

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 7, 2015

**SUBJECT: 542-544 N. Main Street Site Plan for City Council Approval
File No. SP15-018**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 542-544 N. Main Street Site Plan, subject to combining both lots before the issuance of building permits, and subject to the planting of 4 trees and restoration of graded areas before issuance of any Certificate of Occupancy.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because it would comply with all local, state and federal laws and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare.

LOCATION

The site is located on the east side of North Main Street, south of Felch Street (Central Area). This site is located in the Allen Creek watershed.

DESCRIPTION OF PETITION

The petitioner seeks to demolish two existing houses and combine the two lots to construct a two-story townhouse building housing 4 dwelling units. The total floor area of the development is approximately 8,928-square feet. The estimated cost of construction is \$1,500,000.

Access to the site from North Main Street will be provided by the existing north curb cut adjacent to the park. The existing southern curb cut will be removed. An access drive constructed of permeable pavers will be provided along the north property line and lead to 4 two-car garages below-grade. Bicycle parking is proposed in the garage of each unit.

A retaining wall is proposed to be constructed along the shared property line with North Main Park. Permission has been granted by the Parks Department to install this retaining wall, subject to restoring the grade to its original condition.

The proposed development provides for the required first flush storm water event as the total amount of impervious surface on site is less than 10,000 square feet. The underground storm system is located along the north and west side of the site, and utilizes a permeable paver driveway and perforated pipe allowing for infiltration.

A 15-foot wide conflicting land use buffer is located along the south property line as required to screen from the adjacent residence. One non-landmark tree is proposed to be removed from North Main Park near the north property line due to the retaining wall construction. Because this tree is located in the park a canopy loss fee is required. Four new trees are proposed in the park to reduce this canopy loss fee.

The petitioner mailed 287 postcards to owners and occupants within 500 feet of the site. At the time this staff report was written, no comments about the project have been received from the public.

COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning		R4C (Multiple-Family Residential District)	R4C	R4C
Gross Lot Area		4,356 sq ft & 8,668 sq ft (13,024 sq ft combined)	13,024 sq ft	8,500 sq ft MIN
Minimum Lot Width		33 ft & 47 ft per lot (80 ft combined)	80 ft	60 ft MIN
Minimum Lot Area per Dwelling Unit in sq. ft.		4,356 sq ft & 8,668 sq ft	3,256 sq ft	2,175 sq ft MIN
Minimum Usable Open Space in Percentage of Lot Area		NA	43%	40% MIN
Setbacks	Front	17 ft	17ft *	17 ft MIN*
	Side(s)	3 ft – north 2 ft - south	20.25 ft**	12 ft MIN**
	Rear	100 ft	31 ft	30 ft MIN
Building Height		Unknown	29.55 ft	30 ft MAX
Parking - Automobiles		10 spaces combined	8 spaces	6 spaces MIN
Parking – Bicycles		NA	4 spaces – Class A	4 spaces MIN - Class A

* Averaged front setback with properties within 100 feet.

** Additional side setback required when length of building exceeds 50 feet.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	City Park	R4C (Multiple-Family Dwelling District)
EAST	City Park and Residential Uses	R4C
SOUTH	Single-Family Dwelling	R4C
WEST	Office Uses	O (Office District)

HISTORY

Both houses were constructed in 1901 and are currently being used as rental units.

PLANNING BACKGROUND

The Master Plan: Land Use Element (MP:LUE) future land use recommends single-family, two-family and multiple-family residential use for these parcels. Other urban design goals of the Plan include: encouraging landscaping of parking areas and buffers between land uses; relocating parking out of the front open space areas; minimizing off-street parking lots and encouraging design so that the parking lot is not the dominant feature from the road.

The Plan contains specific recommendations for redevelopment of sites in the Central Area. In particular, to ensure that new infill development is consistent with the scale and character of existing neighborhoods.

The City-initiated R4C/R2A Study recommends limits on lot combinations in the R4C zones to a maximum size of 6,525 sf.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Urban Forest and Natural Resources – The non-landmark, 12-inch Catalpa tree removed from the park requires a canopy loss fee. A canopy loss fee is required for this tree removal and the petitioner proposes planting four trees in the park to reduce this fee (\$950 due). The petitioner must obtain a Forestry Permit prior to removal of this tree. These replacement trees are to be planted outside the critical root zones of landmark trees located in the park.

Parks and Recreation Services – The park area disturbed by construction must be restored to the same or better condition than before construction began. The park must also remain open and be safe to the public during construction.

The proposed trees being planted as mitigation in the park must have an extended three year warranty and be maintained by the condominium association for a period of three years from their planting date including pruning, mulching and watering as necessary to maintain health of trees.

542-544 N. Main Street

7/7/2015

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Systems Planning – The mitigation calculations for the increase in sanitary sewer flow have been reviewed and are approved. A footing drain of one home, or flow equivalent, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development.

Planning – The total lot combination for these two lots exceeds the R4C Study recommendation of 6,525-square feet. This lot combination does not maximize the allowable density for this site (4 units proposed; 5 allowed). The proposal meets the R4C recommendations and MP:LUE by exceeding minimum open space requirements, screening parking from the street and complies with the maximum height requirement.

As part of the approval for this proposal, the 2 lots are required to be combined before issuance of permits.

