

# 415 W. WASH. DEVELOPMENT PUD

APPLICANT  
ANN ARBOR HOUSING COMMISSION

OWNER  
CITY OF ANN ARBOR

## PUD CONCEPT PLAN SUBMITTAL

415 W. WASHINGTON  
CONCEPT PLAN

<b>OWNER:</b> CITY OF ANN ARBOR UNIT MANAGER BRETT LENART, AICP LARCOM CITY HALL, FIRST FLOOR 301 E. HURON ST. ANN ARBOR, MI 48104
<b>APPLICANT:</b> ANN ARBOR HOUSING COMMISSION EXECUTIVE DIRECTOR - JENNIFER HALL 727 MILLER AVE. ANN ARBOR, MI 48103
<b>CONSULTANTS:</b> <b>LANDSCAPE ARCHITECT/ CIVIL ENGINEER:</b> SMITHGROUP 201 DEPOT STREET SECOND FLOOR ANN ARBOR, MI 734.662.4457 www.smithgroup.com <b>CONTACT: MICHAEL JOHNSON</b> T (734)669-2728 C(954)494-5022 MICHAEL.JOHNSON@SMITHGROUP.COM
<b>SURVEY</b> ATWELL GROUP 2 TOWN SQUARE SUITE 700 SOUTHFIELD, MI 48076 (248) 447-2000
<b>ENVIRONMENTAL</b> TETRATECH 710 AVIS DRIVE SUITE 100 ANN ARBOR, MI 48108 (734) 213-4069
<b>TRAFFIC ENGINEER:</b> WADE TRIM 500 GRISWOLD STREET SUITE 2500 DETROIT, MI 48226 (313) 961-3650

Sheet List Table	
Sheet Number	Sheet Title
G001	COVER SHEET
G002	GENERAL NOTES
1	ALTA LAND TITLE SURVEY
2	BOUNDARY & TOPOGRAPHIC SURVEY
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**ASSOCIATED APPLICATIONS**  
THERE ARE NO PRIOR ASSOCIATED APPLICATIONS, SITE PLAN APPROVALS, OR VARIANCES GRANTED FOR THIS SITE.

**SPECIAL CIRCUMSTANCES**  
THE SITE IS A BROWNFIELD SITE AND IS LOCATED WITHIN THE OLD WEST SIDE HISTORIC DISTRICT. THERE ARE THE FOLLOWING FEMA FLOOD AREAS ON THE SITE: 0.2% ANNUAL CHANCE FLOOD ZONE, 1% ANNUAL CHANCE FLOOD ZONE, AND FLOODWAY.

**LEGAL DESCRIPTION**  
SEE ALTA SURVEY FOR THE LEGAL DESCRIPTION OF THE SITE AND ACREAGE OF THE PARCELS.

**STATEMENT OF INTEREST IN THE LAND:**  
THE FOLLOWING PARITIES HAVE VESTED INTERESTS IN THE PROPERTY LOCATED AT 415 W. WASHINGTON STREET, ANN ARBOR MI, ACCORDING TO THE AMERICAN LAND TITLE ASSOCIATION SURVEY DATED OCTOBER 21, 2021 BY ALTWELL GROUP. THE FOLLOWING LIST WAS DETERMINED AFTER A REVIEW OF THE TITLE COMMITMENT, AS ISSUED BY ABSOLUTE TITLE, INC., FILE NO. 90950, EFFECTIVE JULY 21, 2021.

- RIGHT-OF-WAY FOR ALLEN CREEK DRAIN IN FAVOR OF WASHTENAW COUNTY AND THE STATE OF MICHIGAN, PER DOCUMENT AS RECORDED IN LIBER 525, PAGES 607, 610, AND 642; WASHTENAW COUNTY RECORDS.
- RIGHT-OF-WAY FOR EBER WHITE DRAIN IN FAVOR OF THE CITY OF ANN ARBOR, PER DOCUMENT AS RECORDED IN LIBER 3179, PAGE 202; AND LIBER 536, PAGES 410; WASHTENAW COUNTY RECORDS.

THE FOLLOWING PARITIES HAVE VESTED INTERESTS IN THE PROPERTY LOCATED AT 314 LIBERTY STREET, ANN ARBOR MI, ACCORDING TO THE AMERICAN LAND TITLE ASSOCIATION SURVEY DATED OCTOBER 21, 2021 BY ALTWELL GROUP. THE FOLLOWING LIST WAS DETERMINED AFTER A REVIEW OF THE TITLE COMMITMENT, AS ISSUED BY ABSOLUTE TITLE, INC., FILE NO. 91815, EFFECTIVE FEBRUARY 1, 2022.

\*PLEASE NOTE THAT THE PROPERTY COMMONLY KNOWN AS 314 W. LIBERTY STREET CONSISTS OF LOT 7 AND LOT 8 OF ASSESSOR'S PLAT NO. 3, CITY OF ANN ARBOR, AS RECORDED IN LIBER 2 OF PLATS, PAGE 39; WASHTENAW COUNTY RECORDS. AS NOTED BELOW, CERTAIN RIGHTS HAVE BEEN GRANTED THAT ONLY APPLY TO LOT 7 AND CERTAIN RIGHTS APPLY TO BOTH LOT 7 & LOT 8.

