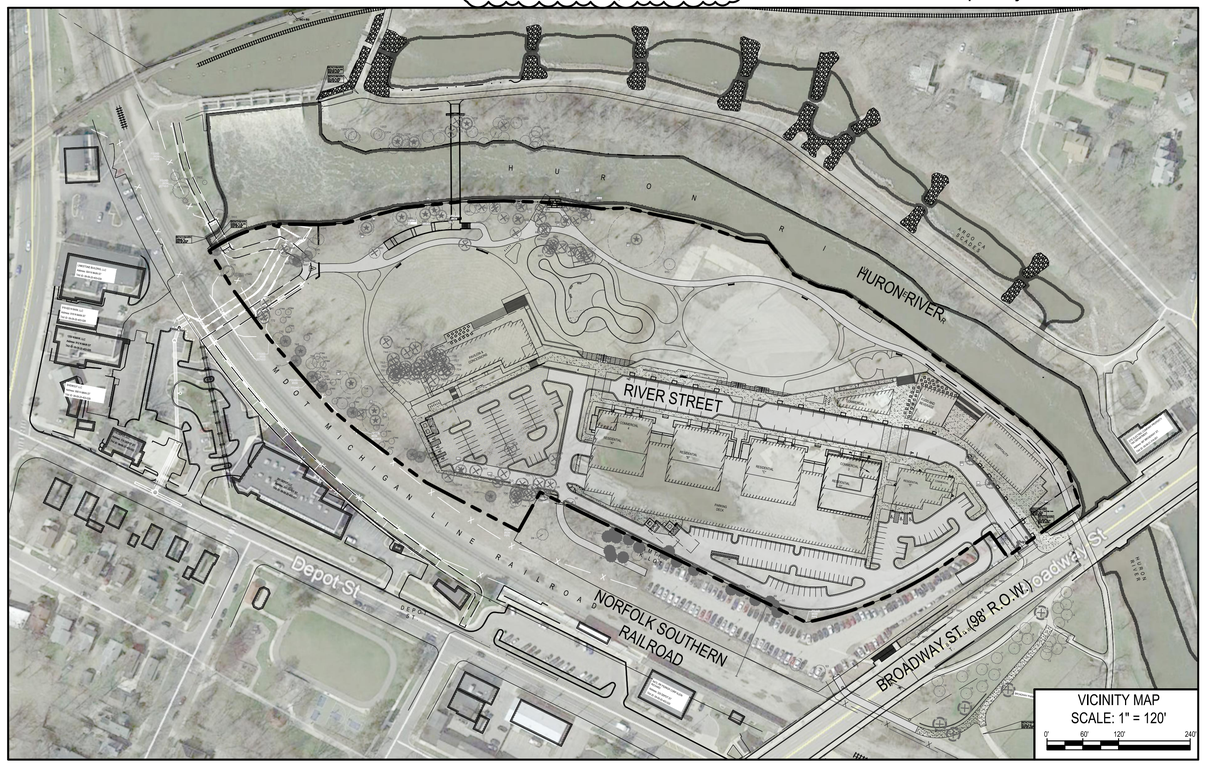
Broadway Park West

841 BROADWAY STREET
CITY OF ANN ARBOR, WASHTENAW COUNTY MICHIGAN
PUD SITE PLAN AMENDMENT

MAY 16, 2025

SmithGroup Project Number: 10420



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, RESIDENTIAL APARTMENTS 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).

	DESCRIPTION	GROSS SF / GROUND FLR	HEIGHT
RESIDENTIAL			
Residential Condominium Building	6 Floors of Residential Units 96 Units	158,106 / 13,564	75'
Residential Apartment Building	4 Floors of Residential Units 22 Units	20,299 / 4,345	51'-8"
Parking Deck	2 Floors of Structured Parking connected to residential building	98,271 / 53,135	25'
COMMERCIAL			
Hospitality	9 Floors, 148 Keys	93,946 / 8,744	105'
Food and Beverage	1 Floor	5,600/ 5,600	30'
Commercial Buildings 1 ~~& 2~~	1 Floor	~~6,680 / 6,680~~ 2,543 / 2,543	24'
Commercial Building 2	1 Floor, Located in base of Residential Apartment Building	973 / 973	13'-4"
Commercial 3 & 4	1 Floor, Located in base of Residential Condominium Building	1,600 / 1,600	14'
PUBLIC AMENITY			
Pavilion & Concessions	1 Floor	9,722 / 9,722	34'
TOTAL		~~393,945 SF / 90,965~~ 391,060 SF / 100,266	

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, RESIDENTIAL APARTMENTS 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 96 CONDOMINIUM UNITS AND 22 APARTMENT UNITS, THIS COULD POTENTIALLY ADD 75 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 39 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 - 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.

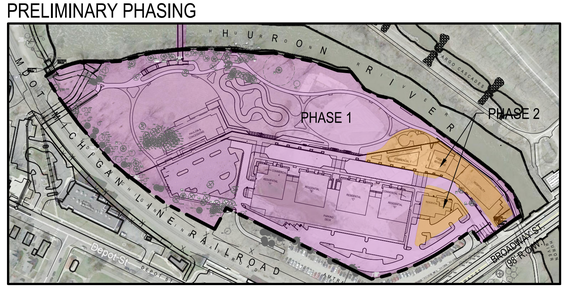
d. IMPACT OF PROPOSED DEVELOPMENT ON THE AIR / WATER QUALITY AND ON EXISTING NATURAL FEATURES OF THE SITE AND NEIGHBORING SITES:

- 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 - STORM WATER RUNOFF WILL BE TREATED TO IMPROVE WATER QUALITY IN ACCORDANCE WITH THE 2014 WASHTENAW COUNTY WATER RESOURCES COMMISSIONER (WCWRC) REQUIREMENTS. THE FIRST FLUSH (RUNOFF FROM A 1" STORM EVENT) WILL BE TREATED FOR QUALITY BEFORE DISCHARGE TO THE HURON RIVER. DUE TO THE CLOSE PROXIMITY TO THE HURON RIVER, THE CURRENT SITE RUNOFF FLOWS ARE UNRESTRICTED AND, PRIMARILY, BECAUSE THE SITE IS A BROWNFIELD SITE AND ADDING ADDITIONAL INFILTRATION TO THE GROUNDWATER IS DISCOURAGED BY MDEQ (EGLE) THE WCWRC WAIVED THE REQUIREMENTS TO RETAIN/DETAIN (INFILTRATE) STORM WATER.
- 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 LANDMARK TREES ON THE SITE (INCLUDING PIONEER SPECIES SUCH AS SILVER MAPLE, BLACK WALNUT, AND BUR OAK). 11 LANDMARK TREES ARE PROPOSED TO BE REMOVED AND MITIGATED FOR, AS NOTED ON SHEET LP103, TOTALING 253" DBH. THESE TREES WILL BE REPLACED BY 7 SPECIES OF TREES NATIVE TO MICHIGAN, WITH A REPLACEMENT SIZE OF 3" CALIPER, REQUIRING A MINIMUM OF 50% OF THE ORIGINAL DBH, OR 43 TREES.
- THERE ARE NO NATURALLY OCCURRING STEEP SLOPES ON THE SITE. THERE ARE NO WETLANDS OR ENDANGERED SPECIES HABITAT. THERE IS A 100-YEAR FLOODPLAIN AND FLOODWAY. THE APPLICANT OBTAINED A LETTER OF MAP REVISION (LOMR) BASED ON EXISTING CONDITIONS FROM FEMA WHICH REMOVES THE DEVELOPMENT PORTION OF THE SITE FROM THE HURON RIVER FLOODWAY. A PERMIT FROM EGLE WILL BE OBTAINED BEFORE CONSTRUCTION BEGINS FOR ADJUSTMENTS TO THE GRADING ON THE SITE. THE GRADING MODIFICATIONS WILL NOT REDUCE THE 100 YEAR FLOOD STORAGE ON SITE.
- 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.
- SEE THIS SHEET FOR BROWNFIELD MITIGATION RESPONSE.

e. IMPACT ON HISTORIC SITES OR STRUCTURES:

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

PRELIMINARY PHASING



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

PHASE 2 INCLUDES RESIDENTIAL, COMMERCIAL AND HOSPITALITY DEVELOPMENT.

LEGAL DESCRIPTION - SEE SHEET NF 5 OF 5

TRAFFIC IMPACT STATEMENT AND ANALYSIS

ATTACHED UNDER SEPARATE COVER BY ROWE PROFESSIONAL SERVICES CO.

PUBLIC SIDEWALK MAINTENANCE STATEMENT

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 (APPROVED).
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. (APPROVED)

BROWNFIELD MITIGATION

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

PREPARED BY:
LANDSCAPE ARCHITECT/
CIVIL ENGINEER:

SMITHGROUP

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

OWNER:
LOWER TOWN PARTNERS LLC.
117 GRISWOLD STREET
SUITE 1416
DETROIT, MI 48226
(313) 963-6118

APPLICANT:
ROXBURY GROUP ON BEHALF OF
LOWER TOWN PARTNERS LLC.
117 GRISWOLD STREET
SUITE 1416
DETROIT, MI 48226
(313) 963-6118
CONTACT: CALLAN VANHERMERT

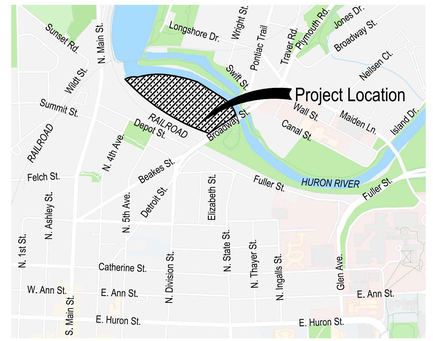
CONSULTANTS:
ARCHITECTS:
HAMILTON ANDERSON ASSOCIATES
1435 RANDOLPH ST.
STE 200
DETROIT, MI 48226
(313) 964-0270

STANTEC ARCHITECTURE INC.
2338 COOLIDGE HIGHWAY
BERKLEY, MI 48072-1500
(248) 336-4700

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

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

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



PROJECT LOCATION MAP
N.T.S.

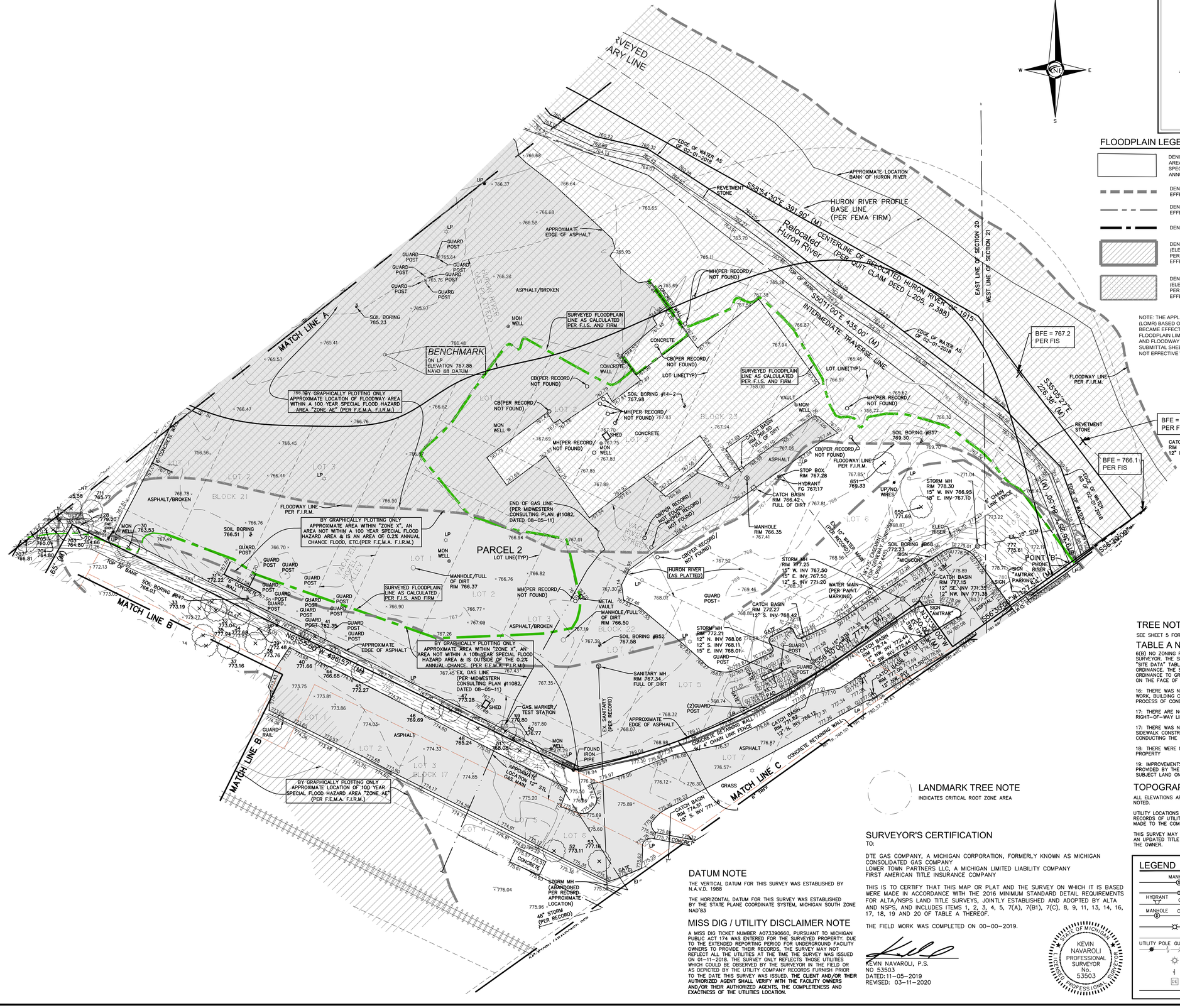
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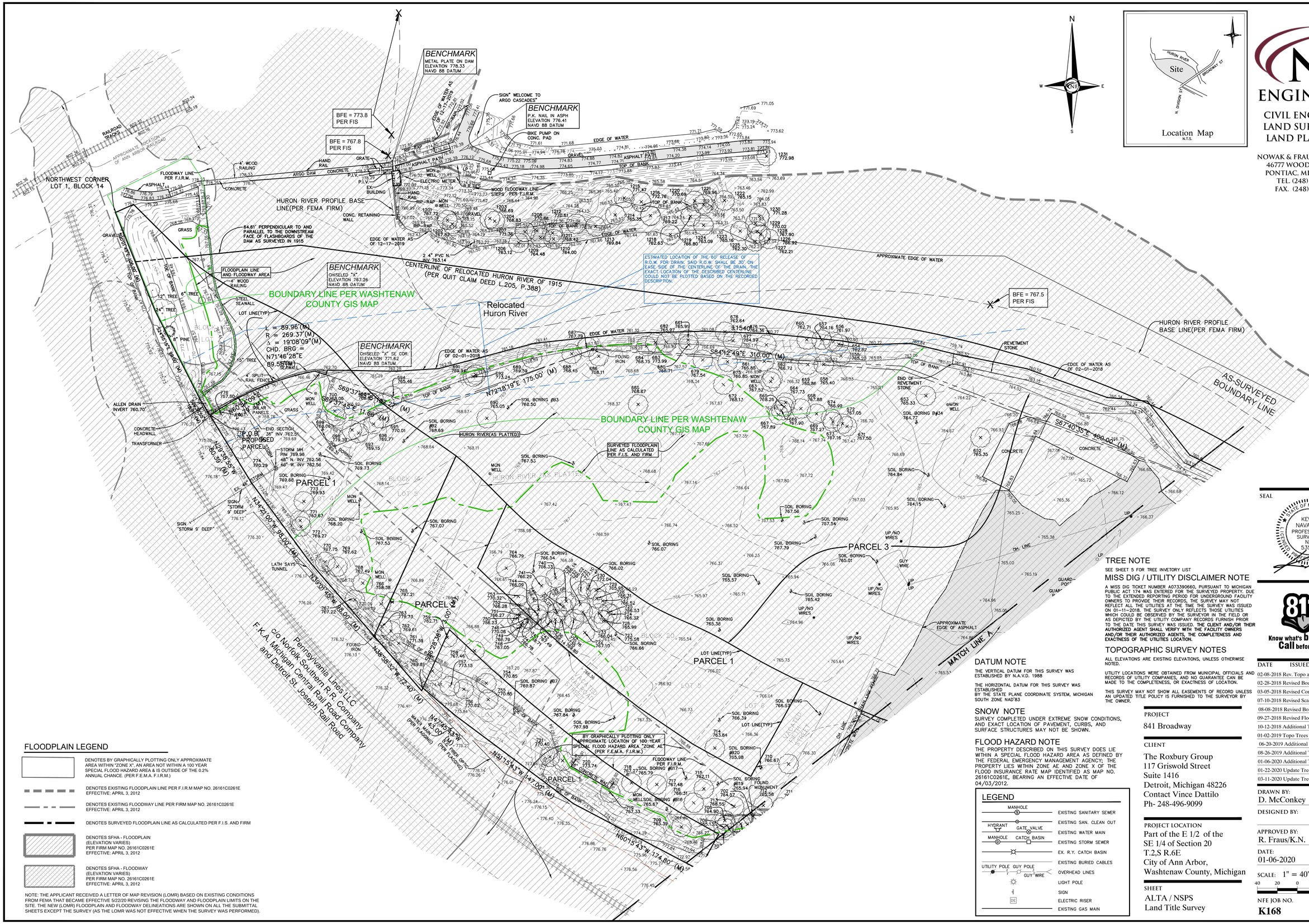
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G-001	COVER
NF001	ALTA - NSPS LAND TITLE SURVEY
NF002	ALTA - NSPS LAND TITLE SURVEY
NF003	ALTA - NSPS LAND TITLE SURVEY
NF004	ALTA - NSPS LAND TITLE SURVEY
NF005	ALTA - NSPS LAND TITLE SURVEY
CS100	OVERALL LAYOUT PLAN
CS101	LAYOUT PLAN - AREA A
CS102	LAYOUT PLAN - AREA B
CS103	LAYOUT PLAN - AREA C - OFFSITE
CS104	BROADWAY STREET INTERSECTION SIGHT DISTANCE
CS111	WASTE MANAGEMENT PLAN - AREA A
CS112	WASTE MANAGEMENT PLAN - AREA B
CS501	SITE DETAILS
CS502	SOLID WASTE DETAILS
CS503	BRIDGE DETAILS
CE101	SOIL EROSION CONTROL PLAN - AREA A
CE102	SOIL EROSION CONTROL PLAN - AREA B
CE103	SOIL EROSION CONTROL PLAN - AREA C - OFFSITE
CE500	SOIL EROSION CONTROL DETAILS
CE501	SOIL EROSION CONTROL DETAILS
CG101	GRADING PLAN - AREA A
CG102	GRADING PLAN - AREA B
CG103	GRADING PLAN - AREA C - OFFSITE
CG104	STORMWATER MANAGEMENT PLAN
CG200	FLOOD PLAIN GRADING PLAN
CG201	FLOOD PLAIN PROPOSED GRADE DIGITAL MODEL
CG202	FLOOD PLAIN STORAGE ANALYSIS EXISTING CONDITIONS
CG203	FLOOD PLAIN STORAGE ANALYSIS PROPOSED CONDITIONS
CG204	FLOOD PLAIN CUT AND FILL SECTIONS 1 THRU 3
CG205	FLOOD PLAIN CUT AND FILL SECTIONS 3A THRU 4A
CG206	FLOOD PLAIN CUT AND FILL SECTION 5
CU100	OVERALL UTILITY PLAN
CU101	UTILITY CALCULATIONS
CU102	UTILITY PLAN - AREA A
CU103	UTILITY PLAN - AREA B
CU104	UTILITY PLAN - AREA C - OFFSITE
CU105	FIRE PROTECTION PLAN - AREA A
CU106	FIRE PROTECTION PLAN - AREA B
CU107	FIRE PROTECTION PLAN - AREA C
CV101	NATURAL FEATURES - AREA A
CV102	NATURAL FEATURES - AREA B
CV103	NATURAL FEATURES - AREA C
CV104	NATURAL FEATURES OVERLAY
CV105	NATURAL FEATURES ALTERNATIVE PLANS
CV106	ALTERNATE PLAN 4
LP101	LANDSCAPE PLAN - AREA A
LP102	LANDSCAPE PLAN - AREA B
LP103	LANDSCAPE PLAN - AREA C
L501	EXISTING TREE REMOVAL INVENTORY
LP500	PLANTING DETAILS
PE10	ELECTRICAL SITE PHOTOMETRIC PLAN
PE11	ELECTRICAL SITE POLE DETAILS & FIXTURE CUT-SHEET
A1.1	RESIDENTIAL A B C, AND D FLOOR PLANS
A1.2	RESIDENTIAL FLOOR PLANS
A1.3	RESIDENTIAL ELEVATIONS
A1.4	RESIDENTIAL ELEVATIONS AND SECTIONS
A2.1	HOSPITALITY AND F&B FLOOR PLANS
A2.2	HOSPITALITY AND F&B ELEVATIONS
A2.3	HOSPITALITY SECTIONS & STREETWALL PERSPECTIVE
A3.1	PAVILION & CONCESSIONS FLOOR PLANS, ELEVATIONS, & SECTIONS
A4.1	COMMERCIAL BUILDING 1, FLOOR PLANS, ELEVATIONS & SECTIONS
A5.1	COMMERCIAL BUILDING 2, FLOOR PLANS, ELEVATIONS, & SECTIONS
CG104	STORMWATER MANAGEMENT PLAN
CU501	UTILITY DETAILS
CU502	CASCADE SEPARATOR CALCULATIONS AND SPECIFICATIONS
A100	SITE PLAN
A101	COMPOSITE PLANS
A301	COMPOSITE EXTERIOR ELEVATIONS
A321	BUILDING SECTIONS

SITE DATA COMPARISON CHART

ZONING	PUD	
	Mixed Use	
	Allowable/Required	**Proposed**
SITE USE	Per July 1, 2019 Council Amended Supplemental Regulations	Mixed Use (Refer to Proposed Use, Floor Area and Height Table for breakdown)
LOT AREA Gross	n/a	13.814 Acres
Net	n/a	13.814 Acres
FLOOR AREA (SF)	n/a	~~373,845~~ 391,060
FAR - Floor Area Ratio (Floor area as a Percentage of Lot Area)	80% Maximum	~~62.1%~~ 64.99%
FLOOR AREA per Non residential Use (SF)	No Maximum	~~215,739~~ 114,384
LOT SETBACKS Front	35 ' Min, 80' Max.	68'
Side & Rear	0'	n/a
North Property Line	20'	29'
BUILDING Height	Residential: 80' Non-residential: 105'	Residential: 75' Non-res.: 105'
Stories	n/a	n/a
PARKING - Vehicular	Per July 1, 2019 Council Amended Supplemental Regulations	475 (Incl. ~~5~~ 3 standard and ~~1~~ 6 van BF Spaces) and 10 Electric Vehicle Charging Stations/Spaces
PARKING - Bicycle	Per July 1, 2019 Council Amended Supplemental Regulations	~~82~~ 85 Required, ~~83~~ 85 Provided, as shown on CS100
LANDSCAPING	See sheets LP101 thru LP103	
OPEN SPACE	**6 AC.**	**6.09 AC.**
IMPERVIOUS SURFACE	**60% (8.29 AC)**	57% (7.81 AC.)

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SURVEYED
ARY LINE
EDGE OF WATER AS OF 02-01-2018
APPROXIMATE LOCATION BANK OF HURON RIVER
REVETMENT STONE
S58°54'30"E 391.90' (M)
HURON RIVER PROFILE BASE LINE (PER FEMA FIRM)
CENTERLINE OF RE-LOCATED HURON RIVER PER QUIT CLAIM DEED L.205, P.388)
Relocated Huron River
TOP OF BANK
S50°11'00"E 435.00' (M)
INTERMEDIATE TRAVERSE LINE
EAST LINE OF SECTION 20
WEST LINE OF SECTION 21
BFE = 767.2 PER FIS
BFE = 766.6 PER FIS
BFE = 766.1 PER FIS
S35°05'27"E 226.58' (M)
FLOODWAY LINE PER F.I.R.M.
EDGE OF WATER AS OF 02-01-2018
N35°05'27"W 226.58' (M)
S56°30'00"E 114.14' (M)
N56°30'00"W 114.14' (M)
POINT B
POINT A
MATCH LINE A
MATCH LINE B
MATCH LINE C
BENCHMARK
ON LP
ELEVATION 767.88
NAVD 88 DATUM
SURVEYED FLOODPLAIN LINE AS CALCULATED PER F.I.S. AND FIRM
BY GRAPHICALLY PLOTTING ONLY APPROXIMATE LOCATION OF FLOODWAY AREA WITHIN A 100 YEAR SPECIAL FLOOD HAZARD AREA "ZONE AE" (PER F.E.M.A. F.I.R.M.)
BY GRAPHICALLY PLOTTING ONLY APPROXIMATE AREA WITHIN "ZONE X", AN AREA NOT WITHIN A 100 YEAR SPECIAL FLOOD HAZARD AREA & IS AN AREA OF 0.2% ANNUAL CHANCE FLOOD, ETC.(PER F.E.M.A. F.I.R.M.)
BY GRAPHICALLY PLOTTING ONLY APPROXIMATE AREA WITHIN "ZONE X", AN AREA NOT WITHIN A 100 YEAR SPECIAL FLOOD HAZARD AREA & IS AN AREA OF 0.2% ANNUAL CHANCE. (PER F.E.M.A. F.I.R.M.)
BY GRAPHICALLY PLOTTING ONLY APPROXIMATE LOCATION OF 100 YEAR SPECIAL FLOOD HAZARD AREA "ZONE AE" (PER F.E.M.A. F.I.R.M.)
PARCEL 2
LOT LINE(TYP)
BLOCK 21
BLOCK 33
BLOCK 17
BLOCK 22
BLOCK 14
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
VACATED RIVER STREET
APPROXIMATE EDGE OF ASPHALT
ASPHALT/BROKEN
ASPHALT
CONCRETE
CONCRETE WALL
CONCRETE RETAINING WALL
GUARD POST
GUARD RAIL
LP
MON WELL
MH(PER RECORD/ NOT FOUND)
CB(PER RECORD/ NOT FOUND)
SOIL BORING #14-2 767.98
SOIL BORING #857 769.30
SOIL BORING #852 767.58
SOIL BORING 766.51
SOIL BORING 765.23
SOIL BORING 768.03
SOIL BORING #868 772.23
SOIL BORING 771.66
SOIL BORING 768.68
SOIL BORING 772.27
SOIL BORING 769.69
SOIL BORING 770.80
SOIL BORING 765.24
SOIL BORING 773.11
SOIL BORING 777.68
SOIL BORING 773.76
SOIL BORING 773.16
SOIL BORING 772.48
SOIL BORING 773.75
SOIL BORING 773.28
SOIL BORING 773.04
SOIL BORING 772.22
SOIL BORING 772.04
SOIL BORING 771.94
SOIL BORING 772.20
SOIL BORING 771.76
SOIL BORING 771.72
SOIL BORING 771.69
SOIL BORING 771.66
SOIL BORING 771.64
SOIL BORING 771.76
SOIL BORING 771.81
SOIL BORING 771.86
SOIL BORING 771.81
SOIL BORING 771.76
SOIL BORING 771.72
SOIL BORING 771.69
SOIL BORING 771.66
SOIL BORING 771.64
SOIL BORING 771.58
SOIL BORING 771.58
SOIL BORING 771.61
SOIL BORING 771.64
SOIL BORING 771.66
SOIL BORING 771.69
SOIL BORING 771.72
SOIL BORING 771.76
SOIL BORING 771.81
SOIL BORING 771.86
SOIL BORING 771.91
SOIL BORING 771.96
SOIL BORING 772.01
SOIL BORING 772.06
SOIL BORING 772.11
SOIL BORING 772.16
SOIL BORING 772.21
SOIL BORING 772.26
SOIL BORING 772.31
SOIL BORING 772.36
SOIL BORING



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

SEAL
STATE OF MICHIGAN
KEVIN NAVAROLI
PROFESSIONAL SURVEYOR
No. 53503
REGISTERED LICENSED PROFESSIONAL SURVEYOR

Know what's below Call before you dig.

TREE NOTE
SEE SHEET 5 FOR TREE INVETORY LIST

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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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
09-27-2018	Revised Flood Information
10-12-2018	Additional Topographic Survey
01-02-2019	Topo Trees and Bridge
06-20-2019	Additional Topographic Survey
08-26-2019	Additional Topographic Survey
01-06-2020	Additional Topographic Survey
01-22-2020	Update Tree List
03-11-2020	Update Tree List

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
ALTA / NSPS
Land Title Survey

DRAWN BY:
D. McConkey

DESIGNED BY:

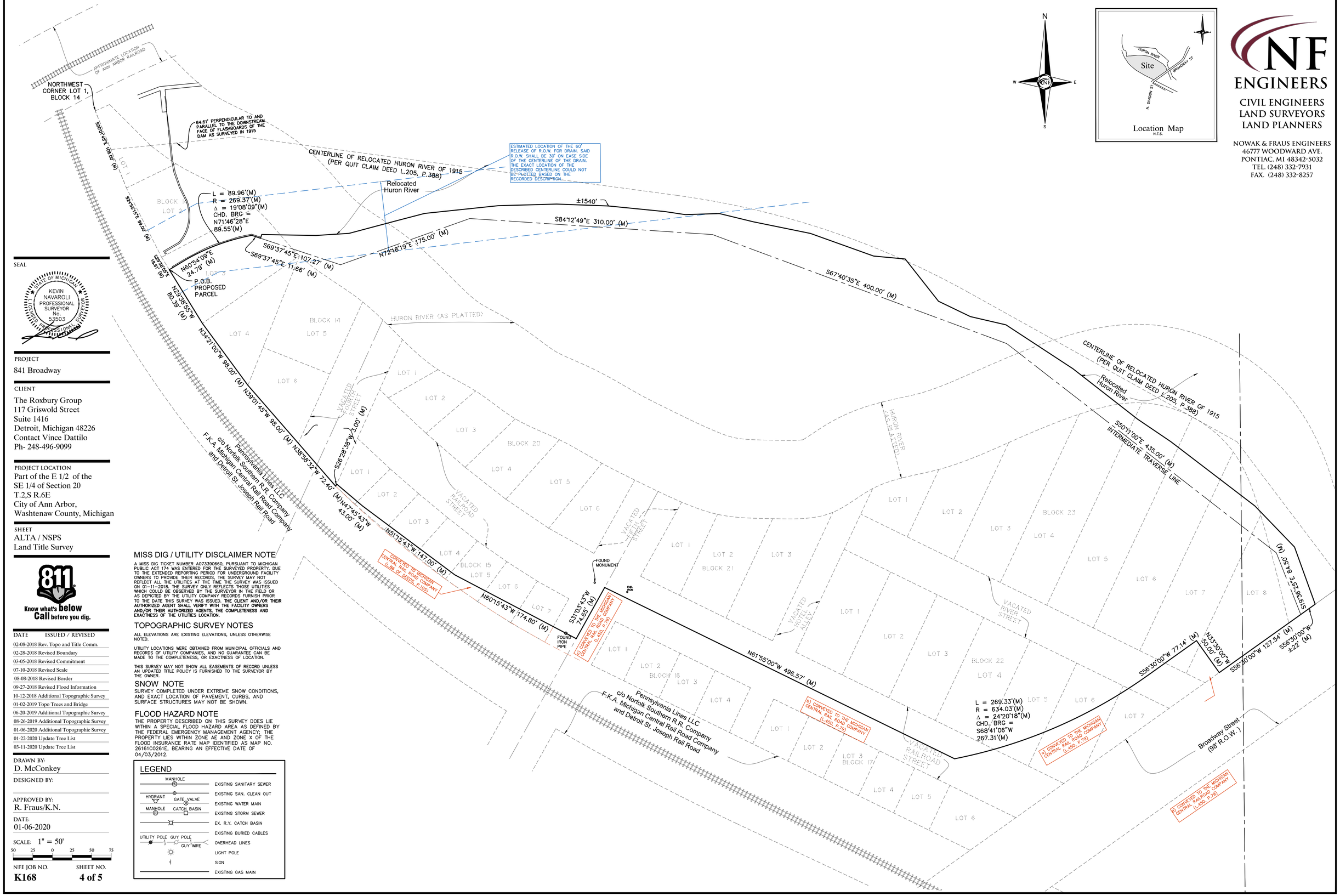
APPROVED BY:
R. Fraus/K.N.

DATE:
01-06-2020

SCALE: 1" = 40'
40 20 0 20 40 60

NFE JOB NO. K168
SHEET NO. 2 of 5


MATCH LINE B
MATCH LINE B
MATCH LINE C
Pennsylvania Lines LLC
c/o Norfolk Southern R.R. Company
F.K.A. Michigan Central Rail Road Company
and Detroit St. Joseph Rail Road
Depot Street (66' R.O.W.)
Broadway Street (98' R.O.W.)
BENCHMARK
TOP NW BOLT
ELEVATION 782.73
NAVD 88 DATUM
BENCHMARK
PK NAIL IN LP
ELEVATION 776.05
NAVD 88 DATUM
BFE = 766.6
PER FIS
BFE = 766.1
PER FIS
SANITARY MH
RIM 772.91
8" SE. INV 765.51
8" NW INV 765.61
8" W. INV 765.61
CATCH BASIN
RIM 773.51
12" SW. INV 768.11
12" SE. INV 768.21
CATCH BASIN
RIM 773.42
CATCH BASIN
RIM 772.63
STORM MH
RIM 772.68
30" SE. INV 767.08
36" W. INV 766.68
12" NE. INV 766.88
SANITARY MH
RIM 773.23
36" NW. INV 763.73
36" SE. INV 763.73
8" NW. INV 765.53
8" S. COULD NOT
MEASURE INVERT
CATCH BASIN
RIM 772.64
STORM MH
RIM 773.06
30" NW. INV 767.56
12" E. INV 768.96
24" S. INV 767.66
CATCH BASIN
RIM 773.30
CATCH BASIN
RIM 773.24
12" NW. COULD NOT
MEASURE INVERT
6" E. INV 769.94
CATCH BASIN
RIM 773.52
CATCH BASIN
RIM 774.12
CATCH BASIN
RIM 773.51
PARKING
METER(TYP)
FOUND
IRON
PIPE
CATCH BASIN
RIM 774.41
12" SW. INV 769.81
ELECTRIC MH
RIM 775.10
ELECTRIC MH
RIM 775.35
EX. BUILDING
HANDRAIL
CATCH BASIN
RIM 774.88
12" NE. INV 768.90
STEPS
D.E. MARKER
6' CHAIN
LINK FENCE
TRAFFIC
BOX
GATE
SIGN
(TYP)
GAS VALVE
RIM 774.62
RAMP
775.94
CATCH BASIN
RIM 776.07
12" E. INV 771.47
12" STORM
12" STORM
ASPHALT
MANHOLE
RIM 776.51
CATCH BASIN
RIM 776.35
NO PIPES VISIBLE
TELEPHONE MH
RIM 775.05
18" STORM
ELECTRIC MH
RIM 775.14
STORM MH
RIM 775.10
ELEC
BOX
TRAFFIC
BOX
FIBER OPTIC
FIBER OPTIC
BOULDER
W/PLAQUE
FIBER OPTIC
SIGN
FIBER OPTIC
FIBER OPTIC
FIBER OPTIC
TELEPHONE MH
RIM 774.86
ELECTRIC MH
RIM 775.01
END SECTION 758.78
INV W. INV 777.69
CONCRETE WALL
CONCRETE
COLUMN(TYP)
CATCH BASIN
RIM 781.96
12" SW. INV 778.76
SANITARY MH
RIM 782.37
CATCH BASIN
RIM 784.03
12" SW. INV 779.32
12" NE. INV 775.82
FLOODWAY LINE
PER F.I.R.M.
HAND
RAIL
STEPS
CATCH BASIN
RIM 773.03
12" SE. INV 773.33
CATCH BASIN
RIM 773.44
NO PIPES VISIBLE
CATCH BASIN
RIM 793.57
6" WATER MAIN (ABANDONED)
GRASS
CONCRETE
TELEPHONE MH
RIM 793.03
SIGN
ELEC
BOX
BOTTOM OF
BRIDGE DECK
ELEV. 799.50
BOTTOM OF
BRIDGE DECK
ELEV. 799.50
CONCRETE
WALL
CONCRETE
WALL
24" STORM (ABANDONED PER
RECORD APPROXIMATE LOCATION)
PAVER
RETAINING WALL
TELEPHONE MH
RIM 788.72
ELECTRIC MH
RIM 779.37
STORM MH (ABANDONED PER RECORD APPROXIMATE LOCATION)
CONCRETE
ABUTMENT
ELEV. 804.97
BOTTOM OF
BRIDGE DECK
ELEV. 799.21
MICHCON GAS
PIPELINE MARKER
MICHCON GAS
PIPELINE MARKER
STORM MH
(ABANDONED
PER RECORD
APPROXIMATE
LOCATION)
STORM MH
RIM 775.94
15" E. INV 768.54
15" N. INV 771.79
6" WATER MAIN (ABANDONED)
SANITARY MH
RIM 775.55
SANITARY MH
RIM 775.76
8" W. INV 762.36
8" E. INV 762.36
APPROXIMATE LOCATION OF NORTHWESTERLY LINE OF RAILROAD R.O.W.
APPROXIMATE LOCATION 12" STL. GAS LINE
SANITARY MH
RIM 774.32
36" N. INV 754.02
24" S. INV 754.12
36" SANITARY
(PER RECORD)
24" SANITARY
(PER RECORD)
54" STORM(PER RECORD)
36" SANITARY
(PER RECORD)
36"X24" STORM
(3)
CATCH BASIN
RIM 784.03
12" SW. INV 779.32
12" NE. INV 775.82
SURVEYED FLOODPLAIN
LINE AS CALCULATED
PER F.I.S. AND FIRM
STORM MH
RIM 775.08
FULL OF WATER
T/WATER 760.88
BOTTOM 759.38
TERRACE
CONCRETE
CONCRETE
CONCRET



NF ENGINEERS
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SEAL

STATE OF MICHIGAN — KEVIN NAVAROLI — PROFESSIONAL SURVEYOR — No. 53503 — LICENSED PROFESSIONAL SURVEYOR

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
ALTA / NSPS Land Title Survey

811 Know what's below Call before you dig.

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DRAWN BY: D. McConkey

DESIGNED BY:

APPROVED BY: R. Fraus/K.N.

DATE: 01-06-2020

SCALE: 1" = 50'
50 25 0 25 50 75

NFE JOB NO. **K168** SHEET NO. **4 of 5**

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SNOW NOTE

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

FLOOD HAZARD NOTE

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

LEGEND

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

Tree Inventory List

Condition Description Notes:
"Good" - no observed structural defects*
"Fair" - minor structural defects, marginal form, some insect activity noted*
"Poor" - major structural defects, poor form, insect infested*

**Structural defects may include decayed wood, cracks, root problems, weak branch unions cankers, poor tree architecture, dead/failed branches due to various causes.*

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
1	Acer rubrum	Red Maple	5			Good	
2	Quercus rubra	Red Oak	1			Poor	Dead leader, epicormic branching
3	Acer rubrum	Red Maple	4			Poor	Several cankers, scale insecet, mechanical damage
4	Acer rubrum	Red Maple	5			Poor	Large cankers, insect, mechanical damange, epicormic branching
5	Rhus typhina	Staghorn Sumac	1	Multiple	1 (9 shoots)	Good	
6	Acer rubrum	Red Maple	6			Fair	Mechancial damage, cankers
7	Quercus imbricaria	Shingle Oak	5			Poor	Dieback, epicormic branching, cankers, mechanical damage, rot
8	Quercus acutissima	Sawtooth Oak	6			Fair	Mechanical damage, epicormic branching
9	Quercus imbricaria	Shingle Oak	6			Fair	Dieback, insect, mechanical damage at trunk
10	Cercis canadensis	Redbud	4	Twin	3	Poor	Major cankers, insect, dieback
11	Celtis occidentalis	Northern Hackberry	5			Poor	Significan dieback in canopy, cankers, epicormic branching
12	Quercus rubra	Red Oak	4			Fair	Dieback, mechanical damage at trunk
13	Quercus macrocarpa	Bur Oak	5			Good	
14	Celtis occidentalis	Northern Hackberry	5			Poor	Large cankers from mowers, dieback in canopy
15	Celtis occidentalis	Northern Hackberry	4			Poor	Mechanical damage, lost leader, dieback
16	Quercus alba	White Oak	1			Poor	Leaning, dead leader, epicormic branching, mechanical damager, canker
17	Quercus imbricaria	Shingle Oak	5			Good	
18	Quercus imbricaria	Shingle Oak	4			Good	
19	Quercus imbricaria	Shingle Oak	4			Fair	Dieback
20	Cercis canadensis	Redbud	1/2	Multiple	1/2 (many)	Poor	Former large tree, these branches are water-sprouts
21	Quercus imbricaria	Shingle Oak	4			Fair	Mechanical damage, dieback
22	Quercus imbricaria	Shingle Oak	4			Fair	Cankers, mechanical damage, dieback
23	Quercus imbricaria	Shingle Oak	1/2			Poor	75% dead, lost leader, epicormic branching
24	Quercus alba	White Oak	2			Poor	Lost leader, cankers, mechanical damage
25	Cercis canadensis	Redbud	3			Poor	Former twin dead, rot, mechanical damage, epicormic branching, dieback
26	Morus alba	White Mulberry	1/2	Multiple	1/2 (many)	Poor	Former large tree, these branches are water-sprouts
27	Quercus acutissima	Sawtooth Oak	5			Fair	Dieback, mechanical damage at trunk
28	Acer negundo	Boxelder	13			Poor	Leaning, dieback, rot at truck base
29	Populus deltoides	Eastern Cottonwood	38	Twin	31	Good	
30	Acer negundo	Boxelder	12			Poor	99% dieback, lost leader, rot
31	Acer negundo	Boxelder	10	Twin	7	Poor	Dieback, cankers
32	Acer negundo	Boxelder	9			Fair	Vines, dieback, lost limbs
33	Acer negundo	Boxelder	9			Fair	Minor dieback
34	Juglans nigra	Black Walnut	15			Good	
35	Populus deltoides	Eastern Cottonwood	13			Good	
36	Populus deltoides	Eastern Cottonwood	25			Good	
37	Acer negundo	Boxelder	7			Poor	Leaning, dieback, lost leader
38	Acer negundo	Boxelder	8			Poor	Dieback, leaning
39	Acer negundo	Boxelder	7			Poor	Dieback, lost leader
40	Prunus serotina	Black Cherry	16			Poor	Vines, dieback
41	Acer negundo	Boxelder	7			Poor	Split union, epicormic branching, dieback
42	Acer negundo	Boxelder	8			Poor	Bowed trunk, girdled by fence, dieback, leaning, cankers
43	Acer negundo	Boxelder	7			Poor	Girdled by fence, cankers, leaning, dieback
44	Rhamnus cathartica	Common Buckthorn	7			Good	
45	Robinia pseudoacacia	Black Locust	6			Good	
46	Ailanthus altissima	Tree-of-Heaven	10	Twin	9	Fair	Dieback, lost limbs
47	Morus alba	White Mulberry	11			Poor	Leaning (180° for 20 feet), lost leader, dieback, competition
48	Acer negundo	Boxelder	6			Fair	Leaning, competion, dieback
49	Salix spp.	Willow spp.	23	Twin	21	Fair	Rot, epicormic branching, dieback
50	Ailanthus altissima	Tree-of-Heaven	13			Poor	Leaning, competion, cankers, dieback
51	Acer negundo	Boxelder	6			Poor	Competition, leaning, lost limbs, dieback
52	Ulmus pumila	Siberian Elm	7			Good	
53	Ulmus pumila	Siberian Elm	6			Fair	Epicormic branching, dieback, lost limbs
650	Platanus occidentalis	Sycamore	26			Poor	Extensive trunk decay
651	Platanus occidentalis	Sycamore	22			Good	
652	Populus deltoides	Eastern Cottonwood	54			Fair	Some trunk decay
653	Quercus macrocarpa	Bur Oak	48			Good	
654	Acer saccharinum	Silver Maple	24	Twin	17	Good	
655	Acer saccharinum	Silver Maple	24			Good	
656	Acer rubrum	Red Maple	13	Twin	7	Fair	Trunk hollow detected in 7" trunk
657	Acer saccharinum	Silver Maple	32			Good	
658	Salix nigra	Black Willow	58			Poor	Extensive trunk decay
659	Sassafras albidum	Sassafras	13			Good	
660	Acer saccharinum	Silver Maple	24			Fair	
661	Salix nigra	Black Willow	34			Poor	Extensive trunk decay
662	Ailanthus altissima	Tree-of-Heaven	12			Good	
663	Ailanthus altissima	Tree-of-Heaven	15			Good	
664	Ailanthus altissima	Tree-of-Heaven	9			Poor	Extensive trunk decay
665	Ailanthus altissima	Tree-of-Heaven	12			Fair	Some trunk decay
666	Ailanthus altissima	Tree-of-Heaven	15			Good	
667	Ailanthus altissima	Tree-of-Heaven	10	Multiple	10, 9	Good	
668	Ailanthus altissima	Tree-of-Heaven	10	Twin	9	Good	
669	Ailanthus altissima	Tree-of-Heaven	13			Fair	Some limb deadwood
670	Ailanthus altissima	Tree-of-Heaven	12	Twin	11	Fair	Some limb deadwood
671	Ailanthus altissima	Tree-of-Heaven	14			Good	
672	Ailanthus altissima	Tree-of-Heaven	9	Twin	7	Good	
673	Ailanthus altissima	Tree-of-Heaven	13	Twin	9	Good	
674	Ailanthus altissima	Tree-of-Heaven	13	Twin	6	Good	
675	Sassafras albidum	Sassafras	13	Twin	12	Good	
676	Acer negundo	Boxelder	13			Poor	Excessive trunk lean
677	Sassafras albidum	Sassafras	15			Good	
678	Salix nigra	Black Willow	28			Poor	50% of tree has failed
679	Morus alba	White Mulberry	18	Twin	15	Poor	Extensive trunk decay
680	Ailanthus altissima	Tree-of-Heaven	9			Good	
681	Ailanthus altissima	Tree-of-Heaven	8			Good	
682	Ailanthus altissima	Tree-of-Heaven	8			Good	
683	Salix spp.	Willow spp.	12	Multiple		Poor	90% dead
684	Prunus serotina	Black Cherry	12			Good	
685	Populus deltoides	Eastern Cottonwood	38			Good	
686	Quercus macrocarpa	Bur Oak	24			Good	
687	Sassafras albidum	Sassafras	14			Good	
688	Prunus avium	Sweet Black Cherry	16	Twin	5	Good	
689	Sassafras albidum	Sassafras	15			Good	
690	Populus deltoides	Eastern Cottonwood	34	Multiple	34, 32, 20, 28	Good	
691	Ulmus americana	American Elm	15			Good	
692	Prunus avium	Sweet Black Cherry	13			Fair	Some basal trunk decay
693	Salix nigra	Black Willow	24			Fair	Large limb failure
694	Ulmus americana	American Elm	8	Multiple	8, 2	Poor	Basal trunk decay
695	Robinia pseudoacacia	Black Locust	26			Good	
696	Juglans nigra	Black Walnut	22			Good	
697	Juglans nigra	Black Walnut	28			Good	
698	Juglans nigra	Black Walnut	18			Good	
699	Salix nigra	Black Willow	44			Poor	Large limb deadwood, scaffold branch decay
700	Salix nigra	Black Willow	38			Poor	Poor structure, excessive trunk lean
701	Acer negundo	Boxelder	15			Poor	Excessive trunk lean
702	Populus deltoides	Eastern Cottonwood	30			Good	
703	Populus deltoides	Eastern Cottonwood	14			Good	
704	Populus deltoides	Eastern Cottonwood	32			Good	
705	Populus deltoides	Eastern Cottonwood	28			Good	
706	Populus deltoides	Eastern Cottonwood	15			Good	
707	Populus deltoides	Eastern Cottonwood	40	Grouping	28, 26, 13	Good	All within a 5' by 12' area
708	Populus deltoides	Eastern Cottonwood	30			Good	
709	Ulmus americana	American Elm	18	Twin	17	Good	
710	Populus deltoides	Eastern Cottonwood	38	Multiple	28, 26	Good	
711	Acer negundo	Boxelder	8			Good	
712	Acer negundo	Boxelder	8			Poor	In-rolled trunk seam, wood exposed, some decay
713	Populus deltoides	Eastern Cottonwood	42			Good	
714	Populus deltoides	Eastern Cottonwood	48	Twin	46	Poor	Some limb failures and deadwood
715	Populus deltoides	Eastern Cottonwood	34			Poor	Upper trunk decay
716	Acer saccharinum	Silver Maple	24	Multiple	22, 18, 17	Fair	
717	Populus deltoides	Eastern Cottonwood	44	Multiple	38, 24	Good	
718	Acer saccharinum	Silver Maple	36			Good	
719	Ailanthus altissima	Tree-of-Heaven	12			Good	
720	Ulmus americana	American Elm	24			Poor	Large bow in trunk, excessive trunk lean
721	Ulmus americana	American Elm	18			Poor	Growing into cyclone fence
722	Ulmus americana	American Elm	8			Good	
723	Populus deltoides	Eastern Cottonwood	14			Good	
724	Populus deltoides	Eastern Cottonwood	16			Good	
725	Populus deltoides	Eastern Cottonwood	13			Good	
726	Populus deltoides	Eastern Cottonwood	9			Good	
727	Populus deltoides	Eastern Cottonwood	15			Good	
728	Populus deltoides	Eastern Cottonwood	10			Good	
729	Salix spp.	Willow spp.	9			Fair	Leaning 30%
730	Populus deltoides	Eastern Cottonwood	9			Good	
731	Populus deltoides	Eastern Cottonwood	10			Good	
732	Populus deltoides	Eastern Cottonwood	9			Good	
733	Populus deltoides	Eastern Cottonwood	9			Good	
734	Populus deltoides	Eastern Cottonwood	9			Good	
735	Populus deltoides	Eastern Cottonwood	15			Good	
736	Populus deltoides	Eastern Cottonwood	11			Good	
737	Populus deltoides	Eastern Cottonwood	9			Good	
738	Populus deltoides	Eastern Cottonwood	11			Good	
739	Populus deltoides	Eastern Cottonwood	8			Good	
740	Acer negundo	Boxelder	10			Good	
741	Acer negundo	Boxelder	9			Poor	Poor structure, excessive trunk lean
742	Populus deltoides	Eastern Cottonwood	12			Good	
743	Populus deltoides	Eastern Cottonwood	13			Good	
744	Populus deltoides	Eastern Cottonwood	13			Fair	Large bow in trunk
745	Ulmus pumila	Siberian Elm	16			Good	
746	Ulmus pumila	Siberian Elm	8			Fair	
747	Ulmus pumila	Siberian Elm	9			Fair	
748	Robinia pseudoacacia	Black Locust	10	Twin	6	Fair	
749	Robinia pseudoacacia	Black Locust	9			Good	
750	Robinia pseudoacacia	Black Locust	10			Good	
751	Robinia pseudoacacia	Black Locust	11	Multiple	10, 6	Good	
752	Acer negundo	Boxelder	11			Poor	Excessive trunk lean
753	Acer negundo	Boxelder	11			Good	
754	Crataegus spp.	Hawthorn	15	Twin	12	Poor	
755	Quercus velutina	Black Oak	22			Fair	
756	Ailanthus altissima	Tree-of-Heaven	24			Fair	
757	Juglans nigra	Black Walnut	18			Good	
758	Populus deltoides	Eastern Cottonwood	11	Twin	8	Good	
759	Acer negundo	Boxelder	18	Multiple	16, 12	Poor	Extensive basal trunk decay
760	Ulmus americana	American Elm	16			Good	
761	Quercus macrocarpa	Bur Oak	24			Good	
762	Ailanthus altissima	Tree-of-Heaven	8	Twin	7	Good	
763	Acer negundo	Boxelder	18	Multiple	6, 4	Poor	
764	Populus deltoides	Eastern Cottonwood	54			Poor	Marked for removal, extensive trunk decay
765	Populus deltoides	Eastern Cottonwood	26			Good	
766	Juglans nigra	Black Walnut	16			Good	
767	Ulmus americana	American Elm	22	Twin	8	Poor	Growing into cyclone fence
768	Acer negundo	Boxelder	26	Twin		Good	
769	Crataegus spp.	Hawthorn	13			Poor	Poor structure
770	Acer negundo	Boxelder	12			Poor	Growing into cyclone fence
771	Ailanthus altissima	Tree-of-Heaven	26			Good	
772	Ailanthus altissima	Tree-of-Heaven	20	Twin	18	Poor	Weak trunk union, included bark, some trunk decay
773	Populus deltoides	Eastern Cottonwood	30			Good	
774	Salix spp.	Willow spp.	28			Poor	Excessive trunk lean
775	Acer negundo	Boxelder	13			Poor	Growing into cyclone fence
776	Acer negundo	Boxelder	28			Poor	Growing into cyclone fence
777	Gleditsia Triacanthos	Thornless Honey-locust	24			Fair	
1201	Populus deltoides	Eastern Cottonwood	40			Fair	Missing Branches, Canopy Die-Back, Competition
1202	Populus deltoides	Eastern Cottonwood	29			Fair	Canopy Die-Back, Competition
1203	Acer nigrum	Black Maple	12			Poor	Rotting Base, Exfoliating Bark, Major Canopy Die-Back, Competition
1204	Salix nigra	BlackWillow	21			Poor	Major Canopy Die-Back, Dead Rotting Branches, Insect Activity
1205	Acer nigrum	Black Maple	6			Poor	Moderate Lean, Root Erosion At Base, Cankers, Minor Rot
1206	Salix nigra	BlackWillow	19			Poor	Dead Lead, Moderate Lean, Erosion At Base, Major Canopyt Die-Back
1207	Salix nigra	BlackWillow	25			Fair	Minor Lean, Competition
1208	Acer nigrum	Black Maple	8			Poor	Dead Lead, Rotting Base, Eroding Root Ball, Moderate Lean
1209	Ulmus rubra	Slippery Elm	11			Good	
1210	Tilia americana	American Basswood	14	5		Fair	Multiple Stemmed, Competition, Competing Leads
1211	Salix nigra	BlackWillow	25			Fair	Missing Branches, Canopy Die-Back, Competition, Moderate Lean
1212	Ulmus rubra	Slippery Elm	9			Fair	Competition
1213	Ulmus rubra	Slippery Elm	8			Fair	Competition, Canker
1214	Ulmus americana	American Elm	12	4		Fair	Multiple Stemmed, Competition, Bent Lead, Moderate Lean, Poor Seaming
1215	Salix nigra	BlackWillow	29			Poor	Missing Main Lead, Heavy Lean, Competition, Exposed Dead Rotting Wood
1216	Salix nigra	BlackWillow	30			Fair	Moderate Lean, Competition
1217	Populus deltoides	Eastern Cottonwood	35			Good	
1218	Populus deltoides	Eastern Cottonwood	29			Fair	Minor Lean, Competition, Eroding Base At Edge Of River
1219	Ulmus rubra	Slippery Elm	8			Fair	Bent Lead, Competion
1220	Ulmus rubra	Slippery Elm	8			Fair	Bent Lead, Competition, Climbing Vines
1221	Ailanthus altissima	Tree Of Heaven	13			Poor	Splitting Bark, Major Canopy Die-Back, Nearly Dead
1222	Rhamnus cathartica	Common Buckthorn	7			Fair	Competition, Competing Leads, Minor Lean
1223	Ulmus rubra	Slippery Elm	12			Poor	Rotted Out Seam At Base, Canopy Die-Back, Erosion At Base
1224	Alnus glutinosa	Black Alder	9			Good	
1225	Populus deltoides	Eastern Cottonwood	24			Poor	Major Canopy Die-Back, Heavy Lean, Eroding Base, Competition
1226	Populus deltoides	Eastern Cottonwood	23			Poor	Major Canopy Die-Back, Competition
1227	Ulmus rubra	Slippery Elm	10			Fair	Competition
1228	Populus deltoides	Eastern Cottonwood	20			Poor	Very Bent Lead, Competition, Moderate Lean
1229	Ulmus americana	American Elm	8			Poor	Bent Lead, Competion, Minor Lean, Little Too No Upper Canopy
1230	Populus deltoides	Eastern Cottonwood	35			Good	
1231	Juglans nigra	Black Walnut	18			Poor	Large Canker, Minor Canopy Die-Back, Bent Lead

Note:
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.

