

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

DEVELOPMENT PROGRAM

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 CONCESSION AREA, SHADE STRUCTURE, AND TOILET ROOMS WILL SUPPORT THE OPEN SPACE ACTIVITIES. THE DEVELOPMENT WILL ALSO INCLUDE RESIDENTIAL CONDOMINIUMS, VARIOUS NEIGHBORHOOD RETAIL ESTABLISHMENTS, A WATERFRONT 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).

RESIDENTIAL	DESCRIPTION	GROSS SF / GROUND FLR	HEIGHT
Residential Building	6 Floors of Residential Units 104 Units	158,906 / 14,364	66'
Parking Deck	3 Floors of Structured Parking connected to residential building	98,271 / 53,135	14'
COMMERCIAL			
Hospitality	9 Floors, 132 Keys	75,000 / 7,200	98'
Food and Beverage	2 Floors	10,000 / 5,000	30'
PUBLIC AMENITY			
Pavilion & Concessions	1 Floor	7,800 / 7,800	30'
TOTAL		358,477 SF / 95,999 SF	

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.

THE ANTICIPATED PROJECT COST IS \$ 75,000,000

3. COMMUNITY ANALYSIS

a. IMPACT OF PROPOSED DEVELOPMENT ON AREA SCHOOLS:
 ANN ARBOR'S AVERAGE HOUSE SIZE OF OWNER-OCCUPIED HOUSING IS 2.34 PERSONS, AND THE PERCENTAGE OF CHILDREN UNDER 18 IS 27% (PER 2012-2016 AMERICAN COMMUNITY SURVEY 5 YEAR ESTIMATES). THIS EQUATES TO 0.63 CHILDREN PER UNIT. WITH 104 CONDOMINIUM UNITS, THIS COULD POTENTIALLY ADD 66 PRIMARY AND SECONDARY STUDENTS TO THE SCHOOL SYSTEM. HOWEVER, BASED ON THE PETITIONER'S EXPERIENCE, IT IS EXPECTED THAT THE UNITS WILL APPEAL TO OWNERS THAT HAVE FEWER SCHOOL AGE CHILDREN - SUCH AS YOUNG TECH AND RESEARCH PROFESSIONALS AND EMPTY NESTERS. AS SUCH, IT IS ANTICIPATED THAT THE RATIO OF CHILDREN PER UNIT WOULD BE MORE IN THE RANGE OF 0.33, WHICH WOULD EQUATE TO 34 POTENTIAL STUDENTS.

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.

• PUBLIC OPEN SPACE - THE CULTURAL AND RECREATIONAL OPPORTUNITIES THAT THIS OPEN SPACE WILL PROVIDE WILL ATTRACT RESIDENTS IN ADJACENT NEIGHBORHOODS, CITY-WIDE RESIDENTS, EMPLOYEES AND VISITORS.

• RESIDENTIAL CONDOMINIUMS - NEW HOUSING WILL INCREASE THE 24/7 VIBRANCY OF THIS AREA, THAT SOME HAVE CALLED 'A FORGOTTEN ISLAND'.

• COMMERCIAL USES - LOWERTOWN AREA HAS AN EXISTING DEFICIT OF COMMERCIAL/RETAIL ACTIVITY. PROPOSED COMMERCIAL ON THE SITE IS SCALED TO SERVE NEIGHBORHOOD NEEDS AND IS LOCATED ADJACENT TO BROADWAY SO THAT THERE ARE CONVENIENT/WALKABLE OPTIONS FOR AREA RESIDENTS.

• HOSPITALITY - THE PROPOSED HOTEL IS ANTICIPATED TO SUPPORT THE COMMUNITY IN TWO WAYS, 1) PROVIDE ADDITIONAL LODGING OPPORTUNITIES IN CLOSE PROXIMITY (WALKING DISTANCE) FOR DOWNTOWN BUSINESS AND THE UNIVERSITY OF MICHIGAN AND 2) PROVIDE A LODGING OPTION FOR RESIDENTS OF NEIGHBORING AREAS WHO ARE LOOKING FOR ROOMS FOR OUT OF TOWN GUESTS AND 3) A VENUE FOR EVENTS.

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 ATTEND EVENTS, VISIT WITH FRIENDS IN THE OPEN SPACE OR TAKE A 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 SHORTED 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 WASHTENAW 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 0.5 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 SOUTH PROPERTY LINE. WITHIN THESE AREAS, THERE ARE PIONEER SPECIES OF LANDMARK TREES SUCH AS SILVER 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.

e. SEE THIS SHEET FOR BROWNFIELD MITIGATION RESPONSE.

f. 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 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 CANNER 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.

