

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 1547 Washtenaw, Application Number HDC16-044

**DISTRICT:** Washtenaw / Hill Historic District

**REPORT DATE:** April 14, 2016

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, April 11, 2016

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	New Life Church	Same
<b>Address:</b>	1541 Washtenaw Ann Arbor, MI	
<b>Phone:</b>	(989)780-1992	

**BACKGROUND:** The c.1860 Frieze House was built for Henry Simmons Frieze, who was acting president of the University of Michigan for three terms in the 1860s – 1890. It is a two-story Italianate constructed of dressed stone, with a hipped roof, and a cupola that was added in the 1870s.

In 2008 the HDC issued a Certificate of Appropriateness to remove an attached garage and construct a new garage with living space above.

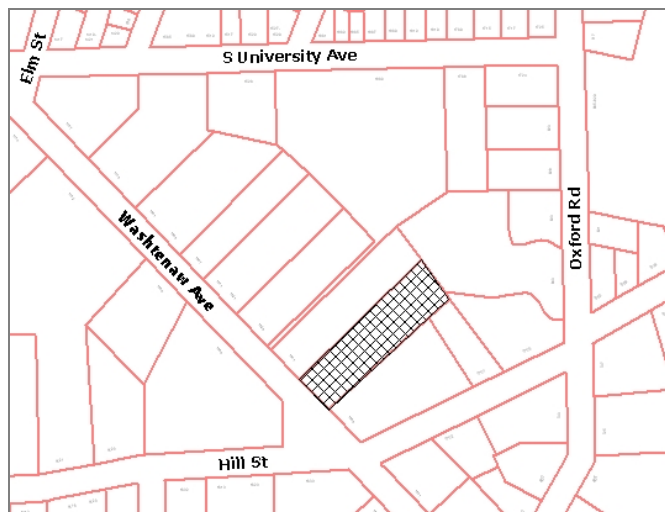
**LOCATION:** The site is located on the east side of Washtenaw Avenue, north of Hill Street.

**APPLICATION:** The applicant seeks HDC approval to add eight (8) parking spaces straddling both the 1541 and 1547 Washtenaw properties for staff parking, and restore a planting island near the front of the house. The eight spaces are to be located along the common property line between both properties. The spaces will be completely behind the historic 1547 residence and accessed from the shared driveway. Permeable paving will be used for stormwater management purposes.

#### **APPLICABLE REGULATIONS:**

#### **From the Secretary of the Interior's Standards for Rehabilitation:**

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.



(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**

**Building Site**

*Recommended:* Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Retaining the historic relationship between buildings and the landscape.

*Not Recommended:* Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

**From the Ann Arbor Historic District Design Guidelines (other guidelines may apply):**

**All New Construction**

*Appropriate:* Retaining the historic relationship between buildings, landscape features and open space.

*Appropriate:* Designing new features so they are compatible with the historic character of the site, district, and neighborhood.

**STAFF FINDINGS:**

1. The Frieze House is owned by New Life Church next door. The church has received a special exception use from the City Planning Commission contingent upon HDC approval of this application. The special exception will allow them to use a formerly single-family residential structure for church office and meeting space and one residential unit.
2. The proposed paver parking is behind the historic house and new carriage house, more than 250 feet from the public right-of-way. Approximately nine trees would be removed, none of which are landmark trees. An area of landscaping would be installed next to the parking spaces to help screen them from view, and more importantly, a landscape island in the driveway near the front of the house that was removed and paved over by the previous owners would be reconstructed and planted with trees and bushes.
3. The work is reversible and does not significantly impact the large back yard or the historic character of the historic house.
4. Staff believes the work is sensitive to the structure and neighborhood and generally

meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines and Standards for Rehabilitation.

**POSSIBLE MOTIONS:** (Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 1547 Washtenaw Avenue, a contributing property in the Washtenaw / Hill Historic District, to add eight parking spaces, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, and 10 and the guidelines for additions and building site; and the *Ann Arbor Historic District Design Guidelines* for all new construction.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 1547 Washtenaw Avenue in the Washtenaw / Hill Historic District

\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

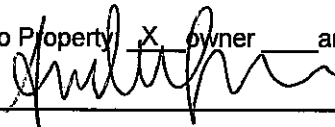

**ATTACHMENTS:** Application, drawings, window schedule, photos.



**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>1547 WASHTENAW AVENUE</u>
Historic District: <u>WASHTENAW / HILL</u>
Name of Property Owner (If different than the applicant): _____
Address of Property Owner: _____
Daytime Phone and E-mail of Property Owner: _____
Signature of Property Owner: _____ Date: _____
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>NEW LIFE CHURCH</u>
Address of Applicant: <u>1541 WASHTENAW</u>
Daytime Phone: ( <u>989</u> ) <u>780-1992</u> Fax: ( _____ )
E-mail: <u>ANDREA.ROE@NLCWEB.ORG</u>
Applicant's Relationship to Property <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:  Date: <u>3/24/2016</u>
<b>Section 3: Building Use (check all that apply)</b>
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531." Please initial here: 

**Section 5: Description of Proposed Changes (attach additional sheets as necessary)**

1. Provide a brief summary of proposed changes. \_\_\_\_\_

APPLICANT IS REQUESTING APPROVAL FOR THE ADDITION OF 8 PARKING SPACES

STRADDLING BOTH THE 1541 AND 1547 PROPERTIES. THE SPACES ARE TO BE LOCATED ALONG

COMMON PROPERTY LINE BETWEEN BOTH PROPERTIES. THE SPACES WILL BE COMPLETELY

BEHIND THE HISTORIC 1547 RESIDENCE AND ACCESSED FROM THE 1541 DRIVE. PERMEABLE

PAVING WILL BE USED FOR STORMWATER MANAGEMENT PURPOSES.

2. Provide a description of existing conditions. \_\_\_\_\_

EXISTING CURBED DRIVE AISLE AND DEGRADED WOOD RETAINING WALL AND FENCE AND

LANDSCAPING/TREES. NO LANDMARK TREES ARE BEING REMOVED.

