

**Zoning Board of Appeals
April 25, 2018 Regular Meeting**

STAFF REPORT

Subject: ZBA17-036; 2050 Commerce Boulevard

Summary:

Midwestern Consulting, representing property owners, are requesting two variances in order to construct a 267 multi-family unit apartment complex. A variance from Chapter 47, Section 4:28(2) to allow a third curb cut where two is the maximum allowed for the subject property based on their street frontage. A second variance from Chapter 47 Section 4:20(3) (a) to allow a driveway to be located within 15 feet of an intersection.

Description and Discussion:

The site currently contains a vacant 12,000 square foot office building. The petitioner proposes demolishing this structure and constructing a 4-story, 267-unit apartment building with a courtyard totaling 327,399 square feet. The parcel is 3.8 acres in size and is zoned C2B, Business Service District. There will be 298 interior parking spaces, 67 exterior spaces and a drop-off area on Commerce Boulevard.

Standards for Approval - Chapter 47 (Streets) Variance :

The Zoning Board of Appeals has all the power granted by State law and by Section 5:99, Application of the Variance Power, from the City of Ann Arbor Zoning Ordinance and Chapter 47(Streets), Section 4:28(2) and Section 4:20 (3)(a). The following criteria shall apply:

The Zoning Board of Appeals shall have the authority to interpret this Chapter and may, in specific cases involving practical difficulty or unnecessary hardship, grant variances or exceptions from the requirements of this Chapter providing such a variance or exception is in harmony with the general purpose and intent of this Chapter.

The two variances requested will be in harmony with the general purpose and intent of Chapter 47 because they will allow through circulation needed for emergency fire vehicles to gain access to the various buildings locations on site. It also ensures that in the event one entrance is blocked, an alternate access point to the property is available.

Additionally, the proposal received recommendation from the City Planning Commission on April 3, 2018.

