BRIARWOOD MALL
SEARS REDEVELOPMENT

CITY OF ANN ARBOR, MICHIGAN

HRC JOB No. 20220788

REQUIRED STATEMENTS

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

REDEVELOPMENT A

BRIARWOOD SUSTAINABILITY NARRATIVE

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

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

- SITE

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

- STORMWATER MANAGEMENT

  MECHANICAL FILTERS WILL BE INSTALLED ON THE STORM SEWER EXISTING ON-SITE TO TREAT THE RUNOFF AND REDUCE THE SUSPENDED SOLIDS THAT MAY OTHERWISE END UP DOWNSTREAM.

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

- MATERIAL RESOURCES

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

REDEVELOPMENT B

SUSTAINABILITY NARRATIVE

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

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

- SITE AND LANDSCAPE

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

- LOW CARBON DESIGN

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

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

- WATER MANAGEMENT

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

- RESILIENCE AND ADAPTATION

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

- MATERIAL RESOURCES AND INDOOR ENVIRONMENTAL QUALITY

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

MULTI MODIAL ANALYSIS

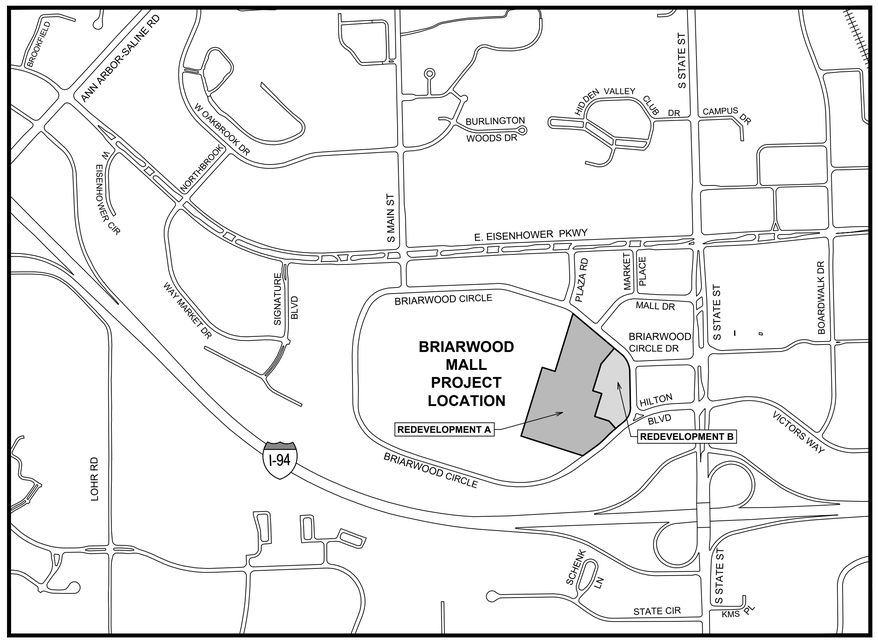
ATTACHED UNDER SEPARATE COVER BY GHD.

ASSOCIATED APPLICATIONS

REZONING PETITION TO THE CITY OF ANN ARBOR

APPLICATION FOR MODIFICATION TO LANDSCAPE AND SCREENING REQUIREMENTS

APPLICATION FOR LAND DIVISION AND LAND TRANSFER



ENLARGED LOCATION MAP

NORTH

SHEET INDEX

SHT. No.	SHT. TITLE
COVER	COVER SHEET
1	OVERALL EXISTING / PROPOSED & SURROUNDING PARCELS
1A	EASEMENT EXHIBIT
2 - 3A	ALTA SURVEY
4	OVERALL EX. BRIARWOOD MALL AND SEARS DEMO AREA
5	EXISTING AND PROPOSED PERSPECTIVE SITE VIEW
6	PROJECT LOCATION AERIAL AND SOILS MAP
7	PROJECT LOCATION EXISTING & PROPOSED ZONING
8	PROPOSED OVERALL DIMENSIONAL LAYOUT PLAN
8A	OVERALL SITE UTILITIES
9	PROPOSED OVERALL PHASING PLAN
10	NATURAL FEATURES PLAN
11	TRANSPORTATION CIRCULATION
E101	SITE PHOTOMETRICS
REDEVELOPMENT A	
CA-00	COVER SHEET - REDEVELOPMENT A
CA-01 - CA-03	EXISTING CONDITIONS
CA-04 - CA-06	PROPOSED DIMENSIONAL LAYOUT & SITE PLAN
CA-07 - CA-09	PROPOSED DEMOLITION PLAN
CA-10 - CA-12	PROPOSED UTILITIES
CA-13 - CA-15	PROPOSED DRAINAGE AREA PLAN
CA-16 - CA-16A	PROPOSED STORM SEWER CALCULATIONS
CA-17 - CA-17C	PROPOSED STORM WATER DETENTION CALCULATIONS
CA-18 - CA-20	PROPOSED GRADING
CA-21 - CA-23	PROPOSED SOIL EROSION AND SEDIMENT CONTROL PLAN
CA-24	TYPICAL DETAILS
CA-25	EXISTING AND PROPOSED FIRE HYDRANT COVERAGE PLAN
CA-26	SOLID WASTE PLAN
CA-27	ANN ARBOR SOLID WASTE STANDARD DETAILS
CA-28	ESTIMATED COSTS
LA-01	PROPOSED PARKING LOT LANDSCAPING
LA-02 - LA-03	PROPOSED LANDSCAPE PLAN
LA-04	PROPOSED LANDSCAPE NOTES AND DETAILS
AA-01	GOURMET GROCERY FLOOR PLAN
AA-02 - AA-03	GOURMET GROCERY ELEVATIONS
AA-04	GOURMET GROCERY WALL SECTIONS
AA-05	GOURMET GROCERY PERSPECTIVE RENDERING
AA-06	LARGE FORMAT RETAILER PROTOTYPE FIRST FLOOR PLAN
AA-07	LARGE FORMAT RETAILER PROTOTYPE SECOND FLOOR PLAN
AA-08	LARGE FORMAT RETAILER ELEVATIONS
AA-09	LARGE FORMAT RETAILER MATERIAL BOARD
AA-10	LARGE FORMAT RETAILER PERSPECTIVE RENDERING
REDEVELOPMENT B	
CB-01	COVER SHEET - REDEVELOPMENT B
CB-02	NATURAL FEATURES PLAN
CB-03	NATURAL FEATURES OVERLAY PLAN
CB-04	EXISTING CONDITIONS PLAN
CB-05	PROPOSED DIMENSIONAL LAYOUT PLAN
CB-06	PROPOSED DEMOLITION PLAN
CB-07	PROPOSED UTILITY PLAN
CB-08	PROPOSED DRAINAGE AREA PLAN
CB-09	PROPOSED UTILITY CALCULATIONS
CB-10	PROPOSED GRADING PLAN
CB-11	PROPOSED SEDIMENT AND EROSION CONTROL PLAN
CB-12	SEDIMENT AND EROSION CONTROL NOTES
CB-13	TYPICAL DETAILS
CB-14	EXISTING AND PROPOSED FIRE HYDRANT COVERAGE
CB-15	ESTIMATED COSTS
LB-01	LANDSCAPE PLAN & PLANT LIST
LB-02	LANDSCAPE NOTES & DETAILS
AB-01	FLOOR PLAN 01-02
AB-02	FLOOR PLAN 03-04, ROOF
AB-03	EXTERIOR ELEVATIONS
AB-04	STREETWALL HEIGHT
AB-05	PERSPECTIVE RENDERING - NORTHEAST
AB-06	PERSPECTIVE RENDERING - SOUTHEAST

ASSOCIATED PERMITS

1. REZONING PETITION TO THE CITY OF ANN ARBOR

SIDEWALK MAINTENANCE

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

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

PUBLIC UTILITIES

CITY OF ANN ARBOR FIELD OPERATIONS SERVICES UNIT		
WATER, SEWER AND STORM	W.R. WHEELER SVC. CTR 4251 STONE SCHOOL RD. ANN ARBOR, MI 48108	734-794-6350
SIGNS/SIGNALS/STREETLIGHTS	W.R. WHEELER SVC. CTR 4251 STONE SCHOOL RD. ANN ARBOR, MI 48108	MARC MORENO 734-794-6361

PRIVATE UTILITIES

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

PERMITS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION.

PERMIT	ISSUING AUTHORITY
GRADING/ SOIL EROSION & SEDIMENTATION CONTROL PERMIT	CITY OF ANN ARBOR PLANNING AND DEVELOPMENT SERVICES UNIT
LANE CLOSURE PERMIT	CITY OF ANN ARBOR ENGINEERING DEPARTMENT
ROW PERMIT	CITY OF ANN ARBOR PLANNING AND DEVELOPMENT SERVICES UNIT
WASHTENAW COUNTY WATER RESOURCE COMMISSION CONSTRUCTION PERMIT	WASHTENAW COUNTY WATER RESOURCE COMMISSIONER

PERMITS REQUIRED TO BE OBTAINED BY THE CITY OF ANN ARBOR OR CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION.

PERMIT	ISSUING AUTHORITY
EGLE WATER MAIN CONSTRUCTION PERMIT	DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
EGLE SANITARY SEWER CONSTRUCTION PERMIT	DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

09-08-2023	SITE PLAN RE-SUBMITTAL
08-14-2023	SITE PLAN RE-SUBMITTAL
06-30-2023	SITE PLAN RE-SUBMITTAL
03-16-2023	SITE PLAN RE-SUBMITTAL
02-28-2023	PRE-SUBMISSION MEETING SUBMITTAL

09/08/2023 SITE PLAN RE-SUBMITTAL

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

BRIARWOOD MALL - SEARS REDEVELOPMENT

DEVELOPER :
SIMON®
225 W. Washington Street
Indianapolis, IN 46204
(317) 636-1600
CURRENT DEED RESTRICTIONS APPLY

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

100 Briarwood Circle
Ann Arbor, MI 48108
WASHTENAW COUNTY MICHIGAN

PREPARED UNDER THE SUPERVISION OF
DESIGN ENGINEER P.E., MICHIGAN No. DATE

STATE OF MICHIGAN Albert P. Mickalich ENGINEER No. 6201036979 LICENSED PROFESSIONAL ENGINEER

DRAWING No. COVER
SHEET No. 1 OF

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

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BRIARWOOD MALL - ANN ARBOR, MI HRC JOB No. 20220788

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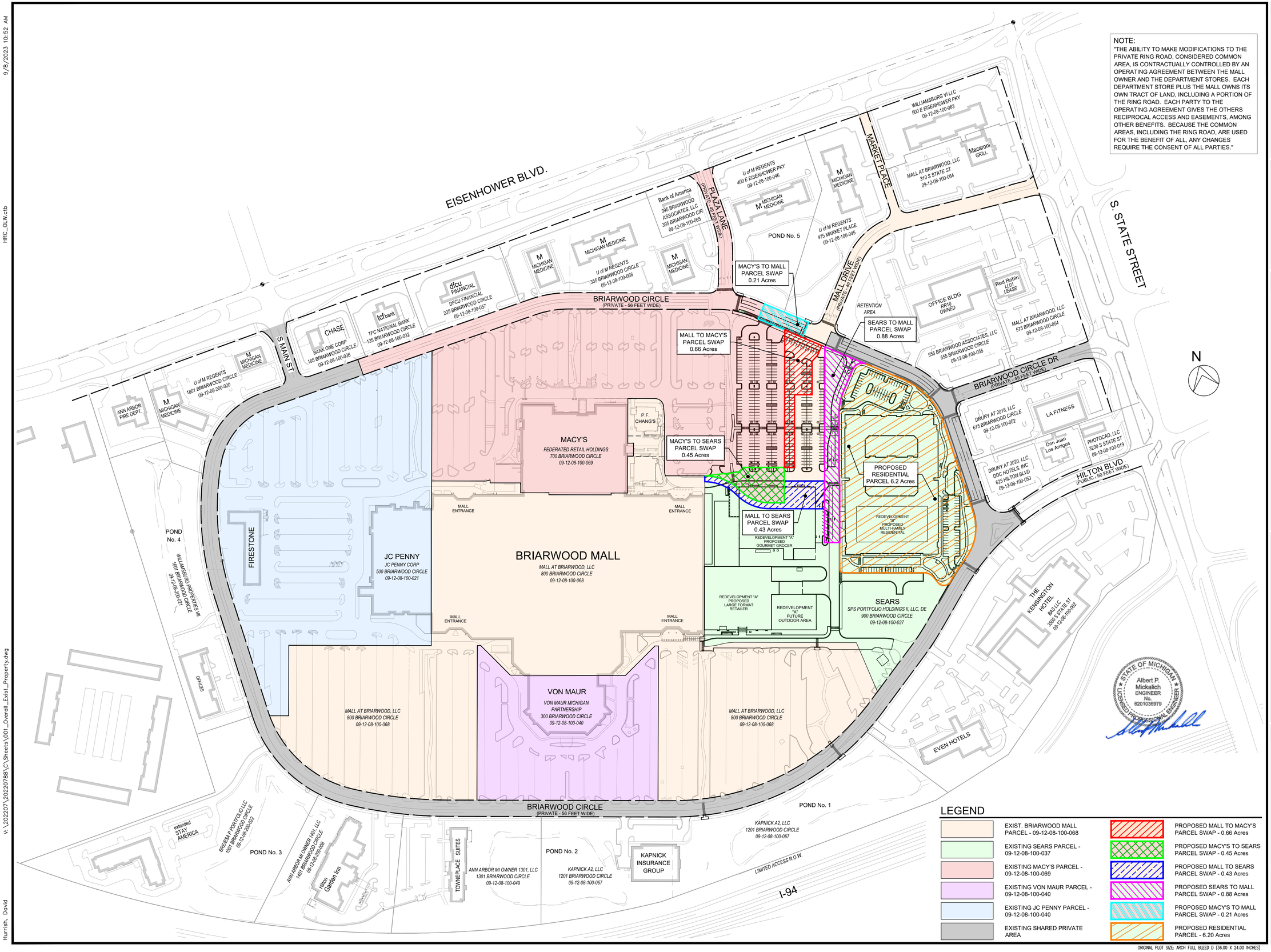

NOTE:
"THE ABILITY TO MAKE MODIFICATIONS TO THE PRIVATE RING ROAD, CONSIDERED COMMON AREA, IS CONTRACTUALLY CONTROLLED BY AN OPERATING AGREEMENT BETWEEN THE MALL OWNER AND THE DEPARTMENT STORES. EACH DEPARTMENT STORE PLUS THE MALL OWNS ITS OWN TRACT OF LAND, INCLUDING A PORTION OF THE RING ROAD. EACH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

LEGEND

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

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DATE	ADDITIONS AND/OR REVISIONS
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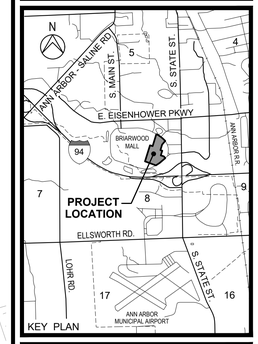
08-14-2023	SITE PLAN RE-SUBMITTAL
06-30-2023	SITE PLAN RE-SUBMITTAL
04-18-2023	SITE PLAN RE-SUBMITTAL

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



BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

OVERALL
EXISTING / PROPOSED
& SURROUNDING
PARCELS

SCALE	DRAWING No.
NO SCALE	1
HRC JOB No. 20220788	SHEET No. OF

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

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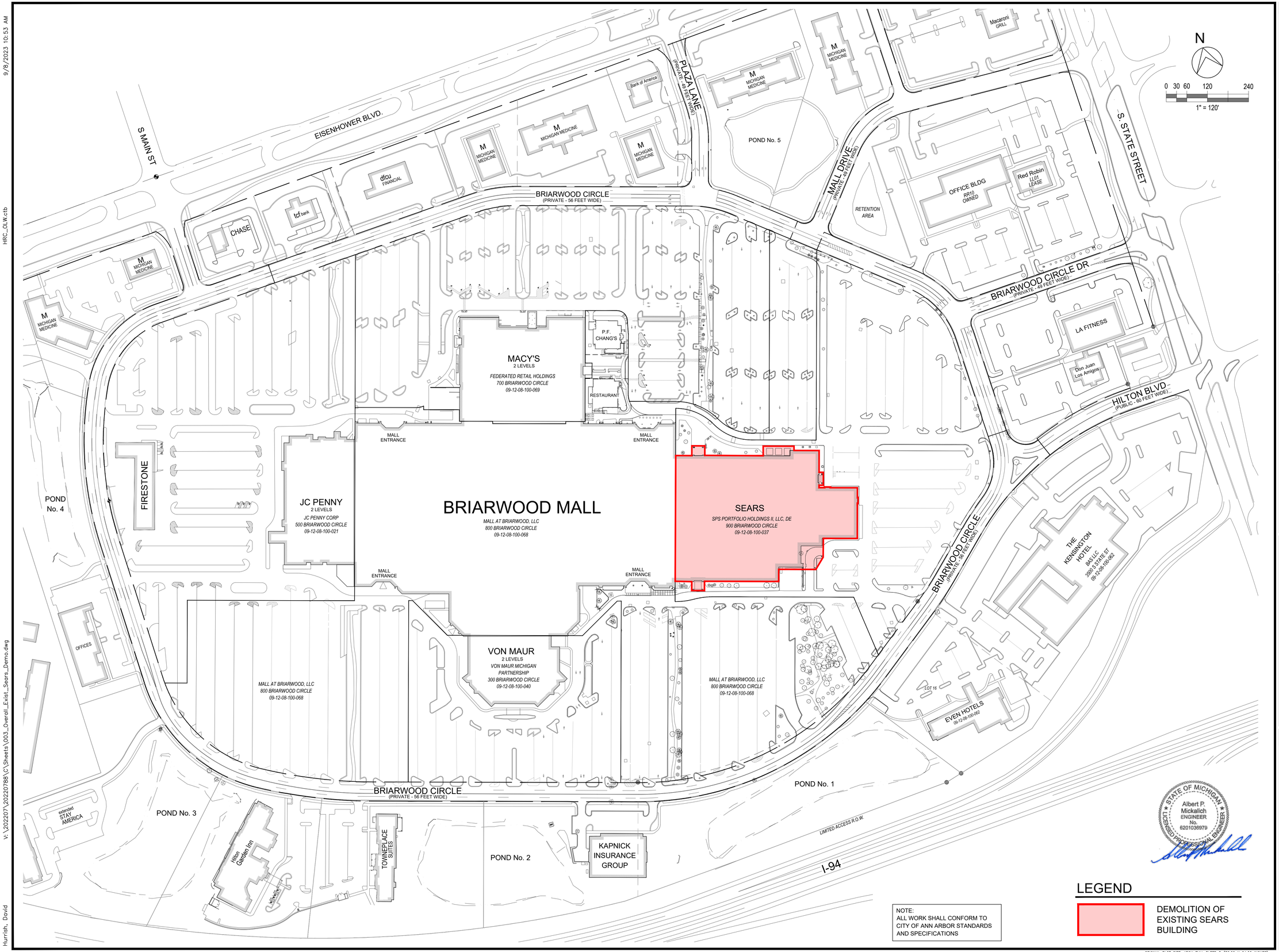

NOTE:
ALL WORK SHALL CONFORM TO CITY OF ANN ARBOR STANDARDS AND SPECIFICATIONS

LEGEND

DEMOLITION OF EXISTING SEARS BUILDING

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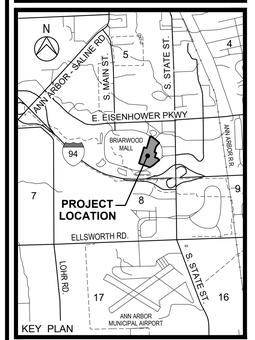

BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

OVERALL EXISTING BRIARWOOD MALL AND SEARS DEMO AREA

SCALE	DRAWING No.
1" = 120'	4
HRC JOB No. 20220788	SHEET No. OF

STATE OF MICHIGAN
Albert P. Mickalich
ENGINEER
No. 6201036979
LICENSED PROFESSIONAL ENGINEER

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

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Hurrish, David

EXISTING PERSPECTIVE

PROPOSED PERSPECTIVE

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Indianapolis, IN 46204
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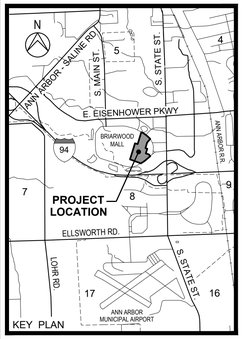

BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

EXISTING AND PROPOSED PERSPECTIVE SITE VIEW

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

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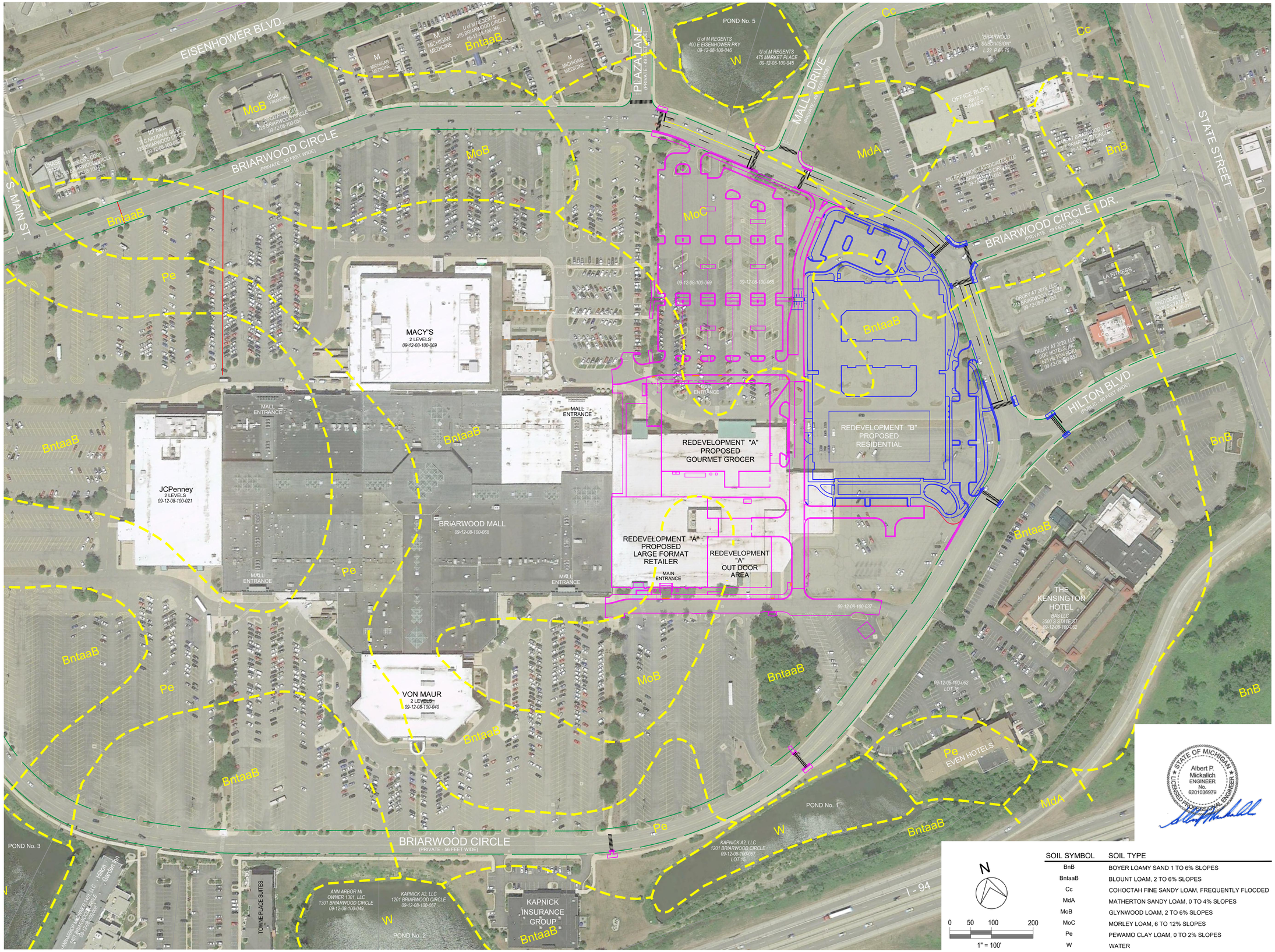
Hurrish, David



SOIL SYMBOL	SOIL TYPE
BnB	BOYER LOAMY SAND 1 TO 6% SLOPES
BntaaB	BLOUNT LOAM, 2 TO 6% SLOPES
Cc	COHOCTAH FINE SANDY LOAM, FREQUENTLY FLOODED
MdA	MATHERTON SANDY LOAM, 0 TO 4% SLOPES
MoB	GLYNWOOD LOAM, 2 TO 6% SLOPES
MoC	MORLEY LOAM, 6 TO 12% SLOPES
Pe	PEWAMO CLAY LOAM, 0 TO 2% SLOPES
W	WATER

STATE OF MICHIGAN
Albert P. Mickalich
ENGINEER
No. 6201039979
LICENSED PROFESSIONAL ENGINEER

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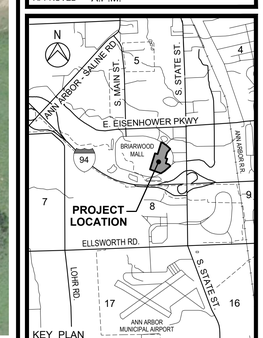
03-16-2023	SITE PLAN SUBMITTAL
02-28-2023	PRE-SUBMISSION MEETING SUBMITTAL

