1. Planning Commission Regular Meeting Agenda

   Documents:

   01-20 SEPTEMBER 2017 AGENDA.PDF

2. Planning Commission Regular Meeting Packet

   Documents:

   9-20-17 PC MEETING PACKET.PDF

Agenda
Planning Commission
Wednesday, 20 September 2017 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Heidi Jugenitz, Chair	P	A
Liz Dahl MacGregor, Vice Chair	P	A
Anthony Bedogne	P	A
Toi Dennis	P	A
Matt Dunwoodie	P	A
Phil Hollifield	P	A
Chris Madigan	P	A
Jared Talaga	P	A
Cheryl Zuellig	P	A

III. Approval of Minutes

- August 16, 2017

IV. Audience Participation

Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.

V. Presentations and Public Hearing Items

- Special Use and Site Plan Review: 311 Ballard
  Public Hearing

VI. New Business

- 708 Pearl
  Site Plan Review

- 809-815 W. Michigan
  Site Plan Review

VII. Old Business

- None

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Non-motorized Advisory Committee: August minutes

X. Adjournment

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PLANNING COMMISSION
MEETING MINUTES
August 16, 2017
CITY COUNCIL CHAMBER
7:00 P.M.

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

Present: H. Jugenitz, L. Dahl MacGregor, A. Bedogne, T. Dennis, M. Dunwoodie, P. Hollifield, C. Madigan, J. Talaga, C. Zuellig

Absent: None

Staff: Bonnie Wessler, City Planner
Cynthia Kochanek, Associate Planner

III. APPROVAL OF MINUTES

Commissioner Hollifield moved to approve the minutes of July 19, 2017 as amended to add M. Dunwoodie as present at the meeting and to edit the third sentence in section 8 to clarify who made a statement (Support: J. Talaga) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. 75 Catherine-rezoning

Ms. Kochanek stated that the applicant is requesting a rezoning for 75 Catherine, from CN-Core Neighborhood to PMD - Production, Manufacturing & Distribution. The total area of the parcel is just over an acre. In 2013, the Planning Commission approved a Site Plan and Special Use for the property to permit a medical marijuana grow facility. At that time, the zoning was M1-Light Manufacturing, which permitted a grow facility once approved as a special use. The 2014 zoning ordinance amendment changed the zoning to CN- Core Neighborhood, which does not permit a medical marijuana grow facility. Prior to the 2014 amendment, this property was continuously zoned as light industrial or light manufacturing. The property was previously used as an auto body shop, a motorcycle club and a hair product production facility. Prior to that and for the majority of the structure's existence, the property was used as commercial laundry

or linen facility. Historic maps depict this property as the Ypsilanti Laundry Co. as early as 1916, thus this property has always been used for light industrial.

Ms. Kochanek stated that the future land use for this property as listed in the master plan is "Central Neighborhood". These neighborhoods are some of the oldest in Ypsilanti. Initially oriented on the Huron River, they are built on a grid street network connected to the adjacent business districts. They border downtown, Depot Town and EMU. These neighborhoods have a range of residential building types, with churches, schools, stores and gas stations intermixed. Around the railroad, industrial uses are mixed into the neighborhood.

Ms. Kochanek then proceeded to go through the rezoning considerations and responses from staff along with the staff recommendation.

Commissioner Talaga inquired as to what staff meant by the "incorrectly" in regards to the statement that the "property was rezoned incorrectly".

Ms. Kochanek stated that perhaps that term is not the right one to use, however, the point that she was trying to make was that it was interesting that this parcel was rezoned to neighborhood with its industrial past.

Chairperson Jugenitz stated that she does not recall this specific parcel in regard to the rezoning but that perhaps the thinking was to limit a lot of small areas of zoning in the City, to decrease the hodge-podge in zoning map.

Commissioner Zuellig asked about the previous M-1, Light Manufacturing zoning classification. She also asked if that was the lightest of the industrial zoning classifications. Ms. Wessler stated that the commercial industrial was one of the lighter industrial classifications and that there were heavier classifications as well.

Commissioner Bedogne asked what is prompting this zoning change. Ms. Wessler stated that this is to make the future a little easier under the new medical marijuana facilities licensing act. She stated that in the coming year, commercial facilities such as those that are permitted in Ypsilanti will be permitted throughout the state. She stated that one of the ways that the facilities will be able to get their licensing is by having the appropriate zoning and appropriate sign offs from the local authority. Currently, the city allows less than 500 plants per grow facility; under the new state licensing act, the smallest license is 500 plants. Plus, in order for anyone to become competitive under the new licensing act, they have to at least obtain a C which may or may not involve some sort of physical expansion. Since they are currently zoned CN, the facility cannot be expanded. Commissioner Bedogne clarified that this is due to the need of this facility to expand. Ms. Wessler stated that the decision of whether or not to rezone should not be based on any future potential use.

Chairperson Jugenitz clarified that as far as the City is concerned, this facility could still continue to operate without a change to the zoning but the issue seems to be with the state level since the state licensing requirements will shift in such a way as to make an incompatible zoning problematic for the business.

Commissioner Zuellig asked for clarification on whether the grow facility could expand its number of plants without expanding the building footprint and still be valid under the previously granted special use. Ms. Wessler stated that she would need to check into the previous special use requirements.

Chairperson Jugenitz asked if there is an applicant in the audience and if they would like to speak.

Anthony La Russa, 112 Watson St, Apt 24 – Stated that the rezoning request is to align with the new state licensing requirement for the zoning. Stated that if they cannot get the appropriate zoning then they would remain a caregiver based grow facility but then they would not be part of the seed to sale tracking system, where the City has a possible tax revenue. He stated that eventually, they may expand the building, but that is secondary to the need to align to the state zoning requirement.

Commissioner Dennis asked if the planning commission does not approve the rezoning if that will negatively impact his current business.

La Russa – Confirmed that is the case; he would only be able to continue as a caregiver based facility and there would be no tax revenue for the City and that there would not be a state issued license for his facility.

Commissioner Zuellig asked for clarification on the whether this is a choice for the applicant or if it is a requirement.

Chairperson Jugenitz stated that it is her understanding that there are two options that the applicant could pursue. She stated that the applicant could continue on his current track or he could pursue the state licensed track where there is a tax revenue potential for the City.

Commissioner Dahl-MacGregor clarified that there is a fee based tracking system as part of the new law. She added that the change to the Production, Manufacturing & Distribution zoning is so that the applicant can make a production level increase and meet the requirements of the new state licensing system.

La Russa – Stated that he would probably cease operations if he was unable to get the rezoning since he would prefer to operate with the state licensing moving forward since it clears up some of the grey areas and that it does not make sense for him to continue to operate the facility at its current level.

Commissioner Dahl-MacGregor moved to open the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously. Since there was no input from the public, Commissioner Dennis moved to close the public portion of the hearing (Support: J. Talaga) and the motion carried unanimously.

Chairperson Jugenitz asked staff to give the commission a refresher on the things that the commission should take under consideration for the decision on the rezoning. Ms. Wessler stated that they should consider precisely what is listed in the staff report completed by Ms. Kochanek. Chairperson Jugenitz asked staff to list the things that should not be taken under

consideration by the commission in regard to the rezoning. Ms. Wessler stated that the future revenue and future plans for the site should not factor into the decision on this rezoning.

Commissioner Dennis stated that she does not see a problem with the rezoning especially since the property was previously zoned for light industrial.

Commissioner Zuellig stated that this rezoning does not fit into the future land use map and that this area is primarily residential and it is zoned consistently Core Neighborhood. She does not feel that it was zoned incorrectly and that this will be spot zoning. She stated that this use is not consistent with the area and that Production, Manufacturing & Distribution is no longer just a light industrial classification.

Commissioner Dahl-MacGregor stated that since this site is only an acre and it may not lend itself to other larger Production, Manufacturing & Distribution permitted uses. She would like to know more of why General Corridor was not a better option for the rezoning. Ms. Wessler stated that General Corridor is meant more for high traffic areas and that while PMD now contains the previous M-1 and M-2 zoning classifications, there is now special uses that are regulated in the PMD district if they are adjacent to a residential use. Ms. Wessler listed those uses.

Commissioner Madigan agreed with Commissioner Zuellig in that he does not feel comfortable permitting a rezoning when it does not correspond to the future land use map.

Commissioner Bedogne stated that he feels that this is spot zoning but that he is in support of the rezoning due to the history of the property.

Commissioner Zuellig asked if the applicant could still expand the number of plants within the current footprint without triggering the need for the rezoning. Ms. Wessler stated that the applicant could do that and still stay within the current special use. Ms. Wessler stated that there is some uncertainty with the new laws but that as of right now under the new laws, grow facilities must be located in an industrial or agricultural zoning district.

Chairperson Jugenitz stated that she does not feel that this is the strongest case for rezoning but that she will take into account the history of the site in her decision.

La Russa –Stated that he is near the old Ford plant, near a floodplain and the City's mulch yard so he does not see how this is spot zoning.

Chairperson Jugenitz asked for any more comments and seeing none, she requested a motion be made.

Commissioner Talaga moved that the Planning Commission recommend ***approval*** of the rezoning for 75 Catherine to City Council with the following findings:

1. This rezoning is consistent with the master plan goal of "Ypsilanti is a great place to do business, especially the green and creative kind".
2. The parcel that will be rezoned is only 1.03 acres in size and as such it will prohibit the development of this area as many of the larger industrial uses that are allowed in the Production, Manufacturing & Distribution district.

3. This property has been used as light industrial for the past 100 years and was incorrectly rezoned to Core Neighborhood during the 2014 adoption of the current zoning ordinance.
4. The rezoning to the proposed Production, Manufacturing & Distribution district is more appropriate than rezoning to another district or than amending the list of land uses within the Core Neighborhood district.

Commissioner Hollifield supported the motion. A roll call vote of 6:3, Commissioners Jugenitz, Madigan and Zuellig opposed. Motion carried.

VI. NEW BUSINESS

None

VII. OLD BUSINESS

None

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

Ms. Kochanek stated that there are three applications for the September Planning Commission meeting including a site plan for 809-815 W. Michigan, a site plan for 708 Pearl and a special use for 311 Ballard.

IX. COMMITTEE REPORTS

None

X. ADJOURNMENT

Since there was no further business, Commissioner Dennis moved to adjourn the meeting (Support: C. Zuellig) and the motion carried unanimously. The meeting adjourned at 7:58 p.m.

DRAFT

City of Ypsilanti
Community & Economic Development Department

September 15, 2017

Staff Review of Special Use Application
311 Ballard Group Residence
311 Ballard

GENERAL INFORMATION

Applicant:	Paul Ajlouny AJAR, LLC 2196 Vail Ct Ann Arbor, MI 48108
Project:	311 Ballard Group Residence
Application Date:	August 16, 2017
Location:	West side of Ballard between W Cross St and Emmet St.
Zoning:	CN-Core Neighborhood
Action Requested:	Approval for a group residence for 6 beds
Staff Recommendation:	Approval w/ conditions

PROJECT AND SITE DESCRIPTION

Parcel # 11-11-40-183-017 is 0.11 acres on the west side of Ballard St just south of W. Cross St with frontage on Ballard. There is an existing 1,967 square foot residential building built around 1900 with a 324 square foot accessory structure on site. Currently there is a driveway to the south of the building and a paved lot in front of and to the north of the structure.

Zoned **CN – Core Neighborhood,** which only allows for group residence once approved as a special land use. Special land use is regulated under Subdivision II of the zoning code. Group residences are regulated under section 122-526. Previously the parcel was part of the 501 W. Cross parcel to the north and appears to have been split from that parcel at some point prior to mid-20th century. No variances or special uses have been granted for the property. The property was rezoned from C-Center to CN-Core Neighborhood in March 2017.

Figure 1: Subject Site Location

Figure 2: Site Aerial (2015)

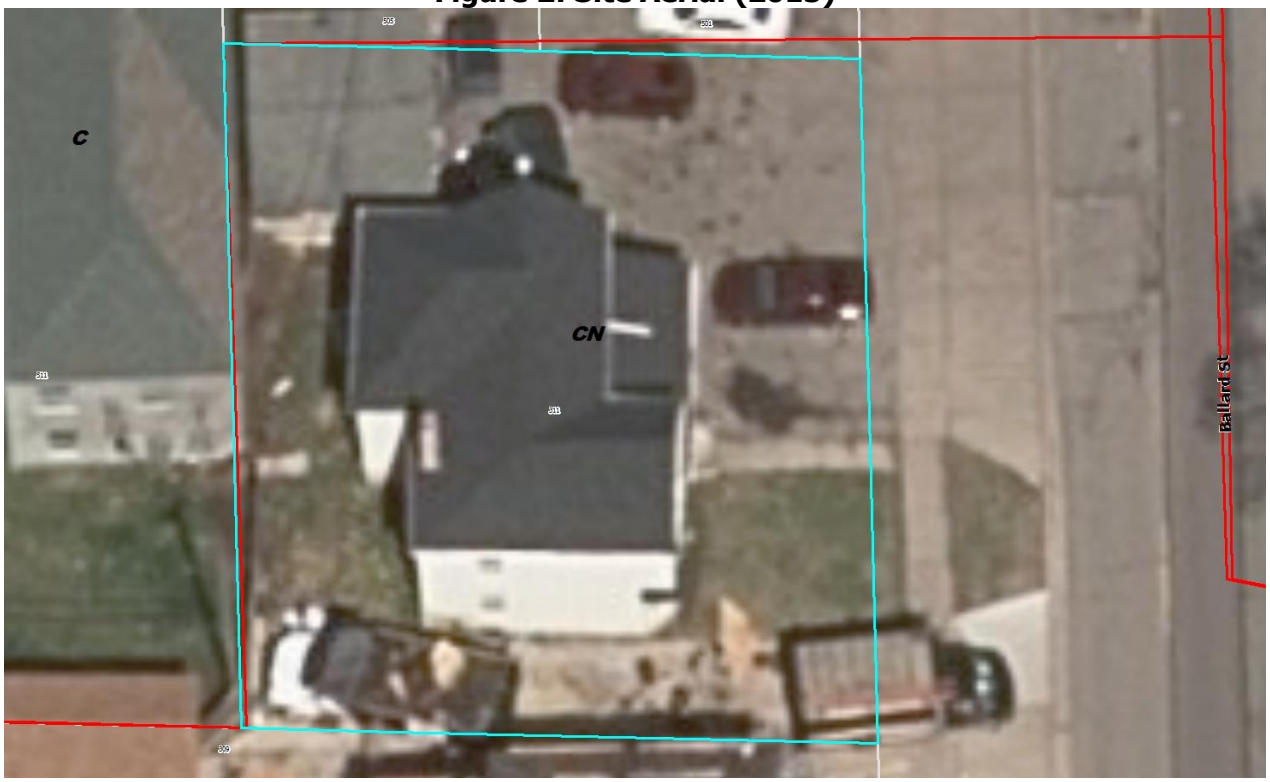


Figure 3: photograph of site (Google image)

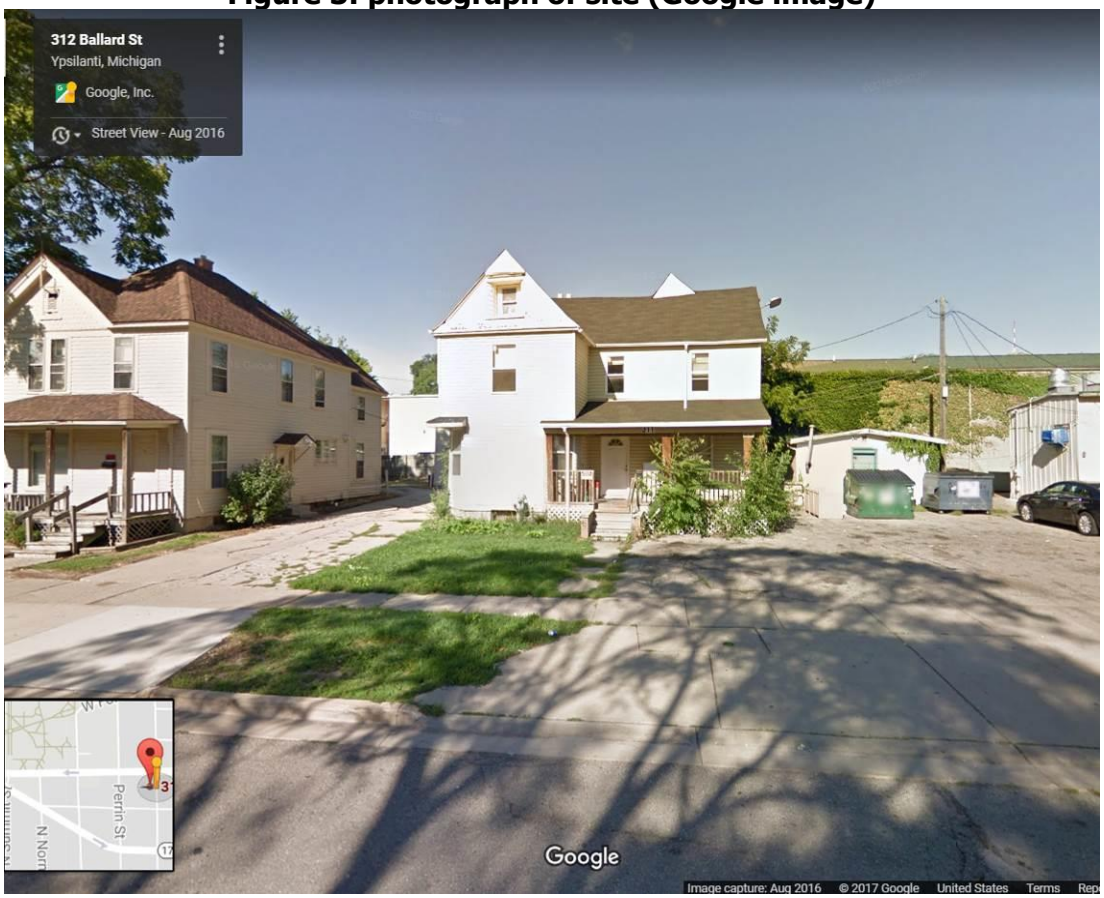


Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Market and Restaurant	C - Center
EAST	Single Family and Restaurant	HC – Historic Corridor
SOUTH	Multi-Family Residential	CN – Core Neighborhood
WEST	Multi-Family Residential and Mixed Use	CN – Core Neighborhood

SPECIAL USE: CRITERIA AND REVIEW §122-324(b)

(1) The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered. If nonconformities are present, all reasonable effort has been made to eliminate them.

COMMENTS: The location, scale, and intensity of the proposed use is compatible with adjacent uses as many other structures in the area are multiple-family due to their proximity to Eastern Michigan University. Core Neighborhood zoning allows for the use of the structure as roominghouse/group residence once approved as a special use. No change in the height, location or size of the building is proposed.

(2) The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare, shall be considered.

COMMENTS: As the proposed use is the similar to what already exists in the neighboring area, it is not expected to be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. No effect on noise, odor, smoke and potential contamination of air, soil and water is expected with the special use.

(3) The proposed special land use shall be designed, constructed, operated and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.

COMMENTS: The applicant is not proposing any changes to the current structure or site however the paved parking areas and separation between the commercial lot to the north needs to be addressed in the site plan review.

(4) The proposed special land use shall not present unreasonable adverse impacts on the transportation system. Consideration shall be given to the estimated pedestrian, bicycle and vehicular traffic generated by such use, access to transit, proximity to major thoroughfares, proximity to intersections, required vehicular turning movements, and provisions for pedestrian and bicycle traffic.

COMMENTS: As this structure is already a single family rental and it is in a highly walkable area, it is not expected that this use will create unreasonable adverse impacts on the transportation system.

(5) The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.

COMMENTS: This use is not expected to create additional requirements at public cost for public facilities and services.

CONDITIONS OF APPROVAL §122-326

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

(1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.

(2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.

(3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."

Items to be addressed: *The paved parking areas and separation between the commercial lot to the north needs to be addressed in the site plan review.*

SITE PLAN: CRITERIA AND REVIEW §122-311

STANDING §122-311(a)

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

REQUIREMENTS **§122-311(b)**

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
CN: BUILDING TYPE §122-468	House		Single Family Home	Unchanged
LOT REQUIREMENTS				
Width ft	**Min** 35	**Max** 80	71	Unchanged
Depth ft	**Min** 100	**Max** -	66	Unchanged
Area sf	**Min** 4,00	**Max** 12,000	4,686	Unchanged
Coverage %	**Min** **-**	**Max** 60%	Building footprint: 1303 sf 28%	Building footprint: Unchanged
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	**Min** 30	**Max** -	23′	Unchanged – existing nonconforming
Side setback ft	**Min** 5	**Max** **-**	6″	Unchanged – existing nonconforming
Rear setback ft	**Min** 20	**Max** **-**	6″	Unchanged – existing nonconforming
Frontage buildout %	**Min** 50	**Max** 100	0%	Unchanged – existing nonconforming
Height stories	**Min** 1	**Max** 3	2	Unchanged
ACCESSORY BUILDING ENVELOPE, FOOTPRINT, AND HEIGHT				
Street setback ft	**Min** 30	**Max** -	44′	Unchanged
Side setback ft	**Min** 5	**Max** -	6″	Unchanged
Rear setback ft	**Min** 5	**Max** -	6″	Unchanged
Footprint sf	**Min** -	**Max** 800	324′	Unchanged
Height ft	**Min** -	**Max** 15	10′	Unchanged
PARKING PROVISIONS	Location: Permitted in side, street side, and rear yards		Front yard and side yard	**Unchanged – existing nonconforming front yard parking**

ORDINANCE REFERENCE		REQUIRED		EXISTING CONDITIONS	PROPOSED
	PRIVATE FRONTAGES	Required: Porch or Stoop		Porch	Unchanged
	Width	**Min**	**Max**	~18′	Unchanged
	Depth	**Min**	**Max**	~7′	Unchanged
	Height	**Min**	**Max**	Not provided	Unchanged
	Yard requirements	Landscaped with path 3′ wide min. from sidewalk to structure		~5′ path from sidewalk to porch	Unchanged
§122-442 (d)(1) et seq	**SIGNAGE**	Master sign plan: HC, NC, GC, C, PMD, P; nonres uses in R1, CN-SF, CN-Mid, CN, MD			None proposed
§122-526	**USE-SPECIFIC**	The minimum usable floor area of the structure, size of common interior living space, and kitchen facilities must comply with the applicable Building Codes and Fire Codes adopted by the City of Ypsilanti. Kitchen facilities shall be provided on the premises for the residents therein.		Kitchen exists	**Applicant will be required to meet all applicable building and fire codes.**
		Rooms for sleeping shall have a minimum square footage as required by the Building Code			**Rooms must meet the minimum square footage as required by building code.**
		If the owner of the property does not reside on the premises, the owner must appoint a resident manager, who must reside on the premises. The property owner must provide the name and contact information of this person to the Building Department, and keep such information up-to-date.			**Resident manager contact info is required and can be submitted as part of the rental certification.**
		A roominghouse or group residence permitted as a special use shall not be located within 200 feet of an R1 or CN-SF district.			Meets

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	For roominghouses or group residences permitted as a special land use access to and from the site shall be directly to a major street or to a major street through a CN, CN-Mid or nonresidential district. In no event shall access be through an R1 or CN-SF district.	Access is through the CN district.	No change.

Items to be Addressed:

1. *Front yard parking is not permitted, applicant to provide parking in side and rear yard only.*
2. *Applicant will be required to meet all applicable building and fire codes in regards to the group residence use.*
3. *Rooms must meet the minimum square footage as required by building code.*
4. *Resident manager contact info is required and can be submitted as part of the rental certification.*

BUILDING LOCATION AND SITE ARRANGEMENT §122-311(c)

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

The building is located the middle of the lot with building frontage on Ballard St. Entrances are located at the front and on the north side of the structure. There is a shared drive to the south of the structure that appears to be in poor shape. There is asphalt paving on the front yard and to the north of the structure that serves for parking. There is a city parking lot just across the street on Ballard and 311 Ballard residents can obtain residential parking permits. Currently there is no separation between this property and the party store to the north.

Items to be Addressed: *Parking in the front yard and no separation between the commercial property to the north and this one.*

SITE ACCESS, TRAFFIC, AND PARKING §122-311(d)

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

Vehicular, bike and pedestrian access is from Ballard either via the shared drive, or the front/north side yard parking. Bikes and pedestrians have the additional option to access the site via the concrete pathway to the front

porch. There is an AAATA bust stop 350 feet away on Cross St. just east of Ballard that serves bus routes 4 and 5. The condition of sidewalk is fair however the pathway to the house is in poor condition as well as shared drive to the south of the structure. No bike parking is currently provided nor has any been proposed. The applicant has proposed 8 parking spaces that appear to be measured smaller than the required minimum. Applicant can stack 3 spaces in the south driveway and fit an additional 2 spaces in the side yard to the north.

Figure 6: Site access, traffic and parking

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
CN: §122-670	**CIRCULATION STANDARDS**	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan		No circulation plan is provided. None requested by staff due to existing layout.
§122-685	**PARKING Dimensions**	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)	Non-marked spaces, unknown number	**Applicant has indicated 8 spaces in the drive, side and front lots. Measurements for these spaces appear to not meet the min. requirements. Applicant to provide 9 x 18 parking spaces.**
§122-683	**Access**	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		Meets
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		• Meets • Meets • **Existing non-conforming**
	Surfacing			Unchanged, **applicant to return the asphalt in the front of the front porch to lawn.**
	Drainage			Unchanged
	Striping	For parking lots containing five or more spaces		N/A
	Wheel Stops			**Applicant to provide wheel stops for the north lot**

	Lighting			**Lighting is not addressed in the plans, parking needs to be artificially lit at night.**
	Screening & Landscaping (internal)	1 tree per 8 spaces		Applicant appears to have a tree or 2 in the rear yard, meets
	Screening & Landscaping (perimeter)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF	n/a	n/a
		3'-4' screen 80% opacity where visible from ROW	n/a	**None proposed, applicant to provide for the north lot**
		Landscaped areas, walls, structures, walks- must be protected by curbing	n/a	**Applicant to provide curbing or wheel stops to protect the structures on site**
§122-691	**Motor spaces**	1 for each bedroom or sleeping room, plus 1 for each employee or the largest employment shift.		**6 spaces required, 8 indicated, applicant to reduce the spaces to 6**
	Bicycle spaces	1 per 5 motor spaces, minimum of 2	None on site	**Applicant to provide 2 bike spaces**
§122-692	**Parking discounts**	Transit	Location is more than 100 ft from the closest bus stop.	No change
		Alternative Vehicles	None.	Plans do not call for alternative vehicle spaces.
		Bicycle		If bike spaces are covered, then a discount in parking spaces could be offered.
		PC discretion, special circumstances not listed above		**6*20%= 1 space discount, a waiver is requested**
§122-672	**SIDEWALKS**	provide a sidewalk or shared-use path	Sidewalks exist on Ballard	Meets

§122-675 TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		No landscaping proposed.

Items to be Addressed:

1. *Applicant to submit a revised parking plan showing a reduction in the parking spaces at the appropriate 9' x 18'.*
2. *Applicant to remove the asphalt in the front yard of the structure and install a lawn in this location.*
3. *Applicant to provide wheel stops or curbing to protect the structures on site.*
4. *Applicant to provide lighting for the parking areas.*
5. *Applicant to provide a 3'-4' screen 80% opacity where the parking is visible from ROW.*
6. *Applicant to provide 2 bike spaces on site.*
7. *A 20% reduction in the required vehicle parking for a total of 1 space is granted due to the constraints of the site and to eliminate front yard parking.*

ENGINEERING & STORMWATER §122-311(f), §122-311(g)

(6) Adequate services and utilities including sanitary sewers shall be available or provided, with sufficient capacity to properly serve the development. Appropriate measures will be taken to ensure that site drainage will not adversely affect adjoining properties or the capacity of the public storm drainage system, or nearby bodies of water. Provisions shall be made to accommodate stormwater and prevent soil erosion. All stormwater management facilities, including but not limited to storm sewers and detention/retention facilities, shall be designed in accordance with the "Rules of the Washtenaw County Water Resources Commissioner," together with any special provisions established by the city.
(7) Natural resources will be protected to the maximum feasible extent. The proposed development will not cause soil erosion or sedimentation problems, and will respect floodways or floodplains on or in the vicinity of the subject property.

The applicant is not proposing additional impervious surface or utility changes thus engineering site plan review not required for this project.

Items to be Addressed: *None*

SCREENING §122-311(h)

"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

Figure 7: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc		**Applicant to install dark sky compliant lighting for parking areas & entrances/exits**
§122-608 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad		**Trash area indicated on plans, applicant to submit details to staff for review.**
§122-631 Landscape plan			**None provided, applicant to provide a landscape plan for staff review**
§122-634 Screening Between Land Uses *if conflicting use*	visual buffer of at least 80% opacity and 6' height		**A visual buffer of at least 80% opacity and 6' height is required**
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 71/30' = 2 trees	None	**Unchanged, applicant to provide two street trees**
§122-638 Site Landscaping	10%	None	**468 sf required, none provided, applicant to submit landscape plan for staff review**
§122-632 Landscape Elements	Quality, composition, berms, spacing, species		**Applicant to provide a landscape plan for staff review.**
	Credit for existing vegetation		**Applicant to provide a landscape plan for staff review.**
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		**Applicant is required to maintain any landscaping.**
§122-635 Fencing, hedges, walls, berms	*CN: 6' height max, no opacity restriction*		None proposed

Items to be Addressed:

1. *Applicant to install dark sky compliant lighting for the parking areas and the entrances/exits.*

2. *Trash area indicated on plans, applicant to submit details to staff for review.*
3. *Applicant to provide a landscape plan for staff review*
4. *A visual buffer of at least 80% opacity and 6' height is required between land uses.*
5. *Applicant to provide two street trees*
6. *Applicant is required to maintain any landscaping installed on site.*

OTHER DEPARTMENT AND AGENCY APPROVALS §122-311(j)

"Site plans shall conform to all applicable requirements of state and federal statutes, including health and pollution laws, fire or explosion hazards, toxic and hazardous materials, and barrier-free requirements. Site plan approval may be conditioned on the applicant receiving necessary county, state, or federal permits before a local building permit or occupancy permit is granted."