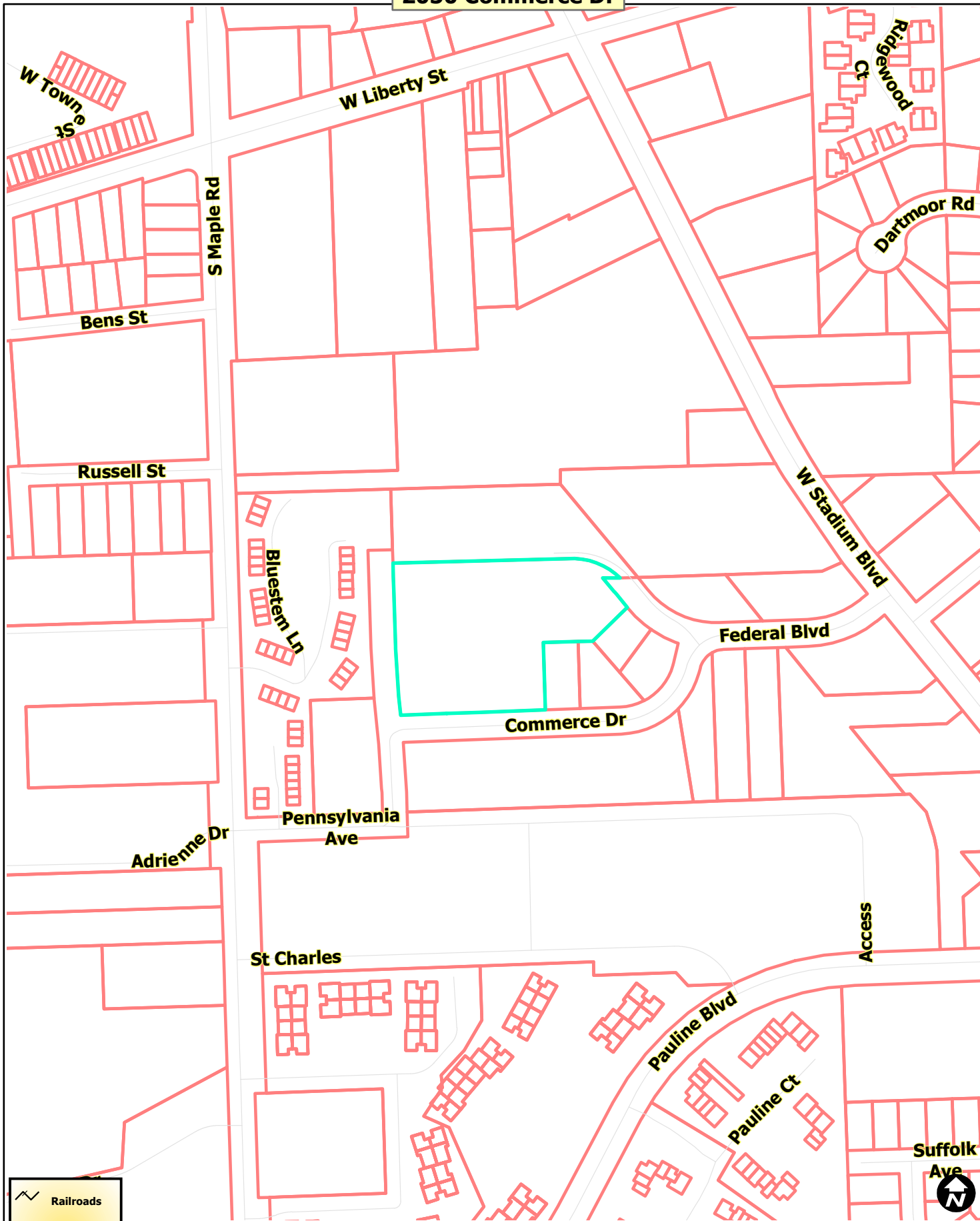
Respectfully submitted,






Zoning Board of Appeals
ZBA 17-036 April 25, 2018
Page 2

Jon Barrett
Zoning Coordinator

2050 Commerce Dr

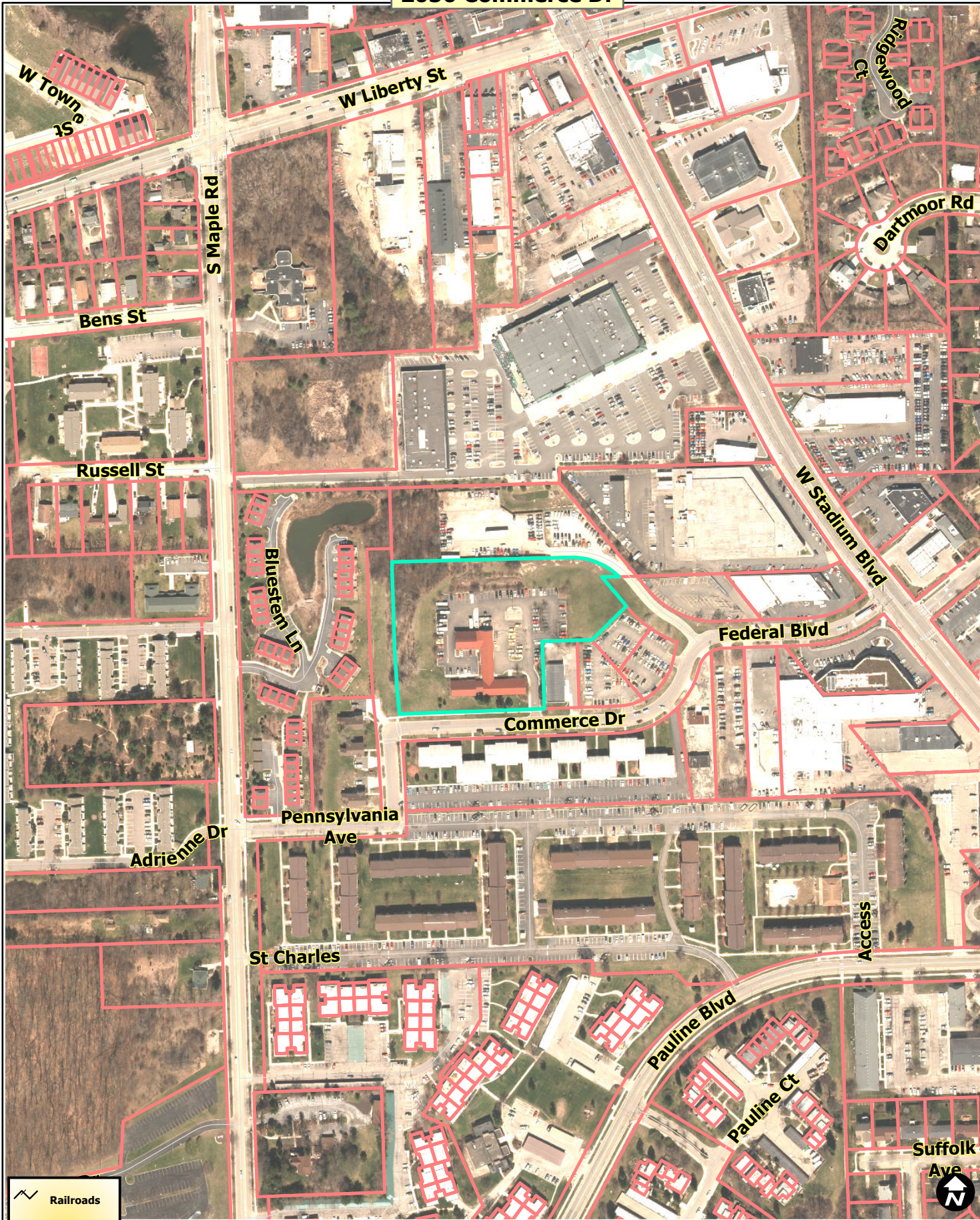


 Railroads
 Huron River
 Tax Parcels



Map date 4/3/2018
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms

2050 Commerce Dr






- Railroads
- Huron River
- Tax Parcels



Map date 4/3/2018
Any aerial imagery is circa 2015 unless otherwise noted
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2050 Commerce Dr



-  Railroads
-  Huron River
-  Tax Parcels



Map date 4/3/2018
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms



**ZONING BOARD OF APPEALS
PLANNING DEPARTMENT**

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 planning@a2gov.org
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

Office Use Only	
Fee Paid: <u>\$600</u>	ZBA: <u>17-036</u>
DATE STAMP	
RECD 11/15/17	

PROPERTY INFORMATION	
ADDRESS OF PROPERTY: <u>2050 COMMERCE BLVD. A² MI</u>	
ZONING CLASSIFICATION: <u>C2B - BUSINESS SERVICE</u>	TAX ID: (if known) <u>09-09-81-209-024</u>
NAME OF PROPERTY OWNER*: <u>2050 COMMERCE, LLC</u>	

**If different than applicant, a letter of authorization from the property owner must be provided*

APPLICANT INFORMATION	
NAME OF APPLICANT: <u>MIDWESTERN CONSULTING, LLC</u>	
ADDRESS OF APPLICANT: <u>3815 PLAZA DRIVE, A² MI 48103</u>	
DAYTIME PHONE NUMBER: <u>734-995-0200</u>	FAX NO: <u>734-995-0599</u>
EMAIL: <u>SWB@MIDWESTERNCONSULTING.COM</u>	
APPLICANT'S RELATIONSHIP TO PROPERTY: <u>ENGINEER / AGENT</u>	

REQUEST INFORMATION	
<input checked="" type="checkbox"/> VARIANCE REQUEST (Complete the section 1 below)	<input type="checkbox"/> ALTERATION TO A NON-CONFORMING STRUCTURE (skip to Section 2)

