Xff+.05*Xbot)
Hbf = 1.09 ft
Qbff = 0.62*Aff*(2*g*Hbf)^.5
Qbff = 0.0358 cfs
V = T(remaining)*Qbff
V = 1714 cf
Calculate Discharge Volume for Bankfull Orifice
Vbfb = Vrem - V
Vbfb = 519 cft
Qbfb = Vbfb/Trem
Qbfb = 0.01086 cfs
Hbf = 2/3(Xbf - Xff)
Hbf = 0.44667 ft
Abf = Qbf/(0.62*(2*g*h)^.5)
Abf = 0.00527 sft

Calculate # of Orifice Openings
Orifice Diam. = 7/8 inches
Area of orifice = 0.00418 sft
Calculate # of Orifice Required
= 0.7820
 # openings required = 1.00
Total Area of orifice = 0.00418 sft

Check Time for Bankfull Discharge (36 hrs< Tbf < 48 hrs)
Qbfb = 0.62*Aff*(2*g*Hbf)^.5
Qbfb = 0.01389 cfs
Tbf = Tff(new)+Vrem/(Qbff+ Qbfb)/(3600sec/1hr)]
Tbf = 39.2 hrs

100 YEAR FLOOD
Maximum Allowable Flow = Qa
Qa = 0.15 * Total Area Tributary to Basin(acres)
Qa = 0.15 * 0.7176
Qa = 0.108 cfs

Calculate Q100 (flow not accomodated by FF or BF orifice under 100 year conditions)
Hbf = X100-Xff
Hbf = 3.2 ft
Hff = X100-Xbot
Hff = 5.8 ft
Qff + Qbf = (0.62)(Aff)(2gHff)^.5 + (0.62)(Abf)(2gHbf)^.5
Qff + Qbf = 0.1043 cfs

Calculate Q100
Q100 = Qa - (Qff+Qbf)
Q100 = 0.004 CFS

Calculate Orifice Area required to Discharge Q100
H100 = X100-Xbf
H100 = 2.5 ft
Atot = Q100/(0.62(2*g*H100)^.5)
Atot = 0.00047 sft

Calculate # of Orifice Openings
Orifice Diam. = 7/8 inches
Area of orifice = 0.00418 sft
Calculate # of Orifices Needed
Orifice = Atot/(Area of Orifice)
Orifice = 0.11
 # openings required = 0.00
Check allowable flow rate is not exceeded.
Qact = Qff + Qbf + 0.62*#orifice*Aorifice*(2gH100)^0.5
Qact = 0.104 cfs

Check Time for 100-year Storm Discharge (T100 < 72 hrs)
Discharge through ff orifices
Hall = 2/3(X100-Xbf)+(Xb4Xbot)
Hall = 2.99 ft
Qall = (0.62)(#ffforifs)(Affforiff(2gHall)^0.5
Qall = 0.059 cfs
Discharge through Bf orifices
Hbf = 2/3(X100-Xbf)+(Xb4Xff)
Hbf = 2.35 ft
Qbf+100 = (0.62)(#Bforifs)(Abforiff(2gHbf)^0.5
Qbf+100 = 0.032 cfs
Discharge through 100yr orifices
H100 = 2/3(X100-Xbf)
H100 = 1.68 ft
Q100 = (0.62)(#100orifs)(A100orifi(2gH100)^0.5
Q100 = 0.000 cfs
Time to Discharge
Vrem = V100-Vbf
Vrem = 8313 cft
T100 = Tbf + Vrem/[(Qall + Qbf+100 +Q100)/(3600sec/1hr)]
T100 = 64.58 hrs

ORIFICE TABLE

CALCULATED ELEVATION	ORIFICE #	DIAM. (IN)
887.74	1	1 1/8
888.38	1	7/8
889.05	0	7/8

FIRST FLUSH CALCULATIONS

SIGMA ZETA HOUSING
ANN ARBOR, MI
WASHTENAW ENGINEERING
9/10/2025

StormTrap — StormSettler

StormSettler Design Overview Designer: BAH

Design Criteria
Authority Having Jurisdiction: City of Ann Arbor
Removal Requirement: Pretreatment (50% TSS)

Sizing Overview
The StormSettler treatment device, manufactured by StormTrap, is a highly efficient stormwater treatment settling device that improves the quality of stormwater runoff. StormSettler is the first hydrodynamic separator in the stormwater industry to utilize tube settling packs and upflow patterns to promote settlement and capture of sediments. Designed using computational fluid dynamics and extensive laboratory testing, StormSettler utilizes flow modifiers and tube settlers for effective treatment. The StormSettler is NJCAT verified for 80% TSS removal of OK-110 and is certified by NJDEP for 50% TSS removal following the 2021 protocol.

The StormSettler(s) below were designed based on the water quality flow rate provided by the engineer of record.

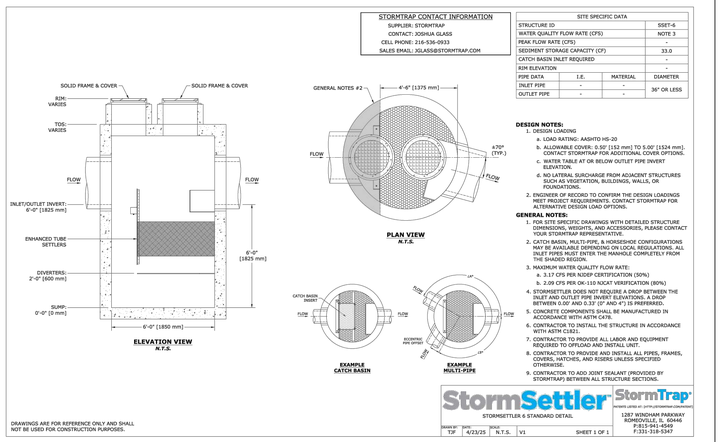
Structure ID	Water Quality Flow Rate (CFS)	StormSettler Model	MTFR for 50% NJDEP (CFS)
R7	0.72	SSet-6	3.17

Maintenance
StormSettler requires regular inspection and maintenance to ensure optimal performance, similar to other stormwater treatment best management practices. StormSettler's maintenance frequency is site dependent and routine inspections are recommended to ensure that the system is functioning as designed. Inspection and maintenance without the need to enter the unit ensures efficient, worry-free functionality of StormTrap water quality solutions. Please contact your authorized StormTrap representative if you have questions regarding the inspection and maintenance of the StormSettler system.

Sincerely,
Joshua Glass
Territory Manager - MI, OH
jglass@stormtrap.com
(216) 536-0933

1

SEDIMENT/FIRST FLUSH TREATMENT UNIT DETAIL
(NOT TO SCALE)



DRAINAGE NARRATIVE

THE EXISTING SITE IS LOCATED IN THE CITY OF ANN ARBOR ON THE EAST SIDE OF OXFORD RD. BETWEEN HILL ST. AND WASHTENAW AVE. IT IS CURRENTLY DEVELOPED. THE EXISTING BUILDING AND SITE WILL BE DEMOLISHED AND A NEW BUILDING, PARKING LOT AND ONSITE STORM WATER MANAGEMENT SYSTEM ARE PROPOSED. THE EXISTING SITE DRAINS FROM A HIGH POINT AT THE NORTH EAST CORNER TOWARDS THE FRONT OF THE PROPERTY AND DISCHARGES INTO OXFORD RD. OXFORD RD. GOES NORTH FROM THIS POINT TO HILL ST. WHICH THEN GOES TO WASHTENAW AVE. AND EVENTUALLY DISCHARGES TO MALLETTS CREEK DRAIN.

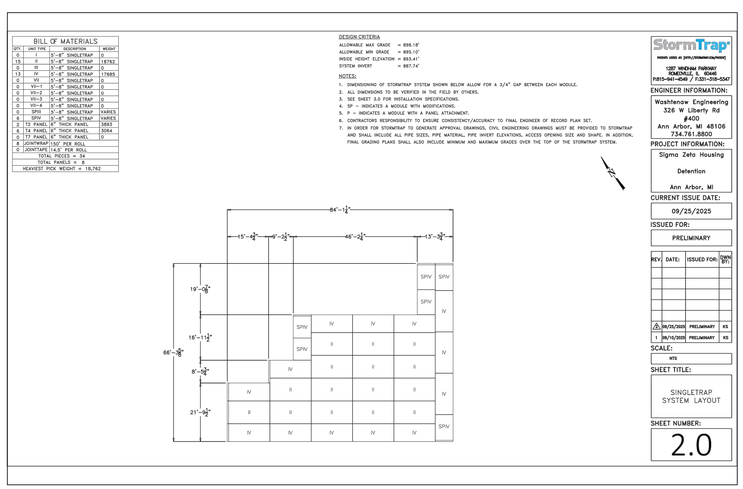
THE SOILS ONSITE ARE HYDROLOGIC TYPE B SOILS. HOWEVER, THE SOILS INVESTIGATION BY MATERIALS TESTING CONSULTANTS (MTC) DATED JUNE 2025, MTC PROJECT NO. 251443 DOES NOT SHOW ANY AREAS SUITABLE FOR INFILTRATION.

IT IS PROPOSED TO USE AN UNDERGROUND DETENTION BASIN TO DETAIN THE 100 YEAR STORM EVENT BEFORE DISCHARGING TO OXFORD RD. AS PART OF THIS PROJECT, A STORM SEWER CONNECTION IN OXFORD ROAD TO HILL ST. WILL BE CONSTRUCTED SO AS TO FOLLOW THE EXISTING DRAINAGE PATTERNS.

THE STORM WATER WILL HAVE A PRETREATMENT UNIT TO REMOVE THE FIRST FLUSH SEDIMENT AND DEBRIS PRIOR TO ENTERING THE UNDERGROUND DETENTION BASIN.

THE EDGES OF THE PROPERTY WILL REMAIN UNCHANGED AND CONTINUE TO FLOW FOLLOWING EXISTING DRAINAGE PATTERNS.

THE EMERGENCY OVERFLOW FOR THE SITE WILL OVERLAND FLOW TO OXFORD RD. NO DETRIMENT TO THE DOWNSTREAM PROPERTIES IS EXPECTED FROM THIS PROJECT.

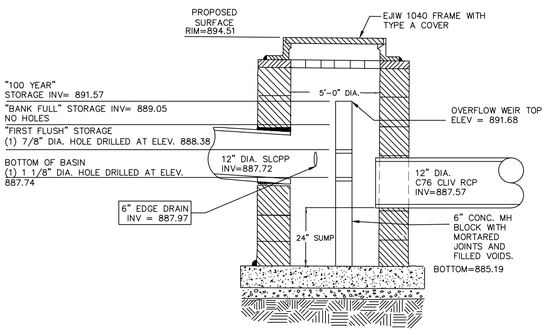


UNDERGROUND DETENTION BASIN LAYOUT PLAN

R1C = SINGLE-FAMILY DWELLING
R2A & R2B = TWO-FAMILY DWELLING

THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS SO LONG AS WASHTENAW ENGINEERING COMPANY (WECO) IS NOT ADJUDGED TO BE IN DEFAULT UNDER THIS AGREEMENT. THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS WECO, WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE.

R4 OUTLET CONTROL STRUCTURE DETAIL
(NOT TO SCALE)



USE CITY OF ANN ARBOR
STANDARD MANHOLE DETAIL

Know what's below. Call before you dig.

BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY: ARBOR LAND CONSULTANTS, DATED: 4-25-25, JOB NO. 09625.

LEGEND

- ☼ = LIGHT POLE
- ☆ = UTILITY POLE
- ⊙ = GUY ANCHOR
- ☿ = HYDRANT
- 99.93 = SPOT ELEV.
- ▲ = POST
- ⊗ = GATE VALVE
- —○— = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- ○ = MANHOLE
- □ = CATCHBASIN
- ◡ = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- —r— = EXISTING STORM
- —s— = EXISTING SANITARY
- —w— = EXISTING WATER
- —g— = EXISTING GAS
- —e— = EXISTING ELECTRIC
- —t— = EXISTING TELEPHONE

BENCHMARK *BM2000=SET SPIKE IN SE FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 810 OXFORD RD, ELEV=891.46 (NAVD 88).*
BM2001=SET SPIKE IN E FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 800 OXFORD RD, ELEV=894.70 (NAVD 88).
BM2002=TOP NUT ON HYDRANT, EASTERLY OF DRIVE TO 1705 HILL ST AND NORTHERLY OF HILL ST, ELEV=890.27 (NAVD 88).

REVISIONS *12-05-2025 REVISED SITE PLAN, 1-19-2026 REVISED SITE PLAN*
2-4-2026 REVISED SITE PLAN, 2-26-2026 REVISED SITE PLAN
3-4-2026 REVISED SITE PLAN, 3-11-2026 REVISED SITE PLAN
4-16-2026 CITY REVISIONS, 4-29-2026 REVISED SITE PLAN.

SCALE
NO SCALE

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

STATE OF MICHIGAN — JOSEPH K. MAYNARD ENGINEER No. 52559 — LICENSED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
PLANNERS + SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL: 734-761-8800

WASHTENAW ENGINEERING

CLIENT
SIGMA ZETA HOUSING, LLC
3205 PLAYERS LN
MEMPHIS, TN 38125

PROJECT
SIGMA ZETA HOUSING, LLC.
805 OXFORD ROAD

SHEET
STORM WATER MANAGMENT CALCULATIONS 'BASIN A'

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
DATE 10-16-2025 JOB NO. 33191
DWG NO. 191-swm-calc
FIELD BOOK -
FILE NO. 10943
SHEET C9.1

H:\1683\dwg\33191\dwg\Preliminary\191-swm-calc.dwg, C9.1, 4/29/2026 10:03:45 AM, 1:1

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 AB-SENCE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA, AND OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS SO LONG AS WASHTENAW ENGINEERING COMPANY (WECO) IS NOT ADJUDGED TO BE IN DEFAULT UNDER THIS AGREEMENT, PROVIDED THAT ANY SUCH USE BY THE OWNER OR BY OTHERS WITHOUT WECO'S WRITTEN PERMISSION SHALL BE AT THE OWNER'S SOLE RISK AND THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS WECO, WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR RESULTING THEREFROM. SUBMISSION OR DISTRIBUTION OF INSTRUMENTS OF SERVICE TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR SIMILAR PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF WECO'S RIGHTS.

ANN ARBOR FIRE DEPARTMENT

FIRE PREVENTION BUREAU
111 North Fifth Avenue, Ann Arbor, Michigan 48104-1405
(734) 794-6961 - a2gov.org/fire
Serving Since 1889

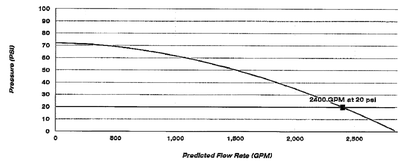
Hydrant Flow Test Report

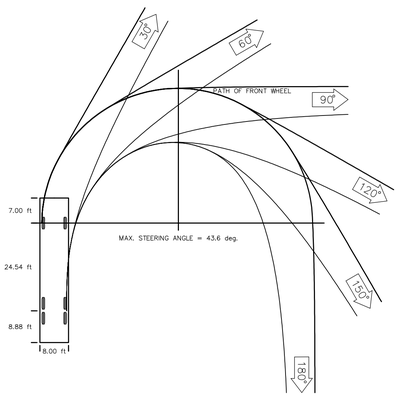
Date: 09-26-2025
Time: 11:30 AM
Location: 1705 Hill St
Performed By: Inspector Atkins & Inspector Brown

Read Hydrant #02-04816
Static Pressure: 72 PSI
Residual Pressure: 56 PSI

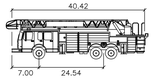
Flow Hydrant #02-00163
Flow PSI: 11 PSI
Flow GPM: 1270 GPM
GPM at 20 psi: 2400 GPM
Note: (HMBB4 Chart Used – for Hose Monster)

Flow test completed with Hose Monster HMBB4 unit.
Calculations performed by Hose Monster calculator.

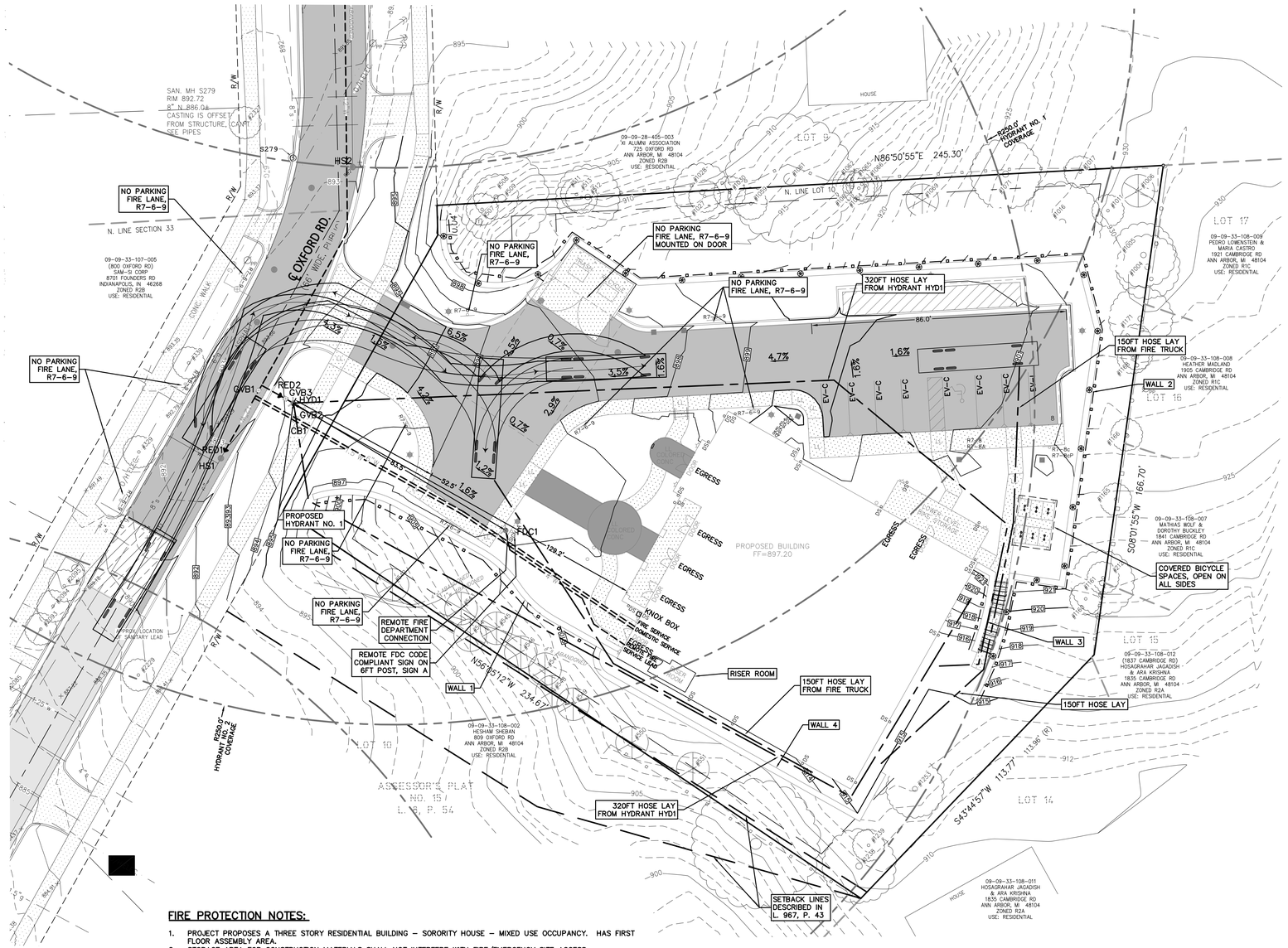




ANN ARBOR FIRE TRUCK



	feet
Width	: 8.00
Track	: 6.91
Lock to Lock Time	: 6.00
Steering Angle	: 45.00



NO STOPPING, STANDING, PARKING FIRE LANE
R7-6-9
12"x18"

RESERVED PARKING ONLY
R7-8
12"x18"

VAN ACCESSIBLE
R7-8A
12"x6"

RESERVED PARKING ONLY
R7-8c
12"x18"

CHARGING STATION
R7-8cP
12"x6"

FDC
805 Oxford Rd
SIGN A
14"x10"
PLACED ON
6FT POST

FIRE PROTECTION NOTES:

1. PROJECT PROPOSES A THREE STORY RESIDENTIAL BUILDING – SORORITY HOUSE – MIXED USE OCCUPANCY. HAS FIRST FLOOR ASSEMBLY AREA.
2. STORAGE AREA FOR CONSTRUCTION MATERIALS SHALL NOT INTERFERE WITH FIRE/EMERGENCY SITE ACCESS.
3. HYDRANTS SHALL BE IN SERVICE DURING CONSTRUCTION.
4. HYDRANTS PROVIDING PROTECTION COVERAGE FOR THE BUILDING SHALL BE IN SERVICE AND APPROVED BY BOTH ENGINEERING BEFORE FIRE DEPARTMENT WILL SUPPORT PERMIT ISSUANCE FOR NEW CONSTRUCTION PHASE AND BEFORE COMBUSTIBLE MATERIAL ARE PLACED ON THE JOB SITE.
5. LANDSCAPING SHALL NOT BE PLANTED WITHIN A 3' RADIUS OF THE FDC OR THE HYDRANTS.
6. FDC CONNECTION SHALL FALL WITHIN THE 100' MAXIMUM DISTANCE FOR A SUPPORTING HYDRANT. PROJECT PROPOSES A REMOTE FDC TO SUPPORT THE MAXIMUM DISTANCE.
7. A HORN/STROBE DEVICE SHALL BE INSTALLED ABOVE THE FDC THAT ACTIVATES UPON WATER FLOW IN THE AUTOMATIC SPRINKLER SYSTEM.
8. KNOX BOX SHALL BE MOUNTED ON AN EXTERIOR LOCATION FOR EMERGENCY ACCESS TO THE BUILDING BETWEEN 5' AND 6' HIGH.
9. BUILDING WILL MEET NFPA 13 FIRE PROTECTION.
10. SEE ARCHITECTURAL SHEET FOR STREET ADDRESS LOCATIONS.
11. BUILDING DOES NOT CONTAIN ANY FIRE WALLS.
12. NO PUMP ROOM.
13. AS A FREESTANDING FDC IS PROPOSED AS PART OF THIS PROJECT IT MUST BE COMPLIANT WITH IFC, MBC & NFPA CODES FOR A FREESTANDING FDC FOR PROPER FREEZE PROTECTION, ACCESS AND SIGNAGE.
14. ALL AREAS OF PAVED FIRE LANE ACCESS CAN NOT HAVE ANY AREAS THAT EXCEED 10% GRADE FOR FIRE APPARATUS ANGLE OF APPROACH FOR AERIAL OPERATIONS. THE DRIVE LANE AND ALL PARKING SPACES MEET THIS REQUIREMENT.
15. ONCE CONSTRUCTION IS COMPLETE, ERRC TESTING WILL BE PERFORMED TO ENSURE PROPER COVERAGE. SYSTEM COMPONENTS WILL BE ADDED IF DEEMED NECESSARY.

