

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 4, 2014

**SUBJECT: Concordia University Gymnasium Expansion Special Exception Use and
Planned Project Site Plan
(4090 Geddes Road)
File Nos. SEU14-001 and SP14-001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), and therefore, approves the Concordia University Special Exception Use for expansion of an athletic facility as part of a private college use.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Concordia University Planned Project Site Plan for the expansion of the existing gymnasium with a maximum height of 39 feet, subject to the following conditions:

1. Field verification of water mains and sanitary sewer locations prior to City Council approval;
2. Determination of which easements will be conveyed to the City to the satisfaction of the Public Services Area Administrator prior to City Council approval; and
3. Providing utility easements for water mains and sanitary sewers prior to the issuance of building permits.

STAFF RECOMMENDATION

Staff recommends that the special exception use be **approved** because the proposed use is of such location, size and character as to be compatible with the zoning district in which the site is situated; and the location and size of the proposed use, its nature and intensity, the site layout and access, and effect of the proposed use on public services would not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic or the neighborhood.

Staff further recommends **approval** of the planned project modifications because the project is consistent with the standards of approval for planned project in Chapter 55 (Zoning), Section 5:70, and the proposed addition is similar in scale to the existing gymnasium.

Staff recommends **approval** of the site plan because, once the conditions have been addressed, it will comply with all applicable, local, state, and federal ordinances, standards and regulations; it will not cause a public or private nuisance; and it will not have a detrimental effect on public health, safety or welfare.

LOCATION

The site is located on at 4090 Geddes Road in the Huron River watershed (Northeast Area)

DESCRIPTION OF PETITION

The petitioner seeks special exception use approval to construct a three-story, 34,391 square foot addition to an existing 22,021 square foot gymnasium on the main campus of Concordia University, on the south side of Geddes Road. Phase 2 of the project consists of constructing a single-story, 5,280 square foot athletic training room. The gymnasium addition will provide space for men's and women's locker rooms, athletic office space, classrooms and an auxiliary gym. The athletic training addition (Phase 2) will provide space for athletic training equipment.

Per Chapter 55 (Zoning Ordinance), Section 5:10.2, private colleges are permitted as a special exception use in the R1B (Single Family Dwelling District). The private college must contain at least 20 acres and no building or other use of land except landscaping areas can be situated within 100 feet of any adjacent residential property. Concordia University contains 187 acres, and the proposed addition is approximately 560 feet away from the nearest residential property line to the west.

Storm water management will be provided for this section of the Concordia University campus, which will address a 100-year storm event by providing detention in a sediment forebay and a dry storm water detention pond in accordance with the Washtenaw County Water Resources Commissioner rules. This detention pond will outlet into the swale south of the developed area and eventually outlet into the Huron River. As part of a master storm water management plan for Concordia, the campus was divided into 9 drainage areas along natural watershed boundaries. For the purposes of creating specific drainage areas, this section of the campus is referred to as "Main Campus Central".

An existing gravel parking area west of the gymnasium is proposed to be paved and landscaped, with storm water being detained. A total of 92 new parking spaces will be provided for this project, most of which will be constructed in the location of this gravel parking lot. Additionally, the parking lot along Geddes Road, north of the gymnasium, is proposed to be modified to accommodate new landscaping and bioswales. Access to the gymnasium portion of the site will continue to be from Geddes Road.

A total of 110 Class C bicycle parking spaces exist throughout the campus. Five Class C spaces are required per classroom. An additional 26 Class C spaces are proposed near the south entrance of the gym, 10 of which will be deferred.

A new public sidewalk will be extended on the south side of Geddes, west of the Earhart Road roundabout to a point north of the gymnasium. The petitioner is improving internal pedestrian access by including new interior sidewalk connections, including a connection from the new public sidewalk to the gymnasium.

The petitioner is requesting Planned Project approval to accommodate a taller addition than is allowed in the R1B zoning district. The three-story gymnasium addition is proposed to be 39 feet tall at the midpoint of the pitched roof. The existing gymnasium is approximately 33 feet to the midpoint of the roof. The University already has a tall feature on the site: the 120 foot tall church spire. The University also points out that the gymnasium addition will not impact nearby neighbors and is at a height that is generally consistent with nearby buildings on campus.

The petitioner hosted a citizen participation meeting in advance of submitting a site plan. One individual attended. A summary is attached.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R1B (Office District)	R1B	R1B
Gross Lot Area	8,145,720 sq/ft 187 acres	8,145,720 sq/ft 187 acres	10,000 sq ft MIN
Height	120 feet (church spire)	39 feet (1)	30 feet MAX
Setback – Front	237 ft – Geddes 587 ft – US-23	199 ft – Geddes 587 ft – US23	30 ft MIN
Setback – Side(s)	115 ft - west	115 ft -west	5 ft MIN; total of two: 14 ft MIN
Setback – Rear	220 ft	220 ft	30 ft MIN
Parking – Automobile	481 spaces (main campus)	573 spaces (main campus)	140 spaces MIN (5 spaces per classroom)
Parking – Bicycles	110 spaces – Class C	136 spaces – Class C (10 deferred)	115 spaces MIN – Class C

(1) The proposed height requires planned project approval.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	University, Office	R1B (Single Family)
EAST	US-23	PL (Public Land)
SOUTH	Huron River	PL (Public Land)
WEST	Single Family	Township (TWP)

HISTORY

Concordia University was dedicated in 1963 as a community college. In 1976 it became a 4 year college and in 2001, Concordia became a university. The gymnasium was constructed in the early 1960's. Approximately 700 students are enrolled. The most recent site plan was approved in 1994 for an addition to the Resource Center.

PLANNING BACKGROUND

The Master Plan Land Use Element recommends educational uses for this site. The Non-Motorized Plan recommends bike lanes in Geddes Road at this location but does not recommend sidewalks or a shared use path along Geddes because of challenging topographic conditions west of campus. Instead, the Non-Motorized Plan recommends a shared use path at the edge of the Huron River that would be connected to the existing City park property immediately west of campus along the Huron River. The University declined to provide public access along the river at this time.

SPECIAL EXCEPTION USE STANDARDS

General Standards - The Planning Commission, in arriving at its decision relative to any application for a special exception, shall apply the following standards (petitioner's response in regular type, staff's comments in *italic type*):

(a) The proposed use or uses shall be of such location, size and character as to be compatible with the appropriate and orderly development of the zoning district and adjacent zoning districts in which the site is situated. In applying this standard, the Planning Commission shall consider whether the proposed use:

1. Will be consistent with the general objectives of the City Master Plan;

The additions are part of an existing university which was constructed in 1963 on approximately 190 acres of land and are consistent with that use.

The master plan supports a private university in this location. The proposed additions are consistent with this use.

The Master Plan: Land Use Element recommends office use for this site.

2. Will be designed, constructed, operated, and maintained in a manner that is compatible with the existing and planned character of the general vicinity;

The additions will maintain the existing character and quality of the area. There is no change to the uses currently taking place

The proposed improvements are approximately 560 feet from the nearest residential neighborhood to the west.

3. Will be consistent with the general character of the neighborhood considering population density, design, scale and bulk; and the intensity and character of activity;

Scale and materials will match the current campus and provide up to date facilities.

4. Will not be detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the neighborhood area in general;

The additions are providing updated facilities and will match the existing use and function currently taking place.