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



BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

PROJECT LOCATION
AERIAL
AND SOILS MAP

SCALE	DRAWING No.
1" = 100'	6
HRC JOB No. 20220788	SHEET No. OF

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

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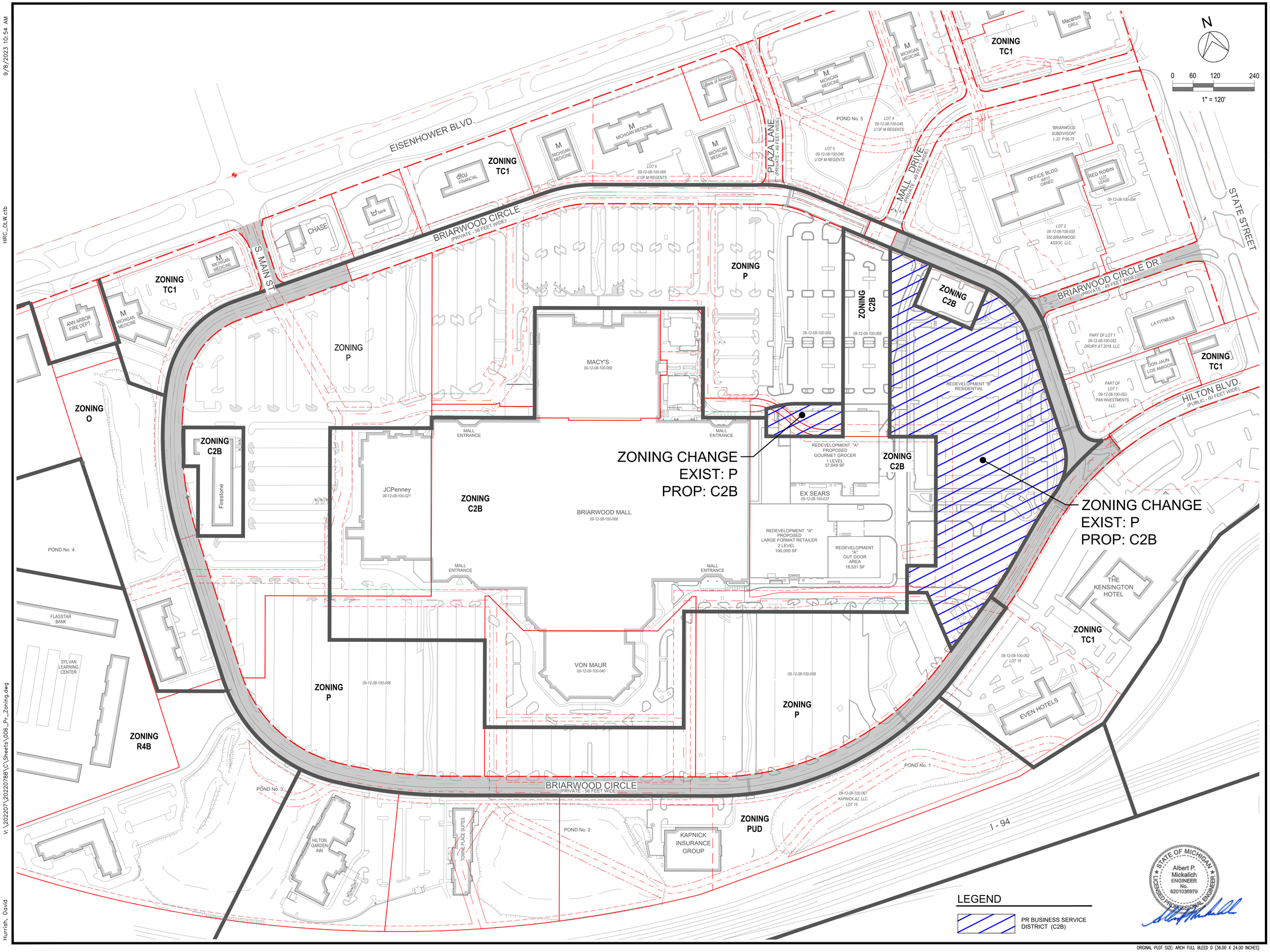
Hurrish, David



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

DATE	ADDITIONS AND/OR REVISIONS
09-08-2023	SITE PLAN RE-SUBMITTAL
08-14-2023	SITE PLAN RE-SUBMITTAL
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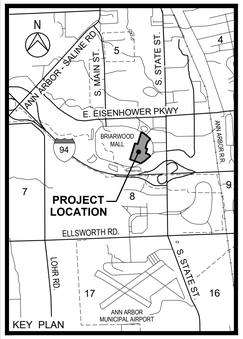

BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

PROJECT LOCATION
EXISTING &
PROPOSED ZONING

SCALE	DRAWING No.
1" = 120'	7
HRC JOB No. 20220788	SHEET No. OF

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

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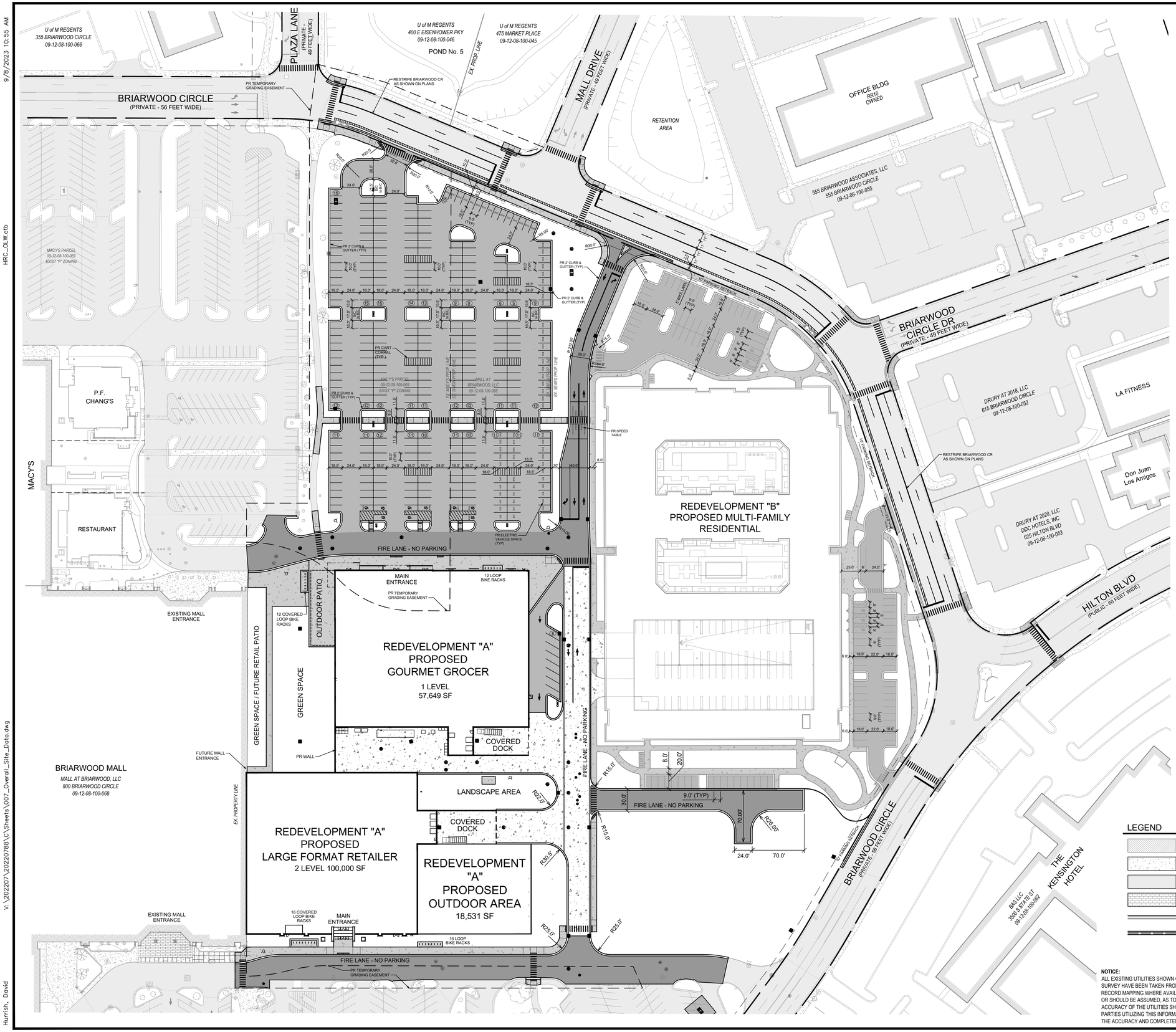

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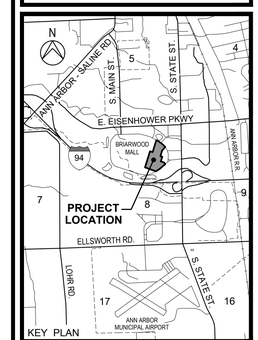

KEY PLAN

STATE OF MICHIGAN
Albert P. Mickalich
ENGINEER
No. 6201036979
LICENSED PROFESSIONAL ENGINEER

LEGEND

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

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

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(TOLL FREE)

BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, MI 48108

WASHTENAW COUNTY — MICHIGAN

PROPOSED
OVERALL DIMENSIONAL
LAYOUT PLAN

SCALE: HOR. 1" = 60'	DRAWING No. 8
HRC JOB No. 20220788	SHEET No. OF

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

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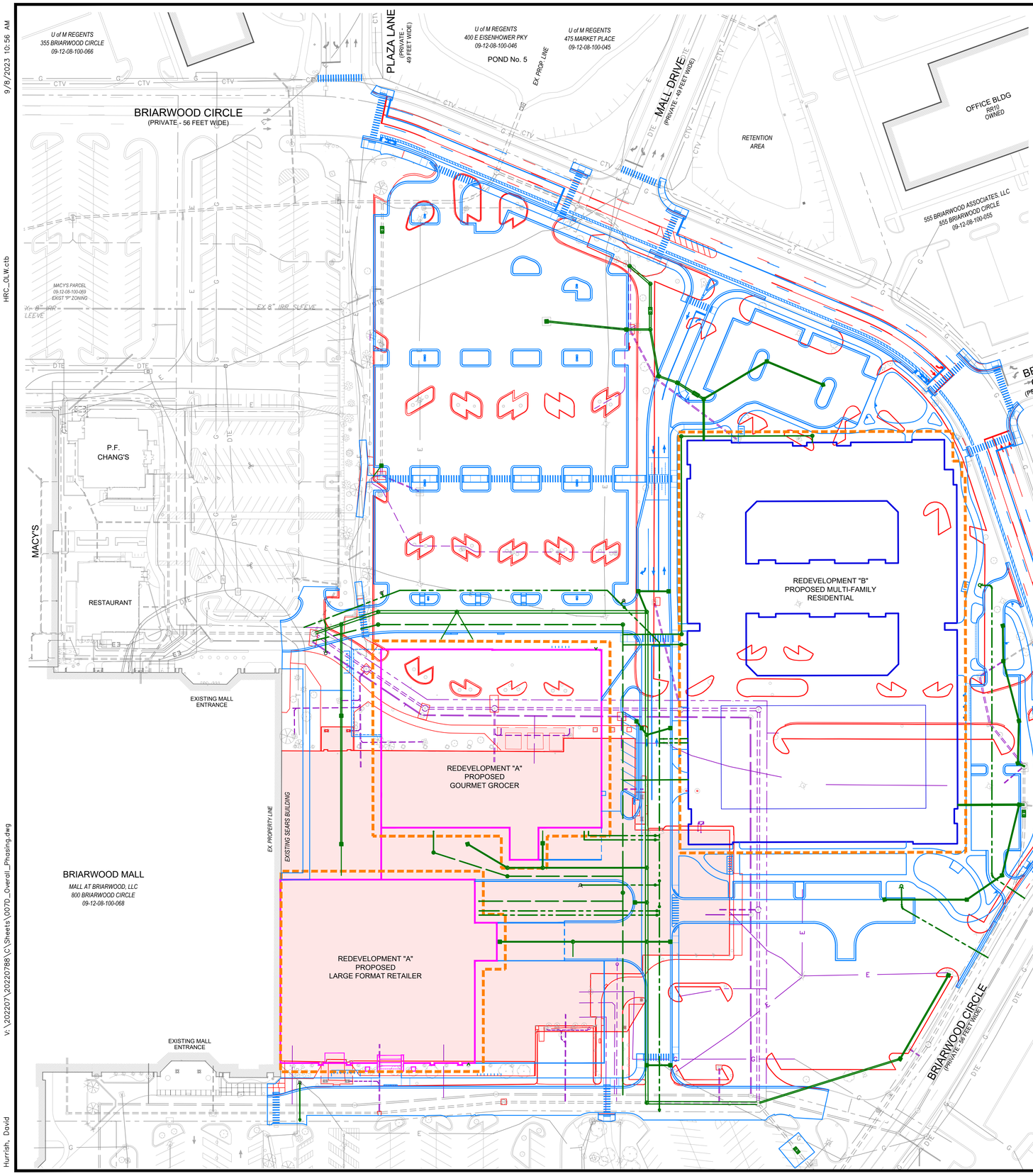
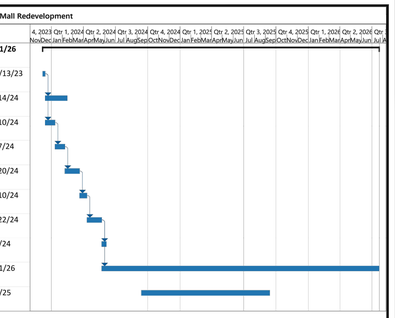
Hurrish, David



Briarwood Mall Redevelopment

ID	Task Name	Duration	Start	Finish
1	**CONSTRUCTION PHASE**	**684 days**	**Thu 12/7/23**	**Tue 7/21/26**
2	Mobilize and temporary fence	5 days	Thu 12/7/23	Wed 12/13/23
3	Sears Demolition	45 days	Thu 12/14/23	Wed 2/14/24
4	Site Demolition and pavement removal	20 days	Thu 12/14/23	Wed 1/10/24
5	Rough Grading	20 days	Thu 1/11/24	Wed 2/7/24
6	Underground Utility Construction	30 days	Thu 2/8/24	Wed 3/20/24
7	Install curb and gutter	15 days	Thu 3/21/24	Wed 4/10/24
8	Asphalt paving	30 days	Thu 4/11/24	Wed 5/22/24
9	Landscaping & Amenities	9 days	Thu 5/23/24	Tue 6/4/24
10	Residential Construction	564 days	Thu 5/23/24	Tue 7/21/26
11	Grocery/Large format retailer construction	261 days	Fri 9/13/24	Fri 9/12/25



Project: Briarwood Mall - Sears
Date: Wed 8/9/23

Task | Split | Milestone | Summary | Project Summary | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Deadline | Progress | Manual Progress

SEQUENCE OF CONSTRUCTION:

1. EXISTING SEARS BUILDING & PARKING LOT DEMOLITION
2. RELOCATE EXISTING MAINLINE UTILITIES
3. INSTALL PROPOSED UTILITIES
4. CONSTRUCT BUILDING PADS
5. SITE GRADING FOR RESIDENTIAL & COMMERCIAL
6. INSTALL PROPOSED CURBS AND PAVING
7. RESIDENTIAL VERTICAL
8. DELAY START FOR COMMERCIAL TO MATCH RESIDENTIAL COMPLETION DATE
9. FINAL LANDSCAPING

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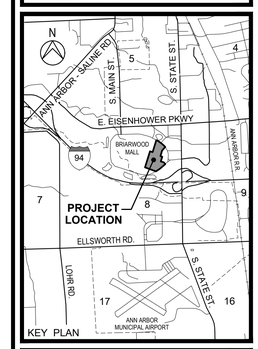
APPROVED	A.P.M.



BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, MI 48108

WASHTENAW COUNTY — MICHIGAN

PROPOSED OVERALL PHASING PLAN

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

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

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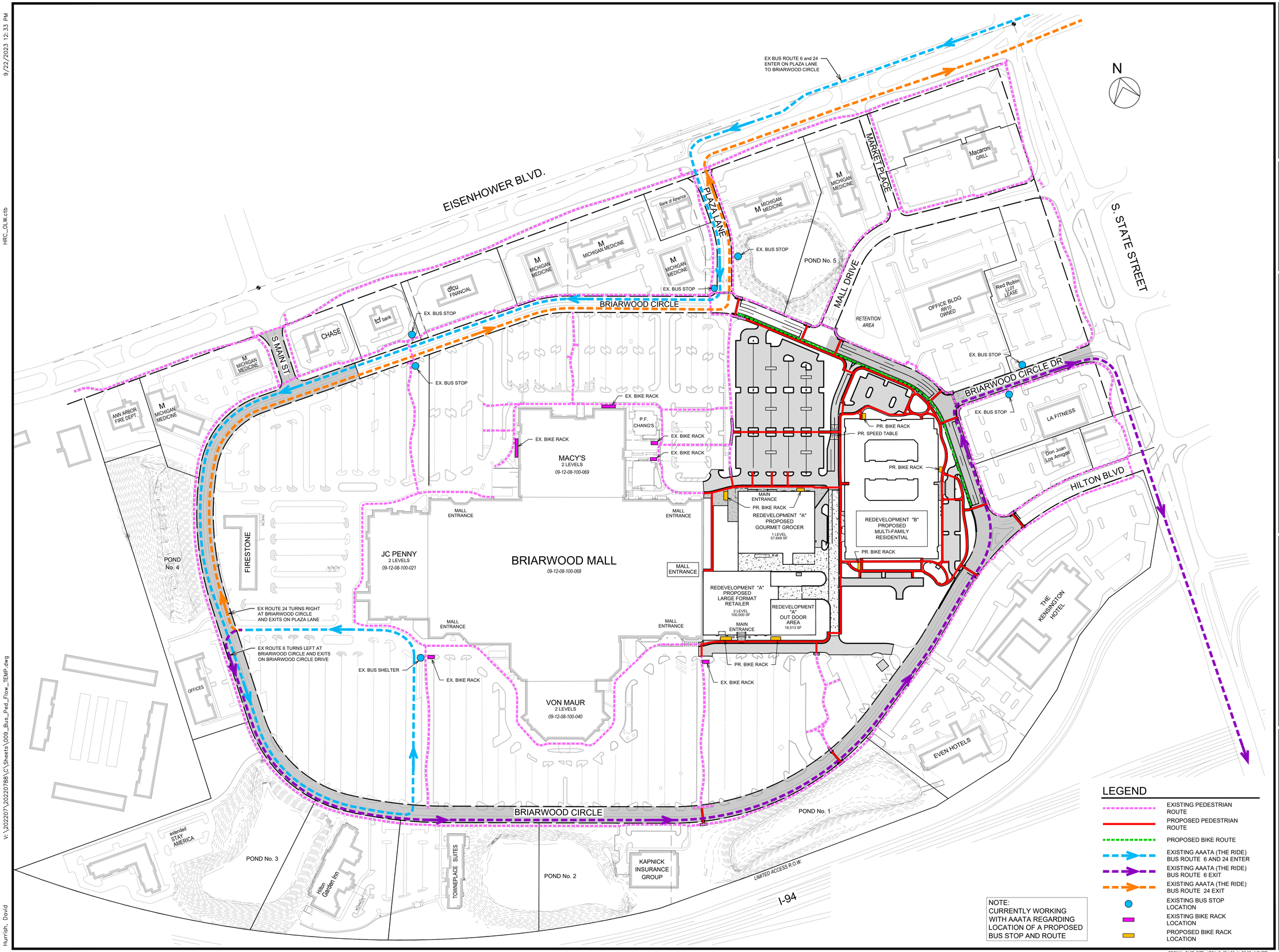
Hurrish, David



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

LEGEND

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

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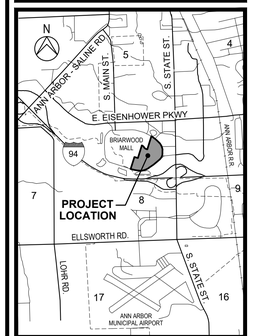
06-30-2023	SITE PLAN RE-SUBMITTAL
03-16-2023	SITE PLAN SUBMITTAL
02-28-2023	PRE-SUBMISSION MEETING SUBMITTAL

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



BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

TRANSPORTATION CIRCULATION

SCALE	DRAWING No.
NO SCALE	11
HRC JOB No. 20220788	SHEET No. OF

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

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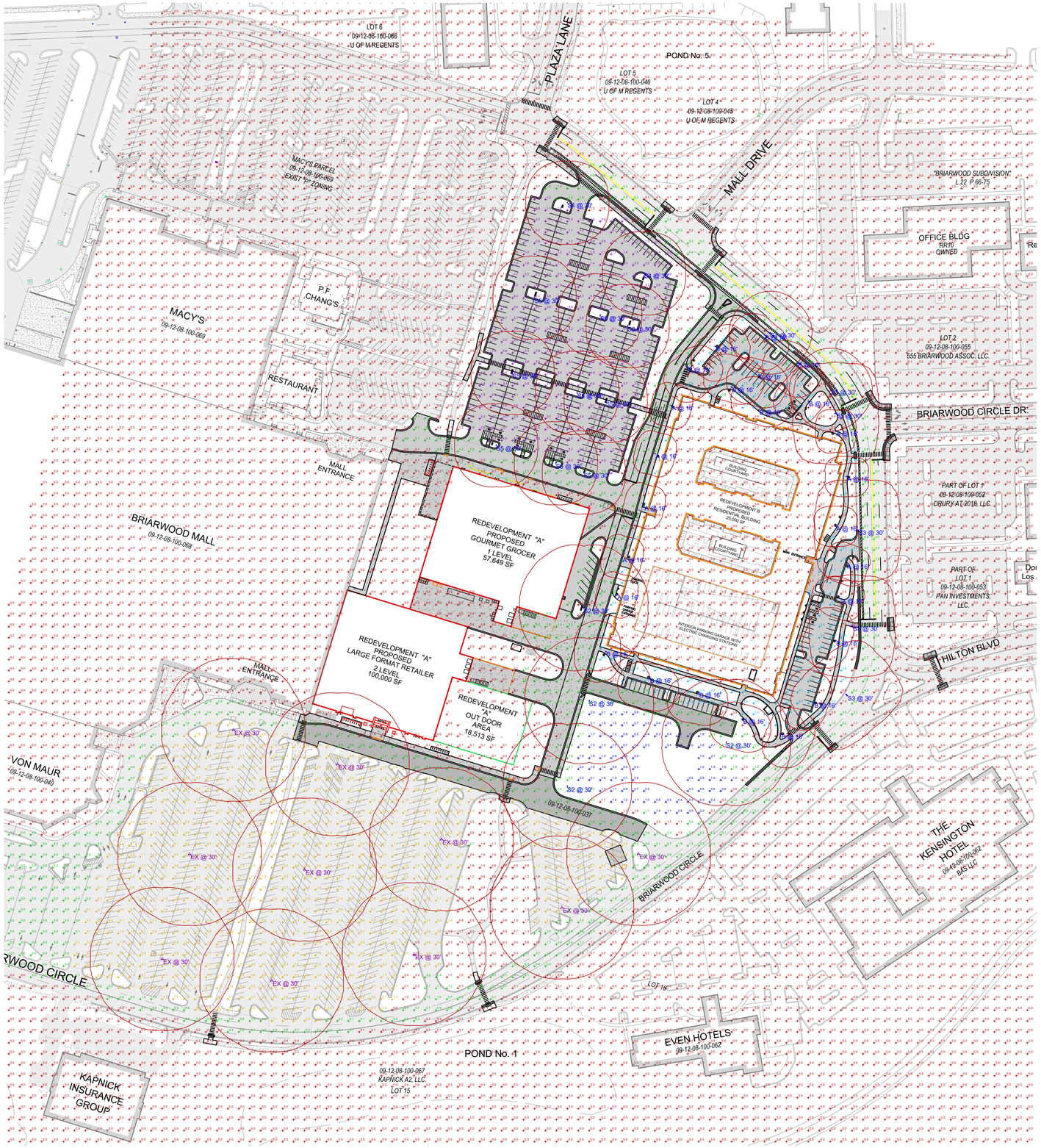

LIGHTING PHOTOMETRIC

SCALE : $\frac{1}{8}$" = 1FT

RSX2 LED
Area Luminaire

Catalog Number

Notes

Type

DLC 5.1 QPL

DLC PREMIUM

DLC SMART

IP66 RATED

IDA DARK SKY APPROVED

BBB

BAA

To Use Site as a mouse over the page to see all interactive elements.

