

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1550 Washtenaw Avenue, Application Number HDC18-077

DISTRICT: Washtenaw/Hill Historic District

REPORT DATE: May 10, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: May 7, 2018

	OWNER	APPLICANT
Name:	Zeta Tau Alpha Leah Ozment, Director	Gray Design Group Tobias Heddinghaus
Address:	1550 Washtenaw Ann Arbor, MI 48104	9 Sunnen Drive, Suite 110 St. Louis, MO 63143
Phone:	(734) 369-2733	(314) 452-4175

BACKGROUND: This grand Tudor, nestled in a deep setback off Washtenaw near “the Rock”, was built in 1921 by the Phi Kappa Psi fraternity. Three pairs of brick pillars line the driveway and feature the Greek Letters of the fraternity and the initials of law Professor Jerome C. Knowlton who lived next door. It was purchased in 1971 by the Zeta Tau Alpha Sorority, who received a preservation award from the Historic District Commission in 2013.

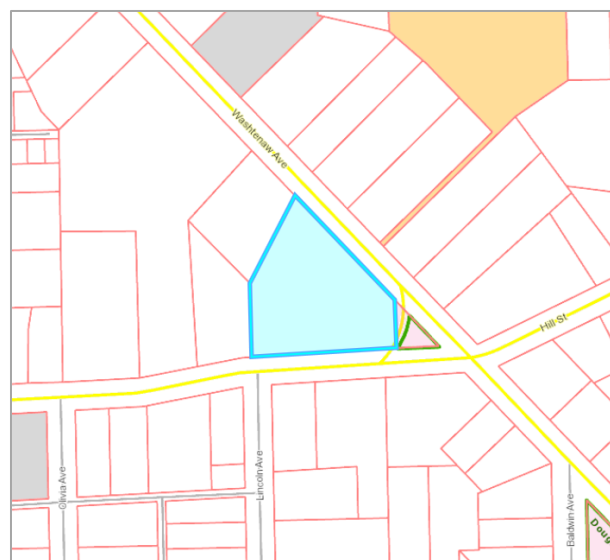
LOCATION: The site is located on the northwest corner of Washtenaw Avenue and Hill Street.

APPLICATION: The applicant seeks HDC approval to: construct a rear addition, covered bicycle parking, a dumpster enclosure; reconfigure an existing parking lot; construct a new five-space parking lot; add a service door and stair on the north elevation of the existing house; and expand the front entry stoop to accommodate a new barrier-free path from the rear parking lot to the front door.

APPLICABLE REGULATIONS

From the Secretary of the Interior’s Standards for Rehabilitation:

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that



characterize a property will be avoided.

- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Additions/Alterations for the New Use

Recommended: Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of historic relationship between the building or buildings and the landscape.

Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.

Not Recommended: Locating any new construction on the building site where important landscape features will be damaged or destroyed, for example, removing a lawn and walkway and installing a parking lot.

Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Building Site

Recommended: Retaining the historic relationship between buildings, landscape features, and open space.

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

District or Neighborhood Setting

Recommended: Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.

Not Recommended: Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.

New Additions

Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Designing new additions in a manner that makes clear what is historic and what is new.

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

From the Ann Arbor Historic District Design Guidelines (other Ann Arbor guidelines may also apply):

Guidelines for All Additions

Appropriate: Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Landscape Features

Appropriate: Retaining and maintaining mature trees, hedges, and other historic plantings.

Retaining historic relationships between buildings, landscape features, and open spaces.

Not Appropriate: Removing mature trees, hedges, and other historic landscaping.

Introducing a new landscape feature of plant material that is visually incompatible with the site or destroys site patterns or vistas.

Paved Areas

Appropriate: Installing new parking areas, which are compatible with the scale, proportion of yard area, and characteristics of the historic district, behind buildings.

Not Appropriate: Installing or enlarging parking areas in front of buildings.

Installing driveways or parking areas that are too wide or large for the building site and are out of character for the district.

STAFF FINDINGS

1. The Zeta Tau Alpha sorority has been a great steward of this house since 1971. In staff's eleven years working with the Historic District Commission, ZTA has consistently made inquiries about the appropriateness of work to be done on site and how to best meet the city's historic preservation goals, and then carried out the work in an appropriate manner.
2. *Addition.* The proposed 455 square foot addition is 14'4" by 31'9". The area where it is proposed is currently a brick-walled service entrance and mechanical area. The addition is brick and contains a new kitchen over a basement. A rear service door and several windows would be replaced by the addition. Mechanical equipment would be relocated to the roof of the addition. Windows are proposed facing the back, with 15 lite casement windows in a mullioned group of three and another group of four. The windows are compatible with the existing rear divided-lite windows of the house. Staff did not find window materials specified, but wood or aluminum clad wood would be appropriate, with true divided lites or applied muntins inside and out. Staff believes the addition is compatible and appropriate.
3. *North Service Door.* A new steel door in a new opening has a brick base and steel handrail. The door allows deliveries and entrance directly into the kitchen. The location is appropriate, and the work does not compromise historic architectural features of the house.
4. *Parking Areas.* There are seven parking spaces on the circular drive in front of the house that would remain unchanged. Currently, parking for 18 cars in the rear lot is configured to maximize car storage but doesn't meet city codes for aisle width and access. Sixteen parking spaces are proposed: to bring the parking into compliance, the lot will be reconfigured with ten 90 degree parking spaces and a small amount of new pavement on the north side for one accessible parking space, plus five new parking spaces that are proposed along the entrance drive that is shared between ZTA and Chi Phi to the north.

The location of the five new parking spaces meets zoning requirements. Normally, parking is not allowed between the front of the building and the street, but since ZTA has two fronts, they are allowed to put parking in one of the fronts but set back a minimum of 25'. No trees are proposed to be removed, though one 31" oak will have a substantial increase in paved surface surrounding it.

Twelve class B bicycle parking spaces will be required by code. Two small roofed structures, each with three bicycle hoops, are proposed behind the building. The structures are a minimalist design and should not distract from the historic house. The structures will be approximately 13' wide (to allow 2' per bike plus the eave) and 8'6" deep. A dumpster enclosure will formalize the site's solid waste collection area.

Staff believes the changes to the existing parking area are appropriate. Staff has concerns about the addition of five spaces along the entry drive. The potential for

additional parking is extremely limited because of the lot's kite-shape and double street frontage. Of the possible locations for expanded parking, this one impacts the fewest historic trees and viewsheds of the building from Washtenaw, but is quite close (25') to the public sidewalk. Staff's biggest concerns are about the three spaces closest to Washtenaw: whether they are visually incompatible when viewed from Washtenaw, and the alteration of historic relationships on the site by parking cars in a very visible location that has historically been lawn.

5. *Accessible Walk/Entry.* The walkway from the driveway on Washtenaw Avenue to the rear parking lot is proposed to be rerouted and extended around the north end of the house to the front door. The front door stoop currently consists of two shallow steps up into the house from a patio reached by three steps up. A new 9' by 9' brick paver stoop would eliminate the step up, and the new accessible route would give stair-free path from the rear parking area to the front door. The maximum height of the new stoop from the current grade is 14" (the height of two stair risers), though on the drawings it appears lower. This work is compatible and appropriate.
6. The project will require an approved site plan and special exception use. That process will be undertaken if a certificate of appropriateness is granted by the HDC.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 1550 Washtenaw Avenue, a contributing property in the Washtenaw/Hill Historic District, to: construct a rear addition, covered bicycle parking, and a dumpster enclosure; reconfigure an existing parking lot; construct a new five-space parking lot; add a service door and stair on the north elevation of the existing house; and expand the front entry stoop to accommodate a new barrier-free path from the rear parking lot to the front door. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Guidelines* for all additions, landscape features, and paved areas, and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 1, 2, 9, and 10, and the guidelines for additions/alterations for the new use, building site, district or neighborhood setting, and new additions.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 1550 Washtenaw Avenue in the Washtenaw/Hill Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, description of work, photos, drawings.



HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

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 ext. 42608 ithacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER ZETA TAU ALPHA - Leah Ozment, Director		HISTORIC DISTRICT Washtenaw / Hill District
PROPERTY ADDRESS 1550 Washtenaw Ave		CITY ANN ARBOR
ZIPCODE 48104	DAYTIME PHONE NUMBER (734)369-2733	EMAIL ADDRESS lfozment@yahoo.com
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME Leah Ozment	DATE
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) GRAY DESIGN GROUP, INC - Tobias Heddinghaus			
ADDRESS OF APPLICANT 9 Sunnen Drive Suite 110			CITY Saint Louis
STATE Missouri	ZIPCODE 63143	PHONE / CELL # (314)452-4175	FAX No (314)646-0100
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME x Tobias Heddinghaus	DATE 04.18.2018
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BUILDING USE - CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input checked="" type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Small Kitchen addition on rear of existing house, to facilitate an expanded dining area inside. Additionally, parking areas behind the building will be improved and repaired, new parking added along entrance drive, new dumpster enclosure added, new accessible parking space with accessible sidewalk route to main entry, and new covered bicycle parking.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

There is not room inside the building footprint to renovate the dining area to meet the local ZTA chapter's needs. There is not currently an accessible route to the building.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

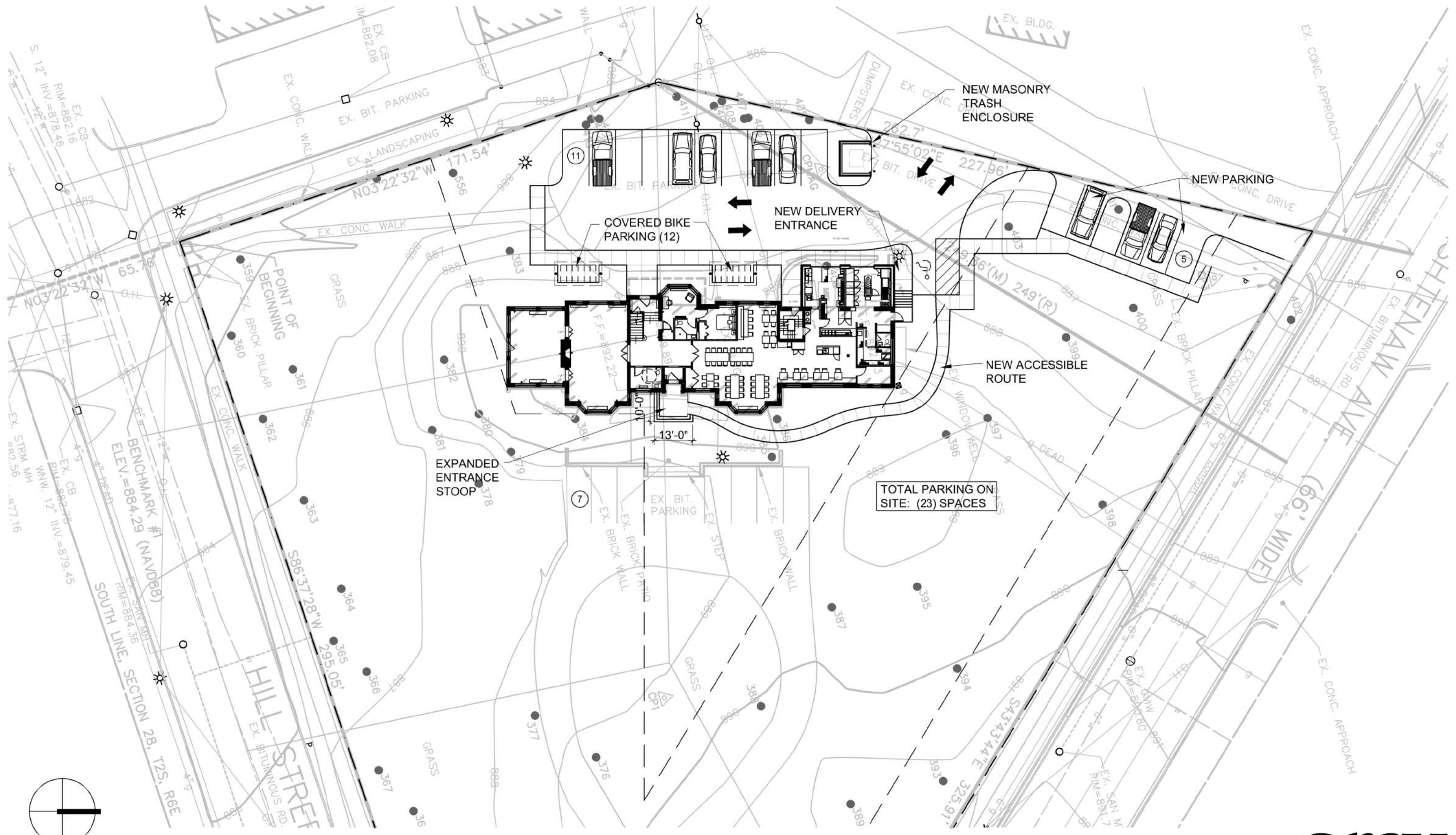
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



CONCEPT SITE PLAN

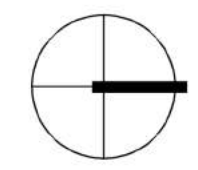
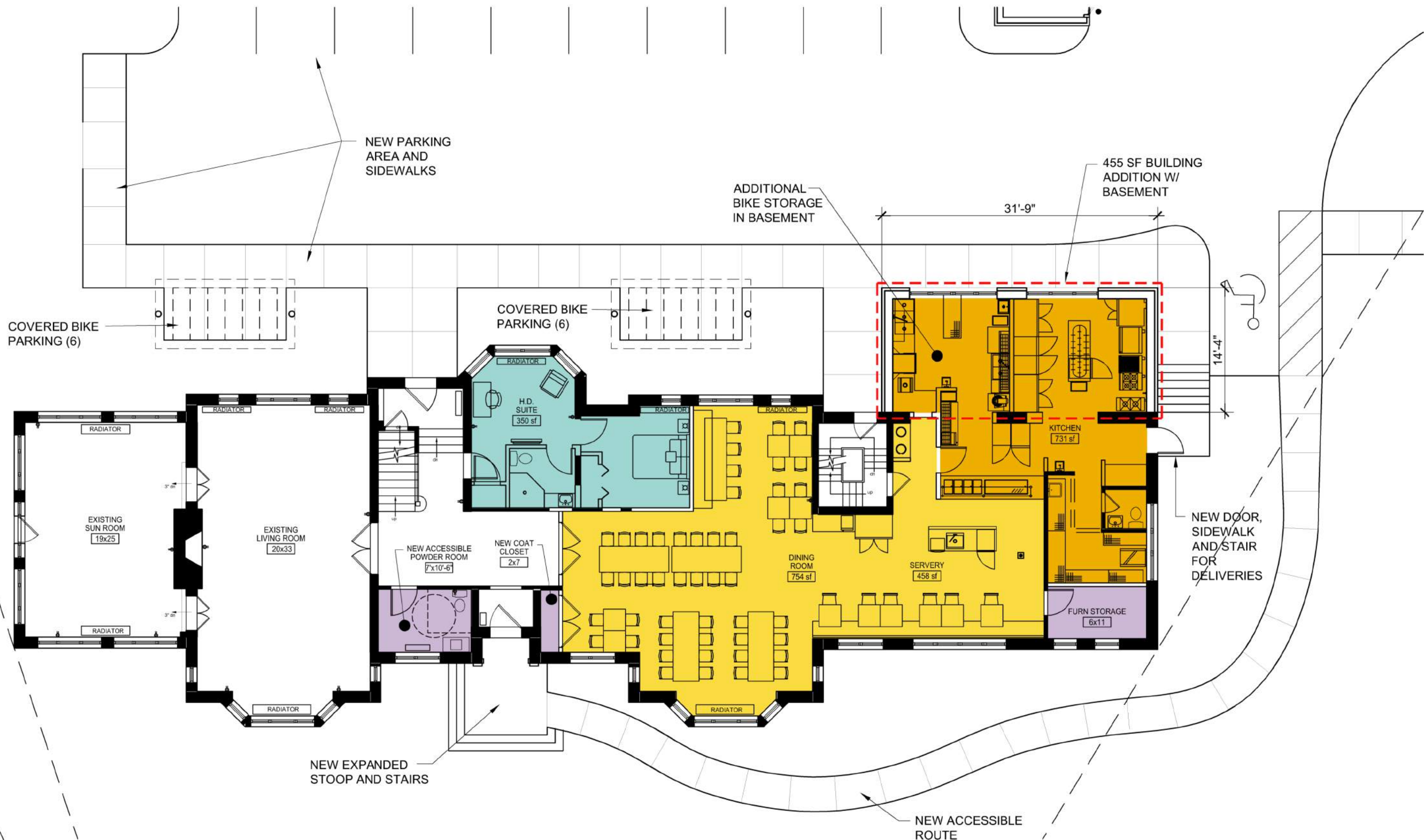
SCALE: 1" = 30'-0"

