

October 5, 2018

City of Ann Arbor Planning and Development Services Unit
100 N. Fifth Avenue
PO Box 8647
Ann Arbor, Michigan 48107
Attn: Mr. Brett Lenart

Re: 841 Broadway Street – Planned Unit Development (PUD) Rezoning

Dear Mr. Lenart:

Lower Town Partners, LLC (“Developer”) requests a Rezoning Map Amendment and Area Plan for City Council approval for 841 Broadway Street.

The proposed rezoning request includes amending the zoning from M1 – Limited Industrial to PUD for a mixed-use development including residential condominiums, commercial and hospitality uses, an event pavilion, and a substantial publicly accessible green space. The area plan layout includes 104 condominiums, a 132-key hotel, 18,500 square feet of neighborhood retail (including a waterfront food & beverage operation), and an approximately 7,800 square foot multi-use pavilion.

Existing natural features on the site include the Huron River that runs along 1,200 square feet of the site. Impacted natural features will be mitigated as required by the City of Ann Arbor ordinance and per the standards set forth by the Michigan Department of Environmental Quality.

The project is located at the northern edge of the Central Planning Area. The City has identified future land use for this property as a combination of open space and commercial uses. The proposed mixed-use development is consistent with the City’s Future Land Use because it will provide substantial publicly accessible open space and neighborhood focused commercial. It will also provide residential, which will increase 24/7 vibrancy to the area and provide additional housing opportunities proximal to commercial, employment and activity centers.

In addition to the residential housing, the development under the proposed PUD zoning district will provide numerous beneficial effects for the City including environmental remediation to a higher level than would be achieved on an industrial use of the site, commercial uses that support adjacent neighborhoods, particularly Lowertown, where there is a deficit of commercial uses and substantial recreational space. In addition, this rezoning will allow for the alignment of the Treeline Greenway to be completed (by the City) under the rail lines, onto the property and then connecting to the B2B trail. It will also allow for a new shared-use path along the south side of the Huron River from the Allen Creek outlet connecting to the existing path under the Broadway Bridge to the East. It will also enable the development of a substantial new public space that will be used for community gatherings, concerts and recreation.

The proposed plan is consistent with the City of Ann Arbor Master Plan Land Use Element (2009) in several key respects including: (1) the creation of public pedestrian access points to the site; (2) connection to the “Huron River Trail”, (3) canoe and kayak access, and (4) creation of a riverside park providing recreational opportunities and significantly restoring habitat along the Huron River. Further, per

the Master Plan, PUD zoning is specifically called out as the appropriate zoning classification of any redevelopment plan for the “DTE/Michcon Site”

After careful consideration of the various zoning classifications provided for in the Zoning Ordinance and consultation with the Planning Department staff, Developer concluded that PUD zoning is appropriate to our planned development, given its stated intent to accommodate the variety of uses being proposed. Moreover, we have concluded that the beneficial effects of this plan cannot be achieved through any other zoning designation, in that no other zoning designation provides a clear path to entitling the specific mix of uses called for in the plan without meaningful variances as to uses and/or questions as to geographic applicability of such designations.

Lower Town Partners, LLC intends to follow the PUD process as outlined in Sec. 5.29.10. C and will first seek approval of the PUD Zoning District Review and then, following the approval of the PUD Zoning District will submit the PUD Site Plan for approval.

Should you have any questions or required additional information, please contact me directly at 313-418-1206.

Sincerely,
The Roxbury Group, LLC



David M. Di Rita
Principal

1. PROPOSED LAND USE

BROADWAY PARK IS A PROPOSED MIXED-USE DEVELOPMENT THAT WILL RE-USE AN UNDERUTILIZED AND ENVIRONMENTALLY CONTAMINATED SITE TO CREATE A PEDESTRIAN ORIENTED NEIGHBORHOOD AND PUBLIC OPEN SPACE ALONG THE HURON RIVER. CLOSE TO DOWNTOWN BUSINESSES AND EMPLOYERS, AND ADJACENT TO THE VIBRANT NEIGHBORS ON THE NORTH SIDE OF THE CITY, THIS PROJECT FEATURES A PUBLICLY ACCESSIBLE OPEN SPACE WITH AMENITIES SUCH AS: A CONNECTED RIVERFRONT TRAIL, A PADDLE CRAFT LAUNCH AND RENTAL FACILITY, GATHERING SPACES, A PERFORMANCE LAWN, FLEXIBLE PLAY AREAS AND OUTDOOR YEAR ROUND ACTIVITIES SUCH AS ICE SKATING AND WATER PLAY. A YEAR-ROUND EVENT PAVILION WITH CONGRESSION AREA, SHADE STRUCTURE, AND TOILET ROOMS WILL SUPPORT THE OPEN SPACE ACTIVITIES. THE DEVELOPMENT WILL ALSO INCLUDE RESIDENTIAL CONDOMINIUMS, VARIOUS NEIGHBORHOOD RETAIL ESTABLISHMENTS, A WATERPROOF FOOD & BEVERAGE VENUE, AND A HOSPITALITY USE. BUILDINGS LINED ALONG A PEDESTRIAN FRIENDLY STREET (RIVER STREET) WILL BE SERVED BY STREET PARKING, SURFACE PARKING LOTS, AND A 2-STORY STRUCTURED DECK ATTACHED TO THE CONDOMINIUMS. BUILDING HEIGHT, AREA, DENSITY AND PARKING ARE PROVIDED IN THE COMPARISON TABLE (SEE COVER SHEET).

NOTE: BUILDING HEIGHT MEASURED FROM GRADE TO ROOF DECK, OR MID POINT OF PITCH WHERE APPLICABLE.

2. PRELIMINARY PHASING AND PROBABLE PROJECT COST

IT IS ANTICIPATED THAT THIS PROJECT WILL BE CONSTRUCTED IN PHASES. THE FIRST WILL BE THE CONSTRUCTION OF THE RESIDENTIAL CONDOMINIUMS AND THE PUBLIC OPEN SPACE. ADDITIONAL PHASES WILL INCLUDE THE BUILD OUT OF THE COMMERCIAL AND HOSPITALITY ELEMENTS. REQUIRED INFRASTRUCTURE (ROADS, PARKING, UTILITIES ETC.) WILL BE PROVIDED AS NEEDED TO SUPPORT EACH PHASE. THE PHASING DIAGRAM BELOW ILLUSTRATES THE PRELIMINARY APPROACH TO PHASING.

b. RELATIONSHIP OF INTENDED USE TO NEIGHBORING USES:
BECAUSE OF ITS INDUSTRIAL PAST, THE PROJECT SITE DOES NOT CURRENTLY HAVE A STRONG RELATIONSHIP WITH ANY OF ITS NEIGHBORS. TO THE SOUTH, THE RAIL LINE SEPARATES THE COMMERCIAL BUSINESS AND CURRENT TRAIN STATION ALONG DEPOT STREET AS WELL AS CREATES A BARRIER TO THE KERRYTOWN NEIGHBORHOOD. TO THE NORTH, EAST AND WEST, EXISTING PARK LAND (ARGO CASCADES AND BROADWAY PARK) IS SEPARATED BY THE HURON RIVER AND BY BROADWAY STREET. THE PROPOSED DEVELOPMENT WITH ITS INTENDED USES, WILL SIGNIFICANTLY IMPROVE THE RELATIONSHIP AND CONNECTIVITY BETWEEN THIS VACANT PARCEL AND THE SURROUNDING USES:

- C. **IMPACT ON ADJACENT USES ON THE PROPOSED DEVELOPMENT:**
- THE ADJACENT USES ARE ALL VERY SUPPORTIVE OF THE PROPOSED DEVELOPMENT. IT IS EXPECTED THAT NEARBY RESIDENTS WILL COME TO RIVER STREET TO ENJOY THE COMMERCIAL AND RESTAURANT OFFERINGS, TO VISIT THE ARTS CENTER AND TO ENJOY THE WALKING AND BIKING TRAIL. THE TRAIL STROLL DOWN THE NEW TRAIL THAT CONNECTS TO THE BORDER TO BORDER TRAIL. EMPLOYEES WHO WORK ON THE SOUTH SIDE OF THE TRACKS WILL BE ABLE TO USE THE OPEN SPACE AND DINE OUT DURING THEIR LUNCH OR AFTER WORK. BY USING THE SOON TO BE COMPLETED PEDESTRIAN OPENING UNDER THE RAILROAD TRACKS, AND WITH THE ADDITION OF THE PEDESTRIAN BRIDGE OVER THE HURON RIVER, RECREATION OPPORTUNITIES - KAYAKING, TUBING ETC. CAN BE COORDINATED WITH THE ONGOING ACTIVITIES AT ARGO CASCADES.

- d. IMPACT OF PROPOSED DEVELOPMENT ON THE AIR / WATER QUALITY AND ON EXISTING NATURAL FEATURES OF THE SITE AND NEIGHBORING SITES:
- AIR QUALITY - A MINIMAL LOCAL IMPACT ON AIR QUALITY MAY ARISE FROM INCREASED TRAFFIC TO THE PROJECT. HOWEVER, THIS IS LIKELY TO BE COUNTERBALANCED DUE TO SHORTER COMMUTE TIMES, PUBLIC TRANSPORTATION USE, AND PEDESTRIAN TRAVEL OF RESIDENTS WHO CAN WALK TO WORK. IN ADDITION, THE NEW OPEN SPACE WILL CREATE NEW NATURAL HABITAT AND EXTENSIVE TREE PLANTINGS THAT WILL SEQUESTER CARBON AND RETURN OXYGEN BACK INTO THE AIR.

- WATER QUALITY - WATER QUALITY AND FLOW RATES WILL BE TREATED AND CONTROLLED IN ACCORDANCE WITH THE 2014 WASHINGTON COUNTY WATER RESOURCES COMMISSIONER REQUIREMENTS: THE FIRST FLUSH (RUNOFF FROM 1" STORM) WILL BE TREATED FOR QUALITY, THE 100-YEAR 24 HR STORM PLUS 20% WILL BE DETAINED, AND THE FLOW RATE OF UP TO 100-YEAR STORMS WILL BE RESTRICTED TO LESS THAN 1.5% CFS/ACRE.
- NATURAL FEATURES - WITH THE EXCEPTION OF THE HURON RIVER, THE PAST INDUSTRIAL USE HAS LEFT THE SITE LARGELY DEVOID OF NATURAL FEATURES. BRUSH AND TREES ARE LOCATED ALONG THE WEST EDGE OF THE RIVER AND ON THE SOUTHERN PROPERTY LINE. WITHIN THESE AREAS, THERE ARE PIONEER SPECIES OF LANDMARK TREES SUCH AS SLIP MAPLE, BLACK WALNUT, AND BUR OAK. THERE ARE NO WETLANDS OR ENDANGERED SPECIES HABITAT. THERE IS A SMALL AREA OF STEEP SLOPES THAT WERE CREATED WHEN THE BROADWAY BRIDGE WAS BUILT OVER THE RIVER. THERE IS A 100-YEAR FLOODPLAIN AND FLOODWAY. THE APPLICANT IS CURRENTLY GOING THROUGH A LETTER OF MAP REVISION (LOMR) PROCESS W/ FEMA. THE PROPOSED DEVELOPMENT WILL HAVE A DRAMATIC POSITIVE IMPACT ON THE NATURAL ENVIRONMENT ON THE SITE. IT WILL SIGNIFICANTLY INCREASE RIPARIAN AND UPLAND HABITAT ON THE SITE. CARE WILL BE TAKEN TO PROTECT EXISTING LANDMARK TREES WHEN POSSIBLE. THE STEEP SLOPE ALONG THE BRIDGE WILL BE IMPACTED BY THE PROPOSED HOSPITALITY USE, WHERE BANK STABILIZATION WILL BE USED TO PREVENT SOIL EROSION AND TO PROTECT WATER RESOURCES.
- SEE THIS SHEET FOR BROWNFIELD MITIGATION RESPONSE.