Specifications

EPA (ft²/ft²): 0.69 ft² (0.06 m²)

Length: 29.3" (74.4 cm) (SPA mount)

Width: 13.4" (34.0 cm)

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

Weight: (SPA mount) 30.0 lbs (13.6 kg)

Introduction

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

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

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R35 Type 3.5 Wide R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide[1] R5S Type 5 Short[1] AFR Automotive Front Row AFRRW Automotive Front Row Right Rotated AFRLW Automotive Front Row Left Rotated	MVOLT (120V-277V)[1] HVOLT (347V-480V)[1] XVOLT (277V-480V)[1] **(use specific voltage for options as noted)** 120[1] 277[1] 208[1] 347[1] 240[1] 480[1]	SPA Square pole mounting (3.13" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) WA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon)* WBA Wall bracket * WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting * AARP Adjustable tilt arm round pole mounting * AAWB Adjustable tilt arm wall bracket * AAWSC Adjustable tilt arm wall bracket and surface conduit box *

Options		Finish
Shipped Installed HS House-side shield[1] PE Photocontrol, button style[10] PER7 Seven-wire twist-lock receptacle only (no controls)[2,10,11] SF Single fuse (120, 277, 347)[1] DF Double fuse (208, 240, 480)[1] SPD10KV 20KV Surge pack (10KV standard) FAO Field adjustable output[7] DMG 0-10V dimming extend out back of housing for external control (control ordered separately)[7] DS Dual switching[12,13]	**Shipped Installed** ***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)** NLTAIR2 PIR9W nLight AIR generation 2 with Networked, BL-Level motion/ambient sensor[2,3,5,6,7] BAA Buy American(t) Act Compliant CCI Coastal Construction[10] ***Note: NLTAIR2 PIR9W with nLight Air can be used as a standalone dimming sensor with out of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.** **Shipped Separately (requires some field assembly)** EGS External glare shield[7] EGFV External glare full visor (360° around light aperture)[7] BS Bird spikes[7,8]	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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Lithonia RSX2 Area LED
Rev. 01/03/23
Page 1 of 9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Existing South Parking Area_ Grade		1.8 fc	5.4 fc	0.1 fc	54.0:1	18.0:1
Grocery Parking Area_ Grade		3.0 fc	6.5 fc	0.5 fc	13.0:1	6.0:1
Paved Areas_ Grade		1.8 fc	9.2 fc	0.0 fc	N/A	N/A
Proposed Parking Area_ Grade		1.1 fc	3.0 fc	0.2 fc	15.0:1	5.5:1
Site_ Grade		0.5 fc	11.1 fc	0.0 fc	N/A	N/A
Briarwood Circle_ Grade		2.6 fc	7.2 fc	0.3 fc	24.0:1	8.7:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	A	10	KIM LIGHTING	UR20-192L-45-3K7-5W-PT	UR20 - Edgelit Ouro DATA SHOWN IS ABSOLUTE. Government, Hospitality, Hotel, Parking, Pathway, Retail, Roadway, Street, Direct, Wet location	5217	0.95	44.1
	B	15	KIM LIGHTING	UR20-96L-135-3K7-3-PT	UR20 - Edgelit Ouro DATA SHOWN IS ABSOLUTE. Government, Hospitality, Hotel, Parking, Pathway, Retail, Roadway, Street, Direct, Wet location	13267	0.95	138.3
	EX	10	EXISTING POLES/FIXTURES	EXISTING POLES/FIXTURES		29382	0.95	640.44
	S1	2	Lithonia Lighting	RSX2 LED P5 30K R5 MVOLT SPA XXXXX/ 27'-6" POLE MOUNTED ON 2'-6" BASE	RSX Area Fixture Size 2 P5 Lumen Package 3000K CCT Type R5 Distribution	26742	0.95	213.48
	S2	4	Lithonia Lighting	RSX2 LED P5 30K R5 MVOLT SPA XXXXX/ DOUBLE HEAD 27'-6" POLE MOUNTED ON 2'-6" BASE	RSX Area Fixture Size 2 P5 Lumen Package 3000K CCT Type R5 Distribution	26742	0.95	426.96
	S3	4	Lithonia Lighting	RSX3 LED P3 30K R3 EGS MVOLT SPA XXXXX/ DOUBLE HEAD 27'-6" POLE MOUNTED ON 2'-6" BASE	RSX Area Fixture Size 3 P3 Lumen Package 3000K CCT Type R3 Distribution with EGS Shield	28062	0.95	533.636
	S4	2	Lithonia Lighting	RSX2 LED P5 40K R5 MVOLT SPA XXXXX/ 27'-6" POLE MOUNTED ON 2'-6" BASE	RSX Area Fixture Size 2 P5 Lumen Package 4000K CCT Type R5 Distribution	29382	0.95	213.48
	S5	9	Lithonia Lighting	RSX2 LED P5 40K R5 MVOLT SPA XXXXX/ DOUBLE HEAD 27'-6" POLE MOUNTED ON 2'-6" BASE	RSX Area Fixture Size 2 P5 Lumen Package 4000K CCT Type R5 Distribution	29382	0.95	426.96

Disclaimer
This lighting submittal is strictly based on the information provided to LIGHTsource, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor-plans, reflected ceiling plans, electrical plans and specifications) provided to Acuity Brands is incomplete or not current (i.e., newer versions exist), the accuracy of proposed design may be adversely affected. Once this lighting submittal is received by the customer or its agent, this lighting submittal is for review and approval by the customer (or its agent) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will LIGHTsource be responsible for any loss resulting from any use of any information contained in this lighting submittal.

GENERAL NOTES

GENERAL PLAN NOTES:

- MH: AS NOTED
- POINTS CALCULATED AT: GRADE
- LIGHT LOSS FACTOR: AS NOTED
- CONTACT ANDREA CONGER FOR PRICING/QUOTATION INFORMATION

No.	Revision/Issue	Date
	SITE PLAN RE-SUBMITTAL	09-08-23
	SITE PLAN RE-SUBMITTAL	08-14-23
	SITE PLAN RE-SUBMITTAL	06-30-23
	SITE PLAN SUBMITTAL	03-16-23
	PRE-SUB MEETING SUBMITTAL	02-28-23

Firm Name and Address

LIGHT source
THE LIGHTING & CONTROLS EXPERTS

8719 CASTLE PARK DRIVE
INDIANAPOLIS, IN 46256
WWW.LIGHTSOURCEINDIANA.COM
p:317-598-6900

Project Name and Address

BRIARWOOD MALL

EXTERIOR LIGHTING PHOTOMETRIC

Drawn By: ARC

Scale: As Noted

Date: 8/14/2023

Drawing #: **LS-23-2005 SITE R5**

Sheet No.: **E101**

BRIARWOOD MALL
SEARS REDEVELOPMENT
REDEVELOPMENT A

CITY OF ANN ARBOR, MICHIGAN

HRC JOB No. 20220788

PROJECT INFORMATION

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

PROPOSED ZONING: C2B

SITE TYPE/USE: RETAIL

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

DEVELOPMENT PROGRAM

1. PROPOSED LAND USE

SEARS REDEVELOPMENT IS A PROPOSED RETAIL DEVELOPMENT THAT WILL DEMOLISH THE EXISTING SEARS STORE LOCATED AT THE EAST SIDE OF BRIARWOOD MALL FOR THE DEVELOPMENT OF A 57,649 SFT GROCERY STORE, A 2 LEVEL, 100,000 SFT RETAIL BUILDING AND A 7,200 SFT OUTLOT. ADJACENT TO THIS DEVELOPMENT WILL BE A NEW MULTI-LEVEL, MULTI-FAMILY RESIDENTIAL BUILDING. THIS DEVELOPMENT WILL PROVIDE ELECTRICAL CHARGING STATIONS FOR EACH BUILDING AND PEDESTRIAN CONNECTIVITY TO STATE STREET AND THE REST OF THE EXISTING DEVELOPMENT. ALSO, BIKE RACKS AND PUBLIC TRANSPORTATION WILL BE PROVIDED TO THIS AREA OF THE DEVELOPMENT. BUILDING HEIGHT, AREA, DENSITY AND PARKING ARE PROVIDED IN THE COMPARISON TABLE:

COMPARISON CHART OF REQUIREMENTS

	Existing	Proposed	Requirements
Zoning Classification	C2B & P	C2B	C2B
Lot Area (Redevelopment A)	12.1	12.1	
Total Area of Floors	164,621	164,849	None
First Floor Area	164,621	126,180	
Floor Area Ratio (FAR)	1/1	1.43/1	200%
Open Space and Building Coverage Required	None	None	None
Active Open Space			
Required Building Setbacks			
Front	10 ft.	10 ft. Min, 25 ft. Max	10 ft. Min, 25 ft. Max
Side	2.5 ft.	0 ft.	0 ft. (*)
Rear	2.5 ft.	0 ft.	0 ft. (*)
Required Yard Setback			
Front	10 ft. Min, 25 ft. Max	10 ft. Min, 25 ft. Max	
Side	0 ft.	0 ft.	
Rear	0 ft.	0 ft.	
Building Height/Stories	32 ft. -3 in. / 2 Stories	55 ft. - 0 in./ 2 Stories	Max 55 ft. - 0 in. / 4 Stories
Lot Dimensions			
Area			Min 4,000 Sq. Ft.
Width			Min 40 Ft.
Off Street Parking			
Standard Stalls	1033	360	1/235 sft = 671 Max Spaces
ADA Stalls	19	9	
EVI	N/A	18	5% of Total Spaces
EVC	N/A	54	15% of Total Spaces
EVI ADA	N/A	1	Per Table 5.19-3
Bicycle Parking			
Requirements	-	1/3000 sft	1/3000 sft
Covered	0	28	50% of Total Required
Uncovered	0	28	50% of Total Required

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

2. PRELIMINARY PHASING

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

3. COMMUNITY ANALYSIS

a. IMPACT OF PROPOSED DEVELOPMENT ON AREA SCHOOLS

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

b. RELATIONSHIP OF INTENDED USE TO NEIGHBORING USES

THE EXISTING SEARS RETAIL DEVELOPMENT IS 164,621 SFT. THE PROPOSED TOTAL AREA OF THE NEW BUILDINGS PROPOSED IS 164,849 SFT OF RETAIL SPACE IN BASICALLY THE SAME LOCATION. THE NEW DEVELOPMENT WILL HAVE BOTH INTERNAL AND EXTERNAL CONNECTIVITY TO THE EXISTING MALL.

c. IMPACT ON ADJACENT USES ON THE PROPOSED DEVELOPMENT

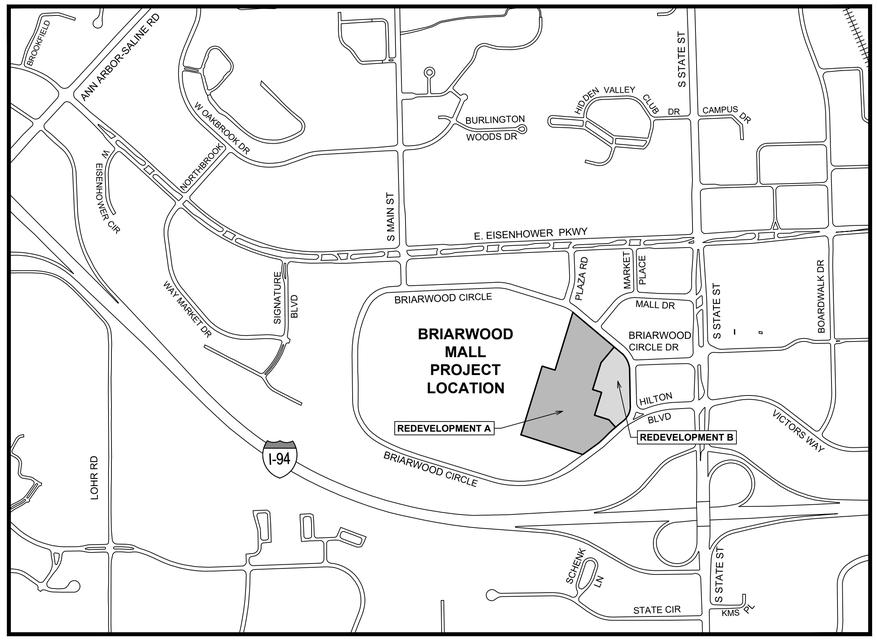
THE ADJACENT USES ARE SIMILAR AND SUPPORTIVE OF THE DEMOLITION OF THE VACANT SEARS STORE AND THE CONSTRUCTION OF THE NEW USERS. THE GROCER WILL PROVIDE FOR MORE FREQUENT RETURN OF USERS TO THE SITE WHICH SHOULD IMPROVE THE OVERALL TRAFFIC AT THE MALL.

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

- AIR QUALITY - THERE SHOULD NOT BE ANY IMPACT ON AIR QUALITY DO TO THE NEW DEVELOPMENT. PUBLIC TRANSPORTATION WILL BE INCREASED TO ALLOW FOR MORE USERS TO FREQUENT THE DEVELOPMENT WITH FEWER TRIP GENERATIONS FROM MOTORIZED VEHICLES. BIKE RACKS WILL BE INSTALLED TO ALL FOR NON-MOTORIZED ACCESS TO THE PROJECT. DEDICATED ELECTRICAL VEHICLE (EV) SPACES WILL BE INSTALLED WITH CHARGING STATIONS AT EACH OF THE NEW BUILDINGS TO HELP MEET ANN ARBOR'S LIVING CARBON NEUTRALITY PLAN (A2ZERO)
- WATER QUALITY - STORM WATER RUN OFF WILL BE REDUCED BY THE REDUCTION OF IMPERVIOUS AREA ON THE SITE. MECHANICAL FILTERS WILL BE INSTALLED ON THE STORM WATER SYSTEM TO TREAT THE RUN OFF PRIOR TO DISCHARGE TO THE EXISTING DETENTION BASINS FOR THE PROJECT THAT WILL BE OPERATED AND MAINTAINED BY THE WASHTENAW COUNTY WATER RESOURCES COMMISSION.
- NATURAL FEATURES - THERE ARE NOT ANY NATURAL FEATURES ON THE SITE AND THEREFORE NONE WILL BE IMPACTED. THE IMPERVIOUS AREA ON THE SITE WILL BE REDUCED AND ADDITIONAL VEGETATED AREA WILL BE ADDED

e. IMPACT ON HISTORIC SITES OR STRUCTURES

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



ENLARGED LOCATION MAP

NORTH

PERMITS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION.

PERMIT	ISSUING AUTHORITY
GRADING/ SOIL EROSION & SEDIMENTATION CONTROL PERMIT	CITY OF ANN ARBOR PLANNING AND DEVELOPMENT SERVICES UNIT
LANE CLOSURE PERMIT	CITY OF ANN ARBOR ENGINEERING DEPARTMENT
ROW PERMIT	CITY OF ANN ARBOR PLANNING AND DEVELOPMENT SERVICES UNIT
WASHTENAW COUNTY WATER RESOURCE COMMISSION CONSTRUCTION PERMIT	WASHTENAW COUNTY WATER RESOURCE COMMISSIONER

PERMITS REQUIRED TO BE OBTAINED BY THE CITY OF ANN ARBOR OR CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION.

PERMIT	ISSUING AUTHORITY
EGLE WATER MAIN CONSTRUCTION PERMIT	DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
EGLE SANITARY SEWER CONSTRUCTION PERMIT	DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

SHEET INDEX

REDEVELOPMENT A

CA-00 COVER SHEET - REDEVELOPMENT A
CA-01 - CA-03 EXISTING CONDITIONS
CA-04 - CA-06 PROPOSED DIMENSIONAL LAYOUT & SITE PLAN
CA-07 - CA-09 PROPOSED DEMOLITION PLAN
CA-10 - CA-12 PROPOSED UTILITIES
CA-13 - CA-15 PROPOSED DRAINAGE AREA PLAN
CA-16 - CA-16A PROPOSED STORM SEWER CALCULATIONS
CA-17 - CA-17C PROPOSED STORM WATER DETENTION CALCULATIONS
CA-18 - CA-20 PROPOSED GRADING
CA-21 - CA-23 PROPOSED SOIL EROSION AND SEDIMENT CONTROL PLAN
CA-24 TYPICAL DETAILS
CA-25 EXISTING AND PROPOSED FIRE HYDRANT COVERAGE PLAN
CA-26 SOLID WASTE PLAN
CA-27 ANN ARBOR SOLID WASTE STANDARD DETAILS
CA-28 ESTIMATED COSTS

LA-01 PROPOSED PARKING LOT LANDSCAPING
LA-02 - LA-03 PROPOSED LANDSCAPE PLAN
LA-05 PROPOSED LANDSCAPE NOTES AND DETAILS

AA-01 GOURMET GROCERY FLOOR PLAN
AA-02 - AA-03 GOURMET GROCERY ELEVATIONS
AA-04 GOURMET GROCERY WALL SECTIONS
AA-05 GOURMET GROCERY PERSPECTIVE RENDERING

AA-06 LARGE FORMAT RETAILER PROTOTYPE FIRST FLOOR PLAN
AA-07 LARGE FORMAT RETAILER PROTOTYPE SECOND FLOOR PLAN
AA-08 LARGE FORMAT RETAILER ELEVATIONS
AA-09 LARGE FORMAT RETAILER MATERIAL BOARD
AA-10 LARGE FORMAT RETAILER PERSPECTIVE RENDERING

STORM WATER NARRATIVE:

THE STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT, BRIARWOOD MALL, CONSISTS OF A TOTAL OF 5 EXISTING DETENTION PONDS WHICH OUTLET ULTIMATELY TO THE MALLETTS CREEK. THE PROPOSED DEVELOPMENT WILL OUTLET INTO PONDS #1 & #5. POND #1 OUTLETS INTO MALLETTS CREEK ON THE SOUTH SIDE OF THE SITE, WHILE POND #5 OUTLETS TO THE NORTH.

ALL STORMWATER GENERATED FROM THE PROPOSED DEVELOPMENT PASSES THROUGH A MECHANICAL FILTER, WHICH IS PROPOSED ON THE STORM SEWER BEFORE BEING DISCHARGED INTO THE MAINLINE STORM SEWER IN THE RING ROAD AND OUTLET INTO THE DETENTION PONDS. THE STORMWATER PRIMARILY SHEET FLOWS OVER THE PARKING LOTS AND ALONG ROADSIDE CURB AND GUTTER INTO AN ENCLOSED STORM SYSTEM. THE STORM SYSTEM CONSISTS OF APPROXIMATELY 3,000 LINEAR FEET OF REINFORCED CONCRETE PIPING RANGING FROM 12"-36" IN DIAMETER. ALL ENCLOSED STORM FACILITIES AND DRAINAGE SWALES ARE PROPOSED TO BE WITHIN AN EASEMENT DEDICATED TO THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER'S OFFICE.

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

PUBLIC UTILITIES

CITY OF ANN ARBOR FIELD OPERATIONS SERVICES UNIT

WATER, SEWER AND STORM	W.R. WHEELER SVC. CTR 4251 STONE SCHOOL RD. ANN ARBOR, MI 48108	734-794-6350
SIGNS/SIGNALS/STREETLIGHTS	W.R. WHEELER SVC. CTR 4251 STONE SCHOOL RD. ANN ARBOR, MI 48108	MARC MORENO 734-794-6361

PRIVATE UTILITIES

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

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SIDEWALK MAINTENANCE

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

09-08-2023 SITE PLAN RE-SUBMITTAL
08-14-2023 SITE PLAN RE-SUBMITTAL
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02-28-2023 PRE-SUBMISSION MEETING SUBMITTAL

09/08/2023 SITE PLAN RE-SUBMITTAL

BRIARWOOD MALL - SEARS REDEVELOPMENT

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

CURRENT DEED RESTRICTIONS APPLY

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

100 Briarwood Circle
Ann Arbor, Mi 48108
WASHTENAW COUNTY MICHIGAN

PREPARED UNDER THE SUPERVISION OF

DESIGN ENGINEER P.E., MICHIGAN No. DATE

STATE OF MICHIGAN
Albert P. Mickalich
ENGINEER
No. 6201036979
LICENSED PROFESSIONAL ENGINEER

DRAWING No.
CA-00
SHEET No. 1 OF

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

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BRIARWOOD MALL - ANN ARBOR, MI HRC JOB No. 20220788

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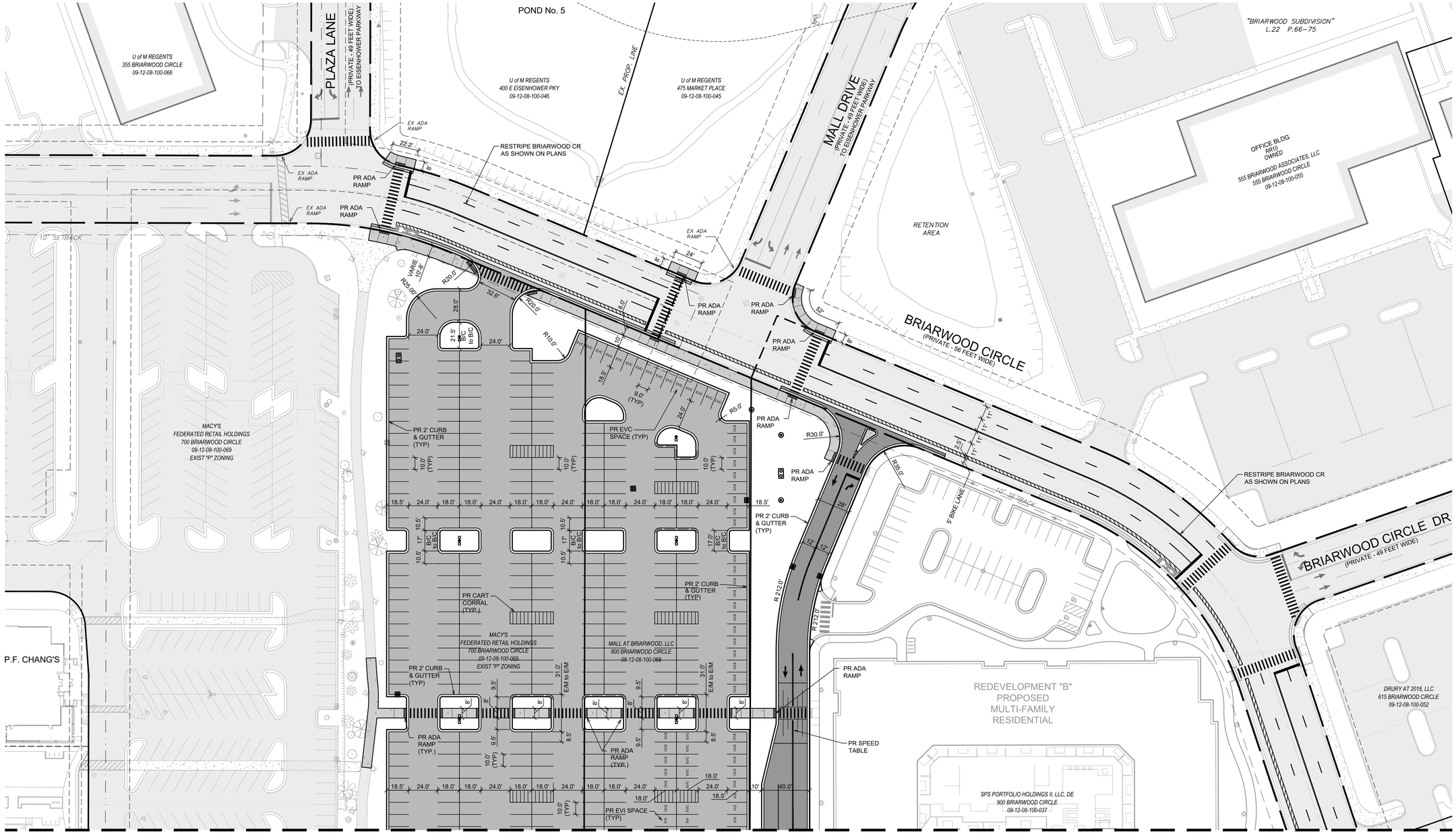
Hurrish, David



MATCH LINE - SEE DWG. No. CA-05

LEGEND

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

N

0 10 20 40 80

1" = 40'

NOTE:
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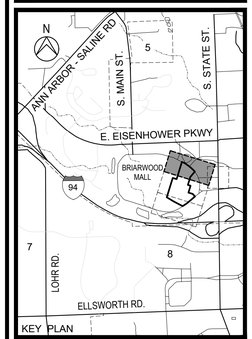
03-16-2023	SITE PLAN SUBMITTAL
02-28-2023	PRE-SUBMISSION MEETING SUBMITTAL

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



KEY PLAN

BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, MI 48108

WASHTENAW COUNTY — MICHIGAN

PROPOSED DIMENSION LAYOUT & SITE PLAN

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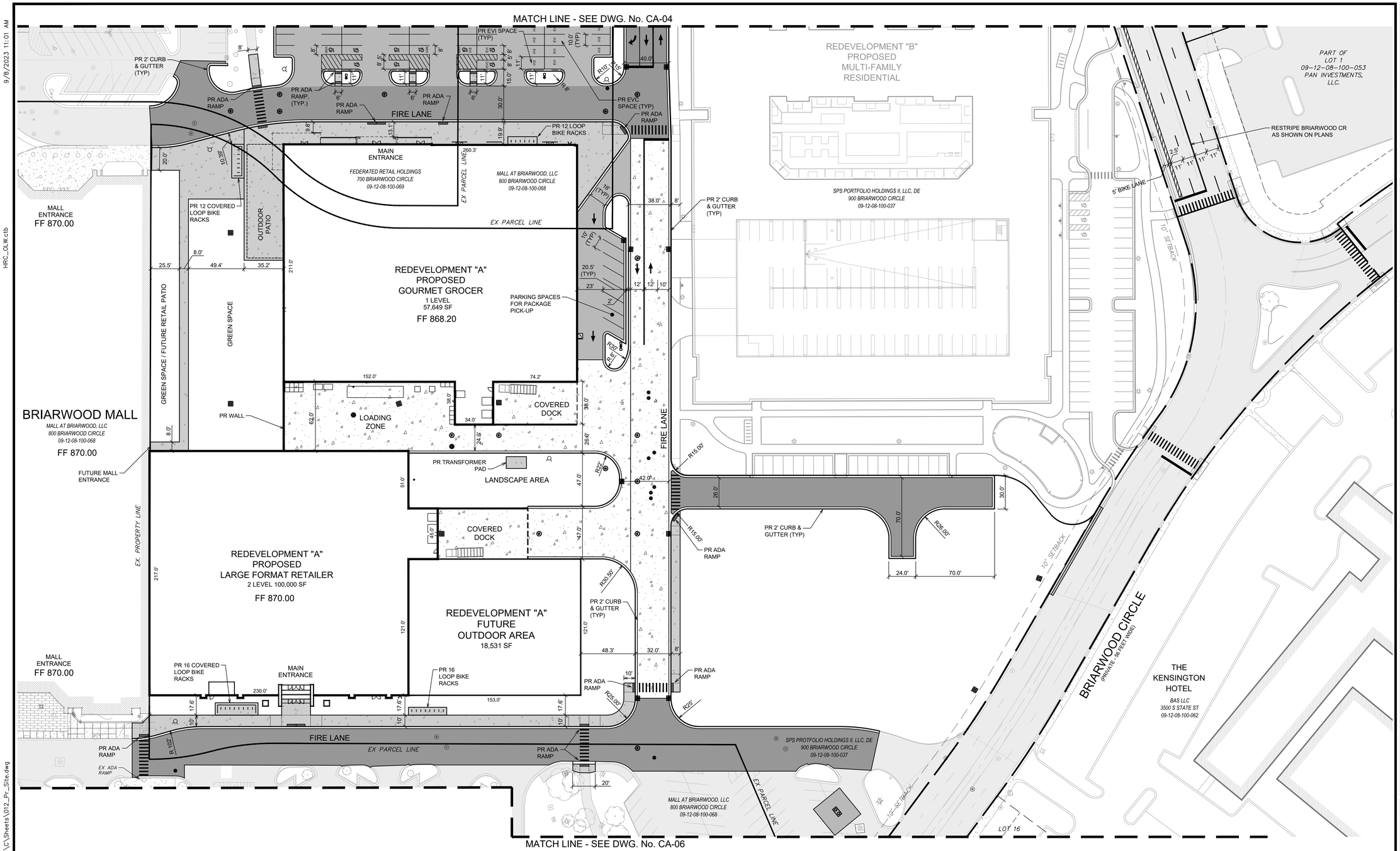
Hurrish, David