ZTA HOUSE

1550 WASHTENAW AVENUE
ANN ARBOR, MI 48014



17429.00
04.19.2018



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

ZTA HOUSE

1550 WASHTENAW AVENUE
ANN ARBOR, MI 48014



17429.00
04.16.2018



EXISTING WEST ELEVATION

SCALE: 3/32" = 1'-0"

ZTA HOUSE

1550 WASHTENAW AVENUE
ANN ARBOR, MI 48014

gray[®]

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04.17.2018



PROPOSED WEST ELEVATION

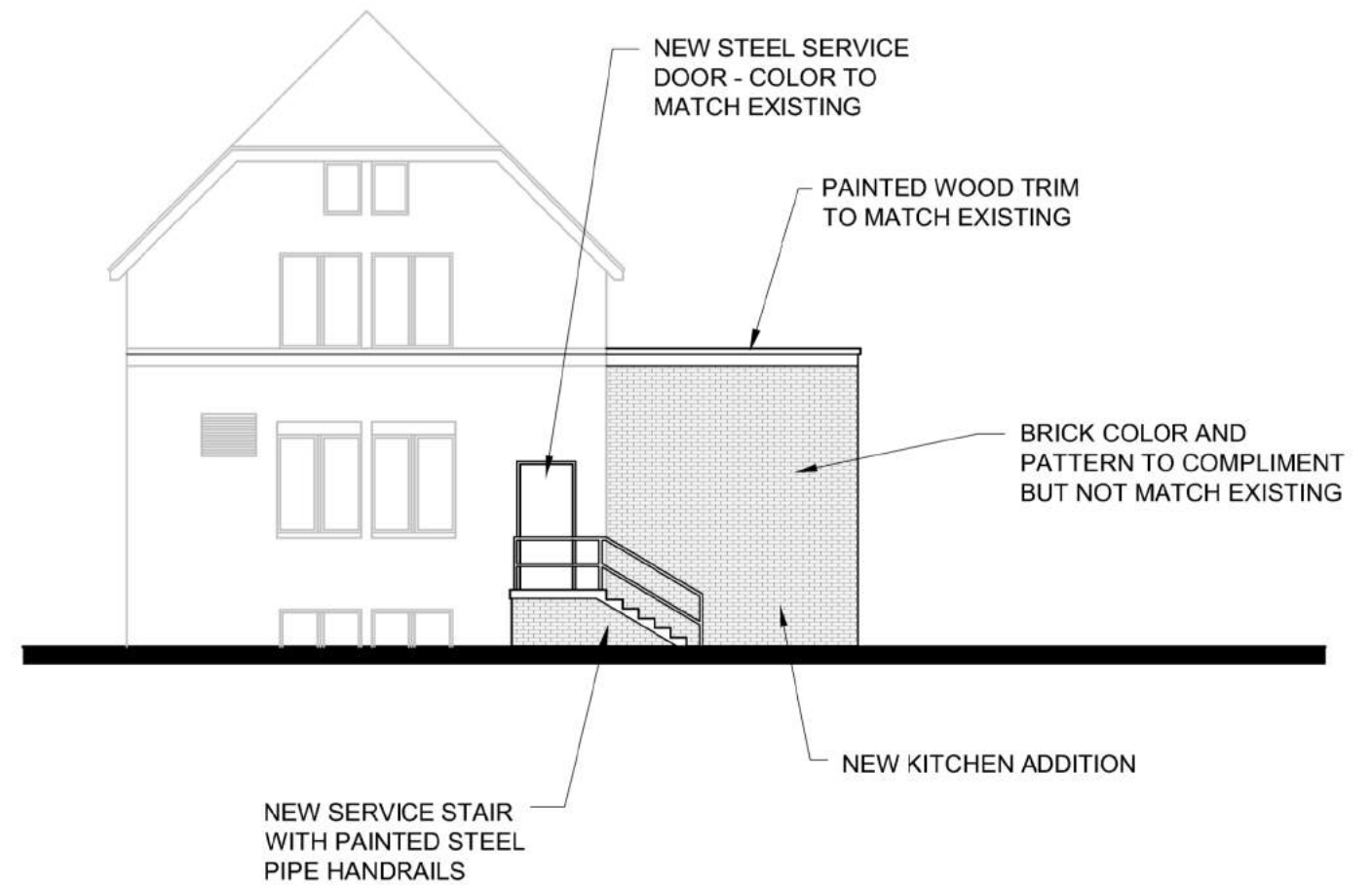
SCALE: 3/32" = 1'-0"

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EXISTING AND PROPOSED NORTH ELEVATION

SCALE: 3/32" = 1'-0"

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PROPOSED EAST ELEVATION

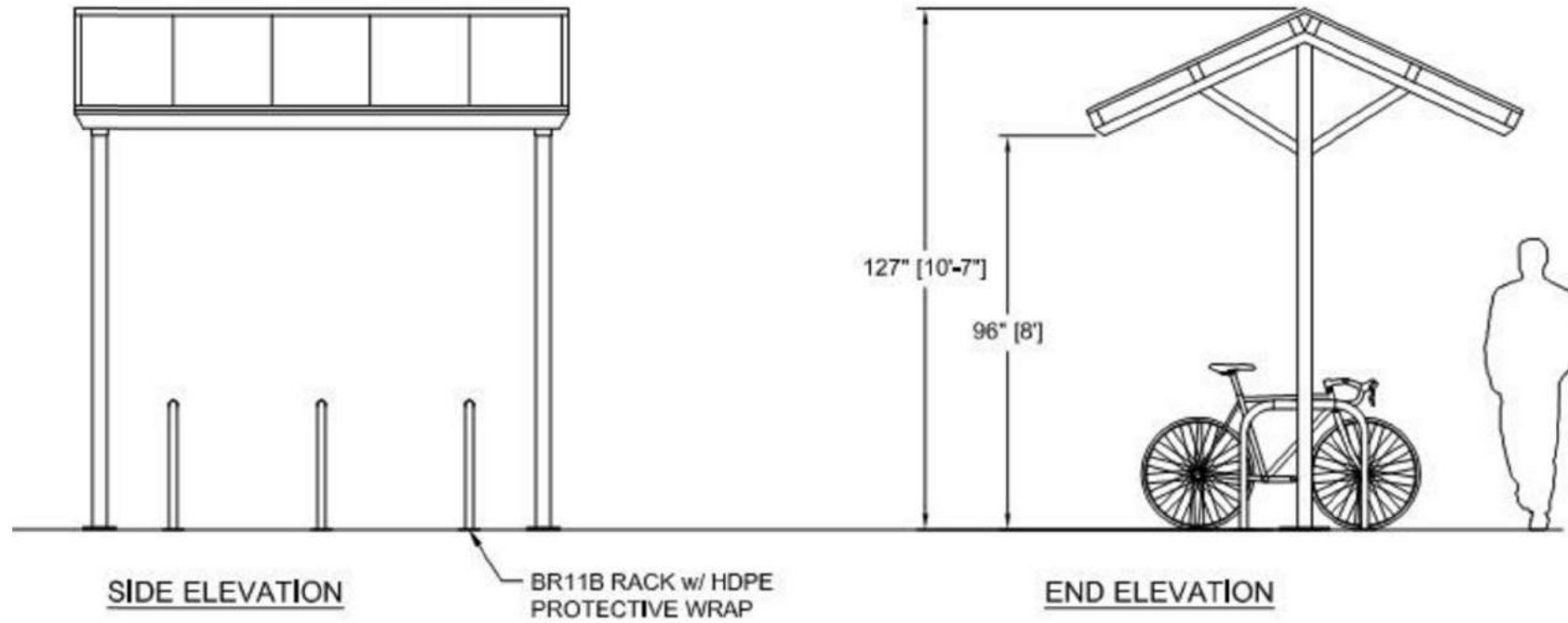
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1550 WASHTENAW AVENUE
ANN ARBOR, MI 48014