IMPACT ON HISTORIC SITES OR STRUCTURES:

THE SITE IS NOT IN AN HISTORIC DISTRICT, AND THERE ARE NO STRUCTURES ON THE SITE. THERE ARE ALSO NO HISTORIC DISTRICTS OR STRUCTURES DIRECTLY ADJACENT TO THE PROPERTY, HOWEVER, THERE ARE TWO HISTORIC DISTRICTS NEARBY. THE OLD FOURTH WARD HISTORIC DISTRICT IS APPROXIMATELY 260' SOUTHEAST OF THE PROJECT PROPERTY LINE AT THE INTERSECTION OF DEPOT AND BROADWAY STREETS, SEPARATED BY THE AMTRAK PROPERTY, RAILROAD TRACKS AND STREET RIGHT-OF-WAYS. THE BROADWAY HISTORIC DISTRICT IS APPROXIMATELY 750' FROM THE NORTHEAST PROJECT PROPERTY LINE, SEPARATED BY THE HURON RIVER AND A BORDERING MIXED USE NEIGHBORHOOD. IN ADDITION, THE GANDY DANCER RESTAURANT, SITE OF THE HISTORIC ANN ARBOR TRAIN STATION, IS LOCATED APPROXIMATELY 220' FROM THE SOUTHEAST PROJECT PROPERTY LINE, SEPARATED BY THE AMTRAK PROPERTY, RAILROAD TRACKS AND BROADWAY STREET RIGHT-OF-WAY. THIS SITE IS ON THE NATIONAL REGISTER OF HISTORIC PLACES. DESPITE THE PROXIMITY OF THESE VALUABLE COMMUNITY ASSETS, THE PROJECT WILL HAVE NO IMPACT ON THE HISTORIC DISTRICTS OR STRUCTURES.

ARGO DAM
ARGO CASCADES
BORDER TO BORDER TRAIL
HURON RIVER
PEDESTRIAN BRIDGE
DAM OVERLOOK
STEPPED TERRACES
PADDLECRAFT LAUNCH
RIVER ACCESS MAT
PICNIC ZONE
RIVER TRAIL
RINK/WATER FEATURE
FLEXIBLE OPEN SPACE
RIVER ACCESS MAT
AREA
RIVER ACCESS MAT
DEPOT ST.
RAILROAD
BROADWAY
AMTRAK PARKING
ARGO DAM

LEGEND
P PARKING
● BUFFER
■ RESIDENTIAL
■ COMMERCIAL
■ HOSPITALITY
■ FOOD & BEVERAGE
■ PAVILION
■ CONCESSIONS & RENTALS
■ KIOSK
A NORTH

VICINITY MAP
SCALE: 1" = 120'
0' 60' 120' 240'

PHASE 2 INCLUDES COMMERCIAL AND HOSPITALITY DEVELOPMENT.

THE RESPONSE ACTIVITY PLAN FOR THE SITE IS DESIGNED TO MITIGATE HUMAN AND ENVIRONMENTAL EXPOSURE PATHWAYS IN A MANNER THAT SUPPORTS REDEVELOPMENT AND REUSE OF THE PROPERTY. THE RESPONSE ACTIVITY PLAN HAS BEEN SUBMITTED FOR MDEQ REVIEW AND THE PLAN WILL BE IMPLEMENTED IN ACCORDANCE WITH MDEQ APPROVAL. AT THE CONCLUSION OF RESPONSE ACTIVITIES, HUMAN HEALTH AND ENVIRONMENTAL THREATS WITHIN THE PROPERTY BOUNDARIES WILL HAVE BEEN MITIGATED, CONSISTENT WITH THE PROPOSED MIXED RESIDENTIAL/COMMERCIAL/HOSPITALITY/PARK USES AND MDEQ APPROVAL.

PER NOWAK & FRAUS ENGINEERS, JOB NO. K168 REVISION DATE: 08-08-2018 REVISED BORDER SHEETS, SMITHGROUP RECEIVED 08-08-2018

GROSS LAND AREA CALCULATED TO THE EXISTING EDGE OF WATER DATED 02-01-2018: ±601,766 SQUARE FEET OR ±13.814 ACRES.

Part of Block 14, all of Blocks 15, 20, 21, 22 and 23 and vacated Fourth Street, vacated Fifth Street, vacated Hotel Alley, vacated Railroad Street and vacated River Street of Ormsby & Appleton to the Village (Now City) of Ann Arbor, being a part of the Southeast 1/4 of Section 20 and the Southwest 1/4 of Section 21, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan as recorded in Liber M of Deeds, page 191, Washtenaw County Records except land conveyed to the Michigan Central Railroad Company as recorded in Liber 86 of Deeds, page 105 and in Liber 450, page 79, Washtenaw County Records and the land between the Huron River (As Platted) and the water's edge of the existing Huron River, all being more particularly described as follows:

beginning at the Northwest corner of Lot 1 of said Block 14, thence South 20 degrees 01 minutes 45 seconds East along the North line of Michigan Central Railroad, 106.00 feet to the Southwest corner of Lot 1 of said Block 14; thence South 24 degrees 55 minutes 15 seconds East along the North line of Michigan Central Railroad, 99.00 feet to the Southwest corner of Lot 2 of said Block 14; thence South 29 degrees 38 minutes 55 seconds East, 18.61 feet to the intersection of the North line of the Michigan Central Railroad and the Southerly face of a steel seawall, as extended, also being the point of beginning; thence North 60 degrees 54 minutes 09 seconds East along said Southerly face of a steel seawall, 24.79 feet; thence the following two (2) courses along said the Southerly face: 1) 89.96 feet along the arc of a curve to the right, radius of 263.37 feet, central angle of 19 degrees 08 minutes 09 seconds, chord bearing North 71 degrees 46 minutes 28 seconds East, 89.95 feet and 2) South 69 degrees 37 minutes 45 seconds East, 11.66 feet to the end of said seawall, also being Point A'; thence Southeasterly along the water's edge of relocated Huron River 1540 feet, plus or minus, to a point on the West line of Broadway Street (98 feet wide); thence South 56 degrees 30 minutes 00 seconds West along said West line of Broadway Street, 22.00 feet, plus or minus, to a point being South 69 degrees 37 minutes 45 seconds East, 107.27 feet and North 72 degrees 18 minutes 19 seconds East, 175.00 feet and South 84 degrees 12 minutes 49 seconds East, 310.00 feet and thence South 56 degrees 30 minutes 00 seconds West, 127.54 feet, thence the following (13) thirteen courses along the northerly line of the Michigan Central Railroad: 1) North 33 degrees 30 minutes 00 seconds West, 50.00 feet and 2) South 56 degrees 30 minutes 00 seconds West, 77.14 feet, 3) 269.33 feet along the arc of a curve to the right, radius of 634.03 feet, central angle of 24 degrees 20 minutes 18 seconds, chord bears South 68 degrees 41 minutes 06 seconds West, 267.31 feet to a point on the centerline of said vacated Railroad Street, 4) North 61 degrees 55 minutes 00 seconds West along said centerline of vacated Railroad Street, 496.57 feet to a point on the centerline of said vacated Fifth Street, 5) South 31 degrees 03 minutes 43 seconds West along said centerline of Fifth Street, 74.65 feet, 6) North 60 degrees 15 minutes 43 seconds West, 174.80 feet, 7) North 51 degrees 15 minutes 43 seconds West, 147.00 feet, 8) North 47 degrees 45 minutes 43 seconds West, 43.00 feet to a point on the East line of said vacated Fourth Street, 9) South 26 degrees 28 minutes 38 seconds West, 3.00 feet to the Southwest corner of said Block 15, 10) North 38 degrees 58 minutes 32 seconds West, 72.40 feet to the Southerly corner of said Block 14, 11) North 39 degrees 01 minutes 45 seconds West, 98.00 feet to the Northwest corner of Lot 1 of said Block 14, 12) North 34 degrees 21 minutes 00 seconds West, 98.00 feet to the Northwest corner of Lot 4 of said Block 14, 13) North 29 degrees 38 minutes 55 seconds West, 80.39 feet to the point of beginning.

ATTACHED UNDER SEPARATE COVER BY ROWE PROFESSIONAL SERVICES CO.

PER CHAPTER 49, SECTION 4.58 ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME.

PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

3. THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BROWNFIELD PLAN TO THE CITY OF ANN ARBOR AND WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY.

APPLICATIONS ASSOCIATED WITH THIS ZONING/AREA PLAN INCLUDE

1. REZONING PETITION TO THE CITY OF ANN ARBOR.
2. LETTER OF MAP REVISION (LOMR) TO THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
3. BROWNFIELD PLAN TO THE CITY OF ANN ARBOR AND WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY.

