ESTABLISHMENTS. A WATERFRONT FOOD & BEVERAGE VENUE, AND A HOSPITALITY USE. BUILDINGS LINED PARKING LOTS, AND A 2-STORY STRUCTURED DECK ATTACHED TO THE CONDOMINIUMS. BUILDING HEIGHT,

	DESCRIPTION	GROSS SF / GROUND FLR	HEIGHT
Residential Building	6 Floors of Residential Units 96 Units	158,106 / 13,564	75
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	6,600 / 6,600	24
Commercial 3 & 4	1 Floor, Located in base of Residential Building	1,600 / 1,600	14
PUBLIC AMENITY			
Pavilion & Concessions	1 Floor	9,722 / 9,722	34
TOTAL		373,845 SF / 98,965	

IT IS ANTICIPATED THAT THIS PROJECT WILL BE CONSTRUCTED IN PHASES. THE FIRST WILL BE THE CONSTRUCTION OF THE RESIDENTIAL CONDOMINIUMS 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

THE ANTICIPATED PROJECT COST IS \$ 75,000,000

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
- RESIDENTIAL CONDOMINIUMS 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, T 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 PRELIMINARY PHASING 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.

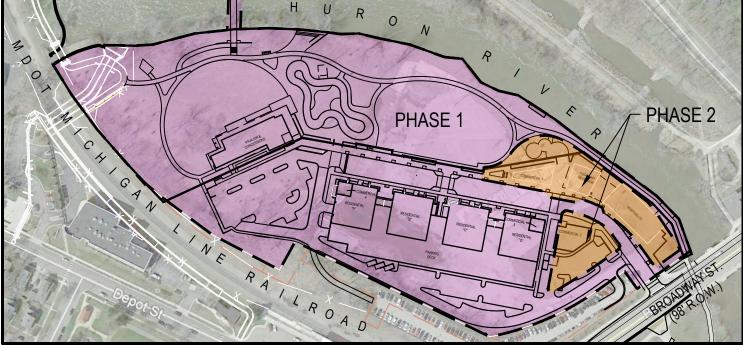
• SEE THIS SHEET FOR BROWNFIELD MITIGATION RESPONSE. e. <u>IMPACT ON HISTORIC SITES OR STRUCTURES:</u>

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.

Broadway Park West

841 BROADWAY STREET CITY OF ANN ARBOR, WASHTENAW COUNTY MICHIGAN PUD SITE PLAN JULY 2, 2020 SmithGroup Project Number: 10420





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 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 SIDWALK MAINTENANCE STATEMENT

PER CHAPTER 49, SECTION 4:58 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

PREPARED BY: LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

SMITHGROUP

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

OWNER:

DETROIT EDISON PROJECT MANAGER: JASON CLEMENS 1 ENERGY PLAZA. DETROIT, MICHIGAN 48226 (313) 235-9714

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: ARCHITECT:

HAMILTON ANDERSON ASSOCIATES 1435 RANDOLPH ST. STE 200

DETROIT, MI 48226 (313) 964-0270

SURVEYOR:

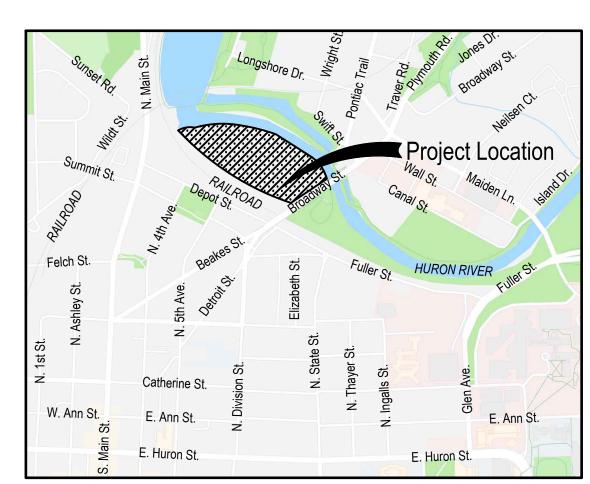
NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342 (248) 332-7931

ENVIRONMENTAL:

4219 WOODWARD AVE. SUITE 204 DETROIT. MI 48201 (248)922-1000

TRAFFIC ENGINEER: ROWE PROFESSIONAL SERVICES COMPANY

27260 HAGGERTY RD. FARMINGTON HILLS, MI 48331



PROJECT LOCATION MAP

CHEET LIGT

HEE	ELLIST
heet	Sheet Title
ımber	
01	COVER
001	ALTA - NSPS LAND TITLE SURVEY
002	ALTA - NSPS LAND TITLE SURVEY
003	ALTA - NSPS LAND TITLE SURVEY
004	ALTA - NSPS LAND TITLE SURVEY
005	ALTA - NSPS LAND TITLE SURVEY
100	OVERALL LAYOUT PLAN
101	LAYOUT PLAN - AREA A
102	LAYOUT PLAN - AREA B
103	LAYOUT PLAN - AREA C - OFFSITE
104	BROADWAY STREET INTERSECTION SIGHT DISTANCE
501	SITE DETAILS
502	SOLID WASTE DETAILS
503	BRIDGE DETAILS
101	SOIL EROSION CONTROL PLAN - AREA A
102	SOIL EROSION CONTROL PLAN - AREA B
103	SOIL EROSION CONTROL PLAN - AREA C -
	OFFSITE
500	SOIL EROSION CONTROL DETAILS
501	SOIL EROSION CONTROL DETAILS
G101	GRADING PLAN - AREA A
3102	GRADING PLAN - AREA B
3103	GRADING PLAN - AREA C - OFFSITE
6104	STORMWATER MANAGEMENT PLAN
3200	FLOOD PLAIN GRADING PLAN
3201	FLOOD PLAIN PROPOSED GRADE DIGITAL MODEL
200	FLOOD PLAIN STORAGE ANALYSIS EXISTING
S202	CONDITIONS
203	FLOOD PLAIN STORAGE ANALYSIS
	PROPOSED CONDITIONS FLOOD PLAIN CUT AND FILL SECTIONS 1
204	THRU 3
205	FLOOD PLAIN CUT AND FILL SECTIONS 3A
3205	THRU 4A

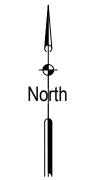
	CG206	FLOOD PLAIN CUT AND FILL SECTION 5
	CU100	OVERALL UTILITY PLAN
	CU101	UTILITY CALCULATIONS
	CU102	UTILITY PLAN - AREA A
	CU103	UTILITY PLAN - AREA B
	CU104	UTILITY PLAN - AREA C - OFFSITE
l,	CU105	FIRE PROTECTION PLAN - AREA A
	CU106	FIRE PROTECTION PLAN - AREA B
	CU107	FIRE PROTECTION PLAN - AREA C
	CV101	NATURAL FEATURES - AREA A
	CV101	NATURAL FEATURES - AREA B
	CV102	NATURAL FEATURES - AREA C
	CV103	NATURAL FEATURES OVERLAY
ı	CV 104 CV105	NATURAL FEATURES ALTERNATIVE PLANS
ı		
	CV106	ALTERNATE PLAN 4
	LP101	LANDSCAPE PLAN - AREA A
	LP102	LANDSCAPE PLAN - AREA B
	LP103	LANDSCAPE PLAN - AREA C
Ι.	L501	EXISTING TREE REMOVAL INVENTORY
	LP500	PLANTING DETAILS
	PE-10	ELECTRICAL SITE PHOTOMETRIC PLAN ELECTRICAL SITE POLE DETAILS AND FIXTUR
	PE-11	CUT SHEET
	A1.1	RESIDENTIAL A B C, AND D FLOOR PLANS
	A1.2	RESIDENTIAL FLOOR PLANS
١.	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 PAVILION & CONCESSIONS FLOOR PLANS.
	A3.1	ELEVATIONS, & SECTIONS
		COMMERCIAL BUILDING 1, FLOOR PLANS,
	A4.1	ELEVATIONS & SECTIONS
	A5.1	COMMERCIAL BUILDING 2, FLOOR PLANS,
	,	ELEVATIONS, & SECTIONS

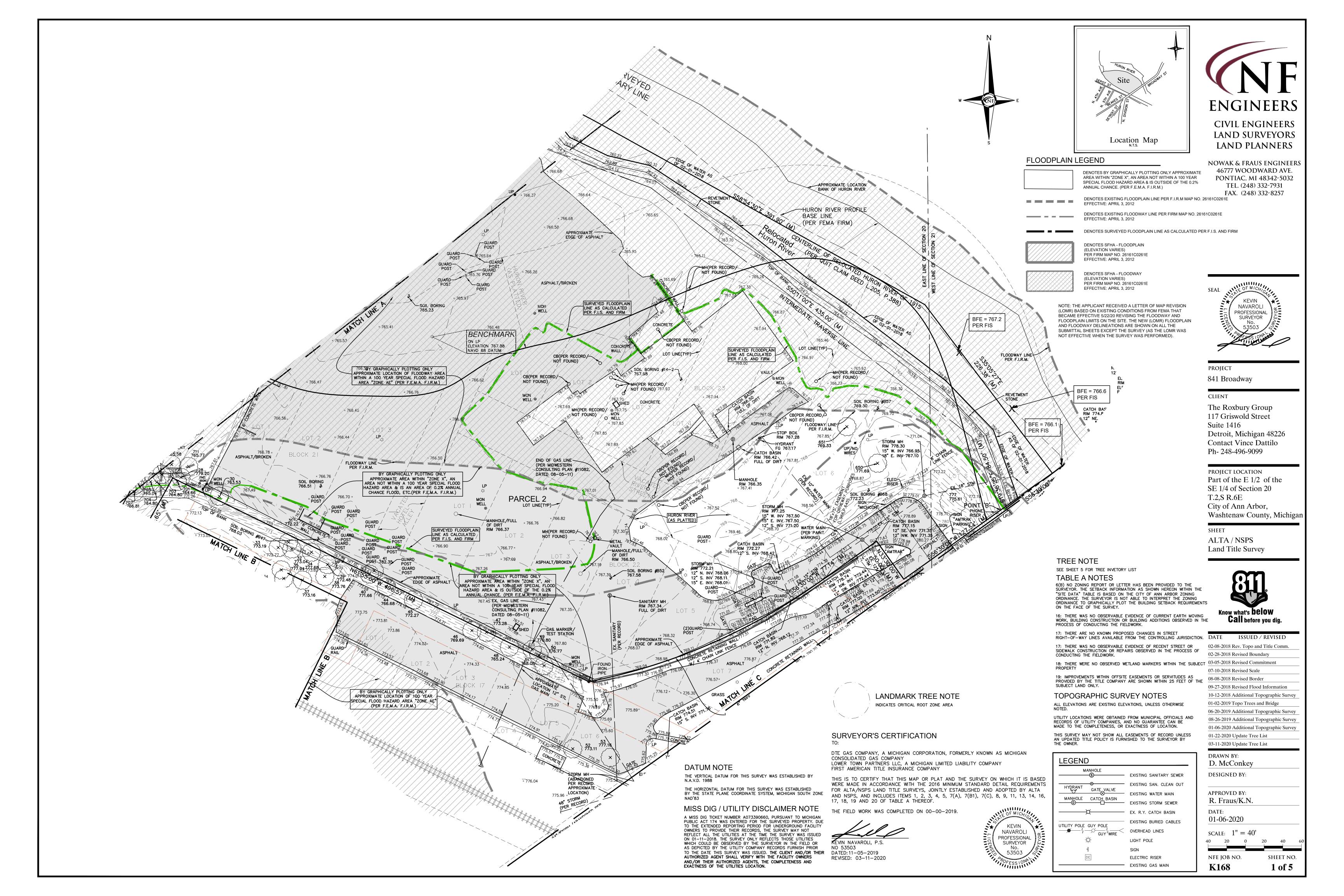
SITE DATA COMPARISON CHART

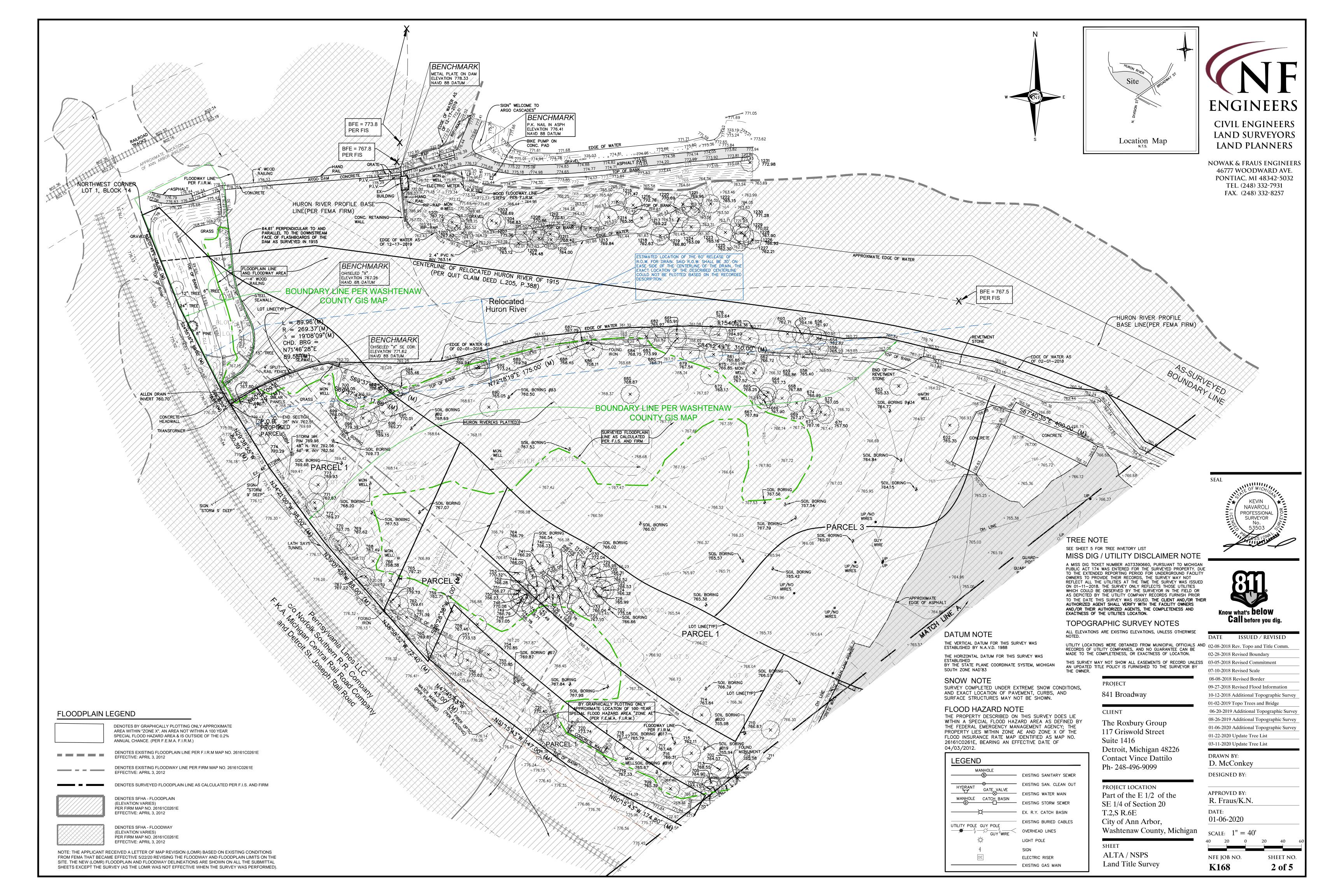
ZONING

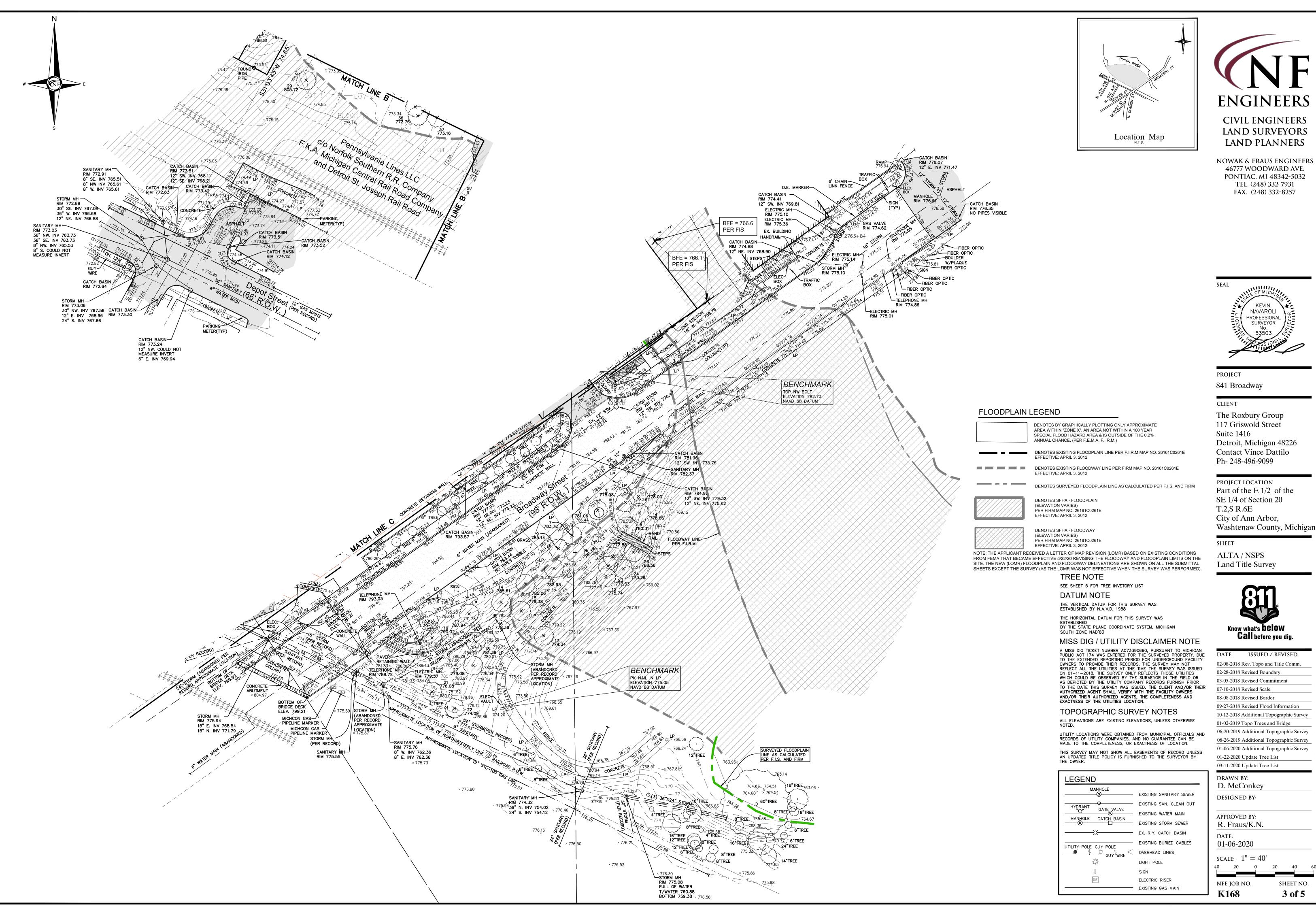
	Mixed Use						
	Allowable/Required	Proposed					
SITE USE	Per July 1, 2019 Council Amended Supplemental Regulations	Mixed Use (Refer to Proposed Use, Floor Area and Height Table for breakdown)					
LOT AREA Gross	n/a	13.814 Acres					
Net	n/a	13.814 Acres					
FLOOR AREA (SF)	n/a	373,845					
FAR - Floor Area Ratio (Floor area as a Percentage of Lot Area)	80% Maximum	62.10%					
FLOOR AREA per Non residential Use (SF)	No Maximum	215,739					
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 standard and 4 van BF Spaces) and 10 Electric Vehicle Charging Stations/Spaces					
PARKING - Bicycle	Per July 1, 2019 Council Amended Supplemental Regulations	82 Required, 83 Provided, as shown on CS100					
LANDSCAPING	See sheets LP101 thru LP103						
OPEN SPACE	6 AC.	6.09 AC.					
		_					

PUD



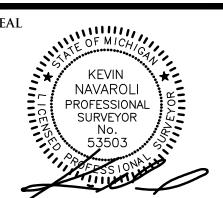


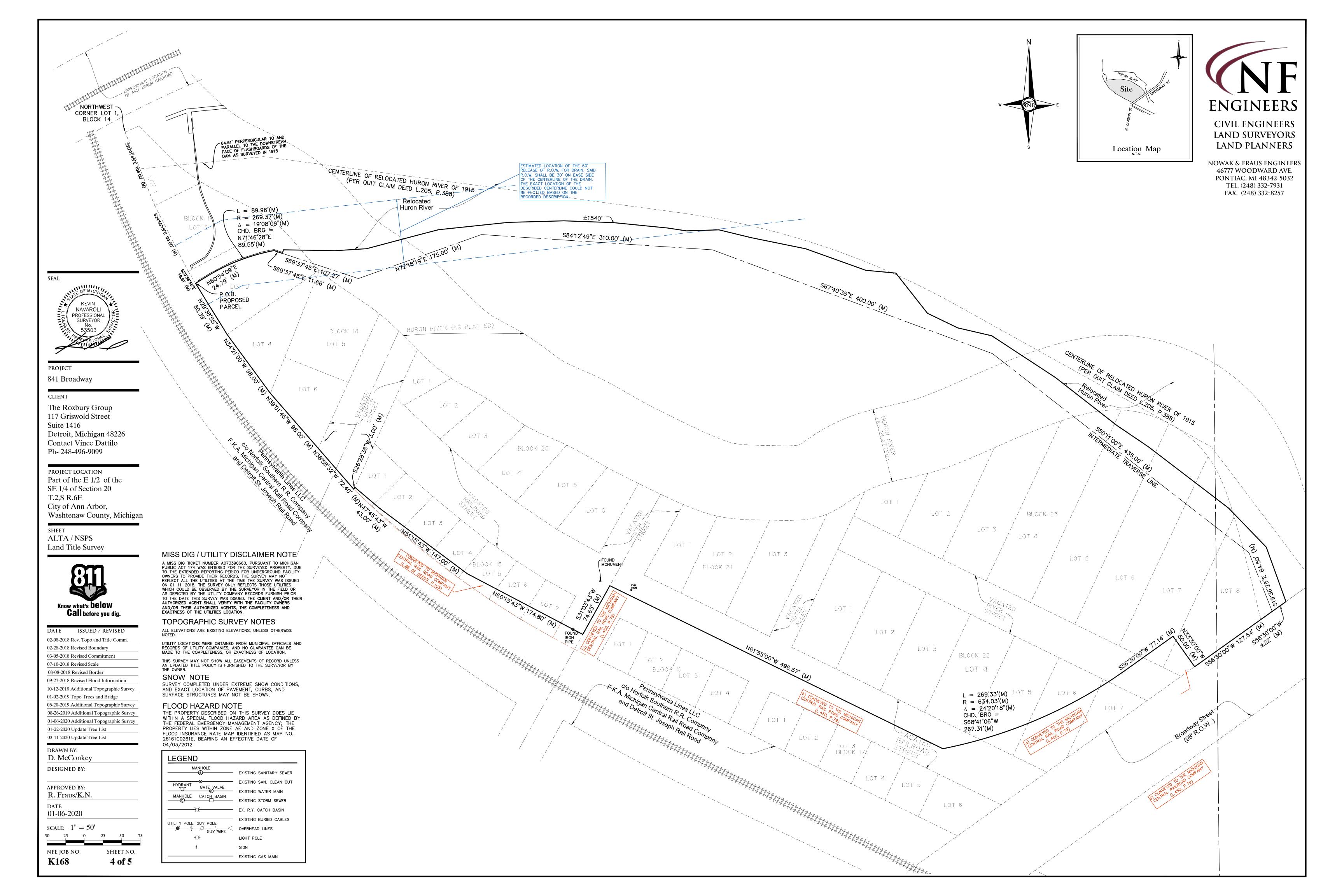






46777 WOODWARD AVE. PONTIAC, MI 48342-5032





Querus minimizants Saingle Colat Visual Multiple Visual Mu	ion Description Notes: " - no observed structural defe minor structural defects, marg	rginal form, some insect ac	ctivity noted*					752 Acer negundo753 Acer negundo754 Crataegus spp.	Boxelder Hawthorn	11 11 15 Twin	12	Poor Good Poor	Excessive trunk lean
The column			roblems, weak	: branch uni	ions			756 Ailanthus altissima	Tree-of-Heaven 2	24		Fair	
Teal	s, poor tree architecture, dead	ad/failed branches due to v						758 Populus deltoides 759 Acer negundo	Eastern Cottonwood Boxelder	18 Multiple	8 16, 12	Good Poor	Extensive basal trunk decay
Control	Acer rubrum	Red Maple	<u>Dia.</u> 5 1	<u>ı ype</u>	<u>Otner Dia.</u>	Good		761 Quercus macrocarpa	Bur Oak 2	24	7	Good	
Series	Acer rubrum	Red Maple Red Maple	4 5			Poor Poor	Several cankers, scale insecet, mechanical damage	763 Acer negundo764 Populus deltoides	Boxelder Eastern Cottonwood	18 Multiple 54	6, 4	Poor Poor	Marked for removal, extensive trunk decay
Martin M	Acer rubrum	Red Maple	1 Mul 6	ıltiple	1 (9 shoots)	Fair	· ·	766 Juglans nigra	Black Walnut	16	8	Good	Growing into cyclone fence
Company	Quercus acutissima	Sawtooth Oak	6 6			Fair	Mechanical damage, epicormic branching	768 Acer negundo769 Crataegus spp.	Boxelder 2 Hawthorn	26 Twin 13	-	Good Poor	Poor structure
Control	Celtis occidentalis	Northern Hackberry	4 Twi	rin	3	Poor	Significan dieback in canopy, cankers, epicormic branching	771 Ailanthus altissima	Tree-of-Heaven 2	26	40	Good	• •
Section Control Cont	Quercus macrocarpa	Bur Oak	4 5 5			Good	·	773 Populus deltoides	Eastern Cottonwood	30	18	Good	•
Control	Celtis occidentalis	Northern Hackberry	4 1			Poor Poor	Mechanical damage, lost leader, dieback	775 Acer negundo 776 Acer negundo	Boxelder 2	13 28		Poor Poor	Growing into cyclone fence
Mart	Quercus imbricaria	Shingle Oak	5 4			Good	Dioback	1201 Populus deltoides	Eastern Cottonwood	40		Fair	Missing Branches, Canopy Die-Back, Competition
Series of the control	Cercis canadensis	Redbud	1/2 Mul 4	ıltiple	1/2 (many)	Poor	Former large tree, these branches are water-sprouts	1203 Acer nigrum	Black Maple	12		Poor	Rotting Base, Exfoliating Bark, Major Canopy Die-Back, Competition Major Canopy Die-Back, Dead Rotting Branches, Insect Activity
Martin M	Quercus imbricaria	Shingle Oak	4 1/2			Poor	75% dead, lost leader, epicormic branching	1206 Salix nigra	BlackWillow	19		Poor	Moderate Lean, Root Erosion At Base, Cankers, Minor Rot Dead Lead, Moderate Lean, Erosion At Base, Major Canopyt Die-Ba
Martin M	Cercis canadensis	Redbud	2 3 1/2 Mul	ultinle	1/2 (many)	Poor	Former twin dead, rot, mechanical damage, epicormic branching, dieback	1208 Acer nigrum	Black Maple	3		Poor	Dead Lead, Rotting Base, Eroding Root Ball, Moderate Lean
Service Servic	Quercus acutissima	Sawtooth Oak	5		72 (many)	Fair	Dieback, mechanical damage at trunk	1211 Salix nigra	American Basswood BlackWillow	14 5 25		Fair Fair	Multiple Stemmed, Competition, Competing Leads Missing Branches, Canopy Die-Back, Competition, Moderate Lean
Service	Acer negundo	Boxelder	12		31	Poor	•	1213 Ulmus rubra	Slippery Elm	3		Fair	Competition, Canker
STATE OF THE PARTY	Acer negundo	Boxelder	9 9	'in	1	Fair	Vines, dieback, lost limbs	1215 Salix nigra	BlackWillow 2			Poor	Missing Main Lead, Heavy Lean, Competition, Exposed Dead Rottin
STATE OF THE PROPERTY OF THE P	Juglans nigra	Black Walnut						1217 Populus deltoides1218 Populus deltoides	Eastern Cottonwood 2			Fair	Minor Lean, Competition, Eroding Base At Edge Of River
Services 1964 197 197 197 197 197 197 197 197 197 197	Acer negundo	Boxelder	25 7			Poor		1220 Ulmus rubra	Slippery Elm 8	=′		Fair	Bent Lead, Competition, Climbing Vines
STANDORS ON THE PROPERTY OF TH	Acer negundo	Boxelder	o 7 16			Poor	Dieback, lost leader	1222 Rhamnus cathartica	Common Buckthorn 7	7		Fair	
Martin M	Acer negundo	Boxelder Boxelder	7 8			Poor Poor	Split union, epicormic branching, dieback	1225 Populus deltoides	Eastern Cottonwood 2			Poor	Major Canopy Die-Back, Heavy Lean, Eroding Base, Competition
Series of Series 19	Rhamnus cathartica	Common Buckthorn	7 7 6			Good	Girdled by fence, cankers, leaning, dieback	1227 Ulmus rubra	Slippery Elm	10		Fair	Competition
Series	Ailanthus altissima	Tree-of-Heaven		rin	9	Fair	·	1229 Ulmus americana	American Elm 8	3		Poor	Bent Lead, Competion, Minor Lean, Little Too No Upper Canopy
Seedle Se	Acer negundo Salix spp.	Boxelder Willow spp.	6 23 Twi	rin	21	Fair Fair	Leaning, compeition, dieback Rot, epicormic branching, dieback	1231 Juglans nigra	Black Walnut	18			Large Canker, Minor Canopy Die-Back, Bent Lead
Here to the second seco	cer negundo	Boxelder	13 6			Poor	-						
Marchanes Marc	Jimus pumila	Siberian Elm	7 6 26			Fair							
Solvey Markey Ma	Platanus occidentalis	Sycamore	22 54			Good Fair							
Section	cer saccharinum	Silver Maple	24 Twi	rin	17	Good							
Field Service	cer rubrum	Red Maple	13 Twi	rin	7	Fair	Trunk hollow detected in 7" trunk						
Marie Mari	alix nigra	Black Willow	58			Poor	Extensive trunk decay						
Name of Service 19	Salix nigra	Black Willow	34			Poor	Extensive trunk decay						
Marchafford Parisham of Service	ilanthus altissima	Tree-of-Heaven				Good	Extensive trunk decay						
State A soliton	ilanthus altissima	Tree-of-Heaven				Fair	· · · · · · · · · · · · · · · · · · ·						
Section And Section 1	Ailanthus altissima	Tree-of-Heaven	10 Twi			Good	Ourse Freih dan dans and						
The standard of the standard o	Ailanthus altissima	Tree-of-Heaven	12 Twi	rin	11	Fair							
Searcher Sea	Ailanthus altissima	Tree-of-Heaven	9 Twi		7 9	Good							
Search Se	Sassafras albidum	Sassafras	13 Twi			Good	Evenesive trunk lean						
Nove de	Sassafras albidum	Sassafras	15			Good							
Martine Mart	Morus alba Ailanthus altissima	White Mulberry Tree-of-Heaven		rin	15	Poor Good	Extensive trunk decay						
Fine transfer of the Company of the	Ailanthus altissima	Tree-of-Heaven	8 8	ultiplo		Good	00% dood						
Subsent Support Suppor	Prunus serotina	Black Cherry	12	шире		Good	90% dead						
Securing Sec	Sassafras albidum	Sassafras	24 14			Good							
Marie	Sassafras albidum	Sassafras	15		5	Good							
Rais Visto	Ulmus americana	American Elm	15	ширіе	34, 32, 20, 20	Good	Some basal trunk decay						
Subserving St. Affairs 2	Salix nigra	Black Willow	24	ıltiple	8, 2	Fair	Large limb failure						
	Juglans nigra	Black Walnut	22			Good							SURV THE LAN
Side Normania	Juglans nigra	Black Walnut	18			Good	Large limb deadwood, scaffold branch decay						3 ARE E RECORDI WARRAN
Pipula delicided Santer Commune 1	Salix nigra Acer negundo	Black Willow Boxelder	15			Poor Poor	Poor structure, excessive trunk lean						RECORD (THE DE
Propose deficiology Castern College Caster	Populus deltoides	Eastern Cottonwood	14			Good							NOTE). DETROIT PAGE 3
Pose	Populus deltoides	Eastern Cottonwood	28			Good							WAS NO SAID 19 RESULT,
Probus elistidos System Continuous 30 Mutatis 20, 20 Good Actor ringrido System System Good Invalidation Popula delisidos Essenticidation 4 Mutatis 20, 21 Popula Popula delisidos Essenticidation 3 Mutatis 3 J. 20 Good Popula delisidos Essenticidation 3 Mutatis 3 J. 20 Good Popula delisidos Essenticidation 4 Mutatis 3 J. 20 Good Popula delisidos Essenticidation 4 Mutatis 3 J. 20 Good Popula delisidos Essenticidation 4 J. 20 4 J. 20 4 J. 20 Popula delisidos Essenticidation 4 J. 20 4 J. 20 4 J. 20 Popula delisidos Essenticidation 4 J. 20 4 J. 20 4 J. 20 Popula delisidos Essenticidation 4 J. 20 4 J. 20 4 J. 20 Popula delisidos Essenticidation 4 J. 20 4 J. 20 4 J. 20 Popula delisidos Essenticidation 4 J. 20 4 J. 20	Populus deltoides Populus deltoides	Eastern Cottonwood	30			Good	All within a 5' by 12' area						205, PA MICHIGAI DESCRIB
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Ulmus pumila Siberian Elm 16 Good	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	13			Good Good							FEET, 3 OF 24 D
Onnuo punniia Obothan Lini V I ali	Ulmus pumila	Siberian Elm				Good	Large bow in trunk						267.31 MINUTES ON THE
Ulmus pumila Siberian Elm 9 Fair Robinia pseudoacacia Black Locust 10 Twin 6 Fair	Ulmus pumila	Siberian Elm	9 10 Tw	rin	6	Fair							ALONG S 174.80 F MINUTES

Black Locust

750 Robinia pseudoacacia

LANDMARK Tree Inventory List

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.

	<u>rree #</u>	Botanicai Name	Common Name	<u>Dia.</u>	<u>туре</u>	<u>Otner Dia.</u>	Condition	<u>comments</u>
	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	
c decay	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	
me trunk decay	692	Prunus avium	Sweet Black Cherry	13			Fair	
The train decay	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	
k, Competition	720	Ulmus americana	American Elm	24			Poor	
	721	Ulmus americana	American Elm	18			Poor	
or Canopy Die-Back, Competition	754	Crataegus spp.	Hawthorn	15	Twin	12	Poor	Large bow in trunk, excessive trunk lean
ing Branches, Insect Activity	755	Quercus velutina	Black Oak	22			Fair	Growing into cyclone fence
ase, Cankers, Minor Rot	757	Juglans nigra	Black Walnut	18			Good	
n At Base, Major Canopyt Die-Back	759	Acer negundo	Boxelder	18	Multiple	16, 12	Poor	
	761	Quercus macrocarpa	Bur Oak	24			N/A	Removed by Contractor 03-03-2020
Root Ball, Moderate Lean	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
mpeting Leads	768	Acer negundo	Boxelder	26	Twin		N/A	Removed by Contractor 03-03-2020
k, Competition, Moderate Lean	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, Competition
nt Lead, Moderate Lean, Poor Seaming	1211	Salix nigra	BlackWillow	25			Fair	Missing Branches, Canopy Die-Back, Competition, Moderate L
ompetition, Exposed Dead Rotting Wood	1216	Salix nigra	BlackWillow	30			Fair	Moderate Lean, Competition
Ampetition, Exposed Bodd Notting Wood								

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

PARCEL 1, 2 AND 3 ALL DESCRIBED BY SURVEY AS FOLLOWS:

BLOCKS 14, 15, 20, 21, 22 AND 23 AND VACATED FOURTH STREET, VACATED HOTEL ALLEY, VACATED RGIIroad 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,

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 64.61 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, 391.88 FEET, 4) SOUTH 58 DEGREES 54 MINUTES 30 SECONDS EAST, 391.90 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 OF SOUTH 35 DEGREES 24 MINUTES 00 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 WEST LINE OF SAID BROADWAY STREET, SOUTH 56 DEGREES 30 MINUTES 00 SECONDS WEST, 127.54 FEET; THENCE THE FOLLOWING (15) FIFTEEN COURSES 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 18 SECONDS, CHORD BEARS SOUTH 68 DEGREES 41 MINUTES 06 SECONDS WEST, 267.31 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED RAILROAD STREET, 4) NORTH 61 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE OF VACATED RAILROAD STREET, 496.57 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED FIFTH STREET, 5) SOUTH 31 DEGREES 03 MINUTES 43 SECONDS WEST ALONG SAID CENTERLINE OF FIFTH STREET, 74.65 FEET, 6) NORTH 60 DEGREES 15 MINUTES 43 SECONDS WEST, 174.80 FEET, 7) NORTH 51 DEGREES 15 MINUTES 43 SECONDS WEST, 147.00 FEET, 8) NORTH 47 DEGREES 45 MINUTES 43 SECONDS WEST, 43.00 FEET TO A POINT ON THE EAST LÍNE 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 6 OF SAID BLOCK 14, 12) NORTH 34 DEGREES 21 MINUTES 00 SECONDS WEST, 98.00 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 14, 13) NORTH 29 DEGREES 38 MINUTES 55 SECONDS WEST, 99.00 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 14, 14) NORTH 24 DEGREES 55 MINUTES 15 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

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.

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

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

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 SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. 795853, REVISION E, WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2018, DATE PRINTED MARCH 5, 2018, ISSUED BY FIRST AMERICAN TITLE

SURVEYOR'S NOTE:

THE LAND REFERRED TO IN THE TITLE COMMITMENT FILE NO. 795853, DESCRIBED AS PARCELS 1, 2 & 3 ARE BASED UPON THE FOLLOWING DEED FROM THE ANN ARBOR GAS CO. TO WASHTENAW GAS CO. RECORDED MARCH 10, 1913. IN LIBER 191, PAGE 105 OF THE WASHTENAW COUNTY RECORDS AND A WARRANTY DEED FROM WASHTENAW GAS COMPANY TO MICHIGAN CONSOLIDATED GAS COMPANY RECORDED SEPTEMBER 20, 1938, IN LIBER 334, PAGE 324 OF THE WASHTENAW COUNTY RECORDS (THE DEEDS EXCEPTING PORTIONS OF THE PROPERTY HAVE BEEN OMITTED FOR THE PURPOSE OF THIS NOTE). THE PARCEL 3 LEGAL DESCRIPTION DOES NOT TO ADDRESS THE QUIT CLAIM DEED FROM THE DETROIT EDISON CO. TO THE WASHTENAW GAS CO., RECORDED FEBRUARY 5, 1919, IN LIBER 205, PAGE 388 OF THE WASHTENAW COUNTY RECORDS WHICH DESCRIBES THE PROPERTY IN PARCEL 3 AND WAS NOT PART OF THE COMMITMENT OR RECORDS PROVIDED, IT SHOULD, HOWEVER, BE NOTED THAT AID 1938 WARRANTY DEED DOES IN PARAGRAPH 6 INCORPORATE SAID QUIT CLAIM DEED. AS A RESULT, THE CENTERLINE OF THE NEW CHANNEL AS DESCRIBED & DEPICTED ON THE SURVEY, LIBER 205, PAGE 389, IS THE PROPER NORTH LINE OF PARCEL 3. BY VIRTUE OF SAID QUIT CLAIM DEED MICHIGAN CONSOLIDATED GAS COMPANY OWNS ALL THE LAND NORTH OF PARCELS 1 AND 2 TO THE DESCRIBED CENTERLINE OF THE NEW CHANNEL. THE TITLE COMPANY SHOULD REVIEW THE SURVEY ALONG WITH THE AFORESAID DEED TO DETERMINE IF THE LEGAL DESCRIPTION FOR PARCEL 3 SHOULD BE REDRAFTED ACCORDINGLY.

ALL VACATED STREETS SHOWN HEREON ARE BASED ON THE TITLE COMMITMENT LEGAL DESCRIPTIONS. LEGAL DESCRIPTION - PER CLIENT REQUEST:

PART OF BLOCK 14, ALL OF BLOCKS 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 AND IN LIBER 450, PAGE 79, WASHTENAW COUNTY RECORDS AND THE LAND BETWEEN THE HURON RIVER (AS PLATTED) AND THE WATER'S EDGE OF THE EXISTING HURON RIVER, ALL BEING MORE PARTICULARLY DESCRIBED

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 14, THENCE SOUTH 20 DEGREES 01 MINUTES 45 SECONDS EAST ALONG THE NORTH LINE OF MICHIGAN CENTRAL RAILROAD, 106.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 14; THENCE SOUTH 24 DEGREES 55 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF MICHIGAN CENTRAL RAILROAD, 99.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 14; THENCE SOUTH 29 DEGREES 38 MINUTES 55 SECONDS EAST, 18.61 FEET TO THE INTERSECTION OF E NORTH LINE OF THE MICHIGAN CENTRAL RAILROAD AND THE SOUTHERLY FACE OF A STEEL SEAWALL, AS EXTENDED, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 60 DEGREES 54 MINUTES 09 SECONDS EAST ALONG SAID SOUTHERLY FACE OF A STEEL SEAWALL, 24.79 FEET: THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID THE SOUTHERLY FACE: 1) 89.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT. RADIUS OF 269.37 FEET, CENTRAL ANGLE OF 19 DEGREES 08 MINUTES 09 SECONDS, CHORD BEARING NORTH 71 DEGREES 46 MINUTES 28 SECONDS EAST, 89.55 FEET AND 2) SOUTH 69 DEGREES 37 MINUTES 45 SECONDS EAST, 11.66 FEET TO THE END OF SAID SEAWALL, ALSO BEING POINT 'A'; THENCE SOUTHEASTERLY ALONG THE WATER'S EDGE OF RELOCATED HURON RIVER 1540 FEET. PLUS OR MINUS. TO A POINT ON THE WEST LINE OF BROADWAY STREET (98 FEET WIDE); THENCE SOUTH 56 DEGREES 30 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF BROADWAY STREET, 22.00 FEET, PLUS OR MINUS, TO A POINT BEING SOUTH 69 DEGREES 37 MINUTES 45 SECONDS EAST, 107.27 FEET AND NORTH 72 DEGREES 18 MINUTES 19 SECONDS EAST, 175.00 FEET AND SOUTH 84 DEGREES 12 MINUTES 49 SECONDS EAST, 310.00 FEET AND SOUTH 67 DEGREES 40 MINUTES 35 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 FAST, 84.50 FFFT FROM SAID POINT 'A': THENCE CONTINUING ALONG SAID

WEST LINE SOUTH 56 DEGREES 30 MINUTES 00 SECONDS WEST, 127.54 FEET: THENCE THE FOLLOWING (13) THIRTEEN COURSES 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 18 SECONDS, CHORD BEARS SOUTH 68 DEGREES 41 MINUTES 06 SECONDS WEST, 267.31 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED RAILROAD STREET, 4) NORTH 61 DEGREES 55 MINUTES OO SECONDS WEST ALONG SAID CENTERLINE OF VACATED RAILROAD STREET, 496.57 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED FIFTH STREET, 5) SOUTH 31 DEGREES 03 MINUTES 43 SECONDS WEST ALONG SAID CENTERLINE OF FIFTH STREET, 74.65 FEET, 6) NORTH 60 DEGREES 15 MINUTES 43 SECONDS WEST, 174.80 FEET, 7) NORTH 51 DEGREES 15 MINUTES 43 SECONDS WEST, 147.00 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 MINUTES 45 SECONDS WEST, 98.00 FEET TO THE NORTHWEST CORNER OF

LOT 6 OF SAID BLOCK 14, 12) NORTH 34 DEGREES 21 MINUTES 00 SECONDS WEST, 98.00 FEET TO THE

80.39 FEET TO THE POINT OF BEGINNING

NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 14, 13) NORTH 29 DEGREES 38 MINUTES 55 SECONDS WEST,

GROSS LAND AREA CALCULATED TO THE EXISTING EDGE OF WATER DATED 02-01-2018: ±601,766 SQUARE FEET OR ±13.814 ACRES.

