

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 21, 2020

**SUBJECT: Argo Park Livery - Public Project Review
(1055 Long Shore Dr.) File No. PP20-003**

PROPOSED CITY PLANNING COMMISSION MOTION

WHEREAS, the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to certain City projects meeting private development regulations prior to recommending that City Council approve funding for them; and

WHEREAS, such projects are to be reviewed by the City Planning Commission prior to City Council approval;

WHEREAS, the City Administrator shall indicate which private development regulations are not being met for such projects;

RESOLVED, that the Ann Arbor City Planning Commission finds the City of Ann Arbor Argo Park Livery Project adheres to City private development standards notwithstanding the following:

- Public sidewalks are not provided along the project frontage.
- The existing drive approach off Longshore Drive is undefined from the public road pavement requiring a reduction in width and radii.
- Required storm water requirements do not meet city code.
- Planning Commission approval would be required to authorize activity in the natural features open space.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve** the motion above regarding this public project because it complies with regulations to except the identified conditions.

LOCATION

The site is located on the north side of the Argo Dam, west of Long Shore Drive (Northeast Area). This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

This site is zoned PL (Public Land) and requires Planning Commission review as a public project exceeding \$250,000. The anticipated cost of this project is approximately \$500,000 in

construction costs. The purpose of the review is to evaluate the project against private development regulations as specified by City Council Resolution of March 20, 1989.

This proposal consists of expanding the existing bathroom by approximately 275 sq ft., paving the existing southern gravel parking lot thereby reducing the spaces from 26 to 24, replacing existing sidewalk around the perimeter of the livery building, new boat docks, a fishing dock, an accessible kayak launch, rain garden, additional bike racks, benches and way finding signs. Park, recreation and open space does not require automobile or bicycle parking.

There are three landmark trees within the project area that will be impacted by this project. One landmark tree will have a 6-inch diameter pvc storm water outlet pipe located within the dripline. This pipe will be hand dug to minimize root disruption. The other two landmark trees impacted include removal and replacement of sidewalk to increase accessibility to the park. Mitigation for this work is not required as there is minimal disturbance to these trees. Additionally, the sidewalk is existing and being replaced; not newly installed.

The natural features buffer setback will be impacted with installation or replacement of a boat docks, fishing dock, and sidewalk replacement. A floating accessible kayak launch is proposed along the shore line and will be removed seasonally.

This is a seasonal park facility with no additional vehicular trips anticipated from the proposed improvements.

SURROUNDING LAND USES AND ZONING

LAND USE		ZONING
NORTH	Single-family residences	R1C & R1B (Single-Family Residential)
EAST	Les Voyageurs, Longshore Park, Condominiums, single & two-family residences	PUD (Planned Unit Development, PL (Public Land), R4A (Multiple-Family Residential), R2A (Two-Family Residential) & R1B (Single-Family Residential).
SOUTH	Amtrak Parking, vacant	PUD
WEST	Huron River, Office and Industrial uses	M1 & M2 (Limited & Heavy Industrial District)

PROJECT HISTORY

By 1918, the Ann Arbor Parks system had expanded to 122 acres and included Douglas Park, Argo Bathing Beach, the Glen (the city owned portion of Nichols Arboretum), Riverside Park, and West Park. In 2015 the Cascades were added.



1915 Boat Livery on Argo Pond

PLANNING BACKGROUND

The Master Plan Land Use Element recommends Parks and Recreation for this site. The 2020-2025 Capital Improvements Plan (CIP) references the need to address recreational facility updates and infrastructure repairs as identified by staff. The Parks and Open Space Plan (PROS) recommends outdated restrooms be upgraded on a rotating/as needed basis for energy efficiency, cleanliness, barrier-free compliance, and aesthetics. Several of the community-wide parks and facilities contain entry roads and parking lots that are in need of renovation. In order to maintain safety and provide a positive user experience, these surfaces need to either be replaced or repaired, depending on their condition.

DEPARTMENT COMMENTS PENDING, DISMISSED OR UNRESOLVED

Storm Water Review – The plan does not meet city code stormwater requirements. In terms of code compliance, it is deficient in stormwater detention volume. Even with its deficiency, the plans are supported by staff for the following reasons:

- Being located on the river, water quality is more important than detention volume/ storage capacity.
- The rain garden will provide an improvement to water quality. It will capture parking lot run off, and treat it, before it ultimately makes its way to the river.
- As the site currently sits, runoff from the unpaved parking lot, is untreated.

Public Services - The City of Ann Arbor Public Services Standard Specification Specifications Division II, Section 8, *General design criteria*, requires that sidewalk shall be provided on both sides of all public streets. Sidewalks constructed in the public right-of-way and/or public paths

shall meet all requirements and guidelines as set forth in the ADA Standards for Accessible Design.

The existing drive approach is undefined from the public road pavement. The east radius of the approach should be reduced/tightened. The north portion of the approach may need to be modified to tighten the approach radius.

Floodplain Coordinator - A floodplain permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) prior to the beginning of construction for the proposed project is required.

Traffic – Sidewalks will not be a part of this project and will be placed in the CIP for a future project.

Planning – The City Planning Commission is required to review all public projects before City Council approval if the project costs more than \$250,000 (see attached resolution).

Staff applies the City's private development standards for the review of public projects for the purpose of striving to adhere to these standards as close as practical. This project meets the private standards, such as land use, setbacks, storm water detention and height.

The Planning Commission, upon review and public hearing, may grant authorization for an activity with the natural features open space upon the determination that the proposed activity is in the public interest, and that the benefit which would reasonably be expected to accrue from the proposal shall be greater than the reasonably foreseeable detriments of the activity, per Section 5.29.4 of the Zoning Ordinance.

Impacts to the natural features open space will be minimal and improve the Park accessibility. There are no other feasible alternatives to staging, access, or restoration that would accomplish the project purpose or further reduce impacts.

The City Parks Dept. held a public meeting on February 14, 2019 informing them of the proposed changes to the Argo Livery. Meeting minutes are attached.

Prepared by Christopher Cheng

Reviewed by Brett Lenart

mg/7/14/20

Attachments: [Zoning Map](#)

[Aerial Map](#)

[Site Plan](#)

[Public Project Resolution](#)

[Public Project Meeting Minutes](#)

c: Owner: City of Ann Arbor
301 E. Huron Street
Ann Arbor, MI 48104

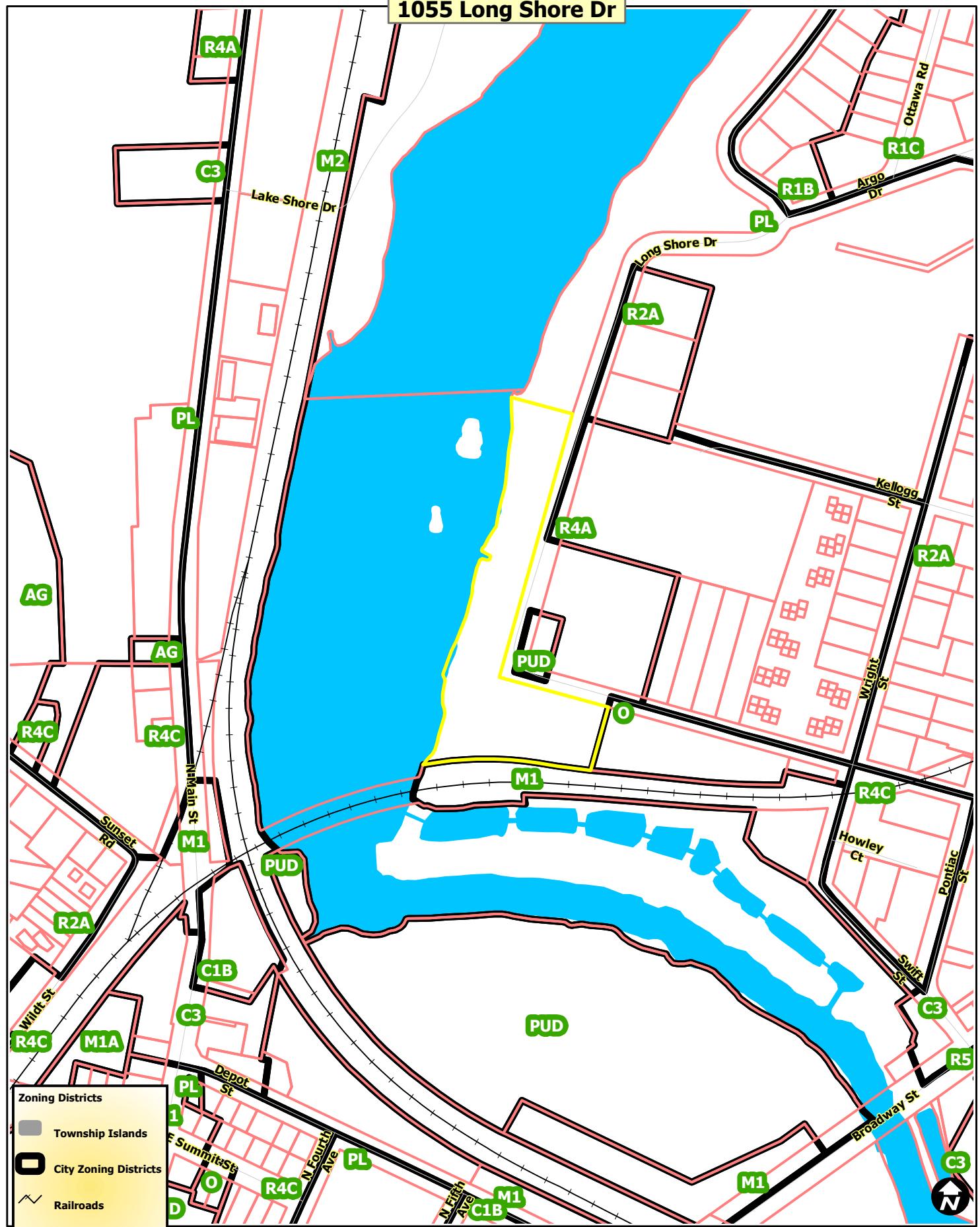
Petitioner: Hillary Hanzel, Landscape Architect IV

Community Services
301 E. Huron Street
Ann Arbor, MI 48104

Petitioner's Agent: Doug Schultz
Rowe Professional Services Co.
540 S. Saginaw St., Suite 200
Flint, MI

Building
Systems Planning
File No. PP20-003

1055 Long Shore Dr



Map date: 7/10/2020

Any aerial imagery is circa 2018 unless otherwise noted

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1055 Long Shore Dr



SITE PLAN SUBMITTAL FOR CITY OF ANN ARBOR PARKS AND RECREATION ARGO PARK LIVERY RESTROOM & SITE IMPROVEMENTS

CITY OF ANN ARBOR WASHTENAW COUNTY, MICHIGAN

PROJECT NOTES

1. REQUIRED STATEMENTS
 - A. THERE ARE NO PETITIONS, PREVIOUS APPLICATIONS, VARIANCES OR SITE PLAN ACTIONS FOR THE PROJECT. THE CITY PROVIDED EXTENSIVE PUBLIC INPUT AS PART OF THE GRANT APPLICATION.
 - B. THE PROJECT INCLUDES EXPANSION OF AN EXISTING RESTROOM, PAVING AN EXISTING GRAVEL PARKING LOT, REPLACING SIDEWALK, BOAT DOCKS AND EXISTING FISHING DOCK, ADDING AN ACCESSIBLE KAYAK LAUNCH, RAIN GARDEN, BIKE RACKS, BENCHES AND WAY FINDING SIGNAGE. THE EXISTING OFF STREET PARKING WILL CONTINUE TO BE USED, INCLUDING IMPROVEMENTS TO A 24 SPACE GRAVEL LOT, AND ADJACENT GRAVEL PARKING LOTS OF APPROXIMATELY 27 AND 30 SPACES. THE EASTERLY PARKING LOT IS CONNECTED BY A FOOTPATH TO MINIMIZE PEDESTRIAN CONGESTION ALONG THE ROAD. CONSTRUCTION WILL BE COMPLETED IN ONE PHASE IN THE FALL OF 2020 WITH A CONSTRUCTION BUDGET OF \$500,000.
2. COMMUNITY ANALYSIS
 - A. THERE IS NO IMPACT ON PUBLIC SCHOOLS.
 - B. THERE IS NO CHANGE TO NEIGHBORING USES, THE PARK WILL FUNCTION AS IT DID PREVIOUSLY.
 - C. THERE IS NO IMPACT OF ADJACENT USES ON THE IMPROVEMENTS, NO FUNCTIONAL CHANGES.
 - D. THERE WILL BE NO CHANGE IN AIR QUALITY BUT WATER QUALITY WILL BE IMPROVED DUE TO REDUCED SURFACE WATER SILT MIGRATION ACROSS THE SITE AND INTO THE HURON RIVER THROUGH PAVING THE GRAVEL PARKING SURFACE AND TREATING FIRST FLUSH RUN OFF VIA A NEW RAIN GARDEN.
 - E. THERE IS NO HISTORIC IMPACT, IT IS NOT WITHIN A HISTORIC DISTRICT OR LISTED ON A HISTORIC REGISTER.
3. NATURAL FEATURES DESCRIPTION AND IMPACTS
 - A. THE EXISTING TREES WITHIN THE PROJECT ARE A MIXTURE OF BIRCH, MAPLE AND A LIMITED AMOUNT OF OAK TREES THAT COULD BE CATEGORIZED FLOODPLAIN FOREST OR URBAN WOODLAND. THE PROJECT IS LOCATED ALONG THE HURON RIVER/ARGO POND. THE PROJECT AREA IS ON LEVEL GROUND, ALTHOUGH IMMEDIATELY TO THE EAST THERE IS A SLOPED WOODLOT THAT IS NOT BEING IMPACTED. THERE IS AN EXISTING DRAINAGE COURSE THAT OUTLETS TO THE RIVER LOCATED IMMEDIATELY NORTH OF THE PROJECT AREA THAT INCLUDES A BOARDWALK TO CONNECT TO AN ADJACENT PARKING LOT. THERE IS NO ENDANGERED SPECIES HABITAT LOCATION ON THE PROJECT SITE. THE TREE CONDITIONS VARY, WITH SOME DEADFALL WITHIN THE PROJECT AREA. MOST OF THE EXISTING TREES IN THE ACTIVE PARK AREA ARE IN GOOD CONDITION.
 - B. THERE ARE THREE LANDMARK TREES WITHIN THE PROJECT AREA THAT WILL BE PRESERVED. ONE TREE WILL HAVE A 6 INCH DIAMETER PVC STORM OUTLET LOCATED WITHIN THE DRIPLINE. THIS SMALL, SHALLOW PIPE CAN BE HAND-DUG TO MINIMIZE ROOT DISRUPTION. THE REST OF THE WORK THAT IS PROPOSED WITHIN THE ROOT ZONE OF THESE TREES INCLUDE REMOVAL AND REPLACEMENT OF SIDEWALK TO PROVIDE INCREASED ACCESSIBILITY WITHIN THE PARK.
 - C. OTHER TREES THAT ARE IMPACTED INCLUDE 1-4 INCH RIVER BIRCH, 1-MULTI-STEM (3-5 INCH) RIVER BIRCH, 1-MULTI-STEM (2-11 INCH) RIVER BIRCH REMOVED FOR SIDEWALK ACCESS AT A KEY PEDESTRIAN ACCESS POINT OF THE PARKING LOT. ONE 35 INCH AMERICAN ELM WILL HAVE MINOR GRADING WITHIN LESS THAN 25% OF THE PERIMETER OF THE DRIPLINE TO PROVIDE FOR THE RAIN GARDEN, REQUIRED FOR STORAGE CAPACITY. THE LOCATION OF THE RAIN GARDEN IS BASED ON COLLECTING SURFACE FLOW FROM THE PARKING LOT WITHOUT MORE INVASIVE STORM SEWER IMPROVEMENTS. A DETAILED TREE SURVEY IS INCLUDED ON THE SHEETS.
 - D. THE NATURAL FEATURES BUFFER SETBACK WILL HAVE FEATURES SUCH AS FISHING DOCK, BOAT DOCKS AND SIDEWALK REPLACED IN-KIND. A FLOATING ACCESSIBLE KAYAK LAUNCH WILL BE ADDED ALONG THE SHORELINE THAT WILL BE REMOVED SEASONALLY.
 - E. THE HURON RIVER FLOODPLAIN IS WITHIN THE PROJECT LIMITS; A FISHING DOCK WILL BE REPLACED WITH HELICAL ANCHORS THAT WILL REDUCE THE PROFILE OF THIS STRUCTURE. A FLOATING ACCESSIBLE LAUNCH WILL BE ADDED THAT WILL ADJUST WITH FLOOD LEVELS. NO NET CHANGE IN EARTHWORK WILL IMPACT THE FLOODPLAIN.
4. TRAFFIC STATEMENT
 - A. THIS IS A SEASONAL PARK FACILITY. NO ADDITIONAL TRIPS WILL BE GENERATED AS A DIRECT RESULT OF THE IMPROVEMENTS AT THIS LOCATION. THE 24 PROPOSED PARKING SPACES ARE A REDUCTION OF THE APPROXIMATE 26 SPACES THE CURRENT GRAVEL LOT SUPPORTS. VEHICLE TRIPS PER UNIT PER PEAK HOUR HAS NOT BEEN PROVIDED.
5. PHOTOMETRIC PLAN
 - A. NOT PROVIDED, SITE IS OPEN DAWN TO DUSK, NO SITE LIGHTING IS PROVIDED.

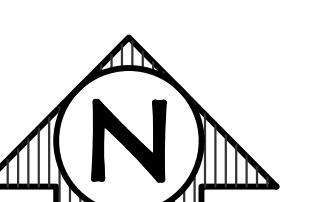
COMPARISON CHART

	EXISTING CONDITIONS	PROPOSED CONDITIONS
ZONING	PL	PL
LOT AREA	NA	NA
TOTAL FLOOR AREA	1,716 SFT	1,943 SFT
OPEN SPACE	0.7 ACRES	0.7 ACRES
NATURAL FEATURES BUFFER	25 FT	25 FT
REQUIRED SETBACKS	NA	NA
HEIGHT AND STORIES	NA	NA
OFF STREET VEHICLE PARKING (NO REQUIREMENTS)	26 SPACES	24 SPACES
ACCESSIBLE PARKING	2 SPACES	3 SPACES
BICYCLE PARKING	2 CLASS C	6 CLASS C
VARIANCES	NONE	NONE

PROJECT LOCATION



ARGO LIVERY - SITE VICINITY MAP



NOTE:
ZONING R4A: MULTIPLE FAMILY DWELLING
ZONING O: OFFICE
ZONING PUD: PLANNED UNIT DEVELOPMENT
ZONING PL: PUBLIC LAND

SURVEY ENGINEER

ROWE PSC
540 S. SAGINAW ST.
SUITE 200
FLINT, MI 48502
(810) 341-7500

ARCHITECT

MITCHELL AND MOUT
ARCHITECTS
113 S. FOURTH AVE.
ANN ARBOR, MI 48104
(734) 662-6070

PROPERTY ADDRESS

CITY OF ANN ARBOR
ARGO PARK
1055 LONGSHORE DRIVE
ANN ARBOR, MI 48105

OWNER INFORMATION

CITY OF ANN ARBOR PARKS AND
RECREATION SERVICES AREA
301 E. HURON STREET
ANN ARBOR, MI 48104



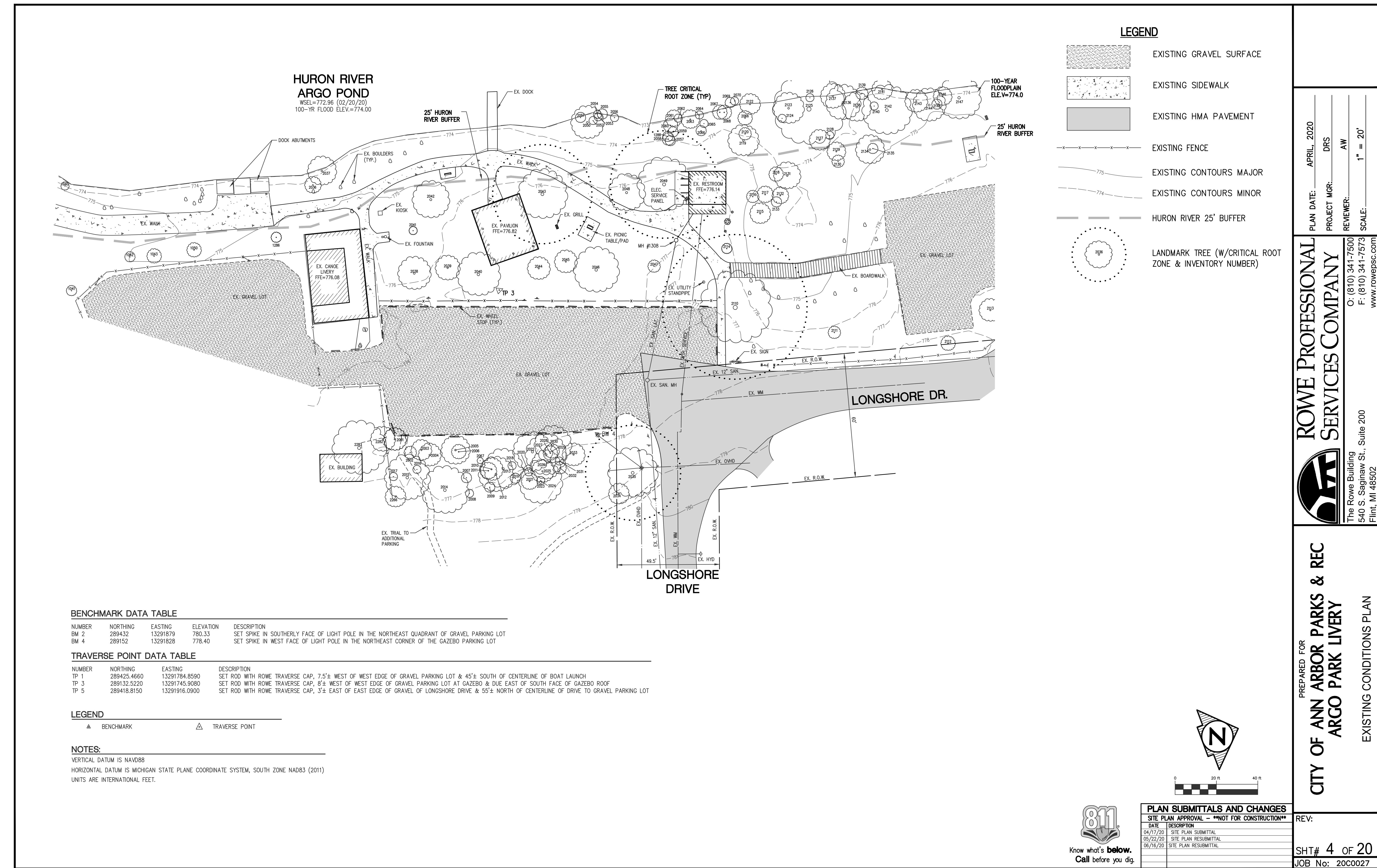
Know what's below.
Call before you dig.

