

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 2, 2013

**SUBJECT: State Street Center Rezoning and Site Plan for City Council Approval
(3945 South State Street)
File No. SP12- 027 and Z13-003**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the State Street Center rezoning from O (Office District) to C3 (Fringe Commercial District).

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the State Street Center Site Plan, subject to the dedication of the 50-foot South State Street right-of-way to the City prior to the issuance of any permits.

STAFF RECOMMENDATION

Staff recommends that the proposed zoning be **approved** because the C3 zoning is consistent with the adjacent C3 zoning to the south and follows the recommendation of the Master Plan: Land Use Element.

Staff recommends that this petition be **approved** because it would comply with local, state and federal laws and regulations; the development would limit the disturbance of natural features to minimum necessary to allow a reasonable use of the land; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare.

STAFF REPORT

The site plan petition was postponed by the Planning Commission at the March 19, 2013 meeting to allow additional time for the petitioner to submit a rezoning application for this site. Additional issues for this site were brought to staff's attention at this meeting and are addressed below.

Rezoning

This site was rezoned from Research (RE District) to Office (O District) in 2003 to allow the property owner to market the site with a wider variety of uses. At that time, the Commission

waived the area plan requirement because no new development was proposed. The single-family home on the site was occupied at that time.

The Master Plan: Land Use Element supports commercial uses for this site. The Plan recommends that retail centers be designed with pedestrian access as a primary goal to encourage mass transit and reduce the demand for parking. Surface parking should be placed at the rear of the building and should not be a dominant element along public streets.

To aid in determining the proposed type of commercial zoning, staff reviewed the intent statements of each commercial district, which are listed them below.

- A C1 zoning (Local Business District) is designed to solely serve the needs of the surrounding residential neighborhood, providing goods that are day-to-day needs.
- A C2B zoning (Business Service District) is designed to provide for commercial activities which have functional and economic relationships to a central business district or fringe commercial district. In this district, the customer may come to the particular establishments either by automobile or as an extension of this CBD pedestrian activity.
- The C3 zoning (Fringe Commercial District) is designed for the customer to typically come directly to business by automobile. Comparison shopping activity is less than in the Central Business District. Good automobile accessibility is essential to this district.

This area at the northeast corner of South State and Ellsworth has been and continues to be focused on providing auto-oriented businesses. The proposed uses at this site are not destination trips; the majority of customers are anticipated to be drive-by traffic. This site fits most closely with the intent of the C3 zoning district, which is the zoning designation for the adjacent property.

The draft South State Street Corridor Plan includes this site in Area 3 and recommends commercial use for the site. The draft plan recommends future office and possible commercial uses north of this site and fronting along S. State Street.

Area Rezoning History

The property located southeast of this site was rezoned from PUD (Planned Unit Development) to C3 (Fringe Commercial) in 2008 to allow for uses other than restaurant. A site plan for a drive-thru restaurant was approved for this site in 2012. Staff reviewed the current zoning in this area and it appears the current city zoning is correct. The South State and Ellsworth area is bordered by Township properties to the west and south of this area.

Landmark Tree Health

The two landmark trees located on the southwest corner of the site scored a health condition of 22 out of 30 and 21 out of 30 and are considered healthy landmark trees. These trees are proposed to be saved, although, per city code, the petitioner must provide mitigation for these trees because disturbance is proposed within 10 feet of the trunk.

The third tree located east of these two landmark trees scored a health condition of 15 out of 30 and is not considered a landmark tree (the health and condition score must be greater than 16

to be considered a landmark tree). No mitigation is proposed, as this tree is not considered a natural feature.

Porous Pavement

The Commission asked about the amount of pervious pavement on site. The total area of proposed porous pavement on site is 18,977 square feet.

Access Management

A formal request to connect this site with the site to the south (Tim Horton's) has been made by the petitioner. At the time this report was written, the petitioner has not received a response. It is the petitioner's impression that the lack of response indicates an unwillingness to connect these two sites.

Intersection Improvements

The proposed roundabout at the intersection of Ellsworth and S. State Street is tentatively scheduled to start on or after June 1, 2013. A pre-construction meeting for this project is scheduled for Thursday, March 28, at which time the contractor will be providing a detailed construction schedule.

Due to the proposed roundabout, this site will be right turn in and right turn out. Traffic traveling southbound on South State will enter the roundabout and head north on South Street to access this site. All exiting traffic from this site must turn right and head northbound on S. State. The median on Research Park Drive will allow vehicles to loop around and use the signal to go southbound.

Future Sign Location

The petitioner has indicated there is no sign master plan currently considered for this site and any proposed signs will meet the requirements of Chapter 61, Signs and Outdoor Advertising.

Citizen Notification

Planning staff mailed public hearing notices of the proposed rezoning to owners and occupants within 1000 feet of the site. When the project was originally submitted, the petitioner mailed a postcard to notify adjoining property owners within 500 feet about the proposed development.

ZONING/REZONING JUSTIFICATION

Per Chapter 55 Section 5:107(1), the Zoning Ordinance and Zoning Map shall not be amended except "because of changed or changing conditions in a particular area or in the municipality generally, to rezone an area, extend the boundary of an existing Zoning District or to change the regulations and restrictions thereof."

The petitioner's Petition For Changes In Or Additions To The Zoning Chapter, a form provided by the Planning Department to assist petitioners in providing the required information per Chapter 55 Section 5:108(2)(a)-(g), is reprinted below. The questions are not standards for approval, rather guides to providing sufficient evidence of changed or changing conditions.

Petitioner responses are in plain text; staff comments are in *italics*.

- **The extent to which the zoning/rezoning requested is necessary:**

The City's Master Plan recommends commercial uses for this site.

The current Master Plan: Land Use Element and the draft South State Street Corridor Plan recommend commercial use for this site.

- **This zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:**

Will have no affect.

The impact of the anticipated additional traffic should be addressed by the State/Ellsworth intersection improvements to be constructed this year.

- **This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:**

Rezoning to commercial brings this site into Master Plan compliance. The proposed C3 zoning meets minimum lot size and width requirements.

It will enhance the public welfare by improving the site and making it more attractive, and adding additional business activity and overall vitality to this area.

- **This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:**

Access to new retail/commercial needs in the area. This proposal is also adjacent to auto related uses such as a drive-thru restaurant and oil change business.

- **Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/rezoning are:**

There are areas of C3 zoning in the corridor currently, and no indication that additional commercial and retail uses would be detrimental.

- **Other circumstances which will further justify the requested zoning/rezoning are:**

Rezoning to C3 will be consistent with the Master Plan.