LEGAL DESCRIPTION - PER TITLE COMMITMENT THE LAND SITUATED IN THE COUNTY OF WASHTENAW, CITY OF ANN ARBOR, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 1: BLOCKS 14,15 AND 20, ORMSBY & PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER M OF DEEDS, PAGE 191, WASHTENAW COUNTY RECORDS, EXCEPTING THEREFROM, A PIECE OF LAND LYING ALONG THE SOUTH END OR SIDE OF SAID BLOCKS, CONVEYED TO THE MICHIGAN CENTRAL RAIL ROAD COMPANY, AS RECORDED IN LIBER 86 OF DEEDS, PAGE 105, WASHTENAW COUNTY RECORDS, AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERLY LINE OF THE MICHIGAN CENTRAL RAILROAD RIGHT-OF WAY FIFTY (50) FEET EASTERLY FROM THE WEST LINE OF FIFTH (5TH) AVE. AS ORIGINALLY PLATTED; THENCE CURVING TO THE RIGHT ON A CURVE OF TWELVE HUNDRED AND SEVEN (1207) FEET RADIUS, A DISTANCE OF FIFTY (50) FEET TO A POINT ON THE WEST LINE OF AVE., WHICH POINT IS THE SOUTHEAST CORNER OF LOT SEVEN (7), IN BLOCK FIFTEEN (15), ORMSBY & PAGE'S ADDITION; THENCE ON A CONTINUATION OF SAID CURVE A DISTANCE OF THREE HUNDRED FORTY-TWO AND ONE-HALF (342 1/2) FEET, MORE OR LESS, TO THE EAST LINE OF FOURTH (4TH) AVE., AS ORIGINALLY PLATTED; THENCE NORTHERLY ON THE EAST LINE OF SAID FOURTH AVE., A DISTANCE OF THREE (3) FEET; THENCE SOUTH FORTY-EIGHT (48) DEGREES EAST A DISTANCE OF FORTY-THREE (43) FEET; THENCE SOUTH FIFTY-ONE AND ONE-HALF (51 1/2) DEGREES EAST, A DISTANCE OF ONE HUNDRED FORTY-SEVEN (147) FEET TO A STAKE: THENCE SOUTH SIXTY AND ONE-HALF (60 1/2) DEGREES EAST, A DISTANCE OF ONE HUNDRED FIFTY (150) FEET, MORE OR LESS, TO A STAKE ON THE WESTERLY LINE OF SAID FIFTH (5TH) AVE: THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID FIFTH (5TH) AVE. A DISTANCE OF TWENTY-THREE FEET NINE INCHES (23' 9") TO THE SOUTHEAST CORNER OF LOT SEVEN (7) AFORESAID, WHICH CIRCUMSCRIBES BY THE FOREGOING DESCRIPTION THE PIECE OF GROUND HEREBY CONVEYED ON THE

JONATHAN NEUENDORFF

FOREST STEWARDSHIP PLANNE

MI FORESTER #3301046108

PARCEL 2: BLOCKS 21,22, AND 23, ORMSBY & PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER M'OF DEEDS, PAGE 191, WASHTENAW COUNTY RECORDS AND THE LANDS LYING WITHIN THE BOUNDARIES OF FIFTH STREET, FOURTH STREET, HOTEL ALLEY, RAILROAD STREET. XCEPTING THEREFROM, PORTION CONVEYED TO THE MICHIGAN CENTRAL RAIL ROAD COMPANY AS RECORDED IN LIBER 450, PAGE 79, WASHTENAW

COUNTY RECORDS, AND DESCRIBED AS FOLLOWS: i) BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BROADWAY STREET WITH THE CENTER LINE OF RAILROAD STREET AS ORIGINALLY PLATTED; THENCE WESTERLY ONE HUNDRED TWENTY-ONE (121) FEET ALONG THE CENTER LINE OF SAID RAILROAD STREET TO A POINT; THENCE NORTHERLY TWO HUNDRED TWENTY-SEVEN (227) FEET ON A CURVE OF TWELVE (12) DEGREES AND FOUR (4) MINUTES TO THE LEFT. TO A POINT ON THE CENTER LINE OF RIVER STREET AS ORIGINALLY PLATTED FIFTY (50) FEET DISTANT MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF BROADWAY; THENCE EASTERLY ALONG THE CENTER LINE OF SAID RIVER STREET FIFTY—SEVEN (57) FEET TO THE WEST LINE OF BROADWAY; THENCE SOUTHERLY ALONG THE WEST LINE OF BROADWAY TO PLACE OF BEGINNING, SAID STRIP OF LAND BEING PART OF LOTS 5, 6 AND 7 OF BLOCK 22 O

b) THE SOUTHERLY HALF (S 1/2) OF CLOSED PORTION OF RAILROAD STREET ADJACENT TO BLOCKS 16 AND 17, ORMSBY & PAGE'S ADDITION, AS ORIGINALLY PLATTED AND THE ALLEY BETWEEN BLOCKS SIXTEEN (16) AND SEVENTEEN (17).

:) SO MUCH OF THE EAST HALF (1/2) OF FIFTH (5TH) AVE. AS ORIGINALLY PLATTED AS LIES SOUTHERLY OF THE CENTER LINE OF RAILROAD STREET AN ORIGINALLY PLATTED, WESTERLY OF AND ADJACENT TO LOT ONE (1), BLOCK SIXTEEN (16) OF ORMSBY & PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR AND SO MUCH OF THE WEST HALF (W 1/2) OF FIFTH (5TH) AVE. AN ORIGINALLY PLATTED, LYING EASTERLY OF AND ADJACENT TO THE SOUTHERLY TWENTY-THREE AND SEVENTY-FIVE HUNDREDTHS (23.75) FEET OF LOT SEVEN (7), BLOCK FIFTEEN (15) OF SAID ORMSBY & PAGE'S ADDITION, AND

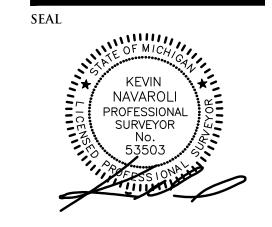
ORMSBY & PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, RECORDED JULY 4TH, 1838, IN LIBER M OF DEEDS, PAGE 191,

d) A STRIP OF LAND FIFTY (50) FEET IN WIDTH MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF BROADWAY EXTENDING NORTHERLY FROM THE CENTERLINE OF RIVER STREET AS ORIGINALLY PLATTED TO THE HURON RIVER, THE SAME BEING PART OF LOTS 7 AND 8 OF BLOCK 23 OF ORMSBY AND PAGE'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER M OF DEEDS, PAGE 191, WASHTENAW COUNTY RECORDS. ALSO: BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF BROADWAY STREET WHICH IS LOCATED FIFTY (50) FEET NORTHEASTERLY, MEASURED ALONG SAID STREET LINE, FROM ITS INTERSECTION WITH THE CENTERLINE OF RIVER STREET AS 01-06-2020ORIGINALLY PLATTED; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF BROADWAY STREET, A DISTANCE OF ONE HUNDRED THIRTY (130) FEET, MORE OR LESS, TO THE HURON RIVER; THENCE NORTHWESTERLY, AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF BROADWAY STREET, A DISTANCE OF FIFTY (50) FEET: THENCE SOUTHWESTERLY, AT AN EQUAL DISTANCE FROM AND PARALLEL TO THE NORTHWESTERLY LINE OF BROADWAY STREET, A DISTANCE OF ONE HUNDRED THIRTY (130) FEET, MORE OR LESS; THENCE SOUTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF FIFTY (50) FEET TO THE PLACE OF BEGINNING, AND BEING A PART OF LOTS SEVEN (7) AND EIGHT (8) OF BLOCK

RECORDED IN LIBER M OF DEEDS. PAGE 191. WASHTENAW COUNTY RECORDS PARCEL 3: ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE AND BEING A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20 TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR AND A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, LYING NORTH OF THE ABOVE DESCRIBED LAND AND SOUTH OF THE HURON RIVER.

TWENTY-THREE (23) OF ORMSBY AND 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



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



Call before you dig. 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

DRAWN BY: D. McConkey

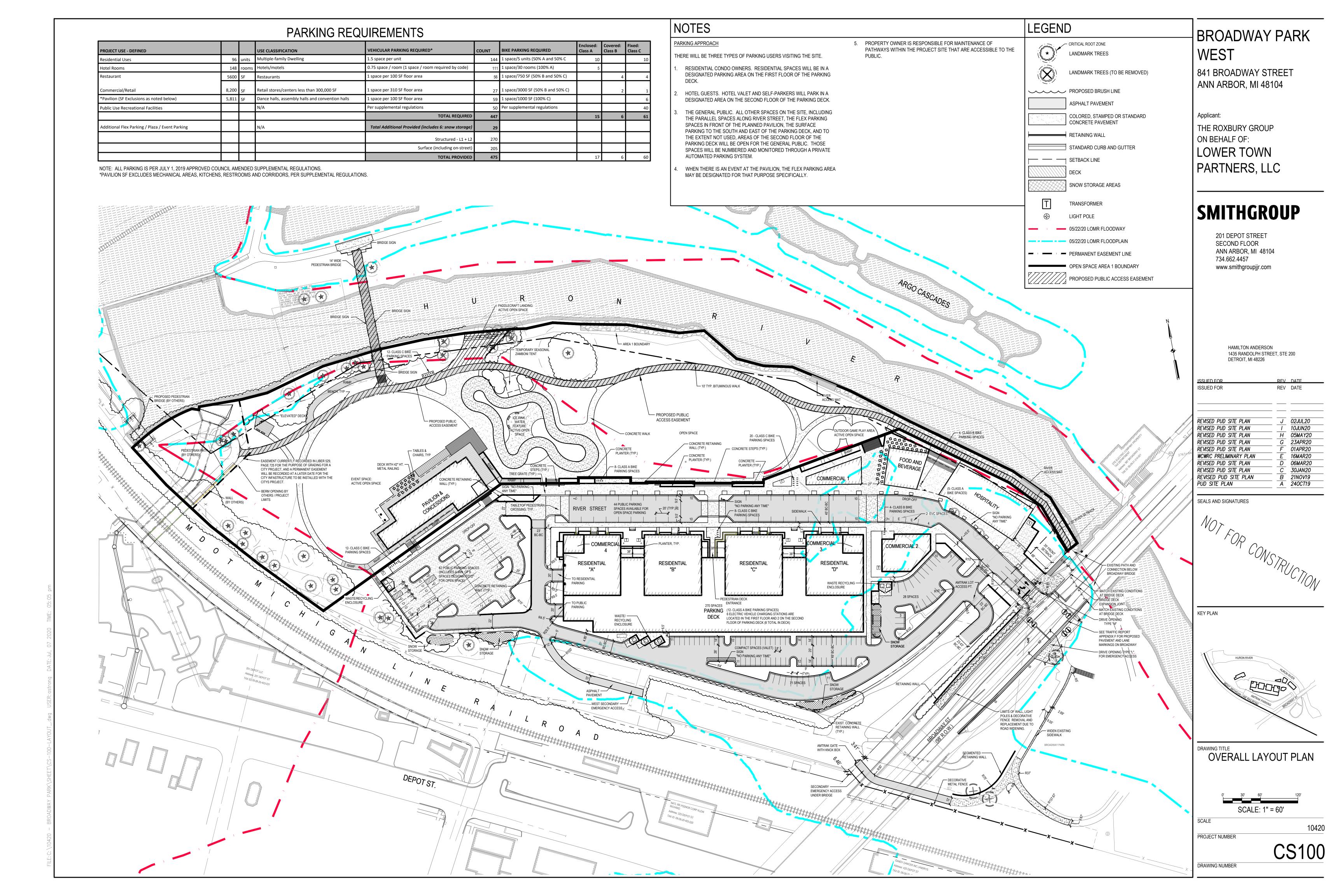
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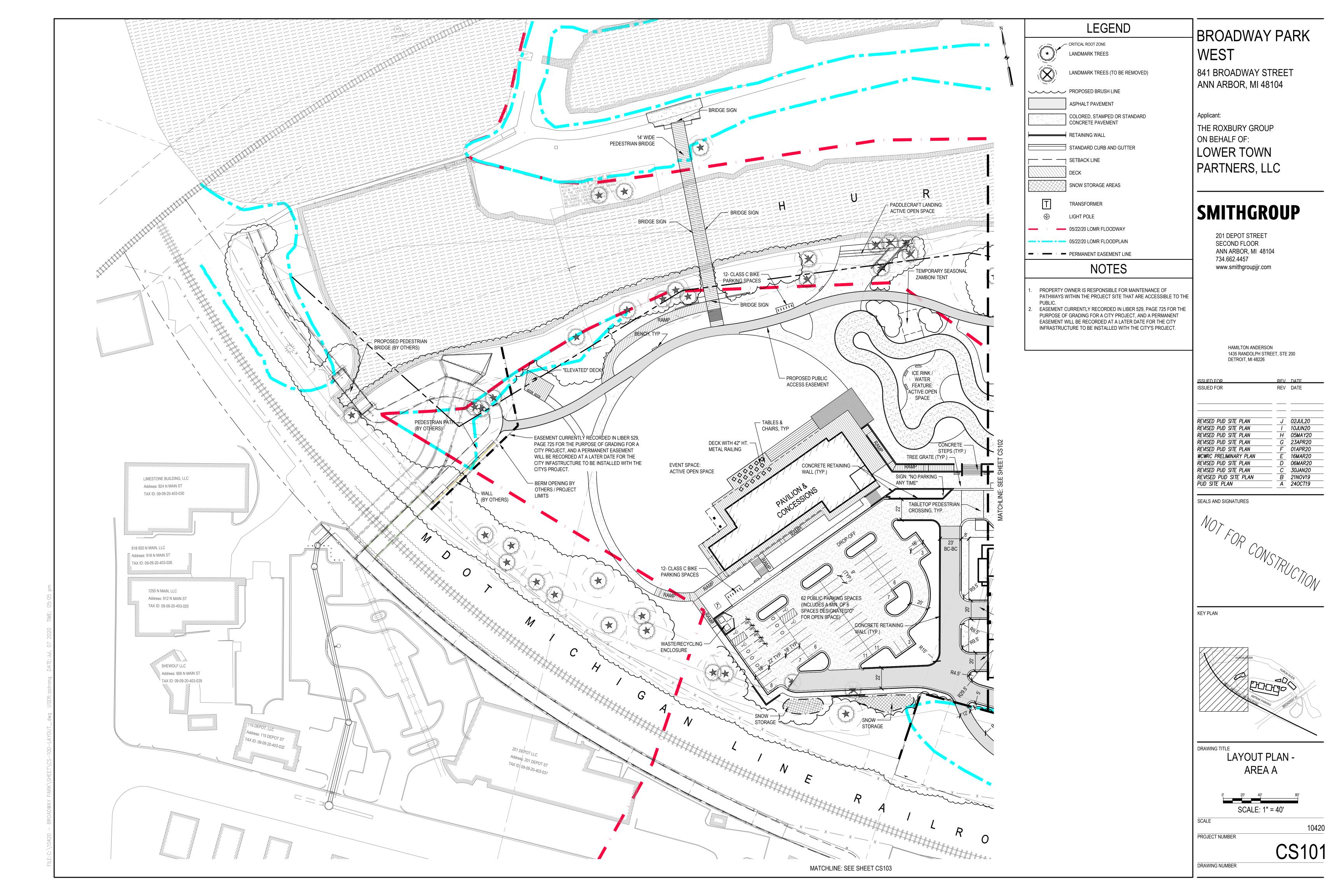
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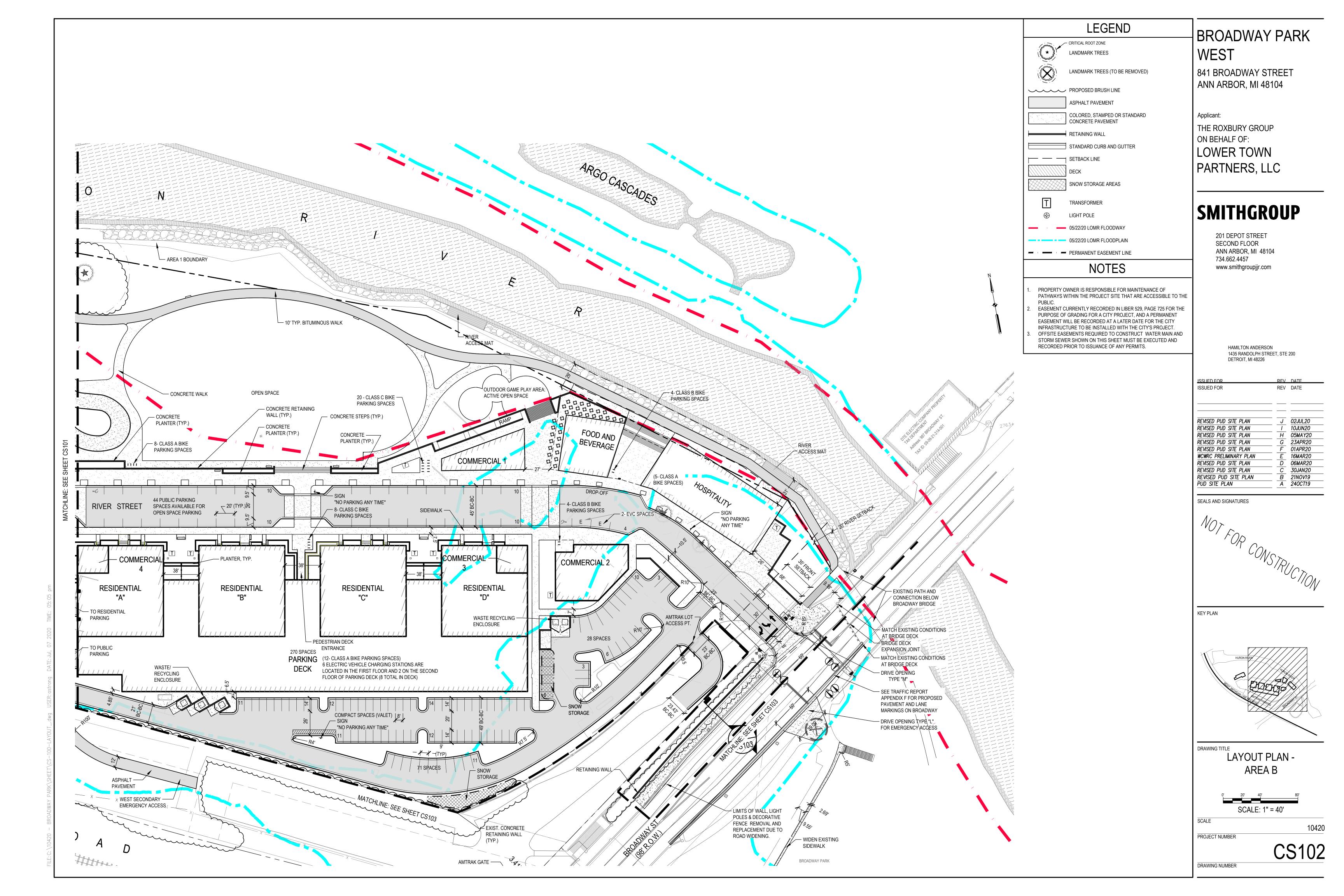
R. Fraus/K.N.

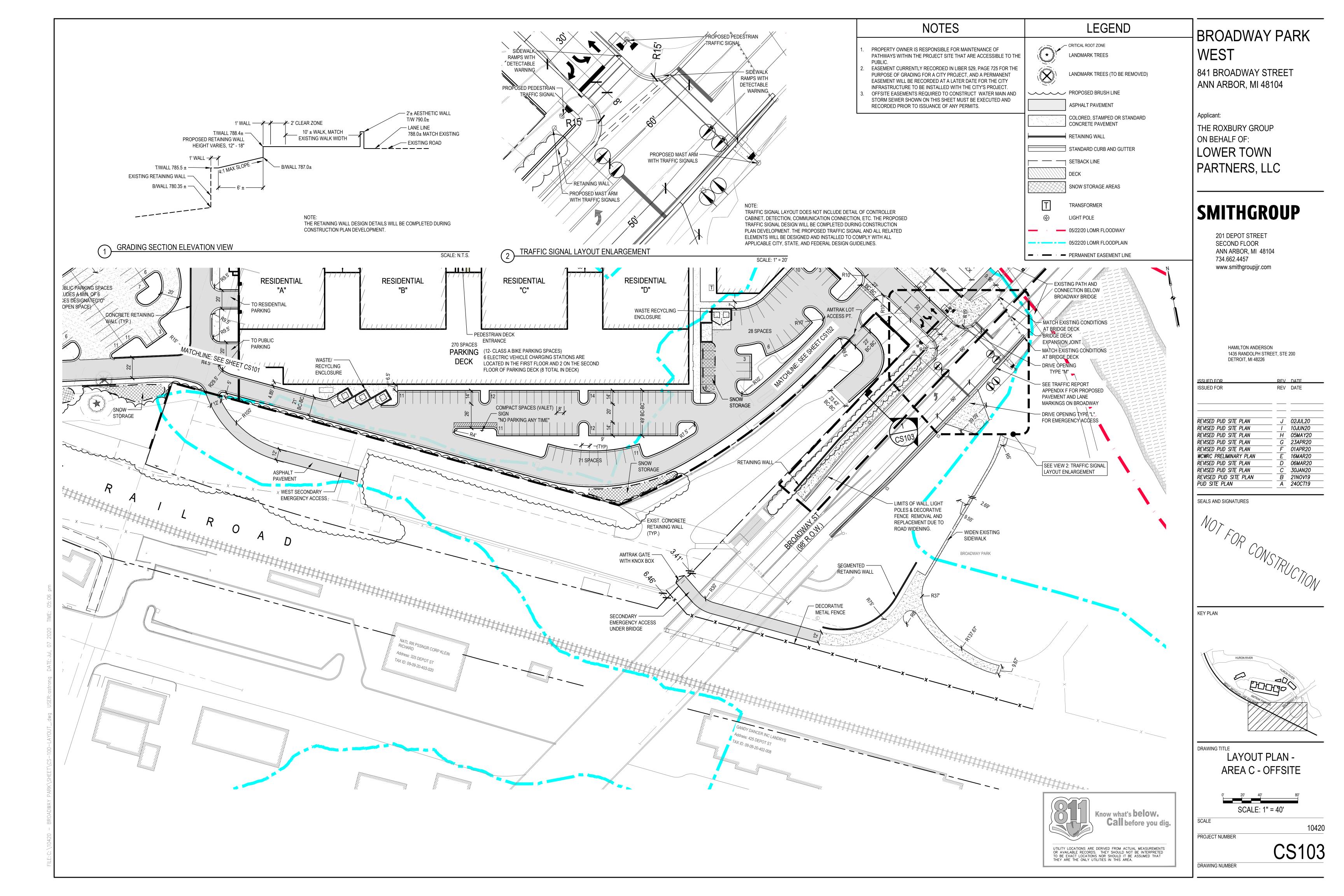
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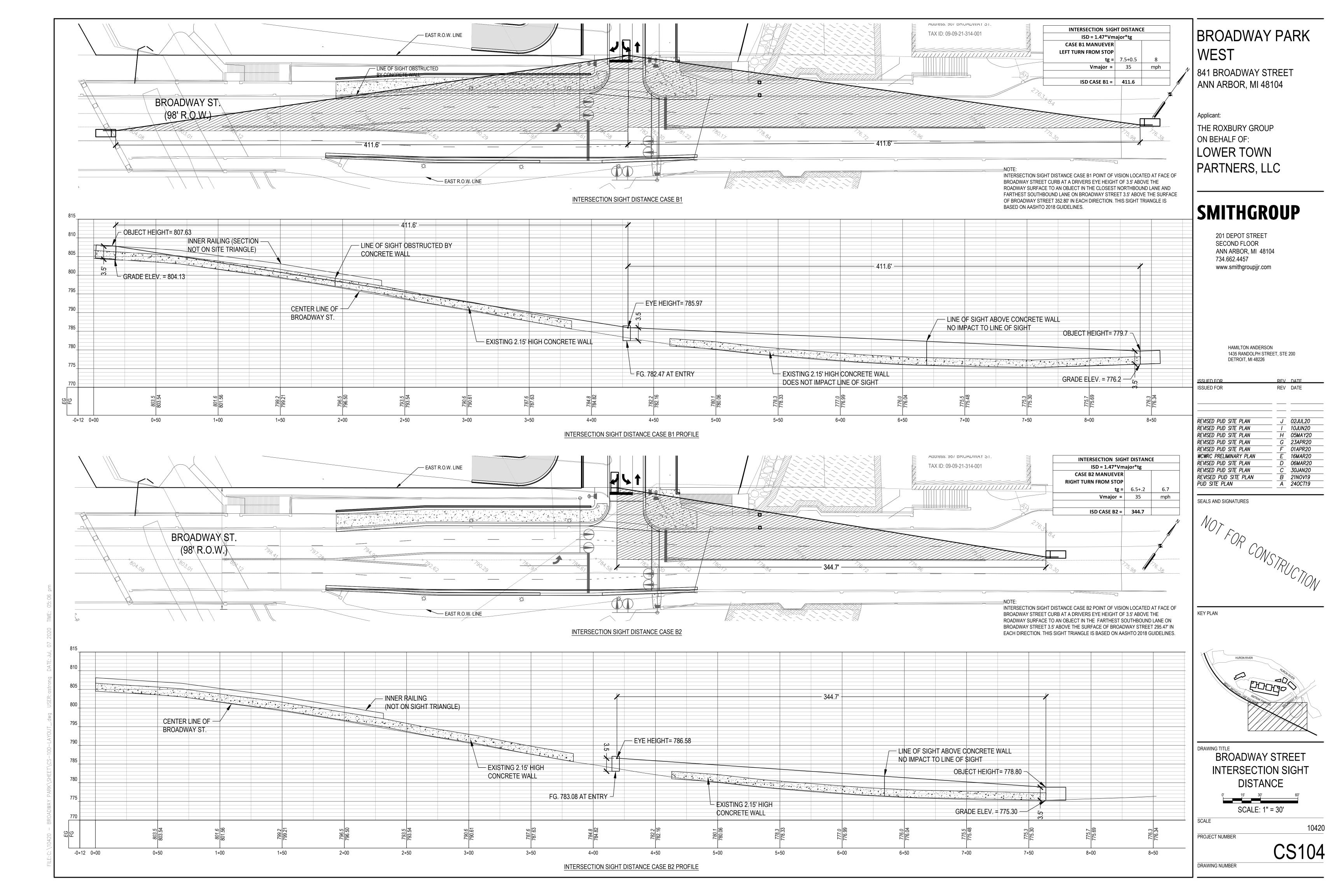
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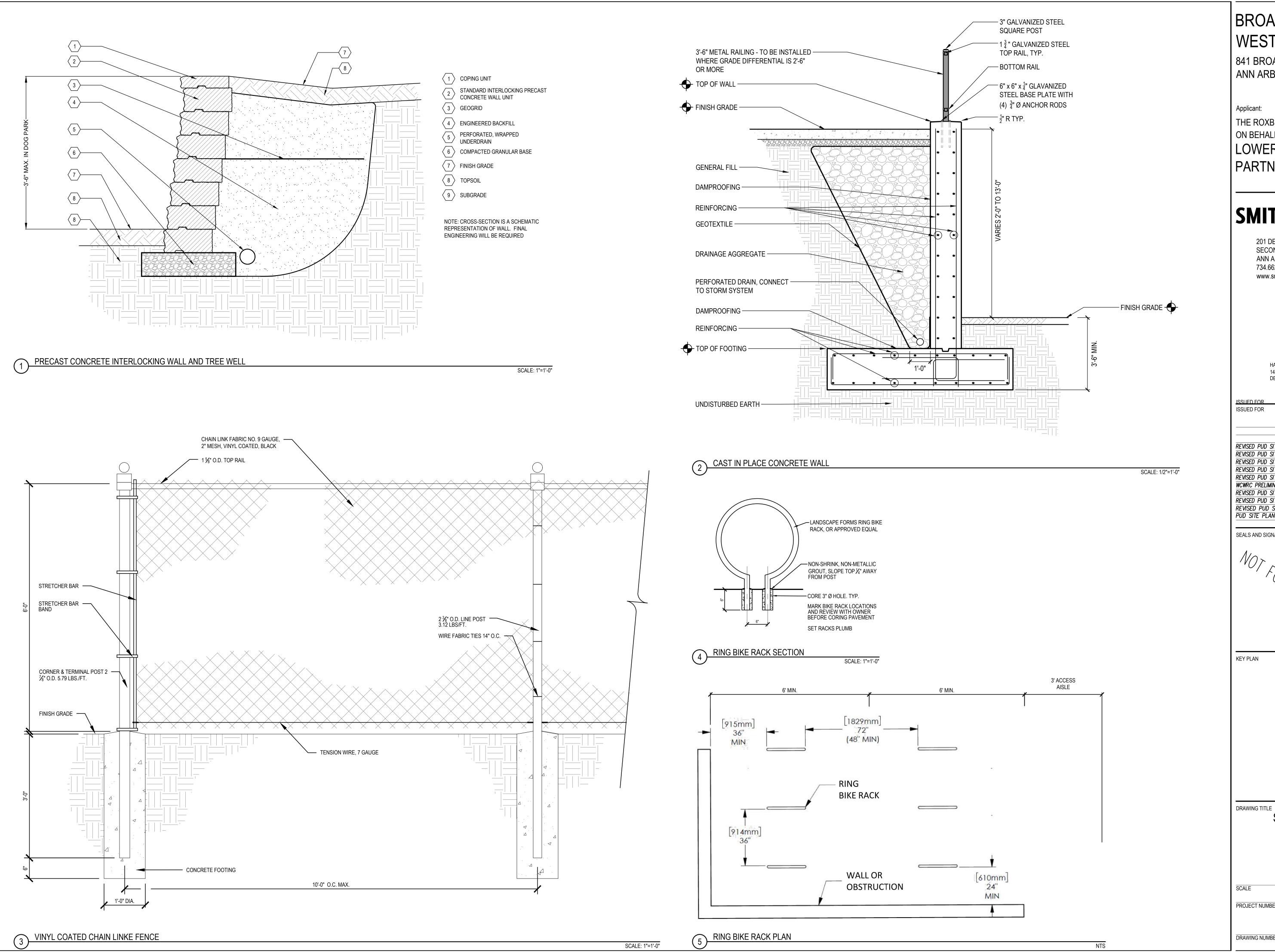












BROADWAY PARK WEST

841 BROADWAY STREET ANN ARBOR, MI 48104

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

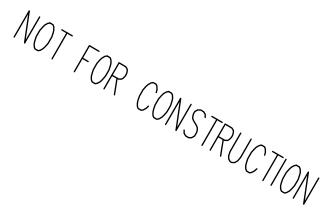
SMITHGROUP

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	RFV	DATE	
ISSUED FOR	REV	DATE	
REVISED PUD SITE PLAN		02JUL20	
REVISED PUD SITE PLAN		10JUN20	
REVISED PUD SITE PLAN		05MAY20	
REVISED PUD SITE PLAN		23APR20	
REVISED PUD SITE PLAN		01APR20	
WCWRC PRELIMINARY PLAN	E	16MAR20	
REVISED PUD SITE PLAN		06MAR20	
REVISED PUD SITE PLAN		30JAN20	
REVISED PUD SITE PLAN	B	21NOV19	
PUD SITE PLAN		240CT19	

SEALS AND SIGNATURES

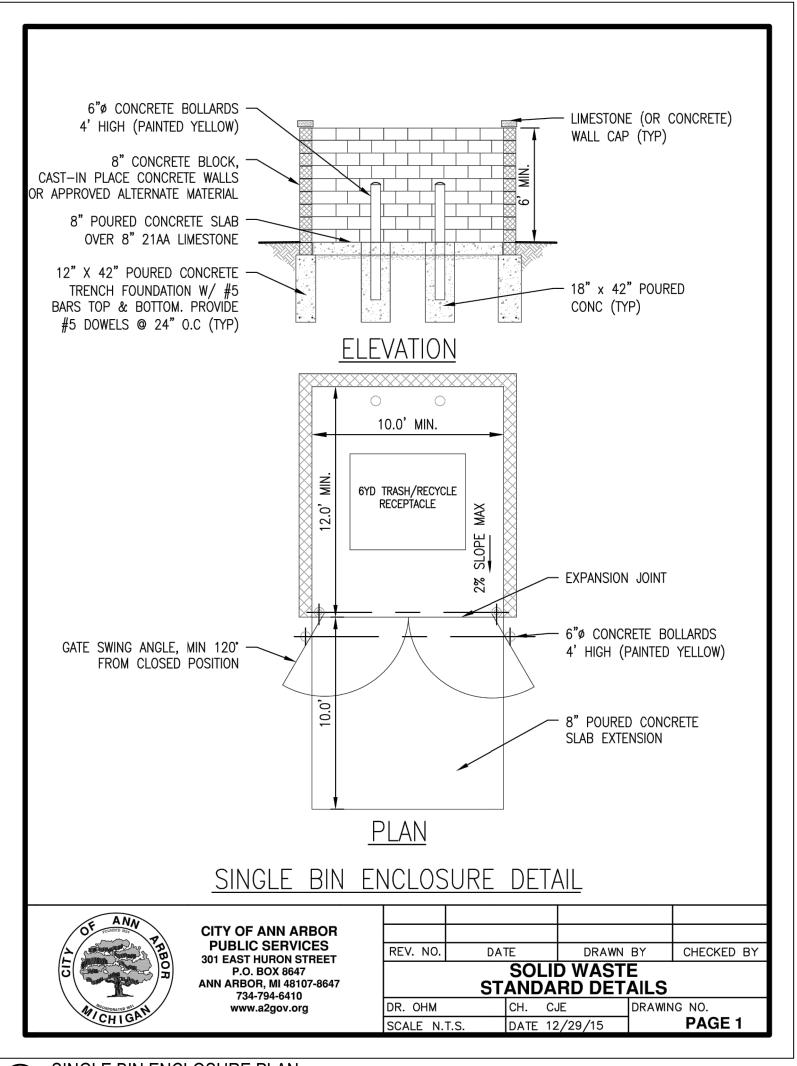


KEY PLAN

SITE DETAILS

AS NOTED

PROJECT NUMBER

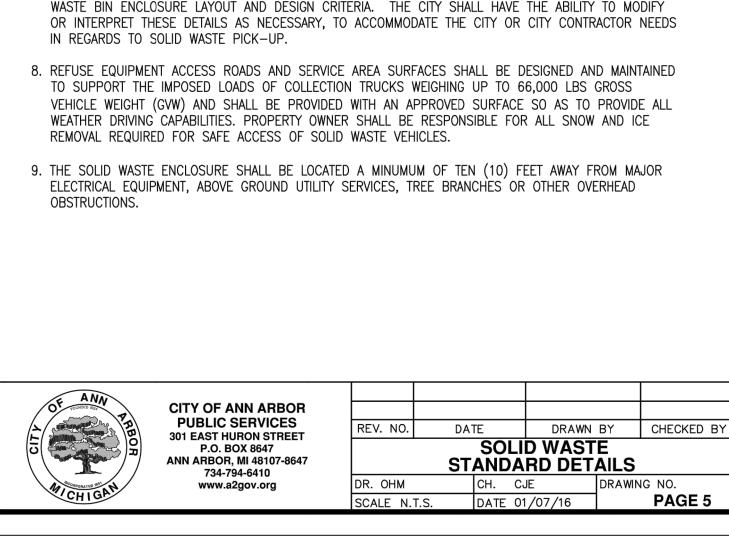


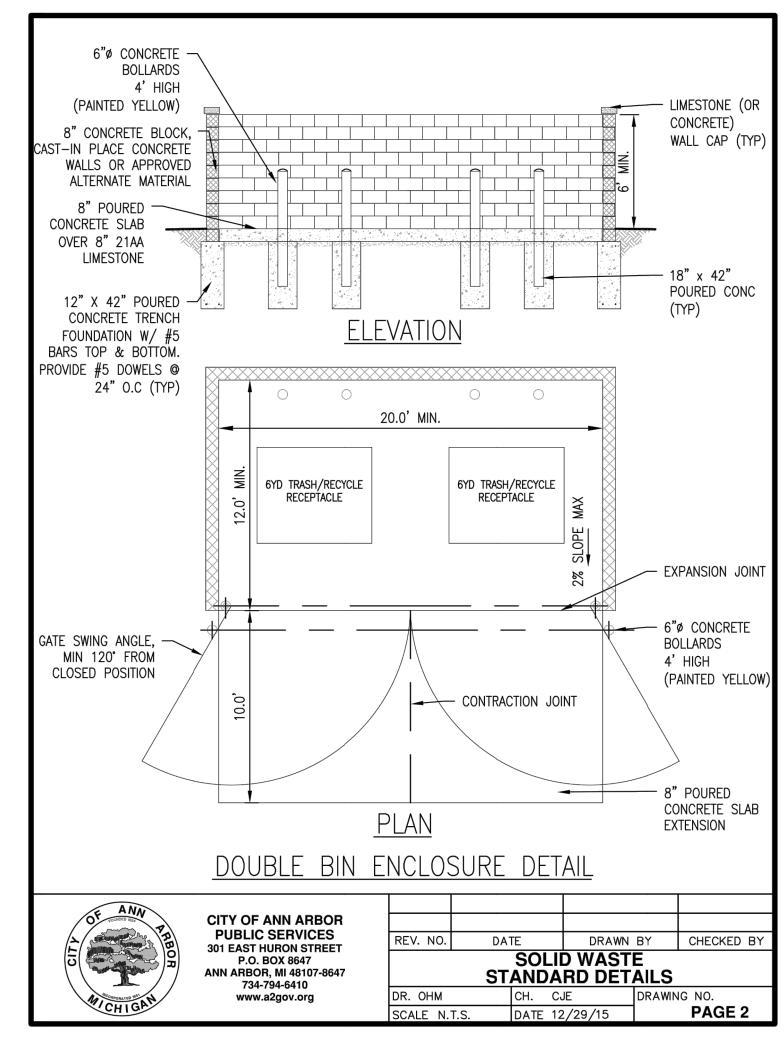
SINGLE BIN ENCLOSURE PLAN

NOT TO SCALE

GENERAL NOTES:

- 1. A CLEAR SPACE MUST BE MAINTAINED 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 OF THE ENCLOSURE PLUS FIVE (5) FEET ON BOTH SIDES. ALONG THE ENTIRE SOLID WASTE VEHICLE ROUTE A VERTICAL CLEARANCE OF AT LEAST TWENTY-FIVE (25) FEET MUST BE PROVIDED.
- 2. IF FORWARD ACCESS TO THE PUBLIC STREET IS NOT AVAILABLE FOR THE SOLID WASTE TRUCK. THE SITE DEVELOPMENT LAYOUT MUST ACCOMMODATE A TURN-AROUND LOCATION FOR THE SOLID WASTE TRUCK.
- 3. GATES ON BIN ENCLOSURES MUST BE DESIGNED TO OPEN A MINIMUM OF 120 DEGREES FROM THE CLOSED POSITION. THE GATES SHOULD NOT IMPEDE ON THE REQUIRED BIN ENCLOSURE OPENING WIDTH, SHOULD NOT BLOCK ADJACENT PARKING SPOTS, AND NOT BE IMPEDED BY ADJACENT CURBS OR LANDSCAPING.
- 4. 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 OVERALL WIDTH OF THE ENCLOSURE.
- 5. GATE DESIGN SHALL INCLUDE A RELIABLE MEANS TO SECURE THE DOOR IN BOTH THE OPEN AND CLOSED POSITIONS.
- 6. THE CONCRETE SLAB IN FRONT OF THE BIN ENCLOSURE SHALL HAVE PAVEMENT MARKINGS TO INDICATE "NO PARKING", AS APPROVED BY CITY.
- 7. REFER TO ASSOCIATED STANDARD DETAILS FOR REQUIREMENTS ON SINGLE AND DOUBLE WIDE SOLID WASTE BIN ENCLOSURE LAYOUT AND DESIGN CRITERIA. THE CITY SHALL HAVE THE ABILITY TO MODIFY IN REGARDS TO SOLID WASTE PICK-UP.





DOUBLE BIN ENCLOSURE PLAN

NOT TO SCALE

STANDARD BIN ENCLOSURE LAYOUTS

NOT TO SCALE

MAX BIN DEVIATION STANDARD BIN ENCLOSURE LAYOUTS **CITY OF ANN ARBOR** PUBLIC SERVICES REV. NO. DATE DRAWN BY CHECKED B **301 EAST HURON STREET** SOLID WASTE P.O. BOX 8647 STANDARD DETAILS ANN ARBOR, MI 48107-8647 734-794-6410 CH. CJE DRAWING NO. www.a2gov.org PAGE 3 SCALE N.T.S. DATE 12/29/15

BROADWAY PARK WEST

841 BROADWAY STREET ANN ARBOR, MI 48104

Applicant:

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

SMITHGROUP

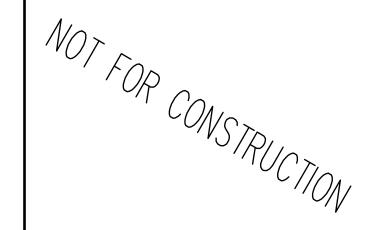
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> HAMILTON ANDERSON 1435 RANDOLPH STREET, STE 200 DETROIT, MI 48226

REV	DAIF
REV	DATE
J	02JUL20
1	10JUN20
Н	05MAY20
G	23APR20
F	01APR20
Ε	16MAR20
D	06MAR20
C	30JAN20
В	21NOV19
A	240CT19
	J

SEALS AND SIGNATURES

ISSUED FOR



KEY PLAN

DRAWING TITLE SOLID WASTE DETAILS

NOT TO SCALE

SCALE

DRAWING NUMBER

PROJECT NUMBER

WASTE MANAGEMENT NOTES

WASTE REMOVAL ON THE SITE WILL BE HANDLED BY A THIRD-PARTY VENDOR TO BE IDENTIFIED. WASTE WILL BE COLLECTED IN FOUR AREAS ON THE SITE.

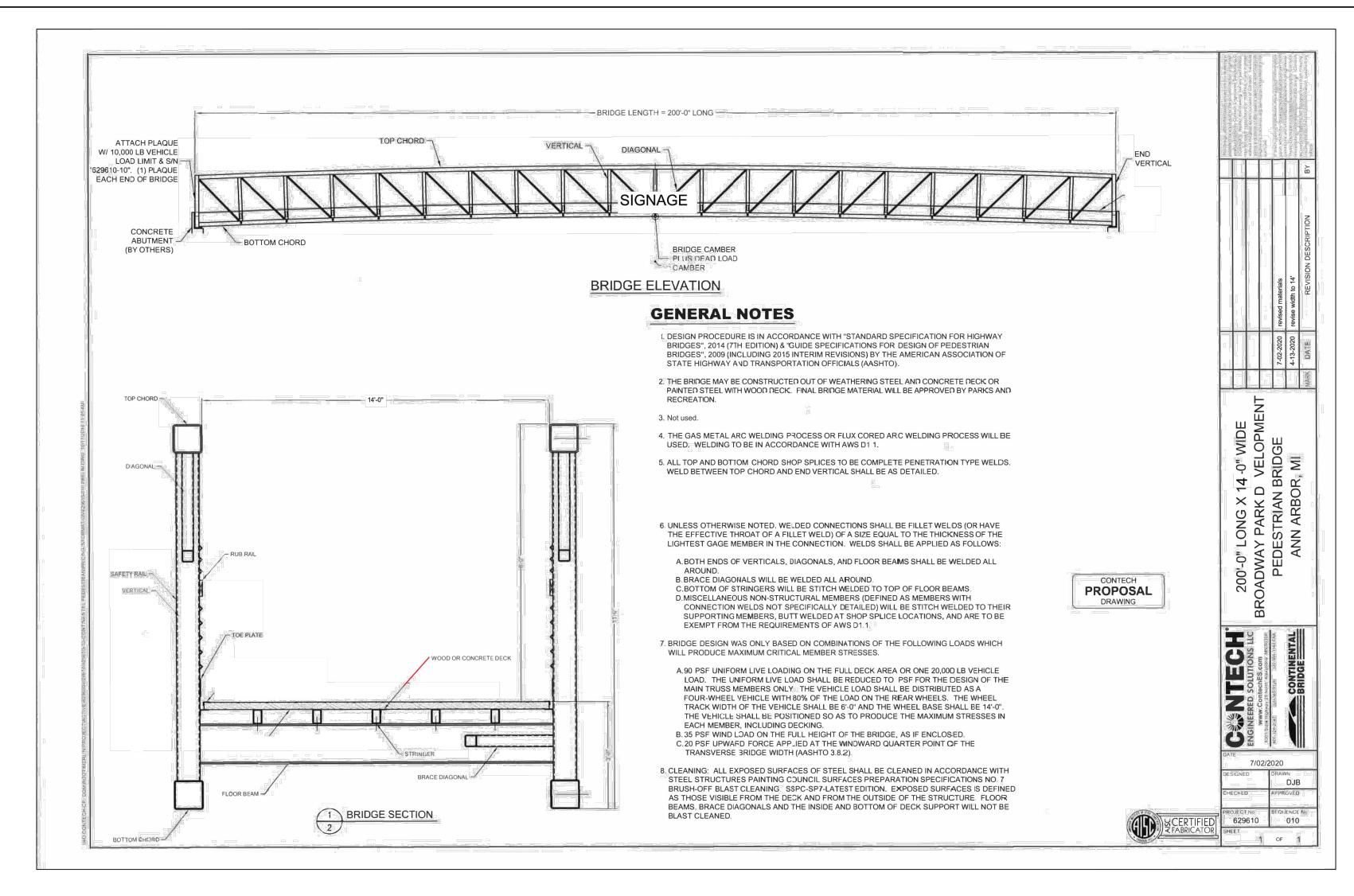
- 1. AN ENCLOSED TRASH ROOM IN THE HOTEL BUILDING SERVING THE HOTEL AND FOOD AND BEVERAGE USES;
- 2. IN AN ENCLOSED TRASH ROOM IN COMMERCIAL 1 SERVING THAT COMMERCIAL USE:
- 3. IN A DECORATIVE ENCLOSURE TO THE SOUTHWEST OF THE PAVILION SERVING THE PAVILION USE;
- 4. IN A DECORATIVE ENCLOSURE TO THE SOUTH 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 COMMERCIAL 2 BUILDING, SERVING THAT COMMERCIAL USE.

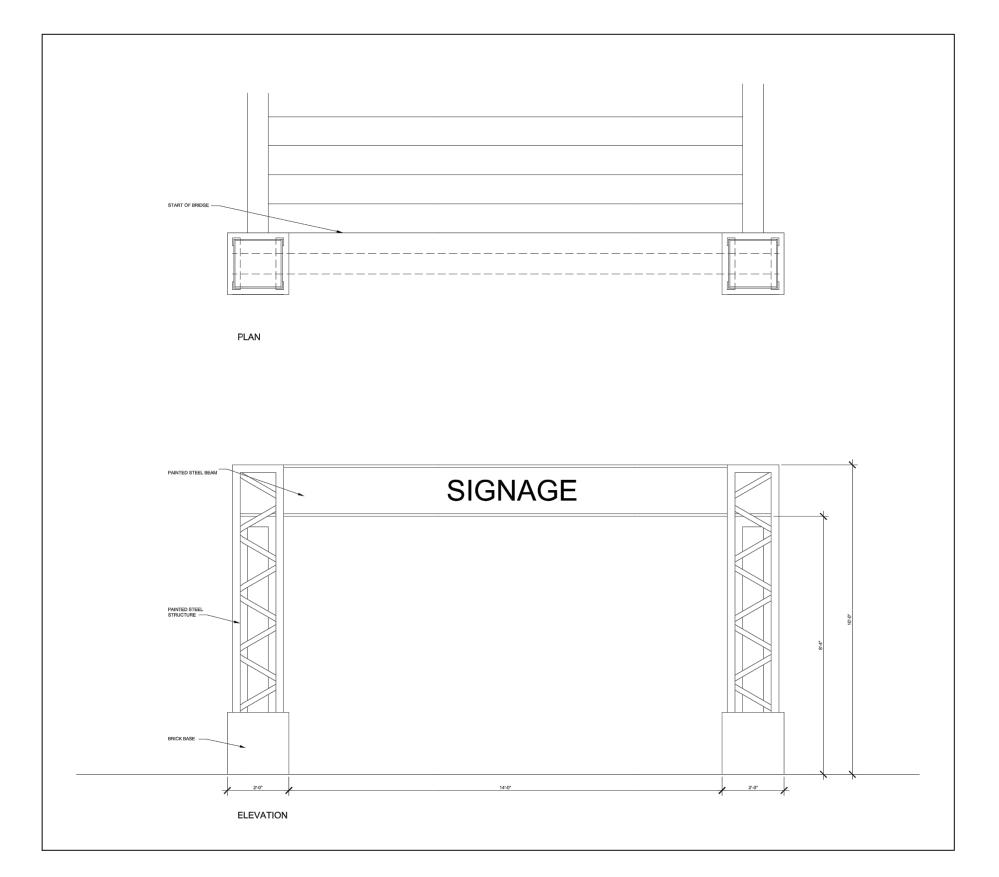
AS IT RELATES TO THE INTERIOR TRASH ROOM LOCATIONS ABOVE, ON THE DAY OF WASTE REMOVAL STAFF FROM THOSE OPERATIONS WILL MOVE THE WASTE RECEPTACLES TO THE STREET FOR PICK-UP.