- RIGHT-OF-WAY FOR ALLEN CREEK DRAIN IN FAVOR OF WASHTENAW COUNTY AND THE STATE OF MICHIGAN, PER DOCUMENT AS RECORDED IN LIBER 525, PAGES 573; WASHTENAW COUNTY RECORDS. (AFFECTS LOT 7 AND LOT 8)
- RIGHT-OF-WAY FOR EBER WHITE DRAIN IN FAVOR OF THE CITY OF ANN ARBOR, PER DOCUMENT AS RECORDED IN LIBER 3179, PAGE 202; AND LIBER 536, PAGES 413 & 417; WASHTENAW COUNTY RECORDS. (AFFECTS LOT 7 AND LOT 8)
- EASEMENTS FOR ALL "EXISTING WIRE AND PIPE FACILITIES" AS WELL AS ALL "OIL, GAS, NATURAL GAS, CAUSING-HEAD GAS, CONDENSATES, RELATED HYDROCARBONS AND ALL PRODUCTS PRODUCED THEREWITH OR THEREFROM IN OR UNDER" IN FAVOR OF THE ANN ARBOR RAILROAD COMPANY, AND ITS SUCCESSORS AND ASSIGNS, PER DOCUMENT AS RECORDED LIBER 2026, PAGE 173; WASHTENAW COUNTY RECORDS. (AFFECTS LOT 7 ONLY)
- EASEMENT FOR INGRESS/EGRESS IN FAVOR OF THE ANN ARBOR BUILDING AUTHORITY, PER DOCUMENT AS RECORDED IN LIBER 156, PAGE 61; WASHTENAW COUNTY RECORDS. (AFFECTS LOT 7 ONLY)

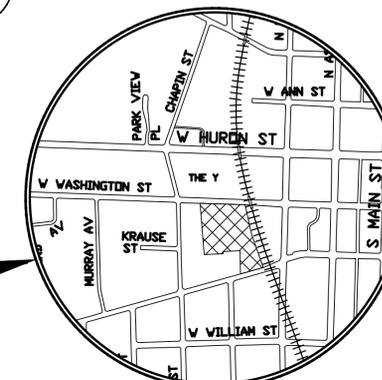
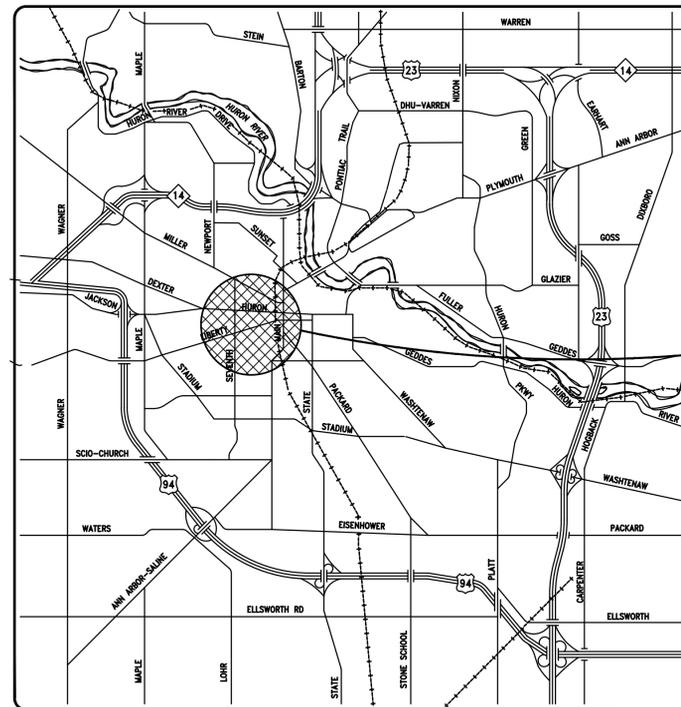
**PROJECT DESCRIPTION:**  
THE PUD ZONING DISTRICT WILL PROVIDE FOR THE DEVELOPMENT OF HOUSING ON 415 W. WASHINGTON.

VIA EXTENSIVE COMMUNITY ENGAGEMENT, IT IS CLEAR THAT THE COMMUNITY DESIRES THE FOLLOWING OUTCOMES FROM 415 W WASHINGTON:

- REMEDiate THE CONTAMINATED BROWNFIELD SITE
- BUILD A SEGMENT OF THE TREELINE TRAIL
- PROVIDE AFFORDABLE HOUSING
- PRESERVE THE CHIMNEY FOR CHIMNEY SWIFT HABITAT
- CONTRIBUTE TO CHARACTER OF THE OLD WEST SIDE HISTORIC DISTRICT
- IMPROVE THE FLOODPLAIN FROM THE EXISTING CONDITION

BECAUSE THERE ARE NO PUBLIC OR PRIVATE REVENUES CURRENTLY IDENTIFIED TO MEET COMMUNITY-DRIVEN PRIORITIES BEYOND THE CURRENT VALUE OF THE LAND, THE PUD PROPOSAL ASSUMES THAT MULTI-FAMILY RESIDENTIAL INCLUSIVE OF AFFORDABLE UNITS IS THE MOST APPROPRIATE TO FACILITATE DESIRED OUTCOMES FOR 415 W WASHINGTON. CITY STAFF DOES NOT RECOMMEND ANY LAND USE OTHER THAN RESIDENTIAL FOR THIS SITE AND CONSIDERS THIS AS THE ONLY USE WORTH SPENDING CITY RESOURCES TO DEVELOP A PUD PROPOSAL.

