Zoning Board of Appeals January 27, 2021 Regular Meeting

STAFF REPORT

Subject: ZBA 20-035; 416 West Huron

Summary:

West Huron Properties, LLC, property owners, are requesting a variance from planting two required street trees along West Huron due to the location of the Allen Creek Drain. The Washtenaw County Water Resources Commission (WCWRC) prohibits the planting of trees directly above a storm drain. Section 5.20.10(B) requires one street tree of the minimum size and species meeting City standards shall be provided for every 45 linear feet of public street right-of-way abutting a site plan site. The property is zoned D2, Downtown Interface District.

Background:

The subject property is located on the north side of West Huron, east of Chapin.

Description:

The site currently contains a 96-vehicle parking lot that is approximately half gravel surface and half asphalt. The parking lot is in very poor condition and the owner would like to re-construct the parking lot and formalize the vehicular use area with required landscaping elements and improved circulation. The existing parking area does not contain any landscape islands and encroaches into the adjacent railroad ROW. This encroachment will be removed and restored with vegetation. Impervious surface will be reduced overall. There are no trees being removed or affected by the proposed project.

The reconstructed parking lot will contain 75 vehicle parking spaces and 4 new Class C bicycle parking spaces. The parcel is located within the DDA district which does require a minimum number of parking spaces.

The Washtenaw County Water Resources Commission (WCWRC) reviewed the site plan because of the project location and the existing storm drains that lead directly to the Allen Creek Drain below the site.

The WCWRC prohibits planting of trees directly over the storm drain or within that easement. While the petitioner will be providing the required area for interior landscape islands and the buffer area along Huron, there will be no trees planted.

The zoning variance is being requested to address the code requirement for street tree plantings. The subject site requires five street trees and three are currently existing and will remain. The variance request would cover the requirement for the additional two trees

required. These trees are not able to be planted due to the location of the Allen Creek Drain.

The Planning Commission approved the project subject to the variance for street trees being granted by the ZBA. Staff supports the variance request which is required due to the WCWRC restrictions.

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 variance request is a direct result of the Allen Creek drain location that runs underneath the subject site. This is not a common occurrence in the City.

(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 approved site plan brings all other landscape requirements up to code, including all interior landscape islands. There are currently three street trees located along Huron. This variance is only requested for the area directly above the Drain.
- (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.
 - As mentioned above, the approved site plan will bring all other aspects of the site landscaping into compliance with current City Codes. The new landscaping includes a landscape buffer adjacent to the residential uses on the west side of the site. The rights of surrounding property owners would not be impeded with this variance as it is along West Huron and three additional street trees are currently planted.

Zoning Board of Appeals January 27, 2021

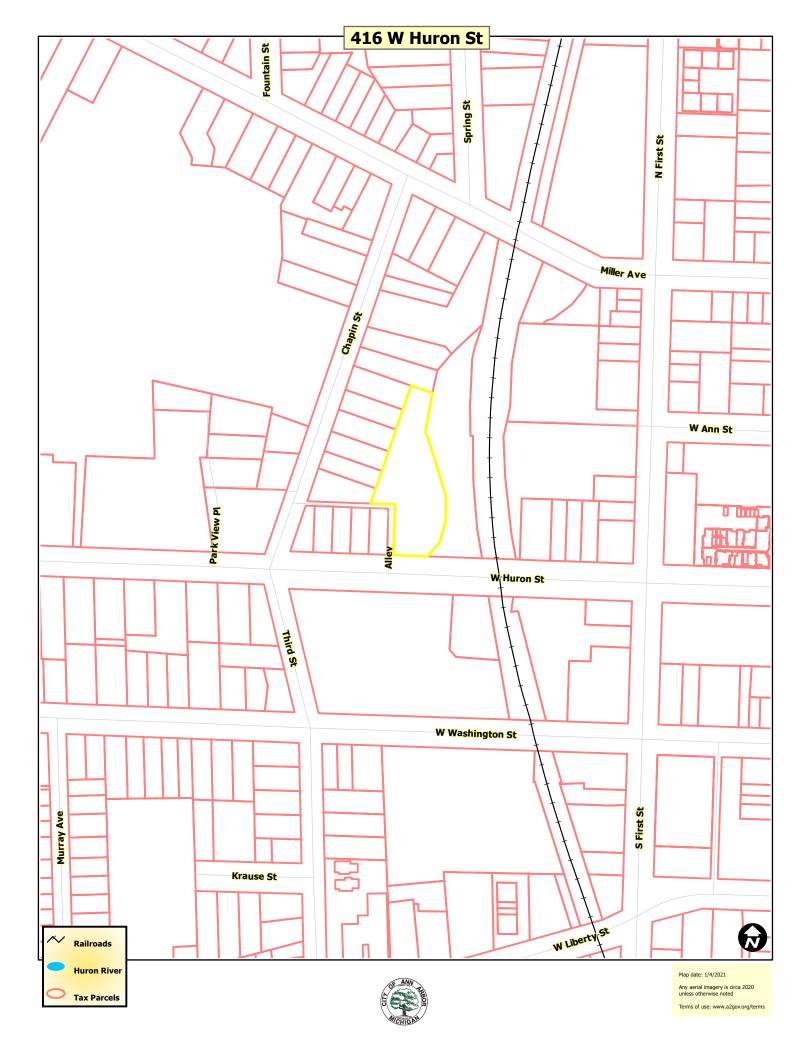
(d). That the conditions and circumstances on which the variance request is based shall not be a self- imposed practical difficulty.