LANDMARK Tree Inventory List

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
650	Platanus occidentalis	Sycamore	26			Poor	
651	Platanus occidentalis	Sycamore	22			Good	
653	Quercus macrocarpa	Bur Oak	48			Good	Extensive trunk decay
654	Acer saccharinum	Silver Maple	24	Twin	17	Good	
655	Acer saccharinum	Silver Maple	24			Good	
657	Acer saccharinum	Silver Maple	32			Good	
659	Sassafras albidum	Sassafras	13			Good	
660	Acer saccharinum	Silver Maple	24			Fair	
675	Sassafras albidum	Sassafras	13	Twin	12	Good	
677	Sassafras albidum	Sassafras	15			Good	
686	Quercus macrocarpa	Bur Oak	24			Good	
687	Sassafras albidum	Sassafras	14			Good	
688	Prunus avium	Sweet Black Cherry	16	Twin	5	Good	
689	Sassafras albidum	Sassafras	15			Good	
692	Prunus avium	Sweet Black Cherry	13			Fair	
696	Juglans nigra	Black Walnut	22			N/A	Removed by Contractor 03-03-2020
697	Juglans nigra	Black Walnut	28			N/A	Removed by Contractor 03-03-2020
698	Juglans nigra	Black Walnut	18			N/A	Removed by Contractor 03-03-2020
709	Ulmus americana	American Elm	18	Twin	17	Good	
716	Acer saccharinum	Silver Maple	24	Multiple	22, 18, 17	Fair	
718	Acer saccharinum	Silver Maple	36			Good	
720	Ulmus americana	American Elm	24			Poor	
721	Ulmus americana	American Elm	18			Poor	
754	Crataegus spp.	Hawthorn	15	Twin	12	Poor	Large bow in trunk, excessive trunk lean
755	Quercus velutina	Black Oak	22			Fair	Growing into cyclone fence
757	Juglans nigra	Black Walnut	18			Good	
759	Acer negundo	Boxelder	18	Multiple	16, 12	Poor	
761	Quercus macrocarpa	Bur Oak	24			N/A	Removed by Contractor 03-03-2020
763	Acer negundo	Boxelder	18	Multiple	6, 4	N/A	Removed by Contractor 03-03-2020
767	Ulmus americana	American Elm	22	Twin	8	N/A	Removed by Contractor 03-03-2020
768	Acer negundo	Boxelder	26	Twin		N/A	Removed by Contractor 03-03-2020
769	Crataegus spp.	Hawthorn	13			N/A	Removed by Contractor 03-03-2020
776	Acer negundo	Boxelder	28			N/A	Removed by Contractor 03-03-2020
1207	Salix nigra	BlackWillow	25			Fair	Minor Lean, Competion
1211	Salix nigra	BlackWillow	25			Fair	Missing Branches, Canopy Die-Back, Competion, Moderate Lean
1216	Salix nigra	BlackWillow	30			Fair	Moderate Lean, Competition

JONATHAN NEUENDORFF
FOREST STEWARDSHIP PLANNER
MI FORESTER #3301046108

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 AN IN LIBER 450, PAGE 79, WASHTENAW COUNTY RECORDS AND THE LAND BETWEEN THE HURON RIVER (AS PLATTED) AND THE CENTERLINE OF THE RELOCATED HURON RIVER AS DESCRIBED IN QUIT CLAIM DEED RECORDED IN LIBER 205 OF DEEDS, PAGE 388, WASHTENAW COUNTY RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 14; THENCE NORTH 67 DEGREES 57 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 14, 20 FEET MORE OR LESS TO THE HURON RIVER (AS PLATTED); THENCE SOUTH 43 DEGREES 03 MINUTES 05 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 14, 74.05 FEET TO POINT 'A', SAID POINT BEING 64.61 FEET FROM AND PERPENDICULAR TO THE DOWNSTREAM FACE OF THE FLASHBOARDS OF THE CONCRETE DAM ACROSS THE RIVER AT A POINT MIDWAY BETWEEN THE FACE OF THE RETAINING WALLS OF SAID DAM, AS SURVEYED IN 1915 ACCORDING TO SAID QUIT CLAIM DEED AS RECORDED IN LIBER 205 OF DEEDS, PAGE 388; THENCE THE FOLLOWING (5) FIVE COURSES ALONG THE CENTERLINE OF THE RELOCATED HURON RIVER: 1) NORTH 86 DEGREES 18 MINUTES 30 SECONDS EAST, ALSO BEING 64 FEET FROM AND PERPENDICULAR TO THE DOWNSTREAM FACE OF SAID FLASHBOARDS, AS SURVEYED IN 1915 ACCORDING TO THE QUIT CLAIM DEED AS RECORDED IN LIBER 205 OF DEEDS, PAGE 388, 115.39 FEET, 2) SOUTH 80 DEGREES 19 MINUTES 30 SECONDS EAST, 560.44 FEET, 3) 394.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS OF 1054.92 FEET, CENTRAL ANGLE OF 21 DEGREES 24 MINUTES 31 SECONDS, CHORD BEARING OF SOUTH 69 DEGREES 36 MINUTES 45 SECONDS EAST, 391.80 FEET, 4) SOUTH 58 DEGREES 54 MINUTES 30 SECONDS EAST, 280.57 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, 68.00 FEET TO A POINT BEING DISTANT 35 DEGREES 24 MINUTES 55 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 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 30 SECONDS, CHORD BEARS SOUTH 68 DEGREES 41 MINUTES 06 SECONDS WEST, 267.31 FEET; 4) 257.31 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED RAILROAD STREET; 5) SOUTH 31 DEGREES 03 MINUTES 43 SECONDS WEST ALONG SAID CENTERLINE OF VACATED RAILROAD STREET, 496.57 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED FIFTH STREET; 6) SOUTH 31 DEGREES 03 MINUTES 43 SECONDS WEST ALONG SAID CENTERLINE OF FIFTH STREET, 74.65 FEET; 7) NORTH 58 DEGREES 15 MINUTES 43 SECONDS WEST, 174.80 FEET; 8) NORTH 47 DEGREES 45 MINUTES 43 SECONDS WEST, 43.00 FEET TO A POINT ON THE EAST LINE OF SAID VACATED FOURTH STREET, 9) SOUTH 26 DEGREES 28 MINUTES 38 SECONDS WEST, 3.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 15, 10) NORTH 38 DEGREES 58 MINUTES 32 SECONDS WEST, 72.40 FEET TO THE SOUTHERLY CORNER OF SAID BLOCK 14, 11) NORTH 39 DEGREES 01 MINUTE 45 SECONDS WEST, 98.00 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 14, 12) NORTH 34 DEGREES 21 MINUTES 00 SECONDS WEST, 98.00 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 14, 13) NORTH 29 DEGREES 38 MINUTES 55 SECONDS WEST, 99.00 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID BLOCK 14 AND 15) NORTH 20 DEGREES 01 MINUTE 45 SECONDS WEST, 106.00 FEET TO THE POINT OF BEGINNING.

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 WITEL 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 ABUTTING 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. INTERESET 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

PARKING REQUIREMENTS

PROJECT USE - DEFINED			USE CLASSIFICATION	VEHICULAR PARKING REQUIRED*	COUNT	BIKE PARKING REQUIRED	Enclosed:Class A	Covered: Class B	Fixed: Class C
Residential Uses	~~99~~ 118	units	Multiple-family Dwelling	1.5 space per unit	~~147~~ 177	1 space/5 units (50% A and 50% C	~~49~~ 12		~~49~~ 12
Hotel Rooms	148	rooms	Hotels/motels	0.75 space / room (1 space / room required by code)	111	1 space/30 rooms (100% A)	5		
Restaurant	5,600	SF	Restaurants	1 space per 100 SF floor area	56	1 space/750 SF (50% B and 50% C)		4	4
Commercial/Retail	~~6,300~~ 5,116	SF	Retail stores/centers less than 300,000 SF	1 space per 310 SF floor area	~~21~~ 17	1 space/3000 SF (50% B and 50% C)		~~2~~ 1	1
*Pavilion (SF Exclusions as noted below)	5,811	SF	Dance halls, assembly halls and convention halls	1 space per 100 SF floor area	59	1 space/1000 SF (100% C)			6
Public Use Recreational Facilities			N/A	Per supplemental regulations	50	Per supplemental regulations			40
				TOTAL REQUIRED	~~447~~ 470 (29 MORE)		15 17	6 5	62 63
Additional Flex Parking / Plaza / Event Parking			N/A	***Total Additional Provided***	29 2				
				Structured - L1 + L2	~~180~~ 283 (13 MORE)				
				Surface (including on-street)	~~282~~ 192				
				TOTAL PROVIDED	475		17	6	~~68~~ 64

NOTE: ALL PARKING IS PER JULY 1, 2019 APPROVED COUNCIL AMENDED SUPPLEMENTAL REGULATIONS.
*PAVILION SF EXCLUDES MECHANICAL AREAS, KITCHENS, RESTROOMS AND CORRIDORS, PER SUPPLEMENTAL REGULATIONS.

SHEET NOTES

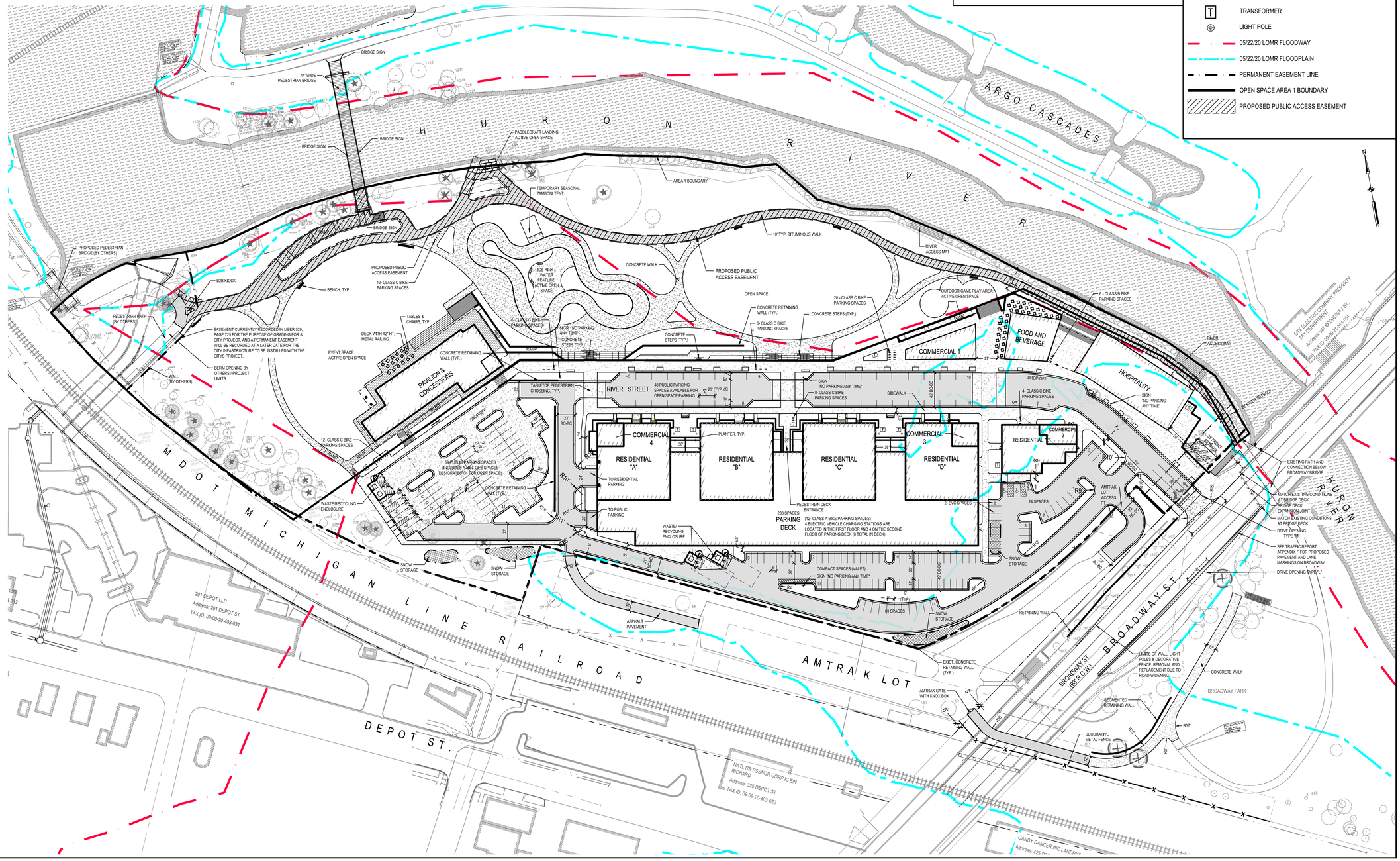
PARKING APPROACH

THERE WILL BE THREE TYPES OF PARKING USERS VISITING THE SITE.

1. RESIDENTIAL CONDO OWNERS. RESIDENTIAL SPACES WILL BE IN A DESIGNATED PARKING AREA ON THE FIRST FLOOR OF THE PARKING DECK.
2. HOTEL GUESTS. HOTEL VALET AND SELF-PARKERS WILL PARK IN A DESIGNATED AREA ON THE SECOND FLOOR OF THE PARKING DECK.
3. THE GENERAL PUBLIC. ALL OTHER SPACES ON THE SITE, INCLUDING THE PARALLEL SPACES ALONG RIVER STREET, THE FLEX PARKING SPACES IN FRONT OF THE PLANNED PAVILION, THE SURFACE PARKING TO THE SOUTH AND EAST OF THE PARKING DECK, AND TO THE EXTENT NOT USED, AREAS OF THE SECOND FLOOR OF THE PARKING DECK WILL BE OPEN FOR THE GENERAL PUBLIC. THOSE SPACES WILL BE NUMBERED AND MONITORED THROUGH A PRIVATE AUTOMATED PARKING SYSTEM.
4. WHEN THERE IS AN EVENT AT THE PAVILION, THE FLEX PARKING AREA MAY BE DESIGNATED FOR THAT PURPOSE SPECIFICALLY.
5. PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF PATHWAYS WITHIN THE PROJECT SITE THAT ARE ACCESSIBLE TO THE PUBLIC.

LEGEND

- CRITICAL ROOT ZONE
- LANDMARK TREES
- LANDMARK TREES (TO BE REMOVED)
- ASPHALT PAVEMENT
- COLORED, STAMPED OR STANDARD CONCRETE PAVEMENT - PEDESTRIAN
- COLORED, STAMPED OR STANDARD CONCRETE PAVEMENT - VEHICULAR (8")
- RETAINING WALL
- STANDARD CURB AND GUTTER
- SETBACK LINE
- DECK
- SNOW STORAGE AREAS
- TRANSFORMER
- LIGHT POLE
- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN
- PERMANENT EASEMENT LINE
- OPEN SPACE AREA 1 BOUNDARY
- PROPOSED PUBLIC ACCESS EASEMENT



BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:

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

SMITHGROUP

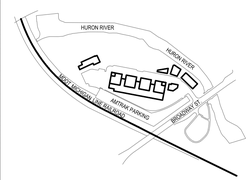
201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
734.662.4457
www.smithgroupjr.com

ISSUED FOR	REV	DATE
PUD SITE PLAN AMENDMENT	Q	16MAY25
PUD SITE PLAN AMENDMENT	P	18MAR25
PUD SITE PLAN AMENDMENT	O	21AUG24
PUD SITE PLAN AMENDMENT	N	07FEB24
REVISED PUD SITE PLAN	M	25AUG20
REVISED PUD SITE PLAN	L	21AUG20
REVISED PUD SITE PLAN	K	04AUG20
REVISED PUD SITE PLAN	J	02JUL20
REVISED PUD SITE PLAN	I	10JUN20
REVISED PUD SITE PLAN	H	05MAY20
REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

OVERALL LAYOUT PLAN

0' 30' 60' 120'

SCALE: 1" = 60'

SCALE 10420

PROJECT NUMBER CS100

DRAWING NUMBER

FILE:P:\10420.000\CAD\C_PUD SET\10420--CS100.dwg USER: gilon DATE: May. 16 2025 TIME: 03:48 pm

SHEET NOTES

1. PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF PATHWAYS WITHIN THE PROJECT SITE THAT ARE ACCESSIBLE TO THE PUBLIC.
2. EASEMENT CURRENTLY RECORDED IN LIBER 529, PAGE 725 FOR THE PURPOSE OF GRADING FOR A CITY PROJECT, AND A PERMANENT EASEMENT WILL BE RECORDED AT A LATER DATE FOR THE CITY INFRASTRUCTURE TO BE INSTALLED WITH THE CITY'S PROJECT.

LEGEND

- CRITICAL ROOT ZONE
- LANDMARK TREES
- LANDMARK TREES (TO BE REMOVED)
- ASPHALT PAVEMENT
- COLORED, STAMPED OR STANDARD CONCRETE PAVEMENT - PEDESTRIAN
- COLORED, STAMPED OR STANDARD CONCRETE PAVEMENT - VEHICULAR (8")
- RETAINING WALL
- STANDARD CURB AND GUTTER
- SETBACK LINE
- DECK
- SNOW STORAGE AREAS
- TRANSFORMER
- LIGHT POLE
- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN
- PERMANENT EASEMENT LINE
- OPEN SPACE AREA 1 BOUNDARY

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:

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

SMITHGROUP

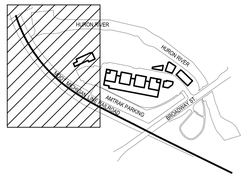
201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
734.662.4457
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ISSUED FOR	REV	DATE
PUD SITE PLAN AMENDMENT	Q	16MAY25
PUD SITE PLAN AMENDMENT	P	18MAR25
PUD SITE PLAN AMENDMENT	O	21AUG24
PUD SITE PLAN AMENDMENT	N	07FEB24
REVISED PUD SITE PLAN	M	25AUG20
REVISED PUD SITE PLAN	L	21AUG20
REVISED PUD SITE PLAN	K	04AUG20
REVISED PUD SITE PLAN	J	02JUL20
REVISED PUD SITE PLAN	I	10JUN20
REVISED PUD SITE PLAN	H	05MAY20
REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

LAYOUT PLAN - AREA A

0' 20' 40' 80'

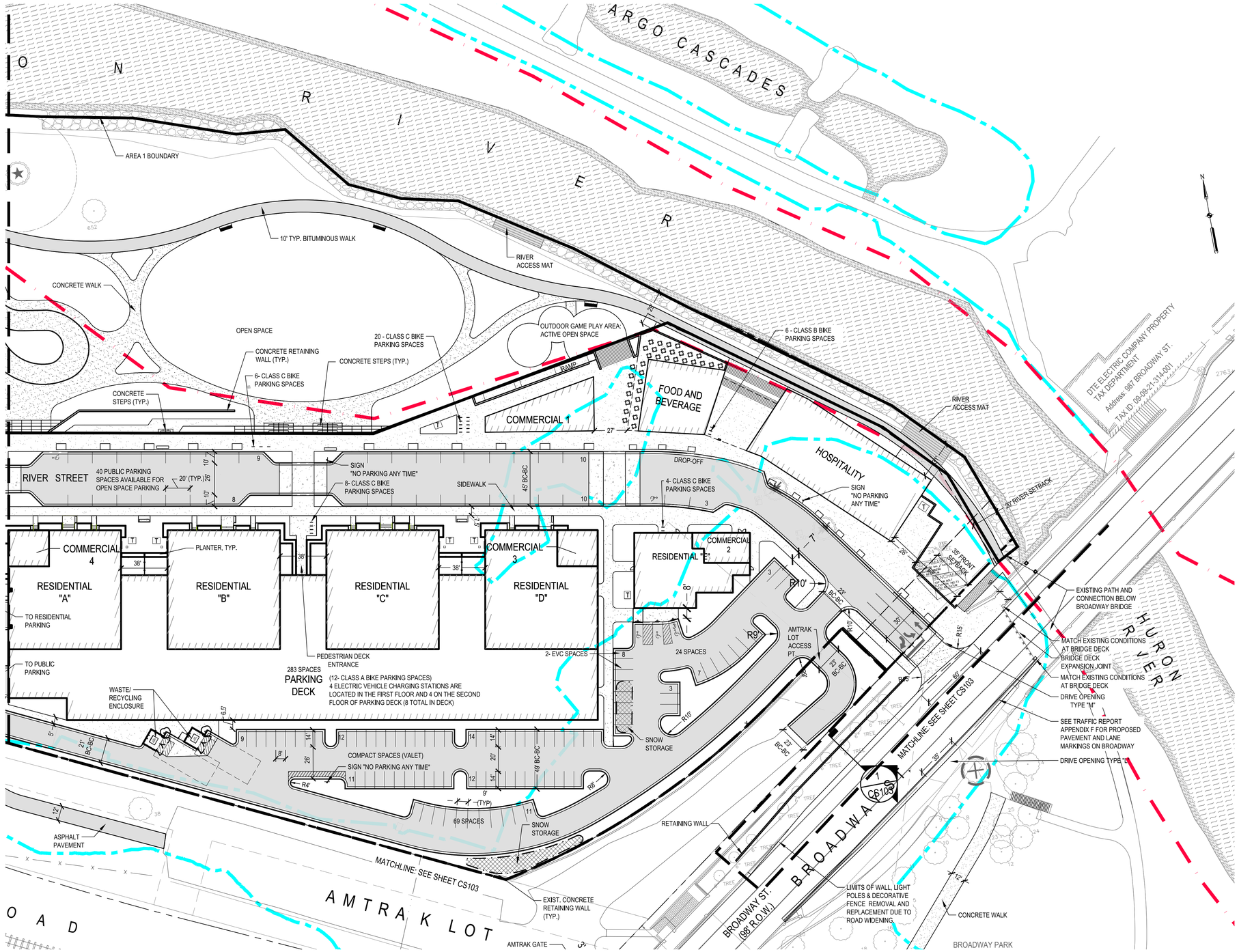
SCALE: 1" = 40'

SCALE 10420

PROJECT NUMBER

DRAWING NUMBER CS101

BRIDGE SIGN
14' WIDE PEDESTRIAN BRIDGE
BRIDGE SIGN
BRIDGE SIGN
BRIDGE SIGN
PADDLECRAFT LANDING: ACTIVE OPEN SPACE
TEMPORARY SEASONAL ZAMBONI TENT
RAMP
PROPOSED PEDESTRIAN BRIDGE (BY OTHERS)
PROPOSED PUBLIC ACCESS EASEMENT
12- CLASS C BIKE PARKING SPACES
ICE RINK / WATER FEATURE ACTIVE OPEN SPACE
B2B KIOSK
BENCH, TYP
PEDESTRIAN PATH (BY OTHERS)
EASEMENT CURRENTLY RECORDED IN LIBER 529, PAGE 725 FOR THE PURPOSE OF GRADING FOR A CITY PROJECT, AND A PERMANENT EASEMENT WILL BE RECORDED AT A LATER DATE FOR THE CITY INFRASTRUCTURE TO BE INSTALLED WITH THE CITYS PROJECT.
BERM OPENING BY OTHERS / PROJECT LIMITS
WALL (BY OTHERS)
TABLES & CHAIRS, TYP
DECK WITH 42" HT. METAL RAILING
EVENT SPACE: ACTIVE OPEN SPACE
6- CLASS C BIKE PARKING SPACES
SIGN: "NO PARKING ANY TIME"
CONCRETE STEPS (TYP.)
RAMP
CONCRETE RETAINING WALL (TYP.)
PAVILION & CONCESSIONS
TABLETOP PEDESTRIAN CROSSING, TYP.
DROP-OFF
23' BC-BC
12- CLASS C BIKE PARKING SPACES
RAMP
59 PUBLIC PARKING SPACES (INCLUDES A MIN. OF 6 SPACES DESIGNATED "O" FOR OPEN SPACE)
CONCRETE RETAINING WALL (TYP.)
WASTE/RECYCLING ENCLOSURE
SNOW STORAGE
SNOW STORAGE
MATCHLINE: SEE SHEET CS102
MATCHLINE: SEE SHEET CS103
LIMESTONE BUILDING, LLC
Address: 924 N MAIN ST
TAX ID: 09-09-20-403-030
918-920 N MAIN, LLC
Address: 918 N MAIN ST
TAX ID: 09-09-20-403-026
1250 N MAIN, LLC
Address: 912 N MAIN ST
TAX ID: 09-09-20-403-025
SHEWOLF LLC
Address: 906 N MAIN ST
TAX ID: 09-09-20-403-029
115 DEPOT, LLC
Address: 115 DEPOT ST
TAX ID: 09-09-20-403-032
201 DEPOT LLC
Address: 201 DEPOT ST
TAX ID: 09-09-20-403-031
M D O T M I C H I G A N L I N E R A I L R O
BENCHMARK
FOUND IRON #27453
FOUND IRON #27454
FOUND IRON #27455
FOUND IRON #27456
FOUND IRON #27457
FOUND IRON #27458
FOUND IRON #27459
FOUND IRON #27460
FOUND IRON #27461
FOUND IRON #27462
FOUND IRON #27463
FOUND IRON #27464
FOUND IRON #27465
FOUND IRON



SHEET NOTES

1. PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF PATHWAYS WITHIN THE PROJECT SITE THAT ARE ACCESSIBLE TO THE PUBLIC.
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3. OFFSITE EASEMENTS REQUIRED TO CONSTRUCT WATER MAIN AND STORM SEWER SHOWN ON THIS SHEET MUST BE EXECUTED AND RECORDED PRIOR TO ISSUANCE OF ANY PERMITS.

LEGEND

- CRITICAL ROOT ZONE
- LANDMARK TREES
- LANDMARK TREES (TO BE REMOVED)
- ASPHALT PAVEMENT
- COLORED, STAMPED OR STANDARD CONCRETE PAVEMENT - PEDESTRIAN
- COLORED, STAMPED OR STANDARD CONCRETE PAVEMENT - VEHICULAR (8")
- RETAINING WALL
- STANDARD CURB AND GUTTER
- SETBACK LINE
- DECK
- SNOW STORAGE AREAS
- TRANSFORMER
- LIGHT POLE
- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN
- PERMANENT EASEMENT LINE
- OPEN SPACE AREA 1 BOUNDARY

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:

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

SMITHGROUP

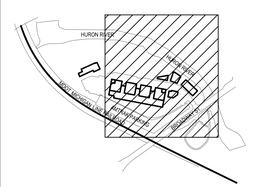
201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
734.662.4457
www.smithgroupjjr.com

ISSUED FOR	REV	DATE
PUD SITE PLAN AMENDMENT	Q	16MAY25
PUD SITE PLAN AMENDMENT	P	18MAR25
PUD SITE PLAN AMENDMENT	O	21AUG24
PUD SITE PLAN AMENDMENT	N	07FEB24
REVISED PUD SITE PLAN	M	25AUG20
REVISED PUD SITE PLAN	L	21AUG20
REVISED PUD SITE PLAN	K	04AUG20
REVISED PUD SITE PLAN	J	02JUL20
REVISED PUD SITE PLAN	I	10JUN20
REVISED PUD SITE PLAN	H	05MAY20
REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

LAYOUT PLAN - AREA B

0' 20' 40' 80'

SCALE: 1" = 40'

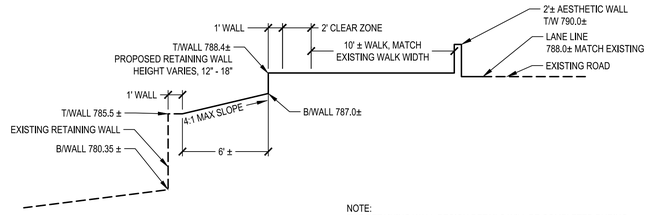
SCALE 10420

PROJECT NUMBER

CS102

DRAWING NUMBER

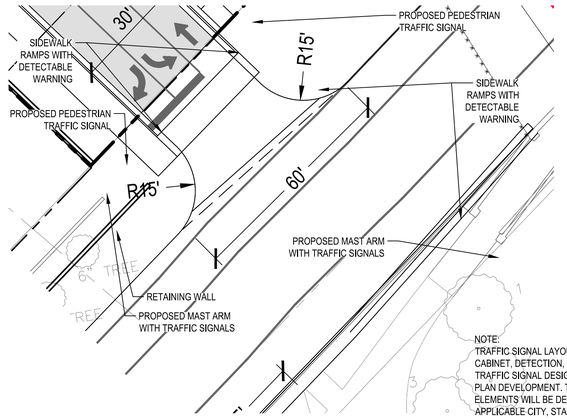
FILE: P:\10420.000\CAD\C_PUD SET\10420-CS100.dwg USER: pilon DATE: May. 16, 2025 TIME: 03:49 pm



NOTE:
THE RETAINING WALL DESIGN DETAILS WILL BE COMPLETED DURING CONSTRUCTION PLAN DEVELOPMENT.

1 GRADING SECTION ELEVATION VIEW

SCALE: N.T.S.



NOTE:
TRAFFIC SIGNAL LAYOUT DOES NOT INCLUDE DETAIL OF CONTROLLER CABINET, DETECTION, COMMUNICATION CONNECTION, ETC. THE PROPOSED TRAFFIC SIGNAL DESIGN WILL BE COMPLETED DURING CONSTRUCTION PLAN DEVELOPMENT. THE PROPOSED TRAFFIC SIGNAL AND ALL RELATED ELEMENTS WILL BE DESIGNED AND INSTALLED TO COMPLY WITH ALL APPLICABLE CITY, STATE, AND FEDERAL DESIGN GUIDELINES.

2 TRAFFIC SIGNAL LAYOUT ENLARGEMENT

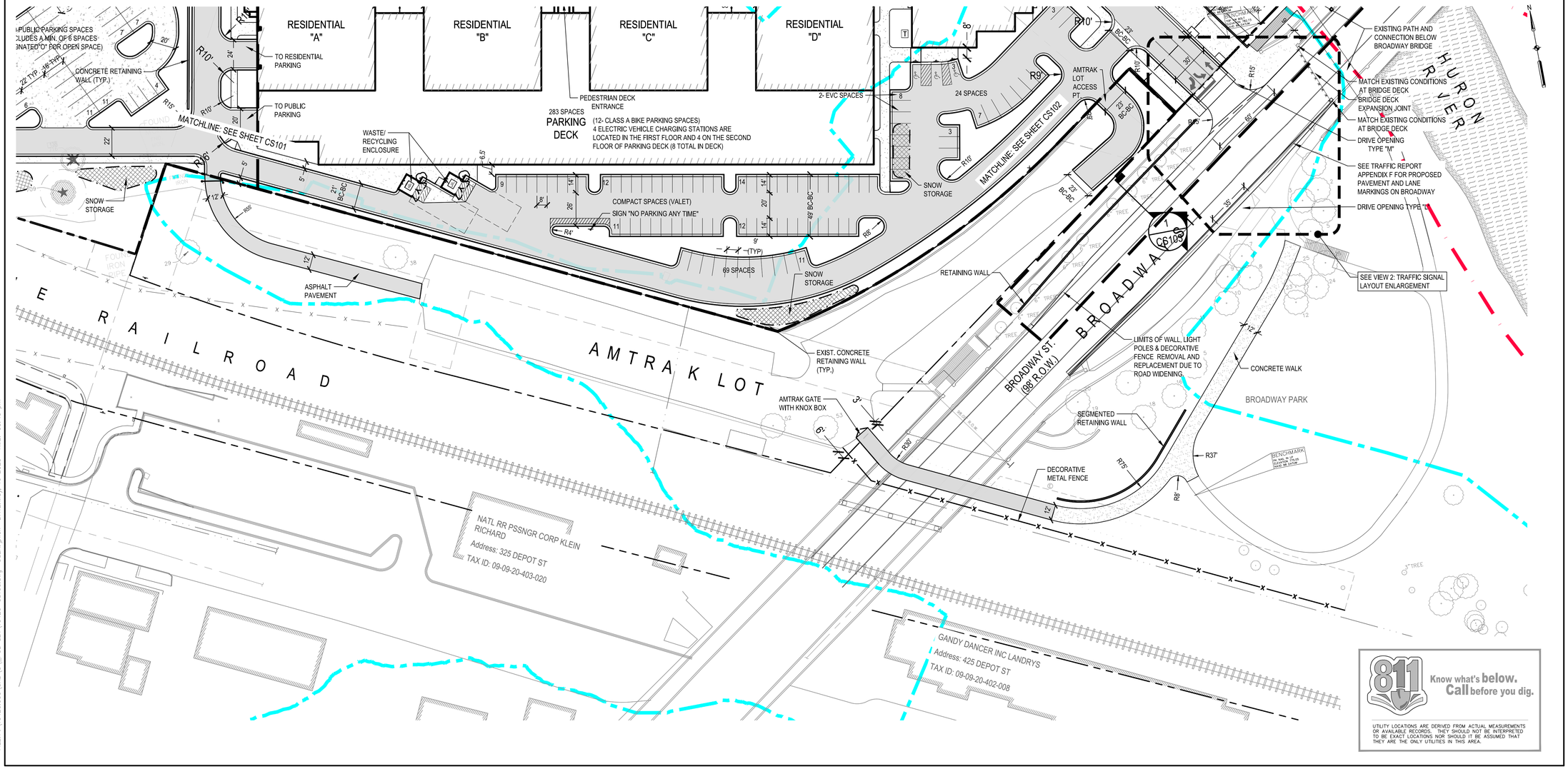
SCALE: 1" = 20'

NOTES

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LEGEND

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- SNOW STORAGE AREAS
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- LIGHT POLE
- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN
- PERMANENT EASEMENT LINE
- OPEN SPACE AREA 1 BOUNDARY



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

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

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

SMITHGROUP

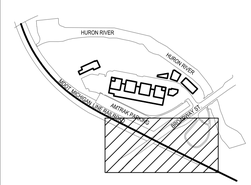
201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
734.662.4457
www.smithgroupjjr.com

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PUD SITE PLAN AMENDMENT	N	07FEB24
REVISED PUD SITE PLAN	M	25AUG20
REVISED PUD SITE PLAN	L	21AUG20
REVISED PUD SITE PLAN	K	04AUG20
REVISED PUD SITE PLAN	J	02JUL20
REVISED PUD SITE PLAN	I	10JUN20
REVISED PUD SITE PLAN	H	05MAY20
REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE
LAYOUT PLAN - AREA C - OFFSITE

0' 20' 40' 80'
SCALE: 1" = 40'

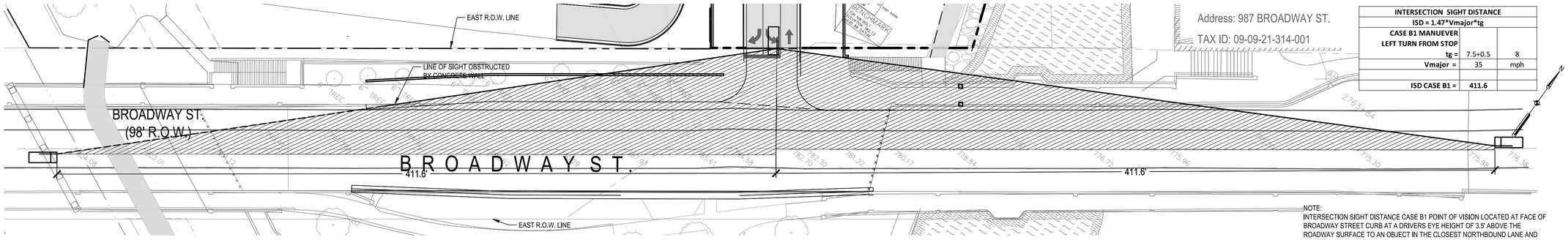
SCALE
10420

PROJECT NUMBER

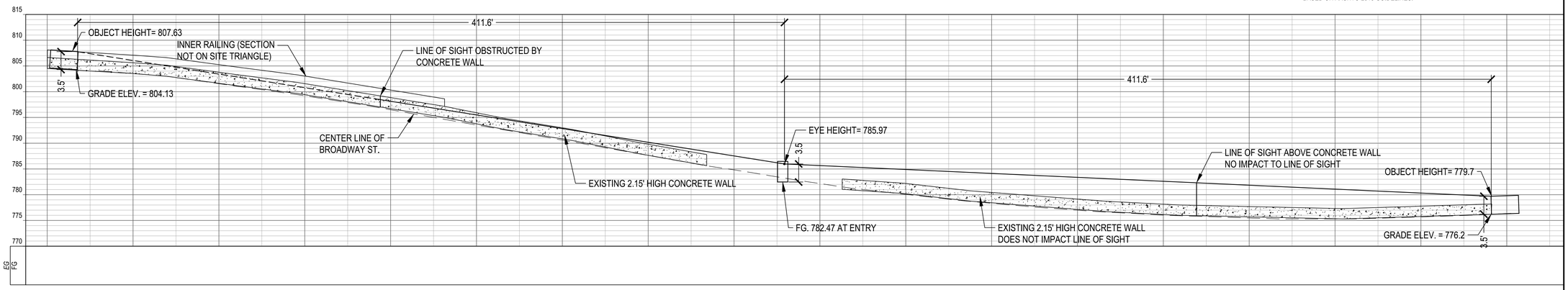
CS103

DRAWING NUMBER

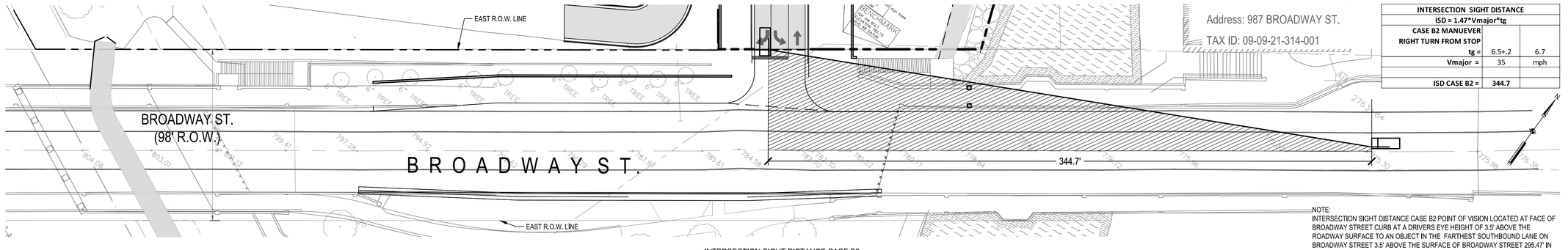
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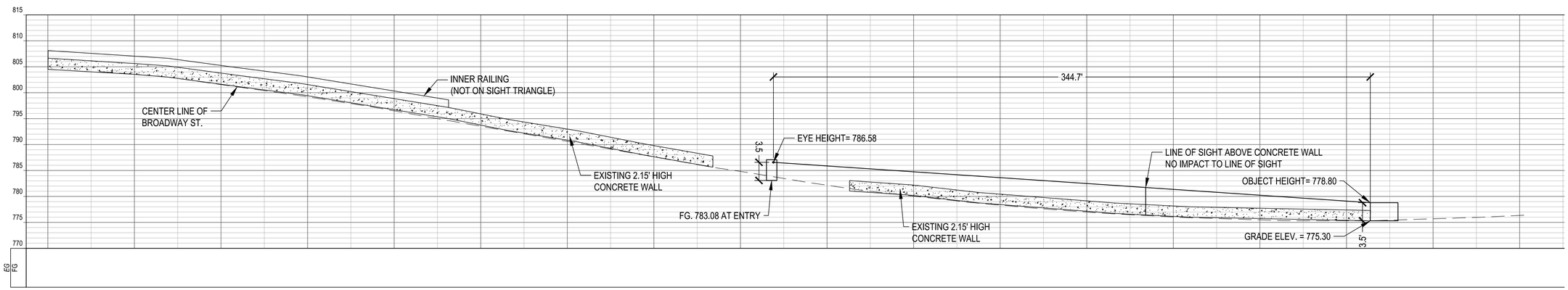
INTERSECTION SIGHT DISTANCE CASE B1



INTERSECTION SIGHT DISTANCE CASE B1 PROFILE



INTERSECTION SIGHT DISTANCE CASE B2



INTERSECTION SIGHT DISTANCE CASE B2 PROFILE

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

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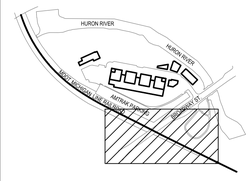
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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

BROADWAY STREET INTERSECTION SIGHT DISTANCE

0' 15' 30' 60'

SCALE: 1" = 30'

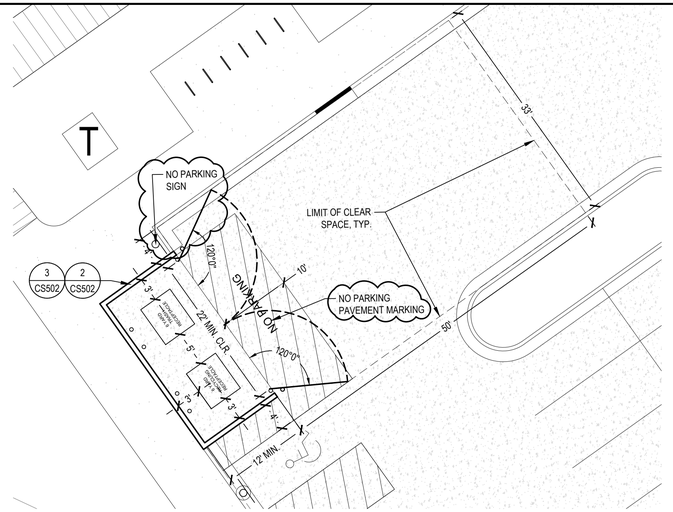
SCALE 10420

PROJECT NUMBER

CS104

DRAWING NUMBER

FILE:P:\10420.000\CAD\CV_PUD SET\10420--CS100.dwg USER:gilson DATE:May. 16, 2025 TIME:: 03:49 pm



2 DUMPSTER ENCLOSURE LAYOUT ENLARGEMENT

SCALE: 1" = 10'

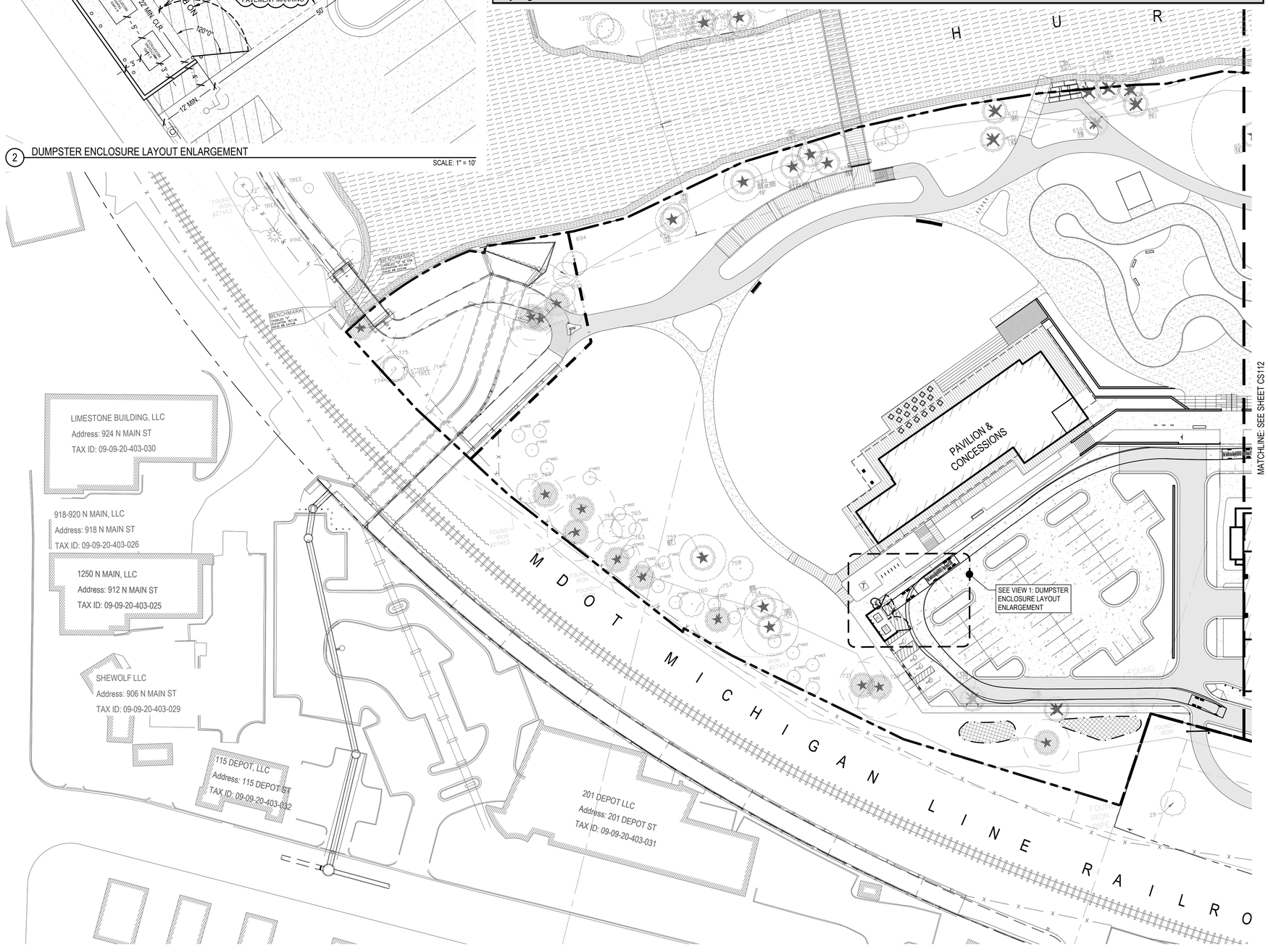
Generation - waste

	number		rate units	daily volumne units	weekly volumne units	Trash units	Recycle units
Pavillion (event space)	7000 sf		0.65 cu yds/day/1000 sf	4.55 cy/day	31.85 cy/week	25.48 cy/week	6.37 cy/week
Retail	3000 sf		4 lbs/day/100 sf	120 lbs/day	840 lbs/week	2.99 cy/week	1.68 cy/week
	units	beds	lbs/unit/day				
condos	96	160	4 lbs/day/bed	640 lb/day	4480 lbs/week	15.93 cy/week	8.96 cy/week
Hotel	150	1	3 lbs/day/room	450 lb/day	3150 lbs/week	11.20 cy/week	6.30 cy/week
affordable housing	22	28	4 lbs/day/bed	112 lb/day	784 lbs/week	2.79 cy/week	1.57 cy/week
Total solid waste generated per week						**58.38 cy/week**	**24.88 cy/week**

Capacity

	cubic yards	containers	size (cu yds)	capacity per week	
	recycling *	3	6	36	2 pick up per week
	Trash*	3	6	72	4 pick ups per week

	Required cu yds/week	Provided cu yds/week
Total solid waste generated	**0.00**	
Trash	**58.38**	**72.00**
Recycling	**24.88**	**36.00**



SHEET NOTES

1. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL SNOW AND ICE REMOVAL REQUIRED FOR SAFE ACCESS TO THE ENCLOSURES AND SERVICING OF ALL SOLID WASTE CONTAINERS.
2. THE PAVEMENT SURFACE OF THE SOLID WASTE SERVICE ROUTE SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF SOLID WASTE VEHICLES (79,500 GVWR).
3. THE CITY'S COMPOST PROGRAM DOES NOT CURRENTLY EXTEND TO MULTIFAMILY OR COMMERCIAL DEVELOPMENTS. PRELIMINARY SPACE FOR FUTURE MULTIFAMILY COMPOST COLLECTION MAY BE SHOWN ON THE PLANS, NOTING THAT IT IS SUBJECT TO CHANGE DEPENDING ON WHAT THE COLLECTION NEEDS ARE DETERMINED TO BE. PRIVATE COMPOST SERVICE CAN BE ARRANGED THROUGH MY GREEN MICHIGAN.
4. GATES ON ENCLOSURES MUST OPEN A MINIMUM OF 120-DEGREES FROM THE CLOSED POSITION.
5. GATES SHALL NOT IMPEDE UPON THE REQUIRED OPENING WIDTH, SHALL NOT BLOCK ADJACENT PARKING SPACES, AND SHALL NOT BE IMPEDED BY ADJACENT CURBS OR LANDSCAPING.
6. GATES SHALL BE DESIGNED TO BE FREE-STANDING WITHOUT A CENTER POLE DESIGN. IF A CENTER POLE IS REQUIRED, 12 INCHES SHALL BE ADDED TO THE MINIMUM INTERIOR WIDTH OF THE ENCLOSURE.
7. GATE DESIGN SHALL INCLUDE A RELIABLE MEANS TO SECURE THE DOOR(S) IN BOTH THE OPEN AND CLOSED POSITIONS.