Section 1 - VARIANCE REQUEST	
CHAPTER(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: (Example: Chapter 55, Section 5:26) <u>CHAPTER 47, SECTION 4:28(2) ; CHAPTER 47, SECTION 4:20(3a)</u>	
Required Dimension: (Example: 40' front setback) <u>2 CURB CUTS ALLOWED - REQUEST 3</u>	PROPOSED Dimension: (Example: 32') <u>3. VS. 2 / 15' VS 0'</u>
Give a detailed description of the work you are proposing and why it will require a variance (Attach additional sheets if necessary) <u>SEE ATTACHED</u>	



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APPLICATION MUST BE FILLED OUT COMPLETELY

Office Use Only	
Fee Paid: <u>\$600</u>	ZBA: <u>17-036</u>
DATE STAMP CITY OF ANN ARBOR RECEIVED NOV 15 2017	
PLANNING & DEVELOPMENT SERVICES	

PROPERTY INFORMATION	
ADDRESS OF PROPERTY: <u>2050 COMMERCE BLVD., ANN ARBOR, MI</u>	
ZONING CLASSIFICATION: <u>C2B - BUSINESS SERVICE</u>	TAX ID: (if known) <u>69-09-31-209-026</u>
NAME OF PROPERTY OWNER*: <u>2050 COMMERCE, LLC</u>	

*If different than applicant, a letter of authorization from the property owner must be provided

APPLICANT INFORMATION	
NAME OF APPLICANT: <u>MIDWESTERN CONSULTING LLC</u>	
ADDRESS OF APPLICANT: <u>3815 PLAZA DR., ANN ARBOR, MI 48108</u>	
DAYTIME PHONE NUMBER: <u>734-995-0200</u>	FAX NO: <u>734-995-0599</u>
EMAIL: <u>rig@midwesternconsulting.com</u>	
APPLICANT'S RELATIONSHIP TO PROPERTY: <u>ENGINEER</u>	

REQUEST INFORMATION	
<input checked="" type="checkbox"/> VARIANCE REQUEST (Complete the section 1 below)	<input type="checkbox"/> ALTERATION TO A NON-CONFORMING STRUCTURE (skip to Section 2)

Section 1 - VARIANCE REQUEST	
CHAPTER(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: (Example: Chapter 55, Section 5:26) <u>CHAPTER 47, SECTION 4:25(2)</u>	
Required Dimension: (Example: 40' front setback) <u># OF OPENINGS ALLOWED: 2</u>	PROPOSED Dimension: (Example: 32') <u># OF OPENINGS PROPOSED: 3</u>
Give a detailed description of the work you are proposing and why it will require a variance (Attach additional sheets if necessary) <u>SEE ATTACHED</u>	



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planning@a2gov.org

Section 1 - VARIANCE REQUEST con't

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:98. 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 is found **TRUE**. Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Zoning Board of Appeals.

1. That the alleged hardships or practical difficulties, or both, 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. *ARE ATTACHED FOR ALL BELOW.*

2. That the alleged hardships are practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

3. That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the individual hardships 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.

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

5. 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 2 – ALTERATION TO A NON-CONFORMING STRUCTURE

Wherefore, Petitioner requests that permission be granted from the above named Chapter and Section of the Ann Arbor City Code in order to permit:

REQUIRED MATERIALS

The following materials are required for **ALL** variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Zoning Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 ½” by 11”** sheets:

- One (1) hardcopy and one (1) electronic copy shall be submitted.
- The electronic copy shall include all associated supporting documentation with application submission.

- 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.
- Any other graphic or written materials that support the request.

ACKNOWLEDGEMENT

I, the applicant, hereby request a variance from the above named Chapter (s) and Section (s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

Phone number: 734-260-9854

Signature: *[Handwritten Signature]*

Email address: *jjg@midwesternconsulting.com*

Print Name: *R. JAMES BOZEMAN*

I, applicant, hereby depose and say that all the aforementioned statements, and the statements contained in the materials submitted herewith, as true and correct.

[Handwritten Signature]
Signature

Further, I hereby give the City of Ann Arbor Planning and Development Services unit staff and members of the Zoning Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

[Handwritten Signature]
Signature



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Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE

Current Use of the Property:

The proposed change is allowed in accordance with Structure Non-Conformance, Section 5:87 (1) (a) & (b), which reads as follows:

- (1) A non-conforming structure may be maintained or restored, but no alteration shall be made to a non-conforming structure unless one of the following conditions is met:
- a. The alteration is 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.
 - b. The alteration conforms to all the requirements of this Chapter and is made to a building which will be a single-family dwelling on completion of the alteration and is located in an R1, R2, R3, or R4 district.
 - c. The structure is considered non-conforming due to the following reasons.

REQUIREMENT	EXISTING CONDITION	CODE REQUIREMENT
Lot Area		
Lot Width		
Floor Area Ratio		
Open Space Ratio		
Setbacks		
Parking		
Landscaping		
Other		

Describe the proposed alterations and state why you are requesting this approval:

The alteration complies as nearly as is practicable with the requirements of the Chapter and will not have a detrimental effect on neighboring property for the following reasons:

City of Ann Arbor Zoning Board of Appeals Variance Request Application Supplement

Project: #SP17-032 – 2050 Commerce

Date: November 15, 2017

Section 1 – Variance Request

Description: The applicant is requesting a variance from the section of the Code that limits the number of curb cuts any single parcel is allowed. In this case, the applicant is requesting one (1) additional curb cut more than the two (2) allowed by ordinance. The purpose for this cut is to allow through circulation needed for emergency fire vehicles to gain access to the various building sections. It also ensures that in the event one entrance is blocked, an alternate access point to the property is available.

