

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 1, 2014

**SUBJECT: Delta Chi Special Exception Use and Site Plan for City Council Approval
(1705 Hill Street)
File Nos. SEU14-002, SP13-060**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), and, therefore, approves the Delta Chi Special Exception Use for a fraternity use, subject to building occupancy of no more than 34 persons including the resident manager.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Delta Chi Site Plan, subject to disconnecting the footing drains of one home, or flow equivalent, prior to the issuance of a certificate of occupancy to mitigate the sanitary sewer flow from this proposed development..

STAFF RECOMMENDATION

Staff recommends the special exception use be **approved** because the proposed use is of such location, size and character as to be compatible with the zoning district in which the site is situated; and the location and size of the proposed use, its nature and intensity, the site layout and access, and effect of the proposed use on public services would not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood.

Staff recommends **approval** of the site plan because it complies with applicable local, state and federal laws, ordinances, standards and regulations; limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and does not cause a public or private nuisance and does not have a detrimental effect on the public health, safety or welfare.

LOCATION

The site is located on the northwest corner of Hill Street and Oxford Road (Central Area). This site is located in the Malletts Creek watershed.

DESCRIPTION OF PETITION

The petitioner seeks special exception use and site plan approval to demolish the existing fraternity house and construct a new 12,760 square foot fraternity house. The site is zoned R2B (Two-Family Dwelling and Student Housing District). Per Chapter 55 (Zoning Ordinance), Section 5:10.4, fraternities are permitted in the R2B district as a special exception use if consistent with the standards outlined in Section 5:104.

The fraternity building is proposed to be expanded from the current 4,990 square feet (excluding the basement) with an occupancy of 23 people to the proposed 12,760 square feet on three levels (including the basement) with an occupancy of 34 people. The parcel must have a minimum of 350 square feet per occupant, and this 31,015 square foot parcel meets the requirements for the requested 34 occupants, one of whom must be a resident manager.

Currently, the house is located at the northwest corner of the site, and the driveway curb cut is located at the corner of Hill and Oxford. The house and parking will trade places in the new site plan, with the parking relocated to a lot on the west side of the house. This will result in moving the curb cut location away from the intersection. The front setback off both Hill and Oxford Streets is in excess of the required 40 feet.

Sixteen parking spaces are proposed, which exceeds the minimum parking requirement of seven spaces (one per five beds). Twenty class A bicycle parking spaces are shown in a detached bike shed and four class C bicycle parking spaces are provided in the rear yard: this exceeds the requirement for nine class A and eight class B spaces.

A bankfull stormwater management system is required and is being accomplished via an underground detention and infiltration system located beneath the parking lot. A catch basin for the system will be located at the south end of the parking area.

A conflicting land use buffer is required along the west side side of the parking lot since the adjacent house is used as a duplex. Arborvitae are proposed to supplement five existing trees in this buffer. Right-of-way screening is provided between the parking lot and sidewalk. One non-landmark tree in poor condition is being removed. All other trees on the site, including six landmark trees, are to remain.

The petitioner held a citizen participation meeting on January 8, 2014 at Alpha Design Building, 6921 Jackson Road, Ann Arbor. In addition to the project team, there were three attendees, all of whom live in close vicinity to the project. Questions were raised about trash, fences, the layout of the house, and parking. In addition, notes were provided from a conversation with another neighbor who could not attend the meeting.

The estimated cost of construction is \$2,200,000.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Tau Kappa Epsilon Fraternity	R2B (Two-Family Dwelling District and Student Dwelling District)
EAST	Duplex Residential	R2B (Two-Family Dwelling District and Student Dwelling District)
SOUTH	Pi Kappa Alpha Fraternity	R2B (Two-Family Dwelling District and Student Dwelling District)
WEST	Duplex Residential	R2B (Two-Family Dwelling District and Student Dwelling District)

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R2B (Two-Family Dwelling District and Student Dwelling District)	R2B (Two-Family Dwelling District and Student Dwelling District)	R2B (Two-Family Dwelling District and Student Dwelling District)
Gross Lot Area	31,015 sq ft	31,015 sq ft	8,500 sq ft MIN
Lot Area per Occupant	1,348 sq ft/occupant (23 occupants)	912 sq ft/occupant (34 occupants)	350 sq ft/occupant
Minimum Building Size	4,360 sq ft	12,760 sq ft	5,000 sq ft MIN
Front Setback – Hill	73 ft	41 ft	40 ft MIN (avg of lots within 100' but not to exceed 40 ft)
Front Setback – Oxford	128 ft	59 ft	40 ft MIN (avg of lots within 100' but not to exceed 40 ft)
Side Setback – East	83 ft	23 ft	8 ft MIN
Side Setback – West	24 ft	68 ft	8 ft MIN
Rear Setback	34 ft	33 ft	30 ft MIN
Building Height	Undetermined	30 ft	30 ft MAX
Parking – Automobile	16 informal spaces	16 spaces (1 is accessible)	7 spaces MIN (1 space per 5 beds)
Parking – Bicycle	12 Class C	20 Class A 4 Class C	9 Class A MIN 8 Class B MIN

HISTORY

The existing stately Tudor style house was designed by prominent local architect Samuel Stanton and built in 1915 for Professor of Geology William H. Hobbs and his wife Sara. The

Hobbs family lived there until at least the late 1920s. Delta Chi purchased the house in 1947 for \$13,000 and has occupied it continuously since then.

PLANNING BACKGROUND

The *Master Plan Land Use Element* recommends single and two family housing/group housing for this site and all sites surrounding it, with the exception of a smaller area of institutional (public and semi-public) land uses recommended at the northeast corner of Oxford and Hill.

SPECIAL EXCEPTION USE STANDARDS

General Standards - The Planning Commission, in arriving at its decision relative to any application for a special exception, shall apply the following standards (petitioner's response in regular type):

(a) The proposed use or uses shall be of such location, size and character as to be compatible with the appropriate and orderly development of the zoning district and adjacent zoning districts in which the site is situated. In applying this standard, the Planning Commission shall consider whether the proposed use:

1. Will be consistent with the general objectives of the City Master Plan;

The R2B zoning district has been identified in the City of Ann Arbor zoning ordinances and the master plan as the appropriate district for fraternities, sororities, and student cooperatives. The neighborhood surrounding this site is integrated with a number of other fraternity, sorority and student cooperative sites. The use of this property will continue to be the same use. Based on this, we believe that this is consistent with the objectives of the Master Plan.

2. Will be designed, constructed, operated, and maintained in a manner that is compatible with the existing and planned character of the general vicinity;

The proposed design of the new facility was created specifically to use a similar architectural style and building elements as the current building so it will preserve the character of the neighborhood and the existing site. We have maintained a large front set back similar to other properties in the neighborhood. We have preserved the landmark trees on the property. The exterior building components will continue to use brick on the first level and stucco on the second level to be similar to those on the existing building.

3. Will be consistent with the general character of the neighborhood considering population density, design, scale and bulk; and the intensity and character of activity;

As noted above, the proposed building has been designed to maintain the character of the neighborhood. We have not maximized the size nor the occupancy that would be permitted under the zoning ordinances for this property in an effort to not overwhelm the neighborhood and create problems with parking and traffic. We are requesting an increase in maximum building occupancy of 34, which is an increase from the current approved occupancy of 22. The increase in occupancy is necessary due to a need for rental income to support the financing that will be required for the project. We are providing twice the number of on-site parking spaces than required by the zoning ordinance so as to not overburden the

neighborhood with additional on-street parking needs. We have designed the project within the bounds of the building and zoning ordinances so that no variances are anticipated. The property will be used as the same use as the current use, so we do not anticipate that the intensity or character of the activities at this location will change.

4. Will not be detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the neighborhood area in general;

We believe that a new, modern building that is created under the current zoning and building ordinances will actually improve the peaceful enjoyment, economic value and safety of the neighborhood. The new site plan has been designed to relocate the access to Hill Street a greater distance from the intersection of Hill and Oxford, which should improve traffic flow and safety at this corner. The building will be constructed with modern fire and life safety systems as well as a fire hydrant at the street, which will benefit not only this property, but others in the vicinity. We have created an improved area for handling waste that will be better shielded from view from the street and neighboring properties. The indoor social spaces have been designed to be in the basement area, where sound and these activities will be better insulated and will reduce the impact on the neighborhood. We have created the outdoor patio area to be at the rear of the property where its activities will have a lesser impact on the neighbors and will be buffered through landscaping.

5. Will not have a detrimental effect on the natural environment.

We have designed the site plan to preserve many of the natural features and large trees on the property. The new design will better handle ground water so it is less likely to cause problems related to erosion, discharging into the street, or creating greater storm water loads in the municipal sewer system. An enclosed bike storage building is included in the design to promote bicycle transportation.

(b) The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, the assembly of persons in connection therewith, and the effect of the proposed use on public services and facilities, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. In applying this standard the Planning Commission shall consider, at minimum:

1. The location of and access to off-street parking and the safe provisions for pedestrian traffic;

A modern, paved parking area is included in the new design. The proposed parking area includes off-street parking for 16 parking spaces, which, based on a proposed occupancy of 34, is nearly double the minimum number of parking spaces required by the zoning ordinances. Because Hill Street does not have on-street parking in this area, and because the on-street parking in the Oxbridge neighborhood is already over-burdened, we believe that this will be a benefit to allow better traffic flow and less challenges with parking in this area. We have included sidewalks, which will continue to allow pedestrian access in front of the building.

2. The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections;

Currently, the ingress and egress from the existing parking area is very close to the intersection of Hill Street and Oxford Road, which can be dangerous to pedestrians and to vehicular traffic at this intersection. The new parking lot entrance has been moved west from the intersection of Hill and Oxford, which should be an improvement and conflict less with traffic. The occupant and vehicle loads, and the use of the property are not changing significantly to create a greater burden on traffic, on-street parking, or the road system.