Rezoning to C3 will remove the one-acre Office "spot zone".

Prepared by Christopher Cheng
Reviewed by Wendy Rampson
mg/3/28/13

Attachments: 3/19/13 Staff Report

c: Petitioner: Jim Cernuto
21545 Carlisle
Dearborn, MI 48124

Owner: Jack Schwarcz
26140 Raine
Oak Park, MI 48237

Systems Planning
File No. SP12-027 & Z13-003

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 19, 2013

**SUBJECT: State Street Center Site Plan for City Council Approval
(3945 South State Street)
File No. SP12- 027**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the State Street Center Site Plan, subject to the dedication of the 50-foot South State Street right-of-way to the City prior to the issuance of any permits.

STAFF RECOMMENDATION

Staff recommends the site plan be **postponed** to give the petitioner additional time to submit a rezoning application and staff time to review the request.

LOCATION

The site is located north of Ellsworth Road east of South State Street (South Area, Malletts Creek Watershed).

DESCRIPTION OF PETITION

The petitioner proposes demolishing the vacant 840-square foot residential building on this site and constructing a one-story, 1,700-square foot restaurant with drive-thru facilities facing South State Street and a one-story, 6,790-square foot retail building behind the restaurant. Both buildings are to be built in one phase. The curb cut off S. State Street will be relocated and widened to provide ingress/egress for both buildings.

The new restaurant will include a one-lane drive-thru facility, which is permitted per the proposed C3 zoning district requirements. The drive-thru lane will be located on the north side of the restaurant. Stacking of vehicles will occur along the north and east side of the restaurant, with a maximum queue length of 9 vehicles.

A raised, colored concrete pedestrian link is proposed to connect the existing public sidewalk along South State Street to the restaurant and will continue eastward, wrapping around the perimeter of the retail building.

The restaurant use requires a minimum of 17 automobile parking spaces, and the retail space requires between 22-26 spaces. The minimum parking requirement is met with a proposed total of 39 proposed spaces. Covered bicycle parking will be provided on the south side of the site between the buildings.

All storm water management for the site will be provided by porous pavement in the parking and driveway areas and two bioretention areas. Retention and infiltration for back-to-back 100 year storm events will be provided, per the Washtenaw County Water Resources Commissioner requirements.

One landmark tree is proposed to be removed, and two landmark trees along the south property line will be impacted. Mitigation trees will be planted in the northeast and southeast corners of the site and in the landscape area between the two proposed buildings.

The petitioner mailed a notification postcard (attached) to owners and occupants within 500 feet of the parcel when the site plan was submitted. At the time this staff report was written, the petitioner had not received any comments regarding the proposed development.

Estimated cost of construction for this project is \$900,000.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Research	RE (Research District)
EAST	Research/Offices	RE
SOUTH	Auto Service/Restaurant	C3 (Fringe Commercial)
WEST	Retail Uses	TWP (Township)

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	O (Office District)	C3 (Fringe Commercial District)	C3 (Fringe Commercial District)
Gross Lot Area	43,560 sq ft	43,560sq ft	6,000 sq ft MIN
Maximum Usable Floor Area in Percentage of Lot Area	840 sq ft (9.8%)	8,490 sq ft (19.4%)	87,120 sq ft MAX (200% MAX)
Setback – Front	45 feet – South State	23 feet – South State	10 ft MIN 25 ft MAX
Setback – Side(s)	15 ft – north 22 ft - south	12 ft – north 45 ft - south	0 ft MIN
Setback – Rear	380 ft	45 ft	20 ft MIN
Height	2 story	32 ft	55 ft MAX
Parking – Automobile	2 spaces	39 spaces	39 spaces MIN 43 spaces MAX
Parking – Bicycle	N/A	Class B – 6 spaces	Class B – 3 spaces MIN Class C – 3 spaces MIN

HISTORY

The single-family home on this site was constructed in 1938 in Pittsfield Township. In 1971, the City had petitioned the State Boundary Commission and requested that certain Pittsfield Township islands, including this parcel, be placed in the City. In September 1973, the State Boundary Commission ruled that these Pittsfield Township islands be made part of the City of Ann Arbor. In January 1974, Pittsfield Township obtained a temporary restraining order from the Washtenaw County Circuit Court barring the annexation of the Township islands. On March 20, 1979, the Pittsfield Township islands were annexed to the City of Ann Arbor by order of the Circuit Court for the County of Washtenaw. This site was zoned RE on May 11, 1979, based on the General Development Plan.

In 2003, this site was rezoned from RE, Research District, to O, Office District, at the property owner's request. The petitioner contended that the site did not meet the minimum RE lot width and size requirements, and office use provided a transition from commercial uses to the south and research uses to the north. Subsequent to this rezoning, the official zoning map was erroneously changed to C3 (Fringe Commercial) zoning for this parcel instead of the approved O zoning designation. This error was discovered as part of the background research for the current site plan petition.

PLANNING BACKGROUND

The Master Plan: Land Use Element supports commercial uses for this site. The Plan recommends that retail centers be designed with pedestrian access as a primary goal to encourage mass transit and reduce the demand for parking. Surface parking should be placed at the rear of the building and should not be a dominant element along public streets.

The draft South State Corridor Plan includes this site in Area 3. The draft Plan emphasizes incorporating pedestrian and bicycle improvements into new development and cultivating the gateway image of the corridor through landscaping, signage and public art.

The Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of the street for South State Street and Ellsworth Road.

The Transportation Plan Short-term Recommendations propose intersection improvements at State and Ellsworth intersection along with a traffic corridor study on Ellsworth from State Street to Platt Road. The Mid-term Recommendations propose a traffic corridor study along South State Street between Eisenhower and Ellsworth Blvd. The Long-term Recommendations propose intersection improvements north and south of I-94.

ZONING/REZONING JUSTIFICATION

The petitioner has been notified of the incorrect zoning on this site and will submit a Rezoning Application for staff review.

STAFF COMMENTS

Systems Planning – One footing drain disconnection is required to mitigate sanitary flow as part of this development.

The South State Street right-of-way (total 50 feet) shall be dedicated to the City prior to the issuance of any permits.

Storm Water – The proposed permeable pavement is appropriate for drainage of this site, as sandy soils exist in the area. Maintenance of the parking lot must be performed twice per year for the lot to function and drain properly as porous pavement.

Chapter 63, Section 5:655(4) states that the detention facility shall be installed prior to issuance of building permits. However, it is not practical to construct the porous paving before the buildings are constructed. Therefore, the design includes a temporary sedimentation basin that will remain in service through construction, until the porous pavement is completed.