- This is not a self-imposed difficulty. The variance request is based on the prohibition of trees over the Allen Creek Drain by the WCWRC.
- (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, the street frontage would require a total of five trees and there are three currently existing. The variance request is for two trees that would be locate directly above the drain.

Respectfully submitted,

YM'

Matt Kowalski City Planner





Tax Parcels



Map date: 1/4/2021 Any aerial imagery is circa 2020 unless otherwise noted Terms of use: www.a2gov.org/terms





Tax Parcels



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 416 W Huron Street				ZIP CODE 48103				
ZONING CLASSIFICATION NAME OF PROPERTY OWN	ER <i>*If differe</i>	nt than ap	pplican	nt, a letter of aut	horization fi	rom the property		
D2 owner must be provided We	est Hur	on Pr	rope	erties, LL	.C	63° 88. 52		
PARCEL NUMBER	OWNER	EMAIL	ADDR	ESS				
09-09-29-214-006 & 09-09-29-214-007	admir	n@we	esth	uronprope	erties.c	om		
APPLICANT INFORMATION				Arannas				
NAME Cathy Kimmell								
ADDRESS CITY				TY STATE		ZIP CODE		
416 W Huron Street Suite #23		Ann	nn Arbor		MI	48103		
EMAIL				PHONE				
admin@westhuronproperties.com			734.622.8020					
Property Manager						-		
REQUEST INFORMATION								
			QUEST TO ALTER A NONCONFORMING STRUCTURE lete Section 2 of this application					
REQUIRED MATERIALS				OFF	ICE USE ON	ILY		
One hard copy application complete will all required attachr	ments mus	t Fe	ee Paid:	ZBA:				
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.			DATE STAMP					
Required Attachments:								
Boundary Survey of the property including all existing and structures, dimensions of property, and area of property.	d proposed							
□ Building floor plans showing interior rooms, including dimensions.								
Photographs of the property and any existing buildings involved in the request.								

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: ____

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)

Article 4, Section 5.20.10

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

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

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

Project includes parking lot improvements and additional pretreatment devices for storm water management. Reason for variance is due to no trees allowed within the Allen Creek Drain Easement running through the middle of the property.

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.

The Washtenaw County Water Resource Commission's Office verified that the existing enclosed drain is very shallow and no trees would be permitted within the 60 foot wide easement.

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 enclosed drain would be compromised if trees were attempted to be planted within the easement. The Pre-Application Meeting Minutes have been provided as a reference.

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.

In efforts to conform with the landscape requirements, shrubs, perennials and grasses have been provided along the right of way.

The conditions and circumstances on which the variance request is based shall not be a self-imposed practical difficulty. <u>Restriction is based on the Washtenaw County Water Resource Commsioner's Rules and</u> <u>Guidelines for Stormwater Management Systems</u>

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



PRE-APPLICATION MEETING MINUTES

PROJECT:	081266.00 – W. Huron Properties – 416 W. Huron St.				
	Pre-Application Meeting with Washtenaw County Water Resource Commission				
DATE:	May 2, 2019				
TIME:	1:30 PM				
ATTENDEES:	Kirt Andersen, PE SME Hugo Ceron, PE SME Matthew Budds, Esq. RCO Law Theresa M. Marsik, PE Storm Water Engineer Water Resources Commission				