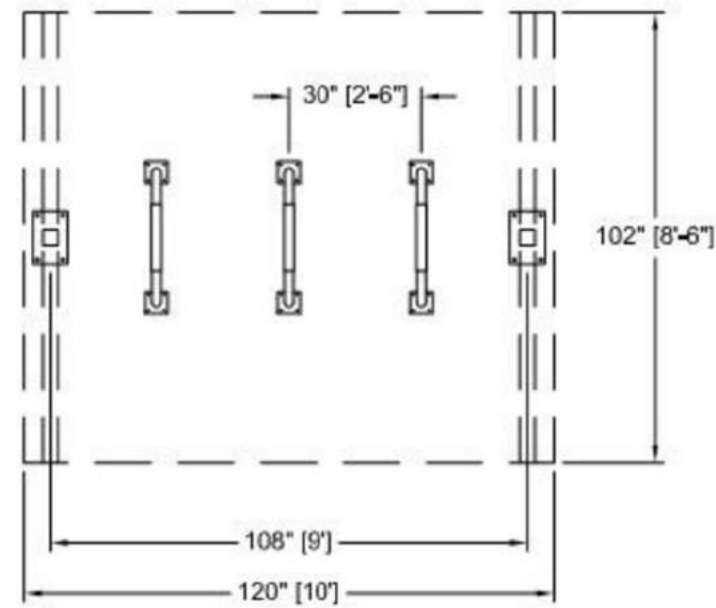
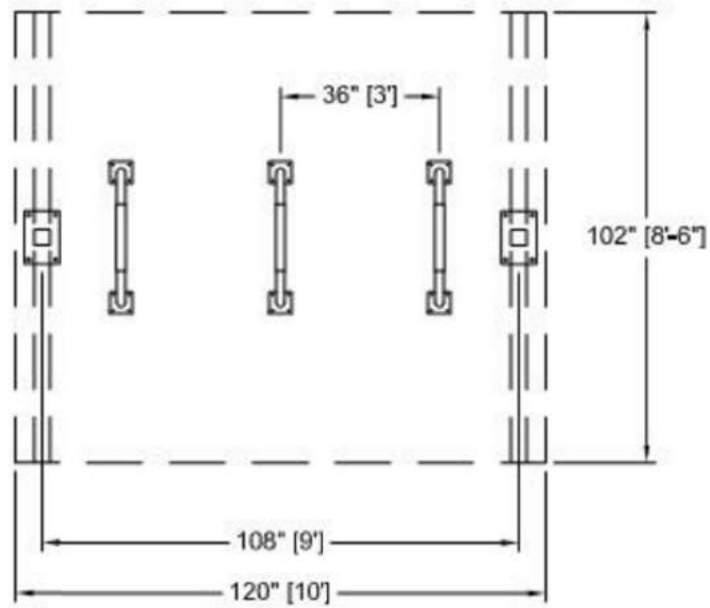
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04.17.2018



NOTES:

- FRAMEWORK TO BE WELDED AND MECHANICALLY FASTENED STEEL
- ALL FASTENERS TO BE STAINLESS STEEL
- ROOF GLAZING TO BE: 8MM POLYCARBONATE STRUCTURED SHEET, TONGUE AND GROOVE SYSTEM, IN ALUMINUM TRIM. TINT:
- STEEL FINISHING:
 MEDIA BLAST PREP
 TNEMEC TNEME ZINC 90-97 PRIMER
 TNEMEC SERIES N69 HI-BUILD EPOXOLINE 2-PART EPOXY
 MIDCOAT: TNEMEC SERIES 73 ENDURA-SHIELD TOPCOAT.
 ALUMINUM TRIM TO HAVE SAME TOP TWO COATS (OR IN MATCHING ANODIZED). COLOR: _____
- ALL DIMENSIONS TO BE FIELD VERIFIED
- DESIGN IS PRELIMINARY, AND CONCEPTUAL, AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING PHASE AND CUSTOMER APPROVAL.





VIEW OF FRONT ENTRANCE



EXISTING OUTDOOR PAVERS AT FRONT ENTRANCE

EXISTING CONDITIONS

NOT TO SCALE

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ANN ARBOR, MI 48014

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EXISTING NORTH ENTRY DRIVE



EXISTING DUMPSTER AREA

EXISTING CONDITIONS

NOT TO SCALE

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EXISTING NORTHWEST CORNER OF BUILDING



EXISTING NORTHWEST CORNER OF BUILDING

EXISTING CONDITIONS

NOT TO SCALE

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EXISTING REAR PARKING AREA

EXISTING CONDITIONS

NOT TO SCALE

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EXISTING SOUTH SIDE OF BUILDING



EXISTING SOUTHWEST CORNER OF BUILDING

EXISTING CONDITIONS

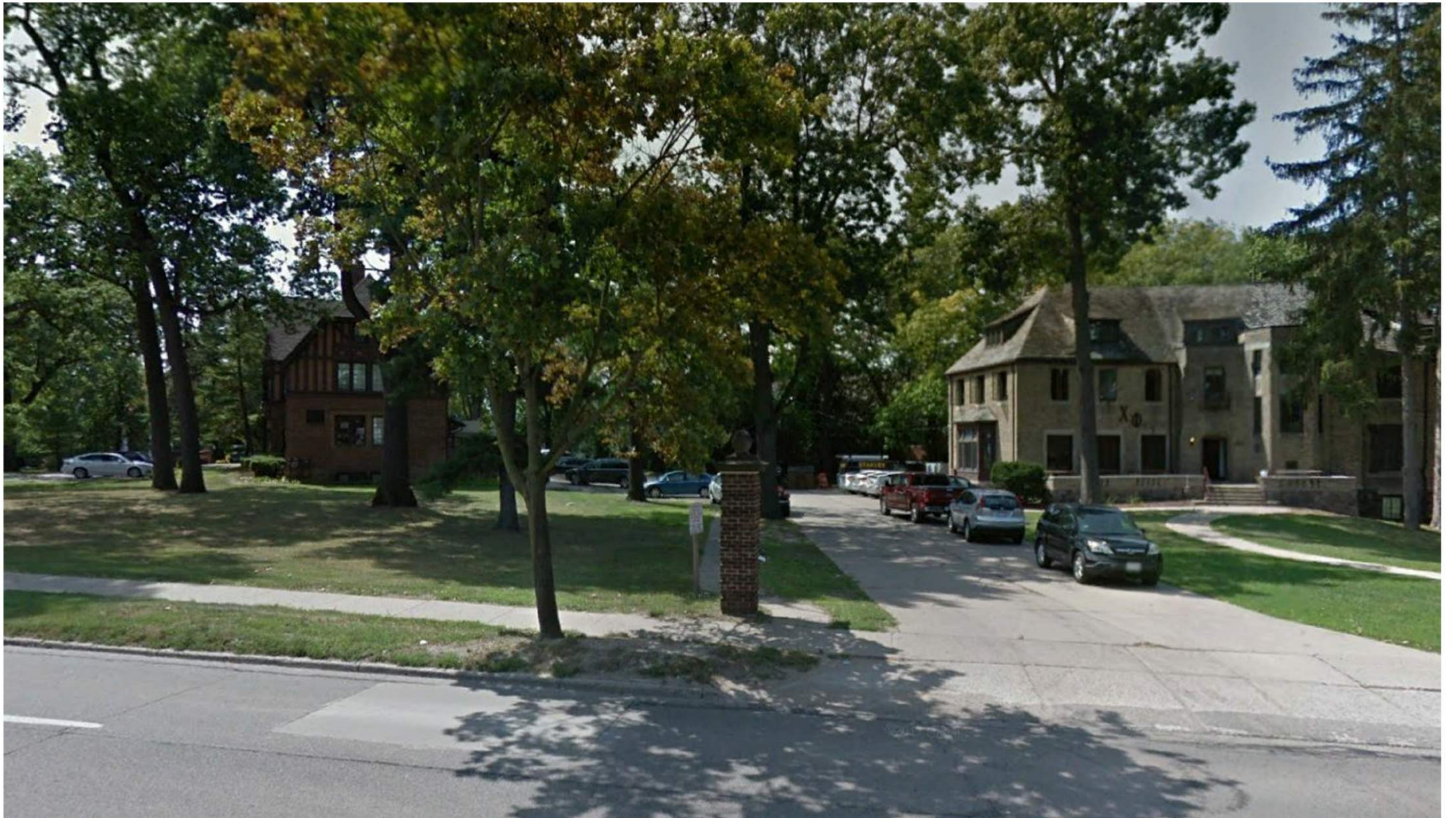
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VIEW FROM NORTH ENTRANCE DRIVE

