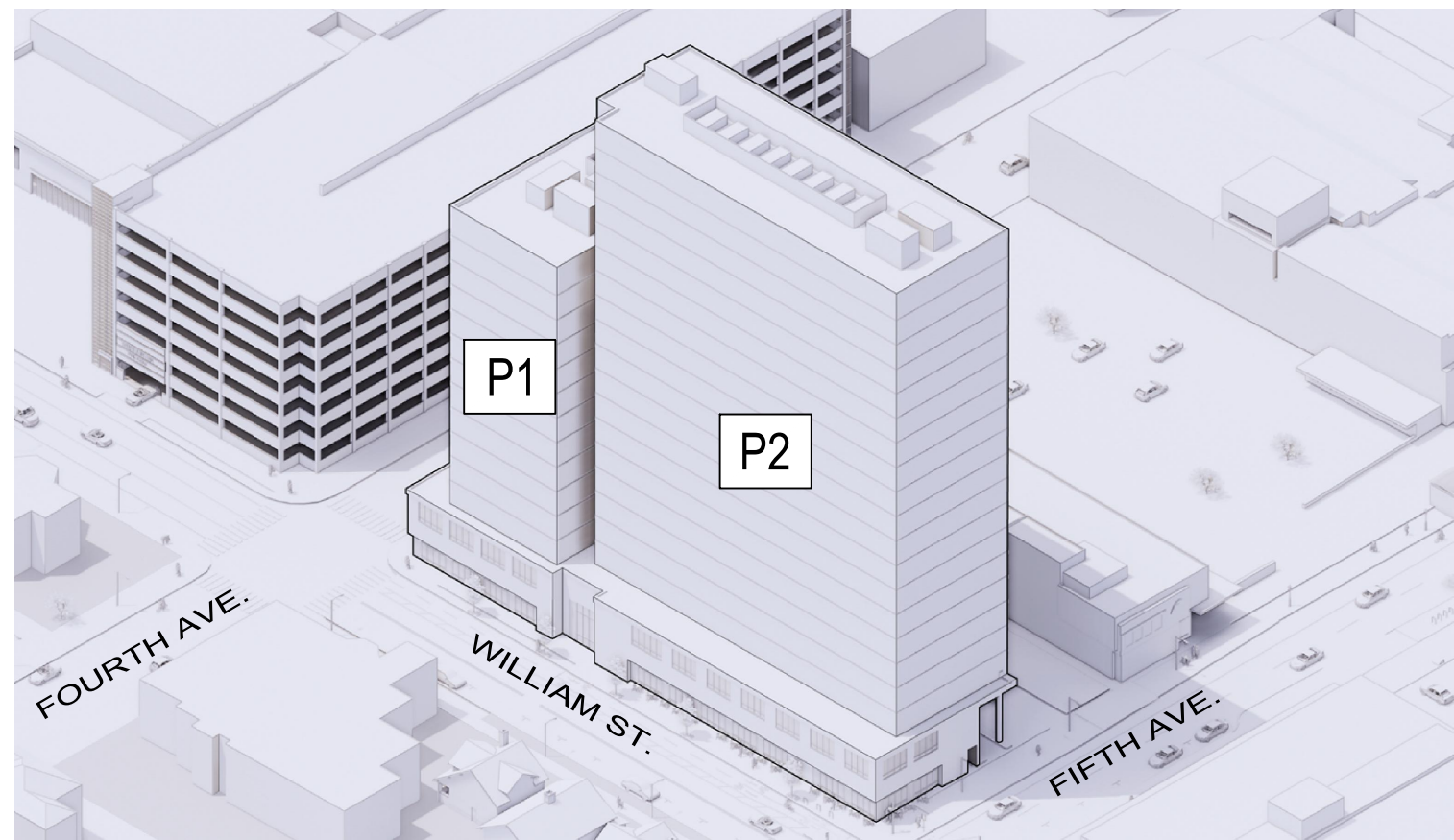


350 S. FIFTH AVE. DEVELOPMENT PUD

APPLICANT
ANN ARBOR HOUSING COMMISSION

OWNER
CITY OF ANN ARBOR



PUD AREA PLAN SUBMITTAL

350 S. FIFTH AVENUE
AREA PLAN

FILE NO. AP21-001

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

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

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

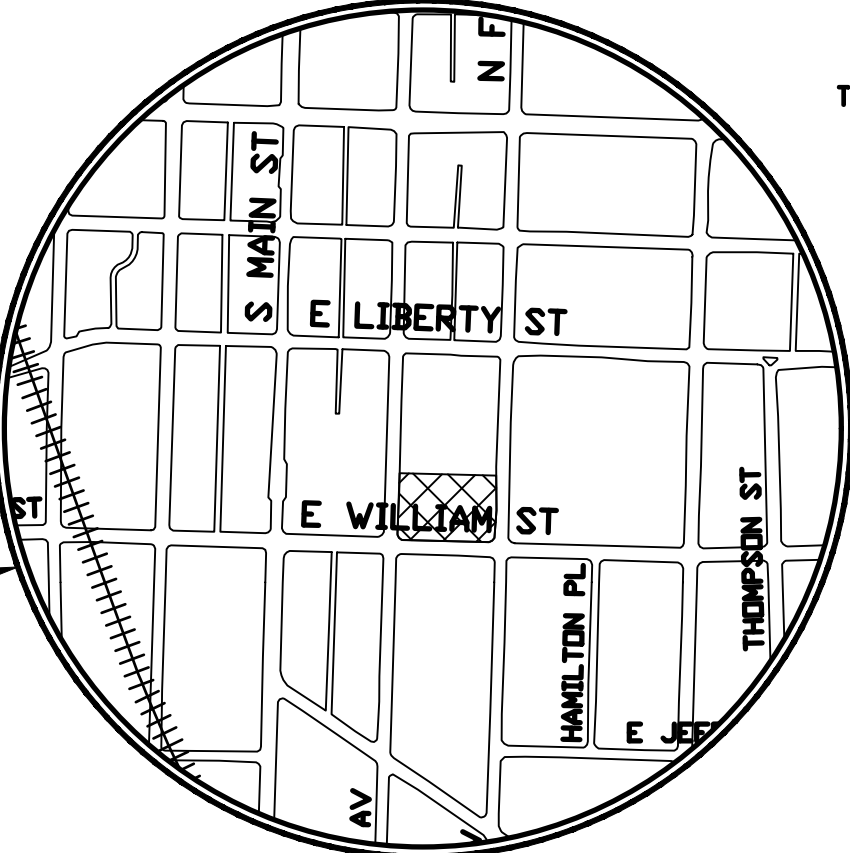
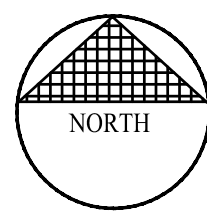
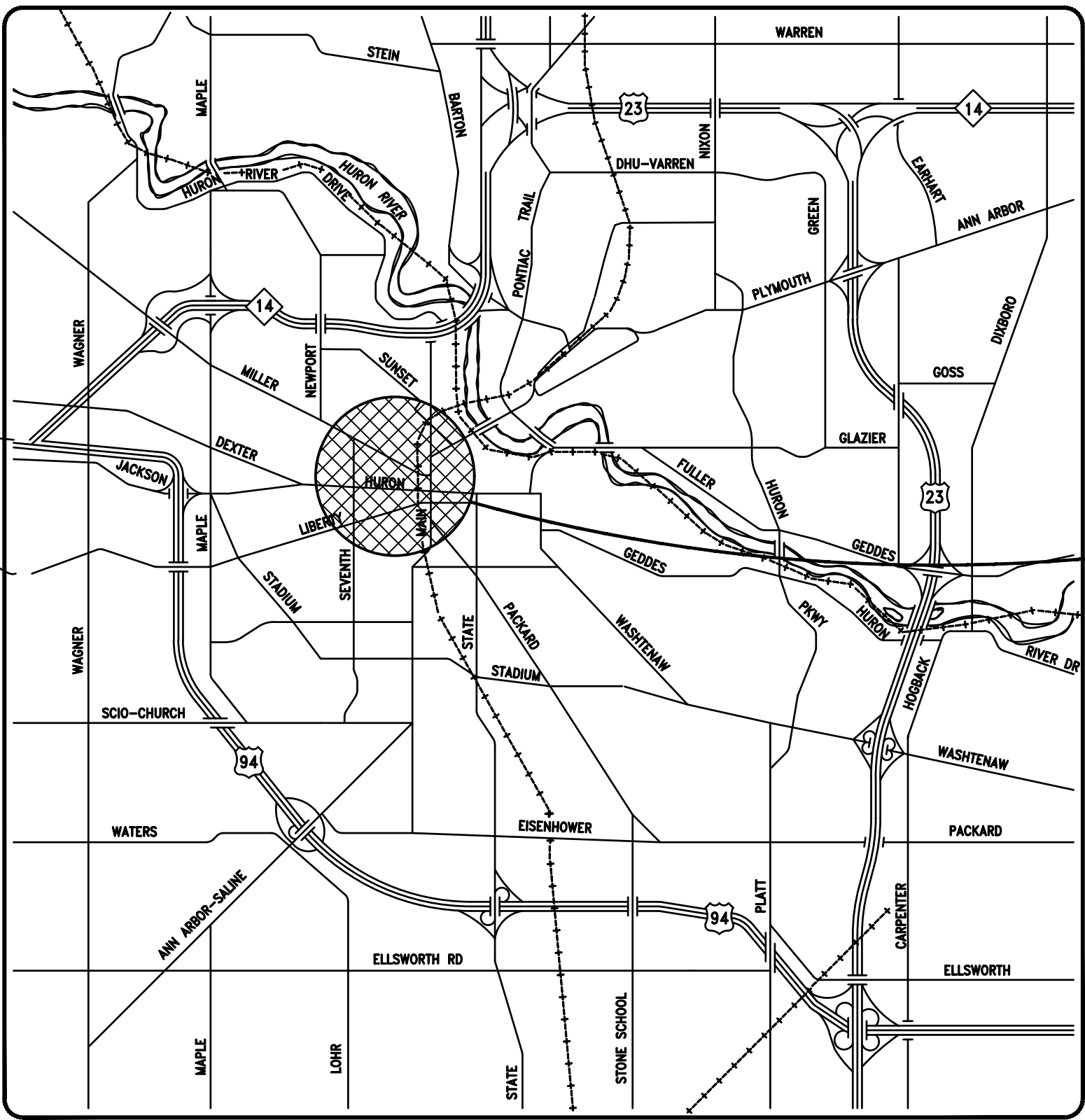
STATEMENT OF INTEREST IN THE LAND:
GRANT OF EASEMENT (DTE ELECTRIC CO.) - L. 5000, P. 549 AND L. 4763, P.963 BOTH LOCATED NORTH OF PROPERTY

LEGAL DESCRIPTION

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

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

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



PROJECT LOCATION

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

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

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

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

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



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

1. PROPOSED LAND USE
MIXED USE DEVELOPMENT

2. SITE IMPROVEMENTS
THE PROPOSED DEVELOPMENT IMPROVES THE PEDESTRIAN EXPERIENCE BY REINFORCING THE STREET WALL AND CREATING A SENSE OF PLACE.