TOPICS DISCUSSED

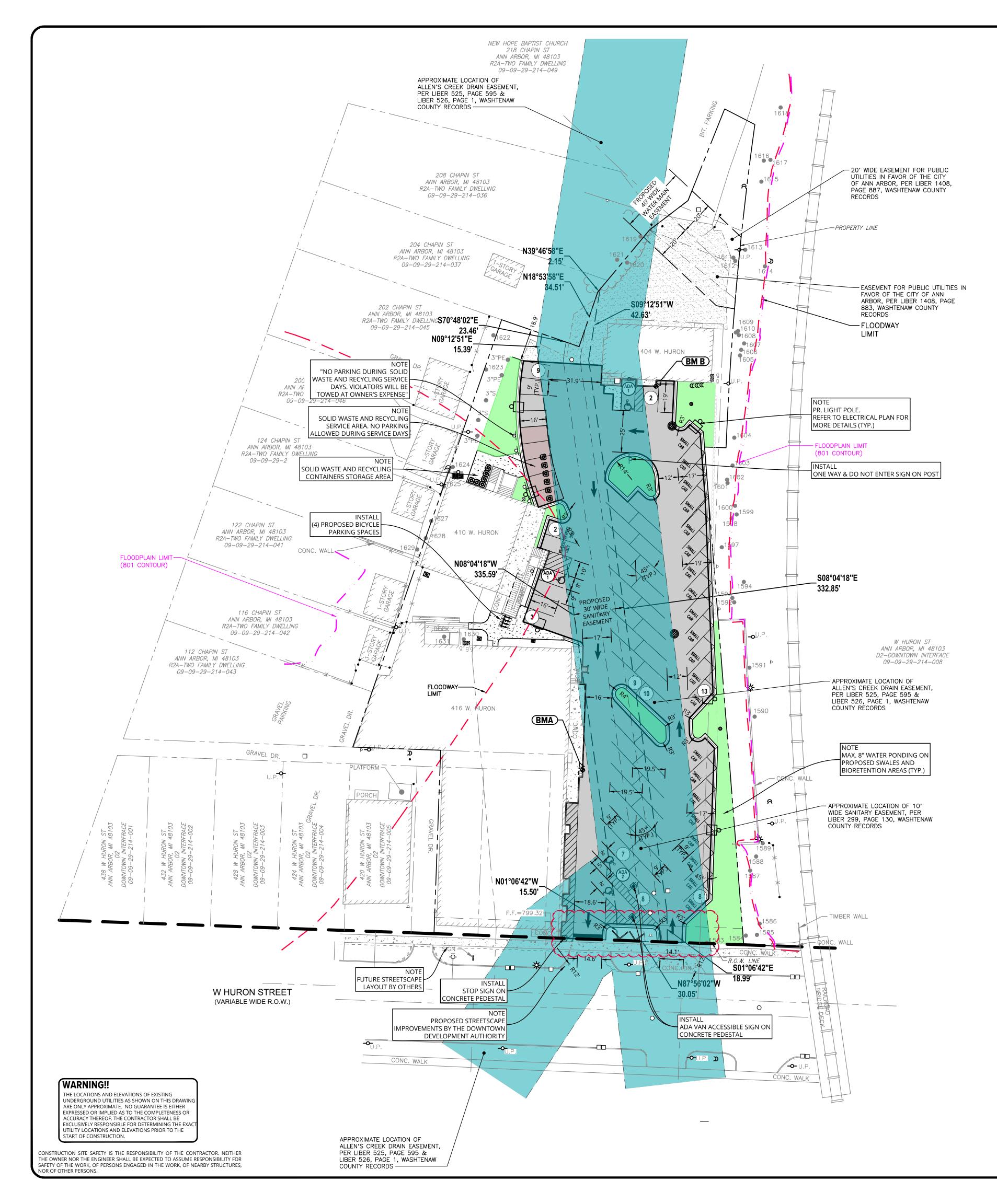
STORM WATER MANAGEMENT

INTRODUCTIONS & PROJECT OVERVIEW

- Introductions were made for all the people at the meeting.
- The project improvements were outlined by SME including the pavement removal and resurfacing
 of the existing parking lot with revised striping to improve flow and traffic space count. Additional
 improvements discussed included paving the gravel areas within the floodway. Angled parking
 lot and revised geometry were discussed in detail.
- Initial Washtenaw County Water Resource Commission (WCWRC) feedback from the improvements included the following:
 - Traditionally, storm water treatment and attenuation would be required for this type of improvements to the site. Since improvements are within a county drain easement, the MDEQ floodway and floodplain, the WCWRC is willing to waive the 100 year detention/retention requirement for this site due to this hardship. Additionally, the overall drainage system would benefit from an early direct discharge into the Allen Creek avoiding the later flood stages. Storm water quality treatment will be required for the site improvements. This will need to be carefully designed by the design professional to incorporate natural water quality items (bio-swale/rain garden) or a mechanical treatment device.
 - A hydraulics and hydrology study will need to be performed on the Allen Creek Drain in order to make the case for early discharge to the drain. This is a key study items that will be required as part of preliminary submittal. SME will follow up on who did the recent upstream study and see if the data is available. The designer must prove that the early discharge is a benefit to the overall water sheds. Based on feedback from the City and WCWRC, no detention / retention is likely the best option for the site.
 - Landscape Islands that will be required to break up the parking spaces could be used as part of our storm water management plan. The use of recessed or depressed island areas could be an option for a treatment Best Management Practice (BMPs) device. No trees will be allowed to be installed within the easement.



- Off-site drainage was discussed and if there is an opportunity to treat or detain this runoff, it should be included within the design.
- o WCWRC would like to see as much infiltration options available for this site.
- Once the locations of these BMPs have been identified by the designer, an infiltration test will be required prior to final approval of the design. Infiltration will need to be designed to a minimum of 3 feet in depth. If ground water is high on the site, additional design concerns will need to be considered. Boring Logs were requested to be submitted as well.
- Theresa mentioned a drainage structure repair that was made by the County on-site due to the concern it would impact the large 96 inch drain sewer.
- o No permanent structures will be allowed within the Allen Creek Easement on the site.
- Fire truck access throughout the parking lot.
- o Solid Waste / Garbage truck access throughout the parking lot.
- The parking count will be reduced from what is currently on-site to address the comments received from the City.
- As part of the site plan submittal, proof of correspondence with the WCWRC will be required.
- There is a \$400 fee for the preliminary submittal and additional County Staff work will be billed at \$115 per hour.
- Any type of work within the easement will require a permit.
- Any pavement improvements beyond a partial mill and overlay will trigger engineering review.
- o Matt to provide Tom's information to Theresa per her request.
- Theresa will be out of the office and unavailable from May 8th through May 13th.



SOLID WASTE NOTE

NO DUMPSTER ENCLOSURE IS PROPOSED FOR THIS PROJECT DUE TO PROPERTY IS WITHIN T FLOODWAY.

(4) 96 GALLON SOLID WASTE CONTAINERS AND (2) 96 GALLON RECYCLING CONTAINERS WIL PICKED UP 3 TIMES A WEEK IN LIEU OF A 6 CYD CONTAINER ONCE A WEEK.