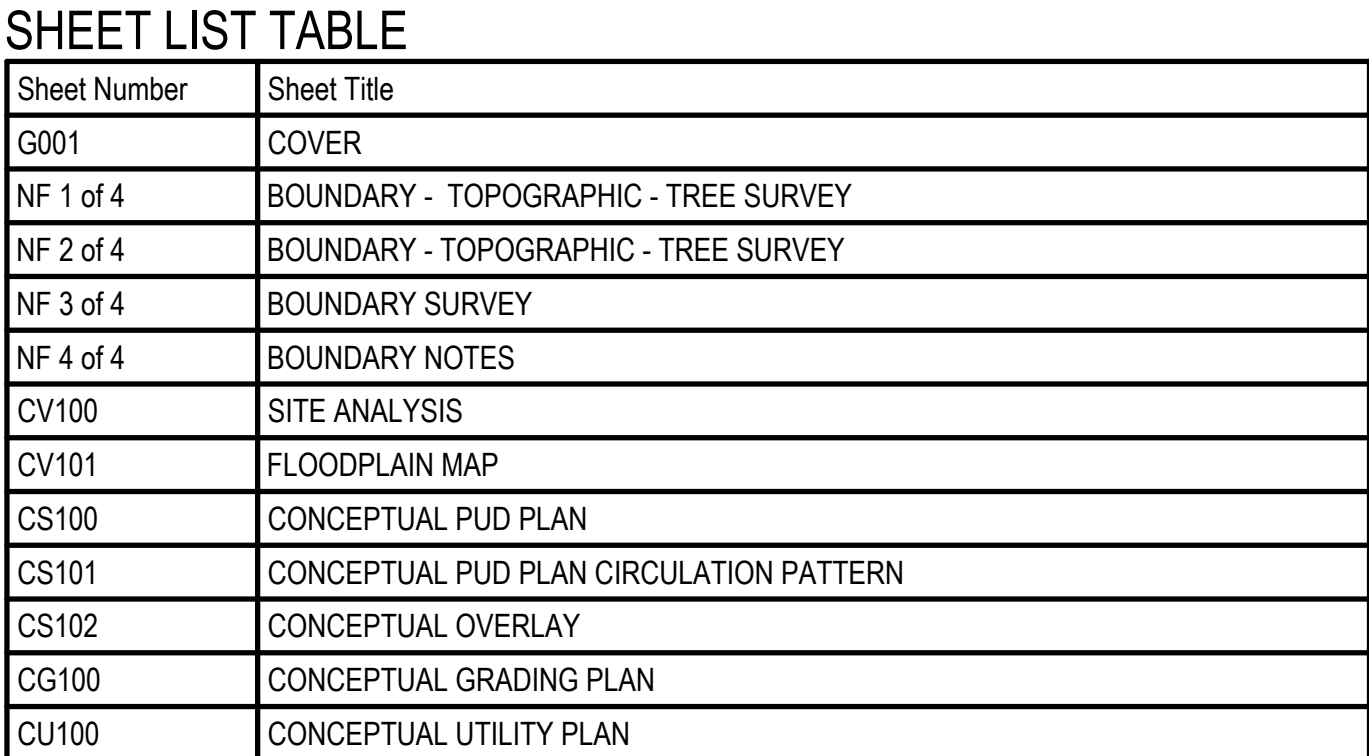
OWNER:
DETROIT EDISON
PROJECT MANAGER: JASON CLEMENS
1 ENERGY PLAZA,
DETROIT, MICHIGAN 48226
(313) 235-9714

CONSULTANTS:
ARCHITECT:
HAMILTON ANDERSON ASSOCIATES
1435 RANDOLPH ST.
STE 200
DETROIT, MI 48226
(313) 964-0270

SURVEYOR:
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342
(248) 332-7931

ENVIRONMENTAL:
SME
4219 WOODWARD AVE.
SUITE 204
DETROIT, MI 48201
(248)922-1000

TRAFFIC ENGINEER:
ROWE PROFESSIONAL SERVICES
COMPANY
 27260 HAGGERTY RD.
 SUITE A-7
 FARMINGTON HILLS, MI 48331

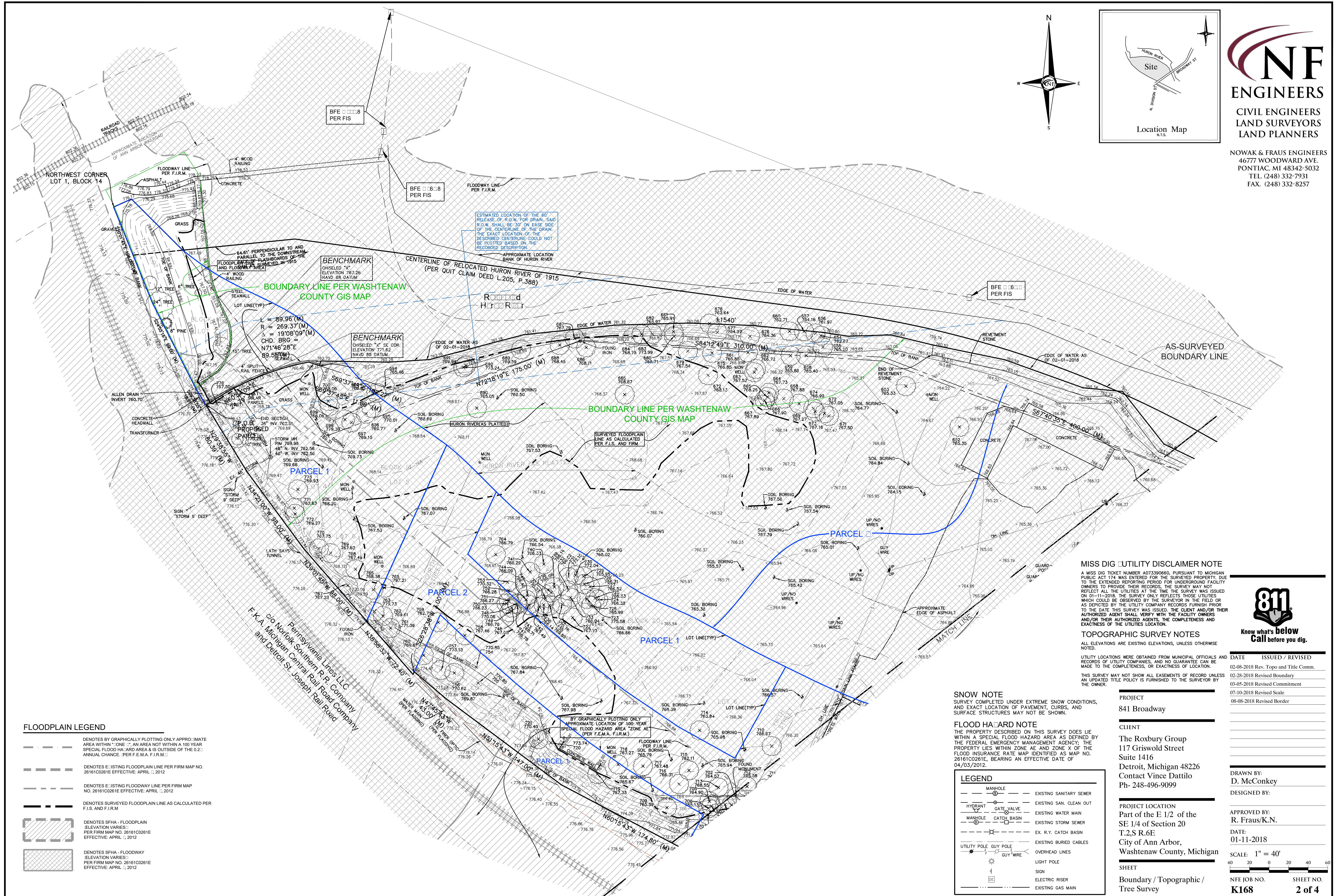


Sheet Number	Sheet Title
G001	COVER
NF 1 of 4	BOUNDARY - TOPOGRAPHIC - TREE SURVEY
NF 2 of 4	BOUNDARY - TOPOGRAPHIC - TREE SURVEY
NF 3 of 4	BOUNDARY SURVEY
NF 4 of 4	BOUNDARY NOTES
CV100	SITE ANALYSIS
CV101	FLOODPLAIN MAP
CS100	CONCEPTUAL PUD PLAN
CS101	CONCEPTUAL PUD PLAN CIRCULATION PATTERN
CS102	CONCEPTUAL OVERLAY
CG100	CONCEPTUAL GRADING PLAN
CU100	CONCEPTUAL UTILITY PLAN

ZONING	EXISTING M-1		PROPOSED PUD	
	Limited Industrial District		Campus/Business/Residential District	
	Allowable/ Required	Existing	Allowable/Required C1/AR	Proposed PUD
SITE USE	Per Permitted Use Table 5-15 (City of Ann Arbor Unified Development Code)	Vacant	Per Permitted Use Table 5-15 (City of Ann Arbor Unified Development Code)	Mixed Use (Refer to Proposed Use, Floor Area and Height Table for breakdown)
LOT AREA Gross	n/a	13.814 Acres	No Minimum	13.814 Acres
Net	0.29 Ac (13,000 SF) Minimum	13.814 Acres	No Minimum	13.814 Acres
FLOOR AREA (SF)	n/a	0.00	n/a	358,477
FAR - Floor Area Ratio (Floor area as a Percentage of Lot Area)	75%	0%	300% (600% w/ premiums) Max.	59.50%
FLOOR AREA per Non residential Use (SF)	n/a	n/a	No Maximum	101,300 SF
LOT SETBACKS Front	15' min, no max	n/a	10' Min, No Max.	15.68'
Side	0	n/a	Min. side of abutting residential district	n/a
Rear	0	n/a	Min. rear of abutting residential district	n/a
BUILDING Height	35'	0'	No Maximum	98'
Stories	n/a	n/a	No Maximum	n/a
PARKING - Vehicular	Per Off Street Parking Table 5-19 (City of Ann Arbor Unified Development Code)	0	452 (Incl. 7 standard and 2 van BF spaces) (See CS100 for details)	486 (incl. 7 standard and 2 van BF Spaces)
PARKING - Bicycle	Per Off Street Parking Table 5-19 (City of Ann Arbor Unified Development Code)	0	46 (16 A, 6 B, 24 C)	46
LANDSCAPING	There are no proposed deviations from landscape screening and buffer requirements.			

- a. EXISTING LAND USE AND ACTIVITY ON THE SITE, AN INVENTORY OF SITE CONDITIONS, DESCRIPTION OF NATURAL FEATURES LOCATION AND USE OF ALL EXISTING STRUCTURES ON THE SITE - SEE BOUNDARY/TOPOGRAPHIC/ TREE SURVEY.
- b. EXISTING AND PROPOSED VEHICULAR, PEDESTRIAN, AND BICYCLE WAY AND ACCESS TO POINTS - SEE SCHEMATIC CIRCULATION PATTERN
- c. UTILITY AVAILABILITY AND PROPOSED CONNECTIONS TOGETHER WITH ALL EXISTING PUBLIC RIGHTS-OF-WAY AND PUBLIC AND PRIVATE EASEMENTS - SEE TOPOGRAPHIC SURVEY AND SCHEMATIC AREA PLAN
- d. EXISTING AND PROPOSED GENERAL DRAINAGE PATTERN OF THE SITE AND ADJOINING AREA. THE SITE GENERALLY SLOPES TOWARDS THE HURON RIVER - SEE FLOODPLAIN MAP AND SCHEMATIC GRADING PLAN
- e. SUMMARY IN THE FORM OF AN OVERLAY SHOWING HOW THE PROPOSED LAND USE OR ACTIVITY RELATES TO THE GRAPHIC DESCRIPTION OF THE EXISTING SITE CONDITIONS - SEE SCHEMATIC OVERLAY AND ANALYSIS.

- a. COMPARISON CHART. - SEE COVER SHEET
- b. EXISTING AND PROPOSED TOPOGRAPHY - SEE BOUNDARY/TOPOGRAPHIC/ TREE SURVEY AND CONCEPTUAL GRADING PLAN.
- c. ORIENTATION AND LOCATION OF IMPROVEMENTS - SEE CONCEPTUAL PUD PLAN
- d. VERTICAL SECTION THROUGH THE SITE - SEE CONCEPTUAL GRADING PLAN.
- e. PROPOSED CIRCULATION PATTERNS - SEE CONCEPTUAL PUD CIRCULATION PLAN.
- f. PROPOSED SETBACKS LINES - SEE CONCEPTUAL PUD PLAN.
- g. NATURAL FEATURE AREAS - SEE TOPOGRAPHIC SURVEY AND SITE ANALYSIS PLAN.