AS IT RELATES TO THE OUTDOOR ENCLOSURES FOR THE OTHER USES, THE THIRD-PARTY VENDOR 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.





BRIDGE ELEVATION AND SECTION

NOT TO SCALE 2 BRIDGE SIGN

NOT TO SCALE

BROADWAY PARK WEST

841 BROADWAY STREET ANN ARBOR, MI 48104

Applicant:

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

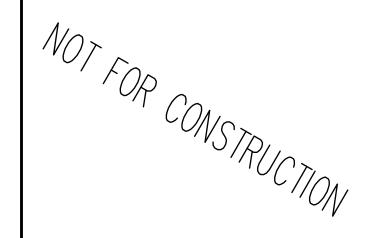
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> HAMILTON ANDERSON 1435 RANDOLPH STREET, STE 200 DETROIT, MI 48226

ISSUED FOR	RFV	DATE
ISSUED FOR	REV	DATE
DEVICED DUD CITE DI ANI		02 20
REVISED PUD SITE PLAN		02JUL20
REVISED PUD SITE PLAN	1	10JUN20
REVISED PUD SITE PLAN	H	05MAY20
REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	Ε	16MAR20
REVISED PUD SITE PLAN	_D_	06MAR20
REVISED PUD SITE PLAN	С	30JAN20
REVISED PUD SITE PLAN	В	21NOV19
PUD SITE PLAN	A	240CT19

SEALS AND SIGNATURES



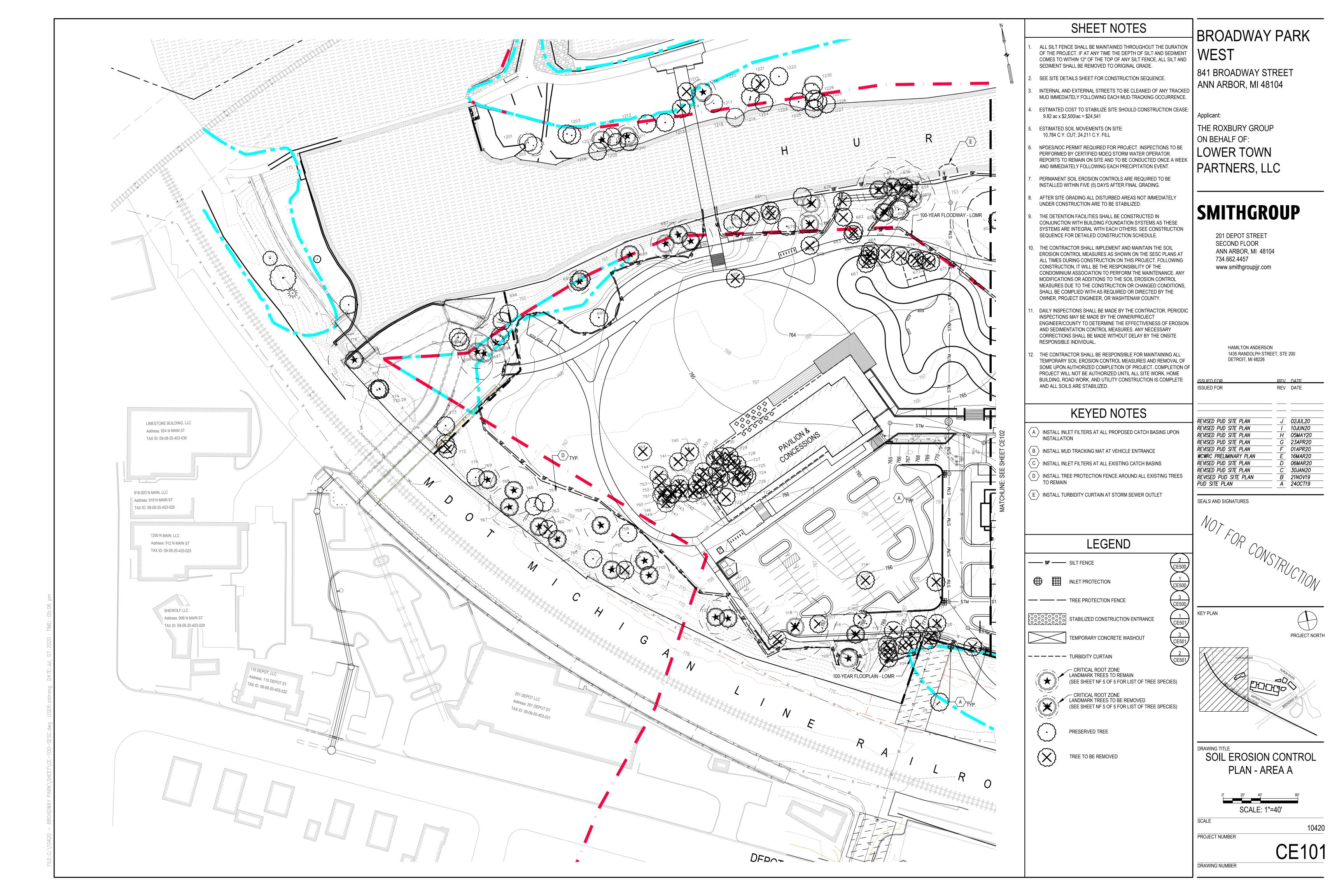
KEY PLAN

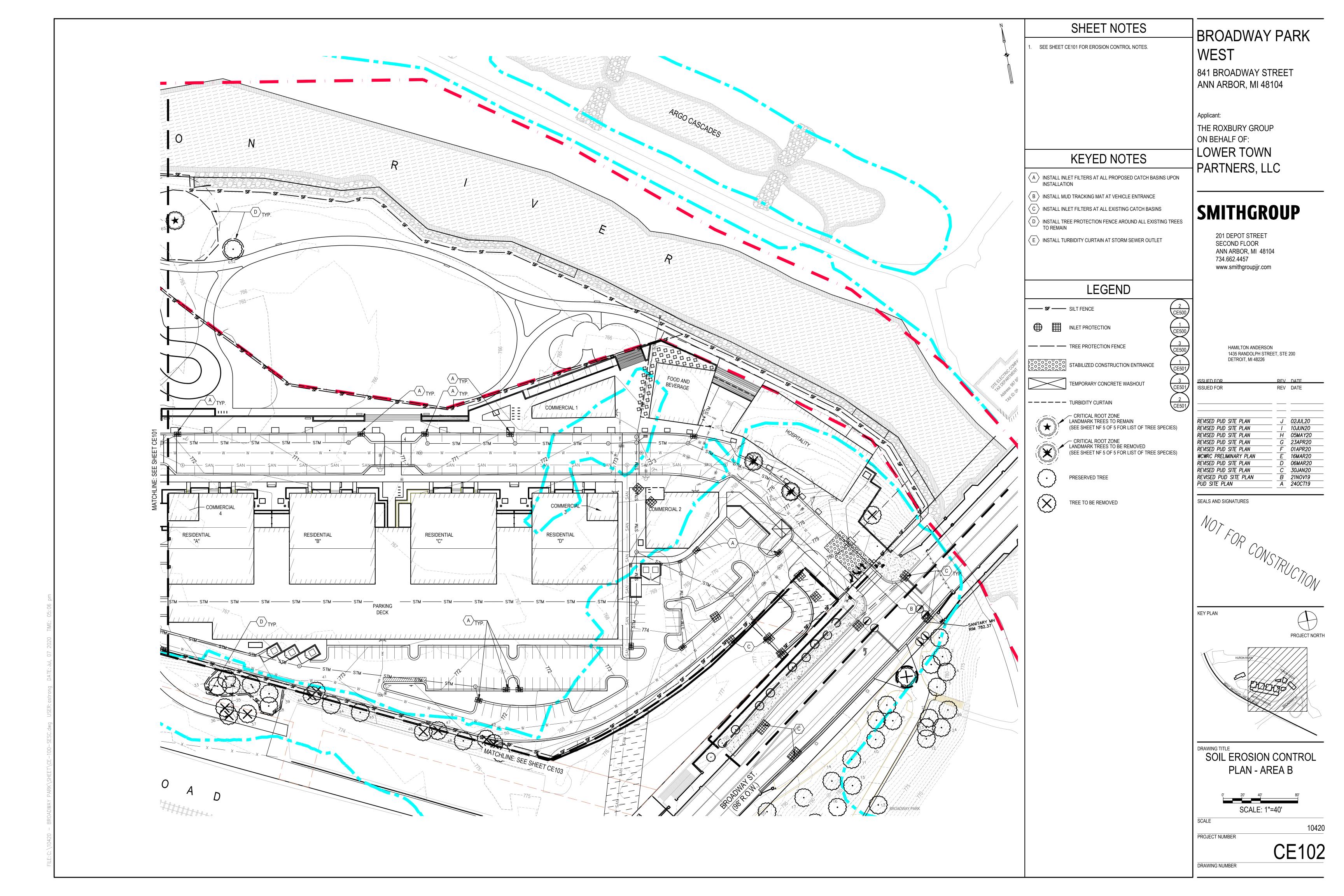
BRIDGE DETAILS

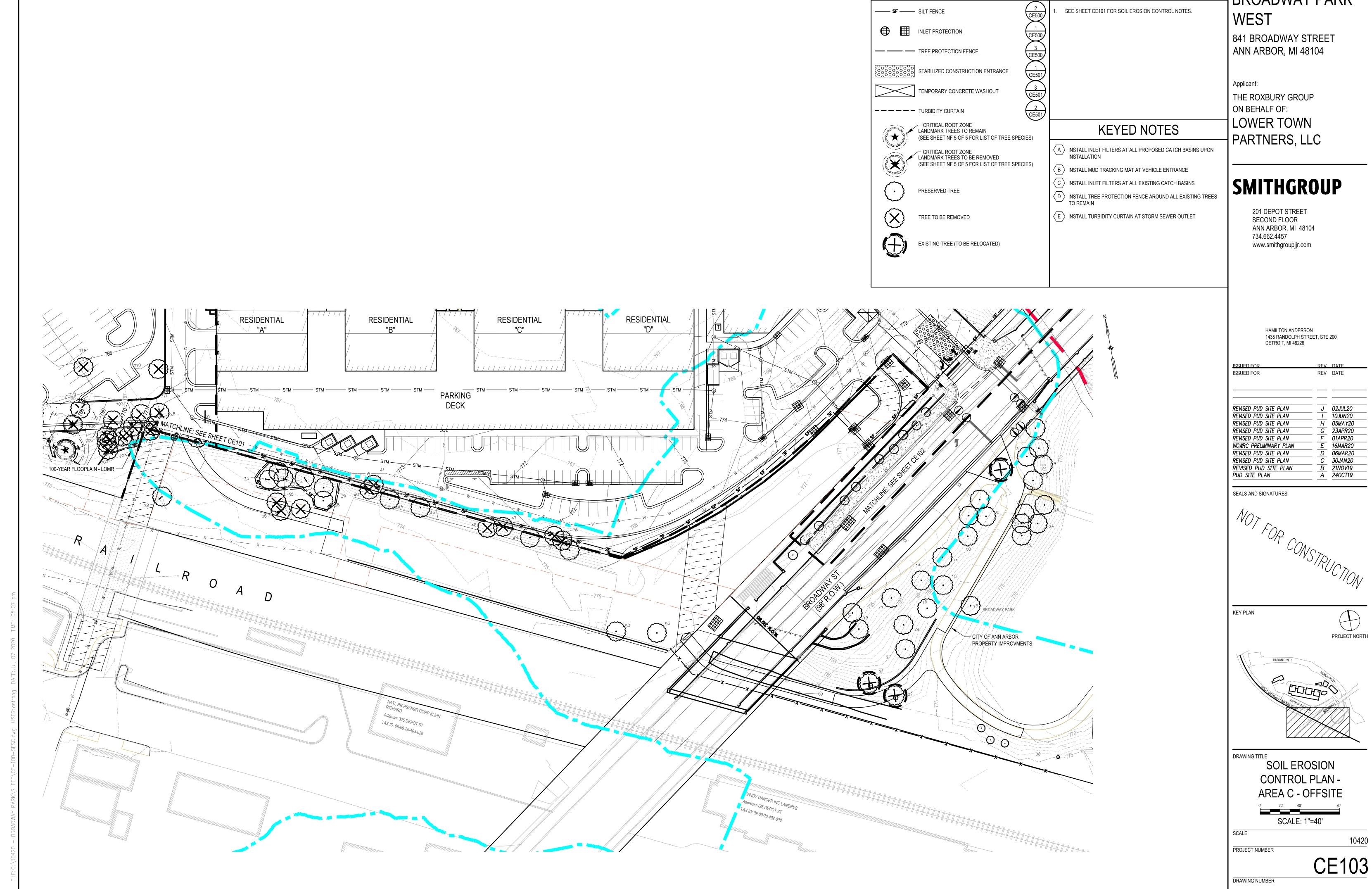
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SCALE

PROJECT NUMBER



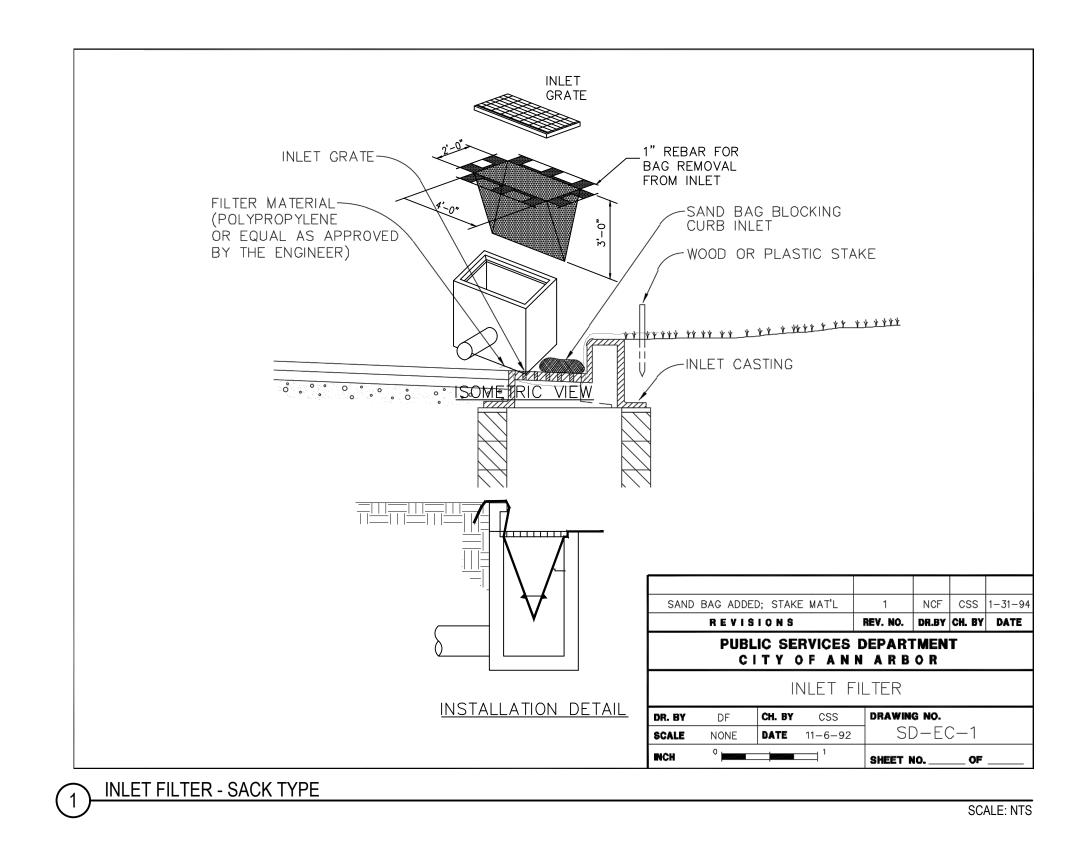


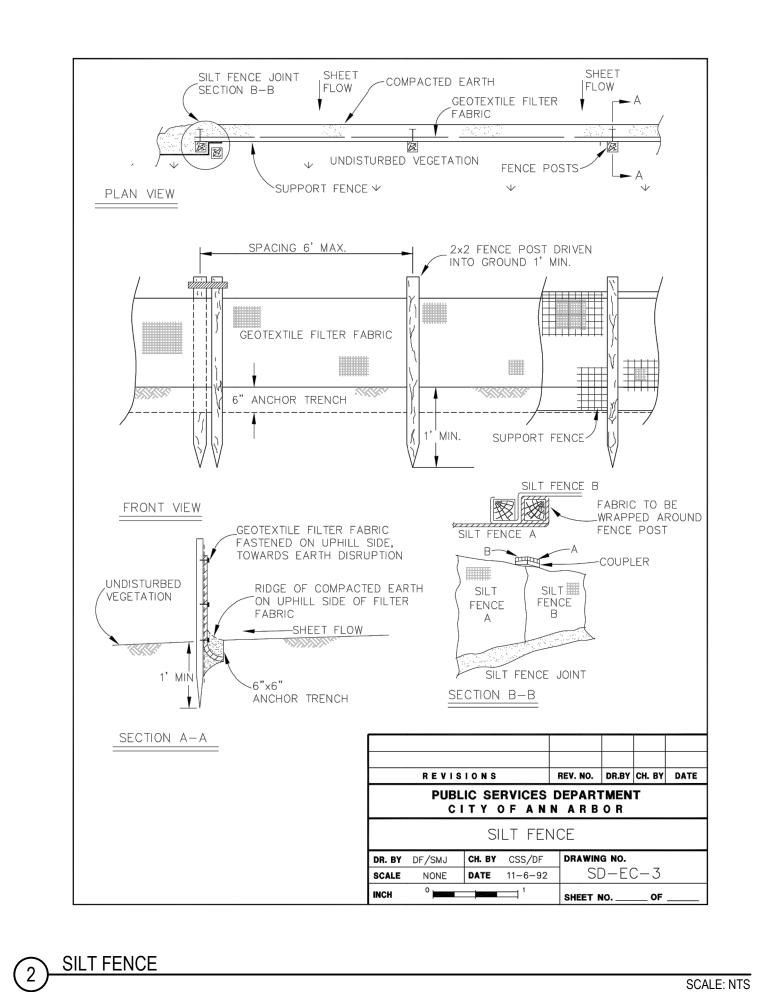


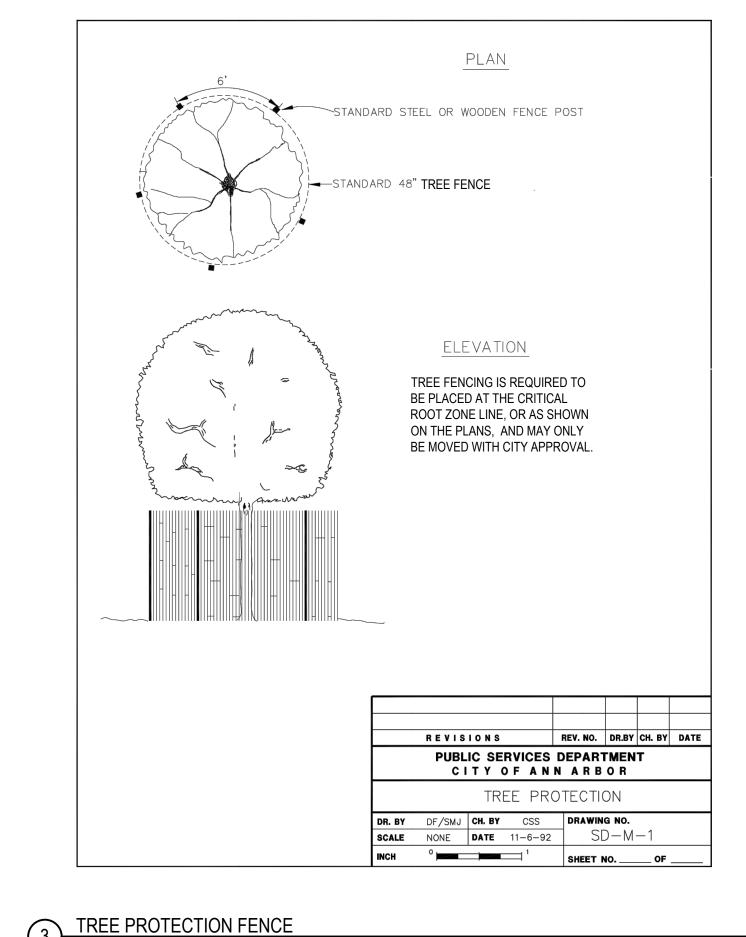
BROADWAY PARK

SHEET NOTES

LEGEND







Applicant:

841 BROADWAY STREET

ANN ARBOR, MI 48104

BROADWAY PARK

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

WEST

SMITHGROUP

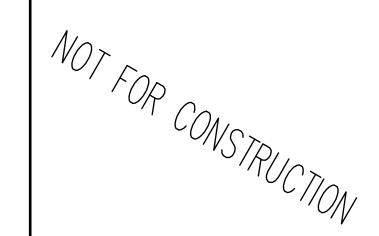
201 DEPOT STREET SECOND FLOOR ANN ARBOR, MI 48104 734.662.4457 www.smithgroupjjr.com

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

JSSUED FOR	RFV	DATE
ISSUED FOR	REV	DATE
-		
REVISED PUD SITE PLAN	J	02JUL20
REVISED PUD SITE PLAN		10JUN20
REVISED PUD SITE PLAN	_H_	05MAY20
REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	F	01APR20
WCWRC PRELIMINARY PLAN	Ε	16MAR20
REVISED PUD SITE PLAN	D	06MAR20
REVISED PUD SITE PLAN	C	30JAN20
REVISED PUD SITE PLAN	В	21NOV19
PUD SITE PLAN	Α	240CT19

SEALS AND SIGNATURES

SCALE: NTS



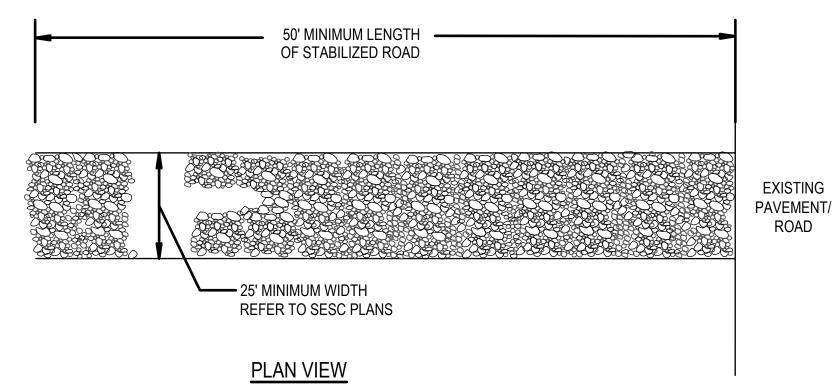
KEY PLAN

SOIL EROSION CONTROL **DETAILS**

10420

SCALE PROJECT NUMBER

SCALE: NTS



4. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO LEAVING THE SITE.

AND/OR CLEANOUT OF ANY

MEASURES USED TO TRAP

SEDIMENT.

1. ESTABLISH STABILIZED

CONSTRUCTION ENTRANCE PRIOR

TO THE INITIATION OF SITE

CONSTRUCTION ACTIVITIES.

CARE SHOULD BE TAKEN TO

THE ENTRANCE SHALL BE

PREVENT MATERIAL MOVEMENT

INTO ADJACENT WATERBODIES.

MAINTAINED IN A CONDITION THAT

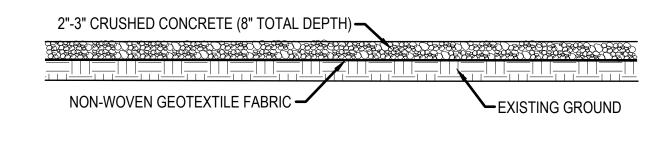
PUBLIC RIGHT-OF-WAYS. THIS MAY

REQUIRE TOP DRESSING, REPAIR

WILL PREVENT TRACKING OR

FLOWING OF SEDIMENT ONTO

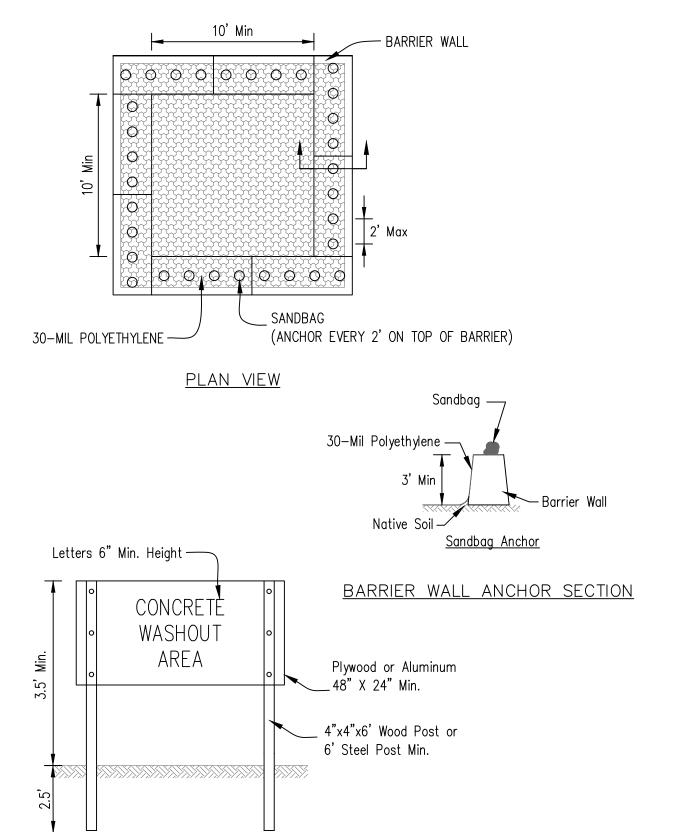
WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT



PROFILE

STABILIZED CONSTRUCTION ACCESS (MUD TRACKING MAT)

SCALE: NTS



SIGN DETAIL

NOTES:

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

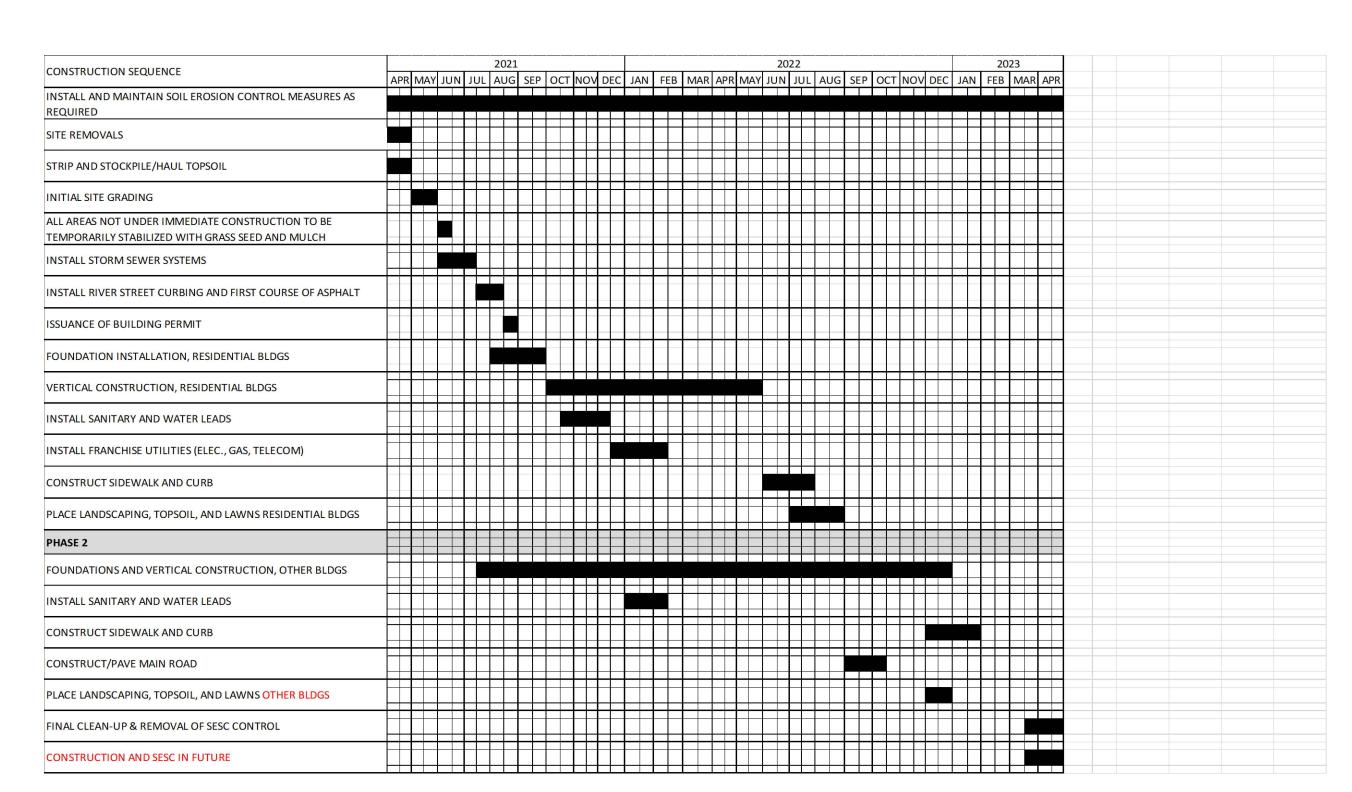
TEMPORARY CONCRETE WASHOUT

SCALE: NTS

GENERAL NOTES DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN NOT TO SCALE 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 Bridge work DANGER BUOY (EXAMPLE) -SHORELINE FLOATATION LOG, OR APPROVED EQUAL FLOATATION LOG, OR — APPROVED EQUAL (49 SQ. IN. MIN. END AREA) WATER SURFACE -→ WORK AREA ANCHOR STREAM BED -2' FROM STREAM OR LAKEBED ANCHOR-SECTION A-A

TURBIDITY CURTAIN

SCALE: NTS



②BUOY-/

PLAN VIEW

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	Х	Х		Х	х		Х	ANNUALLY
REMOVAL OF SEDIMENT ACCUMULATION	Х	Х		Х	Х		Х	EVERY 2 YRS AS NEEDED
INSPECT FOR FLOATABLES AND DEBRIS			Х	Х	Х		Х	ANNUALLY
CLEANING OF FLOATABLES AND DEBRIS			Х	Х	Х		Х	AS NEEDED
INSPECT STORMWATER SYSTEM COMPONENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY PROFESSIONAL ENGINEER REPORTING TO WASHTENAW COUNTY).	Х	Х	Х	х	Х	Х	Х	ANNUALLY
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION.	Х	Х	Х	Х	Х	х	Х	AS NEEDED
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION.							Х	ANNUALLY

PERMANENT MAINTENANCE TASK AND SCHEDULE - BY OWNER

BROADWAY PARK WEST

841 BROADWAY STREET ANN ARBOR, MI 48104

Applicant:

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

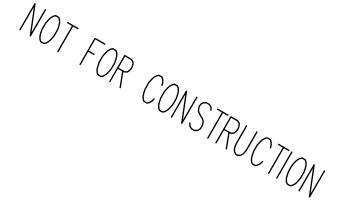
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SEALS AND SIGNATURES