Neighbors have been contacted by the petitioner to discuss the proposal. At the time this staff report was written, no comments regarding the gym addition have been received.

5. Will not have a detrimental effect on the natural environment.

The additions will take the minimum land space possible by maximizing the use of multiple levels while maintaining the scale and quality of the existing campus.

(b) The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, the assembly of persons in connection therewith, and the effect of the proposed use on public services and facilities, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. In applying this standard the Planning Commission shall consider, at minimum:

1. The location of and access to off-street parking and the safe provisions for pedestrian traffic;

As a residential based campus all parking and access is maintained on site with no impact to the neighborhood.

2. The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections;

There are no changes to current thoroughfares, streets or intersections.

Traffic impact will be less than 50 vehicle trips per day during peak traffic hours.

3. Vehicular turning movements in relationship to traffic flow routes;

There are no changes to traffic flow routes.

4. The intensity and character of traffic and parking conditions on the site, and in the general area;

There is no change to the intensity and character to traffic and parking. All site improvements adjacent to the additions will be brought up to Ann Arbor standards.

Staff agrees with the petitioner that sufficient parking exists on site.

5. The requirements for additional public services and facilities which will be created by the proposed use will not be detrimental to the social and economic welfare of the community.

There is no change that will be detrimental to the social and economic welfare of the community.

As part of this review, Project Management identified the need to obtain water and sanitary utility easements.

(c) The standards of density and required open spaces for the proposed use shall be at least equal to those required by Chapter 55 in the zoning district in which the proposed use is to be located, unless a variance is granted.

No variance is required.

PLANNED PROJECT STANDARDS

The applicant requests the following area, height and placement modifications of the following section(s) of the Zoning Ordinance:

Building height of 38 feet to midpoint of roof. Existing R1B zoning allows 30 feet. To preserve open space, the new auxillary gym is being placed above the locker rooms, and classrooms are designed in the lower level, resulting in a compact footprint. All setbacks exceed the minimum. Open space is in excess of 90% and exceeds the minimum.

Standards for Approval

Based upon compliance with the following standards, the Planning Commission may recommend approval, and City Council may approve modifications of the area, height and placement regulations of the Zoning Chapter in the form of a planned project site plan. Please explain how and to what extent these standards are met by the proposal:

1. The lot or lots included in the planned project must meet the minimum gross lot size requirement of the zoning district in which they are located. In residential zoning districts, the minimum gross lot size shall be the combined total of the minimum gross lot sizes for each dwelling on a parcel.

The parcel meets the minimum lot size.

2. The proposed modifications of zoning requirements must provide one or more of the following:

- a. Usable open space in excess of the minimum requirement for the zoning district. Where no minimum usable open space standard is required by the zoning district, a minimum usable open space standard shall be established by the approval of the planned project.**
- b. Building or parking setback(s) in excess of the minimum requirement for the zoning district. Where no minimum building or parking setback is required by the zoning district, a minimum setback standard shall be established by the approval of the planned project.**
- c. Preservation of natural features that exceeds ordinance requirements, especially for those existing features prioritized in the land development regulations as being of highest and mid-level concern.**
- d. Preservation of historical or architectural features.**
- e. Solar orientation or energy conserving design.**
- f. An arrangement of buildings which provides a public benefit, such as transit access, pedestrian orientation, or a reduced need for infrastructure or impervious surface.**
- g. Affordable housing for lower income households.**
- h. A recorded conservation easement or similar binding instrument providing for permanent open space of 20 percent or more of the planned project, in any residential zoning district allowing 3 or fewer dwelling units per acre.**

The planned project provides usable open space in excess of the minimum requirement; building or parking setbacks in excess of the minimum requirement; and solar orientation or energy conserving design.

3. The planned project shall be designed in such a manner that traffic to and from the site will not be hazardous to adjacent properties.

The additions will have minimum impact on traffic or parking. Improvements are being made to relieve current facility needs and will not increase current vehicular activities or access.

4. The proposed modifications shall be consistent with the proper development and use of adjacent land and buildings.

The University has been in this location for 50 years. The improvements are upgrades to existing facilities and will match materials and forms.

5. Required off-street parking and landscaping must be provided in accordance with the provisions of Chapters 59 (Off-Street Parking) and Chapter 62 (Landscape and Screening).

All improvements exceed City requirements.

6. The standards of density, allowable floor area and required usable open space for the zoning district(s) in which the project is located must be met.

All standards are well below maximums allowed by City code.

7. There shall be no uses within the proposed project which are not permitted uses in the zoning district(s) in which the proposed project is to be located.

Uses remain the same. Improvements are upgrades to the existing facility and provide for additional needed space.

The Commission or Council may add conditions to the approval of the planned project to achieve conformity to these standards.

DEPARTMENT COMMENTS

Project Management – Field verification of water main and sanitary sewer locations will need to be completed. The petitioner will need to provide utility easements for water and sanitary sewer lines. Nine footing drain disconnects are required for Phase 1.

Planning – Planning staff recommended that the University provide covered bicycle parking for some of the new bicycle parking spaces that will be provided near the gymnasium. No covered bicycle parking exists on campus. The University declined this request, citing expense.

Prepared by Jeff Kahan
Reviewed by Wendy Rampson
mg/2/27/14

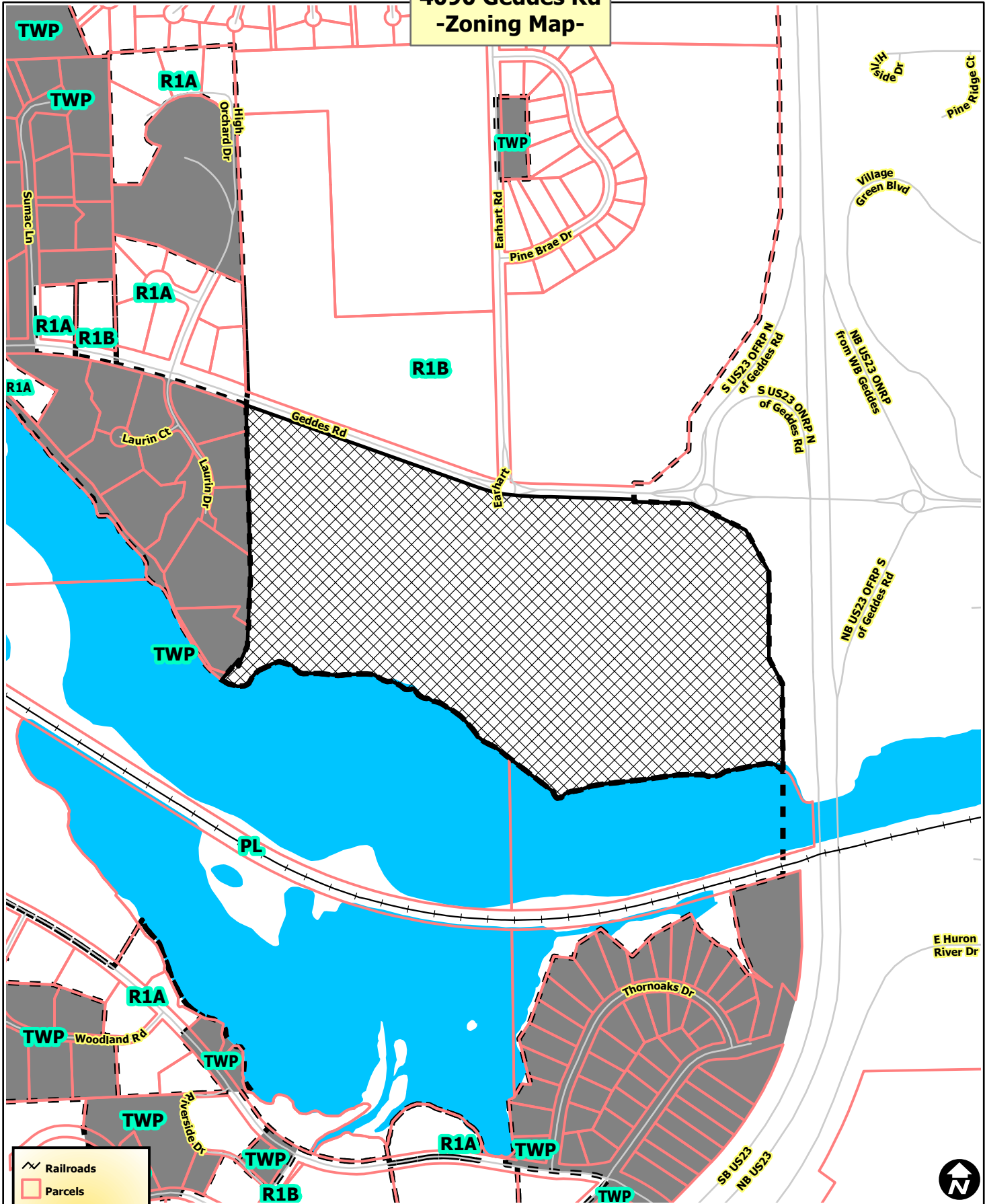
Attachments: Zoning/Parcel Maps
Aerial Photo
Citizen Participation Report
Site Plan