MISS DIG UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER A073390660, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 01-11-2018. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

SNOW NOTE

SURVEY COMPLETED UNDER EXTREME SNOW CONDITIONS, AND EXACT LOCATION OF PAVEMENT, CURBS, AND SURFACE STRUCTURES MAY NOT BE SHOWN.

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE AE AND ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26161C0261E, BEARING AN EFFECTIVE DATE OF 04/03/2012.

LEGEND	
MANHOLE	EXISTING SANITARY SEWER
HYDRANT	EXISTING SAN. CLEAN OUT
MANHOLE	EXISTING WATER MAIN
CATCH BASIN	EXISTING STORM SEWER
UTILITY POLE	EX. R.Y. CATCH BASIN
GUY POLE	EXISTING BURIED CABLES
GUY WIRE	OVERHEAD LINES
SIGN	LIGHT POLE
ELECTRIC RISER	SIGN
EXISTING GAS MAIN	ELECTRIC RISER



Know what's below
Call before you dig.

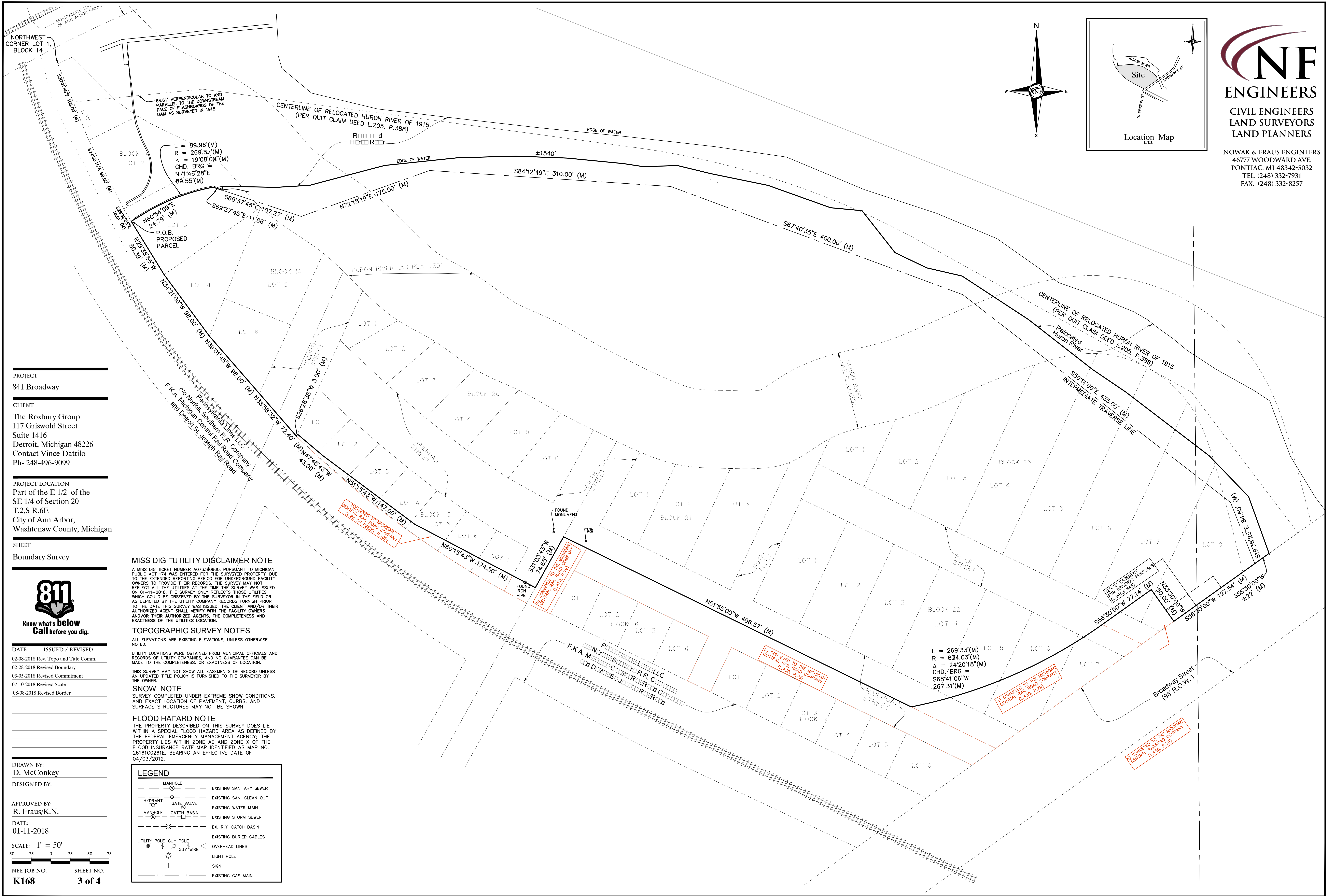
DATE	ISSUED / REVISED
02-08-2018 Rev. Topo and Title Comm.	
02-28-2018 Revised Boundary	
03-05-2018 Revised Commitment	
07-10-2018 Revised Scale	
08-08-2018 Revised Border	

PROJECT
841 Broadway
CLIENT
The Roxbury Group 117 Griswold Street Suite 1416 Detroit, Michigan 48226 Contact Vince Dattilo Ph- 248-496-9099

DRAWN BY:
D. McConkey
DESIGNED BY:
APPROVED BY:
R. Fraus/K.N.
DATE:
01-11-2018
SCALE: 1" = 40'
40 20 0 20 40 60
NFE JOB NO.
K168
SHEET NO.
2 of 4

FLOODPLAIN LEGEND

- DENOTES BY GRAPHICALLY PLOTTING ONLY APPROXIMATE AREA WITHIN "ONE" - AN AREA NOT WITHIN A 100 YEAR SPECIAL FLOOD HAZARD AREA IS OUTSIDE OF THE 0.2% ANNUAL CHANCE. PER F.E.M.A. F.I.R.M.
- DENOTES EXISTING FLOODPLAIN LINE PER FIRM MAP NO. 26161C0261E EFFECTIVE: APRIL 03, 2012
- DENOTES EXISTING FLOODWAY LINE PER FIRM MAP NO. 26161C0261E EFFECTIVE: APRIL 03, 2012
- DENOTES EXISTING FLOODPLAIN LINE AS CALCULATED PER F.I.S. AND F.I.R.M.
- DENOTES SFHA - FLOODPLAIN ELEVATION VARIES: PER FIRM MAP NO. 26161C0261E EFFECTIVE: APRIL 03, 2012
- DENOTES SFHA - FLOODWAY ELEVATION VARIES: PER FIRM MAP NO. 26161C0261E EFFECTIVE: APRIL 03, 2012



LEGAL DESCRIPTION - PER CLIENT REQUEST:

Part of Block 14, all of Blocks 15, 20, 21, 22 and 23 and vacated Fourth Street, vacated Fifth Street, vacated Hotel Alley, vacated Railroad Street and vacated River Street of ORMSBY & PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, being a part of the Southeast 1/4 of Section 20 and the Southwest 1/4 of Section 21, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan as recorded in Liber M of Deeds, Page 191, Washtenaw County Records except land conveyed to the Michigan Central Railroad Company as recorded in Liber 86 of Deeds, page 105 and in Liber 450, page 79, Washtenaw County Records and the land between the Huron River (As Platted) and the water's edge of the existing Huron River, all being more particularly described as follows:

Beginning at the Northwest corner of Lot 1 of said Block 14, thence South 20 degrees 01 minutes 45 seconds East along the North line of Michigan Central Railroad, 106.00 feet to the Southwest corner of Lot 1 of said Block 14; thence South 24 degrees 55 minutes 15 seconds East along the North line of Michigan Central Railroad, 99.00 feet to the Southwest corner of Lot 2 of said Block 14; thence South 29 degrees 38 minutes 55 seconds East, 18.61 feet to the intersection of the North line of the Michigan Central Railroad and the Southerly face of a steel seawall, as extended, also being the point of beginning; thence North 60 degrees 54 minutes 09 seconds East along said Southerly face of a steel seawall, 24.79 feet; thence the following two (2) courses along said the Southerly face: 1) 89.96 feet along the arc of a curve to the right, radius of 269.37 feet, central angle of 19 degrees 08 minutes 09 seconds, chord bearing North 71 degrees 46 minutes 28 seconds East, 69.55 feet and 2) South 69 degrees 37 minutes 45 seconds East, 11.66 feet to the end of said seawall, also being Point 'A'; thence Southeasterly along the water's edge of relocated Huron River 1540 feet, plus or minus, to a point on the West line of Broadway Street (98 feet wide); thence South 56 degrees 30 minutes 00 seconds West along said West line of Broadway Street, 22.00 feet, plus or minus, to a point being South 69 degrees 37 minutes 45 seconds East, 107.27 feet; and North 72 degrees 18 minutes 19 seconds East, 175.00 feet and South 84 degrees 12 minutes 49 seconds East, 310.00 feet and South 67 degrees 40 minutes 35 seconds East, 400.00 feet and South 50 degrees 11 minutes 00 seconds East, 435.00 feet and South 19 degrees 36 minutes 25 seconds East, 84.50 feet from said Point 'A'; thence continuing along said West line South 56 degrees 30 minutes 00 seconds West, 127.54 feet; thence the following (13) thirteen courses along the northerly line of the Michigan Central Railroad: 1) North 33 degrees 30 minutes 00 seconds West, 50.00 feet, 2) South 56 degrees 30 minutes 00 seconds West, 77.14 feet, 3) 269.33 feet along the arc of a curve to the right, radius of 634.03 feet, central angle of 24 degrees 20 minutes 18 seconds, chord bears South 68 degrees 41 minutes 06 seconds West, 267.31 feet to a point on the centerline of said vacated Railroad Street, 4) North 61 degrees 55 minutes 00 seconds West along said centerline of vacated Railroad Street, 496.57 feet to a point on the centerline of said vacated Fifth Street, 5) South 31 degrees 03 minutes 43 seconds West along said centerline of Fifth Street, 74.65 feet, 6) North 60 degrees 15 minutes 43 seconds West, 174.80 feet, 7) North 51 degrees 15 minutes 43 seconds West, 147.00 feet, 8) North 47 degrees 45 minutes 43 seconds West, 43.00 feet to a point on the East line of said vacated Fourth Street, 9) South 26 degrees 28 minutes 38 seconds West, 3.00 feet to the Southwest corner of said Block 15, 10) North 38 degrees 58 minutes 32 seconds West, 72.40 feet to the Southerly corner of said Block 14, 11) North 39 degrees 01 minutes 45 seconds West, 98.00 feet to the Northwest corner of Lot 6 of said Block 14, 12) North 34 degrees 21 minutes 00 seconds West, 98.00 feet to the Northwest corner of Lot 4 of said Block 14, 13) North 29 degrees 38 minutes 55 seconds West, 80.39 feet to the point of beginning.