HYDRANT LOCATIONS

- EXISTING HYDRANT AT THE NORTHEAST CORNER OF OXFORD RD AND WASHTENAW AVE.
- EXISTING HYDRANT 86'± NORTH OF THE NORTH PROPERTY LINE OF 805 OXFORD RD.
- EXISTING HYDRANT AT THE SOUTHEAST CORNER OF OXFORD RD AND HILL ST.
- PROPOSED HYDRANT IN FRONT OF 805 OXFORD RD.
- BUILDING IS UNDER 30' IN HEIGHT TO MIDPOINT OF ROOF.

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

BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY: ARBOR LAND CONSULTANTS, DATED: 4-25-25, JOB NO. 09625.

LEGEND

☆ = LIGHT POLE
○ = UTILITY POLE
▽ = GUY ANCHOR
⊙ = HYDRANT
x950.23 = SPOT ELEV.
SP = POST
○ = MANHOLE
⊗ = GATE VALVE
—o— = SIGN
TC = TOP OF CURB
TW = TOP OF WALL
= GRAVEL
= FENCE
= CONCRETE
= ASPHALT
——r—— = EXISTING STORM
——s—— = EXISTING SANITARY
——w—— = EXISTING WATER
——g—— = EXISTING GAS
——e—— = EXISTING ELECTRIC
——t—— = EXISTING TELEPHONE

BENCHMARK *BM2000=SET SPIKE IN SE FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 810 OXFORD RD, ELEV=891.46 (NAVD 88).*
BM2001=SET SPIKE IN E FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 800 OXFORD RD, ELEV=894.70 (NAVD 88).
BM2002=TOP NUT ON HYDRANT, EASTERLY OF DRIVE TO 1705 HILL ST AND NORTHERLY OF HILL ST, ELEV=890.27 (NAVD 88).

REVISIONS *12-05-2025 REVISED SITE PLAN, 1-19-2026 REVISED SITE PLAN*
2-4-2026 REVISED SITE PLAN, 2-26-2026 REVISED SITE PLAN
3-4-2026 REVISED SITE PLAN, 3-11-2026 REVISED SITE PLAN
4-16-2026 CITY REVISIONS, 4-29-2026 REVISED SITE PLAN.

SCALE 0 10 20 40
SCALE: 1"=20'

PREPARED BY _____
JOSEPH K. MAYNARD P.E., MICH No. 52559

JOSEPH K. MAYNARD ENGINEER No. 52559 STATE OF MICHIGAN REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL. 734-761-8800

WASHTENAW ENGINEERING

CLIENT
SIGMA ZETA HOUSING, LLC
3205 PLAYERS LN
MEMPHIS, TN 38125

FIRE PROTECTION PLAN

PROJECT
SIGMA ZETA HOUSING, LLC.
805 OXFORD ROAD

SHEET
C10.0

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
DATE 10-16-2025 JOB NO. 33191
DWG NO. 191-fire
FIELD BOOK —
FILE NO. 10943

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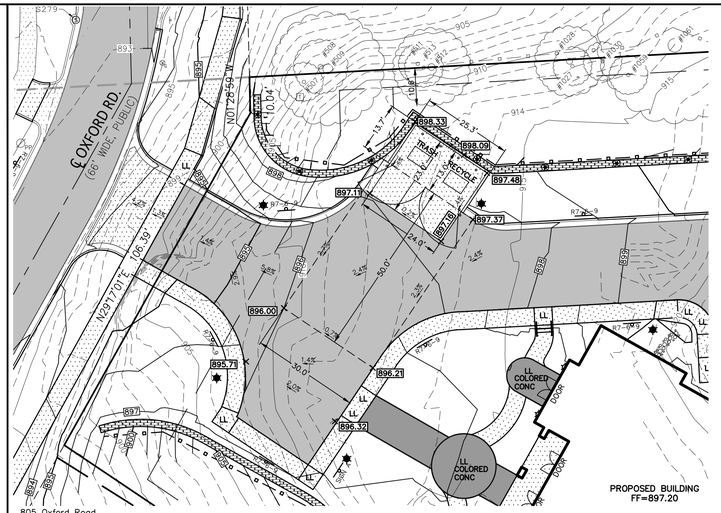
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



805 Oxford Road
Solid Waste
January 2026

SOLID WASTE NARRATIVE

The project will be a sorority house with the maximum occupancy of 47 beds. At the current location that the sorority house operates they have service pick up twice a week and expect this location to be the same. This project will be providing an enclosure for two 6-yard dumpsters. One will be used for trash and the second one will be used for recycling. Both dumpsters will be non-compacting style.

REQUIREMENTS OF CITY SERVICES

i. Pursuant to the City's Solid Waste Regulations, Residential Dumpster Customers receive refuse collection once per week either by the City of by the City's Franchised Hauler. Additional dumpster service is at the expense of the Residential Dumpster Customer and is billed by the Franchise Hauler.

ii. Pursuant to the City's Solid Waste Regulations, Residential Dumpster Customers are responsible for maintaining any enclosures and/or gates for Solid Waste Containers. Residential Dumpster Customers must ensure that all enclosures and/or gates are open and accessible for collection before the collection time.

REQUIREMENTS OF OWNERS

The project will have a house director that will be staying at the property. The House Director will be responsible for the following items as it relates to City solid waste pick up services:

1. House Director will enforce the "No Parking" requirements for City staff to access the enclosure.
2. House Director will inform the residents of proper sorting and use of the enclosure and placement of materials within the bins.
3. House Director will ensure bin doors are closed when not in use and ensure doors and enclosure are maintained in proper working order.
4. House Director will ensure that the access drive and dedicated turn around area are kept clean, stable and free of snow and ice to provide access to all waste containers.

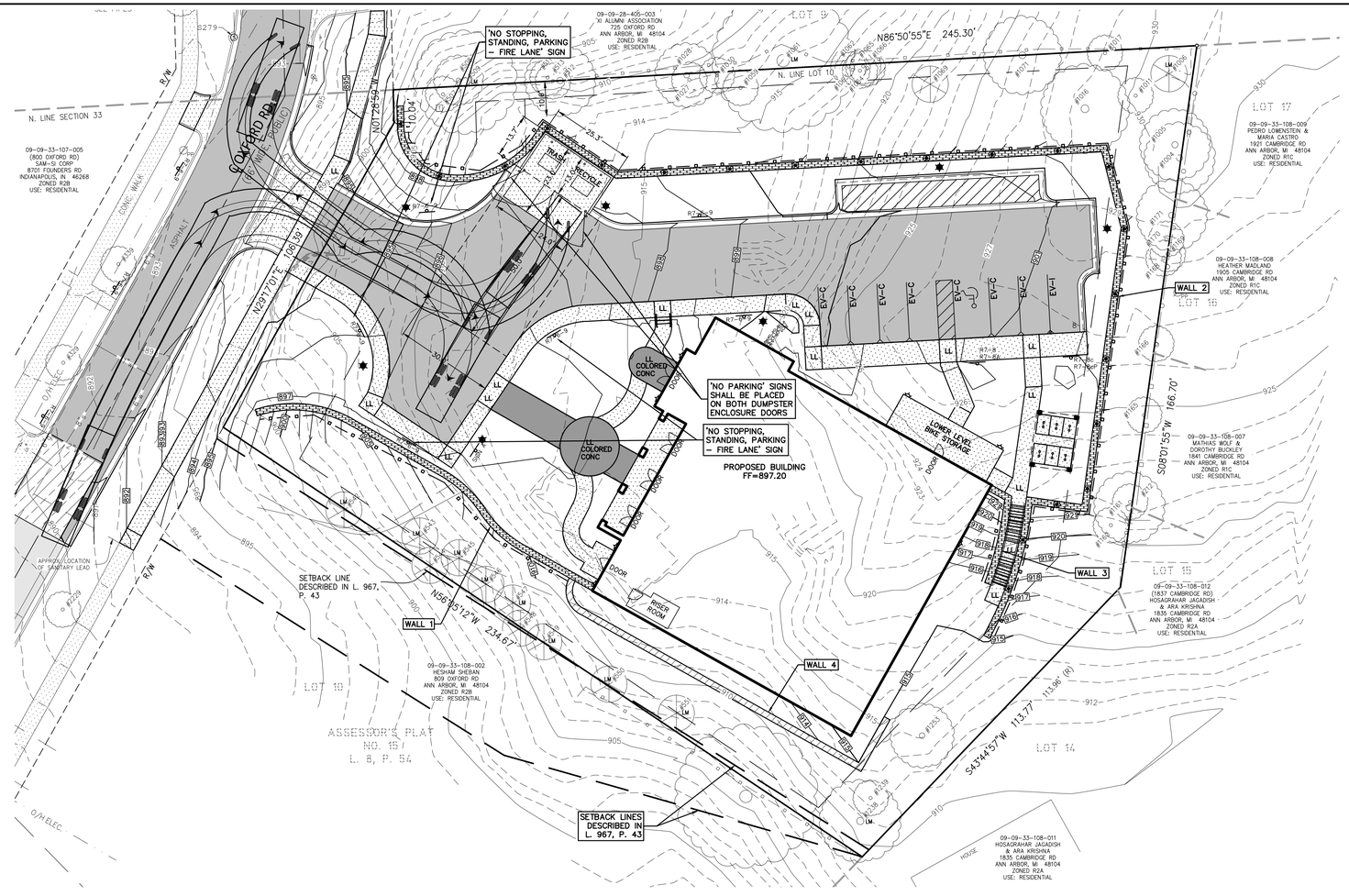
SOLID WASTE CALCULATIONS

- Project proposes to have a total of 23 bedrooms or 47 beds
- Waste generated is expected at 4 lbs/bedroom/day
  47 beds x 4 lbs/bedroom/day = 188 lbs/day
  188 lbs/day x 7 days/week = 1316 lbs/week

1. Trash generation: 1316 lbs/week x 80% = 1053 lbs/week divided by 225 lbs/cubic yard uncompacted trash = 4.68 cubic yards uncompacted trash/week (one 6 cubic yard dumpster per week).
2. Recycle generation: 1316 lbs/week x 20% = 263 lbs/week divided by 100 lbs/cubic yard uncompacted recycling = 2.63 cubic yards uncompacted recycling/week (one 4 cubic yard recycle dumpster per week).

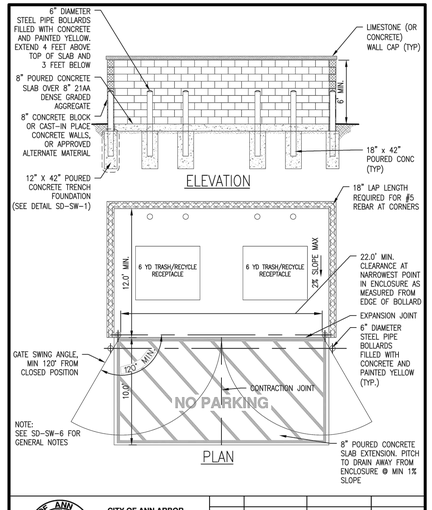
ADDITIONAL NOTES

1. The pavement surface for the access drive route and enclosure will be designed for the weight of the solid waste vehicles at 79,500 GVWR.
2. The City compost program does not currently extend to multi-family or commercial developments therefore space for this has not been added to the plans.
3. All "No Parking" signs as shown on the plan must be maintained to facilitate solid waste collection services.



NO STOPPING, STANDING, PARKING FIRE LANE

R7-6-9
12"x18"

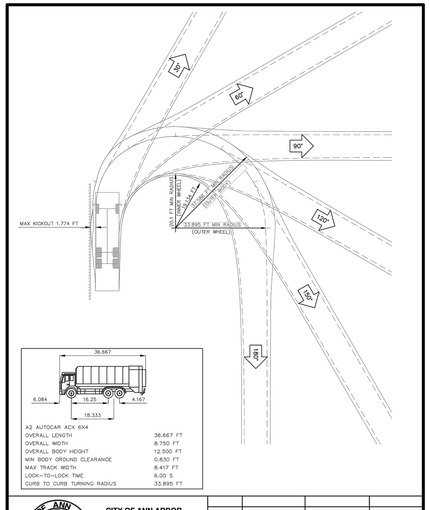


CITY OF ANN ARBOR
PUBLIC SERVICES
301 EAST HURON STREET
P.O. BOX 8647
ANN ARBOR, MI 48107-8647
734-794-6410
www.a2gov.org

REV. NO.	DATE	DRAWN BY	CHECKED BY

DOUBLE BIN ENCLOSURE

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 12/8/2023	SD-SW-2



A2 AUTOCAR ACX 6X4	
OVERALL LENGTH	36.667 FT
OVERALL WIDTH	8.750 FT
OVERALL BODY HEIGHT	12.500 FT
MIN BODY GROUND CLEARANCE	0.830 FT
MAX TRACK WIDTH	8.417 FT
LOCK-TO-LOCK TIME	6.00 S
CURB TO CURB TURNING RADIUS	33.895 FT

CITY OF ANN ARBOR
PUBLIC SERVICES
301 EAST HURON STREET
P.O. BOX 8647
ANN ARBOR, MI 48107-8647
734-794-6410
www.a2gov.org

REV. NO.	DATE	DRAWN BY	CHECKED BY

SWEPT PATH REQUIREMENTS FOR FRONT LOAD SOLID WASTE VEHICLE

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 12/8/2023	SD-SW-4

1. MAINTAIN A CLEAR SPACE DIRECTLY IN FRONT OF THE SOLID WASTE ENCLOSURE. THE CLEAR SPACE SHALL BE A MINIMUM OF FIFTY (50) FEET LONG BY THE WIDTH OF THE INSIDE DIMENSION (I.D.) OF THE ENCLOSURE WALLS PLUS FOUR (4) FEET ON EACH SIDE. A MINIMUM VERTICAL CLEARANCE OF AT LEAST TWENTY-FIVE (25) FEET MUST BE PROVIDED ABOVE THIS AREA.
2. INGRESS AND EGRESS ROUTES MUST BE DEVELOPED BASED ON SOLID WASTE VEHICLE SWEPT PATH REQUIREMENTS PER SD-SW-4. A MINIMUM HORIZONTAL CLEARANCE OF FOUR (4) FEET FROM THE EDGE OF THE SWEPT PATH AND A MINIMUM VERTICAL CLEARANCE OF AT LEAST FIFTEEN (15) FEET MUST BE PROVIDED ALONG THE ENTIRE SOLID WASTE COLLECTION ROUTE.
3. PROVIDE TEN (10) FEET MINIMUM HORIZONTAL CLEARANCE FROM SOLID WASTE ENCLOSURE TO MAJOR ELECTRICAL EQUIPMENT, ABOVE GROUND UTILITY SERVICES, AND EDGE OF OVERHEAD OBSTRUCTIONS SUCH AS TREE BRANCHES, BALCONIES, AND OVERHANGS.
4. IF FORWARD ACCESS TO THE PUBLIC STREET IS NOT AVAILABLE FOR THE SOLID WASTE VEHICLE, THE SITE DEVELOPMENT LAYOUT MUST ACCOMMODATE A TURN-AROUND LOCATION MEETING REQUIREMENTS WITHIN SOLID WASTE REFERENCE SPECIFIC TURN-AROUND DETAIL (SD-SW-5) AND ACCEPTABLE TO THE PSAA.
5. FOR SITES THAT CANNOT ACCOMMODATE A TURN-AROUND, THE FOLLOWING ADDITIONAL REQUIREMENTS MUST BE MET:
   - 5.1. SOLID WASTE VEHICLES MUST BE ABLE TO SERVICE DUMPSTERS WITHOUT IMPEDING THE PUBLIC STREET OR SIDEWALK.
   - 5.2. THE COLLECTION LOCATION SHALL BE CLEARLY DELINEATED AND NOT HAVE A SLOPE GREATER THAN 2% IN ANY DIRECTION.
   - 5.3. BOLLARDS OR ADEQUATE CLEAR SPACE MUST BE PROVIDED BEHIND THE LIFT POINT SO THE DUMPSTERS ARE NOT PUSHED INTO ANY BUILDING OR ACCESS ROUTE.
   - 5.4. ALL SWEPT-PATH CLEARANCE AND VERTICAL CLEARANCE REQUIREMENTS PREVIOUSLY IDENTIFIED SHALL BE PROVIDED.
   - 5.5. SOLID WASTE VEHICLE BACK-UP DISTANCES MUST BE LESS THAN 30' ALONG SERVICING ROUTE.
6. GATES ON BIN ENCLOSURES SHALL OPEN A MINIMUM OF 120 DEGREES FROM THE CLOSED POSITION. THE GATES SHALL NOT IMPEDE ON THE REQUIRED BIN ENCLOSURE OPENING WIDTH, SHALL NOT BLOCK ADJACENT PARKING SPOTS, AND NOT BE IMPEDED BY ADJACENT CURBS OR LANDSCAPING.
7. GATES SHALL BE DESIGNED TO BE FREE STANDING WITHOUT CENTER POLE DESIGN. IF CENTER POLE DESIGN IS NECESSARY, 12 INCHES SHALL BE ADDED TO THE MINIMUM INTERIOR WIDTH OF THE ENCLOSURE.
8. GATE DESIGN SHALL INCLUDE A RELIABLE MEANS TO SECURE THE DOOR IN BOTH THE OPEN AND CLOSED POSITIONS.