Section 1 – Variance Justification

1. In this case, the City vacated a portion of the Federal Blvd. right-of-way to the adjacent property owners, but retained easement rights within the abandoned right-of-way for public utility installation. When the City did this, it reduced the property's Federal Blvd. frontage from 633' to 78'. Including the vacated frontage, the property would qualify for three (3) curb cuts. This situation is unique to this property. In addition, a driveway in the southwest corner of the property (and curb cut), provide access to the City's housing development, but cuts across and encroaches onto the subject property. This situation needs to be resolved. Lastly, in meeting with Fire Marshal during the development plans, it was stated that with the unique configuration of the property, and the through driveway access was needed for emergency vehicles, and for the health and safety of the new residents.
2. The hardships created for this project are both practical and necessary. Alternative access needs to be provided to the adjacent City housing property, and the encroachment needs to be formalized with new shared access and easement. The emergency access is also a practical difficulty required by the Fire Marshal. Both are more than mere inconveniences, and definitely do not financially benefit the project in any way.
3. The people who would suffer the most from a lack of grant of variance would be the new rental tenants of the apartment building and the residents of the City housing property. Both could potentially suffer dramatically in the case of a catastrophic fire emergency. The owner could also suffer in the event of a fire from unnecessary loss of property due to lack of access.
4. These hardships are NOT self-imposed, and were existing conditions at the time the current owner purchased the property. The driveway encroachment is a pre-existing condition, and the vacation of the Federal Blvd. right-of-way was done at the City's discretion, not at the behest of the property owner.

5. Grant of the third curb cut for this property is the absolute minimum required to satisfy the need for emergency vehicle through access and circulation. This will also allow for the correction of the City's driveway encroachment at the southwest corner.

2050 Commerce LLC
c/o JDI Realty LLC
853 North Elston Avenue
Chicago, Illinois 60642
312-433-0500

Friday, September 22, 2017

To Whom it may concern;

Please be advised that 2050 Commerce LLC, owner of property commonly known as 2050 Commerce Blvd. in Ann Arbor, Washtenaw County, Michigan, do hereby authorize representatives of

J Bradley Moore & Associates Architects, Inc., and/or Midwestern Consulting, LLC to represent 2050 Commerce LLC in any and all capacities necessary to secure a site plan approval for said property.

Thank you for your consideration in this matter.

Sincerely,

2050 Commerce LLC

By: 

Name: Robert Weil

Title: Manager

Date: September 22, 2017

2050 COMMERCE

LOCATED IN THE NW 1/4 OF SECTION 31, T2S, R6E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

SITE PLAN FOR CITY COUNCIL

ARCHITECTS
J. BRADLEY MOORE
4644 JACKSON ROAD,
ANN ARBOR, MI 48103
PH: (734) 930-1500
ATTN: BRAO MOORE

PLANNING
MIDWESTERN CONSULTING, L.L.C.
3815 PLAZA DR., 4TH FLOOR
ANN ARBOR, MI 48103
CONTACT: JAMES GORENFLO, A.S.L.A.
PH: (734) 985-0200

LANDSCAPE ARCHITECT
MIDWESTERN CONSULTING, L.L.C.
3815 PLAZA DR., 4TH FLOOR
ANN ARBOR, MI 48103
CONTACT: JAMES GORENFLO, A.S.L.A.
PH: (734) 985-0200

I. DEVELOPMENT PROGRAM

2050 Commerce, LLC currently owns rights to the property at 2050 Commerce Blvd., Ann Arbor. The proposed project consists of construction of a new 4-story, 201,000-sq-ft multi-level building with 125,000 sq ft of office space, 25,000 sq ft of retail space, 25,000 sq ft of parking, and 25,000 sq ft of mechanical space. The proposed project is a multi-level, multi-use development located on the corner of Commerce Blvd. and East Main Street. The proposed project will include the following:

- (a) Construction of a new 4-story, 201,000-sq-ft multi-level building with 125,000 sq ft of office space, 25,000 sq ft of retail space, 25,000 sq ft of parking, and 25,000 sq ft of mechanical space.
- (b) Construction of a new 4-story, 201,000-sq-ft multi-level building with 125,000 sq ft of office space, 25,000 sq ft of retail space, 25,000 sq ft of parking, and 25,000 sq ft of mechanical space.
- (c) Construction of a new 4-story, 201,000-sq-ft multi-level building with 125,000 sq ft of office space, 25,000 sq ft of retail space, 25,000 sq ft of parking, and 25,000 sq ft of mechanical space.

II. COMMUNITY ANALYSIS

The proposed development is situated in an area of the City of Ann Arbor that is characterized by a mix of residential, commercial, and industrial uses. The proposed development is a multi-level, multi-use development that will provide a mix of uses and contribute to the vibrant, walkable, and transit-oriented character of the City of Ann Arbor.

III. SITE ANALYSIS

The site is a 1.8-acre parcel bounded by Commerce Blvd. to the north, East Main Street to the east, and East Main Street to the south. The site is currently vacant and is a mix of residential, commercial, and industrial uses. The site is a 1.8-acre parcel bounded by Commerce Blvd. to the north, East Main Street to the east, and East Main Street to the south. The site is currently vacant and is a mix of residential, commercial, and industrial uses.

IV. SCHEMATIC DESIGN

The schematic design shows the overall layout of the proposed development, including the building footprint, parking areas, and landscaping. The schematic design is a conceptual drawing that illustrates the proposed development's form and organization.

The schematic design shows the overall layout of the proposed development, including the building footprint, parking areas, and landscaping. The schematic design is a conceptual drawing that illustrates the proposed development's form and organization.

