

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

STAFF REPORT

Subject: ZBA 20-034; 2150 Frieze Road

Summary:

St. Francis of Assisi Parish, property owners, are requesting a variance from planting the required street trees along W. Stadium Blvd. as there is insufficient public right-of-way width 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. The property is zoned R1B, Single Family Residential District.

Background:

The subject property is located on the south side of East Stadium Boulevard, west of St. Francis Drive. The church was built in the early 1960's with subsequent additions since then.

Description:

The applicant is proposing to construct a two-story, 14,570-sq foot parish structure on this 10.62-acre parcel for a new overall total floor area of 71,259-sq feet.

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. Due to the narrow public ROW, in some cases as narrow as 2 feet, street trees cannot be planted along Stadium Blvd.

In lieu of planting the 19 required street trees, the petitioner proposes to plant 21 parking lot ROW screening trees on private property facing E. Stadium Blvd. These screening trees are a site plan requirement and no additional trees are proposed along Stadium Blvd. due to the limited space.

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 applicant states there is not enough space in the public right -of-way along Stadium Blvd to accommodate the required number of 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.

- The proposed site plan brings all other landscape requirements up to code, including the required street trees along St. Francis and Winchell roads. This variance is only desired along Stadium Blvd where there is not enough space.

(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 rights of surrounding property owners would not be impeded with this variance as it is along Stadium Blvd, where there currently is already not enough room for the required ROW trees. The additional landscape being proposed would provide additional screening of the existing and proposed improvements.

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

- This is not a self-imposed difficulty but based on the width of the ROW.

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

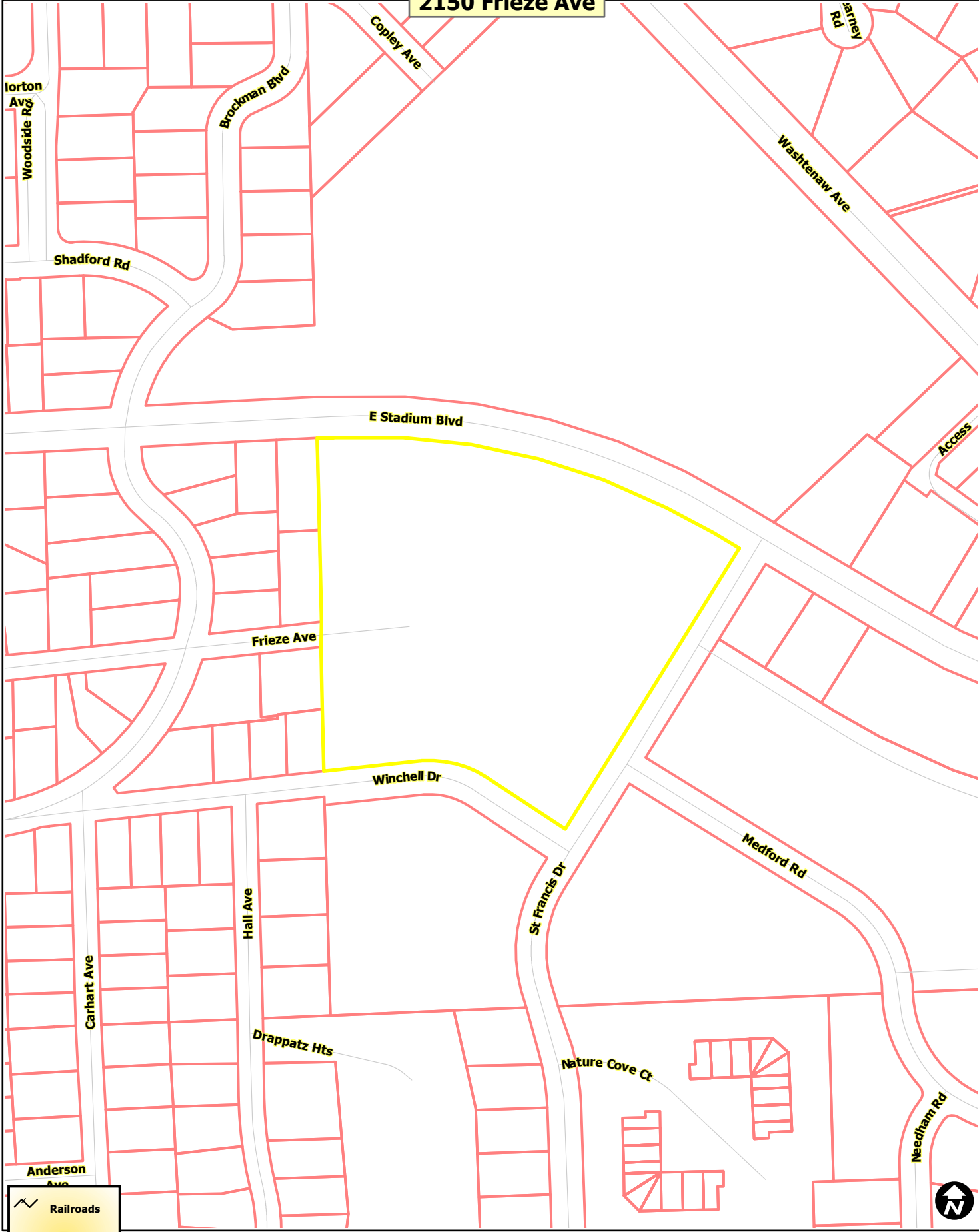
- All additional landscape requirements have been met.

Respectfully submitted,

Chris Cheng

**Chris Cheng
City Planner**

2150 Frieze Ave



- 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

2150 Frieze Ave



- Railroads
- Huron River
- Tax Parcels





Map date: 1/4/2021
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2150 Frieze Ave



 Railroads

 Huron River

 Tax Parcels



Map date: 1/4/2021
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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

PROPERTY INFORMATION

ADDRESS OF PROPERTY 2150 Frieze Ave		ZIP CODE 48104
ZONING CLASSIFICATION RIC	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided St. Francis of Assisi Parish	
PARCEL NUMBER 09-09-34-312-004 09-08-34-312-005	OWNER EMAIL ADDRESS rkehrn@stfrancisa2.org	

APPLICANT INFORMATION

NAME Robert Kehn, CMA			
ADDRESS 2150 Frieze Ave	CITY Ann Arbor	STATE MI	ZIP CODE 48104
EMAIL rkehrn@stfrancisa2.org		PHONE 734-821-2111	
APPLICANT'S RELATIONSHIP TO PROPERTY Parish Business Manager			

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	OFFICE USE ONLY
<p>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.</p> <p>Required Attachments:</p> <p><input checked="" type="checkbox"/> Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property.</p> <p><input type="checkbox"/> Building floor plans showing interior rooms, including dimensions.</p> <p><input type="checkbox"/> Photographs of the property and any existing buildings involved in the request.</p>	<p>Fee Paid: ZBA:</p> <p>DATE STAMP</p>

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: 12/30/2020

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)*

5.20.10.B, Paragraph 1

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:

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. Existing trees meeting City standards may be used to satisfy all or part of this requirement.

A church building expansion is taking place, and with it, the parish is updating the landscape to reflect the current ordinance. However, there is not enough room along Stadium Blvd to include the required street trees.

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.

There is not enough space in the right of way along Stadium Blvd to accommodate the required number of 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.

The proposed site plan brings all other landscape requirements up to code, including the required street trees along St. Francis and Winchell roads. This variance is only desired along Stadium Blvd where there is not enough space.