3. What are the reasons for the proposed changes? \_\_\_\_\_

PROVIDE PARKING FOR SUPPORT STAFF USE.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

**STAFF USE ONLY**

Date Submitted: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: \_\_\_\_\_ **HDC** \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

# New Life Church Site Improvements

## Released For: HDC Application

Release Date: 03/24/2016

O|X Project Number: NLC13

### Drawing List

Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
<b>General</b>			
G-1.0	Title Sheet	HDC Application	03/24/2016
<b>Existing</b>			
X-0.1	Photos - Existing Conditions	HDC Application	03/24/2016
X-0.2	Photos - Existing Conditions	HDC Application	03/24/2016
X-0.3	Photos - Existing Conditions	HDC Application	03/24/2016
<b>Proposed</b>			
A-0.1	Proposed Site Plan	HDC Application	03/24/2016
A-0.2	Proposed Site Plan Detail	HDC Application	03/24/2016
A-0.3	Perspectives	HDC Application	03/24/2016
<b>Consultant</b>			
CP-01	Topographical Survey	HDC Application	03/24/2016
SP-06	Proposed Site Work	HDC Application	03/24/2016
SP-09	Site Impact Plan	HDC Application	03/24/2016



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Job Title:

New Life Church Site Improvements

1547 Washtenaw Ave. Ann Arbor, MI

Sheet Title:

Title Sheet

Released For: HDC Application

03/24/2016

NLC13

G-1.0

Dwg Date  
Project #  
Drawing #

Scales listed are for 22x34 drawing size

NOT FOR CONSTRUCTION



Existing Conditions Photo - View from Church Dr



Existing Conditions Photo - View from Backyard



Existing Conditions Photo - Site View from Street

Job Title:  
New Life Church Site Improvements

1547 Washtenaw Ave. Ann Arbor, MI

Sheet Title:  
Photos - Existing Conditions

Released For: HOC Application

03/24/2016

NLC13

X-0.1

Scales listed are for 22x34 drawing size

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Existing Conditions Photo - View from House



Existing Conditions Photo - View from Rear



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Job Title:  
New Life Church Site  
Improvements

1547 Washtenaw Ave. Ann Arbor, MI

Sheet Title:  
Photos - Existing  
Conditions

Released For: HOC Application

03/24/2016

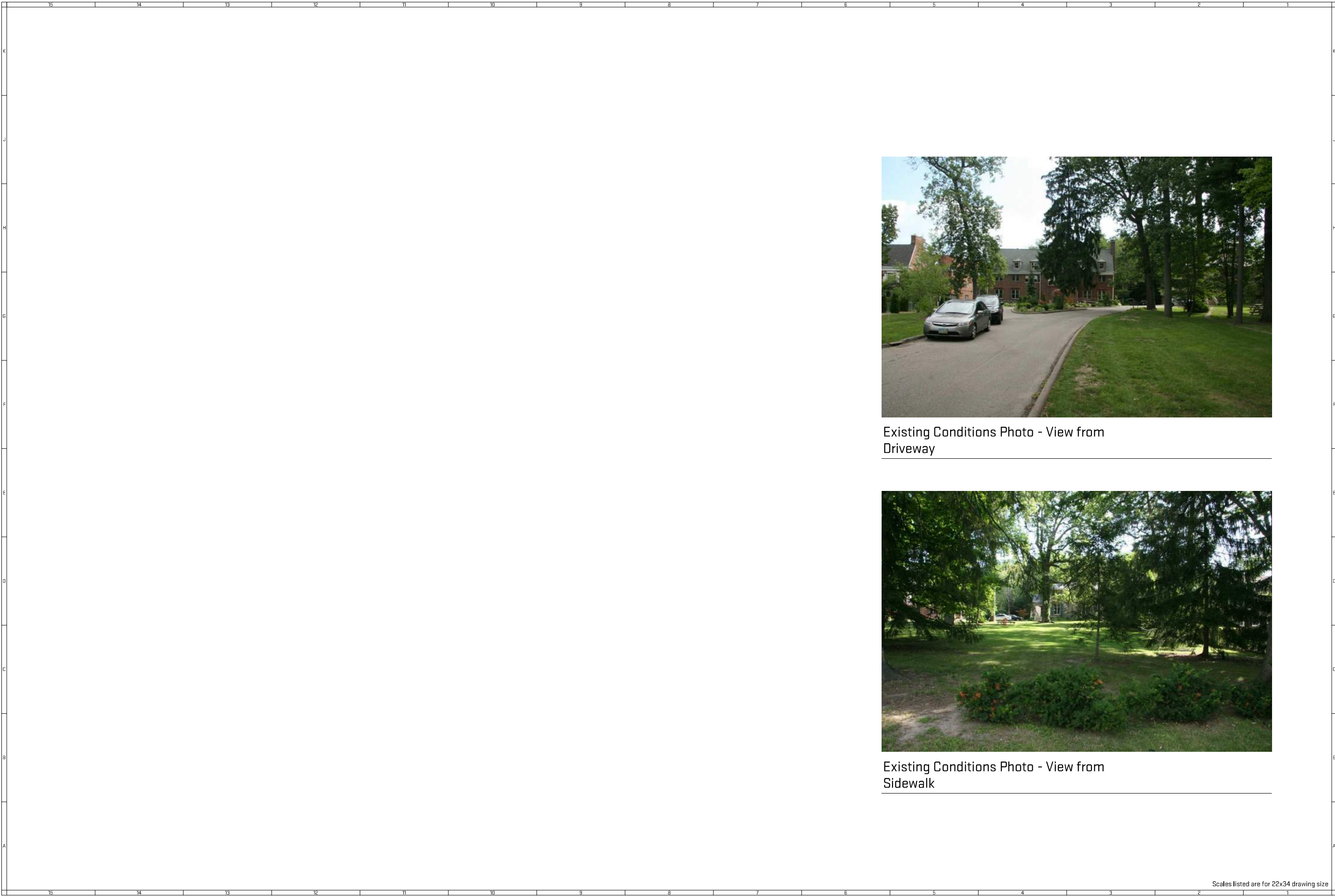
NLC13

X-0.2

Scales listed are for 22x34 drawing size

NOT FOR CONSTRUCTION





Existing Conditions Photo - View from Driveway



Existing Conditions Photo - View from Sidewalk



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Job Title:  
**New Life Church Site Improvements**  
1547 Washtenaw Ave. Ann Arbor, MI