NO.	DESCRIPTION	DATE
01	COVER SHEET	08/20/17
02	EXISTING CONDITIONS	08/20/17
03	SOE, SOE LOGS AND LOCATION MAP	08/20/17
04	EXISTING SITE PLAN	08/20/17
05	DEVELOPMENT PROGRAM	08/20/17
06	SCHEMATIC DESIGN	08/20/17
07	LANDSCAPE ARCHITECTURE	08/20/17
08	PHOTOMETRIC PLAN & LIGHTING DETAILS	08/20/17
09	MECHANICAL PLAN & CALCULATIONS	08/20/17
10	STRUCTURAL CALCULATIONS	08/20/17
11	FOUNDATION PLAN & CALCULATIONS	08/20/17
12	MECHANICAL PLAN & CALCULATIONS	08/20/17
13	MECHANICAL PLAN & CALCULATIONS	08/20/17
14	MECHANICAL PLAN & CALCULATIONS	08/20/17
15	MECHANICAL PLAN & CALCULATIONS	08/20/17
16	MECHANICAL PLAN & CALCULATIONS	08/20/17
17	MECHANICAL PLAN & CALCULATIONS	08/20/17
18	MECHANICAL PLAN & CALCULATIONS	08/20/17
19	MECHANICAL PLAN & CALCULATIONS	08/20/17
20	MECHANICAL PLAN & CALCULATIONS	08/20/17



SCALE: 1"=100'

2050 COMMERCE

ANN ARBOR, MI

08/20/17

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2050 COMMERCE

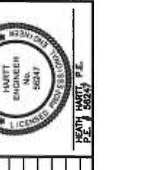
JOB No. **17061**

DATE: 08/20/17

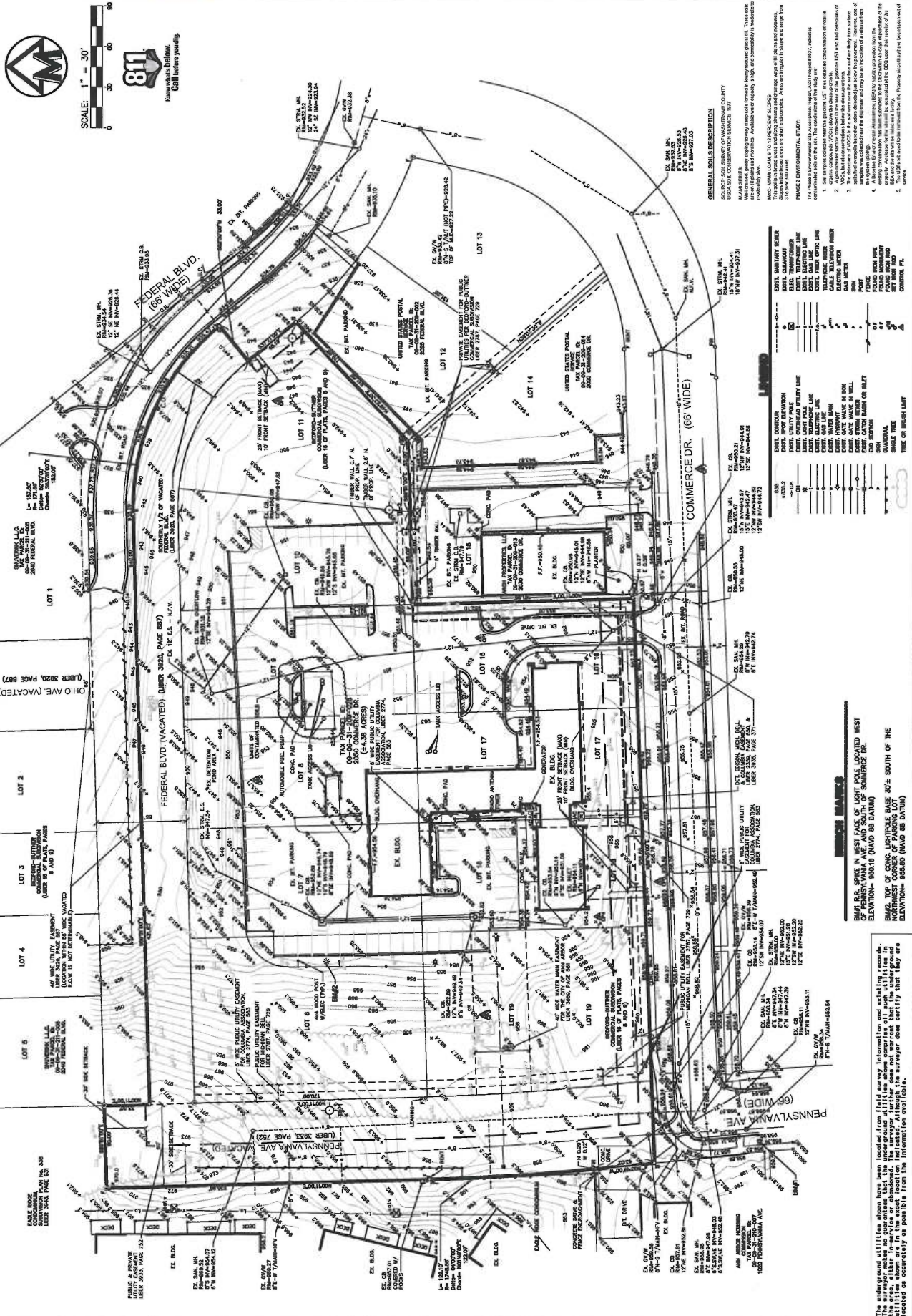
SHEET: 1 OF 27

MIDWESTERN CONSULTING

1055 Main Street, Ann Arbor, Michigan 48103
Tel: 734.985.0200
Midwestern Consulting is a licensed professional engineering firm in the State of Michigan.



DATE	REVISION



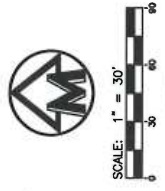
GENERAL SOILS DESCRIPTION
 SOURCE: SOIL SURVEY OF ILLINOIS
 ILLINOIS DEPARTMENT OF NATURAL RESOURCES
 ILLINOIS CONSERVATION SERVICE 187

MARKERS:
 1. Markers shown in red on this plan indicate locations of existing or proposed structures, including foundations, walls, and other permanent structures.
 2. Markers shown in blue on this plan indicate locations of existing or proposed utility lines, including gas, water, sewer, and electric lines.
 3. Markers shown in black on this plan indicate locations of existing or proposed easements, including utility easements and other easements.
 4. Markers shown in green on this plan indicate locations of existing or proposed trees, including trees to be preserved and trees to be removed.