None needed.

MASTER PLAN CONSIDERATIONS §122-311(k)

"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This will add housing in an area that is close to Eastern Michigan University's main campus. Housing near the university is always in demand.
Easily walk, bike, drive or take transit from anywhere. This location is about 1 block from EMU thus it is easily walkable or bikeable to the university. A bus stop is within 350 feet and Depot Town is an approximately 1/2 mile walk from this location.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission ***approve*** the Special Use Permit for the 311 Ballard Group Residence with the following findings and conditions:

Findings: The application is substantially in compliance with §122-324(b).

Conditions: Special use approval shall be subject to approval of site plan.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission ***approve*** the Site Plan for the 311 Ballard Group Residence with the following finding, waiver, and conditions:

Finding
1. The application substantially complies with §122-310.

Waiver
1. A 20% reduction in the required vehicle parking for a total of 1 space is granted due to the constraints of the site and to eliminate front yard parking.

Conditions
1. Front yard parking is not permitted, applicant to provide parking in side and rear yards only.

2. Applicant will be required to meet all applicable building and fire codes in regards to the 6 room group residence.
3. Resident manager contact info is required and can be submitted as part of the rental certification.
4. Applicant to reduce the parking spaces to 5 spaces and ensure they are the appropriate 9′ x 18′ and resubmit for staff review.
5. Applicant to remove the asphalt in the front yard of the structure and install a lawn in this location.
6. Applicant to provide wheel stops or curbing to protect the structures on site.
7. Applicant to provide a 3′-4′ screen 80% opacity where the parking is visible from ROW.
8. Applicant to provide 2 bike spaces on site.
9. Applicant to install dark sky compliant lighting for the parking area, building entrances and exits used during night-time hours and submit lighting plan for staff review.
10. Applicant to submit details on the trash enclosure for staff to review.
11. Applicant to provide a landscape plan for staff review
12. A visual buffer of at least 80% opacity and 6′ height is required between this property and the commercial area to the north.
13. Applicant to provide two street trees
14. Applicant is required to maintain any landscaping on site.

Cynthia Kochanek
Preservation Planner, Community & Economic Development Department

CC File
Applicant

MORTGAGE SURVEY

Certified to: PAUL AJLOUNY

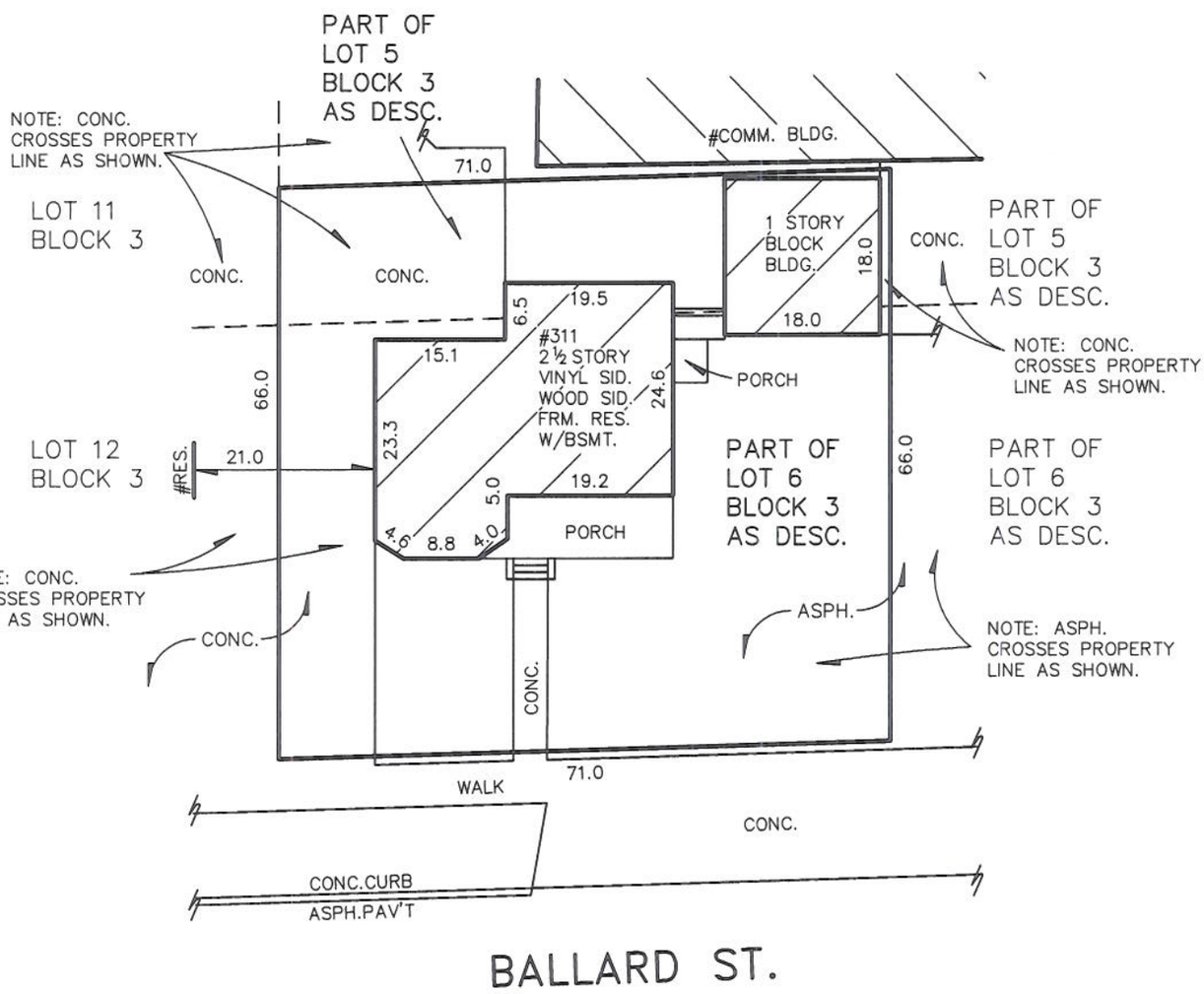
Applicant: PAUL AJLOUNY

Property Description:
The East 4 rods of the South 71 feet of Lots 5 and 6, Block 3; DAVID F. BALLENTINE'S AND RICHARD F. MORSE'S ALLOTMENT OF WESTERN ADDITION, to the City of Ypsilanti, Washtenaw County, Michigan, as recorded in Liber O of Deeds, Page 125, Washtenaw County Records.

NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.

NORTH



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

[redacted]

JOB NO: 17-03431 SCALE: 1"=20'

DATE: 08/25/17 DR BY: M.L.

KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES

Eastpointe	Detroit	Ann Arbor	Grand Blanc
(800) 295.7222	(313) 758.0677	(734) 994.0888	(888) 694.0001
FAX: (586) 772.4048	FAX: (586) 772.4048	FAX: (734) 994.0667	FAX: (810) 694.9955

www.kemtecagroupofcompanies.com

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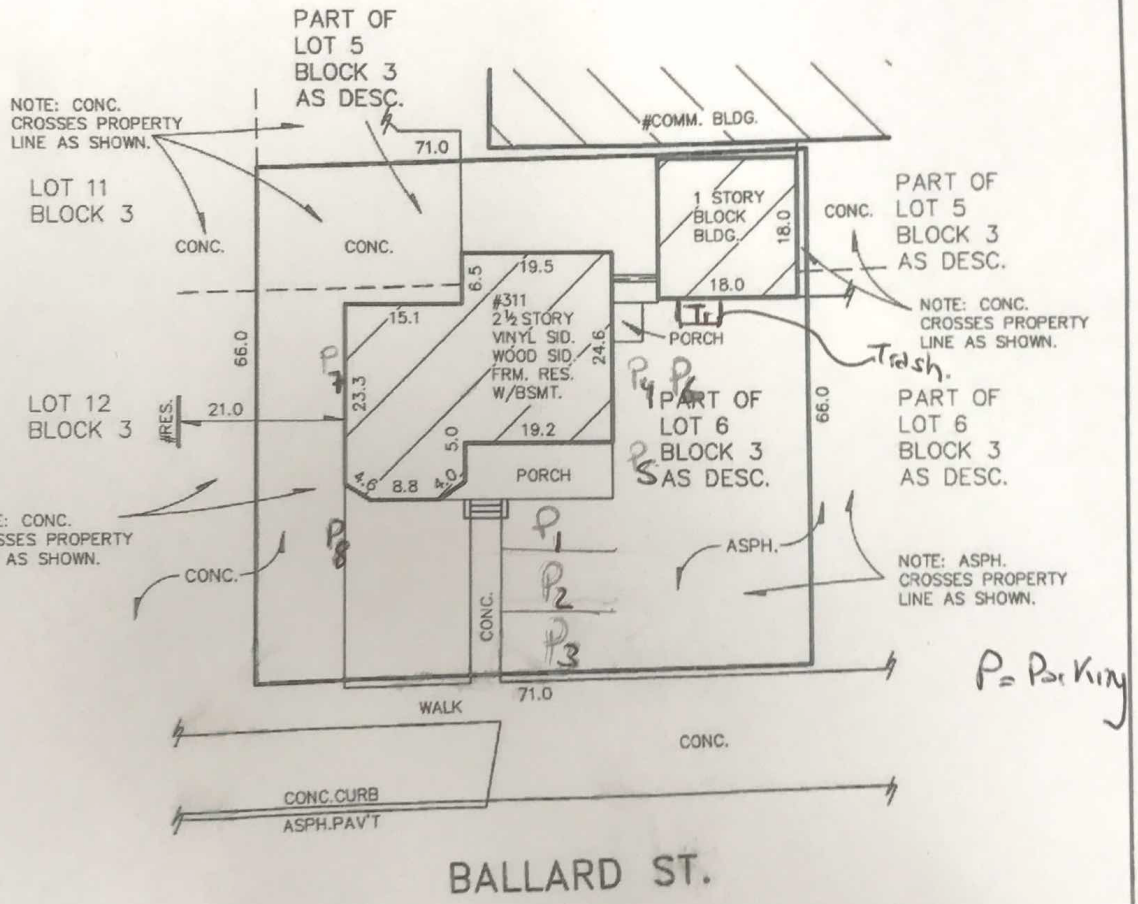

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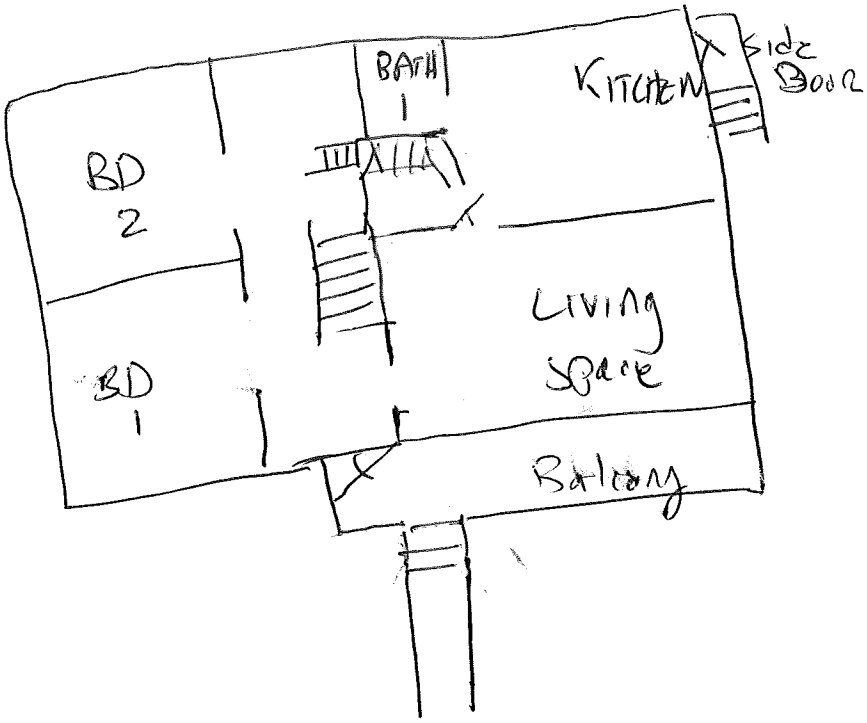
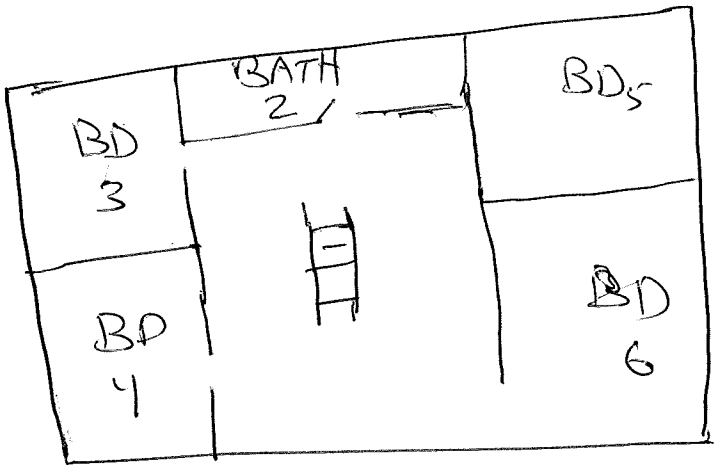
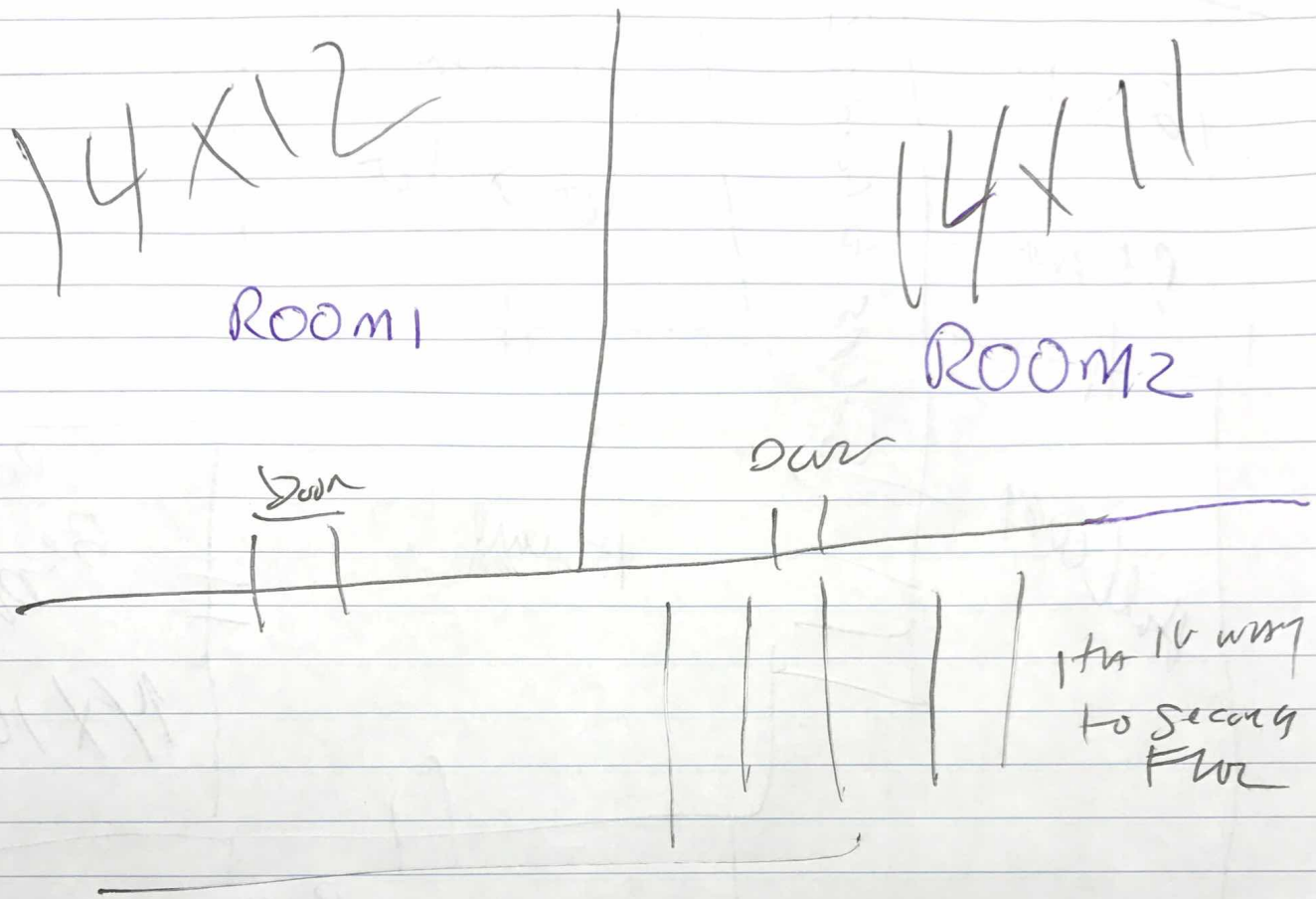


GROUND FLOOR

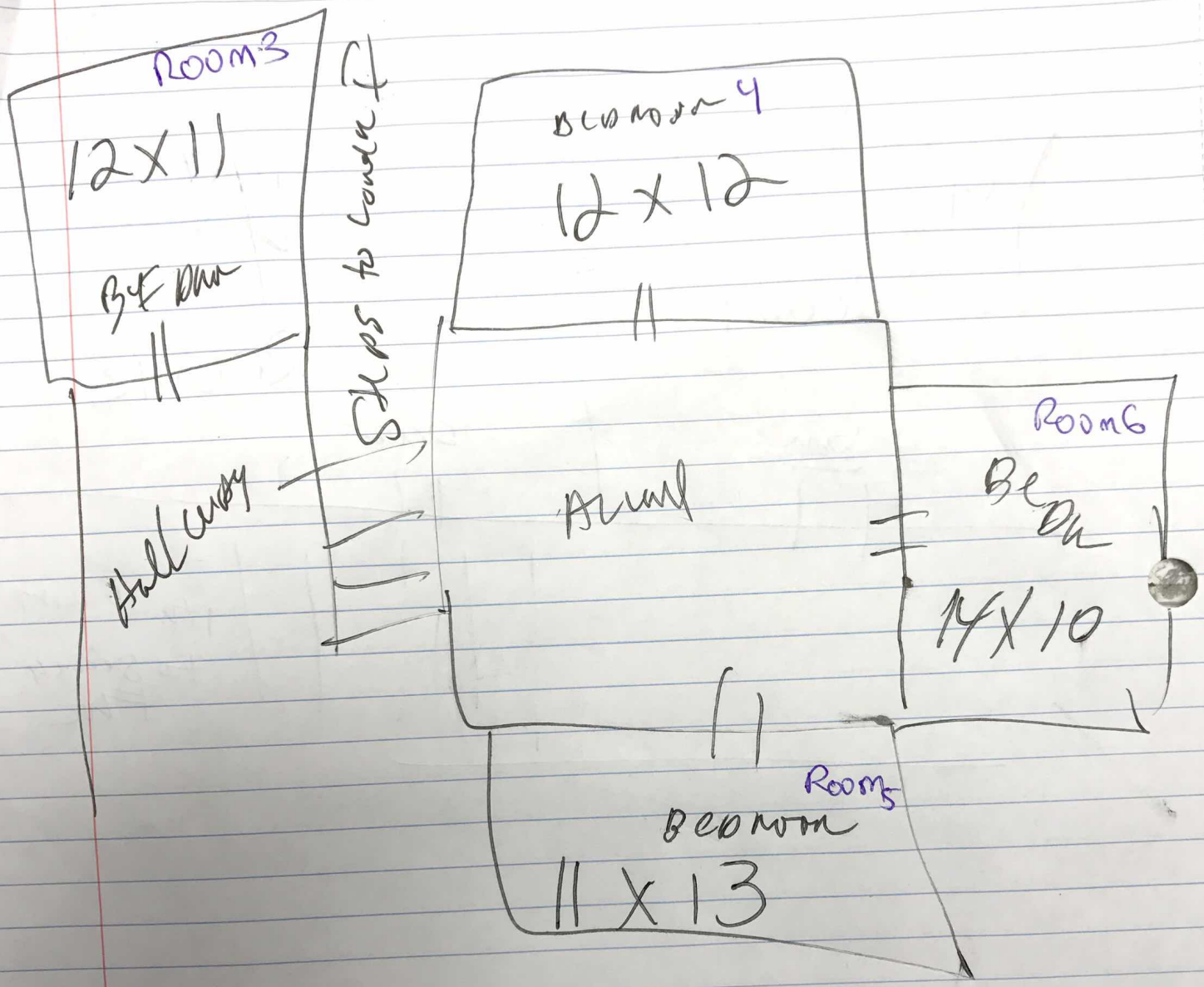


UPPER LEVEL

First Floor Gerry



Second Floor



City of Ypsilanti
Community & Economic Development Department

August 23, 2017

Staff Review of Site Plan Application
Pearl Street Fourplex
708 Pearl

GENERAL INFORMATION

Applicant:	Lucia Chiparus 2850 Maplewood Dr Ann Arbor, MI 48104
Project:	Pearl Street Fourplex
Application Date:	August 16, 2017
Location:	North side of Pearl St between N Normal St and Perrin St
Zoning:	CN- Core Neighborhood
Action Requested:	Site Plan Approval
Staff Recommendation:	Approval

PROJECT AND SITE DESCRIPTION

Parcel 11-11-40-430-015 is 0.24 acres on the north side of Pearl St, just east of Normal St, fronting on Pearl St. The parcel is currently vacant. The house that previously existed on the site was demolished in 2006. No special use permits or variances have previously been approved for this property.

This property is zoned **CN- Core Neighborhood,** which permits multiple family dwellings with a maximum of 4 units per building by right. The plans call for the construction of a new apartment house and driveway on site. The plans submitted indicate that there will be 7 parking spots, none of these appear to be accessible spaces.

Figure 1: Subject Site Location

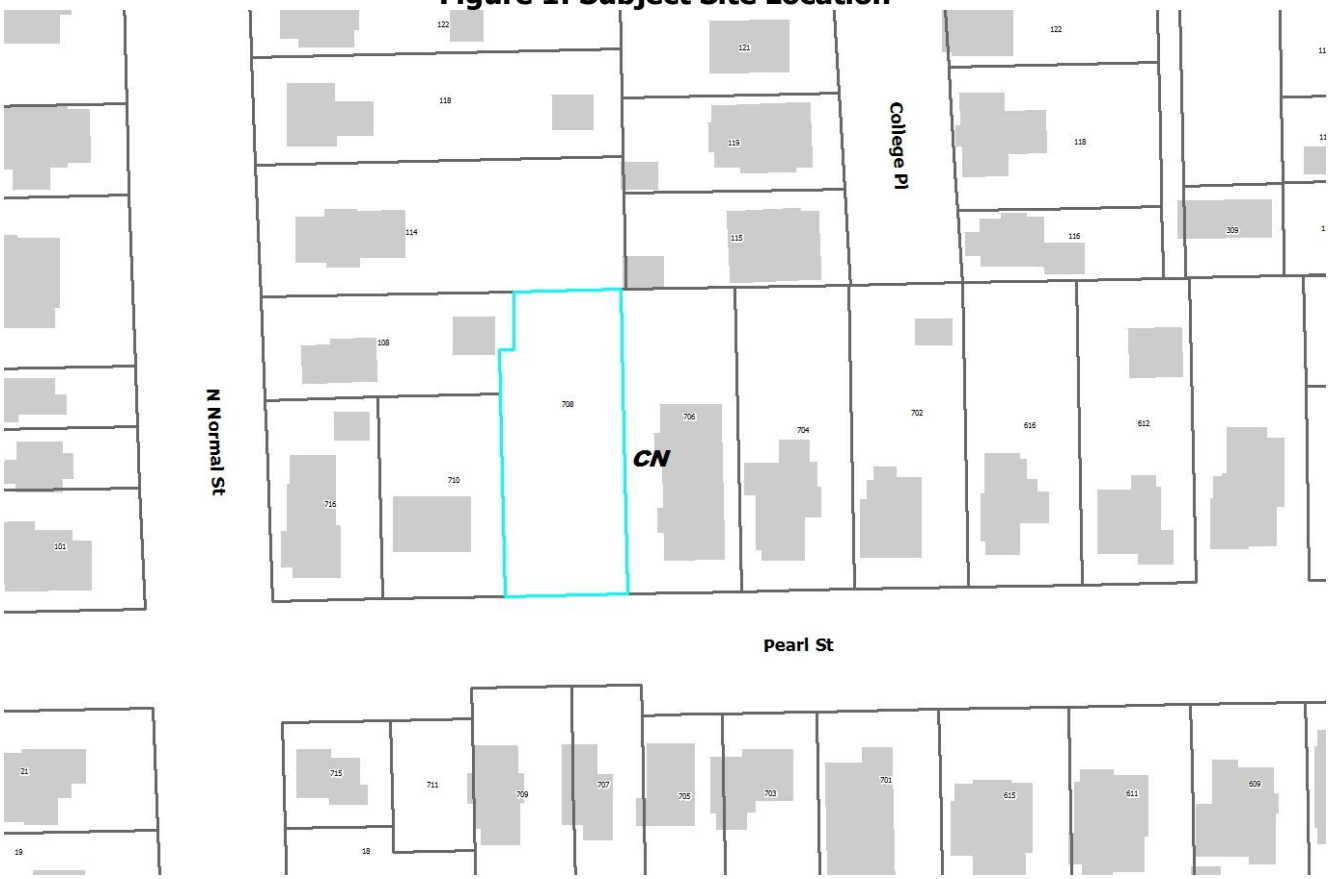


Figure 2: Site Aerial (2015)

Figure 3: photograph of site (Google image)

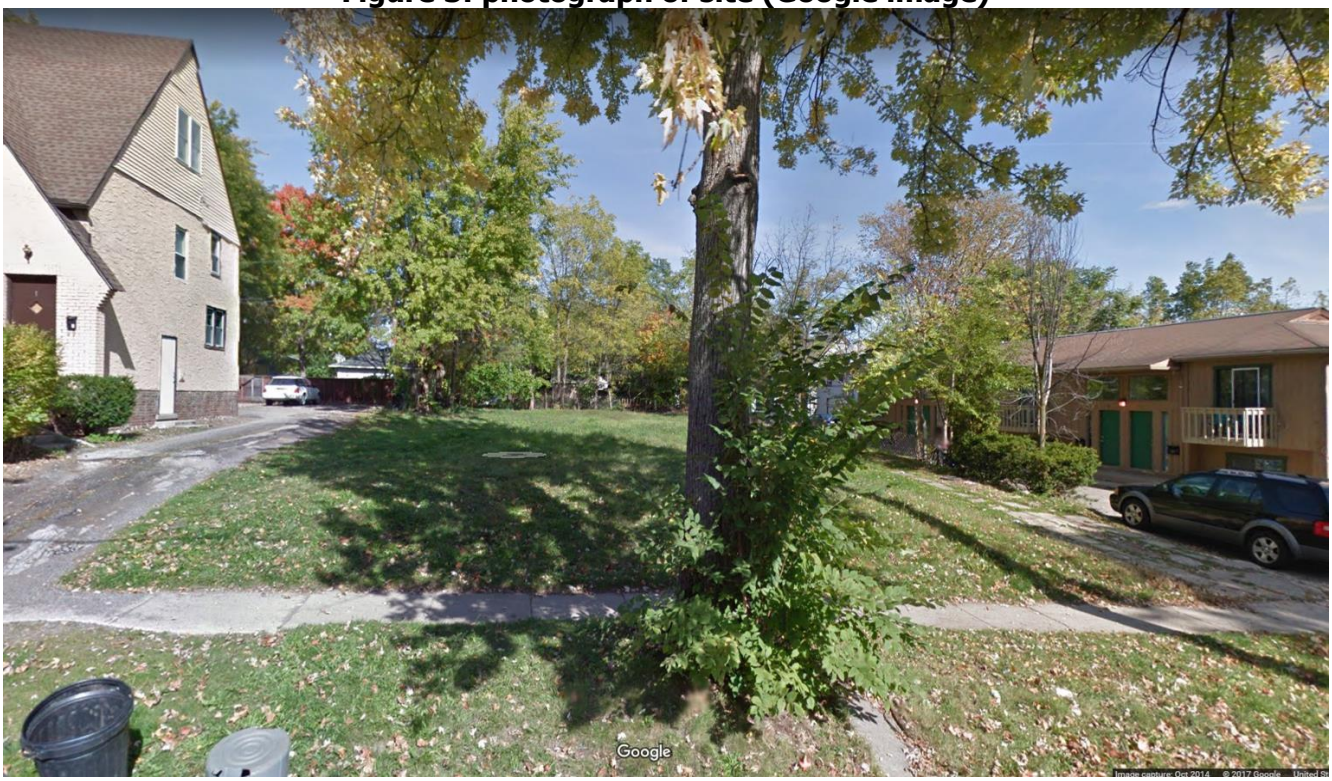


Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single family	CN- Core Neighborhood
EAST	Multi-family (4 unit)	CN- Core Neighborhood
SOUTH	Single and two family	CN- Core Neighborhood
WEST	Multi-family (3 unit)	CN- Core Neighborhood

SITE PLAN: CRITERIA AND REVIEW §122-311

STANDING §122-311(a)

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

REQUIREMENTS §122-311 (b)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
CN: BUILDING TYPE §122-466	Determined by lot size		Vacant	Apartment house
LOT REQUIREMENTS				
Width ft	**Min** 40	**Max** 120	66	Unchanged
Depth ft	**Min** 100	**Max** 150	153.70	**Unchanged, existing non-conforming**
Area sf	**Min** 4,000	**Max** 90,000	10,013	Unchanged
Coverage %	**Min** -	**Max** 50%	Vacant	Proposed building footprint: 2,250/10,013= 22.47%, meets
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	**Min** 15	**Max** 25	Vacant	Building: 23 ft, porches: 8 ft and 10 ft, meets, an unenclosed porch is permitted to extend up to 10' into the required front yard
Side setback ft	**Min** 5	**Max** -	Vacant	East: 17.99 ft, meets West: 6.65 ft, meets
Rear setback ft	**Min** 20	**Max** -	Vacant	Building: 78.23 ft, porch: 72 ft, meets
Frontage buildout %	**Min** 60	**Max** 80	Vacant	41/66=62, meets
Height stories	**Min** 1	**Max** 3	Vacant	2 proposed, meets
PARKING PROVISIONS	Location: side, street side and rear yard		Vacant	Rear yard, meets
PRIVATE FRONTAGES	Required: porch or stoop		Vacant	Porch

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Width	**Min** 10	**Max** --		10 ft, meets
Depth	**Min** 5	**Max** --		5 ft, meets
Height	**Min** 7	**Max** --		7 ft, meets
§122-442(d) et seq **SIGNAGE**	Master sign plan: HC, NC, GC, C, PMD, P; nonres uses in R1, CN-SF, CN-Mid, CN, MD			None indicated, sign plan needed if signage will be placed on site.

