







# BROADWAY PARK WEST

841 BROADWAY STREET  
ANN ARBOR, MI 48105

Applicant:  
**LOWER TOWN PARTNERS, LLC**

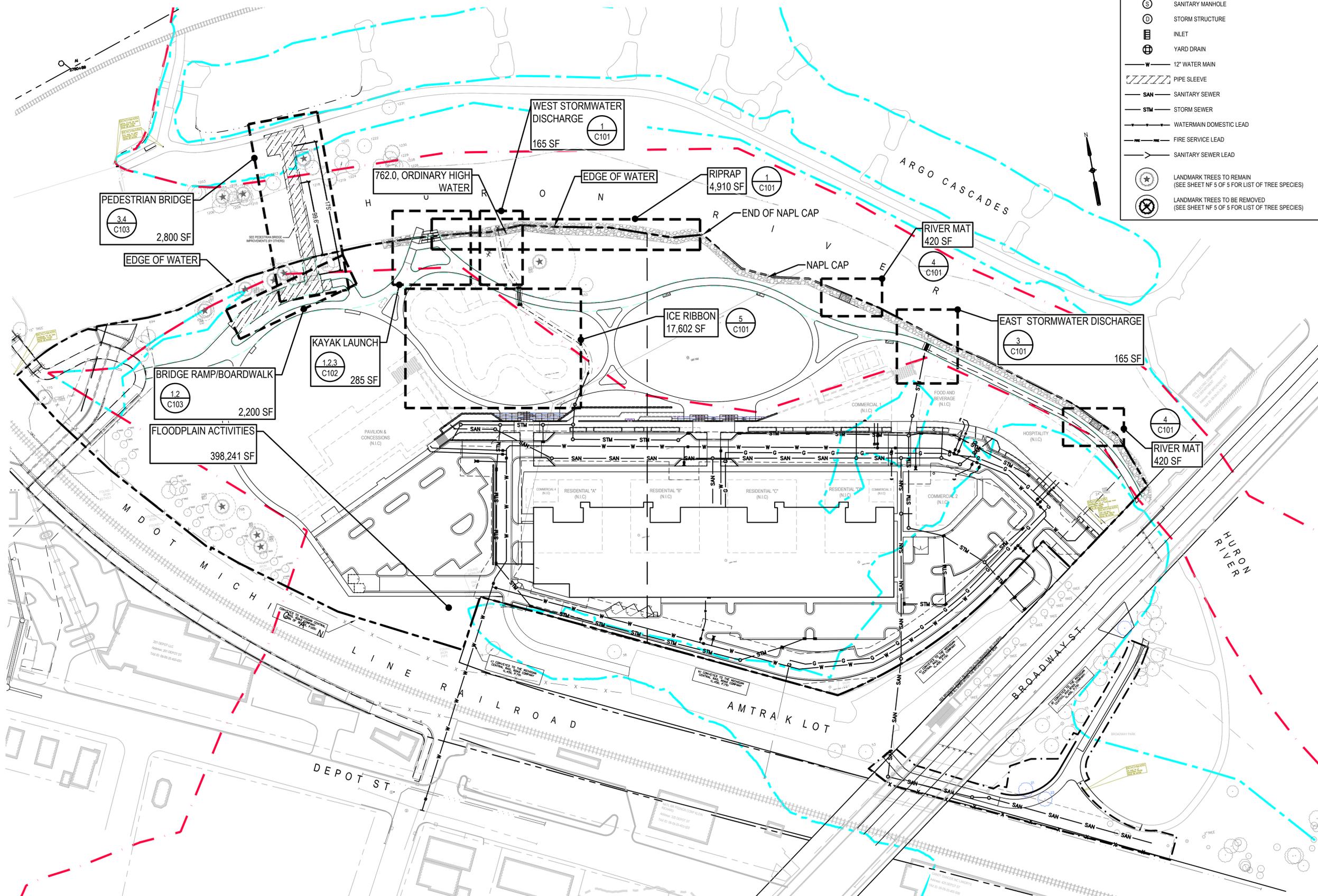
## SMITHGROUP

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

### LEGEND

- 05/22/20 LOMR FLOODPLAIN
- 05/22/20 LOMR FLOODWAY
- PROPOSED TREE LINE / WOODLAND EDGE
- VALVE BOX
- WATER MAIN ISOLATION VALVE
- FIRE HYDRANT ASSEMBLY
- FDC
- SANITARY MANHOLE
- STORM STRUCTURE
- INLET
- YARD DRAIN
- 12" WATER MAIN
- PIPE SLEEVE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN DOMESTIC LEAD
- FIRE SERVICE LEAD
- SANITARY SEWER LEAD
- LANDMARK TREES TO REMAIN  
(SEE SHEET NF 5 OF 5 FOR LIST OF TREE SPECIES)
- LANDMARK TREES TO BE REMOVED  
(SEE SHEET NF 5 OF 5 FOR LIST OF TREE SPECIES)