LEGEND

COLORED, STAMPED OR STANDARD CONCRETE PAVEMENT - VEHICULAR (8")

SINGLE BIN ENCLOSURE — 1 / CS502

DOUBLE BIN ENCLOSURE — 2 / CS502

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:

THE ROXBURY GROUP
ON BEHALF OF:
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SMITHGROUP

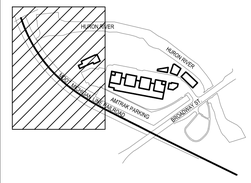
201 DEPOT STREET
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WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

WASTE MANAGEMENT PLAN - AREA A

0' 20' 40' 80'

SCALE: 1" = 40'

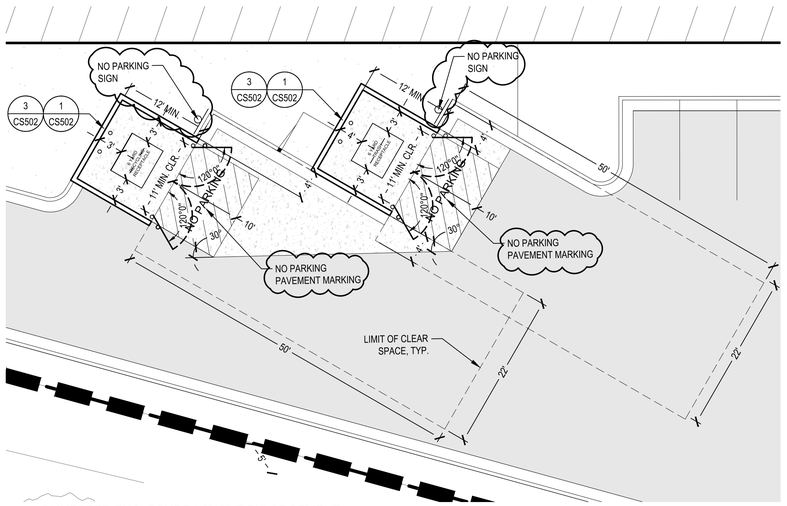
SCALE 10420

PROJECT NUMBER

CS111

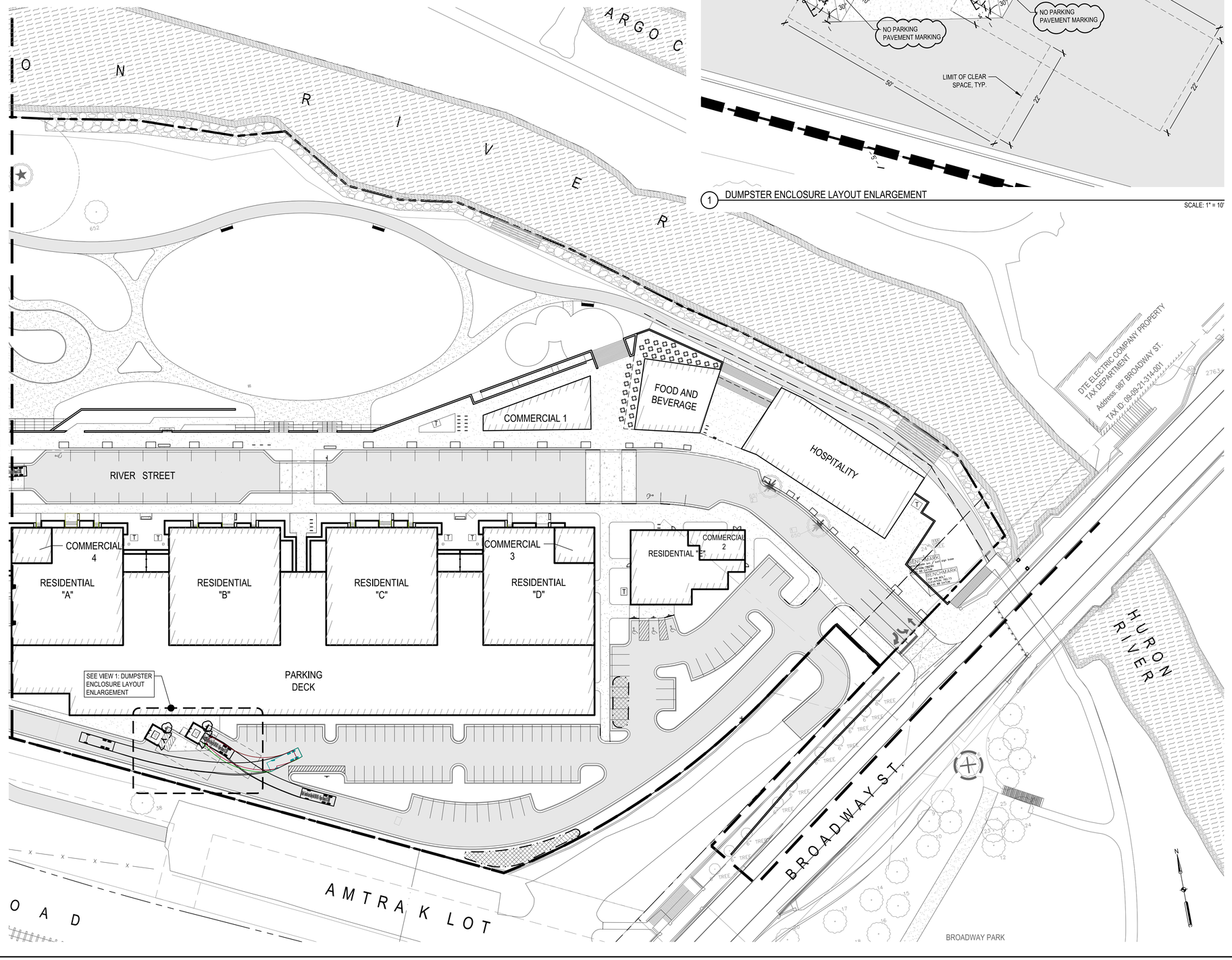
DRAWING NUMBER

FILE: P:\10420.000\CAD\C_PUD SET\10420--CS110_Waste Management Plan.dwg USER: gilson DATE: May. 16, 2025 TIME: 04:43 pm



1 DUMPSTER ENCLOSURE LAYOUT ENLARGEMENT

SCALE: 1" = 10'



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COLORED, STAMPED OR STANDARD CONCRETE PAVEMENT - VEHICULAR (8")

SINGLE BIN ENCLOSURE — 1 CS502

DOUBLE BIN ENCLOSURE — 2 CS502

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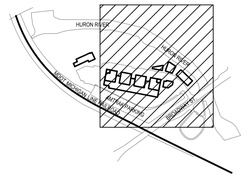
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REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

WASTE MANAGEMENT PLAN - AREA B

0' 20' 40' 80'

SCALE: 1" = 40'

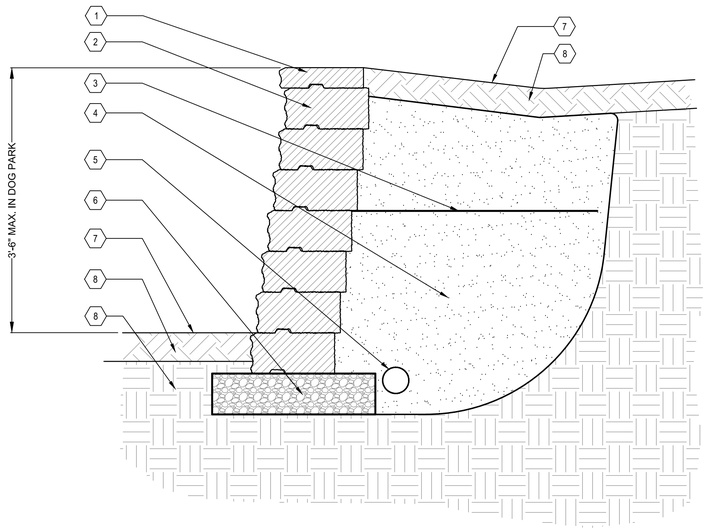
SCALE 10420

PROJECT NUMBER

CS112

DRAWING NUMBER

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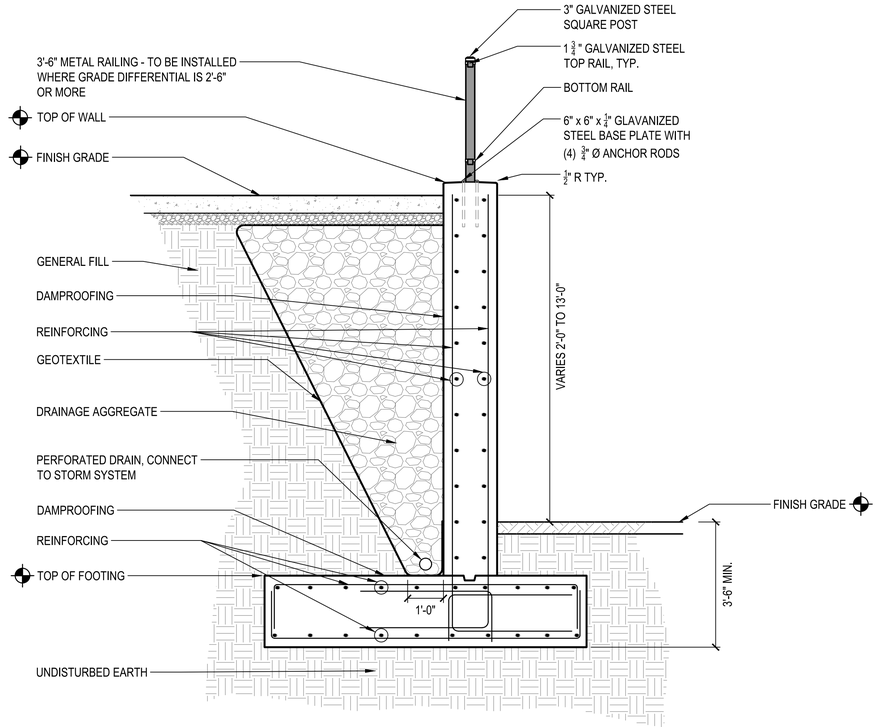


1. COPING UNIT
2. STANDARD INTERLOCKING PRECAST CONCRETE WALL UNIT
3. GEOGRID
4. ENGINEERED BACKFILL
5. PERFORATED, WRAPPED UNDERDRAIN
6. COMPACTED GRANULAR BASE
7. FINISH GRADE
8. TOPSOIL
9. SUBGRADE

NOTE: CROSS-SECTION IS A SCHEMATIC REPRESENTATION OF WALL. FINAL ENGINEERING WILL BE REQUIRED

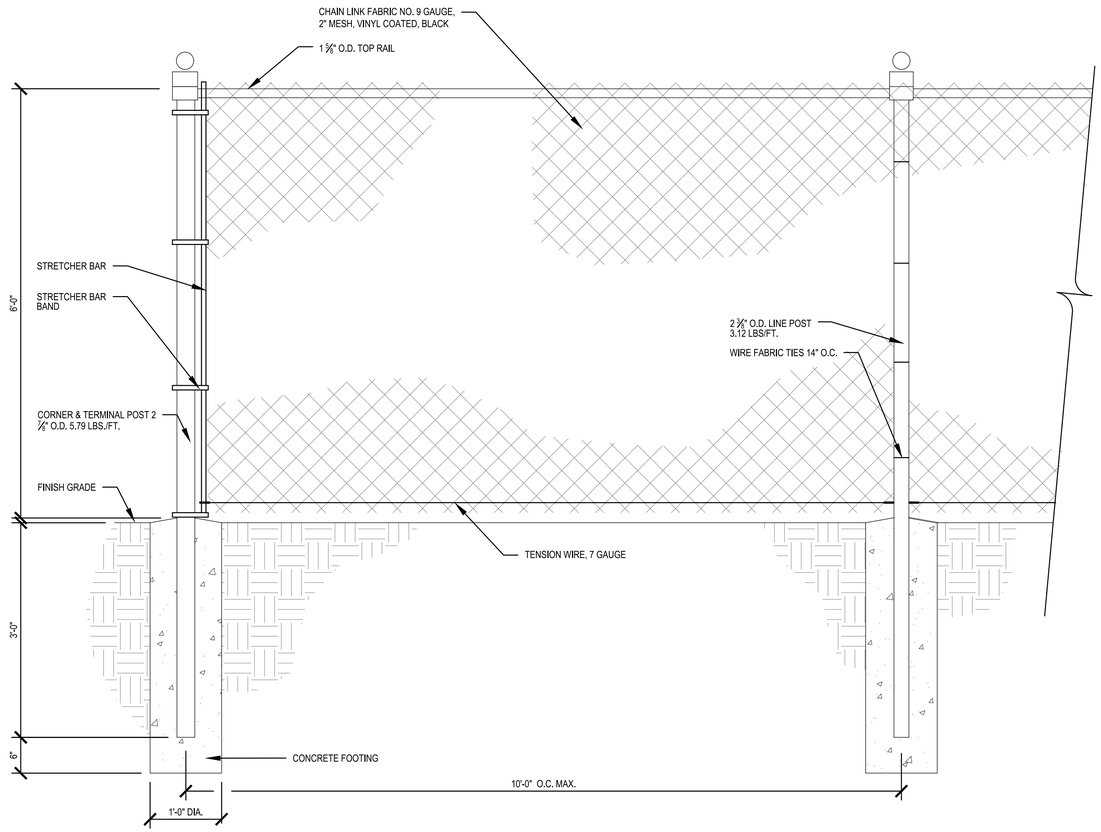
1 PRECAST CONCRETE INTERLOCKING WALL AND TREE WELL

SCALE: 1"=1'-0"



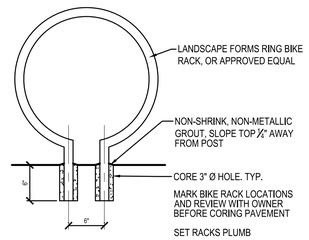
2 CAST IN PLACE CONCRETE WALL

SCALE: 1/2"=1'-0"



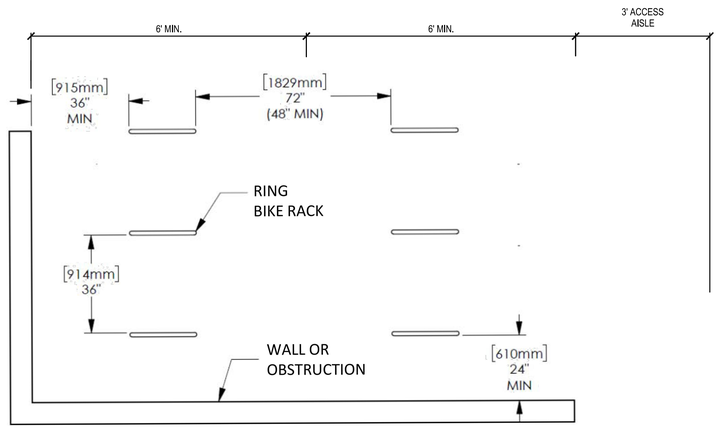
3 VINYL COATED CHAIN LINKE FENCE

SCALE: 1"=1'-0"



4 RING BIKE RACK SECTION

SCALE: 1"=1'-0"



5 RING BIKE RACK PLAN

NTS

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:

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

SMITHGROUP

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734.662.4457
www.smithgroupjjr.com

ISSUED FOR	REV	DATE
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PUD SITE PLAN AMENDMENT	O	21AUG24
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WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

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KEY PLAN

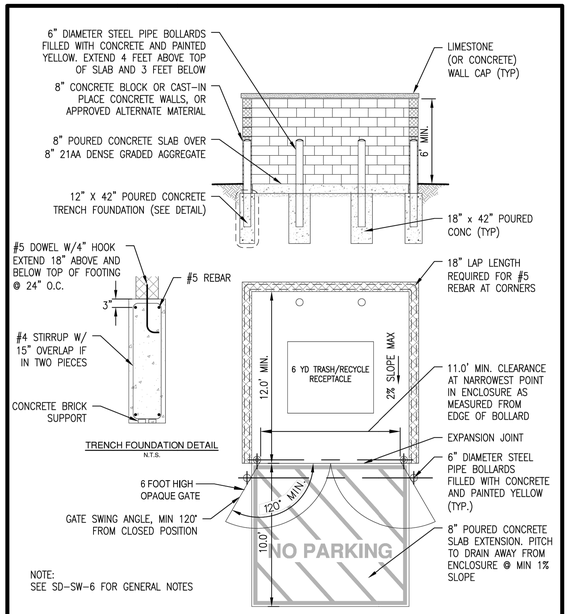
DRAWING TITLE

SITE DETAILS

SCALE: AS NOTED

PROJECT NUMBER: 10420

DRAWING NUMBER: CS501



CITY OF ANN ARBOR
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301 EAST HURON STREET
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ANN ARBOR, MI 48107-8647
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REV. NO.	DATE	DRAWN BY	CHECKED BY

SINGLE BIN ENCLOSURE

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 12/8/2023	SD-SW-1

1 SINGLE BIN ENCLOSURE PLAN

NOT TO SCALE

1. MAINTAIN A CLEAR SPACE DIRECTLY IN FRONT OF THE SOLID WASTE ENCLOSURE. THE CLEAR SPACE SHALL BE A MINIMUM OF FIFTY (50) FEET LONG BY THE WIDTH OF THE INSIDE DIMENSION (I.D.) OF THE ENCLOSURE WALLS PLUS FOUR (4) FEET ON EACH SIDE. A MINIMUM VERTICAL CLEARANCE OF AT LEAST TWENTY-FIVE (25) FEET MUST BE PROVIDED ABOVE THIS AREA.

2. INGRESS AND EGRESS ROUTES MUST BE DEVELOPED BASED ON SOLID WASTE SWEPT PATH REQUIREMENTS PER SD-SW-4. A MINIMUM HORIZONTAL CLEARANCE OF FOUR (4) FEET FROM THE EDGE OF THE SWEPT PATH AND A MINIMUM VERTICAL CLEARANCE OF AT LEAST FIFTEEN (15) FEET MUST BE PROVIDED ALONG THE ENTIRE SOLID WASTE COLLECTION ROUTE.

3. PROVIDE TEN (10) FEET MINIMUM HORIZONTAL CLEARANCE FROM SOLID WASTE ENCLOSURE TO MAJOR ELECTRICAL EQUIPMENT, ABOVE GROUND UTILITY SERVICES, AND EDGE OF OVERHEAD OBSTRUCTIONS SUCH AS TREE BRANCHES, BALCONIES, AND OVERHANGS.

4. IF FORWARD ACCESS TO THE PUBLIC STREET IS NOT AVAILABLE FOR THE SOLID WASTE VEHICLE, THE SITE DEVELOPMENT LAYOUT MUST ACCOMMODATE A TURN-AROUND LOCATION MEETING REQUIREMENTS WITHIN SOLID WASTE REFERENCE SPECIFIC TURN-AROUND DETAIL (SD-SW-5) AND ACCEPTABLE TO THE PSAA.

5. FOR SITES THAT CANNOT ACCOMMODATE A TURN-AROUND, THE FOLLOWING ADDITIONAL REQUIREMENTS MUST BE MET:

   5.1. SOLID WASTE VEHICLES MUST BE ABLE TO SERVICE DUMPSTERS WITHOUT IMPEDING THE PUBLIC STREET OR SIDEWALK.

   5.2. THE COLLECTION LOCATION SHALL BE CLEARLY DELINEATED AND NOT HAVE A SLOPE GREATER THAN 2% IN ANY DIRECTION.

   5.3. BOLLARDS OR ADEQUATE CLEAR SPACE MUST BE PROVIDED BEHIND THE LIFT POINT SO THE DUMPSTERS ARE NOT PUSHED INTO ANY BUILDING OR ACCESS ROUTE.

   5.4. ALL SWEPT-PATH CLEARANCE AND VERTICAL CLEARANCE REQUIREMENTS PREVIOUSLY IDENTIFIED SHALL BE PROVIDED.

   5.5. SOLID WASTE VEHICLE BACK-UP DISTANCES MUST BE LESS THAN 30' ALONG SERVICING ROUTE.

6. GATES ON BIN ENCLOSURES SHALL OPEN A MINIMUM OF 120 DEGREES FROM THE CLOSED POSITION. THE GATES SHALL NOT IMPEDE ON THE REQUIRED BIN ENCLOSURE OPENING WIDTH, SHALL NOT BLOCK ADJACENT PARKING SPOTS, AND NOT BE IMPEDED BY ADJACENT CURBS OR LANDSCAPING.

7. GATES SHALL BE DESIGNED TO BE FREE STANDING WITHOUT CENTER POLE DESIGN. IF CENTER POLE DESIGN IS NECESSARY, 12 INCHES SHALL BE ADDED TO THE MINIMUM INTERIOR WIDTH OF THE ENCLOSURE.

8. GATE DESIGN SHALL INCLUDE A RELIABLE MEANS TO SECURE THE DOOR IN BOTH THE OPEN AND CLOSED POSITIONS.

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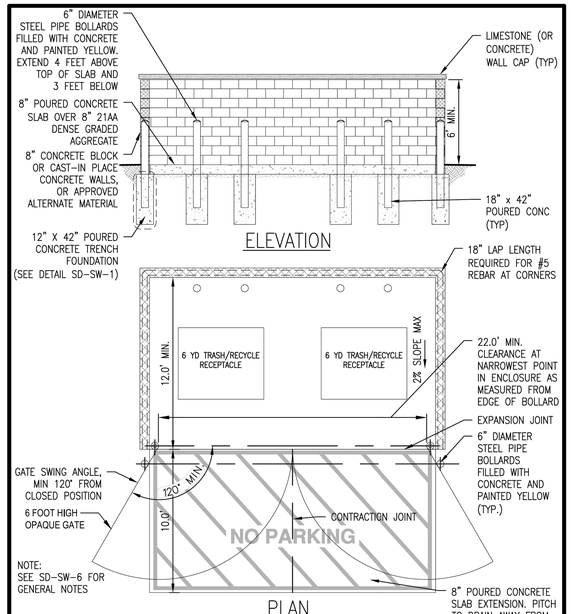
REV. NO.	DATE	DRAWN BY	CHECKED BY

SOLID WASTE GENERAL NOTES

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 12/8/2023	SD-SW-6A

4 WASTE MANAGEMENT NOTES

NOT TO SCALE



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REV. NO.	DATE	DRAWN BY	CHECKED BY

DOUBLE BIN ENCLOSURE

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 12/8/2023	SD-SW-2

2 DOUBLE BIN ENCLOSURE PLAN

NOT TO SCALE

9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF NO PARKING SIGNS ALONG THE SOLID WASTE INGRESS/EGRESS ROUTE TO ENSURE THE ROUTE REMAINS FREE OF VEHICLES.

10. REFER TO ASSOCIATED STANDARD DETAILS SD-SW-1 AND SD-SW-2 FOR REQUIREMENTS ON SINGLE AND DOUBLE WIDE SOLID WASTE BIN ENCLOSURE LAYOUT AND DESIGN CRITERIA. THE CITY SHALL HAVE THE ABILITY TO MODIFY OR INTERPRET THESE DETAILS AS NECESSARY TO ACCOMMODATE THE CITY OR CITY CONTRACTOR'S NEEDS FOR SOLID WASTE PICK-UP.

11. SOLID WASTE EQUIPMENT ACCESS ROADS AND SERVICE AREA SURFACES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF COLLECTION VEHICLES WEIGHING UP TO 66,000 LBS GROSS VEHICLE WEIGHT (GVW) AND SHALL BE PROVIDED WITH AN APPROVED SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL SNOW AND ICE REMOVAL REQUIRED FOR SAFE ACCESS.

12. FOR SITES THAT CANNOT ACCOMMODATE A STANDARD DUMPSTER ENCLOSURE, THE DUMPSTERS MAY BE ROLLED OUT OF A BUILDING OR ALTERNATE ENCLOSURE BY THE PROPERTY OWNER TO AN APPROVED COLLECTION LOCATION.

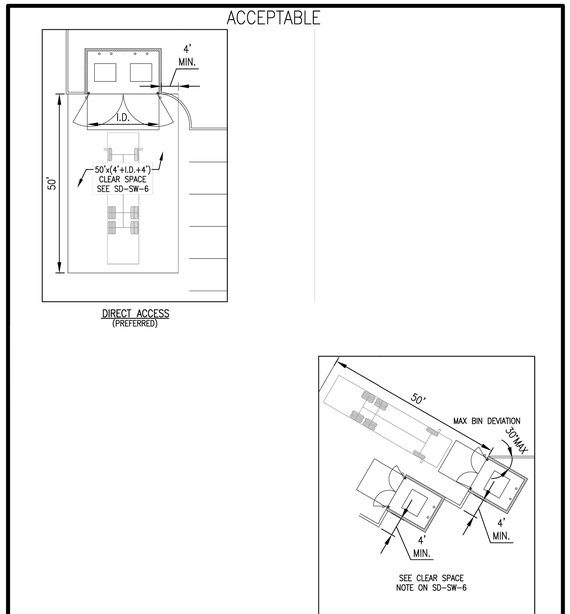
13. SOLID WASTE COLLECTION LOCATIONS MUST BE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY UNLESS AN APPROPRIATE EASEMENT IS OBTAINED.

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SOLID WASTE GENERAL NOTES

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 12/8/2023	SD-SW-6B



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REV. NO.	DATE	DRAWN BY	CHECKED BY

STANDARD BIN ENCLOSURE LAYOUTS

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 12/8/2023	SD-SW-3

3 STANDARD BIN ENCLOSURE LAYOUTS

NOT TO SCALE

WASTE MANAGEMENT NOTES:

WASTE REMOVAL ON THE SITE WILL BE HANDLED BY THE CITY'S FRANCHISED HAULER FOR COMMERCIAL TRASH. WASTE WILL BE COLLECTED IN 4 AREAS ON THE SITE.

1. AN ENCLOSED TRASH ROOM IN THE HOTEL BUILDING SERVING THE HOTEL AND FOOD AND BEVERAGE USES;
2. IN AN ENCLOSED TRASH ROOM IN COMERCIAL 1 SERVING THAT COMMERCIAL USE;
3. IN A DECORATIVE ENCLOSURE TO THE SOUTHWEST OF THE PAVILION SERVEING THE PAVILION USE;
4. IN A DECORATIVE ENCLOSURE TO THE SOUTH OF THE PARKING DECK SERVING THE RESIDENTIAL UNITS AND FIRST FLOOR COMMERCIAL LOCATED INSIDE THE RESIDENTIAL BUILDINGS;
5. IN A DECORATIVE ENCLOSURE TO THE SOUTH OF THE AFFORDABLE HOUSING BUILDING, SERVING THE AFFORDABLE HOUSING AND FIRST FLOOR COMMERCIAL LOCATED INSIDE THE AFFORDABLE HOUSING BUILDINGS.

AS IT RELATES TO THE INTERIOR TRASH ROOM LOCATIONS ABOVE, ON THE DAY OF WASTE REMOVAL STAFF FROM THOSE OPERATIONS WILL MOVE THE WASTE RECEPTACLES TO THE STREET FOR PICK-UP.

AS IT RELATES TO THE OUTDOOR ENCLOSURES FOR THE OTHER USES, THE CITY'S FRANCHISED HAULER WILL ACCESS THOSE AREAS INDEPENDENTLY FOR REMOVAL.

EACH RESIDENTIAL BUILDING WILL HAVE A TRASH CHUTE WHICH WILL TERMINATE IN A TRASH ROOM ON THE FIRST FLOOR. MANAGEMENT STAFF WILL THEN MOVE THOSE TRASH RECEPTACLES TO THE OUTDOOR ENCLOSURE FOR PICK-UP ON A PERIODIC BASIS.

REMOVAL FREQUENCY WILL BE DICTATED BY THE LEVEL OF ACTIVITY THROUGHOUT THE YEAR.

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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE

SOLID WASTE DETAILS

NOT TO SCALE

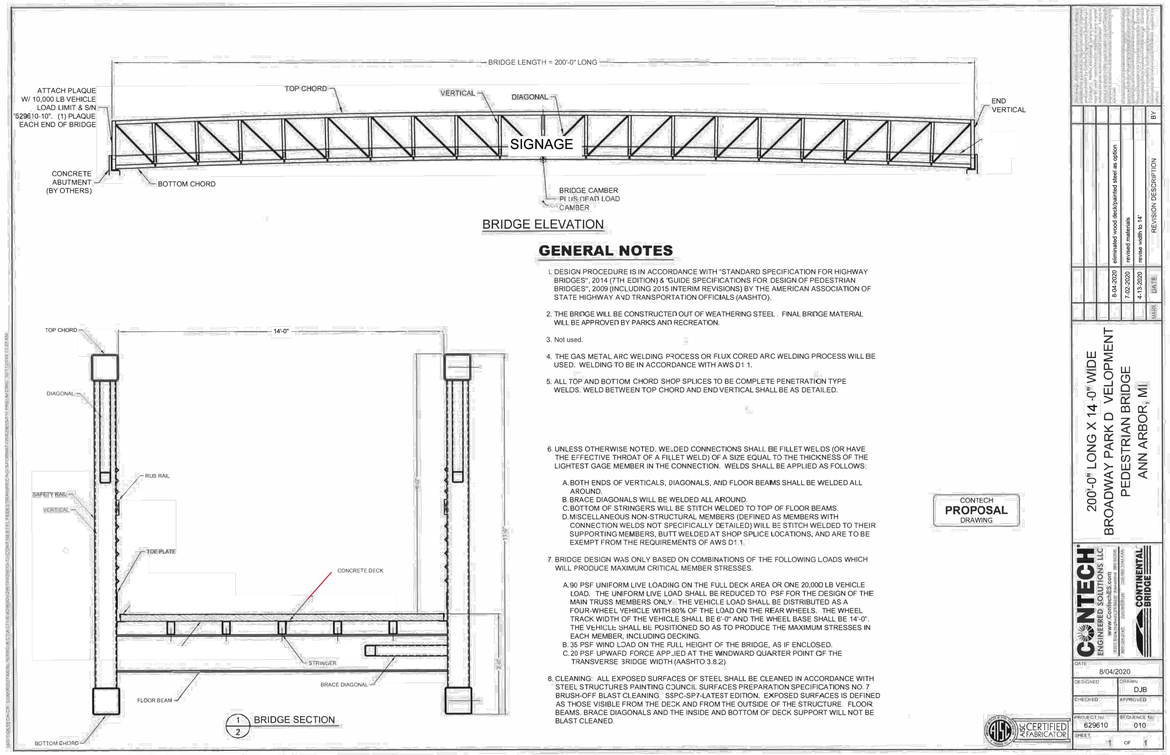
SCALE

10420

PROJECT NUMBER

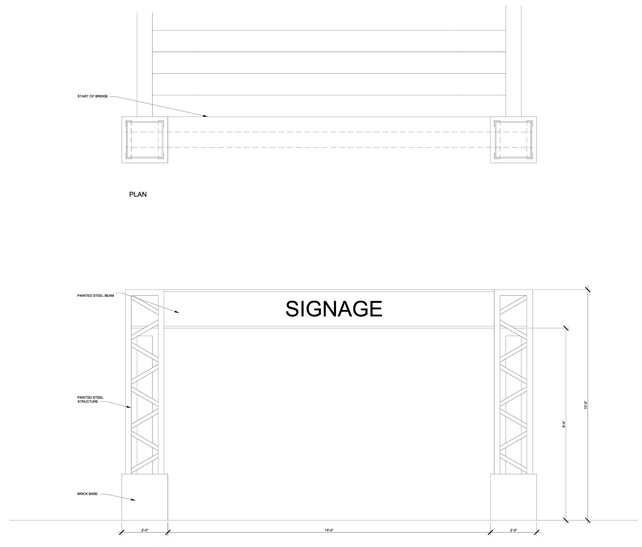
CS502

DRAWING NUMBER



1 BRIDGE ELEVATION AND SECTION

NOT TO SCALE



2 BRIDGE SIGN

NOT TO SCALE

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

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WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

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KEY PLAN

DRAWING TITLE

BRIDGE DETAILS

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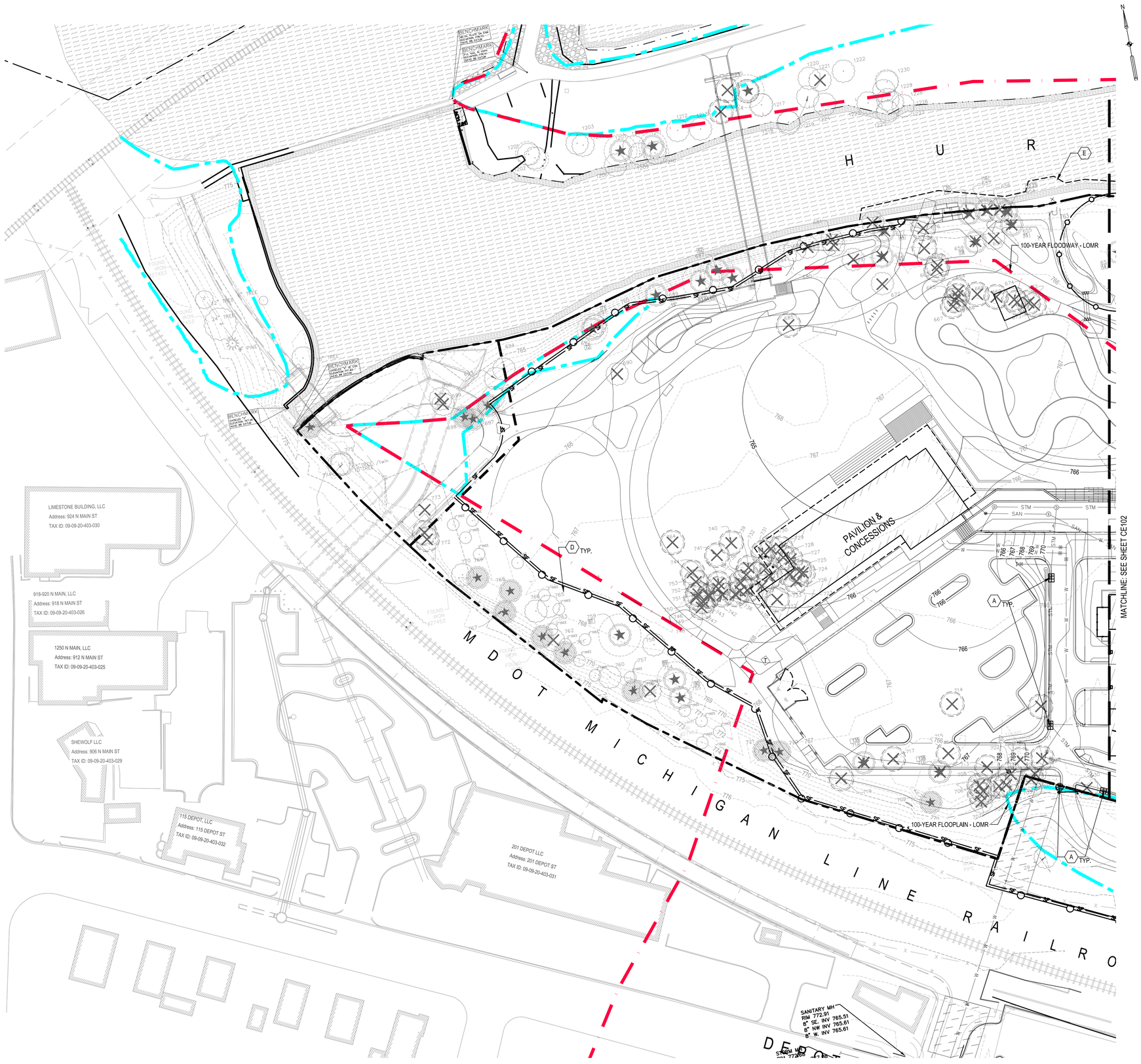
SCALE

10420

PROJECT NUMBER

CS503

DRAWING NUMBER



SHEET NOTES

1. ALL SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. IF AT ANY TIME THE DEPTH OF SILT AND SEDIMENT COMES TO WITHIN 12" OF THE TOP OF ANY SILT FENCE, ALL SILT AND SEDIMENT SHALL BE REMOVED TO ORIGINAL GRADE.
2. SEE SITE DETAILS SHEET FOR CONSTRUCTION SEQUENCE.
3. INTERNAL AND EXTERNAL STREETS TO BE CLEANED OF ANY TRACKED MUD IMMEDIATELY FOLLOWING EACH MUD-TRACKING OCCURRENCE.
4. ESTIMATED COST TO STABILIZE SITE SHOULD CONSTRUCTION CEASE: 9.82 ac x $2,500/ac = $24,541
5. ESTIMATED SOIL MOVEMENTS ON SITE: 10,784 C.Y. CUT; 24,211 C.Y. FILL
6. NPDES/NOC PERMIT REQUIRED FOR PROJECT. INSPECTIONS TO BE PERFORMED BY CERTIFIED MDEQ STORM WATER OPERATOR. REPORTS TO REMAIN ON SITE AND TO BE CONDUCTED ONCE A WEEK AND IMMEDIATELY FOLLOWING EACH PRECIPITATION EVENT.
7. PERMANENT SOIL EROSION CONTROLS ARE REQUIRED TO BE INSTALLED WITHIN FIVE (5) DAYS AFTER FINAL GRADING.
8. AFTER SITE GRADING ALL DISTURBED AREAS NOT IMMEDIATELY UNDER CONSTRUCTION ARE TO BE STABILIZED.
9. ANY TEMPORARY DETENTION FACILITIES REQUIRED FOR JACKING OPERATIONS, GROUNDWATER PUMPING, OR BUILDING FOUNDATION SYSTEMS SHALL BE IN ACCORDANCE WITH WCWRC AND EGLE REQUIREMENTS.
10. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE SOIL EROSION CONTROL MEASURES AS SHOWN ON THE SESC PLANS AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT. FOLLOWING CONSTRUCTION, IT WILL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION TO PERFORM THE MAINTENANCE. ANY MODIFICATIONS OR ADDITIONS TO THE SOIL EROSION CONTROL MEASURES DUE TO THE CONSTRUCTION OR CHANGED CONDITIONS, SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE OWNER, PROJECT ENGINEER, OR WASHTENAW COUNTY.
11. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR. PERIODIC INSPECTIONS MAY BE MADE BY THE OWNER/PROJECT ENGINEER/COUNTY TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY CORRECTIONS SHALL BE MADE WITHOUT DELAY BY THE ONSITE RESPONSIBLE INDIVIDUAL.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND REMOVAL OF SOME UPON AUTHORIZED COMPLETION OF PROJECT. COMPLETION OF PROJECT WILL NOT BE AUTHORIZED UNTIL ALL SITE WORK, HOME BUILDING, ROAD WORK, AND UTILITY CONSTRUCTION IS COMPLETE AND ALL SOILS ARE STABILIZED.

KEYED NOTES

- (A) INSTALL INLET FILTERS AT ALL PROPOSED CATCH BASINS UPON INSTALLATION
- (B) INSTALL MUD TRACKING MAT AT VEHICLE ENTRANCE
- (C) INSTALL INLET FILTERS AT ALL EXISTING CATCH BASINS
- (D) INSTALL TREE PROTECTION FENCE AROUND ALL EXISTING TREES TO REMAIN
- (E) INSTALL TURBIDITY CURTAIN AT STORM SEWER OUTLET

LEGEND

- SILT FENCE — 2 CE500
- INLET PROTECTION — 1 CE500
- TREE PROTECTION FENCE — 3 CE500
- STABILIZED CONSTRUCTION ENTRANCE — 1 CE501
- TEMPORARY CONCRETE WASHOUT — 3 CE501
- TURBIDITY CURTAIN — 2 CE501
- 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)
- PRESERVED TREE
- TREE TO BE REMOVED

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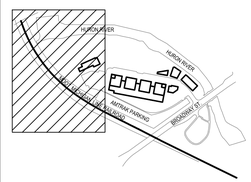
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WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH



DRAWING TITLE

SOIL EROSION CONTROL PLAN - AREA A

0' 20' 40' 80'

SCALE: 1"=40'

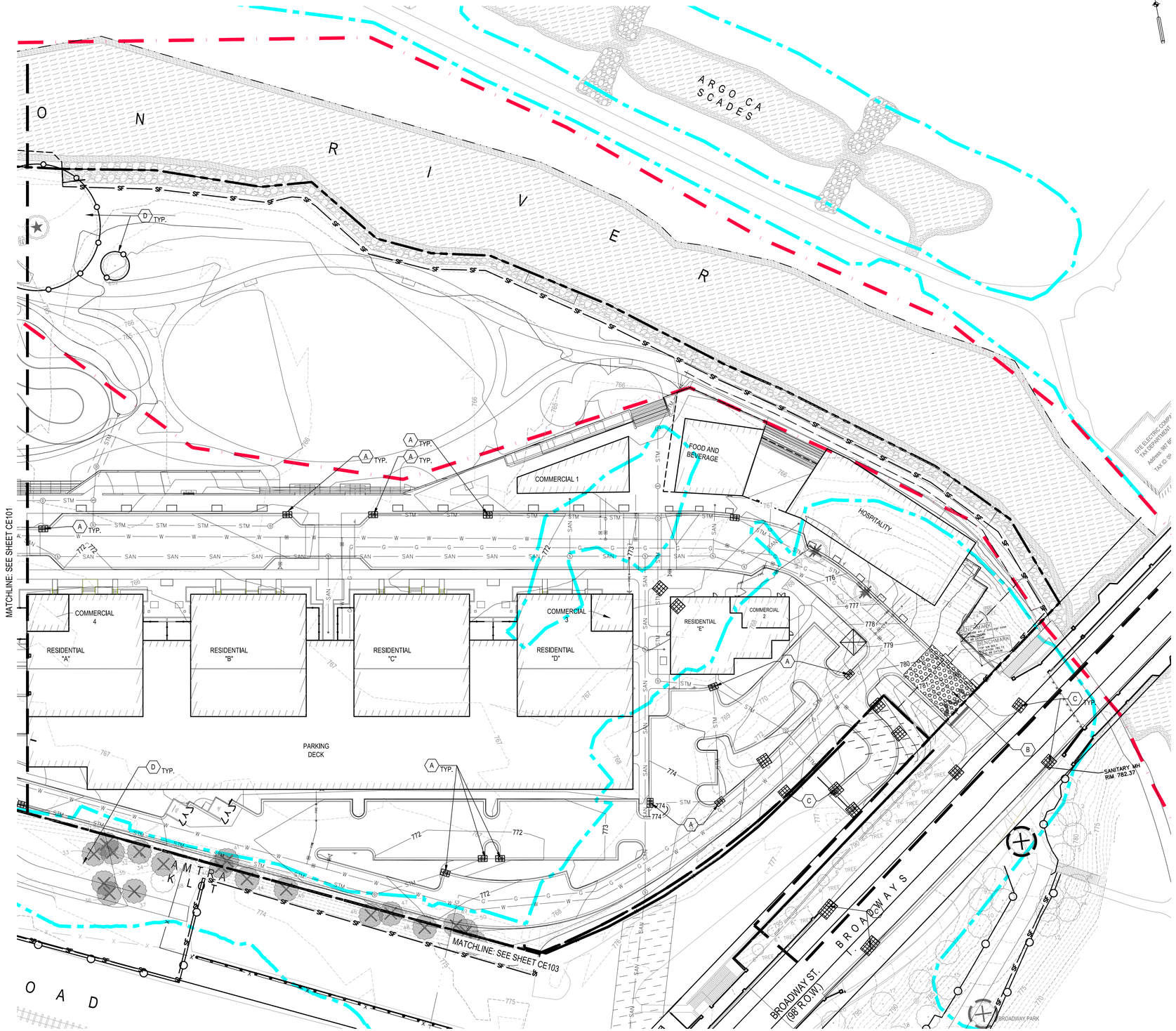
SCALE 10420

PROJECT NUMBER

CE101

DRAWING NUMBER

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SHEET NOTES

1. SEE SHEET CE101 FOR EROSION CONTROL NOTES.

KEYED NOTES

- (A) INSTALL INLET FILTERS AT ALL PROPOSED CATCH BASINS UPON INSTALLATION
- (B) INSTALL MUD TRACKING MAT AT VEHICLE ENTRANCE
- (C) INSTALL INLET FILTERS AT ALL EXISTING CATCH BASINS
- (D) INSTALL TREE PROTECTION FENCE AROUND ALL EXISTING TREES TO REMAIN
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LEGEND

- SILT FENCE — 2 CE500
- INLET PROTECTION — 1 CE500
- TREE PROTECTION FENCE — 3 CE500
- STABILIZED CONSTRUCTION ENTRANCE — 1 CE501
- TEMPORARY CONCRETE WASHOUT — 3 CE501
- TURBIDITY CURTAIN — 2 CE501
- 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)
- PRESERVED TREE
- TREE TO BE REMOVED

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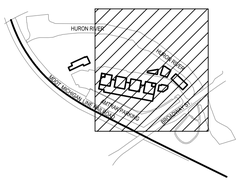
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REVISED PUD SITE PLAN	M	25AUG20
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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH



DRAWING TITLE
SOIL EROSION CONTROL PLAN - AREA B

0' 20' 40' 80'
SCALE: 1"=40'

SCALE
10420

PROJECT NUMBER

CE102

DRAWING NUMBER

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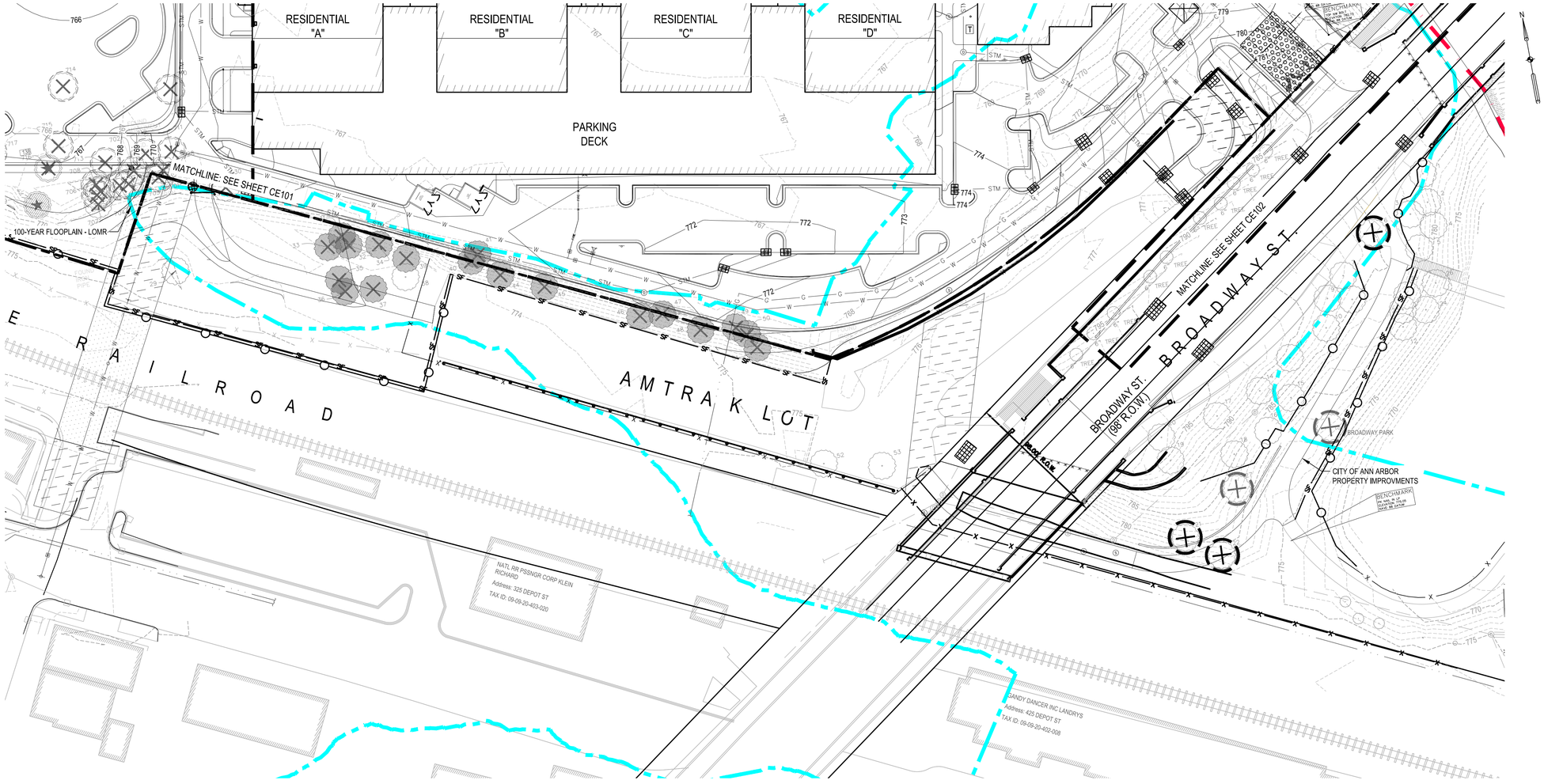
- SF — SILT FENCE — 2 / CE500
- INLET PROTECTION — 1 / CE500
- TREE PROTECTION FENCE — 3 / CE500
- STABILIZED CONSTRUCTION ENTRANCE — 1 / CE501
- TEMPORARY CONCRETE WASHOUT — 3 / CE501
- TURBIDITY CURTAIN — 2 / CE501
- CRITICAL ROOT ZONE LANDMARK TREES TO REMAIN (SEE SHEET NF 5 OF 5 FOR LIST OF TREE SPECIES)
- CRITICAL ROOT ZONE LANDMARK TREES TO BE REMOVED (SEE SHEET NF 5 OF 5 FOR LIST OF TREE SPECIES)
- PRESERVED TREE
- TREE TO BE REMOVED
- EXISTING TREE (TO BE RELOCATED)

SHEET NOTES

1. SEE SHEET CE101 FOR SOIL EROSION CONTROL NOTES.

KEYED NOTES

- (A) INSTALL INLET FILTERS AT ALL PROPOSED CATCH BASINS UPON INSTALLATION
- (B) INSTALL MUD TRACKING MAT AT VEHICLE ENTRANCE
- (C) INSTALL INLET FILTERS AT ALL EXISTING CATCH BASINS
- (D) INSTALL TREE PROTECTION FENCE AROUND ALL EXISTING TREES TO REMAIN
- (E) INSTALL TURBIDITY CURTAIN AT STORM SEWER OUTLET



BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

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ON BEHALF OF:
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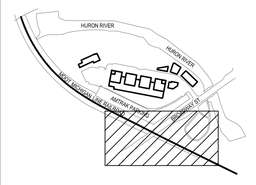
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WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH



DRAWING TITLE

SOIL EROSION CONTROL PLAN - AREA C - OFFSITE

0' 20' 40' 80'

SCALE: 1"=40'

SCALE

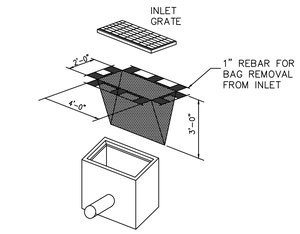
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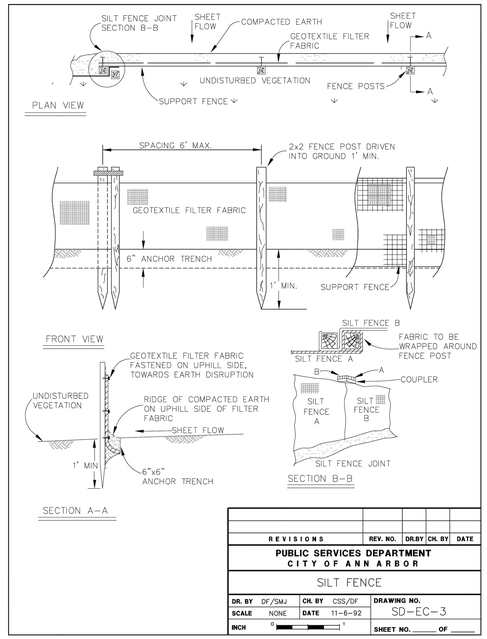
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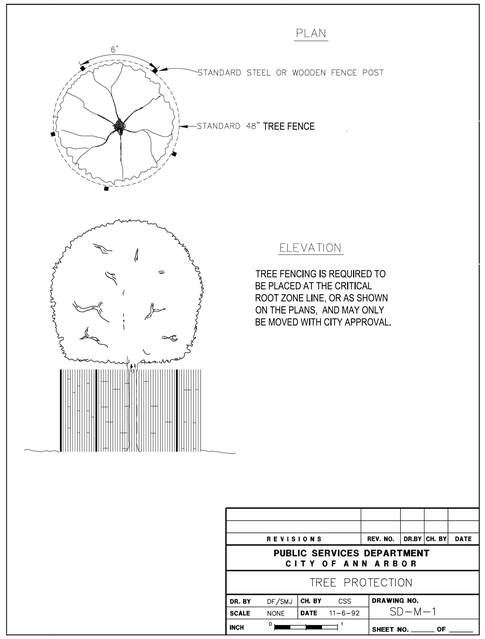
1 INLET FILTER - SACK TYPE

SCALE: NTS



2 SILT FENCE

SCALE: NTS



3 TREE PROTECTION FENCE

SCALE: NTS

BROADWAY PARK WEST

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WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE

SOIL EROSION CONTROL DETAILS

SCALE

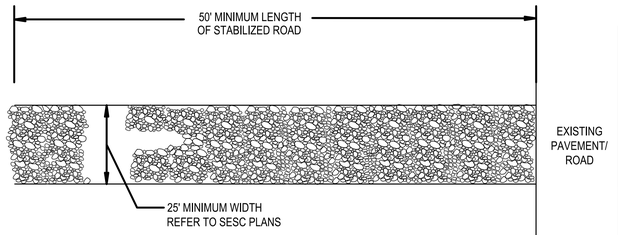
10420

PROJECT NUMBER

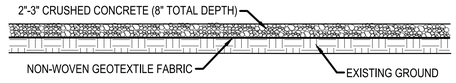
CE500

DRAWING NUMBER

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PLAN VIEW



PROFILE

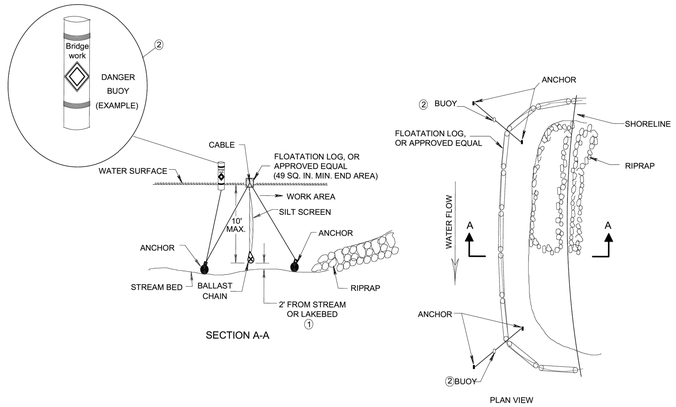
NOTES:

1. ESTABLISH STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INITIATION OF SITE CONSTRUCTION ACTIVITIES.
2. CARE SHOULD BE TAKEN TO PREVENT MATERIAL MOVEMENT INTO ADJACENT WATERBODIES.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
4. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO LEAVING THE SITE.
5. WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1 STABILIZED CONSTRUCTION ACCESS (MUD TRACKING MAT)

SCALE: NTS

NOT TO SCALE



2 TURBIDITY CURTAIN

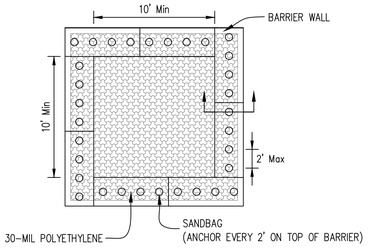
SCALE: NTS

GENERAL NOTES

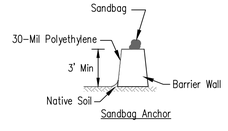
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD AND THE APPLICABLE SPECIAL PROVISIONS

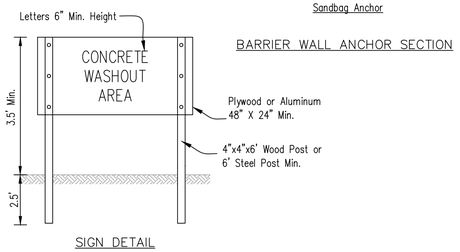
① 2' SHALL BE MAINTAINED DURING CONSTRUCTION PERIOD

② USE AS DIRECTED BY COAST GUARD OR WDNR PERMIT WHEN WORKING IN NAVIGABLE WATERWAYS



PLAN VIEW





BARRIER WALL ANCHOR SECTION

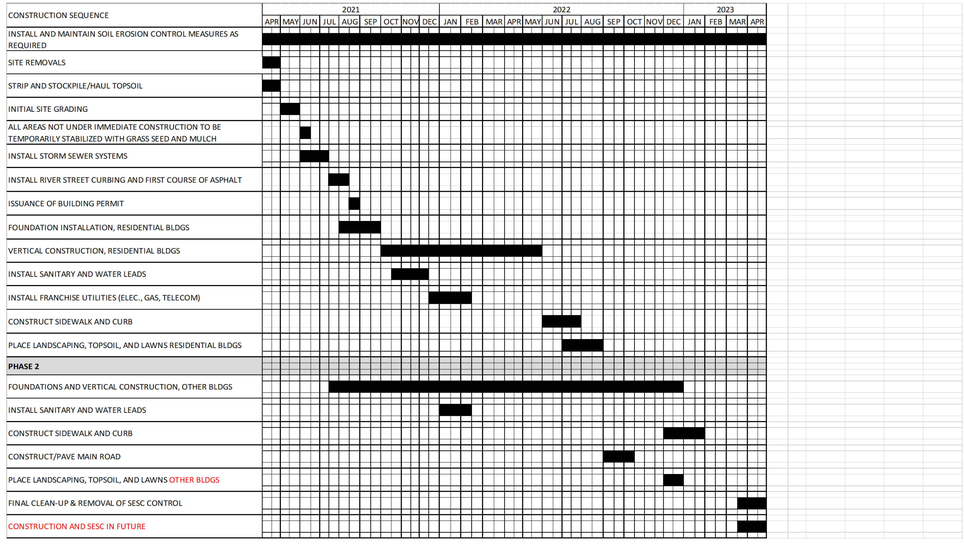
SIGN DETAIL

NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

3 TEMPORARY CONCRETE WASHOUT

SCALE: NTS



4 CONSTRUCTION SCHEDULE

TASKS	STORM SEWER SYSTEM	CATCH BASIN SUMPS	CATCH BASIN CASTINGS	DITCHES & SWALES	DETENTION BASIN	EMERGENCY OVERFLOW	GREEN ROOF	SCHEDULE
INSPECT FOR SEDIMENT ACCUMULATION	X	X		X	X		X	ANNUALLY
REMOVAL OF SEDIMENT ACCUMULATION	X	X		X	X		X	EVERY 2 YRS AS NEEDED
INSPECT FOR FLOATABLES AND DEBRIS			X	X	X		X	ANNUALLY
CLEANING OF FLOATABLES AND DEBRIS			X	X	X		X	AS NEEDED
INSPECT STORMWATER SYSTEM COMPONENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY PROFESSIONAL ENGINEER REPORTING TO WASHTENAW COUNTY).	X	X	X	X	X	X	X	ANNUALLY
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION.	X	X	X	X	X	X	X	AS NEEDED
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION.							X	ANNUALLY

5 PERMANENT MAINTENANCE TASK AND SCHEDULE - BY OWNER

BROADWAY PARK WEST

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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE

SOIL EROSION CONTROL DETAILS

SCALE

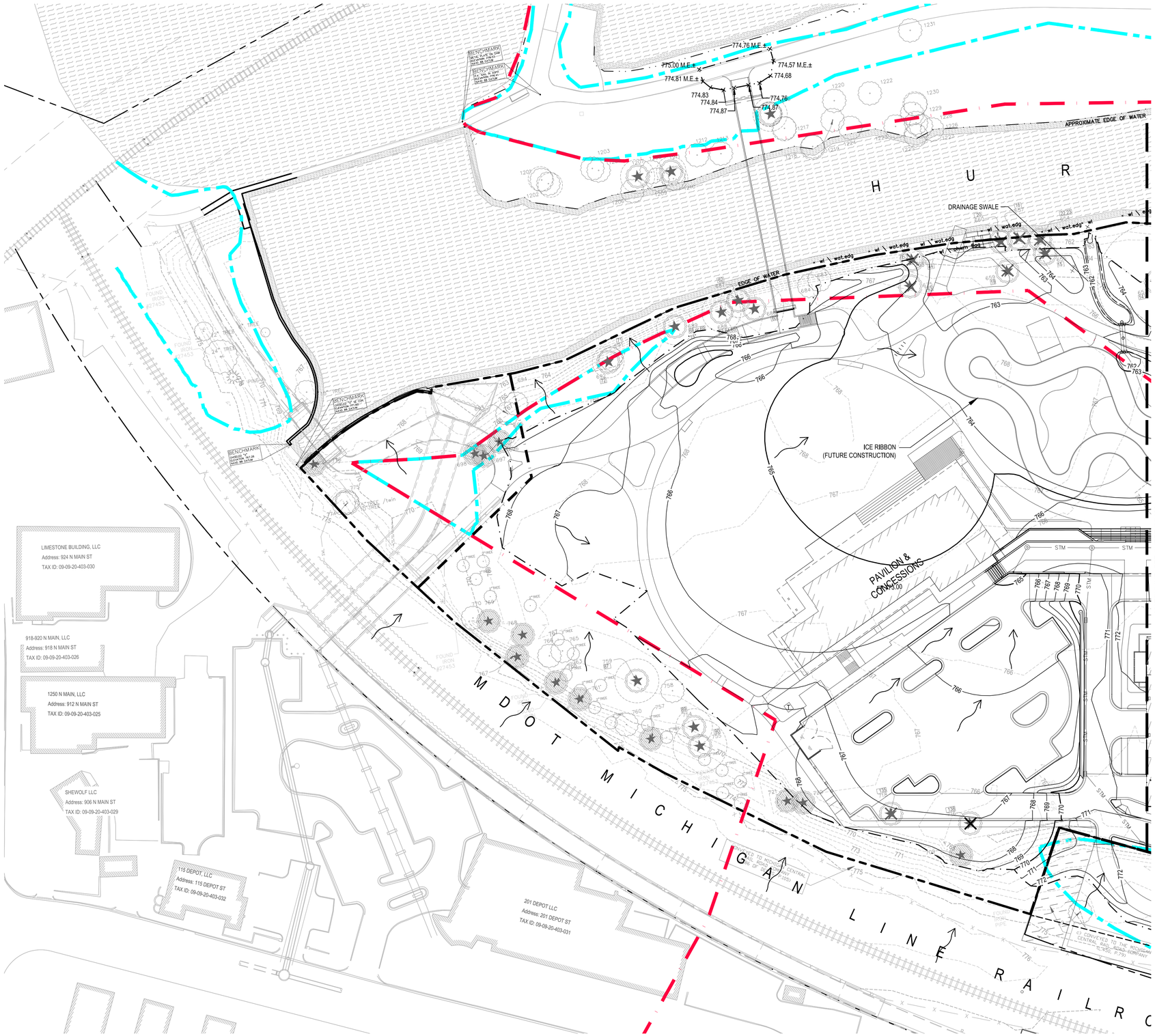
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PROJECT NUMBER

CE501

DRAWING NUMBER

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SHEET NOTES

1. SEE ARCHITECTURE SHEETS FOR CROSS SECTIONS.

FLOODPLAIN CUT / FILL SUMMARY
FLOODPLAIN STORAGE WAS COMPUTED USING AUTOCAD CIVIL 3D SOFTWARE, COMPARING THE TRIANGULATED TIN SURFACE FOR BOTH THE EXISTING AND PROPOSED SURFACES.