NUMBER OF DWELLINGS UNITS	TOTAL UNITS: 370 UNITS P1: 90 UNITS, 100% AFFORDABLE P2:270 UNITS, MIXED INCOME
ACCESS AND CIRCULATION	
PEDESTRIAN	WILLIAM ST., FOURTH AVE. AND FIFTH AVE.
VEHICULAR	ONE-WAY SERVICE/LOADING DRIVE ALONG THE NORTHERN PROPERTY LINE. ENTRANCE FROM 5TH AVE, EXITING ONTO 4TH AVE.
OFF-STREET PARKING	90 PARKING SPACES. PARKING PROVIDED THROUGH THE EXECUTION OF A CONTRACT FOR PARKING PERMITS WITHIN THE CITY'S PUBLIC PARKING SYSTEM.

3. PRELIMINARY CONSTRUCTION PHASING AND PROBABLE PROJECT CONSTRUCTION COST
CONSTRUCTION IN 2023. THE BUILDING IS DESIGNED TO BE CONSTRUCTED IN TWO PHASES. DUE TO THE PROJECT LOCATION, THE REQUIRED STREET CLOSURES AND THE IMPACTS ON THE SURROUNDING LAND USES, INCLUDING THE BLAKE TRANSIT CENTER, THE LIBRARY, AND THE TWO PARKING STRUCTURES. DEVELOPMENT COST: \$72 MILLION.

IMPACT OF PROPOSED DEVELOPMENT ON PUBLIC SCHOOLS:
APPROXIMATELY 370 TOTAL RESIDENTIAL UNITS, 13%, 2-BEDROOMS FOR FAMILIES

b. RELATIONSHIP OF INTENDED USE TO NEIGHBORING USES:
PROPOSED RESIDENTIAL UNITS BENEFIT FROM A WALKABLE DOWNTOWN LOCATION WITH ACCESS TO TRANSIT AND OTHER DOWNTOWN AMENITIES. SURROUNDING USES BENEFIT FOR INCREASED DENSITY AND PUBLIC BENEFITS OF AFFORDABLE HOUSING AND EXPANDED TRANSIT.

c. IMPACT OF ADJACENT USES ON PROPOSED DEVELOPMENT OR SPECIAL EXCEPTION USE:
PRO: RESIDENTIAL UNITS BENEFIT FROM WALKABLE DOWNTOWN LOCATION WITH ACCESS TO TRANSIT. CON: BUILDING WILL NEED TO BE DESIGNED TO MITIGATE THE IMPACTS OF BUS LOADING AND SERVICING THE BUILDING.

d. IMPACT OF PROPOSED DEVELOPMENT ON THE AIR AND WATER QUALITY, AND ON EXISTING NATURAL FEATURES OF THE SITE AND NEIGHBORING SITES:
THE EXISTING SITE IS AN ASPHALT PARKING LOT WITH NO NATURAL FEATURES. THE PROPOSED DEVELOPMENT MEETS PLANTING AND STORMWATER MANAGEMENT REQUIREMENTS. THE SITE IS LOCATED A WALKABLE DOWNTOWN LOCATION AND CLOSE TO TRANSIT AND COMMUNITY SERVICES. FUTURE RESIDENTS WILL LIKELY USE ALTERNATIVE MODES OF TRANSPORTATION WHICH WILL HAVE A POSITIVE IMPACT ON AIR QUALITY.

REFER TO CS100 FOR ADDITIONAL AIR QUALITY IMPACT NOTES.

e. IMPACT OF PROPOSED USE ON HISTORIC SITES OR STRUCTURES WHICH ARE LOCATED WITHIN A HISTORIC DISTRICT OR LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES:
THERE ARE NO HISTORIC SITES OR STRUCTURES ON THE PROJECT SITE.

f. TRAFFIC STATEMENT - THE NUMBER OF VEHICLE TRIPS PER UNIT PER PEAK HOUR AND SUPPORTING DOCUMENTATION FROM THE ITE MANUAL:
BASED ON THIS HIGH LEVEL ASSESSMENT, THERE IS LESS THAN 5% INCREASE IN ANY DIRECTION OF TRAFFIC FOR EITHER PEAK PERIOD. ENGINEERING JUDGEMENT WAS USED TO DETERMINE THAT MULTIMODAL TRIPS ARE EXPECTED TO HAVE MODERATE IMPACTS TO THE ADJACENT TRANSPORTATION NETWORKS; HOWEVER, DETAILS TRAFFIC MODELING AND CORRESPONDING INTERSECTION LEVELS OF SERVICE WERE NOT REQUIRED TO BE EVALUATED AT THIS PHASE IN DEVELOPMENT. USING THE ITE TRIP GENERATION MANUAL AND DISTRIBUTING THE TRIPS THROUGHOUT THE NETWORK USING EXISTING TRAFFIC PATTERNS, THE FOLLOWING IS THE NEW ESTIMATED VOLUME INFORMATION:

AM PEAK PERIOD

- 36 VEHICLE ENTERING TRIPS, WITH 1.3% INCREASE IN VEHICLE TRIPS ENTERING THE IMMEDIATE ADJACENT ROADWAY NETWORK OF S. MAIN ST, S. FOURTH AVE, S. FIFTH AVE, S. DIVISION ST AND E. WILLIAM S.
- 112 VEHICLE EXITING TRIPS, WITH 4.4% INCREASE IN VEHICLE TRIPS EXITING THE NETWORK
- 76 (19 ENTERING, 57 EXITING) PEDESTRIAN TRIPS
- 7 (2 ENTERING/5 EXITING) BICYCLE TRIPS
- 52 TRANSIT TRIPS (12 ENTERING/40 EXITING)

PM PEAK PERIOD

- 49 VEHICLE ENTERING TRIPS, WITH 1.5% INCREASE IN VEHICLE TRIPS ENTERING THE IMMEDIATE ADJACENT ROADWAY NETWORK OF S. MAIN ST, S. FOURTH AVE, S. FIFTH AVE, S. DIVISION ST AND E. WILLIAM S.
- 44 VEHICLE EXITING TRIPS, WITH 1.3% INCREASE IN VEHICLE TRIPS EXITING THE NETWORK
- 47 (26 ENTERING, 21 EXITING) PEDESTRIAN TRIPS
- 4 (2 ENTERING/2 EXITING) BICYCLE TRIPS
- 26 TRANSIT TRIPS (14 ENTERING/12 EXITING)

REFER TO G101 FOR TRAFFIC MEMO.

i. PUBLIC SIDEWALK MAINTENANCE STATEMENT:
FOURTH AVE, FIFTH AVE, AND STREET SIDEWALKS ARE IN THE PUBLIC RIGHT-OF-WAY. THE ANN ARBOR HOUSING COMMISSION (AAHC) WILL COORDINATE WITH THE ANN ARBOR AREA TRANSIT AUTHORITY (AAATA) REGARDING THE SIDEWALK AREA BETWEEN THE BUS LANE AND THE BLAKE TRANSIT CENTER.

ALL SIDEWALKS SHALL 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.

	REQUIRED	PROPOSED	AREA PLAN CONCEPT
Base Zoning	D1 with Affordable Premium	PUD	PUD
Lot Area			34,848 SQ FT, 0.8 ACRES
			0.8 Acres
			P1: 132' x 80'; 10,560 SQ FT
			P2: 132' x 184'; 24,288 SQ FT
Building Area			283,158 SQ FT
Floor Area Ratio	D1: 400%	900%	867%
	With premium: 900%		P1: 870%
			P2: 789%
Affordable Units	30%	Total: 40%	Total: 40%
			P1: 90 units, 100%;
			P2: 55 units, 20%
Character Overlay District	Midtown	Midtown	Midtown
Streetwall Height	4 Max. / 2 Min.	4 Max. / 2 Min.	2 Stories
Offset at Top of Streetwall	5 Feet	5 Feet	5 Feet
Building Height	180 Feet	*275 Feet	*248 Feet
Front Setback	0-10 Feet (Secondary Street)	*Up to 60% of the Building Front may exceed the maximum front setback on 4th and 5th Avenue.	William St: 0-10 Feet
			*4th Ave: 55% of the frontage exceeds the 10-foot setback due to the bus and service lane and the setback of the P1 tower
			*5th Ave: 55% of the building frontage exceeds the 10-foot setback due to the bus and service lane
Parking	No parking required for D1 at 400% FAR or less	*No parking required	*No parking provided on-site. Additional parking may be provided off-site through a long term parking contract with the DDA.
Parking	FAR in excess of the normal maximum permitted (400%) requires 1 space for each 1,000 SQ FT of Floor Area		
	87 spaces		
Class A – Enclosed bicycle storage	1 space per 2,500 SQ FT of residential	1 space per 2,500 SQ FT of residential	113 spaces; 1,440 SQ FT
			P1: 36 spaces
			P2: 77 spaces
Class C – Fixed bicycle racks	1 space per 10,000 SQ FT of non-residential uses	1 space per 10,000 SQ FT of non-residential uses	2 spaces
Driveway Width	One-way Driveway: Maximum 15 feet	*There shall be no limitation on the number or width of driveways on the site	*5th Ave: 50 feet (Bus Lane + Service Lane)
	Driveway permitted width: Maximum 30 feet		4th Ave: 57 feet (Bus Lane + Service Lane)

SCALE	12451.000
PROJECT NUMBER	G100
DRAWING NUMBER	

G101

AM PEAK

Vehicle Trips

Fourth/William Parking Deck:
 Entering: 18
 Exiting: 56

Y Lot Proposed Development:
 Entering: 12
 Exiting: 40

Library Lot Parking Deck:
 Entering: 18
 Exiting: 56

Trip Counts by Location:

- Top Left: 330 (+4), 274 (+12)
- Middle Left: 98 (+4), 250 (+3), 331 (+15)
- Bottom Left: 362 (+6), 267 (+15), 75 (+3)
- Center: 83 (+1), 154 (+7), 705 (+9), 105 (+3), 103 (+2), 272 (+15), 551 (+25)
- Right Side: 862 (+8), 63 (+1), 264 (+13), 178 (+8), 791 (+10)

Figure 3. AM Peak pedestrian/bicycle distribution.