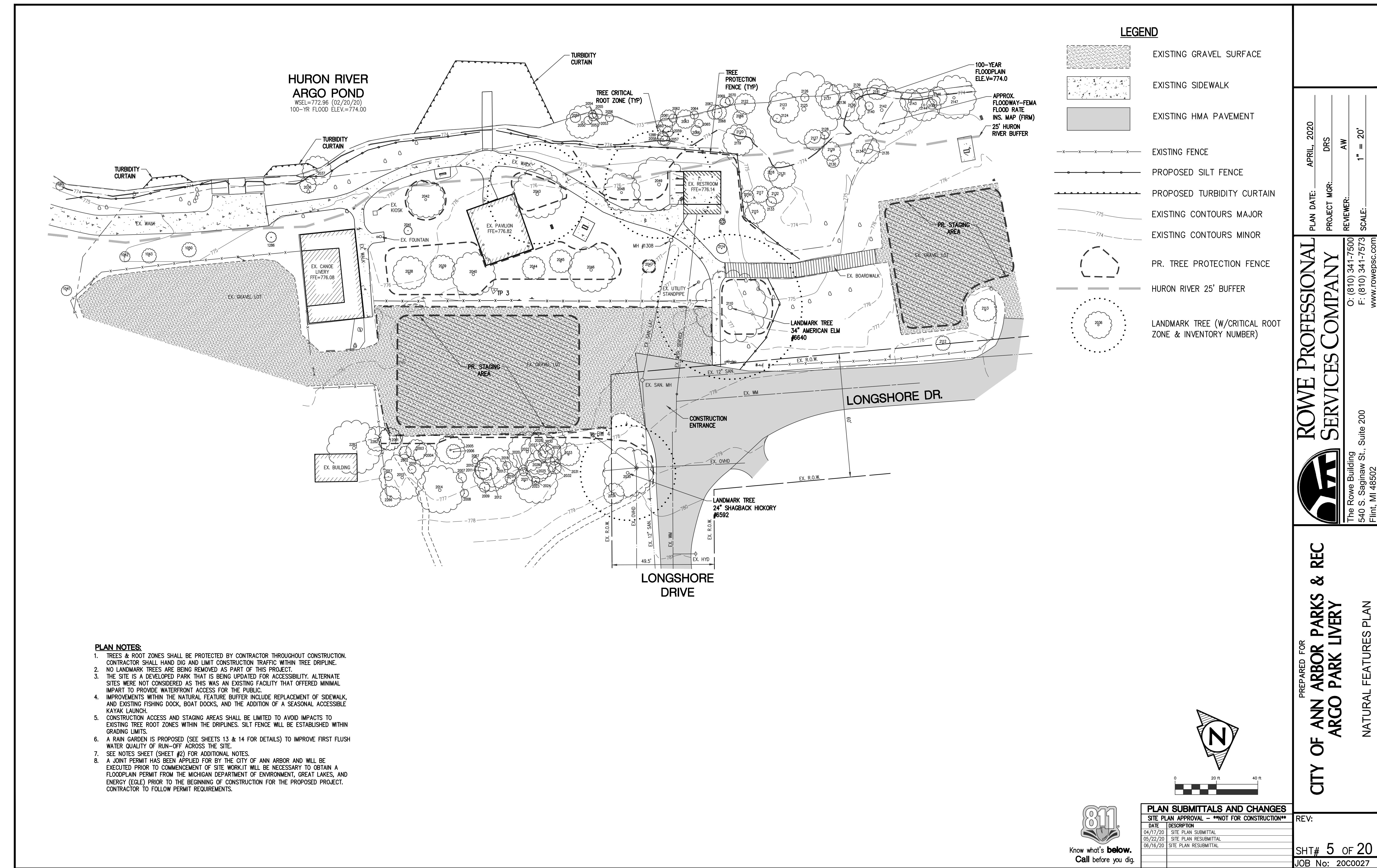
PLAN SUBMITTALS AND CHANGES	
SITE PLAN APPROVAL - **NOT FOR CONSTRUCTION**	
DATE	DESCRIPTION
04/17/20	SITE PLAN SUBMITTAL
05/22/20	SITE PLAN RESUBMITTAL
06/16/20	SITE PLAN RESUBMITTAL

REV:

SHT# 1 OF 20
JOB No: 20C0027

<p>STRUCTURE SYMBOLS</p> <ul style="list-style-type: none"> EXISTING CATCH BASIN IN CURB LINE PROPOSED CATCH BASIN IN CURB LINE EXISTING CATCH BASIN IN GREEN SPACE PROPOSED CATCH BASIN IN GREEN SPACE EXISTING STORM MANHOLE PROPOSED STORM MANHOLE PROPOSED CULVERT END SECTION EXISTING HEADWALL PROPOSED HEADWALL EXISTING WATER SHUTOFF (SERVICE VALVE) EXISTING GATE VALVE AND BOX (STOP BOX) PROPOSED GATE VALVE AND BOX EXISTING GATE VALVE AND WELL PROPOSED GATE VALVE AND WELL EXISTING SPRINKLER HEAD EXISTING WATER WELL EXISTING FIRE HYDRANT PROPOSED FIRE HYDRANT PROPOSED WATER MAIN FITTINGS EXISTING CLEAN OUT EXISTING SANITARY SEWER MANHOLE PROPOSED SANITARY SEWER MANHOLE EXISTING MONITORING WELL 	<p>UTILITY SYMBOLS</p> <ul style="list-style-type: none"> UTILITY POLE GUY ANCHOR CABLE * LIGHT POLE / ORNAMENTAL LIGHT * POWER LIGHT POLE ○ TELEPHONE MANHOLE ♦ UNDERGROUND GAS LINE MARKER □ GAS RISER ○ GAS VENT ● GAS VALVE ⊕ RAILROAD SIGNAL * METAL LIGHT POLE ♦ OUTLET □ CIRCUIT BREAKER PANEL □ ELECTRICAL TRANSFORMER PAD ☒ ELECTRICAL TRANSFORMER RISER ⊖ ELECTRIC METER □ TELEPHONE PEDESTAL / RISER ■ TRAFFIC SIGNAL ON POLE □ PHONE BOOTH / PAY PHONE 	<p>PLAN VIEW LINE TYPES</p> <ul style="list-style-type: none"> 12" STM 12" CONC 12" SAN 12" WM 60' ROW 60' ROW PROPOSED EASEMENT EXISTING CENTER LINE DITCH PROPOSED DITCH CENTERLINE EXISTING CENTER LINE ROADWAY PARCEL LINE / LOT LINE EXISTING OVERHEAD UTILITIES U/G ELEC U/G CATV U/G FIBER OPTIC 11+00 Tree Line Brush Line Existing Fence Proposed Fence Existing Guard Rail Proposed Slope Stake Line Proposed Silt Fence Existing Contours Major Existing Contours Minor Proposed Contour Major Proposed Contours Minor 	<p>HATCHING LEGEND</p> <ul style="list-style-type: none"> REMOVE PAVEMENT REMOVE SIDEWALK EXISTING GRAVEL SURFACE EXISTING SIDEWALK PROPOSED SIDEWALK PROPOSED EXPOSED AGGREGATE SIDEWALK EXISTING HMA PAVEMENT PROPOSED HMA PAVEMENT 	<p>ROWE PROFESSIONAL SERVICES COMPANY</p> <p>PLAN DATE: APRIL, 2020 PROJECT MGR: DRS AW REVIEWER: NOT TO SCALE SCALE: 0: (810) 341-7500 F: (810) 341-7573 www.rownpsc.com</p>																														
<p>EXISTING TOPOGRAPHICAL SYMBOLS</p> <ul style="list-style-type: none"> SIGN STREET SIGN END OF PIPE SWAMP OR WETLAND DECIDUOUS TREE CONIFEROUS TREE TREE STUMP MAIL BOX SOIL BORING ROCK METAL POST BUMPER BLOCK 	<p>MISCELLANEOUS SYMBOLS</p> <ul style="list-style-type: none"> EX 1812 EX 5236 1 A Flow Direction Existing Rip-Rap Proposed Rip-Rap 	<p>CAUTION SYMBOLS</p> <p>USED WITH UNDERGROUND GAS & ELECTRICAL LINES</p> <p>USED WITH FIBER OPTICS LINES</p>	<p>TOPOGRAPHY</p> <p>PARCEL INFORMATION</p> <p>401-069 PARCEL/TAX IDENTIFICATION NUMBER</p> <p>#5324 ADDRESS/BUSINESS NAME</p>	<p>PROPOSED CALLOUTS</p> <table> <thead> <tr> <th>TOPO CALLOUTS</th> <th>PLAN VIEW</th> </tr> </thead> <tbody> <tr> <td>ADJ</td> <td>ADJ STRUCTURE</td> </tr> <tr> <td>ADJ-X</td> <td>ADJUST STRUCTURE W/ NEW COVER</td> </tr> <tr> <td>ADJ-B/O</td> <td>ADJUST STRUCTURE BY OTHERS</td> </tr> <tr> <td>REC</td> <td>RECONSTRUCT STRUCTURE</td> </tr> <tr> <td>REL</td> <td>RELOCATE</td> </tr> <tr> <td>REL-B/O</td> <td>RELOCATE BY OTHERS</td> </tr> <tr> <td>R</td> <td>REMOVE</td> </tr> <tr> <td>R&R</td> <td>REMOVE AND REPLACE</td> </tr> <tr> <td>SLV</td> <td>SALVAGE</td> </tr> <tr> <td>S</td> <td>SAVE</td> </tr> <tr> <td>ABN</td> <td>ABANDON</td> </tr> <tr> <td>CLR</td> <td>CLEARING</td> </tr> <tr> <td>SR-F</td> <td>SIDEWALK RAMP TYPE</td> </tr> <tr> <td>6</td> <td>SOIL EROSION CONTROL MEASURE</td> </tr> </tbody> </table> <p>PREPARED FOR CITY OF ANN ARBOR PARKS & REC ARGO PARK LIVERY</p> <p>LEGEND SHEET</p>	TOPO CALLOUTS	PLAN VIEW	ADJ	ADJ STRUCTURE	ADJ-X	ADJUST STRUCTURE W/ NEW COVER	ADJ-B/O	ADJUST STRUCTURE BY OTHERS	REC	RECONSTRUCT STRUCTURE	REL	RELOCATE	REL-B/O	RELOCATE BY OTHERS	R	REMOVE	R&R	REMOVE AND REPLACE	SLV	SALVAGE	S	SAVE	ABN	ABANDON	CLR	CLEARING	SR-F	SIDEWALK RAMP TYPE	6	SOIL EROSION CONTROL MEASURE
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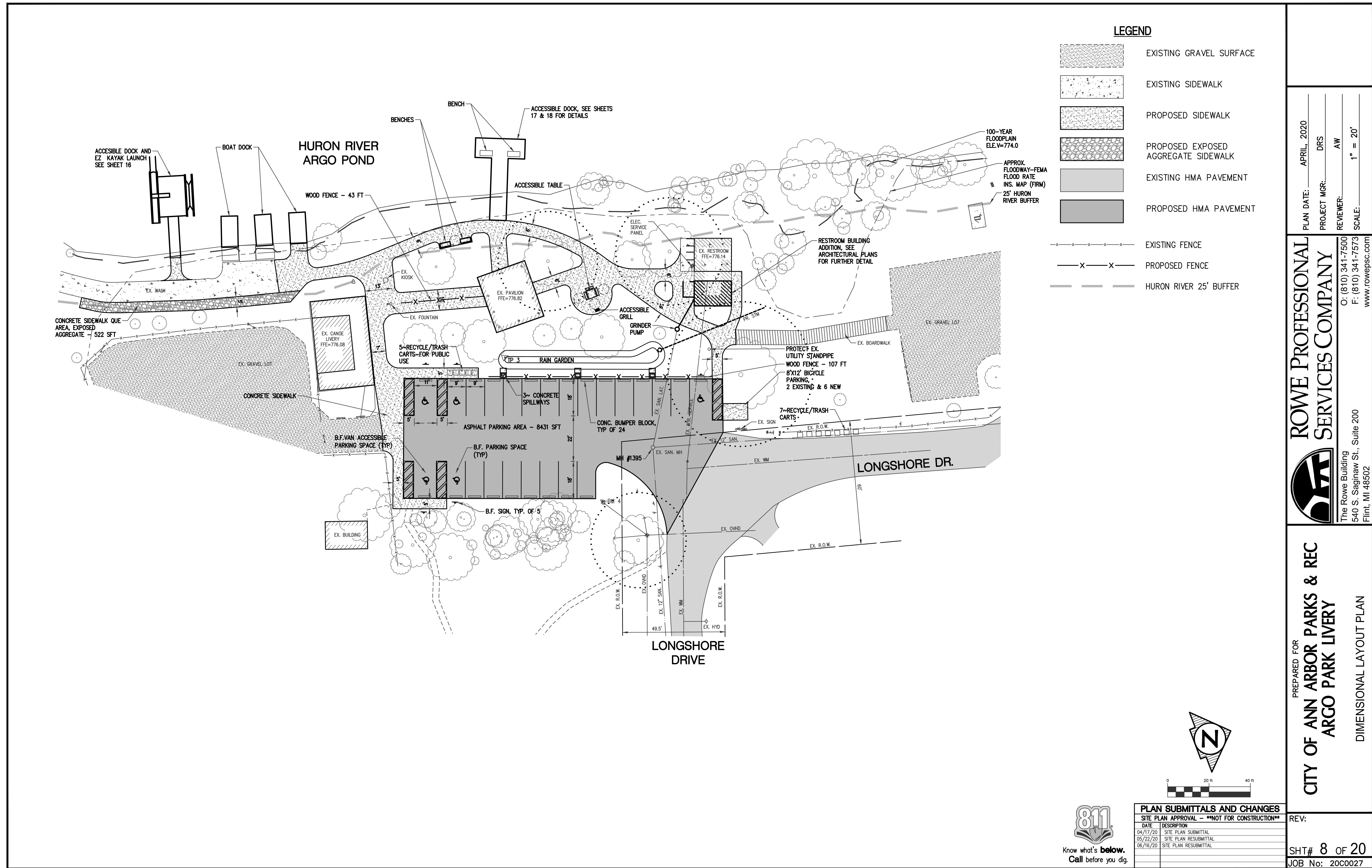


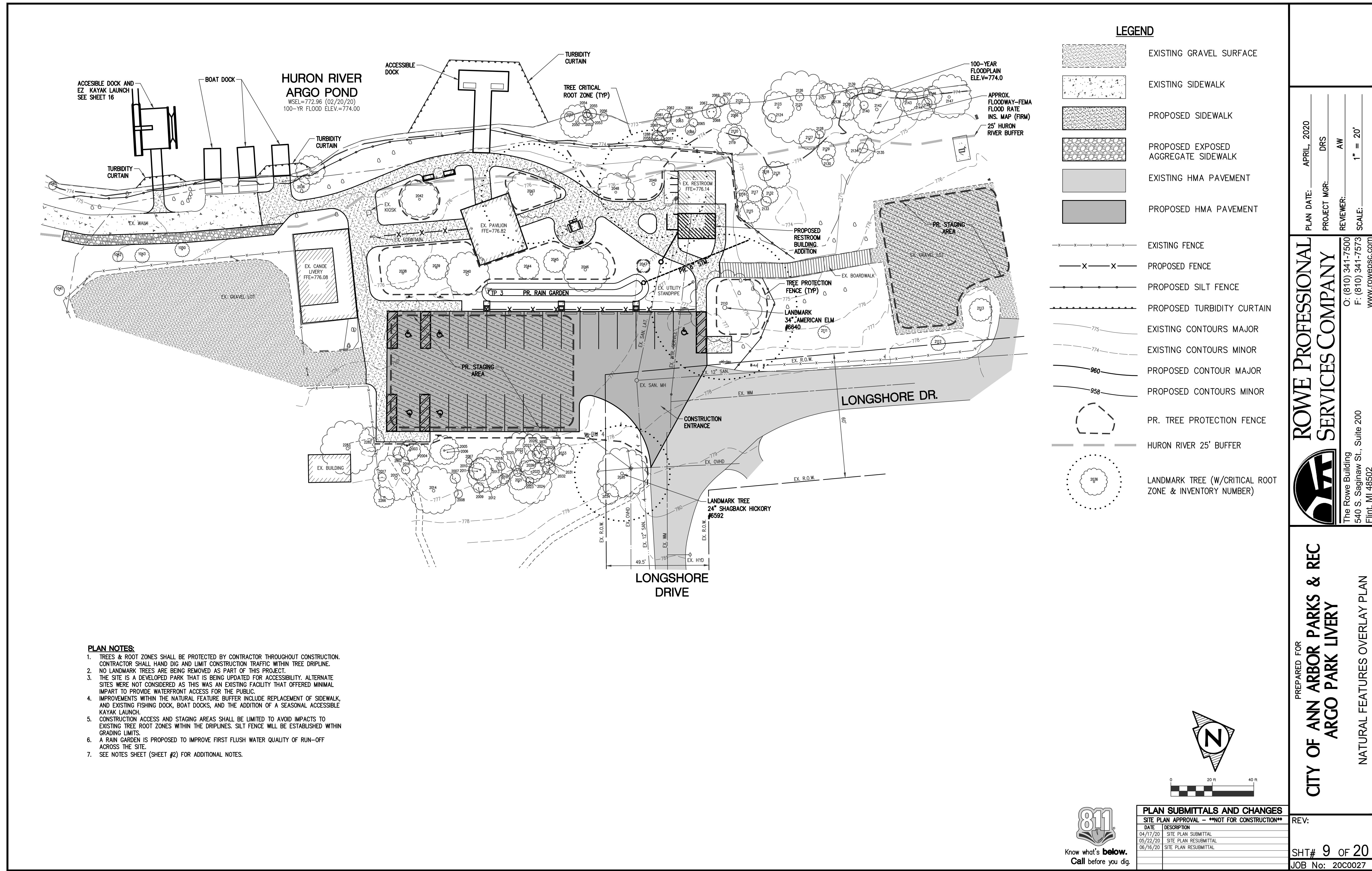
Argo Canoe Livery Site for the City of Ann Arbor Parks & Recreation Services				By: Blake Strozier, ROWE PSC 20C0027	Date:	
POINT #	TAG #	DIA INCHES	COMMON NAME	BOTANICAL NAME	CONDITION	NOTES
1040	6544	4	Silver Birch	Betula pendula	Decent Condition; OK	
1041	6545	2 - 5"	Silver Birch	Betula pendula	Good Condition; OK	Multi-Stemmed
1042	6546	5	Silver Birch	Betula pendula	Decent Condition; OK	Has growth at base of the tree
1043	6547	3 - 7"	Paper Birch	Betula papyrifera	Decent Condition; OK	Has undergrowth; multi-stemmed
1050	6548	2 - 7"	Gray Birch	Betula populifolia	Good Condition; OK	Has growth around the base of the tree; multi-stemmed
1286	6556	3 - 5"	Gray Birch	Betula populifolia	Decent Condition; OK	Multi-Stemmed Tree
1288	6535	5	Gray Birch	Betula populifolia	Decent Condition; OK	Near river edge; has some growth around base of tree
2001	6569	2 - 11"	River Birch	Betula nigra	Good Condition; OK	Near edge of parking lot; multi-stemmed
2002	6570	6	River Birch	Betula nigra	Decent Condition; OK	Has vines growing on the bark up the tree
2003	6571	10	Sugar Maple	Acer saccharum	Decent Condition; OK	
2004	6572	2 - 11"	River Birch	Betula nigra	Decent Condition; OK	Gray color, has some signs of distress on the branches (broken at base)
2005	6573	14	Silver Maple	Acer saccharinum	Good Condition; OK	Next to Birch Tree in area
2006	6574	7	River Birch	Betula nigra	Decent Condition; OK	Has some suckers around the base of the tree
2007	6575	5	River Birch	Betula nigra	Decent Condition; OK	Has some suckers around the base of the tree
2008	6576	4	River Birch	Betula nigra	Decent Condition; OK	Next to dead tree;
2009	6577	5	Black Locust	Robinia pseudoacacia	OK Condition	Has some bark damage on base of tree
2010	6578	11	Norway Maple	Acer platanoides	Good Condition; OK	Next to River Birch Tree in area
2011	6579	8	River Birch	Betula nigra	Decent Condition; OK	
2012	6581	17	Common Cottonwood	Populus deltoides	Decent Condition; OK	
2013	6582	19	Common Cottonwood	Populus deltoides	Decent Condition; OK	
2014	6564	23	Common Cottonwood	Populus deltoides	Good Condition; OK	
2015	6567	22	Norway Maple	Acer platanoides	Decent Condition; OK	Has some suckers on tree limbs
2016	6563	4	River Birch	Betula nigra	Decent Condition; OK	
2017	6568	4	River Birch	Betula nigra	Good Condition; OK	
2018	6584	4	River Birch	Betula nigra	OK Condition	No major growth at the base of the tree
2019	6583	5	Black Locust	Robinia pseudoacacia	Not Good Condition	Upper canopy of tree is decaying; signs of tree damage
2020	6586	4	River Birch	Betula nigra	Decent Condition; OK	
2021	6587	8	Common Cottonwood	Populus deltoides	Good Condition; OK	
2022	6585	19	Black Walnut	Juglans nigra	Decent Condition; OK	Tree has some undergrowth at base
2023	6588	21	Common Cottonwood	Populus deltoides	Decent Condition; OK	Has Birch Tree growing from the side of the tree
2024	6589	4	River Birch	Betula nigra	Decent Condition; OK	Tree has some grayish/white marks on bark of the tree
2025	6590	11	Common Cottonwood	Populus deltoides	Good Condition; OK	
2026	6596	14	Common Cottonwood	Populus deltoides	Good Condition; OK	
2027	6597	2 - 20"	Common Cottonwood	Populus deltoides	OK Condition	Multi-Stemmed
2028	6598	7	Common Cottonwood	Populus deltoides	Decent Condition; OK	Next to Sugar Maple Tree
2029	6599	7	Sugar Maple	Acer saccharum	Good Condition; OK	
2030	6600	18	Common Cottonwood	Populus deltoides	Decent Condition; OK	Has some growth at the base of the tree
2031	6594	4	River Birch	Betula nigra	Decent Condition; OK	Has growth around the base of the tree
2032	6595	6	River Birch	Betula nigra	Good Condition; OK	
2033	6593	11	River Birch	Betula nigra	Decent Condition; OK	
2034	6591	10	River Birch	Betula nigra	Decent Condition; OK	Has some suckers at base of tree
2035	6592	24	Shagbark Hickory	Carya ovata	Good Condition; OK	
2036	6555	8	Yellow Birch	Betula alleghaniensis	OK Condition	Next to river; tree is in ok condition
2037	6554	2 - 14"	River Birch	Betula nigra	Good Condition	Tree is on bank of the river
2038	6551	16	Gray Birch	Betula populifolia	Decent Condition; OK	Tree is in good condition
2039	6552	12	Gray Birch	Betula populifolia	Good Condition; OK	
2040	6553	21	Silver Maple	Acer saccharinum	Decent Condition; OK	
2041	6550	4	River Birch	Betula nigra	Good Condition; OK	
2042	6549	18	Silver Maple	Acer saccharinum	Decent Condition; OK	Tree has some growth at base of tree but not a lot
2043	6557	24	White Oak	Quercus alba	Decent Condition; OK	
2044	6562	2 - 11"	Crabapple	Malus sp.	Decent Condition; OK	Multi-Stemmed Tree
2045	6565	11	Crabapple	Malus sp.	Decent Condition; OK	
2046	6561	22	White Oak	Quercus alba	Good Condition; OK	
2047	6560	6	River Birch	Betula nigra	Good Condition; OK	
2048	6558	18	River Birch	Betula nigra	Good Condition; OK	Tree in decent condition; has some branches that have broken
2049	6559	26	White Oak	Quercus alba	Decent Condition; OK	
2050	6543	16	Gray Birch	Betula populifolia	Decent Condition; OK	

