

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

**STAFF REPORT**

**Subject: ZBA 20-033; 907 & 913 S. Main**

**Summary:**

Main + Davis LLC, property owners, are requesting a variance from planting the required two street trees along S. Main Street as there is insufficient public right-of-way width and underground utilities to plant trees. Section 5.20.10(B) requires one street tree of the minimum size and species meeting City standards shall be provided for every 45 linear feet of public street right-of-way abutting a site plan site. The property is zoned R4C, Multiple-Family Residential District.

**Background:**

The subject property is located on the east side of S. Main Street, south of E. Davis Ave. Both homes were built in the late 1800's to early 1900's.

**Description:**

The petitioner seeks approval to demolish the existing two-story, 2,062-square foot home at 907 S. Main St. and the two-story, 2,772- square foot home at 913 S. Main St. and construct a new three-story, 13,467-square foot six-unit apartment building with 36 bedrooms. Both lots are zoned R4C, Multiple-Family Residential, and approval of the site plan is contingent upon combing the two lots to create a .32-acre site.

Site plans for City Council approval trigger the need for the entire site be brought into code compliance and the Unified Development Code does not address foregoing planting street trees nor is it eligible for a landscape modification and therefore a variance is necessary.

One street tree of the minimum size and species meeting City standards shall be provided for every 45 linear feet of public street Right-of-Way abutting a site plan site. A total of two (2) street trees are required. There is insufficient public right-of-way and this area is in a "do not plant" zone due to underground utilities. Additional tree plantings are not proposed on private property as there is insufficient room on site.

**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 current code requirements are internally inconsistent and cannot be satisfied. certain ROW areas, where utility or communication lines are buried

underground, trees cannot be planted even while the code mandates such plantings.

**(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.**

- There are no available options/remedies for planting trees in the ROW area where utility lines are underground. We understand city staff supports this variance request.

**(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.**

- Allowing this variance will correct what appears to be an oversight in the definition of code (we understand that the staff may recommend revision to the code).

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

- The variance request is not self-imposed and approval will correct what appears to be an inherent conflict in the code requirements.

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

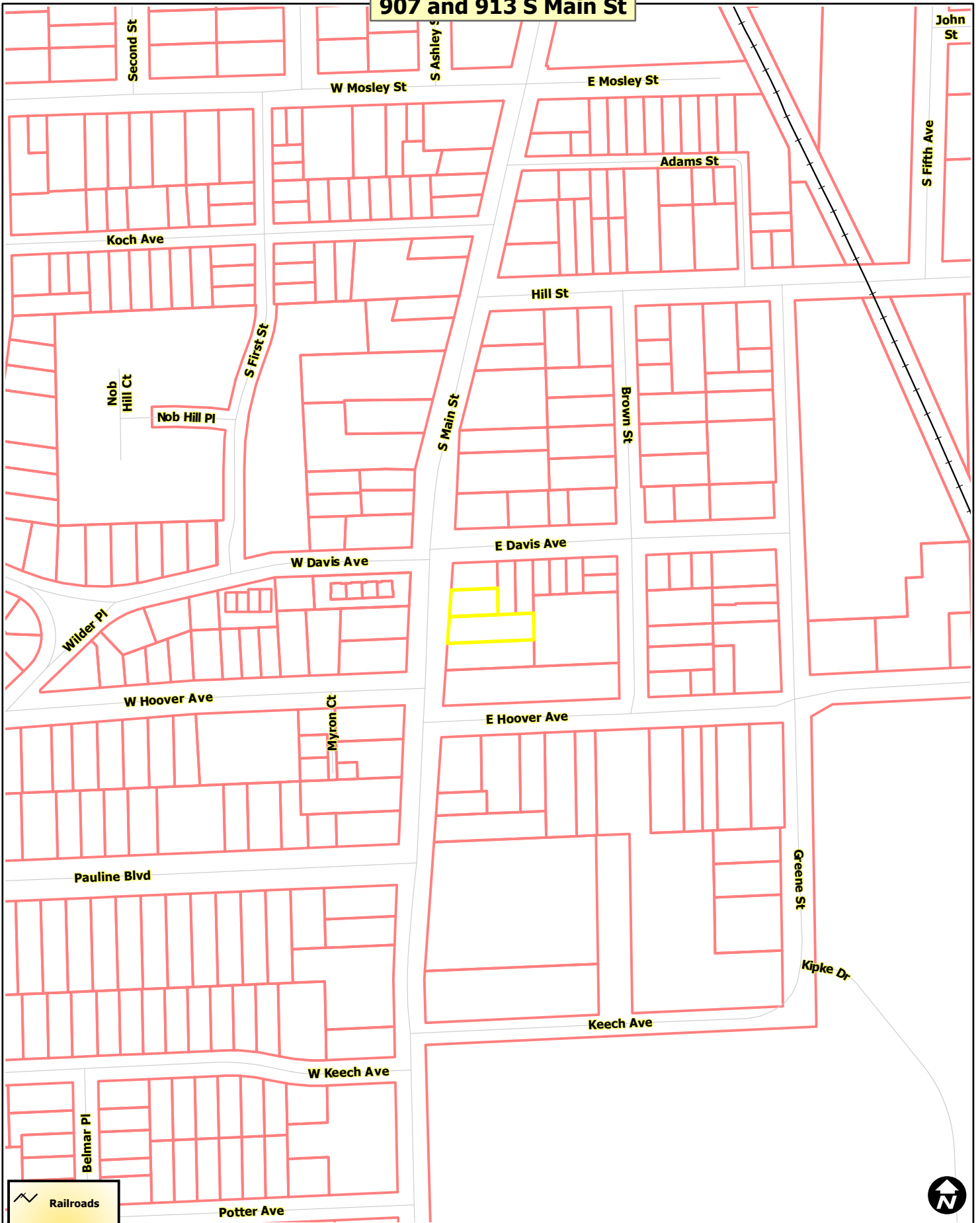
- Failure to grant the variance will halt the proposed project that has been recommended for approval by planning staff and passed the vote by Planning Commission. This proposal meets all other applicable codes including the required landscaping.




