

**Zoning Board of Appeals
January 27, 2021 Regular Meeting**

STAFF REPORT

Subject: ZBA 20-031; 614 S. Ashley Street

Summary:

Central Property Development, property owners, are requesting various width variances from the required 15-foot wide conflicting land use buffers along the north, south and west property lines and a variance from all required landscaping and screening along the south property line. Sections 5.20.4 (A)(3) and (B)(1)(2) & (3) requires conflicting land use buffers (CLUB) for parcels zoned O, RE, ORL, C or M abutting a public park or parcel principally used of zoned for residential purposes. The property is zoned C2B, Business Service District.

Background:

The subject property is located on the west side of S. Ashley Street, south of W. Madison St. The structure was built in 1913 and located in the Old West Side Historic District.

Description:

The petitioner seeks approval to add an approximately 300-square foot second story residential addition onto the rear of the existing house for a new total of 1,213-square feet. This house is located in a historic district and received approval by the Historic District Commission in November 2020.

This proposal requires site plan approval, as this is an addition located in a commercial district. Site plans for City Council approval trigger the need for the entire site be brought into code compliance. Planning staff determined this proposal go to the ZBA before being heard by the City Planning Commission because this proposal cannot be approved without these variances granted.

South CLUB: Variances requested from the 15-foot width, the required plantings (one tree for each 15 feet abutting land), and the continuous screening (a hedge, berm, wall, fence or combination of those features forming a continuous screen at least four feet high) due to the shared driveway.

West CLUB: Requesting a 9-foot wide variance from the CLUB width. Trees to be planted (one tree for every 15 feet, or fraction thereof of abutting land and at least half of the trees to be evergreens. Three (3) trees required along this buffer, two of which must be evergreen). The existing fence to be used as the continuous screening.

North CLUB: Requesting an 11-foot variance from the CLUB width. A 4-foot wide CLUB is very narrow, but is wide enough to plant trees/shrubs of certain species. There is not sufficient room to plant the required trees and shrubs so a 4-foot high fence can be installed along the north property line in lieu of shrubs.

Standards for Approval- Variance

The Zoning Board of Appeals has all the power granted by State law and by Section 5.29.12, Application of the Variance Power from the UDC. The following criteria shall apply:

(a). *That the practical difficulties are exceptional and peculiar to the property of the person requesting the variance and result from conditions which do not exist generally throughout the City.*

- The alleged practical difficulties are exceptional and peculiar to the property of the Person requesting the variance, resulting from conditions that do not exist generally throughout the City.

Although the district is zoned C2B, adjacent uses are currently residential requiring the petitioner to provide landscape screening on 3 adjoining sides. The standard CLUB is 15' wide with 1 tree every 15' and 5 shrubs every 30'. Practical difficulties occur, a) south property line shares a vehicle access easement with the adjoining property, b) north property line provides only 7 1/2' LF from building wall to property line, c) west property line is a paved surface 1 LF past the property line to where the neighbor has an existing 6' high wooden screen fence. Additional difficulties include existing mature deciduous trees on or near the property lines restricting the Petitioner's ability to plant under these trees.

(b). *That the practical difficulties will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.*

- If the variance were not granted, conditions of the ordinance would prevent the structure to be modified into a live/work facility making it more than a mere inconvenience to his business.

(c). *That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the Practical difficulties that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.*

- The allowance of the variance will result in keeping the function of existing adjacent land uses in the neighborhood the same, will incrementally improve public safety by reducing vehicle trips to and from this property and will not negatively affect the rights of other property owners.

(d). *That the conditions and circumstances on which the variance request is based shall not be a self-imposed practical difficulty.*

- There shall not be a self-imposed practical difficulty on this proposal as the residential use would not be required to screen from adjacent properties if located in a single-family residential district. Due to this site being zoned commercial and adjacent to residential uses in a commercial district, additional landscaping is required. This proposal plants landscaping and screening where possible.

(e). *A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.*

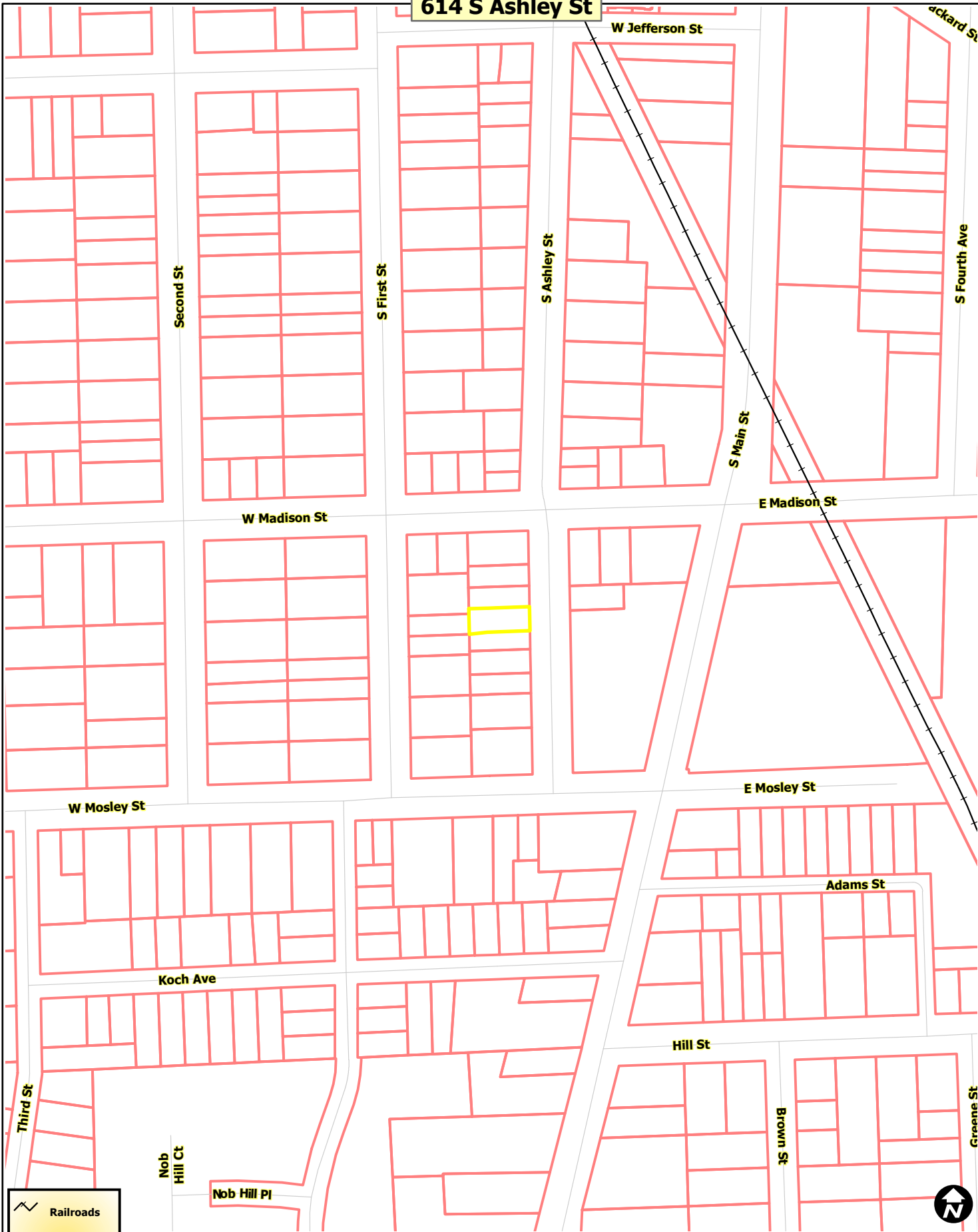
- The minimal variance will allow a live/work facility with reasonable use of the land, the improved structure all within the confines of the historic district.




Respectfully submitted,

Chris Cheng

**Chris Cheng
City Planner**

614 S Ashley St






-  Railroads
-  Huron River
-  Tax Parcels



Map date: 1/4/2021
 Any aerial imagery is circa 2020
 unless otherwise noted
 Terms of use: www.a2gov.org/terms

614 S Ashley St



-  Railroads
-  Huron River
-  Tax Parcels






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614 S Ashley St

S Ashley St



-  Railroads
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ZONING BOARD OF APPEALS APPLICATION

City of Ann Arbor Planning Services

City Hall: 301 E Huron Street Ann Arbor, MI 48107-8647

Phone: 734-794-6265 Fax: 734-794-8460 Email: planning@a2gov.org

PROPERTY INFORMATION

ADDRESS OF PROPERTY
614 S. Ashley Street

ZIP CODE
48103

ZONING CLASSIFICATION
C2B

Central Property Development, Inc.