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PUBLIC SERVICES
301 EAST HURON STREET
P.O. BOX 8647
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00	10/17/2024	A2D	SSORT
REV. NO.	DATE	DRAWN BY	CHECKED BY

SOLID WASTE GENERAL NOTES

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 12/8/2023	SD-SW-6A

9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF NO PARKING SIGNS ALONG THE SOLID WASTE INGRESS/EGRESS ROUTE TO ENSURE THE ROUTE REMAINS FREE OF VEHICLES.
10. REFER TO ASSOCIATED STANDARD DETAILS SD-SW-1 AND SD-SW-2 FOR REQUIREMENTS ON SINGLE AND DOUBLE WIDE SOLID WASTE BIN ENCLOSURE LAYOUT AND DESIGN CRITERIA. THE CITY SHALL HAVE THE ABILITY TO MODIFY OR INTERPRET THESE DETAILS AS NECESSARY TO ACCOMMODATE THE CITY OR CITY CONTRACTOR'S NEEDS FOR SOLID WASTE PICK-UP.
11. SOLID WASTE EQUIPMENT ACCESS ROADS AND SERVICE AREA SURFACES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF COLLECTION VEHICLES WEIGHING UP TO 79,500 LBS GROSS VEHICLE WEIGHT (GVW) AND SHALL BE PROVIDED WITH AN APPROVED SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL SNOW AND ICE REMOVAL REQUIRED FOR SAFE ACCESS.
12. FOR SITES THAT CANNOT ACCOMMODATE A STANDARD DUMPSTER ENCLOSURE, THE DUMPSTERS MAY BE ROLLED OUT OF A BUILDING OR ALTERNATE ENCLOSURE BY THE PROPERTY OWNER TO AN APPROVED COLLECTION LOCATION.
13. SOLID WASTE COLLECTION LOCATIONS MUST BE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY UNLESS AN APPROPRIATE EASEMENT IS OBTAINED.

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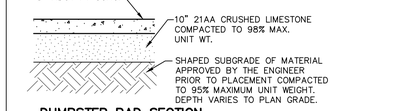
SOLID WASTE GENERAL NOTES

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 12/8/2023	SD-SW-6B



DUMPSTER PAD SECTION
NOT TO SCALE

SOLID WASTE ACCESS NOTES:

- TRUCK ACCESS IS OFF OF OXFORD ROAD ONLY.
- DUMPSTER SHALL BE CLEARLY MARKED. ONE (1) FOR "SOLID WASTE" AND ONE (1) FOR "RECYCLING".
- DUMPSTER SHALL HAVE A "NO PARKING" SIGN ON DOOR
- SEE SHEET C11.0 FOR ONSITE ASPHALT PAVEMENT SECTION FOR SUPPORT OF SOLID WASTE VEHICLES (79,500 GVWR)

Know what's below. Call before you dig. 811

BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY: ARBOR LAND CONSULTANTS, DATED: 4-25-25, JOB NO. 09625.

LEGEND

- ☆ = LIGHT POLE
- ⊙ = UTILITY POLE
- ⊛ = GUY ANCHOR
- ⊙ = HYDRANT
- #897.23 = SPOT ELEV.
- ⊙ = POST
- ⊗ = GATE VALVE
- = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- ○ = MANHOLE
- □ = CATCHBASIN
- ◡ = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- r = EXISTING STORM
- s = EXISTING SANITARY
- w = EXISTING WATER
- g = EXISTING GAS
- e = EXISTING ELECTRIC
- t = EXISTING TELEPHONE

BENCHMARK *BM2000=SET SPIKE IN SE FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 810 OXFORD RD, ELEV=891.46 (NAVD 88).*
BM2001=SET SPIKE IN E FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 800 OXFORD RD, ELEV=894.70 (NAVD 88).
BM2002=TOP NUT ON HYDRANT, EASTERLY OF DRIVE TO 1705 HILL ST AND NORTHERLY OF HILL ST, ELEV=890.27 (NAVD 88).

REVISIONS *12-05-2025 REVISED SITE PLAN, 1-19-2026 REVISED SITE PLAN*
2-4-2026 REVISED SITE PLAN, 2-26-2026 REVISED SITE PLAN
3-4-2026 REVISED SITE PLAN, 3-11-2026 REVISED SITE PLAN
4-16-2026 CITY REVISIONS, 4-29-2026 REVISED SITE PLAN.

SCALE 0 10 20 40
SCALE: 1"=20'

PREPARED BY _____
JOSEPH K. MAYNARD P.E., MICH No. 52559

JOSEPH K. MAYNARD ENGINEER No. 52559 STATE OF MICHIGAN REGISTERED PROFESSIONAL ENGINEER

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TEL. 734-761-8500

WASHTENAW ENGINEERING

CLIENT
SIGMA ZETA HOUSING, LLC
3205 PLAYERS LN
MEMPHIS, TN 38125

SOLID WASTE PLAN & DETAILS

SHEET

PROJECT
SIGMA ZETA HOUSING, LLC.

805 OXFORD ROAD

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
DATE 10-16-2025 JOB NO. 33191
DWG NO. 191-solid waste
FIELD BOOK –
FILE NO. 10943

SHEET **C10.1**

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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 AB-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 INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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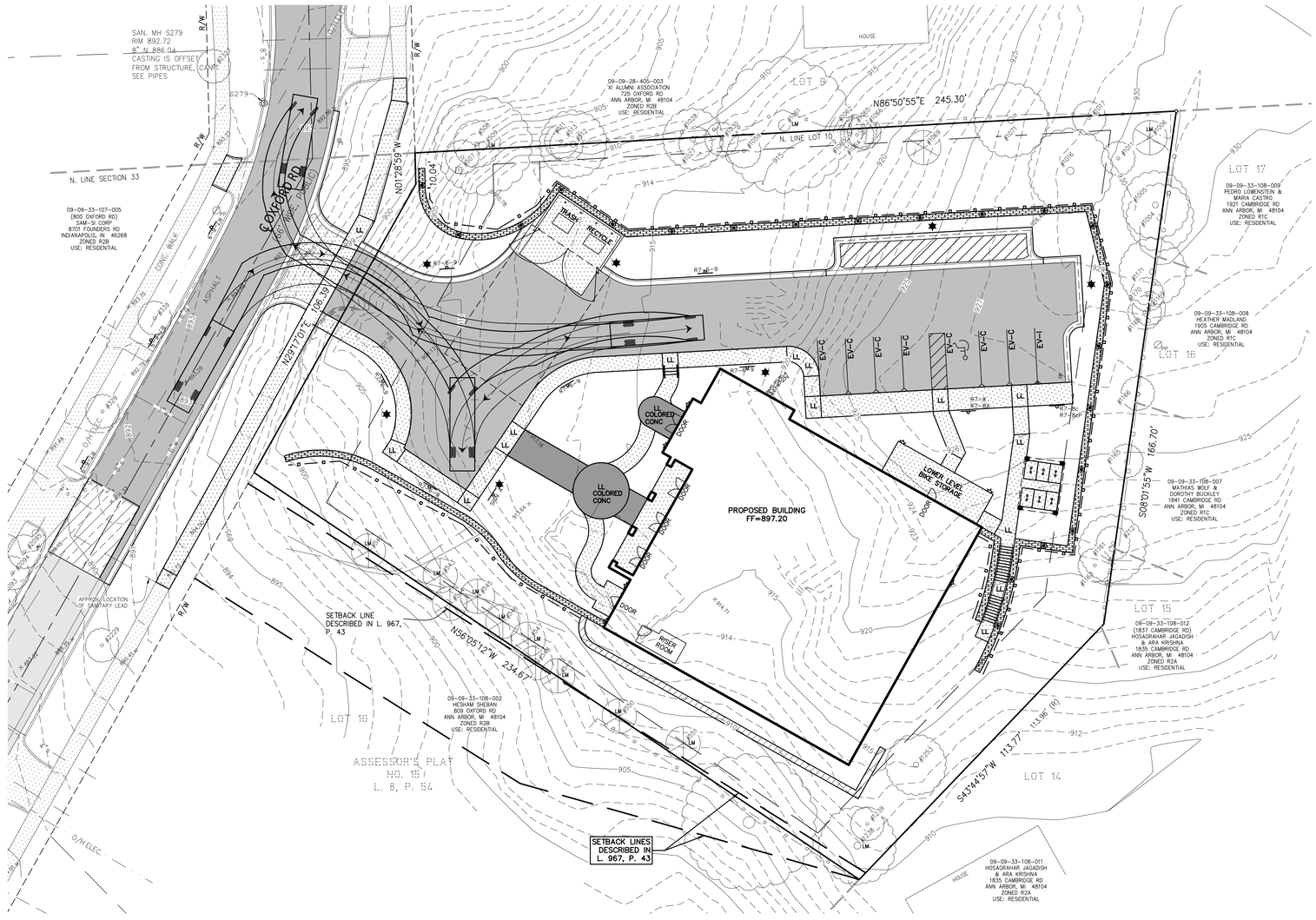
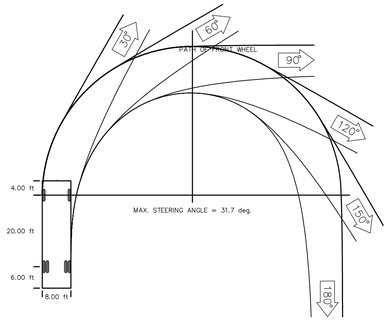
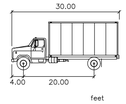




DELIVERY TRUCK



	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 31.80

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

LEGEND

☆ = LIGHT POLE	#951.23	SP = SPOT ELEV.	TC = TOP OF CURB	——∴——∴—— = GRAVEL	——r—— = EXISTING STORM
○ = UTILITY POLE	SP	= POST	TW = TOP OF WALL	——s—— = FENCE	——s—— = EXISTING SANITARY
⊗ = GUY ANCHOR	⊗	= GATE VALVE	○ = MANHOLE	——w—— = EXISTING WATER	
⊙ = HYDRANT	—▫—	= SIGN	□ = CATCHBASIN	——g—— = EXISTING GAS	
			◡ = END SECTION	——e—— = EXISTING ELECTRIC	
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4-16-2026 CITY REVISIONS, 4-29-2026 REVISED SITE PLAN.

SCALE 40
0 10 20
SCALE: 1"=20'

PREPARED BY _____
JOSEPH K. MAYNARD P.E., MICH No. 52559

BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY: ARBOR LAND CONSULTANTS, DATED: 4-25-25, JOB NO. 09625.

STATE OF MICHIGAN
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LICENSED PROFESSIONAL ENGINEER

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WASHTENAW ENGINEERING

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3205 PLAYERS LN
MEMPHIS, TN 38125

DELIVERY TRUCK PLAN & DETAILS

PROJECT **SIGMA ZETA HOUSING, LLC.**

805 OXFORD ROAD

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
DATE 10-16-2025 JOB NO. 33191
DWG NO. 191-delivery
FIELD BOOK –
FILE NO. 10943

SHEET **C10.2**

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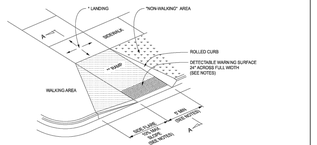
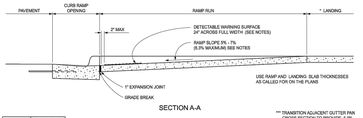
* MAXIMUM LANDING SLOPE IS 2.1% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5' SEE NOTES.

** MAXIMUM RAMP CROSS SLOPE IS 2.1%. RUNNING SLOPE 5% - 7% (5.3% MAXIMUM). SEE NOTES.



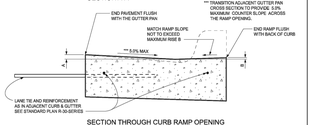
CURB RAMP TYPE RF
(ROLLED / FLARED SIDES)



SECTION A-A

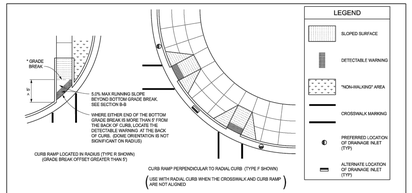
CURB TYPE	MAXIMUM WIDTH (INCHES) A	B
B1	¾	1
B2	¾	1
B3	¾	1
D1	¾	1
D2	¾	1
C1	¾	¾
C2	¾	¾
C3	¾	¾
C4	¾	¾
C5	1	¾
C6	1	¾
F1	¾	¾
F2	¾	¾
F3	¾	¾
F4	¾	¾
F5	1	¾
F6	1	¾

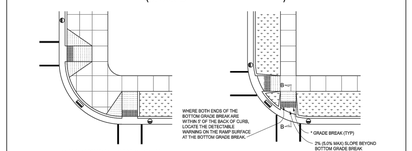
FOR CURB TYPES SEE STANDARD PLAN R-30-SERIES

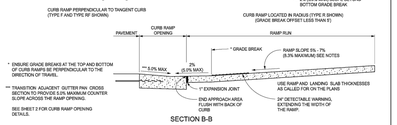


SECTION THROUGH CURB RAMP OPENING
(TYPICAL ALL RAMP TYPES)

MDOT	STANDARD PLAN FOR: CURB RAMP AND DETECTABLE WARNING DETAILS			
DEPARTMENT DIRECTOR BRADLEY C. WIEFERICH, PE	12/18/2024 FHWA APPROVAL	09/21/2014 PLAN DATE	R-28-K	SHEET 2 OF 7

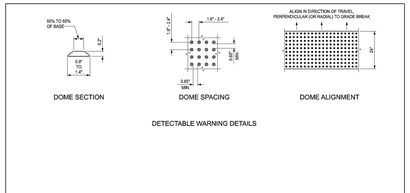






SECTION B-B
CURB RAMP ORIENTATION

MDOT	STANDARD PLAN FOR: CURB RAMP AND DETECTABLE WARNING DETAILS			
DEPARTMENT DIRECTOR BRADLEY C. WIEFERICH, PE	12/18/2024 FHWA APPROVAL	09/21/2014 PLAN DATE	R-28-K	SHEET 6 OF 7



DETECTABLE WARNING DETAILS

NOTES:

APPLY DETAILS SPECIFIED ON THIS PLAN TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS IN THE PUBLIC RIGHT OF WAY.

LOCATE CURB RAMPS AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

PROVIDE RAMPS AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. PROVIDE RAMPS AT MARKED AND/OR SIGNALIZED MID-BLOCK CROSSINGS.

PROVIDE SURFACE TEXTURE TO THE RAMP BY COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.

RAMP THE SIDEWALK WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE MAIN.

ENSURE A UNIFORM GRADE ON THE RAMP. SLOPE THE RAMP IN SUCH A MANNER THAT WATER WILL NOT PONDING ON THE RAMP SURFACE DURING PRECIPITATION.

INCREASE RAMP WIDTH, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.

REDUCE RAMP WIDTH TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' X 4' WHEN 5' MINIMUM WIDTH IS ARE NOT FEASIBLE.

CURB RAMPS WITH A RUNNING SLOPE ≥ 5%, DO NOT REQUIRE A TOP LANDING. HOWEVER, FOR ANY CONTINUOUS SIDEWALK OR PEDESTRIAN ROUTE CROSSING THROUGH OR INTERSECTING THE CURB RAMP, INDEPENDENTLY MAINTAIN A CROSS SLOPE NOT EXCEEDING 2.1% PERPENDICULAR TO ITS OWN DIRECTION(S) OF TRAVEL.

ENSURE DETECTABLE WARNING SURFACE COVERS A MINIMUM OF 24" IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING, EXCLUDING CURBED OR FLARED CURB TRANSITION AREAS. IF A BORDER IS DESIRED, OFFSET THE BORDER 2" MAXIMUM ALONG THE EDGE OF THE DETECTABLE WARNING. FOR RADIAL CURBS, MEASURE THE OFFSET FROM THE ENDS OF THE RADIUS.

DO NOT EXCEED A RAMP CROSS SLOPE OF 2.1% FOR NEW ROADWAY CONSTRUCTION. FOR ALTERATIONS TO EXISTING ROADWAYS, TRANSITION ON THE CURB SLOPE TO MEET AN EXISTING ROADWAY GRADE. LIMIT THE CROSS SLOPE TRANSITION UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

THE MAXIMUM RUNNING SLOPE OF 8.3% IS RELATIVE TO A FLAT ROADWAY. WHERE THE ROADWAY IS SLOPED, THE RAMP SLOPE IS REQUIRED TO EXCEED 10 FEET IN LENGTH, NOT INCLUDING LANDINGS OR TRANSITIONS.

DO NOT PLACE DRAINAGE STRUCTURES IN LINE WITH RAMPS. GIVE PRECEDENCE TO THE LOCATION OF THE RAMP, OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE GRATES WITH BARS NOT EXCEEDING ½" IN WIDTH AND ORIENTED 5° OR LESS. PLACE ELONGATED OPENINGS SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

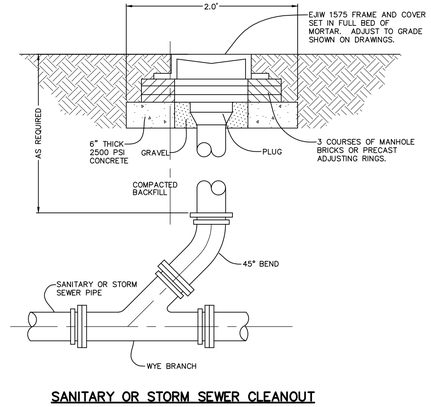
ENSURE THE TOP OF THE JOINT FILLER (FOR ALL RAMP TYPES) IS FLUSH WITH THE ADJACENT CONCRETE.

LOCATE CROSSWALK AND STOP LINE MARKINGS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SEE THE "MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR SPECIFIC DETAILS FOR MARKING APPLICATIONS.

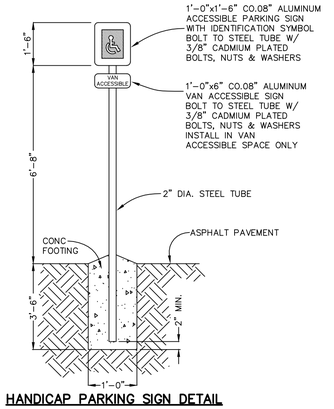
PROVIDE FLARED SIDES WITH A MAXIMUM SLOPE OF 10%, MEASURED ALONG THE ROADSIDE CURB LINE, WHERE AN UNDESIRABLE CIRCULATION PATH LATERALLY CROSSES THE CURB RAMP. FLARED SIDES ARE NOT REQUIRED WHERE THEY WOULD BE LOCATED IN LANDSCAPING, UNPAVED SURFACE OR PERMANENT FIXED OBJECTS. WHERE NOT REQUIRED, CONSIDER FLARED SIDES IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.

INSTALL DETECTABLE WARNING PLATES (USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.

MDOT	STANDARD PLAN FOR: CURB RAMP AND DETECTABLE WARNING DETAILS			
DEPARTMENT DIRECTOR BRADLEY C. WIEFERICH, PE	12/18/2024 FHWA APPROVAL	09/21/2024 PLAN DATE	R-28-K	SHEET 1 OF 7



SANITARY OR STORM SEWER CLEANOUT
NOT TO SCALE



HANDICAP PARKING SIGN DETAIL
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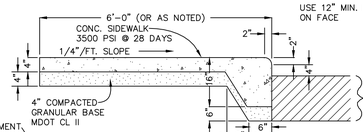
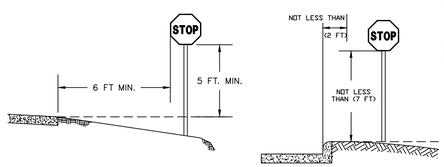
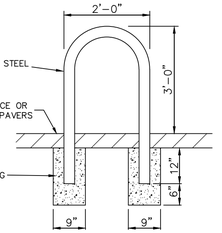


INTEGRAL CURB
NOT TO SCALE



NOTES:
1. SIGNS ARE TO COMPLY WITH THE MOST CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE PAVEMENT, OF SIGNS INSTALLED AT THE SIDE OF THE ROAD IN RURAL AREAS SHALL BE 5 FEET.
3. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY, OF SIGNS INSTALLED AT THE SIDE OF THE ROAD IN BUSINESS, COMMERCIAL, OR RESIDENTIAL AREAS WHERE PARKING OR PEDESTRIAN MOVEMENTS ARE LIKELY TO OCCUR, OR WHERE THE VIEW OF THE SIGN MIGHT BE OBSTRUCTED SHALL BE 7 FEET.
4. POST MOUNTED SIGN AND OBJECT MARKER SUPPORTS SHALL BE CRASH WORTHY (BREAKAWAY, YIELDING, OR SHIELDED WITH A LONGITUDINAL BARRIER OR CRASH CUSHION) IF WITHIN A CLEAR ZONE.
5. SIGN POSTS, FOUNDATIONS, AND MOUNTINGS SHALL BE SO CONSTRUCTED AS TO HOLD SIGNS IN A PROPER AND PERMANENT POSITION, AND TO RESIST SWAYING IN THE WIND OR DISPLACEMENT BY VANDALISM.



