415 W. WASH. DEVELOPMENT PUD

APPLICANT ANN ARBOR HOUSING COMMISSION **OWNER** CITY OF ANN ARBOR

PUD CONCEPT PLAN SUBMITTAL

415 W. WASHINGTON CONCEPT PLAN

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THE PUD ZONING DISTRICT WILL PROVIDE FOR THE DEVELOPMENT OF HOUSING ON 415 W. WASHINGTON.

VIA EXTENSIVE COMMUNITY ENGAGEMENT, IT IS CLEAR THAT THE COMMUNITY DESIRES THE FOLLOWING OUTCOMES FROM 415 W WASHINGTON:

- REMEDIATE THE CONTAMINATED BROWNFIELD SITE
- BUILD A SEGMENT OF THE TREELINE TRAIL PROVIDE AFFORDABLE HOUSING
- PRESERVE THE CHIMNEY FOR CHIMNEY SWIFT HABITAT
- CONTRIBUTE TO CHARACTER OF THE OLD WEST SIDE HISTORIC
- IMPROVE THE FLOODPLAIN FROM THE EXISTING CONDITION

BECAUSE THERE ARE NO PUBLIC OR PRIVATE REVENUES CURRENTLY IDENTIFIED TO MEET COMMUNITY-DRIVEN PRIORITIES BEYOND THE CURRENT VALUE OF THE LAND, THE PUD PROPOSAL ASSUMES THAT MULTI-FAMILY RESIDENTIAL INCLUSIVE OF AFFORDABLE UNITS IS THE MOST APPROPRIATE TO FACILITATE DESIRED OUTCOMES FOR 415 W WASHINGTON. CITY STAFF DOES NOT RECOMMEND ANY LAND USE OTHER THAN RESIDENTIAL FOR THIS SITE AND CONSIDERS THIS AS THE ONLY USE WORTH SPENDING CITY RESOURCES TO DEVELOP A PUD PROPOSAL.

THE PROJECT INCLUDES 157 PROPOSED DWELLING UNITS. THE PROJECT INCLUDES A BUILDING, OFF-STREET PARKING, AND AN OPEN SPACE WITH A SEGMENT OF THE TREELINE TRAIL. THE PROPOSED BUILDING IS "ON STILTS" WITH THE FIRST FLOOR OF RESIDENTIAL UNITS ELEVATED AT A MINIMUM 1 FOOT ABOVE THE 0.2% ANNUAL CHANCE FLOOD ELEVATION. THERE IS OFF-STREET PARKING PROPOSED BELOW THE BUILDING.

THERE ARE NO PRIOR ASSOCIATED APPLICATIONS, SITE PLAN APPROVALS, OR VARIANCES GRANTED FOR THIS SITE.

THE SITE IS A BROWNFIELD SITE AND IS LOCATED WITHIN THE OLD WEST SIDE HISTORIC DISTRICT. THERE ARE THE FOLLOWING FEMA FLOOD AREAS ON THE SITE: 0.2% ANNUAL CHANCE FLOOD ZONE, 1% ANNUAL CHANCE FLOOD ZONE

SEE ALTA SURVEY FOR THE LEGAL DESCRIPTION OF THE SITE AND ACREAGE OF THE PARCELS.

STATEMENT OF INTEREST IN THE LAND:

THE FOLLOWING PARITIES HAVE VESTED INTERESTS IN THE PROPERTY LOCATED AT 415 W. WASHINGTON STREET, ANN ARBOR MI, ACCORDING TO THE AMERICAN LAND TITLE ASSOCIATION SURVEY DATED OCTOBER 21, 2021 BY ALTWELL GROUP. THE FOLLOWING LIST WAS DETERMINED AFTER A REVIEW OF THE TITLE COMMITMENT, AS ISSUED BY ABSOLUTE TITLE, INC., FILE NO. 90950, EFFECTIVE JULY 21, 2021.

 RIGHT-OF-WAY FOR ALLEN CREEK DRAIN IN FAVOR OF WASHTENAW COUNTY AND THE STATE OF MICHIGAN, PER DOCUMENT AS RECORDED IN LIBER 525, PAGES 607, 610, AND 642; WASHTENAW COUNTY RECORDS. RIGHT-OF-WAY FOR EBER WHITE DRAIN IN FAVOR OF THE CITY OF ANN ARBOR, PER DOCUMENT AS RECORDED IN LIBER 3179, PAGE 202; AND

LIBER 536, PAGES 410; WASHTENAW COUNTY RECORDS.

THE FOLLOWING PARITIES HAVE VESTED INTERESTS IN THE PROPERTY LOCATED AT 314 LIBERTY STREET, ANN ARBOR MI, ACCORDING TO THE AMERICAN LAND TITLE ASSOCIATION SURVEY DATED OCTOBER 21, 2021 BY ALTWELL GROUP. THE FOLLOWING LIST WAS DETERMINED AFTER A \ REVIEW OF THE TITLE COMMITMENT, AS ISSUED BY ABSOLUTE TITLE, INC., FILE NO. 91815, EFFECTIVE FEBRUARY 1, 2022.

*PLEASE NOTE THAT THE PROPERTY COMMONLY KNOWN AS 314 W. LIBERTY STREET CONSISTS OF LOT 7 AND LOT 8 OF ASSESSOR'S PLAT NO. 3, CITY OF ANN ARBOR, AS RECORDED IN LIBER 2 OF PLATS, PAGE 39; WASHTENAW COUNTY RECORDS. AS NOTED BELOW. CERTAIN RIGHTS HAVE BEEN GRANTED THAT ONLY APPLY TO LOT 7 AND CERTAIN RIGHTS APPLY TO BOTH LOT 7 & LOT

- RIGHT-OF-WAY FOR ALLEN CREEK DRAIN IN FAVOR OF WASHTENAW COUNTY AND THE STATE OF MICHIGAN, PER DOCUMENT AS RECORDED IN LIBER 525, PAGES 573; WASHTENAW COUNTY RECORDS.
- (AFFECTS LOT 7 AND LOT 8) RIGHT-OF-WAY FOR EBER WHITE DRAIN IN FAVOR OF THE CITY OF ANN ARBOR, PER DOCUMENT AS RECORDED IN LIBER 3179, PAGE 202; AND LIBER 536, PAGES 413 & 417; WASHTENAW COUNTY RECORDS. (AFFECTS LOT 7 AND LOT 8)
- EASEMENTS FOR ALL "EXISTING WIRE AND PIPE FACILITIES" AS WELL AS ALL "OIL, GAS, NATURAL GAS, CAUSING-HEAD GAS, CONDENSATES, RELATED HYDROCARBONS AND ALL PRODUCTS PRODUCED THEREWITH OR THEREFROM IN OR UNDER" IN FAVOR OF THE ANN ARBOR RAILROAD COMPANY, AND ITS SUCCESSORS AND ASSIGNS, PER DOCUMENT AS RECORDED LIBER 2026, PAGE 173; WASHTENAW COUNTY RECORDS. (AFFECTS LOT 7 ONLY)
- EASEMENT FOR INGRESS/EGRESS IN FAVOR OF THE ANN ARBOR BUILDING AUTHORITY, PER DOCUMENT AS RECORDED IN LIBER 156, PAGE 61; WASHTENAW COUNTY RECORDS. (AFFECTS LOT 7 ONLY)

SCIO-CHURCH WATERS PACKARD ELLSWORTH RD ELLSWORTH

W ANN ST E W HURDN ST THE Y VASHINGTON ST W WILLIAM ST SEE V001 ALTA LAND TITLE SURVEY FOR ALL PROPERTY WITHIN 250 FEET OF THE DEVELOPMENT.