Prepared by Christopher Cheng

Reviewed by Wendy Rampson

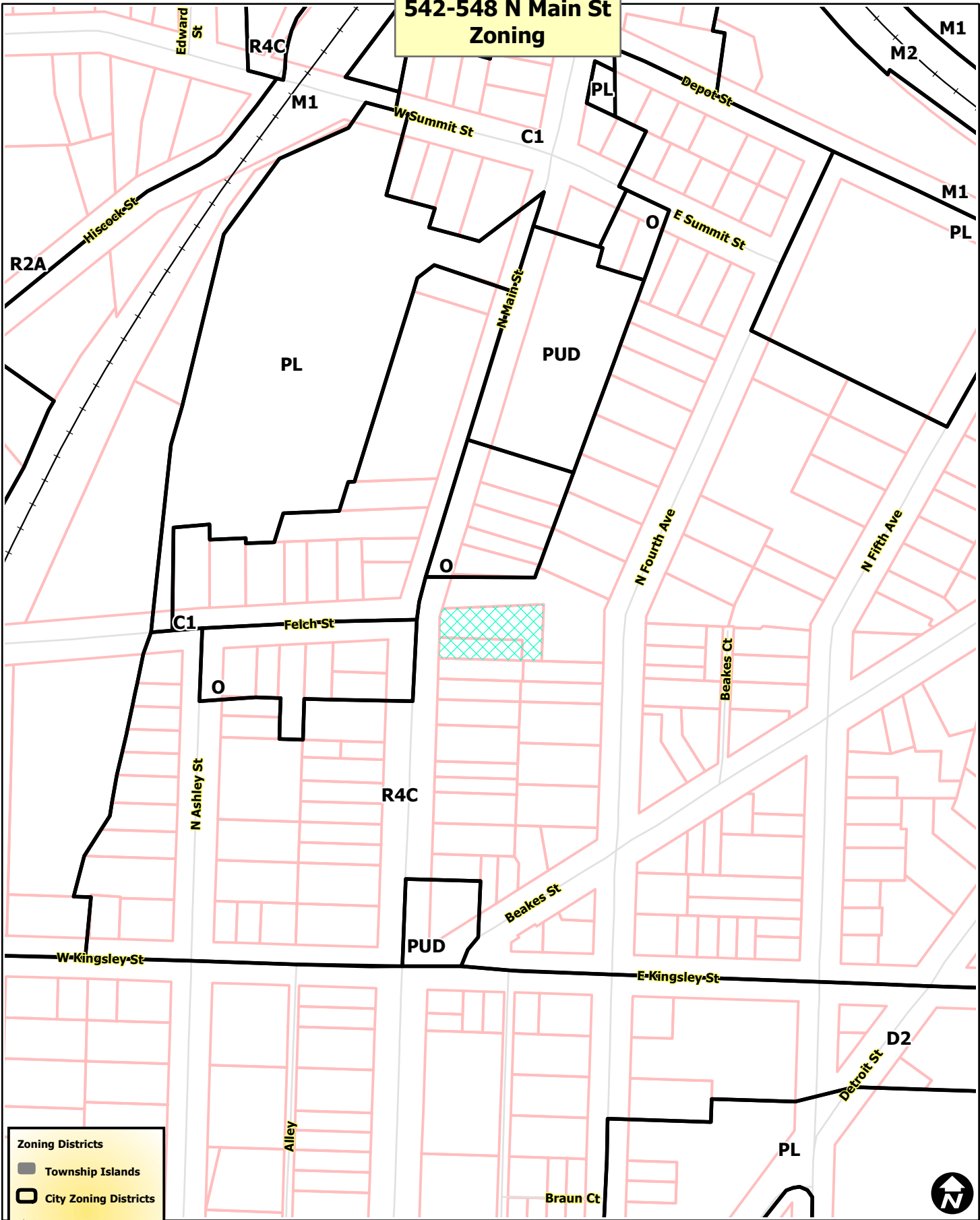
mg/7/2/15

Attachments: Zoning Map
 Aerial Map
 Site Plan
 Landscape Plan
 Elevations

c: Owner: Huron Development, LLC
 408 North First Street
 Ann Arbor, MI 48103

Systems Planning
File Nos. SP15-018

542-548 N Main St Zoning



Zoning Districts

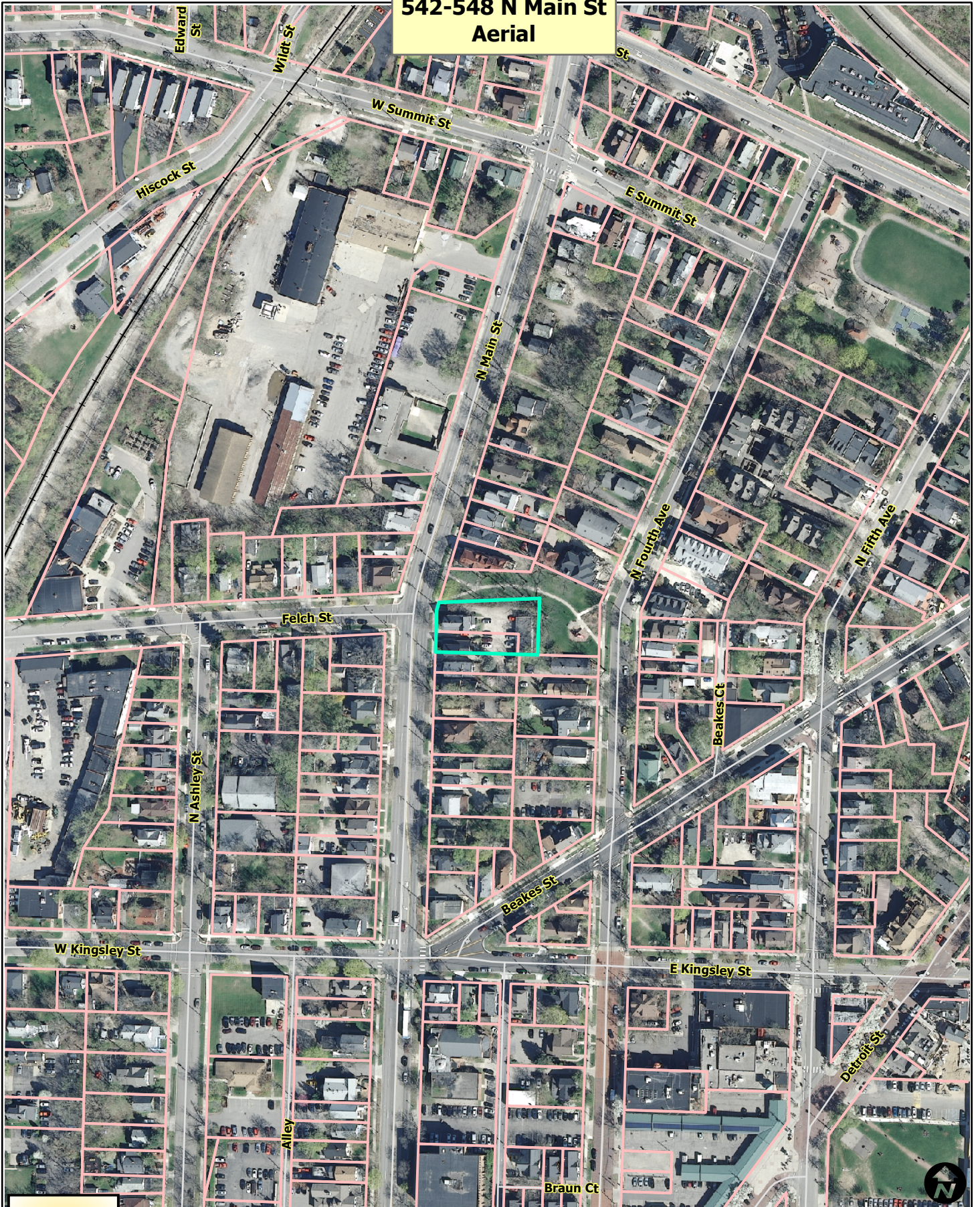
- Township Islands
- City Zoning Districts
- Railroads
- Parcels
- Huron River



Map date: 4/29/2015
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542-548 N Main St Aerial

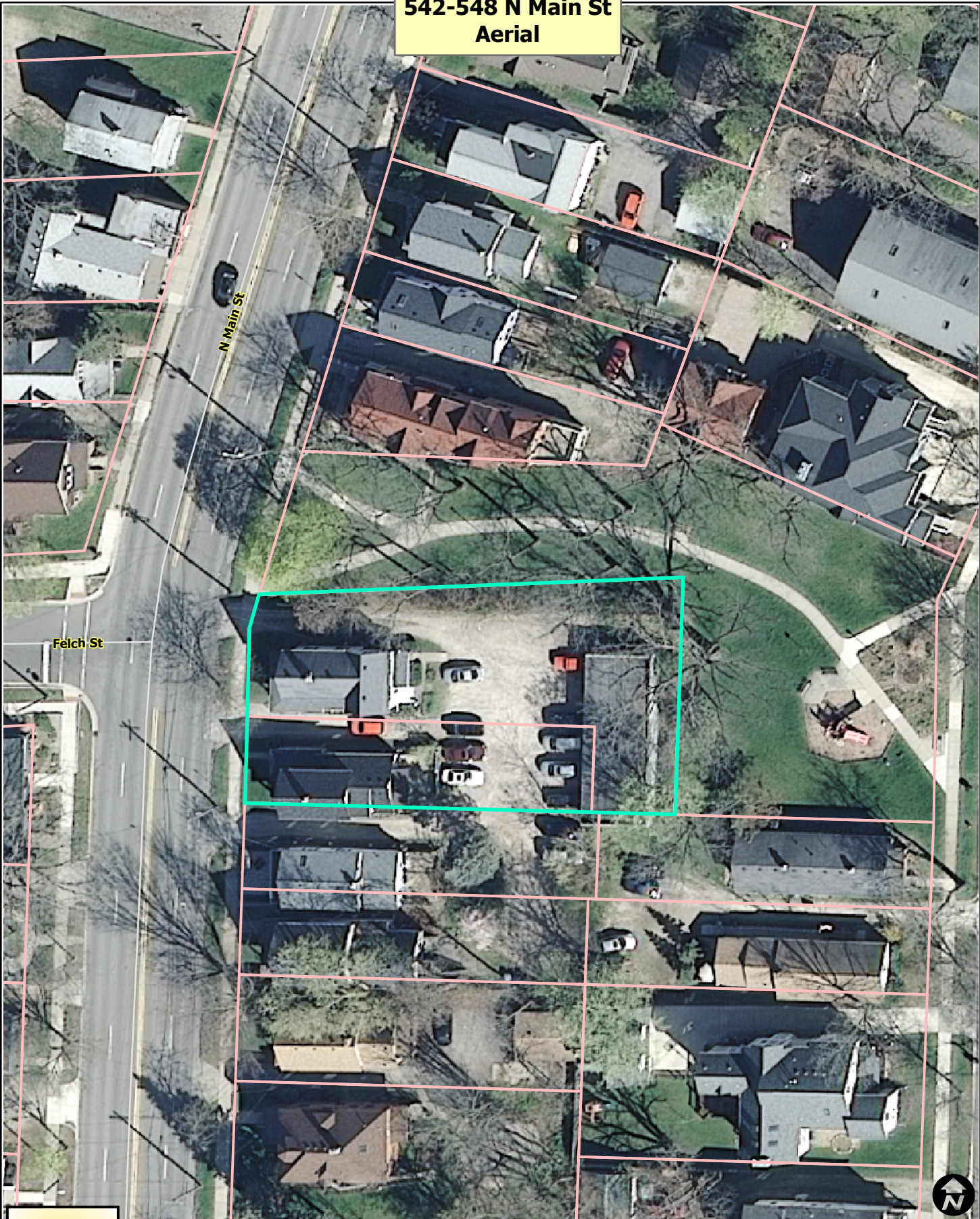


-  Railroads
-  Parcels
-  Huron River



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**542-548 N Main St
Aerial**

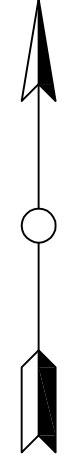


- ~ Railroads
- Parcels
- Huron River



Map date: 4/29/2015
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SITE BENCHMARK #2
09-09-20-409-019
MCCOY PROPERTIES LLC
603 N. MAIN
ZONED C1

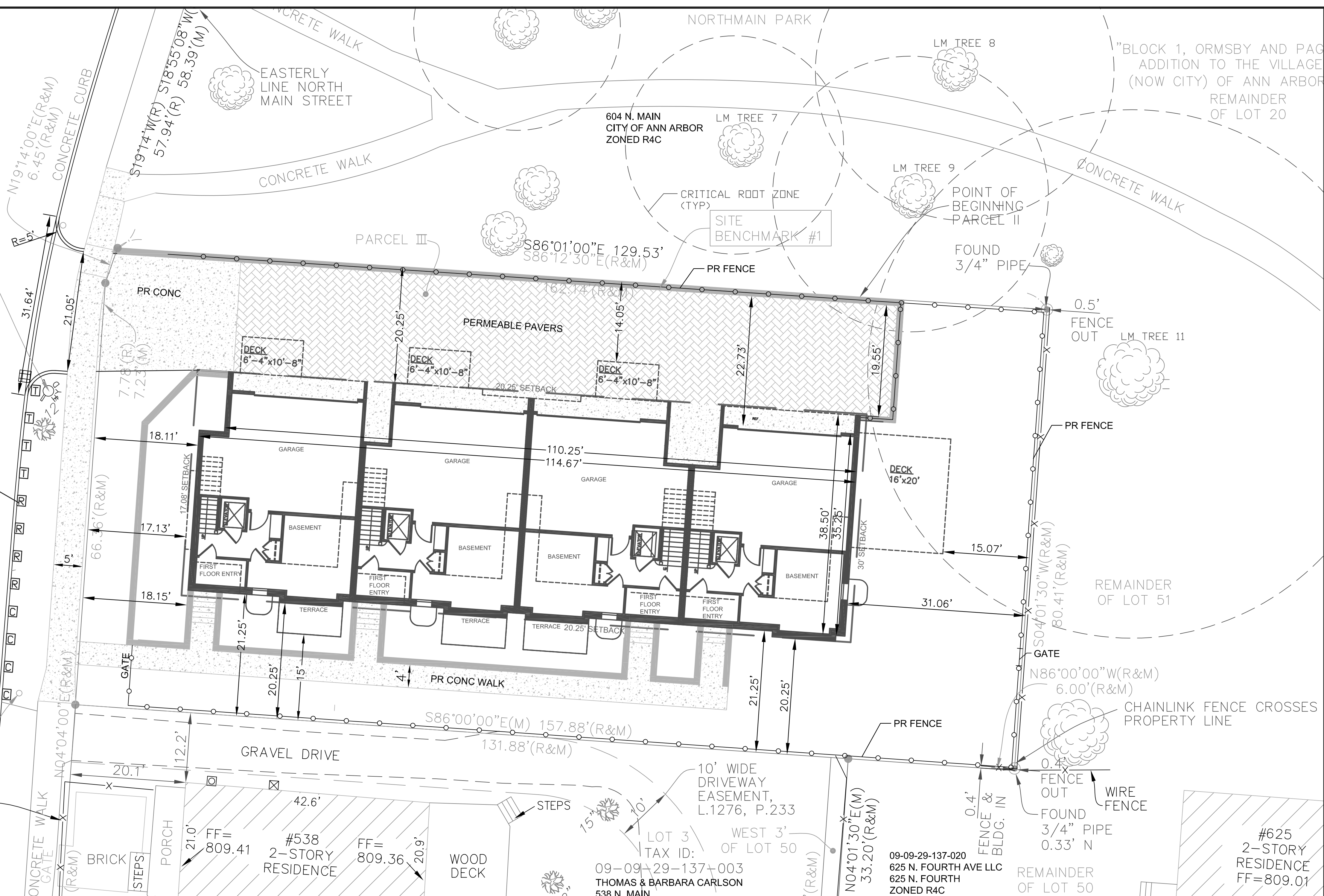
- NOTES:
- PER CHAPTER 49, SECTION 4-58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
 - THERE ARE NO VEHICULAR USE AREAS.
 - BICYCLE PARKING WILL BE INSIDE OF THE GARAGES.
 - THE EXISTING DRIVEWAY AND PARKING EASEMENTS WILL BE TERMINATED WHEN THE PARCELS ARE COMBINED.
 - NO FOOTINGS, TIE-BACKS OR ANY PART OF THE RETAINING WALL WILL ENCROACH INTO THE NORTH MAIN PARK.