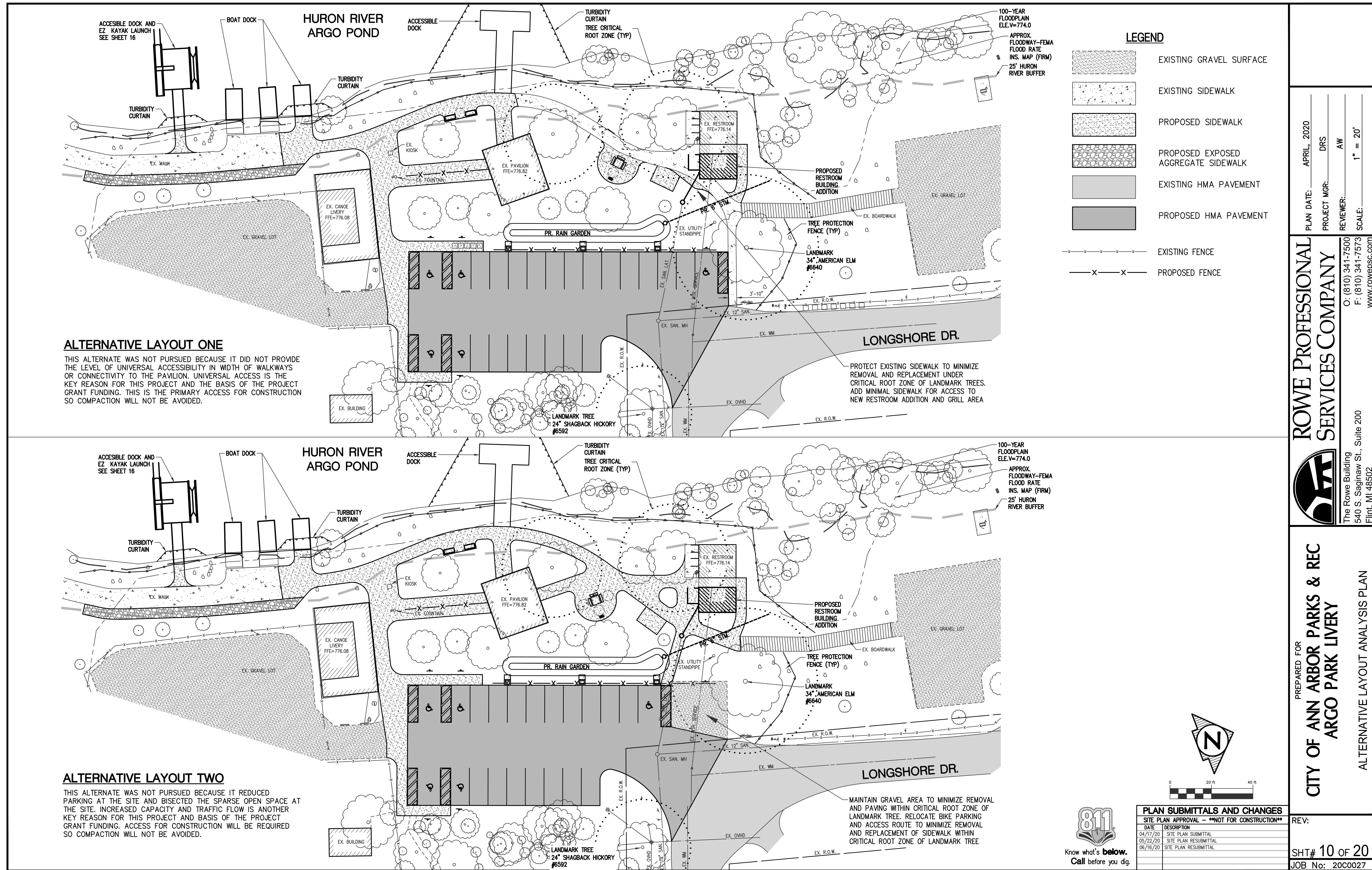
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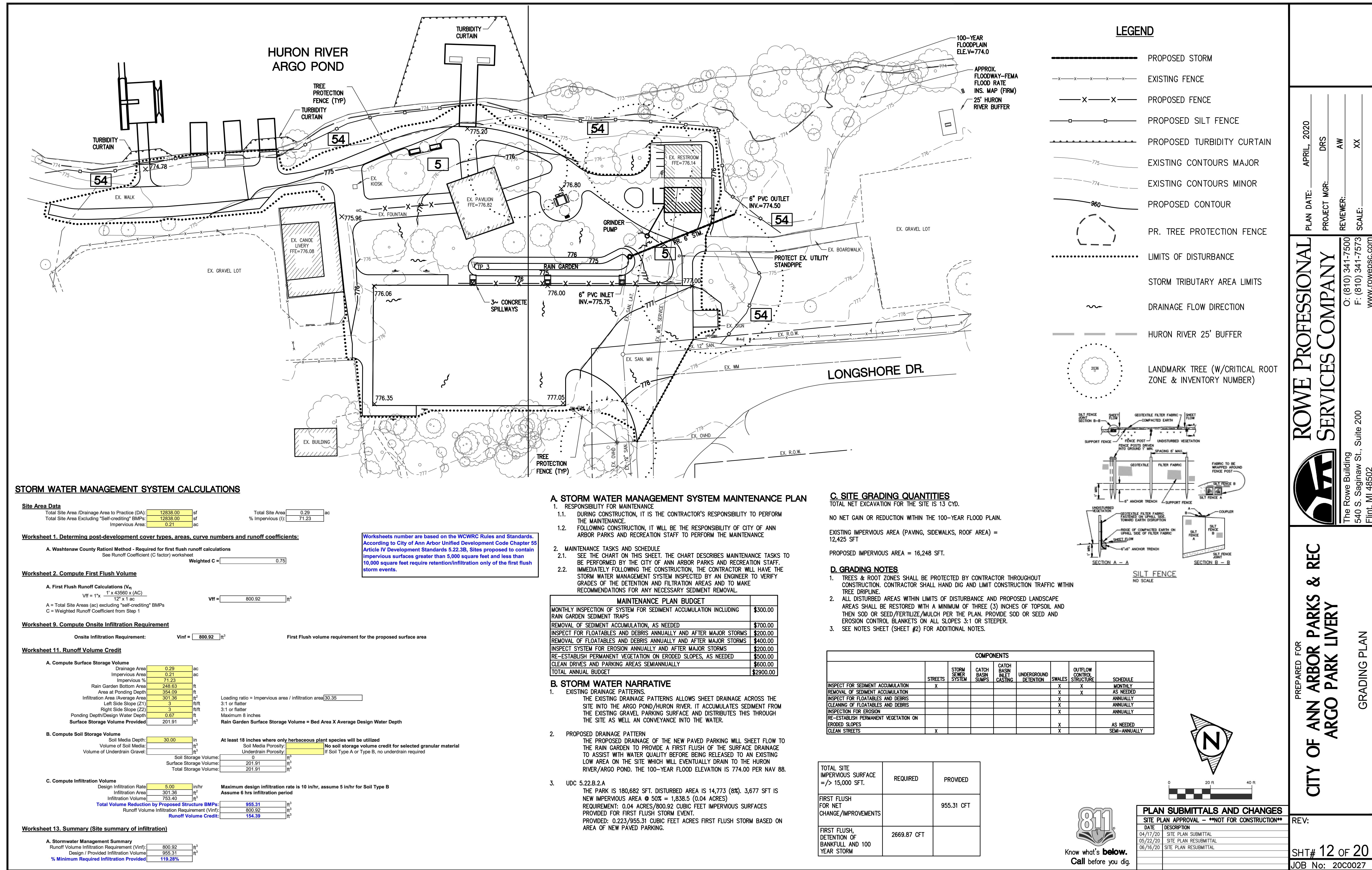
R - TREE SCHEDULED FOR REMOVAL
 G - GRADING FOR PAVING INSIDE DRIP LINE
 LM - LAND MARK TREE (NATURAL FEATURES SECTION OF THE CITY OF ANN ARBOR DEVELOPMENT STANDARDS)

2051	6532	3 - 5"	River Birch	Betula nigra	Decent Condition; OK	Has some undergrowth at base
2052	6542	2 - 4"	River Birch	Betula nigra	Good Condition; OK	Small bark, multi-stemmed
2053	6531	2 - 4"	River Birch	Betula nigra	Good Condition; OK	Multi-Stemmed Tree
2054	6530	2 - 4"	Silver Birch	Betula pendula	Decent Condition; OK	
2055	6533	2 - 5"	Yellow Birch	Betula alleghaniensis	Decent Condition; OK	
2056	6534	2 - 4"	River Birch	Betula nigra	OK Condition	
2057	6541	5	Gray Birch	Betula populifolia	Decent Condition; OK	
2058	6540	2 - 6"	River Birch	Betula nigra	Decent Condition; OK	Multi-Stemmed
2059	6539	5	River Birch	Betula nigra	Good Condition; OK	
2060	6537	7	Silver Birch	Betula pendula	Decent Condition; OK	
2061	6538	2 - 8"	Yellow Birch	Betula alleghaniensis	Good Condition; OK	Multi-Stemmed
2062	6536	4	Silver Birch	Betula pendula	Good Condition; OK	
2063	6606	2 - 9"	River Birch	Betula nigra	Good Condition; OK	Multi-Stemmed; near river's edge
2064	6609	4	River Birch	Betula nigra	Good Condition; OK	Tree is located near edge of water
2065	6608	4	Swamp White Oak	Quercus bicolor	Decent Condition; OK	
2066	6607	5	Swamp White Oak	Quercus bicolor	Decent Condition; OK	No growth at the base of the tree
2067	6610	3 - 7"	Swamp White Oak	Quercus bicolor	Decent Condition; OK	
2068	6611	7	River Birch	Betula nigra	Good Condition; OK	
2069	6612	5	River Birch	Betula nigra	OK Condition	Tree is located near edge of water; leaning over river
2070	6613	4	River Birch	Betula nigra	Decent Condition; OK	
2110	6640	35	American Elm	Ulmus americana	Decent Condition; OK	Good Condition; has some undergrowth - near park entrance
2111	6641	6	Ornamental Pear	Pyrus calleryana	Good Condition; OK	Tree is in good condition
2112	6642	7	Red Oak	Quercus rubra	Decent Condition; OK	
2113	6643	11	Silver Maple	Acer saccharinum	Decent Condition; OK	In parking lot area; still has some leaves on the tree
2114	6639	5	Yellow Birch	Betula alleghaniensis	Decent Condition	Has some undergrowth at the base of the tree
2115	6638	7 - 10"	Swamp White Oak	Quercus bicolor	Bad Condition	tree has completely fallen over; has some smaller trees growing around it
2116	6618	6	River Birch	Betula nigra	Decent Condition; OK	Has dead tree in front of tree
2117	6619	8	River Birch	Betula nigra	Not in Good Condition	Tree appears to have grown under dead tree; physical signs of distress
2118	6620	7	River Birch	Betula nigra	Decent Condition; OK	
2119	6617	15	Norway Maple	Acer platanoides	Good Condition; OK	
2120	6616	6	Norway Maple	Acer platanoides	Decent Condition; OK	Has fallen tree on north side of tree
2121	6614	7	Swamp White Oak	Quercus bicolor	Decent Condition; OK	Has some growth around the base of the tree
2122	6615	3 - 10"	River Birch	Betula nigra	OK Condition	Multi-Stemmed; has broken branches and trees at base of tree
2123	6622	3 - 15"	River Birch	Betula nigra	Not in Good Condition	Lots of undergrowth; not in good condition
2124	6621	4	River Birch	Betula nigra	Bad Condition	Has lots of growth around the base of the tree
2125	6623	35	River Birch	Betula nigra	Bad Condition	Undergrowth and dead trees are at the base of the tree
2126	6624	4	River Birch	Betula nigra	Decent Condition	On the bank of the river; has some growth at base of tree
2127	6629	10	Bur Oak	Quercus macrocarpa	Good Condition; OK	Tree has dead branches and some dead tree material around base
2128	6625	2 - 4"	River Birch	Betula nigra	Decent Condition	Multi-Stemmed
2129	6630	9	River Birch	Betula nigra	OK Condition	Has fallen old trees and branches around the base of the tree
2130	6631	6	Paper Birch	Betula papyrifera	Decent Condition; OK	Has lots of undergrowth and dead trees at base of tree
2131	6635	13	Norway Maple	Acer platanoides	Good Condition; OK	Has suckers and fallen limbs around the tree
2132	6636	8	Paper Birch	Betula papyrifera	Bad Condition	Has lots of suckers at the base of the tree
2133	6637	5	Paper Birch	Betula papyrifera	Not in Good Condition	Tree is growing around larger tree that has been uprooted
2134	6626	14	Sugar Maple	Acer saccharum	Decent Condition; OK	Tree is leaning to one side
2135	6627	5	River Birch	Betula nigra	Good Condition; OK	
2136	6628	17	White Oak	Quercus alba	Decent Condition; OK	
2137	6605	12	River Birch	Betula nigra	Decent Condition; OK	
2138	6603	3 - 14"	Gray Birch	Betula populifolia	Decent Condition; OK	Multi-Stemmed Tree





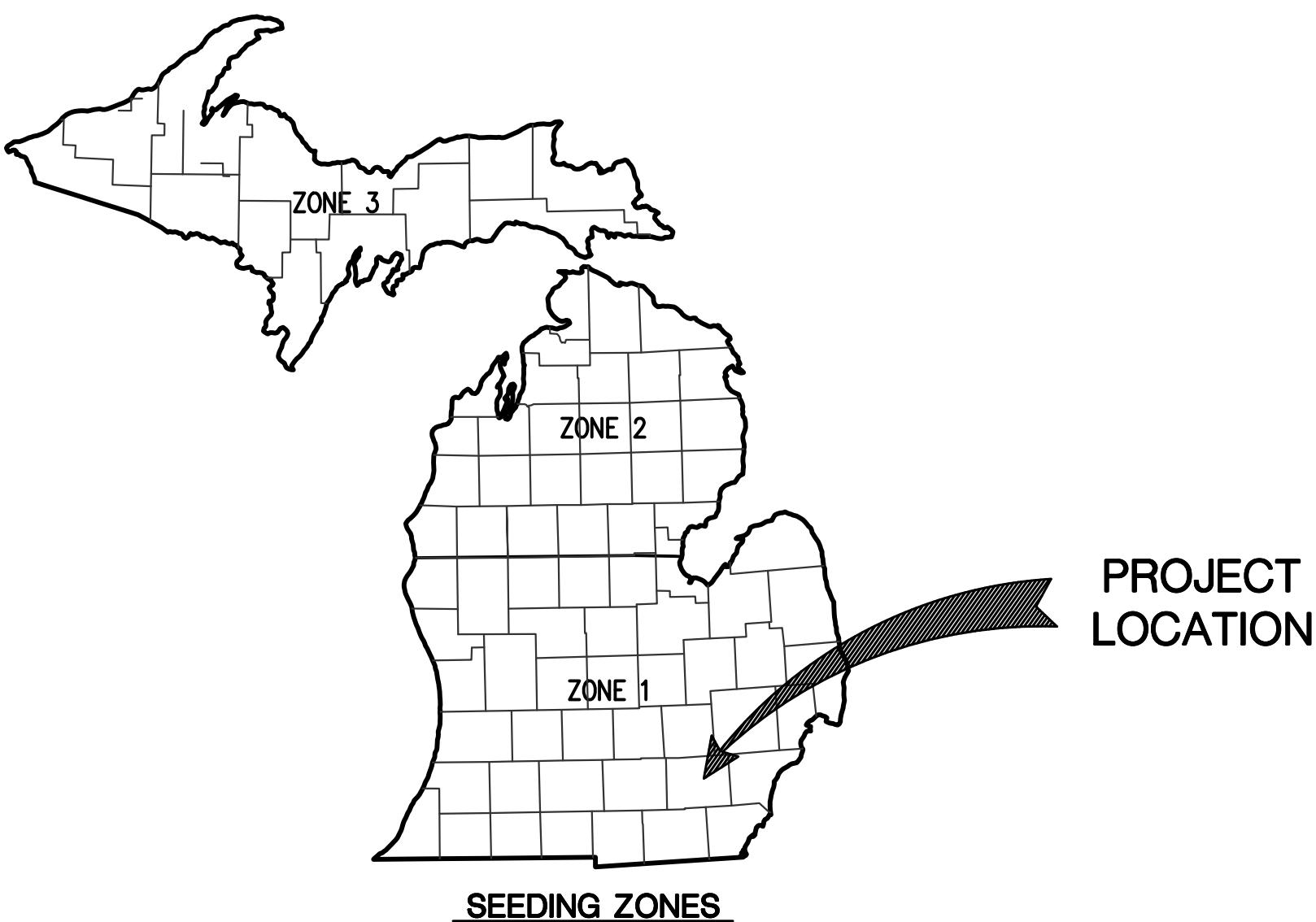




MICHIGAN UNIFIED KEYING SYSTEM SOIL EROSION SEDIMENTATION CONTROL MEASURES

* INDICATES APPLICABILITY OF A SPECIFIC CONTROL MEASURE
TO ONE OR MORE OF THE SEVEN PROBLEM AREAS

KEY	DETAIL	CHARACTERISTICS						
		A	B	C	D	E	F	G
1	STRIPPING & STOCKPLING TOPSOIL				*	*		
	TOPSOIL MAY BE STOCKPILED ABOVE BORROW AREAS TO ACT AS A DIVERSION. STOCKPILE SHOULD BE TEMPORARILY SEDED.				*	*		
2	SELECTIVE GRADING & SHAPING		*			*	*	*
	WATER CAN BE DIVERTED TO MINIMIZE EROSION. FLATTER SLOPES EASE EROSION PROBLEMS.		*			*	*	*
3	GRUBBING OMITTED	*				*		*
	SAVES COST OF GRUBBING, PROVIDES NEW SPROUTS, RETAINS EXISTING ROOT MAT SYSTEM, REDUCES WIND FALL AT NEW FOREST EDGE DECORATES EQUIPMENT ENTRANCE.	*				*		*
4	VEGETATIVE STABILIZATION	*	*	*			*	*
	MAY UTILIZE A VARIETY OF PLANT MATERIAL SLOWS RUNOFF VELOCITY FILTERS SEDIMENT FROM RUNOFF	*	*	*			*	*
5	SEEDING	*				*		*
	INEXPENSIVE AND VERY EFFECTIVE STABILIZES SOIL, THUS MINIMIZING EROSION EFFECTIVE FOR SMALL AREAS, INEXPENSIVE SHOULD INCLUDE PREPARED TOPSOIL BED	*				*		*
6	SEEDING WITH MULCH AND/OR MATTING	*		*			*	*
	FACILITATES ESTABLISHMENT OF VEGETATIVE COVER EFFECTIVE FOR SMALL AREAS, INEXPENSIVE SHOULD INCLUDE PREPARED TOPSOIL BED	*		*			*	*
7	HYDRO-SEEDING	*				*	*	*
	EFFECTIVE ON LARGE AREAS SEEDING TACKING AGENT USED TO PROVIDE IMMEDIATE PROTECTION UNTIL GRASS IS ROOTED SHOULD INCLUDE PREPARED TOPSOIL BED	*				*	*	*
8	SODDING	*		*			*	*
	PROVIDES IMMEDIATE PROTECTION CAN BE USED ON STEEP SLOPES WHERE SEED MAY BE DIFFICULT TO ESTABLISH SHOULD INCLUDE PREPARED TOPSOIL BED	*		*			*	*
9	VEGETATIVE BUFFER STRIP	*	*					*
	SLOWS RUNOFF VELOCITY FILTERS SEDIMENT FROM RUNOFF	*	*					*
10	MULCHING	*				*		
	PROVIDES PROTECTION FOR SHORT PERIODS PROTECTS SOIL FROM IMPACT OF FALLING RAIN PRESERVES SOIL MOISTURE AND PROTECTS GERMINATING SEED FROM TEMPERATURE EXTREMES	*				*		
11	ROUGHENED SURFACE	*				*		
	REDUCES VELOCITY AND INfiltrATION RATES COLLECTS SEDIMENT HOLDS WATER, SEED, AND MULCH BETTER THAN SMOOTH SURFACES	*				*		
12	COMPACTON	*				*		
	HELPS HOLD SOIL IN PLACE, MAKING EXPOSED AREAS LESS VULNERABLE TO EROSION	*				*		
17	BENCHES	*				*		
	REDUCES RUNOFF VELOCITY BY REDUCING EFFECTIVE SLOPE LENGTH PROVIDES ACCESS TO SLOPES FOR SEDDING, MULCHING AND MAINTENANCE	*				*		
20	BERM & DITCH	*				*		*
	DIVERTS WATER TO A PREPARED DRAINAGEWAY MAY BE USED AT INTERVALS ALONG SLOPE FACE TO REDUCE EFFECTIVE SLOPE LENGTH	*				*		*
21	FILTER BERM	*		*				*
	CONSTRUCTED OF GRAVEL OR STONE INTERCEPTS AND DIVERTS RUNOFF TO STABILIZED AREAS OR PREPARED DRAINAGEWAYS SLOWS RUNOFF AND COLLECTS SEDIMENT	*		*				*
33	SEDIMENTATION TRAP		*	*				
	MADE OF A VARIETY OF MATERIALS CAN ACCOMMODATE VARIOUS TYPES OF RUNOFF CONDUCTS RUNOFF TO MUNICIPAL SEWER SYSTEM OR STABILIZED OUTFALL LOCATION USE CATCH BASINS TO COLLECT SEDIMENT		*	*				
34	SEDIMENT BASIN		*	*	*			
	TRAPS SEDIMENT RELEASES RUNOFF AT NON-EROSIVE RATES CAN ACCOMMODATE VARIOUS TYPES OF RUNOFF CAN BE USED AS A STABILIZED OUTFALL LOCATION CAN BE USED AS A STABILIZED OUTFALL LOCATION CAN BE USED AS A STABILIZED OUTFALL LOCATION		*	*	*			
35	STORM SEWER			*			*	*
	SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS ACCESS TO STORM SEWER SYSTEM CONDUCTS RUNOFF TO MUNICIPAL SEWER SYSTEM OR STABILIZED OUTFALL LOCATION USE CATCH BASINS TO COLLECT SEDIMENT			*			*	*
36	CATCH BASIN, DRAIN INLET			*			*	*
	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF MAY USE FILTER CLOTH OVER INLET			*			*	*
37	SOIL FILTER				*			
	INEXPENSIVE AND EASY TO CONSTRUCT PROTECTS AREAS AROUND INLETS FROM EROSION				*			
38	STRAW BALE FILTER			*				*
	INEXPENSIVE AND EASY TO CONSTRUCT CAN BE LOCATED AS NECESSARY TO COLLECT SEDIMENT MAY BE USED IN CONJUNCTION WITH SNOW FENCE FOR ADDED STABILITY			*				*
39	ROCK FILTER			*				*
	CAN UTILIZE MATERIAL FOUND ON SITE CAN ACCOMMODATE VARIOUS TYPES OF RUNOFF FILTERS SEDIMENT FROM RUNOFF			*				*
40	INLET SEDIMENT TRAP			*				*
	EASY TO SHAPE COLLECTS SEDIMENT MAY BE CLEANED AND EXPANDED AS NEEDED			*				*
43	CULVERT SEDIMENT TRAP		*					*
	EASY TO INSTALL AT INLET KEEPS CULVERT CLEAN AND FREE FLOWING MAY BE CONSTRUCTED OF LUMBER OR LOGS		*					*
54	SILT FENCE			*				*
	USES GEOTEXTILE FABRIC AND POSTS OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY.			*				*