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

OWNER:

CITY OF ANN ARBOR

301 E. HURON ST. ANN ARBOR, MI 48104

APPLICANT:

CONSULTANTS:

201 DEPOT STREET SECOND FLOOR ANN ARBOR, MI 734.662.4457

www.smithgroup.com

Γ (734)669-2728

C(954)494-5022

ATWELL GROUP 2 TOWN SQUARE

(248) 447-2000

ENVIRONMENTAL TETRATECH

710 AVIS DRIVE

(734) 213-4069

WADE TRIM

SUITE 2500

ANN ARBOR, MI 48108

TRAFFIC ENGINEER:

500 GRISWOLD STREET

DETROIT, MI 48226

(313) 961-3650

SOUTHFIELD, MI 48076

SURVEY

SUITE 700

CONTACT: MICHAEL JOHNSON

UNIT MANAGER BRETT LENART, AICP LARCOM CITY HALL, FIRST FLOOR

ANN ARBOR HOUSING COMMISSION EXECUTIVE DIRECTOR - JENNIFER HAL 27 MILLER AVE. ANN ARBOR. MI 4810

LANDSCAPE ARCHITECT/ CIVIL ENGINEER

MICHAEL.JOHNSON@SMITHGROUP.COM

CITY OF ANN ARBOR FIELD OPERATIONS SERVICES UNIT W.R. WHEELER SVC. CTR DENNY ZINK WATER, SEWER AND STORM 734-794-6350 4251 STONE SCHOOL RD. ANN ARBOR, MI 48108 SIGNS/SIGNALS/STREETLIGHTS W.R. WHEELER SVC. CTR MARC MORENO 4251 STONE SCHOOL RD. 734-794-6361 ANN ARBOR, MI 48108 PRIVATE UTILITIES AT&T-PHONE BRIAN BERRY 550 S. MAPLE ANN ARBOR, MI 48103 734-996-2135 WESTERN WAYNE SERVICE CTR DTE ENERGY-ELECTRIC CLAY COMBEE 734-397-4112 8001 HAGGERTY RD BELVILLE, MI 48111 RON SUTHERLAND COMCAST-CABLE 27800 FRANKLIN RD. SOUTHFIELD, MI 48034 313-999-8300 DTE ENERGY-GAS 17150 ALLEN RD. JACK WHYATT MELVINDALE, MI 48122 313-701-1355 WINDSTREAM-TELECOM 1450 N CENTER POINT RD LOCATE DESK HIAWATHA, IA 52233 800-289-1901

PERMITS REQUIRED TO BE OBTAINED BY THE CITY OF ANN ARBOR OR CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION.

ISSUING AUTHORITY MDEQ WATER MAIN CONSTRUCTION PERMIT MDEQ SANITARY SEWER CONSTRUCTION PERMI MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES 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.

TRIOR TO THE BEGINNING OF CONSTRUCTION.			
PERMIT	ISSUING AUTHORITY		
LANE CLOSURE PERMIT	CITY OF ANN ARBOR PROJECT MANAGEMENT UNIT		
"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 DRAIN COMMISSION CONSTRUCTION PERMIT	WASHTENAW COUNTY DRAIN COMMISSION		

3 WORKING DAYS **BEFORE YOU DIG** CALL MISS DIG 800-482-7171 L (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.

PROPOSED LAND USE:

MULTI-FAMILY DWELLING

SITE IMPROVEMENTS:

THE PROPOSED DEVELOPMENT INCLUDES A MULTI-FAMILY DWELLING AND AN OPEN SPACE WITH THE TREELINE TRAIL.

NUMBER OF DWELLING UNITS: 157 TOTAL UNITS, 15% AFFORDABLE

ACCESS AND CIRCULATION:

VEHICULAR ACCESS: TWO-WAY SITE DRIVE WITH ENTRANCES OFF OF LIBERTY AND WASHINGTON STREETS.

PEDESTRIAN ACCESS: ACCESS TO THE RESIDENTIAL UNITS FROM WASHINGTON STREET. TREELINE TRAIL ACCESS OFF OF LIBERTY AND WASHINGTON STREETS.

OFF-STREET PARKING: 88 PARKING SPACES.

PRELIMINARY CONSTRUCTION PHASING AND PROBABLY PROJECT CONSTRUCTION COST:

CONSTRUCTION IN 2023. DEVELOPMENT COST: \$48 MILLION

COMMUNITY ANALYSIS

IMPACT OF PROPOSED DEVELOPMENT ON PUBLIC SCHOOLS

APPROXIMATELY 157 RESIDENTIAL UNITS INCLUDING STUDIOS, 1-BEDROOMS, AND 2-BEDROOMS FOR FAMILIES.

RELATIONSHIP OF INTENDED USE TO NEIGHBORHING USES:

PROPOSED RESIDENTIAL UNITS BENEFIT FROM A WALKABLE DOWNTOWN-EDGE LOCATION WITH ACCESS TO DOWNTOWN AMENITIES. SURROUNDING USES BENEFIT FROM THE TREELINE TRAIL OPEN SPACE, REMOVAL OF A DERELICT BUILDING, REMEDIATION OF THE BROWNFIELD SITE, AND AFFORDABLE HOUSING.

IMPACT OF ADJACENT USES ON PROPOSED DEVELOPMENT OR SPECIAL EXCEPTION USE: PRO: RESIDENTIAL UNITS BENEFIT FROM WALKABLE DOWNTOWN LOCATION WITH ACCESS TO DOWNTOWN AMENITIES AND THE Y FACILITY.

IMPACT OF PROPOSED DEVELOPMENT ON THE AIR AND WATER QUALITY, AND ON EXISTING NATURAL FEATURES OF THE SITE AND NEIGHBORING SITES WATER QUALITY: THE INTENT OF THE PROPOSED DEVELOPMENT IS TO MEET ALL STORMWATER MANAGEMENT REQUIREMENTS AND REDUCE IMPERVIOUS SURFACES COMPARED TO THE EXISTING CONDITION. WATER-QUALITY BASINS ARE PROPOSED IN THE NORTH-EAST PORTION OF THE SITE. THE EXACT SHAPE AND SIZE OF THE BASINS WILL BE

DESIGNED BASED ON INPUT FROM THE COUNTY DRAIN COMMISSIONER AND PROVIDED IN

A FUTURE SITE PLAN SUBMITTAL. AIR QUALITY: THE PROPOSED DEVELOPMENT INCLUDES A SEGMENT OF THE TREELINE TRAIL ENCOURAGING BICYCLING WHICH REDUCES VEHICLE EMISSIONS. THE PROPOSED

NATURAL FEATURES: THE EXISTING SITE IS A GRAVEL PARKING LOT AND DERELICT BUILDING. THERE ARE 51 TREES GREATER THAN 6 DBH ON THE SITE. A MAJORITY OF THE TREES, INCLUDING FOUR LANDMARK TREES, ARE IN AN UNMAINTAINED PORTION OF THE PROPERTY BETWEEN THE BUILDING AND ADJACENT RESIDENCES. THESE TREES ARE TO BE REMOVED AND REPLACED ON THE SITE TO MEET ORDINANCE REQUIREMENTS. THE LOCATIONS, SIZE, AND QUANTITY OF PROPOSED TREES WILL BE PROVIDED IN A FUTURE

TREELINE OPEN SPACE INCLUDES TREES TO IMPROVE AIR QUALITY.

SITE PLAN SUBMITTAL.

THERE IS FLOODWAY AREA AND FLOODFRINGE AREA ON THE SITE. THE INTENT OF THE PROPOSED DEVELOPMENT IS TO MEET ALL FLOOD REGULATORY REQUIREMENTS. THE PROPOSED DRAINAGE PATTERN MAINTAINS THE EXISTING PATTERN, THE SITE WILL DRAIN TO THE NORTH-EAST PORTION OF THE PROPERTY. THERE IS NO PROPOSED BUILDING IN THE FLOODWAY. THE DEVELOPMENT SHALL BE CONSTRUCTED ON PIERS, WITH THE FIRST FLOOR OF RESIDENTIAL AT LEAST 1 FOOT ABOVE THE 0.2% ANNUAL CHANCE FLOOD ELEVATION. THE PORTIONS OF THE DEVELOPMENT AT GROUND LEVEL, WHICH INCLUDES STAIRS, ELEVATORS, TRASH STORAGE, AND BICYCLE STORAGE, SHALL BE FLOOD PROOF. ADDITIONAL INFORMATION REQUIRED FOR SITE PLAN APPROVAL WILL BE PROVIDED IN A FUTURE SITE PLAN SUBMITTAL AFTER APPROVAL OF THE CONCEPT PLAN.

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: THE PROPOSED DEVELOPMENT IS WITHIN THE OLD WEST SIDE HISTORIC DISTRICT AND MEETS THE NATIONAL REGISTER REQUIREMENTS. ADDITIONALLY, THE SITE PRESERVES THE

TRAFFIC STATEMENT

SEE GOO3 OR THE LINK UNDER "ADDITIONAL INFORMATION" FOR THE TRANSPORTATION ANALYSIS. BELOW IS A SUMMARY OF THE FINDINGS. ADDITIONAL INFORMATION REQUIRED FOR SITE PLAN APPROVAL WILL BE PROVIDED IN A FUTURE SITE PLAN SUBMITTAL AFTER APPROVAL OF THE CONCEPT PLAN.