OWNER IS RESPONSIBLE FOR MOVING CONTAINERS ON SERVICE DAYS. TRASH AND RECYCLI VOLUMES WILL NOT CHANGE DUE TO THESE PARKING LOT IMPROVEMENTS

TRANSPORTATION STATEMENT

PROPOSED SITE IMPROVEMENTS DO NOT INCREASE THE TRAFFIC FLOW. THE TOTAL PARKIN COUNT HAS BEEN REDUCED FROM 96 TO 82 WHILE MAINTAINING SIMILAR PAVED PARKING

NOTES

- 1. PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, ALL SIDEWALKS SHALL BE KEPT AN MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUT SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH C STANDARDS.
- 2. THERE ARE NO EXISTING NOR PROPOSED FIREWALLS WITHIN SITE.

NONE

NONE

SITE DATA

SITE ZONING: ZONING NORTH: ZONING SOUTH: ZONING EAST: ZONING WEST:

- MINIMUM LOT AREA: MINIMUM LOT WIDTH: USE/AREA

404 W HURON ST - OFFICE/WAREHOUSE/INDU 410 W HURON ST - OFFICE, THEATER AND STO (BASEMENT 2,133 SF) (1ST FLOOR 2,722 SF) (2ND FLOOR 1,432 SF) 416 W HURON ST - OFFICE/WAREHOUSE/INDL (BASEMENT 603 SF) (1ST FLOOR 15,376 SF)

D2 - DOWNTOWN INTERFACE

D2 - DOWNTOWN INTERFACE

D2 - DOWNTOWN INTERFACE

R2A - TWO-FAMILY DWELLING

PUD - PLANNED UNIT DEVELOPMENT

PARKING LOT:

PARKING:

A MAXIMUM OF 15 PARKING SPACES ARE ALLC PARKING ROW WITHOUT A LANDSCAPE ISLAN

92

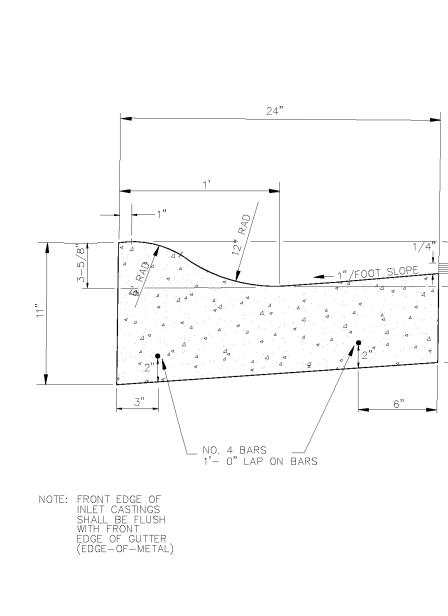
96

EXISTING STANDARD STALLS ADA STALLS TOTAL

PROPOSED REQUIRED STALLS STANDARD STALLS SMALL CAR STALLS ADA REQUIRED ADA PROVIDED TOTAL

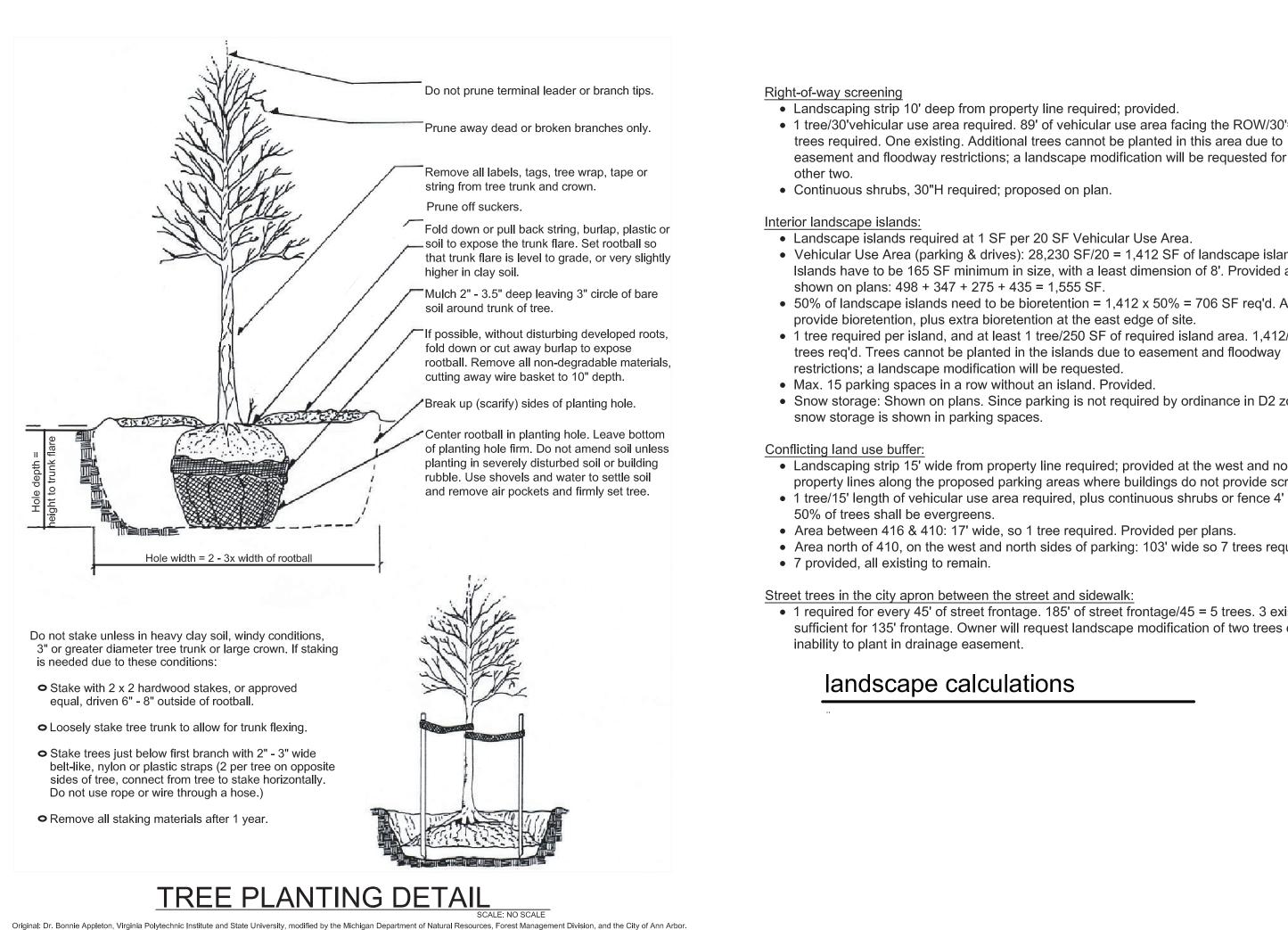
N/A (D2 ZONING) 50 21 4 (1 VAN) 4 (1 VAN) 75