FILE: P:\10420\005\CAD\C10420-EGLE JOINT PERMIT.dwg USER: cbruborn DATE: Jul 22 2024 TIME: 02:30 pm

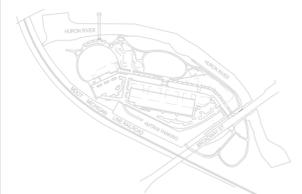


ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN PROJECT NORTH



DO NOT SCALE DRAWINGS  
DRAWING TITLE  
**OVERALL EGLE JOINT PERMIT APPLICATION PLAN**

SCALE: 1" = 60'

SCALE PROJECT NUMBER 10420.005

DRAWING NUMBER **C100**

EGLE  
WPB131219 v1.1  
Approved  
Issued On: 10/28/2021  
Expires On: 10/28/2021









SHEET NOTES

1. SEE ARCHITECTURE SHEETS FOR CROSS SECTIONS.

**BROADWAY PARK WEST**

841 BROADWAY STREET  
ANN ARBOR, MI 48105

Applicant:  
**LOWER TOWN PARTNERS, LLC**

**SMITHGROUP**

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

LEGEND

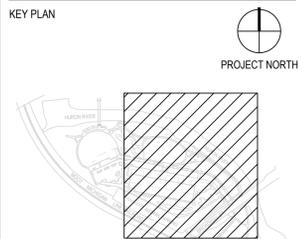
- PROPOSED TREE LINE / WOODLAND EDGE
- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- LIMITS OF SOIL DISTURBANCE
- FLOW DIRECTION
- STORM SEWER
- CRITICAL ROOT ZONE  
LANDMARK TREES TO REMAIN  
(SEE SHEET NF 5 OF 5 FOR LIST OF TREE SPECIES)
- CRITICAL ROOT ZONE  
LANDMARK TREES TO BE REMOVED  
(SEE SHEET NF 5 OF 5 FOR LIST OF TREE SPECIES)

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

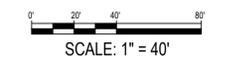
NOT FOR CONSTRUCTION

KEY PLAN



DO NOT SCALE DRAWINGS

DRAWING TITLE  
**GRADING PLAN  
- AREA B**



SCALE: 1" = 40'