PARCEL 1, 2 AND 3 ALL DESCRIBED BY SURVEY AS FOLLOWS:

Blocks 14, 15, 20, 21, 22 and 23 and vacated Fourth Street, vacated Fifth Street, vacated Hotel Alley, vacated Railroad Street and vacated River Street of ORMSBY & PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, being a part of the Southeast 1/4 of Section 20 and the Southwest 1/4 of Section 21, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber M of Deeds, Page 191, Washtenaw County Records, EXCEPT land conveyed to the Michigan Central Railroad Company as recorded in Liber 86 of Deeds, page 105 and in Liber 450, page 79, Washtenaw County Records and the land between the Huron River (As Platted) and the centerline of the relocated Huron River as described in Quit Claim Deed recorded in Liber 205 of Deeds, page 388, Washtenaw County Records, all being more particularly described as follows:

Beginning at the Northwest corner of Lot 1 of said Block 14; thence North 67 degrees 57 minutes 06 seconds East along the North line of said Block 14, 20 feet more or less to the Huron River (As Platted); thence South 43 degrees 03 minutes 05 seconds East along the East line of said Block 14, 74.05 feet to Point 'A', said point being 64.61 feet from and perpendicular to the downstream face of the flashboards of the concrete dam across the river at a point midway between the face of the retaining walls of said dam as surveyed in 1915 according to said Quit Claim Deed as recorded in Liber 205 of Deeds, page 388; thence the following (5) five courses along the centerline of the relocated Huron River: 1) North 86 degrees 18 minutes 30 seconds East, also being 64.61 feet from and perpendicular to the downstream face of said flashboards, as surveyed in 1915 according to the Quit Claim Deed as recorded in Liber 205 of Deeds, page 388, 115.39 feet, 2) South 80 degrees 19 minutes 30 seconds East, 560.44 feet, 3) 394.17 feet along the arc of a curve to the right, radius of 1054.92 feet, central angle of 21 degrees 24 minutes 31 seconds, chord bearing of South 69 degrees 36 minutes 45 seconds East, 391.88 feet, 4) South 58 degrees 54 minutes 30 seconds East, 391.90 feet and 5) South 35 degrees 05 minutes 27 seconds East, 226.38 feet to the intersection of the centerline of the Huron River and the West line of Broadway Street (98 feet wide); thence South 56 degrees 30 minutes 00 seconds West along the West line of Broadway Street, 88.00 feet to a point being distant of South 35 degrees 24 minutes 00 seconds East, 240.00 feet and North 71 degrees 23 minutes 00 seconds East, 280.00 feet and South 84 degrees 46 minutes 00 seconds East, 310.00 feet and South 67 degrees 05 minutes 00 seconds East, 400.00 feet and South 50 degrees 11 minutes 00 seconds East, 435.00 feet and South 19 degrees 36 minutes 25 seconds East, 84.50 feet along a Traverse Line from said Point 'A'; thence continuing along the West line of said Broadway Street, South 56 degrees 30 minutes 00 seconds West, 127.54 feet; thence the following (15) fifteen courses along the Northerly line of the Michigan Central Railroad: 1) North 33 degrees 30 minutes 00 seconds West, 50.00 feet, 2) South 56 degrees 30 minutes 00 seconds West, 77.14 feet, 3) 269.33 feet along the arc of a curve to the right, radius of 634.03 feet, central angle of 24 degrees 20 minutes 18 seconds, chord bears South 68 degrees 41 minutes 06 seconds West, 267.31 feet to a point on the centerline of said vacated Railroad Street, 4) North 61 degrees 55 minutes 00 seconds West along said centerline of vacated Railroad Street, 496.57 feet to a point on the centerline of said vacated Fifth Street, 5) South 31 degrees 03 minutes 43 seconds West along said centerline of Fifth Street, 74.65 feet, 6) North 60 degrees 15 minutes 43 seconds West, 174.80 feet, 7) North 51 degrees 15 minutes 43 seconds West, 147.00 feet, 8) North 47 degrees 45 minutes 43 seconds West, 43.00 feet to a point on the East line of said vacated Fourth Street, 9) South 26 degrees 28 minutes 38 seconds West, 3.00 feet to the Southwest corner of said Block 15, 10) North 38 degrees 58 minutes 32 seconds West, 72.40 feet to the Southerly corner of said Block 14, 11) North 39 degrees 01 minute 45 seconds West, 98.00 feet to the Northwest corner of Lot 6 of said Block 14, 12) North 34 degrees 21 minutes 55 seconds West, 99.00 feet to the Northwest corner of Lot 3 of said Block 14, 14) North 24 degrees 55 minutes 15 seconds West, 99.00 feet to the Northwest corner of Lot 2 of said Block 14 and 15) North 20 degrees 01 minute 45 seconds West, 106.00 feet to the Point of Beginning.

LEGAL DESCRIPTION - PER TITLE COMMITMENT

The land situated in the County of Washtenaw, City of Ann Arbor, State of Michigan, is described as follows:

PARCEL 1: Blocks 14,15 and 20, ORMSBY & PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, according to the plat thereof as recorded in Liber M of Deeds, page 191, Washtenaw County Records, EXCEPTING THEREFROM, a piece of land lying along the South end or side of said Blocks, conveyed to the Michigan Central Railroad Company as recorded in Liber 86 of Deeds, page 105, Washtenaw County Records, and described as follows: Commencing at a point on the Northerly line of the Michigan Central Railroad right-of-way Fifty (50) feet Easterly from the West line of Fifth (5th) Ave. as originally platted; thence curving to the right on a curve of Twelve Hundred and Seven (1207) feet radius, a distance of Fifty (50) feet to a point on the West line of said Ave. which point is the Southeast corner of Lot Seven (7), in Block Fifteen (15), ORMSBY & PAGE'S ADDITION; thence on a continuation of said curve a distance of Three Hundred Forty-two and One-half (342 1/2) feet, more or less, to the East line of Fourth (4th) Ave., as originally platted; thence Northerly on the East line of said Fourth Ave., a distance of Three (3) feet; thence South Forty-eight (48) degrees East a distance of Forty-three (43) feet; thence South Fifty-one and One-half (51 1/2) degrees East, a distance of One Hundred Forty-seven (147) feet to a stake; thence South Sixty and One-half (60 1/2) degrees East, a distance of One Hundred Fifty (150) feet, more or less, to a stake on the Westerly line of said Fifth (5th) Ave; thence Southerly on the Westerly line of said Fifth (5th) Ave. a distance of Twenty-three feet Nine inches (23' 9") to the Southeast corner of Lot Seven (7) aforesaid, which circumscribes by the foregoing description the piece of ground hereby conveyed on the Southerly side of said Block Fifteen.

PARCEL 2: Blocks 21,22, and 23, ORMSBY & PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, according to the plat thereof as recorded in Liber M of Deeds, page 191, Washtenaw County Records and the lands lying within the boundaries of Fifth Street, Fourth Street, Hotel Alley, Railroad Street,

EXCEPTING THEREFROM, portion conveyed to the Michigan Central Rail Road Company as recorded in Liber 450, page 79, Washtenaw County Records, and described as follows:

a) Beginning at the intersection of the West line of Broadway Street with the center line of Railroad Street as originally platted; thence Westerly One Hundred Twenty-one (121) feet along the center line of said Railroad Street to a point; thence Northerly Two Hundred Twenty-seven (227) feet on a curve of Twelve (12) degrees and Four (4) minutes to the left, to a point on the center line of River Street as originally platted Fifty (50) feet distant measured at right angles from the West line of Broadway; thence Easterly along the center line of said River Street Fifty-seven (57) feet to the West line of Broadway; thence Southerly along the West line of Broadway to Place of Beginning; said place of land being part of Lots 5, 6 and 7 of Block 22 of ORMSBY & PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, recorded July 4th, 1838, in Liber M of Deeds, page 191,

b) The Southerly half (S 1/2) of closed portion of Railroad Street adjacent to Blocks 16 and 17, ORMSBY & PAGE'S ADDITION, as originally platted and the alley between Blocks Sixteen (16) and Seventeen (17),

c) So much of the East half (1/2) of Fifth (5th) Ave. as originally platted as lies Southerly of the center line of Railroad Street an originally platted, Westerly of and adjacent to Lot One (1), Block sixteen (16) of ORMSBY & PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR and so much of the West half (W 1/2) of Fifth (5th) Ave. an originally platted, lying Easterly of and adjacent to the Southerly Twenty-three and Seventy-five Hundredths (23.75) feet of Lot Seven (7), Block Fifteen (15) of said ORMSBY & PAGE'S ADDITION, and

d) A strip of land fifty (50) feet in width measured at right angles from the West line of Broadway extending Northerly from the centerline of River Street as originally platted to the Huron River, the same being part of Lots 7 and 8 of Block 23 of ORMSBY AND PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, according to the plat thereof as recorded in Liber M of Deeds, page 191, Washtenaw County records. ALSO: Beginning at a point on the Northerly line of Broadway Street which is located fifty (50) feet Northeastly, measured along said street line, from its intersection with the centerline of River Street as originally platted; thence Northeastly, along the Northerly line of Broadway Street, a distance of one hundred thirty (130) feet, more or less, to the Huron River; thence Northerly, at right angles to the Northerly line of Broadway Street, a distance of fifty (50) feet; thence Southerly, at an equal distance from and parallel to the Northerly line of Broadway Street, a distance of one hundred thirty (130) feet, more or less; thence Southeastly, at right angles to the last described course, a distance of fifty (50) feet to the place of beginning, and being a part of Lots Seven (7) and Eight (8) of Block Twenty-three (23) of ORMSBY AND PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, being a part of the Southeast 1/4 of Section 20 and the Southwest 1/4 of Section 21, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan as recorded in Liber M of Deeds, Page 191, Washtenaw County records.

PARCEL 3: All that certain piece or parcel of land situate and being a portion of the East 1/2 of the Southeast 1/4 of Section 20, Town 2 South, Range 6 East, City of Ann Arbor and a portion of the West 1/2 of the Southeast 1/4 of Section 21, Town 2 South, Range 6 East, City of Ann Arbor, lying North of the above described land and South of the Huron River.

TITLE NOTES

SUBJECT TO:

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.

2. EASEMENTS, ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

7. PERMANENT TELECOMMUNICATIONS EASEMENT IN FAVOR OF WHICHEVER OF SPRINT COMMUNICATIONS COMPANY L.P., QWEST COMMUNICATIONS COMPANY, LLC, LEVEL 3 COMMUNICATIONS, LLC, AND WTEL COMMUNICATIONS, LLC, AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN LIBER 4953, PAGE 364 AND IN LIBER 5000, PAGE 560. [THE LOCATION OF SAID EASEMENT(S) COULD NOT BE LOCATED; DOCUMENT DESCRIBES A 20' WIDE EASEMENT, NO MORE THAN 10' ON EACH SIDE OF THE DESCRIBED TELECOMMUNICATIONS CABLE SYSTEM THE EXACT LOCATION OF THE TELECOMMUNICATIONS CABLE SYSTEM AND EASEMENT ARE ARE NOT DESCRIBED AND ARE NOT KNOWN].

8. RIGHTS OF OTHERS OVER THAT PORTION OF THE LAND USED AS INGRESS AND EGRESS TO OTHER LANDS, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 966, PAGE 645. [SAID EASEMENT IS PLOTTED HEREON].