CUT AND FILL QUANTITIES
12,512 CY CUT
11,315 CY FILL

LEGEND

- PROPOSED TREE LINE / WOODLAND EDGE
- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN
- 865 EXISTING MAJOR CONTOUR
- 864 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

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ON BEHALF OF:
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SMITHGROUP

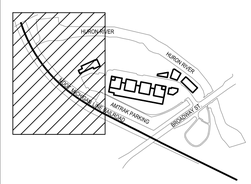
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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

GRADING PLAN - AREA A

0' 20' 40' 80'
SCALE: 1" = 40'

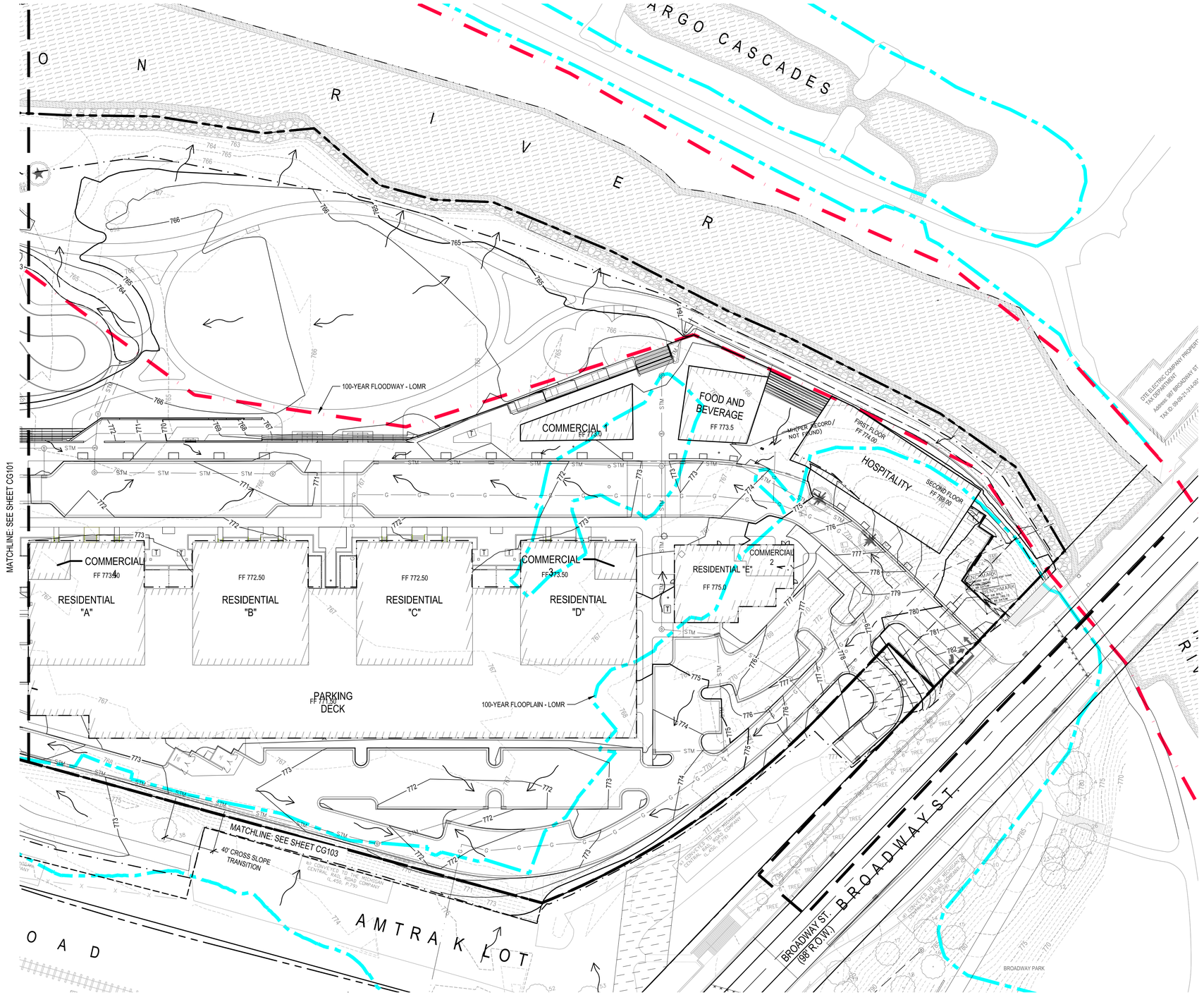
SCALE
10420

PROJECT NUMBER

CG101

DRAWING NUMBER

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SHEET NOTES

1. SEE ARCHITECTURE SHEETS FOR CROSS SECTIONS.

LEGEND

- PROPOSED TREE LINE / WOODLAND EDGE
- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN
- 865 EXISTING MAJOR CONTOUR
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- 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

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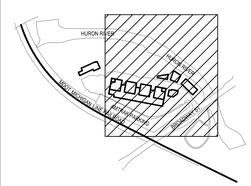
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WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

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KEY PLAN



DRAWING TITLE

GRADING PLAN
- AREA B

0' 20' 40' 80'
SCALE: 1" = 40'

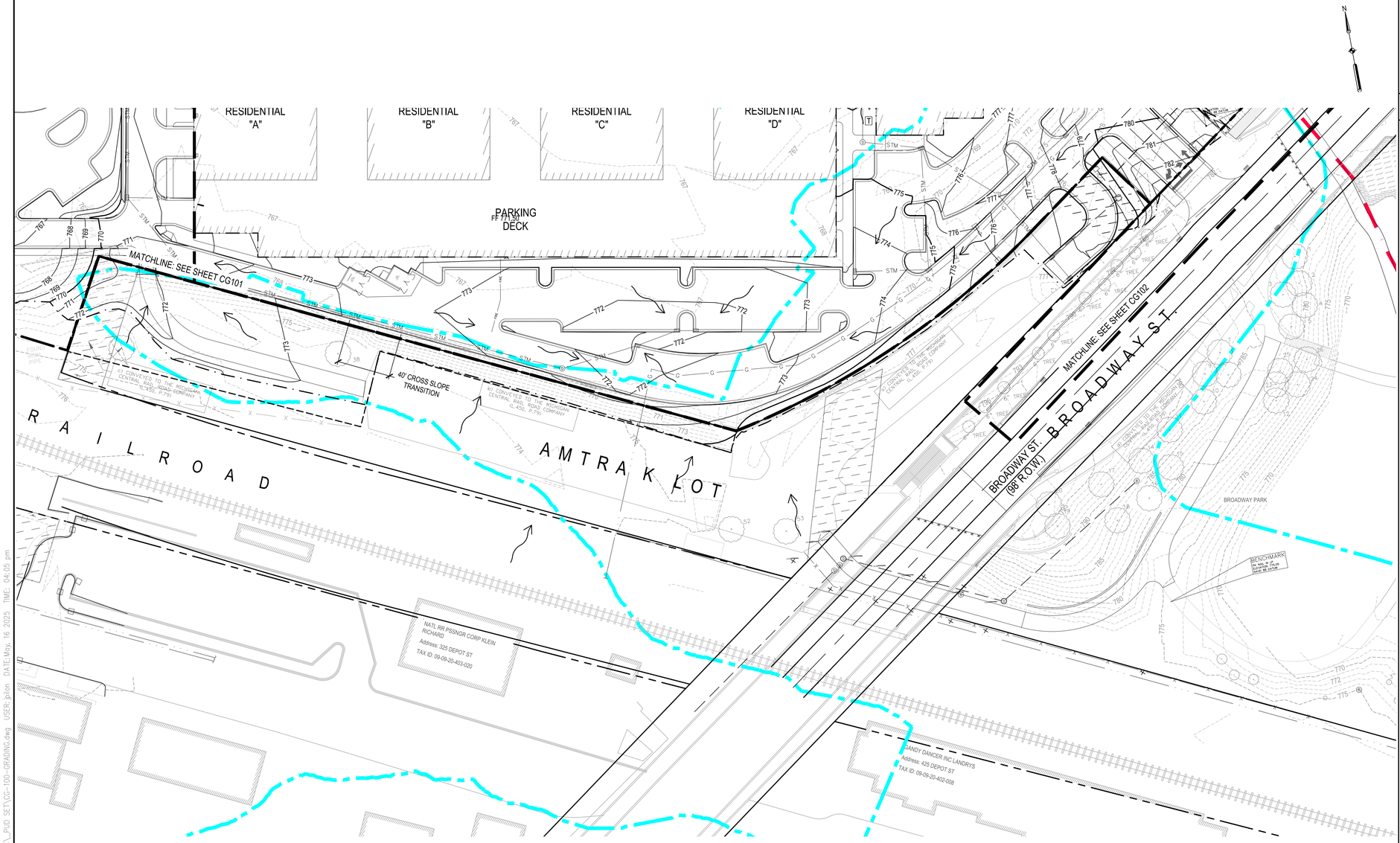
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PROJECT NUMBER

CG102

DRAWING NUMBER

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SHEET NOTES

1. SEE ARCHITECTURE SHEETS FOR CROSS SECTIONS.

LEGEND

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- 05/22/20 LOMR FLOODPLAIN
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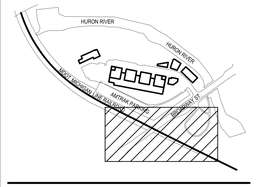
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WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

GRADING PLAN - AREA C - OFFSITE

0' 20' 40' 80'

SCALE: 1" = 40'

SCALE 10420

PROJECT NUMBER

CG103

DRAWING NUMBER

FILE: P:\10420.000\CAD\CV_PUD SET\CG-100-GRADING.dwg USER: jpilon DATE: May. 16, 2025 TIME: 04:05 pm

SHEET NOTES

STORMWATER NARRATIVE

Existing Site

The existing site is "land locked" between the Huron River on the North and Northwest side, the Amtrak/MDOT railroad on the South side and Broadway Bridge on the east side. The existing site drainage flows overland directly to the Huron River without any type of storm water collection system or storm water management system on the site. The site is classified as a brownfield site and a significant portion of the site was within the 100 year floodplain. A request for a Letter of Map Revision (LOMR) based on existing conditions was approved by FEMA and became effective 05/22/20 which significantly changed the existing site floodway and floodplain boundaries to what is shown on these plans.

Proposed Drainage Plan

As noted in preliminary discussions with the City of Ann Arbor and the Washtenaw County Water Resources Commissioner's Office (WCWRC), storm water management on the site is under the jurisdiction of the WCWRC. As a result, all storm water management requirements and calculations must meet the WCWRC design requirements and will be reviewed and approved by WCWRC. WCWRC stated at the pre-application meeting that given the site's classification as a brownfield site no infiltration BMPs would be accepted as part of the storm water management system. Subsequently, the WCWRC also waived the requirement for on-site detention of the storm runoff from the development. WCWRC documented these statements in their October 23, 2018 letter a copy of which was sent to the City of Ann Arbor Planning Unit.

Although water quantity discharge requirements have been waived by WCWCR, water quality treatment is still required prior to discharging storm water runoff to the Huron River. Storm water runoff from the new development will be collected in a storm water collection system (storm sewers) which will ultimately be discharged to the Huron River. After the last storm sewer collection system structure (manhole) the storm sewer pipe will pass through a structural swirl concentrator unit before discharging to the Huron River. Design/calculations for the water quality control units will be in accordance with the WCWRC Rules and Guidelines , Procedures & Design Criteria For Stormwater Management Systems, latest edition. Two point source discharge permits from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) will be obtained to discharge water from the site to the Huron River. No connections to the City of Ann Arbor storm water collection system will be made.

LEGEND

- PROPOSED TREE LINE / WOODLAND EDGE
- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN
- 865 EXISTING MAJOR CONTOUR
- 864 PROPOSED MAJOR CONTOUR
- LIMITS OF SOIL DISTURBANCE
- FLOW DIRECTION
- STM STORM SEWER
- DA 1 DRAINAGE AREA 1 = 2.15 AC
- DA 2 DRAINAGE AREA 2 = 4.68 AC
- DA 3 DRAINAGE AREA 3 = 6.39 AC
- DA 4 DRAINAGE AREA 4 = 0.59 AC
- OFFSITE DA 2 OFFSITE DRAINAGE AREA 2 =1.45 AC
- OFFSITE DA 3 OFFSITE DRAINAGE AREA 3 = 0.35 AC
- OFFSITE DA 4 OFFSITE DRAINAGE AREA 4 = 0.15 AC

NOTE: SEE SHEETS CU101 THRU CU103 FOR UTILITY SIZES, AND SHEET CU104 FOR INVERTS.

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:

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

SMITHGROUP

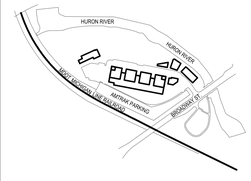
201 DEPOT STREET
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734.662.4457
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ISSUED FOR	REV	DATE
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PUD SITE PLAN AMENDMENT	P	18MAR25
PUD SITE PLAN AMENDMENT	O	21AUG24
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REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

STORMWATER MANAGEMENT PLAN

0' 30' 60' 120'
SCALE: 1" = 60'

SCALE 10420

PROJECT NUMBER

CG104

DRAWING NUMBER

FILE:P:\10420.000\CAD\CV_PUD SET\CG-100-GRADING.dwg USER: jpilon DATE:May. 16 2025 TIME: 04:05 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	768.50	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	Commerical space and first flooor of townhome on ground floor, townhome bedrooms on second floor, condominums on levels 3 thru 5.	First flooor of townhome on ground floor, townhome bedrooms on second floor, condominums on levels 3 thru 5.	First flooor of townhome on ground floor, townhome bedrooms on second floor, condominums on levels 3 thru 5.	Commerical space and first flooor of townhome on ground floor, townhome bedrooms on second floor, condominums 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

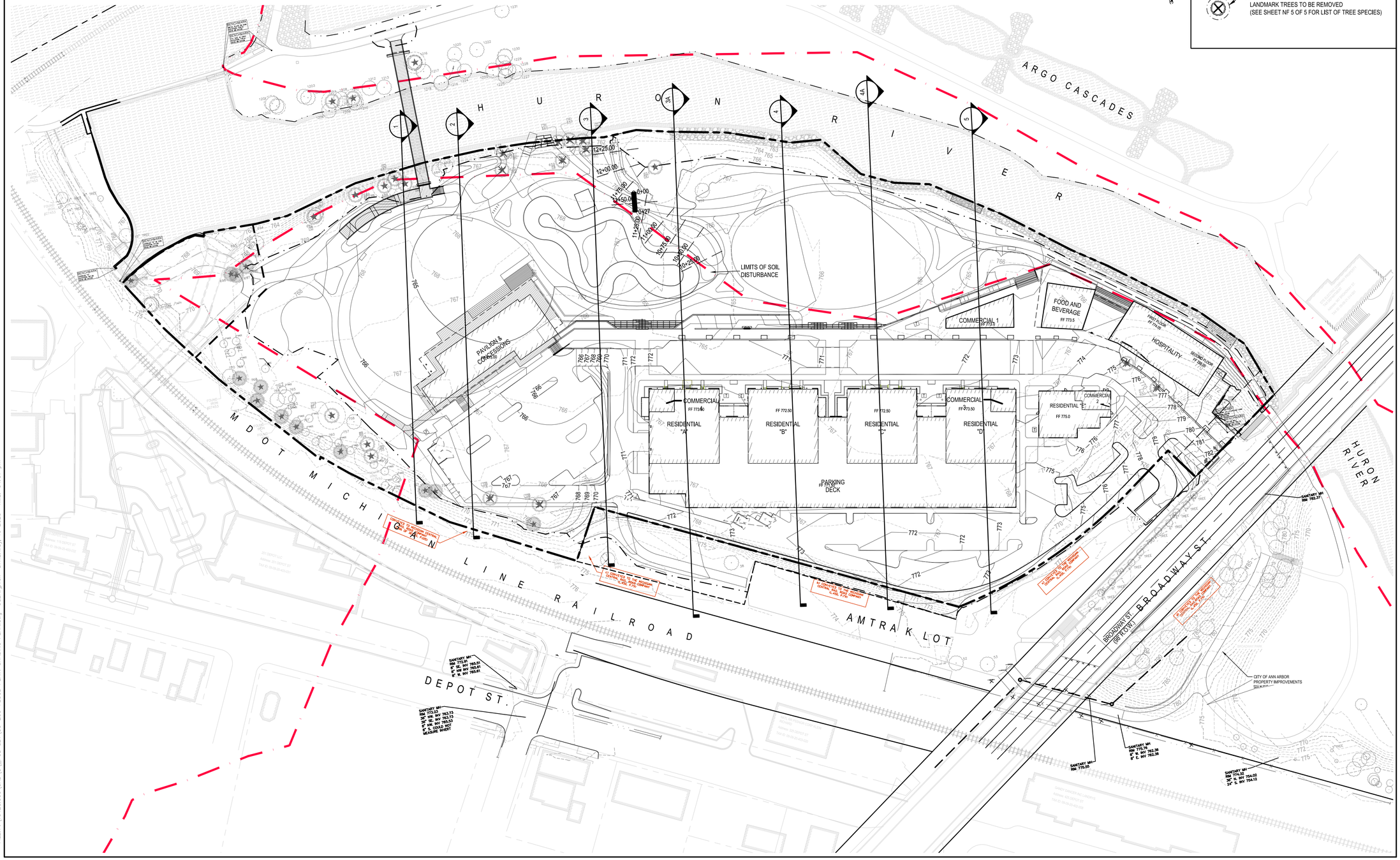
1 FLOODPLAIN AT BUILDINGS CHART

NOTES

1. 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.
2. 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
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- 865 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

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Applicant:

THE ROXBURY GROUP
ON BEHALF OF:
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SMITHGROUP

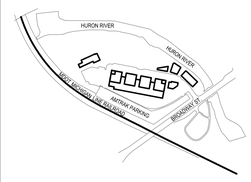
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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

FLOOD PLAIN GRADING PLAN

0' 30' 60' 120'

SCALE: 1:60

SCALE 10420

PROJECT NUMBER

CG200

DRAWING NUMBER

FILE:P:\10420.000\CAD\CV_PUD SET\CG-200-FLOOD PLAIN GRADING PLAN.dwg USER: jplon DATE:May. 16 2025 TIME: 04:07 pm

	PAVILLION	RESIDENTIAL "A"	RESIDENTIAL "B"	RESIDENTIAL "C"	RESIDENTIAL "D"	RESIDENTIAL "E"	PARKING STRUCTURE	COMMERCIAL 1	FOOD AND BEVERAGE	HOSPITALITY
0.2% ANNUAL CHANCE ELEVATION (500 YEAR FLOODPLAIN)	770.18	770.30	770.34	770.30	770.24	770.24	770.30	770.24	770.24	770.24
1% ANNUAL CHANCE ELEVATION (BASE FLOOD ELEVATION, BFE)	768.60	768.60	768.50	768.60	768.01	767.74	768.01	767.94	767.76	767.71
PROPOSED FIRST FLOOR ELEVATION, FF	773.00	773.50	772.50	772.50	773.50	775.00	771.50	773.00	773.50	774.00
PROPOSED LOWEST ADJACENT GRADE, LAG	764.60	772.11	770.04	770.23	771.15	775.77	770.16	772.5	772.5	772.5
BUILDING USES	Banquet facility	Commerical space and first flooor of townhome on ground floor, townhome bedrooms on second floor, condominums on levels 3 thru 5.	First flooor of townhome on ground floor, townhome bedrooms on second floor, condominums on levels 3 thru 5.	First flooor of townhome on ground floor, townhome bedrooms on second floor, condominums on levels 3 thru 5.	Commerical space and first flooor of townhome on ground floor, townhome bedrooms on second floor, condominums on levels 3 thru 5.	First floor commercial retail space and apartments. Apartments on levels 2 thru 4.	Residential parking on ground level; commercial and hotel parking on second level	Commercial retail space	Food and Beverage space	Hotel

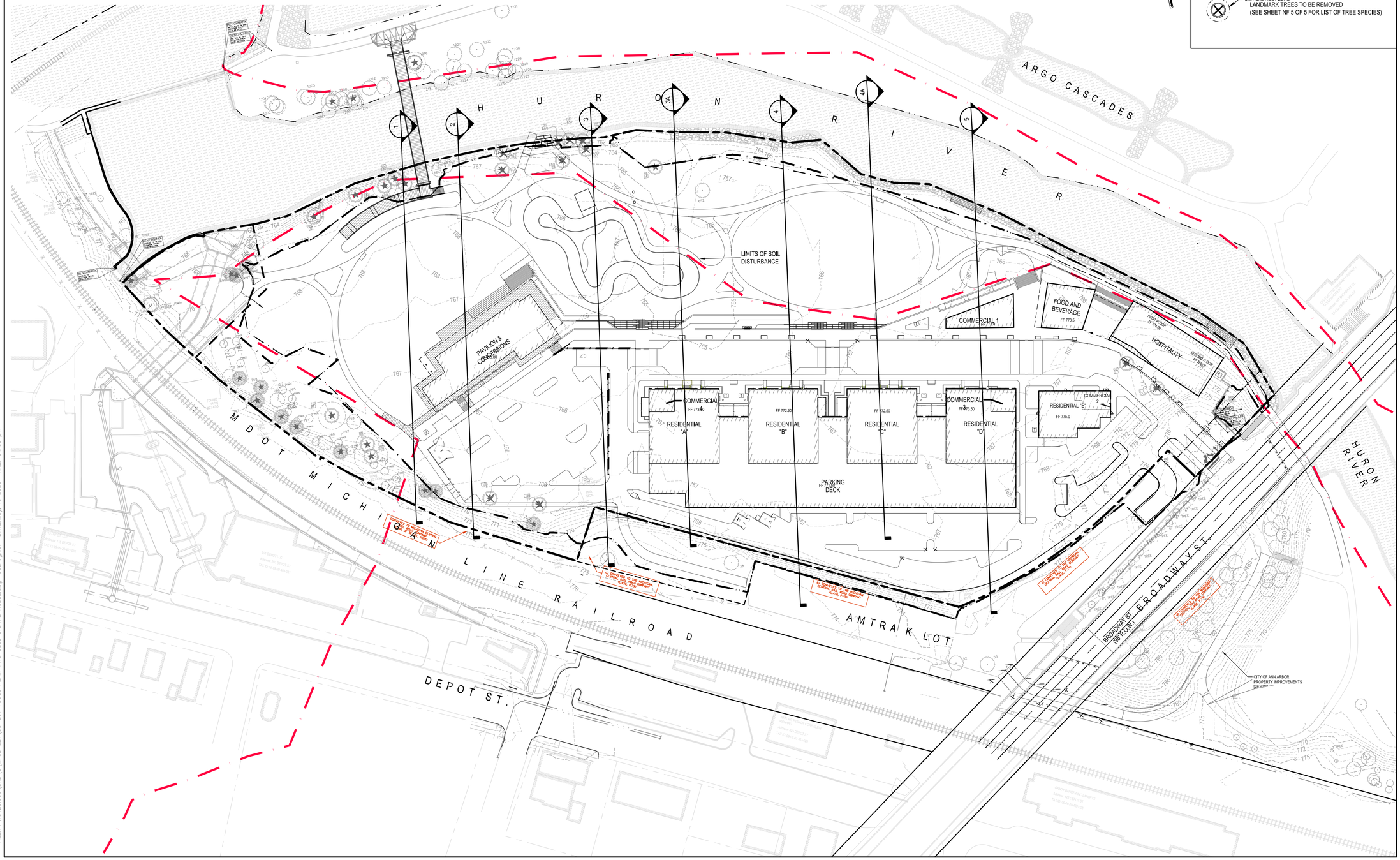
1 FLOODPLAIN AT BUILDINGS CHART

NOTES

1. 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.
2. 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
- 865 EXISTING MAJOR CONTOUR
- 865 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

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Applicant:

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ON BEHALF OF:
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SMITHGROUP

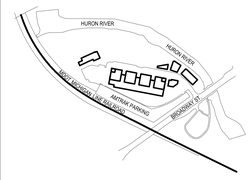
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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

FLOOD PLAIN PROPOSED GRADE DIGITAL MODEL

0' 30' 60' 120'

SCALE: 1:60

SCALE 10420

PROJECT NUMBER

DRAWING NUMBER CG201

FILE:P:\10420.000\CAD\CV_PUD SET\CG-201-FLOOD PLAIN PROPOSED DIGITAL MODEL.dwg USER: jpilon DATE:May. 16 2025 TIME: 04:09 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	768.50	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	Commerical space and first floor of townhome on ground floor, townhome bedrooms on second floor, condominums on levels 3 thru 5.	First flooor of townhome on ground floor, townhome bedrooms on second floor, condominums on levels 3 thru 5.	First flooor of townhome on ground floor, townhome bedrooms on second floor, condominums on levels 3 thru 5.	Commerical space and first flooor of townhome on ground floor, townhome bedrooms on second floor, condominums 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

THE COMPUTER COMPARES THE EXISTING GRADE ELEVATION TO BASE FLOOD ELEVATION (1% ANNUAL CHANCE ELEVATION) AND CALCULATES THE CUT / FILL VOLUME IN BETWEEN THE TWO SURFACES TO DETERMINE THE EXISTING FLOOD STORAGE VOLUME.

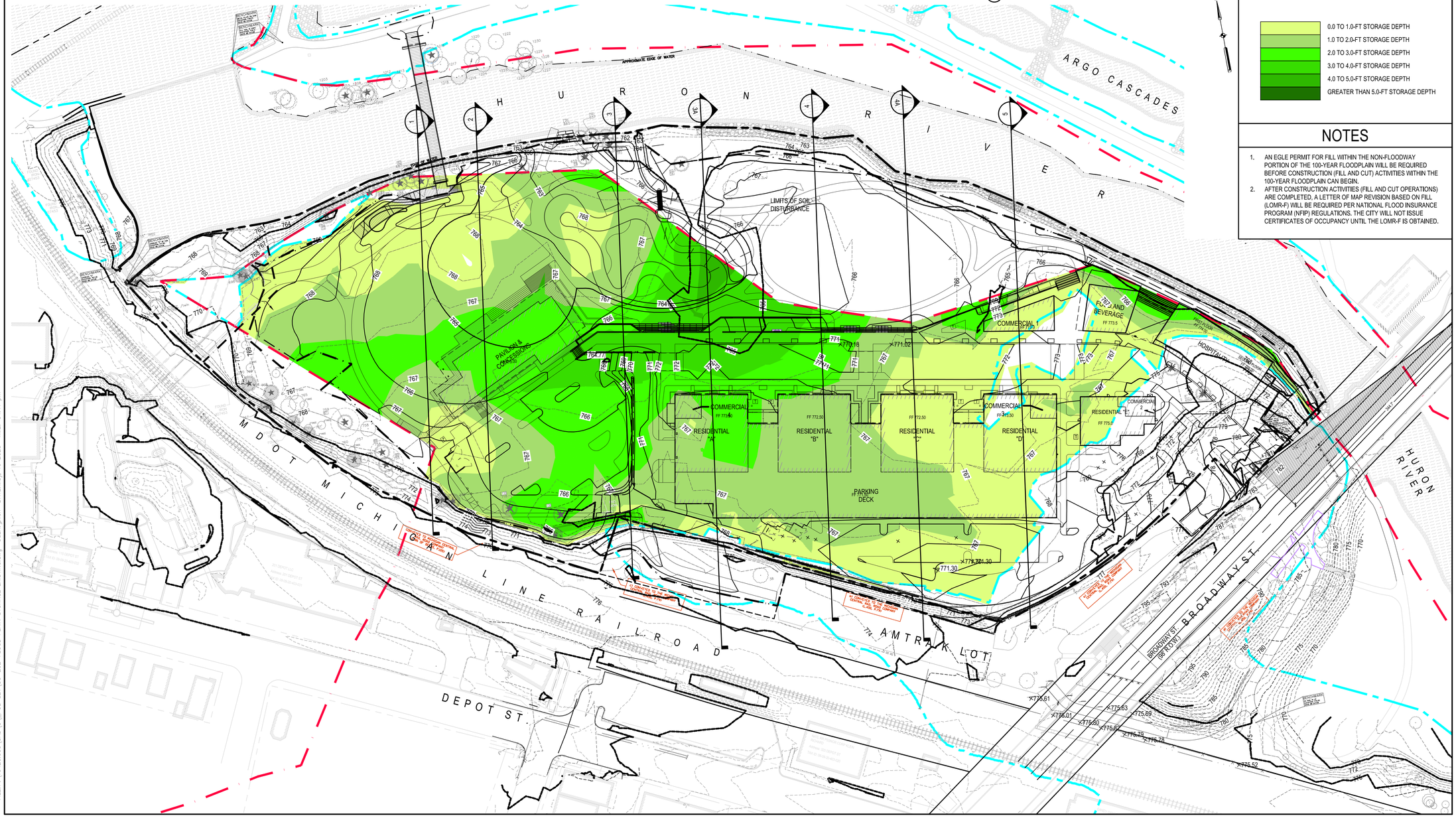
THE COMPUTER COMPARES THE FINISH GRADE ELEVATION TO BASE FLOOD ELEVATION (1% ANNUAL CHANCE ELEVATION) AND CALCULATES THE CUT / FILL VOLUME IN BETWEEN THE TWO SURFACES TO DETERMINE THE PROPOSED FLOOD STORAGE VOLUME.

EXISTING:
769' - 770' INTERVAL = 297,557 CF / 6,425 CYD
768' - 769' INTERVAL = 175,018 CF / 8,553 CYD
767' - 768' INTERVAL = 73,276 CF / 3,962 CYD
766' - 767' INTERVAL = 17,773 CF / 1,043 CYD
765' - 766' INTERVAL = 1,148 CF / 59 CYD
UNDER 765' = 0 CF / 0 CYD
NOTE: THE ABOVE INCLUDES 805 CYD OF STORAGE IN THE ALLEN CREEK ROW
STORAGE IN THE ALLEN CREEK ROW IS NOT INCLUDED IN THE FLOOD STORAGE CALCULATION BELOW

PROPOSED:
769' - 770' INTERVAL = 172,340 CF / 6,383 CYD
768' - 769' INTERVAL = 229,795 CF / 8,511 CYD
767' - 768' INTERVAL = 105,843 CF / 3,920 CYD
766' - 767' INTERVAL = 27, 025 CF / 1,001 CYD
765' - 766' INTERVAL = 560 CF / 21 CYD
UNDER 765' = 0 CF / 0 CYD

19,237	cyd	<- INDICATES AMOUNT OF FLOOD STORAGE AVAILABLE IN EXISTING CONDTIONS
19,532	cyd	<- INDICATES AMOUNT OF FLOOD STORAGE AVAILABLE IN PROPOSED CONDTIONS

2 FLOOD VOLUME CALCULATIONS



LEGEND

- PROPOSED TREE LINE / WOODLAND EDGE
- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN
- 865 EXISTING MAJOR CONTOUR
- 865 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)

STORAGE DEPTH KEY

- 0.0 TO 1.0-FT STORAGE DEPTH
- 1.0 TO 2.0-FT STORAGE DEPTH
- 2.0 TO 3.0-FT STORAGE DEPTH
- 3.0 TO 4.0-FT STORAGE DEPTH
- 4.0 TO 5.0-FT STORAGE DEPTH
- GREATER THAN 5.0-FT STORAGE DEPTH

NOTES

1. 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.
2. 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.

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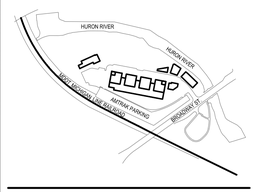
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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

FLOOD PLAIN STORAGE ANALYSIS EXISTING CONDITIONS

0' 30' 60' 120'
SCALE: 1:60

SCALE 10420

PROJECT NUMBER CG202

DRAWING NUMBER

FILE:P:\10420.000\CAD\C_PUD SET\CG-202-FLOOD PLAIN STORAGE EXISTING.dwg USER: jpilon DATE:May. 16 2025 TIME: 04:11 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	768.50	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
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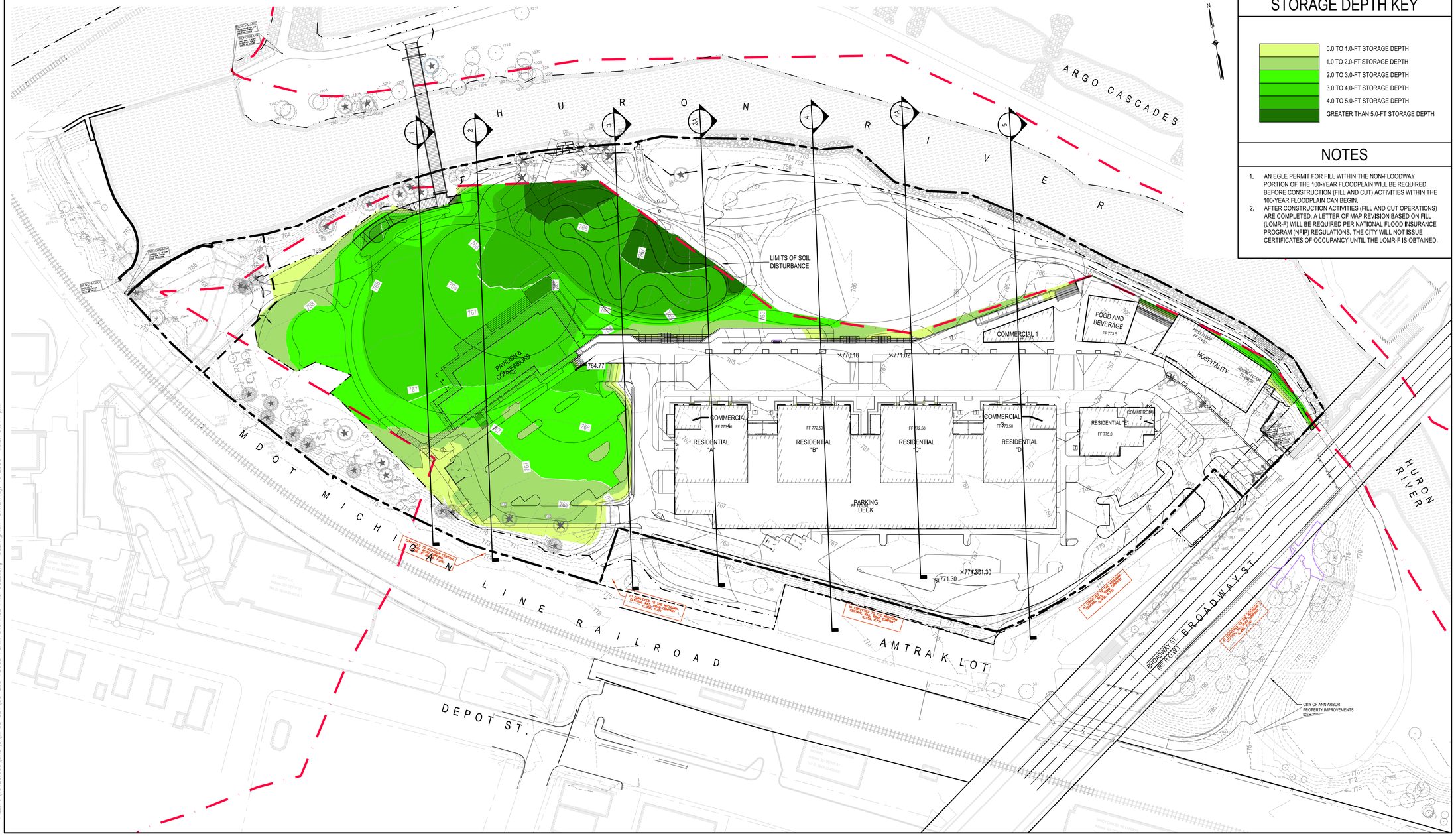
1 FLOODPLAIN AT BUILDINGS CHART

THE COMPUTER COMPARES THE EXISTING GRADE ELEVATION TO BASE FLOOD ELEVATION (1% ANNUAL CHANCE ELEVATION) AND CALCULATES THE CUT / FILL VOLUME IN BETWEEN THE TWO SURFACES TO DETERMINE THE EXISTING FLOOD STORAGE VOLUME.

THE COMPUTER COMPARES THE FINISH GRADE ELEVATION TO BASE FLOOD ELEVATION (1% ANNUAL CHANCE ELEVATION) AND CALCULATES THE CUT / FILL VOLUME IN BETWEEN THE TWO SURFACES TO DETERMINE THE PROPOSED FLOOD STORAGE VOLUME.

19237	cyd	<- INDICATES AMOUNT OF FLOOD STORAGE AVAILABLE IN EXISTING CONDTIONS
19532	cyd	<- INDICATES AMOUNT OF FLOOD STORAGE AVAILABLE IN PROPOSED CONDTIONS

2 FLOOD VOLUME CALCULATIONS



LEGEND

- PROPOSED TREE LINE / WOODLAND EDGE
- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN
- 865 EXISTING MAJOR CONTOUR
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- 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)

STORAGE DEPTH KEY

- 0.0 TO 1.0-FT STORAGE DEPTH
- 1.0 TO 2.0-FT STORAGE DEPTH
- 2.0 TO 3.0-FT STORAGE DEPTH
- 3.0 TO 4.0-FT STORAGE DEPTH
- 4.0 TO 5.0-FT STORAGE DEPTH
- GREATER THAN 5.0-FT STORAGE DEPTH

NOTES

1. 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.
2. 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.

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:

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

SMITHGROUP

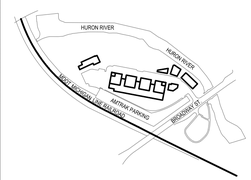
201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
734.662.4457
www.smithgroupjjr.com

ISSUED FOR	REV	DATE
PUD SITE PLAN AMENDMENT	Q	16MAY25
PUD SITE PLAN AMENDMENT	P	18MAR25
PUD SITE PLAN AMENDMENT	O	21AUG24
PUD SITE PLAN AMENDMENT	N	07FEB24
REVISED PUD SITE PLAN	M	25AUG20
REVISED PUD SITE PLAN	L	21AUG20
REVISED PUD SITE PLAN	K	04AUG20
REVISED PUD SITE PLAN	J	02JUL20
REVISED PUD SITE PLAN	I	10JUN20
REVISED PUD SITE PLAN	H	05MAY20
REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

FLOOD PLAIN STORAGE ANALYSIS PROPOSED CONDITIONS

0' 30' 60' 120'

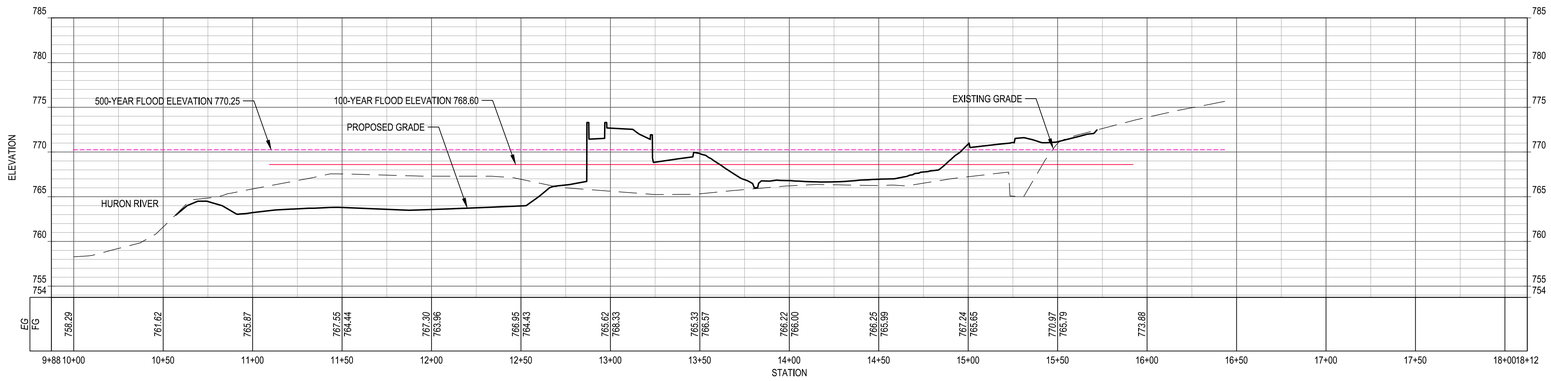
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SCALE 10420

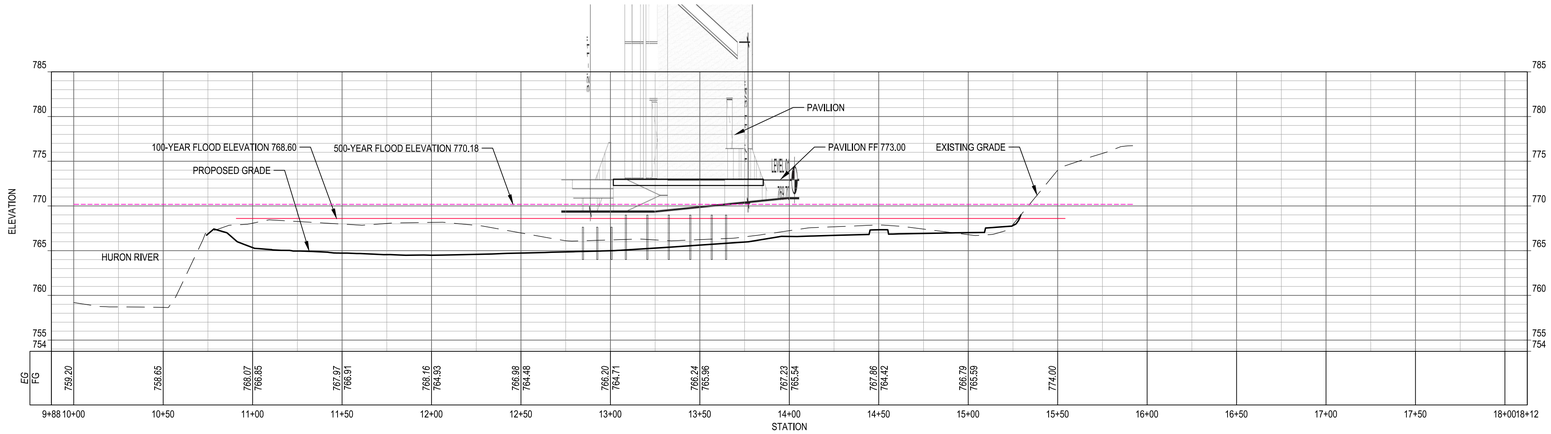
PROJECT NUMBER CG203

DRAWING NUMBER

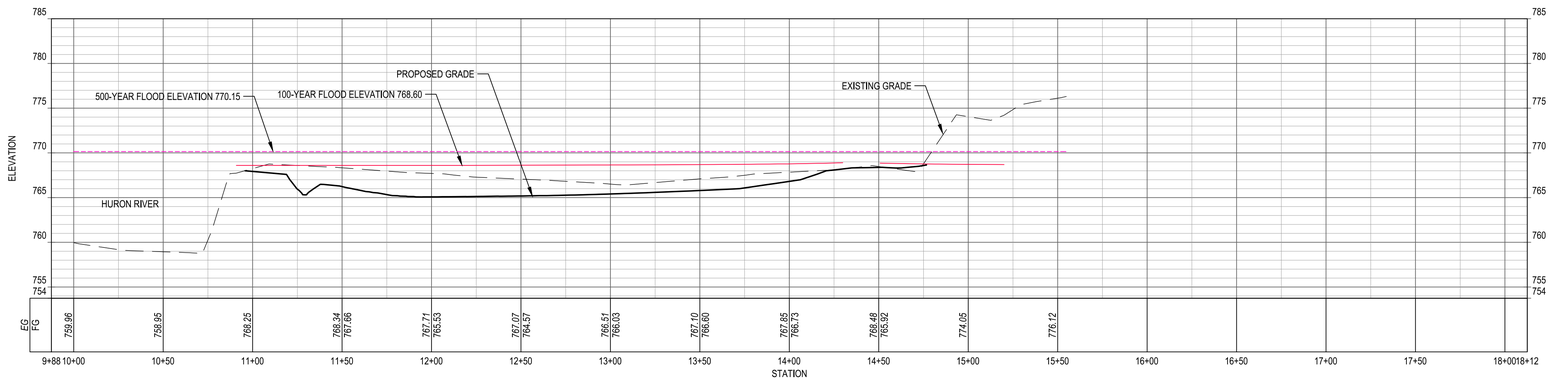
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SECTION 3



SECTION 2



SECTION 1

HORZ: 0' 20' 40' 80'
VERT: 0' 4' 8' 16'

SHEET NOTES

LEGEND

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:

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

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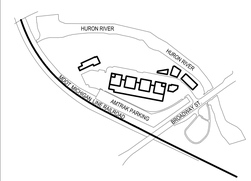
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REVISED PUD SITE PLAN	H	05MAY20
REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

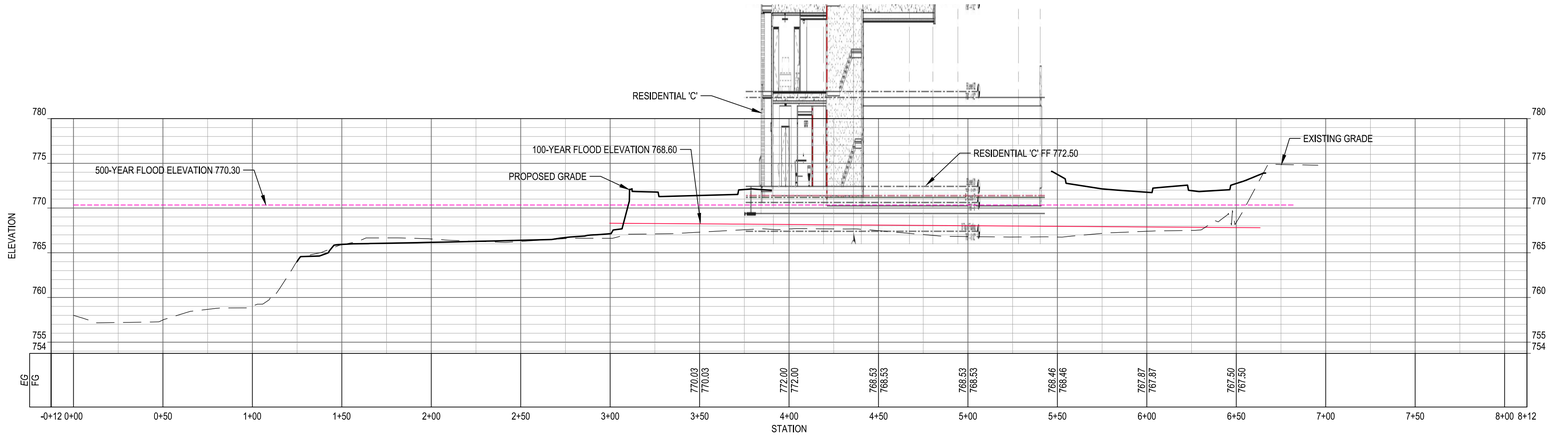
FLOOD PLAIN CUT AND FILL SECTIONS 1 THRU 3

SCALE
10420

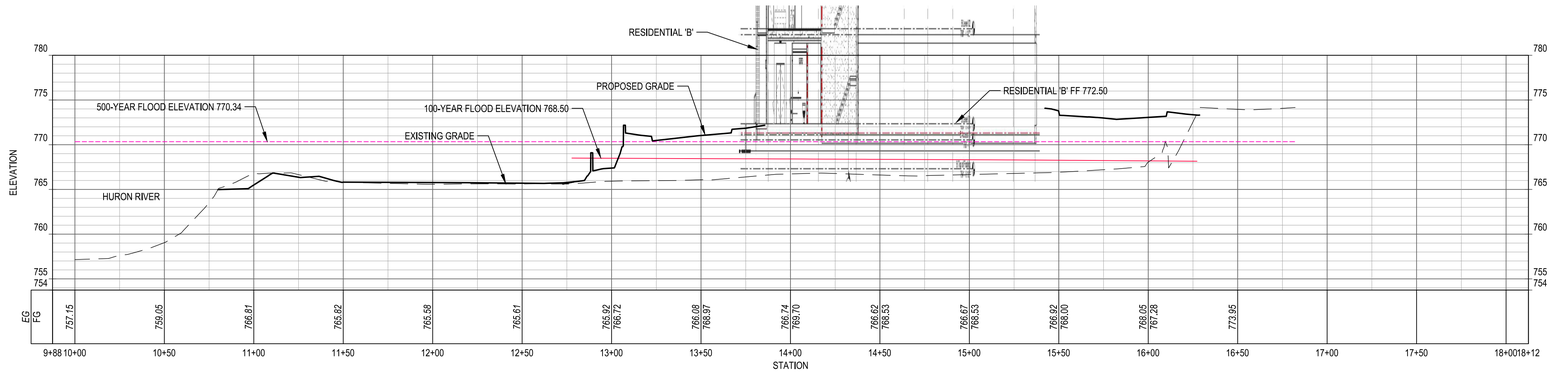
PROJECT NUMBER
CG204

DRAWING NUMBER

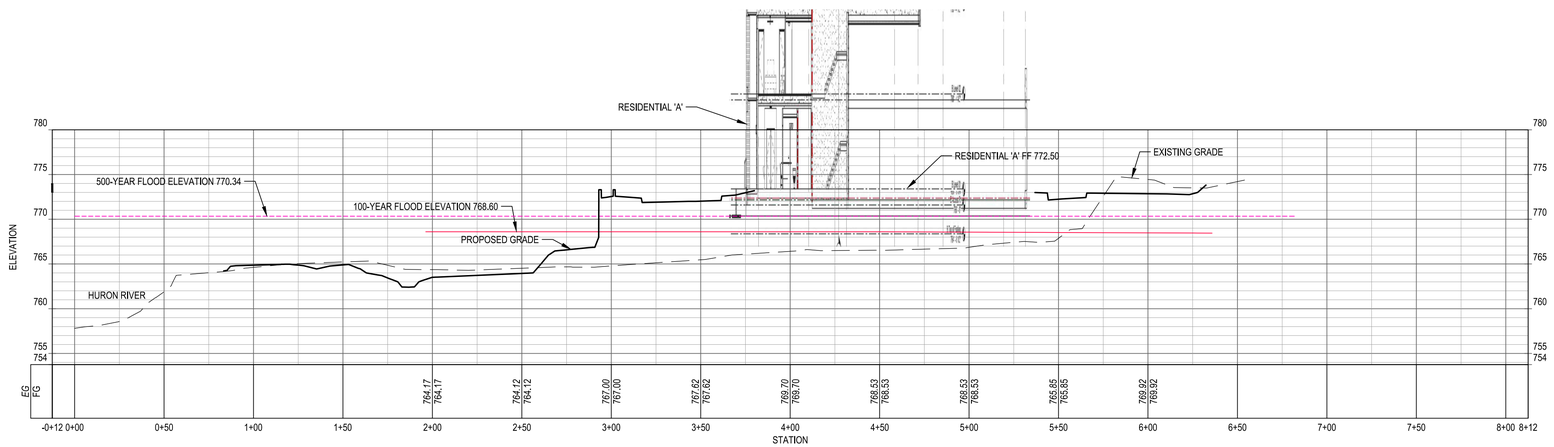
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SECTION 4A



SECTION 4



SECTION 3A

PROFILE SCALE

HORZ: 0' 20' 40' 80'

VERT: 0' 4' 8' 16'

SHEET NOTES

LEGEND

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:

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

SMITHGROUP

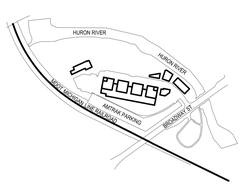
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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

FLOOD PLAIN CUT AND FILL SECTIONS 3A THRU 4A

SCALE

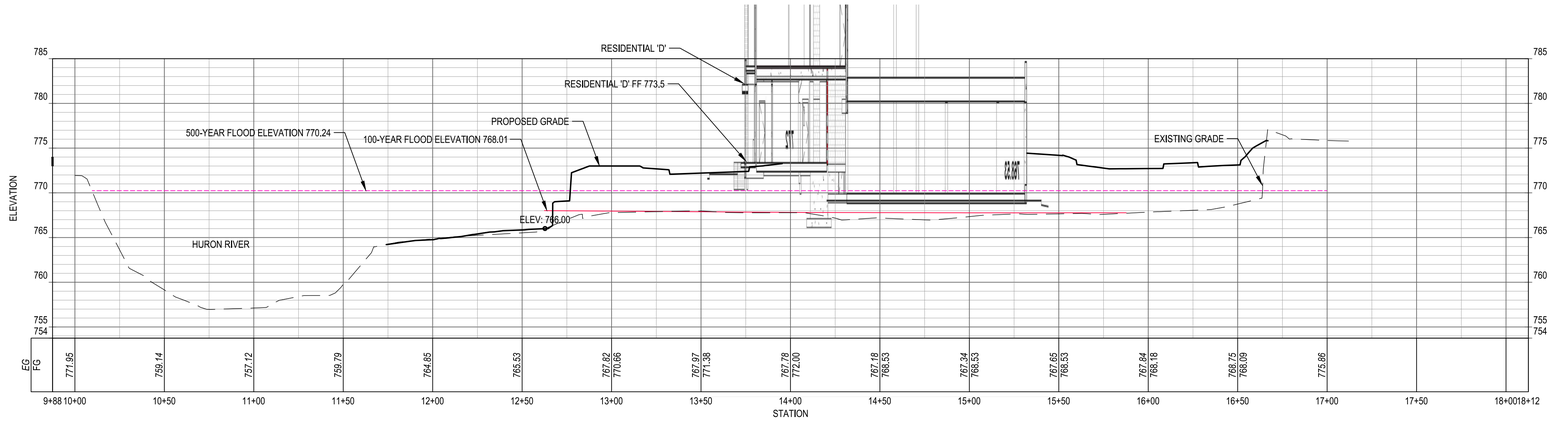
10420

PROJECT NUMBER

CG205

DRAWING NUMBER

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SECTION 5

PROFILE SCALE

HORZ: 0' 20' 40' 80'

VERT: 0' 4' 8' 16'

SHEET NOTES

LEGEND

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:

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

SMITHGROUP

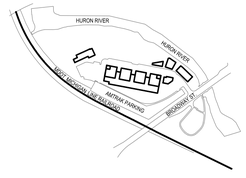
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REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

FLOOD PLAIN CUT AND FILL SECTION 5

SCALE

PROJECT NUMBER

10420

DRAWING NUMBER

CG206

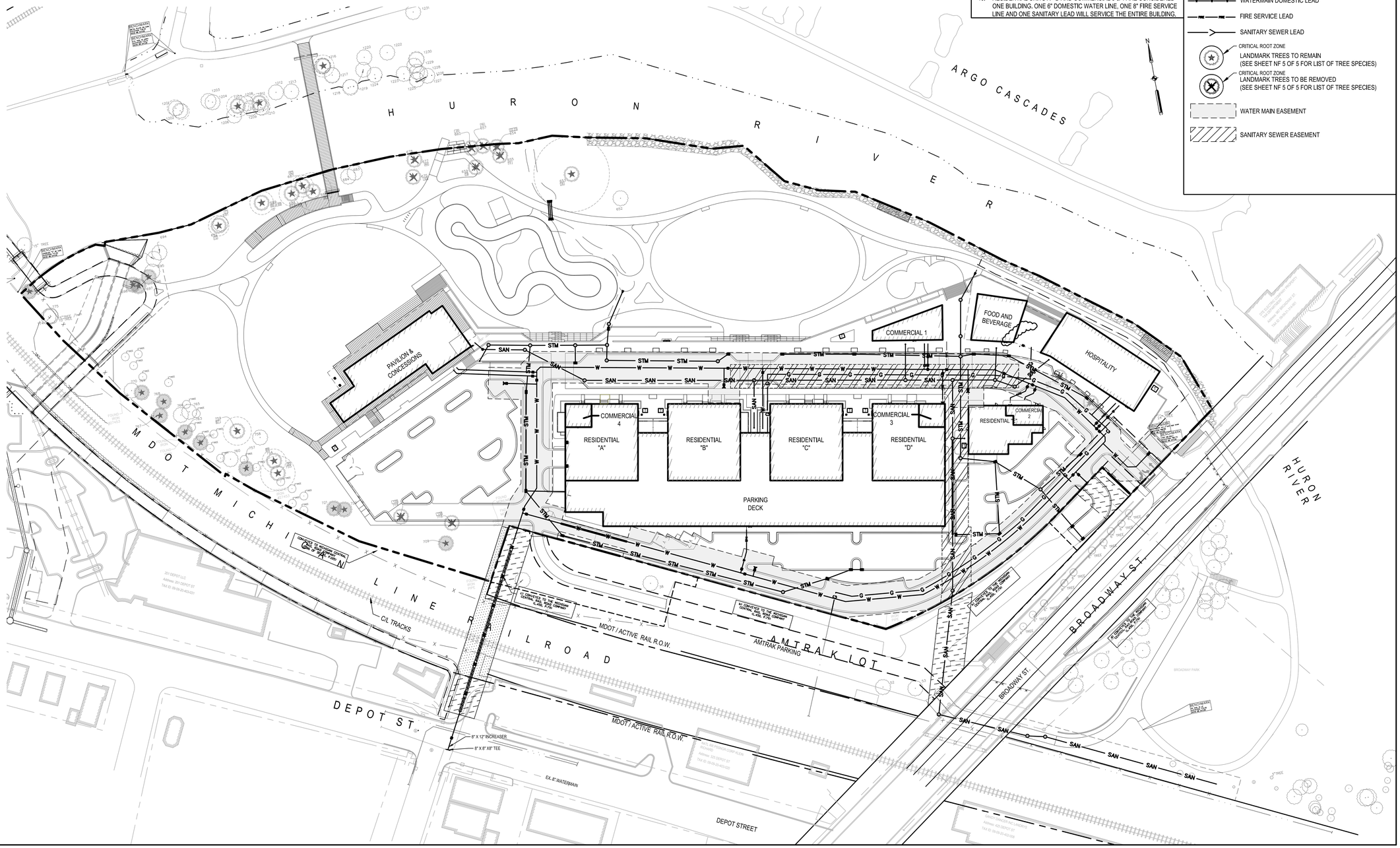
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SHEET NOTES

1. PROPOSED SANITARY SEWER WITHIN THE DEVELOPMENT WILL BE PUBLIC.
2. LEGAL DESCRIPTIONS OF PROPOSED EASEMENTS WILL BE PROVIDED WITH CONSTRUCTION DRAWINGS AND ENGINEERING PLAN SUBMITTALS AS REQUIRED.
3. REFER TO SHEET CU101 FOR STORM SEWER INVERTS.
4. THERE ARE NO PUBLIC UTILITY EASEMENTS ON SITE. THERE IS, HOWEVER, A PORTION OF THE "60' RELEASE OF R.O.W." FOR THE ALLEN CREEK DRAIN ON THE WEST SIDE OF THE PROPERTY. SINCE THE SURVEY AND TITLE SEARCH WERE PERFORMED, A TEMPORARY EASEMENT FOR CONSTRUCTION OF THE CITY OF ANN ARBOR ALLEN CREEK DRAIN OVERFLOW PROJECT WAS RECORDED IN THIS AREA AS WELL. A PERMANENT EASEMENT WILL BE RECORDED AT A LATER DATE FOR THE INSTALLED INFRASTRUCTURE.
5. NO FIRE WALLS WILL BE CONSTRUCTED.
6. PROPOSED SANITARY EASEMENTS WILL BE ADJUSTED ACCORDINGLY PER DEPTH OF MAIN DURING CONSTRUCTION DOCUMENTS.
7. BUILDINGS WILL INCLUDE BOOSTER PUMPS, PRESSURE REDUCING VALVES WILL BE PROVIDED AS NEEDED. RESIDENTIAL UNITS A, B, C, D AND COMMERCIAL 3 & 4 ARE ONE BUILDING AND THE 8" FIRE SERVICE LINE IS TO ONE PUMP ROOM FOR ENTIRE BUILDING (SEE ARCHITECTURAL DRAWINGS).
8. ALL BUILDINGS WILL HAVE PERIMETER FOOTING DRAINS.
9. OFFSITE EASEMENTS REQUIRED TO CONSTRUCT WATER MAIN, STORM SEWER, AND SANITARY SEWER MUST BE EXECUTED AND RECORDED PRIOR TO ISSUANCE OF ANY PERMITS.
10. RESIDENTIAL UNITS A - D AND COMMERCIAL 3 & 4 ARE CONSIDERED ONE BUILDING. ONE 6" DOMESTIC WATER LINE, ONE 8" FIRE SERVICE LINE AND ONE SANITARY LEAD WILL SERVICE THE ENTIRE BUILDING.