LEGEND

EXISTING BUILDING / STRUCTURE	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
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STATE OF MICHIGAN
Albert P. Mickalich
ENGINEER
No. 6201036979
LICENSED PROFESSIONAL ENGINEER

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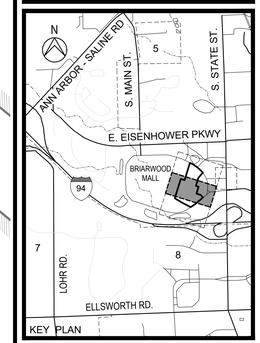

BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, MI 48108

WASHTENAW COUNTY — MICHIGAN

PROPOSED DIMENSION LAYOUT & SITE PLAN

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Hurrish, David

MATCH LINE - SEE DWG. No. CA-08

LEGEND

- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING BRICK SIDEWALK
- EXISTING STORM SEWER AND STRUCTURES
- EXISTING SANITARY SEWER AND STRUCTURES
- EXISTING WATERMAIN AND STRUCTURES
- G — EXISTING GAS MAIN
- E — EXISTING UNDERGROUND ELECTRICAL
- O/H — EXISTING OVERHEAD ELECTRICAL
- H — EXISTING ELECTRIC HANDHOLES
- T — EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EX. PAVEMENT PULVERIZE - FULL DEPTH SAWCUT
- EX. PAVEMENT REMOVAL - FULL DEPTH SAWCUT
- EX. CURB REMOVAL - FULL DEPTH SAWCUT
- EX. UNDERGROUND UTILITY REMOVAL
- R — EX. UTILITY STRUCTURE & EX. LIGHT POLE REMOVAL
- X — EX. TREE / SHRUB REMOVAL

N

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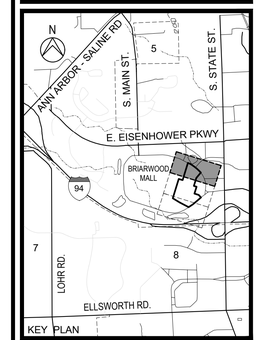

KEY PLAN

BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

PROPOSED
DEMOLITION PLAN

SCALE	DRAWING No.
1" = 40'	CA-07
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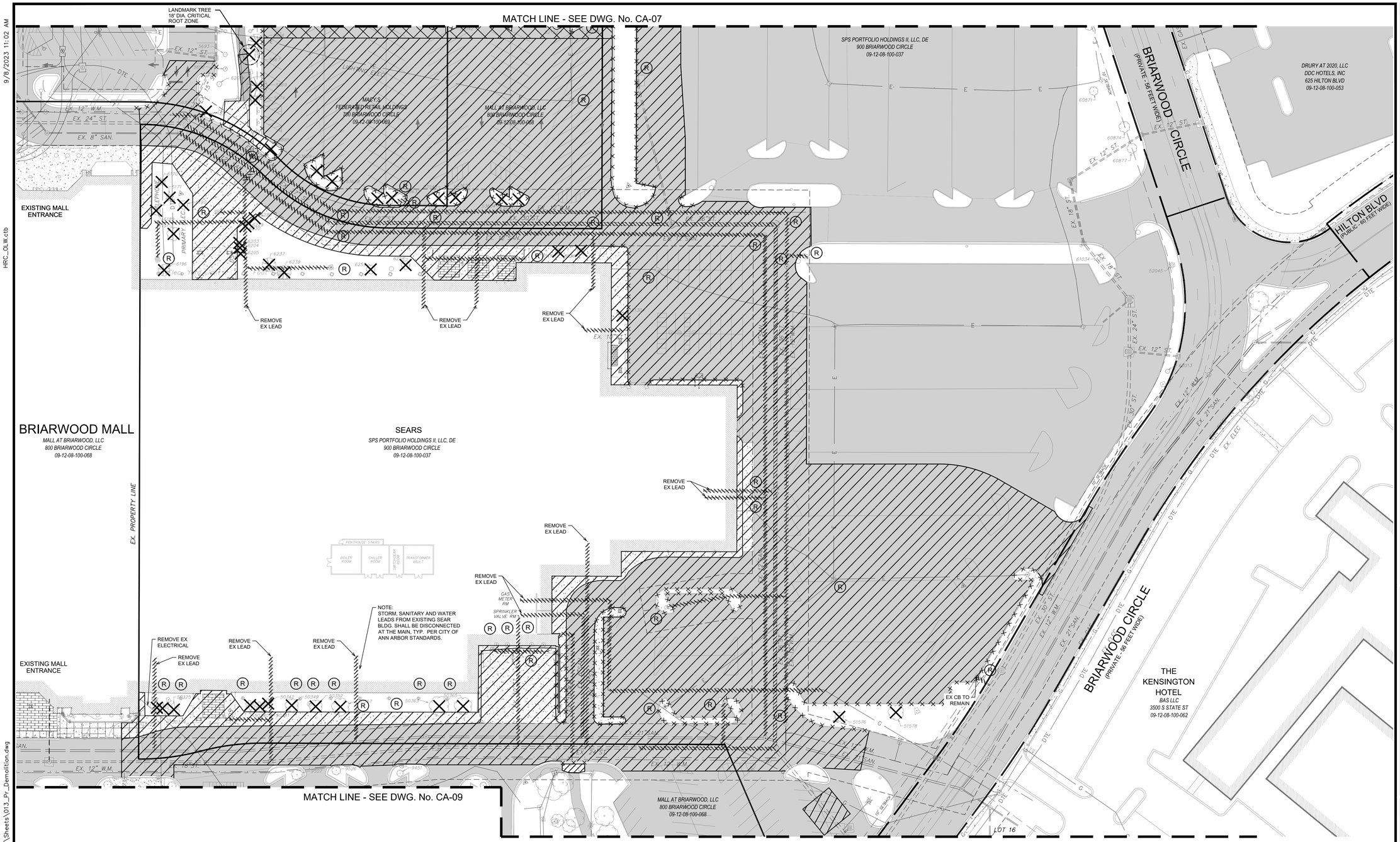

LEGEND

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

N

0 10 20 40 80

1" = 40'

NOTE:
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(TOLL FREE)

STATE OF MICHIGAN
Albert P. Mickalich
ENGINEER
No. 6201036979
LICENSED PROFESSIONAL ENGINEER

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

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PHONE: (248) 454-6300
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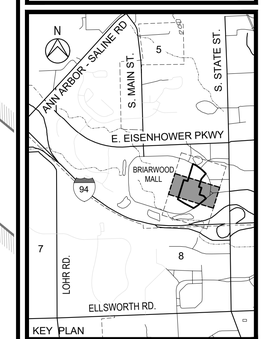
WEB SITE: www.hrcengr.com

DATE	ADDITIONS AND/OR REVISIONS
09-08-2023	SITE PLAN RE-SUBMITTAL
08-14-2023	SITE PLAN RE-SUBMITTAL
06-30-2023	SITE PLAN RE-SUBMITTAL
03-16-2023	SITE PLAN SUBMITTAL
02-28-2023	PRE-SUBMISSION MEETING SUBMITTAL

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



KEY PLAN

BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

PROPOSED
DEMOLITION PLAN

SCALE	DRAWING No.
1" = 40'	CA-08
HRC JOB No. 20220788	SHEET No. OF

9/8/2023 11:02 AM
HRC_OLW.ctb
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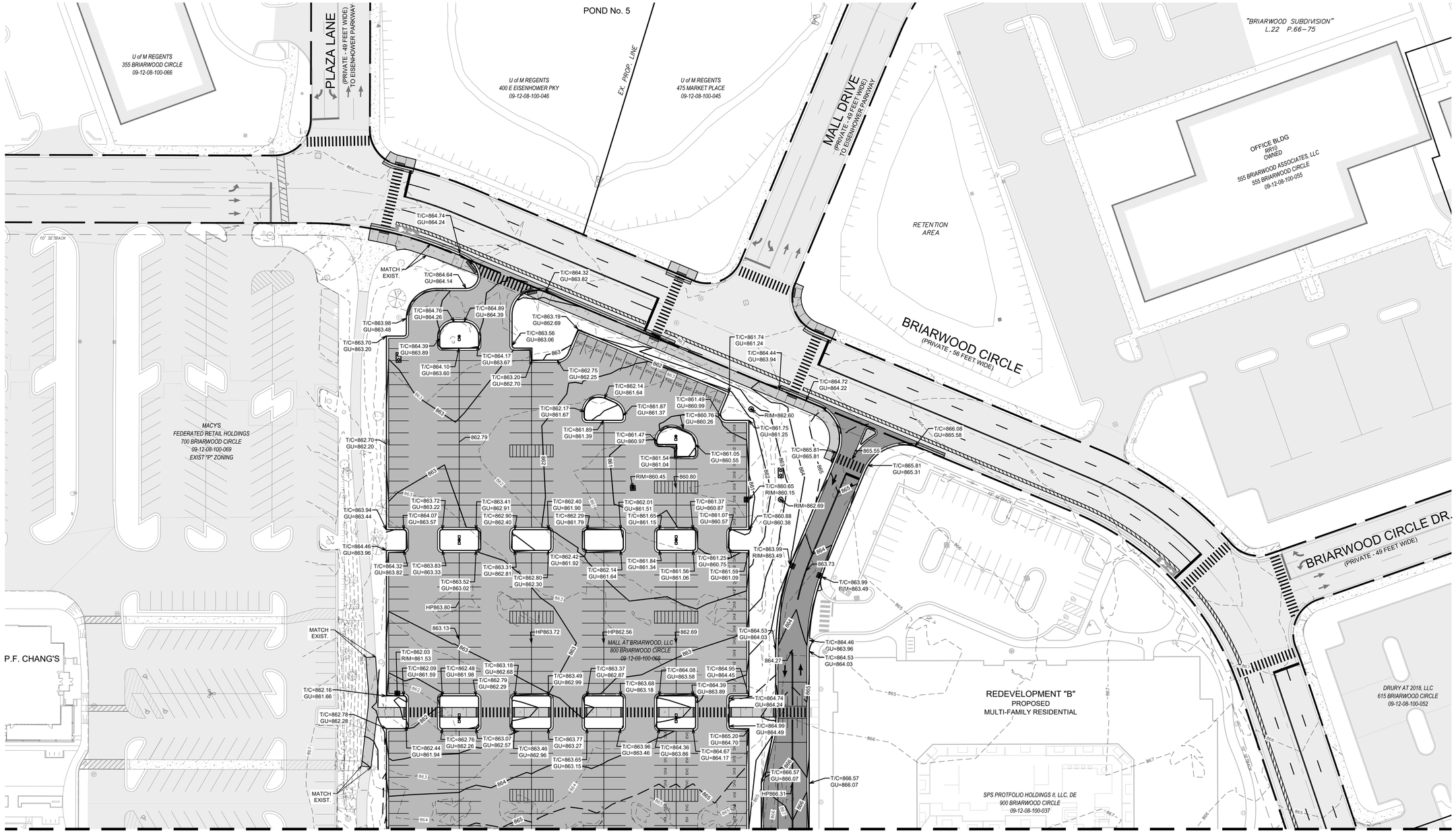
Hurrish, David



MATCH LINE - SEE DWG. No. CA-19

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

LEGEND

- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING BRICK SIDEWALK
- PROP. 2' CONC CURB & GUTTER - DETAIL F4
- PROP. 2' CONC CURB & GUTTER - DETAIL F4, MOD.
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT / SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT
- + 803.77 — EXISTING GRADES
- 805 — EXISTING CONTOURS
- 710 — PROP. MAJOR CONTOUR
- 711 — PROP. MINOR CONTOUR
- T/C=000.00 G=000.00 — PROP. TOP OF CURB & GUTTER GRADES
- T/W=000.00 T/P=000.00 — PROP. TOP OF WALK & TOP OF PAVEMENT GRADES
- 000.00 — PROP. SPOT GRADES

N

0 10 20 40 80

1" = 40'

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LICENSED PROFESSIONAL ENGINEER

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

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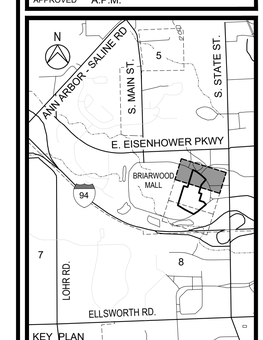
APPROVED	A.P.M.



KEY PLAN

BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

PROPOSED GRADING

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

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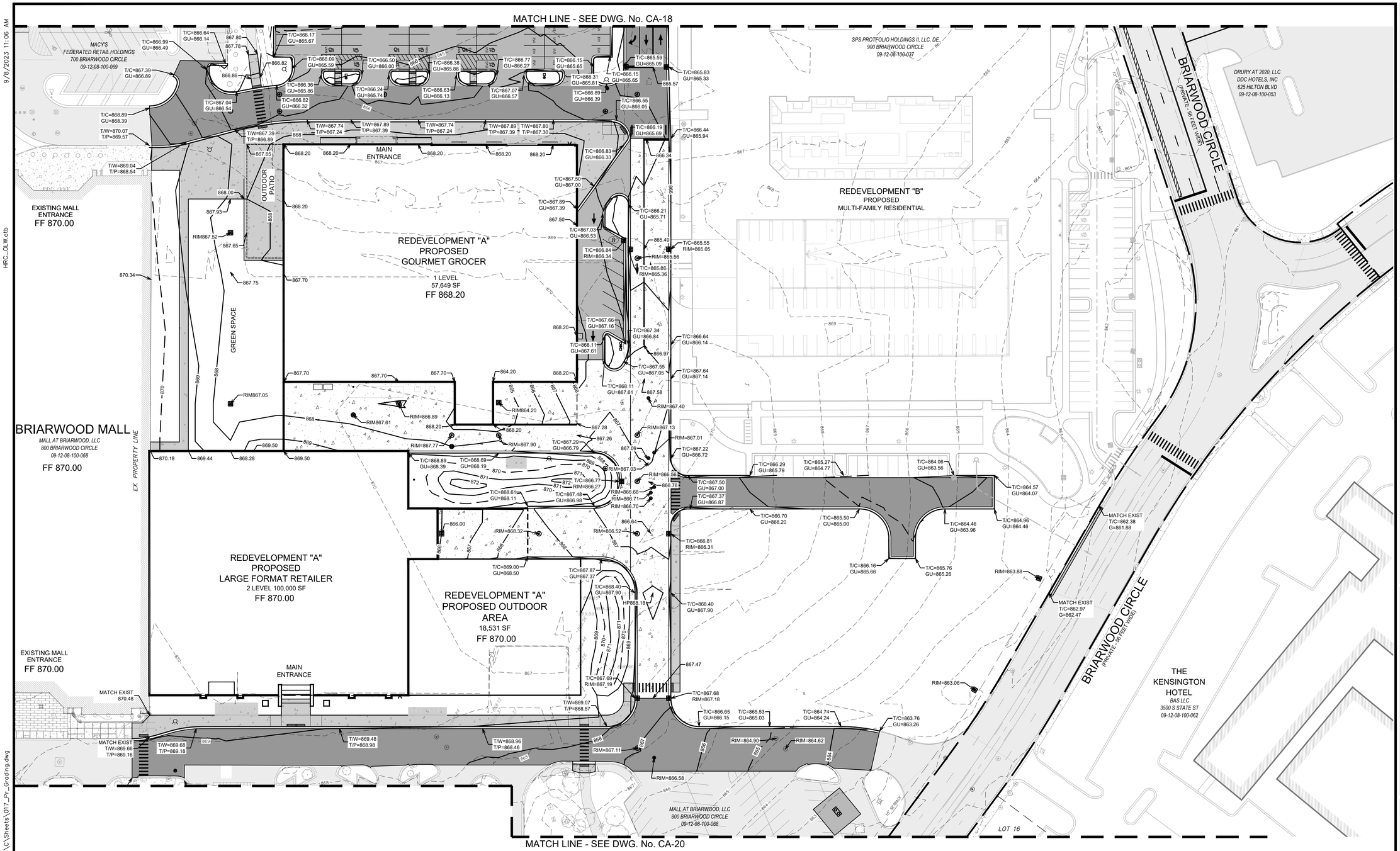
Hurrish, David



LEGEND

EXISTING BUILDING / STRUCTURE	PROPOSED BITUMINOUS PAVEMENT
EXISTING CONCRETE PAVEMENT	PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT
EXISTING ASPHALT PAVEMENT	+ 803.77 EXISTING GRADES
EXISTING BRICK SIDEWALK	805 EXISTING CONTOURS
PROP. 2' CONC CURB & GUTTER - DETAIL F4	710 PROP. MAJOR CONTOUR
PROP. 2' CONC CURB & GUTTER - DETAIL F4, MOD.	711 PROP. MINOR CONTOUR
PROPOSED HEAVY-DUTY CONCRETE PAVEMENT	T/C=000.00 G=000.00 PROP. TOP OF CURB & GUTTER GRADES
PROPOSED CONCRETE PAVEMENT / SIDEWALK	T/W=000.00 T/P=000.00 PROP. TOP OF WALK & TOP OF PAVEMENT GRADES
	000.00 PROP. SPOT GRADES

N

0 10 20 40 80

1" = 40'

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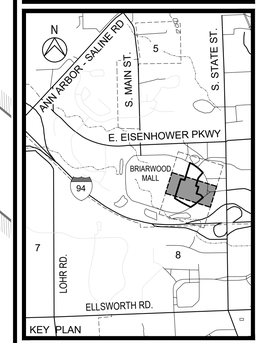

BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

PROPOSED GRADING

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

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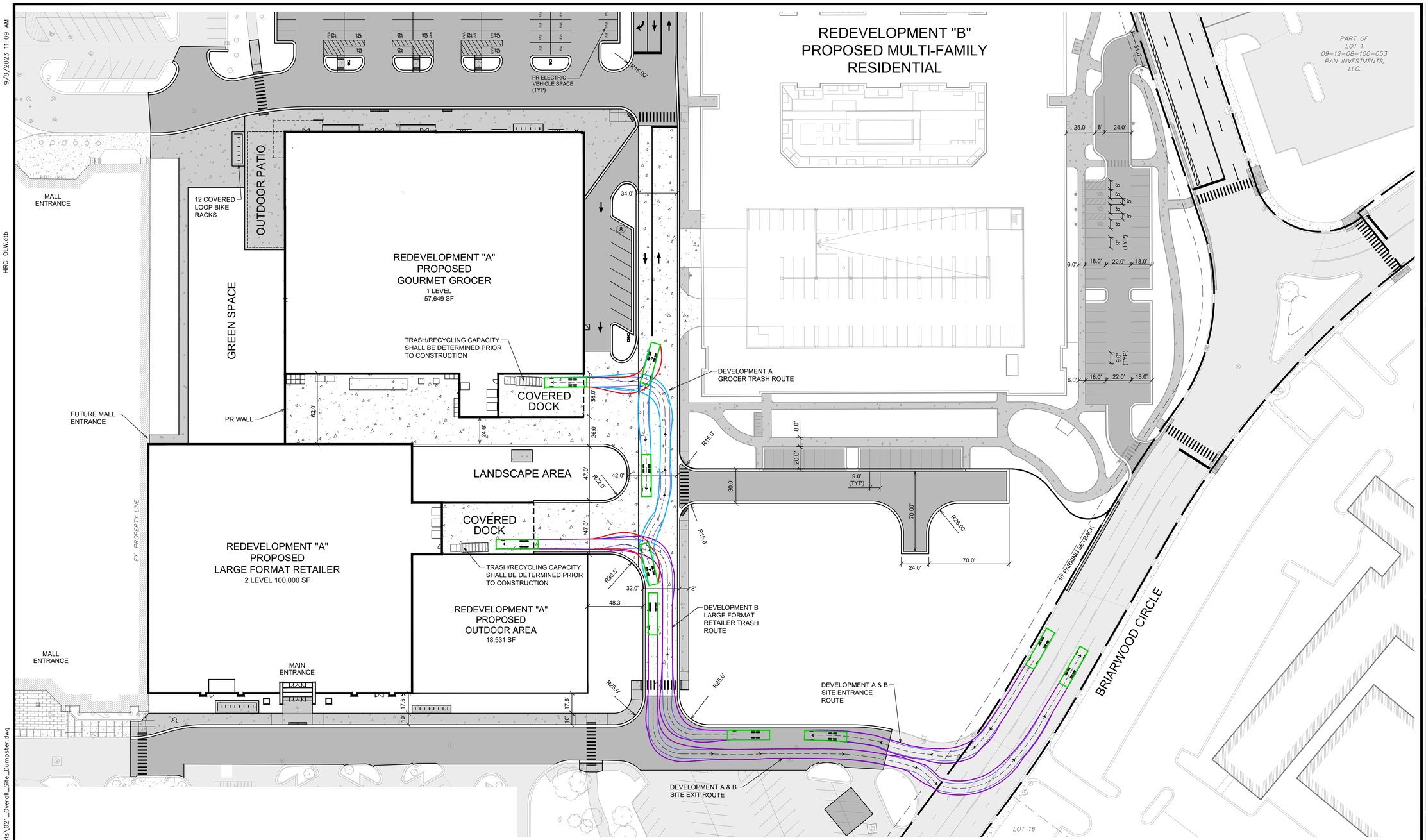
Hurrish, David



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DATE	ADDITIONS AND/OR REVISIONS
09-08-2023	SITE PLAN RE-SUBMITTAL

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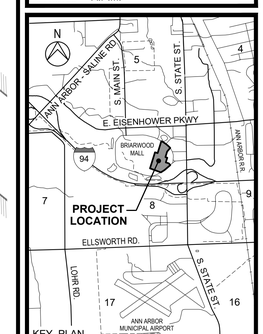
APPROVED	A.P.M.