9. RELEASE OF RIGHT OF WAY IN FAVOR OF COUNTY OF WASHTENAW AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 525, PAGE 635. [THE ESTIMATED LOCATION OF SAID 60' R.O.W. IS SHOWN HEREON]

10. ANY RIGHTS, TITLE INTEREST OR CLAIM THEREOF TO THAT PORTION OF THE LAND TAKEN, USED OR GRANTED FOR STREETS, ROADS OR HIGHWAYS.

11. RIGHTS OF THE UNITED STATES, STATE OF MICHIGAN AND THE PUBLIC FOR COMMERCE, NAVIGATION, RECREATION AND FISHERY, IN ANY PORTION OF THE LAND COMPRISING THE BED OF HURON RIVER, OR LAND CREATED BY FILL OR ARTIFICIAL ACCRETION.

13. RIGHTS OF UPPER AND LOWER ADJUTING RIPARIAN OWNERS AND THE PUBLIC GENERALLY IN AND TO THE WATERS OF HURON RIVER AND TO THE UNINTERRUPTED NATURAL FLOW THEREOF, FREE OF POLLUTION FROM INSURED PREMISES, AND SUBJECT TO THE POSSIBILITY OF AVULSION, AND TO THE POSSIBILITIES OF ACCRETION, EROSION, RELICTION AND SUBMERGENCE WHICH MIGHT CHANGE BOUNDARIES ESTABLISHED BY SAID RIVER.

14. LOSS OR DAMAGE ARISING OUT OF ANY DISCREPANCY BETWEEN THE LEGAL DESCRIPTION OF THE PROPERTY AS INSURED AND THE LEGAL DESCRIPTION OF THE PROPERTY AS ASSESSED ON THE WASHTENAW COUNTY TAX ROLLS.

15. INTEREST OF OTHERS IN OIL, GAS AND MINERAL RIGHTS, IF ANY, RECORDED IN THE PUBLIC RECORDS.

16. INTEREST, IF ANY, OF THE UNITED STATES, STATE OF MICHIGAN, OR ANY POLITICAL SUBDIVISION THEREOF, IN THE OIL, GAS AND MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE CAPTIONED LAND.

17. RIGHTS OF TENANTS, IF ANY, UNDER ANY UNRECORDED LEASES.

19. THE RIGHTS OF CO-OWNERS AND ADMINISTERING BODY AS SET FORTH IN THE MASTER DEED AND ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED, THE RIGHTS OF CO-OWNERS AND THE ADMINISTERING BODY, EASEMENTS, RESTRICTIONS AND OTHER TERMS, COVENANTS AND CONDITIONS SET FORTH IN THE MASTER DEED AND EXHIBITS THERETO RECORDED IN LIBER _____, PAGE _____, WASHTENAW COUNTY RECORDS, AND ANY AMENDMENTS THERETO.

20. INTERSET OF THE CITY OF ANN ARBOR DISCLOSED AS OWNER ON THE CITY OF ANN ARBOR TAX ASSESSMENT FOR TAX ITEM No. 09-09-20-401-010.

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. 795853, REVISION E, WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2018, DATE PRINTED MARCH 5, 2018, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

SITE DATA

GROSS LAND AREA CALCULATED TO THE EXISTING EDGE OF WATER DATED 02-01-2018:
±601,766 SQUARE FEET OR ±13.814 ACRES.

SURVEYOR'S NOTE:

The land referred to in the Title Commitment File No. 795853, described as Parcels 1, 2 & 3 are based upon the following deed from the Ann Arbor Gas Co. to Washtenaw Gas Co. recorded March 10, 1913, in Liber 191, Page 105 of the Washtenaw County Records and a warranty deed from Washtenaw Gas Company to Michigan Consolidated Gas Company recorded September 20, 1938, in Liber 334, Page 324 of the Washtenaw County Records (the deeds excepting portions of the property have been omitted for the purpose of this note). The Parcel 3 legal description does not to address the Quit Claim Deed from the Detroit Edison Co. to the Washtenaw Gas Co., recorded February 5, 1919, in Liber 205, Page 388 of the Washtenaw County Records which describes the property in Parcel 3 and was not part of the commitment or records provided. It should, however, be noted that said 1938 warranty deed does in paragraph 6 incorporate said Quit Claim Deed. As a result, the centerline of the New Channel as described & depicted on the survey, Liber 205, Page 389, is the proper north line of Parcel 3. By virtue of said Quit Claim Deed Michigan Consolidated Gas Company owns all the land north of Parcels 1 and 2 to the described centerline of the New Channel. The Title Company should review the survey along with the aforesaid deed to determine if the legal description for Parcel 3 should be redrafted accordingly.

PROJECT

841 Broadway

CLIENT

The Roxbury Group
117 Griswold Street
Suite 1416
Detroit, Michigan 48226
Contact Vince Dattilo
Ph- 248-496-9099

PROJECT LOCATION

Part of the E 1/2 of the
SE 1/4 of Section 20
T.2,S R.6E
City of Ann Arbor,
Washtenaw County, Michigan

SHEET

Boundary Notes



DATE

ISSUED / REVISED

02-08-2018 Rev. Topo and Title Comm.

02-28-2018 Revised Boundary

03-05-2018 Revised Commitment

07-10-2018 Revised Scale

08-08-2018 Revised Border

DRAWN BY:

D. McConkey

DESIGNED BY:

APPROVED BY:

R. Fraus/K.N.

DATE:

01-11-2018

SCALE: 1" = 40'



NFE JOB NO.

K168

SHEET NO.

4 of 4

HAMILTON ANDERSON
1435 RANDOLPH STREET, STE 200
DETROIT, MI 48226

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SEALS AND SIGNATURES

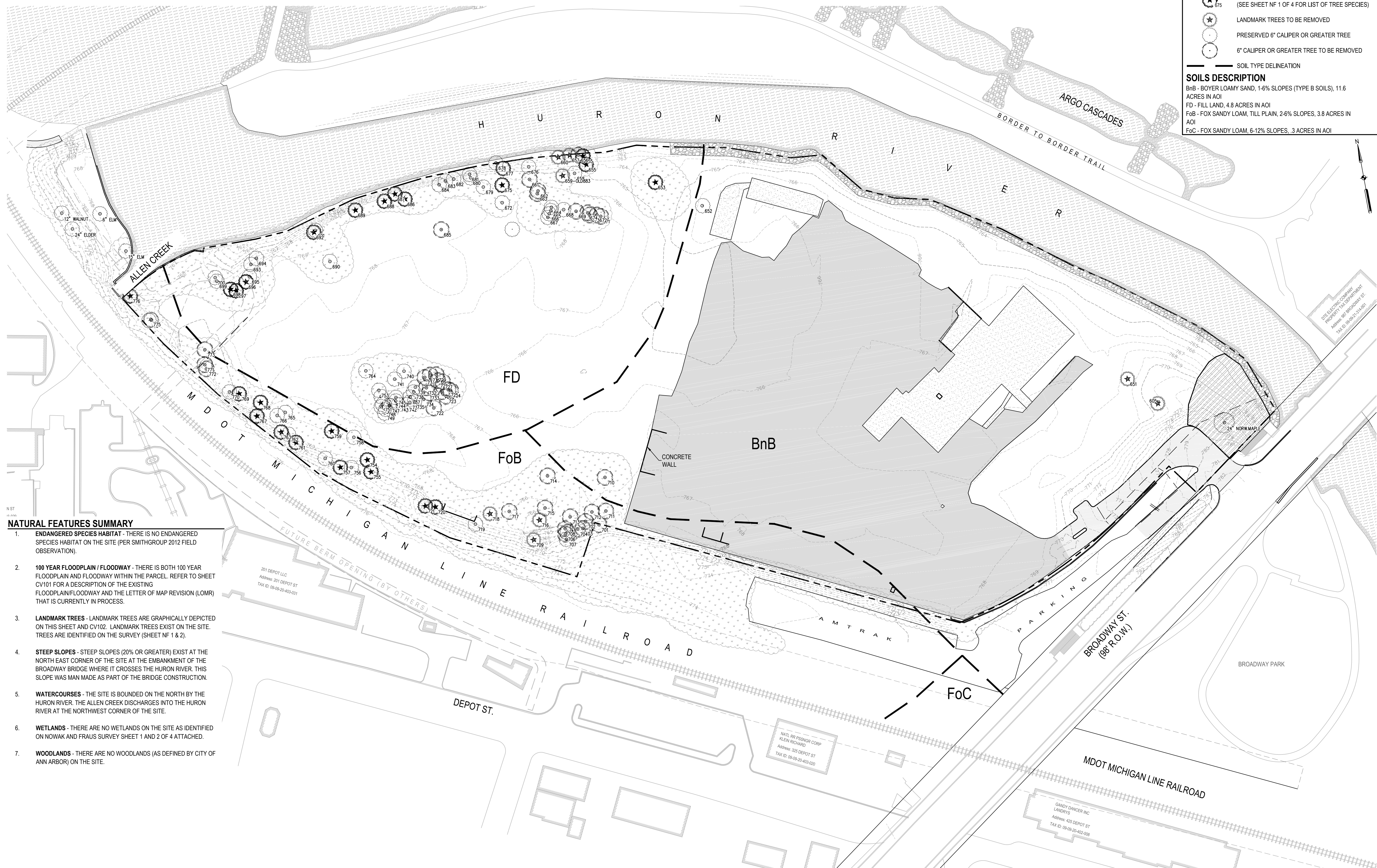
KEY PLAN

SCALE 10420

PROJECT NUMBER _____

DRAWING NUMBER

CV100



NATURAL FEATURES SUMMARY

1. **ENDANGERED SPECIES HABITAT** - THERE IS NO ENDANGERED SPECIES HABITAT ON THE SITE (PER SMITHGROUP 2012 FIELD OBSERVATION).
2. **100 YEAR FLOODPLAIN / FLOODWAY** - THERE IS BOTH 100 YEAR FLOODPLAIN AND FLOODWAY WITHIN THE PARCEL. REFER TO SHEET CV101 FOR A DESCRIPTION OF THE EXISTING FLOODPLAIN/FLOODWAY AND THE LETTER OF MAP REVISION (LOMR) THAT IS CURRENTLY IN PROCESS.
3. **LANDMARK TREES** - LANDMARK TREES ARE GRAPHICALLY DEPICTED ON THIS SHEET AND CV102. LANDMARK TREES EXIST ON THE SITE. TREES ARE IDENTIFIED ON THE SURVEY (SHEET NF 1 & 2).
4. **STEEP SLOPES** - STEEP SLOPES (20% OR GREATER) EXIST AT THE NORTH EAST CORNER OF THE SITE AT THE EMBANKMENT OF THE BROADWAY BRIDGE WHERE IT CROSSES THE HURON RIVER. THIS SLOPE WAS MADE AS PART OF THE BRIDGE CONSTRUCTION.
5. **WATERCOURSES** - THE SITE IS BOUNDED ON THE NORTH BY THE HURON RIVER. THE ALLEN CREEK DISCHARGES INTO THE HURON RIVER AT THE NORTHWEST CORNER OF THE SITE.
6. **WETLANDS** - THERE ARE NO WETLANDS ON THE SITE AS IDENTIFIED ON NOWAK AND FRAUS SURVEY SHEET 1 AND 2 OF 4 ATTACHED.
7. **WOODLANDS** - THERE ARE NO WOODLANDS (AS DEFINED BY CITY OF ANN ARBOR) ON THE SITE.