3. Vehicular turning movements in relationship to traffic flow routes;

As noted above, the driveway has been relocated further west of the intersection of Hill Street and Oxford, which will have a lesser impact on the traffic flow at this intersection. Its location should also improve safety for those cars exiting the parking area on this site onto Hill Street as vision and distance from the intersection are improved.

4. The intensity and character of traffic and parking conditions on the site, and in the general area;

Our site plan design includes adequate parking for those that will be residing on the property; so on-street parking in this vicinity should not be negatively impacted. The minimal increase in permitted occupancy in this new building should not create much additional traffic or vehicular use over the current building. Overall, the intensity and character of parking and traffic will likely be of little change from the current conditions.

5. The requirements for additional public services and facilities which will be created by the proposed use will not be detrimental to the social and economic welfare of the community.

The new building and site should not require additional public services or facilities. Existing water and sewer services should be adequate. Improved ground water handling should benefit the neighborhood and reduce load on the city's storm water systems. The addition of a fire hydrant, fire suppression system and modern life-safety systems should be a benefit to the residents of this property and improve safety to surrounding properties.

STAFF COMMENTS

Parks: The petitioner has worked out a bike room rack system which will be added to the site plan prior to City Council consideration of the petition.

The petitioner is declining to provide the requested park contribution of \$3,100 for the addition of 11 residents, which would be applied to recreational amenities in a nearby park such as Forest Avenue Plaza, South University Park, or Burns Park. The Delta Chi Building Association provided the following explanation for this decision in an email to staff:

As part of the development approval process for site plan submission on the Delta Chi Chapter House project, a \$3,100 voluntary contribution for the Parks and Recreation Fund has been requested. While we can see the merit of such a donation for a large, new development that may bring additional residents to the city, we feel that this is not fitting in our situation. The Delta Chi Building Association has owned this property continuously since 1947, and during that time has consistently paid our property taxes

and special millage assessments designated for Parks and Recreation. During our 67 years of ownership, we believe that we have contributed much more than the contribution suggested to support the Ann Arbor Parks and Recreation system.

Additionally, while our proposed occupancy for this property will increase somewhat, it is unlikely that our residents will place any additional burden on the current parks system.

Our residents are students at the University of Michigan. We will not be increasing the number of residents in the City as our members will be choosing to live in our facility as opposed to other housing in the City of Ann Arbor. As students at the University of Michigan, they are provided with access to substantial facilities for recreation and open spaces, which they will use for these purposes. Given the historical financial support that we have provided to the Parks and Recreation fund through our taxes and the fact that our residents are unlikely use or cause additional burden to the existing Parks and Recreation system, we would like to respectfully pass on this voluntary contribution at this time.

Prepared by Jill Thacher
Reviewed by Wendy Rampson
6/27/14

Attachments: Citizen Participation Report
Zoning and Parcel Map
Aerial Photo
Existing Conditions
Site Plan
Landscape Plan
Floor Plans
Elevations

c: Petitioner's Agent: Allan Lutes
Alpha Management Group
6921 Jackson Road, Suite 100
Ann Arbor, MI 48103

Owner: Delta Chi Alumni Corporation
c/o John Levinson, Treasurer
8770 Oak Beach Drive
Commerce Township, MI 48382

Systems Planning
File Nos. SEU14-002 & SP13-060

1705 Hill Street – New Chapter House Project
Citizen Participation Meeting
January 8, 2014 at 7:00 p.m.
Meeting Summary

People Present: See attached sign in sheet

Handout: See attached Power point

Allan Lutes started out by welcoming all and explaining the format of the meeting as well as the purpose; to communicate with neighbors to inform them of the proposed site plan and house layout as well as see if there are any issues or concerns from the neighboring community.

Allan Lutes had previously talked with some neighbors who had called in that were unable to attend the meeting. The only concern was that of garbage which will be addressed later.

The handout was followed: more detailed points were discussed as follows:

New house was designed to imitate the existing house to include the roof type and house exterior

Leo added that there was collaboration between the owners and Chapter as to there feel for the house and it was agreed to keep the same look as exists.

Some elements that were important; safety was a big consideration as well as proper grading.

Allan commented on the moving of the parking area to the west side of the house, this was mainly dictated by the City of AA based on safety issues of the current entrance at the corner of Hill and Oxford. The lot will allow for 16 parking spaces, which easily exceeds the requirement of 1 space per 4 residents; the ratio is actually going to be 1 space per 2 residents.

New occupancy will be for 32 versus the current 22. One reason for the increase is that the house is estimated to cost between 2 and 2.5 million to construct and outfit. It will need 32 people living in to provide enough revenue to support the mortgage and house costs. Also studies have shown a solvent Fraternity takes approximately 32 members to be successful.

There will be enclosed bike storage toward the back of the property

In the design no landmark trees are going to be resolved. There will be 2 Hickory trees that will be removed.

The west side of the house will have screening, as in fence and foliage; this also is in keeping with the City of AA requirements

Mr. Evans (810 Oxford) voiced concern about a fence being put up. He stated that he feels that the neighborhood would back him on this. There are currently no fences in the neighborhood and felt strongly that this was not necessary as long as there was foliage there to create the barrier. Mr. Vanderschel agreed. (Allan said we would pass this along in our minutes).

The outdoor activity was located in the rear of the house which is shielded by the house itself and the screening on the west.

The house will be handicapped accessible and has a lift inside to gain access to the first floor from the west entrance.

Parking lot Lighting: the type of lights proposed cast the light downward and does not shine out.

Some other points mentioned:

- There will be a monument in the front of the house

- There will be covered porch as shown

- Water drainage will be to underground tanks

- Dumpster will be enclosed.

Open discussion resulted in the following:

Mr. Evans said Delta Chi has been a pretty good fraternity to live by some further discussion was had on the parking area and how many vehicles it would accommodate, Mrs. Evans agreed the fraternity has been pretty good as evidenced by her never having called the police on them (insert smiley face).

The Evan's were concerned about garbage primarily and there concern was not of this particular fraternity but others in the area. Allan again described in more detail of what the enclosure would look like and its location on the property. Allan also asked if they had any better thoughts for the trash problem. Mr. Evans said no that we seemed to have covered it.

Mr. Vanderschel (1531 Washtenaw) asked if the people that had called previously had any concerns. Allan said that Mrs. Borcherts (1555 Washtenaw) was also concerned about the trash.

Mr. Evans asked if we had heard from the Burns Park Association or Oxford association, Allan answered no, but they were invited to the meeting.

Leo (architect) spent a few moments talking about the interior with the following comments:

Activities and Events will happen within a fraternity and the design has been made to host these events in the basement area, NOT the upper floors. (Those present thought this was a good idea)

There will be three main entrances with the West entrance off the parking lot being designed as the most used.

Discussed floor plans, showing the 3rd floor had “suites” with kitchenettes; there was a concern here with “kitchenettes” being in a room. Allan responded: they are no different than what apartment buildings would have and this is the new wave of what student’s desire.

Mr. Evans commented that this seems to be a well thought out plan.

Allan added that the design is within all zoning and building ordinances, no variances were required.

John Levinson stated that the goal was to start tearing down the existing building in April of 2015

Mr & Mrs. Evans along with Mr. Vanderschel stated they had no objections to this project moving forward.

Notes from telephone conference with Mrs. Robert Borcherts. January 3, 2014

Mrs. Borcherts called because she and her husband may not be able to attend the neighborhood meeting due to the recent bad weather and other plans on that dated.

The Borcherts own the beautiful, historic home at the corner of Hill and Washtenaw.

Mrs. Borcherts said that they would be happy to have a new building on that property and that they viewed the Delta Chi fraternity as a better neighbor than some of the other fraternities in the neighborhood. She mentioned that they had a good relationship with Delta Chi and that there was a two year period during which the cook at Delta Chi rented a room from them.

She understood the need to upgrade and improve the building.

She was pleased that the architectural look and design was maintained the look and feel of the current building and would generally fit with the character of the neighborhood.

She stated that their greatest concern was related to the handling of the trash at the property. A number of the fraternities in the neighborhood do not have screening around their dumpsters and it is an eyesore. Sometimes the fraternities have trash that overflows the dumpsters. She was also concerned that the city garbage trucks will often not go to the back of the properties during the winter months and that the dumpsters end up being placed near the street so they can be serviced. She recommends that the dumpster enclosure be placed closer to the street so that it can be more easily accessed by the garbage trucks. She recommended that a plan be considered to set a separate entrance off of Oxford Street where the dumpster placed closer to the road and accessed by the waste trucks, rather than at the back of the current parking lot as currently designed.