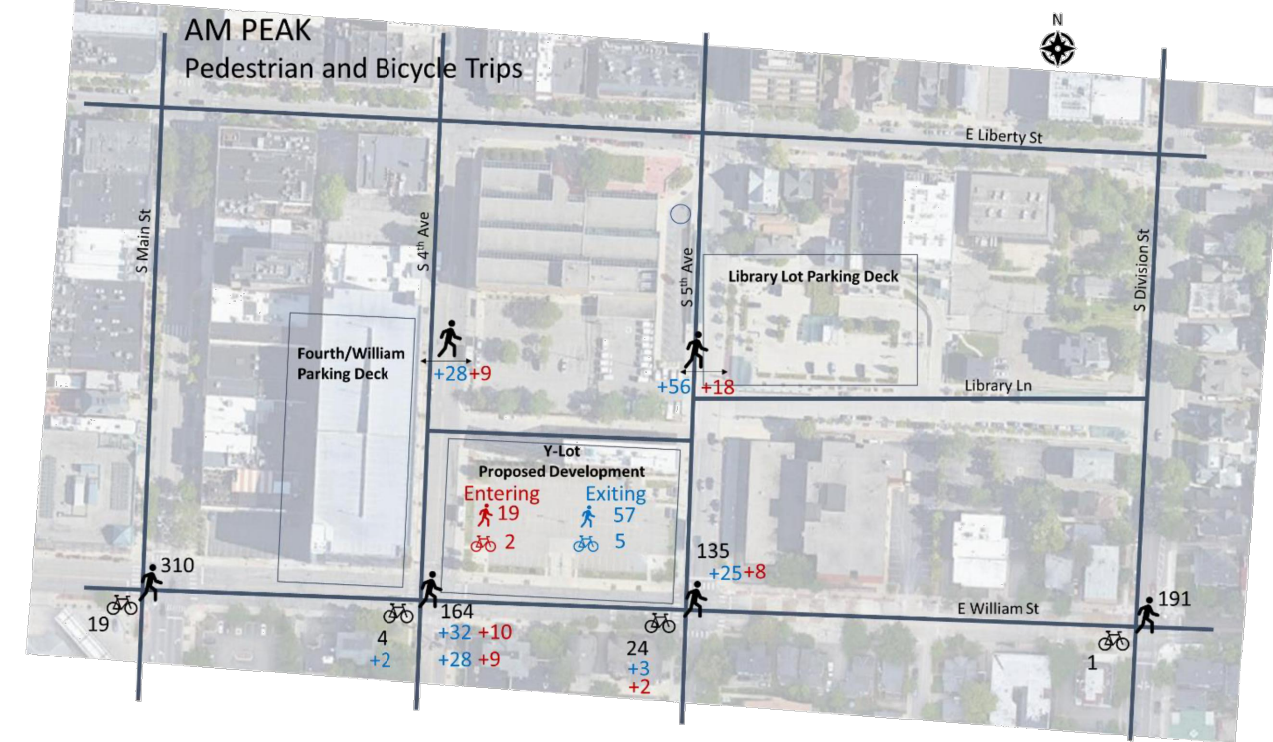
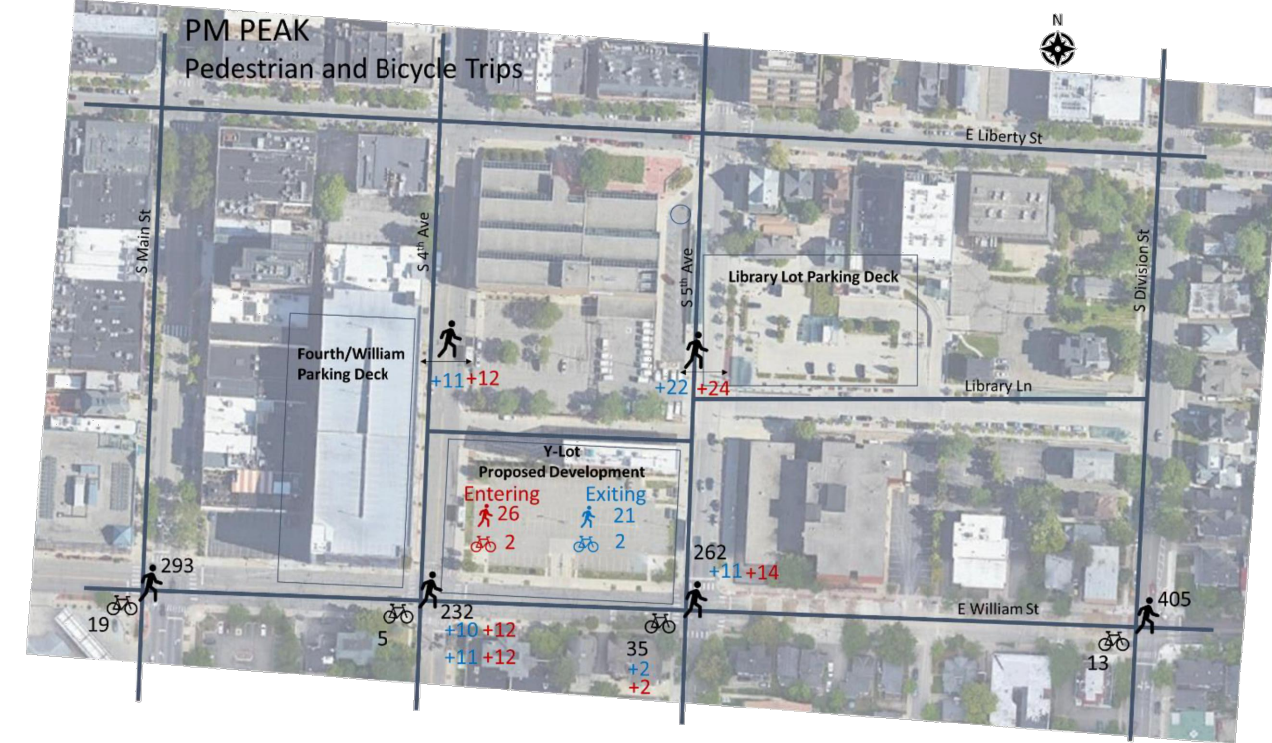
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Figure 5. PM Peak pedestrian/bicycle trip distribution.



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

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

NOT FOR CONSTRUCTION

DRAWING NUMBER _____

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

STRUCTURE LEGEND:

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

CITY OF ANN ARBOR
WILLIAM ST. PARKING STRUCTURE

Q.S. FOURTH AVE.

Q.S. FIFTH AVE.

B3S, R5E, ORIGINAL
PLAT OF THE
VILLAGE (CITY) OF
ANN ARBOR

AATA
BLAKE TRANSIT
CENTER
#328

0.802 AC.
(34928.6 S.F.)
P.I.D.: 09-09-29-404-001
VACANT

FLOOD ZONE NOTE:

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

LEGAL DESCRIPTION:

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

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

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

CERTIFICATE:

TO THE CITY OF ANN ARBOR:

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

DATE OF PLAT OR MAP: JULY 13, 2020

KEVIN GINGRAS, P.S., NO. 49278



NOTE:

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

PARCEL INFORMATION:

ADDRESS: 350 S. FIFTH AVE.

ZONING: D1

VICINITY MAP (N.T.S.)



TREE TABLE:

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

SANITARY SEWER STRUCTURE:

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

STORM SEWER STRUCTURE:

No.	TYPE	RIM	INVERTS			
R1	CURB CB	852.39	12" N-S			
			849.59			
R2	CURB CB	852.43	12" N	12" SE		
			849.03	848.83		
R3	MH	853.91	20" E-W	12" NW	12" NNE	12" SW
			846.34	847.69	847.69	846.99
		853.91	12" SE	12" NE		
			847.64	847.67		
R4	CURB CB	852.75	12" NE			
			847.45			
R5	CURB CB	853.54	12" NW			
			849.54			
R6	CURB CB	853.58	12" SW			
			849.38			
R7	MH	849.95	20" E-W			
			840.35	15" N		
R8	MH	847.85	20" E-W	12" NE		
			839.51	842.51	840.85	842.25
R9	MH	847.55	12" NE			
			842.49			
R10	CURB CB	846.29	12" SW			
			844.11			
R11	CURB CB	847.51	12" SE			
			843.68			
R12	CB	846.28	12" S	12" N		
			843.30	843.26		
R13	OCS	847.35	12" N			
			843.41			
R14	MH	847.06	12" S	12" E		
			849.50			
R15	CURB CB	851.90	12" W			
			849.88			
R16	CURB CB	852.58	12" W			
			849.88			

Arbor Land
Consultants, Inc.
Professional Land
Surveyors

6653 SCHNEIDER RD.
MANCHESTER, MI 48158
(734) 669-2960

www.arborlandinc.com

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

- ELECTRIC LINE
- GAS MAIN
- WATER MAIN
- STORM LINE
- SANITARY LINE
- PHONE LINE
- WOOD FENCE
- BARBED WIRE FENCE
- ELECTRIC LINE
- GAS MAIN
- WATER MAIN
- STORM LINE
- SANITARY LINE
- PHONE LINE
- WOOD FENCE
- BARBED WIRE FENCE

- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- BEEHIVE CATCH BASIN
- CURB CATCH BASIN
- STORM MANHOLE
- CULVERT/END SECTION
- SANITARY MANHOLE
- LIGHT POLE
- UTILITY POLE
- CHAIN LINK FENCE
- GAS MAIN RISER

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

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ARE IN THE EXACT LOCATION INDICATED BY THE SYMBOLS SHOWN. IF POSSIBLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED FROM INFORMATION AVAILABLE. THE STRUCTURE INVENTORY SHOWN HEREON.

Know what's below.
Call before you dig.

UTILITY NOTE:

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

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



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

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

FoB - FOX SANDY LOAM, TILL PLAIN, 2 TO 6% SLOPES, 0.802 ACRES IN AOI

PRIOR USE OF THE SITE INDICATE POTENTIAL UNDOCUMENTED FIL
RANGING FROM ABOUT 5 TO 20 FEET OVERLYING NATURAL SANDS
EXTENDING ABOUT 50 TO 75 FEET.

1. **ENDANGERED SPECIES HABITAT** - THERE IS NO ENDANGERED SPECIES HABITAT ON THE SITE (PER SMITHGROUP 2020 FIELD OBSERVATION).
2. **100 YEAR FLOODPLAIN / FLOODWAY**: THE Y-LOT SITE IS LOCATED IN AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (DESIGNATED AS "ZONE X, OTHER AREAS" ON THE FEMA MAP). THIS IS BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, PANEL 263 OF 585, MAP NUMBER 26161C0263E EFFECTIVE DATE APRIL 3, 2012.
3. **LANDMARK TREES** - THERE ARE NO LANDMARK TREES ON THE SITE AS DEFINED BY CITY OF ANN ARBOR ORDINANCE LANDMARK TREE LIST.
4. **STEEP SLOPES** - NO STEEP SLOPES EXIST ON THE SITE. THE SLOPE RANGE ON THE SITE ARE BETWEEN 0% - 3% MAX SLOPE.
5. **WATER COURCES** - THERE ARE NO WATER COURCES ON THE SITE AS IDENTIFIED ON ALTA LAND SURVEY.
6. **WETLANDS** - THERE ARE NO WETLANDS ON THE SITE AS IDENTIFIED ON ALTA LAND SURVEY.
7. **WOODLANDS** - THERE ARE NO WOODLANDS ON THE SITE AS IDENTIFIED ON ALTA LAND SURVEY.