09-09-29-138-021
F&D MAIN ST. LLC
543 N. MAIN
ZONED O

STREET (US-23)
RIABLE RIGHT OF WAY
ASPHALT

SITE BENCHMARK #3
WROUGHT-IRON FENCE

FOUND 3/4" PIPE
FOUND 3/4" PIPE



LEGEND

● SET 1/2" REBAR WITH CAP P.S. 47976	— PARCEL BOUNDARY LINE
○ FOUND MONUMENT (AS NOTED)	— PLATTED LOT LINE
○ FOUND SECTION CORNER (AS NOTED)	— ADJOINER PARCEL LINE
(R&M) RECORD AND MEASURED DIMENSION	— SECTION LINE
(R) RECORD DIMENSION	— EASEMENT (AS NOTED)
(M) MEASURED DIMENSION	— BUILDING
○ GROUND POINT	— CONCRETE CURB
○ ELECTRIC METER	— EDGE OF CONCRETE (CONC.)
○ GAS METER	— EDGE OF ASPHALT (ASPH.)
○ SANITARY MANHOLE	— EDGE OF BRICK
○ SQUARE CATCH BASIN	— EDGE OF GRAVEL
○ FIRE HYDRANT	— FENCE (AS NOTED)
○ AIR CONDITIONING UNIT	— OVERHEAD UTILITY LINE
○ WATER VALVE	G — GAS LINE
○ TREE	S — SANITARY LINE
	D — STORM LINE
	W — WATER LINE
○ PROP MANHOLE	— PROP INLET FILTER
○ PROP SILT FENCE	— PROP WATER MAIN
○ PROP WATER MAIN	— PROP STORM LINE
○ PROP STORM LINE	— PROP SANITARY LINE
○ PROP SANITARY LINE	— PROP CONC
○ PROP CONC	— PROP PERVIOUS PAVEMENT
○ PROP PERVIOUS PAVEMENT	— PROP TRASH CART
○ PROP TRASH CART	— PROP RECYCLE CART
○ PROP RECYCLE CART	— PROP COMPOST CART
○ PROP COMPOST CART	

SIDE SETBACK LINES:
PER ANN ARBOR ZONING ORDINANCE CHAPTER 55 ARTICLE IV SECTION 5:62 REQUIRED ADDITIONAL SETBACK REGULATIONS:

IN THE R3, R4A, R4B, R4C, R4D, AND R4E MULTIPLE FAMILY DWELLING DISTRICTS, THE REQUIRED SIDE SETBACK LINE MINIMUM DIMENSION, AS SET FORTH IN THE SCHEDULE OF AREA, HEIGHT AND PLACEMENT REGULATIONS [SECTIONS 5:25 THROUGH 5:49], SHALL BE INCREASED 3 INCHES FOR EACH FOOT OF BUILDING HEIGHT ABOVE 35 FEET AND 1 1/2 INCHES FOR EACH FOOT OF BUILDING LENGTH OVER 50 FEET.

THE LENGTH OF THE PROPOSED BUILDING AT 542 - 548 NORTH MAIN IS 115'-8" WHICH WOULD REQUIRE THE SIDE SETBACKS TO INCREASE BY AN ADDITIONAL 1-1/2" PER FOOT FOR THE 65'-8" OF BUILDING LENGTH OVER 50 FEET. THIS CALCULATES OUT TO 8'-3" OF ADDITIONAL SETBACK REQUIRED ON EACH SIDE. THE REQUIRED SIDE SETBACKS ARE 12 FEET SO THE REQUIRED SETBACK WITH THE ADDITION IS 20'-3"

FRONT SETBACK LINE:
PER ANN ARBOR ZONING ORDINANCE CHAPTER 55 ARTICLE IV SECTION 5:57 AVERAGING AN EXISTING FRONT SETBACK LINE:

IN A RESIDENTIAL ZONING DISTRICT, WHERE THE AVERAGE OF THE ESTABLISHED FRONT SETBACKS OF STRUCTURES ON ALL ADJACENT LOTS, WHICH ARE LOCATED WITHIN 100 FEET OF EITHER SIDE OF A LOT AND ON WHICH THERE ARE EXISTING BUILDINGS, IS GREATER THAN THE REQUIRED FRONT SETBACK SPECIFIED IN THIS CHAPTER, A REQUIRED SETBACK LINE SHALL BE PROVIDED ON THE LOT EQUAL TO THIS GREATER AVERAGE DEPTH BUT NOT TO EXCEED 40 FEET. WHERE SUCH AVERAGE OF THE ESTABLISHED FRONT SETBACKS IS LESS THAN MINIMUM REQUIRED FRONT SETBACK, THE REQUIRED SETBACK LINE MAY BE REDUCED TO THIS LESSER AVERAGE DEPTH, BUT IN NO CASE TO LESS THAN 10 FEET.

EXISTING ADJACENT PROPERTY SETBACKS:

- 538 N. MAIN STREET = 16'-2"
- 536 N. MAIN STREET = 14'-6"
- 534 N. MAIN STREET = 20'-2"
- 608 N. MAIN STREET = 17'-6"

AVERAGE FRONT SETBACK = (16'-2" + 14'-6" + 20'-2" + 17'-6")/4 = 17'-1"

PER ANN ARBOR CODE OF ORDINANCES CHAPTER 55 ARTICLE IV SECTION 5:62 - REQUIRED ADDITIONAL SETBACK REGULATIONS:

(2) AS AN ALTERNATE TO PROVIDING THE ADDITIONAL SIDE OPEN SPACE REQUIRED IN SECTION 5:62(1) ABOVE, AN EQUAL AMOUNT OF USABLE OPEN SPACE MAY BE PROVIDED BETWEEN THE MINIMUM SIDE SETBACK LINE AND THE BUILDING. NOTHING IN THIS SECTION SHALL BE DEEMED, HOWEVER, TO PERMIT REDUCTION OF THE REQUIRED SIDE SETBACK LINE MINIMUM DIMENSION, AS SET FORTH IN THE SCHEDULE OF AREA, HEIGHT AND PLACEMENT REGULATIONS [SECTIONS 5:25 THROUGH 5:49].

DECKS HAVE BEEN SHOWN WITHIN THE REQUIRED SIDE YARD OPEN SPACE ON THE NORTH SIDE OF THE BUILDING. THE AREA OF ADDITIONAL OPEN SPACE THAT IS PROVIDED TO OFFSET THESE DECKS IS THE SUM OF THE AREA WITHIN THE VOID SPACES ON THE NORTH SIDE OF THE BUILDING. CALCULATIONS ARE AS FOLLOWS:

- TOTAL AREA OF VOID SPACES = (46.19+46.47+17.17+93.49) = 203.32 SQUARE FEET
- AREA ALLOWED PER DECK = (203.32 / 3) = 67.77 SQUARE FEET
- AREA OF PROPOSED DECKS = (6'-4" X 10'-8") = 67.55 SQUARE FEET PER DECK
- TOTAL AREA OF PROPOSED DECKS = (67.55 X 3) = 202.65 SQUARE FEET

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

PERIMETER

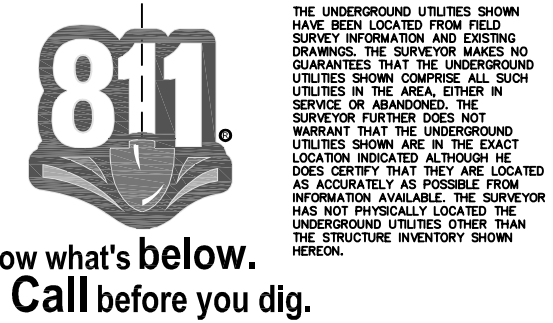
Notice: The contractor is responsible for the safety of the site and the responsibility of the contractor shall be to ensure the safety of persons engaged in the work of any nearby structures, or of any other persons.

SECTION 29
TOWN 2 NORTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY

CLIENT: HURON CONTRACTING, LLC
542-548 N. MAIN
SITE PLAN LAYOUT

5-22-15
DATE: 4-27-15
SCALE: 1"=10'
DR. K.K. CH. K.K.
SHEET NO. SP-03

PRELIMINARY
NOT FOR CONSTRUCTION



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. PERIMETER ENGINEERING LLC DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION SHOWN. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHER STRUCTURES LOCATED OTHER THAN THOSE SHOWN.