Items to be Addressed: *None*

BUILDING LOCATION AND SITE ARRANGEMENT §122-311(c)

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

The applicant is proposing to build a new 2 story apartment house on the vacant lot. The building will contain 4 units with 3 bedrooms each. The building frontage is on Pearl, there are two building entrances on Pearl and two at the back of the building. All entrances are accessed via a stair and covered porch. The parking lot is at the rear of the site and is accessed from a driveway on the east. There are seven spaces in the lot, none of these are barrier free spaces. There is a dumpster enclosure at the northeast side of the site. Utilities are expected to exist on site due to the site being previously built out but their locations will need to be verified.

Items to be Addressed: *Applicant to provide one barrier free space in the parking lot.*

SITE ACCESS, TRAFFIC, AND PARKING §122-311(d)

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

Vehicle access to the site will be via the driveway on the east side of the site. The driveway will utilize a shared curb cut with 706 Pearl. The applicant has proposed a widening of the existing curb cut on the west. The site can be accessed by bike and pedestrians via the driveway mentioned before. Bikes and pedestrians can also access the site from two new 5′ pathways that connect to the existing sidewalk on Pearl. The closest AAATA bus stop is on Congress St just east of Summit St. This AAATA stop is for route 6. Another AAATA stop that serves routes 4 and 5 is at Perrin and Washtenaw. Both stops are over 900 feet from the site. The condition of the existing sidewalk on Pearl is fair to good. The current curb cut is in decent shape however the existing drive will need full replacement, as the applicant has proposed. There is no parking on site currently. There is residential permit

parking on the south side of Pearl in this area. Currently there is no bike parking however the applicant has proposed three bike loops at the rear of the structure. An access easement is required for the shared curb cut.

Figure 6: Site access, traffic and parking

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
NC: §122-670	**CIRCULATION STANDARDS**	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan		No circulation plan is provided. None requested by staff due to single drive using existing curb cut.
§122-685	**PARKING Dimensions**	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)		Spaces proposed at 9' x 20', with one measuring 10' x 20', meets
§122-683	**Access**	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		**Applicant to complete the 5' walkway at the back of the structure add a 5' walkway on site for access from the back to the property**
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway • 10' drive for one-way		**12' driveway, meets one way requirement only, applicant to pursue a variance for the driveway as proposed.**
	Internal Maneuvering	Each driveway providing access to an off-street parking lot containing 5 or more spaces shall be a minimum 10' in width.		Meets
	Surfacing	All parking and loading facilities and access drives shall be paved with a durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and storm water runoff,		A new asphalt drive with concrete curbing is proposed with pervious pavement for the most of the parking lot. Must meet engineering standards, see review.

	Drainage	All off-street parking and loading areas shall be graded and drained to public storm sewers.		See engineering review.
	Striping	all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue		Striping appears on plans, meets
	Wheel Stops	wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping		Curbing proposed, meets
	Lighting	parking and loading facilities utilized during night-time hours shall be artificially illuminated		Lighting proposed for lot, meets
	Screening & Landscaping (internal)	1 tree per 8 spaces		7 spaces=1 tree required, 1 tree proposed, meets
		All aisle-ends & corners protected w curbed island		Meets
		3′ between curb and planting (5′ if vehicle overhang)		Meets
	Screening & Landscaping (perimeter)	Screened in accordance with 634 when a non-residential use abuts a property where a residential use occupies the first floor of the principal structure		A 6′ vinyl privacy fence is proposed, meets
		3′-4′ screen 80% opacity where visible from ROW		N/A
		Landscaped areas, walls, structures, walks- must be protected by curbing		Meets
§122-691	**Motor spaces**	Multiple-family dwellings, including townhouses		4*1.5+1=7 spaces required, 7 provided, meets
§122-693	**Bicycle spaces**	1 per 5 motor spaces, minimum of 2		3 bike loops provided, meets
§122-692	**Parking discounts**	Transit		more than 800′ to closest stop
		Alternative Vehicles		N/A
		Bicycle		No covered parking proposed.

	PC discretion, special circumstances not listed above		N/A
§122-672 SIDEWALKS	provide a sidewalk or shared-use path		Existing sidewalk on Pearl is on good shape
§122-675 TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		Meets

Items to be Addressed:

1. *Applicant to provide an access easement for the shared curb cut.*
2. *Applicant to complete the 5' walkway at the back of the structure and to add a 5' walkway on site for access to the sidewalk from the back of the property.*
3. *Applicant to pursue a variance for the driveway width.*

ENGINEERING & STORMWATER §122-311(f), §122-311(g)

(6) Adequate services and utilities including sanitary sewers shall be available or provided, with sufficient capacity to properly serve the development. Appropriate measures will be taken to ensure that site drainage will not adversely affect adjoining properties or the capacity of the public storm drainage system, or nearby bodies of water. Provisions shall be made to accommodate stormwater and prevent soil erosion. All stormwater management facilities, including but not limited to storm sewers and detention/retention facilities, shall be designed in accordance with the "Rules of the Washtenaw County Water Resources Commissioner," together with any special provisions established by the city.
(7) Natural resources will be protected to the maximum feasible extent. The proposed development will not cause soil erosion or sedimentation problems, and will respect floodways or floodplains on or in the vicinity of the subject property.

Engineering plan review is required as there are additional impervious surfaces and utility changes.

Items to be Addressed: *See engineering review.*

SCREENING §122-311(h)

"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

Figure 7: Screening

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609	**Lighting**	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc		Meets
§122-608	**Refuse Containers**	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Not shown	Dumpster shown at northeast corner of the lot, meets.
§122-631	**Landscape plan**			Meets
§122-634	**Screening Between Land Uses** *if conflicting use*	visual buffer of at least 80% opacity and 6' height		A 6' vinyl privacy fence is proposed, meets
§122-636	**Street Trees**	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 66'/30' = 2 trees		**1 existing tree is to remain, existing tree is large and in the middle of ROW, it appears difficult to add an additional tree with the utility pole location, waiver requested.**
§122-638	**Site Landscaping**	10%	None	100/10,013= ~10%
§122-640	**Exterior Electrical**	Screen when visible from any primary visual exposure area		N/A
§122-632	**Landscape Elements**	Quality, composition, berms, spacing, species		Meets
		Credit for existing vegetation		7 trees marked to be retained, 2 Maple trees and 5 Black Walnut trees that do count towards credit.
§122-633 (d)(e)	**Maintenance**	Readily available and acceptable water supply; may install underground sprinkler system		**Applicant is required to maintain any landscaping.**
§122-635	**Fencing, hedges, walls, berms**	*CN: 6' height max, no opacity restriction*		Meets, fence permit required by building department.

Items to be Addressed:

1. *A waiver from one street tree due to the location of the utility pole and the existing tree aligns with the already-established street trees along the same block face.*
2. *Any new and existing landscaping is to be maintained in good condition by the owner.*

OTHER DEPARTMENT AND AGENCY APPROVALS §122-311(j)

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DEPARTMENT OF PUBLIC SERVICES

The applicant is responsible for obtaining permits from the Department of Public Services before beginning work on any portion of the City right-of-way, including sidewalks, curbs, and driveways on Pearl St.

FIRE DEPARTMENT

As applicant is requesting a change in the curb cut and a new parking area, Fire Department review is required. Fire Department has no objection to the proposed changes.

YCUA

YCUA has reviewed the plans and does not have any objections.

MASTER PLAN CONSIDERATIONS §122-311(k)

"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This new construction will add housing in an area that is between Eastern Michigan University's main campus and College of Business campus. Housing near the university is always in demand.
Easily walk, bike, drive or take transit from anywhere. This location is about 4 blocks from downtown thus it is easily walkable or bikeable. Bus stops are within 1,000 feet and the main campus of EMU is an approximately 1/3 mile walk.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission ***approve*** the Site Plan for the Pearl Street Fourplex at 708 Pearl St with the following finding, waiver, and conditions:

Finding

1. The application substantially complies with §122-310.

Waiver

1. A waiver from one street tree due to the location of the utility pole and the existing tree aligns with the already-established street trees along the same block face.

Conditions

1. Applicant to provide one barrier free space in the parking lot.
2. Applicant to provide an access easement for the shared curb cut.

3. Applicant to complete the 5' walkway at the back of the structure and to add a 5' walkway on site for access to the sidewalk from the back of the property.
4. Applicant to pursue a variance for the driveway width.
5. Site plan approval is subject to engineering conditions.
6. Any new and existing landscaping is to be maintained in good condition by the owner.

Cynthia Kochanek
Preservation Planner, Community & Economic Development Department

CC File
Applicant
Site designer

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities™

September 15, 2017

City of Ypsilanti Planning and Development Department
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Bonnie Wessler

Regarding: 708 Pearl Street Fourplex
Site Plan Review No. 1
OHM Job No. 0094-17-1040

Dear Ms. Wessler:

The applicant is requesting site plan approval for a fourplex apartment building on a vacant site on the north side of Pearl Street east of Normal Street. We have reviewed the plans dated August 11, 2017 for compliance with local ordinances and general engineering standards and offer the following comments:

1. The access driveway for the parcel to the west encroaches the subject property. It appears the applicant is proposing to maintain this access unchanged. If this is the intent, an access easement shall be recorded.
2. The applicant shall review Division 7 section 122.683 of the Zoning Ordinance and the City of Ypsilanti Engineering Standards for parking and drive requirements. The project as proposed does not meet the requirements for drive offset from the property line or minimum drive width. A variance will be required for the drive as proposed. It appears a reduction in the required drive width may be appropriate for the development in order to be consistent with the surrounding properties. The drive connection to Pearl Street could be greatly improved if the existing utility pole were relocated.
3. The plan proposes pervious pavement for a portion of the parking area. This is acceptable in concept. The applicant shall be aware that pervious pavement requires routine maintenance to function properly.
4. The plan also proposes sheet drainage into the right-of-way for the driveway. This is prohibited per Division 7 section 122.683 (f) of the Ordinance. A variance is justified in this case due to the fact that there is no underground storm sewer available for connection on this block.
5. A detailed review of the storm calculations will be completed during the engineering plan review phase.
6. The plans do not provide any information for the proposed water and sewer connections. Water and sewer connections will require review and approval from YCUA.

The applicant is advised that review and approval of detailed engineering plans is required prior to start of construction.

If you have any questions, please contact me at (734) 522-6711.

Sincerely,
OHM Advisors

Digitally signed by Marcus McNamara
Date: 2017.09.15 15:21:56-04'00'

Marcus J McNamara

CC: Stan Kirton, Department of Public Works
Scott Westover, YCUA
File

P:\0000_0100\SITE_YpsilantiCity\2017\0094171040_Pearl_Four\708Pearl_SP01.docx

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

PEARL STREET FOURPLEX

YPSILANTI, MI

SHEET INDEX

SHEET NO.	SHEET TITLE
S1	SITE PLAN, ZONING INFORMATION
S2	LANDSCAPE & SITE LIGHTING PLAN
S3	STORM WATER MANAGEMENT CONCEPT
S4	SITE DETAILS
S5	SURVEY
A1	1st & 2nd FLOOR PLANS
A2	LOWER LEVEL PLAN & ELEVATIONS
A3	BUILDING ELEVATIONS

DESIGNED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE 2015 EDITION.

LEGAL DESCRIPTION:

CURRENT PROPERTY ID: 11-11-40-430-015
OLD SID - 11 11-175-013-30 YP CITY 21W-20A E 66 FT OF LOTS 13 & 14 EXC COM AT NW COR LOT 14 TH ELY 127 FT TO POB TH CONT E 6 FT TH S 24 FT TH W 6 FT TH N 24 FT TO POB CROSS & BAGLEY'S ADDITION

PROPERTY OWNER & DEVELOPER:

COSTEL & LUCIA CHIPARUS
708 PEARL ST, YPSILANTI MI 48198
(734) 323-8826

PROJECT DESCRIPTION

CURRENT PROPERTY IS VACANT. NEW 4-UNIT APARTMENT AND NEW PARKING LOT IS PROPOSED

AREA ANALYSIS

EXISTING		PROPOSED	
(VACANT LAND)		PROP. 1ST FLOOR PER UNIT	512.5 SF
		PROP. 2ND FLOOR PER UNIT	512.5 SF
		PROP. LOWER LEVEL PER UNIT	512.5 SF
		TOTAL LIVING AREA PER UNIT	1,537 SF
		TOTAL LIVING AREA IN BLDG	4,612 SF
		PROP. BUILDING	2,050 SF
		COVERED PORCHES	200 SF
		TOTAL	2,250 SF
EX. LOT AREA	10,013 SF (.23 ACRES)	PROP. LOT COVERAGE 2,250 SF / 10,013 SF	= 22.47 %
		BLDG WIDTH 41.00 FT / LOT WIDTH 66.00 FT	= 62.1 %

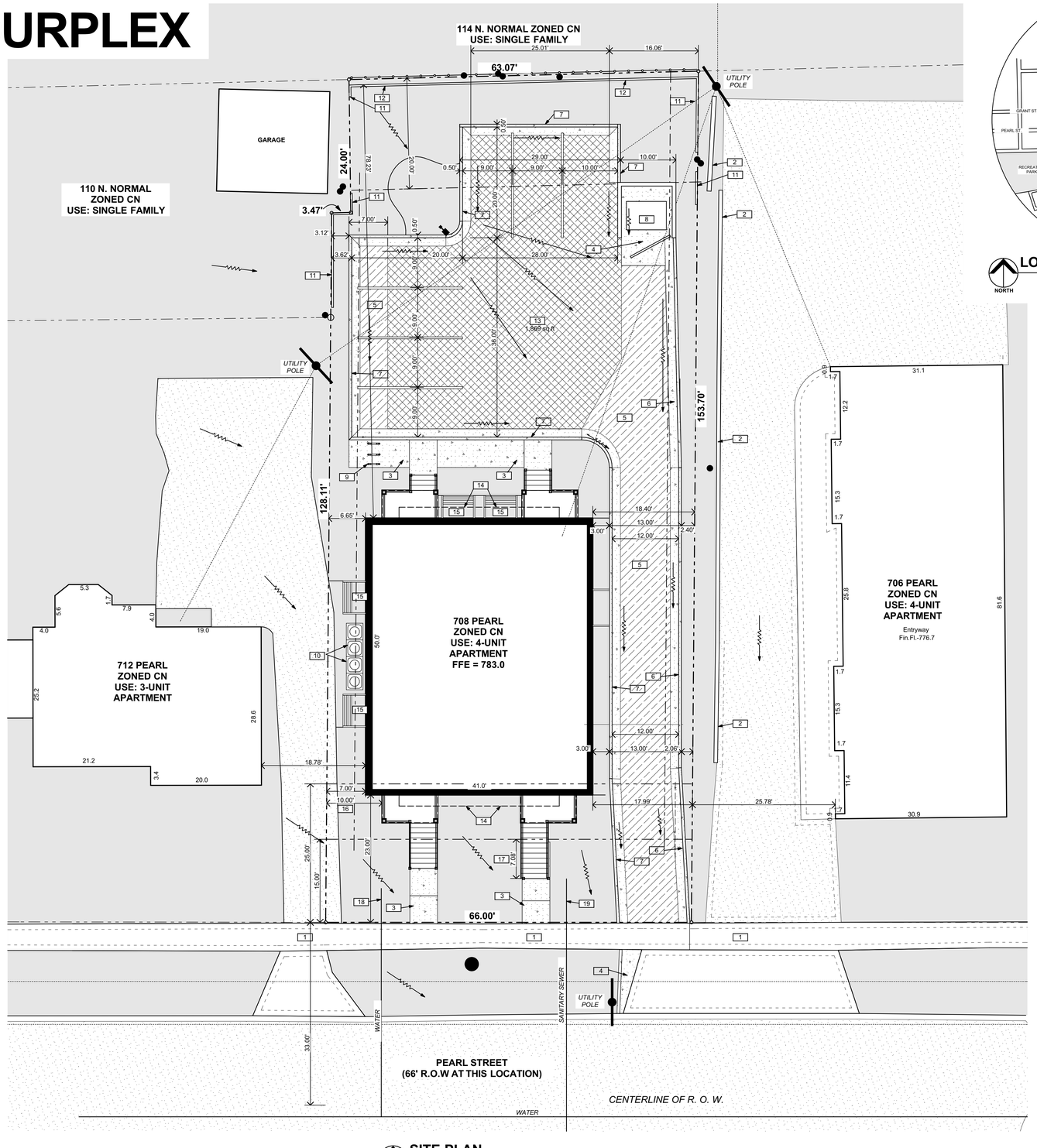
SCHEDULE OF REGULATIONS

BUILDING TYPE AH APARTMENT HOUSE	REQ'D	EXISTING	PROPOSED	VARIANCE
LOT SIZE	4,000-18,000 SF	10,013 SF	NO CHANGE	NONE
LOT WIDTH	40-120 FT	66.0 FT	NO CHANGE	NONE
LOT DEPTH	100-150 FT	153.70 FT	NO CHANGE	3.7 FT NON-CONFORMITY
LOT COVERAGE	0%-50%	0%	22.5%	NONE
STREET YARD	15-25 FT	N/A	23.00 FT	NONE
INTERIOR SIDE (EAST)	MIN 5.0 FT	N/A	17.99 FT	NONE
INTERIOR SIDE (WEST)	MIN 5.0 FT	N/A	6.65 FT	NONE
MIN REAR YARD	MIN 20.0 FT	N/A	78.23 FT	NONE
FRONTAGE	60-80 %	0 %	62.1%	NONE
MAX BLDG HEIGHT	1-3 STORIES	N/A	2 STORIES	NONE

CODE ANALYSIS

YPSILANTI ZONING ORDINANCE

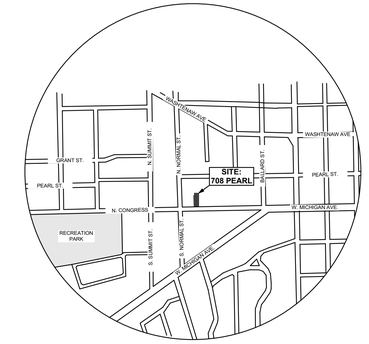
ARTICLE 4 122-123	SITE PLAN REVIEW BY CITY PLANNER IS PERMITTED FOR NEW CONSTRUCTION OF PERMITTED BUILDING TYPE (NOT A LIMITED BUILDING TYPE) WHEN NO EXCEPTIONS ARE REQUESTED.
ZONING MAP	**THIS PROPERTY ZONED CN. CORE NEIGHBORHOOD** ALL ADJACENT PROPERTIES ARE ALSO ZONED CN
ARTICLE 7 122-272	MULTI-FAMILY, UP TO 4 UNITS IS A PERMITTED USE IN THE CN DISTRICT
ARTICLE 7 122-274	THE **APARTMENT HOUSE (AH) BUILDING TYPE** IS PERMITTED IN THE CN DISTRICT
ARTICLE 13 122-836	MULTI-FAMILY USES REQUIRE 1.5 SPACE PER DWELLING UNIT PLUS 1 FOR EACH 10 DWELLING UNITS FOR GUESTS 4 UNITS x 1.5 = 6 SPACES PLUS 4 UNITS x 1 SPACE /10 UNITS = 0.4 SPACES **TOTAL PARKING REQUIRED = 6.4 SPACES- ROUND TO 6 SPACES** **TOTAL PARKING PROVIDED = 7 SPACES**



SITE PLAN

NORTH

1" = 10'



LOCATION PLAN

NORTH

NO SCALE

DIRECTION OF WATER RUN-OFF

MULCH

GRASS OR LANDSCAPE

EXISTING CONCRETE

NEW CONCRETE

EX. ASPAHLT

NEW ASPAHLT

NEW PERVIOUS PAVEMENT

KEYED SITE PLAN NOTES

1. EX. CONCRETE SIDEWALK
2. EX. RETAINING WALL
3. PROPOSED 5 FT WIDE SIDEWALK, 4" CONCRETE
4. 6" CONCRETE PAVEMENT & CURB- EXPAND EXISTING DRIVEWAY APPROACH
5. ASPHALT PAVEMENT
6. PROPOSED CONCRETE CURB- PITCH IN
7. PROPOSED CONCRETE CURB- PITCH OUT
8. 10' x 10' DUMPSTER ENCLOSURE, 6 FT HIGH
9. 3 BIKE HOOPS MOUNTED TO CONCRETE SIDEWALK
10. A/C CONDENSERS
11. 6FT TALL VINYL PRIVACY FENCE, CENTERLINE OF POSTS LOCATED 6" INSIDE OF PROPERTY LINE
12. 6FT TALL VINYL PRIVACY FENCE , CENTERLINE OF POSTS LOCATED 12" INSIDE OF PROPERTY LINE OR AS NEDED TO AVOID EXISTING TREES
13. PROPOSED PERVIOUS PAVEMENT
14. 2ND FLOOR OVERHANGS BY 2 FT
15. PRE-FABRICATED EGRESS WELL. 4048-66" SCAPEWEL" BY BILCO, WELCRAFT OR SIMILAR
16. EXTERIOR PORCH (EGRESS BALCONY) MUST BE MIN 10FT FROM PROPERTY LINE BASED ON MBC 1027.5
17. OPEN OR UNENCLOSED PORCH IS PERMITTED TO EXTEND UP TO 10FT INTO THE REQUIRED FRONT YARD
18. EXISTING WATER LEAD IS EXPECTED TO EXIST, BUT LOCATION IS UNKNOWN. PREVIOUS HOUSE WAS DEMOLISHED AFTER 2005
19. EXISTING DEWER LEAD IS EXPECTED TO EXIST, BUT LOCATION IS UNKNOWN. PREVIOUS HOUSE WAS DEMOLISHED AFTER 2005

1. THIS SITE IS NOT WITHIN A FLOOD ZONE

GENERAL SITE PLAN NOTES

1. FOR USE GROUP R-2, OCCUPANCIES WITHOUT ACCESSIBLE UNITS ARE NOT REQUIRED TO PROVIDE ACCESSIBLE PARKING SPACES. (MBC 1106.2)

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SITE PLAN REVIEW	11 AUG 2017
PRELIMINARY	3 AUG 2017
CONCEPT	17 MAY 2017

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www.focusdesign.us
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3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
PEARL STREET FOURPLEX
708 PEARL STREET
YPSILANTI, MI

TITLE: **SITE PLAN**

JOB NO:
1712

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
NO. 48808
LICENSED ARCHITECT

SHEET NO.
S1

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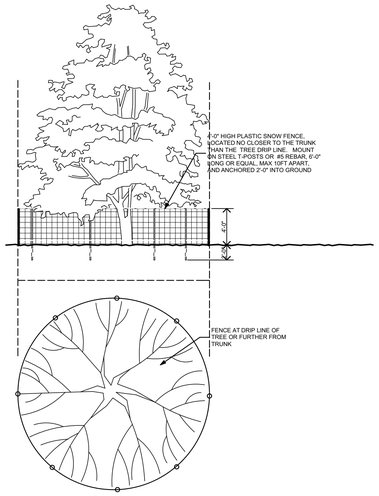
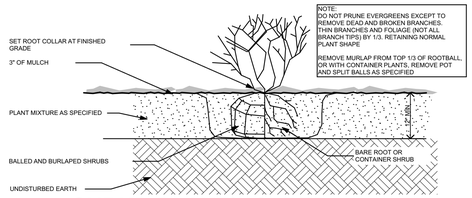


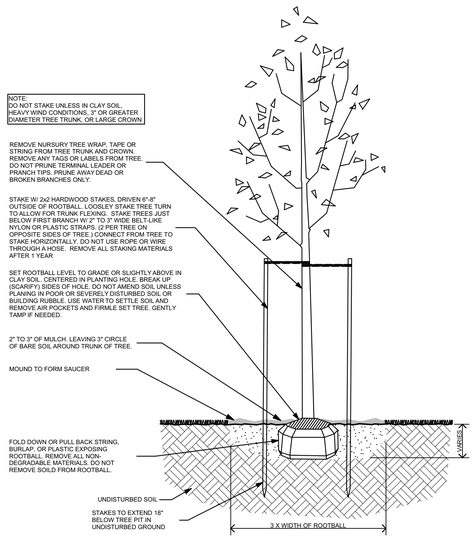
4 / S2 TREE PROTECTION FENCE

Not to Scale



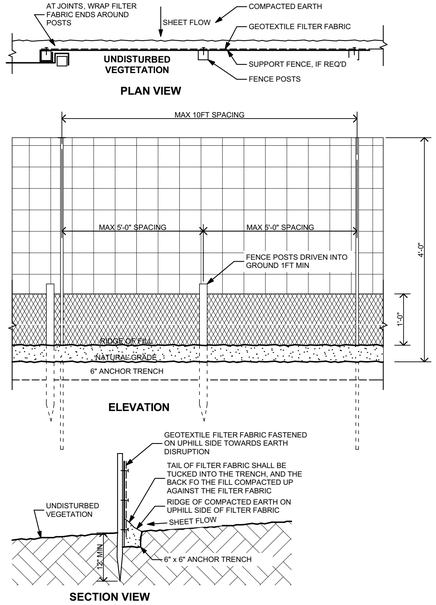
2 / S2 SHRUB PLANTING- BED

Scale 1" = 1' - 0"



1 / S2 DECIDUOUS TREE PLANTING

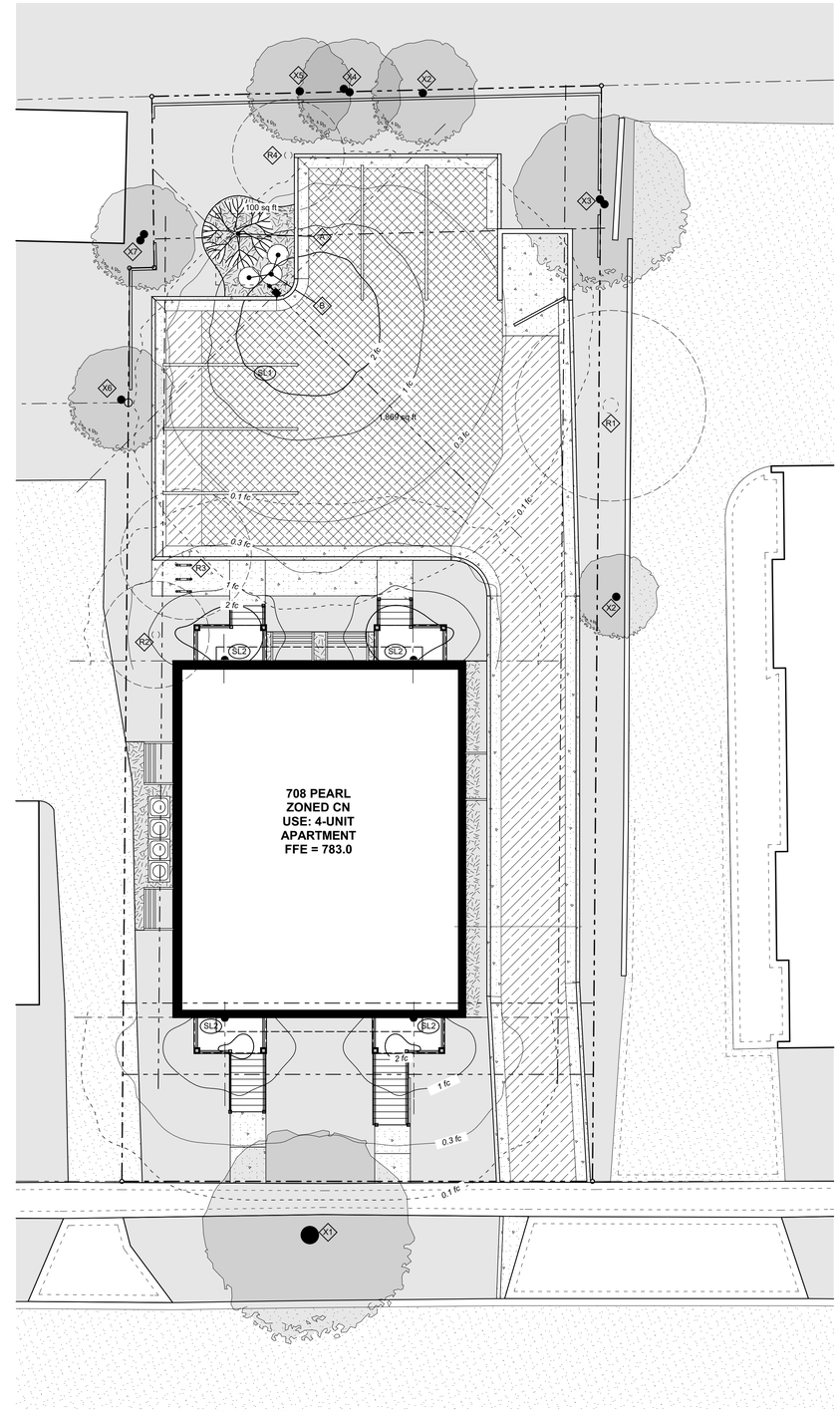
Scale 1" = 1' - 0"



3 / S2 COMBINED TREE PROTECTION/ SILT FENCE DETAIL

Not to Scale

ARTICLE 11 122-703	**SEPARATION WALL**- IF SITE APPROVAL IS REQUIRED, WALL, FENCE, OR LANDSCAPE BUFFER REQ'D TO SEPARATE MULTI-FAMILY USE FROM ADJACENT CN PROPERTIES
122-704	**STREET TREES**- 1 TREE PER 30 LF OF FRONTAGE REQUIRED FOR SITE REQUIRING SITE PLAN APPROVAL. 66LF/ 30 = 2.2 TREES REQUIRED. ADDITIONAL STREET TREES ARE NOT PROPOSED BECAUSE OF THE VERY LARGE EXISTING STREET TREE.
122-708	**SITE LANDSCAPING**- A MIN OF 10% OF THE SITE SHOULD BE LANDSCAPED STE AREA 10,013 SF x 10% = 100 SF REQUIRED LANDSCAPE AREA PROVIDED AT PARKING AREA
ARTICLE 13 122-833	**PARKING LOT LANDSCAPING**- 1 TREE FOR EVERY 8 CARS. 6 CARS WILL REQUIRE 1 TREE



LANDSCAPE PLAN

1" = 10'

SITE LIGHTING NOTES

SITE LIGHTING IS NOT REQUIRED FOR MULTIFAMILY USES WITH FOUR UNITS. SEC 122-835 (9)
LIGHTING ADJACENT TO SINGLE FAMILY RESIDENTIAL IS LIMITED TO 15 FT HIGH SEC 122-641 (B)

SL1 18 WATT LED AREA LIGHT, MOUNTED AT 15FT HIGH, ANGLED AT 45 DEGREES RELATIVE TO SITE AS SHOWN ON PLAN. WPLED18 BY RAB LIGTHING OR SIMILAR.