Broadway Park

841 BROADWAY STREET

CITY OF ANN ARBOR, WASHTENAW COUNTY MICHIGAN

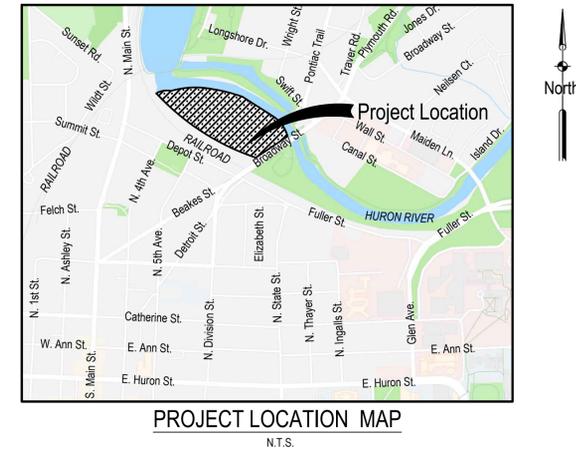
REZONING M1 TO PUD

OCTOBER 08, 2018

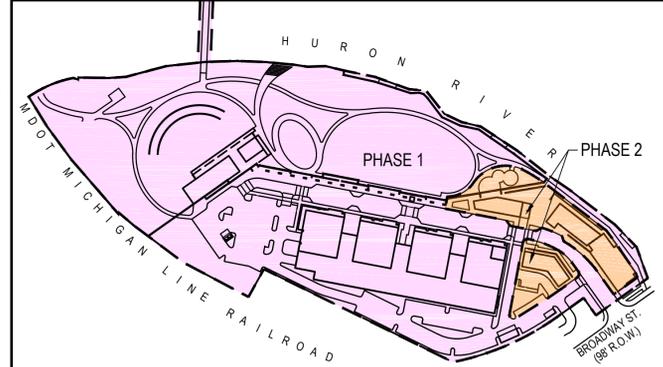
SmithGroup Project Number: 10420

PREPARED BY:
 LANDSCAPE ARCHITECT/
 CIVIL ENGINEER:
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 201 DEPOT STREET
 SECOND FLOOR
 ANN ARBOR, MI 48104
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OWNER:
 DETROIT EDISON
 PROJECT MANAGER: JASON CLEMENS
 1 ENERGY PLAZA,
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PRELIMINARY PHASING



PHASE 1 INCLUDES RESIDENTIAL, PARKING STRUCTURE, ROADS, PARKING LOTS, OPEN SPACE DEVELOPMENT PAVILION, WALLS, PADDLECRRAFT LAUNCH, ICE RINK, CONCESSIONS, AND PEDESTRIAN BRIDGE TO CASCADES.

PHASE 2 INCLUDES COMMERCIAL AND HOSPITALITY DEVELOPMENT.

BROWNFIELD MITIGATION

THE RESPONSE ACTIVITY PLAN FOR THE SITE IS DESIGNED TO MITIGATE HUMAN AND ENVIRONMENTAL EXPOSURE PATHWAYS IN A MANNER THAT SUPPRTS 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.

LEGAL DESCRIPTION

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

SITE DATA
 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 & 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, 89.55 feet and 2) South 69 degrees 37 minutes 45 seconds East, 11.66 feet to the end of said seawall; thence Southwesterly 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, 127.34 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 69 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.

TRAFFIC IMPACT STATEMENT AND ANALYSIS

ATTACHED UNDER SEPARATE COVER BY ROWE PROFESSIONAL SERVICES CO.

PUBLIC SIDEWALK MAINTENANCE STATEMENT

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.

ASSOCIATED APPLICATIONS

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.

SHEET LIST TABLE

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

SITE DATA COMPARISON CHART

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 (5f)	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.			

SITE ANALYSIS

- 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.
- EXISTING AND PROPOSED VEHICULAR, PEDESTRIAN, AND BICYCLE WAY AND ACCESS TO POINTS - SEE SCHEMATIC CIRCULATION PATTERN
- 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
- 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
- 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.

