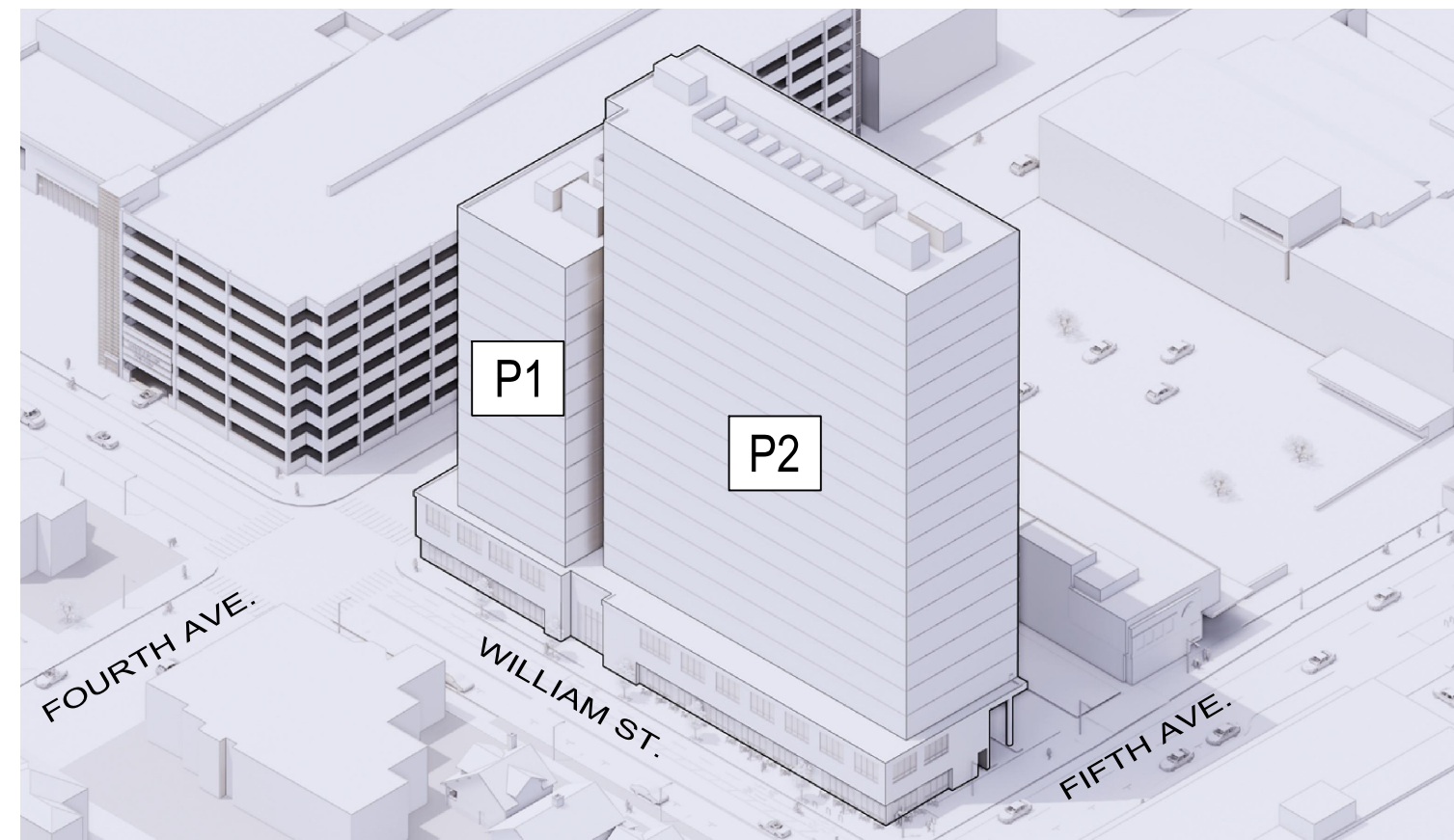


# 350 S. FIFTH AVE. DEVELOPMENT PUD

APPLICANT  
ANN ARBOR HOUSING COMMISSION

OWNER  
CITY OF ANN ARBOR



## PUD AREA PLAN SUBMITTAL

350 S. FIFTH AVENUE  
AREA PLAN

FILE NO. AP21-001

|  |
|--|
| <b>OWNER:</b><br>CITY OF ANN ARBOR<br>UNIT MANAGER BRETT LENART, AICP<br>LARCUM CITY HALL, FIRST FLOOR<br>301 E. HURON STREET<br>ANN ARBOR, MI 48104   |
| <b>APPLICANT:</b><br>ANN ARBOR HOUSING COMMISSION<br>EXECUTIVE DIRECTOR - JENNIFER HALL<br>727 MILLER AVE. ANN ARBOR, MI 48103   |
| <b>CONSULTANTS:</b><br>LANDSCAPE ARCHITECT/CIVIL ENGINEER:<br>SMITHGROUP<br>201 DEPOT STREET<br>SECOND FLOOR<br>ANN ARBOR, MI 48104<br>734.662.4457<br>www.smithgroup.com<br>CONTACT: MICHAEL JOHNSON<br>T (734)669-2728<br>C(954)494-5022<br>MICHAEL.JOHNSON@SMITHGROUP.COM |
| <b>ENVIRONMENTAL/GEOTECH:</b><br>SME<br>4219 WOODWARD AVE.<br>SUITE 204<br>DETROIT, MI 48201<br>(248)922-1000<br><b>TRAFFIC ENGINEER:</b><br>WADETRM<br>500 GRISWOLD STREET<br>SUITE 2500<br>DETROIT, MI 48226<br>(313) 961-3650   |

| SHEET LIST |                                       |
|------------|---------------------------------------|
| SHEET #    | SHEET TITLE                           |
| G001       | COVER SHEET                           |
| G100       | GENERAL NOTES                         |
| G101       | TRAFFIC MEMO                          |
| G102       | TRAFFIC MEMO                          |
| AL 1       | ALTA SURVEY                           |
| CV100      | EXISTING CONDITIONS                   |
| CS100      | CONCEPTUAL LAND USE & DIMENSION PLAN  |
| CS101      | BUILDING OUTLINES                     |
| CS102      | CONCEPTUAL OVERALL CIRCULATION PLAN   |
| CS103      | CONCEPTUAL SITE CIRCULATION 1         |
| CS104      | CONCEPTUAL SITE CIRCULATION 2         |
| CS105      | CONCEPTUAL SITE CIRCULATION 3         |
| CU100      | CONCEPTUAL UTILITY PLAN               |
| CU101      | FIRE ACCESS PLAN                      |
| CG100      | GRADING AND DRAINAGE PLAN             |
| A100       | ARCHITECTURAL PERSPECTIVES            |
| A101       | ARCHITECTURAL ELEVATIONS              |
| A102       | ARCHITECTURAL ELEVATIONS              |
| A103       | 4TH AVE PROJECT (NOT PART OF PROJECT) |

**PROJECT DESCRIPTION:**

THE PUD ZONING DISTRICT WILL PROVIDE FOR THE DEVELOPMENT OF AFFORDABLE HOUSING ON 350 S 5TH AVE, THE FORMER YMCA SITE, WHILE IMPROVING THE OPERATIONS OF THE EXISTING BLAKE TRANSIT CENTER. DUE TO THE SITE'S WALKABLE DOWNTOWN LOCATION AND PROXIMITY TO TRANSIT AND COMMUNITY SERVICES, AND THE HIGH DEMAND FOR HOUSING TO ACCOMMODATE THOSE INDIVIDUALS AND HOUSEHOLDS AT OR BELOW 60% ANNUAL MEDIAN INCOME (AMI), A RESIDENTIAL USE WAS DETERMINED THE HIGHEST AND BEST USE OF THE SITE. COMMERCIAL/RETAIL SPACE IS INCLUDED.