SL2 75 WATT INCANDESCENT/ 12 WATT LED DECORATIVE LANTERN SCONCE. WESTINGHOUSE #6732800 OR SIMILAR. PHOTOMETRICS IS SHOWN AT GROUND LEVEL: 11FT AT FRONT, 8FT AT BACK. ILLUMINATION AT PORCH LEVEL WILL BE HIGHER. PHOTOMETRICS IS BASED ON 12 WATT WALL MOUNTED SCONCE BY RAB LIGHTING.

MULCH
GRASS OR LANDSCAPE
EXISTING CONCRETE
NEW CONCRETE
EX. ASPAHLT
NEW ASPAHLT

LANDSCAPING NOTES

R1 REMOVE EX. 26" BOX ELDER IN POOR CONDITION
R2 REMOVE 22" MULBERRY
R3 REMOVE 9" BLACK WALNUT
R4 REMOVE 11" CATALPA TREE

X1 EX. 30" MAPLE TREE
X2 EX. 11" BLACK WALNUT TREE
X3 EX. TWIN 9" BLACK WALNUT TREE
X4 EX. TWIN 11" BLACK WALNUT TREE
X5 EX. 14" BLACK WALNUT TREE
X6 EX. 12" BLACK WALNUT
X7 EX. TWIN 10"/ 13" MAPLE TREE

A PROPOSED RIVER BIRCH TREE (QTY 1)
BETULA NIGRA. 2 1/2" MIN CALIPER

B PROPOSED AMERICAN BOX WOOD SHRUBS (QTY 3)
BUXUS SEMPERVIRENS. MIN 24" HIGH

SITE PLAN REVIEW	11 AUG 2017
PRELIMINARY	3 AUG 2017
CONCEPT	17 MAY 2017

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3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
PEARL STREET FOURPLEX
708 PEARL STREET
YPSILANTI, MI

TITLE: **LANDSCAPE & SITE LIGHTING PLAN**

JOB NO:
1712

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

SHEET NO.
S2

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W1 Determining Post Development Cover types, Areas, Curve numbers, and Coefficients

Total site area	10,013	ft2	0.23	ac
Total site area excluding "self crediting BMP	10,013	ac	0.23	ac

Post development Rational Method variables

cover type	soil type	Area (ft2)	Area (ac)	Runoff coeff C	AC
grass	D	3,352	0.08	0.50	0.04
building	D	2,050	0.05	0.95	0.04
concrete	D	1,157	0.03	0.95	0.03
asphalt	D	1,259	0.03	0.95	0.03
porches	D	326	0.01	0.95	0.01
perv conc	D	1,869	0.04	0.60	0.03
		Total- Σ CA			0.17
		Area Total -Σ(ac)			0.23
		Weigthed C = Σ AC/ Σ area			0.73

Post Development NRCS Variables- Pervious cover

Pervious cover type	soil type	Area (ft2)	Area (ac)	Curve number	CN X Area
Lawn	D	3,352	0.08	80	6.16
porches	D	326	0.01	98	0.73
perv conc	D	1,869	0.04	80	3.43
		Total Σ (CN)(Area) =			10.32
		Area Total -Σ(ac)			0.13
		Weighted CN = Σ (CN)(Area)/ Σ (area)			81.06

Post development NRCS Variables- Impervious cover

Impervious cover type	soil type	Area (ft2)	Area (ac)	Curve number	CN X Area
concrete	D	1,157	0.03	98	2.60
asphalt	D	1,259	0.03	98	2.83
building	D	2,050	0.05	98	4.61
		Total Σ (CN)(Area) =			10.05
		Area Total -Σ(ac)			0.10
		Weighted CN = Σ (CN)(Area)/ Σ (area)			98

W2 First Flush

Vff = (1") (1/12")(43560 ft3/1ac)AC

Total Area (A)	0.23	ac
Weighted C	0.73	
Vff =	612	ft3

W3 Pre-development bankfull run-off calculation (Vbf-pre)

2 yr/ 24 hr storm event P=	2.35	inch
Curve Number for Good cover woods or meadow CN =	58	
S = (1000/CN) -10	7.24	inch
Q = (P- 0.2S)^2 / (P = 0.8 S)	0.10	inch
Total site area (sf) excluding self crediting BMPs	10,013	sf
Vbf-pre = Q (1/12) Area	83.32	ft^3

W4 Post development Pervious Cover bankfull run-off calculation (Vbf-per post)

2 yr/ 24 hr storm event P=	2.35	inch
Pervious Curve number from W1	81.05786912	
S = (1000/CN) -10	2.34	inch
Q = (P- 0.2S)^2 / (P = 0.8 S)	0.84	inch
Pervious curve area from W1	3,352	sf
Vbf-per post = Q (1/12) Area	234.63	ft^3

W5 Post development Impervious Cover bankfull run-off calculation (Vbf-imp post)

2 yr/ 24 hr storm event P=	2.35	inch
Impervious Curve number from W1	98	
S = (1000/CN) -10	0.20	inch
Q = (P- 0.2S)^2 / (P = 0.8 S)	2.12	inch
Impervious curve area from W1	3,309	sf
Vbf-imp post = Q (1/12) Area	585	ft^3

W6 Pervious Cover post-development 100 year storm run-off calculation (V100-per post)

2 yr/ 24 hr storm event P=	5.11	inch
pervious Curve number from W1	81.05786912	
S = (1000/CN) -10	2.34	inch
Q = (P- 0.2S)^2 / (P = 0.8 S)	3.09	inch
Pervious curve area from W1	3,352	sf
Vbf-imp post = Q (1/12) Area	863	ft^3

W7 Impervious Cover post-development 100 year storm run-off calculation (V100-imp post)

2 yr/ 24 hr storm event P=	5.11	inch
Impervious Curve number from W1	98	
S = (1000/CN) -10	0.20	inch
Q = (P- 0.2S)^2 / (P = 0.8 S)	4.87	inch
Pervious curve area from W1	3,309	sf
Vbf-imp post = Q (1/12) Area	1,344	ft^3

W8 Determine Time of Concentration for applicable flow types (Tc- hrs)

Flow Type	K	Change in elevation (ft)	Length (L)	Slope % (S)	$S^{0.5}$	$V=K*S^{0.5}$	TC = L/(V*3600)	
Sheet flow*	0.48	8	150	5.33%	2.31	1.11	0.04	
waterway	1.2							
small trib	2.1							
					Total Tc		0.04	hr

*Sheetflow cannot exceed 300ft. Anything beyond this is considered waterway

W9 Run-off Summary & Onsite infiltration requirement

W2	First Flush Vff =	612	ft^3
W3	Pre-development bankfull run-off calculation (Vbf-pre)	83	ft^3
W4	Pervious Cover post development bankfull run-off calculation (Vbf-per po	235	ft^3
W5	Impervious Cover post development bankfull run-off calculation (Vbf-imp	585	ft^3
	Total Bank Full Volume	**820**	ft^3
W6	Pervious Cover post-development 100 year storm run-off calculation (V1	863	ft^3
W7	Impervious Cover post-development 100 year storm run-off calculation (\	1,344	ft^3
	Total 100 Year Volume	**2,206**	ft^3

Determine On-site Infiltration requriement

Subtract the Pre-development Bankfull from the Post Dev Bankfull volume Bankfull Volume Difference	736	ft^3
Compare the bankfull Volume Difference with the first flush Vff	612.48	
The greater of the two is the Bankfull Volume difference Onsite Infiltration Reqment Vinf =	736	ft^3

W10 Detention/ Retention Requirement

Detention		
Peak of Unit Hydrograph Qp = 238.6 Tc$^{-0.82}$	3516.66	cfs/ in-r
Total site area (ac) excluding "self-crediting BMPs	0.23	ac
Q100 = Q100-perv + Q100-imp	7.96	in
Peak Flow PF = Qp * Q100 *Area / 640	10.06	cfs
Δ = PF-0.15	9.91	cfs
Vdet = (Δ/PF)*V100-post - Vinf Required Detention	1,437	ft^3

W11 Determine Applicable BMPs and associated volume credits

Proposed BMP	Area ft2	Storage Volume ft3	Avg Design Infilt Rate in/hr	Infilt Vol during Storm (ft3)	Total Volume Reduction
Perv Pavement	1,868	1,541	0.75	701	2,242

Total volume reduction credit by proposed Structural BMP	2,242	ft^3
Run-off Volume Infiltration Requirement Vinf from W9	736	ft^3
Run-off Volume credit	1,505	ft^3
Required V100 for 100% infiltration	2,242	ft^3

FEASIBILITY ANALYSIS OF POUROUS PAVEMENT

Pourous Pavement Area 1,868 sf

Storage of 100-year Storm

Detention Requirement from W10	1,437	ft^3	
Pavement Area	1,868	sf	
Gravel Depth	2.75	ft	
Void Area	0.3		
Storage Capacity	1,541	ft^3	OK

Infiltration of 100-year Storm within 48 hours

Infiltration test has not been done. Therefore, calculate target infiltration rate

Infiltration Rate =	V100/(Inf Area X (1/12") X 48 hour)	
Infiltration Rate =	0.19	in/hour
Tested Infiltration should be minimum	0.38	in/hour

to provide a factor of safety of 2
This amount is low, and is feasible for clay loam

Infiltration of Bankful Volume Difference within 6 hour period

Infiltration requirement form W9	736 ft^3	
Infiltration Rate =	Volume/(Inf Area X (1/12") X 48 hour)	
Infiltration Rate =	0.79	in/hour
Tested Infiltration should be minimum	1.58	in/hour

to provide a factor of safety of 2
This infiltration is moderate, and will be the limiting factor of the system

Minimum Infiltration Area for Pourous Pavement

Contributing Pervious Area			
Asphalt	1,257		
Concrete & Curbs	1,157		
Building	2,050		
Total Pervious Area	4,464		
Min Infiltration Area = Pervious Area/ 5			
Min Infiltration Area =	893	sf	OK

	EXISTING	CHANGE	PROPOSED
IMPERVIOUS AREAS	**589 SF**	**+3,877 SF**	**4,466 SF**
BUILDING	-- SF	+2,050 SF	2,050 SF
ASPHALT PAVEMENT	-- SF	+1,259 SF	1,259 SF
CONCRETE & CURBS	589 SF	+568 SF	1,157 SF
PERVIOUS AREAS	**9,424 SF**	**-3,877 SF**	**5,547 SF**
GRASS	9,424 SF	-6,072 SF	3,352 SF
PORCHES & STEPS	-- SF	+326 SF	326 SF
PERV. PAVEMENT	-- SF	+1,869 SF	1,869 SF
	94.1% OF SITE		55.4% OF SITE
SITE AREA	**10,013 SF** .23 ACRES		**10,013 SF** .23 ACRES

STORM WATER NOTES

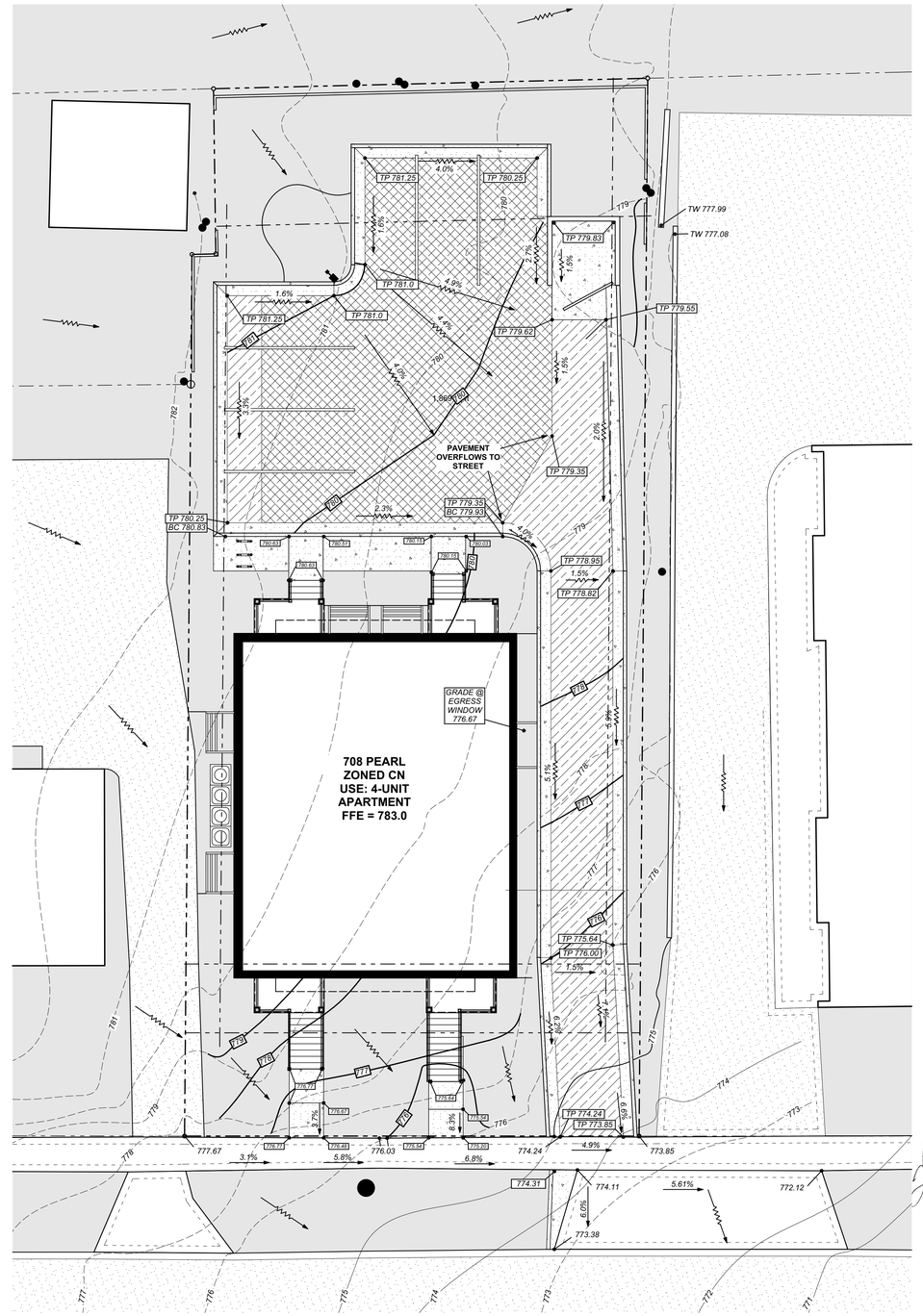
THIS IS A CONCEPTUAL STORM WATER PLAN FOR SITE PLANNING PUPOSES, TO BE COMPLETED DURING THE ENGINEERING REVIEW PHASE.

THE CURRENT SITE IS VACANT, PART OF A NEIGHBORHOOD WITH RELATIVELY STEEP SLOPES OF 4-6%. THIS STREET IS NOT SERVED DIRECTLY BY A STORM SYSTEM. THE NEAREST DOWNHILL PUBLIC DRAIN IS LOCATED AT THE INTERSECTION OF BALLARD. ACCORDING TO EWATHENAW MAPS, THIS SITE CONTAINS ST. CLAIR CLAY LOAM (HYDROLOGICAL SOIL GROUP D), AND INFILTRATION CAPACITY IS EXPECTED TO BE LOW.

THE BUILDING LOCATION AND THE ISOLATION REQUIREMENTS OF INFILTRATION SYSTEMS MAKE A RAIN GARDEN OR STORAGE DRYWELL UNLIKELY WITHOUT A ZONING VARIANCE TO CREATE OPEN SPACE IN THE LOW FRONT YARD. POUROUS PAVEMENT IS CONSIDERED A GOOD OPTION SINCE IT CAN BE LOCATED IN THE CENTER OF THE LOT AND WILL PROVIDE A LARGE AREA TO BALANCE THE ANTICIPATED LOW INFILTRATION RATE. THE SLOPE OF THE PAVEMENT WILL REQUIRE DEEPER AGGREGATE BASE AT THE HIGH END TO ACHIEVE A LEVEL BASIN. THE PRELIMINARY ANALYSIS INDICATES THAT THIS MAY BE FEASIBLE WITH A TESTED INFILTRATION RATE AS LOW AS 1.57 IN/ HR. TO IMPROVE THE SYSTEM, AN EXTRA PARKING SPACE IS PROPOSED TO INCREASE THE SIZE OF THE PERVIOUS PAVEMENT.

GRADING NOTES

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION & SLOPE OF RUN-OFF
- TOP OF PAVEMENT
- BACK OF CURB
- PROPOSED ELEVATION
- EXISTING ELEVATION



STORM WATER MANAGEMENT

NORTH

1" = 10'

SITE PLAN REVIEW 11 AUG 2017
PRELIMINARY 3 AUG 2017
CONCEPT 17 MAY 2017

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Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

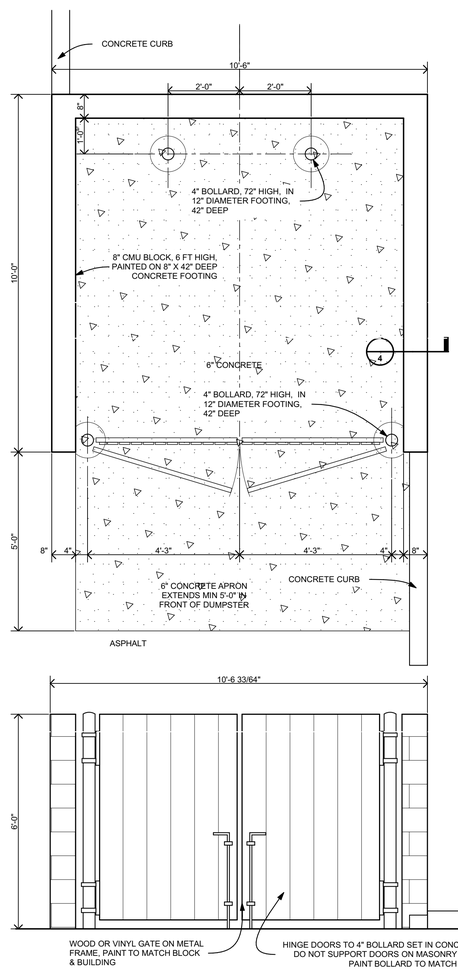
PROJECT:
PEARL STREET FOURPLEX
708 PEARL STREET
YPSILANTI, MI

TITLE: **STORM WATER MANAGEMENT CONCEPT**

JOB NO: 1712

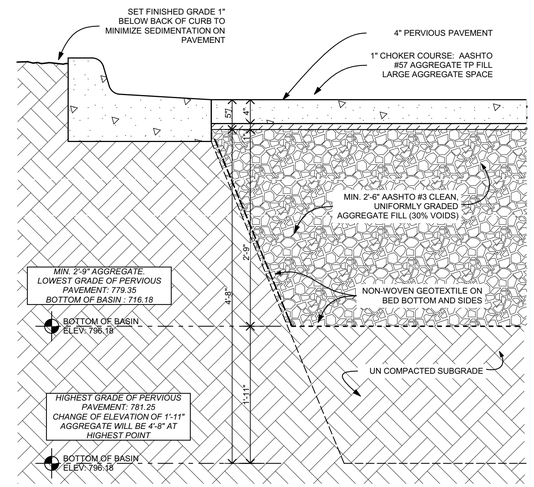
STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

SHEET NO.
S3



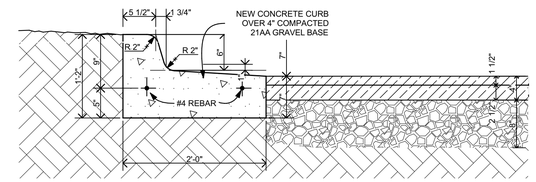
6 S4 **TRASH ENCLOSURE**

Scale 1/2" = 1' - 0"



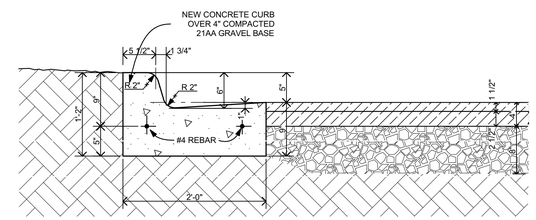
6 S4 **PERVIOUS PAVEMENT**

Scale 1" = 1' - 0"



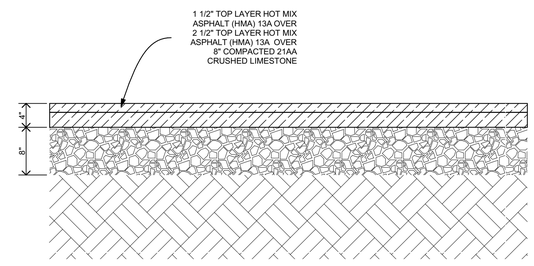
4 S4 **TYPE F4 CURB- PITCH OUT**

Scale 1" = 1' - 0"



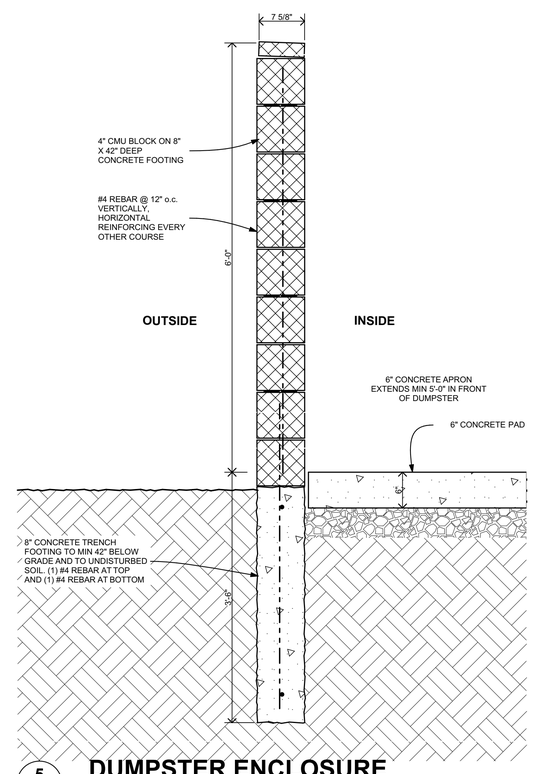
3 S4 **TYPE F4 CURB- PITCH OUT**

Scale 1" = 1' - 0"



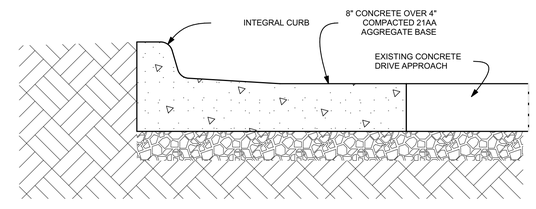
2 S4 **ASPHALT PAVING**

Scale 1" = 1' - 0"



5 S4 **DUMPSTER ENCLOSURE**

Scale 1" = 1' - 0"



1 S4 **CONCRETE DRIVE APPROACH**

Scale 1" = 1' - 0"

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SITE PLAN REVIEW	11 AUG 2017
PRELIMINARY	3 AUG 2017
CONCEPT	17 MAY 2017

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PROJECT:
PEARL STREET FOURPLEX
708 PEARL STREET
YPSILANTI, MI

TITLE: **SITE DETAILS**

JOB NO:
1712

STATE OF MICHIGAN
TODD R. BALLOU
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No. 48808
LICENSED ARCHITECT

SHEET NO.
S4

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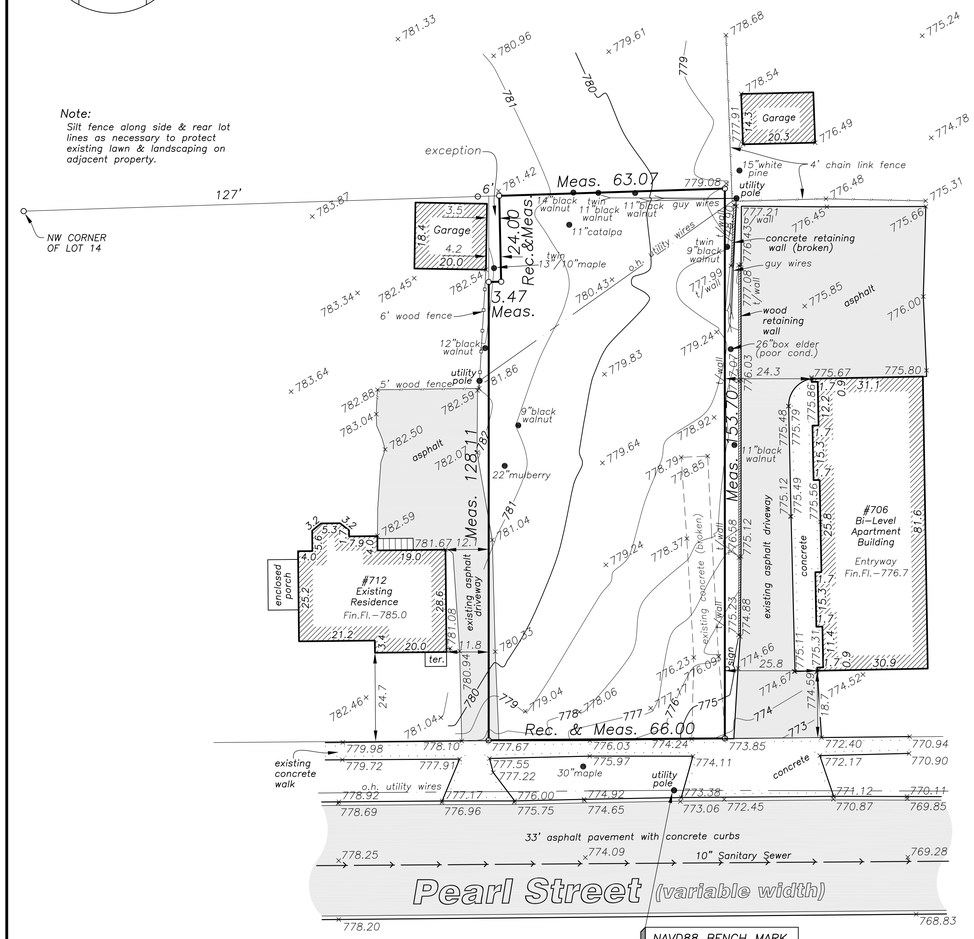
Note:
The Builder is responsible for resolving any drainage problems on adjacent properties that are the result of construction activities.

Note:
Silt fence along side & rear lot lines as necessary to protect existing lawn & landscaping on adjacent property.



NAVD88 BENCH MARK
MAG NAIL IN NORTH FACE OF UTILITY POLE
ELEVATION = 775.55

Zoning:
CN – Core Neighborhood

Setbacks:

Front	– 00'
Side	– 00'
Side total	– 00'
Rear	– 00'

Check title policy for subdivision deed restrictions that may affect setback requirements.

LEGAL DESCRIPTION

THE EAST 66 FEET OF LOTS 13 AND 14, EXCEPT PROPERTY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF LOT 14; THENCE EASTERLY 127 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING EASTERLY 6 FEET; THENCE SOUTHERLY 24 FEET; THENCE WESTERLY 3.47 FEET (RECORDED AS 6 FEET); THENCE NORTHERLY 24 FEET TO THE POINT OF BEGINNING; OF PART OF 'CROSS & BAGLEY'S ADDITION TO YPSILANTI'. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Know what's below. Call before you dig.