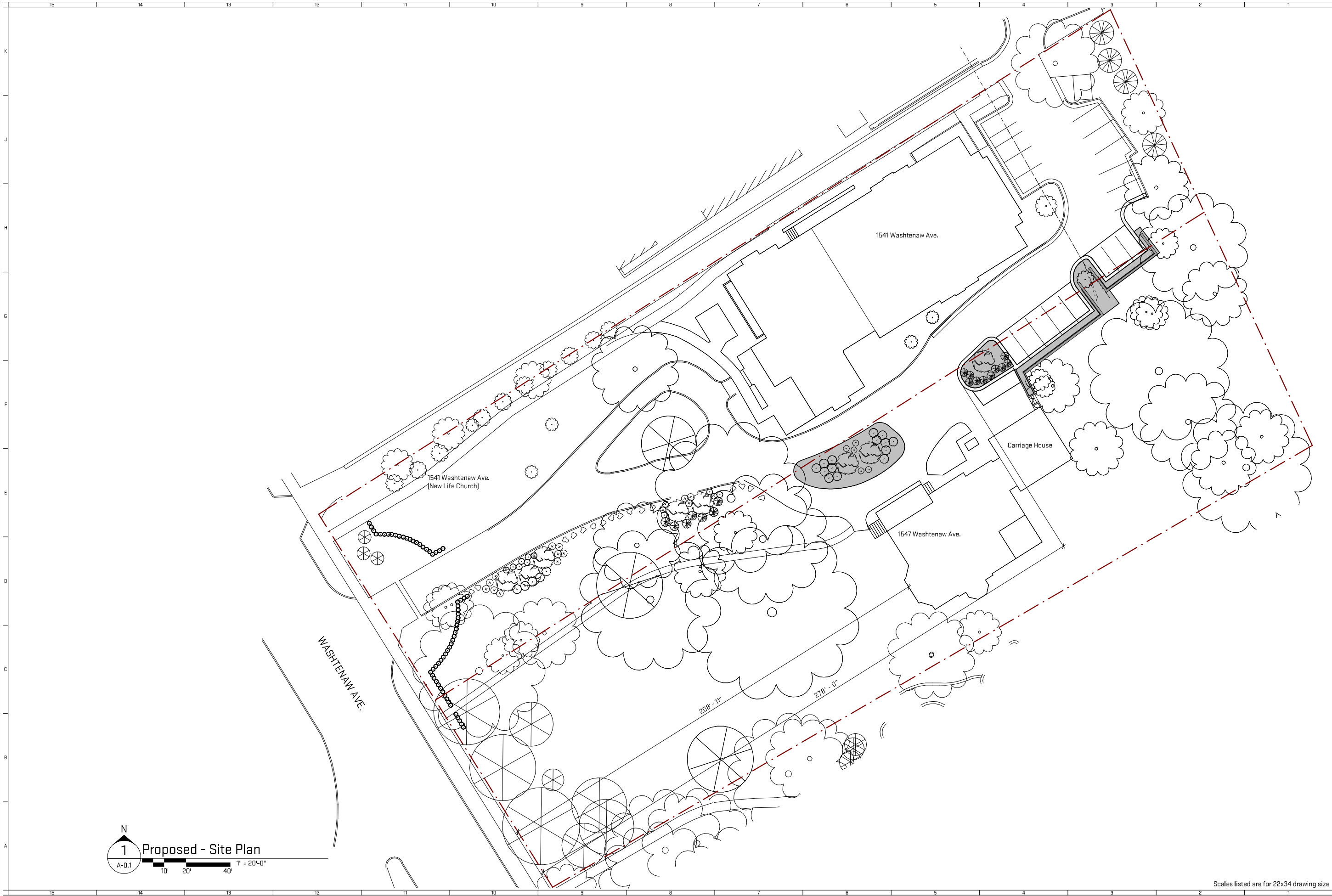
Sheet Title:  
**Photos - Existing Conditions**  
Released For: HOC Application