AM PEAK PERIOD

- 13 VEHICLE ENTERING TRIPS, WITH 0.7% INCREASE IN VEHICLE TRIPS ENTERING THE IMMEDIATE ADJACENT ROADWAY NETWORK OF THIRD STREET, FIRST STREET, LIBERTY STREET. WASHINGTON STREET AND HURON STREET
- 54 VEHICLE EXITING TRIPS, WITH 2.9% INCREASE IN VEHICLE TRIPS EXITING THE
- 31 (6 ENTERING, 25 EXITING) PEDESTRIAN TRIPS
- 23 (4 ENTERING, 19 EXITING) TRANSIT TRIPS, COUNTED AS PEDESTRIAN TRIPS
- 4 (1 ENTERING/3 EXITING) BICYCLE TRIPS

PM PEAK PERIOD

- 29 VEHICLE ENTERING TRIPS, WITH 1.2% INCREASE IN VEHICLES TRIPS ENTERING THE IMMEDIATE ADJACENT ROADWAY NETWORK OF THIRD STREET, FIRST STREET, LIBERTY
- STREET, WASHINGTON STREET AND HURON STREET • 15 VEHICLE EXITING TRIPS, WITH 0.6% INCREASE IN VEHICLE TRIPS EXITING THE
- NETWORK • 37 (24 ENTERING, 13 EXITING) PEDESTRIAN TRIPS

MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

- 19 (13 ENTERING, 6 EXITING) TRANSIT TRIPS, COUNTED AS PEDESTRIAN TRIPS
- 3 (2 ENTERING/1 EXITING) BICYCLE TRIPS

PUBLIC SIDEWALK MAINTENANCE STATEMENT: WASHINGTON STREET AND LIBERTY STREET SIDEWALKS ARE IN THE PUBLIC RIGHT-OF-WAY. 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

ADDITIONAL INFORMATION

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (2013), PREPARED BY TETRA TECH

https://smithgroup4.sharepoint.com/:b:/s/PRJ-13308-Client/EdL4ZC_K0_FImNYEcfG0wT4BIXbVR3Wur3kPUmAQjD_ZJg?e=1KtwRq

PHASE 2 ENVIRONMENTAL SITE ASSESSMENT (2013), PREPARED BY TETRA TECH

https://smithgroup4.sharepoint.com/:b:/s/PRJ-13308-Client/EauM7VuMgYNAvuZpglF_5JYBIXn7WSlabqgZtDOJVQkj5g?e=JZzjfN

EXISTING CHIMNEY STRUCTURAL EVALUATION REPORT (2018), PREPARED BY DESAI/NASR CONSULTING ENGINEERS, INC. https://smithgroup4.sharepoint.com/:b:/s/PRJ-13308-Client/Eas02ToVuwJChRD9iF7XGucBhZOYVt3YiqxleCRAu1v2AA?e=QMxdcO

415 WASHINGTON DEVELOPMENT - HIGH LEVEL MULTIMODAL TRIP EVALUATION

https://smithgroup4.sharepoint.com/:b:/s/PRJ-13308-Client/ERvOdIMGpuVArYk9jrXHQ60B1RAwpYelBNGp8cNGav-ZBA?e=hFZMXM

201 DEPOT STREET SECOND FLOOR ANN ARBOR, MI 48104 734.662.4457

SITE DATA COMPARISON CHART

415 W. WASHINGTON SITE DATA CHART

	REQUIRED (CURRENT ZONING)	PER 2009 CITY MASTER PLAN (FUTURE ZONING)*	PROPOSED	AREA PLAN CONCEPT
Base Zoning	PL	D2	PUD	PUD
Lot Area				TOTAL: 108,785 SF, 2.497 acres (+/-) Parcel ID 09-09-29-211-003: 95,309 SF, 2.188 acres (+/-) Parcel ID 09-09-29-211-017: 11,047 SF, 0.253 acres (+/-) Parcel ID 09-09-29-211-018: 2,424 SF, 0.056 acres (+/-)
Building Area				134,180
Floor Area Ratio	None	D2: 200% max.	Meet D2 Zoning regulations	123%
Affordable Units	None	0%	15% of units minimum OR payment in lieu	15%
Character Overlay District	N/A	First Street	First Street	First Street
Streetwall Height	None	Stories: 3 Max. / 2 Min.	Stories: 3 Max. / 2 Min.	2 stories
Offset at Top of Streetwall	None	5 Feet	Meet D2 Zoning regulations	30'
Open Space	None	10% minimum	Meet D2 Zoning regulations	69%
Building Coverage	None	80% maximum	Meet D2 Zoning regulations	31%
Building Height	None	60 feet **78 feet with Affordable Housing or Sustainability exception ***+/-70 feet with floodplain exception	70 feet	70 feet
Front Setback	None	0-10 Feet (Secondary Street)	Washington Street Setback: 40 Feet Max. / 20 Feet Min. Liberty Street Setback: 10' Max.	35 feet for 2 stories, 70 feet for stories 3-5
Side and Rear Setbacks	None	15 foot setback from a Side Lot Line abutting R zoning district 20 foot setback from a Rear Lot Line abutting any R zoning district 10 foot Offset from a Side Lot Line abutting any R zoning district ** For parts of the building utilizing the Affordable Housing Building Height increase: Side Lot and Rear Lot setbacks are increased by the amount of the increased height limitation for the portion of the Building(s) above the normal height limit.	West side lot line abutting R zoning district: 50' setback for stories 1-4, 65' setback for stories above 5 South rear lot line abutting R zoning district: 35' setback East side lot line: 10 feet	For west side lot line abutting R zoning district: 50' setback for storie 1-4, 65' setback for stories 5 & 6 For south rear lot line abutting R zoning district: 35' setback For east side lot line: 70'
Parking				
Vehicular Parking	1 space per Dwelling Unit	No parking required for D2 at 200% or less FAR in excess of the normal maximum permitted (200%) requires 1 space for each 1,000 SQ FT of Floor Area	1 space / unit maximum No minimum required	88 spaces (0.6 spaces / unit)
Bicycle Storage Class A - Enclosed	1 space per 5 Dwelling Units	1 space per 2,500 SF of Floor Area	Meet D2 Zoning regulations	54
Driveway Width	Two-way Driveway: 18 feet min. and 24 feet max.	Two-way Driveway: 18 feet min. and 24 feet max.	Meet D2 Zoning regulations	22 feet wide

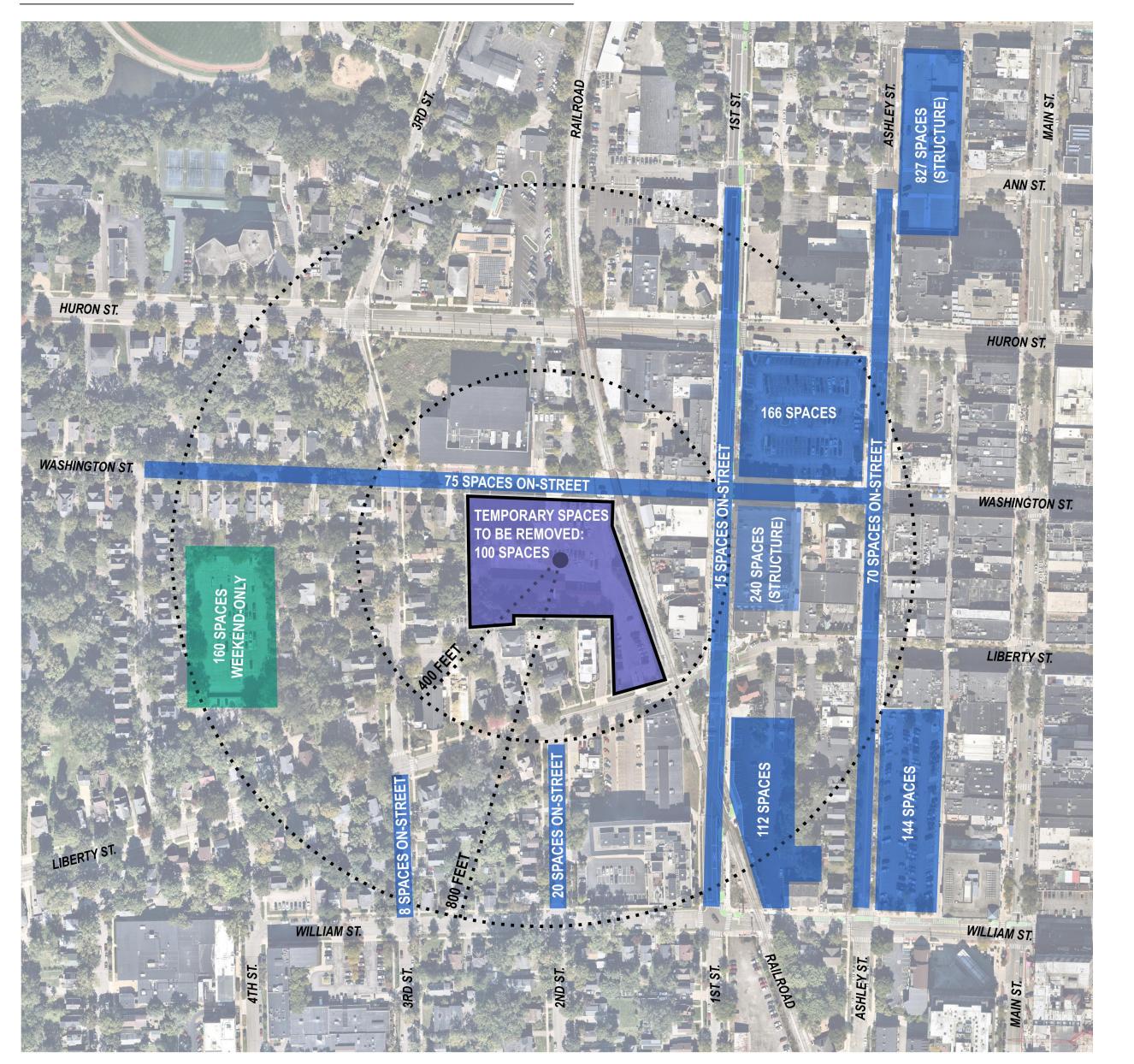
*This site was designated D2: Downtown Interface on the Central Area Future Land Use map on page 42 of the 2009 City of Ann Arbor Master Plan.