LEGEND

000.00	= EXISTING ELEV.
000.00	= PROPOSED ELEV.
	= DRAINAGE COURSE
	= SILT FENCE
F.G.	= BRICK LEDGE
	= EXISTING CONTOUR

PLOT PLAN

PREPARED FOR: CHIPARUS BUILDERS
2850 MAPLEWOOD
ANN ARBOR, MI 48104
(734) 323–8826

JEKABSON & ASSOCIATES, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414–7200 (734) 414–7272 fax
by

REVISIONS

DATE 25 JUL 17
JOB NO. 17–06–011
SCALE 1" = 20'
DRAWN JRN
CHECKED JGE
SHEET 1 OF 1

SITE PLAN REVIEW	11 AUG 2017
PRELIMINARY	3 AUG 2017
CONCEPT	17 MAY 2017

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3300 Berry Rd, Ypsilanti, MI 48198

PROJECT: PEARL STREET FOURPLEX
708 PEARL STREET
YPSILANTI, MI

TITLE: SURVEY

JOB NO: 1712

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
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SHEET NO. S5

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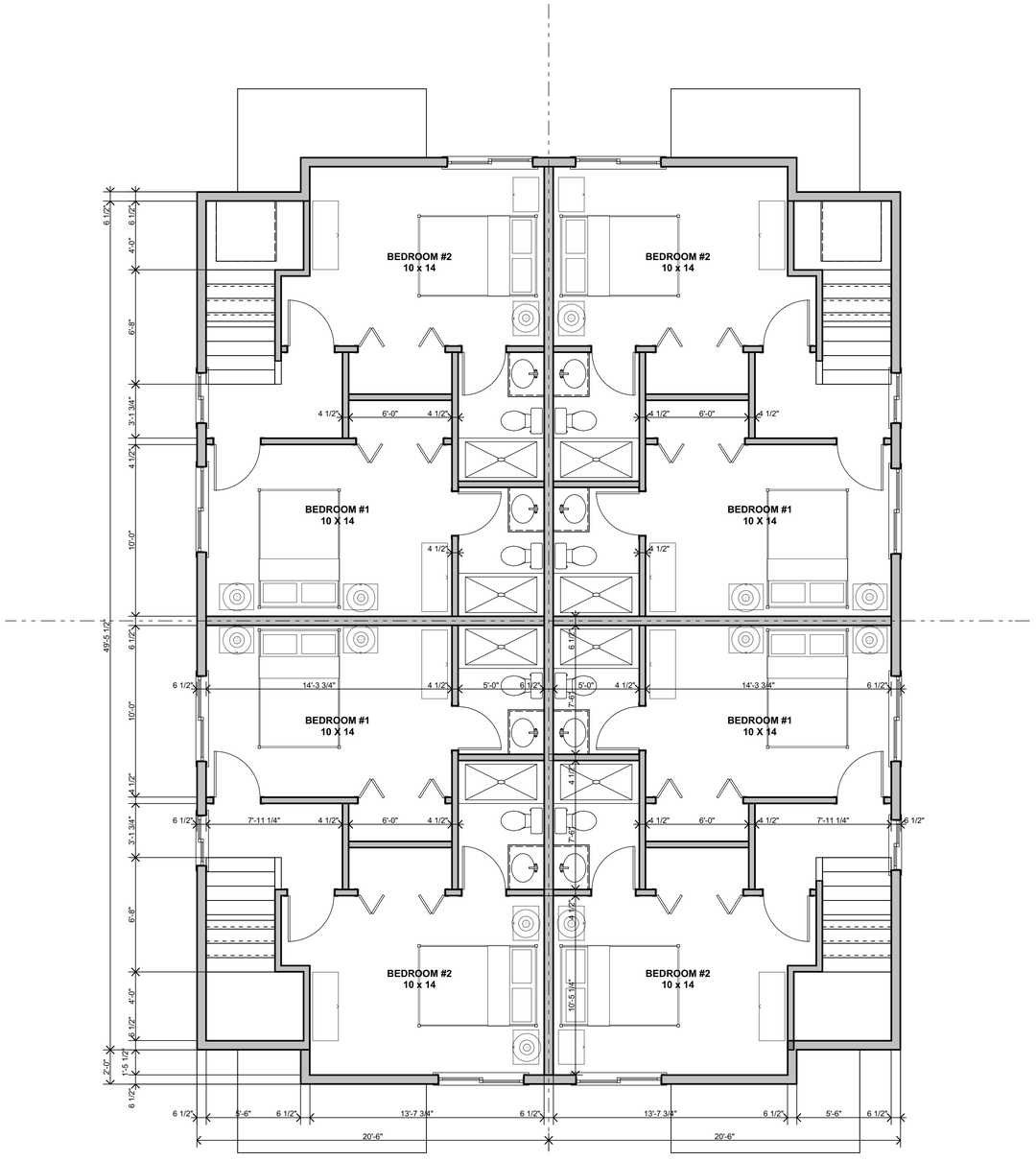
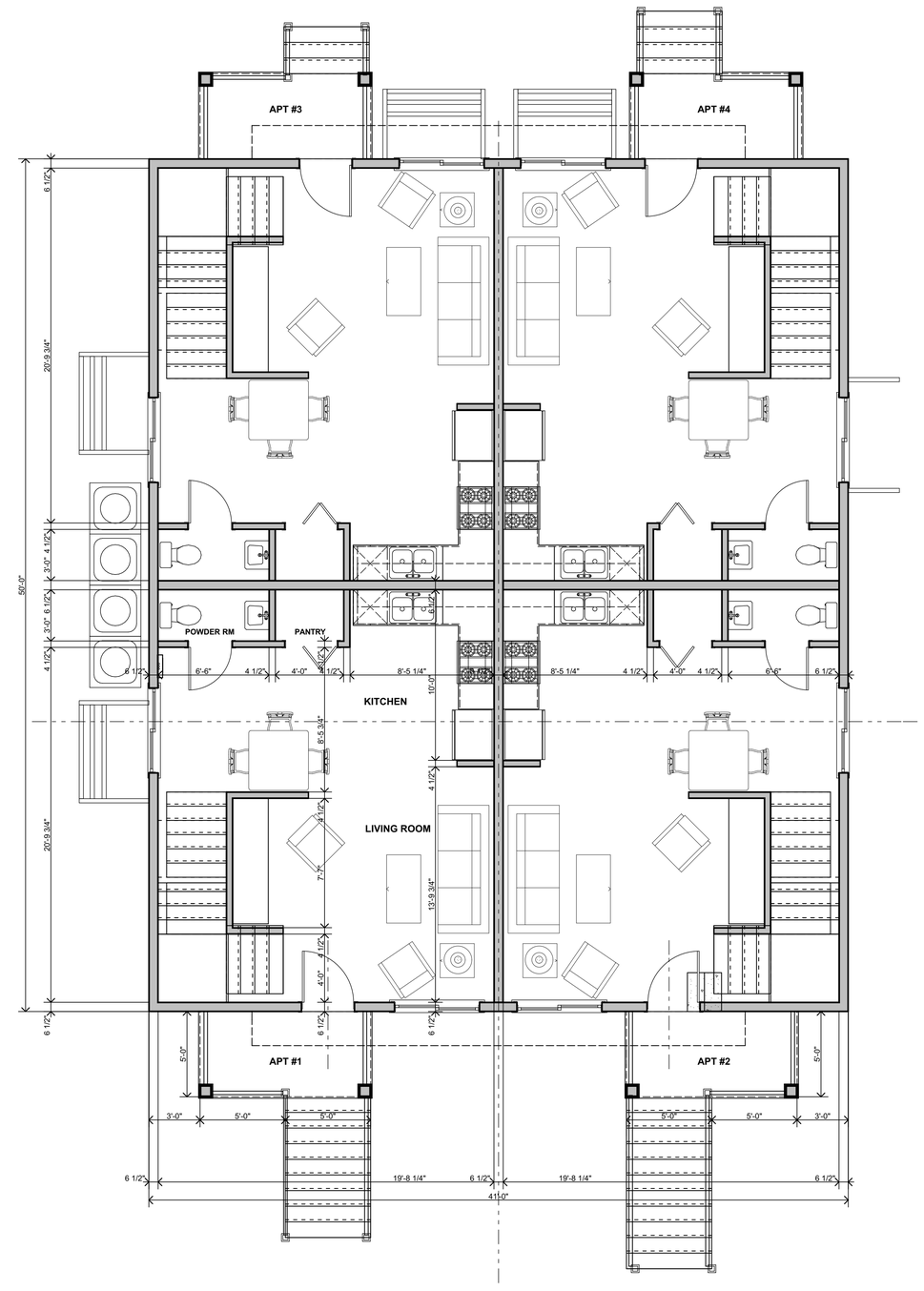


2ND FLOOR PLAN

NORTH

1/4" = 1'-0"



1ST FLOOR PLAN

NORTH

1/4" = 1'-0"

SITE PLAN REVIEW 11 AUG 2017
PRELIMINARY 3 AUG 2017
CONCEPT 17 MAY 2017

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PROJECT:
PEARL STREET FOURPLEX
708 PEARL STREET
YPSILANTI, MI

TITLE: **FLOOR PLANS**

JOB NO:
1712

STATE OF MICHIGAN
TODD R. BALLOU
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LICENSED ARCHITECT

SHEET NO.
A1

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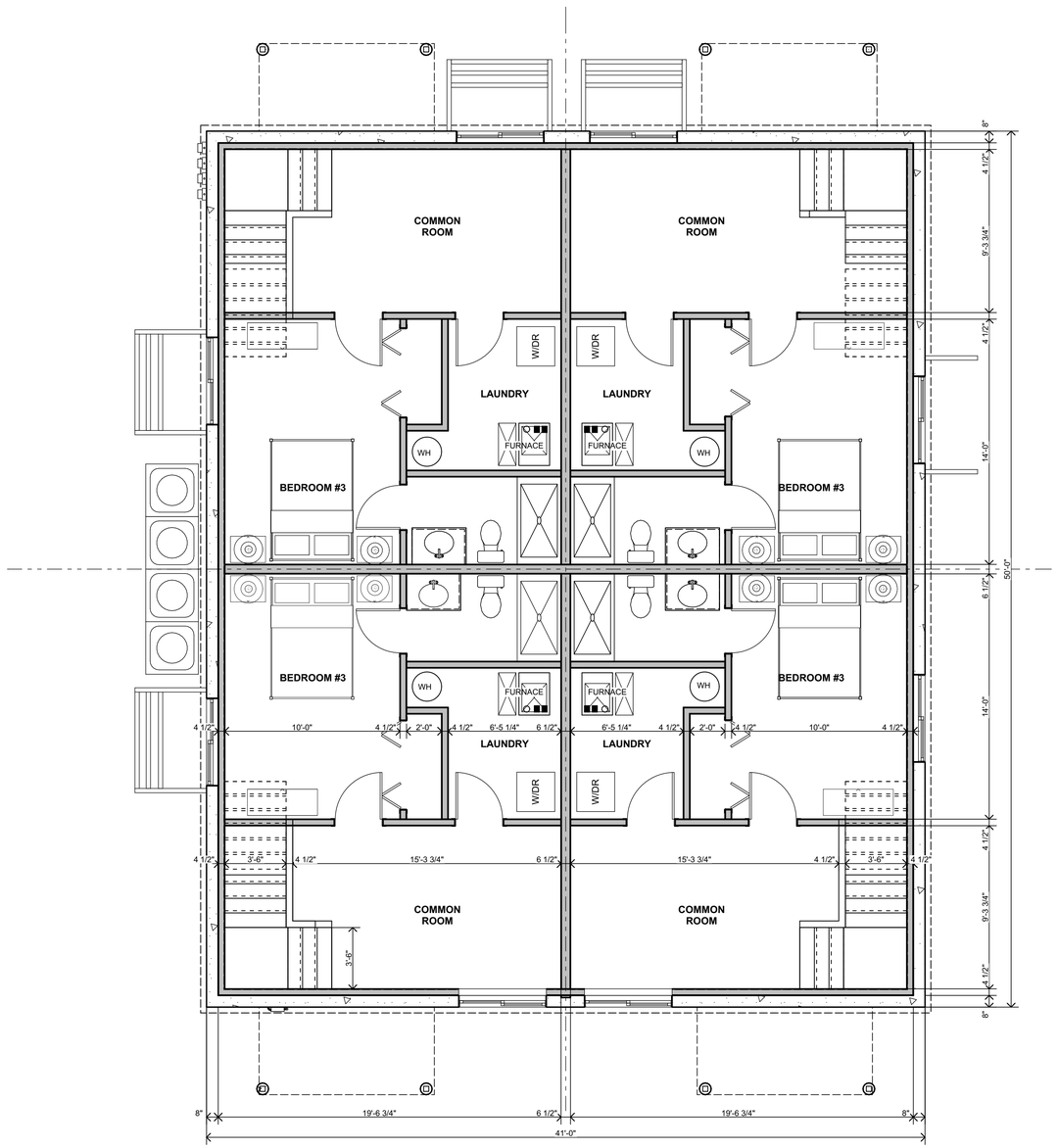

BASEMENT PLAN

NORTH

1/4" = 1'-0"

4/7 REAR ELEVATION

1/4" = 1'-0"

3/7 FRONT ELEVATION

1/4" = 1'-0"

SITE PLAN REVIEW	11 AUG 2017
PRELIMINARY	3 AUG 2017
CONCEPT	17 MAY 2017

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PROJECT:
PEARL STREET FOURPLEX
708 PEARL STREET
YPSILANTI, MI

TITLE: **LOWER LEVEL PLAN & ELEVATIONS**

JOB NO:
1712

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
NO. 48808
LICENSED ARCHITECT

SHEET NO.
A2

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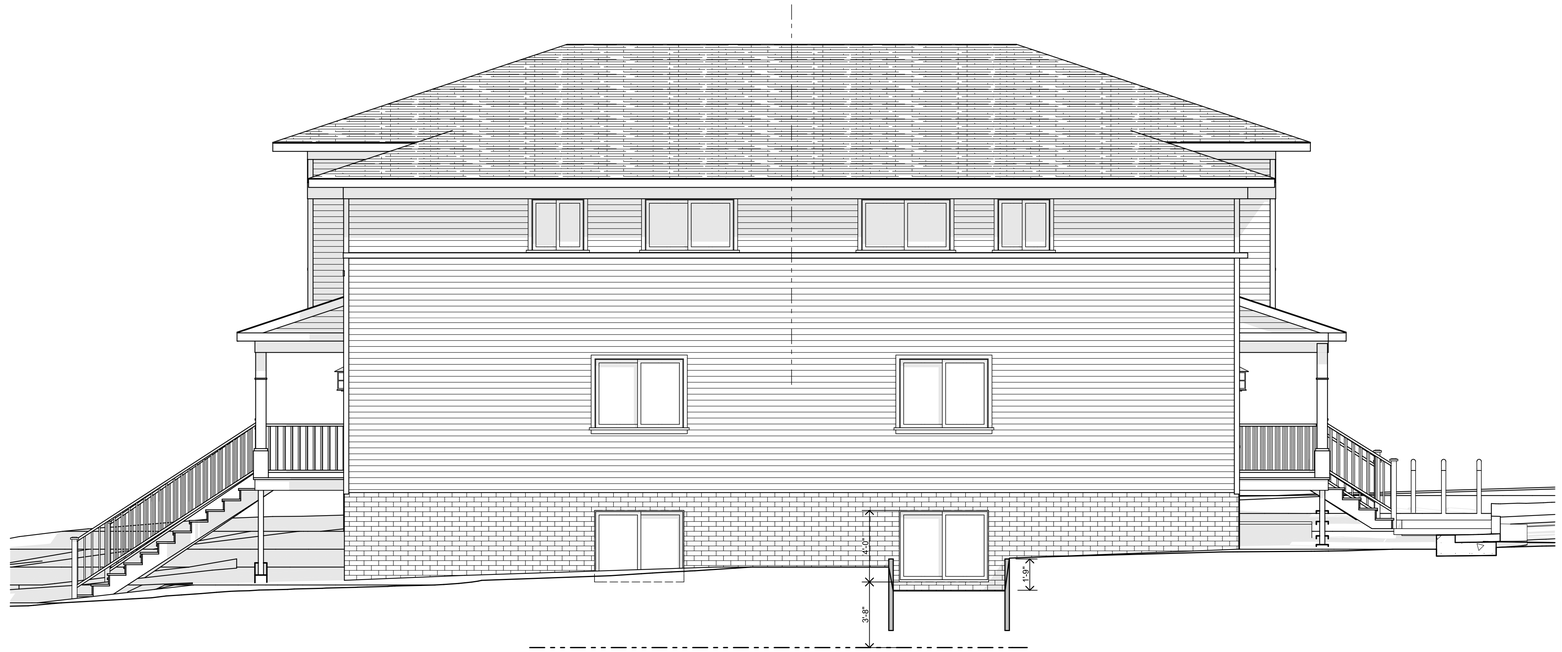
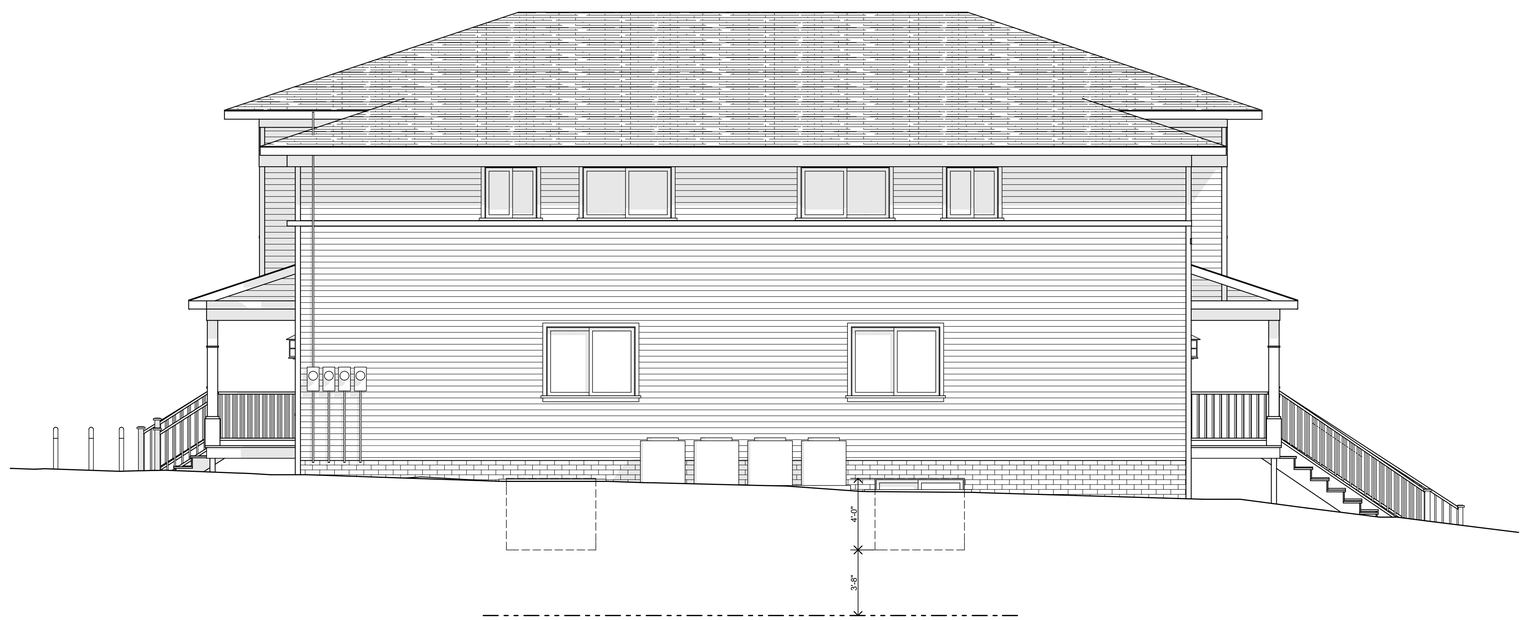


2/8 **RIGHT ELEVATION**
1/4" = 1'-0"



1/8 **LEFT ELEVATION**
1/4" = 1'-0"

SITE PLAN REVIEW	11 AUG 2017
PRELIMINARY	3 AUG 2017
CONCEPT	17 MAY 2017

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3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
PEARL STREET FOURPLEX
708 PEARL STREET
YPSILANTI, MI

TITLE: **ELEVATIONS**

JOB NO:
1712

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

SHEET NO.
A3

City of Ypsilanti
Community & Economic Development Department

September 12, 2017

Staff Review for Site Plan Application
Ypsilanti Senior Residences
809-815 W. Michigan

GENERAL INFORMATION

Applicant:	Mary Hada NRP Group 5309 Transportation Boulevard Cleveland, OH 44125
Project:	Ypsilanti Senior Residences
Application Date:	8-20-17
Location:	South side of W. Michigan at Hawkins and Hill Street.
Zoning:	GC- General Corridor and R-1 Single Family Residential
Action Requested:	Site Plan Approval
Staff Recommendation:	Approval w/ Conditions

PROJECT AND SITE DESCRIPTION

The applicant is seeking site plan approval prior to applying to the state for low-income housing tax credits for the senior housing. The state requires that the applicant has an approval from the local unit prior to application for the credits. This site plan, while not preliminary, is less detailed than other applications that staff and the Planning Commission has seen due to the projects dependency on getting the tax credits to move forward and the October deadline for application for the credits.

The applicant is planning on combining 809 W. Michigan, 815 W. Michigan, 120 Hawkins, 822 Hill, 826, Hill and 830 Hill addresses, parcel # 11-11-39-131-001, 11-11-39-131-015, 11-11-39-131-011, 11-11-39-131-012, 11-11-39-131-013, and 11-11-39-131-014. There is an existing 5,957 square foot commercial building and a 1,598 square foot garage at 815 W Michigan, a 1,050 square foot residential building at 120 Hawkins and a 813 square foot residential building at 826 Hill. These buildings will be demolished for a new senior housing structure. 822 Hill, or lot 89 of Worden Gardens was rezoned in 1972 to Parking. The applicant is proposing a 4 story, 65 unit apartment building over a parking garage.

The two Michigan Ave. parcels are zoned **GC- General Corridor,** which allows for multiple family dwellings of more than 4 units per building by right. The parcels on Hill and Hawkins are **R-1- Single-**

Family Residential and as such will need to be rezoned to GC- General Corridor to serve this development. Multiple family dwellings of more than 4 units per building are regulated under §122-534 of the zoning code. The plans submitted call for a total of 64 parking spaces including 4 barrier-free spaces in the outside lots, this is one more space than required for compliance with barrier-free standards.

Figure 1: Subject Site Location

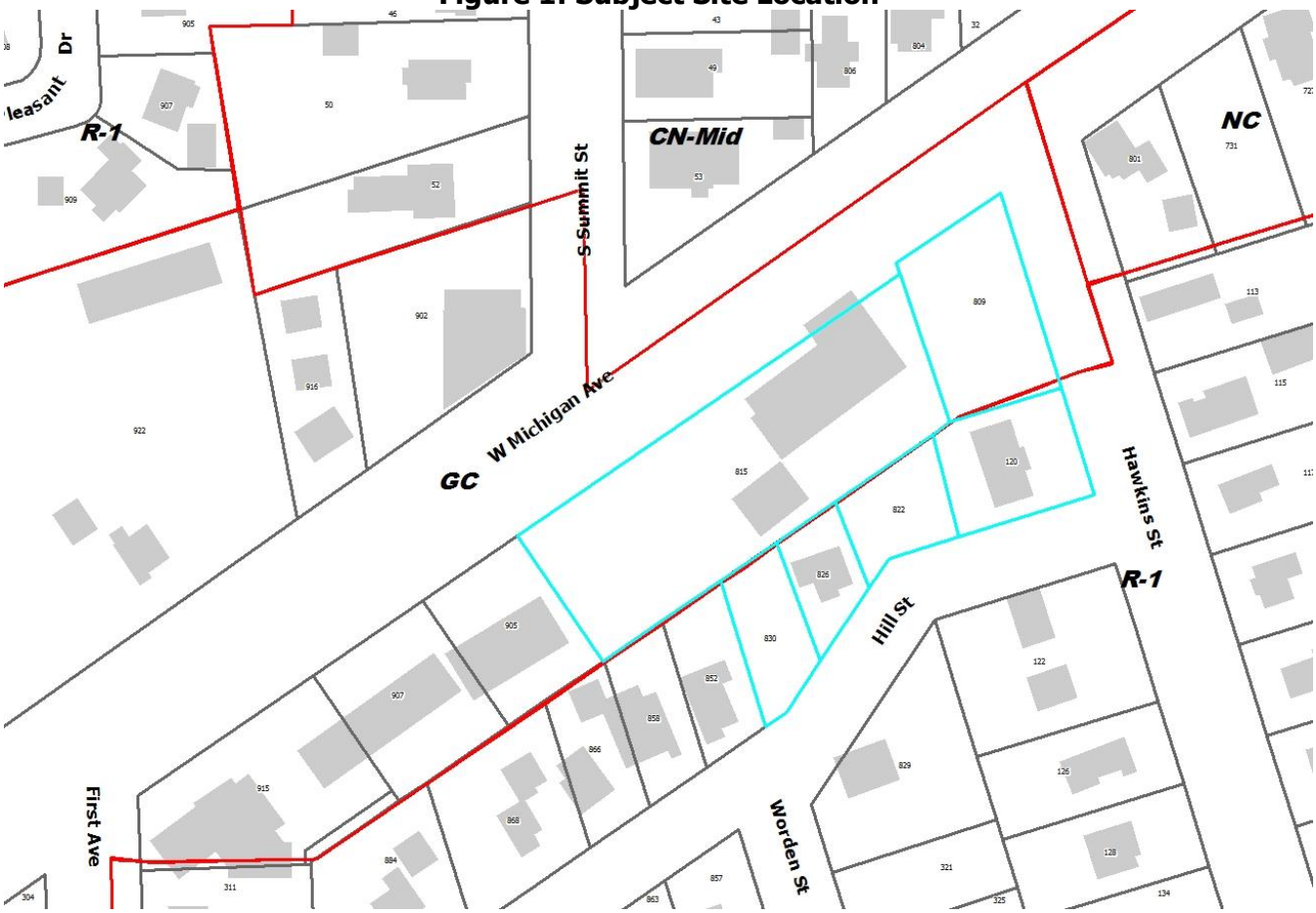


Figure 2: Site Aerial (2015)

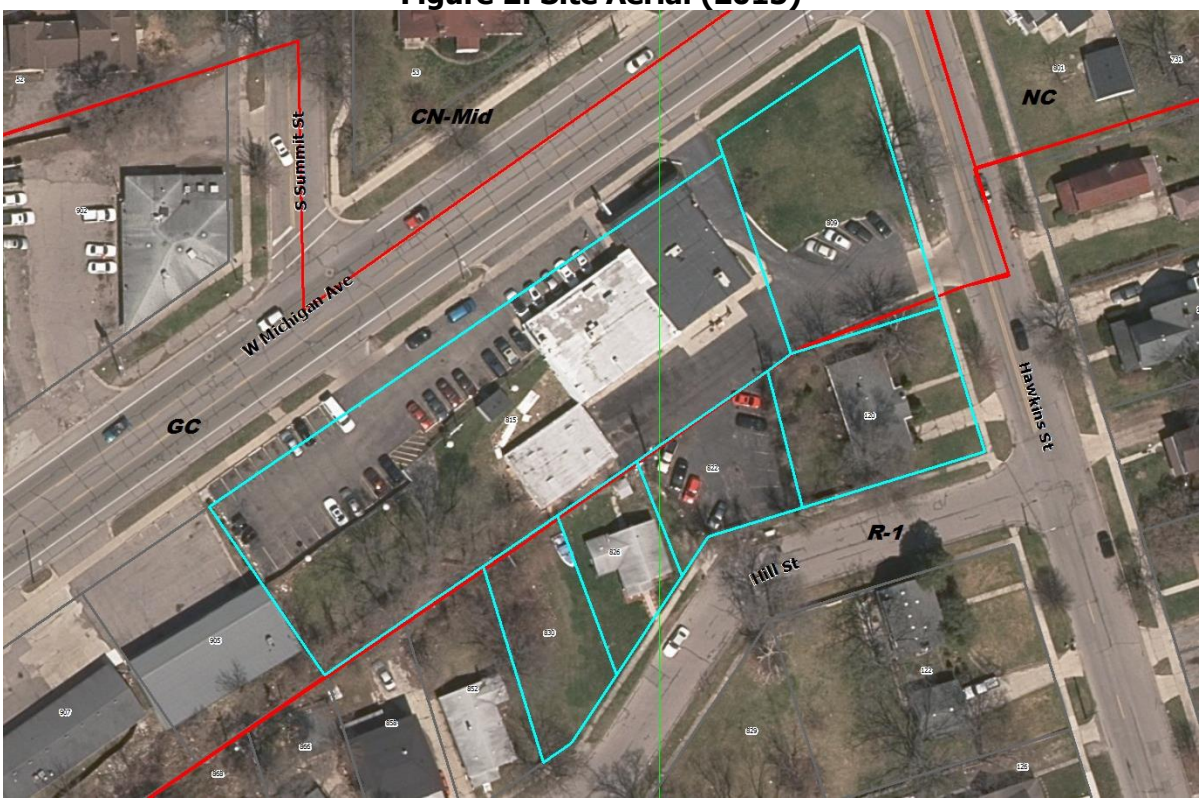


Figure 3: photograph of site (Google image, 809 W Michigan)

Figure 4: photograph of site (Google image, 815 W Michigan)

Figure 5: photograph of site (Google image, 120 Hawkins)

Figure 6: photograph of site (Google image, 822-830 Hill St)