SIGU IN

1/8/14

<u>NAME</u>	<u>ADDRESS</u>
JOHN LEVINSON Delta Chi owner	1705 Hill Street

Joel VanderSchee	1541 Washburn Ave.
------------------	--------------------

(734) 417-0665

*Delta Chi (Jon Minko)	1705 Hill St.
------------------------	---------------

*Abe B. J. EVANS	810 Oxford Rd
bjemag@umich.edu / abevans@umich.edu	
	734-662-5468

WELCOME

*Citizen Participation Meeting
Delta Chi Reconstruction Project
1705 Hill Street, Ann Arbor, MI*

Presented by:



INTRODUCTIONS



Jeff Martin, Project Manager
Alpha Design Build

Leo Babcock, Architect
Babcock Design Studio

the Babcock Design Studio

Full Range of Architectural Services
309 North Zeeb Street, Sibley, Michigan 48176-1140
Phone 734-420-8351, e-mail LeoBabcock@comcast.net



John Adams, Project Engineer
John Adams & Associates Engineering

Allan Lutes, Project Leader
Alpha Management Group

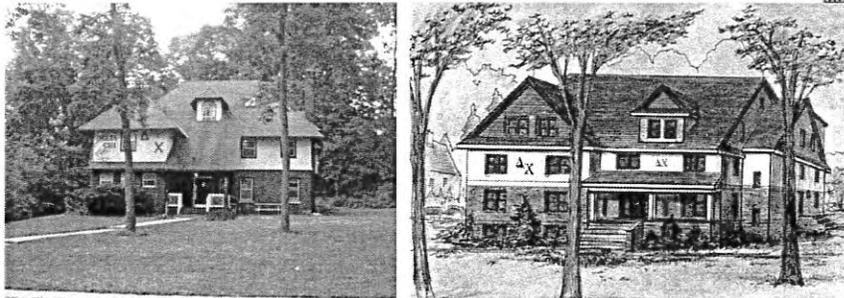


John Levinson, Owner Rep.
Delta Chi Alumni Corporation

1705 Hill Street – Current House



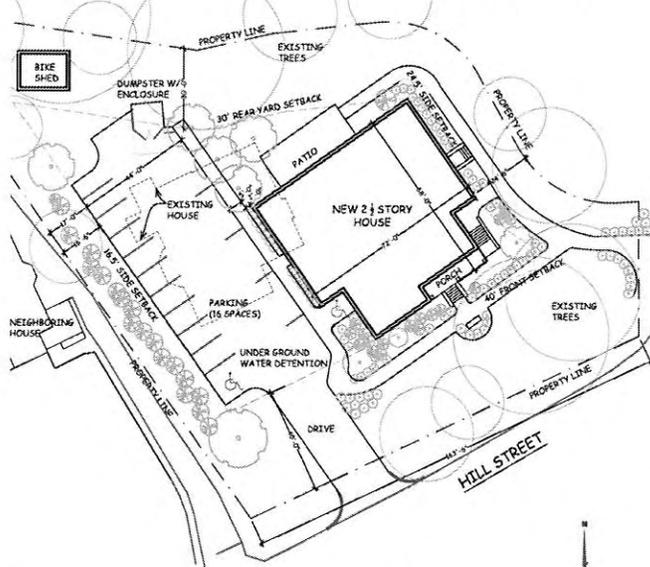
1705 Hill Street – Proposed



1705 Hill Street - Proposed



1705 Hill Street - Proposed Site Plan



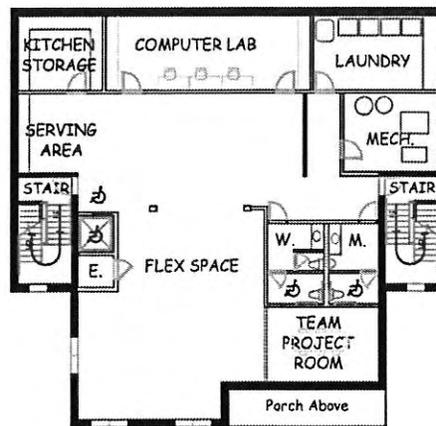
SITE PLAN

1705 Hill Street - Proposed Floor Plans



MAIN LEVEL PLAN

1705 Hill Street - Proposed Floor Plans

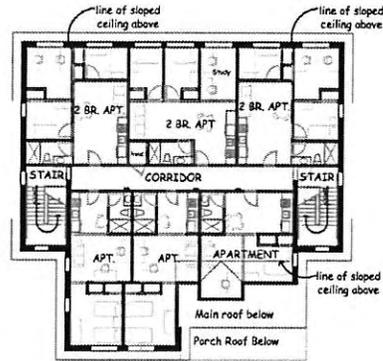


LOWER LEVEL PLAN

1705 Hill Street - Proposed Floor Plans



SECOND FLOOR PLAN



THIRD FLOOR PLAN

*Citizen Participation Meeting
Delta Chi Reconstruction Project
1705 Hill Street, Ann Arbor, MI*

Q & A

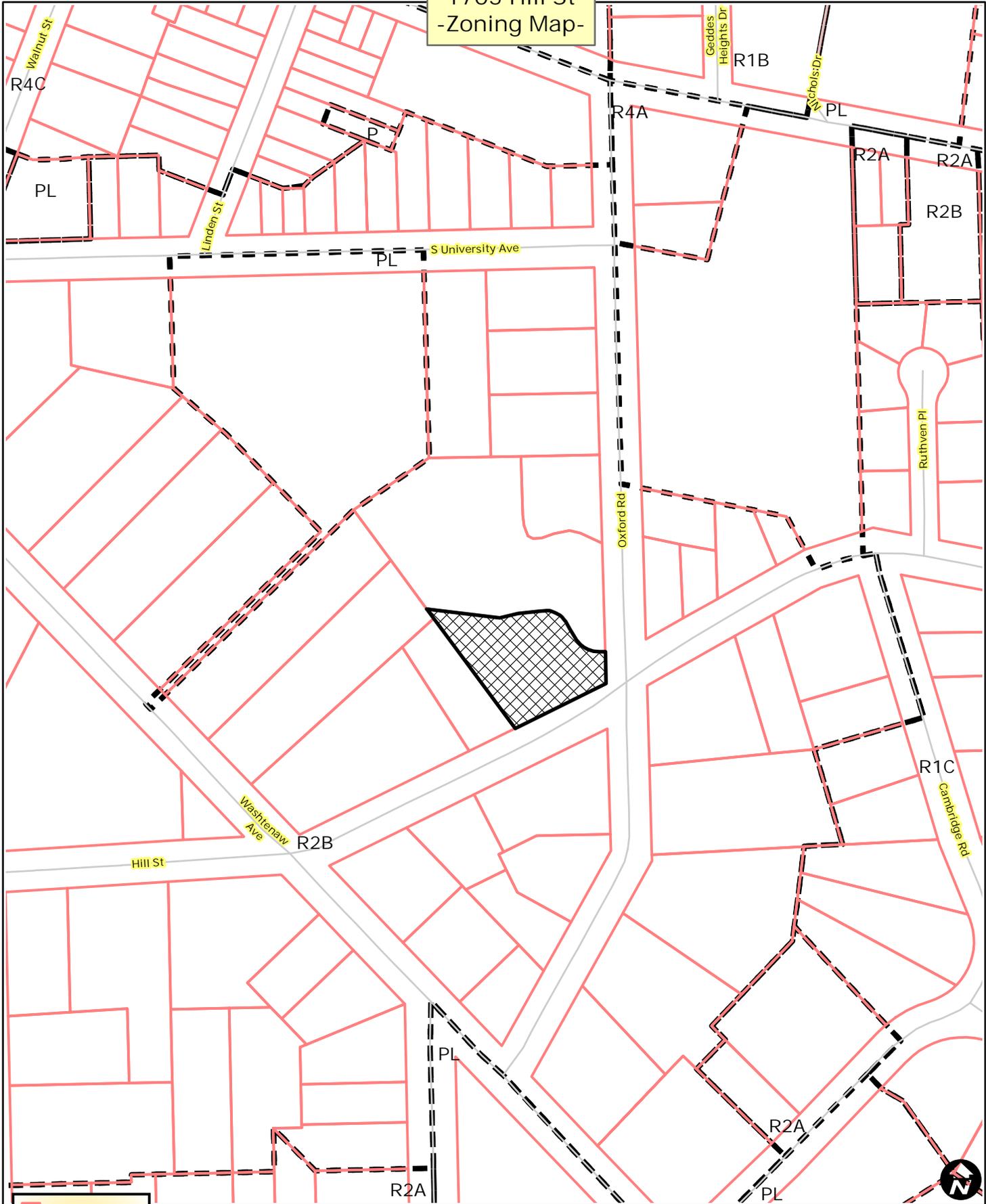
THANK YOU

*Citizen Participation Meeting
Delta Chi Reconstruction Project
1705 Hill Street, Ann Arbor, MI*

Presented by:



1705 Hill St
-Zoning Map-



 Parcels
 Zoning
 Township Islands
 Zoning Districts



City of Ann Arbor Map Disclaimer:
 No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.
 This map complies with National Map Accuracy Standards for mapping at 1 inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.
 Map Created: 12/6/2013



1705 Hill St
-Aerial Map-



Parcels



City of Ann Arbor Map Disclaimer:
No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.
This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.
Map Created: 12/6/2013

1705 Hill St
-Aerial Map-

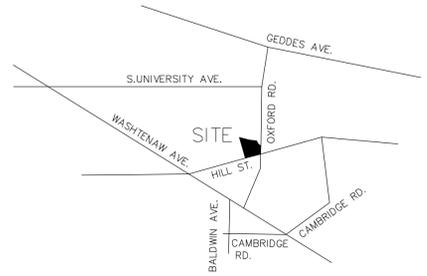


Parcels



City of Ann Arbor Map Disclaimer:
No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.
This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.
Map Created: 12/6/2013

BENCHMARK
TOP NUT OF HYDRANT
ELEV.: 906.31
NAVD 1988 DATUM



VICINITY SKETCH

STATE PLANE COORDINATES

NORTHING	EASTING
SP#1 282,355.80	13,296,561.07
SP#2 282,547.51	13,296,419.21
SP#3 282,479.05	13,296,706.38
SP#4 282,428.06	13,296,707.75