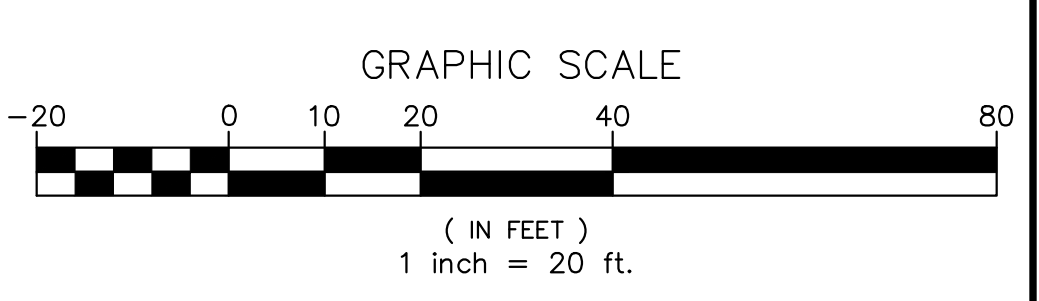
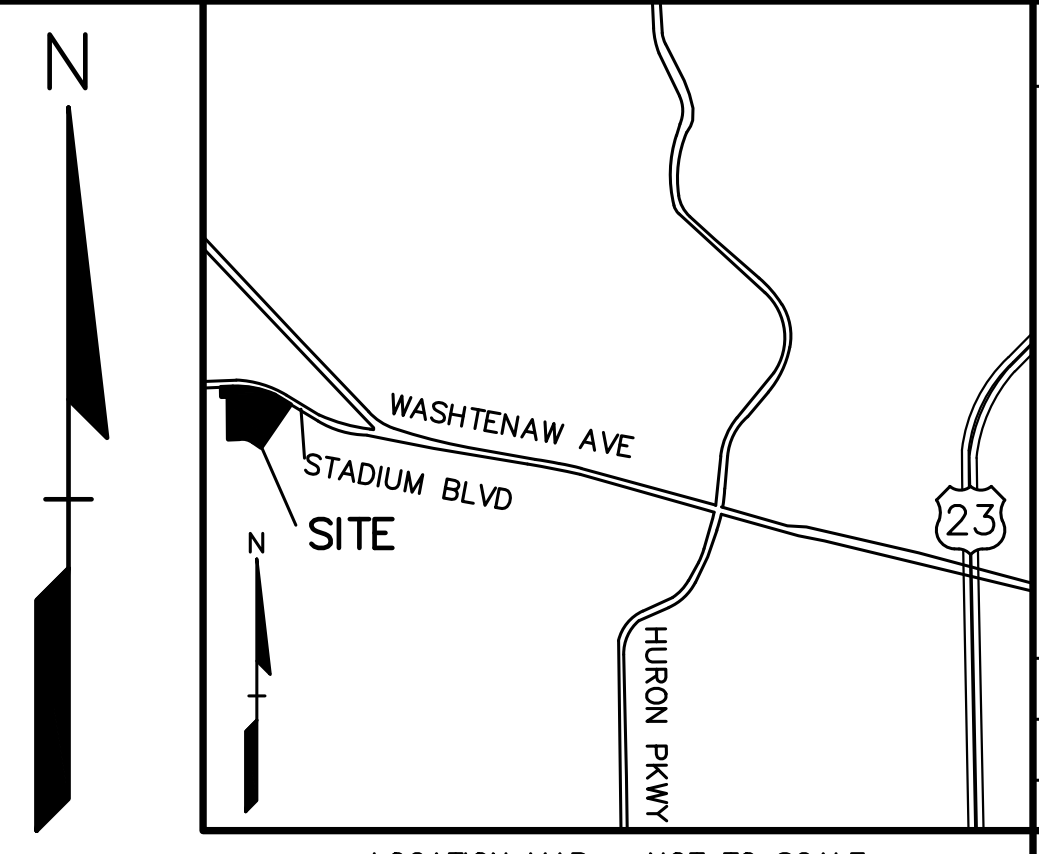
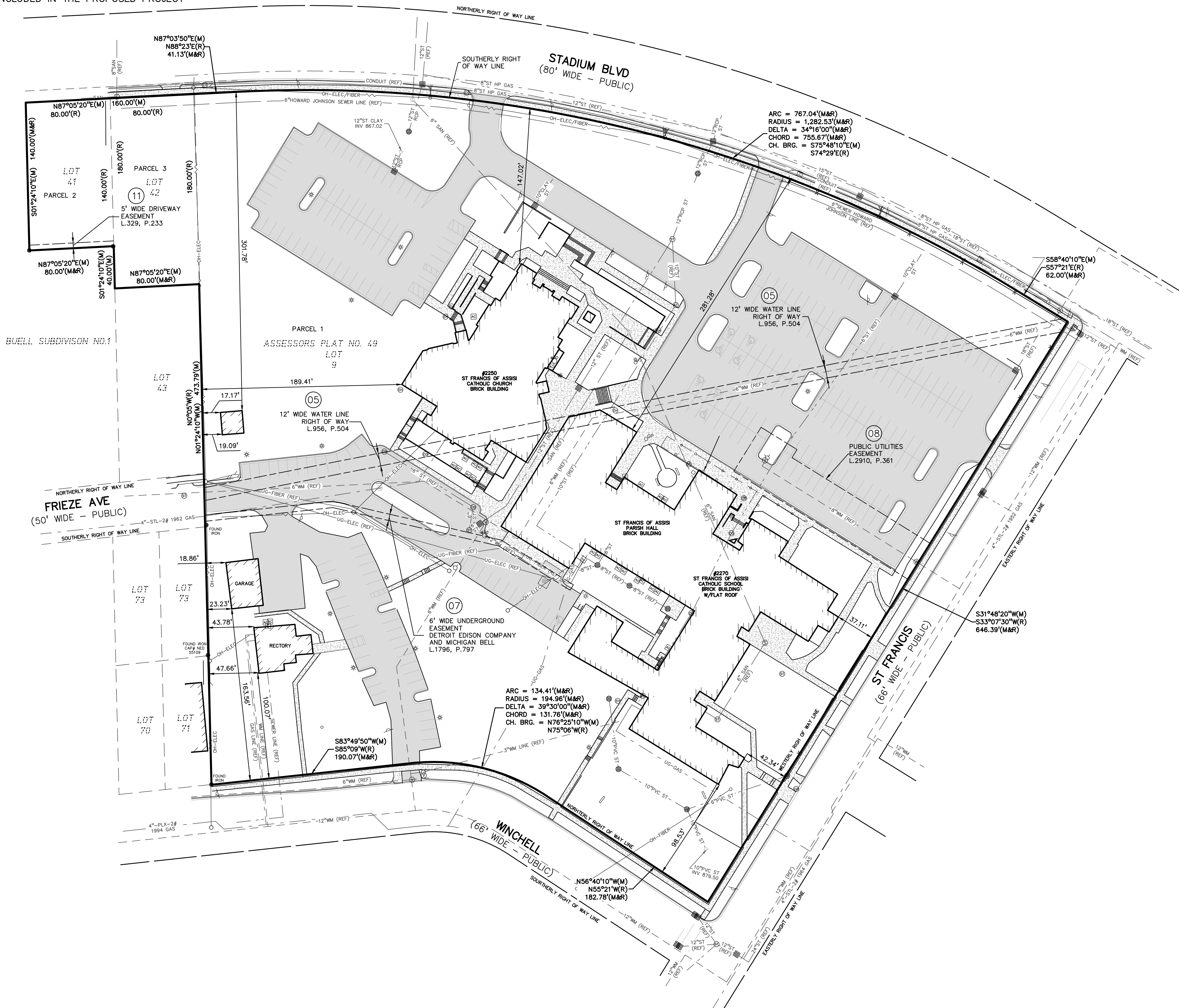
Allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the practical difficulties that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the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

The variance would allow the church to expand in size to accommodate more parishioners and activities. The rights of surrounding property owners would not be impeded with this variance as it is along Stadium Blvd, where there currently is already not enough room for the required ROW trees. The additional landscape being proposed would provide additional screening of the existing and proposed improvements.