Respectfully submitted,

*Chris Cheng*

**Chris Cheng  
City Planner**

907 and 913 S Main St






-  Railroads
-  Huron River
-  Tax Parcels



Map date: 1/13/2021  
Any aerial imagery is circa 2020 unless otherwise noted  
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# 907 and 913 S Main St



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 1/13/2021  
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907 and 913 S Main St

E Davis Ave

W Davis Ave

S Main St

Over Ave

Railroads  
Huron River  
Tax Parcels



Map date: 1/13/2021  
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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](mailto:planning@a2gov.org)

## PROPERTY INFORMATION

ADDRESS OF PROPERTY		ZIP CODE	
ZONING CLASSIFICATION	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided		
PARCEL NUMBER	OWNER EMAIL ADDRESS		

## APPLICANT INFORMATION

NAME			
ADDRESS	CITY	STATE	ZIP CODE
EMAIL	PHONE		
APPLICANT'S RELATIONSHIP TO PROPERTY			

## REQUEST INFORMATION

<input checked="" type="checkbox"/> VARIANCE REQUEST Complete Section 1 of this application	<input type="checkbox"/> REQUEST TO ALTER A NONCONFORMING STRUCTURE Complete Section 2 of this application
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## 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:**

- 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.
- 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 : Sate R Ch Date: \_\_\_\_\_

# 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)*

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

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

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

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**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.

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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.

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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.

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

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

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# 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)

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

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

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

1. Article [ ], Section [ ] requires planting of 2 trees in right of way ("ROW"). However, due to the underground utility/communication lines along ROW, we are unable to plant the required trees.
2. Article [ ], Section [ ] maintains a maximum drive aisle width of [ ]. We are seeking a variance to increase width of the drive aisle (ONLY at the mouth of the drive aisle) by 4 feet to improve aesthetics.

**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.

For item 1 above, the current code requirements are internally inconsistent and CANNOT be satisfied.

In certain ROW areas, where utilities or communication lines are buried underground, trees CANNOT be planted even while the code mandates such requirement.

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.

There are no available options for planting in ROW areas with buried utility lines.

We understand that the staff supports this variance request.

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.

For item 1, allowing the variance will correct what appears to be an oversight in the definition of the code.

For item 2 above, allowing the variance for a marginal increase in width of a small portion of the driveway will improve aesthetics along S. Main Street.

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

For item 1, the variance request is not self-imposed and approval will correct what appears to be an inherent conflict

in the code requirements. For item 2, expanding the driveway at the entrance will improve aesthetics along S. Main St.

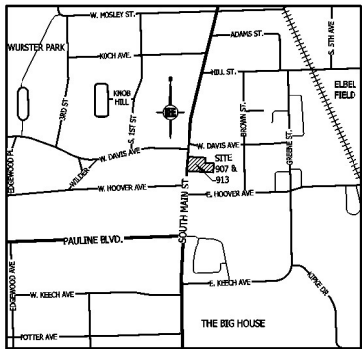
A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.

Failure to grant the first variance will halt the project that has been recommended by approval by planning staff

and has been approved by the Planning Commission and recommended by approval by the City Council.



# SITE PLAN SUBMITTAL FOR MAIN + DAVIS APARTMENTS 907-913 SOUTH MAIN STREET CITY OF ANN ARBOR, WASHTENAW COUNTY, MI



### PROPERTY DESCRIPTION:

GENERAL INFORMATION:  
PARCEL NOS.: 09-09-02-113-007 AND 09-09-02-113-008  
ZONING: R4C  
AREAL TOTAL OF 0.32 ACRES

LEGAL DESCRIPTION (AS PROVIDED):  
Property Address: 907 & 913 SOUTH MAIN STREET

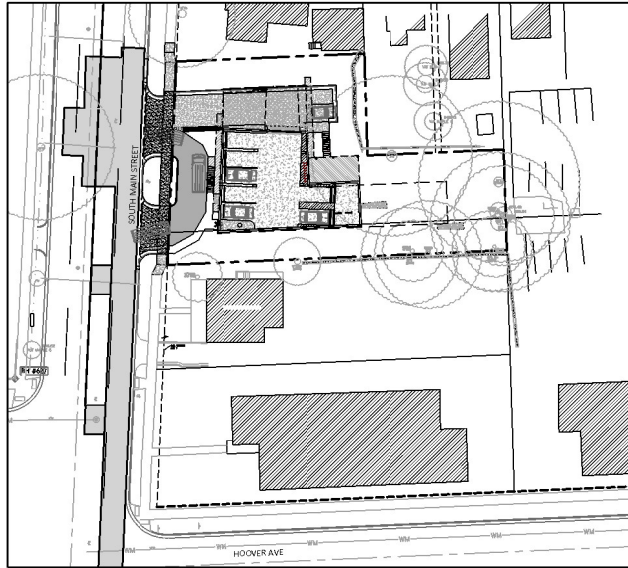
Land in the County of Washtenaw, City of Ann Arbor, State of Michigan, described as follows:  
Commencing at the Southwest Corner of Lot 7 (Being the Intersection of the East right-of-way line of South Main Street and the north right-of-way line of East Hoover Avenue) of Brown and Boda Addition to the City of Ann Arbor, Washtenaw County, State of Michigan, as recorded in Liber 48 of Deeds, page 360 of the Washtenaw County Register of Deeds, Washtenaw County, State of Michigan; thence N02°28'16" E 123.61 feet along the said East right-of-way line of South Main Street to a Place of Beginning; thence continuing along said right-of-way line N02°28'16" E 104.11 feet; thence N87°34'40" E 96.34 feet along the north line of the south 17 feet of Lot 5 of said Addition to the City of Ann Arbor; thence S07°46'32" E 32.12 feet along the west line of the east 70 feet of Lots 5 and 6 of said Addition; thence N87°32'17" E 20.01 feet along the north line of Lot 5 of said Addition; thence S01°46'32" E 31.49 along the east line of Lot 5 and 6; thence S87°31'47" W 174.05 feet along the south line of the north 17.5 feet to the Place of Beginning. Being parts of Lots 5 and 6 of said Addition and containing 0.32 acres (3,992 sq. ft.) of land, more or less.