Traffic – Per the conclusions of the Traffic Impact Study for the adjacent Tim Hortons project, the intersection of State and Ellsworth currently operates at capacity and will continue to operate in a similar manner in the future with this proposal. The City, Washtenaw County, and Pittsfield Township are moving forward with plans to reconstruct the intersection of State and Ellsworth Road as a modern roundabout. The analysis of future conditions with the proposed commercial uses indicates the intersection at State and Ellsworth would continue to operate in a manner similar to background conditions, with negligible increase in peak hour volumes and vehicle delays.

Planning – During review of the proposed site plan, staff discovered this site is not zoned C3, Fringe Commercial, as shown in the City's zoning maps. This site is currently zoned Office, which does not permit the proposed retail and drive-thru uses. Because this zoning error was discovered late in the review process, the petitioner did not have sufficient time to apply for a rezoning request to C3 before being heard at the upcoming City Planning Commission meeting. Once the petitioner submits the rezoning application, staff will review this application and place it on the next possible Planning Commission agenda.

Prepared by Christopher Cheng
Reviewed by Wendy Rampson
mg/3/15/13

Attachments: Citizen Notification Postcard
Zoning/Parcel Maps
Aerial Photo
Site Plan
Landscape Plan
Elevations

c: Petitioner: Jim Cernuto
21545 Carlisle
Dearborn, MI 48124

Owner: Jack Schwarcz
26140 Raine
Oak Park, MI 48237

Systems Planning
File No. SP12-027

Proposed Development for 3945 South State Street, Ann Arbor, Michigan

A petition has been submitted to the City of Ann Arbor Planning and Development Department for 3945 South State Street

As a neighbor, City of Ann Arbor's Citizen Participation Ordinance, affords you, an opportunity to learn about, understand and comment on this proposed development. Your comments will be documented and submitted to the Planning and Development Services Unit.

The Proposed development consists of a drive thru fast food restaurant and a retail building. The existing house will be removed.

If you have any questions or comments with regards to this proposal, you may contact us via e-mail or telephone @;

info@atelierarchitect.com

Atelier Architect, PC Fareed Mojaradi 248-885-8286

Proposed Development for 3945 South State Street, Ann Arbor, Michigan

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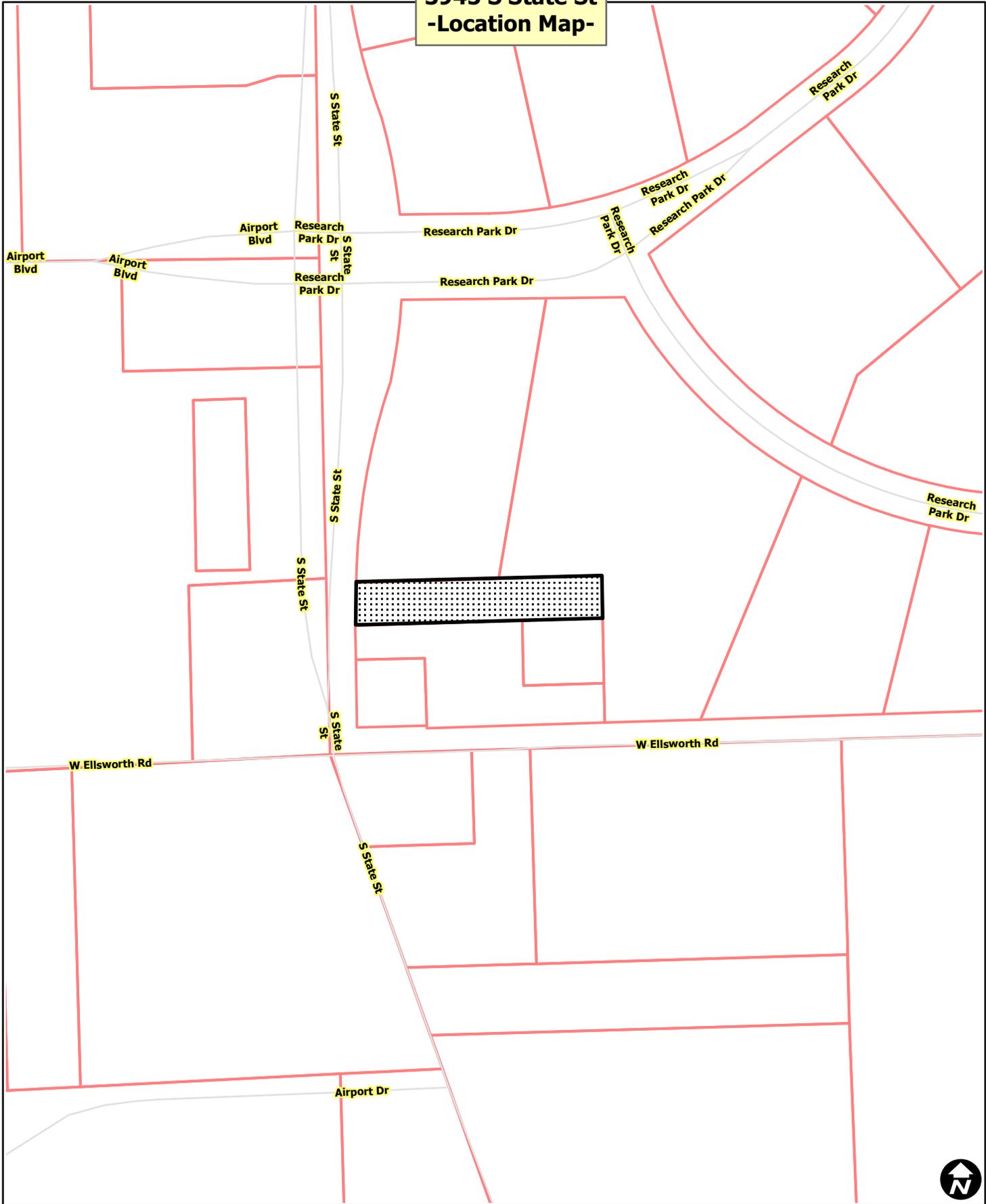
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3945 S State St -Location Map-