HOOPSTYLE RACK
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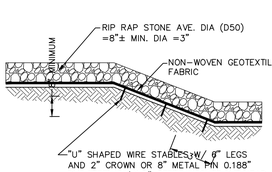

RIP RAP DETAIL
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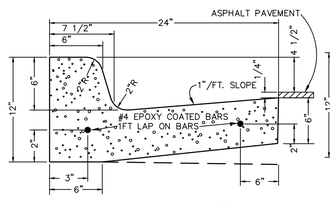
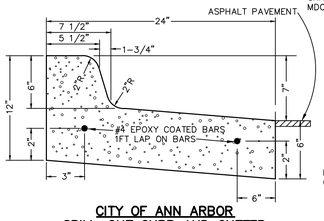
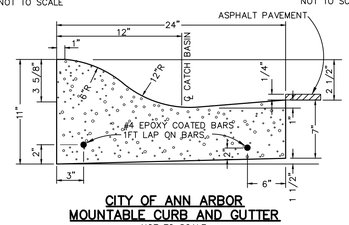


CITY OF ANN ARBOR
BARRIER CURB AND GUTTER
NOT TO SCALE

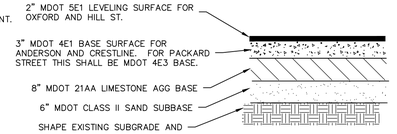


CITY OF ANN ARBOR
SPILL-OUT CURB AND GUTTER
NOT TO SCALE

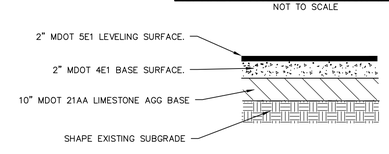


CITY OF ANN ARBOR
MOUNTABLE CURB AND GUTTER
NOT TO SCALE

BIKE PAVILION
NOT TO SCALE



ASPHALT PAVEMENT SECTION IN R.O.W.
NOT TO SCALE



ONSITE ASPHALT PAVEMENT SECTION
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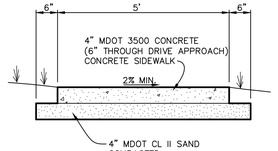

TYPICAL SIDEWALK SECTION
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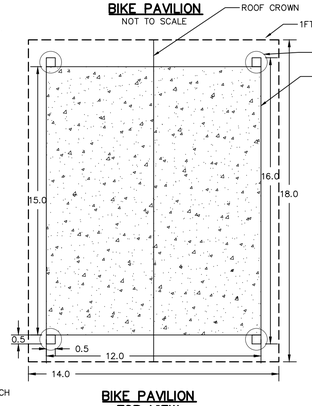
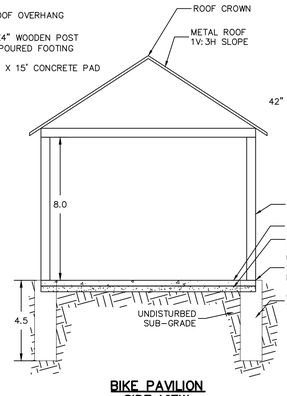
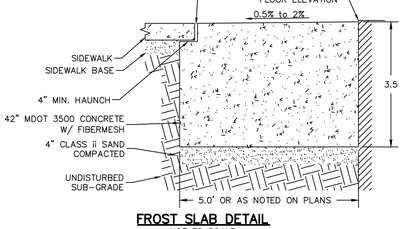


BIKE PAVILION
TOP VIEW
NOT TO SCALE



BIKE PAVILION
SIDE VIEW
NOT TO SCALE



FROST SLAB DETAIL
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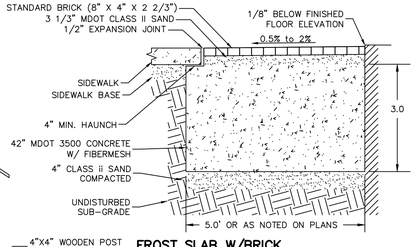
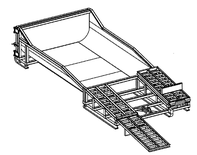


FROST SLAB W/BRICK DETAIL
NOT TO SCALE

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

BOUNDARY & TOPOGRAPHICAL SURVEY PERFORMED BY: ARBOR LAND CONSULTANTS, DATED: 4-25-25, JOB NO. 09625.

PORTABLE CONCRETE WASHOUT CONTAINER



CONCRETE WASHOUT SYSTEMS
PO Box 2824
Carmichael, CA 95609
Phone: 1.877.292.7458
Fax: 1.916.244.0403
info@concretewashout.com
www.concretewashout.com
Patent Pending

DESCRIPTION
A portable, self-contained and watertight container affixed with ramps that controls, captures and contains caustic concrete wastewater and washout material.

PURPOSE & OBJECTIVE
Allows trade personnel to easily washout concrete trucks, pumps and other equipment associated with cement on site and allows easy off site recycling of the same concrete materials and wastewater.

APPLICATION
Construction projects where concrete, stucco, mortar, grout and cement are used as a construction material or where cementitious wastewater is created.

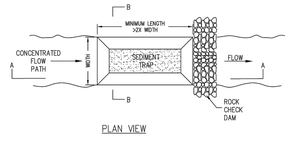
MAINTENANCE
Inspect and clean out when ¾ full, not allowing the container to overflow.
Inspect wastewater level and request a vacuum if needed.
Inspect subcontractors to ensure that proper housekeeping measures are employed when washing out equipment.

SPECIFICATIONS
The container must be portable and temporary, watertight, equipped with ramps and have a holding capacity to accept washout from approximately 350 yards of poured concrete. A vacuum service must accompany washout container and be used by site superintendent as needed. A rampless container may be used in conjunction with a ramped container or by itself if a concrete pump is not needed. The washwater must be disposed of or treated and recycled in an environmentally safe mannner and in accordance with federal, state or local regulatory guidelines.

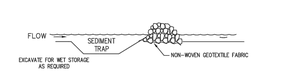
TARGETED POLLUTANTS
Caustic wastewater (high pH level near 12 units)
Suspended solids
Assorted Metals; Chromium VI, Nickel, Sulfate, Potassium, Magnesium and Calcium Compounds

SEDIMENT TRAP

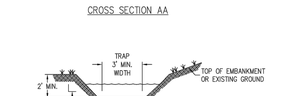
S56



PLAN VIEW



CROSS SECTION AA



CROSS SECTION BB

STANDARD SYMBOL

STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET STATE FACILITIES ADMINISTRATION

SEDIMENT TRAP SPECIFICATIONS

S56

When
- When runoff from construction sites contains suspended sediment.

Why
- Should be used as a temporary measure.
- To collect and store sediment from sites cleared and/or graded during construction.

Where
- In small drainage areas with less than 5 acres of contributing drainage.
- Along the construction site perimeter where runoff is discharged offsite.
- Above check dams and/or upslope of drain inlet protection measures.

How
1. Prior to construction initiation, identify stormwater drainage routes likely to carry construction site runoff.
2. Build sediment traps in site runoff corridors before clearing, grubbing, and grading begin.
3. Install traps in natural depressions or in small drainageways to minimize vegetation removal.
4. A sediment trap is intended as a temporary measure.
5. In-stream applications should be designed by a professional engineer, with consideration for the type of soil, size of drainage area, and desired sediment removal efficiency.
6. Locate where the trap can be easily cleared of sediment.
7. Collection channels should enter the trap from the upslope side.
8. The sediment trap should have a minimum length to width ratio of 2:1.
9. The outlet of the trap must be stabilized with rock, vegetation, or another suitable material.

STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET STATE FACILITIES ADMINISTRATION

SITE MATERIALS NOTES:

1. ALL MATERIALS AND COMPACTION REQUIREMENTS SHALL MEET MDOT STANDARDS.
2. ALL CONCRETE CURBING SHALL HAVE A MIN 4" LAYER OF 21AA CRUSHED LIMESTONE COMPACTED IN PLACE UNDER THE CURB.
3. ALL MATERIALS ARE TO BE COMPACTED TO THE REQUIREMENTS LISTED IN DIVISION 3 OF THE M.D.O.T. 2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. CONTRACTOR TO USE PG 64-28 PERFORMANCE GRADE BINDER BETWEEN ASPHALT LAYERS.

COMPACTION NOTE:
USE OF NUCLEAR DENSITY GAUGE REQUIRES MEASURING THE PAVEMENT DENSITY USING THE THEORETICAL MAXIMUM SPECIFIC GRAVITY (Gmm) FROM THE JOB MIX FORMULA (JMF) FOR THE DENSITY CONTROL TARGET. THE REQUIRED IN-PLACE DENSITY OF THE HOT MIX ASPHALT (HMA) MIXTURE MUST BE 92.0 TO 98.0 PERCENT OF THE DENSITY CONTROL TARGET. NUCLEAR TESTING AND FREQUENCY WILL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) DENSITY AND INSPECTION MANUAL.

PROOF ROLL NOTE:
COMPLETE A PROOF ROLL USING EQUIPMENT APPROVED BY THE ENGINEER. THE ENGINEER WILL WITNESS AND DOCUMENT THE PROOF ROLL AND DETERMINE THE PROPER COURSE OF ACTION TO CORRECT ANY OBSERVED RUTTING OR DISPLACEMENT.

LEGEND

☼ = LIGHT POLE	TC = TOP OF CURB
○ = UTILITY POLE	TW = TOP OF WALL
▽ = GUY ANCHOR	⊗ = GATE VALVE
♂ = HYDRANT	—○— = SIGN
X931.23 = SPOT ELEV.	
▯ = POST	
○ = MANHOLE	
□ = CATCHBASIN	
◡ = END SECTION	
—·—·— = GRAVEL	
— // — // — = FENCE	
= CONCRETE	
= ASPHALT	
—— r —— = EXISTING STORM	
—— s —— = EXISTING SANITARY	
—— w —— = EXISTING WATER	
—— g —— = EXISTING GAS	
—— e —— = EXISTING ELECTRIC	
—— t —— = EXISTING TELEPHONE	

BENCHMARK *BM2000=SET SPIKE IN SE FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 810 OXFORD RD, ELEV=891.46 (NAVD 88).*
BM2001=SET SPIKE IN E FACE OF UTILITY POLE ON NW SIDE OF OXFORD, SOUTH OF DRIVE TO 800 OXFORD RD, ELEV=894.70 (NAVD 88).
BM2002=TOP NUT ON HYDRANT, EASTERLY OF DRIVE TO 1705 HILL ST AND NORTHERLY OF HILL ST, ELEV=890.27 (NAVD 88).

REVISIONS *12-05-2025 REVISED SITE PLAN, 1-19-2026 REVISED SITE PLAN*
2-4-2026 REVISED SITE PLAN, 2-26-2026 REVISED SITE PLAN
3-4-2026 REVISED SITE PLAN, 3-11-2026 REVISED SITE PLAN
4-16-2026 CITY REVISIONS, 4-29-2026 REVISED SITE PLAN.

SCALE
NO SCALE

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

STATE OF MICHIGAN JOSEPH K. MAYNARD ENGINEER No. 52559 LICENSED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
PLANNERS + SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL: 734-761-8500

WASHTENAW ENGINEERING

CLIENT
SIGMA ZETA HOUSING, LLC
3205 PLAYERS LN
MEMPHIS, TN 38125

PROJECT
805 OXFORD ROAD

SHEET
DETAILS

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
DATE 10-16-2025 JOB NO. 33191
DWG NO. 191-detail
FIELD BOOK —
FILE NO. 10943
SHEET C11.0

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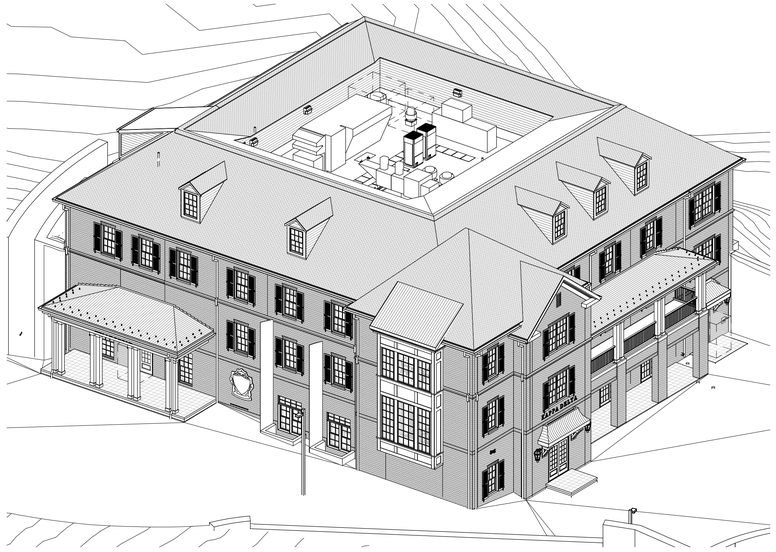
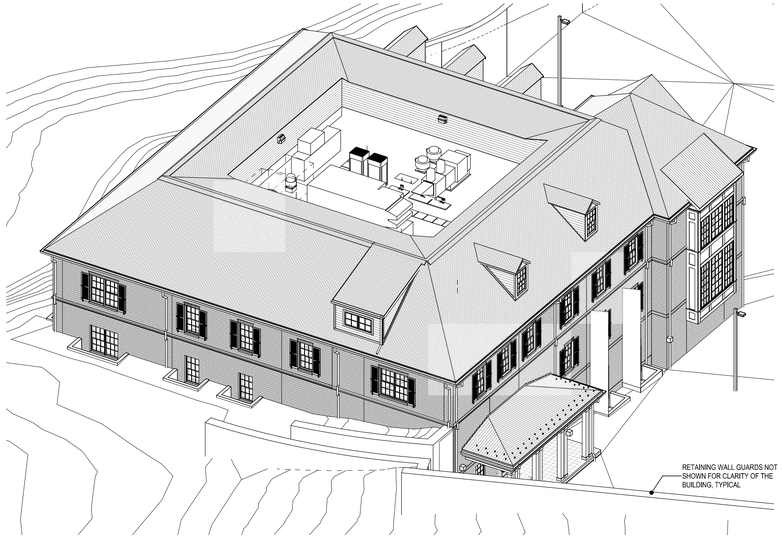
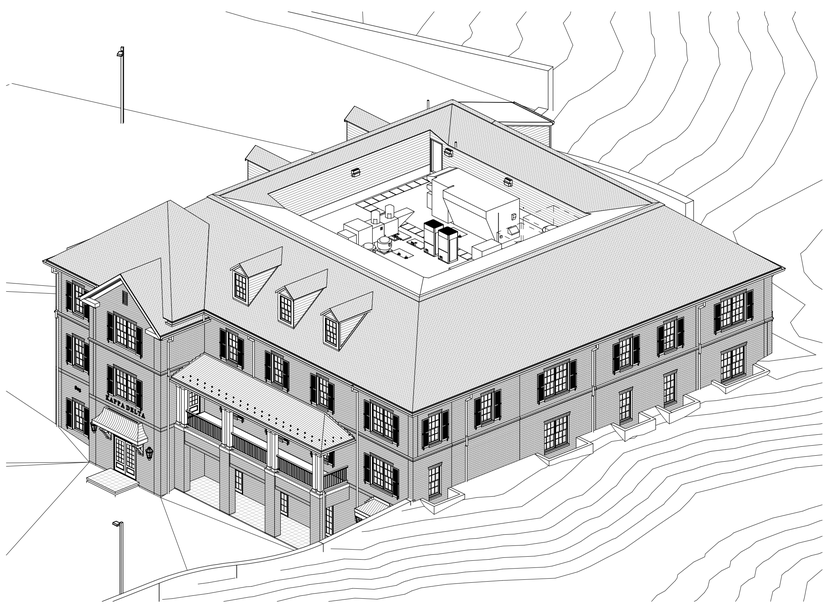


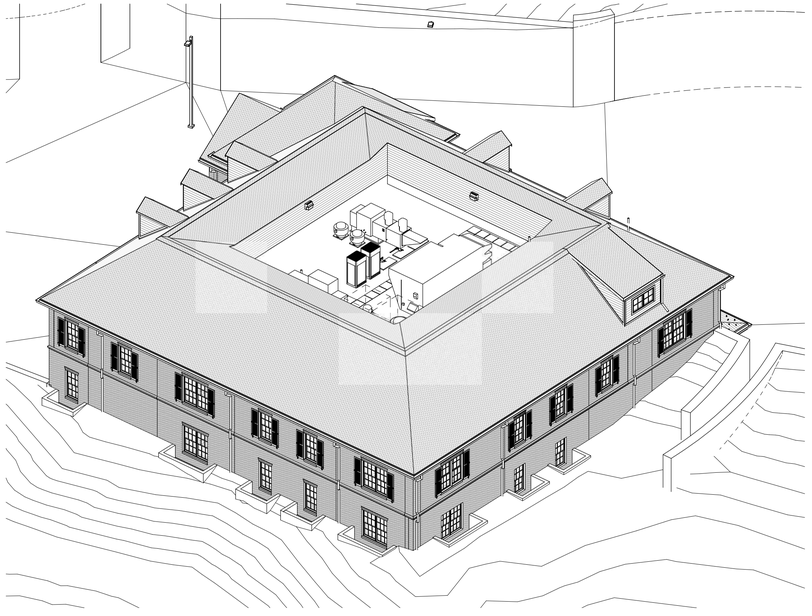
01 G-102 | **NORTH WEST AXONOMETRIC**



02 G-102 | **NORTH EAST AXONOMETRIC**



03 G-102 | **SOUTH WEST AXONOMETRIC**



04 G-102 | **SOUTH EAST AXONOMETRIC**

LIGHTWELLS ARE TO HAVE STAMPED BRICK FACE CONCRETE INSIDE AND OUTSIDE WITH A CAST STONE COPING

CORE
ENGINEERING EXPERTISE, ARCHITECTURAL THINKING

4293 Five Oaks Drive
Lansing, Michigan 48911

916 Washington Ave
Suite 203
Bay City, Michigan 48708

drivenbycore.com

SEAL

PROJECT TEAM

PROJECT DATA

ADDRESS:
805 OXFORD ROAD
ANN ARBOR, MICHIGAN 48708

CLIENT NAME:
SIGMA ZETA HOUSING LLC

PROJECT NAME:
KAPPA DELTA HOUSING LLC

ISSUANCES

DATE	DESCRIPTION
10-31-25	100% SD
12-19-25	100% DD
02-27-26	OWNER REVIEW
03-11-26	REVISED SITE PLAN

DRAWING DATA
AXONOMETRIC VIEWS

PROJECT #: 25-083
APPROVED BY: C. MILLER
CHECKED BY: B. WELSH
DESIGNED BY: J. RICE
DRAWN BY: S. FISHER

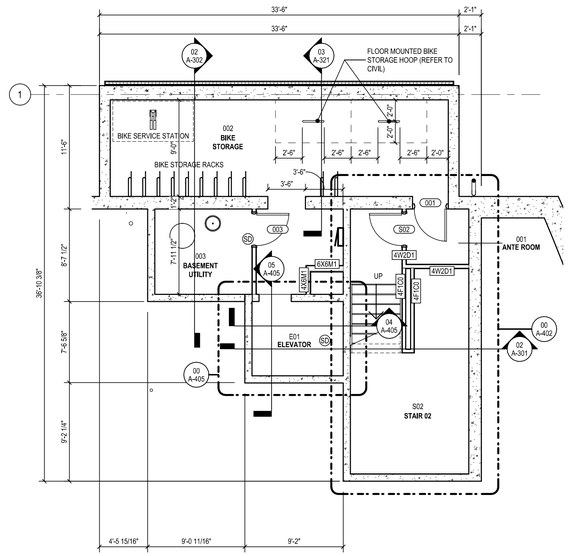
G-102

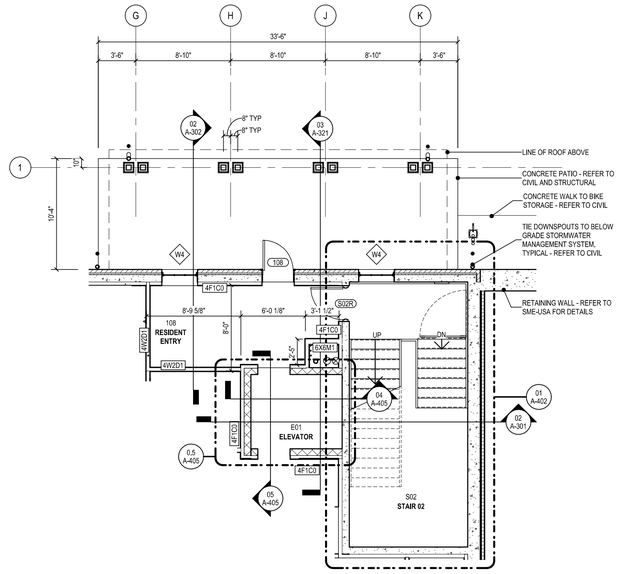
3/11/2026 7:23:28 AM COPYRIGHT 2026 CORE

FLOOR PLANS

1. DIMENSIONS ARE TO: (UNLESS OTHERWISE INDICATED)
   - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY
   - INTERIOR WALLS: FACE OF MASONRY, STUDS, AND/ OR CENTERLINE OF COLUMN LINES
   - COMMERCIAL DOORS AND WINDOWS: EDGE OF UNIT FRAME
   - RESIDENTIAL DOORS AND WINDOWS: EDGE OF UNIT FRAME IN MASONRY AND CENTERLINE IN WOOD FRAMED CONSTRUCTION
   - COORDINATE ROUGH OPENINGS WITH UNIT MANUFACTURER REQUIREMENTS
2. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
3. PROVIDE WOOD STORAGE SHELVING IN THE FOLLOWING LOCATIONS:
   - BEDROOM CLOSETS, COAT CLOSETS, LAUNDRY, AND WALK-IN CLOSETS (WIC)
4. SEAL BUILDING ENVELOPE JOINTS AND PENETRATIONS TO PREVENT AIR LEAKAGE.
5. SEAL SLEEPING UNITS FROM ADJACENT UNITS AND CORRIDORS FOR ACOUSTICAL AND AIR LEAKAGE.
6. TERMINATE INTERIOR NON-LOAD BEARING WALLS THAT ARE NOT FIRE BARRIERS TO THE UNDERSIDE OF FLOOR AND ROOF TRUSSES AND MAINTAIN THE MEMBRANE OF THE RATED FLOOR/CEILING ASSEMBLY.