THE PROJECT INCLUDES 370 PROPOSED DWELLING UNITS. THE PROJECT INCLUDES TWO DISTINCT TOWERS WITH SEPARATE OWNERSHIP STRUCTURES. THE PHASE 1 (P1) TOWER IS PROPOSED AS ALL AFFORDABLE HOUSING WITH 90 DWELLING UNITS. PHASE 2 (P2) IS PROPOSED AS A DEVELOPER DRIVEN PROJECT WITH THE POTENTIAL FOR 280 DWELLING UNITS. THERE IS NO OFF-STREET PARKING PROPOSED TO BE CONSTRUCTED ON THIS SITE. P1 WILL NOT HAVE ANY PARKING. P2 MAY HAVE OFF-SITE PARKING PROVIDED THROUGH AN AGREEMENT WITH THE DDA. THE SITE INCLUDES PARKING/LOADING FOR FOUR AAATA BUSES. THE FINAL DESIGN OF THE BUS LANE AND THE TERMS OF THE LEASE OR EASEMENT AGREEMENT WILL BE DETERMINED AT SITE PLAN APPROVAL. THE HOUSING COMMISSION IS HOPING TO GET CITY COUNCIL APPROVAL ON THE PUD ZONING PRIOR TO SECURING A DEVELOPER FOR THE PROJECT.

**STATEMENT OF INTEREST IN THE LAND:**  
GRANT OF EASEMENT (DTE ELECTRIC CO.) - L. 5000, P. 549 AND L. 4763, P.963 BOTH LOCATED NORTH OF PROPERTY

**LEGAL DESCRIPTION**

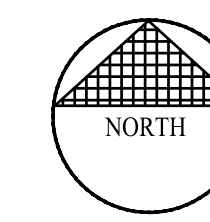
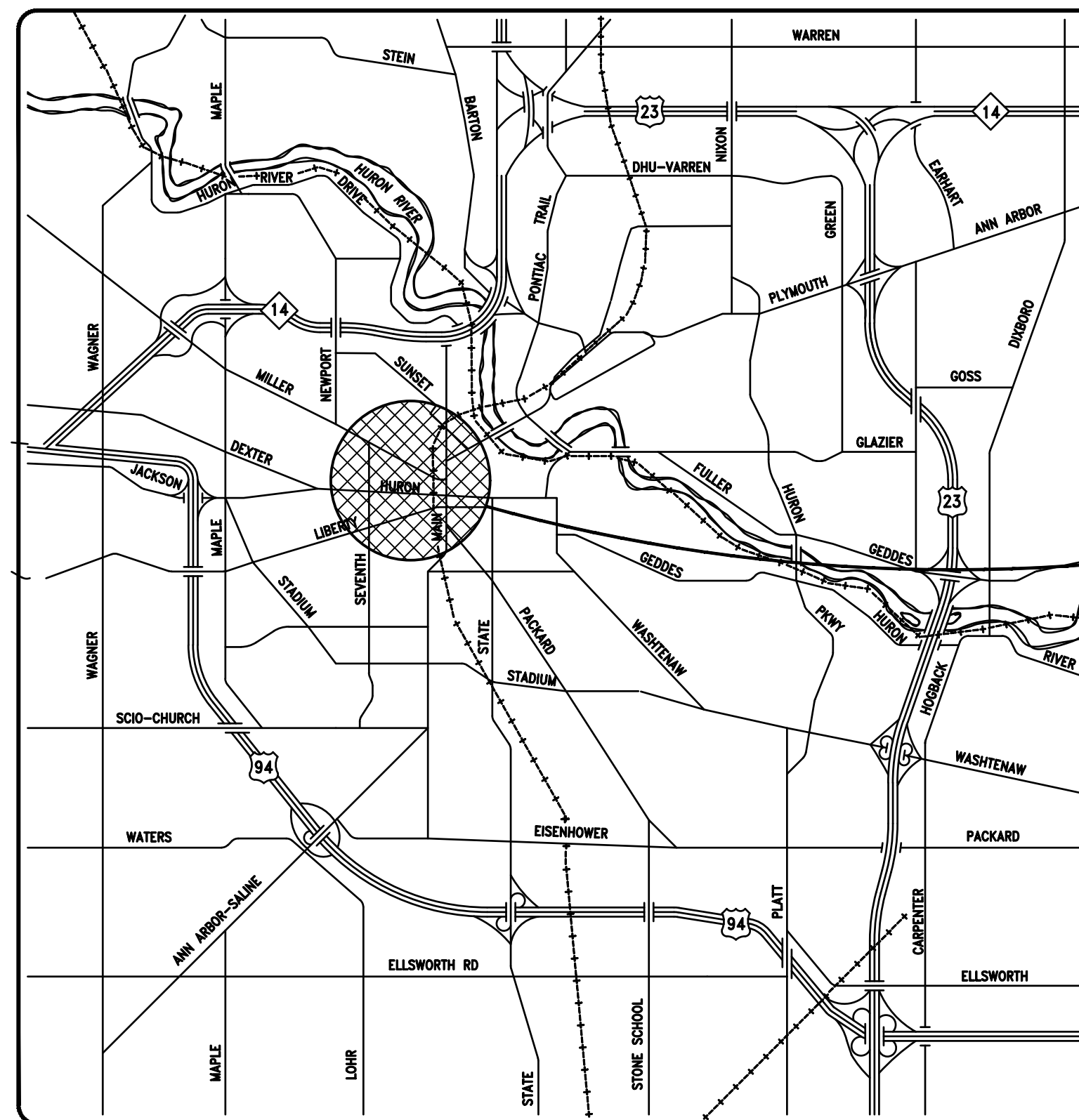
**PARCEL 1:**  
LOTS 3 AND 4 IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

**PARCEL 2:**  
LOT 5 AND 4 IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

**PARCEL 3:**  
THE SOUTH 30 FEET OF LOT 6, AND THE NORTH 36 FEET OF LOT 6 [ALL OF LOT 6] IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

**ASSOCIATED APPLICATIONS**

APPLICATIONS ASSOCIATED WITH THIS ZONING/AREA PLAN INCLUDE A PUD ZONING DISTRICT PETITION, Z21-007. THERE ARE NO PRIOR SITE PLAN APPROVALS.



THE FOLLOWING UTILITIES ARE LOCATED IN OR NEAR THE RIGHT-OF-WAY FOR THIS PROJECT.

| PUBLIC UTILITIES                                 |   |                             |
|--|---|-----------------------------|
| CITY OF ANN ARBOR FIELD OPERATIONS SERVICES UNIT |   |                             |
| WATER, SEWER AND STORM                           | W.R. WHEELER SVC. CTR<br>4251 STONE SCHOOL RD.<br>ANN ARBOR, MI 48108 |                             |
| SIGNS/SIGNALS/STREETLIGHTS                       | W.R. WHEELER SVC. CTR<br>4251 STONE SCHOOL RD.<br>ANN ARBOR, MI 48108 | MARC MORENO<br>734-794-6361 |
| PRIVATE UTILITIES                                |   |                             |
| AT&T-PHONE                                       | 550 S. MAPLE<br>ANN ARBOR, MI 48103                                   |                             |
| DTE ENERGY-ELECTRIC                              | WESTERN WAYNE SERVICE CTR<br>5001 HAGGERTY RD.<br>BELVILLE, MI 48111  |                             |
| COMCAST-CABLE                                    | 27800 FRANKLIN RD.<br>SOUTHFIELD, MI 48034                            |                             |
| DTE ENERGY-GAS                                   | 17150 ALLEN RD.<br>MELVINDALE, MI 48122                               |                             |
| MCI-PHONE  | 2400 NORTH GLENFILLE<br>RICHARDSON, TX 75082                          |                             |