EXISTING TREE HEALTH/CONDITION

ID	BOTANICAL NAME	COMMON NAME	DBH	LANDMARK	RANK	NOTES
1	Gleditsia triacanthos	Honey Locust	12"	NO	-	
2	Acer platanoides	Norway Maple	19"	NO	-	
3	Juglans nigra	Black Walnut	18"	YES	24	
4	Ailanthus altissima	Tree-of-Heaven	24"	NO	-	
5	Juglans nigra	Black Walnut	15"	NO	-	Not a landmark tree, but critical root zone designated on plan. 75 square feet (11%) of critical root zone lies within the excavation area.
6	Juglans nigra	Black Walnut	16"	NO	-	Not a landmark tree, but critical root zone designated on plan. 309 square feet (38%) of critical root zone lies within the excavation area.
7	Juglans nigra	Black Walnut	19"	YES	23	
8	Juglans nigra	Black Walnut	26"	YES	23	
9	Juglans nigra	Black Walnut	24"	YES	23	200 square feet (11%) of critical root zone lies within the excavation area. An additional 31 square feet (2%) is minimally impacted in the planting zone outside the excavation area.
10	Crataegus sp.	Hawthorn	2"	NO	-	
11	Juglans nigra	Black Walnut	46"	YES	22	258 square feet (4%) of critical root zone lies within the excavation area. An additional 1005 square feet (15%) is minimally impacted in the planting zone outside the excavation area.
12	Crataegus sp.	Hawthorn	2"	NO	-	
13	Pinus nigra	Austrian Pine	6"	NO	-	Poor form
14	Ulmus pumilla	Siberian Elm	16" typ.	NO	-	Multiple trunks
15	Catalpa speciosa	Catalpa	12"	NO	-	Poor condition; Tree to be removed

LANDSCAPE REQUIREMENT NOTES

	REQUIRED	PROPOSED
CONFLICTING LAND USE BUFFER		
163.9 linear feet; 1 tree per 15 linear feet	11 trees	5 evergreen, 6 deciduous
STREET TREES		
80.5 linear feet; Required 1 tree per 45 linear feet	2 trees	1 existing Gleditsia triacanthos; 1 proposed Syringa reticulata 'Ivory Silk'
The street tree escrow rate is \$1.30 per linear foot of street frontage, which can be reduced by 45 feet for each acceptable street tree. Based on the street frontage of 80.5 linear feet less 45.0 linear feet for the existing street tree, the total street frontage for this site is 35.5 feet. This results in a street tree escrow of \$46.15.		

CANOPY LOSS FEE CALCULATION:

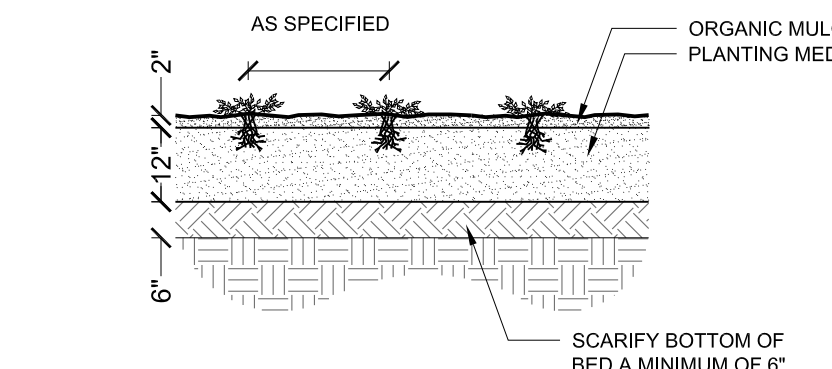
THE PROPOSED REMOVAL OF THE CATALPA TREE ON THE PROPERTY LINE WITH THE PARK REQUIRES THE CALCULATION OF A CANOPY LOSS FEE. 2 SWEETGUM AND 2 TREE FORM SERVICEBERRY ARE PROPOSED AS REPLACEMENT TREES. SEE CALCULATION BELOW:

TREE TO BE REMOVED:	12" CATALPA
TOTAL DBH OF TREE REMOVED:	12"
REPLACEMENT TREES:	
2 SWEETGUM	2" (4" TOTAL)
2 SERVICEBERRY	1.5" (3" TOTAL)
CANOPY LOSS FEE CALCULATIONS:	
(12" - 7") x \$190/INCH =	\$950.00

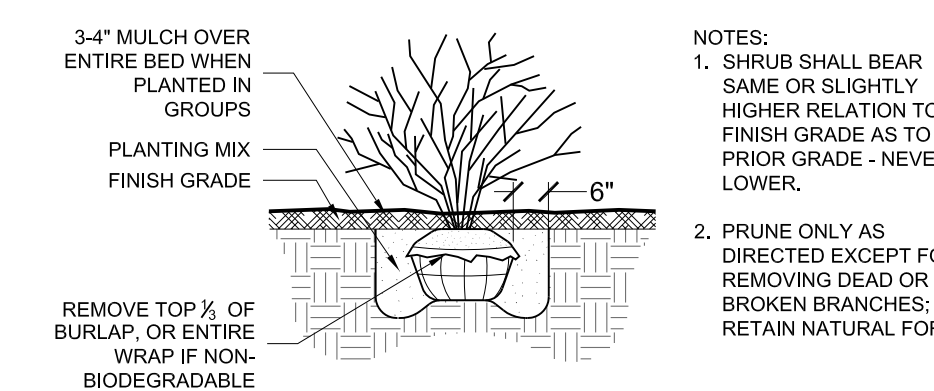
THIS FEE WILL BE PAID AND A FORESTRY PERMIT OBTAINED PRIOR TO THE REMOVAL OF THE TREE.

NOTES:

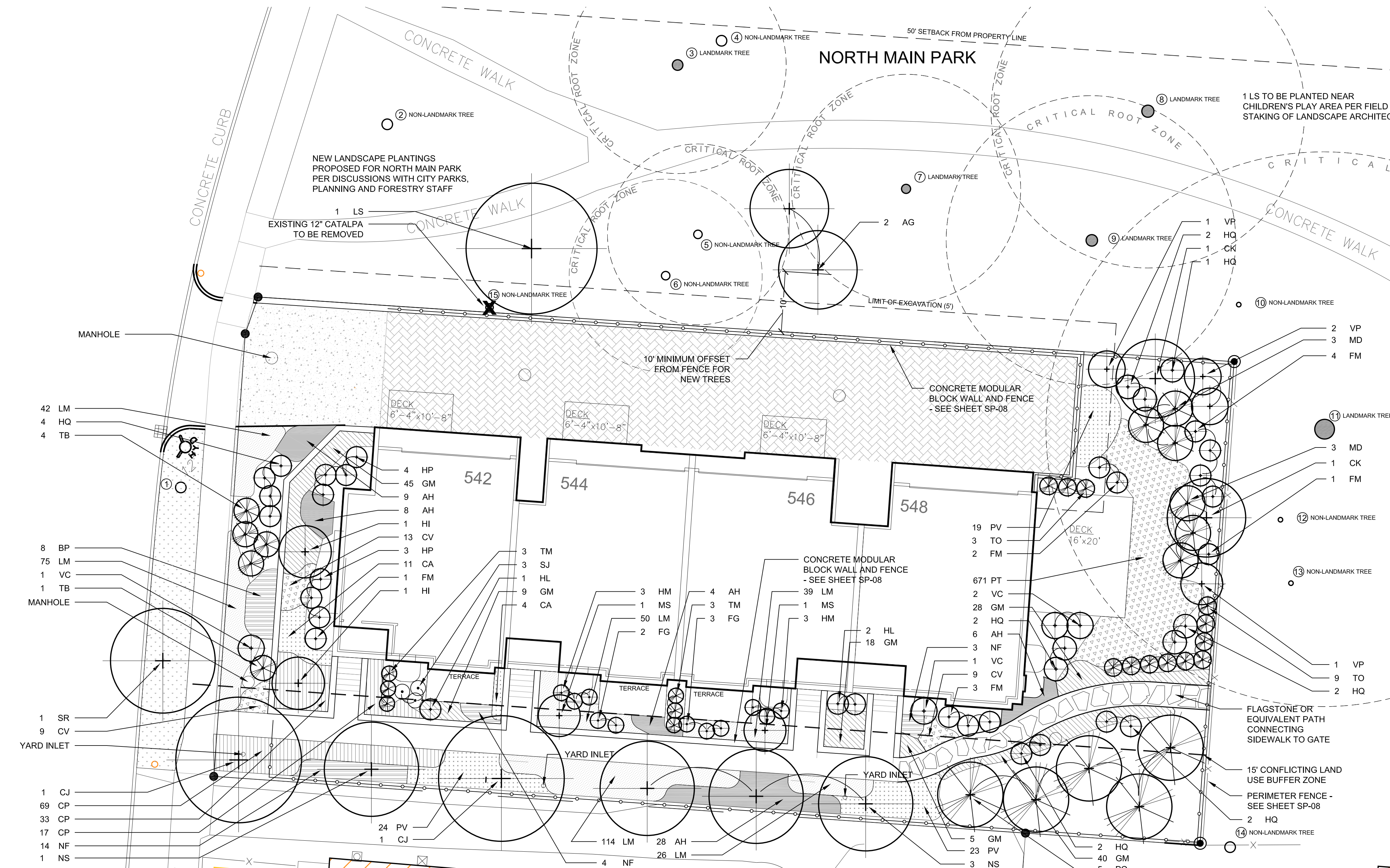
- DOUBLE SHREDDED HARDWOOD MULCH SHOULD BE APPLIED TO ALL PLANTING BEDS. FOR BEDS THAT INCLUDE TREES OR SHRUBS, MULCH SHALL BE HELD A MIN. OF 3" FROM TRUNK.
- ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH CHAPTER 62 OF CITY CODE BY THE END OF THE FOLLOWING PLANTING SEASON. DRIP IRRIGATION IS TO BE INSTALLED IN ALL PLANTING BEDS.
- EXCESSIVE COMPACTION: EXCEPT WITHIN EXISTING TREE DRIP LINES, RIP AREAS WHICH BECOME COMPACTED MORE THAN 75 PERCENT, AS DETERMINED BY ASTM D 1557-91, TO A 12 INCH DEPTH, ROTOTILL, AND BLADE SMOOTH.
- RESTORE AND RESEED ALL AREAS WITHIN THE EXCAVATION ZONE ALONG PARK EDGE. PARK AREAS DISTURBED BY CONSTRUCTION MUST BE LEFT IN AS GOOD OR BETTER CONDITION PRIOR TO CONSTRUCTION.
- PROPOSED TREES BEING PLANTED IN THE PARK AS REPLACEMENT FOR THE TREE CANOPY LOSS AND AS MITIGATION FOR CONSTRUCTION UTILIZING PARKLAND WILL HAVE AN EXTENDED THREE YEAR WARRANTY. THE TREES WILL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION FOR A PERIOD OF THREE YEARS FROM THEIR PLANTING DATE INCLUDING PRUNING, MULCHING, AND WATERING AS NECESSARY TO MAINTAIN HEALTH OF TREES.