TREE SCHEDULE

TAG	SIZE/TYPE	LANDMARK TREE	REMOVAL
801	26" OAK	YES	
802	30" OAK	YES	
803	14" HICKORY	NO	
804	18" HICKORY	YES	
805	14" HICKORY	NO	
808	14" HICKORY	NO	R
809	14" HICKORY	NO	R
811	26" OAK	YES	
812	12" MAPLE	NO	
813	14" BOXELLER	NO	
814	8" ELM	NO	
815	10" x 12" MAPLE	NO	
816	12" ELM	NO	
817	24" LOCUST	YES	
818	12" ELM	NO	
819	14" MAPLE	NO	
820	20" OAK	YES	
821	34" OAK	YES	
822	14" MAPLE	NO	
823	14" MAPLE	NO	
824	30" OAK	YES	
825	18" OAK	YES	
826	16" HICKORY	YES	
827	16" WALNUT	NO	
828	8" x 8" BOXELLER	NO	
829	6" x 8" x 10" x 12" x 14" ELM	NO	
830	22" ELM	YES	

LEGAL DESCRIPTION OF 1705 HILL STREET

SOUTH 14 FEET OF LOT 13 AND ALL OF LOT 14, ASSESSORS PLAT NO. 18, CITY OF ANN ARBOR, SECTION 28, TOWN 2 SOUTH, RANGE 6 EAST, WASHTEANAW COUNTY, MICHIGAN
TAX ID: 09-09-28-408-011
AREA/ZONING: 0.712 AC / R2B

AREA OF PARCEL

0.712 ACRES.

ZONING

R2B

LEGEND

- S SET IRON PIPE
- FB FOUND IRON BAR
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- g EXISTING GAS
- o EXISTING OVERHEAD LINES
- s EXISTING SANITARY SEWER
- r EXISTING STORM SEWER
- w EXISTING WATER
- EXISTING SIGN
- ⊕ EXISTING HYDRANT
- EXISTING TREE >6"
- TREE CRITICAL ROOT ZONE
- LANDMARK TREE
- ✕ TREE REMOVAL
- ☁ TREE OR BRUSH LIMIT
- ⊙ SOIL BORING

REV	DESCRIPTION	BY	DATE	CHK'D
4	RESPONSE PER CITY REVIEW		6/4/14	
3	RESPONSE PER CITY REVIEW		5/5/14	
2	SECOND SUBMITTAL-STORM SYSTEM		3/11/14	
1	FIRST SUBMITTAL		2/24/14	

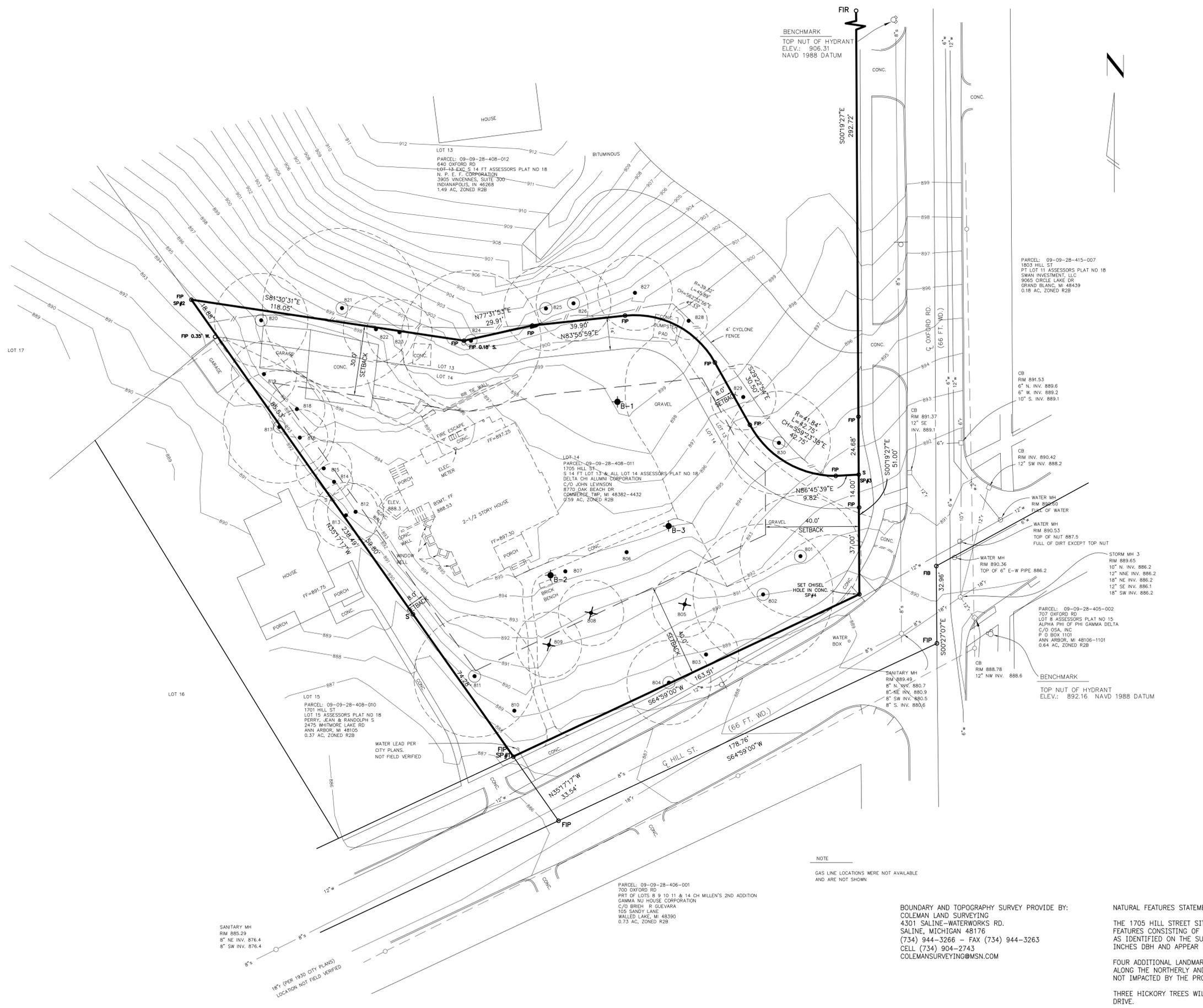
John Adams & Associates, Inc.
2039 Collegewood Drive, Ypsilanti, MI 48197

DESIGNED <i>J. ADAMS</i>	CHECKED <i>J. ADAMS</i>
SCALE 1"=20'	CADD DATE 6/4/2014
FILE NAME: E:\JOHN ADAMS\DELTA CHI\03-EXISTING-SITE.DWG	

1705 HILL STREET, CITY OF ANN ARBOR,
WASHTEANAW COUNTY, MICHIGAN 48104

**EXISTING SITE PLAN
& NATURAL FEATURES**

DIVISION	CONTRACT 0600.054.05	SHEET 2 OF 15
----------	-------------------------	---------------------



NOTE
GAS LINE LOCATIONS WERE NOT AVAILABLE
AND ARE NOT SHOWN

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDE BY:
COLEMAN LAND SURVEYING
4301 SALINE-WATERWORKS RD.
SALINE, MICHIGAN 48176
(734) 944-3266 - FAX (734) 944-3263
CELL (734) 904-2743
COLEMANLANDSURVEYING@MSN.COM

NATURAL FEATURES STATEMENT OF IMPACT

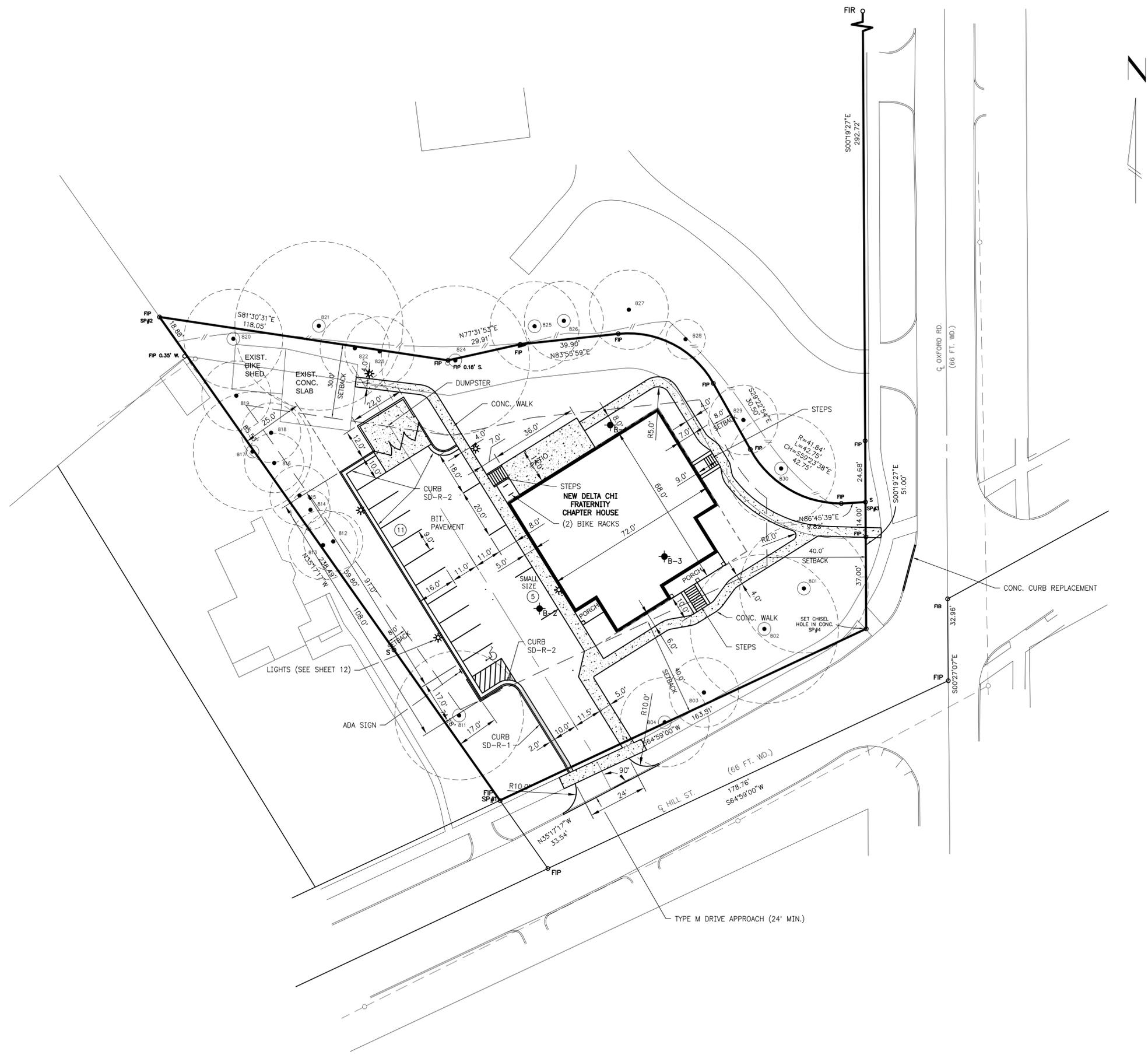
THE 1705 HILL STREET SITE AND STREET GREENBELT AREAS INCLUDE NATURAL FEATURES CONSISTING OF SEVEN LANDMARK OAK, HICKORY AND LOCUST TREES AS IDENTIFIED ON THE SURVEY. THE TREES RANGE IN SIZE FROM 16 TO 36 INCHES DBH AND APPEAR IN BE IN FAIR TO GOOD HEALTH.