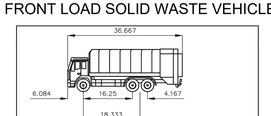


N

0 10 20 40 80

1" = 40'- 0"

FRONT LOAD SOLID WASTE VEHICLE



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

STATE OF MICHIGAN
Albert P. Mickalich
ENGINEER
No. 6201036979
LICENSED PROFESSIONAL ENGINEER

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BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY — MICHIGAN

SOLID WASTE PLAN

SCALE	DRAWING No.
HOR. 1" = 60'	26
HRC JOB No. 20220788	SHEET No. OF

V:\202207\20220788\C\Sheets\021_Overall_Site_Dumpster.dwg
9/8/2023 11:09 AM
HRC_OLW.ctb
Hurrish, David

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

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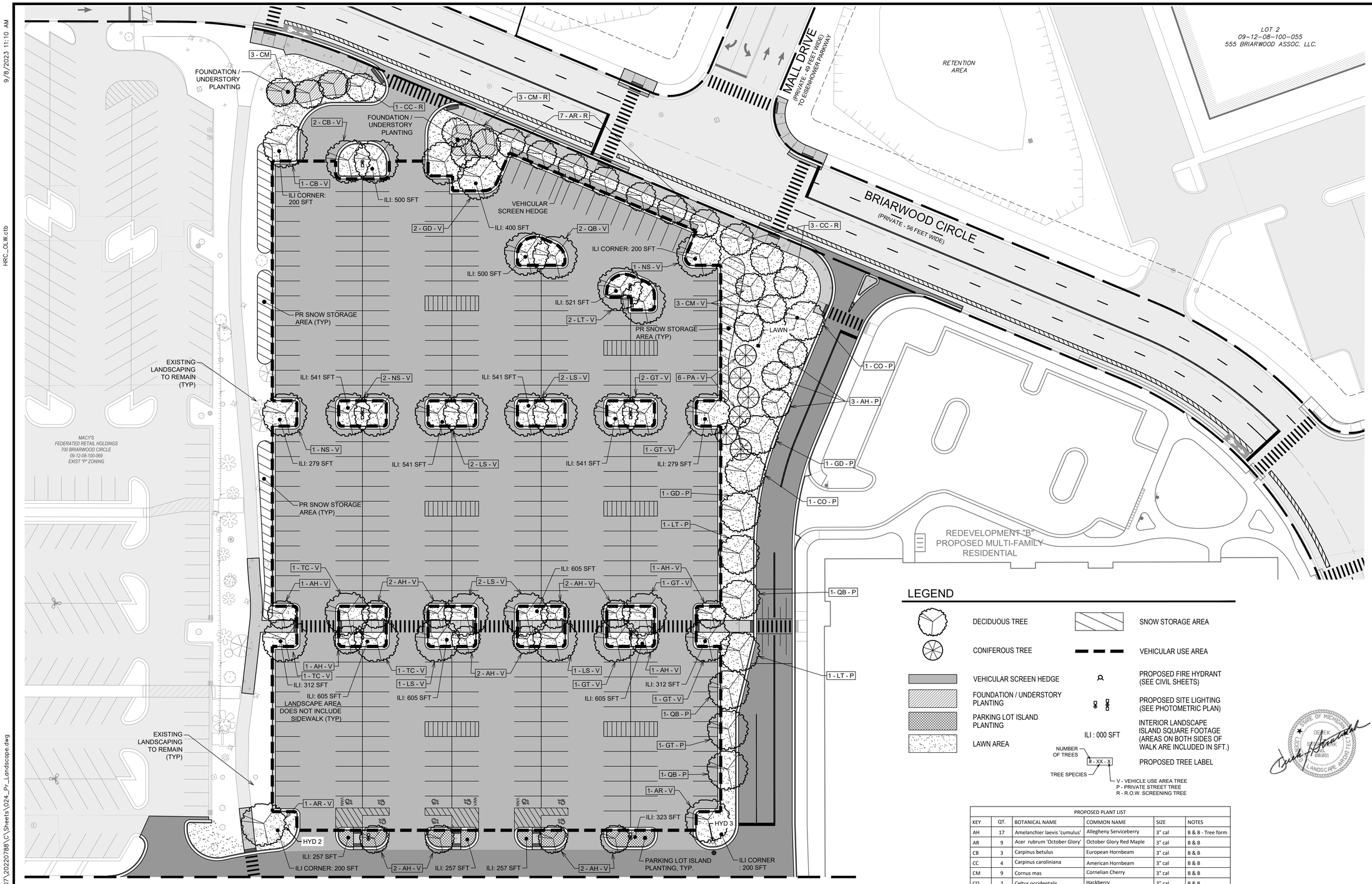

SEE DWG. No. LA-02

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

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

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

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

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

LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- VEHICULAR SCREEN HEDGE
- FOUNDATION / UNDERSTORY PLANTING
- PARKING LOT ISLAND PLANTING
- LAWN AREA
- SNOW STORAGE AREA
- VEHICULAR USE AREA
- PROPOSED FIRE HYDRANT (SEE CIVIL SHEETS)
- PROPOSED SITE LIGHTING (SEE PHOTOMETRIC PLAN)
- INTERIOR LANDSCAPE ISLAND SQUARE FOOTAGE (AREAS ON BOTH SIDES OF WALK ARE INCLUDED IN SFT.) — ILI : 000 SFT
- PROPOSED TREE LABEL — # - XX - X (NUMBER OF TREES; TREE SPECIES)
  - V - VEHICLE USE AREA TREE
  - P - PRIVATE STREET TREE
  - R - R.O.W. SCREENING TREE

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

N

0 5 10 30 60

1" = 30'

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STATE OF MICHIGAN DEREK SCHMUCKER LICENSED LANDSCAPE ARCHITECT 4001081021

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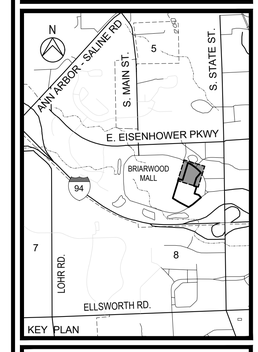

BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

PROPOSED
PARKING LOT
LANDSCAPING

SCALE	DRAWING No.
1" = 30'	LA-01
HRC JOB No. 20220788	SHEET No. OF

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

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Hurrish, David

9/8/2023 11:11 AM

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Hurrish, David

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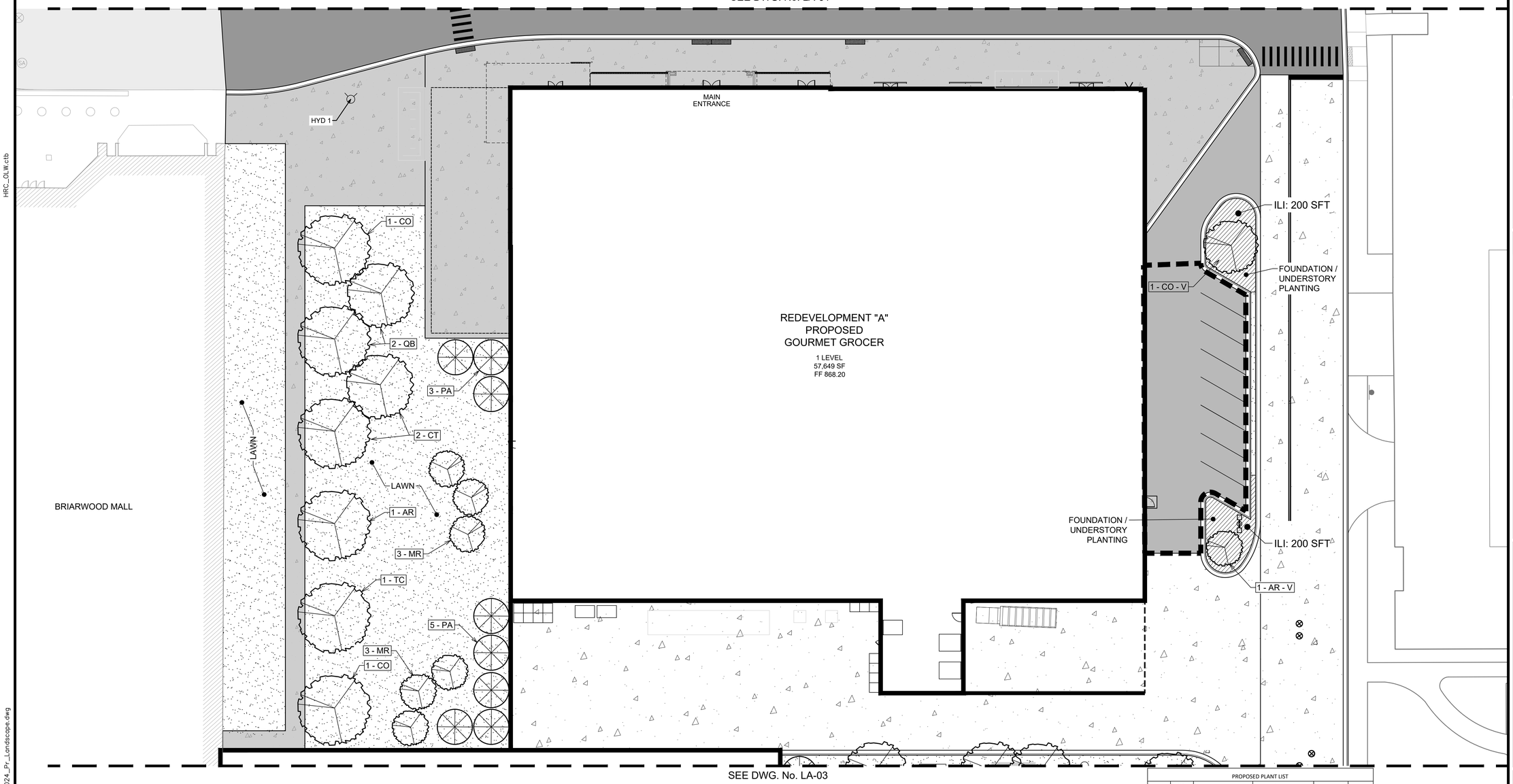

LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- VEHICULAR SCREEN HEDGE
- FOUNDATION / UNDERSTORY PLANTING
- PARKING LOT ISLAND PLANTING
- LAWN AREA
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- ILI : 000 SFT — INTERIOR LANDSCAPE ISLAND SQUARE FOOTAGE (AREAS ON BOTH SIDES OF WALK ARE INCLUDED IN SFT.)
- W - XX - X — PROPOSED TREE LABEL
  - NUMBER OF TREES
  - TREE SPECIES
  - V - VEHICLE USE AREA TREE
  - P - PRIVATE STREET TREE
  - R - R.O.W. SCREENING TREE

N

0 5 10 20 40

1" = 20'

NOTE:
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PROPOSED PLANT LIST					
KEY	QT.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AR	2	Acer Rubrum	Red Maple	3" cal	B & B
CO	3	Celtus occidentalis	Hackberry	3" cal	B & B
CT	2	Glenitsia Tri 'Skyline'	Skyline Locust	3" cal	B & B
MR	6	Malus Radient	Radient Crab	2" cal	B & B
PA	8	Picea abies	Norway Spruce	8' ht.	B & B
QB	2	Quercus Bicolor	Swamp White Oak	3" cal	B & B
TC	1	Tilia Cordata	Basswood	3" cal	B & B

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

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

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No. 3901021
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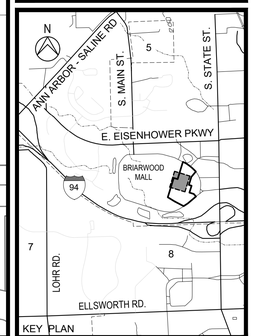
48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: www.hrcengr.com

DATE	ADDITIONS AND/OR REVISIONS
09-08-2023	SITE PLAN RE-SUBMITTAL
08-14-2023	SITE PLAN RE-SUBMITTAL
06-30-2023	SITE PLAN RE-SUBMITTAL
03-16-2023	SITE PLAN SUBMITTAL
02-28-2023	PRELIMINARY SUBMISSION SUBMITTAL

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



KEY PLAN

BRIARWOOD MALL

SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

PROPOSED LANDSCAPE PLAN

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

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

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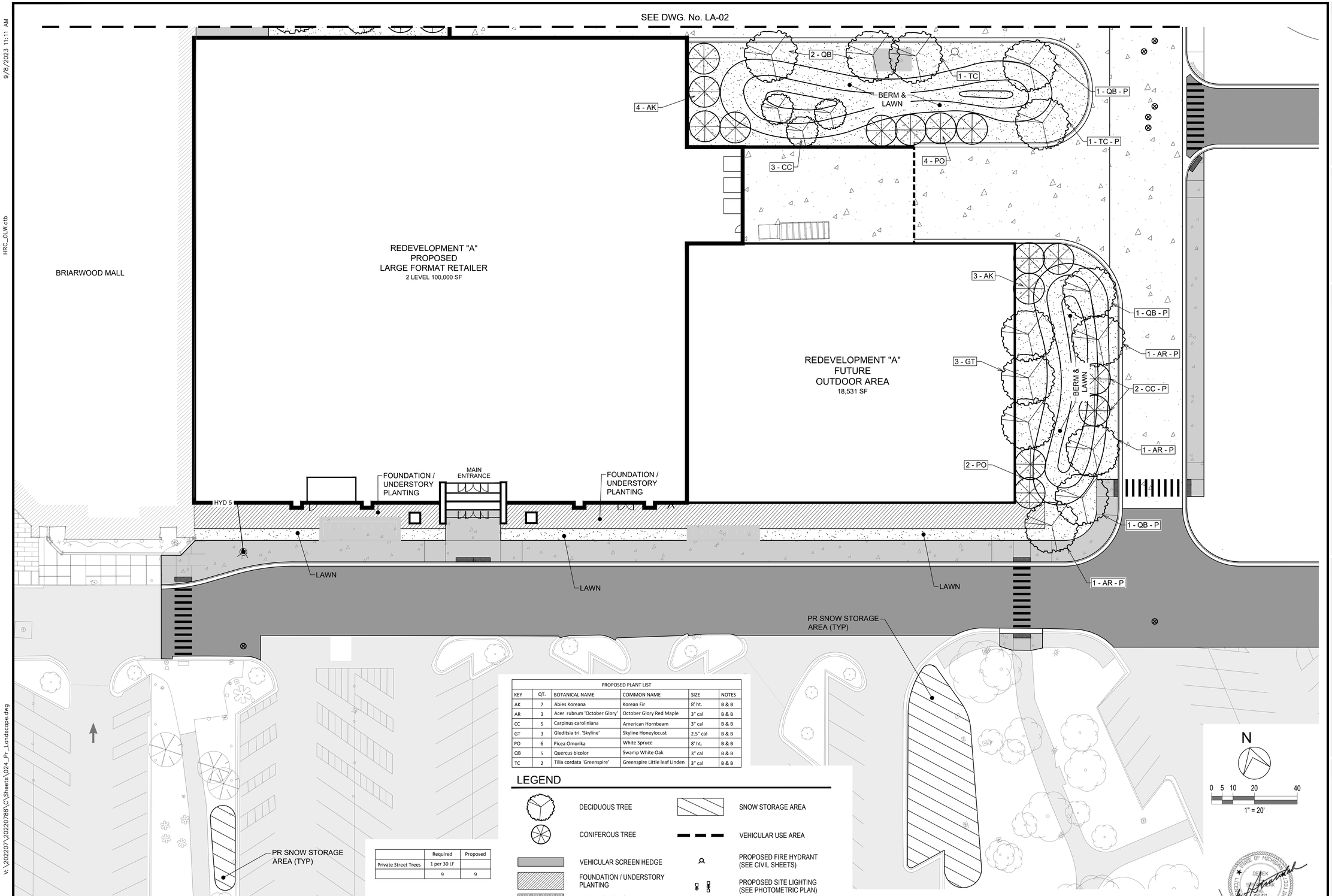

PROPOSED PLANT LIST					
KEY	QT.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AK	7	Abies Koreana	Korean Fir	8' ht.	B & B
AR	3	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal	B & B
CC	5	Carpinus caroliniana	American Hornbeam	3" cal	B & B
GT	3	Gleditsia tri. 'Skyline'	Skyline Honeylocust	2.5" cal	B & B
PO	6	Picea Omorika	White Spruce	8' ht.	B & B
QB	5	Quercus bicolor	Swamp White Oak	3" cal	B & B
TC	2	Tilia cordata 'Greenspire'	Greenspire Little leaf Linden	3" cal	B & B

LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- VEHICULAR SCREEN HEDGE
- FOUNDATION / UNDERSTORY PLANTING
- PARKING LOT ISLAND PLANTING
- LAWN AREA
- SNOW STORAGE AREA
- VEHICULAR USE AREA
- PROPOSED FIRE HYDRANT (SEE CIVIL SHEETS)
- PROPOSED SITE LIGHTING (SEE PHOTOMETRIC PLAN)
- ILI : 000 SFT — INTERIOR LANDSCAPE ISLAND SQUARE FOOTAGE (AREAS ON BOTH SIDES OF WALK ARE INCLUDED IN SFT.)
- # - XX - X — PROPOSED TREE LABEL
  - NUMBER OF TREES
  - TREE SPECIES
  - V - VEHICLE USE AREA TREE
  - P - PRIVATE STREET TREE
  - R - R.O.W. SCREENING TREE

	Required	Proposed
Private Street Trees	1 per 30 LF	
	9	9

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

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

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

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

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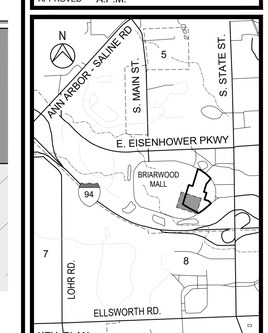

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SEARS REDEVELOPMENT

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

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1" = 20'	LA-03
HRC JOB No. 20220788	SHEET No. OF

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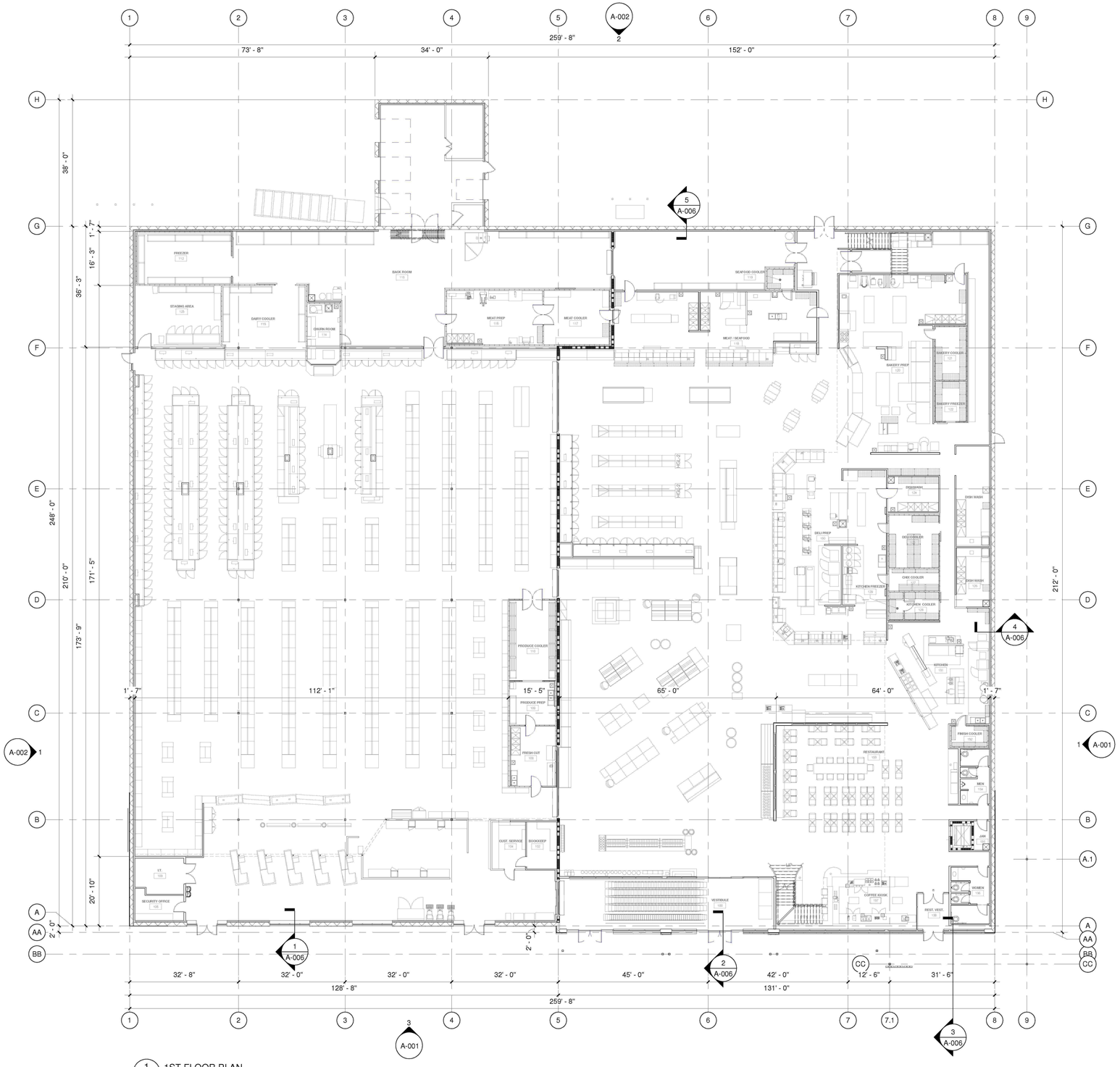
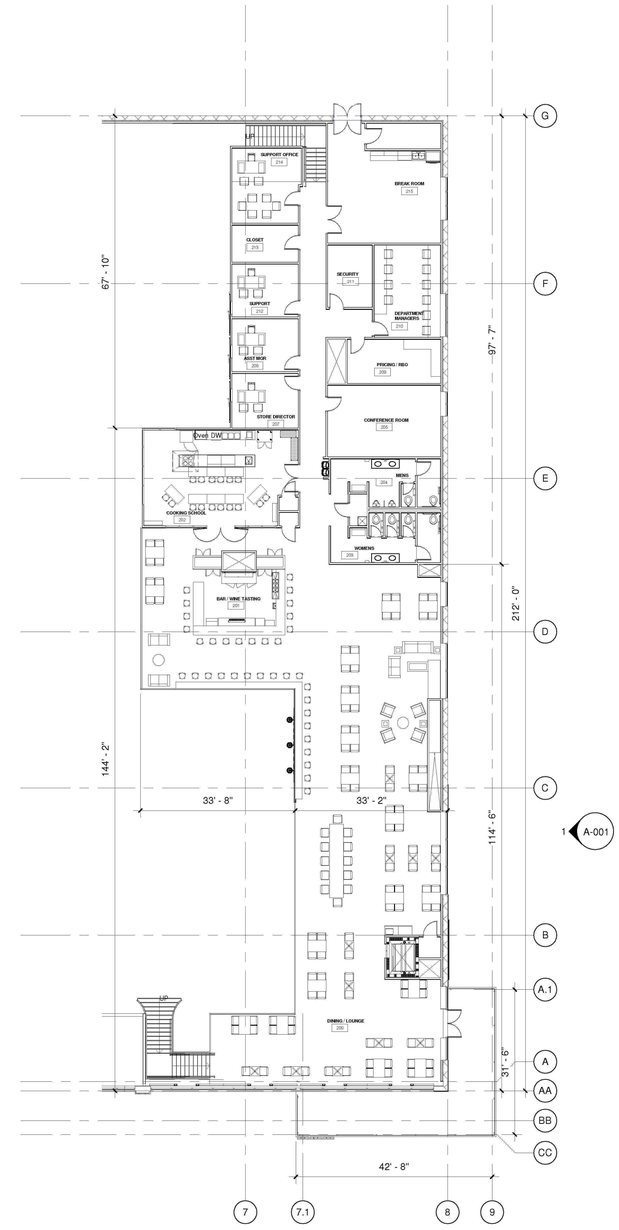
Hurrish, David



1 1ST FLOOR PLAN
A-003 1/16" = 1'-0"