### CONSTRUCTION NOTES

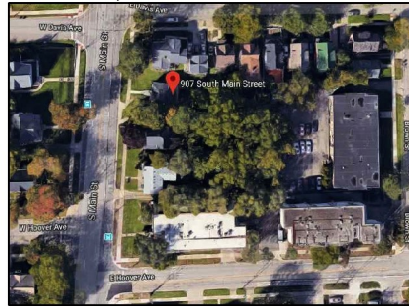
- THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES AND ANY WORK INVOLVED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- CONTRADICTORY NOTES ON THESE DRAWINGS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- AS A PRELIMINARY MEASURE, PERMITS FOR SOIL EROSION/SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
- IF DUST PROBLEMS OCCUR DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL, MUNICIPAL, STATE AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED MUNICIPAL, COUNTY, AND STATE OF MICHIGAN PERMITS.
- FINISH SURFACES, WALLS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND FEDERAL A.S.A. REQUIREMENTS.
- ANY DISCREPANCY IN THE PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND DEEP-ROOT TREES PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, LAWNS, FENCING, IRRIGATION LINES, AND/OR PUBLIC OR PRIVATE UTILITIES THAT ARE TO BE PRESERVED AND/OR BEYOND THE CONSTRUCTION LIMITS.
- THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM BURNING, AVOIDING PROPERTY PROTECTED FROM DAMAGE.
- THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE CONSTRUCTION LIMITS BURN CLEAN AT ALL TIMES THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL DRAINAGE LINES AND WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MIDT CLASS II) OR AS PER MUNICIPAL REQUIREMENTS.
- ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAYS OR IMPROVEMENTS DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY RESPONSIBLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
- USING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
- IF WORK EXTENDS BEYOND NOVEMBER 15TH, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
- NO TREES ARE TO BE REMOVED UNLESS MARKED IN THE FIELD BY THE ENGINEER.
- ALL TREES DESTROYED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDED OR SEEDS AS DIRECTED BY THE ENGINEER.
- ALL ROOTS, STUMPS AND OTHER OBSTRUCTIVE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL, WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
- TRAFFIC SHALL BE MAINTAINED CLEARING THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONNEL SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AT NO COST TO THE MUNICIPALITY. NO WORK SHALL BE COMPLETED UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
- ALL CONFINED MATERIALS & SOLIDS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, & DISPOSAL OF IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.
- AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 90% OF ITS UNIT WEIGHT, UNLESS OTHERWISE DIRECTED.
- ALL GRADING IN THE PAVED AREAS SHALL BE COMPLETED AS PART OF THIS CONTRACT. ALL EXISTING MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
- NO SEEDING SHALL BE COMPLETED AFTER OCTOBER 15TH WITHOUT APPROVAL OF THE ENGINEER.
- ANY EXISTING APARTMENTS SUCH AS HALLWAYS, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE & SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- SOIL EROSION MEASURES SHALL BE MONITORED BY THE CONTRACTOR UNTIL CONSTRUCTION HAS BEEN COMPLETED.
- ALL PERMANENT SIGNS & PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MICHIGAN MUTCD MANUAL.

### INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.



OVERALL SITE MAP  
SCALE: 1" = 30'



AERIAL IMAGE  
NOT TO SCALE

PREPARED BY:  
**REBOSO**  
Engineering  
3121 E. GRAND RIVER AVE.  
HOWELL, MI 48843  
517-846-4838 FAX: 517-546-1670  
CONTACT: PATRICK CLEARY



ARCHITECT:  
**Bmk** DESIGN+PLANNING LLC  
122 S. LAUREL ST.  
ROYAL OAK, MI 48067  
CONTACT: KEVIN BRANDON  
PHONE: (248) 303-1446  
KMB@BMDKP.COM



LANDOWNER/PREPARED FOR:  
**NEST CAPITAL MANAGEMENT LLC**  
393 W. BROADWAY 3RD FLOOR  
NEW YORK, NY 10012  
CONTACT: SATCH CHADA  
PHONE: (917) 288-4388  
SCRSOCH@GMAIL.COM

LAND INTEREST STATEMENT:  
LANDOWNER OF 907 SOUTH MAIN ST. IS MATHAN/AS L.L.C. LANDOWNER OF 913 SOUTH MAIN ST. IS GATYANRAN CHADA AND CHADA IN REPLY. WEST CAPITAL MANAGEMENT L.L.C. NEW YORK, NY IS FULLY AUTHORIZED BY THE OWNERS TO ACT ON THEIR BEHALF WITHOUT RESTRICTION.

**PROPOSED DEVELOPMENT PROGRAM SUMMARY:**  
LAND USE IS PROPOSED TO CONTINUE TO BE UTILIZED AS A MULTI-FAMILY/STUDENT-ORIENTED HOUSING BUT TO A HIGHER DENSITY. PROJECT WILL INCLUDE THE DEMOLITION OF 21 STUDENT-RENTAL HOUSES AND CONSTRUCTION OF A NEW 3-STORY, 6 UNIT, 2,904 SQ FT FOOTPRINT STUDENT-RENTAL APARTMENT BUILDING. ACCESS WILL CONTINUE TO BE DIRECTLY OFF SOUTH MAIN STREET FROM A CONSOLIDATED SINGLE DRIVE, SHIFTED APPROXIMATELY 16-FT TO THE NORTH FROM ITS EXISTING LOCATION. VEHICULAR AND BICYCLE PARKING WILL BE OFF-STREET IN AN ENCLOSED UNDERGROUND STRUCTURE. ENTIRE PROJECT IS TO BE CONSTRUCTED AS A SINGLE PHASE. CONSTRUCTION COST TBD.

**COMMUNITY ANALYSIS:** DEVELOPMENT WILL HAVE MINIMAL IMPACT ON THE SURROUNDING COMMUNITY AND SCHOOLS. THE EXISTING AREA IS GENERALLY COMPRISED OF SINGLE-FAMILY TYPE STUDENT-ORIENTED RENTAL HOMES AND MULTI-FAMILY APARTMENTS, PARTICULARLY EAST OF MAIN STREET. THE RELATIONSHIP OF THE PROPOSED CONTINUED MULTI-FAMILY STUDENT-ORIENTED HOUSING USE WILL NOT CHANGE WITH RESPECT TO THE EXISTING SURROUNDING SIMILAR USES.