PARCEL NUMBER
09-09-29-414-004

terri@cp-development.com

APPLICANT INFORMATION

NAME
Central Property Development

ADDRESS
614 S. Ashley St

CITY
Ann Arbor

STATE
MI

ZIP CODE
48103

terri@cp-development.com

734-436-8933

Owner

REQUEST INFORMATION

VARIANCE REQUEST
Complete Section 1 of this application

REQUEST TO ALTER A NONCONFORMING STRUCTURE
Complete Section 2 of this application

REQUIRED MATERIALS

One hard copy application complete with all required attachments must be submitted. Digital copies of supportive materials included in the submitted hard copy will only be accepted in PDF format by email or accompanying the hard copy application on a USB flash drive.

Required Attachments:

- X Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property.
- Building floor plans showing interior rooms, including dimensions.
- X Photographs of the property and any existing buildings involved in the request.

OFFICE USE ONLY

Fee Paid:

ZBA:

DATE STAMP

ACKNOWLEDGEMENT

All information and materials submitted with this application are true and correct.

Permission is granted to City of Ann Arbor Planning Services and members of the Zoning Board of Appeals to access the subject property for the purpose of reviewing the variance request.

Property Owner Signature: 

Date: 12/21/2020

Section 1 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

VARIANCE REQUEST

ARTICLE(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: (Example: Article 3, Section 5.26)
5.20.4 A.1 and 5.20.5 B.1

REQUIRED DIMENSION: (Example: 40' front setback)
Feet: 8 Inches:

PROPOSED DIMENSION: (Example: 32 foot 8 inch front setback)
Feet: 4 Inches:

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

The approved site plan is for a new building addition consisting of a residential apartment over a vehicle garage attached to the existing structure (house) for Office use. Reasons for variance, the property is encumbered by the following: 1) minimum lot sizes and minimum setbacks, 2) existing mature trees located on or near the property lines, 3) remaining adjacent residential uses although zoned C2B district and 4) the parcel is located in a historic district.

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:29. A variance may be granted by the Zoning Board of Appeals only in cases involving practical difficulties or unnecessary hardships when all of the following statements are found to be true.

Please provide a complete response to each of the statements below.

The alleged practical difficulties are exceptional and peculiar to the property of the Person requesting the variance, and result from conditions that do not exist generally throughout the City.

Although the district is zoned C2B adjacent uses are currently residential requiring the petitioner to provide landscape screen on 3 adjoining sides. The standard CLUB is 15' wide with 1 tree every 15' and 5 shrub every 30'. Practical difficulties occur, a) south property line shares a vehicle access easement with the adjoining property, b) north property line provide only 7 1/2' LF from building wall to property line, c) west property line is a paved surface 1 LF past the property line to where the neighbor has an existing 6' high wooden screen fence. Additional difficulties include existing mature deciduous trees on or near the property lines restricting the Petitioners ability to plant under these trees.

The alleged practical difficulties that will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

If the variance were not granted conditions of the ordinance would prevent the structure to be modified into a live/work facility making it more than a mere inconvenience to his business that would also thwart the Petitioner for bringing a higher financial value to the property.

Allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the practical difficulties that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.

The allowance of the variance will result in un-impeding the function of existing adjacent land uses in the neighborhood, will incrementally improve public safety by reducing vehicle trips to and from this property and will not negatively affect the rights of other property owners.

The conditions and circumstances on which the variance request is based shall not be a self-imposed practical difficulty.

There shall not be self-imposed practical difficulty on the Petition from variance request in forms of the full use of the parcel and its resultant integration into the neighborhood uses and landscaped surroundings.

A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.

The minimal variance will allow to make possible a live/work facility with reasonable use of the land, the improved structure all within the confines of the historic district.

Section 2 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

REQUEST TO ALTER A NONCONFORMING STRUCTURE

For the purposes of Article VI: Nonconformities Section 5.32.2 Nonconforming Structure, **alteration** is defined as any change in a Building that results in additional Floor Area being fit for occupancy, a greater number of dwelling or rooming units or an increase in the exterior dimensions of the Building.

A nonconforming structure may be maintained or restored, but permission to alter a nonconforming structure will only be approved by the Zoning Board of Appeals upon finding that it complies as nearly as practicable with the requirements of this Chapter and that it will not have a detrimental effect on neighboring property.

In the space below, describe the current use of the property, the proposed alteration, and the impact it would have on neighboring property.

The existing structure will increase by 319 sf making possible a live/work facility within the City Proper while still providing adequate and appropriate landscape screening between adjacent properties.

Please complete the table below as it relates to your request

| Requirement | Existing Condition | Code Requirement |
|------------------|--------------------|---------------------------------|
| Lot Area | 3,868.8 SF | 3,868. SF |
| Lot Width | 39 LF | 39 LF |
| Floor Area Ratio | 25% | |
| Setbacks | 25' 30' | 25' Front Yard 30' Rear Yard |
| Parking | 3 spaces | 2 spaces |
| Landscaping | 4' wide buffer | 8' wide buffer |
| Other | | |
| | | |

614 South Ashley



Southwest corner



North boundary



Northwest corner



North side yard looking East



West property line fence



South side yard looking west

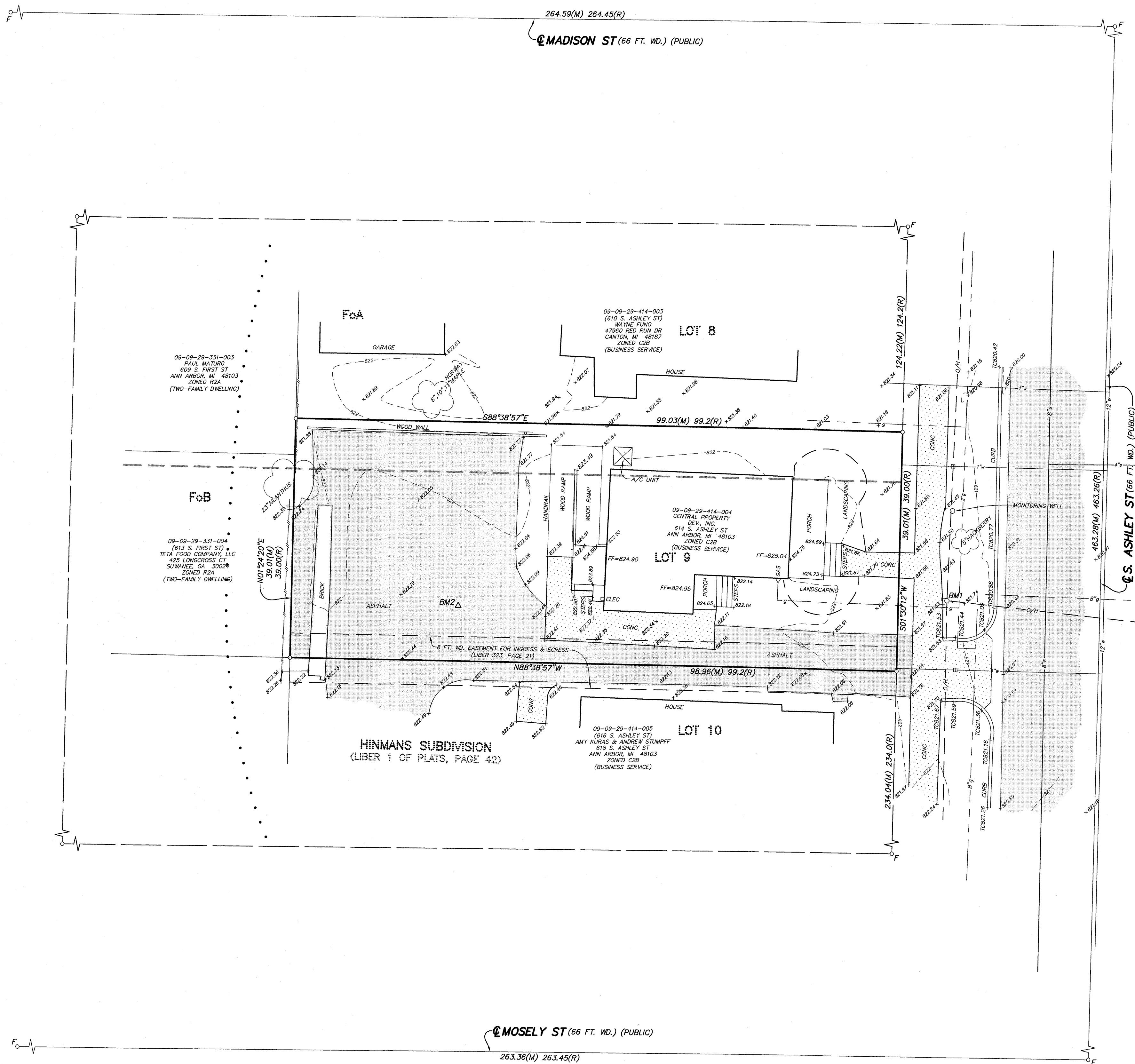
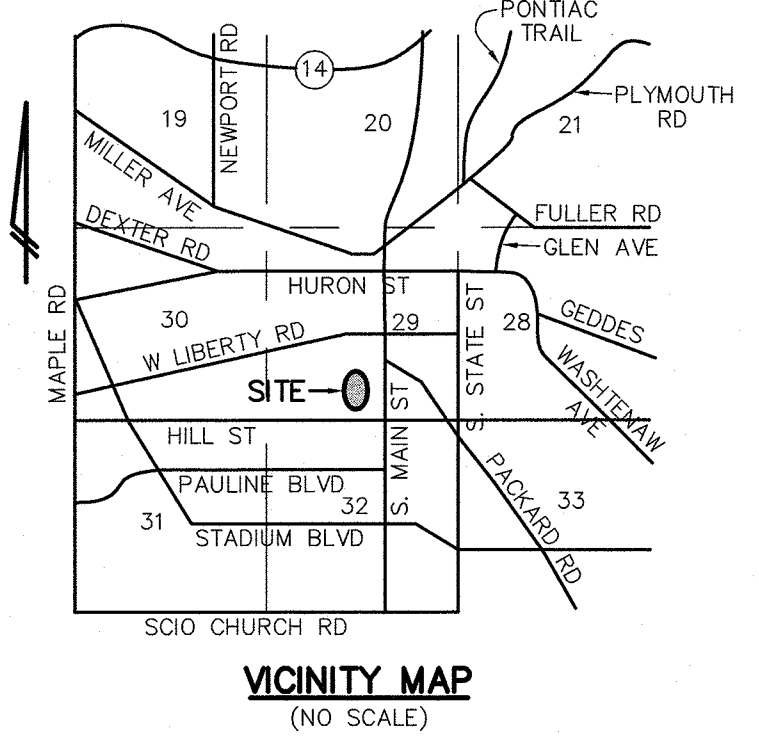