 Railroads
 Parcel Property



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 Map Created: 10/19/2012

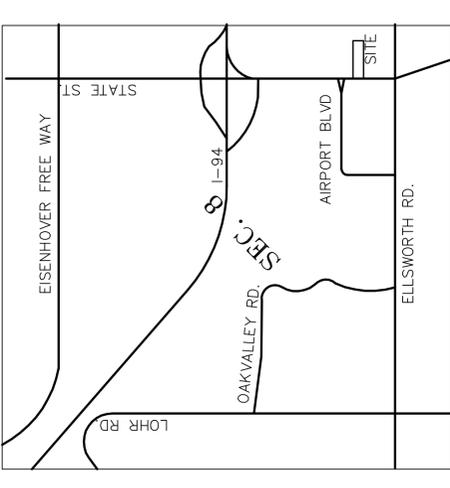
3945 S State St -Aerial Map-



-  Railroads
-  Parcel Property



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 Map Created: 10/19/2012



LOCATION MAP
NO SCALE



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Fax: 248-885-8287
e-mail: info@atellerarchitect.com

Project
SOUTH STATE CENTER
Project No.
2011-21

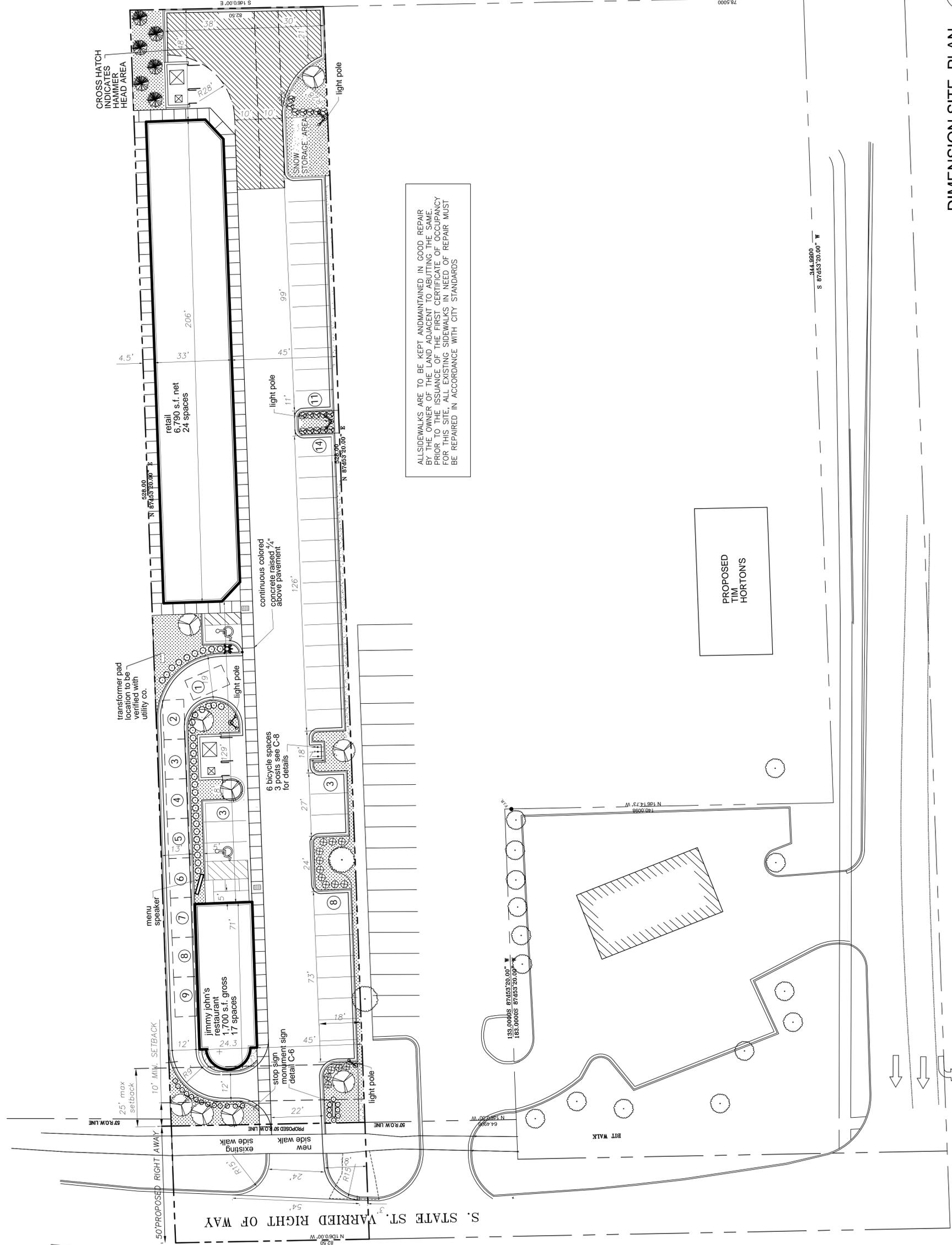
Certification
I here by certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title
SITE PLAN

Issued	Date
PRELIMINARY	12/12/2011
REVISION 1	2/07/2011
REVISION 2	3/29/2012
PLANNING APPROV	04/27/2012
PLANNING APPROV	11/27/2012
PLANNING APPROV	02/04/2012

Sheet No.
SP-1

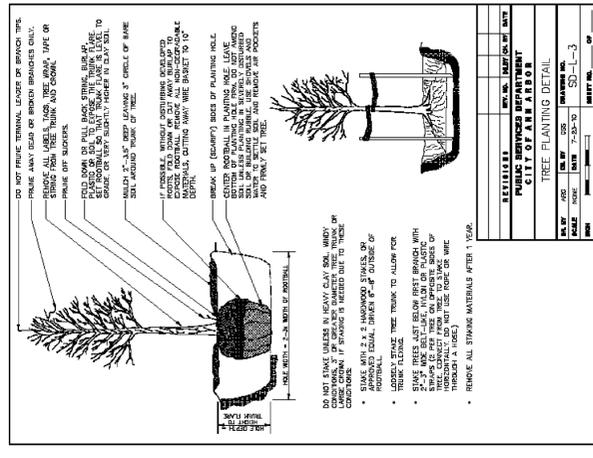


ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

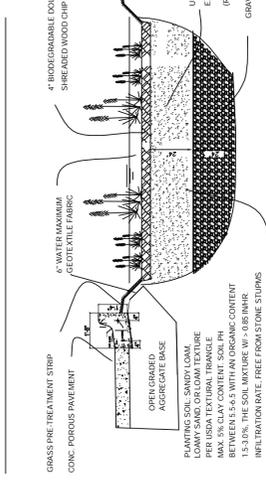
PROPOSED
TIM
HORTONS

DIMENSION SITE PLAN
SCALE: 1"=20.00'