THE AIR AND WATER QUALITY RESULTING FROM THE NEW DEVELOPMENT WILL BE IMPROVED THROUGH ENHANCED SUSTAINABILITY FEATURES TO PROJECT BUT NOT LIMITED TO IMPROVED STORM WATER CONTROL, INSTALLATION OF SOLAR PANELS, LANDSCAPING WITH MICHIGAN NATIVE PLANTS (AND REMOVAL OF EXISTING INVASIVE SPECIES, RAINWATER RECAPTURE SYSTEM FOR IRRIGATION, AND SUPERIOR ENERGY EFFICIENCY AND BUILDING MATERIALS.

THE OLD WEST SIDE HISTORIC DISTRICT IS ACROSS SOUTH MAIN STREET FROM THE DEVELOPMENT (PAULINE & MAIN STREET DISTRICT BORDER) BUT THERE ARE NO NEARBY HISTORIC STRUCTURES TO THE DEVELOPMENT SITE THAT COULD BE IMPACTED.

NATURAL FEATURES ON THE EXISTING SITE INCLUDE SEVERAL LARGE MATURE TREES, PRIMARILY WALNUT AND ALNUTHS (TREE OF HEAVEN), AND SMALLER TREES AROUND THE PERIMETER OF THE SITE. TREES INCLUDE 6 LANDMARK SIZE, AS THEY ARE ALONG THE SITE PERMETER AND WITHIN THE SETBACK MOST OF THE TREES WILL BE PRESERVED. FOUR (4) ALNUTHS INVASIVE, ONE (1) LANDMARK SIZE (20") SILVER MAPLE (DEAD) WILL BE REMOVED. IN ADDITION ONE (1) 14" BLACK WALNUT AND ONE (1) 3" SILVER MAPLE IN VERY POOR CONDITION (SEE ARBORIST REPORT) WILL ALSO BE REMOVED AS PART OF THE CONSTRUCTION.

PRE-, PERI-, AND POST-MITIGATION EFFORTS OF SURROUNDING GROUND CONDITIONS AROUND LANDMARK TREES WILL MAXIMIZE TREE RESILIENCY AND GROWTH. THESE EFFORTS TO INCLUDE, BUT NOT LIMITED TO: MAINTAINING ORANGE TRUNKING (MINIMUM 6 FT) AROUND THE TRUNK, USE OF WOOD MULCH TO REDUCE COMPACTION WITHIN THE CRITICAL ROOT ZONE, VERMIFORM MULCHING TO IMPROVE SOILS POST CONSTRUCTION, AND DEEP ROOT PRUNING TO PROMOTE NEW ROOT GROWTH.

THERE ARE NO WETLANDS, WATER COURSES, OR KNOWN ENDANGERED SPECIES HABITAT ON SITE. SEVERAL LOW BUSH STONE OR BROKEN CONCRETE RETAINING WALLS ON SITE WILL EITHER BE RECONSTRUCTED OR PRESERVED. REFER TO THE NATURAL FEATURES PLAN FOR ADDITIONAL INFORMATION.

**PUBLIC SIDEWALK MAINTENANCE STATEMENT:**  
THE EXISTING PUBLIC SIDEWALK ALONG SOUTH MAIN STREET WILL BE REPLACED WHERE REQUIRED FOR REMOVAL OF EXISTING DRIVEWAYS/ CONSTRUCTION OF THE NEW DRIVEWAY, AND UTILITY INSTALLATIONS PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY. ANY REMAINING SIDEWALK IN NEED OF REPAIRS MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS. ALL SIDEWALKS SHALL BE MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME.

**SETBACK NOTES:**  
\* REAR SETBACK:  
63'-0" - 60'-0" ± 3'-1.5" = 4'-1/2" (0'-4" REAR SETBACK REQUIRED)  
30'-0" REAR SETBACK PROVIDED  
\*\* SIDE SETBACK:  
73'-0" - 60'-0" ± 23'-6" x 1.5" ± 2'-0" = 12'-0" (14'-10" SIDE SETBACKS REQUIRED)  
18'-0" SIDE SETBACKS PROVIDED

### TRAFFIC STATEMENT:

LAND USE DESCRIPTION	VHS (VANS)	VHS (TRUCKS)	TOTAL GENERATED TRIPS						TRIPS PER HOUR (24/24)	REMARKS								
			WEEKDAY TOTAL	SATURDAY TOTAL	SUNDAY TOTAL	WEEKDAY TOTAL (PER HOUR)	WEEKEND TOTAL (PER HOUR)	WEEKEND TOTAL (PER HOUR)										
PROPOSED BUILDING - 3 STORIES																		
MULTI-FAMILY LOW-RISE BUILDING**	220	6.0	67.04	43.92	43.92	97.68	48.84	48.84	75.36	37.68	37.68	5.52	1.22	4.25	6.72	4.23	2.49	TRIPS & TRAVEL TIME (TRIPS/HOUR) BY BUILDING TOTAL
ENTRANCING (IN) / EXITING (OUT)			300.0%	50.0%	50.0%	300.0%	50.0%	50.0%	300.0%	50.0%	50.0%	300.0%	25.0%	25.0%	300.0%	60.0%	60.0%	WEEKLY AVERAGE
NET TRIP GENERATION SUMMARY	87.84	42.92	43.92	97.68	48.84	48.84	75.36	37.68	37.68	4.25	1.22	4.25	6.72	4.23	2.49	1.99	1.99	***
PER HOUR	8.78	4.29	4.39	9.77	4.88	4.88	7.54	3.77	3.77	0.42	0.12	0.42	0.68	0.42	0.43	0.24	0.24	
* HIGHWAY TRAFFIC IMPACTS OF PROPOSED DEVELOPMENT ON THE SURROUNDING ROAD NETWORK										*** TOTAL TRIP GENERATION IMPACT (WEEKDAY TOTAL) - PROPOSED (1) TRIPS / HOUR / HOUR (WEEKEND TOTAL) (WEEKEND TOTAL) (WEEKEND TOTAL)								