THE PROJECT INCLUDES 157 PROPOSED DWELLING UNITS. THE PROJECT INCLUDES A BUILDING, OFF-STREET PARKING, AND AN OPEN SPACE WITH A SEGMENT OF THE TREELINE TRAIL. THE PROPOSED BUILDING IS "ON STILTS" WITH THE FIRST FLOOR OF RESIDENTIAL UNITS ELEVATED AT A MINIMUM 1 FOOT ABOVE THE 0.2% ANNUAL CHANCE FLOOD ELEVATION. THERE IS OFF-STREET PARKING PROPOSED BELOW THE BUILDING.



PROJECT LOCATION

SEE V001 ALTA LAND TITLE SURVEY FOR ALL PROPERTY WITHIN 250 FEET OF THE DEVELOPMENT.

THE FOLLOWING UTILITIES ARE LOCATED IN OR NEAR THE RIGHT-OF-WAY 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	DENNY ZINK 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 3001 HAGGERTY RD. BELVILLE, MI 48111	CLAY COMBEE 734-597-4112
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
WINDSTREAM-TELECOM	1450 N CENTER POINT RD HIAWATHA, IA 52233	LOCATE DESK 800-289-1901

PERMITS REQUIRED TO BE OBTAINED BY THE CITY OF ANN ARBOR OR CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION.	
PERMIT	ISSUING AUTHORITY
MDEQ WATER MAIN CONSTRUCTION PERMIT	MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES & ENERGY
MDEQ SANITARY SEWER CONSTRUCTION PERMIT	
MDEQ FLOODPLAIN/ WATER RESOURCES PROTECTION PERMIT	
MDEQ INLAND LAKES & STREAMS PERMIT	
WETLAND & WATER COURSE USE PERMIT	

PERMITS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION.	
PERMIT	ISSUING AUTHORITY
LANE CLOSURE PERMIT	CITY OF ANN ARBOR PROJECT MANAGEMENT UNIT
"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 DRAIN COMMISSION CONSTRUCTION PERMIT	WASHTENAW COUNTY DRAIN COMMISSION

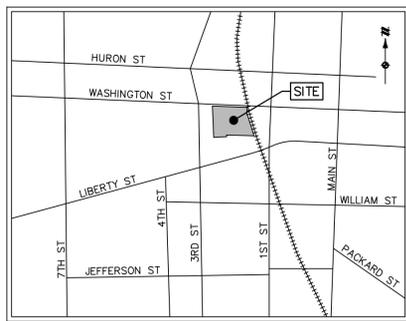
3 WORKING DAYS | BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

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

415 W. WASH. DEVELOPMENT PUD



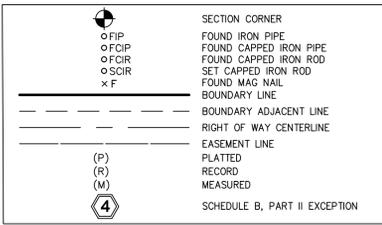
# ALTA/NSPS LAND TITLE SURVEY



**SOURCE BENCHMARKS:**  
 AACRS NO. 0013A  
 ELEVATION: 829.12 (NAVD88)  
 AACRS NO. 0019  
 ELEVATION: 974.71 (NAVD88)

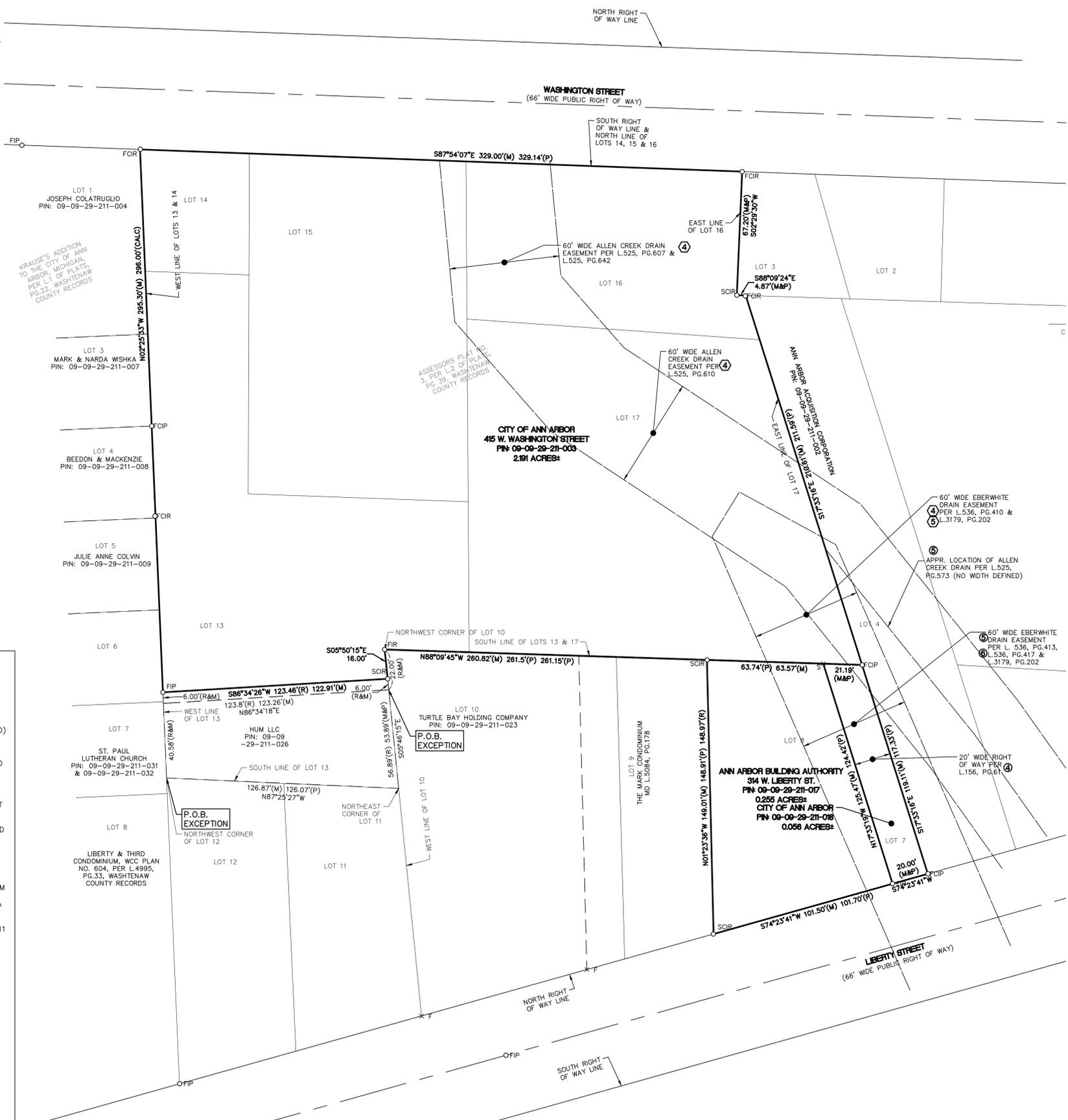
**SITE BENCHMARKS:**  
 BM #1: RAILROAD SPIKE IN NORTHWEST FACE OF UTILITY POLE ON WEST SIDE OF RAILROAD TRACKS  
 ELEVATION: 804.29 (NAVD88)  
 BM #2: RAILROAD SPIKE IN NORTH FACE OF UTILITY POLE IN SOUTHERLY RIGHT OF WAY OF LIBERTY STREET  
 ELEVATION: 809.78 (NAVD88)  
 BM #3: ARROW ON FIRE HYDRANT IN NORTHERLY RIGHT OF WAY OF WASHINGTON STREET  
 ELEVATION: 801.14 (NAVD88)