of the building exceeding the normal height limit. (UDC 5.18.4.D.) *** Site qualifies for the Elevating Buildings in the Floodplain building height exception (UDC 5.18.4.E.). This exception allows a height limit increase by the depth of the Flood Protection Elevation.

** Incorporating a Sustainable and/or Affordable Housing Component qualifies the development for a Building Height increase which would also increase the Side and Rear setbacks for the portion

Flood Protection Elevation is +/-10 feet above existing grade (800), the exact elevation is to be determined by a future Flood Insurance Study.

PARKING SUPPLY: PUBLIC PARKING



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

415 W.

WASHINGTON

415 W. Washington St.

Ann Arbor, MI 48103

DEVELOPMENT PUD

SMITHGROUP

www.smithgroup.com

CONCEPT PLAN SUBMITTAL SEALS AND SIGNATURES

REV DATE

KEY PLAN

ISSUED FOR

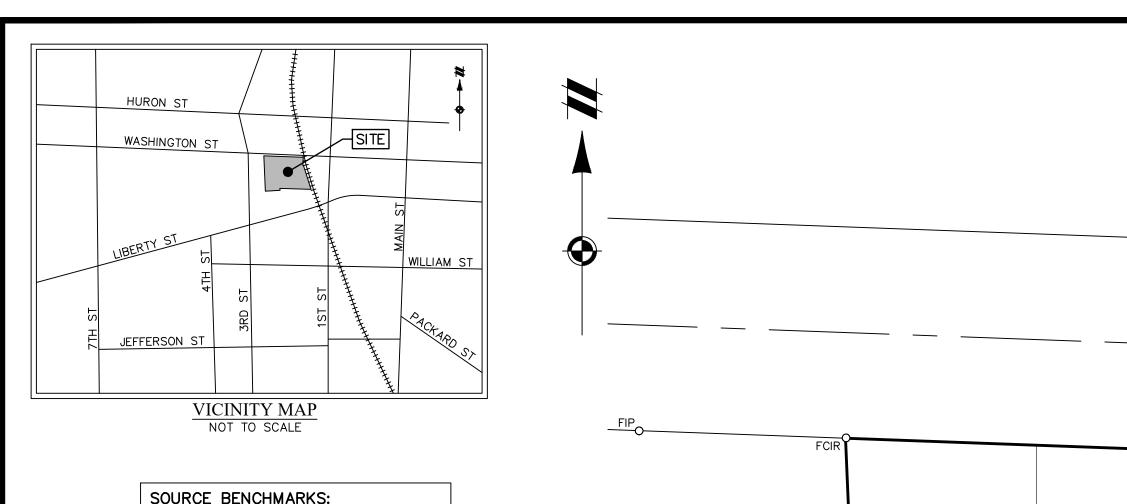
GENERAL NOTES

SCALE

PROJECT NUMBER

13308.000

DRAWING NUMBER



AAGRS NO. 0013A ELEVATION: 829.12 (NAVD88)

AAGRS NO. 0019 ELEVATION: 974.71 (NAVD88)

SITE BENCHMARKS:

BM #1: RAILROAD SPIKE IN NORTHWEST FACÉ OF UTILITY POLE ON WEST SIDE OF RAILROAD TRACKS ELEVATION: 804.29 (NAVD88)

BM #2: RAILROAD SPIKE IN NORTH FACE OF UTILITY POLE IN SOUTHERLY RIGHT OF WAY OF LIBERTY STREET ELEVATION: 809.78 (NAVD88)

BM #3: ARROW ON FIRE HYDRANT IN NORTHERLY RIGHT OF WAY OF WASHINGTON ELEVATION: 801.14 (NAVD88)

LEGEND

OFIP OFCIP OFCIR OSCIR X F	SECTION CORNER FOUND IRON PIPE FOUND CAPPED IRON PIPE FOUND CAPPED IRON ROD SET CAPPED IRON ROD FOUND MAG NAIL BOUNDARY LINE
	BOUNDARY ADJACENT LINE
	DOUNDANT ADDACENT LINE
	RIGHT OF WAY CENTERLINE
	EASEMENT LINE
(P)	PLATTED
(R)	RECORD
(M)	MEASURED
4	SCHEDULE B, PART II EXCEPTION

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. MEASURED BEARINGS AS SHOWN DIFFER FROM RECORD BEARINGS.
- . THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD), ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND FLOODWAY ZONE AE ACCORDING TO MAP NUMBER 26161C0244E OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE APRIL 3, 2012.

ELEVATION ACROSS THE SUBJECT PROPERTY RANGES FROM ELEVATION OF 803 TO 810 ON NAVD88 DATUM.

STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY

- THE FIELDWORK.
- . ROAD STRIPING IS SHOWN PER AERIAL IMAGERY.

ALTA/NSPS LAND TITLE SURVEY

NORTH RIGHT OF WAY LINE

WASHINGTON STREET (66' WIDE PUBLIC RIGHT OF WAY) - SOUTH RIGHT OF WAY LINE & NORTH LINE OF LOTS 14, 15 & 16 S87°54'07"E 329.00'(M) 329.14'(P) JOSEPH COLATRUGLIO LOT 14 PIN: 09-09-29-211-004 OF LOT 16 LOT 15 60' WIDE ALLEN CREEK DRAIN _ EASEMENT PER L.525, PG.607 & L.525, PG.642 LOT 2 S88°09'24"E LOT 16 ∕¯4.87'(M&P)

PIN: 09-09-29-211-003

SOUTH LINE OF LOTS 13 & 17

N88°09'45"W 260.82'(M) 261.5'(P) 261.15'(P)

TURTLE BAY HOLDING COMPANY

PIN: 09-09-29-211-023

EXCEPTION

-60' WIDE ALLEN

L.525, PG.610

CREEK DRAIN EASEMENT PER**(4)**

63.74'(P) 63.57'(M)

ANN ARBOR BUILDING AUTHORITY

314 W. LIBERTY ST.

PIN: 09-09-29-211-017

0.255 ACRES±

CITY OF ANN ARBOR

PIN: 09-09-29-211-018\

0.056 ACRES±

MARK & NARDA WISHKA PIN: 09-09-29-211-007 LOT 17 CITY OF ANN ARBOR 415 W. WASHINGTON STREET

2.191 ACRES± BEEDON & MACKENZIE PIN: 09-09-29-211-008 JULIE ANNE COLVIN PIN: 09-09-29-211-009

OF LOT 13

EXCEPTION

OF LOT 12

- NORTHWEST CORNER

LOT 12

6.00'(R&M) **S86°34'26"W 123.46'(R) 122.91'(M)** 6.00

PIN: 09-09

-29-211-026

- SOUTH LINE OF LOT 13

126.87'(M) | 126.07'(P)

N87°25'27"W

NORTHEAST -

CORNER OF

LOT 11

N86°34'18"E

LOT 13 - NORTHWEST CORNER OF LOT 10 LOT 6

LOT 7

LUTHERAN CHURCH

PIN: 09-09-29-211-031

& 09-09-29-211-032

LOT 8

LIBERTY & THIRD

CONDOMINIUM, WCC PLAN

NO. 604, PER L.4995,

PG.33, WASHTENAW

COUNTY RECORDS

NOTE: PER FIRM MAP AND FLOOD INSURANCE STUDY REPORT, THE BASE FLOOD

WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 BE NECESSARY.