Rear yard looking North

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PERSONALLY LOCATED THE UNDERGROUND UTILITIES.

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WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION
 F - FOX SANDY LOAM, 0 TO 2 PERCENT SLOPES
 S - FOX SANDY LOAM, 2 TO 6 PERCENT SLOPES
 SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

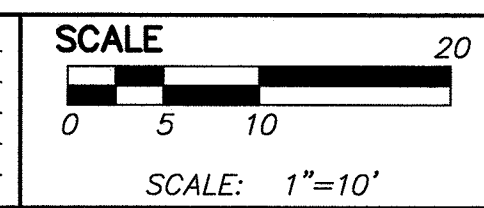
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| | | | |
|---|-------------|---|--------------------|
| ○ | SPOT ELEV. | — | EXISTING STORM |
| ○ | POST | — | EXISTING SANITARY |
| ○ | MANHOLE | — | EXISTING WATER |
| ○ | CATCHBASIN | — | EXISTING GAS |
| ○ | END SECTION | — | EXISTING ELECTRIC |
| ○ | | — | EXISTING TELEPHONE |

BENCHMARK BM1=NAIL IN SOUTH FACE OF UTILITY POLE, EAST OF 614 S. ASHLEY ST., ELEV=823.23 (NAVD 88).
 BM2=NAIL IN ASPHALT PARKING LOT OF 614 S. ASHLEY ST, ELEV=822.31 (NAVD 88).

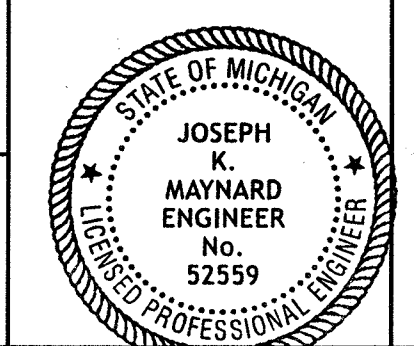
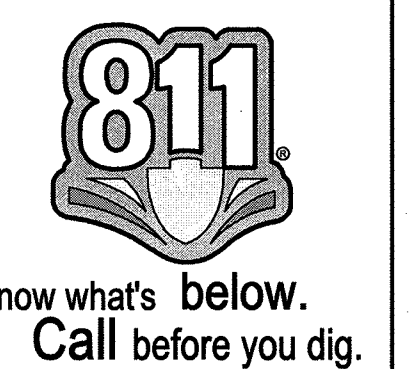
REVISIONS

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PREPARED BY *Joseph K. Maynard*
 JOSEPH K. MAYNARD P.E., MICH No. 52559

DESCRIPTION
 Land in the City of Ann Arbor, County of Washtenaw, State of Michigan, and described as follows:
 The South 8.2 feet of Lot 8, and the North 30.8 feet of Lot 9, Hinmans Subdivision, as recorded in Liber 1 of Plats, Page(s) 42, Washtenaw County Records.
 Commonly known as: 614 S. Ashley St., Ann Arbor, MI 48103



CLIENT
 CENTRAL PROPERTY DEVELOPMENT, INC.
 614 S. ASHLEY ST.
 ANN ARBOR, MI 48103

SHEET
 09-09-29-414-004
 614 S. ASHLEY ST

PROJECT
 SECTION 29 TOWN 2 SOUTH RANGE 6 EAST
 CITY OF ANN ARBOR
 WASHTENAW COUNTY • MICHIGAN
 JOB NO. 32761
 DWG NO. 761-9ACON
 FIELD BOOK 659
 FILE NO. 10662

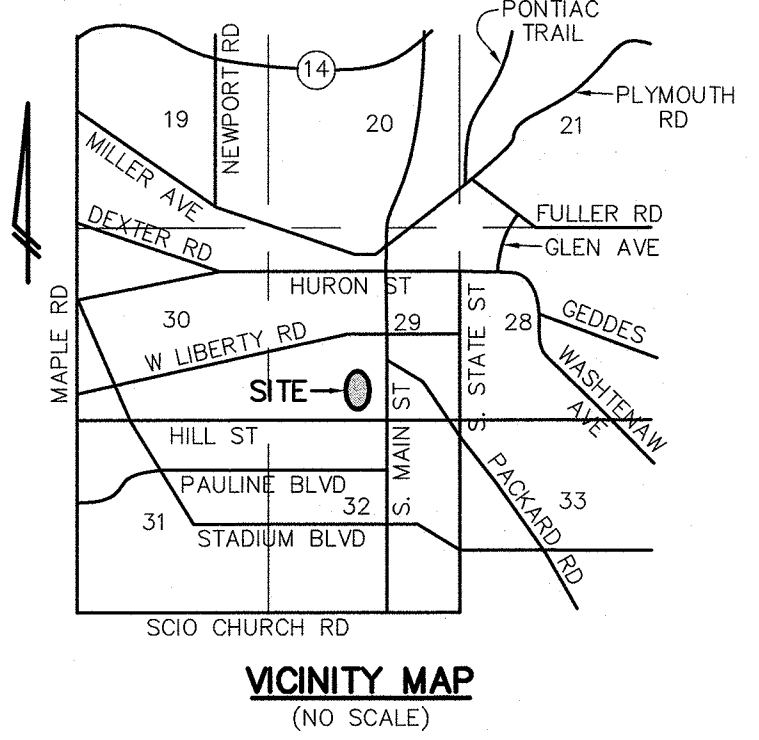
DATE 10-23-20
SHEET C1.0

WASHTENAW ENGINEERING
 CIVIL ENGINEERS
 PLANNERS • SURVEYORS
 LANDSCAPE ARCHITECTS
 3526 W. LIBERTY RD
 SUITE 400
 ANN ARBOR, MI 48103
 TEL. 734-761-8800
 FAX. 734-761-8800
 WASHTENAWENGINEERING.COM

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NATURAL FEATURE STATEMENT

614 S Ashley Street

TOPOGRAPHY
The land is sloped 1.5%.

WETLANDS
There are NO wetlands on the property.

THREATENED AND ENDANGERED SPECIES
There are NO endangered threatened or endangered plant or animal species on the property.

100 YEAR FLOOD PLAIN
The site exists outside of the flood plain.

STEEP SLOPES
There are no existing steep slopes.

WATER COURSES
There are NO watercourses on the property.

NATURAL FEATURES

RESIDENTIAL HOME
The property at 614 S. Ashley is a residential structure located on a 39' x 99' lot, the land is zoned c1 and is a commercial use. a proposed expansion of the building structure is in process. the site is an urban lot, the natural features are limited to domestic lawn and perennial flowers located along the north and east property lines.

OPEN SPACE
The parcel is a city lot.

MATURE WOODLAND
There are no mature woodland.