(2ND FLOOR 7,825 SF)



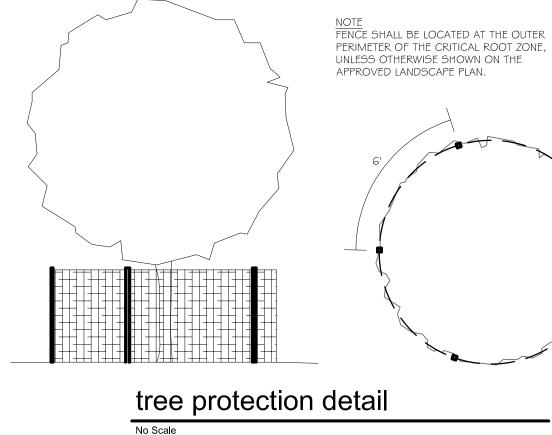
REVISIONS PUBLIC SERVICES D CITY OF ANN MOUNTABLE CURE CH. BY CSS DR. BY DF SCALE NONE DATE 11-6-92 INCH

	EXISTING LEGEND	
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	OVERHEAD UTILITY он	
	GAS GAS GAS	
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ND TTING THE	SIGN GAS METER POST ■	Project
S SITE, ALL CITY	TREE FOUND IRON PIPE OF	WEST HURON
	FOUND IRON ROD OFIR	PROPERTIES, LLC
	ASPHALT PAVEMENT	PAVEMENT IMPROVEMENTS
	GRAVEL	
	PROPOSED LEGEND	WEST HURON
	8 PROPOSED LEGEND	Project Location
	ALLEN'S CREEK DRAIN EASEMENT	416, 410 & 404 W. HURON ST.
	PROPOSED ASPHALT CONCRETE PAVEMENT 2020 WORK	ANN ARBOR, MI 48103
	PROPOSED CONCRETE SIDEWALK	
USTRIAL (2,066 SF)	PROPOSED CONCRETE PAVEMENT SECTION	
OSTRIAL (2,066 SF) ORAGE	PROPOSED LANDSCAPE, REFER TO	
	LANDSCAPE PLAN FOR MORE DETAIL	Sheet Name
USTRIAL	PROPOSED CONCRETE MOUNTABLE CURB	SITE LAYOUT PLAN
	PROPOSED WATER QUALITY UNIT PROPOSED OVERFLOW STRUCTURE	
OWED IN A ND BREAK	PROPOSED CATCH BASIN	
	& FURNISH INSTALL BLUE PAINT ADA COMPLIANT BARRIER FREE PARKING LOGO	
	D PROPOSED SIGN ON POST	
	PROPOSED SIGN ON CONCRETE PEDESTAL FURNISH AND INSTALL WHEEL STOP	
	FURNISH AND INSTALL BOLLARD	Engineer's Seal
	FURNISH AND INSTALL 4" WIDE PAINT STRIPES	
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		POFESSIONAL
	PROPOSED STALL COUNT	
		Revisions
		REV ISSUED FOR DATE BY 01 SITE PLAN SUBMITTAL 09/26/2019 KMA 02 SITE PLAN SUBMITTAL 05/19/2020 JAS
		03 SITE PLAN PER CITY COMMENTS 07/22/2020 JAS 04 SITE PLAN WCWRC SUBMITTAL 10/08/2020 HJC 05 SITE PLAN PER CITY COMMENTS 10/26/2020 HJC
		06 SITE PLAN PER CITY COMMENTS 11/11/2020 HJC 07 SITE PLAN PER CITY COMMENTS 12/11/2020 HJC
ASPHALT PAVEMENT	<u>/8</u>	08 ZBA REVIEW 12/30/2020 HJC
/5"		
		Dete
		Date 08-26-2019
		SME Project No.
		081266.00 Project Manager:
		JAS
		Designer: HJC
		CADD:
		HJC Checked By:
REV. NO. DR.BY CH. BY DATE DEPARTMENT		ВН
ARBOR & GUTTER		Sheet No.
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		DRAWING NOTE: SCALE DEPICTED IS MEANT FOR 24" X 36" AND
	FOR SITE PLAN APPROVAL	WILL SCALE INCORRECTLY IF PRINTED ON ANY OTHER SIZE MEDIA NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR CONSENT OF SME
		© 2020