| PERMITS REQUIRED TO BE OBTAINED BY THE CITY OF ANN ARBOR OR CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION. |   |
|--|---|
| PERMIT   | ISSUING AUTHORITY   |
| MDEQ WATER MAIN CONSTRUCTION PERMIT  | Department of Environment, Great Lakes and Energy<br><br>*Note: Responsibility for some of these permits may fall with the developer. |
| MDEQ SANITARY SEWER CONSTRUCTION PERMIT  |   |
| MDEQ FLOODPLAIN/ WATER RESOURCES PROTECTION PERMIT   |   |
| MDEQ INLAND LAKES & STREAMS PERMIT   |   |
| WETLAND & WATER COURSE USE PERMIT  |   |

| PERMITS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION. |  |
|---|--|
| PERMIT  | ISSUING AUTHORITY  |
| LANE CLOSURE PERMIT   | City of Ann Arbor Engineering                            |
| "NO PARKING" SIGNS PERMIT   | REPUBLIC PARKING   |
| GRADING/ SOIL EROSION & SEDIMENTATION CONTROL PERMIT                                      | CITY OF ANN ARBOR PLANNING AND DEVELOPMENT SERVICES UNIT |
| ROW PERMIT  | CITY OF ANN ARBOR PLANNING AND DEVELOPMENT SERVICES UNIT |
| WASHTENAW COUNTY ROAD COMMISSION CONSTRUCTION PERMIT                                      | WASHTENAW COUNTY ROAD COMMISSION                         |
| WASHTENAW COUNTY DRAIN COMMISSION CONSTRUCTION PERMIT                                     | WASHTENAW COUNTY DRAIN COMMISSION                        |

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

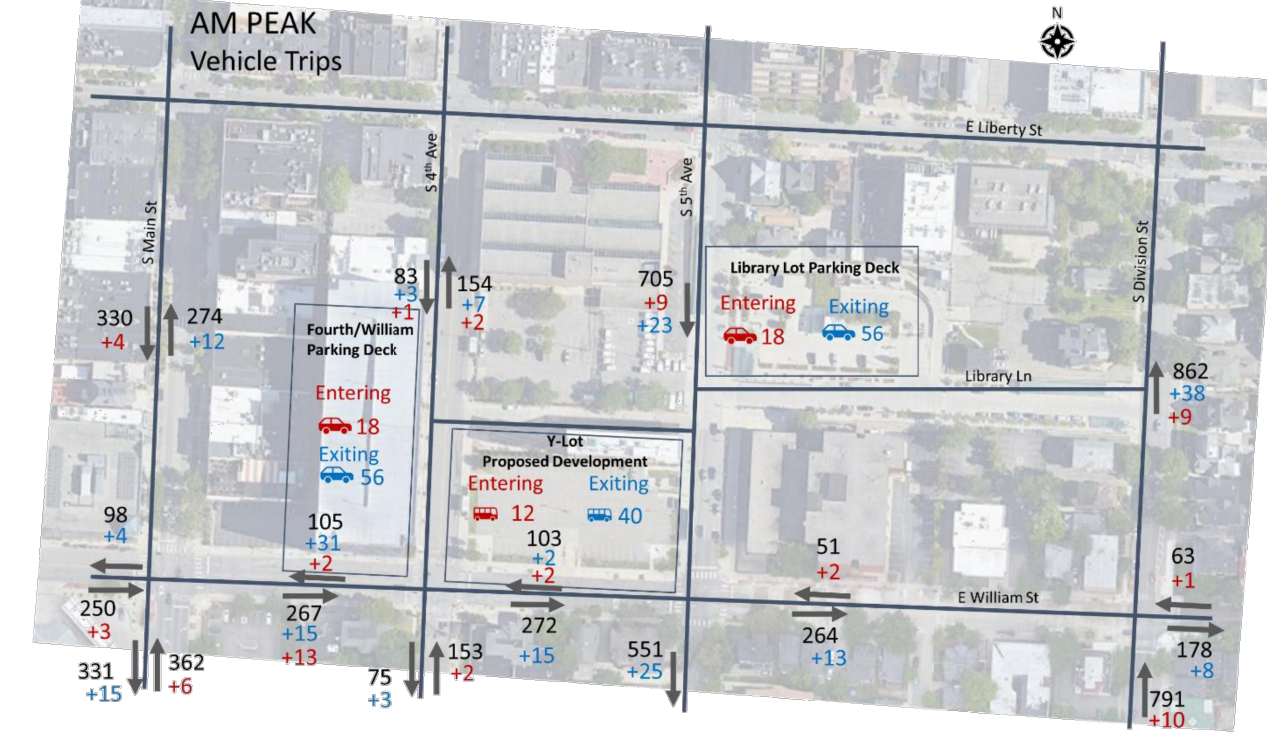
FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED.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

350 S. FIFTH AVE. DEVELOPMENT PUD FILE NO. AP21-001





Figure 2. AM Peak vehicle distribution.



Note: The transit trips are not distributed in the network since it is assumed the trips will occur on already existing routes/stops.

Figure 3. AM Peak pedestrian/bicycle distribution.