LEGEND

- 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
- 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)
- WATER MAIN EASEMENT
- SANITARY SEWER EASEMENT


HURON RIVER
ARGO CASCADES
MDOT MICHIGAN LINE RAILROAD
DEPOT ST
DEPOT STREET
BROADWAY ST
PAVILION & CONCESSIONS
COMMERCIAL 1
FOOD AND BEVERAGE
HOSPITALITY
COMMERCIAL 4
COMMERCIAL 3
COMMERCIAL 2
RESIDENTIAL "A"
RESIDENTIAL "B"
RESIDENTIAL "C"
RESIDENTIAL "D"
RESIDENTIAL
PARKING DECK
AMTRAK LOT
AMTRAK PARKING
MDOT / ACTIVE RAIL R.O.W.
CONTRACTOR TO TIE INTO EXISTING 12" WATER MAIN CENTERLINE OF 8" STM. CONN.
CONTRACTOR TO TIE INTO EXISTING 8" SANITARY MANHOLE
CONTRACTOR TO TIE INTO EXISTING 8" STORM MANHOLE
8" X 12" INCREASER
8" X 8" X8" TEE
EX. 8" WATERMAIN
CONTRACTOR TO TIE INTO EXISTING 8" STORM MANHOLE
CONTRACTOR TO TIE INTO EXISTING 8" SANITARY MANHOLE

1 STORM SEWER CALCULATIONS

Q = C I A
I =175/t+25

t = 15
n1 = 0.011 HDPE & PVC
n2 = 0.013 CONC.

DRAINAGE AREA NAME	FROM STR TO STR	AREA A ac.	COEFF. C	A x C	AREA TOTAL ac.	TOTAL C x A	TIME t min.	INT. I in/hr	FLOW Q c.f.s.	PIPE CAP. c.f.s.	PIPE AREA sq. ft.	PIPE LENGTH ft.	PIPE DIA. in.	PIPE SLOPE %	VEL. FULL ft/sec	TIME FLOW min.	INVERT ELEV. UP STREAM	INVERT ELEV. DOWN STREAM
B	6-5	0.05	0.61	0.03	0.05	0.03	15.00	4.38	0.14	2.38	0.79	21	12	0.32	3.03	0.12	768.92	768.85
C	5-4	0.02	0.95	0.02	0.07	0.05	15.12	4.36	0.22	2.38	0.79	62	12	0.32	3.03	0.12	768.74	768.54
Z	4-3	0.00	0.00	0.00	0.08	0.06	15.23	4.35	0.26	2.38	0.79	59	12	0.32	3.03	0.34	768.44	768.25
Z	3-2	0.00	0.00	0.00	0.36	0.28	15.57	4.31	1.22	2.42	0.79	53	12	0.33	3.08	0.32	768.15	767.98
Z	2-1	0.00	0.00	0.00	1.46	1.30	15.89	4.28	5.55	7.02	1.77	117	18	0.32	3.97	0.22	764.62	764.25
Z	1-AS1	0.00	0.00	0.00	3.08	2.77	16.71	4.20	11.64	15.11	3.14	6	24	0.32	4.81	0.41	763.85	763.83
Z	AS1-ES1	0.00	0.00	0.00	3.08	2.77	17.12	4.16	11.52	12.53	3.14	107	24	0.22	3.99	0.45	763.73	763.50
E	15-3	0.15	0.85	0.13	0.15	0.13	15.00	4.38	0.55	2.97	0.79	12	12	0.50	3.79	0.05	771.00	770.94
D	17-3	0.13	0.75	0.10	0.13	0.10	15.00	4.38	0.43	2.38	0.79	79	12	0.32	3.03	0.43	770.00	769.75
G	16-4	0.01	0.95	0.01	0.01	0.01	15.00	4.38	0.04	5.15	0.79	68	12	1.50	6.56	0.17	773.01	771.99
F	14-14a	0.21	0.86	0.18	0.21	0.18	15.00	4.38	0.80	2.38	0.79	47	12	0.32	3.03	0.26	769.45	769.30
V	14a-2	0.85	0.95	0.81	1.06	0.99	15.26	4.35	4.31	7.02	1.77	54	18	0.32	3.97	0.23	765.10	764.93
J	9-8	0.28	0.91	0.26	0.28	0.26	15.00	4.38	1.13	2.42	0.79	10	12	0.33	3.08	0.06	765.66	765.63
Z	8-8a	0.00	0.00	0.00	0.28	0.26	15.06	4.37	1.13	2.42	0.79	94	12	0.33	3.08	0.51	765.53	765.22
I	13-8a	0.31	0.93	0.29	0.31	0.29	15.00	4.38	1.27	2.38	0.79	11	12	0.32	3.03	0.06	766.66	766.62
Z	8a-7	0.00	0.00	0.00	0.60	0.55	16.19	4.25	2.34	5.39	1.23	100	15	0.50	4.40	0.38	765.02	764.52
Z	7-1	0.00	0.00	0.00	0.60	0.55	16.57	4.21	2.32	4.31	1.23	30	15	0.32	3.52	0.14	764.42	764.32
A	11-10	0.29	0.91	0.26	0.29	0.26	15.00	4.38	1.14	5.95	0.79	115	12	2.00	7.58	0.25	771.90	769.60
Z	10-1	0.00	0.00	0.00	0.58	0.53	15.25	4.35	2.30	4.31	1.23	55	15	0.32	3.52	0.26	764.76	764.58
U	12-10	0.29	0.92	0.27	0.29	0.27	15.00	4.38	1.17	7.63	1.23	10	15	1.00	6.22	0.03	768.65	768.55
H	19-1	0.45	0.88	0.39	1.03	0.92	15.00	4.38	4.05	4.21	0.79	12	12	1.00	5.36	0.04	768.00	767.88
L	39-38	0.17	0.87	0.14	0.17	0.14	15.00	4.38	0.63	2.38	0.79	14	12	0.32	3.03	0.08	767.30	767.26
M	38-37	0.20	0.85	0.17	0.36	0.31	15.08	4.37	1.36	2.38	0.79	33	12	0.32	3.03	0.18	767.16	767.05
Z	37-36	0.00	0.00	0.00	0.76	0.59	15.26	4.35	2.57	3.74	1.23	190	15	0.24	3.05	1.04	766.95	766.49
Z	36-35	0.00	0.00	0.00	0.76	0.59	16.30	4.24	2.50	4.31	1.23	170	15	0.32	3.52	0.81	766.39	765.85
Z	35-21	0.00	0.00	0.00	0.75	0.84	17.10	4.16	3.50	7.02	1.77	35	18	0.32	3.97	0.15	765.22	765.11
W	21-22	0.85	0.95	0.80	1.73	1.75	17.25	4.14	7.25	13.09	3.14	137	24	0.24	4.17	0.55	764.71	764.38
Z	22-23	0.00	0.00	0.00	1.80	1.81	17.80	4.09	7.39	13.09	3.14	48	24	0.24	4.17	0.19	764.18	764.06
Z	23-WQ	0.00	0.00	0.00	3.59	3.18	17.99	4.07	12.93	13.09	3.14	8	24	0.24	4.17	0.03	763.88	763.86
Z	WQ-ES2	0.00	0.00	0.00	3.59	3.18	18.02	4.07	12.92	15.11	3.14	17	24	0.32	4.81	0.06	763.74	763.69
N	40-37	0.39	0.71	0.28	0.39	0.28	15.00	4.38	1.22	2.38	0.79	15	12	0.32	3.03	0.08	767.20	767.15
O	41-35	0.39	0.65	0.25	0.39	0.25	15.00	4.38	1.10	2.38	0.79	31	12	0.32	3.03	0.17	765.21	765.11
R	27-26	0.27	0.92	0.25	0.27	0.25	15.00	4.38	1.10	2.38	0.79	16	12	0.32	3.03	0.09	766.21	766.15
Z	26-29	0.00	0.00	0.00	0.27	0.25	15.09	4.37	1.10	2.38	0.79	201	12	0.32	3.03	1.11	766.05	765.41
Z	29-23	0.00	0.00	0.00	0.46	0.43	16.19	4.25	1.81	2.38	0.79	41	12	0.32	3.03	0.23	765.31	765.18
S	28-29	0.19	0.92	0.17	0.19	0.17	15.00	4.38	0.76	2.79	0.79	18	12	0.44	3.55	0.08	765.49	765.41
T	32-25	1.33	0.71	0.94	1.33	0.94	15.00	4.38	4.12	4.21	0.79	21	12	1.00	5.36	0.07	765.00	764.79
Z	25-23	0.00	0.00	0.00	1.33	0.94	15.07	4.37	4.11	4.21	0.79	63	12	1.00	5.36	0.20	764.69	764.06
Q	29A-22	0.07	0.80	0.06	0.07	0.06	15.00	4.38	0.25	2.38	0.79	5	12	0.32	3.03	0.03	766.15	766.13
P	33-21	0.13	0.79	0.10	0.13	0.10	15.00	4.38	0.46	2.38	0.79	5	12	0.32	3.03	0.03	765.12	765.11
K	15a-2	0.03	0.68	0.02	0.03	0.02	15.00	4.38	0.10	2.38	0.79	15	12	0.32	3.03	0.08	770.98	770.93

2 SANITARY SEWER CALCULATIONS

Run	Length	Slope (%)	Drop at Upper MH	Inv. Up	Inv. Down	Dia.	Rim Up	Rim Down
BLDG-10	79	1.26		767.50	766.50	6	773.00	772.00
10-9	70	0.28	0.27	766.23	766.03	10	772.00	772.14
9-8	35	0.28	0.10	765.93	765.83	10	772.14	771.82
8-7	229	0.28	0.10	765.73	765.09	10	771.82	770.80
7-6	210	0.28	0.10	764.99	764.40	10	770.80	773.00
6-5	270	0.22	0.13	764.27	763.68	12	773.00	774.10
5-4	156	0.22	0.10	763.58	763.24	12	774.10	776.04
4-3	116	0.22	0.10	763.14	762.88	12	776.04	775.77
3-2	23	0.22	0.10	762.78	762.73	12	775.77	775.80
2-1	221	0.22	0.1	762.63	762.14	12	775.80	774.40
BLDG-12	34	1.55		768.50	767.97	8	775.00	774.50
12-6	113	1.00	1.34	766.63	765.50	10	774.50	773.00

3 SANITARY MITIGATION CALCULATIONS

Design Flows

Hotel - 148 units			
• less than 400 sf	142 units	75 gpd/unit	10,650 gpd
• more than 400 sf	6 units	150 gpd/unit	900 gpd
Condos - 96 units			
• 601 - 1200 sf	38 units	250 gpd/unit	9,500 gpd
• more than 1200 sf	54 units	300 gpd/unit	16,200 gpd
Apartments	22 units	250 gpd/unit	5,500 gpd
Restaurant	150 seats	30 gpd/seat	4,500 gpd
Commercial			
• 1 - coffee shop	25 seats	20 gpd/seat	500 gpd
• 2 - retail	4,142 sf	.03 gpd/sf	125 gpd
Pavilion	200 seats	7.5 gpd/seat	1,500 gpd
Parking Structure	136 spaces	27 gpd/space	3,375 gpd (max)
Design Daily Flows		Subtotal	52,750 gpd

Existing Flows

1. DTE Service Facility			
• non-medical office space (building except locker room)	22,490 sf	0.06 gpd/sf	1,349 gpd
• spa/country club (locker room)	3,675 sf	0.3 gpd/sf	1,103 gpd
2. Two Warehouses	9,000 sf	0.06 gpd/sf	540 gpd
		Total	2,992 gpd

Mitigation Peak Flow = (Proposed Flow - Existing Flow) * 4 (Peaking Factor) * 1.1

(Recovery Factor) * 1 day/24 hrs * 1 hr/60 min

Mitigation Peak Flow = (52,750 - 2,992) (4) (1.1) (1/24) (1/60) = 152 gpm

To determine the existing flows for the Service Center building, the "Spa/Country Club" value of 0.3 gpd for the gross square footage of the facility from Table A was used for the locker room. For the remaining portions of the building the non-medical office space value of 0.06 gpd/sf was used.

SHEET NOTES

1. PROPOSED SANITARY SEWER WITHIN THE DEVELOPMENT WILL BE PUBLIC.

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:

THE ROXBURY GROUP
ON BEHALF OF:
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SMITHGROUP

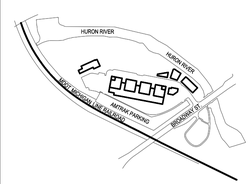
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734.662.4457
www.smithgroupjjr.com

ISSUED FOR	REV	DATE
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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

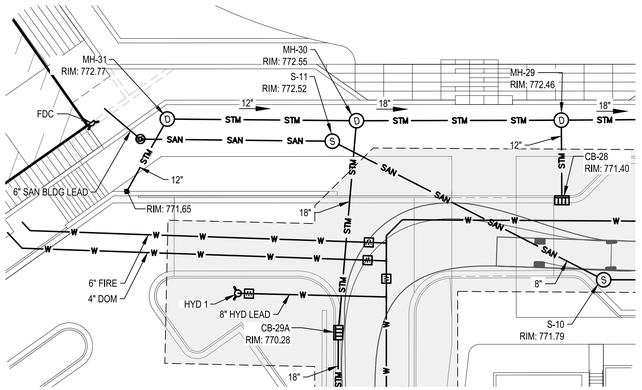
UTILITY CALCULATIONS

SCALE 10420

PROJECT NUMBER CU101

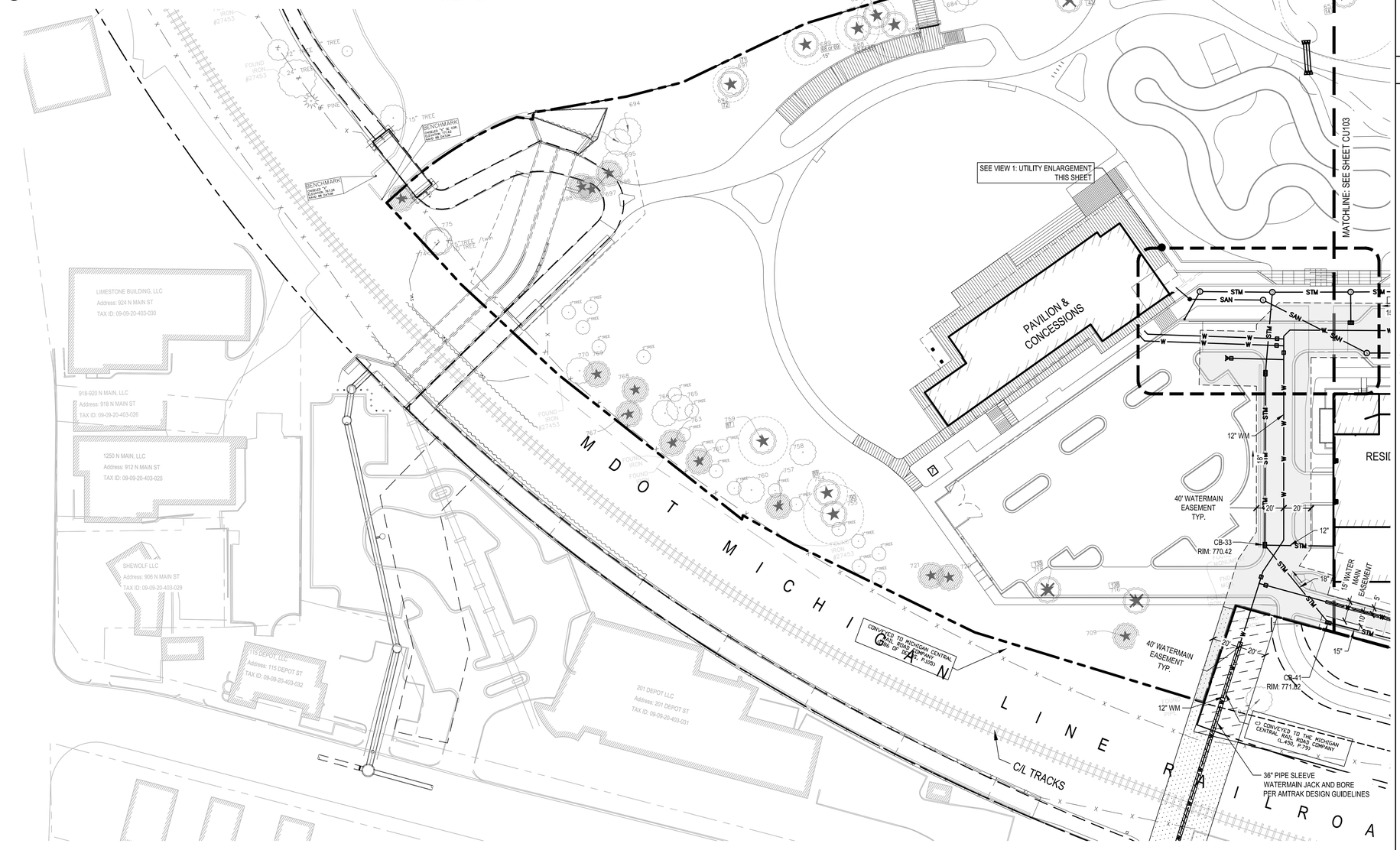
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1 UTILITY ENLARGEMENT

SCALE: 1" = 20'



SHEET NOTES

1. PROPOSED SANITARY SEWER WITHIN THE DEVELOPMENT WILL BE PUBLIC.
2. LEGAL DESCRIPTIONS OF PROPOSED EASEMENTS WILL BE PROVIDED WITH CONSTRUCTION DRAWINGS AND ENGINEERING PLAN SUBMITTALS AS REQUIRED.
3. REFER TO SHEET CU101 FOR STORM SEWER INVERTS.
4. THERE ARE NO PUBLIC UTILITY EASEMENTS ON SITE. THERE IS, HOWEVER, A PORTION OF THE "60' RELEASE OF R.O.W." FOR THE ALLEN CREEK DRAIN ON THE WEST SIDE OF THE PROPERTY. SINCE THE SURVEY AND TITLE SEARCH WERE PERFORMED, A TEMPORARY EASEMENT FOR CONSTRUCTION OF THE CITY OF ANN ARBOR ALLEN CREEK DRAIN OVERFLOW PROJECT WAS RECORDED IN THIS AREA AS WELL. A PERMANENT EASEMENT WILL BE RECORDED AT A LATER DATE FOR THE INSTALLED INFRASTRUCTURE.
5. NO FIRE WALLS WILL BE CONSTRUCTED.
6. PROPOSED SANITARY EASEMENTS WILL BE ADJUSTED ACCORDINGLY PER DEPTH OF MAIN DURING CONSTRUCTION DOCUMENTS.
7. BUILDINGS WILL INCLUDE BOOSTER PUMPS, PRESSURE REDUCING VALVES WILL BE PROVIDED AS NEEDED. RESIDENTIAL UNITS A, B, C, D AND COMMERCIAL 3 & 4 ARE ONE BUILDING AND THE 8" FIRE SERVICE LINE IS TO ONE PUMP ROOM FOR ENTIRE BUILDING (SEE ARCHITECTURAL DRAWINGS).
8. ALL BUILDINGS WILL HAVE PERIMETER FOOTING DRAINS.
9. OFFSITE EASEMENTS REQUIRED TO CONSTRUCT WATER MAIN, STORM SEWER, AND SANITARY SEWER MUST BE EXECUTED AND RECORDED PRIOR TO ISSUANCE OF ANY PERMITS.
10. RESIDENTIAL UNITS A - D AND COMMERCIAL 3 & 4 ARE CONSIDERED ONE BUILDING. ONE 6" DOMESTIC WATER LINE, ONE 8" FIRE SERVICE LINE AND ONE SANITARY LEAD WILL SERVICE THE ENTIRE BUILDING.

LEGEND

- 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
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- 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)
- WATER MAIN EASEMENT
- SANITARY SEWER EASEMENT

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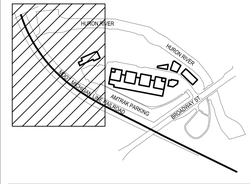
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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

UTILITY PLAN - AREA A

0' 20' 40' 80'

SCALE: 1" = 40'

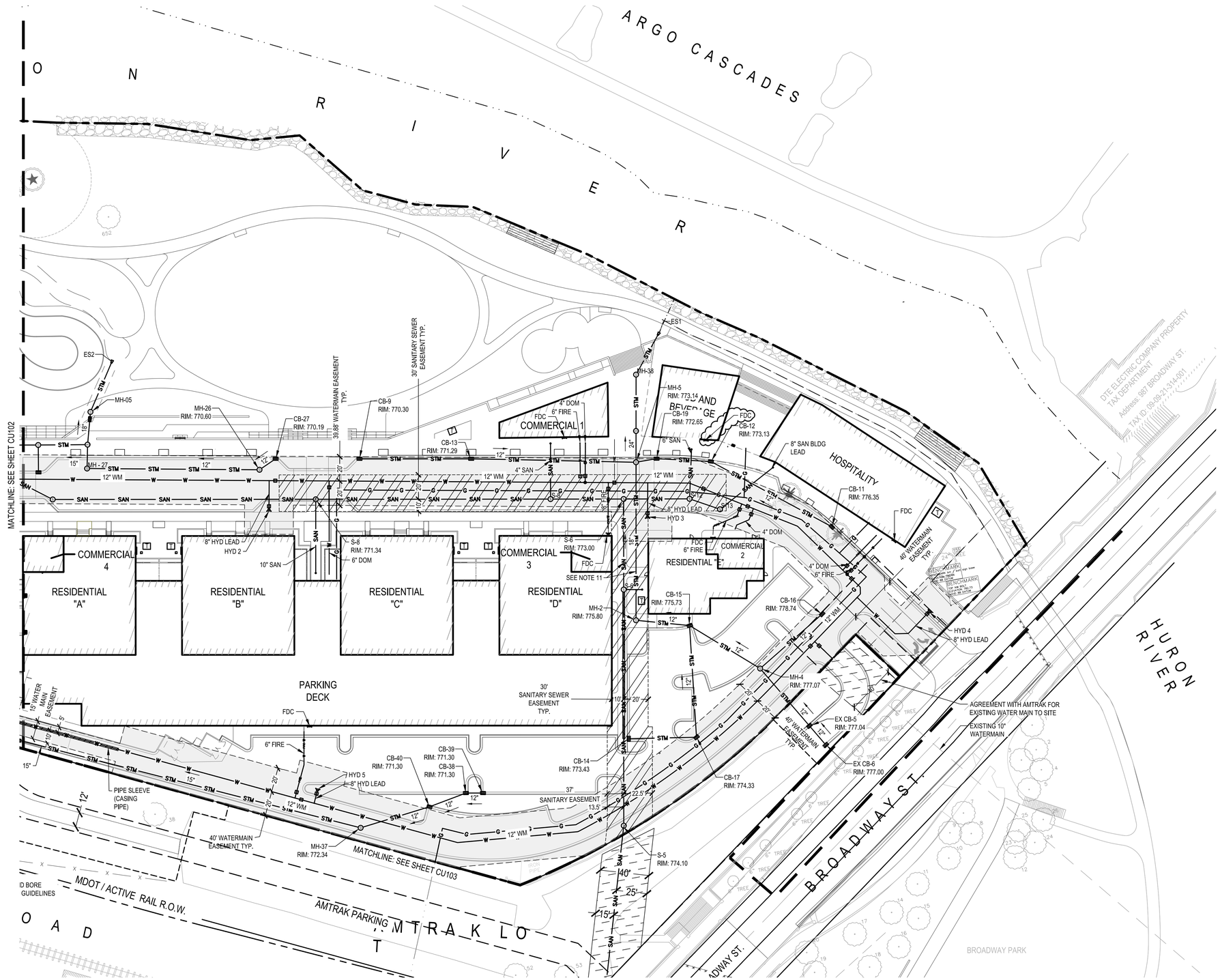
SCALE 10420

PROJECT NUMBER

CU102

DRAWING NUMBER

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2. LEGAL DESCRIPTIONS OF PROPOSED EASEMENTS WILL BE PROVIDED WITH CONSTRUCTION DRAWINGS AND ENGINEERING PLAN SUBMITTALS AS REQUIRED.
3. REFER TO SHEET CU101 FOR STORM SEWER INVERTS.
4. THERE ARE NO PUBLIC UTILITY EASEMENTS ON SITE. THERE IS, HOWEVER, A PORTION OF THE "60' RELEASE OF R.O.W." FOR THE ALLEN CREEK DRAIN ON THE WEST SIDE OF THE PROPERTY. SINCE THE SURVEY AND TITLE SEARCH WERE PERFORMED, A TEMPORARY EASEMENT FOR CONSTRUCTION OF THE CITY OF ANN ARBOR ALLEN CREEK DRAIN OVERFLOW PROJECT WAS RECORDED IN THIS AREA AS WELL. A PERMANENT EASEMENT WILL BE RECORDED AT A LATER DATE FOR THE INSTALLED INFRASTRUCTURE.
5. NO FIRE WALLS WILL BE CONSTRUCTED.
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7. BUILDINGS WILL INCLUDE BOOSTER PUMPS, PRESSURE REDUCING VALVES WILL BE PROVIDED AS NEEDED. RESIDENTIAL UNITS A, B, C, D AND COMMERCIAL 3 & 4 ARE ONE BUILDING AND THE 8" FIRE SERVICE LINE IS TO ONE PUMP ROOM FOR ENTIRE BUILDING (SEE ARCHITECTURAL DRAWINGS).
8. ALL BUILDINGS WILL HAVE PERIMETER FOOTING DRAINS.
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10. RESIDENTIAL UNITS A - D AND COMMERCIAL 3 & 4 ARE CONSIDERED ONE BUILDING. ONE 6" DOMESTIC WATER LINE, ONE 8" FIRE SERVICE LINE AND ONE SANITARY LEAD WILL SERVICE THE ENTIRE BUILDING.
11. SANITARY AND STORM SEWERS ARE 10' (TO EDGE OF PIPE) OFF THEIR RESPECTIVE BUILDING FACES AND 9'± (CENTERLINE TO CENTERLINE) FROM EACH OTHER. PRELIMINARY CALCULATIONS (ELEVATIONS) INDICATE WITH 1:1 EXCAVATION SLOPES THE HORIZONTAL SEPARATION IS SUFFICIENT TO PREVENT UTILITY OR BUILDING UNDERMINING. TO BE CONFIRMED DURING FINAL DESIGN.

LEGEND

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- VALVE BOX
- WATER MAIN ISOLATION VALVE
- FIRE HYDRANT ASSEMBLY
- FDC
- SANITARY MANHOLE
- STORM STRUCTURE
- INLET
- YARD DRAIN
- 12" WATER MAIN
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- WATER MAIN EASEMENT
- SANITARY SEWER EASEMENT

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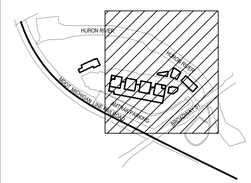
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WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

UTILITY PLAN - AREA B

0' 20' 40' 80'
SCALE: 1" = 40'

SCALE 10420

PROJECT NUMBER

CU103

DRAWING NUMBER

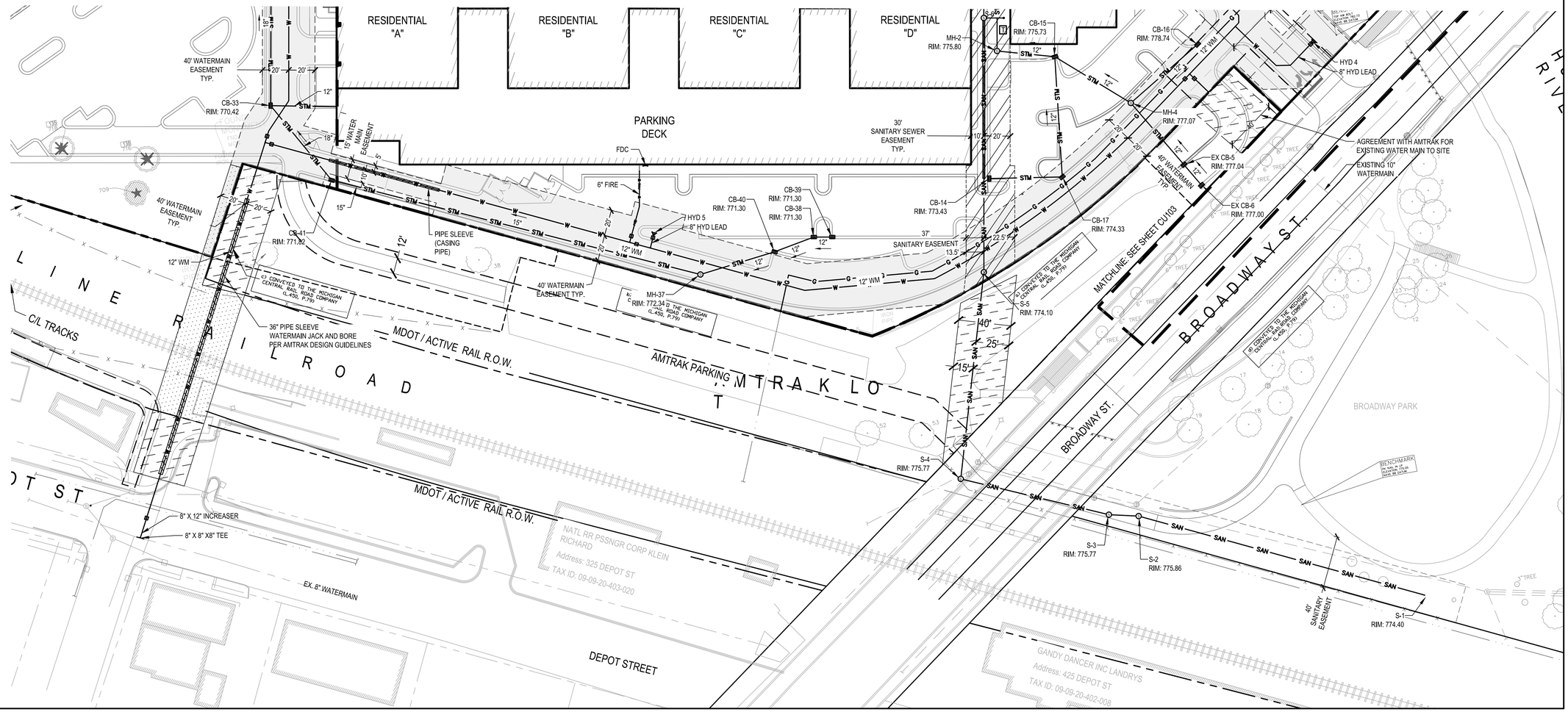
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LEGEND

- PROPOSED TREE LINE / WOODLAND EDGE
- VALVE BOX
- WATER MAIN ISOLATION VALVE
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- WATER MAIN EASEMENT
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SMITHGROUP

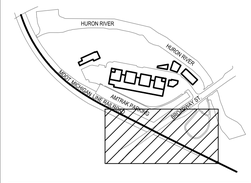
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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

UTILITY PLAN - AREA C - OFFSITE

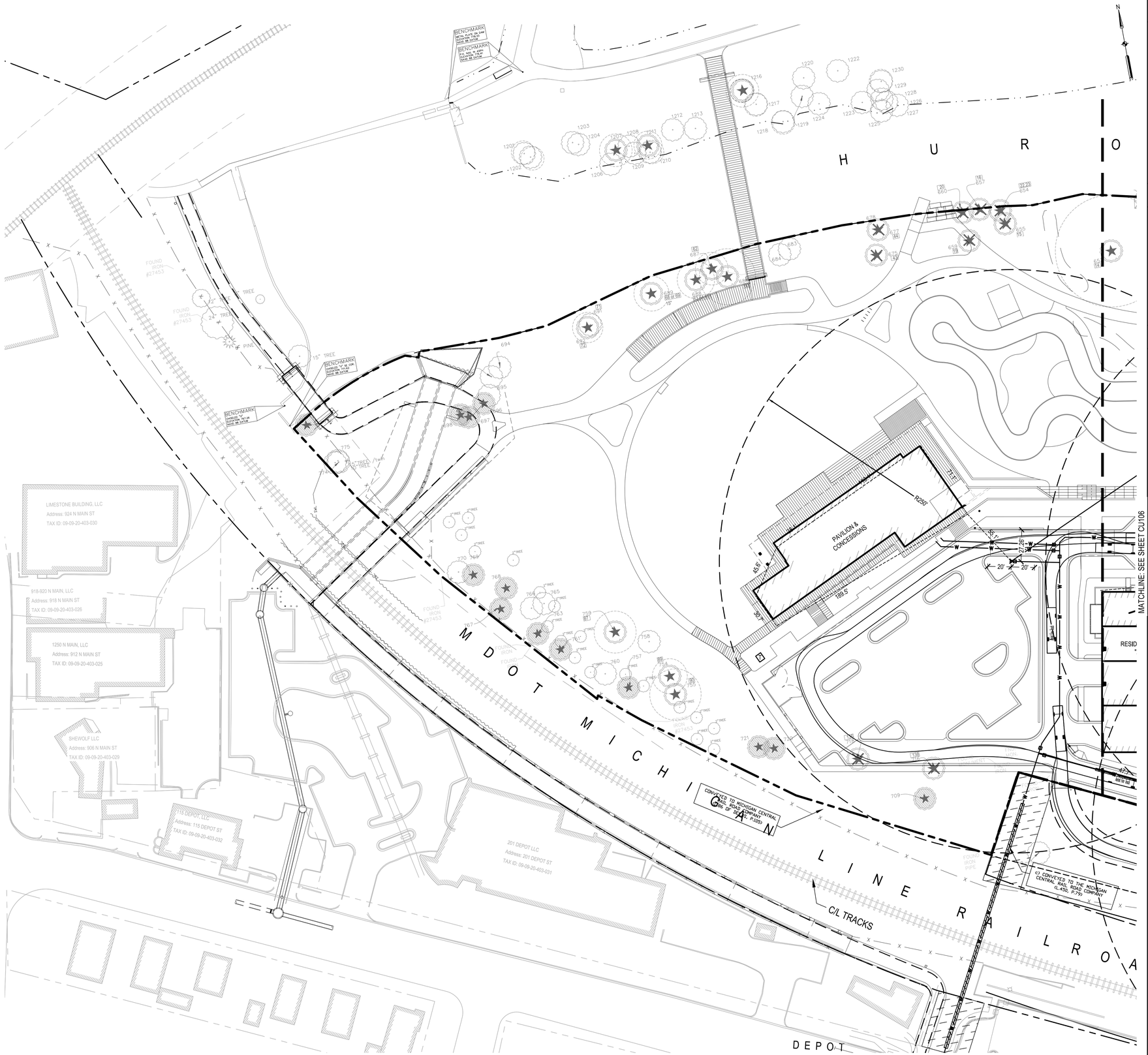
SCALE: 1" = 40'

SCALE 10420

PROJECT NUMBER

DRAWING NUMBER **CU104**

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SHEET NOTES

1. BUILDINGS SHALL BE SPRINKLED.
2. CONSTRUCTION SEQUENCE:
   - 2.1. HYDRANTS SHALL BE IN SERVICE PRIOR TO VERTICAL BUILDING CONSTRUCTION.
   - 2.2. HYDRANTS PROVIDING COVERAGE FOR BUILDINGS SHALL BE IN SERVICE BEFORE COMBUSTIBLE MATERIALS ARE PLACED.
   - 2.3. STORAGE AREAS FOR CONSTRUCTION MATERIAL MUST BE SO AS NOT TO INTERFERE WITH EMERGENCY SITE ACCESS.
3. NO FIRE WALLS WILL BE CONSTRUCTED WITHIN BUILDINGS.
4. FIRE COMMAND CENTER SHALL COMPLY WITH THE 2015 IFC SECTION 508 AND 2012 MBC SECTION 911.
5. PROVIDE APPROVED RADIO COVERAGE IN AREAS OF BUILDING WHERE SIGNAL STRENGTH DOES NOT MEET THE MINIMUM CRITERIA DUE TO BUILDING CONSTRUCTION FEATURES, AS REQUIRED IN IFC 2015 EDITION, SECTION 510.

KEYED NOTES

LEGEND

- FIRE HOSE LAY LENGTHS
- FIRE HYDRANT 250' COVERAGE RADIUS
- VALVE BOX
- FIRE HYDRANT ASSEMBLY
- 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)

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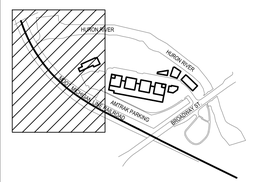
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WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH



DRAWING TITLE

FIRE PROTECTION PLAN - AREA A

0' 20' 40' 80'

SCALE: 1"=40'

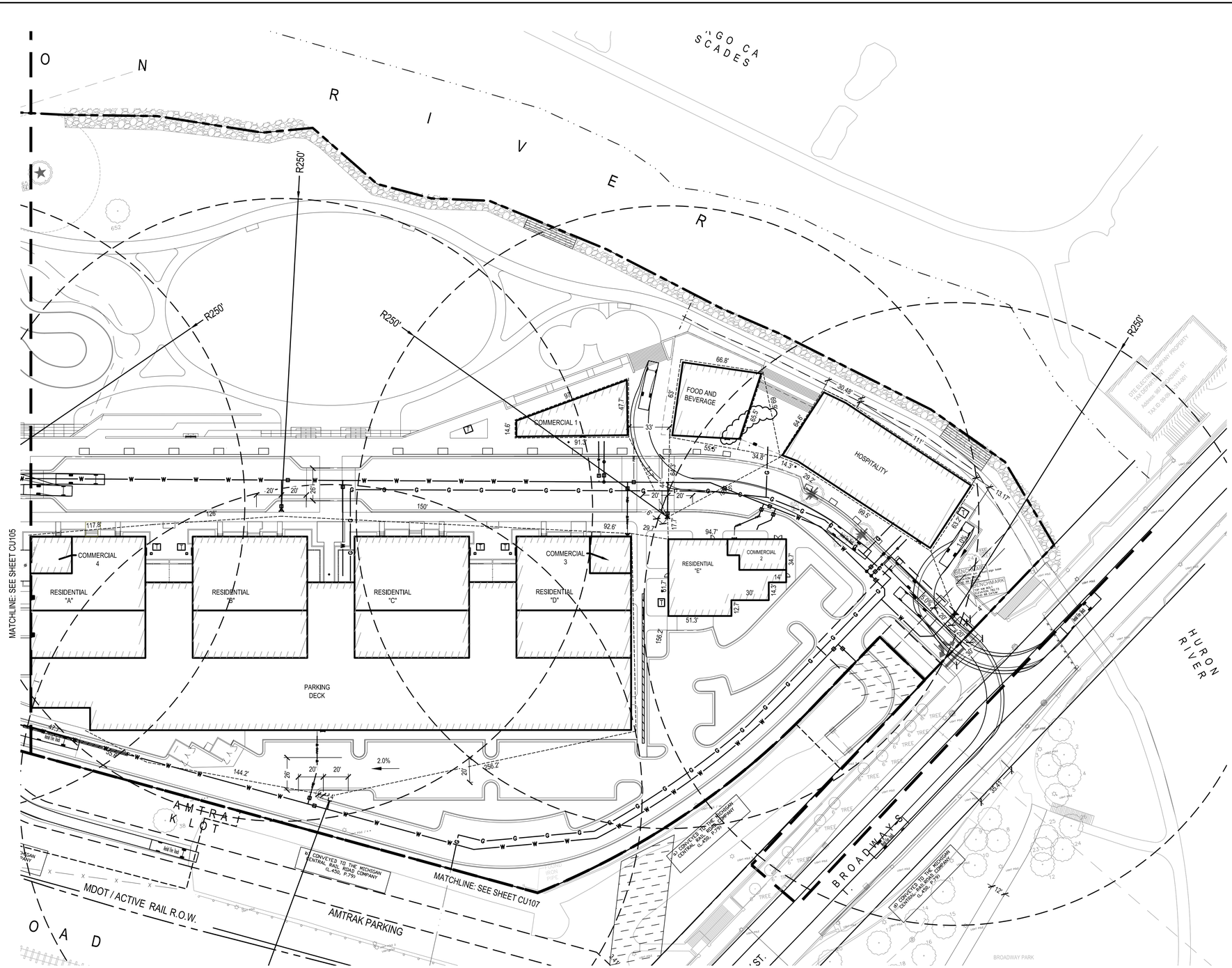
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10420

PROJECT NUMBER

CU105

DRAWING NUMBER

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SHEET NOTES

1. SEE SHEET CU105 FOR FIRE PROTECTION NOTES.

KEYED NOTES

LEGEND

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- FIRE HYDRANT 250' COVERAGE RADIUS
- VALVE BOX
- FIRE HYDRANT ASSEMBLY
- 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 48104

Applicant:

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

SMITHGROUP

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

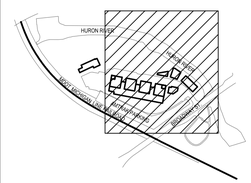
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PUD SITE PLAN AMENDMENT	P	18MAR25
PUD SITE PLAN AMENDMENT	O	21AUG24
PUD SITE PLAN AMENDMENT	N	07FEB24
REVISED PUD SITE PLAN	M	25AUG20
REVISED PUD SITE PLAN	L	21AUG20
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REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH



DRAWING TITLE

FIRE PROTECTION PLAN - AREA B

0' 20' 40' 80'

SCALE: 1"=40'

SCALE

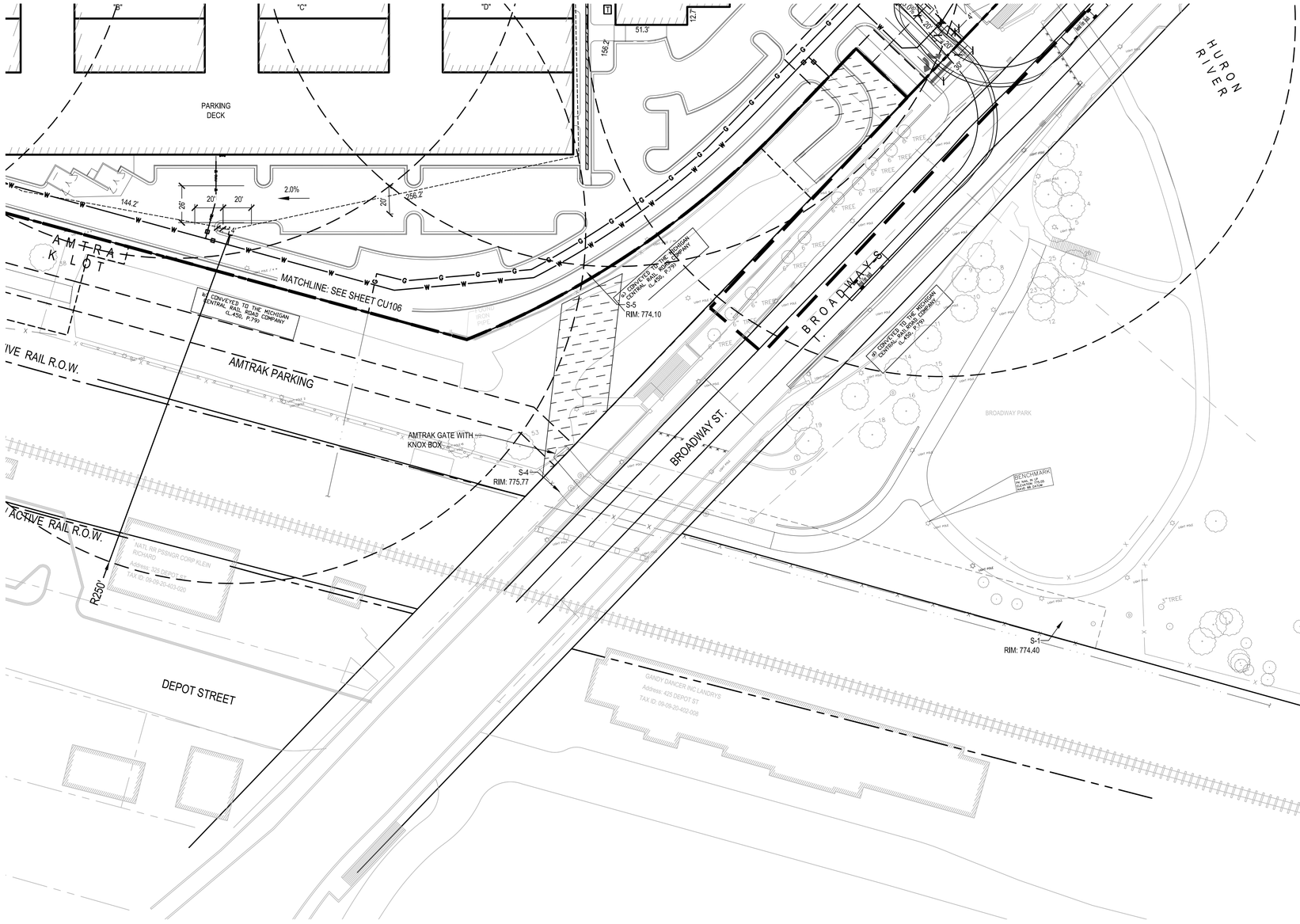
10420

PROJECT NUMBER

CU106

DRAWING NUMBER

FILE:P:\10420.000\CAD\C_PUD SET\CU-100-UTILITY.dwg USER: pilon DATE: May 16, 2025 TIME: 04:21 pm



SHEET NOTES

1. SEE SHEET CU105 FOR FIRE PROTECTION NOTES.

KEYED NOTES

LEGEND

- FIRE HOSE LAY LENGTHS
- FIRE HYDRANT 250' COVERAGE RADIUS
- VALVE BOX
- FIRE HYDRANT ASSEMBLY
- 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

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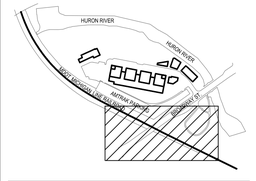
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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH



DRAWING TITLE

FIRE PROTECTION PLAN - AREA C

0' 20' 40' 80'

SCALE: 1"=40'

SCALE

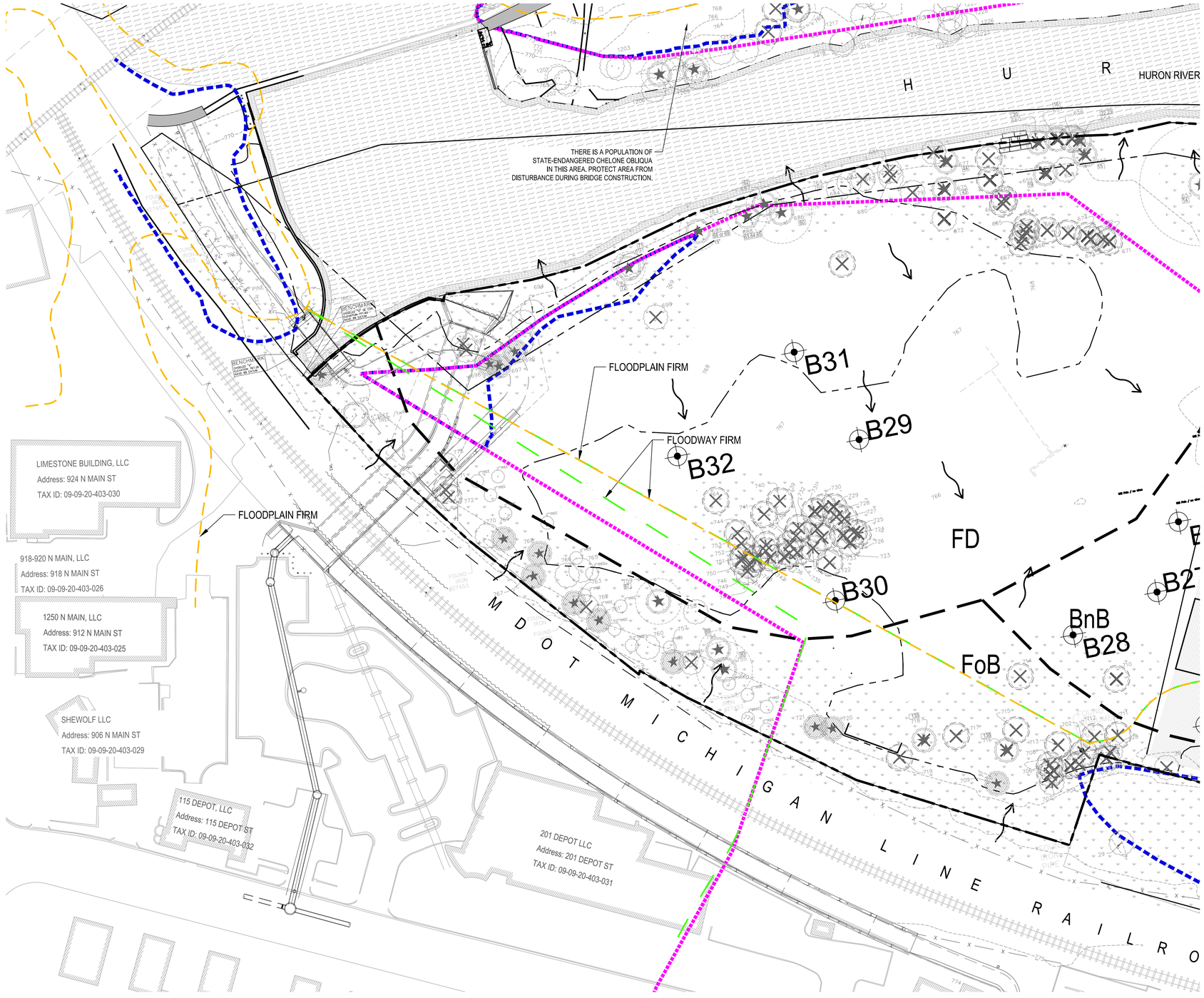
PROJECT NUMBER

10420

DRAWING NUMBER

CU107

FILE:P:\10420.000\CAD\CV_PUD SET\CU-100-UTILITY.dwg USER: pjlon DATE:May, 16 2025 TIME: 04:21 pm



SHEET NOTES

1. THE BASE SURVEY WAS PREPARED BY NOWAK FRAUS IN JANUARY 2018
2. SEE SHEET NF 1 OF 4 FOR TREE SIZE AND SPECIES.

KEYED NOTES

LEGEND

- PROPERTY LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BRUSH (APPROX. LIMITS PER 2018 AERIAL PHOTOGRAPHY
- EXISTING RIPRAP
- CRITICAL ROOT ZONE LANDMARK TREES TO REMAIN (SEE SHEET 1 OF X FOR LIST OF TREE SPECIES)
- LANDMARK TREES TO BE REMOVED
- PRESERVED 6" CALIPER OR GREATER TREE
- 6" CALIPER OR GREATER TREE TO BE REMOVED
- EXISTING TREE (TO BE RELOCATED)
- SOIL TYPE DELINEATION
- TREE PROTECTION FENCE
- FLOODWAY FIRM
- FLOODPLAIN FIRM
- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN

NATURAL FEATURES SUMMARY

1. **ENDANGERED SPECIES HABITAT -** THERE IS NO ENDANGERED SPECIES HABITAT ON THE SITE (PER SMITHGROUP 2012 FIELD OBSERVATION).
2. **100 YEAR FLOODPLAIN / FLOODWAY -** THERE IS BOTH 100 YEAR FLOODPLAIN AND FLOODWAY WITHIN THE PARCEL. REFER TO SHEET CV101 FOR A DESCRIPTION OF THE EXISTING FLOODPLAIN/FLOODWAY AND THE LETTER OF MAP REVISION (LOMR).
3. **LANDMARK TREES -** LANDMARK TREES EXIST ON THE SITE AND ARE GRAPHICALLY DEPICTED ON THIS SHEET. 11 LANDMARK TREES ARE PROPOSED TO BE REMOVED. LANDSCAPE TREE MITIGATION CALCULATIONS ARE INCLUDED ON SHEET LP103. TREES ARE IDENTIFIED ON THE SURVEY (SHEET NF 1 & 2).
4. **STEEP SLOPES -** NO "NATURALLY OCCURRING LANDFORM" STEEP SLOPES AS DEFINED BY THE UNIFIED DEVELOPMENT CODE EXIST ON THE SITE.
5. **WATERCOURSES -** THE SITE IS BOUNDED ON THE NORTH BY THE HURON RIVER. THE ALLEN CREEK DISCHARGES INTO THE HURON RIVER AT THE NORTHWEST CORNER OF THE SITE.
6. **WETLANDS -** THERE ARE NO WETLANDS ON THE SITE AS IDENTIFIED ON NOWAK AND FRAUS SURVEY SHEET 1 AND 2 OF 4 ATTACHED.
7. **WOODLANDS -** THERE ARE NO WOODLANDS (AS DEFINED BY CITY OF ANN ARBOR) ON THE SITE.