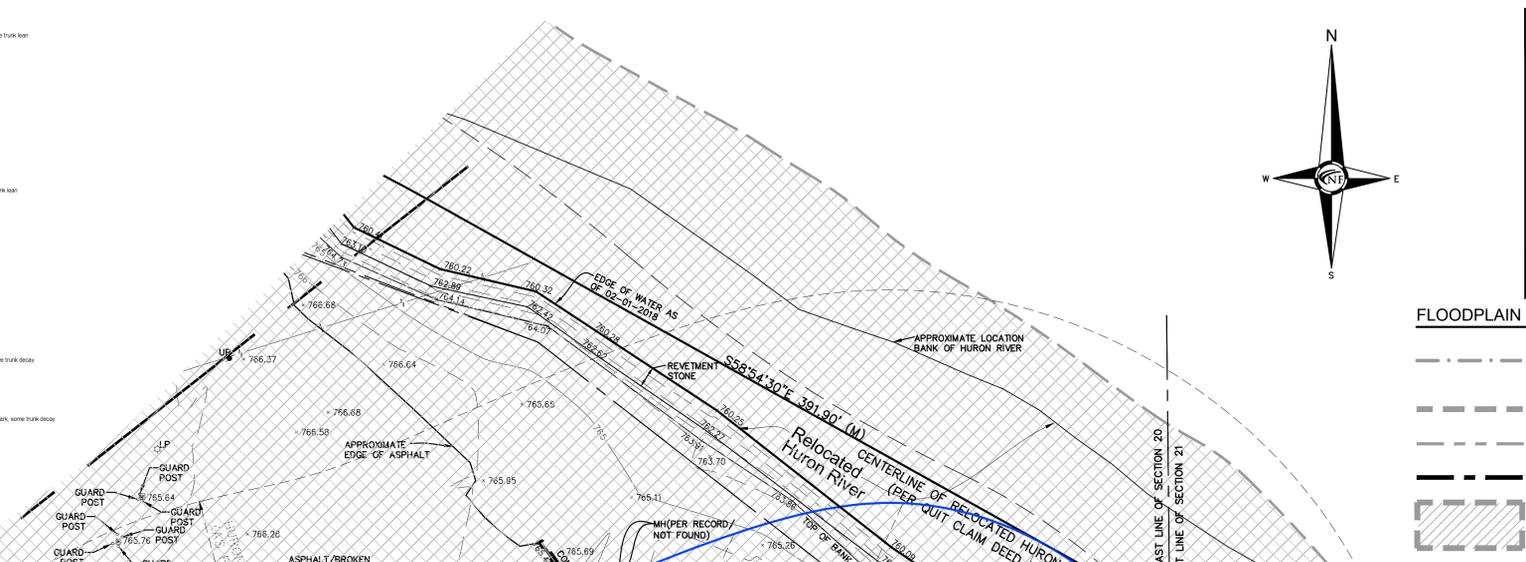
CONCEPTUAL PUD DESIGN

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

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
166	Acer saccharum	Sugar Maple	24	Mulch	22, 18, 17	Fair	
170	Populus deltoides	Eastern Cottonwood	42	Mulch	38, 24	Good	
176	Acer saccharum	Sugar Maple	36			Good	
178	Acer saccharum	Sugar Maple	36			Good	
180	Ulmus americana	American Elm	24			Poor	Large bow in trunk, excessive trunk lean
221	Ulmus americana	American Elm	18			Good	Growing into cyclone fence
222	Ulmus americana	American Elm	8			Good	
274	Populus deltoides	Eastern Cottonwood	15			Good	
275	Populus deltoides	Eastern Cottonwood	14			Good	
276	Populus deltoides	Eastern Cottonwood	13			Good	
277	Populus deltoides	Eastern Cottonwood	12			Good	
278	Populus deltoides	Eastern Cottonwood	9			Fair	Leaving 20%
279	Populus deltoides	Eastern Cottonwood	9			Good	
280	Populus deltoides	Eastern Cottonwood	9			Good	
281	Populus deltoides	Eastern Cottonwood	9			Good	
282	Populus deltoides	Eastern Cottonwood	9			Good	
283	Populus deltoides	Eastern Cottonwood	9			Good	
284	Populus deltoides	Eastern Cottonwood	9			Good	
285	Populus deltoides	Eastern Cottonwood	9			Good	
286	Populus deltoides	Eastern Cottonwood	9			Good	
287	Populus deltoides	Eastern Cottonwood	9			Good	
288	Populus deltoides	Eastern Cottonwood	9			Good	
289	Populus deltoides	Eastern Cottonwood	9			Good	
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294	Populus deltoides	Eastern Cottonwood	9			Good	
295	Populus deltoides	Eastern Cottonwood	9			Good	
296	Populus deltoides	Eastern Cottonwood	9			Good	
297	Populus deltoides	Eastern Cottonwood	9			Good	
298	Populus deltoides	Eastern Cottonwood	9			Good	
299	Populus deltoides	Eastern Cottonwood	9			Good	
300	Populus deltoides	Eastern Cottonwood	9			Good	