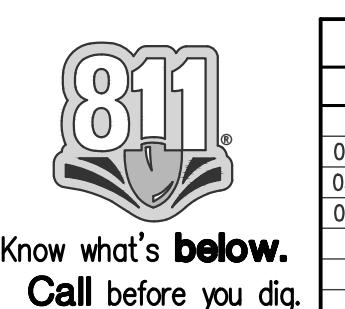
PERMANENT SEEDING GUIDE							
TYPE OF SEED	APR	MAY	JUN	JUL	AUG	SEP	OCT
IRRIGATED AND/OR MULCH							
WITHOUT IRRIGATION OR MULCH							
IRRIGATED AND/OR MULCHED							
WITHOUT IRRIGATION OR MULCH							
IRRIGATED AND/OR MULCHED							
WITHOUT IRRIGATION OR MULCH							

TEMPORARY SEEDING GUIDE							
TYPE OF SEED	APR	MAY	JUN	JUL	AUG	SEP	OCT
SPRING OATS/BARLEY OR DOMESTIC RYEGRASS							
SUDANGRASS							
RYE OR PERENNIAL RYE							
WHEAT							
SPRING OATS/BARLEY OR DOMESTIC RYEGRASS							
SUDANGRASS							
RYE OR PERENNIAL RYE							
WHEAT							

CONSTRUCTION SEQUENCE

1. EXCAVATION AND STOCKPILING OF SOIL.
2. IMPLEMENTATION OF TEMPORARY EROSION CONTROL MEASURES; SELECTIVE GRADING, DIVERSIONS AS REQUIRED IN FIELD, PROTECTION OF STORM SEWER FACILITIES.
3. PERIODIC MAINTENANCE OF AFFECTED EROSION CONTROL MEASURES.
4. PERMANENT MEASURES; FINAL GRADING, SEEDING AND MULCHING.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE													
CONSTRUCTION SEQUENCE		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SOIL & STOCKPILE TOPSOIL													
IMPLEMENTATION OF EROSION CONTROL													
TEMPORARY EROSION CONTROL MEASURES													
STORM FACILITIES													
TEMP. CONSTRUCTION ROADS													
SITE CONSTRUCTION													
PERM. CONTROL MEASURES													
FINISH GRADING													

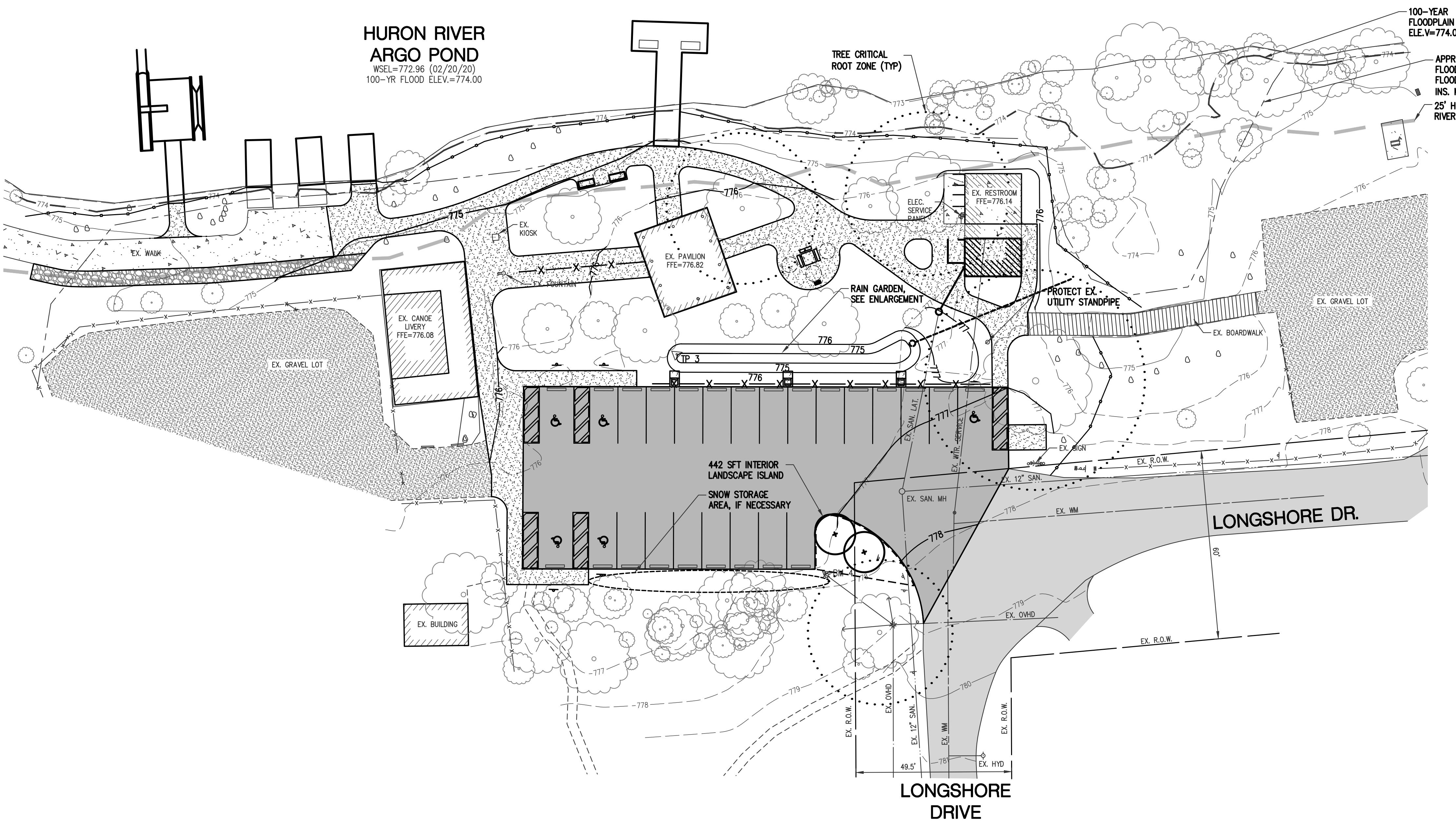


PLAN SUBMITTALS AND CHANGES	
SITE PLAN APPROVAL - **NOT FOR CONSTRUCTION**	
DATE	04/17/20
DESCRIPTION	SITE PLAN SUBMITTAL
DATE	05/22/20
DESCRIPTION	SITE PLAN RESUBMITTAL
DATE	06/16/20
DESCRIPTION	SITE PLAN RESUBMITTAL

REV: _____
SHT# 13 OF 20
JOB No: 20C0027

PREPARED FOR
CITY OF ANN ARBOR PARKS & REC
ARGO PARK LIVERY
SESCKEY
ROWE PROFESSIONAL
SERVICES COMPANY
The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502

R:\Projects\20C0027\09\Construction Drawings\SH-20C0027 - Soil.mwg
Plotted: 6/15/2020 4:39 PM



LANDSCAPE NOTES

1. TREES & ROOT ZONES SHALL BE PROTECTED BY CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL HAND DIG AND LIMIT CONSTRUCTION TRAFFIC WITHIN TREE DRIPLINE.
2. ALL DISEASED, DAMAGED OR DEAD MATERIAL SHOWN ON THE SITE PLAN AS PROPOSED PLANTINGS SHALL BE REPLACED BY THE END OF THE FOLLOWING GROWING SEASON AS A CONTINUING OBLIGATION FOR THE DURATION OF THE SITE PLAN.
3. ALL DISTURBED AREAS WITHIN LIMITS OF DISTURBANCE AND PROPOSED LANDSCAPE AREAS SHALL BE RESTORED WITH A MINIMUM OF THREE (3) INCHES OF TOPSOIL AND THEN SOD OR SEED/FERTILIZE/MULCH PER THE PLAN. PROVIDE SOD OR SEED AND EROSION CONTROL BLANKETS ON ALL SLOPES 3:1 OR STEEPER.
4. SEED MIXES AND FERTILIZER:
 - 4.1 LAWNS:
 - 15% RUGBY KENTUCKY BLUEGRASS
 - 10% PARK KENTUCKY BLUEGRASS
 - 40% RUBY CREEPING RED FESCUE
 - 15% PENNIFINE PERENNIAL RYEGRASS
 - 20% SCALDIS HARD FESCUE
5. SEE NOTES SHEET (SHEET #2) FOR ADDITIONAL NOTES.
6. PLANT MATERIALS SHALL BE INSTALLED AS DETAILED. TREES SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE CITY OF ANN ARBOR PARKS AND RECREATION DEPARTMENT AND AS SHOWN ON THE TREE PLANTING DETAIL.
7. APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.
8. ANY TREE SPECIES DEVIATIONS FROM THE APPROVED SITE PLAN MUST FIRST BE APPROVED IN WRITING BY THE CITY OF ANN ARBOR PRIOR TO INSTALLATION.
9. ALL COMPACTED SUBGRADE SOILS IN PROPOSED LANDSCAPE AREA SHALL BE TILLED TO A MINIMUM 12-INCH DEPTH PRIOR TO PLACEMENT OF TOPSOIL, GEOTEXTILE FABRIC, OR OTHER PLANTING MEDIA AS SPECIFIED.
10. SNOW SHALL NOT BE PUSHED ONTO INTERIOR LANDSCAPE ISLANDS, UNLESS DESIGNED FOR SNOW STORAGE

LANDSCAPE REQUIREMENTS

1. PARKING LOT LANDSCAPING
TOTAL VEHICULAR USE AREA (V.U.A.) = 8431 SFT

INTERIOR LANDSCAPE AREA REQUIRED = 1:20 SFT
TOTAL INTERIOR LANDSCAPE AREA REQUIRED = 422 SFT
TOTAL INTERIOR LANDSCAPE AREA PROVIDED = 422 SFT
2. INTERIOR LANDSCAPE ISLAND TREES
422 SFT/ 1 TREE PER 250 SFT = 1.6 TREES (2 TREES PROVIDED)
3. TREE MITIGATION
NO LANDMARK OR WOODLAND TREES ARE PROPOSED FOR REMOVAL; NO MITIGATION REQUIRED
4. PROPOSED TREES
(2) ACER RUBRUM, RED MAPLE 2-1/2" B & B

RAIN GARDEN PLANT LIST

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>QUANTITY</u>	<u>SIZE</u>
A - ASTERACEAE ASTER	ASTER SPP.	18	1-GAL.
E - ECHINACEA PURPUREA	PURPLE CONEFLOWER	18	1-GAL.
P - PANICUM VIRGATUM	SWITCH GRASS	18	1-GAL.
R - RUDBECKIA HIRTA	BLACK EYED SUSAN	18	1-GAL.

TRIANGULAR SPACING PATTERN
SPACING: 24" O.C.
PLANTING AREA: 250 SFT.
TOTAL PLANTS: 72

RAIN GARDEN PLANTING ENLARGEMENT

SCALE: 1" = 1'



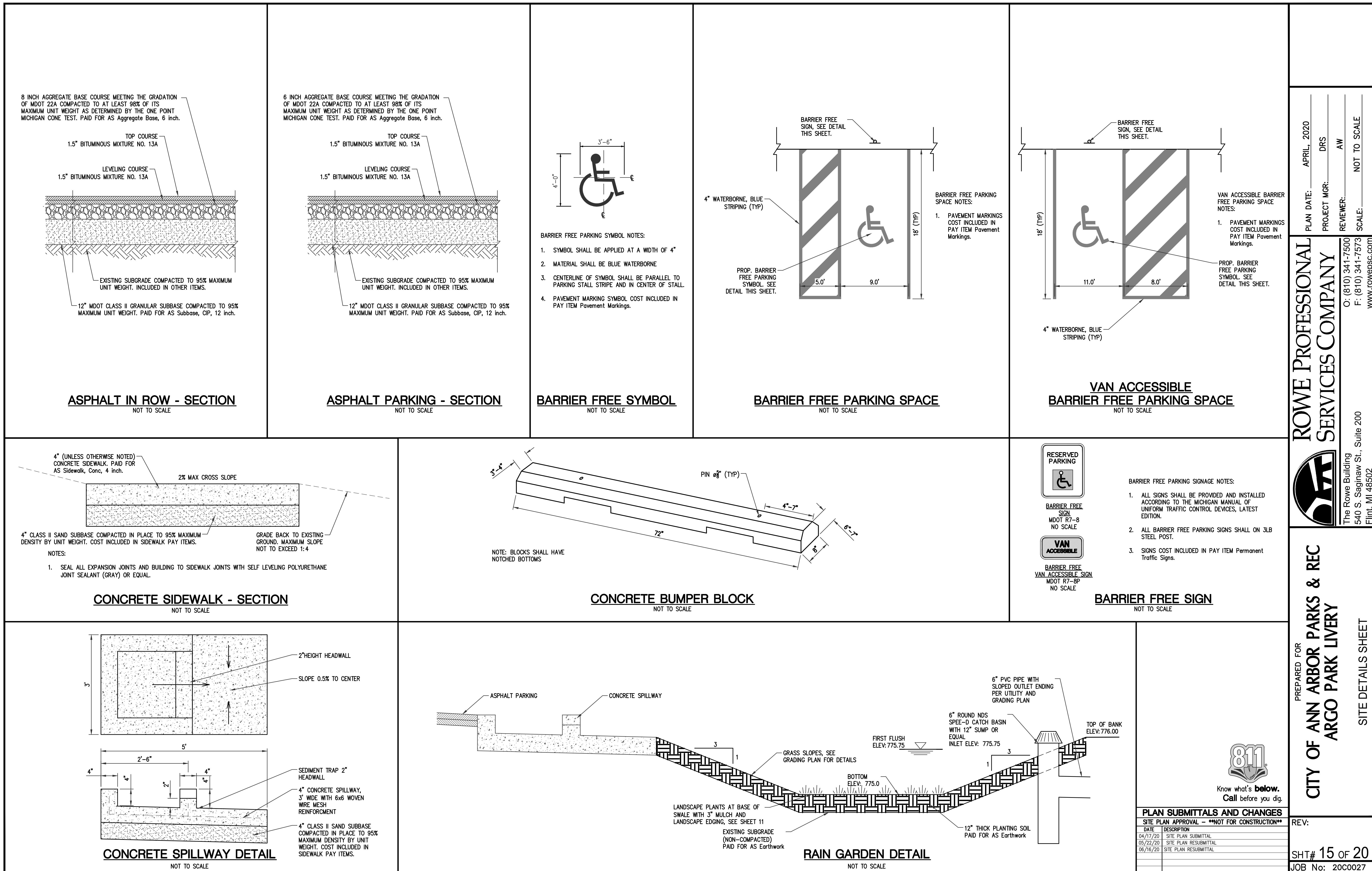
Know what's **below**.
Call before you dig.