FOUR ADDITIONAL LANDMARK OAK, HICKORY AND ELM TREES ARE PRESENT ALONG THE NORTHERLY AND WESTERLY PROPERTY LINES. THESE TREES ARE NOT IMPACTED BY THE PROPOSED CONSTRUCTION.

THREE HICKORY TREES WILL BE REMOVED WITHIN THE PROPOSED ENTRANCE DRIVE.

SEE LANDSCAPE PLAN SHEET 11 FOR ALTERNATIVES ANALYSIS REPORT.

HP: DESKJET: B&C: SERIES: PRINTER: 1: 6/4/2014: 9:28: PM



REV	DESCRIPTION	BY	DATE	CHK'D
4	RESPONSE PER CITY REVIEW		6/4/14	
3	RESPONSE PER CITY REVIEW		5/8/14	
2	SECOND SUBMITTAL-STORM SYSTEM		3/11/14	
1	FIRST SUBMITTAL		2/24/14	

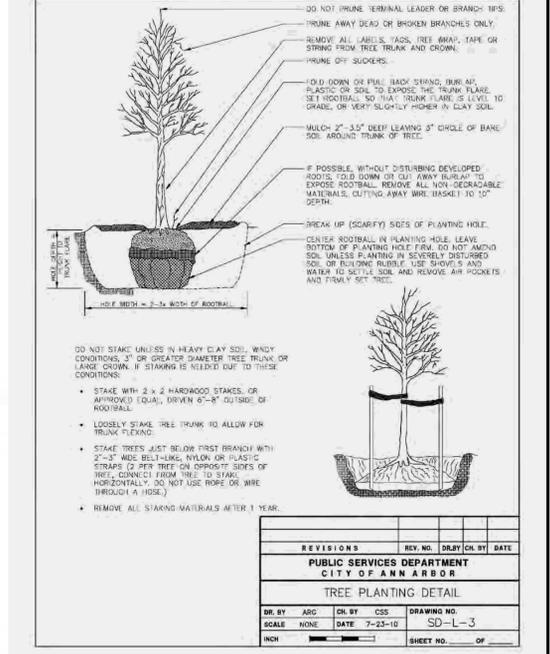
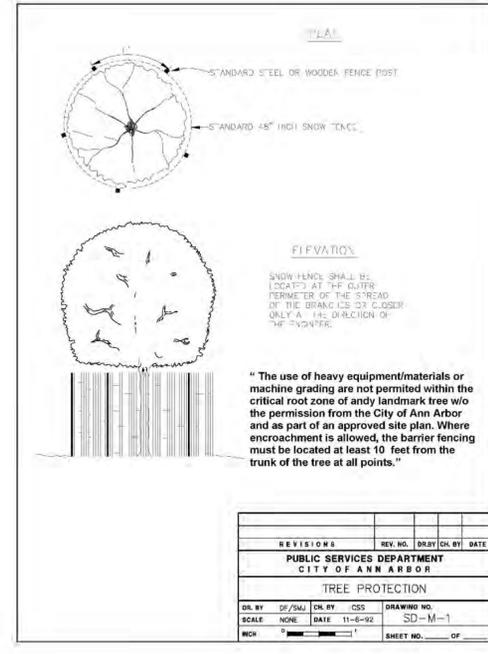
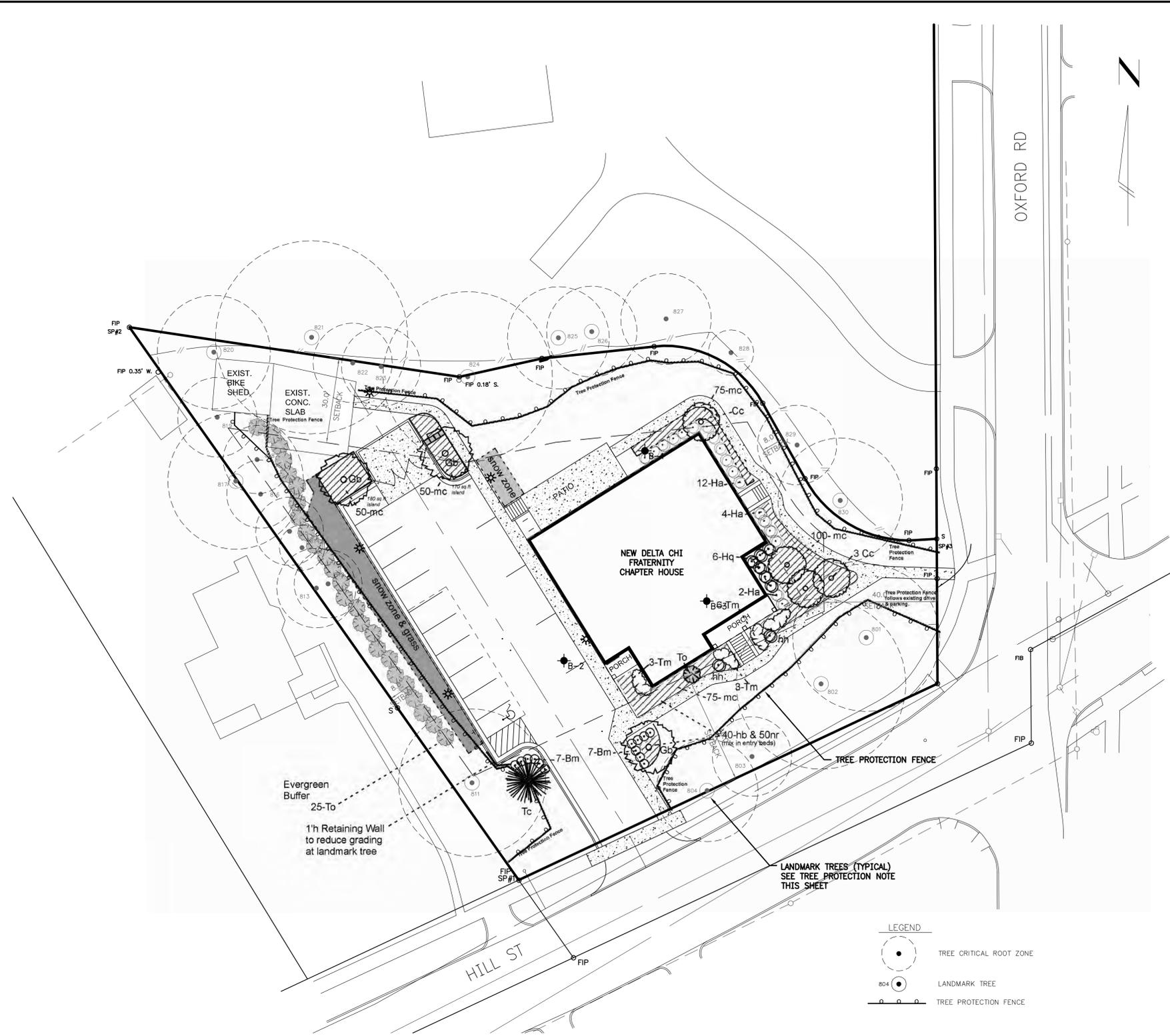
John Adams & Associates, Inc.
 2039 Collegewood Drive, Ypsilanti, MI 48197

DESIGNED *J. ADAMS* CHECKED *J. ADAMS*
 SCALE 1"=20' CADD DATE 6/4/2014

FILE NAME: E:\JOHN ADAMS\DELTA CHI\04-PROPOSED-SITE.DWG
 DELTA CHI
 1705 HILL STREET, CITY OF ANN ARBOR,
 WASHTENAW COUNTY, MICHIGAN 48104

SITE LAYOUT PLAN

DIVISION	CONTRACT 0600.054.05	SHEET 4 OF 15
----------	--------------------------------	----------------------------



Protection:
Protect all existing trees from construction damage and traffic with orange fencing at the *Critical root zone (CRZ)*. The circular area surrounding a tree which contains tree roots within 18 inches of the ground surface. The radius of the critical root zone is, in feet, the same numerical value as the tree's diameter at breast height (DBH) in inches and is measured outward from the center of the tree. For example, the critical root zone of a 12 inch DBH tree has a radius of 12 feet.