ASB	DESCRIPTION	MARKER
1	EXIST. SANITARY SEWER	1" PVC
2	EXIST. TELEPHONE LINE	1" PVC
3	EXIST. OVERHEAD UTILITY LINE	1" PVC
4	EXIST. GAS LINE	1" PVC
5	EXIST. WATER LINE	1" PVC
6	EXIST. SEWER LINE	1" PVC
7	EXIST. ELEC. LINE	1" PVC
8	EXIST. TELEPHONE FIBER	1" PVC
9	EXIST. GAS METER	1" PVC
10	EXIST. WATER METER	1" PVC
11	EXIST. SEWER METER	1" PVC
12	EXIST. ELEC. METER	1" PVC
13	EXIST. SANITARY SEWER	1" PVC
14	EXIST. TELEPHONE LINE	1" PVC
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16	EXIST. GAS LINE	1" PVC
17	EXIST. WATER LINE	1" PVC
18	EXIST. SEWER LINE	1" PVC
19	EXIST. ELEC. LINE	1" PVC
20	EXIST. TELEPHONE FIBER	1" PVC
21	EXIST. GAS METER	1" PVC
22	EXIST. WATER METER	1" PVC
23	EXIST. SEWER METER	1" PVC
24	EXIST. ELEC. METER	1" PVC
25	EXIST. SANITARY SEWER	1" PVC
26	EXIST. TELEPHONE LINE	1" PVC
27	EXIST. OVERHEAD UTILITY LINE	1" PVC
28	EXIST. GAS LINE	1" PVC
29	EXIST. WATER LINE	1" PVC
30	EXIST. SEWER LINE	1" PVC
31	EXIST. ELEC. LINE	1" PVC
32	EXIST. TELEPHONE FIBER	1" PVC
33	EXIST. GAS METER	1" PVC
34	EXIST. WATER METER	1" PVC
35	EXIST. SEWER METER	1" PVC
36	EXIST. ELEC. METER	1" PVC

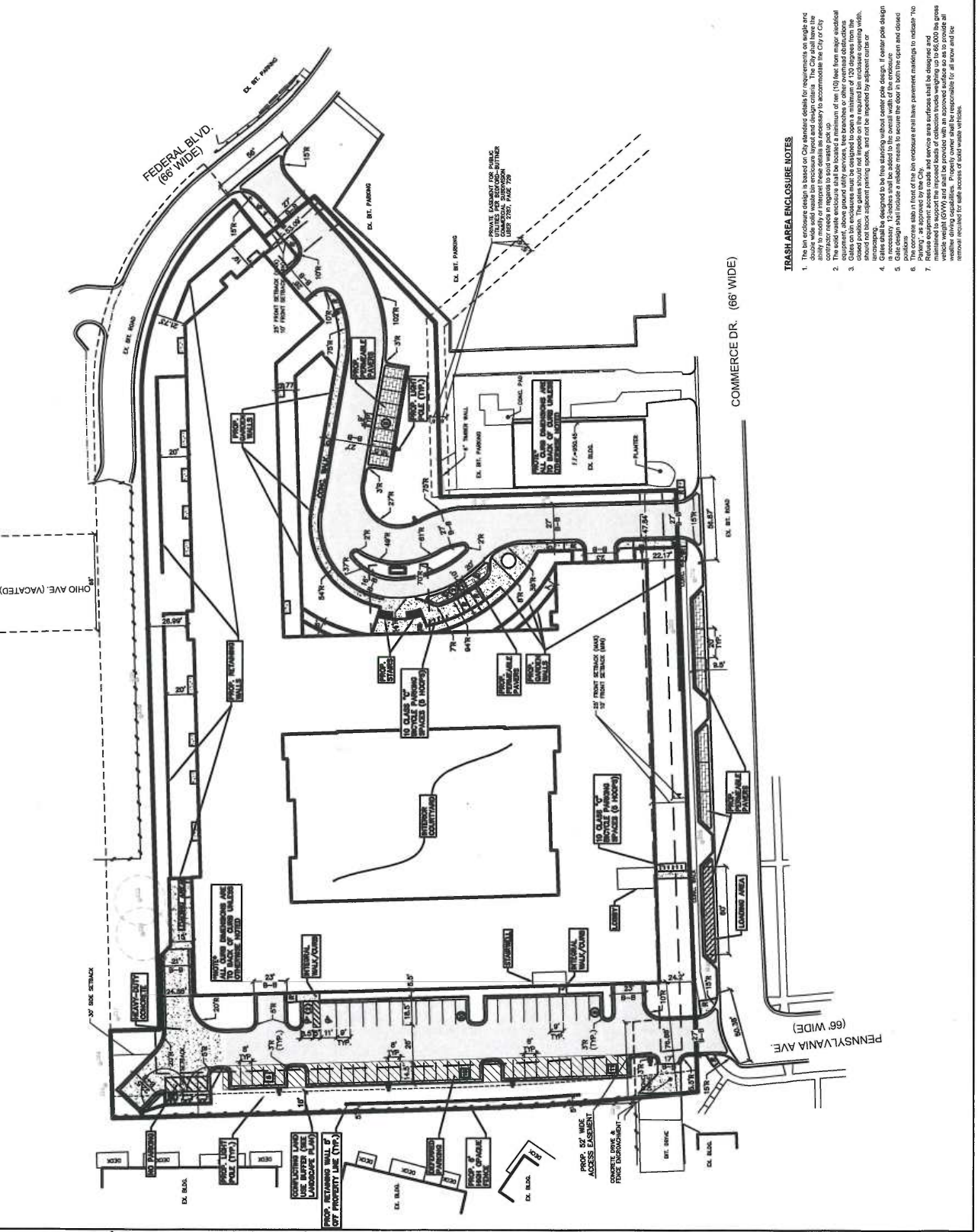
REMARKS:
 B.M. R.R. SPIKE IN WEST FACE OF LIGHT POLE LOCATED WEST
 ELEVATION: 860.10 (NAVD 88 DATUM)
 B.M. 205 OF CONCRETE MARKERS IS THE 30% SOUTH OF THE
 NORTHWEST CORNER OF PARKING LOT
 ELEVATION: 860.00 (NAVD 88 DATUM)