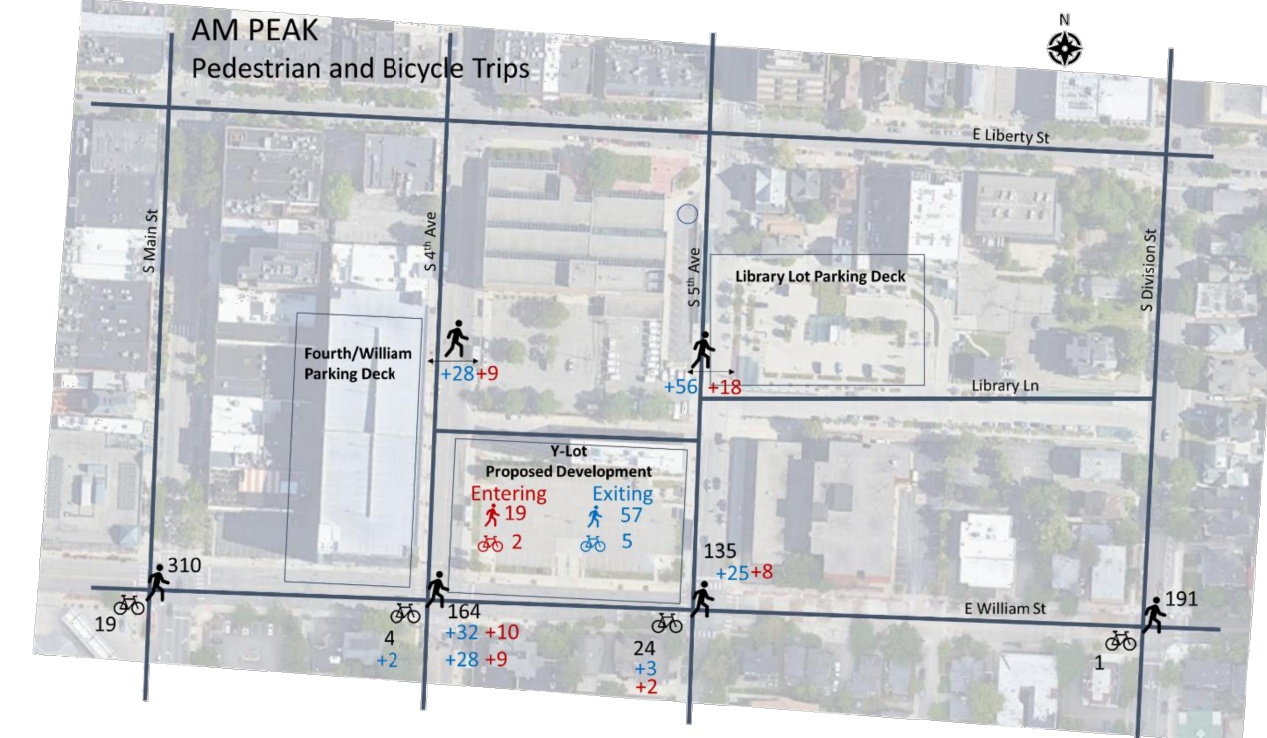
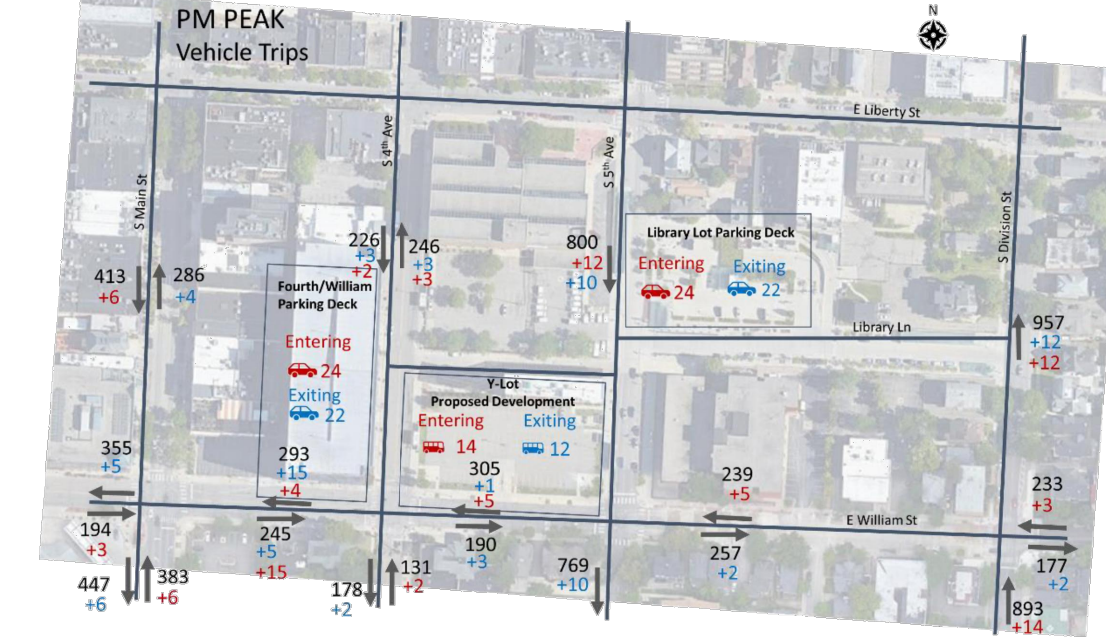


Figure 4. PM Peak vehicle distribution.



Note: The transit trips are not distributed in the network since it is assumed the trips will occur on already existing routes/stops.

Figure 5. PM Peak pedestrian/bicycle trip distribution.



Without intersection pedestrian/bicycle volumes at each study location, the nonmotorized trips were not further distributed throughout the network at a microscopic level, but were evaluated in high level terms of percentages. As shown in Figure 2, the AM Peak period experiences about a 1.3% increase in vehicle trips entering the network and an increase 4.4% increase in vehicle trips exiting the network. As shown in Figure 4, the PM Peak period experiences about a 1.5% increase in vehicle trips entering the network and a 1.3% increase in vehicle trips exiting the network.

**CONCLUSION**

With the development of the proposed Y-lot building, there will be additional transit, vehicle, bicycle, and pedestrian trips on the network surrounding the development. The purpose of this analysis was to provide a high level assessment estimating additional trips expected on the surrounding roadway network for each mode.

Based on this high level assessment, there less than 5% increase in any direction of traffic for either peak period, engineering judgment was used to determine that multimodal trips are expected to have moderate impacts to the adjacent transportation network; however, detailed traffic modeling and corresponding intersection Levels of Service were not required to be evaluated at this phase in development. Using the ITE Trip Generation Manual and distributing the trips throughout the network using existing traffic patterns, the following is the new estimated volume information:

- AM Peak Period
  - o 36 vehicle entering trips, with 1.3% increase in vehicle trips entering the immediate adjacent roadway network of S. Main St, S. Fourth Ave, S. Fifth Ave, S. Division St and E. William S.
  - o 112 vehicle exiting trips, with 4.4% increase in vehicle trips exiting the network
  - o 76 (19 entering, 57 exiting) pedestrian trips plus the additional trips from transit and parking vehicles offsite
  - o 7 (2 entering/5 exiting) bicycle trips
  - o 52 transit trips (12 entering/40 exiting)
- PM Peak Period
  - o 48 vehicle entering trips, with 1.5% increase in vehicles trips entering the immediate adjacent roadway network of S. Main St, S. Fourth Ave, S. Fifth Ave, S. Division St and E. William S.
  - o 44 vehicle exiting trips, with 1.3% increase in vehicle trips exiting the network
  - o 47 (26 entering, 21 exiting) pedestrian trips plus the additional trips from transit and parking vehicles offsite
  - o 4 (2 entering/2 exiting) bicycle trips
  - o 26 transit trips (14 entering/12 exiting)

Once the final design is set, the traffic evaluation will proceed to include Site Plan level details.

**350 S. FIFTH AVE. DEVELOPMENT PUD**

350 S. Fifth Avenue  
Ann Arbor, MI 48104

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

**SMITHGROUP**

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

Consultant Two  
DISCIPLINE TWO  
Address Two  
City, State, Zip  
Phone

Consultant One  
DISCIPLINE ONE  
Address One  
City, State, Zip  
Phone

| ISSUED FOR | REV | DATE |
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|                          |   |         |
|--------------------------|---|---------|
| PUD AREA PLAN            | 4 | 09NOV21 |
| PUD AREA PLAN            | 3 | 07OCT21 |
| PUD AREA PLAN            | 2 | 08SEP21 |
| PUD AREA PLAN SUBMISSION | 1 | 25AUG21 |

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE  
**TRAFFIC MEMO**

SCALE  
PROJECT NUMBER 12451.000

DRAWING NUMBER **G102**

| POINT # | NORTHING   | EASTING      | ELEVATION | DESC.        |
|---------|------------|--------------|-----------|--------------|
| 1       | 284314.225 | 13291292.870 | 853.17    | SET MAG NAIL |
| 2       | 284123.306 | 13291202.580 | 852.16    | SET MAG NAIL |
| 3       | 284284.314 | 13290969.340 | 846.79    | SET MAG NAIL |
| 4       | 284236.103 | 13291153.220 | 850.62    | SET MAG NAIL |