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

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

NOT FOR CONSTRUCTION

DRAWING TITLE
EXISTING CONDITIONS



PROJECT NUMBER _____

CV100

WE RECOGNIZE URBAN ENVIRONMENTS INCLUDE A RANGE OF CONDITIONS, INCLUDING VEHICULAR TRAFFIC, TRANSIT, AND COMMERCIAL SERVICES. PROXIMITY TO SUCH CONDITIONS REQUIRES THOUGHTFUL STRATEGIES AND ACTIONS TO ADDRESS ANY POTENTIALLY RELATED IMPACTS. IN THIS CASE, THE DEVELOPMENT SITE'S ADJACENCY TO THE BLAKE TRANSIT CENTER HAS PROMPTED RESPONSIVE MEASURES IN THE CURRENT PLANNING CONCEPT TO GUIDE THE DEVELOPMENT. WHILE THE AAATA FLEET IS SHIFTING AWAY FROM DIESEL FUELED BUSES IN ITS FLEET, WHICH WILL SIGNIFICANTLY REDUCE POTENTIAL AIR QUALITY AND ACOUSTICAL CONSIDERATIONS, THE PLANNING CONCEPT HAS INCORPORATED THE FOLLOWING RECOMMENDATIONS TO FURTHER MITIGATE THESE ISSUES, INCLUDING:

- AIR INTAKE FOR MECHANICAL SYSTEMS ALONG SOUTH (WILLIAM STREET) FAÇADE, OPPOSITE THE BLAKE TRANSIT CENTER
- POSITIVE PRESSURE INSIDE THE BUILDING, INCLUDING A TWO-FAN SYSTEM THAT INCORPORATES GREATER MAKE-UP AIR THAN A CONVENTIONAL SYSTEM, REQUIRING REDUCED WINDOW OPENINGS
- ESTABLISH A BALANCED SYSTEM WITH ELEVATED FILTERING CAPACITY AT INTAKES
- ACHIEVE ASHRAE MECHANICAL STANDARDS, AND UTILIZE FILTERS THAT REDUCE PM 2.5 INTAKE

- ENSURE EXTERIOR FORM AND MATERIALITY CONDUCTIVE TO GREATER, LESS-IMPEDED AIRFLOW
- INCORPORATE ADDITIONAL SOUND ATTENUATION WITHIN EXTERIOR WALLS, AS WELL AS GREATER ACOUSTICAL PERFORMANCE IN INSULATED WINDOW SYSTEMS
- DEMONSTRATE MICRO-CLIMATE AIRFLOW TESTING RELATIVE DESIGN PROPOSALS
- INCORPORATE MONITORING SYSTEMS WHICH INCLUDE ACTIVE BLACK CARBON MONITORING
- INCLUDE A CANOPY, EXTENDING FROM THE PROPOSED BUILDING ABOVE THE BUS LANE TO CAP THE BUS LANE AND INDUCE OUTWARD AIRFLOW

STREET	FRONTAGE	REQUIREMENTS	PROPOSED
WILLIAM ST	264 FT	6 TREES	6 TREES TOTAL. PROJECT IS UTILIZING 4 EXISTING TREES AND ADDING 2 PROPOSED TREES AT THE EXISTING CURB CUT.
4TH AVE	132 FT	3 TREES	0 TREES TOTAL. PROJECT WILL COORDINATE WITH DDA STREETScape IMPROVEMENTS.
5TH AVE	132 FT	3 TREES	0 TREES TOTAL. DUE TO 5TH AVE BEING ONE-WAY SOUTH, THIS SIDEWALK IS A CRITICAL TRANSFER POINT FOR CYCLISTS USING THE WILLIAM ST. BIKEWAY. THE SIDEWALK IS ONLY 11 FEET WIDE. AN EXISTING FIRE HYDRANT NEAR THE BLAKE TRANSIT CENTER WILL NEED TO BE RELOCATED.

1. SUBCONSULTANT WADE TRIM WILL BE PERFORMING ALL TRANSPORTATION ANALYSES RELATED TO THE PROPOSED PROJECT

- - - - - PROPERTY LINE
 - - - - - RIGHT-OF-WAY
 [Solid black rectangle] P1/P2 BUILDING OUTLINE
 [Dashed black rectangle] BUILDING OVERHANG
 [Diagonal lines] DTE EASEMENT
 [Stippled pattern] CONCRETE PAVEMENT
 [Solid grey pattern] ASPHALT PAVEMENT
 [Pattern with two small trees] VEGETATED AREAS
 [Diagonal lines with a central circle] EGRESS ZONE
 [Circle with a plus sign] TREE