EXISTING CONDITIONS

NOT TO SCALE

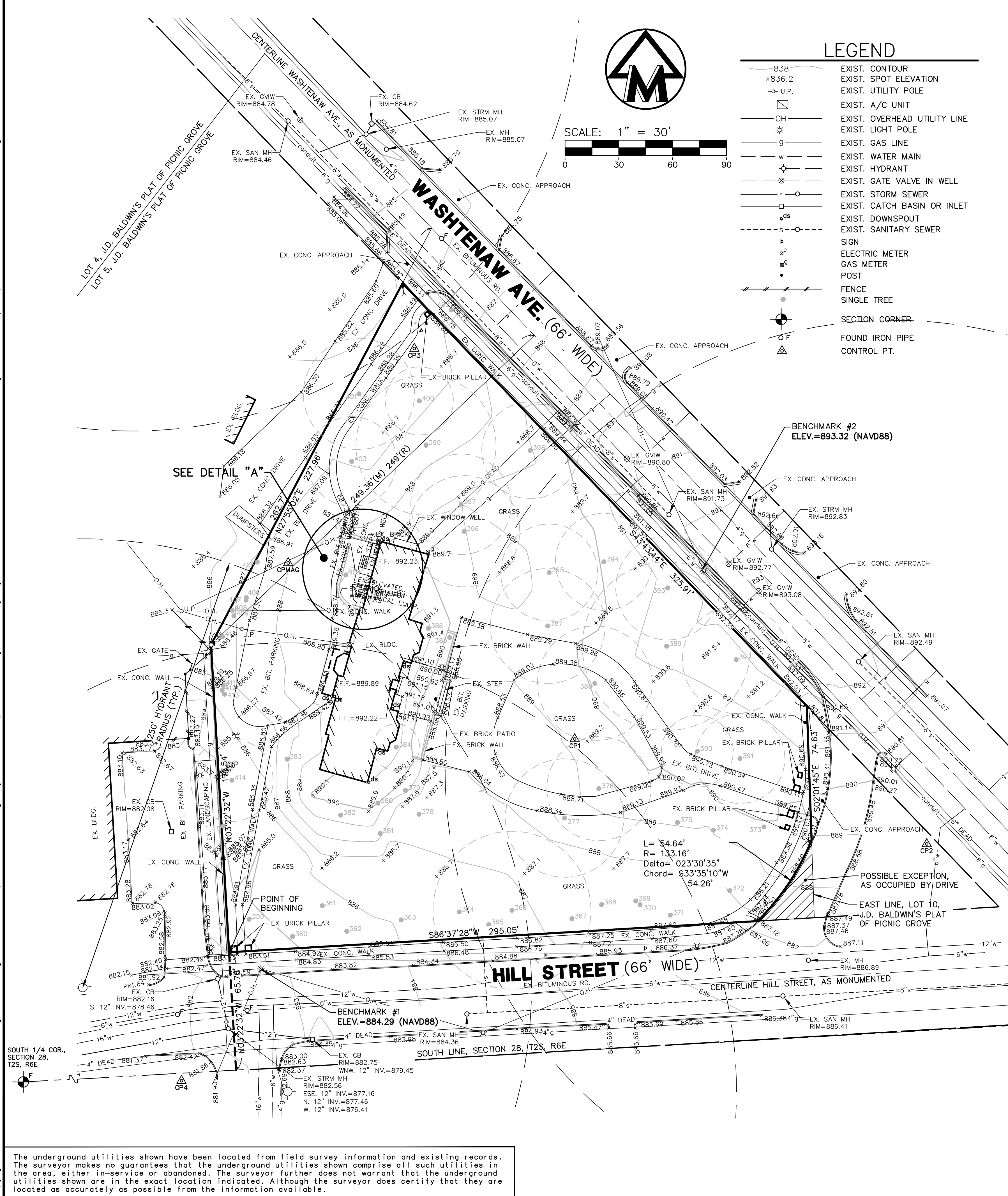
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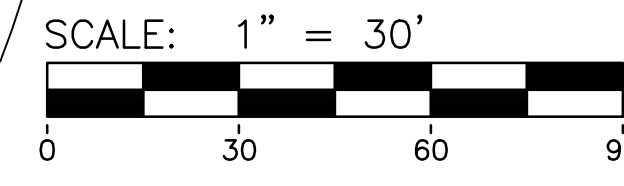
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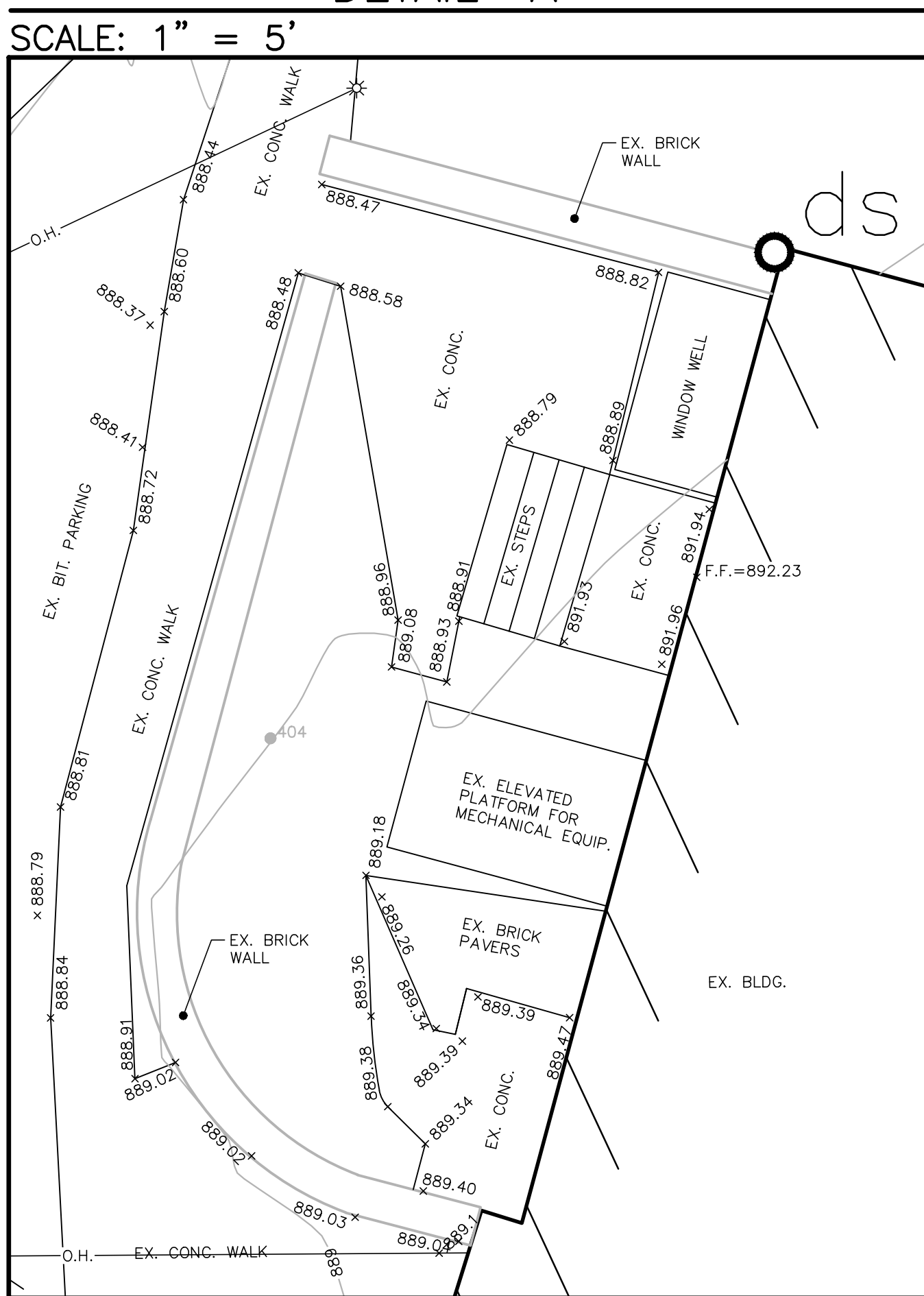


LEGEND

- 838 EXIST. CONTOUR
x836.2 EXIST. SPOT ELEVATION
OH EXIST. UTILITY POLE
OH EXIST. OVERHEAD UTILITY LINE
* EXIST. LIGHT POLE
g EXIST. GAS LINE
w EXIST. WATER MAIN
EXIST. HYDRANT
EXIST. GATE VALVE IN WELL
EXIST. STORM SEWER
EXIST. CATCH BASIN OR INLET
EXIST. DOWNSPOUT
EXIST. SANITARY SEWER
SIGN
ELECTRIC METER
GAS METER
POST
FENCE
SINGLE TREE
SECTION CORNER
FOUND IRON PIPE
CONTROL PT.