**STRUCTURE LEGEND:**

- STORM MARKING
- YARD DRAIN
- BEEHIVE CATCH BASIN
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- STORM MANHOLE
- CULVERT/END SECTION
- DOWN SPOUT
- STORM CLEAN-OUT
- OUTLET CONTROL STRUCTURE
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE & BOX
- WATER SHUT OFF VALVE
- WELL
- POST INDICATOR VALVE
- SPIGOT / HOSE BIB
- SPRINKLER HEAD
- WATER MARKER
- MONITORING WELL
- GAS MANHOLE
- GAS RISER
- GAS METER
- GAS VALVE
- GAS BLOW OFF
- GAS STOP BOX
- GAS MARKING
- TELEPHONE POLE
- COMMUNICATION MARKING
- COMMUNICATION HAND HOLE
- COMMUNICATION MANHOLE
- TELEPHONE POLE
- TELEPHONE RISER
- POLICE/EMERGENCY CALL
- ELECTRIC METER
- ELECTRIC MANHOLE
- LIGHT POLE
- GUY POLE
- POWER POLE
- UTILITY POLE
- GUY POLE
- GUY ANCHOR
- ELECTRIC RISER
- TRANSFORMER
- ELECTRIC HAND HOLE
- ELECTRIC MARKING
- TRAFFIC SIGNAL POST
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- SANITARY MARK
- BOLLARD
- ANTENNA
- STATUE / SCULPTURE
- AC UNIT
- PARKING METER
- SIGN
- MAILBOX
- FLAG POLE
- ROCK/BOULDER
- BASKETBALL POST
- BIKE HOOP
- BENCH
- DOMED X-WALK PAD

**LEGAL DESCRIPTION:**

PARCEL 1:  
LOTS 3 AND 4 IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

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THE SOUTH 30 FEET OF LOT 6, AND THE NORTH 36 FEET OF LOT 6 [ALL OF LOT 6] IN BLOCK 3 SOUTH OF HURON STREET, RANGE 5 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGES 152 AND 153, WASHTENAW COUNTY RECORDS.

**CERTIFICATE:**

TO THE CITY OF ANN ARBOR:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7A, 7C, 8, 9, 11, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7/13/20.

DATE OF PLAT OR MAP: JULY 13, 2020

KEVIN GINGRAS, P.S., NO. 49278

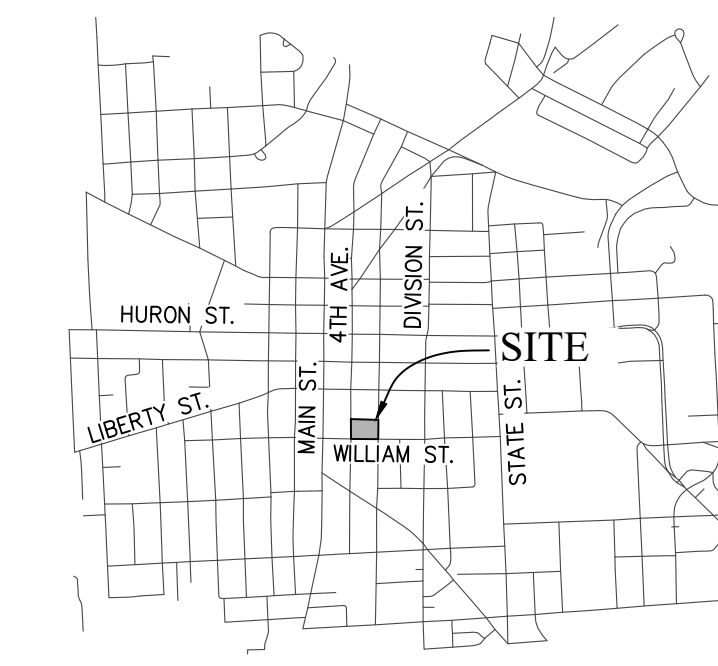


**NOTE:**  
BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE, NAD '83

**PARCEL INFORMATION:**

ADDRESS: 350 S. FIFTH AVE.  
ZONING: D1

**VICINITY MAP (N.T.S.):**



**Arbor Land Consultants, Inc.**  
Professional Land Surveyors  
6653 SCHNEIDER RD.  
MANCHESTER, MI 48158  
(734) 669-2960  
www.arborlandinc.com

CLIENT: ANN ARBOR HOUSING COMMISSION  
ALTA/NSPS LAND TITLE SURVEY  
#350 S. FIFTH AVE.  
LOTS 3, 4, 5, AND 6  
B3S, R5E, ORIGINAL PLAT  
WASHTENAW COUNTY, MICHIGAN

- 0/6 ELEC. - - - - - ELECTRIC LINE
- 8" - 8" - - - - - GAS MAIN
- 8" - - - - - BEEHIVE CATCH BASIN
- 18" - - - - - CURB CATCH BASIN
- 6" - - - - - STORM MANHOLE
- 0/6 CITY - - - - - CULVERT/END SECTION
- U/6 CONC. - - - - - SANITARY MANHOLE
- U/6 CONC. - - - - - SANITARY LINE
- U/6 CONC. - - - - - PHONE LINE
- U/6 CONC. - - - - - CHAIN LINK FENCE
- U/6 CONC. - - - - - WOOD FENCE
- U/6 CONC. - - - - - BARBED WIRE FENCE

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON PIPE
- SET MAG NAIL
- FOUND MAG NAIL
- SET WOOD LATH
- CONTROL POINT
- MEASURED DIMENSION
- RECORDED DIMENSION
- SURFACE FLOW

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

**TREE TABLE:**

| TREE NO. | SIZE (DBH) | SPECIES    |
|----------|------------|------------|
| 145      | 4          | PEAR       |
| 146      | 5          | PEAR       |
| 147      | 4          | PEAR       |
| 221      | 2          | PEAR       |
| 246      | 2          | PEAR       |
| 275      | 5          | PEAR       |
| 276      | 5          | PEAR       |
| 455      | 12         | MAPLE      |
| 469      | 8          | BASSWOOD   |
| 490      | 8          | BASSWOOD   |
| 704      | 5          | PEAR       |
| 705      | 5          | CHERRY     |
| 1127     | 6          | CRAB APPLE |
| 1138     | 6          | CRAB APPLE |
| 1224     | 2          | GINKO      |
| 1225     | 2          | GINKO      |
| 1559     | 2          | CHERRY     |