SOILS DESCRIPTION

BnB - BOYER LOAMY SAND, 1-6% SLOPES (TYPE B SOILS), 11.6 ACRES IN AOI
FD - FILL LAND, 4.8 ACRES IN AOI
FoB - FOX SANDY LOAM, TILL PLAIN, 2-6% SLOPES, 3.8 ACRES IN AOI
FoC - FOX SANDY LOAM, 6-12% SLOPES, .3 ACRES IN AOI

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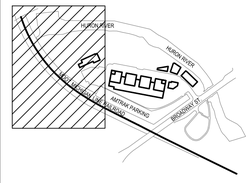
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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH



DRAWING TITLE

NATURAL FEATURES - AREA A

0' 20' 40' 80'

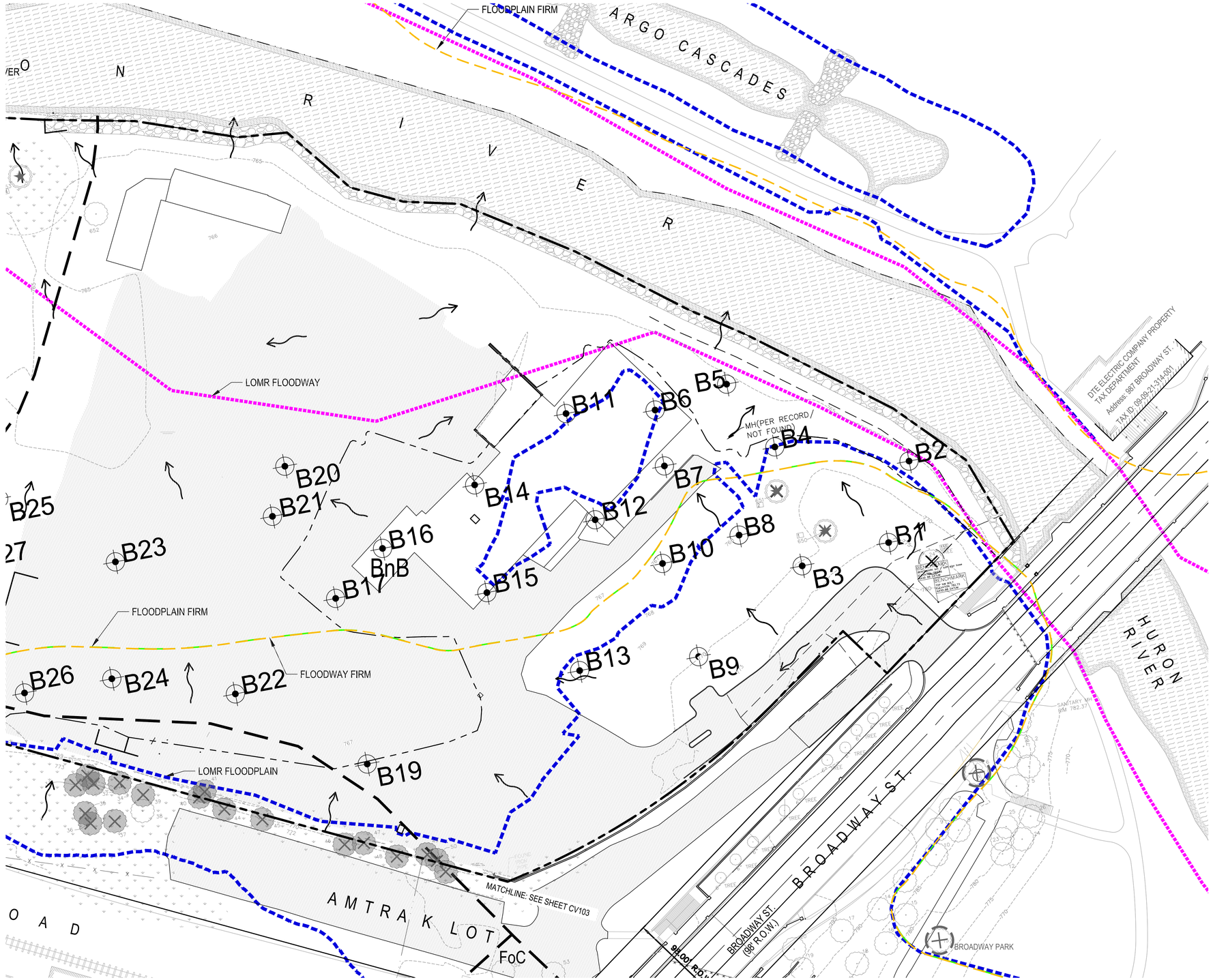
SCALE: 1" = 40'

SCALE 10420

PROJECT NUMBER

DRAWING NUMBER CV101

FILE: P:\10420.000\CAD\CV_PUD SET\CV-100-TOPO.dwg USER: gilon DATE: May. 16 2025 TIME: 04:23 pm



SHEET NOTES

1. SEE SHEET CV101 FOR NATURAL FEATURES NOTES.

KEYED NOTES

LEGEND

- PROPERTY LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BRUSH (APPROX. LIMITS PER 2018 AERIAL PHOTOGRAPHY
- EXISTING RIPRAP
- CRITICAL ROOT ZONE
- LANDMARK TREES TO REMAIN (SEE SHEET 1 OF X FOR LIST OF TREE SPECIES)
- LANDMARK TREES TO BE REMOVED
- PRESERVED 6" CALIPER OR GREATER TREE
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- FLOODWAY FIRM
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- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN

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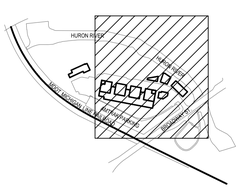
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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH



DRAWING TITLE

NATURAL FEATURES - AREA B

0' 20' 40' 80'

SCALE: 1" = 40'

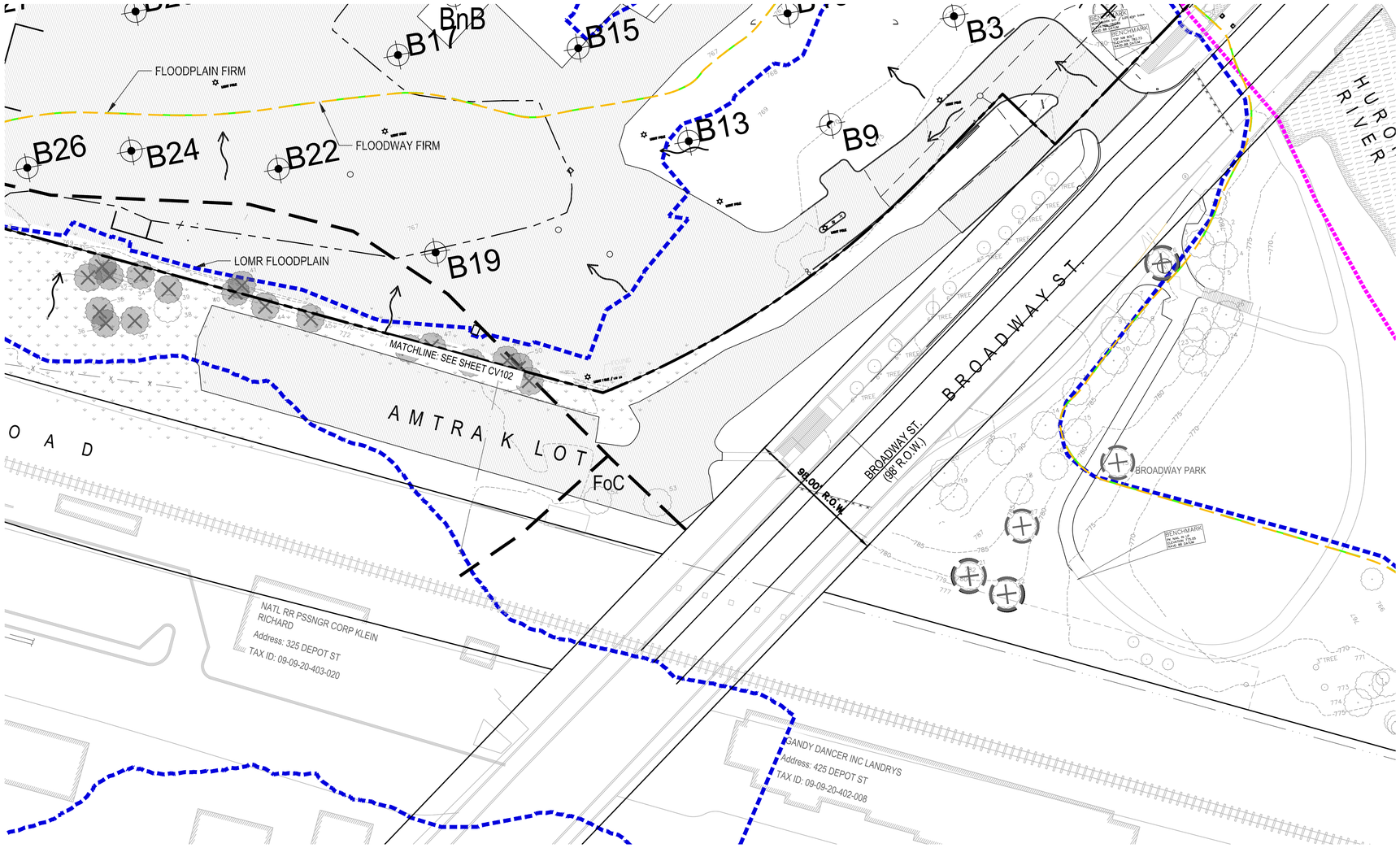
SCALE 10420

PROJECT NUMBER

CV102

DRAWING NUMBER

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SHEET NOTES

1. SEE SHEET CV101 FOR NATURAL FEATURES NOTES.

KEYED NOTES

LEGEND

- PROPERTY LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BRUSH (APPROX. LIMITS PER 2018 AERIAL PHOTOGRAPHY
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- CRITICAL ROOT ZONE
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- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN

BROADWAY PARK WEST

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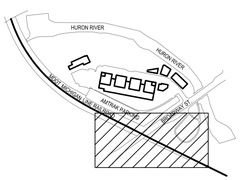
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WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH



DRAWING TITLE

NATURAL FEATURES - AREA C

0' 20' 40' 80'

SCALE: 1" = 40'

SCALE 10420

PROJECT NUMBER

CV103

DRAWING NUMBER

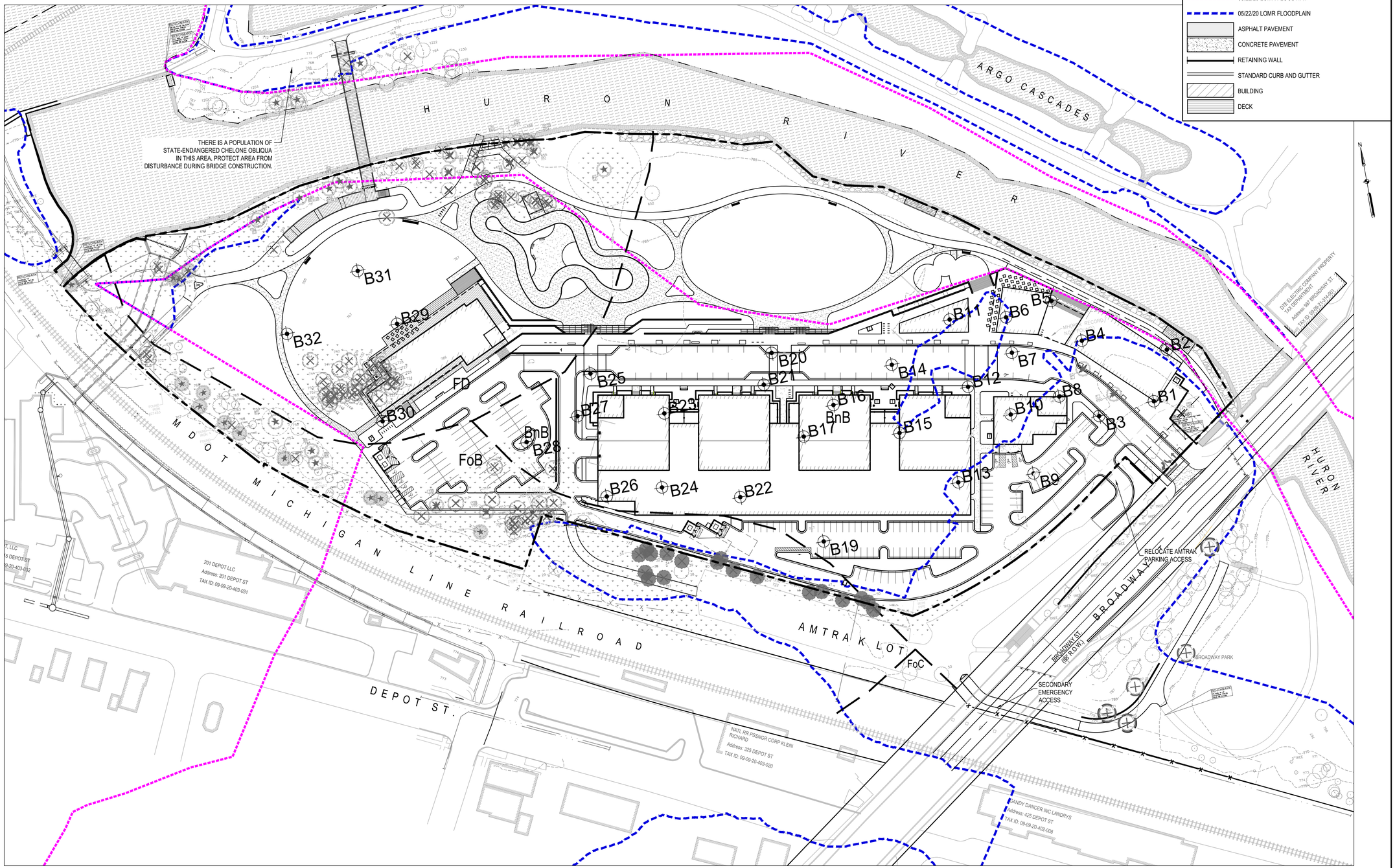
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CONCEPTUAL OVERLAY NOTES

1. THE BASE SURVEY WAS PREPARED BY NOWAK FRAUS IN JANUARY 2018.
2. APPROXIMENTLY 11 LANDMARK TREES TO BE REMOVED.

LEGEND

- PROPERTY LINE
- BRUSH (APPROX. LIMITS PER 2018 AERIAL PHOTOGRAPHY
- EXISTING RIPRAP
- CRITICAL ROOT ZONE
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- 6" CALIPER OR GREATER TREE TO BE REMOVED
- EXISTING TREE (TO BE RELOCATED)
- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- RETAINING WALL
- STANDARD CURB AND GUTTER
- BUILDING
- DECK



BROADWAY PARK WEST

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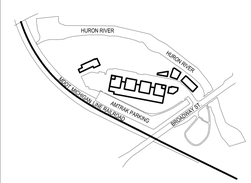
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WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH



DRAWING TITLE

NATURAL FEATURES OVERLAY

0' 30' 60' 120'

SCALE: 1" = 60'

SCALE 10420

PROJECT NUMBER

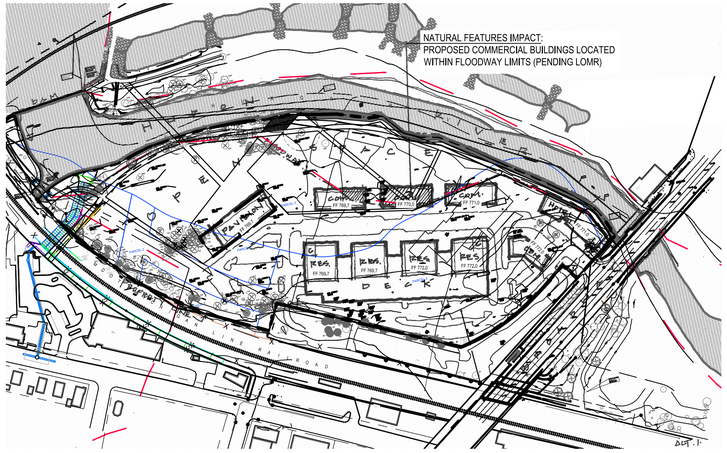
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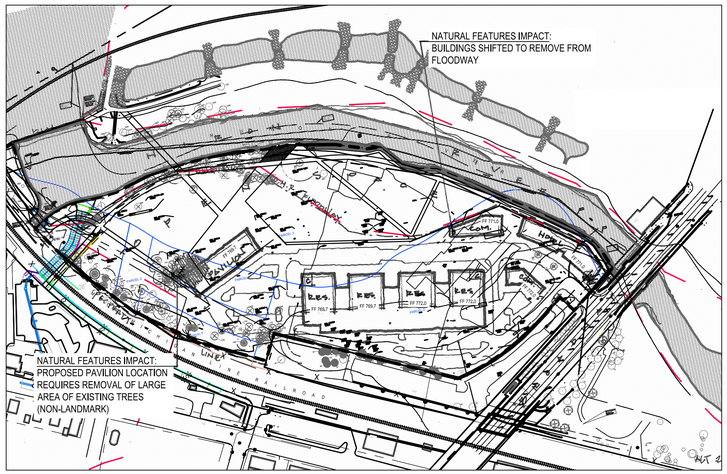
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OPTION EVALUATION

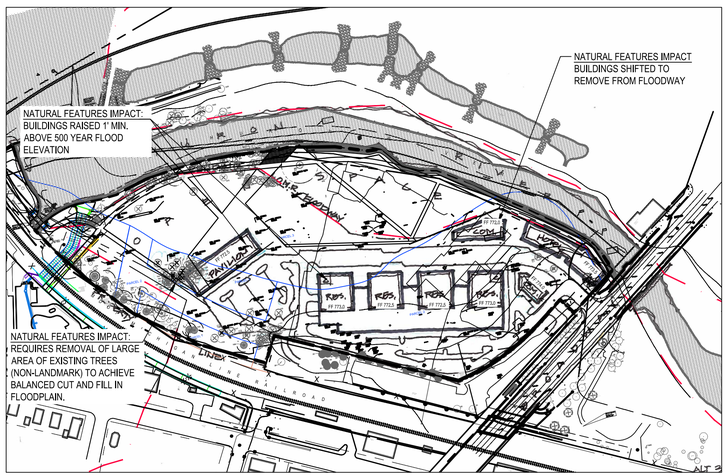
ALTERNATIVE PLAN 1 (This sheet)	ALTERNATIVE PLAN 2 (This sheet)	ALTERNATIVE PLAN 3 (Moves residential building east- this sheet)	ALTERNATIVE PLAN 4 (current submittal and sheet CV-106)	PREVIOUS SUBMITTAL
PROS: 1. None	PROS: 1. No commercial in floodway.	PROS: 1. No commercial in floodway. 2. Raises all buildings 1' min. above the 500 year flood elevation.	PROS: 1. No commercial in floodway. 2. Raises all buildings 1' min. above the 500 year flood elevation	PROS: 1. No commercial in floodway. 2. 10 total landmark trees removed. 3. 74 total non-landmark trees removed.
CONS: 1. Commercial development in the floodplain. 2. 20 total landmark trees removed. 3. 79 total non-landmark trees removed. 4. Does not raise all buildings 1' min.above the 500 year flood elevation.	CONS: 1. 20 total landmark trees removed. 2. 84 total non-landmark trees removed. 3. Does not raise all buildings 1' min. above the 500 year flood elevation.	CONS: 1. 11 total landmark trees removed. 2. 95 total non-landmark trees removed. 3. Reduces Commercial 2 building 4. Redistributes parking disproportionately to the west side of the site 5. Misaligns emergency drive to Amtrak (need length to Amtrak parking for 5% max. required slope)	CONS: 1. 11 total landmark trees removed 2. 95 total non-landmark trees removed.	CONS: 1. Some landmark and non-landmark trees will still need to be removed. 2. Does not raise all buildings 1' min. above the 500 year flood elevation.



1 NATURAL FEATURES ALTERNATIVE PLAN 1
NTS



2 NATURAL FEATURES ALTERNATIVE PLAN 2
NTS



3 NATURAL FEATURES ALTERNATIVE PLAN 3
NTS

BROADWAY PARK WEST

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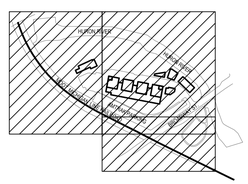
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WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE
NATURAL FEATURES ALTERNATIVE PLANS

SCALE
10420

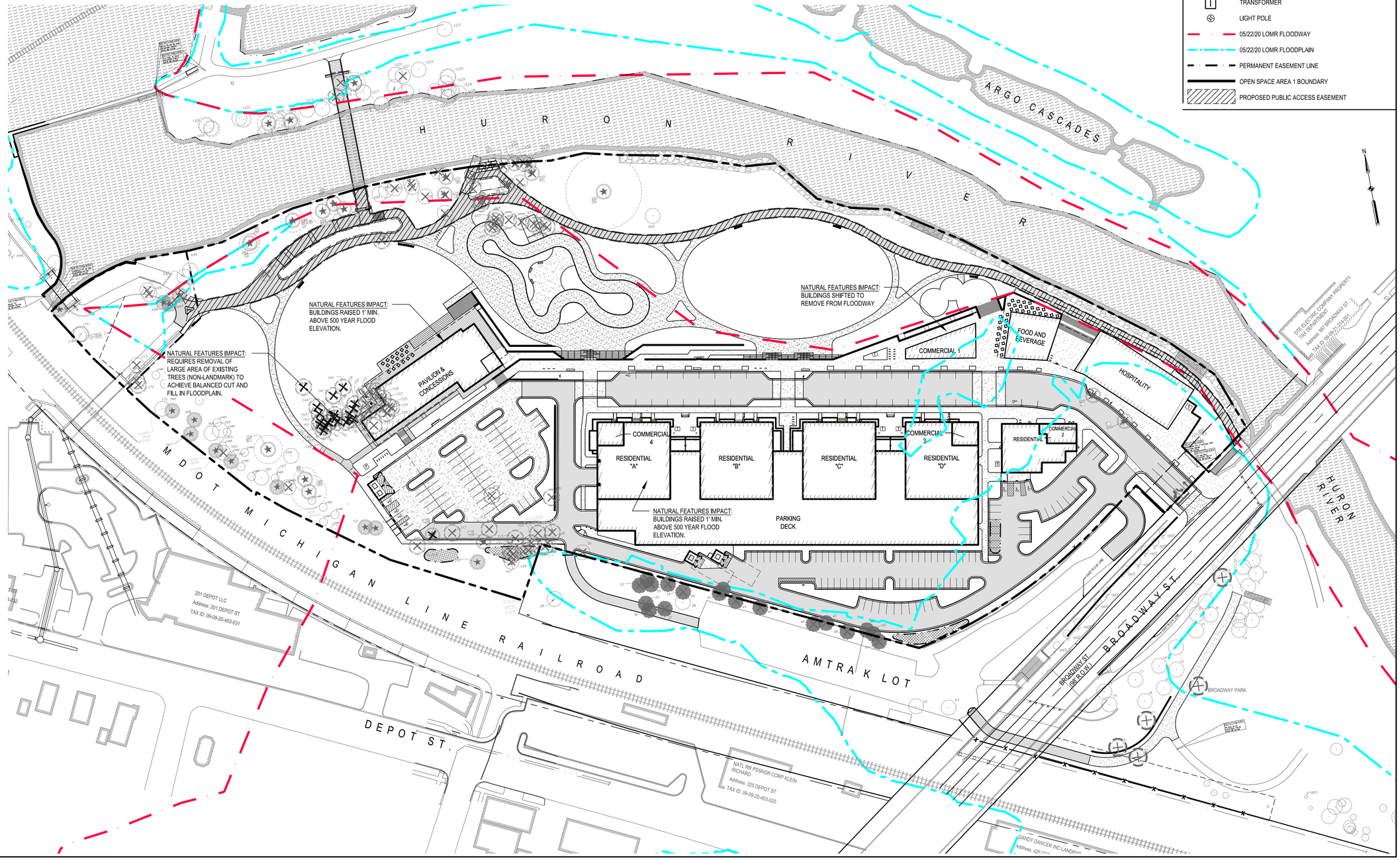
PROJECT NUMBER
CV-105

DRAWING NUMBER

FILE:P:\10420.000\CAD\C_PUD SET\CV-105 NATURAL FEATURES ALTERNATIVE PLANS.dwg USER: jsilon DATE: May. 16, 2025 TIME: 04:25 pm

LEGEND

- CRITICAL ROOT ZONE
- LANDMARK TREES
- TREES (TO BE REMOVED)
- PROPOSED BRUSH LINE
- ASPHALT PAVEMENT
- COLORED, STAMPED OR STANDARD CONCRETE PAVEMENT
- RETAINING WALL
- STANDARD CURB AND GUTTER
- SETBACK LINE
- DECK
- SNOW STORAGE AREAS
- TRANSFORMER
- LIGHT POLE
- 05/22/20 LOMR FLOODWAY
- 05/22/20 LOMR FLOODPLAIN
- PERMANENT EASEMENT LINE
- OPEN SPACE AREA 1 BOUNDARY
- PROPOSED PUBLIC ACCESS EASEMENT



BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:

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

SMITHGROUP

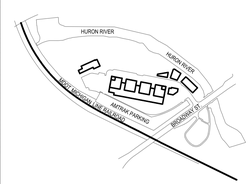
201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
734.662.4457
www.smithgroupjjr.com

ISSUED FOR	REV	DATE
PUD SITE PLAN AMENDMENT	Q	16MAY25
PUD SITE PLAN AMENDMENT	P	18MAR25
PUD SITE PLAN AMENDMENT	O	21AUG24
PUD SITE PLAN AMENDMENT	N	07FEB24
REVISED PUD SITE PLAN	M	25AUG20
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REVISED PUD SITE PLAN	H	05MAY20
REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

NATURAL FEATURES ALTERNATE PLAN 4

0' 30' 60' 120'

SCALE: 1" = 60'

SCALE 10420

PROJECT NUMBER

CV-106

DRAWING NUMBER

FILE:P:\10420.000\CAD\CV_PUD SET\10420--CV106.dwg USER: gilon DATE: May. 16, 2025 TIME: 04:26 pm



LEGEND

- CRITICAL ROOT ZONE / LANDMARK TREES TO REMAIN
- PRESERVED TREE
- PROPOSED TREE
- EXISTING TREE (TO BE RELOCATED)
- TRANSFORMER
- LIGHT POLE
- PROPOSED BRUSH LINE
- LAWN
- NATURAL MESIC MEADOW*
- PLANT BEDS
- SNOW STORAGE AREAS
- VEHICULAR USE AREAS
- REQUIRED INTERIOR LANDSCAPE ISLANDS
- QR 7 V — VEHICULAR USE AREA TREES
- GBA 5 M — MITIGATION TREES

*THE NATURAL MESIC MEADOW IS LOCATED PRIMARILY ALONG THE EDGES OF THE RIVER AND WILL INCLUDE NATIVE TALL GRASSES. THESE AREAS WILL BE MAINTAINED IN A "NATURAL" STATE WITHOUT REGULAR MOWING. THIS WILL ALLOW FOR THE IMPROVED PROPAGATION OF NATIVE TREES AND PLANTS AND INCREASE NEW HABITAT ALONG THE RIVER'S EDGE.

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ANN ARBOR, MI 48104

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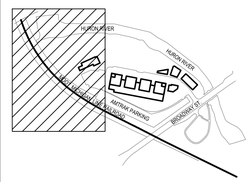
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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

LANDSCAPE PLAN
AREA "A"

0' 20' 40' 80'
SCALE: 1" = 40'

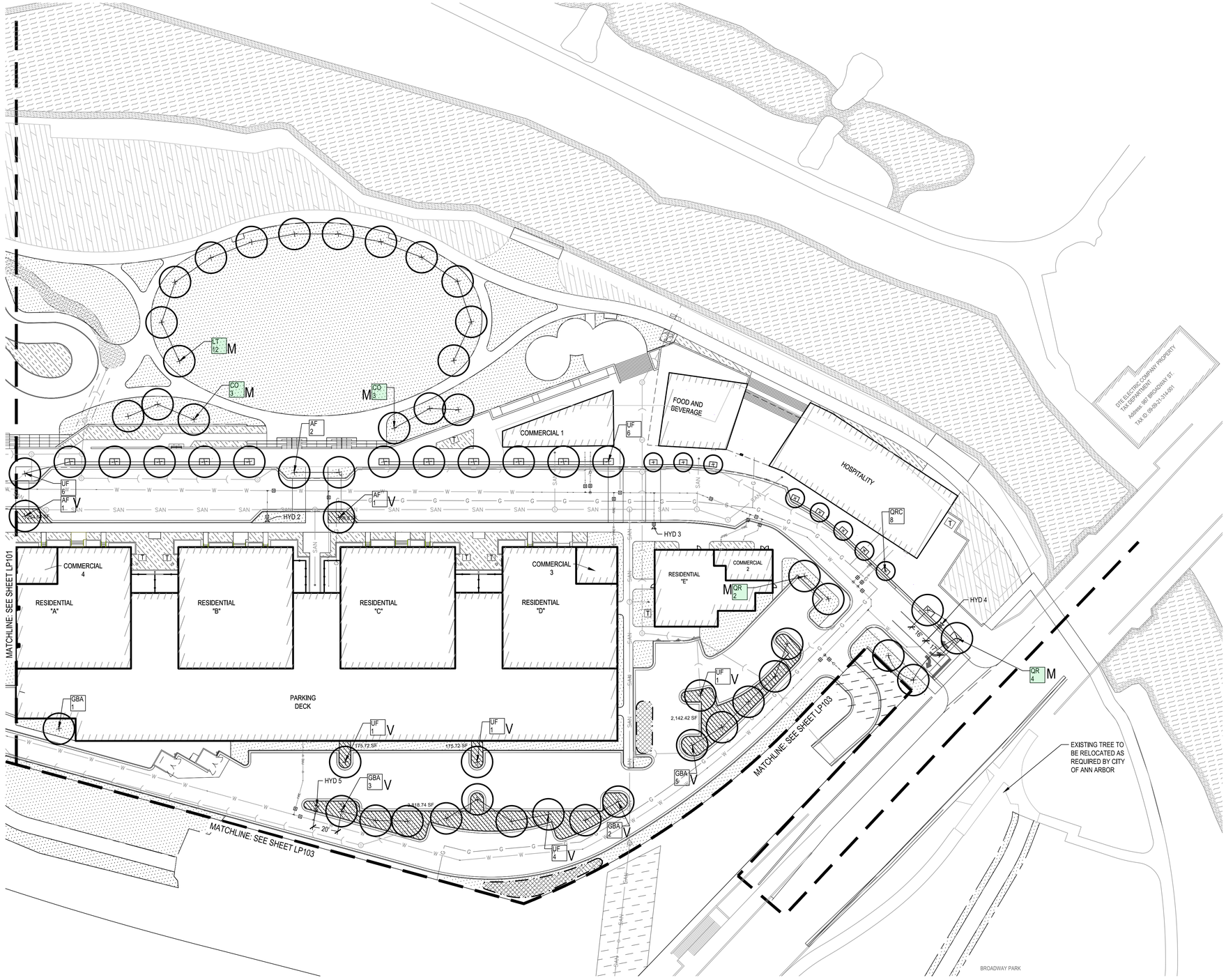
SCALE 10420

PROJECT NUMBER

LP101

DRAWING NUMBER

FILE:P:\10420.000\CAD\C_PUD SET\10420-LP100.dwg USER:jpilon DATE:May. 16, 2025 TIME: 04:28 pm



LEGEND

- CRITICAL ROOT ZONE / LANDMARK TREES TO REMAIN
- PRESERVED TREE
- PROPOSED TREE
- EXISTING TREE (TO BE RELOCATED)
- TRANSFORMER
- LIGHT POLE
- PROPOSED BRUSH LINE
- LAWN
- NATURAL MESIC MEADOW*
- PLANT BEDS
- SNOW STORAGE AREAS
- VEHICULAR USE AREAS
- REQUIRED INTERIOR LANDSCAPE ISLANDS
- QR 7 V — VEHICULAR USE AREA TREES
- GBA 5 M — MITIGATION TREES

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ANN ARBOR, MI 48104

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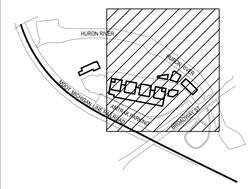
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REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

LANDSCAPE PLAN
AREA "B"

0' 20' 40' 80'
SCALE: 1" = 40'

SCALE 10420

PROJECT NUMBER

LP102

DRAWING NUMBER

FILE:P:\10420.000\CAD\C1_PUD SET\10420-LP100.dwg USER:jpilon DATE:May. 16, 2025 TIME: 04:29 pm

PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	NOTES	MITIGATION(M)/ VEHICULAR USE AREA(V)
		CANOPY TREES					
AF	4	Acer x Freemanii	Freeman Maple	3" Cal.	B&B	Well-branched, single central leader, matched form	(2) V
CO	9	Celtis occidentalis	Hackberry	3" Cal.	B&B	Well-branched, single central leader, matched form	M
GBA	22	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	3" Cal.	B&B	Well-branched, single central leader, matched form	(14)V
LT	12	Liriodendron tulipifera	Tulip Tree	3" Cal.	B&B	Well-branched, single central leader, matched form	M
NS	10	Nyssa sylvatica	Black Gum Tree	3" Cal.	B&B	Well-branched, single central leader, matched form	M
QM	8	Quercus macrocarpra	Bur Oak	3" Cal.	B&B	Well-branched, single central leader, matched form	M
QR	6	Quercus rubra	Northern Red Oak	3" Cal.	B&B	Well-branched, single central leader, matched form	M
QRC	8	Quercus robur x alba 'Crimson Spire'	Crimson Spire Oak	3" Cal.	B&B	Well-branched, single central leader, matched form	
UF	27	Ulmus x 'Frontier'	Frontier Elm	3" Cal.	B&B	Well-branched, single central leader, matched form	(13) V
		ORNAMENTAL TREES					
AL	3	Amelanchier laevis	Allegheny Serviceberry	6' Ht.	B&B	Well-branched, multi-stemmed	M
		CONIFEROUS EVERGREENS					
PG	2	Picea glauca	White Spruce	6' Ht.	B&B	Full, unsheared, 15' O.C.	M
PG	1	Picea glauca	White Spruce	8' Ht.	B&B	Full, unsheared, 15' O.C.	M
		SHRUBS					
		Diervilla lonicera	Bush Honeysuckle	18" Spd.	Cont.	Well-branched, min. 3 canes; 3' O.C.	NATIVE
		Hydrangea quercifolia	Oakleaf Hydrangea	24" Spd.	Cont.	Well-branched, min. 4 canes, 4' O.C.	
		Ilex glabra 'Nordic'	Nordic Holly	18" Spd.	Cont.	Well-branched, min. 4 canes, 3' O.C.	
		Itea virginica 'Henry's Garnet'	Virginia Sweetspire	18" Spd.	Cont.	Well-branched, min. 4 canes, 3' O.C.	
		Taxus media 'Everlow'	Everlow Yew	18" Spd.	Cont.	Well-branched, min. 3 canes, 3'-6" O.C.	
		Viburnum carlesii	Korean Spice Viburnum	24" Spd.	Cont.	Well-branched, min. 3 canes, 4' O.C.	

MESIC MEADOW NATIVE SEED MIX	Proportion by Wt.	PLS Lbs./acre
Aquilegia canadensis (Wild columbine)	0.6%	0.063
Asclepias syriaca (Common milkweed)	1.3%	0.125
Asclepias tuberosa (Butterfly weed)	5.1%	0.500
Aster azureus (A. oolentangiensis) (Sky blue aster)	1.3%	0.125
Aster lateriflorus (Calico aster)	0.3%	0.031
Aster novae-angliae (New England aster)	1.3%	0.125
Coreopsis lanceolata (Sand coreopsis)	10.2%	1.000
Elymus canadensis (Canadian wild rye)	20.3%	2.000
Helianthus occidentalis (Western sunflower)	1.3%	0.125
Hystrix patula (Bottlebrush grass)	2.5%	0.250
Juncus tennuis (Path rush)	0.3%	0.031
Liatris spicata (Dense blazing star)	1.3%	0.125
Monarda fistulosa (Wild bergamot)	2.5%	0.250
Penstemon digitalis (Foxglove beardtongue)	1.3%	0.125
Pycnanthemum virginianum (Virginia mountain mint)	0.6%	0.063
Rudbeckia hirta (Black-eyed Susan)	2.5%	0.250
Schizachyrium scoparium (Little bluestem)	15.2%	1.500
Solidago nemoralis (Gray goldenrod)	0.3%	0.031
Sporobolus heterolepsis (Prairie dropseed)	15.2%	1.500
Tradescantia ohiensis (Spiderwort)	5.1%	0.500
Verbena stricta (Hoary vervain)	1.3%	0.125
Zizea aurea (Golden alexanders)	5.1%	0.500
TOTAL:	95%	**9.34**
Nurse Crop:		
Avena sativa (Oats)		20.000
Lolium multiflorum (Annual Rye grass)		5.000

LANDSCAPE PLANTING CALCULATIONS	REQUIRED	PROVIDED
Vehicular Use Area (VUA) - 105,591.82 SF		
Interior Island SF @ 1:15 ratio	7,039.45	8469.10
Interior Trees @ 1:250 SF	29	29
* Islands at min. 165 sq. ft. and 8' width		
* 50% req'd bio-retention not allowed, per Washtenaw County Water Resources Commission		
Landmark Tree Mitigation (11 Trees)		
#650 - 26" Sycamore, #651 - 22" Sycamore, #654 - 24" Silver Maple, #655 - 24" Silver Maple, #657 - 32" Silver Maple, #659 - 13" Sassafras, #660 - 24" Silver Maple, #675 - 13" Sassafras, #677 - 15" Sassafras, #716 - 24" Silver Maple, #718 - 36" Silver Maple		
Total cal. = 253"		
Min. 50% of original DBH: 126.5"		
# of required replacement trees: 126.5" @ 3" cal.	43	51

	REQUIRED	PROVIDED
Right-of-Way Screening	N/A	
Conflicting Land Use Buffers	N/A	
Private Streets and Shared Driveway Buffers	N/A	
Public Right-of-Way Street Trees	N/A	
Refuse/Recycling Container Screening	Min 6' wall	*see note*
*Min 6' wall provided with (7) evergreen tree screening		

LANDSCAPE NOTES:

Topsoil and Plant Mix

Topsoil shall be supplied from off-site sources. Topsoil shall be a fertile, friable sandy loam or loam surface soil without admixture of subsoil, screened to be free of stones, stumps, roots, trash, debris, and other materials deleterious to plant growth.

Contractor shall utilize an agricultural-type soil testing laboratory to test off-site soils and submit for review and approval. Soil shall be tested for organic content, pH, phosphate, potash content, calcium, magnesium, zinc, iron, and manganese; soluble salts and CEC shall be reported. pH range shall be 6.5 to 8.0 and organic content not less than 4% and not more than 20%. Physical properties shall be tested including percent sand, silt, and clay and textural classification (USD) by hydrometer method. Identify all foreign materials such as rock, roots, or vegetation.

Based on the test results, the soil testing laboratory shall provide recommendations for soil treatments and soil amendments to be incorporated prior to seeding or planting, with recommendations to include fertilizer formulations and amounts (N, P, K) for lawns and landscape plants. Applications of fertilizer beyond the initial topsoil and seeding shall be a fertilizer with no phosphorus.

Plant bed mixture for beds of shrubs, perennials, ornamental grasses and groundcover shall be (2) parts pre-approved off-site topsoil thoroughly blended with (1) part compost or peat.

Lawns shall receive 4" off-site topsoil.

Perennial beds shall receive 12" depth plant bed mixture.

Shrubs shall receive 12-18" depth plant bed mixture.

Compacted Soil

Contractor shall decompact or rip site soils to full 18" depth without excess disturbance to surface topsoil. Decompact or rip site soils using winged or straight shank tines pulled by tractor or dozer equipment. Soil ripping shall occur on relatively dry soils shortly before seeding or planting occurs to decrease the amount of weed seeds that will germinate. Identify all site utilities before decompaction activities. Contractor should have the capacity to adjust shank spacing and depth dependent on varying site conditions.

Rip soils progressively deeper with repeated passes to avoid compacting subsoils, eventually reaching full 18" depth. Run equipment on same tracks with each pass, then run cross-wise passes. Tires shall be spaced same distance as tires on equipment to decompact soils under tires. Contractor shall drive equipment at a speed that does not cause excessive surface disturbance, bring subsoil to the surface, create furrows, or bury surface soil.

Let ripped soils sit undisturbed for 2 weeks. After 2 weeks, apply 4" of pre-approved compost or peat across surface and till the site 12" depth to incorporate the organic amendment.

Air spade around any existing tree roots in lieu of soil ripping and do not add any organic matter below the dripline of trees.

Landscape Maintenance

All landscape material, including lawns, trees, and landscape beds, shall be maintained in good, healthy condition by maintenance contractors specializing in such work. Integrated pest management methods shall be used to the extent possible. Maintenance to include watering and inspection of soil for over- or under-watering, weeding, cultivating, hooking and refreshing mulch, spraying, fertilizing, mowing, monitoring of pests, application of herbicides and pesticides as necessary, tightening and repairing of staking material, pruning, deadheading, removal and replacement of dead plant material, erosion repair, re-sodding or re-seeding, resetting plants to proper grade and upright positions, and other required operations to keep the landscape in good quality, as frequently as needed. All diseased, damaged, or dead material shall be replaced in accordance with the city of Ann Arbor Unified Development Code by the end of the following planting season as a continuing obligation for the duration of the site plan.

Irrigation

Landscape irrigation will be provided for all new landscape areas.

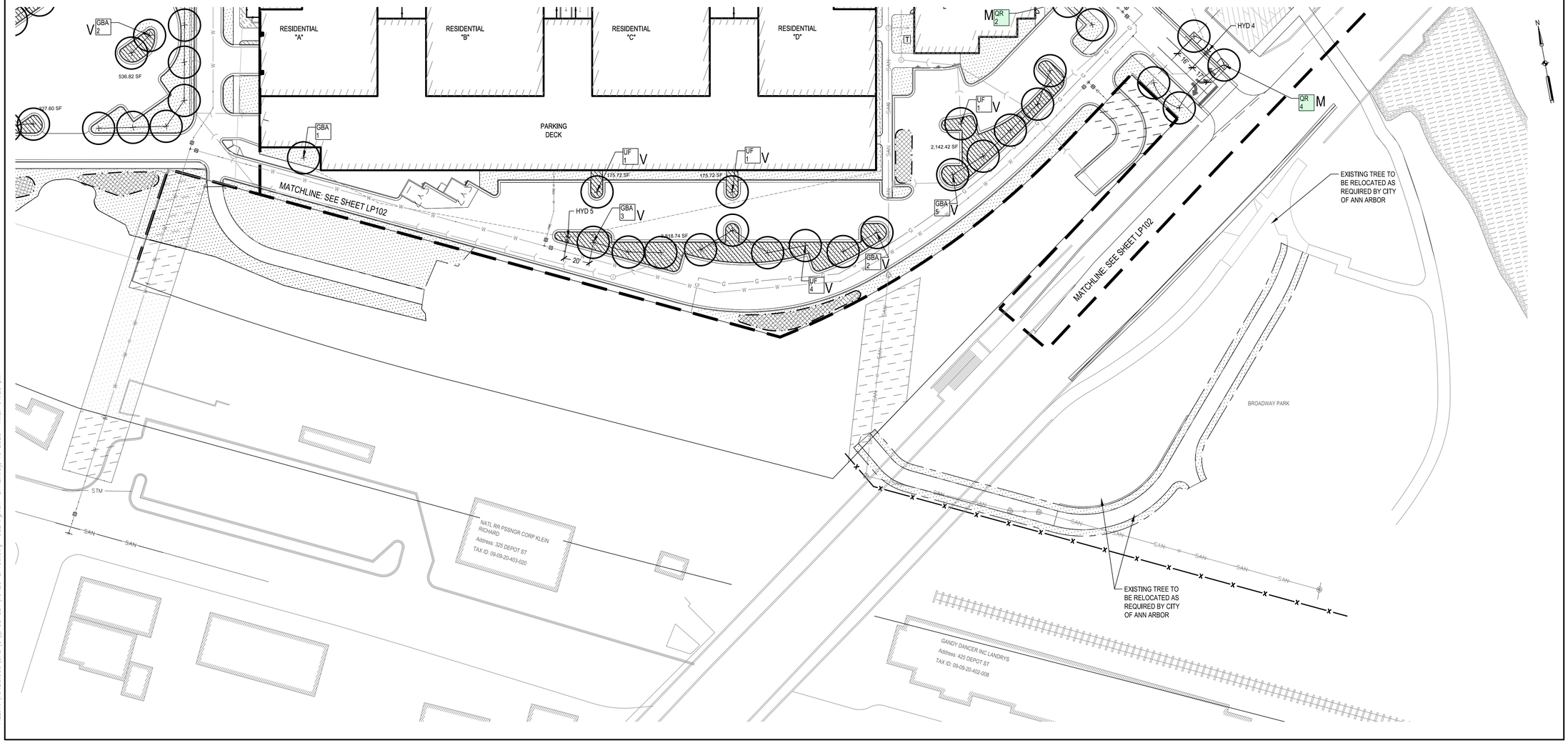
General Landscape Notes

1. All vegetation species deviation from the approved site plan must be approved ahead of time in writing by the City of Ann Arbor.
2. All planting areas will be planted with plant beds or lawn areas.
3. Infiltration is not allowed on this site, therefore depressed bioretention areas do not apply in interior landscape islands. (refer to 5.20.3 B-7. pg 88)
4. Landscaped areas shall be covered with shredded bark mulch, ornamental grasses, forbs, native prairie plants, lawn or other perennial herbaceous or shrub planting combinations.
5. Snow pile storage has been located such that it will not damage required plantings or diminish required parking capacity. Snow shall not be pushed on to interior landscape islands unless designed for snow storage.

LEGEND

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- PRESERVED TREE
- PROPOSED TREE
- EXISTING TREE (TO BE RELOCATED)
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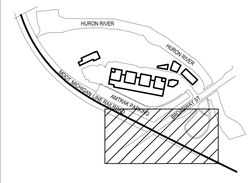
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WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

LANDSCAPE PLAN
AREA "C"
OFFSITE

0' 20' 40' 80'

SCALE: 1" = 40'

SCALE 10420

PROJECT NUMBER

LP103

DRAWING NUMBER

FILE:P:\10420.000\CAD\C_PUD SET\10420--LP100.dwg USER: jplon DATE:May. 16 2025 TIME: 04:29 pm

Tree Inventory List

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments	Removal
1	Acer rubrum	Red Maple	5			Good		No
2	Quercus rubra	Red Oak	1			Poor	Dead leader, epicormic branching	No
3	Acer rubrum	Red Maple	4			Poor	Several cankers, scale insecet, mechanical damage	No
4	Acer rubrum	Red Maple	5			Poor	Large cankers, insect, mechanical damange, epicormic branching	No
5	Rhus typhina	Staghorn Sumac	1	Multiple	1 (9 shoots)	Good		No
6	Acer rubrum	Red Maple	6			Fair	Mechancial damage, cankers	*No
7	Quercus imbricaria	Shingle Oak	5			Poor	Dieback, epicormic branching, cankers, mechanical damage, rot	No
8	Quercus acutissima	Sawtooth Oak	6			Fair	Mechanical damage, epicormic branching	No
9	Quercus imbricaria	Shingle Oak	6			Fair	Dieback, insect, mechanical damage at trunk	No
10	Cercis canadensis	Redbud	4	Twin	3	Poor	Major cankers, insect, dieback	No
11	Celtis occidentalis	Northern Hackberry	5			Poor	Significant dieback in canopy, cankers, epicormic branching	No
12	Quercus rubra	Red Oak	4			Fair	Dieback, mechanical damage at trunk	No
13	Quercus macrocarpa	Bur Oak	5			Good		No
14	Celtis occidentalis	Northern Hackberry	5			Poor	Large cankers from mowers, dieback in canopy	No
15	Celtis occidentalis	Northern Hackberry	4			Poor	Mechanical damage, lost leader, dieback	No
16	Quercus alba	White Oak	1			Poor	Leaning, dead leader, epicormic branching, mechanical damager, canker	No
17	Quercus imbricaria	Shingle Oak	5			Good		No
18	Quercus imbricaria	Shingle Oak	4			Good		No
19	Quercus imbricaria	Shingle Oak	4			Fair	Dieback	No
20	Cercis canadensis	Redbud	0.5	Multiple	1/2 (many)	Poor	Former large tree, these branches are water-sprouts	No
21	Quercus imbricaria	Shingle Oak	4			Fair	Mechanical damage, dieback	No
22	Quercus imbricaria	Shingle Oak	4			Fair	Cankers, mechanical damage, dieback	*No
23	Quercus imbricaria	Shingle Oak	0.5			Poor	75% dead, lost leader, epicormic branching	No
24	Quercus alba	White Oak	2			Poor	Lost leader, cankers, mechanical damage	No
25	Cercis canadensis	Redbud	3			Poor	Former twin dead, rot, mechanical damage, epicormic branching, dieback	No
26	Morus alba	White Mulberry	0.5	Multiple	1/2 (many)	Poor	Former large tree, these branches are water-sprouts	No
27	Quercus acutissima	Sawtooth Oak	5			Fair	Dieback, mechanical damage at trunk	No
28	Acer negundo	Boxelder	13			Poor	Leaning, dieback, rot at truck base	Yes
29	Populus deltoides	Eastern Cottonwood	38	Twin	31	Good		No
30	Acer negundo	Boxelder	12			Poor	99% dieback, lost leader, rot	Yes
31	Acer negundo	Boxelder	10	Twin	7	Poor	Dieback, cankers	No
32	Acer negundo	Boxelder	9			Fair	Vines, dieback, lost limbs	No
33	Acer negundo	Boxelder	9			Fair	Minor dieback	No
34	Juglans nigra	Black Walnut	15			Good		No
35	Populus deltoides	Eastern Cottonwood	13			Good		Yes
36	Populus deltoides	Eastern Cottonwood	25			Good		Yes
37	Acer negundo	Boxelder	7			Poor	Leaning, dieback, lost leader	Yes
38	Acer negundo	Boxelder	8			Poor	Dieback, leaning	No
39	Acer negundo	Boxelder	7			Poor	Dieback, lost leader	No
40	Prunus serotina	Black Cherry	16			Poor	Vines, dieback	Yes
41	Acer negundo	Boxelder	7			Poor	Split union, epicormic branching, dieback	Yes
42	Acer negundo	Boxelder	8			Poor	Bowed trunk, girdled by fence, dieback, leaning, cankers	No
43	Acer negundo	Boxelder	7			Poor	Girdled by fence, cankers, leaning, dieback	No
44	Rhamnus cathartica	Common Buckthorn	7			Good		No
45	Robinia pseudoacacia	Black Locust	6			Good		No
46	Ailanthus altissima	Tree-of-Heaven	10	Twin	9	Fair	Dieback, lost limbs	Yes
47	Morus alba	White Mulberry	11			Poor	Leaning (180° for 20 feet), lost leader, dieback, competition	Yes
48	Acer negundo	Boxelder	6			Fair	Leaning, compeition, dieback	No
49	Salix spp.	Willow spp.	23	Twin	21	Fair	Rot, epicormic branching, dieback	Yes
50	Ailanthus altissima	Tree-of-Heaven	13			Poor	Leaning, compeition, cankers, dieback	Yes
51	Acer negundo	Boxelder	6			Poor	Competition, leaning, lost limbs, dieback	No
52	Ulmus pumila	Siberian Elm	7			Good		No
53	Ulmus pumila	Siberian Elm	6			Fair	Epicormic branching, dieback, lost limbs	No
650	Platanus occidentalis	Sycamore	26			Poor	Extensive trunk decay	Yes
651	Platanus occidentalis	Sycamore	22			Good		Yes
652	Populus deltoides	Eastern Cottonwood	54			Fair	Some trunk decay	No
653	Quercus macrocarpa	Bur Oak	48			Good		No
654	Acer saccharinum	Silver Maple	24	Twin	17	Good		Yes
655	Acer saccharinum	Silver Maple	24			Good		Yes
656	Acer rubrum	Red Maple	13	Twin	7	Fair	Trunk hollow detected in 7" trunk	Yes
657	Acer saccharinum	Silver Maple	32			Good		Yes
658	Salix nigra	Black Willow	58			Poor	Extensive trunk decay	No
659	Sassafras albidum	Sassafras	13			Good		Yes
660	Acer saccharinum	Silver Maple	24			Fair		Yes
661	Salix nigra	Black Willow	34			Poor	Extensive trunk decay	Yes
662	Ailanthus altissima	Tree-of-Heaven	12			Good		Yes
663	Ailanthus altissima	Tree-of-Heaven	15			Good		Yes
664	Ailanthus altissima	Tree-of-Heaven	9			Poor	Extensive trunk decay	Yes
665	Ailanthus altissima	Tree-of-Heaven	12			Fair	Some trunk decay	Yes
666	Ailanthus altissima	Tree-of-Heaven	15			Good		Yes
667	Ailanthus altissima	Tree-of-Heaven	10	Multiple	10, 9	Good		Yes
668	Ailanthus altissima	Tree-of-Heaven	10	Twin	9	Good		Yes
669	Ailanthus altissima	Tree-of-Heaven	13			Fair	Some limb deadwood	Yes
670	Ailanthus altissima	Tree-of-Heaven	12	Twin	11	Fair	Some limb deadwood	Yes
671	Ailanthus altissima	Tree-of-Heaven	14			Good		Yes
672	Ailanthus altissima	Tree-of-Heaven	9	Twin	7	Good		Yes
673	Ailanthus altissima	Tree-of-Heaven	13	Twin	9	Good		Yes
674	Ailanthus altissima	Tree-of-Heaven	13	Twin	6	Good		Yes
675	Sassafras albidum	Sassafras	13	Twin	12	Good		Yes
676	Acer negundo	Boxelder	13			Poor	Excessive trunk lean	Yes
677	Sassafras albidum	Sassafras	15			Good		Yes
678	Salix nigra	Black Willow	28			Poor	50% of tree has failed	No
679	Morus alba	White Mulberry	18	Twin	15	Poor	Extensive trunk decay	No
680	Ailanthus altissima	Tree-of-Heaven	9			Good		Yes
681	Ailanthus altissima	Tree-of-Heaven	8			Good		Yes
682	Ailanthus altissima	Tree-of-Heaven	8			Good		Yes
683	Salix spp.	Willow spp.	12	Multiple		Poor	90% dead	No
684	Prunus serotina	Black Cherry	12			Good		No
685	Populus deltoides	Eastern Cottonwood	38			Good		Yes
686	Quercus macrocarpa	Bur Oak	24			Good		No
687	Sassafras albidum	Sassafras	14			Good		No
688	Prunus avium	Sweet Black Cherry	16	Twin	5	Good		No
689	Sassafras albidum	Sassafras	15			Good		No
690	Populus deltoides	Eastern Cottonwood	34	Multiple	34, 32, 20, 28	Good		No
691	Ulmus americana	American Elm	15			Good		No
692	Prunus avium	Sweet Black Cherry	13			Fair	Some basal trunk decay	No
693	Salix nigra	Black Willow	24			Fair	Large limb failure	removed by city
694	Ulmus americana	American Elm	8	Multiple	8,, 2	Poor	Basal trunk decay	removed by city
695	Robinia pseudoacacia	Black Locust	26			Good		removed by city
696	Juglans nigra	Black Walnut	22			Good		removed by city
697	Juglans nigra	Black Walnut	28			Good		removed by city
698	Juglans nigra	Black Walnut	18			Good		removed by city
699	Salix nigra	Black Willow	44			Poor	Large limb deadwood, scaffold branch decay	removed by city
700	Salix nigra	Black Willow	38			Poor	Poor structure, excessive trunk lean	removed by city
701	Acer negundo	Boxelder	15			Poor	Excessive trunk lean	Yes
702	Populus deltoides	Eastern Cottonwood	30			Good		Yes
703	Populus deltoides	Eastern Cottonwood	14			Good		Yes
704	Populus deltoides	Eastern Cottonwood	32			Good		Yes
705	Populus deltoides	Eastern Cottonwood	28			Good		Yes
706	Populus deltoides	Eastern Cottonwood	15			Good		Yes
707	Populus deltoides	Eastern Cottonwood	40	Grouping	28, 26, 13	Good	All within a 5' by 12' area	Yes
708	Populus deltoides	Eastern Cottonwood	30			Good		Yes
709	Ulmus americana	American Elm	18	Twin	17	Good		No
710	Populus deltoides	Eastern Cottonwood	38	Multiple	28, 26	Good		Yes
711	Acer negundo	Boxelder	8			Good		Yes
712	Acer negundo	Boxelder	8			Poor	In-rolled trunk seam, wood exposed, some decay	Yes
713	Populus deltoides	Eastern Cottonwood	42			Good		Yes
714	Populus deltoides	Eastern Cottonwood	48	Twin	46	Poor	Some limb failures and deadwood	Yes
715	Populus deltoides	Eastern Cottonwood	34			Poor	Upper trunk decay	Yes
716	Acer saccharinum	Silver Maple	24	Multiple	22, 18, 17	Fair		Yes
717	Populus deltoides	Eastern Cottonwood	44	Multiple	38, 24	Good		Yes
718	Acer saccharinum	Silver Maple	36			Good		Yes
719	Ailanthus altissima	Tree-of-Heaven	12			Good		Yes
720	Ulmus americana	American Elm	24			Poor	Large bow in trunk, excessive trunk lean	No
721	Ulmus americana	American Elm	18			Poor	Growing into cyclone fence	No
722	Ulmus americana	American Elm	8			Good		Yes
723	Populus deltoides	Eastern Cottonwood	14			Good		Yes
724	Populus deltoides	Eastern Cottonwood	16			Good		Yes
725	Populus deltoides	Eastern Cottonwood	13			Good		Yes
726	Populus deltoides	Eastern Cottonwood	9			Good		Yes
727	Populus deltoides	Eastern Cottonwood	15			Good		Yes
728	Populus deltoides	Eastern Cottonwood	10			Good		Yes
729	Salix spp.	Willow spp.	9			Fair	Leaning 30%	Yes
730	Populus deltoides	Eastern Cottonwood	9			Good		Yes
731	Populus deltoides	Eastern Cottonwood	10			Good		Yes
732	Populus deltoides	Eastern Cottonwood	9			Good		Yes
733	Populus deltoides	Eastern Cottonwood	9			Good		Yes
734	Populus deltoides	Eastern Cottonwood	9			Good		Yes
735	Populus deltoides	Eastern Cottonwood	15			Good		Yes
736	Populus deltoides	Eastern Cottonwood	11			Good		Yes
737	Populus deltoides	Eastern Cottonwood	9			Good		Yes
738	Populus deltoides	Eastern Cottonwood	11			Good		Yes
739	Populus deltoides	Eastern Cottonwood	8			Good		Yes
740	Acer negundo	Boxelder	10			Good		Yes
741	Acer negundo	Boxelder	9			Poor	Poor structure, excessive trunk lean	Yes
742	Populus deltoides	Eastern Cottonwood	12			Good		Yes
743	Populus deltoides	Eastern Cottonwood	13			Good		Yes
744	Populus deltoides	Eastern Cottonwood	13			Fair	Large bow in trunk	Yes
745	Ulmus pumila	Siberian Elm	16			Good		Yes
746	Ulmus pumila	Siberian Elm	8			Fair		Yes
747	Ulmus pumila	Siberian Elm	9			Fair		Yes
748	Robinia pseudoacacia	Black Locust	10	Twin	6	Fair		Yes
749	Robinia pseudoacacia	Black Locust	9			Good		Yes
750	Robinia pseudoacacia	Black Locust	10			Good		Yes
751	Robinia pseudoacacia	Black Locust	11	Multiple	10, 6	Good		Yes
752	Acer negundo	Boxelder	11			Poor	Excessive trunk lean	Yes
753	Acer negundo	Boxelder	11			Good		Yes
754	Crataegus spp.	Hawthorn	15	Twin	12	Poor		No
755	Quercus velutina	Black Oak	22			Fair		No
756	Ailanthus altissima	Tree-of-Heaven	24			Fair		Yes
757	Juglans nigra	Black Walnut	18			Good		No
758	Populus deltoides	Eastern Cottonwood	11	Twin	8	Good		No
759	Acer negundo	Boxelder	18	Multiple	16, 12	Poor	Extensive basal trunk decay	No
760	Ulmus americana	American Elm	16			Good		No
761	Quercus macrocarpa	Bur Oak	24			Good		removed by city
762	Ailanthus altissima	Tree-of-Heaven	8	Twin	7	Good		Yes
763	Acer negundo	Boxelder	18	Multiple	6, 4	Poor		removed by city
764	Populus deltoides	Eastern Cottonwood	54			Poor	Marked for removal, extensive trunk decay	Yes
765	Populus deltoides	Eastern Cottonwood	26			Good		No
766	Juglans nigra	Black Walnut	16			Good		No
767	Ulmus americana	American Elm	22	Twin	8	Poor	Growing into cyclone fence	removed by city
768	Acer negundo	Boxelder	26	Twin		Good		removed by city
769	Crataegus spp.	Hawthorn	13			Poor	Poor structure	removed by city
770	Acer negundo	Boxelder	12			Poor	Growing into cyclone fence	removed by city
771	Ailanthus altissima	Tree-of-Heaven	26			Good		removed by city
772	Ailanthus altissima	Tree-of-Heaven	20	Twin	18	Poor	Weak trunk union, included bark, some trunk decay	removed by city
773	Populus deltoides	Eastern Cottonwood	30			Good		removed by city
774	Salix spp.	Willow spp.	28			Poor	Excessive trunk lean	removed by city
775	Acer negundo	Boxelder	13			Poor	Growing into cyclone fence	removed by city
776	Acer negundo	Boxelder	28			Poor	Growing into cyclone fence	removed by city
777	Acer platanoides	Norway Maple	24			Fair		Yes
1201	Populus deltoides	Eastern Cottonwood	40			Fair	Missing Branches, Canopy Die-Back, Competition	No
1202	Populus deltoides	Eastern Cottonwood	29			Fair	Canopy Die-Back, Competition	No
1203	Acer nigrum	Black Maple	12			Poor	Rotting Base, Exfoliating Bark, Major Canopy Die-Back, Competition	No
1204	Salix nigra	BlackWillow	21			Poor	Major Canopy Die-Back, Dead Rotting Branches, Insect Activity	No
1205	Acer nigrum	Black Maple	6			Poor	Moderate Lean, Root Erosion At Base, Cankers, Minor Rot	No
1206	Salix nigra	BlackWillow	19			Poor	Dead Lead, Moderate Lean, Erosion At Base, Major Canopyt Die-Back	No
1207	Salix nigra	BlackWillow	25				Minor Lean, Competition	No
1208	Acer nigrum	Black Maple	8			Poor	Dead Lead, Rotting Base, Eroding Root Ball, Moderate Lean	No
1209	Ulmus rubra	Slippery Elm	11			Good		No
1210	Tilia americana	American Basswood	14	5		Fair	Multiple Stemmed, Competition, Competing Leads	No
1211	Salix nigra	BlackWillow	25			Fair	Missing Branches, Canopy Die-Back, Competition, Moderate Lean	No
1212	Ulmus rubra	Slippery Elm	9			Fair	Competition	No
1213	Ulmus rubra	Slippery Elm	8			Fair	Competition, Canker	No
1214	Ulmus americana	American Elm	12	4		Fair	Multiple Stemmed, Competition, Bent Lead, Moderate Lean, Poor Seaming	Yes
1215	Salix nigra	BlackWillow	29			Poor	Missing Main Lead, Heavy Lean, Competition, Exposed Dead Rotting Wood	Yes
1216	Salix nigra	BlackWillow	30			Fair	Moderate Lean, Competition	No
1217	Populus deltoides	Eastern Cottonwood	35			Good		No
1218	Populus deltoides	Eastern Cottonwood	29			Fair	Minor Lean, Competition, Eroding Base At Edge Of River	No
1219	Ulmus rubra	Slippery Elm	8			Fair	Bent Lead, Competition	No
1220	Ulmus rubra	Slippery Elm	8			Fair	Bent Lead, Competition, Climbing Vines	No
1221	Ailanthus altissima	Tree Of Heaven	13			Poor	Splitting Bark, Major Canopy Die-Back, Nearly Dead	Yes
1222	Rhamnus cathartica	Common Buckthorn	7			Fair	Competition, Competing Leads, Minor Lean	No
1223	Ulmus rubra	Slippery Elm	12			Poor	Rotted Out Seam At Base, Canopy Die-Back, Erosion At Base	No
1224	Alnus glutinosa	Black Alder	9			Good		No
1225	Populus deltoides	Eastern Cottonwood	24			Poor	Major Canopy Die-Back, Heavy Lean, Eroding Base, Competition	No
1226	Populus deltoides	Eastern Cottonwood	23			Poor	Major Canopy Die-Back, Competition	No
1227	Ulmus rubra	Slippery Elm	10			Fair	Competition	No
1228	Populus deltoides	Eastern Cottonwood	20			Poor	Very Bent Lead, Competition, Moderate Lean	No
1229	Ulmus americana	American Elm	8			Poor	Bent Lead, Competion, Minor Lean, Little Too No Upper Canopy	No
1230	Populus deltoides	Eastern Cottonwood	35			Good		No
1231	Juglans nigra	Black Walnut	18			Poor	Large Canker, Minor Canopy Die-Back, Bent Lead	No