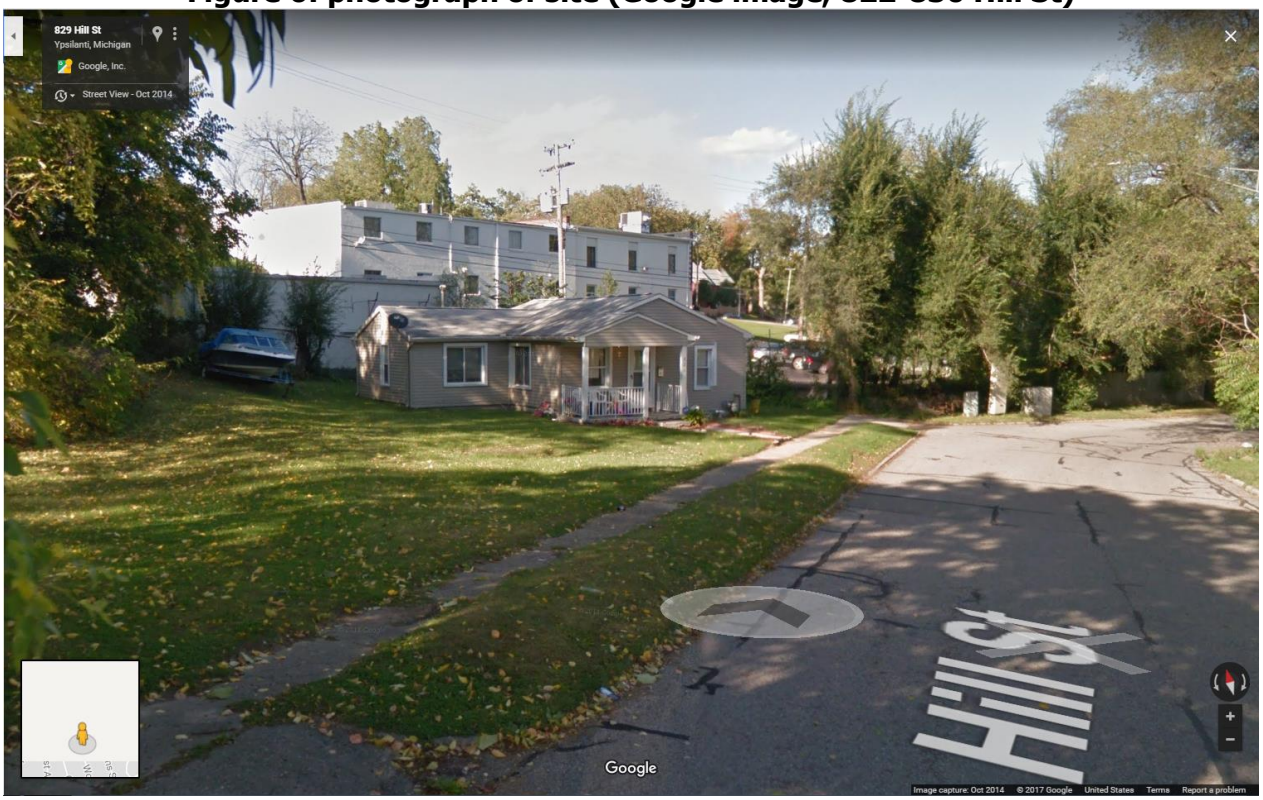


Figure 7: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Party Store, Multi-family residential Single & Multi-family residential	GC- General Corridor CN-Mid- Core Neighborhood Mid
EAST	Single Family Residential	NC- Neighborhood Corridor R-1- Single-Family Residential
SOUTH	Vacant lot & Single Family Residential	R-1- Single-Family Residential
WEST	Commercial Single & Two-family residential	GC- General Corridor R-1- Single-Family Residential

SITE PLAN: CRITERIA AND REVIEW §122-311

STANDING §122-311(a)

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

REQUIREMENTS §122-311(b)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

Figure 8: Requirements

Note: While the Hill and Hawkins properties are currently zoned R-1 Single-Family Residential, staff is reviewing the site plan as if the entire site is GC- General Corridor. ***The applicant will need to pursue rezoning for the Hill and Hawkins St properties in order for them to serve the development.***

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
GC: §122-473 BUILDING TYPE	Determined by lot size			Apartment Building
LOT REQUIREMENTS				
Width ft	**Min** 30	**Max** 300		**412', non-conforming**
Depth ft	**Min** 100	**Max** 300		220", meets
Area sf	**Min** 4,000	**Max** 90,000		~63,775 sf, meets
Coverage %	**Min** **-**	**Max** 80%		29%, meets
BUILDING ENVELOPE AND HEIGHT				
Street setback (Front or side) ft	**Min** 10	**Max** 25		Front: 10' – **36', non-conforming** Side: 19' – **31', non-conforming**
Side setback (interior lot line) ft	**Min** 5	**Max** **--**		19' – 31', meets
Rear setback ft	**Min** 15 (25 if adjacent to existing SF)	**Max** **-**		29' – 120', meets
Frontage buildout %	**Min** 60	**Max** 80		~69%, meets
Height stories	**Min** 2	**Max** 6		4, meets
PARKING PROVISIONS	Location: side & rear yards			Side and rear yards, meets
PRIVATE FRONTAGES	Required: Porch, stoop or forecourt			Porch, meets
Width	**Min** 10	**Max** --		37', meets
Depth	**Min** 5	**Max** --		8', meets
Height	**Min** 7	**Max** --		**Not listed, at least 7' height required**
Yard Requirements	Must be landscaped/pervious, with a path at least 3' wide connecting the porch to the sidewalk			6' path, meets

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-452(d)(2) SIGNAGE et seq	Sign plan and permit required		**Applicant to submit a sign plan and permit for staff/ bldg dept review**
§122-534 USE-SPECIFIC	Access to the site from a major thoroughfare must not traverse through or abut an R1, CN-SF or CN-Mid district, unless access is directly from a major thoroughfare.		While Hawkins can be considered a major thoroughfare, **the drive access off of Hill St abuts and traverses thru R-1.**
	Access drives, parking areas, and maneuvering lanes must be located to encourage pedestrian and vehicular safety and convenience and to minimize their conflict with buildings and outdoor living areas. Sidewalks for convenient pedestrian flow between buildings, parking areas, outdoor living areas, and public rights-of-way must be provided.		Meets
	The required parking spaces must be as conveniently located in close proximity to the dwellings they are intended to serve as is practicable. In no case may any parking space be located further than three hundred (300) feet from the nearest entrance to the building.		Meets

Items to be Addressed:

1. *The applicant will need to pursue rezoning for the Hill and Hawkins St properties in order for them to serve the development.*
2. *Applicant to ensure the entire front building setback and street side building setback is between 10′ and 25′.*
3. *Applicant to ensure that the height of the porch off of Michigan Ave is greater than 7′.*
4. *Applicant to submit a master sign plan for staff review.*
5. *The driveway access off of Hill St abuts an R-1 district however this drive may be required by the Fire Department for access.*

BUILDING LOCATION AND SITE ARRANGEMENT §122-311(c)

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

The building will be located on the north side of the lot, parallel to W. Michigan Ave. The building will have frontage on Michigan Ave, with entrances on Michigan Ave and entry at the back (south side) of the building off the parking lot. It appears that service doors will be placed on the east and west sides of the building. Parking will be located on the west side and the south side of the building as well under the building. The Michigan Ave lots have significant elevation changes.

Items to be Addressed: *None*

SITE ACCESS, TRAFFIC, AND PARKING §122-311(d)

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

Vehicular access is off of Michigan Ave for the 6 spaces on the west side of the proposed building. There is one drive access off of Hawkins and another off of Hill. Bike and pedestrian access will be from Michigan Ave and Hawkins, both areas have 6' sidewalks indicated on the plans. A 6' wide path to the front entrance, is proposed off of Michigan Ave as well as a 5' path to and from the parking lot on the west side of the building. From Hawkins, a 5' path is proposed to the south of the building, between the building and parking lot. **Plans do not appear to indicate sidewalks, existing or new, on the Hill St frontage.** At this time there is a AAATA bus stop for route 6 on Michigan Ave just east of First St, over 300 feet away from the site. It is proposed that the AAATA stop will be relocated to the front of the building, thus there will be a stop within 100' of the building. The sidewalks on Michigan Ave and Hawkins will need to be redone for this project, there is an existing sidewalk off of Hill St that is in poor condition and will need to be reconstructed. Bike parking is not indicated on the plans and will need to be added.

Figure 9: Site Access, Traffic and Parking

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
GC: §122-670	**CIRCULATION STANDARDS**	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan		**Circulation plan needed**.

§122-685	**PARKING Dimensions**	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)		Plans indicate 10' x 20' stalls, meets
§122-683	**Access**	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		Meets
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		• Meets • Meets • 24' drives, meets
	Maneuvering drives	Lots containing 5 or more spaces shall be a 10' in width or greater		24' -26' in both outdoor lots, meets
	Surfacing	Paved with a durable bonded material or alternate pervious surface		**Paving plans to be submitted for engineering review**
	Drainage	All off-street parking & loading areas shall be graded & drained to public storm sewers or alternative methods approved by engineering		**Engineering to review the bio swales.**
	Striping	all spaces shall be outlined with 3" wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code		Striping is indicated in the plans, meets
	Wheel Stops	Wheel stops or curbing are required for parking lots w/ 5 or more spaces		**Wheel stops not indicated, curbs may be used, to be reviewed by engineering.**
	Lighting	parking and loading facilities utilized during night-time hours shall be artificially illuminated		**Applicant to submit lighting plans for all parking areas for staff review**
	Setback from street	Parking lot setbacks are designated by the zoning district in which they are located.		**The southernmost parking space in the rear lot is within the required setback.**

	Setback from adjacent lot	Parking areas are required to be 10′ from any adjacent lot		**The west lot is less than 10′ from the adjacent lot and the three spaces in the SW area of the southern lot appear to be within 10′ from the adjacent lot, does not meet**
§122-684	**Screening & Landscaping (internal)**	1 tree per 8 spaces		65/8=8 trees, meets
		1 landscape island for each 16 spaces		SW side of lot, north of three spaces, meets
		Islands w trees: 9′ wide min and 160′ sf Islands w 5′ min walkway: 11′ wide min w/ 3′ landscape area on both sides Islands: curbed or used for storm water		• Meets • Meets • Meets
		All aisle-ends & corners protected w curbed island		Meets
		3′ between curb and planting (5′ if vehicle overhang)		**Third space in from Hill St needs 5′** clearance, otherwise meets.
	Screening & Landscaping (perimeter)	Screened in accordance with 634 if abutting R1, MD, CN, CN-Mid, CN-SF		Meets
		3′-4′ screen 80% opacity where visible from ROW		**Applicant to provide a 3′-4′ screen 80% opacity on the north side of the Hawkins curb cut and the east and west sides of the Hill St curb cut.**
		Landscaped areas, walls, structures, walks- must be protected by curbing		Meets
§122-691	**Motor spaces**	1.5 for each dwelling unit, plus 1 for each 10 units for guest parking		**1.5*65+6.5=104 required, 64 proposed, does not meet**
	Bicycle spaces	1 per 5 motor spaces, minimum of 2		**64/5=13 bike spaces required, none on plans, does not meet**

§122-692 Parking discounts	Transit Reduced by 20% when w/in 300 ' of rail station or transit center or 100' of a transit stop		It is proposed that the AAATA stop will be relocated to the front of the building, thus there will be a stop w/in 100' of, credit of 21 spaces
	Alternative Vehicles		None proposed
	Bicycle		**Applicant can provide covered bike parking for 12 bikes in addition to the required bike spaces and further reduce the parking requirement by 3 spaces.**
	PC discretion, special circumstances not listed above		**PC can further reduce the parking requirement by 20% due to site constraints, for a further reduction of 16 spaces bringing the total down to the 64 spaces provided by the applicant**
§122-672 SIDEWALKS	provide a sidewalk or shared-use path		**Applicant to provide a new or reconstructed sidewalk on Hill St**
§122-675 TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		**Applicant to maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8' within the visibility triangles at all drives and intersections.**

Items to be Addressed:

1. *Applicant to provide a circulation plan for the site.*
2. *Applicant to apply for a variance for the southernmost parking space in the rear lot that is within the required setback.*
3. *Applicant to adjust the width of the west parking lot and the west side of the rear/south lot to ensure that it is 10' or more from the adjacent lots.*

4. *Applicant to ensure that at the third parking space north of the Hill St curb cut there is 5′ distance between the curb and any landscaping.*
5. *Applicant to provide a 3′-4′ screen at 80% opacity from the ROW on the north side of the Hawkins curb cut and the east and west sides of the Hill St curb cuts.*
6. *Applicant to provide 13 bike spaces on site.*
7. *Applicant to provide covered bike parking for 12 bikes in addition to the required bike parking in order to further reduce the parking requirement by 3 spaces.*
8. *Applicant is short 16 spaces after the transit and covered bicycle space discounts. Planning Commission may further reduce the parking requirement by 20% or 16 spaces due to site constraints, thus bringing the total down to the 64 spaces provided by the applicant.*
9. *Applicant to provide a new or reconstructed sidewalk on Hill St.*
10. *Applicant to maintain shrubs/other obstructions lower than 30″ and trees/other obstructions higher than 8′ within the visibility triangles at all drives and intersections.*

ENGINEERING & STORMWATER §122-311(f), §122-311(g)

(6) Adequate services and utilities including sanitary sewers shall be available or provided, with sufficient capacity to properly serve the development. Appropriate measures will be taken to ensure that site drainage will not adversely affect adjoining properties or the capacity of the public storm drainage system, or nearby bodies of water. Provisions shall be made to accommodate stormwater and prevent soil erosion. All stormwater management facilities, including but not limited to storm sewers and detention/retention facilities, shall be designed in accordance with the "Rules of the Washtenaw County Water Resources Commissioner," together with any special provisions established by the city.
(7) Natural resources will be protected to the maximum feasible extent. The proposed development will not cause soil erosion or sedimentation problems, and will respect floodways or floodplains on or in the vicinity of the subject property.

Engineering review is required for this project due to storm water management and new impervious surfaces.

Items to be Addressed: Site plan approval is subject to engineering approval.

SCREENING §122-311(h)

"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

Figure 10: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16′ in height • not < 0.3 fc		**A lighting plan and photometric is required for staff review.**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-608 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad		**Applicant to submit details for the dumpster enclosure for staff review.**
§122-612 Retaining Walls	Retaining walls in excess of one foot in height require a building permit.		**Applicant to submit for building permit and engineering review on the retaining wall.**
§122-631 Landscape plan			Included
§122-634 Screening Between Land Uses *if conflicting use*	visual buffer of at least 80% opacity and 6' height		Mission arborvitae proposed for southwest corner adjacent to R-1, meets
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: Mi Ave: 412/30' = 14 trees Hawkins: 220/30'=7 trees, Hill: 294/30=10 trees		**Michigan Ave: 12, Hawkins: 5, Hill: 7, does not meet, it is unclear if this is due to utility locations. Michigan Ave front yard has additional 11 trees not counted for any other requirement.**
§122-638 Site Landscaping	10%		63,775 * 10% = 6,378, ~10,470' proposed landscaping, meets
§122-640 Exterior Electrical	Screen when visible from any primary visual exposure area		N/A
§122-632 Landscape Elements	Quality, composition, berms, spacing, species		**Sycamore and Bowhall Red Maple not on the approved tree species list.**
	Credit for existing vegetation		Applicant to clarify if any of the existing vegetation will remain on site.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		**Owner of property must maintain landscaping in a strong and healthy condition and provide for a readily available water supply.**
§122-635 Fencing, hedges, walls, berms	*GC: Front & Street Yard: no more than 6′ in height Side & rear yards: 10′ height max*		N/A

Items to be Addressed:

1. *A lighting plan and photometric is required for staff review.*
2. *Applicant to submit details for the dumpster enclosure for staff review.*
3. *Applicant to provide an additional 7 street trees.*
4. *Sycamore and Bowhall Red Maple not on the approved tree species list, Planning Commission may approve other species. If not, applicant must provide appropriate tree species in place of these varieties.*
5. *Owner of property must maintain landscaping in a strong and healthy condition and provide for a readily available water supply.*

OTHER DEPARTMENT AND AGENCY APPROVALS §122-311(j)

"Site plans shall conform to all applicable requirements of state and federal statutes, including health and pollution laws, fire or explosion hazards, toxic and hazardous materials, and barrier-free requirements. Site plan approval may be conditioned on the applicant receiving necessary county, state, or federal permits before a local building permit or occupancy permit is granted."

DEPARTMENT OF PUBLIC SERVICES

The applicant is responsible for obtaining permits from the Department of Public Services before beginning work on any portion of the City right-of-way, including sidewalks, curbs, and driveways on Hawkins and Hill Streets.

FIRE DEPARTMENT

As applicant is requesting a new curb cuts and changes to the parking area circulation, Fire Department review is required.

MICHIGAN DEPARTMENT OF TRANSPORTATION

The applicant is responsible for obtaining permits from the Michigan Department of Transportation before beginning work on any portion of the State right-of-way, including sidewalks, curbs, and driveways on West Michigan Avenue.

MASTER PLAN CONSIDERATIONS §122-311(k)

"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This action creates viable, safe, and affordable homes as well as a variety in housing products**.**

Easily walk, bike, drive or take transit from anywhere. This action preserves and creates a better sidewalk system in the area with room for bicycles and pedestrians.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission ***approve*** the Site Plan for the Ypsilanti Senior Residences at 809-815 W Michigan with the following findings, waivers, and conditions:

Findings

1. The application substantially complies with §122-310.

Waivers

1. A 20% reduction in the required vehicle parking for a total of 16 spaces is granted due to the constraints of the site.

Conditions

1. Site plan approval is subject to the rezoning of the Hill and Hawkins St parcels as well as a full review and approval by the City Engineer, the Fire Department and the Department of Public Services.
2. Applicant to ensure the entire front building setback and street side building setback is between 10' and 25'.
3. Applicant to ensure that the height of the porch off of Michigan Ave is greater than 7'.
4. Applicant to submit a master sign plan for staff review.
5. The driveway access off of Hill St abuts an R-1 district, applicant to verify if this is the only option for the drive access.
6. Applicant to provide a circulation plan for the site for staff review.
7. Applicant to apply for a variance for the southernmost parking space in the rear lot that is within the required setback.
8. Applicant to adjust the width of the west parking lot and the west side of the south lot to ensure that it is 10' or more from the adjacent lots.
9. Applicant to ensure that at the third parking space north of the Hill St curb cut there is 5' distance between the curb and any landscaping.
10. Applicant to provide a 3'-4' screen at 80% opacity from the ROW on the north side of the Hawkins curb cut and the east and west sides of the Hill St curb cuts.
11. Applicant to provide 12 covered bike parking spaces on site for the parking discount in addition to the 13 required bike spaces.
12. Applicant to provide a new or reconstructed sidewalk on Hill St.
13. Applicant to maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8' within the visibility triangles at all drives and intersections.
14. Applicant to submit a lighting plan and photometric along with details on the dumpster enclosure for staff review.
15. Applicant to provide an additional 7 street trees.
16. Applicant to provide approved tree species in place of the Sycamore and Bowhall Red Maple trees that are not on the City's tree species list.
17. Owner of property must maintain landscaping in a strong and healthy condition and provide for a readily available water supply.

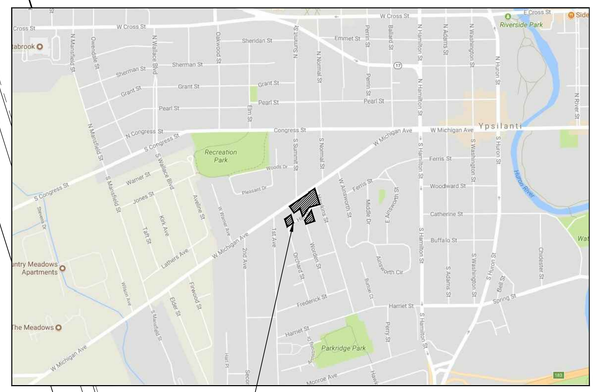
Cynthia Kochanek
Preservation Planner, Community & Economic Development Department

CC File
Applicant
NRP

SITE DATA

Address:	809-815 W Michigan Avenue
Acreage:	+/- 63,775 sf, 1.46 Acres
Zoning:	GC-General Corridor + R-1 Single Family Residential
Exiting Use:	Commercial building and single family home

SITE LOCATION MAP



SITE LOCATION

---------- ZONING BOUNDARY

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ISSUE

- 08-16-2017 SITE PLAN APPLICATION
- 08-21-2017 SITE PLAN UPDATED
- 09-01-2017 UPDATED SUBMITTAL

EXISTING SITE CONDITIONS

SCALE: 1" = 30'-0"

0 15' 30' 60'

PROJECT #	17128
DRAWN BY	
CHECKED BY	RDL
FILE NAME	
PLOT DATE	August 31, 2017

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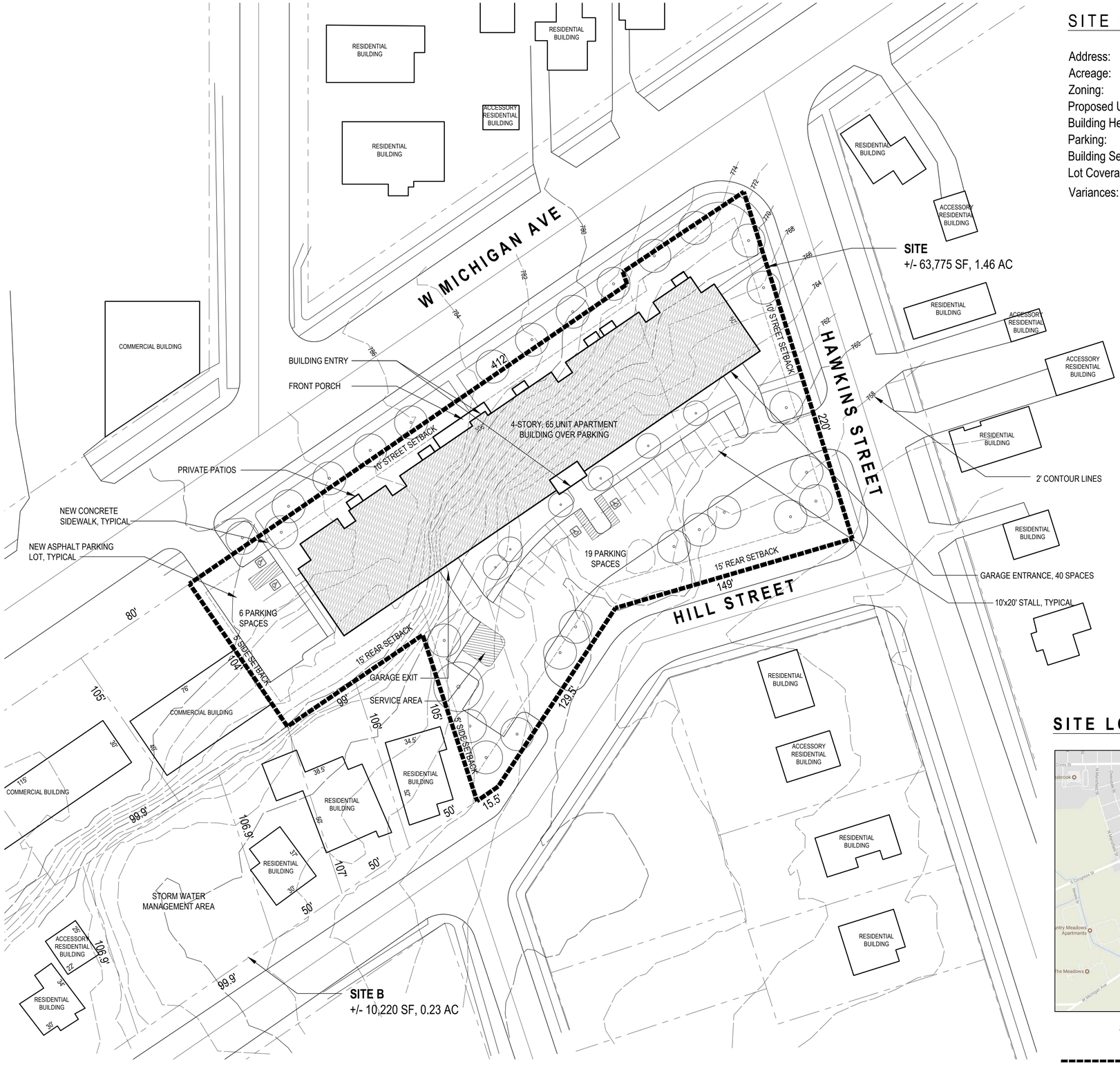
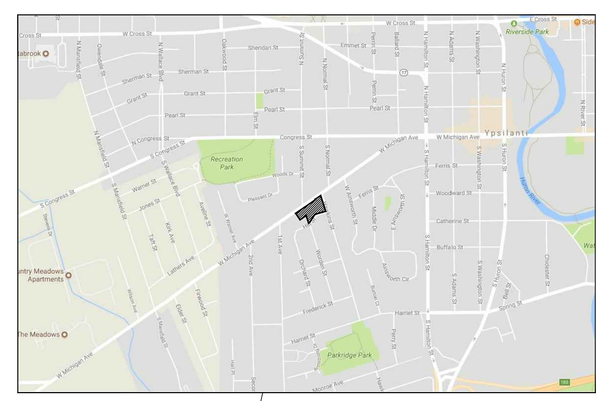
SP-1.01



SITE DATA

Address:	809-815 W Michigan Avenue
Acreage:	+/- 1.46 Acres Total
Zoning:	GC-General Corridor + R-1 Single Family Residential
Proposed Use:	Multifamily Apartments, 65-unit building
Building Height:	4-story over parking garage
Parking:	64 spaces (1 space per unit)
Building Setback:	Setbacks at noted
Lot Coverage:	29% of the lot is covered by the building
Variances:	Parking requirement per code: 1.5 per unit
	Parking setback per code: 25' from right-of-way
	130 sf per unit of outdoor living area

SITE LOCATION MAP



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- 09-01-2017 UPDATED SUBMITTAL

PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

PROJECT #	17128
DRAWN BY	
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PLOT DATE	August 31, 2017

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SP-1.02

NORTH ELEVATION - WEST MICHIGAN AVENUE

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PROPOSED ELEVATION

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

0 4 8 12 16'

PROJECT #	17128
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FILE NAME	
PLOT DATE	August 31, 2017

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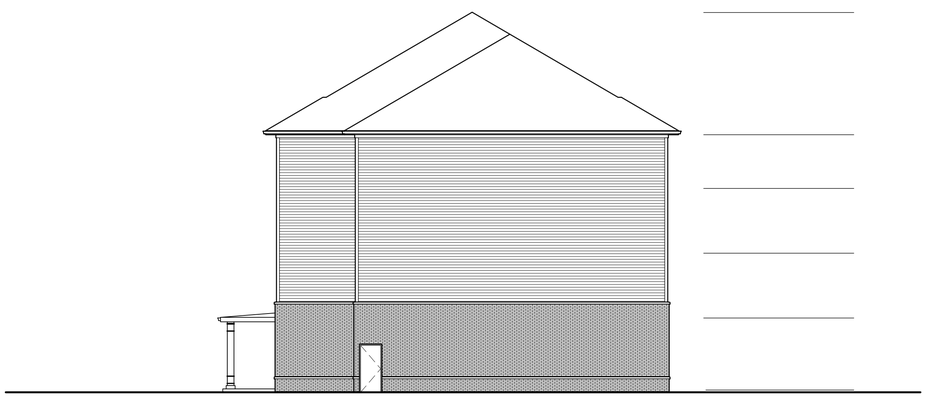
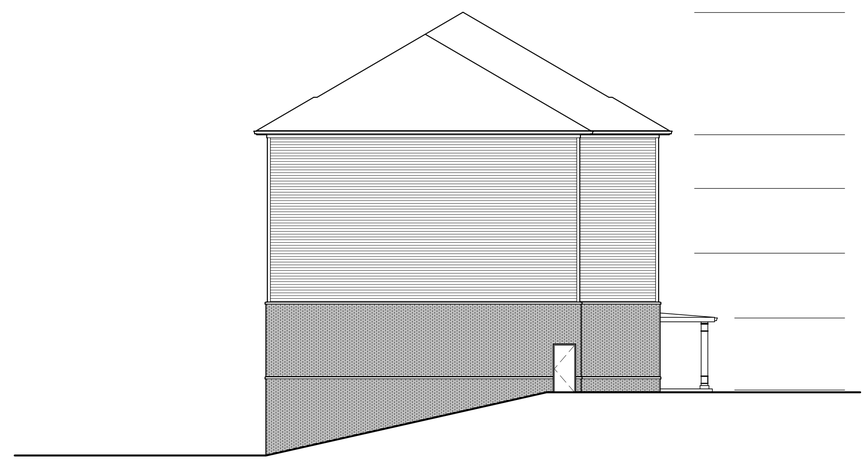
SP-1.03

SOUTH ELEVATION - HILL STREET



WEST ELEVATION



EAST ELEVATION - HAWKINS STREET

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PROPOSED ELEVATION

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

0 4' 8' 12' 16'

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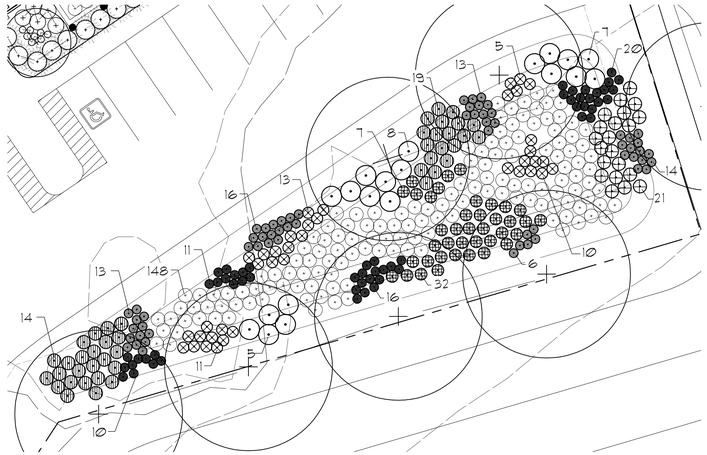
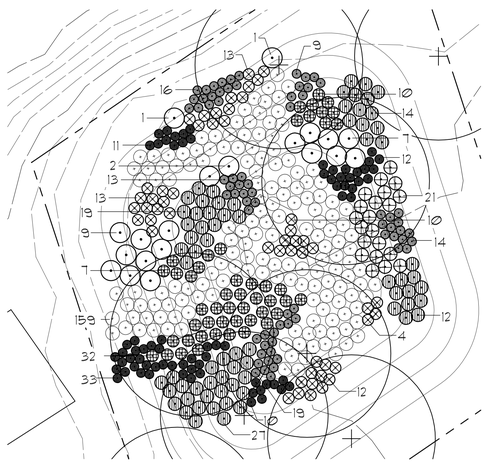