The conditions and circumstances on which the variance request is based shall not be a self-imposed practical difficulty. This is not a self imposed difficulty, but based on the size of the ROW.

A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure. All additional landscape requirements have been met.

SURVEYOR'S NOTE:
 PARCELS 2 AND 3 AS SHOWN
 HEREON AND OWNED BY ST. FRANCIS
 ASSISI PARISH ANN ARBOR ARE NOT
 INCLUDED IN THE PROPOSED PROJECT



LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊕ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊗ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊗ MEASURED
⊗ NAIL & CAP SET		⊗ CALCULATED

EXISTING

—OH-ELEC—W—	ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
—UG-CATV—	UNDERGROUND CABLE TV, CATV PESTAL
—UG-PHONE—	TELEPHONE U.G. CABLE, PESTAL & MANHOLE
—UG-ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS—	GAS MAIN, VALVE & GAS LINE MARKER
—WATER—	WATERMAIN, HYD. GATE VALVE, TAPPING SLAVE & VALVE
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE
—COMB—	COMBINED SEWER & MANHOLE
—S&B—	SQUARE, ROUND & REDUCE CATCH BASIN, YARD DRAIN
—POST—	POST INDICATOR VALVE
—WATER VALVE BOX—	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
—MTRX—	MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
—UNIDENTIFIED—	UNIDENTIFIED STRUCTURE
—ELEV—	SPOT ELEVATION
—CONTOUR—	CONTOUR LINE
—FENCE—	FENCE
—RAIL—	GUARD RAIL
—STREET LIGHT—	STREET LIGHT
—SIGN—	SIGN
—#—	TITLE EXCEPTION NUMBER

CONCRETE
 ASPHALT

REVISIONS

NO.	BY	CHK	DESCRIPTION	DATE

CAUTION!
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR IS EITHER EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE EXCLUSIVE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE AND CONDUIT RESPONSIBILITY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING ANY AND ALL WORKS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY TO CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL LIABILITY FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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ST. FRANCIS ASSISI PARISH
 CITY OF ANN ARBOR, MI - 48104

ALTAIRPS LAND TITLE SURVEY
BUILDING EXPANSION

PART OF THE SW 1/4 OF SECTION 34, T. 22S., R. 10E., CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

DES: RPR DN JSH SUR: CB P.M. TD

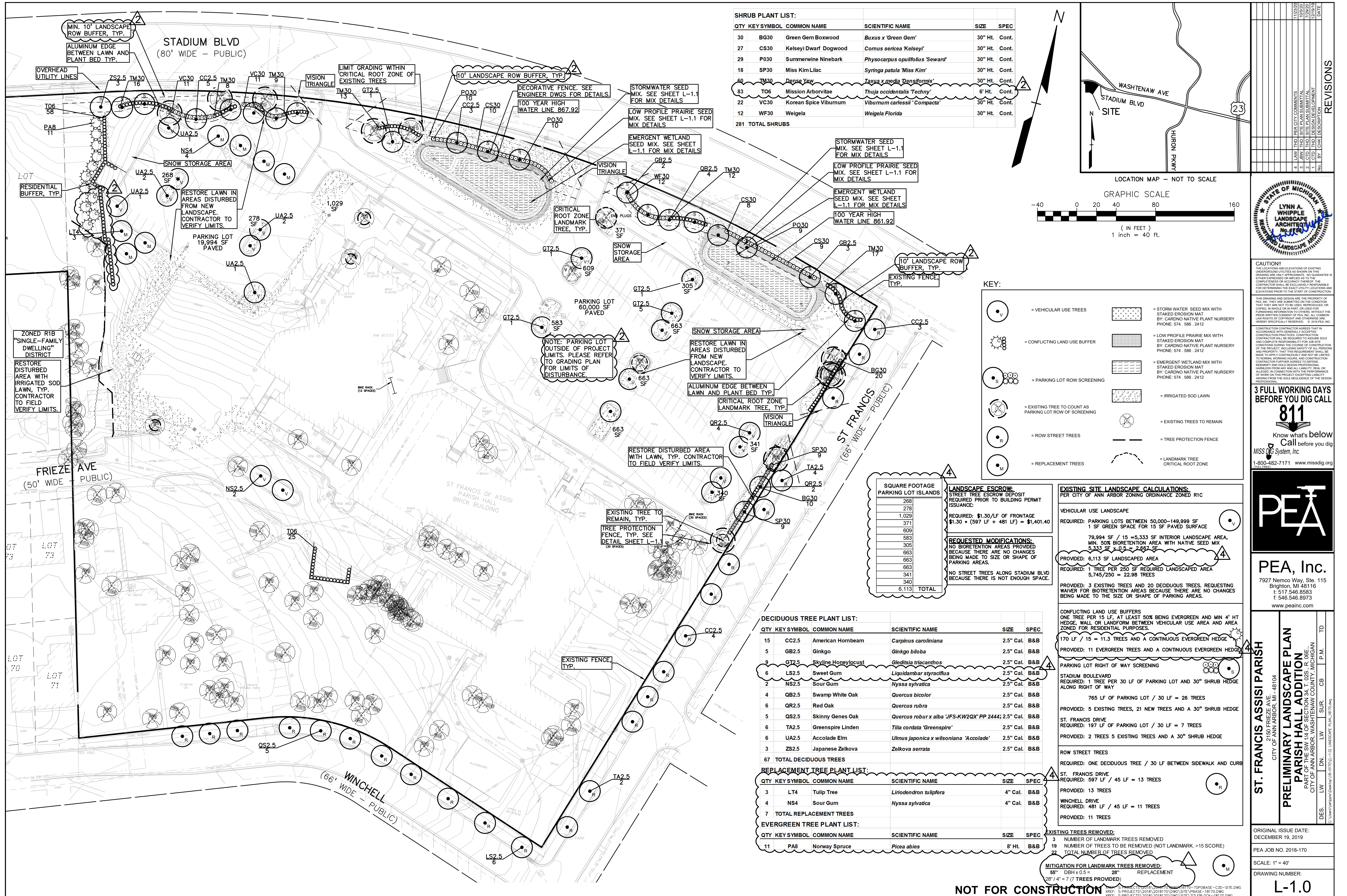
SYNOPSIS: 2018-170-170 ST. FRANCIS OF ASSISI - THE SURVEY - DEPT/PLAT/TA/VERTICAL/ (2000.03.23).dwg