The underground utilities shown have been located from field survey information and existing records. The accuracy of the location and depth of the utilities is not guaranteed. The surveyor further does not warrant that the underground utilities shown are correct or complete. The surveyor does not warrant that the underground utilities shown are correct or complete as shown on this plan. The surveyor does not warrant that the underground utilities shown are correct or complete as shown on this plan. The surveyor does not warrant that the underground utilities shown are correct or complete as shown on this plan.



LEGEND

	NUMBER OF STANDARD PARKING SPACES
	NUMBER OF SMALL CAR PARKING SPACES IN ROW
	NUMBER OF BARRIER FREE PARKING SPACES
	VAN ACCESSIBLE BARRIER FREE PARKING SIGN
	BARRIER FREE SIDEWALK RAMP
	PROP. CURB & GUTTER
	PROP. BITUMINOUS PAVEMENT
	PROP. CONCRETE PAVEMENT
	PROP. HEAVY DUTY CONCRETE
	PROP. GRASS PAVE DRIVE
	PROP. PAVERS
	SIGN
	PROP. SINGLE LIGHT
	PROP. DOUBLE LIGHT
	PROP. WOODCHIP PATH
	PROP. VEHICLE CHARGING STATION
	PROP. LANDSCAPE/RETAINING WALL



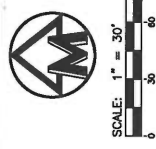
- TRASH AREA ENCLOSURE NOTES**
1. The bin enclosure design is based on City standards for requirements as to weight and double wall construction. The City shall have the contractor needs in regards to solid waste pick-up.
 2. The enclosure shall be designed to meet the City of Chicago requirements for the enclosure. The enclosure shall be designed to meet the City of Chicago requirements for the enclosure. The enclosure shall be designed to meet the City of Chicago requirements for the enclosure.
 3. Gates on the enclosure must be designed to open a minimum of 120 degrees from the enclosure. The enclosure shall be designed to meet the City of Chicago requirements for the enclosure.
 4. The enclosure shall be designed to meet the City of Chicago requirements for the enclosure. The enclosure shall be designed to meet the City of Chicago requirements for the enclosure.
 5. Gate design shall include a reliable means to secure the door in both the open and closed position. The enclosure shall be designed to meet the City of Chicago requirements for the enclosure.
 6. The concrete slab in front of the bin enclosure shall have pavement markings to indicate the enclosure. The enclosure shall be designed to meet the City of Chicago requirements for the enclosure.
 7. Reduce equipment access roads and service area surfaces shall be designed and constructed to meet the City of Chicago requirements for the enclosure. The enclosure shall be designed to meet the City of Chicago requirements for the enclosure.



2050 COMMERCE
 FIRE PROTECTION PLAN

17

JOB No.	17061
DATE	6/21/17
SHEET NO.	22 OF 27
PROJECT	2050 COMMERCE
DRAWN BY	JL
CHECKED BY	MS
DATE	6/21/17



EXIST. UTILITY POLE

- U.P.
- W.P.
- H.P.
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PROPOSED UTILITY POLES