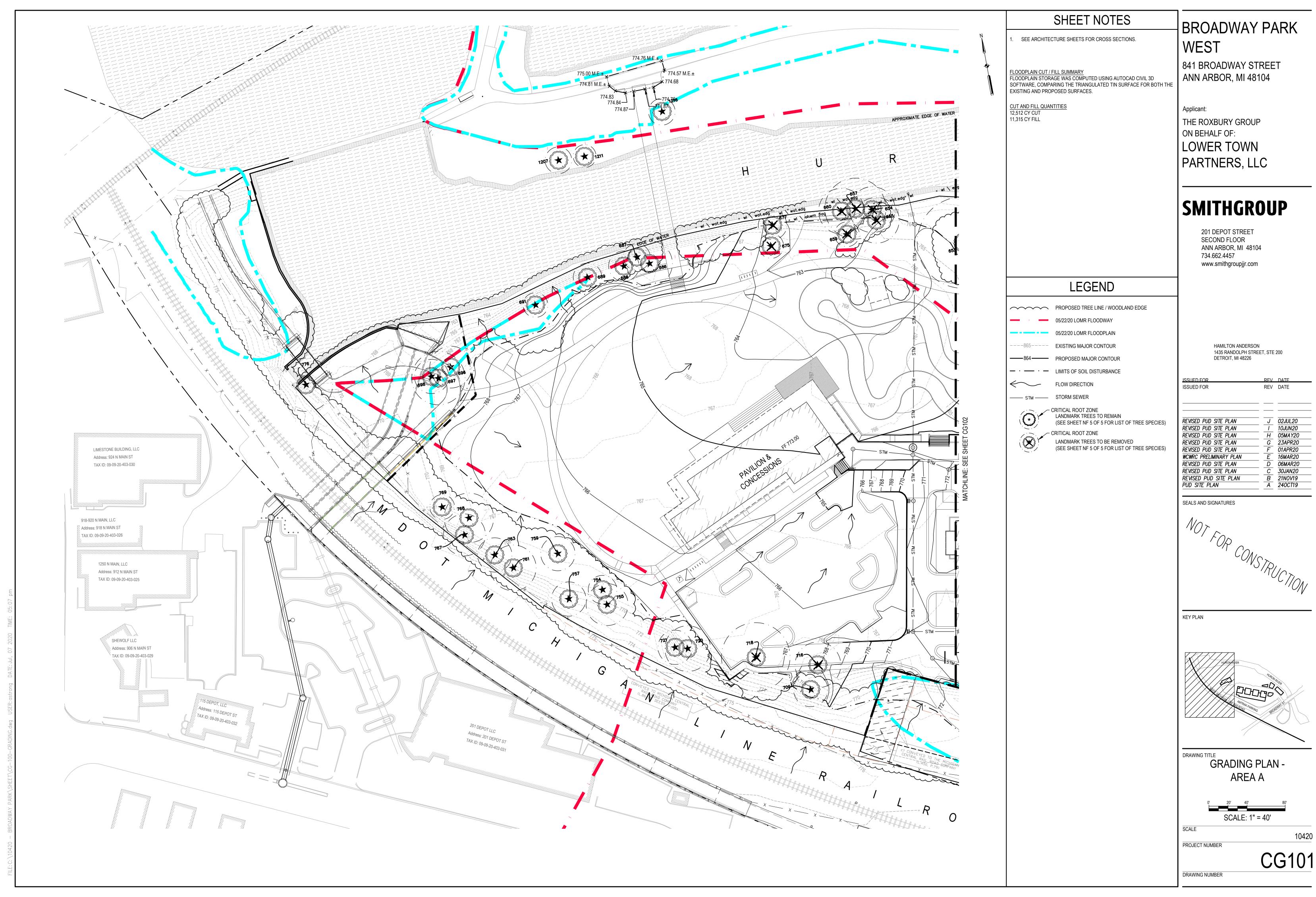


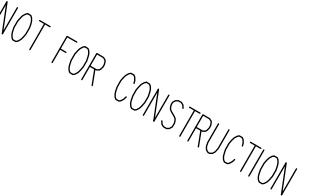
KEY PLAN

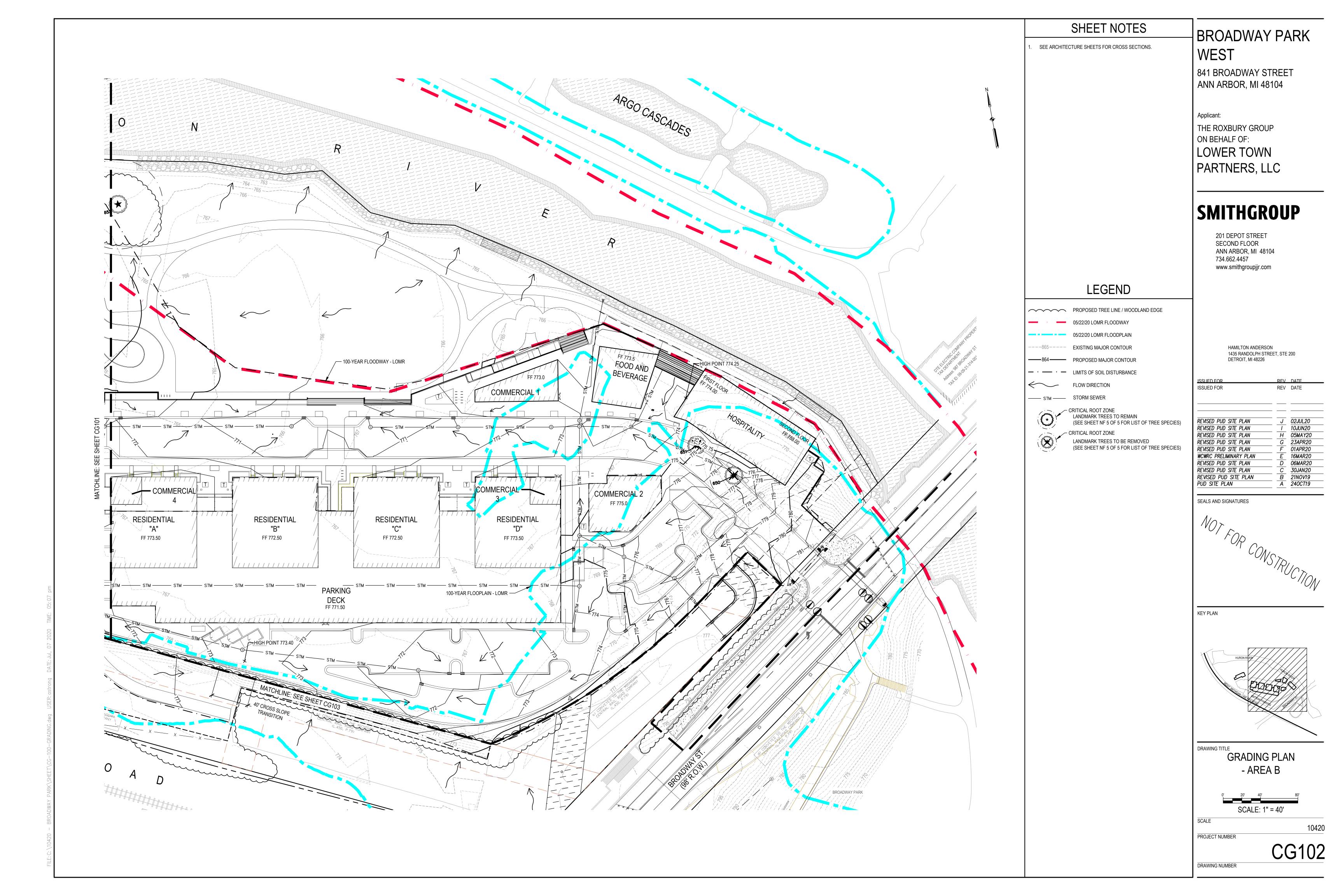
SOIL EROSION CONTROL **DETAILS**

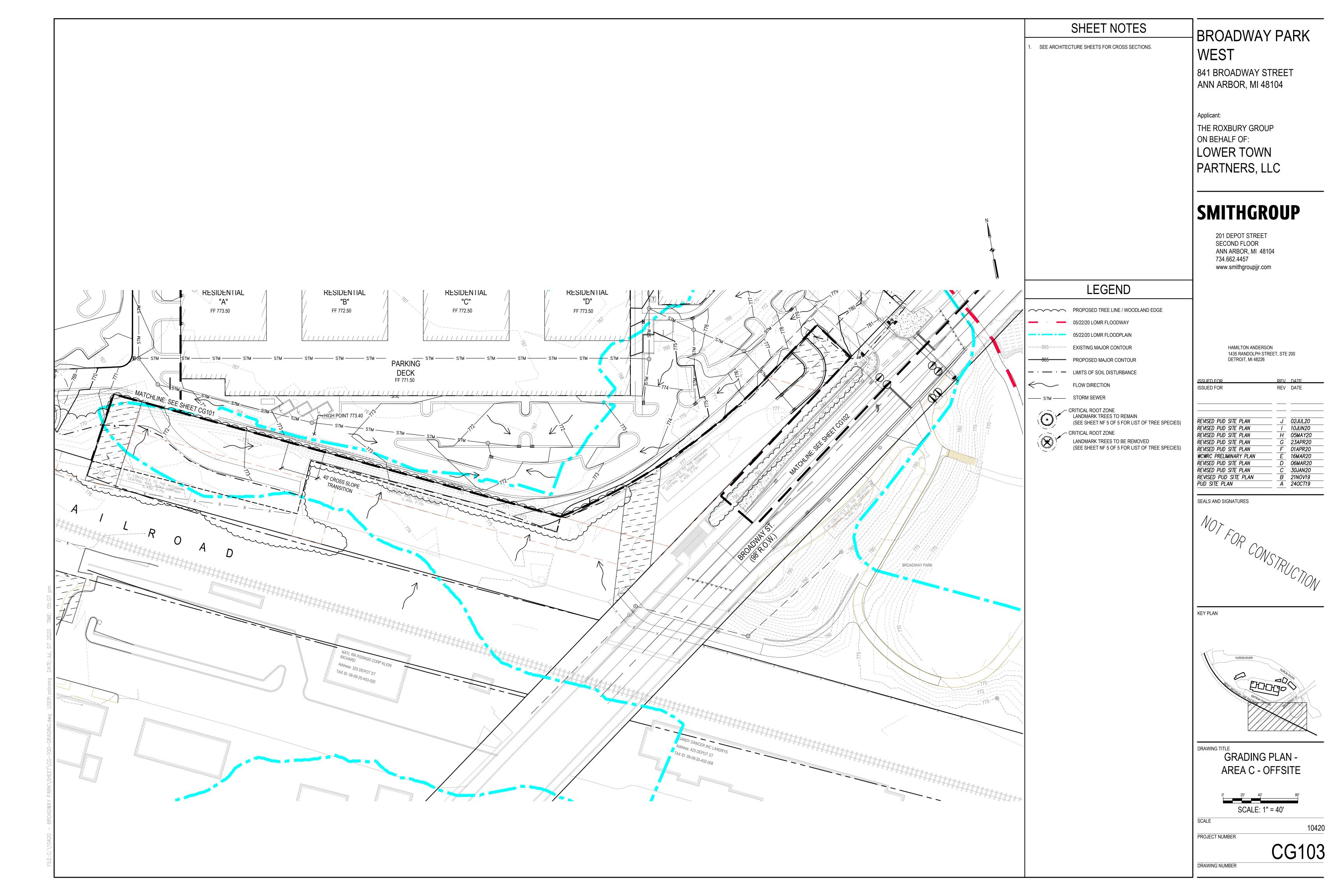
SCALE

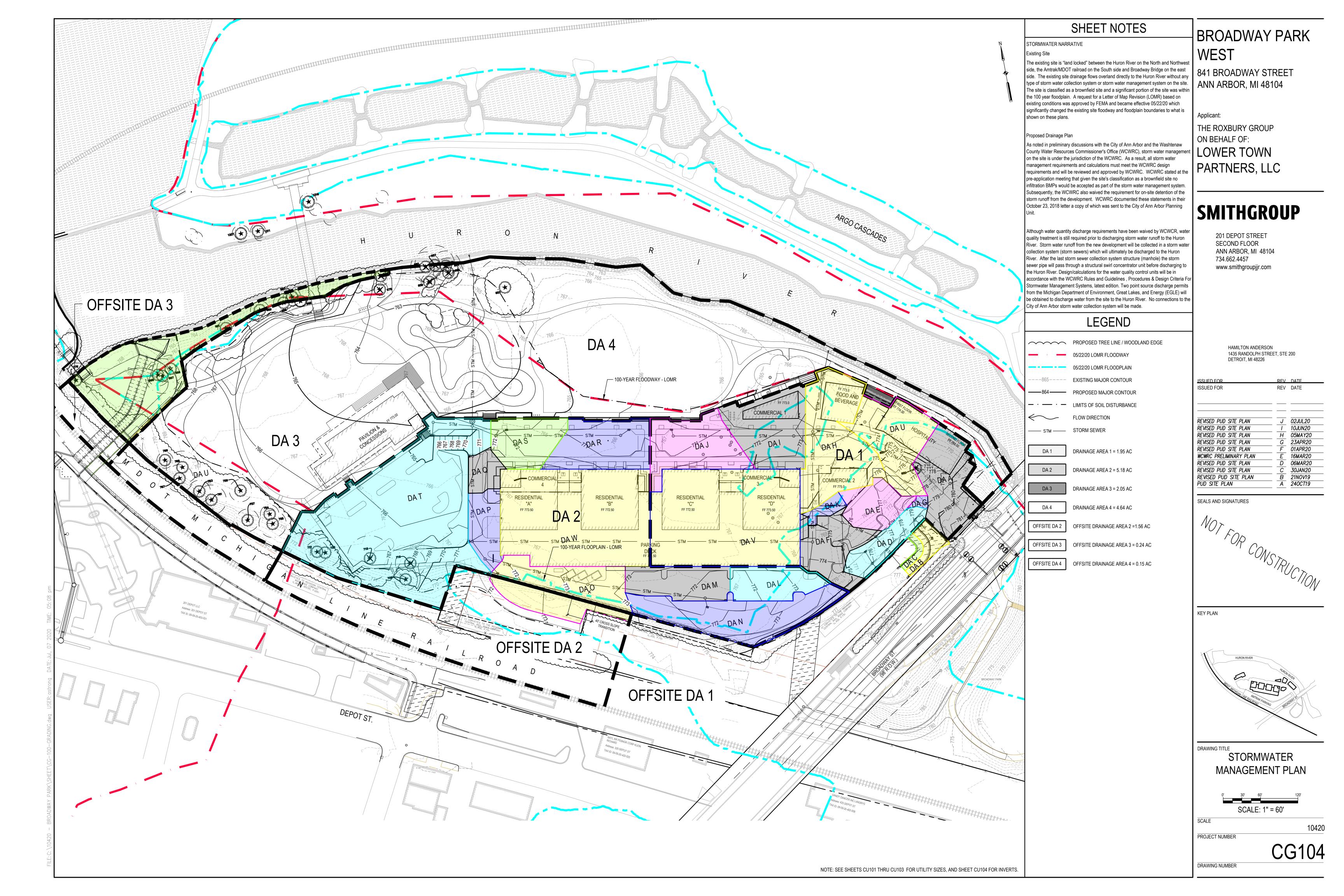
10420 PROJECT NUMBER

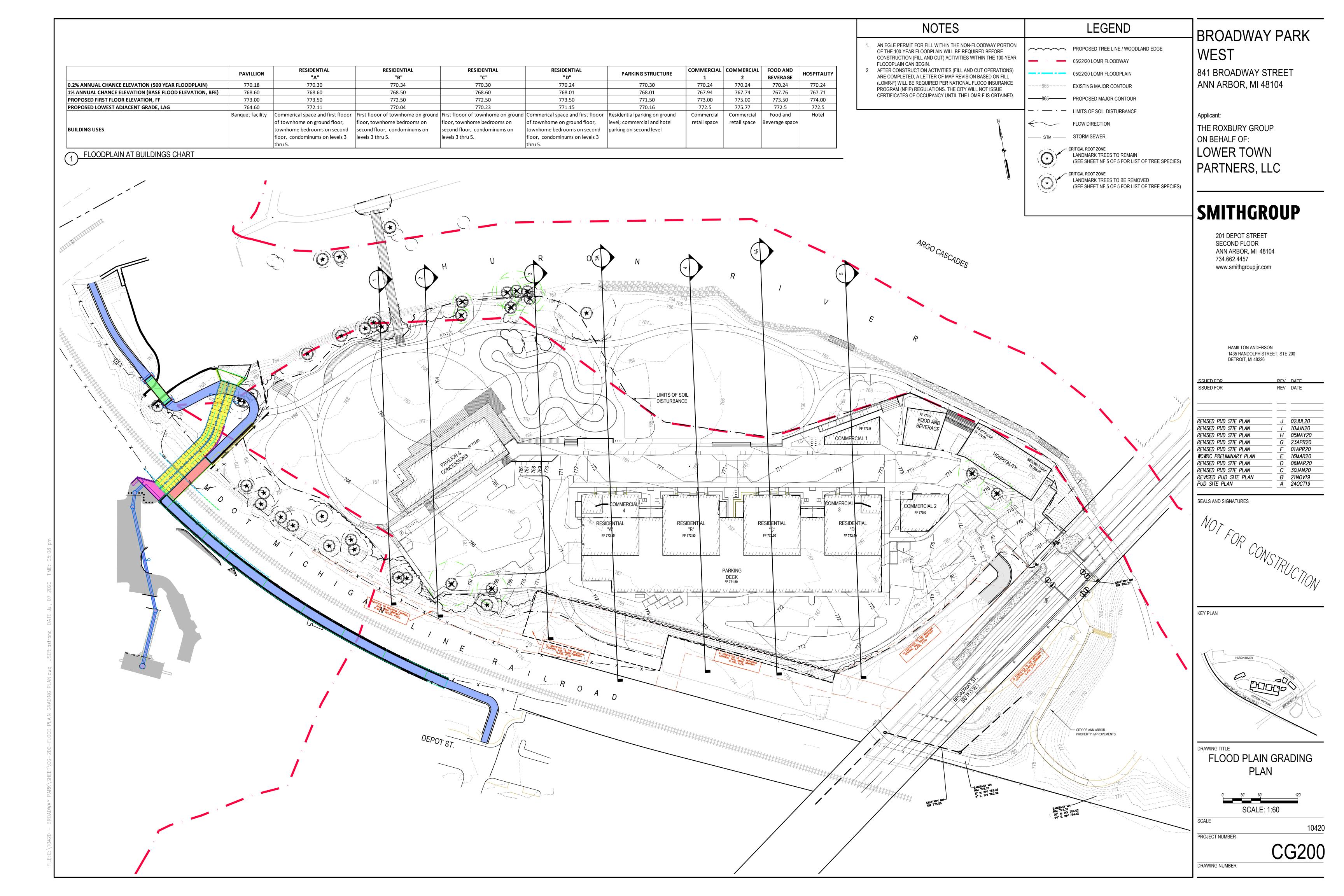


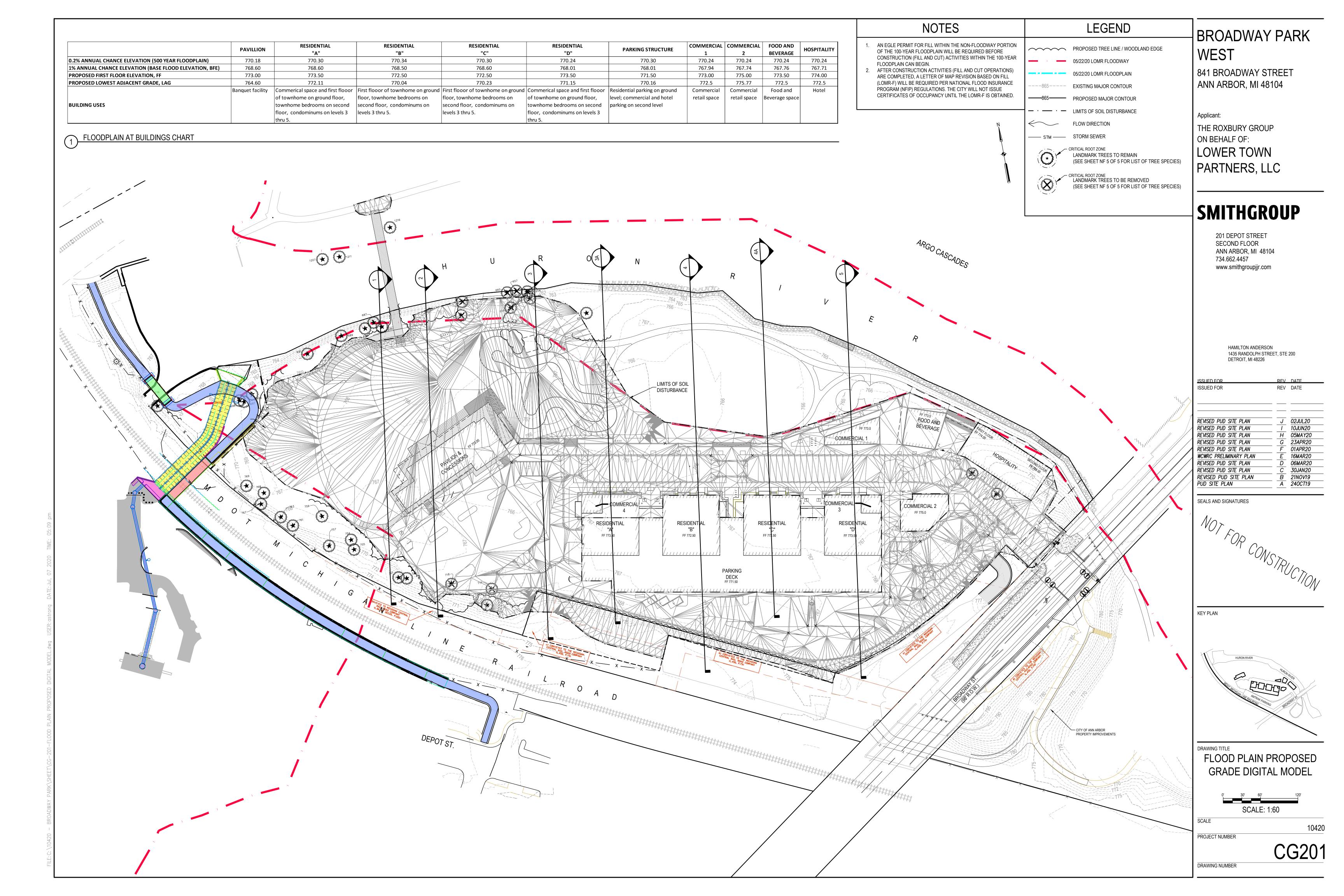












RESIDENTIAL RESIDENTIAL **RESIDENTIAL** RESIDENTIAL COMMERCIAL | COMMERCIAL | FOOD AND **PARKING STRUCTURE** HOSPITALITY **PAVILLION** "A" "C" "D" BEVERAGE "B" 0.2% ANNUAL CHANCE ELEVATION (500 YEAR FLOODPLAIN) 770.18 770.30 770.34 770.30 770.24 770.30 770.24 770.24 770.24 1% ANNUAL CHANCE ELEVATION (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 773.00 773.50 773.50 774.00 772.50 772.50 771.50 773.00 775.00 773.50 PROPOSED LOWEST ADJACENT GRADE, LAG 764.60 772.11 770.23 771.15 775.77 770.16 772.5 772.5 772.5 Banquet facility | Commerical space and first flooor | First flooor of townhome on ground | First flooor of townhome on ground | Commerical space and first flooor | Residential parking on ground | Commercial Commercial Food and Hotel of townhome on ground floor, floor, townhome bedrooms on floor, townhome bedrooms on of townhome on ground floor, retail space retail space Beverage space **BUILDING USES** townhome bedrooms on second second floor, condominums on second floor, condominums on townhome bedrooms on second parking on second level floor, condominums on levels 3 levels 3 thru 5. levels 3 thru 5. floor, condominums on levels 3

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.

20917.33 cyd <- INDICATES AMOUNT OF FLOOD STORAGE **AVAILABLE IN EXISTING CONDTIONS** 20926.7 cyd <- INDICATES AMOUNT OF FLOOD STORAGE AVAILABLE IN PROPOSED CONDTIONS

FLOOD VOLUME CALCULATIONS

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

LEGEND

PROPOSED TREE LINE / WOODLAND EDGE

05/22/20 LOMR FLOODWAY

LANDMARK TREES TO BE REMOVED

(SEE SHEET NF 5 OF 5 FOR LIST OF TREE SPECIES)

SMITHGROUP

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BROADWAY PARK

841 BROADWAY STREET

ANN ARBOR, MI 48104

THE ROXBURY GROUP

LOWER TOWN

PARTNERS, LLC

ON BEHALF OF:

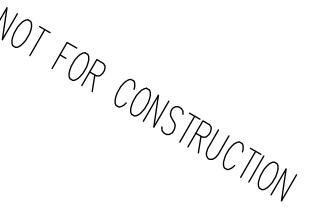
WEST

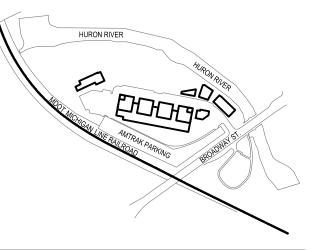
Applicant:

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

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	ISSUED FOR	REV	DATE	_
				_
				-
	REVISED PUD SITE PLAN	\overline{J}	02JUL20	_
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>	REVISED PUD SITE PLAN		01APR20	
\rangle	WCWRC PRELIMINARY PLAN	<u></u>	16MAR20	
	REVISED PUD SITE PLAN		06MAR20	
9	REVISED PUD SITE PLAN		30JAN20	
/	REVISED PUD SITE PLAN		21NOV19	_
Λ	DUD CITE DI AM		240CT10	_

SEALS AND SIGNATURES





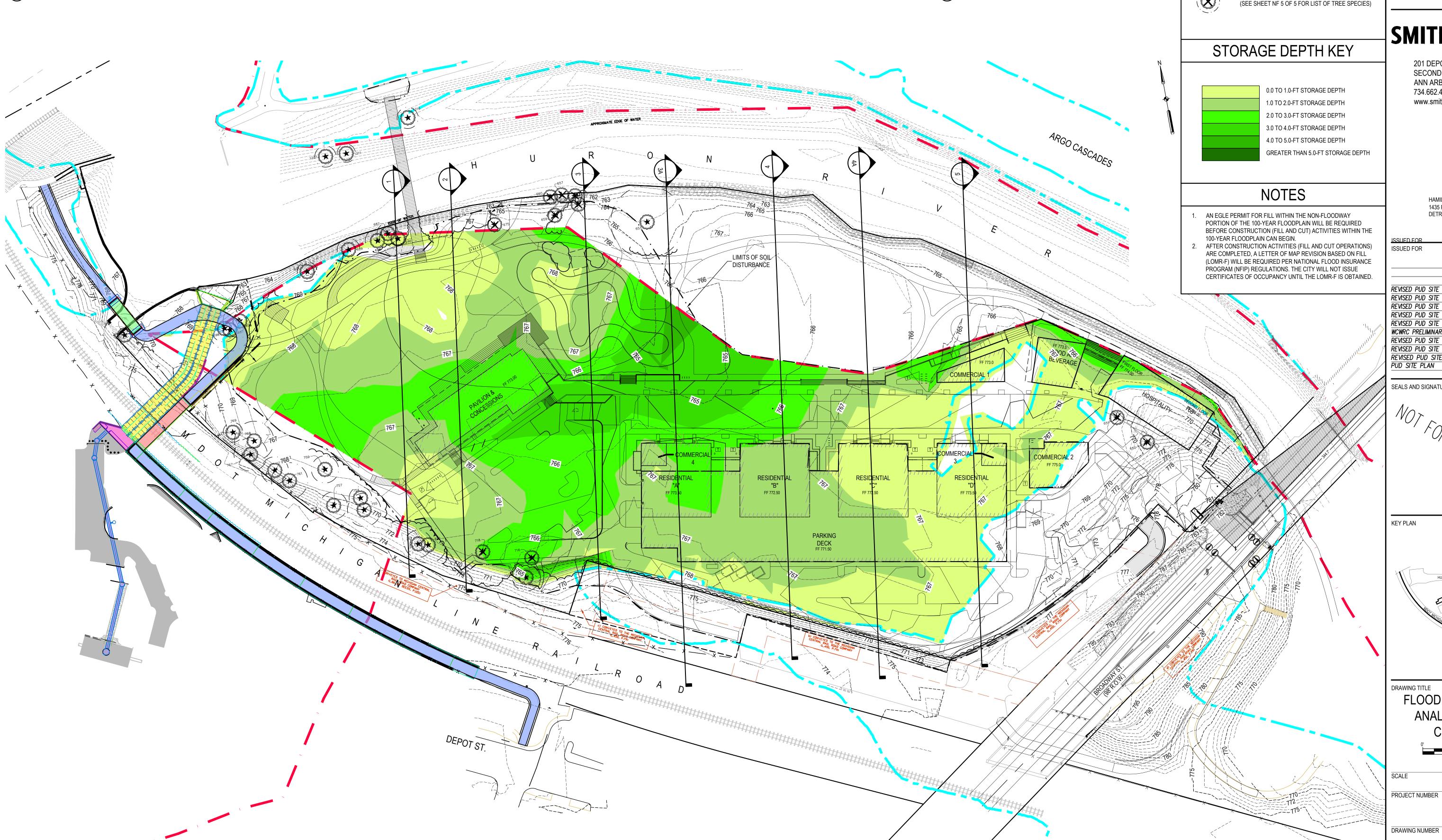
FLOOD PLAIN STORAGE ANALYSIS EXISTING CONDITIONS

SCALE: 1:60

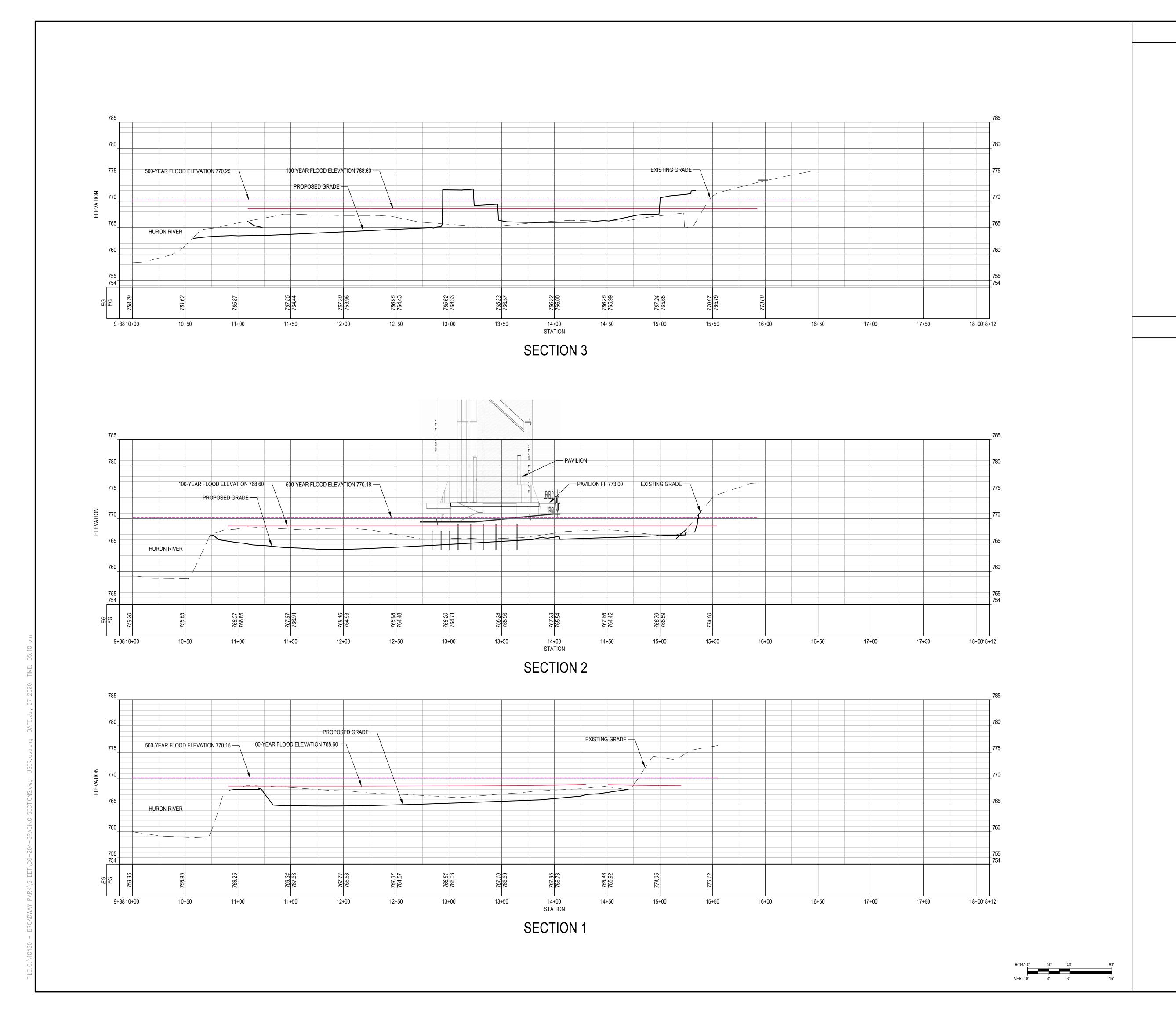
PROJECT NUMBER

CG202

10420



										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	LEGEND PROPOSED TREE LINE / WOODLAND EDGE	BROADWAY PARK WEST
0.2% ANNUAL CHANCE ELEVATION (500 YEAR FLOODPLAIN) 1% ANNUAL CHANCE ELEVATION (BASE FLOOD ELEVATION, BFE) PROPOSED FIRST FLOOR ELEVATION, FF	PAVILLION 770.18 768.60 773.00	RESIDENTIAL "A" 770.30 768.60 773.50	RESIDENTIAL "B" 770.34 768.50 772.50	RESIDENTIAL "C" 770.30 768.60 772.50	RESIDENTIAL "D" 770.24 768.01 773.50	770.30 768.01 771.50	COMMERCIAL 1 770.24 767.94 773.00	2 BE 770.24 767.74	HOSPITALITY 770.24 770.24 767.76 767.71 773.50 774.00	STORAGE VOLUME. THE COMPUTER COMPARES THE FINISH GRADE ELEVATION TO BASE FLOOD		841 BROADWAY STREET ANN ARBOR, MI 48104
BUILDING USES FLOODPLAIN AT BUILDINGS CHART	764.60 Banquet facility	772.11 Commerical space and first flooor of townhome on ground floor, townhome bedrooms on second	770.04 First flooor of townhome on ground floor, townhome bedrooms on second floor, condominums on	770.23	771.15	770.16 ooor Residential parking on groun r, level; commercial and hotel ond parking on second level	772.5 nd Commercial	775.77	772.5 772.5 ood and erage space	20917.33 cyd <- INDICATES AMOUNT OF FLOOD STORAGE AVAILABLE IN EXISTING CONDTIONS 20926.7 cyd <- INDICATES AMOUNT OF FLOOD STORAGE AVAILABLE IN PROPOSED CONDTIONS FLOOD VOLUME CALCULATIONS	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)	Applicant: THE ROXBURY GROUP ON BEHALF OF: LOWER TOWN PARTNERS, LLC
		1207	216	H	R	O ASS	4	R		ARGO CASCADES	O.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	201 DEPOT STREET SECOND FLOOR ANN ARBOR, MI 48104 734.662.4457 www.smithgroupjjr.com
	63	769	687	660	85-762 763 764	767 LIM DIS	MITS OF SOIL STURBANCE			E R	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.	ISSUED FOR REV DATE
	769 768 768	763 759	767	PRIVILON 8 CONCESSIONS CONCESSIONS	767	COMMERCIAL			992	COMMERCIAL 1 FF 773.5 FOOD AND BEVERAGE HOSPITALITY COMMERCIAL 2 COMMERCIAL 2	The second secon	REVISED PUD SITE PLAN REVISED PUD SITE PLAN WCWRC PRELIMINARY PLAN REVISED PUD SITE PLAN B 21NOV19 PUD SITE PLAN A 240CT19 SEALS AND SIGNATURES
			C Process To Manual Contract C	718 766 716 771 709		RESIDENTIAL "A" FF 773.50	RESIDENT AL "B" FF 772.50	PARKING DECK FF 771.50	SIDENTIAL "C" FF 777.50	RESIDENTIAL "D FF 773.5) 66	2002 2002 2002 2002 2002 2002 2002 200	KEY PLAN
				N E R A A X X X X	CENTRAL RAIL TO THE MICHIGAN TO ASSO, P. 750 DEPENDENT OF THE MICHIGAN T			DO CONVEYED TO THE MICHIGAN CLASO, P.79) COMPANY CLASO, P.79) COMPANY			CITY OF ANN ARBOR PROPERTY IMPROVEMENTS	DRAWING TITLE FLOOD PLAIN STORAGE ANALYSIS PROPOSED
			DE	POTST.							PROPERTI INPROVEMENTS	CONDITIONS O' 30' 60' 120' SCALE: 1:60 SCALE PROJECT NUMBER CG20 DRAWING NUMBER



SHEET NOTES

BROADWAY PARK WEST

841 BROADWAY STREET ANN ARBOR, MI 48104

Applicant:

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

SMITHGROUP

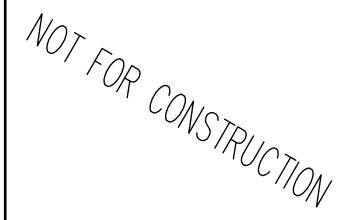
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LEGEND

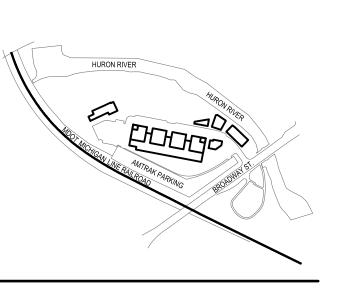
HAMILTON ANDERSON 1435 RANDOLPH STREET, STE 200 DETROIT, MI 48226

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REVISED PUD SITE PLAN	В	21NOV19
PUD SITE PLAN	\overline{A}	240CT19

SEALS AND SIGNATURES



KEY PLAN



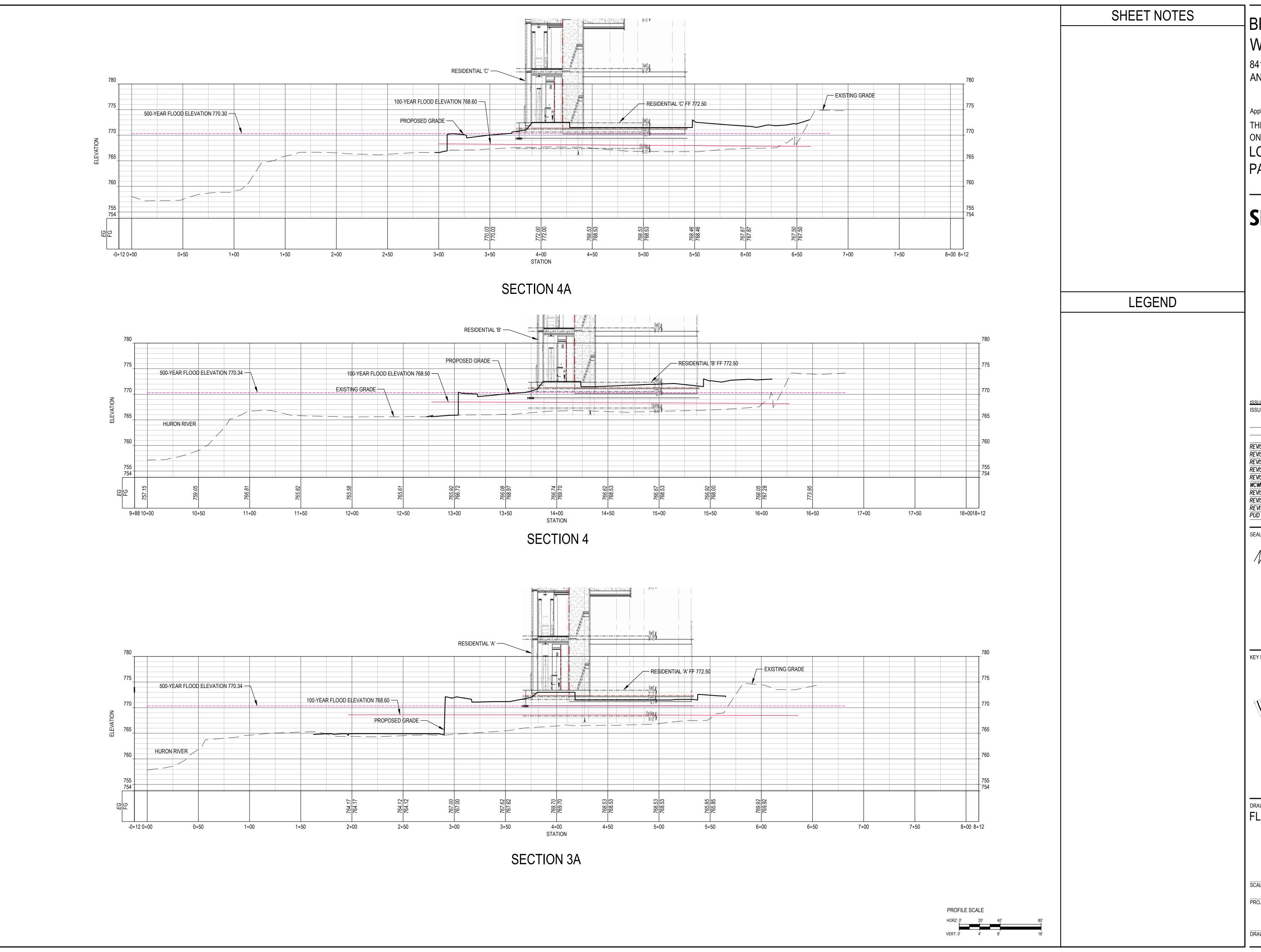
FLOOD PLAIN CUT AND FILL SECTIONS 1 THRU 3

SCALE

DRAWING NUMBER

PROJECT NUMBER

10420



BROADWAY PARK WEST

841 BROADWAY STREET ANN ARBOR, MI 48104

Applicant:

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

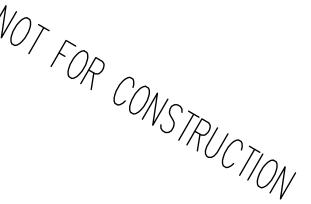
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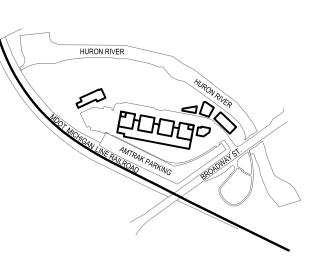
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PUD SITE PLAN		240CT19

SEALS AND SIGNATURES



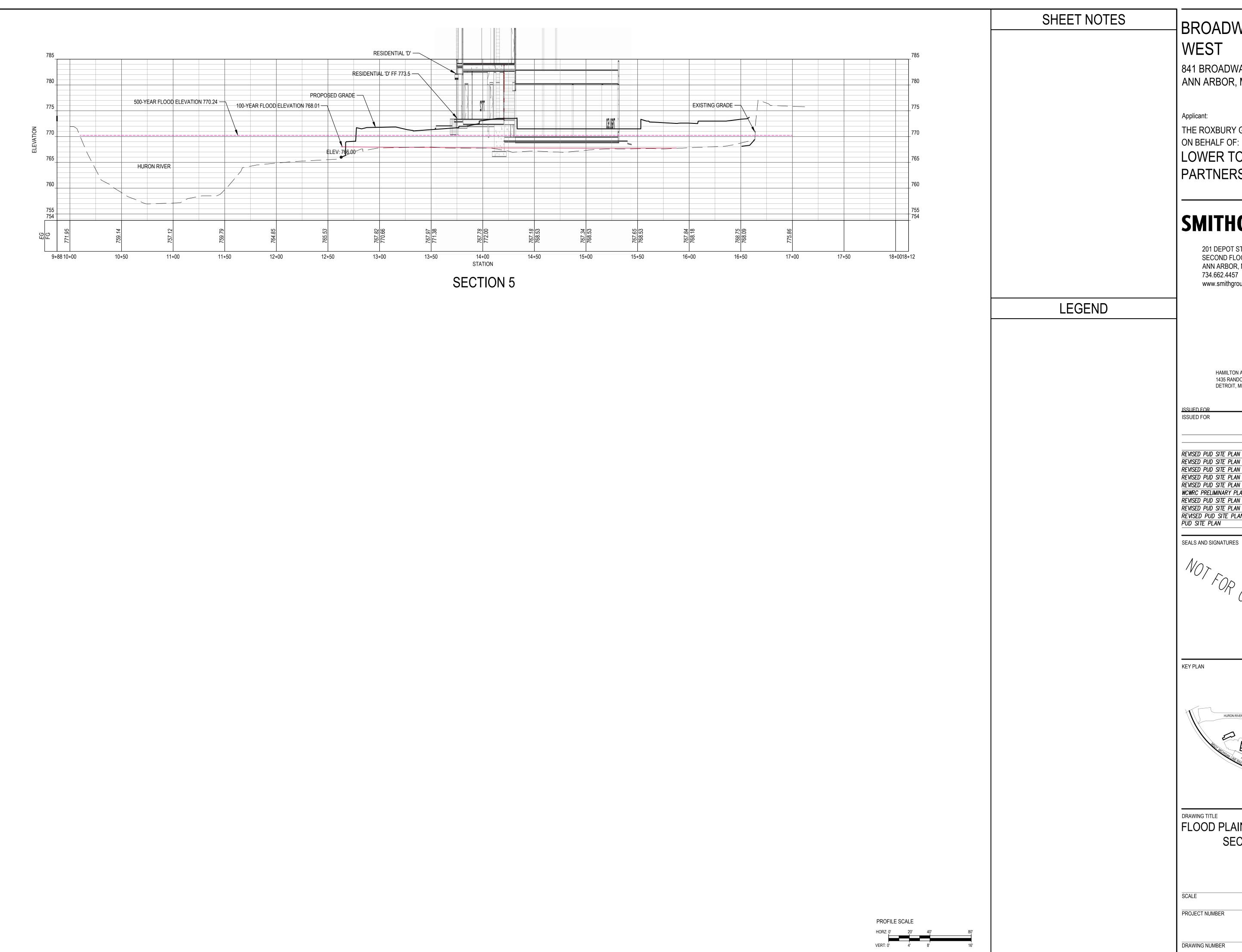
KEY PLAN



FLOOD PLAIN CUT AND FILL SECTIONS 3A THRU 4A

SCALE PROJECT NUMBER

10420



BROADWAY PARK

841 BROADWAY STREET ANN ARBOR, MI 48104

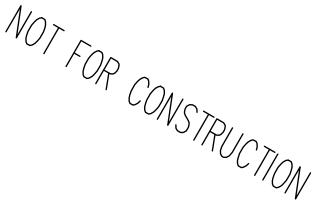
THE ROXBURY GROUP LOWER TOWN PARTNERS, LLC

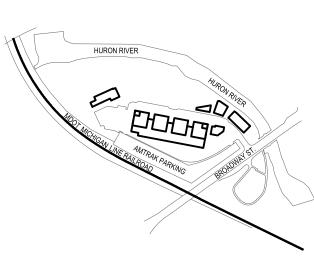
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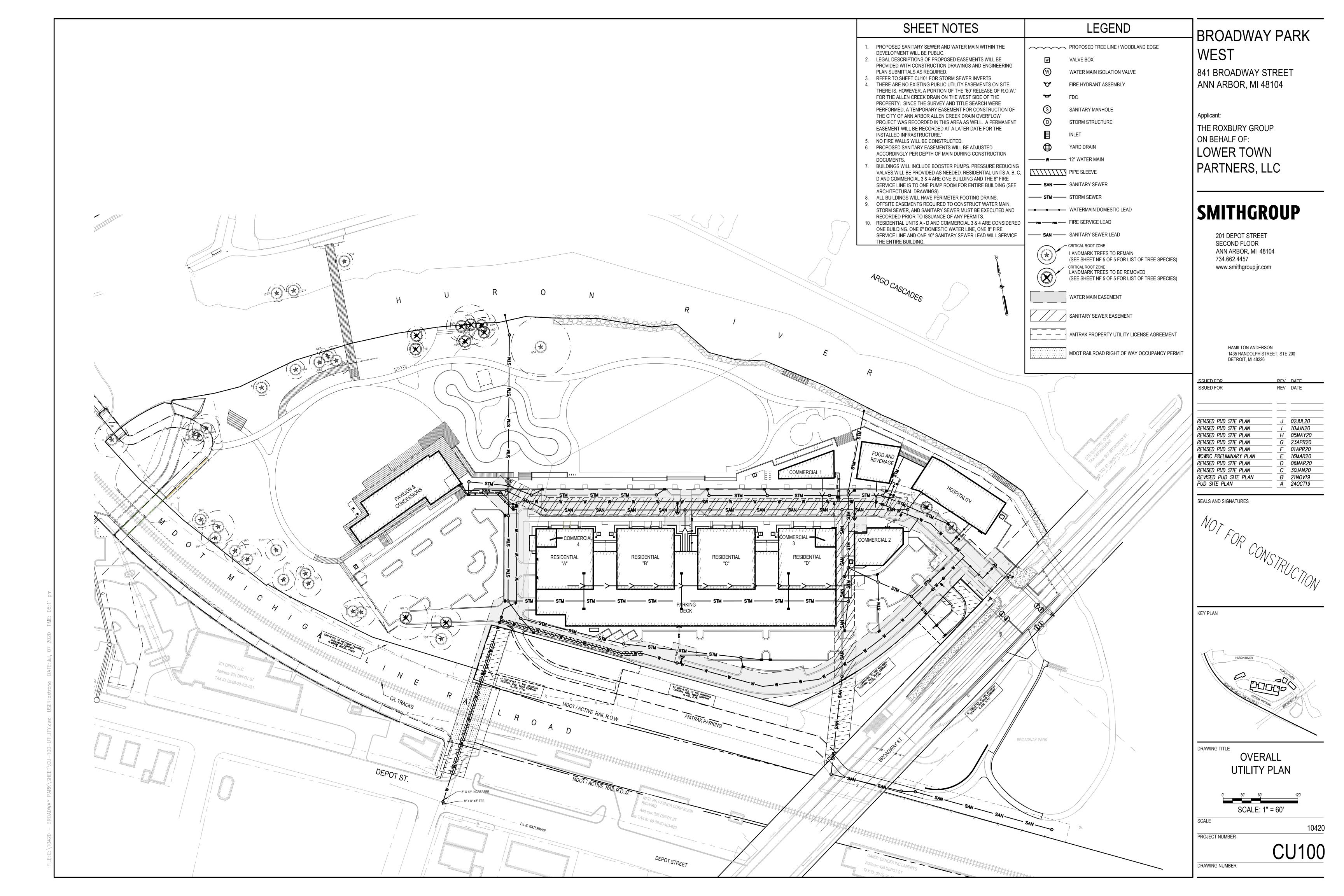




FLOOD PLAIN CUT AND FILL SECTION 5

10420

CG206



1) STORM SEWER CALCULATIONS

Q = A x 1	Q = C A 1.486/n x R^2/ =175/t+25				t = n1 = n2 =	15 0.011 0.013	HDPE & P	PVC										
DRAINAGE	FROM STR	AREA	COEFF.		AREA	TOTAL	TIME	INT.	FLOW	PIPE	PIPE	PIPE	PIPE	PIPE	VEL.	TIME	INVERT EL	.EV. DOWN
AREA	TO STR	Α	С	AxC	TOTAL	СхА	t	1	Q	CAP.	AREA	LENGTH	DIA.	SLOPE	FULL	FLOW		STREAM
NAME		ac.			ac.		min.	in/hr	c.f.s.	c.f.s.	sq. ft.	ft.	in.	%	ft/sec	min.		
	6.5	0.05	0.54				4- 50		0.44	0.00	0.70	24	40	0.00		0.40	705.00	705 70
B C	6-5 5-4	0.05	0.61	0.03	0.05			4.38 4.36	0.14 0.22	2.38 2.38	0.79 0.79	62	12	0.32	3.03	0.12 0.12	765.86 765.69	765.79 765.49
Z	4-3	0.02	0.93	0.02				4.34	0.22	2.38	0.79	59	12	0.32	3.03	0.12	765.89	765.49
Z	3-2	0.00	0.00	0.00				4.31	1.22	2.38	0.79	55	12	0.32	3.03	0.32	765.10	764.93
V	2-1	0.85	0.95	0.81				4.27	4.76	5.55	1.77	138	18	0.32	3.14	0.32	764.53	764.25
Z	1-AS1	0.00	0.00	0.00				4.24	8.65	11.95	3.14	10	24	0.20	3.80	0.60	763.85	763.83
Z	AS1-ES1	0.00	0.00	0.00	-110/24			4.18	8.52	11.95	3.14	116	24	0.20	3.80	0.51	763.73	763.50
	7.01.231	0.00	0.00	0.00	2.00	2.02	20100	1.10	0.02	11.00	0.11	110	21	0.20	0.00	0.01	700.70	703.30
E	15-3	0.15	0.85	0.13	0.15	0.13	15.00	4.38	0.55	2.97	0.79	13	12	0.50	3.79	0.06	765.37	765.30
D	17-3	0.13	0.75	0.10	0.13	0.10	15.00	4.38	0.43	2.97	0.79	79	12	0.50	3.79	0.35	765.70	765.30
	1, 0	0120	0.70	5,20	5.25	5.20			0. 10	2.07	0.70	- 75		3,33	0.70	0.00	700.70	700.00
G	16-4	0.01	0.95	0.01	0.01	0.01	15.00	4.38	0.04	2.97	0.79	68	12	0.50	3.79	0.30	765.83	765.49
F	14-14a	0.21	0.86	0.18	0.21	0.18	15.00	4.38	0.80	2.38	0.79	14	12	0.32	3.03	0.08	765.36	765.31
Z	14a-2	0.00	0.00	0.00	0.21	0.18	15.08	4.37	0.80	2.38	0.79	89	12	0.32	3.03	0.49	765.21	764.93
	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	765.77	765.73
Z	8-8a	0.00	0.00	0.00				4.37	1.13	4.38	1.23	94	15	0.33	3.57	0.44	765.53	765.22
											0							
1	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	765.26	765.22
Z	8a-7	0.00	0.00	0.00	0.31	0.00	15.00	4.38	0.00	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	0.31	0.00	15.00	4.38	0.00	5.55	1.77	35	18	0.20	3.14	0.19	764.32	764.25
А	11-10	0.29	0.91	0.26	0.29	0.26	15.00	4.38	1.14	2.97	0.79	137	12	0.50	3.79	0.60	765.26	764.58
Z	10-1	0.00	0.00	0.00	0.58	0.53	15.60	4.31	2.28	4.31	1.23	39	15	0.32	3.52	0.18	764.38	764.25
	42.40		0.00				45.00	4.00		0.07	0.70	20	40	0.50	0.70	0.40	704.00	764.05
Ü	12-10	0.29	0.92	0.27	0.29	0.27	15.00	4.38	1.17	2.97	0.79	29	12	0.50	3.79	0.13	764.39	764.25
Н	19-1	0.45	0.88	0.39	1.03	0.92	15.00	4.38	4.05	5.39	1.23	13	15	0.50	4.40	0.05	764.32	764.25
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	765.54	765.50
М	38-37	0.20	0.85	0.17				4.37	1.36	3.74	1.23	33	15	0.24	3.05	0.18	765.30	765.22
Z	37-36	0.00	0.00	0.00				4.35	2.57	6.08	1.77	190	18	0.24	3.44	0.92	765.36	764.91
Z 	36-35	0.00	0.00	0.00				4.25	2.51	6.08	1.77	170	18	0.24	3.44	0.82	764.89	764.48
Z	35-21	0.00	0.00	0.00				4.35	2.45	7.02	1.77	35	18	0.32	3.97	0.15	765.02	764.91
	21-22	0.85	0.95	0.80				4.33	6.37	13.09	3.14	137	24	0.24	4.17	0.55	764.51	764.18
Z	22-23	0.00	0.00	0.00				4.27	6.53	13.09	3.14	48	24	0.24	4.17	0.19	764.08	763.96
Z 7	23-WQ	0.00	0.00	0.00				4.25	11.58	13.09	3.14	8	24	0.24	4.17	0.03	763.86	763.84
Z Z	WQ-AS2 AS2-ES2	0.00	0.00	0.00				4.25 4.16	11.57 11.31	13.09 13.09	3.14 3.14	235	24	0.24	4.17 4.17	0.94 0.13	763.74 763.08	763.18 763.00
N	40-37	0.39	0.71	0.28				4.38	1.22	2.38	0.79	15	12	0.32	3.03	0.08		765.22
								-										
0	41-35	0.39	0.65	0.25	0.39	0.25	15.00	4.38	1.10	4.31	1.23	30	15	0.32	3.52	0.14	764.57	764.48
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	764.29	764.24
Z	26-29	0.00	0.00	0.00	0.27	0.25	15.00	4.38	1.10	2.38	0.79	191	12	0.32	3.03	1.05	765.04	764.43
Z	29-30	0.00	0.00	0.00	0.46	0.68	15.00	4.38	2.97	4.31	1.23	29	15	0.32	3.52	0.14	764.23	764.14
Z	30-23	0.00	0.00	0.00	0.46	0.25	15.09	4.37	1.10	4.31	1.23	23	15	0.32	3.52	0.11	764.04	763.96
S	28-29	0.19	0.92	0.17	0.19	0.43	15.20	4.35	1.86	3.74	1.23	45	15	0.24	3.05	0.25	764.07	763.96
T	32-25	1.33	0.71	0.94				4.38	4.12	4.18	1.23	20	15	0.30	3.41	0.10	764.22	764.16
Z	25-23	0.00	0.00	0.00	1.33	0.94	15.10	4.36	4.11	4.18	1.23	67	15	0.30	3.41	0.33	764.16	763.96
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	764.92	764.91
Р	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	764.92	764.91
																	0.00	

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 0.08 764.98 764.93

2 SANITARY SEWER CALCULATIONS

Run	Length	Slope (%)	Drop at Upper MH	lnv. 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

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		01	OI .
• 601 - 1200 sf	84 units	250 gpd/unit	21,000 gpd
■ more than 1200 sf	12 units	300 gpd/unit	3,600 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 (ma
Design Daily Flows		Subtotal	46,150 gpd
Existing Flows			
1956 ± to 2009± 1. DTE Service Facility (with showers)			
spa/country club	26,165 sf	0.3 gpd/sf	7,850 gpd
2. Two Warehouses	9,000 sf	.06 gpd/sf	540 gpd
		Total	8,390 gpd
1908 ± to 1962±			
1. Office	6,950 sf	.06 gpd/sf	417 gpd
2. Two Warehouses	9,100	.06 gpd/sf	546 gpd
3. Four General industrial bldgs	16,400 sf	.04 gpd/sf	656 gpd
4. Bldg (locker room)	50 employees	35 gpd/employee	1,750 gpd
		Subtotal	3,369 gpd
	Fxis	sting Daily Flows Total	11,759 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 = (46,150 - 8,390 - 3,369) (4) (1.1) (1/24) (1/60) = 105 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. Design dry weather flow rates for locker rooms are not covered in Table 'A' included with the City of Ann Arbor Developer Offset-Mitigation Program (Updated July 24, 2016). To determine flow rates for the locker rooms the Michigan Criteria for Subsurface Sewage Disposal, Quantities of Sewage Flows table and the "Factories" designation (which is a flow rate per person/day with showers) flow of 35 gpd/person was used. Although the source for the locker room is not mentioned in the Current Table A, it was listed as a reference in the original Table A.