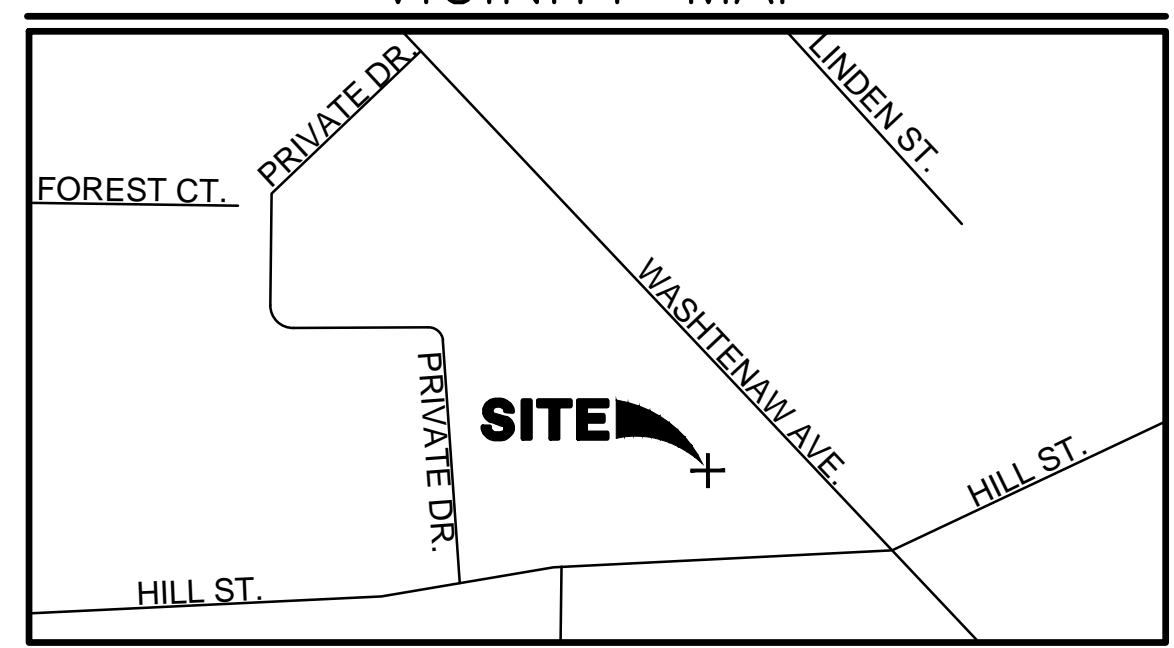
DETAIL "A"



TREE LIST

Table with columns: TAG#, DBH, COMMON NAME, GENUS/SPECIES, STEMS, SCORE, LM, INV. Lists various trees such as Catalpa, Black Pine, White Pine, Norway Maple, Red Oak, etc.

VICINITY MAP



BENCHMARKS

BENCHMARK #1
Top of found spike in the south face of a wooden light pole located on the north side of the intersection of Hill Street and Linden Street near the southwest corner of subject parcel; +/- 11 feet southeast of an easterly brick pillar; +/- 25 feet southwest of a 13" Black Pine tree.
ELEV.=884.29 (NAVD88)
BENCHMARK #2
Top of set spike in the west face of a wooden light pole along the southwestern side of Washtenaw Avenue across from the "Angeli Elementary School" entry drive; +/- 21.5 feet northeast of a 29" Black Oak tree; +/- 15 feet southwest of a water main manhole.
ELEV.=893.32 (NAVD88)

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 28, T2S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
Beginning at a point on the South line of Section 28, Town 2 South, Range 6 East, 271.9 feet East from the South 1/4 post of said Section; thence Northward at right angles to Hill Street at this place 237.3 feet to a point 249 feet Southwesterly from the center line of Washtenaw Avenue measured on a line at right angles with said Avenue; thence Northwesterly in a straight line through the center of the Northerly large brick roadway post of the Washtenaw Avenue Gateway entering the lands of the Phi Kappa Psi Fraternity 262.7 feet to a point 134.53 feet Southeastly measured along the center line of Washtenaw Avenue from the line between Lots 4 and 5 of Baldwin's Picnic Grove Addition to the City of Ann Arbor; thence Southeastly along the center line of said Washtenaw Avenue to the South line of Section 28; thence West along the South line of Section 28 to the Place of Beginning, excepting and reserving therefrom a triangle or tract of land North of Hill Street and Southwest of Washtenaw Avenue and East of the strip of land now used as a driveway and occupied by the Street Railway, as conveyed to the City of Ann Arbor for a park, also excepting and reserving all the land now used and occupied as Washtenaw Avenue and Hill Street, all being part of Lots 5, 6, 9, 10, and 11, J.D. Baldwin's Plat of Picnic Grove, as recorded in Liber 45 of Deeds, Page 368, Washtenaw County Records.

The above described parcel being more particularly described as:
Commencing at the South 1/4 corner of Section 28, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan; thence N 86°43'11" E 271.90 feet along the South line of said Section 28, thence N 03°22'32" W 65.78 feet to the POINT OF BEGINNING;
thence continuing N 03°22'32" W 171.54 feet to a point, said point being 249.36 feet (recorded as 249 feet) southwesterly from the monumented centerline of Washtenaw Avenue (66 feet wide) on a line at right angles with said Avenue;
thence N 27°55'02" 227.96 feet;
thence S 43°43'44" E 325.91 feet along the Southwesterly Right-of-Way line of said Washtenaw Avenue;
thence S 02°01'45" E 74.63 feet along the East line of Lot 10, J.D. Baldwin's Plat of Picnic Grove, as recorded in Liber 45 of Deeds, Page 368, Washtenaw County Records;
thence S 44.64 feet along a circular curve to the right, having a radius of 133.16 feet, a central angle of 23°30'35", and a long chord bearing S 33°35'10" W 54.26 feet;
thence S 86°37'28" W 295.05 feet along the Northerly Right-of-Way line of Hill Street (66 feet wide) to the POINT OF BEGINNING. Being part of Lots 5, 6, 9, 10, and 11 of D. Baldwin's Plat of Picnic Grove, as recorded in Liber 45 of Deeds, Page 368, Washtenaw County Records and containing 1.89 acres of land, more or less. Subject to easements and restrictions of record, if any.

MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

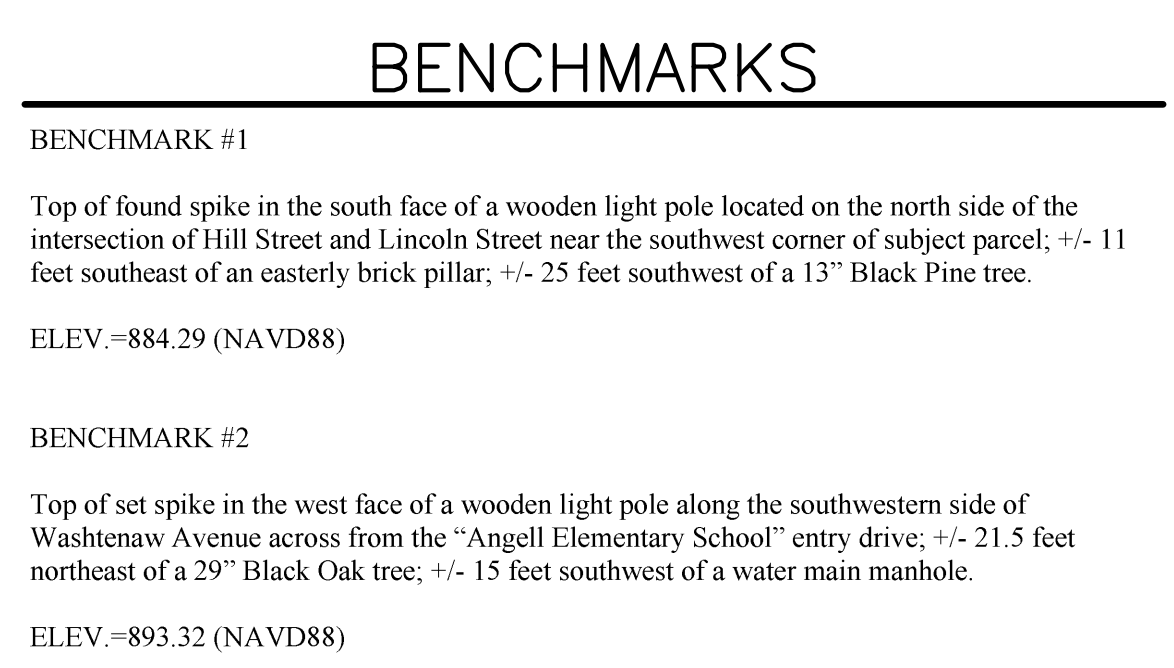
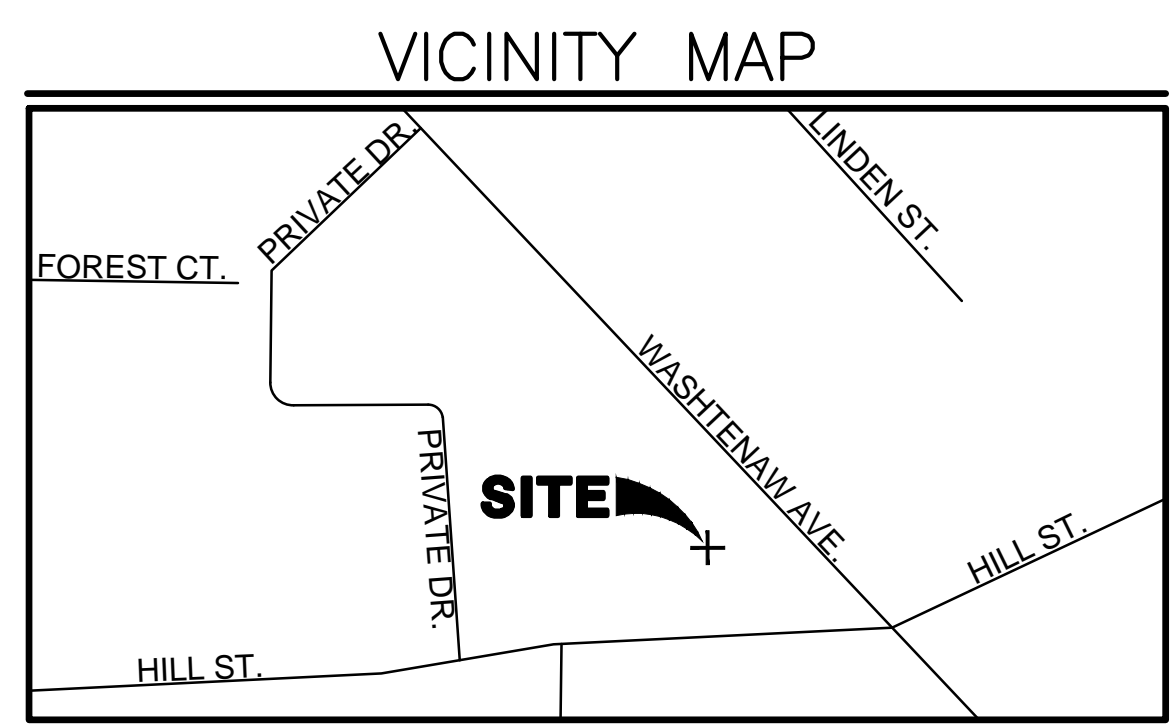
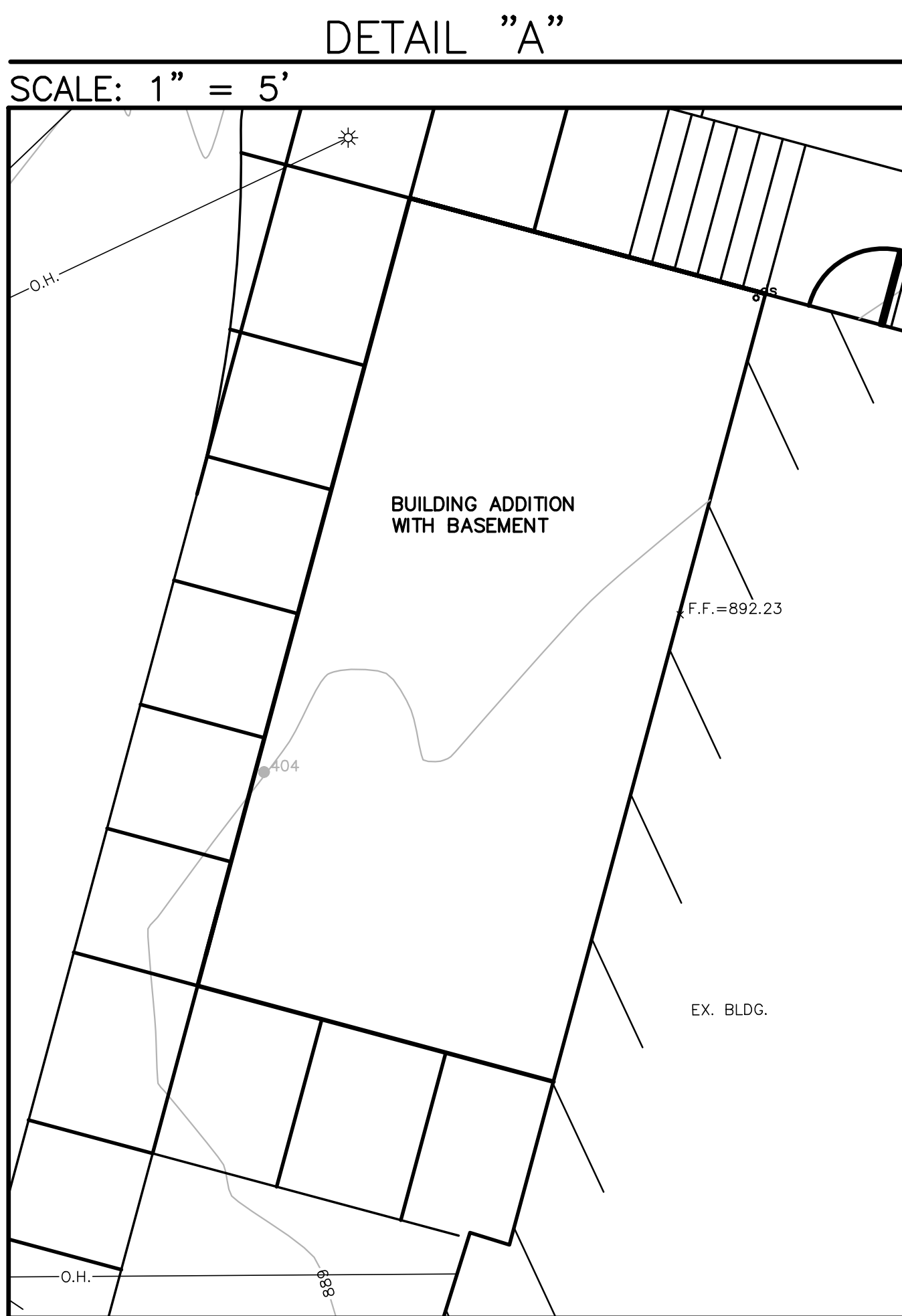
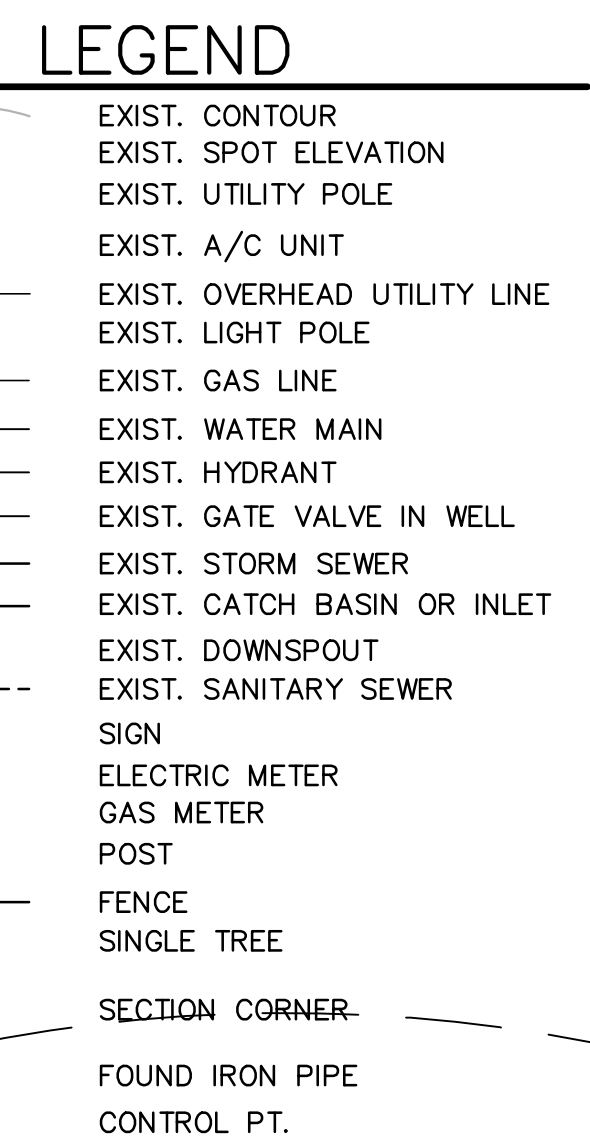
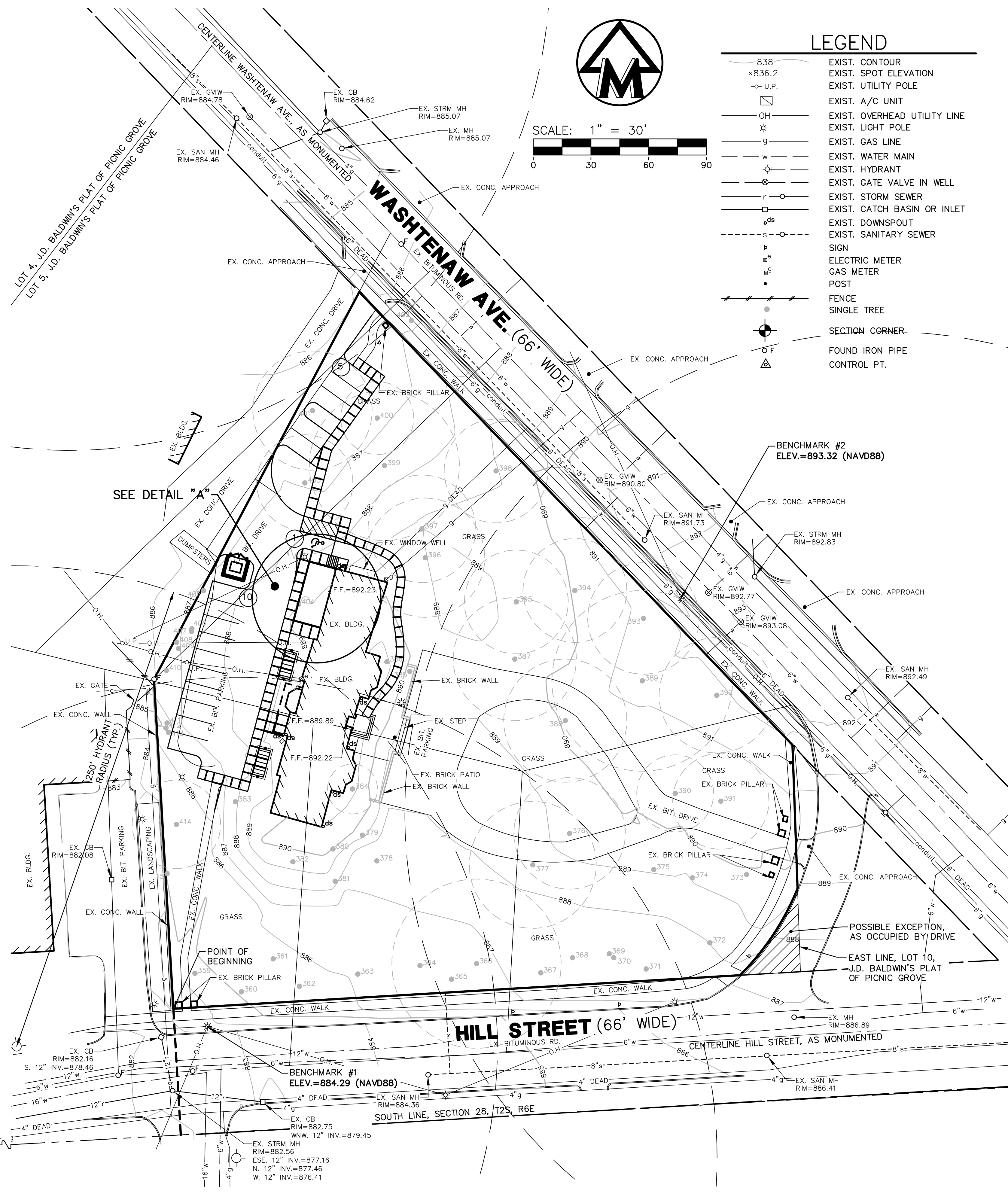
CLIENT
S.M. WILSON & CO.