1 PERENNIAL PLANTING
SCALE: 1/4" = 1'-0"



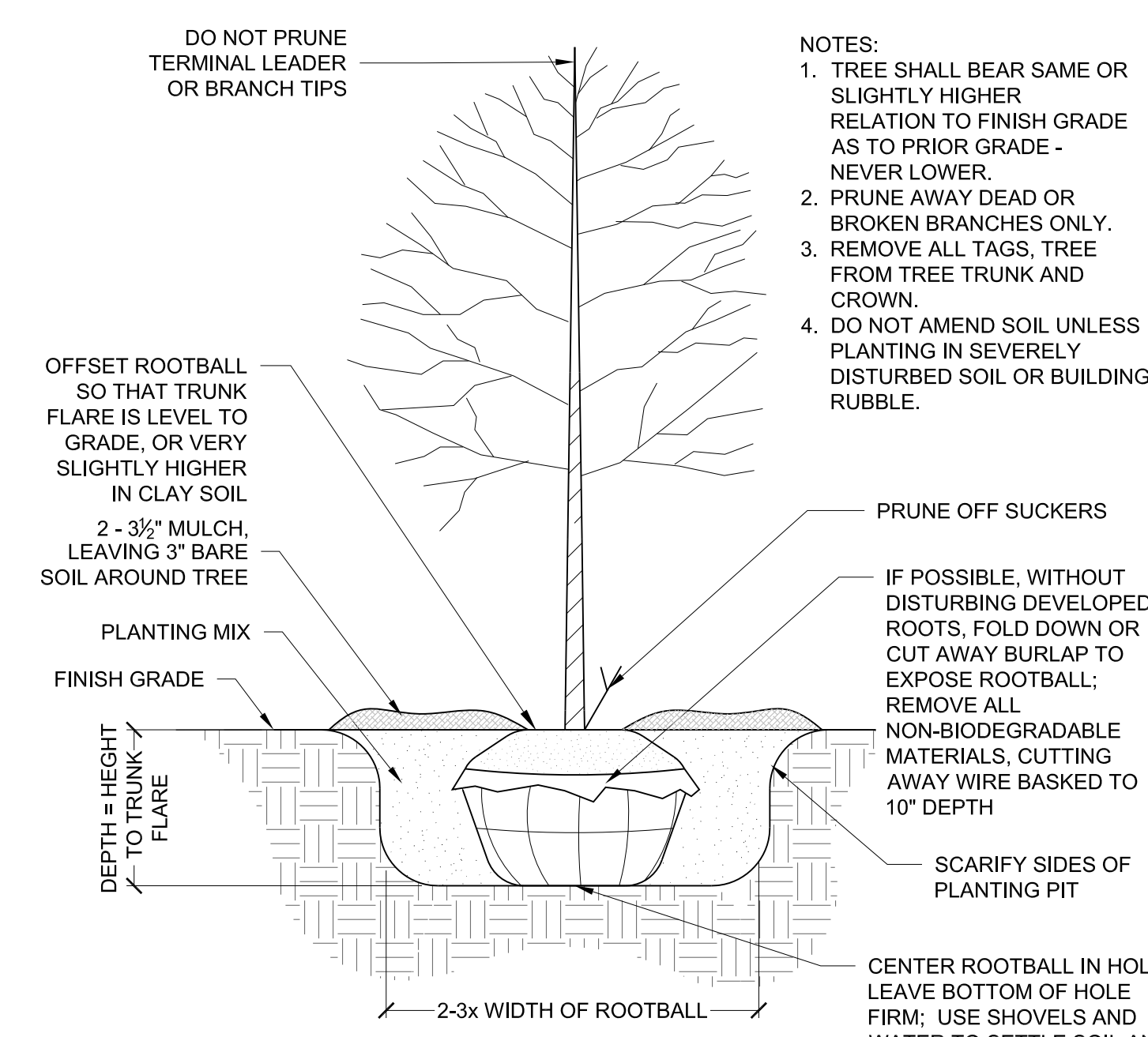
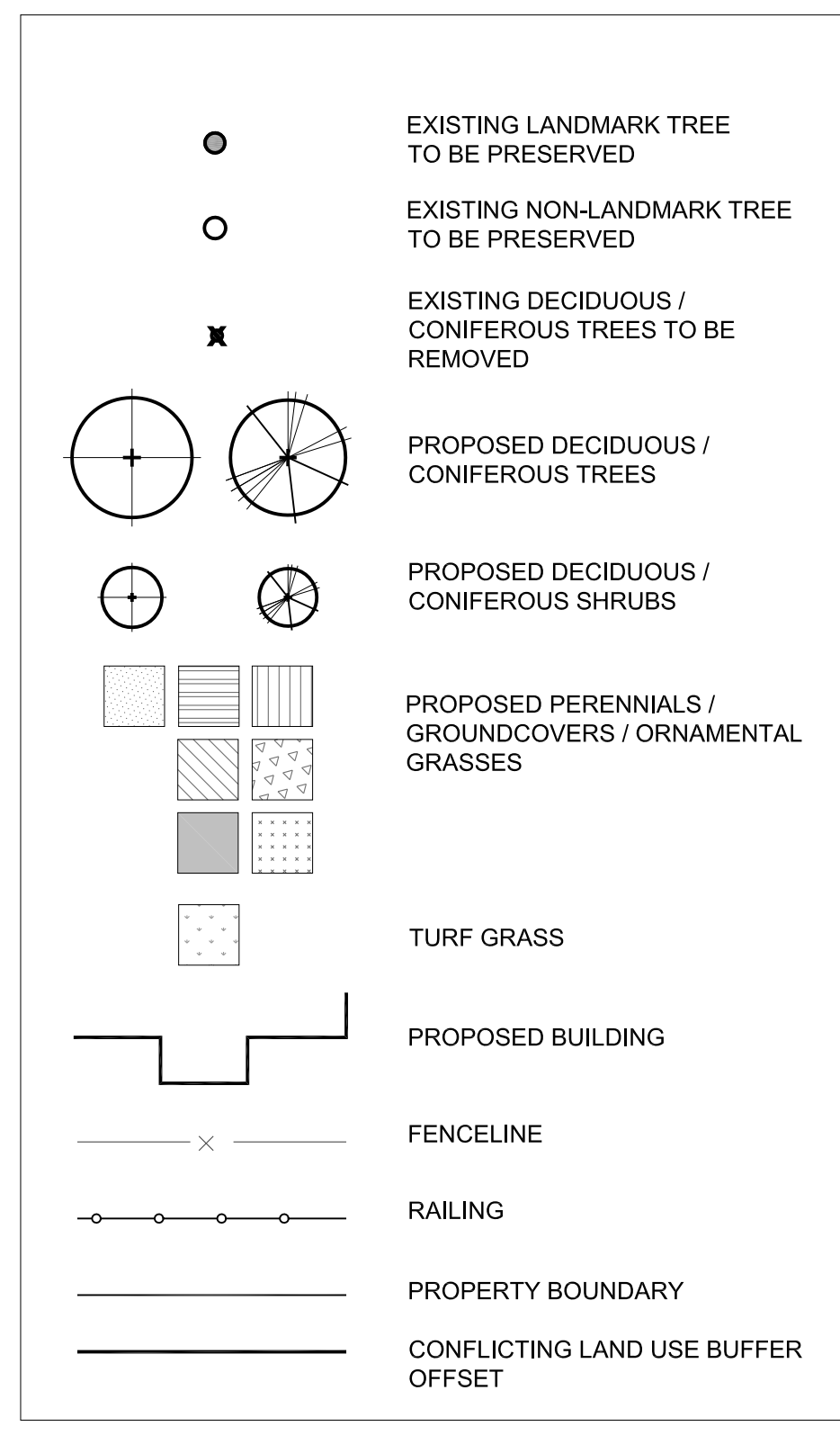
2 SHRUB PLANTING
SCALE: 1/4" = 1'-0"