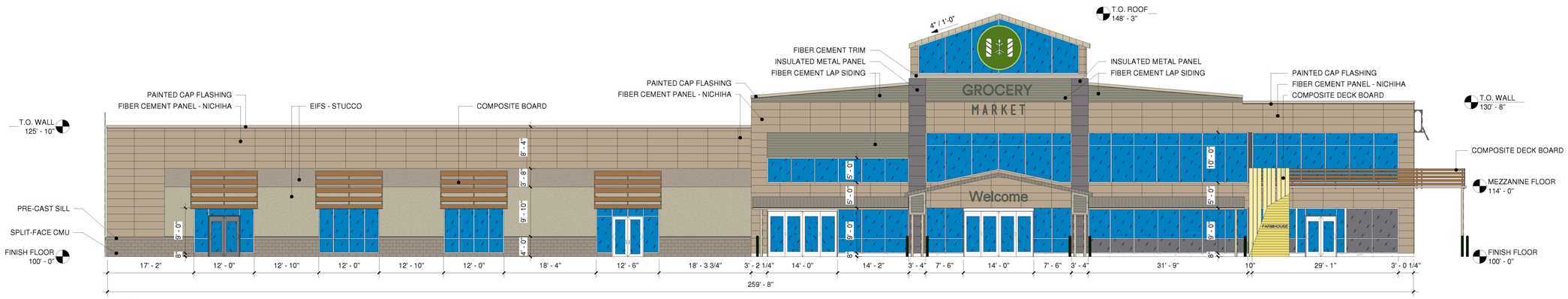


2 MEZZANINE FLOOR PLAN
A-003 1/16" = 1'-0"

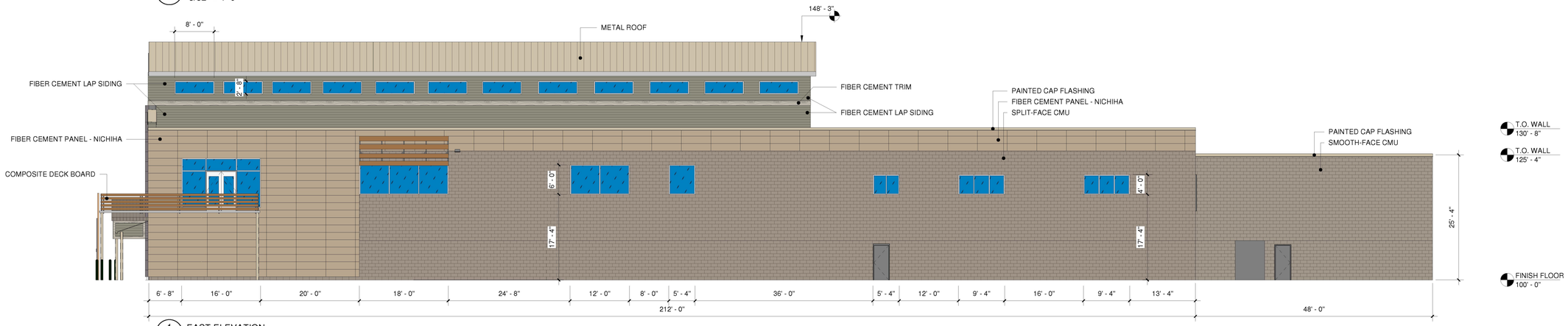
DBS GROUP

02-15-2023

AA-01



3 A-001 SOUTH ELEVATION
3/32" = 1'-0"



1 A-001 EAST ELEVATION
3/32" = 1'-0"

MATERIALS

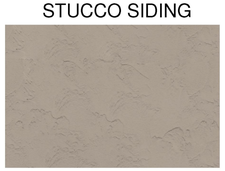
CMU BASE / SIDE WALLS

CMU BACK WALLS

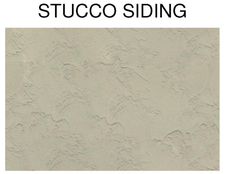
ENTRY COLUMN ACCENT
KINGSPAN METAL PANEL

FRONT / SIDE ACCENT
FIBER CEMENT PANEL - NICHIHA

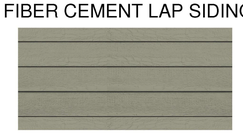
ACCENT BAND
STUCCO SIDING



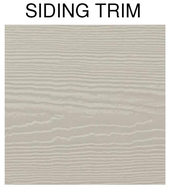
STUCCO SIDING



FIBER CEMENT LAP SIDING



FIBER CEMENT
SIDING TRIM

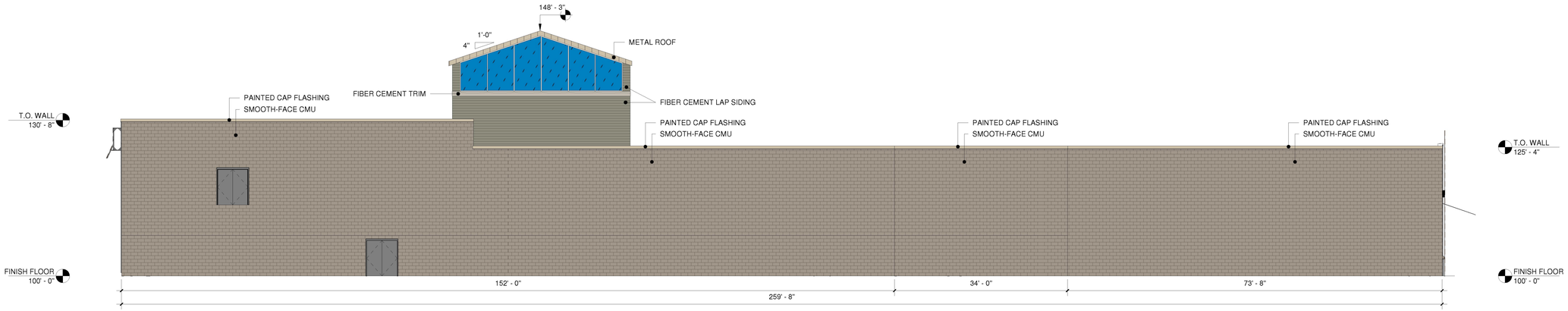


COMPOSITE BOARD
RAILINGS / WINDOW
ACCENTS

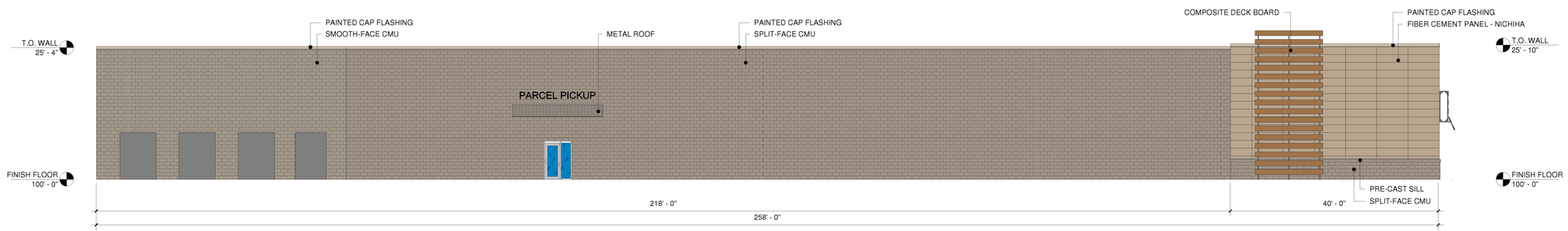
DBS GROUP

02-07-2023

AA-02



2 A-002 NORTH ELEVATION
3/32" = 1'-0"



1 A-002 WEST ELEVATION
3/32" = 1'-0"

MATERIALS

CMU BASE / SIDE WALLS

CMU BACK WALLS

ENTRY COLUMN ACCENT
KINGSPAN METAL PANEL

FRONT / SIDE ACCENT
FIBER CEMENT PANEL - NICHIHA

ACCENT BAND
STUCCO SIDING

STUCCO SIDING

FIBER CEMENT LAP SIDING

FIBER CEMENT
SIDING TRIM

COMPOSITE BOARD
RAILINGS / WINDOW
ACCENTS

DBS GROUP

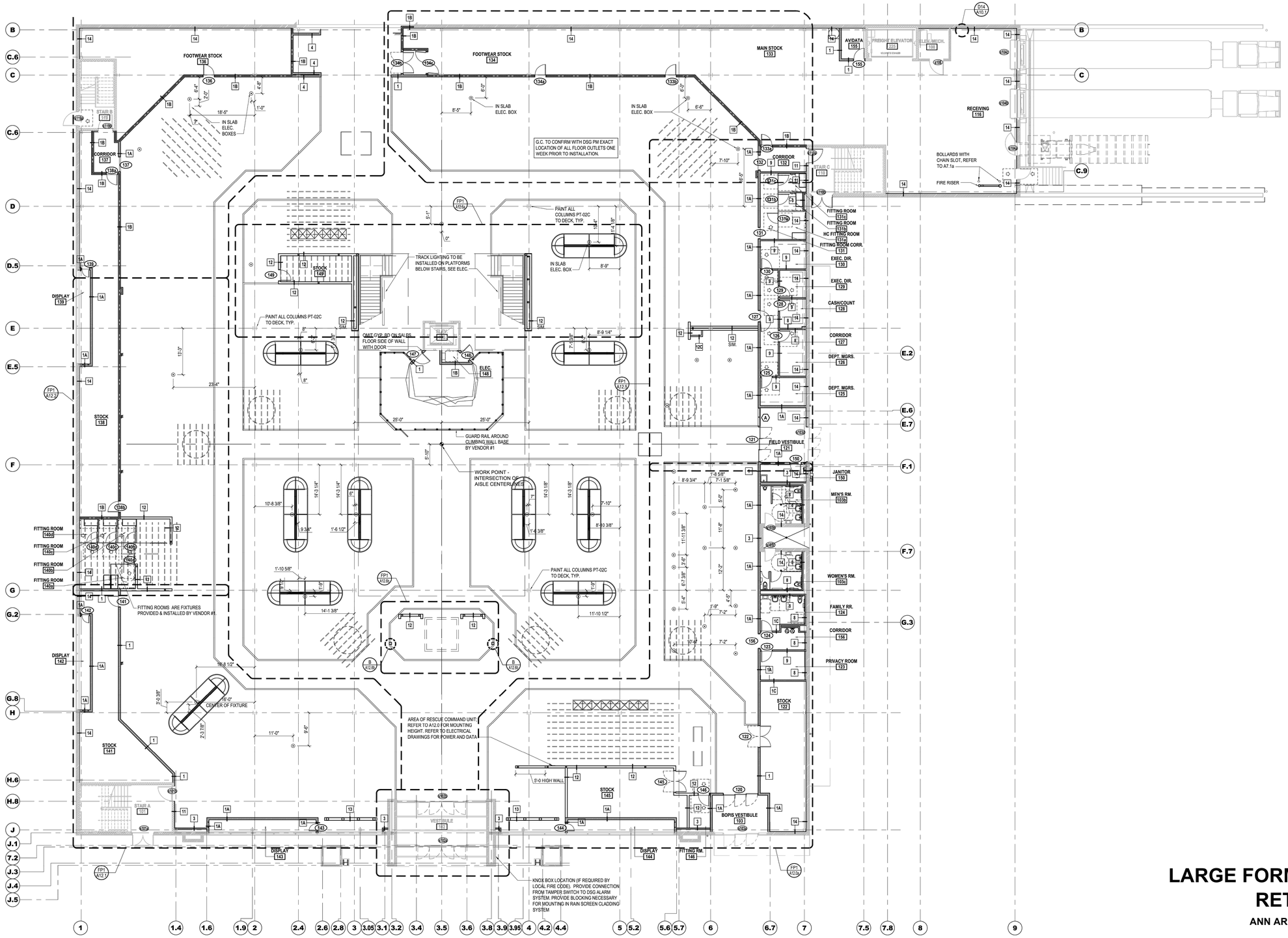
02-07-2023

AA-03

DBS GROUP

02-07-2023

AA-05



A1 FIRST FLOOR PLAN

LARGE FORMAT RETAIL

ANN ARBOR, MI

PROTOTYPE FIRST FLOOR PLAN

AA-06

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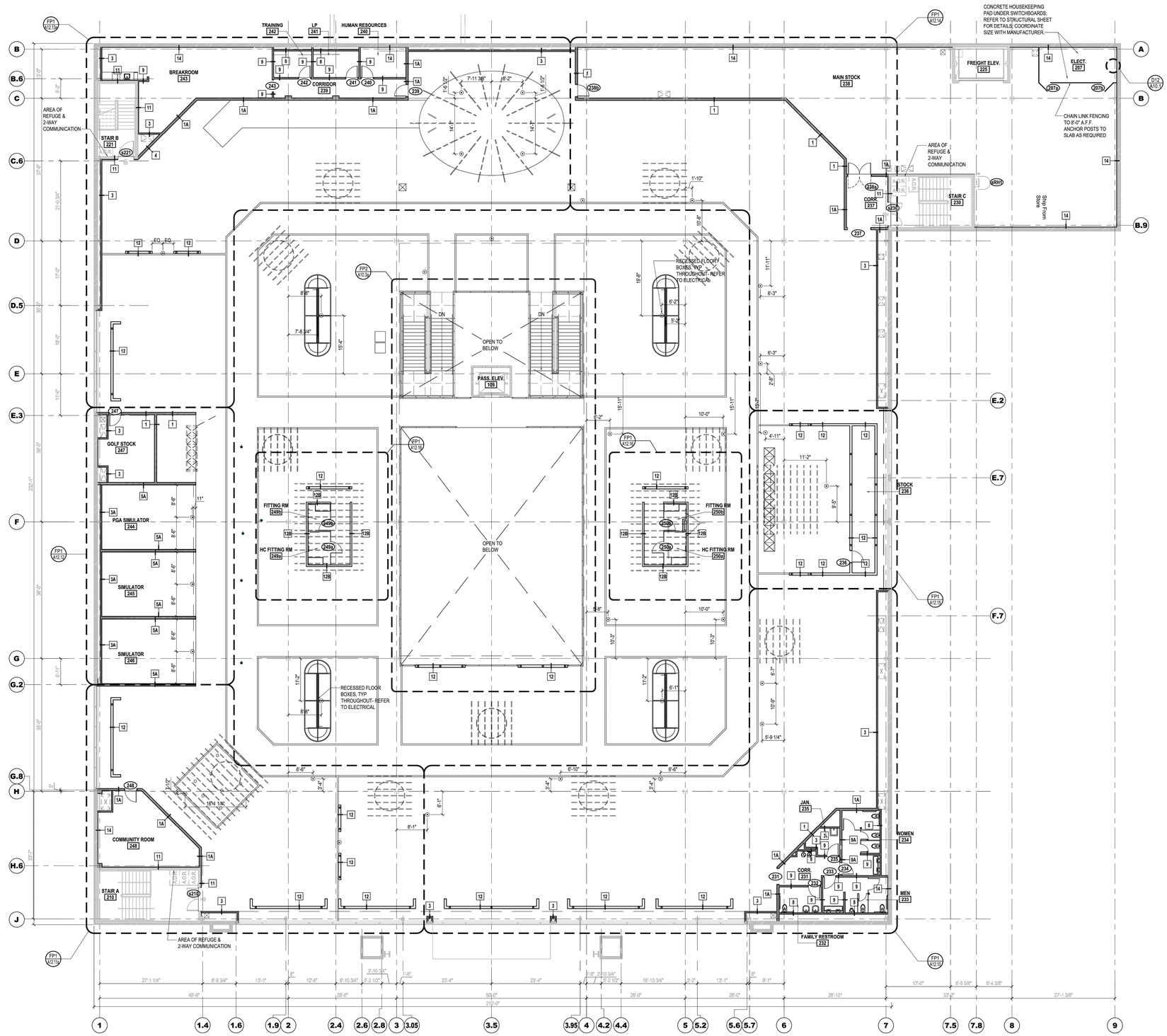
Hurrish, David



A1.1 SECOND FLOOR PLAN

LARGE FORMAT RETAIL

ANN ARBOR, MI

PROTOTYPE SECOND FLOOR PLAN

AA-07

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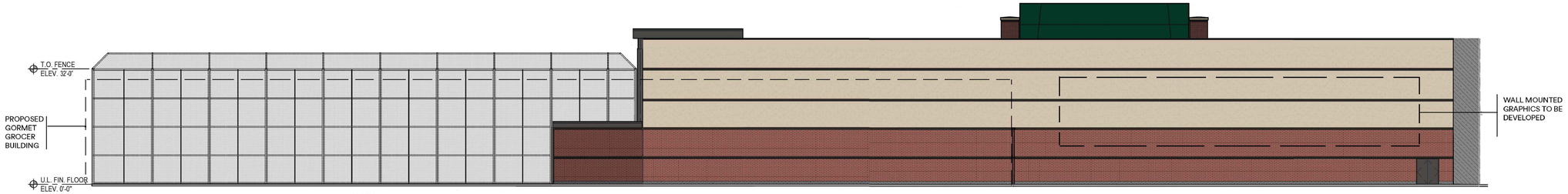
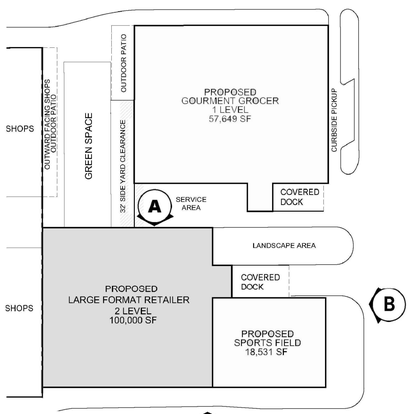
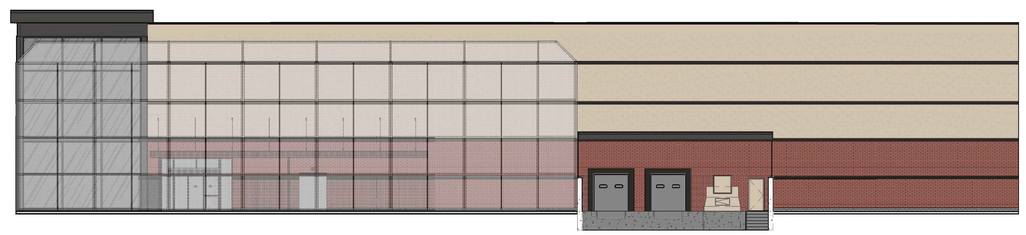
Hurrish, David



NORTH
A EXTERIOR ELEVATION
3/32" = 1'-0"



KEYPLAN C



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

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

LARGE FORMAT RETAIL

ANN ARBOR, MI

ELEVATIONS

AA-08

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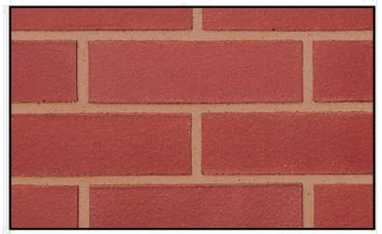
Hurrish, David

EXTERIOR MATERIALS

BRK-1



RED BLEND BRICK

BRK-2

BLACK DIAMOND
VELOUR BRICK

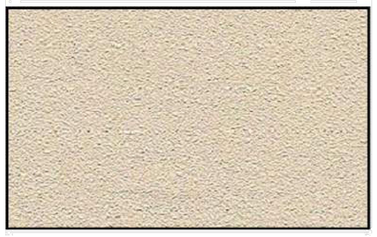
ACM-1

HARTFORD GREEN ACM

CURTAINWALL

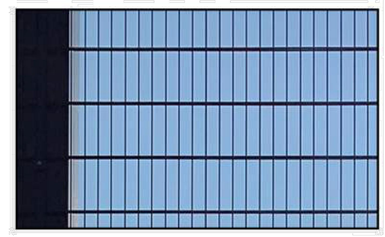
KAWNEER #40 DARK BRONZE

EIFS-1



DRYVIT EIFS - TAN

CONCRETE



BLACK METAL FENCE

LARGE FORMAT RETAIL

ANN ARBOR, MI

MATERIALS BOARD

AA-09

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LARGE FORMAT RETAIL

ANN ARBOR, MI

PERSPECTIVE RENDERING

AA-10

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Hurrish, David

BRIARWOOD MALL
SEARS REDEVELOPMENT
REDEVELOPMENT B

CITY OF ANN ARBOR, MICHIGAN

Epstein No. 22296

PROJECT INFORMATION

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

Proposed Zoning: C2B

Site Type/Use : Residential

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

REQUIRED STATEMENTS

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

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

COMPARISON CHART

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

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

PUBLIC UTILITIES

CITY OF ANN ARBOR FIELD OPERATIONS SERVICES UNIT

WATER, SEWER AND STORM	W.R. WHEELER SVC. CTR 4251 STONE SCHOOL RD. ANN ARBOR, MI 48108	734-794-6350
SIGNS/SIGNALS/STREETLIGHTS	W.R. WHEELER SVC. CTR 4251 STONE SCHOOL RD. ANN ARBOR, MI 48108	CHUCK FOJTIK 734-794-6361

PRIVATE UTILITIES

AT&T-PHONE	550 S. MAPLE ANN ARBOR, MI 48103	BRIAN BERRY 734-996-2135
DTE ENERGY-ELECTRIC	WESTERN WAYNE SERVICE CTR 8001 HAGGERTY RD. BELVILLE, MI 48111	CLAY COMBEE 734-397-4112
COMCAST-CABLE	27800 FRANKLIN RD. SOUTHFIELD, MI 48034	RON SUTHERLAND 313-999-8300
DTE ENERGY-GAS	17150 ALLEN RD. MELVINDALE, MI 48122	JACK WHYATT 313-701-1355
MCI-PHONE	2400 NORTH GLENFILLE RICHARDSON, TX 75082	DEAN BOYERS 972-729-6016

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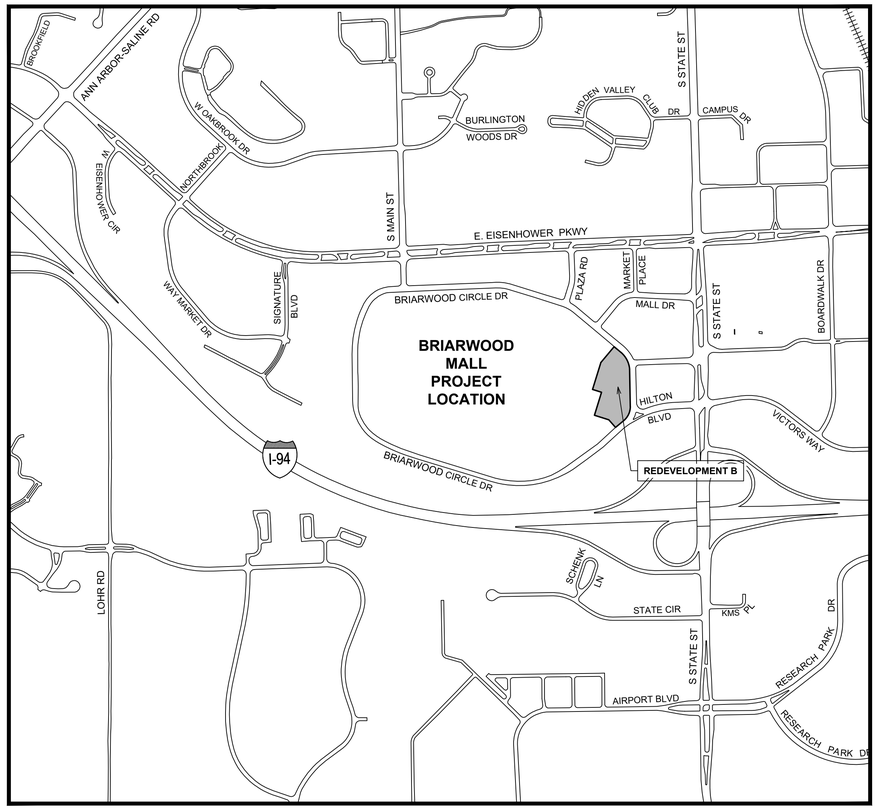

ENLARGED LOCATION MAP

NORTH

PERMITS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION.

PERMIT	ISSUING AUTHORITY
LANE CLOSURE PERMIT	CITY OF ANN ARBOR ENGINEERING
"NO PARKING" SIGNS PERMIT	REPUBLIC PARKING
GRADING/ SOIL EROSION & SEDIMENTATION CONTROL PERMIT	CITY OF ANN ARBOR PLANNING AND DEVELOPMENT SERVICES UNIT
ROW PERMIT	CITY OF ANN ARBOR PLANNING AND DEVELOPMENT SERVICES UNIT
WASHTENAW COUNTY ROAD COMMISSION CONSTRUCTION PERMIT	WASHTENAW COUNTY ROAD COMMISSION
WASHTENAW COUNTY WATER RESOURCES COMMISSION	WASHTENAW COUNTY DRAIN COMMISSION

PERMITS REQUIRED TO BE OBTAINED BY THE CITY OF ANN ARBOR OR CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION.

PERMIT	ISSUING AUTHORITY
EGLE WATER MAIN CONSTRUCTION PERMIT	ENVIRONMENT, GREAT LAKES, AND ENERGY
EGLE SANITARY SEWER CONSTRUCTION PERMIT	ENVIRONMENT, GREAT LAKES, AND ENERGY
EGLE FLOODPLAIN/ WATER RESOURCES PROTECTION PERMIT	ENVIRONMENT, GREAT LAKES, AND ENERGY
EGLE INLAND LAKES & STREAMS PERMIT	ENVIRONMENT, GREAT LAKES, AND ENERGY
WETLAND & WATER COURSE USE PERMIT	ENVIRONMENT, GREAT LAKES, AND ENERGY

SHEET INDEX

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

09/08/2023 SITE RE-SUBMITTAL
08/14/2023 SITE PLAN RE-SUBMITTAL
03/16/2023 SITE PLAN SUBMITTAL

STATE OF MICHIGAN
THOMAS EDWARD SMILES
ENGINEER
No. 6201058111
LICENSED PROFESSIONAL ENGINEER
Expires:
04.27.2024

BRIARWOOD MALL - SEARS REDEVELOPMENT
DEVELOPMENT B

PURCHASER :
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Hines — 845 TEXAS AVENUE SUITE 3300 HOUSTON, TX 77002

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100 Briarwood Circle
Ann Arbor, Mi 48108
WASHTENAW COUNTY MICHIGAN

PREPARED UNDER THE SUPERVISION OF
TOM SMILES 6201058111 — DESIGN ENGINEER P.E., MICHIGAN No.
08/14/2023 — DATE

DRAWING No. COVER
SHEET No. 1 OF 23

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

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Kelsey Wuthrich
BRIARWOOD MALL - ANN ARBOR, MI

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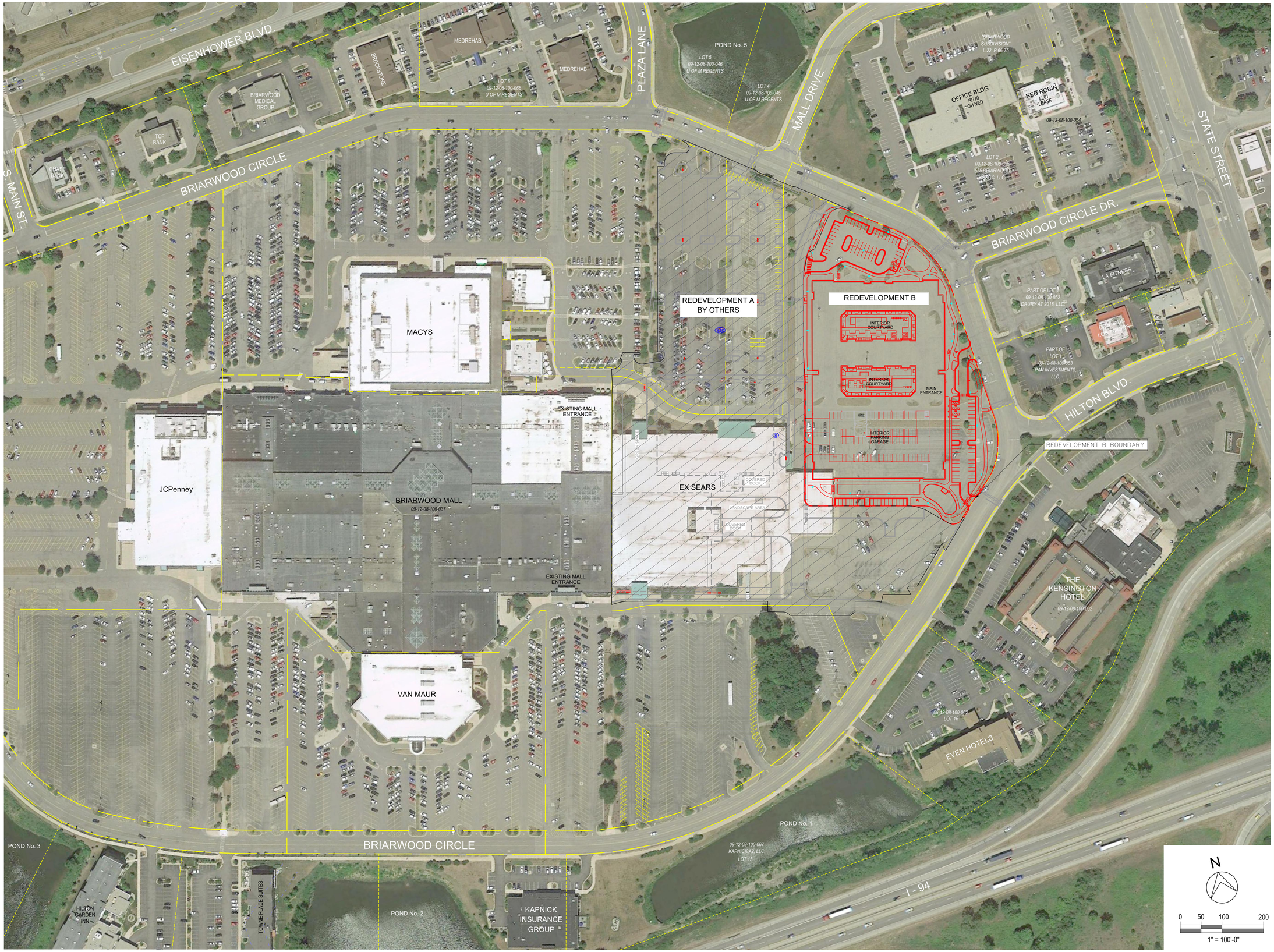
Kelsey Wuthrich