Note: Tree drip line is indicated as the lighter dashed line, critical root zone is indicated as a darker dashed line. Encroachment into critical roots zones have a smaller root ball to minimize impact in the tree drip zones. Plantings in the buffer area are upright and have a smaller root ball to minimize impact in the tree drip zones.

Planting:
Plant materials shall be selected and installed in accordance with standards established by the City Parks and Recreation Department and shall meet current ANSI American Standards for Nursery Stock. Remove all burlap from plants. DO NOT MOVE plants after burlap has been removed. Set root collar 2" above grade. Dish a soil ring around all plantings and mulch with 3" shredded bark.

Soils:
Soils must be provided or amended to a suitable pH, coarseness, fertility, organic matter and slope that will maximize the long term vitality of all plantings (Tree, Shrub and beds).

1. Compacted soils placed by heavy machines are not suitable for successful establishment of many types of plants. Areas of compaction where planting including grass shall be aerated and a screened topsoil amended to a depth of 6" at a rate of 18.5 cubic yards per 1,000 sq. ft. in the average compacted soil. **NO AERATION TO OCCUR IN THE CRITICAL ROOT ZONE OF LANDMARK TREES.**
2. Soil media for planting areas. Screened Loam topsoil, high-quality Compost and uniform course Sand. These three ingredients should be mixed ratio of: 1 Loam : 2 Compost : 2 Sand.

Landscape maintenance program:

1. Cut back perennials in planted landscape beds (on or before April 1). Grass to be cut to no less than 3". Weed of all planting beds. All planting beds to have 3" of shredded bark mulch. Hook all mulch monthly during growing season to discourage weeds.
2. Water outlets will be provided within 150 feet of all required plantings. Water trees & shrubs every 2 weeks in the first growing season, unless rain has been sufficient.
3. Prune trees in the spring of the year. Work shall be done by personnel experienced in pruning and knows the plant requirement. Yews and other shrubs are to grow together and not be pruned into balls.
4. All diseased, damaged, or dead material shall be replaced in accordance with Chapter 62 by the end of the following planting season, as a continuing obligation for the duration of the site plan.
5. Snow may be pushed onto interior landscape beds as they are designed for snow storage. Snow storage areas show on plan.

Turf Areas:
Restore turf areas with minimum four (4) inches topsoil then seed / fertilizer / mulch. Except around the critical root zone of existing trees.
Fertilizer for lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and without phosphorus.

Shady Grass Seed Mix
35% CR. RED FESCUE 20% TURF TYPE PER. RYE.
35% COMPASS CHEW FESCUE 10% POA TRIVIALIS

Apply at a rate of fall' pounds (4 lbs) per 1000 sq ft. Mulch within 24 hours with two(2) tons of straw per acre, or 74 bales excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gallons per acre.
Any fertilizer application following the initial topsoil and seeding shall be fertilizer without phosphorus.

Analysis of Encroachment:

Tree	Encroachment:	Pros	Cons
801	Entry 4' sidewalk & existing sanitary lead.	Less encroachment is proposed than is current with existing parking & entry drive.	None - tree has adapted to existing encroachment. Existing City sanitary line needs to be replaced.
802	Entry 4' sidewalk & steps.	Less encroachment is proposed than is current with existing parking & entry drive. Tree protection fence in that existing area to allow for construction progress and access.	None - tree has adapted to existing encroachment. Excavation for steps will need to go below headline.
804	Entry 5' sidewalk & water hydrant.	Existing public sidewalk & minor impact to drainage. Water main is in public street.	None - tree has adapted to existing encroachment. Minor disturbance in R.O.W. to tie into water main.
811	Parking lot, buffer landscaping & grading.	Existing parking impacts 4 trees. This plan impacts just 1 tree. Adds evergreen buffers per requirements. Hand dig and plant proposed plants. Very localized based on significant roots. Able to stay away 70% of root zone. A retaining wall will need to be added to reduce grading impact.	30% of drip line root zone impacted. Entrance was required to be moved from corner by City. This was the best alternative location for safety and minimizing impact to landmark trees. Grading will need to be done.
817	Planting buffer & grading to retain runoff.	Asks evergreen buffer per requirement. Hand dig and plant. Very locations based on significant roots.	Minor impact with hand work. Grading will be needed to direct water to stormwater inlet.
824	Rear 4' sidewalk, trash enclosure.	Remove existing conc. pad & retaining wall. No other location to place trash area and walk to existing shed.	Minor impact less than 20%. Minor regrading to repair grade where retaining wall and conc. slab was.
830	Entry 4' sidewalk & stormwater inlet.	Less encroachment is proposed than is current with existing parking & entry drive. Need to capture stormwater and retain onsite.	None - tree has adapted to existing encroachment. Construction entrance will be where existing drive is.

Delta Chi - LANDSCAPE REQUIREMENTS

	REQUIRED	PROPOSED	PLANT KEY
PARKING (16 Spaces) 248 s.f. Island, 350 s.f. Proposed 1 Tree per 250 s.f.	1 Trees	2 Trees	Gb
CONFLICTING LAND USE BUFFER - (236 Lf.) (120 Lf. Parking) 811-20" Oak, 812-12" Maple, 814-12" Elm, 815-10" & 15" Maple	16 Trees	25 Trees	To
FRONTAGE STREET TREES (215 Lf.) Hill St. & Oxford 1 Tree per 45 Lineal Feet	5 Trees		
STREET TREE ESCROW FUND (215 Lf.) Hill St. & Oxford \$1.30 per Lineal Feet - this is the preferred opt.	\$280	\$280	
PARKING FRONTAGE (45 Lf.) Hill St. 1 Tree per 50 Lineal Feet - Internal Street	1 Trees	2 Trees	Tc / Gb
1 30' shrub per 4 feet	11 shrubs	14 shrubs	Bm
TREE REMOVAL 805 - 14" Hickory sp. Non Landmark, poor crown 808 & 809 were removed in 2010 due to condition & safety.	0		
REFUSE CONTAINER SCREENING			
	Fence Enclosure	Fence Enclosure	
	Totals	18 Trees	29 Trees

PLANT SCHEDULE

Symbol	Quan.	Botanical Name	Common Name	Size	Root
Trees and Shrubs					
Ac	3	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" Cal.	B&B
Bm	14	<i>Buxus microphylla</i> 'Green Velvet'	Green Velvet Boxwood	18"	Cont.
Cc	4	<i>Cercis canadensis</i>	Red Bud	8-10'	B&B Mullistem
Hq	6	<i>Hydrangea quercifolia</i> 'Snowflake'	Snowflake Oakleaf Hydrangea	5 Gal.	Cont.
Ha	18	<i>Hydrangea</i> sp. 'Anabelle'	Anabelle Hydrangea	5 Gal.	Cont.
Tm	12	<i>Taxus media</i> 'Tautoni'	Taunton Yew	24"	B&B
To	26	<i>Thuja occidentalis</i> 'Smaragd'	Smaragd Arborvitae	6" - 7" Ht.	B&B
Tc	1	<i>Tsuga canadensis</i>	Canadian Hemlock	2.5" Cal.	B&B
Perennials and Bulbs					
hh	5	<i>Hemerocallis</i> x 'Hyperion'	Daylilies	1 Gal.	Cont.
hb	40	<i>Hemerocallis</i> x 'Little Business'	Daylilies	1 Gal.	Cont.
nr	50	<i>Narcissus</i> 'Rijnveld's Early Sensation'	Daffodils	Top Sz.	Bulb
mc	350	<i>Majalis</i> 'Convallaria'	Lily of the Valley	Top Sz.	Bulb

* Amend all planting soil per Ann Arbor specs.
* Mulch all beds with 3" shredded bark.

TREE PROTECTION NOTE:
(APPLIES TO TREES # 801, 802, 804, 811, 817, 824 AND 830)
THE USE OF HEAVY EQUIPMENT, STORAGE OF EQUIPMENT/MATERIALS OR MACHINE GRADING ARE NOT PERMITTED WITHIN THE CRITICAL ROOT ZONE OF ANY LANDMARK TREES WITHOUT PERMISSION FROM THE CITY OF ANN ARBOR AND AS A PART OF AN APPROVED SITE PLAN. WHERE ENCROACHMENT IS ALLOWED, THE BARRIER FENCING MUST BE LOCATED AT LEAST 10 FEET FROM THE TRUNK OF THE TREE AT ALL POINTS.