BIOSWALE A

PLAN

1/4" = 1'-0"



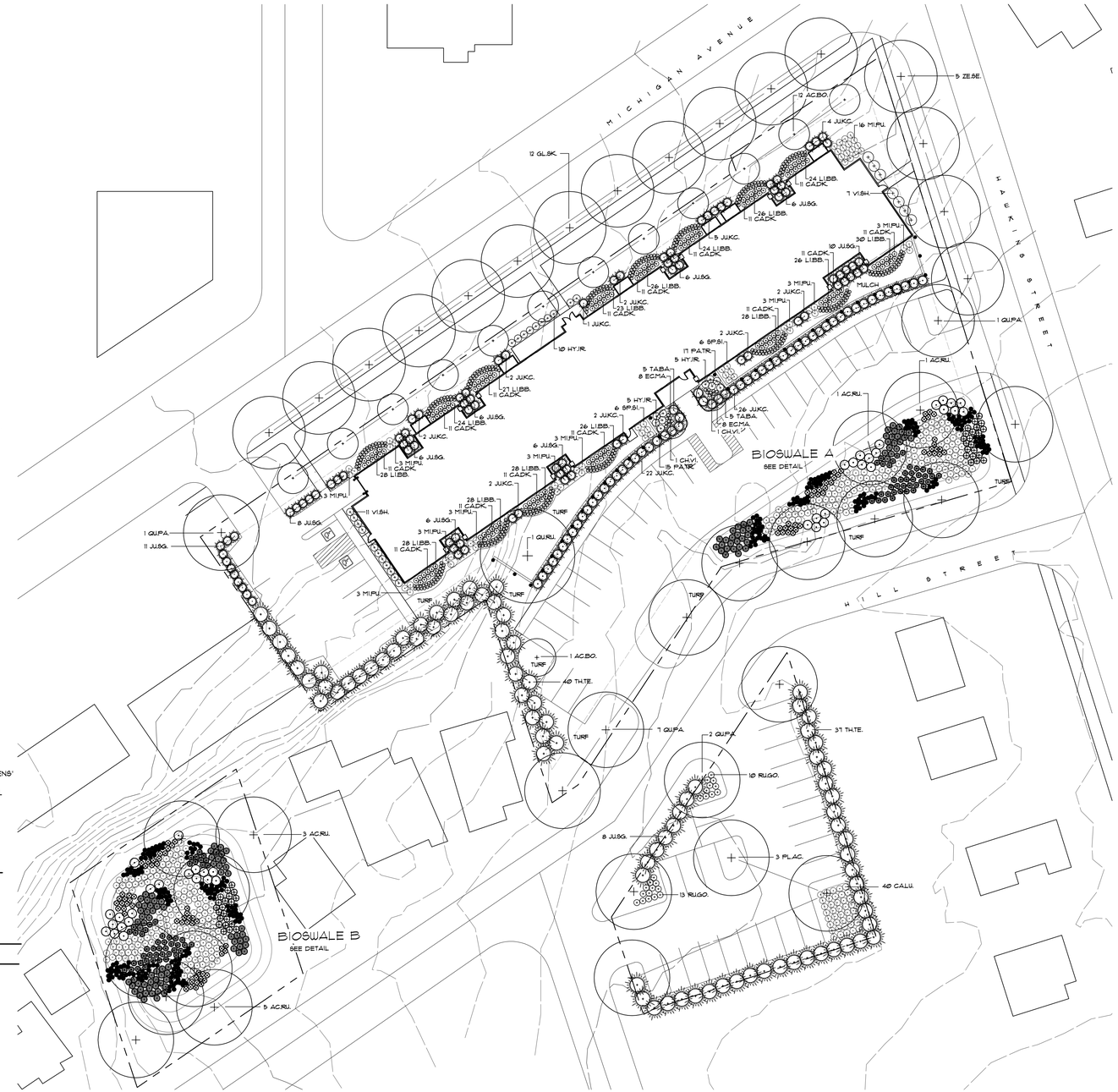
BIOSWALE B

PLAN

1/4" = 1'-0"

BIOSWALE KEY

- CALU - CAREX LURIDA
- CHLA. - CHASMANTHIUM LATIFOLIUM
- ECMA. - ECHINACEA PURPUREA 'MAGNUS'
- IRVE. - IRIS VERSICOLOR
- LOCA. - LOBELIA CARDINALIS
- MIPU. - MISCANTHUS SINENSIS 'PURPURESCENS'
- PAMH. - PANICUM VIRGATUM 'HEAVY METAL
- SANA. - SALIX PURPUREA 'NANA'



SITE PLANT LIST

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARK	NATIVE
DECIDUOUS TREES						
ACRU.	10	ACER RUBRUM	ACER RUBRUM	12-14'	B&B; CLUMP	YES
ACBO.	13	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLWE	2.5" C	B&B	YES
GLSK.	12	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5"	B&B	YES
PLOC.	3	PLATANUS OCCIDENTALIS	SYCAMORE	2.5" C.	B&B	YES
QUPA.	11	QUERCUS PALUSTRIS	PIN OAK	2.5" C.	B&B	YES
QURU.	1	QUERCUS RUBRA	RED OAK	2.5" C.	B&B	YES
ZESE.	5	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.5" C.	B&B	NO
ORNAMENTAL TREES						
CHVI.	2	CHIONANTHUS VIRGINICUS	FRINGE TREE	2" C.	B&B	YES
SHRUBS						
CADK.	165	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	24"	CONT.	NO
HY.IR.	20	HYDRANGEA ARBORESCENS 'INVINCIBELLE RUBY'	INVINCIBLE RUBY HYDRANGEA	24"	CONT.	YES
JUKC.	47	JUNIPERUS CHINENSIS 'KALLAY'S COMPACT'	KALLAY'S COMPACT JUNIPER	24"	CONT.	NO
JUSG.	75	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24"	CONT.	NO
SANA.	32	SALIX PURPUREA 'NANA'	DWARF BLUE ARCTIC WILLOW	24"	CONT.	NO
TABA.	10	TAXUS BACCATA REPANDENS	ENGLISH SPREADING YEW	24"	CONT.	NO
THTE.	77	THUJA OCCIDENTALIS 'TECHY'	MISSION ARBORVITAE	4'	CONT.	YES
VISH.	18	VIBURNUM PLICATUM TOMENTOSUM 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	30"	CONT.	NO
GRASSES AND PERENNIALS						
CALU.	307	CAREX LURIDA	SHALLOW SEDGE	NO. 1	CONT.	YES
CHLA.	81	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	18S 3.25"	PIP.	YES
ECMA.	119	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	NO. 1	CONT.	YES
IRVE.	91	IRIS VERSICOLOR	BLUE FLAG IRIS	QT.	CONT.	NO
LIBB.	396	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	NO. 2	CONT.	NO
LOCA.	145	LOBELIA CARDINALIS	CARDINAL FLOWER	QT.	CONT.	YES
MIPU.	151	MISCANTHUS SINENSIS 'PURPURESCENS'	FLAME GRASS	NO. 2	CONT.	NO
PAMH.	42	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	NO. 2	CONT.	NO
PATR.	32	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	QT.	CONT.	NO
RUGO.	26	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACKEYED SUSAN	NO. 1	CONT.	YES
SPSI.	12	SPODIOPOHON SIBIRICUS	FROST GRASS	NO. 2	CONT.	NO

NOTES

Scope of work.

1. Includes but is not limited to removal of weeds, removal of construction debris, decompaction of soils, installation of topsoil/plant bed mixture, installation of plants, mulching, spreading topsoil and grading lawn. Establishment of lawn, clean-up, and guarantees, and regular maintenance during construction and the establishment period.

2. Civil engineering by American Structurepoint, 7260 Shadeland Station, Indianapolis, IN 43256, 317-547-5580.

3. Architecture by RDL Architects LLC, 16102 Chagrin Boulevard, Shaker Heights, Ohio 44120, 216-752-4200.

4. Contractor to verify existing conditions of the field conditions and notify the Owner or Landscape Architect of any discrepancies.

5. Contractor to locate all utilities prior to onset of work.

6. All work to be of the highest quality and completed in a proper work-man like manner in accordance with the accepted practices of the American Association of Landscape Contractors.

7. Plants to be laid out in the plant beds for layout approval by the Landscape Architect prior to installation.

8. Do not make substitutions. If specified landscape material is not obtainable, contact Landscape Architect for acceptable alternative.

9. All plant material must be from a nursery source with a hardiness zone similar to the project site.

10. Size and quantity of plant material listed in the plant list are minimum sizes and quantities.

11. The Contractor is responsible to verify all quantities shown on these plans.

12. Lawns shall have a minimum topsoil depth of 4".

13. Plant beds shall have a minimum topsoil depth of 18".

14. Soil mixture for backfilling of plant beds shall be equal parts of clean topsoil, humus, and cow manure.

15. Plant beds to receive 2" double shredded hardwood bark mulch. Contractor to take care to keep mulch away from crowns and root flares of all plants. Shredded pallets will not be acceptable

16. All areas disturbed by construction and not designated as plant bed and/or hardscape shall be seeded as lawn. Hydroseed or handcast with straw applications are acceptable methods for lawn installation. Straw applications should incorporate a binding agent to/on the straw to prevent blowing and displacement.

17. The top 8" of soil shall be free of rocks, concrete and foreign material larger than 2" in diameter. Road base material shall not be present in the top 24" of soil. Any soil mixed with road base shall be removed and disposed of off-site.

18. Final grades shall be smooth and even. Concentrated flows of water shall not drain over a sidewalk. Landscape materials shall not block or interfere with the free flow of drainage water. Notify Landscape Architect if this appears to be unavoidable. All grades shall slope at a minimum 2% grade away from building foundations and footing unless otherwise noted. No standing water will be permitted.

19. The burden of proof of soil amendment installation rests with the Contractor. Soil test may be required at the Contractor's expense in order to confirm amendment installation.

20. Do not prune trees or other plant material unless directed by the Landscape Architect. Trees or shrubs that have been recently pruned or cut will not be acceptable.

21. Trees shall not be planted within 4' of buried utility lines. Relocate trees slightly as necessary. If not possible, notify Landscape Architect.

22. Install 6 21 gram plant tablets at each tree and 2 21 gram plant tablets at each shrub. Use agriform or best-tabs tablets.

23. Plant pits for trees shall be 3 times the width of the root ball. Bottom of tree pit to be unexcavated to form a pedestal for the tree to rest upon.

24. Apply a pre-emergent herbicide formulated for 6 month weed control to all shrub/groundcover areas prior to installation of mulch to the soil surface.

25. All trees without exposed root flares prior to and/or after installation will be rejected.

26. All plant material must be maintained in good condition so as to present a healthy, neat, and orderly appearance and must be trimmed or pruned in such a manner so as to not alter their natural appearance. No shearing will be permitted.

27. The Owner of the property required to be landscaped must maintain such landscaping in a sterong and healthy condition, free from physical damage or injury arising from lack of water, chemical damage, insects, diseases, blight or other causes. All materials used to satisfy the requirements of the City Zoning Code shich become unhealty or dead must be replaced within six (6) months of damage or death or the next appropriate planting period, whichever comes first.

28. All landscaped areas must be provided with a readily available and acceptable water supply.

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Ipsilanti

Michigan Avenue
at Hawkins Street

Ipsilanti, MI

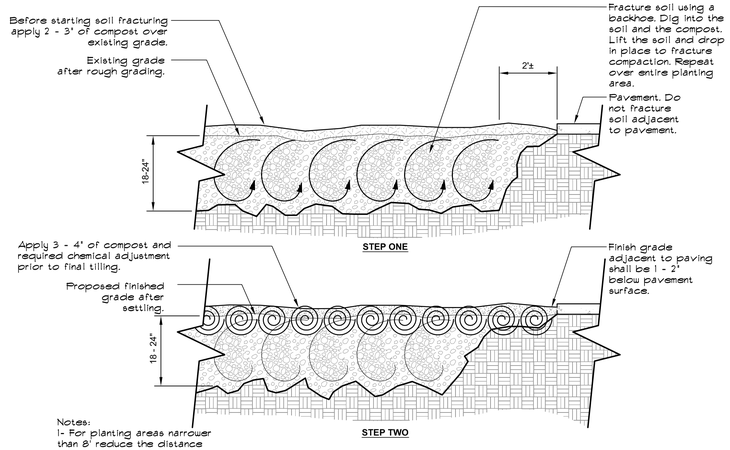
PLANTING PLAN

Date	Notes
08/25/17	REVIEW

Job No.:
File:

0 30 60
SCALE: 1" = 30'

L3.0

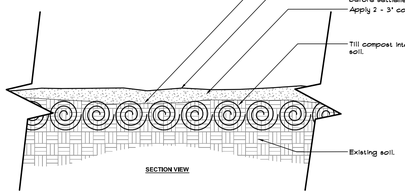


Notes:
1- For planting areas narrower than 8' reduce the distance between paving and soil fracturing from 2' to 1'.

2- See planting soil specification for additional requirements.

MODIFIED EXISTING SOIL - COMPACTED SUB SOIL (FRACTURING)

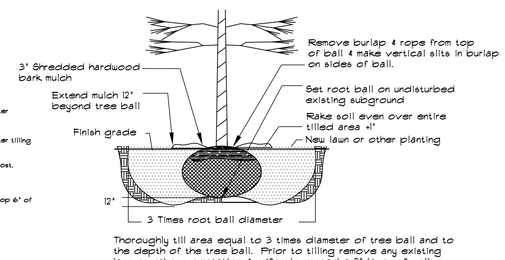
SECTION NTS



Notes:
1- See planting soil specifications for additional requirements.

SOIL MODIFICATION - TURF AREAS

SECTION NTS

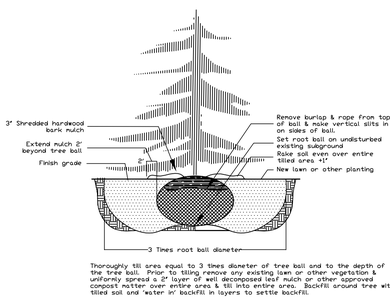


Thoroughly till area equal to 3 times diameter of tree ball and to the depth of the tree ball. Prior to tilling remove any existing lawn or other vegetation & uniformly spread a 2" layer of well decomposed leaf mulch or other approved compost matter over entire area & till into entire area. Backfill around tree with tilled soil and 'water in' backfill in layers to settle backfill.

NOTE
Set all plants so that they bear the same relation to the finish grade as they did to the natural grade at the plant nursery after settlement of backfill. Install backfill 1" Higher than surrounding grade to allow for settlement.

TREE PLANTING

SECTION NTS

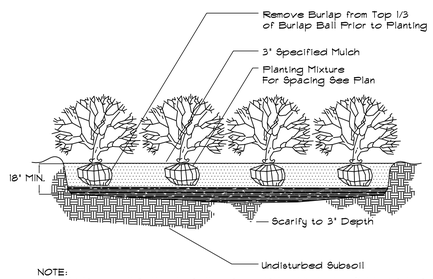


Thoroughly till area equal to 3 times diameter of tree ball and to the depth of the tree ball. Prior to tilling remove any existing lawn or other vegetation & uniformly spread a 2" layer of well decomposed leaf mulch or other approved compost matter over entire area & till into entire area. Backfill around tree with tilled soil and 'water in' backfill in layers to settle backfill.

NOTE
Set all plants so that they bear the same relationship to the finish grade as they did to the plant nursery after settlement of backfill. Install backfill 1" Higher than surrounding grade to allow for settlement.

EVERGREEN PLANTING

SECTION NTS



NOTE:
Set all plants so that they bear the same relationship to the finish grade as they did to the natural grade at the plant nursery after settlement of backfill. Install backfill 1" Higher than surrounding grade to allow for settlement.

SHRUB & PERENNIAL PLANTING

SECTION NTS

SECTION 02920 - LAWNS AND GRASSES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Seeding.

B. Related Sections:

1. Division 31 Section "Site Clearing".
2. Division 32 Section "Plants".

1.3 DEFINITIONS

A. Finish Grade: Elevation of finished surface of planting soil.

B. Manufactured Soil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.

C. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments.

D. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill immediately beneath planting soil.

E. Subsoil: All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.

1.4 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Certification of Grass Seed: From seed vendor for each grass-seed monostand or mixture stating the botanical and common name and percentage by weight of each species and variety, and percentage of purity, germination, and weed seed. Include the year of production and date of packaging.

C. Qualification Data: For qualified landscape Installer.

D. Product Certificates: For soil amendments and fertilizers, from manufacturer.

E. Material Test Reports: For existing surface soil and imported topsoil.

F. Planting Schedule: Indicating anticipated planting dates for each type of planting.

G. Maintenance Instructions: Recommended procedures to be established by Owner for maintenance of lawns during a calendar year. Submit before expiration of required initial maintenance periods.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Landscape work to be performed by a single firm specializing in landscaping and approved by Owner's representative. The firm shall be a qualified landscape installer whose work has resulted in successful establishment of exterior plants and has been in business for a minimum of five (5) years.

B. Preinstallation Conference: Conduct conference at Project site.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Seed: Deliver seed in original sealed, labeled, and undamaged containers.

1.7 PROJECT CONDITIONS

A. Planting Restrictions: Plant during one of the following periods. Coordinate planting periods with initial maintenance periods to provide required maintenance from date of planting completion.

	Fall	Spring
1. Seed	April 1 to May 20	August 15th - October 1st

B. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit.

1.8 MAINTENANCE SERVICE

A. Initial Lawn Maintenance Service: Landscape Installer shall be responsible for one (1) mowing of the grass once established.

1. Mowing shall commence at time when mowing of the grass will achieve a height of at least 2½"and not more than 3" without removing more than ⅓ the growth of the blades.

PART 2 - PRODUCTS

2.1 SEED

A. Grass Seed: Fresh, clean, dry, new-crop seed complying with AOSA's "Journal of Seed Technology; Rules for Testing Seeds" for purity and germination tolerances.

B. Seed Species: State-certified seed of grass species, as follows:

Seed Species	Percent	Purity	Germination by Weight
2nd Millenium Tall Fescue	45%	99%	90%
Inferno Tall Fescue	40%	97%	85%
Minotaur Hard Fescue	7.5%	97%	85%
Jasper II Creeping Red Fescue	7.5%	97%	90%

Seeding Rate - 7-8 lbs. per 1,000 square feet

Or approved equal.

Deliver seed to site in original containers.

2.2 TOPSOIL

A. Topsoil: Shall be one of the following:

1. Stripped Natural Topsoil Borrow (natural topsoil): Shall be a naturally occurring stripped soil. Natural topsoil shall be a "fine, sandy loam" or a "sandy loam" as determined by mechanical analysis (ASTM D-422) and based on the USDA classification system. Obtain topsoil from local sources or from areas having similar soil characteristics to that found at project site. Obtain topsoil only from naturally, well-drained areas which have never been stripped, have a history of satisfactory vegetative growth and where topsoil occurs in a depth of net less than 4 inches. Do not obtain topsoil from bogs or marshes. Before delivery of topsoil, furnish written statement giving location, address, of owners, depth to be stripped, crops grown and soil amendments used during previous two years. Natural topsoil shall be of uniform composition of loose, friable, fertile natural loam, surface soil without admixture of subsoil, clay lumps, brush, weeds or refuse and be capable of sustaining vigorous plant growth. It shall be free of stones greater than 1" in any dimension, roots, stumps, plants and other extraneous matter. Natural topsoil shall be uncontaminated by substances harmful to plant growth, animals or humans. Natural topsoil shall not have levels of extractable aluminum greater than 200 parts per million. Natural topsoil shall have the following mechanical analysis:

a. Textural Class	%of Total Weight	Average
Sand (0.05-2.0 MM Dia. Range)	30% - 70%	50%
Silt (0.002-0.05 MM Dia. Range)	25% - 45%	35%
Clay (Less than 0.002 MM Dia. Range)	10%-20%	15%

Acceptable natural topsoil shall contain not less than five percent (5%) nor more than fifteen percent (15%) organic matter as determined by loss on ignition of samples oven-dried to constant weight at 100 C (212 F) per ASTM D-2974-C. Natural topsoil shall maintain a PH of 7.0 to 8.0 per EPA 9045C. Cation exchange capacity (CEC) shall be greater than or equal to 15.

On-site topsoil may be reused if, with or without amending or blending with other material, it meets the above requirements. On-site topsoil and amendments shall be tested in accordance with requirements for stripped natural topsoil borrow and submittals shall be made for review and acceptance.

2.6 ORGANIC SOIL AMENDMENTS

A. Compost: Acceptable compost shall include Ohio EPA Class IV compost, EQS biosolid compost or approved equal. Compost shall have a nitrogen content of 1.4 percent or above. Compost shall be obtained from an Ohio EPA approved facility. Materials used for mulching shall be an approved composting material. An approved compost shall be a well-decomposed, stable, weed free organic matter source. It shall be derived from agriculture, food, or industrial residuals; biosolids (treated sewage sludge); yard trimmings; or source-separated or mixed solid waste. One hundred percent (100%) of the product shall pass through a one (1) inch screen and shall possess a PH of 5.5 to 8.0 and moisture content of less than ten percent (10%) plus or minus three percent (3%) by weight. It shall contain no substances toxic to plants and one percent (1%) or less by weight man-made foreign matter. The compost will possess no objectionable odors and shall not resemble the raw material from which it was derived. The material shall be free of weed seed and such foreign materials as may detract from their effectiveness as mulch shall contain a green dye to allow for easy visual metering during application but the dye shall be non-injurious to desired plant growth. Submit four (4) copies of manufacturer's literature and one (1) material sample to Landscape Architect and Architect at least thirty (30) days prior to intended use

B. Peat: Sphagnum peat moss, partially decomposed, finely divided or granular texture, with a pH range of 3.4 to 4.8.

C. Peat: Finely divided or granular texture, with a pH range of 6 to 7.5, containing partially decomposed moss peat, native peat, or reed-sedge peat and having a water-absorbing capacity of 1100 to 2000 percent.

D. Wood Derivatives: Decomposed, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture, free of chips, stones, sticks, soil, or toxic materials.

E. Manure: Well-rotted, unleached, stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed, and material harmful to plant growth.

2.7 PLANTING ACCESSORIES

A. Selective Herbicides: EPA registered and approved, of type recommended by manufacturer for application.

2.8 FERTILIZER

A. Superphosphate: Commercial, phosphate mixture, soluble: a minimum of 20 percent available phosphoric acid.

B. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:

1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas to receive lawns, grass and sod for compliance with requirements and other conditions affecting performance.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION FOR TURF

A. Protect structures, utilities, sidewalks, pavements, and other facilities, trees, shrubs, and plantings from damage caused by planting operations.

B. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

C. Preparation of Subgrade: The contractor shall complete all subgrading within the areas to be covered with topsoil under this item necessary to bring the surface of the proposed subgrade to the lines indicated on the plans, and parallel to the proposed finished grade. These areas are to be free from rock, debris, rubble or other foreign material of 1 inch or greater in any dimension. In the event fuel, oils, concrete washout or other material harmful to plants have been spilled into the subgrade material, excavate the soil sufficiently to remove the harmful material and remove from site. Fill excavation with approved fill and compact to required subgrade compaction levels. The surface of the subgrade prior to being covered with topsoil shall be raked or otherwise be loosened to a depth of 6 inches.

D. Placing and Spreading Topsoil: Do not proceed with installation of topsoil until all testing requirements have been satisfied and all underground work including subsurface drains and all utilities have been installed. Protect adjacent walls, walks, and utilities from staining or damage by topsoil placing. Use one-half inch plywood and/or plastic sheeting as directed to cover existing work during the progress of the work. Confirm that the subgrade is at the proper elevation. The subgrade surface, immediately prior to being covered with topsoil, shall be raked or otherwise loosened to a depth of 2 inches, and the subgrade shall be cleaned of all stones and debris greater than 1 inch. Such materials shall be removed from site. Topsoil shall be placed and spread over the areas designated to a minimum depth of four (4) inches. Topsoil shall be placed in sufficiently greater depths so that after light rolling and final natural settlement, the completed work will conform to lines, grades and elevations shown on plans. The contractor shall install topsoil in horizontal lifts no thicker than 6 inches. No topsoil shall be handled in a wet or frozen condition. Sufficient grade stakes shall be set for checking the finished grades. Stakes must be set in the bottom of swales and the top of slopes. Deviation from indicated elevations which are greater than one-tenth of a foot, shall not be permitted. Connect spot elevations with an even slope. Finish grades shall be smooth and continuous with no abrupt changes at the top or bottom of slopes. Carefully prepare areas for inspection by scarifying, harrowing and/or hand raking to remove all large stiff clods, clay lumps, brush, roots, stumps, debris or other foreign matter and all stones over 1 inch in diameter. During this process, all depressions caused by settlement or rolling shall be filled with additional topsoil and the surface shall be regraded and rolled until presenting a smooth and even finish corresponding to the required grades. Request review of fine grading by the Landscape Architect and Architect. Supply additional topsoil as needed to provide specified depths and finish grades as required. Phase the installation of the topsoil so that wheeled equipment does not have to travel over installed topsoil. If it is determined that equipment must travel over already installed topsoil, provide one-inch thick steel plates over the length and width of travel to protect topsoil from compaction. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The topsoil in each lift should feel firm to the foot in all areas and make only slight heal prints. The topsoil should offer a firm, even resistance when a soil sampling probe is inserted.

E. No pneumatic topsoil application will be permitted.

F. Existing lawn areas to remain shall be aerated, scarified, and receive a top dressing of topsoil and reseeded.

3.3 SEEDING

A. Sow seed with spreader or seeding machine. Do not broadcast or drop seed when wind velocity exceeds 5 mph. Evenly distribute seed by sowing equal quantities in two directions at right angles to each other.

1. Do not use wet seed or seed that is moldy or otherwise damaged.
2. Do not seed against existing trees. Limit extent of seed to outside edge of planting saucer.

B. Sow seed at a total rate of 7-8 lb/1000 sq. ft.

C. Rake seed lightly into top 1/8 inch of soil, roll lightly, and water with fine spray.

D. Protect seeded areas with slopes not exceeding 1:6 by spreading compost mulch. Spread uniformly at a minimum rate of 2 tons/acre to form a continuous blanket 1-1/2 inches in loose depth over seeded areas. Spread by hand, blower, or other suitable equipment.

E. Protect seeded areas from hot, dry weather or drying winds by applying compost mulch within 24 hours after completing seeding operations. Soak areas, scatter mulch uniformly to a depth of 3/16 inch, and roll surface smooth.

F. Hydroseeding will be an acceptable form of seed installation.

3.4 TURF MAINTENANCE

A. Mow lawn as soon as top growth is tall enough to cut. Remove no more than 1/3 of grass-leaf growth in initial mowing. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial mowing to maintain the following grass height:

1. Mow grass to a height of 2 1/2 to 3 inches.,
2. Contractor shall mow a minimum of one time prior to acceptance by Owner.
3. Re-grade and reseed area is necessary to correct rutted or damaged or improperly graded areas.
4. Contractor shall apply one application of 18-24-12 per manufacturer's recommendations.

B. Watering: The Owner shall bear the responsibility of ensuring that the plant material receives sufficient water to maintain healthy plant growth.

3.5 INSPECTION FOR ACCEPTANCE

A. Lawn Installations shall meet the following criteria as determined by Landscape Architect and Architect:

1. The Contractor shall give at least 7 days notice requesting the inspection.
2. Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 97 percent over any 10 sq. ft. and bare spots not exceeding 6 inches will be allowed up to a maximum of 3% of the total area.

B. Use specified materials to reestablish lawns that do not comply with requirements and continue maintenance until lawns are satisfactory.

3.6 CLEANUP AND PROTECTION

A. Absolutely no debris may be left on the site. Excavated material shall be removed as directed.

B. Repair any damage to site or structures to restore them to their original condition, as directed by the Landscape Architect and Architect, at no cost to the owner.

C. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.

D. Remove nondegradable erosion-control measures after grass establishment period.

END OF SECTION 02920

SECTION 02930 - EXTERIOR PLANTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Trees;
2. Shrubs;
3. Perennials;

B. Related Sections:

1. Division 31 Section "Site Clearing" for protection of existing trees and plantings, and site clearing.

1.3 DEFINITIONS

A. Backfill: The earth used to replace or the act of replacing earth in an excavation.

B. Balled and Burlapped Stock: Exterior plants dug with firm, natural balls of earth in which they are grown, with ball size not less than diameter and depth recommended by the latest edition of ANSI Z60.1 for type and size of tree or shrub required; wrapped, tied, rigidly supported, and drum laced as recommended by the latest edition of ANSI Z60.1.

C. Balled and Potted Stock: Exterior plants dug with firm, natural balls of earth in which they are grown and placed, unbroken, in a container. Ball size is not less than diameter and depth recommended by the latest edition of ANSI Z60.1 for type and size of exterior plant required.

D. Bare-Root Stock: Exterior plants with a well-branched, fibrous-root system developed by transplanting or root pruning, with soil or growing medium removed, and with not less than minimum root spread according to the latest edition of ANSI Z60.1 for type and size of exterior plant required.