TAG#	DBH	COMMON NA ME	GENUS/SPECIES	STEMS	SCORE	LM	IW	RM	
1583	22"	Honey Locust	Gleditsia triacanthos		21	Х			
1584	13"	Red Elm	Ulmus rubra						
1585	16"	Tree-of-heaven	Ailanthus altissima				Х		
1586	11"	Box Elder	Acer negundo	twin					
1587	12"	Black Walnut	Juglans nigra	twin					
1588	12"	Box Elder	Acer negundo						
1592	12"	Tree-of-heaven	Ailanthus altissima				Х		
1593	10"	Black Walnut	Juglans nigra						
1594	11"	Box Elder	Acer negundo						
1597	8"	Siberian Elm	Ulmus pumila				Х		
1598	8"	Box Elder	Acer negundo						
1599	10"	Tree-of-heaven	Ailanthus altissima				Х		
1600	10"	Siberian Elm	Ulmus pumila	twin			Х		
1601	10"	Box Elder	Acer negundo						
1602	9"	Box Elder	Acer negundo						
1603	10"	Siberian Elm	Ulmus pumila				Х		
1604	12"	Box Elder	Acer negundo						
1605	10"	Box Elder	Acer negundo						
1606	10"	Box Elder	Acer negundo						
1607	10"	Box Elder	Acer negundo						
1608	10"	Tree-of-heaven	Ailanthus altissima				Х		
1609	10"	Tree-of-heaven	Ailanthus altissima				X		
1610	16"	Tree-of-heaven	Ailanthus altissima				X		
1611	14"	Cottonwood	Populus deltoides						
1612	18"	Cottonwood	Populus deltoides						
1613	8"	American Elm	Ulmus americana						
1614	22"	Black Walnut	Juglans nigra		15	Х			
1615	13"	Box Elder	Acer negundo						
1616	13"	Box Elder	Acer negundo						
1617	20"	Black Walnut	Juglans nigra		19	Х			
1618	16"	Black Walnut	Juglans nigra						
1619	15"	Black Locust	Robinia pseudoacacia				Х		
1620	24"	Box Elder	Acer negundo		Dead		~		
1621	13"	Tree-of-heaven	Ailanthus altissima				Х		
1622	22"	Norway Maple	Acer platanoides				X		
1623	17"	Tree-of-heaven	Ailanthus altissima	twin			X	X	
1624	17"	Black Walnut	Juglans nigra						
1625	12"	Black Walnut	Juglans nigra						
1627	9"	Box Elder	Acer negundo						
1628	24"	Black Walnut	Juglans nigra		20	Х			
1629	13"	Box Elder	Acer negundo			~			
1630	13"	N. White-cedar	Thuja occidentalis						
1631	8"	N. White-cedar	Thuja occidentalis	twin					
1632	6"	Catalpa	Catalpa speciosa	twin				x	
1633	2"	Cherry	Prunis serotina					1	
1634	2"	Cherry	Prunis serotina						
1635	2"	Cherry	Prunis serotina						
1636	3"	Bradford Pear	Pyrus calleryana						
1637	3"	Spruce	Picea abies						
1638	3"	Spruce	Picea abies						
1639	3"	Bradford Pear	Pyrus calleryana						
1640	3"	Bradford Pear	Pyrus calleryana						
TOHO	J		ryius callelyalla						

tree list (existing)



Qty	Sy m	Name	S
		Trees :	
5	JTL	Japanese Tree Lilac	2.
Ð	JIL	Syringa reticulata	Ζ.
4	RC	Red Cedar	4
4	RC	Juniperus virginiana	4
2	SB	Serviceberry	5
2	30	Amelanchier sp. 'Autumn Brilliance'	
		<u>Shrubs :</u>	
20	001/	Compact Amer. Cran. Viburnum	
20	CCV	Viburnum trilobum 'Compactum'	5
		Winterberry, Michigan Holly	
23	МН	llex verticillata 'Red Sprite'	5
04	8417	Maple Leaved Viburnum	
21	MV	Viburnum acerifolium	5
		Perennials & Grasses :	
40	AOT	Aster	
19	AST	Aster 'Wood's Light Blue'	1
-	DEO	BlackEyed Susan	
24	BES	Rudbeckia fulgida var. s. 'Goldstrum'	1
24		False Indigo (Blue)	2
34	FI	Baptisisaustalis Var. Minor	2
12	CMC	Gracillimus Maiden Grass	2
13	GMG	Miscanthus sp. 'Gricillimus'	2
36	KFG	Karl Foerster Grass	2
30	NFG	Calam agrostis x. a. 'Karl Foerster'	2

plant list (proposed)

• 1 tree/30'vehicular use area required. 89' of vehicular use area facing the ROW/30'= 3 trees required. One existing. Additional trees cannot be planted in this area due to easement and floodway restrictions; a landscape modification will be requested for the

• Landscape islands required at 1 SF per 20 SF Vehicular Use Area.