ORIGINAL ISSUE DATE:
 MARCH 27, 2020

PEA JOB NO. 2018-170

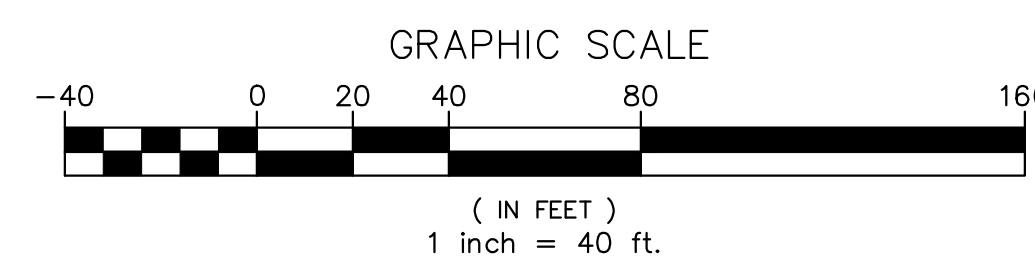
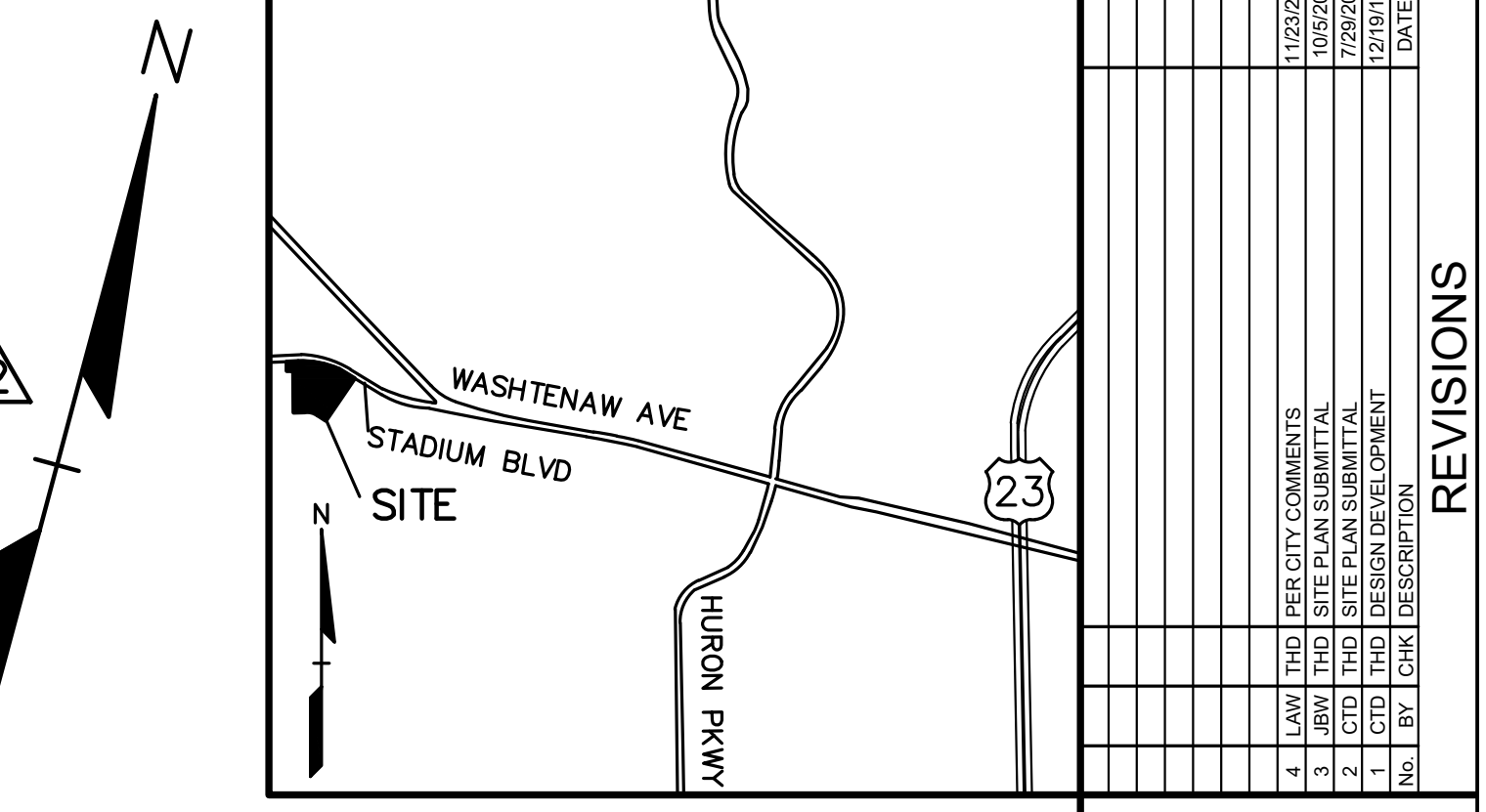
SCALE: 1" = 50'

DRAWING NUMBER:
2 OF 2



SHRUB PLANT LIST:

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
30	BG30	Green Gem Boxwood	<i>Buxus x 'Green Gem'</i>	30" Ht.	Cont.
27	CS30	Kelsey Dwarf Dogwood	<i>Cornus sericea 'Kelsey'</i>	30" Ht.	Cont.
29	P030	Summerwine Ninebark	<i>Physocarpus opulifolius 'Seward'</i>	30" Ht.	Cont.
18	SP30	Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	30" Ht.	Cont.
60	TM30	Dense Yew	<i>Taxus x media 'Densiformis'</i>	30" Ht.	Cont.
83	TO6	Mission Arborvitae	<i>Thuja occidentalis 'Techny'</i>	6" Ht.	Cont.
22	VC30	Korean Spice Viburnum	<i>Viburnum carlesii 'Compacta'</i>	30" Ht.	Cont.
12	WF30	Weigela	<i>Weigela Florida</i>	30" Ht.	Cont.
281	TOTAL SHRUBS				



REVISIONS

NO.	BY	DATE	DESCRIPTION
1	LD	12/19/19	FINAL DESIGN DEVELOPMENT
2	LD	12/19/19	FINAL DESIGN DEVELOPMENT
3	LD	12/19/19	FINAL DESIGN DEVELOPMENT
4	LD	12/19/19	FINAL DESIGN DEVELOPMENT



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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR SHALL HOLD DESIGN PROFESSIONAL LIABILITY FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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ST. FRANCIS ASSISI PARISH PRELIMINARY LANDSCAPE PLAN

2150 FRIEZE AVE - 48104
CITY OF ANN ARBOR, MICHIGAN

PARISH HALL ADDITION
PART OF THE SW 1/4 OF SECTION 34, T. 02S., R. 06E., CITY OF ANN ARBOR, WASHTEWAW COUNTY, MICHIGAN

DES. LW DN. SUR. CB P.M. TD

ORIGINAL ISSUE DATE: DECEMBER 19, 2019
PEA JOB NO. 2018-170
SCALE: 1" = 40'
DRAWING NUMBER: L-1.0

KEY:

	= VEHICULAR USE TREES		= STORM WATER SEED MIX WITH STAKED EROSION MAT BY CARDNO NATIVE PLANT NURSERY PHONE: 574. 586. 2412
	= CONFLICTING LAND USE BUFFER		= LOW PROFILE PRAIRIE MIX WITH STAKED EROSION MAT BY CARDNO NATIVE PLANT NURSERY PHONE: 574. 586. 2412
	= PARKING LOT ROW SCREENING		= EMERGENT WETLAND MIX WITH STAKED EROSION MAT BY CARDNO NATIVE PLANT NURSERY PHONE: 574. 586. 2412
	= EXISTING TREE TO COUNT AS PARKING LOT ROW OF SCREENING		= IRRIGATED SOD LAWN
	= ROW STREET TREES		= EXISTING TREES TO REMAIN
	= REPLACEMENT TREES		= TREE PROTECTION FENCE
			= LANDMARK TREE CRITICAL ROOT ZONE

SQUARE FOOTAGE PARKING LOT ISLANDS

268
278
1,029
371
609
583
305
663
663
663
341
340
6,113 TOTAL

LANDSCAPE ESCROW:
STREET TREE ESCROW DEPOSIT REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE:
REQUIRED: \$1.30/LF OF FRONTAGE
\$1.30 * (597 LF + 481 LF) = \$1,401.40

REQUESTED MODIFICATIONS:
NO BIOTRETENTION AREAS PROVIDED BECAUSE THERE ARE NO CHANGES BEING MADE TO SIZE OR SHAPE OF PARKING AREAS.
NO STREET TREES ALONG STADIUM BLVD BECAUSE THERE IS NOT ENOUGH SPACE.