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LICENSED PROFESSIONAL ENGINEER
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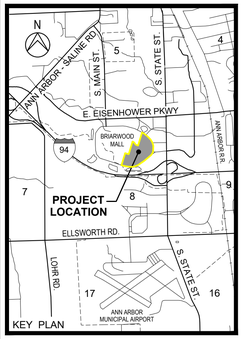
08/14/2023	SITE PLAN RE-SUBMITTAL-02
06/30/2023	SITE PLAN RE-SUBMITTAL
03/16/2023	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS

DESIGNED	K.W.
DRAWN	K.W.
CHECKED	D.H.
APPROVED	



BRIARWOOD MALL SEARS REDEVELOPMENT

REDEVELOPMENT B

100 Briarwood Circle
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

NATURAL FEATURES OVERLAY PLAN

SCALE 1" = 100'	DRAWING No. CB-03
JOB No. 22296	SHEET No. 3 OF 23

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

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Kelsey Wuthrich

LEGEND - EX. TOPOGRAPHY

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

N

0 10 20 40 80

1" = 40'

NOTE:
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NOTICE:
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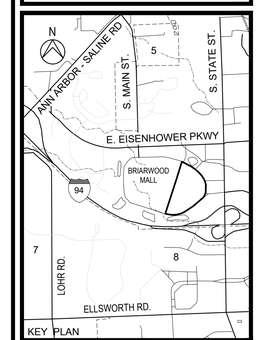
STATE OF MICHIGAN
THOMAS EDWARD HAYES
ENGINEER
No. 6201058113
LICENSED PROFESSIONAL ENGINEER
Expires: 04.27.2024

DATE	ADDITIONS AND/OR REVISIONS
08/14/2023	SITE PLAN RE-SUBMITTAL-02
06/30/2023	SITE PLAN RE-SUBMITTAL
03/16/2023	SITE PLAN SUBMITTAL

DESIGNED	K.W.
DRAWN	K.W.
CHECKED	D.H.
APPROVED	



KEY PLAN

BRIARWOOD MALL SEARS REDEVELOPMENT

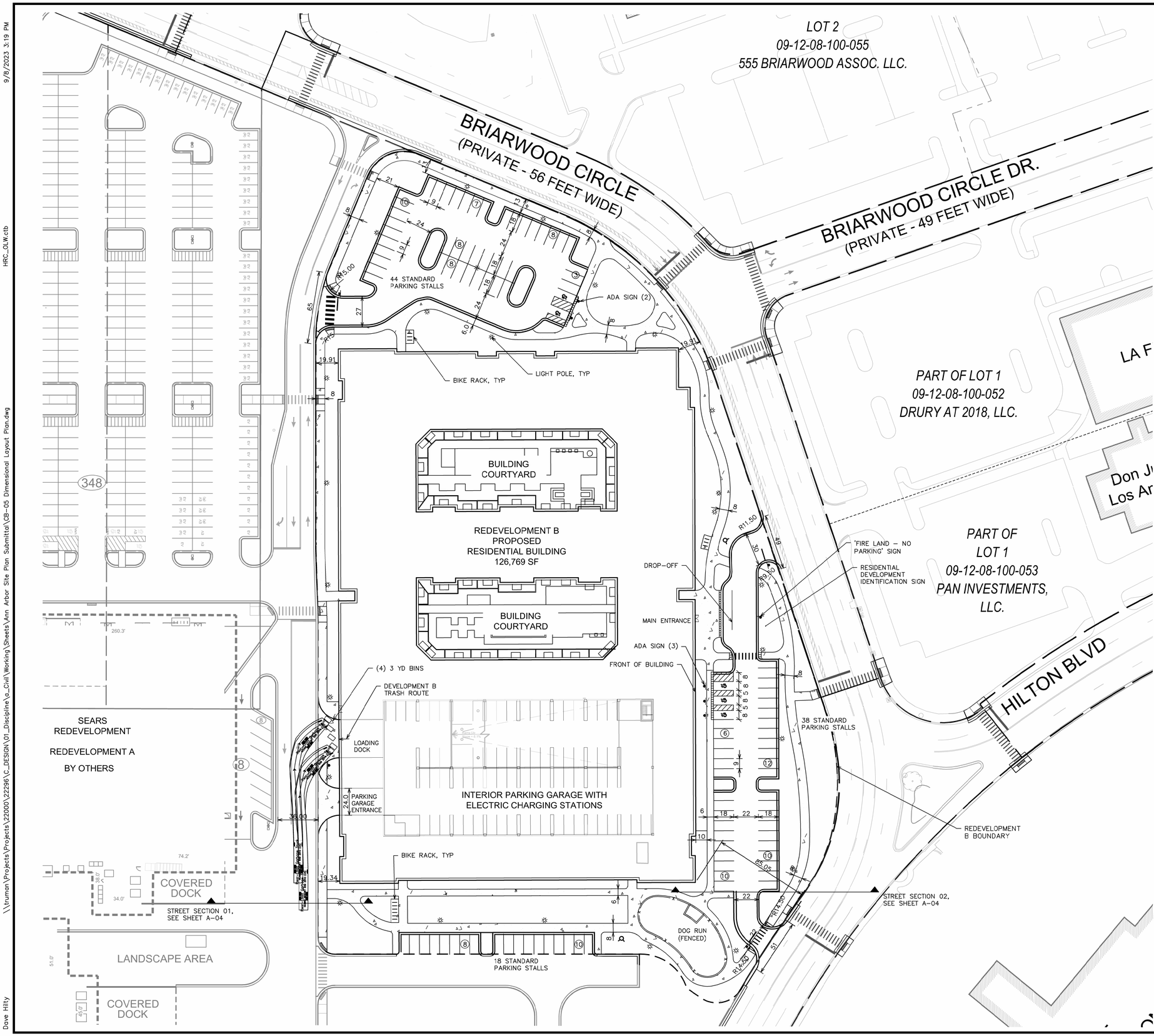
REDEVELOPMENT B

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

EXISTING CONDITIONS PLAN

SCALE	DRAWING No.
1" = 40'	CB-04
JOB No. 22296	SHEET No. 4 OF 23

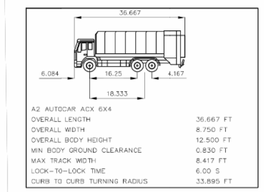


PROPOSED

EXTERIOR SITE PARKING

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

WASTE TRUCK TEMPLATE DETAIL:



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

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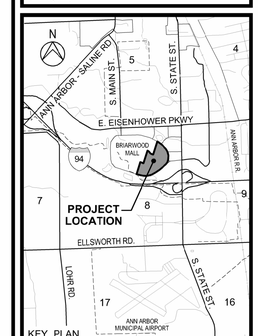
THOMAS EDWARD SHEA
ENGINEER
NO. 6201038111
LICENSED PROFESSIONAL ENGINEER
Expires: 04.27.2024

DATE	ADDITIONS AND/OR REVISIONS
09/08/2023	SITE PLAN RE-SUBMITTAL-03
08/14/2023	SITE PLAN RE-SUBMITTAL-02
06/30/2023	SITE PLAN RE-SUBMITTAL
03/16/2023	SITE PLAN SUBMITTAL

DESIGNED	K.W.
DRAWN	K.W.
CHECKED	D.H.
APPROVED	



BRIARWOOD MALL SEARS REDEVELOPMENT

REDEVELOPMENT B

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

PROPOSED DIMENSIONAL LAYOUT PLAN

SCALE 1" = 40'	DRAWING No. CB-05
JCB No. 22296	SHEET No. 5 OF 23

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

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Dave Hilty

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

LEGEND

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

N

0 10 20 40 80

1" = 40'

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

NOTICE:
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ENGINEER
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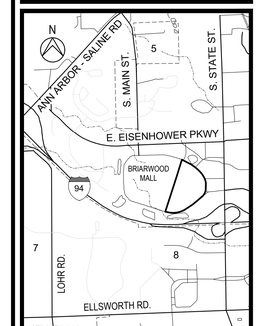
Expires: 04.27.2024

08/14/2023	SITE PLAN RE-SUBMITTAL-02
06/30/2023	SITE PLAN RE-SUBMITTAL
03/16/2023	SITE PLAN SUBMITTAL
DATE	ADDITIONS AND/OR REVISIONS

DESIGNED	K.W.
DRAWN	K.W.
CHECKED	D.H.
APPROVED	



KEY PLAN

BRIARWOOD MALL SEARS REDEVELOPMENT

REDEVELOPMENT B

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

PROPOSED DEMOLITION PLAN

SCALE 1" = 40'	DRAWING No. CB-06
JOB No. 22296	SHEET No. 6 OF 23

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

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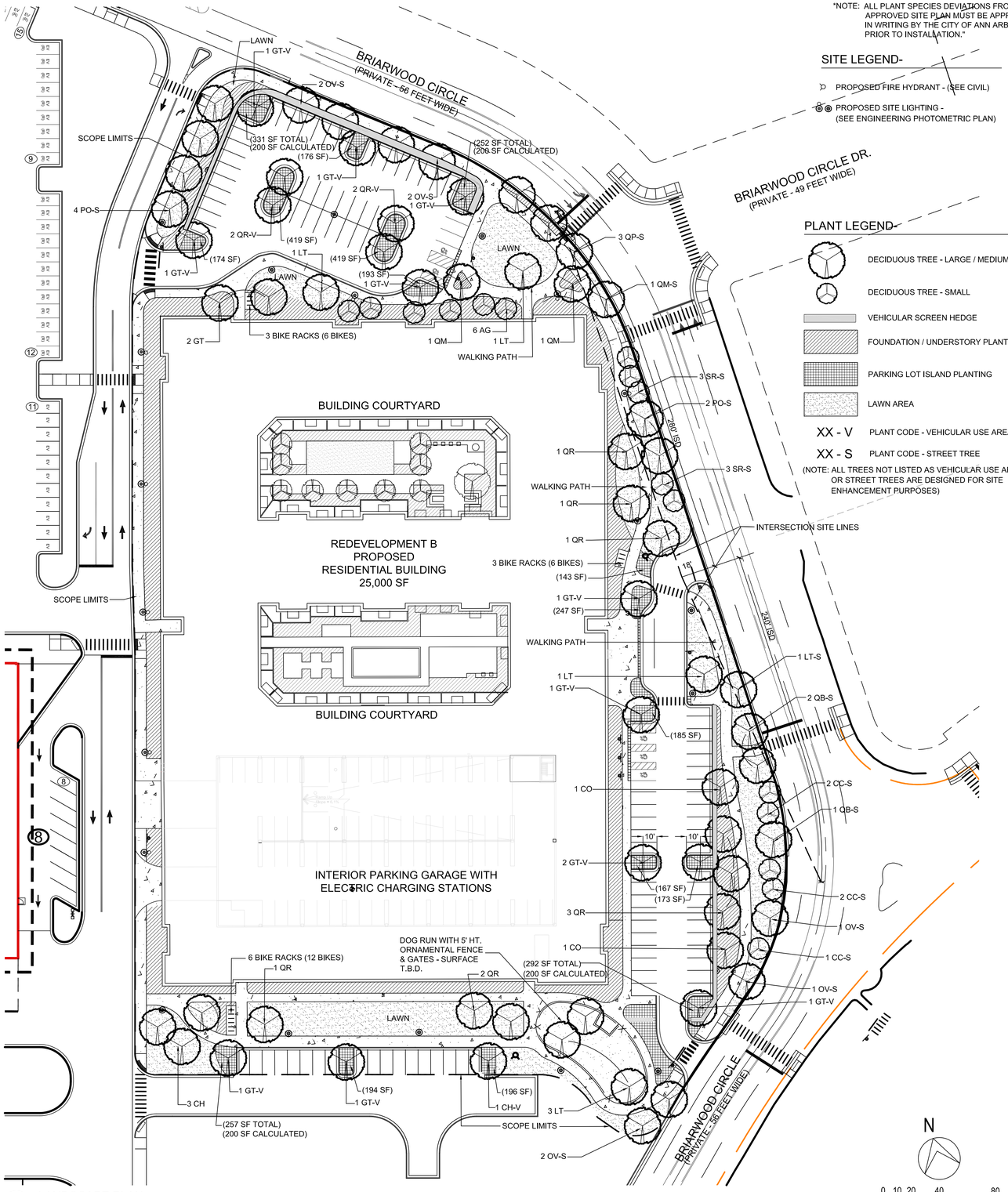
Kelsey Wuthrich



1 LANDSCAPE PLAN
SCALE: 1"=40'

0 10 20 40 80
1" = 40'- 0"

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

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

SITE LEGEND-

- PROPOSED FIRE HYDRANT - (SEE CIVIL)
- PROPOSED SITE LIGHTING - (SEE ENGINEERING PHOTOMETRIC PLAN)

PLANT LEGEND-

- DECIDUOUS TREE - LARGE / MEDIUM
- DECIDUOUS TREE - SMALL
- VEHICULAR SCREEN HEDGE
- FOUNDATION / UNDERSTORY PLANTING
- PARKING LOT ISLAND PLANTING
- LAWN AREA
- XX - V PLANT CODE - VEHICULAR USE AREA
- XX - S PLANT CODE - STREET TREE

(NOTE: ALL TREES NOT LISTED AS VEHICULAR USE AREA OR STREET TREES ARE DESIGNED FOR SITE ENHANCEMENT PURPOSES)

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

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ADDITIONAL NOTES
	DECIDUOUS TREES - LARGE				
CO	CELTIS OCCIDENTAILS	COMMON HACKBERRY	2" CALIPER	2	BRANCHED UP 6'
LT	LIRIODENDRON TULIPIFERA	TULIPTREE	2" CALIPER	7	BRANCHED UP 6'
GT	GLEDITSIA T. VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2" CALIPER	14	BRANCHED UP 6'
PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CALIPER	6	BRANCHED UP 6'
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CALIPER	3	BRANCHED UP 6'
QM	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CALIPER	3	BRANCHED UP 6'
QR	QUERCUS RUBRA	RED OAK	2" CALIPER	13	BRANCHED UP 6'
	DECIDUOUS TREES - MEDIUM				
CH	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CALIPER	4	BRANCHED UP 6'
OV	OSTRAYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CALIPER	8	BRANCHED UP 6'
QP	QUERCUS 'REGAL PRINCE'	REGAL PRINCE OAK	2" CALIPER	3	BRANCHED UP 6'
	DECIDUOUS TREES - SMALL				
AG	AMELANCHIER x G. 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY	2" CALIPER	6	SINGLE TRUNK
CC	CERCIS CANADENSIS	EASTERN REDBUD	2" CALIPER	5	SINGLE TRUNK
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CALIPER	6	SINGLE TRUNK
	VEHICULAR SCREEN HEDGE- DECIDUOUS SHRUBS / EVERGREEN SHRUBS				
	CORNUS SERICEA 'ISANTI'	DWARF REDTWIG DOGWOOD	24" HT		SPECIMEN, FULL BRANCHED
	FORSYTHIA x 'SUNRISE'	SUNRISE FORSYTHIA	24" HT		SPECIMEN, FULL BRANCHED
	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	24" HT		SPECIMEN, FULL BRANCHED
	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" HT		SPECIMEN, FULL BRANCHED
	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	24" HT		SPECIMEN, FULL BRANCHED
	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT		SPECIMEN, FULL BRANCHED
	PARKING LOT ISLANDS- DECIDUSOUS - EVERGREEN SHRUBS / PERENNIALS/ ORNAMENTAL GRASSES				
	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	HEMEROCALLIS 'LITTLE WINE CUP'	LITTLE WINE CUP DAYLILY	1 GALLON		SPECIMEN, FULL BRANCHED
	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GALLON		SPECIMEN, FULL BRANCHED
	NEPETA x FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GALLON		SPECIMEN, FULL BRANCHED
	CALAMAGROSTIS ACUT. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON		SPECIMEN, FULL BRANCHED
	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GALLON		SPECIMEN, FULL BRANCHED
	FOUNDATION / UNDERSTORY PLANTING- DECIDUOUS SHRUBS				
	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY CHOKEBERRY	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	CORNUS RACEMOSA	GRAY DOGWOOD	30" HT x 30" W		SPECIMEN, FULL BRANCHED
	CORNUS SERICEA 'ALLEMAN'S DWARF'	ALLEMAN'S DWARF DOGWOOD	30" HT x 30" W		SPECIMEN, FULL BRANCHED
	CORYLUS AMERICANA	AMERICAN HAZELNUT	36" HT x 30" W		SPECIMEN, FULL BRANCHED
	DIERVILLA 'KODIAK SP.'	KODIAK SP. BUSH HONEYSUCKLE	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	FORSYTHIA x 'SUNRISE'	SUNRISE FORSYTHIA	30" HT x 24" W		SPECIMEN, FULL BRANCHED
	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	36" HT x 36" W		SPECIMEN, FULL BRANCHED
	HYDRANGEA SP.	TUFF STUFF HYDRANGEA	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	24" HT x 30" W		SPECIMEN, FULL BRANCHED
	POTENTILLA FRUTICOSA 'McKAY'S WHITE'	McKAY'S WHITE POTENTILLA	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND CURRANT	24" HT x 18" W		SPECIMEN, FULL BRANCHED
	ROSA 'PINK DRIFT'	PINK DRIFT ROSE	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	ROSA 'NEARLY WILD'	NEARLY WILD ROSE	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	SPIRAEA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	VIBURNUM x JUDDI	JUDD VIBURNUM	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	WEIGELA FLORIDA 'ALEXANDRA'	WINE & ROSES WEIGELA	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	EVERGREEN SHRUBS				
	BUXUS MICROPHYLLA 'GREEN MOUND'	GREEN MOUND BOXWOOD	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT x 24" W		SPECIMEN, FULL BRANCHED
	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	18" HT x 24" W		SPECIMEN, FULL BRANCHED
	TAXUS x MEDIA 'HICKSII'	HICK'S YEW	30" HT x 18" W		SPECIMEN, FULL BRANCHED
	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	48" HT x 36" W		SPECIMEN, FULL BRANCHED
	PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS				
	ASTILBE SP.	ASTILBE	1 GALLON		SPACED 18" O.C.
	CALAMAGROSTIS ACUT. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON		SPACED 24" O.C.
	COREOPSIS VERTICILLATA 'JETHRO TULL'	JETHRO TULL COREOPSIS	1 GALLON		SPACED 15" O.C.
	ECHINACEA 'CBG CONE 2'	PIXIE MEADOWBRITE CONEFLOWER	1 GALLON		SPACED 18" O.C.
	GERANIUM SANGUINEUM 'MAX FREI'	MAX FREI BLOODY CRANESBILL	1 GALLON		SPACED 15" O.C.
	HEMEROCALLIS SP.	LITTLE WINE CUP DAYLILY	1 GALLON		SPACED 18" O.C.
	HEUCHERA SP.	CORALBELLS	1 GALLON		SPACED 15" O.C.
	HOSTA SP.	HOSTA	1 GALLON		SPACED 18" O.C.
	LIATRIS SPICATA 'KOBOLD'	KOBOLD BLAZING STAR	1 GALLON		SPACED 18" O.C.
	LIRIOPE SPICATA	CREEPING LILYTURF	1 QUART		SPACED 12" O.C.
	MISCANTHUS SINENSIS VAR. PURPURASCENS	PURPLE MAIDEN GRASS	1 GALLON		SPACED 24" O.C.
	NEPETA x FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GALLON		SPACED 18" O.C.
	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	1 GALLON		SPACED 24" O.C.
	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GALLON		SPACED 18" O.C.
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GALLON		SPACED 18" O.C.
	PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	1 QUART		SPACED 12" O.C.
	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GALLON		SPACED 18" O.C.
	SALVIA SP.	SALVIA	1 GALLON		SPACED 15" O.C.

NORTH PARKING LOT- VEHICULAR USE AREA / GREENSPACE CALCULATIONS

VEHICULAR USE AREA	17,750 SF
GREENSPACE REQUIRED (1:20)	888 SF
GREENSPACE PROVIDED	1,781 SF
TREES REQUIRED (1/250 SF)	4 TREES
TREES PROVIDED	9 TREES

SOUTH PARKING LOT- VEHICULAR USE AREA / GREENSPACE CALCULATIONS

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

EAST PARKING LOT- VEHICULAR USE AREA / GREENSPACE CALCULATIONS

VEHICULAR USE AREA	14,065 SF
GREENSPACE REQUIRED (1:20)	703 SF
GREENSPACE PROVIDED	725 SF
TREES REQUIRED (1/250 SF)	3 TREES
TREES PROVIDED	4 TREES

STREET TREES (WITHIN 12' FROM STREET CURB)

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

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WENDY SCHULENBERG
LANDSCAPE ARCHITECT
No. 39010N0940
REGISTERED LANDSCAPE ARCHITECT

NOTICE:
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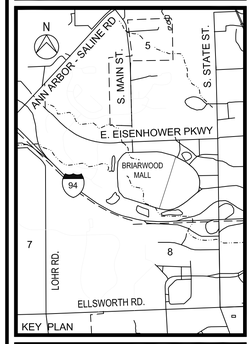
DATE	ADDITIONS AND/OR REVISIONS
09/08/2023	SITE PLAN RESUBMITTAL
08/14/2023	SITE PLAN RESUBMITTAL
06/30/2023	SITE PLAN RESUBMITTAL
03/16/2023	SITE PLAN SUBMITTAL
02/28/2023	PRE-SUBMISSION MEETING SUBMITTAL

DESIGNED	JC/DW
DRAWN	JC
CHECKED	DW
APPROVED	



KEY PLAN

BRIARWOOD MALL SEARS REDEVELOPMENT

REDEVELOPMENT B

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

LANDSCAPE PLAN & PLANT LIST

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

ORIGINAL PLOT SIZE: ARCH D

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Jon clark

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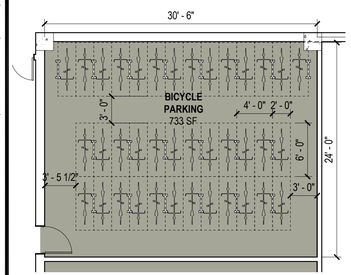
John McGarry

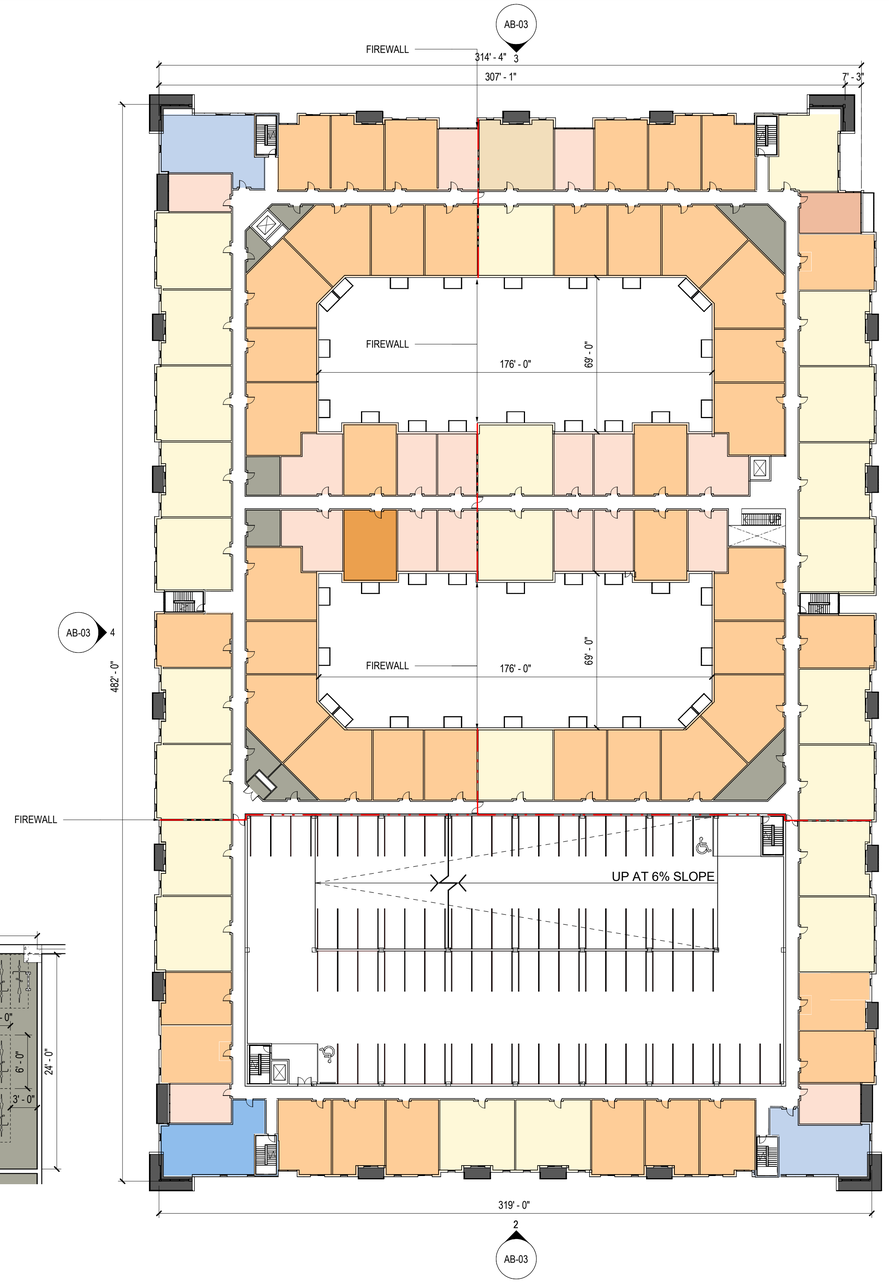
FACILITY STANDARDS
CLASS A
ENCLOSED STORAGE LOCKER
- ENCLOSED BICYCLE PARKING SHED
- A ROOM WITHIN A BUILDING, WHICH CONTAIN INDIVIDUAL STORAGE LOCKER OR RACK SPACE
- INDIVIDUAL PRIVATE GARAGE
- APPROXIMATE COST FOR A BIKE LOCKER FOR TWO BIKES = $2,100 WITHOUT INSTALLATION