• Vehicular Use Area (parking & drives): 28,230 SF/20 = 1,412 SF of landscape island. Islands have to be 165 SF minimum in size, with a least dimension of 8'. Provided as

• 50% of landscape islands need to be bioretention = 1,412 x 50% = 706 SF req'd. All islands

• 1 tree required per island, and at least 1 tree/250 SF of required island area. 1,412/250 = 6

• Snow storage: Shown on plans. Since parking is not required by ordinance in D2 zoning,

• Landscaping strip 15' wide from property line required; provided at the west and north property lines along the proposed parking areas where buildings do not provide screening. • 1 tree/15' length of vehicular use area required, plus continuous shrubs or fence 4' high.

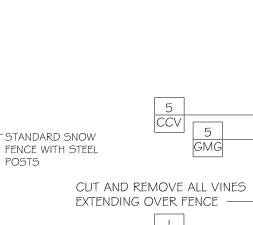
• Area between 416 & 410: 17' wide, so 1 tree required. Provided per plans.

• Area north of 410, on the west and north sides of parking: 103' wide so 7 trees required.

• 1 required for every 45' of street frontage. 185' of street frontage/45 = 5 trees. 3 existing, sufficient for 135' frontage. Owner will request landscape modification of two trees due to

STANDARD SNOW

POSTS



GMG

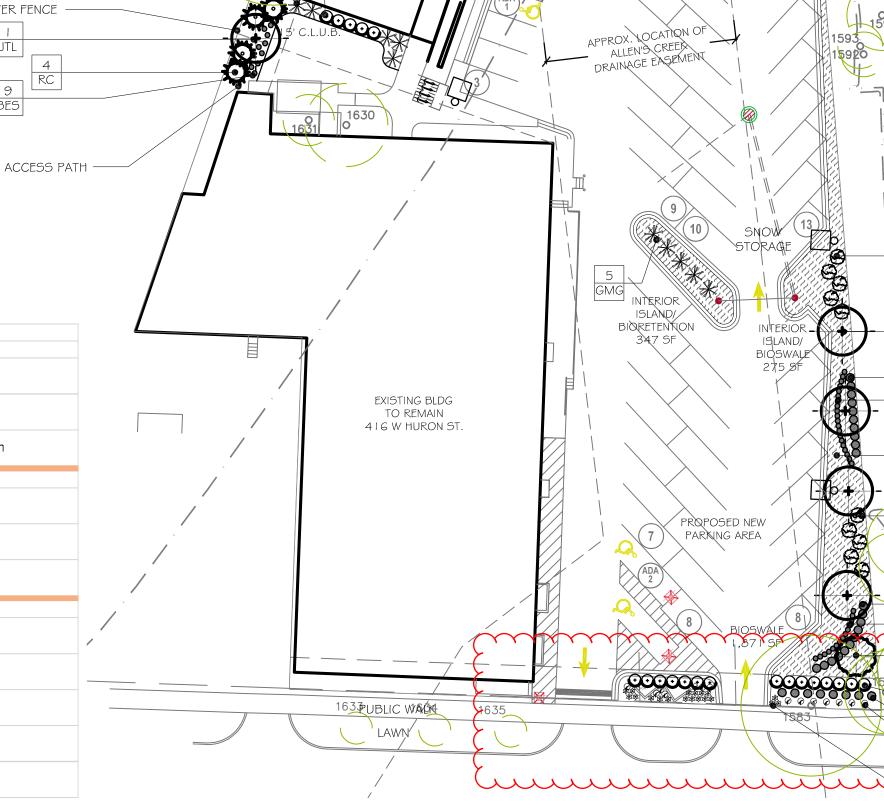
4 9 RC

JTL

BES

21 MV





RADAD

EXISTING BLDG

TO REMAIN

4 O W HURON ST.

SNÒW

STORAGE

PROPOSED NEW PARKING AREA

overall landscape plan SCALE: 1" = 30'-0"



Swale

otanical Name

Andropogon gerardii

Carex cristatella

Carex vulpinoidea

Elymus canadansis

Elymus virginicus

Panicum virgatum

Scirpus atrovirens

Scirpus cyperinus

Spartina pectinata

Temporary Cover

Lolium multiflorum

Alisma subcordatum

Asclepias incarnata

Euthamia gramini folia

Eutrochium maculatum

Iris virginica v. shrevei

Lycopus americanus

Penthorum sedoides

Rudbeckia triloba

Senna hebecarpa

Verbena hastata

Zizia aurea

Pycnanthemum virginianum

Silphium terebinthinaceum

Symphyotrichum novae-angliae

Mimulus ringens

Liatris spicata

Corecipsis tripteris

1616 00161

9160

EXISTING/GRAVEL AREA TO REMAIN

FOR MAINT ACCESS

EXISTING BLDG

404 W HURON ST.

× S

SNOW

STORA

CORNER ISLAN

BIOSWALE 435 SF

Y

NNTERIOR ISLAND

BLORETENTION

498 SF

Avena sativa

Juncus canadensiis

Carex lurida

Сагех эрр.

ermanent Grasses/Sedg

Best suited for drainage swales or depressions, the native plants used in this mix help filter pollutants from lawns and pavement runoff. This seed mix can also be applied to areas that temporarily retain water after a rain event or dry-bottomed detention basins. The swale seed mix includes at least 10 of 12 native permanent grass and sedge species and 12 of 17 native forb species to provide diversity for establishment. Apply at 33.75 PLS pounds per acre.