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
TREES							
AG	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5 - 1.75" cal	B&B	as shown	Tree form
CK	2	Cornus kousa var. Chinoensis	Kousa Dogwood	7-8" hgt.	B&B	as shown	Clump form
CJ	2	Cercidiphyllum japonicum	Katsura Tree	2 - 2.5" cal.	B&B	as shown	
HI	2	Hamamelis x intermedia 'Arnold's Promise'	Arnold's Promise Witch Hazel	4 - 5" hgt.	B&B	as shown	
LS	2	Liquidambar styraciflua	American Sweetgum	2 - 2.5" cal.	B&B	as shown	
MS	2	Magnolia stellata 'Royal Star'	Royal Star Magnolia	3-4" hgt.	B&B	as shown	Clump form; B&B or container
NS	4	Nyssa sylvatica	Blackgum	1.75 - 2" cal.	B&B	as shown	
PO	5	Picea omorika	Serbian Spruce	7 - 8" hgt.	B&B	as shown	
SR	1	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.75 - 2" cal.	B&B	as shown	
SHRUBS							
FG	5	Fothergilla gardenii	Dwarf Fothergilla	18 - 24" hgt.	cont.	as shown	
FM	11	Fothergilla major 'Mount Airy'	Mount Airy Fothergilla	24 - 30" hgt.	cont.	as shown	
HL	6	Hydrangea macrophylla 'Twist-n-Shout'	Twist-n-Shout Lacecap Hydrangea	-	3 gal.	as shown	
HM	3	Hydrangea paniculata 'Little Lime'	Little Lime Hardy Hydrangea	18 - 24" hgt.	cont.	as shown	
HP	7	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hardy Hydrangea	18 - 24" hgt.	cont.	as shown	
HQ	15	Hydrangea quercifolia 'Pee Wee'	Pee Wee Dwarf Oak Leaf Hydrangea	18 - 24" hgt.	cont.	as shown	
MD	6	Microbiota decussata	Russian Arborvitae	18 - 24" hgt.	cont.	as shown	
SJ	3	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	15 - 18" hgt.	cont.	as shown	
TB	5	Taxus baccata 'Repandens'	Repandens Yew	18 - 24" hgt.	cont.	as shown	
TM	6	Taxus media 'Hicksii'	Hicks Yew	24 - 30" hgt.	cont.	30" O.C.	
TO	12	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	4 - 5" hgt.	B&B	30" O.C.	
VC	4	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	24-30" hgt.	cont.	as shown	
VP	4	Viburnum plicatum f. tomentosum 'Mariesii'	Doublefile Viburnum	24 - 30" hgt.	cont.	as shown	
PERENNIALS & GROUND COVERS							
AH	55	Amonia hubrichtii	Threadleaf Blue Star	1 gal.	cont.	24" O.C.	
BP	8	Baptisia 'Purple Smoke'	Purple Smoke False Indigo	1 gal.	cont.	30" O.C.	
CP	119	Ceratostigma plumbaginoides	Plumbago	1 gal.	cont.	18" O.C.	Provide alternative price for 3.25" pot
CV	31	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Coreopsis	1 gal.	cont.	18" O.C.	
GM	145	Geranium macrorrhizum 'Ingwersen's Variety'	Bigroot Cranesbill	1 gal.	cont.	18" O.C.	
LM	346	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1 gal.	cont.	15" O.C.	Provide alternative price for 3.25" pot
NF	21	Nepta x faassenii 'Junior Walker'	Junior Walker Catmint	1 gal.	cont.	24" O.C.	
PT	671	Pachysandra terminalis	Pachysandra	2.25"	flats	9" O.C.	
ORNAMENTAL GRASSES							
CA	15	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	cont.	24" O.C.	
PV	66	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	cont.	24" O.C.	

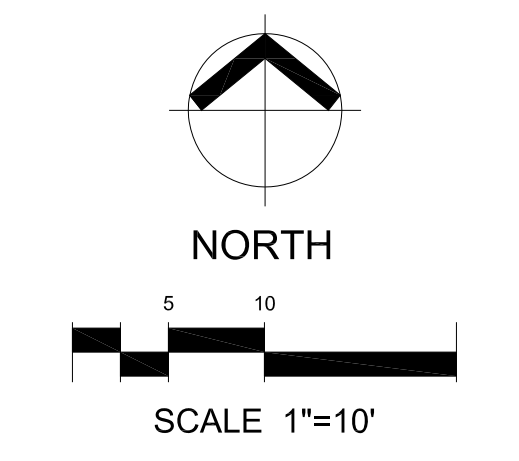
LEGEND



3 TREE PLANTING
SCALE: 1/8" = 1'-0"

542 - 548
N. MAIN STREET

ANN ARBOR
MICHIGAN



05/22/2015 SITE PLAN REVISIONS
04/28/2015 SITE PLAN SUBMISSION

DATE ISSUED FOR
DRAWN CAN
CHECKED MWJ

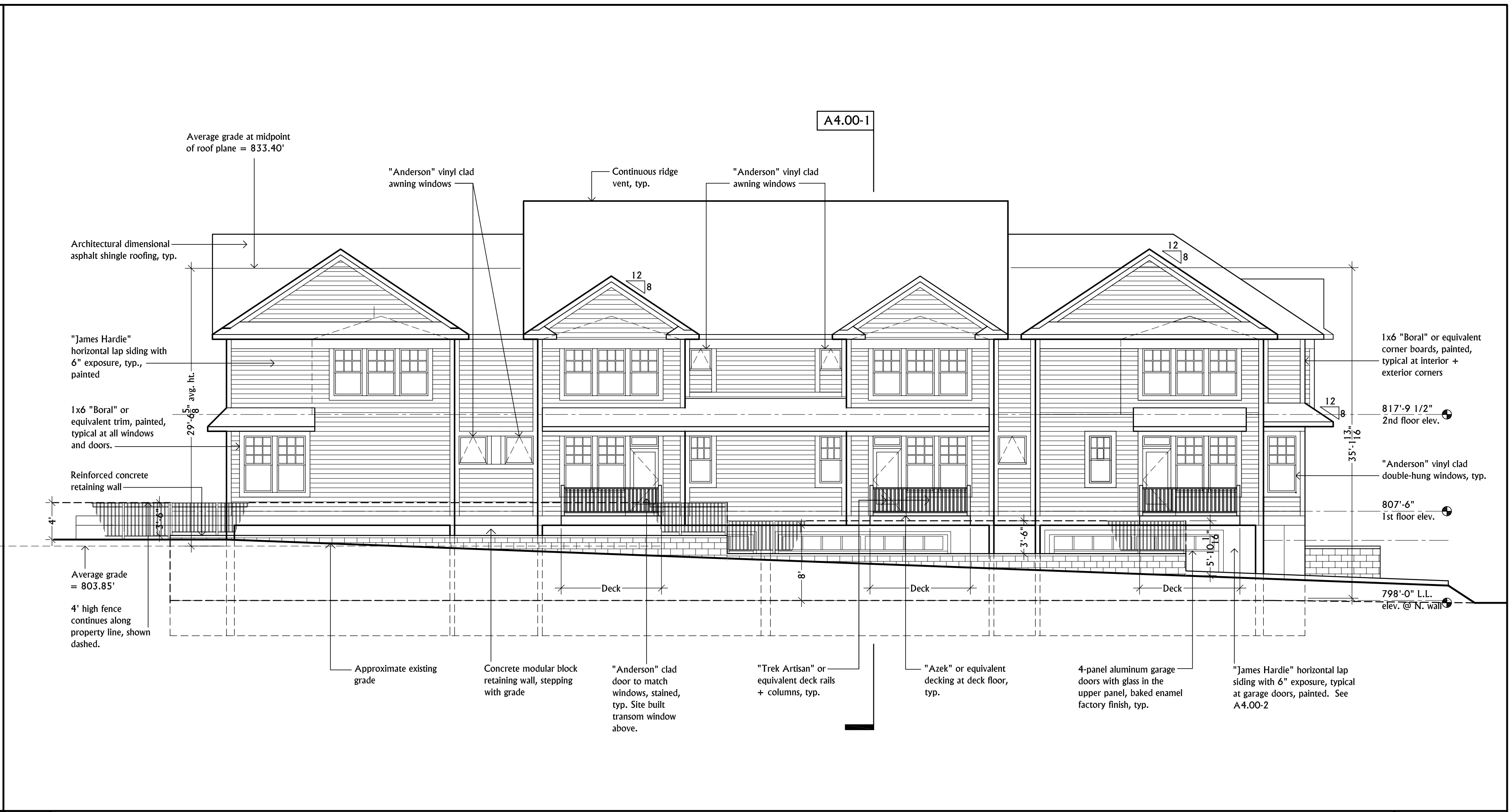
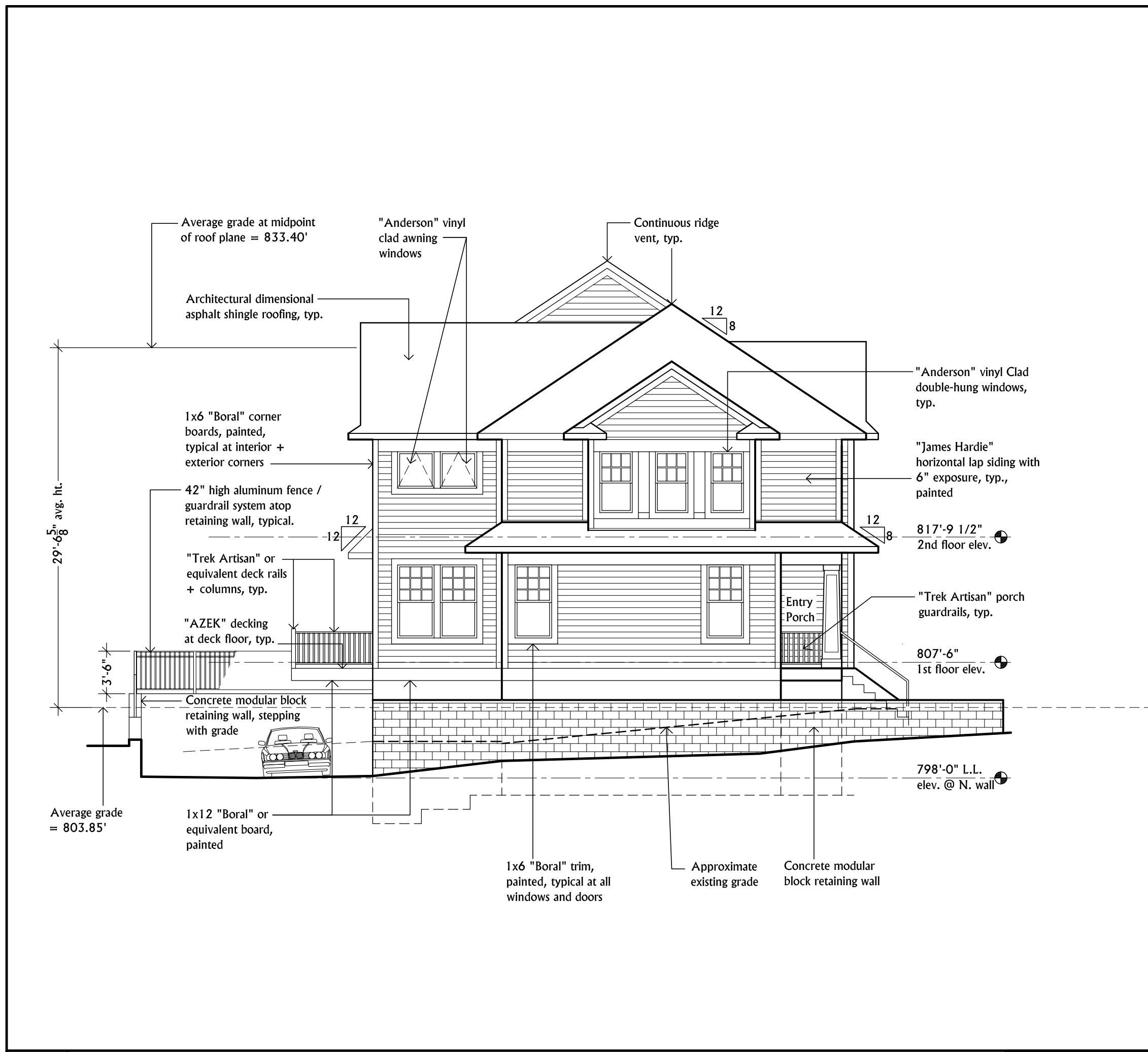
JOB NO.
13FTZ01