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: LOWER TOWN PARTNERS, LLC

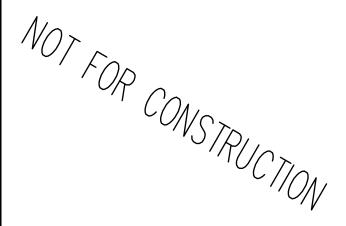
SMITHGROUP

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

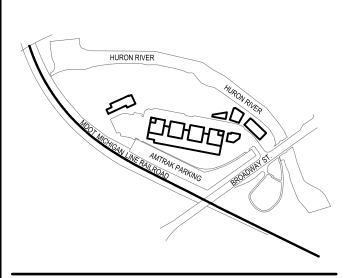
> HAMILTON ANDERSON 1435 RANDOLPH STREET, STE 200 DETROIT, MI 48226

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REVISED PUD SITE PLAN		01APR20
WCWRC PRELIMINARY PLAN	E	16MAR20
REVISED PUD SITE PLAN		06MAR20
REVISED PUD SITE PLAN		30JAN20
REVISED PUD SITE PLAN		21NOV19
PUD SITE PLAN		240CT19

SEALS AND SIGNATURES



KEY PLAN

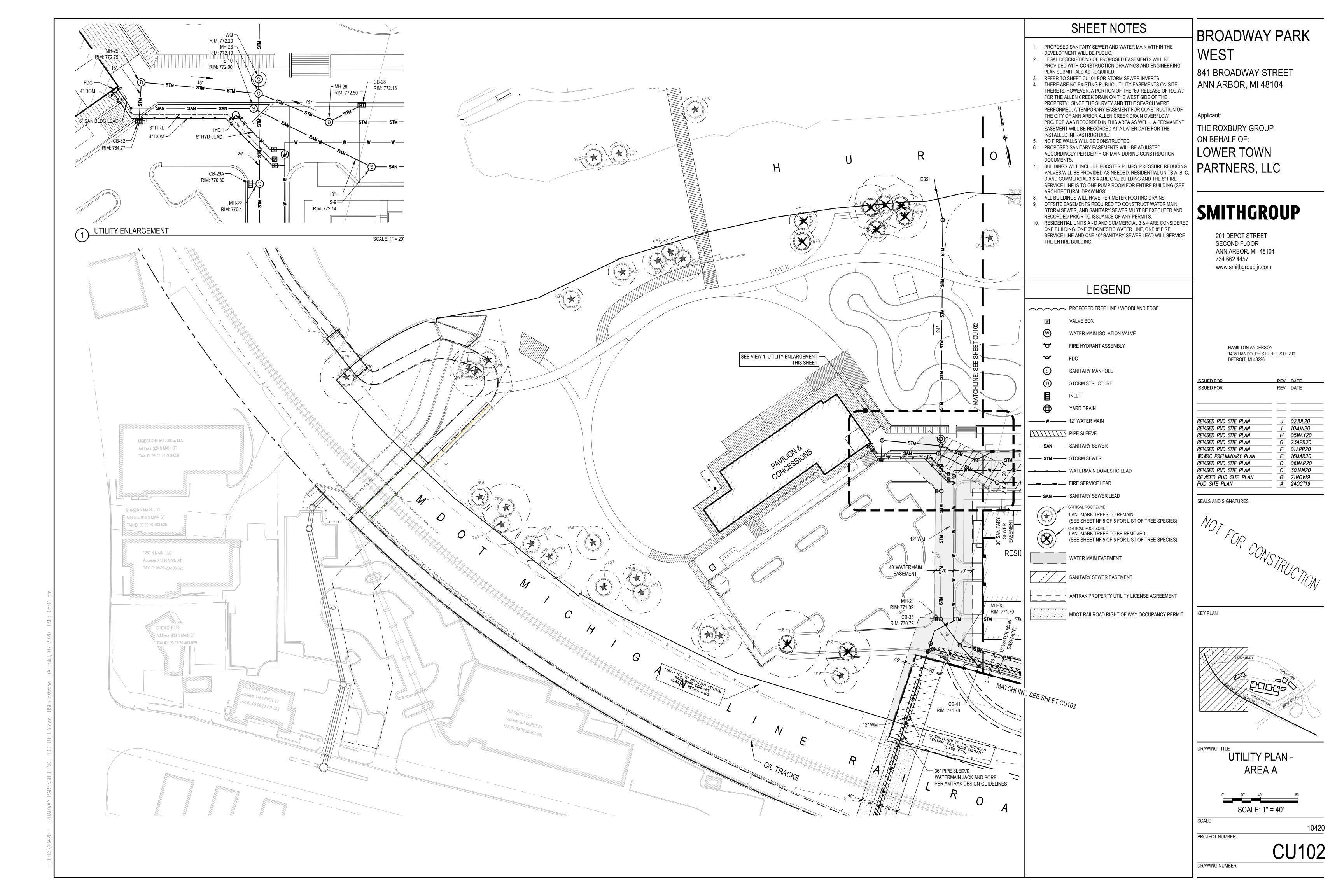


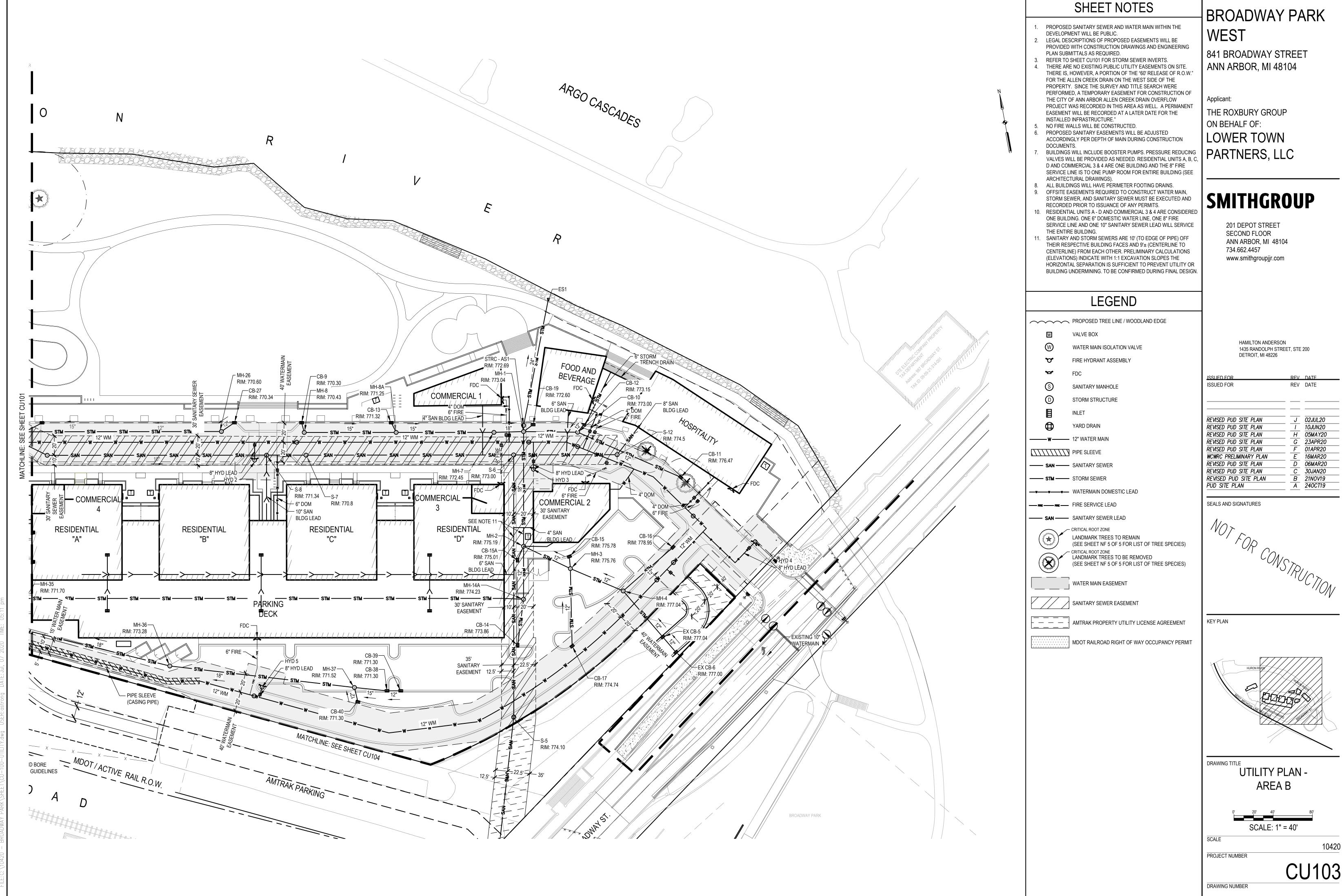
UTILITY CALCULATIONS

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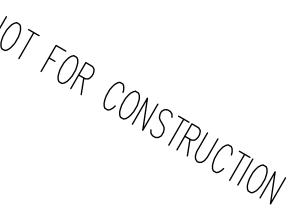
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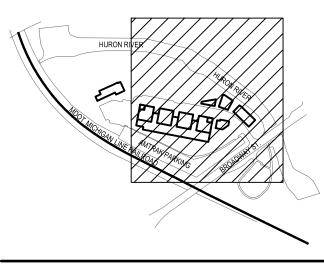
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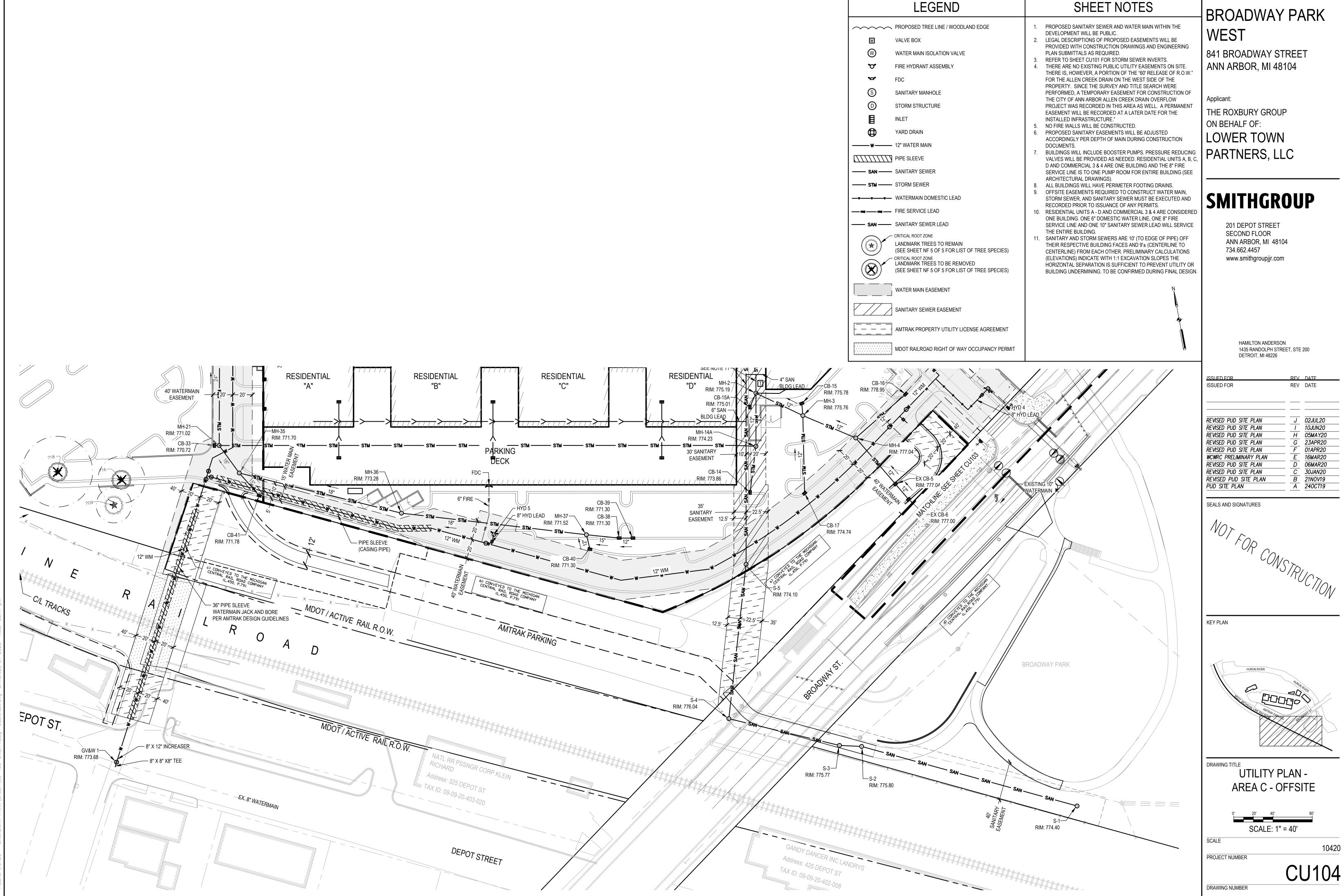




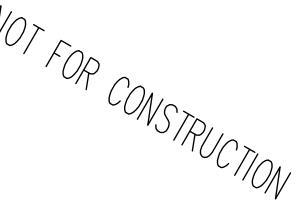
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PUD SITE PLAN A	240CT19

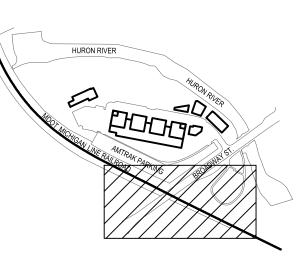


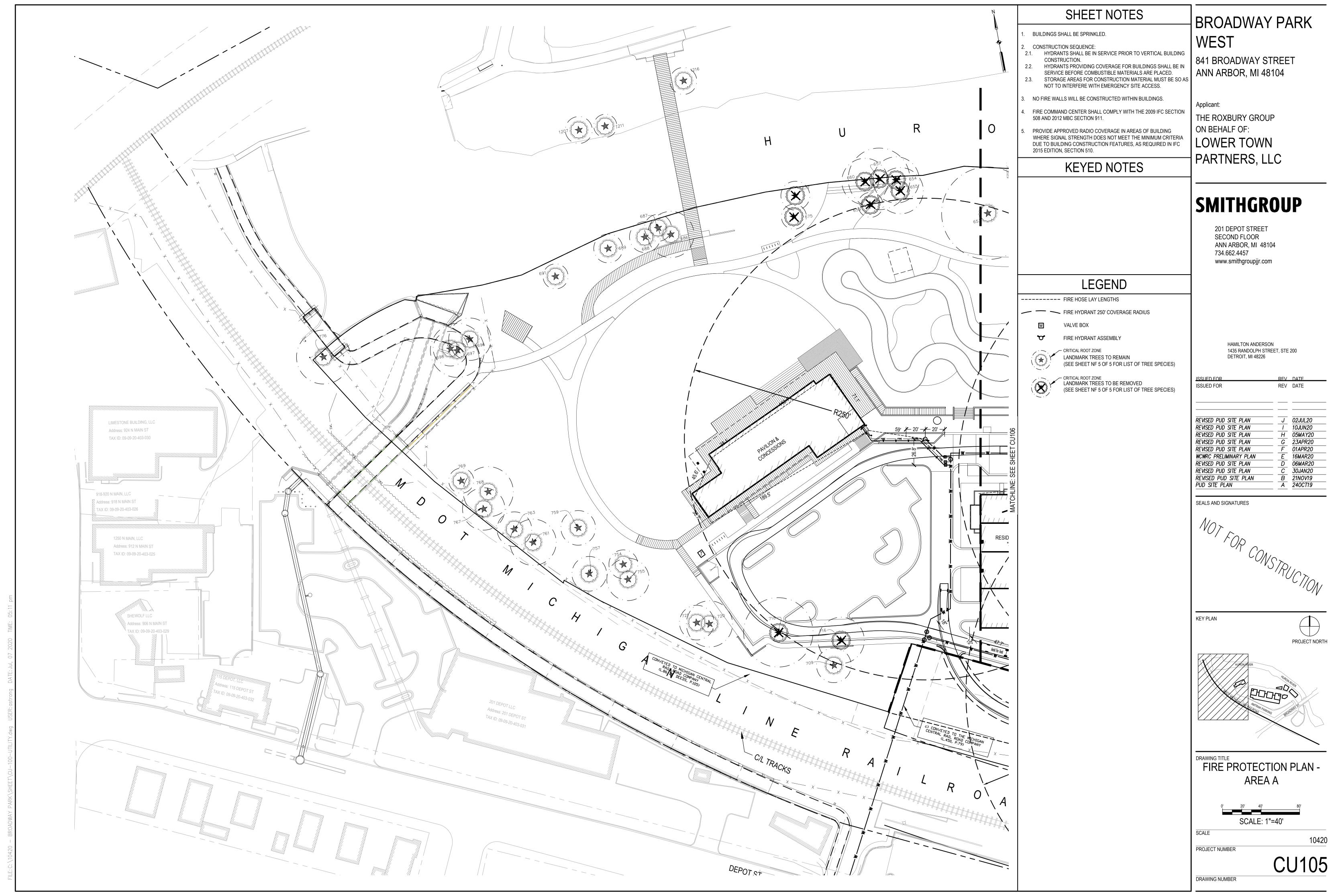


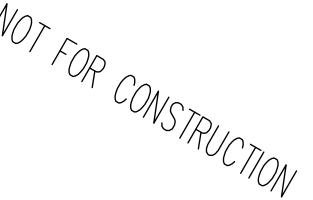


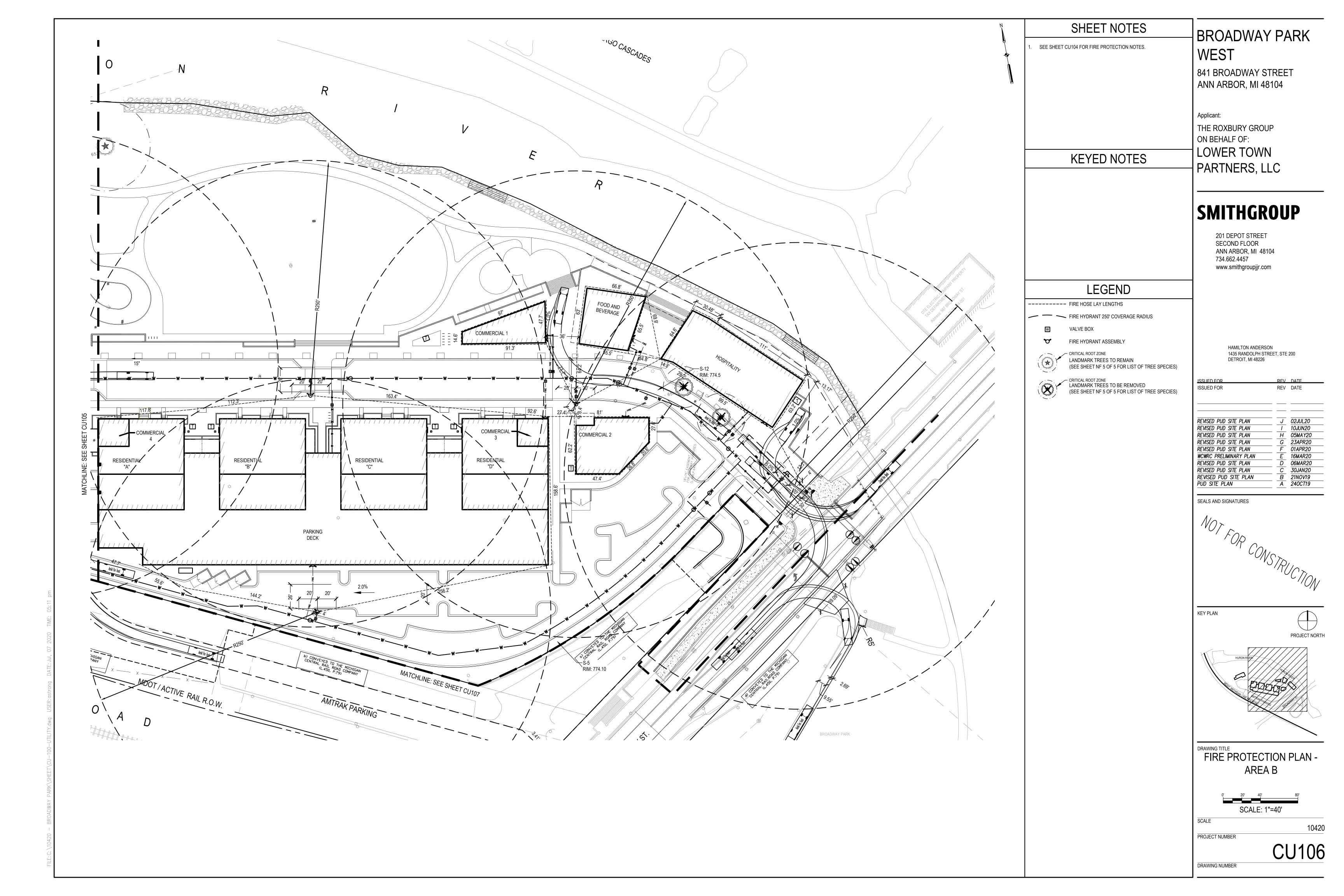
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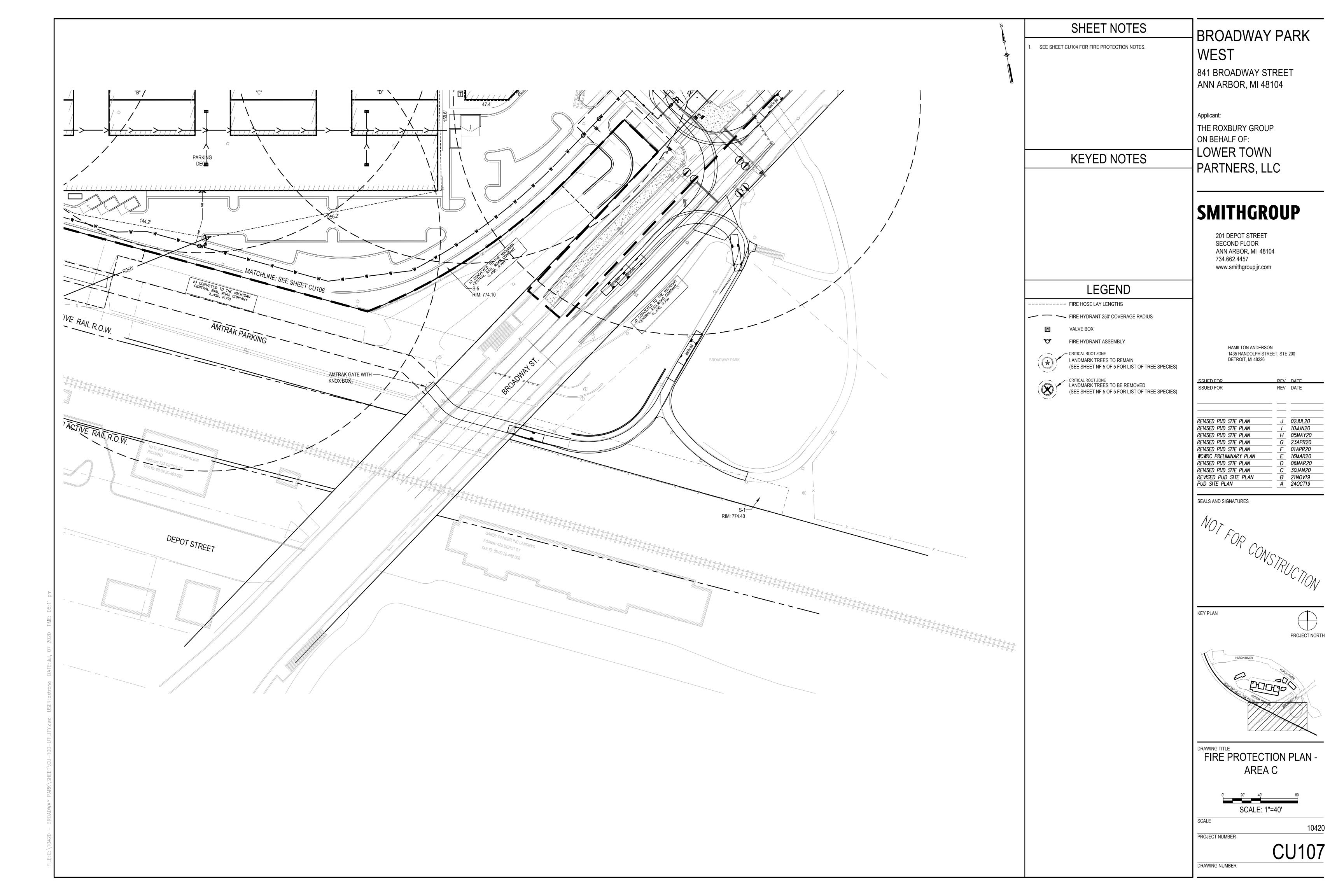


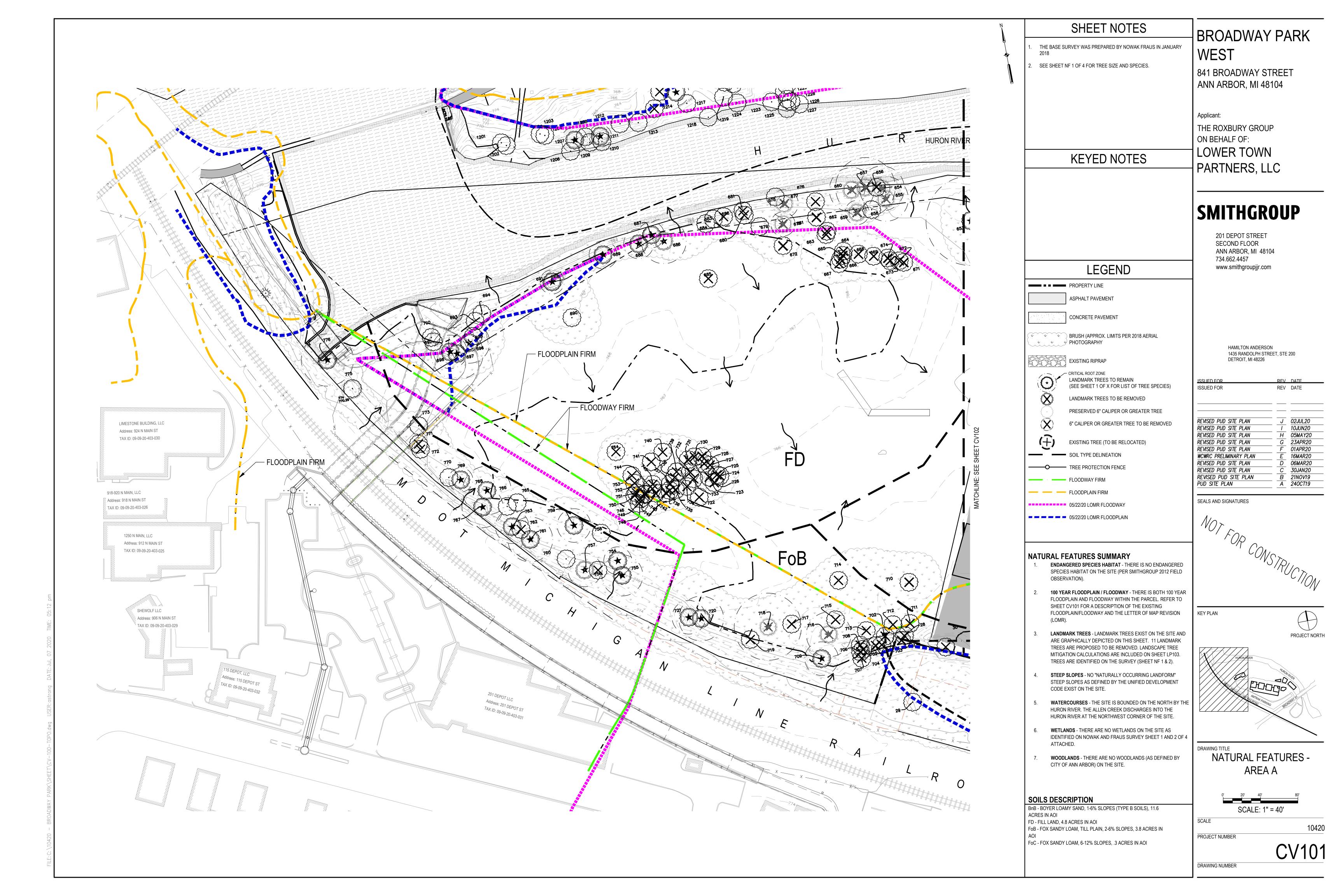


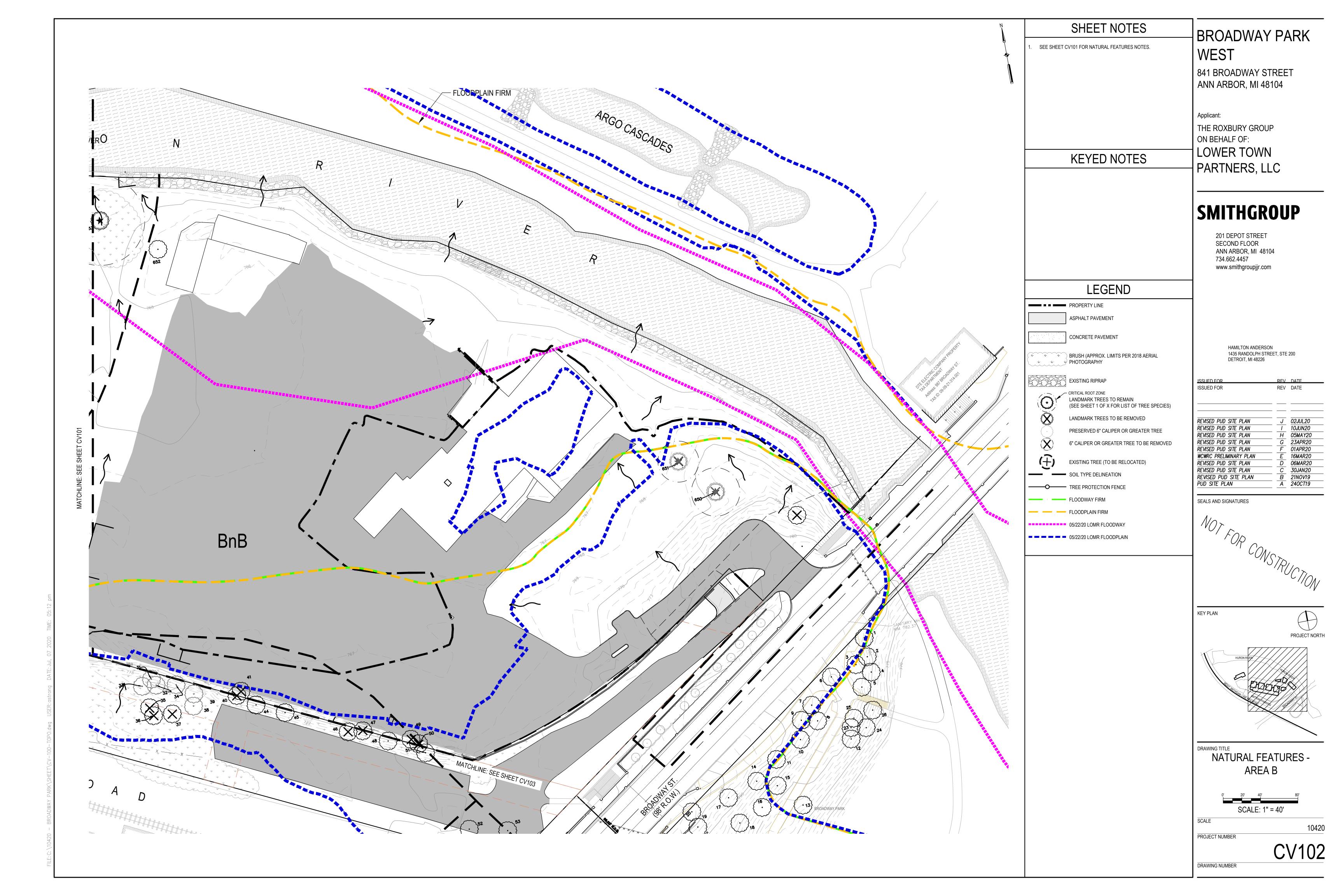


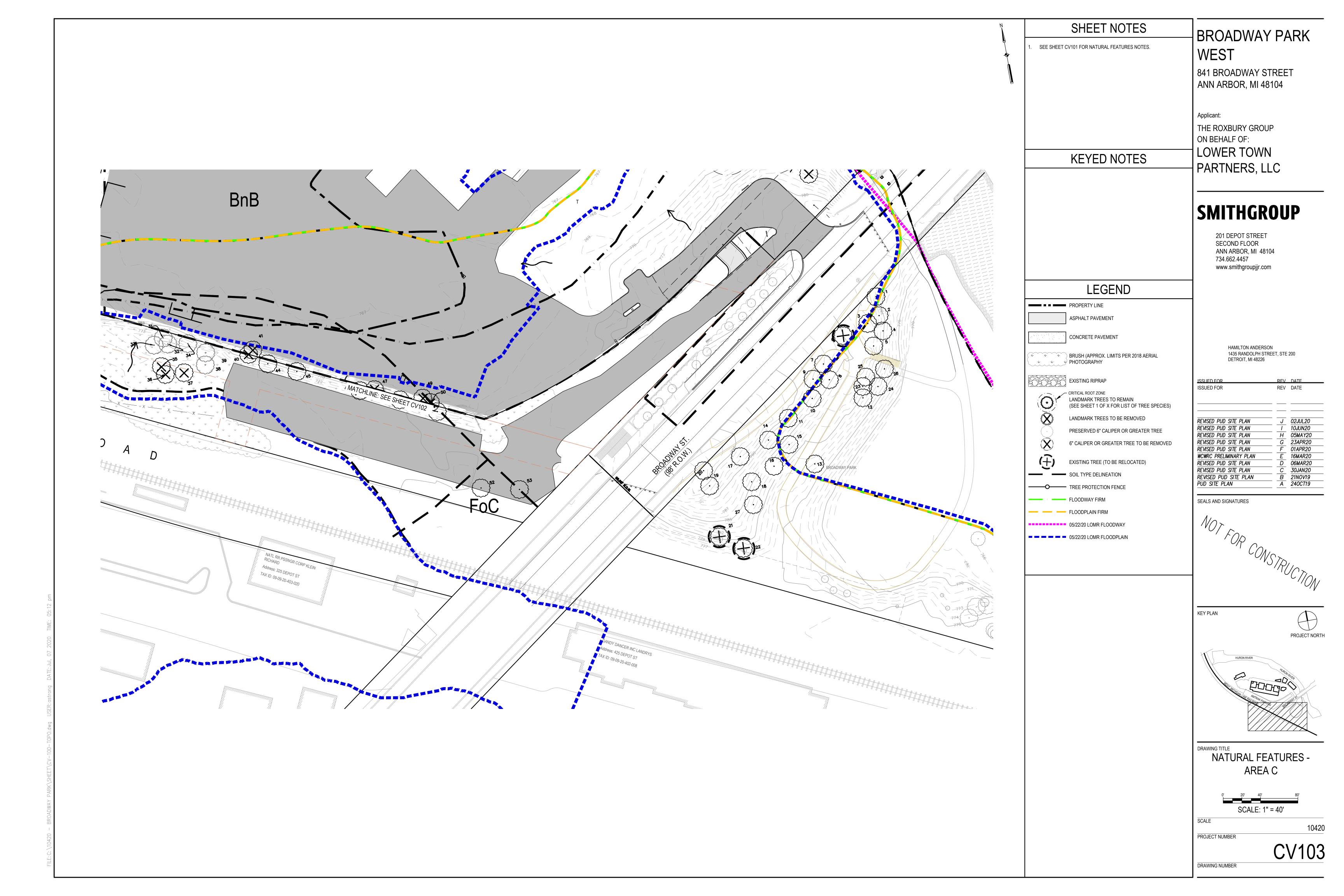


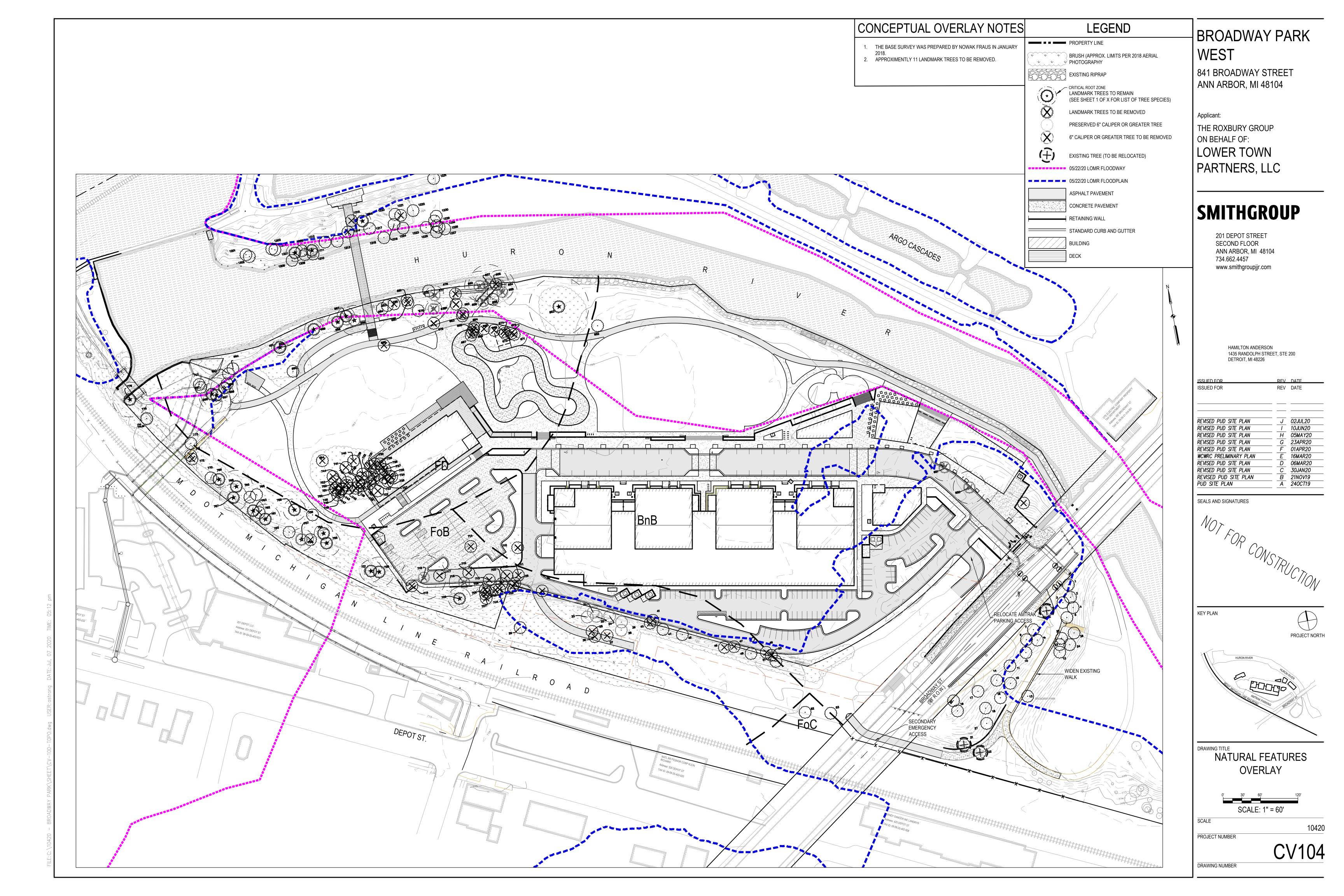


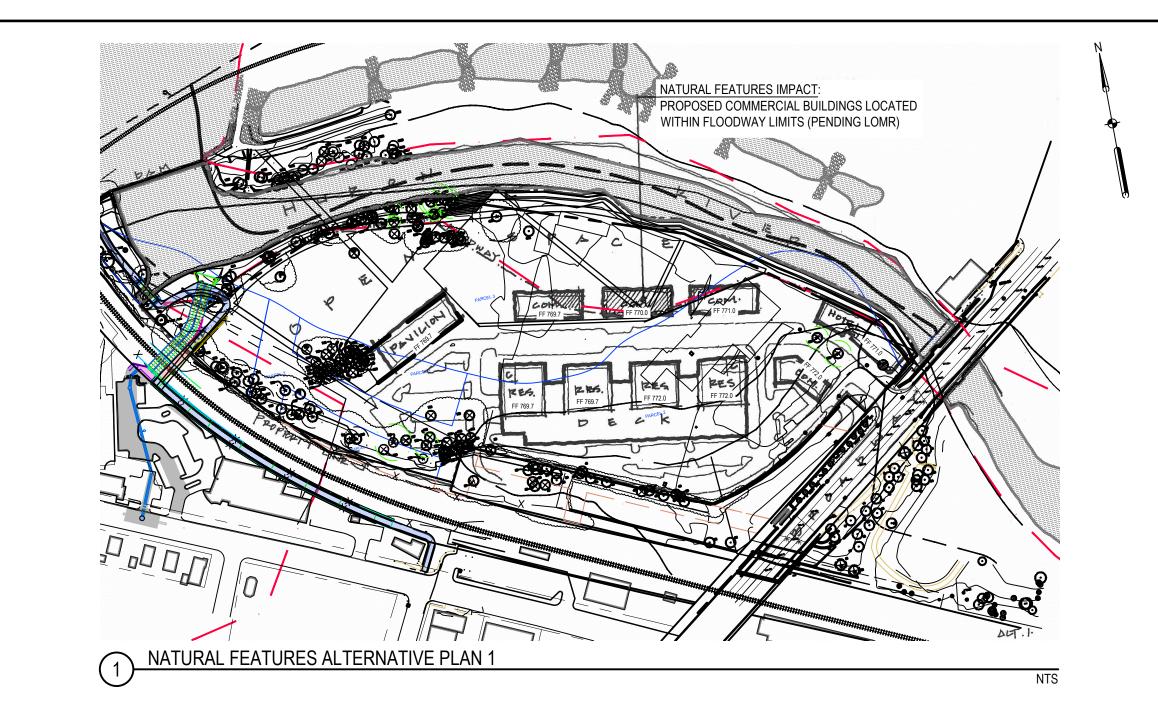


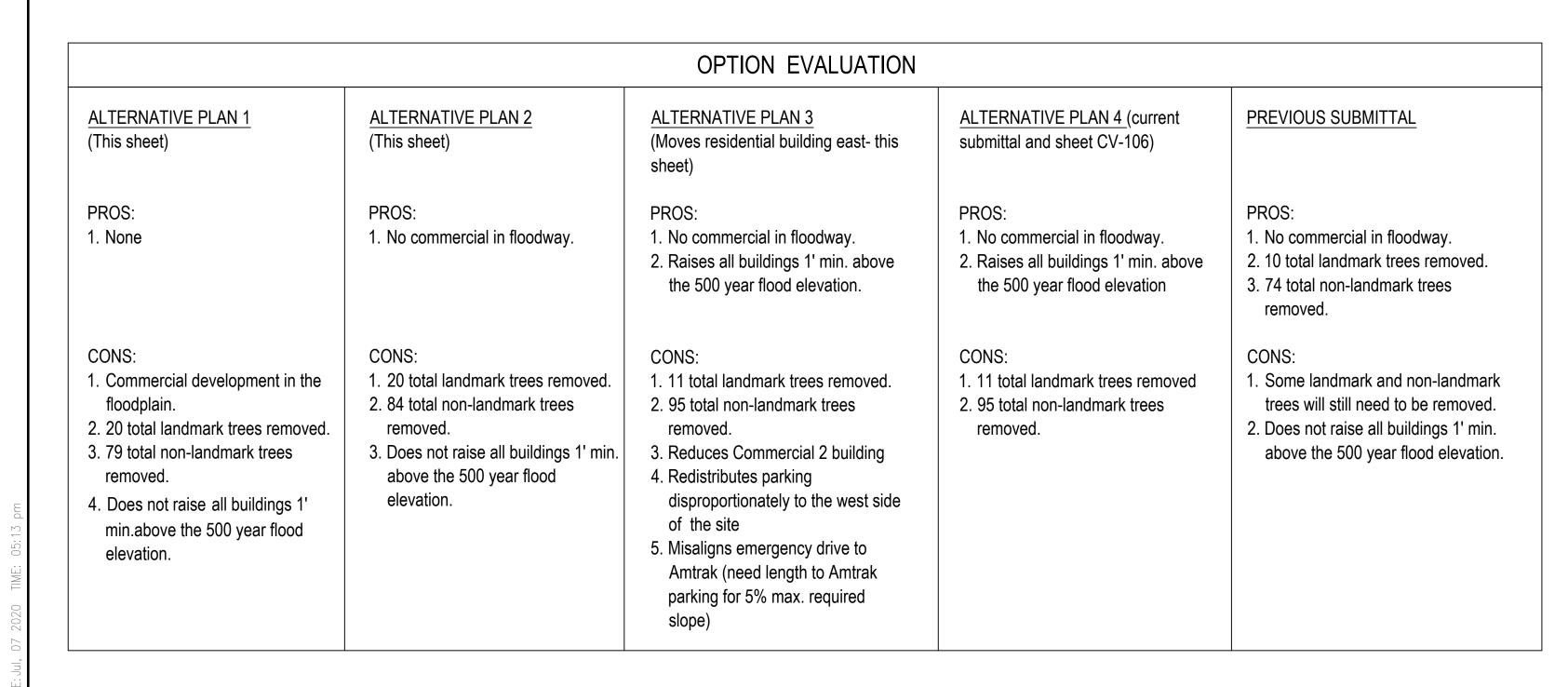


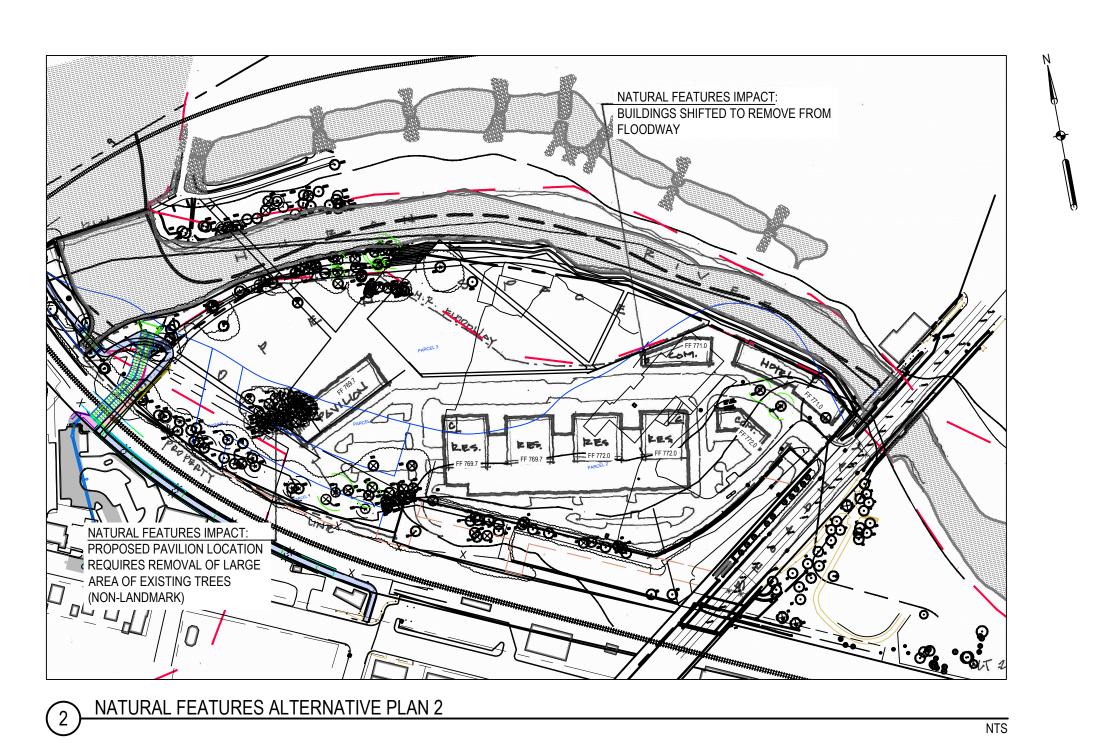


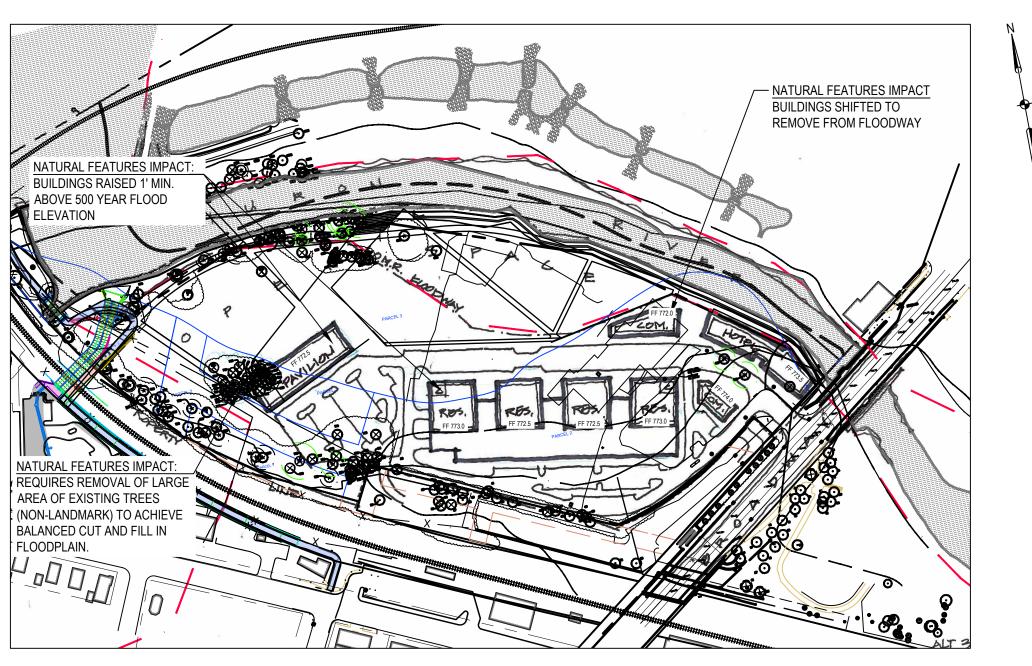












841 BROADWAY STREET ANN ARBOR, MI 48104

Applicant:

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

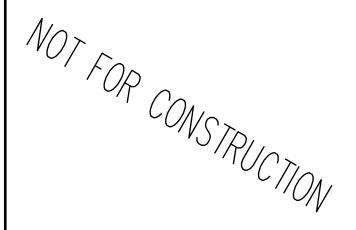
SMITHGROUP

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

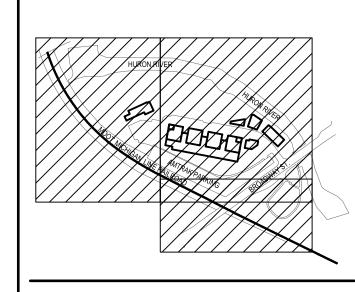
> HAMILTON ANDERSON 1435 RANDOLPH STREET, STE 200 DETROIT, MI 48226

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REVISED PUD SITE PLAN	B	21NOV19
PUD SITE PLAN	A	240CT19

SEALS AND SIGNATURES



KEY PLAN



NATURAL FEATURES ALTERNATIVE PLANS

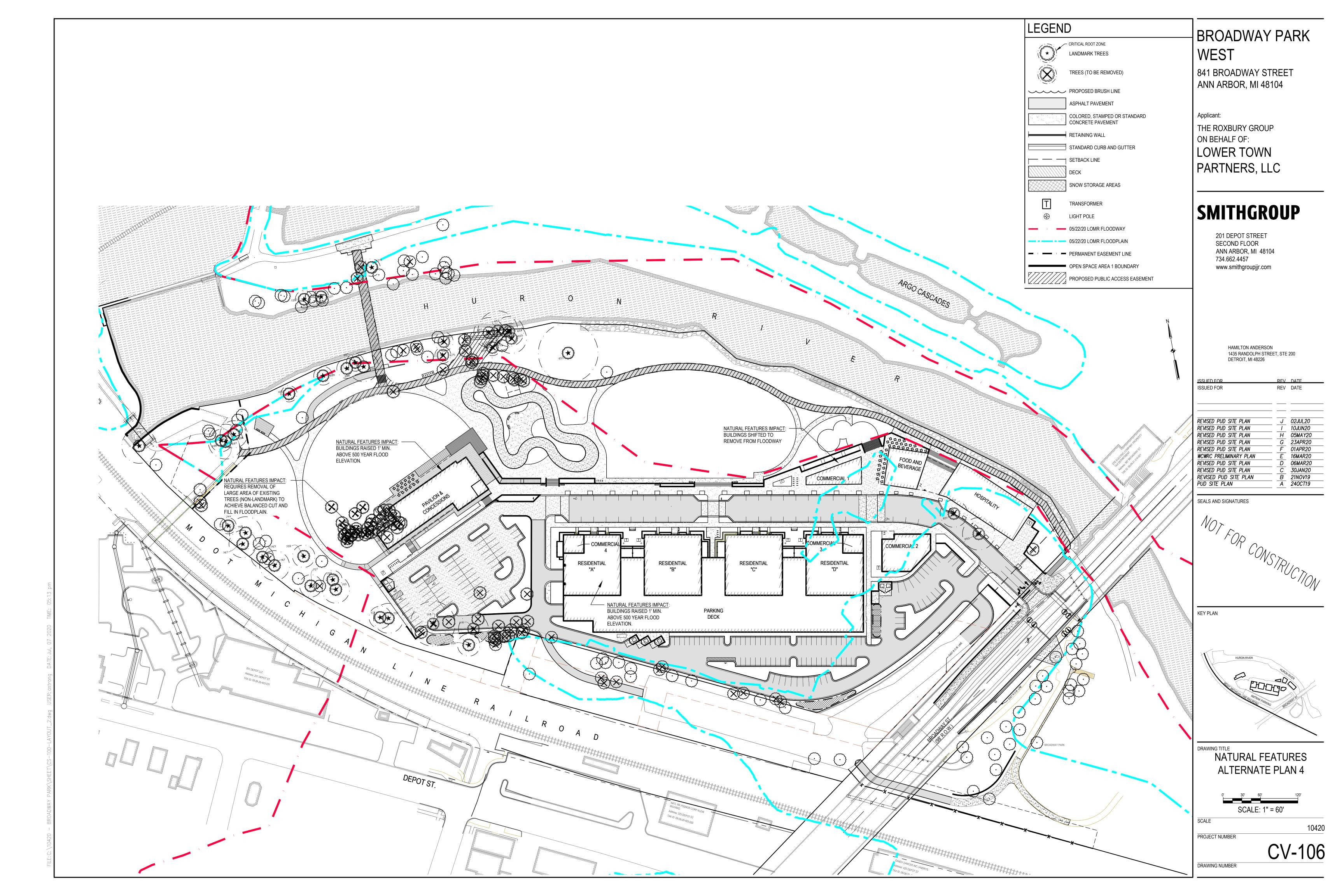
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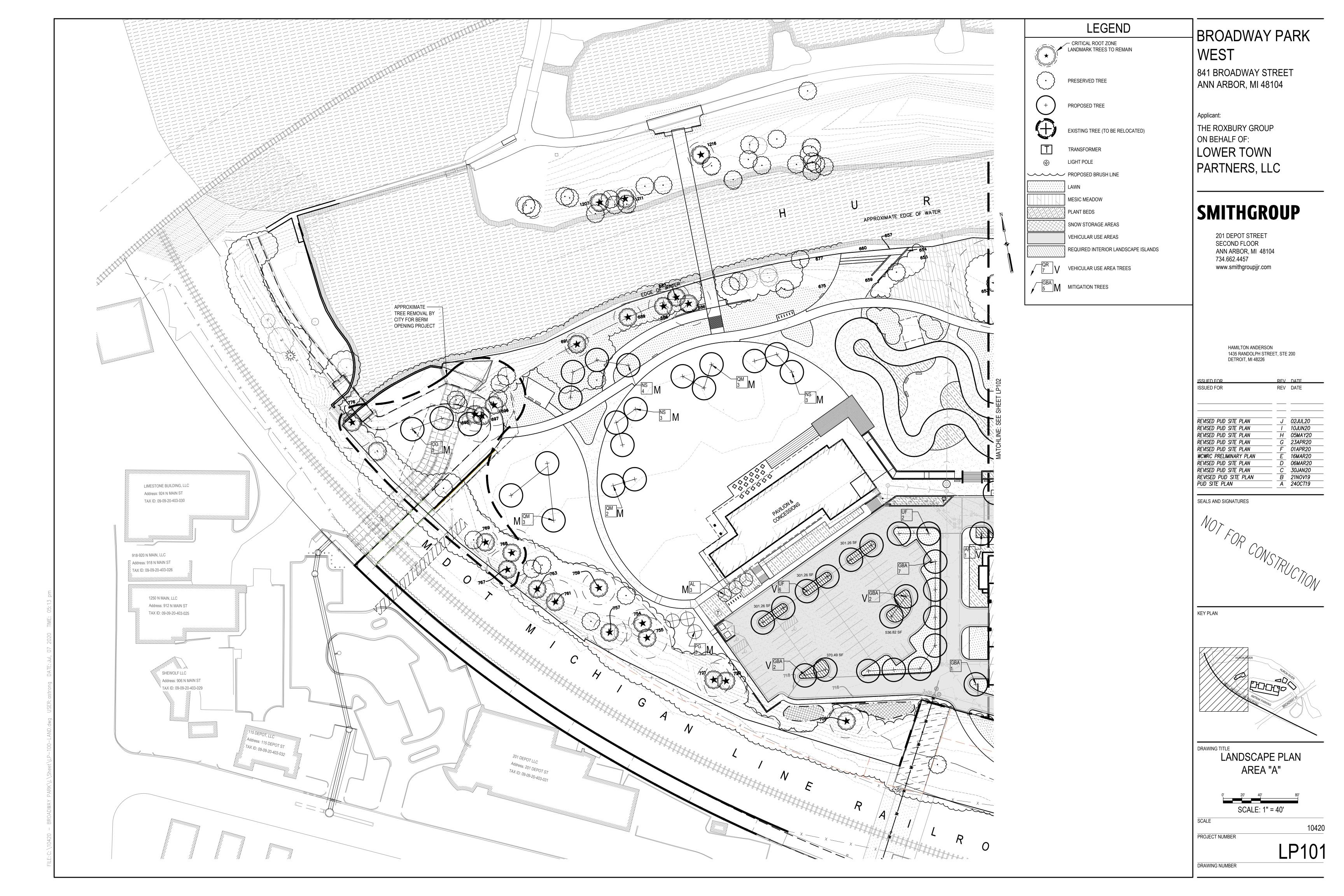
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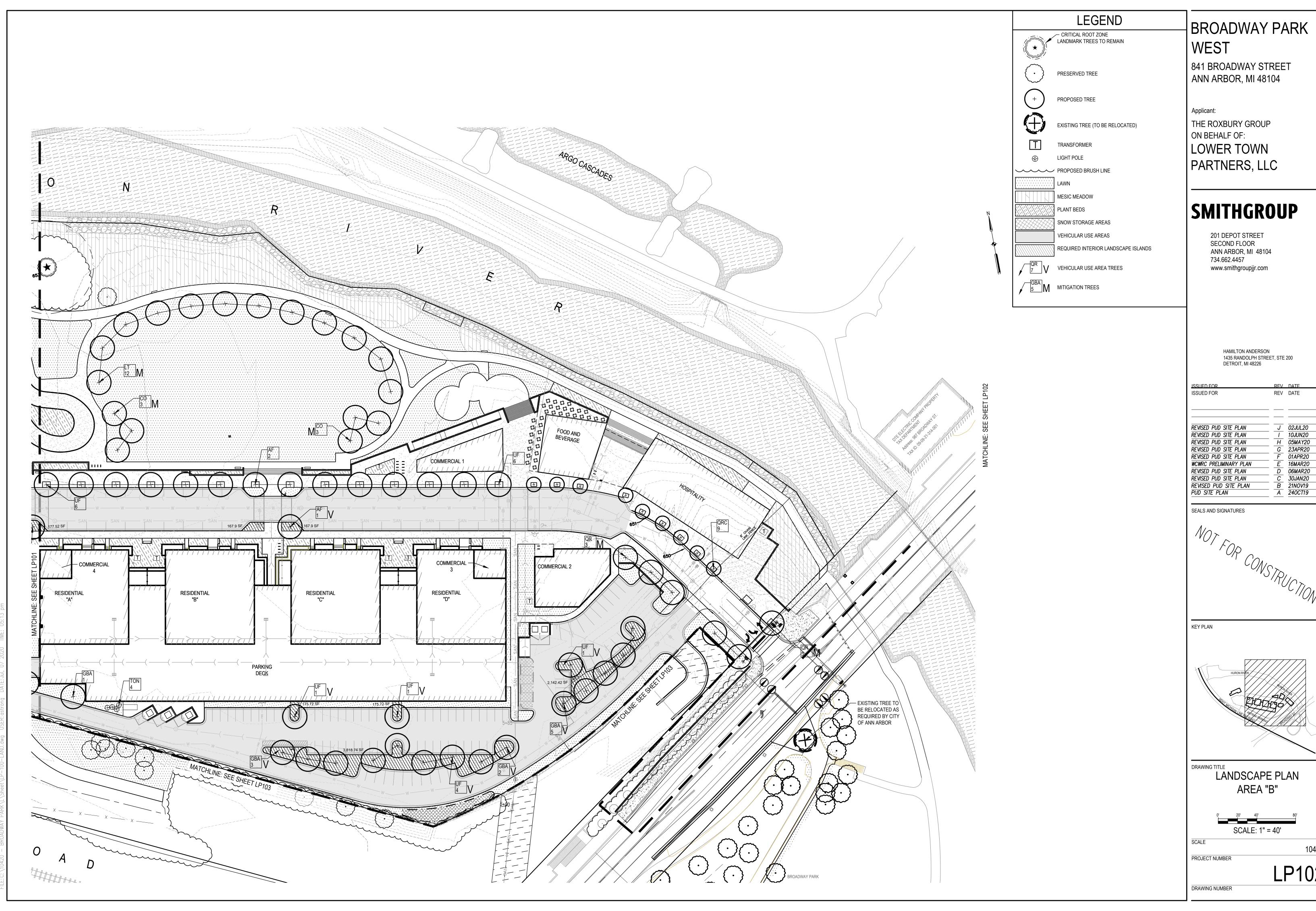
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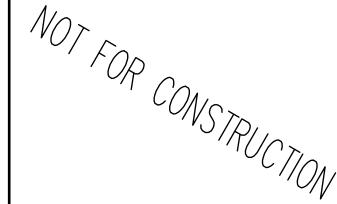
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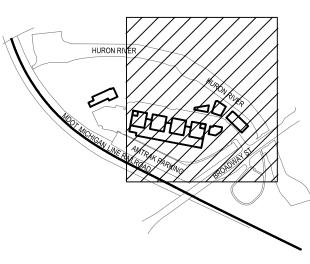






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PLAN	T LI	ST						MESIC MEADOW NATIVE SEED MIX	P
							MITIGATION(M)/	Aquilegia canadensis (Wild columbine)	
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	NOTES	VEHICULAR	Asclepias syriaca (Common milkweed)	
							USE AREA(V)	Asclepias tuberosa (Butterfly weed)	
	CAN	PPY TREES						Aster azureus (A. oolentangiensis) (Sky blue	aster)
AF	4	Acer x Freemanii	Freeman Maple	3" Cal.	B&B	Well-branched, single central leader, matched form	(2) V	Aster lateriflorus (Calico aster)	
со	9	Celtis occidentalis	Hackberry	3" Cal.	B&B	Well-branched, single central leader, matched form	M	Aster novae-angliae (New England aster)	
GBA		Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	3" Cal.	B&B	Well-branched, single central leader, matched form	(14)V	Coreopsis lanceolata (Sand coreopsis) Elymus canadensis (Canadian wild rye)	
LT						· · · · · · · · · · · · · · · · · · ·		Helianthus occidentalis (Western sunflower)	
	12	Liriodendron tulipifera	Tulip Tree	3" Cal.	B&B	Well-branched, single central leader, matched form	M	Hystrix patula (Bottlebrush grass)	
NS	10	Nyssa sylvatica	Black Gum Tree	3" Cal.	B&B	Well-branched, single central leader, matched form	M	Juncus tennuis (Path rush)	
QM	8	Quercus macrocarpra	Bur Oak	3" Cal.	B&B	Well-branched, single central leader, matched form	M	Liatris spicata (Dense blazing star)	
QR	6	Quercus rubra	Northern Red Oak	3" Cal.	B&B	Well-branched, single central leader, matched form	М	Monarda fistulosa (Wild bergamot)	
QRC	9	Quercus robur x alba 'Crimson Spire'	Crimson Spire Oak	3" Cal.	B&B	Well-branched, single central leader, matched form		Penstemon digitalis (Foxglove beardtongue)	
UF		Ulmus x 'Frontier'	Frontier Elm	3" Cal.	B&B	Well-branched, single central leader, matched form	(13) V	Pycnanthemum virginianum (Virginia mountair	n mint)
<u> </u>	İ		Florider Ellii	Jo Cal.	Ισασ	vveil-branched, single central leader, matched form	(13) V	Rudbeckia hirta (Black-eyed Susan) Schizachyrium scoparium (Little bluestem)	
	ORN	AMENTAL TREES				T		Solidago nemoralis (Gray goldenrod)	
AL	3	Amelanchier laevis	Allegheny Serviceberry	6' Ht.	B&B	Well-branched, multi-stemmed	M	Sporobolus heterolepsis (Prairie dropseed)	
	CON	FEROUS EVERGREENS						Tradescantia ohiensis (Spiderwort)	
PG	2	Picea glauca	White Spruce	6' Ht.	B&B	Full, unsheared, 15' O.C.	М	Verbena stricta (Hoary vervain)	
PG	1	Picea glauca	White Spruce	8' Ht.	B&B	Full, unsheared, 15' O.C.	M	Zizea aurea (Golden alexanders)	
TON	<u> </u>	•	•	6' Ht.			IVI		OTAL:
I TON		Thuja occidentalis 'Nigra'	American Arborvitae	6" Нт.	B&B/Cont.	Full, unsheared, 5' O.C.		Nurse Crop:	
	SHR	JBS			1			Avena sativa (Oats)	
		Diervilla lonicera	Bush Honeysuckle	18" Spd.	Cont.	Well-branched, min. 3 canes; 3' O.C.	NATIVE	Lolium multiflorum (Annual Rye grass)	
		Hydrangea quercifolia	Oakleaf Hydrangea	24" Spd.	Cont.	Well-branched, min. 4 canes, 4' O.C.			
		llex 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.			
		,	'	<u> </u>		· · ·		_	
		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.			
LANDS	CAPE	NOTES:			pre-approved of	ff-site topsoil thoroughly blended with (1) part compost of	r peat.		
Topsoil	and F	Plant Mix					•	Let ripped soils sit und	listurhed
Topsoil	shall	be supplied from off-site sources. Topsoil	shall be a fertile, friable sandy loam or	loam surface soil	I awns shall reco	eive 4" off-site topsoil.		surface and till the site	
		ture of subsoil, screened to be free of stor				•		Surface and the file site	12 uep
		plant growth.				shall receive 12" depth plant bed mixture.			
					Shrubs shall red	ceive 12-18" depth plant bed mixture.		Air spade around any	existing t
Contrac	ctor sh	all utilize an agricultural-type soil testing la	aboratory to test off-site soils and subm	nit for review and				dripline of trees.	
I			, ,		0	•			

approval. Soil shall be tested for organic content, pH, phosphate, potash content, calcium, magnesium, zinc,

content not less than 4% and not more than 20%. Physical properties shall be tested including percent sand,

Based on the test results, the soil testing laboratory shall provide recommendations for soil treatments and soil

formulations and amounts (N, P, K) for lawns and landscape plants. Applications of fertilizer beyond the initial

amendments to be incorporated prior to seeding or planting, with recommendations to include fertilizer

silt, and clay and textural classification (USD) by hydrometer method. Identify all foreign materials such as

iron, and manganese; soluble salts and CEC shall be reported. pH range shall be 6.5 to 8.0 and organic

rock, roots, or vegetation.

topsoil and seeding shall be a fertilizer with no phosphorus.

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

Proportion PLS by Wt. Lbs./acre

5.1%

1.3%

0.3%

1.3% 10.2%

20.3%

1.3%

2.5%

0.3%

1.3%

1.3%

15.2%

0.3%

15.2%

1.3%

95%

0.063

0.125 0.500

0.125

0.031

0.125 1.000

2.000

0.125

0.250

0.031

0.125 0.250 0.125

0.063

0.250

1.500

0.031

1.500

0.500

0.125

5.000

LANDSCAPE PLANTING CALCULATIONS

Vehicular Use Area (VUA) - 105,591.82 SF

Interior Trees @ 1:250 SF

* Islands at min. 165 sq. ft. and 8' width

* 50% reg'd bio-retention not allowed,

per Washtenaw County Water

Resources Commission

#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,

Min. 50% of original DBH: 126.5" # of required replacement trees:

Interior Island SF @ 1:15 ratio

Landmark Tree Mitigation (11 Trees)

#718 - 36" Silver Maple

Total cal. = 253"

126.5" @ 3" cal.

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

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

Landscape irrigation will be provided for all new landscape areas.

REQUIRED PROVIDED

8637.00

7.039.45

1. All vegetation species deviation from the approved site plan must be approved ahead of time in writing

Right-of-Way Screening

Conflicting Land Use Buffers

Public Right-of-Way Street Trees

tree screening

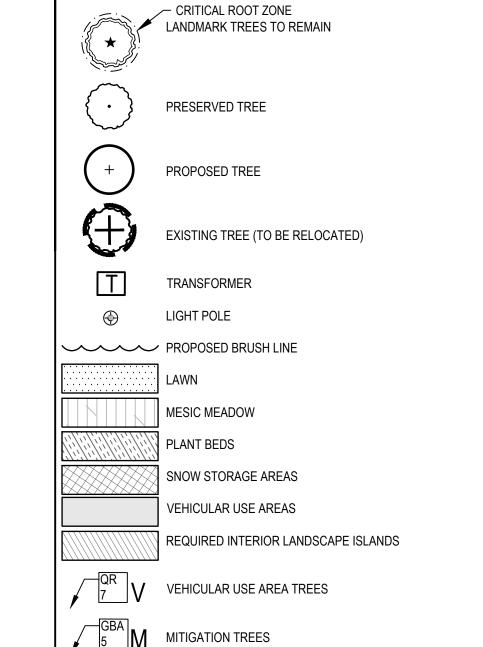
Refuse/Recycling Container Screening

Private Streets and Shared Driveway Buffers

*Min 6' wall provided with (7) evergreen

- 2. All planting areas will be planted with plant beds or lawn areas.
- Infiltration is not allowed on this site, therefore depressed bioretention areas do not apply in interior
- 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.

- by the City of Ann Arbor.
- landscape islands. (refer to 5.20.3 B-7, pg 88)
- 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



LEGEND

REQUIRED PROVIDED

Min 6' wall *see note*

BROADWAY PARK WEST

841 BROADWAY STREET ANN ARBOR, MI 48104

Applicant:

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

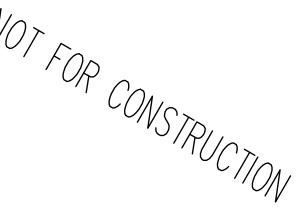
SMITHGROUP

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

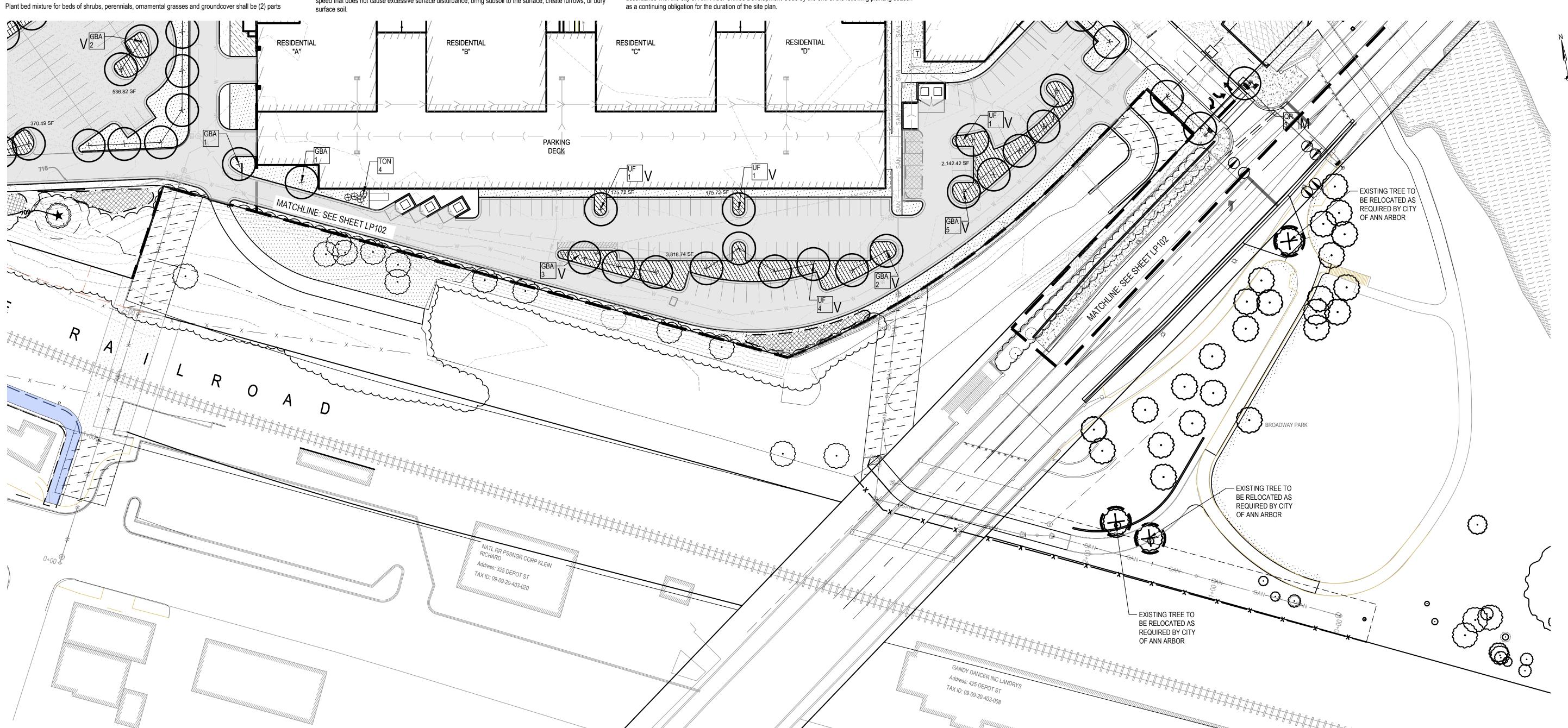
HAMILTON ANDERSON 1435 RANDOLPH STREET, STE 200 DETROIT, MI 48226

REVISED PUD SITE PLAN	_	ISSUED FOR	RFV	DATE
REVISED PUD SITE PLAN B 21NOV19		ISSUED FOR	REV	DATE
REVISED PUD SITE PLAN B 21NOV19	U			
REVISED PUD SITE PLAN B 21NOV19	1			
REVISED PUD SITE PLAN B 21NOV19	W			
REVISED PUD SITE PLAN I 10JUN20 REVISED PUD SITE PLAN REVISED PUD SITE PLAN G 23APR20 REVISED PUD SITE PLAN F 01APR20 WCWRC PRELIMINARY PLAN REVISED PUD SITE PLAN D 06MAR20 REVISED PUD SITE PLAN C 30JAN20 REVISED PUD SITE PLAN B 21NOV19		REVISED PUD SITE PLAN		02JUL20
REVISED PUD SITE PLAN REVISED PUD SITE PLAN WCWRC PRELIMINARY PLAN REVISED PUD SITE PLAN B 21NOV19		REVISED PUD SITE PLAN		10JUN20
REVISED PUD SITE PLAN WCWRC PRELIMINARY PLAN E 16MAR20 REVISED PUD SITE PLAN D 06MAR20 REVISED PUD SITE PLAN C 30JAN20 REVISED PUD SITE PLAN B 21NOV19		REVISED PUD SITE PLAN		05MAY20
WCWRC PRELIMINARY PLAN REVISED PUD SITE PLAN REVISED PUD SITE PLAN REVISED PUD SITE PLAN B 21NOV19		REVISED PUD SITE PLAN		23APR20
REVISED PUD SITE PLAN REVISED PUD SITE PLAN REVISED PUD SITE PLAN B 21NOV19		REVISED PUD SITE PLAN		01APR20
REVISED PUD SITE PLAN C 30JAN20 REVISED PUD SITE PLAN B 21NOV19		WCWRC PRELIMINARY PLAN	<u></u>	16MAR20
REVISED PUD SITE PLAN B 21NOV19		REVISED PUD SITE PLAN	D	06MAR20
		REVISED PUD SITE PLAN	С	30JAN20
PUD SITE PLAN A 240CT19		REVISED PUD SITE PLAN	В	21NOV19
		PUD SITE PLAN	A	240CT19

SEALS AND SIGNATURES



KEY PLAN LANDSCAPE PLAN AREA "C" SCALE: 1" = 40' SCALE 10420 PROJECT NUMBER LP103 DRAWING NUMBER



Tree Inventory List

			Tree In	ventory L	.ist			
Tree #	Botanical Name	<u>Common Name</u>	<u>Dia.</u>	<u>Type</u>	Other Dia.	<u>Condition</u>	Comments	Removal
	Acer rubrum	Red Maple	5			Good	Doed had an action with how this	No
<u>?</u> B	Quercus rubra Acer rubrum	Red Oak Red Maple	4			Poor Poor	Dead leader, epicormic branching Several cankers, scale insecet, mechanical damage	No No
	Acer rubrum	Red Maple	5			Poor	Large carkers, insect, mechanical damange, epicormic branching	No
	Rhus typhina	Staghorn Sumac	1	Multiple	1 (9 shoots)	Good		No
	Acer rubrum	Red Maple	5			Fair	Mechancial damage, cankers Dieback, epicormic branching, cankers, mechanical damage, rot	*No
	Quercus imbricaria Quercus acutissima	Shingle Oak Sawtooth Oak	6			Poor Fair	Mechanical damage, epicormic branching	No No
1	Quercus imbricaria	Shingle Oak	6			Fair	Dieback, insect, mechanical damage at trunk	No
0	Cercis canadensis	Redbud	4	Twin	3	Poor	Major cankers, insect, dieback	No
.1	Celtis occidentalis Quercus rubra	Northern Hackberry Red Oak	5 4			Poor Fair	Significant dieback in canopy, cankers, epicormic branching	No No
.z .3	Quercus rubra Quercus macrocarpa	Bur Oak	5			Good	Dieback, mechanical damage at trunk	No
.4	Celtis occidentalis	Northern Hackberry	5			Poor	Large cankers from mowers, dieback in canopy	No
.5	Celtis occidentalis	Northern Hackberry	4			Poor	Mechanical damage, lost leader, dieback	No
.6 .7	Quercus alba Quercus imbricaria	White Oak	5			Poor Good	Leaning, dead leader, epicormic branching, mechanical damager, canker	No No
18	Quercus imbricaria	Shingle Oak Shingle Oak	4			Good		No
L9	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
2 <u>1</u> 22	Quercus imbricaria Quercus imbricaria	Shingle Oak Shingle Oak	4			Fair Fair	Mechanical damage, dieback Cankers, mechanical damage, dieback	No *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 27	Morus alba Quercus acutissima	White Mulberry Sawtooth Oak	0.5 5	Multiple	1/2 (many)	Poor Fair	Former large tree, these branches are water-sprouts Dishaek mechanical damage at trunk	No No
28	Acer negundo	Boxelder	13			Poor	Dieback, mechanical damage at trunk 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 33	Acer negundo Acer negundo	Boxelder Boxelder	9			Fair Fair	Vines, dieback, lost limbs Minor dieback	No No
34	Juglans nigra	Black Walnut	15	<u>L</u>		Good		No
35	Populus deltoides	Eastern Cottonwood	13			Good		Yes
6	Populus deltoides	Eastern Cottonwood	25			Good	Lauring dishark to the second	Yes
7 8	Acer negundo Acer negundo	Boxelder Boxelder	7 8	-	-	Poor Poor	Leaning, dieback, lost leader Dieback, leaning	Yes No
9	Acer negundo	Boxelder	7			Poor	Dieback, lost leader	No
0	Prunus serotina	Black Cherry	16			Poor	Vines, dieback	Yes
1	Acer negundo	Boxelder	7			Poor	Split union, epicormic branching, dieback	Yes
2 3	Acer negundo Acer negundo	Boxelder Boxelder	7			Poor Poor	Bowed trunk, girdled by fence, dieback, leaning, cankers Girdled by fence, cankers, leaning, dieback	No No
4	Rhamnus cathartica	Common Buckthorn	7			Good	Graffed by ferroe, carriers, realiting, dieDatk	No No
5	Robinia pseudoacacia	Black Locust	6	<u>L</u> _	<u>L</u>	Good		No
6	Ailanthus altissima	Tree-of-Heaven	10	Twin	9	Fair	Die back, lost limbs	Yes
7	Morus alba	White Mulberry	11			Poor	Leaning (180° for 20 feet), lost leader, dieback, competition	Yes
3)	Acer negundo Salix spp.	Boxelder Willow spp.	6 23	Twin	21	Fair Fair	Leaning, compeition, dieback Rot, epicormic branching, dieback	No Yes
<u> </u>	Ailanthus altissima	Tree-of-Heaven	13			Poor	Leaning, compeition, cankers, dieback	Yes
L	Acer negundo	Boxelder	6			Poor	Competition, leaning, lost limbs, dieback	No
	Ulmus pumila	Siberian Elm	7			Good		No
i i0	Ulmus pumila Platanus occidentalis	Siberian Elm Sycamore	6 26			Fair Poor	Epicormic branching, dieback, lost limbs Extensive trunk decay	No Yes
51	Platanus occidentalis	Sycamore	22			Good	Extensive trunk decay	Yes
52	Populus deltoides	Eastern Cottonwood	54			Fair	Some trunk decay	No
53	Quercus macrocarpa	Bur Oak	48			Good		No
54	Acer saccharinum	Silver Maple	24	Twin	17	Good		Yes
55 56	Acer saccharinum Acer rubrum	Silver Maple Red Maple	24 13	Twin	7	Good Fair	Trunk hollow detected in 7" trunk	Yes Yes
57	Acer saccharinum	Silver Maple	32	IVVIII	/	Good	Trunk Honow detected in 7 Clunk	Yes
58	Salix nigra	Black Willow	58			Poor	Extensive trunk decay	No
59	Sassafras albidum	Sassafras	13			Good		Yes
60	Acer saccharinum	Silver Maple	24			Fair		Yes
661 662	Salix nigra Ailanthus altissima	Black Willow Tree-of-Heaven	34 12			Poor Good	Extensive trunk decay	Yes Yes
663	Ailanthus altissima	Tree-of-Heaven	15			Good		Yes
64	Ailanthus altissima	Tree-of-Heaven	9			Poor	Extensive trunk decay	Yes
65	Ailanthus altissima	Tree-of-Heaven	12			Fair	Some trunk decay	Yes
66 67	Ailanthus altissima Ailanthus altissima	Tree-of-Heaven Tree-of-Heaven	15 10	Multiple	10, 9	Good Good		Yes Yes
68	Ailanthus altissima	Tree-of-Heaven	10	Twin	9	Good		Yes
69	Ailanthus altissima	Tree-of-Heaven	13			Fair	Some limb deadwood	Yes
70	Ailanthus altissima	Tree-of-Heaven	12	Twin	11	Fair	Some limb deadwood	Yes
71 72	Ailanthus altissima	Tree-of-Heaven Tree-of-Heaven	14 9	Twin	7	Good Good		Yes Yes
72 73	Ailanthus altissima Ailanthus altissima	Tree-of-Heaven	13	Twin Twin	9	Good		Yes
74	Ailanthus altissima	Tree-of-Heaven	13	Twin	6	Good		Yes
75	Sassafras albidum	Sassafras	13	Twin	12	Good		Yes
76 77	Acer negundo	Boxelder	13			Poor	Excessive trunk lean	Yes
77 78	Sassafras albidum Salix nigra	Sassafras Black Willow	15 28			Good Poor	50% of tree has failed	Yes No
78 79	Morus alba	White Mulberry	18	Twin	15	Poor	Extensive trunk decay	No No
30	Ailanthus altissima	Tree-of-Heaven	9			Good	·	Yes
31	Ailanthus altissima	Tree-of-Heaven	8			Good		Yes
32 33	Ailanthus altissima Salix spp.	Tree-of-Heaven Willow spp.	8 12	Multiple		Good Poor	90% dead	Yes No
33 34	Prunus serotina	Black Cherry	12	marcipie		Good	- Sold Media	No
35	Populus deltoides	Eastern Cottonwood	38			Good		Yes
36	Quercus macrocarpa	Bur Oak	24			Good		No
37 38	Sassafras albidum Prunus avium	Sassafras Sweet Black Cherry	14 16	Twin	5	Good Good		No No
38 39	Sassafras albidum	Sassafras	15	. 44111	<u> </u>	Good		No
90	Populus deltoides	Eastern Cottonwood	34	Multiple	34, 32, 20, 28	Good		No
91	Ulmus americana	American Elm	15			Good		No
92 93	Prunus avium Salix nigra	Sweet Black Cherry Black Willow	13 24			Fair Fair	Some basal trunk decay Large limb failure	No removed by
94	Ulmus americana	American Elm	8	Multiple	8,, 2	Poor	Basal trunk decay	removed by
95	Robinia pseudoacacia	Black Locust	26			Good		removed by
96	Juglans nigra	Black Walnut	22			Good		removed by
17 18	Juglans nigra Juglans nigra	Black Walnut Black Walnut	28 18	-		Good		removed by removed by
8 9	Salix nigra	Black Willow	44			Poor	Large limb deadwood, scaffold branch decay	removed by
0	Salix nigra	Black Willow	38			Poor	Poor structure, excessive trunk lean	removed by
1	Acer negundo	Boxelder	15			Poor	Excessive trunk lean	Yes
2	Populus deltoides	Eastern Cottonwood	30			Good		Yes
)3)4	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	14 32	-		Good Good		Yes Yes
)4)5	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	28			Good		Yes
)6	Populus deltoides	Eastern Cottonwood	15			Good		Yes
)7	Populus deltoides	Eastern Cottonwood	40	Grouping	28, 26, 13	Good	All within a 5' by 12' area	Yes
8	Populus deltoides	Eastern Cottonwood	30		<u> </u>	Good		Yes
)9	Ulmus americana	American Elm	18	Twin	17	Good		No
LO L1	Populus deltoides Acer negundo	Eastern Cottonwood Boxelder	38 8	Multiple	28, 26	Good Good		Yes Yes
L1 L2	Acer negundo	Boxelder	8	1		Poor	In-rolled trunk seam, wood exposed, some decay	Yes
.3	Populus deltoides	Eastern Cottonwood	42			Good		Yes
	Populus deltoides	Eastern Cottonwood	48	Twin	46	Poor	Some limb failures and deadwood	Yes
L4		Eastern Cottonwood	34	Multiple	22, 18, 17	Poor Fair	Upper trunk decay	Yes Yes
L5	Populus deltoides Acer saccharinum	Silver Manle	124		,, ±0, ±/	ji wil		, 165
	Acer saccharinum Populus deltoides	Silver Maple Eastern Cottonwood	24 44	Multiple	38, 24	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	Eculing 5070	Yes
731	Populus deltoides	Eastern Cottonwood	10			Good		Yes
732	Populus deltoides	Eastern Cottonwood	9			Good		Yes
733	Populus deltoides Populus deltoides	Eastern Cottonwood	9			Good		Yes
	<u> </u>							
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	1		Good		Yes
750	Robinia pseudoacacia	Black Locust	10			Good		Yes
751	Robinia pseudoacacia	Black Locust	11	Multiple		Good		Yes
752	· ·	Boxelder	11	Ividitiple		Poor	Excessive trunk lean	Yes
753	Acer negundo	Boxelder	11			Good	Excessive trunk reali	Yes
	Acer negundo			Total		+		
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		Good		No
759	Acer negundo	Boxelder	18	Multiple	 '	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	1		Good	Treak trains afford bank, some trains accay	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	Missing Dungshap Company Die Deels Comments	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		1	Poor	Rotting Base, Exfoliating Bark, Major Canopy Die-Back, Competition	No
1204	Salix nigra	BlackWillow	21		1	Poor	Major Canopy Die-Back, Dead Rotting Branches, Insect Activity	No
1205	Acer nigrum	Black Maple	6		1	Poor	Moderate Lean, Root Erosion At Base, Cankers, Minor Rot	No
1206	Salix nigra	BlackWillow	19		1	Poor	Dead Lead, Moderate Lean, Erosion At Base, Major Canopyt Die-Back	No
1207	Salix nigra	BlackWillow	25		1	De a ::	Minor Lean, Competition	No
1208	Acer nigrum	Black Maple	8			Poor	Dead Lead, Rotting Base, Eroding Root Ball, Moderate Lean	No No
1209	Ulmus rubra	Slippery Elm	11			Good	Multiple Stemmed Commentation Comments and	No
1210	Tilia americana	American Basswood	14	5		Fair	Multiple Stemmed, Competition, Competing Leads Missing Pranches, Canapa Dia Back, Competition, Medarata Lean	No No
1211	Salix nigra	BlackWillow Slippon/Flm	25 9			Fair	Missing Branches, Canopy Die-Back, Competition, Moderate Lean	No No
1212 1213	Ulmus rubra Ulmus rubra	Slippery Elm	8			Fair Fair	Competition Competition, Canker	No No
1213		Slippery Elm	12	1	+	Fair		
1214	Ulmus americana	American Elm	29	-	+		Multiple Stemmed, Competition, Bent Lead, Moderate Lean, Poor Seaming	Yes
	Salix nigra	BlackWillow BlackWillow	30			Poor	Missing Main Lead, Heavy Lean, Competition, Exposed Dead Rotting Wood	Yes
1216 1217	Salix nigra Populus deltoides	Eastern Cottonwood	35			Fair Good	Moderate Lean, Competition	No No
1217	Populus deltoides Populus deltoides	Eastern Cottonwood	29			Fair	Minor Lean Competition Freding Rase At Edge Of Piver	No No
	 '	Slippery Elm					Minor Lean, Competition, Eroding Base At Edge Of River	
1219	Ulmus rubra		8			Fair	Bent Lead, Competition	No No
1220	Ulmus rubra	Slippery Elm	12			Fair	Bent Lead, Competition, Climbing Vines Splitting Back, Major Cappy Dio Back, Nearly Dood	No Yos
1221	Ailanthus altissima	Tree Of Heaven	13			Poor	Splitting Bark, Major Canopy Die-Back, Nearly Dead	Yes
1222	Rhamnus cathartica	Common Buckthorn	1′			Fair	Competition, Competing Leads, Minor Lean Potted Out Seam At Rase, Canony Dio Rack, Fresion At Rase	No No
1223	Ulmus rubra	Slippery Elm	9			Poor	Rotted Out Seam At Base, Canopy Die-Back, Erosion At Base	No No
1224	Alnus glutinosa	Black Alder			<u> </u>	Good	Major Canony Dia Park Hoavy Loan Freding Page Compatition	No No
1225	Populus deltoides	Eastern Cottonwood	24		+	Poor	Major Canopy Die-Back, Heavy Lean, Eroding Base, Competition	No No
1226	Populus deltoides Ulmus rubra	Eastern Cottonwood	10		+	Poor	Major Canopy Die-Back, Competition	No No
1227		Slippery Elm				Fair	Competition Very Bent Lead, Competition, Mederate Lean	No No
1228	Populus deltoides	Eastern Cottonwood	20			Poor	Very Bent Lead, Competition, Moderate Lean Rept Lead, Competition, Minor Lean, Little Too No Lippor Cappay	No No
1229	Ulmus americana	American Elm	8			Poor	Bent Lead, Competion, Minor Lean, Little Too No Upper Canopy	No No
1230 1231	Populus deltoides	Black Walnut	35 18			Good	Large Canker, Minor Canopy Die-Back, Bent Lead	No 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		No
721	Ulmus americana	American Elm	18			Poor		No
754	Crataegus spp.	Hawthorn	15	Twin	12	Poor	Large bow in trunk, excessive trunk lean	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

Large Canker, Minor Canopy Die-Back, Bent Lead

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"

BROADWAY PARK WEST

841 BROADWAY STREET ANN ARBOR, MI 48104

Applicant:

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

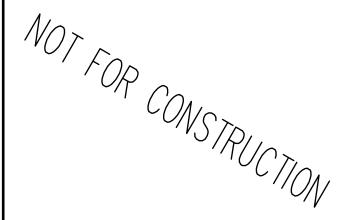
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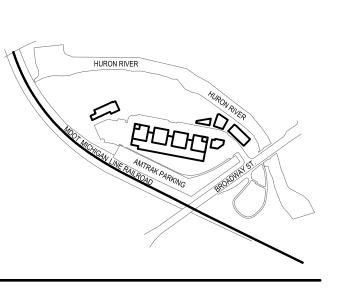
> HAMILTON ANDERSON 1435 RANDOLPH STREET, STE 200 DETROIT, MI 48226

ı	ISSUED FOR	RFV	DATE
ı	ISSUED FOR	REV	DATE
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ı	REVISED PUD SITE PLAN	J	02JUL20
ı	REVISED PUD SITE PLAN	\overline{I}	10JUN20
ı	REVISED PUD SITE PLAN	\overline{H}	05MAY20
ı	REVISED PUD SITE PLAN	G	23APR20
ı	REVISED PUD SITE PLAN	F	01APR20
ı	WCWRC PRELIMINARY PLAN	Ε	16MAR20
ı	REVISED PUD SITE PLAN	D	06MAR20
ı	REVISED PUD SITE PLAN	С	30JAN20
١	REVISED PUD SITE PLAN	В	21NOV19
ı	PUD SITE PLAN	A	240CT19

SEALS AND SIGNATURES

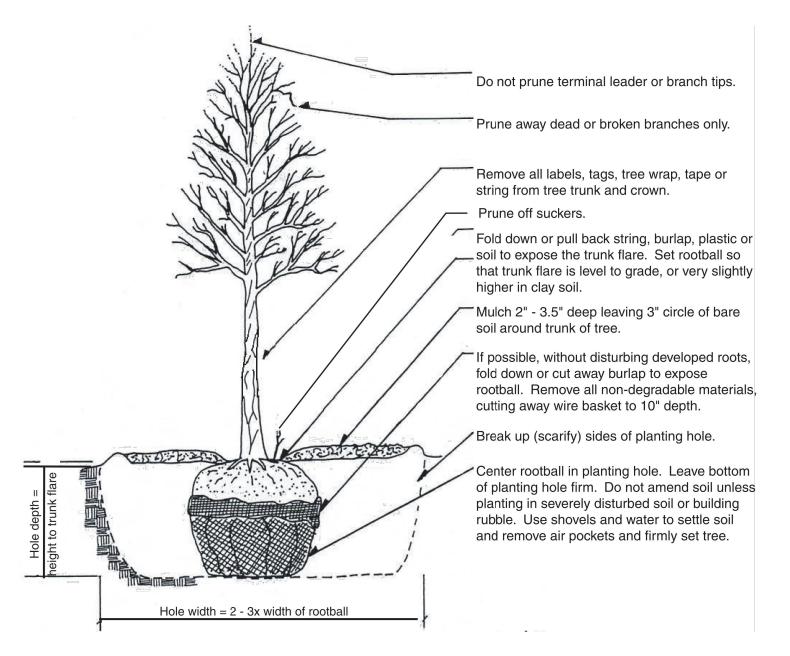


KEY PLAN



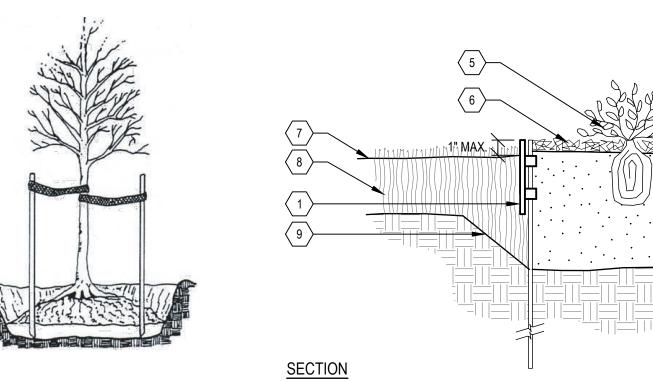
EXISTING TREE REMOVAL INVENTORY

SCALE	
JOALL	10420
PROJECT NUMBER	
	L501
DRAWING NUMBER	

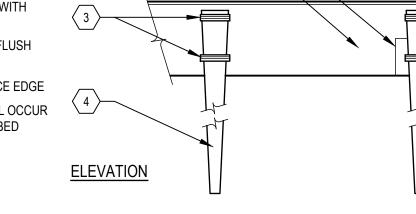


Do not stake unless in heavy clay soil, windy conditions, 3" or greater diameter tree trunk or large crown. If staking is needed due to these conditions:

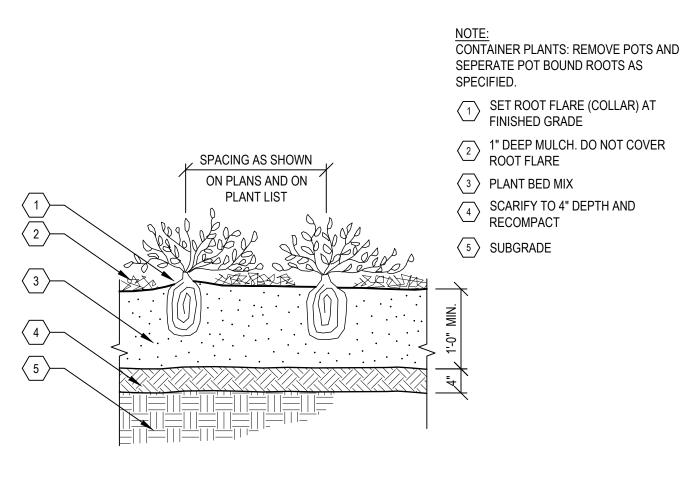
- Stake with 2 x 2 hardwood stakes, or approved equal, driven 6" - 8" outside of rootball.
- Loosely stake tree trunk to allow for trunk flexing.
- Stake trees just below first branch with 2" 3" wide belt-like, nylon or plastic straps (2 per tree on opposite sides of tree, connect from tree to stake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



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



METAL LANDSCAPE EDGING SECTION/ELEVATION

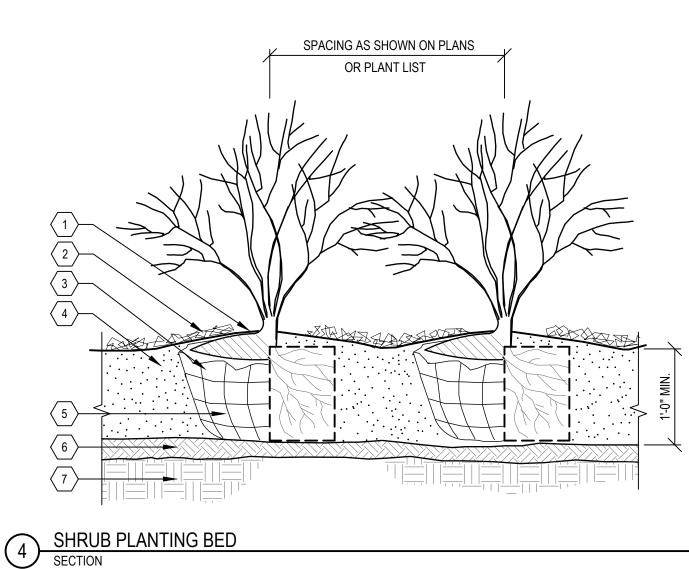


1 TYPICAL TREE PLANTING

NOTE TO SPECIFIER:

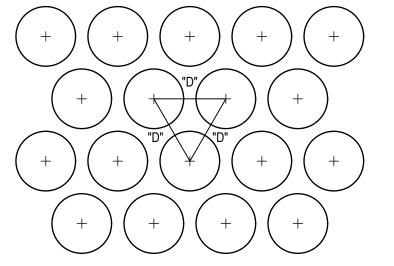
DEPTH OF PLANTING BACKFILL MUST BE CONFIRMED AND LIMITS OF BED SHOWN ON THE PLANS AND LABELED ACCORDINGLY. USE SAME DEPTH THROUGHOUT PROJECT AND MATCH WITH SHRUB PLANTING - BED • VERIFY QUALITY OF SUBSOIL IF CLAY - BED UNDER DRAIN MUST BE CONSIDERED TO PREVENT ROOT ROT.