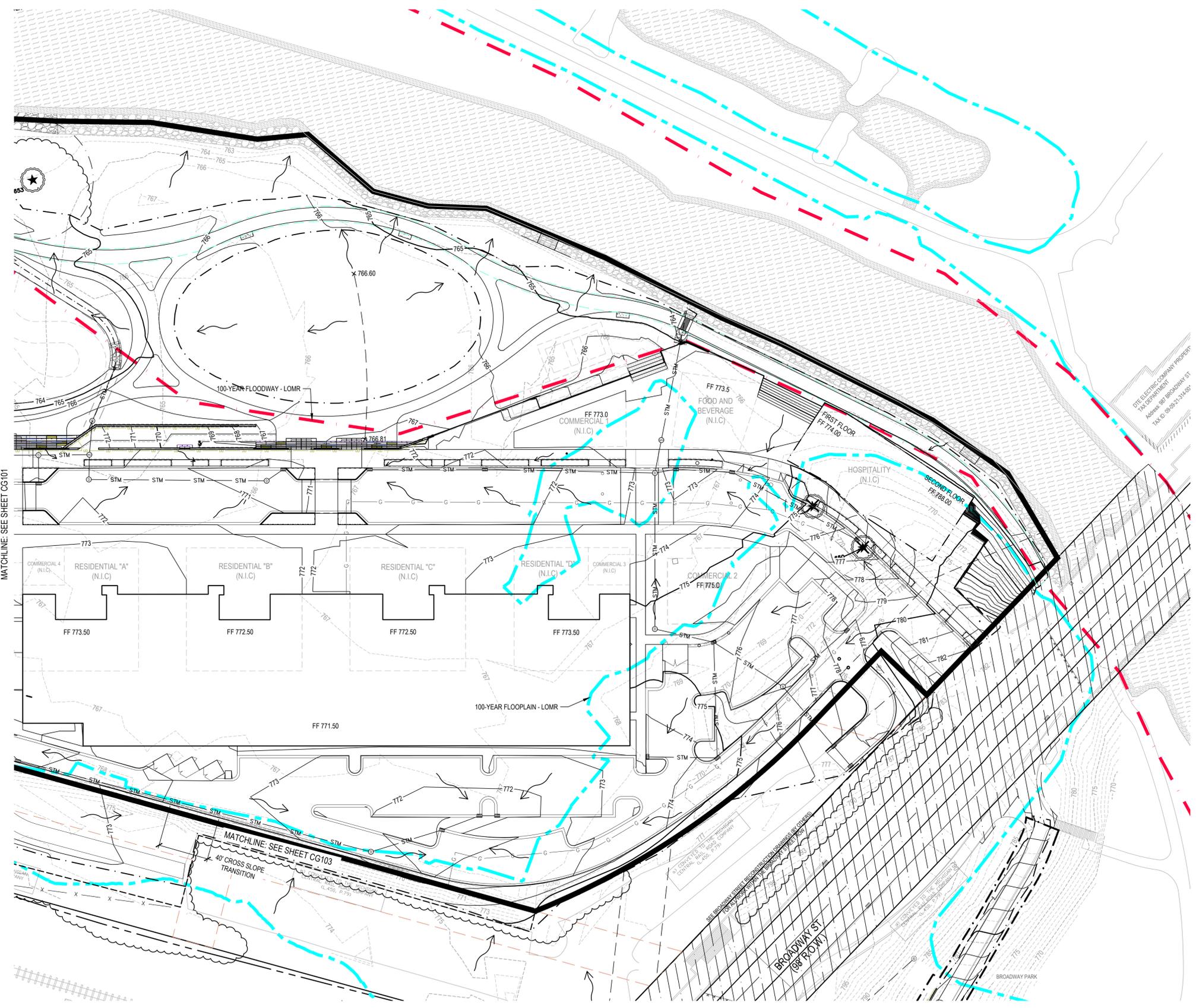
SCALE PROJECT NUMBER 1042003025

PROJECT NUMBER

**CG102**

DRAWING NUMBER

FILE: P:\10420\005\CAD\C\10420-CC-100-GRADING-EGLE.dwg USER: robstrom DATE: Jul 22, 2024 TIME: 02:54 pm



MATCHLINE: SEE SHEET CG101

MATCHLINE: SEE SHEET CG103  
40' CROSS SLOPE TRANSITION



	PAVILLION	RESIDENTIAL "A"	RESIDENTIAL "B"	RESIDENTIAL "C"	RESIDENTIAL "D"	PARKING STRUCTURE	COMMERCIAL 1	COMMERCIAL 2	FOOD AND BEVERAGE	HOSPITALITY
0.2% ANNUAL CHANCE ELEVATION (500 YEAR FLOODPLAIN)	770.18	770.30	770.34	770.30	770.24	770.30	770.24	770.24	770.24	770.24
1% ANNUAL CHANCE ELEVATION (BASE FLOOD ELEVATION, BFE)	768.60	768.60	768.50	768.60	768.01	768.01	767.94	767.74	767.76	767.71
PROPOSED FIRST FLOOR ELEVATION, FF	773.00	773.50	772.50	772.50	773.50	771.50	773.00	775.00	773.50	774.00
PROPOSED LOWEST ADJACENT GRADE, LAG	764.60	772.11	770.04	770.23	771.15	770.16	772.5	775.77	772.5	772.5
BUILDING USES	Banquet facility	Commercial space and first floor of townhome on ground floor, townhome bedrooms on second floor, condominiums on levels 3 thru 5.	First floor of townhome on ground floor, townhome bedrooms on second floor, condominiums on levels 3 thru 5.	First floor of townhome on ground floor, townhome bedrooms on second floor, condominiums on levels 3 thru 5.	Commercial space and first floor of townhome on ground floor, townhome bedrooms on second floor, condominiums on levels 3 thru 5.	Residential parking on ground level; commercial and hotel parking on second level	Commercial retail space	Commercial retail space	Food and Beverage space	Hotel