- THERE WERE NO OBSERVED PARKING STRIPES ON THE SUBJECT PROPERTY AT THE DATE OF THE FIELDWORK.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- FLOOR SURFACES AT DOOR OPENINGS WERE NOT AVAILABLE AT THE DATE OF
- NO BUILDINGS WERE OBSERVED ON PARCELS 09-09-29-211-018 AND 09-09-29-211-017 AT THE DATE OF THE FIELDWORK.

SCHEDULE A LEGAL DESCRIPTION PER TITLE SEARCH ISSUED BY ABSOLUTE TITLE, INC., FILE NO.: 90950, EFFECTIVE DATE: JULY 21, 2021:

LOT 13, EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 12, BLOCK 2 OF ASSESSOR'S PLAT NO. 3 AND RUNNING THENCE NORTH ALONG THE WEST LINE OF LOT 13 IN SAID BLOCK, 40.58 FEET AND TO THE SOUTHWEST CORNER OF LAND CONVEYED BY GOTTLIEB SCHNEIDER AND WIFE TO THE BOARD OF COUNTY ROAD COMMISSIONERS OF WASHTENAW COUNTY BY |DEED DATED MARCH 27, 1920 AND RECORDED IN LIBER 219, PAGE 606. WASHTENAW COUNTY RECORDS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LAND TO A POINT ON THE WEST LINE OF LOT 10 IN SAID BLOCK. 22 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 10: THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 10, 56.89 FEET AND TO THE NORTHEAST CORNER OF LOT 11 IN SAID BLOCK; THENCE WEST ALONG THE NORTH LINE OF LOTS 11 AND 12 TO THE PLACE OF BEGINNING ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE AT THE NORTHWEST CORNER OF LOT 10, BLOCK 2 OF ASSESSOR'S PLAT NO. 3, THENCE SOUTHERLY ALONG THE LINE BETWEEN LOTS 10 AND 13 OF SAID ASSESSOR'S PLAT, 22 FEET TO AN IRON PIPE FOR A PLACE OF BEGINNING; THENCE WESTERLY THROUGH AN INTERIOR ANGLE OF 88°14' TO THE RIGHT 123.8 FEET TO AN IRON PIPE IN THE WEST LINE OF SAID LOT 13; THENCE NORTHERLY THROUGH AN INTERIOR ANGLE OF 88°30' TO THE RIGHT 6 FEET; THENCE EASTERLY THROUGH AN INTERIOR ANGLE OF 91°30' TO THE RIGHT 123.46 FEET TO THE WESTERLY LINE OF SAID LOT 10; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 10, 6 FEET TO THE PLACE OF BEGINNING; AND ALL OF LOTS 14, 15, 16, AND 17, AND ALSO A RIGHT OF WAY OVER

LOT 7 AS RESERVED IN A DEED RECORDED IN LIBER 156, PAGE 61, WASHTENAW COUNTY RECORDS; ALL OF SAID LOTS BEING IN BLOCK 2 OF ASSESSOR'S PLAT NO. 3 IN THE CITY OF ANN ARBOR, AS RECORDED IN LIBER 2 OF PLATS, PAGE 39, WASHTENAW COUNTY RECORDS.

SCHEDULE B - SECTION II EXCEPTIONS PER TITLE SEARCH ISSUED BY ABSOLUTE TITLE, INC., FILE NO.: 90950, EFFECTIVE DATE: JULY 21,

4. RELEASE OF RIGHT OF WAY FOR COUNTY DRAIN COMMISSIONER, AS RECORDED IN LIBER 525, PAGES 607, 610, AND 642, LIBER 536, PAGE 410, AND LIBER 705, PAGE 131, WASHTENAW COUNTY RESPONSE: AS SHOWN HEREON EXCEPT FOR L.705, PG.131 WHICH

5. TRANSFER OF EASEMENTS, AS RECORDED IN LIBER 3179, PAGE 202, WASHTENAW COUNTY RECORDS RESPONSE: AS SHOWN HEREON.

DOES NOT COVER SUBJECT PARCEL.

- 60' WIDE EBERWHITE

DRAIN EASEMENT
PER L.536, PG.410 & **5** L.3179, PG.202

ightharpoonupAPPR. LOCATION OF ALLEN

60' WIDE EBERWHITE

SDRAIN EASEMENT

PER L. 536, PG.413, L.536, PG.417 &

..3179, PG.202

CREEK DRAIN PER L.525, RG.573 (NO WIDTH DEFINED) SCHEDULE A LEGAL DESCRIPTION PER TITLE SEARCH ISSUED BY ABSOLUTE TITLE, INC., FILE NO.: 91815, EFFECTIVE DATE: FEBRUARY 1, 2022:

LOTS 7 AND 8, BLOCK 2, ASSESSOR'S PLAT NO. 3, CITY OF ANN ARBOR, AS RECORDED IN LIBER 2 OF PLATS. PAGE 39. WASHTENAW COUNTY

SCHEDULE B - SECTION II EXCEPTIONS PER TITLE SEARCH ISSUED BY ABSOLUTE TITLE, INC., FILE NO.: 91815, EFFECTIVE DATE: FEBRUARY 1,

- 4. RIGHT OF WAY AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 156, PAGE 61, WASHTENAW COUNTY RECORDS. RESPONSE: COVERS LOT 7, AS SHOWN HEREON.
- 5 5. MEMORANDUM OF AGREEMENT WITH THE COUNTY DRAIN COMMISSIONER OF WASHTENAW COUNTY, AS RECORDED IN LIBER 525, PAGE 573, AND LIBER 536, PAGE 413, WASHTENAW COUNTY RECORDS, AND MODIFIED BY INSTRUMENT RECORDED IN LIBER 3179, PAGE 202. WASHTENAW COUNTY RECORDS. RESPONSE: AS SHOWN HEREON.
- 6. RELEASE OF RIGHT OF WAY FOR EBER WHITE DRAIN, AS RECORDED IN LIBER 536, PAGE 417, AND TRANSFER OF EASEMENTS RECORDED IN LIBER 3179, PAGE 202, WASHTENAW COUNTY RECORDS. RESPONSE: AS SHOWN HEREON.
 - 7. RESERVATION OF EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 2026, PAGE 173, WASHTENAW COUNTY RECORDS. RESPONSE: COVERS LOT 7.
 - 8. AFFIDAVIT AS RECORDED IN LIBER 2183, PAGE 267, WASHTENAW COUNTY RECORDS. RESPONSE: COVERS LOT 7.

SURVEYOR'S CERTIFICATE

TO: -ABSOLUTE TITLE, INC. -ANN ARBOR BUILDING AUTHORITY, A PUBLIC CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(C), 8, 9, 11, 13, 16 AND 19 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON OCTOBER 20, 2021.



CHRISTOPHER P. KELLY PROFESSIONAL SURVEYOR NO. 4001056500 CKELLY@ATWELL-GROUP.COM TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MICHIGAN 48076 248.447.2000



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THE EXACT LOCATION OF ALL
EXISTING UTILITIES BEFORE
DIMENCING WORK, AND AGREES
BE FULLY RESPONSIBLE FOR AN

D ALL DAMAGES WHICH MIGHT UNDERGROUND UTILITIES

ONSTRUCTION SITE SAFETY IS T SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNE NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGEI IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER

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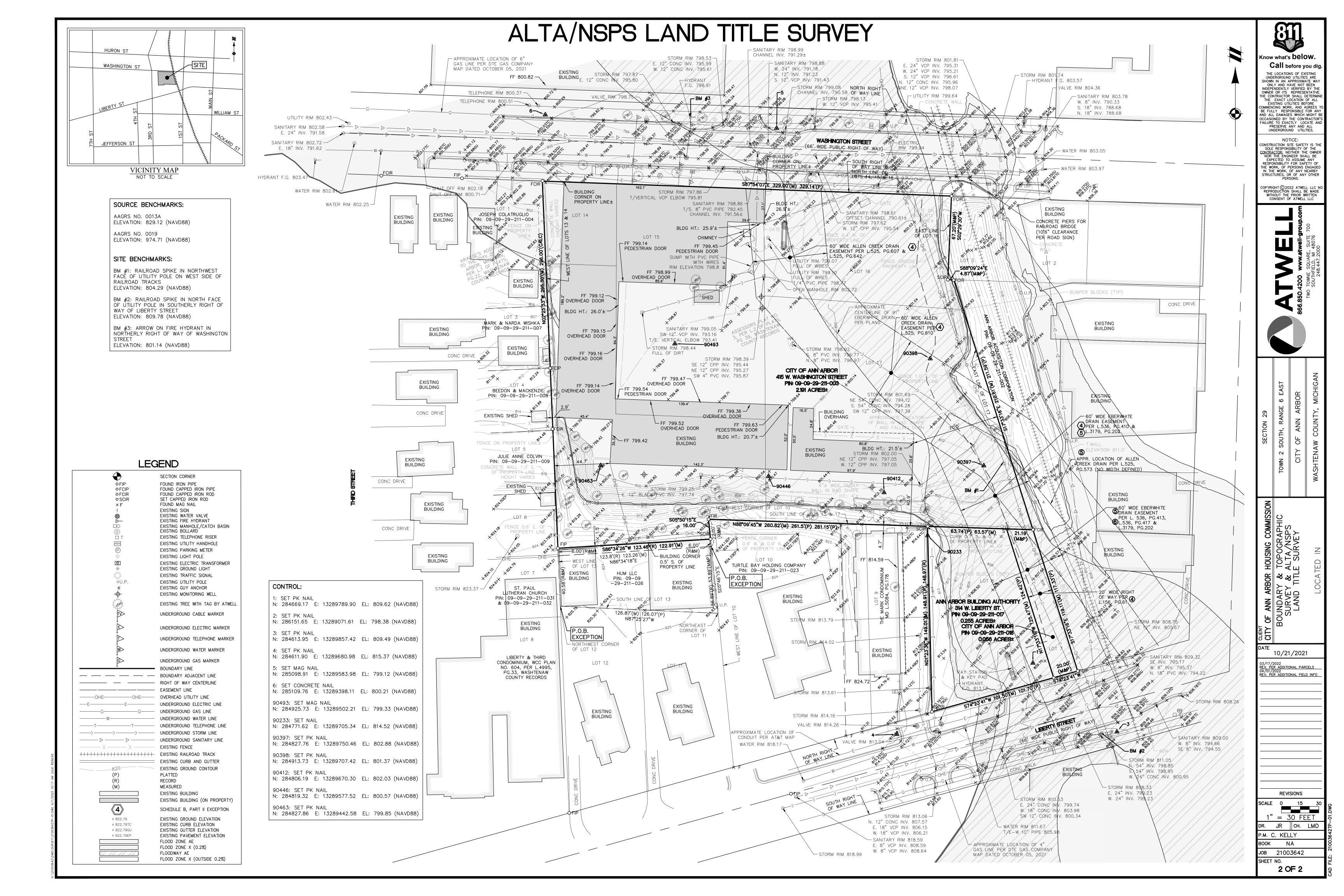
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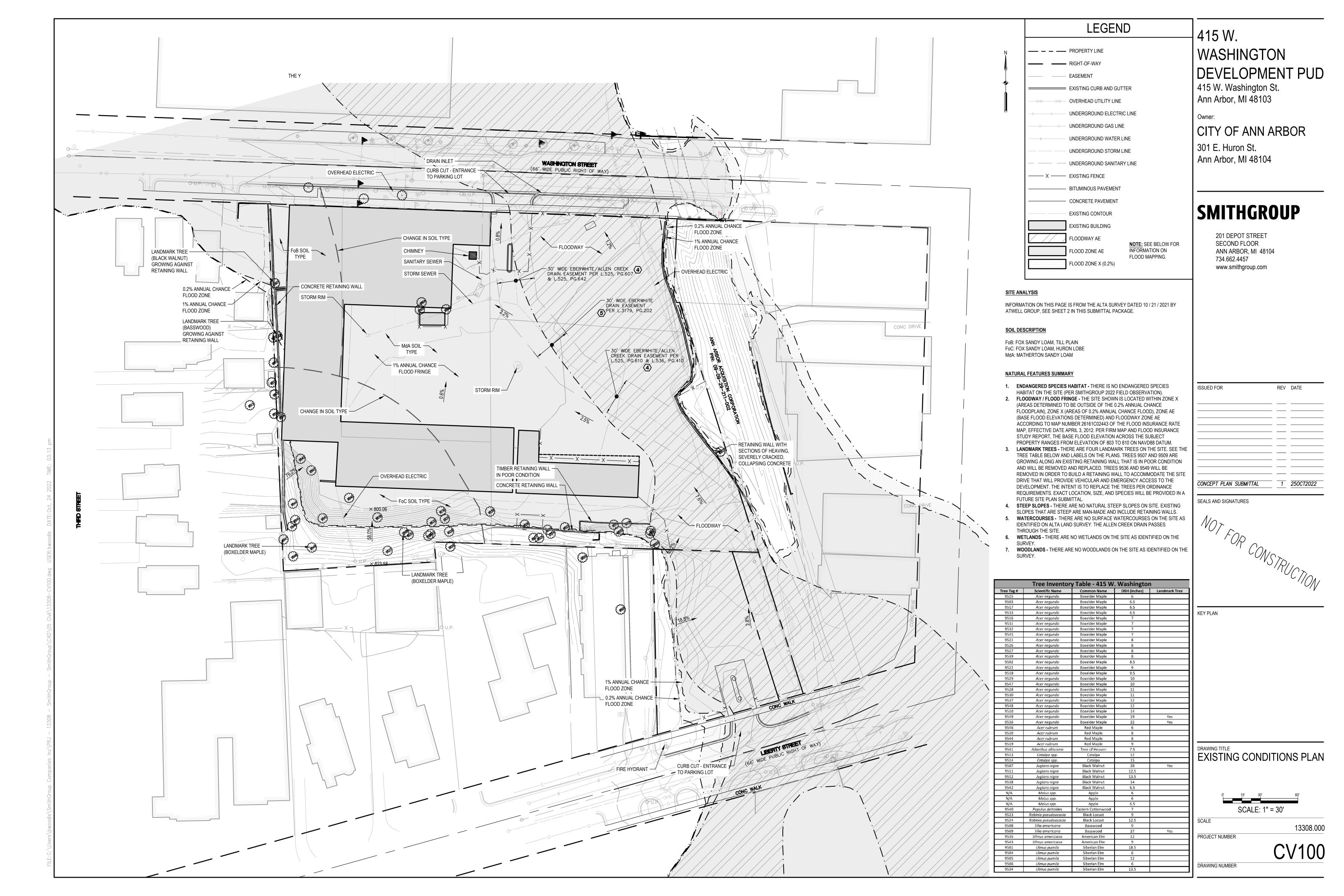
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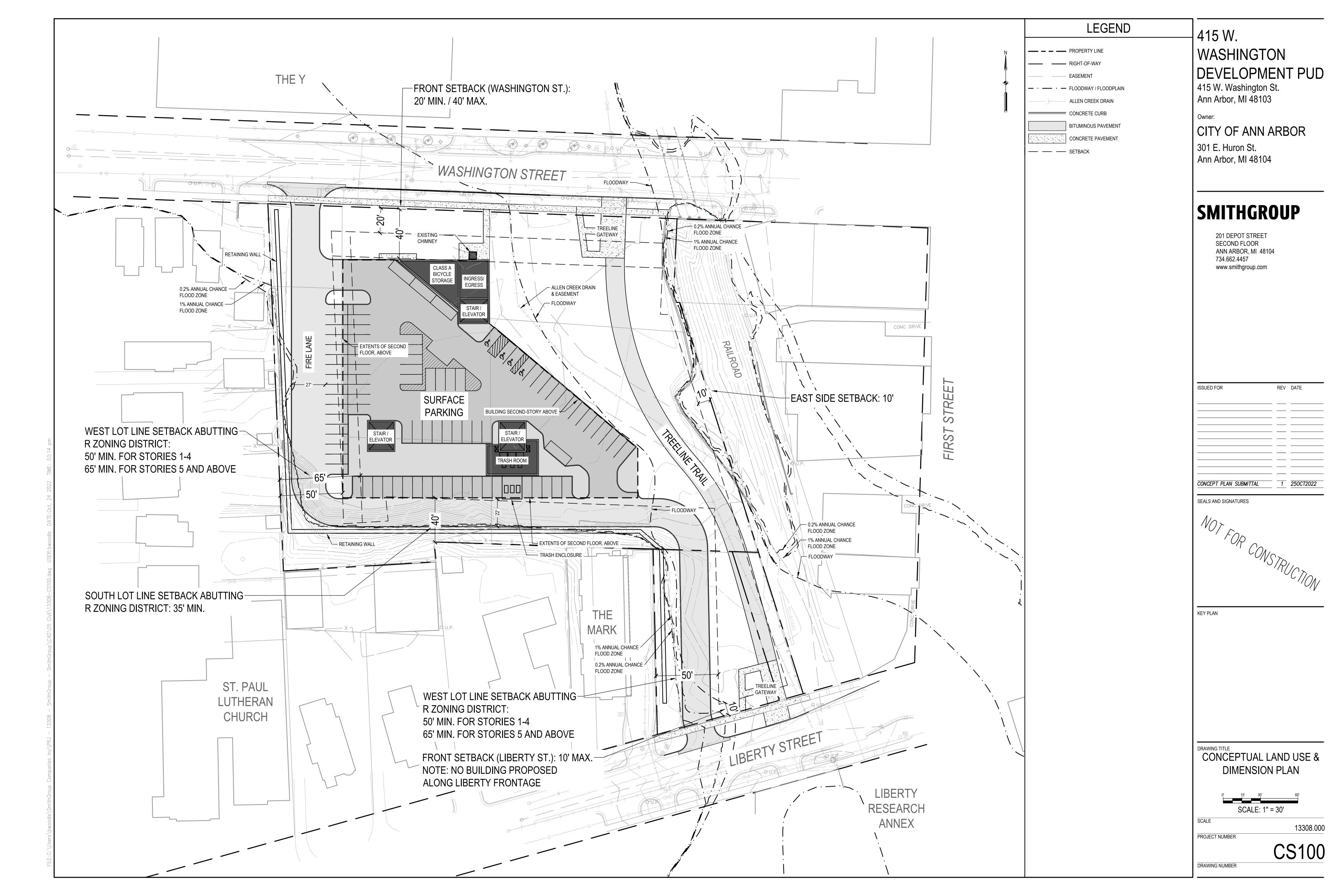