SHEET INDEX	
SHEET NO.	DESCRIPTION
CL	CIVIL DRAWINGS
COVER SHEET	
C2A	EXISTING CONDITIONS PLAN
C2B	ALTA SURVEY PLAN
C3	DIMENSIONAL LAYOUT PLAN (NOTE: SEE ARCHITECTURAL FOR RENDERING)
C4	NATURAL FEATURES PLAN (WITH TREE INVENTORY)
C5A	SITE DEVELOPMENT PLAN (WITH DEWALTMENTS)
C5B	NATURAL FEATURES OVERLAY PLAN (WITH DEWALTMENTS)
C5C	LANDSCAPE PLAN
C5D	PLANNING / NATURAL FEATURES ALTERNATIVES ANALYSIS
C6	LANDSCAPE PLAN DETAILS & SPECIFICATIONS
C7	UTILITY PLAN, STORMWATER CALCULATIONS & IRRIGATION GRADING & STORMWATER MANAGEMENT PLAN
C8A	SOIL EROSION & SEDIMENT CONTROL PLAN
C8B	EROSION CONTROL & RESC. CONST. DETAILS
C8C	STORMWATER CALCULATIONS (WASHTENAW COUNTY SECTION 1)
C8D	STORMWATER CONSTRUCTION DETAILS
C9	STORMWATER TANK & PUMP CONSTRUCTION DETAILS
C10	SIGHT DISTANCE ANALYSIS PLAN (1)
C11	SIGHT DISTANCE ANALYSIS PLAN (2)
C12	LOADING ANALYSIS / CIRCULATION PLAN
C13	ARCHITECTURAL DRAWINGS
C14	GENERAL INFORMATION
A100	ENLARGED FLOOR PLANS - UNITS 1 & 2
A200	ENLARGED FLOOR PLANS - UNITS 3 & 4
A201	ENLARGED FLOOR PLANS - UNITS 5 & 6
A202	ROOF PLAN
A300	EXTERIOR ELEVATIONS - SOUTH & WEST
A301	EXTERIOR ELEVATIONS - NORTH & EAST
A400	EXTERIOR RENDERINGS
A500	BUILDING SECTIONS
A501	ENLARGED BICYCLE / TRASH AREA

### SITE DATA COMPARISON CHART

DESCRIPTION	EXISTING	REQUIRED (ALLOWED)	PROPOSED
ZONING	907 S. MAIN / 913 S. MAIN	R4C MULTI-FAMILY RESIDENTIAL (NO CHANGE)	DOMINANT PROPERTIES
ADJACENT ZONING		R4C MULTI-FAMILY RESIDENTIAL (ALL)	
USE	STUDENT APT.	SINGLE-FAMILY	STUDENT APT.
BEDS / DWELLING UNIT	4 / UNIT	MAX 6 / UNIT	6 / UNIT
NO. OF UNITS	1	1	6 UNITS 36 (12 BDRM PORTION)
TOTAL BLDG AREA (FOOTPRINT)	1,932 GSF	1,986 GSF	2,934 GSF (3,258 GSF W/LEVEL PORTION)
TOTAL FLOOR AREA (STORIES)	2,064 GSF (2 STORIES)	2,772 GSF (2 STORIES)	11,487 GSF (3 STORIES)
LOT AREA	4,966 SQ FT (0.114 AC)	8,600 SQ FT (0.202 AC)	13,992 SQ FT (0.32 AC) (COMBINED)
DENSITY (DWELLING UNITS / AC)	8.77	4.93	MAX: 20 16.76
LOT AREA / DWELLING UNIT	4,966 SQ FT / 84.8 SQ FT	84.8 SQ FT	2,332 SQ FT
OPEN SPACE (% OF LOT AREA)	79%	84%	MIN: 40% 79%
ACTIVE OPEN SPACE (PER DWELLING UNIT)			MIN: 300 SQ FT 2,812 SQ FT TOTAL
LOT WIDTH	104.11 FT (DOMINANT PARCEL)	MIN: 60-FT	104.11 FT
BLDG HEIGHT	26-FT +	30-FT +	MAX: 30-FT 30-FT
FRONT SETBACK	26-27-FT	17.16-FT	MIN: 25-FT 24.5 FT (W/ LOT AVERAGING)
REAR SETBACK *	40.48-FT	110.27-FT	MIN: 30-FT 74.4-FT
NORTH SIDE SETBACK	8.81-FT	12.70-FT	MIN: 12-FT 15.6 FT (UPPER 20-24 FT GLOVER)
SOUTH SIDE SETBACK	12.70-FT	14.24-FT	MIN: 12-FT 15.6 FT
GL.UB. **	104.11 FT	MIN: 16-FT	15.6 FT

**PARKING CALCULATIONS:**  
R4C ZONING: 1.5 VEHICLES SPACES / DWELLING UNIT  
\* 1 BIKE SPACE / 4 UNITS (60% CLASS "A", 40% CLASS "C") UNITS  
\*\* 1 BIKE SPACE / 2 UNITS (60% CLASS "A", 40% CLASS "C") UNITS  
\*\*\* 9 VEHICLES (6' SUB-GRADE & EXTERIOR) + 8 CLASS "B" BIKE SPACES (NO BARRIER-FREE SPACES REQUIRED) PROVIDED - NO TYPE "A" OR "B" UNITS PROVIDED FOR DEVELOPMENT