Common Name

Crested Oval Sedge

Prairie Sedge Species

Bottlebrush Sedge

Brown Fox Sedge

Canada Wild Rye

Virginia Wild Rye

Canadian Rush

Dark Green Rush

Prairie Cord Grass

Switch Grass

Wool Grass

Common Oat

Common Water Plantain

Common Grace-Leaved Gr

Spotted Joe-Pye Weed

Swamp Milkweed

Tall Coreopsis

Blue Flag

Marsh Blazing Star

Monkey Flower

Ditch Stonecrop

Brown-Eyed Susan

New England Acter

Golden Alexanders

RATE: 33.75 PNDS / ACRE

swale seed mix

RAIN GARDEN SEED (SWALE MIX)

SUPPLIER: CARDNO NATIVE PLANT NURSERY

NURSERYSALES@CARDNO.COM

Wild Senna

Prairie Dock

Blue Vervain

Common Water Horeho

Common Mountain Mint

Annual Rye

Big Bluectern

PLS 0z/Ac

4 00

0.50

3.00

8.00

3.00

16.00

16.00

1.00

3.00

2.00

0.50

3.00

360.00

460.00

100.00

2.00

1.00

0.50

1.00

4.00

1.00

0.50

0.50

1.00

0.50

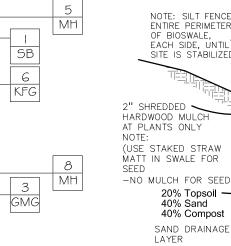
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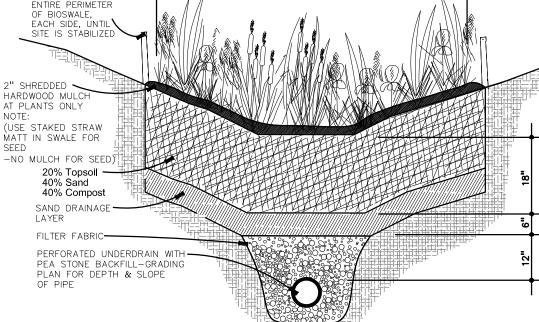
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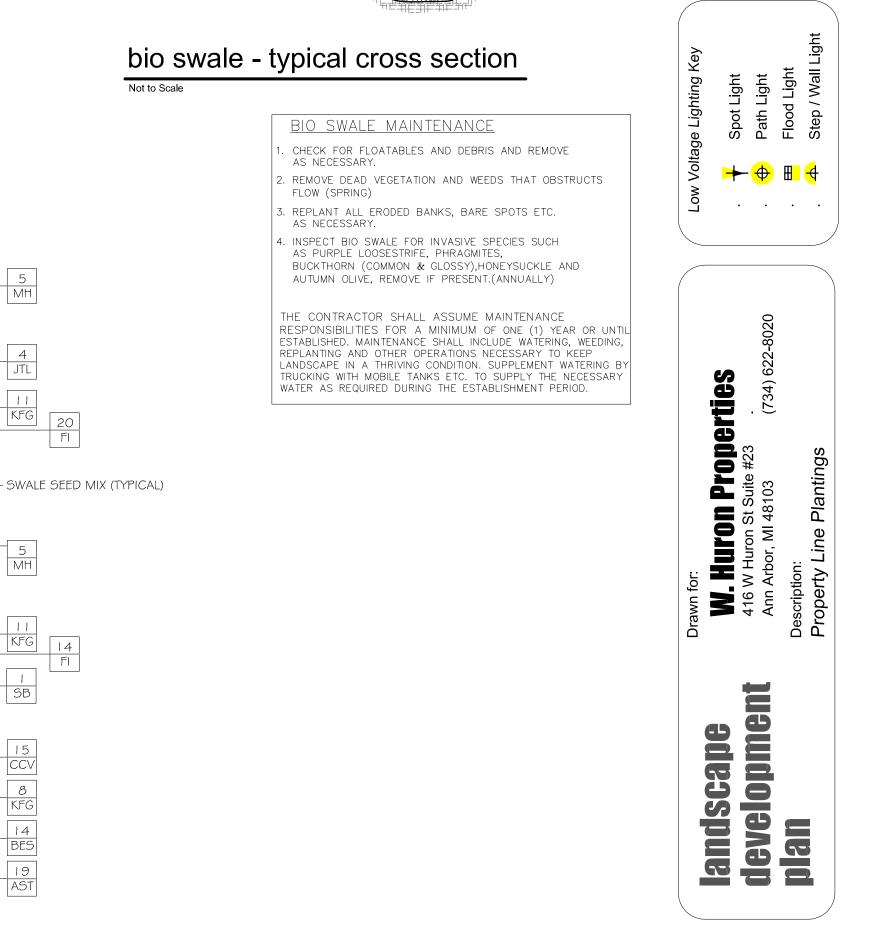
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Right of Way Landscape Screening