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Ipsilanti

Michigan Avenue
at Hawkins Street
Ipsilanti, MI

DETAILS & SPECS

Date	Notes
08/25/17	REVIEW

Job No.:
File:

L3.01

A. Balled and Potted Stock: Exterior plants dug with firm, natural balls of earth in which they are grown and placed, unbroken, in a container. Ball size is not less than diameter and depth recommended by the latest edition of ANSI Z60.1 for type and size of exterior plant required.

B. Bare-Root Stock: Exterior plants with a well-branched, fibrous-root system developed by transplanting or root pruning, with soil or growing medium removed, and with not less than minimum root spread according to the latest edition of ANSI Z60.1 for type and size of exterior plant required.

C. Clump: Where three or more young trees were planted in a group and have grown together as a single tree having three or more main stems or trunks.

D. Container-Grown Stock: Healthy, vigorous, well-rooted exterior plants grown in a container with well-established root system reaching sides of container and maintaining a firm ball when removed from container. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to the latest edition of ANSI Z60.1 for type and size of exterior plant required.

E. Fabric Bag-Grown Stock: Healthy, vigorous, well-rooted exterior plants established and grown in-ground in a porous fabric bag with well-established root system reaching sides of fabric bag. Fabric bag size is not less than diameter, depth, and volume required by the latest edition of ANSI Z60.1 for type and size of exterior plant.

F. Finish Grade: Elevation of finished surface of planting soil.

G. Manufactured Topsoil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.

H. Multi-Stem: Where three or more main stems arise from the ground from a single root crown or at a point right above the root crown.

I. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments.

J. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill, before placing planting soil.

K. Subsoil: All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.

1.4 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Samples for Verification: For each of the following:

1. 5 lb of mulch required, in labeled plastic bags.

C. Qualification Data: For qualified landscape Installer.

D. Product Certificates: For each type of manufactured product, from manufacturer, and complying with the following:

1. Manufacturer's certified analysis for standard products.

2. Analysis of other materials by a recognized laboratory made according to methods established by the Association of Official Analytical Chemists, where applicable.

E. Material Test Reports: For existing surface soil and imported topsoil.

F. Planting Schedule: Indicating anticipated planting dates for exterior plants.

G. Maintenance Instructions: Recommended procedures to be established by Owner for maintenance of exterior plants during a calendar year. Submit before expiration of required one (1) year maintenance period.

H. Warranty: Guarantee of one (1) replacement of plant material for one (1) year.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Landscape work to be performed by a single firm specializing in landscaping and approved by Owner's representative. The firm shall be a qualified landscape installer whose work has resulted in successful establishment of exterior plants and has been in business for a minimum of five (5) years.

1. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when planting is in progress.

B. Stockpiled Topsoil Suitability: Ensure suitability of topsoil for plant growth. State-recommended quantities of nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory topsoil.

D. Provide quality, size, genus, species, and variety of exterior plants indicated, complying with applicable requirements in latest edition of ANSI Z60.1, "American Standard for Nursery Stock."

E. Tree and Shrub Measurements: Measure according to the latest edition of ANSI Z60.1 with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements 6 inches above the ground for trees up to 4-inch caliper size, and 12 inches above the ground for larger sizes. Measure main body of tree or shrub for height and spread; do not measure branches or roots tip-to-tip.

F. Observation: Landscape Architect and Owner to observe trees and shrubs either at place of growth or at site before planting for compliance with requirements for genus, species, variety, size, and quality. Landscape Architect and Owner retains right to observe trees and shrubs further for size and condition of balls and root systems, insects, injuries, and latent defects and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.

1. Notify Landscape Architect and/or Owner of sources of planting materials fifteen 15 working days in advance of delivery to site.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver exterior plants freshly dug.

B. Do not prune trees and shrubs before delivery except as approved by Landscape Architect and Owner. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of exterior plants during delivery. Do not drop exterior plants during delivery and handling.

C. Handle planting stock by root ball.

D. Deliver exterior plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, set exterior plants and trees in shade, protect from weather and mechanical damage, and keep roots moist.

1. Set balled stock on ground and cover ball with soil, peat moss, sawdust, or other acceptable material.

2. Do not remove container-grown stock from containers before time of planting.

3. Water root systems of exterior plants stored on-site with a fine-mist spray. Water as often as necessary to maintain root systems in a moist condition.

4. Do not store unplanted materials or other landscape materials, products, etc. on site. Only plants that can be planted in a single day or materials to be used in a day shall be brought onto the property. Owner assumes no responsibility for materials lost due to storage on the property.

1.7 PROJECT CONDITIONS

A. Planting Restrictions: Plant during one of the following periods. Coordinate planting periods with maintenance periods to provide required maintenance from date of Substantial Completion.

	Spring	Fall
1. Deciduous plants	March 15th-June 15th	August 15th-November 15th
2. Evergreens	March 15th-June 15th	August 15th-October 1st

B. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed according to manufacturer's written instructions and warranty requirements.

C. Coordination with Lawns: Plant trees and shrubs after finish grades are established and before planting lawns unless otherwise acceptable to Landscape Architect and Owner.

1. When planting trees and shrubs after lawns, protect lawn areas and promptly repair damage caused by planting operations.

1.8 WARRANTY

A. Special Warranty: Installer's standard form in which Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, abuse by Owner, or incidents that are beyond Contractor's control.

b. Structural failures including plantings falling or blowing over.

c. Faulty operation of tree stabilization.

2. Warranty Periods from Date of Substantial Completion:

d. Trees and Shrubs: One year.

e. Perennials: One year.

3. Include the following remedial actions as a minimum:

a. Remove dead exterior plants immediately. Replace immediately unless required to plant in the succeeding planting season.

b. Replace exterior plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period.

B. A limit of one replacement of each exterior plant will be required except for losses or replacements due to failure to comply with requirements.

a. Provide extended warranty for replaced plant materials; warranty period equal to original warranty period.

PART 2 - PRODUCTS

2.1 TREE AND SHRUB MATERIAL

A. General: Furnish nursery-grown trees and shrubs complying with the latest edition ANSI Z60.1, with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.

B. Provide trees and shrubs of sizes, grades, and ball or container sizes complying with the latest edition of ANSI Z60.1 for types and form of trees and shrubs required. Trees and shrubs of a larger size may be used if acceptable to Landscape Architect and Owner, with a proportionate increase in size of roots or balls.

C. Root-Ball Depth: Furnish trees and shrubs with root balls measured from top of root ball, which shall begin at root flare according to latest edition of ANSI Z60.1. Root flare shall be visible before planting.

D. Label at least one tree and one shrub of each variety and caliper with a securely attached, waterproof tag bearing legible designation of botanical and common name.

E. If formal arrangements or consecutive order of trees or shrubs is shown, select stock for uniform height and spread, and number label to assure symmetry in planting.

2.2 SHADE AND FLOWERING TREES

A. Shade Trees: Single-stem trees with straight trunk, well-balanced crown, and intact leader, of height and caliper indicated, complying with the latest edition of ANSI Z60.1 for type of trees required.

4. Provide balled and burlapped trees.

5. Branching Height: One-third to one-half of tree height.

B. Small Spreading Trees: Branched or pruned naturally according to species and type, with relationship of caliper, height, and branching according to ANSI Z60.1; stem form as follows:

4. Stem Form: Single trunk or Multi-stem as indicated on the plant list.

5. Provide balled and burlapped trees.

2.3 DECIDUOUS SHRUBS

A. Form and Size: Shrubs with not less than the minimum number of canes required by and measured according to the latest edition of ANSI Z60.1 for type, shape, and height of shrub.

1. Shrub sizes indicated are sizes after pruning.

2. Provide balled and burlapped or container-grown shrubs as indicated on the plant list.

2.4 PLANTS

A. Perennials: Provide healthy, field-grown plants from a commercial nursery, of species and variety shown or listed, complying with requirements in the latest edition of ANSI Z60.1.

2.5 TOPSOIL

A. Topsoil: Shall be one of the following:

Stripped Natural Topsoil Borrow (natural topsoil): Shall be a naturally occurring stripped soil. Natural topsoil shall be a "fine, sandy loam" or a "sandy loam" as determined by mechanical analysis (ASTM D-422) and based on the USDA classification system. Obtain topsoil from local sources or from areas having similar soil characteristics to that found at project site. Obtain topsoil only from naturally, well-drained areas which have never been stripped, have a history of satisfactory vegetative growth and where topsoil occurs in a depth of not less than 4 inches. Do not obtain topsoil from bogs or marshes. Before delivery of topsoil, furnish written statement giving location, address, of owners, depth to be stripped, crops grown and soil amendments used during previous two years. Natural topsoil shall be of uniform composition of loose, friable, fertile natural loam, surface soil without admixture of subsoil, clay lumps, brush, weeds or refuse and be capable of sustaining vigorous plant growth. It shall be free of stones greater than 1" in any dimension, roots, stumps, plants and other extraneous matter. Natural topsoil

a.

Textural Class	%of Total Weight	Average
Sand (0.05-2.0 MM Dia. Range)	30% - 70%	50%
Silt (0.002-0.05 MM Dia. Range)	25% - 45%	35%
Clay (Less than 0.002 MM Dia. Range)	10%-20%	15%

Acceptable natural topsoil shall contain not less than five percent (5%) nor more than fifteen percent (15%) organic matter as determined by loss on ignition of samples oven-dried to constant weight at 100 C (212 F) per ASTM D-2974-C. Natural topsoil shall maintain a PH of 7.0 to 8.0 per EPA 9045C. Cation exchange capacity (CEC) shall be greater than or equal to 15.

On-site topsoil may be reused if, with or without amending or blending with other material, it meets the above requirements. On-site topsoil and amendments shall be tested in accordance with requirements for stripped natural topsoil borrow and submittals shall be made for review and acceptance.

2.6 INORGANIC SOIL AMENDMENTS

A. Lime: ASTM C 602, agricultural limestone containing a minimum of 80 percent calcium carbonate equivalent and as follows:

1. Class: T, with a minimum of 99 percent passing through No. 8 sieve and a minimum of 75 percent passing through No. 60 sieve.

2. Class: O, with a minimum of 95 percent passing through No. 8 sieve and a minimum of 55 percent passing through No. 60 sieve.

A. Provide lime in form of dolomitic limestone.Sulfur: Granular, biodegradable, containing a minimum of 90 percent sulfur, with a minimum of 99 percent passing through No. 6 sieve and a maximum of 10 percent passing through No. 40 sieve.

B. Iron Sulfate: Granulated ferrous sulfate containing a minimum of 20 percent iron and 10 percent sulfur.

C. Aluminum Sulfate: Commercial grade, unadulterated.

D. Perlite: Horticultural perlite, soil amendment grade.

E. Agricultural Gypsum: Finely ground, containing a minimum of 90 percent calcium sulfate.

F. Sand: Clean, washed, natural or manufactured, free of toxic materials.

G. Diatomaceous Earth: Calcined, diatomaceous earth, 90 percent silica, with approximately 140 percent water absorption capacity by weight.

H. Zeolites: Mineral clinoptilolite with at least 60 percent water absorption by weight.

2.7 ORGANIC SOIL AMENDMENTS

A. Bonemeal: Commercial, raw or steamed, finely ground; a minimum of 4 percent nitrogen and 20 percent phosphoric acid.

B. Superphosphate: Commercial, phosphate mixture, soluble; a minimum of 20 percent available phosphoric acid.

C. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:

1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.

D. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:

1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.

2.8 MULCHES

A. Organic Mulch: Free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of one of the following:

1. Type: Shredded hardwood - aged for a minimum of one year.

B. Compost Mulch: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decisiemens/m; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows:

1. Organic Matter Content: 50 to 60 percent of dry weight.

2. Feedstock: Agricultural, food, or industrial residuals; biosolids; yard trimmings; or source-separated or compostable mixed solid waste.

2.9 MISCELLANEOUS PRODUCTS

A. Antidesiccant: Water-insoluble emulsion, permeable moisture retarder, film forming, for trees and shrubs. Deliver in original, sealed, and fully labeled containers and mix according to manufacturer's written instructions.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas to receive exterior plants for compliance with requirements and conditions affecting installation and performance.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Protect structures, utilities, sidewalks, pavements, and other facilities, and lawns and existing exterior plants from damage caused by planting operations.

B. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

C. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations, outline areas, adjust locations when requested, and obtain Landscape Architect and Owner's acceptance of layout before planting. Make minor adjustments as required.

D. Trunk Protection: Inspect tree trunks for injury, improper pruning, and insect infestation; take corrective measures. The base of the tree trunks (to the first branches) shall be wrapped with a protective burlap layer, surrounded by corrugated cardboard trunk protector and loosely tied with twine when in transit.

E. Apply antidesiccant to trees and shrubs using power spray to provide an adequate film over trunks (before wrapping), branches, stems, twigs, and foliage to protect during digging, handling, and transportation.

1. If deciduous trees or shrubs are moved in full leaf, spray with antidesiccant at nursery before moving and again two weeks after planting.

F. Wrap trees and shrubs with burlap fabric over trunks, branches, stems, twigs, and foliage to protect from wind and other damage during digging, handling, and transportation.

G. Preparation of Subgrade: The contractor shall complete all subgrading within the areas to be covered with topsoil under this item necessary to bring the surface of the proposed subgrade to the lines indicated on the plans, and parallel to the proposed finished grade. These areas are to be free from rock, debris, rubble or other foreign material of 1 inch or greater in any dimension. In the event fuel, oils, concrete washout or other material harmful to plants have been spilled into the subgrade material, excavate the soil sufficiently to remove the harmful material and remove from site. Fill excavation with approved fill and compact to required subgrade compaction levels. The surface of the subgrade prior to being covered with topsoil shall be raked or otherwise be loosened to a depth of 6 inches.

Placing and Spreading Topsoil: Do not proceed with installation of topsoil until all testing requirements have been satisfied and all underground work including waterproofing, protection board, drain mats, subsurface drains and all utilities have been installed. Protect adjacent walls, walks, and utilities from staining or damage by topsoil placing. Use one-half inch plywood and/or plastic sheeting as directed to cover existing work during the progress of the work. Confirm that the subgrade is at the proper elevation. The subgrade surface, immediately prior to being covered with topsoil, shall be raked or otherwise loosened to a depth of 2 inches, and the subgrade shall be cleaned of all stones and debris greater than 1 inch. Such materials shall be removed from site. Topsoil shall be placed and spread over the areas designated to a minimum depth of six (6) inches. Topsoil shall be placed in sufficiently greater depths so that after light rolling and final natural settlement, the completed work will conform to lines, grades and elevations shown on plans. The contractor shall install topsoil in horizontal lifts no thicker than 6 inches. No topsoil shall be handled in a wet or frozen condition. Sufficient grade stakes shall be set for checking the finished grades. Stakes must be set in the bottom of swales and the top of slopes. Deviation from indicated elevations which are greater than one-tenth of a foot, shall not be permitted. Connect spot elevations with an even slope. Finish grades shall be smooth and continuous with no abrupt changes at the top or bottom of slopes. Carefully prepare areas for inspection by scarifying, harrowing and/or hand raking to remove all large stiff clods, clay lumps, brush, roots, stumps, debris or other foreign matter and all stones over 1 inch in diameter. During this process, all depressions caused by settlement or rolling shall be filled with additional topsoil and the surface shall be regraded and rolled until presenting a smooth and even finish corresponding to the required grades. Request review of fine grading by the Landscape Architect and Owner. Supply additional topsoil as needed to provide specified depths and finish grades as required. Phase the installation of the topsoil so that wheeled equipment does not have to travel over installed topsoil. If it is determined that equipment must travel over already installed topsoil, provide one-inch thick steel plates over the length and width of travel to protect topsoil from compaction. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The topsoil in each lift should feel firm to the foot in all areas and make only slight heal prints. The topsoil should offer a firm, even resistance when a soil sampling probe is inserted. Clean up all trash and any soil or dirt spilled on any paved surface at the end of each working day.

3.3 PLANTING BED ESTABLISHMENT

A. Loosen subgrade of planting beds to a minimum depth of 6 inches. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.

1. Apply superphosphate fertilizer directly to subgrade before loosening.

2. Spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil mix.

a. Delay mixing fertilizer with planting soil if planting will not proceed within a few days.

3. Spread planting soil mix to a depth of 6 inches but not less than required to meet finish grades after natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.

a. Spread approximately one-half the thickness of planting soil mix over loosened subgrade. Mix thoroughly into top 4 inches of subgrade. Spread remainder of planting soil mix.

B. Finish Grading: Grade planting beds to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.

C. Before planting, restore planting beds if eroded or otherwise disturbed after finish grading.

3.4 EXCAVATION FOR TREES AND SHRUBS

A. Pits and Trenches: Excavate circular pits with sides sloped inward. Trim base leaving center area raised slightly to support root ball and assist in drainage. Do not further disturb base. Scarify sides of plant pit smeared or smoothed during excavation.

1. Excavate approximately three times as wide as ball diameter for balled and burlapped stock.

B. Subsoil removed from excavations may be used as backfill.

C. Obstructions: Notify Landscape Architect and Owner if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations.

D. Drainage: Notify Landscape Architect and Owner if subsoil conditions evidence unexpected water seepage or retention in tree or shrub pits.

E. Fill excavations with water and allow to percolate away before positioning trees and shrubs.

3.5 TREE AND SHRUB PLANTING

A. Before planting, verify that root flare is visible at top of root ball according to the latest edition of ANSI Z60.1.

B. Set balled and burlapped stock plumb and in center of pit or trench with top of root ball 1 inch above adjacent finish grades.

1. Remove burlap and wire baskets from tops of root balls and partially from sides, but do not remove from under root balls. Remove pallets, if any, before setting. Do not use planting stock if root ball is cracked or broken before or during planting operation.

2. Place planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.

C. Organic Mulching: Apply 2-inch average thickness of organic mulch extending 12 inches beyond edge of planting pit or trench. Do not place mulch within 3 inches (75 mm) of trunks or stems.

D. Inspect tree trunks for injury, improper pruning, and insect infestation; take corrective measures.

3.6 TREE AND SHRUB PRUNING

A. Remove only dead, dying, or broken branches. Do not prune for shape.

B. Prune, thin, and shape trees and shrubs as directed by Landscape Architect and Owner.

C. Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise indicated by Landscape Architect and Owner, do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character.

3.7 TREE STABILIZATION

A. Contractor shall keep trees plumb and upright at all times. To this end, the contractor shall either:

1. Stake, guy or anchor all trees only in the case of adverse site conditions, or

2. Monitor plants on a regular basis and, if a tree is moved out of plumb, then straighten the tree to a vertical, upright condition.

B. If contractor chooses to keep trees plumb upright by staking, guying or anchoring, the work of this item shall be performed at the time of planting, unless otherwise approved or directed by the Landscape Architect and Owner. Stakes shall be of even height, plumb and neat in appearance and they shall not injure plant balls.

1. Trunk Stabilization: Provide trunk stabilization as follows:

a. Upright Staking and Tying: Stake trees of 2 inch through 5 inch caliper. Stake trees of less than 2 inch caliper only as required to prevent wind tip-out. Use a minimum of 2 stakes of length required to penetrate at least 18inches below bottom of backfilled excavation and to extend one third of trunk height above grade. Set vertical stakes and space to avoid penetrating root balls or root masses.

b. Use 2 stakes for trees up to 12 feet high and 2 ½ inches or less in caliper; 3 stakes for trees less than 14 feet high and up to 4 inches in caliper. Space stakes equally around trees.

c. Support trees with bands of flexible ties at contact points with tree trunk. Allow enough slack to avoid rigid restraints of tree.

d. Support trees with two stands of tie wire encased in hose sections at contact points with tree trunk. Allow enough slack to avoid rigid retraint of tree.

C. If contractor chooses to keep trees plumb and upright by resetting trees that move out of vertical alignment, then the work of this item shall include:

1. Tree inspections on a weekly basis and after storms or abnormally windy days to determine if the trees have shifted out of vertical alignment and require resetting.

2. Reset trees that have moved out of plumb by carefully excavating the soil from the base of the rootball facing away from the direction of tilt and easing the tree upright into a vertical, plumb position. Upon righting the tree, firmly press the soil around the base of the rootball to reset the tree.

3. Mulch and water the tree in accordance with the requirements of this section immediately after the work of resetting.

3.8 PERENNIAL PLANTING

A. Set out and space ground cover and plants as indicated on plant list.

B. Dig holes large enough to allow spreading of roots and backfill with planting soil.

C. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.

D. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.

E. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

3.9 PLANTING BED MULCHING

A. Mulch backfilled surfaces of planting beds and other areas indicated. Provide mulch ring around trees in lawn areas.

1. Organic Mulch: Apply 2-inch average thickness of organic mulch, and finish level with adjacent finish grades. Do not place mulch against plant stems or root flare.

2. Organic Mulch - Perennials: Apply a 2 inch average thickness of organic mulch, and finish level with adjacent grades. Do not place mulch against plants stems or on root crowns.

3.10 PLANT WARRANTY

A. Tree and Shrub Warranty: Guarantee plantings for one (1) year.

B. Perennial Plant Warranty: Guarantee plantings for one (1) year.

C. Watering: The Owners shall bear the responsibility of ensuring that the plant material receives sufficient water to maintain healthy plant growth.

3.11 CLEANUP AND PROTECTION

A. During planting, keep adjacent paving and construction clean and work area in an orderly condition.

B. Protect exterior plants from damage due to landscape operations, operations by other contractors and trades, and others. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged plantings.

3.12 DISPOSAL

A. Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.

END OF SECTION 02930

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Ipsilanti

Michigan Avenue
at Hawkins Street

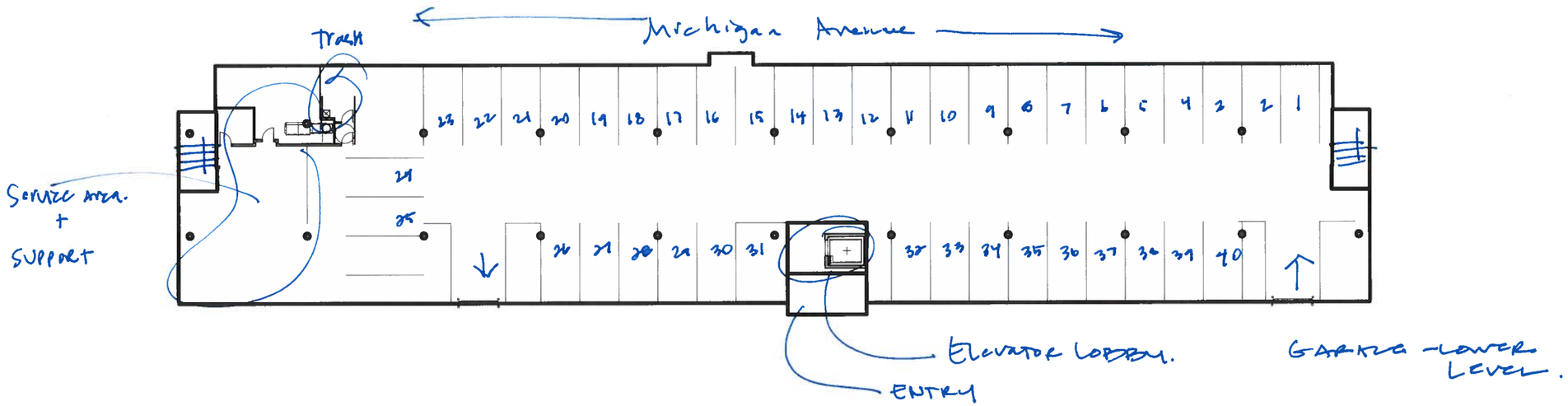
Ipsilanti, MI

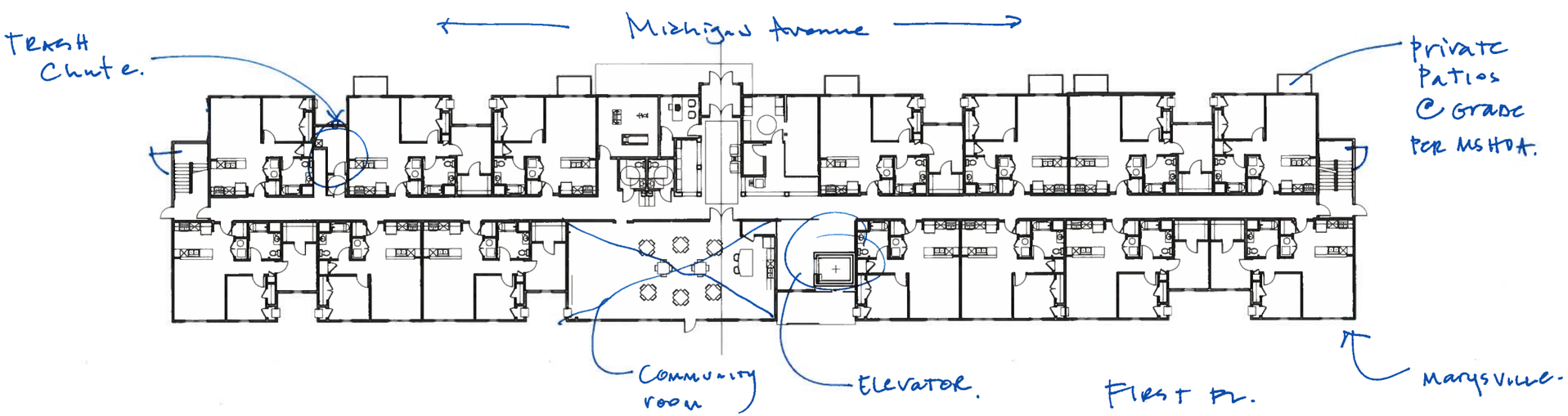
PLANTING
SPECS

Date	Notes
08/25/17	REVIEW

Job No.:
File:

L3.02





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Ypsilanti Non-Motorized Advisory Committee Meeting Minutes
Thursday, August 3, 2017

1. Call to order - The meeting was brought to order at 7:05pm, August 3, 2017 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Tony Bedogne, Martha Cleary Cathie Kinzel, Bob Krzewinski and Sarah Walsh. Also attending were Rose Pahl Donaldson of the Washtenaw County Parks & Recreation Commission and City Council member Pete Murdock.
2. Introductions
    a. Audience participation/public input – A City resident spoke about the need for additional bike lanes in the City, especially on Huron and Hamilton Streets. A suggestion was made to have residents contact the Michigan Department of Transportation (MDOT) on such changes.
3. General business
    a. Agenda approval – A motion was made by Sarah, seconded by Tony, to approve the agenda, passing unanimously.
    b. Approval of June meeting minutes (no July meeting) – A motion was made by Tony, seconded by Sarah, to approve the June minutes, passing unanimously.
    c. Committee member recruitment – Tony and Martha's terms on the Committee end in at the end of January 2018. Additional Committee members also need to be solicited.
4. Old & continuing business
    a. 2017 Committee priorities
        - Bike lanes – Complete bike lane on Forest and extend the West Cross bike lane from Wallace Street to the western City limit – The bike lane on Forest, between Prospect and Norris, was completed in July. Committee work will now start to focus on West Cross Street bike lanes with Bob drafting a letter for the next Committee meeting that will go to the Planning Commission and on to City Council urging action on this proposed project.
        - I-94/Huron non-motorized improvements – No new updates.
        - Border To Border (B2B) Trail – Trail re-route through Riverside Park & Water Street, Ypsilanti Trail completion master plan – Rosie gave an overview of the new project by the Washtenaw County Parks and Recreation Commission to create a master plan for the completion of the B2B Trail in eastern Washtenaw County. A first meeting will be held in August of a master plan working group and Bob will keep Committee members informed and involved on the plan status.
        - Walk Friendly & Bike Friendly Community applications submitted – The Walk Friendly application was sent to meet the June deadline. A Committee meeting was held on July 28th specifically to review the Bike Friendly application which the Committee will submit before the August 17th deadline.
        - Pedestrian safety signage (including radar speed readout signs) – The City has purchased five radar speed readout signs that a semi-portable and are already installed on West Cross, Prospect and Collegewood Street. The Committee will request, through Bob, to place one of these signs on eastbound Congress in the area where it goes downhill.

- Sidewalks - Washtenaw Avenue – Fill gaps and bring up to standards sidewalks on both sides of the road from Oakwood Street to Hewitt Road – No new updates.
- Accessibility in City parks – No new updates.

b. Non-motorized plan – Bob will talk with Bonnie Wessler about the next steps in the plan process. The Committee also reviewed the results of public input at the June Committee non-motorized plan public input session. These results will be used by the Committee for setting 2018 priorities starting in October.

c. Traffic calming – Depot Town, Congress Street – No new updates other than what covered in item 4.a (Pedestrian safety signage).

d. MDOT improvements (pedestrian signage-curb cuts) – Planning Commission resolution actions – Pete gave an overview of a meeting he had with MDOT about West Cross pedestrian safety signage. Bob will review the status of Planning Commission resolution actions approved by the Commission in May.

5. New Business

a. Planning Department update – No new updates.

b. Parkridge Festival – August 26 – No Committee members will be able to staff an information table this year so there will be no Committee participation in 2017. The new Ypsi Bike Co-Op (free bike repairs) is planning on attending.

c. Other – Pete discussed City repaving projects set for the fall of 2017 (Summit: Washtenaw to Michigan with bump-outs at Sheridan/Grant/Woods, Congress: Elm to Michigan with bump-outs at Elm/Normal, Michigan: Ballard to Fire Station, Hamilton: Cross to Washtenaw with bump-out at Emmet). Bob reported on a meeting he had with Joe Meyers of the Downtown Development Authority where additional bicycle parking racks were discussed, including Depot Town and the B2B Trail bridge across the Huron River (the Friends of the B2B Trail are donating a rack for this location).

6. Work session – Bike Friendly Community application – Application discussed.

7. Other Items – Announcements – The October Committee meeting will be held on the 2nd Thursday of the month rather than the first.

8. Adjournment - A motion was made by Tony, seconded by Cathie, to adjourn the meeting, passing unanimously. The meeting adjourned at 8:26pm with the next meeting being Thursday, September 7, at the downtown Library.