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DRAWING TITLE
CONCEPTUAL LAND USE &
DIMENSION PLAN

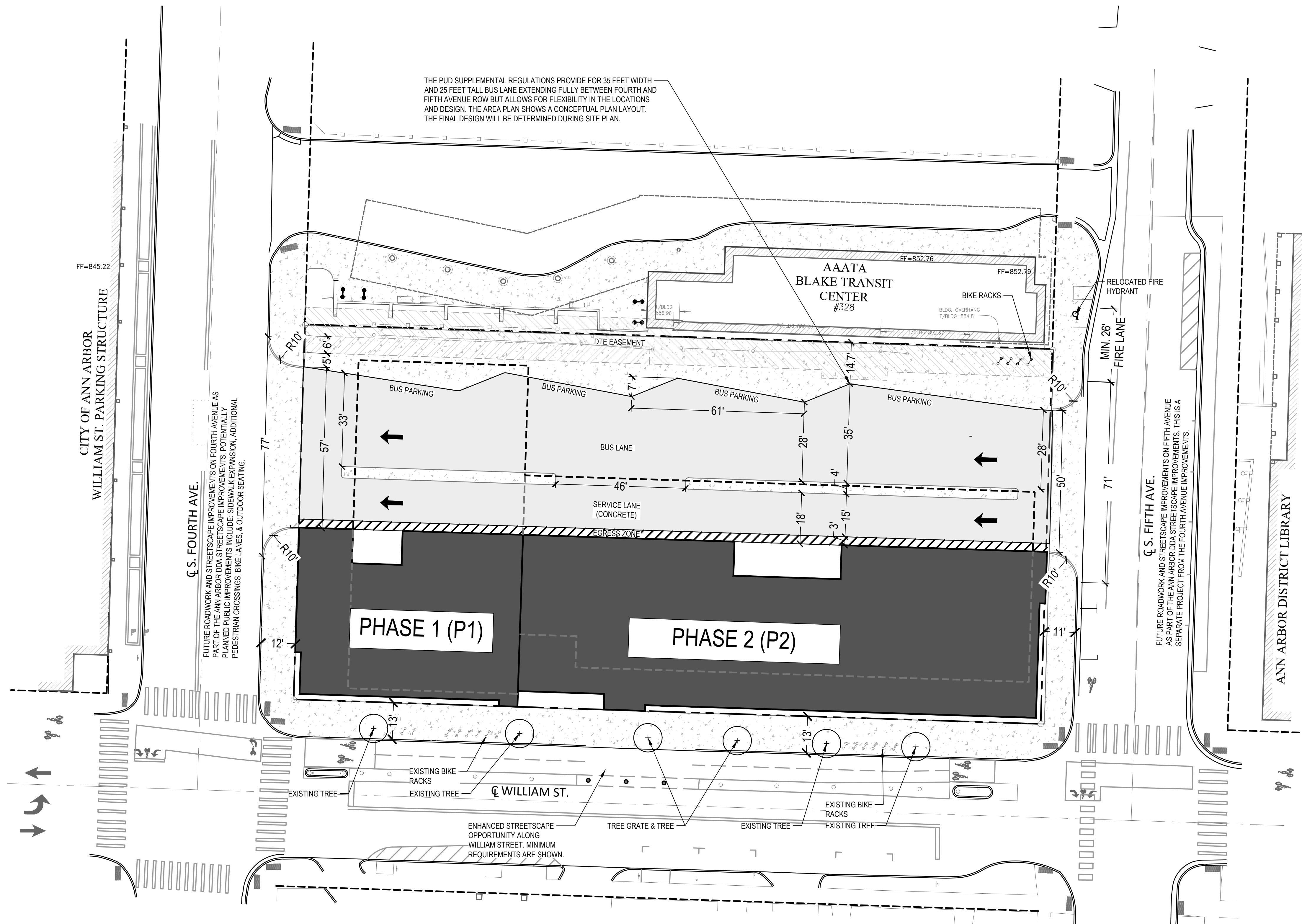


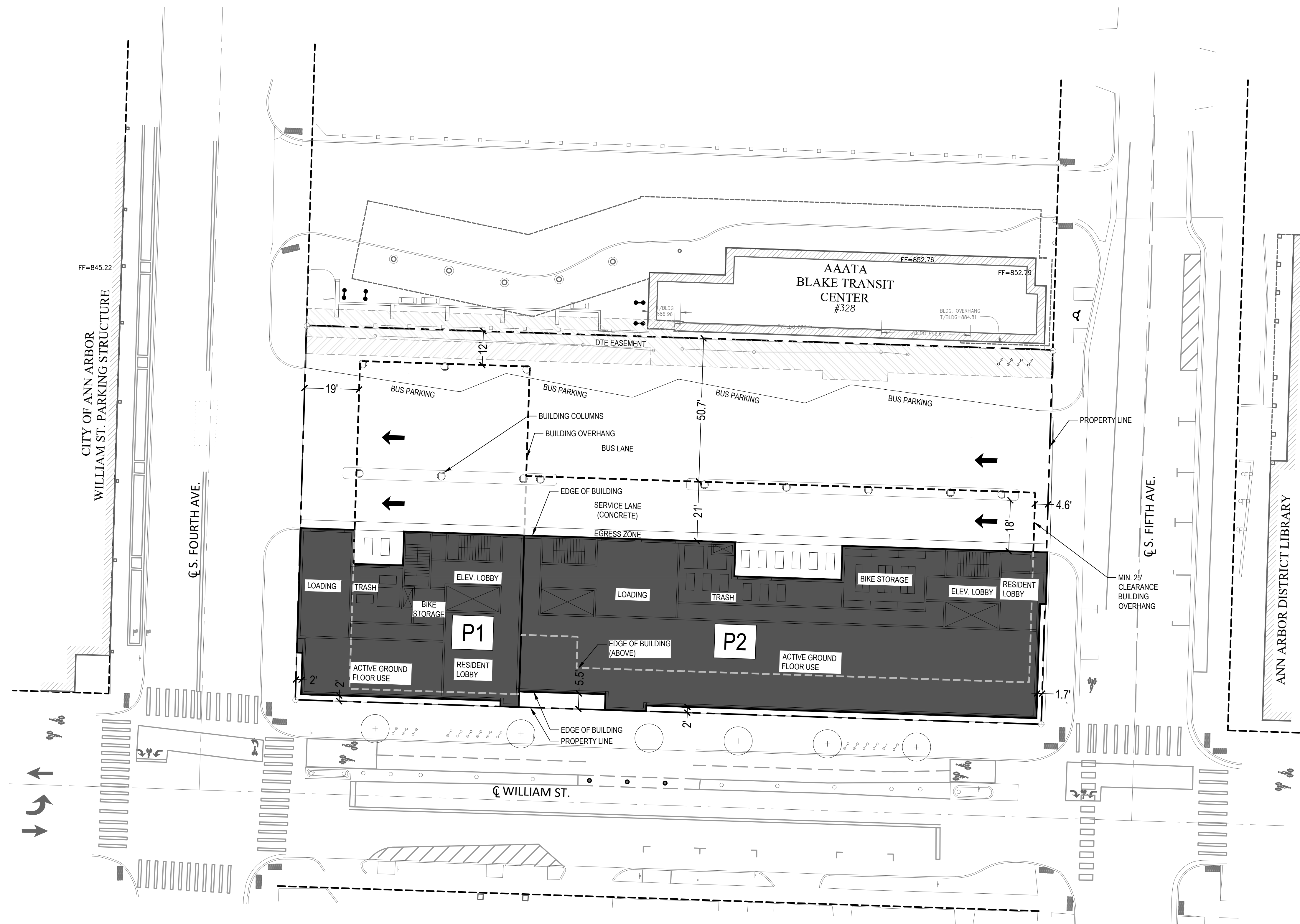
SCALE 12451.000

PROJECT NUMBER _____

DRAWING NUMBER

CS100





SHEET NOTES

1. SUBCONSULTANT WADE TRIM WILL BE PERFORMING ALL TRANSPORTATION ANALYSES RELATED TO THE PROPOSED PROJECT

LEGEND

 PROPERTY LINE
 RIGHT-OF-WAY
 P1/P2 BUILDING OUTLINE
 BUILDING OVERHANG

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DEVELOPMENT PUD

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE

BUILDING OUTLINES



SCALE _____

PROJECT NUMBER	12451.000
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CS101

DRAWING NUMBER

P1 BIKE ROOM
AREA: 132 SF
4 SPACES

6'-0"
2'-6"

1 BIKE

Diagram illustrating the layout of a bike room. The room is labeled "PI BIKE ROOM" with an area of 132 SF and 24 spaces. The dimensions shown are 9'-6" for the length and 2'-6" for the width. A box labeled "12 BIKES" is shown within the dimensions, indicating the capacity for 12 bikes in that section.

P2 BIKE ROOM
 AREA: 648 SF
 20 SPACES

Dimensions: 6'-0" (width), 2'-5" (depth)

Labels: 4 BIKE, 2 BIKE

P2 BIKE ROOM
 AREA: 648 SF
 3'-0" MIN. 144 SPACES

9'-6"
 2'-6"

12 BIKES

	STANDARD	REQUIRED SPACES	PROPOSED (STANDARD HORIZONTAL ONLY) (NOTE 1)	PROPOSED (VERTICAL ONLY) (NOTE 2)
CLASS A - ENCLOSED BIKE STORAGE	1 SPACE PER 2,500 SF OF RESIDENTIAL	113 SPACES; P1: 36 SPACES P2: 77 SPACES	TOTAL: 24 SPACES P1: 4 SPACES P2: 20 SPACES	TOTAL: 168 SPACES P1: 24 SPACES P2: 144 SPACES
CLASS C - FIXED BICYCLE RACKS	1 SPACE PER 10,000 SF OF NON-RESIDENTIAL USES	2 SPACES	8 SPACES (4 HOOPS)	8 SPACES (4 HOOPS)

PEDESTRIAN CROSSINGS

 PROPERTY LINE
 RIGHT-OF-WAY
 DTE EASEMENT
 AMBULATORY
 BUS
 SERVICE
 EGRESS (PEDESTRIAN)
 BIKE ACCESS
 SITE TRIANGLE

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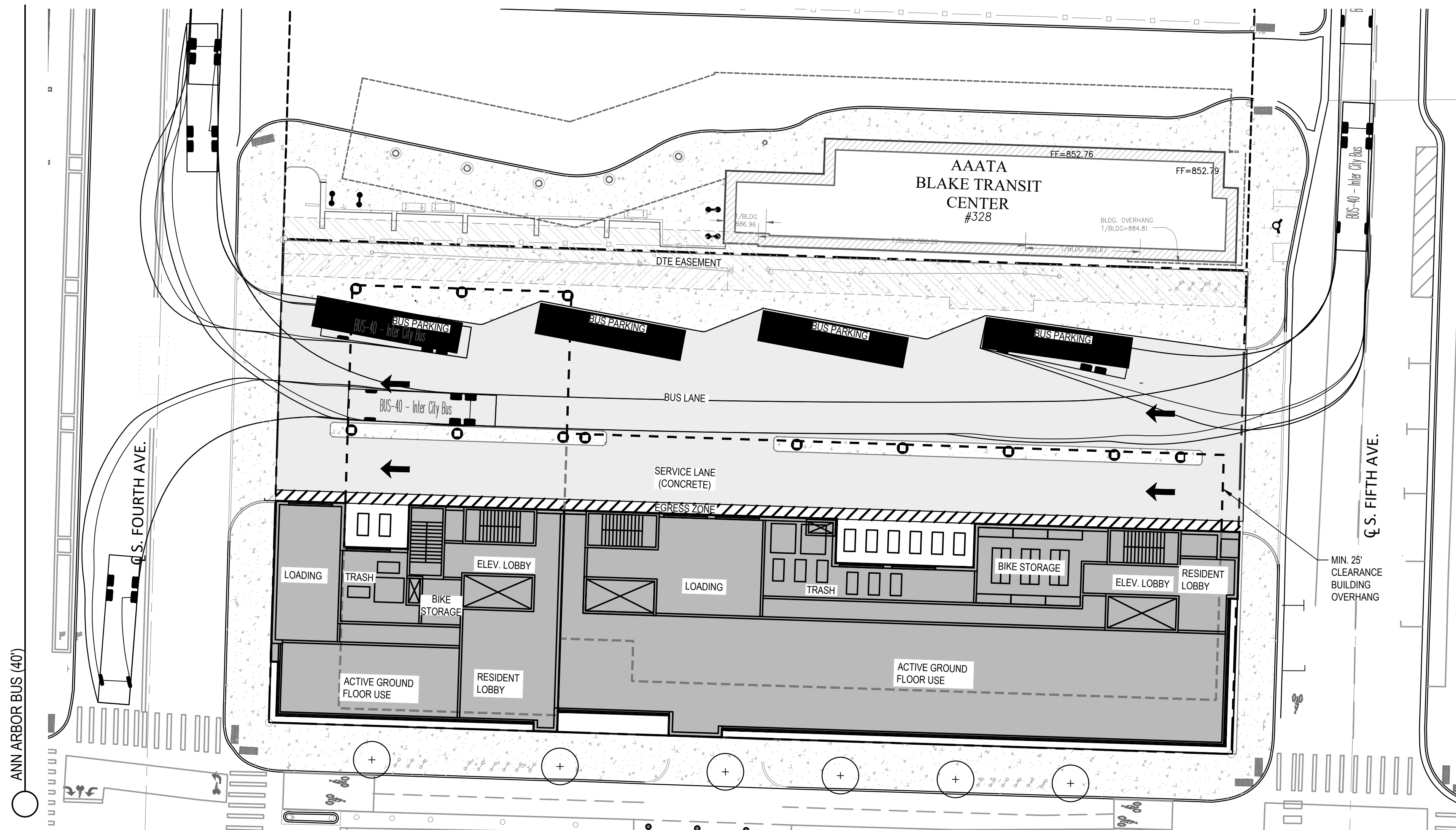
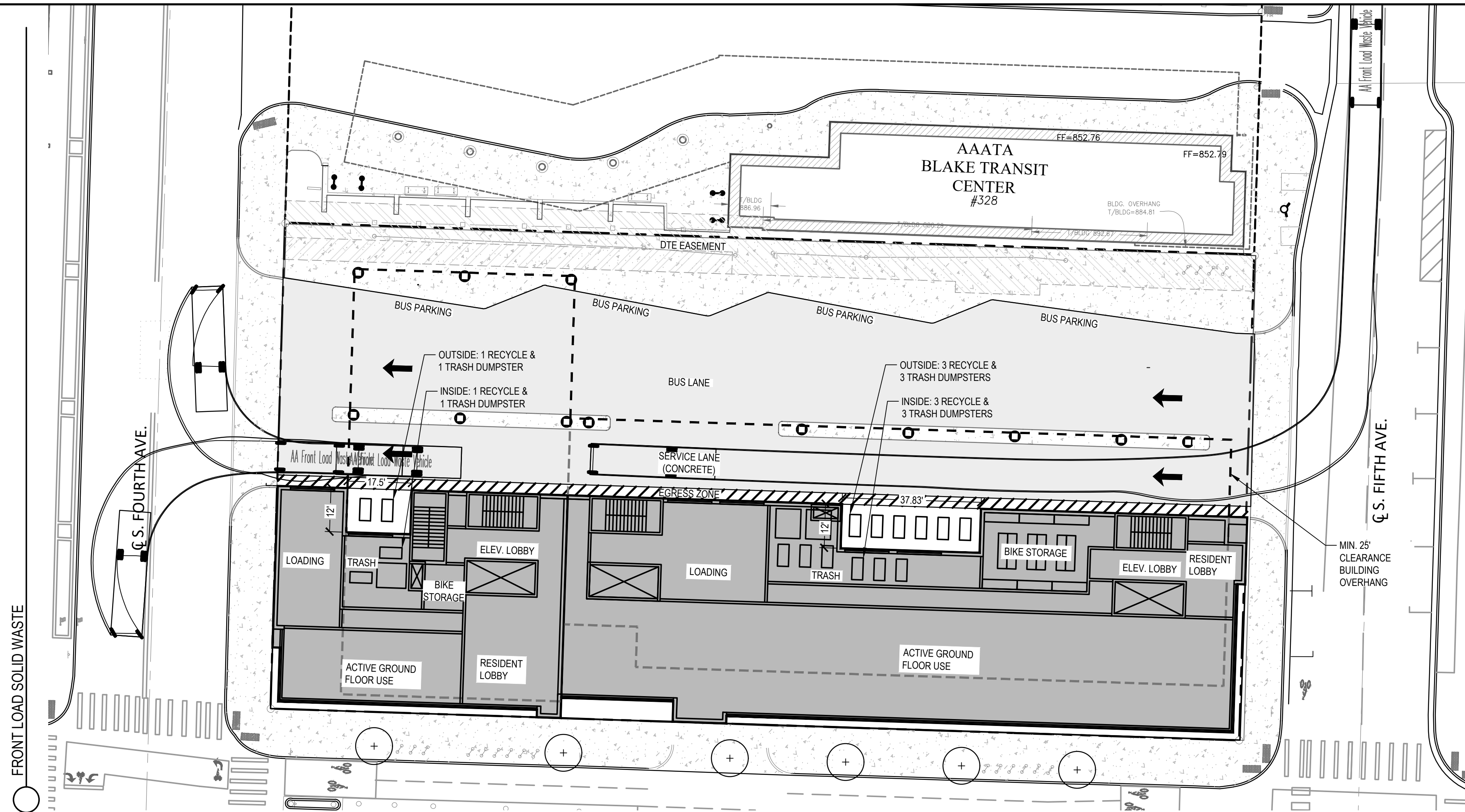
CS102