LANDMARK Tree Inventory List

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments	Removal
650	Platanus occidentalis	Sycamore	26			Poor		Yes
651	Platanus occidentalis	Sycamore	22			Good		Yes
653	Quercus macrocarpa	Bur Oak	48			Good	Extensive trunk decay	No
654	Acer saccharinum	Silver Maple	24	Twin	17	Good		Yes
655	Acer saccharinum	Silver Maple	24			Good		Yes
657	Acer saccharinum	Silver Maple	32			Good		Yes
659	Sassafras albidum	Sassafras	13			Good		Yes
660	Acer saccharinum	Silver Maple	24			Fair		Yes
675	Sassafras albidum	Sassafras	13	Twin	12	Good		Yes
677	Sassafras albidum	Sassafras	15			Good		Yes
686	Quercus macrocarpa	Bur Oak	24			Good		No
687	Sassafras albidum	Sassafras	14			Good		No
688	Prunus avium	Sweet Black Cherry	16	Twin	5	Good		No
689	Sassafras albidum	Sassafras	15			Good		No
692	Prunus avium	Sweet Black Cherry	13			Fair		No
696	Juglans nigra	Black Walnut	22			Good		removed by city
697	Juglans nigra	Black Walnut	28			Good	Some basal trunk decay	removed by city
698	Juglans nigra	Black Walnut	18			Good		removed by city
709	Ulmus americana	American Elm	18	Twin	17	Good		No
716	Acer saccharinum	Silver Maple	24	Multiple	22, 18, 17	Fair		Yes
718	Acer saccharinum	Silver Maple	36			Good		Yes
720	Ulmus americana	American Elm	24			Poor	Large bow in trunk, excessive trunk lean	No
754	Crataegus spp.	Hawthorn	15	Twin	12	Poor		No
755	Quercus velutina	Black Oak	22			Fair	Growing into cyclone fence	No
757	Juglans nigra	Black Walnut	18			Good		No
759	Acer negundo	Boxelder	18	Multiple	16, 12	Poor		No
761	Quercus macrocarpa	Bur Oak	24			Good		removed by city
763	Acer negundo	Boxelder	18	Multiple	6, 4	Poor	Extensive basal trunk decay	removed by city
767	Ulmus americana	American Elm	22	Twin	8	Poor		removed by city
768	Acer negundo	Boxelder	26	Twin		Good		removed by city
769	Crataegus spp.	Hawthorn	13			Poor	Growing into cyclone fence	removed by city
776	Acer negundo	Boxelder	28			Poor	Poor structure/Growing into cyclone fence	removed by city
1207	Salix nigra	BlackWillow	25			Fair	Minor Lean, Competition	No
1211	Salix nigra	BlackWillow	25			Fair	Missing Branches, Canopy Die-Back, Competition, Moderate Lean	No
1216	Salix nigra	BlackWillow	30			Fair	Moderate Lean, Competition	No

Summary Table	Number of trees	Number of diameter inches
Landmark trees removed	11	253"
Landmark trees preserved	25	544"
Non-landmark trees removed	95	1494"
Non-landmark trees preserved	81	1122.5"
Total number of trees removed	106	1747"
Total number of trees preserved	106	1666.5"

*Tree #6 & #22 to be relocated as directed by City.

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:

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

SMITHGROUP

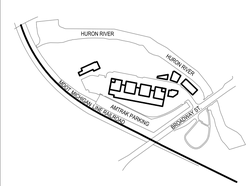
201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
734.662.4457
www.smithgroupjr.com

ISSUED FOR	REV	DATE
PUD SITE PLAN AMENDMENT	Q	16MAY25
PUD SITE PLAN AMENDMENT	P	18MAR25
PUD SITE PLAN AMENDMENT	O	21AUG24
PUD SITE PLAN AMENDMENT	N	07FEB24
REVISED PUD SITE PLAN	M	25AUG20
REVISED PUD SITE PLAN	L	21AUG20
REVISED PUD SITE PLAN	K	04AUG20
REVISED PUD SITE PLAN	J	02JUL20
REVISED PUD SITE PLAN	I	10JUN20
REVISED PUD SITE PLAN	H	05MAY20
REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



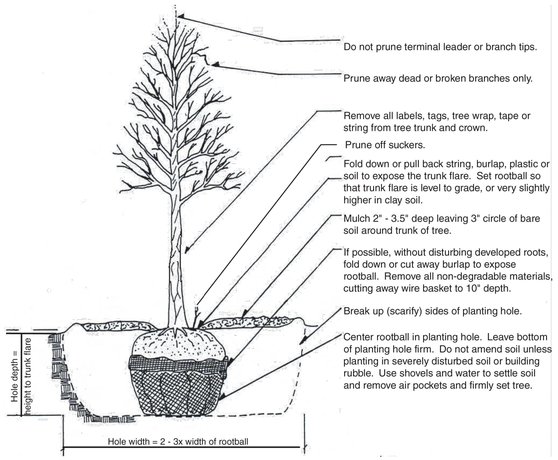
DRAWING TITLE
EXISTING TREE REMOVAL INVENTORY

SCALE
10420

PROJECT NUMBER
L501

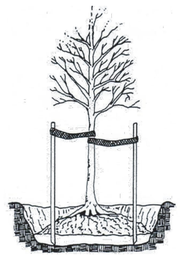
DRAWING NUMBER

FILE:P:\10420.000\CAD\C_PUD SET\10420-LP100.dwg USER:gilon DATE:May. 16 2025 TIME:- 04:29 pm

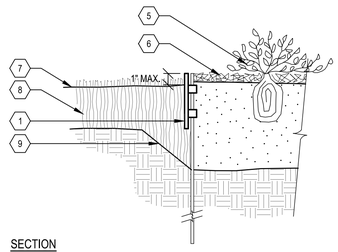


Do not stake unless in heavy clay soil, windy conditions, 3" or greater diameter tree trunk or large crown. If staking is needed due to these conditions:

- Stake with 2 x 2 hardwood stakes, or approved equal, driven 6" - 8" outside of rootball.
- Loosely stake tree trunk to allow for trunk flexing.
- Stake trees just *below* first branch with 2" - 3" wide belt-like, nylon or plastic straps (2 per tree on opposite sides of tree, connect from tree to stake horizontally. *Do not* use rope or wire through a hose.)
- Remove all staking materials after 1 year.

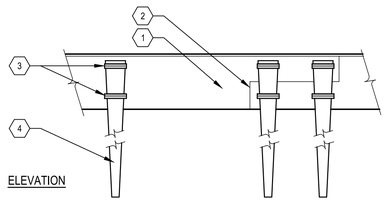


1 TYPICAL TREE PLANTING
SECTION — NTS



SECTION

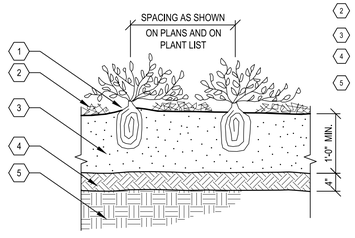
1. METAL EDGING AS SPECIFIED
2. FLUSH OVERLAP JOINT ASSEMBLY
3. PUNCHED SLOTS
4. METAL STAKES - SET ON INSIDE EDGE OF PLANT BED
5. PLANT BED
6. 2" DEEP MULCH TO BE FLUSH WITH TOP OF EDGING
7. FINISHED GRADE FOR LAWN, FLUSH FOR STONE
8. LAWN OR STONE MAINTENANCE EDGE
9. SUBGRADE TRANSITION SHALL OCCUR OUTSIDE OF EDGE OF PLANT BED



ELEVATION

2 METAL LANDSCAPE EDGING
SECTION/ELEVATION — NTS

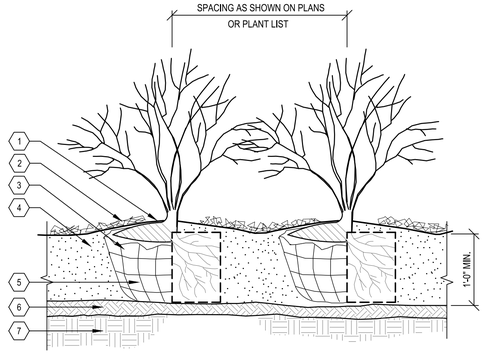
NOTE:
CONTAINER PLANTS: REMOVE POTS AND SEPERATE POT BOUND ROOTS AS SPECIFIED.



1. SET ROOT FLARE (COLLAR) AT FINISHED GRADE
2. 1" DEEP MULCH. DO NOT COVER ROOT FLARE
3. PLANT BED MIX
4. SCARIFY TO 4" DEPTH AND RECOMPACT
5. SUBGRADE

NOTE TO SPECIFIER:
- DEPTH OF PLANTING BACKFILL MUST BE CONFIRMED AND LIMITS OF BED SHOWN ON THE PLANS AND LABELED ACCORDINGLY. USE SAME DEPTH THROUGHOUT PROJECT AND MATCH WITH SHRUB PLANTING - BED
- VERIFY QUALITY OF SUBSOIL IF CLAY - BED UNDER DRAIN MUST BE CONSIDERED TO PREVENT ROOT ROT.

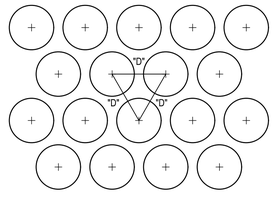
3 GROUNDCOVER/PERENNIAL/ORNAMENTAL GRASS PLANTING
SECTION — NTS



NOTES:
- REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL, OR, WITH CONTAINER PLANTS, REMOVE POTS AND SEPARATE POT BOUND ROOTS AS SPECIFIED.
- DO NOT PRUNE SHRUBS EXCEPT TO REMOVE DEAD OR BROKEN BRANCHES

1. SET ROOT FLARE CROWN OF BALL AT FINISHED GRADE
2. 2" DEEP MULCH. DO NOT COVER ROOT FLARE
3. BALLED AND BURLAPPED SHRUB
4. PLANT BED MIX
5. BARE ROOT OR CONTAINER SHRUB
6. SCARIFY TO 4" DEPTH AND RECOMPACT.
7. SUBGRADE - SLOPE TO FOLLOW FINISH GRADES TO MAINTAIN UNIFORM PLANT BED MIX DEPTH

4 SHRUB PLANTING BED
SECTION — NTS



D=DIMENSION OF PLANT SPACING (SHRUB, GROUNDCOVER OR PERENNIAL) AS INDICATED ON PLANS.

5 PLANT SPACING
SECTION — NTS

BROADWAY PARK WEST

841 BROADWAY STREET
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REVISED PUD SITE PLAN	M	25AUG20
REVISED PUD SITE PLAN	L	21AUG20
REVISED PUD SITE PLAN	K	04AUG20
REVISED PUD SITE PLAN	J	02JUL20
REVISED PUD SITE PLAN	I	10JUN20
REVISED PUD SITE PLAN	H	05MAY20
REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE
PLANTING DETAILS

SCALE

PROJECT NUMBER
10420

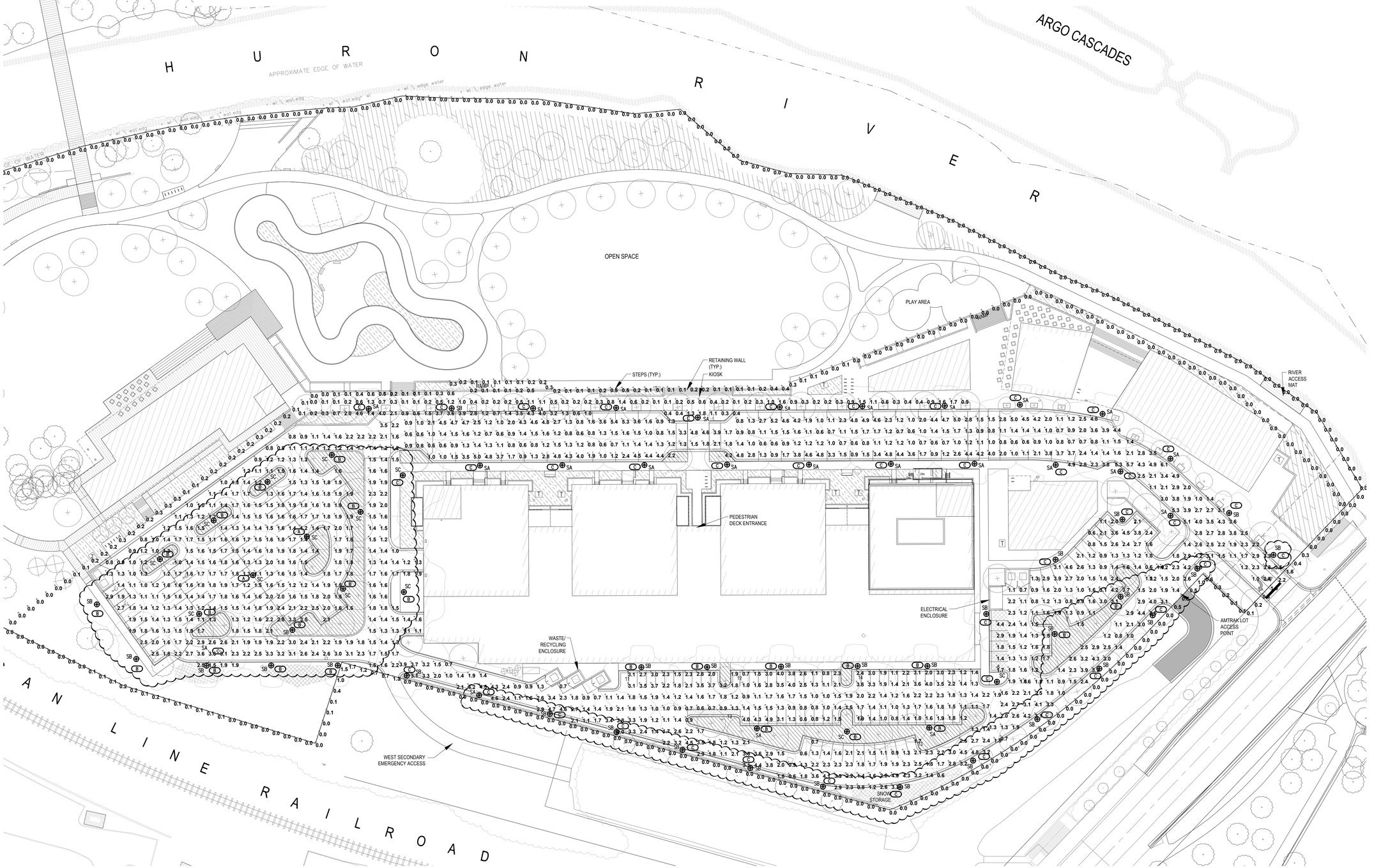
DRAWING NUMBER
LP500

FILE:P:\10420.000\CAD\CV_PUD SET\10420--LP500.dwg USER:gjilon DATE:May. 16, 2025 TIME: 04:30 pm

Lighting Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⊕	SA	23	Lithonia Lighting	MRP LED 42C 530 30K SR2 MVOLT	MRP POST TOP LIGHT 42 LEDs 530 mA DRIVE CURRENT 30K COLOR TEMP TYPE 2 DISTRIBUTION MOUNTED @ 15'-0" AFG.	1	MRP_LED_42C_530_30K_SR2_MVOLT.ies	5456	0.9	75
⊕	SB	29	Lithonia Lighting	MRP LED 42C 530 30K SR3 MVOLT	MRP POST TOP LIGHT 42 LEDs 530 mA DRIVE CURRENT 30K COLOR TEMP TYPE 3 DISTRIBUTION MOUNTED @ 15'-0" AFG.	1	MRP_LED_42C_530_30K_SR3_MVOLT.ies	5436	0.9	75
⊕	SC	15	Lithonia Lighting	MRP LED 42C 530 30K SR5 MVOLT	MRP POST TOP LIGHT 42 LEDs 530 mA DRIVE CURRENT 30K COLOR TEMP TYPE 5 DISTRIBUTION MOUNTED @ 15'-0" AFG.	1	MRP_LED_42C_530_30K_SR5_MVOLT.ies	5748	0.9	75

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST DRIVES	+	2.6 fc	6.1 fc	0.7 fc	8.7:1	3.7:1
EAST PARKING	+	1.8 fc	4.6 fc	0.6 fc	7.7:1	3.0:1
NORTH DRIVE/PARKING	+	2.0 fc	5.4 fc	0.6 fc	9.0:1	3.3:1
NORTH WALK	+	1.0 fc	4.6 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.1 fc	2.2 fc	0.0 fc	N/A	N/A
PROPERTY LINE 2	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
SOUTH DRIVE/PARKING	+	2.1 fc	4.9 fc	0.6 fc	8.2:1	3.5:1
WEST PARKING/DRIVES	+	1.7 fc	3.6 fc	0.8 fc	4.5:1	2.1:1

SITE LIGHTING VARIANCE:
THE PHOTOMETRIC PLAN SHOWS NO LIGHT TRESPASS EXCEEDS 0.1 FOOT CANDLE AT ANY PROPERTY LINE OR BOUNDARY BETWEEN AREA 1 & 2 EXCEPT AT THE SITE ENTRANCE AT BROADWAY, THE EAST AMTRAK LOT ACCESS POINT, AND THE WEST AMTRAK SECONDARY EMERGENCY ACCESS AREA. THE 0.1 FOOT CANDLE ALONG THE SOUTH PROPERTY LINE OF AREA 2 IS BENEFITED BY AN EXISTING RETAINING WALL (EASTERN PORTION) AND STEEP BANK (WESTERN PORTION) WITH A HEIGHT DIFFERENTIAL FROM 6' TO 10'. ALTHOUGH THE FOOT CANDLE MEASUREMENT EXCEEDS 0.1 AT THE ENTRANCE AND ACCESS LANES ALONG THE SOUTHERN PROPERTY LINE, THESE ARE VEHICULAR DRIVES THAT ARE OTHERWISE NON-OCCUPIABLE. THE EXCESS OF 0.1 FC IN THESE THREE LIMITED AREAS WILL NOT BE A DETRIMENT TO THE INTENT OF THE LIGHT TRESPASS MANDATE, AND IN FACT IS DESIRABLE IN THESE LOCATIONS TO ENHANCE EMERGENCY RESPONSE AND VEHICULAR AND PEDESTRIAN SAFETY.



N

ELECTRICAL SITE PHOTOMETRIC PLAN
1" = 40'-0"

BROADWAY PARK

841 BROADWAY STREET
ANN ARBOR, MI 48104

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

SMITHGROUP

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

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

ETS ENGINEERING, INC.
418-1/2 S. WASHINGTON
ROYAL OAK, MI 48068

ISSUED FOR	REV	DATE
REVISED PUD SITE PLAN	E	04AUG20
REVISED PUD SITE PLAN	D	23APR20
REVISED PUD SITE PLAN	C	30JAN20
REVISED PUD SITE PLAN	B	21NOV19
PUD SITE PLAN	A	24OCT19

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE
ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'
SCALE

PROJECT NUMBER 10420.000

PE-10
DRAWING NUMBER

FILE: X:\Projects\Hamilton Anderson\Broadway Park Development\PE10_PE11 ELEC SITE PHOTOMETRIC PLAN (Dsize).dwg, 4/22/2020 4:01:09 PM, ARCH full bleed D (36.00 x 24.00 Inches)
USER: Brian DATE: Apr, 22 2020 TIME: 04:01 pm
X:\Projects\Hamilton Anderson\Broadway Park Development\PE10_PE11 ELEC SITE PHOTOMETRIC PLAN (Dsize).dwg, 4/22/2020 4:01:09 PM, ARCH full bleed D (36.00 x 24.00 Inches)

FILE: X:\Projects\Hamilton Anderson\Broadway Park Development\PE10_PE11 ELEC SITE PHOTOMETRIC PLAN (Dsize).dwg USER: Brian DATE: Apr. 22 2020 TIME: 04:01 pm
X:\Projects\Hamilton Anderson\Broadway Park Development\PE10_PE11 ELEC SITE PHOTOMETRIC PLAN (Dsize).dwg, 4/22/2020 4:01:25 PM, ARCH full bleed D (36.00 x 24.00 Inches)

DESIGN CONSIDERATIONS

TECHNICAL AND DESIGN CONSIDERATIONS

Nighttime Friendly Lighting

Luminaire Classifications for Controlling Glare

The Illuminating Engineering Society of North America (IESNA, or IES) provides classifications for luminaires according to their glare control and high-angle brightness. These classifications include full cutoff, cutoff, semi-cutoff and non-cutoff.

Acuity Brands Lighting uses Nighttime Friendly to identify products that reduce negative impacts on the nighttime environment. Products designated with the Nighttime Friendly logo have no uplight, meet the IESNA definition for full cutoff optics and reduce high-angle brightness. These measures of luminaire performance are consistent with sustainability standards for light pollution reduction.

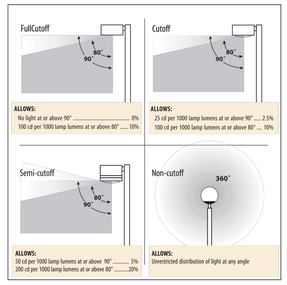
For applications where there is a concern with light trespass on neighboring properties, consider products that limit light behind the pole such as the Type 4 sharp cutoff optical system or house side shielding.

NIGHTTIME FRIENDLY

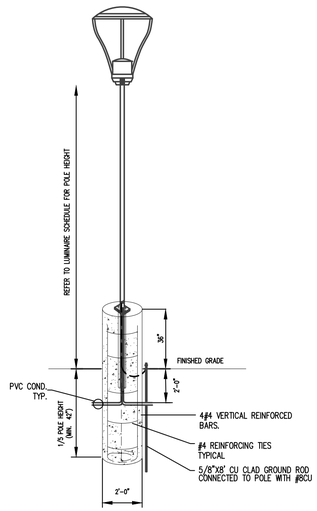
Nighttime Friendly designates products with superior optical control that are consistent with the goals of Urban Lighting for Livable Communities, a statement of criteria for light pollution reduction. These products are full cutoff and no more than 10% of the lumens from the luminaire are emitted above 80 degrees from nadir.

Classification	Definition	Benefits	Limitations
Full Cutoff	Zero intensity at or above horizontal (90° above nadir) and limited to a value not exceeding 10% of lamp lumens at or above 80°.	Limits spill light onto adjacent property, reduces glare. No light is emitted directly from the luminaire into the sky.	May reduce pole spacing to maintain uniformity and increase pole and luminaire quantities.
Cutoff	Intensity at or above 90° (horizontal) no more than 2.5% of lamp lumens, and no more than 10% of lamp lumens at or above 80°.	Small increase in high-angle light allows increased pole spacing.	May allow some uplight from luminaire. Typically a small overall impact on sky glow.
Semi-cutoff	Intensity at or above 90° (horizontal) no more than 5% of lamp lumens and no more than 20% at or above 80°.	High-angle light accents taller vertical surfaces such as buildings. Most light is still directed downward.	Little control of light at property line. Potential for increased glare when using high wattage luminaires. Typically directs more light into the sky than cutoff.
Non-cutoff	No limitations on light distribution at any angle.	Uniform luminous surfaces such as internally illuminated signs or globes. Wattage should be limited. Suitable for sports lighting, façade, landscape or other applications where luminaires are tilted due to limitations in pole or fixture locations.	Location and aiming are critical. Most likely of all categories to produce offensive brightness and sky glow.

NOTE:
The Illuminating Engineering Society of North America plans to adopt a new luminaire classification system in 2006 that will supercede the current cutoff classifications.

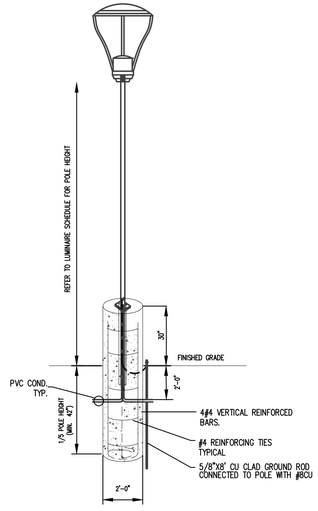


PSG9 www.AcuityBrandsLighting.com AcuityBrands. Lighting 725



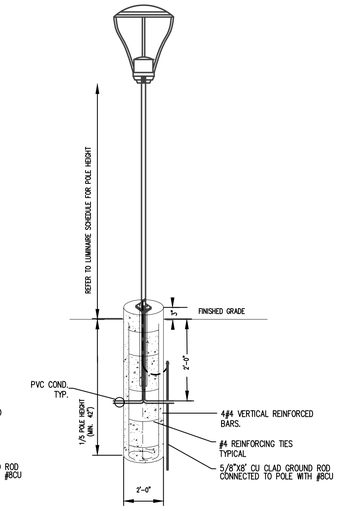
GENERAL BASE DETAIL NOTES:
1. POLE SHALL BE FURNISHED WITH 4" x 6" GASKETED HAND HOLE.
2. E.C. TO CONNECT #6 BARE CU GROUND TO POLE BASE AND GROUND ROD
3. E.C. SHALL FURNISH AND INSTALL IN-LINE FUSING.
4. USE 4–40" x 1" ANCHOR BOLTS.
5. VERIFY EXACT LUMINAIRE REQUIREMENTS WITH LUMINAIRE SCHEDULE

LIGHT POLE BASE DETAIL (A) NOT TO SCALE



GENERAL BASE DETAIL NOTES:
1. POLE SHALL BE FURNISHED WITH 4" x 6" GASKETED HAND HOLE.
2. E.C. TO CONNECT #6 BARE CU GROUND TO POLE BASE AND GROUND ROD
3. E.C. SHALL FURNISH AND INSTALL IN-LINE FUSING.
4. USE 4–40" x 1" ANCHOR BOLTS.
5. VERIFY EXACT LUMINAIRE REQUIREMENTS WITH LUMINAIRE SCHEDULE

LIGHT POLE BASE DETAIL (B) NOT TO SCALE



GENERAL BASE DETAIL NOTES:
1. POLE SHALL BE FURNISHED WITH 4" x 6" GASKETED HAND HOLE.
2. E.C. TO CONNECT #6 BARE CU GROUND TO POLE BASE AND GROUND ROD
3. E.C. SHALL FURNISH AND INSTALL IN-LINE FUSING.
4. USE 4–40" x 1" ANCHOR BOLTS.
5. VERIFY EXACT LUMINAIRE REQUIREMENTS WITH LUMINAIRE SCHEDULE

LIGHT POLE BASE DETAIL (C) NOT TO SCALE

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

ETS ENGINEERING, INC.
418-1/2 S. WASHINGTON
ROYAL OAK, MI 48068

ISSUED FOR	REV	DATE
REVISED PUD SITE PLAN	E	04AUG20
REVISED PUD SITE PLAN	D	23APR20
REVISED PUD SITE PLAN	C	30JAN20
REVISED PUD SITE PLAN	B	21NOV19
PUD SITE PLAN	A	24OCT19

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE
ELECTRICAL SITE POLE DETAILS & FIXTURE CUT-SHEET

SCALE

PROJECT NUMBER
10420.000

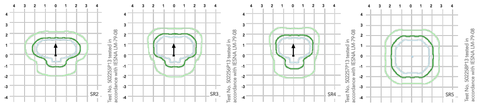
DRAWING NUMBER
PE-11

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's MRP LED homepage.

Isofootcandle plots are considered to be representative of available optical distributions.

LEGEND
0.1 fc
0.5 fc
1.0 fc



Test No. 30272SP11 tested in accordance with IESNA LM-79-08

Part Night Controls

Part-Night controls are simple, energy-saving devices that allow luminaires dim during the late-night hours without the need of additional control circuits or wireless signals. With this luminaire-embedded device, the luminaires operate at full light output beginning at dusk (when turned on by the photocell or time clock), but then automatically reduce the light output (typically to 30%) for a period during the late-night hours when occupancy is lowest. The part-night device can keep the luminaire in energy-saving mode until dawn when the external photocell/timeclock switches off the luminaire, or it can be programmed for a shorter period, allowing early-morning occupants to enjoy full light output.

A luminaire with a factory-installed part-night device is easy to install as there no additional wires and no required commissioning.

Luminaires equipped with part-night devices require some dusk to dawn control in order to operate correctly. This on-at-dusk and off-at-dawn capability may be in the form of a branch circuit photocontrol or astrological timeclock, or it could be a local photocontrol in the luminaire itself. Without dusk to dawn controls, the part-night will become disabled and the luminaire will remain on at 100%.

Available configurations are as follows:

PNMTD03	Dims mid-way through the night	Remains dimmed until dawn	Dimmed at 30%
PNMT5D3	Dims mid-way through the night	Remains dimmed for 5 hours	Dimmed at 30%
PNMT6D3	Dims mid-way through the night	Remains dimmed for 6 hours	Dimmed at 30%
PNMT7D3	Dims mid-way through the night	Remains dimmed for 7 hours	Dimmed at 30%

The part-night device uses an algorithm which averages the durations of the last three dusk-to-dawn periods (length of time the luminaire was powered) and divides it in half to determine the mid-point of the night. This accounts for seasonality and specific environmental elements that might affect the lighting in the specific locations. The luminaire may operate at full power for the first three nights in order to calibrate.

FEATURES & SPECIFICATIONS

INTENDED USE
Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION
Single-piece die-cast aluminum housing with nominal wall thickness of .012". Die-cast top access doorframe has impact-resistant, tempered glass lens (3/16" thick). Doorframe is fully gasketed with one-piece tubular silicone.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS
Precision acrylic refractive optics for optimum light distribution through the flat glass lens. Light engines are available in standard 300K (70 CRI) or optional 400K (70 CRI) or 5000K (70 CRI) configurations.

ELECTRICAL
Light engine consists of 42 high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Standard post-top mounting configuration fits into a 4" OD open pole top (round pole only). Multiple options and accessories are available for other mounting needs.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. **U.S. Patent No. D556,357.**

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LITHONIA LIGHTING. One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
COMMERCIAL OUTDOOR
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MRP-LED Rev. 10/28/19

Ordering Information

Accessories
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [1]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [1]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [1]
DSHORT SBK U	Shorting cap [2]
MRPT20 DDBXD U	2-3/8" tenon slipfitter (specify finish)
MRPT25 DDBXD U	2-7/8" tenon slipfitter (specify finish)
MRPT30 DDBXD U	3-1/2" tenon slipfitter (specify finish)
MRPT35 DDBXD U	4" tenon slipfitter (specify finish)
MRPF3 DDBXD U	3" OD round pole adapter (specify finish)
MRPF5 DDBXD U	5" OD round pole adapter (specify finish) [3]

For more control options, visit DTL and ROAM online.

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
3 Also available as a separate accessory; see Accessories information at left.
4 Maximum pole wall thickness is 0.156".
5 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls.
6 Dimming driver standard. Not available with 347V, 480V, SF, DF, PERS or PER7.
7 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
42C (42 LEDs)	530	75W	SR2	5,456	1	2	1	73	6,605	1	2	1	88	6,671	1	2	1	89
			SR3	5,436	1	1	1	72	6,581	1	1	2	88	6,647	1	1	2	89
			SR4	5,399	1	1	1	72	6,537	1	1	2	87	6,602	1	1	2	88
			SR5	5,748	3	1	3	77	6,959	3	1	3	93	7,029	3	1	3	94
	700	100W	SR2	6,630	1	2	1	66	8,026	2	2	2	80	8,106	2	2	2	81
			SR3	6,605	1	1	2	66	7,997	1	2	2	80	8,077	1	2	2	81
			SR4	6,561	1	1	2	66	7,943	1	2	2	79	8,022	1	2	2	80
			SR5	6,985	3	1	3	70	8,456	3	2	3	85	8,541	3	2	3	85
	1000	151W	SR2	8,165	2	2	2	54	9,885	2	2	2	65	9,983	2	2	2	66
			SR3	8,135	1	2	2	54	9,848	2	2	2	65	9,947	2	2	2	66
			SR4	8,080	2	2	2	54	9,782	2	2	2	65	9,880	2	2	2	65
			SR5	8,602	3	2	3	57	10,414	4	2	4	70	10,518	4	2	4	70

PER Table

Control	PER (3 wires)	PERS (5 wires)		PER7 (7 wires)		
		Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7	
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended
⊘ Will not work
⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumens Multiplier
0°C	32°F	1.06
10°C	50°F	1.04
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.96

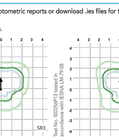
Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MRP LED 42C 700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.96	0.92	0.85

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MRP-LED Rev. 10/28/19

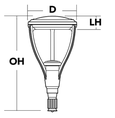


MRP LED
LED Area Luminaire

Catalog Number
Notes
Type SA SB SC

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



EPA:	1.125 ft² (0.105 m²)
Luminaire Height:	6 3/8" (16.2 cm)
Overall Height:	32" (81.3 cm)
Diameter:	18" (45.7 cm)
Weight (max):	37.5 lbs (17 kg)

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background2

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: MRP LED 42C 700 40K SR5 MVOLT DDBXD

MRP LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
MRP LED	42C 42 LEDs (one engine)	350 350mA 530 530mA 700 700mA 1000 1000mA (1A)	30K 3000K 40K 4000K 50K 5000K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V	MVOLT [1] 277 [2] 120 [2] 347 [2] 208 [2] 480 [2] 240 [2]	**Shipped included** (blank) Fits 4" OD round pole **Shipped separately** [3] MRPT20 2-3/8" tenon slipfitter MRPT25 2-7/8" tenon slipfitter **Shipped separately** [3] MRPT30 3-1/2" tenon slipfitter MRPT35 4" tenon slipfitter MRPF3 3" OD round pole adapter MRPF5 5" OD round pole adapter [4]

Control options		Other options		Finish (required)	
Shipped installed		SF Single fuse (120, 277, 347V) [2]		DDBXD Dark bronze	DDBTXD Textured dark bronze
PER NEMA twist-lock receptacle only (control ordered separate)	PNMTD03 Part night, dim till dawn [4]	DF Double fuse (208, 240, 480V) [2]		DBLXD Black	DBLBXD Textured black
PER5 Five-wire receptacle only (control ordered separate) [5]	PNMT5D3 Part night, dim 5 hrs [4]			DNAXD Natural aluminum	DNATXD Textured natural aluminum
PER7 Seven-wire receptacle only (control ordered separate) [5]	PNMT6D3 Part night, dim 6 hrs [4]			DWHXD White	DWHGXD Textured white
	PNMT7D3 Part night, dim 7 hrs [4]				

LITHONIA LIGHTING. One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
COMMERCIAL OUTDOOR
© 2011-2019 Acuity Brands Lighting, Inc. All rights reserved.
MRP-LED Rev. 10/28/19

FILE: Z:\pro\2015\2015164.00 DTE - Roxbury\00 Correspondence\Consultant_Site-civil_JAR\zh\2020-01-21 Updated Site\10420-TBLK - Copy.dwg USER: ewilliams DATE: Jan. 27 2020 TIME: 07:36 pm

CONDOMINIUM LEED NARRATIVE

The Condominium Building will be designed to LEED Silver Standards using the LEED v4 for Building Design and Construction: Multifamily Midrise checklist and Reference Guide. The development team has completed Initial research, analysis, and goal setting. Prerequisite credits and optional credits will be pursued in all categories (Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality, Innovation & Design Process, and Regional Priority Credits) and be administered by the LEED Accredited Professionals on the team. While final credit selections cannot be finalized until the Construction Documents phase of the process, the project team anticipates capitalizing on the building's inherent strengths within an innovative development on a high priority site with great sustainability engagement potential. Preliminary anticipated checklist items include such things as:

- Site Selection
- Access to Transit
- No Invasive Plants
- Heat Island Reduction
- Indoor Water Use Efficiency
- Air Infiltration
- Envelope insulation
- Windows
- Efficient Domestic Hot Water Heaters
- High Efficiency Appliances
- Renewable energy
- Construction Waste Management
- Material Efficient Framing
- Contaminant Control
- Low Emitting Products
- Innovation (Green Power Offsets, Community Outreach & Engagement, and Design for Active Occupants)
- Regionally Priority Specific Credits (Site Selection & Indoor Water Use)

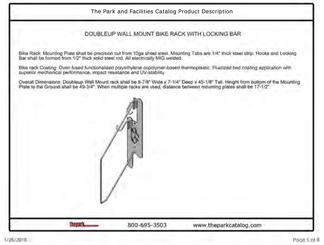
Ann Arbor Net Zero Initiative and Climate Action Plan

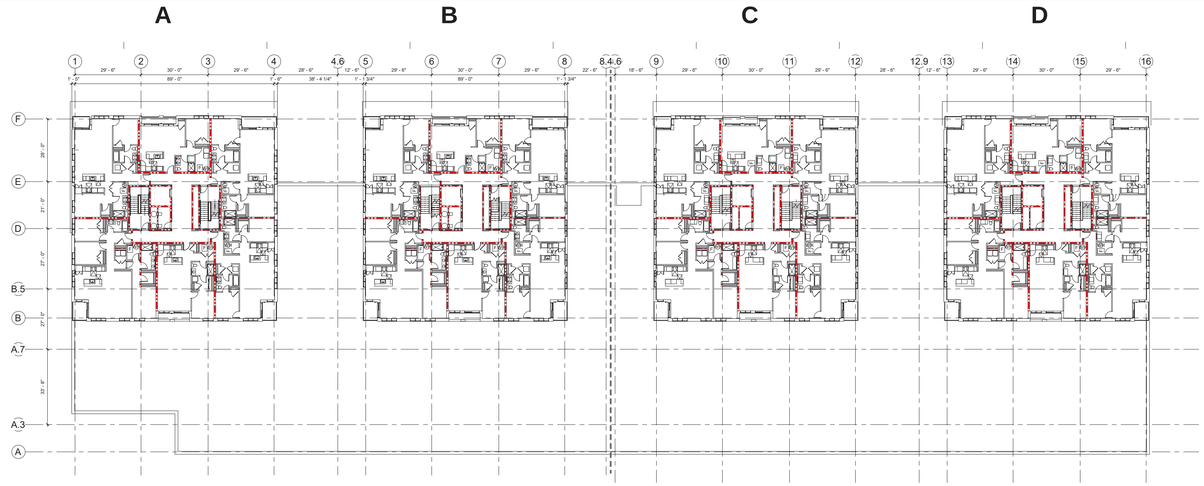
The development will attribute 100 percent of its electrical energy use to renewable energy by participating in DTE's MIGreenPower program that sources energy through wind and solar projects.

CLASS A BIKE STORAGE DETAILS

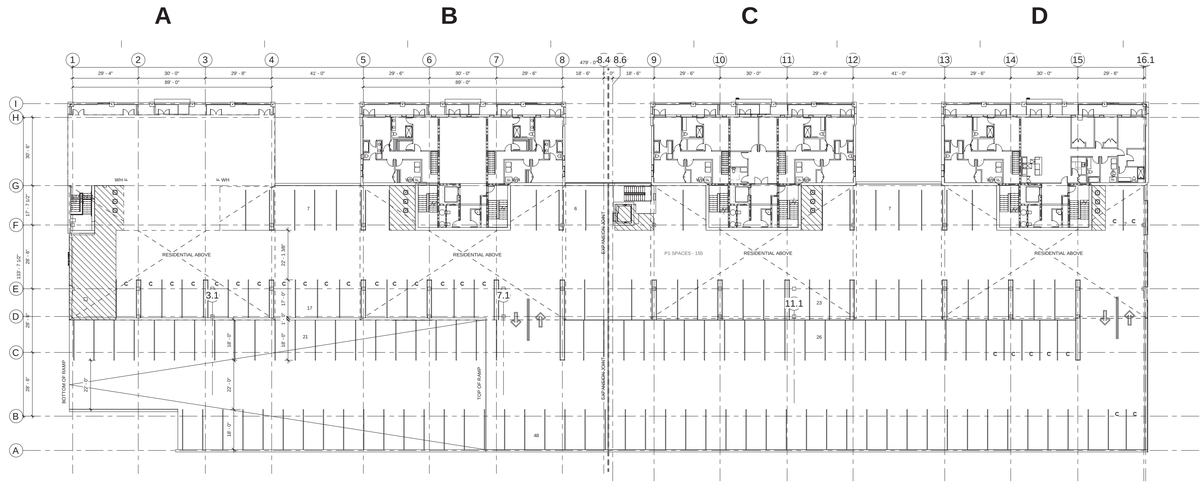
Class A Bike Storage at Ground Floor Parking Garage to be double wall-mounted bike racks spaced 17.5" O.C. and enclosed in a locked cage system mounted to concrete floor deck.



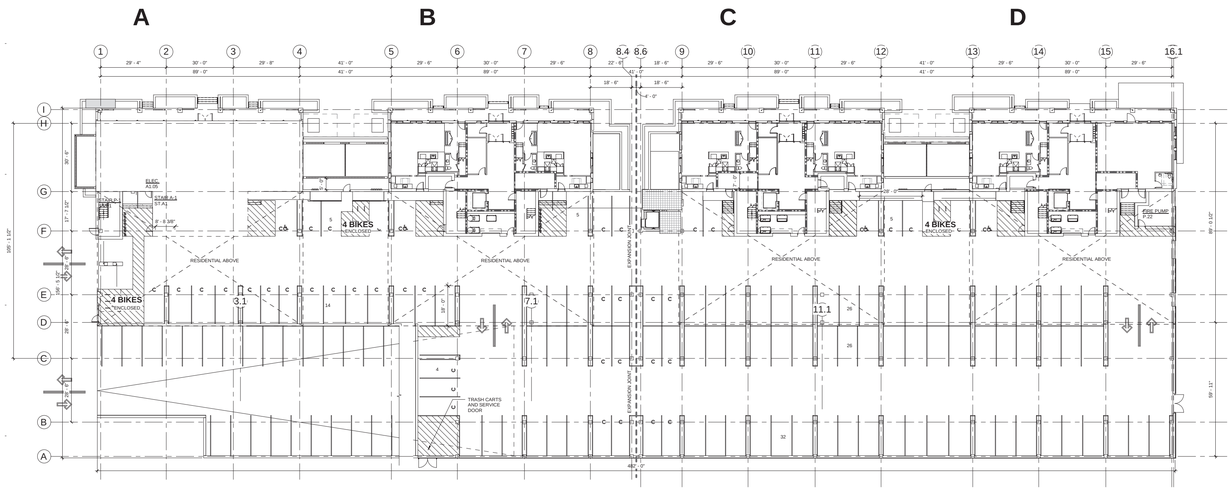




LEVEL 04 - COMPOSITE FLOOR PLAN



LEVEL 02 PARKING - COMPOSITE FLOOR PLAN



LEVEL 01 PARKING - COMPOSITE FLOOR PLAN

FLOOR PLAN GENERAL NOTES

NO FIRE WALLS INDICATED OR REQUIRED

BEDROOM COUNT BY TYPE

1 BR:	24
2 BR:	44
3 BR:	28
TOTAL	96

PLAN NORTH

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:

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

SMITHGROUP

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

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

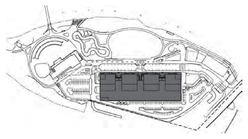
ISSUED FOR	REV	DATE
ISSUED FOR		

REVISED PUD SITE PLAN		*04AUG20*
REVISED PUD SITE PLAN	*G*	*23APR20*
REVISED PUD SITE PLAN	*C*	*30JAN20*
REVISED PUD SITE PLAN	*B*	*21NOV19*
PUD SITE PLAN	*A*	*24OCT19*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

RESIDENTIAL
A B C, & D
FLOOR PLANS

1/32" = 1' - 0"

SCALE

10420

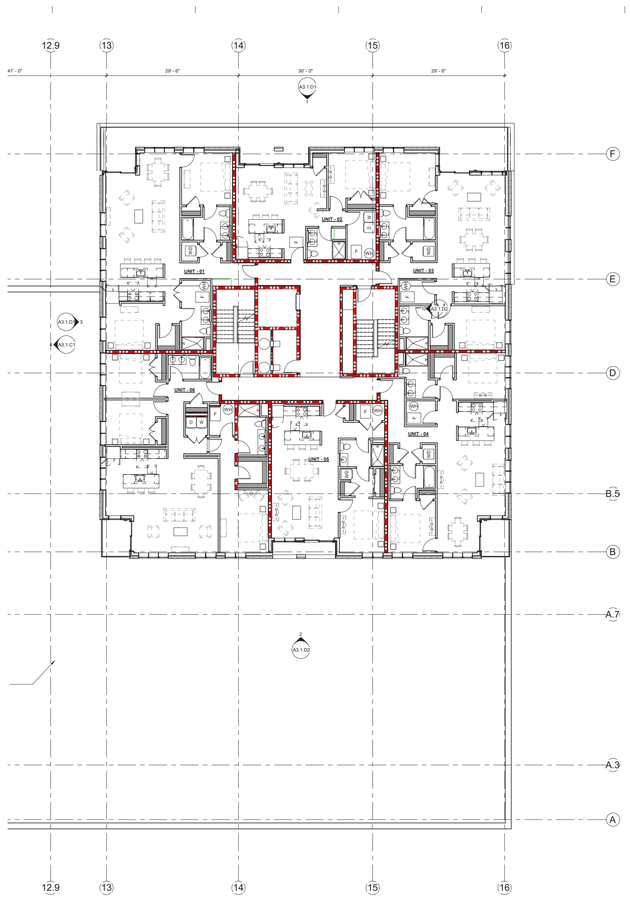
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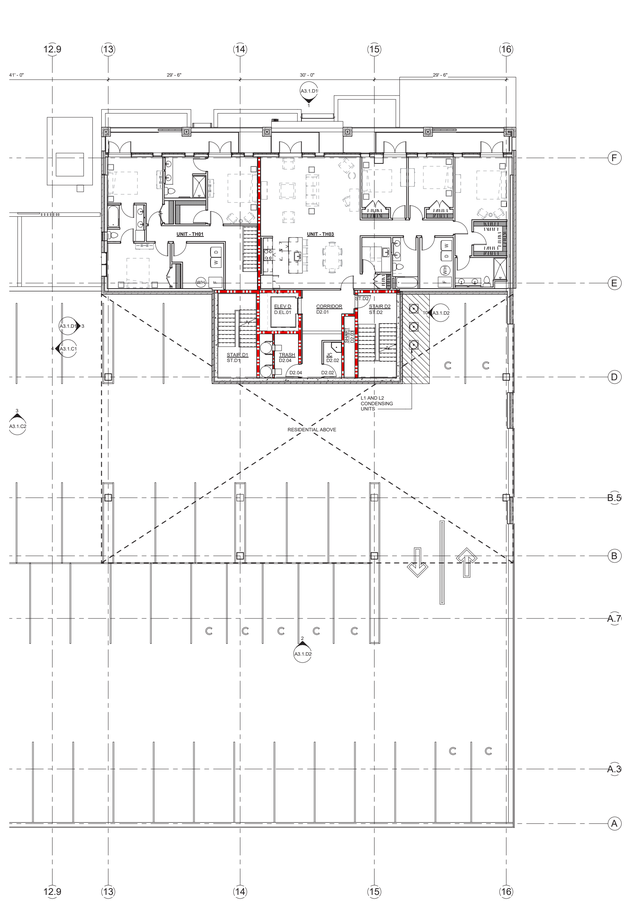
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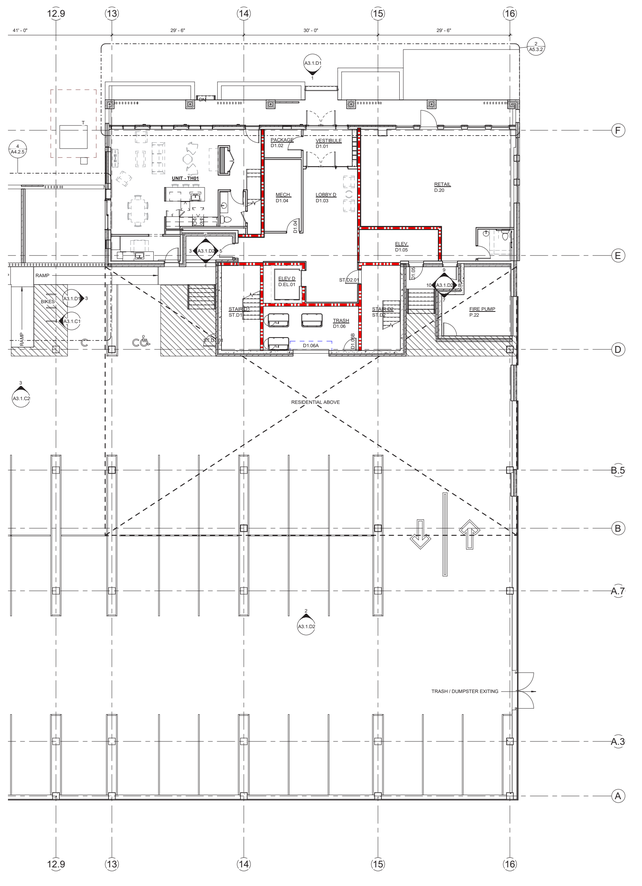
SITE SECTION THROUGH RESIDENTIAL D AND COMMERCIAL 1
1” = 20’



RESIDENTIAL D O3 LEVEL FLOOR PLAN
1/16” = 1’-0”



RESIDENTIAL D O2 LEVEL FLOOR PLAN
1/16” = 1’-0”



RESIDENTIAL D O1 LEVEL FLOOR PLAN
1/16” = 1’-0”

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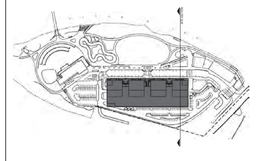
HAMILTON ANDERSON
1435 RANDOLPH STREET, STE 200
DETROIT, MI 48226

ISSUED FOR	REV	DATE
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REVISED PUD SITE PLAN		04AUG20
REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	C	30JAN20
REVISED PUD SITE PLAN	B	21NOV19
PUD SITE PLAN	A	24OCT19

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE
RESIDENTIAL FLOOR PLANS

AS NOTED
SCALE

10420
PROJECT NUMBER

A1.2
DRAWING NUMBER

FILE:Z:\proj2015\2015164.00 DTE - Roxbury\00 Correspondence\Consultant_Site-civil_JJR\In\2020-01-21 Updated Site\10420-TBLK - Copy.dwg USER:ewilliams DATE:Jan. 27 2020 TIME: 07:36 pm

GARAGE SCREEN DETAIL
Garage screening to be perforated metal panels (*PMP-1*) on posts attached to concrete parking deck structure.