**LEGEND**



**NOTES:**

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET, MEASURED BEARINGS AS SHOWN DIFFER FROM RECORD BEARINGS.
- THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANGE FLOODPLAIN), ZONE X (AREAS OF 0.2% ANNUAL CHANGE FLOOD), ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND FLOODWAY ZONE AE ACCORDING TO MAP NUMBER 26161C0244E OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE APRIL 3, 2012.  
 NOTE: PER FIRM MAP AND FLOOD INSURANCE STUDY REPORT, THE BASE FLOOD ELEVATION ACROSS THE SUBJECT PROPERTY RANGES FROM ELEVATION OF 803 TO 810 ON NAVD88 DATUM.
- WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.  
 NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.  
 NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND DRAWINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- THERE WERE NO OBSERVED PARKING STRIPES ON THE SUBJECT PROPERTY AT THE DATE OF THE FIELDWORK.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- FLOOR SURFACES AT DOOR OPENINGS WERE NOT AVAILABLE AT THE DATE OF THE FIELDWORK.
- ROAD STRIPING IS SHOWN PER AERIAL IMAGERY.
- NO BUILDINGS WERE OBSERVED ON PARCELS 09-09-29-211-018 AND 09-09-29-211-017 AT THE DATE OF THE FIELDWORK.



**SCHEDULE A LEGAL DESCRIPTION PER TITLE SEARCH ISSUED BY ABSOLUTE TITLE, INC., FILE NO.: 90950, EFFECTIVE DATE: JULY 21, 2021:**

LOT 13, EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 12, BLOCK 2 OF ASSESSOR'S PLAT NO. 3 AND RUNNING THENCE NORTH ALONG THE WEST LINE OF LOT 13 IN SAID BLOCK, 40.58 FEET AND TO THE SOUTHWEST CORNER OF LAND CONVEYED BY GOTTLIEB SCHNEIDER AND WIFE TO THE BOARD OF COUNTY ROAD COMMISSIONERS OF WASHTENAW COUNTY BY DEED DATED MARCH 27, 1920 AND RECORDED IN LIBER 219, PAGE 606, WASHTENAW COUNTY RECORDS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO A POINT ON THE WEST LINE OF SAID LOT IN SAID BLOCK, 22 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 10, 56.89 FEET AND TO THE NORTHEAST CORNER OF LOT 11 IN SAID BLOCK; THENCE WEST ALONG THE NORTH LINE OF LOTS 11 AND 12 TO THE PLACE OF BEGINNING; ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE AT THE NORTHWEST CORNER OF LOT 10, BLOCK 2 OF ASSESSOR'S PLAT NO. 3, THENCE SOUTHERLY ALONG THE LINE BETWEEN LOTS 10 AND 13 OF SAID ASSESSOR'S PLAT, 22 FEET TO AN IRON PIPE FOR A PLACE OF BEGINNING; THENCE WESTERLY THROUGH AN INTERIOR ANGLE OF 88°14' TO THE RIGHT 123.8 FEET TO AN IRON PIPE IN THE WEST LINE OF SAID LOT 13; THENCE NORTHERLY THROUGH AN INTERIOR ANGLE OF 88°30' TO THE RIGHT 6 FEET; THENCE EASTERLY THROUGH AN INTERIOR ANGLE OF 91°30' TO THE RIGHT 123.46 FEET TO THE WESTERLY LINE OF SAID LOT 10; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 10, 6 FEET TO THE PLACE OF BEGINNING;

AND ALL OF LOTS 14, 15, 16, AND 17, AND ALSO A RIGHT OF WAY OVER LOT 7 AS RESERVED IN A DEED RECORDED IN LIBER 156, PAGE 61, WASHTENAW COUNTY RECORDS; ALL OF SAID LOTS BEING IN BLOCK 2 OF ASSESSOR'S PLAT NO. 3 IN THE CITY OF ANN ARBOR, AS RECORDED IN LIBER 2 OF PLATS, PAGE 39, WASHTENAW COUNTY RECORDS.