03/24/2016  
NLC13  
**X-0.3**

Scales listed are for 22x34 drawing size


**NOT FOR CONSTRUCTION**

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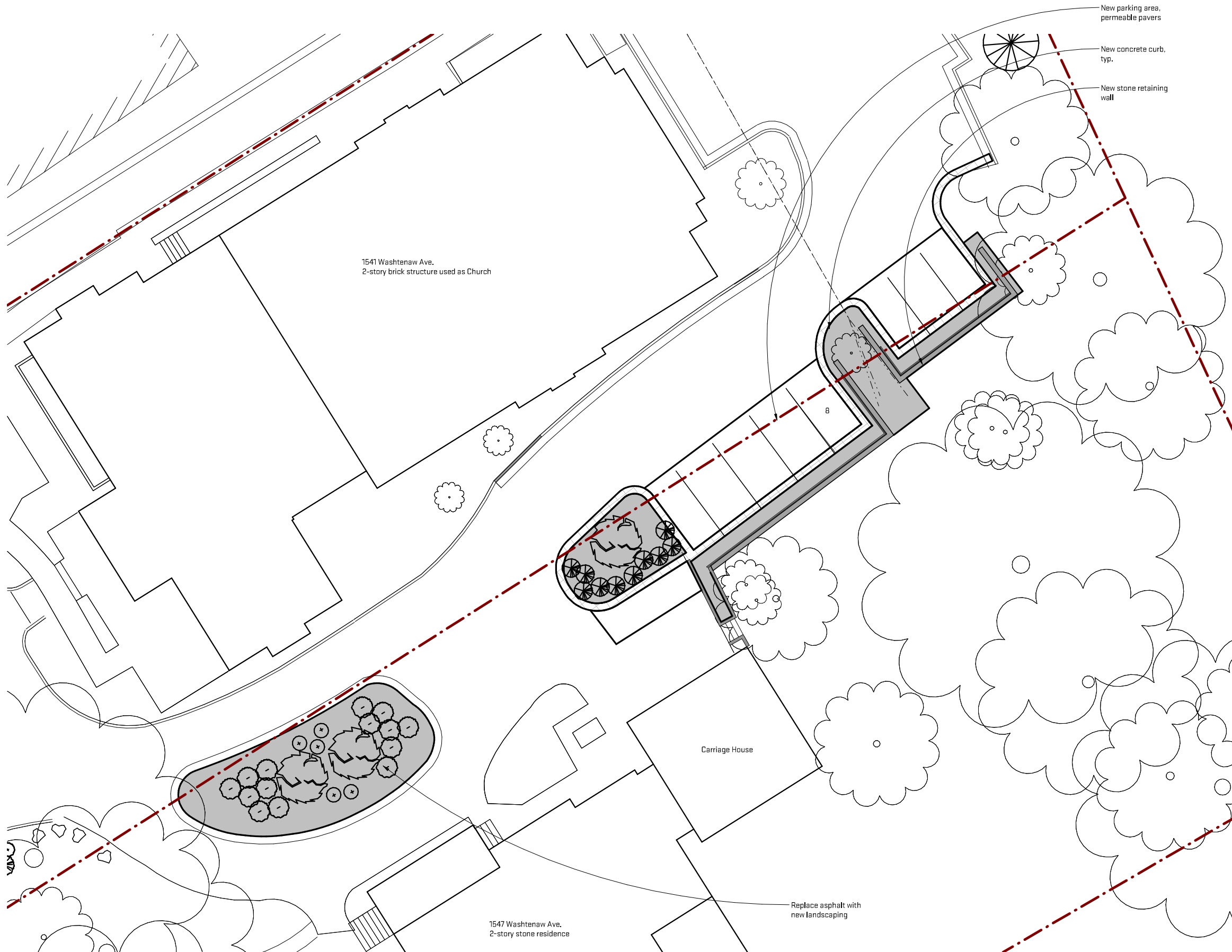
N  
1 Proposed - Site Plan  
A-0.1  
10' 20' 40'  
1" = 20'-0"

Scales listed are for 22x34 drawing size

 architecture   construction   objects P: (734) 929-9000   F: (734) 929-9001   www.oxstudioinc.com	
Job Title:	New Life Church Site Improvements
Sheet Title:	Proposed Site Plan
Released For:	HDC Application
Project #	NLC13
Drawing #	A-0.1
Date	03/24/2016
Location	1547 Washtenaw Ave. Ann Arbor, MI

NOT FOR CONSTRUCTION

Plot Date/Time: 3/25/2016 2:20:53 PM  
File Path: C:\Revit Local Files\NLC13\_lylaf.rvt



**1** Proposed - Site Plan Detail  
A-0.2  
1" = 10'-0"  
10' 20'

Scales listed are for 22x34 drawing size

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Job Title:  
**New Life Church Site Improvements**  
1547 Washtenaw Ave. Ann Arbor, MI

Sheet Title:  
**Proposed Site Plan Detail**  
Released For: HOC Application

03/24/2016  
NLC13  
A-0.2

**NOT FOR CONSTRUCTION**



Perspective - From Driveway



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Job Title:  
**New Life Church Site Improvements**  
1547 Washtenaw Ave. Ann Arbor, MI

Sheet Title:  
**Perspectives**  
Released For: HOC Application

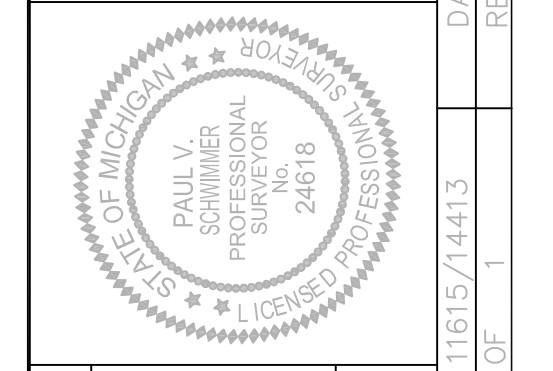
03/24/2016  
NLC13  
**A-0.3**

Scales listed are for 22x34 drawing size

**NOT FOR CONSTRUCTION**



**Arbor Land Consultants, Inc.**  
 Professional Land Surveyors  
 2936 Madison Ct.  
 Ann Arbor, MI 48103  
 Tel 1-734-669-2960  
 Fax 1-734-669-2961



CLIENT: NEW HOPE CHURCH  
 TOPOGRAPHICAL SURVEY  
 NEW HOPE CHURCH  
 ASSESSOR'S PLAT 18  
 ANN ARBOR, MICHIGAN

DATE: 12-31-13  
 REVISION: 10-20-2015

JOB NO. 11615/4413  
 SHEET 1 OF 1  
 SCALE 1 INCH = 10 FEET

SYMBOL	DESCRIPTION
—	ELECTRIC LINE
—	GAS MAIN
—	WATER MAIN
—	STORM LINE
—	SANITARY LINE
—	CABLE TV LINE
—	PHONE LINE
—	CHAIN LINK FENCE
—	WOOD FENCE
—	BARRIED WIRE FENCE

**TREE LEGEND:**

AP	APPLE
AS	ASPEN
B	BIRCH
BB	BURNING BUSH
BE	BOX ELDER
BE	BIRCH
CA	CRAB APPLE
CAT	CATALPA
CH	CHERRY
CS	CONIFEROUS SHRUB
CW	COTTONWOOD
DS	DECIDUOUS SHRUB
DT	DECIDUOUS TREE
E	ELM
H	HICKORY
L	LOCUST
M	MAPLE
RO	RED OAK
WO	WHITE OAK
PO	PINK OAK
P	PINK
SAS	SASSAFRAS
SP	SPRUCE
SYC	SYCAMORE
W	WILLOW
WAL	WALNUT

**LEGAL DESCRIPTION:**  
 LOTS 17 AND 18 ASSESSOR'S PLAT NO. 18  
 AS RECORDED IN LIBER 9 OF PLATS, PAGE 2,  
 WASHTENAW COUNTY RECORDS.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR'S EXACT LOCATION INDICATED ALTHOUGH HE IS AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN HEREON.