**SANITARY SEWER STRUCTURE:**

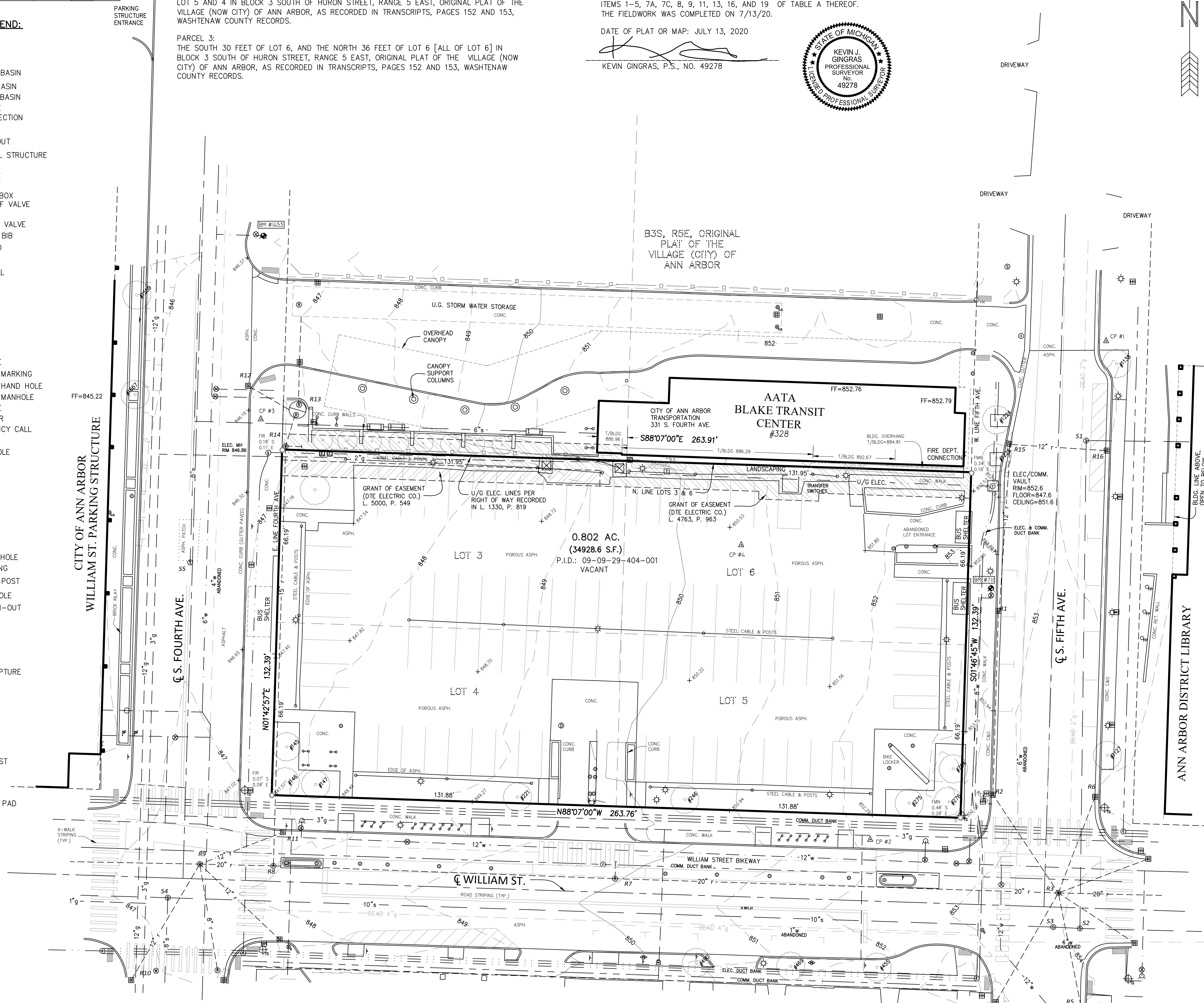
| No. | TYPE | RIM    | INVERTS         |                 |                |                 |
|-----|------|--------|-----------------|-----------------|----------------|-----------------|
| S1  | MH   | 852.73 | 6" E<br>845.03  | 8" S<br>843.73  |                |                 |
| S2  | MH   | 854.14 | 10" E<br>842.09 | 10" W<br>842.04 | 8" N<br>842.54 |                 |
| S3  | MH   | 853.93 | 10" E<br>841.83 | 10" W<br>841.83 |                |                 |
| S4  | MH   | 847.46 | 10" E<br>834.96 | 10" W<br>834.96 | 8" S<br>835.26 | 8" NE<br>835.26 |
| S5  | MH   | 846.69 | 8" N<br>839.69  | 4" SW<br>841.49 |                | PLUGGED         |

**STORM SEWER STRUCTURE:**

| No. | TYPE    | RIM    | INVERTS           |                  |                   |                  |
|-----|---------|--------|-------------------|------------------|-------------------|------------------|
| R1  | CURB CB | 852.39 | 12" N-S           |                  |                   |                  |
| R2  | CURB CB | 852.43 | 12" N             | 12" SE           |                   |                  |
| R3  | MH      | 853.91 | 20" E-W<br>846.34 | 12" NW<br>847.69 | 12" NNE<br>847.69 | 12" SW<br>846.99 |
|     |         | 853.91 | 12" SE<br>847.64  | 12" NE<br>847.67 |                   |                  |
| R4  | CURB CB | 852.75 | 12" NE<br>847.45  |                  |                   |                  |
| R5  | CURB CB | 853.54 | 12" NW<br>849.54  |                  |                   |                  |
| R6  | CURB CB | 853.58 | 12" SW<br>849.38  |                  |                   |                  |
| R7  | MH      | 849.95 | 20" E-W           |                  |                   |                  |
| R8  | MH      | 847.85 | 20" E-W<br>840.35 | 15" N<br>840.55  |                   |                  |
| R9  | MH      | 847.55 | 20" E-W<br>839.51 | 12" NE<br>842.51 | 12" ESE<br>840.85 | 8" SSE<br>842.25 |
| R10 | CURB CB | 846.29 | 12" NE<br>842.49  |                  |                   |                  |
| R11 | CURB CB | 847.51 | 12" SW<br>844.11  |                  |                   |                  |
| R12 | OC      | 846.28 | 12" SE<br>843.68  |                  |                   |                  |
| R13 | OC      | 847.35 | 12" S<br>843.30   | 12" N<br>843.25  |                   |                  |
| R14 | MH      | 847.06 | 12" N<br>843.41   | 12" S<br>843.16  |                   |                  |
| R15 | CURB CB | 851.90 | 12" S<br>849.50   | 12" E<br>849.50  |                   |                  |
| R16 | CURB CB | 852.58 | 12" W<br>849.88   |                  |                   |                  |

**FLOOD ZONE NOTE:**

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #26161C0263E, DATED 4/3/2012, THIS PARCEL LIES WITHIN ZONE X, WHICH IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD"



**TREE TABLE:**

| TREE NO.      | SIZE (DBH) | SPECIES    |
|---------------|------------|------------|
| ON SITE 145   | 4          | PEAR       |
| ON SITE 146   | 5          | PEAR       |
| ON SITE 147   | 4          | PEAR       |
| ON SITE 221   | 2          | PEAR       |
| ON SITE 246   | 2          | PEAR       |
| ON SITE 275   | 5          | PEAR       |
| ON SITE 276   | 5          | PEAR       |
| OFF SITE 455  | 12         | MAPLE      |
| OFF SITE 469  | 8          | BASSWOOD   |
| OFF SITE 490  | 8          | BASSWOOD   |
| ON SITE 704   | 5          | PEAR       |
| OFF SITE 705  | 5          | CHERRY     |
| OFF SITE 1127 | 6          | CRAB APPLE |
| OFF SITE 1138 | 6          | CRAB APPLE |
| OFF SITE 1224 | 2          | GINKO      |
| OFF SITE 1225 | 2          | GINKO      |
| OFF SITE 1559 | 2          | CHERRY     |

**IMPERVIOUS CALCULATION:**

|                         | AREA (SF) | PERCENTAGE (%) |
|-------------------------|-----------|----------------|
| PERVIOUS VEGETATED AREA | 6,238.00  | 18%            |
| PERVIOUS ASPHALT        | 24,700.00 | 71%            |
| IMPERVIOUS CONCRETE     | 3,990.60  | 11%            |
| TOTAL SITE              | 34,928.60 | 100%           |

**SHEET NOTES**

- THE EXISTING LAND USE AND ACTIVITY ON THE SITE IS CLASSIFIED AS A SURFACE PARKING LOT.
- SUBCONSULTANT SME WILL PROVIDE GEOTECH AND ENVIRONMENTAL DATA BASED ON EXISTING CONDITIONS.

**SITE ANALYSIS**  
THE ALTA SURVEY DATED 7/13/20 WAS PREPARED BY ARBOR LAND CONSULTANTS, INC.

**SOIL DESCRIPTION**  
FoB - FOX SANDY LOAM, TILL PLAIN, 2 TO 6% SLOPES, 0.802 ACRES IN AOI  
PRIOR USE OF THE SITE INDICATE POTENTIAL UNDOCUMENTED FILL RANGING FROM ABOUT 5 TO 20 FEET OVERLYING NATURAL SANDS EXTENDING ABOUT 50 TO 75 FEET.