**SCHEDULE B - SECTION II EXCEPTIONS PER TITLE SEARCH ISSUED BY ABSOLUTE TITLE, INC., FILE NO.: 90950, EFFECTIVE DATE: JULY 21, 2021:**

- RELEASE OF RIGHT OF WAY FOR COUNTY DRAIN COMMISSIONER, AS RECORDED IN LIBER 525, PAGES 607, 610, AND 642, LIBER 536, PAGE 410, AND LIBER 705, PAGE 131, WASHTENAW COUNTY RECORDS.  
 RESPONSE: AS SHOWN HEREON EXCEPT FOR L.705, PG.131 WHICH DOES NOT COVER SUBJECT PARCEL.
- TRANSFER OF EASEMENTS, AS RECORDED IN LIBER 3179, PAGE 202, WASHTENAW COUNTY RECORDS.  
 RESPONSE: AS SHOWN HEREON.

**SCHEDULE A LEGAL DESCRIPTION PER TITLE SEARCH ISSUED BY ABSOLUTE TITLE, INC., FILE NO.: 91815, EFFECTIVE DATE: FEBRUARY 1, 2022:**

LOTS 7 AND 8, BLOCK 2, ASSESSOR'S PLAT NO. 3, CITY OF ANN ARBOR, AS RECORDED IN LIBER 2 OF PLATS, PAGE 39, WASHTENAW COUNTY RECORDS.

**SCHEDULE B - SECTION II EXCEPTIONS PER TITLE SEARCH ISSUED BY ABSOLUTE TITLE, INC., FILE NO.: 91815, EFFECTIVE DATE: FEBRUARY 1, 2022:**

- RIGHT OF WAY AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 156, PAGE 61, WASHTENAW COUNTY RECORDS.  
 RESPONSE: COVERS LOT 7, AS SHOWN HEREON.
- MEMORANDUM OF AGREEMENT WITH THE COUNTY DRAIN COMMISSIONER OF WASHTENAW COUNTY, AS RECORDED IN LIBER 525, PAGE 573, AND LIBER 536, PAGE 413, WASHTENAW COUNTY RECORDS, AND MODIFIED BY INSTRUMENT RECORDED IN LIBER 3179, PAGE 202, WASHTENAW COUNTY RECORDS.  
 RESPONSE: AS SHOWN HEREON.

- RELEASE OF RIGHT OF WAY FOR EBER WHITE DRAIN, AS RECORDED IN LIBER 3179, PAGE 202, WASHTENAW COUNTY RECORDS.  
 RESPONSE: AS SHOWN HEREON.
- RESERVATION OF EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 2026, PAGE 173, WASHTENAW COUNTY RECORDS.  
 RESPONSE: COVERS LOT 7.
- AFFIDAVIT AS RECORDED IN LIBER 2183, PAGE 267, WASHTENAW COUNTY RECORDS.  
 RESPONSE: COVERS LOT 7.

**SURVEYOR'S CERTIFICATE**

TO: -ABSOLUTE TITLE, INC.  
 -ANN ARBOR BUILDING AUTHORITY, A PUBLIC CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(C), 8, 9, 11, 13, 16 AND 19 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON OCTOBER 20, 2021.

CHRISTOPHER P. KELLY  
 PROFESSIONAL SURVEYOR NO. 4001056500  
 CKELLY@ATWELL-GROUP.COM  
 TWO TOWNE SQUARE, SUITE 700  
 SOUTHFIELD, MICHIGAN 48076  
 248.447.2000

DATE: 04/01/2022

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

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

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**ATWELL**  
 866.850.4200 www.atwell-group.com  
 TWO TOWNE SQUARE, SUITE 700  
 SOUTHFIELD, MI 48076  
 248.447.2000

SECTION 29  
 TOWN 2 SOUTH, RANGE 6 EAST  
 CITY OF ANN ARBOR  
 WASHTENAW COUNTY, MICHIGAN

CLIENT: CITY OF ANN ARBOR HOUSING COMMISSION  
 BOUNDARY & TOPOGRAPHIC SURVEY & ALTA/NSPS LAND TITLE SURVEY  
 LOCATED IN