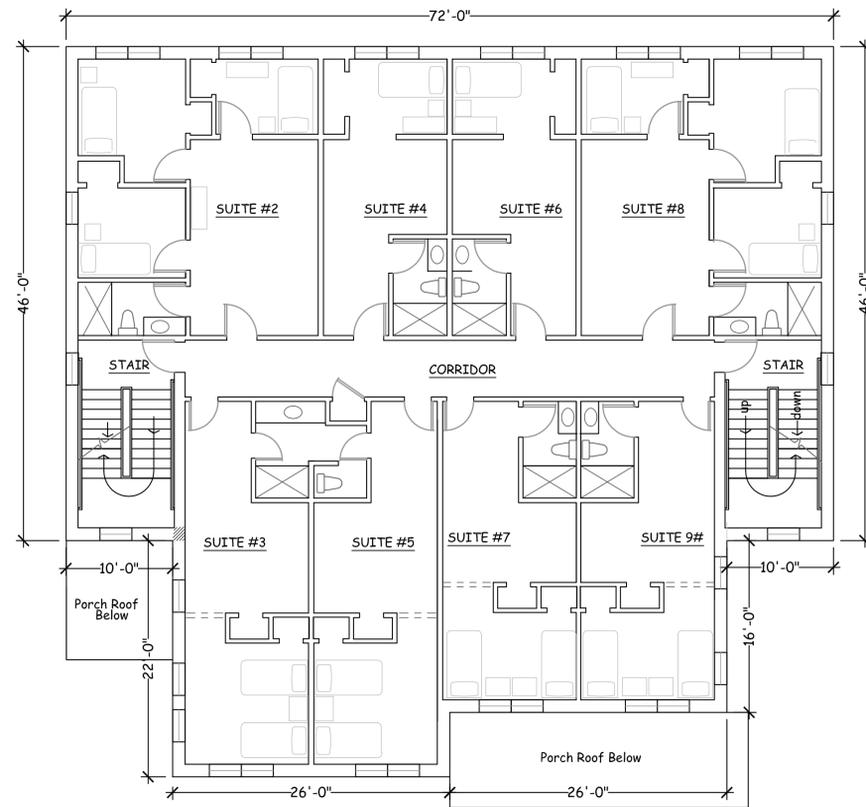
REV	DESCRIPTION	BY	DATE	CHK'D
4	RESPONSE PER CITY REVIEW		6/4/14	
3	RESPONSE PER CITY REVIEW		5/5/14	
2	SECOND SUBMITTAL-STORM SYSTEM		3/11/14	
1	FIRST SUBMITTAL		2/24/14	

DESIGNED J. ADAMS CHECKED J. ADAMS
SCALE 1"=20' CADD DATE 6/5/2014
FILE NAME: E:\LOWR\ADMS\DELTA CHI\11-LANDSCAPING.DWG
1705 HILL STREET, CITY OF ANN ARBOR, WASHENAW COUNTY, MICHIGAN 48104

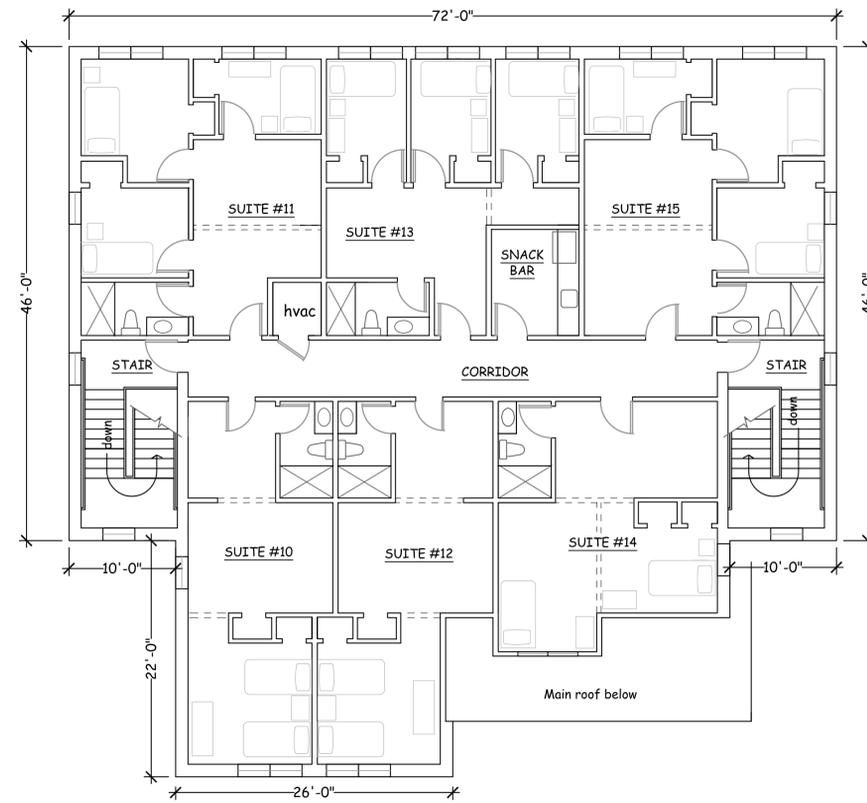
John Adams & Associates, Inc.
2039 Collegewood Drive, Ypsilanti, MI 48197

LANDSCAPING PLAN

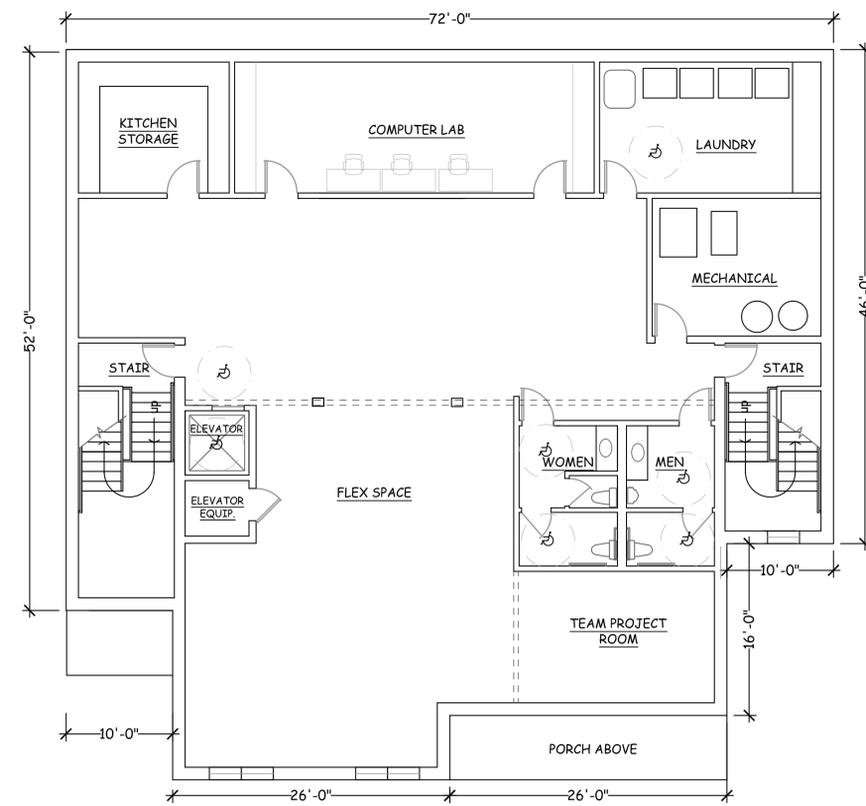
DIVISION	CONTRACT	SHEET
	0600.054.05	11
		OF 15



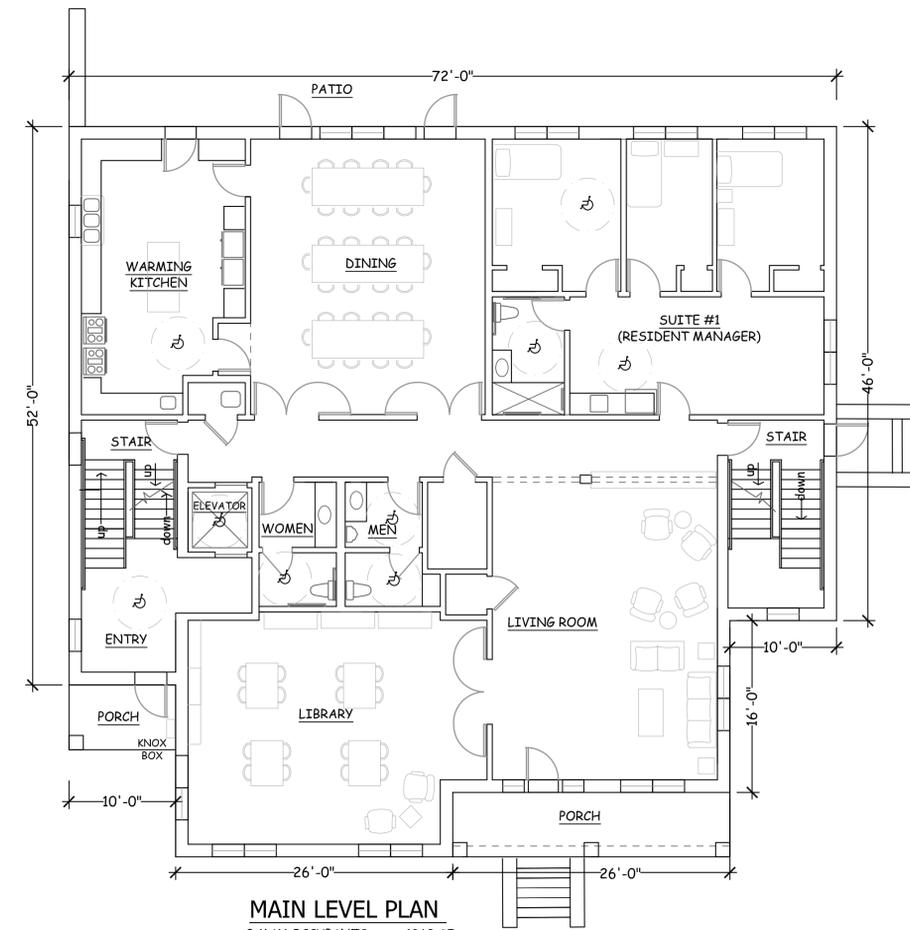
SECOND FLOOR PLAN
16 MAX OCCUPANTS 4300SF



THIRD FLOOR PLAN
15 MAX OCCUPANTS 4100 SF



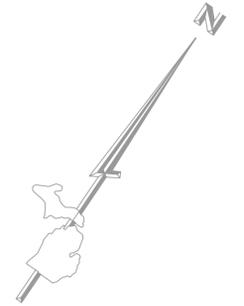
LOWER LEVEL PLAN
0 OCCUPANTS 34 TOTAL MAXIMUM OCCUPANTS
12760 TOTAL SQUARE FEET



MAIN LEVEL PLAN
3 MAX OCCUPANTS 4360 SF

RATED PARTITIONS,
FIRE-SUPPRESSION SYSTEMS,
AND RELATED ITEMS SHALL
BE INDICATED IN CONSTRUCTION
DOCUMENTS AND ON DRAWINGS
FOR PERMIT.