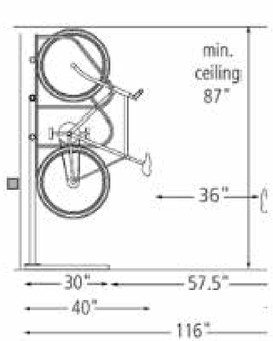
   FIRE-BARRIER WALLS ARE TO RUN CONTINUOUS FROM FOUNDATION TO FLOOR OR ROOF DECK AT THE LEVEL OF TERMINATION AND HAVE A TOP CLOSURE MATCHING THE RATING OF THE WALL.
7. ANGLES ARE 45 DEGREE OR 90 DEGREES UNLESS OTHERWISE INDICATED.
8. SLOPE FLOORS TO DRAINS AT 1/8" PER FOOT MINIMUM.
9. COORDINATE TOLERANCES OF FRAMING AND SUBSTRATES TO FINISH MATERIAL MANUFACTURER REQUIREMENTS.
10. ALL INTERIOR FINISHES AND TRIM BY INTERIOR DESIGN CONSULTANT.

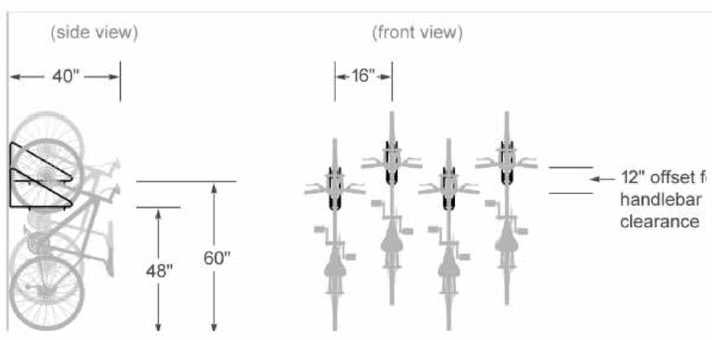




01 A-100 — 3/16" = 1'-0" — **BASEMENT FLOOR PLAN** — RE: 01/ A-201

02 A-100 — 3/16" = 1'-0" — **RESIDENT ENTRY FLOOR PLAN** — RE: 01/ A-201





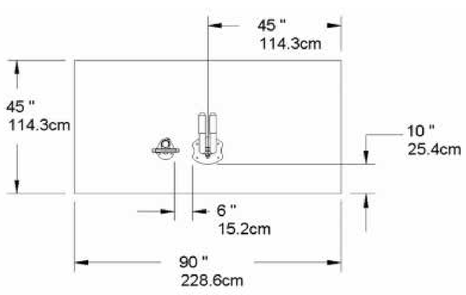


Figure 1: Minimum space requirements

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ENGINEERING EXPERTISE, ARCHITECTURAL THINKING

4293 Five Oaks Drive
Lansing, Michigan 48911

916 Washington Ave
Suite 203
Bay City, Michigan 48708

driventbycore.com

SEAL

PROJECT TEAM

PROJECT DATA

ADDRESS:
805 OXFORD ROAD
ANN ARBOR, MICHIGAN 48708

CLIENT NAME:
SIGMA ZETA HOUSING LLC

PROJECT NAME:
KAPPA DELTA HOUSING LLC

ISSUANCES

DATE	DESCRIPTION
10-31-25	100% SD
12-19-25	100% DD
02-27-26	OWNER REVIEW
03-11-26	REVISED SITE PLAN

DRAWING DATA
BASEMENT AND RESIDENT ENTRY PLANS

PROJECT #: 25-083
APPROVED BY: C. MILLER
CHECKED BY: B. WELSH
DESIGNED BY: J. RICE
DRAWN BY: S. FISHER

A-100

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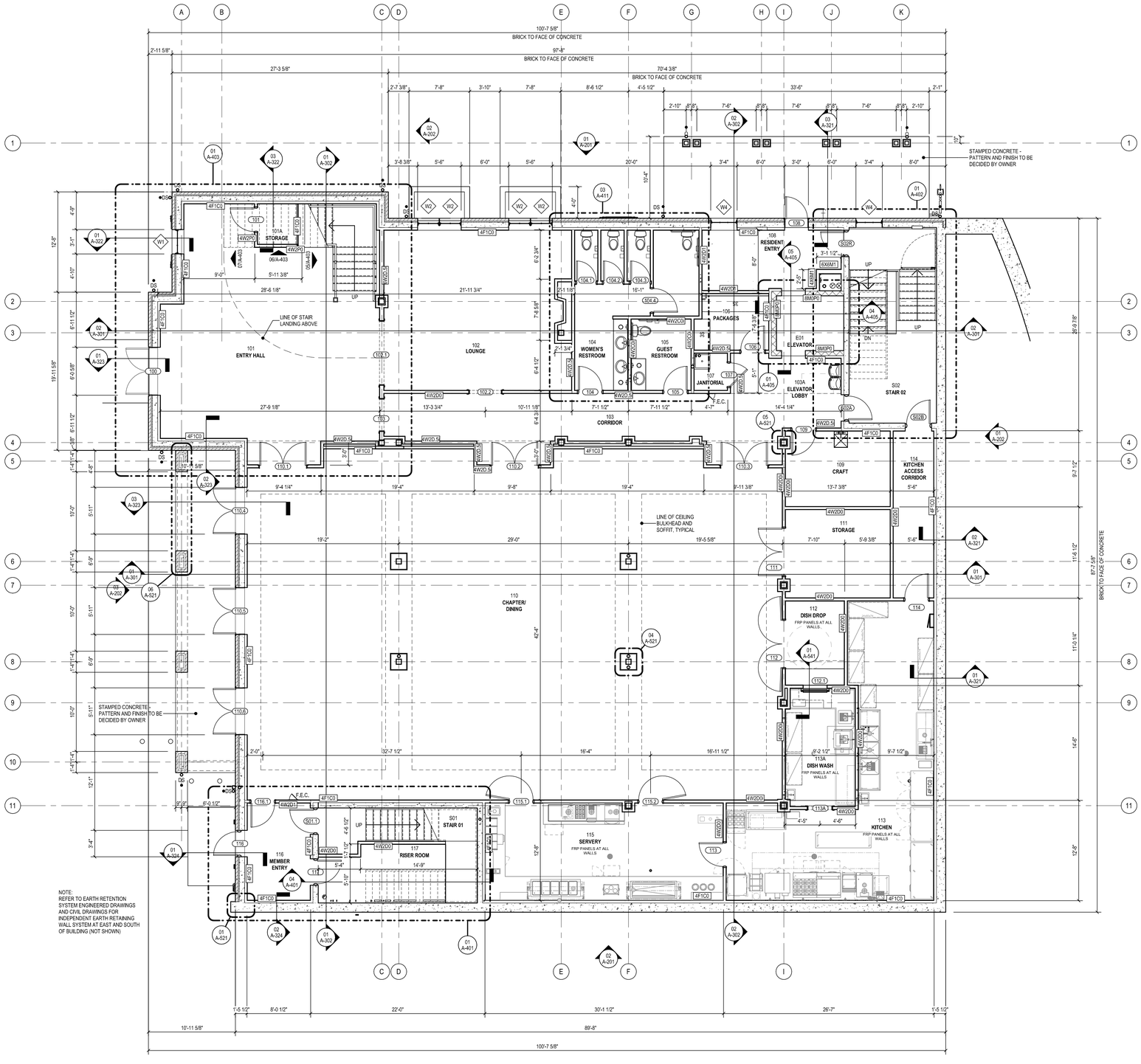

N

01 1ST FLOOR PLAN

3/16" = 1'-0"

A-101 | RE: 01/ A-201

FLOOR PLANS

1. DIMENSIONS ARE TO: (UNLESS OTHERWISE INDICATED)
   - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY
   - INTERIOR WALLS: FACE OF MASONRY, STUDS, AND/ OR CENTERLINE OF COLUMN LINES
   - COMMERCIAL DOORS AND WINDOWS: EDGE OF UNIT FRAME
   - RESIDENTIAL DOORS AND WINDOWS: EDGE OF UNIT FRAME IN MASONRY AND CENTERLINE IN WOOD FRAMED CONSTRUCTION
   - COORDINATE ROUGH OPENINGS WITH UNIT MANUFACTURER REQUIREMENTS
2. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
3. PROVIDE WOOD STORAGE SHELVING IN THE FOLLOWING LOCATIONS:
   - BEDROOM CLOSETS, COAT CLOSETS, LAUNDRY, AND WALK-IN CLOSETS (WIC)
4. SEAL BUILDING ENVELOPE JOINTS AND PENETRATIONS TO PREVENT AIR LEAKAGE.
5. SEAL SLEEPING UNITS FROM ADJACENT UNITS AND CORRIDORS FOR ACOUSTICAL AND AIR LEAKAGE.
6. TERMINATE INTERIOR NON-LOAD BEARING WALLS THAT ARE NOT FIRE BARRIERS TO THE UNDERSIDE OF FLOOR AND ROOF TRUSSES AND MAINTAIN THE MEMBRANE OF THE RATED FLOOR/CEILING ASSEMBLY.

   FIRE-BARRIER WALLS ARE TO RUN CONTINUOUS FROM FOUNDATION TO FLOOR OR ROOF DECK AT THE LEVEL OF TERMINATION AND HAVE A TOP CLOSURE MATCHING THE RATING OF THE WALL.
7. ANGLES ARE 45 DEGREE OR 90 DEGREES UNLESS OTHERWISE INDICATED.
8. SLOPE FLOORS TO DRAINS AT 1/8" PER FOOT MINIMUM.
9. COORDINATE TOLERANCES OF FRAMING AND SUBSTRATES TO FINISH MATERIAL MANUFACTURER REQUIREMENTS.
10. ALL INTERIOR FINISHES AND TRIM BY INTERIOR DESIGN CONSULTANT.

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ISSUANCES

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12-19-25	100% DD
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03-11-26	REVISED SITE PLAN

DRAWING DATA

1ST FLOOR PLAN

PROJECT #: 25-083
APPROVED BY: C. MILLER
CHECKED BY: B. WELSH
DESIGNED BY: J. RICE
DRAWN BY: S. FISHER

A-101

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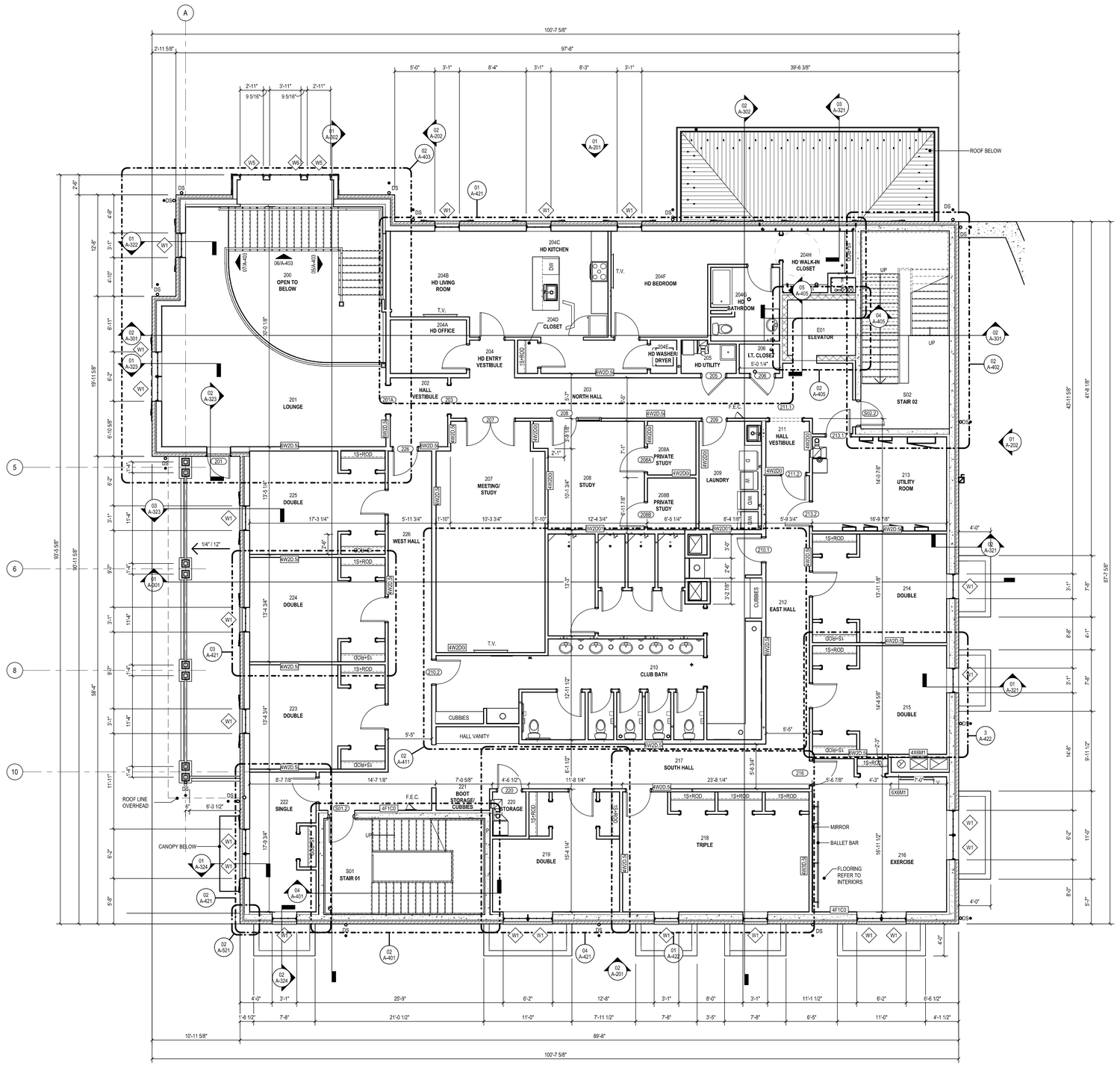

01 2ND FLOOR PLAN

3/16" = 1'-0"

A-102 | RE: 01/ A-201

FLOOR PLANS

1. DIMENSIONS ARE TO: (UNLESS OTHERWISE INDICATED)
   - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY
   - INTERIOR WALLS: FACE OF MASONRY, STUDS, AND/ OR CENTERLINE OF COLUMN LINES
   - COMMERCIAL DOORS AND WINDOWS: EDGE OF UNIT FRAME
   - RESIDENTIAL DOORS AND WINDOWS: EDGE OF UNIT FRAME IN MASONRY AND CENTERLINE IN WOOD FRAMED CONSTRUCTION
   - COORDINATE ROUGH OPENINGS WITH UNIT MANUFACTURER REQUIREMENTS
2. DOOR FRAMES ARE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
3. PROVIDE WOOD STORAGE SHELVING IN THE FOLLOWING LOCATIONS:
   - BEDROOM CLOSETS, COAT CLOSETS, LAUNDRY, AND WALK-IN CLOSETS (WIC)
4. SEAL BUILDING ENVELOPE JOINTS AND PENETRATIONS TO PREVENT AIR LEAKAGE.
5. SEAL SLEEPING UNITS FROM ADJACENT UNITS AND CORRIDORS FOR ACOUSTICAL AND AIR LEAKAGE.
6. TERMINATE INTERIOR NON-LOAD BEARING WALLS THAT ARE NOT FIRE BARRIERS TO THE UNDERSIDE OF FLOOR AND ROOF TRUSSES AND MAINTAIN THE MEMBRANE OF THE RATED FLOOR/CEILING ASSEMBLY.

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7. ANGLES ARE 45 DEGREE OR 90 DEGREES UNLESS OTHERWISE INDICATED.
8. SLOPE FLOORS TO DRAINS AT 1/8" PER FOOT MINIMUM.
9. COORDINATE TOLERANCES OF FRAMING AND SUBSTRATES TO FINISH MATERIAL MANUFACTURER REQUIREMENTS.
10. ALL INTERIOR FINISHES AND TRIM BY INTERIOR DESIGN CONSULTANT.