BUILT FEATURES

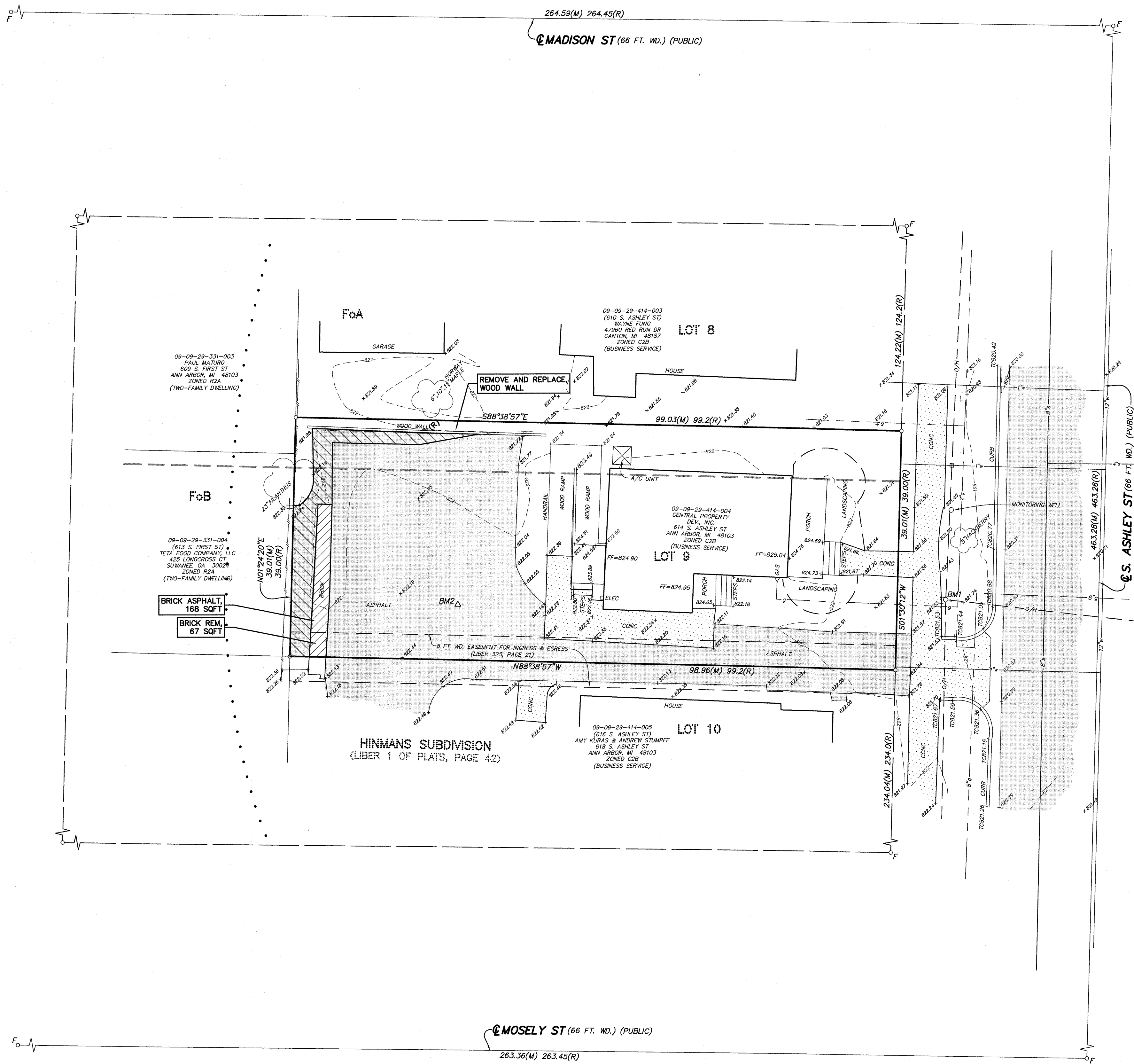
LAND USE
The site currently has one (1) office use residential style house on it. There are NO other existing structures on-site.

ACCESS POINT
Vehicular access is directly from South Ashley Street only.

There are 5' wide pedestrian sidewalks on the property is located on the east side of the Ashley St. Road R.O.W.

PROPOSED LAND USE
Office, refer to architectural drawing overlay for proposed development and its relationship to existing, adjoining properties.

NATURAL FEATURES PROTECTION PLAN
The offsite trees to be preserved will be protected during construction and clean up efforts.



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 FOB - FOX SANDY LOAM, 2 TO 6 PERCENT SLOPES
 SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

F = FOUND IRON MARKER
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 (M) = MEASURED (R) = RECORDED

| | | | |
|------------------|-------------------|----------------|--------------------------|
| ☆ = LIGHT POLE | ○ = SPOT ELEV. | --- = GRAVEL | --- = EXISTING STORM |
| ○ = UTILITY POLE | ○ = POST | --- = FENCE | --- = EXISTING SANITARY |
| ○ = GUY ANCHOR | ○ = MANHOLE | --- = CONCRETE | --- = EXISTING WATER |
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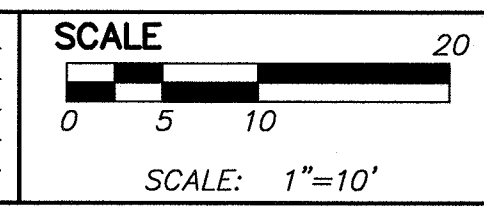
REVISIONS

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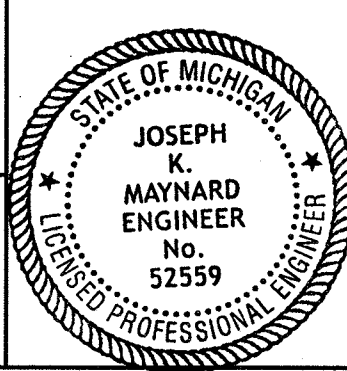
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Commonly known as: 614 S. Ashley St., Ann Arbor, MI 48103



PREPARED BY *Joseph K. Maynard*
 JOSEPH K. MAYNARD P.E., MICH No. 52559



SECTION 29 TOWN 2 SOUTH RANGE 6 EAST
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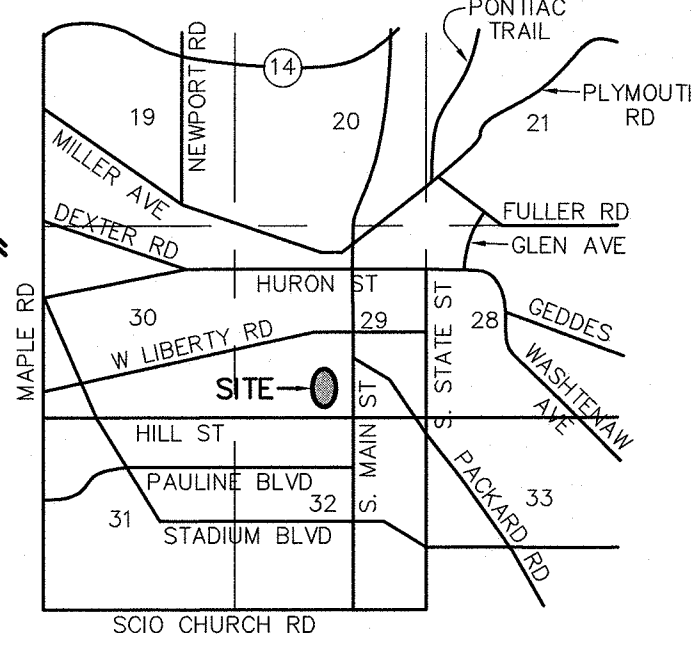
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VICINITY MAP
(NO SCALE)

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EXISTING ZONING: C2B (BUSINESS SERVICE)
SETBACKS:
FRONT = 25'
SIDE = 0'
REAR = 30'
IMPERVIOUS AREA:
EXISTING = 2,761.2 SF±
PROPOSED = 105.3 SF±

- SITE NOTES:
1. SITE HAS NO SIGNIFICANT NATURAL FEATURES.
 2. TRASH SERVICE IS BY INDIVIDUAL CURB CARTS THAT ARE STORED IN THE REAR OF THE BUILDING.
 3. 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.
 4. EXISTING UTILITY SERVICE ON SITE WILL NOT BE REVISED AND NO NEW SERVICES ARE PROPOSED.
 5. EXISTING DRIVE CURB CUT AND ENTRANCE IS NOT PROPOSED TO BE ALTERED.
 6. STORM WATER MANAGEMENT WILL BE PROVIDED PER CITY OF ANN ARBOR CODE REQUIREMENTS.