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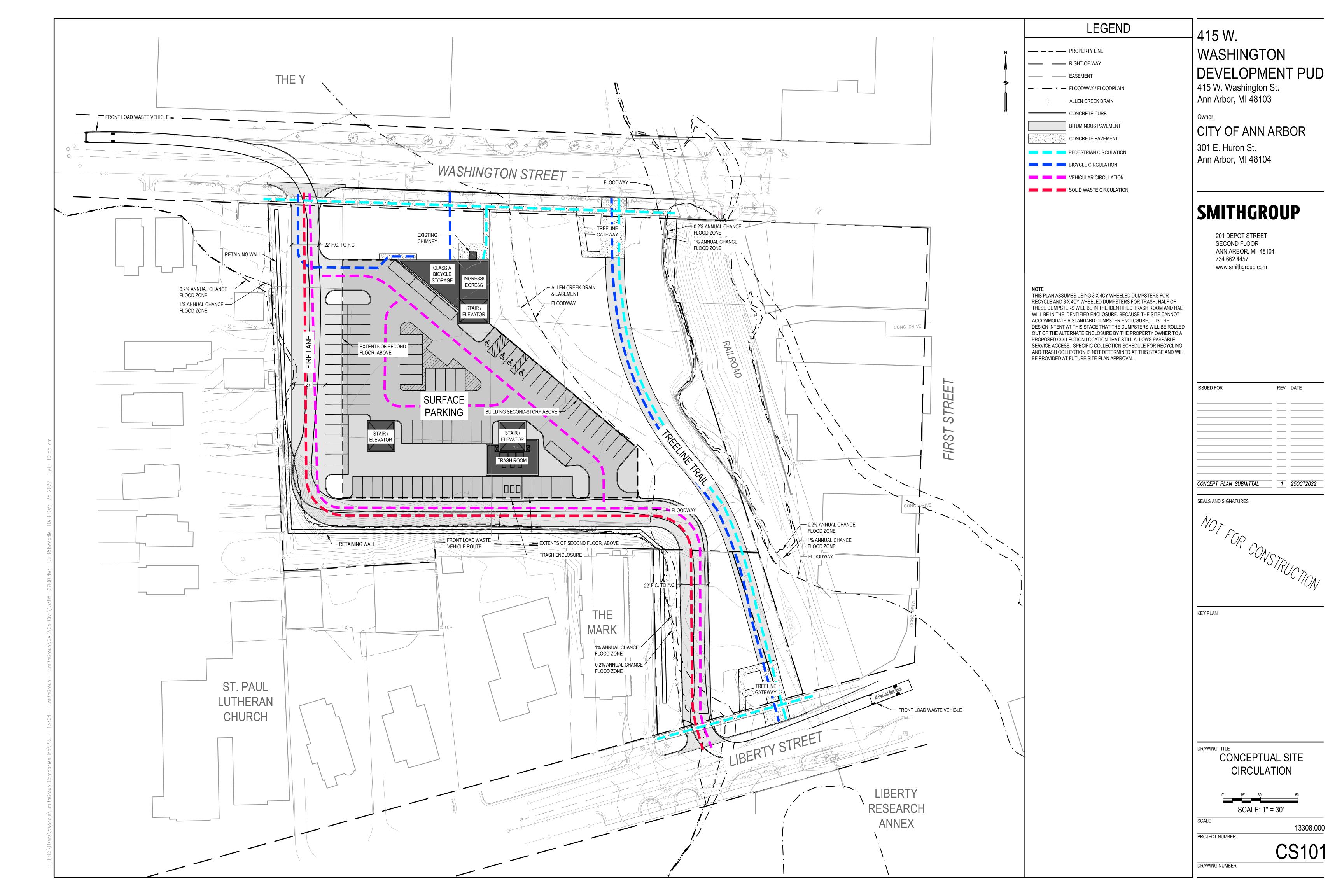
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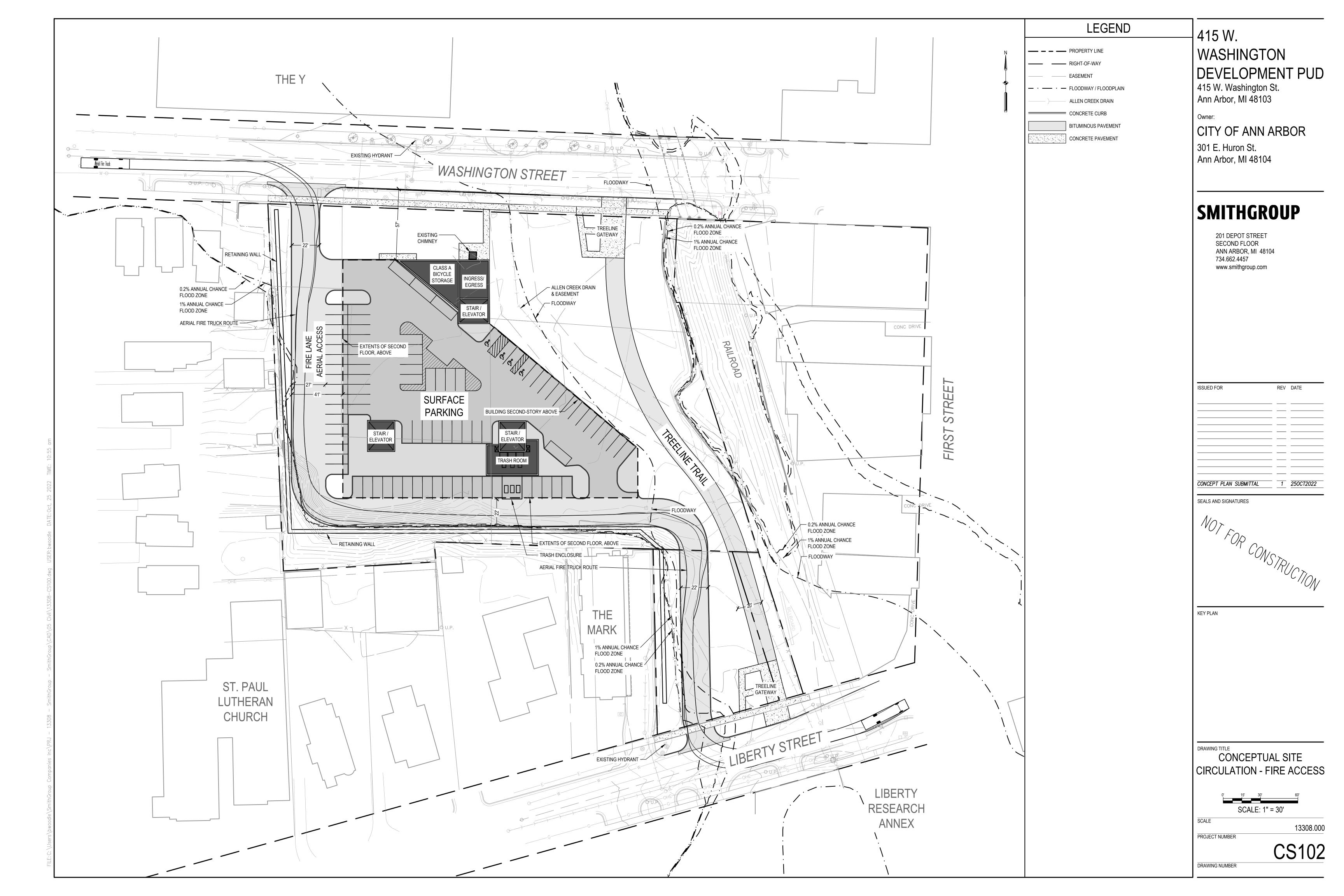
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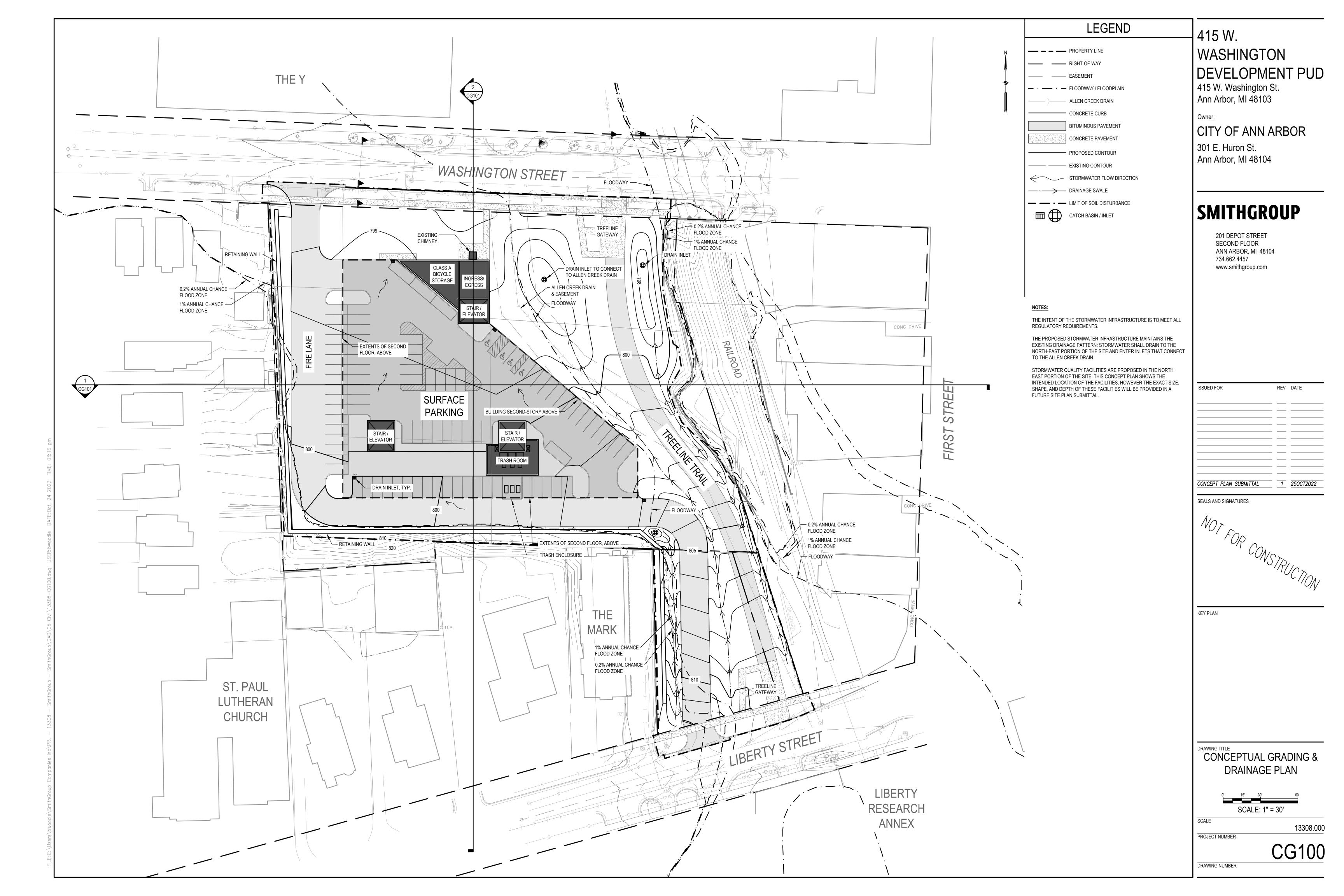