**181**  
 Know what's below.  
 Call before you dig.

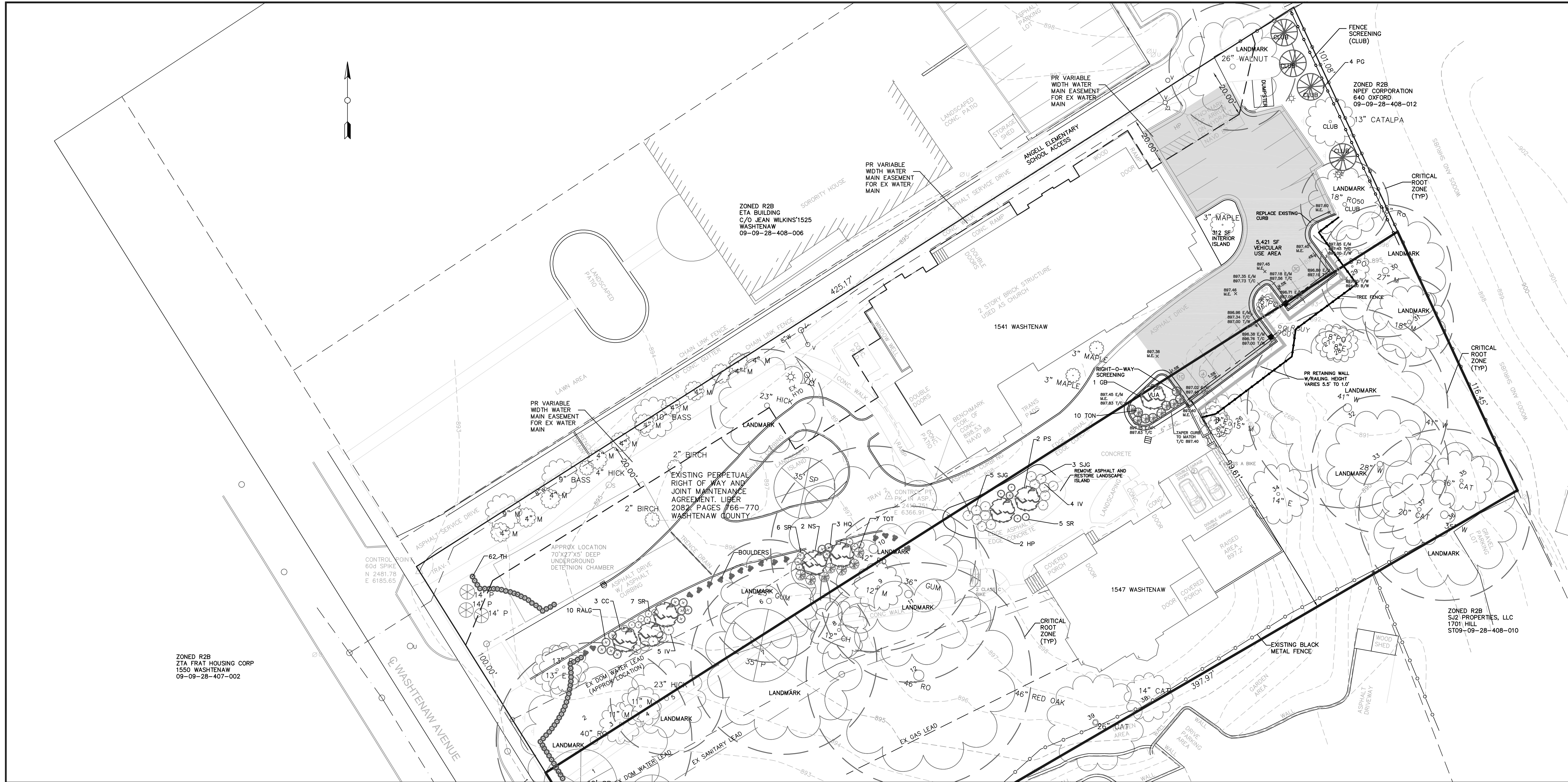
# PERIMETER

Notation: site safety is the sole responsibility of the CONTRACTOR. Neither the owner nor the engineer is responsible for safety of the work, of persons engaged in the work, of any nearby structures, or of any other persons.

SECTION 28  
TOWN 2 SOUTH, RANGE 6 EAST  
CITY OF ANN ARBOR  
WASHTENAW COUNTY

NEW LIFE CHURCH  
SITE PLAN  
LANDSCAPE PLAN

CLIENT: 3-9-16  
DATE: 2-15-16  
SCALE: 1" = 20'  
DR. K.K. CH. K.K.  
P.M.  
BOOK  
SHEET NO. SP-06



LANDSCAPE REQUIREMENT CHART	Required	Existing	Provided	Total Provided
<b>INTERIOR LANDSCAPE AREAS PERTAINING TO VEHICLE USE AREA (V.U.A.)</b> 5,421 SF	272	0 s.f.	312	
<b>PARKING ISLAND LANDSCAPING</b> Rate is 1 tree per 250 s.f. *Existing 3" Maple in interior island	2	1*	1	2
<b>STREET TREE REQUIREMENTS (ST)</b> Street frontage Rate is 1 tree per 30 LF	4	6	0	6
<b>RIGHT OF WAY SCREENING (ROW)</b> Minimum width required Length of right of way screening 1 Tree per 30 LF Continuous hedge at least 30" height	10 26 LF 1 10	0 0 0 0	14 1 1 10	14 1 1 10
<b>GENERAL SITE LANDSCAPING (GL)</b> (See plans)				
<b>CONFLICTING LAND USE BUFFER (CLUB)</b> Required for eastern property line. 101 LF. Consist of the following:  Buffer strip of at least 15' wide 1 tree / 15 feet (50% evergreen) 101/15 = 7 *Existing trees: 26" Walnut 13" Catalpa 18" Red Oak	15' 7	16' at narrowest spot 3*	16' 4 evergreen	7
Fence screening of at least 4' high	4' high	Chain link	Opaque fence as shown on plans	