THE BROADWAY PARK DESIGN TEAM IS REQUESTING A REVISION TO THE PREVIOUSLY ESTABLISHED FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100-YEAR FLOODPLAIN AND FLOODWAY DESIGNATION BASED UPON UPDATED EXISTING SITE TOPOGRAPHY AND AN EXISTING CONDITIONS HYDRAULIC ANALYSIS. THIS INFORMATION IS BEING PROVIDED TO SECURE A LETTER OF MAP REVISION (LOMR) FROM FEMA AND APPROVAL FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ).

- - - - - PROPERTY BOUNDARY
 [Grey Box] ASPHALT PAVEMENT
 [White Box] CONCRETE PAVEMENT
 - - - - - PENDING FLOODWAY LOMR
 - - - - - PENDING FLOODPLAIN LOMR
 [Orange Box] FLOODPLAIN PER F.I.R.M.
 [Green Box] FLOODWAY F.I.R.M.
 [Arrow] FLOW ARROW

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:
THE ROXBURY GROUP
ON BEHALF OF:
**LOWER TOWN
PARTNERS, LLC**

201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
734.662.4457
www.smithgroupjjr.com

HAMILTON ANDERSON
1435 RANDOLPH STREET, STE 200
DETROIT, MI 48226

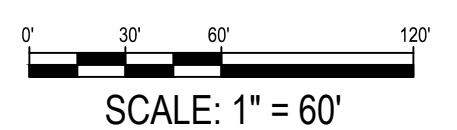
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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE
FLOODPLAIN MAP

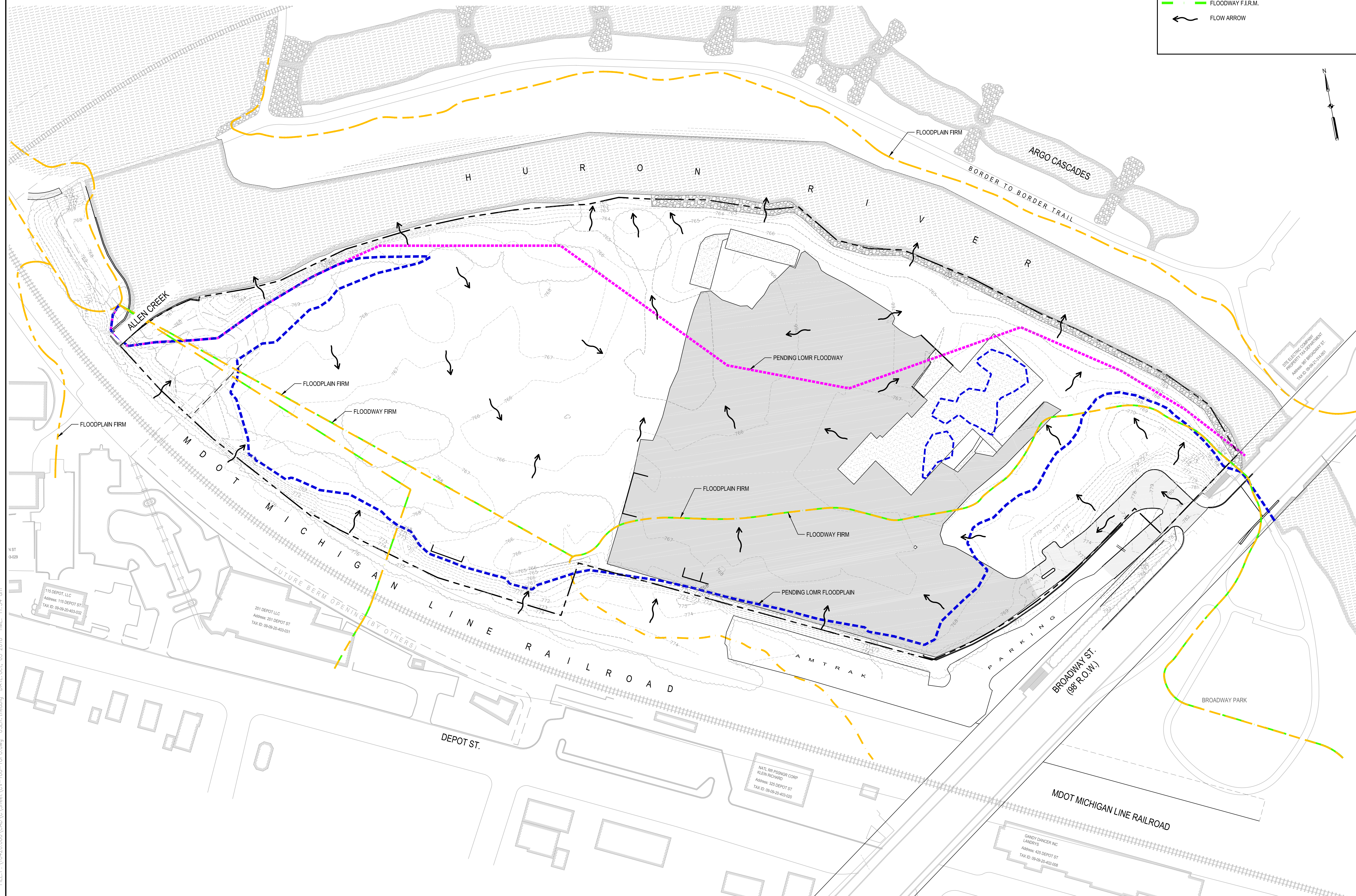


SCALE 10420

PROJECT NUMBER

DRAWING NUMBER

CV101



FILE: P:\10420.000\CAD\C\Sheet\CV-100-TOP0.dwg USER: treubig DATE: Oct, 05 2018 TIME: 11:54 am

PROJECT USE - DEFINED			USE CLASSIFICATION	VEHICULAR PARKING REQUIRED*	COUNT	BIKE PARKING REQUIRED	Type A	Type B	Type C
Residential Uses	104	units	Multiple-family Dwelling	1.5 space per unit	156	1 space/5 units (50% A and 50% C)	11		11
Hotel Rooms	132	rooms	Hotels/motels	1 space / room	132	1 space/30 rooms (100% A)	5		
Restaurant/Brewery	5000	SF	Restaurants	1 space per 100 SF floor area	50	1 space/750 SF (50% B and 50% C)		3	4
	5000	SF	Limited manufacturing, research and development labs	1 space per 600 SF floor area	8	1 space/6000 SF (100% B)		1	
Commercial/Retail	8,500	SF	Retail stores/centers less than 300,000 SF	1 space per 310 SF floor area	27	1 space/3000 SF (50% B and 50% C)		2	1
Pavilion (Incl. Concessions)	7,800	SF	Dance halls, assembly halls and convention halls	1 space per 100 SF floor area	78	1 space/1000 SF (100% C)			8
				TOTAL REQUIRED	451		16	6	24
				Structured - L1 + L2	276				
				Surface (including on-street)	210				
				TOTAL PROVIDED	486				
General Recreation (Including Skating and Livery)			N/A	Estimated Demand	35				
				Total Additional Provided	35				

NOTES

1. PARKING WILL BE ALLOWED ON EACH SIDE OF THE ROAD IN DESIGNATED PARKING SPOTS. TWO PARKING LOTS WILL BE AVAILABLE ON THE EAST AND WEST SIDE OF THE SITE AS WELL AS THE TOP LEVEL OF THE PARKING DECK FOR HOTEL, FOOD AND BEVERAGE, RETAIL AND PAVILION PATRONS. THE FIRST FLOOR OF THE PARKING DECK WILL BE RESERVED FOR RESIDENTS. THE SOUTHERN PARKING LOT WILL BE RESERVED FOR VALET PARKING FOR HOSPITALITY USE.

Diagram illustrating the proposed street layout and materials:

- LANDMARK TREES
- PROPOSED BRUSH LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- RETAINING WALL
- STANDARD CURB AND GUTTER
- SETBACK LINE
- DECK
- PERMEABLE PAVEMENT

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:
THE ROXBURY GROUP
ON BEHALF OF:
LOWER TOWN
PARTNERS, LLC

SMITHGROUP

201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
734.662.4457
www.smithgroupjjr.com

HAMILTON ANDERSON
1435 RANDOLPH STREET, STE 200
DETROIT, MI 48226

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SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
CONCEPTUAL PUD PLAN



SCALE 10420

PROJECT NUMBER




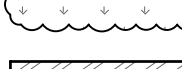
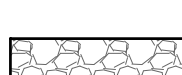



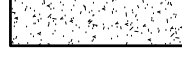
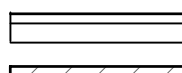
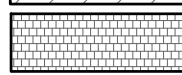






CS100

DRAWING NUMBER

CONCEPTUAL OVERLAY NOTES

1. THE BASE SURVEY WAS PREPARED BY NOWAK FRAUS IN JANUARY 2018.
2. APPROXIMATELY 9 LANDMARK TREES TO BE REMOVED.

LEGEND

- | | |
|---|--|
|  | PROPERTY BOUNDARY |
|  | PENDING FLOODWAY LOMR |
|  | PENDING FLOODPLAIN LOMR |
|  | BRUSH (APPROX. LIMITS PER 2018 AERIAL PHOTOGRAPHY) |
|  | STEEP SLOPES GREATER THAN 20% (PER CITY OF ANN ARBOR NATURAL FEATURES ORDINANCE) |
|  | EXISTING RIPRAP |
|  | LANDMARK TREES TO REMAIN
(SEE SHEET NF 1 OF 4 FOR LIST OF TREE SPECIES) |
|  | LANDMARK TREES TO BE REMOVED |
|  | PRESERVED 6" CALIPER OR GREATER TREE |
|  | 6" CALIPER OR GREATER TREE TO BE REMOVED |
|  | ASPHALT PAVEMENT |
|  | CONCRETE PAVEMENT |
|  | RETAINING WALL |
|  | STANDARD CURB AND GUTTER |
|  | BUILDING |
|  | PERMEABLE PAVEMENT |
|  | DECK |

BROADWAY PARK

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:
THE ROXBURY GROUP
ON BEHALF OF:
LOWER TOWN
PARTNERS, LLC

SMITHGROUP

201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
734.662.4457
www.smithgroupjjr.com

HAMILTON ANDERSON
1435 RANDOLPH STREET, STE 200
DETROIT, MI 48226

[illegible]

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE

CONCEPTUAL OVERLAY

SCALE 10420

PROJECT NUMBER

CS102

DRAWING NUMBER

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841 BROADWAY STREET
ANN ARBOR, MI 48104