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SEAL

PROJECT TEAM

PROJECT DATA

ADDRESS:
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ANN ARBOR, MICHIGAN 48708

CLIENT NAME:
SIGMA ZETA HOUSING LLC

PROJECT NAME:
KAPPA DELTA HOUSING LLC

ISSUANCES

DATE	DESCRIPTION
10-31-25	100% SD
12-19-25	100% DD
02-27-26	OWNER REVIEW
03-11-26	REVISED SITE PLAN

DRAWING DATA
2ND FLOOR PLAN

PROJECT #: 25-083
APPROVED BY: C. MILLER
CHECKED BY: B. WELSH
DESIGNED BY: J. RICE
DRAWN BY: S. FISHER

A-102

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FLOOR PLANS

1. DIMENSIONS ARE TO: (UNLESS OTHERWISE INDICATED)
   - EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY
   - INTERIOR WALLS: FACE OF MASONRY, STUDS, AND/ OR CENTERLINE OF COLUMN LINES
   - COMMERCIAL DOORS AND WINDOWS: EDGE OF UNIT FRAME
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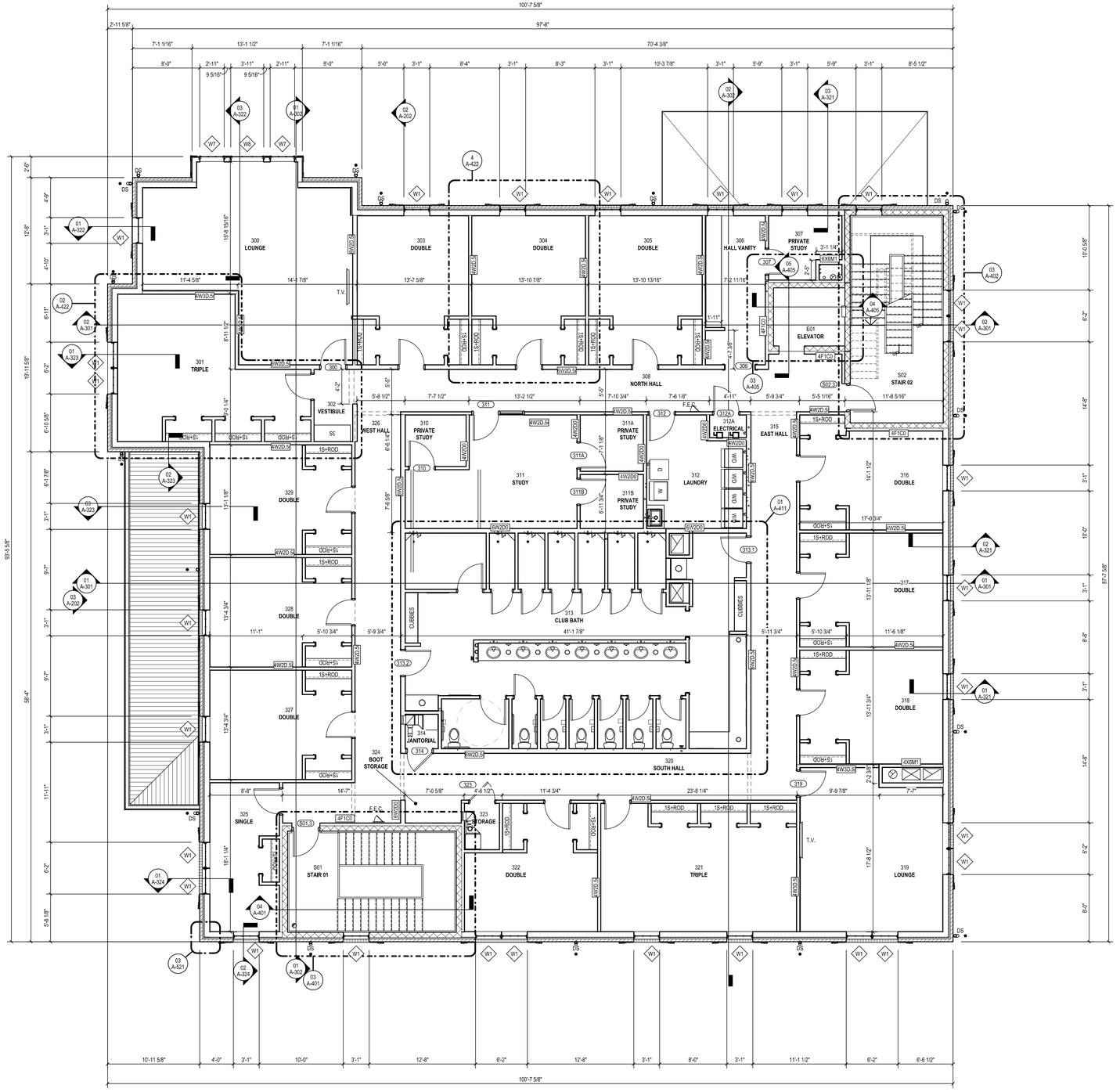

N

01 3RD FLOOR PLAN

3/16" = 1'-0"

A-103 | RE: 01/ A-201

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PROJECT TEAM

PROJECT DATA

ADDRESS:
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ANN ARBOR, MICHIGAN 48708

CLIENT NAME:
SIGMA ZETA HOUSING LLC

PROJECT NAME:
KAPPA DELTA HOUSING LLC

ISSUANCES

DATE	DESCRIPTION
10-31-25	100% SD
12-19-25	100% DD
02-27-26	OWNER REVIEW
03-11-26	REVISED SITE PLAN

DRAWING DATA

3RD FLOOR PLAN

PROJECT #: 25-083
APPROVED BY: C. MILLER
CHECKED BY: B. WELSH
DESIGNED BY: J. RICE
DRAWN BY: S. FISHER

A-103

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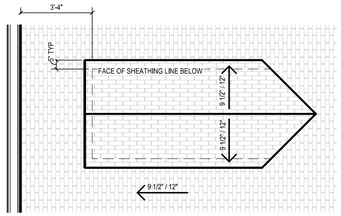
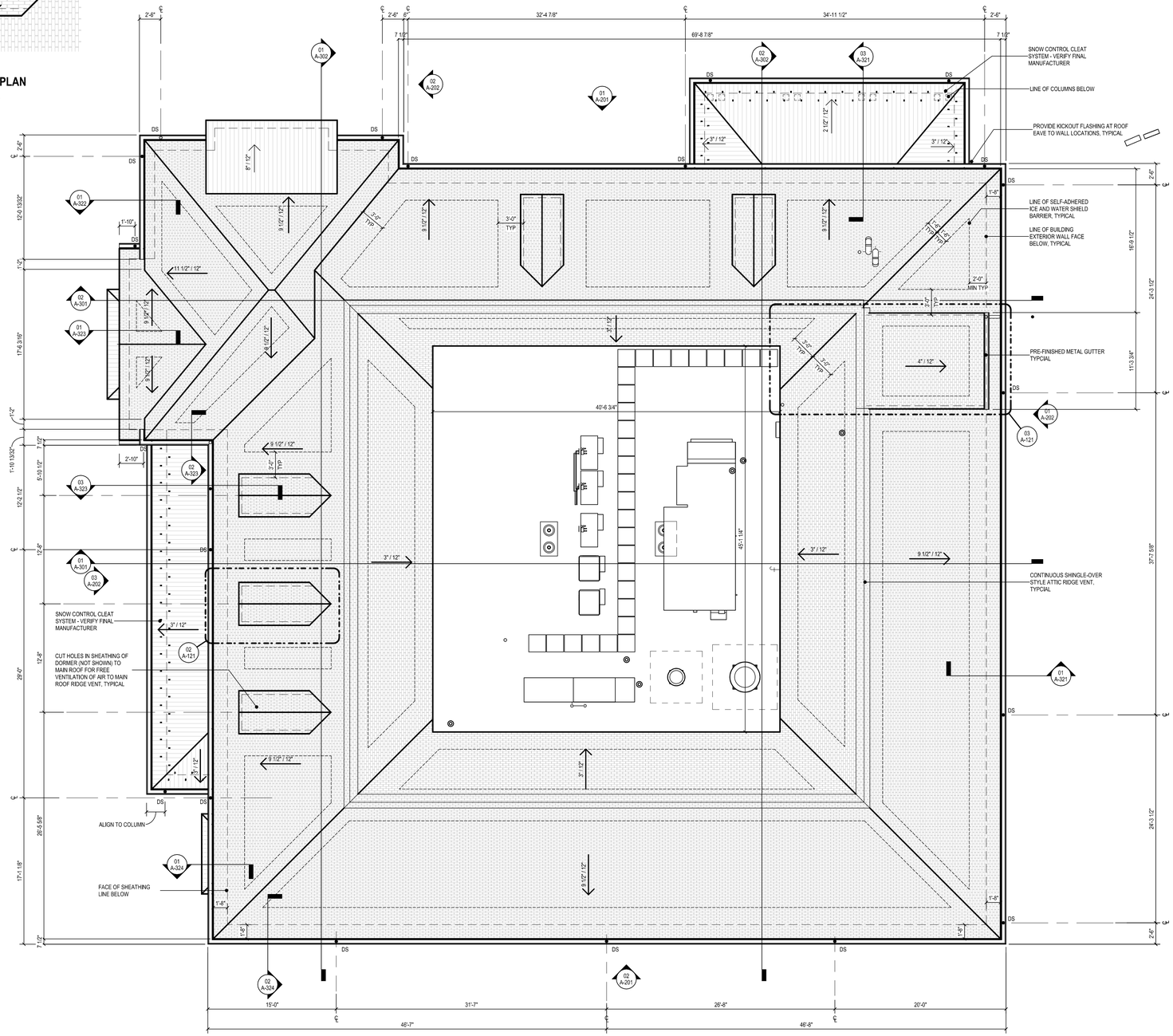


02 ENLARGED ROOF PLAN TYPICAL DORMER

A-121 | 3/8" = 1'-0" | RE: 01/ A-121



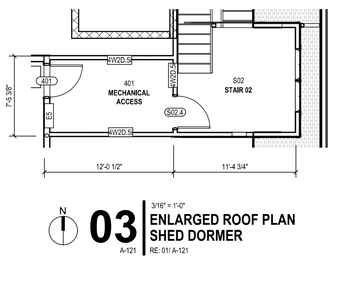
01 ROOF PLAN

N | A-121 | 3/16" = 1'-0" | RE: 01/ A-130

ROOF PLAN NOTES

1. ALL ROOF-MOUNTED EQUIPMENT AND PENETRATIONS ARE NOT SHOWN. COORDINATE LOCATIONS AND QUANTITIES WITH OTHER DISCIPLINES.
2. PROVIDE SADDLES AT OBSTRUCTIONS THAT RESTRICT THE FLOW OF WATER TO DRAINAGE SYSTEM.
3. MATCH THICKNESS OF BLOCKING WITH ADJACENT ROOF INSULATION AT LOW-SLOPE MEMBRANE ROOFS.
4. PLACE ROOF MOUNTED EQUIPMENT 10'-0" MINIMUM AWAY FROM ROOF EDGES WITHOUT FALL GUARD PROTECTION.
5. COMPLY WITH ROOF MANUFACTURER REQUIREMENTS AND TO MAINTAIN ROOF WARRANTY.
6. PROVIDE KICKOUT FLASHING AT ROOF EAVES TO GABLE AND SIDE WALLS THAT RUN PAST THE ROOF EDGE.
7. PROVIDE DIVERTER FLASHING AT ROOF EAVE INSIDE CORNER GUTTERS.

ROOF ATTIC VENT CALCULATIONS



03 ENLARGED ROOF PLAN SHED DORMER

N | A-121 | 3/16" = 1'-0" | RE: 01/ A-121

ROOF LEGEND

- ASPHALT SHINGLES
- STANDING SEAM METAL ROOFING
- ADHERED WALKPADS
- MEMBRANE ROOFING SYSTEM
- MECHANICAL UNIT - REFER TO MECHANICAL
- PIPING - REFER TO MECHANICAL
- X" / 12" — EFFECTIVE DIRECTION OF ROOF SLOPE DUE TO STRUCTURE
- TAPERED INSULATION SLOPE 1/2:12 TYPICAL
- GUTTER AND DOWNSPOUTS (DOWNSPOUT, DS, DOWNSPOUT TAG, GUTTER)

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ADDRESS:
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ANN ARBOR, MICHIGAN 48708

CLIENT NAME:
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PROJECT NAME:
KAPPA DELTA HOUSING LLC

ISSUANCES

DATE	DESCRIPTION
10-31-25	100% SD
12-19-25	100% DD
02-27-26	OWNER REVIEW
03-11-26	REVISED SITE PLAN

DRAWING DATA
ROOF PLAN

PROJECT #: 25-083
APPROVED BY: C. MILLER
CHECKED BY: B. WELSH
DESIGNED BY: J. RICE
DRAWN BY: S. FISHER

A-121

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01 3/16" = 1'-0"
EXTERIOR ELEVATION NORTH
A-201 | RE: 01/ A-101

02 3/16" = 1'-0"
EXTERIOR ELEVATION SOUTH
A-201 | RE: 01/ A-101

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ANN ARBOR, MICHIGAN 48708

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PROJECT NAME:
KAPPA DELTA HOUSING LLC

ISSUANCES

DATE	DESCRIPTION
03-27-26	BIDS AND PERMITS
04-29-26	CITY REVISIONS

DRAWING DATA
EXTERIOR ELEVATIONS

PROJECT #: 25-083
APPROVED BY: C. MILLER
CHECKED BY: B. WELSH
DESIGNED BY: J. RICE
DRAWN BY: S. FISHER

A-201

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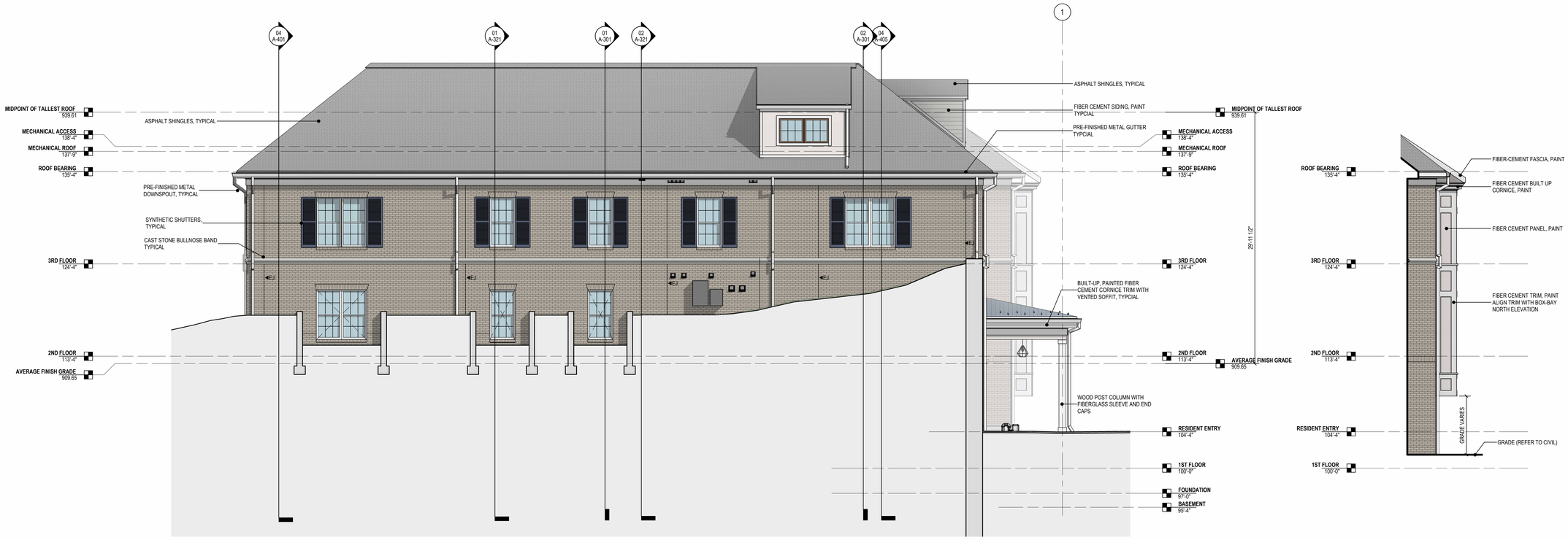
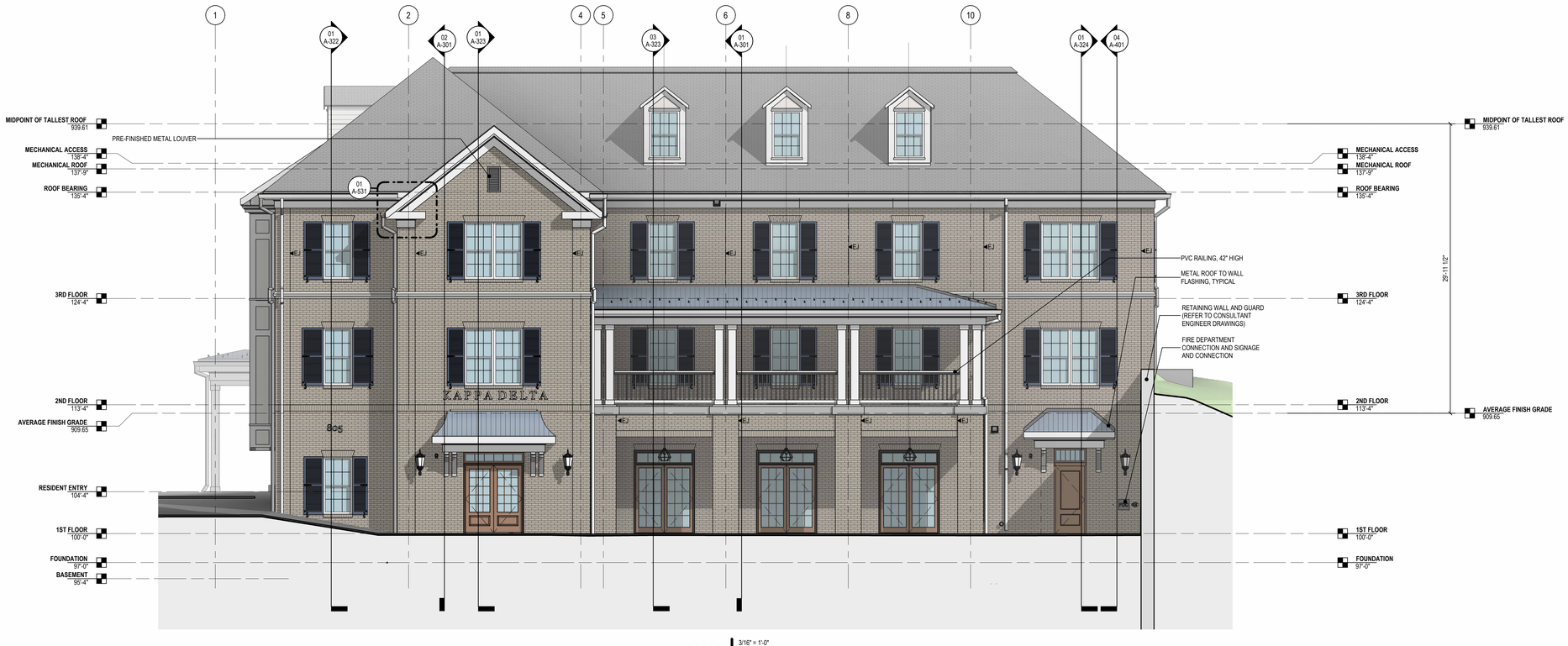


01 3/16" = 1'-0"
EXTERIOR ELEVATION EAST
A-202 RE: 01/ A-101

02 3/16" = 1'-0"
EAST ELEVATION BOX BAY WINDOW
A-202 RE: 01/ A-101



03 3/16" = 1'-0"
EXTERIOR ELEVATION WEST
A-202 RE: 01/ A-101

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ENGINEERING EXPERTISE, ARCHITECTURAL THINKING

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04-29-26	CITY REVISIONS

DRAWING DATA
EXTERIOR ELEVATIONS

PROJECT #: 25-083
APPROVED BY: C. MILLER
CHECKED BY: B. WELSH
DESIGNED BY: J. RICE
DRAWN BY: S. FISHER

A-202

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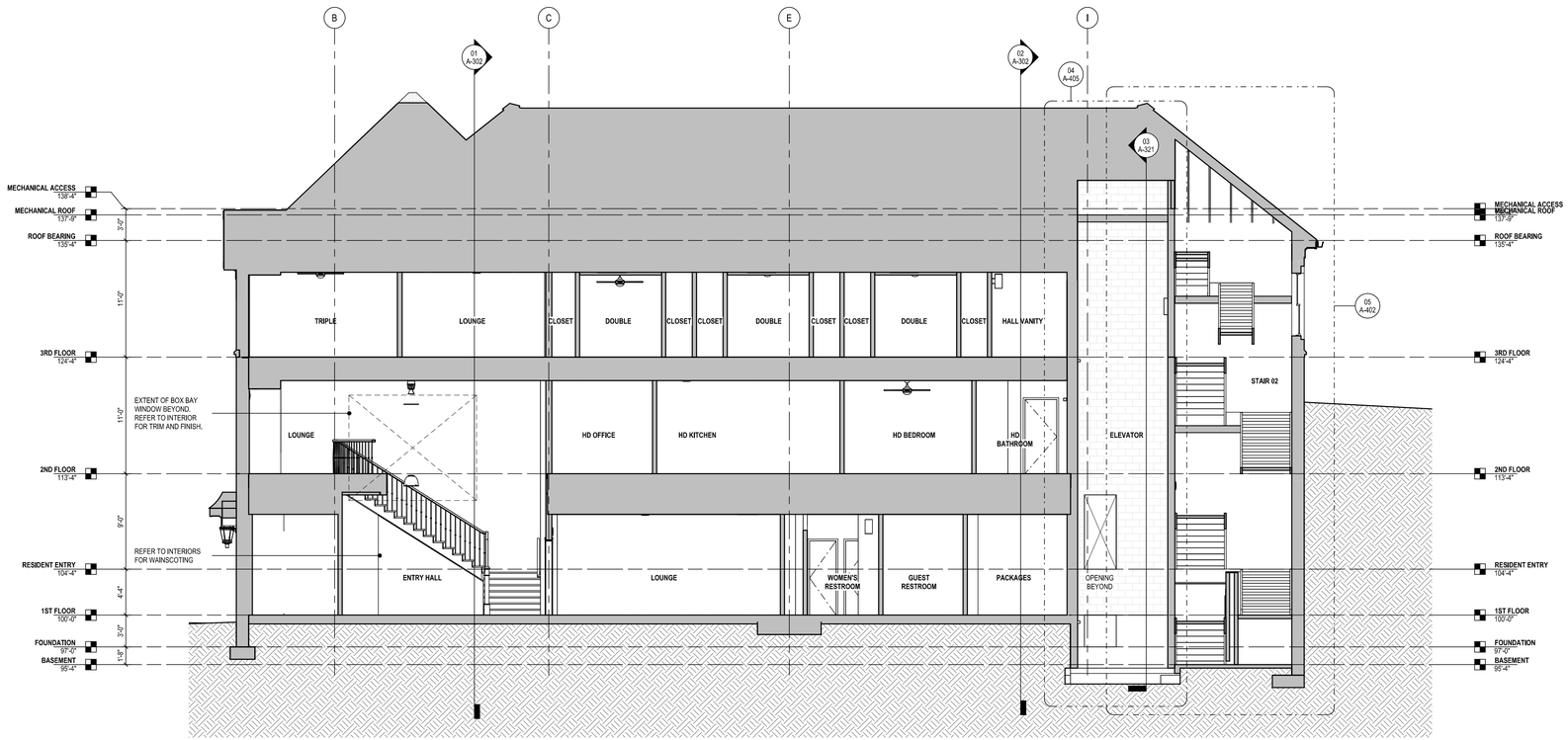
01 3/16" = 1'-0"
BUILDING SECTION
A-301 | RE: 01/ A-101