WASHTEENAW COUNTY SOIL SURVEY CLASSIFICATION

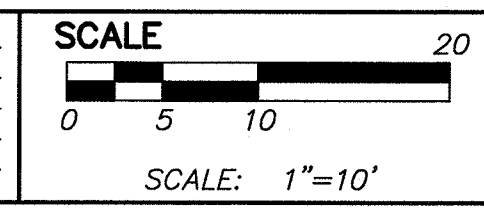
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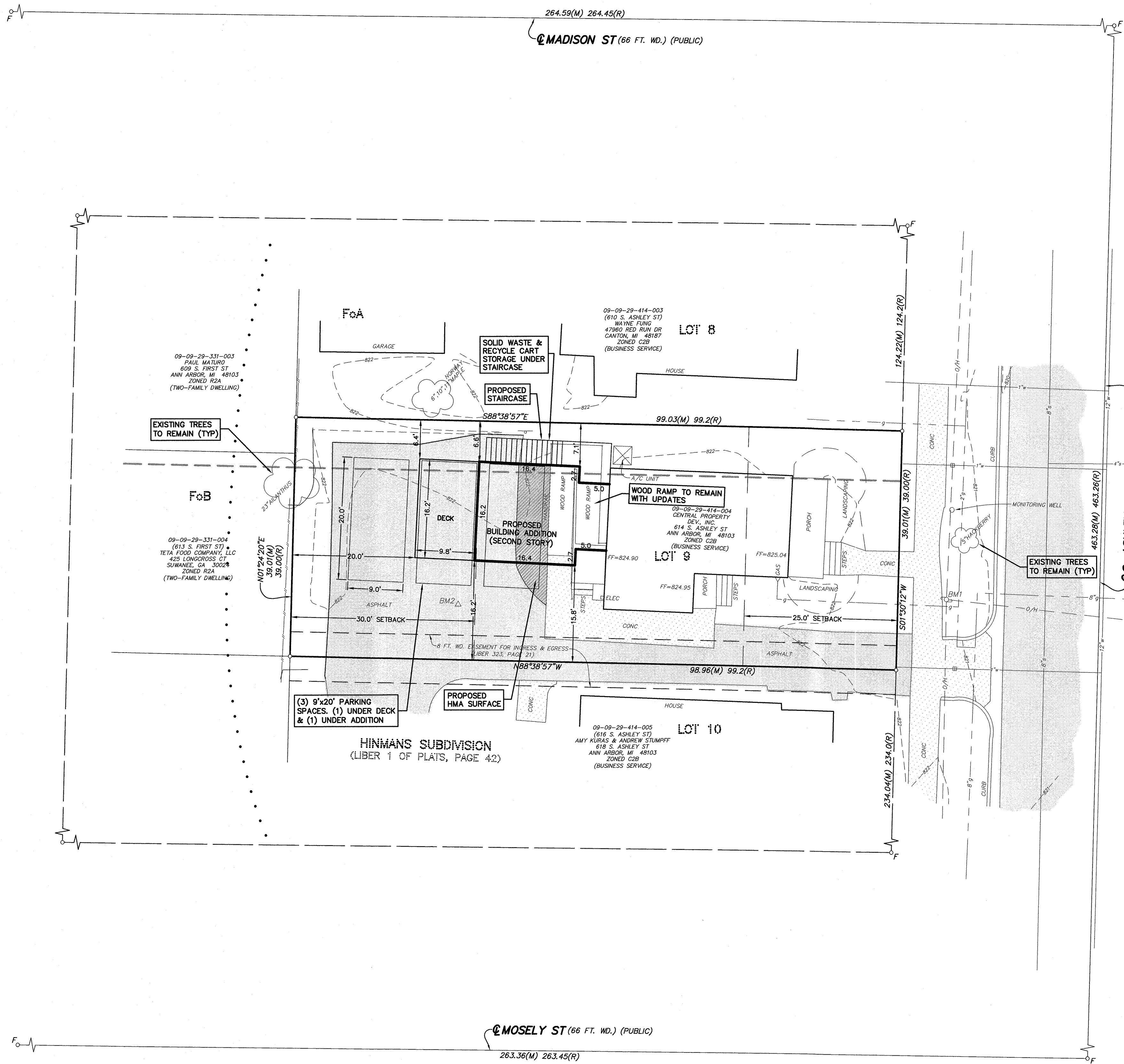
| LEGEND | | BENCHMARK | | REVISIONS | |
|--------|--------------|-----------|--------------------|-----------|--------------------|
| ○ | LIGHT POLE | ○ | SPOT ELEV. | --- | EXISTING STORM |
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| ○ | | ○ | END SECTION | --- | EXISTING TELEPHONE |
| ○ | | ○ | ASPHALT | --- | |
| ○ | | ○ | GRAVEL | --- | |
| ○ | | ○ | FENCE | --- | |
| ○ | | ○ | CONCRETE | --- | |
| ○ | | ○ | ASPHALT | --- | |
| ○ | | ○ | EXISTING STORM | --- | |
| ○ | | ○ | EXISTING SANITARY | --- | |
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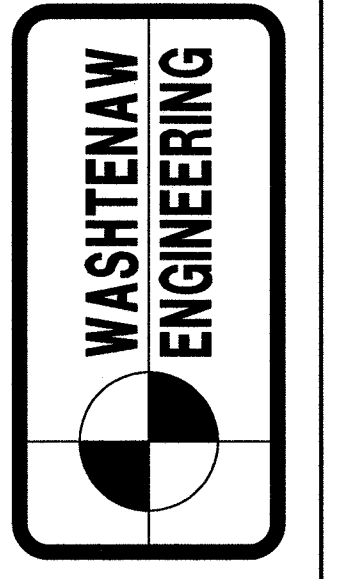


PREPARED BY: *Joseph K. Maynard*
JOSEPH K. MAYNARD P.E., MICH No. 52559

811 Know what's below. Call before you dig.



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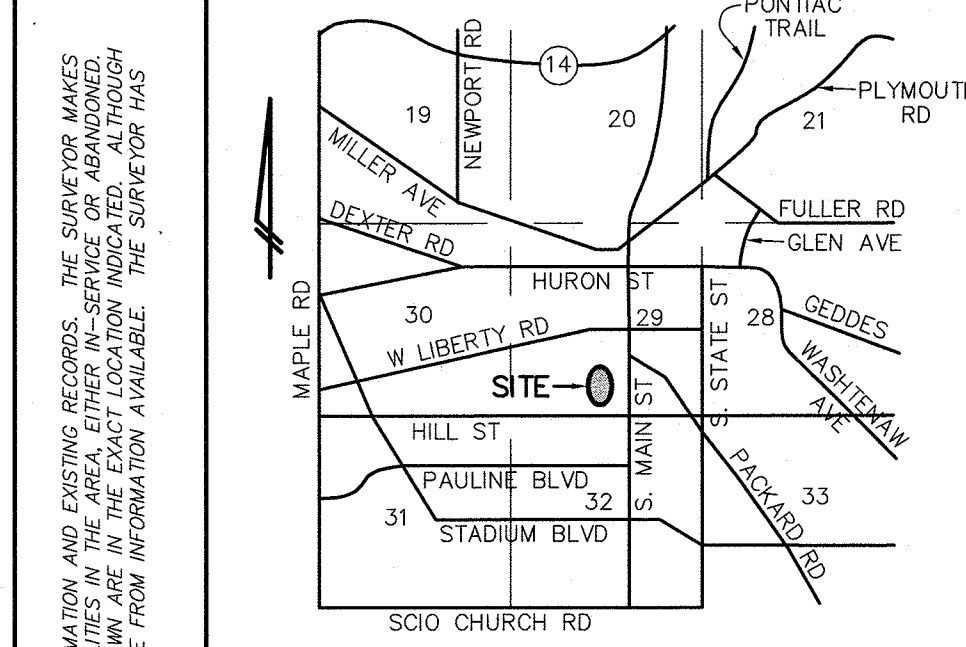


CENTRAL PROPERTY DEVELOPMENT, INC.
614 S. ASHLEY ST
ANN ARBOR, MI 48103

DIMENSIONAL SITE PLAN

PROJECT: 09-09-29-414-004
614 S. ASHLEY ST

SECTION 29 TOWN RANGE 6 EAST
CITY OF ANN ARBOR
WASHTEENAW COUNTY • MICHIGAN
JOB NO. 32761
DWG NO. 761-site
FIELD BOOK 659
FILE NO. 10662
DATE 10-23-20
SHEET C3.0



VICINITY MAP
(NO SCALE)

SOIL EROSION CONTROL NOTES:

1. SIZE OF EARTH DISRUPTION 827,640 SF, OR 19 ACRES (ROUNDED UP TO THE NEAREST ACRE). EARTH DISRUPTION GREATER THAN 5 ACRES WILL REQUIRE A NPDES NOTICE OF COVERAGE FOR CONSTRUCTION ACTIVITIES FROM THE STATE OF MICHIGAN.
2. COST FOR SOIL EROSION CONTROLS APPROXIMATELY \$5,500.00.
3. IT IS APPROXIMATELY 900 LF FROM SITE TO THE MILL CREEK CONSOLIDATED DRAIN.
4. THE PROJECT IS A COMMERCIAL DEVELOPMENT.
5. ALL PERMANENT EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT SYSTEM IS TO BE MAINTAINED BY THE OWNER, HERITAGE FARMS HOMEOWNER ASSOCIATION.
6. FOR TOPSOIL STOCKPILE AREAS, SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF SUCH STOCKPILE, IF THE STOCKPILE WILL BE LARGE AND IS EXPECTED TO BE ON-SITE FOR A PERIOD OF TIME.
7. STABILIZATION MUST BE STARTED WITHIN FIVE(5) DAYS OF FINAL GRADE. USE 4-INCHES OF TOPSOIL, MINIMUM.
8. WHERE EXCAVATION HAS BEEN THROUGH LAWN AREAS, THE CONTRACTOR SHALL RESTORE THE DISTURBED AREA BY PLACING TOPSOIL AND SEEDING OR SODDING OVER THE FINAL BACK FILL MATERIAL.
9. SEED MIX SHALL BE MDOT TURF SEED MIX EXCEPT AS NOTED ON THE LANDSCAPE PLAN.
10. IN AREAS WHERE THE SLOPE IS STEEPER THAN 1 VERTICAL ON 4 HORIZONTAL, SOIL EROSION CONTROL BLANKETS SHALL BE USED.
11. EXCESS MATERIAL SHALL BE HAULED OFF-SITE.
12. NO DEWATERING IS EXPECTED AS PART OF THIS PROJECT.
13. USE CITY OF CHELSEA STANDARD DETAILS.