NO FIREWALLS EXIST
OR ARE PROPOSED AS
PART OF THIS PROJECT.



ISSUE: PRELIM. SITE PLAN REVIEW



© 2014 the Babcock Design Studio

the Babcock Design Studio
Architecture, Interior and Graphic Design
309 North Ann Arbor Street
Sault Ste. Marie, MI 49783-1140
(734) 429-8551

PROJECT NUMBER: 1345

DESIGNED: L. BABCOCK

SCALE: 1/8"=1'-0"

DATE: JUNE 4, 2014

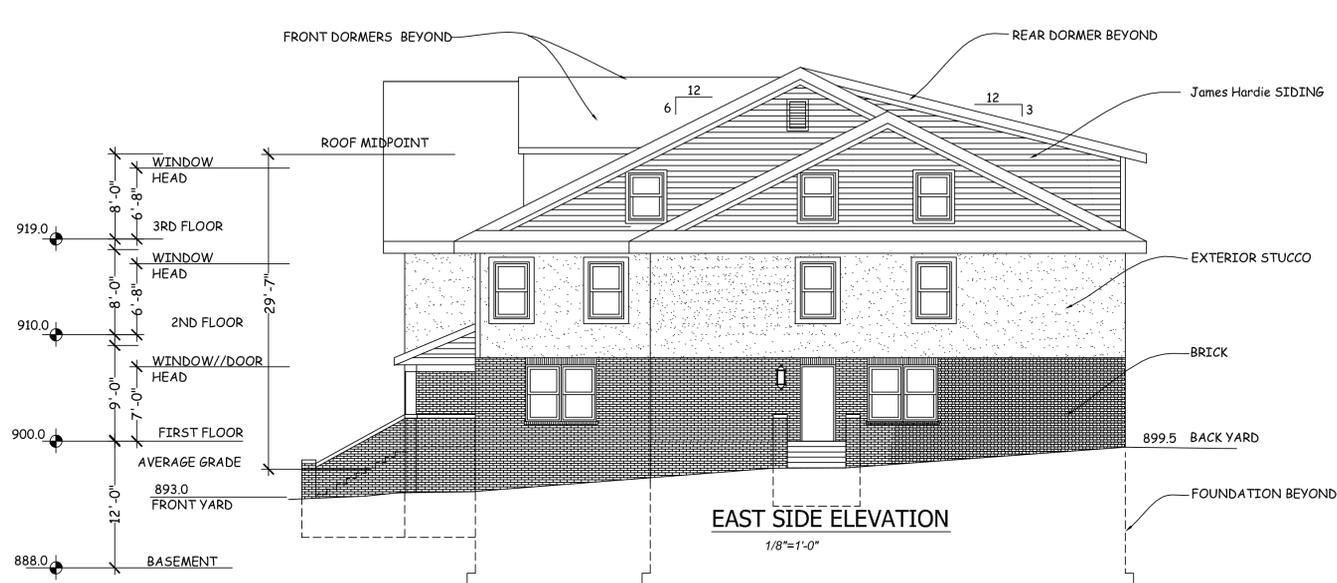
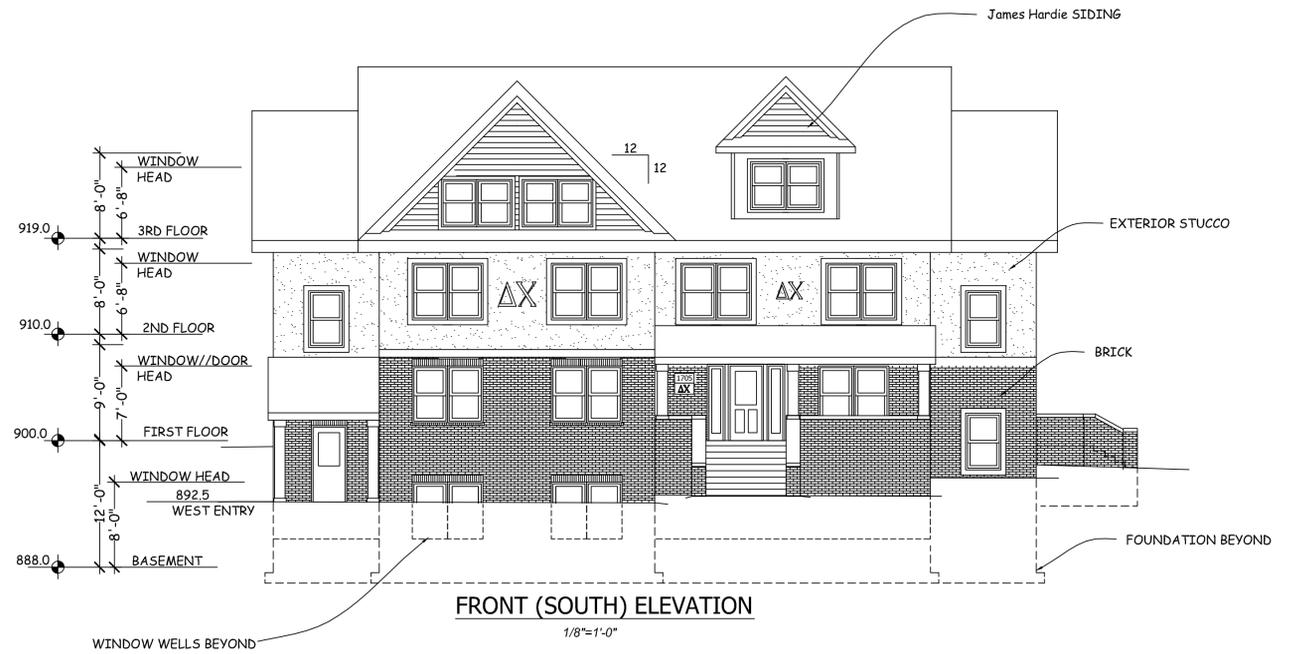
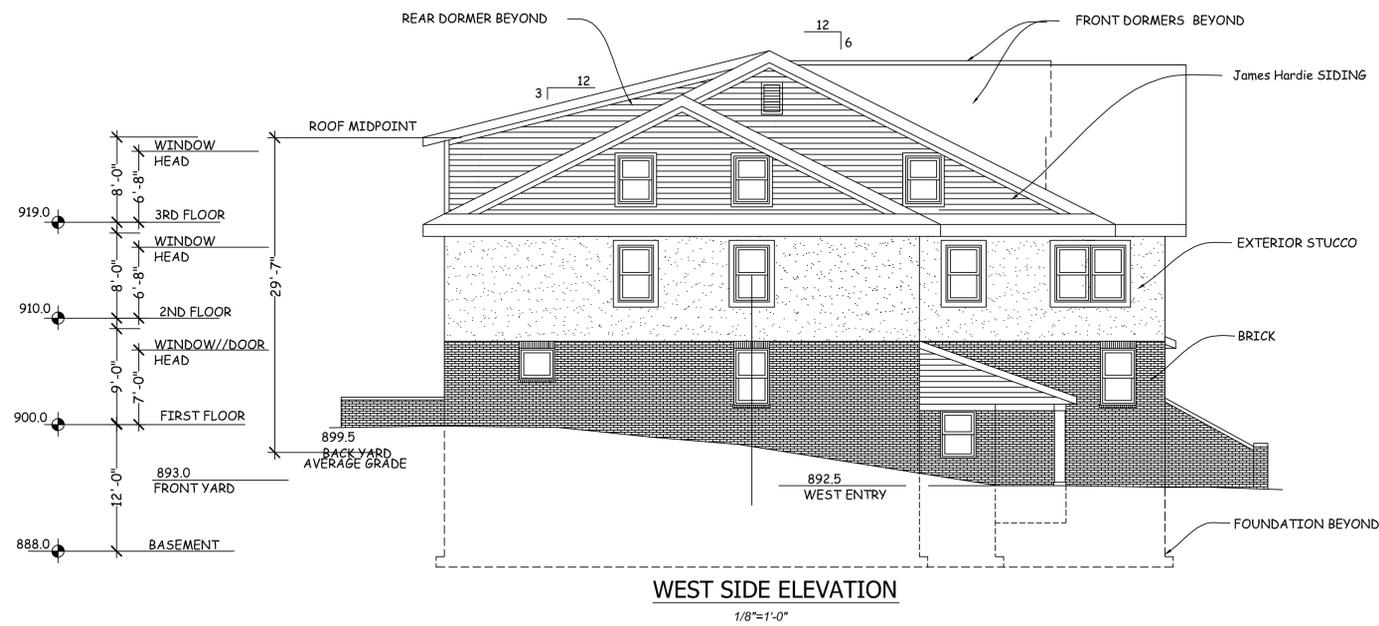
The New Delta Chi
Fraternity
1705 Hill Street
Ann Arbor, Michigan

ARCHITECTURAL PLANS

REVISION 2

SHEET:
13
OF

NOTES AND DIMENSIONS ARE TYPICAL FOR EACH ELEVATION.



ISSUE: PRELIM. SITE PLAN REVIEW



© 2014 the Babcock Design Studio

the Babcock Design Studio
Architecture, Interior and Graphic Design
309 North Ann Arbor Street
Saline, MI 48176-1140
(734) 429-8551

PROJECT NUMBER: 1345

DESIGNED: L. BABCOCK

SCALE: 1/8"=1'-0"

DATE: MARCH 19, 2014

The New Delta Chi Fraternity
1705 Hill Street
Ann Arbor, Michigan

EXTERIOR ELEVATIONS

SHEET:
14
OF