GROUNDCOVER/PERENNIAL/ORNAMENTAL GRASS PLANTING
SECTION



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
- SET ROOT FLARE CROWN OF BALL AT FINISHED GRADE
- 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.
- SUBGRADE SLOPE TO FOLLOW FINISH GRADES TO MAINTAIN UNIFORM PLANT BED MIX DEPTH



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

5 PLANT SPACING SECTION

BROADWAY PARK WEST

841 BROADWAY STREET ANN ARBOR, MI 48104

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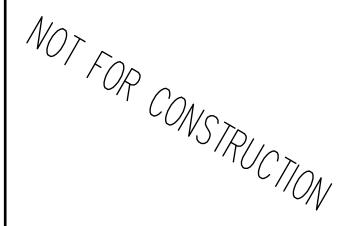
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> HAMILTON ANDERSON 1435 RANDOLPH STREET, STE 200 DETROIT, MI 48226

ISSUED FOR	RFV	DATE
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REVISED PUD SITE PLAN		10JUN20
REVISED PUD SITE PLAN		05MAY20
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REVISED PUD SITE PLAN	<u></u>	30JAN20
REVISED PUD SITE PLAN	<u></u>	21NOV19
PUD SITE PLAN		240CT19

SEALS AND SIGNATURES



KEY PLAN

PLANTING DETAILS

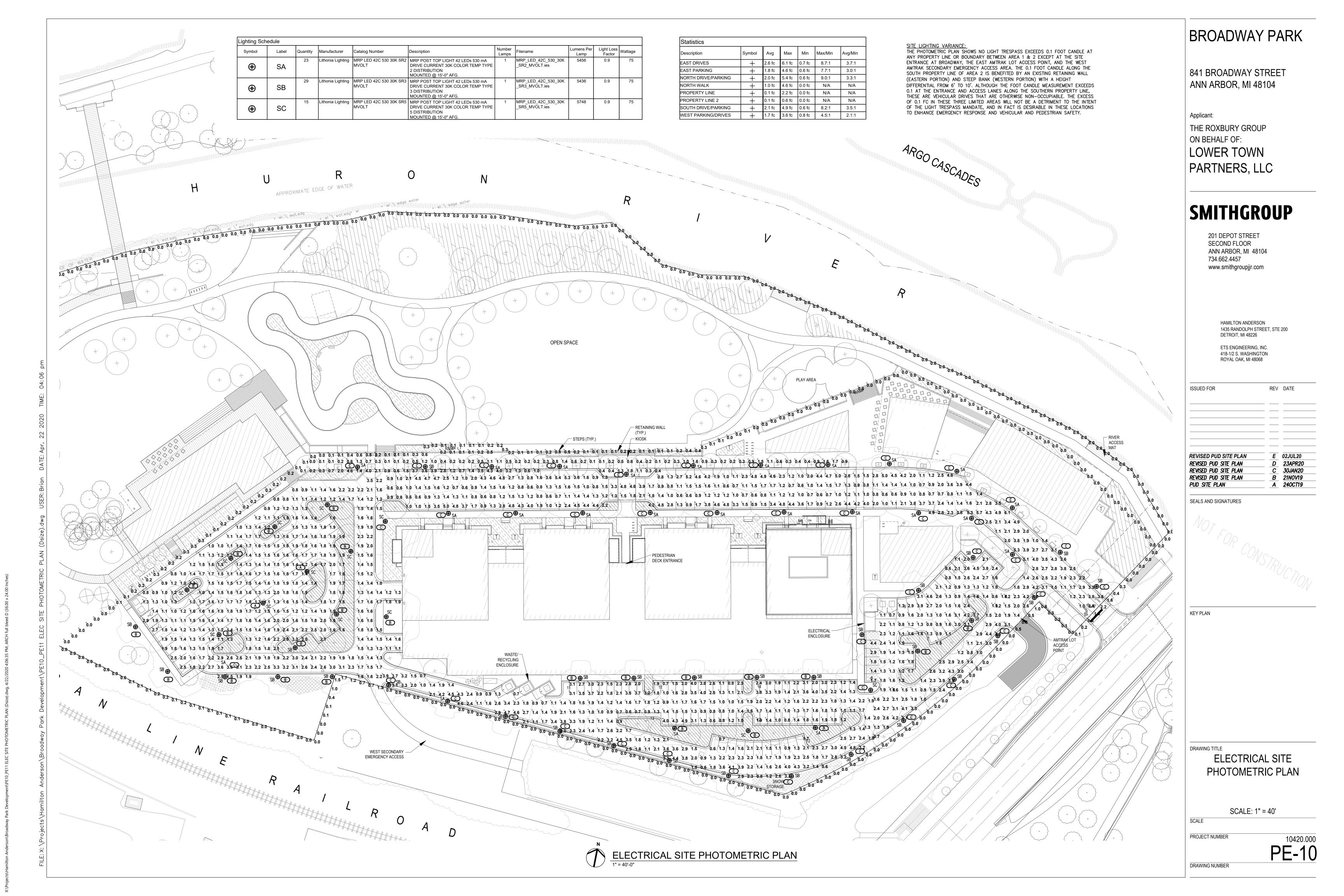
SCALE

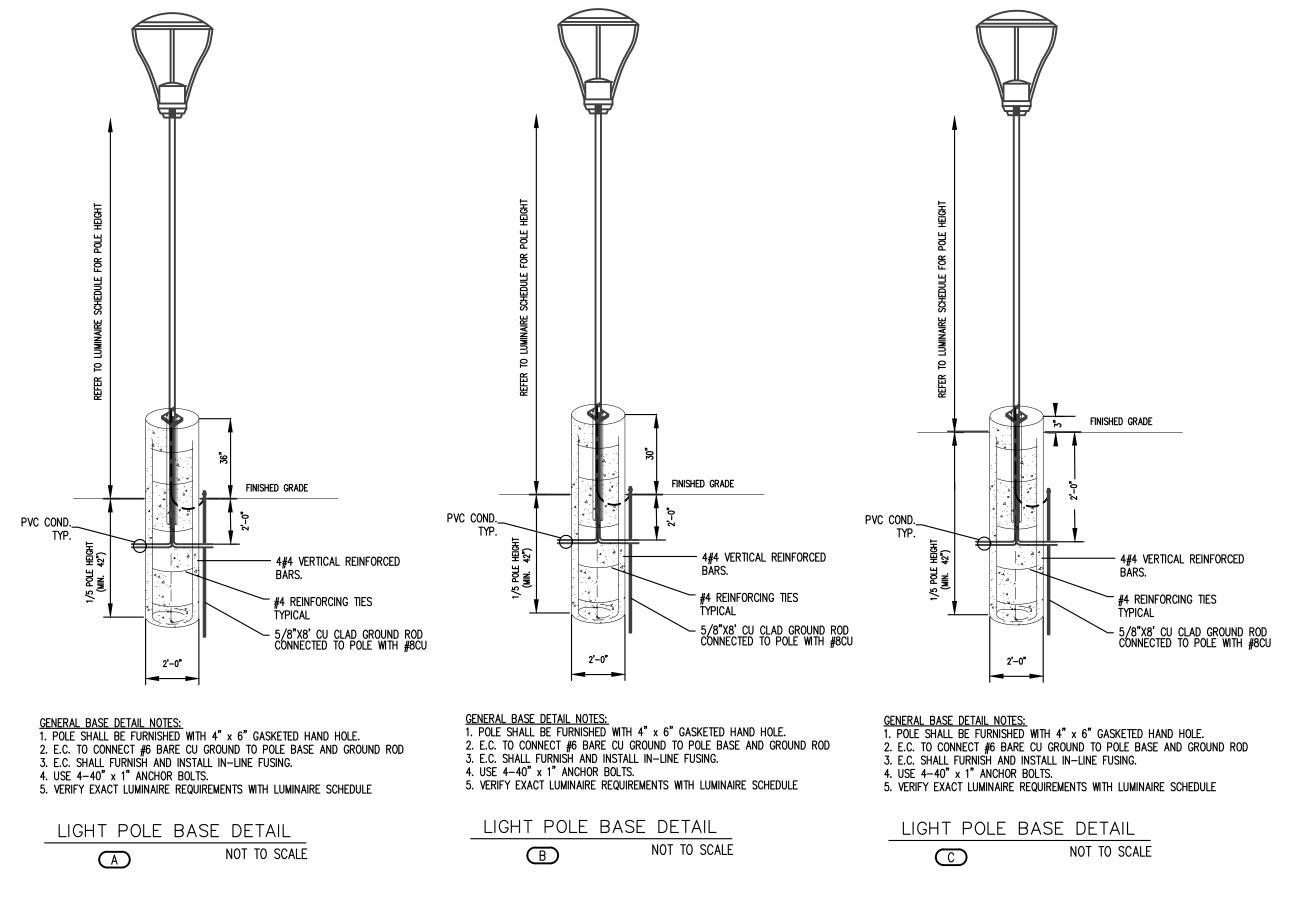
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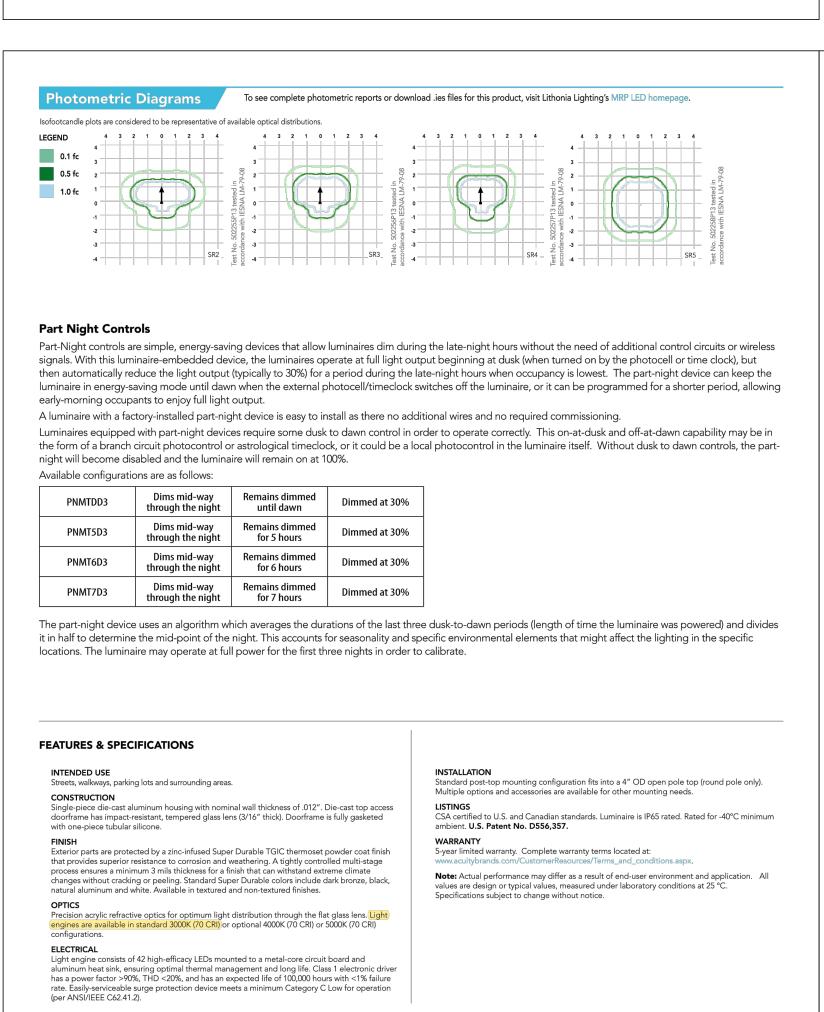
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10420







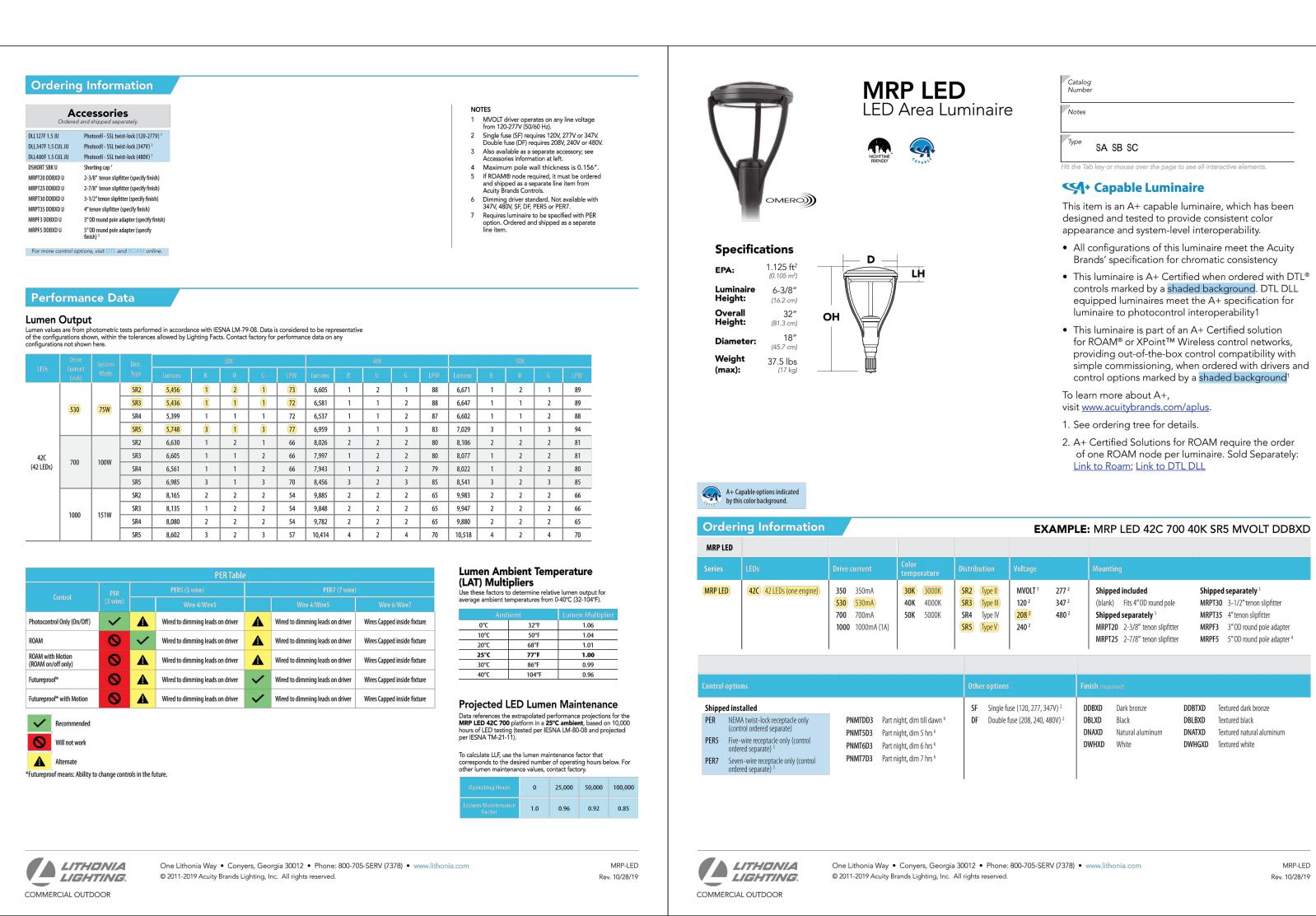
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Rev. 10/28/19

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LITHONIA LIGHTING.

COMMERCIAL OUTDOOR



BROADWAY PARK

841 BROADWAY STREET ANN ARBOR, MI 48104

Applicant:

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

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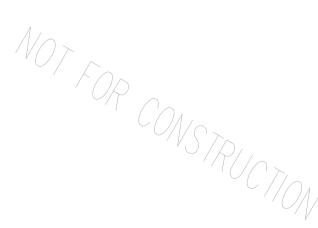
ETS ENGINEERING, INC. 418-1/2 S. WASHINGTON ROYAL OAK, MI 48068

ISSUED FOR REV DATE **REVISED PUD SITE PLAN** E 02JUL20 REVISED PUD SITE PLAN D 23APR20 REVISED PUD SITE PLAN 30JAN20 B 21NOV19 REVISED PUD SITE PLAN

A 240CT19

SEALS AND SIGNATURES

PUD SITE PLAN



KEY PLAN

Shipped separately³

DBLBXD Textured black

DWHGXD Textured white

DNATXD Textured natural aluminum

Rev. 10/28/19

MRPT30 3-1/2" tenon slipfitter

MRPT35 4" tenon slipfitter

ELECTRICAL SITE POLE DETAILS & FIXTURE CUT-SHEET

SCALE

PROJECT NUMBER

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:

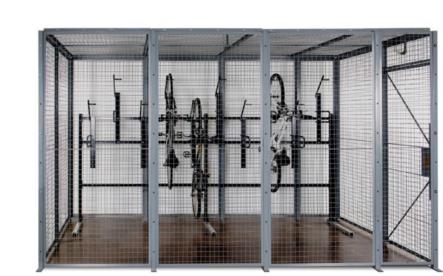
- Site Selection
- Access to Transit
- No Invasive Plants Heat Island Reduction
- Indoor Water Use Efficiency
- Air Infiltration
- Envelope insulation
- Windows
- Efficient Domestic Hot Water Heaters High Efficiency Appliances
- Renewable energy
- Construction Waste Management
- Material Efficient Framing
- 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)

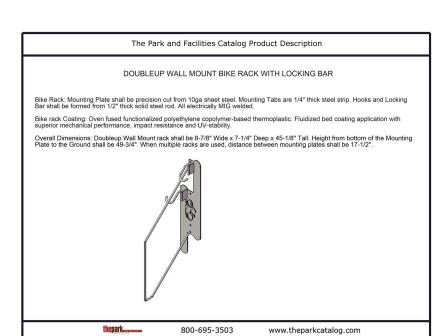
Ann Arbor Net Zero Initiative and Climate Action Plan

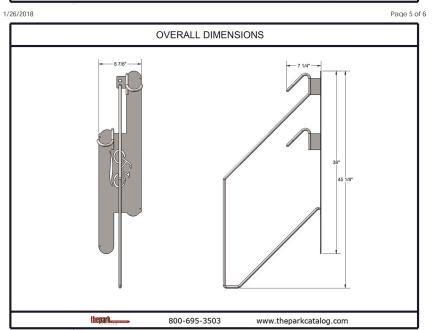
The development will attribute 100 percent of its electrical energy use to renewable energy by participating in DTE's MIGreenPower program that sources energy through wind and solar projects.

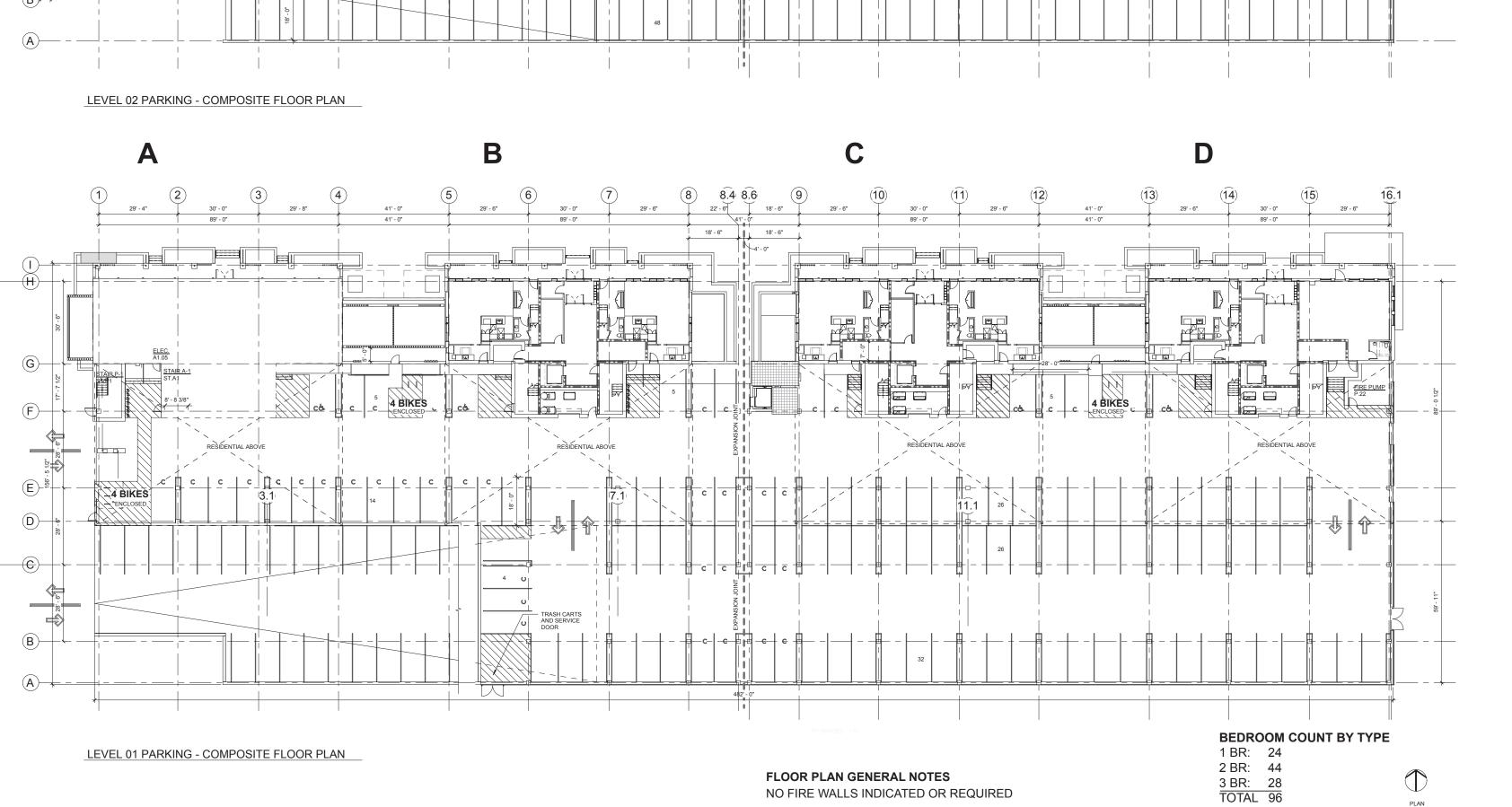
CLASS A BIKE STORAGE DETAILS

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.









FLOOR PLAN GENERAL NOTES

NO FIRE WALLS INDICATED OR REQUIRED

BROADWAY PARK WEST

841 BROADWAY STREET ANN ARBOR, MI 48104

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

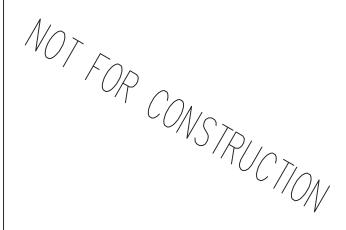
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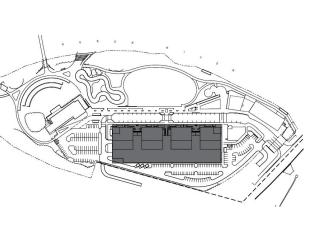
HAMILTON ANDERSON 1435 RANDOLPH STREET, STE 200 DETROIT, MI 48226

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PUD SITE PLAN	A	240CT19
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SEALS AND SIGNATURES



KEY PLAN



DRAWING TITLE

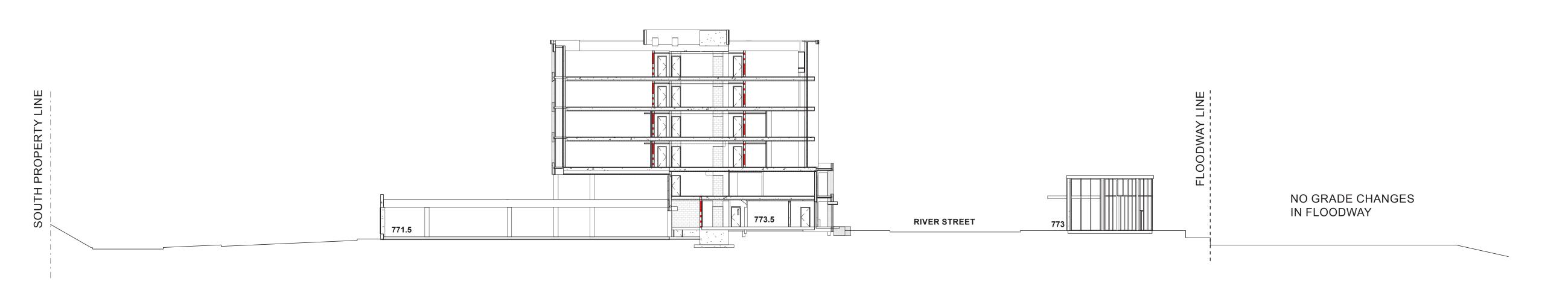
RESIDENTIAL ABC, & D FLOOR PLANS

1/32" = 1' - 0"

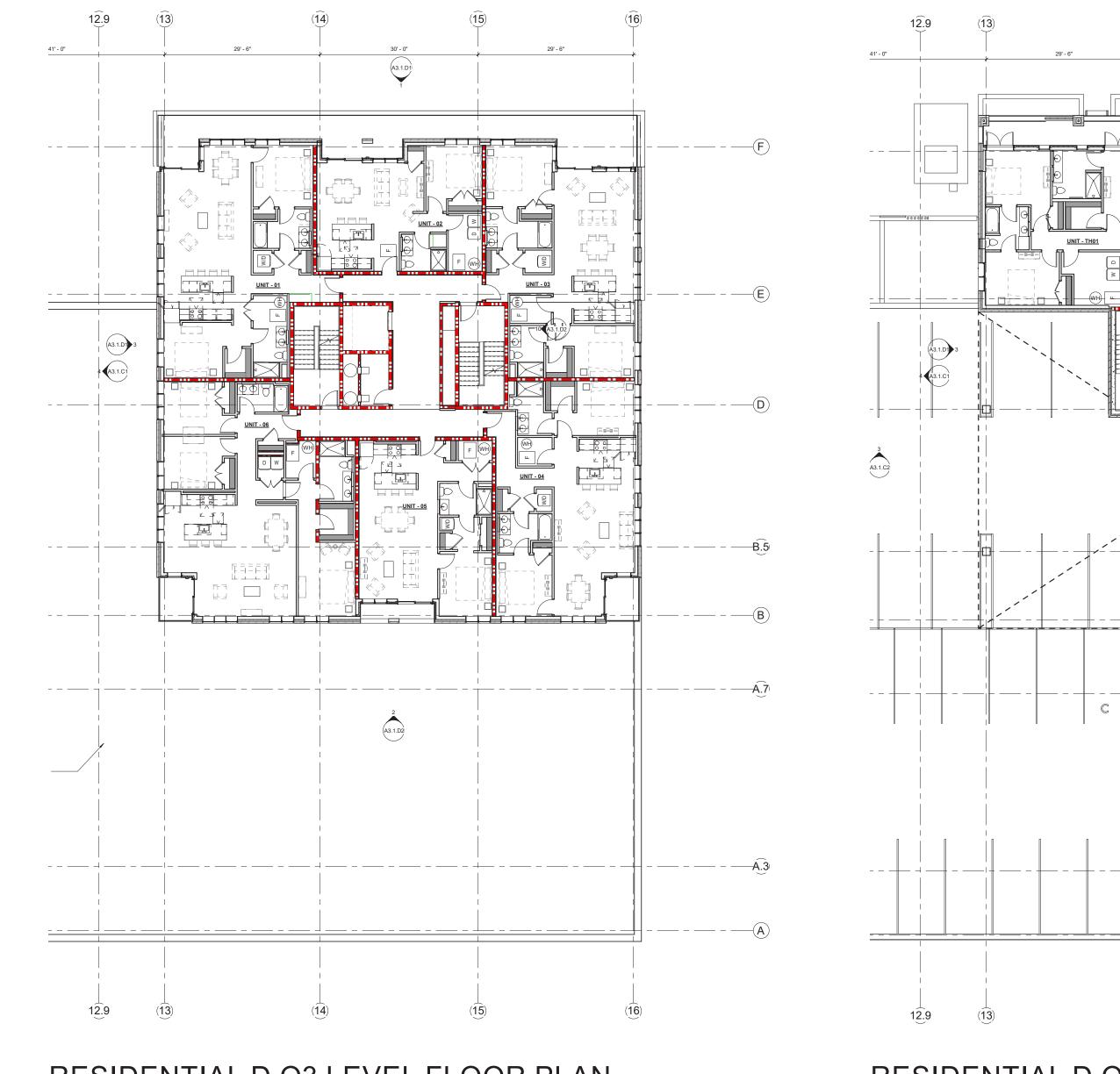
PROJECT NUMBER

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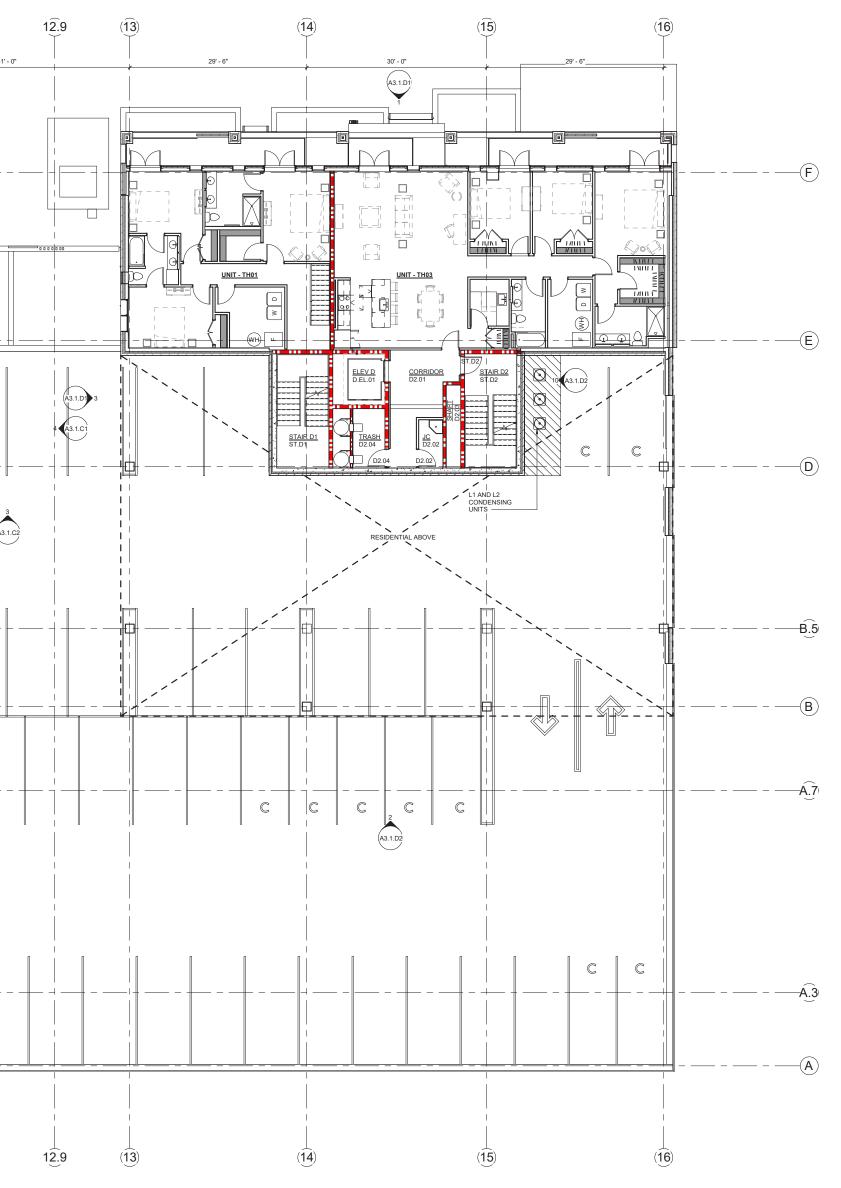
10420



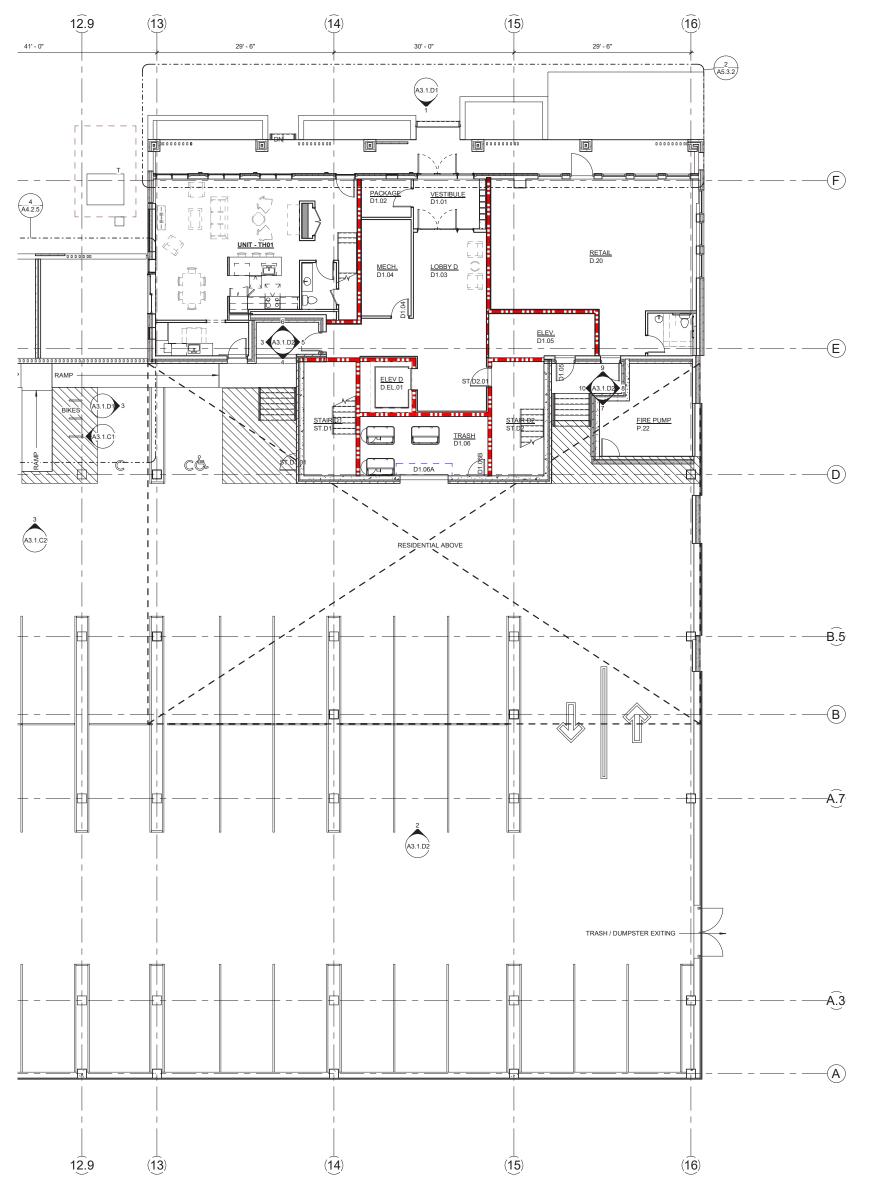
SITE SECTION THROUGH RESIDENTIAL D AND COMMERCIAL 1 1" = 20'



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"

BROADWAY PARK WEST

841 BROADWAY STREET ANN ARBOR, MI 48104

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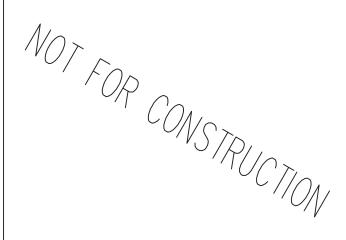
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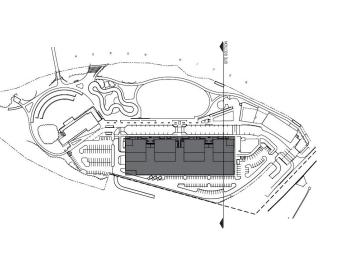
REVISED PUD SITE PLAN

A 240CT19

SEALS AND SIGNATURES



KEY PLAN



DRAWING TITLE

RESIDENTIAL FLOOR PLANS

AS NOTED

PROJECT NUMBER

DRAWING NUMBER

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841 BROADWAY STREET ANN ARBOR, MI 48104

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

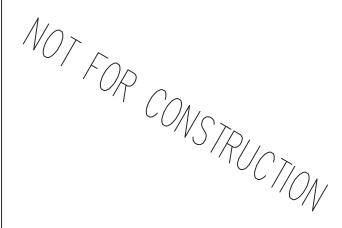
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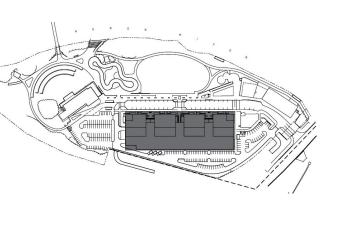
HAMILTON ANDERSON 1435 RANDOLPH STREET, STE 200 DETROIT, MI 48226

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REVISED PUD SITE PLAN		02JUL20
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SEALS AND SIGNATURES