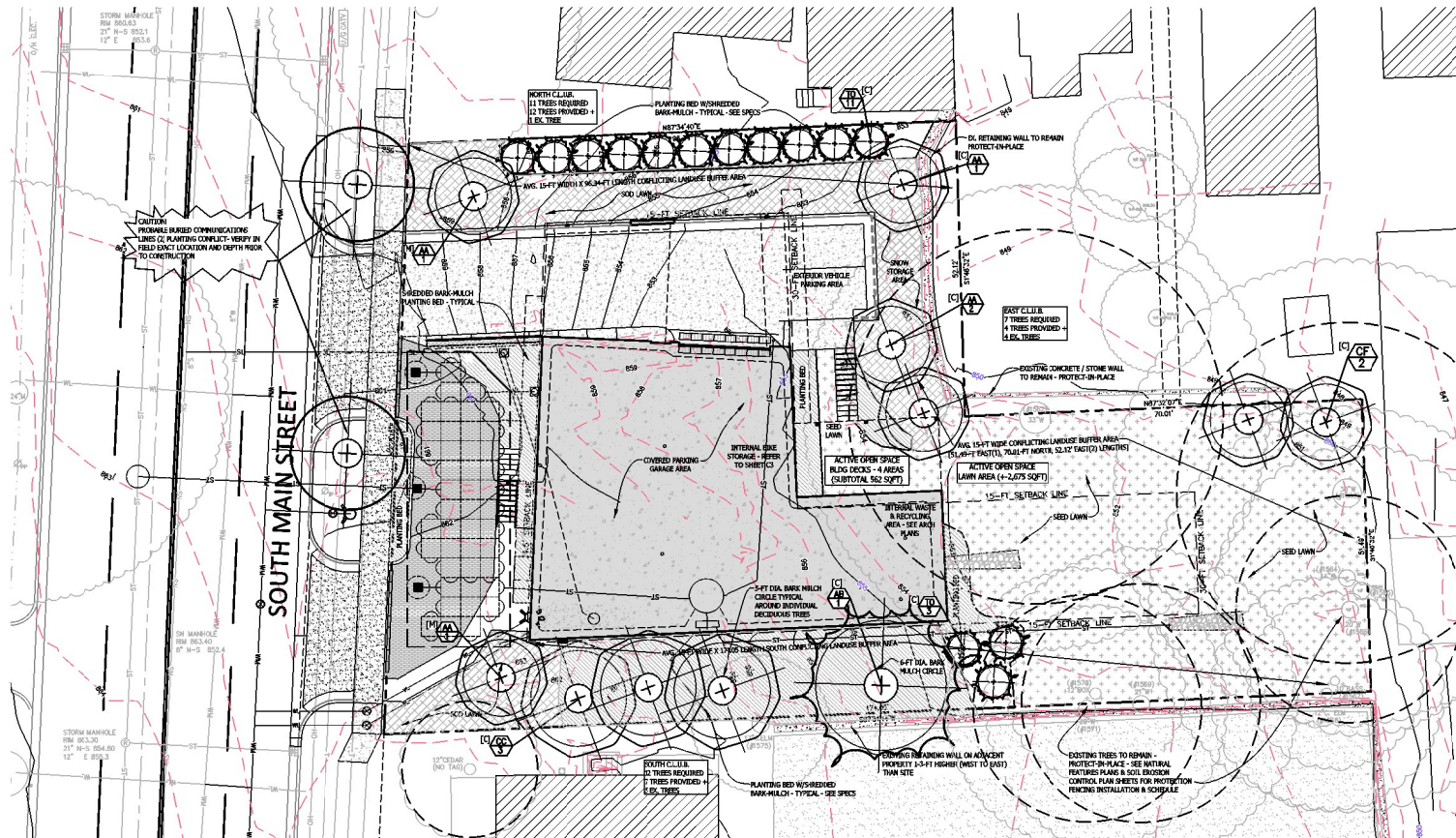
NO.	DATE	BY	REVISION
1	11-5-20		
2	10-5-20		
3	9-11-20		
4	8-29-20		
5	7-29-20		
6	6-25-20		
7	6-25-20		
8	6-25-20		
9	6-25-20		
10	6-25-20		

C1

DATE: 11-5-20  
JOB NO.: 18-434



# LANDSCAPE PLAN & PLANT LIST



SCALE: 1" = 10' FEET

### LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
---	---	CONTOUR DRAINAGE FLOW
---	---	STORM DRAINAGE FLOW
---	---	FINISHED FLOOR ELEVATION
---	---	FINISHED GROUND ELEVATION
---	---	TOP OF ASPHALT
---	---	TOP OF CONCRETE
---	---	TOP OF DIRT
---	---	TOP OF GRAVEL
---	---	FLOW LINE
---	---	TOP OF PIPE
---	---	BOTTOM OF PIPE
---	---	RAIN ELEVATION
---	---	INVERT ELEVATION
---	---	MANHOLE STRUCTURE
---	---	INLET STRUCTURE
---	---	CATCHBASIN STRUCTURE
---	---	HYDRANT STRUCTURE
---	---	HYDRANT
---	---	UTILITY POLE
---	---	PROVIDE AND INSTALL
---	---	STORM SEWER
---	---	WATER MAIN
---	---	WATER LEAD
---	---	FEEDER OPTIC
---	---	OVERHEAD WIRE
---	---	CABLE
---	---	ELECTRIC
---	---	Gas
---	---	TELEPHONE
---	---	MANHOLE
---	---	INLET / CATCHBASIN
---	---	FLARED END-SECTION
---	---	ONE-WAY VALVE
---	---	HYDRANT
---	---	UTILITY POLE
---	---	FENCE
---	---	SOIL
---	---	NOT FIELD VERIFIED TO BE REMOVED
---	---	SANITARY SEWER LABEL
---	---	STORM SEWER LABEL
---	---	WATER MAIN LABEL
---	---	SOIL BROAD CONTROL MESSAGE (PHOSPHORIC, HYDROPHOBIC)
---	---	SILT FENCE
---	---	DRAINAGE LIMITS
---	---	GRAVING LIMITS
---	---	CONCRETE
---	---	ASPHALT
---	---	STANDARD CURB AND GUTTER
---	---	MORDED CURB & GUTTER
---	---	TRENCH GRAB
---	---	ARM GAGE TILE

### LANDSCAPE LEGEND

	EXISTING DECIDUOUS TREE
	PROPOSED DECIDUOUS TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED CONIFER SHRUB
	PROPOSED DECIDUOUS SHRUB
	PROPOSED PERENNIAL FORB
	PROPOSED LANDSCAPE BOULDER
	OPTIMAL ROOT ZONE (ORZ) (12" PER 1" DBH)

### MUNICIPAL LANDSCAPE REQUIREMENTS

APPLICABLE ORDINANCES (SECTION 2.08) AND MULTI-FAMILY RESIDENTIAL USE

5.23.3.1 VEHICULAR USE AREA (LANDSCAPING AND SCREENING) - NOT APPLICABLE - UNDERGROUND PARKING NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY, NOT GREATER THAN 3,300 SQ FT

5.23.4 CONVEYING LANDSCAPE BUFFER (CLUB)

REQUIRED FOR PORTION OF PARCEL ZONED R4 ADJACENT TO RESIDENTIAL USES REQUIRED FOR VEHICULAR USE AREA ADJACENT TO RESIDENTIAL USES PROJECT WILL HAVE RESIDENTIAL USES ON 3 SIDES