W ELLSWORTH ROAD



TREE PLANTING DETAIL

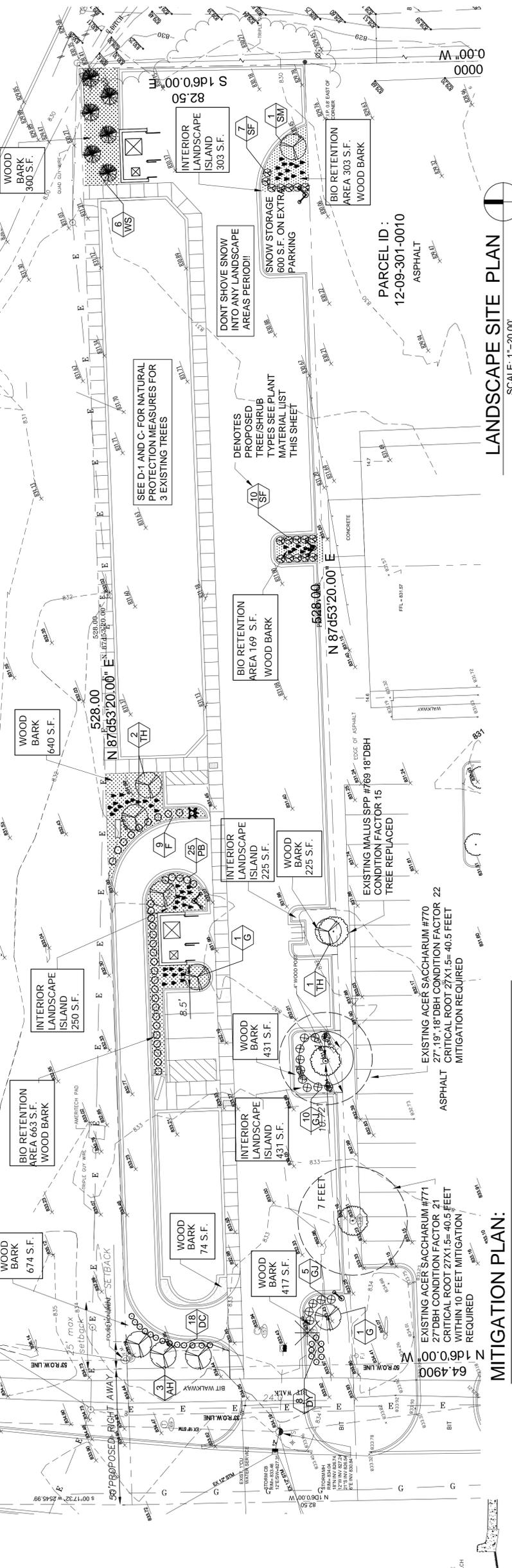


INFILTRATION BIORETENTION CROSS SECTION

SCALE: 1/4"=1'-0"

COMPACTION SPECIFICATION:

- 3.16 **COMPACTION**
 - A. Place backfill in 12 inch layers not more than 8 inches in loose depth for each layer. Compact each layer to a minimum of 95 percent maximum dry density.
 - B. Place backfill and fill materials evenly on all sides of structure to required elevations. Place backfill and fill uniformly along the full length of each structure.
 - C. Percentage of Maximum Dry Density Requirements. Compact soil to not less than the following percentages of maximum dry density according to ASTM D 1557:
 - 3.21
 - A. Under structures, building slabs, steps, and pavements, compact the top 12 inch layer of backfill or fill material at 95 percent maximum dry density.
 - B. Under walkways, compact the top 6 inches below subgrade and each layer of backfill or fill material at 95 percent maximum dry density.
 - C. Under lawn or ungraded areas, compact the top 6 inches below subgrade and each layer of backfill or fill material at 90 percent maximum dry density.
 - 3.22
 - A. Under pavements, building slabs, steps, and pavements, compact the top 12 inch layer of backfill or fill material at 95 percent maximum dry density.
 - B. Under walkways, compact the top 6 inches below subgrade and each layer of backfill or fill material at 95 percent maximum dry density.
 - C. Under lawn or ungraded areas, compact the top 6 inches below subgrade and each layer of backfill or fill material at 90 percent maximum dry density.
- 3.17 **GRADING**
 - A. Grading inside building lines. Finish subgrade to a tolerance of 1/2 inch when tested with a 1 foot straightedge.
 - B. Site Grading. Slope grades to direct water away from buildings and to prevent ponding. Finish subgrades to required elevations within the following tolerances:
 - 1. Lawn or Ungraded Areas: Plus or minus 0.10 foot.
 - 2. Walks: Plus or minus 0.10 foot.
 - 3. Pavements: Plus or minus 1/2 inch.
 - C. Grading inside building lines. Finish subgrade to a tolerance of 1/2 inch when tested with a 1 foot straightedge.
- 3.18 **BASE COURSES**
 - A. Under pavements and walks, place base course material on prepared subgrade to bottom of pavements.
 - 1. Compact base courses of optimum moisture content to required densities. 4254 relative density.
 - 2. Shape base courses to required crown elevations and cross-slope grades.
 - 3. When thickness of required base course is 6 inches or less, place subgrade directly under base course.
 - B. Grading inside building lines. Finish subgrade to a tolerance of 1/2 inch when tested with a 1 foot straightedge.
- 3.19 **PROTECTION**
 - A. Protecting Graded Areas: Protect newly graded areas from traffic, freezing, and erosion. Keep free of trash and debris.
 - 1. Repair and re-estabish grades to specified tolerances where compacted or partially completed surfaces become eroded, rutted, settled, or lose compaction due to subsequent construction operations or weathering.
 - 2. Repair and re-estabish grades to specified tolerances where compacted or partially completed surfaces become eroded, rutted, settled, or lose compaction due to subsequent construction operations or weathering.
 - B. When backfilling, compact backfill in 12 inch layers. Backfill to be compacted to required density, and compact to optimum moisture content to the required density.
 - C. Settling: Where settling occurs during the Project correction period, remove finished surfacing, backfill with additional approved material, compact, and reconstruct as necessary.
- 3.20 **DISPOSAL OF SURPLUS AND WASTE MATERIALS**
 - A. General: Place vapor retarder/barrier sheeting over compacted subgrade, in position with longest dimension parallel with direction of concrete pour.
 - B. Lap joints 6 inches and seal with manufacturer's recommended mastic or pressure-sensitive tape.
 - C. Place granular fill cover vapor retarder/barrier.
- 3.21 **VAPOR RETARDER/BARRIER INSTALLATION**
 - A. General: Place vapor retarder/barrier sheeting over compacted subgrade, in position with longest dimension parallel with direction of concrete pour.
 - B. Lap joints 6 inches and seal with manufacturer's recommended mastic or pressure-sensitive tape.
 - C. Place granular fill cover vapor retarder/barrier.
- 3.22 **DISPOSAL OF SURPLUS AND WASTE MATERIALS**
 - A. General: Place vapor retarder/barrier sheeting over compacted subgrade, in position with longest dimension parallel with direction of concrete pour.
 - B. Lap joints 6 inches and seal with manufacturer's recommended mastic or pressure-sensitive tape.
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- 3.23 **DISPOSAL OF SURPLUS AND WASTE MATERIALS**
 - A. General: Place vapor retarder/barrier sheeting over compacted subgrade, in position with longest dimension parallel with direction of concrete pour.
 - B. Lap joints 6 inches and seal with manufacturer's recommended mastic or pressure-sensitive tape.
 - C. Place granular fill cover vapor retarder/barrier.