PER ANN ARBOR CITY CODE, CHAPTER 59, SECTION 5:616 DEFINITION

DERO HOOP BIKE RACK

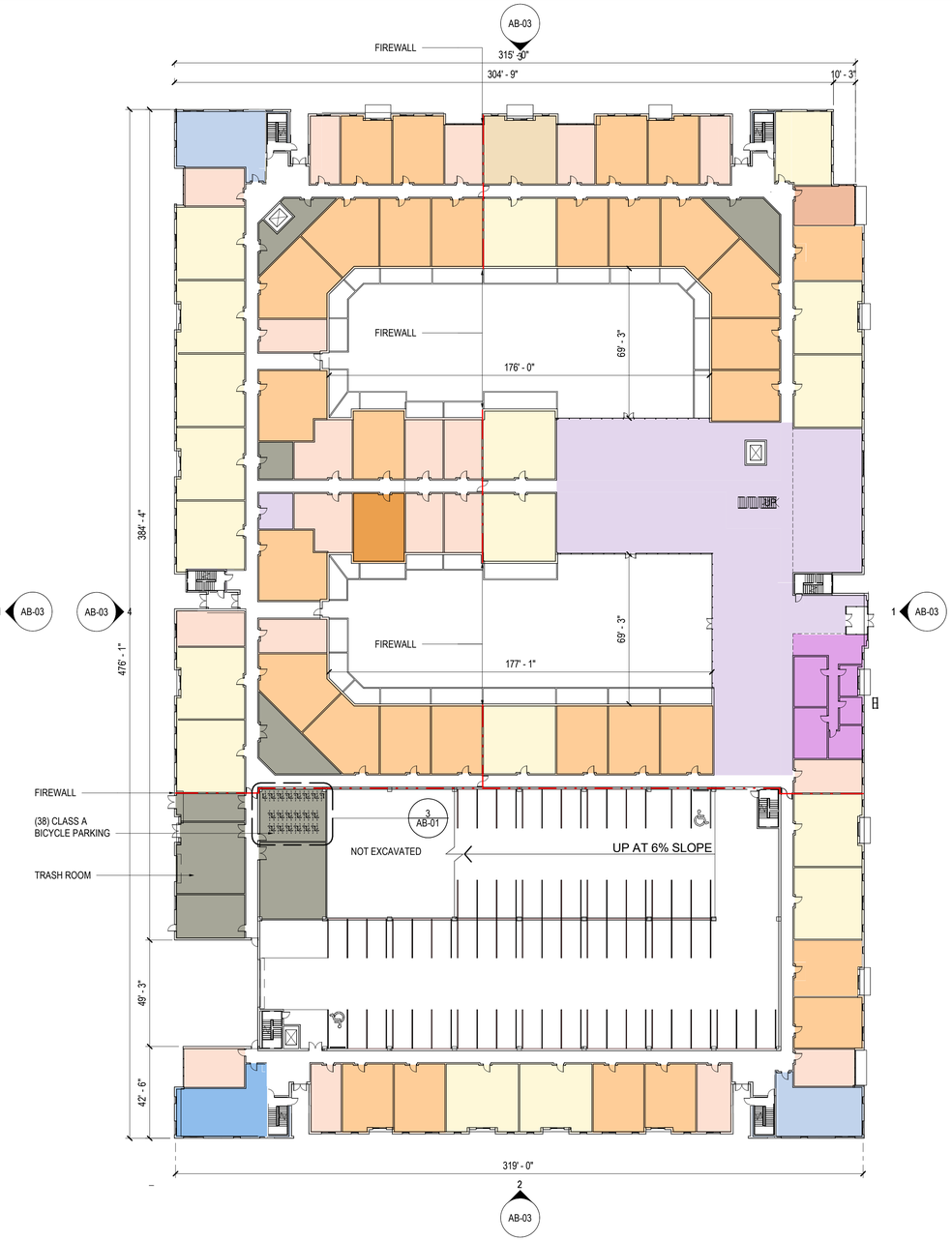


TOTAL HOOP BIKE RACKS = 20 HOOPS
TOTAL CLASS A BICYCLE SPACE = 38 SPACES



3 BICYCLE PARKING ROOM
SCALE: 1/8" = 1'-0"

2 SITE PLAN APPROVAL - FLOOR PLAN LEVEL 02
SCALE: 1/32" = 1'-0"



1 SITE PLAN APPROVAL - FLOOR PLAN LEVEL 01
SCALE: 1/32" = 1'-0"

SHEET NOTES

SITE
PROPERTY AREA = 268,441 SF

MULTI-FAMILY

LEVEL	HEIGHT	AREA
LEVEL 01	0'-0"	97,245 SF
LEVEL 02	11'-0"	97,437 SF
LEVEL 03	22'-0"	97,437 SF
LEVEL 04	33'-0"	97,437 SF
ROOF	44'-0"	0
TOTAL		388,956 SF

(TOTAL AREA / PROPERTY AREA) x 100 = FLOOR AREA RATIO

PARKING STRUCTURE

LEVEL	HEIGHT	AREA
LEVEL 01	0'-0"	29,524 SF
LEVEL 02	11'-0"	29,524 SF
LEVEL 03	22'-0"	29,524 SF
LEVEL 04	33'-0"	29,524 SF
ROOF	44'-0"	1,790 SF
TOTAL		119,886 SF

FAR CALCULATION
(TOTAL AREA / PROPERTY AREA) x 100 = FLOOR AREA RATIO

(388,956 + 119,886)/(268,441) x 100 = 189.55%

VEHICULAR PARKING
LEVEL 01 PARKING = 63 SPACES
LEVEL 02 PARKING = 78 SPACES
LEVEL 03 PARKING = 78 SPACES
LEVEL 04 PARKING = 78 SPACES
ROOF PARKING = 4 SPACES
TOTAL PARKING = 301 SPACES
PER MBC 2015 TABLE 1106.1, 8 ADA SPACES ARE REQUIRED.

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

UNIT TYPE	AVG. UNIT SF	TYPE A UNITS	TYPE B UNITS	TOTAL UNITS
STUDIO	520 - 710	4 (5.48%)	69	73
1 BEDROOM	800 - 1010	4 (2.36%)	169	173
2 BEDROOM	1130	4 (4.17%)	92	96
3 BEDROOM	1325	4 (3.33%)	8	12
		16	338	354

TOTAL UNITS = 354

LEGEND

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

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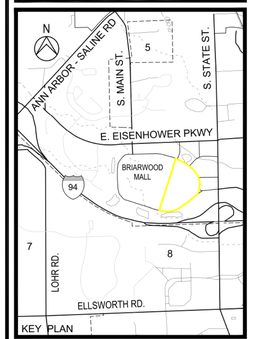
DATE	ADDITIONS AND/OR REVISIONS
06/30/2023	ISSUE FOR SITE PLAN APPROVAL

DESIGNED	J.K.M.
DRAWN	J.K.M.
CHECKED	J.J.
APPROVED	



KEY PLAN

BRIARWOOD MALL SEARS REDEVELOPMENT

REDEVELOPMENT B

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

FLOOR PLAN
LEVEL 01 - 02

SCALE	DRAWING No.
AS NOTED	AB-01
JOB No. 22296	SHEET No. 14 OF 20

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

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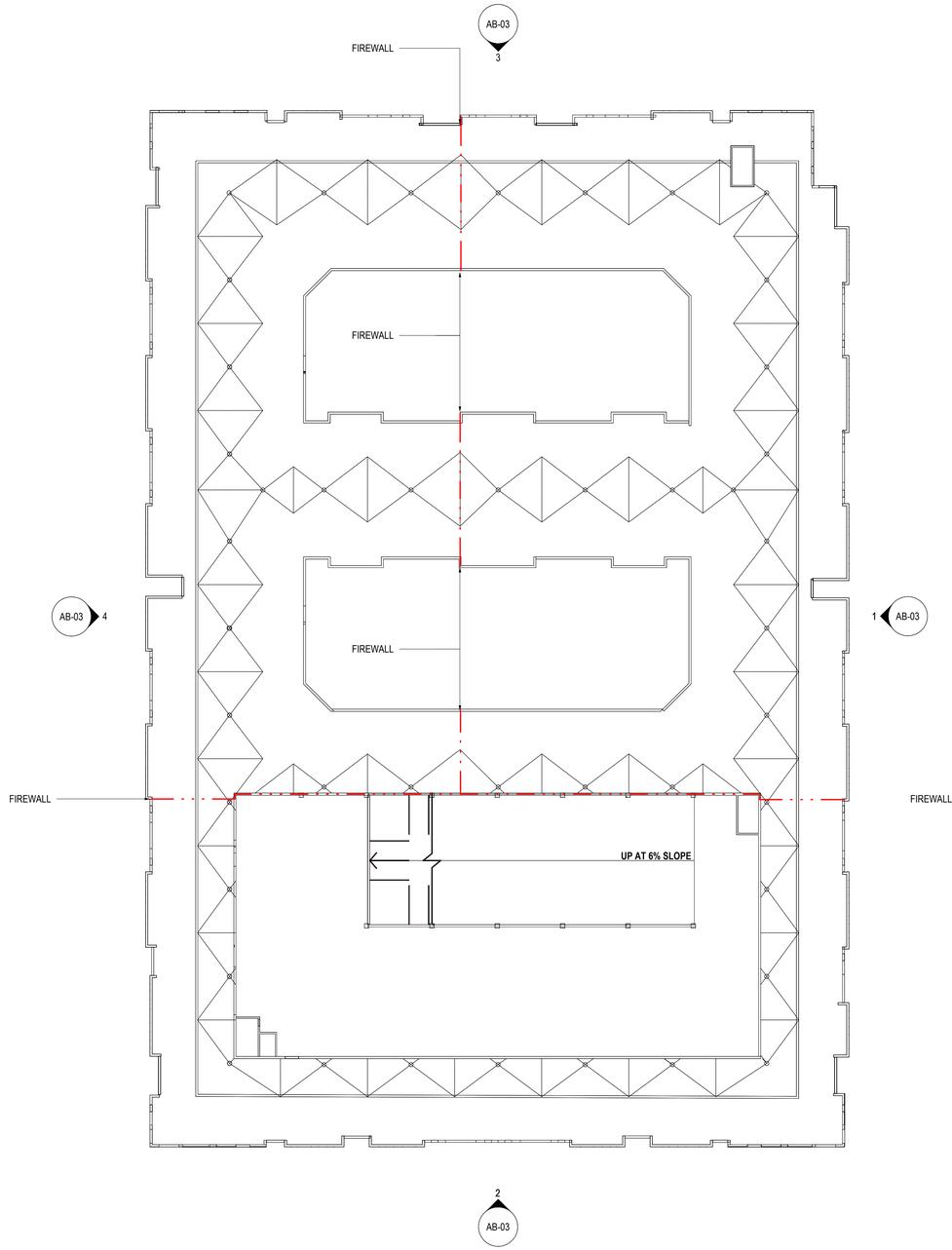
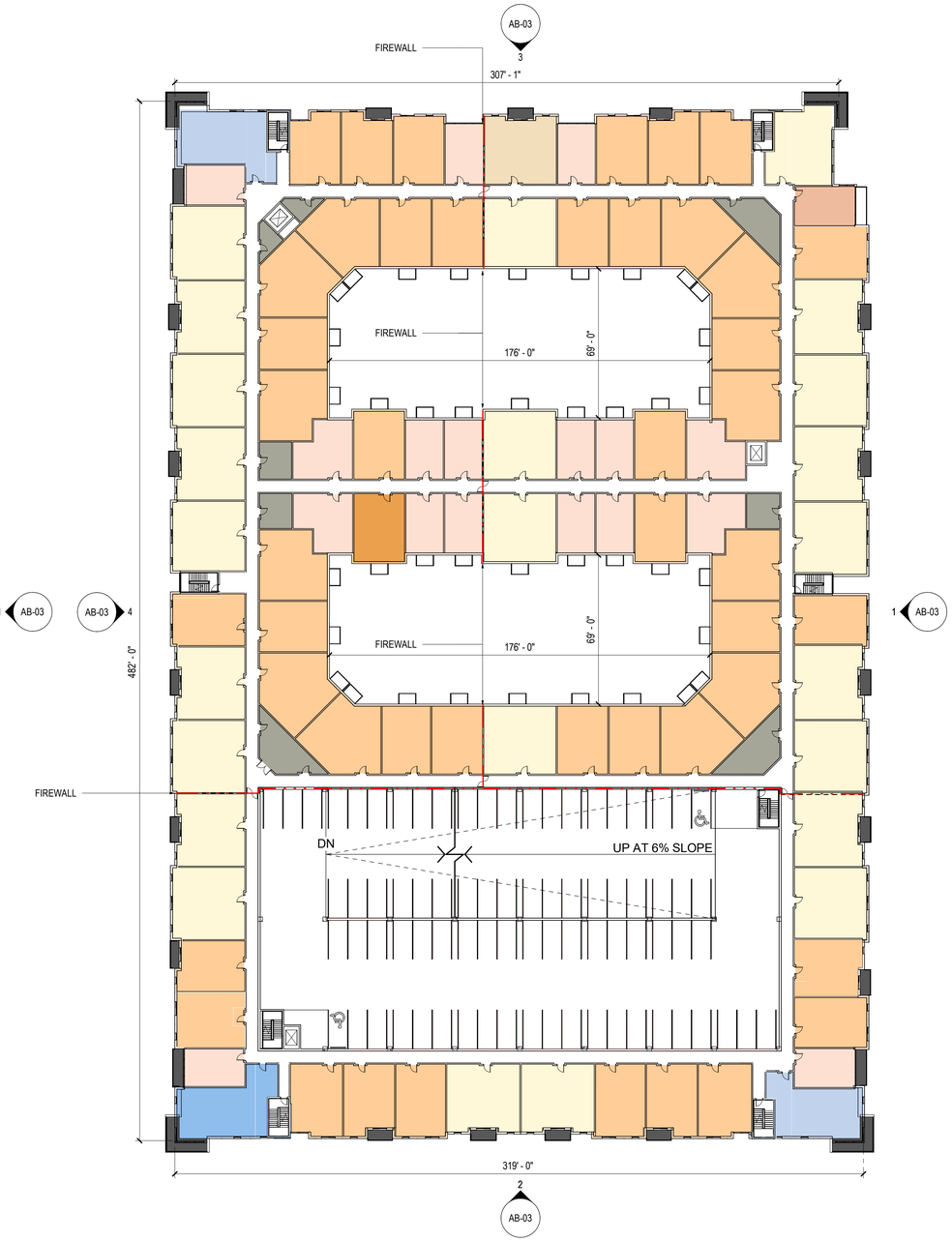


2 SITE PLAN APPROVAL - ROOF PLAN

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



1 SITE PLAN APPROVAL - FLOOR PLAN LEVEL 03-04

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

LEGEND

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

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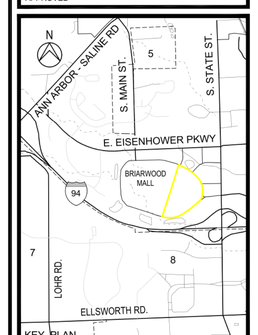

BRIARWOOD MALL SEARS REDEVELOPMENT

REDEVELOPMENT B

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

FLOOR PLAN LEVEL 03 - 04, ROOF

SCALE	DRAWING No.
AS NOTED	AB-02
JOB No. 22296	SHEET No. 15 OF 20

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

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John McGarry

1 SITE PLAN APPROVAL - EAST ELEVATION

SCALE: 3/64" = 1'-0"

2 SITE PLAN APPROVAL - SOUTH ELEVATION

SCALE: 3/64" = 1'-0"

3 SITE PLAN APPROVAL - NORTH ELEVATION

SCALE: 3/64" = 1'-0"

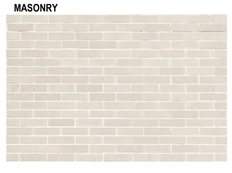
4 SITE PLAN APPROVAL - WEST ELEVATION

SCALE: 3/64" = 1'-0"

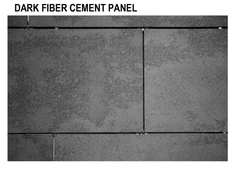
SHEET NOTES

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

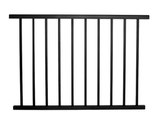
MASONRY



DARK FIBER CEMENT PANEL



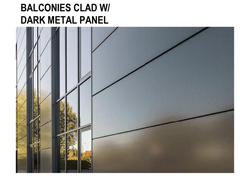
DARK VERTICAL GUARDRAILS



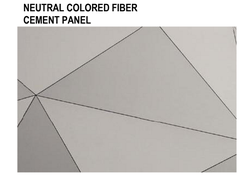
DARK VINYL WINDOW W/ CASEMENT OPENING

WINDOW WALL SYSTEM W/ DARK ANODIZED MULLIONS

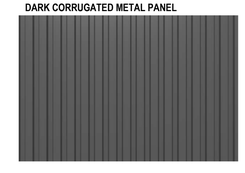
BALCONIES CLAD W/ DARK METAL PANEL



NEUTRAL COLORED FIBER CEMENT PANEL



DARK CORRUGATED METAL PANEL



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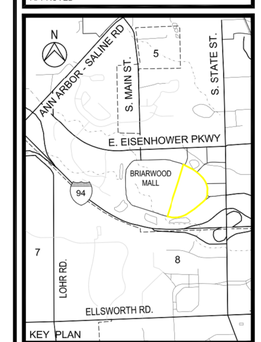

BRIARWOOD MALL SEARS REDEVELOPMENT

REDEVELOPMENT B

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

EXTERIOR ELEVATIONS

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

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

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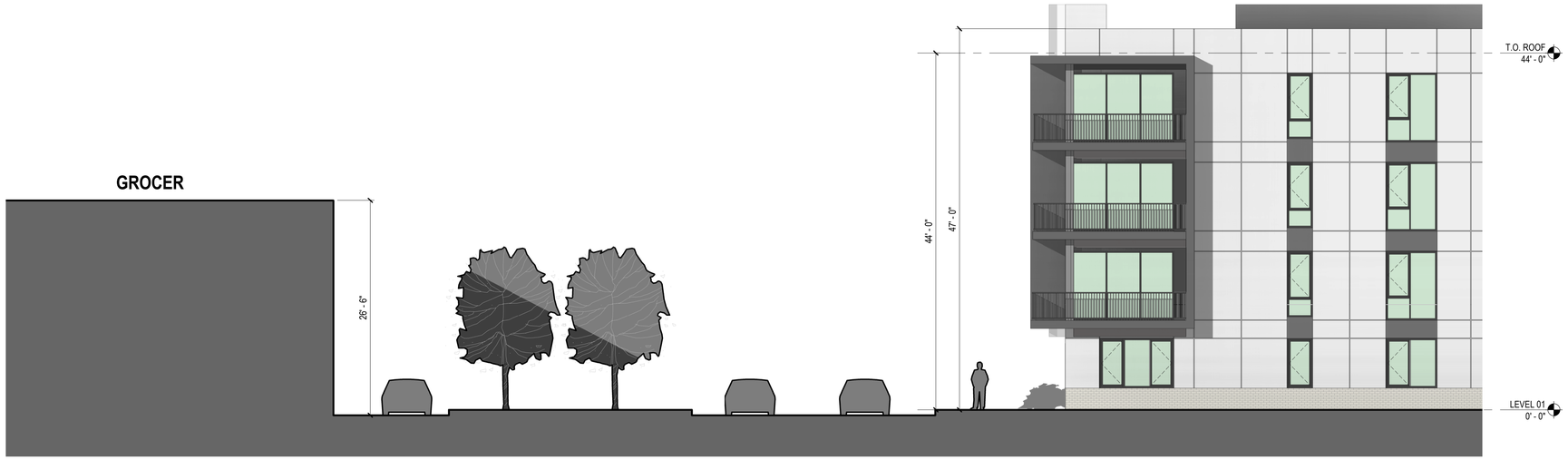
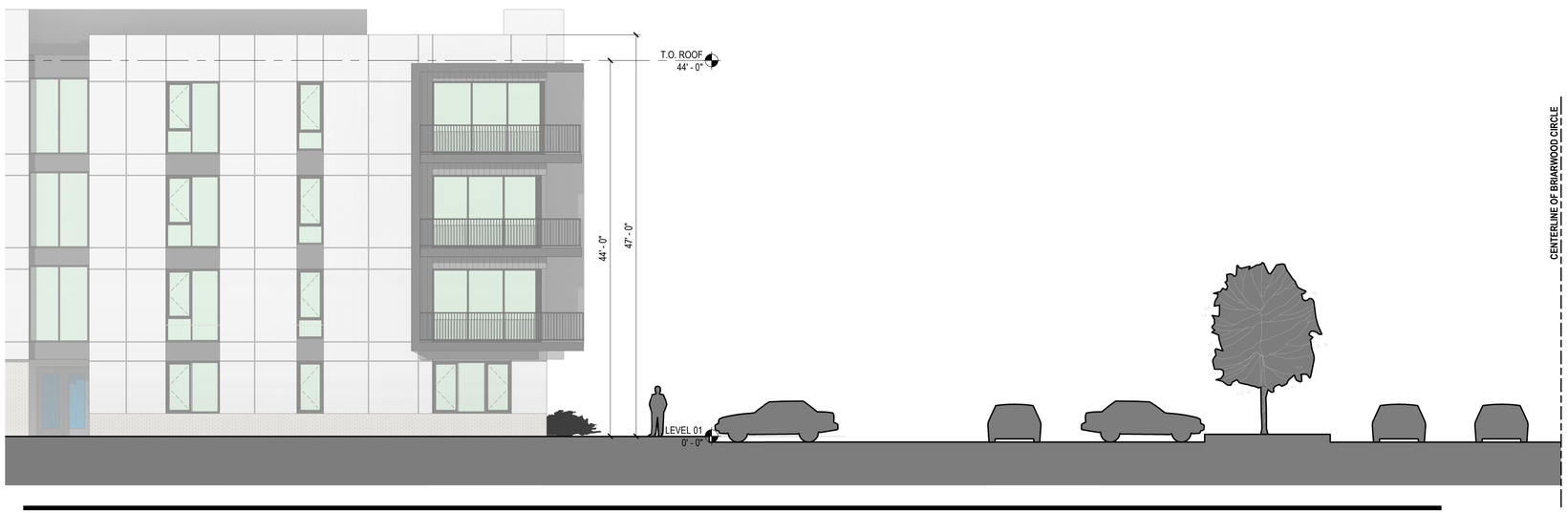


4 STREET SECTION 01
SCALE: 1/8" = 1'-0"



1 STREET SECTION 02
SCALE: 1/8" = 1'-0"

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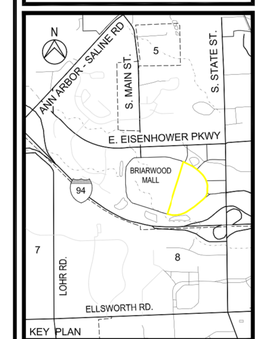
CHECKED	J.J.
APPROVED	



BRIARWOOD MALL SEARS REDEVELOPMENT

REDEVELOPMENT B

100 Briarwood Circle
Ann Arbor, MI 48108

WASHTENAW COUNTY MICHIGAN

STREET WALL HEIGHT

SCALE	DRAWING No.
AS NOTED	AB-04
JOB No. 22296	SHEET No. 17 OF 20

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

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Suite 326 f 312 427-7848
Chicago, IL 60607 www.dwpltd.com

DATE	ADDITIONS AND/OR REVISIONS
06/30/2023	ISSUE FOR SITE PLAN APPROVAL

DESIGNED	J.K.M.
DRAWN	J.K.M.
CHECKED	J.J.
APPROVED	

BRIARWOOD MALL SEARS REDEVELOPMENT

REDEVELOPMENT B

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

PERSPECTIVE RENDERING - NORTHEAST

SCALE	DRAWING No.
AS NOTED	AB-05
JOB No. 22296	SHEET No. 18 OF 20

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06/30/2023	ISSUE FOR SITE PLAN APPROVAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	J.K.M.
DRAWN	J.K.M.
CHECKED	J.J.
APPROVED	

KEY PLAN

BRIARWOOD MALL SEARS REDEVELOPMENT

REDEVELOPMENT B

100 Briarwood Circle
Ann Arbor, Mi 48108

WASHTENAW COUNTY MICHIGAN

PERSPECTIVE RENDERING - SOUTHEAST

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

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