PROJECT WILL HAVE A PARTIALLY UNDERGROUND, ENCLOSED VEHICULAR USE AREA OVER 1,200 SQ FT (2.0M GROSS SQ FT), EACH BUFFER TO BE:

- AVG. 15-FT WIDE (MIN. 8-FT)
- INCLUDE TREES (PLANTED) 5-30 FT ON CENTER
- MIN. 50% EVERGREEN
- CONT. SCREENING NOT REQUIRED PER DEFINITION SECTION 5.07.2 (ENCL. STRUCTURE)

5.23.5 PRIVATE STREET & SHARED DRIVEWAY BUFFER - NOT APPLICABLE - DIRECT ACCESS TO ST

5.23.6 REPAIR/RECYCLING CONTAINER SCREENING - NOT APPLICABLE - INTERNAL BLDG STORAGE

5.23.15 STREET TREES

REQUIRED FOR SITE PLAN STEP 1 TREE/45 LFT OF STREET ROW, FRONTAGE MAIN STREET FRONTAGE = 104.11' / 45 + 231 + 2 TREES REQUIRED

5.23.8 LANDMARK TREES: D. MITIGATION

REPLACEMENT/TANTON TREES FOR REMOVAL OF LANDMARK SILVER MAPLE 15.0' \* 0.5 + 8.75 CAL. INCHES TO REPLACE

PROVIDED FOR COMPENSATING LAND USE BUFFER (CLUB) (C) ON LANDSCAPE PLAN

8 DECIDUOUS TREES + 4 CONIFEROUS TREES

+ SUPPLEMENTED WITH (8) EXISTING MATURE DECIDUOUS TREES

PROVIDED FOR REPLACEMENT/MITIGATION TREES (M) ON LANDSCAPE PLAN

2 24" CAL. TREES + 8 MANAGER PAYMENT TO CITY THESE FINALS IS \$2000 + \$250

### TREE INVENTORY HEALTH & CONDITION SCHEDULE - WITH REMOVALS

CERTIFIED ARBORIST NAL M-4874, DATE: 05-13-2022

TREE TAG ID	GENUS SPECIES	COMMON NAME	DBH	INVASIVE	LANDMARK	TO BE REMOVED	TREE RANK	NOTES
1582	JUGLANS NIPERA	BLACK WALNUT	33"	NO	YES	NO	21	HEIF FEED PROBLE
1583	JUGLANS NIPERA	BLACK WALNUT	33"	NO	YES	NO	22	HEIF FEED PROBLE
1584	JUGLANS NIPERA	BLACK WALNUT	14"	NO	NO	YES	8	VERY POOR CONDITION
1585	ACER MACCHARINUM	SILVER MAPLE	5"	NO	NO	YES	16	VERY POOR CONDITION
1586	JUGLANS NIPERA	BLACK WALNUT	21"	NO	NO	NO	16	
1587	TELAG AMERICANA	SASSWOOD	11"	NO	NO	NO	12	
1588	JUGLANS NIPERA	BLACK WALNUT	12"	NO	NO	NO	17	
1589	JUGLANS NIPERA	BLACK WALNUT	21"	NO	NO	NO	16	
1590	ACER NEGUNDO	RED BUDAR	10"	NO	NO	NO	9	
1591	JUGLANS NIPERA	BLACK WALNUT	20"	NO	YES	NO	17	
1592	ALANTHUS ALTISSIMA	TREE-OF-HEAVEN	7"	YES	NO	YES	20	INVASIVE
1593	ALANTHUS ALTISSIMA	TREE-OF-HEAVEN	6"	YES	NO	YES	11	INVASIVE
1594	ALANTHUS ALTISSIMA	TREE-OF-HEAVEN	10"	YES	NO	YES	23	INVASIVE
1595	LILIA PAVICICUA	CHINESE LILY	18"	YES	NO	NO	23	ADJACENT PROPERTY
1596	ACER MACCHARINUM	SILVER MAPLE	13.5"	NO	NO	YES	24	
1597	ALANTHUS ALTISSIMA	TREE-OF-HEAVEN	12"	NO	NO	YES	21	INVASIVE
1598	ACER MACCHARINUM	SILVER MAPLE	5"	NO	YES	YES	6	DEAD TREE

### TREE IMPACT SUMMARY:

8 TREES REMOVED INCLUDING 4 INVASIVE ALANTHUS ALTISSIMA, 1 DEAD, 2 NON-LANDMARK SIZE (IN VERY POOR CONDITION PER ARBORIST REPORT 2-12-20) AND 1 LANDMARK SIZE (19.8") SILVER MAPLE

REMAINING TREES WILL BE PROTECTED WITH FENCING AS SHOWN ON THE NATURAL FEATURES OVERLAY PLAN AND AS DETAILED ON SHEET 08B

### TREE PLANT LIST

REV	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT WOUND	SPR
AA	5	Amelanchier alnifolia	Dowry Shadbush	2" cal.	B-B	157lb/25'S
CC	3	Ornithoglossum	Belief	2" cal.	B-B	207lb/25'S
CF	2	Ornithoglossum	Flowering Dogwood	2" cal.	B-B	287lb/25'S
OW	2	Ornithoglossum	American Holly	2" cal.	B-B	307lb/25'S

### CONIFER TREES

AD	1	Abies balsamea	Balsam Fir	7-R Hgt.	B-B	457lb/25'S
AE	14	Abies balsamea	Abies/Northern White Cedar	7-R Hgt.	B-B	207lb'S

### PLANTING BED NARRATIVE

A SPECIFIC PLANT LIST WILL BE DEVELOPED FOR THE PLANTING BEDS THROUGH THE APPROVAL PROCESS. BEDS WILL CONSIST OF A MIX OF MICHIGAN NATIVE PERENNIALS AND SHRUBS INCLUDING VIBURNUM, POTENTILLA, RIBES, BLACK-EYED SUSAN, COMPTONIA, WILD GERANIUM, WILD GERANIUM, CORNUS, JOE-PYE WEDD, RIVERBIRCH, REDBUD AND OTHERS.