c: Petitioner: Robert Wanty
Washtenaw Engineering
3526 W. Liberty
Ann Arbor, MI 48106

Owner: Concordia University
4090 Geddes Road
Ann Arbor, MI, 48105

Systems Planning
File No. SP14-001

4090 Geddes Rd -Zoning Map-



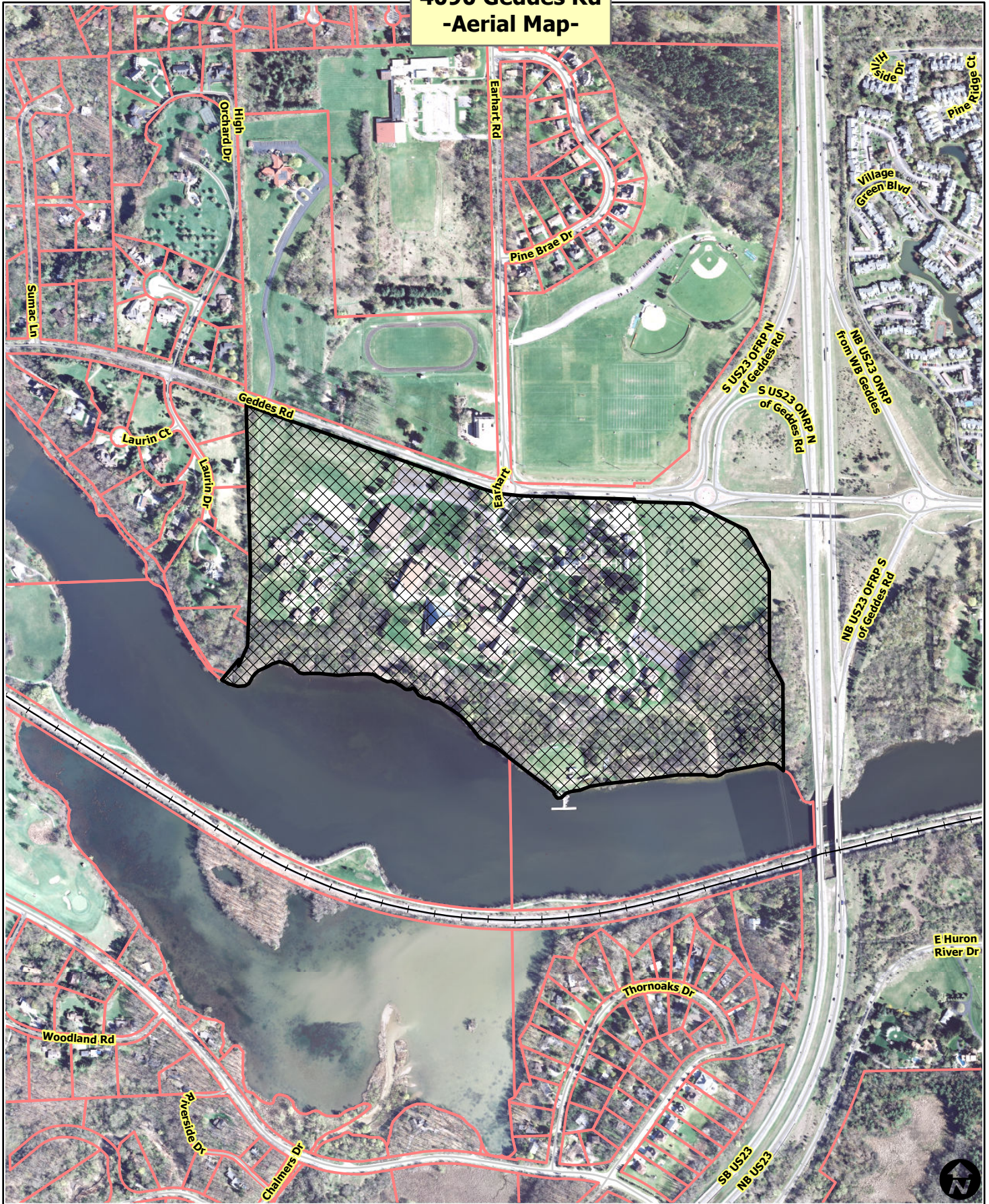
Legend


- Railroads
- Parcels
- Zoning**
- Township Islands
- Zoning Districts
- Huron River



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4090 Geddes Rd -Aerial Map-





-  Railroads
-  Parcels



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**4090 Geddes Rd
-Aerial Map-**



 Railroads
 Parcels



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December 11, 2013

Report - Concordia University Citizen's Participation Meeting – Gymnasium Expansion

On Tuesday December 10, 2013, Concordia University Ann Arbor held a Citizen's Participation Meeting. There were no citizens in attendance or participating except for Councilwoman Jane Lumm, who spent an hour with us. She had no real concerns with the gymnasium and training facility additions, though she did want to understand and discuss the placement of the athletic facilities in more depth.

The only other individual who stopped by was not a citizen within the 1,000 foot radius, but was with a local construction company likely interested in performing the build work.