1 RESIDENTIAL D EAST ELEVATION
1/8" = 1'-0"



1 RESIDENTIAL B NORTH ELEVATION
A1.1.1



3 RESIDENTIAL B WEST ELEVATION
A1.1.1



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

RESIDENTIAL BUILDING COMPOSITE ELEVATIONS
1/32" = 1'-0"



2 RESIDENTIAL B SOUTH ELEVATION
A1.1.1



1 RESIDENTIAL B EAST ELEVATION
A1.1.1

MATERIAL LEGEND:

LEGEND FOR QUICK REFERENCE. REFER TO SPECIFICATIONS FOR MATERIALS, COLORS, MNUFACTURERS, BASIS OF DESIGN, ETC. FOR SYSTEM TYPE.

BRICK TYPE:

FB-1 (PODIUM)
MANUFACTURER:
PRODUCT:
SIZE: MODULAR (3 5/8"X2 1/4"X 7 5/8")
PATTERN: RUNNING BOND PATTERN
MORTAR COLOR:
(CONTROL JOINT MORTAR TO MATCH BRICK COLOR)

FB-1A (PODIUM - BRICK SCREEN)
MANUFACTURER:
PRODUCT:
SIZE: MODULAR (3 5/8"X2 1/4"X 7 5/8")
PATTERN:
MORTAR COLOR:
(CONTROL JOINT MORTAR TO MATCH BRICK COLOR)

FB-2 (FIELD BRICK - LIGHT)
MANUFACTURER:
PRODUCT:
SIZE: MODULAR (3 5/8"X2 1/4"X 7 5/8")
PATTERN: RUNNING BOND PATTERN
MORTAR COLOR:
(CONTROL JOINT MORTAR TO MATCH BRICK COLOR)

FB-3 (FIELD BRICK - MEDIUM)
MANUFACTURER:
PRODUCT:
SIZE: MODULAR (3 5/8"X2 1/4"X 7 5/8")
PATTERN: RUNNING BOND PATTERN
MORTAR COLOR:
(CONTROL JOINT MORTAR TO MATCH BRICK COLOR)

FB-4 (SOLDIER)
MANUFACTURER:
PRODUCT:
SIZE: MODULAR (3 5/8"X2 1/4"X 7 5/8")
PATTERN: SOLDER BOND PATTERN
MORTAR COLOR:
(CONTROL JOINT MORTAR TO MATCH BRICK COLOR)

FB-5 (SOLDIER)
MANUFACTURER:
PRODUCT:
SIZE: MODULAR (3 5/8"X2 1/4"X 7 5/8")
PATTERN: SOLDER BOND PATTERN
MORTAR COLOR:
(CONTROL JOINT MORTAR TO MATCH BRICK COLOR)

CONCRETE MASONRY UNIT:

BLK-1
COLOR:
SIZE: SEE WALL TYPES / PARTITION SCHEDULE
PATTERN: RUNNING BOND PATTERN
MORTAR COLOR:
(CONTROL JOINT MORTAR TO MATCH CMU COLOR)

COPING SYSTEM TYPE:

CP-1 PREFINISHED METAL COPING
COLOR:

CP-2 PREFINISHED METAL COPING
COLOR:

CP-3 PREFINISHED METAL COPING
COLOR:

CP-4 MASONRY COPING
COLOR:

FORMED METAL PANELS:

FMP-1 STANDING SEAM METAL PANEL
MANUFACTURER:
PRODUCT:
MATERIAL:
TEXTURE:
COLOR:

PMP-1 ERFORATED METAL PANEL
MANUFACTURER:
PRODUCT:
MATERIAL:
TEXTURE:
COLOR:

WOOD CLADDING:

WD-1
MANUFACTURER:
PRODUCT:
MATERIAL:
TEXTURE:
COLOR:

WD-2
MANUFACTURER:
PRODUCT:
MATERIAL:
TEXTURE:
COLOR:

EXTERIOR PAINT:
PT-50 SW XXXX

STOREFRONT / WINDOW SYSTEM:
"SEE ENLARGED GLAZING ELEVATIONS"

GLASS TYPE:
"SEE ENLARGED GLAZING ELEVATIONS"

NOTE: ALL BRICK TO BE MODULAR BRICK (3 5/8" X 2 ¼" X 7 5/8")

BROADWAY PARK WEST

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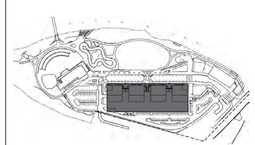
HAMILTON ANDERSON
1435 RANDOLPH STREET, STE 200
DETROIT, MI 48226

ISSUED FOR	REV	DATE
ISSUED FOR	REV	DATE
REVISED PUD SITE PLAN		*04AUG20*
REVISED PUD SITE PLAN	*G*	*23APR20*
REVISED PUD SITE PLAN	*C*	*30JAN20*
REVISED PUD SITE PLAN	*B*	*21NOV19*
PUD SITE PLAN	*A*	*24OCT19*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

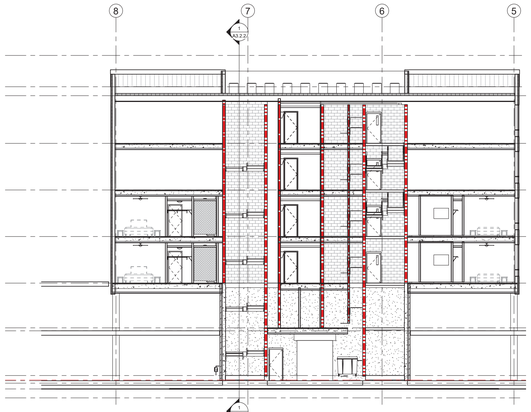
RESIDENTIAL ELEVATIONS

1/16" = 1' - 0" UNO
SCALE

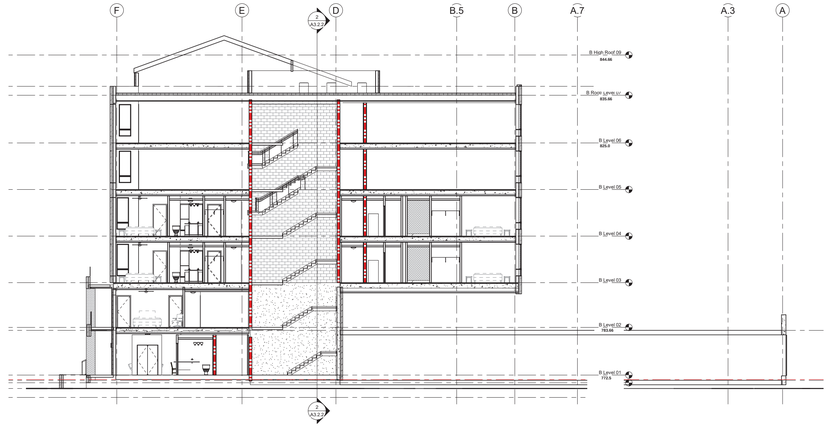
10420
PROJECT NUMBER

A1.3
DRAWING NUMBER

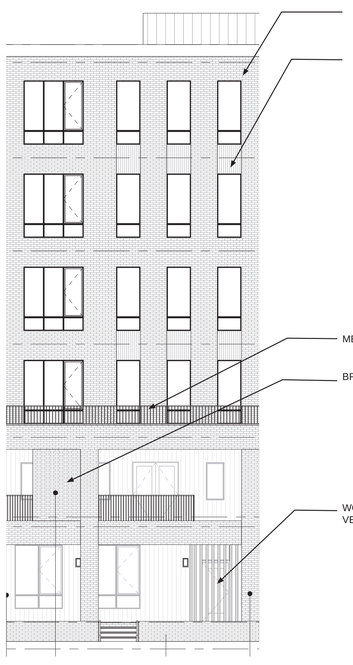
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E/W BUILDING SECTION



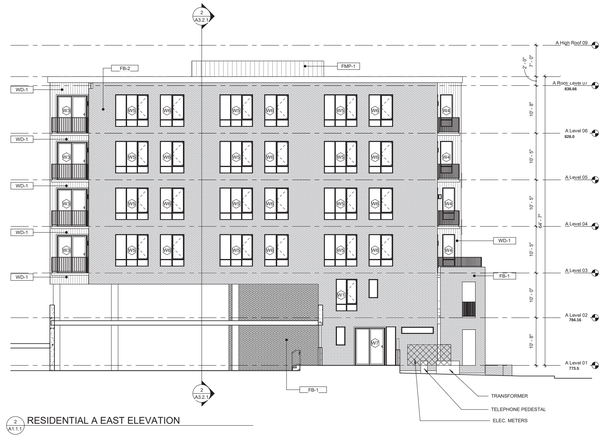
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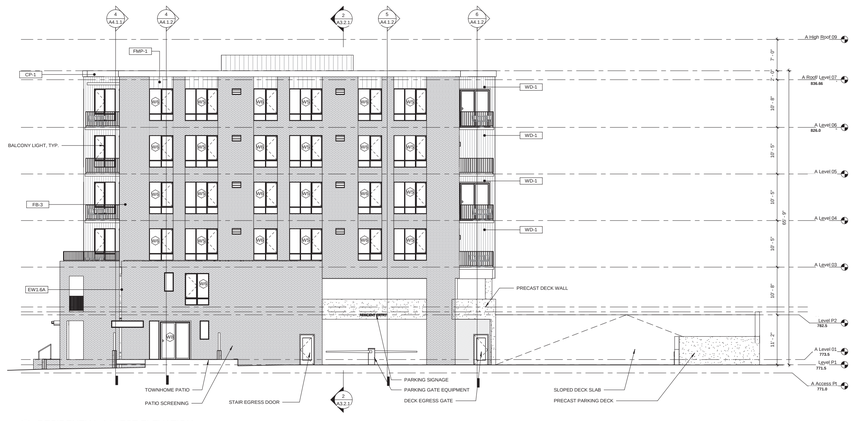
BAY DETAIL - RESIDENTIAL A NORTH
1/8" = 1'-0"



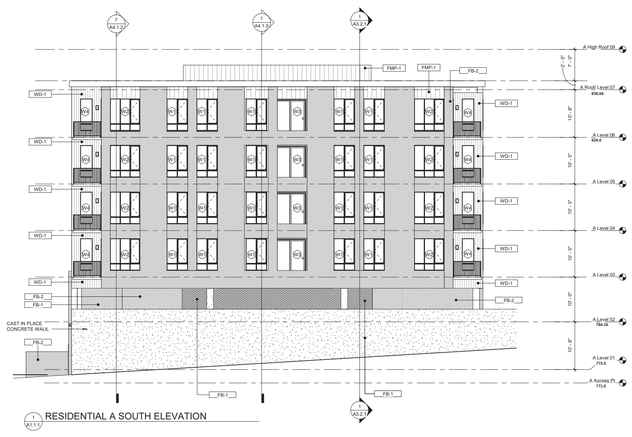
RESIDENTIAL A NORTH ELEVATION



RESIDENTIAL A EAST ELEVATION



RESIDENTIAL A WEST ELEVATION



RESIDENTIAL A SOUTH ELEVATION

MATERIAL LEGEND:

LEGEND FOR QUICK REFERENCE. REFER TO SPECIFICATIONS FOR MATERIALS, COLORS, MANUFACTURERS, BASIS OF DESIGN, ETC. FOR SYSTEM TYPE.

BRICK TYPE:

FB-1 (PODIUM)
MANUFACTURER:
COLOR:
SIZE: MODULAR (3 5/8"x2 1/4"x 7 5/8")
PATTERN: RUNNING BOND PATTERN
MORTAR COLOR:
(CONTROL JOINT MORTAR TO MATCH BRICK COLOR)

FB-1A (PODIUM - BRICK SCREEN)
MANUFACTURER:
COLOR:
SIZE: MODULAR (3 5/8"x2 1/4"x 7 5/8")
PATTERN: RUNNING BOND PATTERN
MORTAR COLOR:
(CONTROL JOINT MORTAR TO MATCH BRICK COLOR)

FB-2 (FIELD BRICK - LIGHT)
MANUFACTURER:
COLOR:
SIZE: MODULAR (3 5/8"x2 1/4"x 7 5/8")
PATTERN: RUNNING BOND PATTERN
MORTAR COLOR:
(CONTROL JOINT MORTAR TO MATCH BRICK COLOR)

FB-3 (FIELD BRICK - MEDIUM)
MANUFACTURER:
COLOR:
SIZE: MODULAR (3 5/8"x2 1/4"x 7 5/8")
PATTERN: RUNNING BOND PATTERN
MORTAR COLOR:
(CONTROL JOINT MORTAR TO MATCH BRICK COLOR)

FB-4 (SOLDIER)
MANUFACTURER:
COLOR:
SIZE: MODULAR (3 5/8"x2 1/4"x 7 5/8")
PATTERN: SOLDIER BOND PATTERN
MORTAR COLOR:
(CONTROL JOINT MORTAR TO MATCH BRICK COLOR)

FB-5 (SOLDIER)
MANUFACTURER:
COLOR:
SIZE: MODULAR (3 5/8"x2 1/4"x 7 5/8")
PATTERN: SOLDIER BOND PATTERN
MORTAR COLOR:
(CONTROL JOINT MORTAR TO MATCH BRICK COLOR)

CONCRETE MASONRY UNIT:

BLK-1 **COLOR:**
REFER TO WALL TYPES / PARTITION SCHEDULE
PATTERN: RUNNING BOND PATTERN
MORTAR COLOR:
(CONTROL JOINT MORTAR TO MATCH CMU COLOR)

COPING SYSTEM TYPE:

CP-1 PREFINISHED METAL COPING
COLOR:

CP-2 PREFINISHED METAL COPING
COLOR:

CP-3 PREFINISHED METAL COPING
COLOR:

CP-4 MASONRY COPING
COLOR:

FORMED METAL PANELS:

FMP-1 STANDING SEAM METAL PANEL
MANUFACTURER:
PRODUCT:
MATERIAL:
TEXTURE:
COLOR:

FMP-1 ERFORATED METAL PANEL
MANUFACTURER:
PRODUCT:
MATERIAL:
TEXTURE:
COLOR:

WOOD CLADDING:

WD-1 **MANUFACTURER:**
PRODUCT:
MATERIAL:
TEXTURE:
COLOR:

WD-2 **MANUFACTURER:**
PRODUCT:
MATERIAL:
TEXTURE:
COLOR:

EXTERIOR PAINT:
PT-50 SW XXXX

STOREFRONT / WINDOW SYSTEM:
"SEE ENLARGED GLAZING ELEVATIONS"

GLASS TYPE:
"SEE ENLARGED GLAZING ELEVATIONS"

NOTE: ALL BRICK TO BE MODULAR BRICK (3 5/8" X 2 ¼" X 7 5/8")

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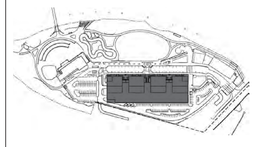
HAMILTON ANDERSON
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PUD SITE PLAN	A	240CT19

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

RESIDENTIAL ELEVATIONS & SECTIONS

1/16" = 1' - 0" UNO

SCALE

10420

PROJECT NUMBER

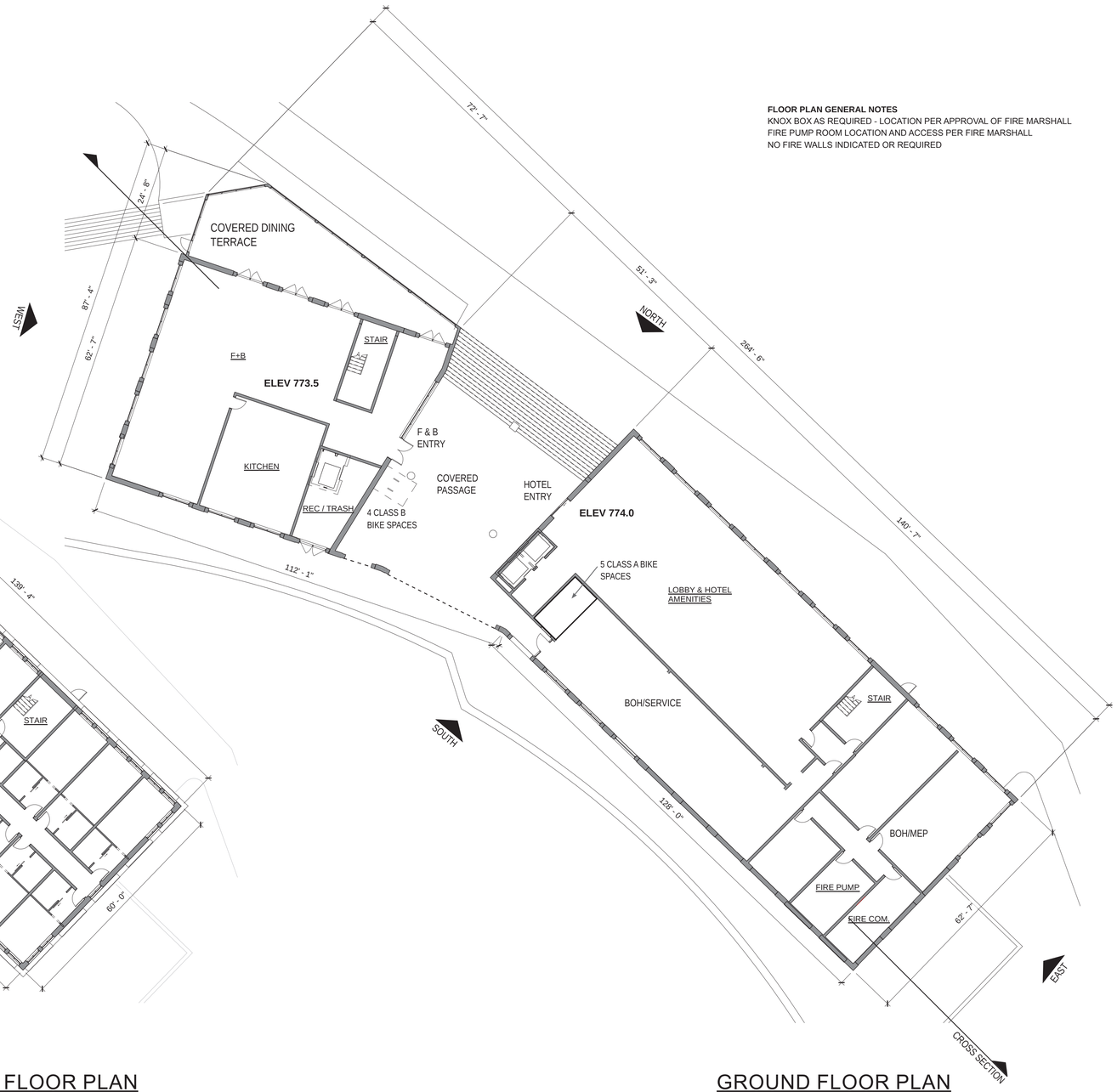
A1.4

DRAWING NUMBER

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THIRD FLOOR PLAN



GROUND FLOOR PLAN

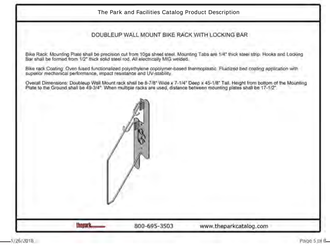
FLOOR PLAN GENERAL NOTES
KNOX BOX AS REQUIRED - LOCATION PER APPROVAL OF FIRE MARSHALL
FIRE PUMP ROOM LOCATION AND ACCESS PER FIRE MARSHALL
NO FIRE WALLS INDICATED OR REQUIRED

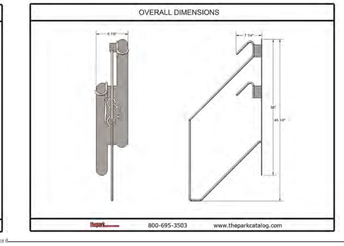
HOTEL LEED NARRATIVE
The Hotel will be designed to LEED Silver Standards using the LEED v4 for BD+C: New Construction and Major Renovation checklist and reference guide. The development team has completed Initial research, analysis, and goal setting. Prerequisite credits and optional credits will be pursued in all categories (Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality, Innovation & Design Process, and Regional Priority Credits) and be administered by the LEED Accredited Professionals on the team. While final credit selections cannot be finalized until the Construction Documents phase of the process, the project team anticipates capitalizing on the building's inherent strengths within an innovative development on a high priority site with great sustainability engagement potential. Preliminary anticipated checklist items include such things as:

- Sensitive Land Protection
- High Priority Site
- Surrounding Density
- Bicycle Facilities & Green Vehicles
- Open Space
- Heat Island & Light Pollution Reduction
- Indoor Water Use Reduction & Metering
- Optimized Energy Performance
- Green Power
- Construction Waste Management
- Low –Emitting Materials
- Interior Lighting
- Daylight & Quality Views acoustic Performance
- Innovation (Green Power Offsets, Community Outreach & Engagement)
- Regionally Priority Specific Credits (High Priority Site and Surrounding Density)

CLASS A BIKE STORAGE DETAILS
Class A Bike Storage at Hotel Lobby to be double wall-mounted bike racks spaced 17.5" O.C. and enclosed in a locked room accessible from Hotel covered passage.

CLASS B BIKE STORAGE DETAILS
See Sheet CS502





BROADWAY PARK WEST

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

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

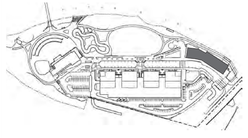
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DETROIT, MI 48226

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REVISED PUD SITE PLAN	G	23APR20
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PUD SITE PLAN	A	24OCT19

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE
HOSPITALITY + F&B FLOOR PLANS

1/16" = 1' - 0"
SCALE

10420
PROJECT NUMBER

A2.1
DRAWING NUMBER

FILE:Z:\proj2015\2015164.00 DTE - Roxbury\00 Correspondence\Consultant_Site-civil_AR\in\2020-01-21 Updated Site\10420-TBLK - Copy.dwg USER:ewilliams DATE:Jan. 27 2020 TIME: 07:36 pm



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

Applicant:

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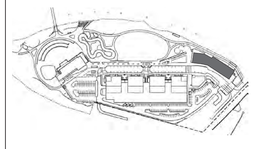
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SEALS AND SIGNATURES

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KEY PLAN



DRAWING TITLE

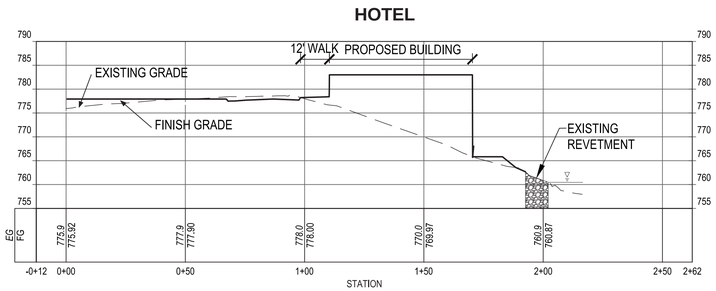
HOSPITALITY + F&B ELEVATIONS

1/16" = 1' - 0"
SCALE

10420
PROJECT NUMBER

A2.2
DRAWING NUMBER

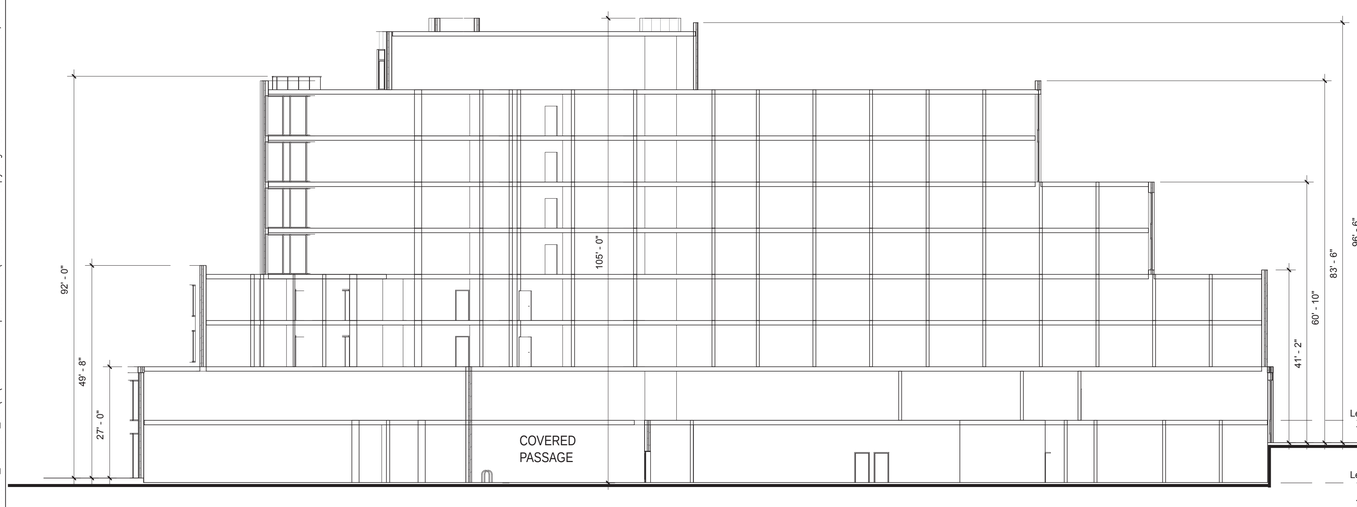
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HORIZ SCALE: 1" = 30'
VERT SCALE: 1" = 3'

CROSS SECTION AT STEEP SLOPE

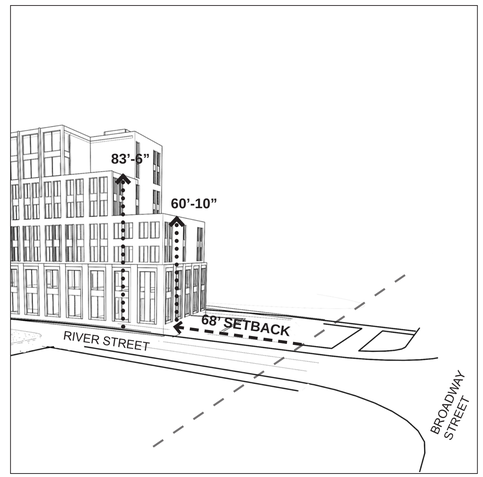
SEE KEY PLAN IN TITLE BLOCK FOR SECTION CUT LOCATION



CROSS SECTION

1/16" = 1' - 0"

SEE GROUND FLOOR PLAN SHEET A2.1 FOR LOCATION OF SECTION CUT



STREET WALL DIAGRAM

NO BUILDING OFFSET REQUIRED PER ZONING

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

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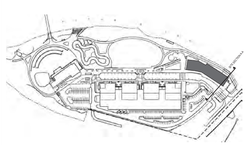
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PUD SITE PLAN	A	24OCT19

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

HOSPITALITY SECTIONS
& STREETWALL
PERSPECTIVE

SCALE

AS NOTED

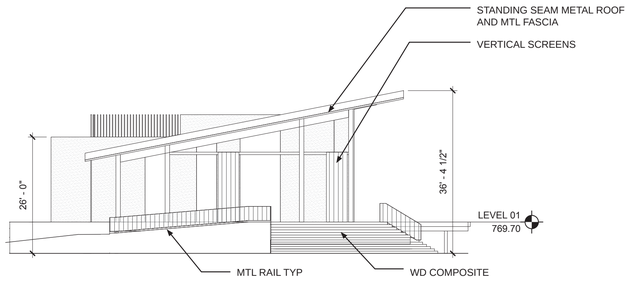
PROJECT NUMBER

10420

DRAWING NUMBER

A2.3

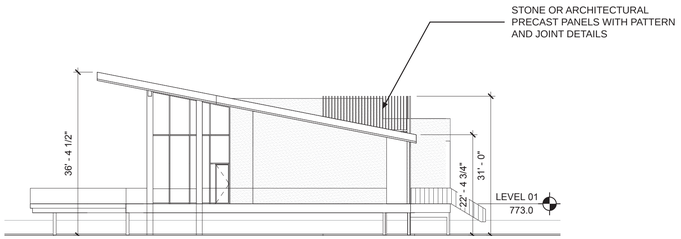
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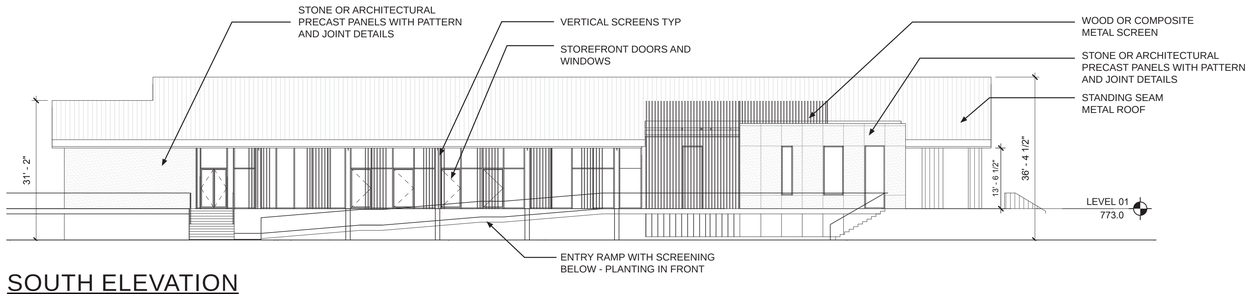
EAST ELEVATION



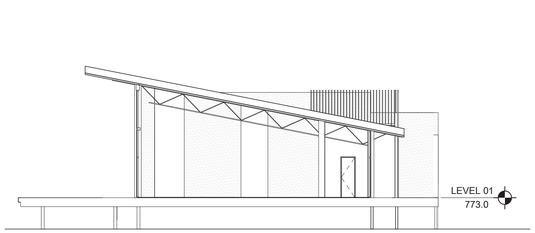
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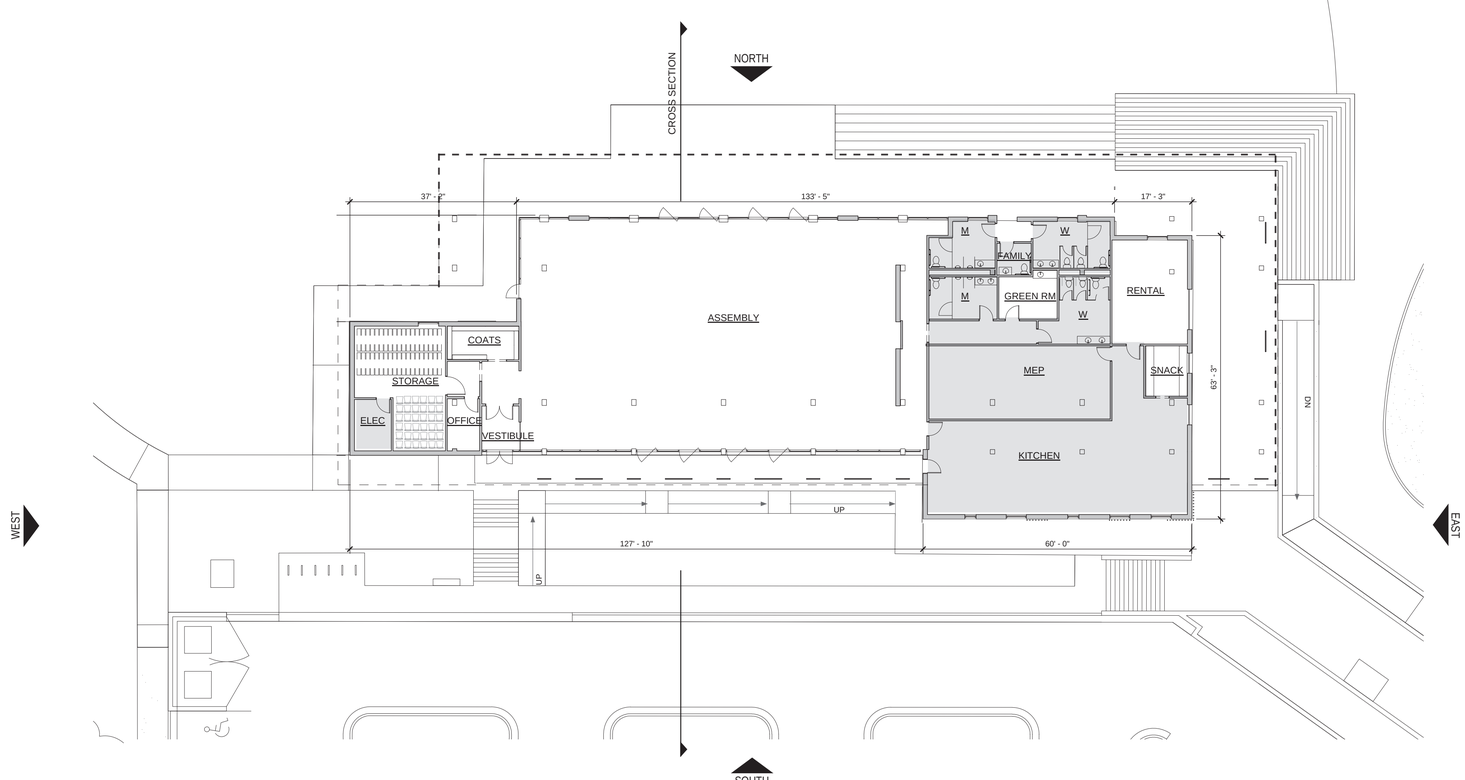
WEST ELEVATION



SOUTH ELEVATION



CROSS SECTION



FLOOR PLAN

FLOOR PLAN GENERAL NOTES
KNOX BOX AS REQUIRED - LOCATION PER APPROVAL OF FIRE MARSHALL
NO FIRE WALLS INDICATED OR REQUIRED
GRAY TONE INDICATES AREAS NOT INCLUDED IN GSF TOTAL FOR PARKING PER ZONING REGULATIONS

BROADWAY PARK WEST

841 BROADWAY STREET
ANN ARBOR, MI 48104

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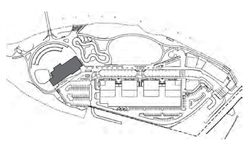
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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

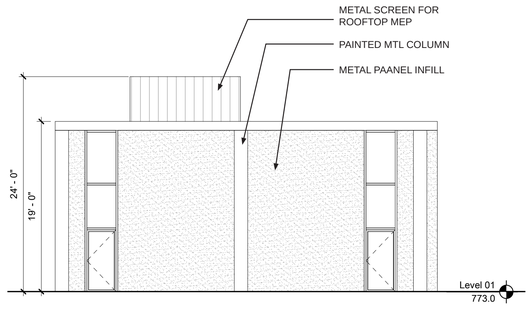
PAVILION & CONCESSIONS
FLOOR PLANS,
ELEVATIONS, & SECTIONS

SCALE
1/16" = 1' - 0"

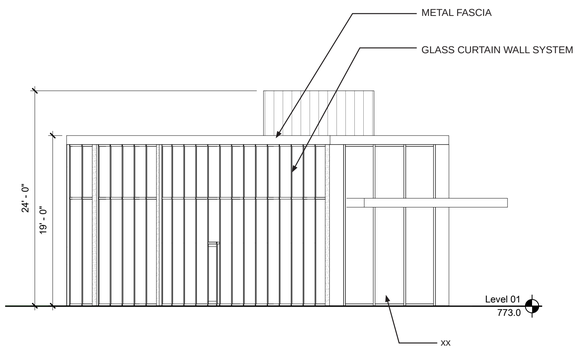
PROJECT NUMBER
10420

DRAWING NUMBER
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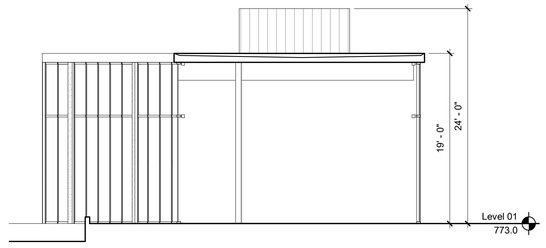
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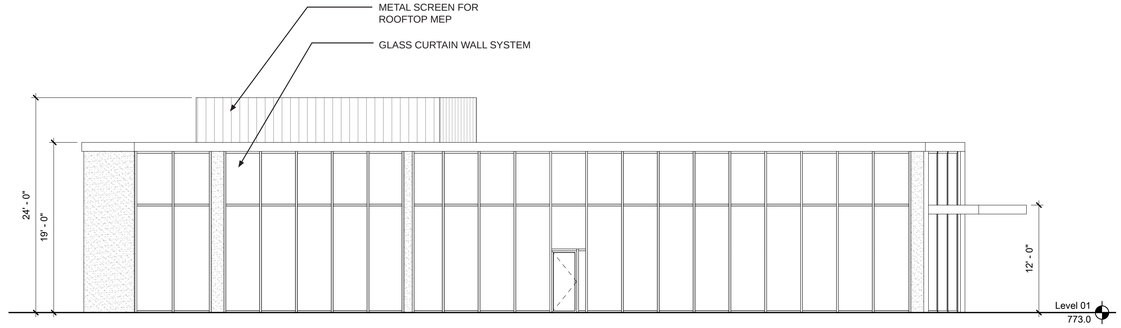
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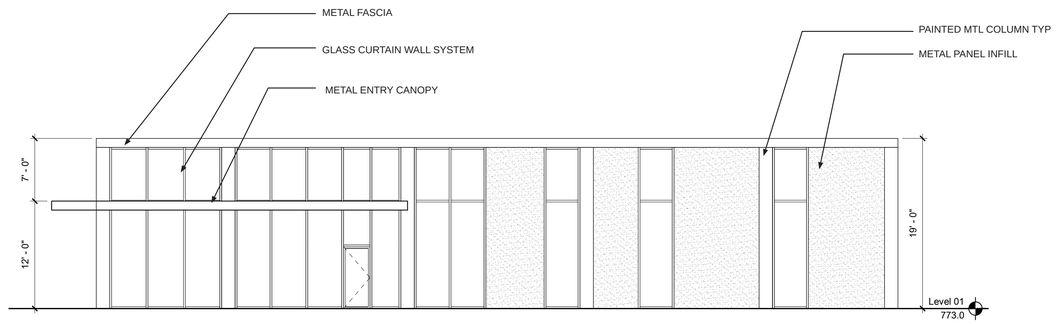
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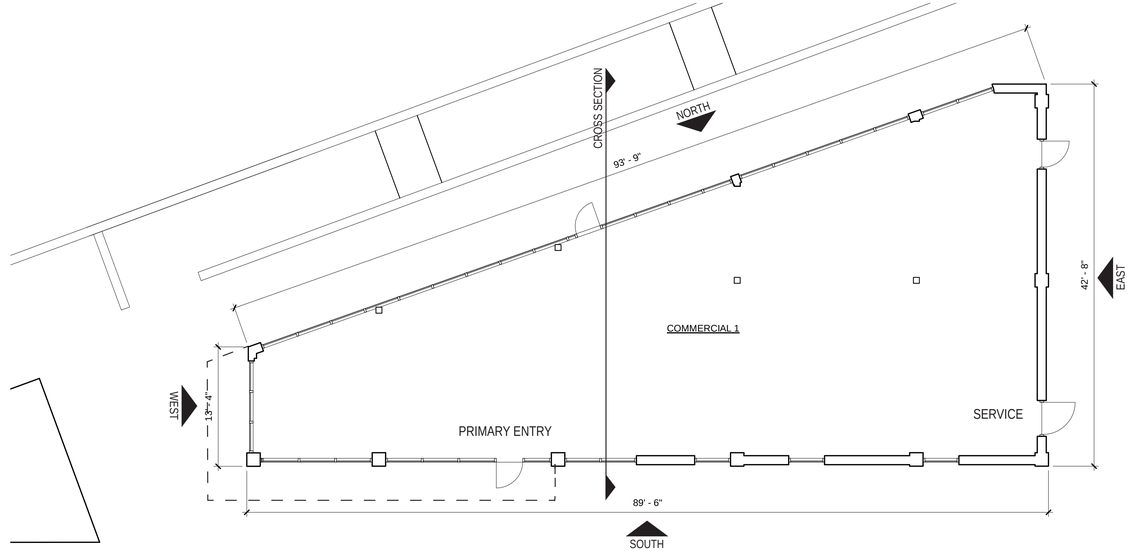
CROSS SECTION



NORTH ELEVATION



SOUTH ELEVATION



FLOOR PLAN

FLOOR PLAN GENERAL NOTES
KNOX BOX AS REQUIRED - LOCATION PER APPROVAL OF FIRE MARSHALL
NO FIRE WALLS INDICATED OR REQUIRED

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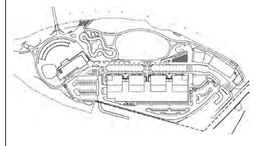
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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



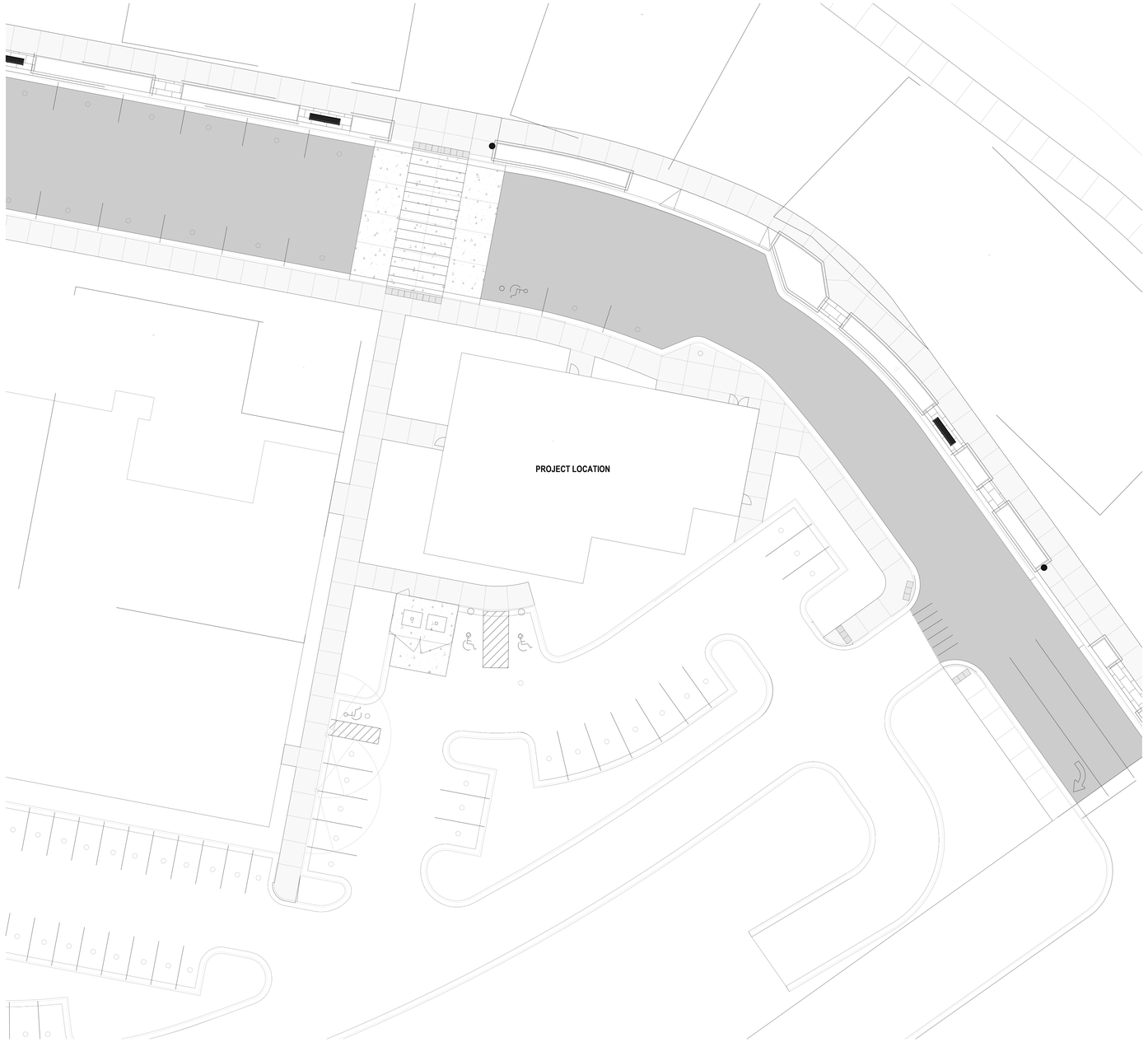
DRAWING TITLE
COMMERCIAL BLD 1
FLOOR PLANS, ELEVATIONS
SECTIONS

SCALE
1/8" = 1' - 0"

PROJECT NUMBER
10420

DRAWING NUMBER
A4.1

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A1 AS100 **SITE PLAN**
1/16" = 1'-0"

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The Roxbury Group

Broadway Park Housing

Project No.:214100654
File Name: N/A

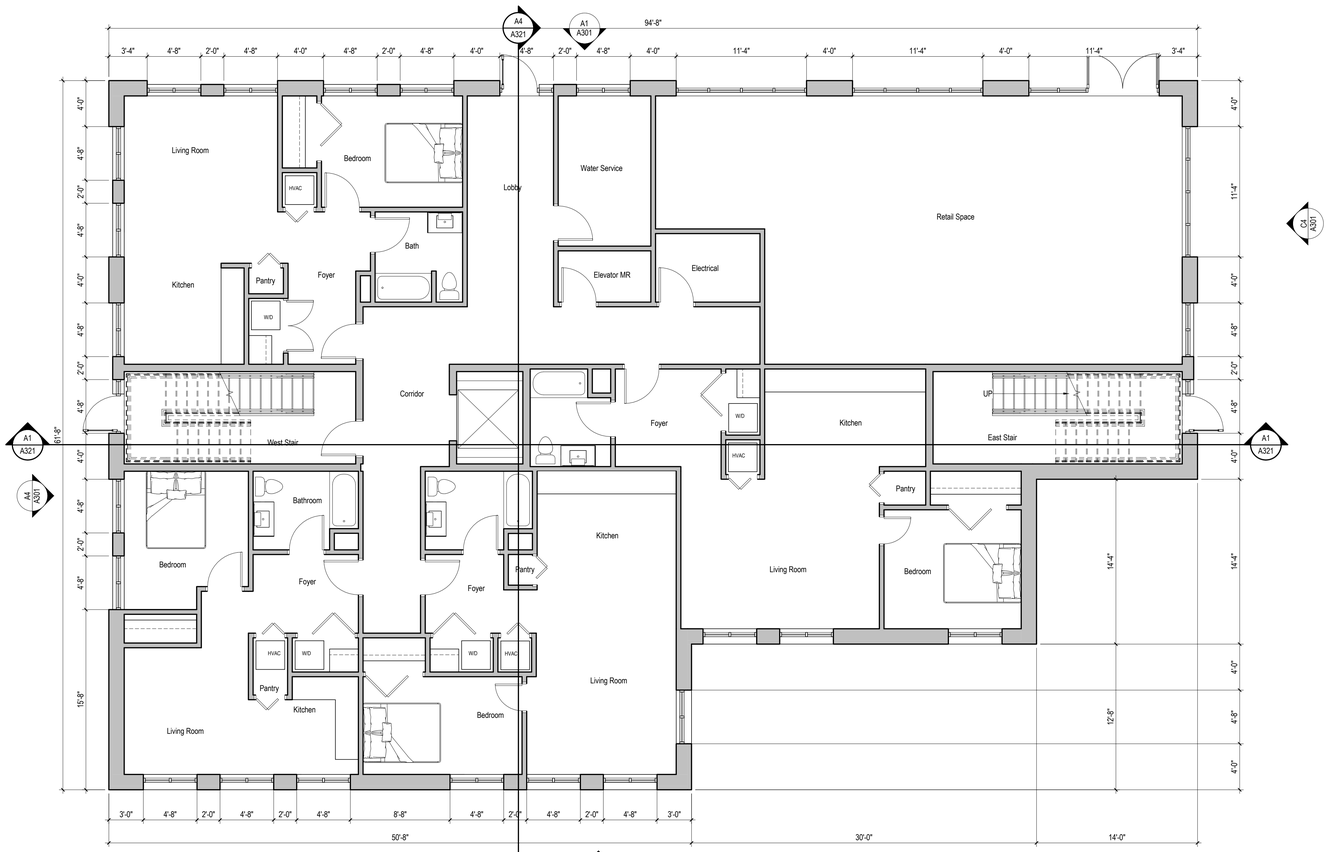
Author	Designer	Checker	2023.08.02
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
SITE PLAN

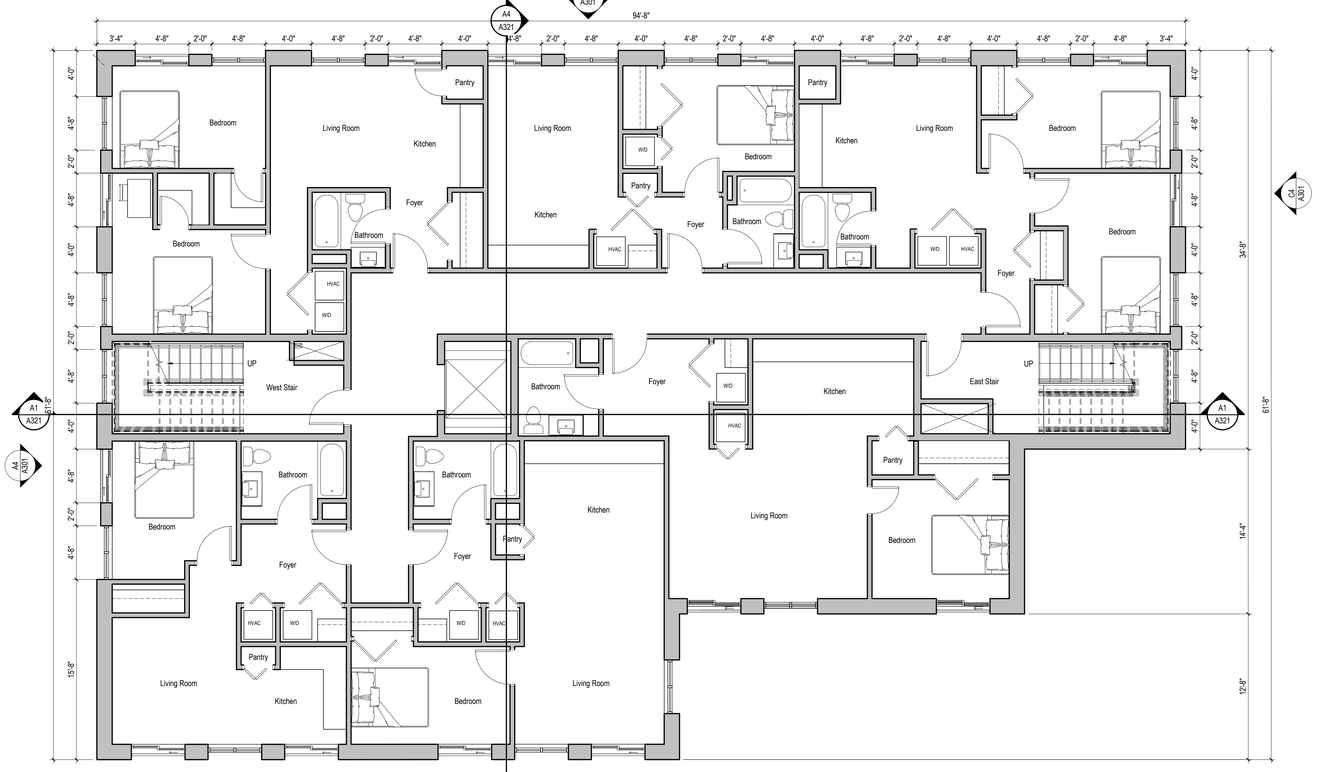
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Revision:
Drawing No. **AS100**

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1/15/2023 3:17:55 PM

ORIGINAL SHEET - ARCH E1



C1 A101 **Level 1**
3/16" = 1'-0"



A1 A101 **Levels 2-4**
3/16" = 1'-0"

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Eaton Rapids MI 48827-1500
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Revision	By	Appd	YYYY.MM.DD

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The Roxbury Group
Broadway Park Housing

Project No.:214100654
File Name: N/A

Author	Designer	Checker	10/03/17
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Title
COMPOSITE PLANS

Scale: 3/16" = 1'-0"
Revision:
Drawing No. **A101**

ORIGINAL SHEET - ARCH E1
<Pick location in Project Information>
10/3/2023 12:53:58 PM

MATERIAL SCHEDULE

1.	BT-1:	BRICK TYPE 1
2.	BT-2:	BRICK TYPE 2
3.	MP:	METAL PANEL

GLAZING SCHEDULE

1.	GL-1:	FIXED UPPER WITH 45° LOWER AWNING CASEMENT
2.	GL-2:	FIXED PANE WITH 45° ADJACENT CASEMENT
3.	GL-3:	SLIDING DOOR AT JULIETTE BALCONIES
4.	GL-4:	FIXED STOREFRONT SYSTEM

GLAZING NOTES

1. GLASS THICKNESS DESIGNATIONS INDICATED ARE MINIMUMS & ARE FOR DETAILING ONLY. GLAZING TRADE CONTRACTOR TO DETERMINE SAFETY GLAZING REQUIREMENTS & TO CONFIRM GLASS THICKNESSES BY ANALYZING PROJECT LOADS, IN-SERVICE CONDITIONS & GLASS LOCATIONS. PROVIDE GLASS LITES / UNITS IN THE THICKNESS DESIGNATIONS INDICATED ABOVE FOR VARIOUS SIZE OPENINGS, BUT NOT LESS THAN THICKNESSES & IN STRENGTH (ANNEALED, TEMPERED OR HEAT TREATED) REQUIRED TO MEET OR EXCEED CODE & PERFORMANCE CRITERIA. (RE: SPEC SECTION 08 80 00).
2. ALL EXTERIOR GLAZING IS GL-XX, UNO.
3. ALL EXTERIOR DOOR GLAZING IS GL-XX, UNO.
4. ALL INTERIOR GLAZING IS GL-XX, UNO.

EXTERIOR ENVELOPE NOTES

1. FLOOR LEVEL REFERENCE ELEVATION 100'-0" = XXX.XX' DATUM ON CIVIL DRAWINGS
2. EXPOSED STEEL: WELDED CONNECTIONS SHALL HAVE CONTINUOUS WELDS, BE COMPLETLY FILLED, GROUND SMOOTH & FINISHED AS SPECIFIED
3. AIR BARRIER VAPOR RETARDER: EXTERIOR ENVELOPE SHALL HAVE CONTINUOUS AIR BARRIER / VAPOR RETARDER - TAPE / SEAL ALL PERIMETER TERMINATIONS. JOINTS & PENETRATIONS TO OTHER SUBSTRATES &/OR OTHER AIR BARRIER / VAPOR RETARDER & WATERPROOFING SYSTEMS AS REQ'D NOTE: THE 3" INSUL METAL PANEL IS ACTING AS THE AIR BARRIER / VAPOR RETARDER WHERE INSTALLED. PROVIDE:
   A. AIR BARRIER / VAPOR RETARDER TAPE AT ALL VERT & HORIZ PANEL JOINTS
   B. AIR BARRIER / VAPOR RETARDER TAPE BETWEEN FACE OF PANEL & FASTENERS
4. STOREFRONT (& CURTAIN WALL WHEN USED) SYSTEMS ARE TO HAVE CLOSED HEAD, JAMB & SILL PROFILES
5. FILL ALL VOIDS AROUND GLAZING SYSTEM PERIMETER W/ MINERAL WOOL INSULATION
6. EJ - INDICATES MASONRY EXPANSION JOINT LOCATIONS. FOR LOCATIONS NOT SHOWN, PROVIDE JOINTS 3' - 4" FROM OUTSIDE CORNERS AND SPACED MAXIMUM 20' - 0" OC.



C1 South Elevation
A301 3/16" = 1'-0"



C4 East Elevation
A301 3/16" = 1'-0"



A1 North Elevation
A301 3/16" = 1'-0"



A4 West Elevation
A301 3/16" = 1'-0"

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200 Cottage Highway
Bellingham, MA 02019
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Revision	By	Appd	YYYY.MM.DD

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The Roxbury Group

Broadway Park Housing

Project No.:214100654
File Name: N/A

Author	Designer	Checker	10/03/17
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
COMPOSITE EXTERIOR ELEVATIONS

Scale: As indicated
Revision:
Drawing No. **A301**

<Pick location in Project Information>
12/1/2023 12:53:41 PM

ORIGINAL SHEET - ARCH E1



A1 A321 **Section A**
3/16" = 1'-0"



A4 A321 **Section B**
3/16" = 1'-0"

Stantec

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Berkley, MI 48072-2503
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Broadway Park Housing

Project No.:214100654
File Name: N/A

Author	Designer	Checker	03/04/21
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
BUILDING SECTIONS

Scale: 3/16" = 1'-0"
Revision:
Drawing No. **A321**

*Pick location in Project Information
12/2/2021 7:22:54 PM

ORIGINAL SHEET - ARCH E1