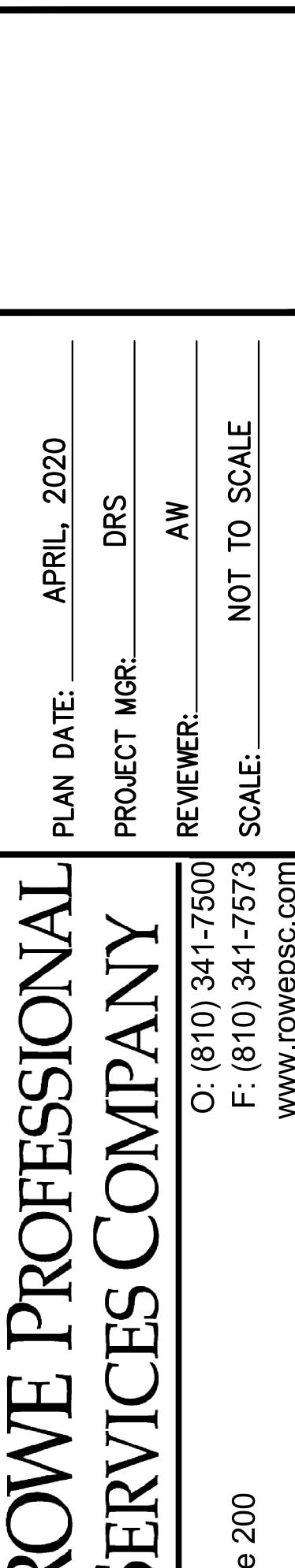
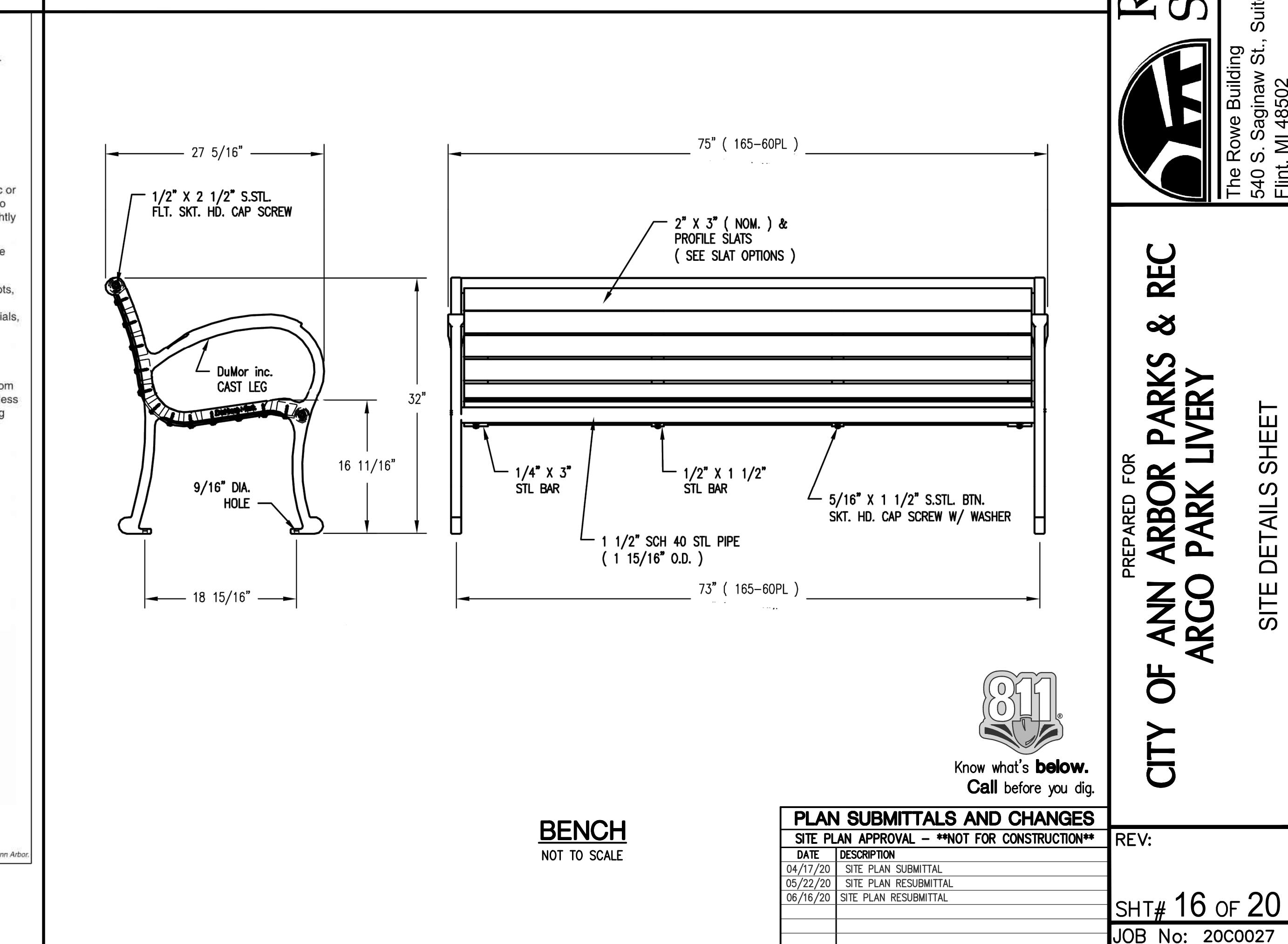
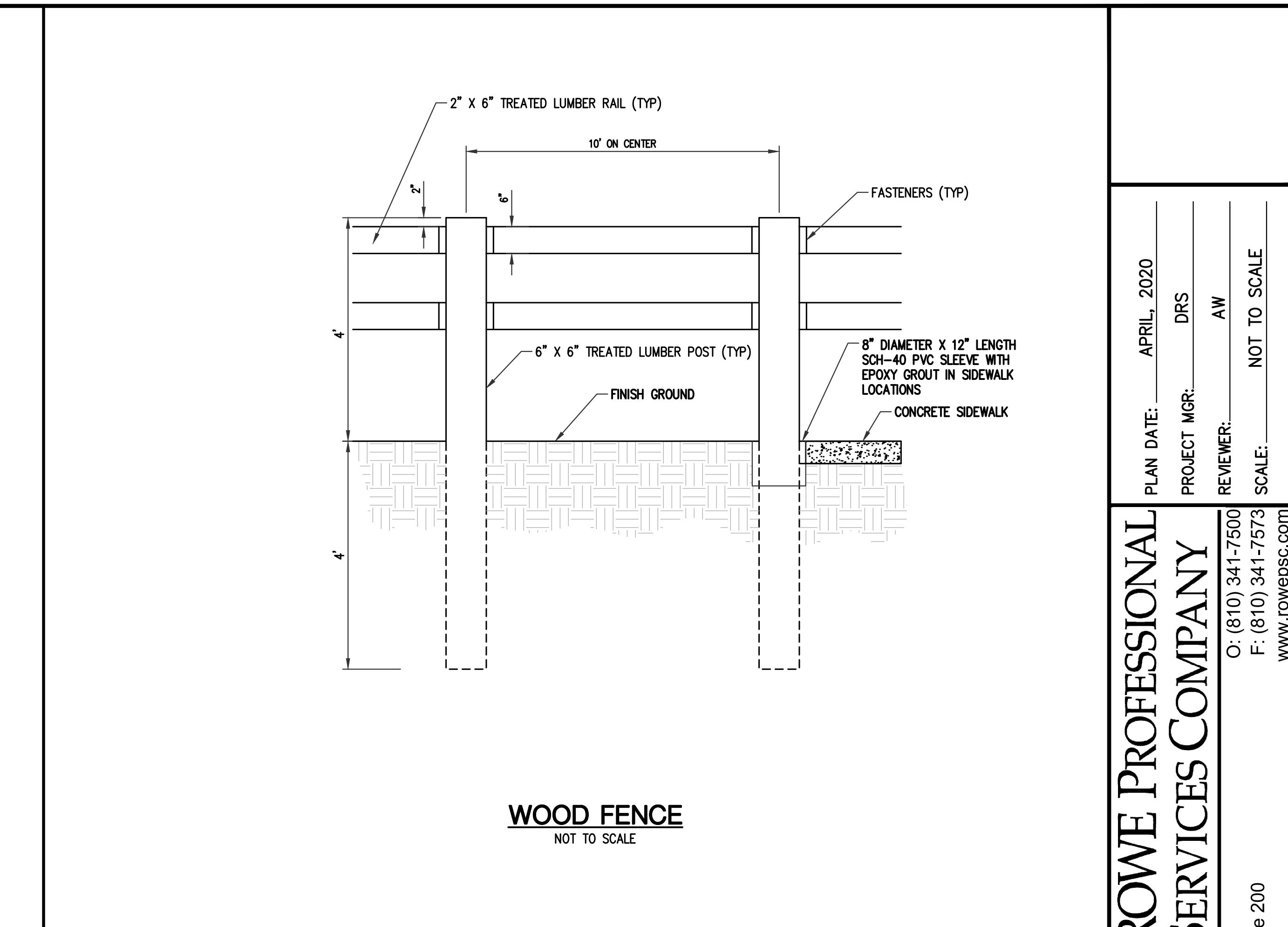
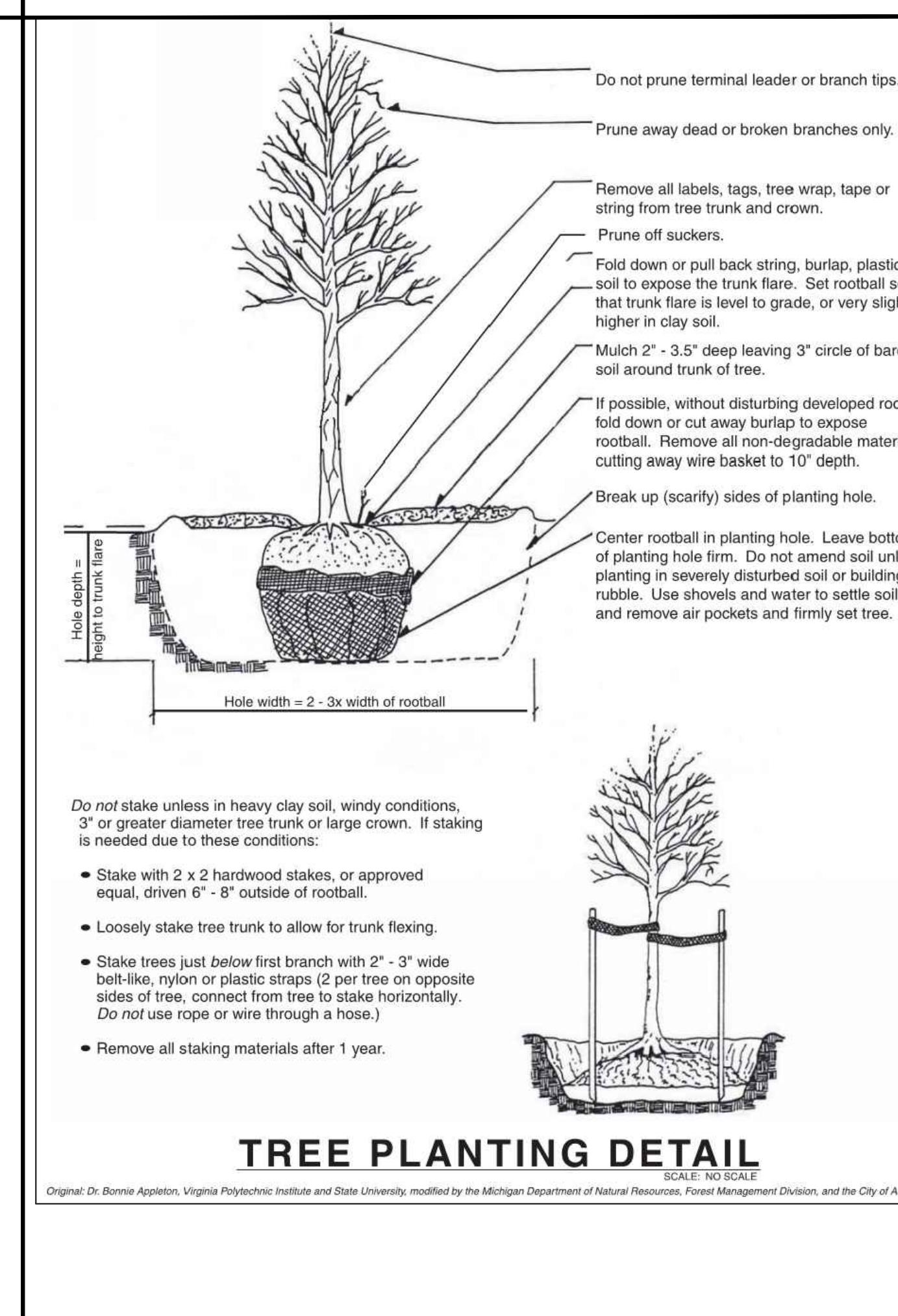
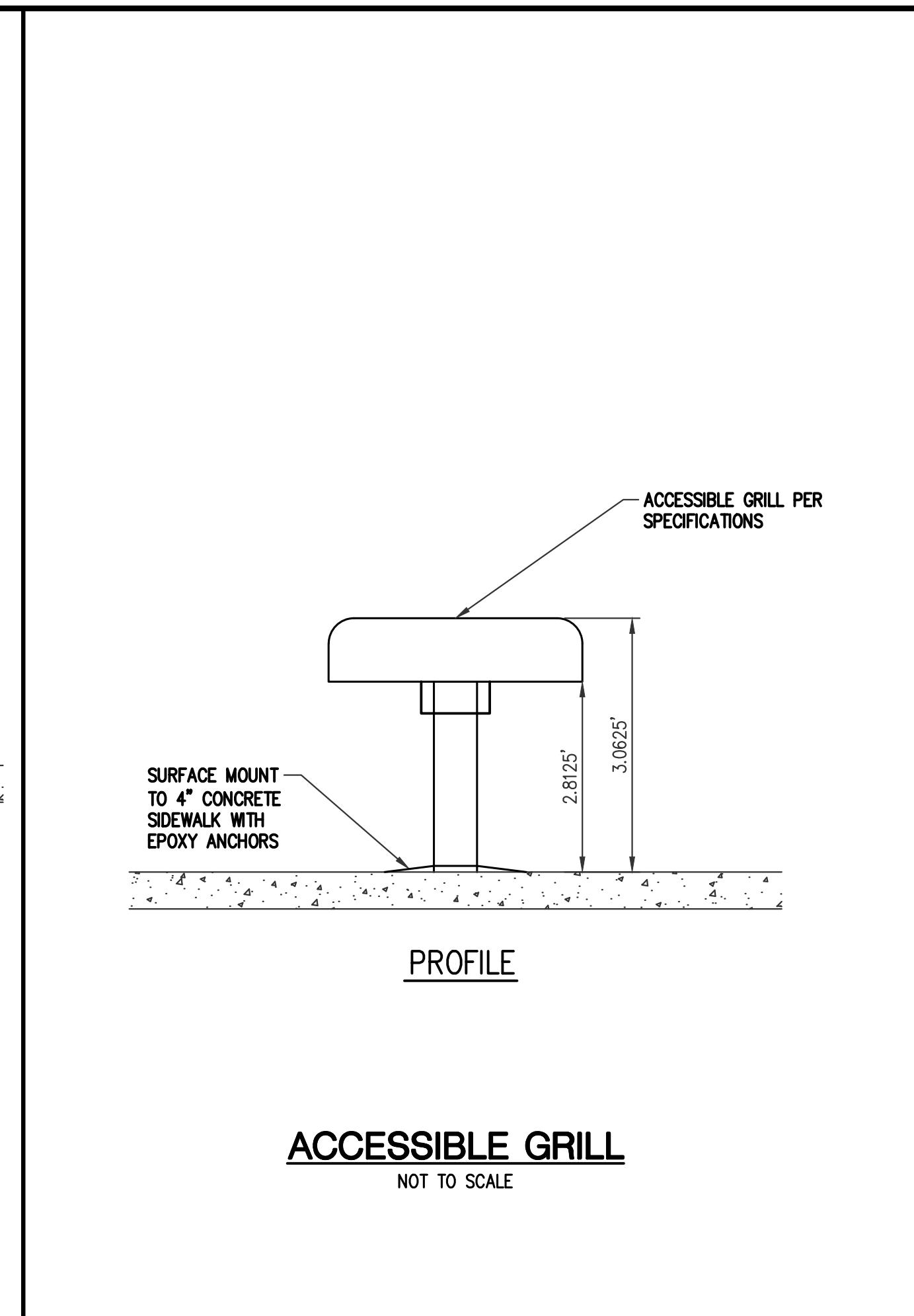
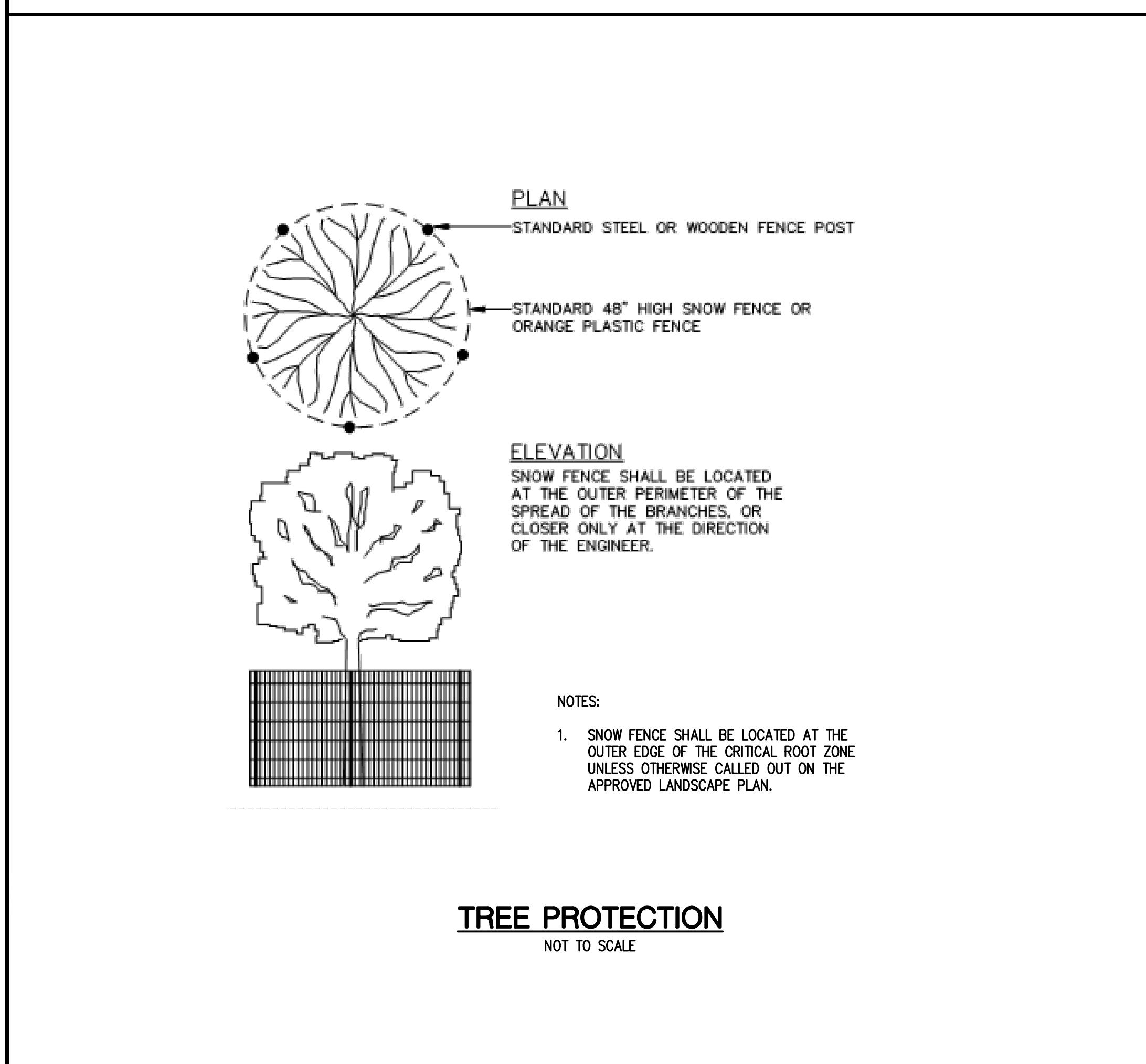
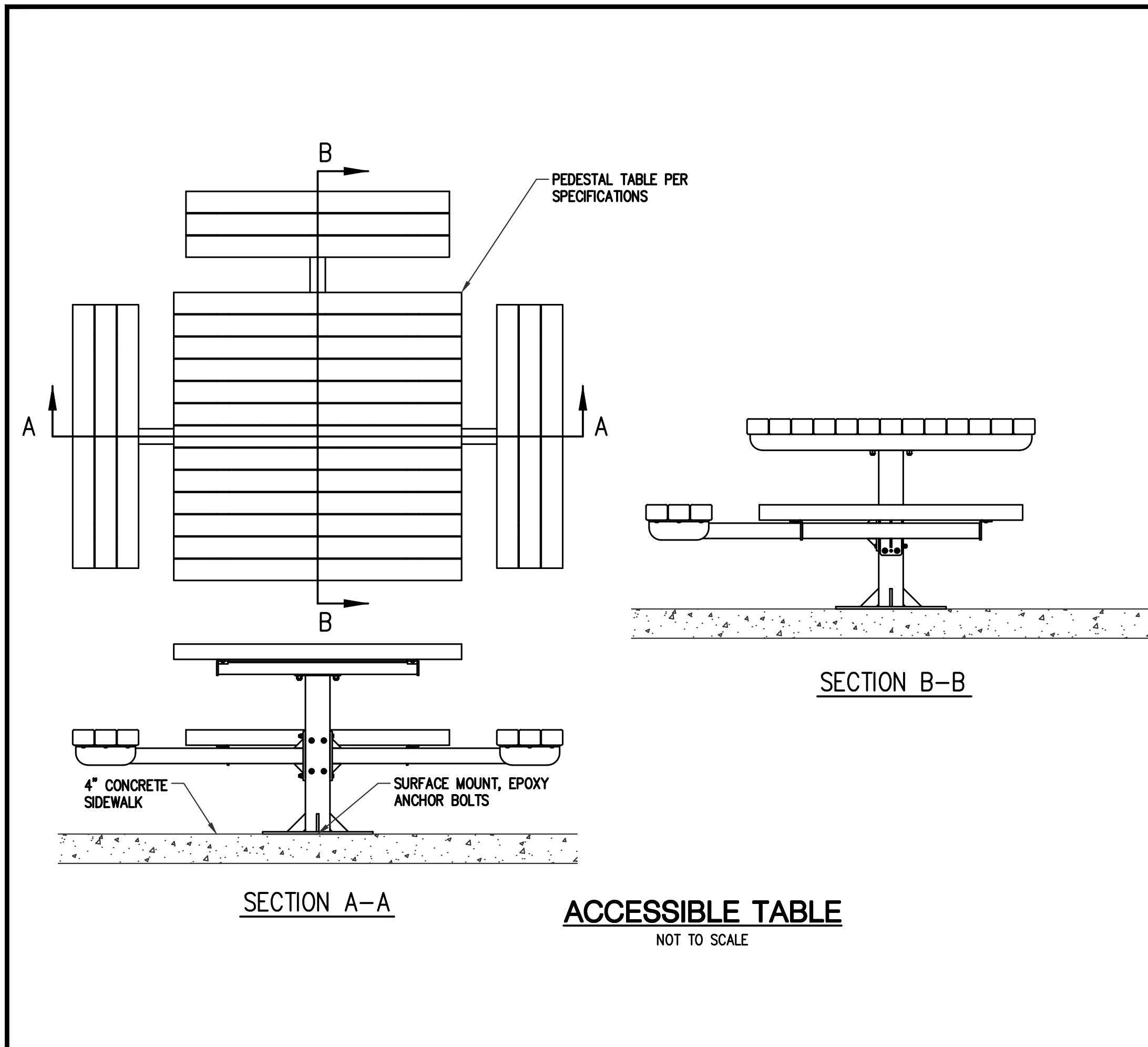
ON SUBMITTALS AND CHANGES

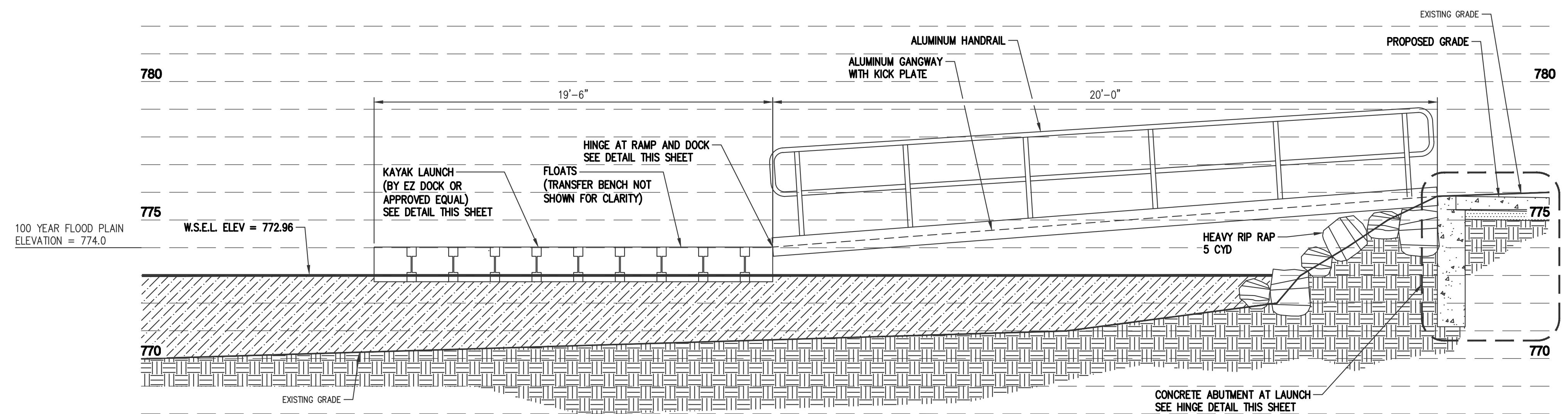
PLAN APPROVAL - **NOT FOR CONSTRUCTION**	
	DESCRIPTION
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0	SITE PLAN RESUBMITTAL

REV.

SHT# 14 OF 20
JOB No: 20C0027







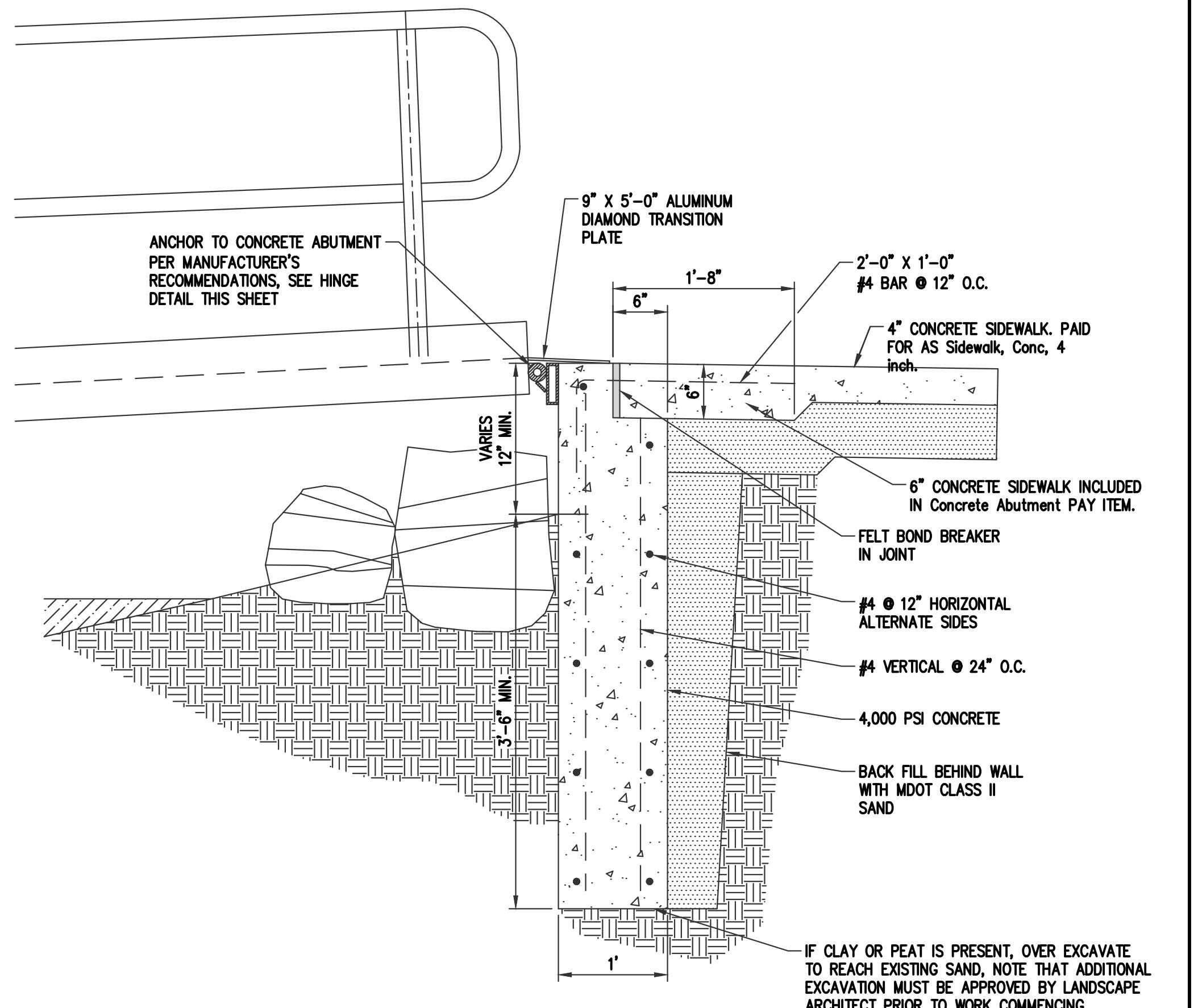
KAYAK LAUNCH SECTION
NOT TO SCALE

DOCK LIVE LOAD OF 62.5 LBS/SFT

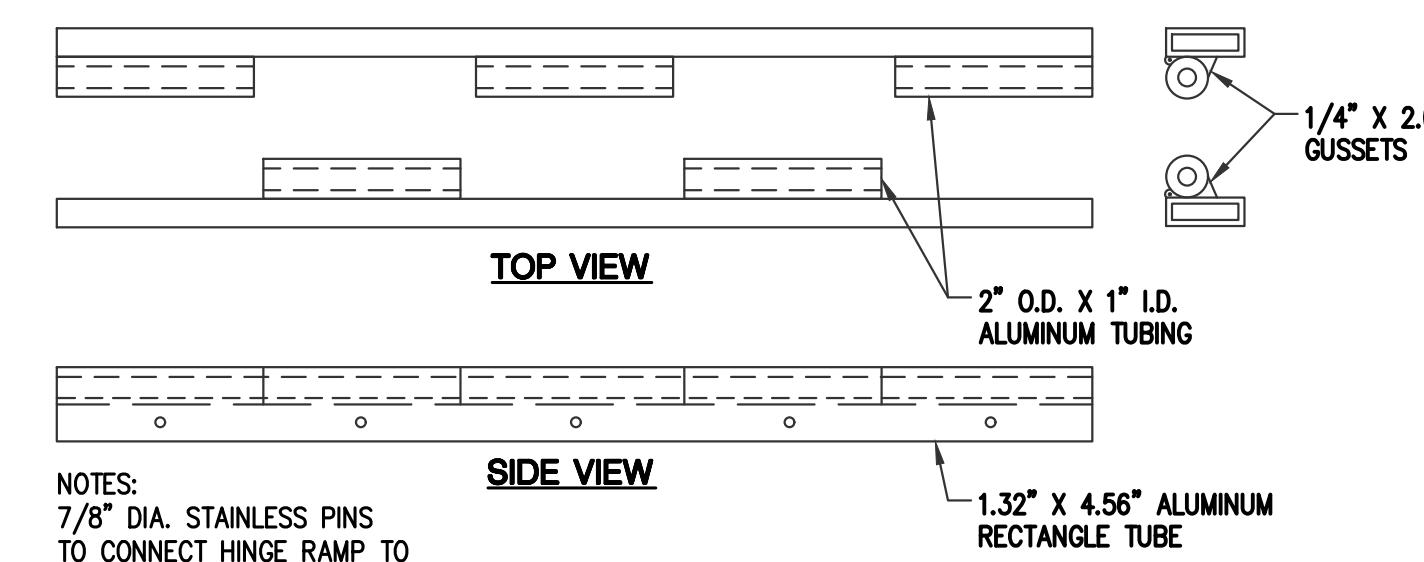
EZ KAYAK LAUNCH, POLY 168"x60" (PRODUCT NUMBER: 200900) TO BE PROVIDED AND INSTALLED BY CITY (NOT IN CONTRACT)
GANGWAY DRAWN WITHOUT HAND RAILINGS TO MORE CLOSELY DEPICT ANCHORING DETAILS
GANGWAY COMES WITH HAND RAILINGS