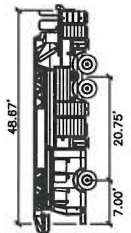
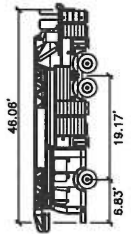
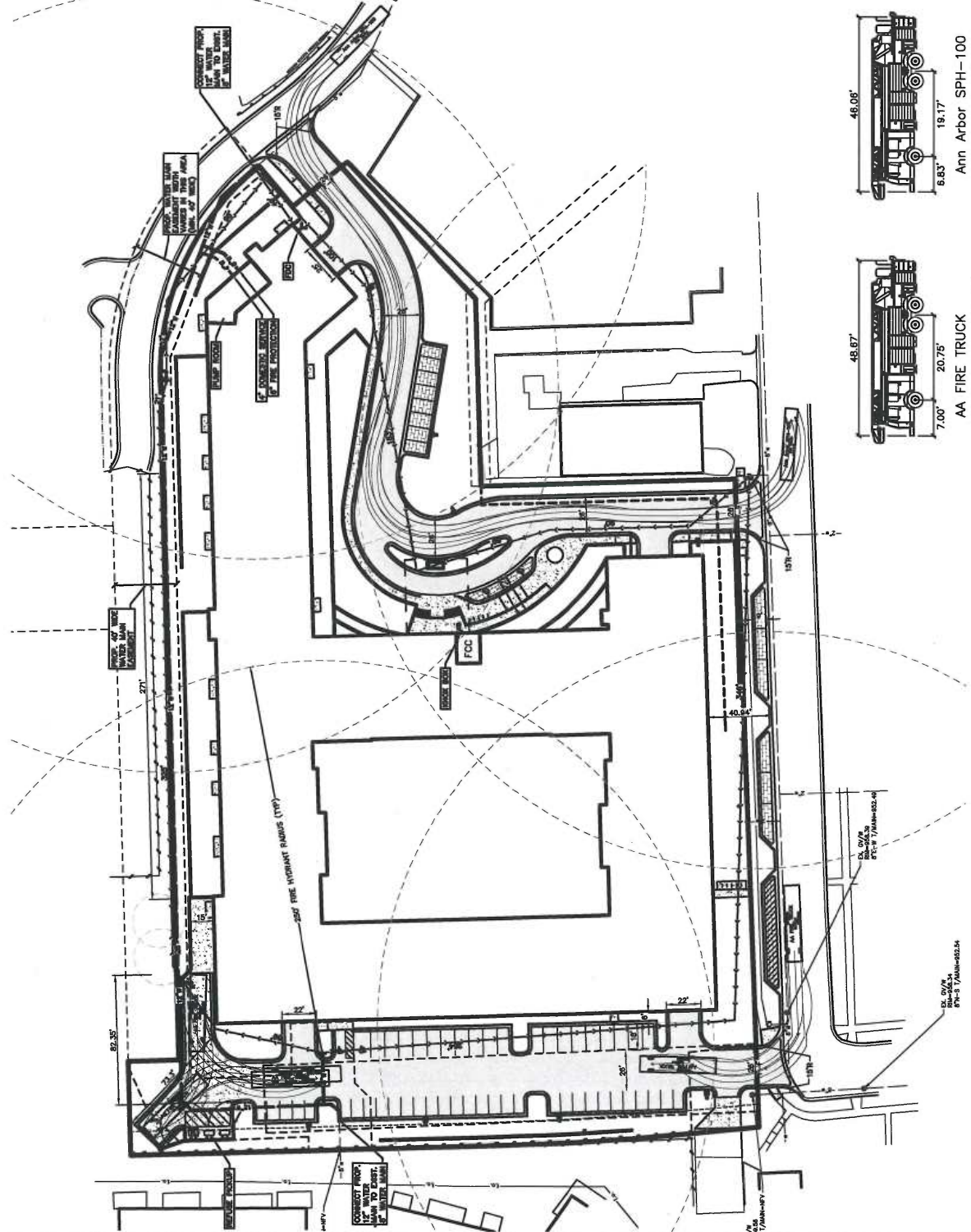
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2050 FIRE HYDRANT 2050 COVERAGE RADII

- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- FIRE COMMAND CENTER
- KNOX BOX

FIRE PROTECTION PLAN NOTES

1. Water services are to be separate domestic and fire lines.
2. Addressing, numerals shall be a minimum of 4 inches in height and clearly visible when approaching the building.
3. Flow requirements flow shall comply with NFPA 13 standards and shall meet 2009 International Fire Code (IFC) standards found in Appendix B, Table B 101.1 of the code.
4. All fire department connections (FDC) shall be within 100 feet of a hydrant.
5. Fire department connection (FDC) hook-up location is subject to Fire Marshal's approval.
6. FDC's shall be 4 inch. Size connections or (D) 2 3/4 inch (N)ST connections.
7. FDC's shall comply with IFC 910.3.
8. FDC's shall be provided at all exterior walls that comply with IFC 910.4.
9. Fire protection alarm and detection systems shall be in compliance with all applicable codes adopted by the City of Ann Arbor, including NFPA 72, 2007 edition and all referenced standards.
10. Fire protection alarm and detection systems shall be installed above the FDC and shall include upon sprinkler water flow.
11. Emergency responder radio coverage shall comply with 7009 IFC Section 510.
12. Emergency voice/alarm communication system shall comply with 2009 IFC Section 907.6.2.2.
13. Occupant notification appliances shall activate throughout the notification zones upon sprinkler water flow.
14. Paces signage on Fire Suppression System Control Room door (IFC 2003 Section 907.6.2.2.2).
15. Knox Box emergency access system with keys to access the building, the Fire Suppression System Control Room (if applicable), an elevator key and any other keys to areas that may be relevant during emergencies will be required. Knox Box keys shall be in place prior to issuance of Certificate of Occupancy for the buildings.
16. The Knox Box shall be mounted no higher than 6 feet from grade in an approved location on the exterior for emergency access to the building as well as access to the Fire Suppression System Control Room if applicable.
17. Construction shall comply with applicable codes.
18. Hydrants must be in service and approved during construction.
19. Hydrants providing protection coverage for the building must be in service and approved by both planning and fire departments before the fire department will support permit issuance for new construction phase and before combustible materials are placed on the job site.
20. Storage areas for construction materials must be approved as an area to be provided.
21. If site access is to be restricted during construction, Knox Box keys for gates are to be provided.
22. Backflow preventer must be provided on the domestic water service and the fire suppression water service leads. The pumps shall meet 2009 IFC standards, Section 914.1.2.
23. No separate Fire Suppression System Control Room is required.



THE
CONSERVATION FUND

Ann Arbor Greenbelt Program | 301 East Huron Street | Ann Arbor, MI 48104
Phone: 734-794-6210 ext. 42798 | Email: greenbelt@a2gov.org
www.a2gov.org/greenbelt | www.conservationfund.org

November 15, 2017

David and Susan Cavanaugh
1515 East Joy Road
Ann Arbor, MI 48105

Dear Mr. and Mrs. Cavanaugh:

It is my pleasure to contact you to arrange a meeting for the City of Ann Arbor's annual monitoring visit of your Conservation Easement property. I would also like to discuss the terms of the conservation easement and answer any questions you may have about it. I will be calling you in the next few days to set up a time to meet and walk your property as part of the annual monitoring.

Attached is the form that I will complete for the visit. Please bring the form with you to our meeting. If you are considering any new buildings or changes to the property, please let me know during the monitoring visit, and feel free to discuss anything else you have on your mind regarding the easement. In the meantime, please contact me if you have any questions, you can reach me by at 734-794-6210 ext. 42798, or by email at rthornton@a2gov.org.

Thank you for your time.

Sincerely,

Ruth Thornton
Ann Arbor Greenbelt Program Manager