LANDSCAPE SITE PLAN

SCALE: 1"=20.00'



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Project
 SOUTH STATE CENTER
Project No.
 2011-21

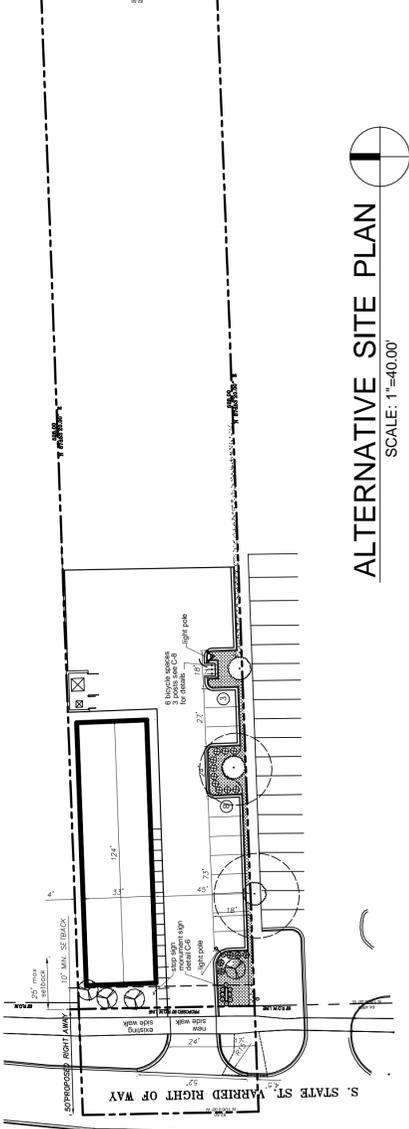
Certification
 I here by certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title
 LANDSCAPE PLAN

Issued	Date
PLANNING APPROV	04/27/2012
PLANNING APPROV	11/27/2012
PLANNING APPROVAL	01/29/2013
REVISION 1	02/26/2013
REVISION 2	03/06/2013

Sheet No.
 L-1



ALTERNATIVE PLAN ANALYSIS :

1. Although the site is deep, Zoning Ordinance requires a maximum of twenty feet set back for structures. Therefore the position of any building is dictated and must be at this location to be approved by the Planning Department.
2. The site is extremely narrow, and any economically viable and acceptable building requires proximal parking. Building designed for practical retail or restaurant use would require parking and a drive through with a 12 feet drive requires all of its parking near its entrance. There for an island around the first maple tree would not be acceptable to restaurant use.
3. The greatest challenge to the development of this site is its extremely narrow width.
4. The first tree to the east which is located in the neighboring property has had asphalt pavement in its critical root zone for many years.

JUSTIFICATION FOR THE SELECTED PLAN:

1. The proposed site plan and its drive thru is required by the prospective tenant, and is the only viable and practical way to place a drive thru restaurant, for lack of any realistic alternative to accomplish this design and meet the zoning ordinance requirements of :
 The Sanitation Department
 The Fire Department
 The Engineering Department's requirement for a water main loop to connect to the rear of the site

MITIGATION PLAN:

1. Tree #771 and Tree #770 54" DBH trunk require 27" DBH trunk new trees Proposed:
 New evergreen trees:
 6 White spruce @2.5" DBH trunk = 15" DBH
 New Shade trees
 2- Gleditsia Triacanthos Inermis @ 3"
 2- Ginkgo Biloba @ 2.5" DBH
 1- Acer Saccharum @3" TOTAL

GENERAL NOTES :

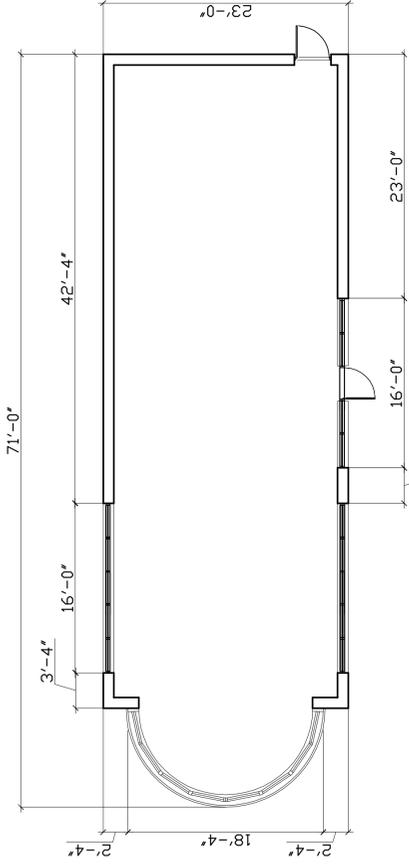
1. A TREE PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES SIX INCHES (6") OR MORE DBH IN ACCORDANCE WITH THE ZONING ORDINANCE
2. TREES MUST BE PLANTED NO CLOSER THAN SIX FEET (6') TO PUBLIC UTILITIES.
3. ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON APPROVED PLANS WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD.
4. FOUR FOOT (4') HIGH WOOD SNOW FENCING OR OTHER RIGID MATERIAL IS TO BE SAVED IN ACCORDANCE WITH THE ORDINANCE. LANDSCAPE MATERIAL SHALL SATISFY THE MASSING, WATERED AND MULCHED PER CITY ORDINANCE DETAILS AND SPECIFICATIONS.
5. ALL OFF SITE AREAS THAT ARE DISTURBED AS PART OF CONSTRUCTION ARE TO BE SO COVERED 2' ABOVE TOP OF CURB TO ACHIEVE POSITIVE DRAINAGE.
6. FOR ALL TREES STAKING IS TO BE DONE ONLY ON WINDY CLAY SOILS FOR ALL TREES GREATER THAN 2" IN DIAMETER. IF THE SITE / TREE SIZE DO NOT MEET THIS REQUIREMENTS, DO NOT STAKE TREES.
7. TREE WRAP SHOULD NOT BE USED
8. APPLICATION OF FERTILIZER BEYOND THE INITIAL TOP SOIL AND SEEDING MAY NOT CONTAIN PHOSPHOROUS
9. ALL LANDSCAPE ISLANDS SHALL BE COVERED WITH 2" BIODEGRADABLE WOOD BARK MULCH
10. EVERGREEN TREES SHALL BE A MINIMUM OF 1 FT. HIGH AND A MINIMUM SORE OF 3 FT AND A BULB SIZE OF 10 TIMES THE CALIPER SIZE. AND MEET ANSI STANDARDS FOR NURSERY STOCK.