OWNER



CONCORDIA

UNIVERSITY

 Ann Arbor, Michigan

CONCORDIA

UNIVERSITY

4090 GEDDES ROAD

 ANN ARBOR, MI 48105

PROJECT

CONCORDIA

UNIVERSITY MAIN

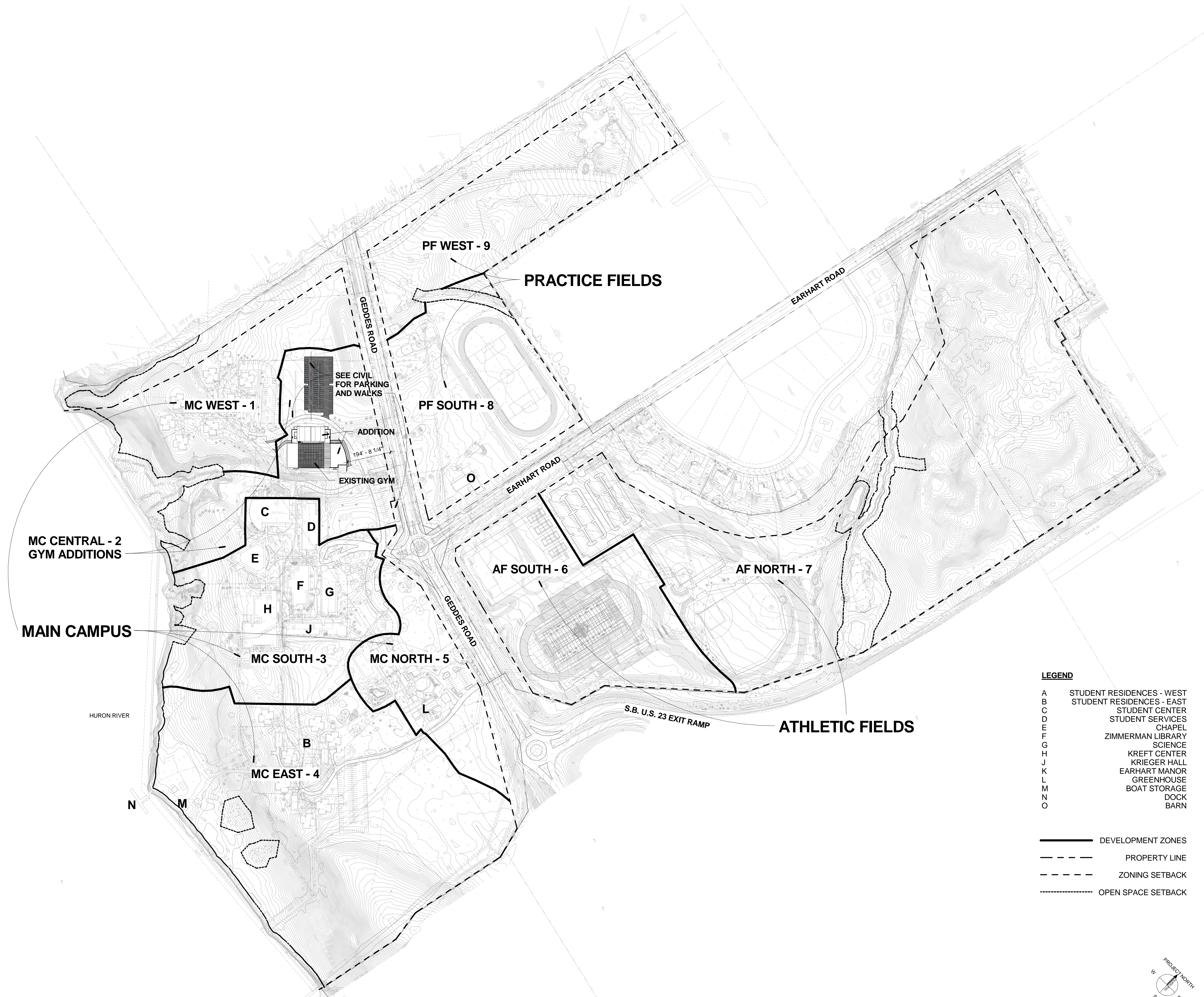
CAMPUS CENTRAL

 4090 GEDDES RD

 ANN ARBOR, MI 48105

REVISIONS

NO.	DATE	DESCRIPTION



LEGEND

- A STUDENT RESIDENCES - WEST
- B STUDENT RESIDENCES - EAST
- C STUDENT CENTER
- D STUDENT SERVICES
- E CHAPEL
- F ZIMMERMAN LIBRARY
- G SCIENCE
- H KREFT CENTER
- J KRIEGER HALL
- K EARHART MANOR
- L GREENHOUSE
- M BOAT STORAGE
- N DOCK
- O BARN

- DEVELOPMENT ZONES
- - - - - PROPERTY LINE
- - - - - ZONING SETBACK
- OPEN SPACE SETBACK

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SPORTS FACILITY ADDITION

PLANNED PROJECT SITE

PLAN FOR CITY COUNCIL

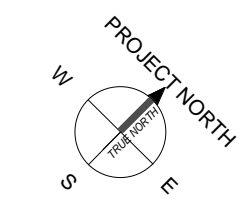
MHA PROJECT #	12011.02
PROJ. DATE	January 22, 2014
DRAWN BY	DO
APPROVED BY	CM