KEY	QTY	SPECIES	SIZE	SPECS	NATIVES	CATEGORY
NS	2	Nyssa sylvatica Blackgum	2.5" cal.	B&B	Native	GL
CC	3	Cercis canadensis Redbud	6-7' clump	B&B	Native	GL
IV	9	Ilex verticillata Michigan Holly	24"-36"	B&B	Native	GL
GB	1	Ginkgo biloba Ginkgo	2.5" cal.	B&B	Native	VUA
HP	2	Hydrangea paniculata Hydrangea Quick Fire	#5	Pot		GL
HQ	3	Hydrangea quercifolia Oakleaf Hydrangea	#5	Pot		GL
PG	4	Picea glauca White Spruce	7' ht.	B&B	Native	CLUB
PS	2	Prunus subhirtella Weeping Pink Cherry	2" cal.	B&B		GL
RALG	10	Rhus aromatica 'Low Grow' Low Grow Fragrant Sumac	18-24" ht.	Cont	Native	GL
SIG	8	Spiraea japonica 'Goldmound' Goldmound Spiraea	#5	Cont		GL
SR	18	Rosa species Shrub Rose Double Knockout	#3	Cont		GL
TH	62	Taxus x media 'Hicksii' Hick's Yew	18-24" ht.	B&B		GL
TON	10	Thuja occidentalis 'Nigra' Dark Green Arborvitae	5' ht.	B&B	Native	ROW
TOT	7	Thuja occidentalis 'Techny' Mission Arborvitae	5' ht.	B&B	Native	GL
<b>TOTAL</b>	<b>141</b>					
<b>LEGEND</b>		<b>CATEGORY</b>				
CLUB		Conflicting Land Use Buffer				
ROW		Right of Way				
VUA		Vehicle Use Area				
GL		General Landscaping				
ST		Street Tree				

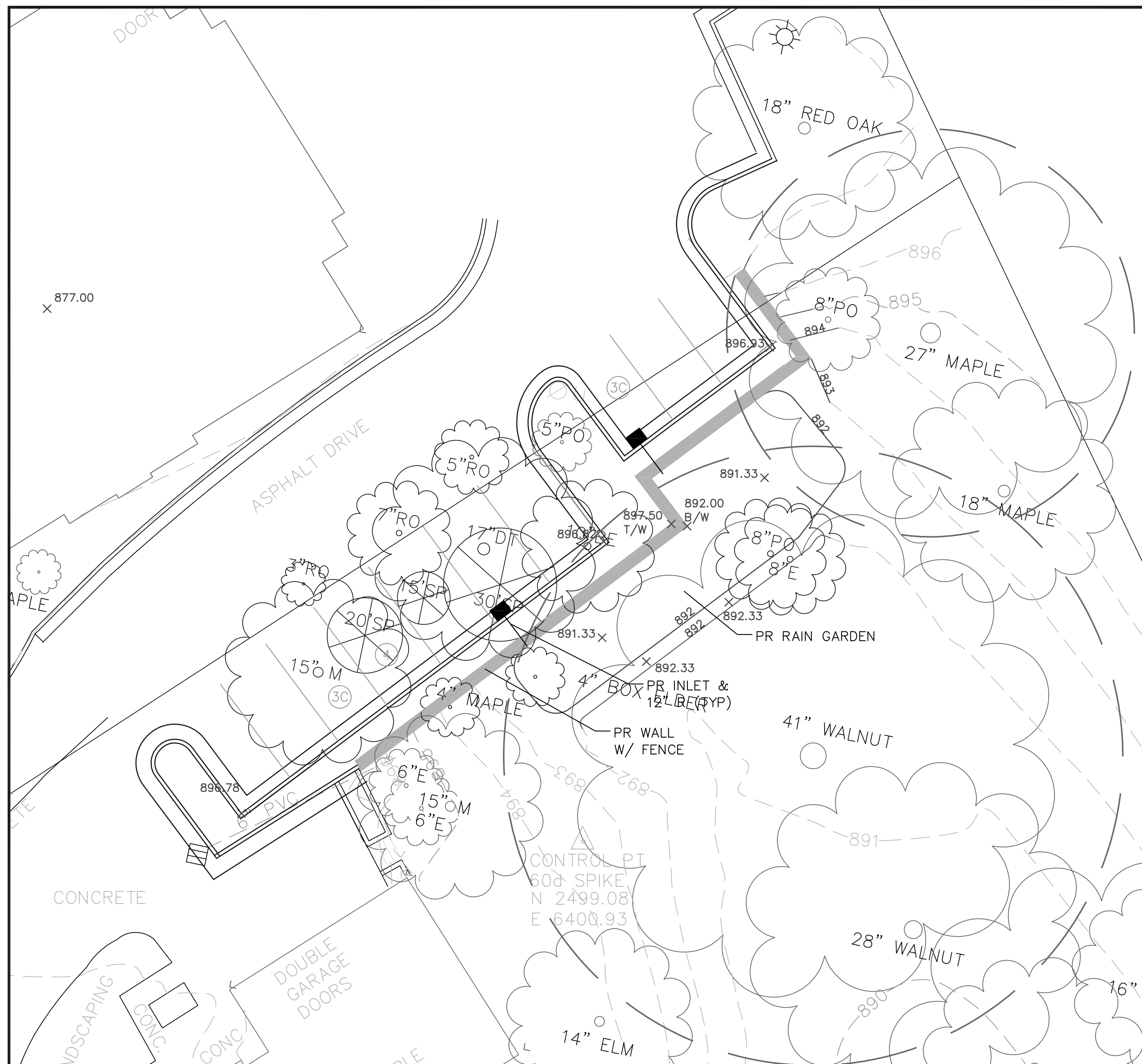
### LEGEND

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON PIPE
- SET MAG NAIL
- FOUND MAG NAIL
- CONTROL POINT
- MEASURED DIMENSION
- RECORDED DIMENSION
- SURFACE FLOW
- ENTRANCE DOOR
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- BEEHIVE CATCH BASIN
- CURB CATCH BASIN
- STORM MANHOLE
- CULVERT / END SECTION
- SANITARY MANHOLE
- UTILITY POLE
- TELEPHONE RISER
- GAS MAIN RISER
- GAS MAIN
- WATER MAIN
- STORM LINE
- SANITARY LINE
- CABLE TV LINE
- PHONE LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- PROP PAVERS
- PROP VEHICULAR USE AREA