EXISTING SITE LANDSCAPE CALCULATIONS:
PER CITY OF ANN ARBOR ZONING ORDINANCE ZONED RIC

VEHICULAR USE LANDSCAPE
REQUIRED: PARKING LOTS BETWEEN 50,000-149,999 SF
1 SF GREEN SPACE FOR 15 SF PAVED SURFACE

79,994 SF / 15 = 5,333 SF INTERIOR LANDSCAPE AREA, MIN. 50% BIOTRETENTION AREA WITH NATIVE SEED MIX
5,333 SF x 0.5 = 2,667 SF

PROVIDED: 6,113 SF LANDSCAPED AREA

REQUIRED: 1 TREE PER 250 SF REQUIRED LANDSCAPED AREA
5,745/250 = 22.98 TREES

PROVIDED: 3 EXISTING TREES AND 20 DECIDUOUS TREES. REQUESTING WAIVER FOR BIOTRETENTION AREAS BECAUSE THERE ARE NO CHANGES BEING MADE TO THE SIZE OR SHAPE OF PARKING AREAS.

DECIDUOUS TREE PLANT LIST:

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
15	CC2.5	American Hornbeam	<i>Carpinus caroliniana</i>	2.5" Cal.	B&B
5	GB2.5	Ginkgo	<i>Ginkgo biloba</i>	2.5" Cal.	B&B
9	GT2.5	Skyline Honeylocust	<i>Gleditsia triacanthos</i>	2.5" Cal.	B&B
6	LS2.5	Sweet Gum	<i>Liquidambar styraciflua</i>	2.5" Cal.	B&B
2	NS2.5	Sour Gum	<i>Nyssa sylvatica</i>	2.5" Cal.	B&B
4	QB2.5	Swamp White Oak	<i>Quercus bicolor</i>	2.5" Cal.	B&B
6	QR2.5	Red Oak	<i>Quercus rubra</i>	2.5" Cal.	B&B
5	QS2.5	Skinny Genes Oak	<i>Quercus robur x alba 'JFS-KW2QX' PP 2444</i>	2.5" Cal.	B&B
6	TA2.5	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	2.5" Cal.	B&B
6	UA2.5	Accolade Elm	<i>Ulmus japonica x wilsoniana 'Accolade'</i>	2.5" Cal.	B&B
3	ZS2.5	Japanese Zelkova	<i>Zelkova serrata</i>	2.5" Cal.	B&B
67	TOTAL DECIDUOUS TREES				

REPLACEMENT TREE PLANT LIST:

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	LT4	Tulip Tree	<i>Liriodendron tulipifera</i>	4" Cal.	B&B
4	NS4	Sour Gum	<i>Nyssa sylvatica</i>	4" Cal.	B&B
7	TOTAL REPLACEMENT TREES				

EVERGREEN TREE PLANT LIST:

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
11	PA8	Norway Spruce	<i>Picea abies</i>	8" Ht.	B&B

CONFLICTING LAND USE BUFFERS
ONE TREE PER 15 LF, AT LEAST 50% BEING EVERGREEN AND MIN 4' HT HEDGE, WALL OR LANDFORM BETWEEN VEHICULAR USE AREA AND AREA ZONED FOR RESIDENTIAL PURPOSES.

170 LF / 15 = 11.3 TREES AND A CONTINUOUS EVERGREEN HEDGE

PROVIDED: 11 EVERGREEN TREES AND A CONTINUOUS EVERGREEN HEDGE

PARKING LOT RIGHT OF WAY SCREENING
STADIUM BOULEVARD
REQUIRED: 1 TREE PER 30 LF OF PARKING LOT AND 30" SHRUB HEDGE ALONG RIGHT OF WAY