DATE: 10/21/2021

03/17/2022 REV. PER ADDITIONAL PARCELS  
 04/01/2022 REV. PER ADDITIONAL FIELD INFO

REVISIONS

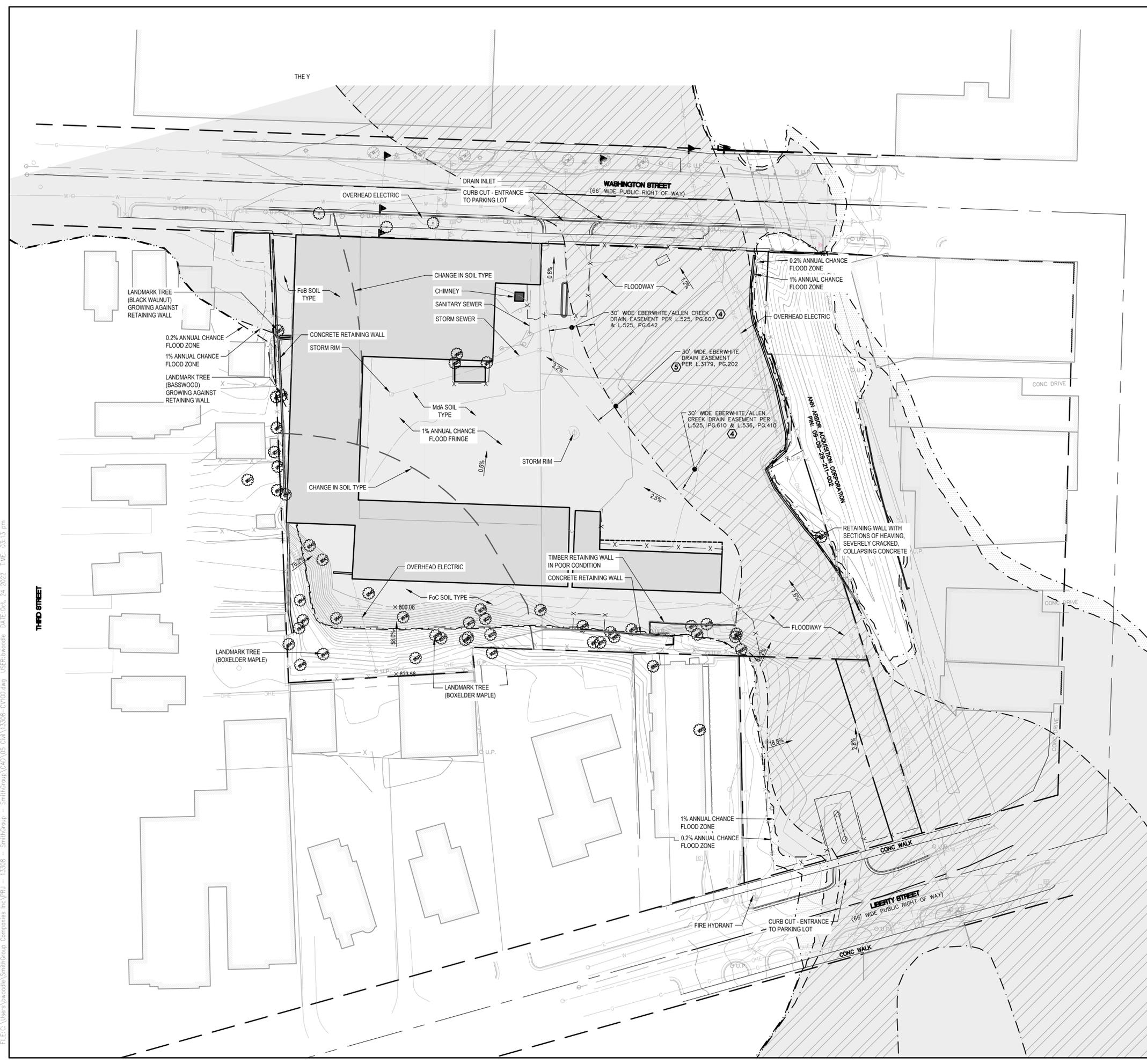
SCALE 0 15 30  
 1" = 30 FEET

DR. JR CH. LMD  
 P.M. C. KELLY  
 BOOK NA  
 JOB 21003642  
 SHEET NO. 1 OF 2

CAD FILE: 21003642P-01.DWG



FILE: C:\Users\lbruce\OneDrive\SmithGroup\Companies\inc\PRJ\13308\13308-CV100.dwg USER: lbruce DATE: 04/24/2022 TIME: 03:13 pm



### LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- EXISTING CURB AND GUTTER
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY LINE
- X EXISTING FENCE
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- EXISTING CONTOUR
- EXISTING BUILDING
- FLOODWAY AE
- FLOOD ZONE AE
- FLOOD ZONE X (0.2%)

NOTE: SEE BELOW FOR INFORMATION ON FLOOD MAPPING.

#### SITE ANALYSIS

INFORMATION ON THIS PAGE IS FROM THE ALTA SURVEY DATED 10/21/2021 BY ATWELL GROUP. SEE SHEET 2 IN THIS SUBMITTAL PACKAGE.