PLANT MATERIAL LIST

CODE	QTY.	COMMON NAME	BOTANICAL NAME	ROOT TYPE	CULTIVAR
Canopy Trees					
G	2	Ginkgo	Ginkgo Biloba	2.5" B & B	'Jade Beauty'
SM	1	Sugar Maple	Acer Saccharum	3" B & B	'Bonfire'
Trees					
WS	3	White Spruce	Picea glauca	6" B & B	Comstar
TH	3	Thornless Honeylocust	Gleditsia Triacanthos Inermis	3" B & B	'Orbit'
AH	3	American Hornbeam	Carpinus caroliniana	6" B & B	Palisade
Shrubs					
F	9	Forsythia	Forsythia intermedia	3 GAL	
CC	27	Cornus	Cornus alternifolia	3 GAL	
DC	18	Dwarf Cyprip	Chamaecyparis obtusa	3 GAL	
DY	8	DENSE YEW	Taxus x media 'Densiformis'	3 GAL	
GJ	15	GOLD CONST JUNIPER	Juniperus chinensis	3 GAL	
SF	17	ACORNUS AMERICANUS	Sweet Flag	2 GAL	
BP	25	BROMUS VALERII	Prairie Broom	2 GAL	
IW	52	VERNONIA MISSOURICA	Ironweed		

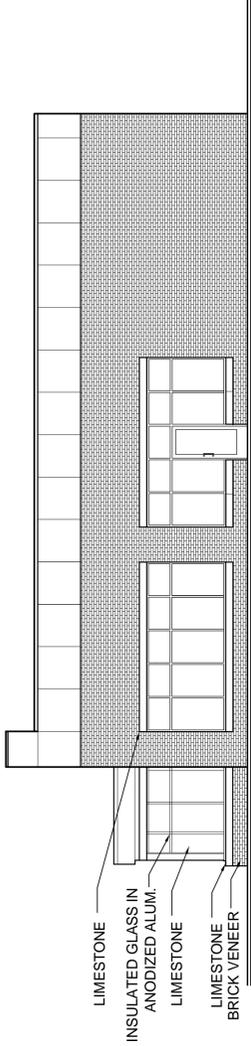
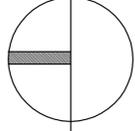
PLANT MATERIAL REQUIREMENT:

- TEN FOOT FRONTAGE LANDSCAPE BUFFER:
- ONE DECIDUOUS TREE EVERY 10 FEET, 3 TREES REQUIRED
- FRONT FRONTAGE SCREENING SHRUBS
- ONE 30 INCH SHRUB EVERY 4 FEET, 21 SHRUBS REQUIRED
- LANDSCAPE ISLANDS SHALL BE COVERED WITH 2" BIODEGRADABLE WOOD BARK MULCH
- BIO RETENTION AREAS REQUIRED 1,163 S.F. REQUIRED
- PROVIDED 1,195 S.F. SEE SITE PLAN
- TREE PER 250 S.F. OF REQUIRED ISLAND 1163/250 = 5 ISLAND TREES REQUIRED
- TOTAL 8 TREES REQUIRED WITH CREDIT FOR 2 EXISTING TREES
- 6 NEW TREES REQUIRED
- PROVIDE 9 NEW SHADE TREES AND 6 EVERGREEN TREES. SEE MITIGATION NOTES



RESTAURANT FLOOR PLAN

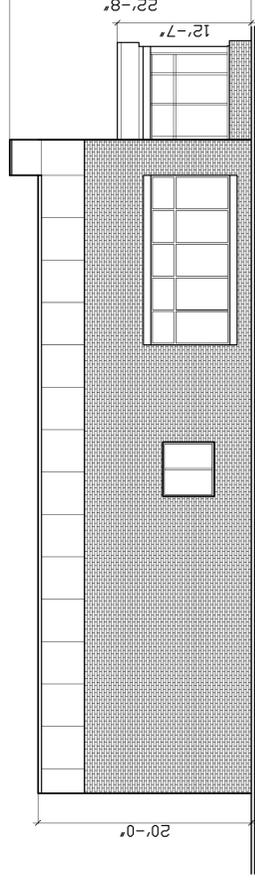
SCALE: $\frac{1}{8}$ " = 1'-0"



LIMESTONE
INSULATED GLASS IN ANODIZED ALUM.
LIMESTONE
LIMESTONE BRICK VENEER

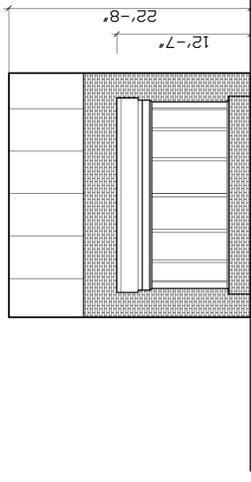
SOUTH ELEVATION

SCALE: $\frac{1}{8}$ " = 1'-0"



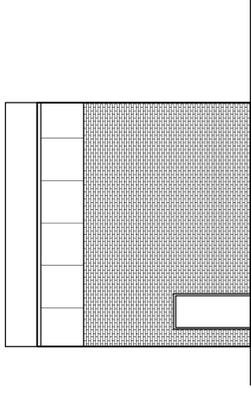
NORTH ELEVATION

SCALE: $\frac{1}{8}$ " = 1'-0"



WEST ELEVATION

SCALE: $\frac{1}{8}$ " = 1'-0"



EAST ELEVATION

SCALE: $\frac{1}{8}$ " = 1'-0"