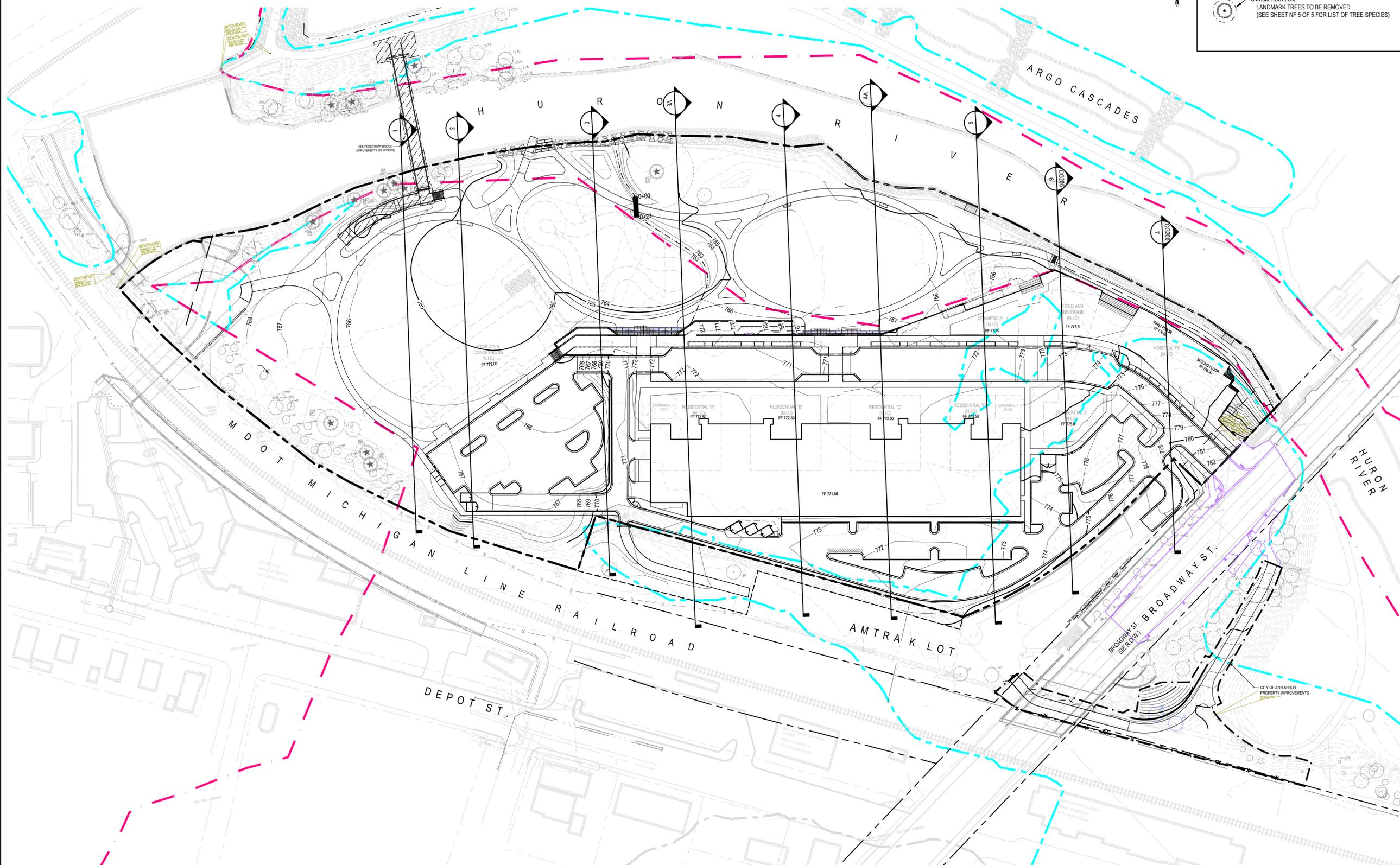
1 FLOODPLAIN AT BUILDINGS CHART

**NOTES**

- AN EGLE PERMIT FOR FILL WITHIN THE NON-FLOODWAY PORTION OF THE 100-YEAR FLOODPLAIN WILL BE REQUIRED BEFORE CONSTRUCTION (FILL AND CUT) ACTIVITIES WITHIN THE 100-YEAR FLOODPLAIN CAN BEGIN.
- AFTER CONSTRUCTION ACTIVITIES (FILL AND CUT OPERATIONS) ARE COMPLETED, A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) WILL BE REQUIRED PER NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REGULATIONS. THE CITY WILL NOT ISSUE CERTIFICATES OF OCCUPANCY UNTIL THE LOMR-F IS OBTAINED.