LOCATION OF THE SUPPLEMENTAL FLOAT POD BRACKET MAY NEED ADJUSTMENT BY THE INSTALLER TO ACHIEVE BALANCED FLOATATION OF THE DOCK SYSTEM

PLAN
EZ LAUNCH
NOT TO SCALE



CONCRETE ABUTMENT AT LAUNCH
NOT TO SCALE



HINGE DETAIL
NOT TO SCALE

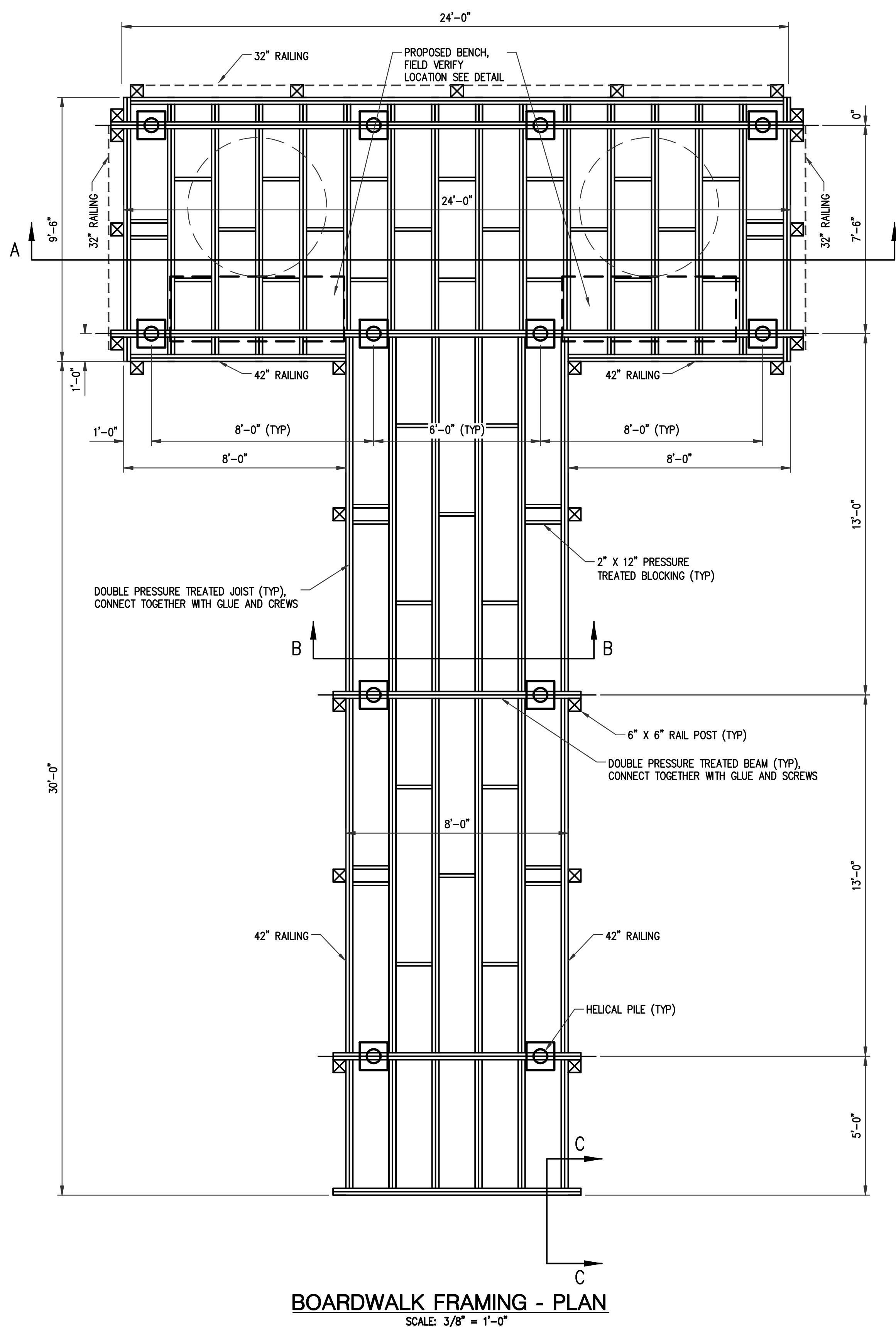


Know what's below.
Call before you dig.

PLAN SUBMITTALS AND CHANGES	
SITE PLAN APPROVAL - **NOT FOR CONSTRUCTION**	
DATE	DESCRIPTION
04/17/20	SITE PLAN SUBMITTAL
05/22/20	SITE PLAN RESUBMITTAL
06/16/20	SITE PLAN RESUBMITTAL

REV: SHT# 17 OF 20
JOB No: 20C0027

CITY OF ANN ARBOR PARKS & REC
ARGO PARK LIVERY
KAYAK LAUNCH DETAILS SHEET



BOARDWALK NOTES:

THE DESIGN OF THIS STRUCTURE IS BASED ON CURRENT AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, PEDESTRIAN LOADING OF 90 PSF AND A MAINTENANCE VEHICLE H10 LOADING, NOT ACTING CONCURRENTLY.

ALL WORK AND MATERIALS REQUIRED TO INSTALL TIMBER BOARDWALK WILL BE PAID FOR AS Structure, Timber, Boardwalk.

ALL LUMBER MATERIALS SHALL BE PRESSURE TREATED WITH AN APPROVED PROCESS AND PRESERVATION IN ACCORDANCE WITH AMERICAN WOOD PROTECTION ASSOCIATION STANDARDS. SUITABLE FOR GROUND CONTACT.

ALL LUMBER SHALL BE IDENTIFIED BY THE GRADE MARK OR CERTIFICATE OF INSPECTING AGENCY.

ALL LUMBER SHALL BE SOUTHERN YELLOW PINE, GRADE OF LUMBER AS INDICATED IN THE SPECIAL PROVISIONS WITH PRESERVATION TREATMENT WITH RETENTION LEVEL OF 0.4 (LB/CU.FT.) OF ACQ-B.

ALL SCREWS, BOLTS, AND NAILS SHALL BE HOT-DIPPED GALVANIZED STEEL.

ALL METAL HARDWARE INCLUDING JOIST HANGERS SHALL BE HOT-DIPPED GALVANIZED STEEL.

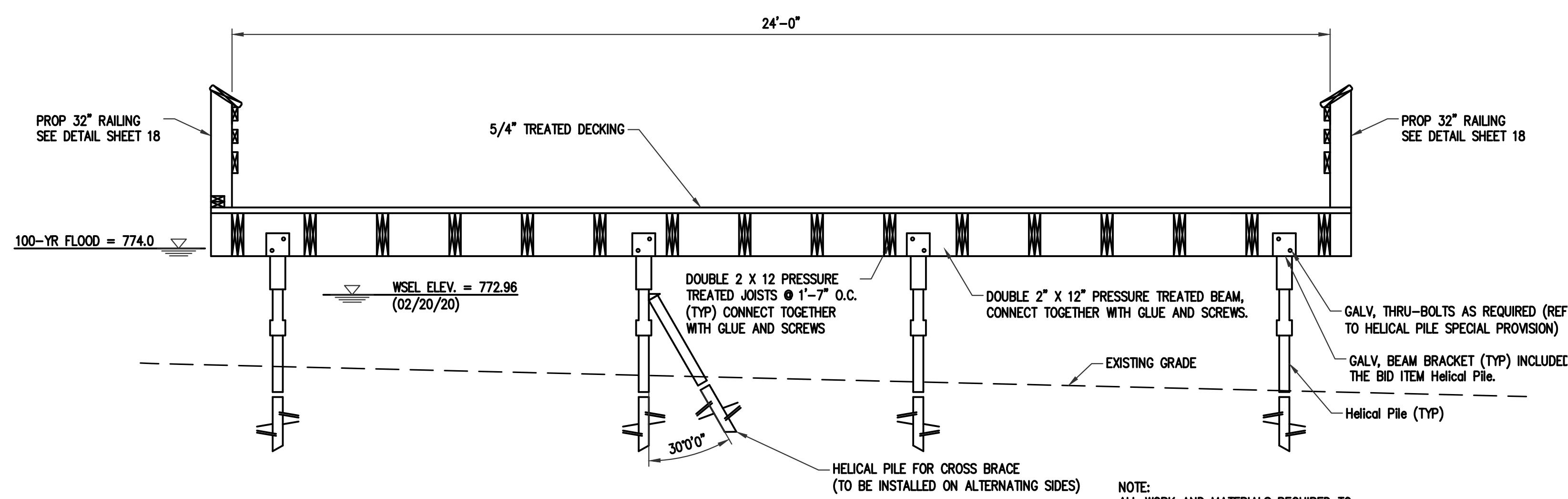
ALL NAILS SHALL MEET THE REQUIREMENTS OF ASTM F-1667.

WOOD SCREWS SHALL MEET THE REQUIREMENTS OF ANSI/AESME B18.21.

THREADED NAILS SHALL INCLUDE HELICAL (SPIRAL) AND ANNULAR (RING-SHRANK) NAILS.

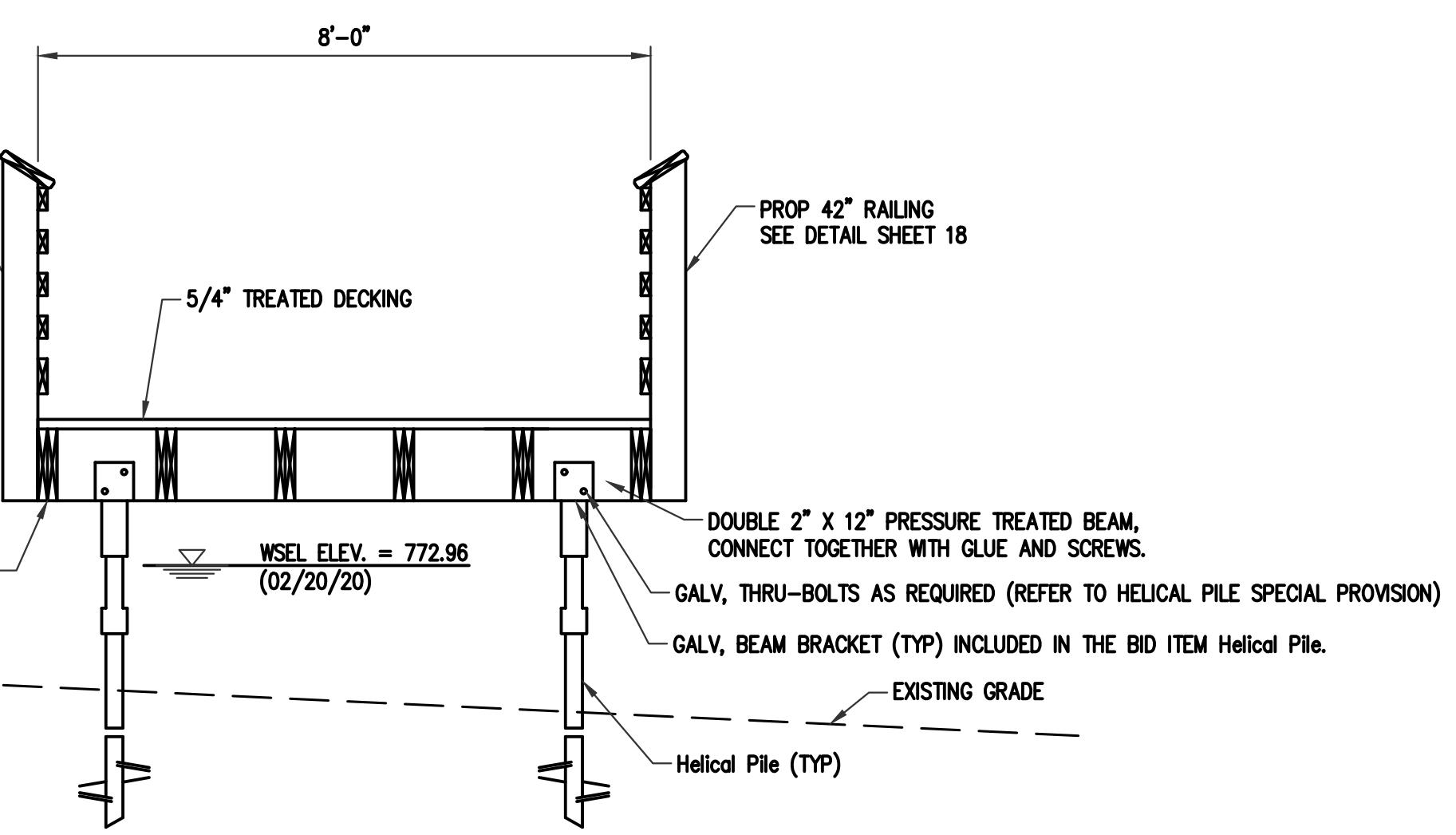
VERTICAL HELICAL PILES SHALL BE INSTALLED TO A MINIMUM ULTIMATE PILE CAPACITY OF 22 KIPS.

DESIGN HELICAL PILE SYSTEM FOR A DESIGN LIFE OF 50 YEARS.