- NATURAL FEATURES SUMMARY**
- ENDANGERED SPECIES HABITAT** - THERE IS NO ENDANGERED SPECIES HABITAT ON THE SITE (PER SMITHGROUP 2020 FIELD OBSERVATION).
  - 100 YEAR FLOODPLAIN / FLOODWAY** - THE Y-LOT SITE IS LOCATED IN AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (DESIGNATED AS 'ZONE X, OTHER AREAS' ON THE FEMA MAP). THIS IS BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR WASHTENAW COUNTY, PANEL 263 OF 585, MAP NUMBER 26161C0263E, EFFECTIVE DATE APRIL 3, 2012.
  - LANDMARK TREES** - THERE ARE NO LANDMARK TREES ON THE SITE AS DEFINED BY CITY OF ANN ARBOR ORDINANCE LANDMARK TREE LIST.
  - STEEP SLOPES** - NO STEEP SLOPES EXIST ON THE SITE. THE SLOPE RANGE ON THE SITE ARE BETWEEN 0% - 3% MAX SLOPE.
  - WATERCOURSES** - THERE ARE NO WATERCOURSES ON THE SITE AS IDENTIFIED ON ALTA LAND SURVEY.
  - WETLANDS** - THERE ARE NO WETLANDS ON THE SITE AS IDENTIFIED ON ALTA LAND SURVEY.
  - WOODLANDS** - THERE ARE NO WOODLANDS ON THE SITE AS IDENTIFIED ON ALTA LAND SURVEY.

**350 S. FIFTH AVE. DEVELOPMENT PUD**  
350 S. Fifth Avenue  
Ann Arbor, MI 48104  
Owner:  
**CITY OF ANN ARBOR**  
301 E. Huron St.  
Ann Arbor, MI 48104

**SMITHGROUP**  
201 DEPOT STREET  
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Address One  
City, State, Zip  
Phone

| ISSUED FOR               | REV | DATE    |
|--------------------------|-----|---------|
| PUD AREA PLAN            | 4   | 09NOV21 |
| PUD AREA PLAN            | 3   | 07OCT21 |
| PUD AREA PLAN            | 2   | 08SEP21 |
| PUD AREA PLAN SUBMISSION | 1   | 25AUG21 |

SEALS AND SIGNATURES  
*NOT FOR CONSTRUCTION*

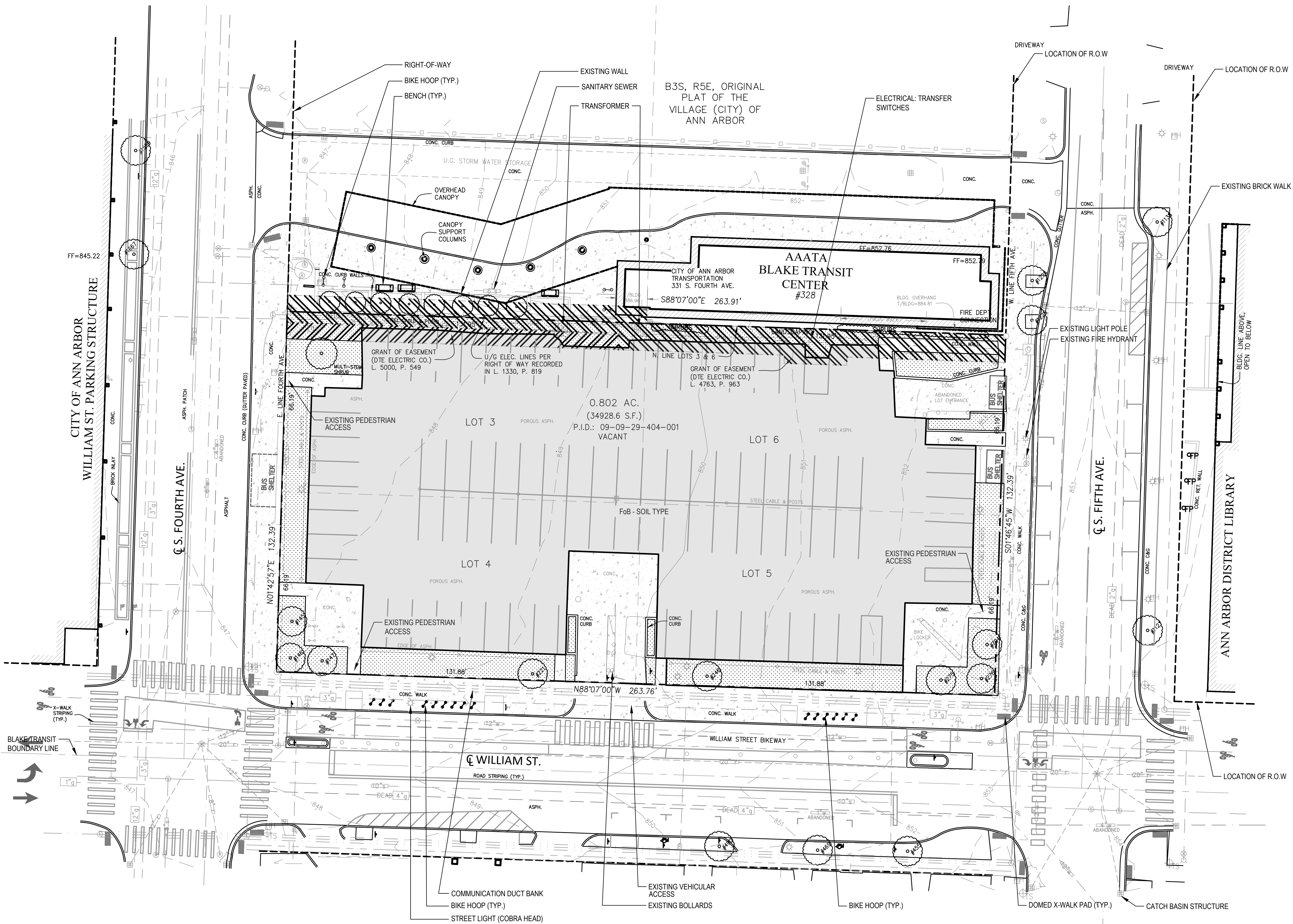
KEY PLAN

DRAWING TITLE  
**EXISTING CONDITIONS**

SCALE  
SCALE: 1" = 20'

PROJECT NUMBER  
12451.000

DRAWING NUMBER  
**CV100**



**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY
- ▨ DTE EASEMENT
- ▨ CONCRETE PAVEMENT
- ▨ ASPHALT PAVEMENT
- ▨ VEGETATED AREAS
- DOMED X-WALK PAD
- EXISTING TREES/ SHRUBS
- LIGHT POLE
- BIKE HOOP
- BOLLARD
- BENCH

FILE: C:\Users\jyoung\SmithGroup\Companies\Inc\PRJ - 12451 - SmithGroup - SmithGroup\CAD\12451-CV100.dwg USER: jyoung DATE: Nov\_08 2021 TIME: 10:52 am















**WATER NOTES:**

- P1 AND P2 WILL EACH HAVE SEPARATE WATER AND FIRE CONNECTIONS TO THE EXISTING CITY OF ANN ARBOR WATER MAIN ON WILLIAM STREET. AN ESTIMATED 1,600 WATER SUPPLY FIXTURE UNITS INCLUDING PROCESS WATER USE FOR HVAC MAKEUP AND IRRIGATION SUPPLY IS PROPOSED. THE MAXIMUM DOMESTIC WATER LOAD IS ESTIMATED AT 325 GPM.

**SANITARY SEWER FLOW MITIGATION CALC:**

P1 AND P2 WILL EACH HAVE SEPARATE SANITARY CONNECTIONS TO THE EXISTING CITY OF ANN ARBOR SANITARY SEWER ON WILLIAM STREET. THE GROUND FLOOR USE IS NOT DEFINED BEYOND ACTIVE GROUND FLOOR USE. THE GROUND FLOOR COULD BE RETAILS, COMMUNITY SPACE, GROCERY/ DELI OR RESTAURANT. FOR THE PURPOSES OF THE PUD AREA PLAN, IT IS ASSUMED THE USE IS "STORE WITH FOOD PROCESSING".