CONSTRUCTION SEQUENCE - TO BE DONE IN ORDER

1. TEMPORARY CONTROL MEASURES INSTALLED.
2. GRAVEL CONSTRUCTION ACCESS INSTALLED.
3. LAND CLEARING.
4. DETENTION/RETENTION/SEDIMENT POND INSTALLED AND STABILIZATION.
5. UTILITY INSTALLATION.
6. ROAD/PAVEMENT CONSTRUCTION.
7. FINAL GRADE/SEED.
8. CATCH BASINS/SEDIMENT TRAP CLEANED.
9. PERMANENT CONTROL MEASURES INSTALLED AND FUNCTIONING.
10. REMOVE TEMPORARY CONTROL MEASURES.

SITE NOTES:

1. SITE HAS NO SIGNIFICANT NATURAL FEATURES.
2. TRASH SERVICE IS BY INDIVIDUAL CURB CARTS THAT ARE STORED IN THE REAR OF THE BUILDING.
3. 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.
4. EXISTING UTILITY SERVICE ON SITE WILL NOT BE REVISED AND NO NEW SERVICES ARE PROPOSED.
5. EXISTING DRIVE CURB CUT AND ENTRANCE IS NOT PROPOSED TO BE ALTERED.
6. STORM WATER MANAGEMENT WILL BE PROVIDED PER CITY OF ANN ARBOR CODE REQUIREMENTS.

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

- FOA - FOX SANDY LOAM, 0 TO 2 PERCENT SLOPES
- FOB - FOX SANDY LOAM, 2 TO 6 PERCENT SLOPES
- SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

MAINTENANCE SCHEDULE DURING CONSTRUCTION

| Tasks | Collection System | | | Storm Water Management Basins | | | Scheduled Frequency |
|--|--------------------|----------------|--------------------|-----------------------------------|----------------------------------|--------------------------|------------------------------------|
| | Catch Basin Inlets | Ditches/Swales | Storm Sewer System | Sedimentation Treatment Structure | Underground Stormwater Detention | Outlet Control Structure | |
| Inspect for Sediment Accumulation | X | X | X | X | X | X | Weekly |
| Removal of Sediment Accumulation | X | X | X | X | X | X | As Needed[1] & prior to Acceptance |
| Inspect for floatables and debris | X | X | X | X | X | X | Quarterly |
| Removal of floatables and debris | X | X | X | X | X | X | As Needed & prior to Acceptance |
| Inspect for erosion | | X | | | | | Weekly |
| Re-establish permanent vegetation on eroded slopes | | X | | | | | As Needed & prior to Acceptance |
| Replacement of stone | | X | | | | | As Needed & prior to Acceptance |
| Inspect during wet weather & after major storms | X | X | | X | X | X | As Needed |
| Repair Storm Damage to System and Erosion Control | X | X | | X | X | X | As Needed |

During construction, it is the contractor's responsibility to perform the maintenance.
 [1] As Needed means when sediment has accumulated to a maximum of one foot.
 Immediately following construction, the developer will have the storm water management system inspected by an engineer to verify grades of the detention and filtration areas and make recommendations for any necessary sediment removal.

F = FOUND IRON MARKER
 S = SET IRON MARKER
 (M) = MEASURED (R) = RECORDED

LEGEND

| | | | |
|------------------|------------------------|----------------|--------------------------|
| ○ = LIGHT POLE | PROJ. 2.3 = SPOT ELEV. | --- = GRAVEL | --- = EXISTING STORM |
| ○ = UTILITY POLE | ○ = POST | --- = FENCE | --- = EXISTING SANITARY |
| ○ = GUY ANCHOR | ○ = GATE VALVE | --- = CONCRETE | --- = EXISTING WATER |
| ○ = HYDRANT | ○ = SIGN | --- = ASPHALT | --- = EXISTING GAS |
| | | | --- = EXISTING ELECTRIC |
| | | | --- = EXISTING TELEPHONE |

MAINTENANCE SCHEDULE AFTER CONSTRUCTION (PERMANENT)

| Tasks | Collection System | | | Storm Water Management Basin | | | Scheduled Frequency |
|---|--------------------|------------------|--------------------|-----------------------------------|----------------------------------|------------------|----------------------------|
| | Catch Basin Inlets | Ditches & Swales | Storm Sewer System | Sedimentation Treatment Structure | Underground Stormwater Detention | Outlet Structure | |
| Inspect for Sediment Accumulation | X | X | X | X | X | X | Annually[1] |
| Removal of Sediment Accumulation | X | X | X | X | X | X | Every 2 Years As Needed[1] |
| Inspect for floatables and debris | X | X | X | X | X | X | Annually |
| Removal of floatables and debris | X | X | X | X | X | X | As Needed[1] |
| Inspect for erosion | | X | | | | | Annually |
| Re-establish permanent vegetation on eroded slopes | | X | | | | | As Needed |
| Replacement of stone | | X | | | | | Every 3-5 years as Needed |
| Inspection stormwater system components during wet weather and comparing to as-built plans by professional engineer | X | X | X | X | X | X | Annually |
| Repair Storm Damage to System and Permanent Erosion Control | X | X | X | X | X | X | As Needed |
| Keep records on site of all maintenance inspections, actions and costs | X | X | X | X | X | X | As Needed |

[1] As Needed means when sediment has accumulated to a maximum of one foot.
 No chemicals are allowed in stormwater features or buffer zones with the following exception: Invasive species may be treated with chemicals by a certified applicator.
 Following construction, it will be the responsibility of the owner, Heritage Homeowner Association, to perform all permanent soil erosion control maintenance.
 The owner, Heritage Homeowner Association, is required to pay all maintenance activities on a continuing basis.

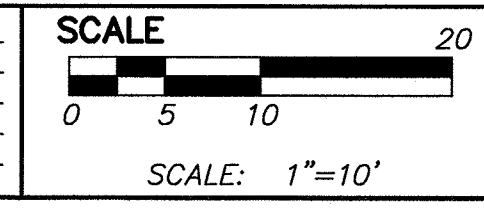
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REVISIONS

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| | |

ANNUAL MAINTENANCE BUDGET (PERMANENT)

| Item No. | Description | Annual Cost |
|-----------------------------------|---|-------------|
| 1 | Annual Inspection for sediment accumulation | \$100.00 |
| 2 | Removal of sediment accumulation every 2 years as needed | \$500.00 |
| 3 | Inspect for floatable & debris annually and after major storms | \$100.00 |
| 4 | Removal of floatables and debris annually and after major storms | \$150.00 |
| 5 | Inspect for erosion annually and after major storms | \$150.00 |
| 6 | Re-establish permanent vegetation on eroded slopes as needed | \$100.00 |
| 7 | Replacement of stone as needed | \$300.00 |
| 8 | Mowing 0-2 times per year | \$200.00 |
| 9 | Inspect structural elements during wet weather and compare to as-built plans every 2 years | \$100.00 |
| 10 | Make structural adjustments or replacements as determined by inspection as needed | \$400.00 |
| 11 | Have a professional engineer carry out emergency inspections upon identification of severe problems | \$300.00 |
| 12 | Records Maintenance | \$100.00 |
| Estimated Annual Maintenance Cost | | \$2,500.00 |