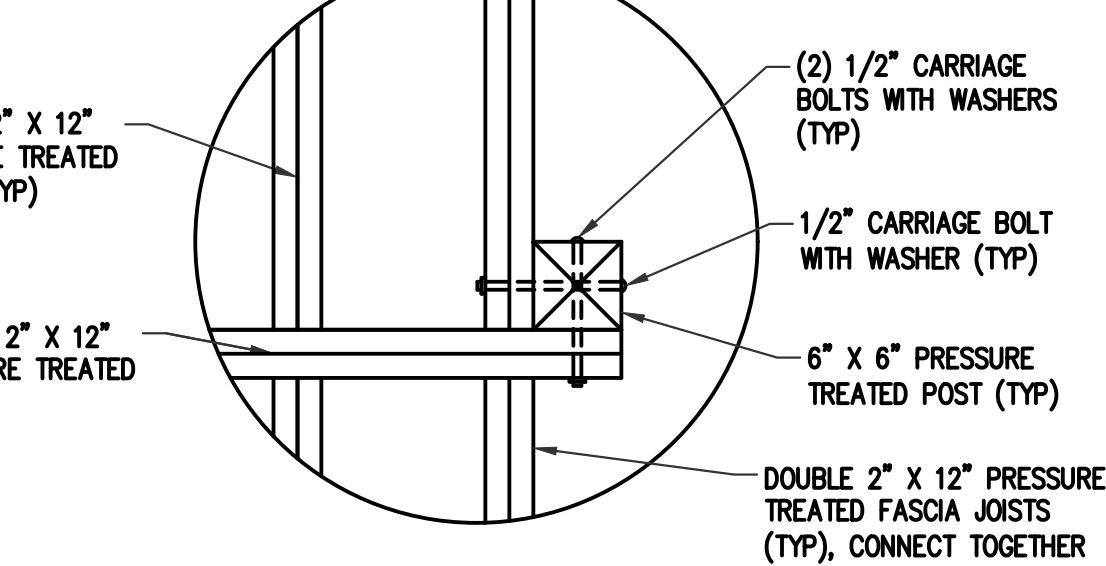
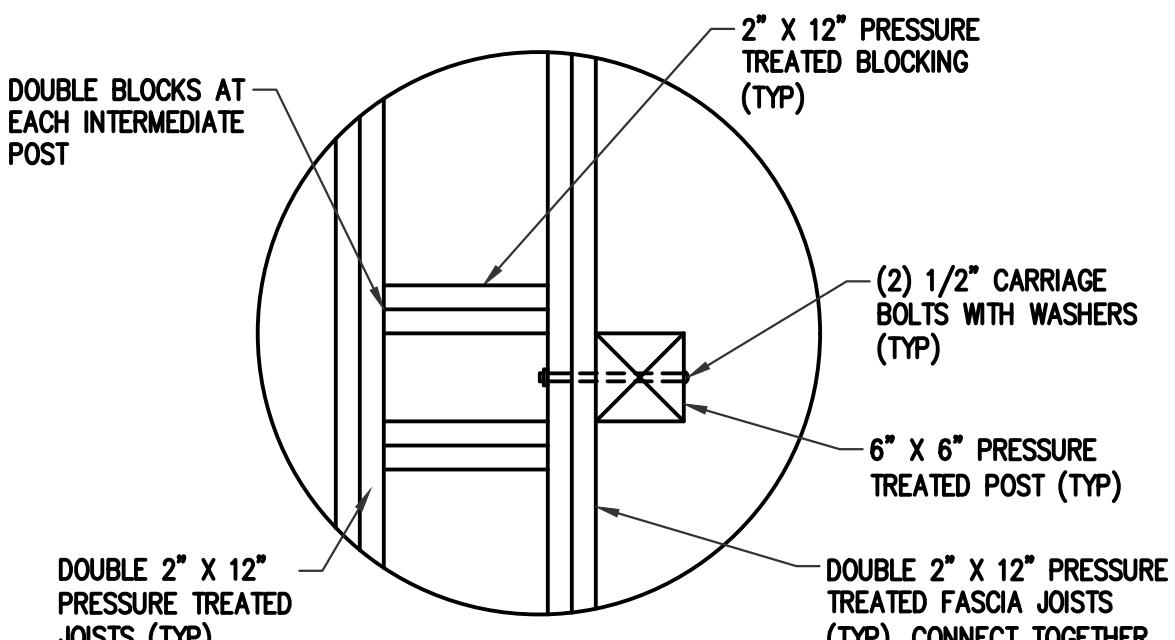
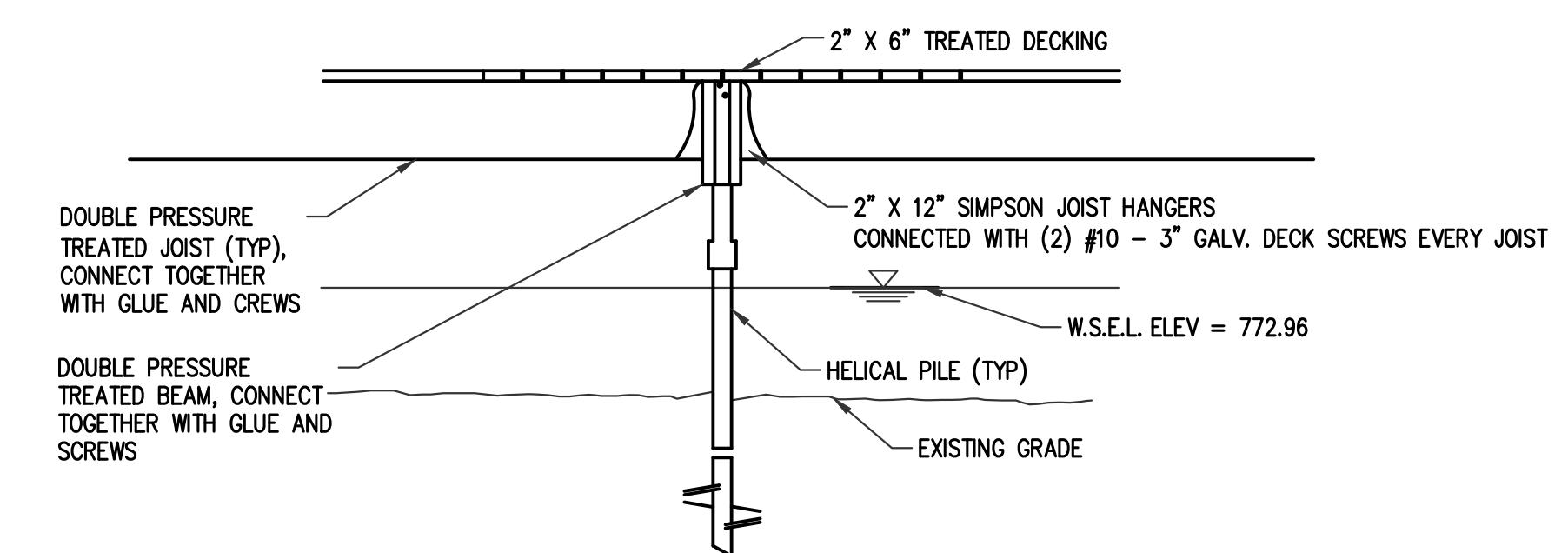
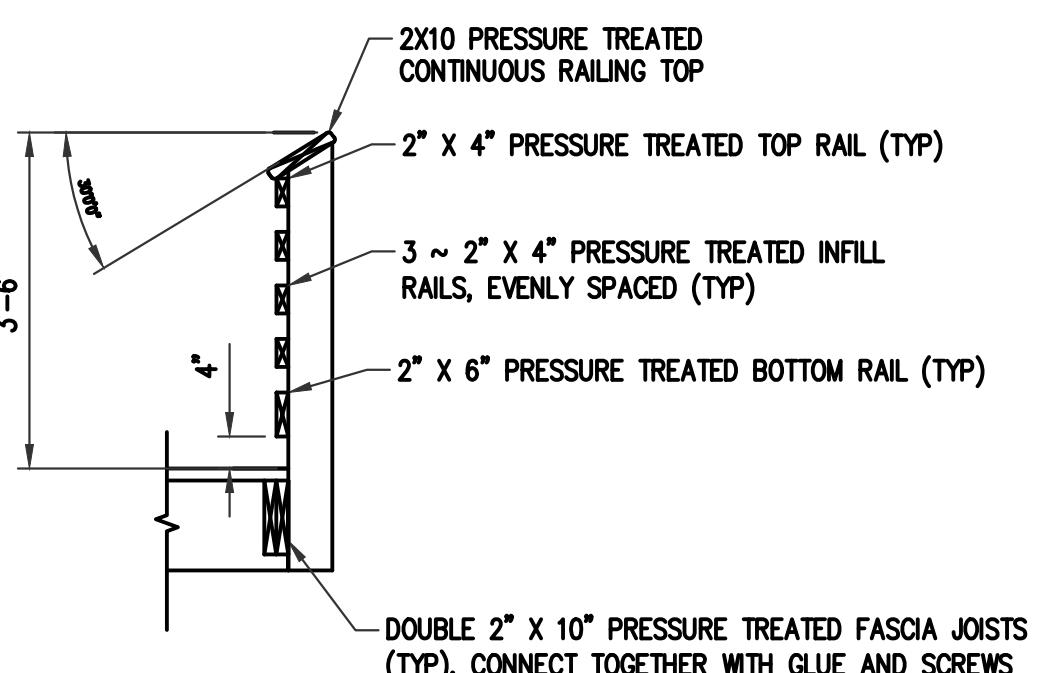
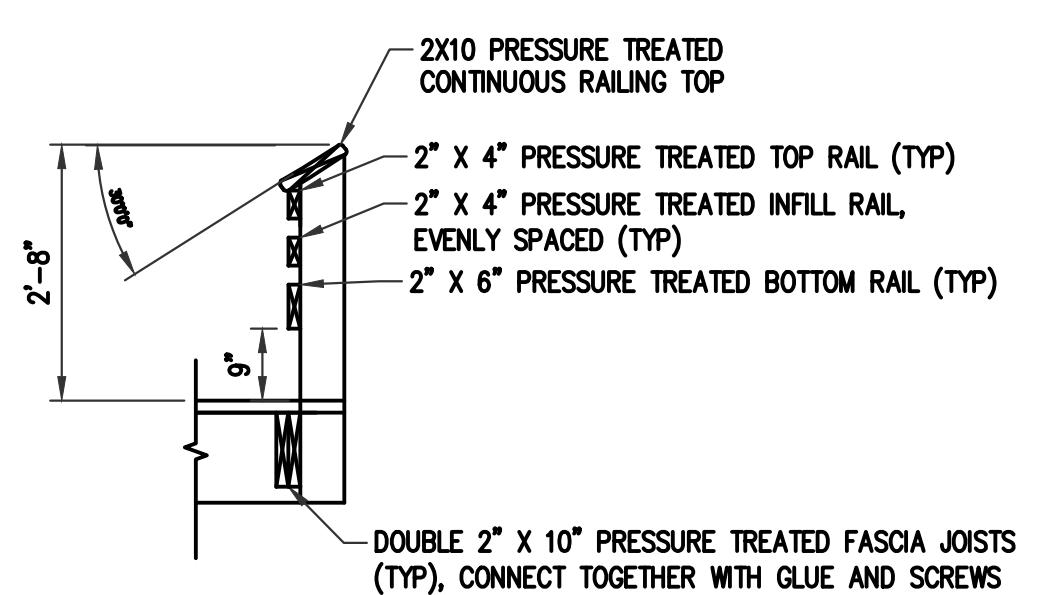
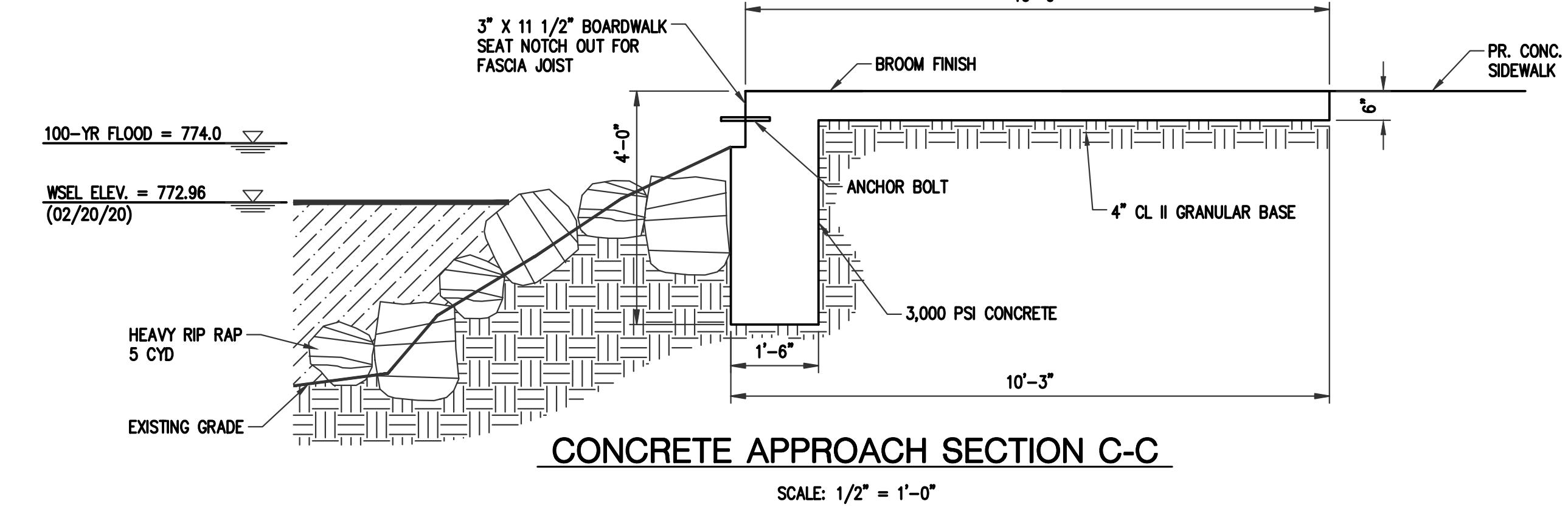
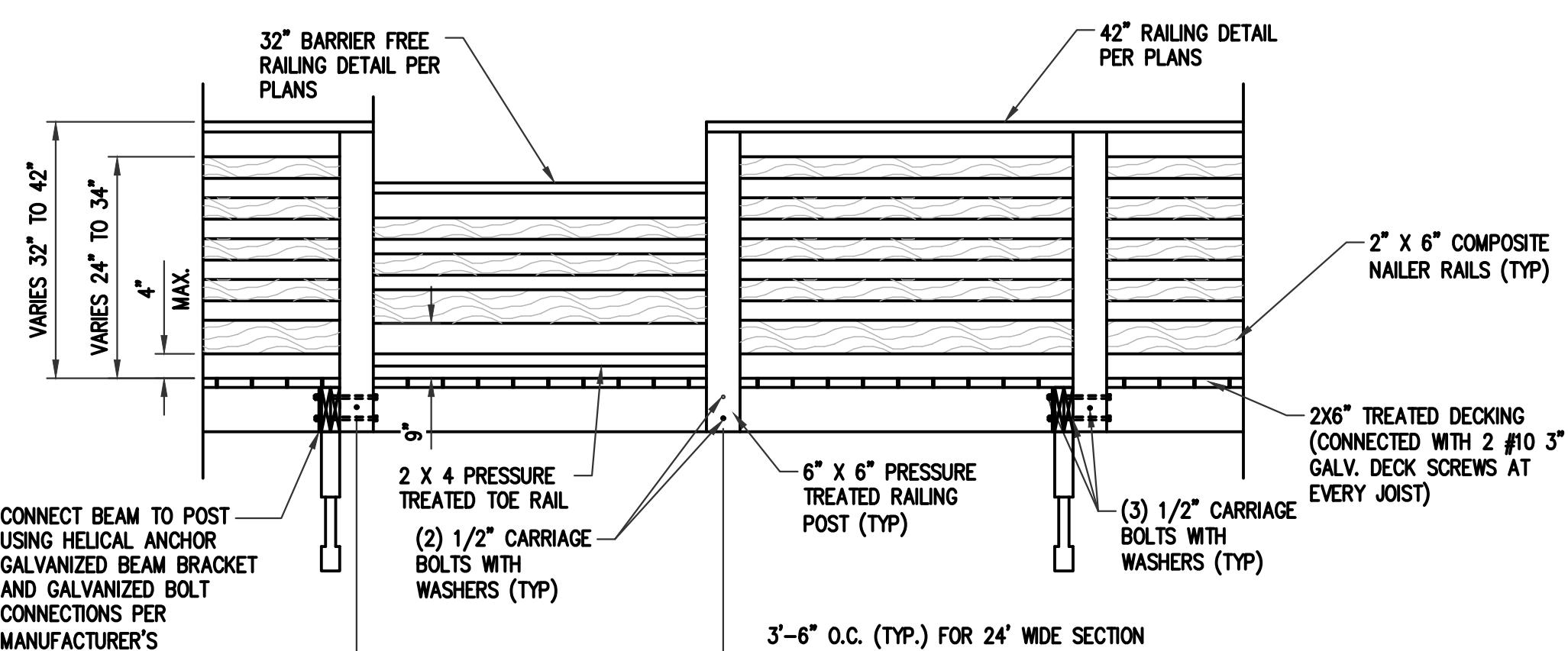
NOTE:
ALL WORK AND MATERIALS REQUIRED TO INSTALL BOARDWALK, AS SHOWN, EXCEPT Helical Pile, IS INCLUDED IN Structure, Timber, Boardwalk PAY ITEM BY THE FOOT AND NOT PAID FOR SEPARATE.

CITY OF ANN ARBOR PARKS & REC ARGO PARK LIVERY
PREPARED FOR
BOARDWALK DETAILS SHEET
Know what's below.
Call before you dig.



NOTE:
ALL WORK AND MATERIALS REQUIRED TO INSTALL BOARDWALK, AS SHOWN, EXCEPT Helical Pile, IS INCLUDED IN Structure, Timber, Boardwalk PAY ITEM BY THE FOOT AND NOT PAID FOR SEPARATE.

PLAN SUBMITTALS AND CHANGES	
SITE PLAN APPROVAL - **NOT FOR CONSTRUCTION**	
DATE	DESCRIPTION
04/17/20	SITE PLAN SUBMITTAL
05/22/20	SITE PLAN RESUBMITTAL
06/16/20	SITE PLAN RESUBMITTAL



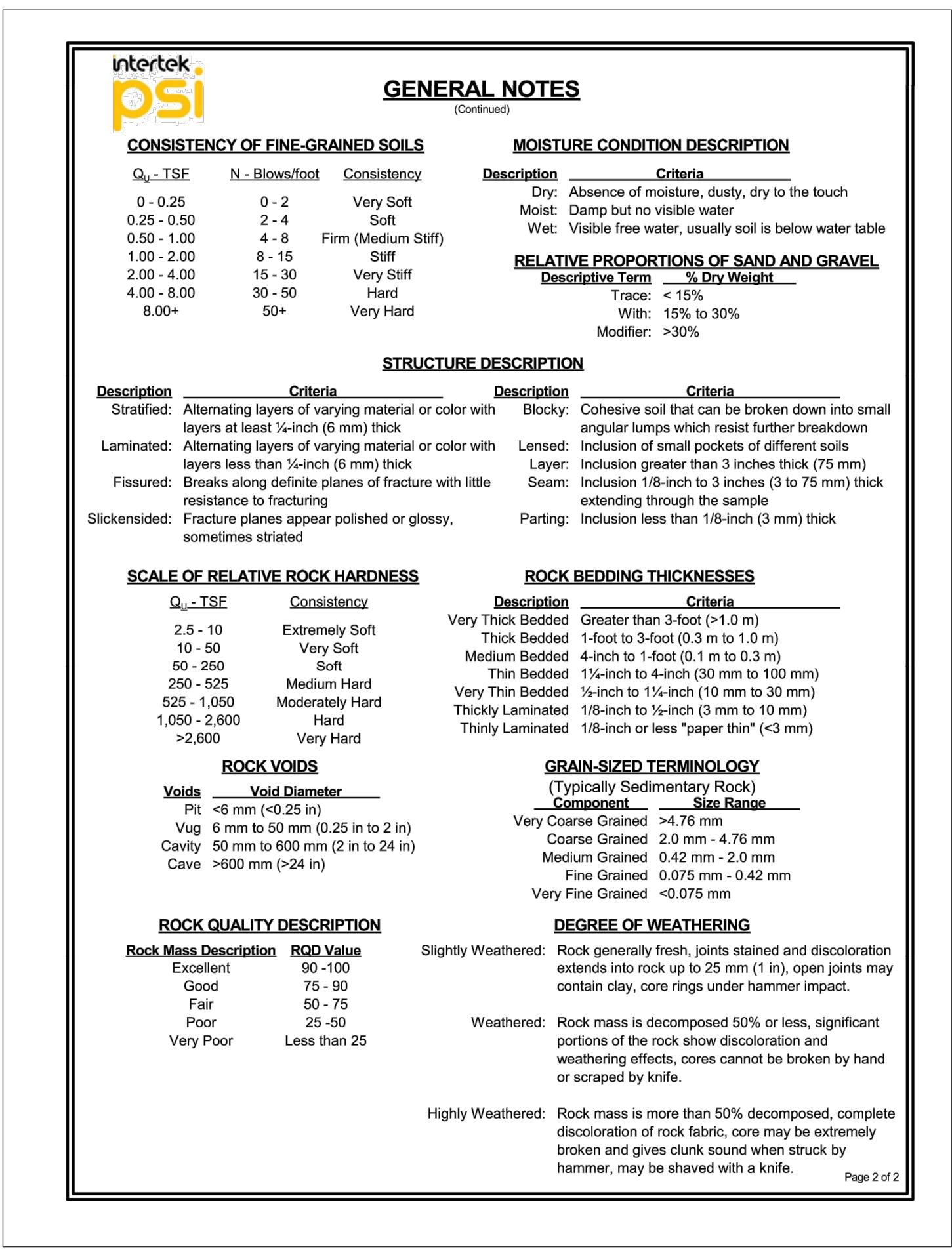
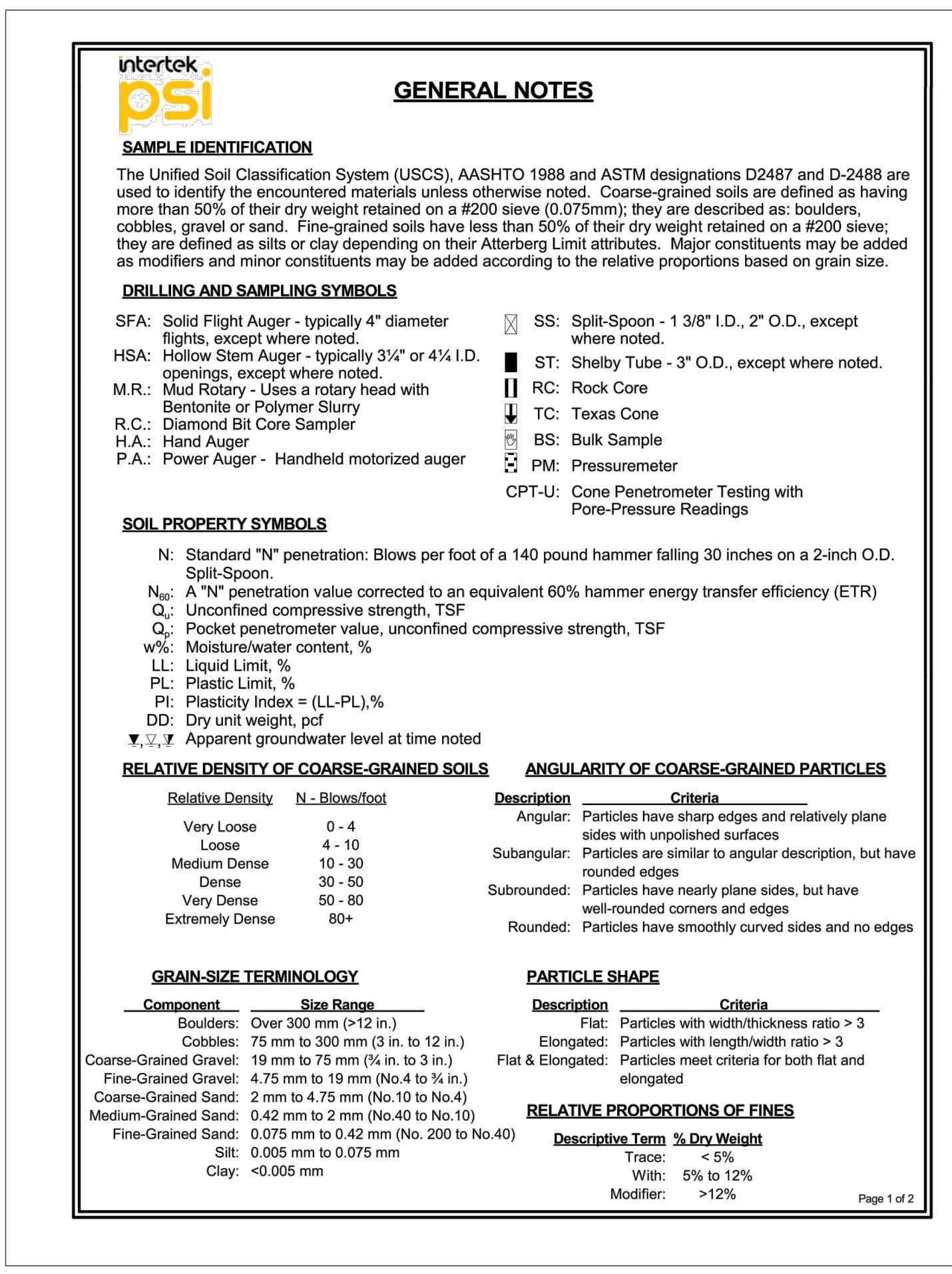
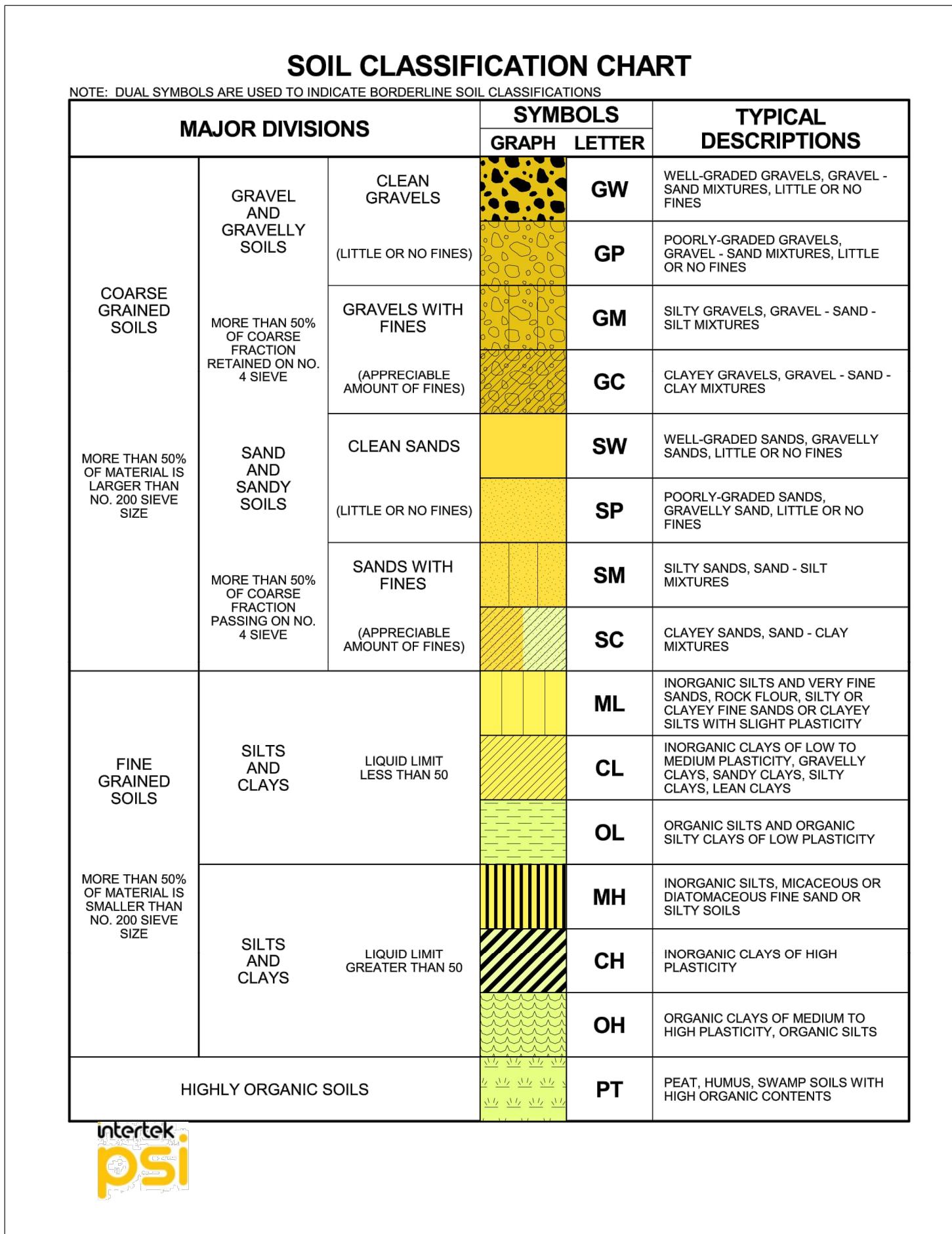
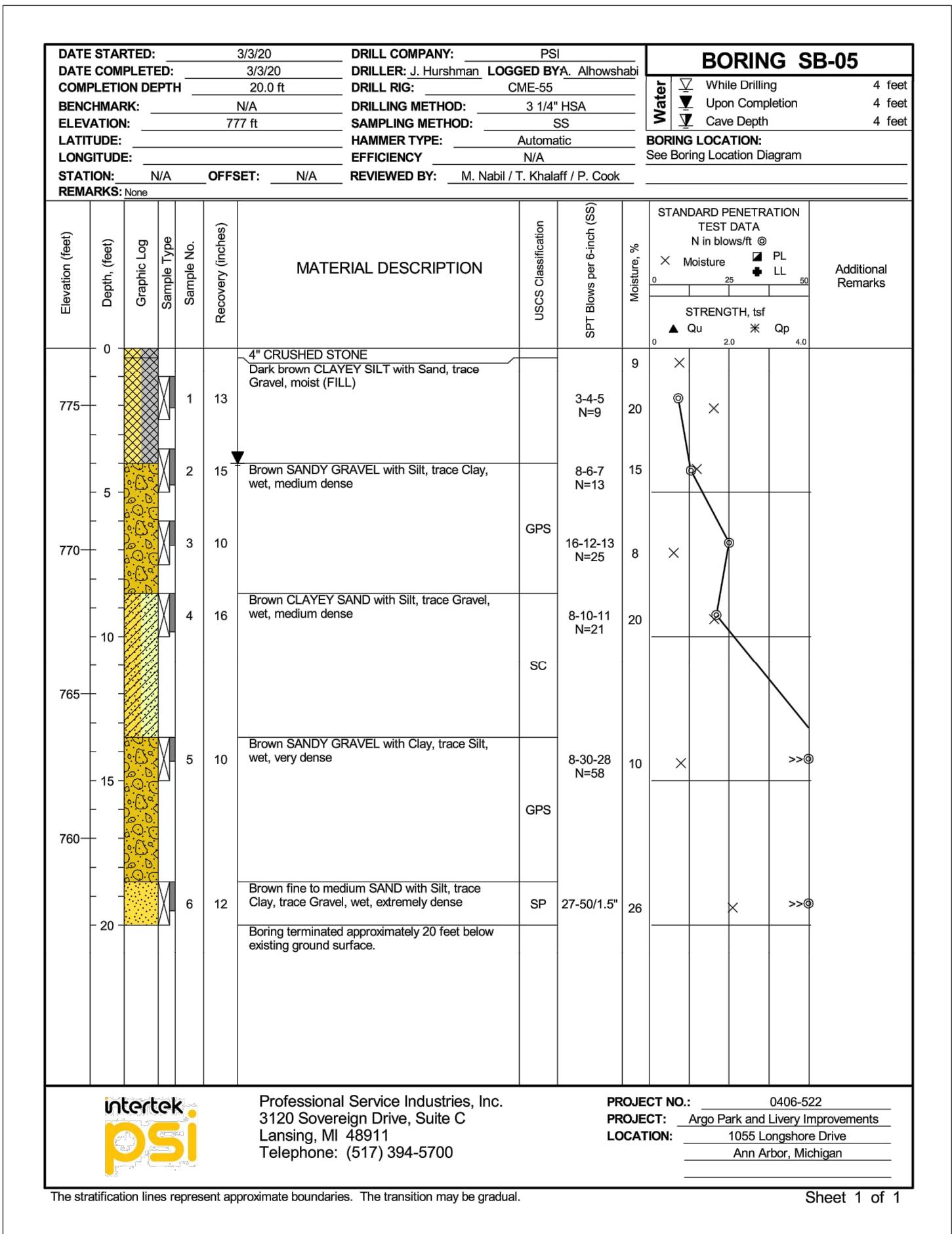
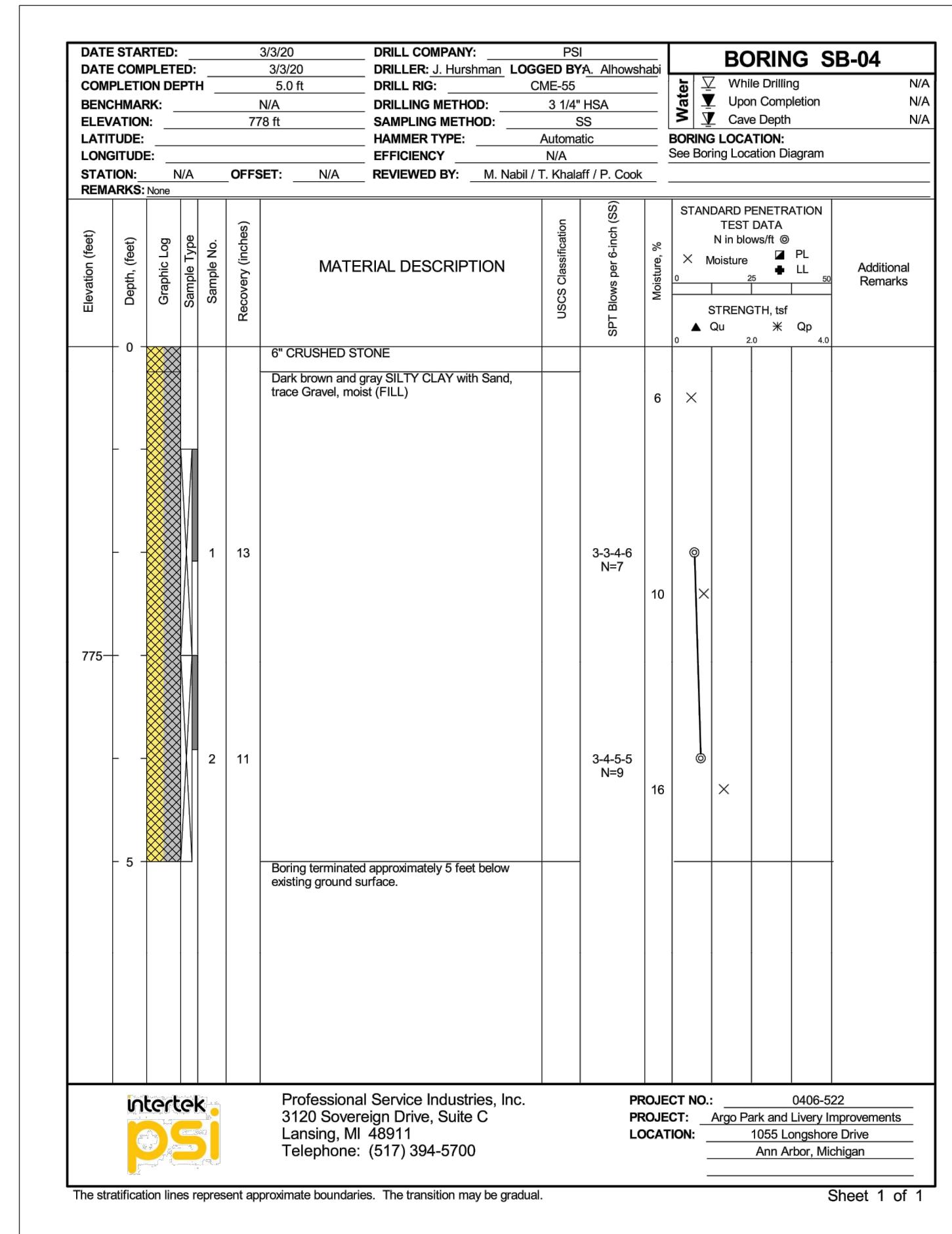
CITY OF ANN ARBOR PARKS & REC
ARGO PARK LIVERY
BOARDWALK DETAILS SHEET