ZETA TAU ALPHA
A TOPOGRAPHIC SURVEY OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 28, T2S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

18012
DATE: 04/19/18
SHEET 1 OF 2
REV. DATE:
CADD: PK
ENG:
PLOT:
TECH:
1801201.dwg

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil\132_Proj\18012\Site Plan\18012SP1.dwg, 4/19/2018 6:05 PM, Sue Dickinson, Layout 1, MLLC PDF, pc3
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- #### CIVIL NOTES FOR THE HISTORIC DISTRICT COMMISSION:
1. PARKING ON THE EAST SIDE OF THE BUILDING IS STRIPED FOR 7 AND WILL REMAIN AT 7.
 2. EXISTING PARKING WEST OF THE BUILDING HAS 18 STRIPED PARKING SPACES. THE PROPOSED PLAN HAS 16, INCLUDING ONE BARRIER FREE SPACE.
 3. ADJACENT HYDRANTS ARE SHOWN ON THE PLAN, WITH A 250-FOOT RADIUS COVERAGE SHOWN. THE PROPOSED ADDITION IS COVERED UNDER A 300-FOOT RADIUS.
 4. ONLY ONE TREE IS PLANNED TO BE REMOVED, TREE 404, A 19" CATALPA WHICH IS INVASIVE.
 5. TWO LANDMARK TREES ARE WITHIN 10 FEET OF CONSTRUCTION. THESE TREES WILL NOT BE REMOVED, BUT WILL BE MITIGATED FOR. THESE TREES ARE 401, A 31" RED OAK, AND 403, A 25" BLACK OAK. THESE ARE BOTH LOCATED ON THE EAST SIDE OF THE DRIVEWAY OFF WASHTEENAW AVE., AND ARE ALREADY BEING IMPACTED BY THE DRIVEWAY AND ADJACENT PARKING.
 6. STORMWATER MANAGEMENT IS PROPOSED TO BE UNDERGROUND, WITHIN THE NEW PARKING AREA.
 7. MASONRY REFUSE ENCLOSURE WILL BE CONSTRUCTED PER CITY OF ANN ARBOR STANDARDS.
 8. FURTHER DETAIL WILL BE PROVIDED FOR THE SITE PLAN SUBMITTAL.

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MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
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ZETA TAU ALPHA
SITE PLAN OF A PARCEL OF LAND LOCATED
IN THE SOUTHEAST 1/4 OF SECTION 28, T2S, R6E,
CITY OF ANN ARBOR, WASHTEENAW COUNTY, MICHIGAN

JOB No. **18012**

DATE: 04/19/18
SHEET 2 OF 2
REV. DATE
CADD: PK
ENG: SCD
PK: SCD
TECH: SCD
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