1. AS PART OF THE AREA PLAN SUBMITTAL, SEPARATE TRASH AND LOADING AREAS HAVE BEEN LOCATED ON THE GROUND FLOOR AND SIZED FOR P1 AND P2 BUILDINGS TO ACCOMMODATE BUILDING NEEDS AT A PRE-DESIGN LEVEL AND WILL BE ACCESSIBLE FROM THE PROPOSED SERVICE LANE.
2. THE TRASH AREAS ARE SIZED TO ACCOMMODATE THE APPROPRIATE QUANTITY OF 2 CY DUMPSTERS FOR BOTH TRASH AND RECYCLING ASSUMING DAILY PICKUP.

- P1: 4 DUMPSTERS (1 RECYCLE, 1 TRASH OUTSIDE. 1 RECYCLE, 1 TRASH INSIDE)
- P2: 12 DUMPSTERS (3 RECYCLE, 3 TRASH OUTSIDE. 3 RECYCLE, 3 TRASH INSIDE)
3. FLOOR TO FLOOR HEIGHT FROM ROAD TO CEILING EXCEEDS THE 25' REQUIRED MINIMUM THROUGHOUT THE ENTIRE SERVICE LANE.

1. THIS PLAN IS CONCEPTUAL. FINAL DESIGN OF THE BUS LANE AND BUS PARKING SHALL BE COORDINATED WITH AAATA AT SITE PLAN.
2. SNOW REMOVAL STORAGE SHALL BE COORDINATED WITH AAATA.



VEHICLE DIMENSIONS

1. FRONT LOAD SOLID WASTE - 8.5' X 34'
2. ANN ARBOR BUS - 8.5' x 40.5'
3. INTERSTATE SEMI-TRUCK (WB-67) - 8.5' X 73.5'
3. INTERSTATE SEMI-TRUCK (WB-40) - 8.5' X 45.5'
4. RENTAL MOVING TRUCK (2-BEDROOM CAPACITY) - 7.67' X 22.5'
5. SINGLE UNIT TRUCK (SU-40) - 8.0' X 39.5'

 PROPERTY LINE
 RIGHT-OF-WAY
 DTE EASEMENT

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE

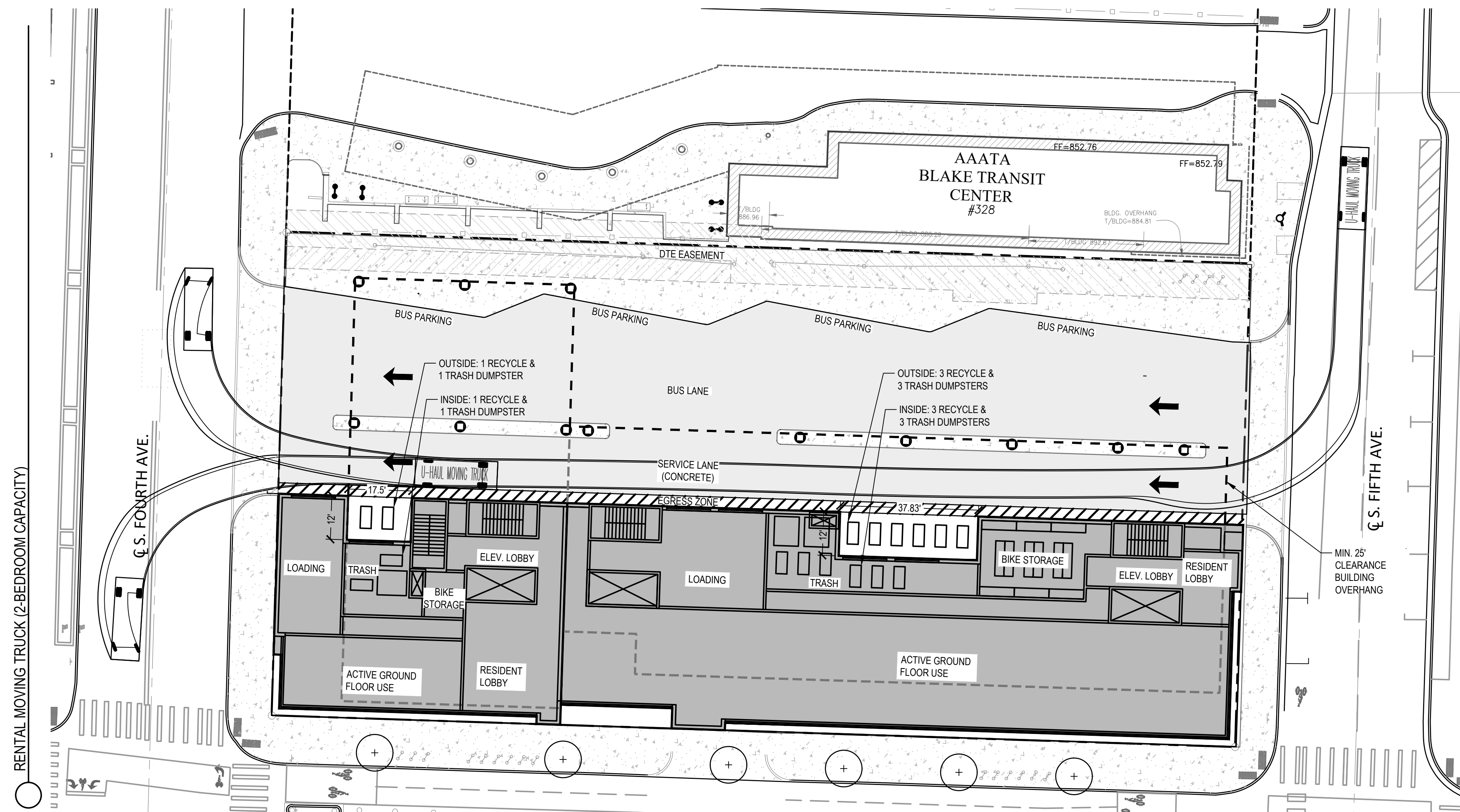
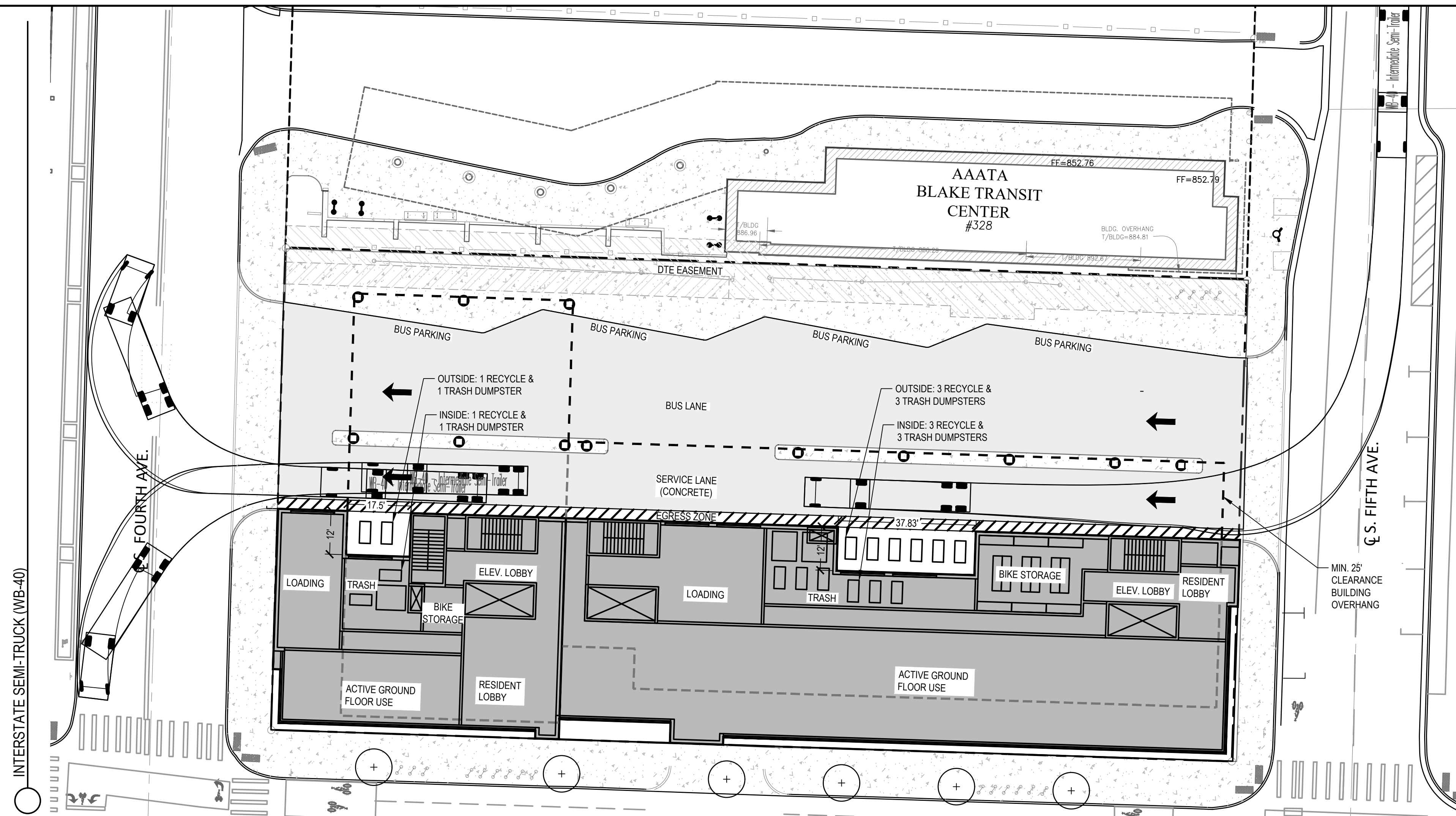
CONCEPTUAL SITE
CIRCULATION 1