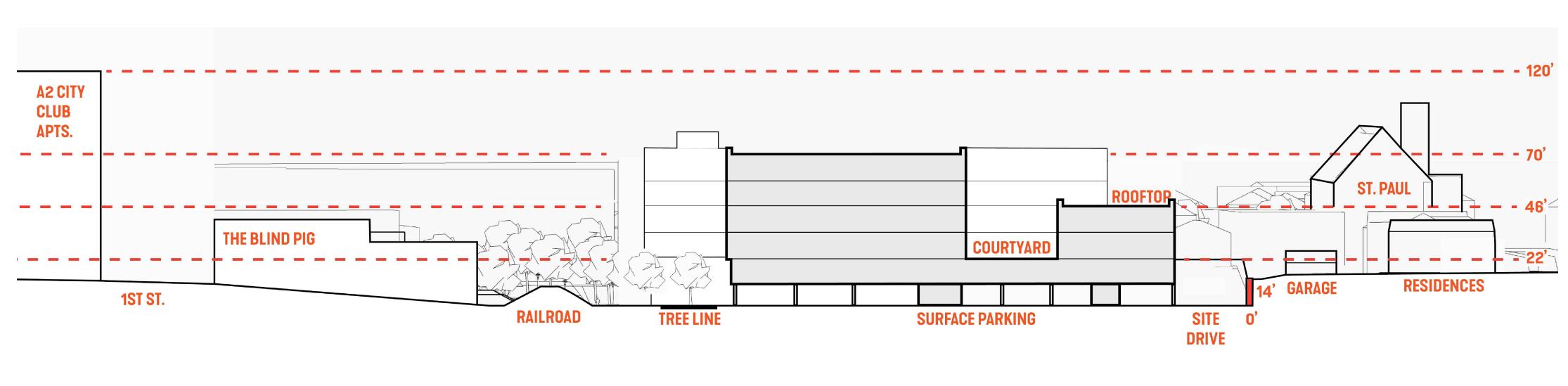




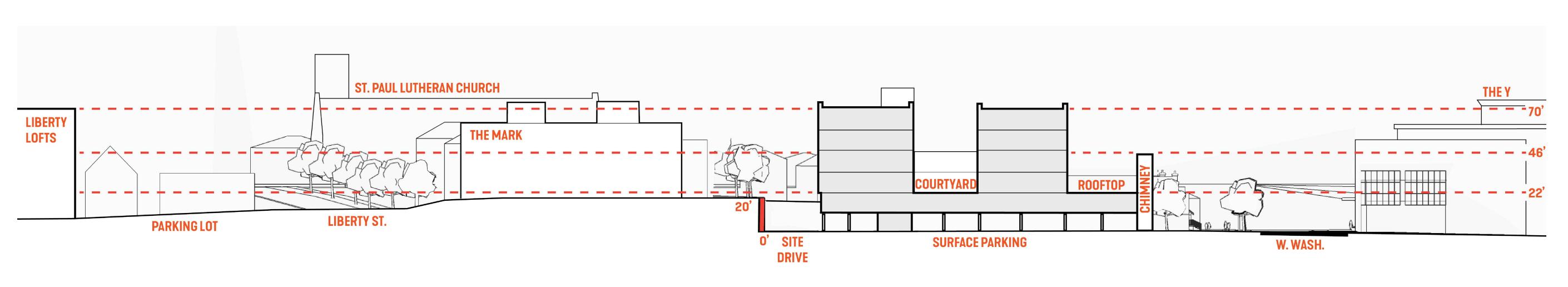








1 SECTION A: LOOKING SOUTH SCALE: 1" = 40'



2 SECTION B: LOOKING WEST SCALE: 1" = 40'

415 W. WASHINGTON DEVELOPMENT PUD 415 W. Washington St. Ann Arbor, MI 48103

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

SMITHGROUP

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

ISSUED FOR REV DATE CONCEPT PLAN SUBMITTAL 1 250CT2022 SEALS AND SIGNATURES

CONCEPTUAL SITE SECTIONS

SCALE

KEY PLAN

13308.000 PROJECT NUMBER CG101

DRAWING NUMBER