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
301	Platanus occidentalis	Sycamore	26			Poor	Extensive trunk decay
302	Platanus occidentalis	Sycamore	22			Good	
303	Platanus occidentalis	Sycamore	22			Good	Some trunk decay
304	Quercus macrocarpa	Bur Oak	48			Good	
305	Acer saccharum	Sugar Maple	24	Twin	17	Good	
306	Acer saccharum	Sugar Maple	24			Good	
307	Acer saccharum	Sugar Maple	24			Good	
308	Acer saccharum	Sugar Maple	24			Good	
309	Acer saccharum	Sugar Maple	24			Good	
310	Acer saccharum	Sugar Maple	24			Good	
311	Acer saccharum	Sugar Maple	24			Good	
312	Acer saccharum	Sugar Maple	24			Good	
313	Acer saccharum	Sugar Maple	24			Good	
314	Acer saccharum	Sugar Maple	24			Good	
315	Acer saccharum	Sugar Maple	24			Good	
316	Acer saccharum	Sugar Maple	24			Good	
317	Acer saccharum	Sugar Maple	24			Good	
318	Acer saccharum	Sugar Maple	24			Good	
319	Acer saccharum	Sugar Maple	24			Good	
320	Acer saccharum	Sugar Maple	24			Good	

JONATHAN NEUENDORFF
FOREST STEWARDSHIP PLANNER
MI FORESTER #3501040108



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOVAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

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.) EFFECTIVE: APRIL 12, 2012
- DENOTES EXISTING FLOODPLAIN LINE PER F.I.R.M. MAP NO. 26161C0261E EFFECTIVE: APRIL 12, 2012
- DENOTES EXISTING FLOODWAY LINE PER F.I.R.M. MAP NO. 26161C0261E EFFECTIVE: APRIL 12, 2012
- DENOTES SURVEYED FLOODPLAIN LINE AS CALCULATED PER F.I.S. AND FIRM
- DENOTES SFHA - FLOODPLAIN ELEVATION VARIES PER FIRM MAP NO. 26161C0261E EFFECTIVE: APRIL 12, 2012
- DENOTES SFHA - FLOODWAY ELEVATION VARIES PER FIRM MAP NO. 26161C0261E EFFECTIVE: APRIL 12, 2012

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 / Topographic /
 Tree Survey

811
 Know what's below
 Call before you dig.

MISS DIG UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER A07330680, 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 WOULD 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

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

LEGEND

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

WETLAND NOTE

ON THURSDAY, DECEMBER 14, 2017 I COMPLETED A WETLAND DETERMINATION ON THE PROPERTY IDENTIFIED ABOVE. ALTHOUGH THE PROPERTY BORDERS THE HURON RIVER IN ITS ENTIRETY, NO WETLANDS WERE IDENTIFIED ANYWHERE ON SITE. THE PROPERTY CONSISTS ENTIRELY OF UPLANDS.

SINCERELY,
 TONY DOMBROWSKI
 WOODLAND / WETLANDS MGR.

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.

LANDMARK Tree Inventory List

The following trees are covered by the Landmark Tree Ordinance of Ann Arbor. Any tree on this list within ten feet of proposed disturbance will need to be further evaluated.

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
550	Platanus occidentalis	Sycamore	26			Poor	Extensive trunk decay
551	Platanus occidentalis	Sycamore	22			Good	
552	Quercus macrocarpa	Bur Oak	48			Good	
553	Quercus macrocarpa	Bur Oak	24			Good	
554	Acer saccharum	Sugar Maple	24	Twin	17	Good	
555	Acer saccharum	Sugar Maple	24			Good	
556	Acer saccharum	Sugar Maple	24			Good	
557	Acer saccharum	Sugar Maple	24			Good	
558	Acer saccharum	Sugar Maple	24			Good	
559	Sassafras albidum	Sassafras	13			Good	
560	Acer saccharum	Sugar Maple	24			Fair	
561	Acer saccharum	Sugar Maple	24			Good	
562	Acer saccharum	Sugar Maple	24			Good	
563	Acer saccharum	Sugar Maple	24			Good	
564	Acer saccharum	Sugar Maple	24			Good	
565	Acer saccharum	Sugar Maple	24			Good	
566	Acer saccharum	Sugar Maple	24			Good	
567	Acer saccharum	Sugar Maple	24			Good	
568	Quercus macrocarpa	Bur Oak	24			Good	
569	Sassafras albidum	Sassafras	14			Good	
570	Prunus avium	Sweet Black Cherry	16	Twin	5	Good	
571	Sassafras albidum	Sassafras	13			Good	
572	Prunus avium	Sweet Black Cherry	13			Fair	Some basal trunk decay
573	Sassafras albidum	Sassafras	15			Good	
574	Prunus avium	Sweet Black Cherry	24			Good	
575	Sassafras albidum	Sassafras	14			Good	
576	Prunus avium	Sweet Black Cherry	16	Twin	5	Good	
577	Sassafras albidum	Sassafras	13			Fair	
578	Prunus avium	Sweet Black Cherry	13			Good	
579	Sassafras albidum	Sassafras	14			Good	
580	Prunus avium	Sweet Black Cherry	16	Twin	5	Good	
581	Sassafras albidum	Sassafras	13			Good	
582	Prunus avium	Sweet Black Cherry	13			Fair	
583	Sassafras albidum	Sassafras	14			Good	
584	Prunus avium	Sweet Black Cherry	16	Twin	5	Good	
585	Sassafras albidum	Sassafras	13			Good	
586	Prunus avium	Sweet Black Cherry	13			Fair	
587	Sassafras albidum	Sassafras	14			Good	
588	Prunus avium	Sweet Black Cherry	16	Twin	5	Good	
589	Sassafras albidum	Sassafras	13			Good	
590	Prunus avium	Sweet Black Cherry	13			Fair	
591	Sassafras albidum	Sassafras	14			Good	
592	Prunus avium	Sweet Black Cherry	16	Twin	5	Good	
593	Sassafras albidum	Sassafras	13			Good	
594	Prunus avium	Sweet Black Cherry	13			Fair	
595	Sassafras albidum	Sassafras	14			Good	
596	Prunus avium	Sweet Black Cherry	16	Twin	5	Good	
597	Sassafras albidum	Sassafras	13			Good	
598	Prunus avium	Sweet Black Cherry	13			Fair	
599	Sassafras albidum	Sassafras	14			Good	
600	Prunus avium	Sweet Black Cherry	16	Twin	5	Good	