02 3/16" = 1'-0"
BUILDING SECTION
A-301 | RE: 01/ A-100

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BUILDING SECTIONS

PROJECT #: 25-083
APPROVED BY: C. MILLER
CHECKED BY: B. WELSH
DESIGNED BY: J. RICE
DRAWN BY: S. FISHER

A-301

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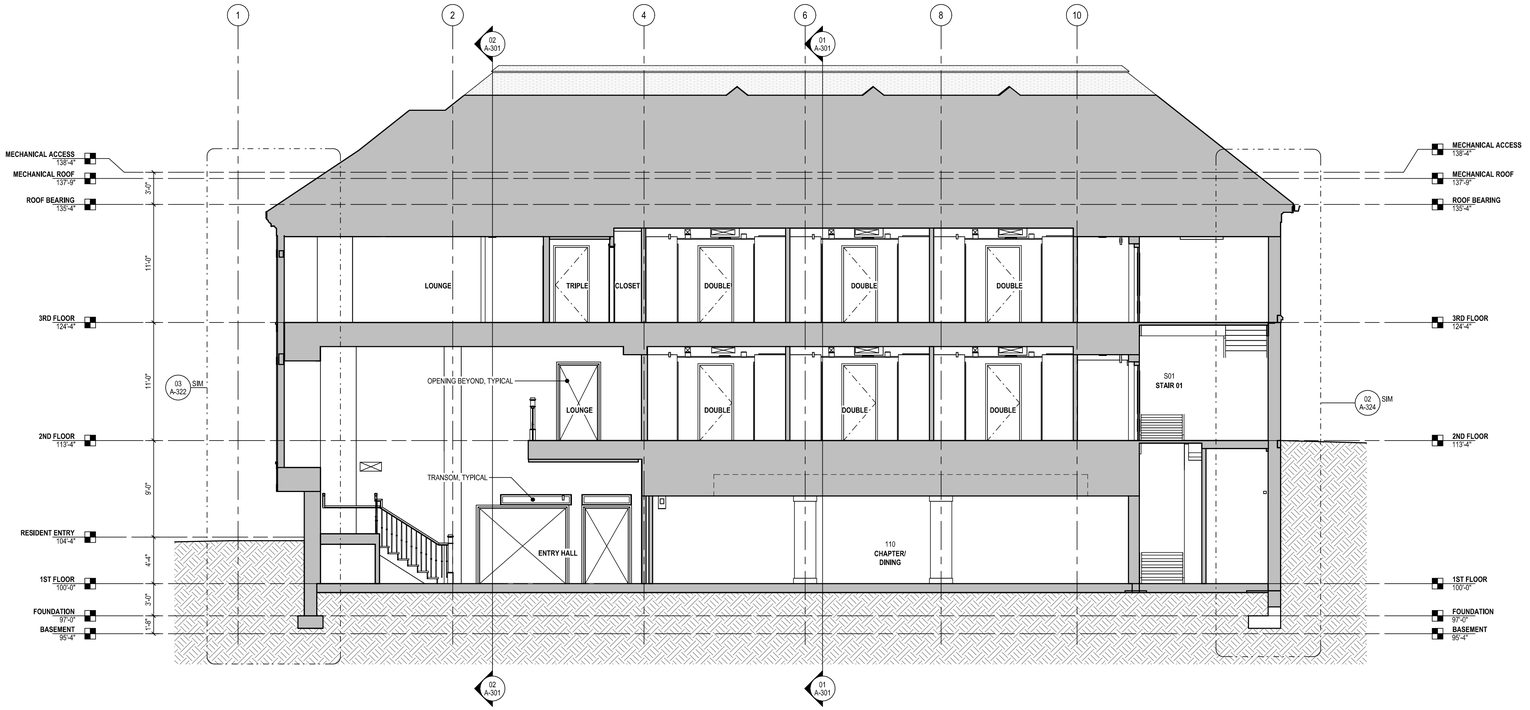
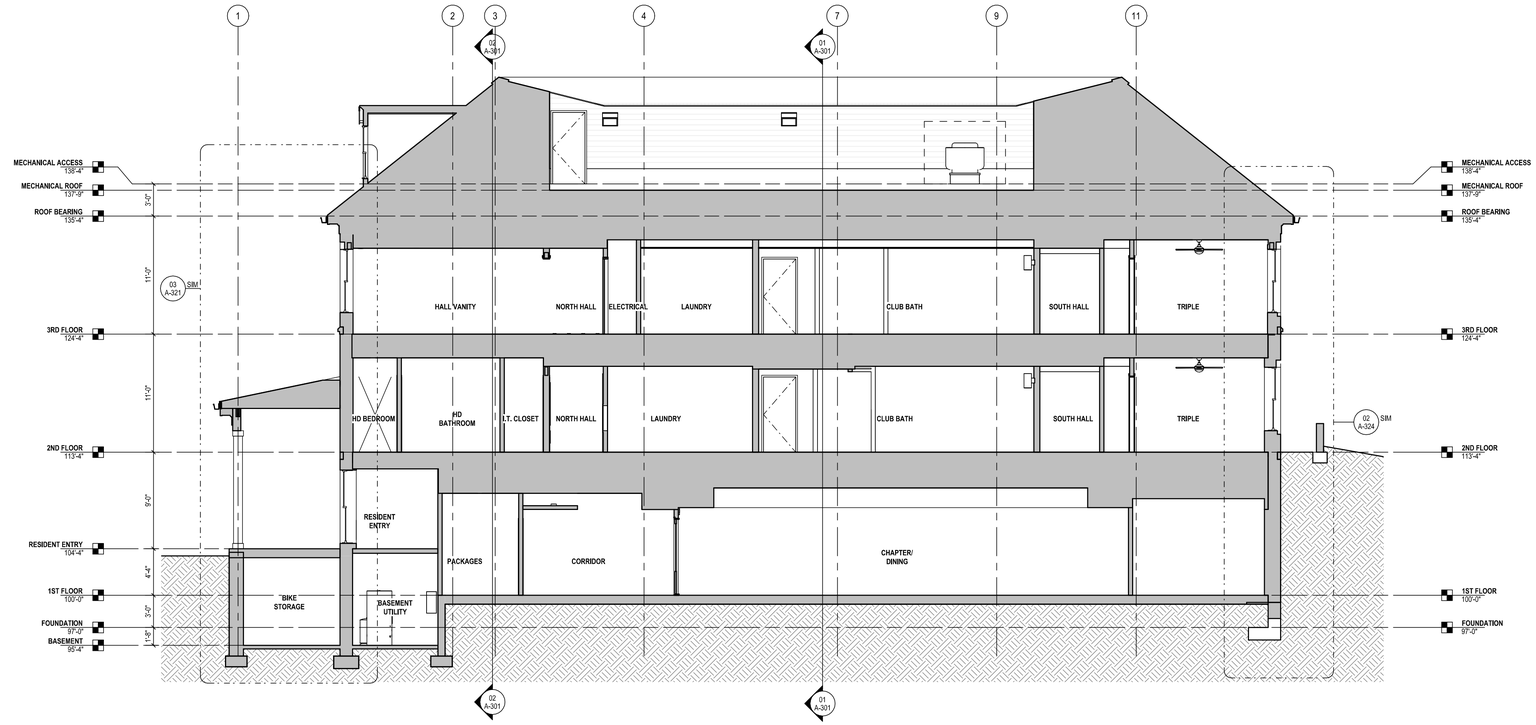


01 3/16" = 1'-0"
BUILDING SECTION
A-302 | RE: 01/ A-101



02 3/16" = 1'-0"
BUILDING SECTION
A-302 | RE: 01/ A-100

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03-11-26	REVISED SITE PLAN

DRAWING DATA
BUILDING SECTIONS

PROJECT #: 25-083
APPROVED BY: C. MILLER
CHECKED BY: B. WELSH
DESIGNED BY: J. RICE
DRAWN BY: S. FISHER

A-302

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5.25 Outdoor Lighting

5.25.1 Purpose
The purpose of this section is to:

A.Minimize adverse and unsafe impacts of lighting such as light trespass, glare, and skyglow.

B.Protect the natural environment from artificial light at night.

C.Promote energy efficiency.

D.Foster a safer environment that supports and/or enhances commerce and lawful nighttime activities.

5.25.2 Applicability

All lighting that causes exterior illumination after sunset and before sunrise shall be subject to the requirements of this section except for the following:

A.Any temporary light installation on private property is permitted for a total of 90 consecutive days in one calendar year. Examples include seasonal decorative lighting and lighting for temporary public art installations, screenings, performances, and special events. Temporary lighting installations shall be extinguished between 12am and 6am.

Any temporary light installation in Nonresidential Zoning Districts shall comply with Section 5.25.3.B.10.

B.Lighting for flags.
C.Any light installation determined by the Historic District Commission to contribute to the historic character of a property listed in a local or state historic district or on the National Register of Historic Places.

5.25.3 Exterior Lighting Specifications

A. Color Spectrum Management
1. All permanent nonresidential and multi-family lighting installations, with the exception of illuminated signs, shall have a minimum color rendering index (CRI) of 70.
2. All permanent nonresidential and multi-family lighting installations, with the exception of illuminated signs, shall have a correlated color temperature (CCT) of no greater than 3000 K.
B. Luminaire Design and Installation
1. Light Trespass
a.Light trespass beyond the property line shall at no time exceed 0.1 foot-candles onto any lot that is in a Residential Zoning District or the PL district, or in the public right-of-way.
b.In the D1 Downtown Core and D2 Downtown Interface districts, the total illuminance from all sources at the property line shall not exceed eight foot-candles, except for under- canopy lighting.
c.In all other zoning districts, light trespass beyond the property line shall at no time exceed two foot-candles onto any property.
d.In D1 Downtown Core and D2 Downtown Interface districts, the illuminance shall be measured facing up, at a distance three feet above the ground. In any other district, the illuminance shall be measured facing the luminaire and measured at any point within the receiving property, including at any height above grade at the property line.

2. No luminaire in any district shall cause glare onto any property in a Residential Zoning District or zoned PL Public Land, or onto the public right of way.

3. Where lighting targets primarily the ground or horizontal targets, including but not limited to parking areas, loading docks, recreational areas, and site entrances, luminaires shall meet fully shielded criteria, so that no light will cause light trespass as specified in this section, or glare.

4. Where lighting illuminates features on an above grade or vertical target, including but not limited to architectural features, signs, landscaping, fountains, and sculptures, luminaires shall be partially shielded and shall be installed and aimed to minimize their output past the object being illuminated, skyward or otherwise. Such lighting shall not cause light trespass as specified in this section, or glare.

5. If a building façade is more than 10 feet from the property line, the maximum average illuminance on the facade shall be 1 foot-candle on any property in a Residential Zoning District, and 3 foot-candles on any property in any other zoning district, as measured at a distance of 10 feet from the facade, provided that the illuminance does not violate the light trespass limit specified above in paragraph 1. The measurement shall be made facing the facade. Facade illumination shall be provided from above, rather than below, and shall be shielded from glare as specified above in paragraph 3. Facades in D1 and D2 districts, and facades situated less than 10 feet from a building on the same parcel are exempt from this requirement. Signs painted on a façade shall also be exempt from this requirement except Section 5.24.4 D Sign Illumination shall apply.

6. Decorative Building Façade and Landscape Illumination
a.For properties in a Residential Zoning District, Illumination for building facades and/or landscapes whose primary purpose is decorative is prohibited between 12:00 am and 6:00 am.
b.In all other districts, Illumination for building facades and/or landscapes whose primary purpose is decorative is prohibited between 12:00 am and 6:00 am except during business bours. The lighting shall be controlled by an automated timer system.

7. Motion-activated lighting systems shall not be activated by movement beyond the property boundary.

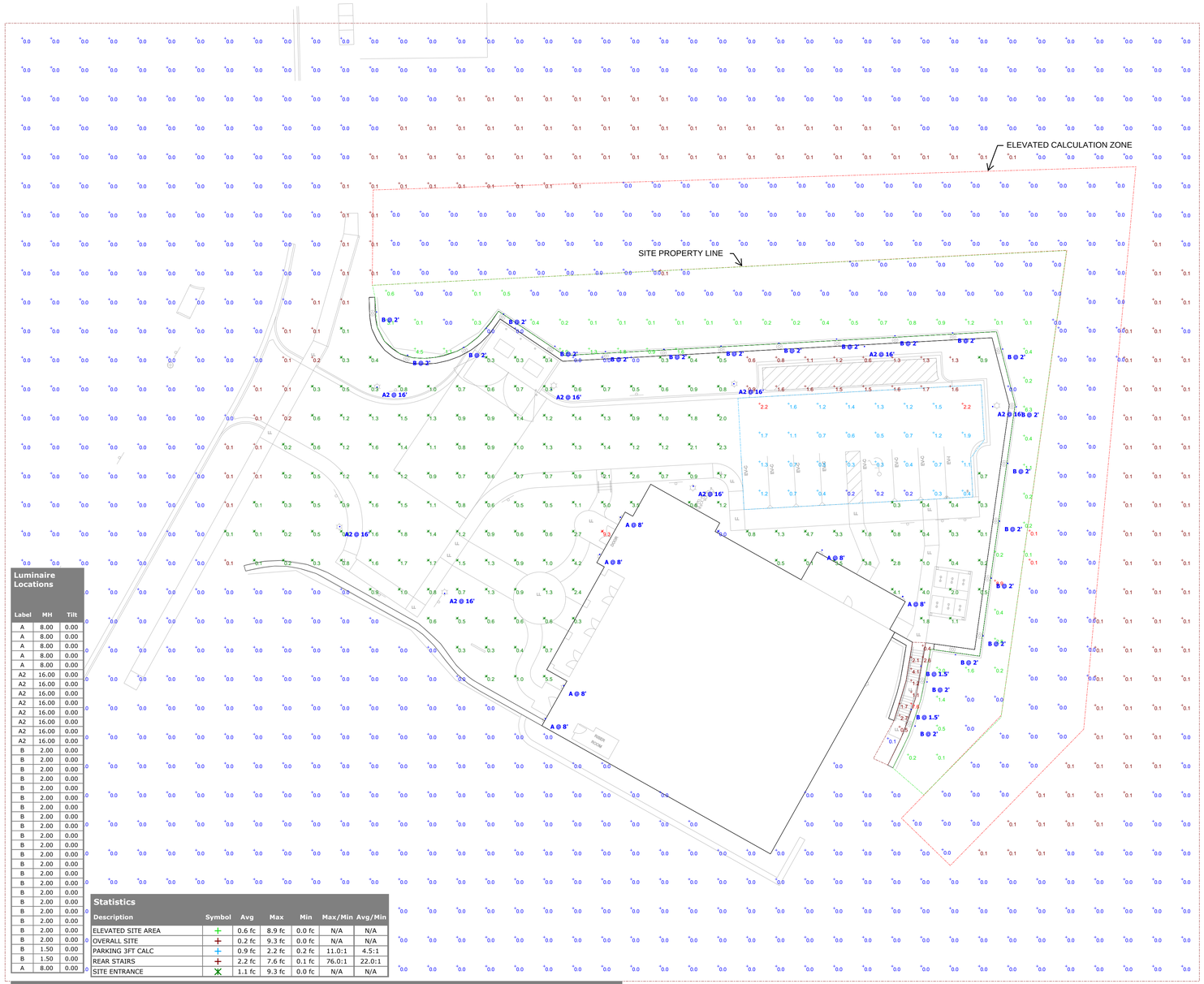
8. Under- canopy lighting for applications such as gasoline service stations, hotel or theater marquees, or Drive Through Facilities shall be fully shielded. The average maintained horizontal Illumination in the area directly below the canopy shall not exceed 20 foot-candles, with no value exceeding 30 foot-candles.
9. Wall- or pole-mounted floodlights shall be aimed no higher than 45 degrees below horizontal, and they shall comply with shielding and light trespass limits as specified in paragraphs 1 and 2.

10. The following lighting systems are prohibited: Any dynamically changing lights, including strobe lights, or lights that are programmed to be flashing, blinking, or moving; except that lighting systems may dim or brighten in response to changes in ambient light as permitted in this Code.

C. Parking Lots
1. Parking lots shall not exceed maximum illuminances at all unobstructed points of 6 foot-candles at any time after sunset and before sunrise. illuminances shall be measured facing upward, three feet above the parking lot surface.

2. Lighting for parking areas and vehicular and pedestrian traffic ways on sites that contain no residential uses shall be extinguished nightly beyond business hours. For after-hours site safety lighting, or uses with no business hours, lighting after sunset and before sunrise shall not be in excess of 2 foot-candles.

5.24.4 Indoor Lighting
Indoor lighting shall not be the source of exterior light trespass or glare as specified in Section 5.25.3.B.1 and 5.25.3.B. 2 above.