TITLE
LANDSCAPE PLAN

SEAL

SHEET

SP-05



EAST ELEVATION

A3.00-1

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

NORTH ELEVATION

A3.00-2

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

BUILDING HEIGHT CALCULATIONS FOR 542 - 548 N. MAIN

Proposed grades at corners of building:

- 806.0' (@ northwest corner)
 - 805.5' (@ southwest corner)
 - 805.5' (@ southeast corner)
 - 805.0' (@ northeast corner)
- Proposed grades 20 feet out diagonally from corners of building:**
- 797.8' (@ northwest corner)
 - 801.0' (@ southwest corner)
 - 805.0' (@ southeast corner)
 - 805.0' (@ northeast corner)

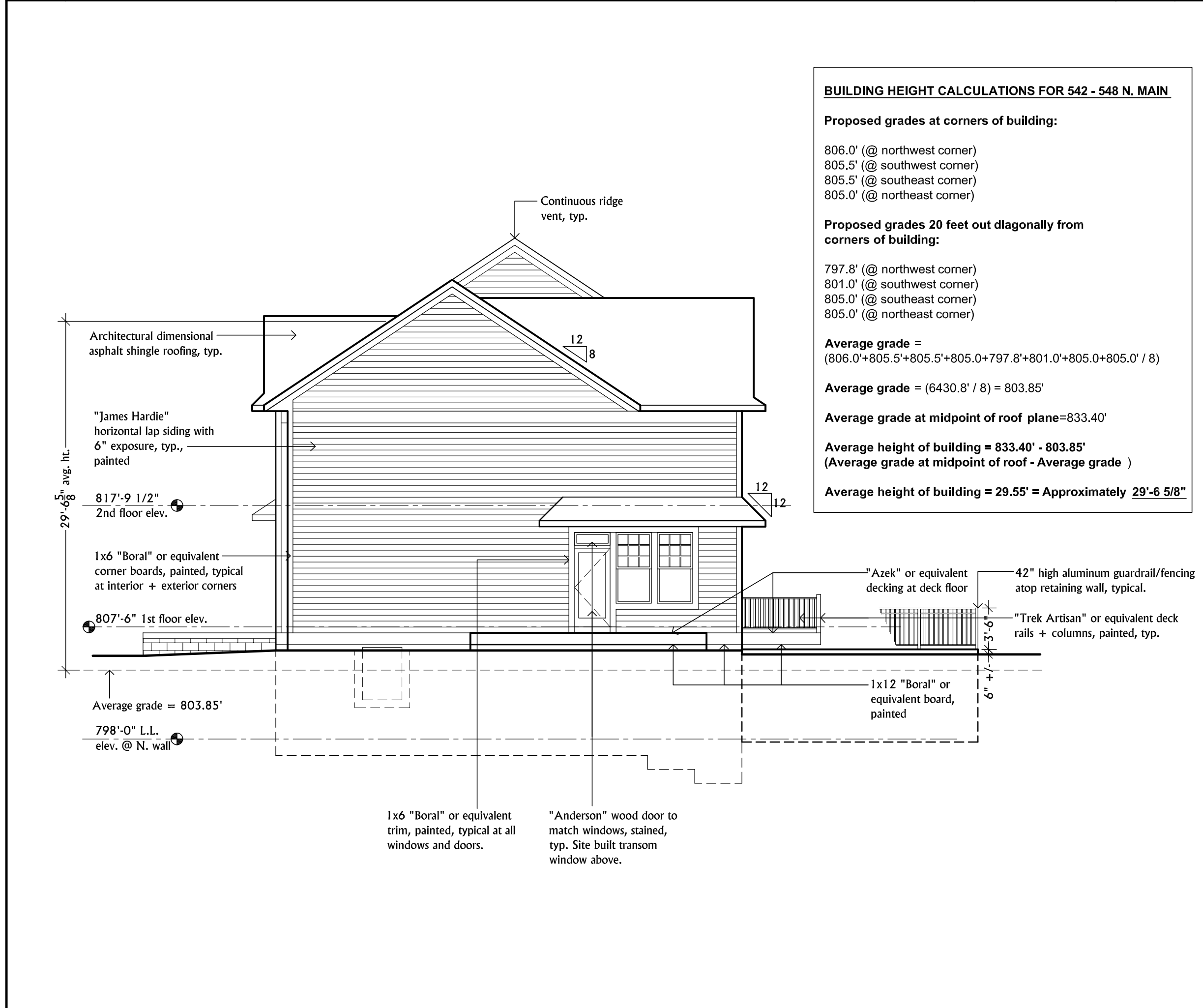
Average grade =
 $(806.0 + 805.5 + 805.5 + 805.0 + 797.8 + 801.0 + 805.0 + 805.0) / 8$

Average grade = $(6430.8 / 8) = 803.85'$

Average grade at midpoint of roof plane = 833.40'

Average height of building = 833.40' - 803.85'
(Average grade at midpoint of roof - Average grade)

Average height of building = 29.55' = Approximately 29'-6 5/8"



WEST ELEVATION

A3.00-3

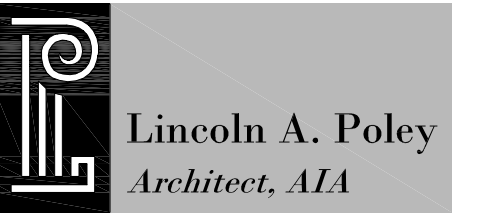
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

A3.00-4

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



Lincoln A. Poley
Architect, AIA

234 Nickels Arcade
Ann Arbor, MI
48104

Telephone 734.665.0211
Facsimile 734.665.5722

Client

Huron Contracting,
LLC.

Project

Multi-Family
Development
542 - 548 North Main
Ann Arbor, MI

Job Number

Dates

OWNER REVIEW	17 APR 15
OWNER REVIEW	21 APR 15
Site Plan Review	27 APR 15
ISSUED	22 MAY 15

Consultants

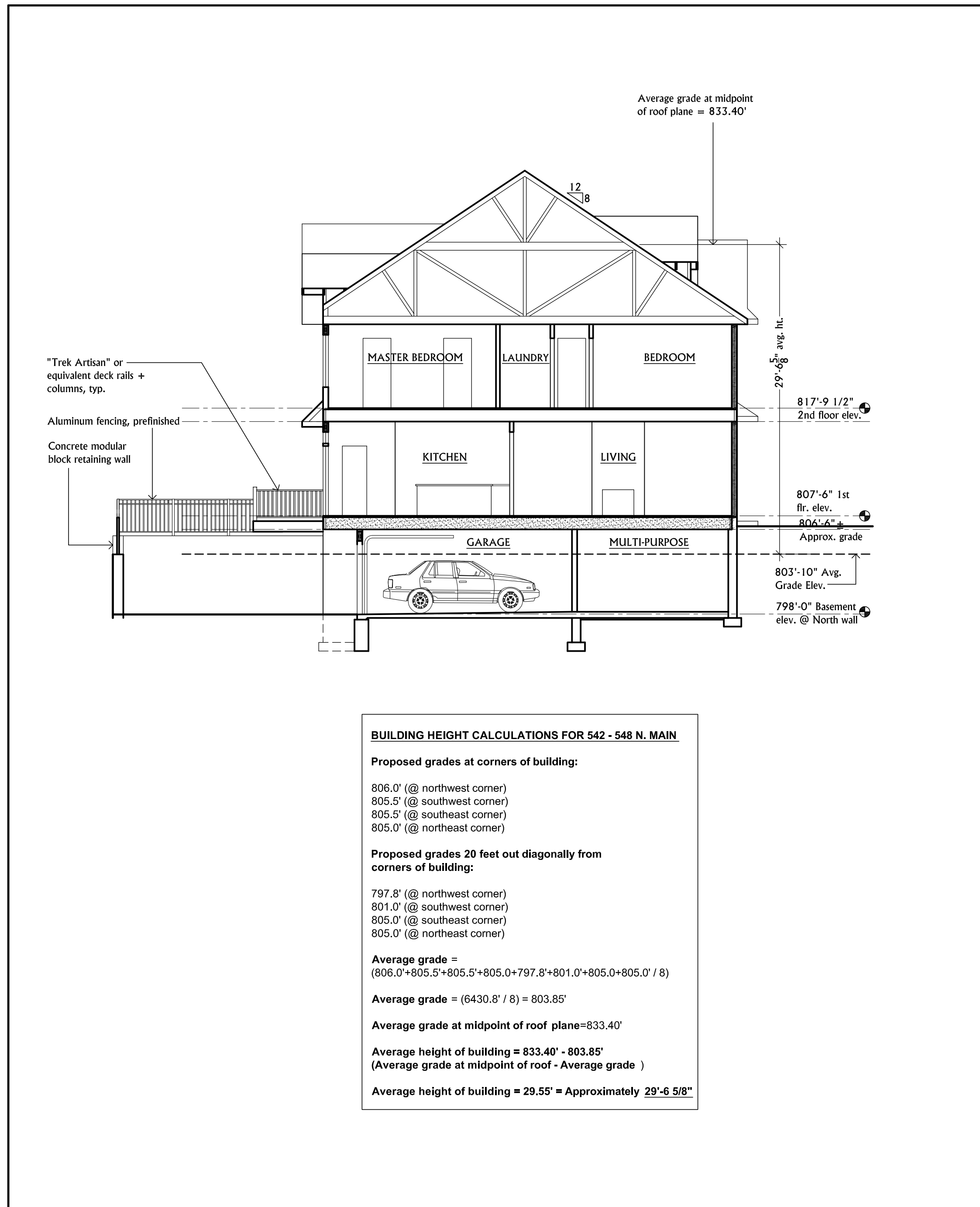
Stamp

Sheet Name

Exterior Elevations

Sheet Number

A3.00



BUILDING HEIGHT CALCULATIONS FOR 542 - 548 N. MAIN

Proposed grades at corners of building:

806.0' (@ northwest corner)
 805.5' (@ southwest corner)
 805.5' (@ southeast corner)
 805.0' (@ northeast corner)

Proposed grades 20 feet out diagonally from corners of building:

797.8' (@ northwest corner)
 801.0' (@ southwest corner)
 805.0' (@ southeast corner)
 805.0' (@ northeast corner)

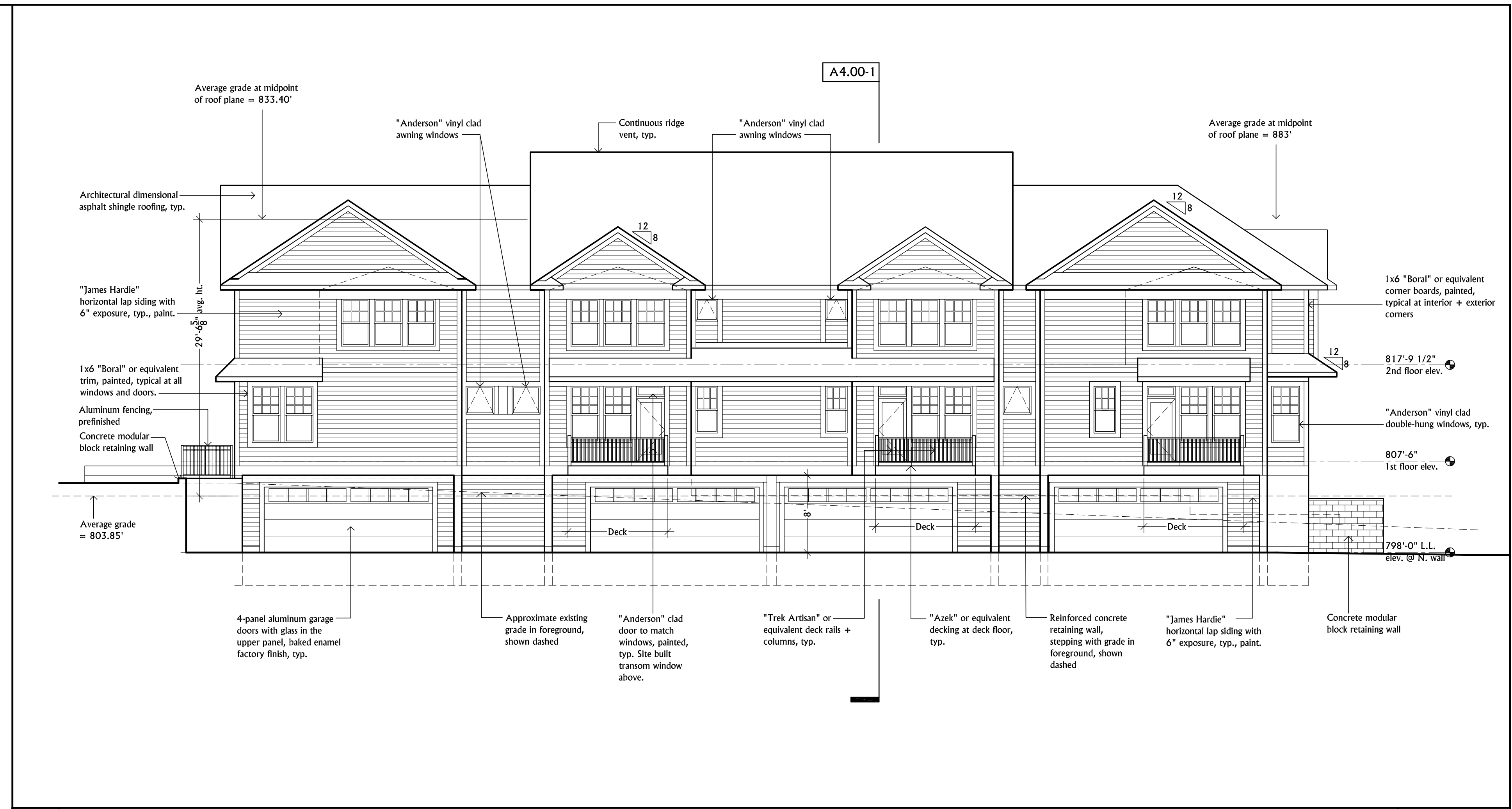
Average grade = $(806.0' + 805.5' + 805.5' + 805.0' + 797.8' + 801.0' + 805.0' + 805.0' / 8)$

Average grade = $(6430.8' / 8) = 803.85'$

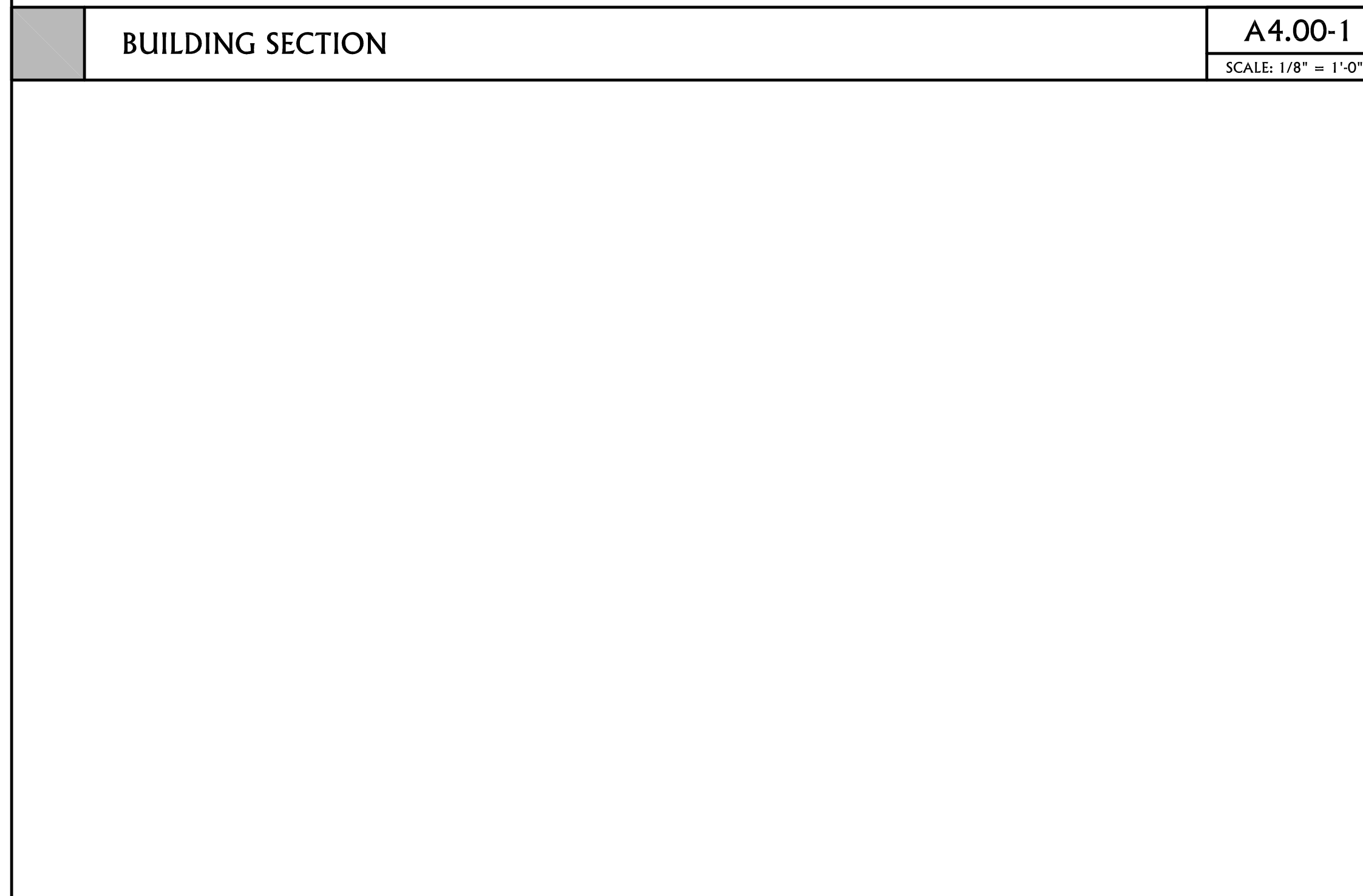
Average grade at midpoint of roof plane = 833.40'

Average height of building = 833.40' - 803.85'
 (Average grade at midpoint of roof - Average grade)

Average height of building = 29.55' = Approximately 29'-6 5/8"



NORTH ELEVATION A4.00-2
SCALE: 1/8" = 1'-0"



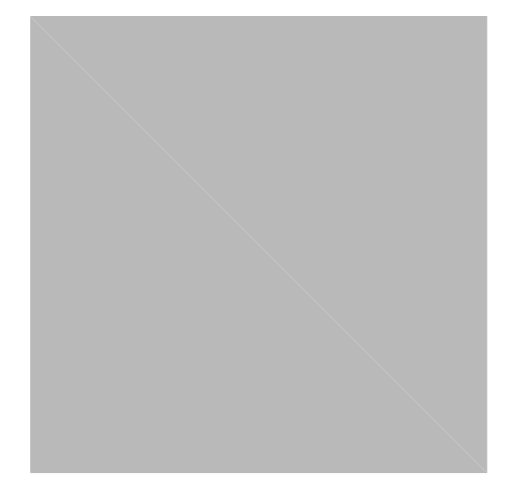
BUILDING SECTION A4.00-1
SCALE: 1/8" = 1'-0"



NORTH ELEVATION A4.00-2
SCALE: 1/8" = 1'-0"

* **A4.00-3** SCALE: N/A

* **A4.00-4** SCALE: N/A



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-

Dates

OWNER REVIEW	17 APR 15
OWNER REVIEW	21 APR 15
Site Plan Review	27 APR 15

Consultants

Stamp

Sheet Name

Building Section +
 North Exterior
 Elevation

Sheet Number

A4.00