**BUILDING P1:**

UNITS: 24 STUDIO @175 GPD/UNIT, 54 1-BED @175 GPD/UNIT, 12 2-BED @250 GPD/UNIT  
 STORES WITH FOOD PROCESSING: 1,068 SF @ 0.15 GPD/SF

175 GPD/UNIT X (24+54) UNITS = 13,650 GPD  
 250 GPD/UNIT X 12 UNITS = 3,000 GPD  
 0.15 GPD/SF X 1,068 SF = 160 GPD  
 SUBTOTAL = 13,650 + 3,000 + 160 = 16,810 GPD

PEAK FLOW = 16,810 GPD X 4 (PEAKING FACTOR) X 1.1 (SYSTEM RECOVERY) = 73,964 GPD  
 X 1 DAY/24 HR/ 1 HR/60 MIN  
 = 51 GPM PEAK FLOW TO BE MITIGATED FOR P1

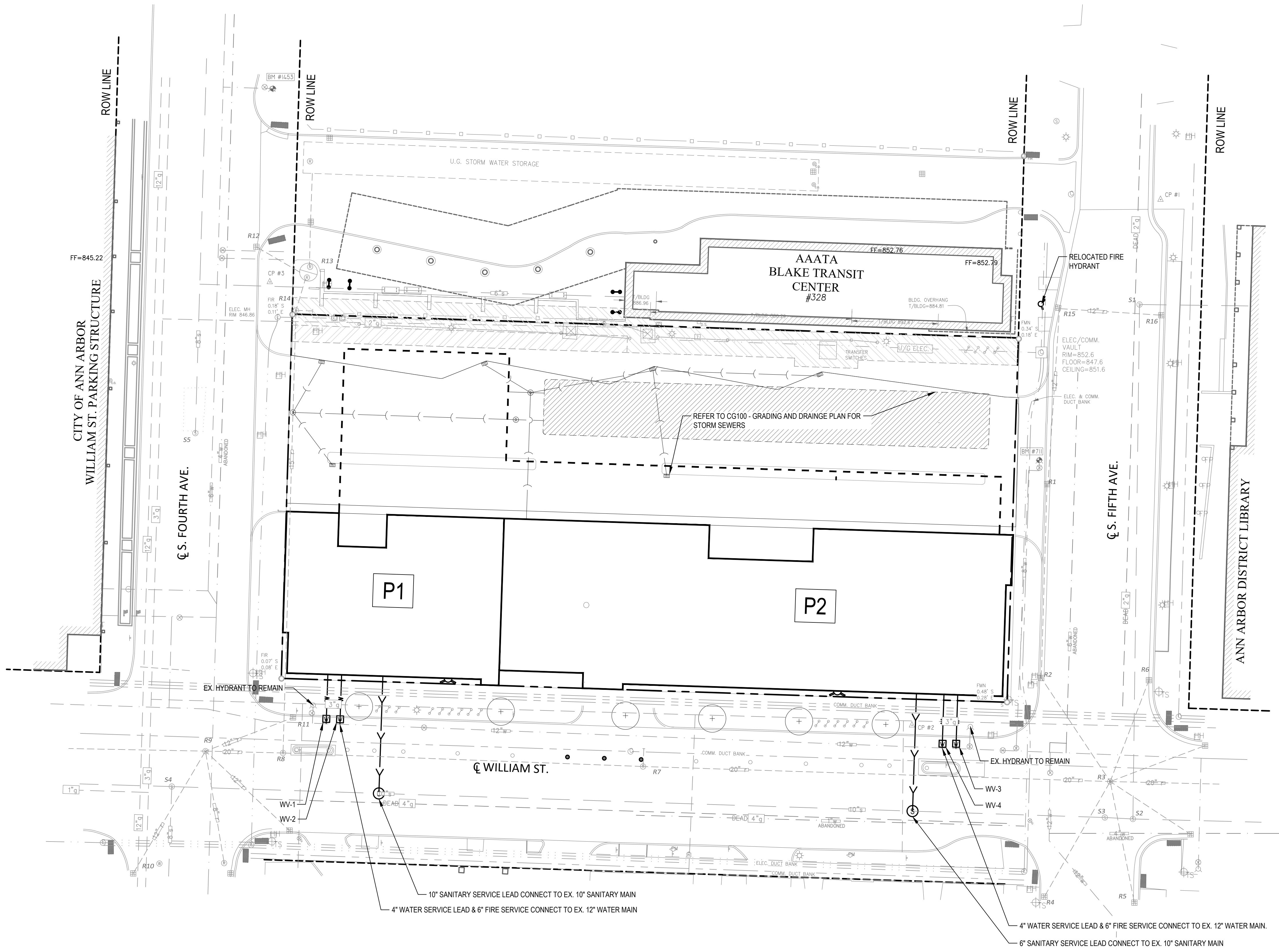
**BUILDING P2:**

UNITS: 72 STUDIO @175 GPD/UNIT, 172 1-BED @175 GPD/UNIT, 36 2-BED @250 GPD/UNIT  
 STORES WITH FOOD PROCESSING: 5,766 SF @ 0.15 GPD/SF

175 GPD/UNIT X (72+172) UNITS = 42,700 GPD  
 250 GPD/UNIT X 36 UNITS = 9,000 GPD  
 0.15 GPD/SF X 5,766 SF = 865 GPD  
 SUBTOTAL = 42,700 + 9,000 + 865 = 52,565 GPD

PEAK FLOW = 52,565 GPD X 4 (PEAKING FACTOR) X 1.1 (SYSTEM RECOVERY) = 231,286 GPD  
 X 1 DAY/24 HR/ 1 HR/60 MIN  
 = 161 GPM PEAK FLOW TO BE MITIGATED FOR P2

**TOTAL PEAK FLOW TO BE MITIGATED FOR P1 AND P2 = 212 GPM**



**SHEET NOTES**

- UTILITY PROJECTS ARE NOT ANTICIPATED ADJACENT TO THE ANN ARBOR Y-LOT PROJECT SITE AS INDICATED BY THE CITY OF ANN ARBOR'S CAPITAL IMPROVEMENT PLAN.
- A SANITARY CAPACITY ANALYSIS WILL BE DONE BY THE CITY OF ANN ARBOR DURING THE SITE PLAN REVIEW.
- ANY PAVEMENT DAMAGE TO OCCUR TO THE NEWLY RESURFACED E. WILLIAM STREET MUST BE REPLACED TO MATCH EXISTING CONDITIONS. PAVEMENT CUTS MADE DURING REPLACEMENT SHALL EXTEND TO THE NEAREST TRAFFIC LANE LINE.
- REFER TO CG100 - GRADING AND DRAINAGE PLAN FOR STORM SEWERS.

**LEGEND**

- PROPERTY LINE
- - - RIGHT-OF-WAY
- ▨ DTE EASEMENT
- ▨ AERIAL FIRE ACCESS
- W WATER MAIN
- W WATER VALVE
- Y SANITARY SEWER
- Y STORM SEWER
- H FDC
- S SANITARY MANHOLE
- D STORM STRUCTURE
- STORM INLET
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- H EXISTING FIRE HYDRANT
- W EXISTING WATER VALVE
- S EXISTING SANITARY MANHOLE
- D EXISTING STORM STRUCTURE
- EXISTING STORM INLET

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KEY PLAN

**DRAWING TITLE  
 CONCEPTUAL UTILITY PLAN**

Note: Only proposed utilities shown on this sheet are water and sanitary sewer



SCALE 12451.000

PROJECT NUMBER

**CU100**

DRAWING NUMBER