SCALE 12451.000

PROJECT NUMBER

DRAWING NUMBER



SHEET NOTES

VEHICLE DIMENSIONS

1. FRONT LOAD SOLID WASTE - 8.5' X 34'
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3. INTERSTATE SEMI-TRUCK (WB-67) - 8.5' X 73.5'
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LEGEND

 PROPERTY LINE
 RIGHT-OF-WAY
 DTE EASEMENT

350 S. FIFTH AVE.
DEVELOPMENT PUD

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE

CONCEPTUAL SITE
CIRCULATION 2



SCALE: 1" = 20'

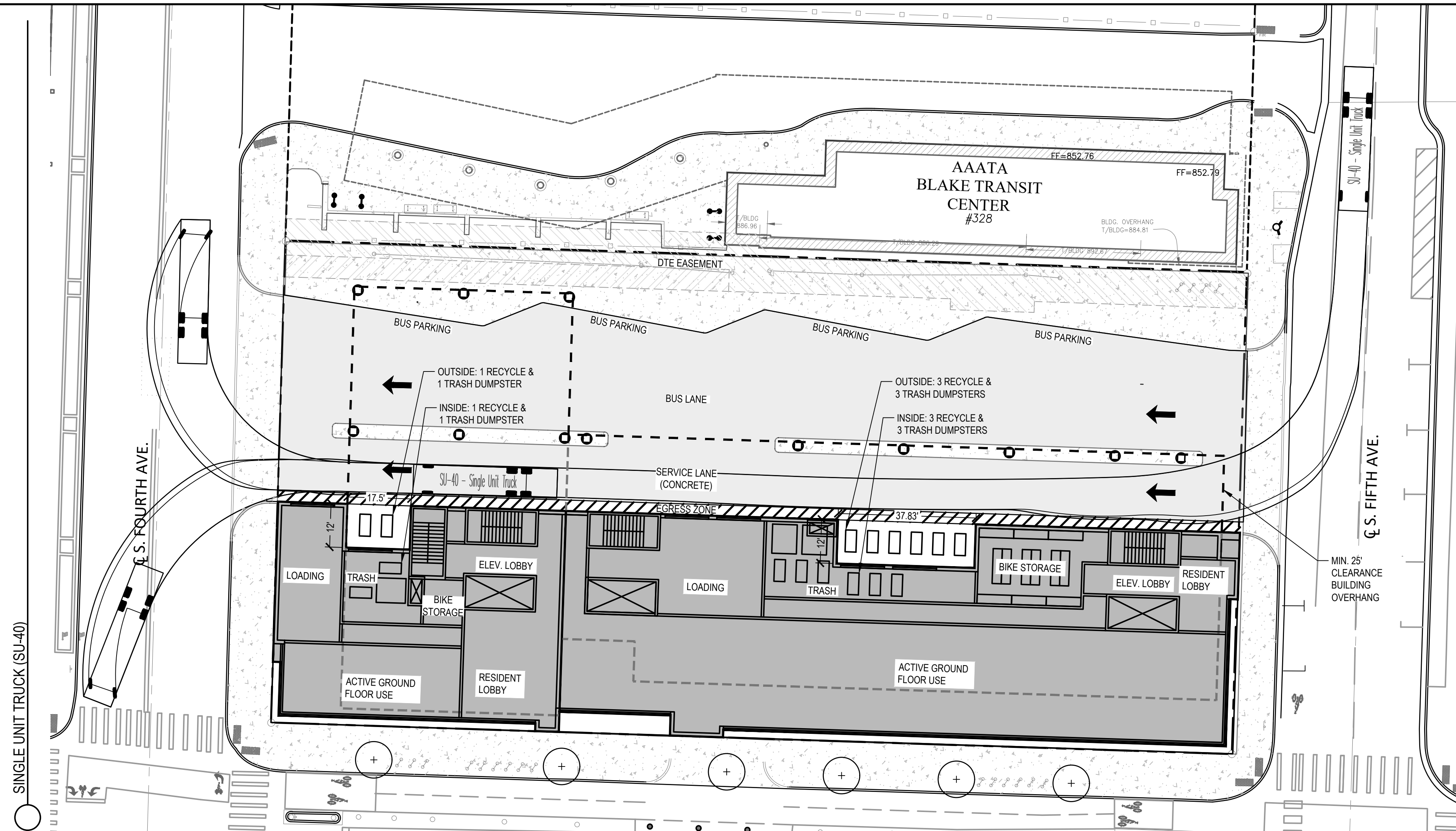
SCALE 10151-000

PROJECT NUMBER

12451.000

DRAWING NUMBER

CS104



SHEET NOTES

VEHICLE DIMENSIONS

1. FRONT LOAD SOLID WASTE - 8.5' X 34'
2. ANN ARBOR BUS - 8.5' X 40.5'
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3. INTERSTATE SEMI-TRUCK (WB-40) - 8.5' X 45.5'
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5. SINGLE UNIT TRUCK (SU-40) - 8.0' X 39.5'

LEGEND

 PROPERTY LINE
 RIGHT-OF-WAY
 DTE EASEMENT

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DEVELOPMENT PUD

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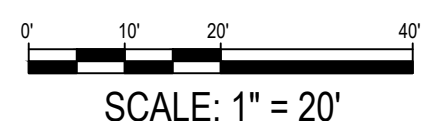
SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE

CONCEPTUAL SITE
CIRCULATION 3



SCALE

12451.000

PROJECT NUMBER

CS105

DRAWING NUMBER

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

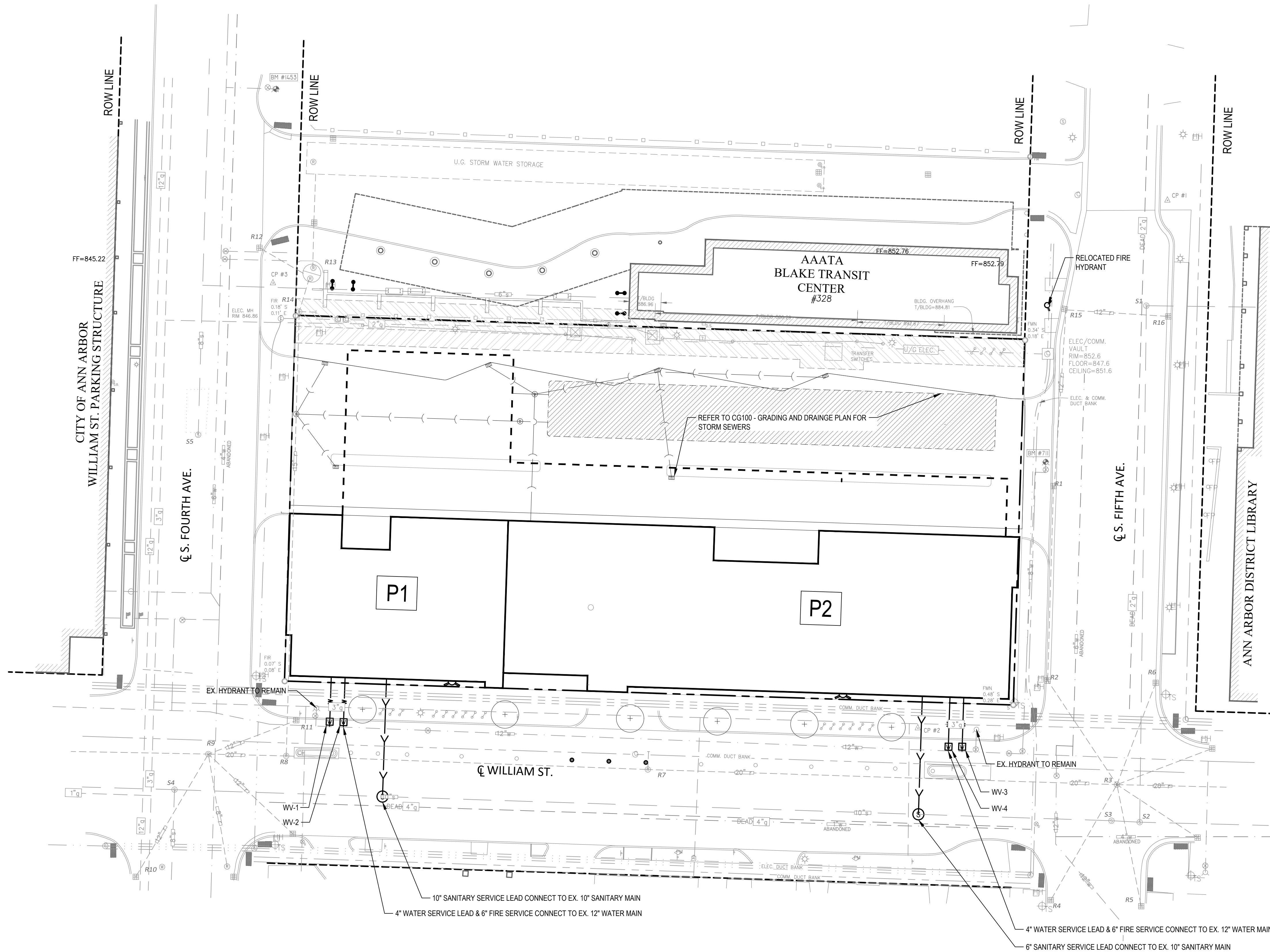
P1 AND P2 WILL EACH HAVE SEPARATE SANITARY CONNECTIONS TO THE EXISTING CITY OF ANN ARBOR SANITARY SEWER ON WILLIAM STREET. THE GROUND FLOOR USE IS NOT DEFINED BEYOND ACTIVE GROUND FLOOR USE. THE GROUND FLOOR COULD BE RETAILS, COMMUNITY SPACE, GROCERY/ DELI OR RESTAURANT. FOR THE PURPOSES OF THE PUD AREA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

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

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

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

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



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

---	PROPERTY LINE
---	RIGHT-OF-WAY
	DTE EASEMENT
	AERIAL FIRE ACCESS
—W—	WATER MAIN
	WATER VALVE
—>—	SANITARY SEWER
—>—	STORM SEWER
	FDC
	SANITARY MANHOLE
	STORM STRUCTURE
	STORM INLET
---	EXISTING WATER MAIN
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING SANITARY MANHOLE
	EXISTING STORM STRUCTURE
	EXISTING STORM INLET