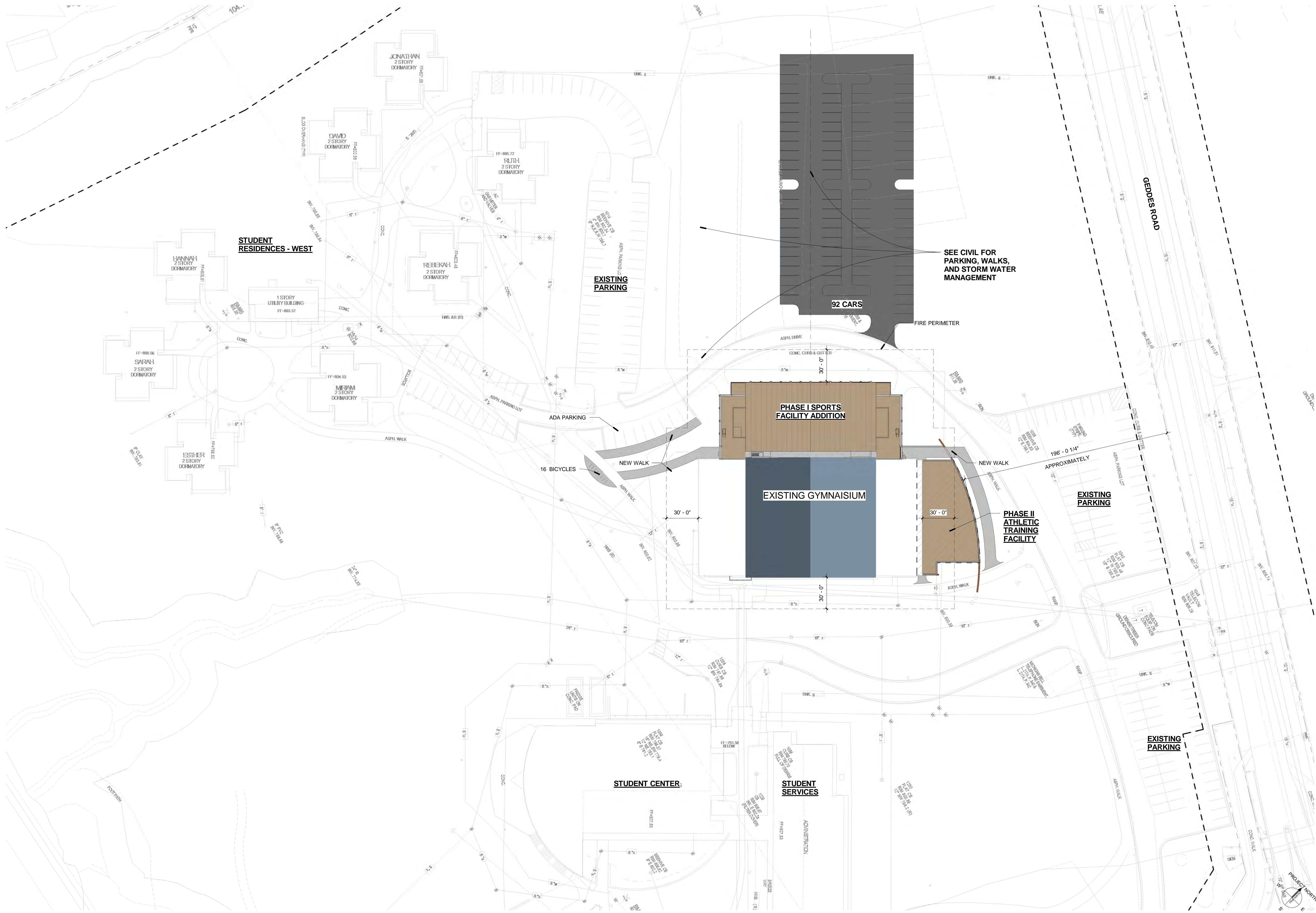
CAMPUS SITE

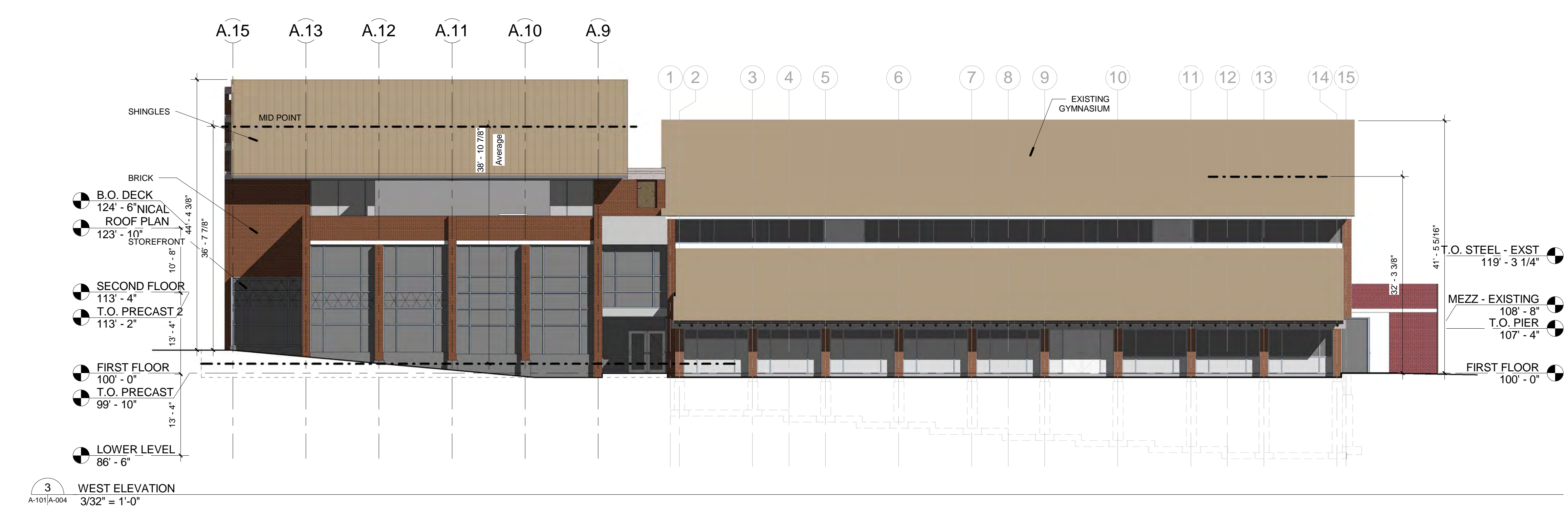
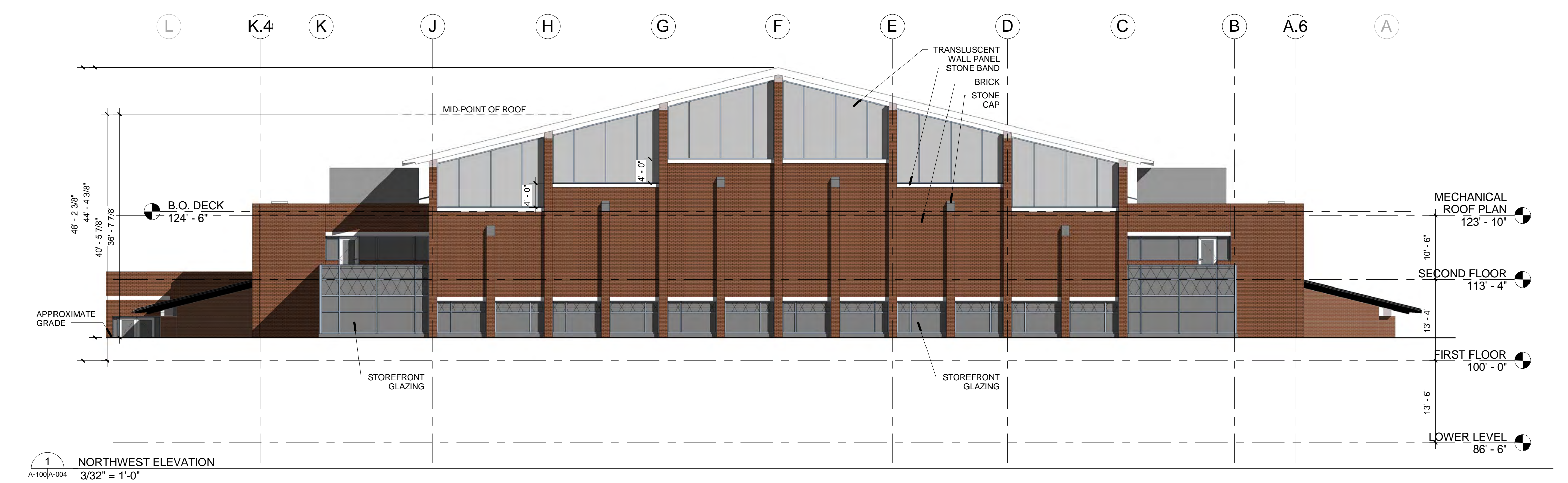
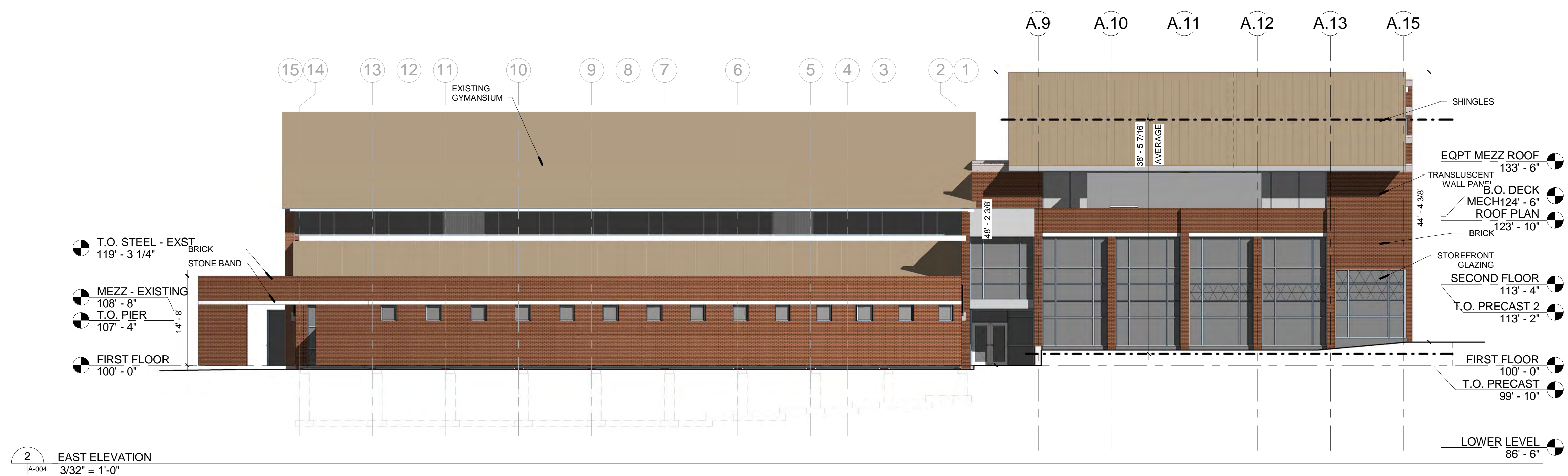
PLAN