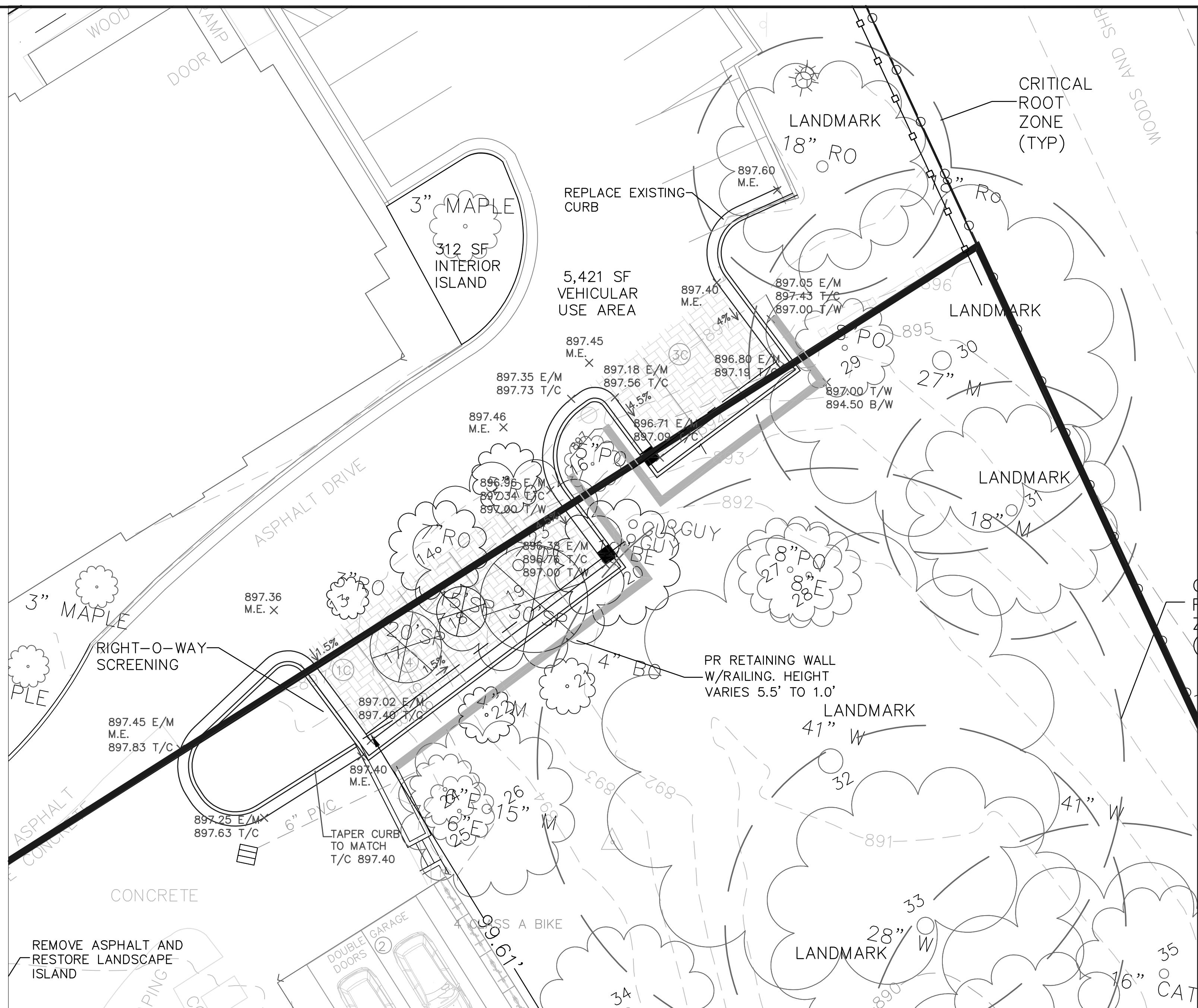
**STREET TREE ESCROW:**  
THE TOTAL FRONTAGE IS 100 LF. THERE IS NO SPACE FOR ADDITIONAL PLANTINGS IN THE RIGHT-OF-WAY. THERE ARE CURRENTLY THREE (3) TREES LOCATED ALONG THE SIDEWALK IN THE FRONT SETBACK. BASED ON ATTACHMENT C OF LDR, THE OWNER IS ALLOWED 45' PER TREE. NO STREET TREE ESCROW WOULD BE REQUIRED AS THE EXISTING TREES (3\*45=135') EXCEED THE 100 LF OF FRONTAGE.



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING UTILITY RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE EXACTLY WITH THE UTILITY RECORDS. THE SURVEYOR WARRANTS THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AS THROUGH THIS SURVEY THAT THEY ARE LOCATED AS SHOWN. THE SURVEYOR HAS NOT PROVIDED LOCATED INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PROVIDED LOCATED INFORMATION OTHER THAN THE STRUCTURE IDENTIFYING SHOWN HEREON.