**LEGEND**

- PROPOSED TREE LINE / WOODLAND EDGE
- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- LIMITS OF SOIL DISTURBANCE
- FLOW DIRECTION
- STM - STORM SEWER
- CRITICAL ROOT ZONE LANDMARK TREES TO REMAIN (SEE SHEET NF 5 OF 5 FOR LIST OF TREE SPECIES)
- CRITICAL ROOT ZONE LANDMARK TREES TO BE REMOVED (SEE SHEET NF 5 OF 5 FOR LIST OF TREE SPECIES)



**BROADWAY PARK WEST**  
 841 BROADWAY STREET  
 ANN ARBOR, MI 48105

Applicant:  
**LOWER TOWN PARTNERS, LLC**

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

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

**NOT FOR CONSTRUCTION**

KEY PLAN

PROJECT NORTH

DO NOT SCALE DRAWINGS

DRAWING TITLE  
**FLOOD PLAIN GRADING PLAN**

SCALE: 1:60

PROJECT NUMBER  
**104200925**

DRAWING NUMBER  
**CG200**

FILE: P:\104200925\CGAD\10420-CC200-FLOOD PLAN GRADING PLAN.dwg USER: rct@smithgroup.com DATE: Jul 22 2024 TIME: 02:57:40 pm

	PAVILLION	RESIDENTIAL "A"	RESIDENTIAL "B"	RESIDENTIAL "C"	RESIDENTIAL "D"	PARKING STRUCTURE	COMMERCIAL 1	COMMERCIAL 2	FOOD AND BEVERAGE	HOSPITALITY
0.2% ANNUAL CHANCE ELEVATION (500 YEAR FLOODPLAIN)	770.18	770.30	770.34	770.30	770.24	770.30	770.24	770.24	770.24	770.24
1% ANNUAL CHANCE ELEVATION (BASE FLOOD ELEVATION, BFE)	768.60	768.60	768.60	768.60	768.60	768.01	767.94	767.74	767.76	767.71
PROPOSED FIRST FLOOR ELEVATION, FF	773.00	773.50	772.50	772.50	773.50	771.50	773.00	775.00	773.50	774.00
PROPOSED LOWEST ADJACENT GRADE, LAG	764.60	772.11	770.04	770.23	771.15	770.16	772.5	775.77	772.5	772.5
BUILDING USES	Banquet facility	Commercial space and first floor of townhome on ground floor, townhome bedrooms on second floor, condominiums on levels 3 thru 5.	First floor of townhome on ground floor, townhome bedrooms on second floor, condominiums on levels 3 thru 5.	First floor of townhome on ground floor, townhome bedrooms on second floor, condominiums on levels 3 thru 5.	Commercial space and first floor of townhome on ground floor, townhome bedrooms on second floor, condominiums on levels 3 thru 5.	Residential parking on ground level; commercial and hotel parking on second level	Commercial retail space	Commercial retail space	Food and Beverage space	Hotel

**NOTES**

- AN EGLE PERMIT FOR FILL WITHIN THE NON-FLOODWAY PORTION OF THE 100-YEAR FLOODPLAIN WILL BE REQUIRED BEFORE CONSTRUCTION (FILL AND CUT) ACTIVITIES WITHIN THE 100-YEAR FLOODPLAIN CAN BEGIN.
- AFTER CONSTRUCTION ACTIVITIES (FILL AND CUT OPERATIONS) ARE COMPLETED, A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) WILL BE REQUIRED PER NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REGULATIONS. THE CITY WILL NOT ISSUE CERTIFICATES OF OCCUPANCY UNTIL THE LOMR-F IS OBTAINED.