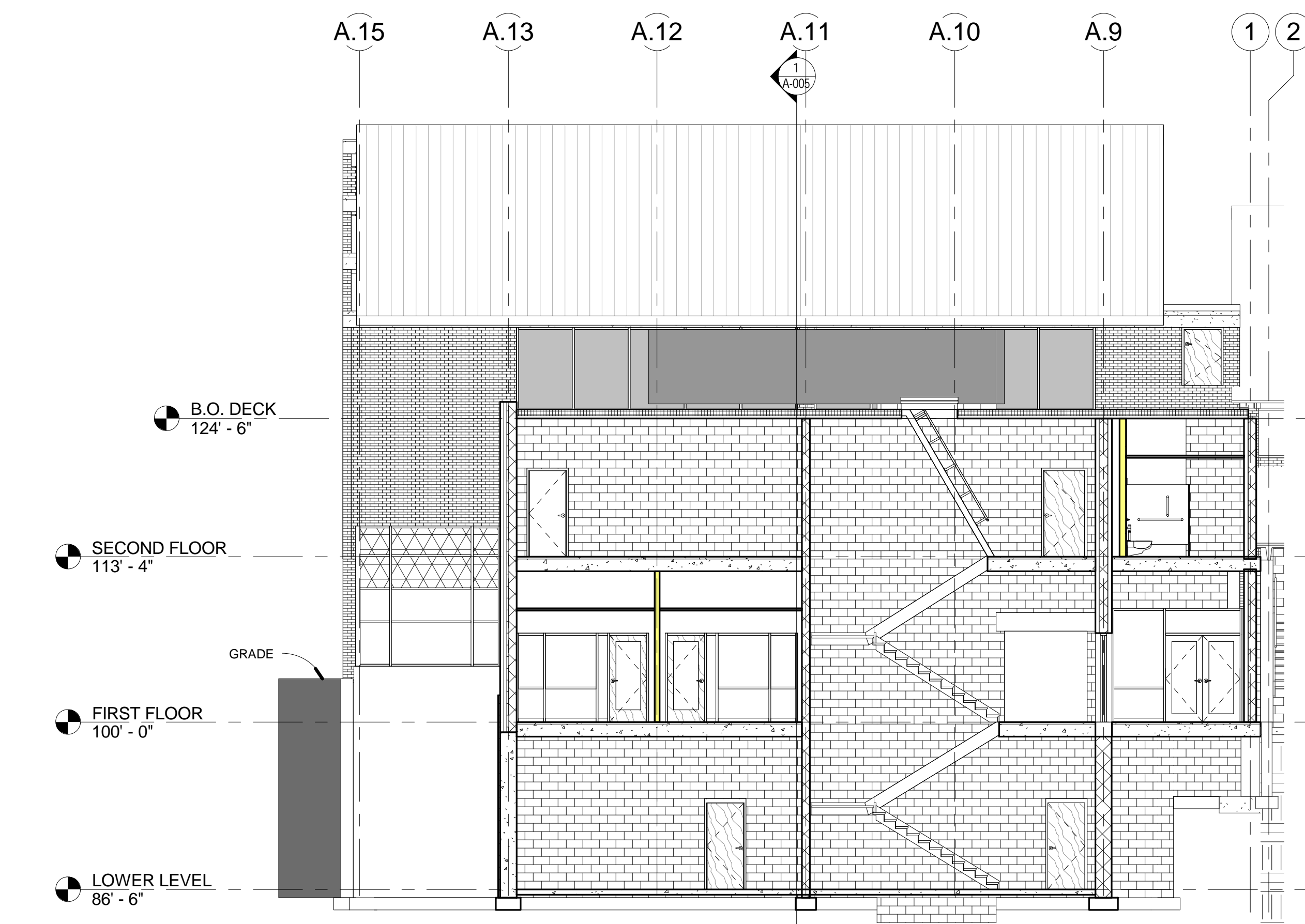
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NOT FOR CONSTRUCTION