### SUPPLEMENTAL LANDSCAPE NOTES

- REFER TO LANDSCAPE DETAILS AND NOTES SHEET 08B FOR LANDSCAPE SPECIFICATIONS AND DETAILS.
- NO PLANT SUBSTITUTIONS EXCEPT AS APPROVED BY THE CITY OF ANN ARBOR PSA ADMINISTRATOR AND/OR PER SECTION 5.20.9 UNIFIED DEVELOPMENT CODE (UDC) - IN WRITING AND PRIOR TO INSTALLATION.
- MECHANICAL EQUIPMENT TO BE LOCATED EITHER INTERNALLY OR BUILDING-MOUNTED - NO REQUIRED SCREENING - SEE ARCHITECTURAL DRAWINGS.
- DRIVEWAY AND EXTERNAL PARKING AREA TO BE HEATED - MINIMAL SNOW STORAGE REQUIRED - END OF DRIVEWAY DESIGNATED AS NOTED THIS SHEET.

BEBOSS Engineering  
Engineers Surveyors Planners  
3121 E. GRAND RIVER AVE.  
HOWELL, MI 48843  
517-546-6535 FAX 517-548-1670

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PROJECT: MAIN & DAVIS APARTMENTS

PREPARED FOR: NEST CAPITAL MANAGEMENT LLC

DATE: NEW YORK, NEW YORK 10012

PROJECT NO: 917-288-8888

TITLE: LANDSCAPE PLAN

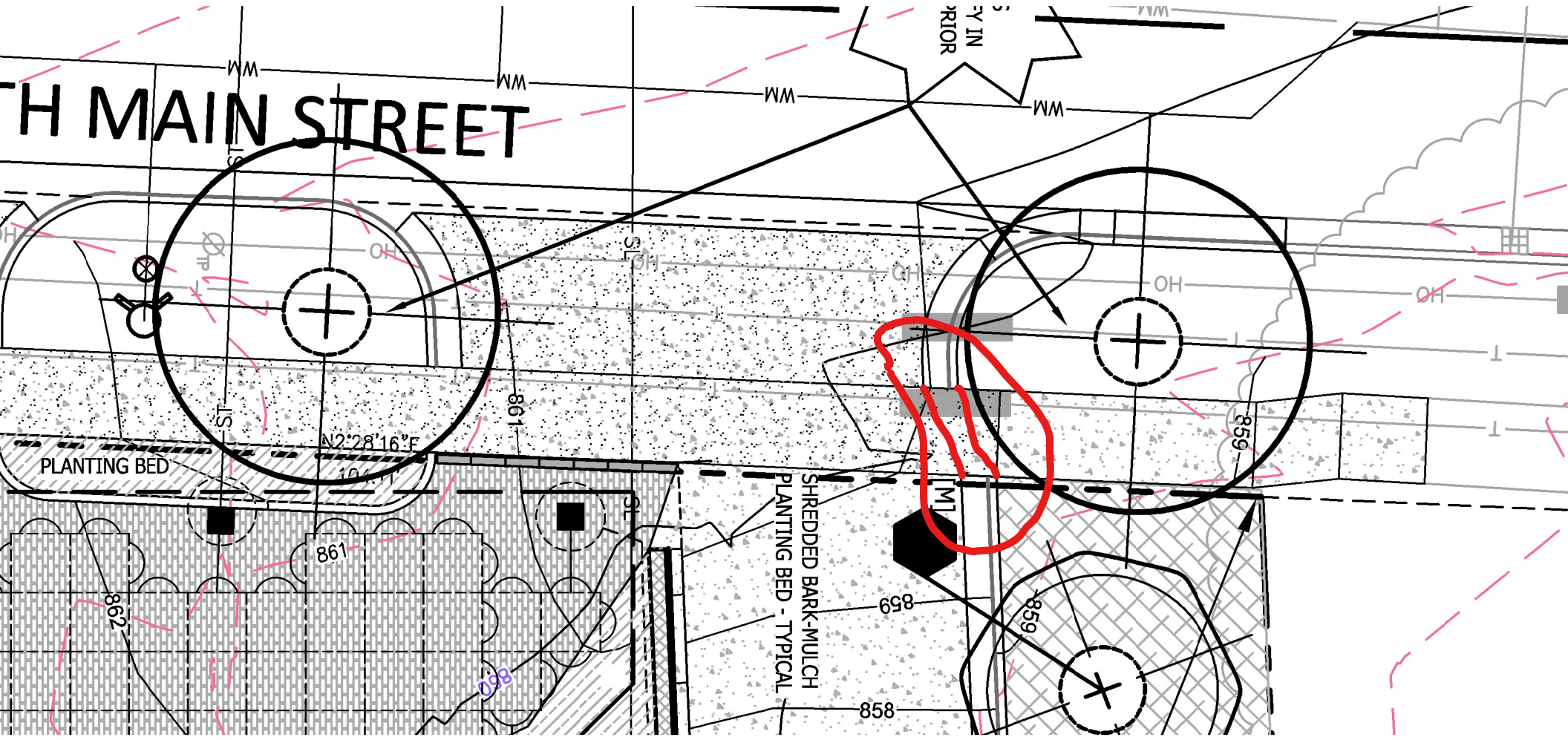
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REV	DATE	BY	CHKD	DESCRIPTION
1	11-20-20	PC	PC	ISSUED FOR PERMITS
2	11-20-20	PC	PC	ISSUED FOR PERMITS
3	11-20-20	PC	PC	ISSUED FOR PERMITS
4	11-20-20	PC	PC	ISSUED FOR PERMITS
5	11-20-20	PC	PC	ISSUED FOR PERMITS
6	11-20-20	PC	PC	ISSUED FOR PERMITS
7	11-20-20	PC	PC	ISSUED FOR PERMITS
8	11-20-20	PC	PC	ISSUED FOR PERMITS
9	11-20-20	PC	PC	ISSUED FOR PERMITS
10	11-20-20	PC	PC	ISSUED FOR PERMITS

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DESIGNED BY: PC  
DRAWN BY: PC  
CHECKED BY: PC  
SCALE: 1" = 20'  
JOB NO. 18-454  
DATE 4-10-20  
SHEET NO. 18-454-01

TH MAIN STREET



PLANTING BED

$N2^{\circ}28'16''E$

SHREDDED BARK-MULCH  
PLANTING BED - TYPICAL

PRIOR  
BY IN

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