SMITHGROUP

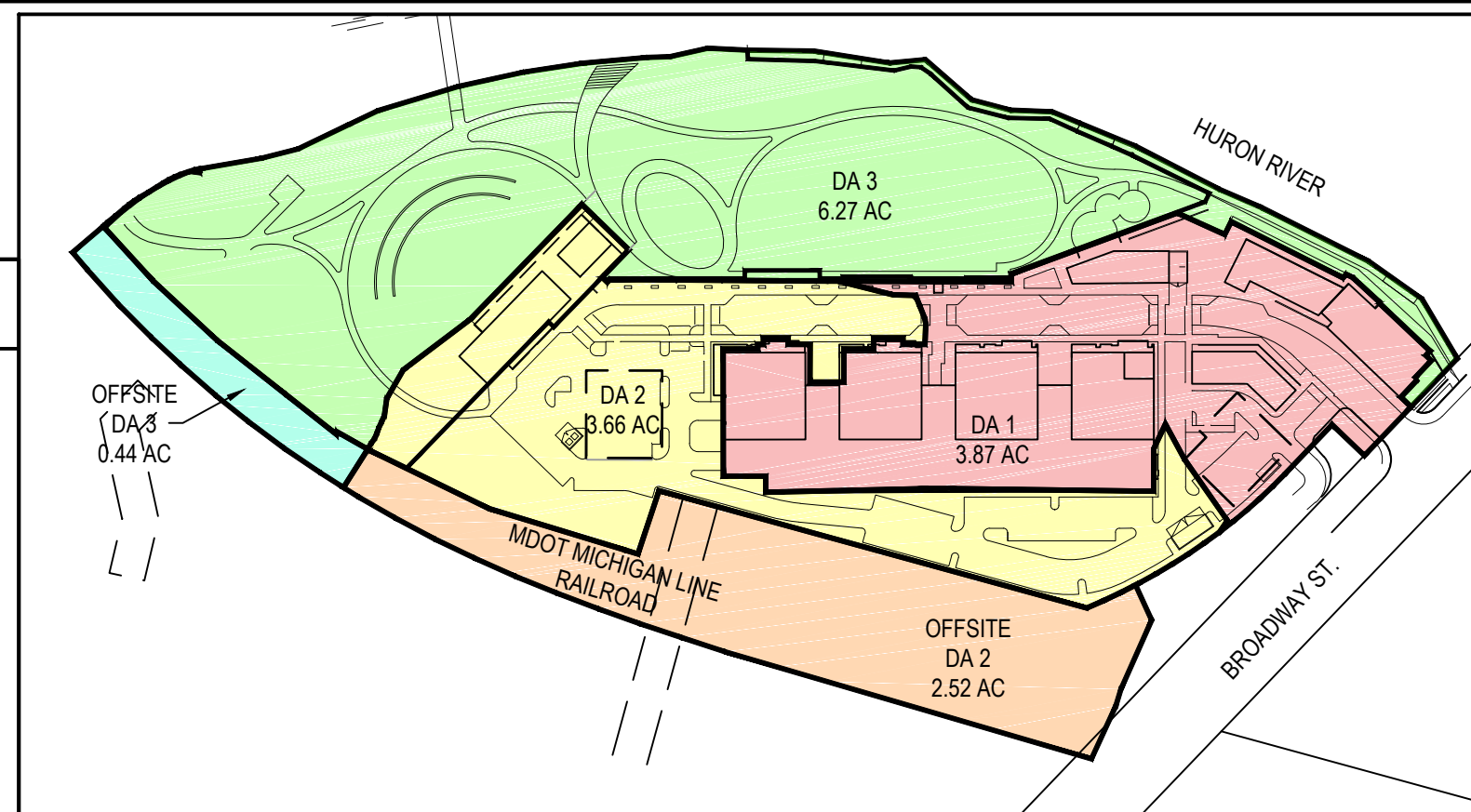
HAMILTON ANDERSON
1435 RANDOLPH STREET, STE 200
DETROIT, MI 48226

SEALS AND SIGNATURES

KEY PLAN

CG100










DRAWING NUMBER

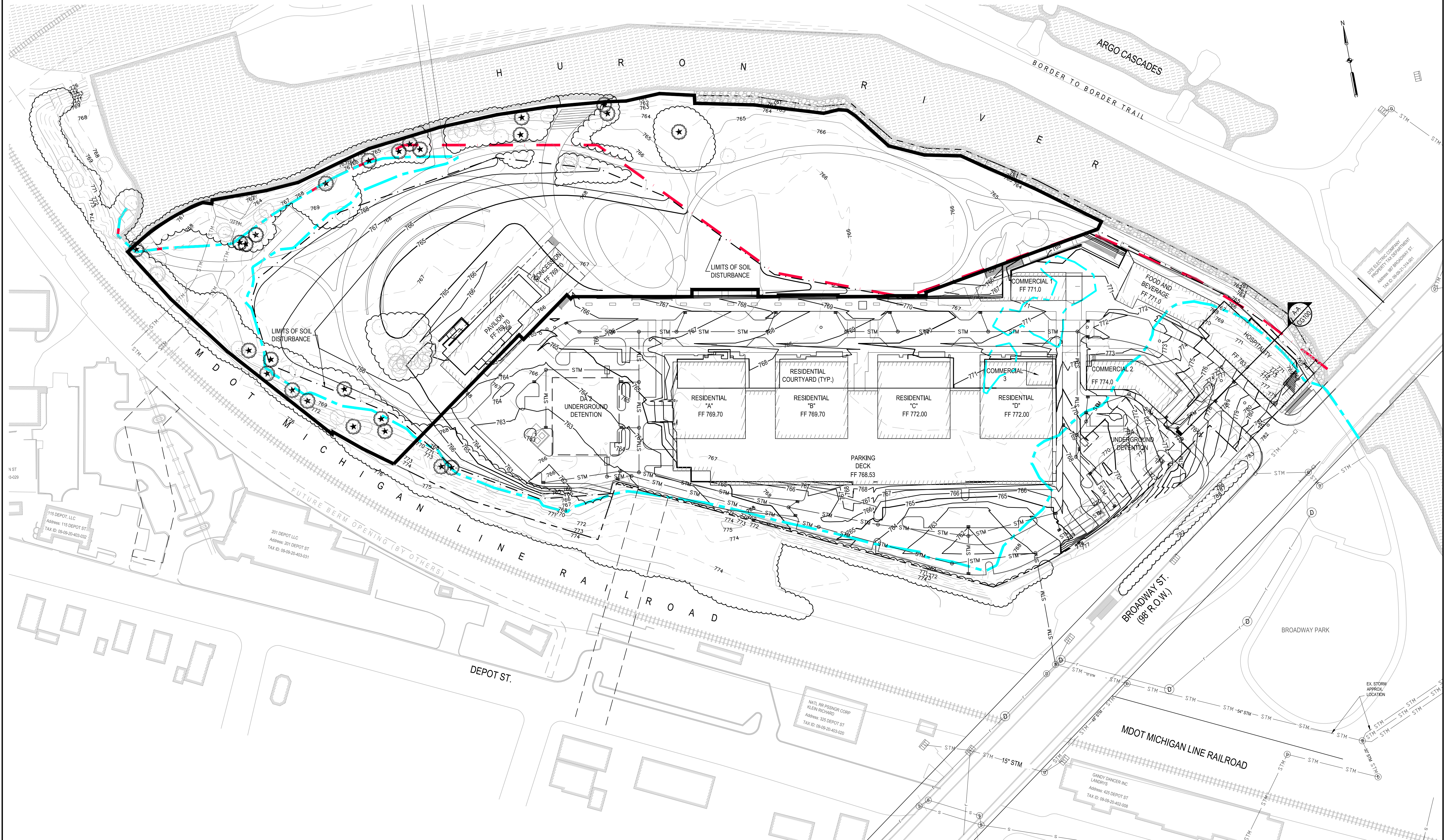


Profile view of the proposed building. The vertical axis shows elevation in feet (EG and FG) from 755 to 790. The horizontal axis shows stationing from -0+12 to 2+62. The profile includes an existing grade line, a finish grade line, a 12' walk, and a proposed building structure. A retaining wall is shown at station 2+00.0.

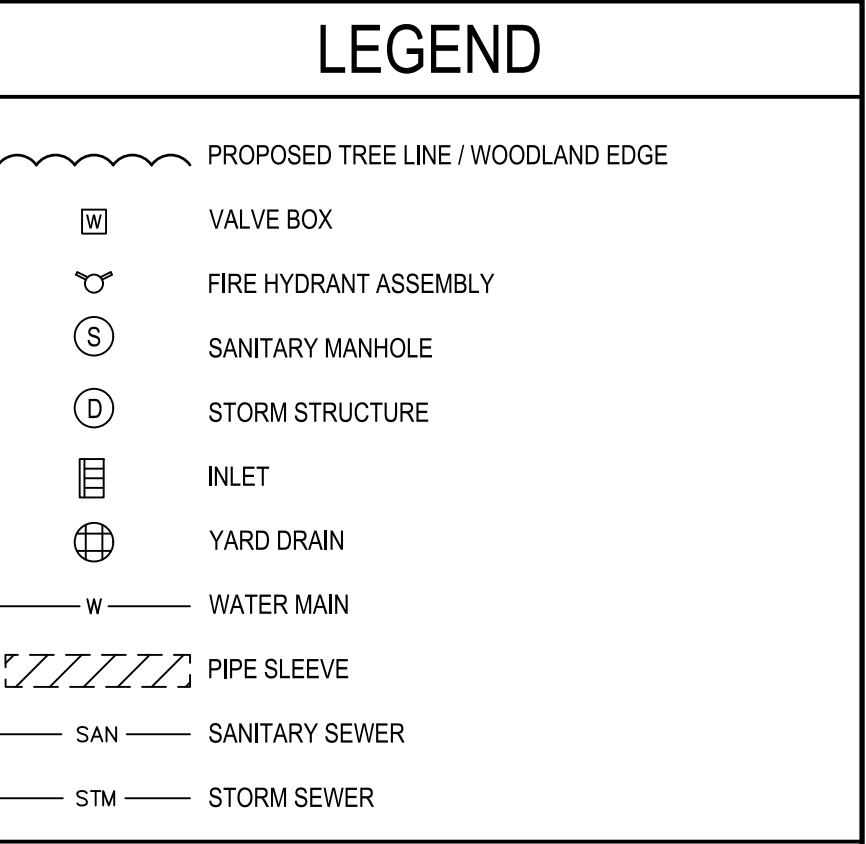
Station	Existing Grade (EG)	Finish Grade (FG)
-0+12	775.9	775.92
0+50	777.9	777.90
1+00	776.0	776.00
1+50	770.0	769.97
2+00.0	760.9	760.87

LEGEND

	PROPOSED TREE LINE / WOODLAND EDGE
	PENDING LOMR FLOODWAY
	PENDING LOMR FLOODPLAIN
	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	LIMITS OF SOIL DISTURBANCE
	FLOW DIRECTION
	STORM SEWER
	UNDERGROUND DETENTION AREA



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Applicant:
THE ROXBURY GROUP
ON BEHALF OF:
**LOWER TOWN
PARTNERS, LLC**

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HAMILTON ANDERSON
1435 RANDOLPH STREET, STE 200
DETROIT, MI 48226

ISSUED FOR	REV	DATE
PC PRE-APPLICATION MEETING		08 OCT 18
REZONING / AREA PLAN		23 AUG 18

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE
CONCEPTUAL UTILITY PLAN



SCALE 10420

PROJECT NUMBER **CU100**

DRAWING NUMBER

CU100