PREPARED BY: *Joseph K. Maynard*
 JOSEPH K. MAYNARD P.E., MICH No. 52559

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WASHTENAW ENGINEERING

CLIENT: **CENTRAL PROPERTY DEVELOPMENT, INC.**
 614 S. ASHLEY ST
 ANN ARBOR, MI 48103

SHEET: **GRADING, UTILITY & SOIL EROSION CONTROL & STORM WATER MANAGEMENT PLAN**

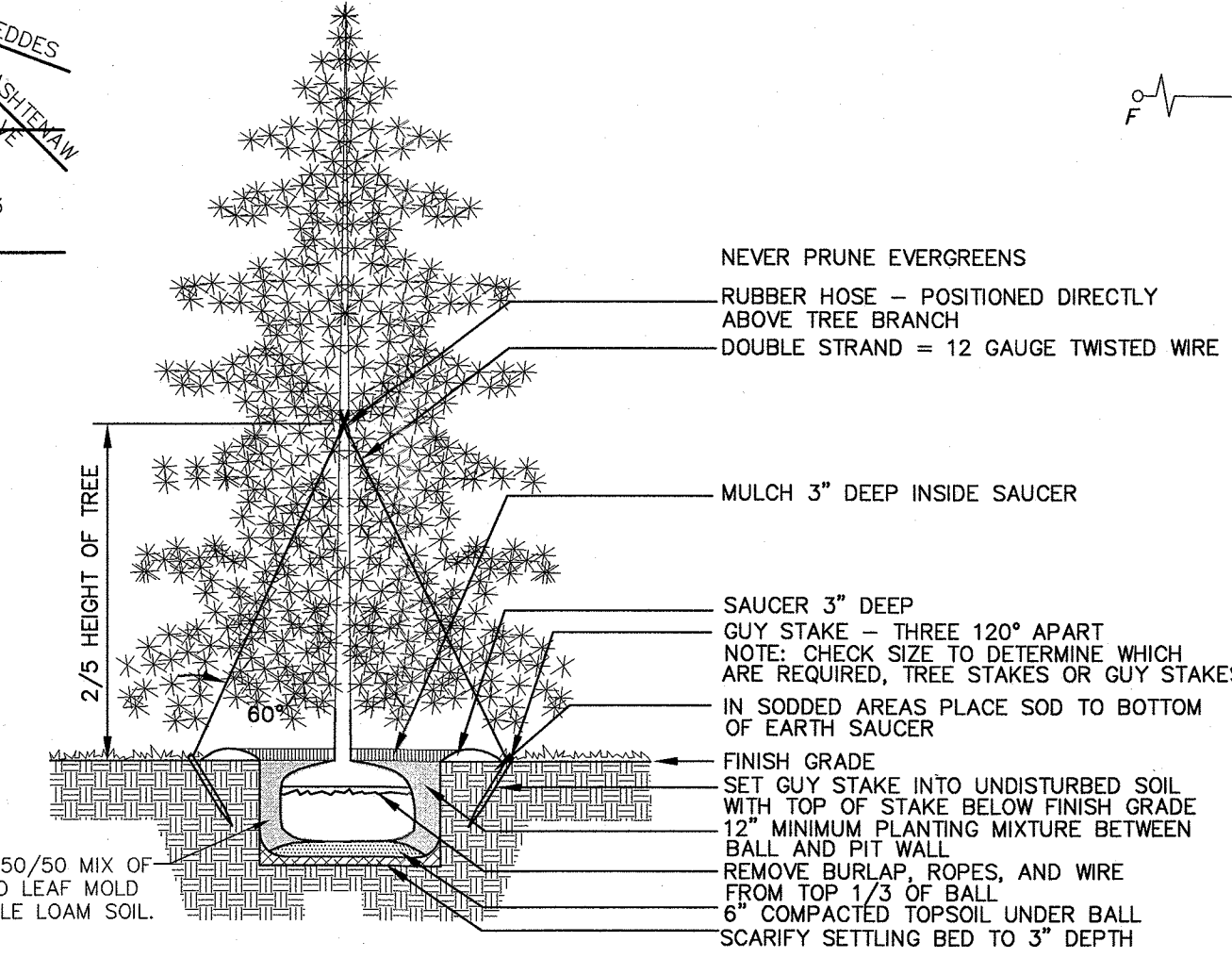
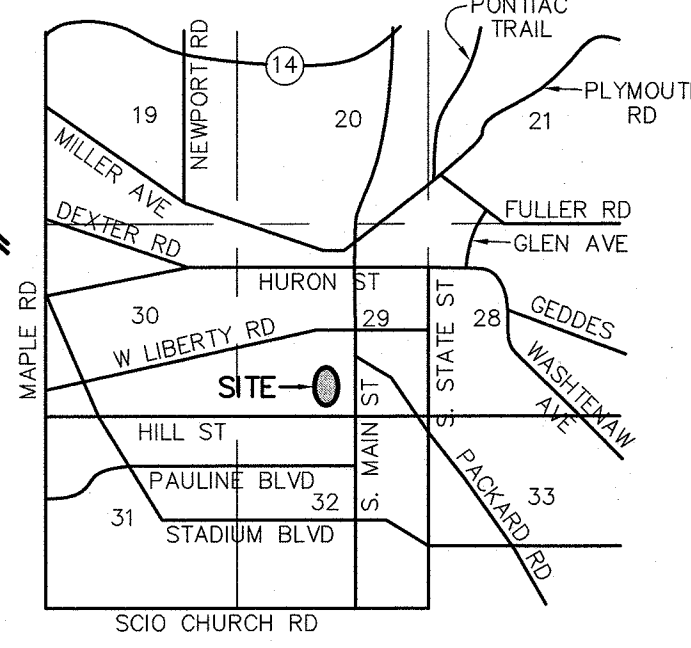
PROJECT: **09-09-29-414-004 614 S. ASHLEY ST**

SECTION: 29 TOWN 2 SOUTH RANGE 6 EAST

DATE: 10-23-20
 JOB NO. 32761
 DWG NO. 761-site
 FIELD BOOK 659
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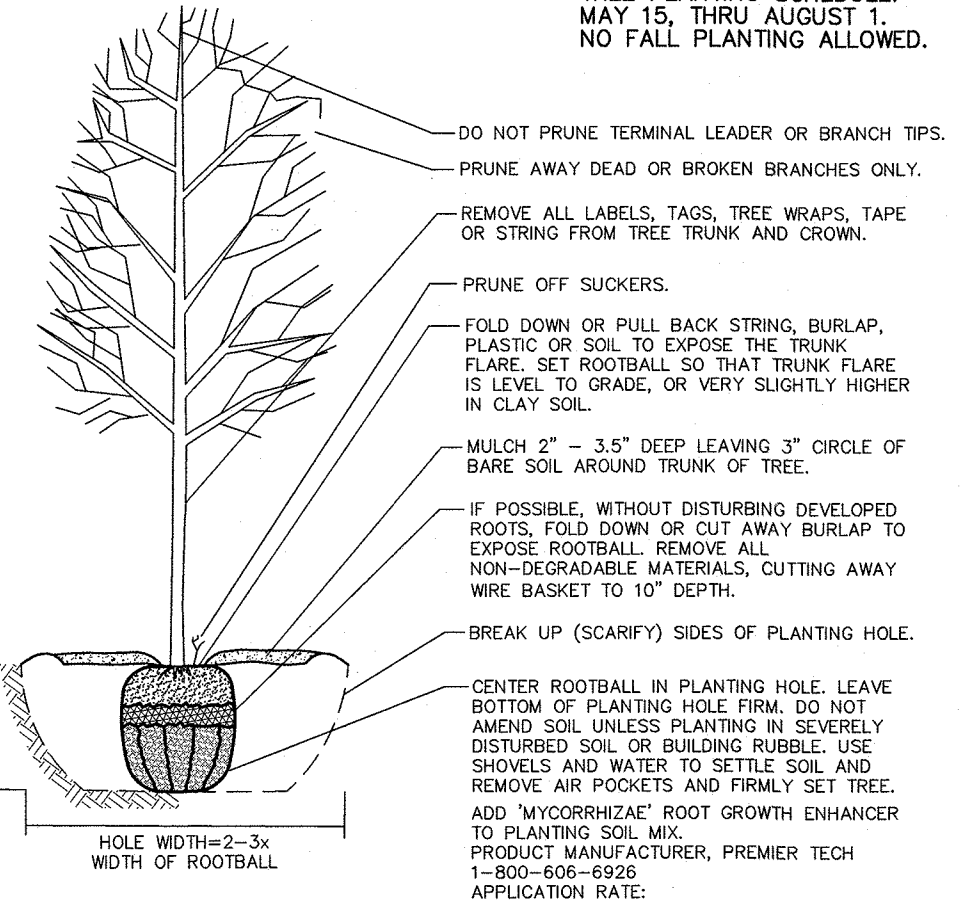
C4.0 SHEET

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. NOTWITHSTANDING THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

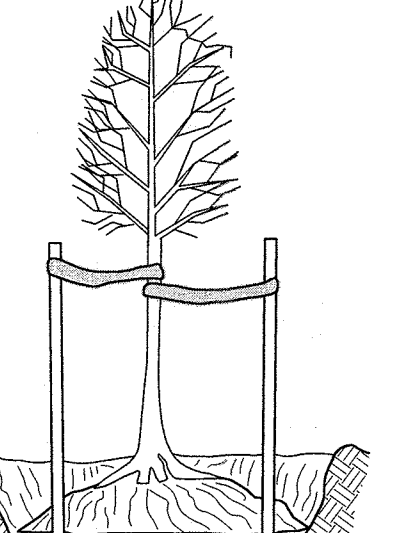


EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING SCHEDULE:
MAY 15, THRU AUGUST 1
NO FALL PLANTING ALLOWED.