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KEY PLAN

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	RIGHT-OF-WAY
	DTE EASEMENT
	AERIAL FIRE ACCESS
	WATER MAIN
	WATER VALVE
	SANITARY SEWER
	STORM SEWER
	FDC
	SANITARY MANHOLE
	STORM STRUCTURE
	STORM INLET
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING SANITARY MANHOLE
	EXISTING STORM STRUCTURE
	EXISTING STORM INLET

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NOT FOR CONSTRUCTION

DRAWING NUMBER

1. AN INITIAL MEETING WASHTENAW COUNTY STORMWATER ENGINEER THERESA M. MARSIK, P.E. WAS CONDUCTED ON 8/4/2020 TO VERIFY STORM WATER MANAGEMENT REQUIREMENTS. THE FINAL SITE PLAN WILL REQUIRE CONDUCTING ADDITIONAL ENVIRONMENTAL ASSESSMENT AND SAMPLING TO FIND WHERE THE "CLEAN" SOIL LAYER IS LOCATED. CONTAMINATED SOIL MUST BE REMOVED. INFILTRATION TEST WILL NEED TO BE PERFORMED. IF IT IS CONFIRMED THAT INFILTRATION CANNOT BE PROVIDED ON SITE, THE SITE MUST PROVIDE DETENTION FOR THE 100 YEAR STORM + 20%.
2. THE SITE IS 0.75 ACRES WITH 98% IMPERVIOUSNESS. ROOF DRAINS WILL COLLECT STORMWATER FROM THE BUILDING AREAS AND DIRECT THEM TO AN UNDERGROUND DETENTION SYSTEM IN THE NORTHEAST PORTION OF THE SITE. CURB INLETS WILL COLLECT RUNOFF FROM THE BUS LANE AND PARKING AREAS AND DIRECT THEM TO THE UNDERGROUND DETENTION SYSTEM. THE UNDERGROUND DETENTION SYSTEM OUTLETS TO A PROPOSED MANHOLE THAT CONNECTS TO THE CITY STORM SEWER ON THE WEST SIDE OF THE SITE.
3. IT IS ANTICIPATED THAT INFILTRATION WILL NOT BE FEASIBLE BASED ON HISTORICAL GEOTECHNICAL AND ENVIRONMENTAL EVALUATIONS BY SME.
4. THE UNDERGROUND DETENTION SYSTEM IS SIZED FOR THE 100 YEAR EVENT + 20% WHICH ACCOUNTS FOR NOT INFILTRATING. THE ALLOWABLE RELEASE RATE IS 0.15 CFS/ACRE. IT IS ESTIMATED THAT 16,100 CF OF DETENTION VOLUME IS REQUIRED.

	PROPERTY LINE
	RIGHT-OF-WAY
	DTE EASEMENT
	P1/P2 BUILDING OUTLINE
	BUILDING OVERHANG
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	MAJOR CONTOUR
	MINOR CONTOUR
	FLOW DIRECTION
	STORM SEWER
	STORM MANHOLE
	STORM CURB INLET

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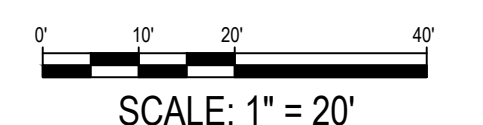
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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

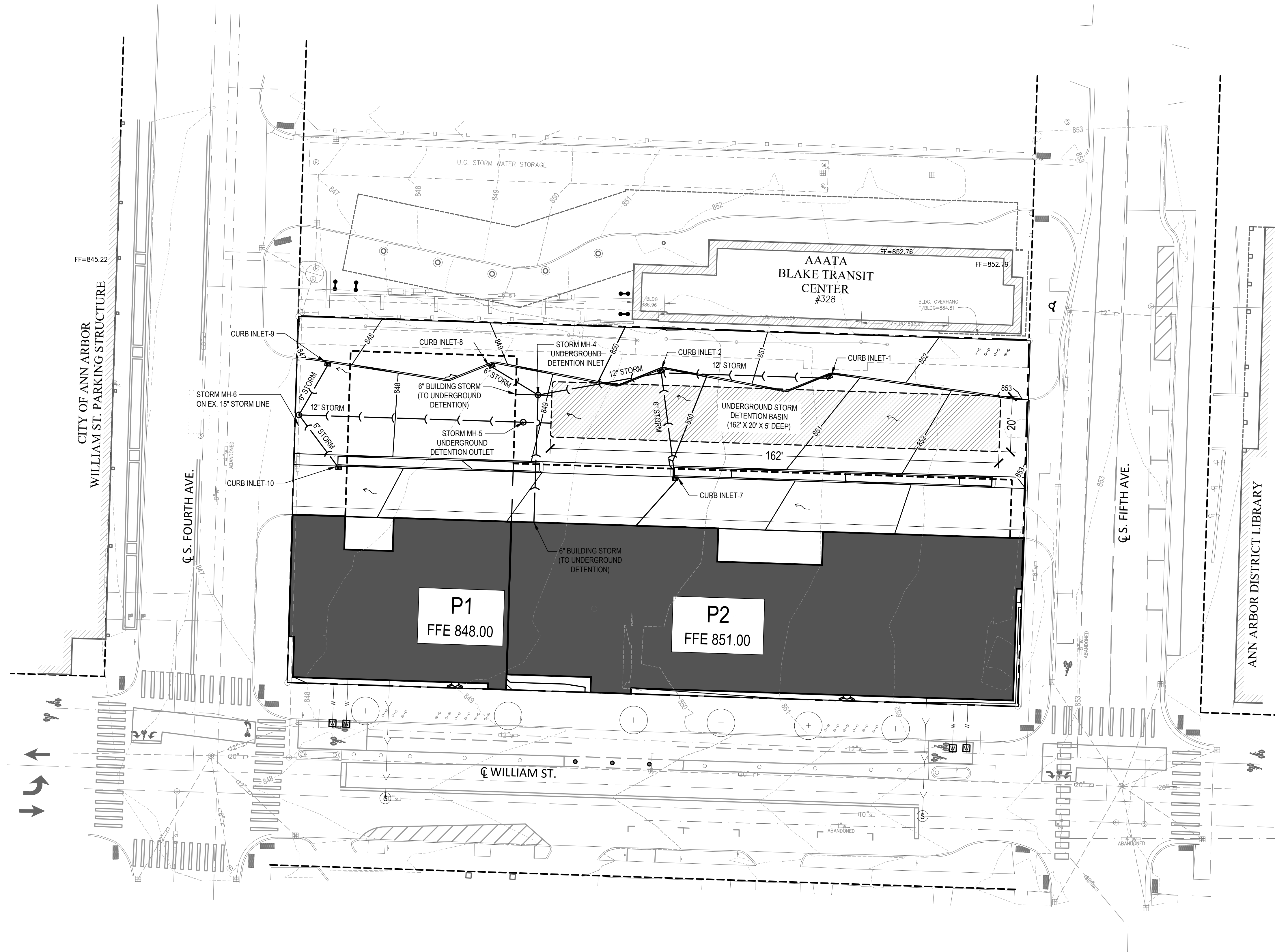
Note: Proposed storm sewer is shown on this sheet.



SCALE 12451.000

PROJECT NUMBER	12101.000
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DRAWING NUMBER



350 S. Fifth Avenue
Ann Arbor, MI 48104

301 E. Huron St.
Ann Arbor, MI 48104

201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
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Consultant One
DISCIPLINE ONE
Address One
City, State, Zip
Phone

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

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DRAWING TITLE

ARCHITECTURAL
PERSPECTIVES

A100

DRAWING NUMBER

An aerial, isometric view of a city block. A tall, rectangular building is the central focus, highlighted with a dashed black outline. A callout box with an arrow points to the base of this building, containing the text "2-STORY STREETWALL MIN. 5' STEPBACK". The surrounding area includes other buildings, streets with cars, and a parking lot.

2-STORY STREETWALL
MIN. 5' STEPBACK

BUS LANE TO BE DESIGNED IN
PARTNERSHIP WITH AAATA

An aerial perspective rendering of the proposed P1 and P2 towers. The towers are tall, rectangular structures with a series of horizontal bands. A callout box with the text "P1 AND P2 TOWER OVERHANG MIN. 25' CLEARANCE" has two arrows pointing to the base of the towers, specifically highlighting the overhang area. The surrounding area includes other buildings, streets, and parking lots.

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DRAWING TITLE

ARCHITECTURAL
ELEVATIONS

A101

DRAWING NUMBER

Architectural elevation drawing of a building facade. The drawing shows a multi-story building with a central section and two side sections. The central section is the tallest, reaching a height of 262' - 6" including mechanical equipment. The left section is 190' - 0" high, and the right section is 177' - 6" high. The building has a base level labeled "Level 3" and a height of 33' - 0" for that section. The width of the building is indicated by two dimensions: 79' P1 and 185' P1. The drawing includes annotations for height and width, and a note indicating that the height includes mechanical equipment.

190' - 0"
INCLUDING
MECH. EQUIP.

177' - 6"
14 stories

250' - 0"
20 stories

262' - 6"
INCLUDING
MECH. EQUIP.

33' - 0"
Level 3

79'
P1

185'
P1

Architectural elevation drawing of a building facade. The drawing shows a multi-story building with a base of six columns. The main section is 250' - 0" high, including 20 stories. To the right, a smaller section is 177' - 6" high, including 14 stories. Further right, another section is 190' - 0" high, including mechanical equipment. The total height on the left is 262' - 6", including mechanical equipment. The width is divided into two sections: 185' P1 and 79' P1. A level 3 is indicated at a height of 33' - 0".

262' - 6"
INCLUDING
MECH. EQUIP.

250' - 0"
20 stories

177' - 6"
14 stories

190' - 0"
INCLUDING
MECH. EQUIP.

33' - 0"
Level 3

185'
P1

79'
P1

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DRAWING TITLE

ARCHITECTURAL
ELEVATIONS

A102

DRAWING NUMBER

Architectural elevation drawing of the East Elevation of a building. The drawing shows a tall, narrow central tower and a shorter, wider section to the right. The tower is labeled "250' - 0"

Architectural elevation drawing showing the proposed building and surrounding context. The drawing includes the following dimensions and labels:

- Top section: 250' - 0" / 20 stories
- Middle section: 177' - 6" / 14 stories
- Bottom section: 33' - 0" / Level 3
- Overall width: 121' P1

SCALE: 1" = 20'

SCALE	12451.000
PROJECT NUMBER	A103
DRAWING NUMBER	



4TH AVENUE PROJECT (4TH AVE AND WILLIAM STREET)