765 LF OF PARKING LOT / 30 LF = 26 TREES

PROVIDED: 5 EXISTING TREES, 21 NEW TREES AND A 30" SHRUB HEDGE

ST. FRANCIS DRIVE
REQUIRED: 197 LF OF PARKING LOT / 30 LF = 7 TREES

PROVIDED: 2 TREES 5 EXISTING TREES AND A 30" SHRUB HEDGE

ROW STREET TREES
REQUIRED: ONE DECIDUOUS TREE / 30 LF BETWEEN SIDEWALK AND CURB

ST. FRANCIS DRIVE
REQUIRED: 597 LF / 45 LF = 13 TREES

PROVIDED: 13 TREES

WINCHELL DRIVE
REQUIRED: 481 LF / 45 LF = 11 TREES

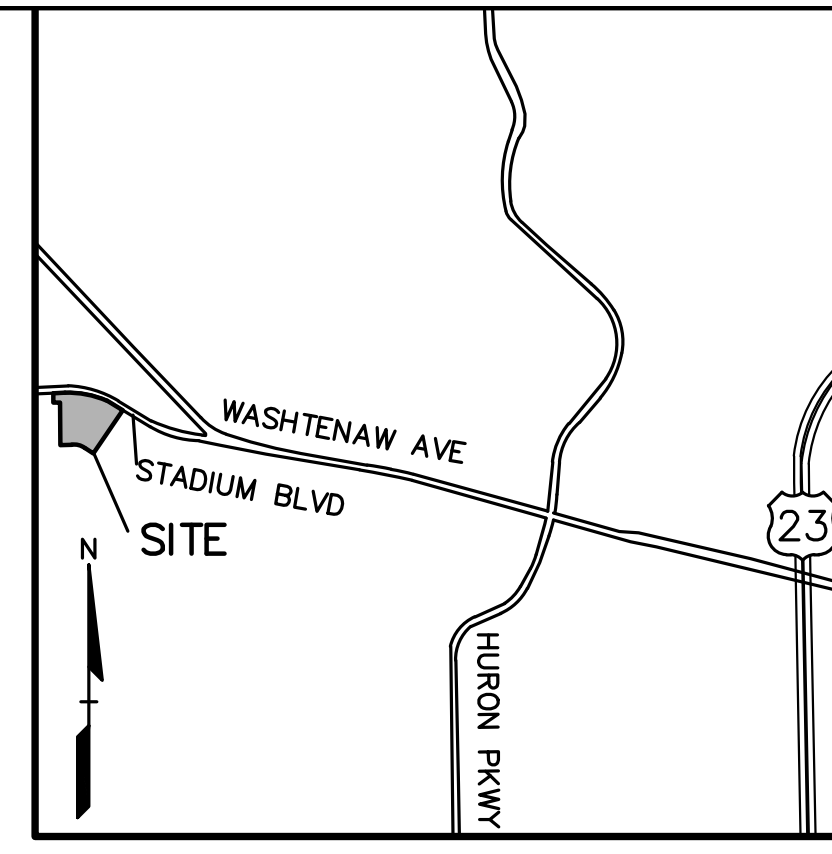
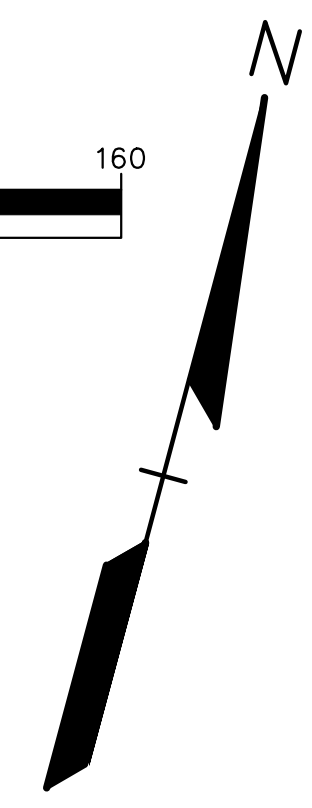
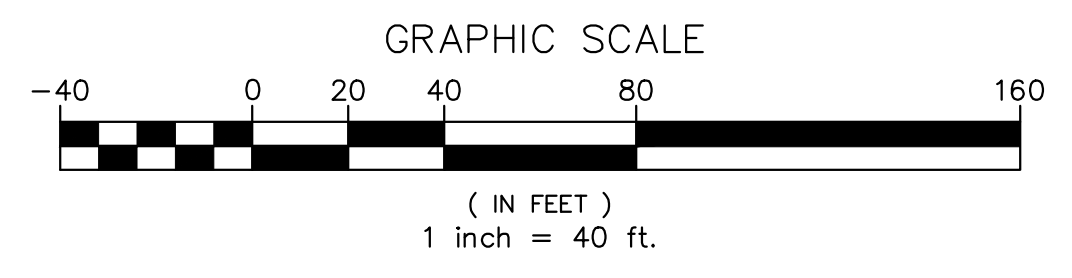
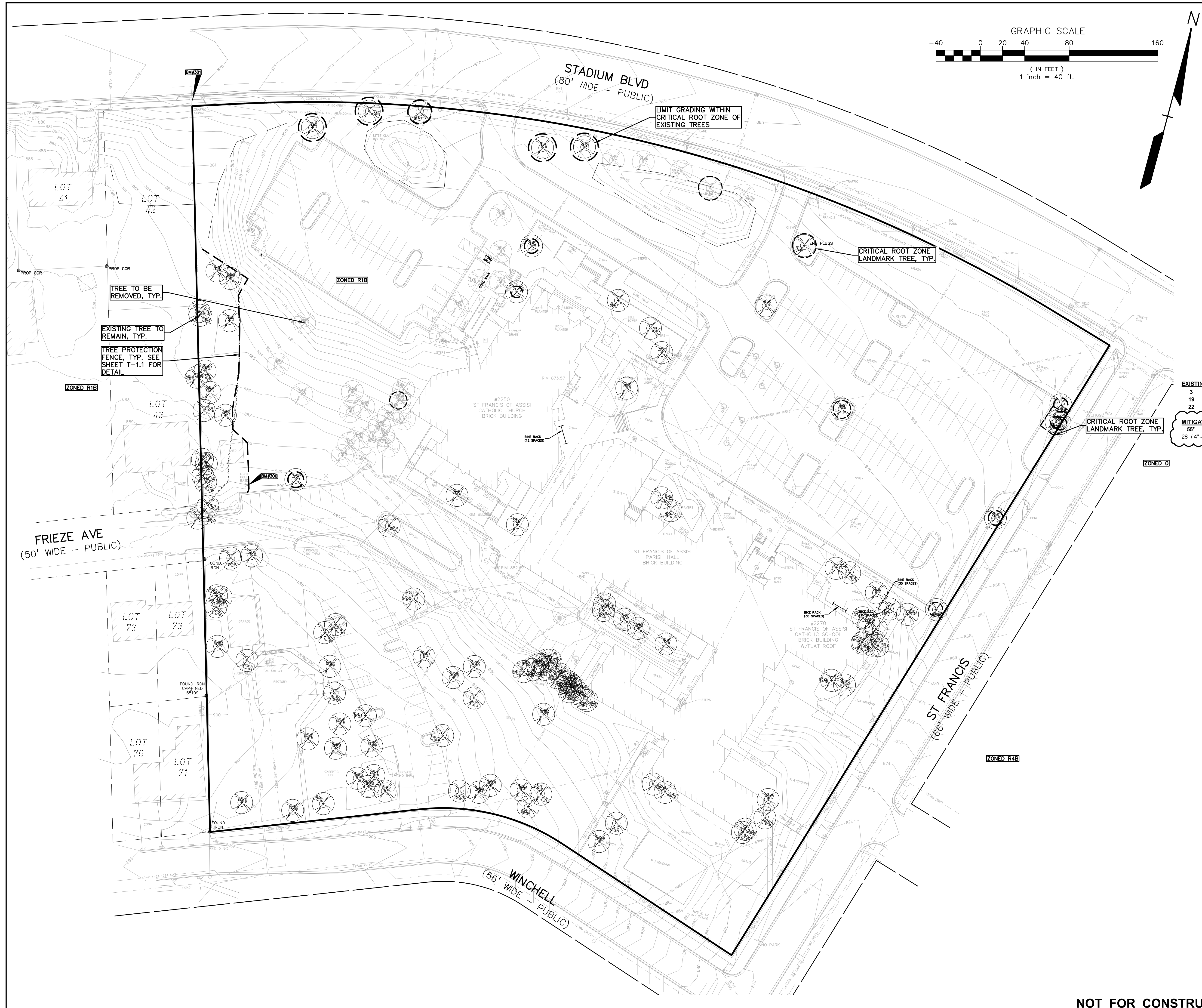
PROVIDED: 11 TREES

EXISTING TREES REMOVED:
3 NUMBER OF LANDMARK TREES REMOVED
19 NUMBER OF TREES TO BE REMOVED (NOT LANDMARK, >15 SCORE)
22 TOTAL NUMBER OF TREES REMOVED

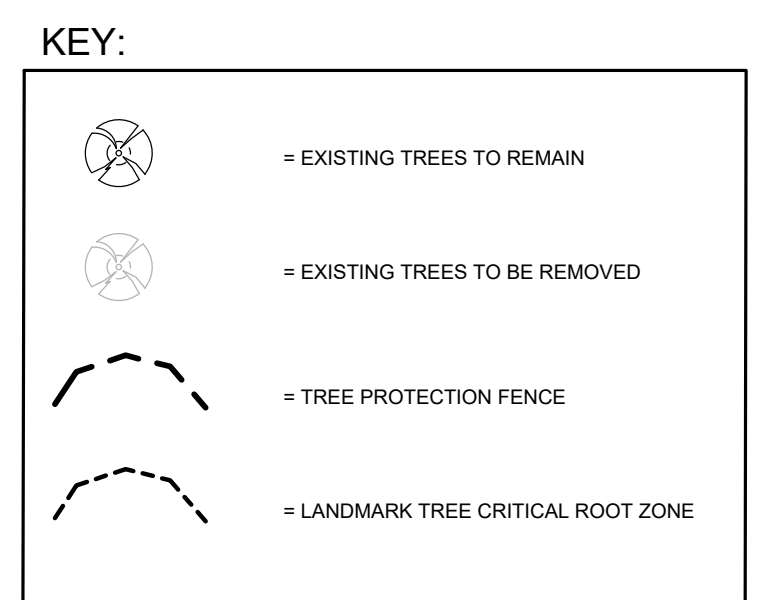
MITIGATION FOR LANDMARK TREES REMOVED:
55" DBH x 0.5 = 28" REPLACEMENT
28" / 4" = 7 (7 TREES PROVIDED)

NOT FOR CONSTRUCTION

REF: S:\PROJECTS\2018\2018170\DWG\SITE\BASE-C3D-SITE.DWG
REF: S:\PROJECTS\2018\2018170\DWG\SITE\BASE-S1870.DWG
REF: S:\PROJECTS\2018\2018170\DWG\SITE\TITLELOCK-18170.DWG