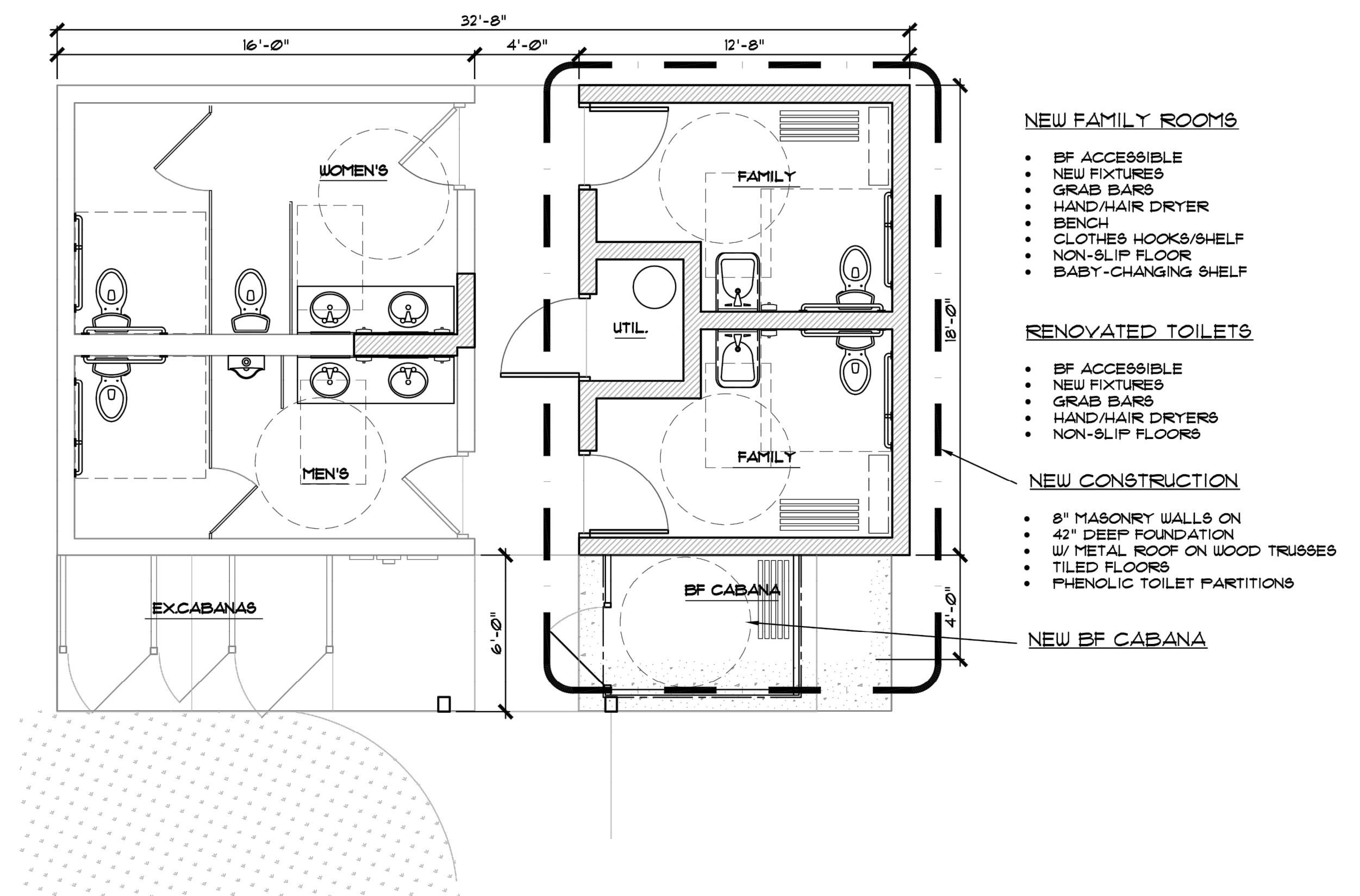
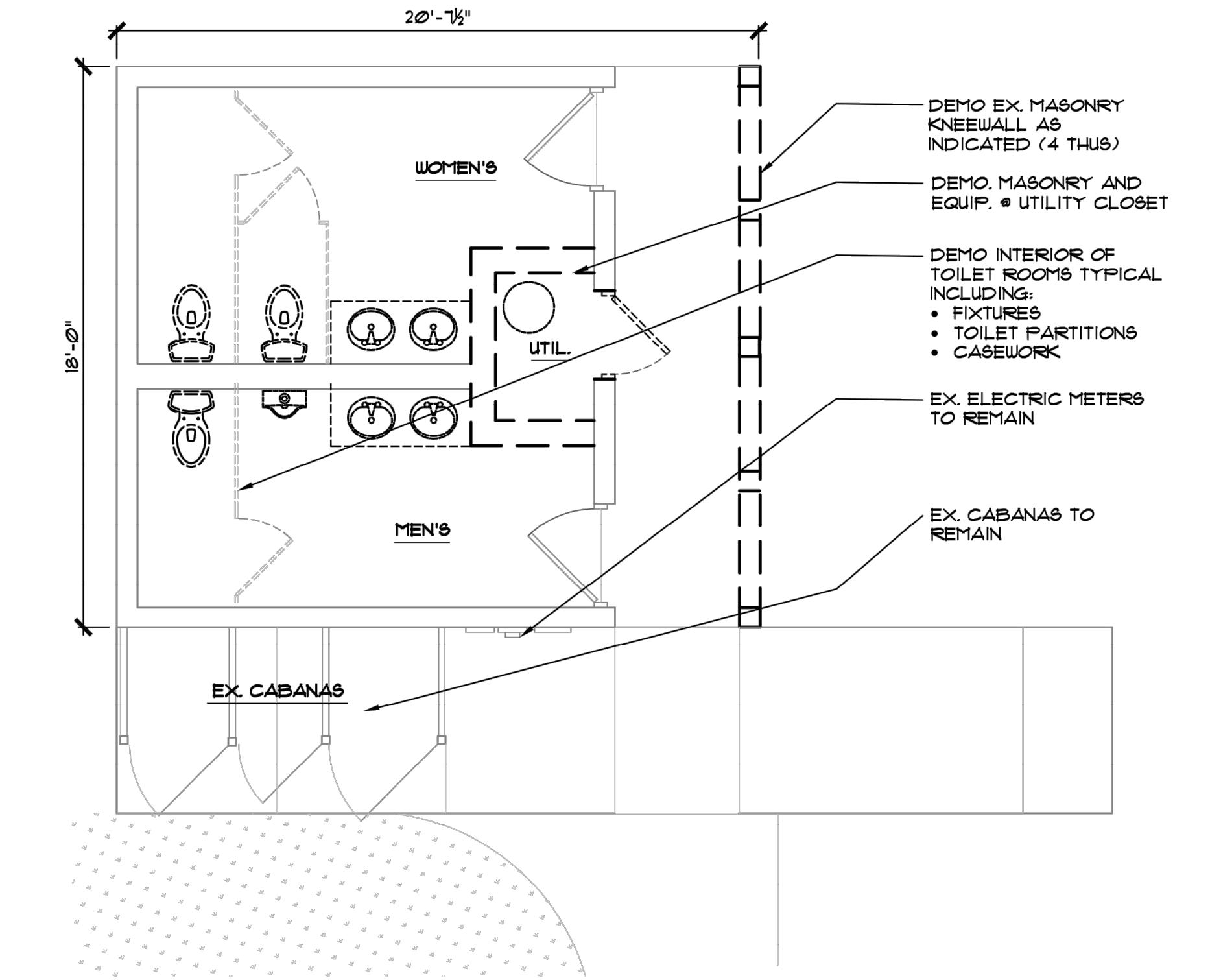
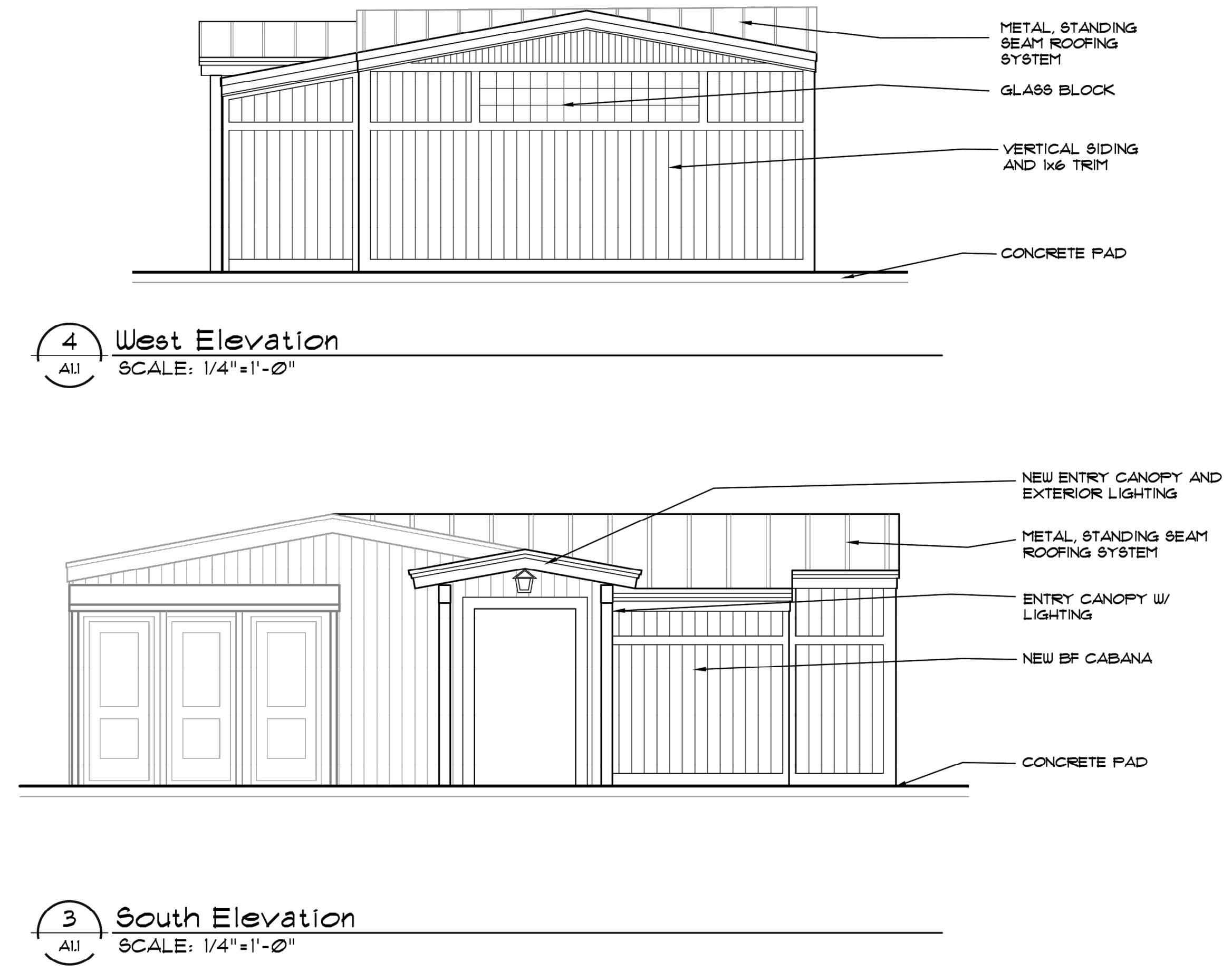
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SHT# 19 OF 20
JOB No: 20C0027

PLAN SUBMITTALS AND CHANGES	
SITE PLAN APPROVAL - **NOT FOR CONSTRUCTION**	
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AAPR Argos Park
1055 Longshore Dr.
Ann Arbor, MI
Project Number: 2002

Existing, Dem. & Design
Plans and Elevations

A1.1

Mitchell and Mquat Architects
734-662-6200 fax 734-662-6202
e-mail: info@mitchellandmquat.com

Date: 3/27/20
Issued For: Site Plan Submission:

RESOLUTION REQUIRING THAT
MAJOR CITY IMPROVEMENTS BE REVIEWED
BY CITY DEPARTMENTS AND THE CITY PLANNING COMMISSION

Whereas, Many public improvements undertaken by the City and other governmental units strive to meet private development standards; even though they are not required to meet some of the standards that are required of private developments;

Whereas, It is desirable to have public improvements adhere as close as practical to the same development standards that are required of private developers;

Whereas, The City and other governmental units can set a positive example for the private development community when it constructs new or expanded public facilities;

Whereas, It is recognized that adopted standards do not exist for some projects, such as road re-construction, which makes it impossible to compare public and private projects;

RESOLVED, By City Council that the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to City projects meeting private development regulations prior to recommending that the City Council approve funding for them, and that if the following City improvements cost more than \$250,000 they are to be reviewed by the City Planning Commission prior to Council approval:

- 1) new or reconstructed streets which change the streets geometric configuration or operations;
- 2) new or expanded public buildings which would normally require site plan review; and,
- 3) new or expanded parking lots or structures which would normally require site plan review.

RESOLVED, That in making a recommendation to the City Council the City Administrator shall indicate which private development regulations are not being met and indicate projects which do not have existing comparable private standards;

RESOLVED, That a copy of this resolution be sent to other governmental units that own property in the City with the request that they also obtain City review and comments regarding their proposed major improvements; and,

RESOLVED, That as a policy, City Council may proceed to construct public projects which do not meet all existing private development regulations when budget limitations prevent meeting such requirements.

APPROVED
BY COUNCIL

DB:RAO:dcS

290

MAR 20 1989

G-9

W. NORTHCROSS
CITY CLERK



City of Ann Arbor

Formal Minutes

301 E. Huron St.
Ann Arbor, MI 48104

Public Meeting to Discuss Universal Access and Site Improvements to the Argo Livery

Thursday, February 21st, 2019

7:00 PM

Northside Elementary School,
912 Barton Drive, Multi-Purpose Room

MEETING PARTICIPANTS:

1. Hillary Hanzel, Landscape Architect/Park Planner, City of Ann Arbor
2. Josh Landefeld, Deputy Manager of Park and Recreation Services, City of Ann Arbor
3. Cheryl Saam, Livery Manager, City of Ann Arbor
4. Andrea Kline, Construction Manager, Huron River Watershed Council
5. Rachel Skylis
6. Clark Charnetski
7. Robin Schultz-Purves
8. William Purves
9. Mike Appel
10. Michael Heinrich

MEETING AGENDA:

1. Purpose of Meeting
2. Existing Conditions + Context
3. Project Goals
4. Preliminary Concept Plan
5. Questions + Feedback

PUBLIC COMMENTS:

- Is there consideration of a universal access exit at the end of the Cascades?
 - People like to go to through Cascades over and over again
- Will the future bathroom renovation be a part of this application or a future application?
- Only one bench currently, suggestion to have multiple benches for people sit at?
- Entrance to the Cascades by people with own tubes, improving areas for people to enter the water easier
- Lots of people attend the Cascades, use the B@B
- Who is the grant through and how much for?
- Are the city funds from livery operations?
 - Argo used to be a neighborhood park and is now a city-wide park.
 - Net from liveries should be used to reinvest into park
- How much is the project estimated at this point?

- Difficult to get into temporary restroom – moving forward with a temporary accessible restroom is not acceptable
 - “To not be good enough for an actual bathroom” is very degrading
- Considerations for grant
 - Restroom a priority when looking at grant applications
 - There are usually multiple iterations of the grants
- How large are the parking spots?
 - Make sure that there is at least 5 additional feet for van spaces
 - Ramps need at least 5 feet
- Add additional van accessible spot
 - How many spots would be lost if additional van spot was added
- How are the sewage handled at the site?
 - Has the city worked with DNR about what may be the best direction?
 - Who is the city's architect?
- Kayaks with pontoons are becoming more common
- Can the city look at adding kayaks with pontoons?
- Can the city look into renting accessible kayaks?
- UMAISE looking for storage for their boats for rehab, potential for partnership may exist
- How much work would need to happen to get more groups to visit?
- How is the DTE property going to potential impact the current site?
- Wall St. Parking
- Craig Nielson Foundation – possible option for funding – focuses on spinal cord injuries
- Lowertown project may create a greater demand on the space as it will be a “neighborhood” park
- What are the next steps for the project / grant applications?

I, Hillary Hanzel, Landscape Architect of the City of Ann Arbor, Michigan, certify that this is a true copy of the public comments that occurred at the public meeting to discuss improvements to the Argo Livery that occurred on 02/26/2019.

Attest:


Hillary Hanzel


3/25/2019

Date Certified