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

- DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING IS NEEDED DUE TO THESE CONDITIONS:
- STAKE WITH 2"x2" HARDWOOD STAKES, OR APPROVED EQUAL, DRIVEN 6"-8" OUTSIDE OF ROOTBALL.
 - LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING.
 - STAKE TREES JUST BELOW FIRST BRANCH WITH 2" x 3" WIDE BELT-LING, NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE.)
 - REMOVE ALL STAKING MATERIALS AFTER 1 YEAR.

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..... SOILS BOUNDARY

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LEGEND

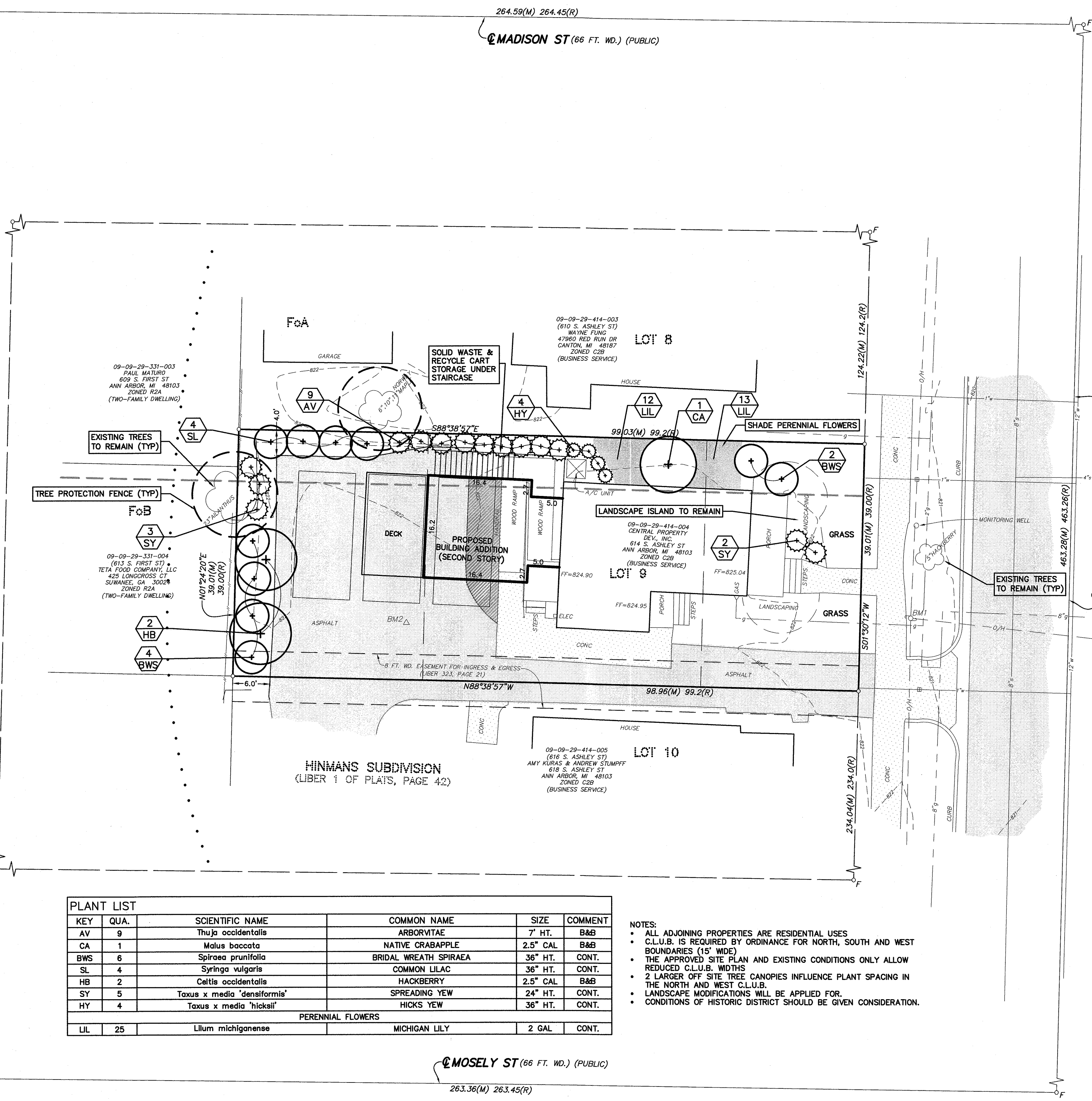
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TC = TOP OF CURB
TW = TOP OF WALL

SPOT ELEV.
POST
MANHOLE
CACTHOBASIN
END SECTION

GRAVEL
FENCE
CONCRETE
ASPHALT

EXISTING STORM
EXISTING SANITARY
EXISTING WATER
EXISTING GAS
EXISTING ELECTRIC
EXISTING TELEPHONE



PLANT LIST

| KEY | QUA. | SCIENTIFIC NAME | COMMON NAME | SIZE | COMMENT |
|-----|------|------------------------------------|-----------------------|-----------|---------|
| AV | 9 | <i>Thuja occidentalis</i> | ARBORVITAE | 7' HT. | B&B |
| CA | 1 | <i>Malus baccata</i> | NATIVE CRABAPPLE | 2.5" CAL. | B&B |
| BWS | 6 | <i>Spiraea prunifolia</i> | BRIDAL WREATH SPIRAEA | 36" HT. | CONT. |
| SL | 4 | <i>Syringa vulgaris</i> | COMMON LILAC | 36" HT. | CONT. |
| HB | 2 | <i>Celtis occidentalis</i> | HACKBERRY | 2.5" CAL. | B&B |
| SY | 5 | <i>Taxus x media 'densiformis'</i> | SPREADING YEW | 24" HT. | CONT. |
| HY | 4 | <i>Taxus x media 'hicksii'</i> | HICKS YEW | 36" HT. | CONT. |
| LIL | 25 | <i>Lilium michiganense</i> | MICHIGAN LILY | 2 GAL. | CONT. |

NOTES:

- ALL ADJOINING PROPERTIES ARE RESIDENTIAL USES
- C.L.U.B. IS REQUIRED BY ORDINANCE FOR NORTH, SOUTH AND WEST BOUNDARIES (15' WIDE)
- THE APPROVED SITE PLAN AND EXISTING CONDITIONS ONLY ALLOW REDUCED C.L.U.B. WIDTHS
- 2 LARGER OFF SITE TREE CANOPIES INFLUENCE PLANT SPACING IN THE NORTH AND WEST C.L.U.B.
- LANDSCAPE MODIFICATIONS WILL BE APPLIED FOR.
- CONDITIONS OF HISTORIC DISTRICT SHOULD BE GIVEN CONSIDERATION.

THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND OTHER INSTRUMENTS OF SERVICE ON THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHER PERSONS OR OTHER PROJECTS. FOR ADDITIONAL INFORMATION, CONTACT THE SURVEYOR AT THE ADDRESS LISTED BELOW. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SCOPE OF THE SERVICES PROVIDED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. NOTWITHSTANDING THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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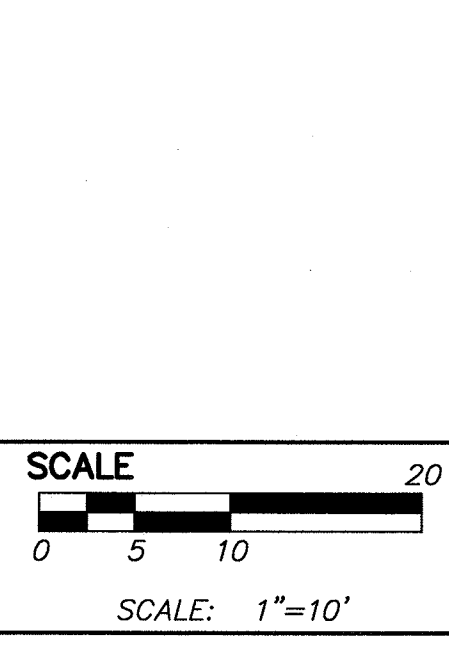
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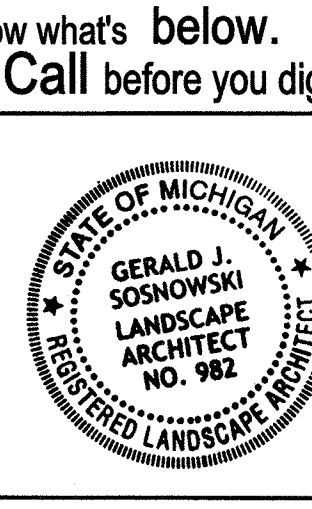
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REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |



PREPARED BY *Gerald J. Sosnowski*
GERALD J. SOSNOWSKI RLA, MICH No. 982



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LANDSCAPE PLAN

PROJECT: 09-09-29-414-004
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