NO.	BY	DATE	REVISIONS
1	LD	11/23/20	PER CITY COMMENTS
2	LD	12/09/20	THIRD SITE PLAN SUBMITTAL
3	LD	12/09/20	THIRD DESIGN DEVELOPMENT
4	LD	12/09/20	THIRD DESIGN DEVELOPMENT



EXISTING TREES REMOVED:
 3 NUMBER OF LANDMARK TREES REMOVED
 19 NUMBER OF TREES TO BE REMOVED (NOT LANDMARK >15 SCORE)
 22 TOTAL NUMBER OF TREES REMOVED

MITIGATION FOR LANDMARK TREES REMOVED:
 55" DBH x 0.5 = 28" REPLACEMENT
 28" / 4" = 7 (7 TREES PROVIDED)



CAUTION!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY TO ALL CONTRACTORS, SUBCONTRACTORS, AND SUPPLIERS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND HOLD DESIGN PROFESSIONAL LIABILITY INSURANCE FROM ANY AND ALL LIABILITY CLAIMS OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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ST. FRANCIS ASSISI PARISH CITY OF ANN ARBOR, MI - 48104	NATURAL FEATURES PLAN PARISH HALL ADDITION PART OF THE SW 1/4 OF SECTION 34, T. 02S., R. 06E., CITY OF ANN ARBOR, WASHENAW COUNTY, MICHIGAN	DES. LAW	DN. LAW	SUR.	CB	P. M.	TD
		C:\Users\lwhipple\OneDrive\Work\2018\20181209\GIS\PEA\BASE-18170.DWG TREE PRESERVATION PLAN-18170.DWG					
ORIGINAL ISSUE DATE: DECEMBER 19, 2019		PEA JOB NO. 2018-170					
SCALE: 1" = 40'		DRAWING NUMBER: T-1.0					