Luminaire Locations

Label	MH	Tilt
A	8.00	0.00
A	8.00	0.00
A	8.00	0.00
A	8.00	0.00
A	8.00	0.00
A2	16.00	0.00
A2	16.00	0.00
A2	16.00	0.00
A2	16.00	0.00
A2	16.00	0.00
A2	16.00	0.00
A2	16.00	0.00
B	2.00	0.00
B	2.00	0.00
B	2

TYPE A/A2

Finish

Black Textured · White Textured · Park Green Textured · Arch Med Bronze Tex
Dark Bronze Textured · Verde Green · Swedish Iron · Old World Gray Tex
Old Iron · Rust · Weathered Brown · Cedar
Weathered Black · Two Tone · Custom Match

CCT - Color Temp (K)

2,700K · 3,000K · 3,500K · 4,000K · 5,000K

Distribution Type

Type 2 · Type 3 · Type 4 · Type 5

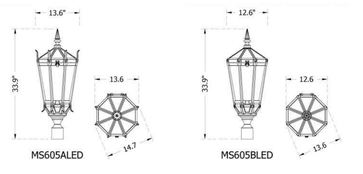
Optional Control	**PEC:** Electronic Button Photocontrol (120V-277V) **PEC4:** Electronic Button Photocontrol (480V)
Optional Fuse	**FHD:** Double Fuse and Holder
Optional House Side Shield	**BLOC:** Back Light Optical Control
Optional Chimney	**FHC:** Frosted Hurricane Chimney
Optional Internal Flat Lens	**SV1F:** Light diffused internal flat lens **SV2F:** Moderate diffused internal flat lens
Optional Fixed Dimming Resistor Board	**FDRB:** Fixed Dimming Resistor Board
Finish	**BKT:** Black Textured **WHT:** White Textured **PGT:** Park Green Textured **ABZT:** Arch Med Bronze Tex **DBT:** Dark Bronze Textured **CM:** Custom Match **OI:** Old Iron **RT:** Rust **WBR:** Weathered Brown **CD:** Cedar **WBK:** Weathered Black **TT:** Two Tone **VG:** Verde Green **SI:** Swedish Iron **OWGT:** Old World Gray Tex

Light Source

LED	**08L:** 8 LEDs **16L:** 16 LEDs **24L:** 24 LEDs
CCT - Color Temp (K)	**27:** 2,700K **30:** 3,000K **35:** 3,500K **40:** 4,000K **50:** 5,000K
Distribution Type	**T2:** Type 2 **T3:** Type 3 **T4:** Type 4 **T5:** Type 5
Driver	**MDL014:** 120V-277V,140mA **MDH014:** 347V-480V,140mA

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



Certifications

Mounting Configuration

Wall Mount · Post Top · 1 Arm Mount · 1 Arm & Post Top
2 Arm Mount @ 180° · 2 Arm Mount @ 90° · 2Arm @180 & Post Top · 3 Arms @ 120°
3 Arms @ 90° · 3Arm @120 & Post Top · 4 Arms @ 90° · 4Arm @90 & Post Top
1Arm MidMount · 2Arm MidMount @180 · Pier Base

Description

The MS605ALED or MS605BLED Main Street luminaire is a medium scale modern replica of a popular styled octagonal fixture. Available with spikes (A) or without spikes (B). The cast aluminum hinged roof is appointed with a spiked finial. The unique hinged cage allows for easy access to the driver compartment. The lantern includes individual tapered lenses offered in a variety of styles.

EPA: 1.71 (ft²) | WEIGHT: 23 LBS

Features

Mounting Configuration	**1W:** Wall Mount **PT:** Post Top **1A:** 1 Arm Mount **1APT:** 1 Arm & Post Top **2A:** 2 Arm Mount @ 180° **2A90:** 2 Arm Mount @ 90° **2APT:** 2Arm @180 & Post Top **3A:** 3 Arms @ 120° **3A90:** 3 Arms @ 90° **3APT:** 3Arm @120 & Post Top **4A:** 4 Arms @ 90° **4APT:** 4Arm @90 & Post Top **1AM:** 1Arm MidMount **2AM:** 2Arm MidMount @180 **450PB:** Pier Base
Fixture	**MS605ALED:** Main Street. With Spikes **MS605BLED:** Main Street. Without Spikes
Lens	**SV1:** Flat SoftVue™ Light Diffused Acrylic **SV2:** Flat SoftVue™ Moderate Diffused Acrylic **SV4:** Flat SoftVue™ Maximum Diffused Acrylic **CTA:** Clear Textured Acrylic **CSA:** Clear Seeded Acrylic **PA:** Prismatic Acrylic

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Specification Sheet

Main Street Specification Sheet
MS605ALED/MS605BLED Medium

Main Street
MS605ALED/MS605BLED Medium

LEDs	The LEDs in this system will be fully shielded in a direct downward position to maximize efficiency. The LEDs are mounted to maximize thermal transfer to the heat sink surface. The LEDs shall be 100% recyclable; not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. Lumen maintenance shall be determined in accordance with IESNA TM-21, based on LED manufacturer LM-80 test data of no less than 6,000 hours and in-situ testing of the luminaire by an NVLAP accredited Energy Efficient Lighting Products lab. The high-performance white LEDs will have a predicted lumen depreciation of approximately 100,000 hours with greater than 70% of initial output at 25ºC. The high brightness, high-output white LEDs shall be 4000K nominal (2700K, 3000K, 3500K or 5000K optional) correlated color temperature (CCT) with a 70 (minimum) color rendering index (CRI). Consult factory for custom CCT or CRI. The luminaire shall have a minimum _____ (see table) delivered initial lumens when operated at steady state with an average ambient temperature of 25ºC (77ºF). **CCT Lumen Derate Values from 4,000K** 2,700K (70+ CRI)=.**92** 3,000K (70+ CRI)=.**95** 3,500K (70+ CRI)=**1.03** 5,000K (70+ CRI)=**1.00**
Optics	The luminaire shall be provided with individual, refractor type optics applied to each LED. The luminaire shall provide Type ___ (2, 3, 4 or 5) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.
Backlight Optical Control	**BLOC Optic (BLOC):** An optional "Back Light Optical Control" shield can be provided at the factory. This is an internal optic level "House Side Shield" offering significantly reduced backlight and glare while maintaining the original design aesthetics of the luminaire.
Frosted Chimney	An optional hourglass shaped opal glass Hurricane Chimney sits a top a decorative brass holder. This ornate feature adds a decorative element inside the lens to create a classic look.
Fixed Dimming Resistor Board (FDRB)	Optional numbered 10-step selector switch allows for fine adjustment of the light levels in the field, repeatable from location to location. Offers dimming from 25% to 100% of the original output. Enclosure is composite material, sealed to protect components for the life of the product.
Photocontrols	**Button Photocell:** The photocontrol shall be mounted on the fixture and pre-wired to driver. The electronic button type photocontrol is instant on and will turn on at 1.5 footcandles and will turn off at 2-3 footcandles. See pole spec sheet for pole mounted version.

Lumen Chart(s)

Tested with CSA lens

Model #	T2 DELIVERED LUMENS	BUG	EFFICACY (LPW)	T3 DELIVERED LUMENS	BUG	EFFICACY (LPW)	T4 DELIVERED LUMENS	BUG	EFFICACY (LPW)	T5 DELIVERED LUMENS	BUG	EFFICACY (LPW)	WATTAGE
24L-40-T_-MDL014	6530	B1U2O1	75.9	6210	B2U2O2	72.2	6230	B1U2O1	72.4	7035	B3U2O1	81.8	86
24L-30-T_-MDL014	6225	B1U2O1	72.4	5920	B2U2O2	68.8	5940	B1U2O1	69.1	6710	B3U2O1	78.0	86
24L-27-T_-MDL014	6025	B1U2O1	70.1	5730	B2U2O2	66.6	5745	B1U2O1	66.8	6490	B3U2O1	75.5	86
16L-40-T_-MDL014	4445	B1U2O1	76.6	4250	B1U2O1	73.3	4295	B1U2O1	74.1	4860	B2U2O1	83.8	58
16L-30-T_-MDL014	4240	B1U2O1	73.1	4050	B1U2O1	69.8	4095	B1U2O1	70.6	4635	B2U2O1	79.9	58
16L-27-T_-MDL014	4100	B1U2O1	70.7	3920	B1U2O1	67.6	3960	B1U2O1	68.3	4485	B2U2O1	77.3	58
8L-40-T_-MDL014	2305	B1U2O1	74.4	2265	B1U2O1	73.1	2365	B1U2O1	76.3	2550	B1U2O1	82.3	31
8L-30-T_-MDL014	2200	B1U2O1	71.0	2160	B1U2O1	69.7	2255	B1U2O1	72.7	2430	B1U2O1	78.4	31
8L-27-T_-MDL014	2125	B1U2O1	68.5	2090	B1U2O1	67.4	2180	B1U2O1	70.3	2350	B1U2O1	75.8	31

Specifications

Filter	The aluminum filter includes 4 stainless steel Allen-head set screws for attachment to a pole/tenon, and shall slip fit a 3" OD x 3" tall tenon.
Internal Lens	An optional internal diffusing lens can be added for visual comfort. Suggested for use with CSA lenses but can be used in addition to any other external lens. Optional **(SV1F)** light diffused acrylic flat horizontal lens. Optional **(SV2F)** moderate diffused acrylic flat horizontal lens. Optional **(SV4F)** maximum diffused acrylic flat horizontal lens.
Lens	Optional glare reducing SoftVue™ lens provides optimal visual comfort. The luminaire is offered with a variety of optional acrylic lenses installed internally in the lantern, held in place with retaining bars. The individual panels are 1/8" thick and are precision cut for fit in the luminaire.
Hardware	Includes Stainless steel hardware. Most finishes will include hardware with a Black Oxide conversion coating. Light finishes will get non-color coated hardware **(Whites and Silvers)**
Serviceability	Tool-less access to the driver compartment for ease of installation and maintenance.
UL Listing	UL listed per UL1598 and CSA C22.2 No. 250.0 for the United States and Canada. Suitable for Wet Locations.
Electronic Driver	The LED driver is UL recognized and will be securely mounted inside the fixture, for optimized performance and longevity. It will be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections for fixture installation and maintenance. It will have DC voltage output and be a constant current design. It runs at 50/60HZ and will have overload, overheat, and short circuit protection. It will be supplied with a supplemental line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It will be a high efficiency driver with a THD less than 20% and a high-power factor greater than .9. It will be dimming capable using a 0-10V signal, consult factory for more information.
Finish	Our 6 Stage Polyester Powder coat paint system offers a beautiful high-end finish that holds up to even the most extreme environments. Each part is inspected for quality and consistency before being released for shipment. Our system exceeds AAMA 2604, AAMA 2605, ASTM D523 and ASTM D4214 requirements.
Traditional Finish	Traditional paint finishes are available in Sternberg Lighting's Traditional product line. A range of colors help accent the decorative elements on the product. Finishes are available in textured or smooth. Available finishes include: **Black, White, Park Green, Architectural Medium Bronze and Dark Bronze**
Sternberg Select Finish	The Sternberg Select antique-inspired palette adds a touch of vintage elegance to modern applications. **Old World Gray Textured** is a 1 part powder coat with metallic flakes. **Verde Green and Swedish Iron** is a 2 part finish that includes a powder coat base coat with a hand applied antique top coat. The top coat is unique to each application and changes over time.
Custom Finish	Custom finishes are offered to adapt to any application. **Rust**, **Weathered Brown and Cedar** are special 1 part powder coat finishes with a distinctive look. **Old Iron and Weathered Black** are 2 part finishes that includes a powder coat base coat with a hand applied antique top coat. The top coat is unique to each application and changes over time. **Two-Tone and Custom Match** options are available to blend Sternberg product with the site, consult factory for more information.
Warranty	7-year limited warranty. See Website for Terms and Conditions.

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TYPE B

HYDREL

PERFORMANCE DATA

LUMEN OUTPUT - WANDER1 SM

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here

Performance Package	System Watts	Distribution Type	27K (2700K, 90CRI)			30K (3000K, 90CRI)			35K (3500K, 90CRI)			40K (4000K, 90CRI)		
			Lumens	LPW	BUG	Lumens	LPW	BUG	Lumens	LPW	BUG	Lumens	LPW	BUG
P1	4.4	SW	295	67	B0-U0-G1	319	73	B0-U0-G1	340	77	B0-U0-G1	353	80	B0-U0-G1
		MW	299	68	B0-U0-G1	323	73	B0-U0-G1	344	78	B0-U0-G1	357	81	B0-U0-G1
		LM	298	68	B0-U0-G1	322	73	B0-U0-G1	342	78	B0-U0-G1	356	81	B0-U0-G1

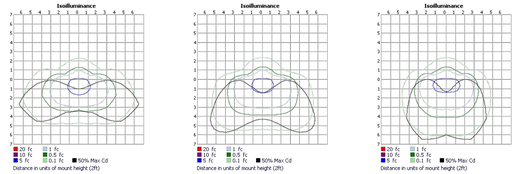
Performance Package	System Watts	Distribution Type	AMBLW		
			Lumens	LPW	BUG
P1	4.6	SW	187	41	B0-U0-G1
		MW	188	41	B0-U0-G1
		LM	184	40	B0-U0-G1

LUMEN OUTPUT - WANDER3 SM

Performance Package	System Watts	Distribution Type	27K (2700K, 90CRI)			30K (3000K, 90CRI)			35K (3500K, 90CRI)			40K (4000K, 90CRI)		
			Lumens	LPW	BUG	Lumens	LPW	BUG	Lumens	LPW	BUG	Lumens	LPW	BUG
P1	12.7	SW	1004	79	B0-U0-G1	1085	85	B0-U0-G1	1154	91	B0-U0-G1	1200	94	B0-U0-G1
		MW	995	78	B0-U0-G1	1075	85	B0-U0-G1	1144	90	B0-U0-G1	1190	94	B0-U0-G1
		LM	998	79	B0-U0-G1	1078	85	B0-U0-G1	1147	90	B0-U0-G1	1192	94	B0-U0-G1

Performance Package	System Watts	Distribution Type	AMBLW		
			Lumens	LPW	BUG
P1	13.2	SW	533	40	B0-U0-G1
		MW	523	40	B0-U0-G1
		LM	512	39	B0-U0-G1

ISO CANDELA PLOTS



Based on WANDER1 P1 30K SW

Based on WANDER1 P1 30K MW

Based on WANDER1 P1 30K LM

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HYDREL

CATALOG NUMBER _____

NOTES _____

TYPE _____

WANDER

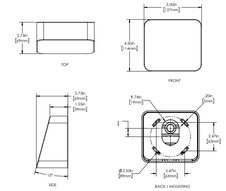
Pathway and Step Light Family
Surface Mount

HIGHLIGHTS

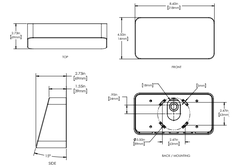
- Available in 2 sizes and can be mounted downward facing for pathway and step applications or upward facing for indirect lighting applications
- Sturdy die-cast body with IK10 impact rating
- Mounts to standard 4" octagonal j-box (provided by others)
- Integral driver
- IP66 Rated
- Precision acrylic optic available in 3 tailored distributions
- Industry leading performance with up to 1000 delivered lumens
- Ideal solution for retrofit applications
- Achieve excellent uniformity and meet egress lighting requirements with fixture spacings of up to 16' on-center (18" mounting height).
- Fully shielded, BUG U-0 rating
- ADA-compliant design
- 3G vibration rated per ANCI C136.31
- DarkSky Approved Pedestrian Comfort Luminaire when the LED surface is mounted below 1.2m (4 feet) and in a downward position.

5 YEAR warranty · 66 IP RATED · BAA · BABA · IK10 · DarkSky Approved Pedestrian Comfort Luminaire

DIMENSIONS



WANDER1



WANDER3

PERFORMACE SUMMARY

Model	Performance Package	Distribution	Delivered Lumens	Watts	LPW
WANDER1	P1	SW	353	4.4	80
		MW	357	4.4	81
		LM	356	4.4	81
WANDER3	P1	SW	1200	12.7	94
		MW	1190	12.7	94
		LM	1192	12.7	94

Note: Information based on 4000K

STANDARD DISTRIBUTION

Short Forward, Wide Lateral Distribution (SW) · Medium Forward, Wide Lateral (MW) · Long Forward, Medium Lateral Distribution (LM)

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HYDREL

FEATURES & SPECIFICATIONS

INTENDED USE: To provide optimal pathway and building perimeter illumination achieving best uniformity and spacing criteria in product class. Provides visual continuity throughout the space when used alongside the pedestal or semi- recessed mount Wander family luminaires.

MATERIAL: Extruded corrosion resistant aluminum

LIGHT SOURCE: Proprietary precision high clarity acrylic optic / micro optical assembly with correlated color temperatures (CCT) of 2700K, 3000K, 3500K, 4000K, 90CRI) AMBLW, RED, GREEN and BLUE. All within 3 MacAdam ellipses. Available with an LED light engine supporting a high color rendering of 90CRI.

DISTRIBUTION: Available in SW (Short Forward, Wide Lateral), MW (Medium Forward, Wide Lateral) and LM (Long Forward, Medium Lateral)

VOLTAGE: MVOLT 120V-277V 50/60Hz

MOUNTING: Mounts to standard 4" octagonal j-box (provided by others)

FEATURES: Hydrel Exclusive "Flow-Thru" technology, featuring independently encapsulated LED module and Integral Driver

ENVIRONMENT: Wet location

LISTING: cCSAus, Suitable for outdoor & wet location. IP66 rated. Approved DarkSky Pedestrian Comfort Luminaire when the LED surface is mounted below 1.2m (4 feet) and in a downward position.

LED LIFE: Reported L80 @>120,000 hours

VIBRATION: 3G vibration rated per ANSI C136.31

FINISH: Exterior parts are protected by a zinc-infused durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climates without cracking or peeling

GOVERNMENT PROCUREMENT: BAA – Buy American(A) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations. BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/resources/buy-american for additional information

WARRANTY: 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty-terms-and-conditions

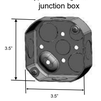
Consult factory for details

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice

Specifications Model:	Weight:
WANDER1 SM	2.55 lbs.
WANDER3 SM	4.00 lbs.

MOUNTING DETAIL

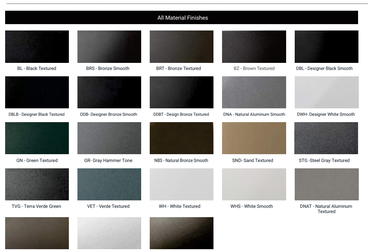
Typical octagonal junction box



Suggested Octagonal Boxes:
Hubbel/Raco 127
Hubbel/Raco 81352
Orbit Industries 04818

Standard Architectural Colors

All Material Finishes



Aluminum fixture surfaces undergo a six-step pretreatment process before being painted with a long-lasting TGIC polyester powder coat.

Custom finishes are available. Textures of custom finishes are dependent on the finish material specified. Please consult factory.

Note: These colors were scanned from color chip samples. Some colors, however, may vary slightly from actual appearance due to printing variations and limitations. Please contact factory for color chip samples.

RAL Paint Finishes also available. See the RALBROCHURE for options. It is recommended that Hydrel products only use textured paint.

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HYDREL

ORDERING INFORMATION

EXAMPLE: WANDER1 SM P1 90CRI 27K MVOLT LM ZT BL

Model*		Style*		Performance Package*		CRI		Color Temperature*		Voltage*		Distribution*	
WANDER1	One Optic Pathway Light	**SM**	Surface Mount (Octagon box by others)	**P1**		**90CRI**		**27K**	2700K	**MVOLT**	MultiVolt 120V thru 277V	**SW**	Short Forward, Wide Lateral Distribution
WANDER3	Three Optic Pathway Light					Note: 90CRI is only required with 27K, 30K, 35K and 40K		**30K**	3000K			**MW**	Medium Forward, Wide Lateral Distribution
								35K	3500K			**LM**	Long Forward, Medium Lateral Distribution
								40K	4000K				
								AMBLW	Amber Limited Wavelength 590nm				
								RED	Red				
								GRN	Green				
								BLU	Blue				

Control Input*		Finish*			
ZT	0-10V Dimming (Dims to Dark)	**BL**	Black Textured	**NBS**	Natural Bronze Smooth
ELV	Reverse Phase	**BRS**	Bronze Smooth	**WH**	White Textured
		BRT	Bronze Textured	**WHS**	White Smooth
		DBL	Designer Black Smooth	**_Z***	Zinc Undercoat for harsh environment (Example BLZ)
		DDB	Designer Bronze Smooth	**CF**	Custom Finishes
		DNA	Natural Aluminum Smooth	**RALTBD***	Ral Paint Finishes Note: Additional standard finish options available. See page 5

Note: * is required field.

Notes:
1. Zinc Undercoat provides corrosion protection for Marine Environment and Natatorium Construction
2. RALTBD for pricing only, replace with applicable RAL call out when ready to order. See the RALBROCHURE for available options. It is recommended that Hydrel products only use textured paint.

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STATE OF MICHIGAN
JESSE J. SULLIVAN
ENGINEER
6201058610
LICENSED PROFESSIONAL ENGINEER

12-05-2025 Revised Site Plan
02-26-2025 Amended Site Plan
04-16-2026 City Revisions

Designer
B. Gilbert
Date
10/16/2025
Scale
AS SHOWN
Drawing No.
P2

ENGINEERING EXPERTISE. ARCHITECTURAL THINKING

SIGMA ZETA HOUSING LLC
805 OXFORD ROAD - ANN ARBOR, MI