KEY PLAN

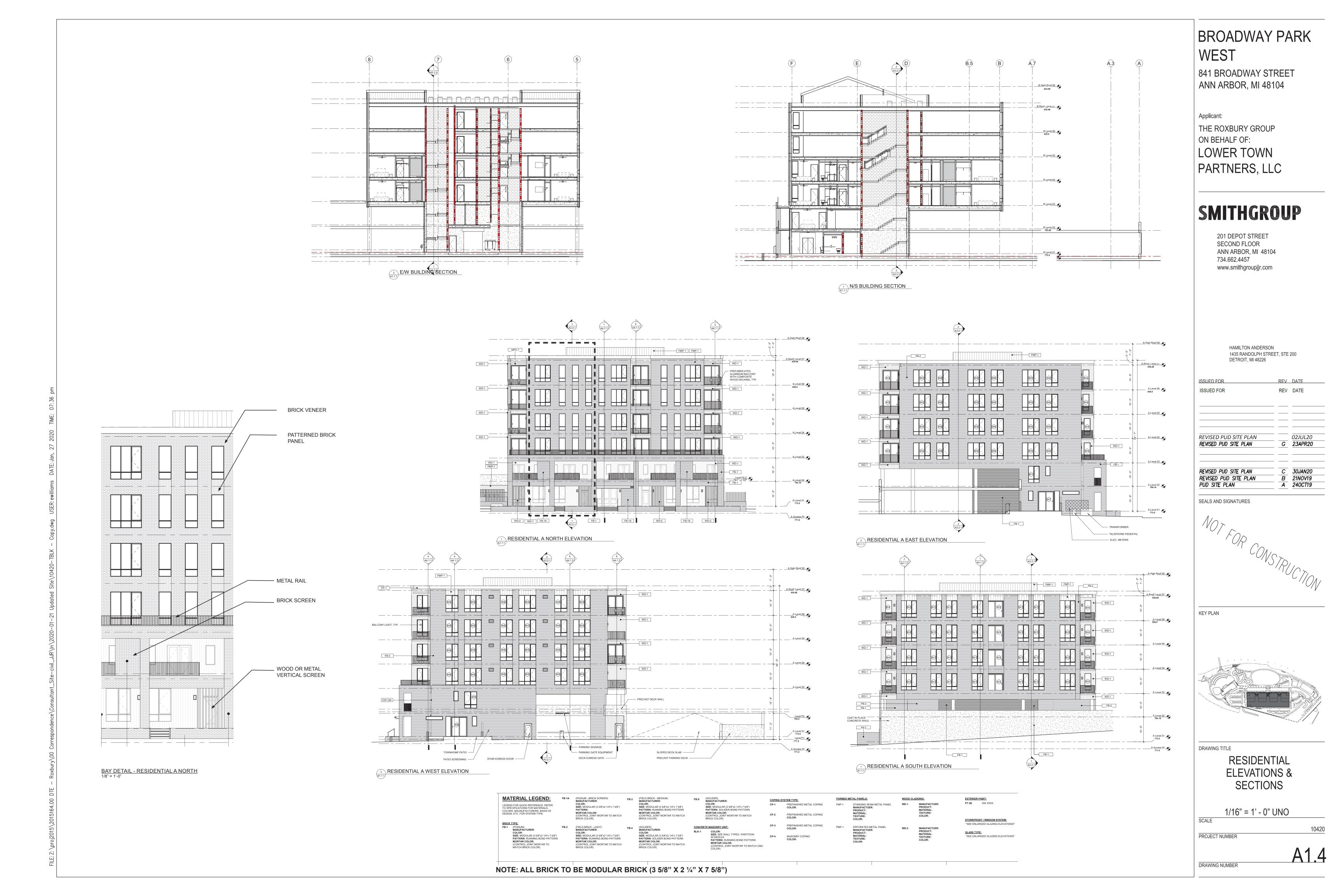


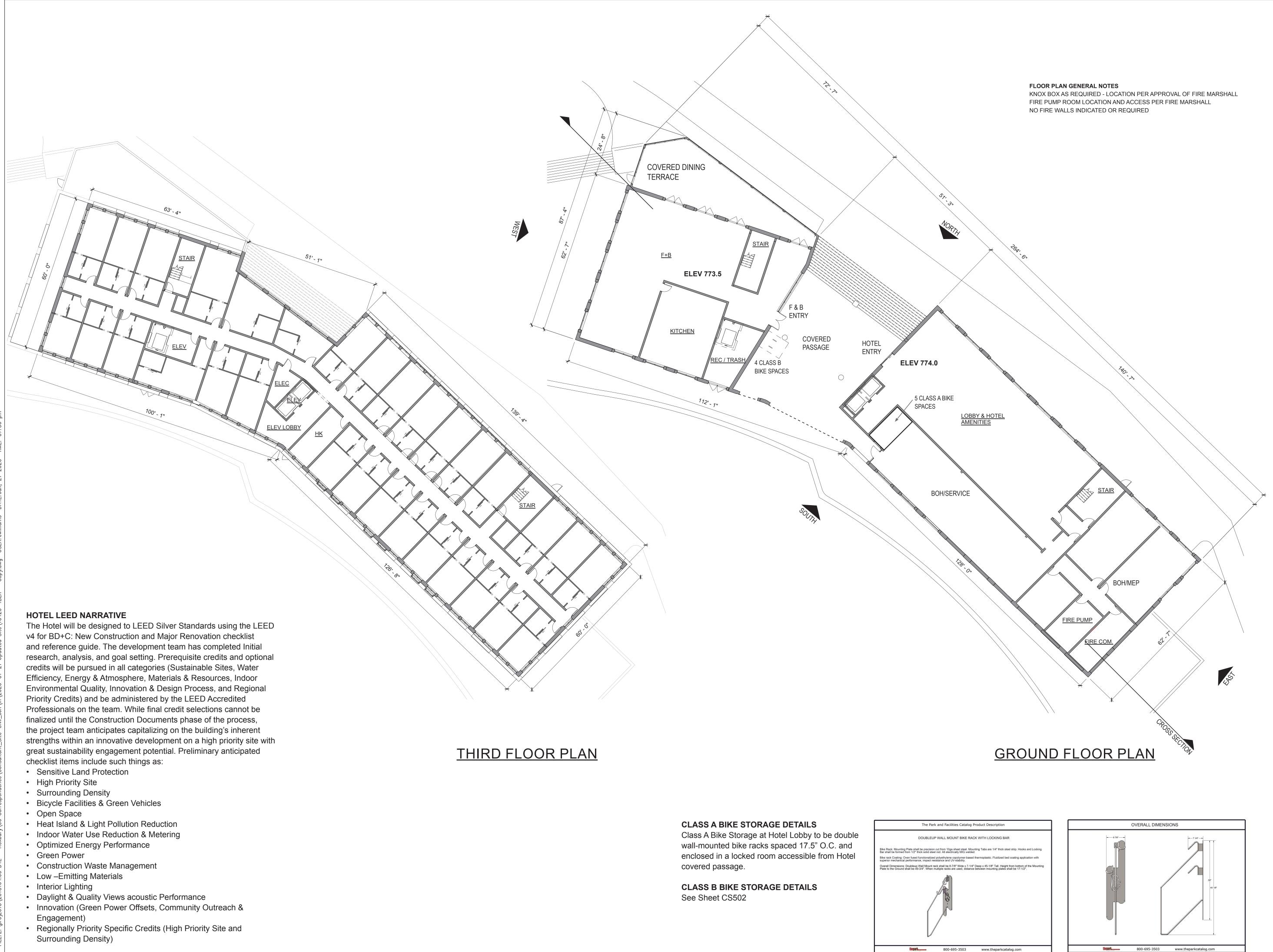
DRAWING TITLE

RESIDENTIAL ELEVATIONS

1/16" = 1' - 0" UNO

PROJECT NUMBER





841 BROADWAY STREET ANN ARBOR, MI 48104

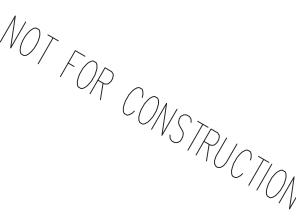
Applicant: THE ROXBURY GROUP ON BEHALF OF: LOWER TOWN PARTNERS, LLC

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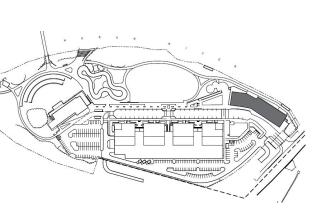
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REVISED PUD SITE PLAN		30JAN20	
REVISED PUD SITE PLAN	B	21NOV19	_
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KEY PLAN



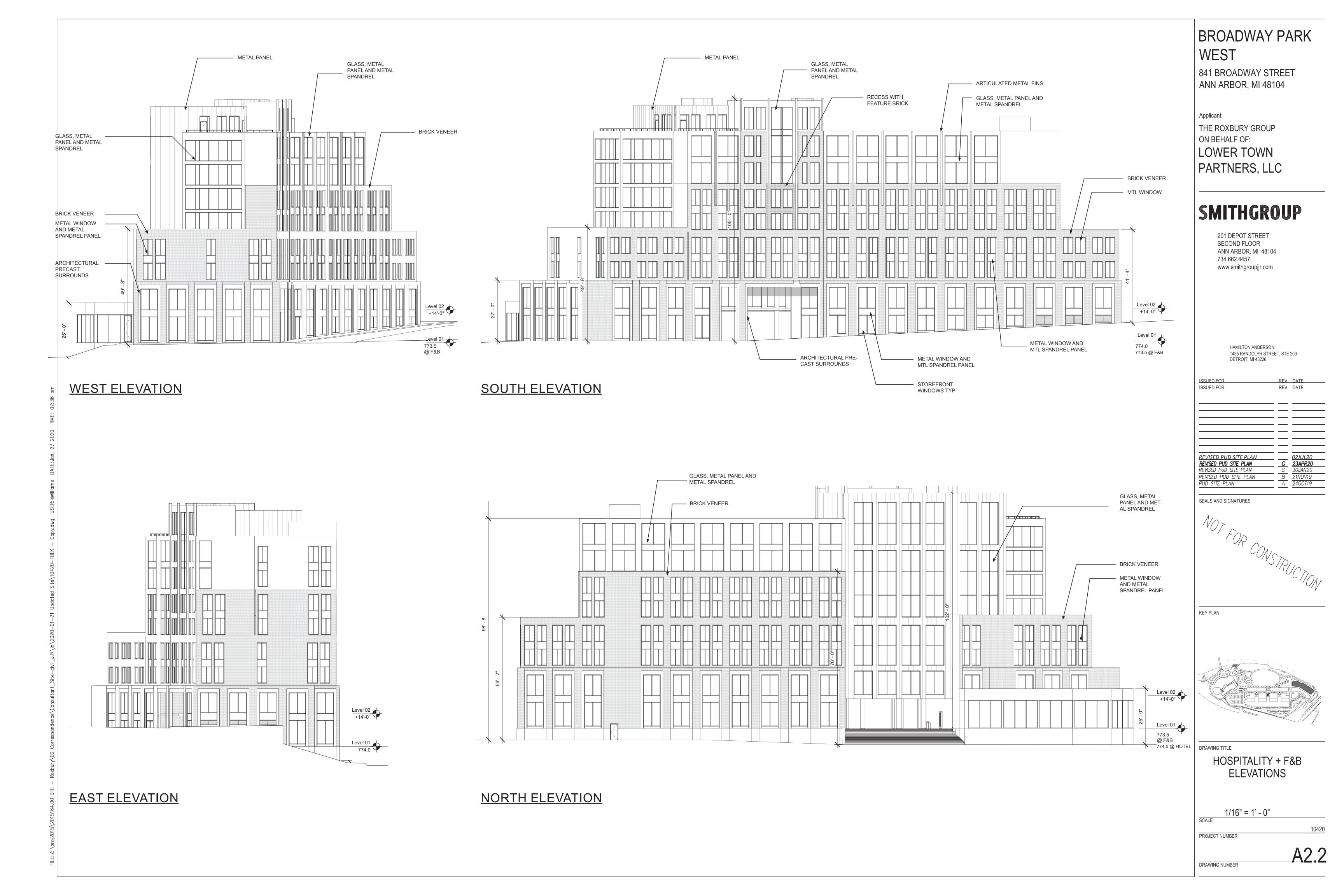
HOSPITALITY + F&B FLOOR PLANS

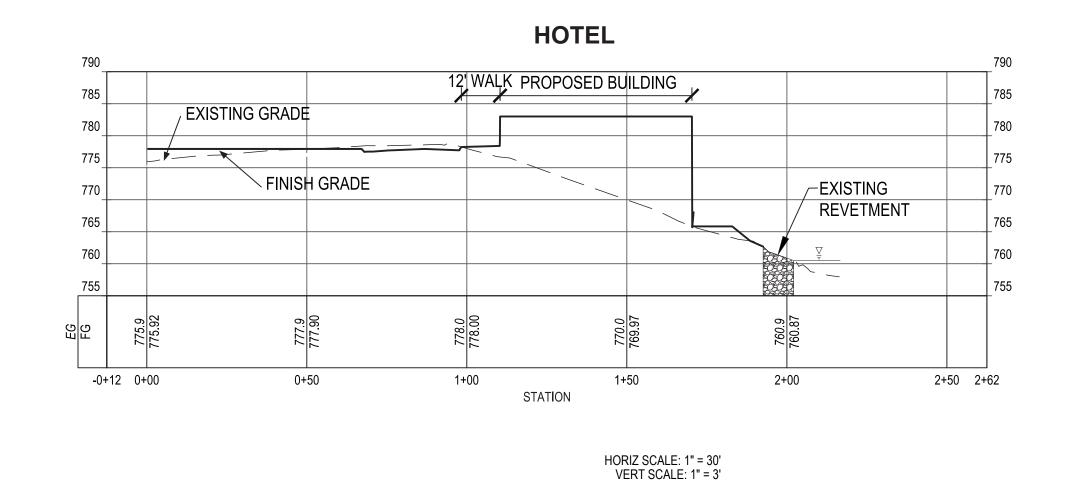
1/16" = 1' - 0"

10420 PROJECT NUMBER

SEALS AND SIGNATURES

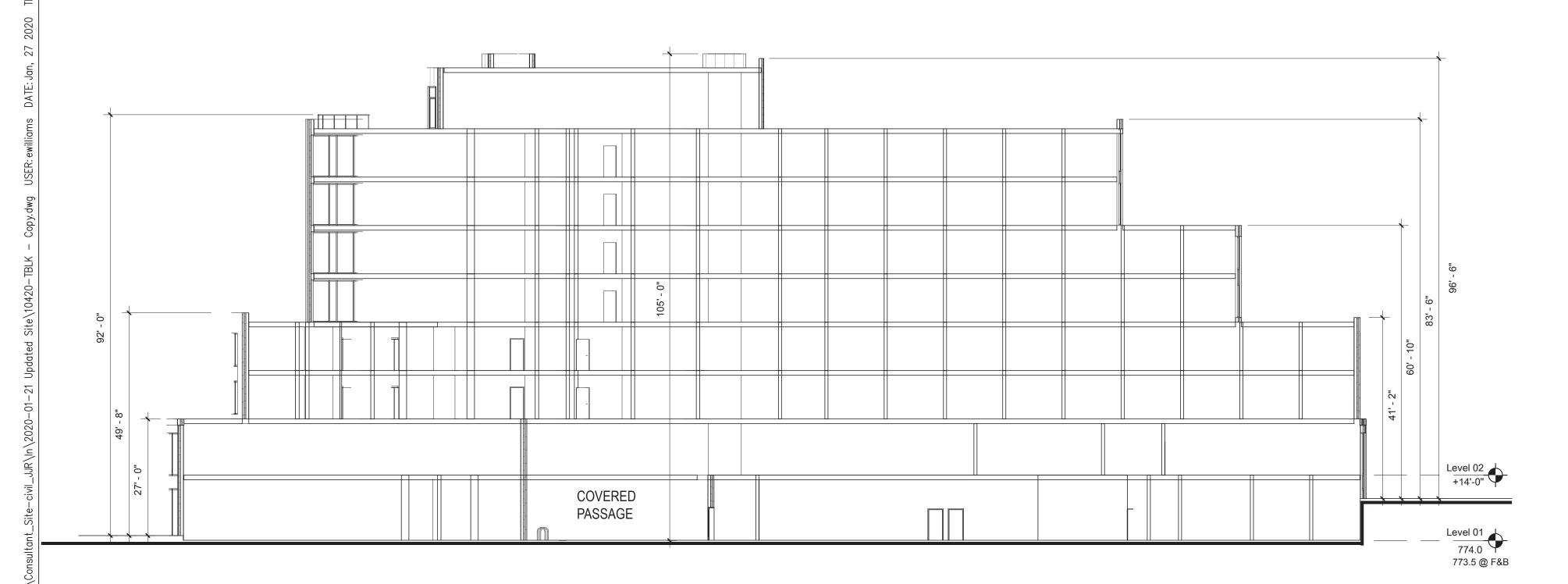
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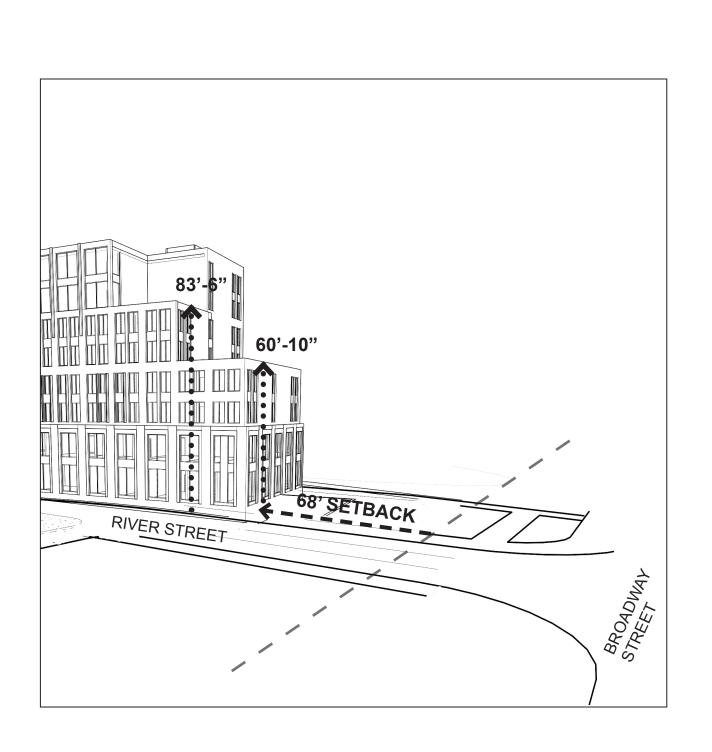
CROSS SECTION AT STEEP SLOPE

SEE KEY PLAN IN TITLE BLOCK FOR SECTION CUT LOCATION



CROSS SECTION

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

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

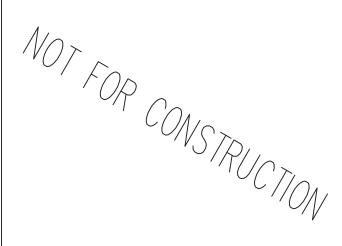
SMITHGROUP

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

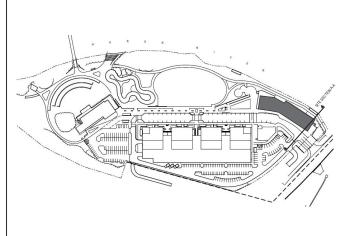
HAMILTON ANDERSON 1435 RANDOLPH STREET, STE 200 DETROIT, MI 48226

SSUED FOR	REV	DATE
ISSUED FOR	REV	DATE
-		
REVISED PUD SITE PLAN		02JUL20
REVISED PUD SITE PLAN	G	23APR20
REVISED PUD SITE PLAN	\overline{C}	30JAN20
REVISED PUD SITE PLAN	В	21NOV19
PUD SITE PLAN	A	240CT19

SEALS AND SIGNATURES



KEY PLAN

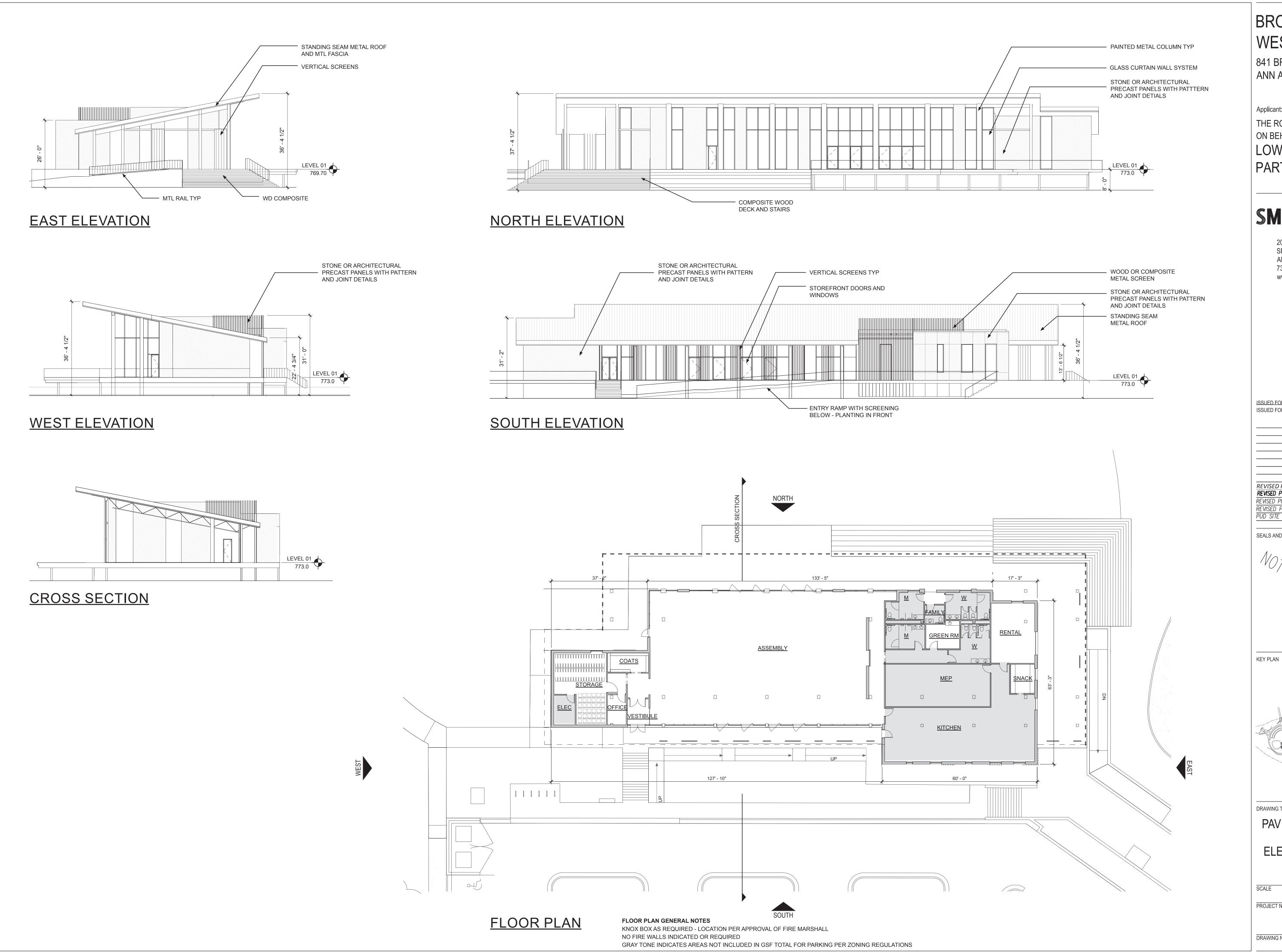


DRAWING TITLE

HOSPITALITY SECTIONS & STREETWALL PERSPECTIVE

AS NOTED

10420 PROJECT NUMBER



841 BROADWAY STREET ANN ARBOR, MI 48104

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

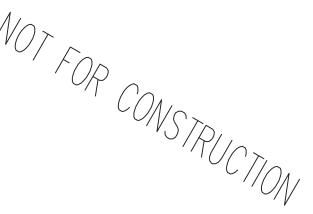
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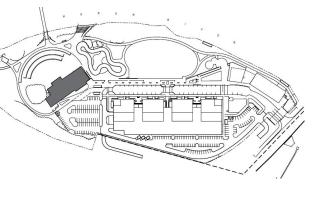
201 DEPOT STREET SECOND FLOOR ANN ARBOR, MI 48104 734.662.4457 www.smithgroupjjr.com

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

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SEALS AND SIGNATURES

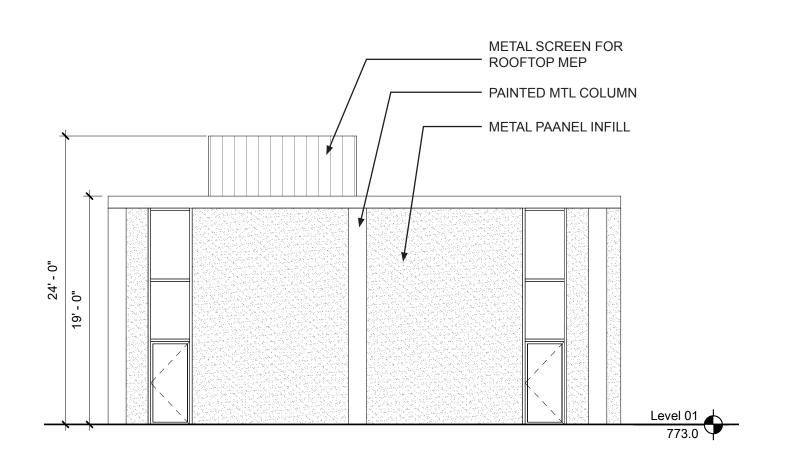




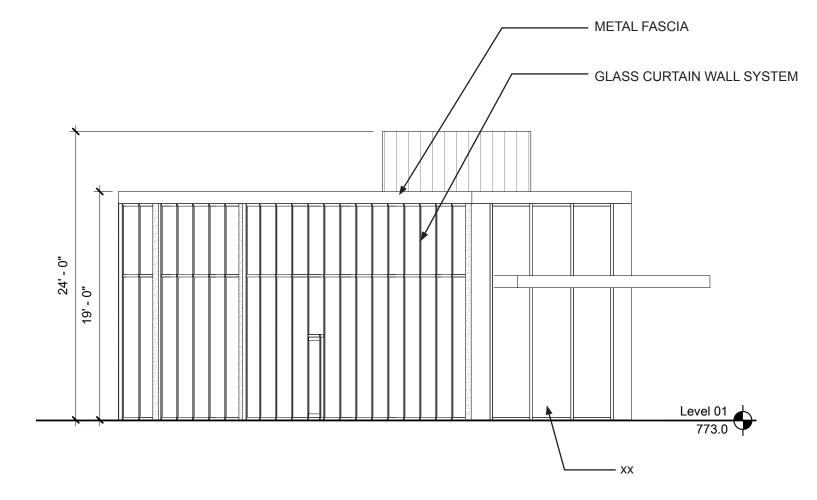
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PAVILION & CONCESSIONS FLOOR PLANS, ELEVATIONS, & SECTIONS

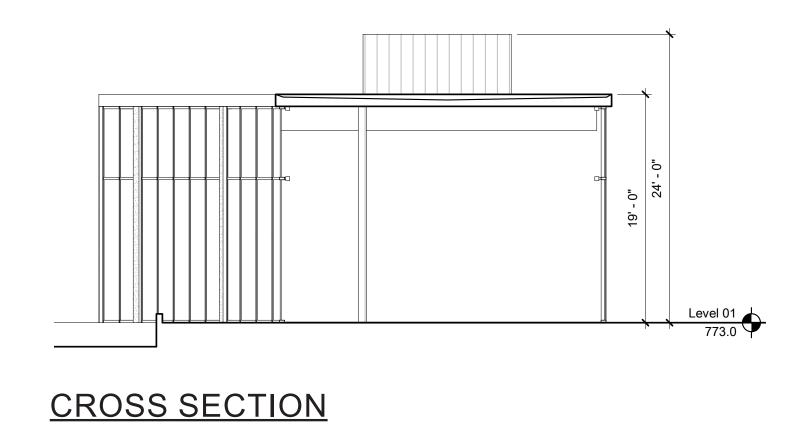
1/16" = 1' - 0" PROJECT NUMBER DRAWING NUMBER

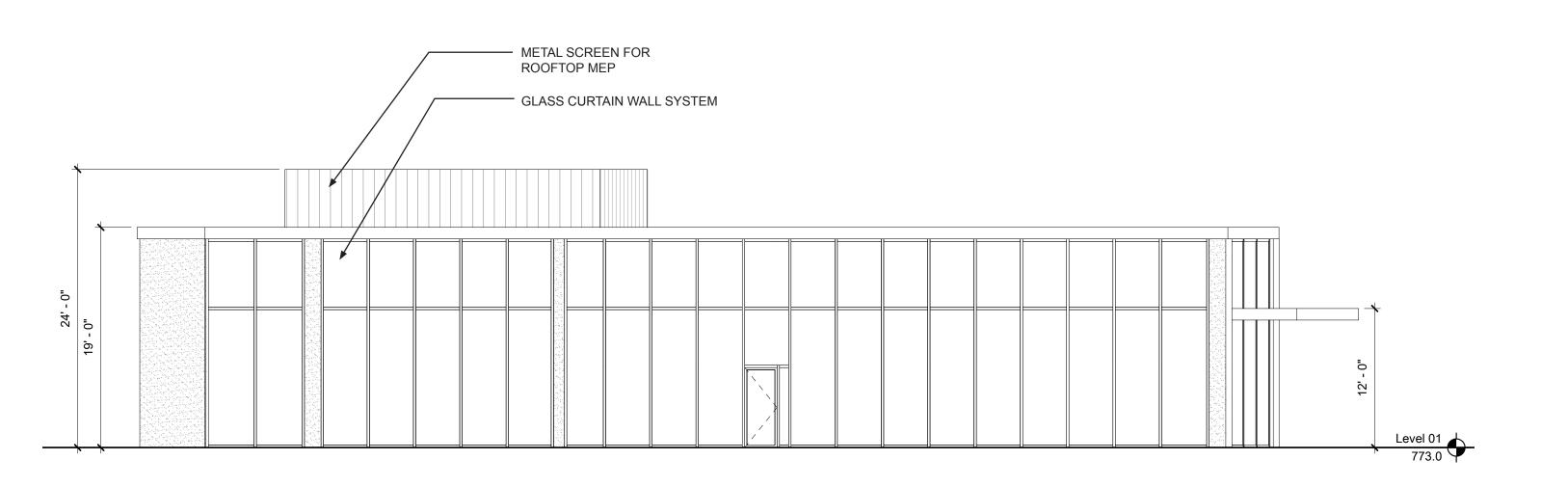


EAST ELEVATION

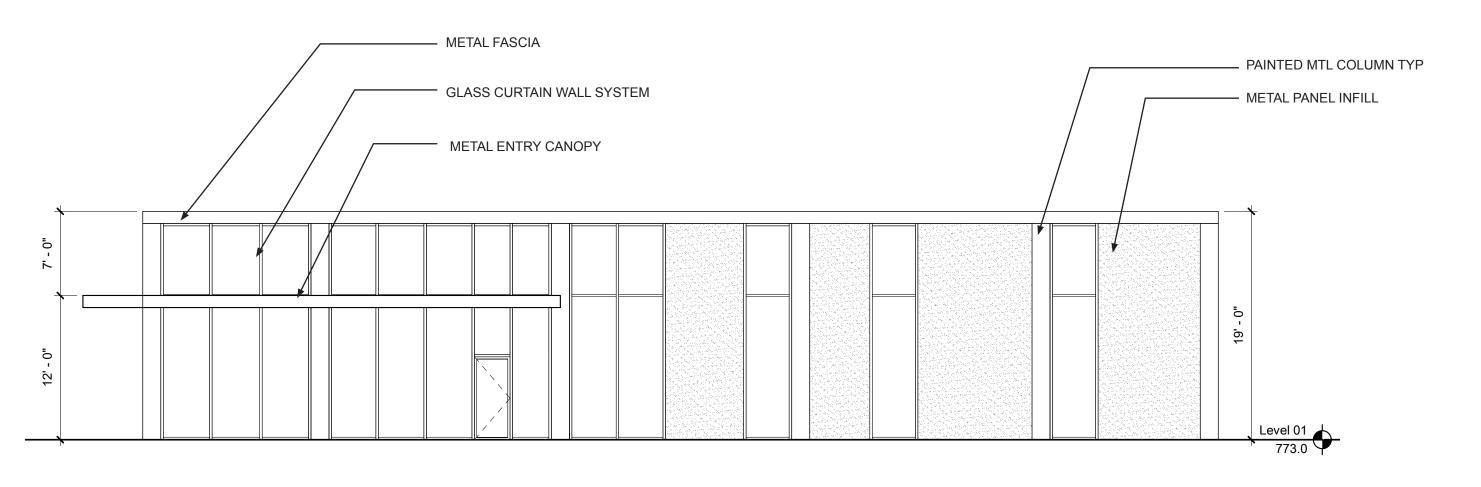


WEST ELEVATION

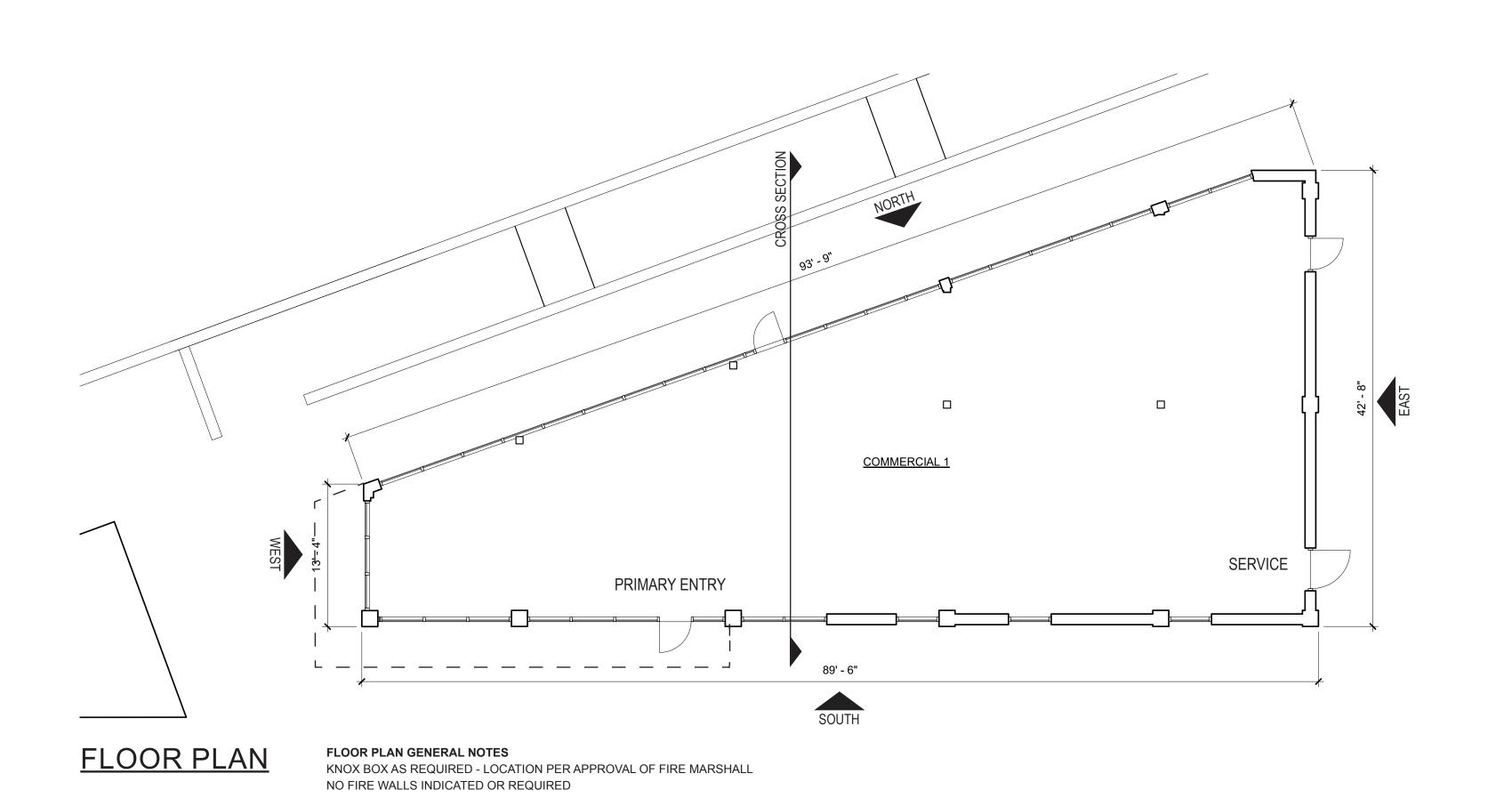




NORTH ELEVATION



SOUTH ELEVATION



BROADWAY PARK WEST

841 BROADWAY STREET ANN ARBOR, MI 48104

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

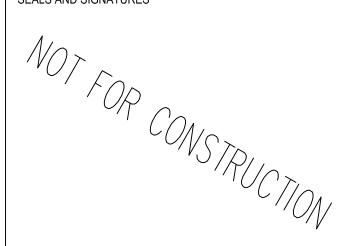
SMITHGROUP

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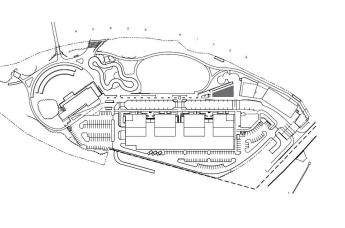
> HAMILTON ANDERSON 1435 RANDOLPH STREET, STE 200 DETROIT, MI 48226

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REVISED PUD SITE PLAN	\overline{B}	21NOV19
PUD SITE PLAN	\overline{A}	240CT19

SEALS AND SIGNATURES



KEY PLA

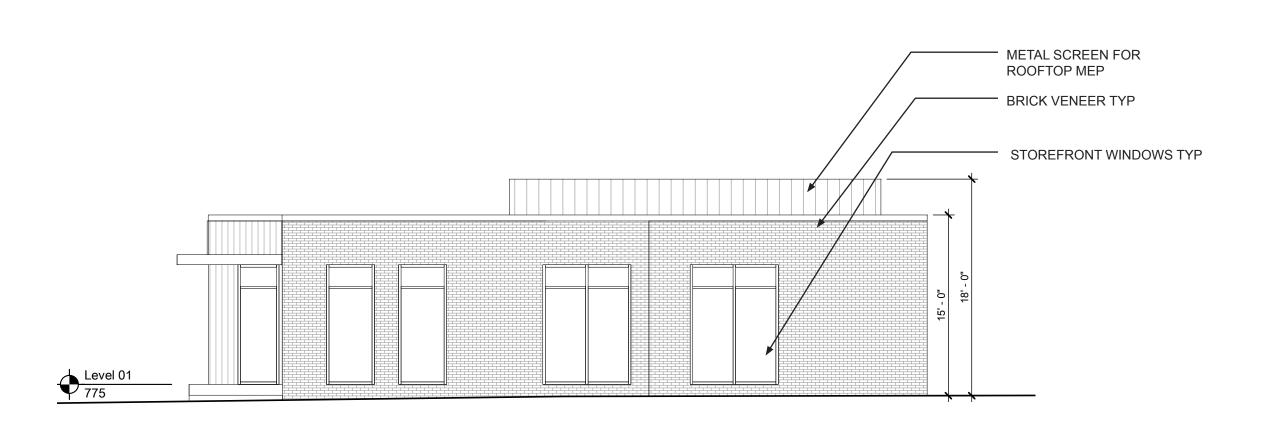


DRAWING TITLE

COMMERCIAL BLD 1 FLOOR PLANS, ELEVATIONS SECTIONS

1/8" = 1' - 0"

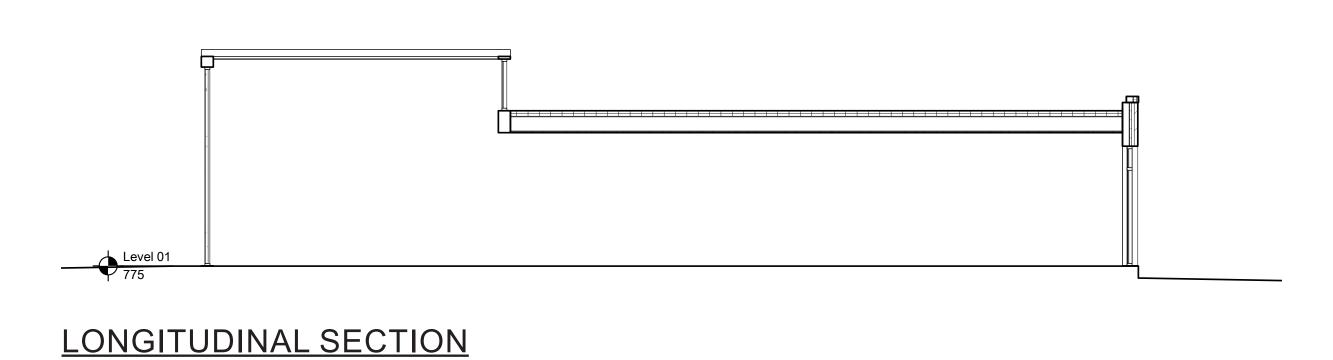
PROJECT NUMBER

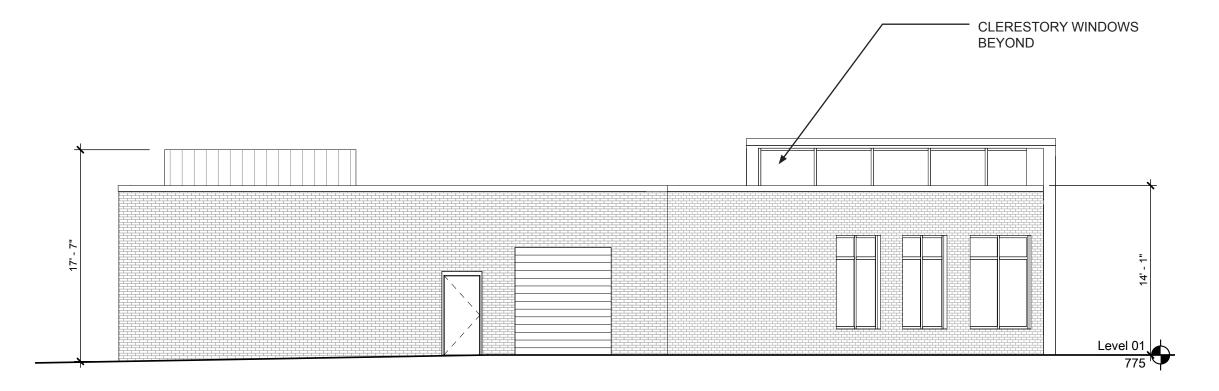


WEST ELEVATION

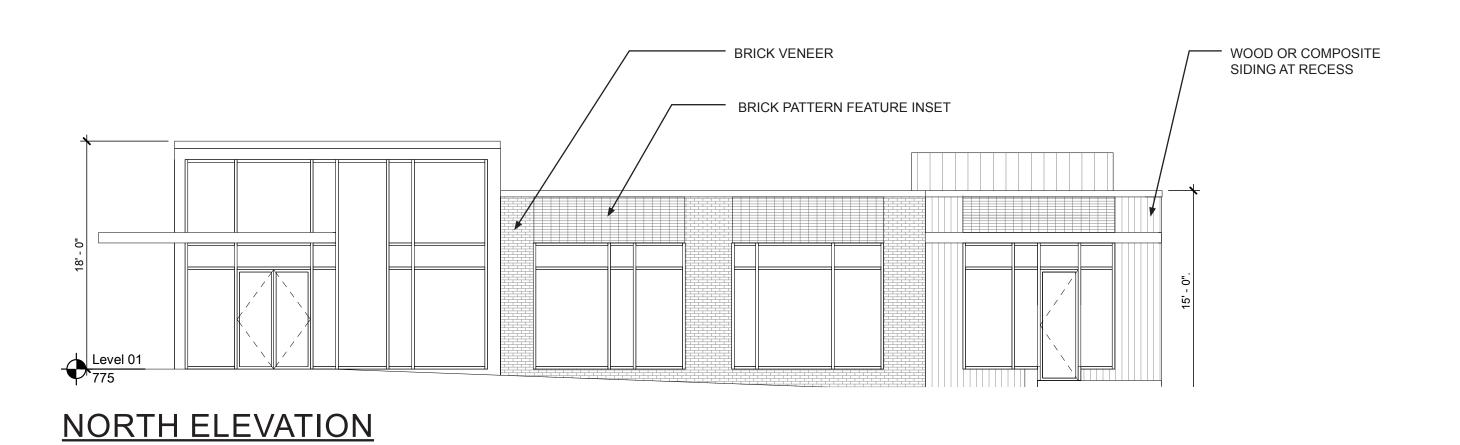


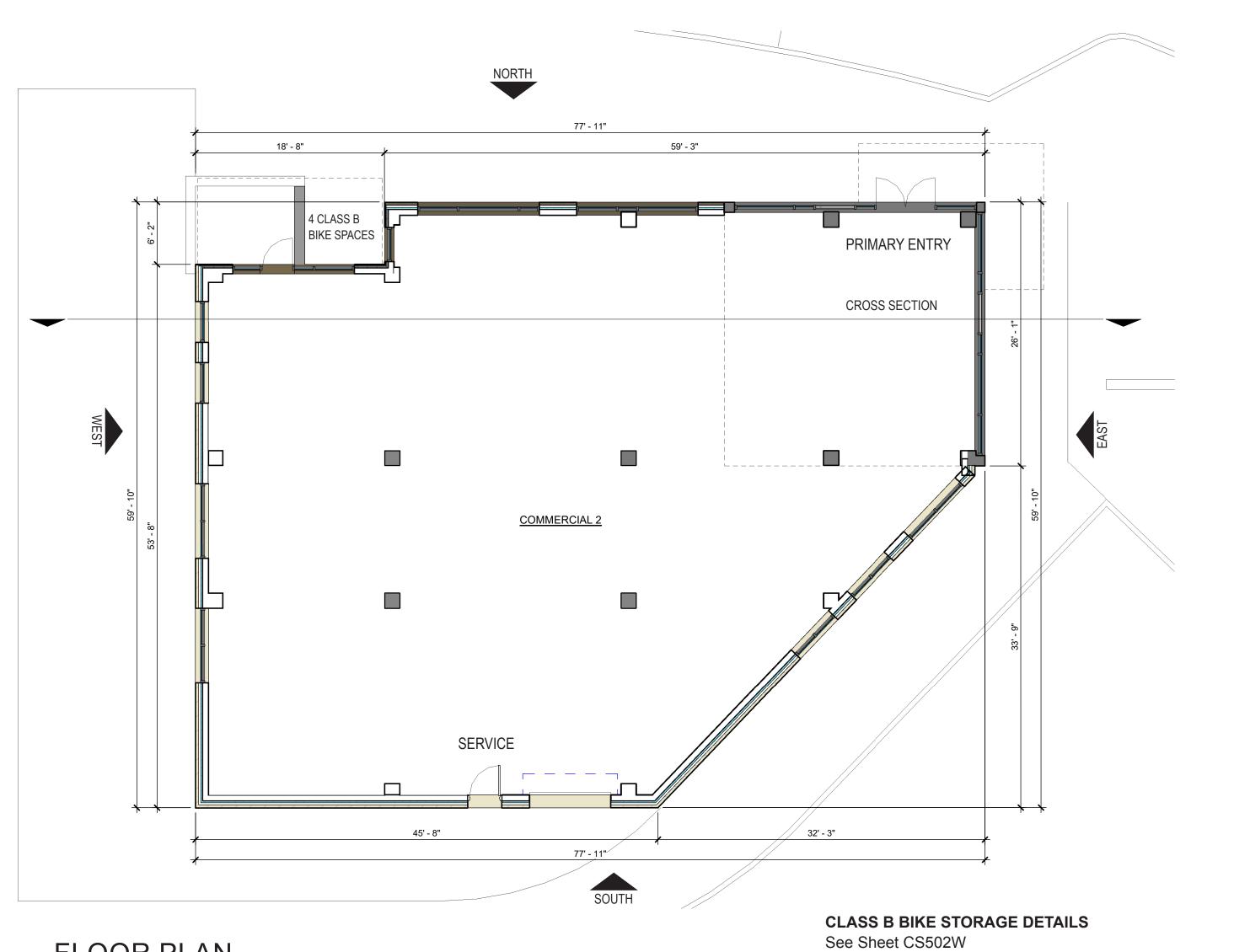
EAST ELEVATION





SOUTH ELEVATION





BROADWAY PARK WEST

841 BROADWAY STREET ANN ARBOR, MI 48104

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

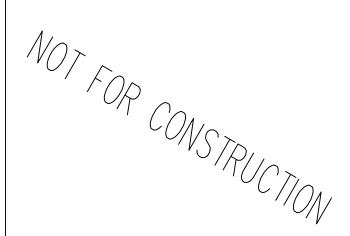
SMITHGROUP

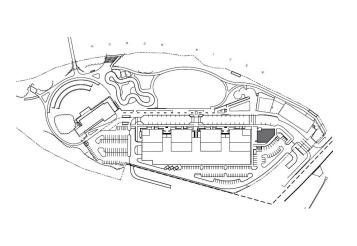
201 DEPOT STREET SECOND FLOOR ANN ARBOR, MI 48104 734.662.4457 www.smithgroupjjr.com

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REVISED PUD SITE PLAN	B	21NOV19
PUD SITE PLAN	\overline{A}	240CT19

SEALS AND SIGNATURES





COMMERCIAL BLD 2 FLOOR PLANS, ELEVATIONS SECTIONS

1/8" = 1' - 0"

PROJECT NUMBER

A5.1 DRAWING NUMBER

FLOOR PLAN