DRAWN BY:
 D. McConkey

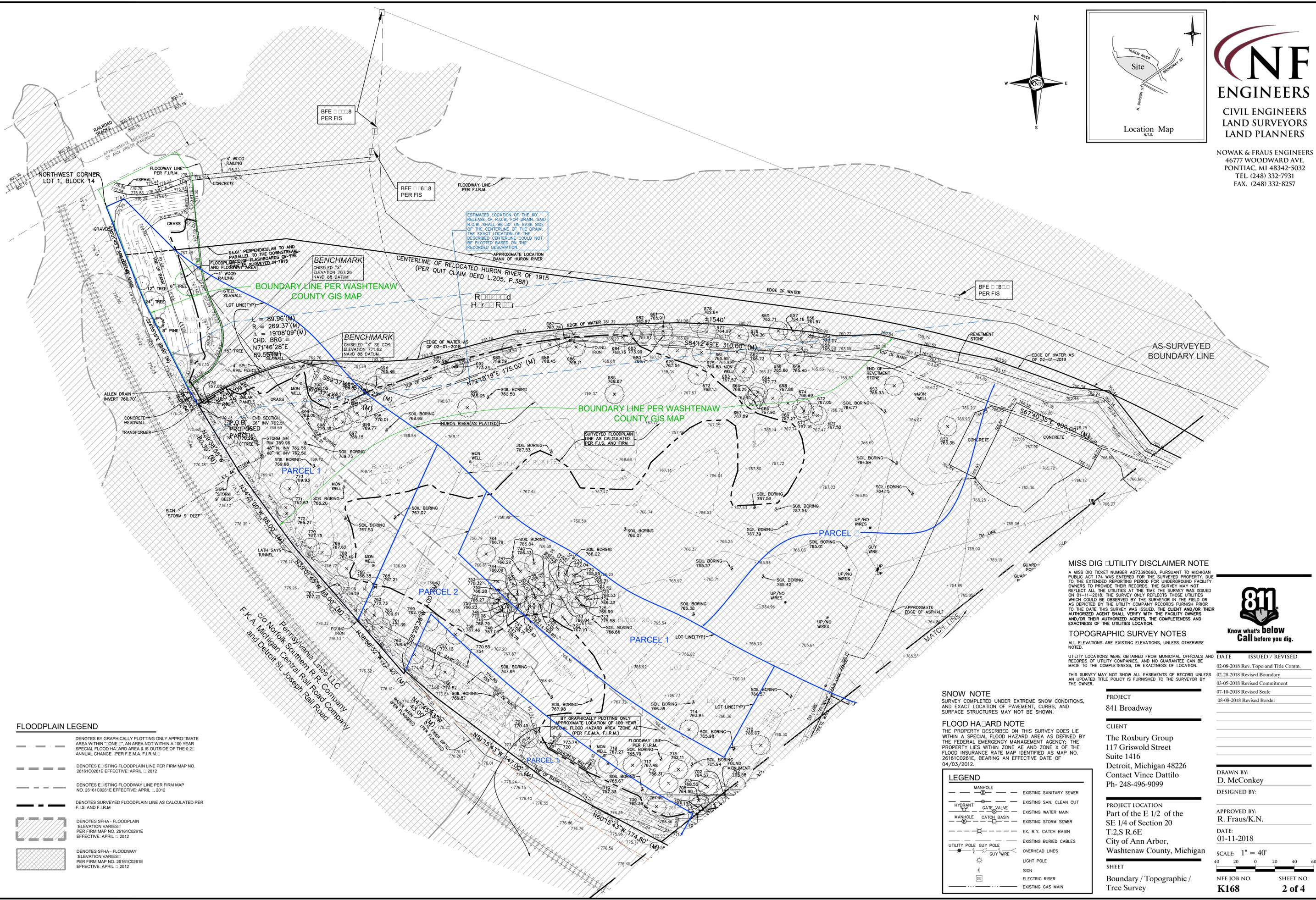
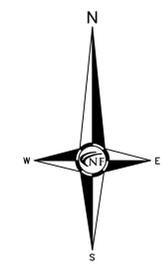
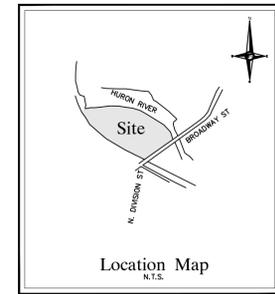
DESIGNED BY:

APPROVED BY:
 R. Fraus/K.N.

DATE:
 01-11-2018

SCALE: 1" = 40'

NFE JOB NO. SHEET NO.
K168 1 of 4



FLOODPLAIN LEGEND

	DENOTES SFHA - FLOODPLAIN ELEVATION VARIES: PER FIRM MAP NO. 26161C0261E EFFECTIVE: APRIL 11, 2012
	DENOTES SFHA - FLOODWAY ELEVATION VARIES: PER FIRM MAP NO. 26161C0261E EFFECTIVE: APRIL 11, 2012

MISS DIG UTILITY DISCLAIMER NOTE
 A MISS DIG TICKET NUMBER A07330660, 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.

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SNOW NOTE
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FLOOD HAZARD NOTE
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LEGEND

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

811
 Know what's below
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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

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 / Topographic /
 Tree Survey

DRAWN BY:
 D. McConkey

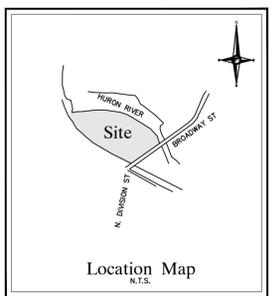
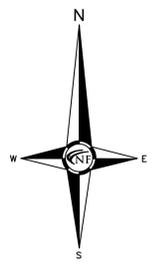
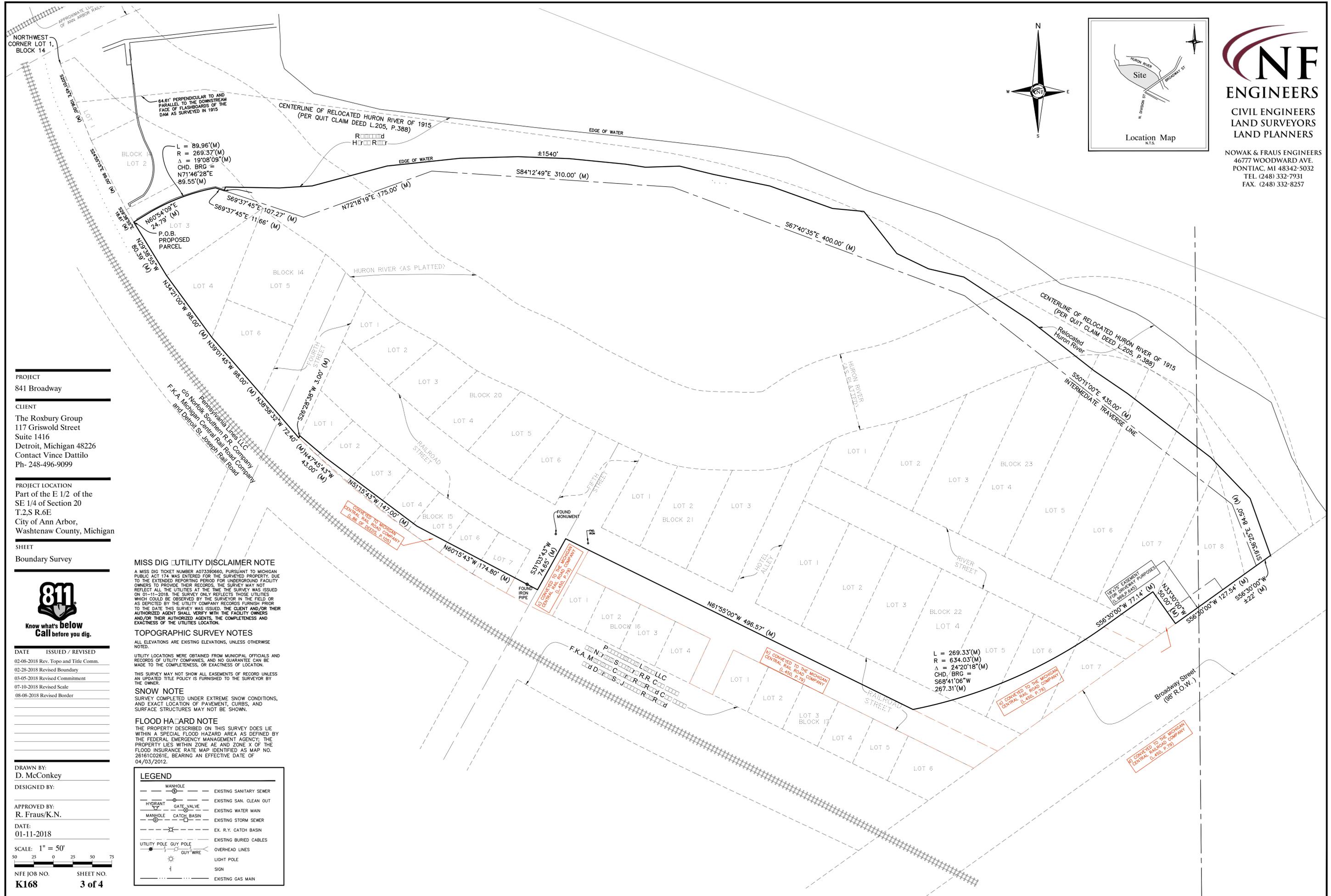
DESIGNED BY:

APPROVED BY:
 R. Fraus/K.N.

DATE:
 01-11-2018

SCALE: 1" = 40'

NFE JOB NO. **K168** SHEET NO. **2 of 4**



NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

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 Survey



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" = 50'

NFE JOB NO. SHEET NO.
K168 3 of 4

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.

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SNOW NOTE

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FLOOD HAZARD NOTE

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LEGEND

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

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, 89.55 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 the 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 60 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 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, 98.00 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 (61 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 Railroad 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; a distance of one 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 as 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 & 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 Northwesterly line of Broadway Street which is located fifty (50) feet Northeasterly, measured along said street line, from its intersection with the centerline of River Street as originally platted; thence Northeasterly, along the Northwesterly line of Broadway Street, a distance of one hundred thirty (130) feet, more or less, to the Huron River; thence Northwesterly, at right angles to the Northwesterly line of Broadway Street, a distance of fifty (50) feet; thence Southerly, at an equal distance from and parallel to the Northwesterly line of Broadway Street, a distance of one hundred thirty (130) feet, more or less; thence Southeasterly, 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 & 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 Southwest 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, 2016, 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



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

DRAWN BY:
D. McConkey

DESIGNED BY:

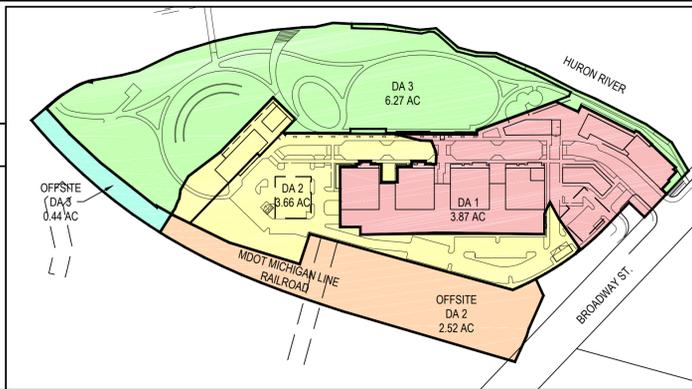
APPROVED BY:
R. Fraus/K.N.

DATE:
01-11-2018

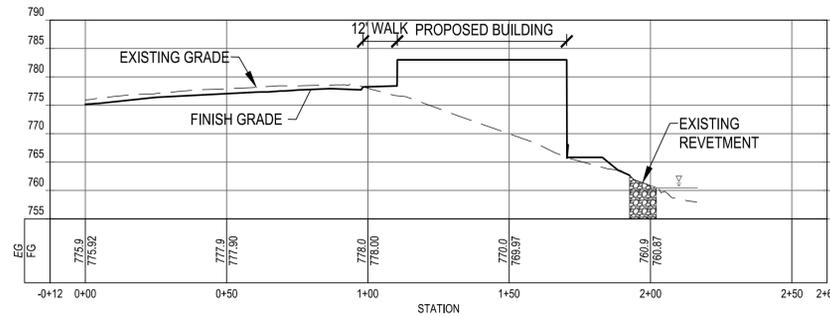
SCALE: 1" = 40'