ALTERNATIVE ANALYSIS



PROPOSED IMPROVEMENTS

TREE INVENTORY AND PROPOSED REMOVALS

**ALTERNATIVE ANALYSIS STATEMENT:**  
 THE ALTERNATIVE ANALYSIS CONSIDERED FOR THE PROPOSED PROJECT INCLUDED CONSTRUCTION OF A RAIN GARDEN TO PROVIDE TREATMENT AND STORAGE OF THE STORMWATER RUNOFF GENERATED FROM THE NEW PARKING SPACES. THE RAIN GARDEN WAS LOCATED AT THE BASE OF THE PROPOSED WALL. THIS ALTERNATIVE WOULD HAVE RESULTED IN MORE GRADING IN THE REAR YARD AND DISTURBANCE TO THE LANDMARK TREES AS SHOWN BY THE ALTERNATIVE ANALYSIS DIAGRAM. IT WOULD HAVE ALSO REQUIRED REMOVAL OF AN ADDITIONAL TWO 8" DBH TREES IN THE REAR YARD. THE OPTION OF NOT CONSTRUCTING A WALL WAS ALSO CONSIDERED. HOWEVER, ELIMINATING THE WALL WOULD RESULT IN A SIGNIFICANT AMOUNT OF GRADING AND FILL THAT WOULD INCREASE THE IMPACT TO THE LANDMARK TREES.

**NATURAL FEATURES IMPACT STATEMENT:**  
 THE PROPOSED IMPROVEMENTS LAYOUT WAS SELECTED AS IT RESULTED IN THE LEAST AMOUNT OF IMPACT TO THE NATURAL FEATURES ON THE SITE. THE GRADING REQUIRED TO CONSTRUCT THE WALL AND PARKING SPACES WILL BE MINIMAL. THE PLAN PROPOSED WILL ONLY REMOVE TWO TREES THAT ARE LARGER THAN 8" DBH THAT REQUIRE REPLACEMENT. ONE IS A 10" CATALPA AND THE OTHER IS A 17" TREE OF HEAVEN. EIGHT OTHER TREES LESS THAN 8" DBH ARE PROPOSED TO BE REMOVED. NO LAND MARK TREES ARE PROPOSED TO BE REMOVED. THESE TREES ARE INDICATED IN THE TREE INVENTORY CHART. THE PROPOSED PARKING LAYOUT CROSSES THE PROPERTY LINE TO CONNECT TO THE EXISTING DRIVEWAY WHICH ALSO LIMITED THE AMOUNT OF GRADING AND IMPACT TO THE TREES.

Tree No.	Tree Species	Size	Landmark	To Be Removed
1	Spruce	40'		
2	Red Oak	40.0"	X	
3	Maple	11.0"		
4	Maple	11.0"		
5	Hickory	23.0"	X	
6	Sweetgum	25.0"	X	
7	Pine	35'		
8	Cherry	12.0"		
9	Maple	12.0"		
10	Red Oak	42.0"	X	
11	Sweetgum	36.0"	X	
12	Red Oak	46.0"	X	
13	Poplar	3.0"		X
14	Red Oak	17.0"		X
15	Red Oak	5.0"		X
16	Red Oak	5.0"		
17	Norway Spruce	20.0'		X
18	Norway Spruce	15.0'		X
19	Norway Spruce	30.0'		X
20	Catalpa	10.0"		X
21	Box Elder	4.0"		X
22	Maple	4.0"		X
23	Alanthus Tree of Heaven	17.0"		X
24	Elm	6.0"		
25	Elm	6.0"		
26	Maple	15.0"		
27	Poplar	8.0"		
28	Elm	8.0"		
29	Poplar	8.0"		
30	Maple	27.0"	X	

Tree No.	Tree Species	Size	Landmark
31	Maple	18.0"	X
32	Walnut	41.0"	X
33	Walnut	28.0"	X
34	Elm	14.0"	
35	Catalpa	16.0"	
36	Walnut	35.0"	X
37	Catalpa	20.0"	
38	Catalpa	14.0"	
39	Catalpa	26.0"	
40	Hickory	20.0"	
41	White Oak	37.0"	
42	Spruce	45.0'	
43	Spruce	30.0'	
44	Spruce	30.0'	
45	Pine	30.0'	
46	Spruce	45.0'	
47	Spruce	12.0'	
48	Spruce	40.0'	
49	Spruce	25.0'	
50	Red Oak	18.0"	

**LEGEND**

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON PIPE
- SET MAG NAIL
- FOUND MAG NAIL
- CONTROL POINT
- MEASURED DIMENSION
- RECORDED DIMENSION
- SURFACE FLOW
- ENTRANCE DOOR
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- BEEHIVE CATCH BASIN
- CURB CATCH BASIN
- STORM MANHOLE
- CULVERT / END SECTION
- SANITARY MANHOLE
- LIGHT POLE
- UTILITY POLE
- TELEPHONE RISER
- GAS MAIN RISER
- GAS MAIN
- WATER MAIN
- STORM LINE
- SANITARY LINE
- CABLE TV LINE
- PHONE LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- PROP PAVER

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRECTLY LOCATED UTILITIES IN THE AREA, EITHER IN KIND OR DEPTH. THE SURVEYOR WARRANTS THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AT THE TIME OF THE SURVEY AND THAT THEY ARE LOCATED AS SHOWN ON THE DRAWING. THE SURVEYOR HAS NOT PROVIDED LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

PERIMETER ENGINEERING LLC  
 11245 ROYCE ROAD  
 CHELSEA, MI 48118  
 734-216-9941

# PERIMETER

Notation: site safety is the sole responsibility of the CONTRACTOR. Neither the owner nor the engineer is responsible for safety of the work, of persons engaged in the work, or any nearby structures, or of any other persons.

SECTION 28  
 TOWN 2 SOUTH, RANGE 6 EAST  
 CITY OF ANN ARBOR  
 WASHTENAW COUNTY

CLIENT: NEW LIFE CHURCH  
 SITE PLAN  
 NATURAL FEATURES

DATE: 3-9-16  
 2-15-16  
 1-5-16  
 11-30-15  
 SCALE: 1"=10'  
 DR. K.K. CH. K.K.  
 P.M.  
 BOOK  
 SHEET NO. SP-09