#### SOIL DESCRIPTION

FoB: FOX SANDY LOAM, TILL PLAIN  
 FoC: FOX SANDY LOAM, HURON LOBE  
 M4A: MATHERTON SANDY LOAM

- #### NATURAL FEATURES SUMMARY
- ENDANGERED SPECIES HABITAT** - THERE IS NO ENDANGERED SPECIES HABITAT ON THE SITE (PER SMITHGROUP 2022 FIELD OBSERVATION).
  - FLOODWAY / FLOOD FRINGE** - THE SITE SHOWN IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD), ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND FLOODWAY ZONE AE ACCORDING TO MAP NUMBER 26161C02443 OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE APRIL 3, 2012. PER FIRM MAP AND FLOOD INSURANCE STUDY REPORT, THE BASE FLOOD ELEVATION ACROSS THE SUBJECT PROPERTY RANGES FROM ELEVATION OF 803 TO 810 ON NAVD88 DATUM.
  - LANDMARK TREES** - THERE ARE FOUR LANDMARK TREES ON THE SITE. SEE THE TREE TABLE BELOW AND LABELS ON THE PLANS. TREES 9507 AND 9509 ARE GROWING ALONG AN EXISTING RETAINING WALL THAT IS IN POOR CONDITION AND WILL BE REMOVED AND REPLACED. TREES 9536 AND 9549 WILL BE REMOVED IN ORDER TO BUILD A RETAINING WALL TO ACCOMMODATE THE SITE DRIVE THAT WILL PROVIDE VEHICULAR AND EMERGENCY ACCESS TO THE DEVELOPMENT. THE INTENT IS TO REPLACE THE TREES PER ORDINANCE REQUIREMENTS. EXACT LOCATION, SIZE, AND SPECIES WILL BE PROVIDED IN A FUTURE SITE PLAN SUBMITTAL.
  - STEEP SLOPES** - THERE ARE NO NATURAL STEEP SLOPES ON SITE. EXISTING SLOPES THAT ARE STEEP ARE MAN-MADE AND INCLUDE RETAINING WALLS.
  - WATERCOURSES** - THERE ARE NO SURFACE WATERCOURSES ON THE SITE AS IDENTIFIED ON ALTA LAND SURVEY. THE ALLEN CREEK DRAIN PASSES THROUGH THE SITE.
  - WETLANDS** - THERE ARE NO WETLANDS ON THE SITE AS IDENTIFIED ON THE SURVEY.
  - WOODLANDS** - THERE ARE NO WOODLANDS ON THE SITE AS IDENTIFIED ON THE SURVEY.

#### Tree Inventory Table - 415 W. Washington

Tree Tag #	Scientific Name	Common Name	DBH (Inches)	Landmark Tree
9525	Acer negundo	Boxelder Maple	6	
9509	Acer negundo	Boxelder Maple	6.5	
9517	Acer negundo	Boxelder Maple	6.5	
9533	Acer negundo	Boxelder Maple	6.5	
9516	Acer negundo	Boxelder Maple	7	
9531	Acer negundo	Boxelder Maple	7	
9532	Acer negundo	Boxelder Maple	7	
9545	Acer negundo	Boxelder Maple	7	
9521	Acer negundo	Boxelder Maple	8	
9526	Acer negundo	Boxelder Maple	8	
9527	Acer negundo	Boxelder Maple	8	
9539	Acer negundo	Boxelder Maple	8	
9502	Acer negundo	Boxelder Maple	8.5	
9522	Acer negundo	Boxelder Maple	9	
9518	Acer negundo	Boxelder Maple	9.5	
9529	Acer negundo	Boxelder Maple	10	
9547	Acer negundo	Boxelder Maple	10	
9528	Acer negundo	Boxelder Maple	11	
9530	Acer negundo	Boxelder Maple	11	
9537	Acer negundo	Boxelder Maple	12	
9548	Acer negundo	Boxelder Maple	12	
9510	Acer negundo	Boxelder Maple	14	
9549	Acer negundo	Boxelder Maple	19	Yes
9536	Acer negundo	Boxelder Maple	22	Yes
9546	Acer rubrum	Red Maple	6	
9520	Acer rubrum	Red Maple	8	
9544	Acer rubrum	Red Maple	8	
9519	Acer rubrum	Red Maple	9	
9541	Alnus incana	Tree of Heaven	7.5	
9513	Catalpa spp.	Catalpa	12	
9514	Catalpa spp.	Catalpa	15	
9507	Juglans nigra	Black Walnut	28	Yes
9511	Juglans nigra	Black Walnut	12.5	
9512	Juglans nigra	Black Walnut	13.5	
9538	Juglans nigra	Black Walnut	14	
9542	Juglans nigra	Black Walnut	6.5	
N/A	Morus spp.	Apple	6	
N/A	Morus spp.	Apple	6	
N/A	Morus spp.	Apple	6.5	
9540	Populus deltoides	Eastern Cottonwood	7	
9523	Robinia pseudoacacia	Black Locust	9	
9524	Robinia pseudoacacia	Black Locust	12.5	
9540	Tilia americana	Basswood	9	
9509	Tilia americana	Basswood	27	Yes
9535	Ulmus americana	American Elm	12	
9543	Ulmus americana	American Elm	9	
9501	Ulmus pumila	Siberian Elm	18.5	
9504	Ulmus pumila	Siberian Elm	6	
9505	Ulmus pumila	Siberian Elm	12	
9506	Ulmus pumila	Siberian Elm	6	
9534	Ulmus pumila	Siberian Elm	13.5	

**415 W. WASHINGTON DEVELOPMENT PUD**  
 415 W. Washington St.  
 Ann Arbor, MI 48103

Owner:  
**CITY OF ANN ARBOR**  
 301 E. Huron St.  
 Ann Arbor, MI 48104

**SMITHGROUP**  
 201 DEPOT STREET  
 SECOND FLOOR  
 ANN ARBOR, MI 48104  
 734.662.4457  
 www.smithgroup.com

ISSUED FOR	REV	DATE
CONCEPT PLAN SUBMITTAL	1	25OCT2022

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE  
**EXISTING CONDITIONS PLAN**

SCALE: 1" = 30'