**LEGEND**

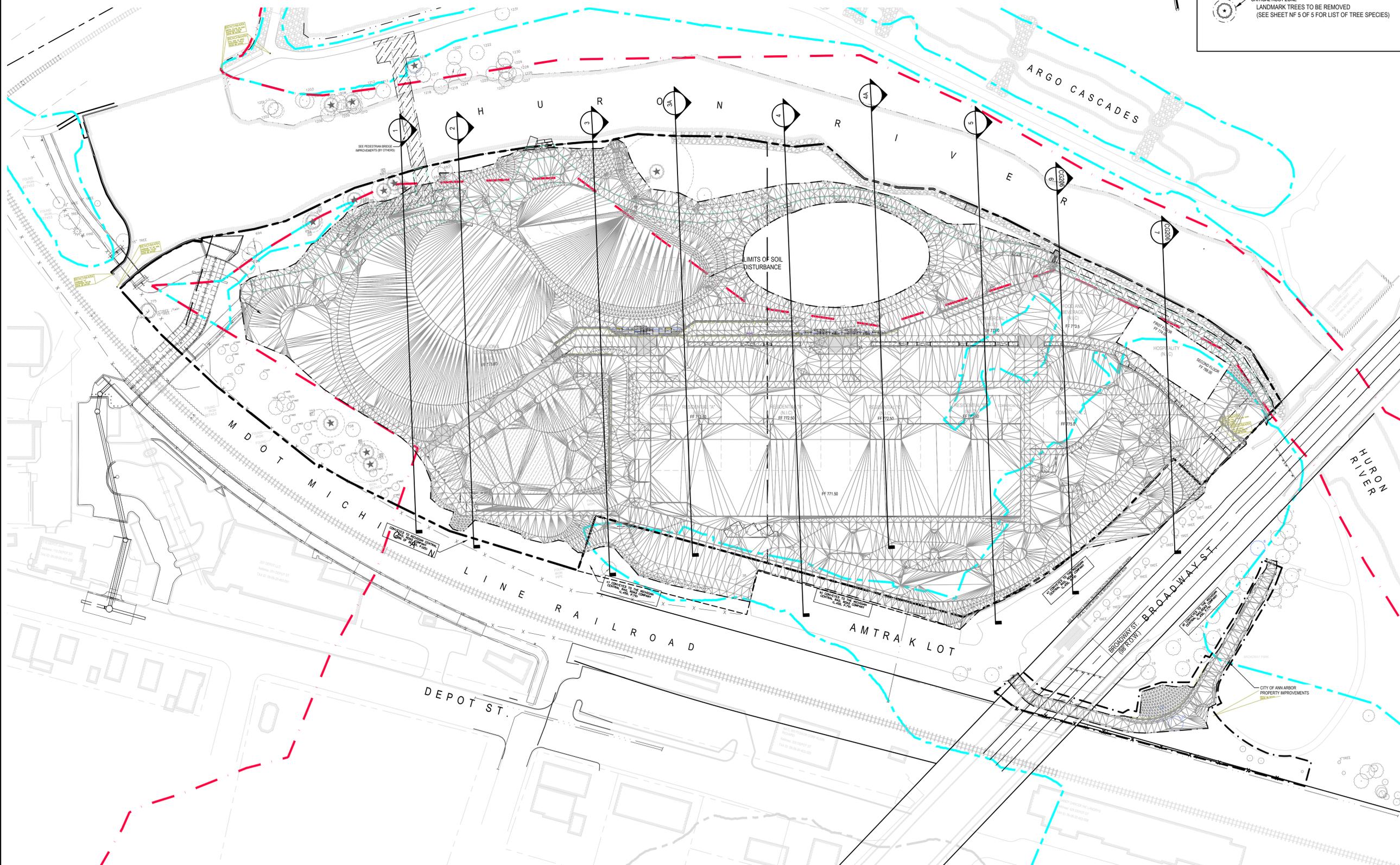
- PROPOSED TREE LINE / WOODLAND EDGE
- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- LIMITS OF SOIL DISTURBANCE
- FLOW DIRECTION
- STM - STORM SEWER
- CRITICAL ROOT ZONE LANDMARK TREES TO REMAIN (SEE SHEET NF 5 OF 5 FOR LIST OF TREE SPECIES)
- CRITICAL ROOT ZONE LANDMARK TREES TO BE REMOVED (SEE SHEET NF 5 OF 5 FOR LIST OF TREE SPECIES)

**BROADWAY PARK WEST**  
 841 BROADWAY STREET  
 ANN ARBOR, MI 48105

Applicant:  
**LOWER TOWN PARTNERS, LLC**

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

1 FLOODPLAIN AT BUILDINGS CHART



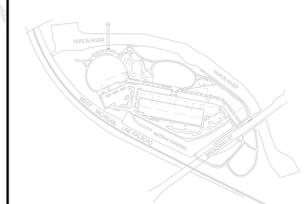
ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

**NOT FOR CONSTRUCTION**

KEY PLAN

PROJECT NORTH



DO NOT SCALE DRAWINGS

DRAWING TITLE  
**FLOOD PLAIN PROPOSED GRADE DIGITAL MODEL**

SCALE: 1:60

SCALE: 10420.005

PROJECT NUMBER

DRAWING NUMBER

**CG201**

FILE: P:\10420\005\CAD\C\10420-CC201-FLOOD PLAN PROPOSED DIGITAL MODEL.dwg USER: cbrabham DATE: Jul 22 2024 TIME: 02:59 pm