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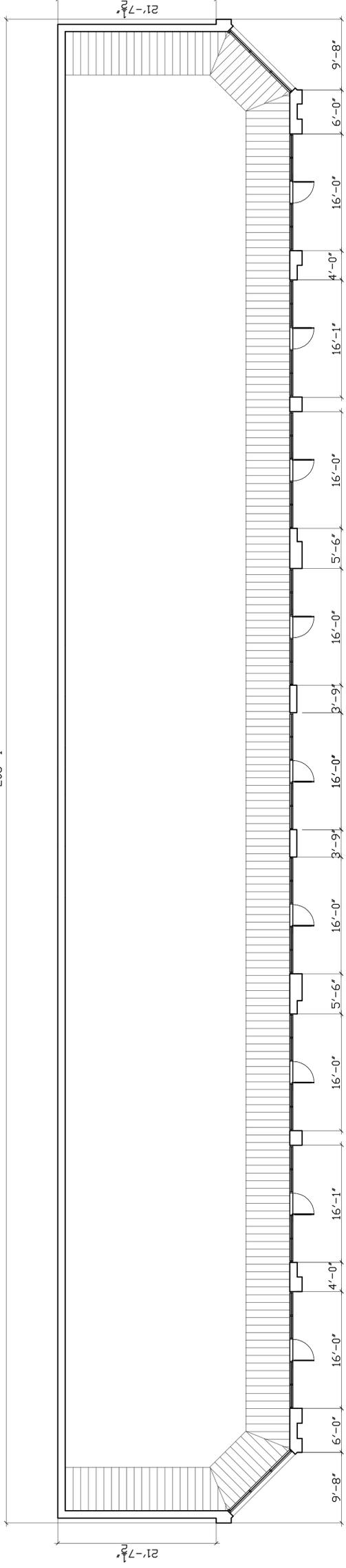
Project
SOUTH STATE CENTER
Project No.
2011.21

Certification
I here by certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.

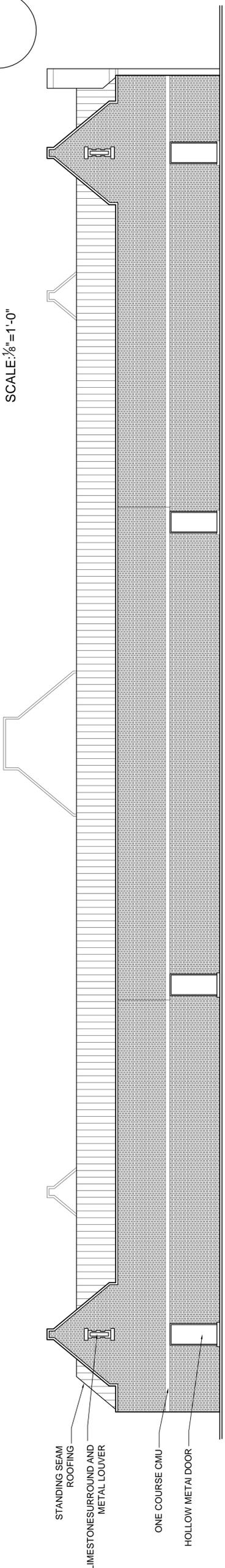


Sheet Title
RESTAURANT PLAN, ELEVATIONS
Issued **Date**
PLANNING APPROV 04/27/2012

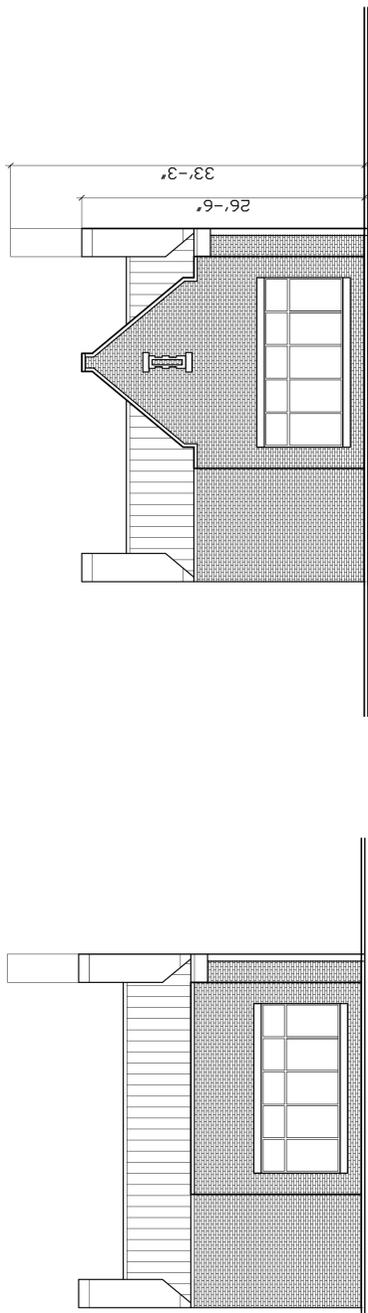
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A-2



RETAIL BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"



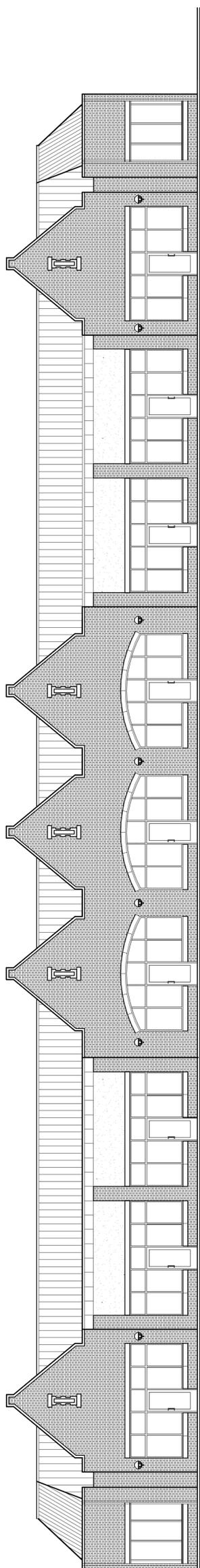
NORTH ELEVATION RETAIL BUILDING
SCALE: 1/8" = 1'-0"



EAST ELEVATION RETAIL BUILDING **WEST ELEVATION RETAIL BUILDING**
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION RETAIL BUILDING
SCALE: 1/8" = 1'-0"



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Project
SOUTH STATE CENTER
Project No.
201121

Certification
I here by certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title
RETAIL BLDG PLAN, ELEVATIONS
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