PROJECT NUMBER: 13308.000

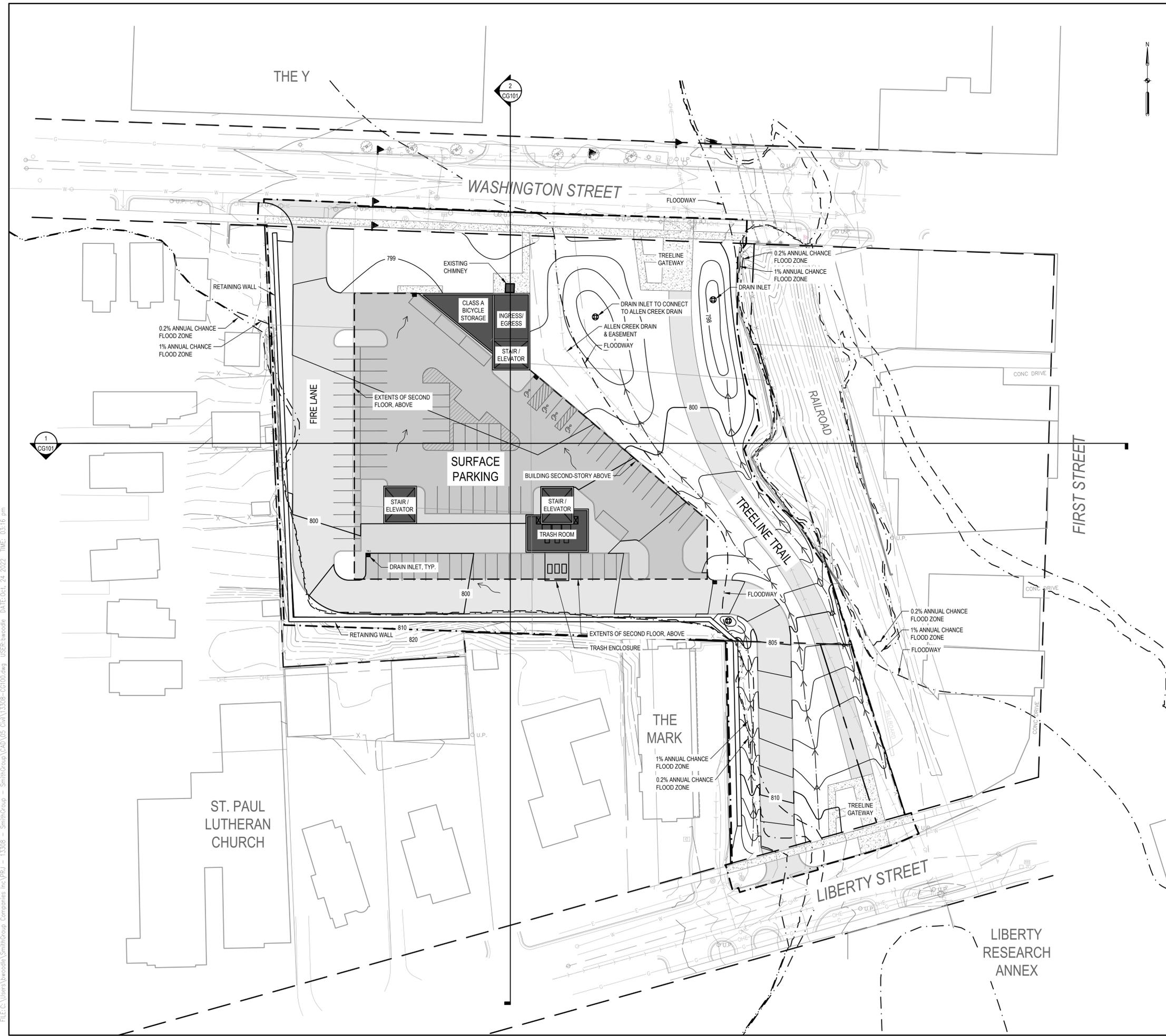
DRAWING NUMBER: **CV100**







FILE:C:\Users\bruce\SmithGroup\Companies\inc\PRJ\13308 - SmithGroup - SmithGroup\CG100.dwg USER:bruce DATE:04/24/2022 TIME:03:16 pm



### LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- - - FLOODWAY / FLOODPLAIN
- ALLEN CREEK DRAIN
- CONCRETE CURB
- BITUMINOUS PAVEMENT
- ▨ CONCRETE PAVEMENT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- ← STORMWATER FLOW DIRECTION
- DRAINAGE SWALE
- - - LIMIT OF SOIL DISTURBANCE
- ⊕ CATCH BASIN / INLET

**NOTES:**

THE INTENT OF THE STORMWATER INFRASTRUCTURE IS TO MEET ALL REGULATORY REQUIREMENTS.

THE PROPOSED STORMWATER INFRASTRUCTURE MAINTAINS THE EXISTING DRAINAGE PATTERN: STORMWATER SHALL DRAIN TO THE NORTH-EAST PORTION OF THE SITE AND ENTER INLETS THAT CONNECT TO THE ALLEN CREEK DRAIN.

STORMWATER QUALITY FACILITIES ARE PROPOSED IN THE NORTH EAST PORTION OF THE SITE. THIS CONCEPT PLAN SHOWS THE INTENDED LOCATION OF THE FACILITIES, HOWEVER THE EXACT SIZE, SHAPE, AND DEPTH OF THESE FACILITIES WILL BE PROVIDED IN A FUTURE SITE PLAN SUBMITTAL.

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KEY PLAN

DRAWING TITLE  
**CONCEPTUAL GRADING & DRAINAGE PLAN**

SCALE: 1" = 30'

SCALE: 13308.000

PROJECT NUMBER

DRAWING NUMBER  
CG100