LEGEND	
	DRAINAGE AREA 1
	DRAINAGE AREA 2
	DRAINAGE AREA 3
	OFFSITE DRAINAGE AREA 2
	OFFSITE DRAINAGE AREA 3

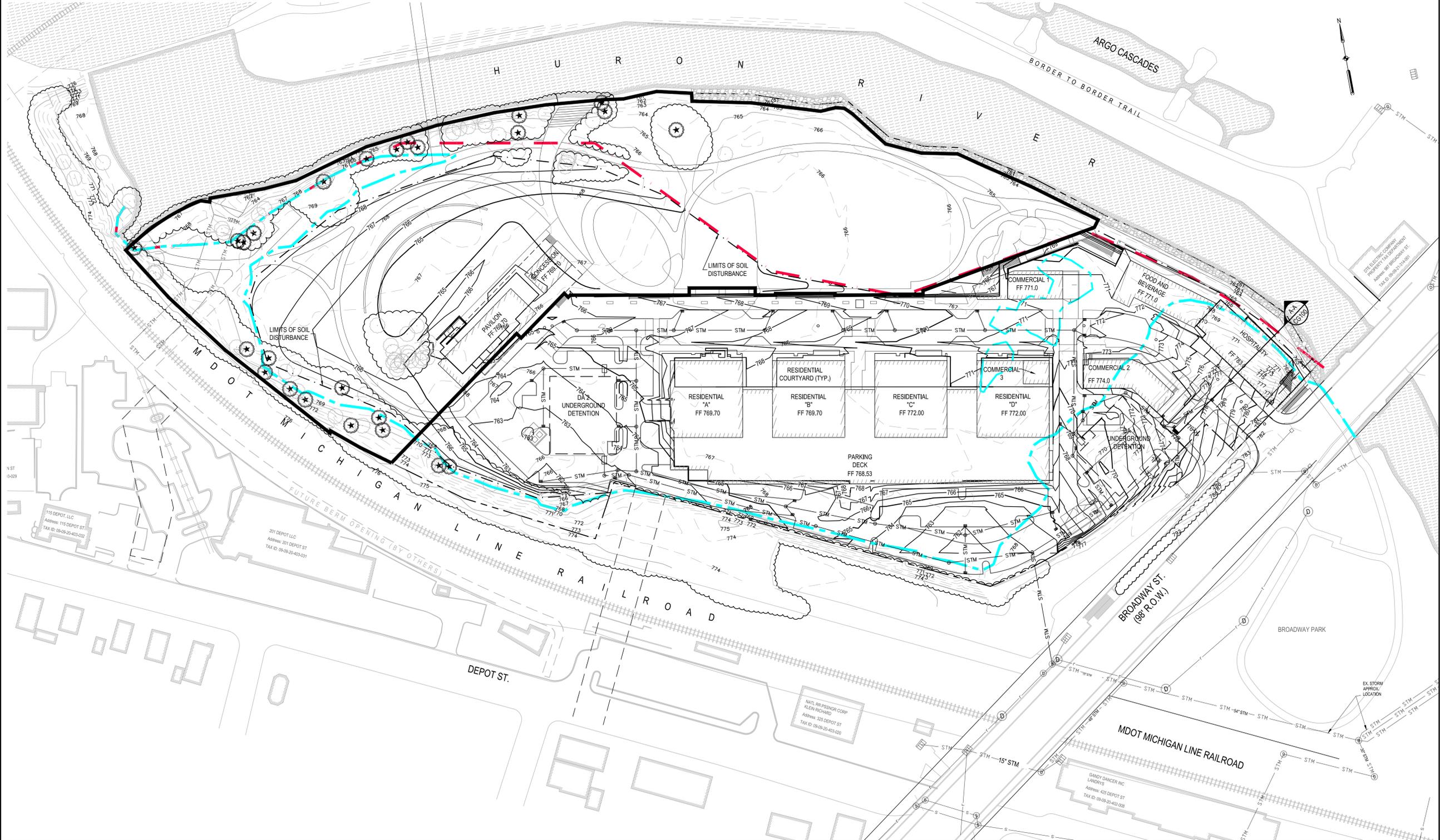


DRAINAGE AREA MAP
SCALE 1" = 200'



A-A CROSS SECTION AT STEEP SLOPE
HORIZ SCALE 1" = 30'
VERT SCALE 1" = 3'

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



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.smithgroupjir.com

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

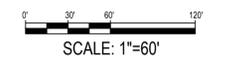
ISSUED FOR	REV	DATE
PC PRE-APPLICATION MEETING REZONING / AREA PLAN		08 OCT 18 23 AUG 18

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE
CONCEPTUAL GRADING PLAN



SCALE 10420

PROJECT NUMBER

CG100

DRAWING NUMBER







WOOD COMPOSITE PANEL

STANDING SEAM METAL

BRICK MASONRY



BRICK MASONRY