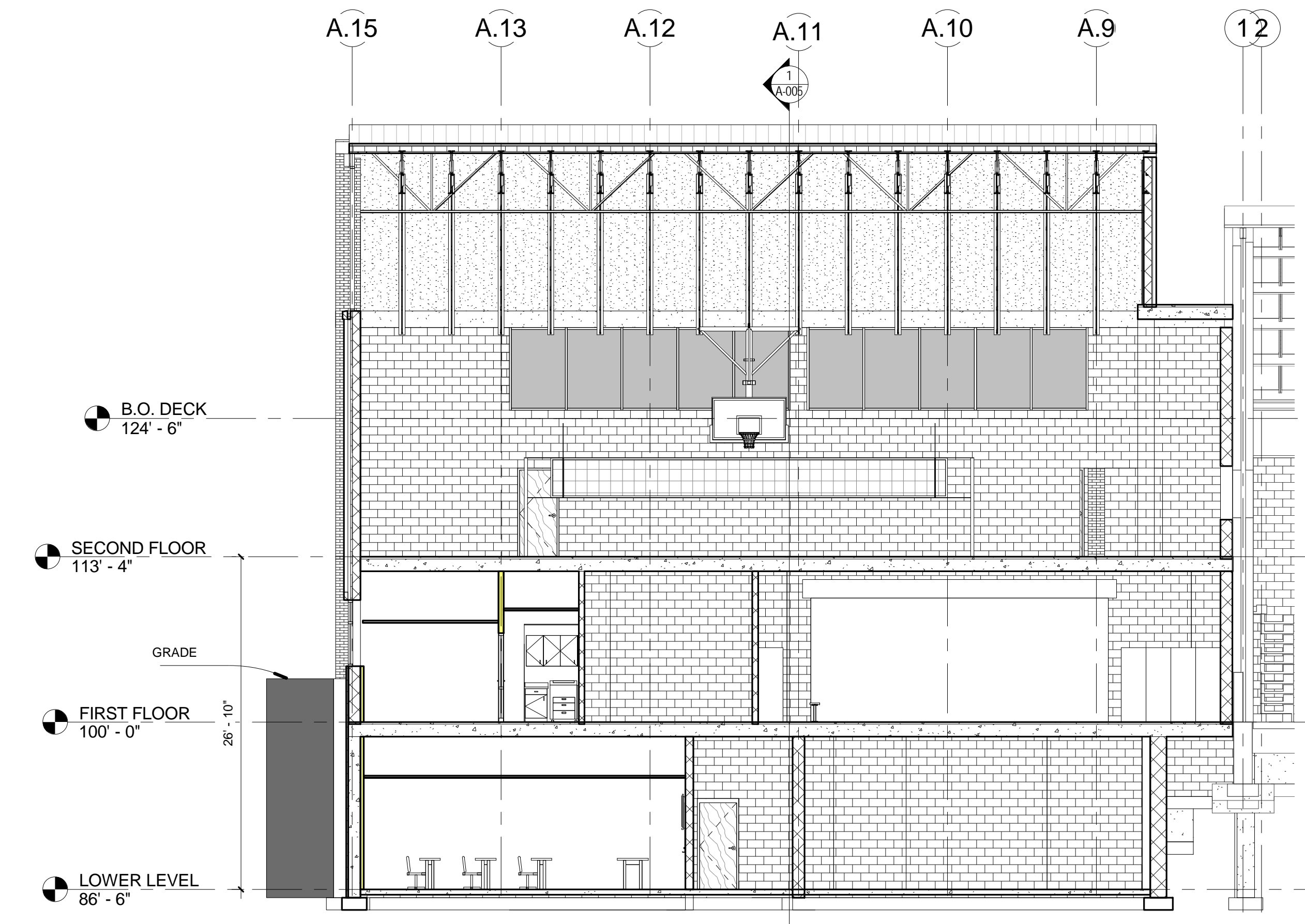






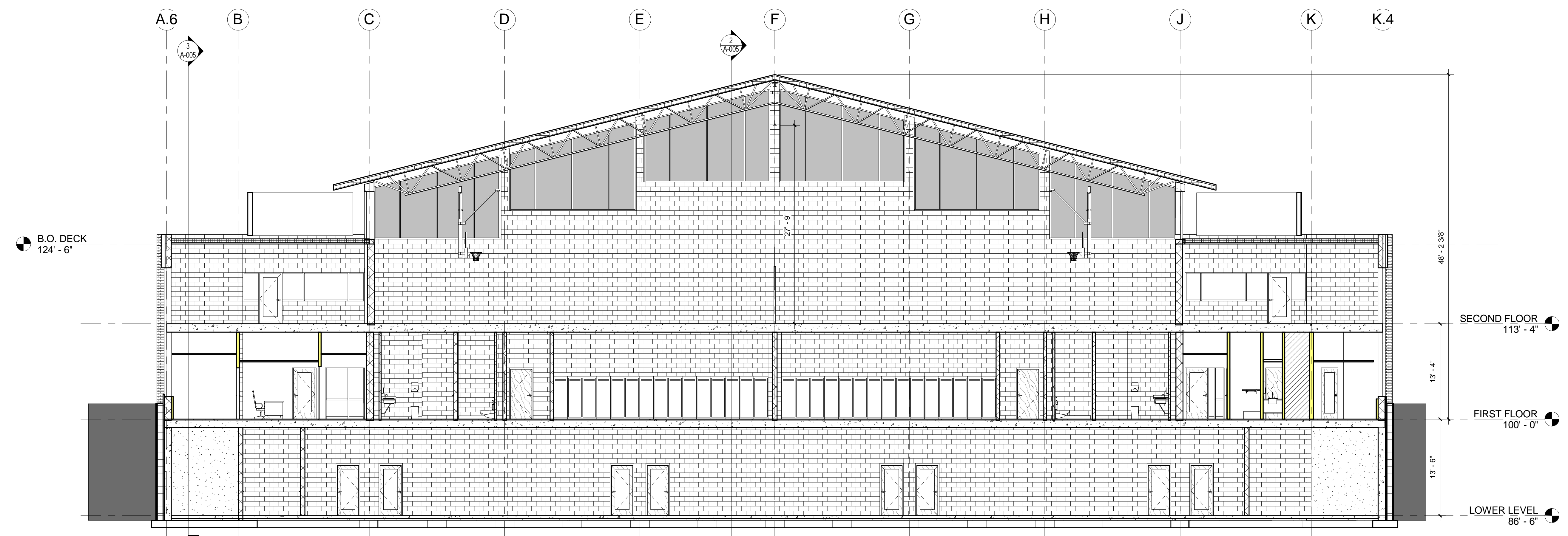
3 BUILDING SECTION AT WEST STAIR

A-005/A-005 1/8" = 1'-0"



2 NORTH SOUTH SECTION

A-005/A-005 1/8" = 1'-0"



1 EAST WEST SECTION

A-005/A-005 1/8" = 1'-0"

MDOT THM GRASS SEED TO BE USED TO RESTORE ENTIRE RANGE OF DISTURBED AREA (WHICH EXTENDS BEYOND EDGE OF VIEW - SEE GRADING PLAN (SHEET C-6)).

SEE LANDSCAPE NOTES AND DETAILS ON DETAIL SHEET C-10

LANDSCAPING REQUIREMENTS

Requirement	Basis	Required	Provided
Right of Way Screening			
Geddes Road frontage - existing spaces			
Buffer Strip	10' buffer strip along frontage	358 LF frontage	23.7'-29.0' wide buffer strip along road frontage
Trees	1 tree per 30 LF frontage	12 trees	0 existing trees 12 new trees 128 new shrubs planted 5' o.c.
Shrubs	5 shrubs/ 30 LF frontage	60 shrubs	
Geddes Road frontage - proposed lot			
Buffer Strip	10' buffer strip along frontage	293 LF frontage	157.7'-210.9' wide buffer strip along road frontage
Trees	1 tree/ 30 LF frontage	10 trees	0 existing trees 10 new trees 0 existing shrubs 3 new shrubs planted 5' o.c.
Shrubs	5 shrubs/ 30 LF frontage*	12 LF frontage	

*existing berm between proposed lot and Geddes Road will block the headlights for all but 12' (where berm height as compared with the parking lot is 4' or less in height)

Requirement	Basis	Required	Provided
Interior Landscaping Areas			
Total Area (not including Future Parking Lot addition)			
Landscaping Islands	1 SF landscaping island per 15 SF VUA	77,217 SF VUA	5,148 SF
Trees	1 canopy tree per 250 SF required landscaping area	5,148 SF required landscaping area	21 trees
Total Area (including Future Parking Lot addition)			
Landscaping Islands	1 SF landscaping area per 15 SF VUA	0 SF VUA	0 SF
Trees	1 canopy tree per 250 SF required landscaping area	0 SF required landscaping area	0 trees