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION/FACTOR						OVERALL RANK	LANDMARK	SAVE / REMOVE
					trunk	growth rate	structure	insects/diseases	crown dev	life exp.			
901	E	20	American Elm	Ulmus americana	4	5	3	3	3	4	22	Y	S
902	E	18	American Elm	Ulmus americana	2	2	2	2	1	2	11	N	S
903	E	17	American Elm	Ulmus americana	4	2	2	1	1	1	11	N	S
904	E	17	American Elm	Ulmus americana	4	2	2	3	2	2	15	N	S
905	E	18	American Elm	Ulmus americana	4	2	3	3	2	2	16	N	S
906	LL	11	Littleleaf Linden	Tilia cordata	4	4	4	4	4	5	25	N	S
907	LL	11	Littleleaf Linden	Tilia cordata	4	5	4	4	4	5	26	N	S
908	LL	16	Littleleaf Linden	Tilia cordata	5	5	5	5	5	5	30	N	S
909	LL	12	Littleleaf Linden	Tilia cordata	5	4	4	5	5	5	28	N	S
910	LL	15	Littleleaf Linden	Tilia cordata	4	4	4	4	4	5	25	N	S
911	WC	11	White Cedar	Thuja occidentalis	2	1	2	4	2	1	12	N	S
912	RC	12	Red Cedar	Juniperus virginiana	4	4	3	2	3	2	16	N	S
913	RC	8	Red Cedar	Juniperus virginiana	4	3	1	3	1	1	13	N	S
914	RC	9	Red Cedar	Juniperus virginiana	4	2	2	3	2	1	14	N	S
915	RC	8	Red Cedar	Juniperus virginiana	4	2	2	4	2	2	16	N	S
916	RC	9	Red Cedar	Juniperus virginiana	4	1	2	4	1	2	14	N	S
917	RC	12	Red Cedar	Juniperus virginiana	4	2	1	4	1	2	14	N	S
918	HL	10	Honeylocust	Gleditsia triacanthos	0	0	0	0	0	0	0	N	S
919	NS	18	Norway Spruce	Picea abies	5	4	4	4	4	4	25	N	S
920	SM	14	Silver Maple	Acer saccharinum	3	4	3	3	4	3	20	N	S
921	NM	12	Norway Maple	Acer platanoides	5	5	4	5	5	5	29	N	S
922	BP	12	Bradford Pear	Pyrus calleryana	5	4	4	5	5	5	28	N	S
923	CA	8	Crab Apple	Malus coronaria	4	2	1	4	2	2	15	N	S
924	BP	13	Bradford Pear	Pyrus calleryana	3	3	3	4	3	3	19	Y	S
925	HL	13	Honeylocust	Gleditsia triacanthos	2	1	1	3	1	1	9	N	S
926	HL	19	Honeylocust	Gleditsia triacanthos	5	3	4	4	4	4	24	Y	S
927	LL	12	Littleleaf Linden	Tilia cordata	6	4	4	6	4	6	27	N	R
928	LL	19	Littleleaf Linden	Tilia cordata	6	6	6	6	6	6	29	Y	R
929	LL	13	Littleleaf Linden	Tilia cordata	3	4	4	4	4	4	23	N	R
930	LL	13	Littleleaf Linden	Tilia cordata	4	4	4	3	4	4	23	N	R
931	LL	14	Littleleaf Linden	Tilia cordata	1	3	3	3	4	3	17	N	R
932	LL	15	Littleleaf Linden	Tilia cordata	4	4	4	4	4	4	24	N	S
933	LL	15	Littleleaf Linden	Tilia cordata	4	4	4	3	5	5	25	N	S
934	ZS	21	Japanese zelkova	Zelkova serrata	5	4	4	4	4	5	26	N	S
935	ZS	18	Japanese zelkova	Zelkova serrata	2	3	2	3	3	2	15	N	S
936	HL	9	Honeylocust	Gleditsia triacanthos	3	3	3	4	3	3	19	N	S
937	HL	9	Honeylocust	Gleditsia triacanthos	6	4	4	4	4	4	25	N	R
938	BS	17	Blue Spruce	Picea pungens	4	4	4	4	4	4	24	N	R
939	TU	11	Tupelo	Nyssa sylvatica	4	4	4	5	4	4	25	N	R
940	CA	9	Crab Apple	Malus coronaria	3	3	3	4	3	3	19	N	S
941	MG	9	Magnolia	Magnolia grandiflora	3	4	3	4	4	3	21	N	S
942	BP	9	Bradford Pear	Pyrus calleryana	4	3	3	4	4	3	21	N	R
943	BP	10	Bradford Pear	Pyrus calleryana	4	4	4	4	4	4	24	N	R
944	BP	10	Bradford Pear	Pyrus calleryana	4	4	3	4	3	3	21	N	R
945	BP	11	Bradford Pear	Pyrus calleryana	4	4	3	4	3	3	21	N	R
946	AU	17	Austrian Pine	Pinus nigra	6	3	3	4	3	3	21	N	R
947	AU	18	Austrian Pine	Pinus nigra	3	3	3	4	3	3	19	N	R
948	AU	8	Austrian Pine	Pinus nigra	3	1	1	4	1	1	11	N	R
949	AU	12	Austrian Pine	Pinus nigra	4	2	2	4	2	1	15	N	R
950	AU	12	Austrian Pine	Pinus nigra	4	3	3	4	3	3	20	N	R
951	AU	13	Austrian Pine	Pinus nigra	4	3	3	4	3	3	20	N	R
952	AU	12	Austrian Pine	Pinus nigra	4	1	2	4	2	1	14	N	R
953	CA	10	Crab Apple	Malus coronaria	1	2	2	3	2	1	11	N	R
954	AU	9	Austrian Pine	Pinus nigra	3	1	2	4	1	1	12	N	R
955	AU	12	Austrian Pine	Pinus nigra	4	3	3	4	3	3	20	N	R
956	AU	12	Austrian Pine	Pinus nigra	3	3	3	4	3	3	19	N	R
957	AU	13	Austrian Pine	Pinus nigra	3	2	2	4	2	2	15	N	R
958	AU	15	Austrian Pine	Pinus nigra	4	2	1	4	1	1	13	N	R
959	AU	13	Austrian Pine	Pinus nigra	4	2	3	4	2	2	17	N	R
960	AU	12	Austrian Pine	Pinus nigra	4	1	2	4	1	1	13	N	R
961	EE	18	Siberian Elm	Ulmus pumila	4	3	3	4	2	3	19	N	R
962	BW	23	Black Walnut	Juglans nigra	5	4	5	4	5	5	28	Y	R
963	RC	13	Red Cedar	Juniperus virginiana	4	2	3	4	3	3	19	Y	R
964	EE	20	Siberian Elm	Ulmus pumila	3	2	1	3	1	1	11	N	R
965	CA	13	Crab Apple	Malus coronaria	3	3	2	3	2	2	15	N	S
967	BP	12	Bradford Pear	Pyrus calleryana	3	3	2	4	3	2	17	N	S
966	EE	24	Siberian Elm	Ulmus pumila	3	2	2	4	2	2	15	N	S
968	NS	9	Norway Spruce	Picea abies	4	3	3	4	4	3	21	N	S
969	NS	8	Norway Spruce	Picea abies	4	3	3	4	3	3	20	N	S
970	HL	15	Honeylocust	Gleditsia triacanthos	4	4	3	4	4	4	23	N	S
971	HL	15	Honeylocust	Gleditsia triacanthos	5	4	4	5	4	4	26	N	S
972	HL	11	Honeylocust	Gleditsia triacanthos	4	3	2	4	2	2	17	N	S
973	WP	12	(Eastern) White Pine	Pinus strobus	4	3	4	4	4	3	22	N	S
974	BP	10	Bradford Pear	Pyrus calleryana	4	3	3	4	4	4	22	N	S
975	AU	14	Austrian Pine	Pinus nigra	5	2	3	4	4	3	21	N	S
976	AU	14	Austrian Pine	Pinus nigra	4	2	2	4	2	3	17	N	S
977	HL	15	Honeylocust	Gleditsia triacanthos	3	4	3	4	4	4	22	N	S
978	HL	13	Honeylocust	Gleditsia triacanthos	4	4	3	4	4	4	23	N	S
979	HL	13	Honeylocust	Gleditsia triacanthos	4	4	3	4	3	4	22	N	S
980	WC	11	White Cedar	Thuja occidentalis	4	2	2	4	2	2	16	N	S
981	WC	10	White Cedar	Thuja occidentalis	4	2	2	4	2	2	16	N	S
982	WC	9	White Cedar	Thuja occidentalis	4	2	2	4	2	2	16	N	S
983	WC	8	White Cedar	Thuja occidentalis	4	2	2	4	2	2	16	N	S
984	WC	11	White Cedar	Thuja occidentalis	4	2	2	4	2	2	16	N	S
985	WC	8	White Cedar	Thuja occidentalis	3	2	2	4	2	2	15	N	S
986	WC	9	White Cedar	Thuja occidentalis	3	2	2	4	2	2	15	N	S
987	WC	8	White Cedar	Thuja occidentalis	3	2	2	4	2	2	15	N	S
988	WC	8	White Cedar	Thuja occidentalis	4	1	1	4	1	1	12	N	S
989	WC	8	White Cedar	Thuja occidentalis	4	2	2	4	1	1	14	N	S
990	WC	8	White Cedar	Thuja occidentalis	3	2	2	4	2	2	15	N	S
991	WC	10	White Cedar	Thuja occidentalis	3	2	3	4	2	2	16	N	S
992	WC	9	White Cedar	Thuja occidentalis	4	2	2	4	2	2	16	N	S
993	WC	8	White Cedar	Thuja occidentalis	4	2	2	4	2	2	16	N	S
994	WC	8	White Cedar	Thuja occidentalis	3	2	2	4	2	2	15	N	S
995	WC	10	White Cedar	Thuja occidentalis	2	2	2	4	1	2	13	N	S
996	WC	9	White Cedar	Thuja occidentalis	4	2	2	4	2	2	16	N	S
997	WC	9	White Cedar	Thuja occidentalis	3	2	2	4	2	2	15	N	S
998	WC	9	White Cedar	Thuja occidentalis	4	2	2	4	2	2	16	N	S
999	EE	25	Siberian Elm	Ulmus pumila	4	4	3	4	3	3	21	Y	S
1000	EE	24	Siberian Elm	Ulmus pumila	4	4	3	4	3	4	22	N	S
1001	D	10	Dogwood	Cornus florida	5	4	4	4	4	4	25	Y	S
1002	CY	12	Bald Cypress	Taxodium distichum	5	4	4	4	4	4	24	N	S
1003	BS	15	Blue Spruce	Picea pungens	5	4	4	5	4	4	26	N	S
1004	HL	11	Honeylocust	Gleditsia triacanthos	5	4	4	5	4	4	26	N	S
1005	EE	22	Siberian Elm	Ulmus pumila	2	3	2	3	2	2	14	N	S
1006	NM	10	Norway Maple	Acer platanoides	5	4	5	4	4	5	27	N	S
1007	BS	10	Blue Spruce	Picea pungens	4	3	3	4	4	4	22	N	S
1008	WS	10	White Spruce	Picea glauca	3	4	3	4	4	4	22	N	S
1009	WS	10	White Spruce	Picea glauca	4	5	3	4	4	4	24	N	S
1008	WS	10	White Spruce	Picea glauca	4	1	1	4	2	1	13	N	S
1039	WS	10	White Spruce	Picea glauca	5	4	4	4	4	4	25	N	S
1040	EE	10	Siberian Elm	Ulmus pumila	4	3	3	3	4	4	21	N	S
1041	WS	10	White Spruce	Picea glauca	5	4	4	4	4	4	25	N	S
1042	NM	10	Norway Maple	Acer platanoides	5	5	5	4	5	5	29	N	S
1043	NM	10	Norway Maple	Acer platanoides	3	4	5	4	5	4	25	N	S
1044	NS	10	Norway Spruce	Picea abies	4	4	2	4	2	2	18	N	S
1045	NS	10	Norway Spruce	Picea abies	4	3	2	4	1	1	15	N	S
1046	RC	10	Red Cedar	Juniperus virginiana	3	2	2	4	1	2	14	N	S
1047	RC	10	Red Cedar	Juniperus virginiana	4	4	4	4	4	4	23	Y	S
1048	RC	10	Red Cedar	Juniperus virginiana	3	4	4	4	3	4	18	Y	S
1057	RC	10	Red Cedar	Juniperus virginiana	4	3	2	4	2	2	17	Y	S
1049	WS	10	White Spruce	Picea glauca	4	4	3	4	4	3	22	N	S
1050	WP	10	(Eastern) White Pine	Pinus strobus	4	4	3	4	4	4	23	N	S

1051	EE	10	Siberian Elm	Ulmus pumila	3	4	3	4	4	3	21	N	S
1052	NS	10	Norway Spruce	Picea abies	4	4	2	4	2	2	18	N	S
1053	NS	10	Norway Spruce	Picea abies	5	4	1	4	2	2			