PLANT LIST

SYMBOL	QTY	TYPE	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
BG	24	Shrub	Buxus x 'Green Mountain'	Green Mountain Boxwood	24 Inches Ht.	CONT.
CO	3	Tree	Celtis occidentalis	Common Hackberry	2.5 Inches Cal.	B & B
FV	320	Groundcover	Fragaria virginiana	Wild Strawberry	Plug	Plant 18" o.c.
IJ	4	Shrub	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	24 Inches Ht.	CONT.
IN	20	Shrub	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	24 Inches Ht.	CONT.
JC	32	Shrub	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24 Inches Ht.	CONT.
LS	9	Tree	Liquidambar styraciflua	Sweet Gum	2.5 Inches Cal.	B & B
MS	1	Ornamental	Malus 'Snowdrift'	Snowdrift Crab	1.5 Inches Cal.	B & B
NS	9	Tree	Nyssa sylvatica	Blackgum	2.5 Inches Cal.	B & B
PA	15	Shrub	Potentilla fruticosa 'Abbotswood'	White Shrubby Cinquefoil	24 Inches Ht.	CONT.
PF	28	Shrub	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	24 Inches Ht.	CONT.
PO	3	Tree	Platanus occidentalis	Sycamore	2.5 Inches Cal.	B & B
QA	4	Tree	Quercus alba	White Oak	2.5 Inches Cal.	B & B
QB	6	Tree	Quercus bicolor	Swamp White Oak	2.5 Inches Cal.	B & B
QR	8	Tree	Quercus rubra	Red Oak	2.5 Inches Cal.	B & B
RO	9	Shrub	Rosa var. 'Flower Carpet Scarlet'	Flower Carpet Scarlet Rose	No. 3	CONT.
SA	3	Tree	Sassafras albidum	Sassafras	2.5 Inches Cal.	B & B
SB	34	Shrub	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	24 Inches Ht.	CONT.
VB	5	Shrub	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	30 Inches Ht.	B & B/CONT.
VD	8	Shrub	Viburnum dentatum	Arrow Wood Viburnum	38 Inches Ht.	Straight species
VL	8	Shrub	Viburnum lentago	Nannyberry	36 Inches Ht.	CONT.

Existing Street Trees

Topo description	Tree type
10" cherry	CHERRY
16" L	BLACK LOCUST
12" L	BLACK LOCUST
12" 12" L	BLACK LOCUST
14" L	BLACK LOCUST
14" L	BLACK LOCUST
14" L	BLACK LOCUST
12" walnut	BLACK WALNUT
12" cherry	CHERRY
10" cherry	CHERRY
38" syc	SYCAMORE
10" hack	HACKBERRY
6" wal	WALNUT
8" wal	WALNUT
14" wal	BLACK WALNUT
32" syc	SYCAMORE

STREET TREE ESCROW CALCULATIONS

Requirement:	\$1.30 per LF frontage
Frontage on Geddes Road (Development section #2)	830 LF
Less: Credit for remaining trees x 45 feet per existing tree	15 trees 675 LF
Net Frontage	155 LF
Total Required Escrow	\$202.00

LANDSCAPING LEGEND

- = PARKING LOT INTERIOR TREE/PLANTING ID
- = PARKING LOT INTERIOR TREE TO BE PLANTED WITH FUTURE LOT EXPANSION
- = PARKING LOT SCREENING TREE/PLANTING ID
- = EXISTING SAVED STREET TREE
- = LANDMARK TREE WITH CRITICAL ROOT ZONE
- = DEPRESSED ISLAND/DETENTION BOTTOM SEED MIX
- = UPLAND/MDOT THM SEED MIX
- = WLD STRAWBERRY (380 12" O.C.)

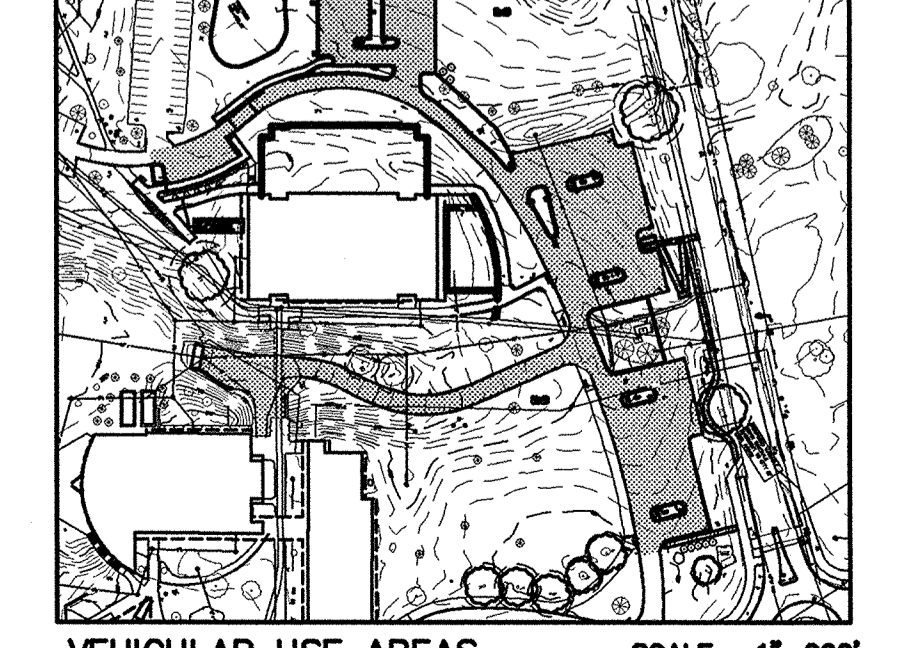
15 trees to be saved 2 trees to be removed

ALL DISEASED, DAMAGED AND DEAD MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH THIS PLAN AND CHAPTER 62 OF THE ZONING ORDINANCE BY THE END OF THE FOLLOWING PLANTING SEASON, AS A CONTINUING OBLIGATION FOR THE DURATION OF THE SITE PLAN.

SNOW SHALL NOT BE PUSHED ONTO INTERIOR LANDSCAPE ISLANDS

DETENTION POND BOTTOM AND DEPRESSED ISLANDS TO BE SEEDDED WITH SEED MIX ON DETAIL SHEET C-10

ALL GRADING AND PLANTING WITHIN CRITICAL ROOT ZONE TO BE PERFORMED BY HAND. STORAGE OF EQUIPMENT OR MATERIALS WITHIN CRITICAL ROOT ZONE IS PROHIBITED.



VEHICULAR USE AREAS
(HATCHED AREAS USED IN CALCULATIONS)

BENCHMARKS (BY OTHERS)

BM 3: TOP NUT ON FIRE HYDRANT IN ISLAND N. OF ADMINISTRATION BUILDING ELEV=811.24 (NAVD88)

BM 4: ARROW ON HYDRANT SOUTH OF ADMINISTRATION BUILDING ELEV=808.74 (NAVD88)

BM 9: TOP NUT ON FIRE HYDRANT AT W. END PARKING LOT N. OF GYMNASIUM ELEV= 811.35 (NAVD 88)

BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION PROVIDED BY OTHERS.

ma
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OWNER

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Ann Arbor, Michigan

CONCORDIA UNIVERSITY

4090 GEDDES ROAD
ANN ARBOR, MI 48105

PROJECT

CONCORDIA UNIVERSITY MAIN CAMPUS CENTRAL
4090 GEDDES RD
ANN ARBOR, MI 48105

REVISIONS

NO.	DATE	DESCRIPTION
1	2-10-2014	WCWRC
2	2-24-2014	City Review #2

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SPORTS FACILITY ADDITION PLANNED PROJECT SITE PLAN FOR CITY COUNCIL

MHA PROJECT # 12011.02
PROJ. DATE January 22, 2014
DRAWN BY DO
APPROVED BY CM

LANDSCAPE PLAN

C-8

NOT FOR CONSTRUCTION